

CenterPoint

MIXED-USE DEVELOPMENT CITY OF WILMINGTON NEW HANOVER COUNTY, NORTH CAROLINA

FEBRUARY 3, 2020

SUBDIVISION REVIEW BOARD SUBMITTAL

NOT FOR CONSTRUCTION

DEVELOPMENT INFORMATION

NAME OF PROJECT:

CenterPoint
WILMINGTON, NORTH CAROLINA
NEW HANOVER COUNTY,
WILMINGTON TOWNSHIP

OWNER:

FAIRMONT PROPERTIES, LLC &
SOUTHPORT MARKET PLACE I, LLC
1131 B MILITARY CUTOFF ROAD
WILMINGTON, NC 28405-3641

DEVELOPER:

JASON D. SWAIN
CENTRE POINTE, LLC
1131-B MILITARY CUTOFF RD
WILMINGTON, NC 28405
JASON@SWAINASSOCIATES.COM
(910) 256-2211

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, LEED AP, PMP
MCKIM & CREED, INC
243 NORTH FRONT ST
WILMINGTON, NC 28401
TSCHWENZFEIER@MCKIMCREED.COM
(910)343-1048

PROJECT ARCHITECT/LANDSCAPE ARCHITECT REPRESENTATIVE:

CHRIS BAUER, ASSOC. AIA, APA PRINCIPAL
CI DESIGN INC.
509 SOUTH EXETER ST
BALTIMORE, MD 21202
CBAUER@CI-DESIGNINC.COM
(410) 384-4244

COUNTY AND AGENCY CONTACTS

- A. CITY OF WILMINGTON
PLANNING DEPARTMENT
102 NORTH THIRD STREET
PO BOX 1810
WILMINGTON, NC 28402-1810
(910)342-2782
CONTACT: BRIAN CHAMBERS
BRAIN.CHAMBERS@WILMINGTONNC.GOV
- B. CITY OF WILMINGTON
ENGINEERING
212 OPERATIONS CENTER DRIVE
PO BOX 1810
WILMINGTON, NC 28402-1810
(910)341-7807
CONTACT: ROB GORDON
ROB.GORDON@WILMINGTONNC.GOV
- C. NEW HANOVER COUNTY
SEDIMENT AND EROSION CONTROL
230 GOVERNMENT CENTER DRIVE,
SUITE 160
WILMINGTON, NC 28403
(910)798-7432
CONTACT: BETH WETHERILL
BWETHERILL@NHCGOV.COM
- D. CAPE FEAR PUBLIC UTILITY AUTHORITY
235 GOVERNMENT CENTER DRIVE
WILMINGTON, NC 28403
(910)332-6626
CONTACT: DAVID DAILEY
DAVID.DAILEY@CFPUA.ORG
- E. NCDENR
DIVISION OF ENVIRONMENTAL HEALTH
PUBLIC WATER SUPPLY SECTION
1634 MAIL SERVICE CENTER
RALEIGH, NC 27699-1634
(910)715-3226
CONTACT: CHRISTYN FERTENBAUGH
CHRISTYN.FERTENBAUGH@NCDENR.GOV



SHEET INDEX

SHEET NUMBER	SHEET TITLE	SHEET DESCRIPTION
1	G001	COVER
2	G002	NOTES
3	CX101	EXISTING CONDITIONS & ADJACENT PROPERTY OWNERS
4	CX102	RECOMBINATION PLAT
5	-	FIELD SURVEY (WETHERILL ENGINEERING)
6	-	FIELD SURVEY (WETHERILL ENGINEERING)
7	CX103	SITE INVENTORY
8	CS101	OVERALL SITE PLAN
9	CU101	OVERALL UTILITY PLAN
10	CS501	SITE DETAILS/STREET CROSS SECTIONS
11	CS502	SITE DETAILS
12	CL101	CONCEPT LANDSCAPE PLAN

PROPERTY ADDRESS

1541 EASTWOOD ROAD
WILMINGTON, NC 28405

TAX PARCEL IDENTIFICATION NUMBERS:

R05600-001-001-000
R05600-001-004-000

CURRENT ZONING:

UMX (CD)

PROPOSED PROPERTY ZONING:

UMX (CD)

PRELIMINARY DESIGN
NOT FOR CONSTRUCTION

CENTREPOINTE, LLC
1131-B MILITARY CUTOFF ROAD
WILMINGTON, NC 28405

MCKIM & CREED
243 North Front Street
Wilmington, North Carolina 28401
Phone: (910)343-1048 , Fax: (910)251-8282
NC LICENSE NO. F-1222
www.mckimcreed.com



