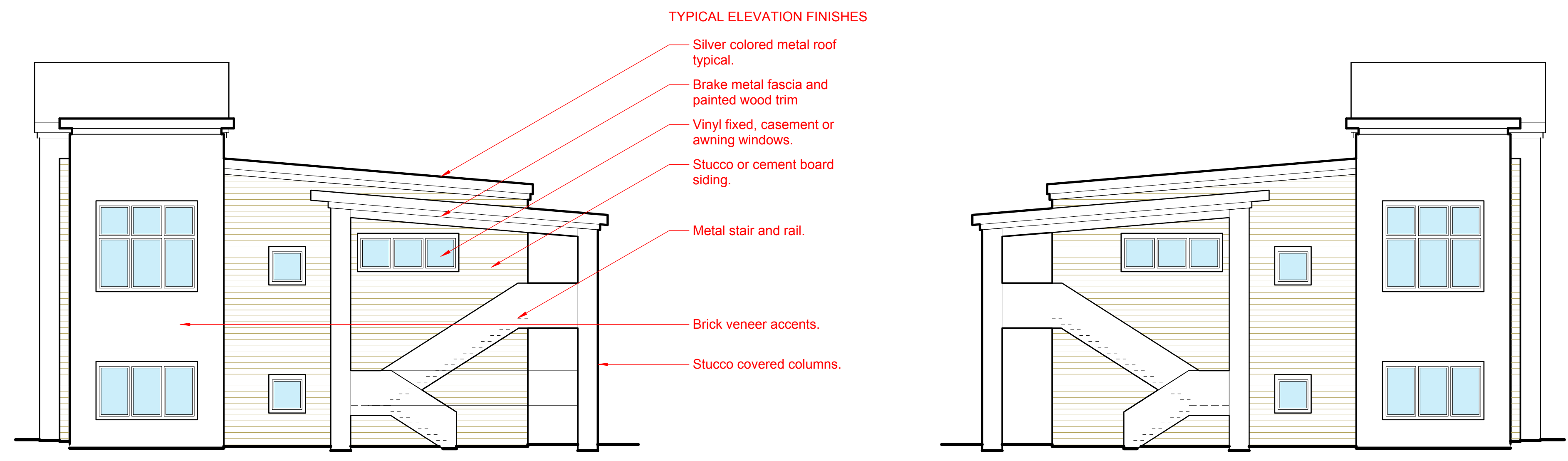




WEST ELEVATION
 A1.22 1/8"



- TYPICAL ELEVATION FINISHES**
- Silver colored metal roof typical.
 - Brake metal fascia and painted wood trim
 - Vinyl fixed, casement or awning windows.
 - Stucco or cement board siding.
 - Metal stair and rail.
 - Brick veneer accents.
 - Stucco covered columns.

SOUTH ELEVATION
 A1.24 1/8"

NORTH ELEVATION
 A1.26 1/8"



EAST ELEVATION
 A1.28 1/8"



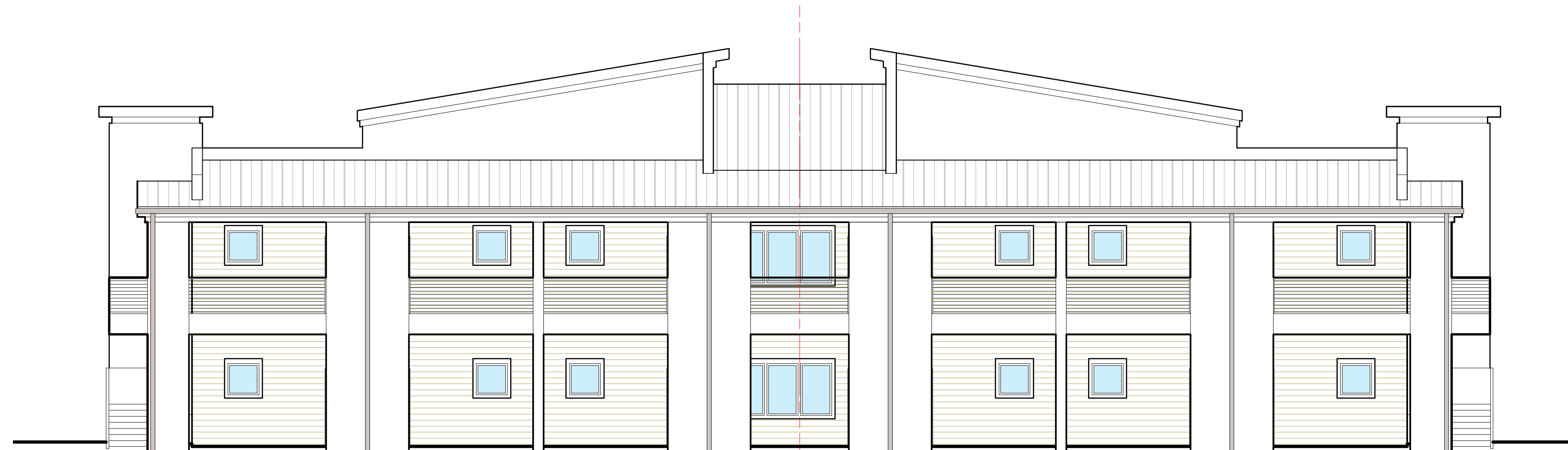
NORTH ELEVATION
A2.22 1/8"



