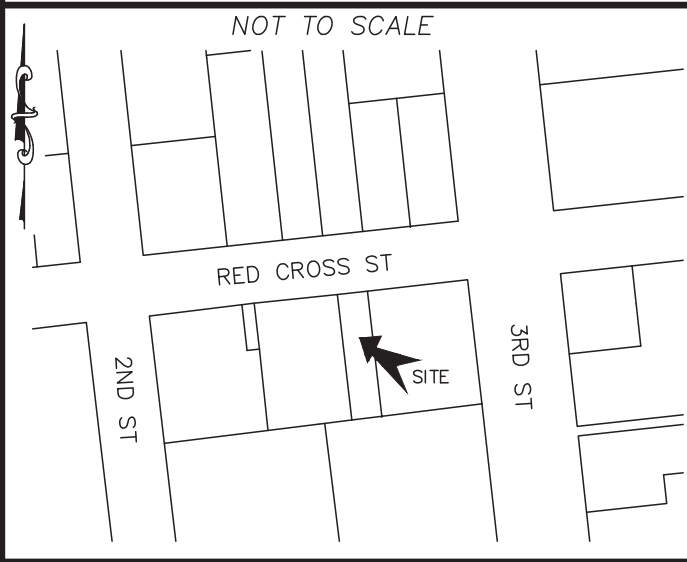


LOCATION MAP



CONSTRUCTION DRAWINGS for

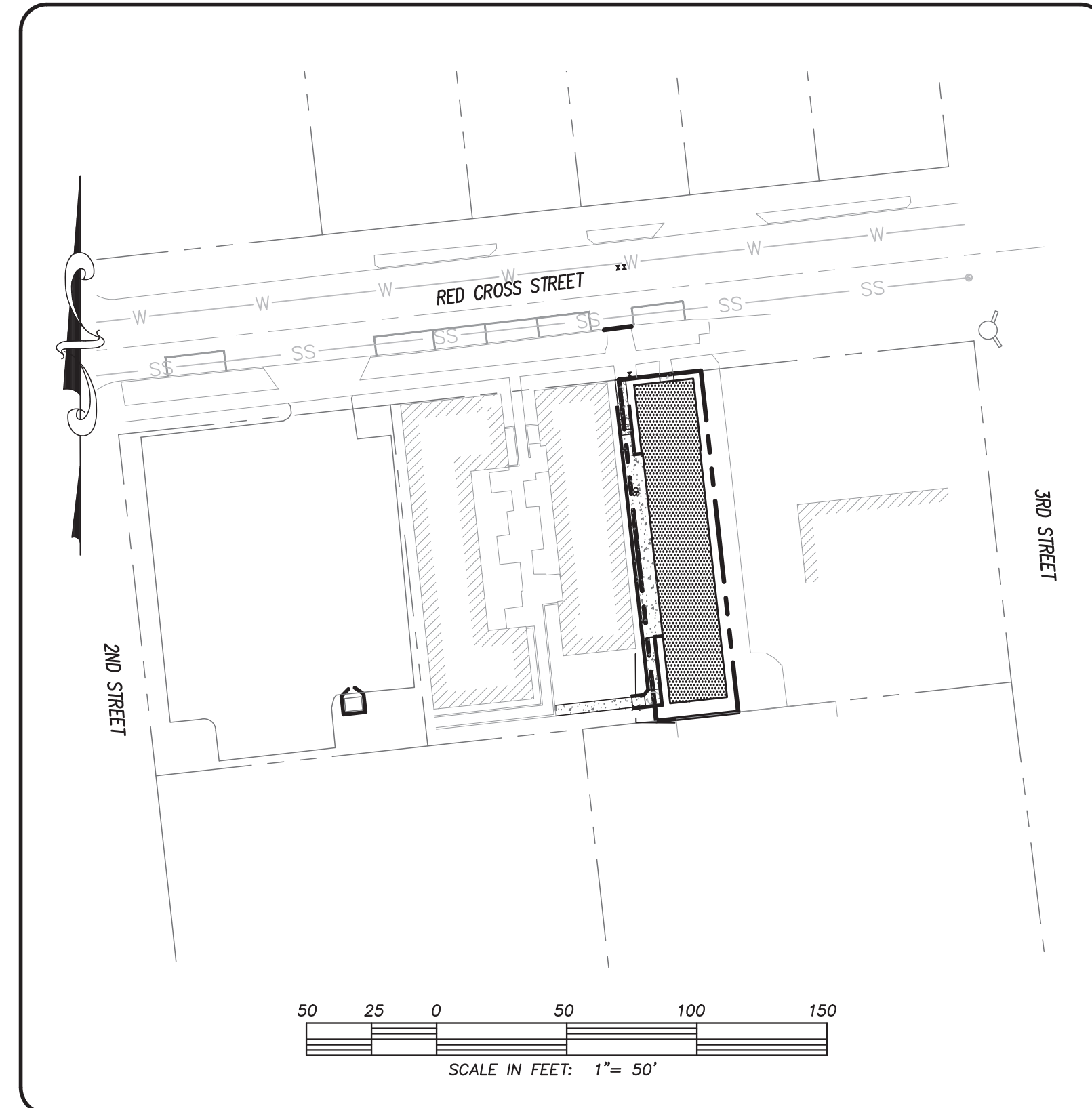
214 RED CROSS STREET

LOCATED IN CITY OF WILMINGTON

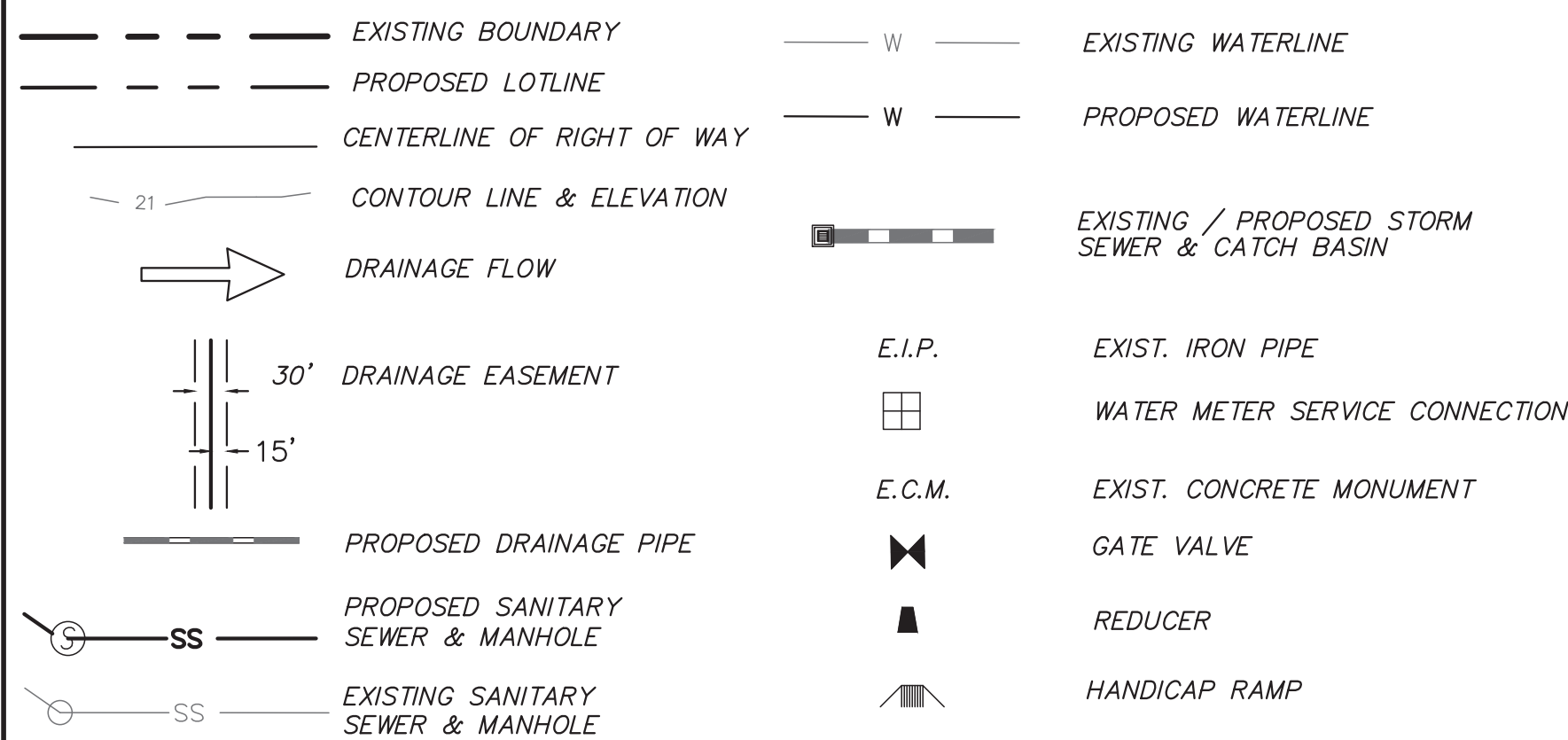
NEW HANOVER COUNTY, NORTH CAROLINA

GENERAL NOTES:

- NEW HANOVER COUNTY PARCEL NUMBERS:
PID = R04813-031-007-000
- TOTAL PROJECT AREA: 4,176 (0.10 AC.)
- EXISTING ZONING DISTRICT: CBD
- LAND CLASSIFICATION: COMMERCIAL
- THIS SITE IS LOCATED WITHIN ZONE "X" ACCORDING TO FEMA FIRM COMMUNITY PANEL NUMBER 3720311800L, EFFECTIVE DATE 8/28/18
- SITE ADDRESS: 214 RED CROSS STREET
- EXISTING IMPERVIOUS ONSITE = 0.0 SF
- AS-BUILT, BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED AND PROVIDED TO CSD ENGINEERING BY PARAMOUNTE ENGINEERING, INC; VERTICAL DATUM = 88
- STORMWATER DRAINS TO CAPE FEAR RIVER, SC 18-(71)
LAND OWNER - 214 RED CROSS STREET LLC
188 STATE STREET, 3RD FLOOR
PORTLAND, ME 04101



