

**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**  
 TOTAL UNIT COUNT: **324 UNITS**  
 SINGLE FAMILY LOTS: 62 LOTS - 65' X 120' TYP.  
 DUPLEXES: 34 UNITS  
 (17) BUILDINGS  
 APARTMENTS: 228 UNITS  
 (12) 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 422 SPACES  
 30 SPACES PER 16 UNIT BUILDING 5'44 = 220  
 22 SPACES PER 12 UNIT BUILDING 6'30 = 180  
 1'22 = 22

**PARKING PROVIDED:** 422 SPACES (INCLUDING ADA AND GARAGE SPACES)  
**SURFACE SPACES:** 359  
**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:**

	REQUIRED	PROVIDED
324 UNITS x .03 =	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.

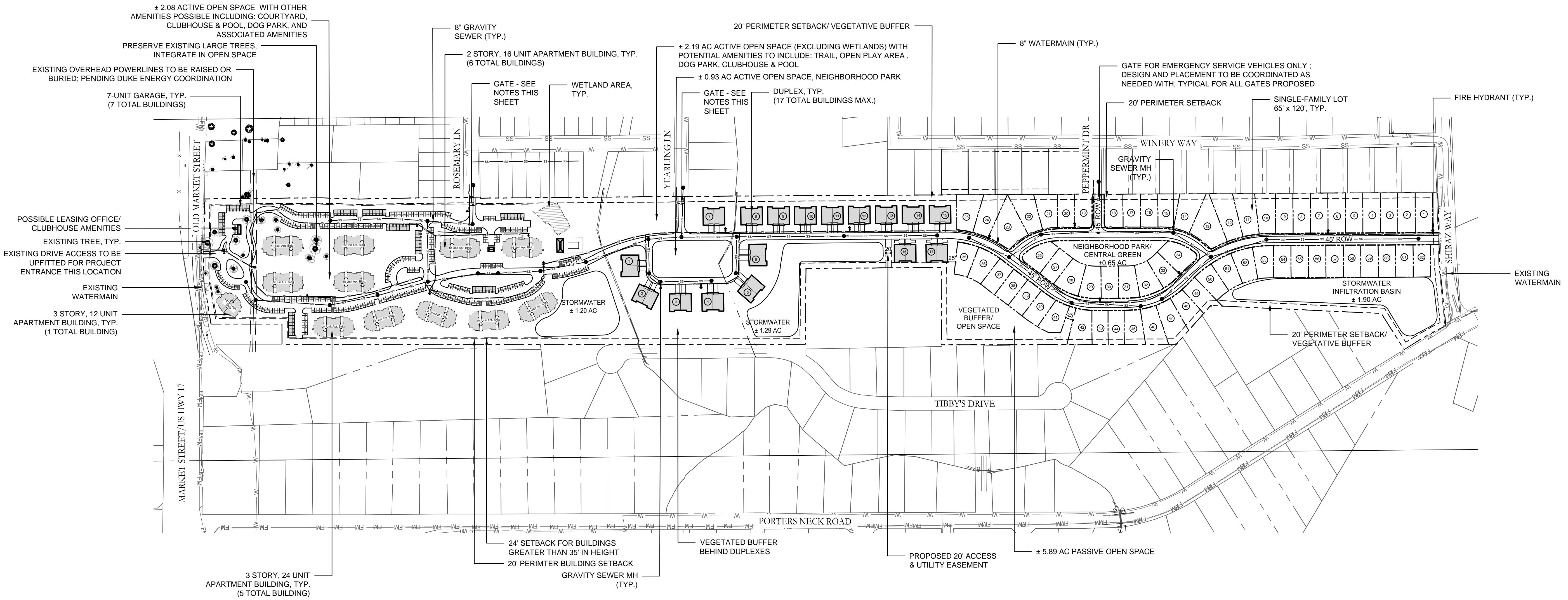
COUNTY REQUIREMENTS STATES THAT RECREATION SPACE SHALL BE PROVIDED IN THE AMOUNT OF 0.03 ACRES PER DWELLING UNIT. 50% OF THE REQUIRED RECREATION SPACE SHALL BE PASSIVE AND THE OTHER 50% IS REQUIRED TO BE ACTIVE.

**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 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.



PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

**REVISIONS:**

NO.	DATE	DESCRIPTION
1	11/08/19	REV. 1. REVISED TO PER COMMUNITY MEETING INPUT
2	12/16/19	REV. 2. REVISION REFLECTING ADDITIONAL COMMUNITY COMMENTS

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**  
 PREPARED BY: [ ]  
 FINAL DESIGN: [ ]  
 PRELIMINARY LAYOUT: [ ]  
 RELEASED FOR CONSTRUCTION: [ ]

**DRAWING INFORMATION**  
 DATE: 10/10/2019  
 SCALE: 1"=200'  
 DRAWN BY: [ ]  
 CHECKED BY: [ ]

SEAL

**LP-1**

PEI JOB#: 19305.PE

