

4.0 SITE MAPS

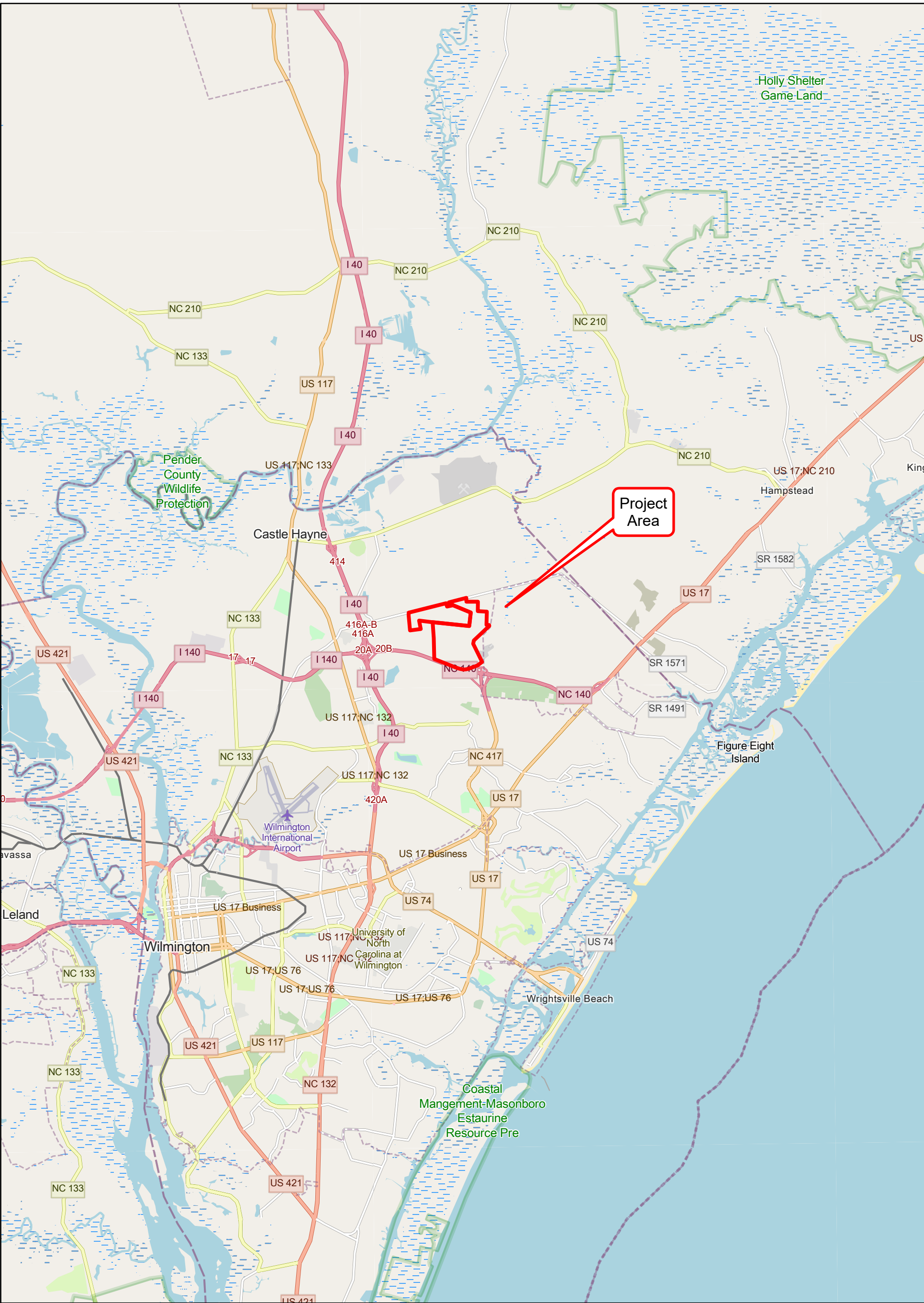
Figure 1. Vicinity Map

Figure 2. Topographic Map

Figure 3. Soils Map

Figure 4. Aerial Photograph

Figure 5. Overall Wetland Map



L:\WETLANDS\2023 WETLANDS FILES\P.ENV0000506\Maps
Boundaries are approximate and not meant to be absolute.
Map Source: Open Street Map



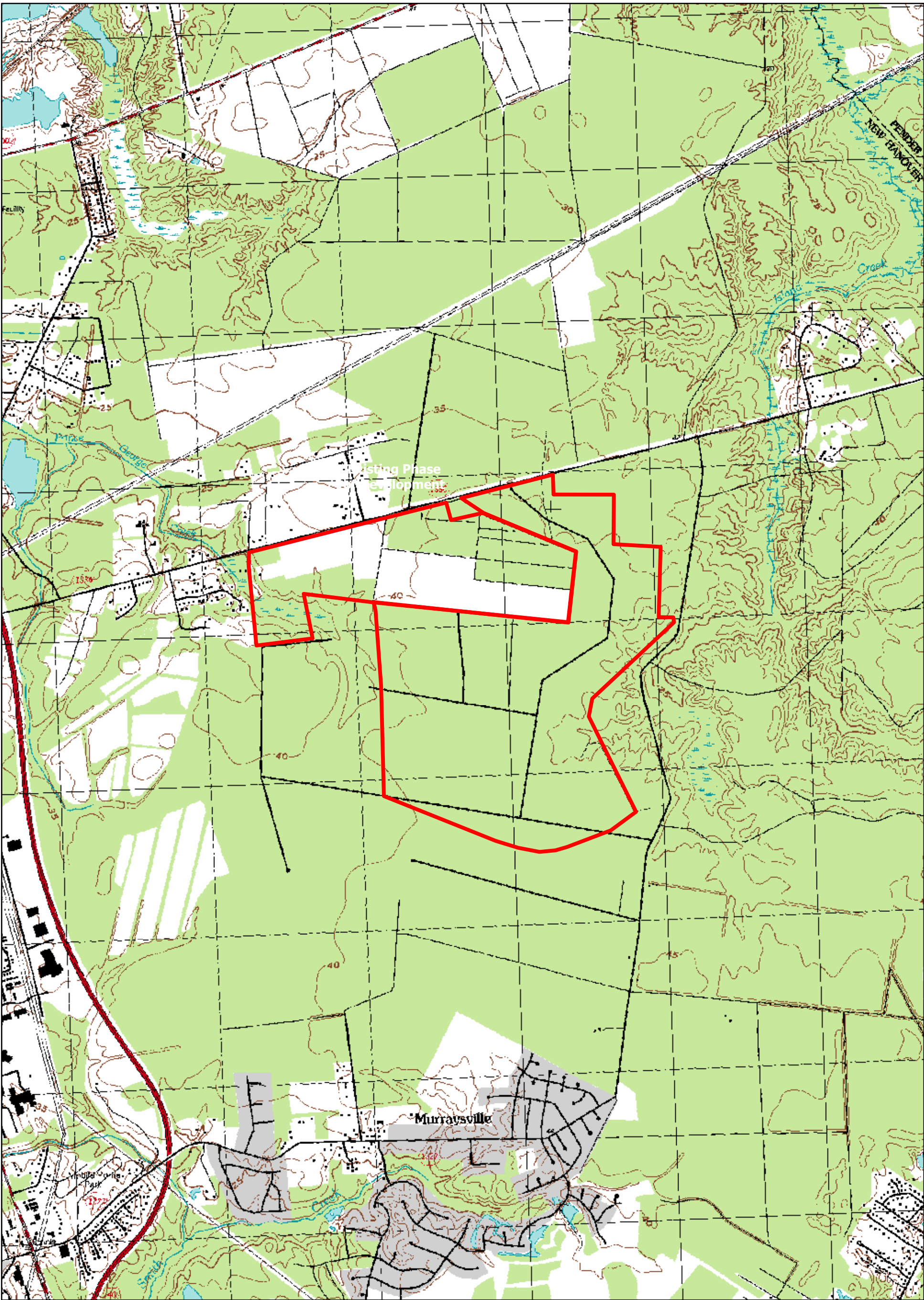
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Scale applies to 11X17" print.

Sidbury Station
New Hanover County, NC

April 2025
P.ENV0000506

DAVEY
Resource Group
3805 Wrightsville Avenue
Wilmington, NC 28403
(910) 452-0001

Figure 1.
Vicinity Map



L:\WETLANDS\2023 WETLANDS FILES\P.ENV0000506\Maps
Boundaries are approximate and not meant to be absolute.
Map Source: USGS Topographic Map - Scotts Hill Quad



