

**SITE DATA**

PARCEL ID:	R04400-006-001-000
CURRENT ZONING:	O&I-(SD) & SHOD
CAMA LAND USE CLASSIFICATION:	WATERSHED RESOURCE PROTECTION
PROJECT ADDRESS:	320 MILITARY CUTOFF RD WILMINGTON, NC 28403
CURRENT OWNER:	PEACE BAPTIST CHURCH INC 320 MILITARY CUTOFF RD WILMINGTON, NC 28403
TOTAL ACREAGE IN PROJECT BOUNDARY	138,715 S.F. (± 3.18 ac.)
PROPOSED BUILDING SIZE:	4,971 GFA (6,160 SF ROOF)
BUILDING HEIGHT:	25' (1 STORY)
BUILDING SETBACKS:	
FRONT:	REQUIRED= 100'
SIDE:	REQUIRED= 25'
REAR:	REQUIRED= 25'
PROPOSED= 22' EX. BLDG./105' NEW BLDG.	
PROPOSED= 44'/91'	
PROPOSED= 19' EX. BLDG./100' NEW BLDG.	
CALCULATION FOR FINAL BUILDING COVERAGE:	
PROPOSED COVERAGE	22,262 S.F. ÷ 138,715 S.F. = 16%
EXISTING ONSITE IMPERVIOUS AREAS:	
BUILDINGS	16,102 SF
ASPHALT	26,434 SF
SIDEWALK	1,653 SF
TOTAL:	44,189 SF
PROPOSED ONSITE IMPERVIOUS AREAS:	
BUILDINGS	6,160 S.F.
CONCRETE SIDEWALK	2,871 S.F.
TOTAL	9,031 S.F.
TOTAL ONSITE IMPERVIOUS AREA:	9,031 S.F.
PROPOSED ONSITE IMPERVIOUS AREA:	44,189 S.F.
EX. ONSITE IMP. AREA:	53,220 S.F. (38.4%)
TOTAL	53,220 S.F. (38.4%)
PARKING REQUIRED: (200 SEATS)	
MIN:	1 SPACE/ 4 SEATS = 50 SPACES (± H.C.)
MAX:	1 SPACE/ 3 SEATS = 67 SPACES (3 H.C.)
PARKING PROVIDED:	67 SPACES (5 H.C.)
FOUNDATION PLANTINGS: 146 LF X 9' FACADE X 12"	
REQUIRED:	158 S.F.
PROVIDED:	359 S.F.
STREETYARD REQUIREMENT: (9' MIN & 27' MAX WIDTH)	
REQUIRED: 420 LF X 18"	7,560 S.F.
PROVIDED:	7,624 S.F.
EXISTING SEWER AND WATER DEMAND (200 SEATS):	
@ 5 GAL / SEAT=	1,000 GPD
PROPOSED SEWER AND WATER DEMAND (200 SEATS):	
@ 5 GAL / SEAT=	1,000 GPD

**DEVELOPMENT NOTES:**

- ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE CITY OF WILMINGTON LAND DEVELOPMENT CODE.
- PROJECT SHALL COMPLY WITH ALL FEDERAL, STATE & NEW HANOVER COUNTY REGULATIONS.
- PRIOR TO ANY CLEARING, GRADING OR CONSTRUCTION ACTIVITY, TREE PROTECTION FENCING WILL BE INSTALLED AROUND PROTECTED TREES OR GROVES OF TREES.
- NO CONSTRUCTION WORKERS, TOOLS, MATERIALS OR VEHICLES ARE PERMITTED WITHIN THE TREE PROTECTION FENCING.

**UTILITY NOTES:**

- EXISTING CPWA WATER AND SANITARY SEWER SERVICES SHALL BE UTILIZED FOR PROPOSED BUILDING.
- ALL PROPOSED UTILITY SERVICES, SUCH AS ELECTRIC POWER, CATV, GAS & TELEPHONE SHALL BE INSTALLED UNDERGROUND.
- ALL WATER & SEWER UTILITIES TO BE INSTALLED PER CPWA TECHNICAL SPECIFICATIONS & STANDARDS.
- PROJECT SHALL COMPLY WITH CPWA CROSS CONNECTION CONTROL REQUIREMENTS. WATER METER(S) CANNOT BE RELEASED UNTIL ALL REQUIREMENTS ARE MET AND N.C.D.E.N.R. HAS ISSUED THEIR "FINAL APPROVAL." CALL 343-3910 FOR INFORMATION.
- ANY BACKFLOW PREVENTION DEVICES REQUIRED BY THE CPWA WILL NEED TO BE ON THE LIST OF APPROVED DEVICES BY USPOCCHOR OR ASSE.
- WATER & SEWER SERVICES CAN NOT BE ACTIVATED ON NEW MAINS UNTIL THE ENGINEER'S CERTIFICATION AND AS-BUILTS ARE RECEIVED AND "FINAL APPROVAL" ISSUED BY THE PUBLIC WATER SUPPLY SECTION OF NCDENR, AND "FINAL ENGINEERING CERTIFICATION" ISSUED BY DIVISION OF WATER QUALITY SECTION OF NCDENR.
- IF CONTRACTOR DESIRES CPWA 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.
- WHEN PVC WATER MAINS AND SERVICES ARE PROPOSED, THE PIPES ARE TO BE MARKED WITH NO. 10 INSULATED, SINGLE-STRAND COPPER WIRE INSTALLED & STRAPPED TO THE PIPES WITH DUCT TAPE. THIS IS TO BE ACCESSIBLE IN ALL VALVES AND METER BOXES TO AID IN FUTURE LOCATION OF FACILITIES.
- THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF EXISTING UTILITIES DURING CONSTRUCTION. CALL U-LOCO AT 1-800-632-4349. CONTRACTOR IS RESPONSIBLE FOR THE REPAIR AND REPLACEMENT OF ANY UTILITIES, CURB & GUTTER, 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.
- THE BELL SOUTH CONTACT IS STEVE DAYVAULT, BUILDING INDUSTRY CONSULTANT, AT 910-392-8712. CONTACT HIM PRIOR TO STARTING THE PROJECT IN ORDER TO FACILITATE GOOD COMMUNICATION AND MAXIMUM FLEXIBILITY.
- THE PROCESS FOR TELEPHONE CABLE PLACEMENT: \* FINAL GRADE WILL NEED TO BE ESTABLISHED. \* POWER WILL PLACE THEIR CABLE FIRST - APPROXIMATELY 3' DEEP. \* BELL SOUTH & CABLE TV WILL THEN PLACE THEIR CABLE AT APPROXIMATELY 2' DEEP.
- SOLID WASTE DISPOSAL BY COW CURBSIDE SERVICE.

