

LOCATION MAP
SCALE: 1" = 200'±

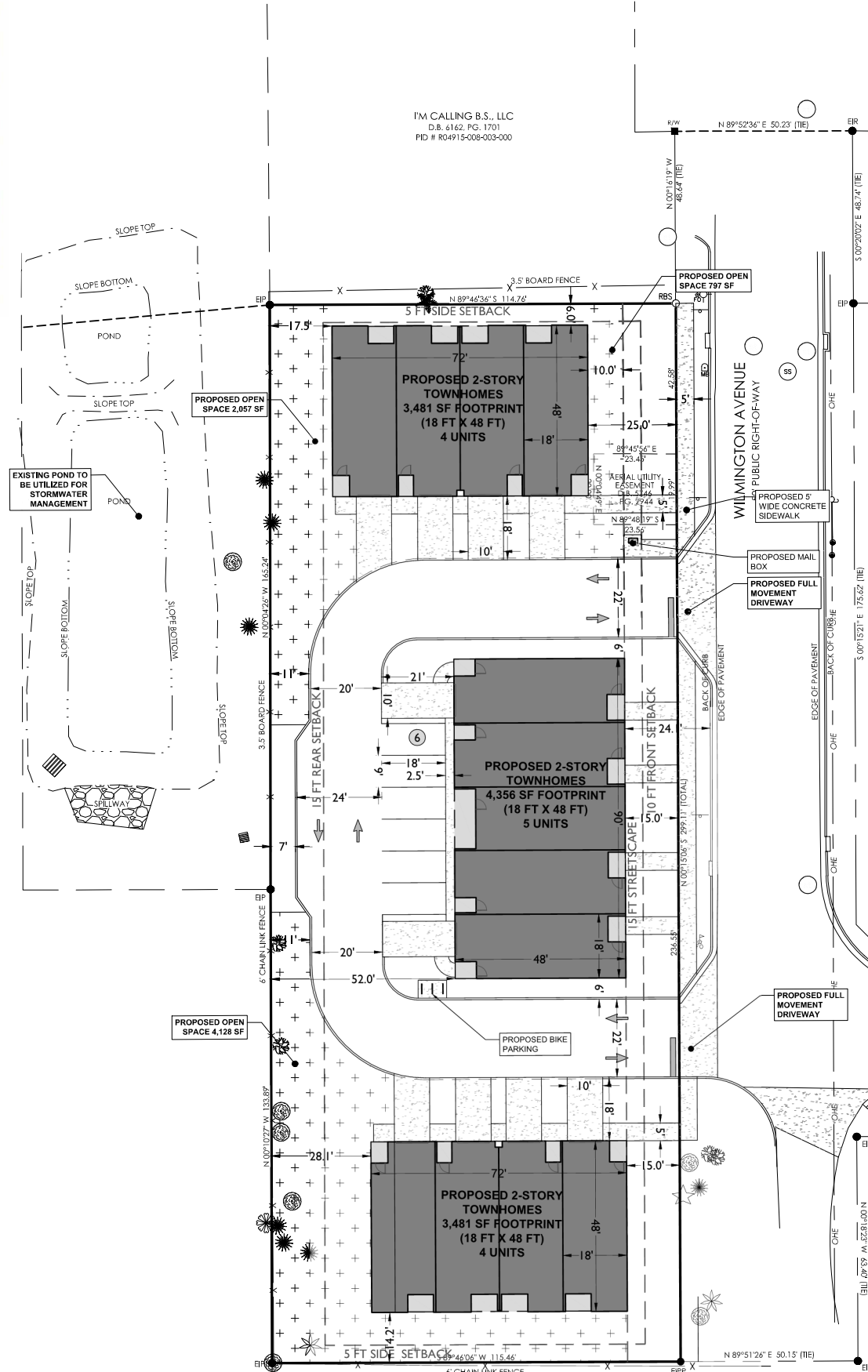
SOURCE: GOOGLE EARTH PRO

TRACT 2
BILTMORE DEVELOPERS, LLC
RECOMBINATION MAP
M.B. 64, PG. 62

MPC WAREHOUSE, LLC
D.B. 4109, PG. 977
PID # R04915-009-004-000

APPLICANT
MORNING COMPANY
1121 MILITARY CUTOFF ROAD
SUITE C335
WILMINGTON NC 28405

OWNER
YOUNG JUDY M TRUSTEE ETAL
1958 FARLEY DR
WILMINGTON NC 28405



SITE DATA TABLE			
PARCEL R04915-008-002-000 (0.79AC)			
EXISTING ZONE: (CS) COMMERCIAL SERVICES DISTRICT			
PROPOSED ZONE: (MD-17) HIGH DENSITY MULTI-DWELLING RESIDENTIAL DISTRICT			
PROPOSED USE			
MULTI-FAMILY DEVELOPMENT	PERMITTED USE		
ZONING REQUIREMENT	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	N/A	0.79 AC (34,451 SF)	0.79 AC (34,451 SF)
MAXIMUM BUILDING HEIGHT	96 FT	<45 FT	<45 FT
MAXIMUM BUILDING COVERAGE	70% (24,116 SF)	8.6% (2,964 SF)	32% (11,318 SF)
OPEN SPACE REQUIREMENT	20% (6,890 SF)	N/A	20% (6,962 SF)
MINIMUM FRONT YARD SETBACK	10 FT	26.0 FT	15.0 FT
MINIMUM SIDE YARD SETBACK	5 FT	0.6 FT (EN)	6.0 FT
MINIMUM REAR YARD SETBACK	15 FT	3.3 FT (EN)	33.1 FT
MAXIMUM DENSITY (MULTI-FAMILY)	17 DU/AC (13 UNITS)	1 UNIT	13 UNITS
IMPERVIOUS COVERAGE	N/A	2,964 SF	21,035 SF
ANTICIPATED DISTURBANCE	N/A	N/A	1.1 AC (48,560 SF)

OFF-STREET PARKING REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
§ 18-340	MINIMUM DRIVEWAY WIDTH: 18 FT-24 FT	24 FT
§ 18-341.1	REQUIRED PARKING: TOWNHOMES UNITS: 15 SPACES PER 0-1 BEDROOMS 2 SPACES PER 2 BEDROOMS 2.25 SPACES PER 3+ BEDROOMS 10 UNITS * (2 SPACES) = 20 SPACES 3 UNITS * (2.25 SPACES) = 7 SPACES	10 DRIVEWAY SPACES 10 GARAGE SPACES 6 PARKING SPACES
	TOTAL REQUIRED: 27 SPACES(*)	26 SPACES
§ 18-341.1	MAXIMUM PARKING: 2.75 SPACES PER UNIT 13 UNITS * (2.75 SPACES) = 36 SPACES	26 FT
§ 18-342	MINIMUM BIKE PARKING: 1 PER 5 UNITS 13 UNITS * (1.5 SPACES) = 3 SPACES	3 SPACES
VI-E.1	MINIMUM PARKING SIZE: 8.5 FT X 18 FT	9 FT X 18 FT

(*) SECTION 18-341.2.C RESIDENTIAL PARKING MAY BE REDUCED BY 15% IF WITHIN 1/4 MILE OF TRANSIT (1,320 FT):
27 SPACES(0.85) = 23 SPACES REQUIRED

LANDSCAPING REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
§ 18-318.E	SHADE TREE: MAXIMUM TREE DISTANCE FROM PARKING AREA: 10 FT	TBD
§ 18-319.B	STREETSCAPE: (26 LF OF FRONTAGE) MINIMUM DEPTH: 15 FT CANOPY TREES (6 LF): 3 TREES UNDERSTORY TREES (6 LF): 15 TREES SHRUBS (6 LF): 22 SHRUBS	BUFFER: 15 FT CANOPY TREE: 3 UNDERCANOPY TREE: 15 SHRUBS: 22 SHRUBS
§ 18-321.A	MINIMUM NUMBER OF TREES PER 12 PARKING SPACES: 1 TREE	TBD
§ 18-321.B	MAXIMUM PARKING DISTANCE FROM SHADE TREE: 70 FT	TBD
§ 18-322	MAXIMUM PARKING DISTANCE FROM SHADE TREE: 70 FT	TBD

BUILDING BREAKDOWN:	
1. NORTHERN BUILDING:	4 UNITS-2 BEDROOMS 8 BEDROOMS
2. MIDDLE BUILDING:	2 UNITS-2 BEDROOMS 3 UNITS-3 BEDROOMS 11 BEDROOMS
3. SOUTHERN BUILDING:	4 UNITS-2 BEDROOMS 8 BEDROOMS
TOTAL BEDROOM COUNT:	27

DEVELOPMENT INFORMATION:
BUILDING CONSTRUCTION TYPE: TYPE V-A
CAMA LAND USE CLASSIFICATION: URBAN
ESTIMATED TRIP GENERATION: 8 PEAK HOUR TRIPS
*TRIP GENERATION LUC COD 215

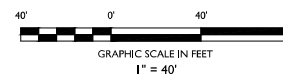
PLAN REFERENCE MATERIALS:

- THIS PLAN SET REFERENCES THE FOLLOWING DOCUMENTS INCLUDING, BUT NOT LIMITED TO:
 - SURVEY DRAWINGS BY TRANSYSTEMS DATED 6/17/2024
 - ARCHITECTURAL PLANS PREPARED BY BASE CAMP DATED 6/18/24
 - LOCATION MAP OBTAINED FROM GOOGLE EARTH PRO
- ALL REFERENCE MATERIAL LISTED ABOVE SHALL BE CONSIDERED A PART OF THIS PLAN SET AND ALL INFORMATION CONTAINED WITHIN THESE MATERIALS SHALL BE UTILIZED IN CONJUNCTION WITH THIS PLAN SET. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN A COPY OF EACH REFERENCE AND REVIEW IT THOROUGHLY PRIOR TO THE START OF CONSTRUCTION.

SYMBOL	DESCRIPTION
---	PROPERTY LINE
---	SETBACK LINE
---	SAWCUT LINE
---	PROPOSED CURB
---	PROPOSED DEPRESSED CURB
---	PROPOSED FLUSH CURB
○	PROPOSED SIGNS / BOLLARDS
■	PROPOSED BUILDING
□	PROPOSED CONCRETE
○	PROPOSED AREA LIGHT
—x—x—	PROPOSED CHAINLINK FENCE
⌋	PROPOSED BUILDING DOORS

GENERAL NOTES

- THE CONTRACTOR SHALL VERIFY AND FAMILIARIZE THEMSELVES WITH THE EXISTING SITE CONDITIONS AND THE PROPOSED SCOPE OF WORK (INCLUDING DIMENSIONS, LAYOUT, ETC.) PRIOR TO INITIATING THE IMPROVEMENTS IDENTIFIED WITHIN THESE DOCUMENTS. SHOULD ANY DISCREPANCY BE FOUND BETWEEN THE EXISTING SITE CONDITIONS AND THE PROPOSED WORK THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC, PRIOR TO THE START OF CONSTRUCTION.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND ENSURE THAT ALL REQUIRED APPROVALS HAVE BEEN OBTAINED PRIOR TO THE START OF CONSTRUCTION. COPIES OF ALL REQUIRED PERMITS AND APPROVALS SHALL BE KEPT ON SITE AT ALL TIMES DURING CONSTRUCTION.
- ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS STONEFIELD ENGINEERING & DESIGN, LLC, AND ITS SUB-CONSULTANTS FROM AND AGAINST ANY DAMAGES AND LIABILITIES INCLUDING ATTORNEYS FEES ARISING OUT OF CLAIMS BY EMPLOYEES OF THE CONTRACTOR IN ADDITION TO CLAIMS CONNECTED TO THE PROJECT AS A RESULT OF NOT CARRYING THE PROPER INSURANCE FOR WORKERS COMPENSATION, LIABILITY, INSURANCE, AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE.
- THE CONTRACTOR SHALL NOT DEVIATE FROM THE PROPOSED IMPROVEMENTS IDENTIFIED WITHIN THIS PLAN SET UNLESS APPROVAL IS PROVIDED IN WRITING BY STONEFIELD ENGINEERING & DESIGN, LLC.
- THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF CONSTRUCTION.
- THE CONTRACTOR SHALL NOT PERFORM ANY WORK OR CAUSE DISTURBANCE ON A PRIVATE PROPERTY NOT CONTROLLED BY THE PERSON OR ENTITY WHO HAS AUTHORIZED THE WORK WITHOUT PRIOR WRITTEN CONSENT FROM THE OWNER OF THE PRIVATE PROPERTY.
- THE CONTRACTOR IS RESPONSIBLE TO RESTORE ANY DAMAGED OR UNDERMINED STRUCTURE OR SITE FEATURE THAT IS IDENTIFIED TO REMAIN ON THE PLAN SET. ALL REPAIRS SHALL USE NEW MATERIALS TO RESTORE THE FEATURE TO ITS EXISTING CONDITION AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR IS RESPONSIBLE TO PROVIDE THE APPROPRIATE SHOP DRAWINGS, PRODUCT DATA, AND OTHER REQUIRED SUBMITTALS FOR REVIEW, STONEFIELD ENGINEERING & DESIGN, LLC WILL REVIEW THE SUBMITTALS IN ACCORDANCE WITH THE DESIGN INTENT AS REFLECTED WITHIN THE PLAN SET.
- THE CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
- THE CONTRACTOR IS REQUIRED TO PERFORM ALL WORK IN THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH THE APPROPRIATE GOVERNING AUTHORITY AND SHALL BE RESPONSIBLE FOR THE PROCUREMENT OF STREET OPENING PERMITS.
- THE CONTRACTOR IS REQUIRED TO RETAIN AN OSHA CERTIFIED SAFETY INSPECTOR TO BE PRESENT ON SITE AT ALL TIMES DURING CONSTRUCTION AND DEMOLITION ACTIVITIES.
- SHOULD AN EMPLOYEE OF STONEFIELD ENGINEERING & DESIGN, LLC, BE PRESENT ON SITE AT ANY TIME DURING CONSTRUCTION, IT DOES NOT RELIEVE THE CONTRACTOR OF ANY OF THE RESPONSIBILITIES AND REQUIREMENTS LISTED IN THE NOTES WITHIN THIS PLAN SET.



MODE
CONSULTING, PLLC

PO BOX 39077
CHARLOTTE NC 28278

PHONE: 980-505-7401

NOT APPROVED FOR CONSTRUCTION

ISSUE	DATE	BY	DESCRIPTION
1	07/29/2024	JAM	BOA SUBMISSION

LAND DEVELOPMENT PLANS
14 WILMINGTON AVE
PROPOSED TOWNHOUSE DEVELOPMENT

14 WILMINGTON AVE
COUNTY ID: R04915-008-002-000
NEW HANOVER COUNTY, NC

DRAWN BY: JAM REVIEWED BY: JAM

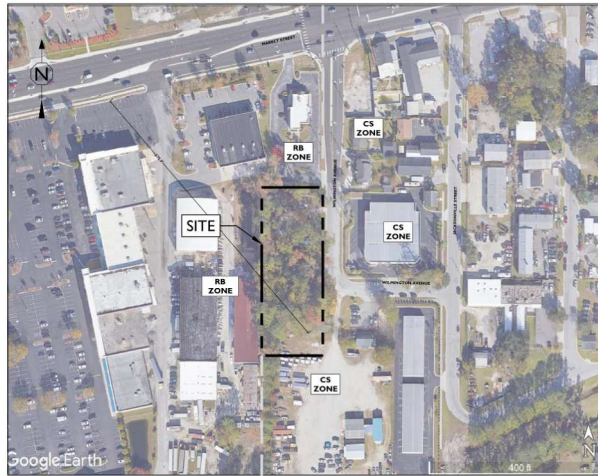
PROJECT ID: MO-24002

TITLE:

SKETCH PLAN

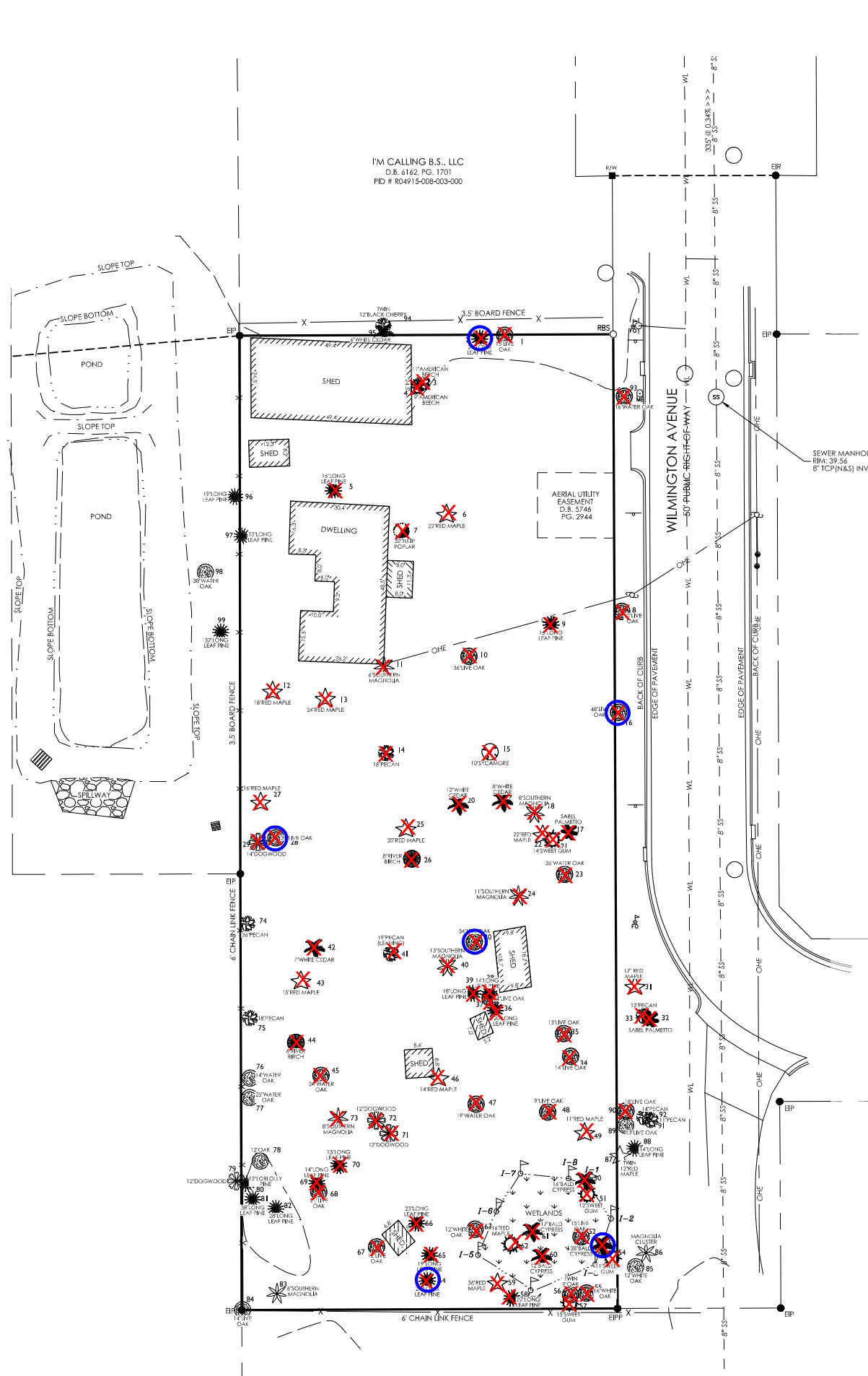
DRAWING:

C-1.0



SOURCE: GOOGLE EARTH PRO

LOCATION MAP
SCALE: 1" = 200'±



TRACT 2
BILTMORE DEVELOPERS, LLC
RECOMBINATION MAP
M.B. 64, PG. 62

MPC WAREHOUSE, LLC
D.B. 4109, PG. 777
PID # R04915-009-004-000

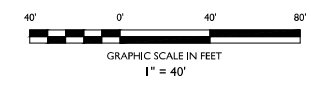
I'M CALLING B.S., LLC
D.B. 4162, PG. 1701
PID # R04915-008-003-000

LABEL	TREE SPECIES	SIZE STATUS	TREE TYPE
1	LIVE OAK	15	REMOVE REGULATED
2	LONG LEAF PINE	29	REMOVE(V) SPECIMEN
3	AMERICAN BEECH	11	REMOVE REGULATED
4	AMERICAN BEECH	9	REMOVE REGULATED
5	LONG LEAF PINE	16	REMOVE REGULATED
6	RED MAPLE	22	REMOVE SIGNIFICANT
7	TULIP POPLAR	32	REMOVE SIGNIFICANT
8	LIVE OAK	10	REMOVE REGULATED
9	LONG LEAF PINE	16	REMOVE REGULATED
10	LIVE OAK	10	REMOVE REGULATED
11	SOUTHERN MAGNOLIA	6	REMOVE REGULATED
12	RED MAPLE	18	REMOVE SIGNIFICANT
13	RED MAPLE	24	REMOVE SIGNIFICANT
14	PECAN	18	REMOVE REGULATED
15	SYCAMORE	10	REMOVE REGULATED
16	LIVE OAK	48	REMOVE(V) SPECIMEN
17	SABEL PALMETTO	4	REMOVE REGULATED
18	SOUTHERN MAGNOLIA	8	REMOVE SIGNIFICANT
19	WHITE CEDAR	8	REMOVE REGULATED
20	WHITE CEDAR	12	REMOVE REGULATED
21	SWEET GUM	14	REMOVE REGULATED
22	RED MAPLE	22	REMOVE SIGNIFICANT
23	WATER OAK	36	REMOVE SIGNIFICANT
24	SOUTHERN MAGNOLIA	11	REMOVE SIGNIFICANT
25	RED MAPLE	20	REMOVE SIGNIFICANT
26	RIVER BIRCH	8	REMOVE REGULATED
27	RED MAPLE	16	REMOVE REGULATED
28	LIVE OAK	39	REMOVE(V) SPECIMEN
29	DOGWOOD	14	REMOVE SIGNIFICANT
30	LIVE OAK	34	REMOVE(V) SPECIMEN
31	RED MAPLE	17	REMOVE REGULATED
32	PECAN	12	REMOVE REGULATED
33	SABEL PALMETTO	4	REMOVE REGULATED
34	LIVE OAK	14	REMOVE REGULATED
35	LIVE OAK	13	REMOVE REGULATED
36	LONG LEAF PINE	20	REMOVE SIGNIFICANT
37	LIVE OAK	14	REMOVE REGULATED
38	LONG LEAF PINE	14	REMOVE REGULATED
39	LONG LEAF PINE	18	REMOVE SIGNIFICANT
40	SOUTHERN MAGNOLIA	13	REMOVE SIGNIFICANT
41	PECAN	19	REMOVE REGULATED
42	WHITE CEDAR	7	REMOVE N/A
43	RED MAPLE	15	REMOVE REGULATED
44	RIVER BIRCH	6	REMOVE REGULATED
45	WATER OAK	14	REMOVE REGULATED
46	RED MAPLE	14	REMOVE REGULATED
47	WATER OAK	19	REMOVE SIGNIFICANT
48	LIVE OAK	9	REMOVE REGULATED
49	RED MAPLE	11	REMOVE REGULATED
50	BLAD CYPRESS	16	REMOVE SIGNIFICANT
51	SWEET GUM	12	REMOVE REGULATED
52	LIVE OAK	15	REMOVE REGULATED
53	BLAD CYPRESS	28	REMOVE(V) SPECIMEN
54	SWEET GUM	11	REMOVE REGULATED
55	WHITE OAK	16	REMOVE REGULATED
56	TWIN OAK	9	REMOVE REGULATED
57	SWEET GUM	15	REMOVE REGULATED
58	LONG LEAF PINE	22	REMOVE SIGNIFICANT
59	RED MAPLE	36	REMOVE SIGNIFICANT
60	BLAD CYPRESS	12	REMOVE REGULATED
61	BLAD CYPRESS	17	REMOVE REGULATED
62	RED MAPLE	16	REMOVE REGULATED
63	WHITE OAK	12	REMOVE REGULATED
64	LONG LEAF PINE	29	REMOVE(V) SPECIMEN
65	LONG LEAF PINE	19	REMOVE SIGNIFICANT
66	LONG LEAF PINE	23	REMOVE SIGNIFICANT
67	LIVE OAK	12	REMOVE REGULATED
68	LIVE OAK	21	REMOVE SIGNIFICANT
69	LONG LEAF PINE	14	REMOVE REGULATED
70	LONG LEAF PINE	13	REMOVE REGULATED
71	DOGWOOD	12	REMOVE SIGNIFICANT
72	DOGWOOD	12	REMOVE SIGNIFICANT
73	SOUTHERN MAGNOLIA	8	REMOVE SIGNIFICANT
74	PECAN	36	SAVE SIGNIFICANT
75	PECAN	18	SAVE REGULATED
76	WATER OAK	14	SAVE REGULATED
77	WATER OAK	25	SAVE SIGNIFICANT
78	OAK	12	SAVE REGULATED
79	DOGWOOD	12	SAVE SIGNIFICANT
80	LOBLOLLY PINE	12	SAVE REGULATED
81	LONG LEAF PINE	38	SAVE SPECIMEN
82	LONG LEAF PINE	28	SAVE SPECIMEN
83	SOUTHERN MAGNOLIA	6	SAVE REGULATED
84	LIVE OAK	14	SAVE REGULATED
85	WHITE OAK	12	SAVE REGULATED
86	MAGNOLIA CLUSTER	8	SAVE SIGNIFICANT
87	RED MAPLE	12	SAVE REGULATED
88	LONG LEAF PINE	14	SAVE REGULATED
89	LIVE OAK	13	SAVE REGULATED
90	LIVE OAK	18	REMOVE SIGNIFICANT
91	PECAN	11	SAVE REGULATED
92	PECAN	14	SAVE REGULATED
93	WATER OAK	16	REMOVE REGULATED
94	BLACK CHERRY	12	SAVE REGULATED
95	WHITE CEDAR	6	SAVE N/A
96	LONG LEAF PINE	19	SAVE SIGNIFICANT
97	LONG LEAF PINE	13	SAVE REGULATED
98	WATER OAK	38	SAVE SIGNIFICANT
99	LONG LEAF PINE	32	SAVE SPECIMEN

(V) VARIANCE

PROTECTED TREE SUMMARY		
CODE SECTION	REQUIRED	PROPOSED
§ 18-316.1	PROTECTED TREES NON-REGULATED TREES: 2 TREE REGULATED TREES: 58 TREES SIGNIFICANT TREES: 30 TREES SPECIMEN TREES: 9 TREES	PROTECTED TREE REMOVAL NON-REGULATED TREES: 1 TREE REGULATED TREES: 44 TREES SIGNIFICANT TREES: 24 TREES SPECIMEN TREES: 6 TREES
§ 18-316.2	REMOVAL OF SPECIMEN TREE	SPECIMEN TREE (V)
§ 18-316.F	PROTECTED TREES MITIGATION SIGNIFICANT AND SPECIMEN TREE DBH MITIGATION (200%) SIGNIFICANT TREES: 480 DBH x 2 = 960 SPECIMEN TREES: 207 DBH x 2 = 414 TOTAL MITIGATION DBH: 1,374	TBD

ISSUE	DATE	BY	DESCRIPTION
1	07/29/2024	JAM	BOA SUBMISSION



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LAND DEVELOPMENT PLANS

14 WILMINGTON AVE

PROPOSED TOWNHOUSE DEVELOPMENT

14 WILMINGTON AVE
COUNTY ID: R04915-008-002-000
NEW HANOVER COUNTY, NC

DRAWN BY: JAM REVIEWED BY: JAM

PROJECT ID: MO-24002

TITLE:

TREE LOCATION PLAN

DRAWING:

C-1.1

CONDOREINVESTMENTS-2024-14 WILMINGTON AVE WILMINGTON, NC 28403 DOCUMENT CONTROL SHEET 2/25/24