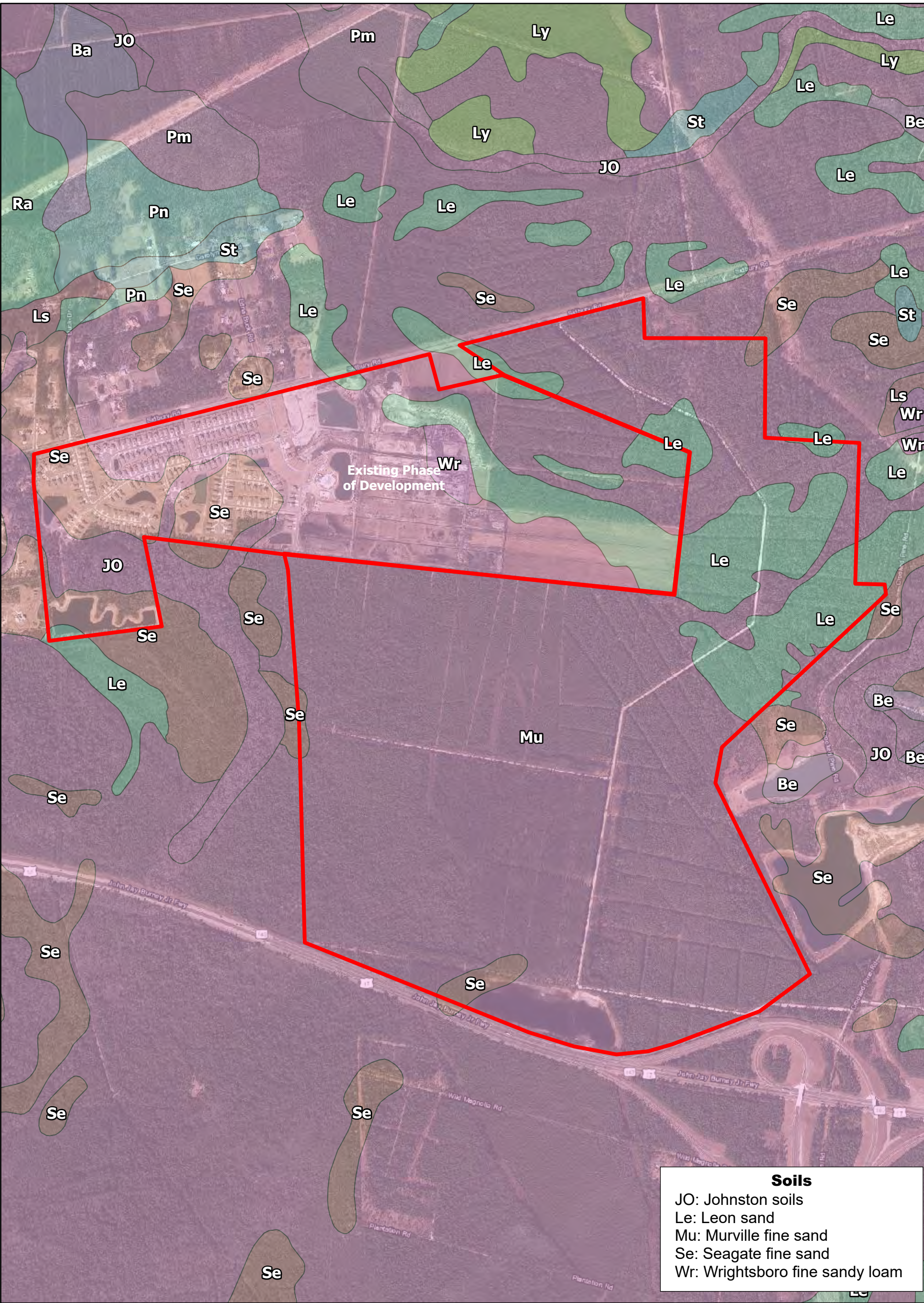
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Feet
Scale applies to 11X17" print.

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Figure 2.
Topographic Map



L:\WETLANDS\2023 WETLANDS FILES\P.ENV0000506\Maps
Boundaries are approximate and not meant to be absolute.
Map Source: GIS Soils Data for New Hanover Co.



0 500 1,000 2,000
Feet
Scale applies to 11X17" print.

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**Figure 3.
Soils Map**



L:\WETLANDS\2023 WETLANDS FILES\P.ENV0000506\Maps
Boundaries are approximate and not meant to be absolute.
Map Source: 2024 NC OneMap Aerial



0 500 1,000 2,000
Feet
Scale applies to 11X17" print.

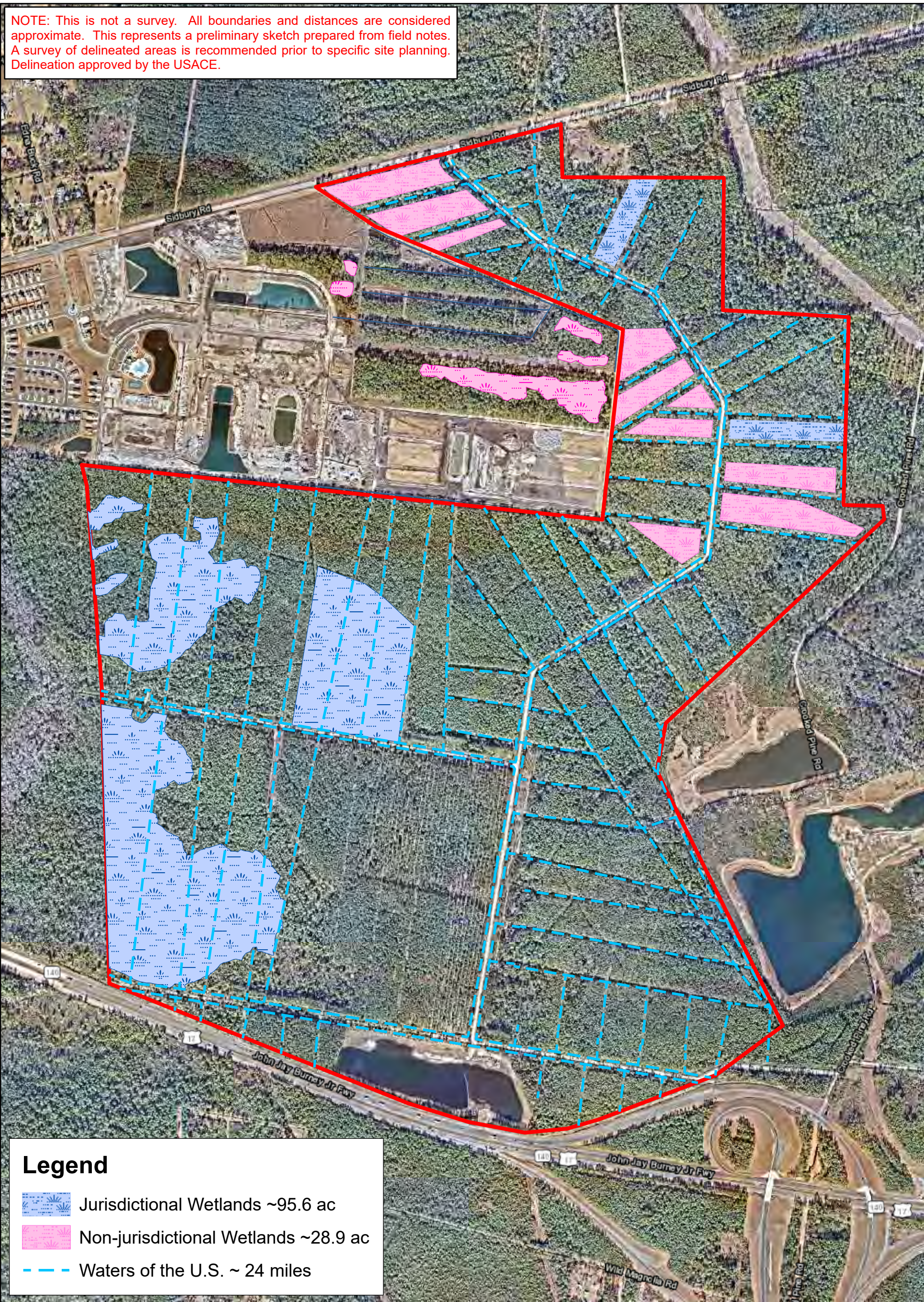
Sidbury Station
New Hanover County, NC

April 2025
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Figure 4.
2024 Aerial Photo

NOTE: This is not a survey. All boundaries and distances are considered approximate. This represents a preliminary sketch prepared from field notes. A survey of delineated areas is recommended prior to specific site planning. Delineation approved by the USACE.



Legend

-  Jurisdictional Wetlands ~95.6 ac
-  Non-jurisdictional Wetlands ~28.9 ac
-  Waters of the U.S. ~ 24 miles

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Boundaries are approximate and not meant to be absolute.
Map Source: 2020 NC OneMap



0 375 750 1,500
ft
Scale applies to 11X17" print.

Sidbury Station
New Hanover County, NC

April 2025
P.ENV0000506

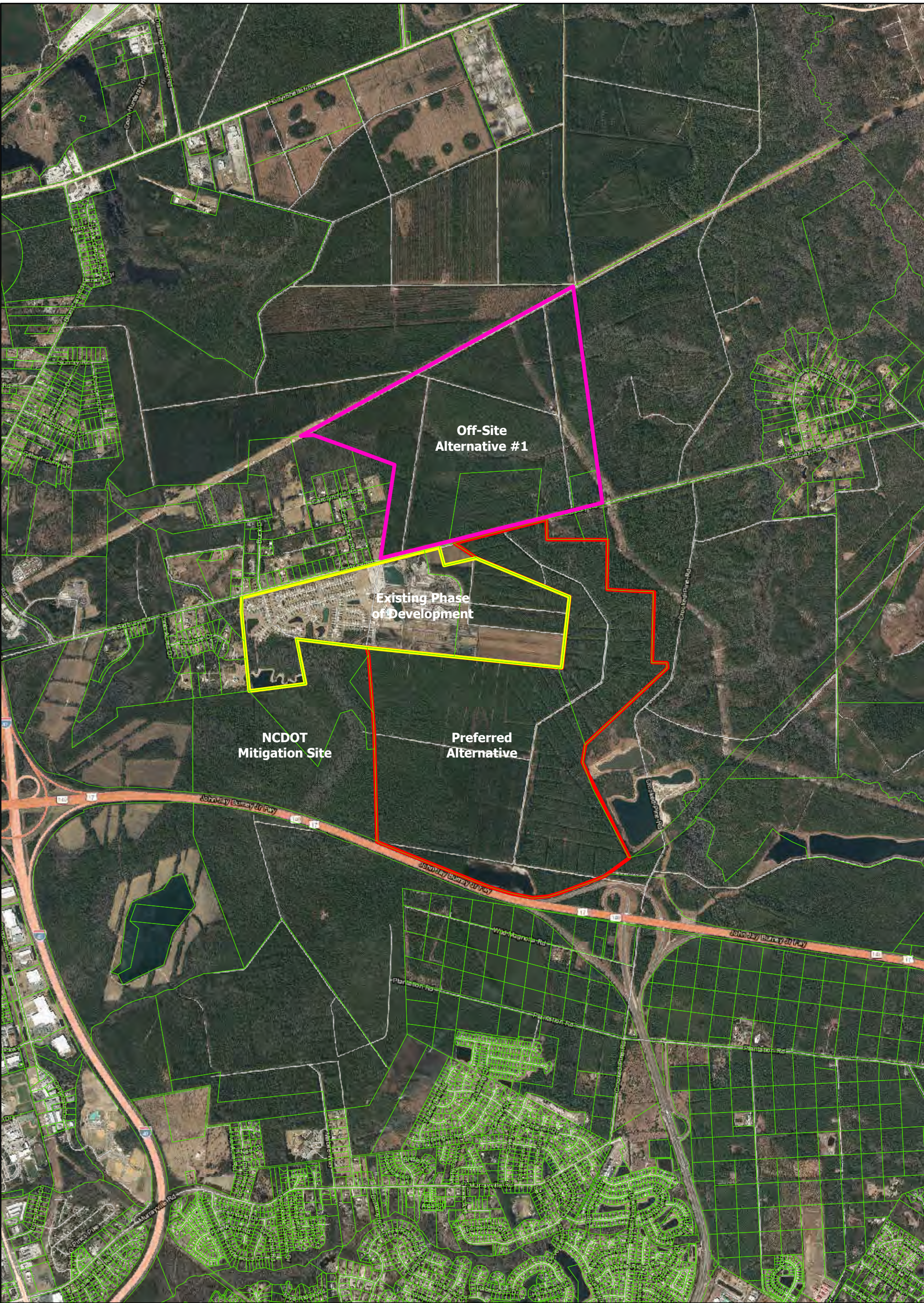
DAVEY 
Resource Group
3805 Wrightsville Avenue
Wilmington, NC 28403
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Figure 5.
Overall Wetland Map