LEGEND



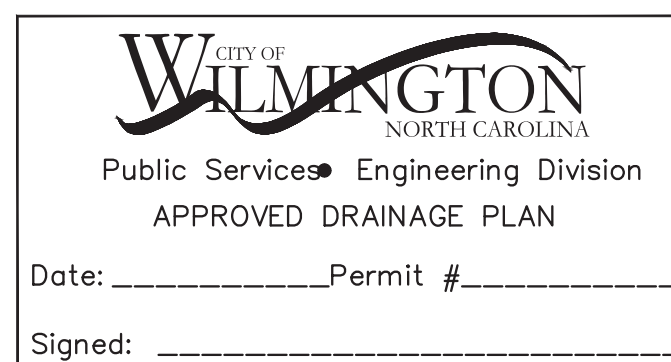
INDEX TO DRAWINGS

SHEET No.	DESCRIPTION	DRAWING No.
1 OF 7	COVER SHEET	CD_COVER
2 OF 7	SITE PLAN	SP2
3 OF 7	OFFSITE IMPROVEMENTS	SP3
4 OF 7	STORMWATER PLAN	SWP
5 OF 7	GRADING DETAIL	GRADING
6 OF 7	CITY OF WILMINGTON CONSTRUCTION DETAILS	SP_DET-1
7 OF 7	CFPUA STANDARD DETAILS	CFPUA DETAILS

NOTES:

- AS-BUILT, BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED AND PROVIDED TO CSD ENGINEERING BY PARAMOUNTE ENGINEERING INC. VERTICAL DATUM = 88
- THIS MAP IS NOT FOR CONVEYANCE, RECORDATION, OR SALES.
- THIS PROPERTY IS LOCATED WITHIN ZONE "X" ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP, 3720311800L, EFFECTIVE DATE 8/28/18
- EXISTING ZONING: CBD
- CFPUA WATER
- CFPUA SEWER
- ALL CONSTRUCTION TO CONFORM TO NEW HANOVER COUNTY STANDARDS AND APPLICABLE STATE & LOCAL CODES.
- CONTRACTOR TO COORDINATE ANY REQUIRED TRAFFIC CONTROL WITH CITY OF WILMINGTON AND OR NCDOT.
- CARE SHALL BE TAKEN DURING FINAL GRADING TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND TO RECEIVING STRUCTURES. ROOF DRAIN DOWNSPOUTS TO BE CONNECTED TO STORM DRAINAGE STUBOUTS OR DIRECTED TO STREET/PARKING AREAS.
- CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ANY RELOCATIONS, RE-ALIGNMENTS, DISCONNECTIONS OR CONNECTIONS OF EXISTING UTILITIES WITH APPLICABLE AUTHORITIES.
- CLEARING AND GRUBBING OF SITE TO INCLUDE REMOVAL OF EXISTING CURB, ASPHALT, INLETS, AND ANY OTHER STRUCTURES INCLUDING TREES, STUMPS AND DEBRIS EXISTING ON SITE. TREES NOT REQUIRED TO BE CLEARED FOR CONSTRUCTION SHALL REMAIN UNLESS OTHERWISE DIRECTED.
- INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT ELEVATIONS AND LOCATIONS OF ALL EXISTING UTILITIES AT ALL CROSSINGS PRIOR TO COMMENCING TRENCH EXCAVATION. IF ACTUAL CLEARANCES ARE LESS THAN INDICATED ON PLAN, THE CONTRACTOR SHALL CONTACT THE DESIGN ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION. ANY CONDITION DISCOVERED OR EXISTING THAT WOULD NECESSITATE A MODIFICATION OF THESE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION.
- NO CONSTRUCTION IS TO BEGIN BEFORE LOCATION OF EXISTING UTILITIES HAS BEEN DETERMINED. CALL "NC ONE-CALL" AT LEAST 72 HOURS BEFORE COMMENCING CONSTRUCTION.
- CONTRACTOR SHALL ADJUST ALL MANHOLES, VALVE & CURB BOXES TO FINAL GRADE UPON COMPLETION OF ALL CONSTRUCTION. ANY BOXES DAMAGED OR OTHERWISE DISTURBED BY THE CONTRACTOR SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR.
- THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST AND EROSION DURING CONSTRUCTION AT HIS EXPENSE. PARKING AREAS SHALL BE WATERED TO CONTROL DUST WHEN ORDERED BY THE ENGINEER.
- NO GEOTECHNICAL TESTING HAS BEEN PERFORMED ON SITE. NO WARRANTY IS MADE FOR SUITABILITY OF SUBGRADE, AND UNDERCUT AND ANY REQUIRED REPLACEMENT WITH SUITABLE MATERIAL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- CONTRACTOR TO ENSURE THAT PAVEMENT IS PLACED SO AS TO DRAIN POSITIVELY TO THE STREET INLETS AND CATCH BASINS. ALL FUTURE ROOF DRAIN DOWNSPOUTS TO BE DIRECTED TO THE STORM DRAINAGE STUBOUTS.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS.
- THIS PLAN IS FOR SITE GRADING, UTILITIES, SITING, AND DRAINAGE ONLY. SEE BUILDING PLANS FOR DETAILED HOOKUPS TO BUILDINGS, ETC.
- CONTRACTOR AND BUILDER ARE RESPONSIBLE FOR COORDINATING FINISHED FLOOR ELEVATION OF ALL BUILDINGS WITH THE OWNER. ELEVATIONS GIVEN ARE MINIMUM GROUND ELEVATIONS AT THE BUILDING SITE AND DO NOT PURPORT TO BE FINISHED FLOOR. MINIMUM RECOMMENDED FF ELEVATIONS SHOWN ON PLANS.
- AFFECTED NON-MUNICIPAL UTILITIES SHALL BE CONTACTED AND PROVIDED WITH PLANS AND OTHER PERTINENT INFORMATION, WHEN FEASIBLE, TO COORDINATE APPROPRIATE SCHEDULING AND PLACEMENT.
- EXTREME CARE SHALL BE TAKEN TO ENSURE MINIMUM SEPARATIONS AT ALL UTILITY CROSSINGS.
- MINIMUM SEPARATION SHALL BE MAINTAINED AS FOLLOWS:
 - HORIZONTAL SEPARATION OF 10 FEET BETWEEN SANITARY SEWER AND WATER MAINS AND STORM SEWER.
 - WHERE VERTICAL CLEARANCE IS LESS THAN 24" BETWEEN SANITARY SEWER AND WATER OR WHERE SEWER LINE CROSSES ABOVE WATER MAIN, BOTH PIPES SHALL BE DUCTILE IRON PIPE FOR A MINIMUM OF 10" EITHER SIDE OF CROSSING.
 - WHERE VERTICAL CLEARANCE IS LESS THAN 24" BETWEEN SANITARY SEWER AND STORM DRAIN, SANITARY SEWER SHALL BE DUCTILE IRON PIPE FOR A MINIMUM OF 10 FEET EITHER SIDE OF CROSSING.
 - WHERE VERTICAL CLEARANCE IS LESS THAN 12" BETWEEN SANITARY SEWER AND STORM DRAIN, SANITARY SEWER SHALL BE DUCTILE IRON PIPE FOR A MINIMUM OF 10" EITHER SIDE OF CROSSING, AND BRIDGING SHALL BE INSTALLED PER APPLICABLE UTILITY AUTHORITY'S DETAILS.
 - IN NO CASE SHALL THERE BE LESS THAN 18" OF SEPARATION BETWEEN OUTSIDE OF WATER MAIN AND OUTSIDE OF SEWER OR STORM DRAINAGE.
 - MINIMUM COVER OF 36" SHALL BE PROVIDED FOR ALL BURIED WATER MAINS AND SANITARY SEWER MAINS.
- SEE DETAIL SHEETS FOR TYPICAL UTILITIES HOOKUPS.
- ALL SANITARY SEWER MAINS TO BE 8" UNLESS OTHERWISE INDICATED.
- ALL WATER MAINS TO BE 8" UNLESS OTHERWISE INDICATED.
- TWO VALVES ARE REQUIRED AT "T" INTERSECTIONS AND ONE VALVE ON THE WATER LINE TO FIRE HYDRANTS.
- A BLOW-OFF VALVE IS REQUIRED AT THE TERMINUS OF ALL "DEAD END" WATER LINES.

OWNER: 214 RED CROSS STREET LLC
188 STATE STREET, 3RD FLOOR
PORTLAND, ME 04101



For each open utility cut of City streets, a \$325 permit shall be required from the City prior to occupancy and/or project acceptance.