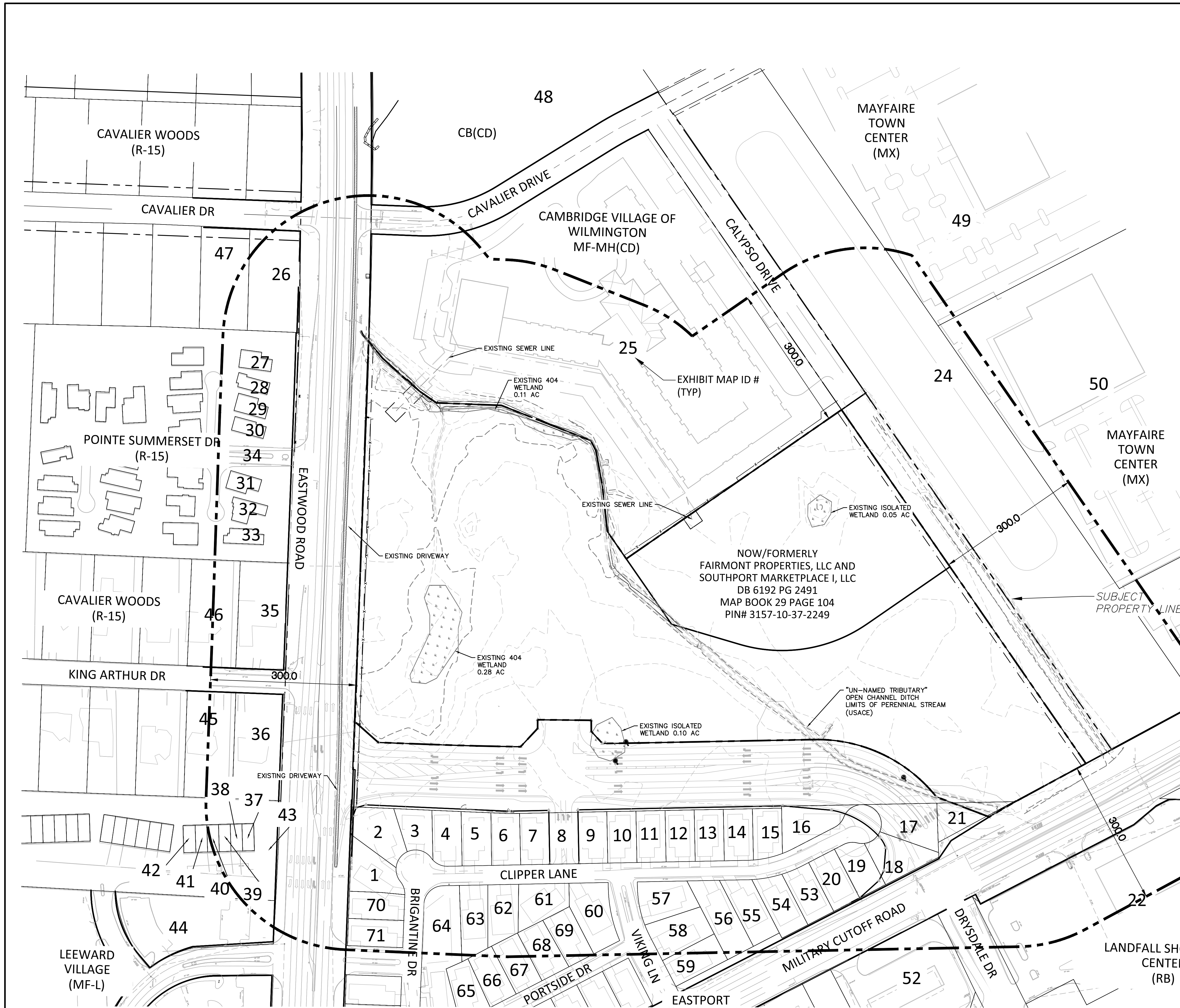


Exhibit Map ID	Parcel ID	Parcel Address	Owner Name	Owner Address	City	State	ZIP	Zoning	Neighborhood
1	05608-009-003-000	1604 Brigantine Drive	Harrell, ANNIE E	1604 Brigantine Drive	Wilmington	NC	28405	R-10	Eastport
2	05608-009-004-000	1602 Brigantine Drive	Lennox, Susan M	PO Box 30	Orum	NC	28368	R-10	Eastport
3	05608-009-005-000	1600 Brigantine Drive	Farris, George and Michael Etal	PO Box 368	Wrightsville Beach	NC	28489	R-10	Eastport
4	05608-009-006-000	1310 Clipper Lane	Collins, Mary Jane	PO Box 26203	Piano	TX	77028	R-10	Eastport
5	05608-009-007-000	1308 Clipper Lane	Gledienbach, Edward J and Barbara W	1308 Clipper Lane	Wilmington	NC	28405	R-10	Eastport
6	05608-009-008-000	1306 Clipper Lane	Baker, Andrew J	US Army Corps of Engineers	APO	AA	34022	R-10	Eastport
7	05608-009-009-000	1304 Clipper Lane	Abbott, Mariana B	1909 Merion Place	Raleigh	NC	27613	R-10	Eastport
8	05608-009-010-000	1302 Clipper Lane	NC Department of Transportation	1546 Mail Service Center	Raleigh	NC	27613	R-10	Eastport
9	05608-009-011-000	1300 Clipper Lane	Fisher, Mary Ancil	1300 Clipper Lane	Wilmington	NC	28405	R-10	Eastport
10	05608-009-012-000	1214 Clipper Lane	Eller, Eloise N	1214 Clipper Lane	Wilmington	NC	28405	R-10	Eastport
11	05608-009-013-000	1212 Clipper Lane	Wright, Eugene R Jr.	1212 Clipper Lane	Wilmington	NC	28405	R-10	Eastport
12	05608-009-014-000	1210 Clipper Lane	Newby, Elizabeth and Terrance	1210 Clipper Lane	Wilmington	NC	28405	R-10	Eastport
13	05608-009-015-000	1208 Clipper Lane	Mingis, Christopher B and Heather C	1208 Clipper Lane	Wilmington	NC	28405	R-10	Eastport
14	05608-009-016-000	1206 Clipper Lane	Jackson, Betty M Revocable Living Trust	1206 Clipper Lane	Wilmington	NC	28405	R-10	Eastport
15	05608-009-017-000	1204 Clipper Lane	Krueger, Ronald M Living Trust	1204 Clipper Lane	Wilmington	NC	28405	R-10	Eastport
16	05608-009-018-000	1202 Clipper Lane	Russel, Brooke P Revocable Trust	1202 Clipper Lane	Wilmington	NC	28405	R-10	Eastport
17	05608-009-019-000	1200 Clipper Lane	NC Department of Transportation	1546 Mail Service Center	Raleigh	NC	27613	R-10	Eastport
18	05608-009-020-000	1200 Clipper Lane	NC Department of Transportation	1546 Mail Service Center	Raleigh	NC	27613	R-10	Eastport
19	05608-009-021-000	1203 Clipper Lane	NC Department of Transportation	1546 Mail Service Center	Raleigh	NC	27613	R-10	Eastport
20	05608-009-022-000	1205 Clipper Lane	Adams, Michael S and Angela J	632 Cocos Court	Wilmington	NC	28405	R-10	Eastport
21	05608-009-023-000	1609 Brigantine Drive	NC Department of Transportation	1546 Mail Service Center	Raleigh	NC	27613	R-10	Eastport
22	05705-008-001-000	1241 Military Cutoff Road	New Hanover County	230 Government Center Drive	Wilmington	NC	28403	RB	N/A
23	05100-003-006-000	1201 Military Cutoff Road	City of Wilmington	PO Box 3810	Wilmington	NC	28401	CB	N/A
24	05500-003-009-000	1220 Military Cutoff Road	Mayfaire Town Center LP	2070 Hamilton Place Blvd Suite 500	Charlotte	NC	28211	MX	N/A
25	05600-001-005-000	25 Cavalier Drive	Wilmington Independent Living LLC	7780 Briar Creek Parkway, Suite 40	Raleigh	NC	27613	MF/MH	N/A
26	05608-004-010-000	103 Cavalier Drive	Kotler, Kell M	103 Cavalier Drive	Wilmington	NC	28403	R-15	Cavalier Woods
27	05608-004-016-000	1506 W Morning Dove Circle	Hammberger, William A and Maree	1833 Stretton Lane	Fayetteville	NC	28304	R-15	Pointe Summermet
28	05608-004-014-000	1504 W Morning Dove Circle	Martel, Geneva B and Gayle	PO Box 119	Somerset	NC	27377	R-15	Pointe Summermet
29	05608-004-014-000	1502 W Morning Dove Circle	Johnson M, Gee, Debra C	1502 W Morning Dove Circle	Wilmington	NC	28403	R-15	Pointe Summermet
30	05608-004-013-000	1500 W Morning Dove Circle	Sea Belle LLC	18 Peaks View Drive	Moneta	VA	24121	R-15	Pointe Summermet
31	05608-004-012-000	1500 W Morning Dove Circle	Arnold, John Revocable Trust	1500 W Morning Dove Circle	Fairfax	VA	22033	R-15	Pointe Summermet
32	05608-004-018-000	1603 E Morning Dove Circle	Parrott, Charles S and Judith E	4409 Omni Place	Raleigh	NC	27613	R-15	Pointe Summermet
33	05608-004-019-000	1605 E Morning Dove Circle	Troll, Alan E and Elizabeth A	1605 E Morning Dove Circle	Wilmington	NC	28403	R-15	Pointe Summermet
34	05608-004-011-000	1032 Pointe Summermet Drive	Village at Summermet HOA Inc	5129 Otisland Drive Suite 101	Wilmington	NC	28403	R-15	Pointe Summermet
35	05608-005-001-000	100 King Arthur Drive	Harrell, Betty A and Jeanne R	100 King Arthur Drive	Wilmington	NC	28403	R-15	Cavalier Woods
36	05608-006-001-000	101 King Arthur Drive	Barnes, Mary T	101 King Arthur Drive	Wilmington	NC	28403	R-15	Cavalier Woods
37	05608-006-007-000	1600 Sturdivant Drive Apt 1	Evans, Charles F	1600 Sturdivant Drive Apt 1	Wilmington	NC	28403	MF-L	Leeward Village
38	05608-006-008-000	1600 Sturdivant Drive Apt 2	Potlaid, John III	PO Box 3567	Wrightsville Beach	NC	28480	MF-L	Leeward Village
39	05608-006-009-000	1600 Sturdivant Drive Apt 3	Brandenburg, Jennifer Ann	1600 Sturdivant Drive Apt 3	Wilmington	NC	28403	MF-L	Leeward Village
40	05608-006-010-000	1600 Sturdivant Drive Apt 4	Lenahan, Alice Jean	6105 Shandwick Court	Raleigh	NC	27609	MF-L	Leeward Village
41	05608-006-011-000	1600 Sturdivant Drive Apt 5	Southernard, Mike G and Joyce E	5625 Dabarth Road	Wilmington	NC	28403	MF-L	Leeward Village
42	05608-006-012-000	1600 Sturdivant Drive Apt 6	Hardee, Jabe V and Shirley L	409 Highgreen Drive	Wilmington	NC	28411	MF-L	Leeward Village
43	05612-009-035-000	1602 Sturdivant Drive	Leeward Village HOA Inc	PO Box 7187	Wilmington	NC	28406	MF-L	Leeward Village
44	05608-007-001-000	1404 Commonwealth Drive	Eastwood Commons Office ASSN	1508 Military Cutoff Road 302	Wilmington	NC	28403	RB	Leeward Village
45	05608-007-001-000	1404 Commonwealth Drive	WPCS, LLC	1306 Catterwood Drive	Wilmington	NC	28403	RB	Leeward Village
46	05608-004-009-000	107 Cavalier Drive	Cramer, Roy L	107 Cavalier Drive	Wilmington	NC	28403	R-15	Cavalier Woods
47	05608-004-009-000	107 Cavalier Drive	Cramer, Roy L	107 Cavalier Drive	Wilmington	NC	28403	R-15	Cavalier Woods
48	05600-001-006-000	1451 Eastwood Road	Lidl US Operations, LLC	3500 Clark Place South	Arlington	VA	22202	CB	N/A
49	05600-001-001-000	1541 Eastwood Road	Farmont Properties, LLC ETAL	1131 Military Cutoff Road Suite B	Wilmington	NC	28405	MX	N/A
50	05600-001-001-000	1541 Eastwood Road	Farmont Properties, LLC ETAL	1131 Military Cutoff Road Suite B	Wilmington	NC	28405	MX	N/A
51	05600-001-002-000	6770 Parker Farm Drive	Wilmington Investors, LLC	RE: BE 144140, PO Box 2609	Carlsbad	CA	92018	MX	Mayfaire Town Center
52	05600-001-009-000	1138 Military Cutoff Road	FCB & Associates Management, Inc.	2030 Hamilton Place Blvd, Suite 500	Charlotte	NC	28211	MX	Mayfaire Town Center
53	05600-001-009-000	1156 Military Cutoff Road	FCB & Associates Management, Inc.	2030 Hamilton Place Blvd, Suite 500	Charlotte	NC	28211	MX	Mayfaire Town Center
54	05608-009-004-000	1301 Military Cutoff Road	Everiside Properties, LLC	PO Box 2024	Wilmington	NC	28402	RB	Landfall Shopping Center
55	05608-009-004-000	1301 Military Cutoff Road	Gas Center #14	3610 Collage Road South	Wilmington	NC	28412	RB	Landfall Shopping Center
56	05608-009-003-000	1207 Clipper Lane	Symmes, Francis W	1207 Clipper Lane	Wilmington	NC	28405	R-10	Eastport
57	05608-009-004-000	1209 Clipper Lane	Spofford, Scott D	837 Salt Water Lane	Surfey	NC	28462	R-10	Eastport
58	05608-009-005-000	1211 Clipper Lane	Gallagher, Cassandra Lee Rooke	1211 Clipper Lane	Wilmington	NC	28405	R-10	Eastport
59	05608-009-006-000	1213 Clipper Lane	Stanfield, Michael Eugene	1518 Turnberry Circle	Fayetteville	NC	28303	R-10	Eastport
60	05608-009-007-000	1603 Viking Lane	Nichols, Sue Ann	1603 Viking Lane	Wilmington	NC	28405	R-10	Eastport
61	05608-009-008-000	1603 Viking Lane	Chase, Elizabeth and Randall	1603 Viking Lane	Wilmington	NC	28405	R-10	Eastport
62	05608-009-009-000	1605 Viking Lane	Karson, Peggy and Jarrell, Jeffrey	1605 Viking Lane	Wilmington	NC	28405	R-10	Eastport
63	05608-011-000-000	1301 Clipper Lane	Kroen, Raymond and Dorothy	1301 Clipper Lane	Wilmington	NC	28405	R-10	Eastport
64	05608-011-001-000	1303 Clipper Lane	Quidley, Dallas and Sadie	1303 Clipper Lane	Wilmington	NC	28405	R-10	Eastport
65	05608-011-002-000	1305 Clipper Lane	FCI Enterprises, LLC	2211 Masons Point Lane	Wilmington	NC	28405	R-10	Eastport
66	05608-011-003-000	1307 Clipper Lane	Dillon, Mary Revocable Trust	1307 Clipper Lane	Wilmington	NC	28405	R-10	Eastport
67	05608-011-004-000	1609 Brigantine Drive	Eastport HOA, Inc	1630 Military Cutoff Road #104	Wilmington	NC	28403	R-10	Eastport
68	05608-011-005-000	1310 Portside Drive	Corbally, Julia	1310 Portside Drive	Wilmington	NC	28405	R-10	Eastport
69	05608-011-006-000	1308 Portside Drive	Hicks, Elizabeth	1308 Portside Drive	Wilmington	NC	28405	R-10	Eastport
70	05608-011-007-000	1306 Portside Drive	Gaines, James A	1306 Portside Drive	Wilmington	NC	28405	R-10	Eastport
71	05608-011-008-000	1304 Portside Drive	O'Quinn, Robert and Catherine	25 Shore Drive	Wrightsville Beach	NC	28480	R-10	Eastport
72	05608-011-009-000	1302 Portside Drive	Davis, Michael B	PO Box 3007	Wilmington	NC	28406	R-10	Eastport
73	05608-011-010-000	1606 Brigantine Drive	Foy, Virginia	1606 Brigantine Drive	Wilmington	NC	28405	R-10	Eastport
74	05608-011-011-000	1608 Brigantine Drive	Davis, Michael B	PO Box 3007	Wilmington	NC	28406	R-10	Eastport

REV. NO.	DESCRIPTIONS	DATE

PRELIMINARY - DO NOT USE FOR CONSTRUCTION



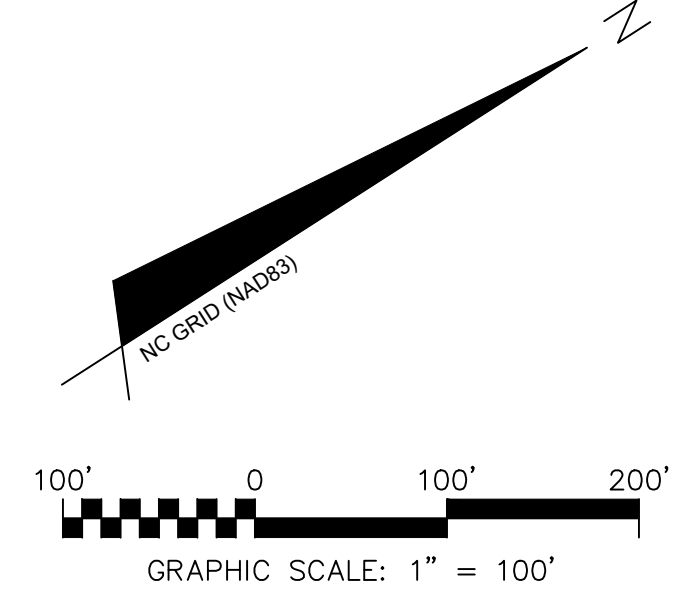
MCKIM & CREED
 243 North Front Street
 Wilmington, NC 28401
 Phone: (910)343-1048, Fax: (910)251-8282
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CENTREPOINTE, LLC
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 TOWNSHIP OF WILMINGTON

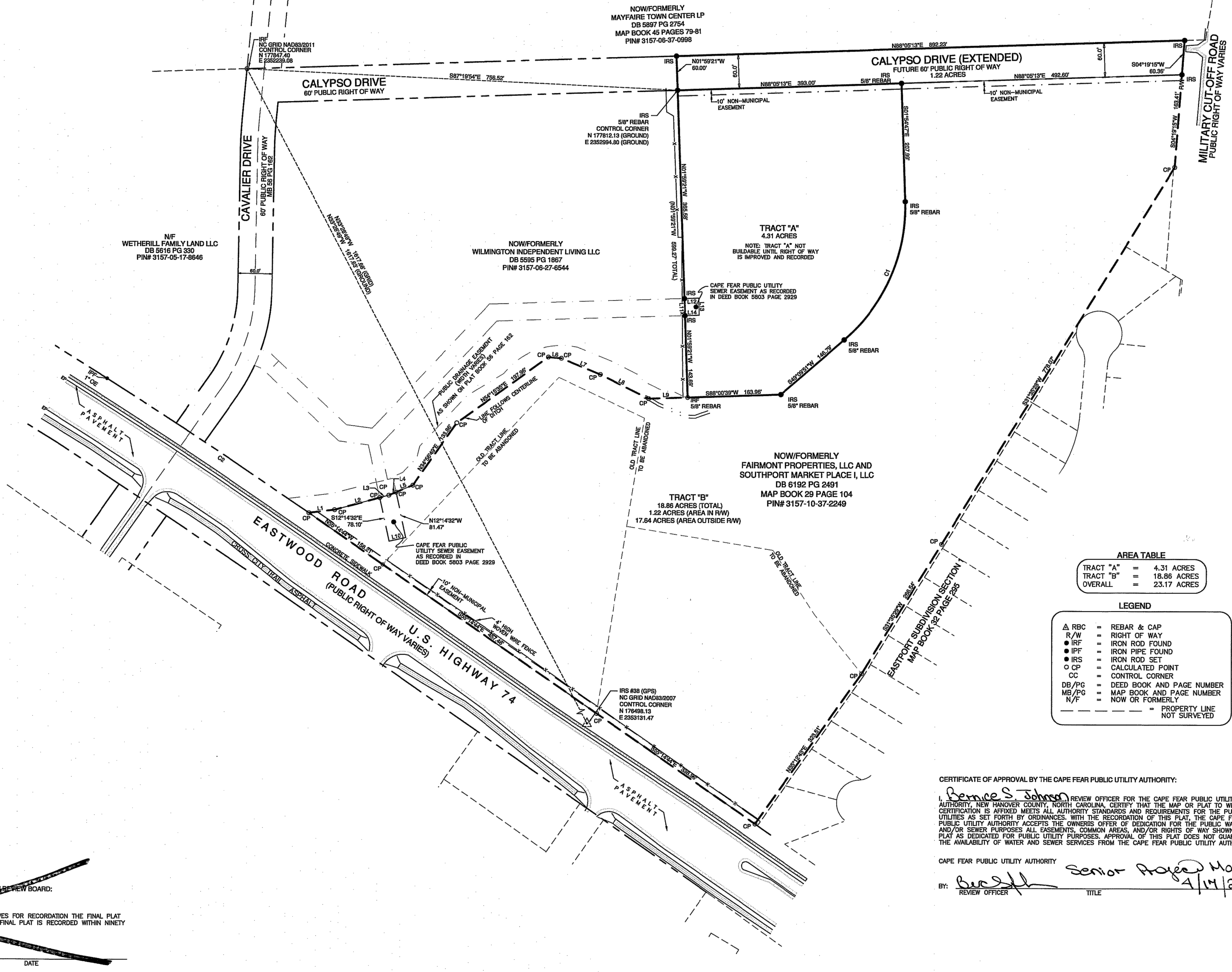
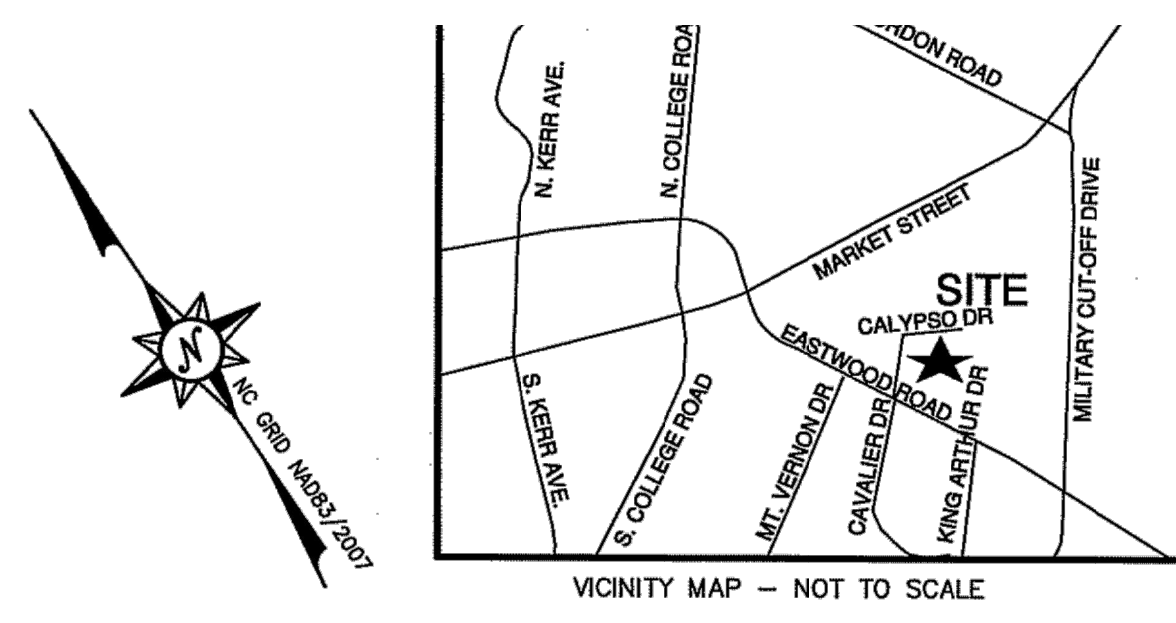
EXISTING CONDITIONS & ADJACENT PROPERTY OWNERS

DATE: 02-03-2020	SCALE: HORIZONTAL: 1"=100'	MFC FILE NUMBER: CX-101
MCE PROJ. # 01421-0011	VERTICAL: N/A	DRAWING NUMBER: 3
DRAWN: JEB/EEM	PROJ. MGR: TSM	REVISION:
DESIGNED: KE/EEM	STATUS: PRELIMINARY DESIGN	NOT FOR CONSTRUCTION
CHECKED: RMC		



