

SYMBOL LEGEND	
	PROPOSED VEHICULAR & PEDESTRIAN ACCESS POINT/ CIRCULATION
	MULTI-USE PATH PER NCDOT DESIGN
	MURRAYVILLE EXTENSION STREETScape
	POTENTIAL ACCESS NODE
	MURRAYVILLE EXTENSION STREETScape
	LANDSCAPE BUFFER OR STREET YARD

SITE DATA:
PROJECT ADDRESS: 1308 CROOKED PINE RD
PARCEL ID: R02800-004-104-000; R02800-004-031-000
CURRENT ZONING: R-15
PROPOSED ZONING: PD
PROPOSED USE: COMMERCIAL & RESIDENTIAL MIXED USE
PROJECT SITE AREA: ± 62.77 ACRES (SEE BELOW FOR BREAKDOWN OF PARCELS)
MAXIMUM RESIDENTIAL UNITS: 473 MAX.
MAXIMUM COMMERCIAL AREA: AS DEFINED IN TIA AND IN PARCEL DATA NOTES BELOW
OWNER INFORMATION: TDR-HL, LLC
PO BOX 381
WRIGHTSVILLE BEACH, NC 28480
FLOOD INFORMATION: THIS PARCEL IS LOCATED IN A FLOOD ZONE X, AS DETERMINED BY FEMA FLOOD PANEL 3720325000J, DATED APRIL 3, 2006. NO BASE FLOOD ELEVATION IS REQUIRED.
FUTURE LAND USE CLASSIFICATION: COMMUNITY MIXED USE

PD DIMENSIONAL REQUIREMENTS			
MINIMUM LOT AREA:	10 ACRES		
		RESIDENTIAL USES	COMMERCIAL USES
BUILDING SETBACK FROM PD DISTRICT BOUNDARY:	20'	(CB SETBACK REQ.)	
BUILDING SETBACK FROM PEDESTRIAN & BIKE PATHS:	10'	10'	
MINIMUM FRONT SETBACK:	REQ. 0' PROPOSED 10'	REQ. 0' PROPOSED 20'	20'
MINIMUM REAR SETBACK:	0 15'	20'	20'
MINIMUM INTERIOR SETBACK:	0 0	0 or 20' ABUTTING ADJ. RES.	20' ABUTTING ADJ. RES. MIN.
MINIMUM REAR SETBACK:	0 15'	10 or 25' ABUTTING ADJ. RES.	20' ABUTTING ADJ. RES. MIN.
BUILDING HEIGHT:	80' MAX 65' EXCEPT >35' PARCEL D	80' MAX,	80' MAX. IN COMMERCIAL CORE OF PARCEL B.C; NO HIGHER THAN 60' ANY BUILDING ADJACENT TO PERIPHERY OF PD
OPEN SPACE:	15% REQUIRED	15% PROVIDED AND SHARED AMONG PD	

PROPOSED USES
ALL USES ARE INCLUDED IN THE TERMS AND CONDITIONS DOCUMENT ASSOCIATED WITH THIS PLAN.

PARCEL DATA			
PARCEL	ACREAGES	DENSITY OR SF	USE
PARCEL A:	±18.28 AC	312 UNITS MAX	RESIDENTIAL/ MULTI-FAMILY/SENIOR LIVING/ CONTINUING CARE
PARCEL B:	±14.37 AC	*	COMMERCIAL/MIXED USE/RESIDENTIAL MULTI-FAMILY/SENIOR LIVING/ CONTINUING CARE
PARCEL C:	± 7.41 AC	*	COMMERCIAL/MIXED USE/RESIDENTIAL MULTI-FAMILY
PARCEL D:	± 8.54 AC	60 UNITS MAX	RESIDENTIAL/TOWNHOMES
PARCEL E:	± 3.08 AC	*	COMMERCIAL/RESIDENTIAL
PARCEL F:	± 7.34 AC	*	COMMERCIAL/RESIDENTIAL
PARCEL G:	± 1.81 AC	*	COMMERCIAL/RESIDENTIAL
* DENSITY / SF NOTE: RESIDENTIAL/MULTI-FAMILY/SENIOR LIVING/CONTINUING CARE UNITS MAY BE SPREAD ACROSS ALL PARCELS WITH "*" BUT WILL NOT EXCEED MAXIMUM DENSITY OF 473 UNITS; COMMERCIAL AREA SHALL NOT EXCEED THE FOLLOWING: 100 ROOM HOTEL, 26,000 SF GENERAL OFFICE, 36,400 SF MEDICAL/DENTAL OFFICE, 106,922 SF SHOPPING CENTER, 17,540 SF RESTAURANT, 5,610 SF CONVENIENCE/GAS STATION, 102,700 SF MINI STORAGE/WAREHOUSE; NO USE OR DENSITY WILL EXCEED MAXIMUMS STUDIED IN THE TIA			

