

N.C. 119 EXPANSION AND RELOCATION PLANS SHOWN ARE PER NCDOT WEBSITE DESIGN HEARING PLANS AND ARE NOT FINAL. THE PROJECT WILL COORDINATE THE ACCESS ON TO N.C. 119 WITH THE FINAL DESIGN PLANS AND NCDOT AND TOWN OF MEBANE REQUIREMENTS AND STANDARDS.

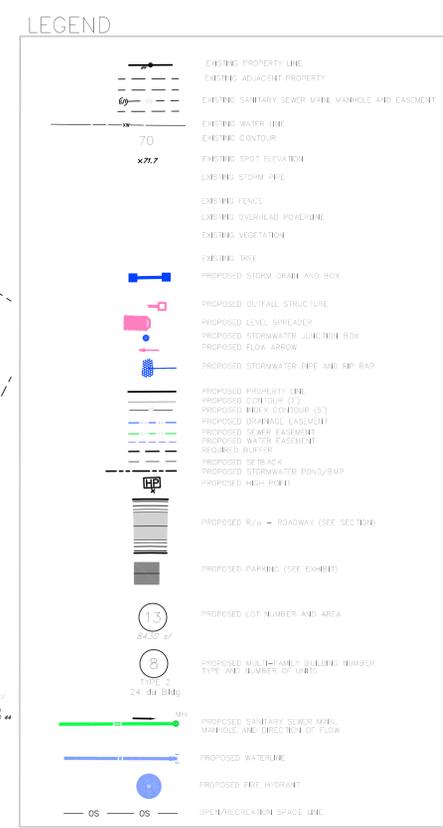
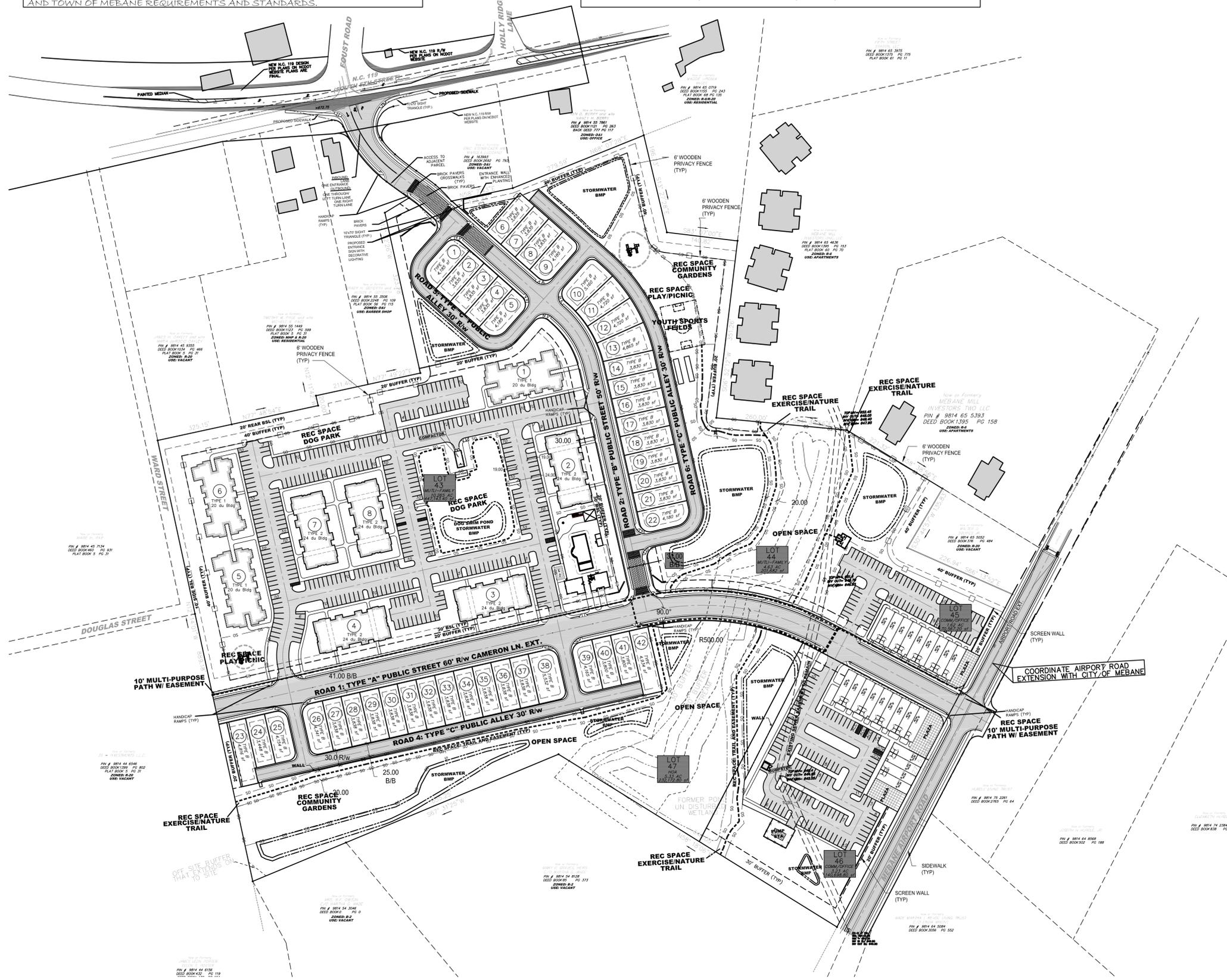
IMPROVEMENTS TO ADJACENT ROADS AND INTERSECTIONS SHALL COMPLY WITH THE APPROVED RECOMMENDATIONS AS INDICATED IN THE TRAFFIC IMPACT ANALYSIS PERFORMED BY RAMEY KEMP AND ASSOCIATES

