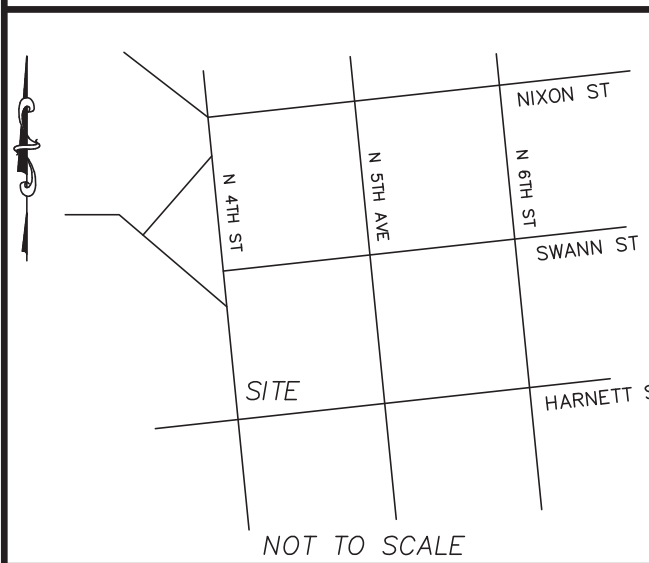


LOCATION MAP



NOT TO SCALE

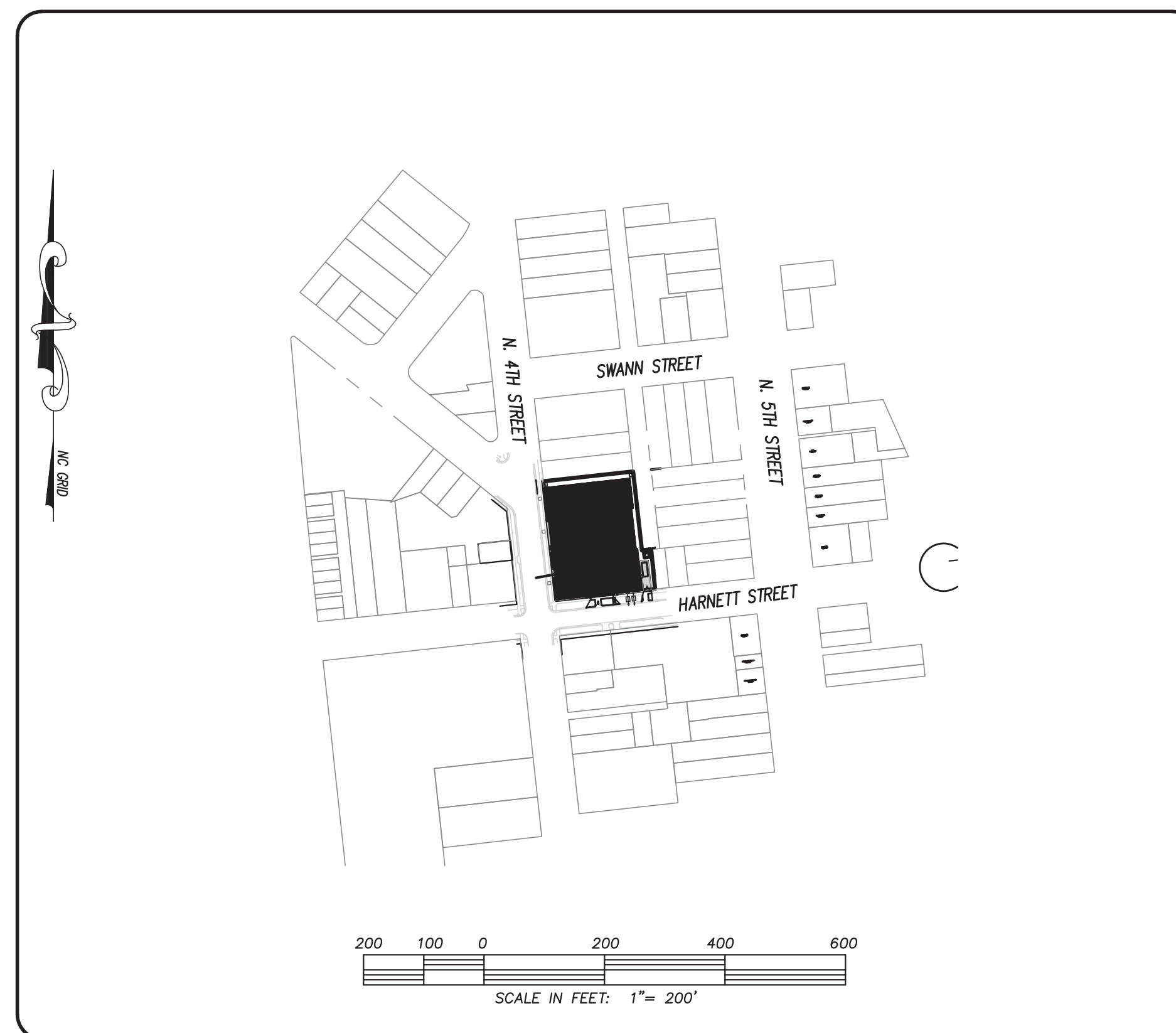
CONSTRUCTION DRAWINGS for

THE HELM

LOCATED IN CITY OF WILMINGTON
NEW HANOVER COUNTY, NORTH CAROLINA

GENERAL NOTES:

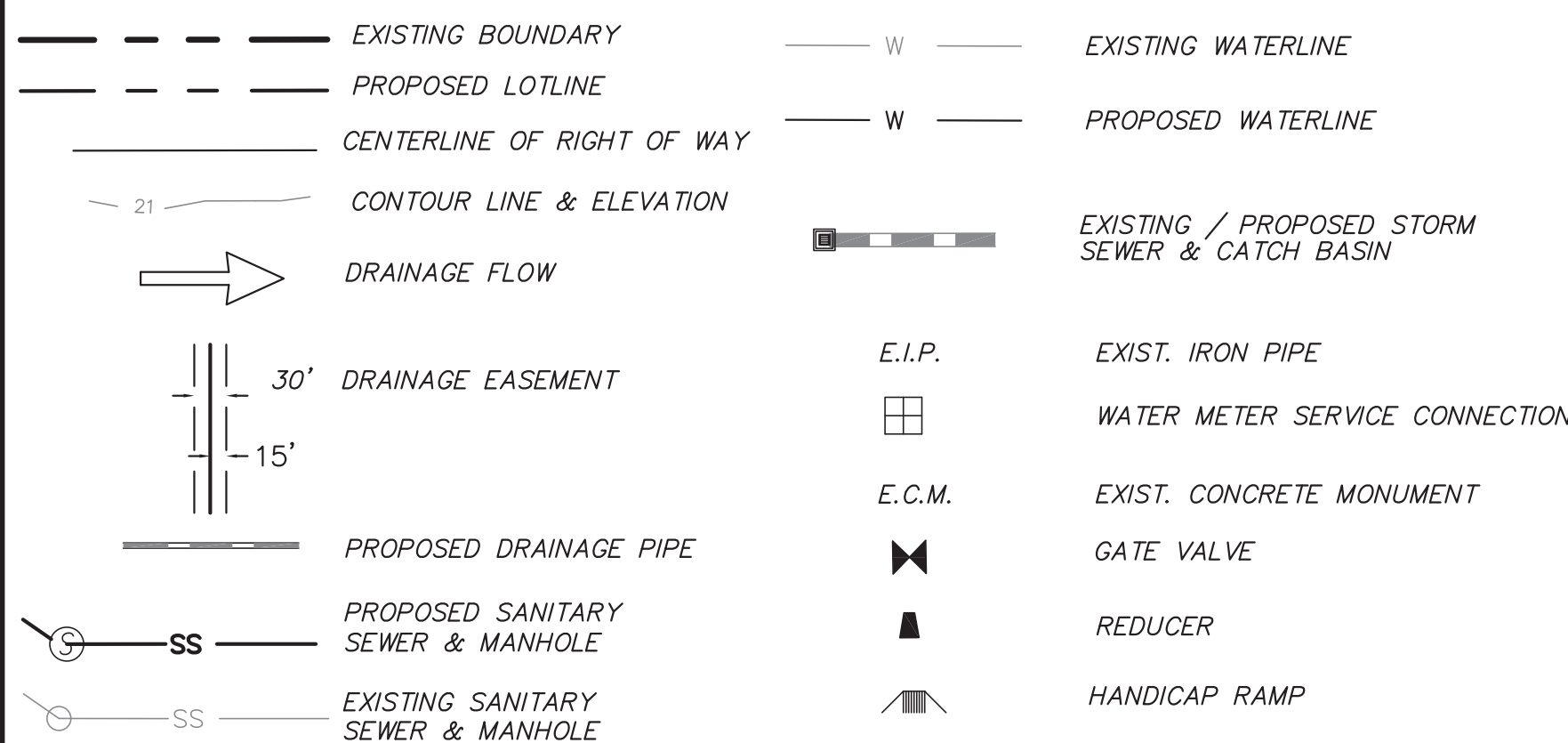
1. NEW HANOVER COUNTY PARCEL NUMBERS: PID R04809-033-004-000
2. TOTAL PROJECT AREA: 30,714 SF (0.71 AC)
3. EXISTING ZONING DISTRICT: CBD
4. CAMA LAND CLASSIFICATION: URBAN
5. THIS SITE IS LOCATED WITHIN ZONE "X" ACCORDING TO FEMA FIRM COMMUNITY PANEL NUMBER 3720311800L, EFFECTIVE DATE 8/28/18
6. SITE ADDRESS: 1010 N. 4TH ST.
7. BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED AND PROVIDED TO CSD ENGINEERING BY HANOVER DESIGN SERVICES; VERTICAL DATUM = 88
8. NO WETLANDS LOCATED ONSITE
9. STORMWATER DRAINS TO NE CAPE FEAR RIVER, SC; SW 18-74-(61)
10. LAND OWNER - 1010 NORTH FOURTH STREET, LLC
82 HANOVER STREET
PORTLAND, ME 04101-1979



INDEX TO DRAWINGS

SHEET No.	DESCRIPTION	DRAWING No.
1 OF 9	COVER SHEET	CD_COVER
2 OF 9	EXISTING BOUNDARY AND TOPOGRAPHY AND TREE SURVEY	EX-COND
3 OF 9	SITE PLAN	SITE_PLAN
4 OF 9	GRADING AND STORMWATER PLAN	GP
5 OF 9	SITE DETAILS	SITE_DETAILS_1
6 OF 9	SITE DETAILS	SITE_DETAILS_2
7 OF 9	LANDSCAPE PLAN	LP
8 OF 9	CFPUA DETAILS	CFPUA
9 OF 9	CFPUA DETAILS	CFPUA

LEGEND



OWNER:

1010 NORTH FOURTH STREET, LLC
82 HANOVER STREET
PORTLAND, ME 04101-1979

Approved Construction Plan

Date: 1/20/23

2022033

SWP #: 2023002

PO, ES, CW, MB, BM

NOTES:

1. ASBUILT, BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED AND PROVIDED TO CSD ENGINEERING BY TO CSD ENGINEERING BY HANOVER DESIGN SERVICES; VERTICAL DATUM = 88
2. THIS MAP IS NOT FOR CONVEYANCE, RECORDATION, OR SALES.
3. THIS PROPERTY IS LOCATED WITHIN ZONE "X" ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP, 3720311800L, EFFECTIVE DATE 8/28/18
4. EXISTING ZONING: CBD
5. CFPWA WATER
6. CFPWA SEWER
7. ALL CONSTRUCTION TO CONFORM TO CITY OF WILMINGTON STANDARDS AND APPLICABLE STATE & LOCAL CODES.
8. CONTRACTOR TO COORDINATE ANY REQUIRED TRAFFIC CONTROL WITH CITY OF WILMINGTON AND OR NCDOT.
9. 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.
10. CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ANY RELOCATIONS, RE-ALIGNMENTS, DISCONNECTIONS OR CONNECTIONS OF EXISTING UTILITIES WITH APPLICABLE AUTHORITIES.
11. 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.
12. 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.
13. NO CONSTRUCTION IS TO BEGIN BEFORE LOCATION OF EXISTING UTILITIES HAS BEEN DETERMINED. CALL "NO ONE-CALL" AT LEAST 72 HOURS BEFORE COMMENCING CONSTRUCTION.
14. 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.
15. 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.
16. 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.
17. 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.
18. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS.
19. THIS PLAN IS FOR SITE GRADING, UTILITIES, SITING, AND DRAINAGE ONLY. SEE BUILDING PLANS FOR DETAILED HOOKUPS TO BUILDINGS, ETC.
20. 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.
21. AFFECTED NON-MUNICIPAL UTILITIES SHALL BE CONTACTED AND PROVIDED WITH PLANS AND OTHER PERTINENT INFORMATION, WHEN FEASIBLE, TO COORDINATE APPROPRIATE SCHEDULING AND PLACEMENT.
22. EXTREME CARE SHALL BE TAKEN TO ENSURE MINIMUM SEPARATIONS AT ALL UTILITY CROSSINGS.
23. MINIMUM SEPARATION SHALL BE MAINTAINED AS FOLLOWS:
 - a. HORIZONTAL SEPARATION OF 10 FEET BETWEEN SANITARY SEWER AND WATER MAINS AND STORM SEWER.
 - b. 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.
 - c. 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.
 - d. 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.
 - e. IN NO CASE SHALL THERE BE LESS THAN 18" OF SEPARATION BETWEEN OUTSIDE OF WATER MAIN AND OUTSIDE OF SEWER OR STORM DRAINAGE.
 - f. MINIMUM COVER OF 36" SHALL BE PROVIDED FOR ALL BURIED WATER MAINS AND SANITARY SEWER MAINS.
24. SEE DETAIL SHEETS FOR TYPICAL UTILITIES HOOKUPS.
25. ALL SANITARY SEWER MAINS TO BE 8" UNLESS OTHERWISE INDICATED.
26. ALL WATER MAINS TO BE 8" UNLESS OTHERWISE INDICATED.
27. TWO VALVES ARE REQUIRED AT "T" INTERSECTIONS AND ONE VALVE ON THE WATER LINE TO FIRE HYDRANTS.
28. A BLOW-OFF VALVE IS REQUIRED AT THE TERMINUS OF ALL "DEAD END" WATER LINES.

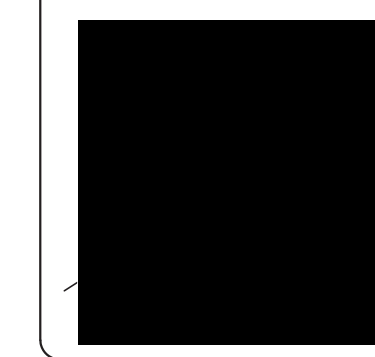


LICENSE # C-2710
ENGINEERING
LAND PLANNING
COMMERCIAL / RESIDENTIAL

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

COVER SHEET
THE HELM

COVER SHEET
THE HELM
LOCATED IN CITY OF WILMINGTON
NEW HANOVER COUNTY, NORTH CAROLINA
OWNER: 1010 NORTH FOURTH STREET, LLC
82 HANOVER STREET
PORTLAND, ME 04101-1979



DATE	BY	REVISIONS
1-10-23	RLW	REVISED PER BUILDING CHANGES, IRC COMMENTS
10-3-22	RLW	

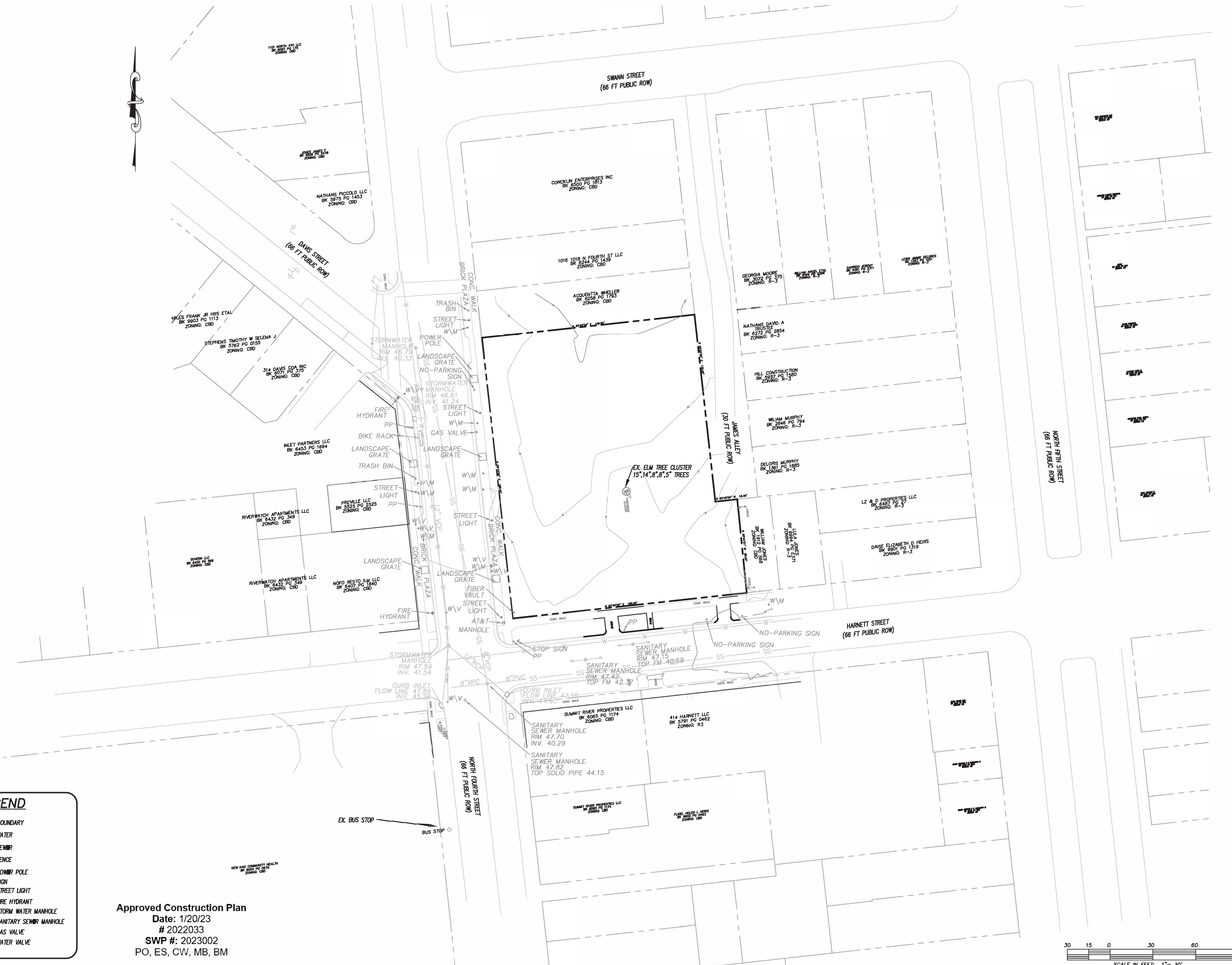
DATE: 7-25-22
HORZ. SCALE: 1" = 200'
VERT. SCALE: N/A
DRAWN BY: RLW
CHECKED BY: HSR
PROJECT NO.: 22-0595

