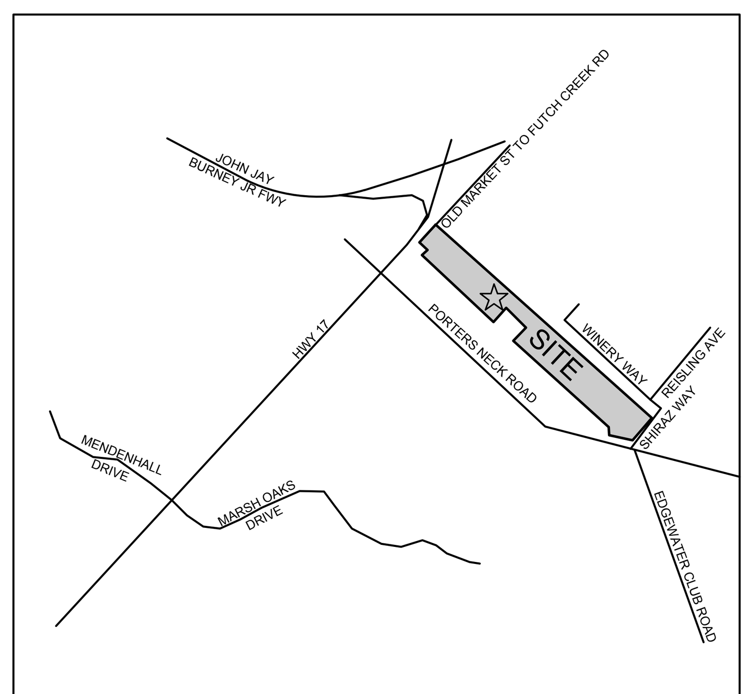
# THE OAKS AT MURRAY FARM

## OLD MARKET STREET/SHIRAZ WAY
## NEW HANOVER, NORTH CAROLINA

# MAJOR SUBDIVISION PRELIMINARY PLAN
## SEPTEMBER 2020

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




VICINITY MAP
NOT TO SCALE

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.

PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

THE OAKS AT MURRAY FARM
MAJOR SUBDIVISION PRELIMINARY PLAN

| PROJECT # 19305.PE | SEPTEMBER 9, 2020 |
|---|---|

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)

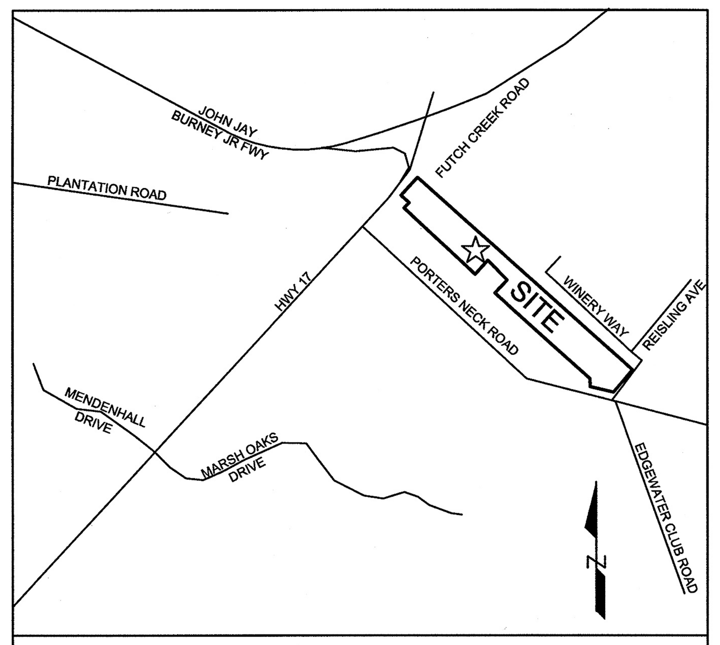
SHEET INDEX

| SHEET NUMBER | SHEET TITLE |
|---|---|
| P-0.0 | COVER SHEET |
| SV-1 & SV-2 | BOUNDARY SURVEY |
| P-1.0 | TREE REMOVAL PLAN |
| P-2.0 - P2.3 | SITE PLANS |

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 G. CLINKSCALES
09/09/20




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' |
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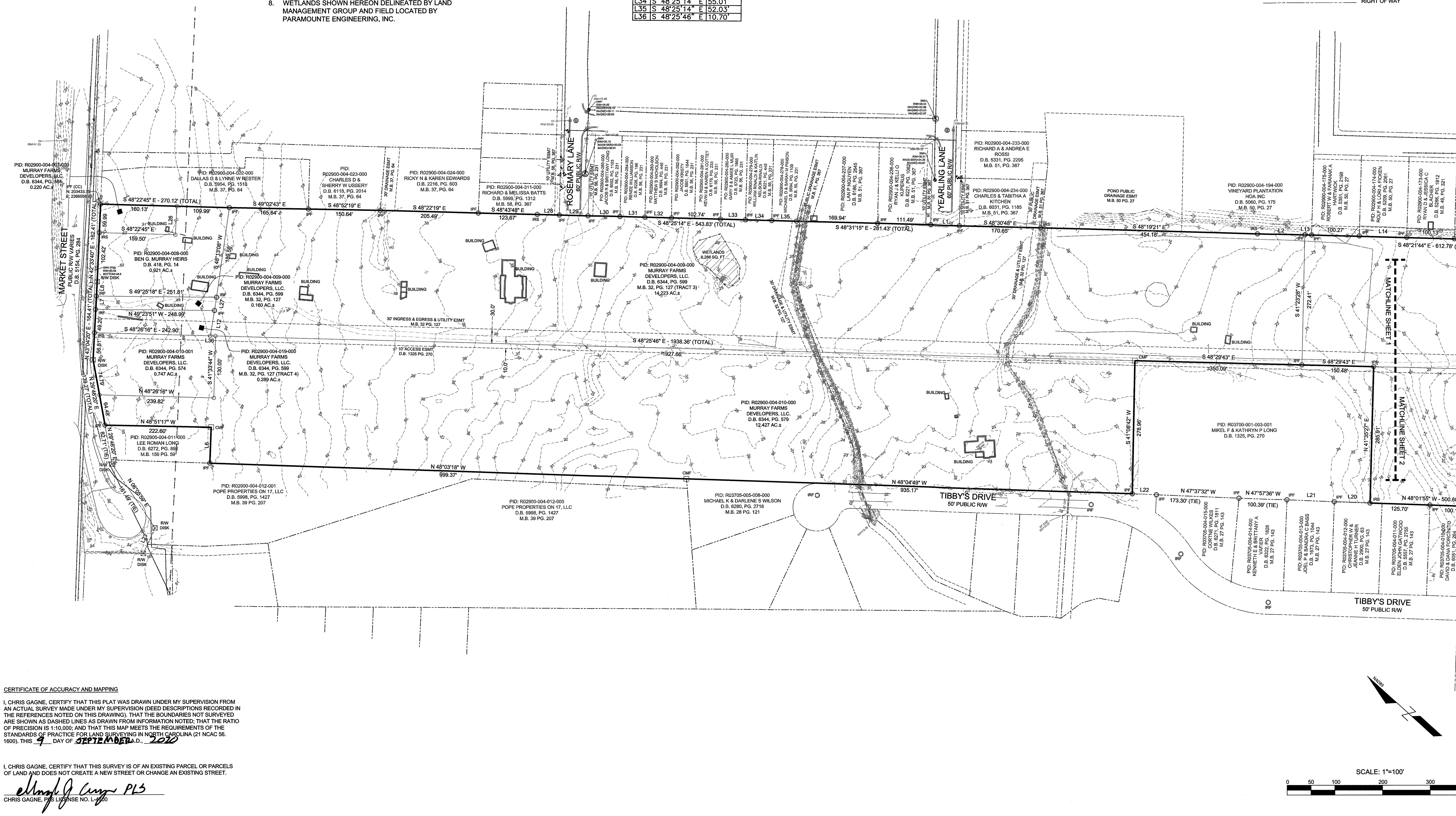
| L33 | S 48°25'14" E | 52.33' |
| L34 | S 48°25'14" E | 55.01' |
| L35 | S 48°25'14" E | 52.03' |
| L36 | S 48°25'46" E | 10.70' |

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




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.

PLS

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

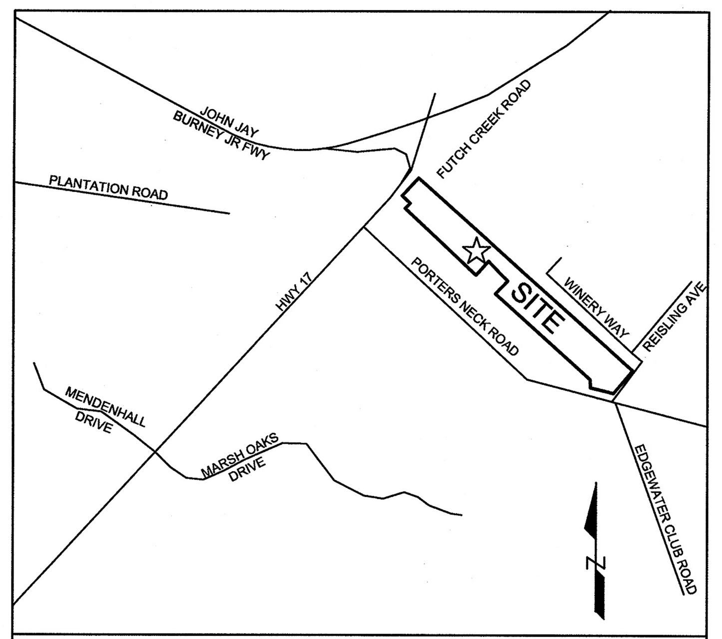
PROJECT STATUS
CONCEPTUAL LAYOUT:
PRELIMINARY LAYOUT:
FINAL DESIGN:
RELEASED FOR CONST: SV-1

