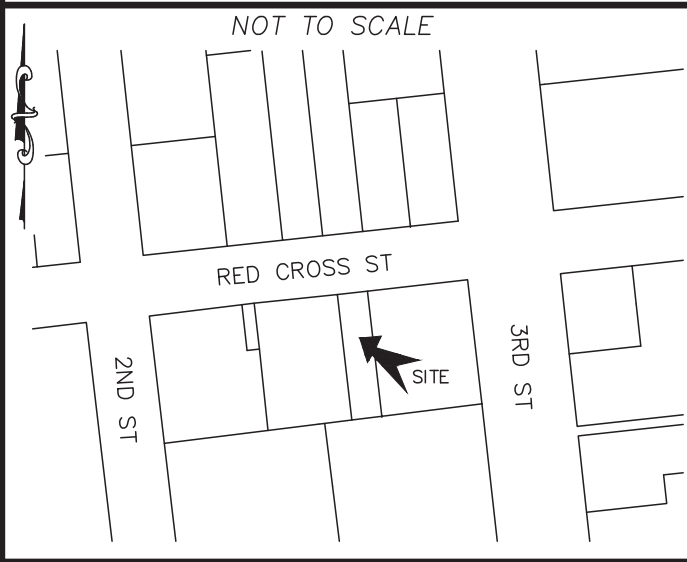


LOCATION MAP



CONSTRUCTION DRAWINGS for

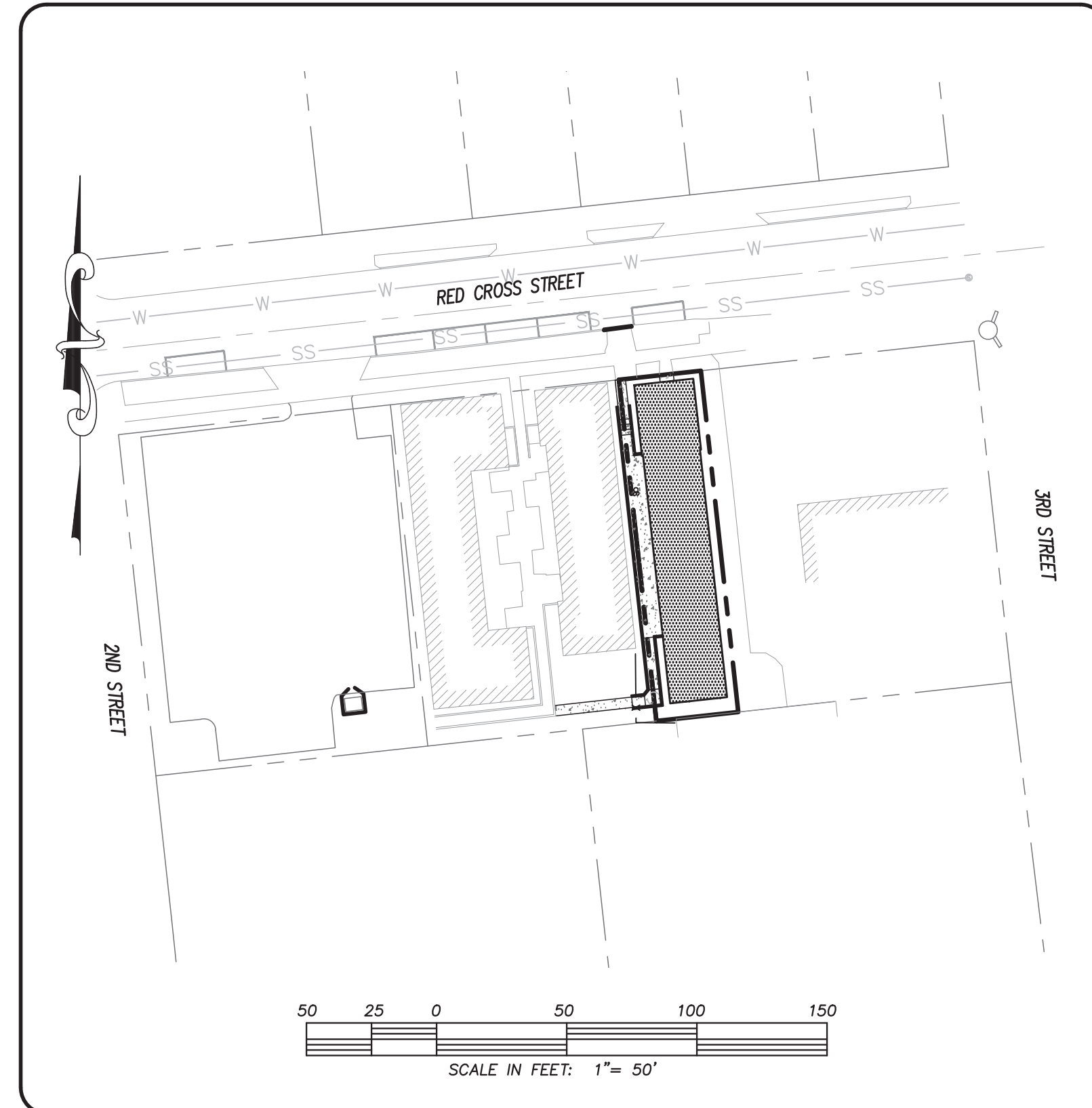
214 RED CROSS STREET

LOCATED IN CITY OF WILMINGTON

NEW HANOVER COUNTY, NORTH CAROLINA

GENERAL NOTES:

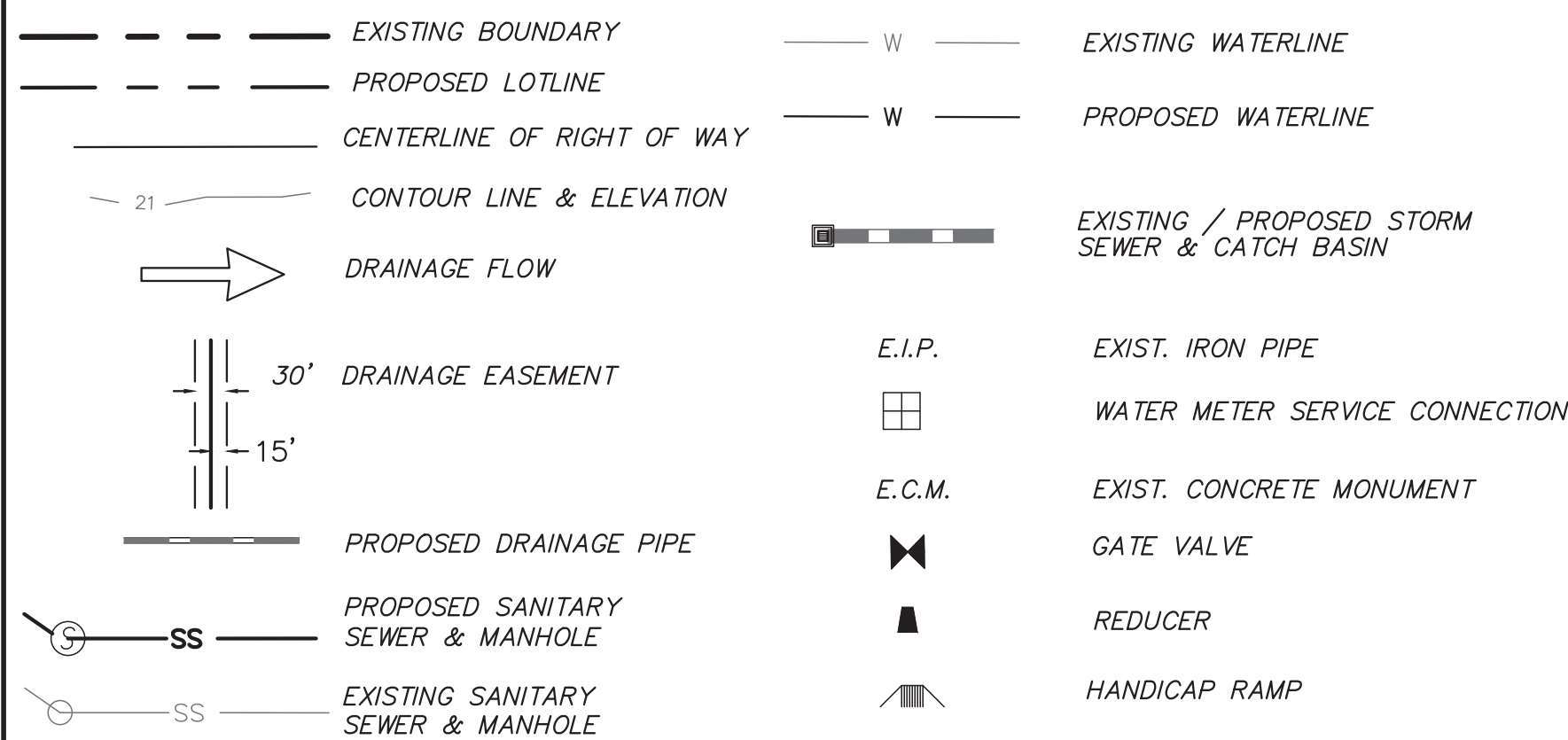
- NEW HANOVER COUNTY PARCEL NUMBERS:
PID = R04813-031-007-000
- TOTAL PROJECT AREA: 4,176 (0.10 AC.)
- EXISTING ZONING DISTRICT: CBD
- LAND CLASSIFICATION: COMMERCIAL
- THIS SITE IS LOCATED WITHIN ZONE "X" ACCORDING TO FEMA FIRM COMMUNITY PANEL NUMBER 3720311800L, EFFECTIVE DATE 8/28/18
- SITE ADDRESS: 214 RED CROSS STREET
- EXISTING IMPERVIOUS ONSITE = 0.0 SF
- AS-BUILT, BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED AND PROVIDED TO CSD ENGINEERING BY 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



