RESERVE AT BEAUMONT OAKS

OLD MARKET STREET/SHIRAZ WAY
NEW HANOVER, NORTH CAROLINA

MAJOR SUBDIVISION PRELIMINARY PLAN

SEPTEMBER 2020
DECEMBER 2020
JANUARY 2021

APPLICANT:
MURRAY FARM DEVELOPERS, LLC
60 GREGORY ROAD, SUITE 1
BELVILLE, NC 28451

NOTICE REQUIRED

ALL EXISTING UNDERGROUND UTILITIES SHALL BE PHYSICALLY LOCATED PRIOR TO THE BEGINNING OF ANY CONSTRUCTION IN THE VICINITY OF SAID UTILITIES.

CONTRACTORS SHALL NOTIFY OPERATORS WHO MAINTAIN UNDERGROUND UTILITY LINES IN THE AREA OF PROPOSED EXCAVATION AT LEAST TWO WORKING DAYS, BUT NOT MORE THAN TEN WORKING DAYS PRIOR TO COMMENCEMENT OF EXCAVATION OR DEMOLITION.

CONTRACTORS SHALL CONTACT OVERHEAD ELECTRIC PROVIDER TO COMPLY WITH FEDERAL OSHA 1910.333 MINIMUM APPROACH DISTANCE TO ENERGIZED POWERLINES AND OSH 29 CFR 1926.1407-1411 MUST BE FOLLOWED.

CONTACT THESE UTILITIES

NEW HANOVER COUNTY PLANNING DEPARTMENT
ATTN: BRAD SCHULER
PH: 910-798-7068

PIEDMONT NATURAL GAS
ATTN: CARL PAQUET
PH: 910-350-2242

EMERGENCY DIAL 911
POLICE - FIRE - RESCUE

CFPUA (WATER & SEWER)
PH: 910-332-6550

DUKE ENERGY PROGRESS
GENERAL PH: 800-452-2777

AT&T
ATTN: STEVE DAYVAULT
PH: 910-341-7664

SPECTRUM
GENERAL PH: 800-892-4357

811
Know what's below.
Call before you dig.

VICINITY MAP
NOT TO SCALE
NORTH

Certificate of Approval - New Hanover County Planning & Land Use
3/8/2021
Date
Administrator
Also see the Tree Removal Permit - TR-21-000006.

PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

RESERVE AT BEAUMONT OAKS
MAJOR SUBDIVISION PRELIMINARY PLAN

PROJECT # 19305.PE	JANUARY 28, 2021

PROPERTY OWNER:
MURRAY FARM DEVELOPERS, LLC
60 GREGORY ROAD, SUITE 1
BELVILLE, NC 28451

APPLICANT
MURRAY FARM DEVELOPERS, LLC
60 GREGORY ROAD, SUITE 1
BELVILLE, NC 28451

PROJECT CONSULTANTS

ENGINEER/ LAND PLANNER/ LANDSCAPE ARCHITECT
PARAMOUNTE ENGINEERING, INC.
122 CINEMA DRIVE
WILMINGTON, NC 28403
CIVIL: TIM CLINKSCALES, PE (910-791-6707)
LANDSCAPE ARCHITECT: ALLISON ENGEBRETSON, RLA (910-791-6707)

SURVEYOR
PARAMOUNTE ENGINEERING, INC.
122 CINEMA DRIVE
WILMINGTON, NC 28403
CHRIS GAGNE, PLS (910-791-6707)

SHEET INDEX

SHEET NUMBER	SHEET TITLE
P-0.0	COVER SHEET
SV-1 & SV-2	BOUNDARY SURVEY
P-1.1 - P-1.4	TREE REMOVAL PLAN
P-2.0 - P-2.3	SITE PLANS
P-3.1 - P-3.2	LANDSCAPE PLAN

PREPARED BY:

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

NORTH CAROLINA PROFESSIONAL SEAL 028847 ENGINEER TIMOTHY S. CLINKSCALES
12/03/20

VICINITY MAP
(NOT TO SCALE)

