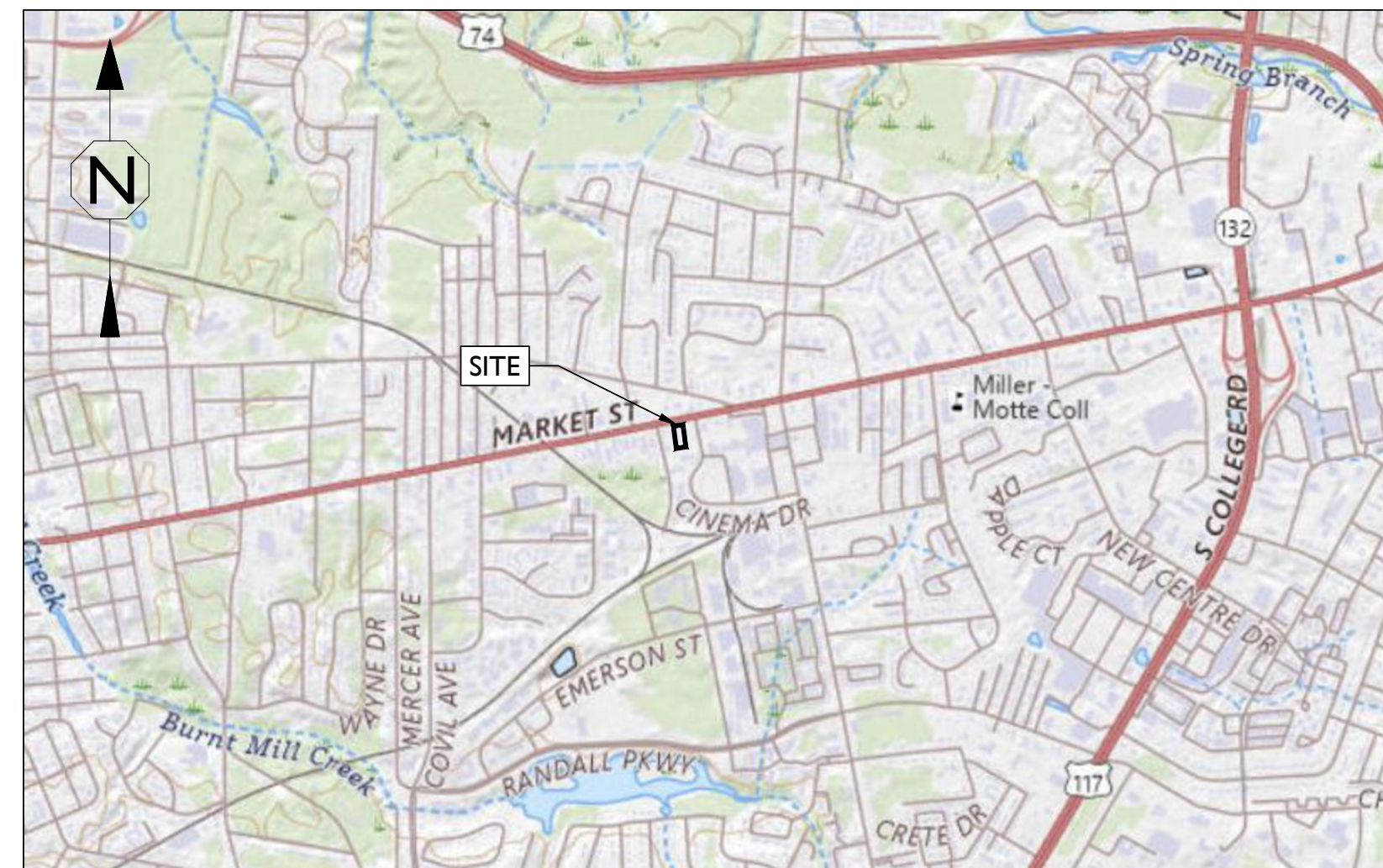


4118 MARKET ST REZONING PLANS

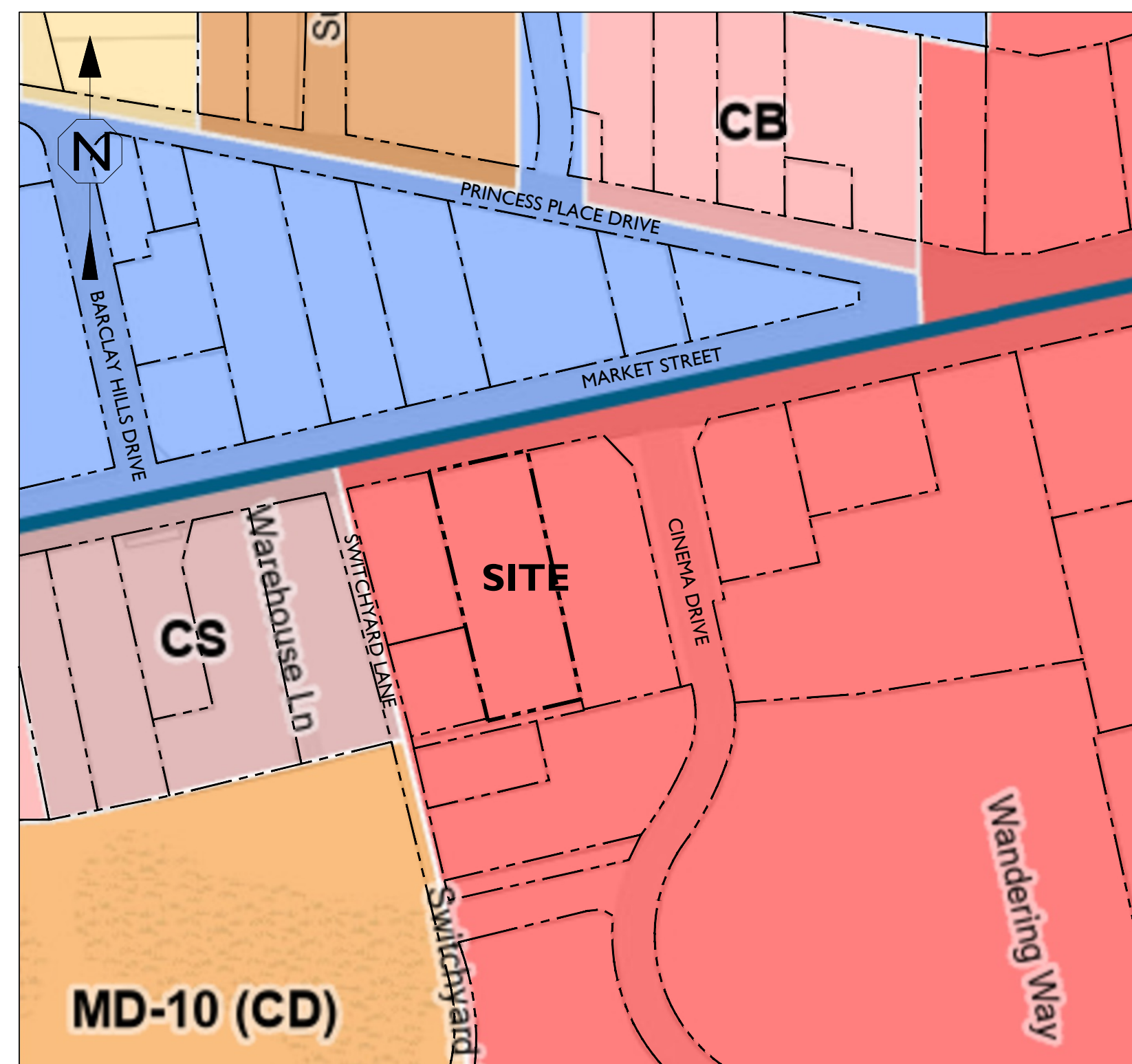
PARCEL ID: R04914-005-012-000
4118 MARKET STREET
CITY OF WILMINGTON
NEW HANOVER COUNTY, NC