- BUILDING SEPARATION NOTES:**
- NO ENCROACHMENT INTO THE PATH OF PROPOSED TRANSPORT PROJECT WILL OCCUR. NO COMMERCIAL C.O. WILL BE ISSUED UNTIL NCDOT HAS MILITARY CUTOFF EXTENSION IS COMPLETE.
 - SINGLE FAMILY BUILDING, INCLUDING TOWNHOMES, SEPARATION WILL BE 10' MINIMUM TO ANY STRUCTURE
 - NO MULTI-FAMILY OR ATTACHED DWELLING UNIT WILL BE CLOSER THAN 20' TO ANY STRUCTURE

- PARKING NOTES:**
- OFF-STREET PARKING SHALL BE PROVIDED PER SECTION 5.1 EXCEPT THE DESIGN OF PARKING LOTS OR SHARED PARKING FACILITIES MAY BE APPROVED WITH MINOR DIMENSIONAL DEVIATIONS. PARKING INFORMATION WILL BE PROVIDED ON TRC PLANS FOR REVIEW.

- SIGN NOTES:**
- SIGNS WILL BE IN ACCORDANCE WITH SECTION 5.6 SIGNS.
 - THE DEVELOPER WILL ERECT AND MAINTAIN STREET SIGNS WITHIN THE PD DISTRICT