NOTES:

- ASBUILT, BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED AND PROVIDED TO CSD ENGINEERING BY TO CSD ENGINEERING BY PARAMOUNT 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.

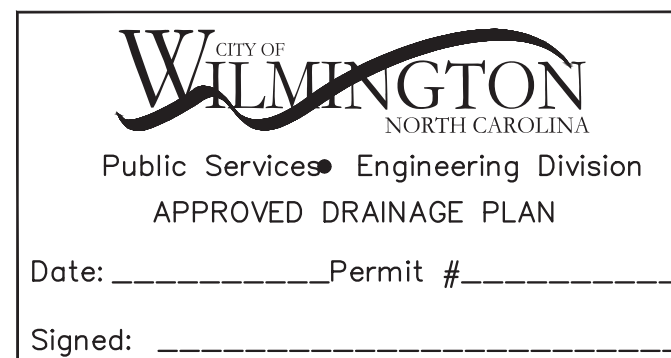
LEGEND



INDEX TO DRAWINGS

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

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.

RECEIVED
By Pat O'Mahony at 8:13 am, Dec 16, 2021

Approved Construction Plan

Name _____ Date _____

Planning _____

Traffic _____

Fire _____



LICENSE # C-2710
ENGINEERING
LAND PLANNING
COMMERCIAL / RESIDENTIAL

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

COVER SHEET
for
214 RED CROSS

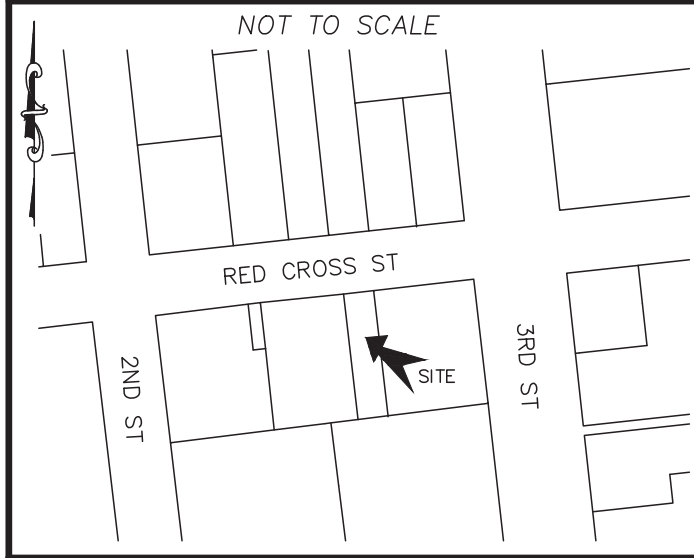
SITE PLAN for
214 RED CROSS
LOCATED IN CITY OF WILMINGTON
NEW HANOVER COUNTY, NORTH CAROLINA
OWNER: 214 RED CROSS STREET LLC
188 STATE STREET, 3RD FLOOR
PORTLAND, ME 04101