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

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

SV-1

PEI JOB#: 19305.PE

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FIRE HYDRANT
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STORM DRAINAGE MANHOLE
WELL
CURB INLET
CATCH BASIN
GAS METER
MAILBOX
TREES
CHAINLINK FENCE
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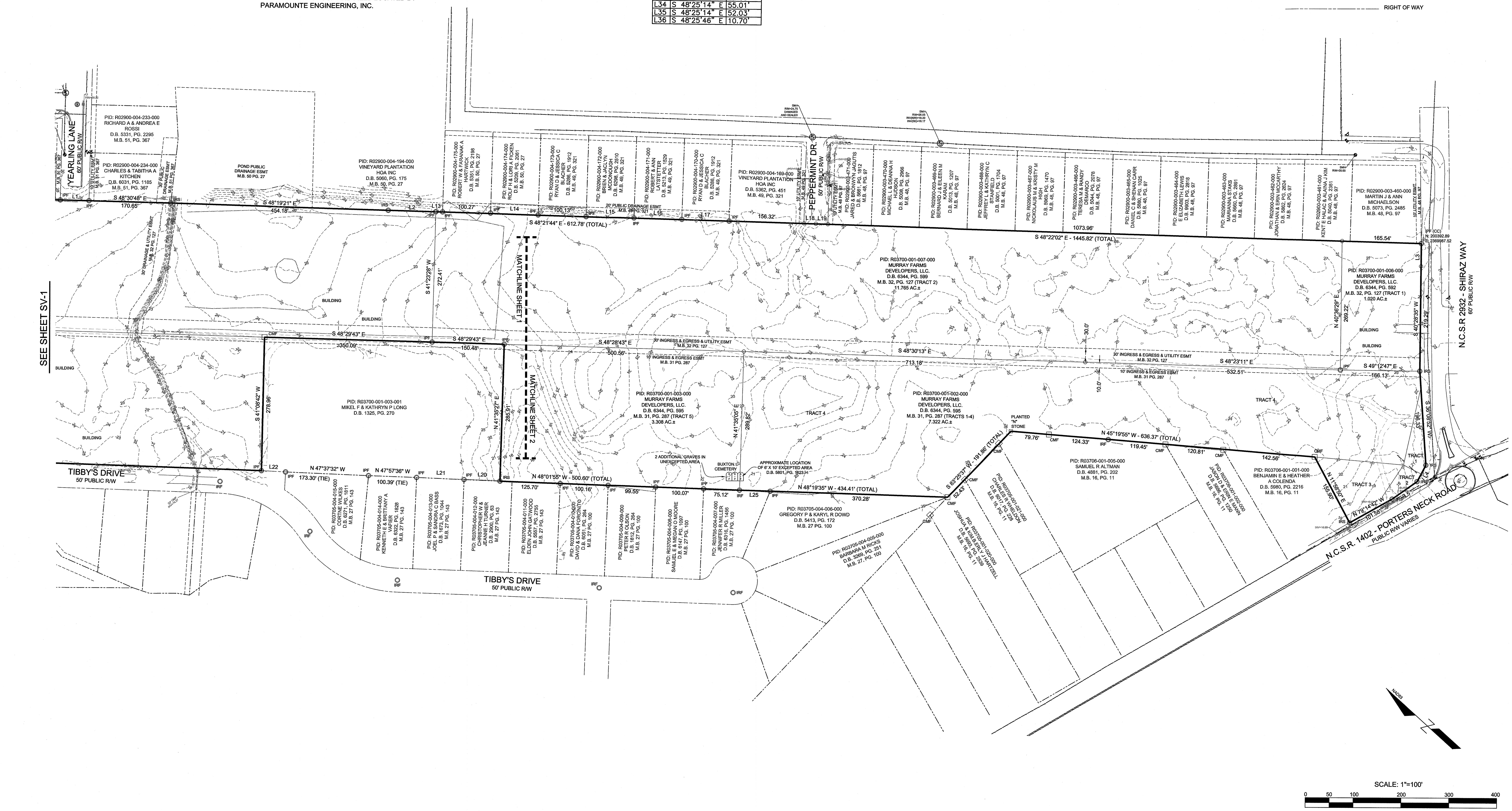
RIGHT OF WAY/BOUNDARY
BOUNDARY LINE
ADJOINING BOUNDARY LINE
RIGHT OF WAY




SCALE: 1"=100'
0 50 100 200 300 400

REVISIONS:

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

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

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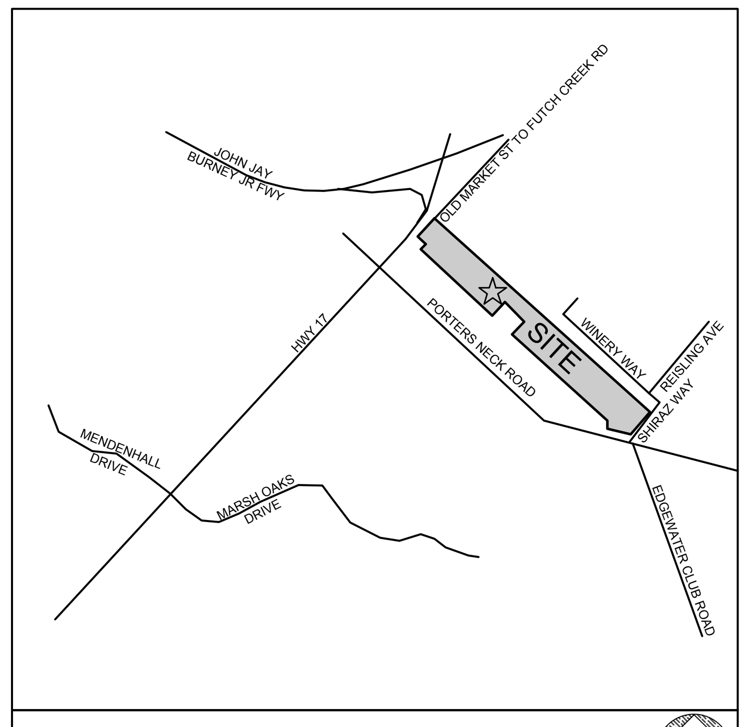
DESIGNED:
DRAWN: CJG
CHECKED:

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

SV-2

PEI JOB#: 19305.PE




VICINITY MAP

NOT TO SCALE

NORTH

## 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

ZONING: RMF-L* (RESIDENTIAL MULTI-FAMILY LOW-DENSITY)

RMF-L ALLOWABLE DENSITY: 10 DU/AC (523 UNITS)

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

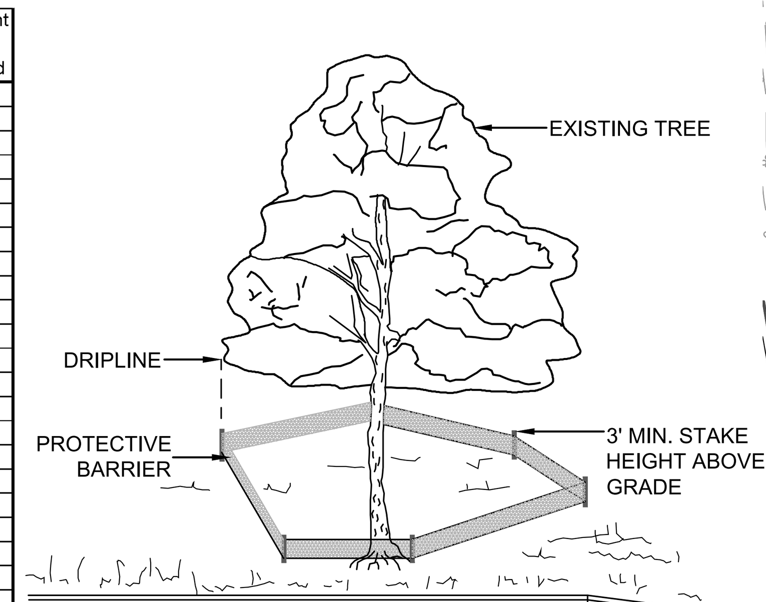
(1) 12-UNIT BUILDINGS

## MITIGATION NOTES

1. SIGNIFICANT TREES SHALL BE MITIGATED ACCORDING TO SECTION 62 OF THE NEW HANOVER COUNTY ORDINANCE. TREES THAT REQUIRE MITIGATION INCLUDE:
   ANY 24" DIAMETER OR LARGER PINE / CONIFER TREE
   ANY 24" DIAMETER OR LARGER HARDWOOD TREE
   ANY 8" DIAMETER OR LARGER FLOWERING TREE
2. (1,091) 3" MITIGATION TREES ARE REQUIRED.
3. TREES WILL BE MITIGATED VIA A COMBINATION OF PAY IN LIEU AND PLANTING OF TREES ON SITE