EXISTING CONDITIONS
THE HELM

EXISTING CONDITIONS
THE HELM
LOCATED IN CITY OF WILMINGTON
NEW HANOVER COUNTY, NORTH CAROLINA
OWNER: 1010 NORTH FOURTH STREET, LLC
B2 HANOVER STREET
PORTLAND, ME 04101-1979

REV. NO.	BY	DATE	REMARKS
3	JLH	1-10-23	CONSTRUCTION RELEASE
2	JLH	10-6-22	REVISED PER TRC COMMENTS
1	JLH	10-3-22	REVISED PER TRC COMMENTS

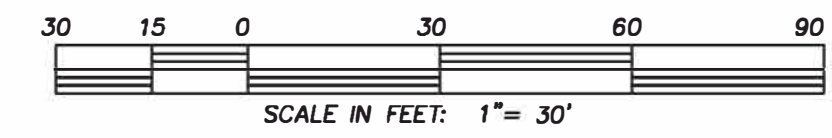
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CHECKED BY: HSR
PROJECT NO.: 22-0595



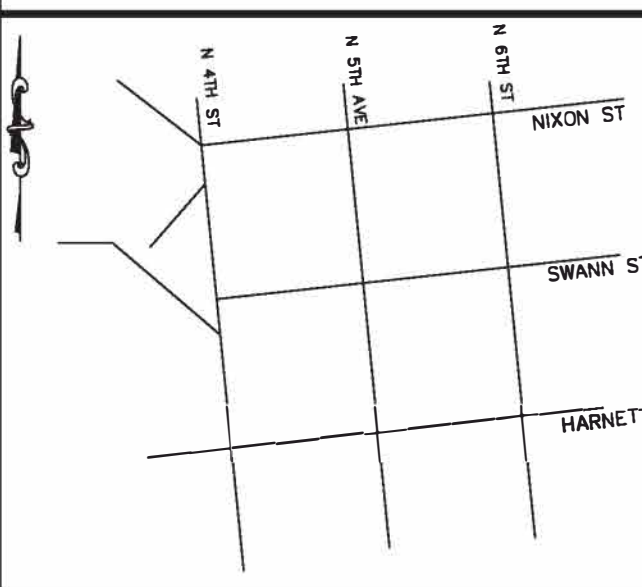
LEGEND

- EXISTING BOUNDARY
- W- EXISTING WATER
- SS- EXISTING SEWER
- X- EXISTING FENCE
- EXISTING POWER POLE
- EXISTING SIGN
- EXISTING STREET LIGHT
- EXISTING FIRE HYDRANT
- EXISTING STORM WATER MANHOLE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING GAS VALVE
- EXISTING WATER VALVE

Approved Construction Plan
Date: 1/20/23
2022033
SWP #: 2023002
PO, ES, CW, MB, BM



LOCATION MAP



GENERAL NOTES:

- NEW HANOVER COUNTY PARCEL NUMBERS: PID R04809-033-004-000
- TOTAL PROJECT AREA: 30,714 SF (0.71 AC)
- EXISTING ZONING DISTRICT: CBD
- CAMA LAND CLASSIFICATION: URBAN
- THIS SITE IS LOCATED WITHIN ZONE "AE (EL 9)" ACCORDING TO FEMA FIRM COMMUNITY PANEL NUMBER 372031800L, EFFECTIVE DATE 8/28/18
- SITE ADDRESS: 1010 N 4TH ST
- BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED AND PROVIDED TO CSD ENGINEERING BY HANOVER DESIGN SERVICES; VERTICAL DATUM = 88
- NO WETLANDS LOCATED ON SITE
- STORMWATER DRAINS TO NE CAPE FEAR RIVER, SC, SW 18-74-(81)
- LAND OWNER - NORTH 4TH PARTNERS LLC 5109 MARINA LANDING POINT WILMINGTON, NC 28409

WATER & SEWER USAGE NOTES:

CURRENT WATER USAGE - 0 GPD PROPOSED WATER USAGE - 26,560 GPD
 CURRENT SEWER USAGE - 0 GPD PROPOSED SEWER USAGE - 26,560 GPD
 94 UNITS X 240 GPD = 22,560 GPD
 100 SEAT X 40 GAL SEAT = 4,000 GPD

SITE & BUILDING DATA:

TOTAL LOT AREA = 30,714 SF (0.70 AC)
 PROPOSED IMPERVIOUS:
 BUILDING = 26,131 SF
 TRASH DUMPSTER = 629 SF
 TOTAL = 26,760 SF
 $26,760 / 30,714 = 0.871$ OR 87.1% IMPERVIOUS
 PROPOSED IMPERVIOUS OFFSET:
 781 SF FOR DRIVEWAY CONNECTION AND SIDEWALK SETBACKS:
 REQUIRED PROVIDED
 FRONT NONE 1 FT
 SIDE NONE 0 FT - WEST, (7.0 FT, 22.3 FT) EAST
 REAR 5 FT 11.2 FT
 BUILDING DATA:
 NUMBER OF BUILDINGS = 1
 (23) - 2 BEDROOM UNITS
 (59) - 1 BEDROOM UNITS
 (12) - STUDIO UNITS
 TOTAL UNITS = 94 UNITS

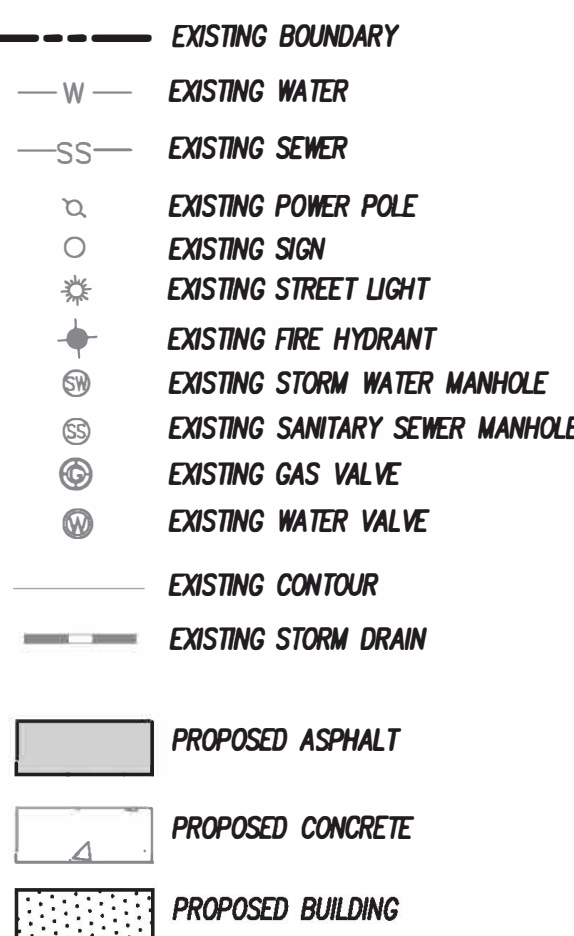
SE PER FLOOR:
 1ST FLOOR = 25,409 SF
 2ND FLOOR = 26,017 SF
 3RD FLOOR = 19,929 SF
 4TH FLOOR = 19,929 SF
 5TH FLOOR = 19,929 SF

BUILDING HEIGHT = 60 FT
 NUMBER OF STORIES = 5
 BUILDING TYPE = V-A
 BUILDING USE = MIXED USE
 BUILDING AREA: 25,677 SF (FOOTPRINT)
 LOT COVERAGE: 25,677 SF / 30,714 SF = 0.836
 PROPOSED 83.6% BUILDING LOT COVERAGE
 ENTIRE SITE IS IN KU SOILS
 KUREB-URBAN LAND, HSG "A"

FIRE & LIFE SAFETY NOTES:

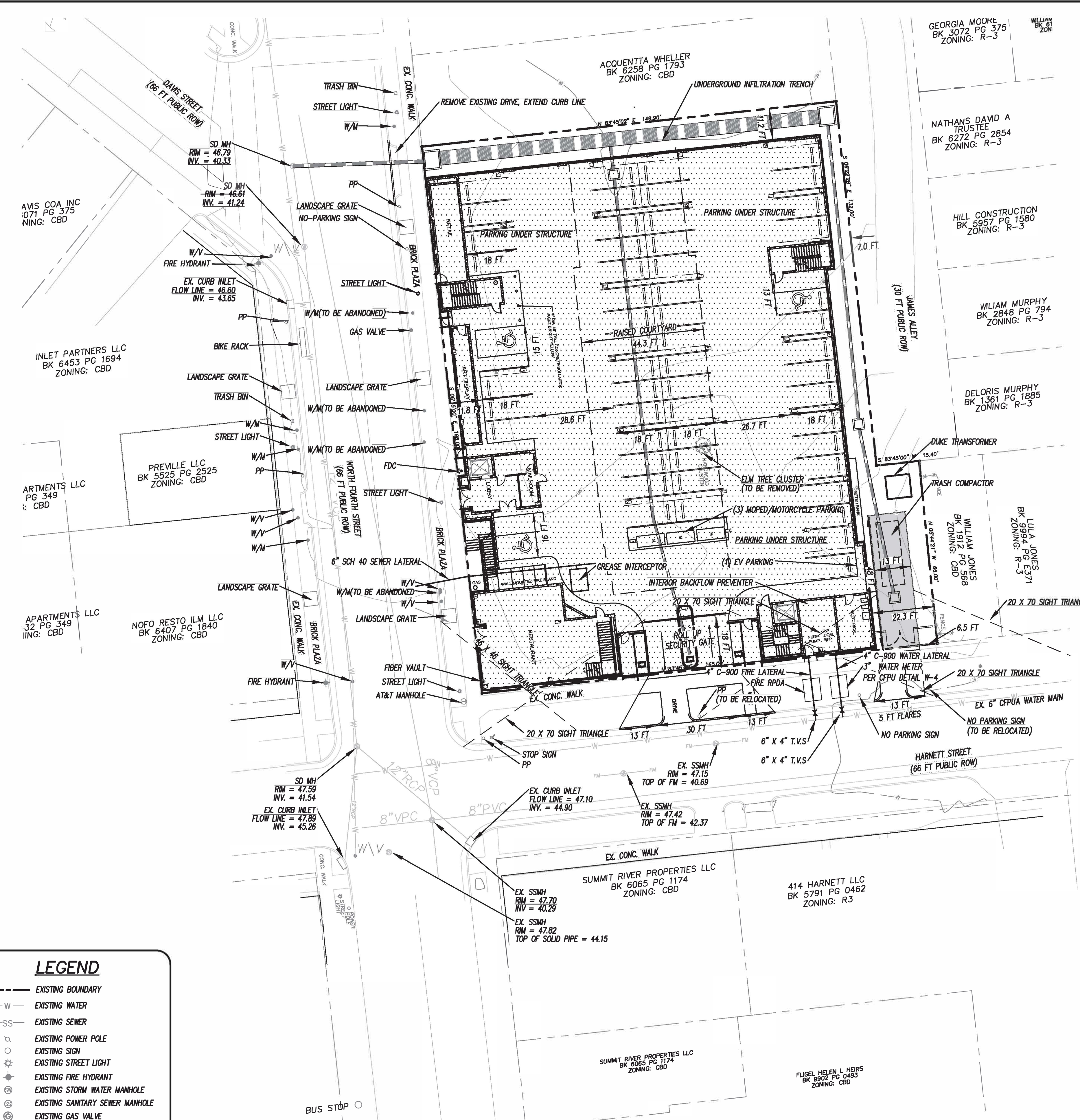
- LANDSCAPING OR PARKING CANNOT BLOCK OR IMPEDE FIRE HYDRANTS OR FDC'S. A 3 FT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF THE HYDRANT.
- CONTRACTOR SHALL MAINTAIN AN ALL WEATHER ACCESS FOR EMERGENCY VEHICLES AT ALL TIMES DURING CONSTRUCTION.
- PRIVATE UNDERGROUND FIRE LINES REQUIRE A SEPARATE FIRE LINE PERMIT FROM COW FIRE AND LIFE SAFETY DIVISION, 910-343-0696.
- ALL FDC LOCATIONS TO BE SHOWN ON FINAL PLAN.
- FDC MUST BE ON THE FRONT OF THE BUILDING(S) UNLESS OTHERWISE APPROVED.
- FIRE HYDRANTS TO BE INSTALLED PER CITY OF WILMINGTON ORDINANCE AND CPFA WATER SERVICES AND ANY IRRIGATION SYSTEMS SUPPLIED BY CPFA WATER SHALL HAVE A BACKFLOW PREVENTION DEVICE ACCEPTABLE TO THE CPFA AND APPROVED BY USFCOORR OR ASSE. CALL 799-6064 FOR INFORMATION.
- ALL TRACER WIRE FOR UTILITY IMPROVEMENTS TO BE INSTALLED PER CPFA STANDARD SPECIFICATION SECTION 33-01-12.
- 36" MINIMUM COVER OVER ALL WATER MAINS.
- ANY SEPARATE CONNECTION FOR IRRIGATION SHALL COMPLY WITH CITY AND CPFA 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 DIMED IMPRACTICAL BY THE UTILITY PROVIDER. UNDERGROUND FACILITIES FOR STREET LIGHTING ALONG ALL PUBLIC STREETS ABUTTING THE SUBJECT SITE SHALL BE INSTALLED BY THE DEVELOPER.
- CONTACT 811 PRIOR TO CONTACTING CITY OF WILMINGTON, TRAFFIC ENGINEERING REGARDING THE UTILITIES IN THE ROW.

LEGEND



SITE LIGHTING

- ALL SITE LIGHTS SHALL BE LOCATED, ANGLED AND/OR LIMITED SO AS TO NOT CAST DIRECT LIGHT UPON ADJACENT PROPERTIES, SHALL MINIMIZE OFF SITE BACKLIGHTING GLARE AND UP LIGHTING. LIGHT POSTS SHALL BE NO TALLER THAN 12 FT.
- SINCE SITE IS ADJACENT TO ALLEY AND CBD ZONED PROPERTY A LIGHTING PLAN ISN'T REQUIRED.



Approved Construction Plan
 Date: 1/20/23
 # 2022033
 SWP #: 2023002
 PO, ES, CW, MB, BM



DEVELOPMENT NOTES:

- ALL SIGNS AND PAVEMENT MARKINGS IN AREAS OPEN TO PUBLIC TRAFFIC ARE TO MEET MUTCD STANDARDS.
- THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF EXISTING UTILITIES DURING CONSTRUCTION. CALL 811-LOC AT 1-800-832-4848. CONTRACTOR IS RESPONSIBLE FOR THE REPAIR AND REPLACEMENT OF ANY UTILITIES, CURB AND GUTTER, SIDEWALK PANELS, PAVEMENT, ETC. THAT MAY BE DAMAGED DURING CONSTRUCTION. DAMAGED ITEMS SHALL BE REPAIRED TO AT LEAST THE QUALITY OR WORKMANSHIP FOUND IN THE ORIGINAL ITEM.
- SOLID WASTE DISPOSAL WILL BE TRASH DUMPSTER SERVICE
- ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE CITY OF WILMINGTON ZONING ORDINANCE & SUBDIVISION REGULATIONS.
- APPROVAL OF SITE PLAN DOES NOT CONSTITUTE APPROVAL OF PROPOSED SIGNAGE FOR THIS SITE. A SEPARATE SIGN PERMIT MUST BE OBTAINED.
- APPLICABLE STREET FRONTAGES SHALL HAVE NATURAL VEGETATIVE SCREENING MEETING CITY REQUIREMENTS.
- THE DEVELOPMENT SHALL COMPLY WITH ALL CITY TECHNICAL STANDARDS AND DEVELOPMENT REGULATIONS.
- STREET TREES MUST BE LOCATED A MINIMUM OF 15 FT FROM STREET LIGHTS.

ENVIRONMENTAL NOTES:

- NO LAND DISTURBANCE IS PERMITTED OUTSIDE THE DESIGNATED LIMITS OF DISTURBANCE FOR SITE IMPROVEMENTS OTHER THAN WHAT IS NECESSARY TO TIE INTO EXISTING CONTOURS OR MEET LANDSCAPING REQUIREMENTS.