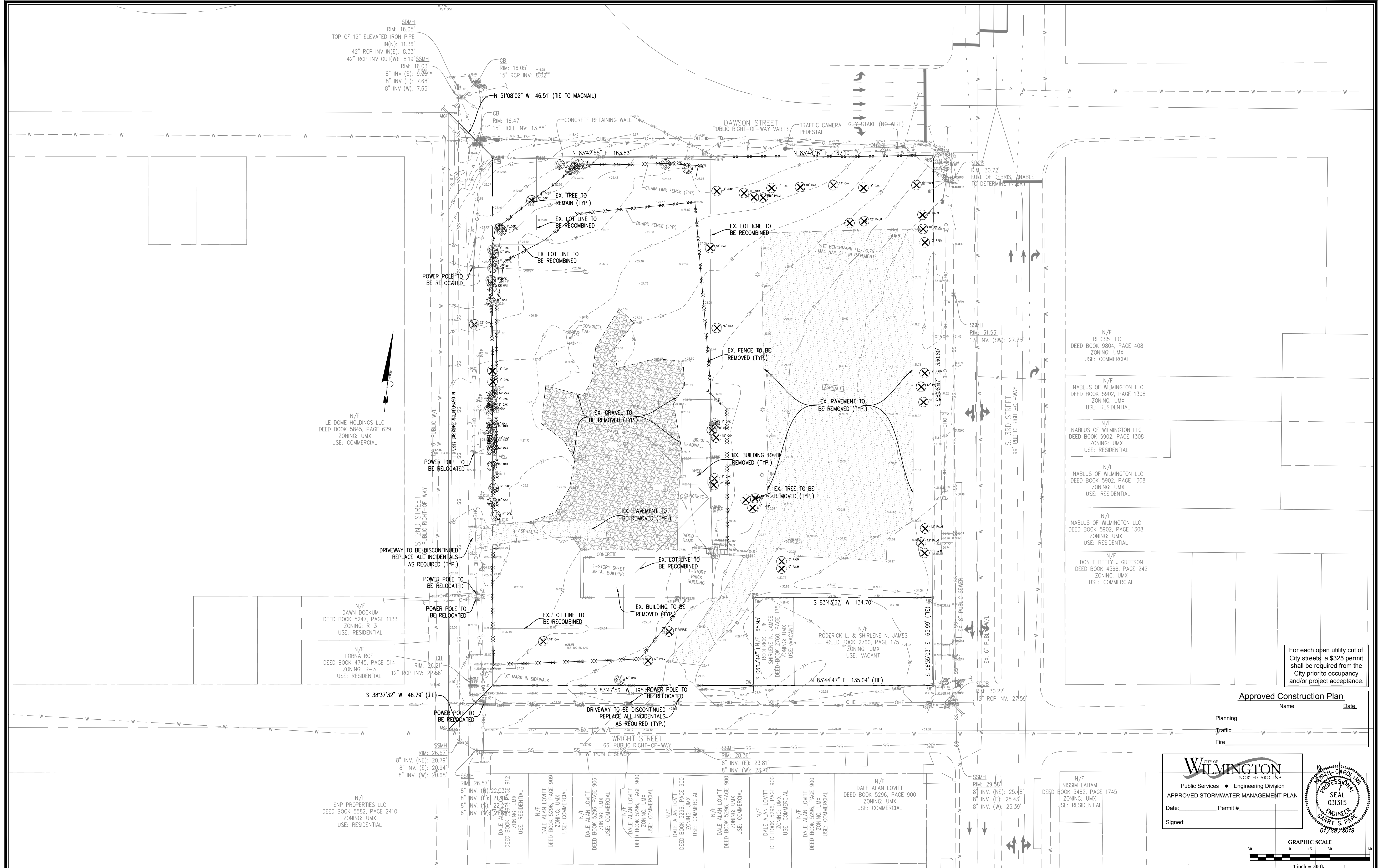
WEST ELEVATION
A2.24 1/8"



EAST ELEVATION
A2.26 1/8"



SOUTH ELEVATION
A2.28 1/8"



SDMH
RIM: 16.05'
TOP OF 12" ELEVATED IRON PIPE
IN(N): 11.36'
42" RCP INV IN(E): 8.33'
42" RCP INV OUT(W): 8.19'

N/F
LE DOME HOLDINGS LLC
DEED BOOK 5845, PAGE 629
ZONING: UMX
USE: COMMERCIAL

N/F
DAWN DOCKUM
DEED BOOK 5247, PAGE 1133
ZONING: R-3
USE: RESIDENTIAL

N/F
LORNA ROE
DEED BOOK 4745, PAGE 514
ZONING: R-3
USE: RESIDENTIAL

N/F
SNP PROPERTIES LLC
DEED BOOK 5282, PAGE 2410
ZONING: UMX
USE: RESIDENTIAL

N/F
DALE ALAN LOWITT
DEED BOOK 5296, PAGE 909
ZONING: UMX
USE: COMMERCIAL

N/F
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ZONING: UMX
USE: COMMERCIAL

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USE: COMMERCIAL

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DALE ALAN LOWITT
DEED BOOK 5296, PAGE 900
ZONING: UMX
USE: COMMERCIAL

N/F
RI CSS LLC
DEED BOOK 9804, PAGE 408
ZONING: UMX
USE: COMMERCIAL

N/F
NABLUS OF WILMINGTON LLC
DEED BOOK 5902, PAGE 1308
ZONING: UMX
USE: RESIDENTIAL

N/F
NABLUS OF WILMINGTON LLC
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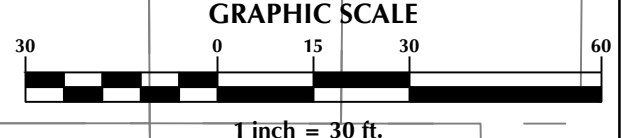
N/F
DON F BETTY J GREESON
DEED BOOK 4566, PAGE 242
ZONING: UMX
USE: COMMERCIAL

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
Name _____ Date _____
Planning _____
Traffic _____
Fire _____

WILMINGTON
NORTH CAROLINA
Public Services • Engineering Division
APPROVED STORMWATER MANAGEMENT PLAN
Date: _____ Permit # _____
Signed: _____

PROFESSIONAL SEAL
031315
ENGINEER
GARY S. PIPE
01/29/2019



No.	Revision	Date	By

Designer: GSP
Scale: 1" = 30'
Drawn By: GSP
Date: August 2018
License #: P-0718
Job No.: 2018-0006

