

SITE DATA

TOTAL SITE ACREAGE: ± 52.39 ACRES
 PROPERTY PINS: R02900-004-007-000, R02900-004-008-000, R02900-004-019-000, R02900-004-009-000, R03700-001-007-000, R03700-001-006-000, R02900-004-010-000, R02900-004-010-001, R03700-001-003-000, R03700-001-002-000

EXISTING ZONING: R-15, R20
 PROPOSED ZONING: RMF-L* (RESIDENTIAL MULTI-FAMILY LOW-DENSITY)

EXISTING USE: SINGLE FAMILY, FARM, VACANT
 PROPOSED USE: SINGLE-FAMILY, DUPLEX, MULTI-FAMILY

FUTURE LAND USE DESIGNATION: COMMUNITY MIXED USE & GENERAL RESIDENTIAL

RMF-L ALLOWABLE DENSITY: 10 DU/AC (523 UNITS)
 PROJECT PROPOSED DENSITY: 7.41 DU/AC (388 UNITS)

PROPOSED UNITS

TOTAL UNIT COUNT: **388 UNITS**
 SINGLE FAMILY LOTS: 66 LOTS - 65' X 120' TYP. (65x112' MIN.)
 DUPLEXES: 34 UNITS
 (17) BUILDINGS
 APARTMENTS: 288 UNITS
 (12) 24-UNIT BUILDINGS

DIMENSIONAL REQUIREMENTS

	SINGLE FAMILY	MULTI-FAMILY
PERIMETER SETBACK:	20'	20'
FRONT SETBACK:	20'	35'
REAR SETBACK:	15'	25'
SIDE SETBACK:	5' INTERIOR 10' SIDE STREET	20' INTERIOR 30' SIDE STREET
BUILDING SEPARATION:		
SINGLE FAMILY:	10'	
SINGLE FAM. & DUPLEX:	20'	
OTHER DWELLINGS:	20'	
MINIMUM LOT SIZE:	N/A	
MAX. BLDG. HEIGHT:	45' (3 STORIES)	

SITE DATA (CONT'D)

APARTMENT PARKING REQUIREMENTS:
 SEC 81-1: MULTI-FAMILY RESIDENTIAL: ONE AND ONE-HALF (1.5) SPACES PER 1 BEDROOM UNIT AND TWO (2.0) SPACES PER 2+ BEDROOM UNITS.

PARKING REQUIRED: 44 SPACES PER 24-UNIT BUILDING = 528 SPACES
 12'x44 = 528

PARKING PROVIDED: 539 SPACES (INCLUDING ADA AND GARAGE SPACES)
 ADA SPACES: 12 SPACES (11 REQUIRED)
 GARAGES: 42 SPACES

AMENITY PARKING REQUIREMENTS:
 SEC 81-1: CLUBS, PUBLIC, PRIVATE, AND ASSOCIATED USES: ONE (1) PARKING SPACE FOR EACH ONE HUNDRED (100) SQUARE FEET OF GROSS FLOOR SPACE.
 AMENITY CLUB/ POOL HOUSE: 400 SF

PARKING REQUIRED: 4 SPACES
 PARKING PROVIDED: 4 SPACES (INCLUDING ADA SPACES - SHARED WITH APARTMENTS)
 ADA SPACES: 1 SPACE

OPEN SPACE CALCULATIONS:

	REQUIRED	PROVIDED
388 UNITS x .03 = 11.64 AC		
PASSIVE OPEN SPACE	5.82 AC	5.83 AC
ACTIVE OPEN SPACE:	5.82 AC	5.83 AC

COUNTY REQUIREMENTS STATES THAT RECREATION SPACE SHALL BE PROVIDED IN THE AMOUNT OF 0.03 ACRES PER DWELLING UNIT. 50% OF THE REQUIRED RECREATION SPACE SHALL BE PASSIVE AND THE OTHER 50% IS REQUIRED TO BE ACTIVE.

SITE DATA (CONT'D)