PARKING NOTES:

- NO PARKING REQUIRED FOR CBD ZONING
 RESTAURANT PARKING = 1 SPACE PER 2.5 SEATS IN RESTAURANT = 40
- 54 SPACES PROVIDED
- 3 HANDICAP SPACES PROVIDED
- NO BICYCLE PARKING REQUIRED IN CBD

TRAFFIC ENGINEERING NOTES:

- 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 DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO RECORDING OF THE FINAL PLAT. PLAN SHALL ADHERE TO SD 15-14.
- TRAFFIC CONTROL DEVICES (INCLUDING SIGNS AND PAVEMENT MARKINGS) IN AREAS OPEN TO PUBLIC TRAFFIC ARE TO MEET MUTCD STANDARDS.
- OPEN CUT NOTES:
 A. A UTILITY CUT PERMIT IS REQUIRED FOR EACH OPEN CUT OF A CITY STREET. CONTACT 910-341-5899 FOR MORE DETAILS. IN CERTAIN CASES AN ENTIRE RESURFACING OF THE AREA BEING OPEN CUT MAY BE REQUIRED.
 B. CONTRACTOR TO COORDINATE WITH CITY OF WILMINGTON FOR ACCEPTABLE HOURS OF CONSTRUCTION AND TRAFFIC CONTROL DURING INSTALLATION OF UTILITIES IN CITY ROADS.
 C. SUITABLE COMPACTION AND APPROVED STONE & BASE COURSES TO BE INSTALLED IN PLACE OF OPEN CUT.
 D. OPEN CUT TO BE SAW CUT.
- ALL PAVEMENT MARKINGS IN PUBLIC RIGHTS OF WAY AND FOR DRIVEWAYS ARE TO BE THERMOPLASTIC AND MEET CITY AND/OR NCDOT STANDARDS.
- IT SHALL BE THE RESPONSIBILITY OF THE SUBDIVIDER TO ERECT OFFICIAL STREET NAME SIGNS AT ALL INTERSECTIONS ASSOCIATED WITH THE SUBDIVISION IN ACCORDANCE WITH THE TECHNICAL STANDARDS AND SPECIFICATIONS MANUAL. THE SUBDIVIDER MAY ACQUIRE AND ERECT OFFICIAL STREET NAME SIGNS OR MAY CHOOSE TO CONTRACT WITH THE CITY TO INSTALL THE STREET SIGNS AND THE SUBDIVIDER SHALL PAY THE COST OF SUCH INSTALLATION. CONTACT TRAFFIC ENGINEERING AT 341-7888 TO DISCUSS INSTALLATION OF TRAFFIC AND STREET NAME SIGNS. PROPOSED STREET NAMES MUST BE APPROVED PRIOR TO INSTALLATION OF STREET NAME SIGNS.
- CALL TRAFFIC ENGINEERING AT 341-7888 FORTY-EIGHT HOURS PRIOR TO ANY EXCAVATION IN THE RIGHT OF WAY.
- TACTILE WARNING MATS ARE TO BE INSTALLED ON ALL WHEELCHAIR RAMPS.
- ANY BROKEN OR MISSING SIDEWALK PANELS, DRIVEWAY PANELS AND CURBING WILL BE REPLACED.
- ALL TRAFFIC CONTROL SIGNS AND MARKINGS OFF THE RIGHT OF WAY ARE TO BE MAINTAINED BY THE PROPERTY OWNER IN ACCORDANCE WITH MUTCD STANDARDS.
- ALL PARKING STALL MARKINGS AND LANE ARROWS WITHIN THE PARKING AREA SHALL BE WHITE.
- CONTACT TRAFFIC ENGINEERING AT 341-7888 TO DISCUSS STREET LIGHTING OPTIONS.
- ALL PROPOSED VEGETATION WITHIN SIGHT TRIANGLES SHALL NOT INTERFERE WITH CLEAR VISUAL SIGHT LINES FROM 30 INCHES - 10 FT.
- ANY REQUIRED INSTALLATION OR RELOCATION OF TRAFFIC SIGNS/PAVEMENT MARKINGS IS THE RESPONSIBILITY OF THE PROJECT DEVELOPER. PLEASE COORDINATE WITH CITY TRAFFIC SIGNS AND PAVEMENT MARKINGS MANAGER/SUPERVISOR PRIOR TO INSTALLATION/RELOCATION OF ANY TRAFFIC SIGNS OR MARKINGS IN EXISTING OR PROPOSED PUBLIC ROW.

UTILITY NOTES:

- PROJECT SHALL COMPLY WITH THE CITY OF WILMINGTON AND CPFA CROSS CONNECTION CONTROL REQUIREMENTS. WATER METER(S) CANNOT BE SET AND ACTIVATED ON NEW MAINS UNTIL ALL REQUIREMENTS ARE MET. 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 CPFA WATER SHALL HAVE A BACKFLOW PREVENTION DEVICE ACCEPTABLE TO THE CPFA AND APPROVED BY USFCOORR OR ASSE. CALL 799-6064 FOR INFORMATION.
- ALL TRACER WIRE FOR UTILITY IMPROVEMENTS TO BE INSTALLED PER CPFA STANDARD SPECIFICATION SECTION 33-01-12.
- 36" MINIMUM COVER OVER ALL WATER MAINS.
- ANY SEPARATE CONNECTION FOR IRRIGATION SHALL COMPLY WITH CITY AND CPFA 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 DIMED IMPRACTICAL BY THE UTILITY PROVIDER. UNDERGROUND FACILITIES FOR STREET LIGHTING ALONG ALL PUBLIC STREETS ABUTTING THE SUBJECT SITE SHALL BE INSTALLED BY THE DEVELOPER.
- CONTACT 811 PRIOR TO CONTACTING CITY OF WILMINGTON, TRAFFIC ENGINEERING REGARDING THE UTILITIES IN THE ROW.

CPFA NOTES:

- ANY EXISTING WATER AND SEWER SERVICES NOT BEING USED BY THIS DEVELOPMENT MUST BE ABANDONED PER CPFA SPECIFICATIONS.
- SUBMIT ALL GREASE INTERCEPTOR AND BACKFLOW INFORMATION TO CPFA COMMUNITY COMPLIANCE FOR REVIEW AND APPROVAL.

TRIP ESTIMATION

94 RESIDENTIAL UNITS - LUC 221
 AM = 48 PM = 58
 100 SEAT RESTAURANT - LUC 932
 AM = 59 PM = 75



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

SITE PLAN
 THE HELM

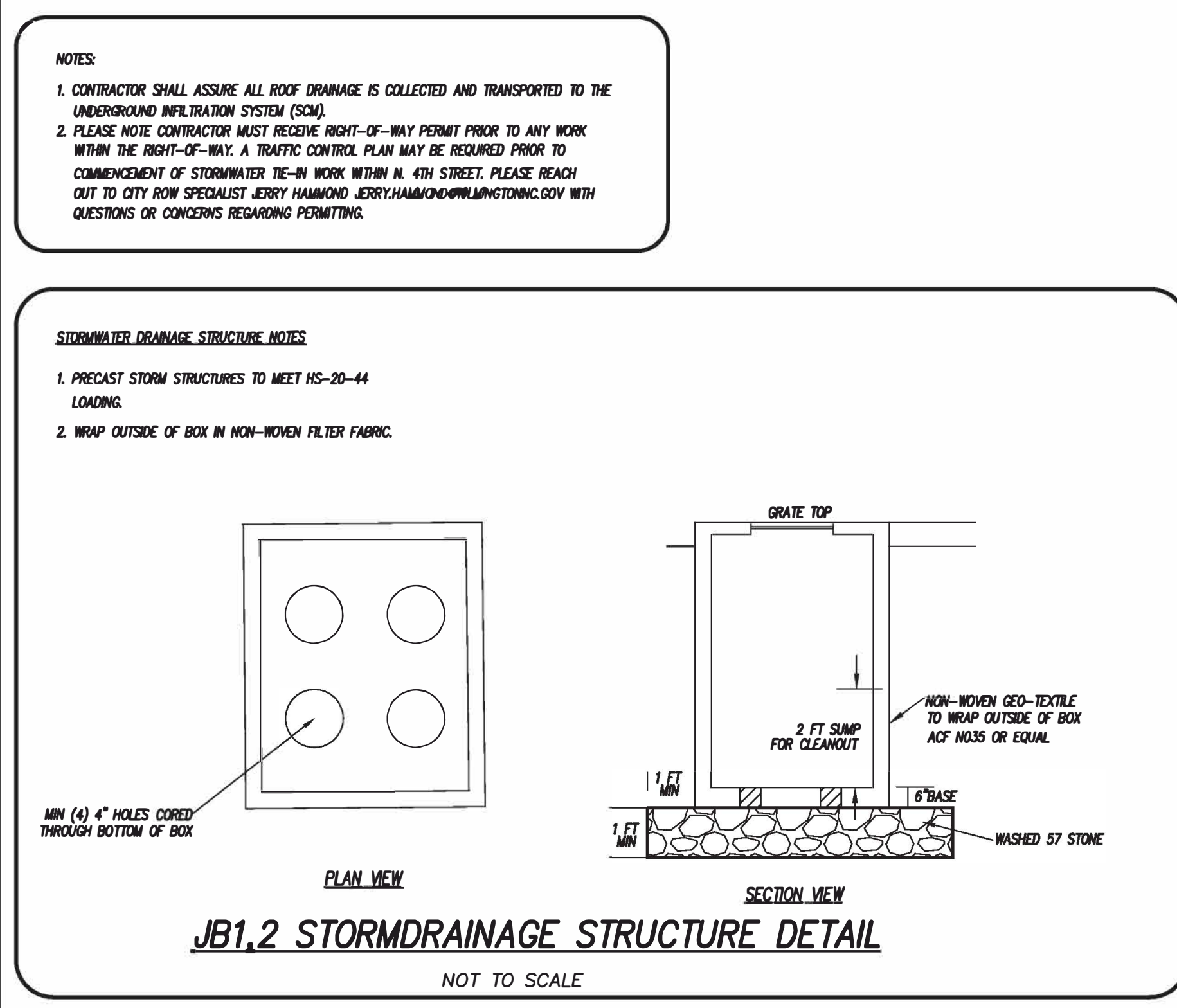
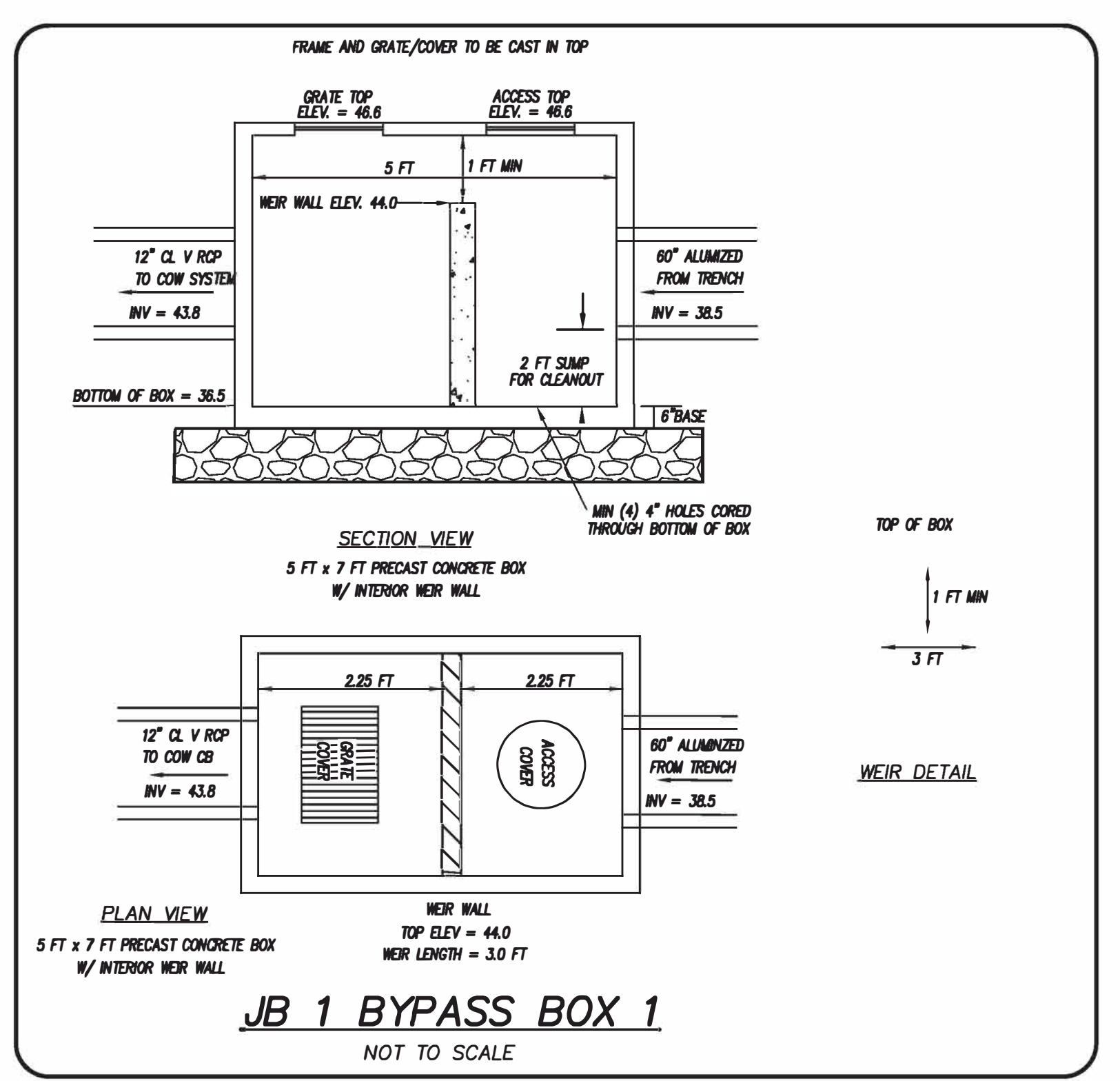
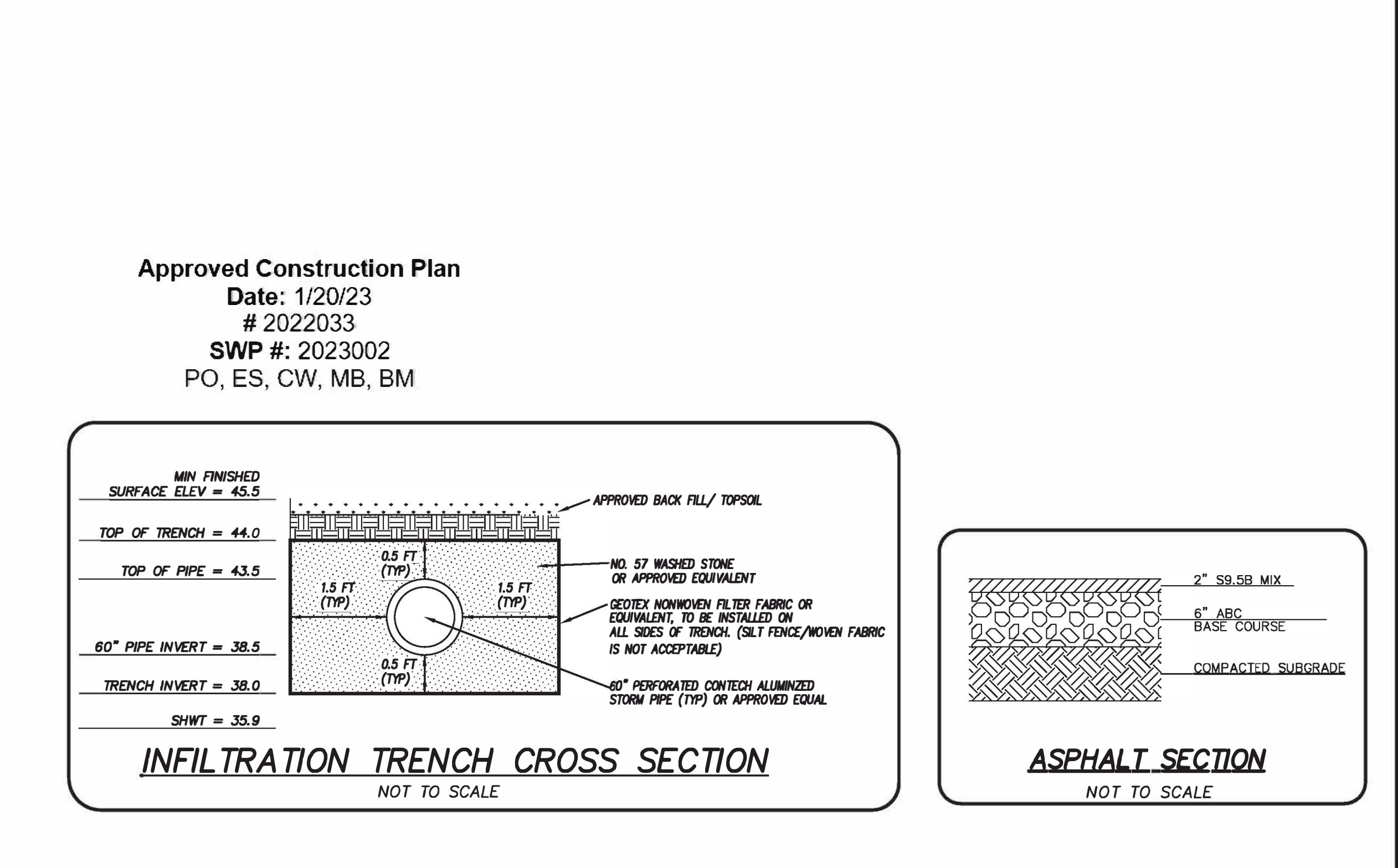
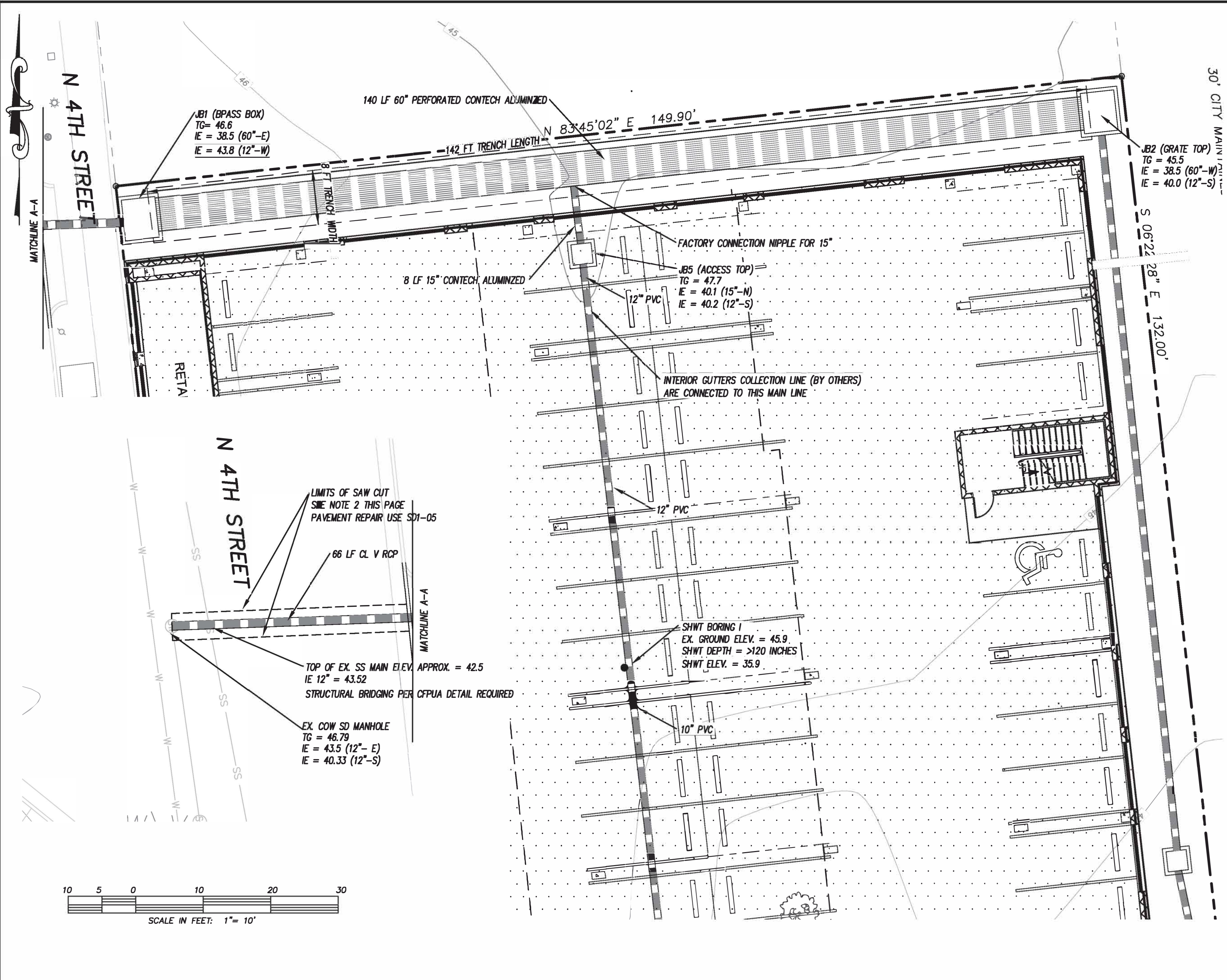
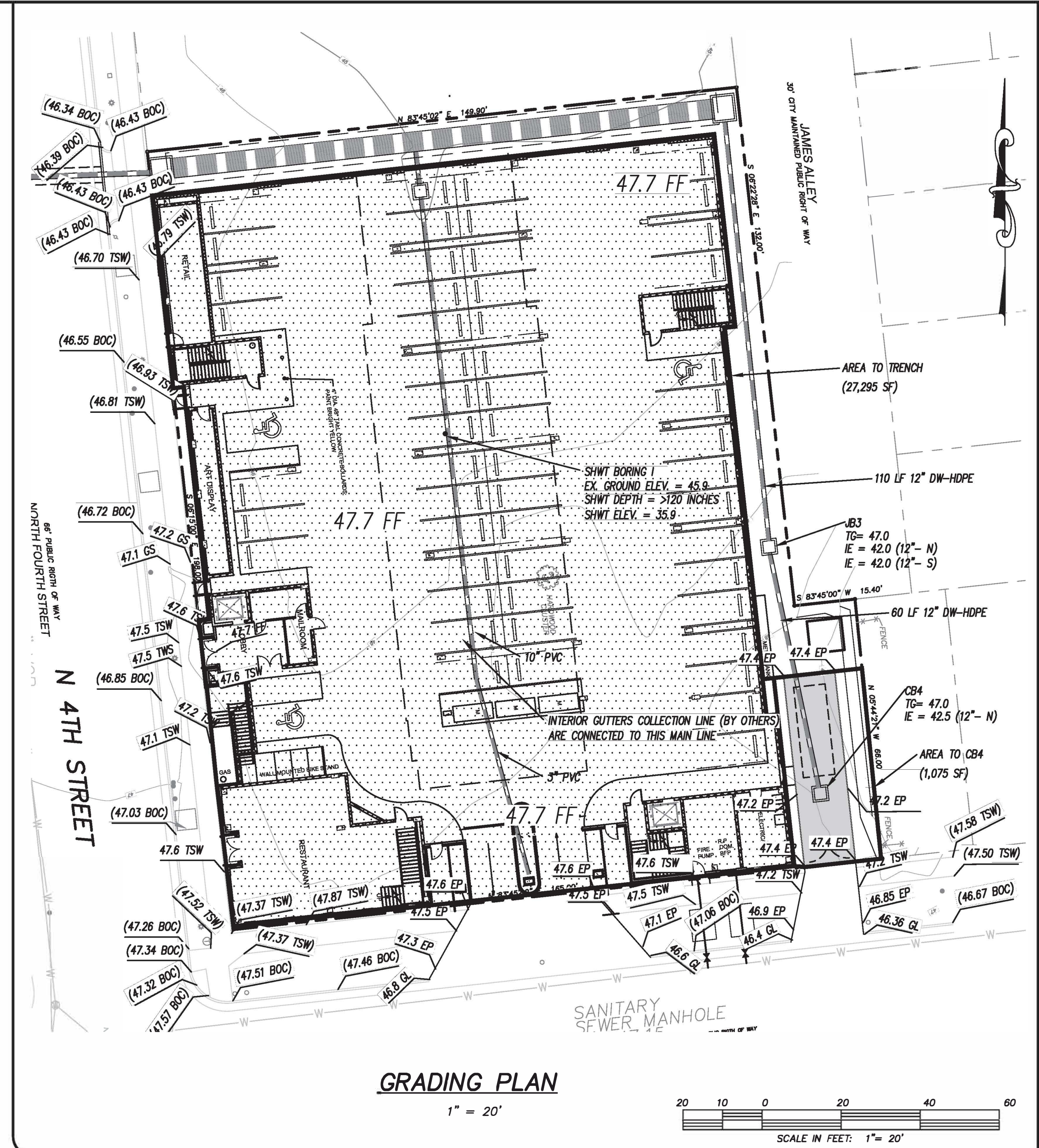
SITE PLAN FOR
 THE HELM
 LOCATED IN CITY OF WILMINGTON
 NEW HANOVER COUNTY, NORTH CAROLINA
 OWNER: 1010 NORTH FOURTH STREET, LLC
 82 HANOVER STREET
 PORTLAND, ME 04101-1979