Approved Construction Plan
Date: 7/19/22
2021068
SWP #: 2022030
PO, CW, TB, MB, BM

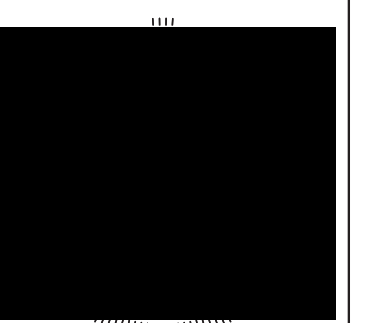


LICENSE # C-2710
ENGINEERING
LAND PLANNING
COMMERCIAL / RESIDENTIAL

P.O. BOX 4041
WILMINGTON, NC 28406
(910) 791-4441

COVER SHEET
for
214 RED CROSS

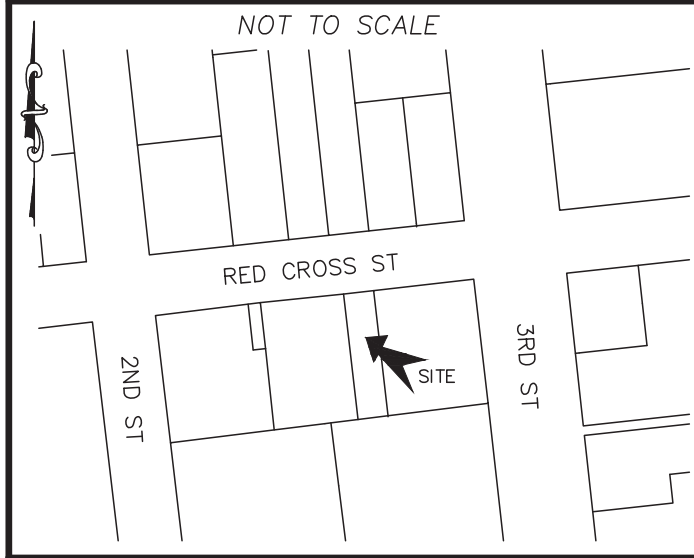
SITE PLAN for
214 RED CROSS
LOCATED IN CITY OF WILMINGTON
NEW HANOVER COUNTY, NORTH CAROLINA
OWNER: 214 RED CROSS STREET LLC
188 STATE STREET, 3RD FLOOR
PORTLAND, ME 04101



REV. NO.	DATE	BY	REMARKS
1	7/19/22	JSM	SEALD

DATE: 11/22/21
HORIZ. SCALE: 1" = 50'
VERT. SCALE: N/A
DRAWN BY: JSM
CHECKED BY: HSR
PROJECT NO.: 21-0561

LOCATION MAP



SITE & BUILDING DATA:

TOTAL LOT AREA = 4,158 SF (0.09 AC)
 PROPERTY ADDRESS IS 214 RED CROSS STREET
 PID = R04813-031-007-000

EXISTING ON-SITE DATA:
 EXISTING BUILDINGS ON SITE = 0 SF
 EXISTING ASPHALT = 0 SF
 TOTAL = 0 SF

EXISTING OR IMPERVIOUS:
 PROPOSED IMPERVIOUS:
 PROPOSED BUILDINGS = 2,730 SF
 PROPOSED CONCRETE WALK = 617 SF
 TOTAL = 3,347 SF

3,347 / 4,158 = 0.804 or 80% IMPERVIOUS

WHOLE SITE IS WITHIN UR SOIL TYPE.
 SCS SOIL GROUP "A" PER USDA SOIL SURVEY WEBSITE

PROPOSED IMPERVIOUS OFFSETS:
 COMMUNITY SIDEWALK CONNECTION = 421 SF

BUILDING DATA:

NUMBER OF BUILDINGS = 1
 14 - 1 BEDROOM UNITS, 2 OFFICE UNITS
 BUILDING HEIGHT = +/- 40 FT
 NUMBER OF STORIES = 3 + BASEMENT
 SQUARE FOOTAGE PER FLOOR

BASEMENT	2,730
1ST FLOOR	2,730
2ND FLOOR	2,730
3RD FLOOR	2,730
TOTAL	10,920

BUILDING TYPE = V
 BUILDING AREA = 2,730 SF
 LOT COVERAGE = 2,730 SF / 4,158 SF = 0.656
 PROPOSED 66% BUILDING LOT COVERAGE

BUILDING SETBACKS:
 EX. BUILDING REQUIRED SETBACKS PROPOSED SETBACKS

FRONT SETBACK: 0 FT	FRONT SETBACK: 2.75 FT
SIDE SETBACK: 0 FT	SIDE SETBACK: 5.6 & 3.2 FT
REAR SETBACK: 0 FT	REAR SETBACK: 6.2 FT

GENERAL NOTES:

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PID = R04813-031-007-000
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- LAND CLASSIFICATION: COMMERCIAL
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- SITE ADDRESS: 214 RED CROSS STREET
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- AS-BUILT, BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED AND PROVIDED TO CSD ENGINEERING BY PARAMOUNT ENGINEERING, INC; VERTICAL DATUM = 88
- STORMWATER DRAINS TO CAPE FEAR RIVER, SC 18-(71)
LAND OWNER - 214 RED CROSS STREET LLC
188 STATE STREET, 3RD FLOOR
PORTLAND, ME 04101

PARKING NOTES:

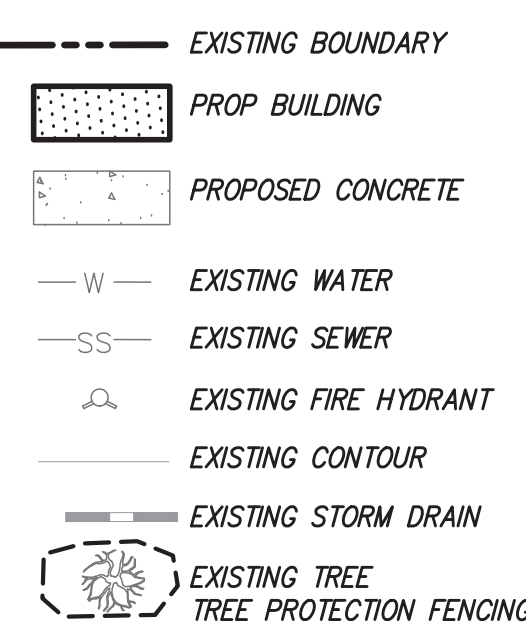
- NONE REQUIRED IN CBD

WATER & SEWER USAGE NOTES:

CURRENT WATER USAGE 0 GPD PROPOSED WATER USAGE 1,830 GPD
 CURRENT SEWER USAGE 0 GPD PROPOSED SEWER USAGE 1,830 GPD

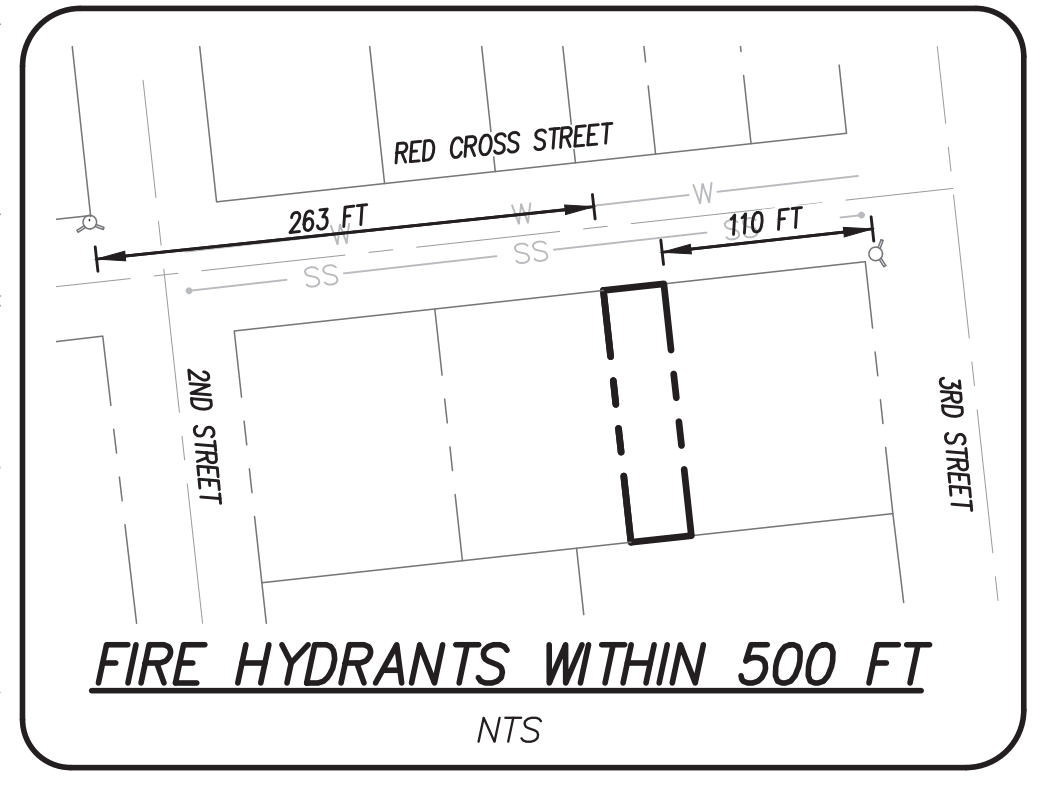
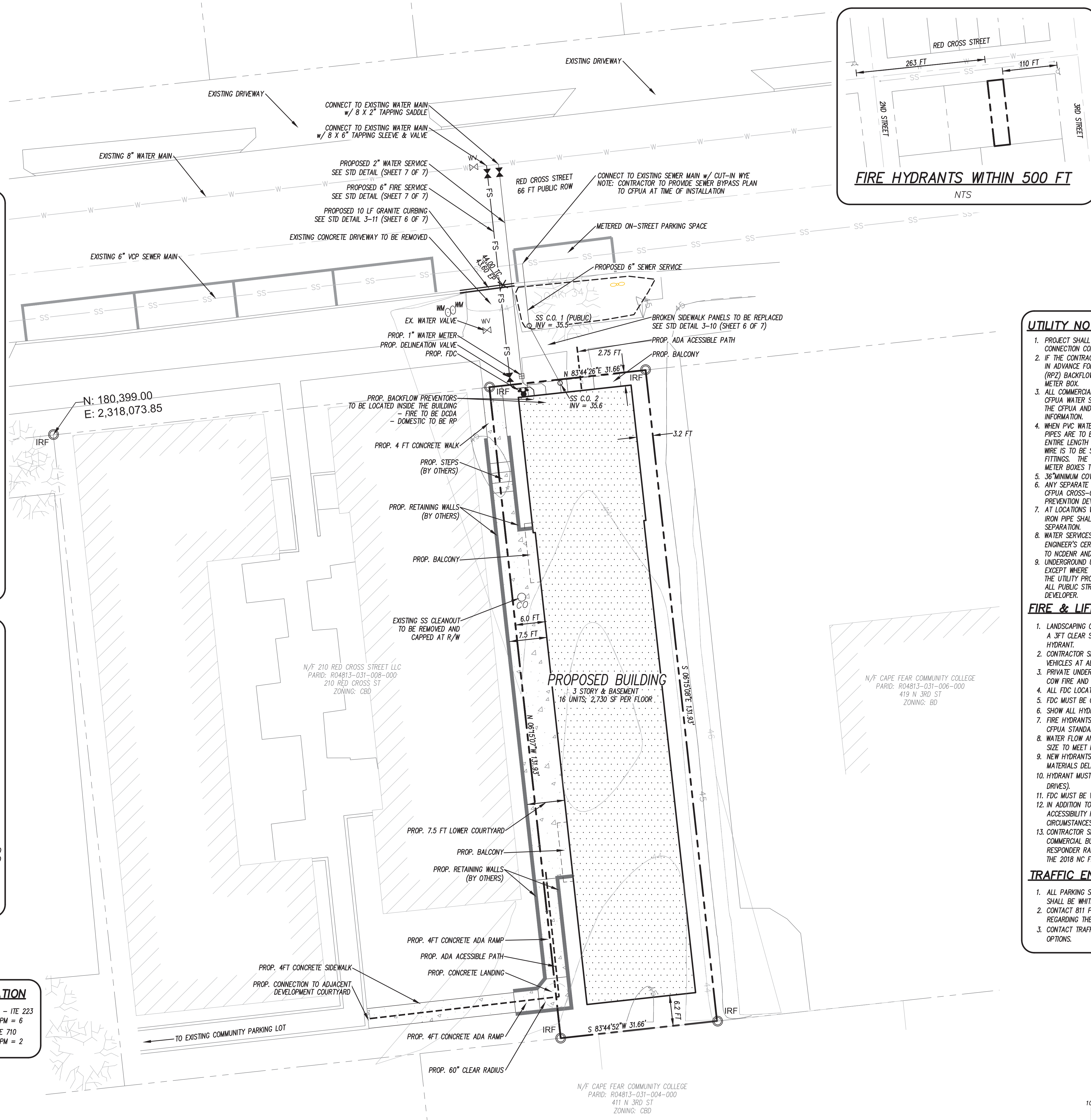
WATER - 14 BEDROOMS X 120 GPD = 1,680 GPD
 SEWER - 14 BEDROOMS X 120 GPD = 1,680 GPD
 WATER - 6 EMPLOYEES X 25 GPD = 150 GPD
 SEWER - 6 EMPLOYEES X 25 GPD = 150 GPD

