

# DEVELOPMENT PLANS FOR TEMPLE OF ISRAEL SCHOOL/SOCIAL CENTER 922 MARKET STREET Wilmington, North Carolina



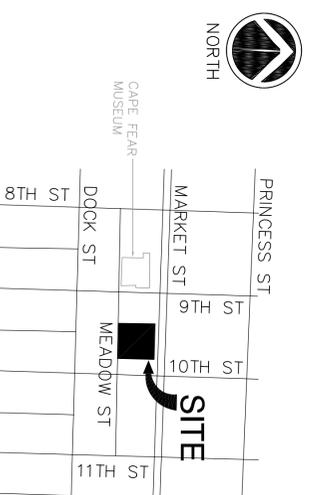
**Coastal Land Design, PLLC**  
Civil Engineering / Landscape Architecture  
Land Planning / Construction Management  
NCBELS Firm License No: P-0369  
P.O. Box 1172 Wilmington, NC 28402 www.cldeng.com Phone: 910-254-8333 Fax: 910-254-0902

**OWNER:**

Temple of Israel  
902 Market Street  
Wilmington, NC 28401  
Contact: Alfred Schnog  
schnog@bellsouth.net

**ARCHITECT:**

H R Associates  
2202 Wrightsville Ave Ste 212  
Wilmington, NC 28403  
Phone: (910) 343-6008



**VICINITY MAP**  
NOT TO SCALE

**SHEET INDEX**

INDEX SHEET	INDEX
SD-1	EX CONDITIONS/TREE INVENTORY
SD-2	SITE PLAN
SD-3	GRADING & DRAINAGE PLAN
SD-4	SITE DETAILS
L-1	LANDSCAPE PLAN
3 R	BUILDING ELEVATIONS

- General Notes:
- Prior to any clearing, grading, or construction activity, tree protection fencing will be installed around protected trees or groves of trees and no construction workers, materials, or vehicles are permitted within the tree protection fencing.
  - All pavement markings in public rights-of-way and for driveways are to be thermoplastic and meet City and/or NCDOT standards.
  - Once streets are open to traffic, contact Traffic Engineering to request installation of traffic and street name signs. Proposed street names must be approved prior to installation of street name signs.
  - 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.
  - Contact Traffic Engineering at 341-7888 to ensure that all traffic signals facilities and equipment are shown on the plan. Add a note to call Traffic Engineering at 341-7888 forty-eight hours prior to any excavation in the right-of-way.
  - Any broken or missing sidewalk panels, driveway panels and curbing will be replaced.
  - Contact Karen Dixon at 341-7888 to discuss street lighting options.
  - Project shall comply with the CFPUA Cross Connection Control requirements. Water meter(s) cannot be released until all requirements are met and the State has given their Final Approval. Call 332-6419 for information.
  - 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.
  - Any irrigation system supplied by CFPUA water shall comply with the CFPUA's Connection Control regulations. Call 332-6419 for information.
  - Any backflow prevention devices required by the CFPUA will need to be on the list of approved devices for USFC/CHHR or ASSE.
  - A Landscaping Plan indicating the location of required street trees shall be submitted to the City of Wilmington Traffic Engineering Division and the Parks and Recreation Department for review and approval prior to the recording of the final plat.
  - Permitting of business identification signage is a separate process. NCDOT/City of Wilmington will not allow obstructions within the right of way.

For each open utility cut of City streets a \$25 shall be required from the City prior to occupancy and/or project acceptance.

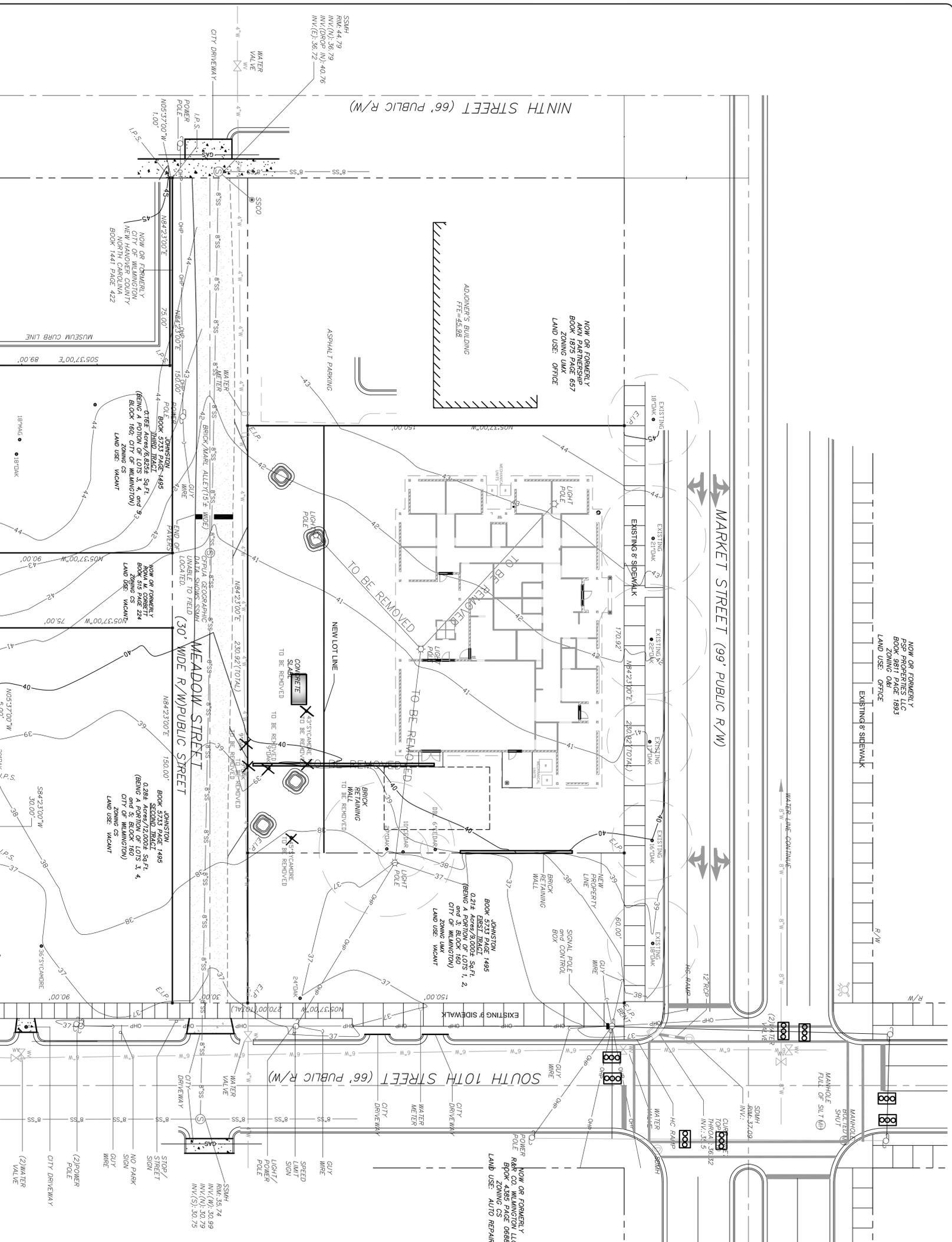
**WILMINGTON**  
Public Services/Engineering Division  
APPROVED DRAINAGE PLAN