### TREE MITIGATION LEGEND

| Quantity | Tree Caliper | Tree Type | Regulated Inches Removed | Significant Inches Removed |
|---|---|---|---|---|
| 233 | 4 | AMERICAN HOLLY | 932 | |
| 77 | 6 | AMERICAN HOLLY | 462 | |
| 13 | 8 | AMERICAN HOLLY | | 104 |
| 6 | 10 | AMERICAN HOLLY | | 60 |
| 1 | 12 | AMERICAN HOLLY | | 12 |
| 2 | 16 | AMERICAN HOLLY | | 32 |
| 1 | 10 | CEDAR | 10 | |
| 1 | 4 | CHERRY | 4 | |
| 1 | 6 | CHERRY | 6 | |
| 6 | 8 | CHERRY | | 48 |
| 4 | 10 | CHERRY | | 40 |
| 1 | 12 | CHERRY | | 12 |
| 1 | 14 | CHERRY | | 14 |
| 20 | 8 | GUM | 160 | |
| 1 | 9 | GUM | 9 | |
| 27 | 10 | GUM | 270 | |
| 3 | 11 | GUM | 33 | |
| 18 | 12 | GUM | 216 | |
| 1 | 13 | GUM | 13 | |
| 5 | 14 | GUM | 70 | |
| 4 | 16 | GUM | 64 | |
| 2 | 17 | GUM | 34 | |
| 1 | 18 | GUM | 18 | |
| 3 | 20 | GUM | 60 | |
| 1 | 30 | GUM | | 30 |
| 5 | 6 | BAY | 30 | |
| 6 | 8 | BAY | | 48 |
| 22 | 4 | MAGNOLIA | 88 | |
| 1 | 6 | MAGNOLIA | 6 | |
| 2 | 8 | MAGNOLIA | | 16 |
| 1 | 10 | MAGNOLIA | | 10 |
| 1 | 12 | MAGNOLIA | | 12 |
| 1 | 20 | MAGNOLIA | | 20 |
| 1 | 8 | MAPLE | 8 | |
| 5 | 10 | MAPLE | 50 | |
| 1 | 12 | MAPLE | 12 | |
| 1 | 4 | MIMOSA | 4 | |
| 7 | 6 | MIMOSA | 42 | |
| 2 | 8 | MIMOSA | | 16 |
| 132 | 8 | OAK | 1056 | |
| 1 | 9 | OAK | 9 | |
| 112 | 10 | OAK | 1120 | |
| 4 | 11 | OAK | 44 | |
| 114 | 12 | OAK | 1368 | |
| 6 | 13 | OAK | 78 | |
| 45 | 14 | OAK | 630 | |
| 28 | 16 | OAK | 448 | |
| 19 | 18 | OAK | 342 | |
| 12 | 20 | OAK | 240 | |
| 1 | 22 | OAK | 22 | |
| 4 | 24 | OAK | | 96 |
| 1 | 25 | OAK | | 25 |
| 1 | 28 | OAK | | 28 |
| 2 | 32 | OAK | | 64 |
| 1 | 36 | OAK | | 36 |
| 1 | 42 | OAK | | 42 |
| 2 | 4 | PEAR | 8 | |
| 7 | 8 | PEAR | | 56 |
| 1 | 18 | PECAN | 18 | |
| 1 | 20 | PECAN | 20 | |
| 1 | 24 | PECAN | | 24 |
| 245 | 12 | PINE | 2940 | |
| 2 | 13 | PINE | 26 | |
| 119 | 14 | PINE | 1666 | |
| 2 | 15 | PINE | 30 | |
| 104 | 16 | PINE | 1664 | |
| 2 | 17 | PINE | 34 | |
| 86 | 18 | PINE | 1548 | |
| 34 | 20 | PINE | 680 | |
| 23 | 22 | PINE | 506 | |
| 21 | 24 | PINE | | 504 |
| 2 | 26 | PINE | | 52 |
| 3 | 28 | PINE | | 84 |
| 3 | 30 | PINE | | 90 |
| 1 | 32 | PINE | | 32 |
| 1 | 10 | POPLAR | 10 | |
| 1 | 30 | SYCAMORE | | 30 |
| 1 | 6 | TREE 6 | 6 | |
| 2 | 8 | TREE 8 | 16 | |
| | | Total Inches Removed | 17130 | 1637 |
| | | Total Inches Doubled | | 3274 |
| | | Number of 3" Mitigation Trees Required | | 1091 |

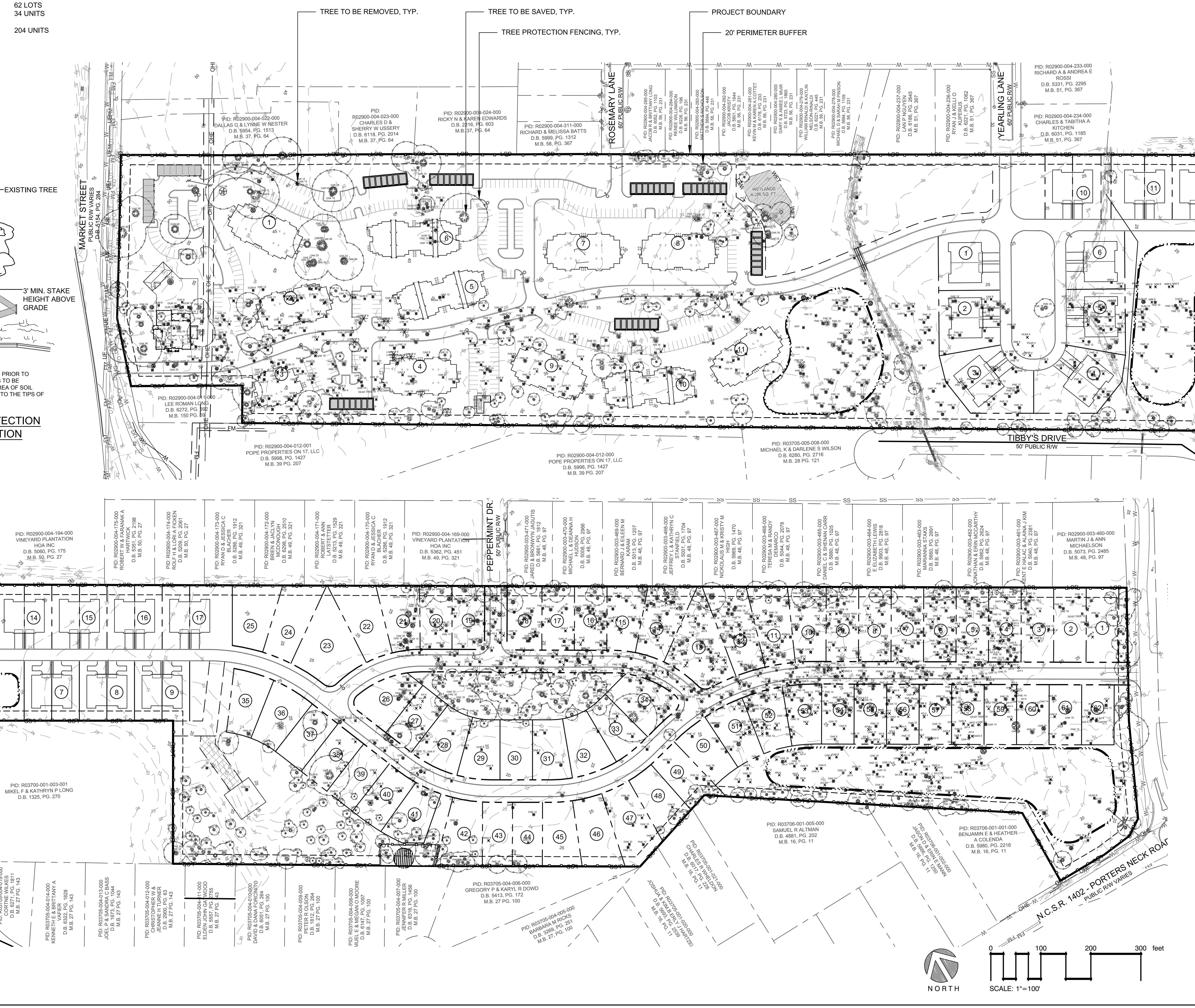



NOTE:

TREES TO BE SAVED WILL BE CLEARLY MARKED PRIOR TO CONSTRUCTION AND A PROTECTIVE BARRIER IS TO BE INSTALLED AT THE DRIPLINE. DRIP LINE - THE AREA OF SOIL DIRECTLY BENEATH THE TREE EXTENDING OUT TO THE TIPS OF THE OUTERMOST BRANCHES.

### METHOD OF TREE PROTECTION DURING CONSTRUCTION

NOT TO SCALE




PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

REVISIONS:

CLIENT INFORMATION:

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60 GREGORY ROAD
BELVILLE, NC 28451

PARAMOUNTE
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NC License #: C-2846

PRELIMINARY PLAN
TREE REMOVAL PLAN
THE OAKS AT MURRAY FARM
NEW HANOVER COUNTY
NORTH CAROLINA

PROJECT STATUS

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

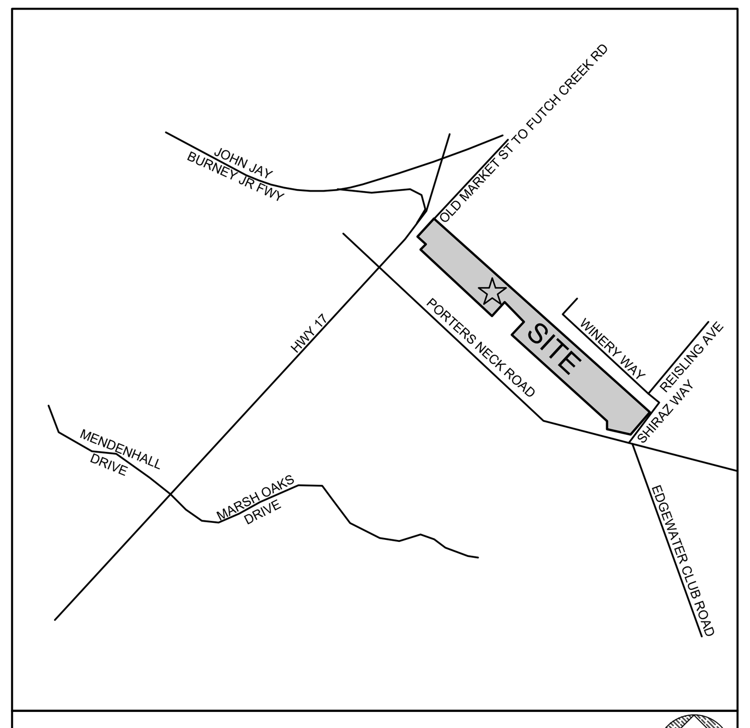
DRAWING INFORMATION

| | |
|---|---|
| DATE: | 09.09.20 |
| SCALE: | 1" = 100' |
| DESIGNED: | AHE |
| DRAWN: | JRC |
| CHECKED: | AHE |

SEAL

P-1.0

PEI JOB#: 19305.PE




VICINITY MAP
NOT TO SCALE

## SITE DATA

| | |
|---|---|
| OWNER | MURRAY FARM DEVELOPERS, LLC<br>60 GREGORY ROAD, SUITE 1<br>BELVILLE, NC 28451 |
| TOTAL SITE ACREAGE: | ± 52.39 ACRES |
| PROPERTY PINS: | R02900-004-007-000, R02900-004-008-000,<br>R02900-004-019-000, R02900-004-009-000,<br>R03700-001-007-000, R03700-001-006-000,<br>R02900-004-010-000, R02900-004-010-001,<br>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