SEE SHEETS 4 & 5 OF 8 FOR CALCULATIONS AND STANDARDS

SITE CALCULATION TABLE PER APPENDIX A:	
ACREAGE OF TOTAL TRACT:	34.485 Ac.
ACREAGE IN PUBLIC OPEN SPACE:	1.49 Ac.
TOTAL NUMBER OF LOTS PROPOSED:	47
LINEAR FEET IN ROADS:	5393 LF.
AREA IN NEWLY DEDICATED RIGHT OF WAY:	5.10 Ac.

**PROJECT ENTRANCE NOTE:**  
PROJECT ENTRANCE ONTO N.C. 119 SHALL COMPLY WITH SECTION 7.6.5.F.12 THE PLAN INDICATES ALTERNATIVE BRICK PAVING AND A GROUND MOUNTED SUBDIVISION NAME MARK. WILL COMPLY WITH SECTION 6.5.B. AND DECORATIVE LIGHTING. FINAL DESIGN AND DETAILS SHALL BE SUBMITTED FOR APPROVAL WITH THE PRELIMINARY PLAT OF THE PROJECT.

**LIGHTING NOTE:**  
LIGHTING FOR THE PROJECT WILL BE PROVIDED VIA A FIXTURE MOUNTED ON 18" DECORATIVE POLES AND SHALL MEET THE REQUIREMENTS OF SECTION 6-5 OF THE UDO. LIGHTING PLANS SHALL BE SUBMITTED TO THE CITY OF MEBANE FOR REVIEW AND APPROVAL.



**ABBREVIATIONS:**

- ABC: AGGREGATE BASE COURSE
- AC: ACRE(S)
- BMP: BEST MANAGEMENT PRACTICE
- CI: CURB INLET
- DI: DROP INLET
- DIP: DUCTILE IRON PIPE
- EL: ELEVATION
- HP: HIGH POINT
- IPF: IRON PIN FOUND
- MAX: MAXIMUM
- MH: MANHOLE
- MIN: MINIMUM
- PSI: POUNDS PER SQUARE INCH
- R/W: RIGHT OF WAY
- RCF: REINFORCE CONCRETE PIPE
- SF: SQUARE FEET
- SS: SANITARY SEWER
- STORM: STORMWATER
- TYP: TYPICAL
- W: WATER

SUBJECT TO REGULATORY AGENCY REVIEW AND APPROVAL

SCALE: 1"=100' 100' 50' 0' 100'

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MASTER PLAN  
PLANNED UNIT DEVELOPMENT  
**MOGEE FARM**  
CITY OF MEBANE, NORTH CAROLINA

PROJECT #:	PER TRC COMMENTS	02/01/16
DATE:	MASTER PLAN REV.	07/01/16
SCALE:		
DESIGN/DRAWN:		
CHECKED:	JAS/025	

SHEET NUMBER:  
**3**  
OF:  
**10**

Professional Engineer Seal: NORTH CAROLINA, No. 1829, JAMES ANDREW SMITH  
Professional Surveyor Seal: NORTH CAROLINA, No. 455, JAMES ANDREW SMITH

North Arrow pointing up and slightly right.