PRELIMINARY

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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 OFFSITE:
 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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PORTLAND, ME 04101

PARKING NOTES:

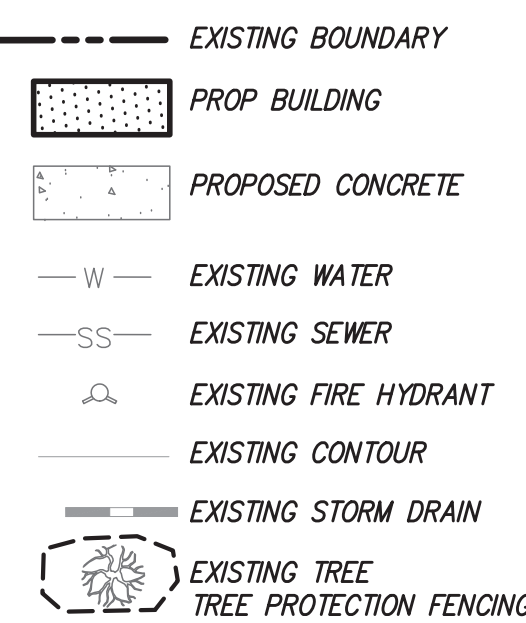
- NONE REQUIRED IN CBD

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

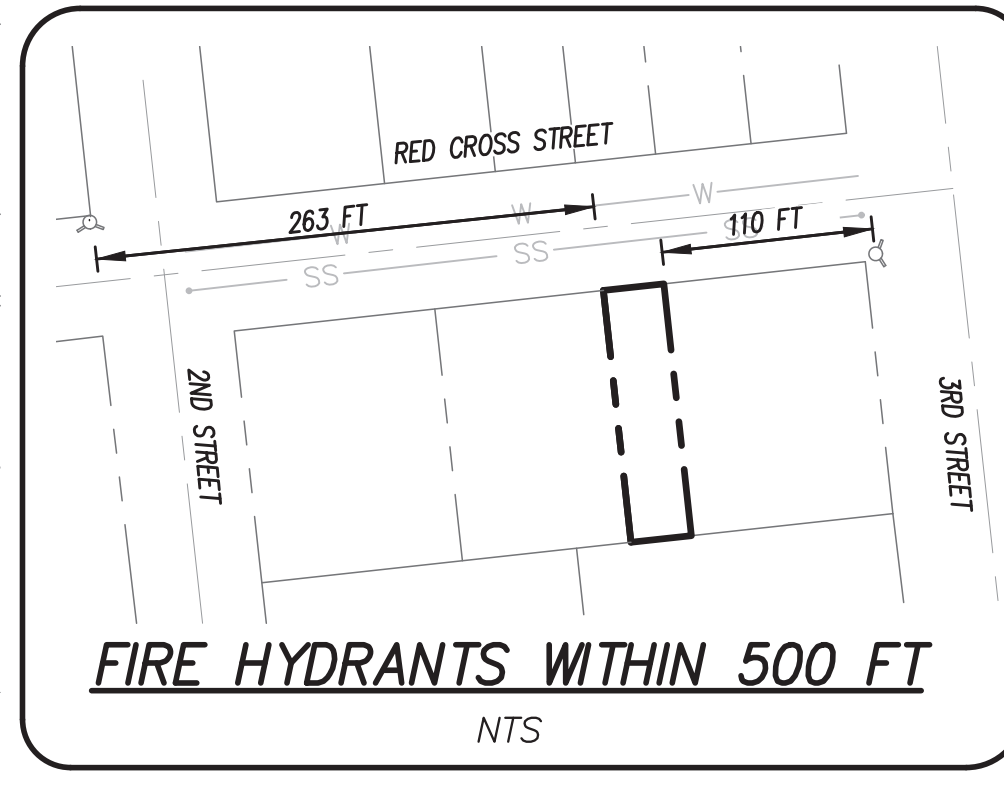
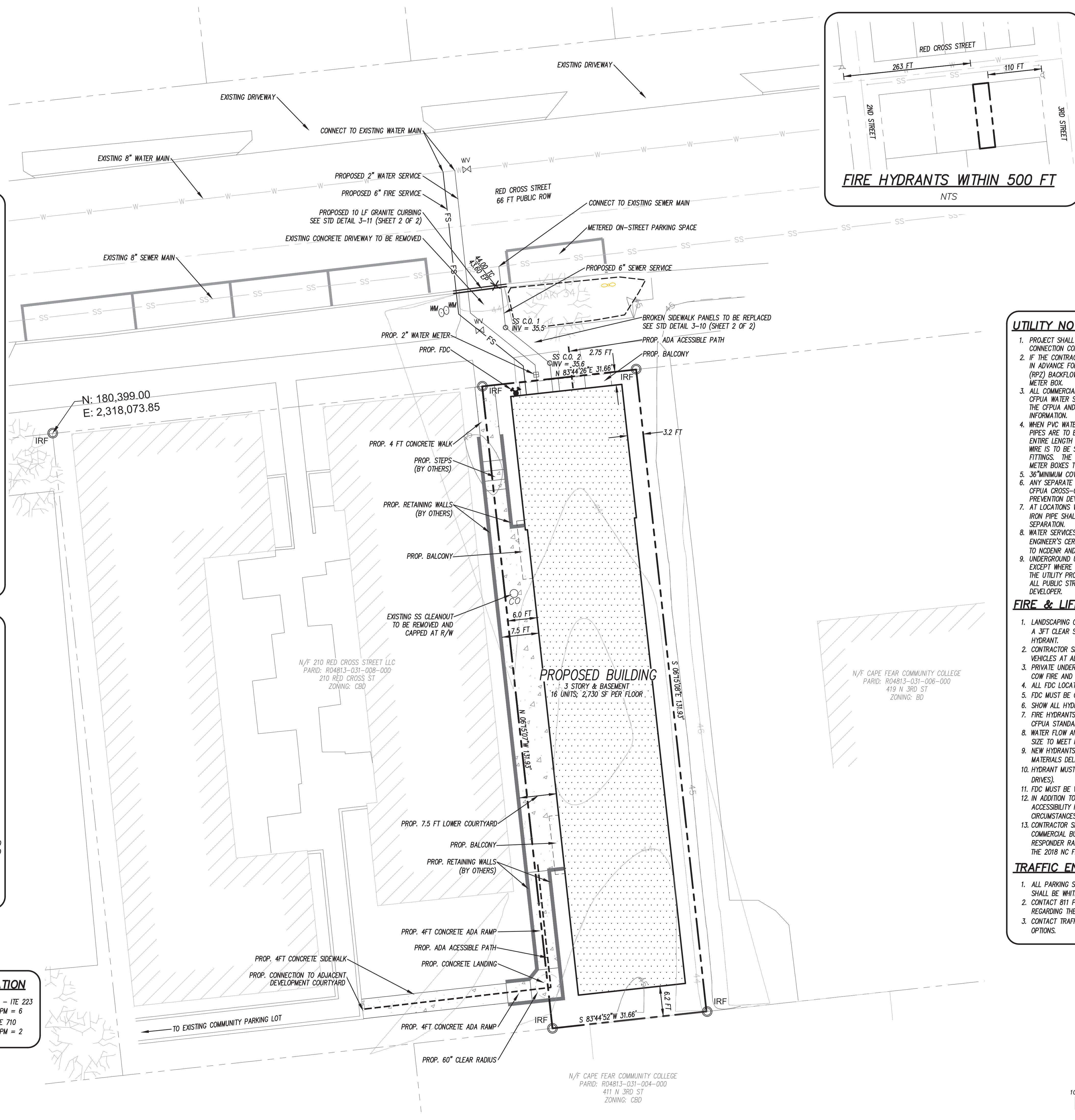
