

RESIDENCE AT CANOPY POINTE

CITY OF WILMINGTON
NEW HANOVER COUNTY, NORTH CAROLINA

FEBRUARY 6, 2020
REVISED FEBRUARY 20, 2020

CONCEPTUAL PLAN SET

FOR CONDITIONAL ZONING DISTRICT PURPOSES
NOT FOR CONSTRUCTION

DEVELOPMENT INFORMATION

NAME OF PROJECT:
Residence at Canopy Pointe
WILMINGTON, NORTH CAROLINA
NEW HANOVER COUNTY,

OWNER:
BHC PROPERTIES, LLC
PO BOX 431
WRIGHTSVILLE BEACH, NC 28480
HAROLDC@NEXTHOMECAPFEAR.COM
(910)256-3528

DEVELOPER:
CHRISTOPHER L. EISENZIMMER, CPA
BLUE RIDGE ATLANTIC COMMUNITY DEVELOPMENT
2018 EASTWOOD ROAD
WILMINGTON, NC 28403
CHRIS.E@BLUERIDGEATLANTIC.COM
(910)338-3349

PROJECT ARCHITECT/REPRESENTATIVE:
RICHARD BLAKESLEE
ROSS/DECKARD ARCHITECTS, P.A.
PO BOX 98044
RALEIGH, NC 27624
R.BLAKELEE@ROSSDECKARDARCHITECHTS.COM
(919)875-0001

PROJECT ENGINEER/REPRESENTATIVE:
RICHARD COLLIER, PE
MCKIM & CREED, INC
243 NORTH FRONT ST
WILMINGTON, NC 284
RCOLLIER@MCKIMCREED.COM
(910)343-1048

PROJECT LAND PLANNER/REPRESENTATIVE:
TARA S. MURPHY, PLA, PMP
MCKIM & CREED, INC
243 NORTH FRONT ST
WILMINGTON, NC 28401
TSCHWENZFEIER@MCKIMCREED.COM
(910)343-1048



SHEET INDEX

SHEET NUMBER	SHEET TITLE	SHEET DESCRIPTION
1	G001	COVER
2	CX100	EXISTING CONDITIONS
3	CS100	OVERALL SITE PLAN
4	CS101	BUILDING ELEVATIONS