LEGEND



TRIP ESTIMATION

14 RESIDENTIAL UNITS - ITE 223
 AM = 5 PM = 6
 1,200 SF OFFICE - ITE 710
 AM = 2 PM = 2



Approved Construction Plan
 Date: 7/19/22
 # 2021068
 SWP #: 2022030
 PO, CW, TB, MB, BM



For each open utility cut of City streets, a \$325 permit shall be required from the City prior to occupancy and/or project acceptance.

UTILITY NOTES:

- PROJECT SHALL COMPLY WITH THE CITY OF WILMINGTON AND CFPWA CROSS CONNECTION CONTROL REQUIREMENTS. CALL 343-3910 FOR INFORMATION.
- IF THE CONTRACTOR DESIRES WATER FOR CONSTRUCTION HE/SHE SHALL APPLY IN ADVANCE FOR THIS SERVICE AND MUST PROVIDE A REDUCED PRESSURE ZONE (RPZ) BACKFLOW PREVENTION DEVICE ON THE DEVELOPER'S SIDE OF THE WATER METER BOX.
- ALL COMMERCIAL WATER SERVICES AND ANY IRRIGATION SYSTEMS SUPPLIED BY CFPWA WATER SHALL HAVE A BACKFLOW PREVENTION DEVICE ACCEPTABLE TO THE CFPWA AND APPROVED BY USFCO/CCR OR ASSE. CALL 789-6064 FOR INFORMATION.
- WHEN PVC WATER MAINS AND/OR POLYETHYLENE SERVICES ARE PROPOSED, THE PIPES ARE TO BE MARKED WITH NO. 10 INSULATED COPPER WIRE INSTALLED THE ENTIRE LENGTH AND STRAPPED TO THE PIPES WITH DUCT TAPE. THE INSULATED WIRE IS TO BE STRIPPED TO BARE WIRE AND SECURED TO ALL VALVES AND FITTINGS. THE WIRE IS TO BE ACCESSIBLE AT ALL FIRE HYDRANTS AND WATER METER BOXES TO AID IN FUTURE LOCATION OF FACILITIES.
- 36" MINIMUM COVER OVER ALL WATER MAINS.
- ANY SEPARATE CONNECTION FOR IRRIGATION SHALL COMPLY WITH CITY AND CFPWA CROSS-CONNECTION REQUIREMENTS WITH APPROVED BACKFLOW PREVENTION DEVICES.
- AT LOCATIONS WHERE WATER MAIN CROSSES UNDER SANITARY SEWER, DUCTILE IRON PIPE SHALL BE USED ALONG WITH PROVIDING 24" MINIMUM OF VERTICAL SEPARATION.
- WATER SERVICES CAN NOT BE ACTIVATED ON NEW WATER MAINS UNTIL ENGINEER'S CERTIFICATION AND APPLICANT'S CERTIFICATION HAVE BEEN PROVIDED TO NCDENR AND "FINAL APPROVAL" ISSUED.
- UNDERGROUND UTILITIES - ALL NEW UTILITIES SHALL BE INSTALLED UNDERGROUND, EXCEPT WHERE SUCH PLACEMENT IS PROHIBITED OR DEEMED IMPRACTICAL BY THE UTILITY PROVIDER. UNDERGROUND FACILITIES FOR STREET LIGHTING ALONG ALL PUBLIC STREETS ABUTTING THE SUBJECT SITE SHALL BE INSTALLED BY THE DEVELOPER.

FIRE & LIFE SAFETY NOTES:

- LANDSCAPING OR PARKING CANNOT BLOCK OR IMPEDE FIRE HYDRANTS OR FDC'S. A 3FT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF THE HYDRANT.
- CONTRACTOR SHALL MAINTAIN AN ALL WEATHER ACCESS FOR EMERGENCY VEHICLES AT ALL TIMES DURING CONSTRUCTION.
- PRIVATE UNDERGROUND FIRE LINES REQUIRE A SEPARATE FIRE LINE PERMIT FROM COW FIRE AND LIFE SAFETY DIVISION, 910-343-0686.
- ALL FDC LOCATION TO BE SHOWN ON FINAL PLAN.
- FDC MUST BE ON THE FRONT OF THE BUILDING(S) UNLESS OTHERWISE APPROVED.
- SHOW ALL HYDRANTS WITHIN 500 FT OF THE BUILDING(S) BY ROAD.
- FIRE HYDRANTS TO BE INSTALLED PER CITY OF WILMINGTON ORDINANCE AND CFPWA STANDARDS.
- WATER FLOW ANALYSIS WILL BE REQUIRED TO DETERMINE THE CORRECT MAIN SIZE TO MEET FIRE FLOW DEMAND.
- NEW HYDRANTS TO BE BROUGHT INTO SERVICE PRIOR TO COMBUSTIBLE MATERIALS DELIVERED TO THE JOB SITE.
- HYDRANT MUST BE WITHIN 150 FT OF THE FDC (MEASURED AS THE TRUCK DRIVES).
- FDC MUST BE WITHIN 40 FT OF FIRE APPARATUS PLACEMENT.
- IN ADDITION TO THE STANDARD COMMENTS, ADDITIONAL FIRE PROTECTION AND ACCESSIBILITY REQUIREMENTS MAY BE REQUIRED DUE TO ANY SPECIAL CIRCUMSTANCES CONCERNING THE PROJECT.
- CONTRACTOR SHALL SUBMIT A RADIO SIGNAL STRENGTH STUDY FOR ALL COMMERCIAL BUILDINGS THAT DEMONSTRATES THAT EXISTING EMERGENCY RESPONDER RADIO SIGNAL LEVELS MEET THE REQUIREMENTS OF SECTION 510 OF THE 2018 NC FIRE CODE.

TRAFFIC ENGINEERING NOTES:

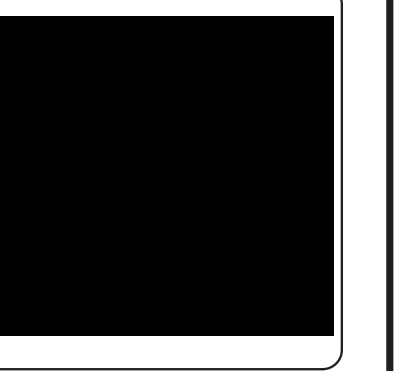
- ALL PARKING STALL MARKINGS AND LANE ARROWS WITHIN THE PARKING AREAS SHALL BE WHITE.
- CONTACT 811 PRIOR TO CONTACTING CITY OF WILMINGTON, TRAFFIC ENGINEERING REGARDING THE UTILITIES IN ROW.
- CONTACT TRAFFIC ENGINEERING AT (910) 341-7888 TO DISCUSS STREET LIGHTING OPTIONS.