REV. NO.	DATE	BY	REMARKS
6	1-10-23	RLW	COW CONSTRUCTION RELEASE
5	12-1-22	RLW	REVISED PER TRC COMMENTS
4	12-1-22	RLW	ADDED NOTE 2 IN "SITE LIGHTING"
3	10-7-22	RLW	REVISED PER CPFA COMMENTS
2	10-6-22	RLW	REVISED INTO BRANCH TRENCH, TREE SPECIES
1	10-3-22	RLW	REVISED PER BUILDING CHANGES AND TRC COMMENTS

DATE: 7-21-22
 HORIZ. SCALE: 1" = 20'
 VERT. SCALE: N/A
 DRAWN BY: RLW
 CHECKED BY: HSR
 PROJECT NO.: 22-0595
 Sheet No. **3** of **9**

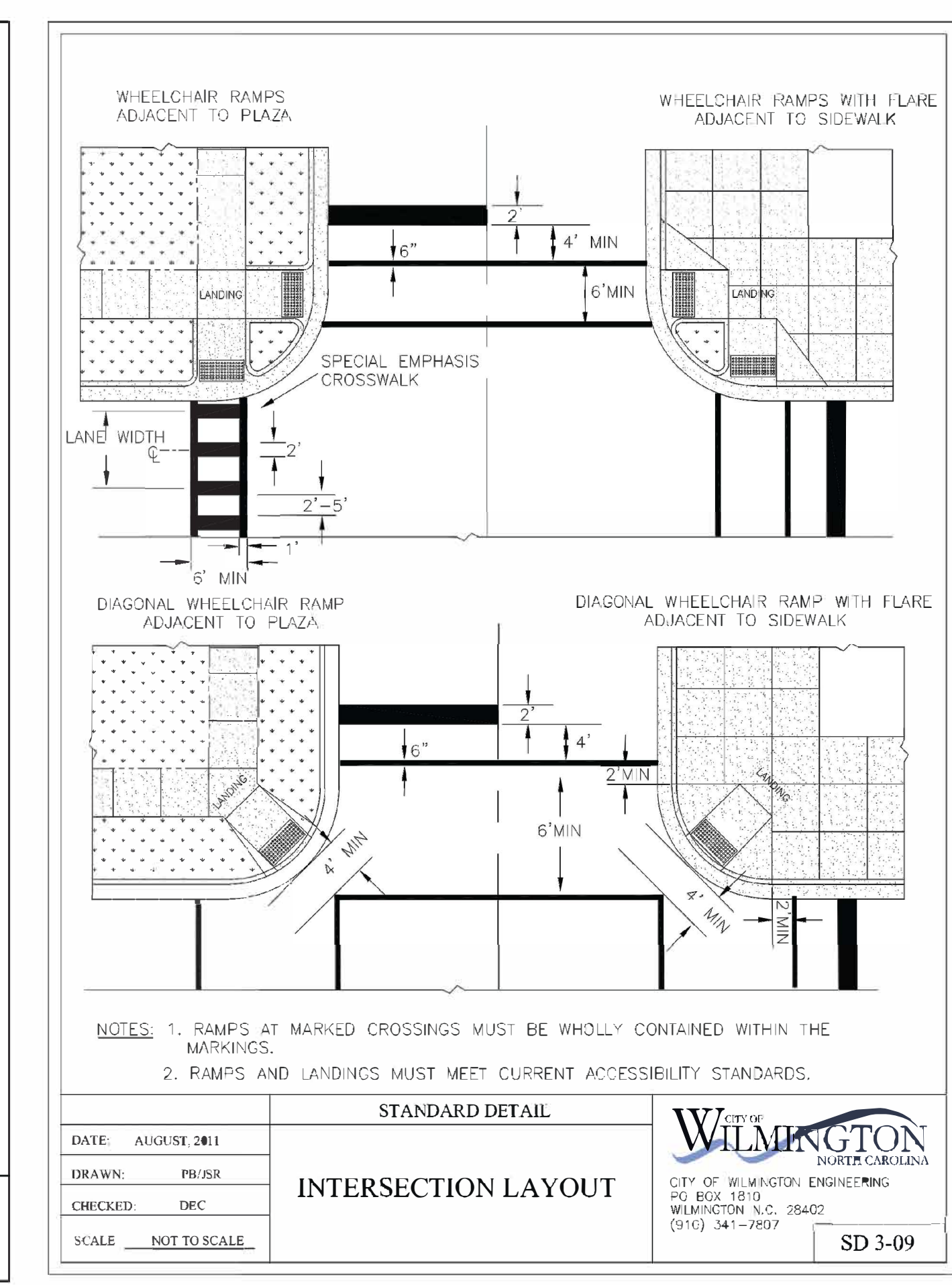