5.0 OFF-SITE ALTERNATIVE MAPS

Figure 6. Alternatives Map

Figure 7. Off-Site Alternative #1 USFWS NWI Map



L:\WETLANDS\2023 WETLANDS FILES\P.ENV0000506\Maps
Boundaries are approximate and not meant to be absolute.
Map Source: NC OneMap 2024 Aerial



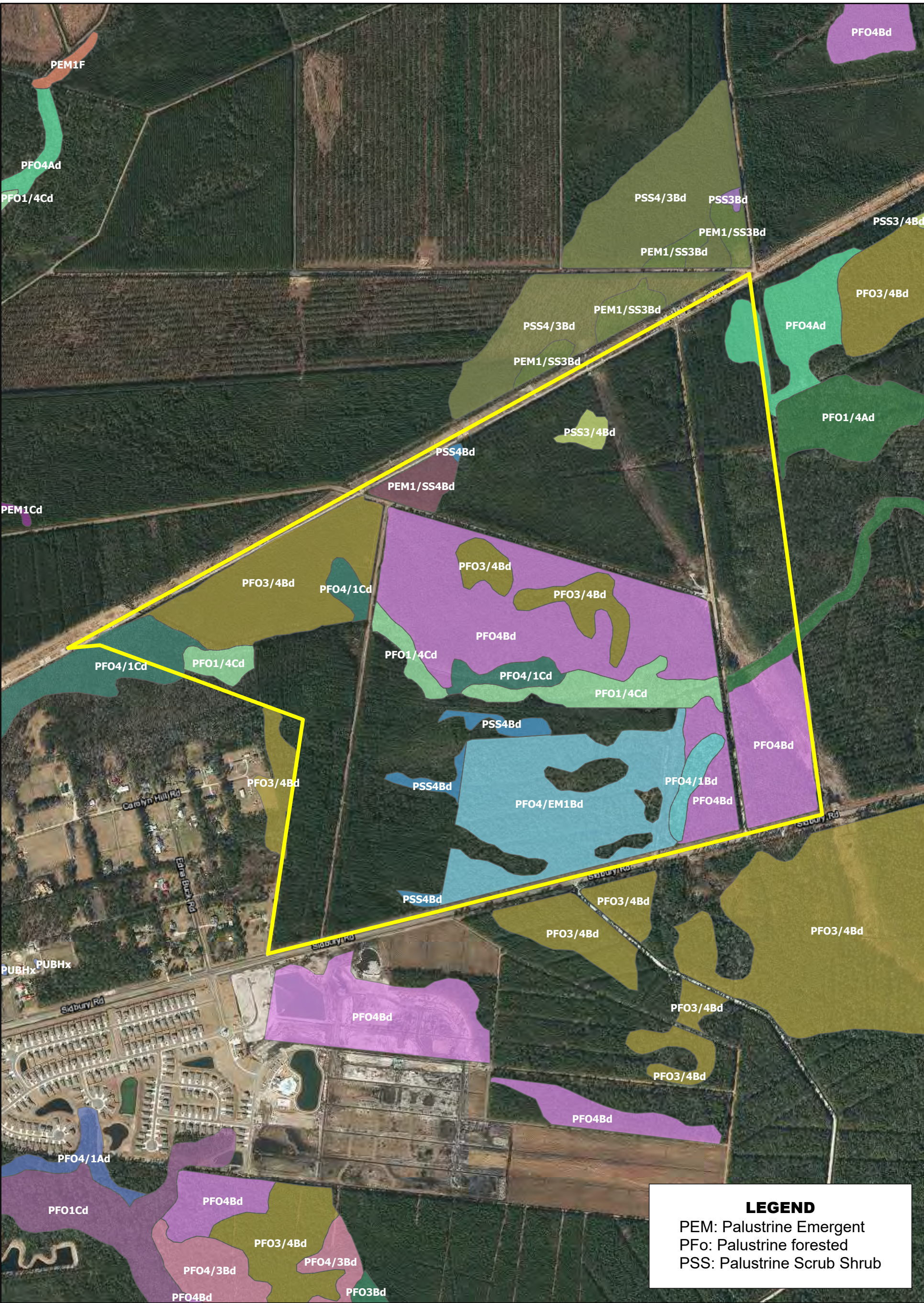
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Feet
Scale applies to 11X17" print.

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New Hanover County, NC

April 2025
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Figure 6.
Alternatives Map



L:\WETLANDS\2023 WETLANDS FILES\P.ENV0000506\Maps
Boundaries are approximate and not meant to be absolute.
Map Source: NC OneMap 2024 Aerial; USFWS NWI Data



0 450 900 1,800
Feet
Scale applies to 11X17" print.

Sidbury Station
New Hanover County, NC

April 2025
P.ENV0000506

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Resource Group
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Figure 7.
Off-Site Alternative
NWI Map

6.0 ON-SITE ALTERNATIVES DRAWINGS

Sheet 1. On-Site Alternative #1 (Preferred Alternative) Overall Impact Map

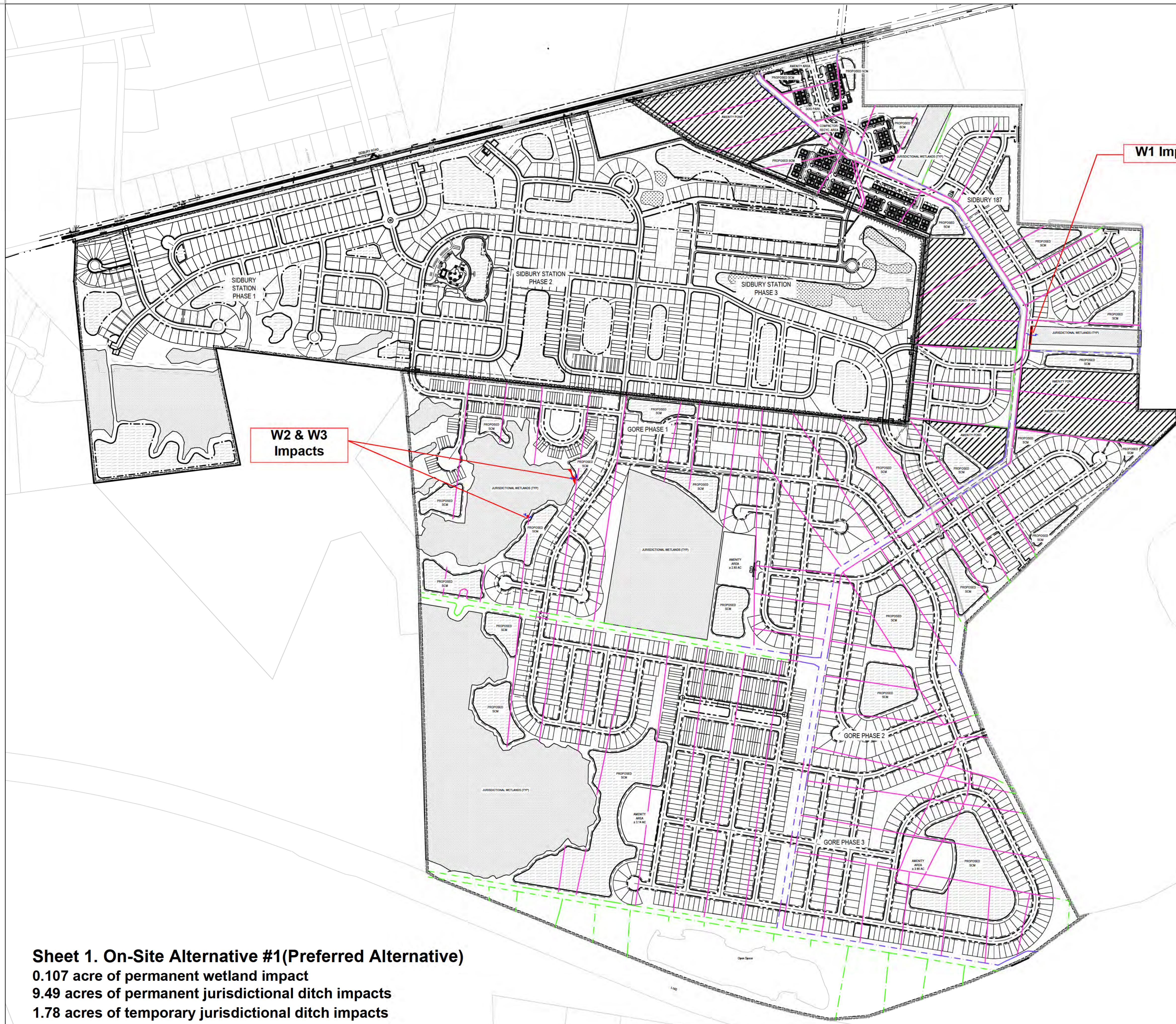
Sheet 2. Phase Map

Sheets 3-5. Close-Up Views of Alternative #1 Site Plan

Sheet 6. Wetland Impact Details and Cross Sections

Sheet 7. Water Flow Map

Sheet 8. On-Site Alternative #2 Overall Impact Map



Sheet 1. On-Site Alternative #1(Preferred Alternative)
0.107 acre of permanent wetland impact
9.49 acres of permanent jurisdictional ditch impacts
1.78 acres of temporary jurisdictional ditch impacts