**PROPOSED USE STANDARDS AND CONDITIONS:**

PROPOSED USE:	MINIMUM LOT AREA (SF):	MINIMUM LOT WIDTH (FT):	MIN. FRONT YARD SETBACK (FT):	MIN. SECOND STREET SETBACK (FT):	MIN. INTERIOR SIDE YARD SETBACK (FT):	MIN. REAR SETBACK (FT):	MIN. MAXIMUM BUILDING HEIGHT (FT):	MAXIMUM LOT COVERAGE:	TYPICAL LOT DIMENSIONS****	
									INTERIOR	STREET END
SINGLE FAMILY	6,000	50'	20'	10'	5'	10'	35'	57%	50' X 120'	58' X 120'
TYPE A LOT					MINIMUM 10' BETWEEN STRUCTURES					
TYPE B LOT	3,800	38'	10'	10'	MINIMUM 10' BETWEEN STRUCTURES	10'	35'	57%	38' X 99'	43' X 99'
MULTI-FAMILY (R-6)	8,000 SF FOR 1ST 2 DU 3,100 SF FOR EACH ADDITIONAL	85'	30'	30'	10' MIN SIDE SETBACK 30' MIN BETWEEN BLDGS	20'	55'	40%	N/A	N/A
TOWN CENTER (B-2)	6,000	50'	0"	0"	5'	30'	70'	N/A	N/A	N/A

\* NO SETBACK IS REQUIRED IN THE TOWN CENTER AREA TO ALLOW THE BUILDINGS AND PLAZAS TO ADDRESS THE STREET AND TO PROVIDE A WALKABLE ENVIRONMENT  
 \*\* THE LOT FRONTAGE MAY BE REDUCED TO 30' ON A CUL-DE-SAC  
 \*\*\* LOTS MAY EXTEND TO THE BOUNDARY OF THE PROPERTY. THE REAR OR SIDE SETBACK SHALL BE EITHER THE STATED DISTANCE OR THE REQUIRED BUFFER, WHICHEVER IS GREATER.  
 \*\*\*\* LOT DIMENSIONS VARY BY CONDITIONS. TYPICAL DIMENSIONS DO NOT APPLY TO ALL LOTS

**PROJECT AREA BREAK DOWN:**

AREA USES:	+	-	Ac	Du	Percentage of Project
TOTAL PROJECT AREA:			34.485		
MULTI-FAMILY (MF):**	+/-		13.275	180	38.49%
SINGLE FAMILY SMALL LOT (SF):	+/-		11.17	42	32.39%
COMMERCIAL/OFFICE:	+/-		4.94	N/a	14.33%
RIGHT OF WAYS (R/W):	+/-		5.1	N/a	14.79%
TOTAL:	+/-		34.485		100.00%

\* ALL USE AREAS INCLUDE PORTIONS OF THE AREAS TO BE DESIGNATED PRIVATE COMMON OPEN SPACE AND PUBLIC / PRIVATE RECREATION SPACE. OPEN SPACE AND RECREATION ARE FURTHER DEFINED BELOW AND VIA GRAPHICS ON THE PLAN.  
 \*\* THE PROJECT PROPOSES 180 MF DWELLING UNITS (DU) WHICH PER ORDINANCE REQUIRES 8,000 SF FOR THE FIRST TWO UNITS (8,000 SF) AND \$51,800 FOR THE REMAINDER OF THE PROPOSED UNITS (178 X 3,100 SF). THIS RESULTS IN 559,800 SF OR +/- 12.85 AC.

**OPEN SPACE REQUIREMENTS:**

SINGLE FAMILY USES***	UNITS	SINGLE FAMILY AREA (SF) REDUCED BELOW R-6 STANDARDS	OPEN SPACE REQUIRED	UNIT
SINGLE FAMILY SMALL LOT	42	2200	2.12	Ac
MULTI-FAMILY				
APARTMENTS	180	1000	4.13	Ac
NON-RESIDENTIAL				
COMMERCIAL/OFFICE	4.94 AC	15%	0.74	Ac
<b>TOTAL REQUIRED OPEN SPACE</b>			<b>6.99</b>	<b>Ac</b>

**OPEN SPACE PROVIDED\*\*\*\***

BUFFERS:	2.05	Ac
DRAINAGE	3.84	Ac
GENERAL	0.07	Ac
RESOURCE PROTECTION	2.67	Ac
<b>TOTAL OPEN SPACE PROVIDED</b>	<b>8.63</b>	<b>Ac</b>

SINGLE FAMILY OPEN SPACE PORTION WITH 6,000 SF LOTS (R-6) USED A BASE SIZE  
 \*\*\*\*\* BUFFERS IN THE SINGLE FAMILY LOTS ARE NOT COUNTED TOWARDS THE OPEN SPACE CALCULATION AS THEY ARE IN PRIVATE LOTS.