NOTES

1. AREA CALCULATED BY COORDINATE METHOD.
2. ALL ELEVATIONS ARE (NAVD 88) AND HORIZONTAL DATUM IS NORTH CAROLINA STATE GRID (NAD83(NSRS 2011)) BASED UPON REPEATED OBSERVATIONS UTILIZING SURVEYING GRADE GPS UNITS AND THE NC VRS NETWORK.
3. THIS PARCEL IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FEMA FLOOD MAP NO. 3720326000K BEARING AN EFFECTIVE DATE OF AUGUST 28, 2018.
4. UTILITIES AS SHOWN ARE PLOTTED FROM INFORMATION VISIBLE IN THE FIELD AND FROM INFORMATION PROVIDED BY UTILITY COMPANIES. ADDITIONAL UTILITIES NOT SHOWN MAY EXIST. THE APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED PRIOR TO LAND DISTURBING ACTIVITIES.
5. THIS LOT IS SUBJECT TO ALL UTILITY EASEMENTS, RESTRICTIONS, OR COVENANTS OF RECORD.
6. CONTOUR INTERVAL =1'.
7. PARCEL AND OWNER RECORDS SHOWN HEREON AND REFERENCED TO THE NEW HANOVER COUNTY, NC TAX SYSTEM.
8. WETLANDS SHOWN HEREON DELINEATED BY LAND MANAGEMENT GROUP AND FIELD LOCATED BY PARAMOUNTE ENGINEERING, INC.

LINE	BEARING	DISTANCE
L1	S 48°30'48" E	60.00'
L2	S 48°21'57" E	99.24'
L3	S 40°28'35" W	47.49'
L4	S 68°00'19" W	38.83'
L5	N 85°13'40" W	63.75'
L6	N 42°08'43" E	75.23'
L7	N 43°04'20" E	27.87'
L8	N 43°04'20" E	30.53'
L12	S 49°24'39" W	53.86'
L13	S 48°21'44" E	14.09'
L14	S 48°21'44" E	99.40'
L15	S 48°21'44" E	99.94'
L16	S 48°21'44" E	99.96'
L17	S 48°21'44" E	98.98'
L18	S 48°22'02" E	25.00'
L19	S 48°22'02" E	25.00'
L20	N 47°51'54" W	74.99'
L21	N 47°30'58" W	99.28'
L22	N 47°30'34" W	50.48'
L23	N 64°35'51" E	58.74'
L25	N 48°19'35" W	64.13'
L26	N 43°09'39" E	60.00'
L27	S 48°47'29" W	28.24'
L28	S 48°25'14" E	46.33'
L29	S 48°25'14" E	60.00'
L30	S 48°25'14" E	67.08'
L31	S 48°25'14" E	52.35'
L32	S 48°25'14" E	55.96'
L33	S 48°25'14" E	52.33'
L34	S 48°25'14" E	55.01'
L35	S 48°25'14" E	52.03'
L36	S 48°25'46" E	10.70'

LEGEND:

- IPF IRON PIPE FOUND
- IRF IRON ROD FOUND
- IRS IRON ROD SET
- PKF PK NAIL FOUND
- PKS PK NAIL SET
- CONCRETE MONUMENT FOUND
- LIGHT POLE
- UTILITY POLE
- GUY ANCHOR
- TV RISER
- TRANSFORMER
- TELEPHONE RISER
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- CLEAN-OUT
- SANITARY SEWER MANHOLE
- STORM DRAINAGE MANHOLE
- WELL
- CURB INLET
- CATCH BASIN
- GAS METER
- MAILBOX
- TREES
- CHAINLINK FENCE
- EXISTING CONTOUR
- RIGHT OF WAY/BOUNDARY
- BOUNDARY LINE
- ADJOINING BOUNDARY LINE
- RIGHT OF WAY

SCALE: 1"=100'