Date: \_\_\_\_\_ Permit #: \_\_\_\_\_  
Signed: \_\_\_\_\_

**WILMINGTON**  
Approved Construction Plan

Name: \_\_\_\_\_  
Date: \_\_\_\_\_  
Planning: \_\_\_\_\_  
Traffic: \_\_\_\_\_  
Fire: \_\_\_\_\_

**PROTRAK #201408**



NOW OR FORMERLY  
AKN PARTNERSHIP LLC  
BOOK 984 PAGE 1833  
ZONING O&B  
LAND USE: OFFICE

NOW OR FORMERLY  
R&R CO. WILMINGTON LLC  
BOOK 4385 PAGE 0888  
ZONING CO REPAIR  
LAND USE: AUTO REPAIR

NOW OR FORMERLY  
AKN PARTNERSHIP  
BOOK 1875 PAGE 657  
ZONING U&M  
LAND USE: OFFICE

NOW OR FORMERLY  
JOHNSTON  
BOOK 5733 PAGE 1495  
0.214 ACRES (8,500 SQ. FT.)  
(BEING A PORTION OF LOTS 1, 2  
AND 3, BLOCK 180  
CITY OF WILMINGTON)  
ZONING U&M  
LAND USE: VACANT

NOW OR FORMERLY  
JOHNSTON  
BOOK 5733 PAGE 1495  
0.284 ACRES (12,000 SQ. FT.)  
(BEING A PORTION OF LOTS 3, 4  
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and/or project  
acceptance.

**WILMINGTON**  
Public Service Engineering Division  
APPROVED DRAINAGE PLAN  
Date: \_\_\_\_\_ Permit #: \_\_\_\_\_  
Signed: \_\_\_\_\_

Approved Construction Plan  
Name: \_\_\_\_\_  
Date: \_\_\_\_\_  
Planning: \_\_\_\_\_  
Traffic: \_\_\_\_\_  
File: \_\_\_\_\_

**TREE REMOVAL**

45" SYCAMORE  
43" SYCAMORE  
9" OAK  
9" OAK  
9" GUM

ALL TREES TO BE REMOVED ARE  
WITHIN THE CONSTRUCTION LIMIT  
AND/OR IN POOR HEALTH.  
SITE MEETING WITH CITY ARBORIST  
1/27/14

**OWNER:**  
Temple Of Israel  
1 South 4th Street  
Wilmington, NC 28401

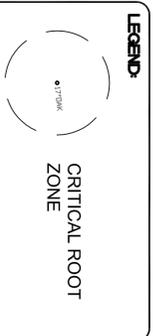
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Fax: 910-254-0082

**DRAWN:** J. Petroff  
**DESIGN:** J. Petroff  
**CHECKED:** J. Petroff  
**APPROVED:** J. F. Broxton  
**PROJECT NUMBER:** 147-01  
**SCALE:** 1" = 20'  
**DATE:** 4 Feb 14

**EXISTING CONDITIONS**  
**TREE INVENTORY**  
**DEMOLITION AND TREE REMOVAL**

**Temple of Israel**  
School/Social Center

**JOB NUMBER**  
147-01  
**SHEET NUMBER**  
SD - 1

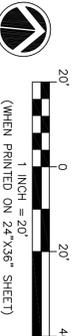


REV. #	DESCRIPTION	DATE
1	CITY REVIEW RESPONSES	3/7/14
	1ST PROTRAK REVIEW	3/7/14

**PRELIMINARY DESIGN**  
**NOT FOR CONSTRUCTION**



TOPOGRAPHIC DATA REFERENCED  
TO NAVD 88' DATUM



**GENERAL UTILITY NOTE:**  
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS FROM THE UTILITY COMPANY AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS EXISTING UTILITIES. ANY CONFLICTS SHALL BE BROUGHT TO THE OWNERS AND ENGINEERS' ATTENTION IMMEDIATELY.