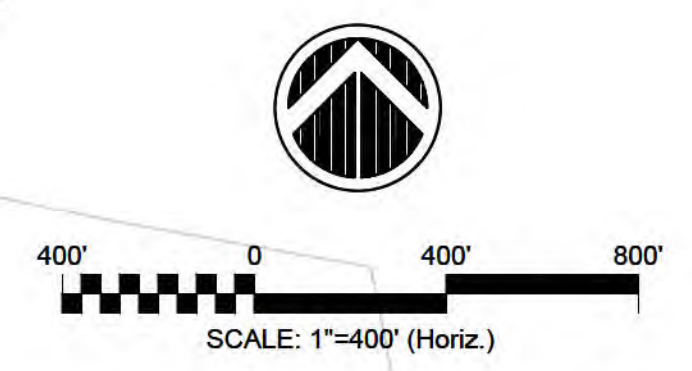
IMPACT NOTES:

- SIDBURY 187**
- DITCH IMPACT = 25,016 LF (5' WIDE - 125,080 SF / 2.87 AC)
 - TEMPORARY DITCH IMPACT = 6,849 LF
 - DITCH NOT IMPACTED = 2,204 LF
 - WETLAND IMPACT= 0.06 AC (2,595 SF)
- GORE PH 1**
- DITCH IMPACT = 20,849 LF (5' WIDE - 104,245 SF / 2.39 AC)
 - TEMPORARY DITCH IMPACT = 1,029 LF
 - DITCH NOT IMPACTED = 1,408 LF
 - WETLAND IMPACT= 0.047 AC (2,049 SF)
- GORE PH 2**
- DITCH IMPACT = 17,899 LF (5' WIDE - 89,495 SF / 2.05 AC)
 - TEMPORARY DITCH IMPACT = 3,096 LF
 - DITCH NOT IMPACTED = 8,475 LF
 - WETLAND IMPACT= 0 SF
- GORE PH 3**
- DITCH IMPACT = 18,929 LF (5' WIDE - 94,645 SF / 2.17 AC)
 - TEMPORARY DITCH IMPACT = 4,526 LF
 - DITCH NOT IMPACTED = 7,612 LF
 - WETLAND IMPACT= 0 SF

COMBINED CONCEPT SITE DATA:

GROSS DEVELOPMENT AREA	±700.7 AC
AREA IN WETLANDS	±94.14 AC
NET DEVELOPABLE AREA	±606.56 AC
CURRENT ZONING	R-15
PROPOSED ZONING	R-15 PR
MAX. DENSITY	2.5 DU/AC
PROPOSED DENSITY	2.5 DU/AC
MAXIMUM UNITS	1751
PROPOSED UNITS	1751
LINK NODE RATIO (MINIMUM)	1.40
LINK NODE RATION PROVIDED	1.49
OPEN SPACE REQUIRED (20%)	140.14 AC
OPEN SPACE PROPOSED	140.14 AC

- NO DITCH IMPACT
- TEMPORARY DITCH IMPACT
- DITCH IMPACT
- JURISDICTIONAL WETLAND IMPACT
- JURISDICTIONAL WETLAND IMPACT- SECTION CUT

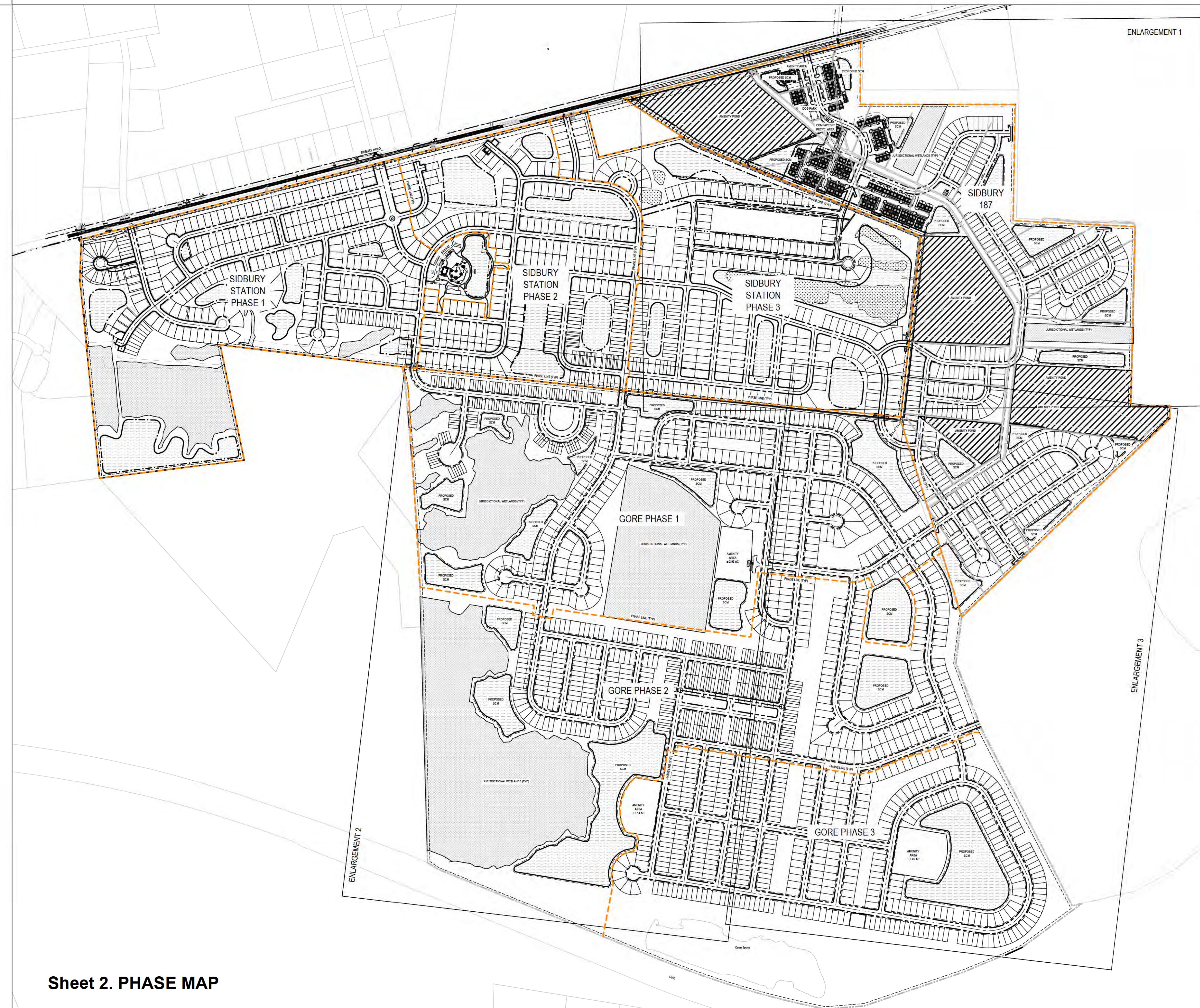


ILLUSTRATIVE, FOR DISCUSSION PURPOSES ONLY.

JUNE 2, 2025

- DENSITY NOTES:**
- Wetlands calculated as marshes, subtracted from gross acreage per UDO Sec. 3.1.3.d.2.
 - New Hanover County soils data downloaded 8/16/2023 - no class IV soils on site.





Sheet 2. PHASE MAP

IMPACT NOTES:

SIDBURY 187

- DITCH IMPACT = 25,016 LF (5' WIDE - 125,080 SF / 2.87 AC)
- TEMPORARY DITCH IMPACT = 6,849 LF
- DITCH NOT IMPACTED = 2,204 LF
- WETLAND IMPACT= 0.02 SF

GORE PH I

- DITCH IMPACT = 20,849 LF (5' WIDE - 104,245 SF / 2.39 AC)
- TEMPORARY DITCH IMPACT = 1,029 LF
- DITCH NOT IMPACTED = 1,408 LF
- WETLAND IMPACT= 0.01 SF

GORE PH 2

- DITCH IMPACT = 17,899 LF (5' WIDE - 89,495 SF / 2.05 AC)
- TEMPORARY DITCH IMPACT = 3.096 LF
- DITCH NOT IMPACTED = 8,475 LF
- WETLAND IMPACT= 0 SF

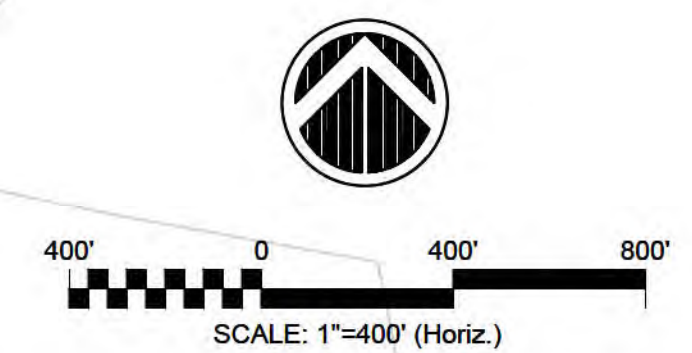
GORE PH 3

- DITCH IMPACT = 18,929 LF (5' WIDE - 94,645 SF / 2.17 AC)
- TEMPORARY DITCH IMPACT = 4,526 LF
- DITCH NOT IMPACTED = 7,612 LF
- WETLAND IMPACT= 0 SF

COMBINED CONCEPT SITE DATA:

GROSS DEVELOPMENT AREA	=700.7 AC
AREA IN WETLANDS	=94.14 AC
NET DEVELOPABLE AREA	=606.56 AC
CURRENT ZONING	R-15
PROPOSED ZONING	R-15 PR
MAX. DENSITY	2.5 DU/AC
PROPOSED DENSITY	2.5 DU/AC
MAXIMUM UNITS	1751
PROPOSED UNITS	1751
LINK NODE RATIO (MINIMUM)	1.40
LINK NODE RATION PROVIDED	1.49
OPEN SPACE REQUIRED (20%)	140.14 AC
OPEN SPACE PROPOSED	140.14 AC