LINE #	BEARING	LENGTH
L1	N83°15'00"E	45.70'
L2	N74°40'00"E	81.84'
L3	N74°40'00"E	16.58'
L4	N67°16'36"E	13.67'
L5	N67°16'36"E	32.00'
L6	S84°40'00"E	22.73'
L7	S87°40'34"E	73.93'
L8	S83°31'01"E	94.63'
L9	N88°00'39"E	69.49'
L10	N77°42'28"E	30.07'
L11	S01°52'21"E	30.07'
L12	S88°12'54"W	25.00'
L13	N01°47'00"W	30.07'
L14	N88°12'54"E	24.97'

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	BEARING	CHORD	DELTA Δ
C1	307.00'	273.68'	146.68'	S23°37'32"W	584.71'	51°04'37"
C2	13098.99'	425.10'	212.57'	N59°29'45"W	425.93'	1°51'34"



AREA TABLE	
TRACT "A"	= 4.31 ACRES
TRACT "B"	= 18.86 ACRES
OVERALL	= 23.17 ACRES

LEGEND	
△ RBC	= REBAR & CAP
— R/W	= RIGHT OF WAY
● IRF	= IRON ROD FOUND
● IPF	= IRON PIPE FOUND
● IRS	= IRON ROD SET
○ CP	= CALCULATED POINT
CC	= CONTROL CORNER
DB/P/G	= DEED BOOK AND PAGE NUMBER
MB/P/G	= MAP BOOK AND PAGE NUMBER
N/F	= NOW OR FORMERLY
---	= PROPERTY LINE
- - -	= NOT SURVEYED

MAP REVIEW OFFICER:
 I, DAVID L. JONES, JR. REVIEW OFFICER OF NEW HANOVER COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
 MAP REVIEW OFFICER: DAVID L. JONES, JR. DATE: 4/22/19
 CERTIFICATE OF REGISTRATION BY REGISTER OF DEEDS:
 STATE OF NORTH CAROLINA, COUNTY OF NEW HANOVER FILED FOR REGISTRATION ON THE 22 DAY OF APRIL, 2019 AT 2:50 (A.M./P.M.) AND DULY RECORDED IN MAP BOOK 666 AT PAGE 180 inst. # 2019011490
Andrea Crowell, asst.
 REGISTER OF DEEDS

- SURVEYOR'S NOTES:
- ALL DISTANCES ARE HORIZONTAL, GROUND IN U.S. SURVEY FEET UNLESS OTHERWISE SHOWN.
 - BEARINGS BASED ON NC GRID NAD 83/2007.
 - REFERENCES: MB 29 PG 104, MB 32 PG 295, MB 44, PG 59, DB 1457 PG 778, DB 1537 PG 5, DB 5372, PG 232, DB 5616, PG 330.
 - NO NCGS MONUMENT FOUND WITHIN 2000' OF PROPERTY.
 - UNDERGROUND UTILITIES ARE SHOWN ONLY WHERE ABOVEGROUND SERVICES WERE VISIBLE.
 - SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.
 - THE EXISTENCE OR NONEXISTENCE OF WETLANDS ON SUBJECT PROPERTY HAS NOT BEEN DETERMINED BY THIS SURVEY.
 - SUBJECT TO ALL EASEMENTS, RIGHT OF WAYS, AND OR ENCUMBRANCES THAT MAY AFFECT THIS PROPERTY.

FLOOD ZONE:
 LANDS SHOWN HEREON ARE LOCATED IN FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER COMMUNITY FIRM PANEL NO. 370171 3157 K, DATED AUGUST 28, 2018.

SURVEYOR'S CERTIFICATION:
 I, DAVID L. JONES, JR. PLS L-3672, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEED BOOK 1457 PAGE 778, MAP BOOK 29, PAGE 104); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK 32, PAGE 295; THAT THE RATIO OF PRECISION 1:118,786; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.
 THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.
 THAT THE GPS SURVEY MADE WAS UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THIS SURVEY.

CERTIFICATE OF APPROVAL BY THE CAPE FEAR PUBLIC UTILITY AUTHORITY:
Bence S. Johnson REVIEW OFFICER FOR THE CAPE FEAR PUBLIC UTILITY AUTHORITY, NEW HANOVER COUNTY, NORTH CAROLINA, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL AUTHORITY STANDARDS AND REQUIREMENTS FOR THE PUBLIC UTILITIES AS SET FORTH BY ORDINANCES. WITH THE RECORDATION OF THIS PLAT, THE CAPE FEAR PUBLIC UTILITY AUTHORITY ACCEPTS THE OWNERS OFFER OF DEDICATION FOR THE PUBLIC WATER AND/OR SEWER PURPOSES ALL EASEMENTS, COMMON AREAS, AND/OR RIGHTS OF WAY SHOWN ON THE PLAT AS DEDICATED FOR PUBLIC UTILITY PURPOSES. APPROVAL OF THIS PLAT DOES NOT GUARANTEE THE AVAILABILITY OF WATER AND SEWER SERVICES FROM THE CAPE FEAR PUBLIC UTILITY AUTHORITY.

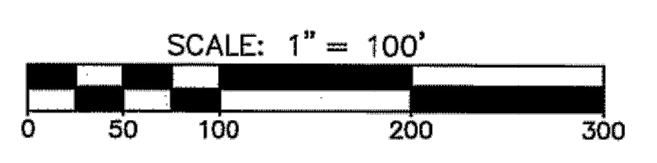
CAPE FEAR PUBLIC UTILITY AUTHORITY
 BY: Bence S. Johnson Senior Project Manager
 REVIEW OFFICER TITLE DATE: 4/14/2019

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER, AND SEAL THIS
16th DAY OF APRIL, AD 2019
David L. Jones, Jr.
 DAVID L. JONES, JR.
 PROFESSIONAL LAND SURVEYOR L-3672



CERTIFICATE OF APPROVAL BY THE CITY OF WILMINGTON SUBDIVISION REVIEW BOARD:
 THE CITY OF WILMINGTON, SUBDIVISION REVIEW BOARD, HEREBY APPROVES FOR RECORDATION THE FINAL PLAT FOR (90) DAYS.
 CHAIRMAN, SUBDIVISION REVIEW BOARD: _____ DATE: _____

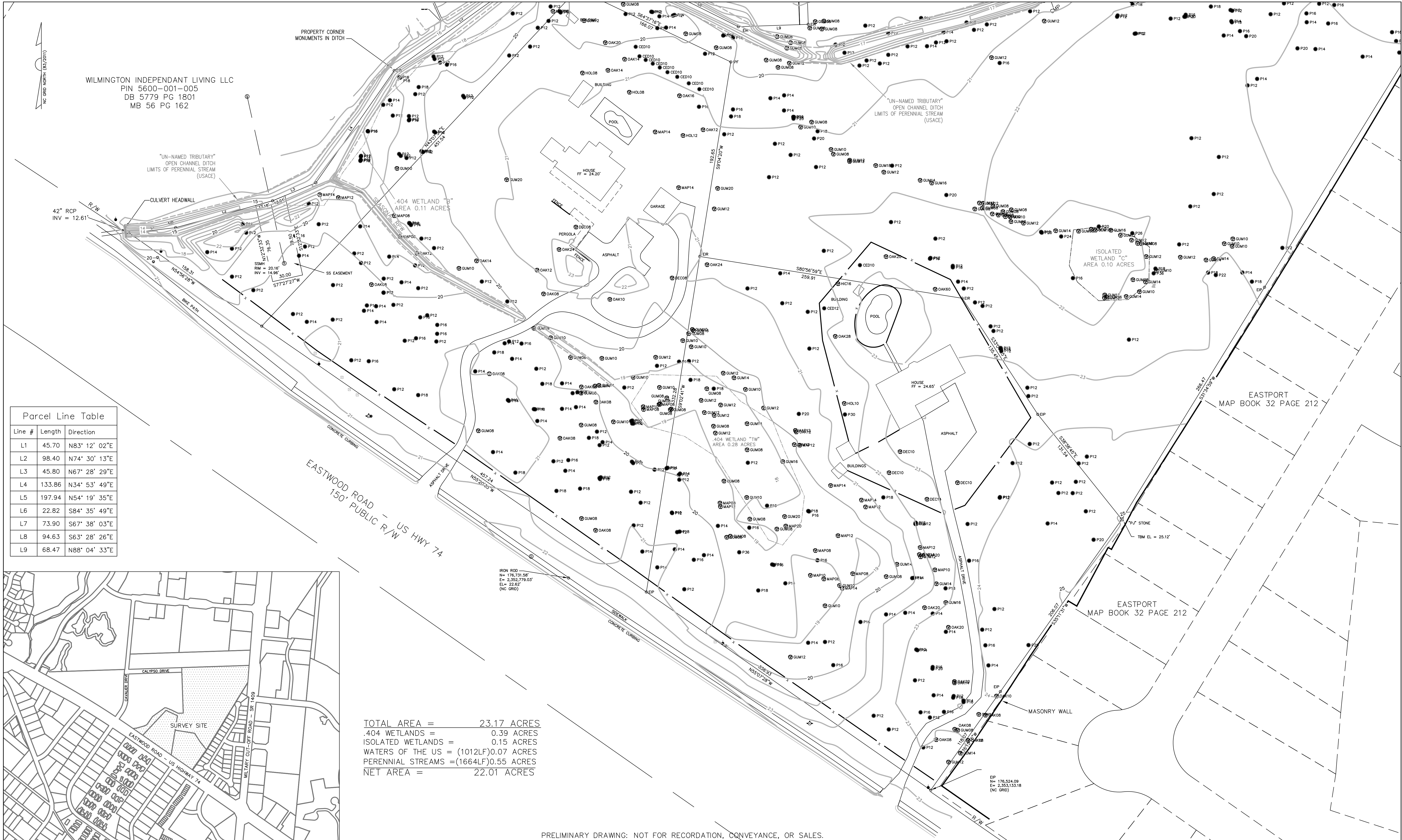
CERTIFICATE OF OWNERSHIP AND DEDICATION
 I, (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF A SUBDIVISION WITH MY (OUR) OWN FREE CONSENT / ESTABLISH MINIMUM SETBACK LINES AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER SITES TO PUBLIC OR PRIVATE USE AS NOTED. I (WE) HEREBY DEDICATE EASEMENTS TO THE CAPE FEAR PUBLIC UTILITY AUTHORITY OVER ALL PRIVATE STREETS FOR WATER AND SEWER LINES AND VARIATIONS THEREOF. I (WE) CERTIFY THE LAND AS SHOWN HEREON IS WITHIN THE PLATTING JURISDICTION OF THE CITY OF WILMINGTON, NORTH CAROLINA.
 OWNER: [Signature] DATE: 4-16-19
 OWNER: [Signature] DATE: 4-16-19



MCKIM & CREED
 243 NORTH FRONT STREET
 WILMINGTON, NORTH CAROLINA 28401
 TELEPHONE: (910) 251-6665
 FAX: (910) 794-1154
 NORTH CAROLINA FIRM LICENSE NUMBER: F-1222

RECOMBINATION PLAT
 OF
CENTER POINT
 TRACTS "A" & "B" - PORTION OF DEED BOOK 6192 PAGE 2491
 CLIENTS: FAIRMONT PROPERTIES, LLC AND SOUTHPORT MARKET PLACE I, LLC
 CITY OF WILMINGTON, NEW HANOVER COUNTY, NORTH CAROLINA
 MARCH 1, 2019

JOB NUMBER:	01421-0009
SCALE:	1" = 100'
CAD NUMBER:	vs101-014210009
PLS:	DLJ
PARTY CHIEF:	---
CAD TECH:	ACS
FIELD BOOK/PAGE:	---
DRAWING NUMBER:	2019-020



WILMINGTON INDEPENDANT LIVING LLC
 PIN 5600-001-005
 DB 5779 PG 1801
 MB 56 PG 162

Parcel Line Table

Line #	Length	Direction
L1	45.70	N83° 12' 02"E
L2	98.40	N74° 30' 13"E
L3	45.80	N67° 28' 29"E
L4	133.86	N34° 53' 49"E
L5	197.94	N54° 19' 35"E
L6	22.82	S84° 35' 49"E
L7	73.90	S67° 38' 03"E
L8	94.63	S63° 28' 26"E
L9	68.47	N88° 04' 33"E

TOTAL AREA = 23.17 ACRES
 .404 WETLANDS = 0.39 ACRES
 ISOLATED WETLANDS = 0.15 ACRES
 WATERS OF THE US = (1012LF)0.07 ACRES
 PERENNIAL STREAMS = (1664LF)0.55 ACRES
 NET AREA = 22.01 ACRES



PRELIMINARY DRAWING: NOT FOR RECORDATION, CONVEYANCE, OR SALES.

- LEGEND: (UNLESS OTHERWISE DENOTED)
- EIP = IRON PIPE FOUND
 - EIR = EXISTING IRON ROD
 - = IRON ROD SET
 - PKS = PK NAIL SET
 - EOP = EDGE OF PAVING
 - = POWER POLE
 - ⊠ = FIBER OPTIC HH
 - ⊙ = STORM MH
 - ⊕ = SANITARY SEWER MH
 - ⊖ = WATER VALVE
 - ⊗ = WATER METER
 - ⊘ = FIRE HYDRANT
 - ⊙ = UTILITY POLE
 - P12 CONIFER TREE, TYPE AND SIZE DBH
 - GUM08 DECIDUOUS TREE, TYPE AND SIZE DBH

I certify that this map was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 14611, Page 2642; Book 12939, Page 2771); that the boundaries not surveyed are indicated as drawn from information shown hereon; that the ratio of precision or positional accuracy is 1/20,000, and that this map meets the requirements of the Standards of Practice for Land Surveying in North Carolina (21 NCAC 56.1600). This _____ day of _____

Seal
 Mark A. Smith - Professional Land Surveyor

TOPOGRAPHIC SURVEY FOR:
 SWAIN AND ASSOCIATES
 PROPERTY OF WETHERILL FAMILY LAND LLC, ROBERT L AND JANE W FREEMAN III, AND THOMAS G WETHERILL
 CITY OF WILMINGTON, NEW HANOVER COUNTY, NORTH CAROLINA
 MAY 05, 2017 SCALE: 1"=40'

- NOTES:
1. THE PROPERTY SHOWN HEREON DOES NOT LIE WITHIN A FEMA DESIGNATED SPECIAL FLOOD HAZARD AREA PER FIRM MAP # 370015701L.
 2. THIS SURVEY IS REFERENCED HORIZONTALLY TO NC GRID COORDINATES (NAD 83/2011) AND VERTICALLY TO THE NAVD OF 1988.
 3. AREAS DETERMINED BY COORDINATE METHOD.
 4. REFERENCES: DEED BOOK 1637, PAGE 1056; DEED BOOK 5372, PAGE 201 AND DEED BOOK 5803, PAGE 2929.