WATER - 14 BEDROOMS X 120 GPD = 1,680 GPD
 SEWER - 14 BEDROOMS X 120 GPD = 1,680 GPD
 WATER - 6 EMPLOYEES X 25 GPD = 150 GPD
 SEWER - 6 EMPLOYEES X 25 GPD = 150 GPD

LEGEND



TRIP ESTIMATION

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



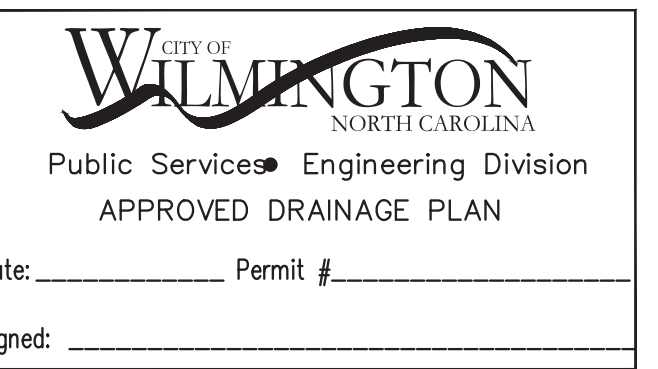
Approved Construction Plan

Name _____ Date _____

Planning _____

Traffic _____

Fire _____



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.