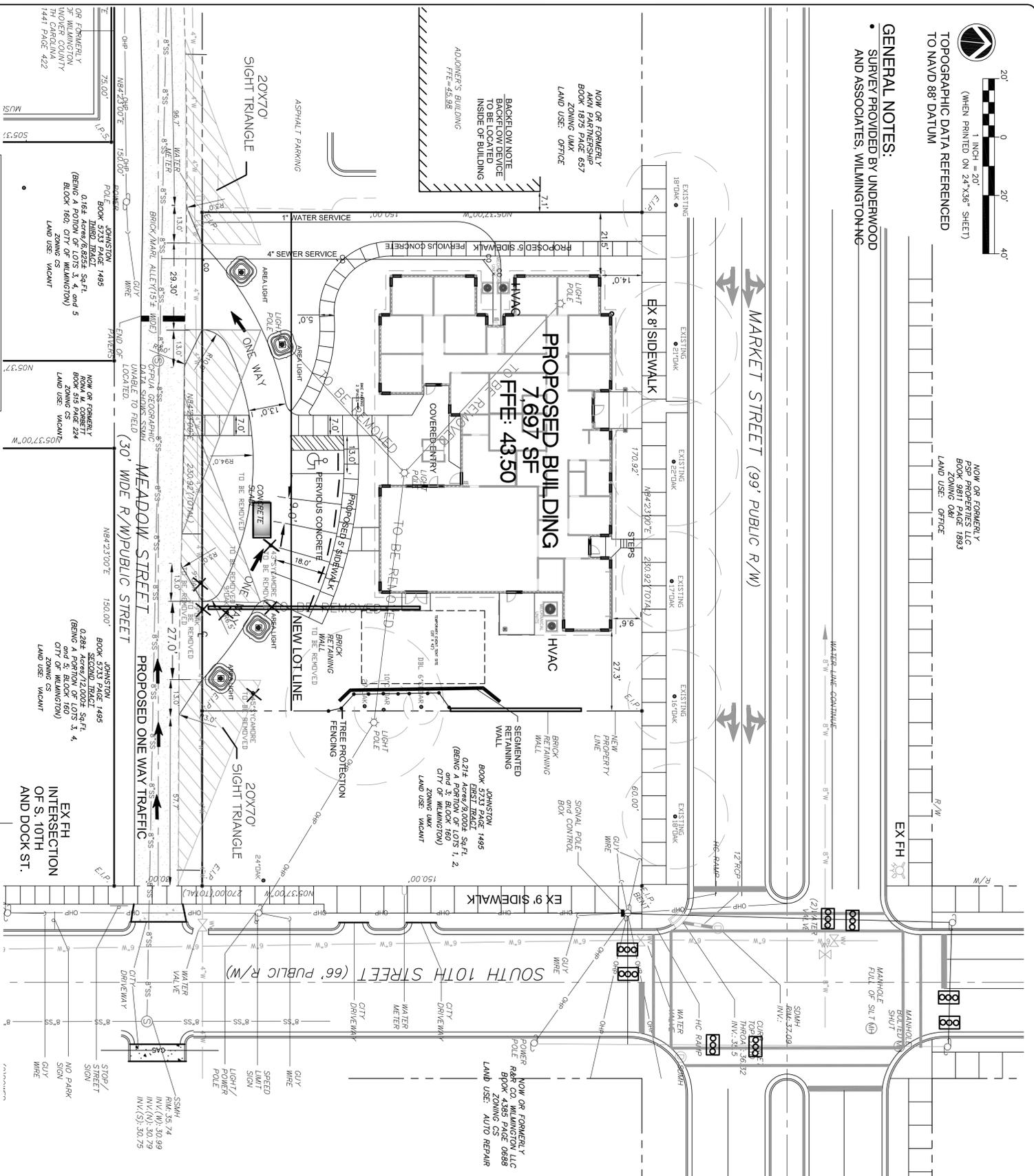
**GENERAL NOTES:**  
SURVEY PROVIDED BY UNDERWOOD  
AND ASSOCIATES, WILMINGTON NC



TOPOGRAPHIC DATA REFERENCED TO NAVD 88 DATUM

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 SURVEY PROVIDED BY UNDERWOOD AND ASSOCIATES, WILMINGTON, NC

NOW OR FORMERLY  
 P&W PARTNERSHIP  
 BOOK 9811 PAGE 1893  
 ZONING O&I  
 LAND USE: OFFICE



For each open city street, a \$325 shall be required from the City prior to occupancy and/or project acceptance.