----- PHASE LINE



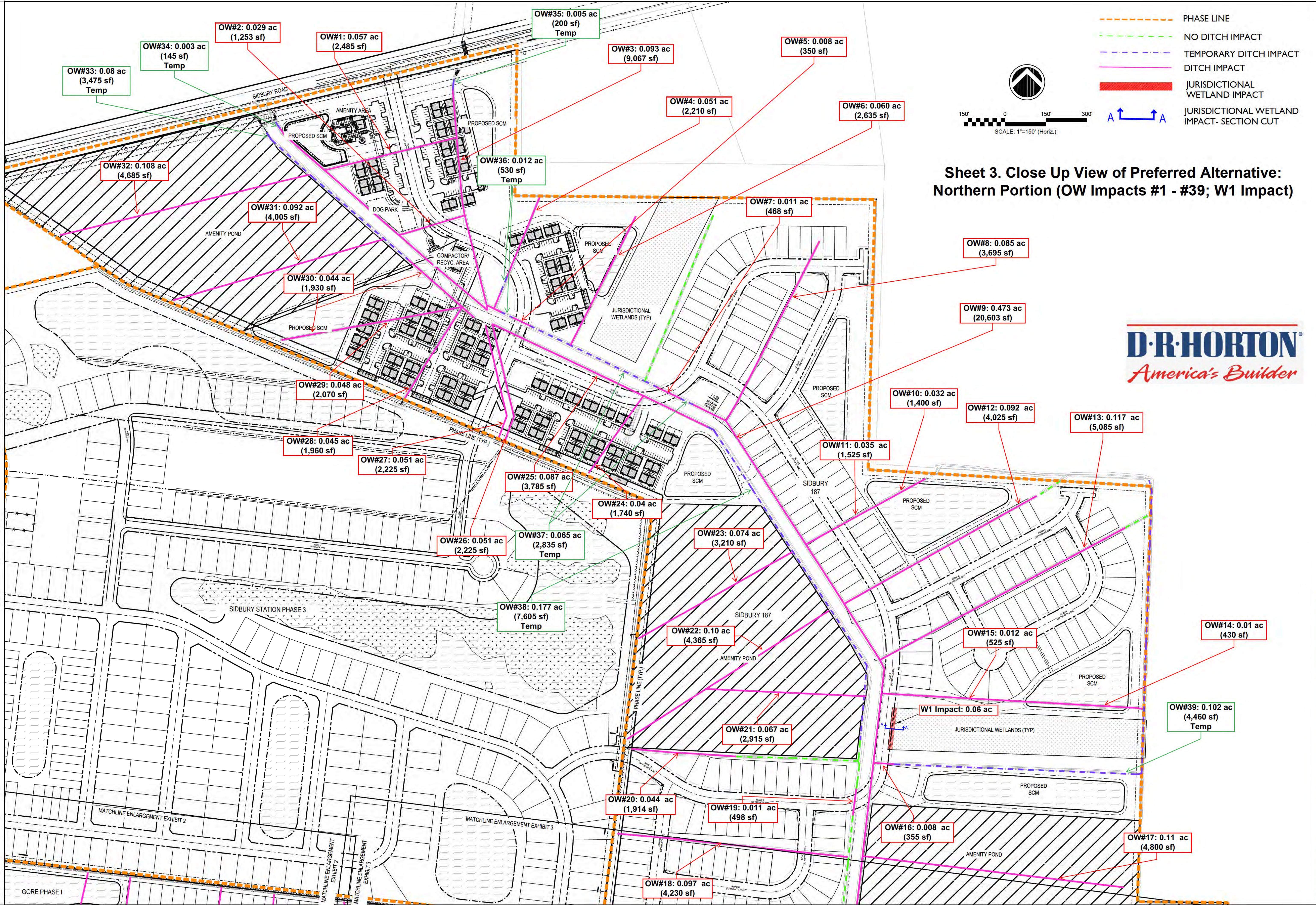
ILLUSTRATIVE, FOR DISCUSSION PURPOSES ONLY.

JUNE 2, 2025

DENSITY NOTES:

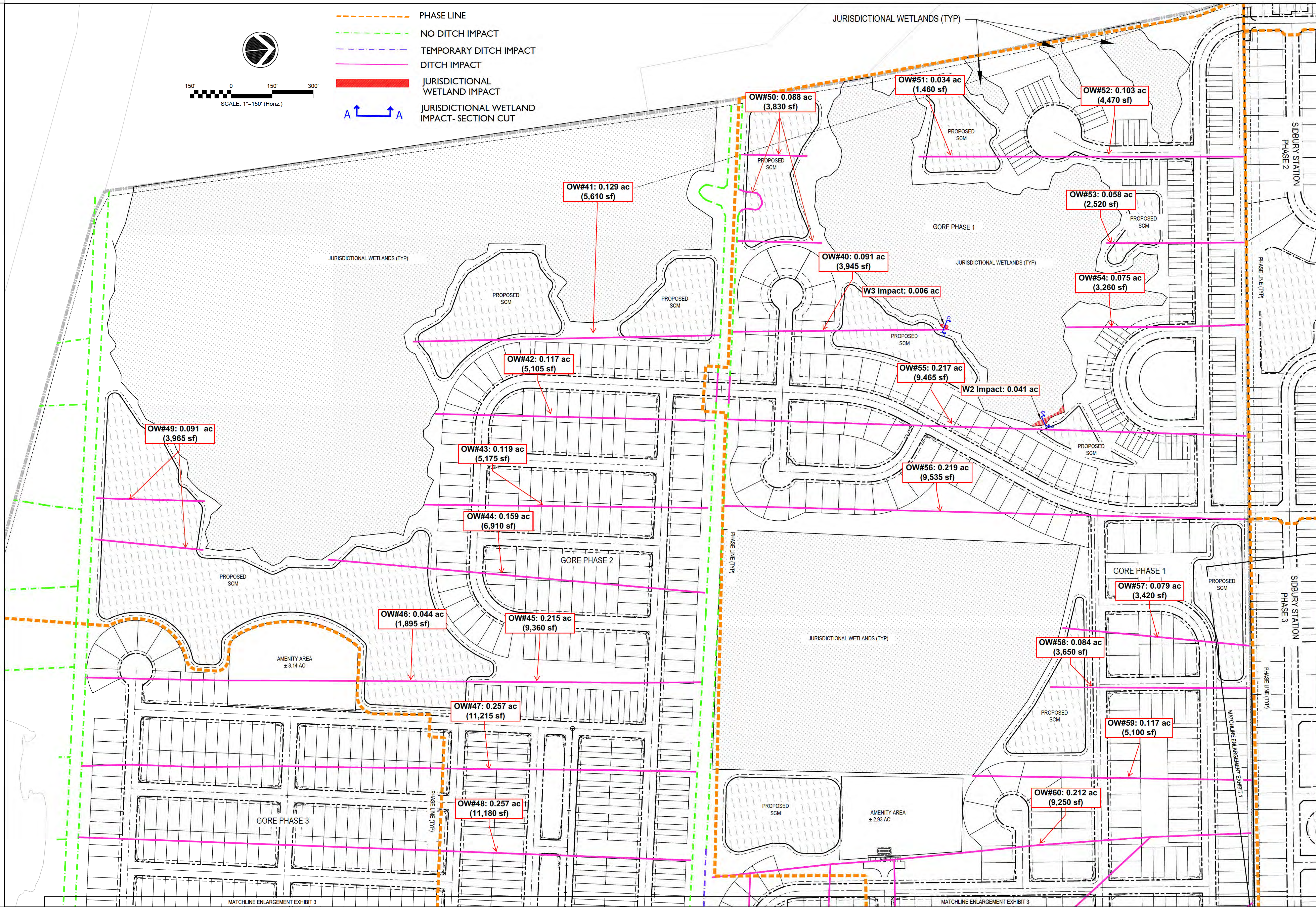
- Wetlands calculated as marshes, subtracted from gross acreage per UDO Sec. 3.1.3.d.2.
- New Hanover County soils data downloaded 8/16/2023 - no class IV soils on site.



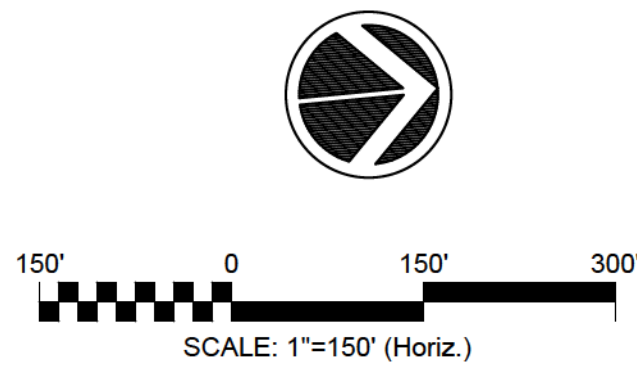


Sheet 3. Close Up View of Preferred Alternative:
Northern Portion (OW Impacts #1 - #39; W1 Impact)