SITE PLAN for
214 RED CROSS

LOCATED IN CITY OF WILMINGTON, NORTH CAROLINA
 NEW HANOVER COUNTY, NORTH CAROLINA

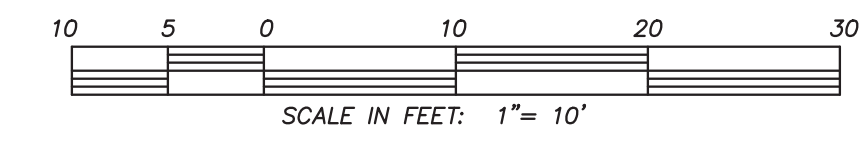
OWNER: 214 RED CROSS STREET LLC
 188 STATE STREET, 3RD FLOOR
 PORTLAND, ME 04101

REV.	NO.	DATE	REMARKS
7			
6			
5			
4			
3			
2			
1			

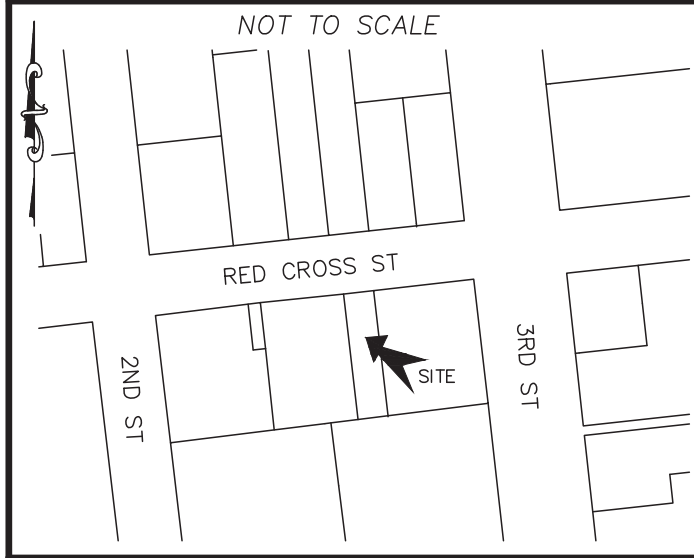


DATE	BY	REMARKS
7/15/22	JSM	
6/16/22	JSM	
5/16/22	JSM	
1/19/22	JSM	
12/16/21	JSM	
11/22/21	JSM	
6/29/21	JSM	

DATE: 6/28/21
 HORZ. SCALE: 1" = 10'
 VERT. SCALE: N/A
 DRAWN BY: JSM
 CHECKED BY: HSR
 PROJECT NO.: 21-0561



LOCATION MAP



Approved Construction Plan
 Date: 7/19/22
 # 2021068
 SWP #: 2022030
 PO, CW, TB, MB, BM

CITY OF WILMINGTON
 NORTH CAROLINA
 Public Services Engineering Division
APPROVED DRAINAGE PLAN
 Date: _____ Permit # _____
 Signed: _____

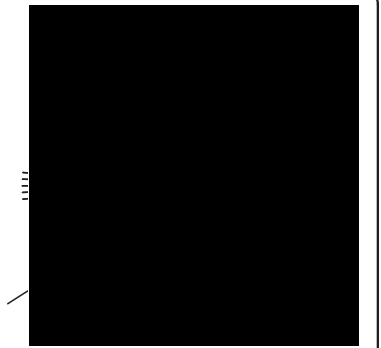
For each open utility cut of City streets, a \$325 permit shall be required from the City prior to occupancy and/or project acceptance.



LICENSE # C-2710
 ENGINEERING
 LAND PLANNING
 COMMERCIAL / RESIDENTIAL
 P.O. BOX 4041
 WILMINGTON, NC 28406
 (910) 791-4441

OFFSITE IMPROVEMENTS
 for
214 RED CROSS

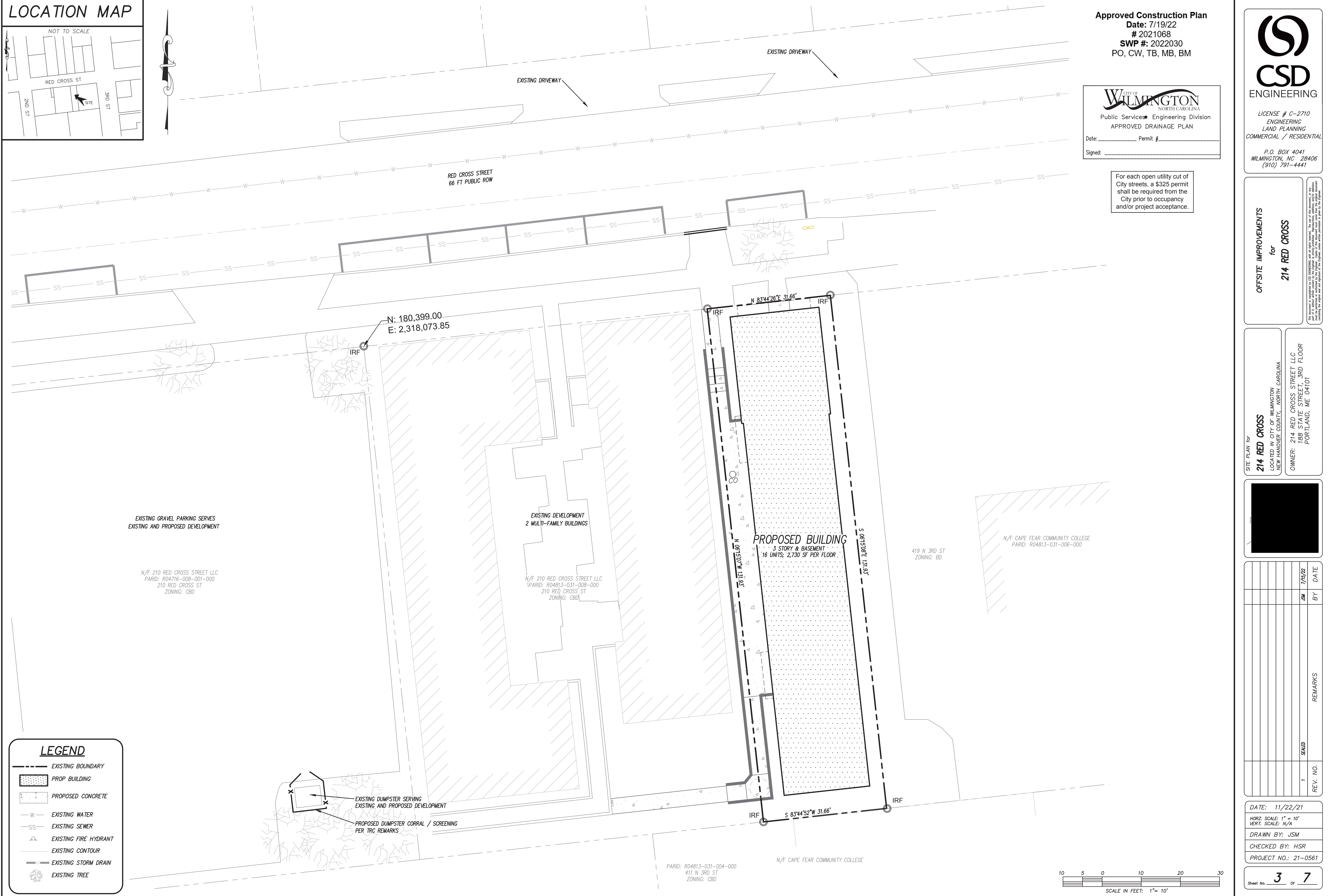
SITE PLAN for
214 RED CROSS
 LOCATED IN CITY OF WILMINGTON
 NEW HANOVER COUNTY, NORTH CAROLINA
 OWNER: 214 RED CROSS STREET LLC
 188 STATE STREET, 3RD FLOOR
 PORTLAND, ME 04101



REV. NO.	DATE	BY	REMARKS
1	7/19/22	JSM	SEAL

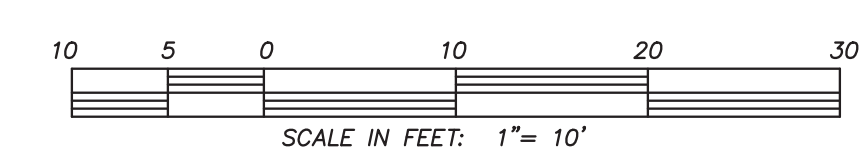
DATE: 11/22/21
 HORZ. SCALE: 1" = 10'
 VERT. SCALE: N/A
 DRAWN BY: JSM
 CHECKED BY: HSR
 PROJECT NO.: 21-0561

Sheet No. **3** of **7**



LEGEND

- EXISTING BOUNDARY
- [Pattern] PROP. BUILDING
- [Pattern] PROPOSED CONCRETE
- W EXISTING WATER
- SS EXISTING SEWER
- [Symbol] EXISTING FIRE HYDRANT
- EXISTING CONTOUR
- EXISTING STORM DRAIN
- [Symbol] EXISTING TREE



PARID: R04813-031-004-000
 411 N 3RD ST
 ZONING: CBD

419 N 3RD ST
 ZONING: BD

N/F CAPE FEAR COMMUNITY COLLEGE
 PARID: R04813-031-006-000

EXISTING GRAVEL PARKING SERVES
 EXISTING AND PROPOSED DEVELOPMENT

N/F 210 RED CROSS STREET LLC
 PARID: R04716-008-001-000
 210 RED CROSS ST
 ZONING: CBD

EXISTING DEVELOPMENT
 2 MULTI-FAMILY BUILDINGS

N/F 210 RED CROSS STREET LLC
 PARID: R04813-031-008-000
 210 RED CROSS ST
 ZONING: CBD

PROPOSED BUILDING
 3 STORY & BASEMENT
 16 UNITS; 2,730 SF PER FLOOR

EXISTING DUMPSTER SERVING
 EXISTING AND PROPOSED DEVELOPMENT
 PROPOSED DUMPSTER CORRAL / SCREENING
 PER TRC REMARKS

N 83°44'26"E 31.66'