Approved Construction Plan

Date: \_\_\_\_\_

Planning: \_\_\_\_\_

Traffic: \_\_\_\_\_

Fire: \_\_\_\_\_



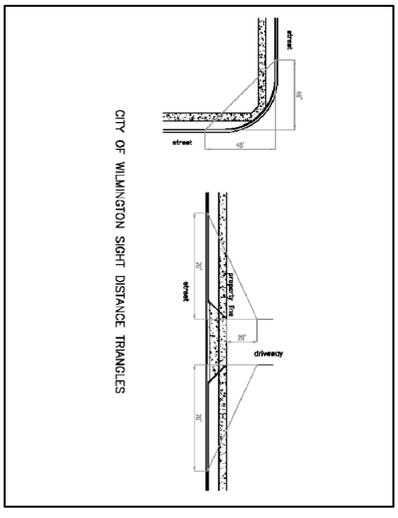
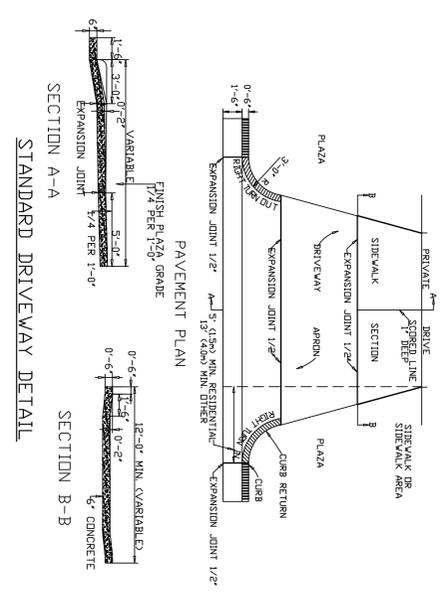
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**MEADOW STREET REQUEST**

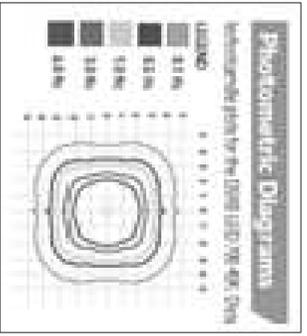
REQUEST CITY TO CONVERT MEADOW STREET TO A ONE-WAY TRAFFIC PATTERN (FROM 10TH TO 9TH)  
 REQUEST VARIANCE FROM SIDEWALK INSTALLATION ALONG MEADOW ST.

**TRAFFIC NOTES:**

- NO ROWS TO BE CLOSED
- NO STREETS PROPOSED
- NO OFF SITE PARKING
- PROPOSED
- NO EXISTING DRIVEWAY
- ONE WAY DRIVE PROPOSED
- PARKING STALLS 8.5 X 18'
- HC PARKING STALLS 8.0 X 18'
- PERVIOUS CONCRETE PAVING FOR DRIVEWAY AND PARKING STREET INTERSECTIONS
- WITHIN 500':
- MARKET ST / S. 9TH ST
- MARKET ST / S. 10TH ST
- DOCK ST / S. 9TH ST
- DOCK ST / S. 10TH ST
- MEADOW ST / S. 9TH ST
- MEADOW ST / S. 10TH ST



ALL PROPOSED VEGETATION WITHIN THE SIGHT TRIANGLES SHALL NOT INTERFERE WITH CLEAR VISUAL SIGHT LINES FROM 30'-10'.



**SITE DATA**

**OWNER:** TEMPLE OF ISRAEL  
 1 SOUTH 4TH STREET  
 WILMINGTON, NC 28401

**PROPERTY:** PARCEL ADDRESS: 922 MARKET STREET  
 PARCEL PIN#: R04818-032-002-2000  
 DEED BOOK 5723 PAGE 1500  
 ZONING: UMXX  
 PARCEL SIZE: 25,638 SF (0.589 AC)

**LAND USE:** EXISTING: VACANT  
 PROPOSED: RELIGIOUS INSTITUTION

**IMPERVIOUS DATA:** EXISTING: 120 SF  
 PROPOSED: 8,898 SF

**PERVIOUS PAVEMENT:** 4,440 SF

**UTILITIES:** PUBLIC WATER: CFPWA  
 PUBLIC SEWER: CFPWA

**PARKING:** REQUIRED: NONE  
 PROPOSED: 6 (1 ADA)

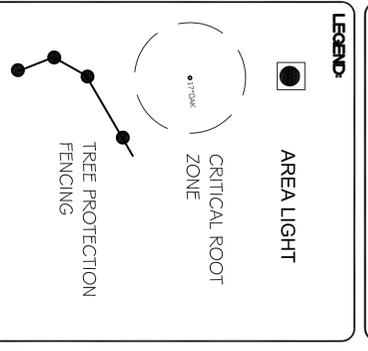
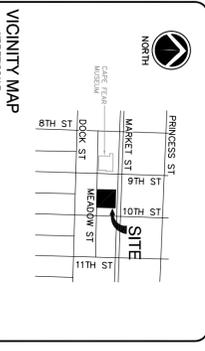
**CAMA LAND USE CLASSIFICATION:** URBAN

**USE SUMMARY:** PRIMARY: TEMPLE CLERGY AND ADMIN. STAFF OFFICES  
 SECONDARY: SUNDAY SCHOOL  
 THIRD: GROUP MEETING AND FESTIVE GATHERINGS

**BUILDING DATA:** EXISTING: NONE  
 PROPOSED: 7,697 SF (1 STRUCTURE)  
 BUILDING HEIGHT: 18 FT (1 STORY)  
 BUILDING COVERAGE: 30%  
 CONSTRUCTION CLASS: TYPE IV-B

**BUILDING SETBACKS:** FRONT: 10 FT MAX.  
 SIDE: 0  
 REAR: 0

**BICYCLE PARKING:** REQUIRED: 2 OR 1/5,000 SF  
 PROPOSED: 2 SPACES



REV. #	DESCRIPTION	DATE
1	CITY REVIEW RESPONSES	3/7/14
	1ST PROTRAK REVIEW	3/7/14
	REVISIONS	

**PRELIMINARY DESIGN NOT FOR CONSTRUCTION**

**OWNER:** Temple Of Israel  
 1 South 4th Street  
 Wilmington, NC 28401

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 P.O. Box 1172  
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 Phone: 910-254-6533  
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 www.coastalnd.com