0 50 100 200 300 400

CERTIFICATE OF ACCURACY AND MAPPING

I, CHRIS GAGNE, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTIONS RECORDED IN THE REFERENCES NOTED ON THIS DRAWING). THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS DASHED LINES AS DRAWN FROM INFORMATION NOTED; THAT THE RATIO OF PRECISION IS 1:10,000; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56. 1600). THIS 9 DAY OF SEPTEMBER A.D., 2020

I, CHRIS GAGNE, CERTIFY THAT THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

CHRIS GAGNE, PLS LICENSE NO. L-4700

REVISIONS:

CLIENT INFORMATION:

MURRAY FARMS DEVELOPERS, LLC
60 GREGORY ROAD, SUITE 1
BELVILLE, NC 28451

PARAMOUNTE
ENGINEERING, INC
122 Cinema Drive
Wilmington, North Carolina 28403
(910) 791-6707 (O) (910) 791-6760 (F)
N.C. LICENSE # C-2864

BOUNDARY SURVEY
THE OAKS AT MURRAY FARM
-
HARNETT TOWNSHIP
NEW HANOVER COUNTY, NC

PROJECT STATUS
CONCEPTUAL LAYOUT:
PRELIMINARY LAYOUT:
FINAL DESIGN:
RELEASED FOR CONST:

DRAWING INFORMATION
DATE: 8/3/20
SCALE: 1"= 100'
DESIGNED: CJG
DRAWN:
CHECKED:

SV-1

SEAL
NORTH CAROLINA PROFESSIONAL SEAL L-4700 LAND SURVEYOR CHRISTOPHER JAMES GAGNE
9/9/20

SV-1

PEI JOB#: 19305.PE

VICINITY MAP
(NOT TO SCALE)

NOTES

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L35	S 48°25'14" E	52.03'
L36	S 48°25'46" E	10.70'

LEGEND:

- IPF — IRON PIPE FOUND
- IRF — IRON ROD FOUND
- IRS — IRON ROD SET
- PKF — PK NAIL FOUND
- PKS — PK NAIL SET
- CONCRETE MONUMENT FOUND
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- WATER VALVE
- FIRE HYDRANT
- CLEAN-OUT
- SANITARY SEWER MANHOLE
- STORM DRAINAGE MANHOLE
- WELL
- CURB INLET
- CATCH BASIN
- GAS METER
- MAILBOX
- TREES
- x — x — x — CHAINLINK FENCE
- 18 — EXISTING CONTOUR
- RIGHT OF WAY/BOUNDARY
- BOUNDARY LINE
- ADJOINING BOUNDARY LINE
- RIGHT OF WAY

REVISIONS:

CLIENT INFORMATION:

MURRAY FARMS DEVELOPERS, LLC
60 GREGORY ROAD, SUITE 1
BELVILLE, NC 28451

PARAMOUNTE
ENGINEERING
122 Cinema Drive
Wilmington, North Carolina 28403
(910) 791-6707 (O) (910) 791-6760 (F)
N.C. LICENSE # C-2864

BOUNDARY SURVEY
THE OAKS AT MURRAY FARM

HARNETT TOWNSHIP
NEW HANOVER COUNTY, NC

PROJECT STATUS
CONCEPTUAL LAYOUT:
PRELIMINARY LAYOUT:
FINAL DESIGN:
RELEASED FOR CONST:

DRAWING INFORMATION
DATE: 8/5/20
SCALE: 1"= 100'
DESIGNED: CJG
DRAWN:
CHECKED:

SV-1

SEAL
CHRISTOPHER JAMES GAONE
SEAL L-4700
PROFESSIONAL LAND SURVEYOR
8/5/20

SV-2

PEI JOB#: 19305.PE

VICINITY MAP
NOT TO SCALE
NORTH

SITE DATA

OWNER	MURRAY FARM DEVELOPERS, LLC 60 GREGORY ROAD, SUITE 1 BELVILLE, NC 28451
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
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