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| APARTMENTS: | 204 UNITS |
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### DIMENSIONAL REQUIREMENTS

| | SINGLE FAMILY | MULTI-FAMILY |
|---|---|---|
| PERIMETER SETBACK: | 20' | 20' |
| FRONT SETBACK: | 20' | 35' |
| REAR SETBACK: | 15' | 25' |
| SIDE SETBACK: | 5' INTERIOR<br>10' SIDE STREET | 20' INTERIOR<br>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.

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

### DEDICATED OPEN SPACE CALCULATIONS:

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

### WETLAND NOTES

1. THERE ARE WETALDNS ON THE PROPERTY. REFERENCE ENVIRONMENTAL CONSULTANT'S MAPPING FOR LOCATIONS AS APPROVED BY USACE & DWR WETLAND JD APPROVAL.
2. THE PROPOSED DESIGN INCLUDES APPROXIMATELY $\frac{1}{2}$ ACRE OF IMPACTS.

## 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. SEE CONDITIONS OF APPROVAL NOTE # 3 BELOW.

### 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:

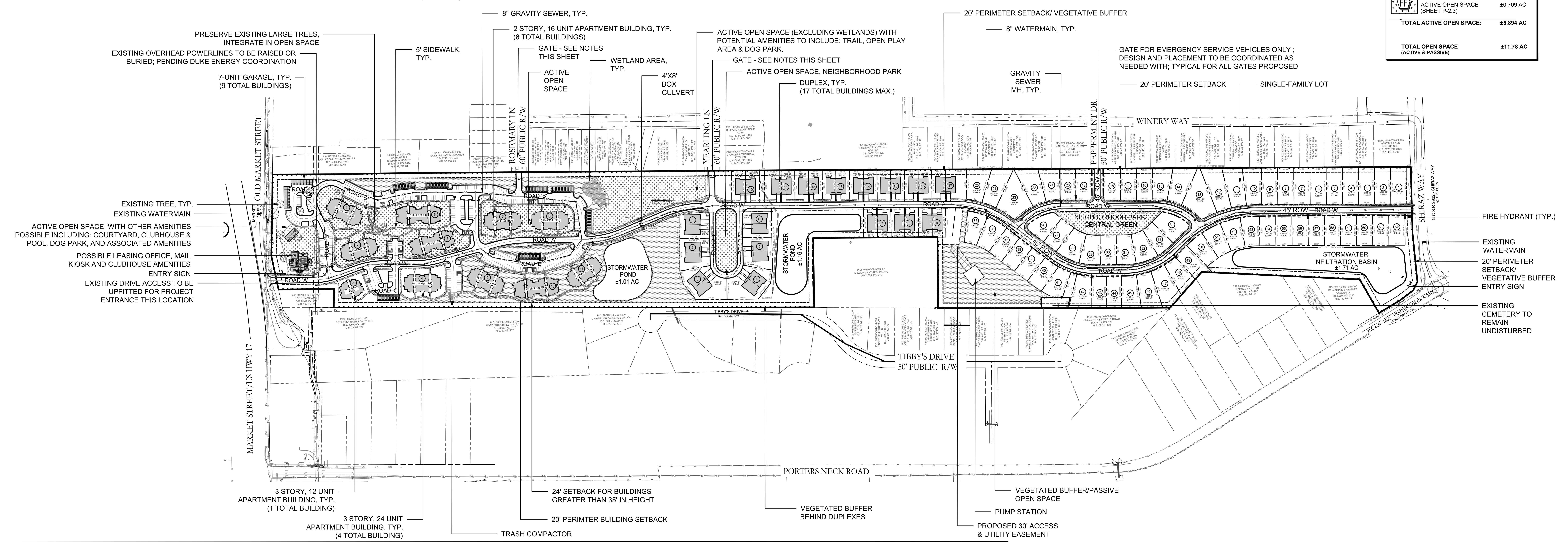
1. THE PROJECT'S STORMWATER FACILITIES MUST BE DESIGNED TO ACCOMMODATE A 100-STORM EVENT (AS DETERMINED BY NEW HANOVER COUNTY)
2. AS PROPOSED AND AGREED TO BY THE APPLICANT, AN ADDITIONAL WESTBOUND RIGHT TURN LANE SHALL BE INSTALLED ON FUTCH CREEK ROAD/MARKET STREET AT ITS INTERSECTION WITH US 17. INSTALLATION 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.

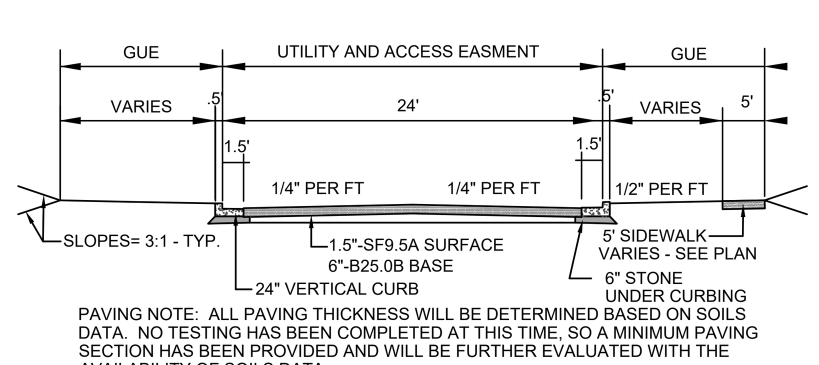
### LEGEND

- = 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 KEY

| | | |
|---|---|---|
| 1 | PASSIVE OPEN SPACE (SHEET P-2.1) | ±0.537 AC |
| 2 | PASSIVE OPEN SPACE (SHEET P-2.1) | ±0.492 AC |
| 3 | PASSIVE OPEN SPACE (SHEET P-2.1) | ±0.290 AC |
| 4 | PASSIVE OPEN SPACE (SHEETS P-2.1 - P-2.2) | ±3.140. AC |
| 5 | PASSIVE OPEN SPACE (SHEETS P-2.2 -P-2.3) | ±1.435AC |
| | **TOTAL PASSIVE & WETLAND AREA:** | **±5.894 AC** |
| AA | ACTIVE OPEN SPACE (SHEET P-2.1) | ±0.627 AC |
| BB | ACTIVE OPEN SPACE (SHEET P-2.1) | ±1.809 AC |
| CC | ACTIVE OPEN SPACE (SHEET P-2.1) | ±0.848 AC |
| DD | ACTIVE OPEN SPACE (SHEET P-2.1/P-2.2) | ±1.438 AC |
| EE | ACTIVE OPEN SPACE (SHEET P-2.2) | ±0.463 AC |
| FF | ACTIVE OPEN SPACE (SHEET P-2.3) | ±0.709 AC |
| | **TOTAL ACTIVE OPEN SPACE:** | **±5.894 AC** |
| | **TOTAL OPEN SPACE (ACTIVE & PASSIVE)** | **±11.78 AC** |

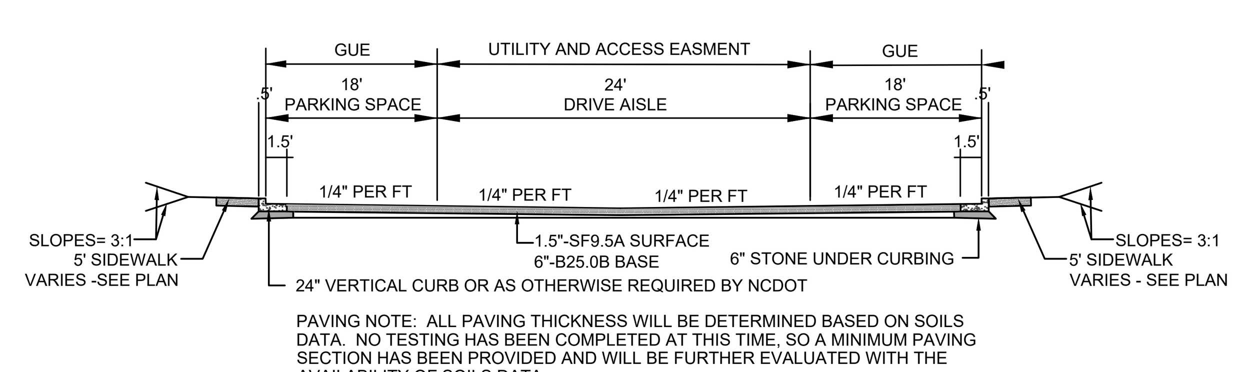



PAVING NOTE: ALL PAVING THICKNESS WILL BE DETERMINED BASED ON SOILS DATA. NO TESTING HAS BEEN COMPLETED AT THIS TIME, SO A MINIMUM PAVING SECTION HAS BEEN PROVIDED AND WILL BE FURTHER EVALUATED WITH THE AVAILABILITY OF SOILS DATA.