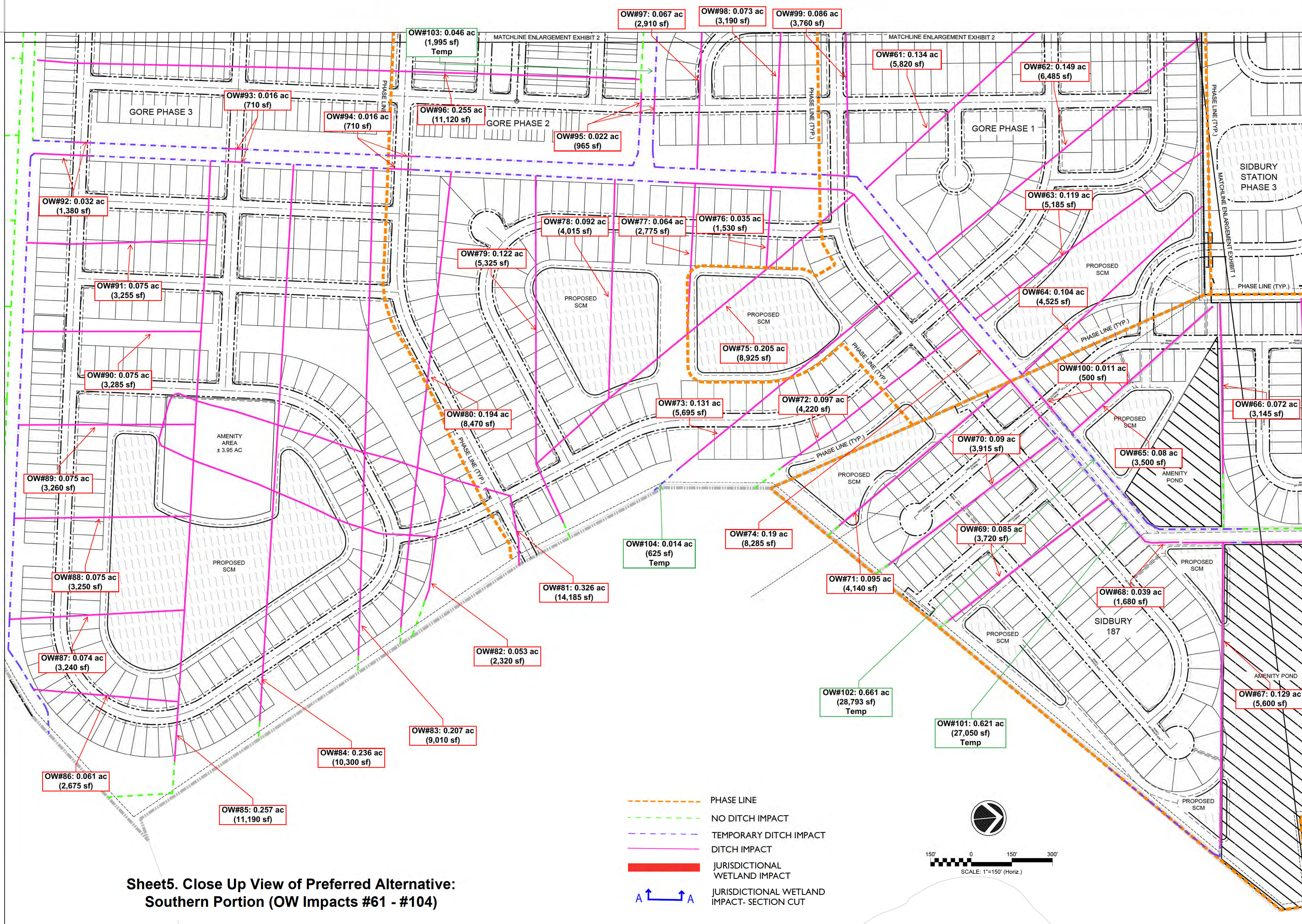




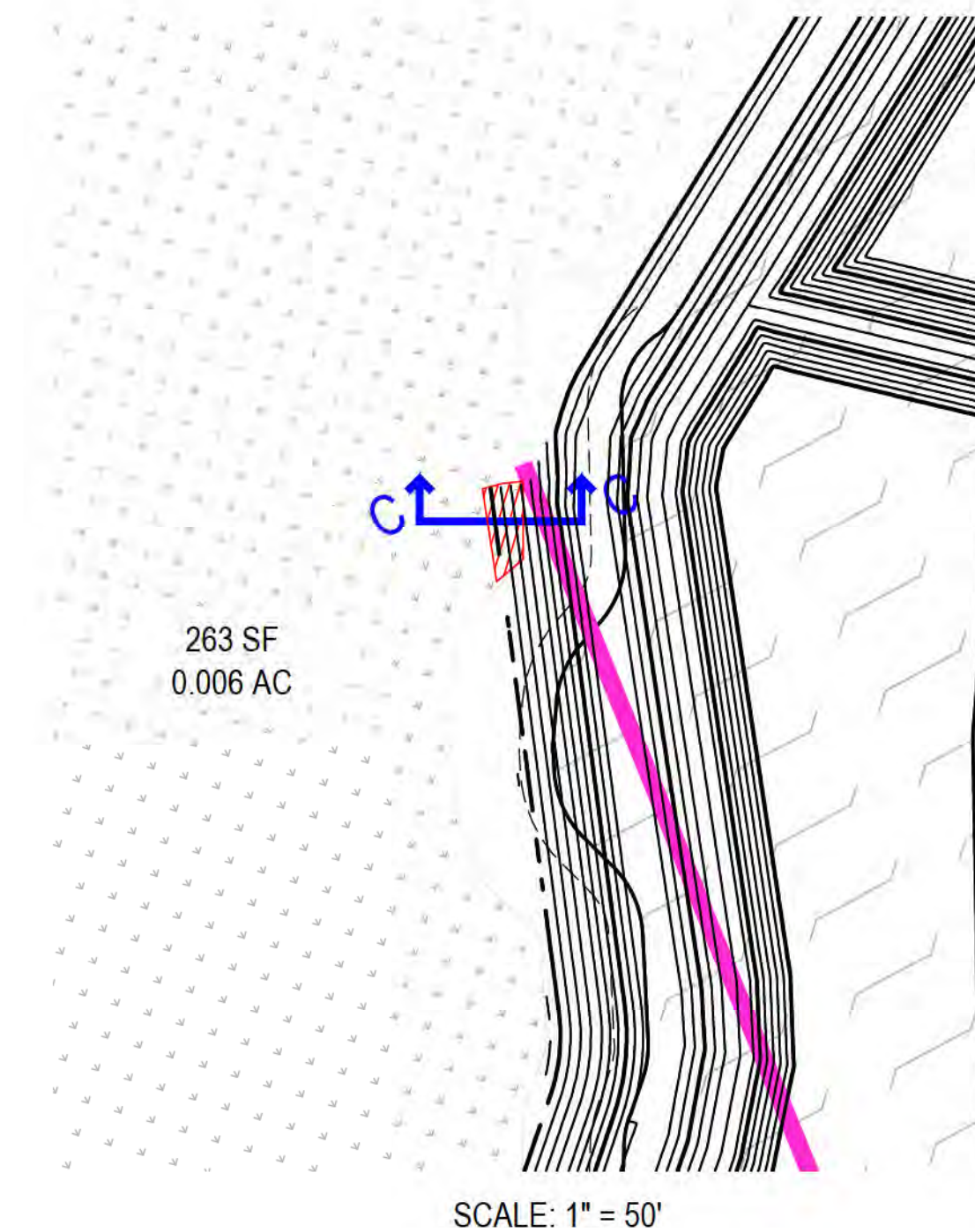
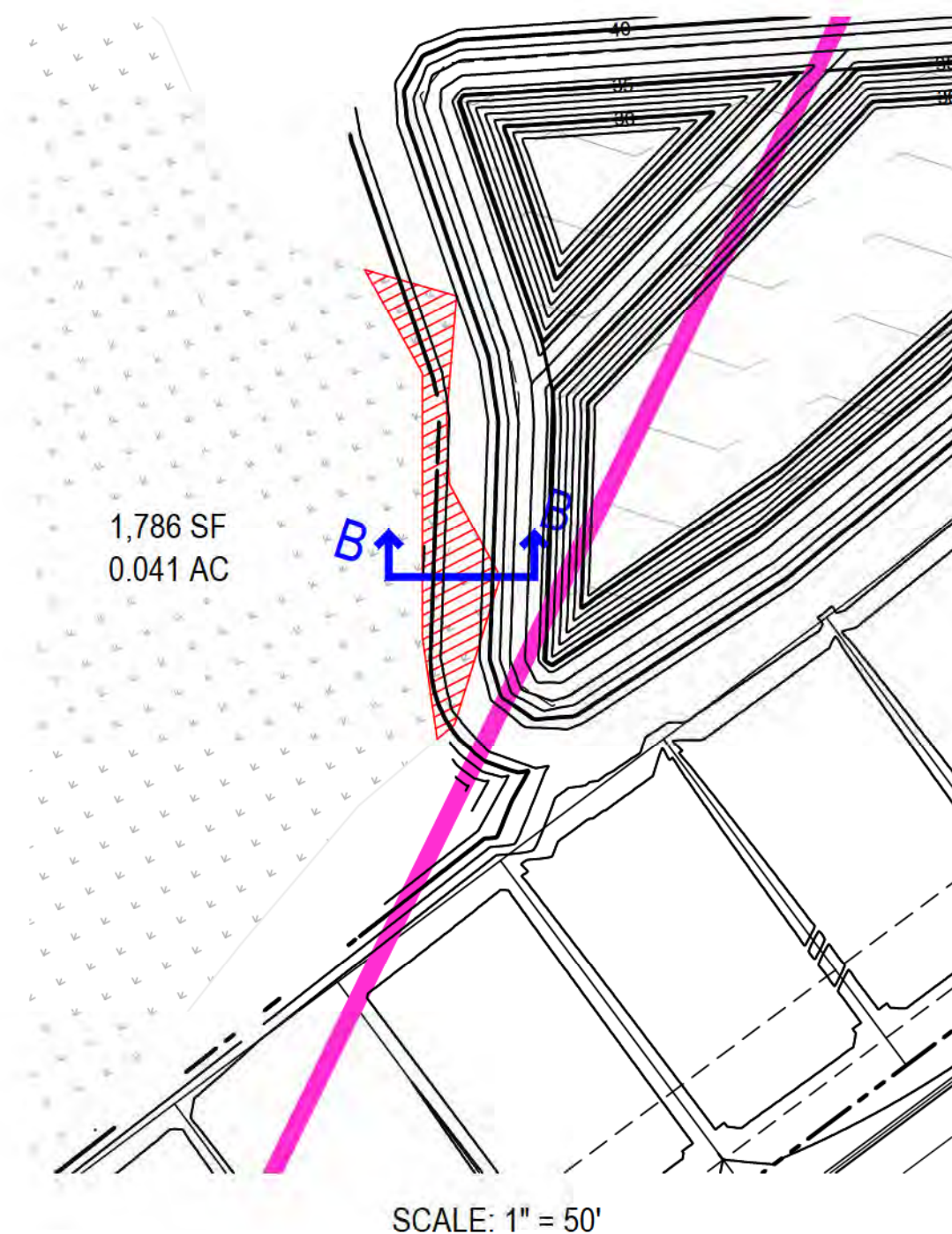
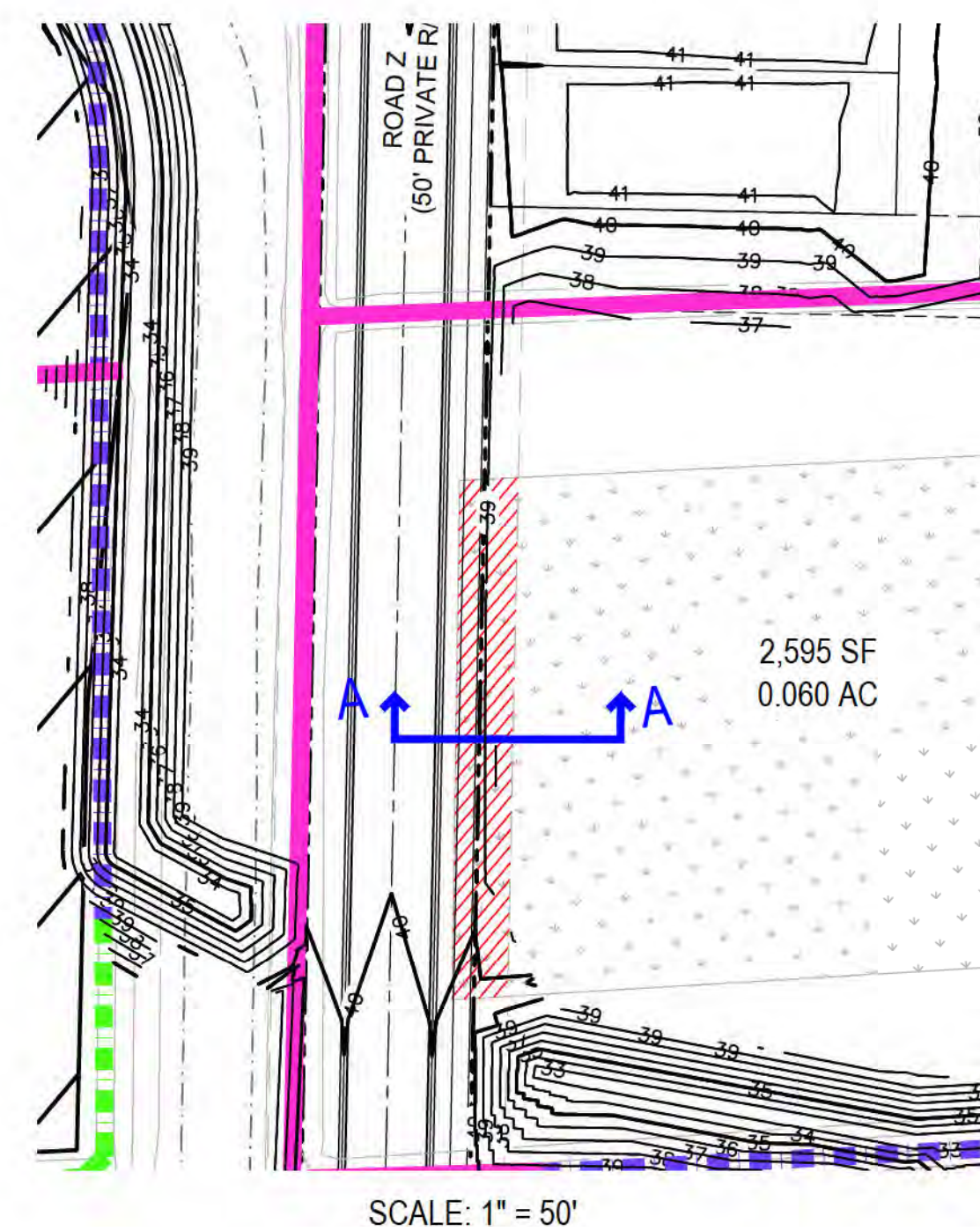
- PHASE LINE
- NO DITCH IMPACT
- TEMPORARY DITCH IMPACT
- DITCH IMPACT
- JURISDICTIONAL WETLAND IMPACT
- JURISDICTIONAL WETLAND IMPACT- SECTION CUT