TOTAL UNIT COUNT:	**300 UNITS**
SINGLE FAMILY LOTS:	62 LOTS
DUPLEXES:	34 UNITS
(17) BUILDINGS	
APARTMENTS:	204 UNITS
(4) 24-UNIT BUILDINGS	
(6) 16-UNIT BUILDINGS	
(1) 12-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
MAX. BLDG. HEIGHT:	35'	45' (3 STORIES)
BUILDING SEPARATION:	10' (SF & DUPLEX)	20'

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: SPACES)	389 SPACES (INCLUDING ADA AND GARAGE
SURFACE SPACES:	*314*
ADA SPACES:	*12 SPACES (12 REQUIRED)*
GARAGES:	*63 SPACES*

(68) - 1 Bedroom Units
(136) - 2+ Bedroom Units
374 Required Parking

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.

PARKING REQURED:	11 SPACES
PARKING PROVIDED: SHARED WITH	11 SPACES (INCLUDING ADA SPACES - APARTMENTS)
ADA SPACES:	*1 SPACE*

OPEN SPACE SET-ASIDE CALCULATIONS:

REQUIRED 52.39 AC * 0.20 (20% OF GROSS AREA)	10.48 AC
PROVIDED (38% OF GROSS AREA)	20.09 AC

WETLAND NOTES

1. THERE ARE WETLANDS ON THE PROPERTY. REFERENCE ENVIRONMENTAL CONSULTANT'S MAPPING FOR LOCATIONS AS APPROVED BY USACE & DWR WETLAND JD APPROVAL.
2. A WETLAND JD WAS APPROVED ON 01/05/2021.
3. ALL STREAM AND WETLAND PERMITS ARE IN REVIEW.

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. SEE CONDITIONS OF APPROVAL NOTE # 3 BELOW.
2. GATES SHALL BE DESIGNED ACCORDING TO THE NHC FIRE SERVICES GATE REQUIREMENTS AND SUBMITTED THROUGH COAST TO THE NHC FIRE MARSHALS OFF FOR PLAN REVIEW.

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 CFPUA.
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.

CONDITIONS OF APPROVAL:

1. THE PROJECT'S STORMWATER FACILITIES MUST BE DESIGNED TO ACCOMMODATE A 100-STORM EVENT (AS DETERMINED BY NEW HANOVER COUNTY)
2. AS PROPOSED AND AGREED TO BY THE APPLICANT, AN ADDITIONAL WESTBOUND RIGHT TURN LANE SHALL BE INSTALLED ON FUTCH CREEK ROAD/MARKET STREET AT ITS INTERSECTION WITH US 17. INSTALLATION OF THE TURN LANE REQUIRES APPROVAL FROM NCDOT AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH NCDOT'S STANDARDS.
3. THE ROADWAY CONNECTIONS TO THE THREE ROAD STUBS ABUTTING THE SITE TO THE NORTH IN THE VINEYARD PLANTATION SUBDIVISION SHALL BE GATED AND LIMIT ACCESS TO EMERGENCY VEHICLES ONLY.

FIRE SERVICES NOTES:

1. FIRE APPARATUS ACCESS ROADS SHALL NOT EXCEED A 10 PERCENT GRADE
2. ALL NEW BUILDINGS WILL SHALL COMPLY WITH SECTION 510 OF THE NC FIRE CODE, EMERGENCY RESPONDER RADIO COVERAGE SURVEY SHALL BE CONDUCTED. IT IS RECOMMENDED THAT A PRE-CONSTRUCTION SURVEY BE COMPLETED (PRE-CONSTRUCTION SURVEYS ARE NOT MANDATORY). THIS DOES NOT APPLY TO THE SINGLE FAMILY AND DUPLEX SECTION OF THIS DEVELOPMENT.
3. ALL NEW BUILDINGS SHALL COMPLY WITH APPENDIX J OF THE NC FIRE CODE, BUILDING INFORMATION SIGNS. (THIS DOES NOT APPLY TO THE SINGLE FAMILY AND DUPLEX PORTION OF THIS DEVELOPMENT.
4. IF A BUILDING IS REQUIRED TO BE SPRINKLERED, FIRE DEPARTMENT CONNECTION (FDC) LOCATION MUST BE APPROVED BY THE FIRE MARSHAL'S OFFICE.
5. SPRINKLERED BUILDINGS MUST HAVE A FIRE HYDRANT WITHIN 100 FEET OF THE FDC.
6. ALL SPRINKLERED BUILDINGS MUST HAVE A KNOX BOX INSTALLED.
7. ALL ACCESS GATES MUST BE DESIGNED ACCORDING TO THE NHC FIRE SERVICES GATE REQUIREMENTS AND SUBMITTED THROUGH COAST TO THE NHC FIRE MARSHALS OFF FOR PLAN REVIEW.