LICENSE # C-2710
 ENGINEERING
 LAND PLANNING
 COMMERCIAL / RESIDENTIAL

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

SITE PLAN for
214 RED CROSS

LOCATED IN CITY OF WILMINGTON
 NEW HANOVER COUNTY, NORTH CAROLINA

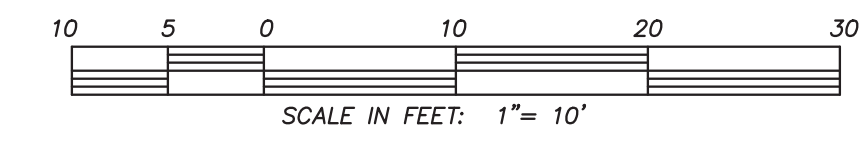
OWNER: 214 RED CROSS STREET LLC
 188 STATE STREET, 3RD FLOOR
 PORTLAND, ME 04101

PRELIMINARY

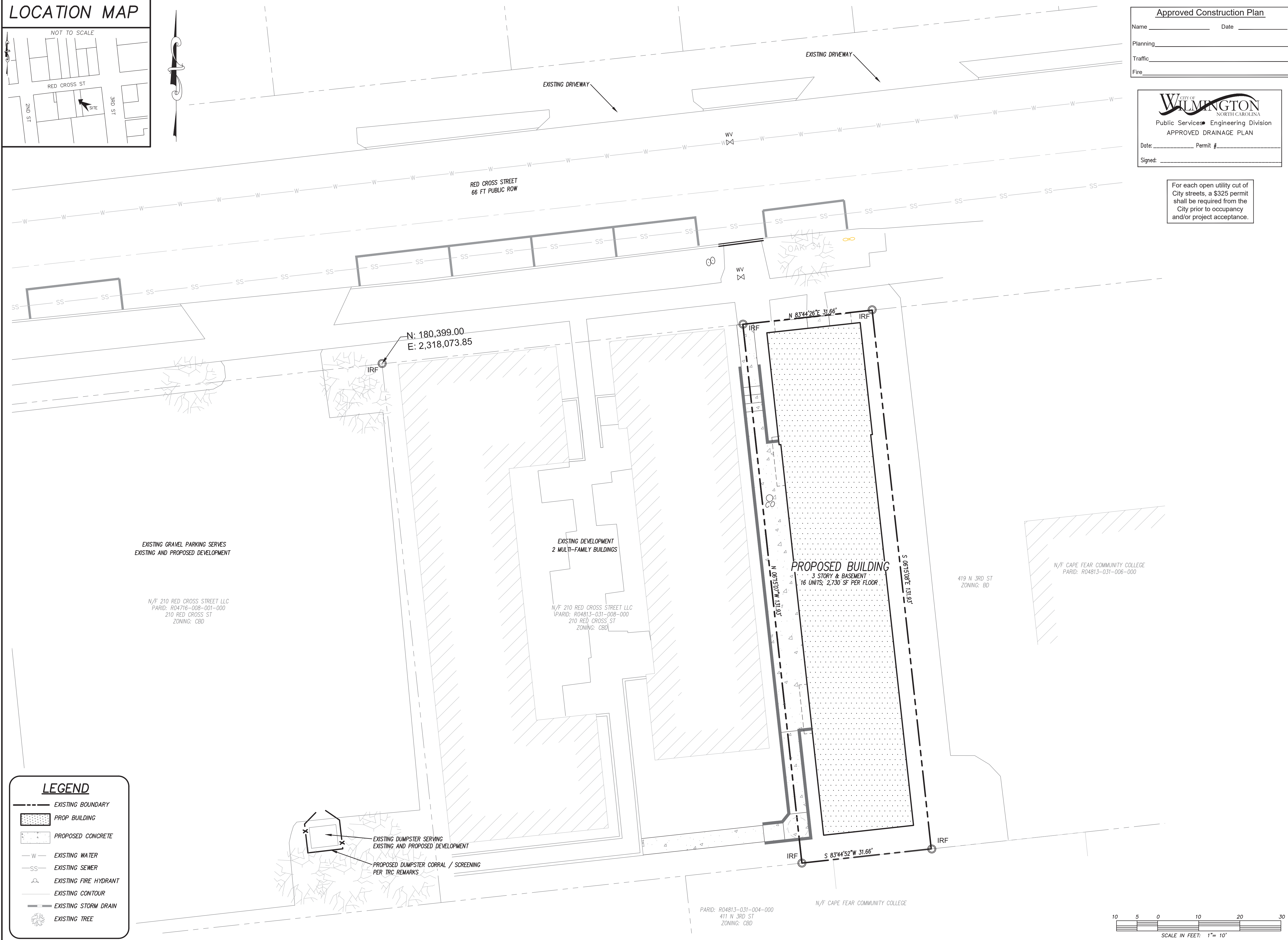
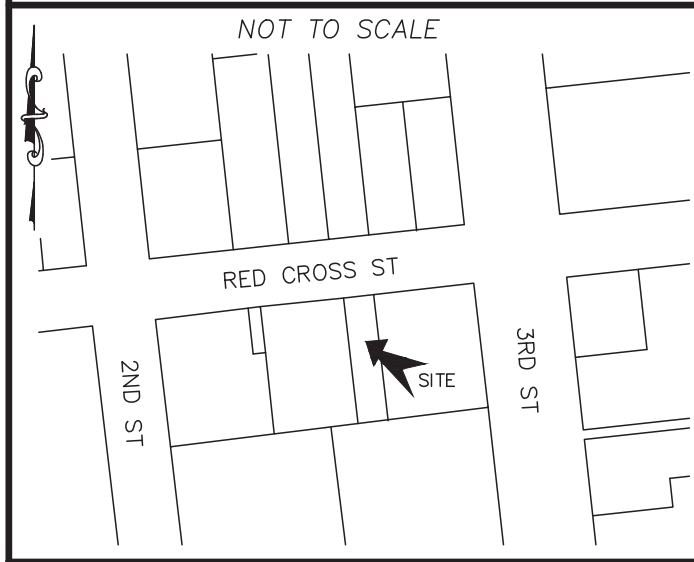
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| 2 | 1 | 11/22/21 | SHEET REVISED PER PRE-TRC COMMENTS |
| 2 | 1 | 6/28/21 | ADDED TRIP GENERATION CALC |

