

SURFACE MATERIAL LEGEND

[Solid Grey Box]	BUILDING
[Dotted Grey Box]	SIDEWALK
[Horizontal Line Grey Box]	PAVEMENT

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

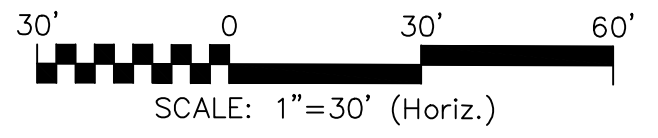
N/F
OGDEN ADVENT CHRISTIAN CHURCH
PID: R04410-001-006-000
BK 003313 PG 000676
ACRES: 5.14 ZONE: R-15
USE: INSTITUTIONAL

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
JON MASON & ASSOCIATES
PID: R04410-001-023-000
BK 004645 PG 000933
ACRES: 3.14 ZONE: R-15
USE: UNDEVELOPED LAND

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



REV. NO.	DESCRIPTIONS	DATE
3	SHIFT PARKING BAY OUT OF SETBACK	03-19-2020
2	SITE PLAN MODIFICATION PER N/C PLANNING BOARD COMMENTS	03-12-2020
1	SITE PLAN MODIFIED PER TREE SURVEY	03-20-2020

PRELIMINARY -
DO NOT USE FOR
CONSTRUCTION



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BLUE RIDGE ATLANTIC
community -- development

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: CS-100
MCE PROJ # 7921-0001	HORIZONTAL: 1"=30'
DRAWN: JEB	VERTICAL: N/A
DESIGNED: JEB	REVISION: 3
CHECKED: RMC	
PROJ. MGR.: RMC	
STATUS: PRELIMINARY DESIGN NOT FOR CONSTRUCTION	
REVISION: 1	