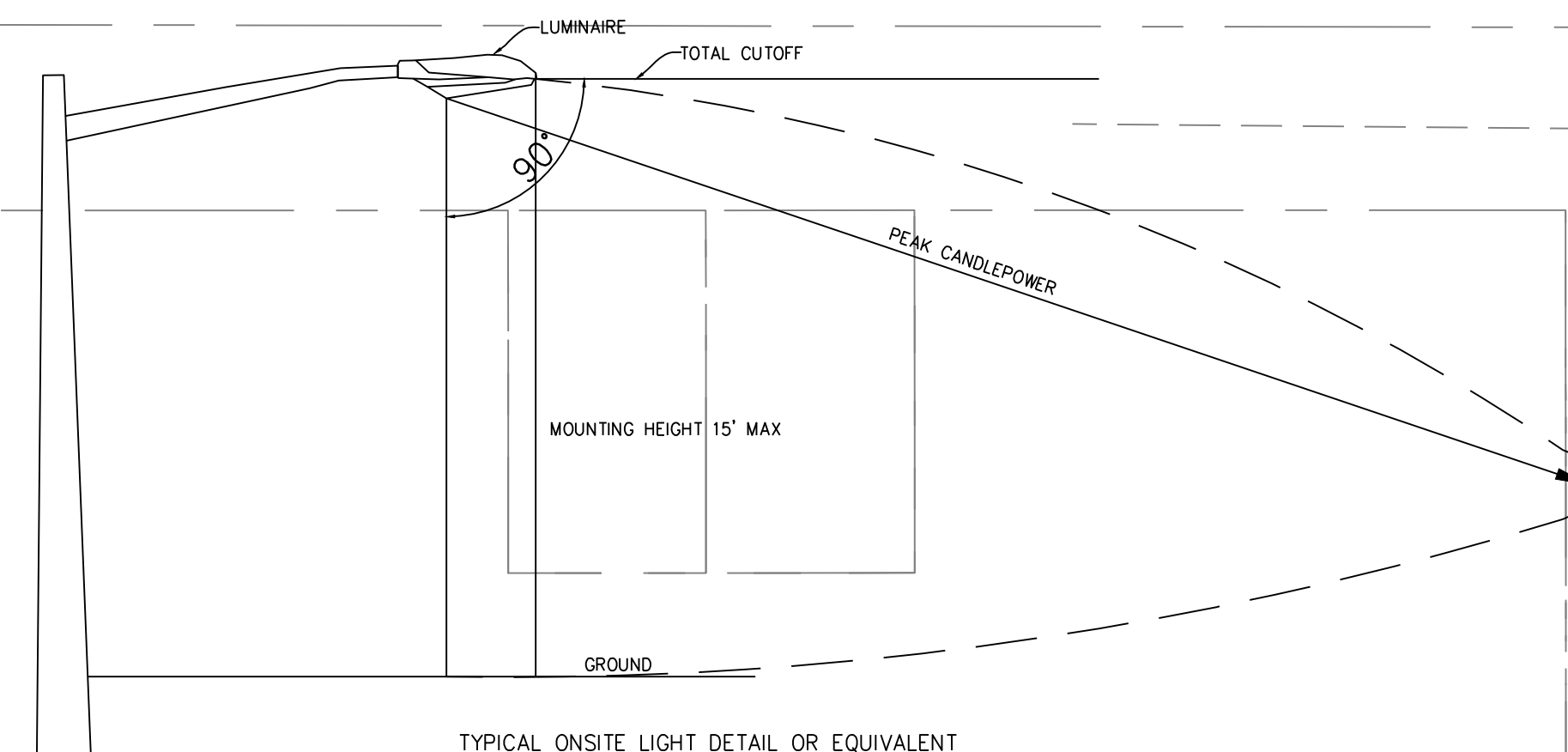
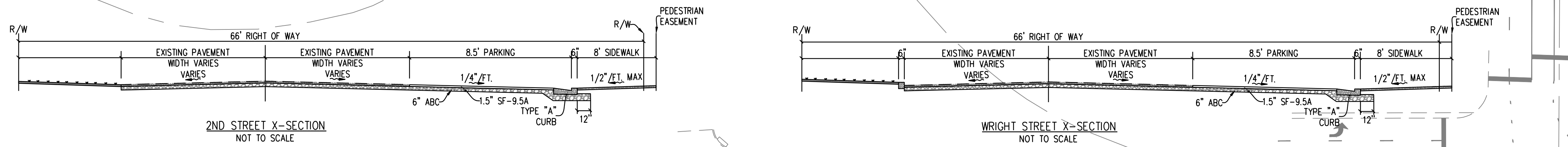
PINNACLE 3RD STREET
Wilmington New Hanover County North Carolina

EXISTING CONDITIONS

PREPARED FOR:
ROBERT HIGH DEVELOPMENT, LLC
223 GREENVILLE AVENUE
WILMINGTON, NC 28403
910-790-9490

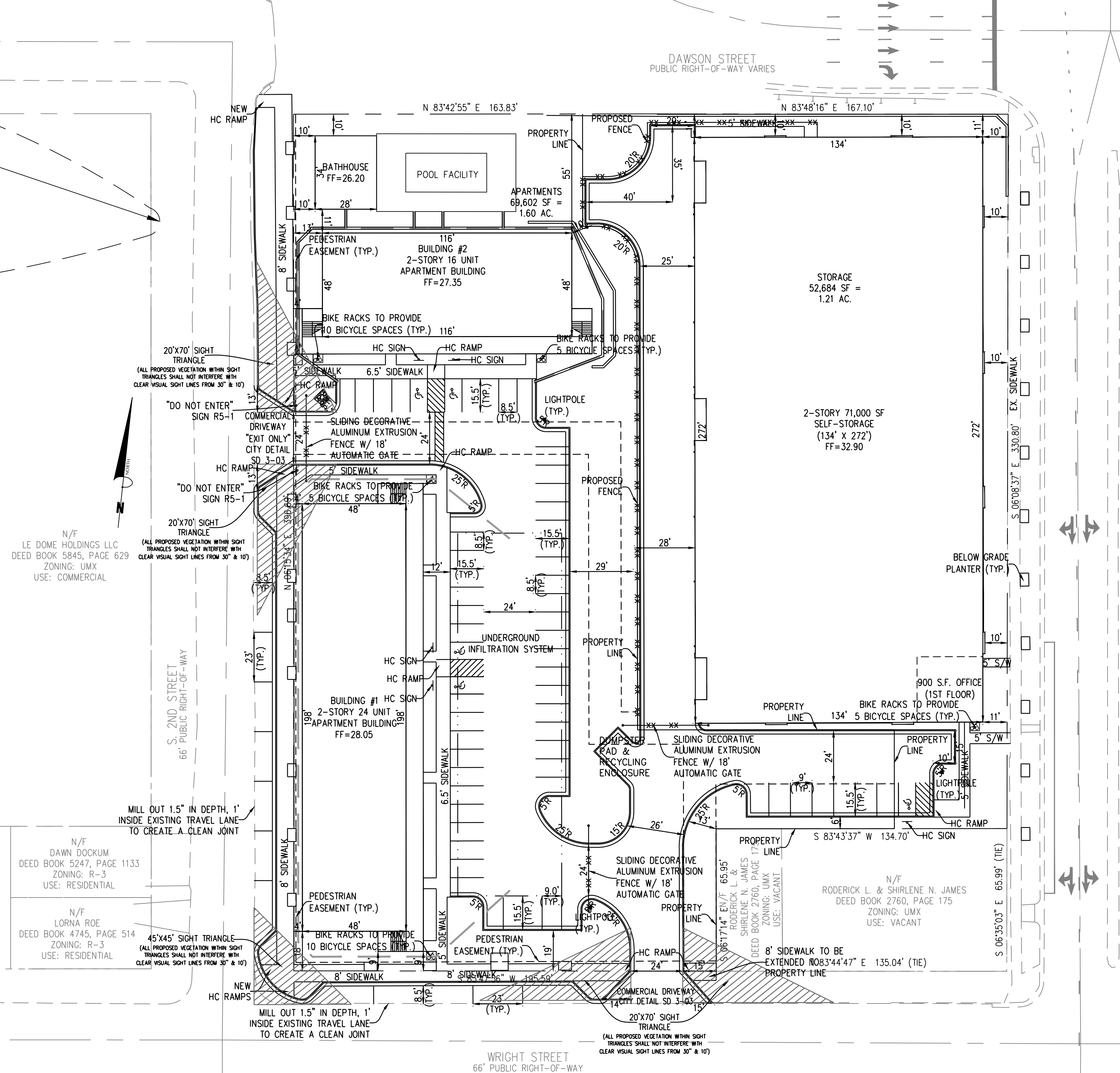
GSP CONSULTING, PLLC
ENGINEERING
6626 Gordon Road Unit C Wilmington, North Carolina 28411 tel: 910-442-7870 fax: 910-799-6659