S 83°44'52"W 31.66'

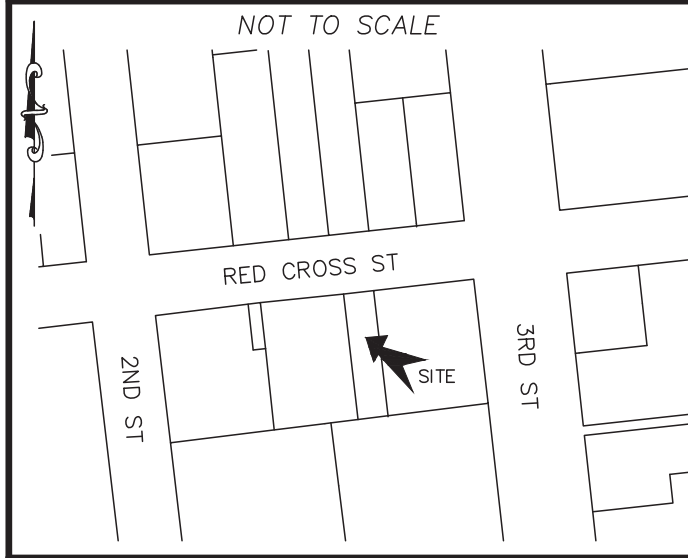
N 83°44'26"E 31.66'

N: 180,399.00
 E: 2,318,073.85

N 83°44'26"E 31.66'

S 08°15'08"E 131.93'

LOCATION MAP



Approved Construction Plan
 Date: 7/19/22
 # 2021068
 SWP #: 2022030
 PO, CW, TB, MB, BM

CITY OF WILMINGTON
 NORTH CAROLINA
 Public Services Engineering Division
 APPROVED DRAINAGE PLAN

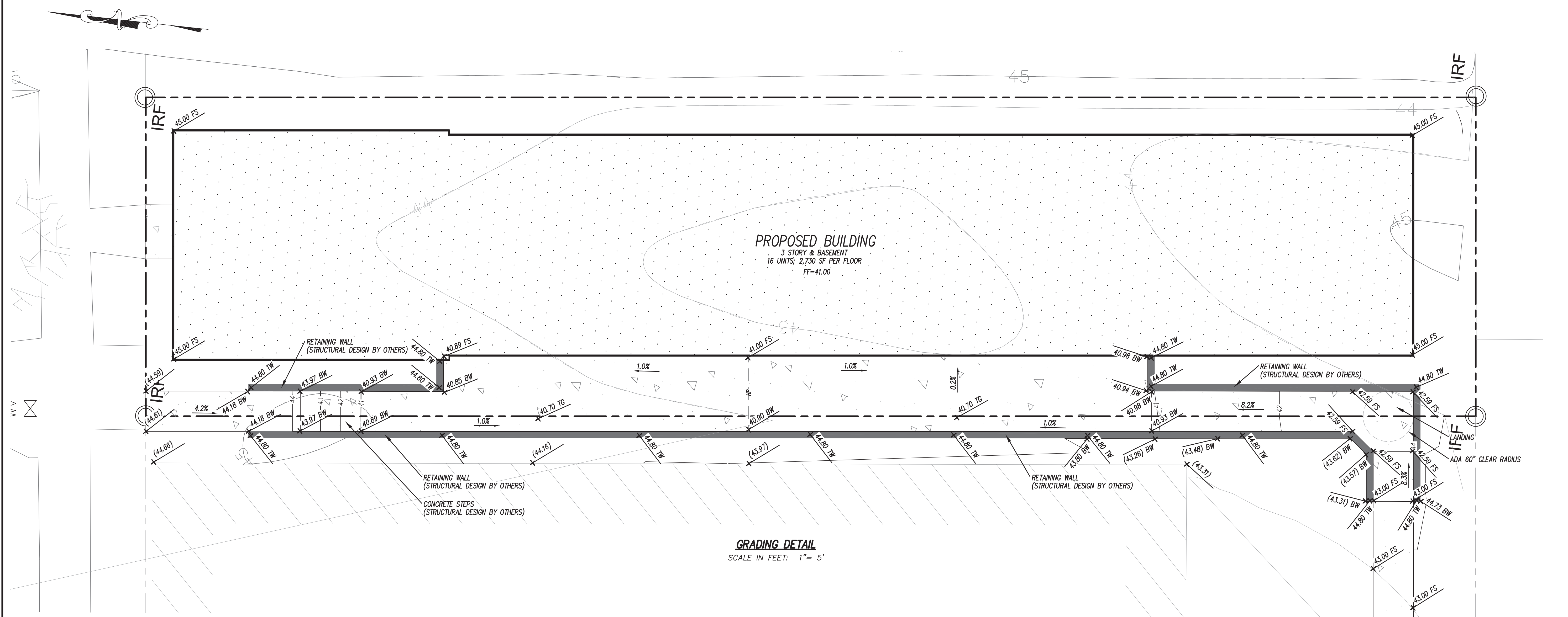
Date: _____ Permit # _____
 Signed: _____

CSD
 ENGINEERING

LICENSE # C-2710
 ENGINEERING
 LAND PLANNING
 COMMERCIAL / RESIDENTIAL

P.O. BOX 4041
 WILMINGTON, NC 28406
 (910) 791-4441

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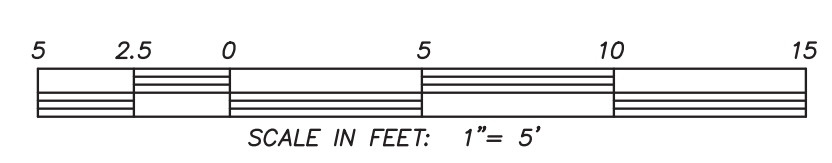
GRADING DETAIL
 SCALE IN FEET: 1" = 5'

LEGEND

- EXISTING BOUNDARY
- [Pattern] PROP BUILDING
- [Pattern] PROPOSED CONCRETE
- W- EXISTING WATER
- SS- EXISTING SEWER
- [Symbol] EXISTING FIRE HYDRANT
- - - EXISTING CONTOUR
- [Symbol] EXISTING STORM DRAIN
- [Symbol] EXISTING TREE
- [Symbol] PROPOSED GRADE SHOT
- [Symbol] EXISTING GRADE SHOT

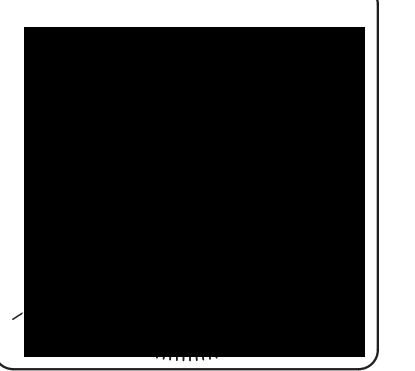
KEY

- BW - BOTTOM OF WALL
- TW - TOP OF WALL
- FS - FINISHED SURFACE
- BSW - BOTTOM OF SIDEWALK
- HP - HIGH POINT
- TG - TOP OF GRATE
- TB - TOP OF BOX (ACCESS COVER)
- [Symbol] EXISTING / PROPOSED STORM SEWER & CATCH BASIN