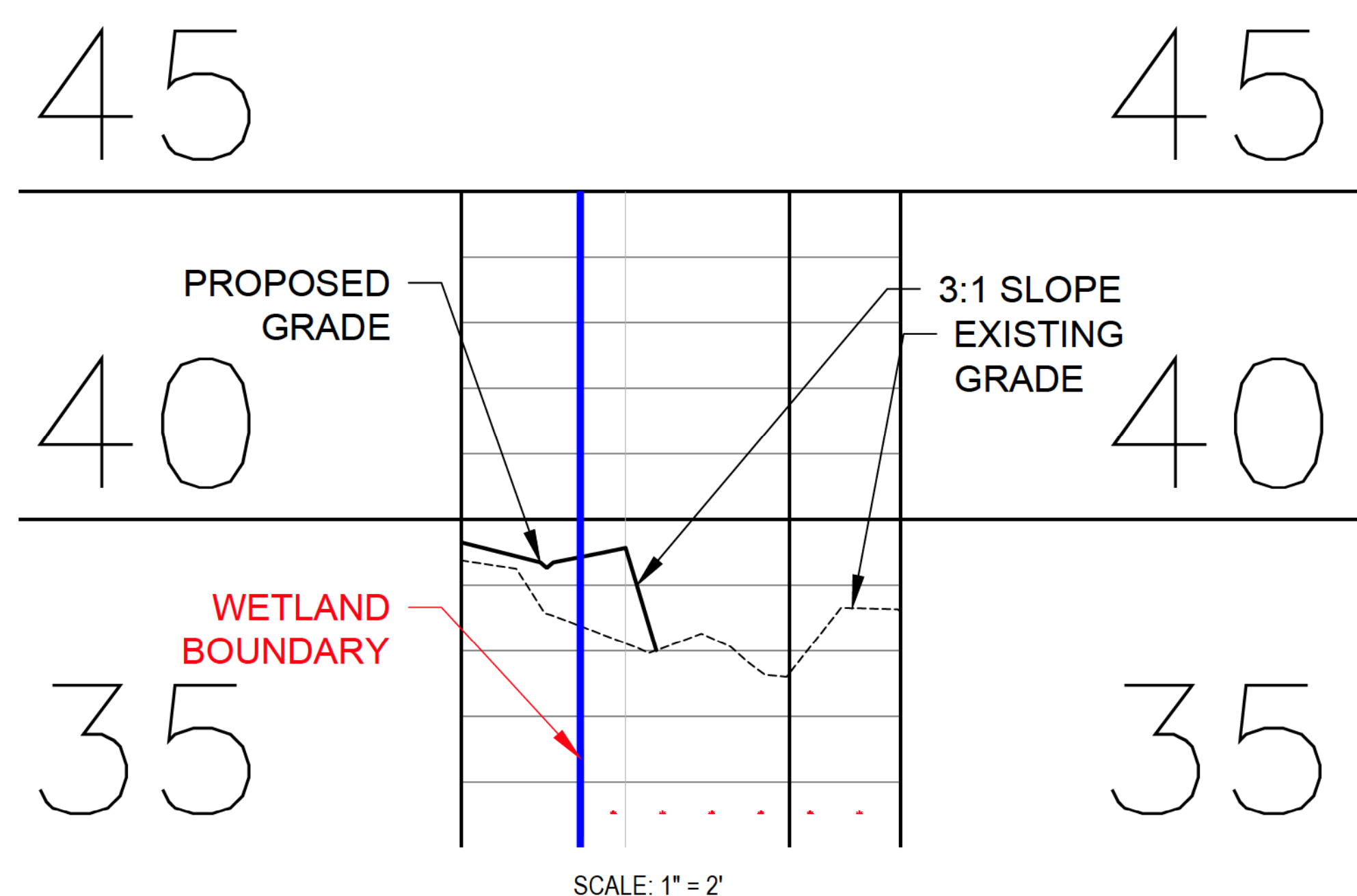
Sheet 4. Close Up View of Preferred Alternative: Central Portion (OW Impacts #40 - #60; W2 & W3 Impact)



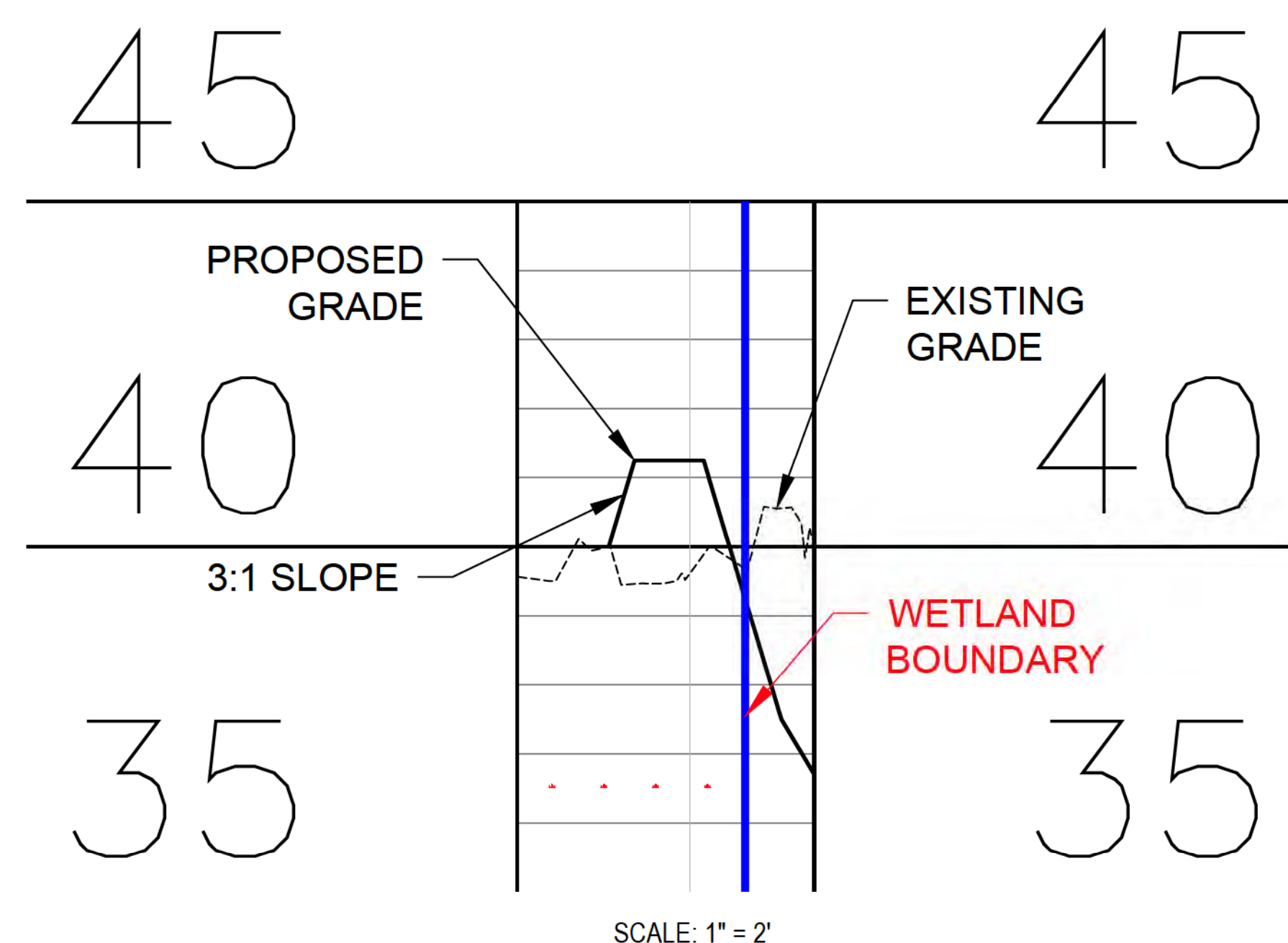
Sheet5. Close Up View of Preferred Alternative:
Southern Portion (OW Impacts #61 - #104)



