

SITE DATA

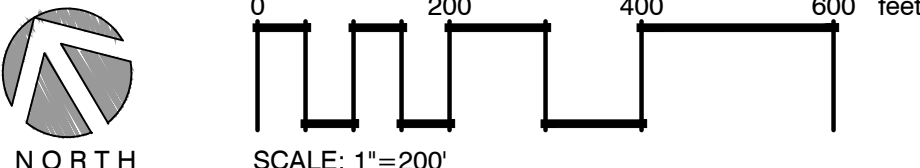
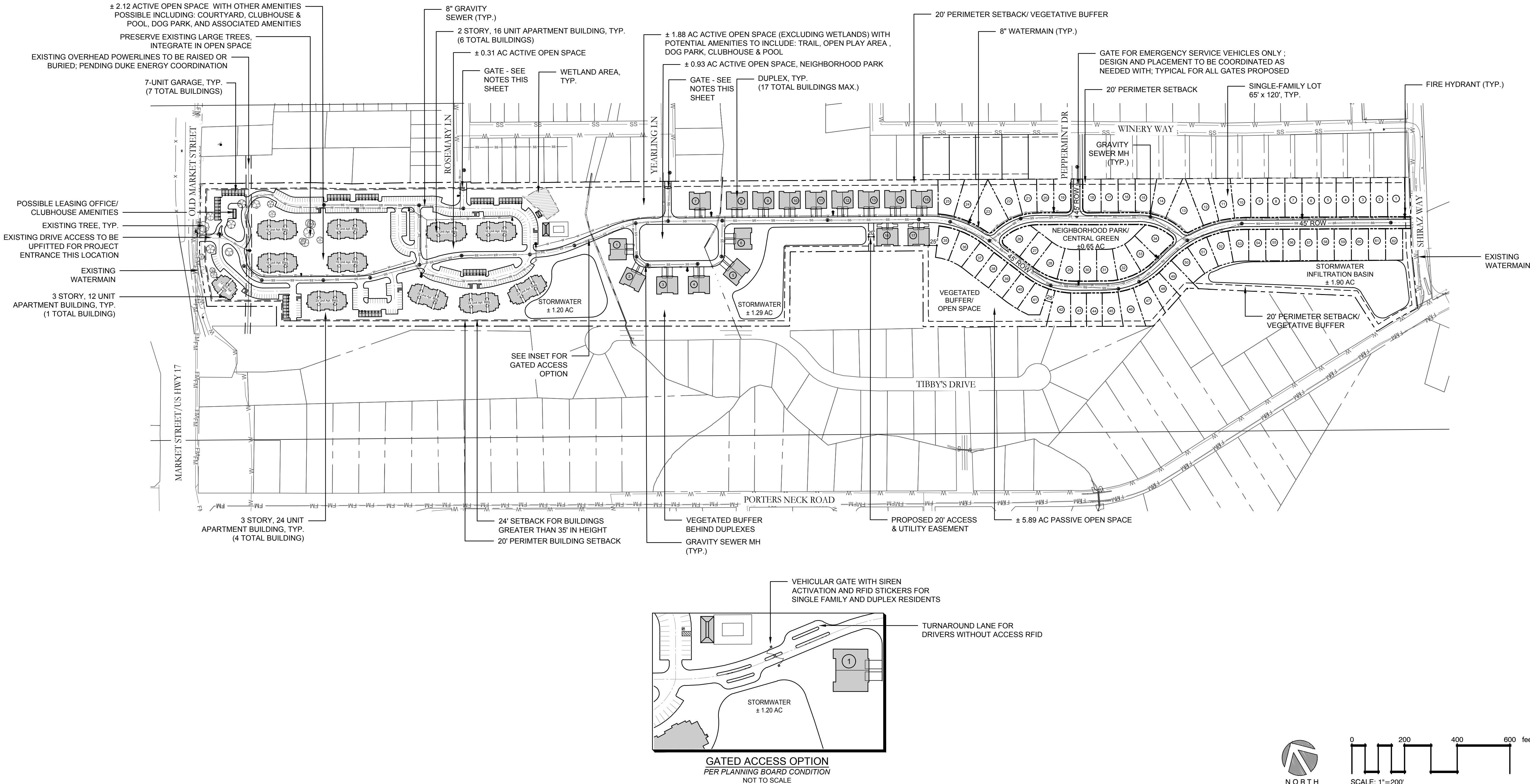
TOTAL SITE ACREAGE:	± 52.39 ACRES	
PROPERTY PINS:	R02900-004-007-000, R02900-004-008-000, R02900-004-019-000, R02900-004-009-000, R03700-001-007-000, R03700-001-006-000, R02900-004-010-000, R02900-004-010-001, R03700-001-003-000, R03700-001-002-000	
EXISTING ZONING:	R-15, R20	
PROPOSED ZONING:	RMF-L* (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:	5.73 DU/AC (300 UNITS)	
 <u>PROPOSED UNITS</u>		
TOTAL UNIT COUNT:	300 UNITS	
SINGLE FAMILY LOTS:	62 LOTS - 65' X 120' TYP.	
DUPLEXES:	34 UNITS	
	(17) BUILDINGS	
APARTMENTS:	204 UNITS	
	(12) BUILDINGS	
 <u>DIMENSIONAL REQUIREMENTS</u>		
	<u>SINGLE FAMILY</u>	<u>MULTI-FAMILY</u>
PERIMETER SETBACK:	20'	20'
FRONT SETBACK:	20'	35'
REAR SETBACK:	15'	25'
SIDE SETBACK:	5' INTERIOR	20' INTERIOR
	10' SIDE STREET	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:	378 SPACES	
44 SPACES PER 24-UNIT BUILDING	4'44 = 176	
30 SPACES PER 16 UNIT BUILDING	6'30 = 180	
22 SPACES PER 12 UNIT BUILDING	1'22 = 22	
PARKING PROVIDED:	389 SPACES (INCLUDING ADA AND GARAGE SPACES)	
SURFACE SPACES:	314	
ADA SPACES:	12 SPACES (12 REQUIRED)	
GARAGES:	63 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:	8 SPACES (INCLUDING ADA SPACES - SHARED WITH APARTMENTS)	
ADA SPACES:	1 SPACE	
DEDICATED OPEN SPACE CALCULATIONS:		
	<u>REQUIRED</u>	<u>PROVIDED</u>
300 UNITS x .03 =	9.00 AC	11.78 AC (DEDICATED)
PASSIVE OPEN SPACE	4.50 AC	5.89 AC MIN.
ACTIVE OPEN SPACE:	4.50 AC	5.89 AC MIN.
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 WILLBE 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 OR OTHER APPROVED METHOD.	
SURVEY, UTILITIES, & FLOODPLAIN NOTES:	
1. REFERENCE DEED BOOK INFORMATION PROVIDED ON EXISTING CONDITIONS PLAN.	
2. UTILITES 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.	
3. DEVELOPER WILL COORDINATE WITH DUKE ENERGY TO RAISE OR BURY LOW POWER LINES AT OLD MARKET STREET ENTRANCE.	
4. WATER AND SEWER WILL BE PROVIDED BY CFPWA.	
5. 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:

1/10/19	REV. 1: REVISION TO PER COMMUNITY MEETING INPUT
12/16/19	REV. 2: REVISION REFLECTING ADDITIONAL COMMUNITY COMMENTS
1/15/20	REV. 3: REVISION PER PLANNING BOARD CONDITIONS

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:
DESIGNED BY: []
PRELIMINARY LAYOUT:
FINAL DESIGN:
RELEASED FOR CONSTRUCTION:

DRAWING INFORMATION
DATE: 01/22/20
SCALE: 1" = 200'
DRAWN: []
CHECKED: []

SEAL

LP-1

PEI JOB#: 19305.PE

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, R03700-001-008-000, 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: 5.73 DU/AC (300 UNITS)

PROPOSED UNITS: 300 UNITS
 TOTAL UNIT COUNT: 62 LOTS - 65' X 120' TYP.
 SINGLE FAMILY LOTS: 34 UNITS
 DUPLEXES: (17) BUILDINGS
 APARTMENTS: (4) 24-UNIT BUILDINGS
 (6) 16-UNIT BUILDINGS
 (1) 12-UNIT BUILDING

SITE DATA (CONT'D)

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)

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

PARKING REQUIRED: 378 SPACES
 44 SPACES / 24-UNIT BUILDING = 176
 30 SPACES / 16-UNIT BUILDING = 180
 22 SPACES / 12-UNIT BUILDING = 22

PARKING PROVIDED: 389 SPACES (INCLUDING ADA AND GARAGE SPACES)
 12 SPACES (12 REQUIRED)
 63 SPACES

ADA SPACES: 12 SPACES (12 REQUIRED)
 GARAGES: 63 SPACES

SITE DATA (CONT'D)

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 CLUBHOUSE: +/- 1100 SF
 PARKING REQUIRED: 11 SPACES
 PARKING PROVIDED: 11 SPACES (INCLUDING ADA SPACES; PKG SHARED W/ APARTMENTS)
 ADA SPACES: 1 SPACE

DEDICATED OPEN SPACE CALCULATIONS:

	REQUIRED	PROVIDED
300 UNITS x .03 = 9.00 AC	9.00 AC	11.78 AC (DEDICATED)
PASSIVE OPEN SPACE:	4.50 AC	5.89 AC MIN
ACTIVE OPEN SPACE:	4.50 AC	5.89 AC MIN

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 OR OTHER APPROVED METHOD.

SURVEY, UTILITIES, & FLOODPLAIN NOTES:
 1. REFERENCE DEED BOOK INFORMATION PROVIDED ON EXISTING CONDITIONS PLAN.
 2. 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.
 3. DEVELOPER WILL COORDINATE WITH DUKE ENERGY TO RAISE OR BURY LOW POWER LINES AT OLD MARKET STREET ENTRANCE.
 4. WATER AND SEWER WILL BE PROVIDED BY CFPWA.
 5. 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.



Prepared by:
PARAMOUNT ENGINEERING
 122 Cinema Drive
 Wilmington, North Carolina 28403
 (910) 791-6707 (O) (910) 791-6760 (F)
 NC License #: C-2846

DATE: 22 January 2020
 SCALE: 1" = 100' At 24" x 54"

NORTH
 0 50' 100' 200'

Conceptual Site Plan

The Oaks at Murray Farm

Porters Neck, North Carolina