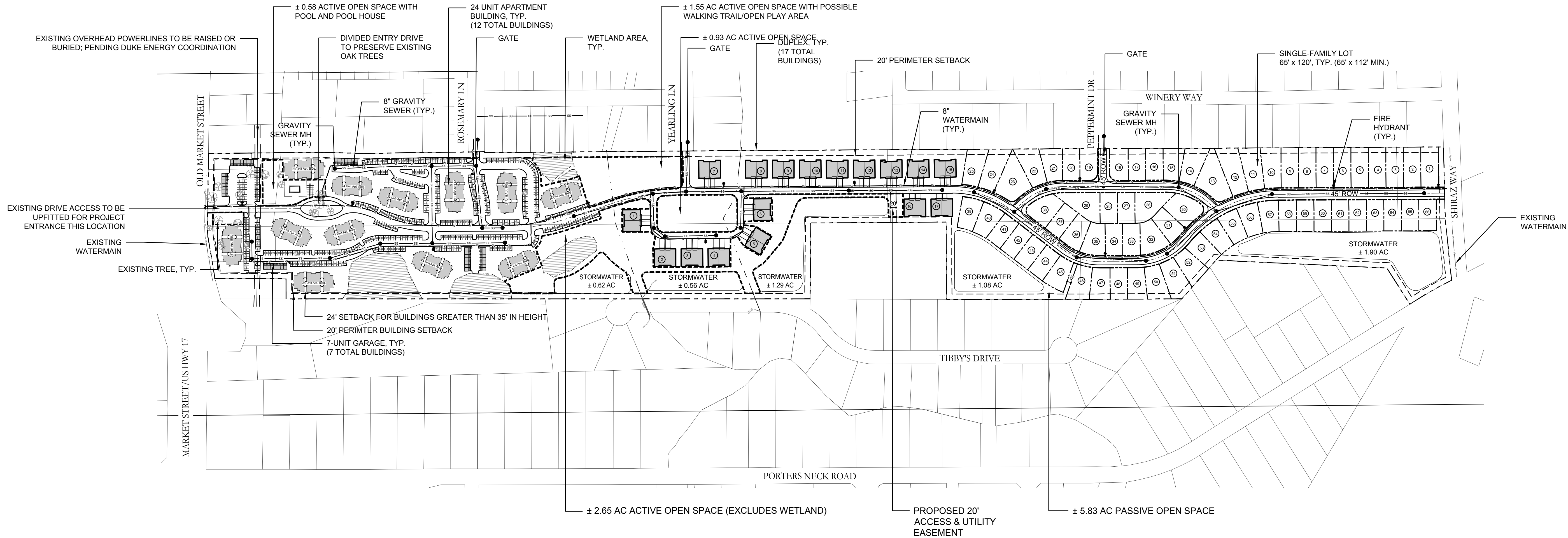
SITE LIGHTING:
 1. ALL STREET AND PARKING LIGHTING WILL BE DESIGNED AND INSTALLED BY DUKE ENERGY.
 2. ALL LIGHTING ON SINGLE FAMILY, DUPLEX, AND APARTMENT BUILDINGS WILL BE DESIGNED AND INSTALLED BY BUILDER.
 3. LIGHT FIXTURES TBD.

GATE NOTES:

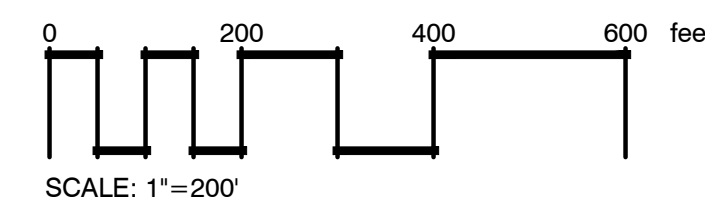
1. ALL GATES WILL BE EMERGENCY SERVICES ACCESSIBLE BY EITHER KNOX BOX OR SIREN ACTIVATION.

SURVEY, UTILITIES, & FLOODPLAIN NOTES:

- REFERENCE DEED BOOK INFORMATION PROVIDED ON EXISTING CONDITIONS PLAN.
- UTILITIES SHOWN HEREON ARE FROM INFORMATION VISIBLE IN THE FIELD AND MAPS PROVIDED BY OTHERS. UTILITIES OTHER THAN WHAT ARE SHOWN MAY EXIST. LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE.
- DEVELOPER WILL COORDINATE WITH DUKE ENERGY TO RAISE OR BURY LOW POWER LINES AT OLD MARKET STREET ENTRANCE.
- WATER AND SEWER WILL BE PROVIDED BY CFPWA.
- SUBJECT PROPERTIES ARE ENTIRELY LOCATED WITHIN A "ZONE X MINIMAL FLOOD RISK" AREA AS SHOWN ON FLOOD INSURANCE RATE MAP NO. 3720326000K, PANEL NO. 3260 WITH AN EFFECTIVE DATE OF AUGUST 28, 2018.



PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION



REVISIONS:

CLIENT INFORMATION:

LOGAN DEVELOPERS, INC.
 60 GREGORY ROAD, SUITE 1
 BELVILLE, NC 28451

PARAMOUNT
 ENGINEERING, INC.

122 Cinema Drive
 Wilmington, North Carolina 28403
 (910) 791-6707 (O) (910) 791-6700 (F)
 NC License #: C-2846

CONDITIONAL ZONING SITE PLAN

THE OAKS AT MURRAY FARM
 NEW HANOVER COUNTY
 NORTH CAROLINA

PROJECT STATUS:
 PRELIMINARY LAYOUT:
 FINAL DESIGN:
 RELEASED FOR CONSTRUCTION:
 DRAWING INFORMATION:
 DATE: 10/10/2019
 SCALE: 1"=200'
 DRAWN:
 CHECKED:

SEAL

LP-1

PEI JOB#: 19305.PE