

NOTES:
 THIS MAP DOES NOT MEET G.S. 47-30 AND IS NOT FOR RECORDING.

THIS PROPERTY IS SUBJECT TO ANY EASEMENTS, AGREEMENTS, OR RIGHTS-OF-WAY OF RECORD PRIOR TO THE DATE OF THIS MAP AND WHICH WERE NOT VISIBLE AT THE TIME OF INSPECTION.

THIS MAP WAS PREPARED WITH OUT THE BENEFIT OF A TITLE REPORT AND DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES UPON THIS PROPERTY.

THIS PLAN SUBJECT TO LOCAL, STATE AND FEDERAL REVIEW AND IS FOR PLANNING PURPOSES ONLY. BOUNDARY AND TOPOGRAPHIC TAKEN FROM SURVEY BY OTHERS. NO BOUNDARY AND TOPOGRAPHIC SURVEY COMPLETED BY STOLTZFUS ENGINEERING, INC.

THIS PLAN IS UNDER COPYRIGHT PROTECTION OF STOLTZFUS ENGINEERING, INC.

CONSTRUCTION OF THE BUILDING MAY OCCUR IN PHASES. CLUBHOUSE AND POOL TO BE INSTALLED IN PHASE 1.

ALL STORM WATER CONTROL TO BE IN ACCORDANCE WITH THE CITY OF MEBANE POST-CONSTRUCTION STORMWATER ORDINANCE.

RE-ZONING NOTES:

1. THE REQUESTED ZONING AMENDMENT WILL INCREASE THE ALLOWABLE UNIT COUNT FROM 144 UNITS PREVIOUSLY APPROVED TO 180 UNITS. THE PROJECT IS CURRENTLY ZONED CU-R-8 WITH A MAXIMUM ALLOWED DENSITY PER MEBANE UDO OF 183 MULTI-FAMILY UNITS.

2. THIS PROPOSED PLAN IS AN APPROXIMATE REPRESENTATION OF THE BUILDINGS, BUILDING SQUARE FOOTAGE, STREET & PARKING CONFIGURATION TO BE CONSTRUCTED. THE NUMBER OF UNITS, BUILDINGS, BUILDING SQUARE FOOTAGE, SITE AND STREET CONFIGURATION WILL BE DETERMINED BASED ON FINAL ARCHITECTURAL DRAWINGS AND CONSTRUCTION PLAN REVIEW AND PERMITTING.

CURVE	CHORD	BEARING	RADIUS
C-1	17.71	N00°15'09"W	425.00

SITE DATA:

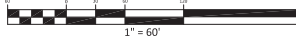
PARCEL ID: 367642 (PORTON)-ALAMANCE COUNTY
 SITE AREA: 18.46 ACRES
 D.B. 2206 P.O. 256
 P.R. 79 P.O. 218
 TOTAL 2-BEDROOM BUILDINGS: 6
 TOTAL 3-BEDROOM UNITS: 108
 TOTAL 3-BEDROOM UNITS: 108
 TOTAL NUMBER OF UNITS: 180
 DENSITY: 180/18.46 = 9.74 UNITS/AC
 EX. ZONING: CU-R-8

PARKING DATA:

REQUIRED PARKING: 1.5 SPACES/1 BEDROOM = 60 x 1.5 = 90 SPACES
 1.75 SPACES/2 BEDROOM = 108 x 1.75 = 189 SPACES
 2.0 SPACES/3 BEDROOM = 108 x 2.0 = 216 SPACES
 TOTAL SPACES REQUIRED = 305 SPACES
 PROVIDED PARKING: 305 SPACES (INCLUDING 14 HANDICAP)

ADJACENT OWNERS

Parcel ID	Parcel Bk/Plat	Property Owner	Property Owner Address
1	8624296202295-0804	Blue Empire, LLC	896 Old Laskspur Way, Chapel Hill, NC 27516
2	86242972020277	Blue Empire, LLC	896 Old Laskspur Way, Chapel Hill, NC 27516
3	862480111109-547	Lucell & Clarence Edwards	8129 Traylor Mill Road, Elstonsville, NC 27249
4	86248022018402-299	Teresa & Robert Lears	1000 Salswood Street, Hillsboro, NC 27278
5	86248032018358-151	Leah & Bob Wilson	1000 Salswood Street, Hillsboro, NC 27278
6	86242322012725-516	Wm William Family Investment Group	221 Ardshire Drive, Burlington, NC 27215
7	8624662062960-0807	Emerge Properties Limited Partnership	1000 Northline Ave., Suite 900, Greensboro, NC 27408
8	8624174511298-0265	Mebane #248, LLC	4000 Marsh Landing Blvd, Jacksonville, FL 32224
9	86242129512128-0265	Mebane #248, LLC	4000 Marsh Landing Blvd, Jacksonville, FL 32224
10	8624217421298-0265	Mebane #248, LLC	4000 Marsh Landing Blvd, Jacksonville, FL 32224
11	8624217721298-0265	Mebane #248, LLC	4000 Marsh Landing Blvd, Jacksonville, FL 32224
12	8624217821298-0265	Mebane #248, LLC	4000 Marsh Landing Blvd, Jacksonville, FL 32224
13	8624217921298-0265	Mebane #248, LLC	4000 Marsh Landing Blvd, Jacksonville, FL 32224
14	8624220021298-0265	Mebane #248, LLC	4000 Marsh Landing Blvd, Jacksonville, FL 32224
15	8624220121298-0265	Mebane #248, LLC	4000 Marsh Landing Blvd, Jacksonville, FL 32224
16	8624220221298-0265	Mebane #248, LLC	4000 Marsh Landing Blvd, Jacksonville, FL 32224
17	8624220321298-0265	Mebane #248, LLC	4000 Marsh Landing Blvd, Jacksonville, FL 32224
18	8624220421298-0265	Mebane #248, LLC	4000 Marsh Landing Blvd, Jacksonville, FL 32224
19	8624220521298-0265	Mebane #248, LLC	4000 Marsh Landing Blvd, Jacksonville, FL 32224



ARROWHEAD NORTH DEV.
 EXHIBIT "B" PRELIMINARY SITE PLAN

Stoltzfus Engineering, Inc.
 Civil Consulting Engineers

PROPERTY OWNER INFORMATION:
 180 WALNUT CREEK ROAD, SUITE 250
 CHARLOTTE, NC 28202

DEVELOPER INFORMATION:
 6025 CORDON ROAD
 WILMINGTON, NC 28411

DATE: 11/11/2024
 CHECKED BY: JMS
 ZONING AMENDMENT
 PROJECT NO.: 1904.01
 REF. NO.:
 SCALE: 1"=60'

C2
2 OF 2

Adm. R. Stoltzfus, PE, C-3812
 admr@stoltzfuseng.com
 (336) 904-0207
 118-A South Cherry St.
 Kernersville, NC 27284