Sheet No.
C-2.1



- NOTES:**
1. DIRECTIONAL LIGHTING TO BE USED SO AS NOT TO AFFECT ADJACENT PROPERTIES
 2. MAXIMUM HEIGHT 10' FOR UNRESTRICTED LIGHTING AND 15' FOR 90° CUTOFF LIGHTING (PER SECTION 18-213.2 (a) (8) OF CITY OF WILMINGTON LAND DEVELOPMENT CODE.

- GENERAL NOTES:**
1. ALL PAVEMENT MARKINGS IN PUBLIC RIGHTS-OF-WAY & FOR DRIVEWAY ARE TO BE THERMOPLASTIC & MEET CITY AND/OR NCDOT STANDARDS.
 2. TRAFFIC CONTROL DEVICES (INCLUDING SIGNS AND PAVEMENT MARKINGS) IN AREAS OPEN TO PUBLIC TRAFFIC ARE TO MEET MUTCD (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES) STANDARDS.
 3. CONTACT TRAFFIC ENGINEERING AT 341-7888 FORTY-EIGHT (48) HOURS PRIOR TO ANY EXCAVATION IN THE RIGHT OF WAY.
 4. ANY BROKEN OR MISSING SIDEWALK PANELS, DRIVEWAY PANELS AND CURBING WILL BE REPLACED.
 5. CONTACT TRAFFIC ENGINEERING TO DISCUSS SITE LIGHTING OPTIONS. THE LANDSCAPING PLAN WILL BE NEEDED TO DETERMINE SITE LIGHT LOCATIONS.
 6. TACTILE WARNING MATS TO BE INSTALLED AT ALL WHEELCHAIR RAMPS.
 7. ALL TRAFFIC CONTROL SIGNS AND MARKINGS OFF THE RIGHT-OF-WAY ARE TO BE MAINTAINED BY THE PROPERTY OWNER IN ACCORDANCE WITH MUTCD STANDARDS.
 8. ALL PARKING STALL MARKINGS AND LANE ARROWS WITHIN THE PARKING AREAS SHALL BE WHITE.
 9. A UTILITY CUT PERMIT IS REQUIRED FOR EACH OPEN CUT OF A CITY STREET. CONTACT CITY ENGINEERING FOR MORE DETAILS. IN CERTAIN CASES AN ENTIRE RESURFACING OF THE AREA BEING OPEN CUT MAY BE REQUIRED.
 10. INSTALL REFLECTORS PER CITY AND NCDOT STANDARDS. TRAFFIC ENGINEERING MUST APPROVE OF PAVEMENT MARKING LAYOUT PRIOR TO ACTUAL STRIPING.
 11. A LANDSCAPING PLAN INDICATING THE LOCATION OF REQUIRED STREET TREES SHALL BE SUBMITTED TO THE CITY OF WILMINGTON TRAFFIC ENGINEERING DIVISION AND PARKS AND RECREATION FOR REVIEW AND APPROVAL PRIOR TO THE RECORDING OF THE FINAL PLAT.



- SITE NOTES:**
1. MINI-WAREHOUSE UNITS SHALL BE USED FOR "DEAD" STORAGE ONLY (NO COMMERCIAL ENTERPRISE CAN BE CONDUCTED FROM AN INDIVIDUAL UNIT OR UNITS).
 2. THERE SHALL BE NO OUTSIDE STORAGE OF MATERIALS.
 3. THERE SHALL BE NO STORAGE OF HAZARDOUS OR FLAMMABLE MATERIALS.
 4. ALL PROPOSED VEGETATION WITHIN SIGHT TRIANGLES SHALL NOT INTERFERE WITH CLEAR VISUAL SIGHT LINE FROM 30'-10'. SIGNS SHALL NOT BE WITHIN THE SIGHT DISTANCE TRIANGLE AREA.
 5. AUTOMATIC GATE SHALL PROVIDE SIREN ACTIVATED FEATURE FOR AFTER HOURS RESPONSE.

- LIGHTING NOTES:**
1. ALL OUTDOOR LIGHTING SHALL BE INSTALLED SO AS NOT TO EXCEED TEN (10) FEET IN HEIGHT AND NOT TO SHINE OR REFLECT DIRECTLY ON SURROUNDING PROPERTIES.
 2. LIGHTING SPECIFICATIONS, SIZES & LOCATIONS PROVIDED BY OWNER.