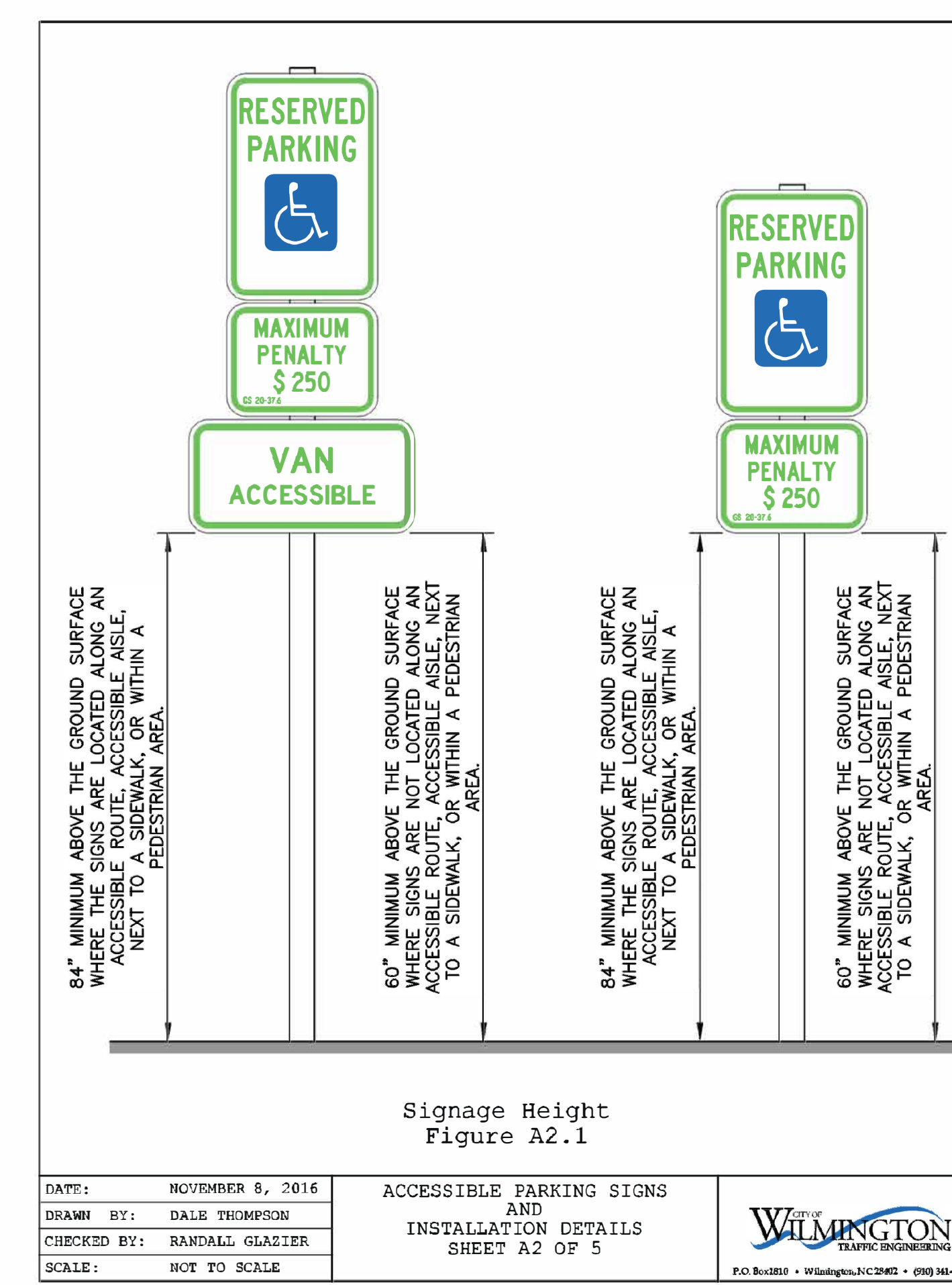
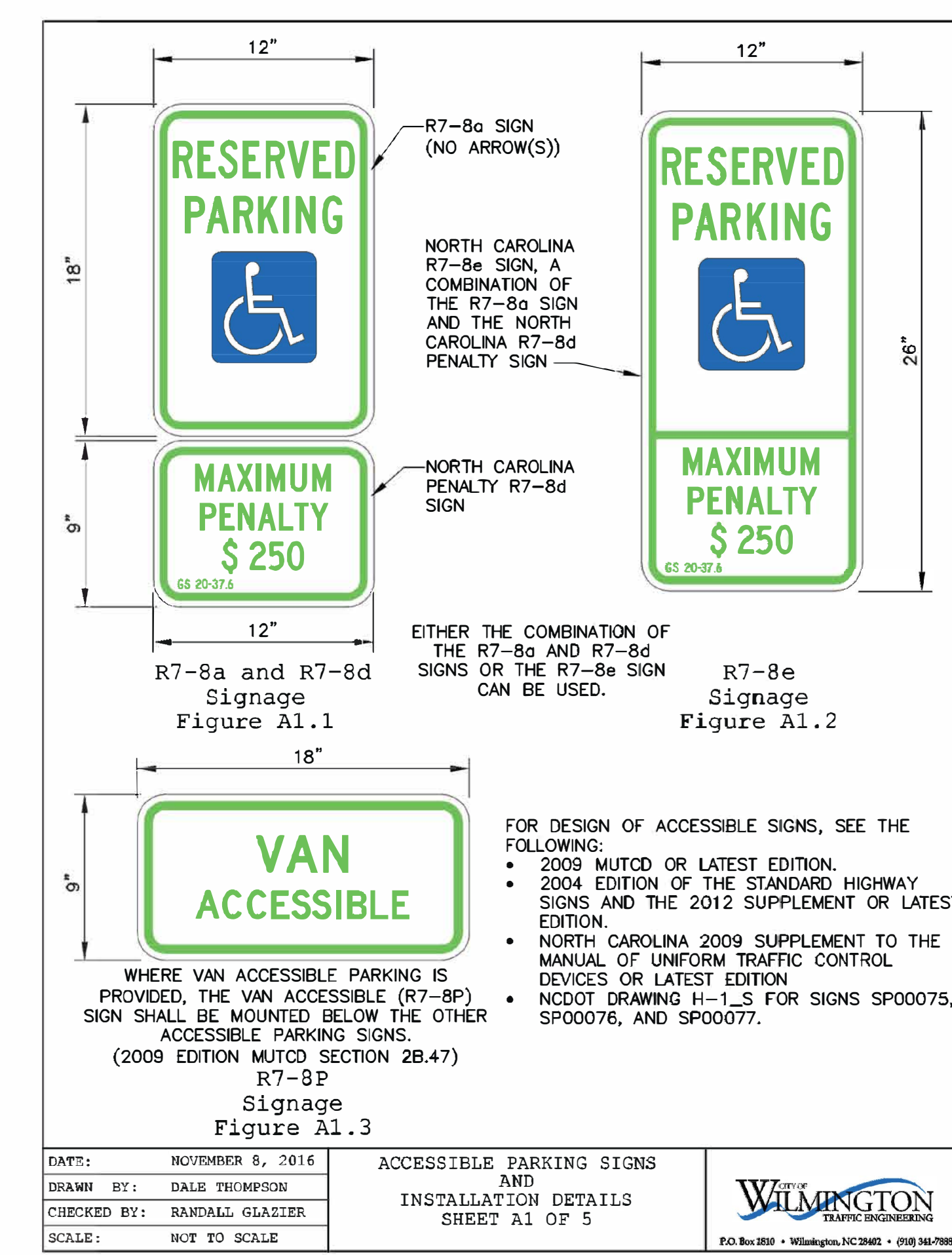
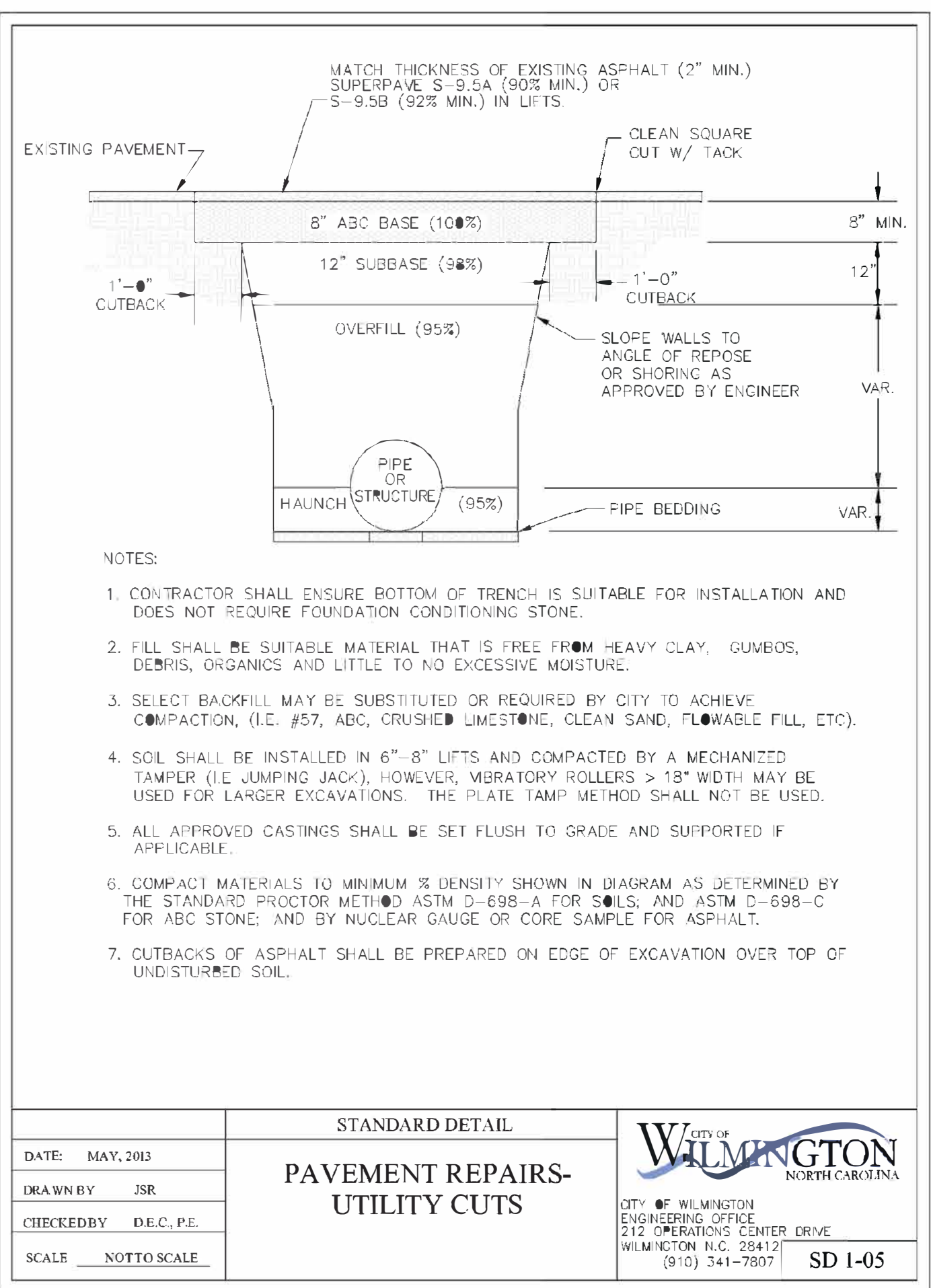
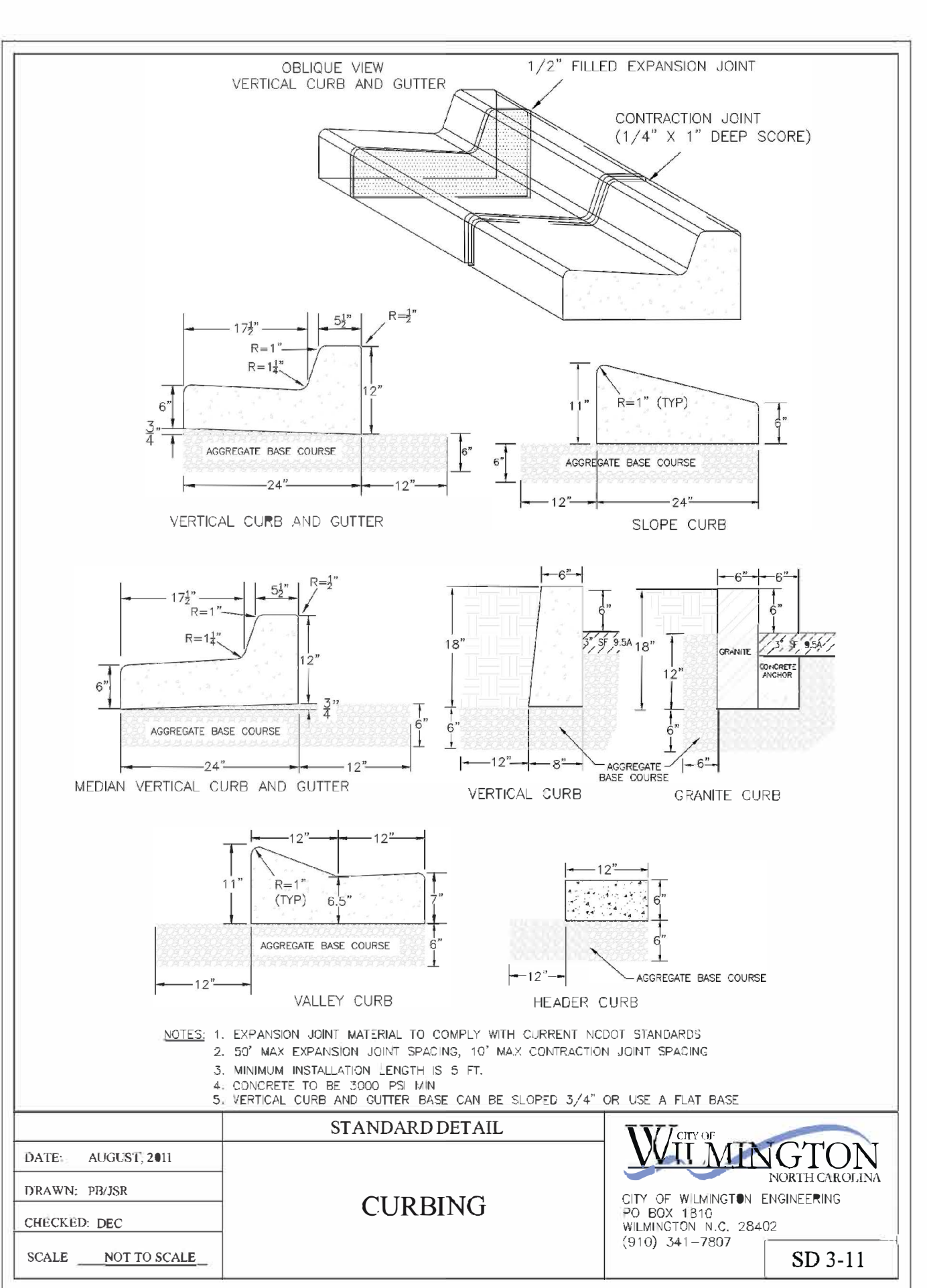
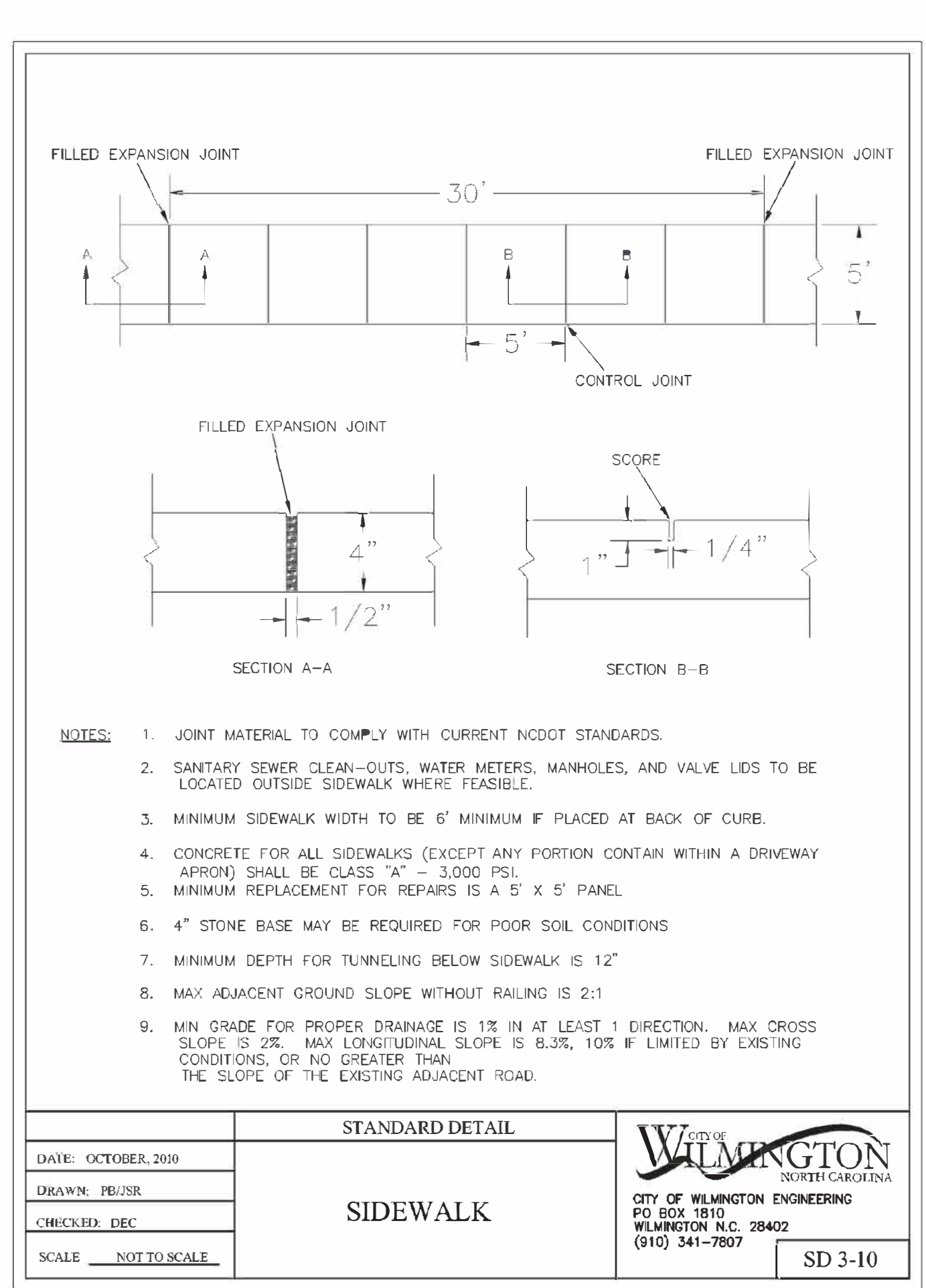
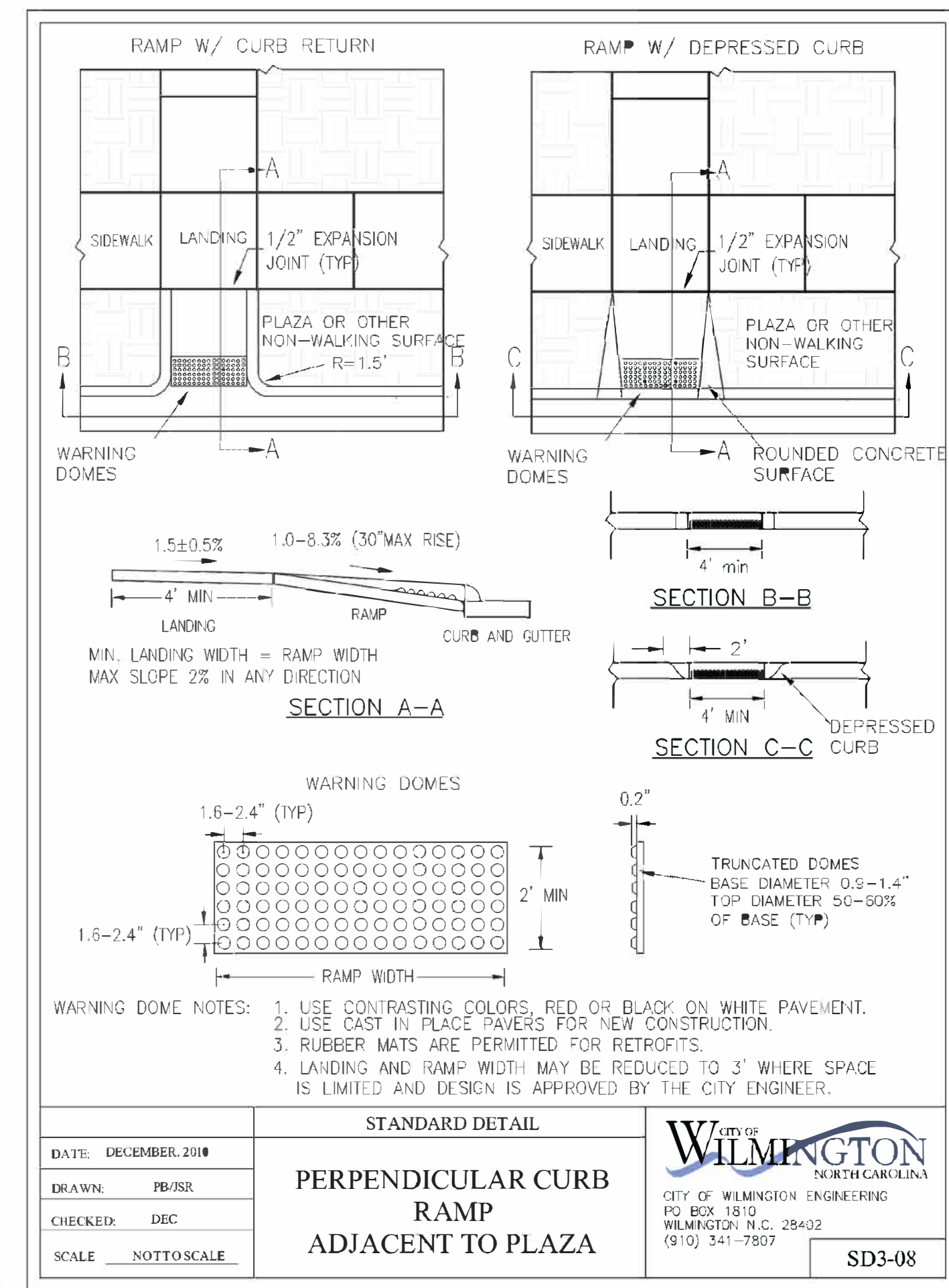
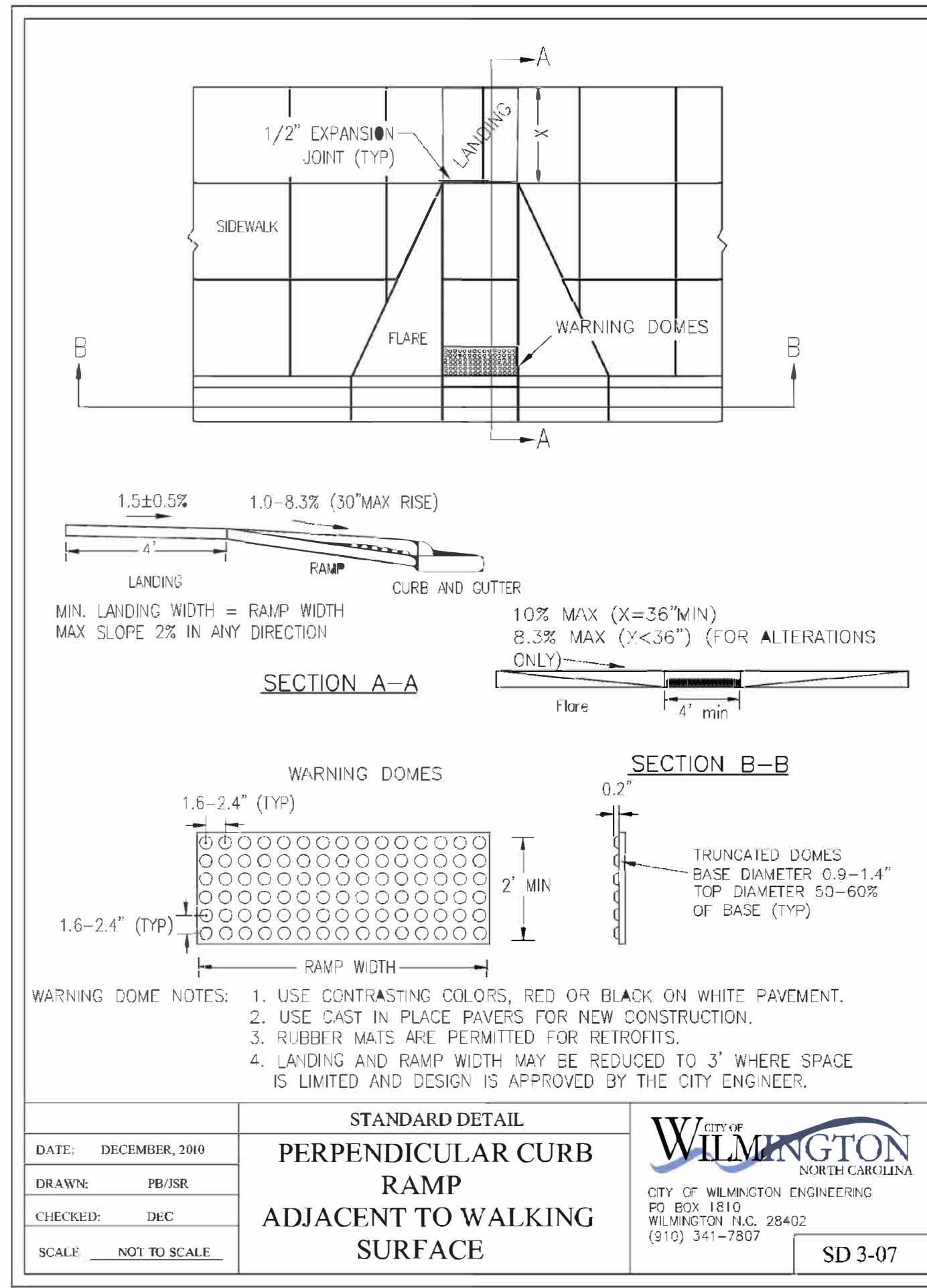
REV. NO.	DATE	BY	REMARKS
4	1-10-23	RLW	COW CONSTRUCTION RELEASE
3	12-1-22	RLW	REVISED PER REC COMMENTS
2	10-6-22	RLW	REVISED STORMWATER DETENTION SYSTEM
1	10-3-22	RLW	REVISED STORMWATER DETENTION SYSTEM