<b>DRAWN:</b> J. Petroff	<b>PROJECT:</b> 147-01
<b>DESIGN:</b> J. Petroff	<b>NUMBER:</b> 1
<b>CHECK:</b> L. Braxton	<b>SCALE:</b> 1" = 20'
<b>APPROVED:</b> J. F. Braxton	<b>DATE:</b> 4 Feb 14
<b>FILE NAME:</b> 1	

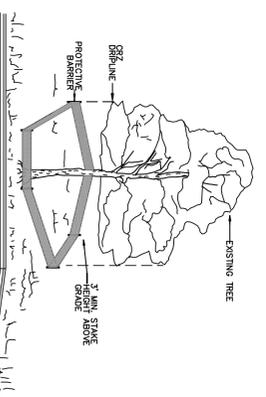
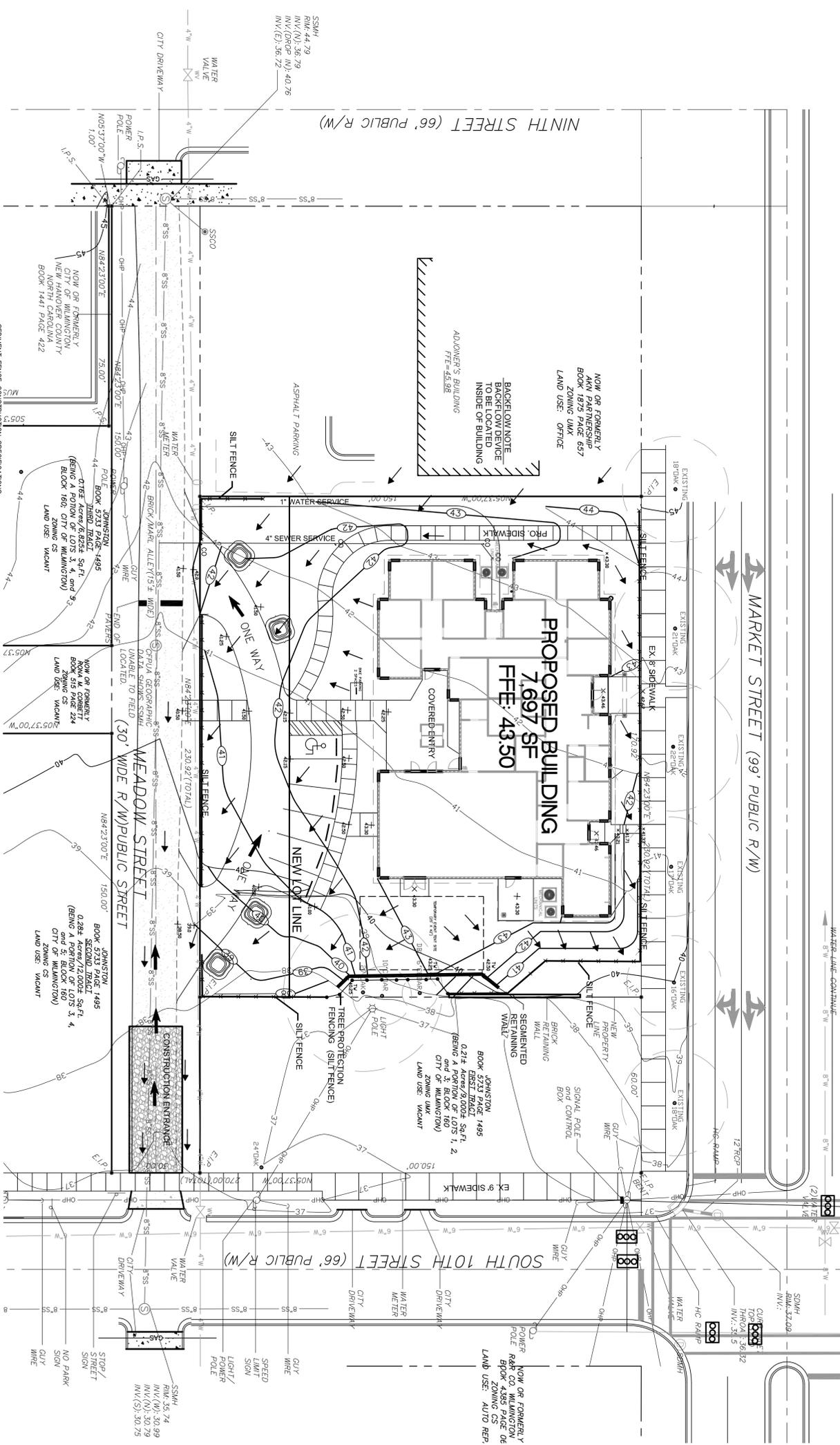
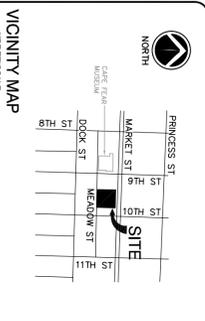
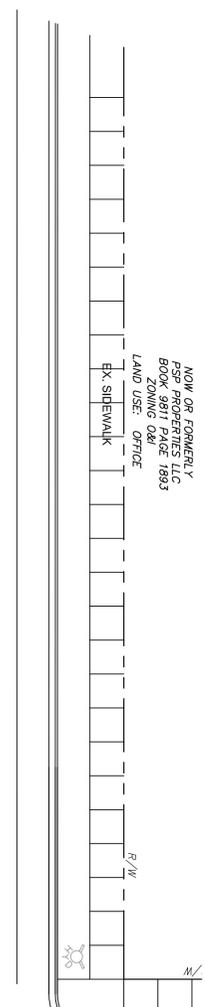
**Temple of Israel**  
 School/Social Center