- N/F NABLUS OF WILMINGTON LLC DEED BOOK 5902, PAGE 1308 ZONING: UMX USE: RESIDENTIAL
- N/F NABLUS OF WILMINGTON LLC DEED BOOK 5902, PAGE 1308 ZONING: UMX USE: RESIDENTIAL
- N/F NABLUS OF WILMINGTON LLC DEED BOOK 5902, PAGE 1308 ZONING: UMX USE: RESIDENTIAL
- N/F NABLUS OF WILMINGTON LLC DEED BOOK 5902, PAGE 1308 ZONING: UMX USE: RESIDENTIAL
- N/F DON F BETTY J GREESON DEED BOOK 4566, PAGE 242 ZONING: UMX USE: COMMERCIAL

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

Name _____ Date _____

Planning _____

Traffic _____

Fire _____

WILMINGTON
NORTH CAROLINA

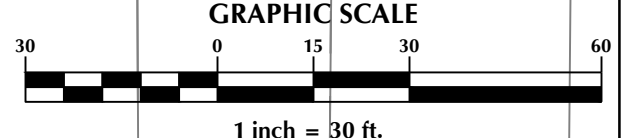
Public Services • Engineering Division

APPROVED STORMWATER MANAGEMENT PLAN

Date: _____ Permit # _____

Signed: _____

WILMINGTON PROFESSIONAL SEAL
031315
ENGINEER
GARY S. PIERCE
01/29/2019



No.	Revision	Date	By

Designer	GSP	Scale	1" = 30'
Drawn By	GSP	Date	August 2018
License #	P-0718	Job No.	2018-0006

PINNACLE 3RD STREET

Wilmington New Hanover County North Carolina

SITE PLAN

PREPARED FOR:
ROBERT HIGH DEVELOPMENT, LLC
223 GREENVILLE AVENUE
WILMINGTON, NC 28403
910-790-9490

GSP CONSULTING, PLLC
ENGINEERING

6626 Gordon Road Unit C Wilmington, North Carolina 28411 tel: 910-442-7870 fax: 910-799-6659

Sheet No.
C-3

GENERAL UTILITY NOTES:

- 1. PROJECT SHALL COMPLY WITH CAPE FEAR PUBLIC UTILITY AUTHORITY (CFPUA) CROSS CONNECTION REQUIREMENTS. WATER METER(S) CANNOT BE SET AND ACTIVATED ON NEW MAINS UNTIL ALL REQUIREMENTS ARE MET AND NCDENR HAS ISSUED THEIR "FINAL APPROVAL". CALL 332-6558 FOR INFORMATION.
2. IF THE CONTRACTOR DESIRES CFPUA WATER FOR CONSTRUCTION HE 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.
3. TO USE CFPUA WATER FOR IRRIGATION IT MUST BE METERED SEPARATELY.
4. 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. THIS WIRE IS TO BE ACCESSIBLE AT ALL VALVES, FIRE HYDRANTS, AND WATER METER BOXES TO AID IN FUTURE LOCATIONS OF FACILITIES.
5. TREES ARE NOT TO BE PLANTED OVER WATER MAINS OR WITHIN UTILITY EASEMENTS.
6. STATE WATER AND SEWER PERMITS SHALL BE OBTAINED PRIOR TO RELEASE OF THE PROJECT FOR CONSTRUCTION.
7. ALL WATERMANS WITHIN PUBLIC RIGHT OF WAY TO BE PUBLIC AND ALL WATERMANS LOCATED ON PRIVATE PROPERTY TO BE PRIVATE.
8. ALL WATERLINES TO HAVE MINIMUM 10' SEPARATION FROM ALL SEWER LINES, MANHOLES AND CLEANOUTS & TO HAVE 3' OF COVER AND 18" CLEARANCE WHERE WATER CROSSES OTHER UTILITY LINES.
9. ANY SANITARY SEWER SYSTEM OR ANY PORTION THEREOF SHALL BE LOCATED AT LEAST A MINIMUM OF 10-FEET FROM ANY WATER LINE. SEWER LINES MAY CROSS A WATER LINE IF 18-INCH CLEAR SEPARATION DISTANCE IS MAINTAINED, WITH THE SEWER LINE CROSSING UNDER THE WATER LINE. WHEN CONDITIONS PREVENT AN 18-INCH CLEAR SEPARATION FROM BEING MAINTAINED OR WHENEVER IT IS NECESSARY FOR THE WATER LINE TO CROSS UNDER THE SEWER, THE SEWER LINE SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE OR ITS EQUIVALENT AND THE WATER LINE SHALL BE CONSTRUCTED OF FERROUS MATERIALS EQUIVALENT TO WATER MAIN STANDARDS WITH FOR A DISTANCE OF AT LEAST TEN FEET ON EACH SIDE OF THE POINT OF CROSSING, WITH FULL SECTIONS OF PIPE CENTERED AT THE POINT OF CROSSING.

UTILITY DATA:

- PUBLIC: 6" SEWER = 75 LF, 6" WATER = 34 LF, 4" WATER = 37 LF, 1" WATER = 72 LF
PRIVATE: 6" SEWER = 146 LF, 6" WATER = 15 LF, 4" WATER = 570 LF, 1" WATER = 595 LF

CAPE FEAR PUBLIC UTILITY AUTHORITY STANDARD NOTES:

- 1. SEWER GUARDS REQUIRED AT ALL MANHOLES. STAINLESS STEEL SEWER GUARDS REQUIRED AT MANHOLES LOCATED IN TRAFFIC AREAS.
2. WATER AND SEWER SERVICES SHALL BE PERPENDICULAR TO MAIN AND TERMINATE AT RIGHT-OF-WAY LINE. SEWER SERVICES IN CUL-DE-SACS ARE REQUIRED TO BE PERPENDICULAR, OR MUST ORIGINATE IN END OF LINE MANHOLE AND TERMINATE AT RIGHT-OF-WAY LINE. ALL SERVICES TYING INTO DUCTILE IRON MAINS SHALL BE CONSTRUCTED OF CLASS 50 'DIP' WITH PROTECTO 401 CERAMIC EPOXY LINING.
3. MINIMUM 10' UTILITIES EASEMENT PROVIDED ALONG THE FRONTAGE OF ALL LOTS AND AS SHOWN FOR NEW DEVELOPMENTS.
4. NO FLEXIBLE COUPLINGS SHALL BE USED.
5. ALL STAINLESS STEEL FASTENERS SHALL BE 316.
6. CLEANOUTS SHALL BE LOCATED A MINIMUM OF 12 FEET FROM ALL PROPERTY CORNERS. WATER METER BOXES ARE TO BE A MINIMUM OF 5 FEET FROM THE PROPERTY CORNER.

