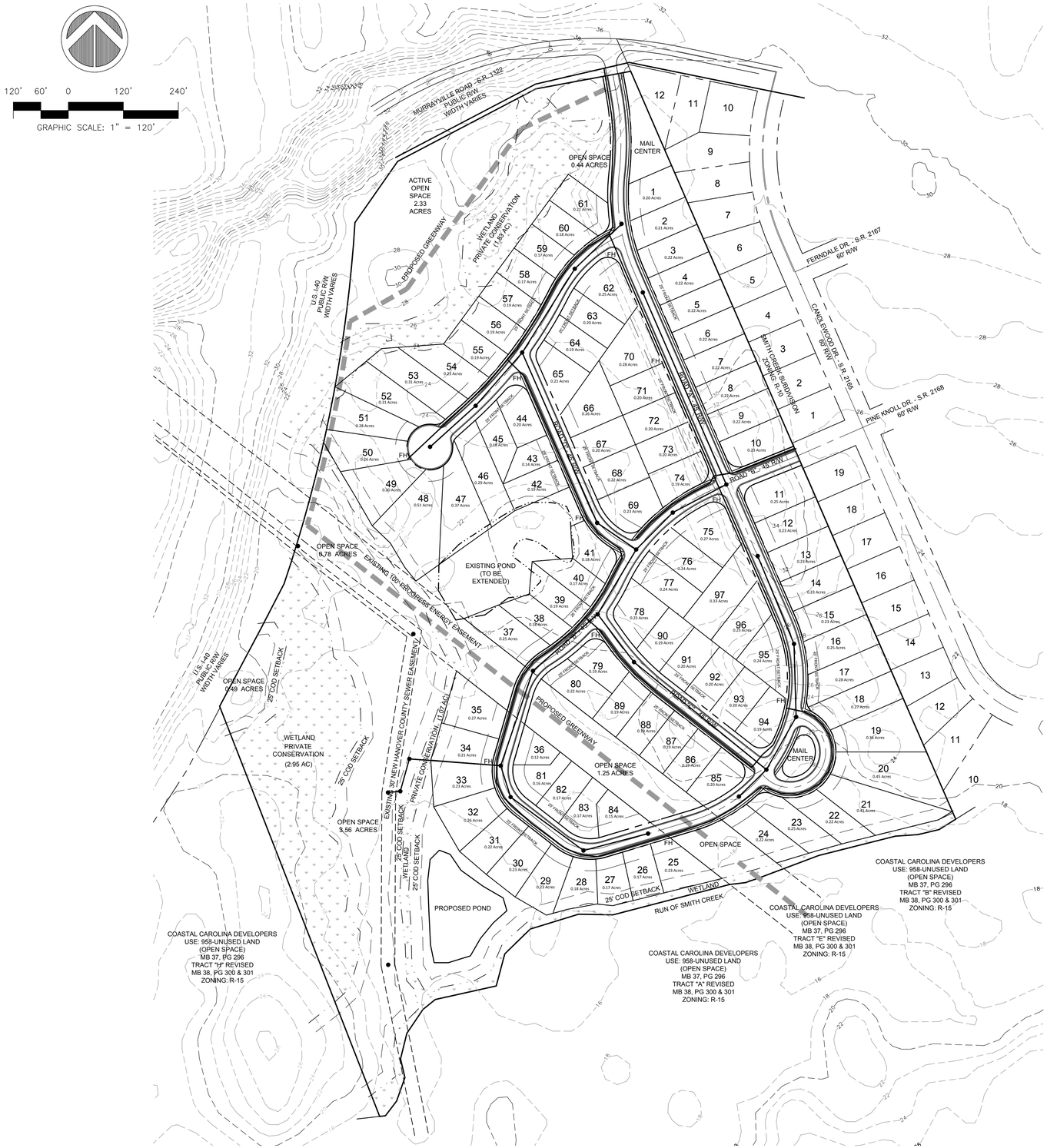
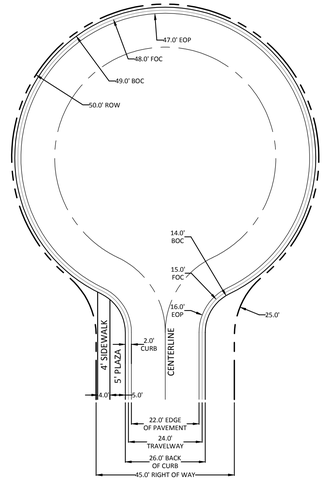