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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

Name _____ Date _____

Planning _____

Traffic _____

Fire _____

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.

CSD ENGINEERING

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

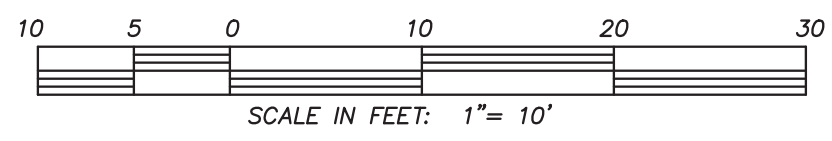
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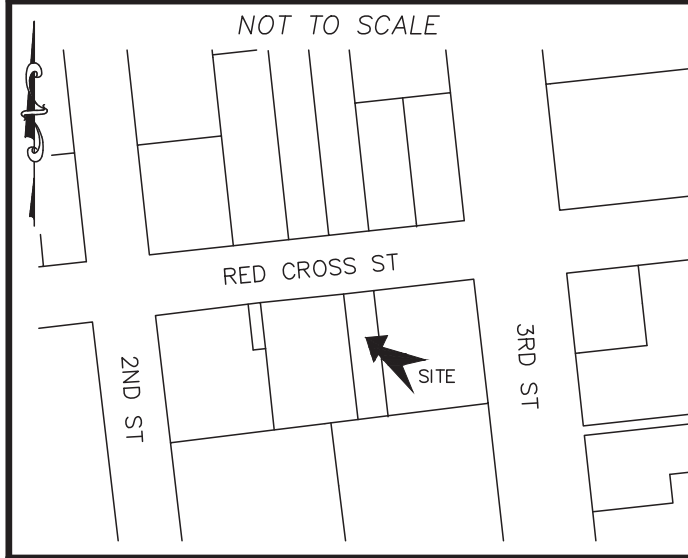
DATE: 11/22/21
HORIZ. SCALE: 1" = 10'
VERT. SCALE: N/A
DRAWN BY: JSM
CHECKED BY: HSR
PROJECT NO.: 21-0561