FIRE DEPARTMENT NOTES:

- 1. HYDRANT MUST BE WITHIN 150' OF THE FDC.
2. THE FDC MUST BE WITHIN 40' OF FIRE APPARATUS PLACEMENT.
3. LANDSCAPING OR PARKING CANNOT BLOCK OR IMPEDE THE FDC OR FIRE HYDRANTS. A 3-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF THE HYDRANT AND FDC.
4. HYDRANTS MUST BE LOCATED WITHIN 8' OF THE CURB.
5. NEW HYDRANTS MUST BE AVAILABLE FOR USE PRIOR TO CONSTRUCTION OF THE BUILDING(S).
6. CONTRACTOR SHALL MAINTAIN ALL WEATHER ACCESS FOR EMERGENCY VEHICLES AT ALL TIMES DURING CONSTRUCTION.
7. UNDERGROUND FIRE LINE AND PRIVATE WATER MAINS MUST BE PERMITTED AND INSPECTED BY THE WILMINGTON FIRE DEPARTMENT FROM THE PRIVATE RIGHT-OF-WAY TO THE BUILDING. CONTACT THE WILMINGTON FIRE DEPARTMENT DIVISION OF FIRE AND LIFE SAFETY AT 910-343-0696 FOR ADDITIONAL INFORMATION.
8. ADDITIONAL FIRE PROTECTION AND/OR ACCESSIBILITY REQUIREMENTS MAY BE REQUIRED DUE TO ANY SPECIAL CIRCUMSTANCES CONCERNING THE PROJECT.
9. ALL ISOLATION VALVES WITHIN THE 'HOT BOX' MUST BE ELECTRICALLY SUPERVISED.

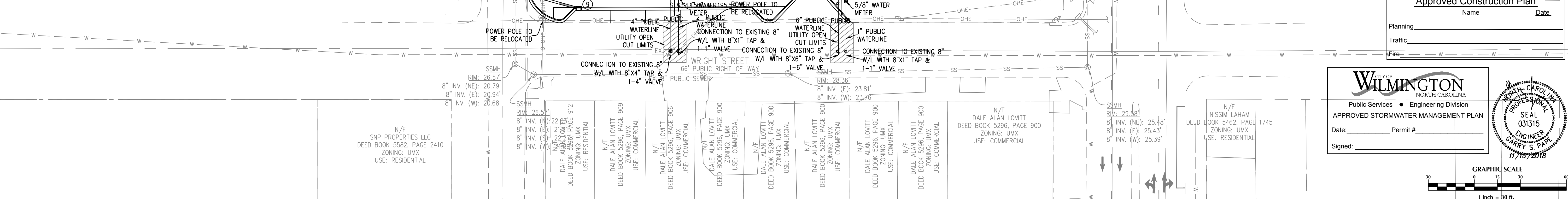
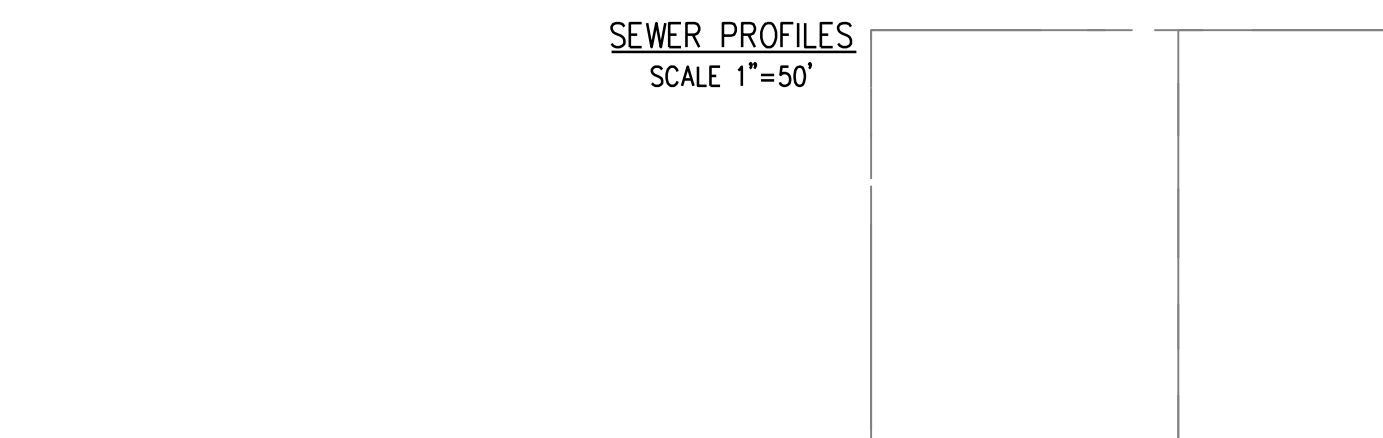
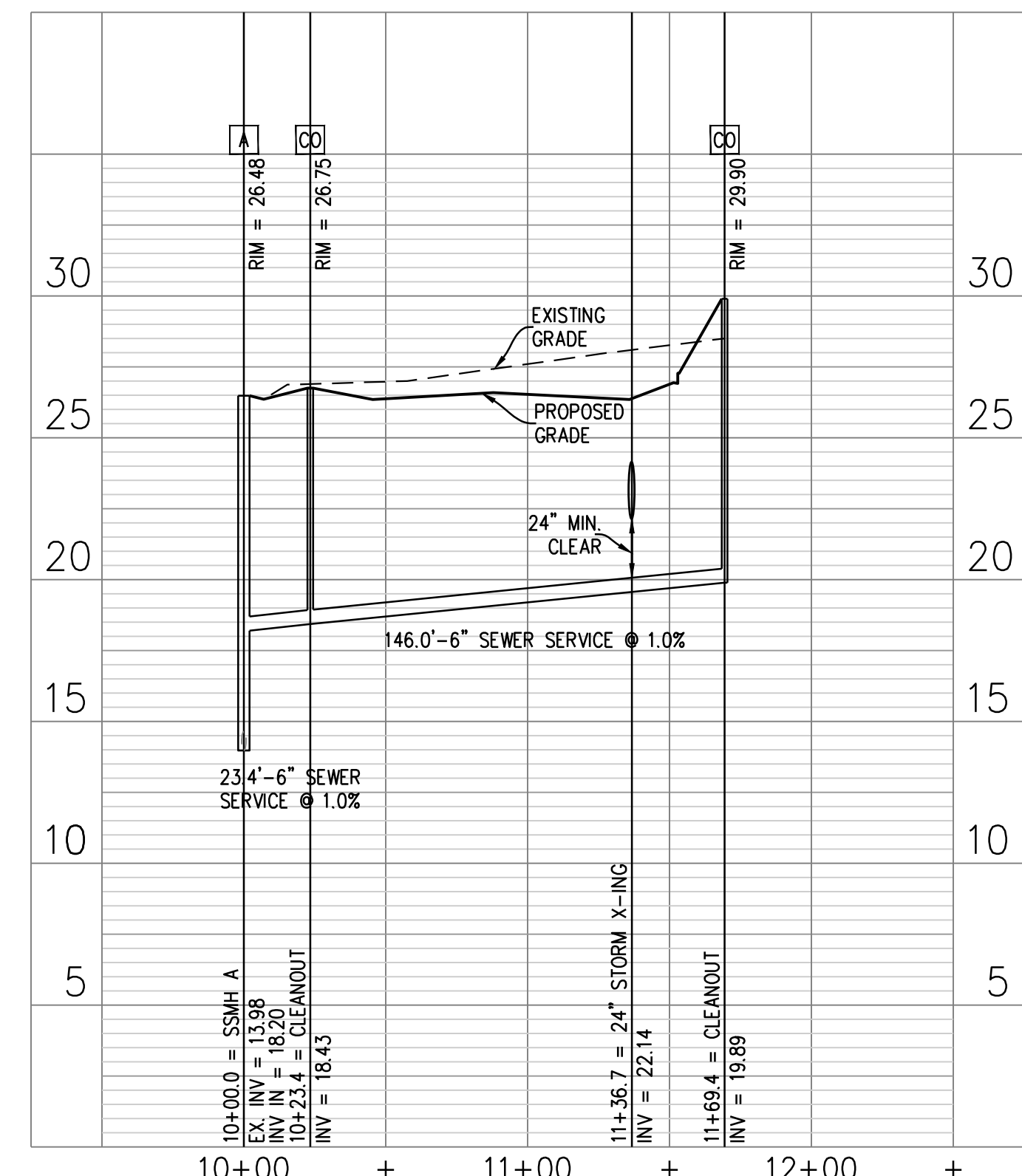