CUL-DE-SAC DETAIL
NOT TO SCALE

RIGHT OF WAY SECTION
NOT TO SCALE

SITE DATA

OWNER: ALPHA CHRISTINE WARD-BURNS (TRUST)
DEVELOPER: D R HORTON, INC
PIN: R03500-004-008-000
PHYSICAL ADDRESS: 6108 MURRAYVILLE ROAD, WILMINGTON, NC
ZONING: R-15

PROPOSED DEVELOPMENT: PERFORMANCE RESIDENTIAL

TRACT ACREAGE: 45.9 AC
PRIVATE CONSERVATION: 5.85 AC
NET ACREAGE: 40.05 AC

DENSITY CALCULATION

ALLOWED DENSITY: 2.5 UIITS/NET ACREAGE
PERMITTED UNITS/LOTS: 100
PROPOSED NUMBER OF LOTS: 97
AVERAGE LOT SIZE: 0.23 ACRES
SMALLEST LOT: 0.12 ACRES
LARGEST LOT: 0.51 ACRES

RECREATION/OPEN SPACE CALCULATION

REQUIRED @ 0.03 AC/LOT: 97X.03=2.91 AC
REQUIRED 50% ACTIVE OPEN SPACE: 1.46 AC
PROPOSED OPEN SPACE: 8.85 AC
PROPOSED ACTIVE OPEN SPACE: 2.33 AC
AVERAGE LOT SIZE: 0.23 ACRES
SMALLEST LOT: 0.12 ACRES
LARGEST LOT: 0.51 ACRES

SUBDIVISION STREETS

ALL STREETS TO BE PRIVATE

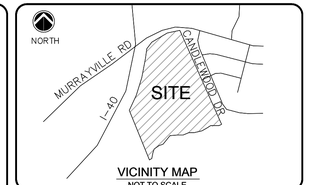
UTILITIES - CFPUA

WATER AND SEWER TO BE PUBLIC

GENERAL NOTES

1. SURVEY OBTAINED FROM AN UNRECORDED SURVEY BY G. DOUGLAS JEFFERIES, RLS
2. TOPO DATA FROM NHCO GIS
3. WETLAND DELINEATION PROVIDED BY SOUTHERN ENVIORONMENTAL GROUP

PRELIMINARY DESIGN
NOT FOR CONSTRUCTION



VICINITY MAP
NOT TO SCALE

LEGEND:

REV. #	DESCRIPTION	REV.BY DATE
	REVISIONS	

Coastal Land Design, PLLC
Civil Engineering / Landscape Architecture
Land Planning / Construction Management
NCBELS Firm License No: P-0369
P.O.Box 1172
Wilmington, NC 28402
www.cldeng.com
Phone: 910-254-9333
Fax: 910-254-0502

DRAWN :	R. LEWIS	PROJECT NUMBER :	986-00
DESIGN :	F. BRAXTON		
CHECK :	J. PETROFF	SCALE :	1"=120'
APPROVED :	F. BRAXTON	DATE :	12 JULY 2016
FILE NAME :			

MURRAYVILLE FARMS
1608 MURRAYVILLE ROAD

PRELIMINARY SUBDIVISION
PERFORMANCE RESIDENTIAL

JOB NUMBER	SHEET NUMBER
986-00	SITE