LEGEND

- = PROPERTY LINE
- = PROPOSED WATER MAIN
- = PROPOSED SANITARY SEWER MAIN
- = PROPOSED BUFFER
- = PROPOSED LIMIT OF DEVELOPMENT
- = PROPOSED SILT FENCE
- = SEWER MANHOLE
- = FIRE HYDRANT
- = STREETLIGHT

OPEN SPACE:
TOTAL OPEN SPACE (ALL SHEETS) ±20.09 AC

PAVING NOTE: ALL PAVING THICKNESS WILL BE DETERMINED BASED ON SOILS DATA. NO TESTING HAS BEEN COMPLETED AT THIS TIME, SO A MINIMUM PAVING SECTION HAS BEEN PROVIDED AND WILL BE FURTHER EVALUATED WITH THE AVAILABILITY OF SOILS DATA.

REFERENCE PROJECT ROAD NOTES THIS SHEET FOR ADDITIONAL INFORMATION.

TYPICAL 24' PRIVATE DRIVE CROSS SECTION
NOT TO SCALE

PAVING NOTE: ALL PAVING THICKNESS WILL BE DETERMINED BASED ON SOILS DATA. NO TESTING HAS BEEN COMPLETED AT THIS TIME, SO A MINIMUM PAVING SECTION HAS BEEN PROVIDED AND WILL BE FURTHER EVALUATED WITH THE AVAILABILITY OF SOILS DATA.

REFERENCE PROJECT ROAD NOTES THIS SHEET FOR ADDITIONAL INFORMATION.

24' PRIVATE DRIVE WITH PARKING CROSS SECTION
NOT TO SCALE

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REFERENCE PROJECT ROAD NOTES THIS SHEET FOR ADDITIONAL INFORMATION.

45' PRIVATE ROW ROAD (BEAUMONT OAKS DR) CROSS SECTION
NOT TO SCALE

NORTH

0 200 400 600 feet
SCALE: 1"=200'

FINAL DESIGN - NOT RELEASED FOR CONSTRUCTION

REVISIONS:

CLIENT INFORMATION:
MURRAY FARM DEVELOPERS, LLC
60 GREGORY ROAD
BELVILLE, NC 28451

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

PRELIMINARY PLAN
OVERALL SITE PLAN
RESERVE AT BEAUMONT OAKS
NEW HANOVER COUNTY
NORTH CAROLINA

PROJECT STATUS
CONCEPTUAL LAYOUT:
PRELIMINARY LAYOUT:
FINAL DESIGN:
RELEASED FOR CONST:

DRAWING INFORMATION
DATE: 07/28/2021
SCALE: 1" = 200'
DESIGNED: AHE
DRAWN: AHE
CHECKED: AHE

SEAL

P-2.0

PEI JOB#: 19305.PE

VICINITY MAP
NOT TO SCALE
NORTH

SITE DATA

OWNER	MURRAY FARM DEVELOPERS, LLC 60 GREGORY ROAD, SUITE 1 BELVILLE, NC 28451
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
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

TOTAL UNIT COUNT:	**300 UNITS**
SINGLE FAMILY LOTS:	62 LOTS
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(17) BUILDINGS	
APARTMENTS:	204 UNITS
(4) 24-UNIT BUILDINGS	
(6) 16-UNIT BUILDINGS	
(1) 12-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
MAX. BLDG. HEIGHT:	35'	45' (3 STORIES)
BUILDING SEPARATION:	10' (SF & DUPLEX)	20'