Table with 4 columns: No., Revision, Date, By. It lists the revision history of the drawing.

Table with 2 columns: Designer, Date. It provides the name of the designer and the date of the drawing.

PINNACLE 3RD STREET
New Hanover County
North Carolina

UTILITY PLAN

PREPARED FOR:
ROBERT HIGH DEVELOPMENT, LLC
223 GREENVILLE AVENUE
WILMINGTON, NC 28403
910-790-9490

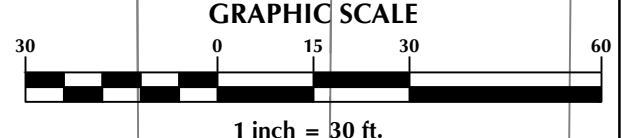
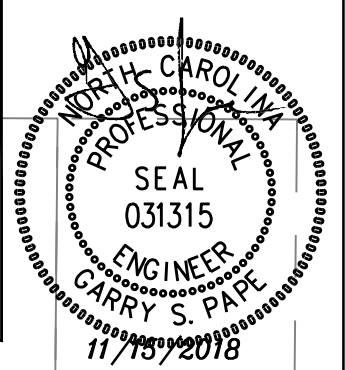
GSP CONSULTING, PLLC
ENGINEERING
6626 Gordon Road Unit C Wilmington, North Carolina 28411 tel: 910-442-7870 fax: 910-799-6659

Sheet No. C-4

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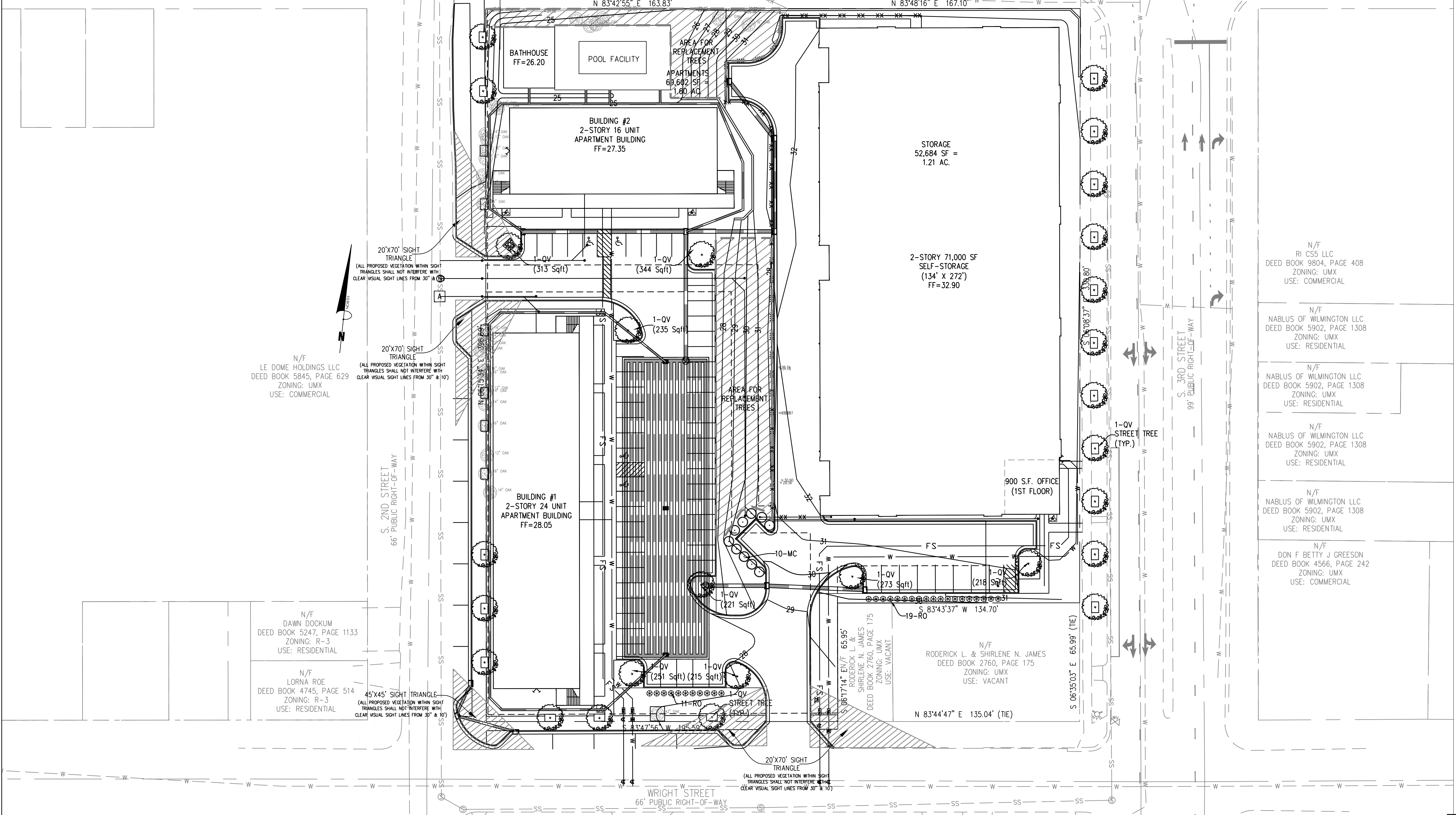
Approved Construction Plan
Name _____ Date _____
Planning _____
Traffic _____
Fire _____