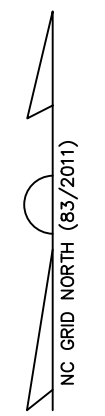
WETHERILL ENGINEERING

1209 B FLORAL PARKWAY
 WILMINGTON NORTH CAROLINA 28403
 910-799-5682
 LICENSE No. F-0377

TRANSPORTATION PLANNING/DESIGN - BRIDGE/STRUCTURE DESIGN
 CIVIL/SITE DESIGN - GIS/GPS - SURVEYING - CONSTRUCTION OBSERVATION

SEAL
 NORTH CAROLINA
 PROFESSIONAL
 LAND SURVEYOR
 MARK A. SWITH

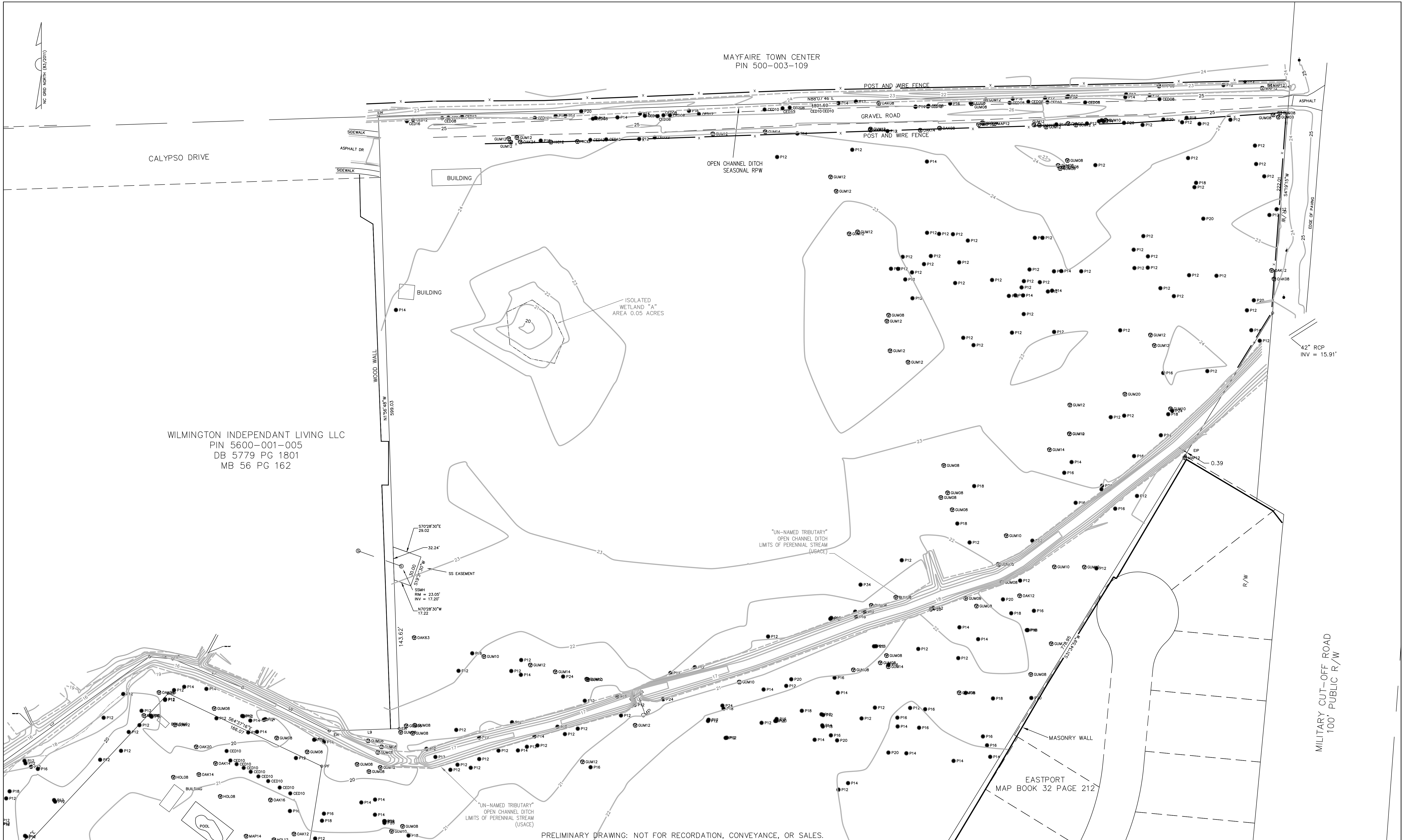
SHEET: 5



MAYFAIRE TOWN CENTER
PIN 500-003-109

CALYPSO DRIVE

WILMINGTON INDEPENDANT LIVING LLC
PIN 5600-001-005
DB 5779 PG 1801
MB 56 PG 162



PRELIMINARY DRAWING: NOT FOR RECORDATION, CONVEYANCE, OR SALES.

LEGEND: (UNLESS OTHERWISE DENOTED)

EIP = IRON PIPE FOUND	⊕ = UTILITY POLE
EIR = EXISTING IRON ROD	
○ = IRON ROD SET	
PKS = PK NAIL SET	
EOP = EDGE OF PAVING	● P12 CONIFER TREE, TYPE AND SIZE DBH
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⊕ = FIBER OPTIC HH	
⊕ = STORM MH	
⊕ = SANITARY SEWER MH	
⊕ = WATER VALVE	
⊕ = WATER METER	
⊕ = FIRE HYDRANT	

I certify that this map was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 14611, Page 2642; Book 12939, Page 2771); that the boundaries not surveyed are indicated as drawn from information shown hereon; that the ratio of precision or positional accuracy is 1/20,000+, and that this map meets the requirements of the Standards of Practice for Land Surveying in North Carolina (21 NCAC 56.1600). This _____ day of _____.

Seal _____
Mark A. Smith - Professional Land Surveyor

TOPOGRAPHIC SURVEY FOR:
SWAIN AND ASSOCIATES
PROPERTY OF WETHERILL FAMILY LAND LLC, ROBERT L AND JANE W FREEMAN III, AND THOMAS G WETHERILL
CITY OF WILMINGTON, NEW HANOVER COUNTY, NORTH CAROLINA
MAY 05, 2017 SCALE: 1"=40'

NOTES:

1. THE PROPERTY SHOWN HEREON DOES NOT LIE WITHIN A FEMA DESIGNATED SPECIAL FLOOD HAZARD AREA PER FIRM MAP # 370015701L.
2. THIS SURVEY IS REFERENCED HORIZONTALLY TO NC GRID COORDINATES (NAD 83/2011) AND VERTICALLY TO THE NAVD OF 1985.
3. AREAS DETERMINED BY COORDINATE METHOD.
4. REFERENCES: DEED BOOK 1637, PAGE 1056; DEED BOOK 5372, PAGE 201 AND DEED BOOK 5803, PAGE 2929.

WETHERILL ENGINEERING

1209 B FLORAL PARKWAY
WILMINGTON NORTH CAROLINA 28403
910-799-5682
LICENSE No. F-0377

TRANSPORTATION PLANNING/DESIGN - BRIDGE/STRUCTURE DESIGN
CIVIL/SITE DESIGN - GIS/GPS - SURVEYING - CONSTRUCTION OBSERVATION

NOTICE: CAROLINA PROFESSIONAL LAND SURVEYOR MARK A. SMITH

SEAL L-3346

SHEET: 6

VARIANCE REQUEST LEGEND

- 1 OFFSET DISTANCE BETWEEN CENTERLINES OF INTERSECTIONS
- 2 3 4 DISTANCE BETWEEN CENTERLINES OF INTERSECTIONS
- 6 WIDTH OF NON-MUNICIPAL EASEMENTS
- 7 8 LOCATION OF NON-MUNICIPAL EASEMENTS
- 9 MINIMUM TANGENT BETWEEN REVERSE CURVES
- 10 MINIMUM PAVEMENT WIDTH
- 11 ROADWAY EDGE CURB RADIUS
- 12 LOCATION OF PLAZA
- 13 NUMBER OF DRIVEWAYS
- 14 500'/800' REQUIREMENT
- 5 NOTE, 5 NOT USED

SURFACE MATERIAL LEGEND

- BUILDING
- SIDEWALK
- PAVEMENT

SITE DATA TABLE

CenterPoint	
PARCEL ADDRESS	1541 EASTWOOD ROAD
BUILDING SETBACKS	REQUIRED PROPOSED
FRONT	5-10 5-10
REAR	5 5
SIDE (INTERIOR)	5 5
SIDE (CORNER)	5 5
TAX PARCEL IDENTIFICATION NUMBER:	R05600-001-001-000 R05600-001-004-000
EXISTING ZONING:	UMX (CD)
PROPOSED ZONING:	UMX (CD)
TOTAL ACREAGE	23.17 ACRES (1,009,291 SF)

* TOTAL ACREAGE SUBJECT TO CHANGE PENDING RECEIPT OF FINAL NCDOT DRYSDALE DRIVE PLANS.

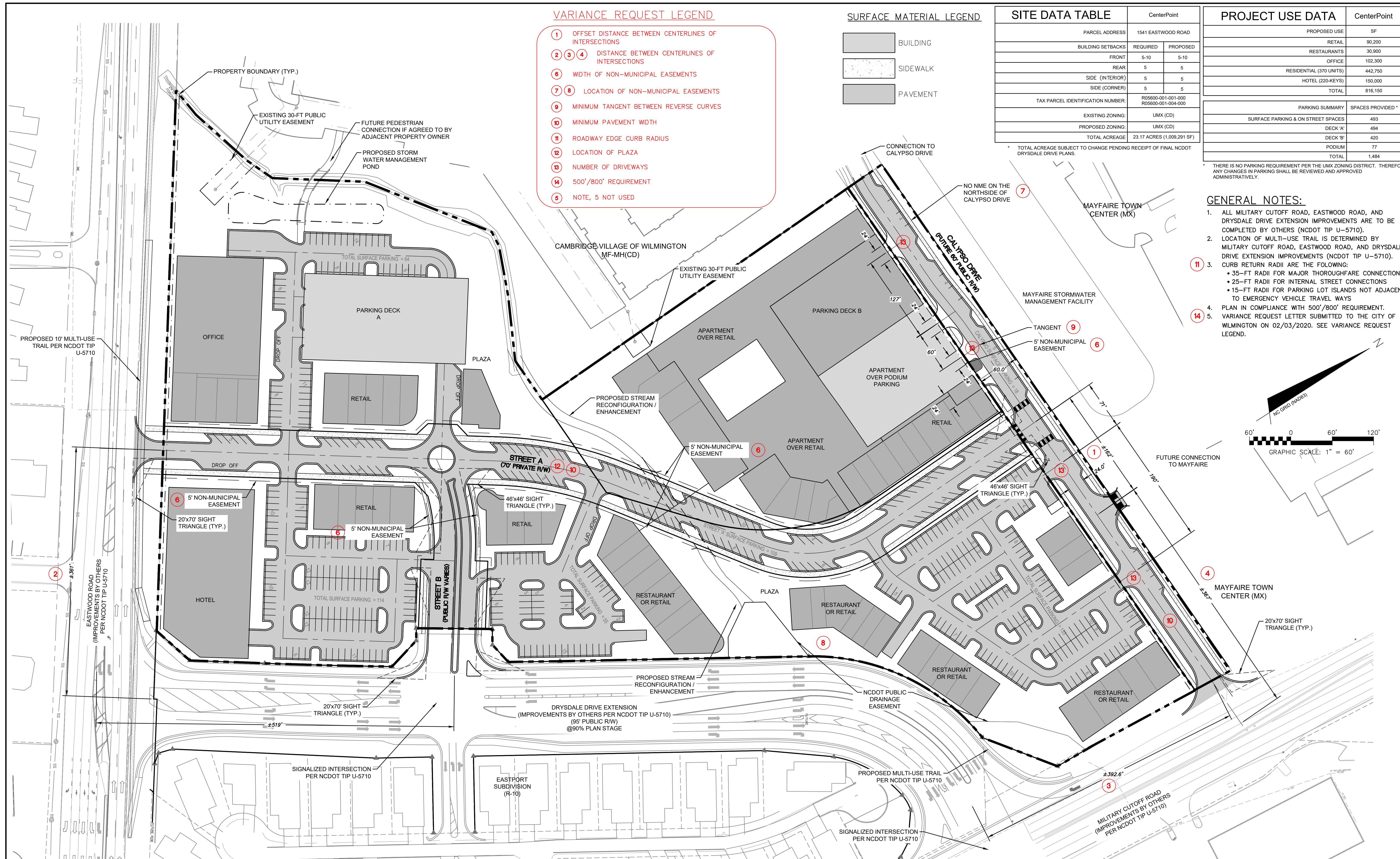
PROJECT USE DATA

CenterPoint	
PROPOSED USE	SF
RETAIL	90,200
RESTAURANTS	30,900
OFFICE	102,300
RESIDENTIAL (370 UNITS)	442,750
HOTEL (220-KEYS)	150,000
TOTAL	816,150
PARKING SUMMARY SPACES PROVIDED *	
SURFACE PARKING & ON STREET SPACES	493
DECK 'A'	494
DECK 'B'	420
PODIUM	77
TOTAL	1,484

THERE IS NO PARKING REQUIREMENT PER THE UMX ZONING DISTRICT. THEREFORE ANY CHANGES IN PARKING SHALL BE REVIEWED AND APPROVED ADMINISTRATIVELY.

GENERAL NOTES:

- ALL MILITARY CUTOFF ROAD, EASTWOOD ROAD, AND DRYSDALE DRIVE EXTENSION IMPROVEMENTS ARE TO BE COMPLETED BY OTHERS (NCDOT TIP U-5710).
- LOCATION OF MULTI-USE TRAIL IS DETERMINED BY MILITARY CUTOFF ROAD, EASTWOOD ROAD, AND DRYSDALE DRIVE EXTENSION IMPROVEMENTS (NCDOT TIP U-5710).
- CURB RETURN RADII ARE THE FOLLOWING:
 - 35-FT RADII FOR MAJOR THOROUGHFARE CONNECTIONS
 - 25-FT RADII FOR INTERNAL STREET CONNECTIONS
 - 15-FT RADII FOR PARKING LOT ISLANDS NOT ADJACENT TO EMERGENCY VEHICLE TRAVEL WAYS
- PLAN IN COMPLIANCE WITH 500'/800' REQUIREMENT. VARIANCE REQUEST LETTER SUBMITTED TO THE CITY OF WILMINGTON ON 02/03/2020. SEE VARIANCE REQUEST LEGEND.