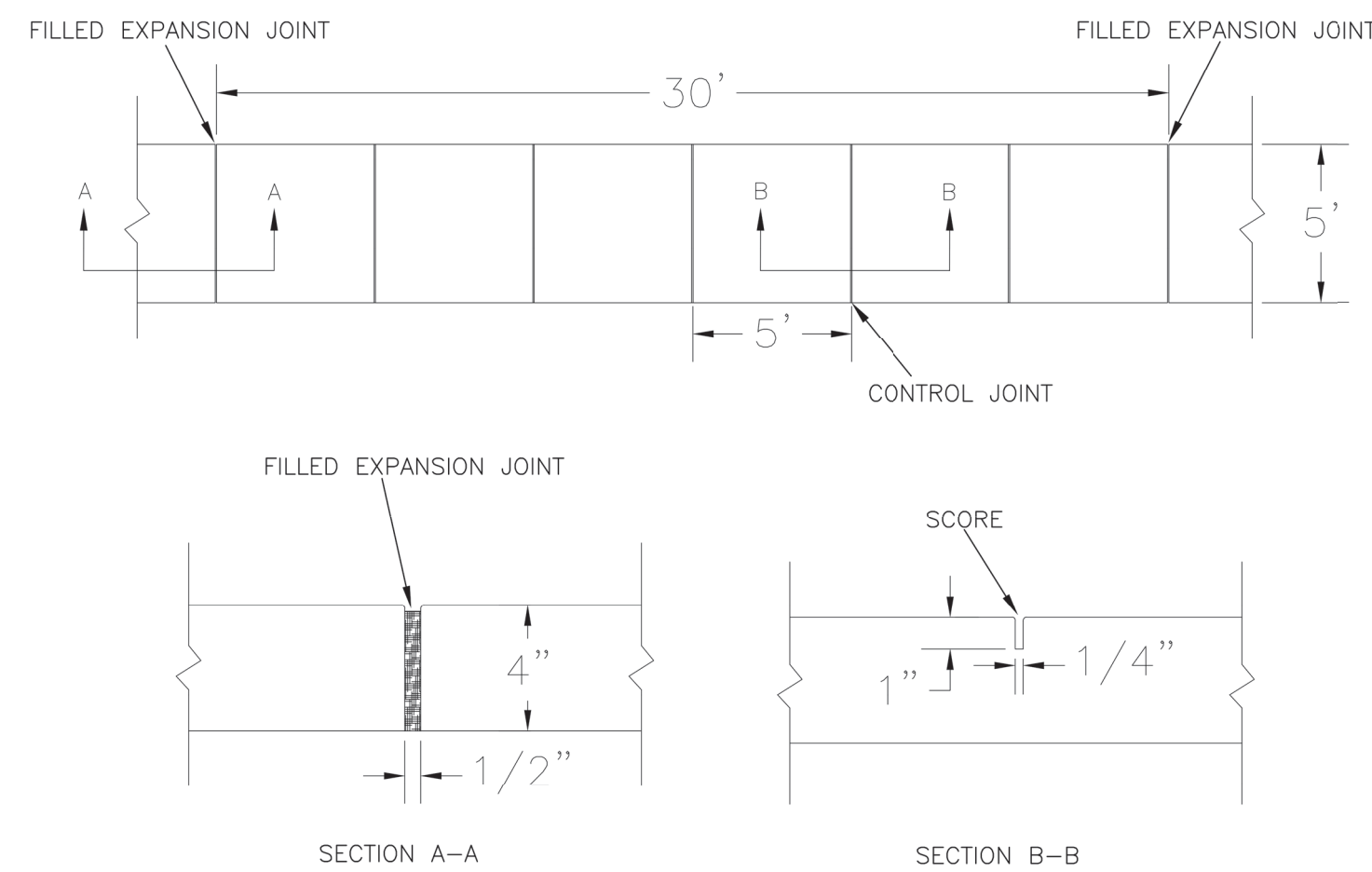
GRADING DETAIL
 for
214 RED CROSS

SITE PLAN for
214 RED CROSS
 LOCATED IN CITY OF WILMINGTON
 NEW HANOVER COUNTY, NORTH CAROLINA
 OWNER: 214 RED CROSS STREET LLC
 188 STATE STREET, 3RD FLOOR
 PORTLAND, ME 04101



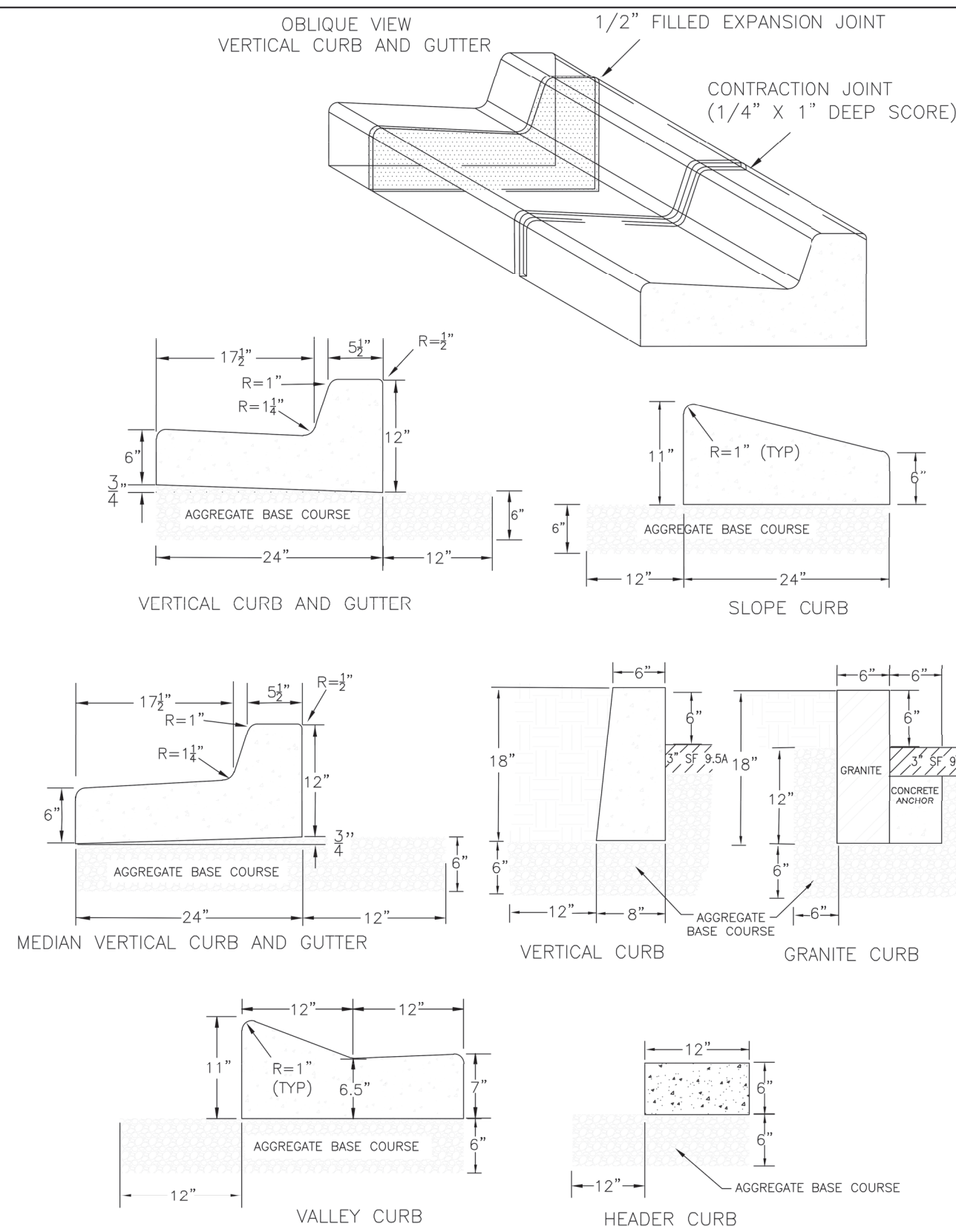
REV. NO.	DATE	BY	REMARKS
1	7/19/22	JSM	SEALED

DATE: 11/22/21
 HORZ. SCALE: 1" = 5'
 VERT. SCALE: N/A
 DRAWN BY: JSM
 CHECKED BY: HSR
 PROJECT NO.: 21-0561



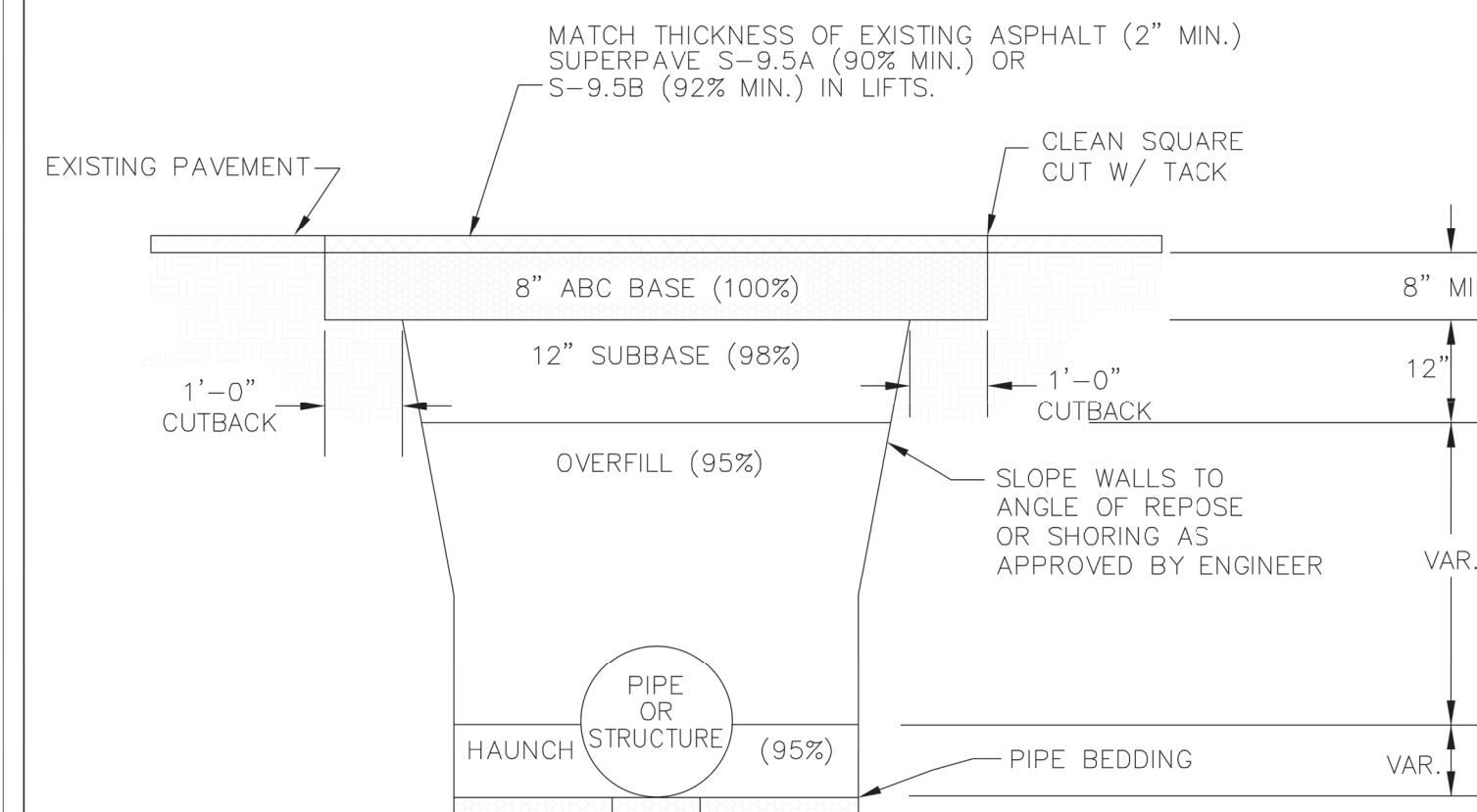
- NOTES:
1. JOINT MATERIAL TO COMPLY WITH CURRENT NCDOT STANDARDS.
 2. SANITARY SEWER CLEAN-OUTS, WATER METERS, MANHOLES, AND VALVE LIDS TO BE LOCATED OUTSIDE SIDEWALK WHERE FEASIBLE.
 3. MINIMUM SIDEWALK WIDTH TO BE 6' MINIMUM IF PLACED AT BACK OF CURB.
 4. CONCRETE FOR ALL SIDEWALKS (EXCEPT ANY PORTION CONTAIN WITHIN A DRIVEWAY APRON) SHALL BE CLASS "A" - 3,000 PSI.
 5. MINIMUM REPLACEMENT FOR REPAIRS IS A 5' X 5' PANEL.
 6. 4" STONE BASE MAY BE REQUIRED FOR POOR SOIL CONDITIONS.
 7. MINIMUM DEPTH FOR TUNNELING BELOW SIDEWALK IS 12"
 8. MAX ADJACENT GROUND SLOPE WITHOUT RAILING IS 2:1
 9. MIN GRADE FOR PROPER DRAINAGE IS 1% IN AT LEAST 1 DIRECTION. MAX CROSS SLOPE IS 2%. MAX LONGITUDINAL SLOPE IS 8.3%, 10% IF LIMITED BY EXISTING CONDITIONS, OR NO GREATER THAN THE SLOPE OF THE EXISTING ADJACENT ROAD.