DATE: 7-21-22
HORIZ. SCALE: AS NOTED
VERT. SCALE: N/A
DRAWN BY: RLW
CHECKED BY: HSR
PROJECT NO.: 22-0595



NOTES:

- CONTRACTOR SHALL ASSURE ALL ROOF DRAINAGE IS COLLECTED AND TRANSPORTED TO THE UNDERGROUND INFILTRATION SYSTEM (SOM).
- PLEASE NOTE CONTRACTOR MUST RECEIVE RIGHT-OF-WAY PERMIT PRIOR TO ANY WORK WITHIN THE RIGHT-OF-WAY. A TRAFFIC CONTROL PLAN MAY BE REQUIRED PRIOR TO COMMENCEMENT OF STORMWATER TIE-IN WORK WITHIN N. 4TH STREET. PLEASE REACH OUT TO CITY ROW SPECIALIST JERRY HAMMOND (JERRY.HAMMOND@WILMINGTONNC.GOV) WITH QUESTIONS OR CONCERNS REGARDING PERMITTING.



Approved Construction Plan
Date: 1/20/23
2022033
SWP #: 2023002
PO, ES, CW, MB, BM

CSD ENGINEERING

LICENSE # C-2710
 ENGINEERING
 LAND PLANNING
 COMMERCIAL / RESIDENTIAL

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

SITE DETAILS

THE HELM

As shown & approved by CSD ENGINEERING, INC. (CSD) ENGINEER. The use of the drawings, or any part of a drawing, is limited to the project, location, and conditions stated on the title block. No other use, reproduction, or modification of the drawings, or any part of a drawing, is permitted without the written approval of the Engineer.

SITE DETAILS FOR THE HELM

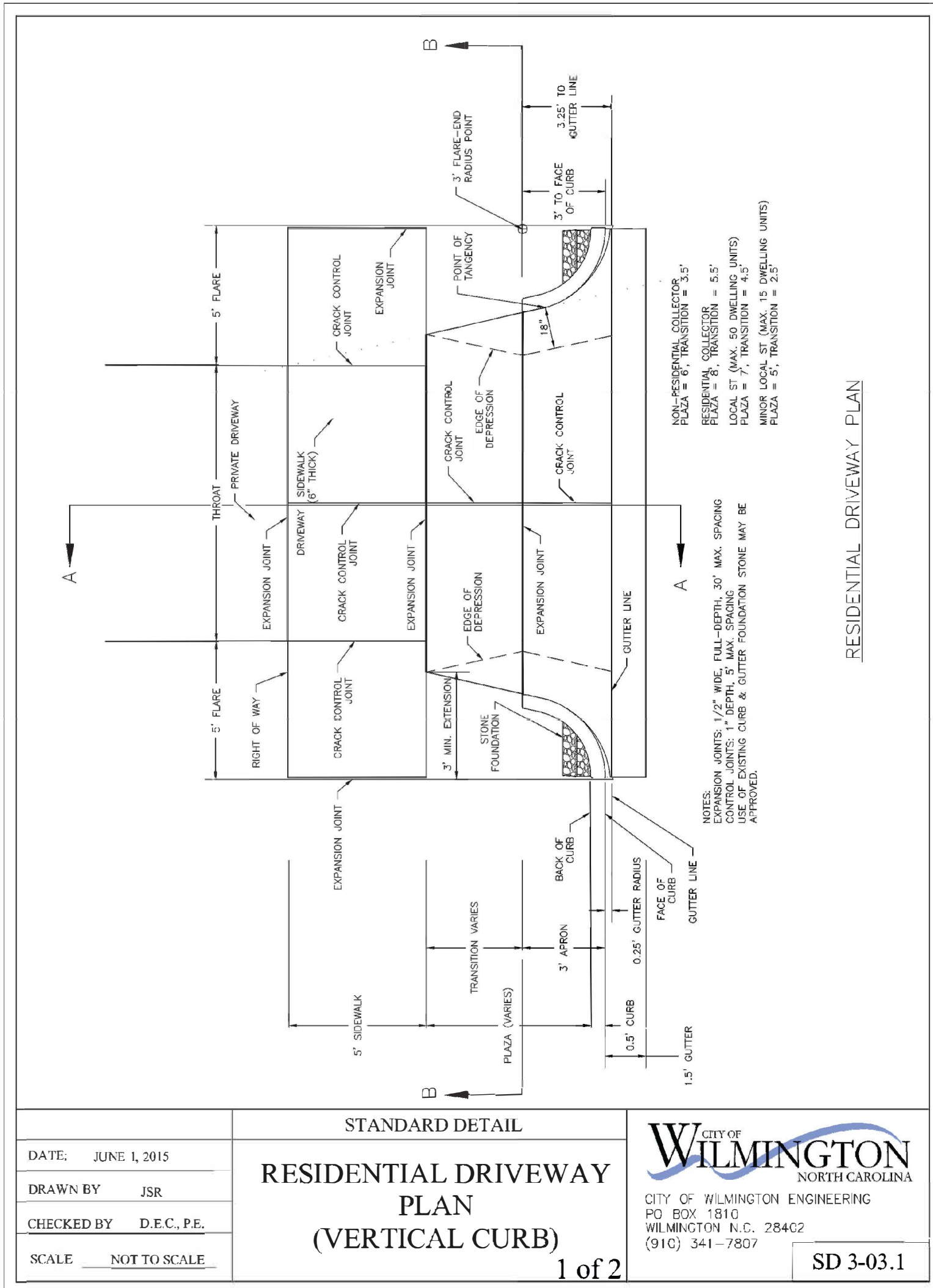
LOCATED IN CITY OF WILMINGTON
 NEW HANOVER COUNTY, NORTH CAROLINA

OWNER: 1010 NORTH FOURTH STREET LLC
 B2 HANOVER STREET
 PORTLAND ME 04101-1979

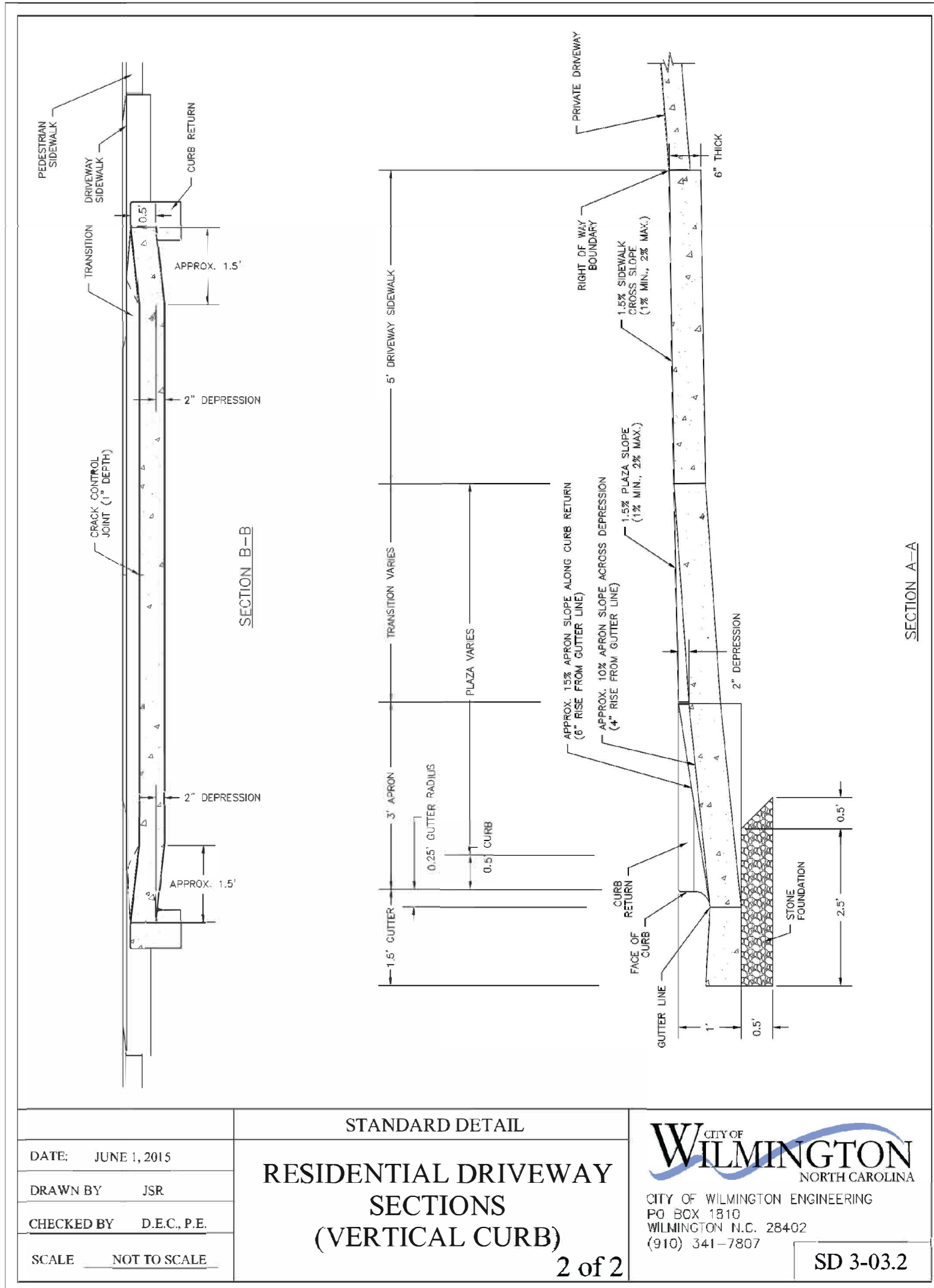
REV.	DATE	BY	REMARKS
1	1-10-23	RLW	CW CONSTRUCTION RELEASE
2	10-3-22	RLW	REVISED PER THE COMMENTS

DATE: 7-25-22
 HORZ. SCALE: N/A
 VERT. SCALE: N/A
 DRAWN BY: RLW
 CHECKED BY: HSR
 PROJECT NO.: 22-0595

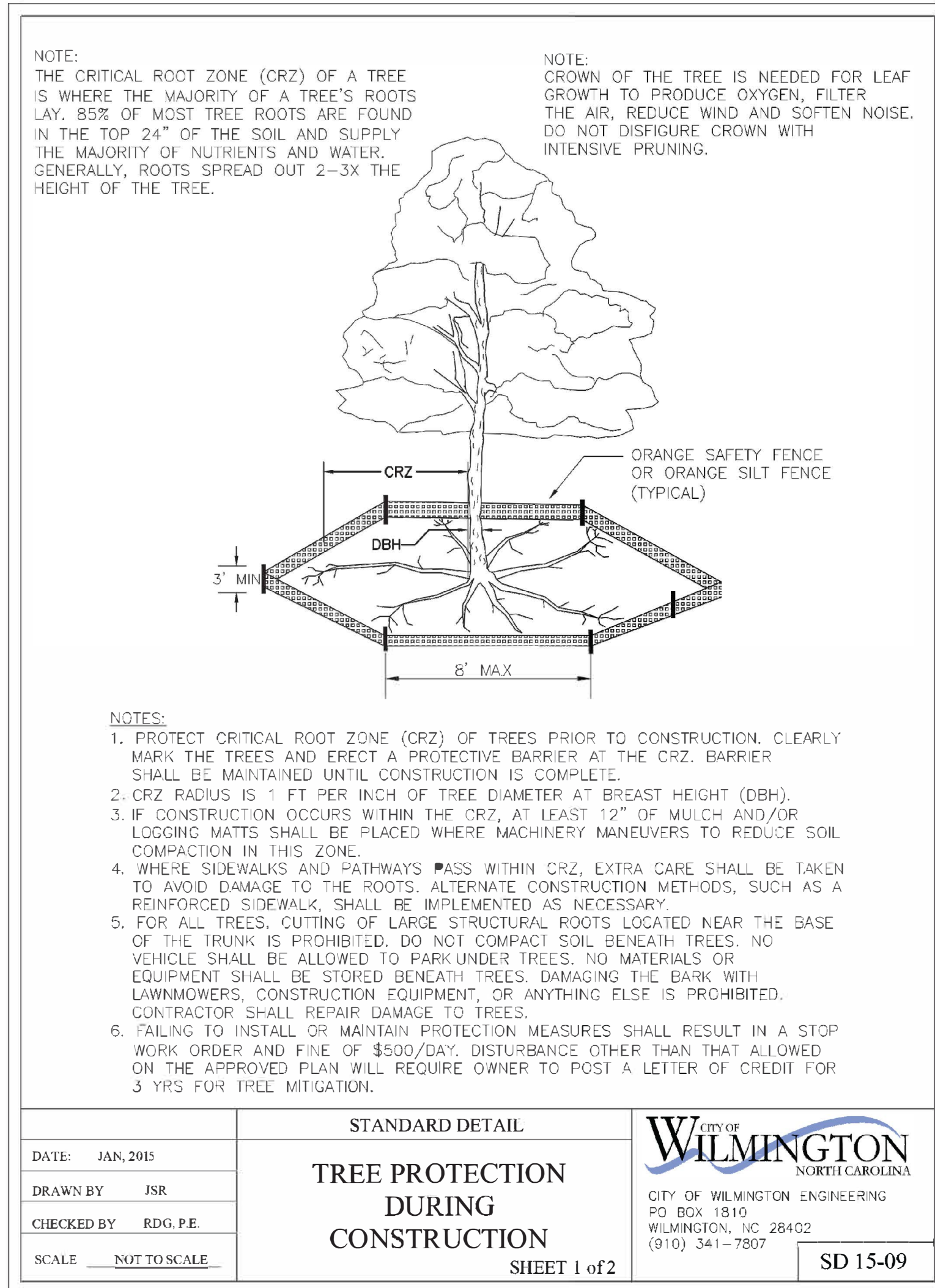
Sheet No. **5** of **9**



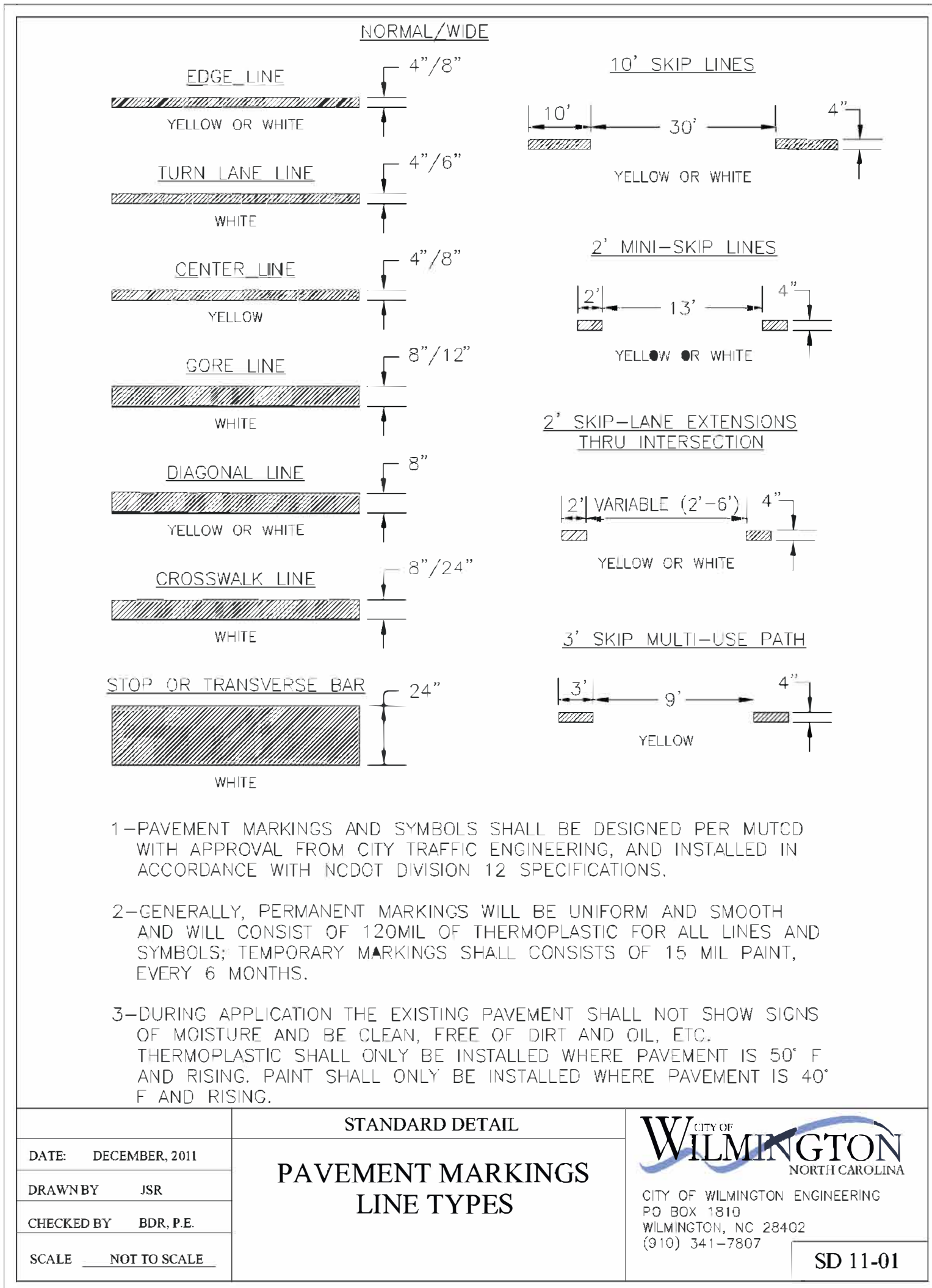
STANDARD DETAIL
RESIDENTIAL DRIVEWAY PLAN (VERTICAL CURB)
 DATE: JUNE 1, 2015
 DRAWN BY: JSR
 CHECKED BY: D.E.C., P.E.
 SCALE: NOT TO SCALE
 CITY OF WILMINGTON NORTH CAROLINA
 CITY OF WILMINGTON ENGINEERING
 PO BOX 1810
 WILMINGTON, N.C. 28402
 (910) 341-7807
 SD 3-03.1



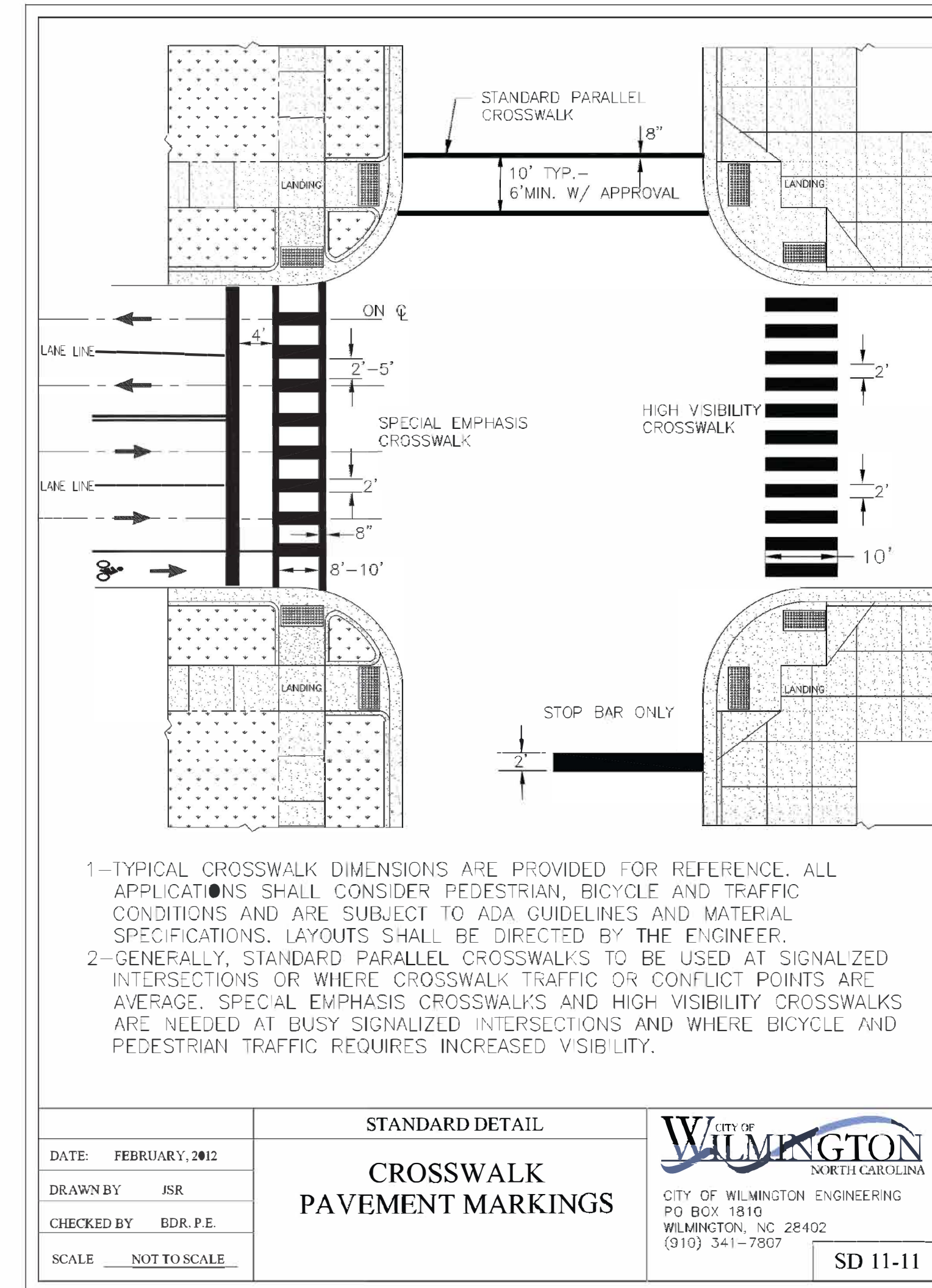
STANDARD DETAIL
RESIDENTIAL DRIVEWAY SECTIONS (VERTICAL CURB)
 DATE: JUNE 1, 2015
 DRAWN BY: JSR
 CHECKED BY: D.E.C., P.E.
 SCALE: NOT TO SCALE
 CITY OF WILMINGTON NORTH CAROLINA
 CITY OF WILMINGTON ENGINEERING
 PO BOX 1810
 WILMINGTON, N.C. 28402
 (910) 341-7807
 SD 3-03.2



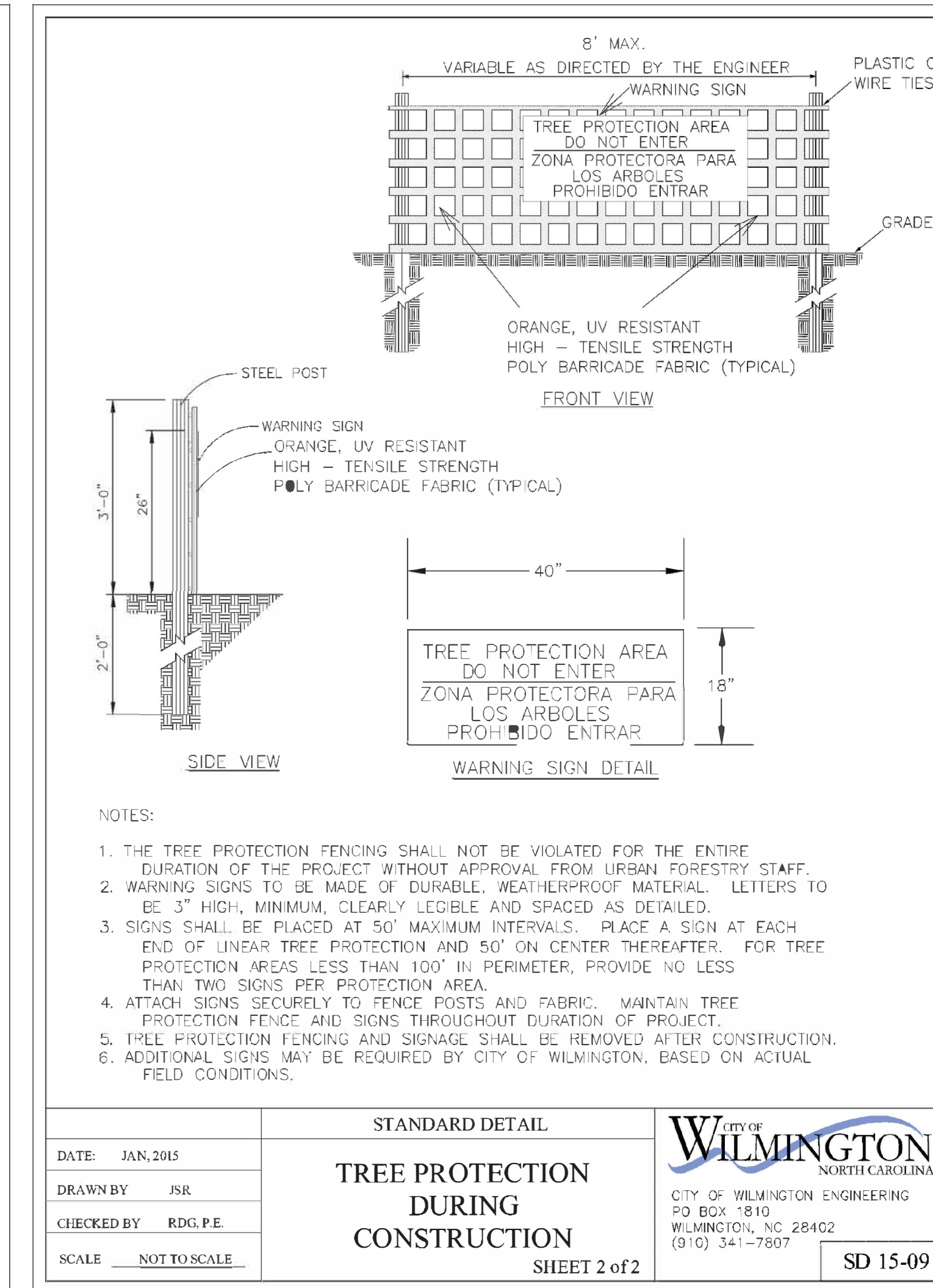
STANDARD DETAIL
TREE PROTECTION DURING CONSTRUCTION
 DATE: JAN, 2015
 DRAWN BY: JSR
 CHECKED BY: RDG, P.E.
 SCALE: NOT TO SCALE
 CITY OF WILMINGTON NORTH CAROLINA
 CITY OF WILMINGTON ENGINEERING
 PO BOX 1810
 WILMINGTON, NC 28402
 (910) 341-7807
 SD 15-09



STANDARD DETAIL
PAVEMENT MARKINGS LINE TYPES
 DATE: DECEMBER, 2011
 DRAWN BY: JSR
 CHECKED BY: BDR, P.E.
 SCALE: NOT TO SCALE
 CITY OF WILMINGTON NORTH CAROLINA
 CITY OF WILMINGTON ENGINEERING
 PO BOX 1810
 WILMINGTON, NC 28402
 (910) 341-7807
 SD 11-01



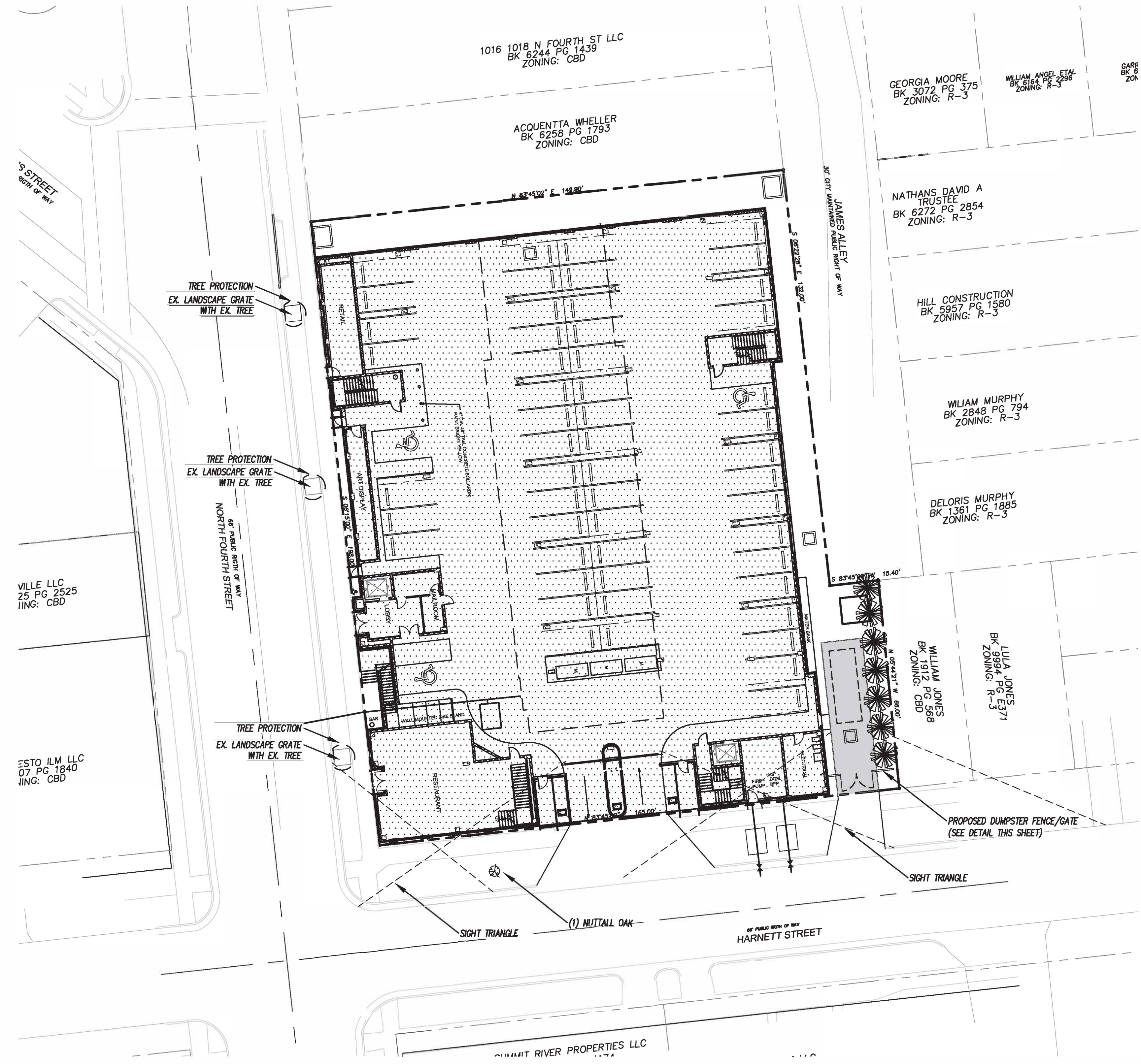
STANDARD DETAIL
CROSSWALK PAVEMENT MARKINGS
 DATE: FEBRUARY, 2012
 DRAWN BY: JSR
 CHECKED BY: BDR, P.E.
 SCALE: NOT TO SCALE
 CITY OF WILMINGTON NORTH CAROLINA
 CITY OF WILMINGTON ENGINEERING
 PO BOX 1810
 WILMINGTON, NC 28402
 (910) 341-7807
 SD 11-11