REFERENCE PROJECT ROAD NOTES THIS SHEET FOR ADDITIONAL INFORMATION.

**TYPICAL 24' PRIVATE DRIVE CROSS SECTION**
NOT TO SCALE

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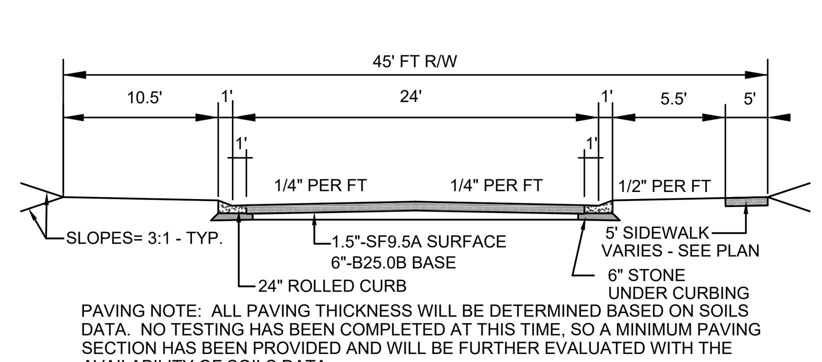
REFERENCE PROJECT ROAD NOTES THIS SHEET FOR ADDITIONAL INFORMATION.

**24' PRIVATE DRIVE WITH PARKING 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.

**45' PRIVATE ROW ROAD (ROAD 'A') CROSS SECTION**
NOT TO SCALE

NORTH

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

PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

REVISIONS:

CLIENT INFORMATION:
MURRAY FARM DEVELOPERS, LLC
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
# OVERALL SITE PLAN
THE OAKS AT MURRAY FARM
NEW HANOVER COUNTY
NORTH CAROLINA

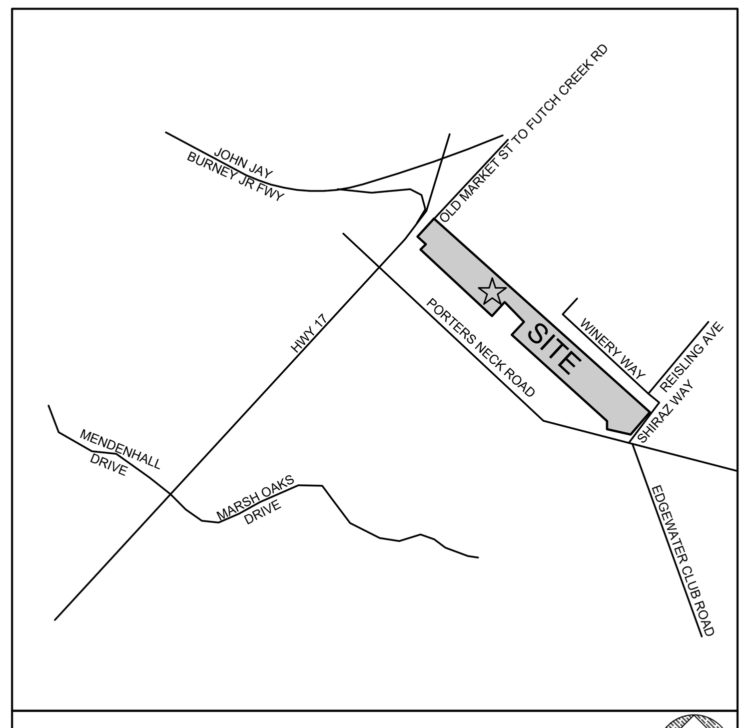
PROJECT STATUS
CONCEPTUAL LAYOUT:
PRELIMINARY LAYOUT:
FINAL DESIGN:
RELEASED FOR CONST.:

DRAWING INFORMATION
DATE: 09/09/20
SCALE: 1" = 200'
DESIGNED: RPB
DRAWN: RPB
CHECKED: RPB

SEAL

P-2.0

PEI JOB#: 19305.PE




VICINITY MAP
NOT TO SCALE

## SITE DATA

| | |
|---|---|
| OWNER | MURRAY FARM DEVELOPERS, LLC<br>60 GREGORY ROAD, SUITE 1<br>BELVILLE, NC 28451 |
| TOTAL SITE ACREAGE: | ± 52.39 ACRES |
| PROPERTY PINS: | R02900-004-007-000, R02900-004-008-000,<br>R02900-004-019-000, R02900-004-009-000,<br>R03700-001-007-000, R03700-001-006-000,<br>R02900-004-010-000, R02900-004-010-001,<br>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

| | |
|---|---|
| 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<br>10' SIDE STREET | 20' INTERIOR<br>30' SIDE STREET |

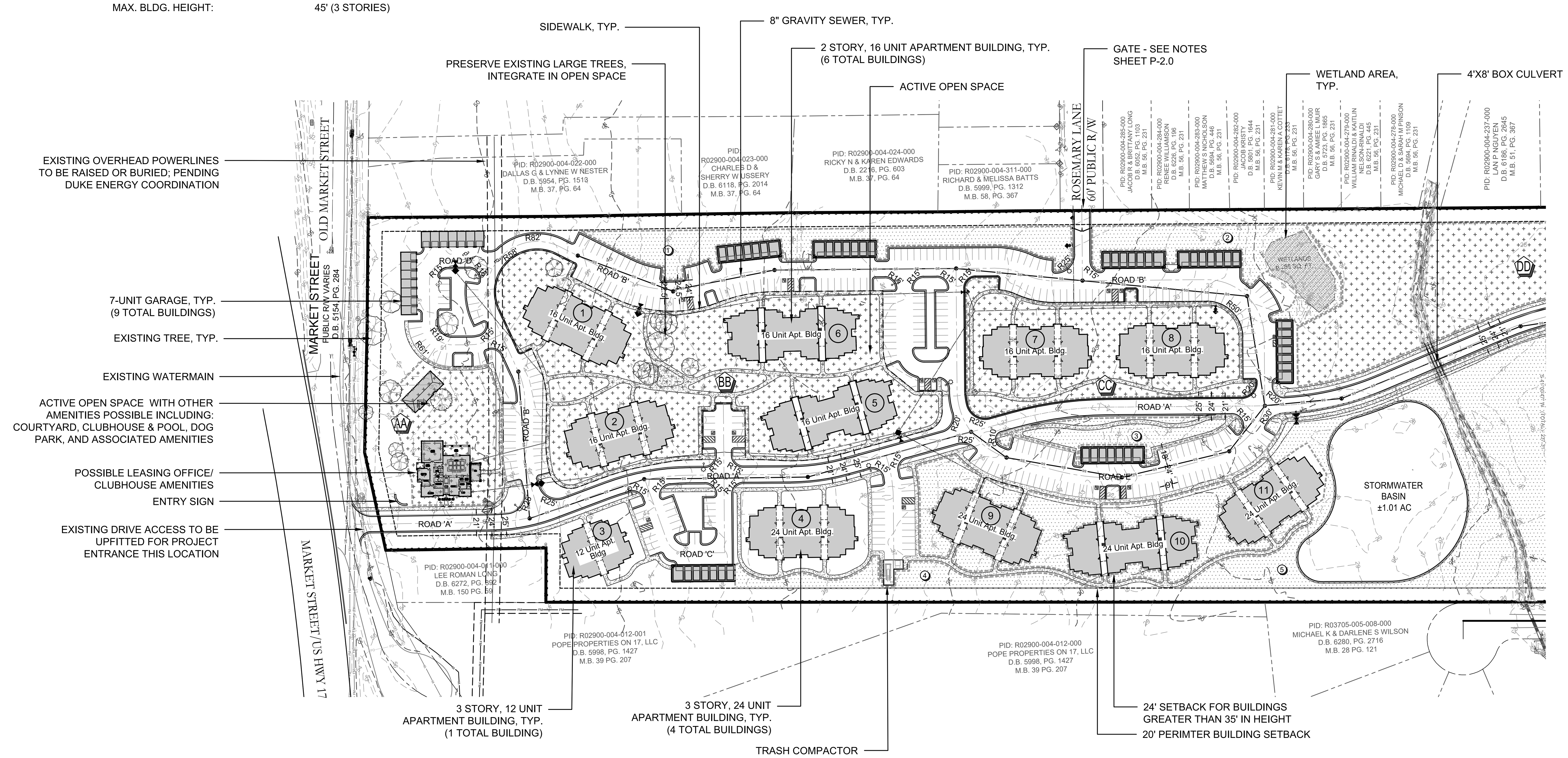
| | |
|---|---|
| BUILDING SEPARATION: | |
| SINGLE FAMILY: | 10' |
| SINGLE FAM. & DUPLEX: | 20' |
| OTHER DWELLINGS: | 20' |
| MINIMUM LOT SIZE: | N/A |
| MAX. BLDG. HEIGHT: | 45' (3 STORIES) |