LEGEND

- = PROPERTY LINE
- = PROPOSED WATER MAIN
- = PROPOSED SANITARY SEWER MAIN
- = PROPOSED BUFFER
- = PROPOSED LIMIT OF DEVELOPMENT
- = PROPOSED SILT FENCE
- = SEWER MANHOLE
- = FIRE HYDRANT
- = STREETLIGHT

OPEN SPACE:

TOTAL OPEN SPACE (ALL SHEETS)	±20.09 AC

PAVING NOTE: ALL PAVING THICKNESS WILL BE DETERMINED BASED ON SOILS DATA. NO TESTING HAS BEEN COMPLETED AT THIS TIME, SO A MINIMUM PAVING SECTION HAS BEEN PROVIDED AND WILL BE FURTHER EVALUATED WITH THE AVAILABILITY OF SOILS DATA.

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TYPICAL 24' PRIVATE DRIVE CROSS SECTION
NOT TO SCALE

PAVING NOTE: ALL PAVING THICKNESS WILL BE DETERMINED BASED ON SOILS DATA. NO TESTING HAS BEEN COMPLETED AT THIS TIME, SO A MINIMUM PAVING SECTION HAS BEEN PROVIDED AND WILL BE FURTHER EVALUATED WITH THE AVAILABILITY OF SOILS DATA.

REFERENCE PROJECT ROAD NOTES THIS SHEET FOR ADDITIONAL INFORMATION.

24' PRIVATE DRIVE WITH PARKING CROSS SECTION
NOT TO SCALE

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45' PRIVATE ROW ROAD (BEAUMONT OAKS DR.) CROSS SECTION
NOT TO SCALE

NORTH

0 100 200 300 feet
SCALE: 1"=100'

FINAL DESIGN - NOT RELEASED FOR CONSTRUCTION

REVISIONS:

CLIENT INFORMATION:
MURRAY FARM DEVELOPERS, LLC
60 GREGORY ROAD
BELVILLE, NC 28451

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

PRELIMINARY PLAN
APARTMENT SITE PLAN
RESERVE AT BEAUMONT OAKS
NEW HANOVER COUNTY
NORTH CAROLINA

PROJECT STATUS
CONCEPTUAL LAYOUT:
PRELIMINARY LAYOUT:
FINAL DESIGN:
RELEASED FOR CONST:

DRAWING INFORMATION
DATE: 07/28/2021
SCALE: 1" = 100'
DESIGNED: AHE
DRAWN: AHE
CHECKED: AHE

SEAL

P-2.1

PEI JOB#: 19305.PE

VICINITY MAP
NOT TO SCALE
NORTH

SITE DATA

OWNER	MURRAY FARM DEVELOPERS, LLC 60 GREGORY ROAD, SUITE 1 BELVILLE, NC 28451
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
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

TOTAL UNIT COUNT:	**300 UNITS**
SINGLE FAMILY LOTS:	62 LOTS
DUPLEXES:	34 UNITS
(17) BUILDINGS	
APARTMENTS:	204 UNITS
(4) 24-UNIT BUILDINGS	
(6) 16-UNIT BUILDINGS	
(1) 12-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
MAX. BLDG. HEIGHT:	35'	45' (3 STORIES)
BUILDING SEPARATION:	10' (SF & DUPLEX)	20'

LEGEND

- = PROPERTY LINE
- = PROPOSED WATER MAIN
- = PROPOSED SANITARY SEWER MAIN
- = PROPOSED BUFFER
- = PROPOSED LIMIT OF DEVELOPMENT
- = PROPOSED SILT FENCE
- = SEWER MANHOLE
- = FIRE HYDRANT
- = STREETLIGHT

OPEN SPACE:

TOTAL OPEN SPACE (ALL SHEETS)	±20.09 AC

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TYPICAL 24' PRIVATE DRIVE CROSS SECTION
NOT TO SCALE

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24' PRIVATE DRIVE WITH PARKING CROSS SECTION
NOT TO SCALE

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45' PRIVATE ROW ROAD (BEAUMONT OAKS DR.) CROSS SECTION
NOT TO SCALE

NORTH

0 100 200 300 feet
SCALE: 1"=100'

FINAL DESIGN - NOT RELEASED FOR CONSTRUCTION

REVISIONS:

CLIENT INFORMATION:
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60 GREGORY ROAD
BELVILLE, NC 28451

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

PRELIMINARY PLAN
DUPLEX SITE PLAN
RESERVE AT BEAUMONT OAKS
NEW HANOVER COUNTY
NORTH CAROLINA

PROJECT STATUS
CONCEPTUAL LAYOUT:
PRELIMINARY LAYOUT:
FINAL DESIGN:
RELEASED FOR CONST.:

DRAWING INFORMATION
DATE: 01/08/2021
SCALE: 1" = 100'
DESIGNED: AHE
DRAWN: AHE
CHECKED:

SEAL

P-2.2

PEI JOB#: 19305.PE

VICINITY MAP
NOT TO SCALE
NORTH

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TYPICAL 24' PRIVATE DRIVE CROSS SECTION

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24' PRIVATE DRIVE WITH PARKING CROSS SECTION

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45' PRIVATE ROW ROAD (BEAUMONT OAKS DR.) CROSS SECTION

NOT TO SCALE

NORTH

0 100 200 300 feet

SCALE: 1"=100'

FINAL DESIGN - NOT RELEASED FOR CONSTRUCTION

REVISIONS:

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NC License #: C-2846

PRELIMINARY PLAN
SINGLE FAMILY SITE PLAN
RESERVE AT BEAUMONT OAKS
NEW HANOVER COUNTY
NORTH CAROLINA

PROJECT STATUS
CONCEPTUAL LAYOUT:
PRELIMINARY LAYOUT:
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SEAL

P-2.3

PEI JOB#: 19305.PE

VICINITY MAP
NOT TO SCALE
NORTH

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TREE REMOVAL NOTES:

1. PRIOR TO ANY CLEARING, GRADING, OR CONSTRUCTION ACTIVITY, TREE PROTECTION FENCING WILL BE INSTALLED AROUND PROTECTED TREES OR GROVES OF TREES. NO CONSTRUCTION WORKERS, TOOLS, MATERIALS OR VEHICLES ARE PERMITTED WITHIN TREE PROTECTION FENCING.

PARKING LOT INTERIORS PLANTING CALCULATIONS:

ONE PLANTED OR EXISTING TREE SHALL BE REQUIRED FOR EVERY 144 SF OF TOTAL INTERIOR LANDSCAPED AREA, WITH A MINIMUM OF ONE TREE IN EACH ISLAND

150,394 SF IMPERVIOUS SURFACE = 8% INTERIOR SHADING
150,394 X 8% = 12,032 SF

CANOPY TREES
12,032 X 144 = 84 TREES REQUIRED
86 TREES PROVIDED
69 CANOPY TREES PROVIDED
17 SMALL EVERGREEN TREES PROVIDED

BUFFERYARD NOTES:

1. TYPE A - OPTION 1 BUFFERYARD APPLIED
2. 20' WIDTH
3. ALL SHRUBS TO BE A MINIMUM OF 36" HEIGHT AT TIME OF PLANTING.
4. ALL PLANTING WILL PROVIDE ONE HUNDRED (100) PERCENT OPACITY FROM GROUND TO A HEIGHT OF 6' WITHIN (1) ONE YEAR OF PLANTING.
5. WHERE AMPLE VEGETATION EXISTS WITHIN BUFFFERYARD; NO PLANTINGS WILL BE INSTALLED. WHERE EXISTING VEGETATION DOES NOT MEET CODE; ADDITIONAL PLANTINGS WILL BE INSTALLED AS SHOWN.
6. A MINIMUM OF THREE ROWS OF PLANTED MATERIAL ARE PROVIDED ON THE PLAN.