REV. NO.	DESCRIPTIONS / REVISIONS	DATE

PRELIMINARY - DO NOT USE FOR CONSTRUCTION

Professional Engineer Seal for Richard M. Collier, No. 22574, dated 01-30-2020.

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 1131-B MILITARY CUTOFF ROAD
 WILMINGTON, NC 28405

CenterPoint
 EASTWOOD ROAD
 WILMINGTON, NORTH CAROLINA
 TOWNSHIP OF WILMINGTON

OVERALL SITE PLAN

DATE: 02-03-2020
 MCE PROJ. #: 01421-0011
 DRAWN: JEB/EEM
 DESIGNED: KE/EEM
 CHECKED: RMC
 PROJ. MGR.: TSM

SCALE: HORIZONTAL: 1"=60'
 VERTICAL: N/A

MCE FILE NUMBER: CS-101
 DRAWING NUMBER: 8

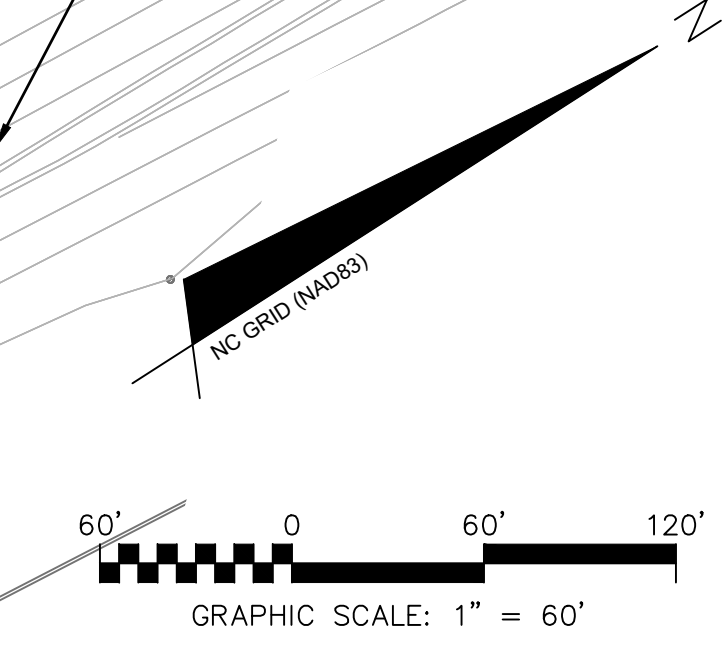
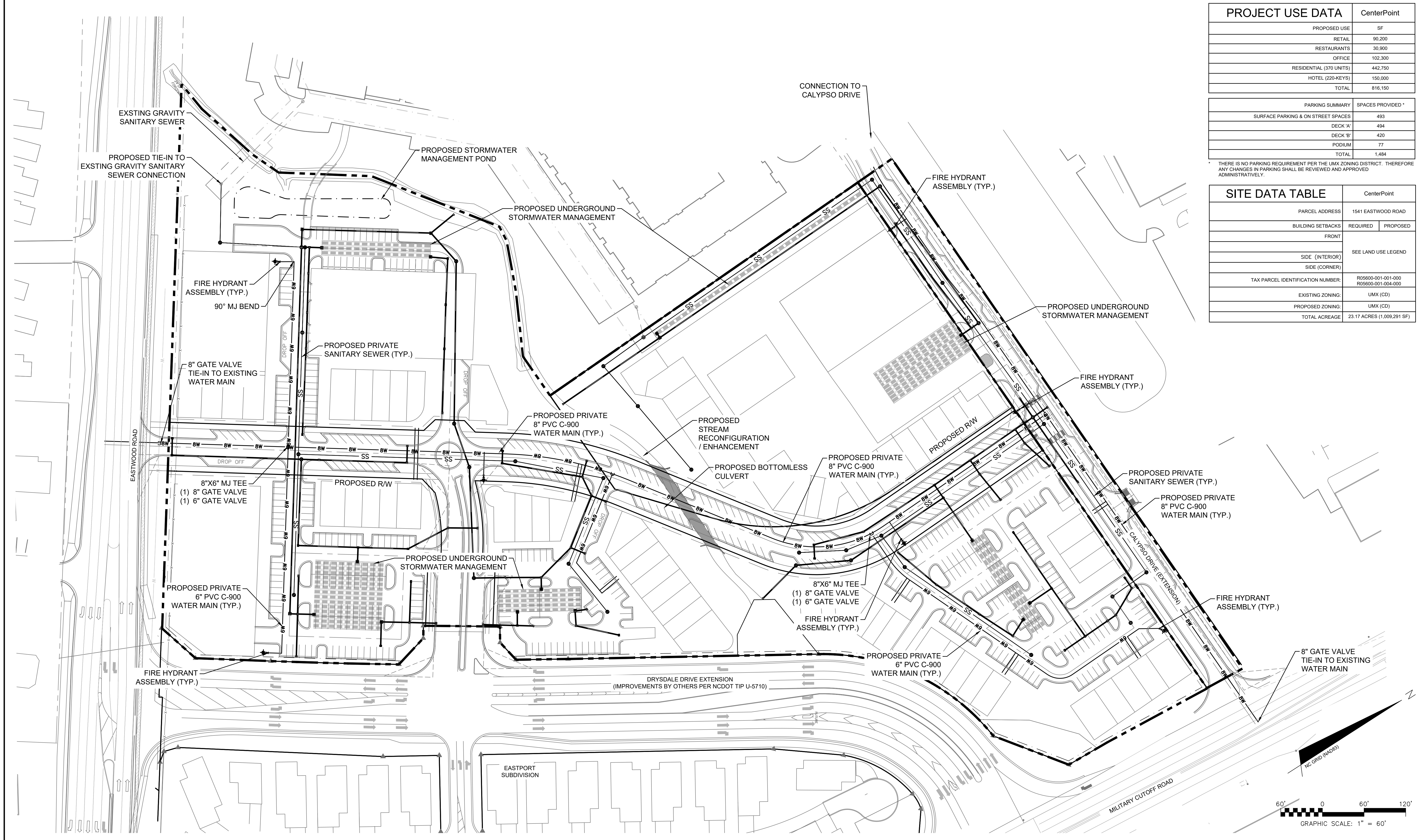
STATUS: PRELIMINARY DESIGN
 NOT FOR CONSTRUCTION

PROJECT USE DATA		CenterPoint
PROPOSED USE		SF
RETAIL		90,200
RESTAURANTS		30,900
OFFICE		102,300
RESIDENTIAL (370 UNITS)		442,750
HOTEL (220-KEYS)		150,000
TOTAL		816,150

PARKING SUMMARY		SPACES PROVIDED *
SURFACE PARKING & ON STREET SPACES		493
DECK 'A'		494
DECK 'B'		420
PODIUM		77
TOTAL		1,484

THERE IS NO PARKING REQUIREMENT PER THE UMX ZONING DISTRICT. THEREFORE ANY CHANGES IN PARKING SHALL BE REVIEWED AND APPROVED ADMINISTRATIVELY.

SITE DATA TABLE		CenterPoint
PARCEL ADDRESS		1541 EASTWOOD ROAD
BUILDING SETBACKS	REQUIRED	PROPOSED
FRONT		
SIDE (INTERIOR)		SEE LAND USE LEGEND
SIDE (CORNER)		
TAX PARCEL IDENTIFICATION NUMBER:		R05600-001-001-000 R05600-001-004-000
EXISTING ZONING:		UMX (CD)
PROPOSED ZONING:		UMX (CD)
TOTAL ACREAGE		23.17 ACRES (1,009,291 SF)



REV. NO.	DESCRIPTIONS / REVISIONS	DATE

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CONSTRUCTION



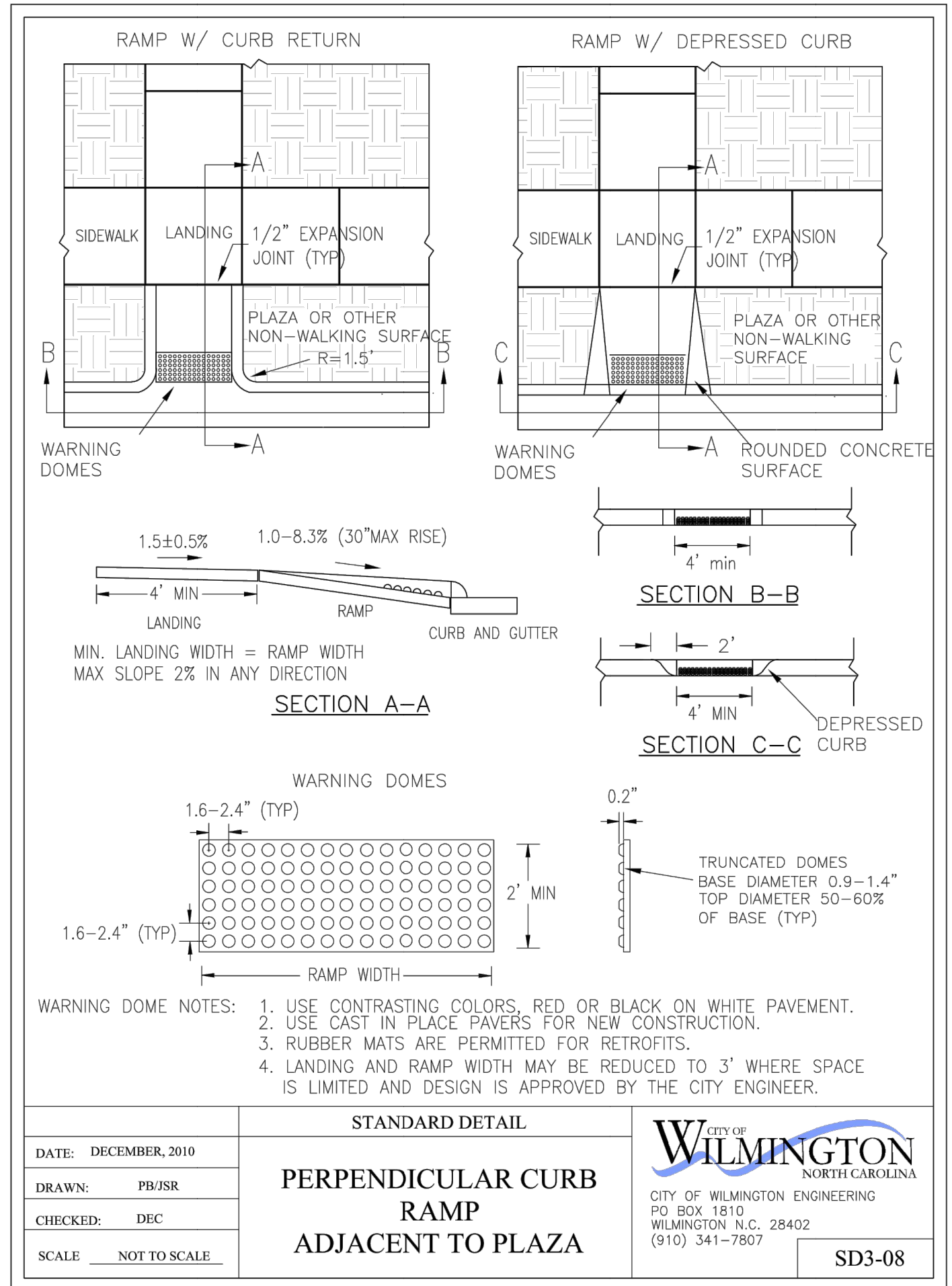
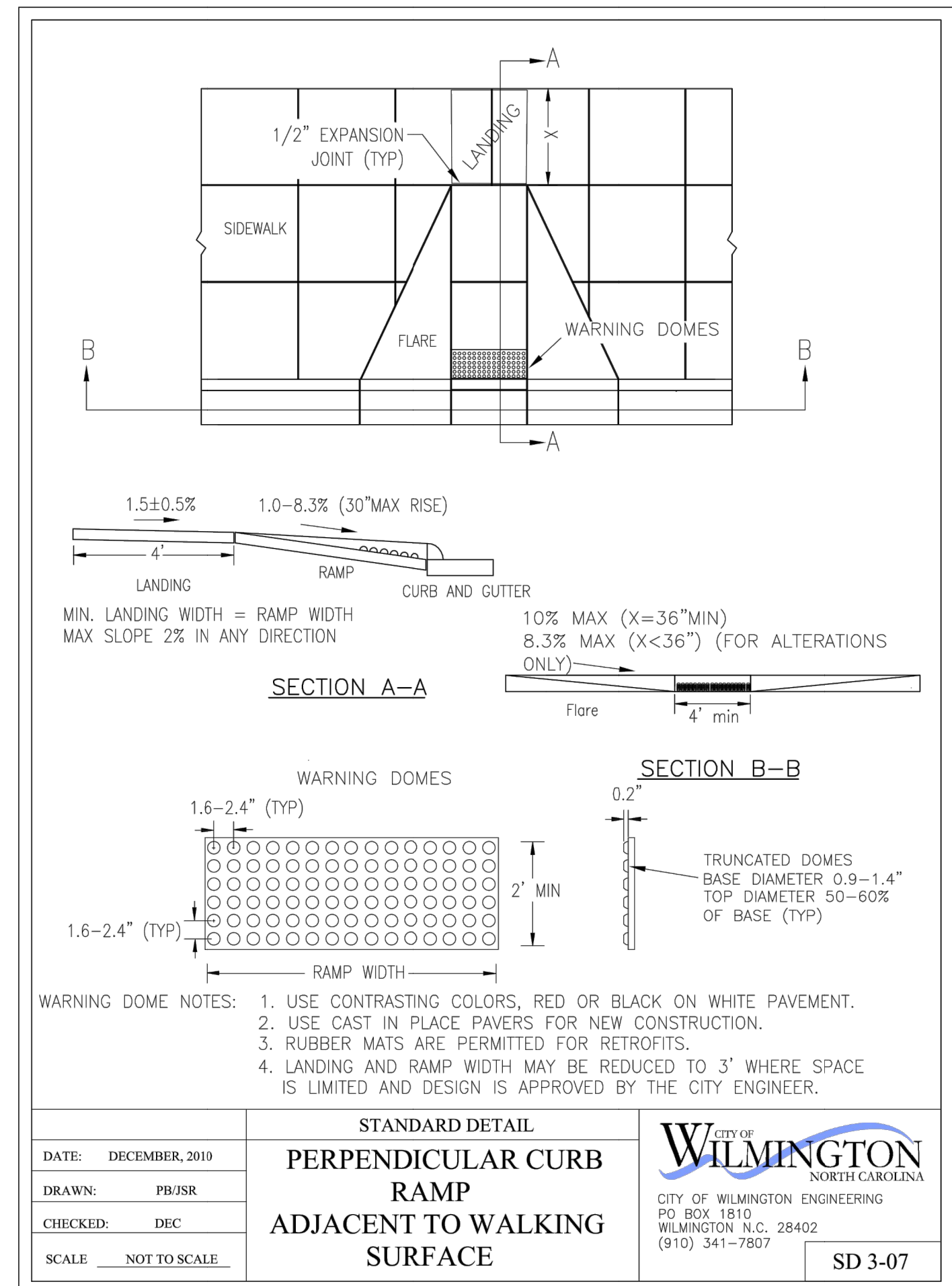
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 WILMINGTON, NC 28405