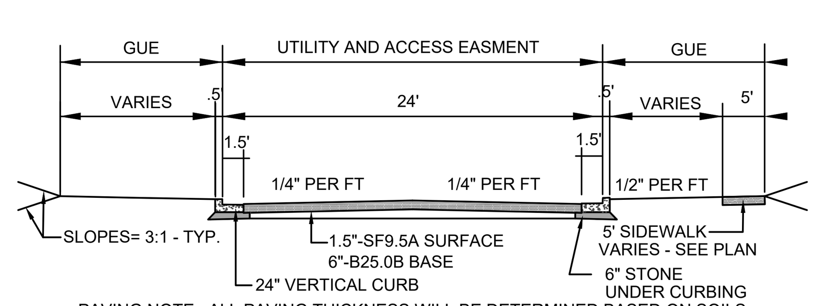
## LEGEND

= 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 KEY

| | | |
|---|---|---|
| 1 | PASSIVE OPEN SPACE (SHEET P-2.1) | ±0.537 AC |
| 2 | PASSIVE OPEN SPACE (SHEET P-2.1) | ±0.492 AC |
| 3 | PASSIVE OPEN SPACE (SHEET P-2.1) | ±0.290 AC |
| 4 | PASSIVE OPEN SPACE (SHEETS P-2.1 - P-2.2) | ±3.140. AC |
| 5 | PASSIVE OPEN SPACE (SHEETS P-2.2 - P-2.3) | ±1.435AC |
| | **TOTAL PASSIVE & WETLAND AREA:** | **±5.894 AC** |
| AA | ACTIVE OPEN SPACE (SHEET P-2.1) | ±0.627 AC |
| BB | ACTIVE OPEN SPACE (SHEET P-2.1) | ±1.809 AC |
| CC | ACTIVE OPEN SPACE (SHEET P-2.1) | ±0.848 AC |
| DD | ACTIVE OPEN SPACE (SHEET P-2.1/P-2.2) | ±1.438 AC |
| EE | ACTIVE OPEN SPACE (SHEET P-2.2) | ±0.463 AC |
| FF | ACTIVE OPEN SPACE (SHEET P-2.3) | ±0.709 AC |
| | **TOTAL ACTIVE OPEN SPACE:** | **±5.894 AC** |
| | **TOTAL OPEN SPACE (ACTIVE & PASSIVE)** | **±11.78 AC** |

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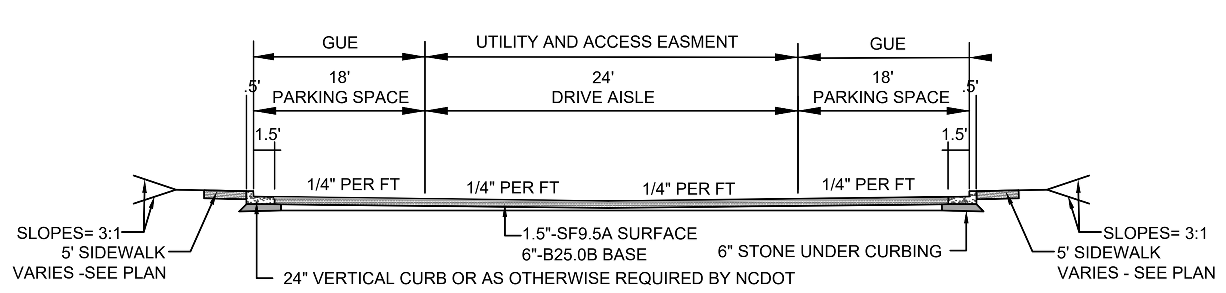
REFERENCE PROJECT ROAD NOTES THIS SHEET FOR ADDITIONAL INFORMATION.

**TYPICAL 24' PRIVATE DRIVE CROSS SECTION**
NOT TO SCALE

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**24' PRIVATE DRIVE WITH PARKING CROSS SECTION**
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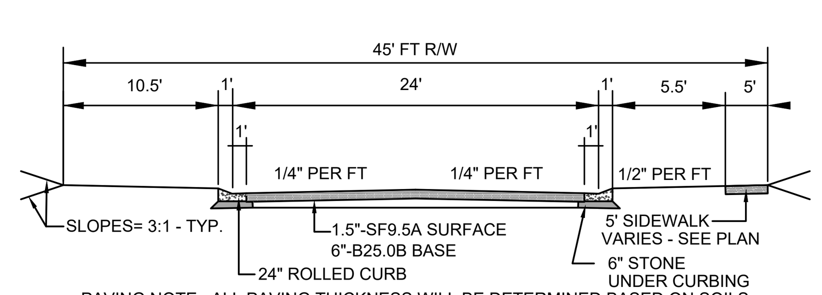


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REFERENCE PROJECT ROAD NOTES THIS SHEET FOR ADDITIONAL INFORMATION.

**45' PRIVATE ROW ROAD (ROAD 'A') CROSS SECTION**
NOT TO SCALE

PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

REVISIONS:

CLIENT INFORMATION:
MURRAY FARM DEVELOPERS, LLC
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
APARTMENT SITE PLAN
THE OAKS AT MURRAY FARM
NEW HANOVER COUNTY
NORTH CAROLINA

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

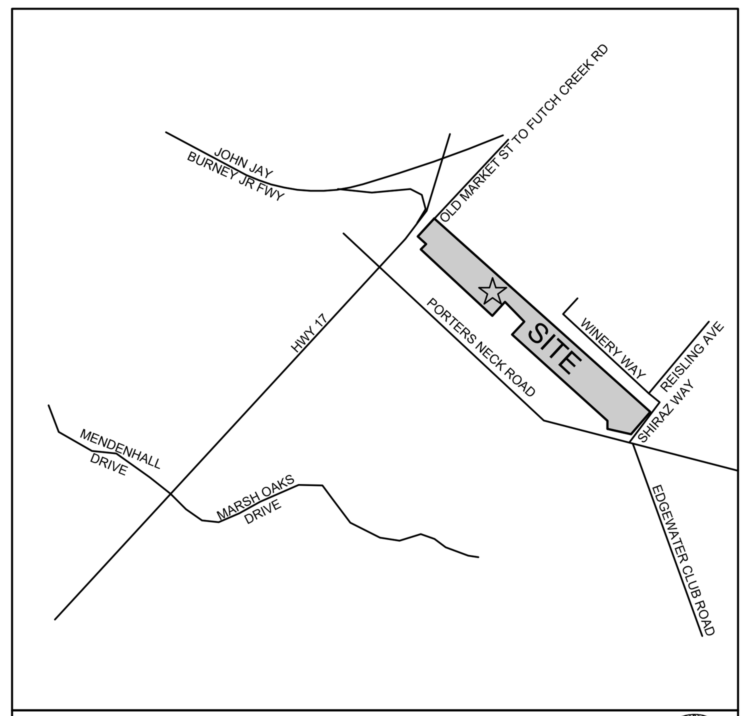
DRAWING INFORMATION

| | |
|---|---|
| DATE: | 02/16/06 |
| SCALE: | 1" = 100' |
| DESIGNED: | RPB |
| DRAWN: | RPB |
| CHECKED: | RPB |

SEAL

P-2.1

PEI JOB#: 19305.PE




VICINITY MAP
NOT TO SCALE

## SITE DATA

| | |
|---|---|
| OWNER | MURRAY FARM DEVELOPERS, LLC<br>60 GREGORY ROAD, SUITE 1<br>BELVILLE, NC 28451 |
| TOTAL SITE ACREAGE: | ± 52.39 ACRES |
| PROPERTY PINS: | R02900-004-007-000, R02900-004-008-000,<br>R02900-004-019-000, R02900-004-009-000,<br>R03700-001-007-000, R03700-001-006-000,<br>R02900-004-010-000, R02900-004-010-001,<br>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

| | |
|---|---|
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| APARTMENTS: | 204 UNITS |
| (4) 24-UNIT BUILDINGS | |
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## DIMENSIONAL REQUIREMENTS

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| REAR SETBACK: | 15' | 25' |
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| | |
|---|---|
| BUILDING SEPARATION: | |
| SINGLE FAMILY: | 10' |
| SINGLE FAM. & DUPLEX: | 20' |
| OTHER DWELLINGS: | 20' |
| MINIMUM LOT SIZE: | N/A |
| MAX. BLDG. HEIGHT: | 45' (3 STORIES) |