Overall  
**Site Plan**

**JOB NUMBER:** 147-01  
**SHEET NUMBER:** SD-2

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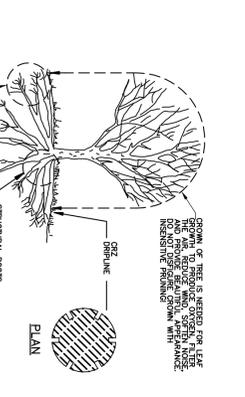
NOW OR FORMERLY PSP PROPERTIES LLC  
BOOK 9811 PAGE 1893  
LAND USE: OFFICE  
EX SIDEWALK



NOTE: TO BE SAVED TREE WILL BE CLEARLY MARKED PRIOR TO CONSTRUCTION AND A PROTECTIVE BARRIER IS TO BE INSTALLED AT THE DRAINAGE DEP LINE - THE LINE OF THE CURB OR THE TREE EXTENDING OUT TO THE DEP LINE. THE TREE TO BE SAVED SHALL BE IDENTIFIED BY THE TREE TAGS AND THE TREE TAGS SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.

**METHOD OF TREE FENCING DURING CONSTRUCTION**  
SD 15-08  
NOT TO SCALE

\*CRITICAL ROOT ZONE (CRZ) = RADIUS AROUND THE TREE EQUAL TO ONE (1) FOOT FOR EVERY ONE (1) INCH DBH (DIAMETER BREAST HEIGHT)



**METHOD OF TREE PROTECTION DURING CONSTRUCTION**  
SD 15-09  
NOT TO SCALE

- NO CUTTING OF TREE STRUCTURAL ROOTS LOCATED NEAR THE BASE OF THE TRUNK. IN CASE OF EMERGENCY, THE TREE AND THE TRUNK SHALL BE PROTECTED BY A WALK PLANK OR BRIDGING WHICH IS BUILT OVER THE ROOTS.
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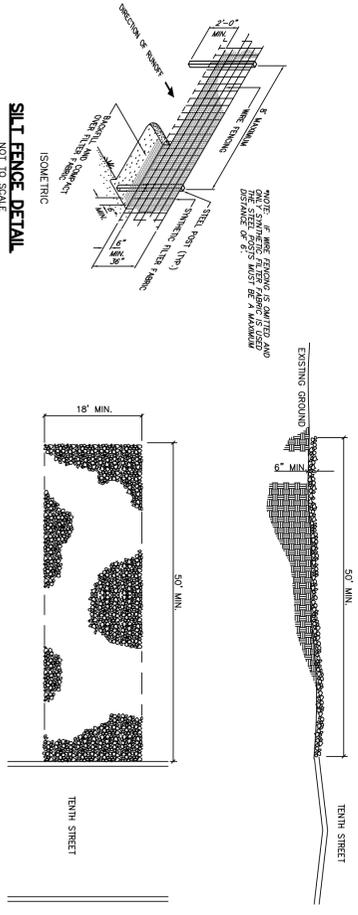
**DRAINAGE NOTES:**

- CONVEYANCE: SHEET FLOW IMPERVIOUS:
- EXISTING: 120 SF
- PROPOSED: 9,828 SF
- 9,571 SF BUILDING
- 257 SF SIDEWALK
- PROPOSED: 4,107 SF
- 3,148 SF DRIVEWAY/PARKING
- 959 SF SIDEWALK

PERVIOUS PAVEMENT TO BE PERVIOUS CONCRETE  
APPROX. DISTURBANCE 23,400 SF

**NOTES:**

- A STABILIZED ENTRANCE PAD OF # 4 STONE SHALL BE LOCATED WHERE THE ENTRANCE TO THE PROPOSED BUILDING MEETS THE DRIVEWAY.
- PERVIOUS PAVEMENT SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO ADJACENT PUBLIC STREETS OR DRIVEWAYS.
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**WILMINGTON**  
Public Service/Engineering Division  
APPROVED DRAINAGE PLAN

Permit # \_\_\_\_\_

Date: \_\_\_\_\_

Signed: \_\_\_\_\_

Approved Construction Plan  
Name \_\_\_\_\_  
Date \_\_\_\_\_  
Planning \_\_\_\_\_  
Traffic \_\_\_\_\_  
Fire \_\_\_\_\_

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**SEDIMENTATION & EROSION CONTROL DEVICES INCLUDED**

TOPOGRAPHIC DATA REFERENCED TO NAVD 88 DATUM  
SURVEY PROVIDED BY UNDERWOOD AND ASSOCIATES, WILMINGTON NC



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**OWNER:**  
Temple Of Israel  
1 South 4th Street  
Wilmington, NC 28401