**PUBLIC RECREATION SPACE REQUIREMENTS:** Per section 6-7.1

TOTAL NUMBER OF PROPOSED SINGLE FAMILY LOTS	ACRES PER DU	RECREATION REQUIRED	UNIT
42	0.0285714	1.20	Ac

**PRIVATE RECREATION SPACE:** Per section 6-7.2.C

TOTAL NUMBER OF MULTI-FAMILY UNITS	AREA PER UNIT (SF)	RECREATION AC REQUIRED	UNIT
180	750	3.10	Ac

**TOTAL PUBLIC/PRIVATE RECREATION SPACE REQUIRED: (Ac)** **4.30**

**RECREATION AREA PROVIDED:**

RECREATION SPACE TYPE:	AREA (Ac)	PUBLIC/PRIVATE	NOTES
CITY MULTI USE EASEMENT:	0.16	Public	5' ADDITIONAL FEET ALONG CAMERON LANE FOR MULTI USE
EXERCISE/FITNESS TRAILS:	1.33	Public	20' EASEMENT ALONG TRAIL
PLAYGROUND/PICNIC AREAS:	0.84	Private (Community)	
COMMUNITY GARDENS:	0.94	Private	
DOG PARK:	0.94	Private	
AMENITY CENTER / POOL:	0.42	Private	FITNESS CENTER, POOL, FIRE PIT, DOG WASH

**TOTAL PUBLIC RECREATION SPACE PROVIDED:** 1.49 Ac  
**TOTAL PRIVATE RECREATION SPACE PROVIDED:** 3.14 Ac  
**TOTAL RECREATION SPACE PROVIDED:** 4.63 Ac

**PROPOSED CONDITIONS:**

**SITE:**

- THE PROPOSED STORM WATER PONDS SHOWN ON THE PLAN ARE APPROXIMATE. CONSTRUCTION OF DETENTION PONDS WILL COMPLY WITH ALL APPLICABLE FEDERAL STATE, AND CITY REQUIREMENTS
- THE DEVELOPMENT SHALL COMPLY WITH THE CITY OF MEBANE'S WORKING LANDSCAPE ORDINANCE AS OF THE DATE OF THE APPROVAL OF THE CONDITIONAL USE PLAN.
- THE PROJECT IS TO PROVIDE THE REQUIRED IMPROVEMENT TO NC HWY 119 AT FOUST ROAD AS APPROVED BY N.C. DOT
- THE DEVELOPMENT IS TO COORDINATE ANY EXTENSION OR IMPROVEMENT TO AIRPORT ROAD WITH THE CITY OF MEBANE.
- THE DEVELOPMENT SHALL COMPLY WITH PHASE 2 STORMWATER RULES (POST CONSTRUCTION ORDINANCE) AND JORDAN LAKE BUFFER RULES.
- THE IMPROVEMENTS OF ALL ROADS AND STREETS SHALL COMPLY WITH ALL N.C. DOT REQUIREMENTS.
- THE DEVELOPMENT SHALL COMPLY WITH ALL CITY OF MEBANE TECHNICAL REVIEW COMMITTEE (TRC) COMMENTS AND REQUIREMENTS.
- DUE TO THE INCLUSION OF THE CAMERON LANE EXTENSION THROUGH THE SITE AND THE POTENTIAL FOR IMPACT TO THE UP GRADIENT DRAINAGE AND FORMER FARM POND AND PER CONVERSATIONS WITH THE CITY OF MEBANE'S ENGINEER THE CITY OF MEBANE IS TO BE LISTED AS THE APPLICANT/PERMITTEE FOR ANY CROSSING/FILL PERMITS THAT ARE REQUIRED FOR THESE IMPACTS.
- THE PROJECT WILL PROVIDE A 6' PRIVACY FENCE WILL BE PROVIDED AS SHOWN. THE FENCE SHALL BE PLACED ON THE BUFFER LINE INSIDE THE PROJECT RATHER THAN ALONG THE PROPERTY LINE.

**ARCHITECTURE:**

- HOMES MAY BE SLAB ON GRADE. CRAWL SPACE OR MAY HAVE A BASEMENT FLOOR DEPENDING ON TOPOGRAPHIC CONDITIONS AND PROGRAM.
- HOMES ON TYPE A LOTS WILL HAVE FRONT LOADED GARAGES. THE GARAGES MAY BE A ONE OR TWO CAR GARAGE.
- HOMES ON TYPE B LOTS WILL HAVE REAR LOADED GARAGES. THE GARAGES MAY BE A ONE OR TWO CAR GARAGE.
- HOME AND APARTMENT EXTERIORS WILL BE HARD-PLANK WITH MASONRY ACCENTS. NO VINYL SIDING.
- HOMES AND APARTMENTS WILL PROVIDE 30 YEAR ARCHITECTURAL SHINGLES.