## 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 KEY

| | | |
|---|---|---|
| 1 | PASSIVE OPEN SPACE (SHEET P-2.1) | ±0.537 AC |
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| 5 | PASSIVE OPEN SPACE (SHEETS P-2.2 - P-2.3) | ±1.435AC |
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| EE | ACTIVE OPEN SPACE (SHEET P-2.2) | ±0.463 AC |
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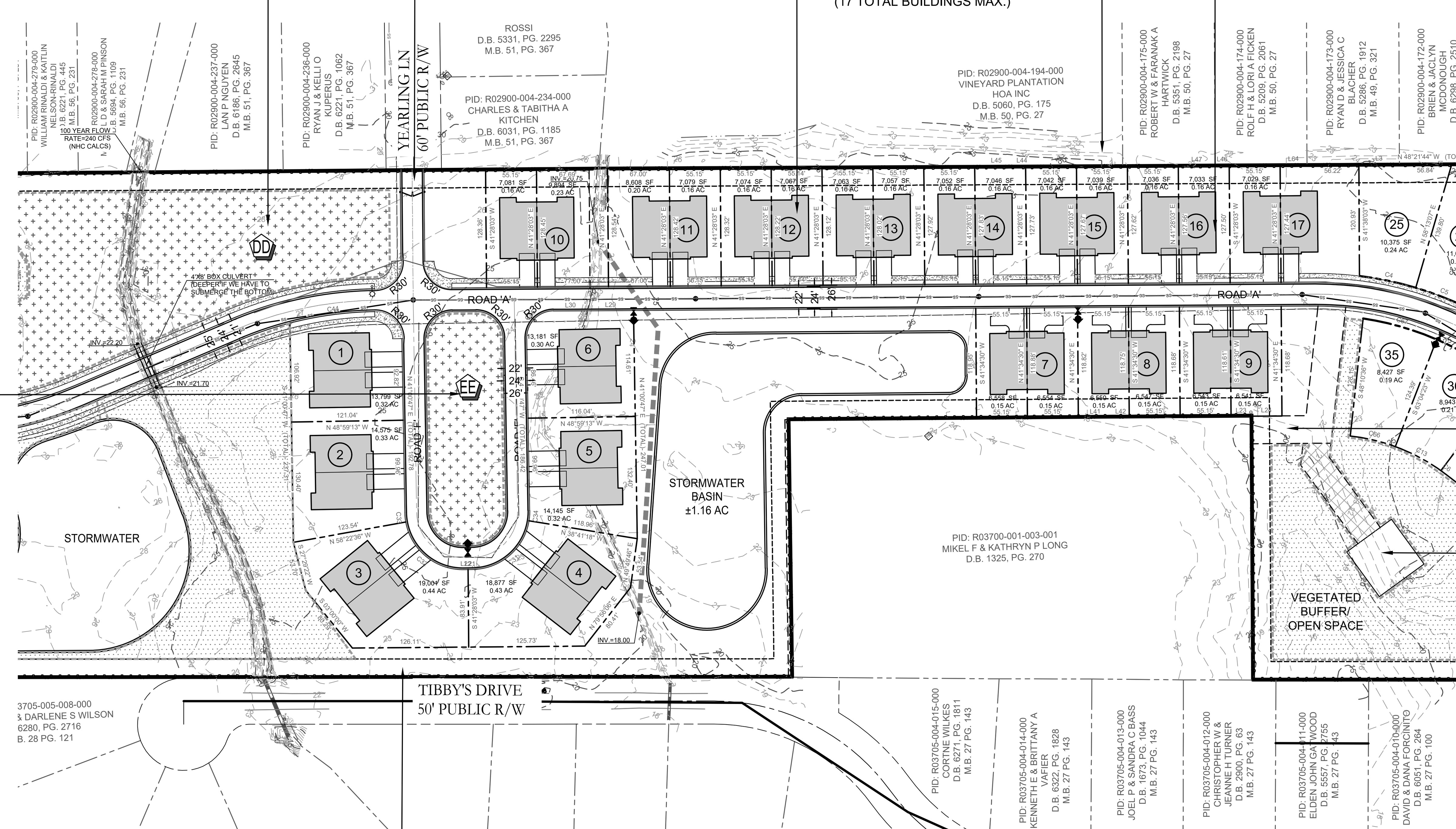
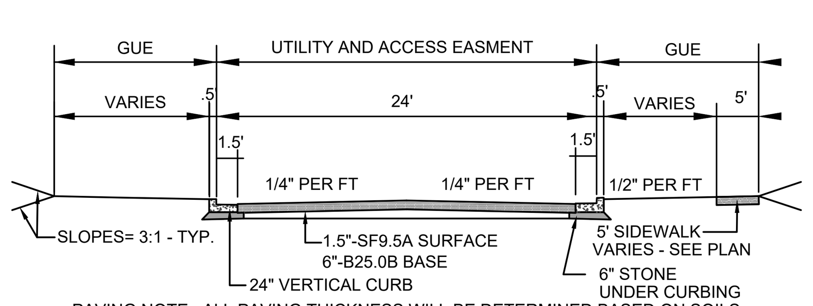
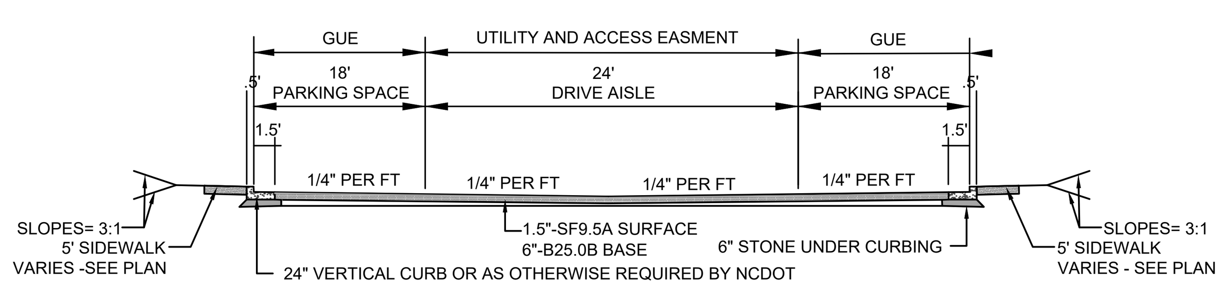



PAVING NOTE: ALL PAVING THICKNESS WILL BE DETERMINED BASED ON SOILS DATA. NO TESTING HAS BEEN COMPLETED AT THIS TIME, SO A MINIMUM PAVING SECTION HAS BEEN PROVIDED AND WILL BE FURTHER EVALUATED WITH THE AVAILABILITY OF SOILS DATA.

REFERENCE PROJECT ROAD NOTES THIS SHEET FOR ADDITIONAL INFORMATION.

**TYPICAL 24' PRIVATE DRIVE CROSS SECTION**
NOT TO SCALE

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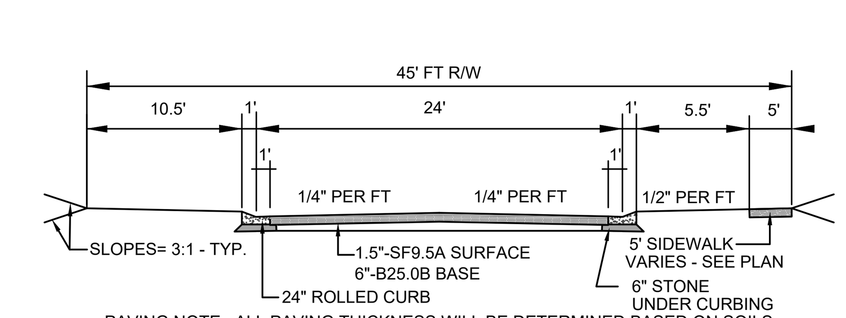
REFERENCE PROJECT ROAD NOTES THIS SHEET FOR ADDITIONAL INFORMATION.

**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 (ROAD 'A') CROSS SECTION**
NOT TO SCALE

NORTH

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

PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

REVISIONS:

CLIENT INFORMATION:
MURRAY FARM DEVELOPERS, LLC
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
THE OAKS AT MURRAY FARM
NEW HANOVER COUNTY
NORTH CAROLINA

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

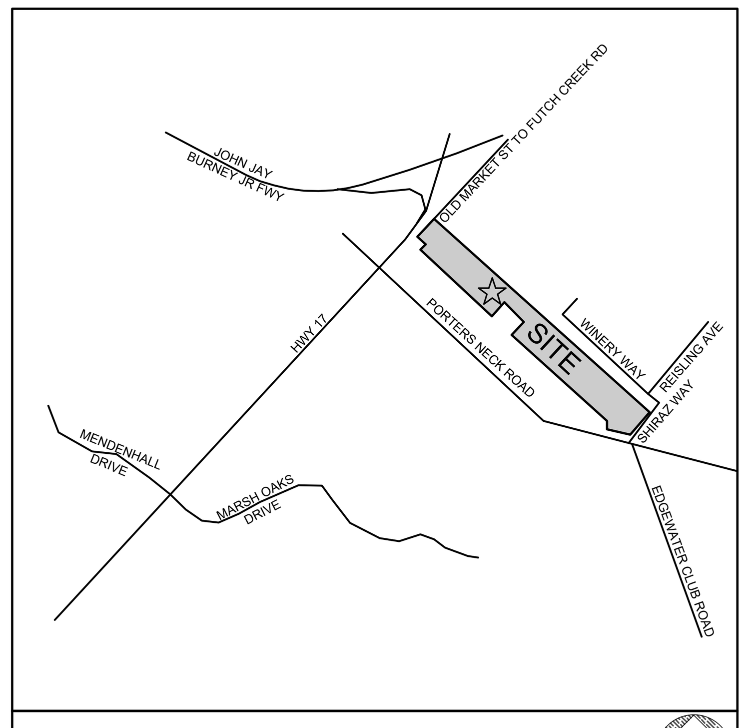
DRAWING INFORMATION

| | |
|---|---|
| DATE: | 09/09/20 |
| SCALE: | 1" = 100' |
| DESIGNED: | RPB |
| DRAWN: | RPB |
| CHECKED: | RPB |

SEAL

P-2.2

PEI JOB#: 19305.PE




VICINITY MAP
NOT TO SCALE
NORTH

## SITE DATA

| | |
|---|---|
| OWNER | MURRAY FARM DEVELOPERS, LLC<br>60 GREGORY ROAD, SUITE 1<br>BELVILLE, NC 28451 |
| TOTAL SITE ACREAGE: | ± 52.39 ACRES |
| PROPERTY PINS: | R02900-004-007-000, R02900-004-008-000,<br>R02900-004-019-000, R02900-004-009-000,<br>R03700-001-007-000, R03700-001-006-000,<br>R02900-004-010-000, R02900-004-010-001,<br>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

| | |
|---|---|
| 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<br>10' SIDE STREET | 20' INTERIOR<br>30' SIDE STREET |