**PROJECT:** Temple of Israel School/Social Center

**DATE:** 4 Feb 14

**SCALE:** 1" = 20'

**PROJECT NUMBER:** 147-01

**SHEET NUMBER:** SD-3

**JOB NUMBER:** 147-01

**DESIGNER:** J. Petroff

**CHECKED:** J. Petroff

**APPROVED:** J. F. Braxton

**PRELIMINARY DESIGN NOT FOR CONSTRUCTION**

**REVISIONS:**

REV. #	DESCRIPTION	DATE
1	CITY REVIEW RESPONSES	3/14/14
	1ST PROTRAK REVIEW	

**LEGEND:**

- DRAINAGE FLOW DIRECTION
- CRITICAL ROOT ZONE
- TREE PROTECTION FENCING
- SILT FENCING

**VICINITY MAP**

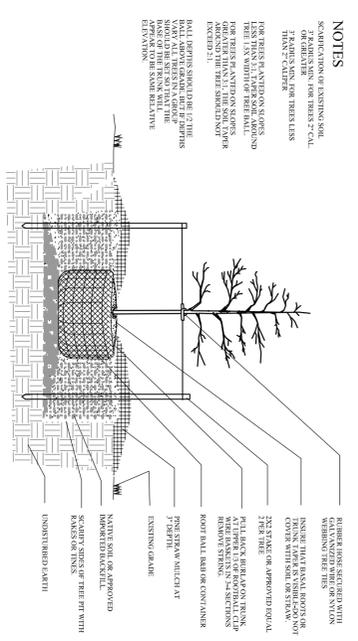
PRINCESS ST  
MARKET ST  
MEADOW ST  
SOUTH 4TH ST  
SOUTH 5TH ST  
SOUTH 6TH ST  
SOUTH 7TH ST  
SOUTH 8TH ST  
SOUTH 9TH ST  
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SOUTH 16TH ST  
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SOUTH 18TH ST  
SOUTH 19TH ST  
SOUTH 20TH ST

**LEGEND:**

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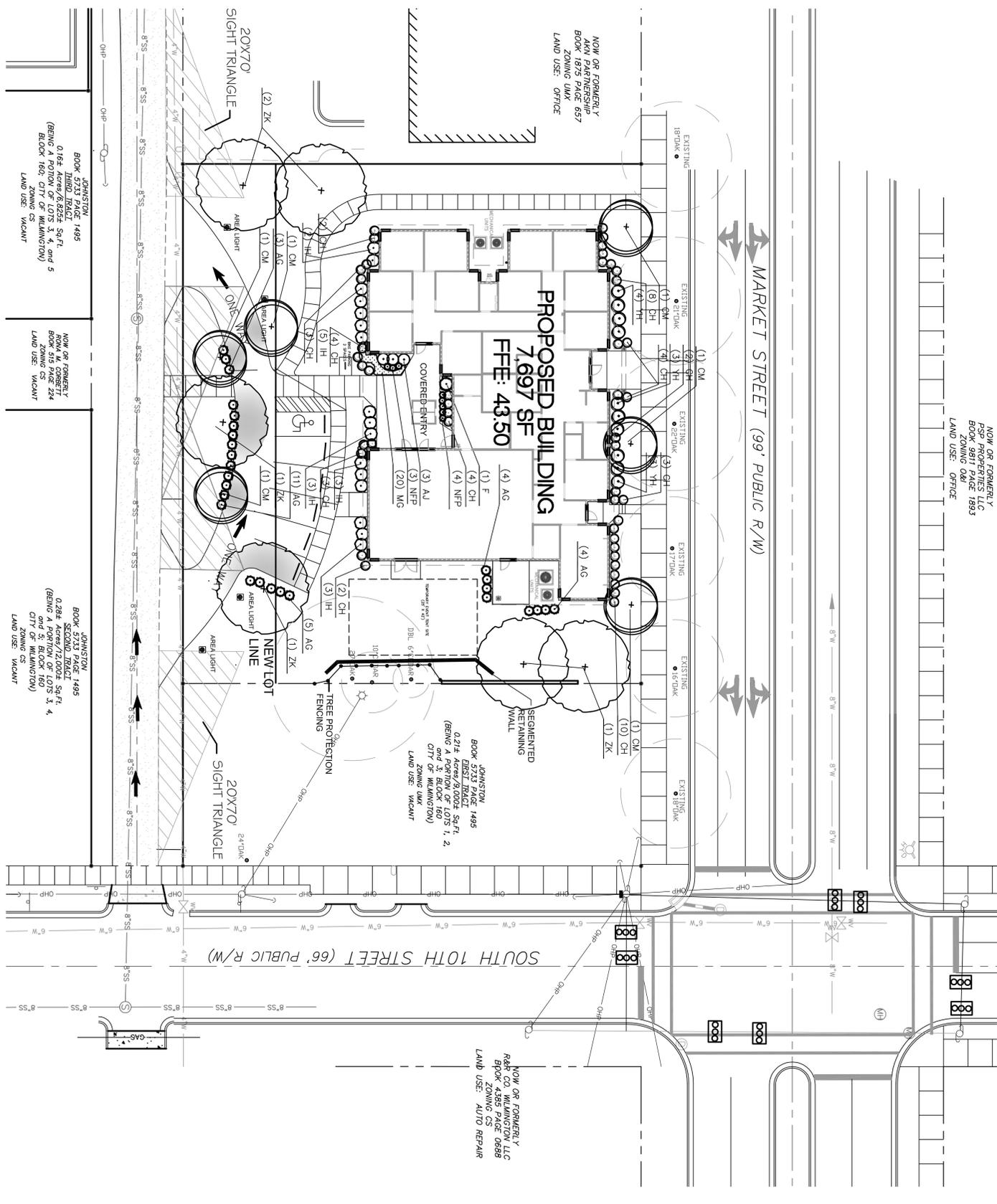
### PLANTING DETAIL SMALL TREE 1" - 2.5" CALIBER