CenterPoint
 EASTWOOD ROAD
 WILMINGTON, NORTH CAROLINA
 TOWNSHIP OF WILMINGTON

OVERALL UTILITY PLAN

DATE: 02-03-2020	SCALE: HORIZONTAL: 1"=60' VERTICAL: N/A	MCK FILE NUMBER: CU-101
MCE PROJ. # 01421-0011		DRAWING NUMBER: 9
DRAWN: JEB/EEM		
DESIGNED: KE/EEM		
CHECKED: RMC		
PROJ. MGR: TSM		
STATUS: PRELIMINARY DESIGN NOT FOR CONSTRUCTION		



GENERAL NOTES

1. IN ACCORDANCE WITH N.C.G.S. 136-44.14, ALL STREET CURBS BEING CONSTRUCTED OR RECONSTRUCTED SHALL PROVIDE WHEELCHAIR RAMPS FOR THE PHYSICALLY HANDICAPPED ON EACH SIDE OF ANY STREET OR ROAD, WHERE CURBS AND SIDEWALKS ARE PROVIDED AND AT OTHER MAJOR POINTS OF PEDESTRIAN FLOW.
2. WHEELCHAIR RAMPS SHALL BE LOCATED AS INDICATED IN DETAIL DRAWINGS; HOWEVER, EXISTING LIGHT POLES, FIRE HYDRANTS, DROP INLETS, ETC. MAY AFFECT PLACEMENT.
3. CURB RAMPS SHALL HAVE DETECTABLE WARNINGS EXTENDING THE FULL WIDTH OF THE RAMP AND A MINIMUM OF 2'-FT. IN LENGTH.

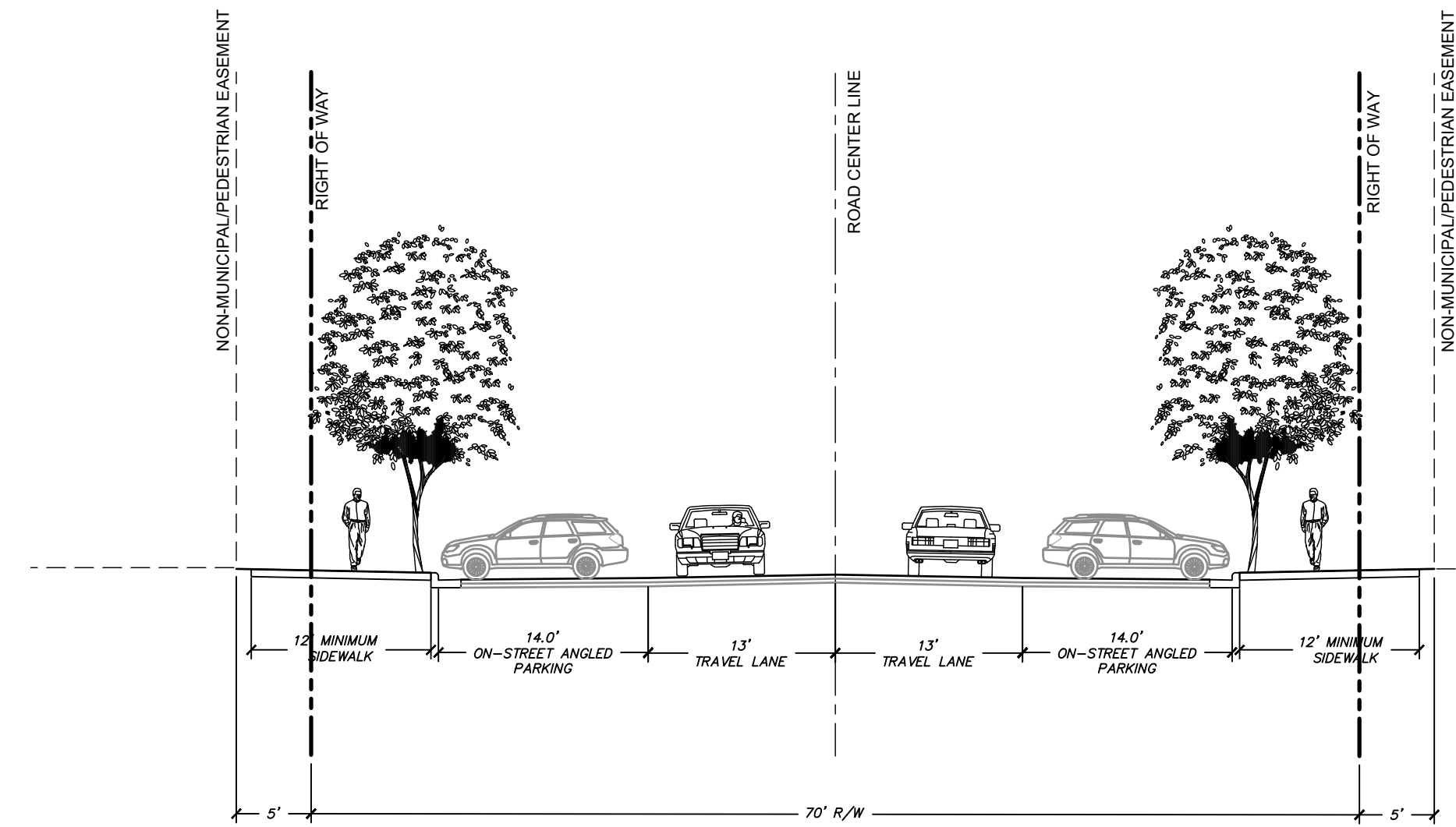
CONSTRUCTION NOTES

1. CONSTRUCTION SHALL CONFORM WITH CONSTRUCTION STANDARDS OF THE GOVERNING BODY WHICH HAS JURISDICTION OF THE PARTICULAR STREET.
2. WHEELCHAIR RAMPS SHALL BE CONSTRUCTED OF CLASS "A" CONCRETE WITH THE SURFACE HAVING A ROUGH, NON-SKID TYPE FINISH.
3. A 1/2-IN. EXPANSION JOINT SHALL BE REQUIRED WHERE THE CONCRETE WHEELCHAIR RAMP JOINS ANY RIGID PAVEMENT OR STRUCTURE.
4. IN NO CASE SHALL THE WIDTH OF A CURB RAMP OR CURB CUT BE LESS THAN 40-IN. (3'-FT. 4-IN.), NOT INCLUDING THE FLARED SIDES.
5. TRANSITIONS FROM RAMPS TO WALKS, GUTTERS OR STREETS SHALL BE FLUSH AND FREE OF ABRUPT CHANGES.
6. THE MAXIMUM SLOPE ON THE CURB RAMP RUN IS 1:12.
7. THE MAXIMUM CROSS SLOPE OF THE CURB RAMP IS 1:50.
8. MAXIMUM SLOPES OF ADJOINING GUTTERS, ROAD SURFACE IMMEDIATELY ADJACENT TO THE CURB RAMP, OR ACCESSIBLE ROUTE SHALL NOT EXCEED 1:20.
9. ANY RAISED ISLANDS IN CROSSINGS SHALL BE CUT THROUGH LEVEL WITH THE STREET OR HAVE CURB RAMPS AT BOTH SIDES AND A LEVEL AREA AT LEAST 48-IN. LONG BETWEEN THE CURB RAMPS.
10. DETECTABLE WARNINGS SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A DIAMETER OF NOMINAL 0.9-IN., A HEIGHT OF NOMINAL 0.2-IN. AND A CENTER-TO-CENTER SPACING OF NOMINAL 2.35-IN. AND SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT-ON-DARK, OR DARK-ON-LIGHT.

ADDITIONAL NOTES

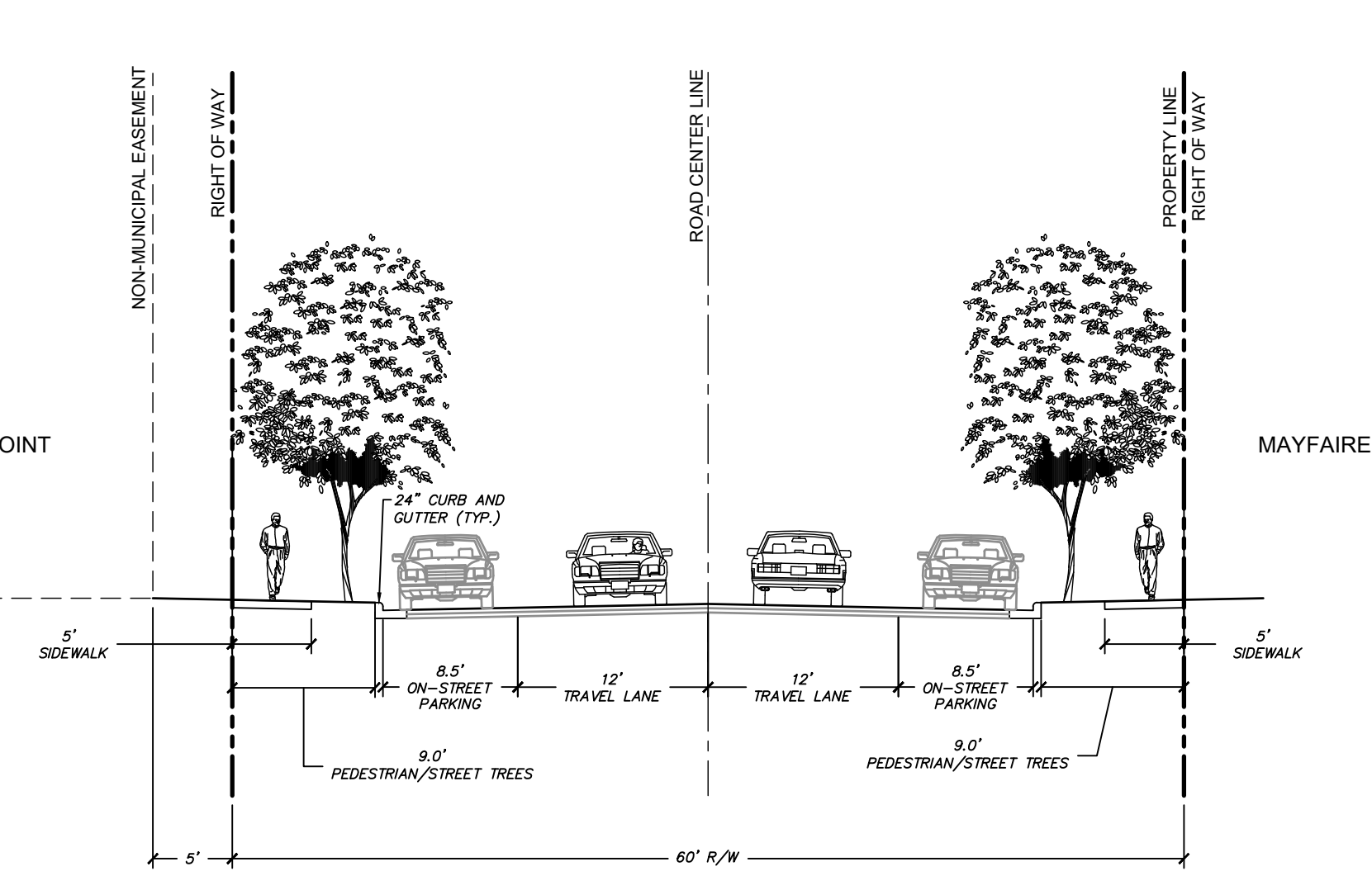
1. STOP BARS SHALL BE USED WHERE IT IS IMPORTANT TO INDICATE THE POINT BEHIND WHICH VEHICLES ARE REQUIRED TO STOP IN COMPLIANCE WITH A TRAFFIC SIGNAL, STOP SIGN OR OTHER LEGAL REQUIREMENT.
2. PARKING SHALL BE ELIMINATED A MINIMUM OF 20 FEET BACK OF THE PEDESTRIAN CROSSWALK.
3. ALL PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION. THIS DOCUMENT IS AVAILABLE FROM THE SUPERINTENDENT OF DOCUMENTS, U.S. GOVERNMENT PRINTING OFFICE, WASHINGTON, D.C. 20402.
4. CURB RAMPS AT MARKED CROSSINGS SHALL BE WHOLLY CONTAINED WITHIN THE MARKINGS, EXCLUDING ANY FLARED SIDES.
5. THE BOTTOM OF DIAGONAL (CORNER TYPE) CURB RAMPS AT MARKED CROSSINGS SHALL HAVE 48-IN. MINIMUM CLEAR SPACE WITHIN THE MARKINGS.
6. IF DIAGONAL CURB RAMPS HAVE FLARED SIDES, THEY SHALL HAVE AT LEAST A 24-IN. LONG SEGMENT OF STRAIGHT CURB LOCATED ON EACH SIDE OF THE CURB RAMP AND WITHIN THE MARKED CROSSING.
7. THE MINIMUM PARALLEL VEHICLE PARKING SPACE SIZE PER TABLE 6 IS 8.5-FT IN WIDTH BY 22-FT IN LENGTH.