LEGEND

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



LOCATION MAP



Approved Construction Plan

Name _____ Date _____

Planning _____

Traffic _____

Fire _____



Date: _____ Permit # _____

Signed: _____

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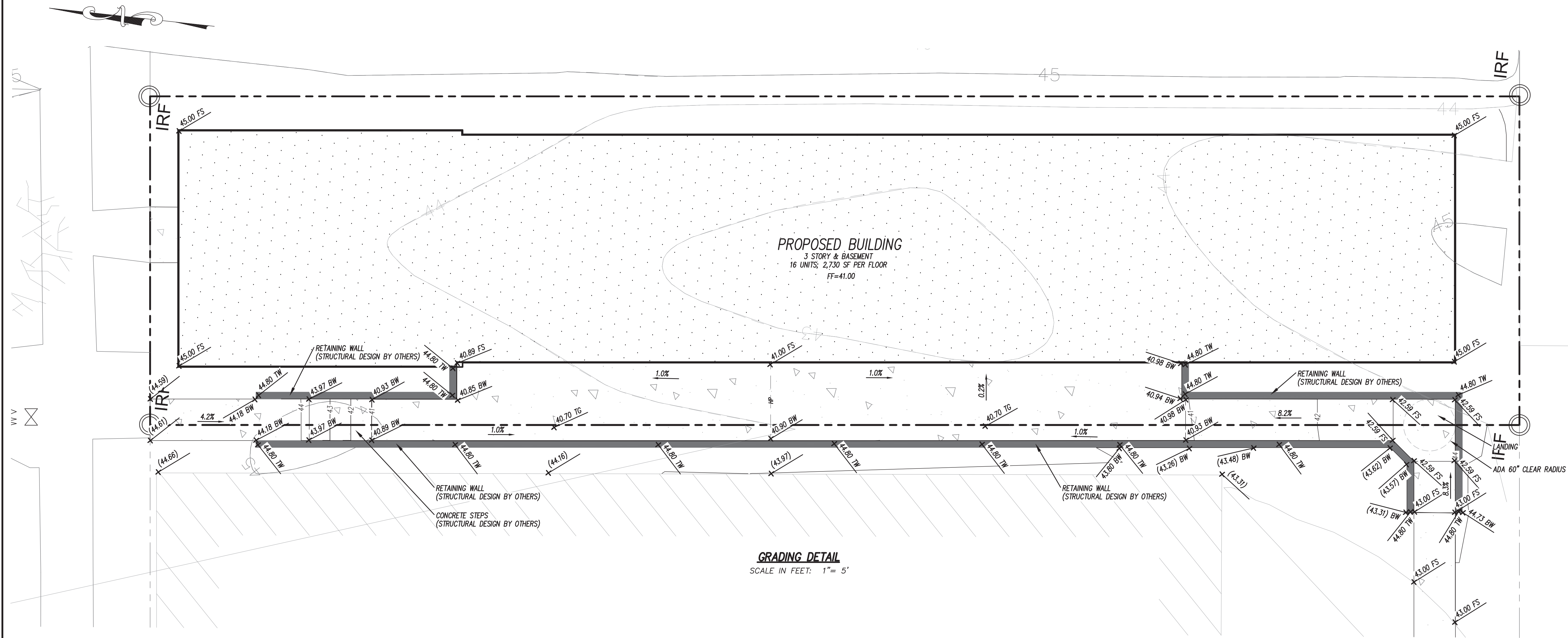
LICENSE # C-2710
ENGINEERING
LAND PLANNING
COMMERCIAL / RESIDENTIAL

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(910) 791-4441

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

PRELIMINARY



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
- x 43.60 PROPOSED GRADE SHOT
- x 43.60 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

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DATE: 11/22/21

HORZ. SCALE: 1" = 5'

VERT. SCALE: N/A

DRAWN BY: JSM

CHECKED BY: HSR

PROJECT NO.: 21-0561

Sheet No. **4** of **6**