- NOTES**
- 1. ALL LANDSCAPE MATERIAL MUST BE INSTALLED PRIOR TO FINAL BUILDING INSPECTION.
  - 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND/OR RELOCATION OF EXISTING UTILITIES IN COORDINATION WITH THE APPROPRIATE UTILITY AGENCY OR COMPANY.
  - 3. CONTRACTOR SHALL NOT SUBSTITUTE FOR ANY OF THE PLANT MATERIAL THAT IS SPECIFIED WITHOUT PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT.
  - 4. VERIFICATION OF TOTAL QUANTITIES AS SHOWN IN THE PLANT LIST SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
  - 5. MULCH UNDER ALL PROPOSED TREES AND SHRUBS WITH PINE NEEDLES AT A 3" DEPTH OR APPROVED EQ. MULCH.
  - 6. WHERE SOCS ARE NEEDED AND SPECIES ARE INDICATED FOR A SINGLE SPECIES, BOTH SIZE REQUIREMENTS MUST BE MET.
  - 7. THERE SHALL BE AT LEAST A 3 FT. SEPARATION BETWEEN LANDSCAPED AREAS AND PARKING AREAS TO ALLOW VEHICLE OVERHANG.
  - 8. ALL PLANTINGS USED TO SCREEN THE DRIVES AND PARKING AREAS FROM ADJACENT HOUSING WILL NEED TO BE A MINIMUM OF 2' HIGH AT TIME OF INSTALLATION.
  - 9. ALL OTHER AREAS NOT BEING MULCHED TO BE SEEDBED PER SEEDING SCHEDULE INCLUDED AS PART OF THE SCHEDULES.
  - 10. THE OWNERS OF THE PROPERTY AND THEIR AGENTS, HEIRS, OR ASSIGNS SHALL BE RESPONSIBLE FOR THE INSTALLATION, PRESERVATION AND MAINTENANCE OF ALL PLANTINGS. CONTRACTOR SHALL BE RESPONSIBLE FOR THE VEGETATION TO INCLUDE BUT NOT BE LIMITED TO:
    - A. FERTILIZATION
    - B. TREES, SHRUBS AND GRASSSED AREAS
    - C. BROOKS AND STREAMS
    - D. FERTILIZATION OVER THE MULCH BEDS
    - E. MID-FEBRUARY AND ONCE MID-SEPTEMBER
    - F. THOROUGH WATERING IS REQUIRED UPON COMPLETION.

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

**WILMINGTON**  
NORTH CAROLINA  
Public Services Engineering Division  
APPROVED DRAINAGE PLAN  
Date: \_\_\_\_\_ Permit #: \_\_\_\_\_  
Signed: \_\_\_\_\_

**WILMINGTON**  
NORTH CAROLINA  
Approved Construction Plan  
Date: \_\_\_\_\_  
Planning Traffic: \_\_\_\_\_  
File: \_\_\_\_\_



### LANDSCAPE CALCULATIONS

**STREET TREES (170.92 LF) MARKET ST**  
REQUIRED @ 1 TREE PER 30 LF = 6 TREES  
PROVIDED: 5 EXISTING TREES  
REQUEST WAIVER OF 1 TREE DUE TO INSUFFICIENT PLANTING AREA

**STREET TREES (170.92 LF) MEADOW ST**  
REQUIRED @ 1 TREE PER 30 LF = 6 TREES  
PROVIDED: 6 EXISTING TREES

**STREET TREES (0.54 AC DISTURBED)**  
REQUIRED @ 15 TREES/DISTURBED AC  
PROVIDED: 8 TREES ARE LOCATED IN REAR OF BUILDING AND IN EAST SIDE YARD

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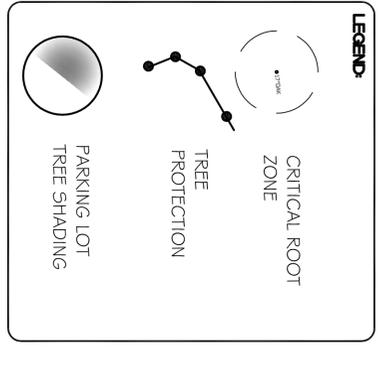
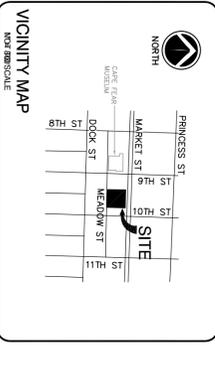
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**REVISIONS**

REV. #	DESCRIPTION	DATE
1	CITY REVIEW RESPONSES	3/14/14
1	1ST PROTRAK REVIEW	3/14/14

**PRELIMINARY DESIGN NOT FOR CONSTRUCTION**

**OWNER:**  
Temple Of Israel  
1 South 4th Street  
Wilmington, NC 28401

**Coastal Land Design, PLLC**  
Land Planning/Construction Management  
P.O. Box 1172  
Wilmington, NC 28402  
www.cldesign.com  
Phone: 910-254-6838  
Fax: 910-254-6092

**PROJECT INFORMATION**

DRAMA: J. Petroff	PROJECT: 147-01
DESIGN: F. Petroff	NUMBER: 147-01
CHECK: J. Petroff	SCALE: 1" = 20'
APPROVED: F. Petroff	DATE: 4 Feb 14
FILE NAME: 1	

**Temple of Israel**  
School/Social Center

**LANDSCAPE PLAN**

JOB NUMBER: 147-01  
SHEET NUMBER: L-1

**GENERAL UTILITY NOTE:**  
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS FROM THE UTILITY COMPANY AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT GUARANTEED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL EXISTING UTILITIES. ANY CONFLICTS SHALL BE BROUGHT TO THE OWNERS AND ENGINEERS ATTENTION IMMEDIATELY.