PARCEL INFORMATION

PROPERTY ADDRESS:
205 & 217 MIDDLE SOUND LOOP RD
WILMINGTON, NC 28411

PARCEL IDENTIFICATION NUMBERS:
R04410-001-007-000
R04410-001-008-000
R04410-001-009-000
R04410-001-010-000

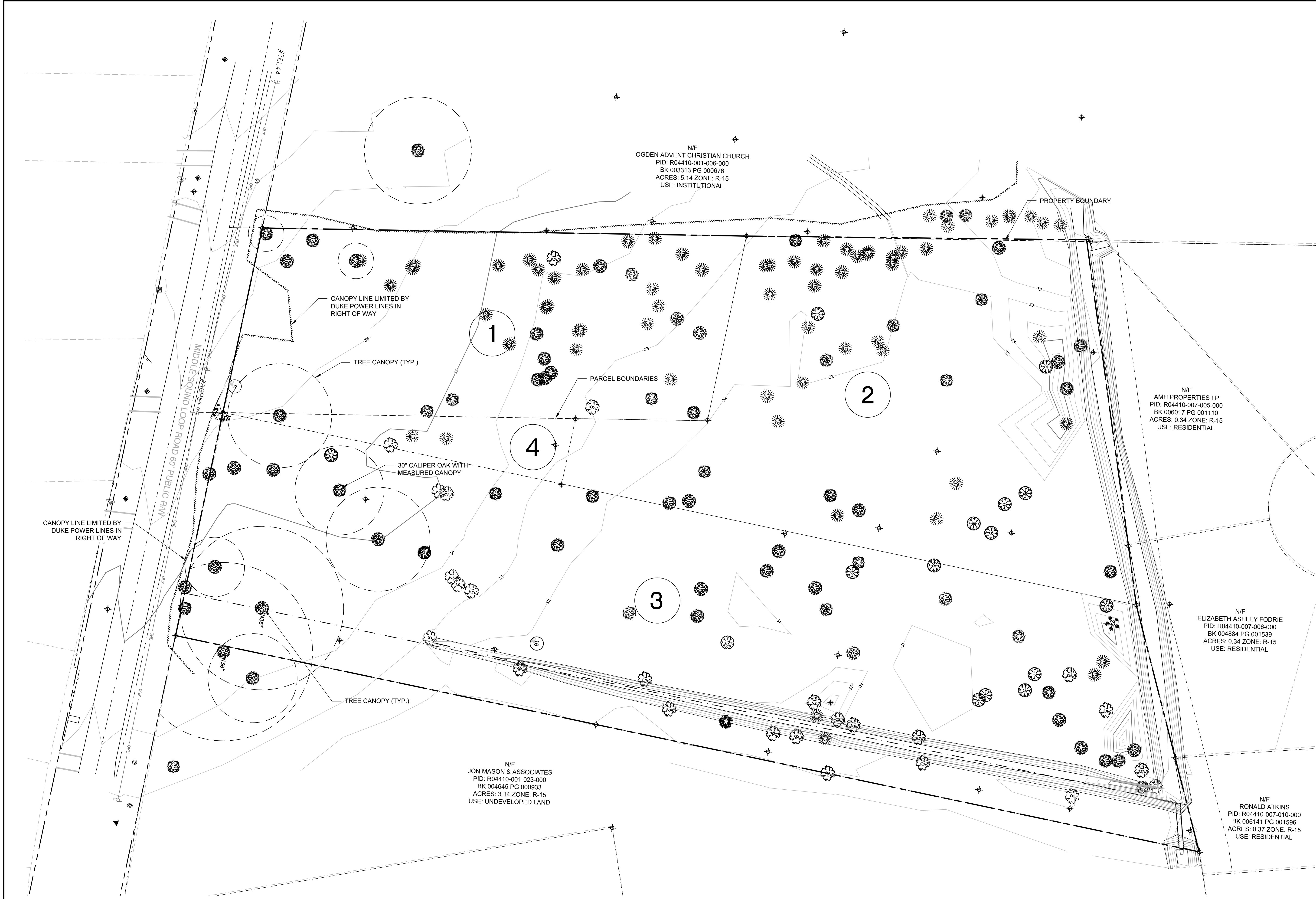
CURRENT ZONING:
R-15

PROPOSED PROPERTY ZONING:
CZ-RMF-M



CONCEPTUAL PLANS
NOT FOR CONSTRUCTION





LEGEND

- CEDAR
- BEECH
- GUM
- OAK
- MAGNOLIA
- MAPLE
- PINE
- MISC HARDWOOD

PARCEL	IDENTIFICATION NUMBER	ACREAGE
1	R04410-001-007-000	0.93 ACRES
2	R04410-001-008-000	1.42 ACRES
3	R04410-001-010-000	2.30 ACRES
4	R04410-001-009-000	0.12 ACRES

- NOTES
- TREE LOCATIONS BASED ON MCE FIELD SURVEY DATED 02-06-2020.
 - NO WETLANDS ON SITE ACCORDING TO THE NATIONAL WETLANDS INVENTORY.
 - NO 100-YEAR FLOOD LINE EXISTS ON THE PROPERTY.

REV. NO.	DESCRIPTIONS / REVISIONS	DATE
1	SITE PLAN MODIFIED PER TREE SURVEY	02-20-2020

PRELIMINARY -
DO NOT USE FOR
CONSTRUCTION

PROFESSIONAL SEAL
22574
RICHARD M. COLLIER
ENGINEER
02-20-2020

MCKIM & CREED
243 North Front Street
Wilmington, NC 28401
Phone: (910)343-1048, Fax: (910)251-8282
NC LICENSE F-1222
www.mckimcreed.com

Residence
at Canopy Point

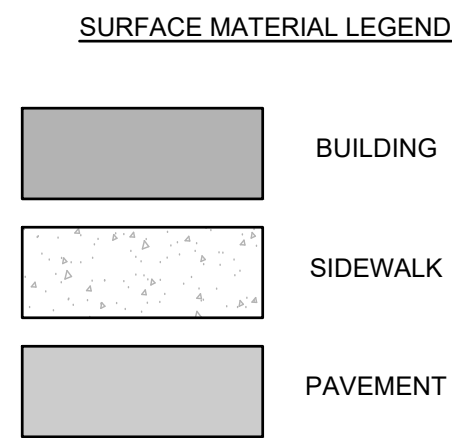
Residence at Canopy Pointe
MIDDLE SOUND LOOP RD
WILMINGTON, NORTH CAROLINA
TOWNSHIP OF WILMINGTON
EXISTING CONDITIONS