CITY OF WILMINGTON
Public Services • Engineering Division
APPROVED STORMWATER MANAGEMENT PLAN
Date: _____ Permit # _____
Signed: _____



KEY	NO.	BOTANICAL NAME	COMMON NAME	MIN. SIZE	TYPE (SHRUB, CANOPY TREE OR UNDERSTORY TREE)	SIZE (LARGE OR SMALL)	SHADING SF GIVEN (TREES ONLY)	PLANTING REMARKS
OV	28	QUERCUS VIRGINIANA	LIVE OAK	8"-10" HI. 2.5" CAL.	CANOPY	LARGE	707	SPACING AS SHOWN
MC	10	MYRICA CERIFERA	SOUTHERN WAX-MYRTLE	5-6' HI				SPACING AS SHOWN
RO	30	RHODODENDRON OBTUSUM	KURUME AZALEA NANOINA	24" MIN. 3 GAL.	SHRUB			4' O.C.

O.C. = "ON CENTER" CAL. = "CALIPER AT 6" ABOVE GRADE" GAL. = "GALLON CONTAINER"
 MIN. PLANTING SIZE: SHADE TREES=2-2.5" CAL. MULTI-STEM= 8-10" SHRUBS= 12"



Landscape Calculations: (Note: All regulated & significant trees have been field located and are labeled.)

	Req'd.	Prov'd.
Street Trees 3rd Street =301 l.f. Street Frontage 1 tree / 30 ft.	10	11
Wright Street =165 l.f.-25 driveway = 140 l.f. Street Frontage 1 tree / 30 ft.	4	3-PROPOSED 1-EXISTING 4-TOTAL
2nd Street =367 l.f.-25 driveway = 342 l.f. Street Frontage 1 tree / 30 ft.	11	5-PROPOSED 6-EXISTING 11-TOTAL
Parking Area Interior (20% Shading)- 20,178 s.f. x 20% 7 PROPOSED LIVE OAKS AT FULL CREDIT (Ø707 SF)	4,036 s.f.	4,949 s.f.
Overall Development Area - 2.81 ac.± development area x 15 trees/ac. Signif. Tree removal mitigation -	42	28 PROPOSED 6-EXISTING 121 TOTAL
TOTAL TREES REQUIRED	106	64 (SEE CHART) 30" OAK 30" OAK 36" OAK

MITIGATION CALCULATIONS

TREE TO BE REMOVED	DIAMETER (in)	# OF TREES REQUIRED
OAK	30	20
OAK	30	20
OAK	36	24
TOTAL		64*

*64 EXISTING TREES 2"-5" DBH TO BE RETAINED ON SITE AND SUPPLEMENTED WITH NEW PLANTINGS AS REQUIRED

- LANDSCAPE AREAS
- STREET YARD LANDSCAPING
 - FOUNDATION LANDSCAPING
 - PARKING INTERIOR PLANTING

- TREE LEGEND / INVENTORY
- DOGWOOD
 - GUM
 - OAK
 - CREPE MYRTLE
 - SYCAMORE
 - PINE
 - BIRCH
 - ELM
 - MAGNOLIA
 - MAPLE
 - POPLAR
 - HICKORY

- Plant Key
- Trees**
- OV - LIVE OAK
 - MC - SOUTHERN WAX-MYRTLE
- Shrubs**
- RO - KURUME AZALEA

Approved Construction Plan

Name _____ Date _____

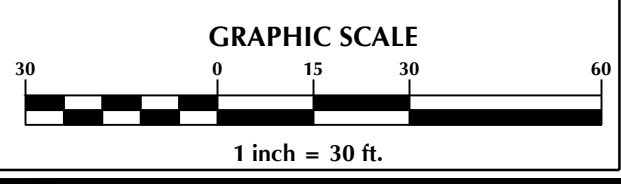
Planning _____

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City of WILMINGTON, NORTH CAROLINA
 Public Services • Engineering Division
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Designer: GSP
 Scale: 1" = 30'
 Drawn By: GSP
 Date: August 2018
 License #: P-0718
 Job No.: 2018-0006

PINNACLE 3RD STREET
 New Hanover County
 North Carolina

LANDSCAPE PLAN

PREPARED FOR:
 ROBERT HIGH DEVELOPMENT, LLC
 223 GREENVILLE AVENUE
 WILMINGTON, NC 28403
 910-790-9490

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L-1