STANDARD DETAIL
TREE PROTECTION DURING CONSTRUCTION
 DATE: JAN, 2015
 DRAWN BY: JSR
 CHECKED BY: RDG, P.E.
 SCALE: NOT TO SCALE
 CITY OF WILMINGTON NORTH CAROLINA
 CITY OF WILMINGTON ENGINEERING
 PO BOX 1810
 WILMINGTON, NC 28402
 (910) 341-7807
 SD 15-09

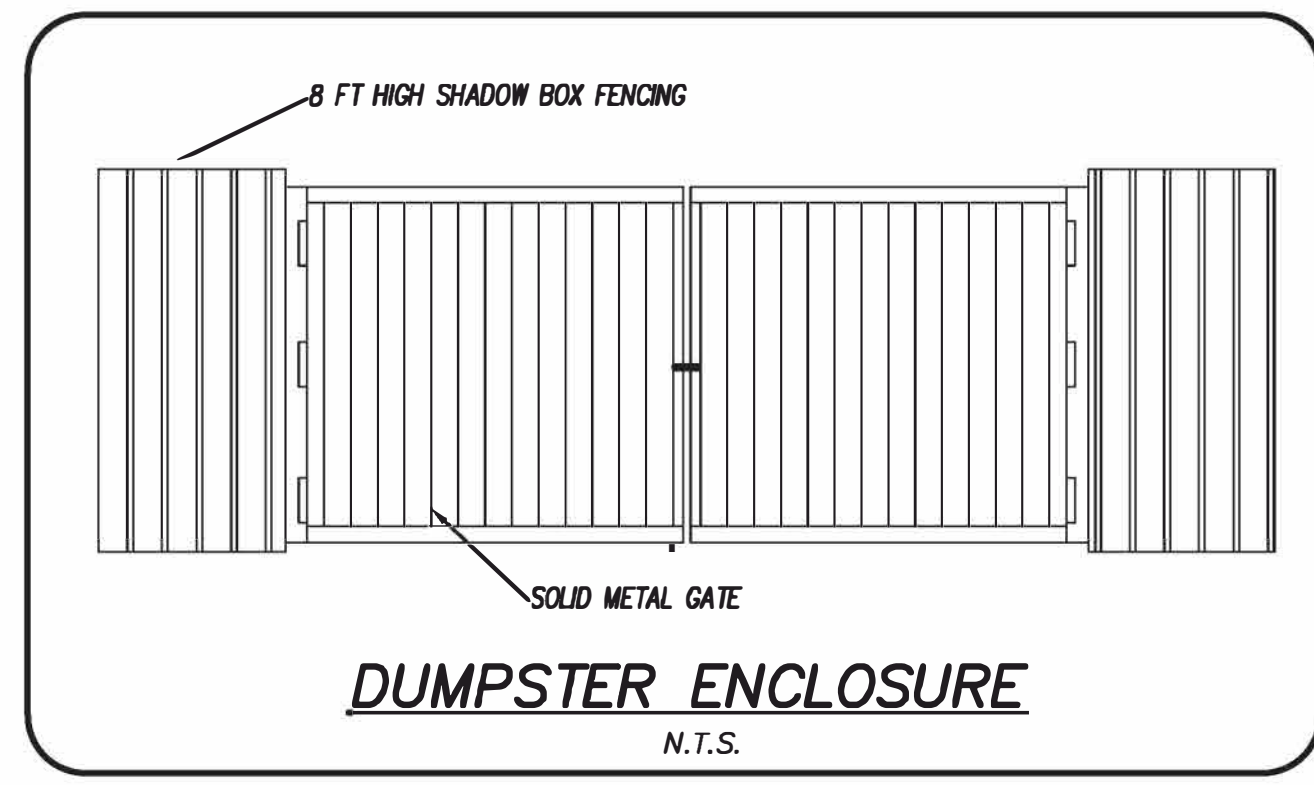
REV.	DATE	BY	REMARKS
1	1-10-23	RLW	CW CONSTRUCTION RELEASE
2	10-3-22	RLW	REVISED PER THE COMMENTS

DATE:	7-25-22
HORIZ. SCALE:	N/A
VERT. SCALE:	N/A
DRAWN BY:	RLW
CHECKED BY:	HSR
PROJECT NO.:	22-0595



LANDSCAPE CALCULATIONS:

1. STREET TREES
 EXISTING TREES ON NORTH 4TH STREET TO REMAIN
 HARNETT STREET
 $165 - (30 + 13) = 122 / 30 = 4$
 1 STREET TREE PROPOSED
 DUE TO CONFLICTS WITH UTILITIES AND SIGHT TRIANGLES, 3 TREES WILL BE PAYMENT IN LIEU.

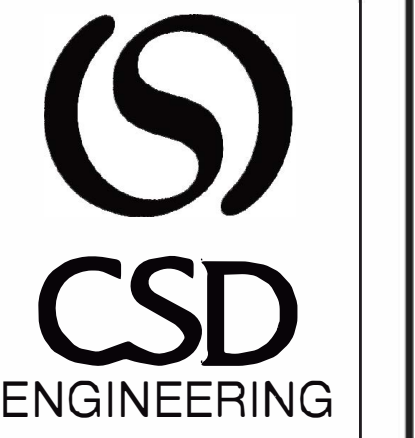


Approved Construction Plan
 Date: 1/20/23
 # 2022033
 SWP #: 2023002
 PO, ES, CW, MB, BM

Proposed Plant Table:

DUMPSTER SCREENING						
Quantity	Symbol	Scientific Name	Common Name	Container	Minimum Planting Size	Planting Remarks
7		<i>Myrica carthra</i>	Wax Myrtle	7 Gal.	3 FT	DUMPSTER SCREEN
STREET TREES						
Quantity	Symbol	Scientific Name	Common Name	Container	Minimum Planting Size	Planting Remarks
1		<i>Quercus nuttallii</i>	Nuttall Oak	B & B	2-2.5" Caliper	Street Tree

O.C. - "ON CENTER" CAL - "CALIPER AT 6" ABOVE GRADE" GAL - "GALLON CONTAINER"



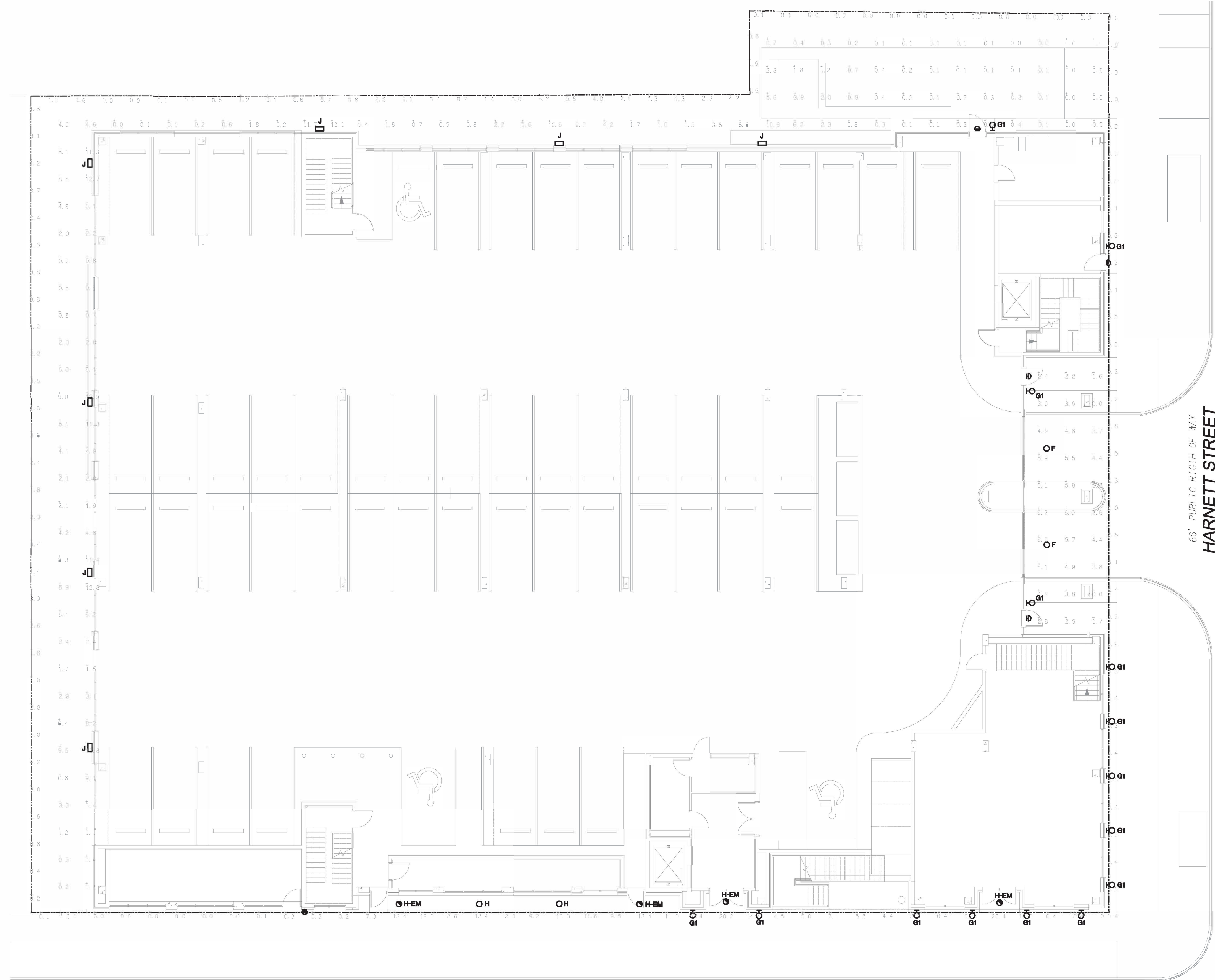
LICENSE # C-2710
 ENGINEERING
 LAND PLANNING
 COMMERCIAL / RESIDENTIAL
 P.O. BOX 4041
 WILMINGTON, NC 28406
 (910) 791-4441

LANDSCAPE PLAN
 THE HELM

LANDSCAPE PLAN FOR
 THE HELM
 LOCATED IN CITY OF WILMINGTON
 NEW HANOVER COUNTY, NORTH CAROLINA
 OWNER: 1010 NORTH FOURTH STREET, LLC
 B2 HANOVER STREET
 PORTLAND, ME 04101-1979

REV. NO.	DATE	BY	REMARKS
1	1-10-23	RLW	CONSTRUCTION RED LINES
2	1-11-23	RLW	REVISED PER TRC COMMENTS
3	1-13-23	RLW	REVISED PER TRC COMMENTS

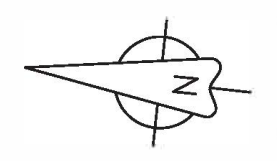
DATE: 7-25-22
 HORZ. SCALE: 1" = 20'
 VERT. SCALE: N/A
 DRAWN BY: RLW
 CHECKED BY: HSR
 PROJECT NO.: 22-0595



66' PUBLIC RIGHT OF WAY
NORTH FOURTH STREET

Approved Construction Plan
 Date: 1/20/23
 # 2022033
 SWP #: 2023002
 PO, ES, CW, MB, BM

CALCULATION SUMMARY							
AREA	CALCTYPE	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
SITE	ILLUMINANCE	FC	3.5	13.8	0	N. A.	N. A.
PROPERTY LINE	ILLUMINANCE	FC	2.8	20.4	0	N. A.	N. A.



A Site Plan Photometrics
 E3.1 Scale: 1" = 10' -0"

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MARK	DATE	DESCRIPTION
PROJECT NO:	22049	
CAD DWG FILE:		
DRAWN BY:		
CHK'D BY:		

Site Plan
 Photometrics

E3.1

MATERIAL SPECIFICATIONS

- BRICK VENEER**
 - a. MERIDIAN BRICK OLD LANCASTER MODULAR
 - b. MORTAR - TYPE N; COLOR - ARGOS
 - c. JOINT TYPE - CONCAVE
- CEMENTITIOUS LAP SIDING**
 - a. MANUFACTURER - JAMES HARDIE
 - b. TYPE - HARDOPLANK 6" EXPOSURE LAP SIDING, SMOOTH, PRIMED FOR PAINT
 - c. COLOR 1 - SW 7067 CITYSCAPE, EGGSHELL
 - d. TRIM COLOR 1 - SW 7067 CITYSCAPE, SEMI-GLOSS
 - e. COLOR 2 - SW7066 GRAY MATTERS, EGGSHELL
 - f. TRIM COLOR 2 - SW7066 GRAY MATTERS, SEMI-GLOSS
- METAL SOFFIT**
 - a. MANUFACTURER - DREXEL
 - b. TYPE - FLUSH SOLID HYPERLINK "HTTPS://URL.EMAILPROTECTIONLINK?B569YVMXN20FT9I90EMJ1DBT8AQIGWFOV9FOSR5C_KLS2UFDMLA19XBBWB3EPCADUF AZU6AZWJXG57H1H1B5SXX0EB30IHTTPSL8NT60FEZYKJDKJNC3ZTKH" COLOR - MATTE BLACK
 - c. TYPE - FLUSH SOLID HYPERLINK "HTTPS://URL.EMAILPROTECTIONLINK?B569YVMXN20FT9I90EMJ1DBT8AQIGWFOV9FOSR5C_KLS2UFDMLA19XBBWB3EPCADUF AZU6AZWJXG57H1H1B5SXX0EB30IHTTPSL8NT60FEZYKJDKJNC3ZTKH" COLOR - MATTE BLACK
- VERTICAL CORRUGATED METAL**
 - a. MANUFACTURER - DREXEL
 - b. TYPE - HWP 7/8" DEPTH
 - c. COLOR 1: MATTE BLACK
 - d. COLOR 2: ANODIC CLEAR
- METAL FASCIA / PARAPET CAP**
 - a. MANUFACTURER - DREXEL
 - b. TYPE - DREXEL FASCIA
 - c. COLOR 1 - MATTE BLACK
 - d. COLOR 2 - DREXLUME
- PVC MEMBRANE ROOFING**
 - a. MANUFACTURER - VERSICO ROOFING SYSTEMS
 - b. COLOR - WHITE
- SCUPPERS**
 - a. MANUFACTURER - DREXEL
 - b. TYPE - THRU-WALL COLLECTION BOX
 - c. COLOR: ANODIC CLEAR
- DOWNSPOUTS**
 - a. MANUFACTURER - DREXEL
 - b. TYPE - INDUSTRIAL DOWNSPOUT: CLOSED
 - c. COLOR: ANODIC CLEAR
 - d. MATERIAL: .050" ALUMINUM
- ALUMINUM SUNSHADES**
 - a. MANUFACTURER - MASA ARCHITECTURAL CANOPIES
 - b. TYPE: PRE-ENGINEERED EXTRUDECK CANOPY; CANTILEVERED SUPPORT; FASCIA TO BE OPEN C-CHANNEL EDGE
 - c. COLOR -RAL 9017 (BLACK) KYNAR LIQUID FLUOROPOLYMER, GLOSS
- RESIDENTIAL FIBERGLASS WINDOWS**
 - a. MANUFACTURER - MARVIN
 - b. TYPE: ELEVATE FIBERGLASS FRAME; FIXED PANEL OVER SMALLER AWNING PANEL
 - c. FRAME COLOR - BLACK
- ALUMINUM STOREFRONT SYSTEM**
 - a. MANUFACTURER - KAWNEER
 - b. PRODUCT - TRIFAB 451T
 - c. COLOR: BLACK
- WIRE MESH**
 - a. MANUFACTURER - MCNICHOLS
 - b. PRODUCT - RECTANGULAR MESH WELDED, 2"X1" GA. STEEL



1 SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

FENESTRATION PERCENTAGE CALCS: (942.795SF/1,859,340SF) = 0.51%

THE FENESTRATION CALCS: (942.795SF/1,859,340SF) = 0.51%



2 WEST ELEVATION

SCALE: 1/8" = 1'-0"

FENESTRATION PERCENTAGE CALCS: (1,424.75SF/2,422,29SF) = 0.59%

THE FENESTRATION CALCS FOR N 4TH ST FAÇADE IS (1,424.75SF/2,422,29SF) = 0.59%

Approved Construction Plan
Date: 1/20/23
2022033
SWP #: 2023002
PO, ES, CW, MB, BM

SUNSHADE RIGHT-OF-WAY ENCROACHMENT NOT APPROVED WITH CONSTRUCTION RELEASE AND MUST RECEIVE COUNCIL APPROVAL PRIOR TO INSTALLATION

THE HELM
1010 North 4th Street,
Wilmington, NC

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Mark	Date	Description
PROJECT NO:	22015	
DATE:	9/30/2022	
SCALE:	As indicated	
DRAWN BY:	OU	
PROJ MGR:	LML	

EXTERIOR ELEVATIONS

A201



1 COURTYARD ELEVATION (EAST)
 SCALE: 1/8" = 1'-0"

Approved Construction Plan
 Date: 1/20/23
 # 2022033
 SWP #: 2023002
 PO, ES, CW, MB, BM



2 INTERIOR ELEVATION (WEST)
 SCALE: 1/8" = 1'-0"

SUNSHADE RIGHT-OF-WAY ENCROACHMENT NOT APPROVED WITH CONSTRUCTION RELEASE AND MUST RECEIVE COUNCIL APPROVAL PRIOR TO INSTALLATION

THE HELM
 1010 North 4th Street,
 Wilmington, NC

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Mark	Date	Description
PROJECT NO:	22015	
DATE:	9/30/2022	
SCALE:	As indicated	
DRAWN BY:	OU	
PROJ MGR:	LML	
EXTERIOR ELEVATIONS		
A203		