

SITE DATA

PARCEL ID: R01800-003-012-001
 CURRENT ZONING: R-15
 PROPOSED ZONING: MF-MH
 PROPOSED USE: MULTI-FAMILY
 PROJECT SITE AREA: ± 31.12 AC

OWNER INFORMATION: DESIRABLE PROPERTIES LLC
 341 NORTH GREEN MEADOWS DRIVE, SUITE 100
 WILMINGTON, NC 28405

FLOOD INFORMATION: THIS PARCEL CONTAINS AREAS LOCATED IN FLOOD ZONE "AE" WITH A BFE OF 31.7' AS DETERMINED BY FEMA FLOOD PANEL 3720324100K DATED AUGUST 28, 2018.

FUTURE LAND USE DESIGNATION: COMMUNITY MIXED USE & GENERAL RESIDENTIAL

RMF-L ALLOWABLE DENSITY: 25 DU/AC (778 UNITS)
 PROJECT PROPOSED DENSITY: 9.25 DU/AC (288 UNITS)

PROPOSED UNITS

PROPOSED UNITS: 288 UNITS
 (96) 1-BED UNITS
 (144) 2-BED UNITS
 (48) 3-BED UNITS

DIMENSIONAL REQUIREMENTS

FRONT SETBACK: 30'
 REAR SETBACK: 25'
 SIDE SETBACK: 20' INTERIOR
 30' SIDE STREET
 BUILDING SEPARATION: 20'
 MAX. BLDG. HEIGHT: 45' (3 STORIES)

SITE DATA (CONTD)

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: 528 SPACES
 1-BED UNIT: 144 SPACES (96 UNITS * 1.5 SPACES/UNIT)
 2-BED UNIT: 288 SPACES (144 UNITS * 2 SPACES/UNIT)
 3-BED UNIT: 96 SPACES (48 UNITS * 2 SPACES/UNIT)

PARKING PROVIDED: 528 SPACES (INCLUDING ADA AND GARAGE SPACES)
 SURFACE SPACES: 472 SPACES
 GARAGES: 56 SPACES

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 REQUIRED: 50 SPACES (5,000 SF CLUBHOUSE/ 100 SF)
 PARKING PROVIDED: 50 SPACES

TOTAL ADA REQUIRED: 11 SPACES
 TOATL ADA PROVIDED: 14 SPACES

TOTAL PARKING REQUIRED: 578 SPACES (INCLUDES SURFACE, GARAGES, AND ADA SPACES)
TOTAL PARKING PROVIDED: 578 SPACES (INCLUDES SURFACE, GARAGES, AND ADA SPACES)

OPEN SPACE CALCULATIONS:

OPEN SPACE REQUIRED: 6.22 AC (20% OF GROSS ACREAGE)
 PROVIDED: ± 10.70 AC

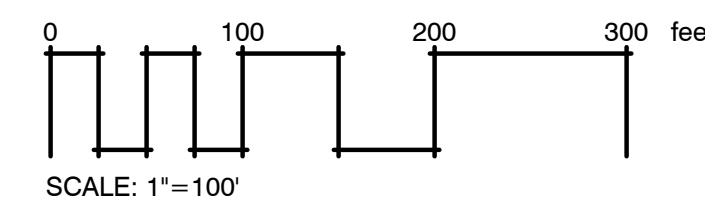
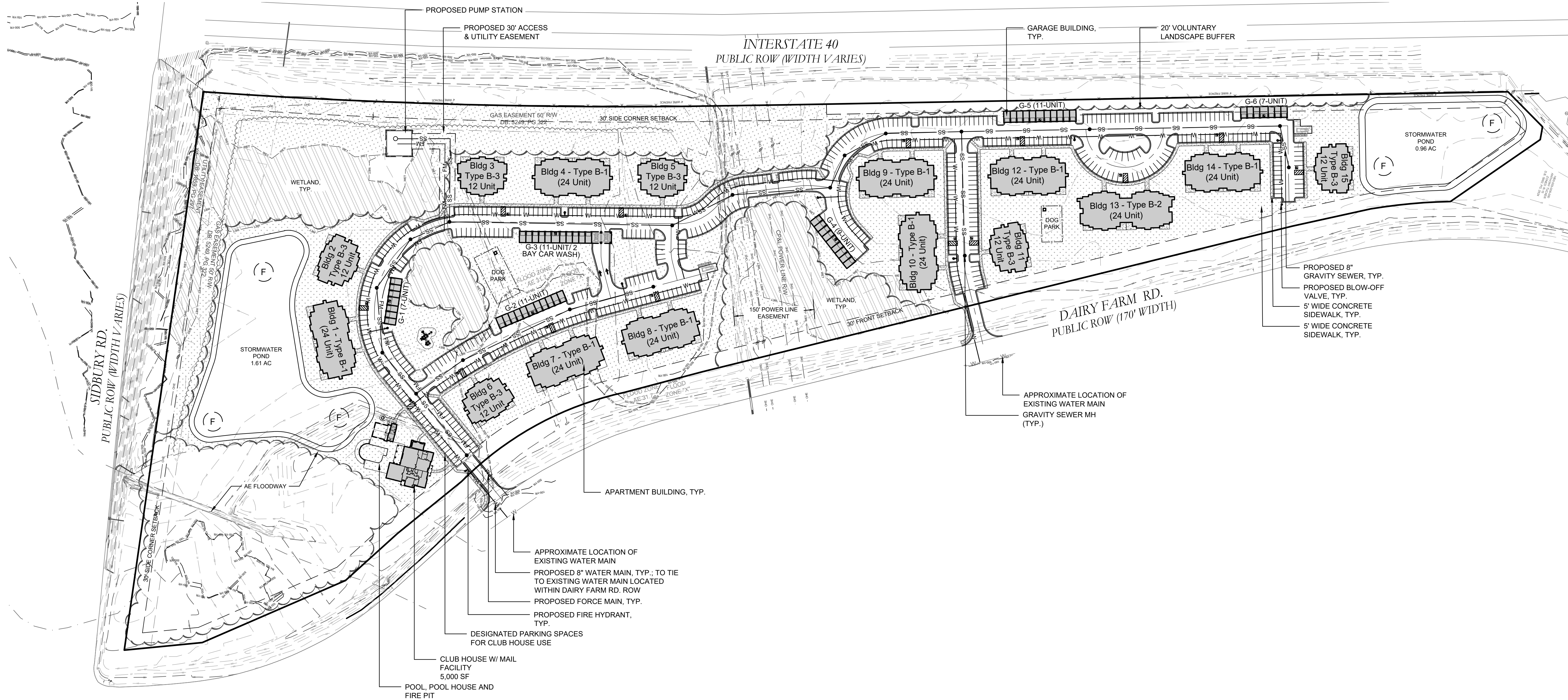
SITE DATA (CONTD)

SITE LIGHTING:

- ALL STREET AND PARKING LIGHTING WILL BE DESIGNED AND INSTALLED BY DUKE ENERGY.
- ALL LIGHTING ON APARTMENT BUILDINGS WILL BE DESIGNED AND INSTALLED BY BUILDER.
- LIGHT FIXTURES T.B.D.

SURVEY & UTILITY NOTES:

- REFERENCE DEED BOOK INFORMATION PROVIDED ON EXISTING CONDITIONS PLAN.
- 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.
- WATER AND SEWER WILL BE PROVIDED BY CFPJA.



PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

REVISIONS:

CLIENT INFORMATION:
HH MULTI, LLC.
 2919 BREEZEWOOD AVE, SUITE 400
 FAYETTEVILLE, NC 28303

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122 Cinema Drive
 Wilmington, North Carolina 28403
 (910) 791-6707 (O) (910) 791-6700 (F)
 N.C. License #: C-2846

CONDITIONAL ZONING SITE PLAN

SIDBURY CROSSING
 NEW HANOVER COUNTY
 NORTH CAROLINA

PROJECT STATUS

ORIGINAL LAYOUT:
 FINAL DESIGN LAYOUT:
 RELEASED FOR CONSTRUCTION

SEAL

DATE: 09/20/2025
 SCALE: 1" = 100'

DRAWN BY: [Name]
 CHECKED: [Name]

LP-1

PEI JOB#: 20211.PE