

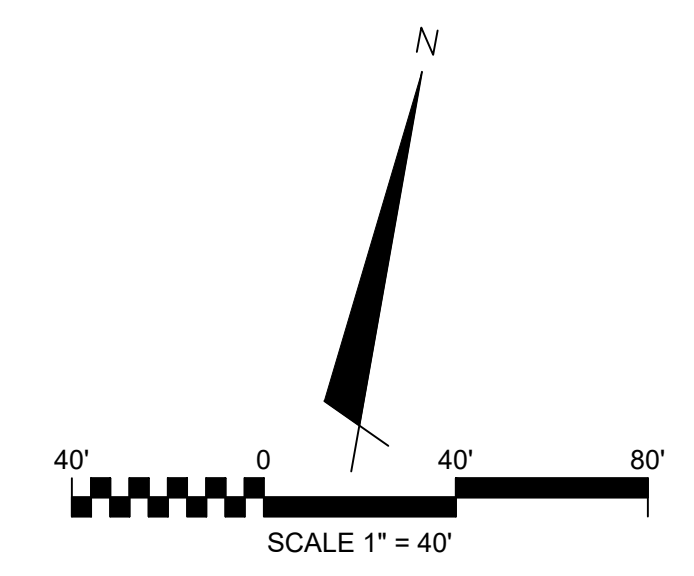
SITE DATA TABLE		
GENERAL INFORMATION		
PROPERTY OWNER:	RMP SIDBURY ROAD LLC	
PARCEL ID:	R01900-002-004-000, R01900-002-009-000	
CURRENT ZONING:	R15	
TOTAL ACREAGE (OVERALL DEVELOPMENT):	312.86 AC (13,628,118 SF)	
PROPOSED USE:	PERFORMANCE RESIDENTIAL/ NEIGHBORHOOD RECREATION	
ADDRESS:	6010 SIDBURY RD, 6220 SIDBURY RD	
BUILDING SETBACKS		
	REQUIRED	PROPOSED
FRONT	NONE	SEE PLAN
SIDE	NONE	SEE PLAN
REAR	NONE	SEE PLAN
LANDSCAPE BUFFERS		
	REQUIRED	PROPOSED
FRONT	NONE	35'
SIDE	NONE	50'
REAR	NONE	50'
SITE AREA	± 6.9 AC	
VEHICULAR USE AREA	± 31,225 SF	
BUILDING AREA	± 2,800 SF	
BUILT UPON AREA	± 66,450 SF (1.52 AC)	
PARKING CALCULATIONS		
	REQUIRED	1 PER 100 SF OF GFLA
		± 2,800 SF / 100 = 28 SPACES
	PROPOSED	85 SPACES
		(INCLUDES 4 ADA VAN SPACES)

NOTES:

STORMWATER MANAGEMENT WILL BE AS PER OVERALL SUBDIVISION STORMWATER DESIGN PLAN.

PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE.

LANDSCAPE PLAN TO CONFORM TO UDO REQUIREMENTS:
 STREET/YARD: 5.4.7.D (12' OVERALL WIDTH, 8' MIN, 18' MAX)
 FOUNDATION: 5.4.8 (12% OF TOTAL BLDG FACE AREA)
 PARKING LOT INTERIOR: 5.4.6.D (8% OF VUA)
 PARKING LOT PERIMETER: 5.4.5.C (15' WIDTH, W/N 50' OF R/O/W)



2 NEIGHBORHOOD AMENITY CONCEPT SITE PLAN

SCALE: 1"=40'

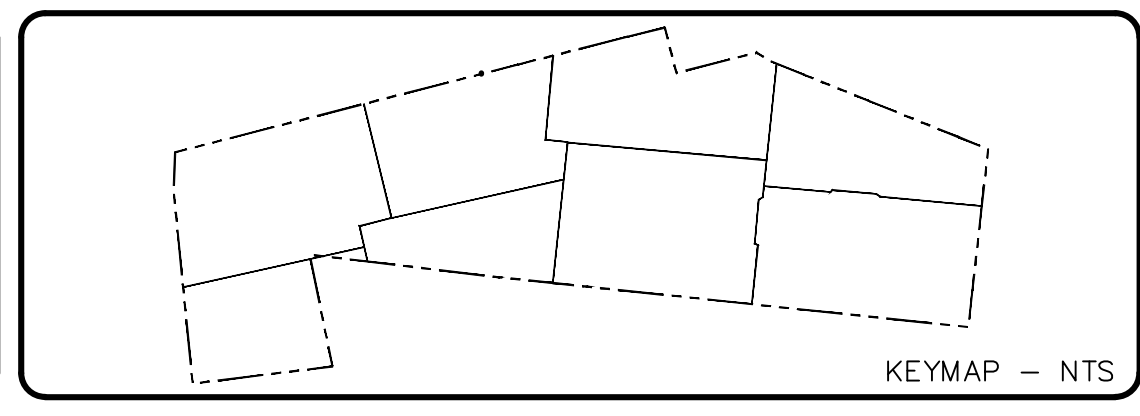
1 NOTES

REV. NO.	DESCRIPTIONS	DATE

SEAL

SEAL

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 Wilmington, North Carolina 28401
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SIDBURY FARMS
 AMENITY CENTER
 NEW HANOVER COUNTY, NORTH CAROLINA

SITE PLAN

DATE:	05/12/2020	SCALE:	HORIZONTAL: 1" = 40'-0"	MM2 FILE NUMBER:	CS100
MCE PROJ. #:	4245-0012		VERTICAL: N/A	DRAWING NUMBER:	1
DRAWN:	TSM				
DESIGNED:	TSM				
CHECKED:	TSM				
PROJ. MGR:	TSM				
STATUS:	PRELIMINARY FOR DISCUSSION ONLY				
				REVISION:	05.25.2020