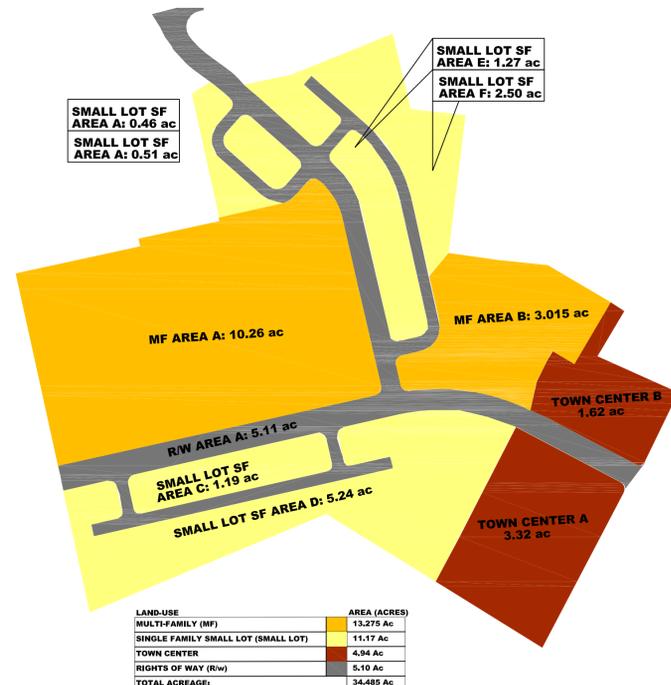
**DEVELOPMENT BREAKDOWN:**

TOTAL TRACT: +/- 34.485 AC

CURRENT ZONING: R-6 (SINGLE FAMILY)  
 PROPOSED ZONING: PUD (SINGLE FAMILY (R-6), SMALL LOT SINGLE FAMILY, MULTI-FAMILY (R-6), B-2 COMMERCIAL/OFFICE)

**REQUIRED PARKING:**  
 (42) SINGLE FAMILY @ 2.5 Sp/Du = 105 Sp  
 MULTI-FAMILY (70) 1 BR @ 1.5 Sp/Du = 105 Sp  
 (90) 2 BR @ 1.75 Sp/Du = 158 Sp  
 (20) 3 BR @ 2.00 Sp/Du = 40 Sp  
 (30,800 SF) TOWN CENTER RETAIL AT 1SP/200SF = 154 Sp  
 105 for SINGLE FAMILY  
 303 (1.68 Sp/Du Average) for MF  
 154 Sp for TOWN CENTER (Retail)  
 562 TOTAL SPACES REQUIRED

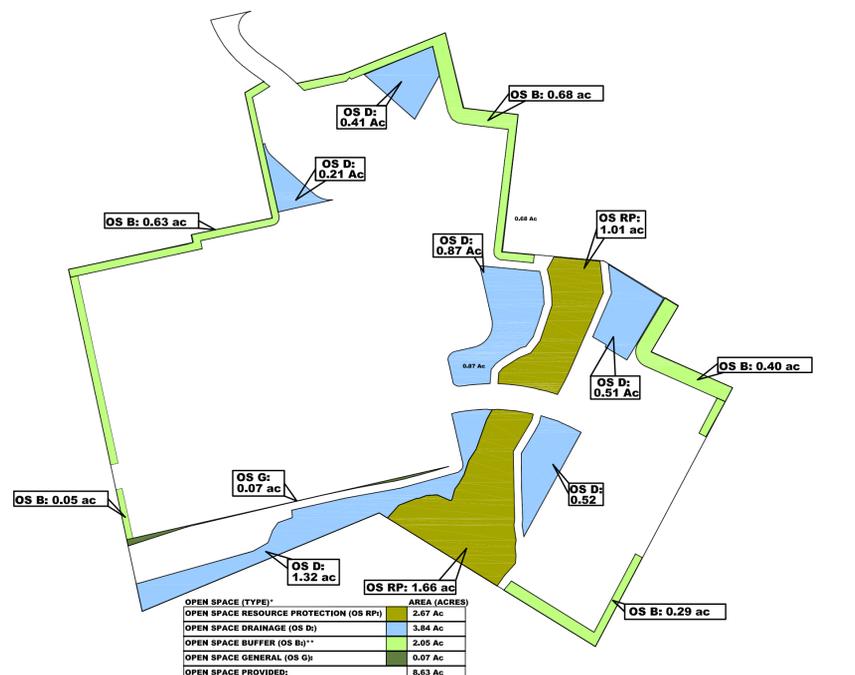
**PROVIDED PARKING:**  
 SF (LARGE AND SMALL LOT): 105 Sp (VIA DRIVEWAY AND GARAGES)  
 MF: 360 Sp (+/-2.00 Sp/Du Average)  
 TOWN CENTER: 172 Sp  
 641 TOTAL SPACES PROVIDED



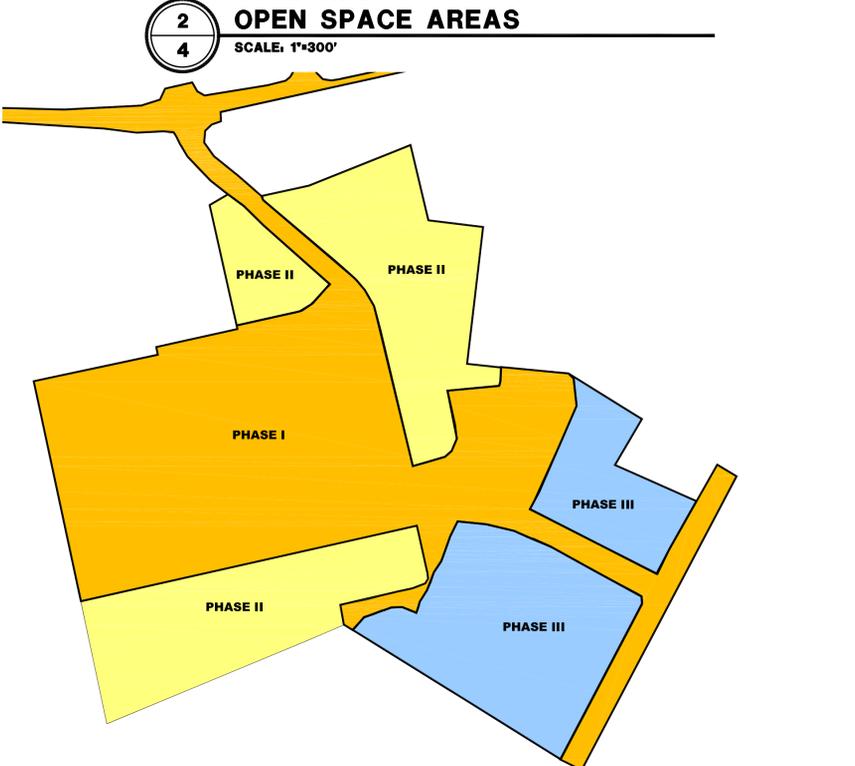
**1 LAND-USE AREAS**  
 SCALE: 1"=300'



**3 RECREATION SPACE AREAS**  
 SCALE: 1"=300'



**2 OPEN SPACE AREAS**  
 SCALE: 1"=300'

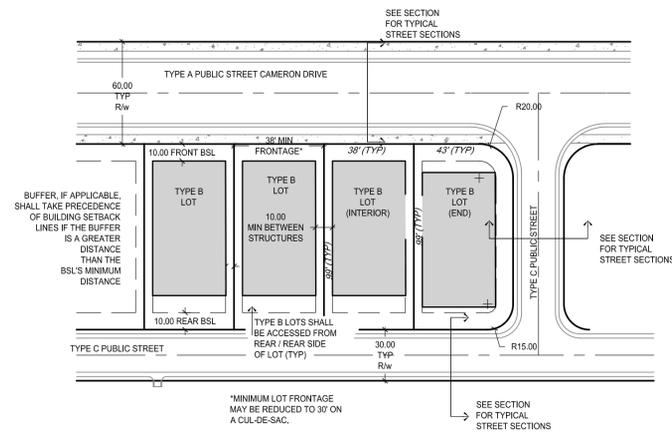


**PROJECT PHASING**

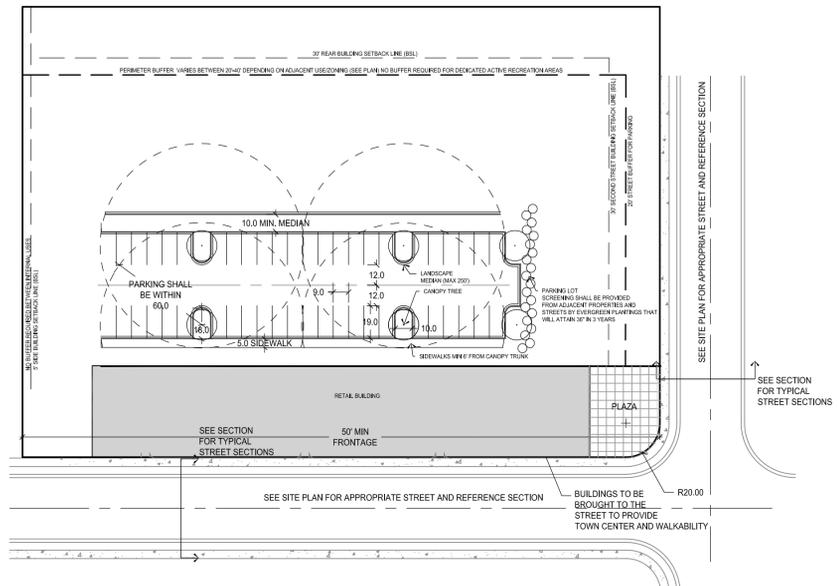
PHASE	ELEMENTS INCLUDE	AREA	UNITS	PHASE TIMING*
PHASE 1	CAMERON DRIVE, AIRPORT ROAD EXTENSION, MULTI-FAMILY CONNECTION TO SOUTH FIFTH STREET AND IMPROVEMENTS	16.368 ACRES	180	CONSTRUCTION PLANS AND PERMITTING TO BEGIN AS SOON AS REZONING IS GRANTED
PHASE 2	SINGLE FAMILY LOTS	10.93 ACRES	42	6-12 MONTHS AFTER PHASE 1
PHASE 3	TOWN CENTER	7.59 ACRES	No COMM. SPACES	6-12 MONTHS AFTER PHASE 2

**4 PHASING PLAN**  
 SCALE: 1"=300'

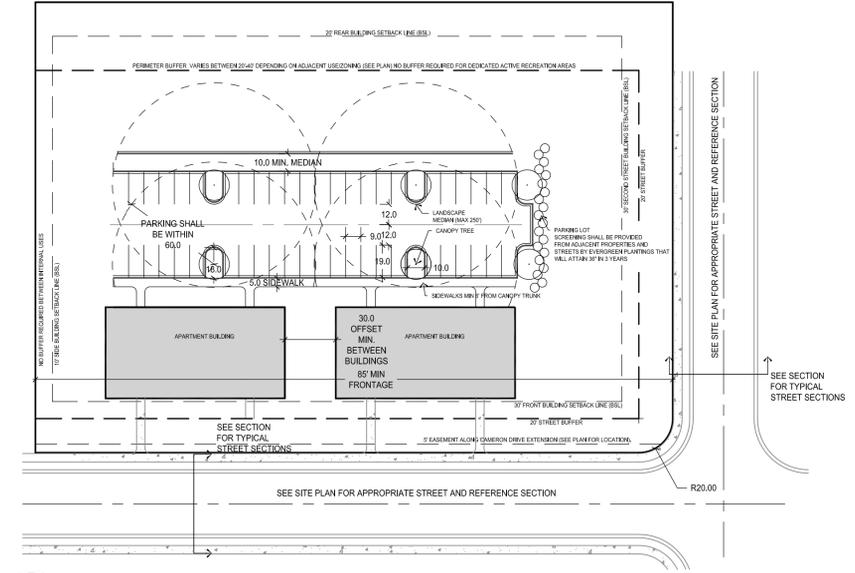
SCALE: 1"=300' 300' 150' 0 300'



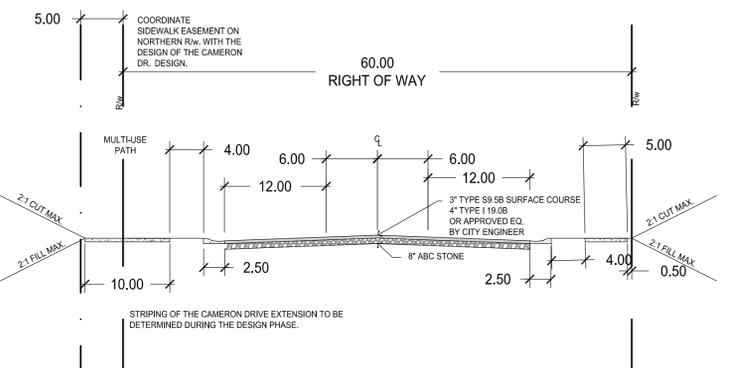
**1**  
**5** **SMALL LOT SINGLE FAMILY LOT STANDARDS**  
SCALE: 1"=50'



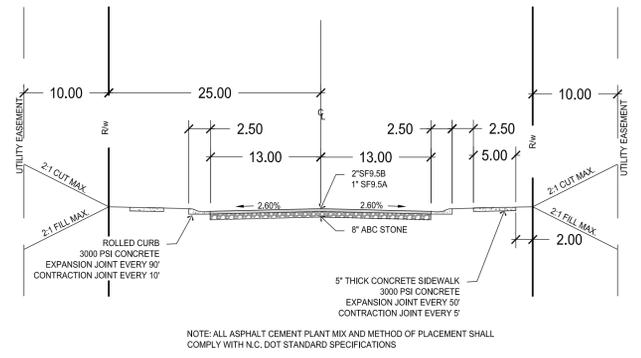
**3**  
**5** **TOWN CENTER STANDARDS**  
SCALE: 1"=50'