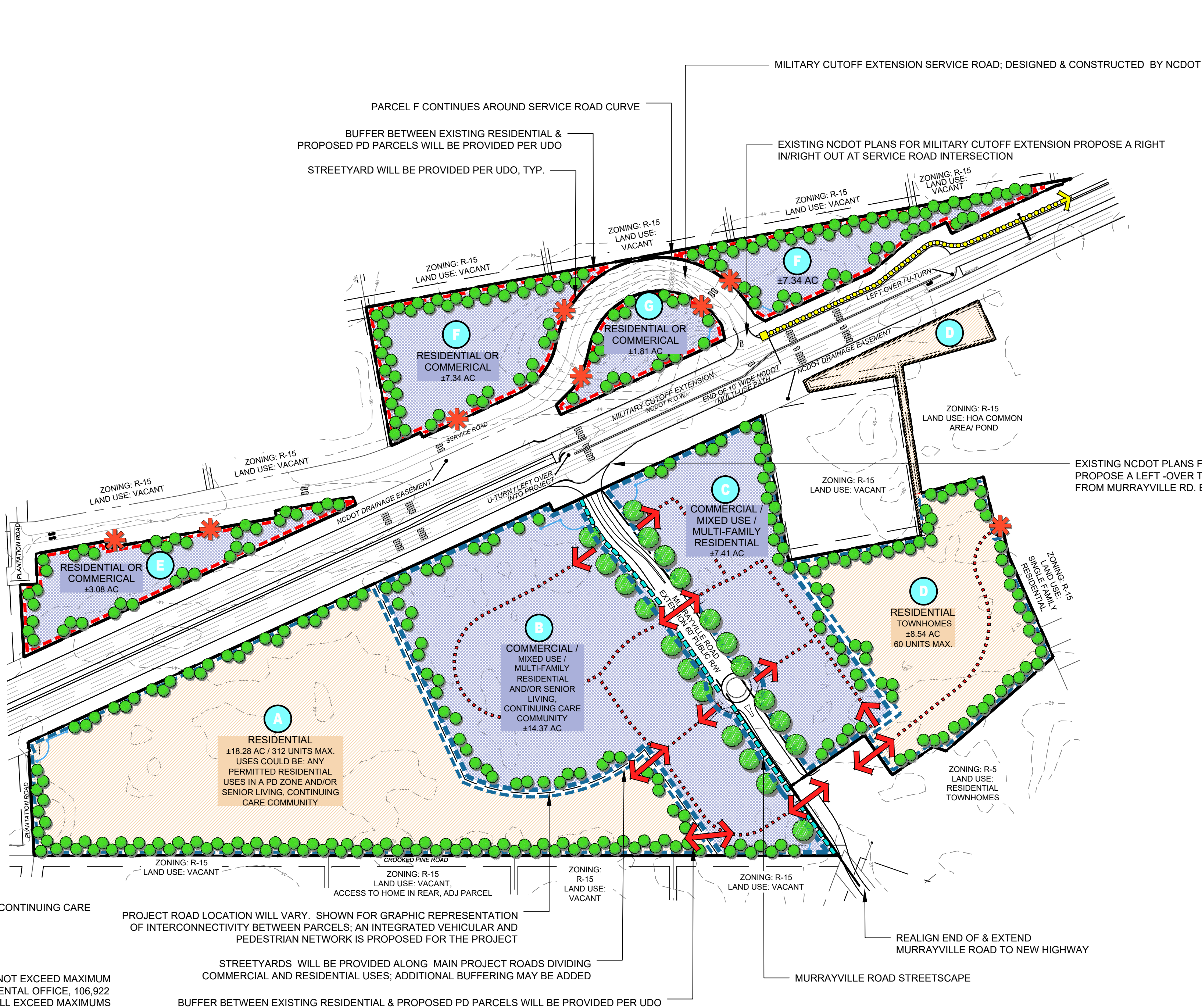
- ACCESS AND CONNECTIVITY NOTES:**
- THE PROJECT SITE HAS DIRECT ACCESS TO MAJOR ARTERIAL ROAD.
 - NCDOT WILL CONSTRUCT & MAINTAIN MILITARY CUTOFF EXTENSION.
 - THE EXTENDED MURRAYVILLE ROAD WILL BE PUBLIC & DEDICATED TO NCDOT
 - OTHER PROJECT ROADS WILL BE PRIVATE AND MAINTAINED BY A HOA OR POA
 - ALL INTERIOR DRIVES WILL BE DESIGNED TO PROVIDE ADEQUATE ACCESS FOR EMERGENCY SERVICE VEHICLES.
 - POTENTIAL ACCESS POINTS TO ADJACENT PARCELS ARE IDENTIFIED ON PLAN. FUTURE DESIGN OF PARCEL WILL FURTHER DETERMINE PARCEL CONNECTIVITY POINTS.

- SITE INVENTORY NOTES:**
- TREE NOTES:**
- A SITE VISIT WAS PERFORMED JULY 2020 TO REVIEW EXISTING VEGETATION AND OTHER CONDITIONS. NO SIGNIFICANT, SPECIMEN, OR HERITAGE TREES WERE OBSERVED DURING THE VISIT. IF ANY ARE FOUND DURING DESIGN DEVELOPMENT OR CONSTRUCTION, THEY WILL BE PRESERVED OR TREE REMOVAL PERMIT WILL BE OBTAINED THROUGH NEW HANOVER COUNTY.
 - EXISTING VEGETATION IS PRIMARILY SCRUB OAK AND PINES 1" - 2" AND WAX MYRTLE.
 - WETLANDS AND DITCHES EXIST ON SITE. ALL IMPACTS WILL BE SUBMITTED FOR REVIEW AND APPROVAL WITH THE USACE.

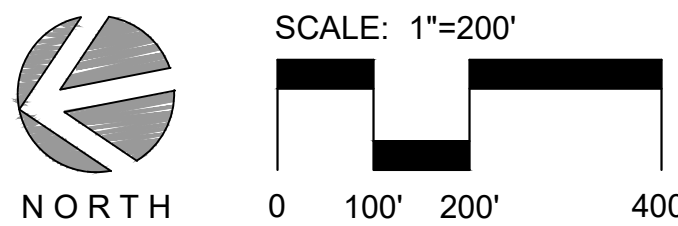
- IMPROVEMENT NOTES:**
- WATER AND SEWER TO BE PROVIDED BY CFPWA.
 - ALL FIRE HYDRANTS AND WATER SUPPLY SYSTEMS WILL MEET FIRE CODES.
 - STORMWATER MANAGEMENT NOT SHOWN, BUT WILL BE DESIGNED WITH FULL PLANNING EFFORTS.
 - A DRAINAGE PLAN PURSUANT TO UDO SECTION 6.3.3.E WILL BE PROVIDED FOR REVIEW DURING DESIGN DEVELOPMENT. STREET LIGHTS WILL BE PLACED 1 EVERY 500 LF OR LESS.
 - TOT LOTS OR MINI PARKS PROVIDED AT A RATE OF 1 AC PER 1000 POPULATION AND WITHIN 1 MILE OF RESIDENTIAL AREAS
 - AUDIBLE FIRE ALARM SYSTEMS WILL CONNECT TO CENTRAL DISPATCH FOR ALL STRUCTURES EXCEPT SINGLE FAMILY AD DUPLEX RESIDENTIAL

- PROJECT ROAD NOTES:**
- EXISTING NCDOT PLANS FOR MILITARY CUTOFF EXTENSION PROPOSE A RIGHT IN/OUT MOVEMENT AT THE SERVICE ROAD AND A LEFT -OVER TURN MOVEMENT AND ACCESS FROM MURRAYVILLE RD. EXT. TO NEW HIGHWAY.
 - DEVELOPER IS IN ON-GOING DISCUSSIONS FOR ADDITIONAL IMPROVEMENTS TO MURRAYVILLE/MILITARY CUTOFF EXT. INTERSECTION.
 - NO DISCUSSIONS OR MASTER PLAN APPROVAL WILL ALTER EXISTING HWY CONSTRUCTION TIMELINE.
 - ALL IMPROVEMENTS WILL BE DISCUSSED, REVIEWED, AND APPROVED BY WMFO AND NCDOT AS WELL AS COUNTY ENGINEERING AND PLANNING.
 - INTERNAL PROJECT ROADS WILL BE PRIVATE ROADS BUILT TO NCDOT STANDARDS AND REVIEWED BY COUNTY PLANNING, ENGINEERING. NCDOT WILL REVIEW DRIVEWAY PERMITS AND APPROVE CONNECTIONS TO MURRAYVILLE ROAD. NO INTERNAL PROJECT ROADS ARE DESIGNED AT THIS TIME. ROAD ALIGNMENT, ACCESS POINTS AND CIRCULATION INSIDE PARCELS WILL BE FULLY DESIGNED AND REVIEWED DURING COUNTY TRC PROCESS. GRAPHICS SHOWN FOR REPRESENTATION OF IDEA ONLY.

- LANDSCAPE NOTES:**
- BUFFERING AND LANDSCAPING SHALL MEET THE REQUIREMENTS OF SECTION 5.4
 - PLANTING DESIGN SHOWN IS DIAGRAMMATIC



PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION



PROJECT STATUS CONCEPTUAL LAYOUT: FINAL DESIGN: RELEASED FOR CONST:	DRAWING INFORMATION DATE: 08/03/21 SCALE: 1"=200' DESIGNED: JAC CHECKED: ABE	SEAL	MPD-1 PEI JOB#: 20254.PE			
MASTER PLAN MASTER PLANNED DEVELOPMENT HANOVER RESERVE MIXED USE NEW HANOVER COUNTY NORTH CAROLINA						
PARAMOUNT ENGINEERING 122 Cinema Drive Wilmington, North Carolina 28403 (910) 791-6707 (O) (910) 791-6700 (F) NC License #: C-2846						
CLIENT INFORMATION: TDR-HL, LLC PO BOX 381 WRIGHTSVILLE BEACH, NC 28480						
REVISIONS: REV. 1: Per NHC Planning Comments						
08/14/21						