PRIVATE STREET



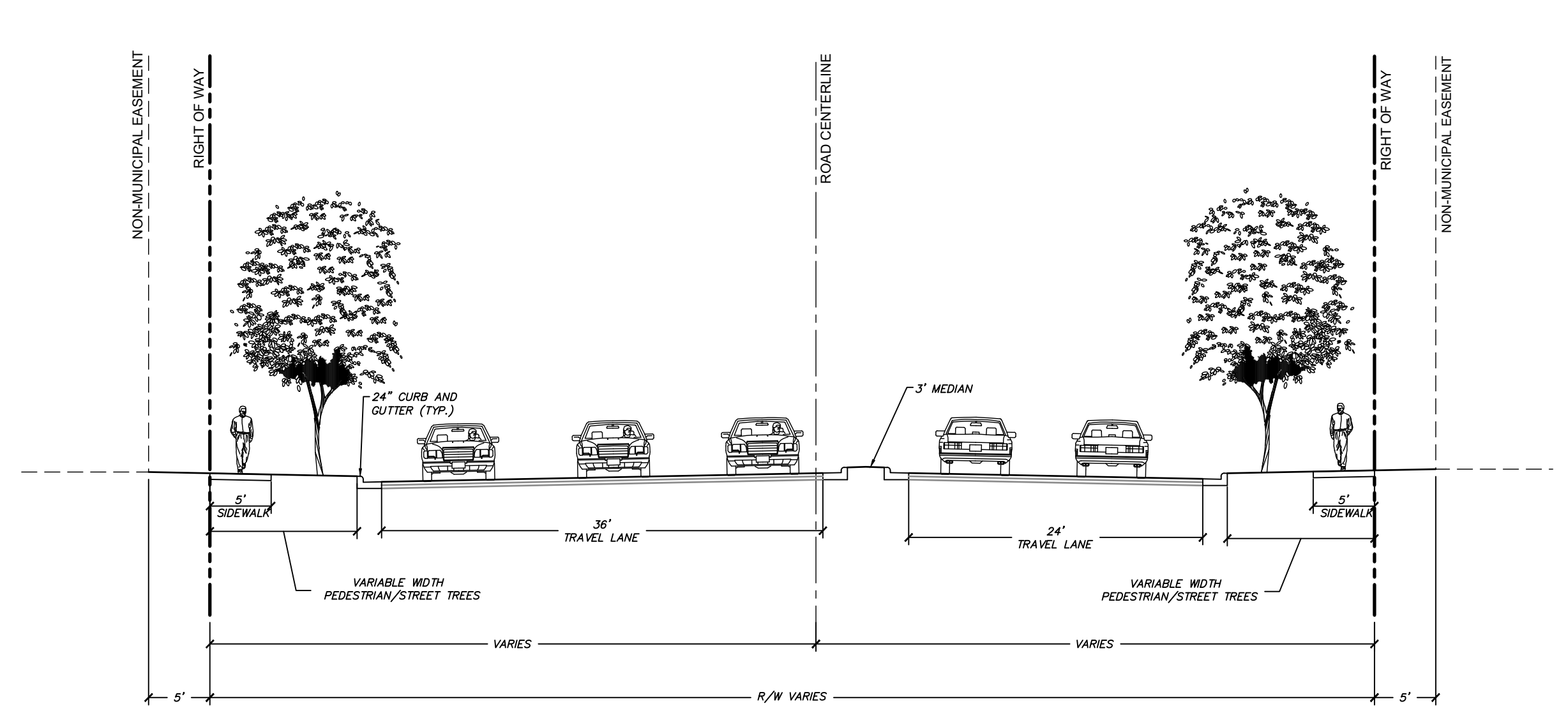
70' RIGHT-OF-WAY STREET A

CENTERPOINT



60' RIGHT-OF-WAY CALYPSO DRIVE

MAYFAIRE



VARIABLE WIDTH PUBLIC RIGHT-OF-WAY DRYSDALE DRIVE ENTRANCE (STREET B)

REV. NO.	DESCRIPTIONS	DATE

PRELIMINARY - DO NOT USE FOR CONSTRUCTION



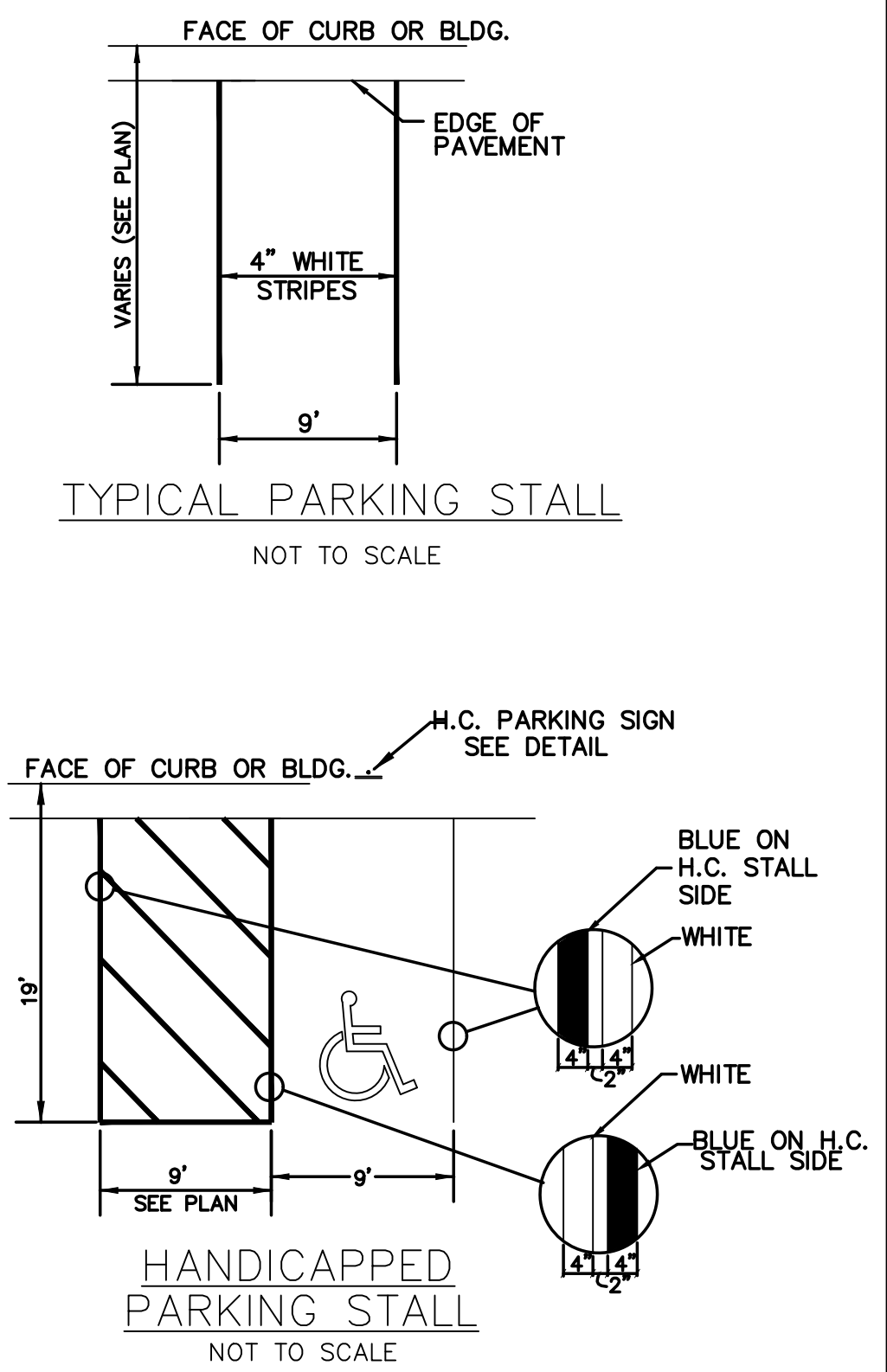
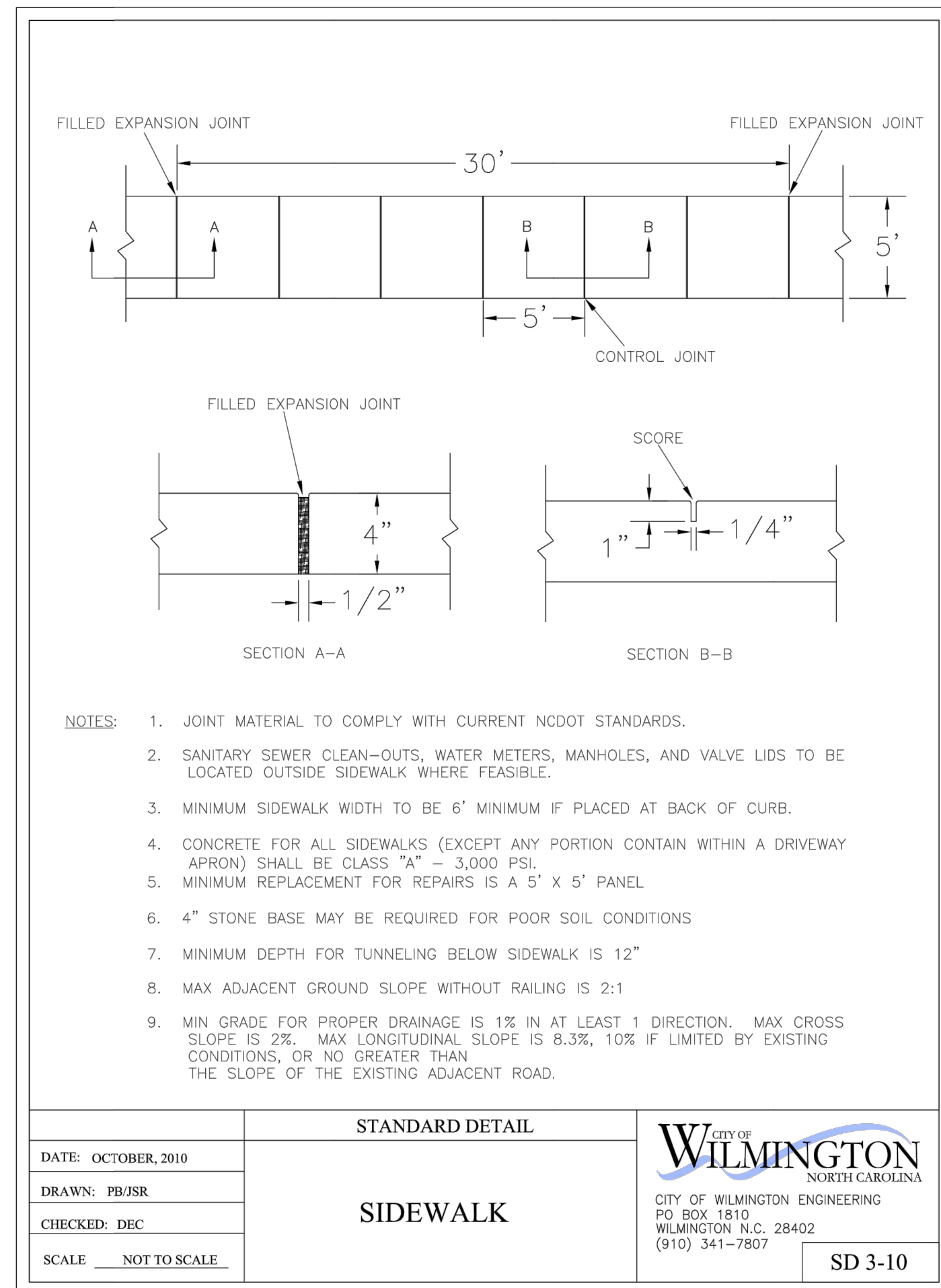
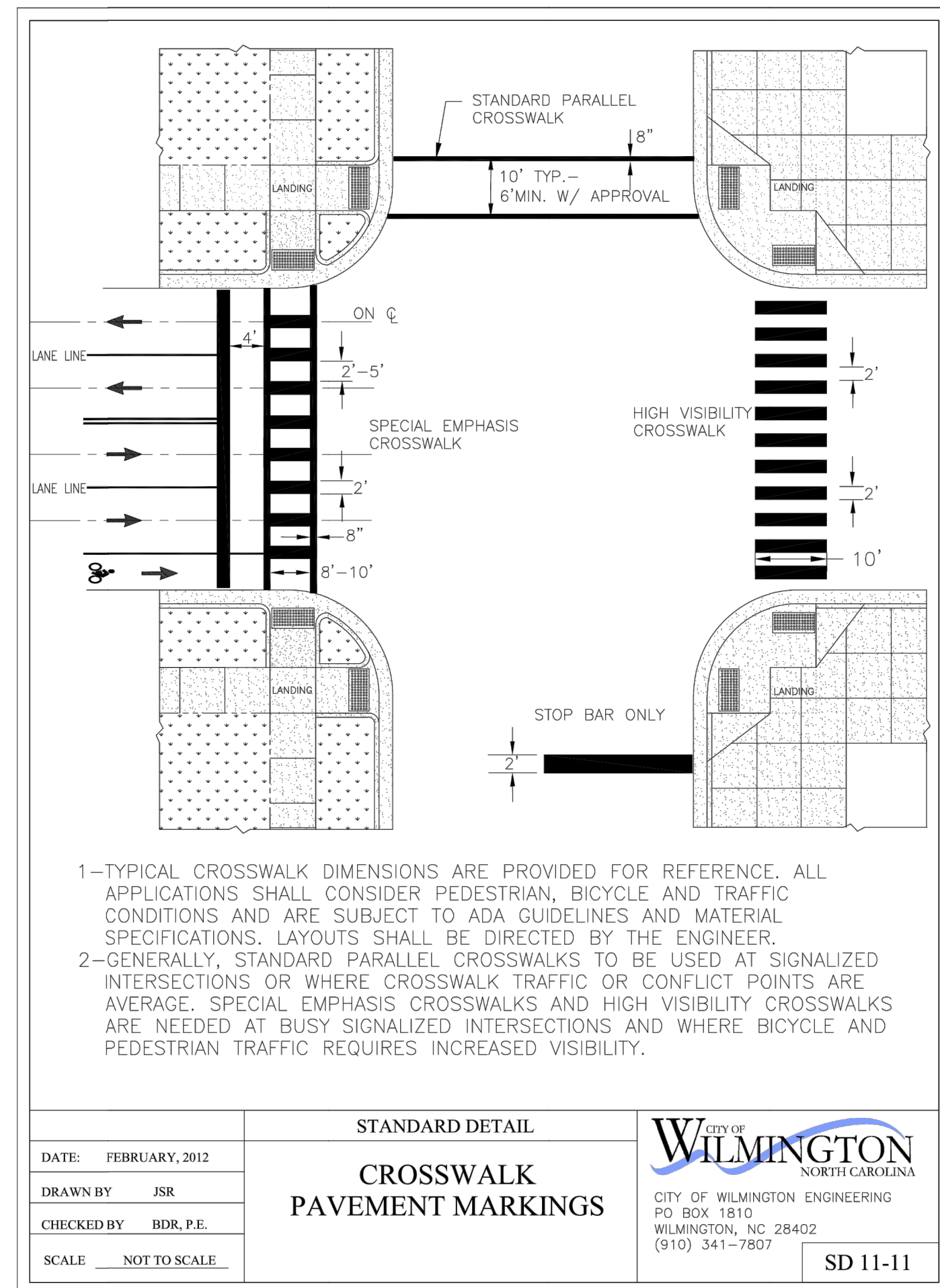
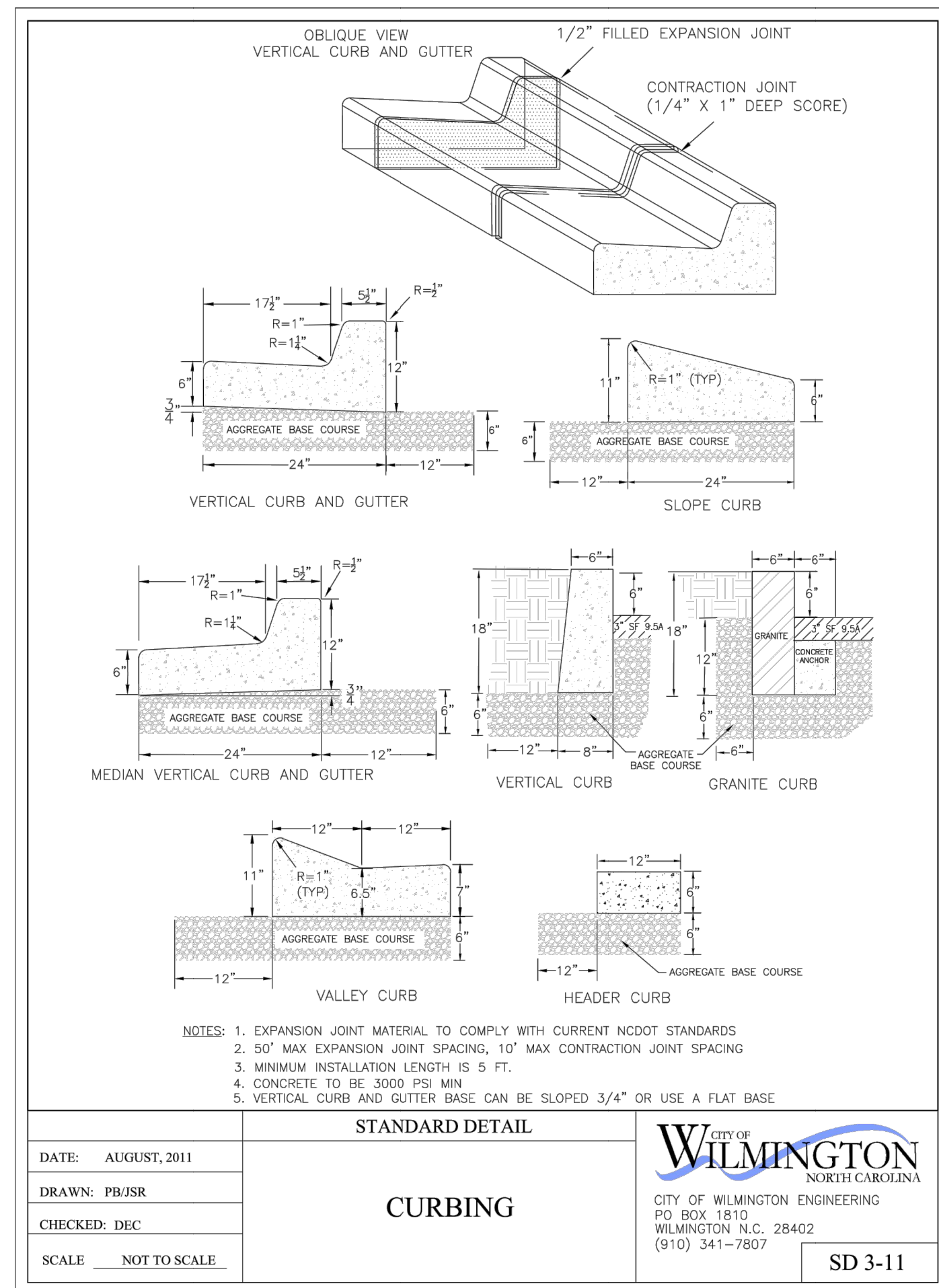
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 WILMINGTON, NC 28405