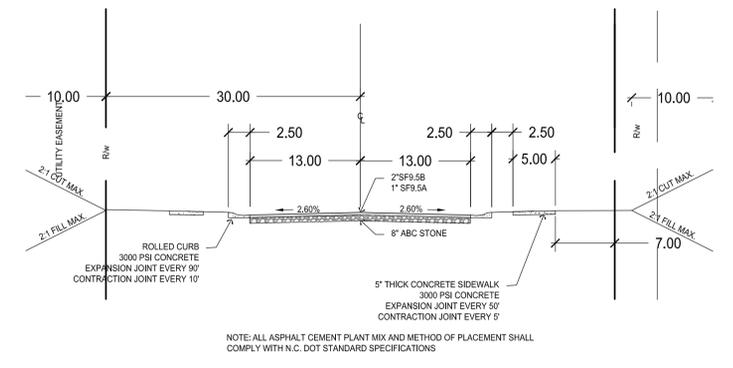
**2**  
**5** **MULTI-FAMILY STANDARDS**  
SCALE: 1"=50'



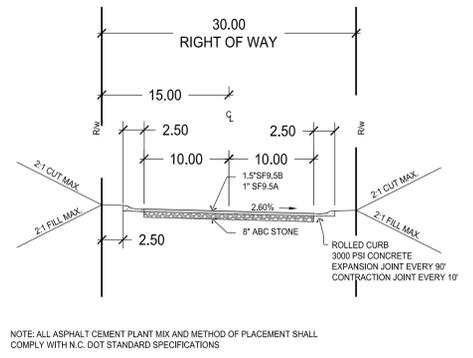
**4**  
**5** **TYPE A STREET (CAMERON LANE)**  
SCALE: 1"=10'



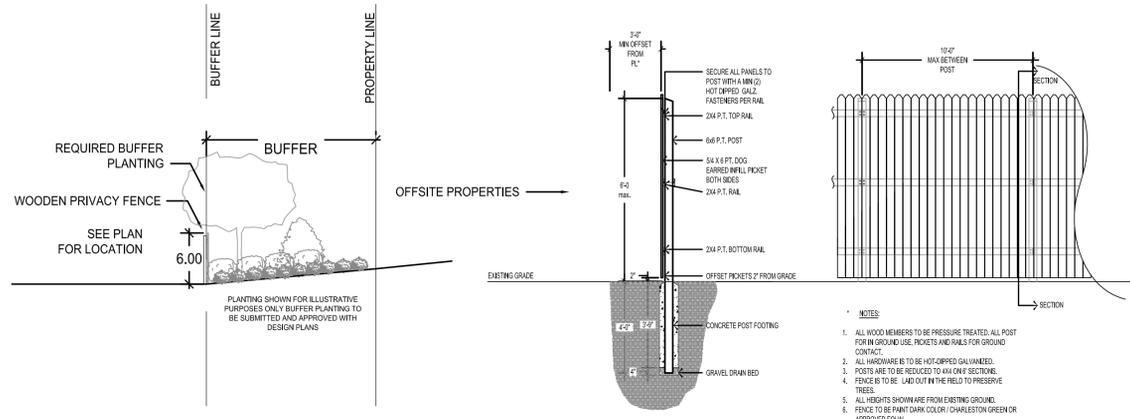
**5**  
**5** **TYPE B STREET**  
SCALE: 1"=10'



**6**  
**5** **AIRPORT ROAD CROSS SECTION**  
SCALE: 1"=10'



**7**  
**5** **TYPE C STREET**  
SCALE: 1"=10'



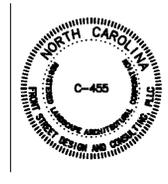
**8**  
**5** **BUFFER FENCE**  
SCALE: 1"=10'

SUBJECT TO REGULATORY AGENCY REVIEW AND APPROVAL  
SCALE: VARIES

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LOT AND STREET STANDARDS  
PLANNED UNIT DEVELOPMENT  
  
MCGEE FARM  
CITY OF MEBANE, NORTH CAROLINA

PROJECT #:	PER TRC COMMENTS	
DATE:	02/01/16	
SCALE:	MASTER PLAN REV.	
DESIGN/DRAWN:	07/01/16	
CHECKED:		



SHEET NUMBER:  
**5**  
OF:  
**10**

NORTH

