

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: 6.18 DU/AC (324 UNITS)

PROPOSED UNITS: 324 UNITS
 TOTAL UNIT COUNT: 62 LOTS - 65' X 120' TYP.
 DUPLEXES: 34 UNITS
 (17) BUILDINGS
 APARTMENTS: 228 UNITS
 (5) 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: 422 SPACES
 44 SPACES / 24-UNIT BUILDING = 220
 30 SPACES / 16-UNIT BUILDING = 180
 22 SPACES / 12-UNIT BUILDING = 22

PARKING PROVIDED: 422 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 CLUB/ POOL HOUSE: +/- 400-800 SF

PARKING REQUIRED: 4-8 SPACES

PARKING PROVIDED: 8 SPACES (INCLUDING ADA SPACES; PKG SHARED W/ APARTMENTS) 1 SPACE

ADA SPACES: 1 SPACE

DEDICATED OPEN SPACE CALCULATIONS:

| | REQUIRED | PROVIDED |
|---------------------------|----------|----------------------|
| 324 UNITS x .03 = 9.72 AC | 9.72 AC | 11.78 AC (DEDICATED) |
| PASSIVE OPEN SPACE: | 4.86 AC | 5.89 AC MIN |
| ACTIVE OPEN SPACE: | 4.86 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.



Conceptual Site Plan The Oaks at Murray Farm Porters Neck, North Carolina

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DATE: 18 December 2019
 SCALE: 1" = 100' At 24" x 54"