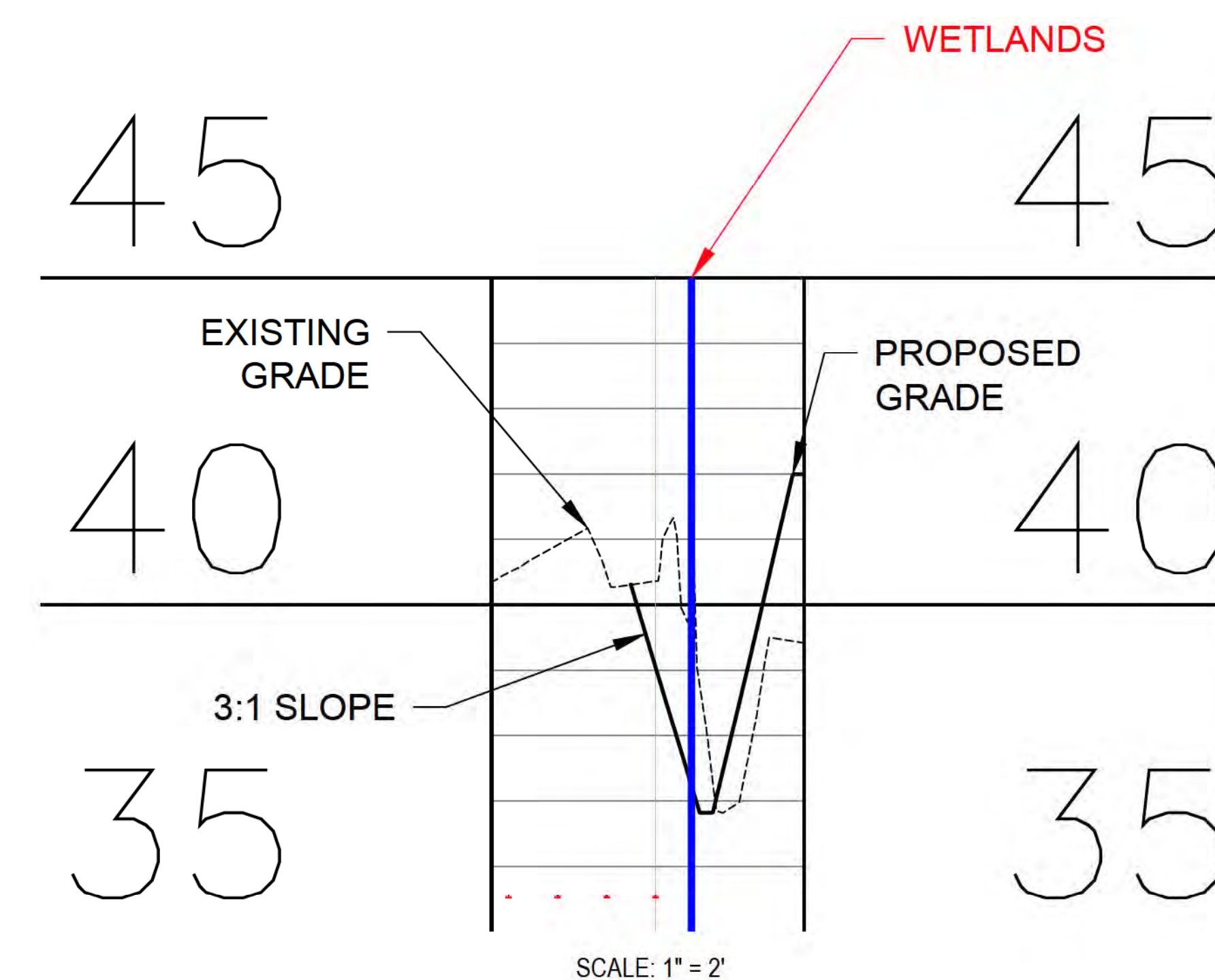
W1 IMPACT



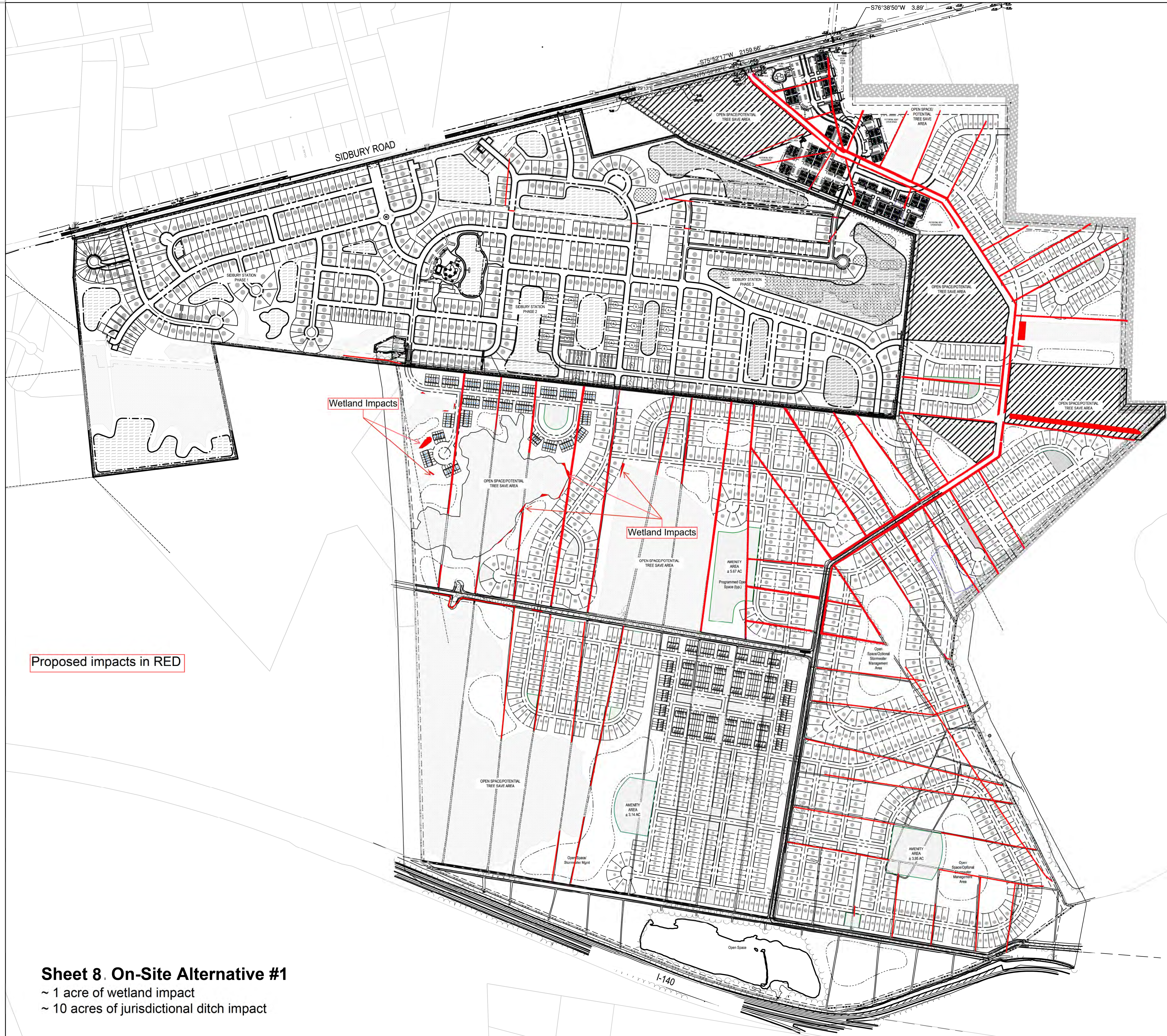
W2 IMPACT



W3 IMPACT



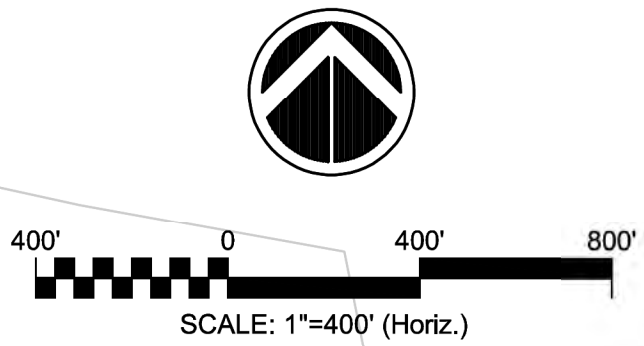
Sheet 6. Close Up Views and Cross Sections of Wetland Impacts (W1 - W3)



Proposed impacts in RED

Sheet 8. On-Site Alternative #1
~ 1 acre of wetland impact
~ 10 acres of jurisdictional ditch impact

COMBINED CONCEPT SITE DATA:	
GROSS DEVELOPMENT AREA	±700.7 AC
AREA IN WETLANDS	±124.1 AC
NET DEVELOPABLE AREA	±576.6 AC
CURRENT ZONING	R-15
PROPOSED ZONING	R-15 PR
MAX. DENSITY	2.5 DU/AC
PROPOSED DENSITY	3.03 DU/AC
MAXIMUM UNITS	1440
PROPOSED UNITS	1746
LINK NODE RATIO (MINIMUM)	1.40
LINK NODE RATION PROVIDED	1.49
OPEN SPACE REQUIRED (20%)	140.14 AC
OPEN SPACE PROPOSED	140.14 AC



ILLUSTRATIVE, FOR DISCUSSION PURPOSES ONLY.

APRIL 17, 2025

- DENSITY NOTES:**
- Wetlands calculated as marshes, subtracted from gross acreage per UDO Sec. 3.1.3.d.2.
 - New Hanover County soils data downloaded 8/16/2023 - no class IV soils on site.