DATE: 02-06-2020
MCE PROJ. # 7921-0001
DRAWN JEB
DESIGNED JEB
CHECKED RMC
PROJ. MGR. RMC

SCALE
HORIZONTAL: 1"=30'
VERTICAL: N/A

STATUS: PRELIMINARY DESIGN
NOT FOR CONSTRUCTION

MAC FILE NUMBER
CX-100
DRAWING NUMBER
2
REVISION
1



SITE INFORMATION		Residence at Canopy Pointe	
PARCEL AREA:		4.77 ACRES	
SITE ADDRESS:		205 & 217 MIDDLE SOUND LOOP RD	
TOTAL NUMBER OF BUILDINGS:		(1) RESIDENTIAL	
NUMBER OF STORIES:		3	
NUMBER OF UNITS:		72	
PROJECT DENSITY:		REQUIRED	PROVIDED
		17 DU/AC	15.1 DU/AC
FLOOD PLAIN:		ZONE X - PANEL 3159 AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN	
PHASING:		1 PHASE	
BUILDING HEIGHT:		42'	
PARCEL IDENTIFICATION NUMBER:		R04410-001-007-000 - 0.93 AC R04410-001-008-000 - 1.42 AC R04410-001-010-000 - 2.30 AC R04410-001-009-000 - 0.12 AC	
EXISTING ZONING:		R-15	
PROPOSED ZONING:		CD-RMF-M	
SETBACKS:	REQUIRED	ADDITIONAL FOR BUILDING HEIGHT OVER 35'	
FRONT	35'	4'	
REAR	25'	4'	
SIDE	20'	4'	
OPEN SPACE:	REQUIRED	PROVIDED	
	0.94 ACRES	0.94 ACRES	

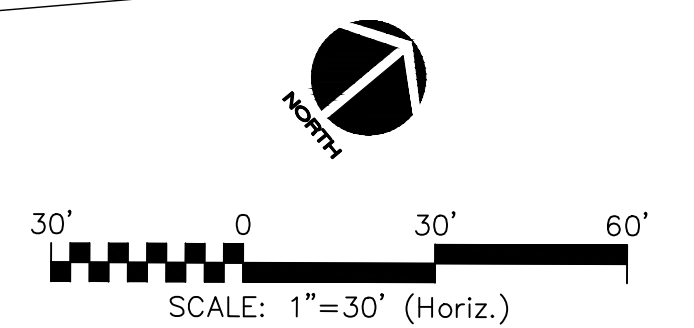
NOTES:

1. TREE PRESERVATION AS SHOWN IS BASED ON BEST AVAILABLE INFORMATION AND MAY BE SUBJECT TO CHANGE DURING TRC REVIEW AND APPROVAL

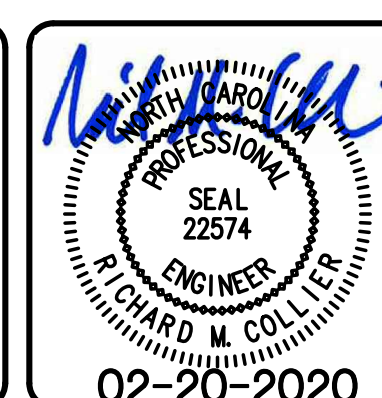
N/F
AMH PROPERTIES LP
PID: R04410-007-005-000
BK 006017 PG 001110
ACRES: 0.34 ZONE: R-15
USE: RESIDENTIAL

N/F
ELIZABETH ASHLEY FODRIE
PID: R04410-007-006-000
BK 004884 PG 001539
ACRES: 0.34 ZONE: R-15
USE: RESIDENTIAL

N/F
RONALD ATKINS
PID: R04410-007-010-000
BK 006141 PG 001596
ACRES: 0.37 ZONE: R-15
USE: RESIDENTIAL

[illegible]

PRELIMINARY -
DO NOT USE FOR
CONSTRUCTION



Residence at Canopy Point

Residence at Canopy Pointe
MIDDLE SOUND LOOP RD
WILMINGTON, NORTH CAROLINA
TOWNSHIP OF WILMINGTON

CONDITIONAL ZONING DISTRICT
OVERALL SITE PLAN

DATE: 02-06-2020	SCALE	MVC FILE NUMBER
MCE PROJ. # 7921-0001	HORIZONTAL: 1" = 30'	CS-100
DRAWN JEB	VERTICAL: N/A	DRAWING NUMBER
DESIGNED JEB		3
CHECKED RMC		
PROJ. MGR. RMC		