STREET YARD NOTES:

1. STREET YARDS SHALL FOLLOW TABLE 5.4.6.B IN THE NEW HANOVER COUNTY CODE
   a. 12 SQUARE FEET FOR EVERY LINER FOOT OF STREET YARD FRONTAGE
   b. MINIMUM STREET YARD WIDTH: 8'
   c. MAXIMUM STREET YARD WIDTH: 18'

REQUIRED: 1 SHADE TREE + 6 SHRUBS PER 600 sf OF FRONTAGE =
385' FRONTAGE X 12' = 4620 sf FRONTAGE \ 600sf = 8 TREES + 47 SHRUBS
PROVIDED: 7 PROPOSED TREES + 1 EXISTING TREE + 47 SHRUBS

FOUNDATION PLANTING

	REQUIRED	PROVIDED
APARTMENT BUILDING 1 275 X 30 X 12% =	1,006 SF	1,100 SF
APARTMENT BUILDING 2 292 X 30 X 12% =	1,069 SF	1,168 SF
APARTMENT BUILDING 3 160 X 30 X 12% =	586 SF	640 SF
APARTMENT BUILDING 4 300 X 30 X 12% =	1,098 SF	1,200 SF
APARTMENT BUILDING 5 372 X 30 X 12% =	1,362 SF	1,488 SF
APARTMENT BUILDING 6 283 X 30 X 12% =	1,035 SF	1,132 SF
APARTMENT BUILDING 7 388 X 30 X 12% =	1,421 SF	1,552 SF
APARTMENT BUILDING 8 388 X 30 X 12% =	1,421 SF	1,552 SF
APARTMENT BUILDING 9 236 X 30 X 12% =	864 SF	944 SF
APARTMENT BUILDING 10 232 X 30 X 12% =	849 SF	928 SF
APARTMENT BUILDING 11 235 X 30 X 12% =	860 SF	940 SF
CLUBHOUSE AMENITY (APT) 160 X 14 X 12% =	269 SF	640 SF
CLUBHOUSE AMENITY (SF) 87 X 14 X 12% =	146 SF	348 SF

PLANT SCHEDULE

CANOPY TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	LO	73	Quercus virginiana Southern Live Oak	10` - 12` H
SMALL EVERGREEN TREES	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**SIZE**
	WM4	747	Myrica cerifera Wax Myrtle	4` ht
SHRUBS	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**CONTAINER**
	DYH	1,274	Ilex vomitoria `Nana` Dwarf Yaupon	3 gal
	PV	1,472	Pittosporum t. `Variegata` Variegated Mock Orange	7 gal

NORTH
0 60' 120' 180'
SCALE: 1"=60'

FINAL DESIGN - NOT RELEASED FOR CONSTRUCTION

REVISIONS:

CLIENT INFORMATION:
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60 GREGORY ROAD
BELVILLE, NC 28451

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NC License #: C-2846

PRELIMINARY PLAN
ZONING COMPLIANCE LANDSCAPE PLAN
RESERVE AT BEAUMONT OAKS
NEW HANOVER COUNTY
NORTH CAROLINA

PROJECT STATUS
CONCEPTUAL LAYOUT:
PRELIMINARY LAYOUT:
FINAL DESIGN:
RELEASED FOR CONST:

DRAWING INFORMATION
DATE: 02/24/2021
SCALE: 1"= 60'
DESIGNED: AHE
DRAWN: AHE
CHECKED: AHE

SEAL
NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 1823 01/28/21 ALLISON H. ENGEBRESON

P-3.1

PEI JOB#: 19305.PE

VICINITY MAP
NOT TO SCALE

FINAL DESIGN - NOT RELEASED FOR CONSTRUCTION

REVISIONS:

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CHECKED: AHE

SEAL
NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 1823 ALLISON H. ENGERESON JR.
01/28/21

P-3.2

PEI JOB#: 19305.PE