STANDARD DETAIL		<p>CITY OF WILMINGTON ENGINEERING NORTH CAROLINA PO BOX 1810 WILMINGTON N.C. 28402 (910) 341-7807</p>	SD 3-10
DATE:	OCTOBER, 2010		
DRAWN:	PB/JSR		
CHECKED:	DEC		
SCALE:	NOT TO SCALE		



- NOTES:
1. EXPANSION JOINT MATERIAL TO COMPLY WITH CURRENT NCDOT STANDARDS
 2. 50' MAX EXPANSION JOINT SPACING, 10' MAX CONTRACTION JOINT SPACING
 3. MINIMUM INSTALLATION LENGTH IS 5 FT.
 4. CONCRETE TO BE 3000 PSI MIN
 5. VERTICAL CURB AND GUTTER BASE CAN BE SLOPED 3/4" OR USE A FLAT BASE

STANDARD DETAIL		<p>CITY OF WILMINGTON ENGINEERING NORTH CAROLINA PO BOX 1810 WILMINGTON N.C. 28402 (910) 341-7807</p>	SD 3-11
DATE:	AUGUST, 2011		
DRAWN:	PB/JSR		
CHECKED:	DEC		
SCALE:	NOT TO SCALE		



- NOTES:
1. CONTRACTOR SHALL ENSURE BOTTOM OF TRENCH IS SUITABLE FOR INSTALLATION AND DOES NOT REQUIRE FOUNDATION CONDITIONING STONE.
 2. FILL SHALL BE SUITABLE MATERIAL THAT IS FREE FROM HEAVY CLAY, GUMBOS, DEBRIS, ORGANICS AND LITTLE TO NO EXCESSIVE MOISTURE.
 3. SELECT BACKFILL MAY BE SUBSTITUTED OR REQUIRED BY CITY TO ACHIEVE COMPACTION, (I.E. #57, ABC, CRUSHED LIMESTONE, CLEAN SAND, FLOWABLE FILL, ETC).
 4. SOIL SHALL BE INSTALLED IN 6"-8" LIFTS AND COMPACTED BY A MECHANIZED TAMPER (I.E. JUMPING JACK), HOWEVER, VIBRATORY ROLLERS > 18" WIDTH MAY BE USED FOR LARGER EXCAVATIONS. THE PLATE TAMP METHOD SHALL NOT BE USED.
 5. ALL APPROVED CASTINGS SHALL BE SET FLUSH TO GRADE AND SUPPORTED IF APPLICABLE.
 6. COMPACT MATERIALS TO MINIMUM % DENSITY SHOWN IN DIAGRAM AS DETERMINED BY THE STANDARD PROCTOR METHOD ASTM D-698-A FOR SOILS; AND ASTM D-698-C FOR ABC STONE; AND BY NUCLEAR GAUGE OR CORE SAMPLE FOR ASPHALT.
 7. CUTBACKS OF ASPHALT SHALL BE PREPARED ON EDGE OF EXCAVATION OVER TOP OF UNDISTURBED SOIL.

STANDARD DETAIL		<p>CITY OF WILMINGTON ENGINEERING OFFICE 212 OPERATIONS CENTER DRIVE WILMINGTON N.C. 28412 (910) 341-7807</p>	SD 1-05
DATE:	MAY, 2013		
DRAWN BY:	JSR		
CHECKED BY:	D.E.C., P.E.		
SCALE:	NOT TO SCALE		

Approved Construction Plan
 Date: 7/19/22
 # 2021068
 SWP #: 2022030
 PO, CW, TB, MB, BM

Public Services Engineering Division
 APPROVED DRAINAGE PLAN
 Date: _____ Permit # _____
 Signed: _____

For each open utility cut of City streets, a \$325 permit shall be required from the City prior to occupancy and/or project acceptance.

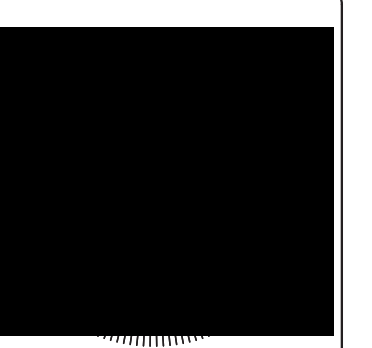


LICENSE # C-2710
 ENGINEERING
 LAND PLANNING
 COMMERCIAL / RESIDENTIAL

P.O. BOX 4041
 WILMINGTON, NC 28406
 (910) 791-4441

STANDARD DETAILS
 for
 214 RED CROSS

SITE PLAN for
214 RED CROSS
 LOCATED IN CITY OF WILMINGTON
 NEW HANOVER COUNTY, NORTH CAROLINA
 OWNER: 214 RED CROSS STREET LLC
 188 STATE STREET, 3RD FLOOR
 PORTLAND, ME 04101

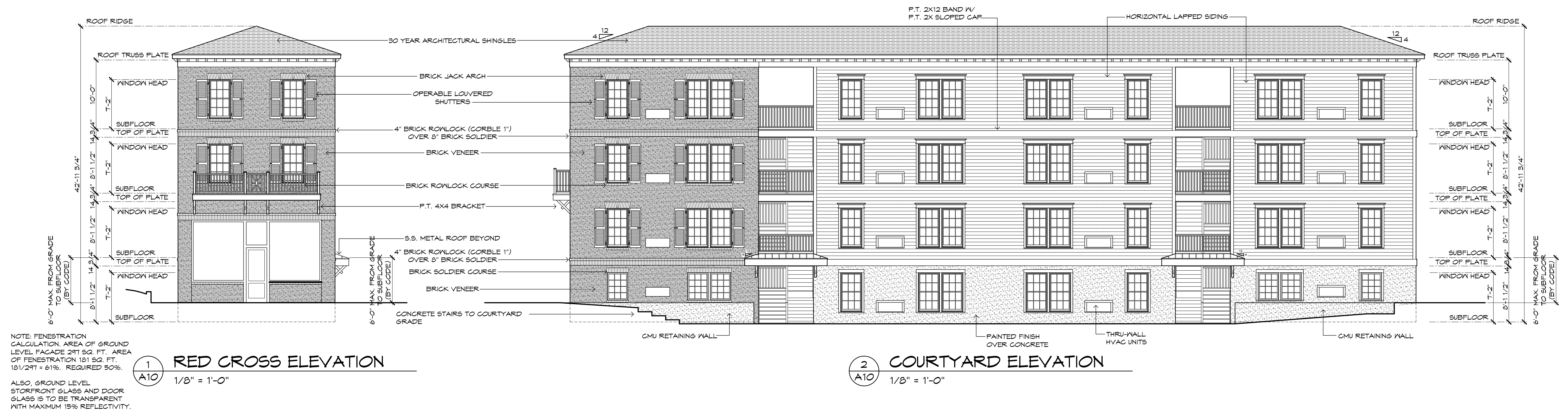


REV. NO.	DATE	BY	REMARKS
1	7/19/22	JSM	SEALED

DATE: 6/28/21
 HORZ. SCALE: N/A
 VERT. SCALE: N/A
 DRAWN BY: JSM
 CHECKED BY: HSR
 PROJECT NO.: 21-0561

Revisions:	
date:	description:

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MARK ANDREW SAULNIER
ARCHITECT, PLLC



NOTE: PENETRATION CALCULATION AREA OF GROUND LEVEL FACADE 247 SQ. FT. AREA OF PENETRATION 181 SQ. FT. 181/247 = 61%. REQUIRED 50%.

ALSO GROUND LEVEL STOREFRONT GLASS AND DOOR GLASS IS TO BE TRANSPARENT WITH MAXIMUM 15% REFLECTIVITY.

1 RED CROSS ELEVATION
A10 1/8" = 1'-0"

2 COURTYARD ELEVATION
A10 1/8" = 1'-0"



3 EAST ELEVATION
A10 1/8" = 1'-0"

4 SOUTH ELEVATION
A10 1/8" = 1'-0"

**COURTYARD
CONDOMINIUMS**
214 Red Cross Street
Wilmington, NC

Mark
Andrew
Saulnier
Architect
P L L C

Architecture &
Historic Preservation
4209 Wrightsville Avenue
Wilmington, NC 28403
Tel. & Fax 910.793.0639

Approved Construction Plan
Date: 7/19/22
2021068
SWP #: 2022030
PO, CW, TB, MB, BM

drawn:	MAS
checked:	MAS
date:	04/28/2022
job no:	
sheet:	of:

A10