EXISTING HOTEL CONVERSATION TO MULTI FAMILY RESIDENTIAL



SOURCE: USGS MAPS ONLINE 2024

VICINITY MAP
SCALE: 1" = 2,000'±



SOURCE: CITY OF WILMINGTON ZONING MAP AND GIS

TAX & ZONING MAP
SCALE: 1" = 200'±



SOURCE: GOOGLE EARTH PRO & PROJECT SURVEY

AERIAL MAP
SCALE: 1" = 80'±

SHEET INDEX	
DRAWING TITLE	SHEET #
COVER SHEET	C-0.0
SKETCH PLANS	C-1.0
EXISTING BUILDING ELEVATION EXHIBIT	EX-2.0

MODE

CONSULTING, PLLC

PO BOX 39077
CHARLOTTE NC 28278

PHONE: 980-505-7401
INFO@MODECAE.COM

NOT APPROVED FOR CONSTRUCTION

CO. SEAL:



APPLICANT/OWNER

PREMIER HOTEL, LLC
4118 MARKET STREET
WILMINGTON NC 28403

CIVIL ENGINEER

MODE CONSULTING, PLLC
PO BOX 39077
CHARLOTTE, NC 28278

ISSUE	DATE	BY	DESCRIPTION
1	06/25/2025	JAM	BOA SUBMISSION
2	07/17/2025	JAM	REV. PER PRE-TRC
3	12/30/2025	JAM	REV. BOA SUB.
4	02/19/2026	JAM	REZONE SUB.

UTILITIES

CAPE FEAR PUBLIC UTILITY AUTHORITY
235 GOVERNMENT CENTER DRIVE
WILMINGTON, NC 28403

AGENCIES

NEW HANOVER COUNTY SEDIMENT AND
EROSION CONTROL
230 GOVERNMENT CENTER DRIVE
SUITE 160
WILMINGTON, NC 28403

CITY OF WILMINGTON ENGINEERING
212 OPERATIONS CENTER DRIVE
PO BOX 1810
WILMINGTON NC 28402

CITY OF WILMINGTON PLANNING DEPARTMENT
102 NORTH THIRD STREET
PO BOX 1810
WILMINGTON NC 28402

NORTH CAROLINA DEPARTMENT OF
TRANSPORTATION
102 NORTH THIRD STREET
PO BOX 1810
WILMINGTON NC 28402

REZONING AND BOA PLANS

4118 MARKET STREET
EXISTING HOTEL CONVERSATION TO
MULTI-FAMILY RESIDENTIAL

4118 MARKET STREET
COUNTY ID: R04914-005-012-000
CITY OF WILMINGTON
NEW HANOVER COUNTY, NC

DRAWN BY: JAM | REVIEWED BY: JAM

PROJECT ID: MO-25014

TITLE:

COVER SHEET

DRAWING:

C-0.0

PLAN REFERENCE MATERIALS:

- THIS PLAN SET REFERENCES THE FOLLOWING DOCUMENTS INCLUDING, BUT NOT LIMITED TO:
 - SURVEY DRAWINGS BY MICHAEL N. UNDERWOOD, PLS DATED MAY, 2022
 - 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.