1 FRONT EXTERIOR ELEVATION
Scale: 1/16"= 1'-0"

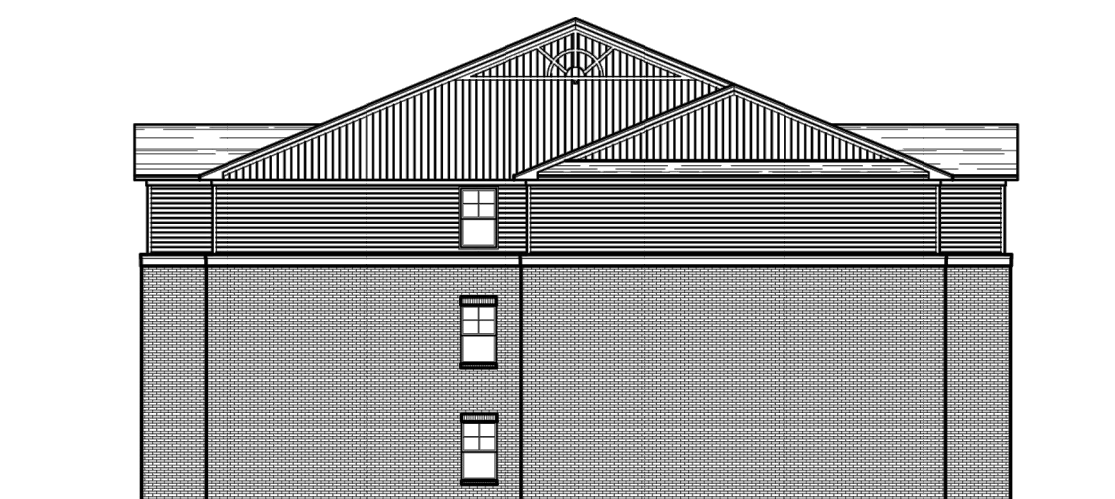


2 LEFT WING FRONT EXTERIOR ELEVATION
Scale: 1/16"= 1'-0"

ELEVATION KEY	
	MARK (M1) ROOF OC WEATHERED WOOD COLOR (OR SIMILAR) 30 YEAR ARCHITECTURAL, DIMENSIONAL ANTI-FUNGAL ASPHALT SHINGLES, ON ONE LAYER OF 15# BUILDING FELT ON 7/16" OSB TYP.
	MARK (M2) VINYL SIDING MIN. .044 HEAVY GAUGE CEDAR SHAKE PROFILE
	MARK (M3) VINYL SIDING MIN. .044 HEAVY GAUGE BOARD AND BATTEN PROFILE
	MARK (M4) VINYL SIDING HORIZONTAL SIDING - MIN. .044 HEAVY GAUGE TRIPLE 3 EXPOSURE
	MARK (M5) BRICK VENEER BRICK VENEER WITH MASONRY TIES @ 1'-4" O.C. BOTH DIRECTIONS



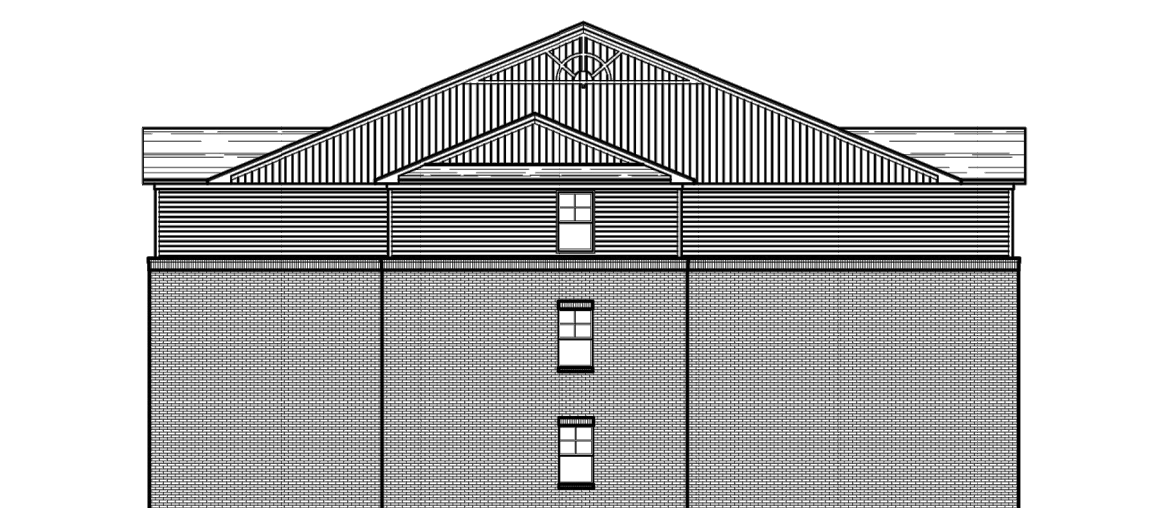
3 REAR EXTERIOR ELEVATION
Scale: 1/16"= 1'-0"



5 SIDE EXTERIOR ELEVATION
Scale: 1/16"= 1'-0"



4 LEFT WING REAR EXTERIOR ELEVATION
Scale: 1/16"= 1'-0"



6 SIDE EXTERIOR ELEVATION
Scale: 1/16"= 1'-0"

SEALS

CONSULTANTS

PROJECT

BRAD Residence at Canopy Pointe, LLC

Residence at Canopy Pointe

Wilmington, North Carolina

20-414.00

REVISIONS

DATE

DATE: January 24, 2020
ISSUE FOR: NCHFA Application

SET#

SHEET

Exterior Elevations

A 3.1

SHEET OF TOTAL SHEETS IN SET
DRAWN BY:
CHECKED BY: