

APPLICATION FOR
CONDITIONAL
ZONING MAP AMENDMENT



City of Wilmington
Planning and Development

P. O. Box 1810, 305 Chestnut St,
Wilmington, NC 28402
Telephone: (910) 254-0900 FAX: (910)341-3264

Section A. APPLICANT INFORMATION

NAME OF APPLICANT: Morning Development Company

MAILING ADDRESS OF APPLICANT: 1121 Military Cutoff Road, Ste C335, Wilmington, NC 28405

PHONE NUMBER AND EMAIL OF APPLICANT: (973) 508-9480 jluke@mornco5.com

PROPERTY OWNER INFORMATION:

Name(s) YOUNG JUDY M TRUSTEE ETAL

Address: 1958 Farley Dr Wilmington NC 28405

Zip

Telephone: (873) 290-2328 Fax:

Email address: portcityyoung@yahoo.com

PROPERTY INFORMATION: The following information is required to provide the necessary information to process the rezoning request:

ADDRESS OF SUBJECT SITE: 14 Wilmington Avenue Wilmington NC

NEW HANOVER CO. PROPERTY IDENTIFICATION # (PIN): R04915-008-002-000

CURRENT ZONING DISTRICT(S): CS PROPOSED ZONING DISTRICT(S): MD-17 (CD)

TOTAL SITE AREA: 0.8 AC

PROPOSED USE(S) AND PROPOSED CONDITIONS FOR THE SITE: Multi-Family Residential

PRE-APPLICATION MEETING: 7/11/2024
(Date)

NEIGHBORHOOD MEETING: 9/12/2024 (report due prior to application submittal)
(Date)

INTERNAL USE ONLY	
DATE RECEIVED: <u>9/24/24</u>	PLANNER: <u>Zac Smith</u>
CASE FILE #: <u>CD-6-1124</u>	FEE PAID \$: <u>615</u>

It is important that the applicant provide information to explain how the rezoning request satisfies the following questions. Please attach additional sheets if necessary.

1. **What changed or changing condition(s) justifies the passage of the amendment?** Discuss how circumstances have so changed since the property was last zoned.

See Attached Document

2. **Explain how the map amendment would be consistent with the *Create Wilmington Comprehensive Plan* and adopted special area plans (e.g., corridor plans, neighborhood plans, etc.).**

See Attached Document

3. **Briefly explain the expected impacts on the areas if the proposed zoning map amendment is approved.**

See Attached Document

4. **Describe any other circumstances that justify that the proposed amendment in the public interest.**

See Attached Document

Section B. SUBMITTAL INFORMATION AND PROCEDURE

- (1) Supplementary information is **REQUIRED** as part of the application. See Section C below for required information.
- (2) All applications require a pre-application meeting prior to submittal. Applications may be submitted after pre-application meetings and all applications **MUST** be reviewed by planning staff for completeness **PRIOR** to the acceptance. Please **do not** leave your application materials without speaking to a planner. Applications left this way will not be processed or scheduled for planning commission review.
- (3) A receipt for applicable fees must accompany the application.
- (4) Applications shall be submitted according to the adopted filing calendar and will be considered by the planning commission at the regular meeting noted on the official acceptance form.
- (5) The applicant or agent should appear at all hearings. Planning commission meetings are typically held at 6:00 P. M. in at City Hall, council chambers (second floor) 102 N. 3rd Street, Wilmington, North Carolina, usually on the first Wednesday of each month. Applicants will be informed of any change in date, time, or location of meetings.
- (6) A written summary of at least one neighborhood meeting (Section 18-567), for which notification was sent to property owners within 300 feet of the subject site, must be submitted to the city clerk before an application will be accepted.
- (7) Conceptual site plan review (pre-TRC consultation) by the technical review committee (TRC) is required for all conditional district map amendment applications. To avoid potential processing and scheduling delays, applicants are advised to have completed a conceptual review with the TRC prior to rezoning application submittal. If a conceptual review has not occurred at time of application, the proposed development will be scheduled for conceptual review at the next available TRC meeting.

Section C. REQUIRED SUPPLEMENTAL INFORMATION

PLEASE INCLUDE ALL OF THE FOLLOWING INFORMATION. Please check the list below carefully before you submit:

- Agent form if the applicant is not the property owner;
- Detailed project narrative describing the site, proposed rezoning, uses, and any applicable prescribed conditions;
- One digital copy (pdf) of the site plan, drawn to scale, that includes, at minimum, the site and proposed building information as indicated in Section D below;
- Legal description of property requested for rezoning, by metes and bounds;
- Receipt of application fee;
- List of the names of owners, their addresses, and the tax parcel numbers of the properties within 300 feet of the subject property, including those separated by a street right-of-way. A list will be provided by planning staff;
- Two sets of business-size envelopes pre-addressed to the property owners within 300 feet of the subject property with the planning department's return address. All envelopes must have postage. **Metered postage must be undated.** All envelopes should include the department's return address:
 City of Wilmington Planning Department
 PO Box 1810
 Wilmington, NC 28402-1810
- Current to-scale copy of the New Hanover County tax map delineating the subject property.

Section D. INFORMATION REQUIRED TO BE INCLUDED ON THE SITE PLAN

The following information is required to be shown on the site plan submitted with this application. If any of the required information is not included on the site plan, reasons for excluding that information must be given.

- A boundary survey and vicinity map showing the property's total acreage, its zoning classification(s), the general location in relation to major streets, railroads, and waterways, the date and north arrow;**
- All existing easements, reservations, and rights-of-way, existing and proposed;
- Approximate location on the site of proposed buildings, structures, and other improvements;
- Approximate dimensions, including height, of proposed buildings and structures;
- Proposed use of land and buildings, including the number of residential units and the total square footage of any nonresidential development;
- All required and proposed yards, buffers, screening, and landscaping;
- All existing and proposed points of access to public streets;
- Delineation of areas within the regulatory floodplain as shown on official flood hazard boundary maps;
- Proposed phasing, if any;
- The location of existing and proposed storm drainage patterns and facilities intended to serve the proposed development;
- Approximate location of all existing and proposed infrastructure on the site including water, sewer, roads, and bicycle and pedestrian facilities;
- Generalized traffic, parking, and circulation plans;
- Tree survey; and
- Traffic impact analysis, if required.

In evaluating the proposal, staff, planning commission, and city council may request additional information from the applicant. Additional information may include the following:

- Proposed screening, buffers, and landscaping over and above that required by the land development code, as well as proposed treatment of any existing natural features;
- Scale of buildings relative to abutting property;
- Building elevations and exterior features of proposed development;
- Any other information needed to demonstrate compliance with the land development code; and
- Proposed number and locations of signs.

OWNER'S SIGNATURE*: *In filing this application for a zoning map amendment, I/we as the property owner(s), hereby certify that all information presented in this application is accurate to the best of my knowledge, information, and belief. I hereby designate Morning Development Company (James Luke) to act on my behalf regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf, and to speak for me in any public meeting regarding this application.*

Signature/Date: _____



05/16/2024

**NEIGHBORHOOD MEETING FOR CONDITIONAL DISTRICT
REZONING PROPOSAL**

To: Penelope Spicer-Sidbury, City Clerk

Case No.: _____

Location: 14 Wilmington Avenue

Proposed zoning: MD-17

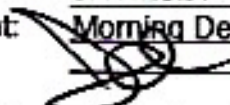
I hereby certify that written notice of a neighborhood meeting on the above conditional district map amendment application was mailed to property owners with 300 feet, as set forth on the attached list, by first class mail on (date) 8/30/2024. A copy of the written notice is also attached.

The meeting was held at the following date, time and location: _____
September 12th 2024 @ 6pm on location at 14 Wilmington Avenue Wilmington, NC

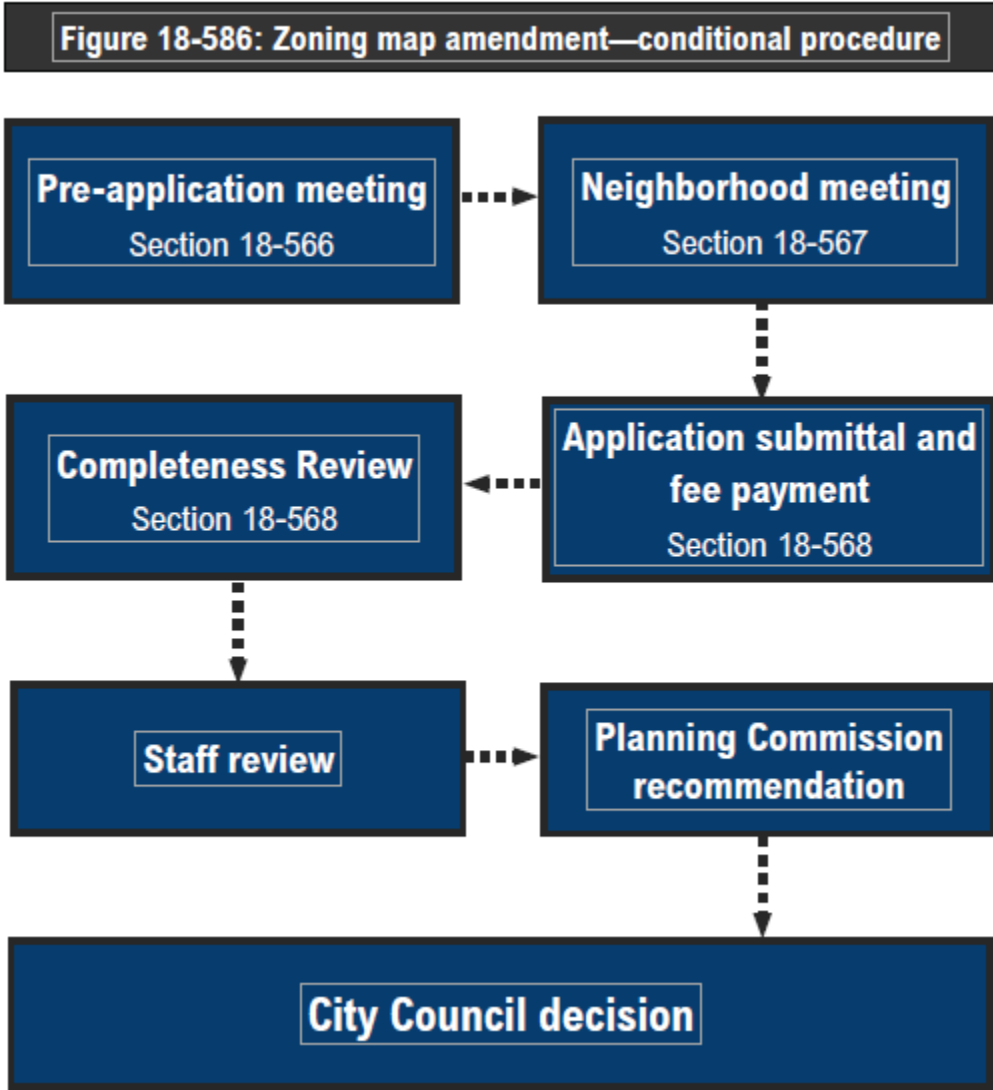
The persons in attendance at the meeting were: See Attached, _____

The following issues were discussed at the meeting: _____
No Comments received. Refer to attached summary

As a result of the meeting, the following changes were made to the rezoning application: _____
No Changes

Date: 9/17/2024
Applicant: Morning Development Company (James Luke)
By: 

Please submit this report to the Wilmington City Clerk's office located at 102 North 3rd Street or mail it to Penelope Spicer-Sidbury, City Clerk, PO Box 1810, Wilmington, NC 28402-1810.



**RE: 14 Wilmington-Planning Commission Rezoning Request
14 Wilmington Avenue
Wilmington, NC
Parcel ID: R04915-008-002-000**

PROJECT DESCRIPTION:

The applicant is looking to rezone the property from CS to MD-17 to accommodate a new infill development at the above address. Development is intended to be 13 townhomes spread across three different buildings with associated parking and open space. Sidewalk will be installed long the frontage of the property and bike parking spaces will be added to the property. This rezone and development will provide a residential development within the current commercial corridor to promote the master plan's goal of a mixed-use node in this area of the city.

REZONE REQUIREMENTS:

1. What changed or changing condition(s) justifies the passage of the amendment? Discuss how circumstances have so changed since the property was last zoned.

Due to the growth of the population and market place The City of Wilmington has received a major increase in demand for housing and rental units around the city and city limits. The property has remained undeveloped since before the 1960s and under the same ownership. The remaining properties around the subject parcel have been developed and redeveloped into commercial properties throughout that time. The subject property is the only parcels on the southside of Market Street left that as an infill parcel for alignment with the current master plan, which was adopted in 2016. In addition, several properties in near proximity have been developed with a mix of residential apartments over top of small store front/office facilities and have struggled to be filled.

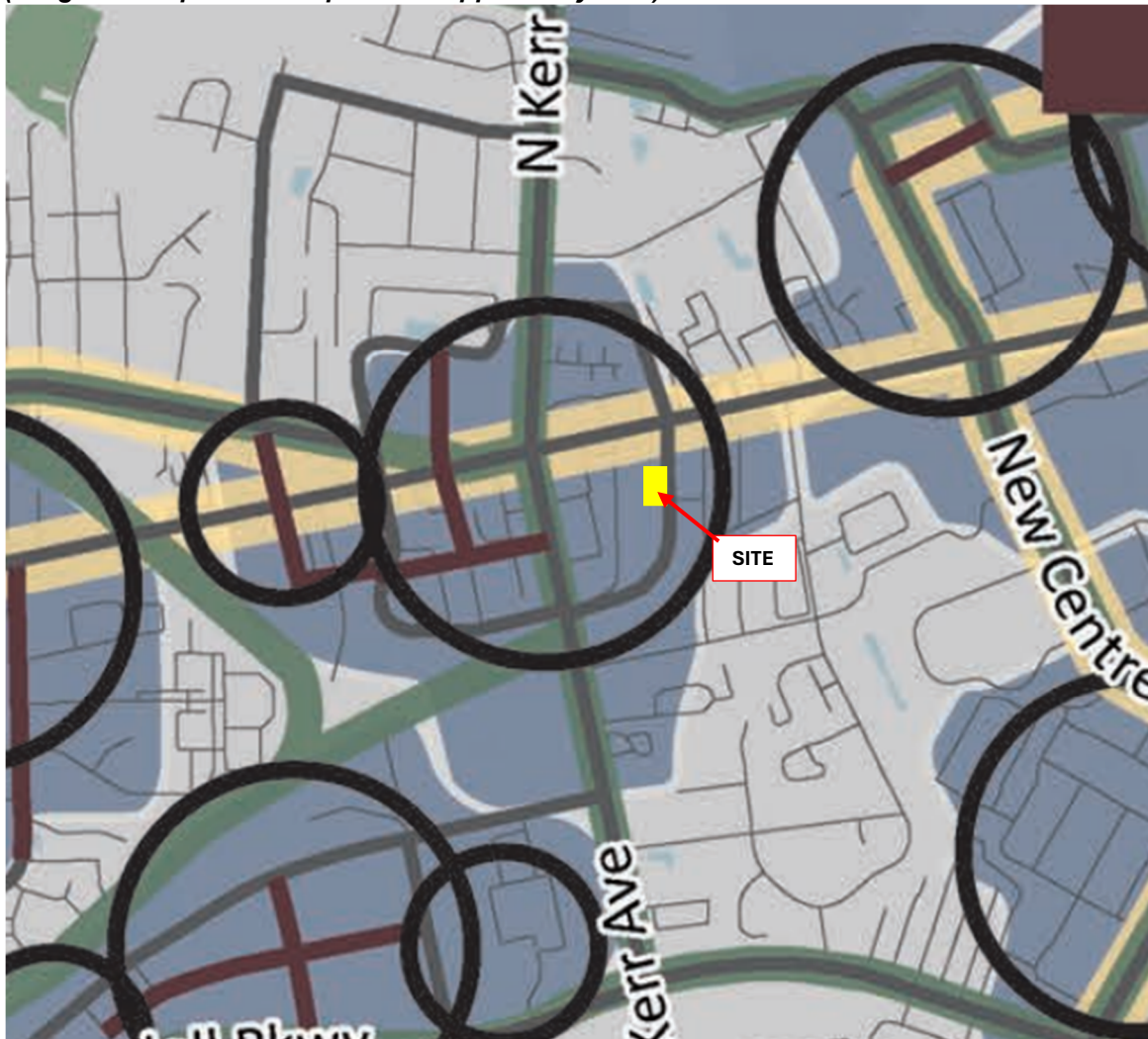
(Historical Image-Historical Aerials.com/Current Image- Google Earth Pro)



2. Explain how the map amendment would be consistent with the Create Wilmington Comprehensive Plan and adopted special area plans (e.g., corridor plans, neighborhood plans, etc.).

Per the Wilmington Comprehensive Plan, the property is located within a designated Mixed-Use Places centered around the Kerr Ave and Market Street intersection. This Mixed-Use area calls for higher density uses that accommodate walkable and transit-oriented development. In addition, the property is located in the Higher Intensity Opportunity area which calls for an increase in mid-rise buildings and residential density. The proposed rezone allows for the inclusion of a high-density residential zoning to take place within a commercial & retail saturated intersection. The rezoning also places the residential development behind and away from major intersections allowing the side streets to be activated and create the walkable communities where commercial centric developments could falter on Wilmington Ave due to lack of visibility and foot traffic.

(Image of comprehensive plan and Opportunity area)



The Comprehensive Plan provides different types of Mixed-Use developments including a multi-use area concepts which has uses in separate buildings or lots but creates a walkable area that provides the mixed use. This development will provide the residential component for the Mixed-use Intersection helping align the node closer to the Comprehensive plan. The Comprehensive Plan also calls for a diversity in available housing products and allowing developers to build a variety of housing types (3.1.4) this rezone will allow for a different housing product and increase the density of the corridor. As the property is located within the Higher Intensity Opportunity zone. The rezone would promote providing the highest density residential zoning. With available public transit within a short walk from the parcel this creates an ideal location to promote public transit usage and intercity connection.

(Image of Mixed-Use Development Types)

Mixed-use Development Types

Vertical Mixed-use
Uses are mixed within the same building, thus being well-integrated. Residential over office or retail is the most common.

Horizontal Mixed-use
Uses are not mixed within the same building, but are placed next to one another on the same site (or as part of a multi-use area).

Multi-use Area
Uses are mostly separated, but a variety of uses can be found within a relatively small, walkable area. These may contain vertical mixed-use building types.

Example
Buildings along Front Street have residential and office uses above retail uses.

Example
The Forum on Military Cutoff includes a mix of restaurants, stores, and offices side by side.

Example
Mayfaire provides a combination of use types all within a short walk of each other.

Source (All Images): City of Wilmington

Some of the policies that this rezone will enhance within the City include:

1.2.1 Development should create places, streets, and spaces that are visually attractive, safe, accessible, functional, inclusive, have their own distinct identities, and maintain or improve desired character.

1.3.4 Mixed-use development that provides a range of services within walking distance of integrated residential development should be promoted as a way to help reduce motor vehicle trips. Developments that reduce reliance on single-occupancy motor vehicles

1.3.7 Sites within proximity to planned or proposed major transit lines should be developed with a relatively high residential density and a mix of uses to take full advantage of and support the city's and the region's investment in transit services. should be supported.

1.5.2 Integration and mix of uses should be provided within all "Areas of Opportunity" and "Mixed-use Centers" identified in the Growth Strategies Maps. These developments may vary in scale and intensity, but should all contribute to the city's livability, manage future growth, and provide bike, pedestrian, and transit accessible destinations.

1.7.9 Infill development should enhance or improve the existing physical development pattern of the area. The development of lots that have been historically difficult to infill or redevelop should be facilitated.

1.11.3 Areas well-suited for infill and redevelopment, should be redeveloped in a way that maintains or enhances the desired character of the surrounding area, improves access to goods, services, and amenities, increases housing options, and improves the overall quality of life in the vicinity.

9.6.1 New housing of mixed types and prices should be encouraged in proximity to and within employment areas, Mixed-use Centers, and Neighborhood Nodes, as identified on the Growth Strategies Map

3. Explain the expected impacts on the area if the proposed zoning map amendment is approved.

The proposed impacts on the surrounding area will be a net positive. The rezoning will act as a buffer between high-intensity commercial zones and nearby neighborhoods. It ensures that the transition from bustling commercial areas to quieter residential streets is smooth. Allowing the residential within the corridor will also help bring forward the additional residential uses into the neighborhood to bring node more inline with the current Comprehensive plan. The promotion of residential uses in this location will also result in a net increase in pedestrian traffic in the area. As part of the rezone and redevelopment project it will increase the potential use of the existing bus routes in the area which would lead to higher ridership on public transit.

4. Describe other circumstances that justify that the proposed amendment in the public interest.

The rezone of the subject property will allow for a natural catalyze for bringing residential developments forward into the primarily commercial corridor. It would increase the value of the property and the surrounding properties as the rezone would allow the developers to construct residential Townhomes. These townhomes will provide additional housing for the workforce and alternative housing opportunities for Wilmington. This location is situated ideally for young professionals and individuals looking for a work/live housing. In addition, as part of the rezone the applicant will be looking to improve the stormwater runoff to the public system and utilize a shared system to effectively use the area available already allocated for this. With the mix of uses the residential zoning will help promote walkability and use of public transit in the area as there are several bus stops in a short proximity to the parcel. When a property is rezoned from commercial to residential, it allows for better utilization of the land. By rezoning the parcel, it unlocks the potential for more efficient land use, which benefits both the property owners and the neighborhood.

**AUTHORITY FOR APPOINTMENT OF PERSON
TO ACT ON MY BEHALF**

The undersigned owner, YOUNG JUDY M TRUSTEE ETAL,
does hereby appoint James Luke to act on my
behalf for the purpose of making application to the Wilmington Board of Adjustment for a
variance or for an appeal to the Board of Adjustment as described in the attached application.

The owner does hereby covenant and agree with the City of Wilmington that said
person has the authority to do the following acts for and on behalf of the owner:

1. To submit a proper application and the required supplemental materials.
2. To appear at quasi-judicial hearings to give testimony and make commitments on
behalf of the owner.
3. To accept conditions or recommendations of the Board of Adjustment regarding the
owner's property.
4. To act on the owner's behalf without limitation regarding any and all things directly or
indirectly connected with or arising out of any application
for a variance from the City regulations or any appeal to the Board of Adjustment.

This appointment agreement shall continue in effect until final disposition of the
application submitted in conjunction with this appointment.

Date

Appointee's Name, Address & Telephone:

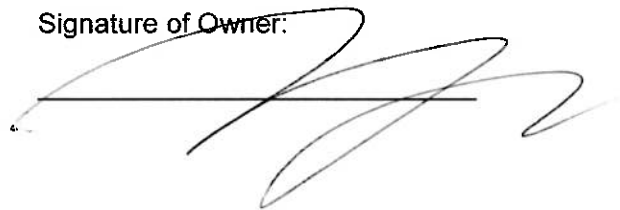
James Luke

1121 Military Cutoff Road, Ste C335,

Wilmington, NC 28405

(973) 508-9480

Signature of Owner:

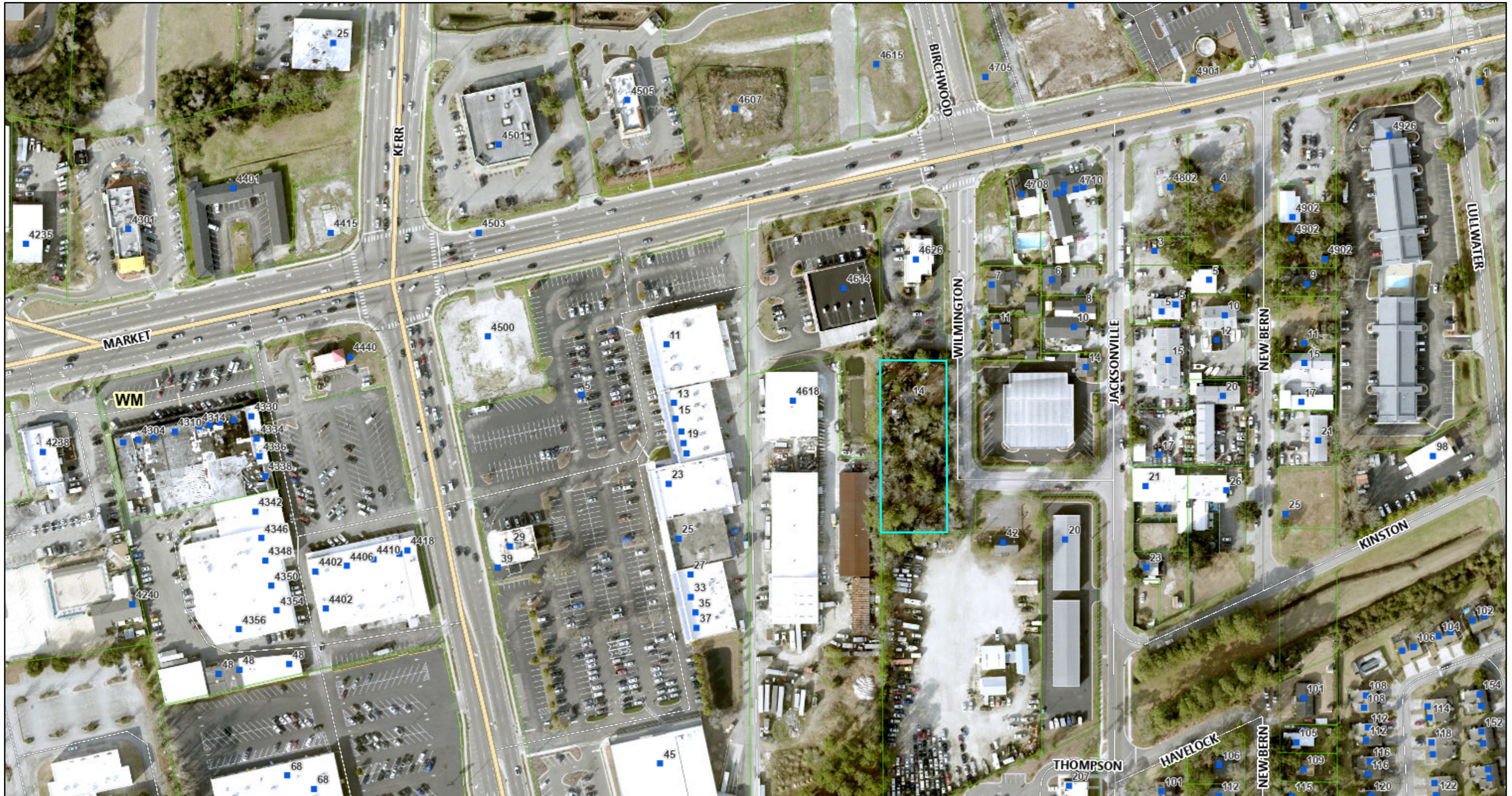


Legal Description for 14 Wilmington Ave

Beginning at a point in the western right-of-way line of Wilmington Avenue (50-foot right-of-way), said point being located South 03 degrees 05 minutes West 304.4 feet from the intersection of the northern right-of-way line of Wilmington Avenue with the southern right-of-way line of Market Street (100 foot right-of-way); running thence South along the western right-of-way line of Wilmington Avenue, South 03 degrees 05 minutes West 300.00 feet to a point; running thence North 86 degrees 55 minutes West 115.6 feet to a point in the eastern line of the Becker Builders Supply property; running thence along Becker's eastern line, North 03 degrees 05 minutes East 300.00 feet to a point; running thence South 86 degrees 55 minutes East 115.6 feet to the point of beginning.

Being property with an address of 14 Wilmington Avenue, Wilmington, NC 28405, tax parcel # R4915-008-002-000.

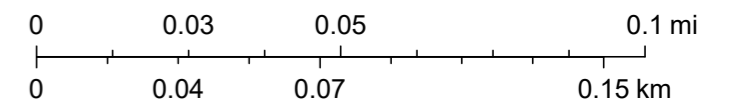
Basic Map



8/1/2024, 5:12:23 PM

1:2,000

- Parcels
- City Limits
- Addresses
- Roads
- Major Roads



New Hanover County NC, New Hanover County, NC

MODE

Consulting, PLLC

P.O BOX 39077
Charlotte, NC 28278
Ph: 980-505-7041

RE: 14 Wilmington-Conditional Rezone Neighborhood Meeting
14 Wilmington Avenue
Wilmington, NC 28403
Parcel ID: R04915-008-002-000
August 21, 2024

Dear Neighbor,

Morning Development Company invites you to participate in a neighborhood meeting on Thursday, September 12, 2024 at 6:00 pm at 14 Wilmington Avenue, Wilmington, NC 28403. You are receiving this notice because New Hanover County records indicate that you own property within a 300 FT radius of the above referenced property that has requested a conditional rezoning.

The project will include the conditional rezoning of the property from CS to MD-17 to accommodate a 13 Unit Townhome development located on the property. The project will include improving the street frontage with landscaping and sidewalk while providing necessary open space. The intent is to utilize the existing stormwater management facilities currently in place to the west of the property and reduce runoff rates from the site. A Site Plan and vicinity map have been included for reference, showing the anticipated project.

The purpose of the meeting will be to introduce the project, location and gather useful feedback from the vested public members. These public meetings also allow our client to better understand the neighbors' insights and solicit opinions. If feasible, modifications to the project could be implemented to address neighbor concerns.

For any questions regarding this project or meeting invite please reach out to our office via email at jluke@mornco5.com

MODE

Consulting, PLLC

P.O BOX 39077
Charlotte, NC 28278
Ph: 980-505-7041

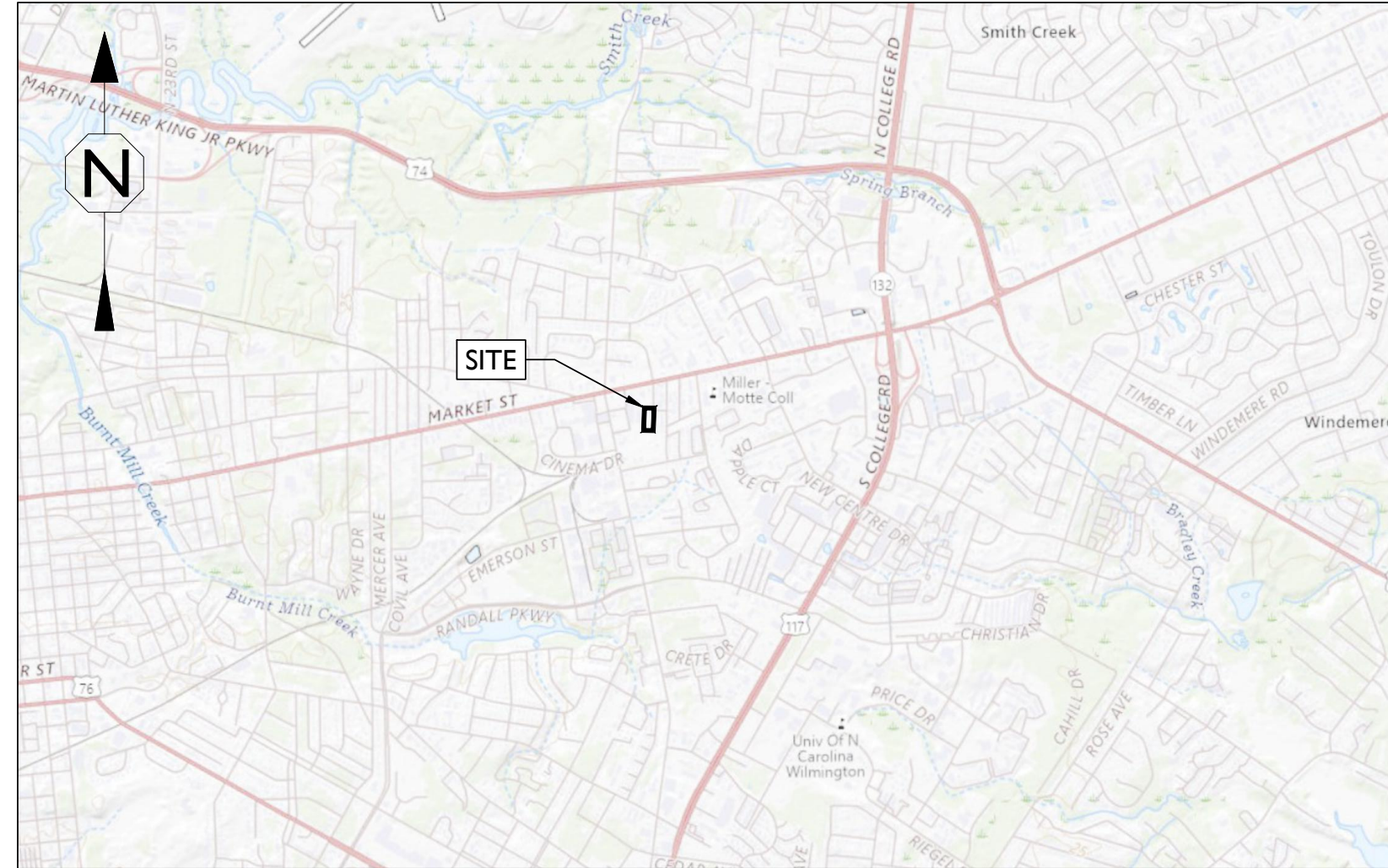
COMMUNITY MEETING SIGN IN SHEET			
PROJECT:	14 Wilmington Street	DATE:	September 12, 2024
LOCATION:	14 Wilmington Street Wilmington, NC 28403 (Project Site)	TIME:	6PM

ATTENDEE SIGN IN

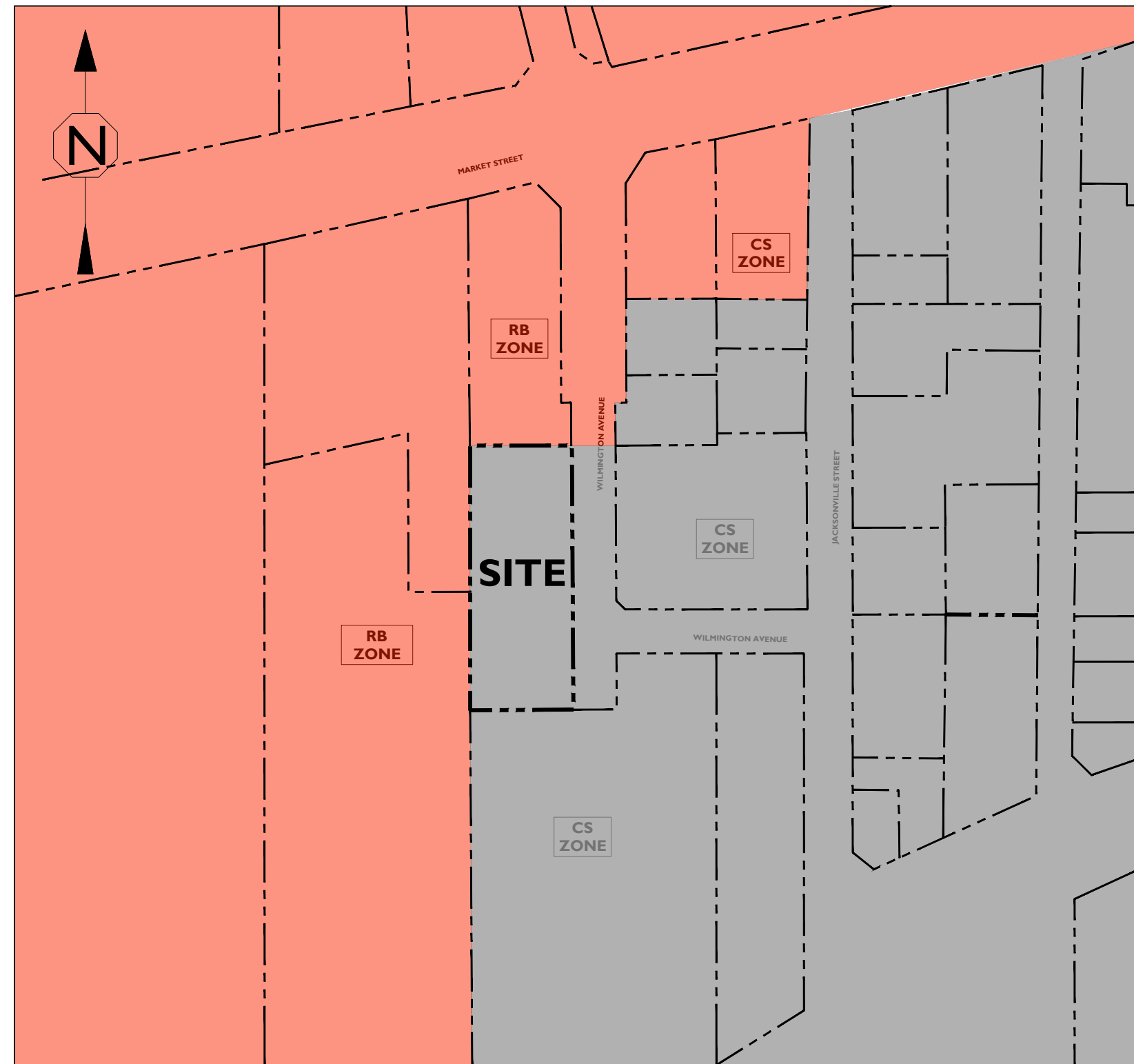
NAME	PHONE	E-MAIL
David Quianes	910 477 7284	dquianes15@gmail.com

Adjacent Property Owner List

Parcel ID	Physical Address	Owner	Mailing Address	City	State	Zip
R04915-009-005-000	8 JACKSONVILLE ST	GUNS PROPS & MORE INC	8 JACKSONVILLE ST	WILMINGTON	NC	28403
R04915-009-005-001	6 JACKSONVILLE ST	GUNS PROPS AND MORE INC	8 JACKSONVILLE ST	WILMINGTON	NC	28401
R04915-008-002-000	14 WILMINGTON AVE	YOUNG JUDY M TRUSTEE ETAL	1958 FARLEY DR	WILMINGTON	NC	28405
R04915-009-004-000	14 JACKSONVILLE ST	ATLANTIC FACILITIES LLC	PO BOX 1144	WILMINGTON	NC	28402
R04915-009-006-000	4710 MARKET ST	BASS SAM HEIRS	4710 MARKET ST	WILMINGTON	NC	28405
R04915-009-007-000	4708 MARKET ST	BASS SAM HRS	4710 MARKET ST	WILMINGTON	NC	28405
R04915-010-005-001	5 JACKSONVILLE ST	SAYED YOUSRY LINDA B ETAL	6266 MALLARD DR	WILMINGTON	NC	28403
R04915-010-006-000	12 NEW BERN ST	MURRAY RALPH PEGGY W	226 FRIENDLY LN	WILMINGTON	NC	28409
R04915-010-010-001		HENDERSON RUSSELL M JULIE F	174 PENINSULA MANOR RD	HUBERT	NC	28539
R04915-010-008-000	21 JACKSONVILLE ST	HENDERSON RUSSELL M JULIE F	174 PENINSULA MANOR RD	HUBERT	NC	28539
R04915-010-007-000	17 JACKSONVILLE ST	MURRAY RALPH PEGGY W	226 FRIENDLY LN	WILMINGTON	NC	28409
R04915-010-009-000	23 JACKSONVILLE ST	HENDERSON RUSSELL M JULIE F	174 PENINSULA MANOR RD	HUBERT	NC	28539
R04915-008-003-000	4626 MARKET ST	IM CALLING BS LLC	4626 MARKET ST	WILMINGTON	NC	28403
R04915-008-004-000	4618 MARKET ST	MPC WAREHOUSE LLC	3013 HALL WATTERS DR, SUITE A	WILMINGTON	NC	28405
R04915-008-005-000	4614 MARKET ST	BILTMORE DEVELOPERS LLC	1227 ROCKINGHAM RD	ROCKINGHAM	NC	28379
R04915-009-003-000	20 JACKSONVILLE ST	ATLANTIC FACILITIES LLC	PO BOX 1144	WILMINGTON	NC	28402
R04915-009-012-000	42 WILMINGTON AVE	BRICKYARD PROPERTIES LLC	3013 HALL WATERS DR, SUITE A	WILMINGTON	NC	28405
R04914-004-002-000	5 KERR AVE	MARKET PLAZA CENTER LLC	3013 HALL WATTERS DR	WILMINGTON	NC	28405
R04915-009-009-001	7 WILMINGTON AVE	BASS SAM HEIRS	4710 MARKET ST	WILMINGTON	NC	28405
R04915-009-008-000	4702 MARKET ST	4702 MARKET LLC	5093 EDINBORO LN	WILMINGTON	NC	28409
R04915-009-009-000	11 WILMINGTON AVE	PRICE JAMES EDWARD ETAL	4710 MARKET ST	WILMINGTON	NC	28405



VICINITY MAP
SCALE: 1" = 1,000'±



TAX & ZONING MAP
SCALE: 1" = 150'±



AERIAL MAP
SCALE: 1" = 80'±

14 WILMINGTON AVE REZONING PLANS

PARCEL ID: R04915-008-002-000
14 WILMINGTON AVENUE
CITY OF WILMINGTON
NEW HANOVER COUNTY, NC

PROPOSED 13 UNIT TOWNHOME DEVELOPMENT

MODE

CONSULTING, PLLC

PO BOX 39077
CHARLOTTE NC 28278

PHONE: 980-505-7401

NOT APPROVED FOR CONSTRUCTION

APPLICANT

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

OWNER

YOUNG JUDY M TRUSTEE ETAL
1958 FARLEY DR
WILMINGTON NC 28405

ARCHITECT

BASECAMP RESIDENTIAL DESIGN
PO BOX 994
WRIGHTSVILLE BEACH, NC 28480

CIVIL ENGINEER

MODE CONSULTING, PLLC
PO BOX 39077
CHARLOTTE, NC 282878

ISSUE	DATE	BY	DESCRIPTION
1	07/29/2024	JAM	BOA SUBMISSION
2	08/12/2024	JAM	REZONE SUBMISSION

LAND DEVELOPMENT PLANS
14 WILMINGTON AVE
PROPOSED TOWNHOUSE DEVELOPMENT

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

DRAWN BY: JAM | REVIEWED BY: JAM

PROJECT ID: MO-24002

TITLE:

COVER SHEET

DRAWING:

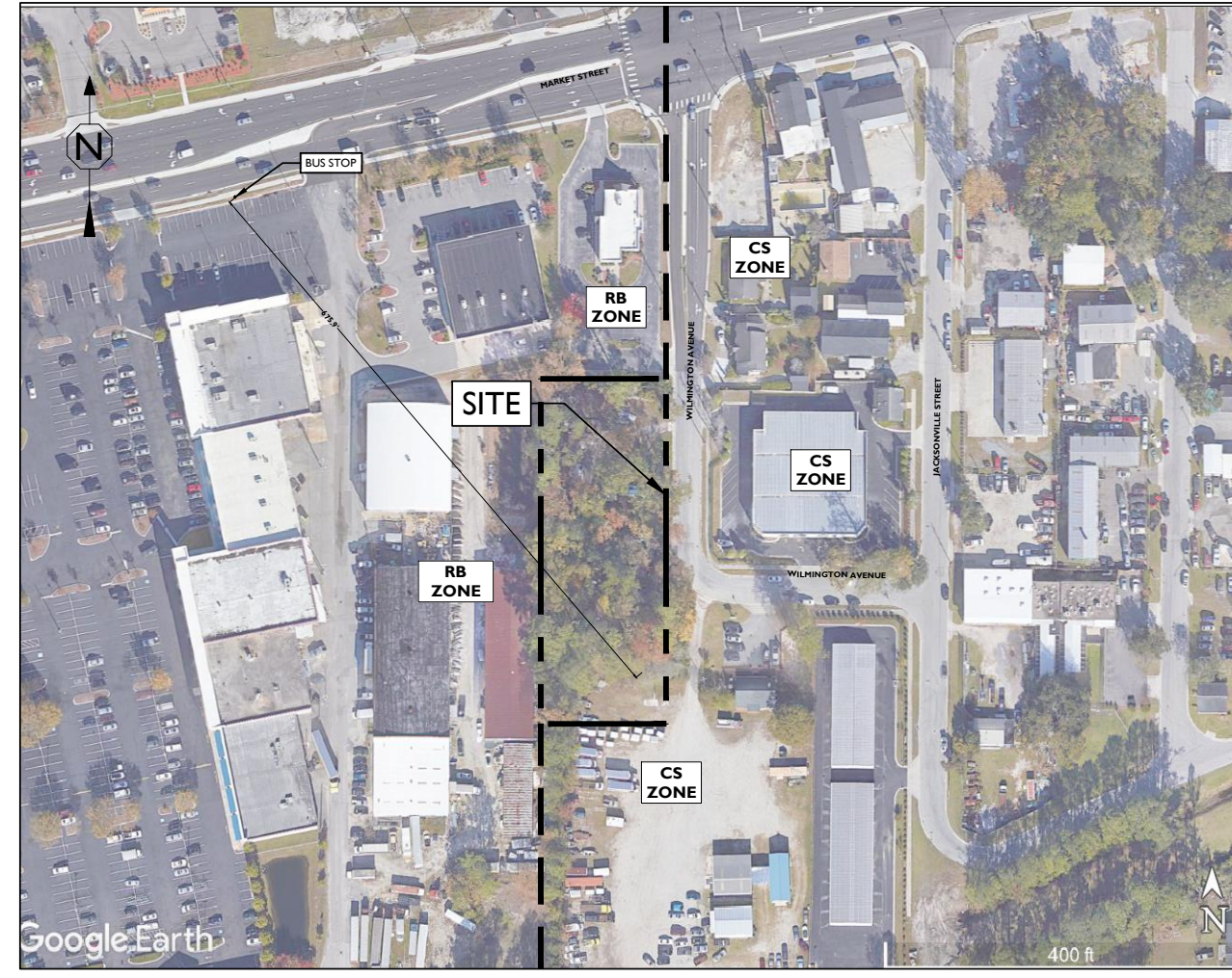
C-1.0

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.



Know what's below
Call before you dig.



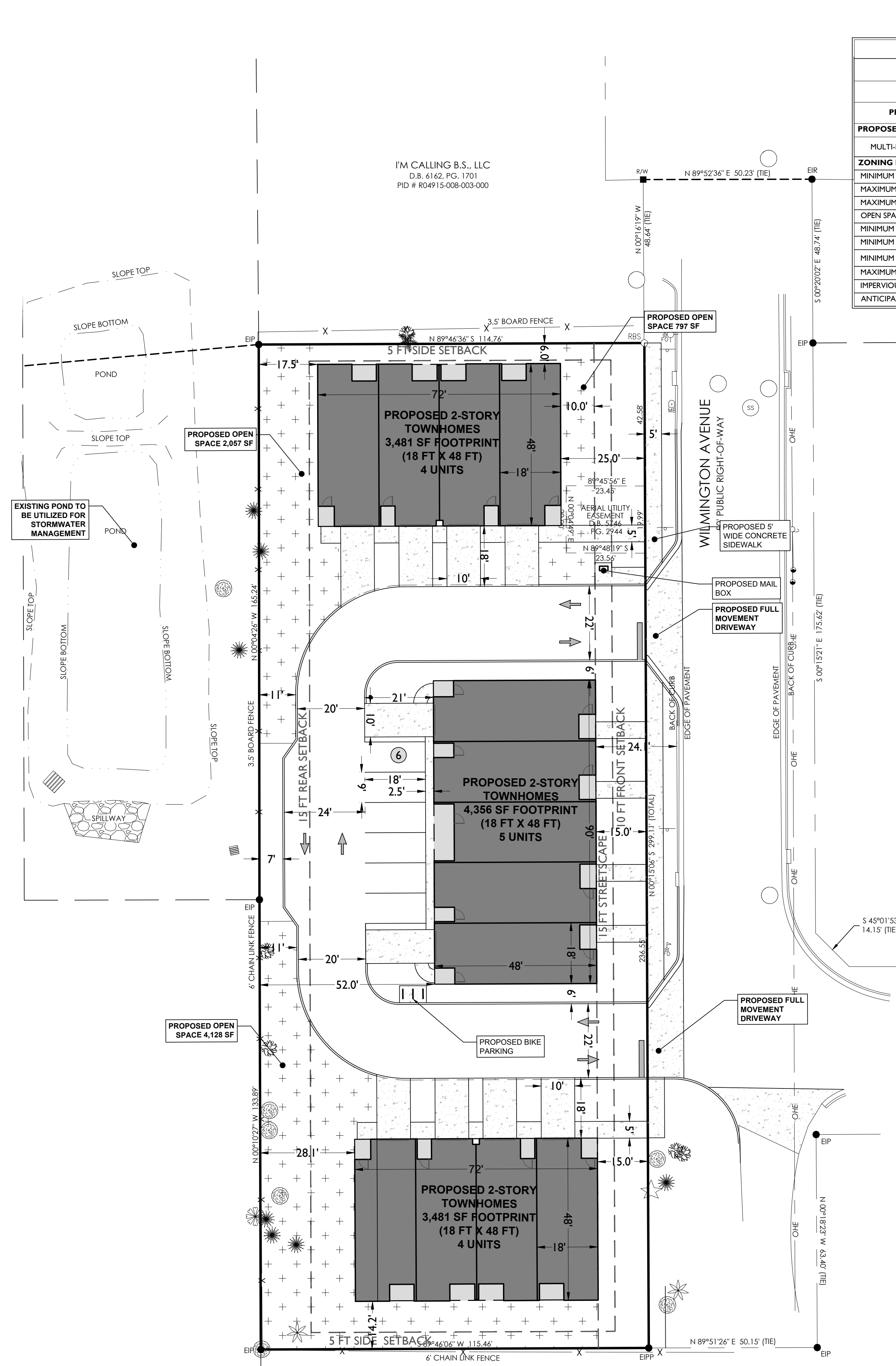
LOCATION MAP

SCALE: 1" = 200'±

SOURCE: GOOGLE EARTH PRO

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

MPC WAREHOUSE, LLC
D.B. 6109, PG. 977
PID # R04915-008-004-000



I'M CALLING B.S., LLC
D.B. 6162, PG. 1701
PID # R04915-008-003-000

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% (6,982 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: 1.5 SPACES PER 0-1 BEDROOMS 2 SPACES PER 2 BEDROOMS 2.25 SPACES PER 3+ BEDROOMS 10 UNITS * (2 SPACE) = 20 SPACES 3 UNITS * (2.25 SPACE) = 7 SPACES TOTAL REQUIRED: 27 SPACES(*)	10 DRIVEWAY SPACES 10 GARAGE SPACES 6 PARKING 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
VII-E-1	MINIMUM PARKING SIZE: 8.5 FT X 18 FT	9 FT X 18 FT

LANDSCAPING REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
§ 18-318.E	SHADE TREE: MAXIMUM TREE DISTANCE FROM PARKING AREA: 10 FT	TBD
§ 18-319.B	STREETSCAPE (25% 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

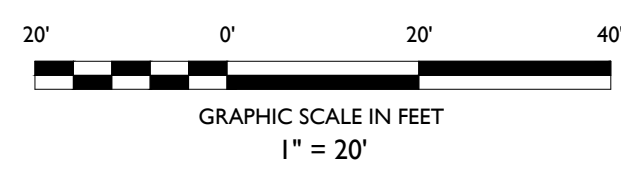
TOTAL BEDROOM COUNT: 27

DEVELOPMENT INFORMATION:

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

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 CONTRACTORS 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 & 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
2	08/12/2024	JAM	REZONE SUBMISSION

LAND DEVELOPMENT PLANS

14 WILMINGTON AVE

PROPOSED TOWNHOUSE DEVELOPMENT

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

DRAWN BY: JAM REVIEWED BY: JAM

PROJECT ID: MO-24002

TITLE:

SITE PLAN

DRAWING:

C-2.0

GENERAL NOTES

IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL DETAILS AND DIMENSIONS

ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH NC 2018 RESIDENTIAL CODE AND THE 2015 INTERNATIONAL RESIDENTIAL CODE.

CABINET LAYOUT WILL BE DESIGNED BY CABINET SUPPLIER

ALL FOOTINGS TO BE BELOW FROST LINE MUST REST ON UNDISTURBED SOIL CAPABLE OF HANDLING THE BUILDING AND BUILT IN ACCORDANCE WITH THE 2018 RESIDENTIAL CODE CHAPTER 45

ALL PENETRATIONS ARE TO BE SEALED IN ACCORDANCE WITH STATE AND LOCAL CODES

INSULATE ALL PLUMBING ON EXTERIOR WALLS

R-317 SMOKE ALARMS SHALL BE INSTALLED AND INTERCONNECTED WITH BATTERY BACK UP IN THE FOLLOWING AREAS: EACH SLEEPING ROOM +/- IN THE AREA HALLWAY RIGHT OUTSIDE THE SLEEPING ROOMS +/- AND EACH STORY. THE ONE OUTSIDE THE SLEEPING ROOMS WILL SATISFY THAT STORY.

WALLS
ALL EXTERIOR WALLS ARE DRAWN 4" THICK U.N.O.
ALL INTERIOR WALLS ARE DRAWN 4" THICK U.N.O.
ALL DIMENSIONS ARE TO ROUGH FRAME OF STUDS
01 LEVEL CEILING HEIGHT 9'-0", 02 LEVEL CEILING HEIGHT 9'-0"

WALL/CEILING HEIGHT
WALL AND CEILING HEIGHT NOTES ARE BASED ON NOMINAL WALL SIZE. KNEE WALL HEIGHT LABELS FOR WALLS UNDER RAFTERS ASSUME AN EXTRA 2" FOR FURRING (IN HEATED SPACES) FOR INSULATION.

INSULATION
TABLE N1102.1

EGRESS
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ATTIC ACCESS
R-807.1 BUILDER TO LOCATE 22"x30" ATTIC ACCESS IN ALL ATTICS WITHOUT STAIR ACCESS. LOCATE ACCESS TO PROVIDE A 30" CLEAR SPACE ABOVE ACCESS DOOR TYP.

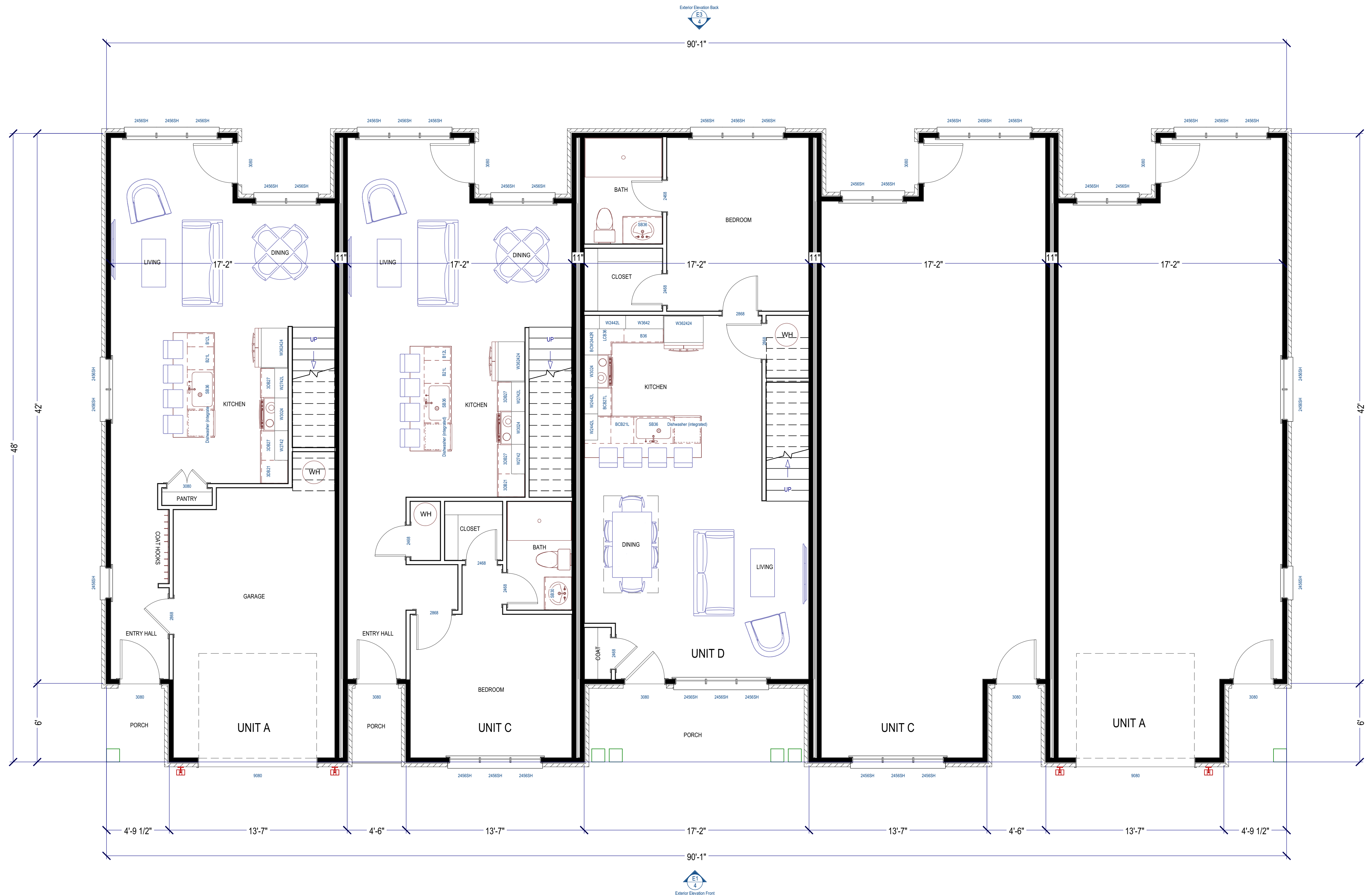
01 LEVEL - 9' CEILING HEIGHT
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ROOF
R-703.8 FLASH ALL VALLEYS AND WALL/ROOF INTERSECTIONS, AND CHIMNEY AND OTHER ROOF PENETRATIONS. USE ICE AND WATER SHIELD AT ALL ROOF PLANES SLOPED BELOW 4:12

TOTAL SQUARE FOOTAGE CALCULATIONS

ALL CALCULATIONS ARE TO THE EXTERIOR ROUGH EDGE OF STUD

01 LEVEL	UNIT A	UNIT C	UNIT D
HEATED	513	784	746
GARAGE	272	0	0
PORCH 1	29	29	107
PORCH 2	39	38	0
02 LEVEL			
HEATED	846	828	856
HEATED TOTAL:	1359	1612	1602
UNHEATED TOTAL:	340	67	107
TOTAL SF:	1699	1679	1709



BASE CAMP

01 LEVEL FLOOR PLAN

MORNING DEVELOPMENT COMPANY

DRAWINGS PROVIDED BY:
NICHOLAS KUPERUS
P.O. BOX 384
WRIGHTSVILLE BEACH, NC 28480
807.215.8787

DATE:
6/18/24
SCALE:
1/4" = 1'
SHEET:
A-1

PROJECT DESCRIPTION:
MORNING DEVELOPMENT COMPANY
NICHOLAS KUPERUS@GMAIL.COM
807.215.8787

THE DESIGNER DOES NOT ASSUME RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED FOR THIS DESIGN. THE CONTRACTOR SHALL VERIFY ALL INFORMATION AND REQUIREMENTS. STRUTURAL CALCULATIONS AND COMPONENT SPECIFICATIONS MUST BE OBTAINED BY A QUALIFIED LICENSED ENGINEER. WE DO NOT ACCEPT STRUCTURAL LIABILITY FOR THE PLANS OFFERED.



BASE CAMP

PROJECT DESCRIPTION:
MORNING DEVELOPMENT COMPANY

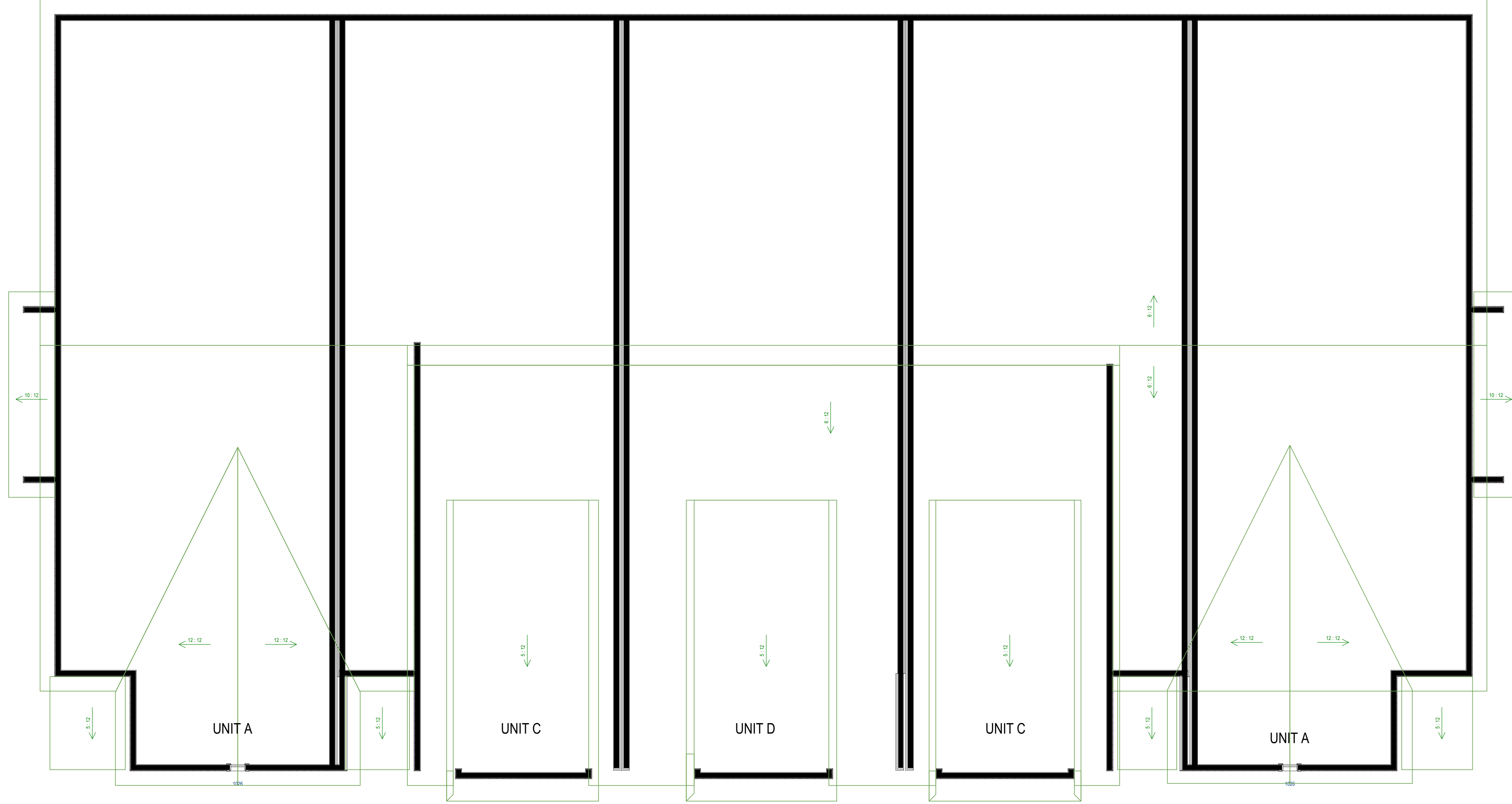
DRAWINGS PROVIDED BY:
 NICHOLA KUPERUS
 P.O. BOX 384
 WRIGHTVILLE BEACH, NC 28480
 807.215.8787

DATE:
 6/18/24

SCALE:
 1/4" = 1'

SHEET:
 A-2

THE DESIGNER DOES NOT ASSUME LIABILITY FOR ANY ERRORS OR OMISSIONS IN THE CONSTRUCTION DOCUMENTS. IT IS RECOMMENDED THAT THE OWNER OR CONTRACTOR HIRE THE SERVICES OF A QUALIFIED ARCHITECT OR ENGINEER TO REVIEW THE CONSTRUCTION DOCUMENTS FOR ACCURACY AND TO OBTAIN NECESSARY PERMITS. STRUCTURAL CALCULATIONS AND COMPONENT SPECIFICATIONS MUST BE OBTAINED BY A QUALIFIED LICENSED ENGINEER. WE DO NOT ACCEPT STRUCTURAL LIABILITY FOR THE PLANS OFFERED.



Exterior Elevation Left

Exterior Elevation Right

Exterior Elevation Back

Exterior Elevation Front

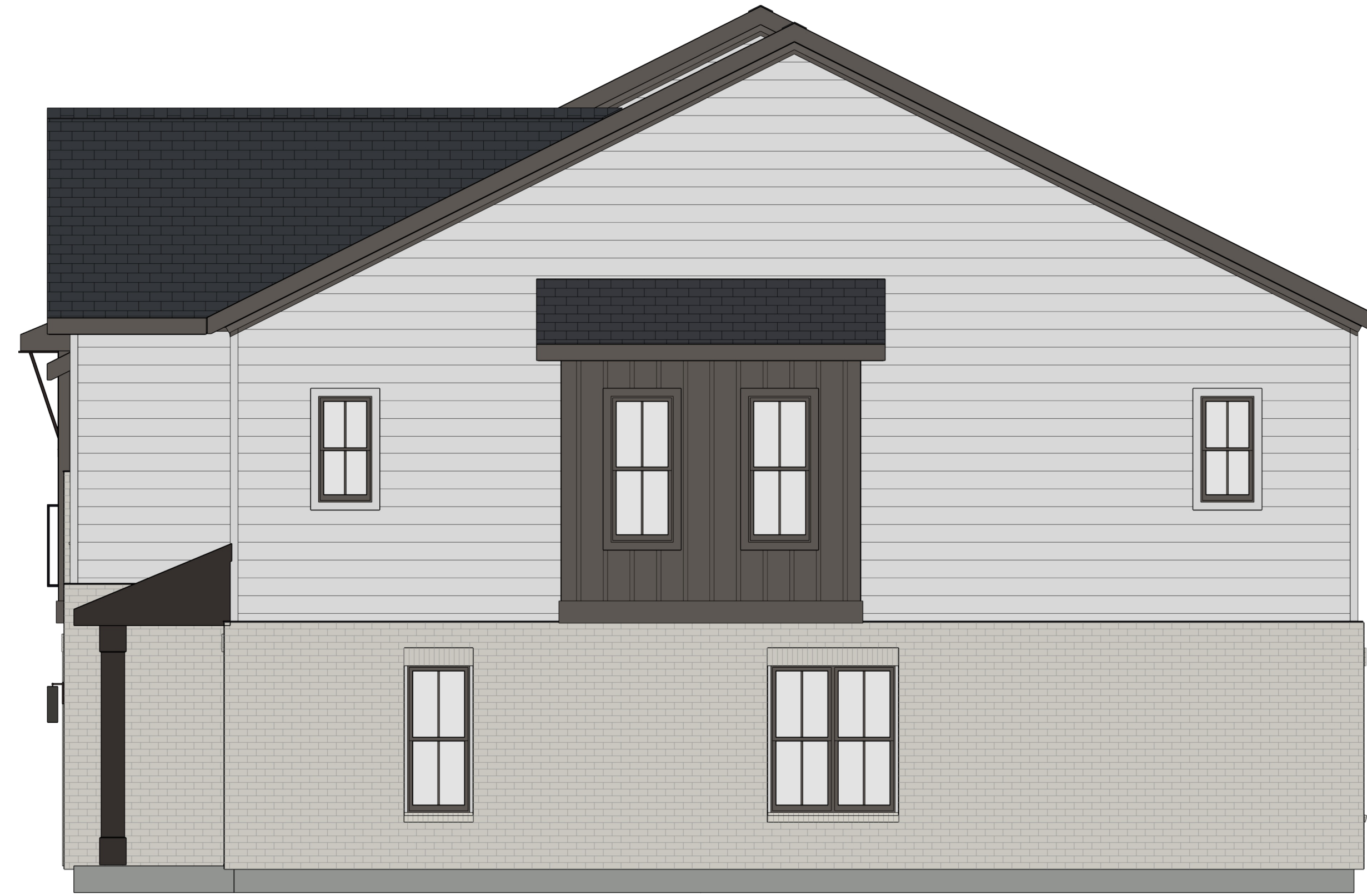
PROJECT DESCRIPTION: MORNING DEVELOPMENT COMPANY	DRAWINGS PROVIDED BY: NICHOLA KUPERUS P.O. BOX 384 WRIGHTVILLE BEACH, NC 28580 910.215.8787
DATE: 6/18/24	SHEET: A-3
SCALE: 1/4" = 1'	PROJECT DESCRIPTION: MORNING DEVELOPMENT COMPANY
SHEET: A-3	PROJECT DESCRIPTION: MORNING DEVELOPMENT COMPANY
<p> <small> THE DESIGNER DOES NOT ASSUME LIABILITY FOR ANY ERRORS OR OMISSIONS IN THE CONSTRUCTION DOCUMENTS. IT IS RECOMMENDED THAT THE OWNER OR CONTRACTOR HIRE THE SERVICES OF A QUALIFIED PROFESSIONAL ENGINEER OR ARCHITECT TO REVIEW THE CONSTRUCTION DOCUMENTS FOR COMPLIANCE WITH ALL APPLICABLE CODES AND REGULATIONS. THE DESIGNER DOES NOT ACCEPT STRUCTURAL LIABILITY FOR THE PLANS OFFERED. </small> </p>	



EXTERIOR ELEVATION FRONT



EXTERIOR ELEVATION BACK



EXTERIOR ELEVATION RIGHT



EXTERIOR ELEVATION LEFT

NO.	DESCRIPTION

ELEVATIONS

PROJECT DESCRIPTION:
MORNING DEVELOPMENT COMPANY

DRAWINGS PROVIDED BY:
NICHOLA KUPERUS
P.O. BOX 384
WRIGHTSVILLE BEACH, NC 28480
910.215.8787

DATE:	6/18/24
SCALE:	1/4" = 1'
SHEET:	A-5



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NO. 10000000

PERSPECTIVES

MORNING DEVELOPMENT COMPANY

NICHOLAS KUPERUS@GMAIL.COM
 807.215.8787

DRAWINGS PROVIDED BY:
 NICHOLAS KUPERUS
 P.O. BOX 394
 WRIGHTSVILLE BEACH, NC 28586

DATE:
 6/18/24
 SCALE:
 1/4" = 1'
 SHEET:
 A-6

GENERAL NOTES

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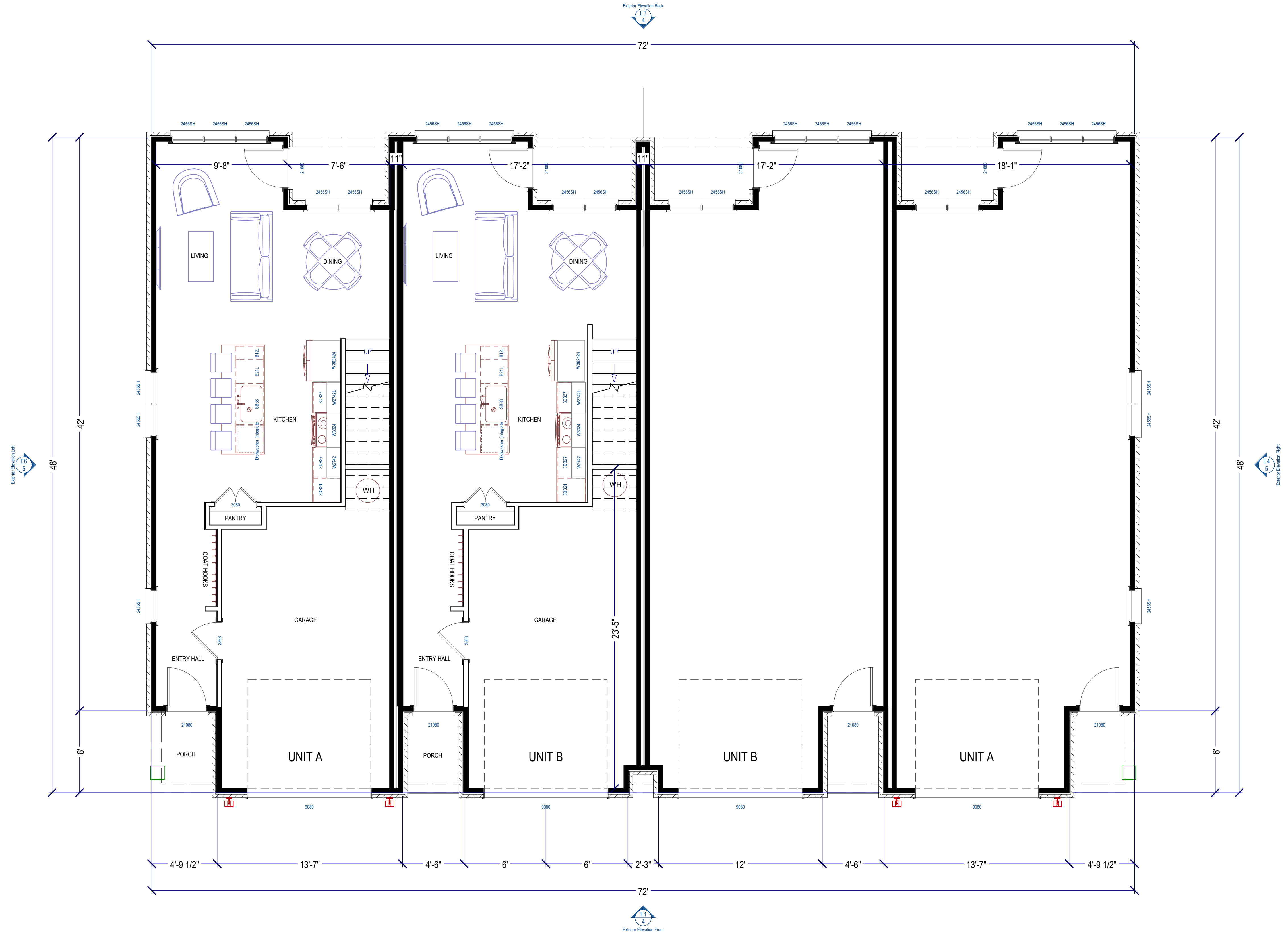
TOTAL SQUARE FOOTAGE CALCULATIONS

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01 LEVEL	UNIT A	UNIT B
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GARAGE	272	270
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PORCH 2	39	40

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HEATED TOTAL:	1359	1339
UNHEATED TOTAL:	340	337
TOTAL SF:	1699	1676



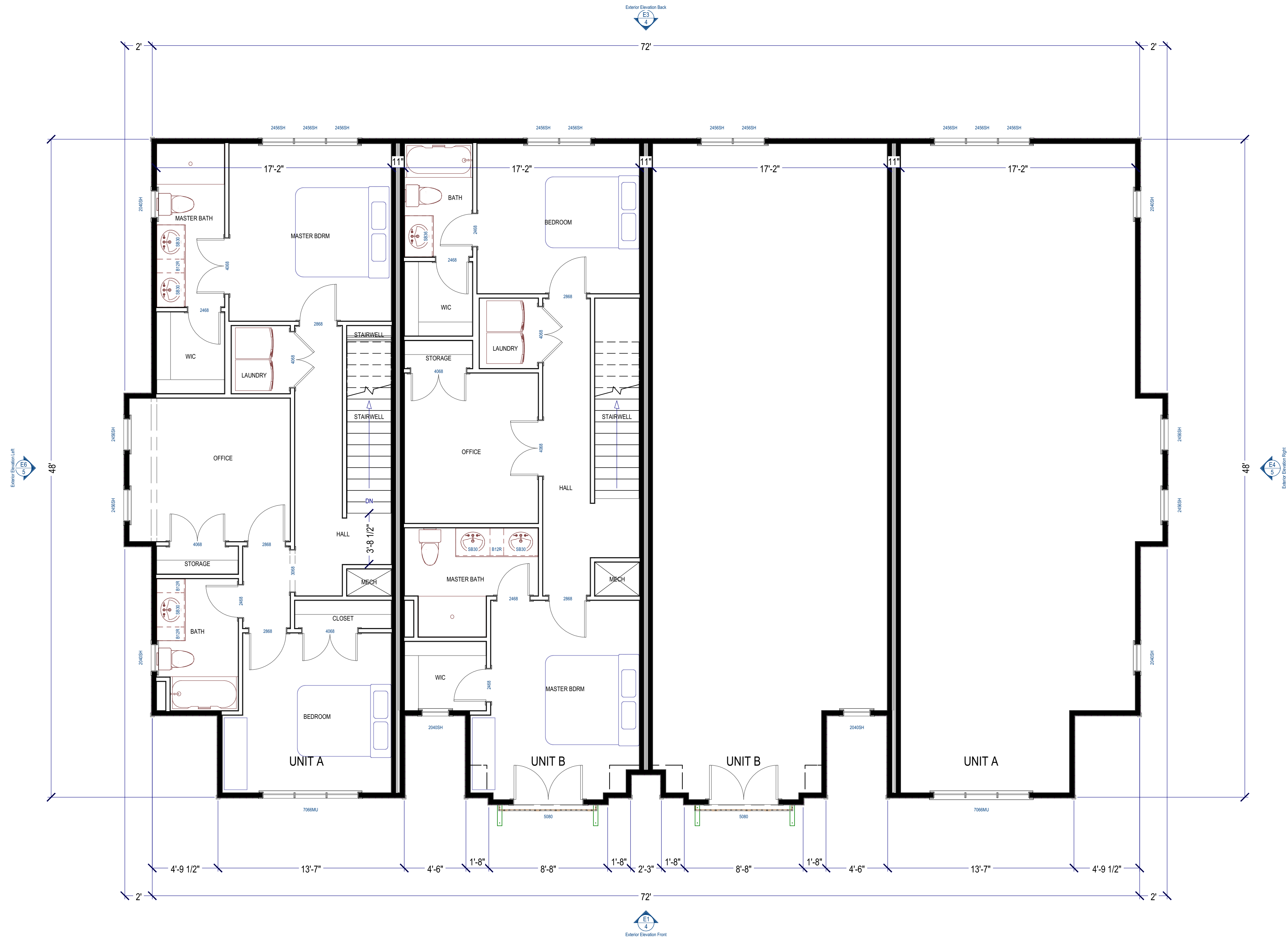
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01 LEVEL FLOOR PLAN

MORNING DEVELOPMENT COMPANY

NICHOLAS KUPERUS@GMAIL.COM
907.215.8787

DRAWINGS PROVIDED BY:
NICHOLAS KUPERUS
P.O. BOX 384
WRIGHTVILLE BEACH, NC 28586
DATE: 6/18/24
SCALE: 1/4" = 1'
SHEET: A-1



BASE CAMP

PROJECT DESCRIPTION:
MORNING DEVELOPMENT COMPANY

02 LEVEL FLOOR PLAN

DRAWINGS PROVIDED BY:
 NICHOLAS KUPERUS
 P.O. BOX 384
 WRIGHTVILLE BEACH, NC 28480
 807.215.8787

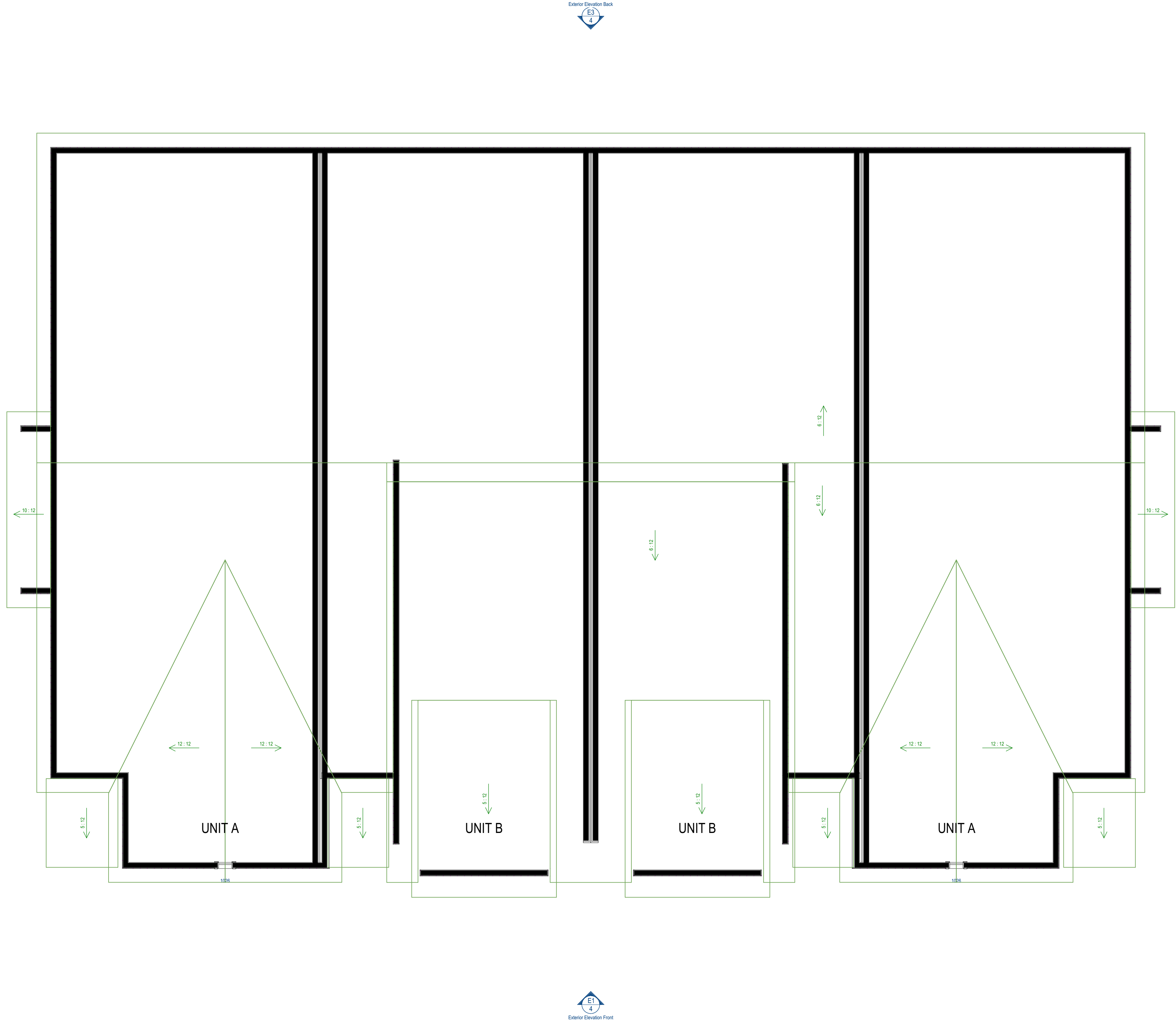
NICHOLAS KUPERUS@GMAIL.COM
 807.215.8787

DATE:
 6/18/24

SCALE:
 1/4" = 1'

SHEET:
 A-2

THE DESIGNER DOES NOT ASSUME LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS DOCUMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS OF THE SITE PRIOR TO CONSTRUCTION. IT IS RECOMMENDED THAT THE OWNER OR CONTRACTOR HIRE THE SERVICES OF A QUALIFIED PROFESSIONAL ENGINEER TO REVIEW AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE SITE PRIOR TO CONSTRUCTION. THE DESIGNER'S LIABILITY IS LIMITED TO THE SERVICES PROVIDED AND DOES NOT EXTEND TO ANY OTHER SERVICES OR TO ANY OTHER ASPECTS OF THE PROJECT. THE DESIGNER'S LIABILITY IS LIMITED TO THE SERVICES PROVIDED AND DOES NOT EXTEND TO ANY OTHER ASPECTS OF THE PROJECT. THE DESIGNER'S LIABILITY IS LIMITED TO THE SERVICES PROVIDED AND DOES NOT EXTEND TO ANY OTHER ASPECTS OF THE PROJECT.



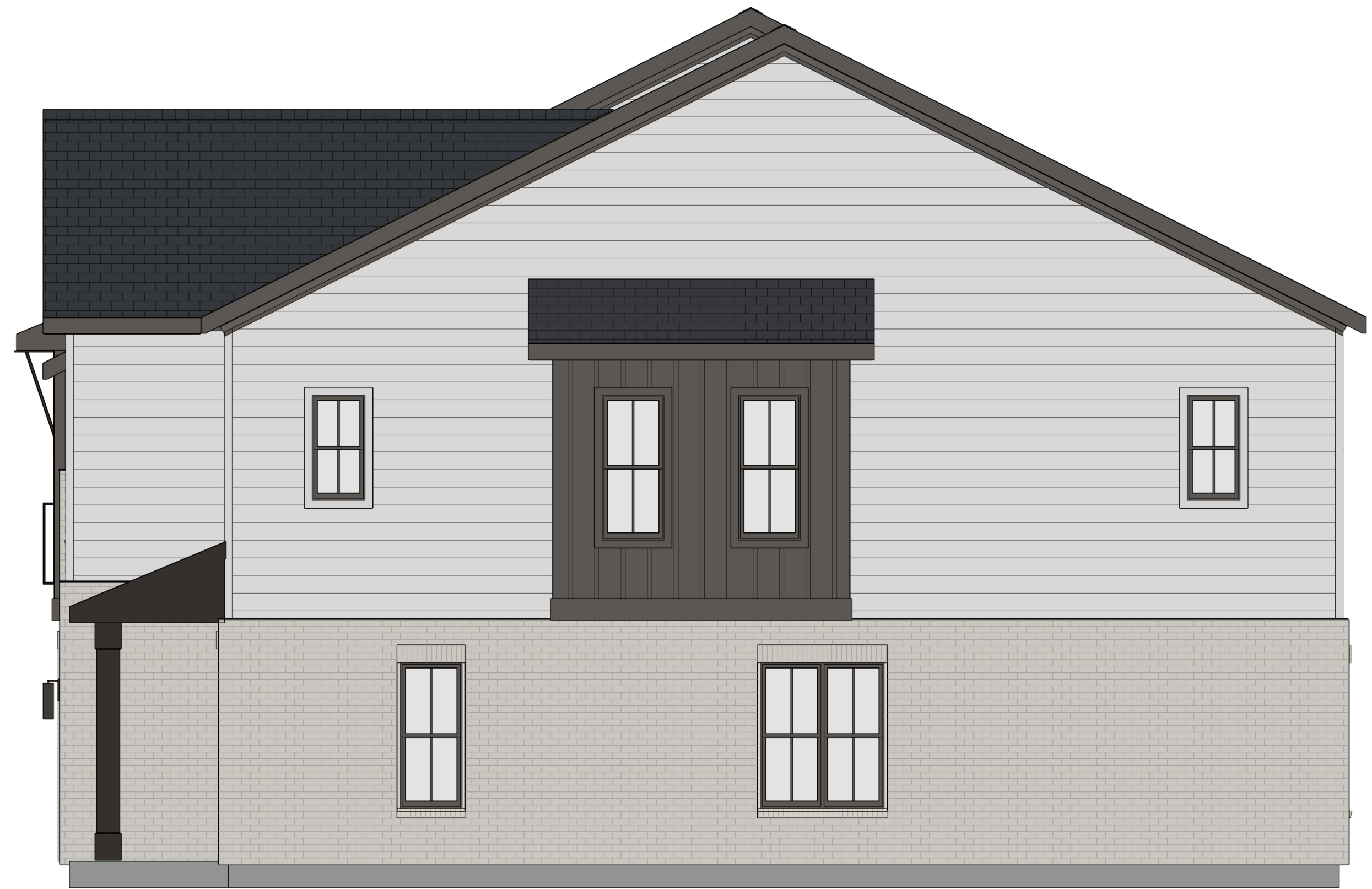
<p>THE DESIGNER DOES NOT ASSUME LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS DOCUMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS OF THE EXISTING STRUCTURE. IT IS RECOMMENDED THAT THE OWNER OR CONTRACTOR HIRE THE SERVICES OF A QUALIFIED PROFESSIONAL ENGINEER TO VERIFY ALL DIMENSIONS AND CONDITIONS OF THE EXISTING STRUCTURE. REQUIREMENTS, STRUCTURAL CALCULATIONS AND COMPONENT SPECIFICATIONS MUST BE OBTAINED BY A QUALIFIED LICENSED ENGINEER. WE DO NOT ACCEPT STRUCTURAL LIABILITY FOR THE PLANS OFFERED.</p>	
<p>PROJECT DESCRIPTION:</p> <p>MORNING DEVELOPMENT COMPANY</p>	<p>DATE:</p> <p>6/18/24</p>
<p>DRAWINGS PROVIDED BY:</p> <p>NICHOLA KUPERUS P.O. BOX 594 WRIGHTVILLE BEACH, NC 28580</p>	<p>SCALE:</p> <p>1/4" = 1'</p>
<p>DRAWINGS PROVIDED BY:</p> <p>NICHOLA KUPERUS@GMAIL.COM P.O. BOX 594 WRIGHTVILLE BEACH, NC 28580 807.215.8787</p>	<p>SHEET:</p> <p>A-3</p>



EXTERIOR ELEVATION FRONT



EXTERIOR ELEVATION BACK



EXTERIOR ELEVATION RIGHT



EXTERIOR ELEVATION LEFT

THE DESIGNER DOES NOT ASSUME LIABILITY FOR ANY ERRORS OR OMISSIONS IN THE CONSTRUCTION OF THIS DRAWING. IT IS RECOMMENDED THAT THE OWNER OR CONTRACTOR HIRE THE SERVICES OF A QUALIFIED PROFESSIONAL ENGINEER TO REVIEW AND VERIFY THE ACCURACY OF THE DRAWING. REQUIREMENTS, STRUCTURAL CALCULATIONS AND COMPONENT SPECIFICATIONS MUST BE OBTAINED BY A QUALIFIED LICENSED ENGINEER. WE DO NOT ACCEPT STRUCTURAL LIABILITY FOR THE PLANS OFFERED.

NO.	DESCRIPTION

ELEVATIONS

PROJECT DESCRIPTION:
MORNING DEVELOPMENT COMPANY

NICHOLAS KUPERUS@GMAIL.COM
907.215.8787

DRAWINGS PROVIDED BY:
NICHOLAS KUPERUS
P.O. BOX 394
WRIGHTSVILLE BEACH, NC 28480



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DATE: _____

PROJECT DESCRIPTION:
MORNING DEVELOPMENT COMPANY

PERPECTIVES

DRAWINGS PROVIDED BY:
NICHOL KUPERUS
P.O. BOX 384
WRIGHTSVILLE BEACH, NC 28480
807.215.8787

DATE:
6/18/24

SCALE:
1/4" = 1'

SHEET:
A-6

Legal Description for 14 Wilmington Ave

Beginning at a point in the western right-of-way line of Wilmington Avenue (50-foot right-of-way), said point being located South 03 degrees 05 minutes West 304.4 feet from the intersection of the northern right-of-way line of Wilmington Avenue with the southern right-of-way line of Market Street (100 foot right-of-way); running thence South along the western right-of-way line of Wilmington Avenue, South 03 degrees 05 minutes West 300.00 feet to a point; running thence North 86 degrees 55 minutes West 115.6 feet to a point in the eastern line of the Becker Builders Supply property; running thence along Becker's eastern line, North 03 degrees 05 minutes East 300.00 feet to a point; running thence South 86 degrees 55 minutes East 115.6 feet to the point of beginning.

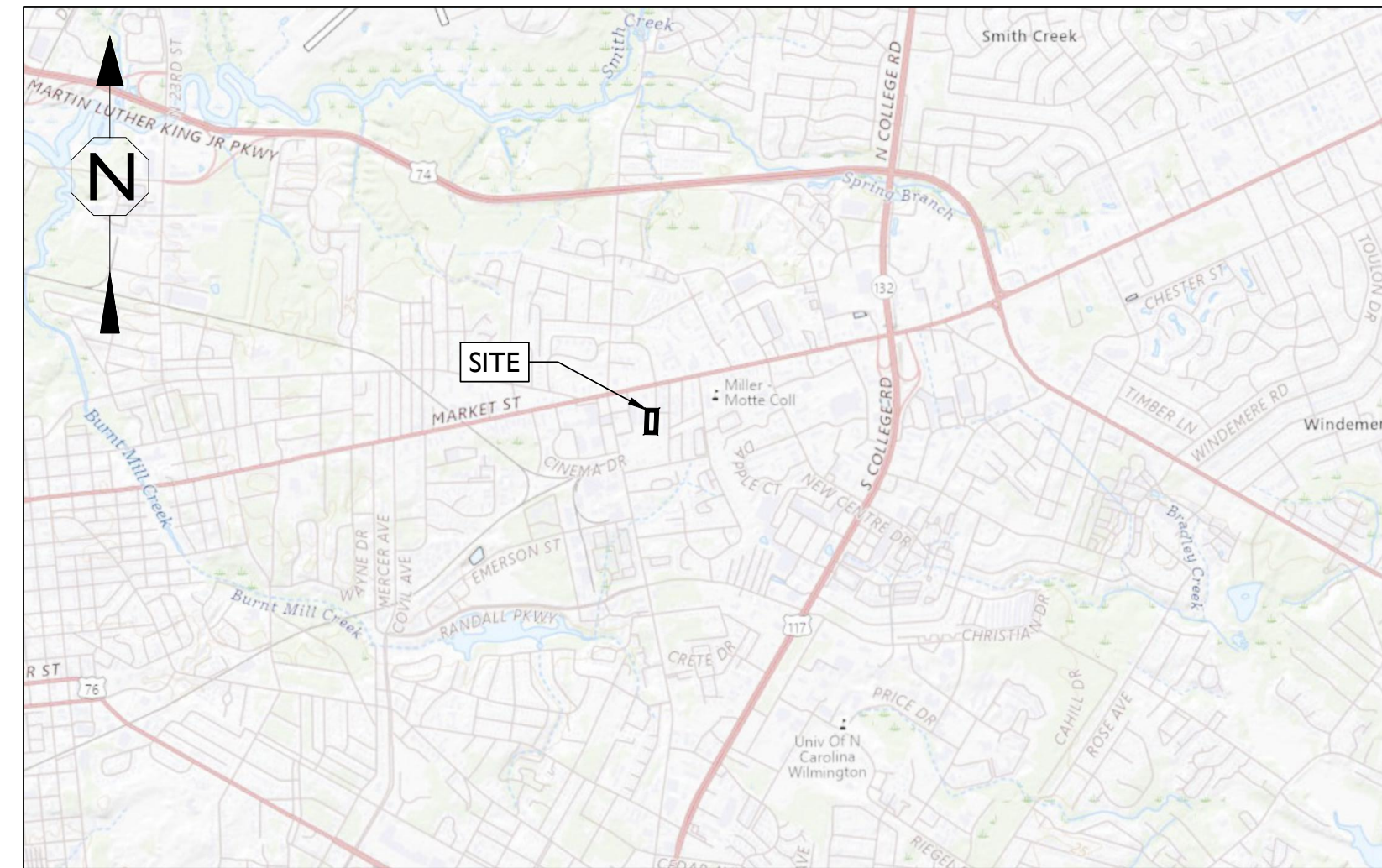
Being property with an address of 14 Wilmington Avenue, Wilmington, NC 28405, tax parcel # R4915-008-002-000.

14 WILMINGTON AVE

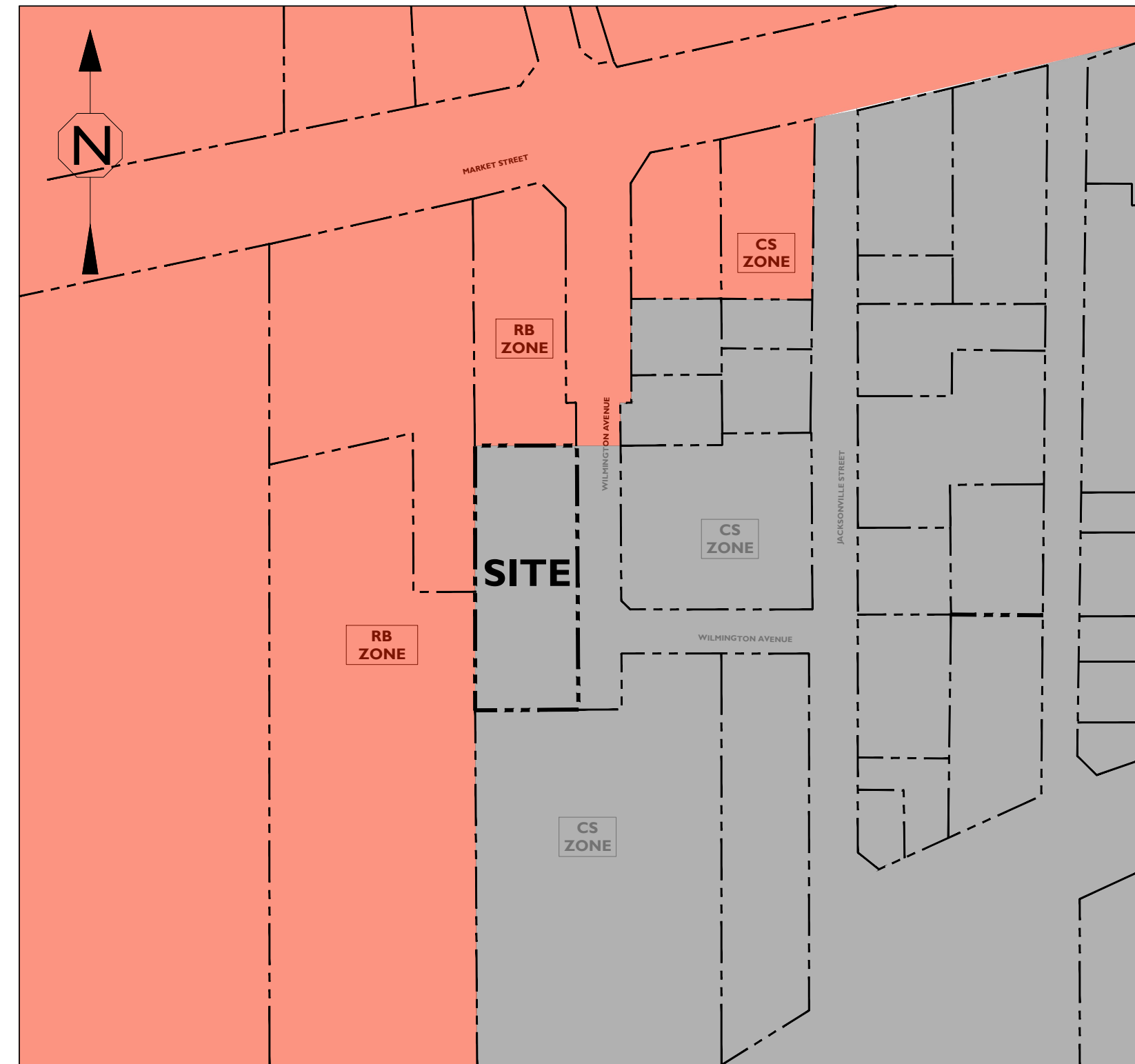
REZONING PLANS

PARCEL ID: R04915-008-002-000
 14 WILMINGTON AVENUE
 CITY OF WILMINGTON
 NEW HANOVER COUNTY, NC

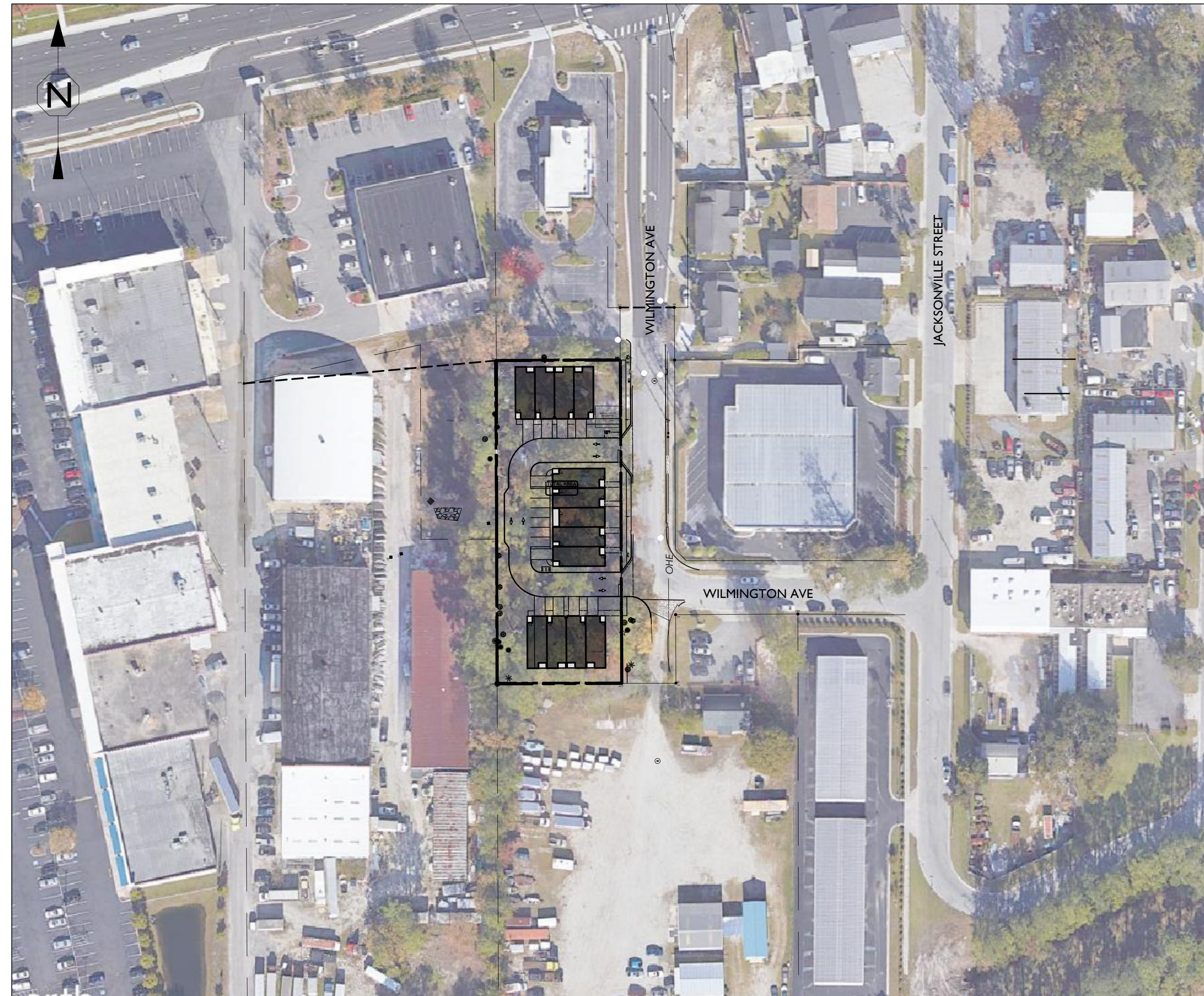
PROPOSED 13 UNIT TOWNHOME DEVELOPMENT



VICINITY MAP
 SCALE: 1" = 1,000'±



TAX & ZONING MAP
 SCALE: 1" = 150'±



AERIAL MAP
 SCALE: 1" = 80'±

MODE

CONSULTING, PLLC

PO BOX 39077
 CHARLOTTE NC 28278

PHONE: 980-505-7401

NOT APPROVED FOR CONSTRUCTION

APPLICANT

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

OWNER

YOUNG JUDY M TRUSTEE ETAL
 1958 FARLEY DR
 WILMINGTON NC 28405

ARCHITECT

BASECAMP RESIDENTIAL DESIGN
 PO BOX 994
 WRIGHTSVILLE BEACH, NC 28480

CIVIL ENGINEER

MODE CONSULTING, PLLC
 PO BOX 39077
 CHARLOTTE, NC 282878

ISSUE	DATE	BY	DESCRIPTION
1	07/29/2024	JAM	BOA SUBMISSION
2	08/12/2024	JAM	REZONE SUBMISSION

LAND DEVELOPMENT PLANS
14 WILMINGTON AVE
PROPOSED TOWNHOUSE DEVELOPMENT

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

DRAWN BY: JAM REVIEWED BY: JAM

PROJECT ID: MO-24002

TITLE:

COVER SHEET

DRAWING:

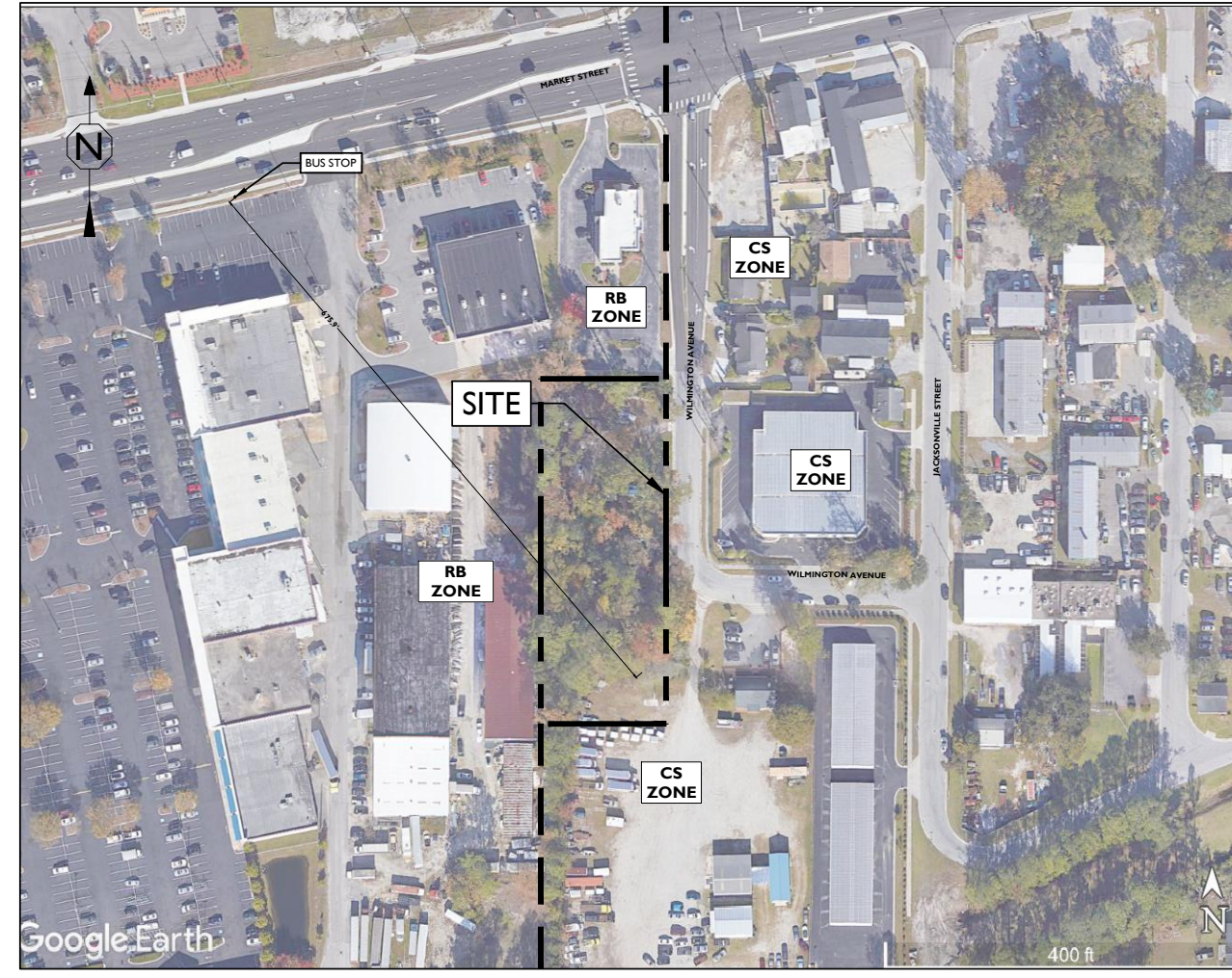
C-1.0

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
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Know what's below
Call before you dig.



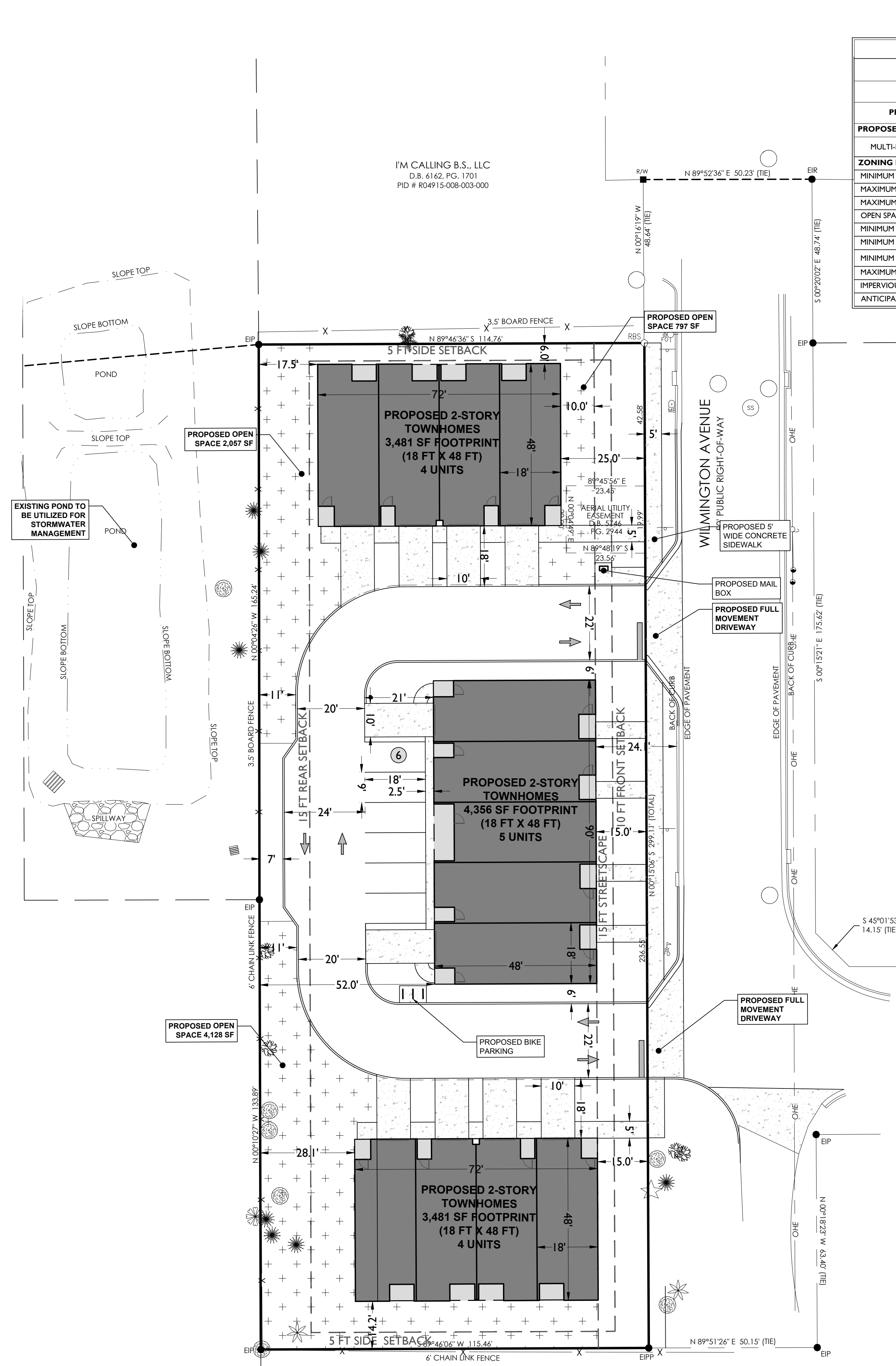
LOCATION MAP

SCALE: 1" = 200'±

SOURCE: GOOGLE EARTH PRO

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

MPC WAREHOUSE, LLC
D.B. 6109, PG. 977
PID # R04915-008-004-000



I'M CALLING B.S., LLC
D.B. 6162, PG. 1701
PID # R04915-008-003-000

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% (11,318SF)
OPEN SPACE REQUIREMENT	20% (6,890 SF)	N/A	20% (6,982 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: 1.5 SPACES PER 0-1 BEDROOMS 2 SPACES PER 2 BEDROOMS 2.25 SPACES PER 3+ BEDROOMS 10 UNITS * (2 SPACE) = 20 SPACES 3 UNITS * (2.25 SPACE) = 7 SPACES TOTAL REQUIRED: 27 SPACES(*)	10 DRIVEWAY SPACES 10 GARAGE SPACES 6 PARKING 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
VII-E-1	MINIMUM PARKING SIZE: 8.5 FT X 18 FT	9 FT X 18 FT

LANDSCAPING REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
§ 18-318.E	SHADE TREE: MAXIMUM TREE DISTANCE FROM PARKING AREA: 10 FT	TBD
§ 18-319.B	STREETSCAPE (25% 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
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§ 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:
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8 BEDROOMS

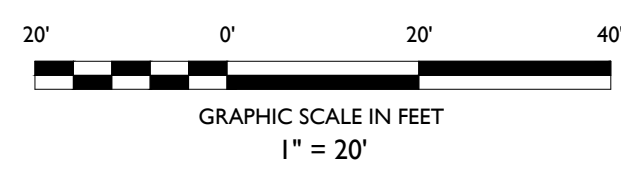
TOTAL BEDROOM COUNT: 27

DEVELOPMENT INFORMATION:

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

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.
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 - 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.
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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
2	08/12/2024	JAM	REZONE SUBMISSION

LAND DEVELOPMENT PLANS

14 WILMINGTON AVE

PROPOSED TOWNHOUSE DEVELOPMENT

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

DRAWN BY: JAM REVIEWED BY: JAM

PROJECT ID: MO-24002

TITLE:

SITE PLAN

DRAWING:

C-2.0

MODE

Consulting, PLLC

P.O BOX 39077
Charlotte, NC 28278
Ph: 980-505-7041

RE: 14 Wilmington-Conditional Rezone Neighborhood Meeting
14 Wilmington Avenue
Wilmington, NC 28403
Parcel ID: R04915-008-002-000
August 21, 2024

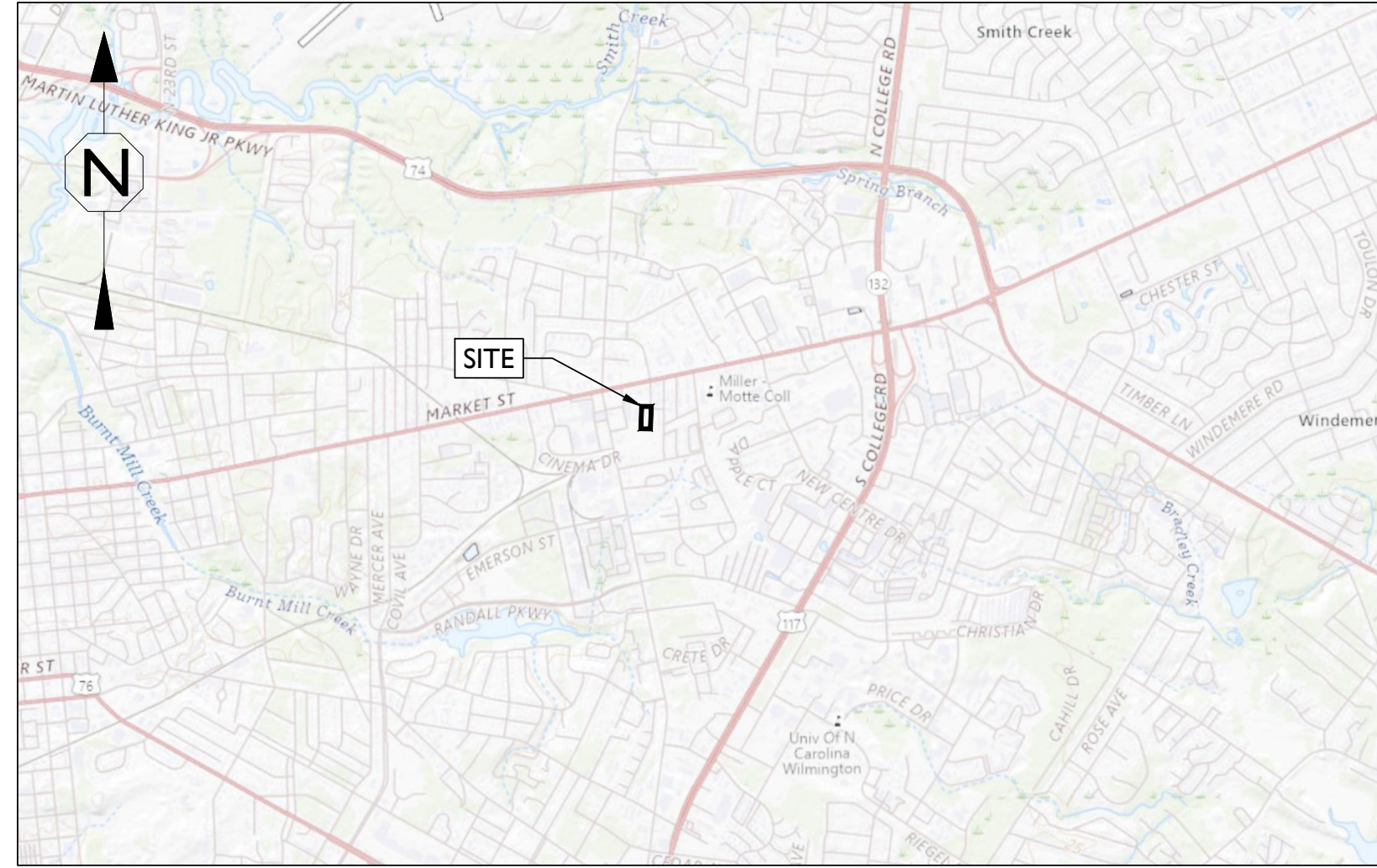
Dear Neighbor,

Morning Development Company invites you to participate in a neighborhood meeting on Thursday, September 12, 2024 at 6:00 pm at 14 Wilmington Avenue, Wilmington, NC 28403. You are receiving this notice because New Hanover County records indicate that you own property within a 300 FT radius of the above referenced property that has requested a conditional rezoning.

The project will include the conditional rezoning of the property from CS to MD-17 to accommodate a 13 Unit Townhome development located on the property. The project will include improving the street frontage with landscaping and sidewalk while providing necessary open space. The intent is to utilize the existing stormwater management facilities currently in place to the west of the property and reduce runoff rates from the site. A Site Plan and vicinity map have been included for reference, showing the anticipated project.

The purpose of the meeting will be to introduce the project, location and gather useful feedback from the vested public members. These public meetings also allow our client to better understand the neighbors' insights and solicit opinions. If feasible, modifications to the project could be implemented to address neighbor concerns.

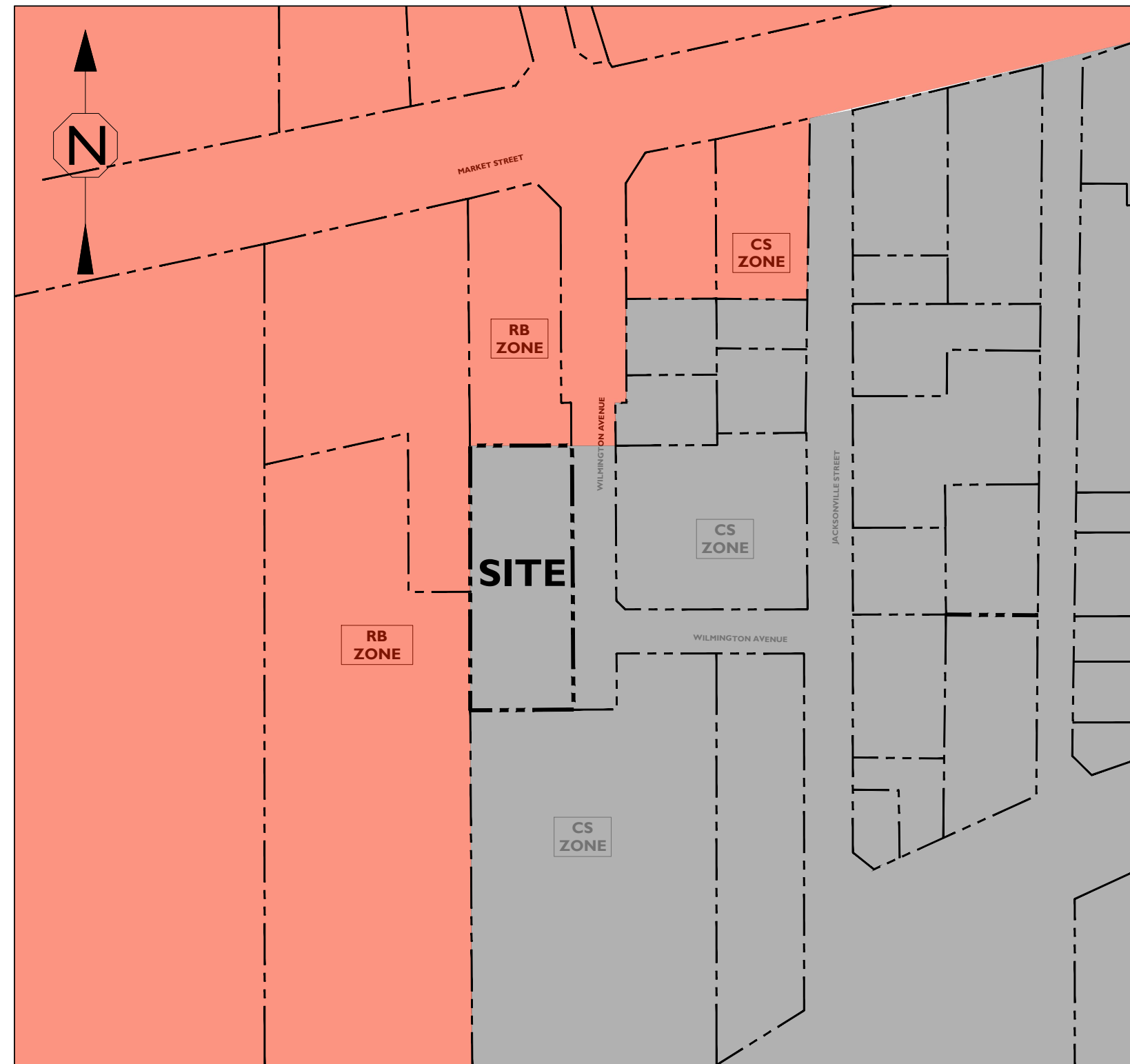
For any questions regarding this project or meeting invite please reach out to our office via email at jluke@mornco5.com



SOURCE: USGS MAPS ONLINE 2024

VICINITY MAP

SCALE: 1" = 1,000'±



SOURCE: CITY OF WILMINGTON ZONING MAP AND GIS

TAX & ZONING MAP

SCALE: 1" = 150'±

14 WILMINGTON AVE

REZONING PLANS

PARCEL ID: R04915-008-002-000
 14 WILMINGTON AVENUE
 CITY OF WILMINGTON
 NEW HANOVER COUNTY, NC

PROPOSED 13 UNIT TOWNHOME DEVELOPMENT



SOURCE: GOOGLE EARTH PRO & PROJECT SURVEY

AERIAL MAP

SCALE: 1" = 80'±

MODE

CONSULTING, PLLC

PO BOX 39077
 CHARLOTTE NC 28278
 PHONE: 980-505-7401

NOT APPROVED FOR CONSTRUCTION

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

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

ARCHITECT
 BASECAMP RESIDENTIAL DESIGN
 PO BOX 994
 WRIGHTSVILLE BEACH, NC 28480

CIVIL ENGINEER
 MODE CONSULTING, PLLC
 PO BOX 39077
 CHARLOTTE, NC 282878

ISSUE	DATE	BY	DESCRIPTION
1	07/29/2024	JAM	BOA SUBMISSION
2	08/12/2024	JAM	REZONE SUBMISSION

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14 WILMINGTON AVE
PROPOSED TOWNHOUSE DEVELOPMENT

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

DRAWN BY: JAM | REVIEWED BY: JAM

PROJECT ID: MO-24002

TITLE:

COVER SHEET

DRAWING:

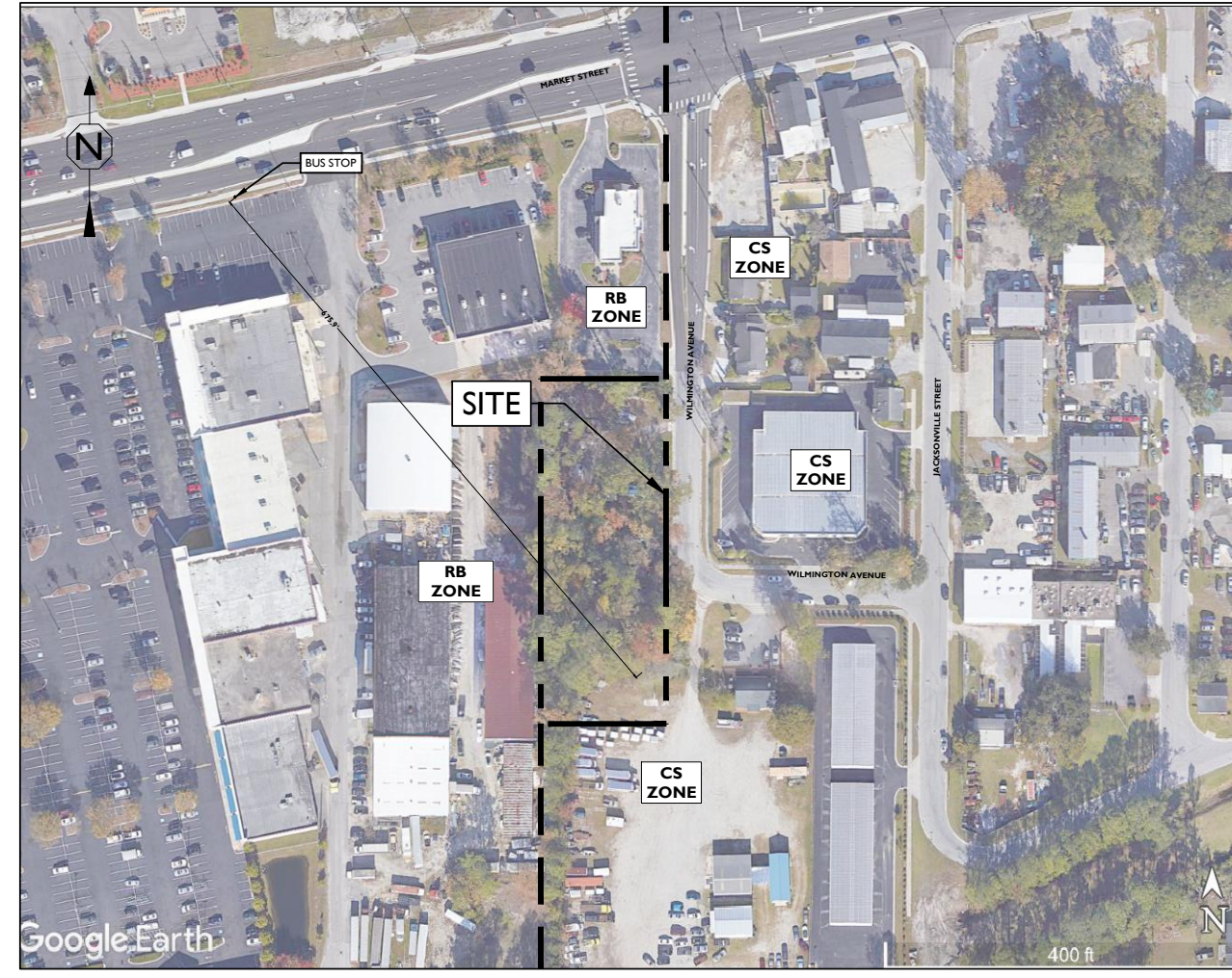
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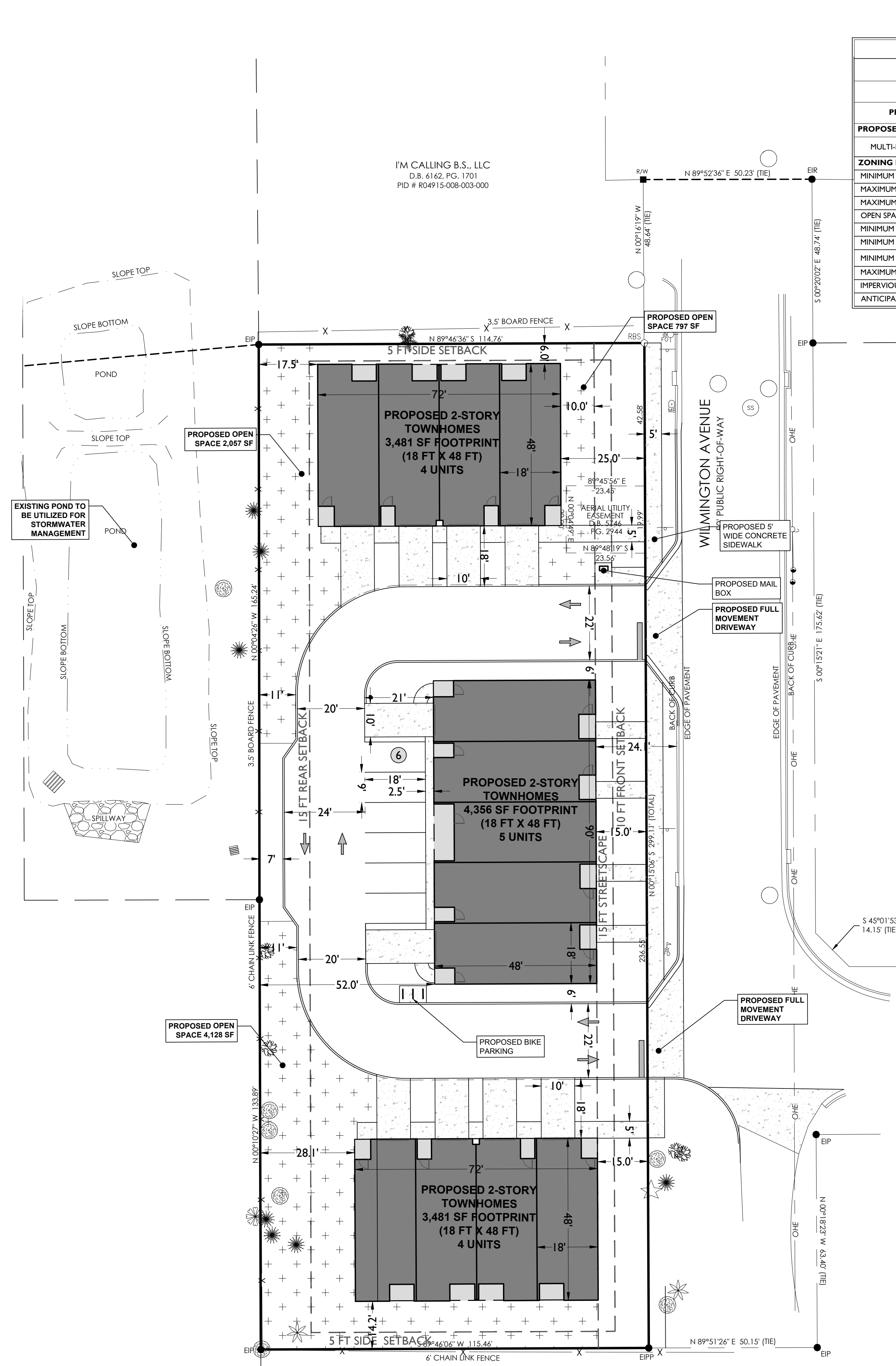
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BILTMORE DEVELOPERS, LLC
RECOMBINATION MAP
M.B. 64, PG. 62

MPC WAREHOUSE, LLC
D.B. 6109, PG. 977
PID # R04915-008-004-000



I'M CALLING B.S., LLC
D.B. 6162, PG. 1701
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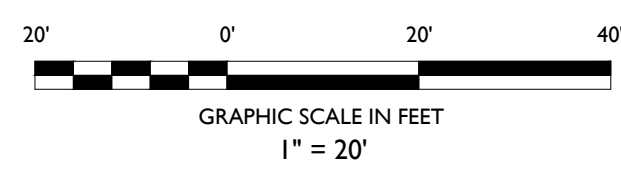
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DEVELOPMENT INFORMATION:

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CAMA LAND USE CLASSIFICATION: URBAN
ESTIMATED TRIP GENERATION: 8 PEAK HOUR TRIPS
*ITE TRIP GENERATION LUC COD 215

SYMBOL	DESCRIPTION
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- . - . - .	SAWCUT LINE
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▭	PROPOSED CONCRETE
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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
2	08/12/2024	JAM	REZONE SUBMISSION

LAND DEVELOPMENT PLANS

14 WILMINGTON AVE

PROPOSED TOWNHOUSE DEVELOPMENT

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

DRAWN BY: JAM REVIEWED BY: JAM

PROJECT ID: MO-24002

TITLE:

SITE PLAN

DRAWING:

C-2.0

MODE

Consulting, PLLC

P.O BOX 39077
Charlotte, NC 28278
Ph: 980-505-7041

COMMUNITY MEETING SIGN IN SHEET			
PROJECT:	14 Wilmington Street	DATE:	September 12, 2024
LOCATION:	14 Wilmington Street Wilmington, NC 28403 (Project Site)	TIME:	6PM

ATTENDEE SIGN IN

NAME	PHONE	E-MAIL
David Quianes	910 477 7284	dquianes15@gmail.com

Adjacent Property Owner List

Parcel ID	Physical Address	Owner	Mailing Address	City	State	Zip
R04915-009-005-000	8 JACKSONVILLE ST	GUNS PROPS & MORE INC	8 JACKSONVILLE ST	WILMINGTON	NC	28403
R04915-009-005-001	6 JACKSONVILLE ST	GUNS PROPS AND MORE INC	8 JACKSONVILLE ST	WILMINGTON	NC	28401
R04915-008-002-000	14 WILMINGTON AVE	YOUNG JUDY M TRUSTEE ETAL	1958 FARLEY DR	WILMINGTON	NC	28405
R04915-009-004-000	14 JACKSONVILLE ST	ATLANTIC FACILITIES LLC	PO BOX 1144	WILMINGTON	NC	28402
R04915-009-006-000	4710 MARKET ST	BASS SAM HEIRS	4710 MARKET ST	WILMINGTON	NC	28405
R04915-009-007-000	4708 MARKET ST	BASS SAM HRS	4710 MARKET ST	WILMINGTON	NC	28405
R04915-010-005-001	5 JACKSONVILLE ST	SAYED YOUSRY LINDA B ETAL	6266 MALLARD DR	WILMINGTON	NC	28403
R04915-010-006-000	12 NEW BERN ST	MURRAY RALPH PEGGY W	226 FRIENDLY LN	WILMINGTON	NC	28409
R04915-010-010-001		HENDERSON RUSSELL M JULIE F	174 PENINSULA MANOR RD	HUBERT	NC	28539
R04915-010-008-000	21 JACKSONVILLE ST	HENDERSON RUSSELL M JULIE F	174 PENINSULA MANOR RD	HUBERT	NC	28539
R04915-010-007-000	17 JACKSONVILLE ST	MURRAY RALPH PEGGY W	226 FRIENDLY LN	WILMINGTON	NC	28409
R04915-010-009-000	23 JACKSONVILLE ST	HENDERSON RUSSELL M JULIE F	174 PENINSULA MANOR RD	HUBERT	NC	28539
R04915-008-003-000	4626 MARKET ST	IM CALLING BS LLC	4626 MARKET ST	WILMINGTON	NC	28403
R04915-008-004-000	4618 MARKET ST	MPC WAREHOUSE LLC	3013 HALL WATTERS DR, SUITE A	WILMINGTON	NC	28405
R04915-008-005-000	4614 MARKET ST	BILTMORE DEVELOPERS LLC	1227 ROCKINGHAM RD	ROCKINGHAM	NC	28379
R04915-009-003-000	20 JACKSONVILLE ST	ATLANTIC FACILITIES LLC	PO BOX 1144	WILMINGTON	NC	28402
R04915-009-012-000	42 WILMINGTON AVE	BRICKYARD PROPERTIES LLC	3013 HALL WATERS DR, SUITE A	WILMINGTON	NC	28405
R04914-004-002-000	5 KERR AVE	MARKET PLAZA CENTER LLC	3013 HALL WATTERS DR	WILMINGTON	NC	28405
R04915-009-009-001	7 WILMINGTON AVE	BASS SAM HEIRS	4710 MARKET ST	WILMINGTON	NC	28405
R04915-009-008-000	4702 MARKET ST	4702 MARKET LLC	5093 EDINBORO LN	WILMINGTON	NC	28409
R04915-009-009-000	11 WILMINGTON AVE	PRICE JAMES EDWARD ETAL	4710 MARKET ST	WILMINGTON	NC	28405