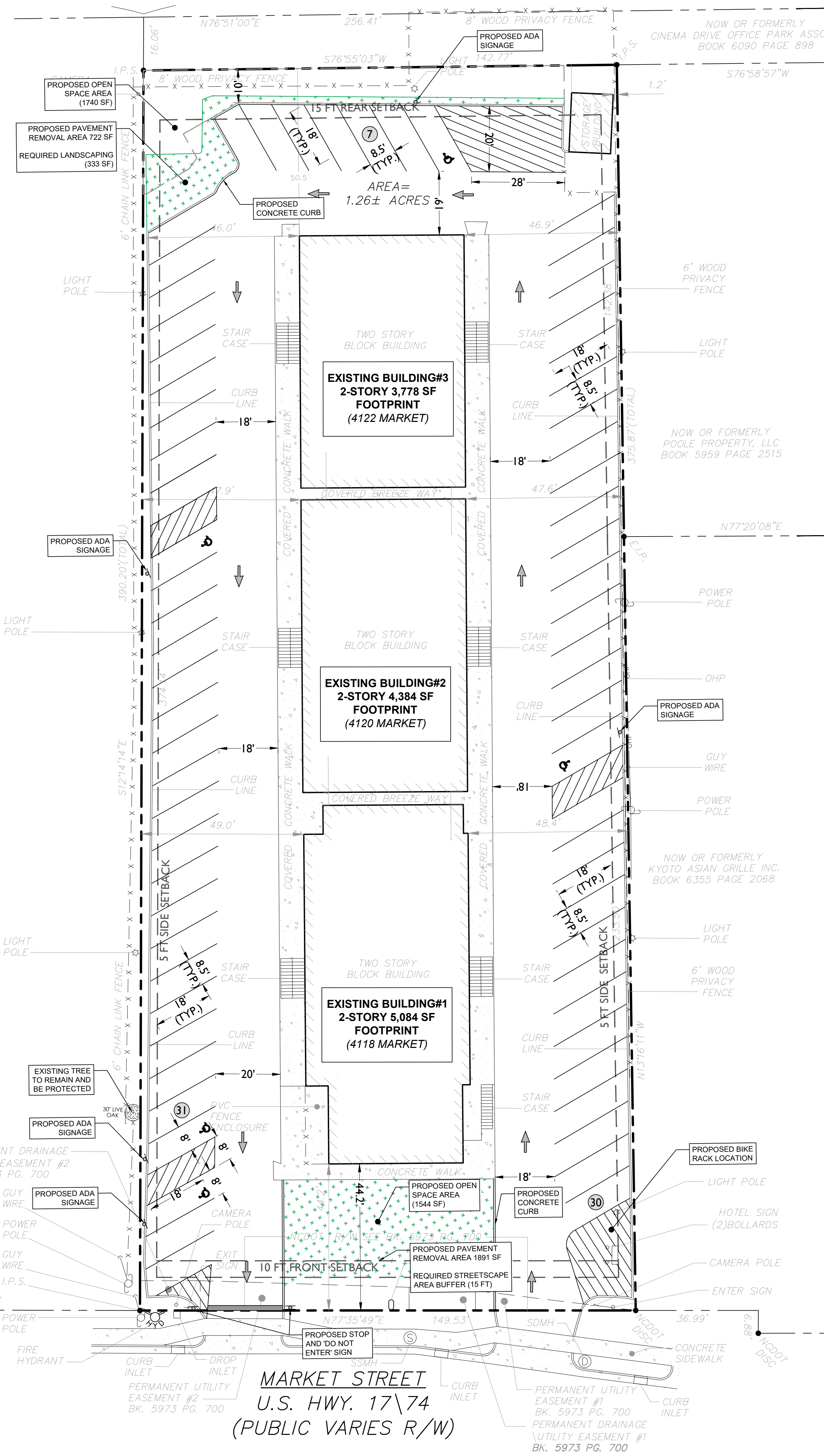
SOURCE: GOOGLE EARTH PRO

LOCATION MAP

SCALE: 1" = 200'±

NCDOT P/W SEE BK. 5782 PG. 2397

NOW OR FORMERLY
TRAC LIMITED PARTNERSHIP
BOOK 4140 PAGE 463



SITE DATA TABLE			
PARCEL R04914-005-012-000 (1.26AC)			
EXISTING ZONE: (RB) REGIONAL BUSINESS 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	1.26 AC (54,804 SF)	NO CHANGE
MAXIMUM BUILDING HEIGHT	96 FT	<45 FT	NO CHANGE
MAXIMUM BUILDING COVERAGE	70% (38,362 SF)	24.1% (13,246 SF)	NO CHANGE
OPEN SPACE REQUIREMENT	20% (10,960 SF)	0 FT (EN)	5.9% (3,284 SF)(AV)
MINIMUM FRONT YARD SETBACK	10 FT	44.2 FT	NO CHANGE
MINIMUM SIDE YARD SETBACK	5 FT	46.0 FT	NO CHANGE
MINIMUM REAR YARD SETBACK	15 FT	50.5 FT	NO CHANGE
MAXIMUM DENSITY (MULTI-FAMILY)	36 DU/AC (45 UNITS)(*)	76 UNIT	76 UNITS(AV)
IMPERVIOUS COVERAGE	N/A	51,519 SF	48,906 SF
ANTICIPATED DISTURBANCE	N/A	N/A	0.20 AC (8,500 SF)

(EN) EXISTING NON-CONFORMITY
(V) VARIANCE
(AV) APPROVED VARIANCE
(*) WORK FORCE HOUSING BASE ZONING 17 DU/AC OR 21 UNITS
(W) DESIGN ADJUSTMENT WAIVER PAY IN LIEU

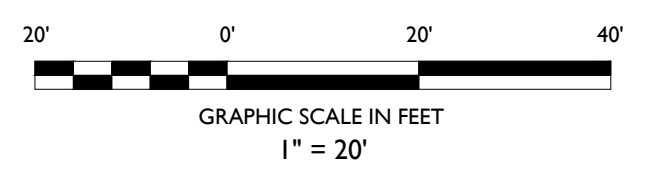
OFF-STREET PARKING REQUIREMENTS			
CODE SECTION	REQUIRED	EXISTING	PROPOSED
§ 18-340	MINIMUM DRIVEWAY WIDTH: 18 FT- 24 FT	20 FT & 21 FT	NO CHANGE
§ 18-341.1	REQUIRED PARKING: 0-1 BEDROOM UNITS: 1.5 SPACES PER UNIT 56 UNITS * (1.5 SPACE)=84 SPACES WORKFORCE UNITS: 0.5 SPACES PER UNIT 20 UNITS * (0.5 SPACE)=10 SPACES TOTAL: 94 SPACES(*) TOTAL REQUIRED: 80 SPACES(*)	73 SPACES (EN) (4 ADA SPACES)	68 SPACES (V) (5 ADA SPACES)
§ 18-341.1	MAXIMUM PARKING: 2.75 SPACES PER UNIT 76 UNITS (2.75 SPACES)= 209 SPACES	73 SPACES	68 SPACES
§ 18-342	MINIMUM BIKE PARKING: 1 PER 5 UNITS 76 UNITS (1/5 SPACES)=15 SPACES	N/A	PROVIDED
VII-E-1	MINIMUM PARKING SIZE: 8.5 FT X 18 FT	8 FT X 18 FT (EN)	8.5 FT X 18 FT

(*) SECTION 18-341.2.C RESIDENTIAL PARKING MAY BE REDUCED BY 15% IF WITHIN 1/4 MILE OF TRANSIT(320 FT)
94 SPACES(0.85) = 80 SPACES REQUIRED
(V) VARIANCE
(EN) EXISTING NON-CONFORMITY

SYMBOL	DESCRIPTION
---	PROPERTY LINE
- - - - -	SETBACK LINE
==	PROPOSED CURB

DEVELOPMENT INFORMATION:
BUILDING CONSTRUCTION TYPE: III
CAMA LAND USE CLASSIFICATION: URBAN
ESTIMATED TRIP GENERATION: 39 PEAK HOUR TRIPS
(ITE TRIP GENERATION LUC C00 220)

- 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 MODE CONSULTING, PLLC 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 MODE CONSULTING, PLLC AND ITS SUB-CONSULTANTS FROM AND AGAINST ANY DAMAGES AND LIABILITIES INCLUDING ATTORNEY'S FEES ARISING OUT OF 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 MODE CONSULTING, PLLC.
 - 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. MODE CONSULTING, PLLC 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 MODE CONSULTING, PLLC 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.



OWNER/APPLICANT
PREMIER HOTELS, LLC
4118 MARKET STREET
WILMINGTON NC 28403

MARKET STREET
U.S. HWY. 17/74
(PUBLIC VARIES R/W)

MODE
CONSULTING, PLLC
PO BOX 39077
CHARLOTTE NC 28278
PHONE: 980-505-7401
INFO@MODECAE.COM

NOT APPROVED FOR CONSTRUCTION
CO. SEAL:
NOT APPROVED FOR CONSTRUCTION
PLANNING & DESIGN CONSULTANTS
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REZONING AND BOA PLANS

4118 MARKET STREET
EXISTING HOTEL CONVERSION TO
MULTI-FAMILY RESIDENTIAL

4118 MARKET STREET
COUNTY ID: R04914-005-012-000
CITY OF WILMINGTON
NEW HANOVER COUNTY, NC

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SKETCH PLAN
DRAWING:
C-1.0

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MODE

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PHONE: 980-505-7401
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NOT APPROVED FOR CONSTRUCTION

CO. SEAL:



FRONT ELEVATION

EXISTING CONDITION



SIGN ELEVATION

EXISTING CONDITION

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**EXISTING BUILDING
ELEVATIONS EXHIBIT**

DRAWING:

EX-2.0