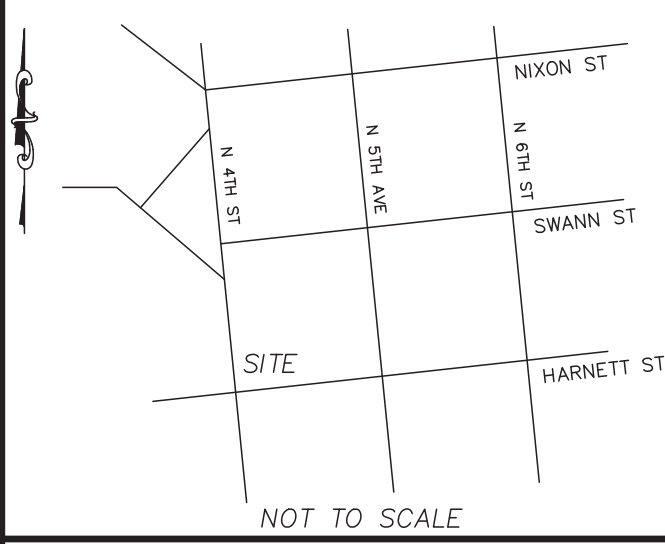


LOCATION MAP



NOT TO SCALE

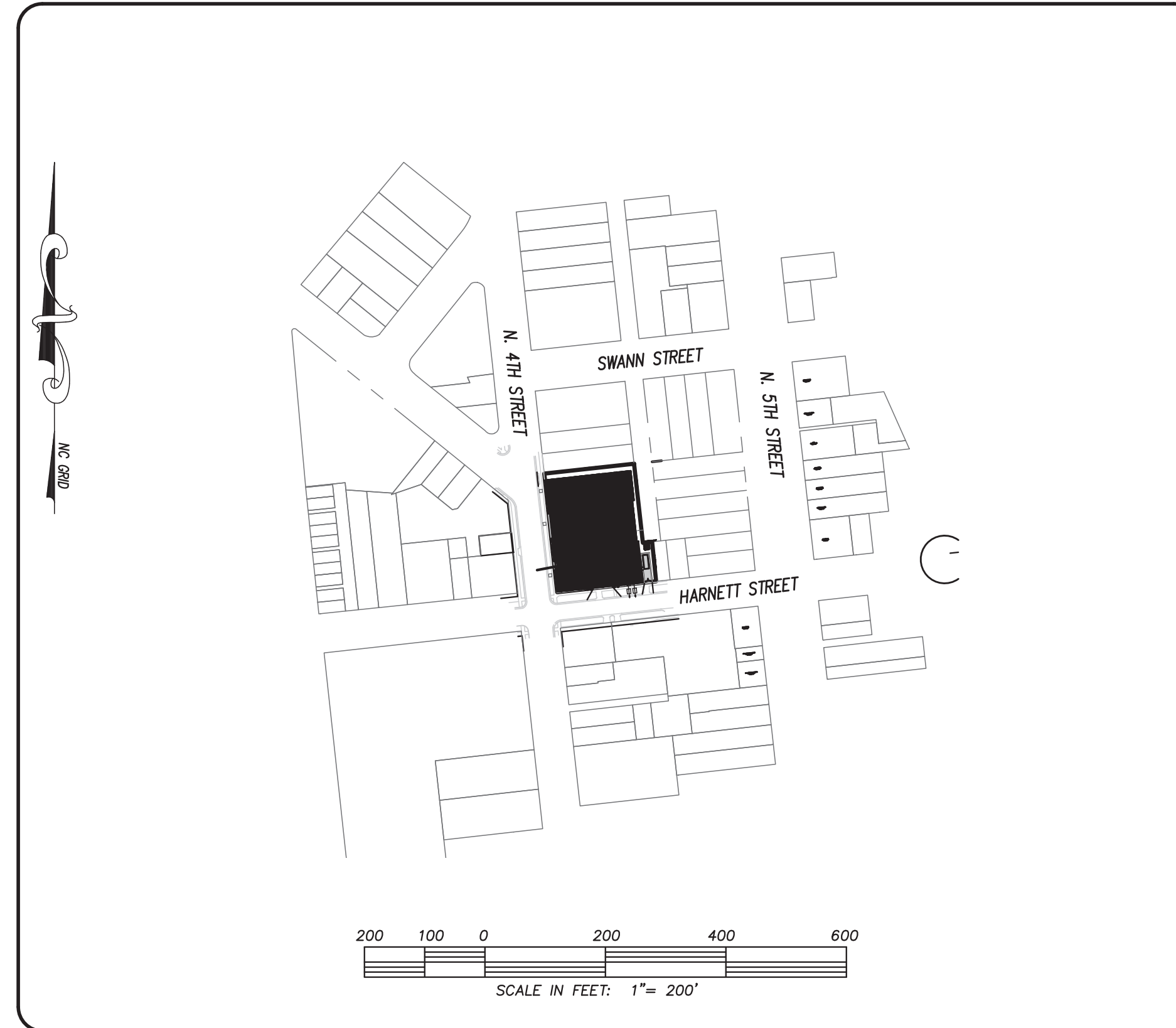
CONSTRUCTION DRAWINGS for

THE HELM

LOCATED IN CITY OF WILMINGTON
NEW HANOVER COUNTY, NORTH CAROLINA

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 "X" ACCORDING TO FEMA FIRM COMMUNITY PANEL NUMBER 3720311800L, 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 ONSITE
- STORMWATER DRAINS TO NE CAPE FEAR RIVER, SC; SW 18-74-(61)
- LAND OWNER - 1010 NORTH FOURTH STREET, LLC
82 HANOVER STREET
PORTLAND, ME 04101-1979



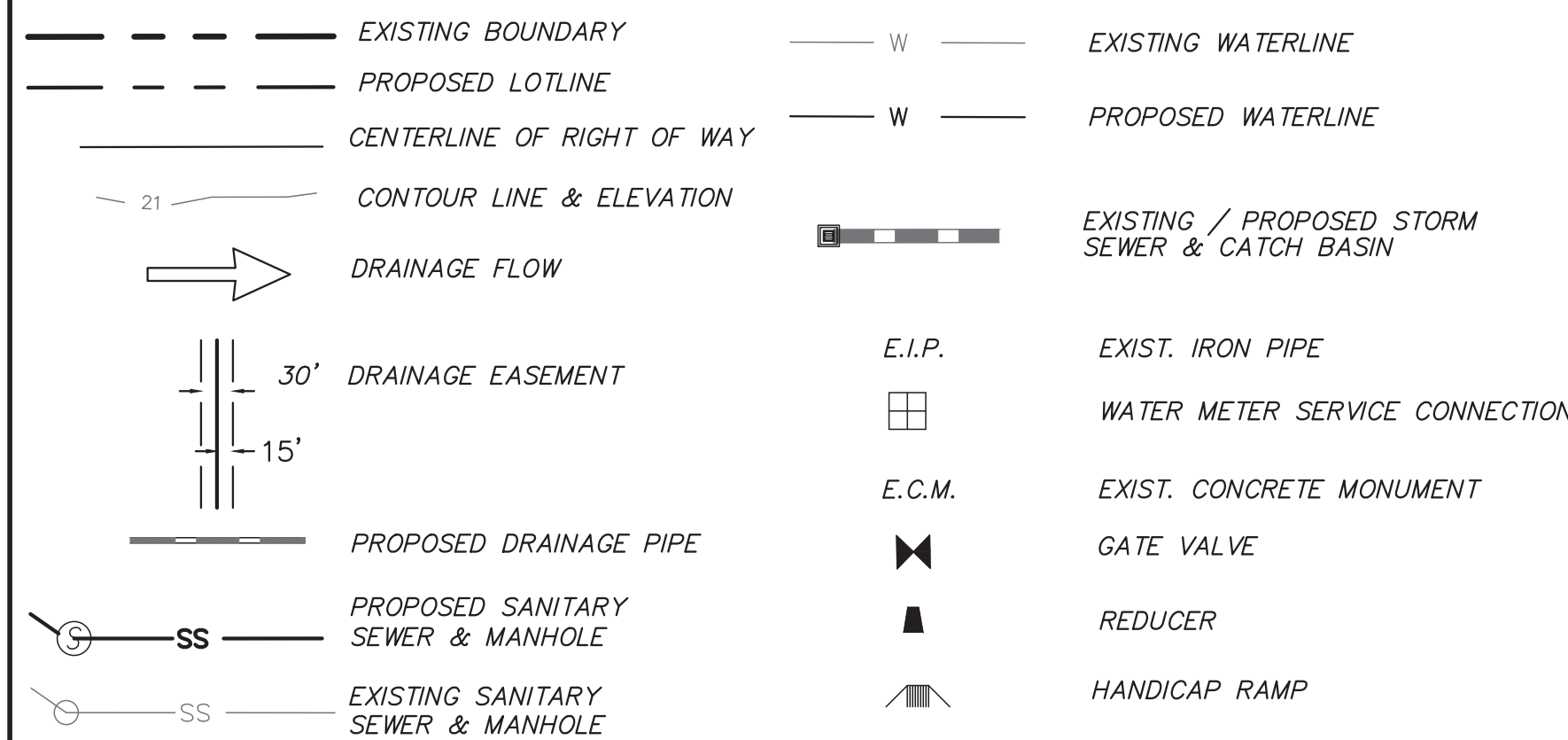
INDEX TO DRAWINGS

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

NOTES:

- ASBUILT, BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED AND PROVIDED TO CSD ENGINEERING BY HANOVER DESIGN SERVICES; 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 CITY OF WILMINGTON 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



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



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

PRELIMINARY
NOT RELEASED
FOR CONSTRUCTION

REV.	NO.	DATE	BY	REMARKS
1	1	10-3-22	RLW	REVISED PER BUILDING CHANGES, TRC COMMENTS

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
82 HANOVER STREET
PORTLAND, ME 04101-1979

PRELIMINARY

REV. NO.	REMARKS	BY	DATE
2	REVISED PER TRC COMMENTS	RLW	10-6-22
1	REVISED PER TRC COMMENTS	RLW	10-3-22

DATE: 7-21-22
HORZ. SCALE: 1" = 30'
VERT. SCALE: N/A
DRAWN BY: JLH
CHECKED BY: HSR
PROJECT NO.: 22-0595

Sheet No. **2** of **9**

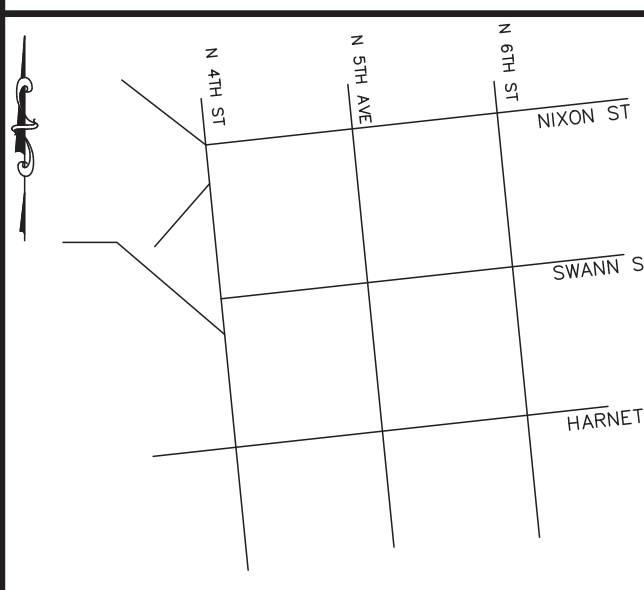


LEGEND

- 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



LOCATION MAP



GENERAL NOTES:

- NEW HANOVER COUNTY PARCEL NUMBERS: PID R0409-033-004-000
- 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 3720318100L, 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 ONSITE
- STORMWATER DRAINS TO NE CAPE FEAR RIVER, SC; SW 18-74-(61)
- 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 OFFSITE:
 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

SF 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

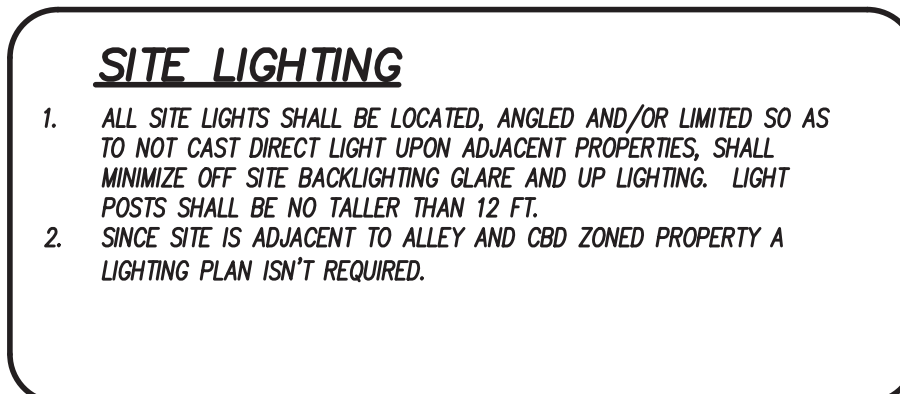
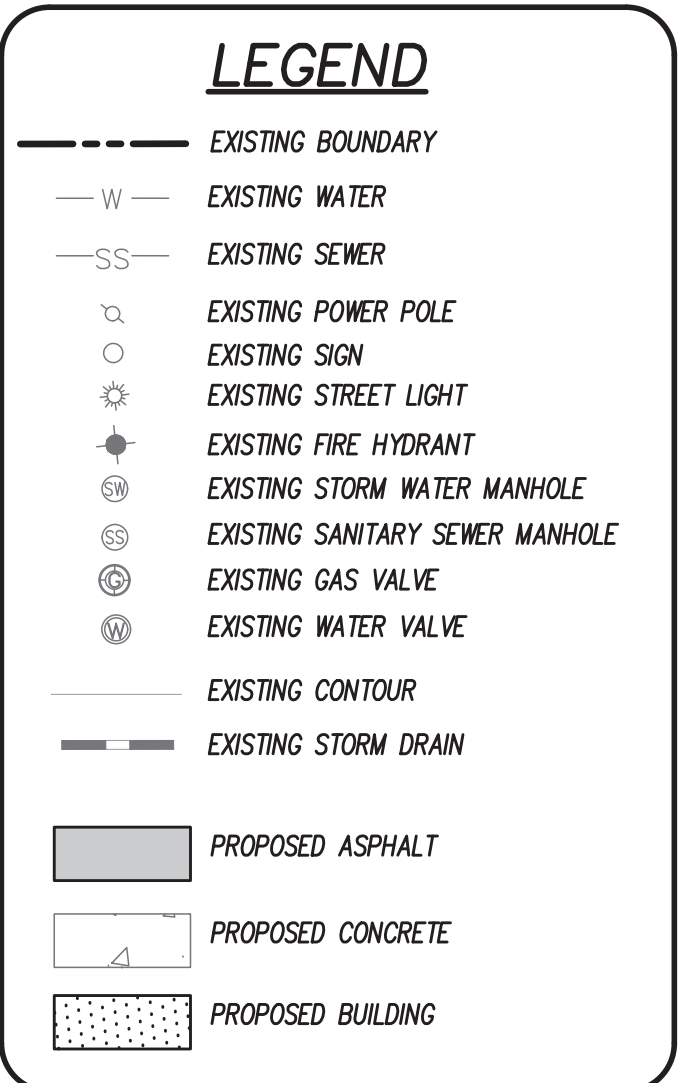
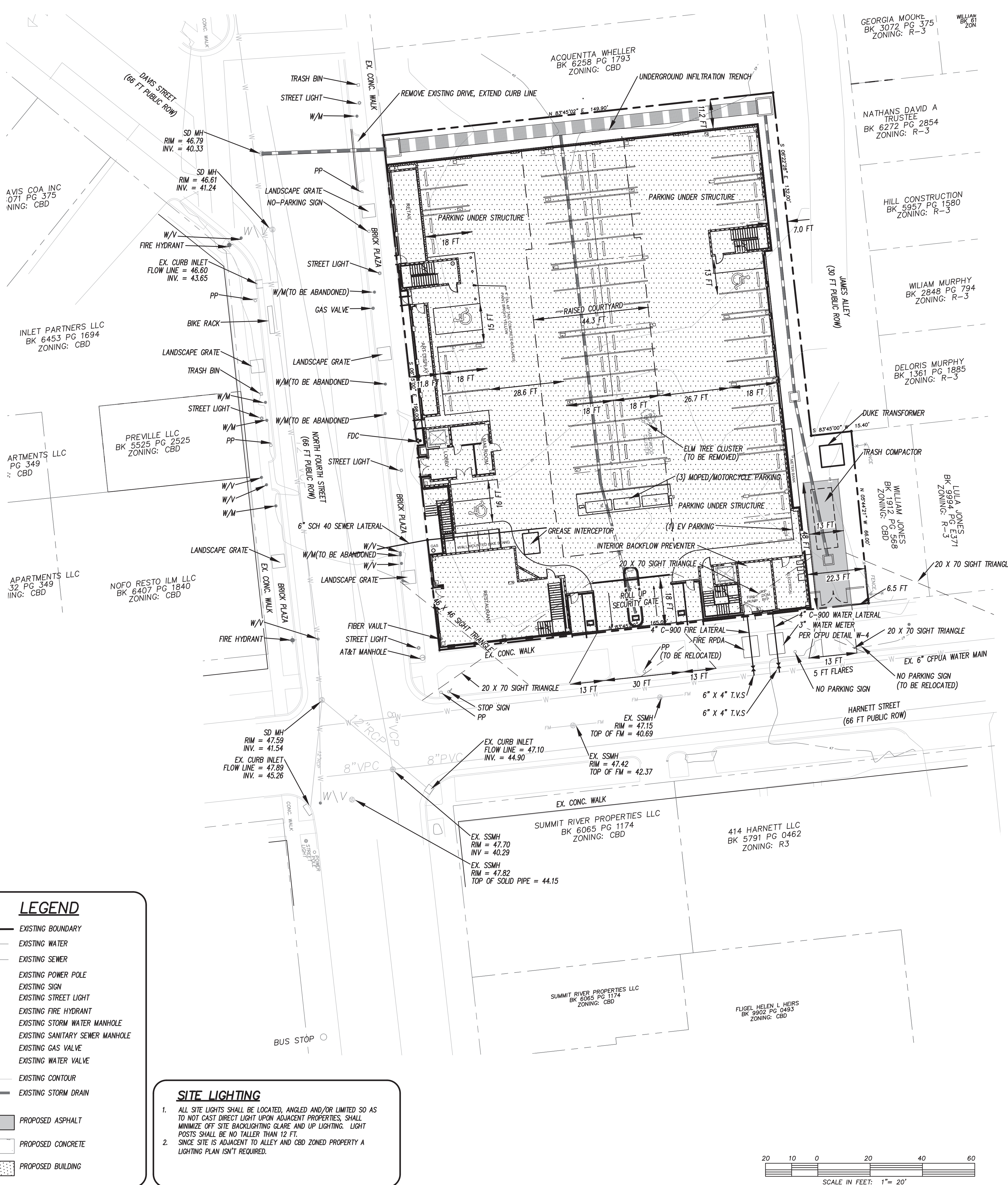
BUILDING HEIGHT = 60 FT
 NUMBER OF STORIES = 5
 BUILDING TYPE = V-A

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 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 STRENGTH STUDY FOR ALL MULTI-STORY COMMERCIAL BUILDINGS AND ALL SINGLE STORY COMMERCIAL BUILDINGS EXCEEDING 7,500 SF THAT DEMONSTRATES THAT EXISTING EMERGENCY RESPONDER RADIO SIGNAL LEVELS MEET THE REQUIREMENTS OF SECTION 510 OF THE 2018 NC FIRE CODE.
- FIRE INSTALLATION TO MEET NFPA 24
- ALL ISOLATION VALVES WITHIN THE HOT BOX AND BETWEEN THE HOT BOX AND THE RISER ROOM, MUST BE ELECTRICALLY SUPERVISED.
- STANDPIPES WILL BE REQUIRED.



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 U-LOCO AT 1-800-632-4949. 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 PLAN. 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.
- ALL 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 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:

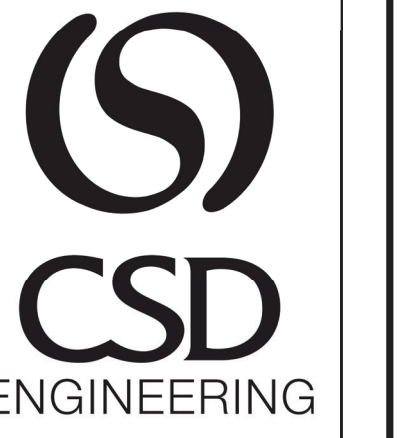
- PROJECT SHALL COMPLY WITH THE CITY OF WILMINGTON AND CFPWA CROSS CONNECTION CONTROL REQUIREMENTS. WATER METER(S) CANNOT BE SET AND ACTIVATED ON NEW MAINS UNTIL ALL REQUIREMENTS ARE MET. CALL 343-3910 FOR INFORMATION.
- IF THE CONTRACTOR DESIRES WATER FOR CONSTRUCTION HE/SHE SHALL APPLY IN ADVANCE FOR 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 CFPWA WATER SHALL HAVE A BACKFLOW PREVENTION DEVICE ACCEPTABLE TO THE CFPWA AND APPROVED BY USFCOCCR OR ASSE. CALL 799-6064 FOR INFORMATION.
- ALL TRACER WIRE FOR UTILITY IMPROVEMENTS TO BE INSTALLED PER CFPWA STANDARD SPECIFICATION SECTION 33-01-12.
- 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.
- CONTACT 811 PRIOR TO CONTACTING CITY OF WILMINGTON, TRAFFIC ENGINEERING REGARDING THE UTILITIES IN THE ROW.

CFPWA NOTES:

- ANY EXISTING WATER AND SEWER SERVICES NOT BEING USED BY THIS DEVELOPMENT MUST BE ABANDONED PER CFPWA SPECIFICATIONS.
- SUBMIT ALL GREASE INTERCEPTOR AND BACKFLOW INFORMATION TO CFPWA 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

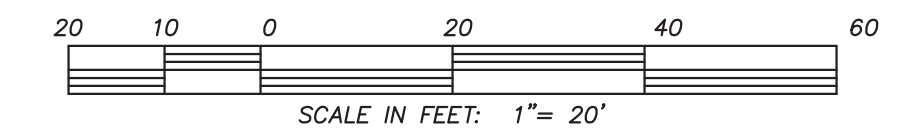
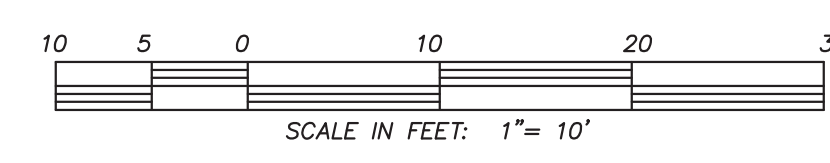
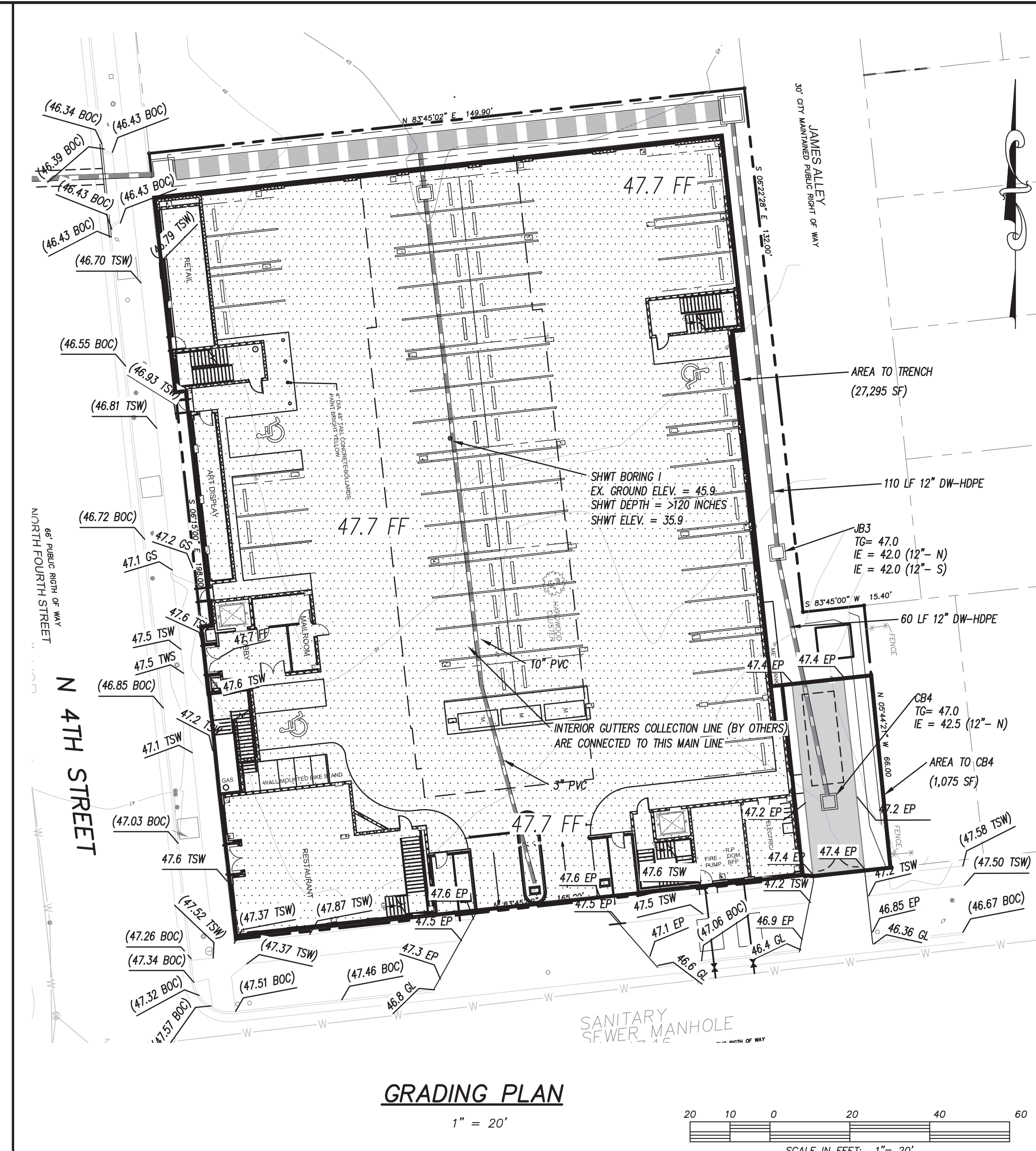
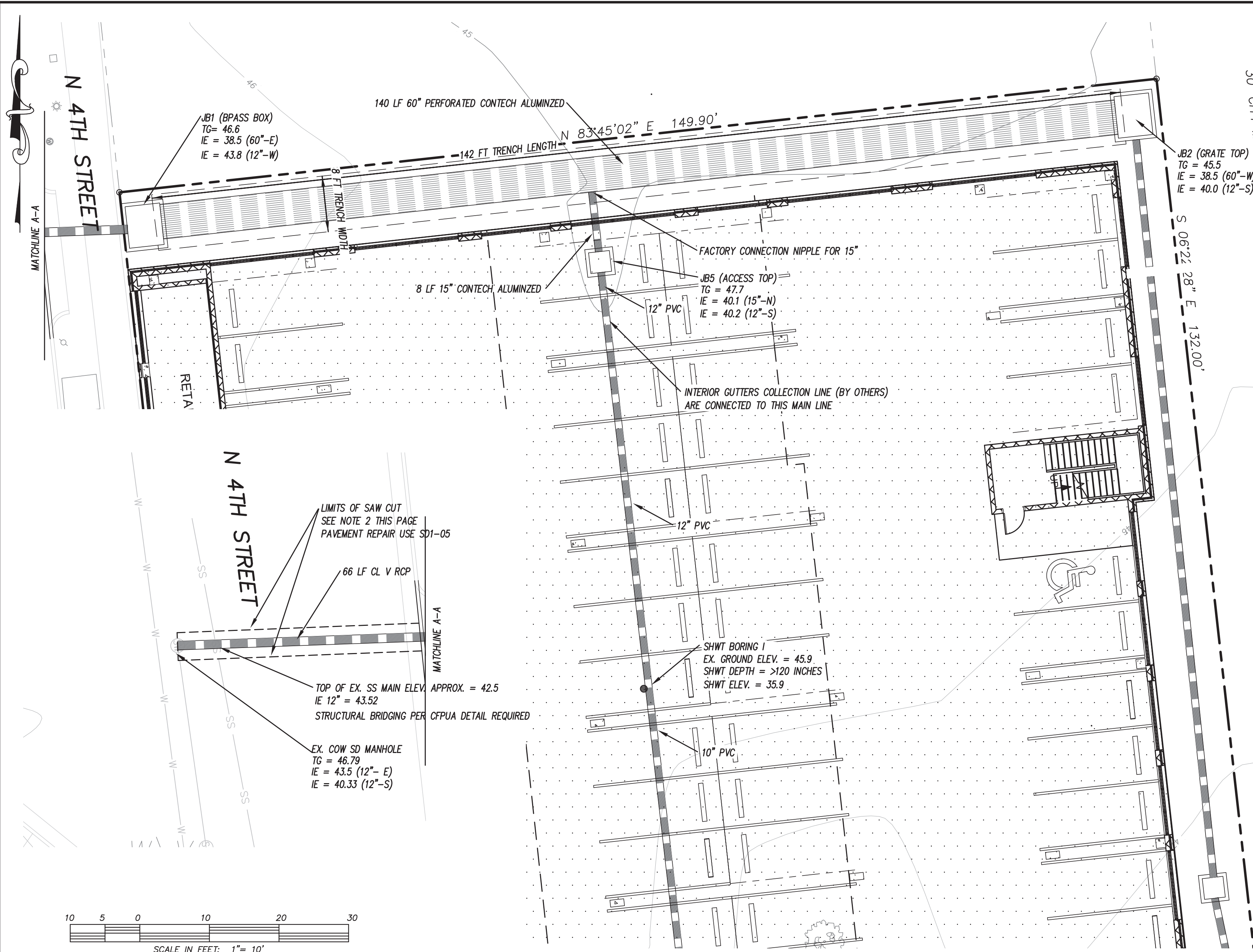
SITE PLAN FOR
THE HELM
 THE HELM

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

PRELIMINARY
 NOT RELEASED
 FOR CONSTRUCTION

REV.	DATE	BY	REMARKS
1	12-1-22	RLW	REVISED PER TRC COMMENTS
2	10-24-22	RLW	ADDED NOTE 2 IN "SITE LIGHTING"
3	10-7-22	RLW	REVISED PER CFPWA COMMENTS
4	10-6-22	RLW	REVISED INFILTRATION TRENCH, TREE SPECIES
5	10-3-22	RLW	REVISED PER BUILDING CHANGES AND TRC COMMENTS

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

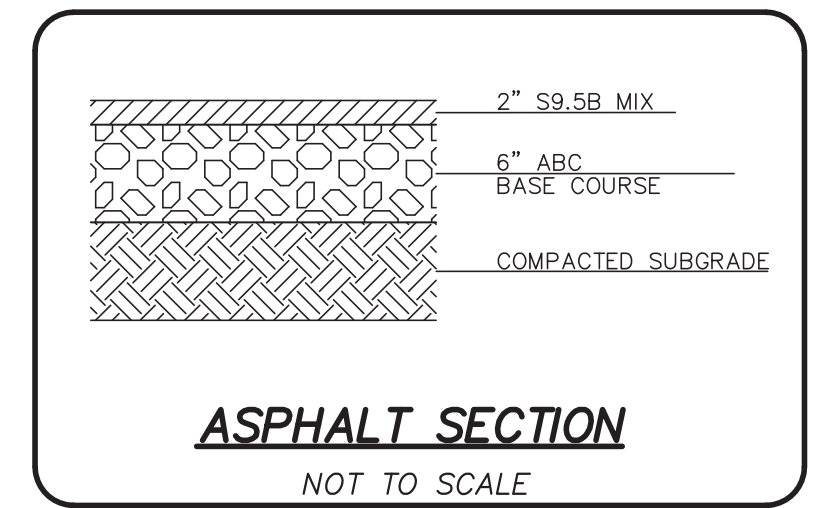
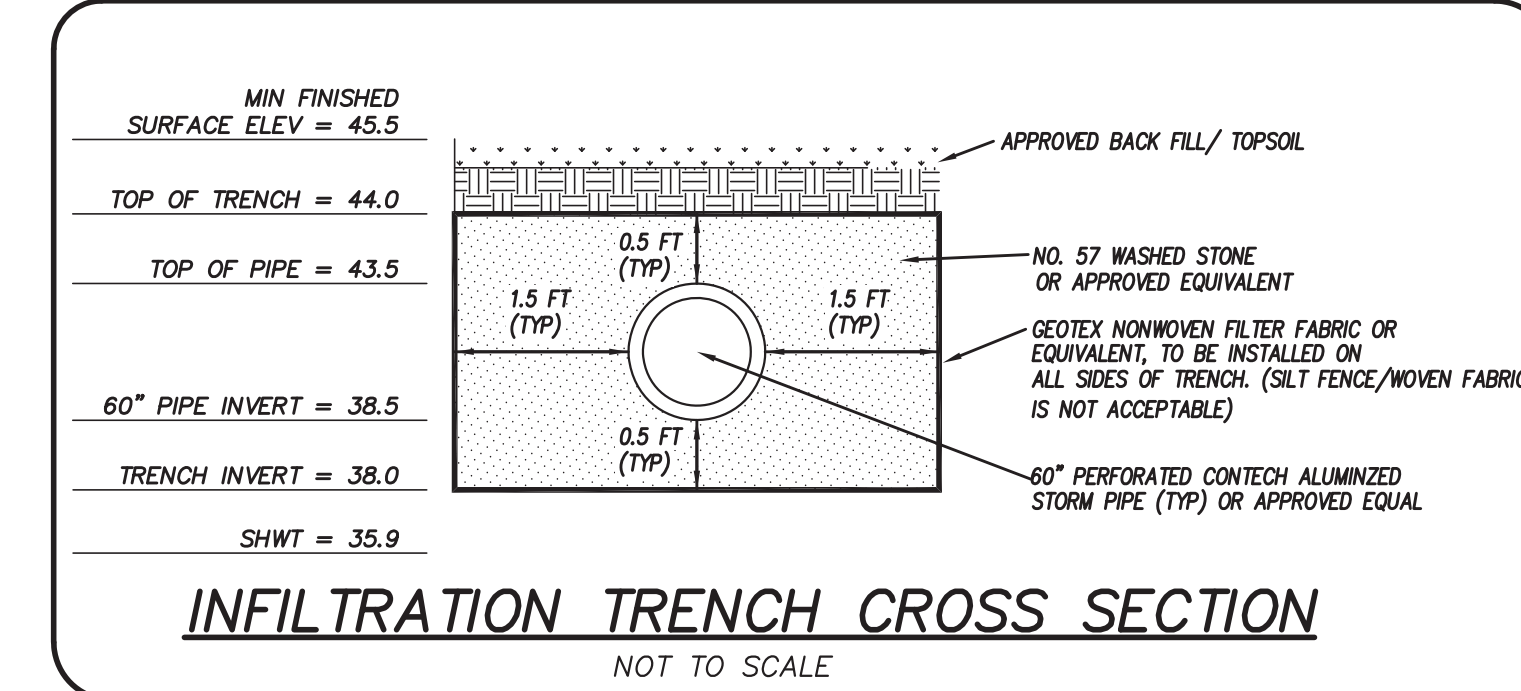
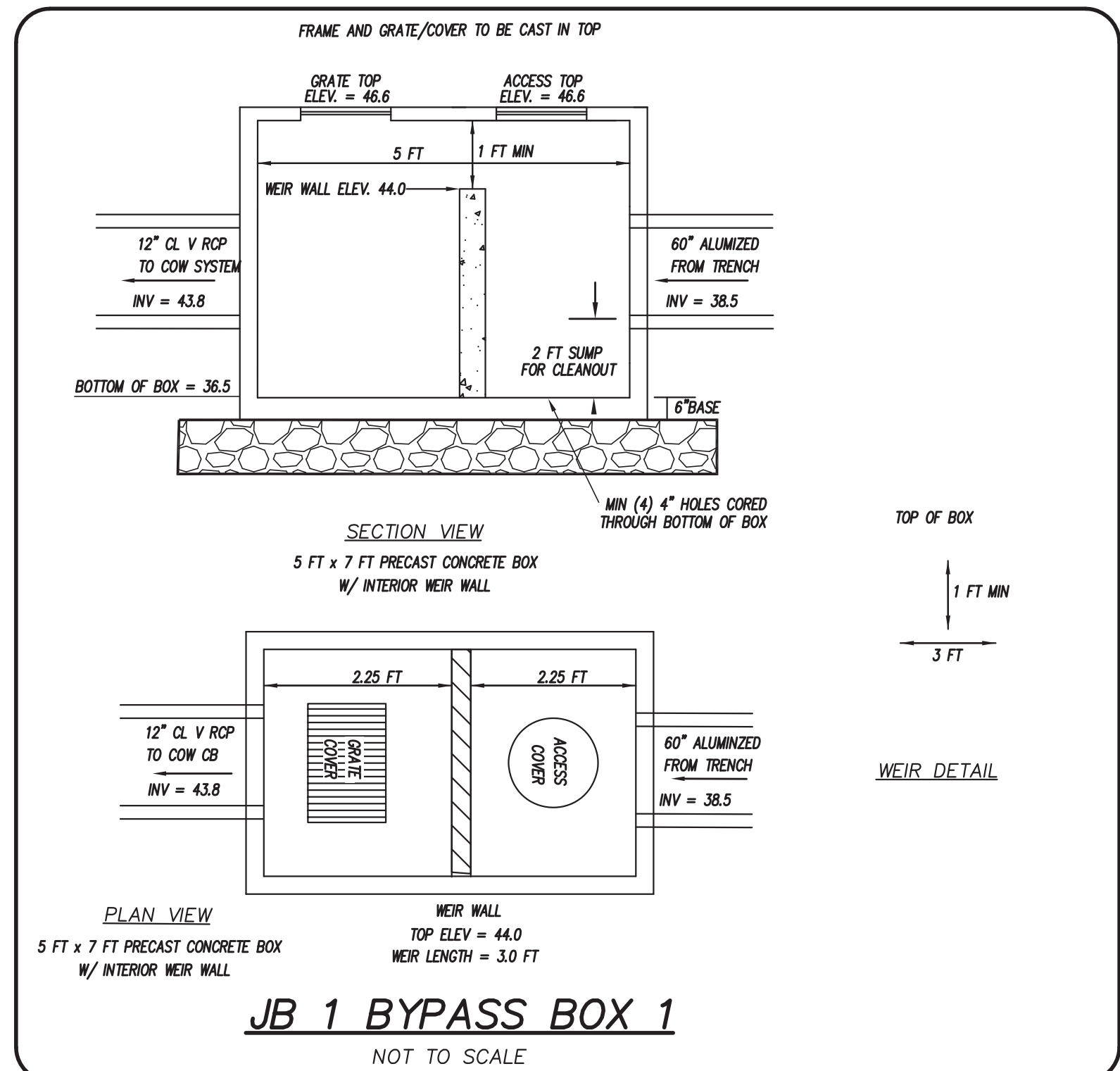
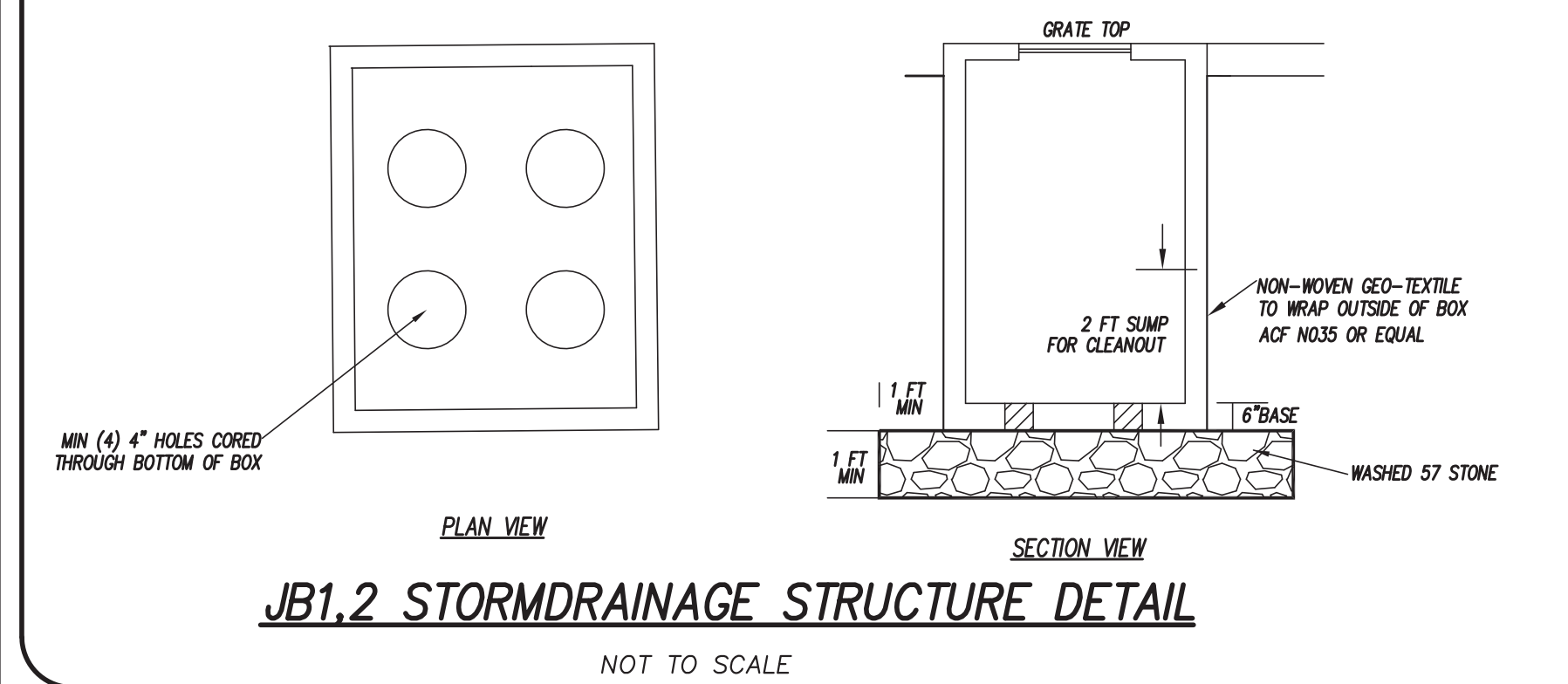


NOTES:

- CONTRACTOR SHALL ASSURE ALL ROOF DRAINAGE IS COLLECTED AND TRANSPORTED TO THE UNDERGROUND INFILTRATION SYSTEM (SOW).
- 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@WILMINGTON.GOV) WITH QUESTIONS OR CONCERNS REGARDING PERMITTING.

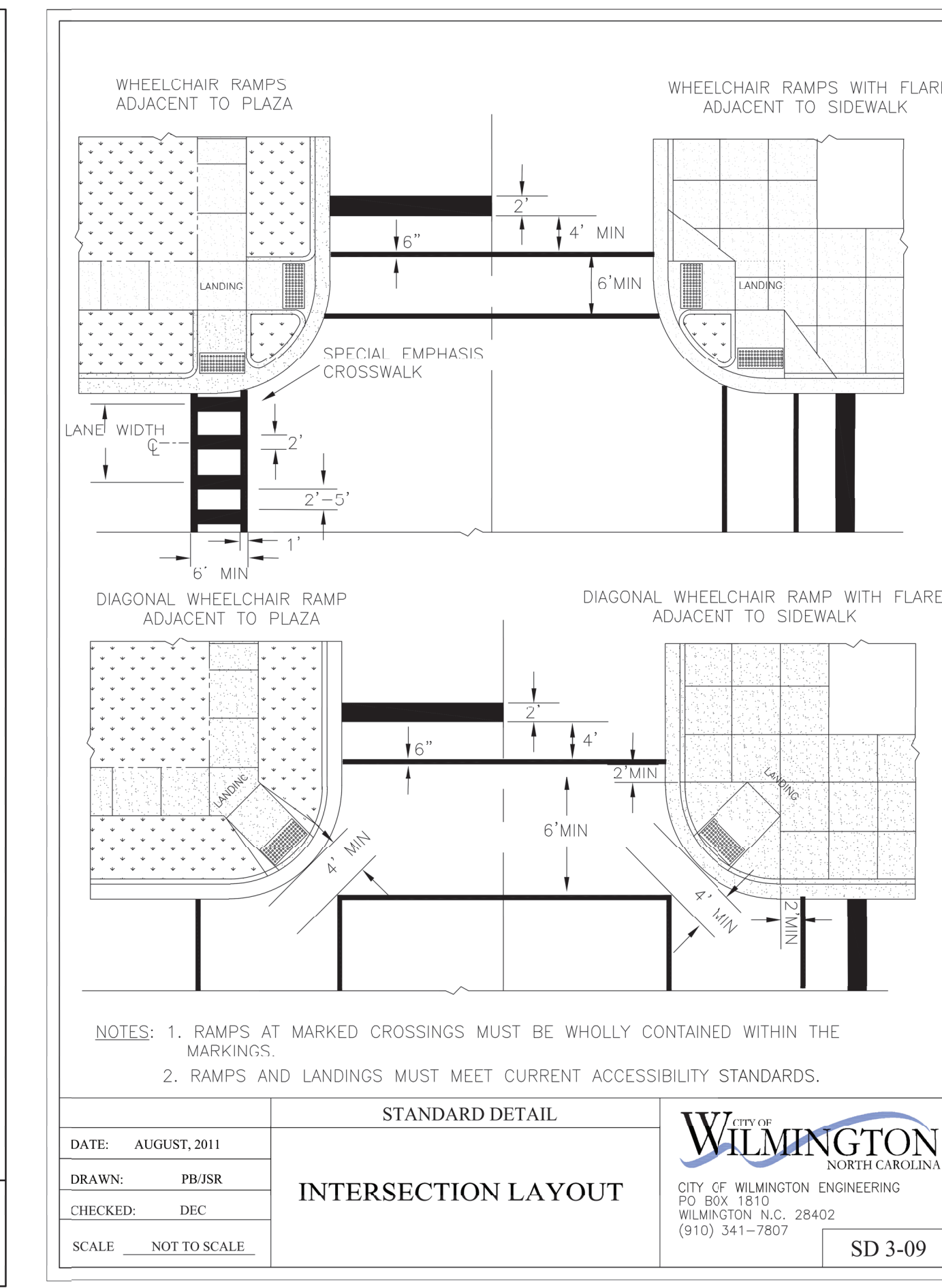
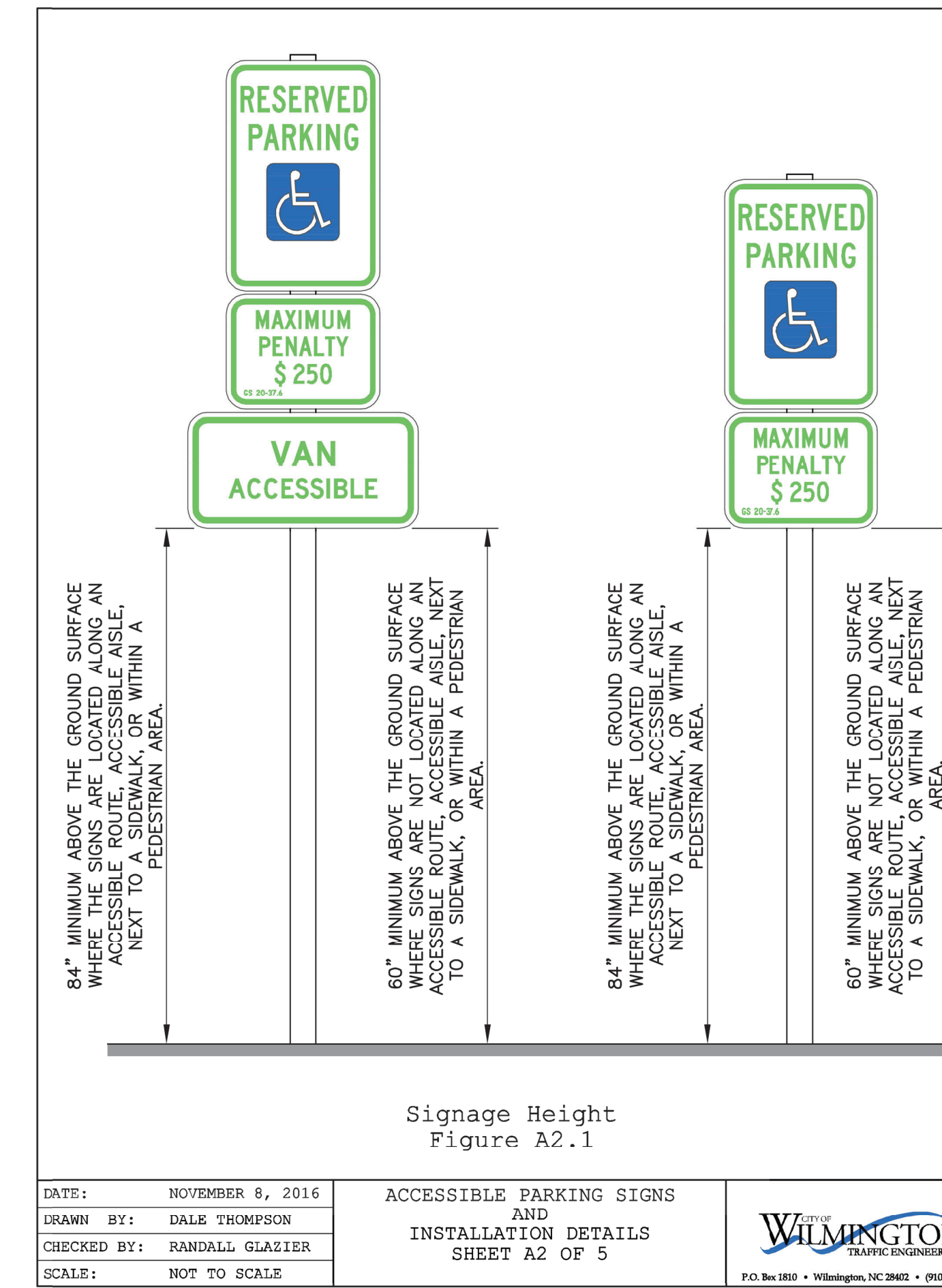
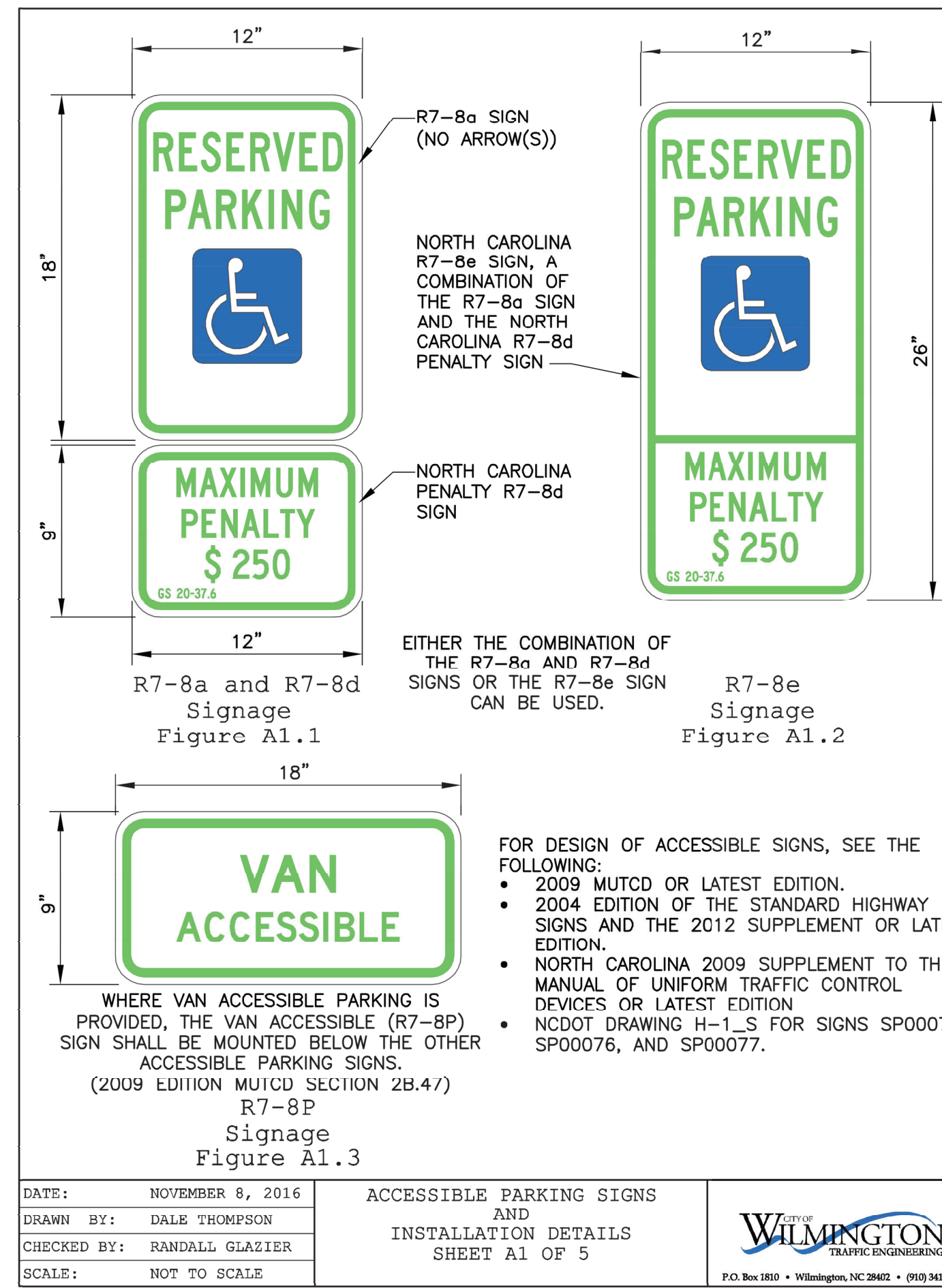
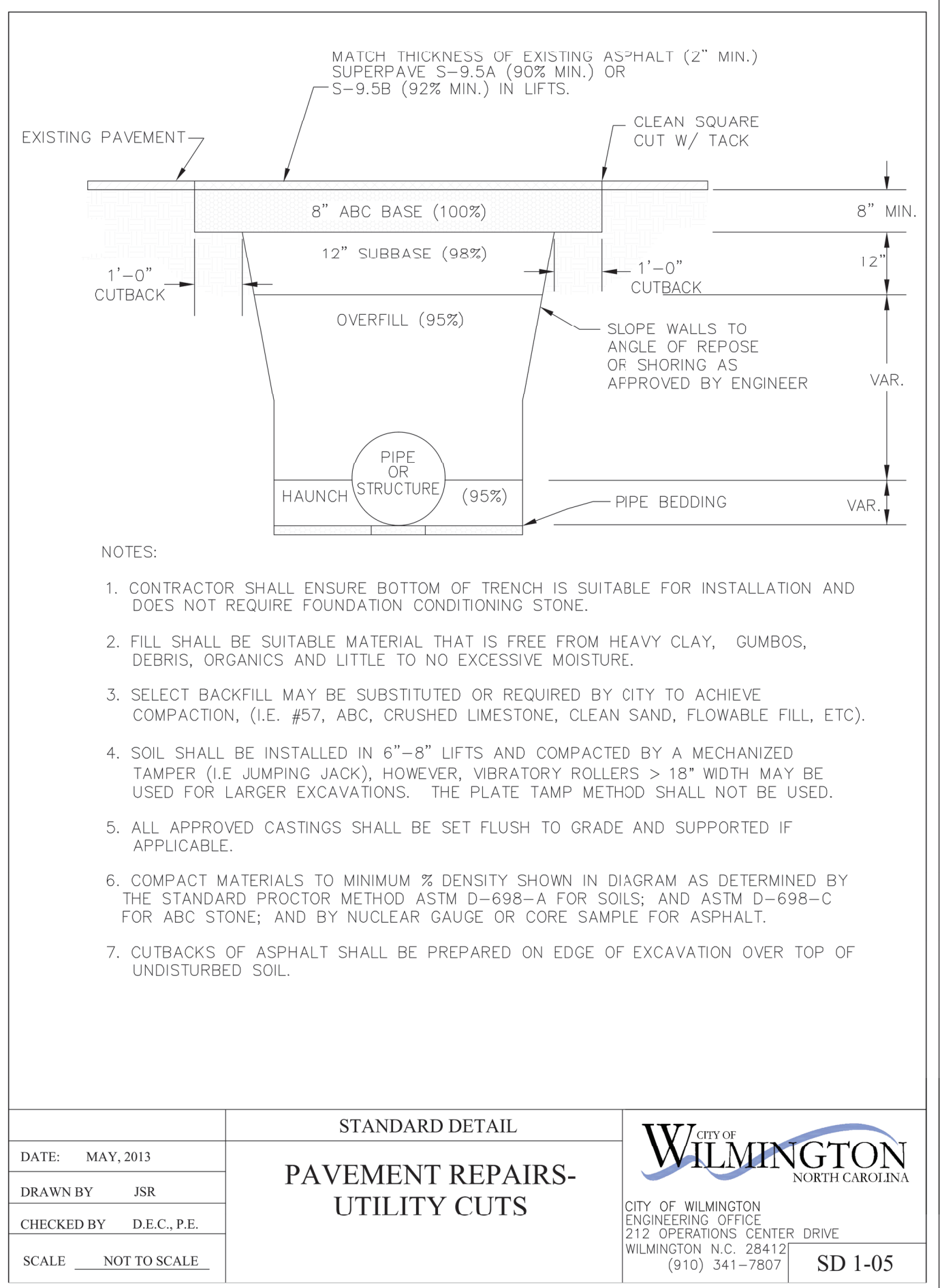
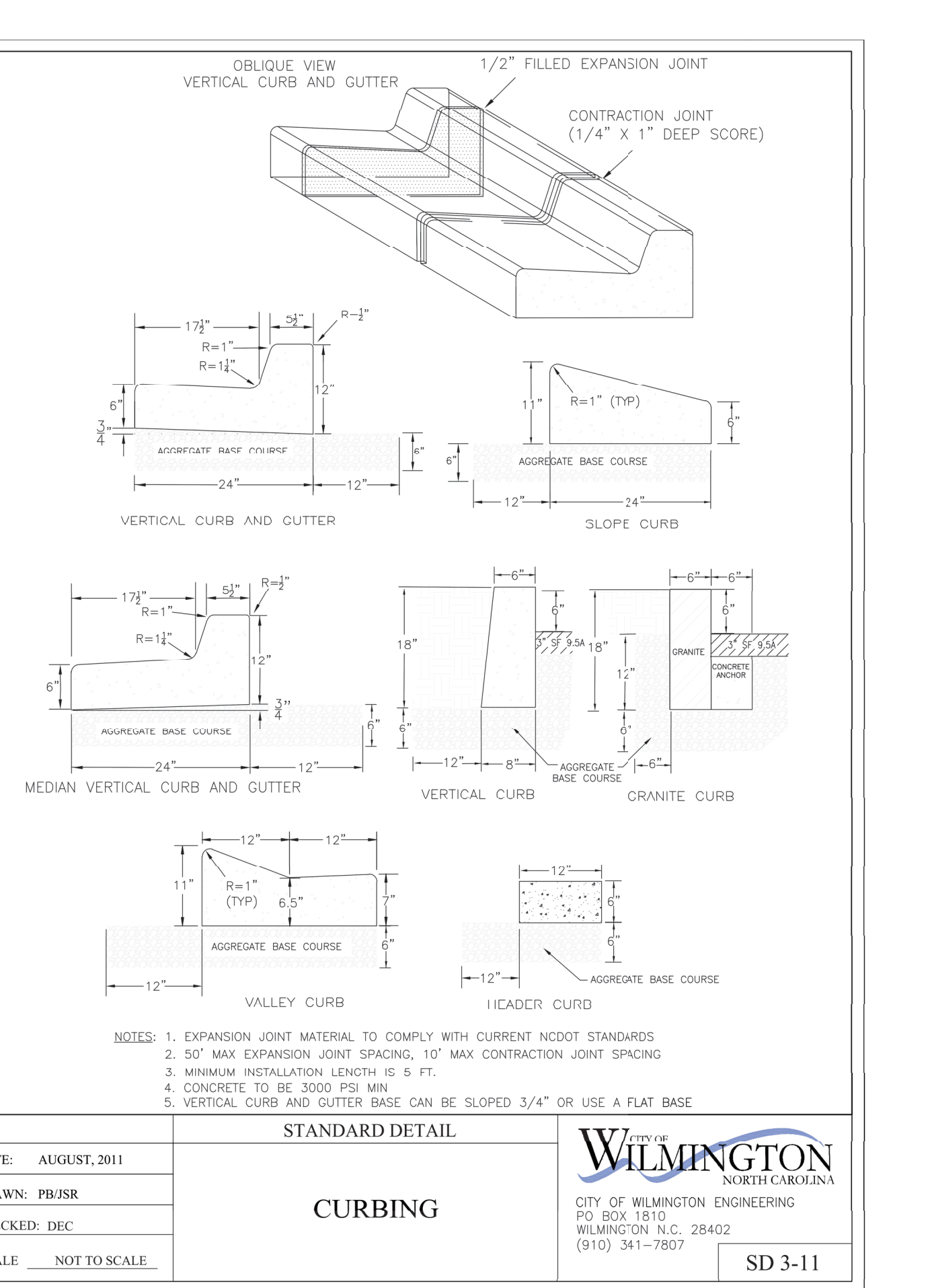
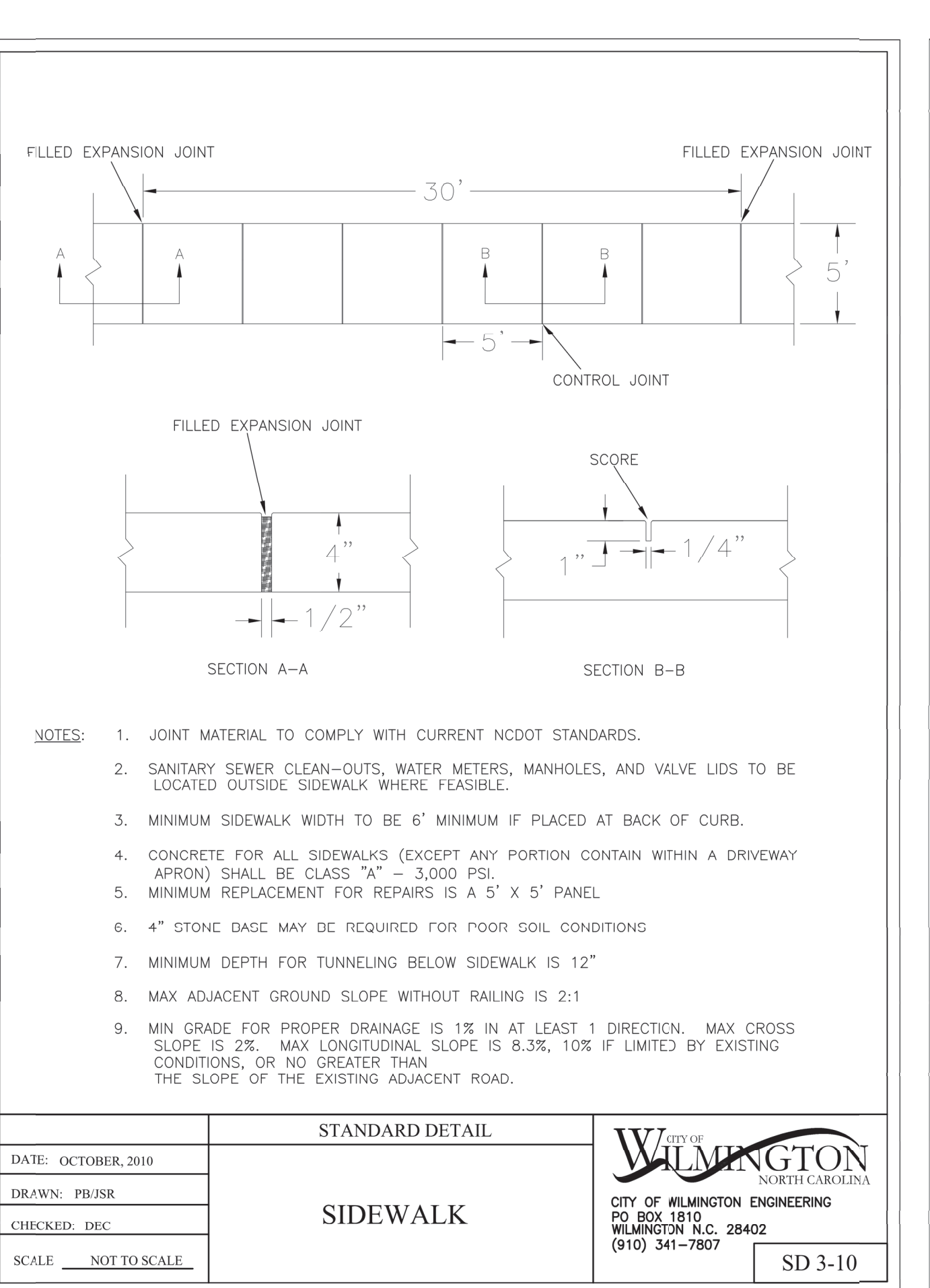
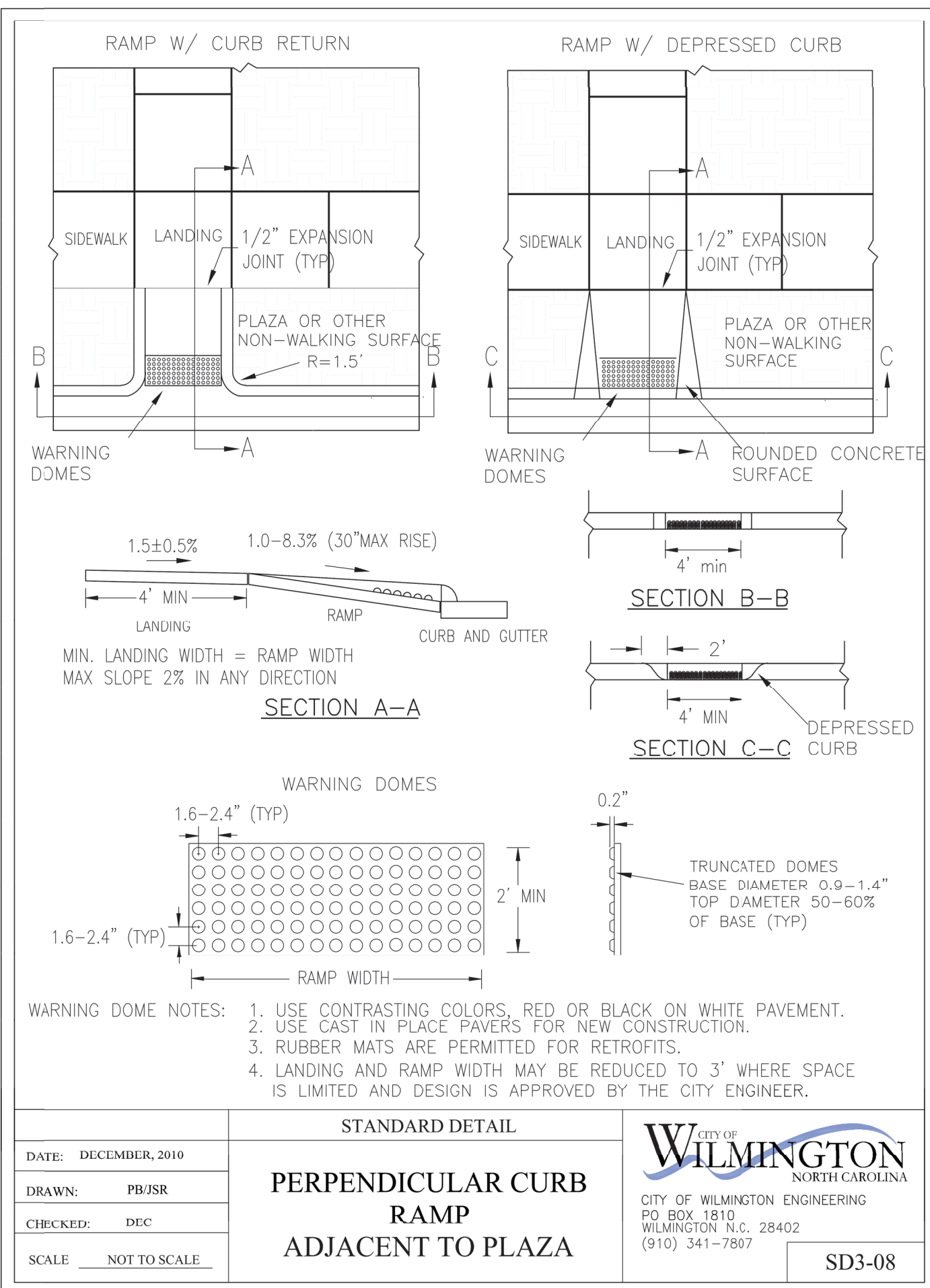
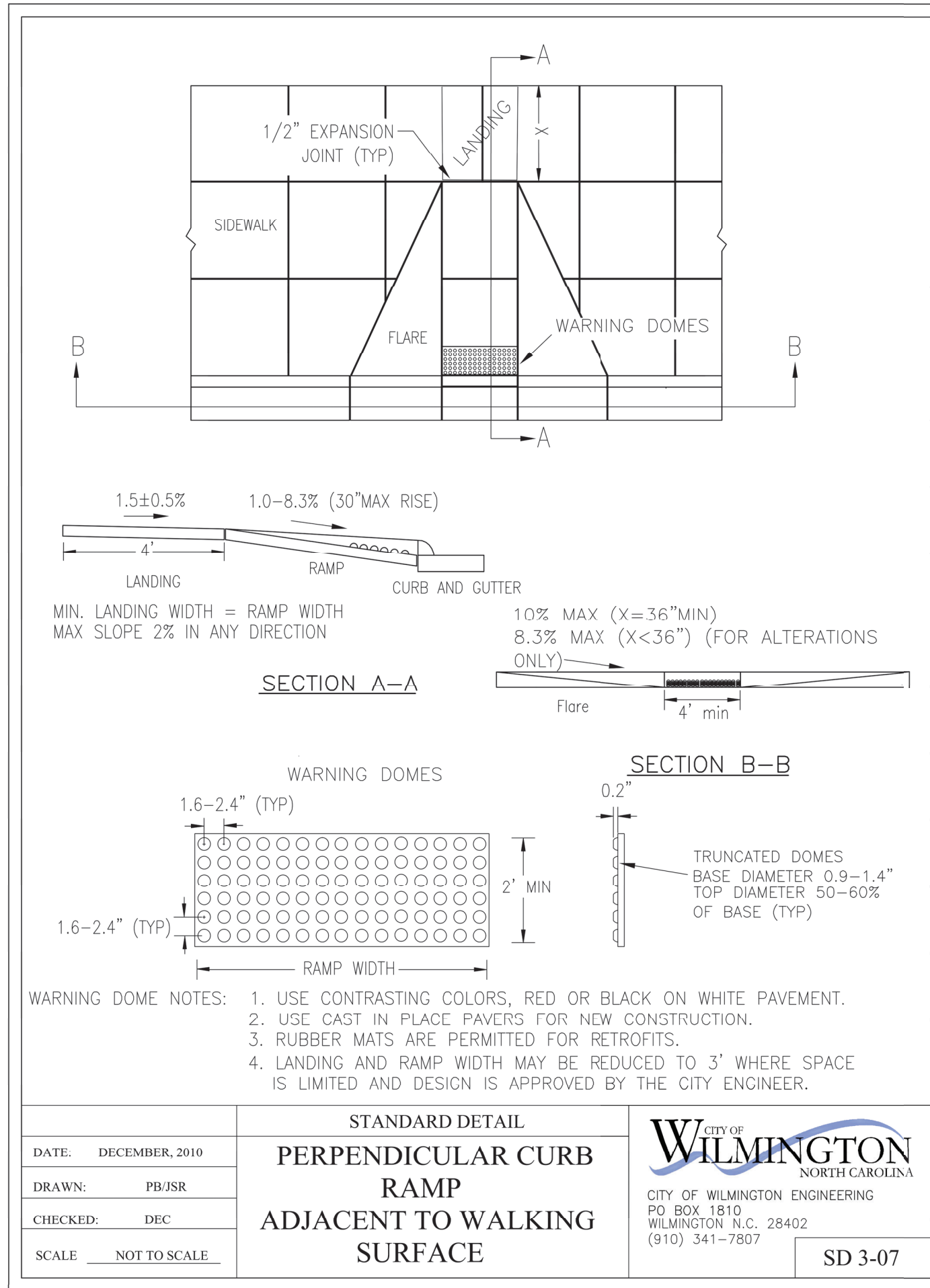
STORMWATER DRAINAGE STRUCTURE NOTES

- PRECAST STORM STRUCTURES TO MEET HS-20-44 LOADING.
- WRAP OUTSIDE OF BOX IN NON-WOVEN FILTER FABRIC.

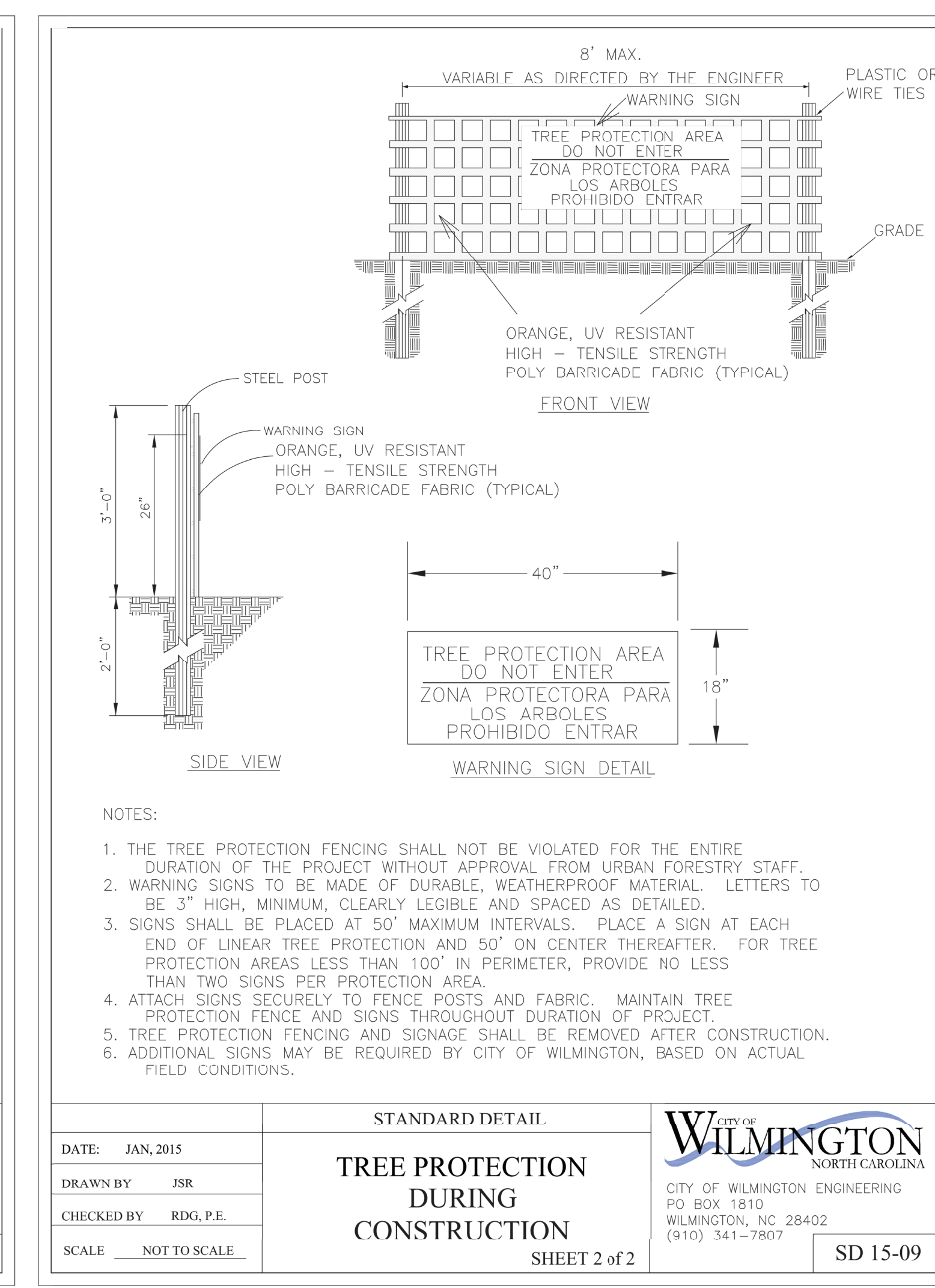
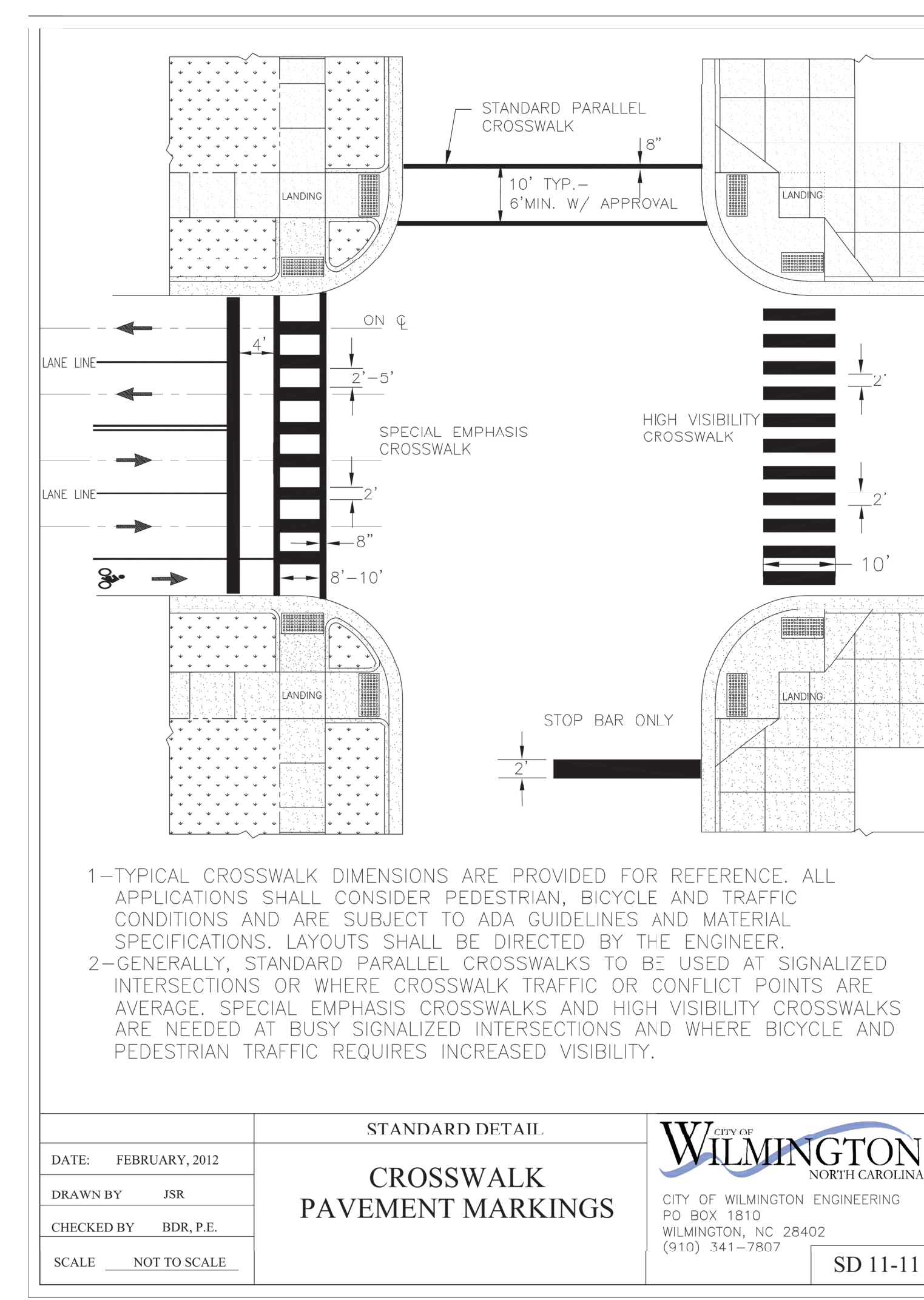
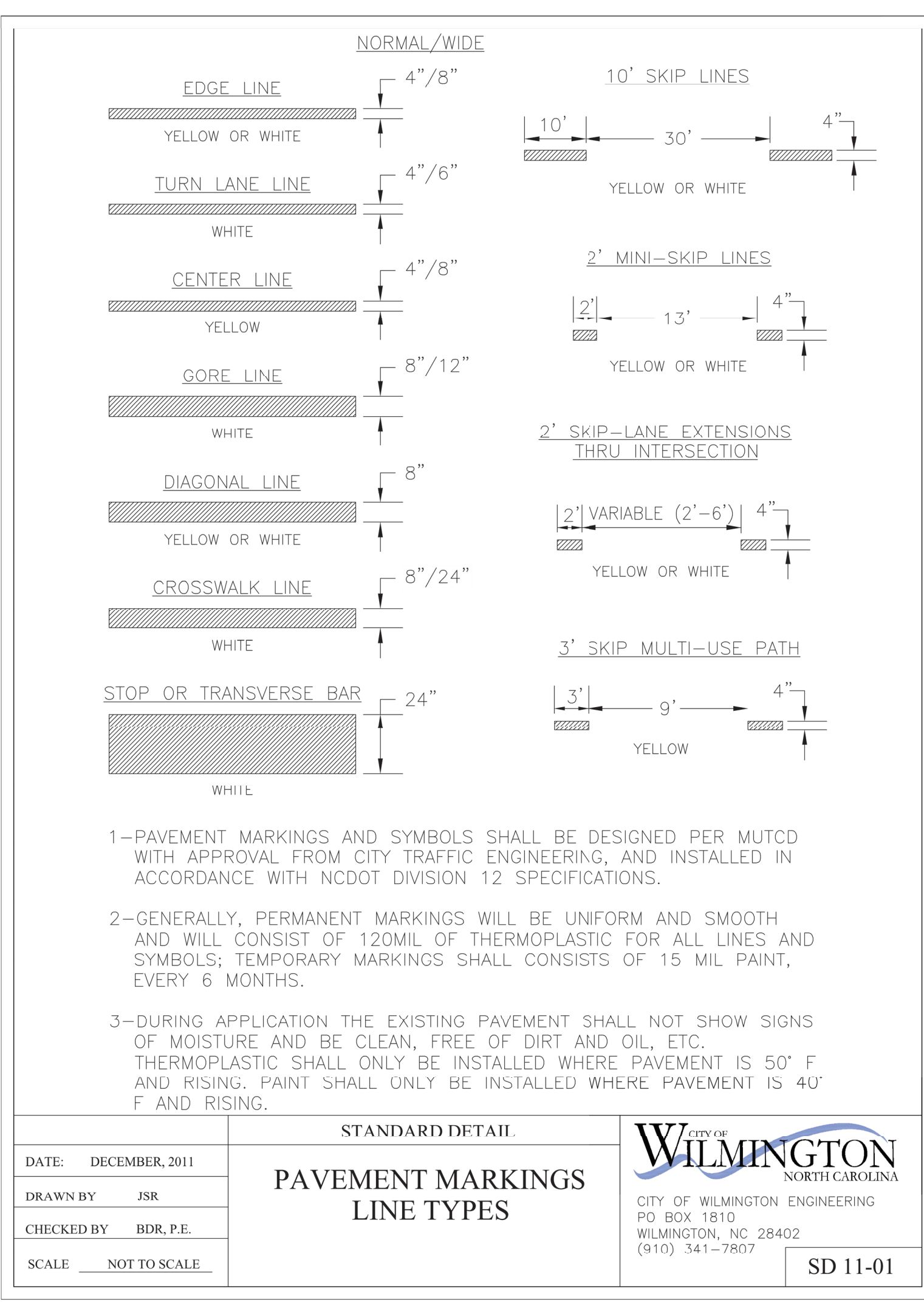
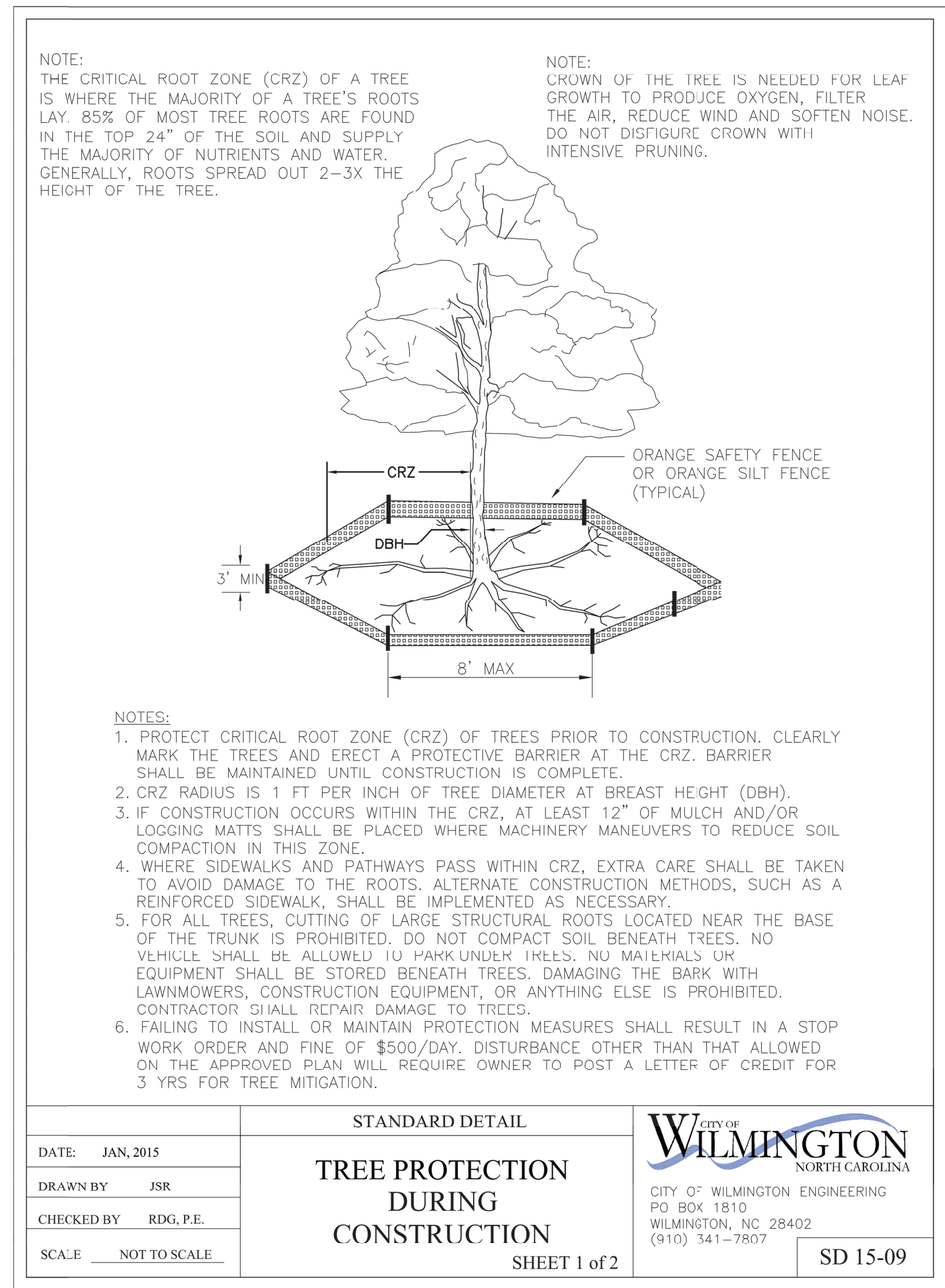
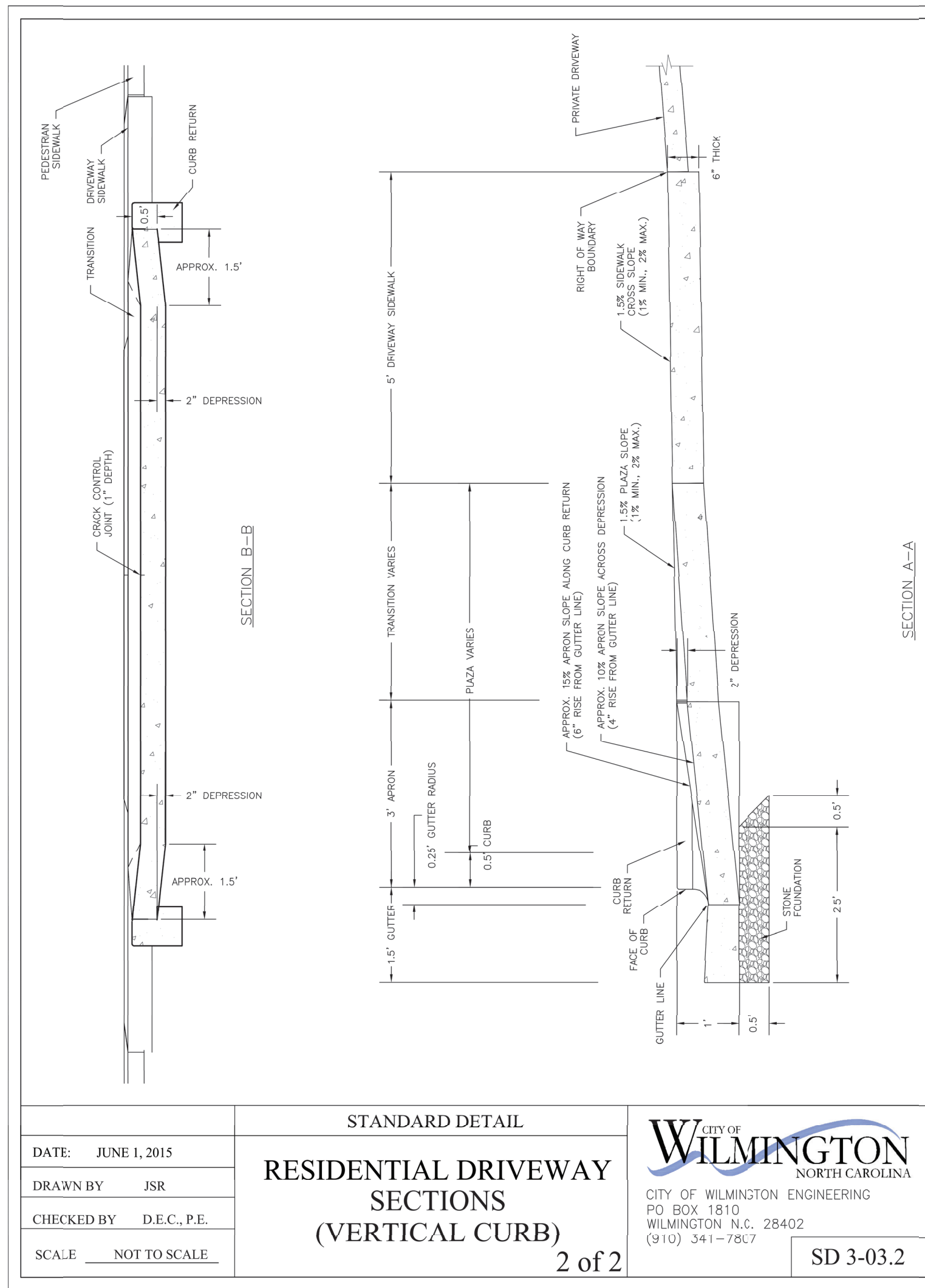
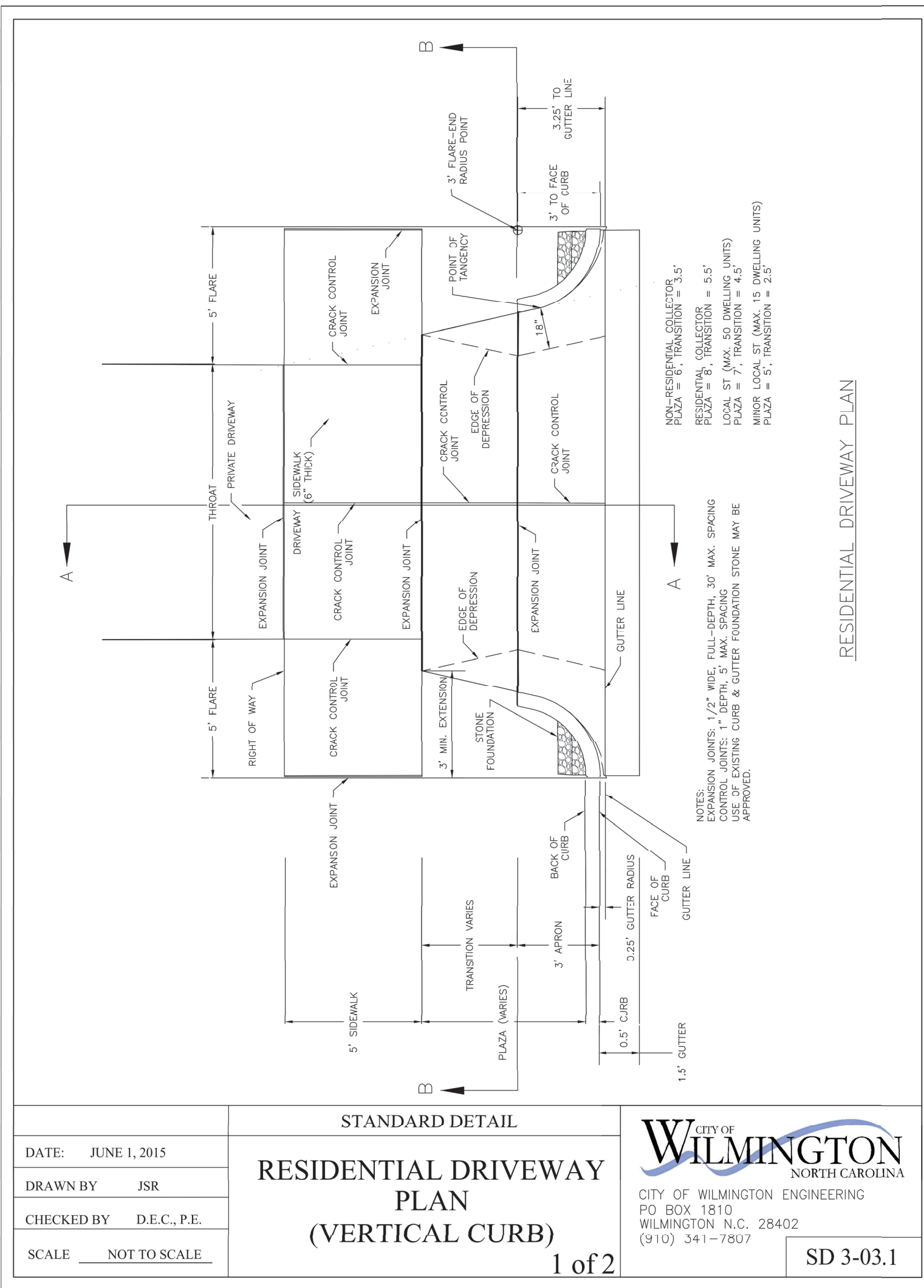


REV. NO.	BY	DATE	REMARKS
1	RLW	12-1-22	REVISED PER TRC COMMENTS
2	RLW	10-6-22	REVISED STORMWATER DETENTION SYSTEM
1	RLW	10-3-22	REVISED STORMWATER DETENTION SYSTEM

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



REV.	NO.	DATE	REMARKS
1	1	7-25-22	REVISION PER COMMENTS



CSD ENGINEERING

LICENSE # C-2710
 ENGINEERING
 LAND PLANNING
 COMMERCIAL / RESIDENTIAL

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

SITE DETAILS 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

PRELIMINARY NOT RELEASED FOR CONSTRUCTION

REV.	NO.	DATE	REMARKS
1	1	7-25-22	REVISED PER TRC COMMENTS

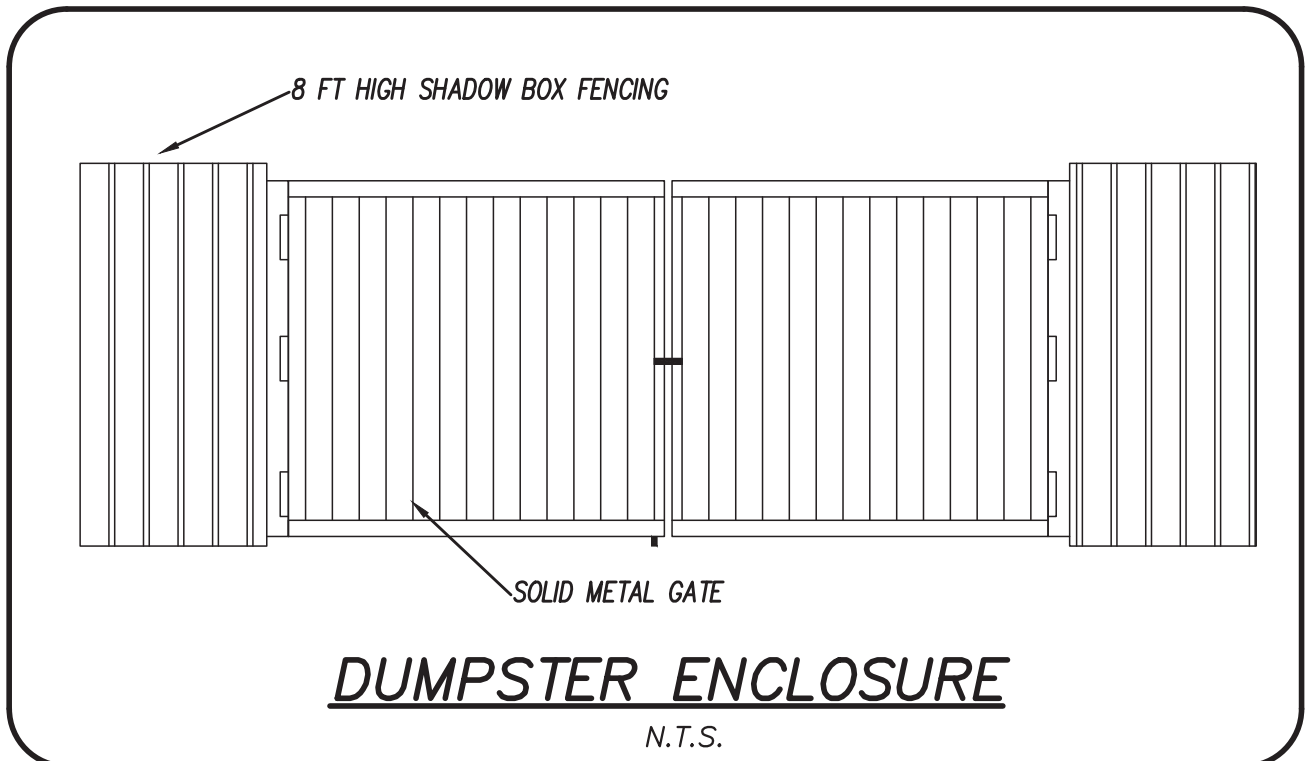
DATE: 7-25-22
 HORZ. SCALE: N/A
 VERT. SCALE: N/A
 DRAWN BY: RLW
 CHECKED BY: HSR
 PROJECT NO.: 22-0595

Sheet No. **6** of **9**



LANDSCAPE CALCULATIONS:

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



Proposed Plant Table:

DUMPSTER SCREENING						
Quantity	Symbol	Scientific Name	Common Name	Container	Minimum Planting Size	Planting Remarks
7		<i>Myrica cerifera</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 Trees

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



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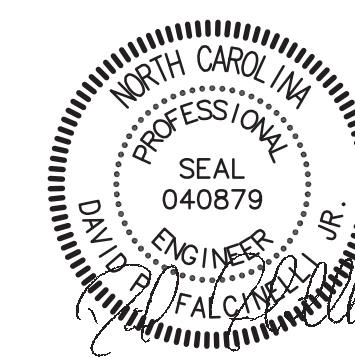
**LANDSCAPE PLAN
 THE HELM**

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

PRELIMINARY
 NOT RELEASED
 FOR CONSTRUCTION

REV. NO.	DATE	BY	REMARKS
2	12-1-22	RLW	REMOVED PER TRC COMMENTS
1	10-1-22	RLW	REMOVED PER TRC COMMENTS

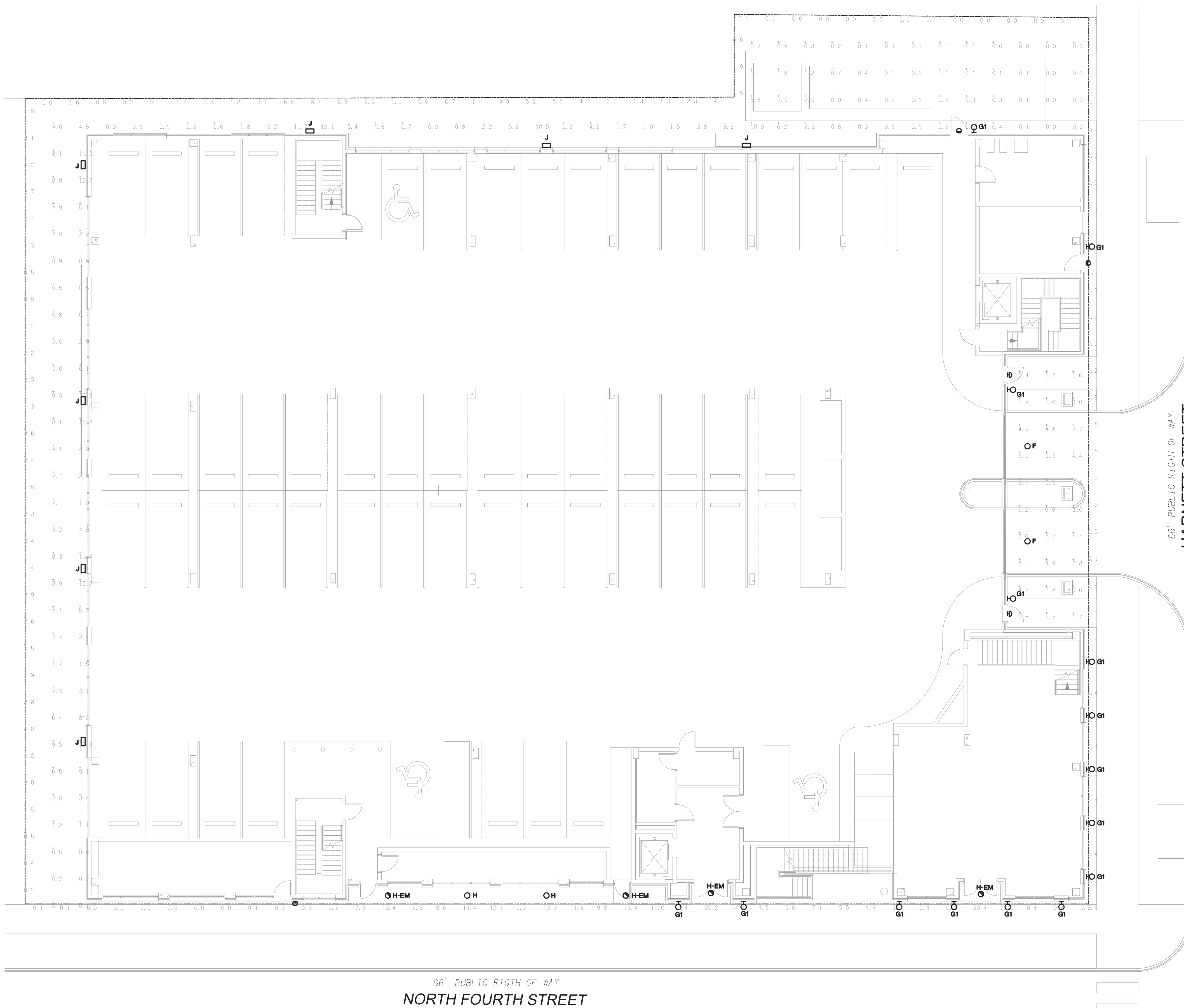
DATE: 7-25-22
 HORZ. SCALE: 1" = 20'
 VERT. SCALE: N/A
 DRAWN BY: RLW
 CHECKED BY: HSR
 PROJECT NO.: 22-0595



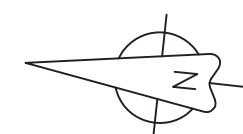
12/07/2022

1010 N 4TH STREET

1010 North 4th Street
 Wilmington, NC



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"

© 2022 MARK LOUDERMILK ARCHITECTS, PLLC		
MARK	DATE	DESCRIPTION
PROJECT NO:	22049	
CAD DWG FILE:		
DRAWN BY:		
CHK'D BY:		

Site Plan
 Photometrics

E3.1