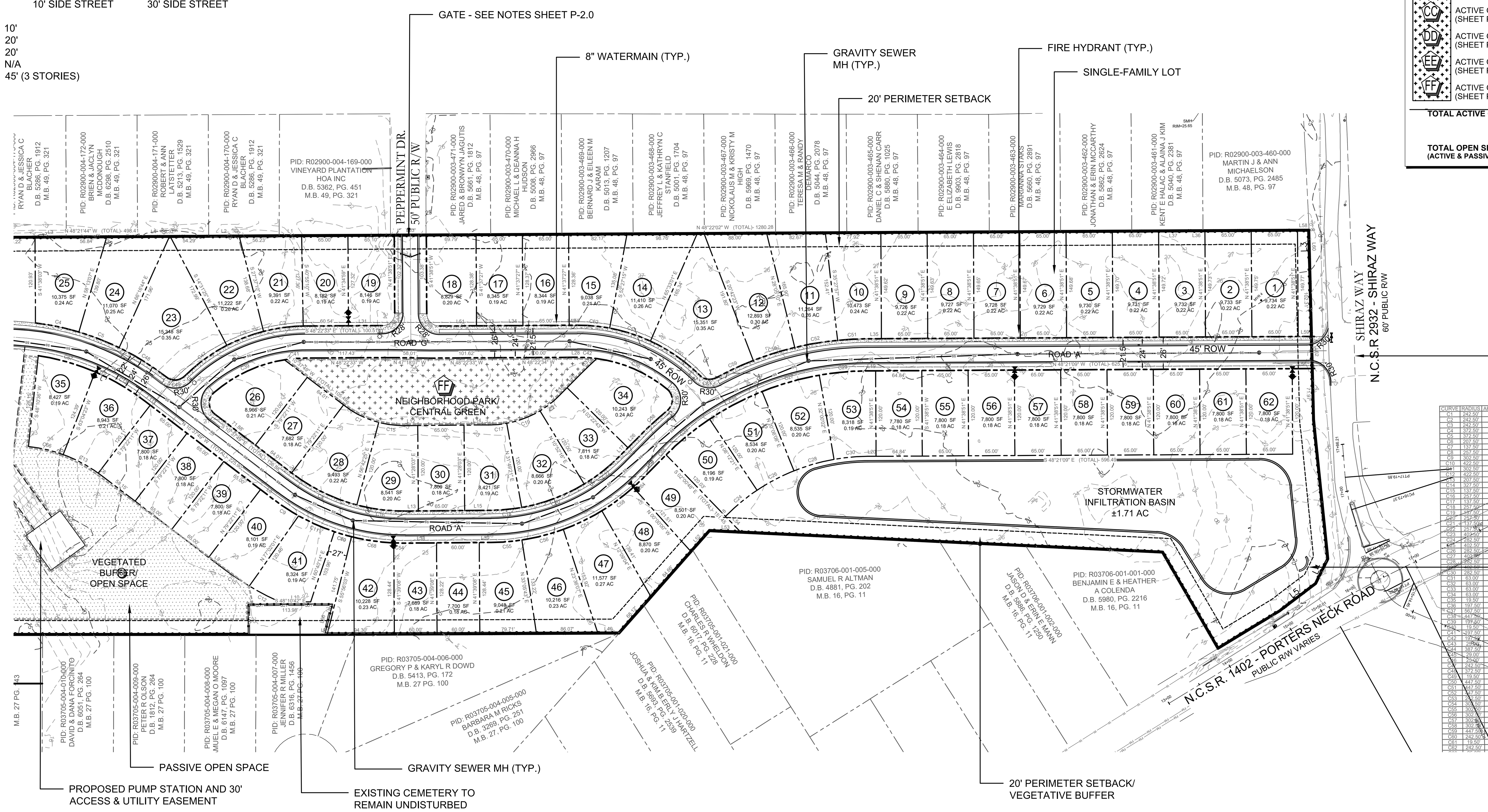
| | |
|---|---|
| BUILDING SEPARATION: | |
| SINGLE FAMILY: | 10' |
| SINGLE FAM. & DUPLEX: | 20' |
| OTHER DWELLINGS: | 20' |
| MINIMUM LOT SIZE: | N/A |
| MAX. BLDG. HEIGHT: | 45' (3 STORIES) |

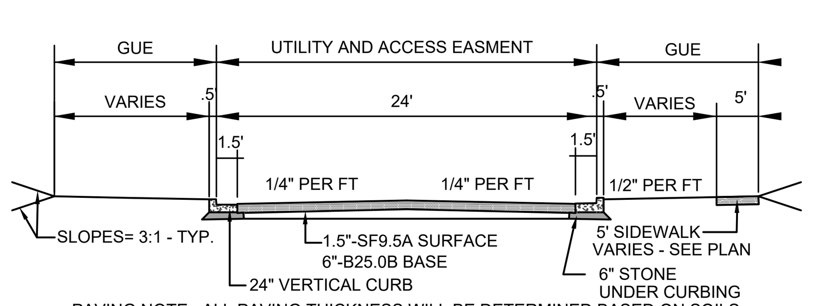
## LEGEND

- = 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 KEY

| | | |
|---|---|---|
| 1 | PASSIVE OPEN SPACE (SHEET P-2.1) | ±0.537 AC |
| 2 | PASSIVE OPEN SPACE (SHEET P-2.1) | ±0.492 AC |
| 3 | PASSIVE OPEN SPACE (SHEET P-2.1) | ±0.290 AC |
| 4 | PASSIVE OPEN SPACE (SHEETS P-2.1 - P-2.2) | ±3.140. AC |
| 5 | PASSIVE OPEN SPACE (SHEETS P-2.2 - P-2.3) | ±1.435AC |
| | **TOTAL PASSIVE & WETLAND AREA:** | **±5.894 AC** |
| AA | ACTIVE OPEN SPACE (SHEET P-2.1) | ±0.627 AC |
| BB | ACTIVE OPEN SPACE (SHEET P-2.1) | ±1.809 AC |
| CC | ACTIVE OPEN SPACE (SHEET P-2.1) | ±0.848 AC |
| DD | ACTIVE OPEN SPACE (SHEET P-2.1/P-2.2) | ±1.438 AC |
| EE | ACTIVE OPEN SPACE (SHEET P-2.2) | ±0.463 AC |
| FF | ACTIVE OPEN SPACE (SHEET P-2.3) | ±0.709 AC |
| | **TOTAL ACTIVE OPEN SPACE:** | **±5.894 AC** |
| | **TOTAL OPEN SPACE (ACTIVE & PASSIVE)** | **±11.78 AC** |



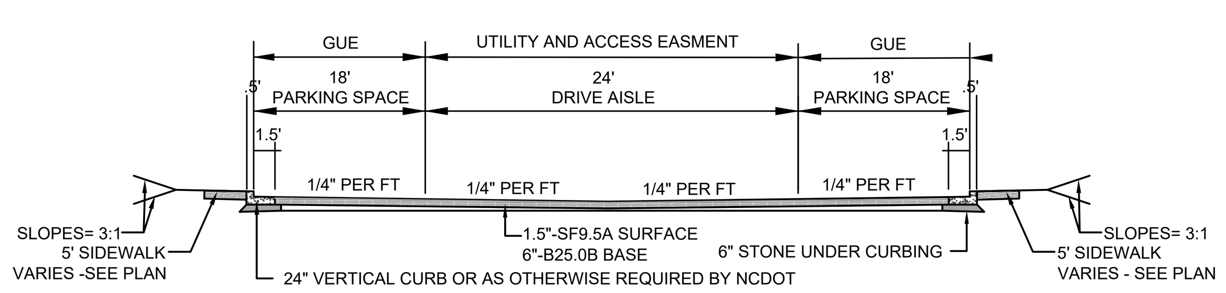




PAVING NOTE: ALL PAVING THICKNESS WILL BE DETERMINED BASED ON SOILS DATA. NO TESTING HAS BEEN COMPLETED AT THIS TIME, SO A MINIMUM PAVING SECTION HAS BEEN PROVIDED AND WILL BE FURTHER EVALUATED WITH THE AVAILABILITY OF SOILS DATA.

REFERENCE PROJECT ROAD NOTES THIS SHEET FOR ADDITIONAL INFORMATION.

### TYPICAL 24' PRIVATE DRIVE CROSS SECTION

NOT TO SCALE

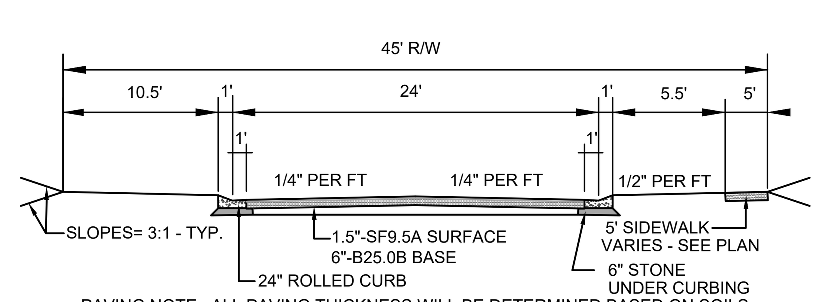



PAVING NOTE: ALL PAVING THICKNESS WILL BE DETERMINED BASED ON SOILS DATA. NO TESTING HAS BEEN COMPLETED AT THIS TIME, SO A MINIMUM PAVING SECTION HAS BEEN PROVIDED AND WILL BE FURTHER EVALUATED WITH THE AVAILABILITY OF SOILS DATA.

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 (ROAD 'A') CROSS SECTION

NOT TO SCALE

NORTH

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

PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

REVISIONS:

CLIENT INFORMATION:
MURRAY FARM DEVELOPERS, LLC
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
# SINGLE FAMILY SITE PLAN
THE OAKS AT MURRAY FARM
NEW HANOVER COUNTY
NORTH CAROLINA

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

DRAWING INFORMATION
DATE: 09/09/20
SCALE: 1" = 100'
DESIGNED: RPB
DRAWN: RPB
CHECKED: RPB

SEAL

P-2.3

PEI JOB#: 19305.PE