CenterPoint
 EASTWOOD ROAD
 WILMINGTON, NORTH CAROLINA
 TOWNSHIP OF WILMINGTON
SITE DETAILS/STREET CROSS SECTIONS

DATE: 02-03-2020	SCALE: HORIZONTAL: N/A, VERTICAL: N/A
MCE PROJ. # 01421-0011	PROJ. MGR. TSM
DRAWN: JEB/EEM	DESIGNED: KE/EEM
CHECKED: RMC	

MCE FILE NUMBER: **CS-501**
 DRAWING NUMBER: **10**
 STATUS: **PRELIMINARY DESIGN NOT FOR CONSTRUCTION**



REV. NO.	DESCRIPTIONS / REVISIONS	DATE

PRELIMINARY - DO NOT USE FOR CONSTRUCTION



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1131-B MILITARY CUTOFF ROAD
WILMINGTON, NC 28405

CenterPoint
EASTWOOD ROAD
WILMINGTON, NORTH CAROLINA
TOWNSHIP OF WILMINGTON

SITE DETAILS

DATE: 02-03-2020	SCALE: N/A	M&C FILE NUMBER: CS-502
MCE PROJ. # 01421-0011	HORIZONTAL: N/A	DRAWING NUMBER: 11
DRAWN: JEB/EEM	VERTICAL: N/A	
DESIGNED: KE/EEM		
CHECKED: RMC		
PROJ. MGR: TSM		
STATUS: PRELIMINARY DESIGN NOT FOR CONSTRUCTION		

CONCEPTUAL TREE LEGEND

-  CANOPY TREE
-  EVERGREEN TREE
-  STREET TREE
-  ORNAMENTAL TREE
-  EVERGREEN SCREEN SHRUB

LANDSCAPE REQUIREMENTS

DETAILED LANDSCAPE PLANS WILL BE PROVIDED DURING THE TECHNICAL REVIEW PROCESS (TRC).

SEC 18-204 - UMX, URBAN MIXED USE DISTRICT - (C)(7)C GENERAL SITE DESIGN
 STREET TREES TO BE LOCATED IN PUBLIC OR PRIVATE R.O.W. AT A RATE OF 1 TREE PER 30 LF. THE TECHNICAL REVIEW COMMITTEE WAY WAIVE STRICT ADHERENCE TO THIS REQUIREMENT IF AN ALLEE IS UTILIZED ALONG ALL OR PORTIONS OF THE STREET FRONTAGE

- TREES PROVIDED WITHIN R.O.W. ALONG ROADWAYS, OUTSIDE OF SIGHT DISTANCE TRIANGLES
- SEE PLAN FOR TREE COVERAGE

SURFACE PARKING LOTS VISABLE FROM THE PUBLIC RIGHT-OF-WAY SHALL BE SCREENED BY PERMANENT WALLS, SHRUBBERY OR HEDGES AT LEAST THREE (3) FEET IN HEIGHT. IF HEDGES OR SHRUBBERY ARE USED, THEY SHALL BE AT LEAST THREE (3) FEET IN HEIGHT AT TIME OF PLANTING AND SHALL BE MAINTAINED AT THREE (3) TO FIVE (5) FEET IN HEIGHT AT ALL TIMES.

SEC 18-448 - GENERAL STANDARDS FOR LANDSCAPING
 PROVIDE 15 TREES PER DISTURBED ACRE

- 20.0 ACRES X 15 TREES = 300 TREES REQUIRED
- 271 TREES PROVIDED TO MEET OTHER REQUIREMENTS, 29 ADDITIONAL TREES NEEDED TO FULFILL REQUIREMENT (NOT SHOWN)

SEC 18-460 - MITIGATION
 REGULATED TREES ARE EXEMPT FROM MITIGATION IF ASSOCIATED WITH ESSENTIAL SITE IMPROVEMENTS. SIGNIFICANT TREES WILL BE REQUIRED TO BE MITIGATED.

- FINAL EVALUATION OF TREE REMOVAL NOT YET DETERMINED
- MITIGATION TREE LOCATIONS (NOT SHOWN) AND/OR PAYMENT IN LIEU TO BE DETERMINED DURING TRC

SEC 18-477 - GENERAL - (D) TABLE II
 NO STREET YARD PLANTING REQUIRED

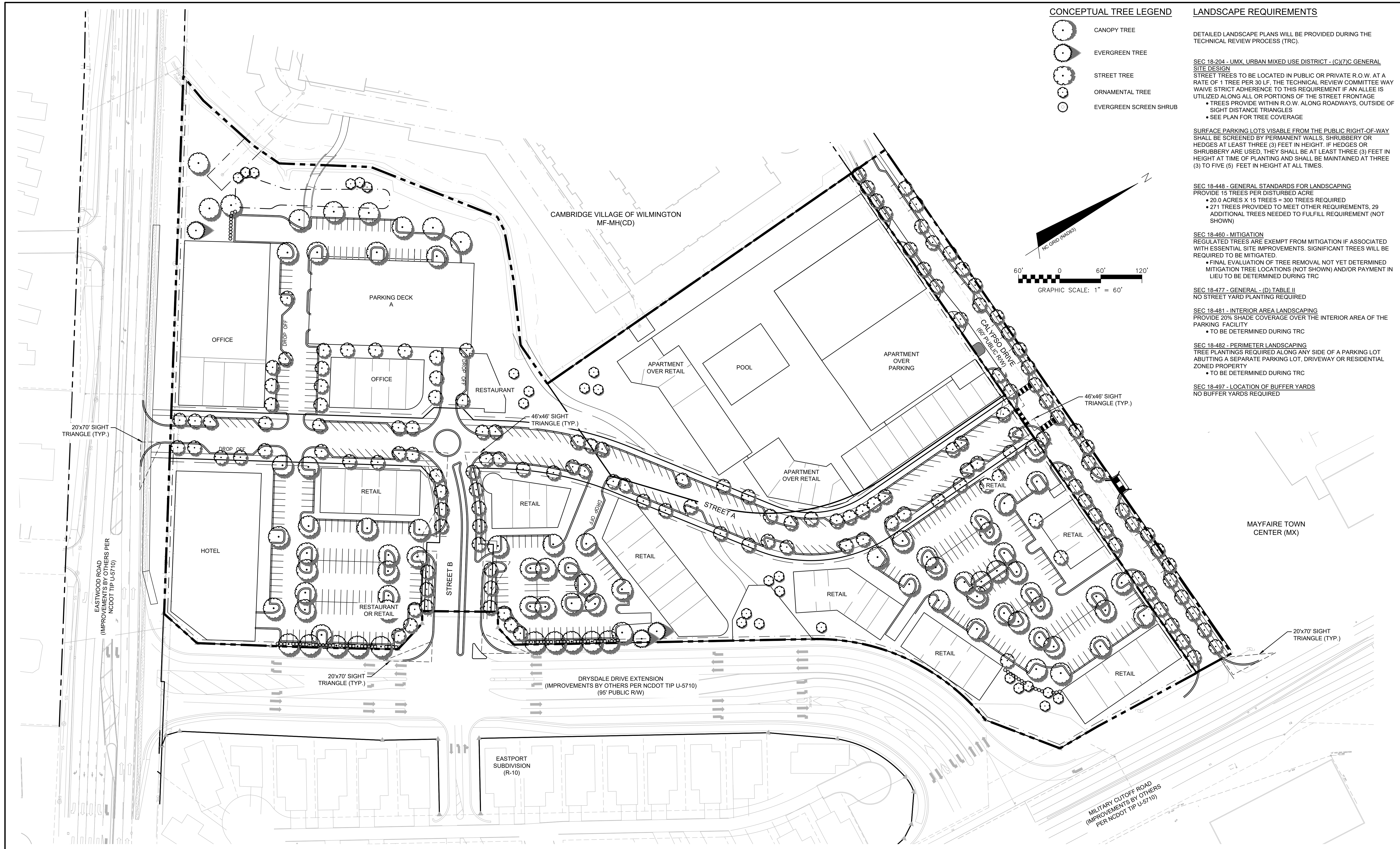
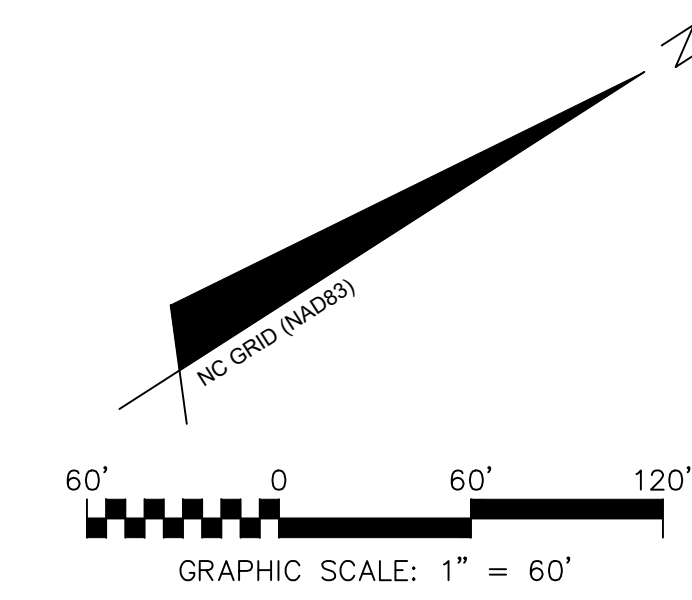
SEC 18-481 - INTERIOR AREA LANDSCAPING
 PROVIDE 20% SHADE COVERAGE OVER THE INTERIOR AREA OF THE PARKING FACILITY

- TO BE DETERMINED DURING TRC

SEC 18-482 - PERIMETER LANDSCAPING
 TREE PLANTINGS REQUIRED ALONG ANY SIDE OF A PARKING LOT ABUTTING A SEPARATE PARKING LOT, DRIVEWAY OR RESIDENTIAL ZONED PROPERTY

- TO BE DETERMINED DURING TRC

SEC 18-497 - LOCATION OF BUFFER YARDS
 NO BUFFER YARDS REQUIRED



REV. NO.	DESCRIPTIONS	DATE

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CenterPoint
 EASTWOOD ROAD
 WILMINGTON, NORTH CAROLINA
 TOWNSHIP OF WILMINGTON

CONCEPT LANDSCAPE PLAN

DATE: 02-03-2020	SCALE: 1"=60'	M&C FILE NUMBER: CL-101
M&C PROJ. #: 01421-0011	HORIZONTAL: 1"=60'	DRAWING NUMBER: 12
DRAWN: JEB/EEM	VERTICAL: N/A	
DESIGNED: KE/EEM		
CHECKED: RMC		
PROJ. MGR: TSH		
STATUS: PRELIMINARY DESIGN NOT FOR CONSTRUCTION		