**GENERAL TRAFFIC NOTES:**

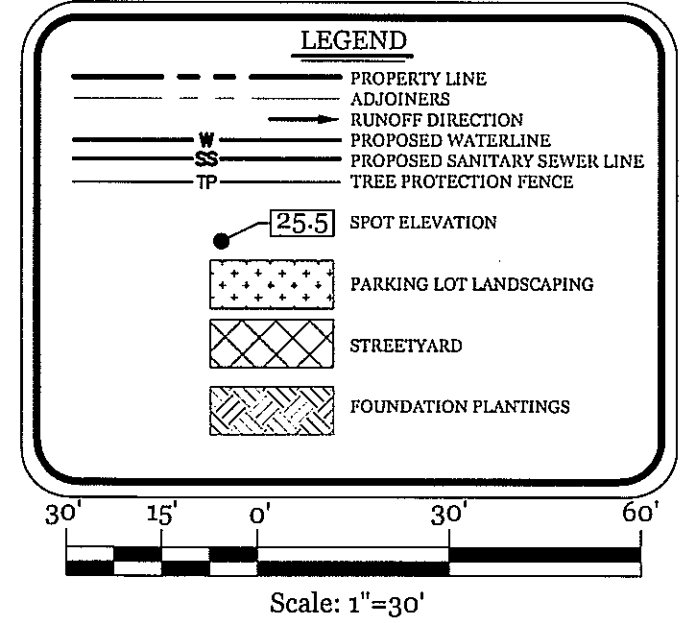
- ALL PAVEMENT MARKINGS IN PUBLIC RIGHTS-OF-WAY AND FOR DRIVEWAYS ARE TO BE THERMOPLASTIC AND MEET CITY AND/OR NCDOT STANDARDS. [DETAIL SD-13 COFW TECH STDS]
- ALL SIGNS AND PAVEMENT MARKINGS IN AREAS OPEN TO PUBLIC TRAFFIC ARE TO MEET MUTCD (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES) STANDARDS. [DETAIL SD 15-13 COFW TECH STDS]
- A UTILITY CUT PERMIT IS REQUIRED FOR EACH OPEN CUT OF A CITY STREET. NOTE THIS ON THE PLAN AND CONTACT 341-5888 FOR MORE DETAILS. IN CERTAIN CASES AN ENTIRE RESURFACING OF THE AREA BEING OPEN CUT MAY BE REQUIRED.
- ANY BROKEN OR MISSING SIDEWALK PANELS, DRIVEWAY PANELS AND CURBING WILL BE REPLACED.
- 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 THE RECORDING OF THE FINAL PLAT. [SD 15-14 COFW TECH STDS]
- CONTACT TRAFFIC ENGINEERING AT 341-7888 FORTY-EIGHT HOURS PRIOR TO ANY EXCAVATION IN THE RIGHT OF WAY.
- ALL PROPOSED VEGETATION WITHIN SIGHT TRIANGLES SHALL NOT INTERFERE WITH CLEAR VISUAL SIGHT LINES FROM 30' TO 100'.

**FIRE & SAFETY NOTES:**

- CONSTRUCTION TYPE:
- BUILDING WILL NOT BE SPRINKLED
- PARKING AND LANDSCAPING CANNOT BLOCK FIRE HYDRANTS.
- ALL WEATHER ACCESS ROAD MUST BE MAINTAINED AROUND CONSTRUCTION SITE AT ALL TIMES.
- HYDRANTS SHALL BE OF SUFFICIENT NUMBERS TO ACCOMMODATE BASE FIRE FLOW REQUIREMENTS OF STRUCTURE.
- IN ADDITION TO THE STANDARD COMMENTS, ADDITIONAL FIRE PROTECTION AND ACCESSIBILITY REQUIREMENTS MAY BE REQUIRED DUE TO ANY SPECIAL CIRCUMSTANCES CONCERNING THE PROJECT.

**PREVIOUS SPECIAL USE PERMIT CONDITIONS (SUD-8-1299-E201-M201):**

- THE APPLICANT SHALL FULLY COMPLY WITH ALL OF THE SPECIFIC REQUIREMENTS STATED IN THE ZONING ORDINANCE FOR THE PROPOSED USE AS WELL AS ANY ADDITIONAL CONDITIONS STATED BELOW.
- IF ANY SECTION, SUBSECTION, PARAGRAPH, SENTENCE, CLAUSE, PHRASE OR PORTION OF THIS PERMIT IS FOR ANY REASON HELD INVALID OR UNCONSTITUTIONAL BY ANY COURT OF COMPETENT JURISDICTION, THIS SPECIAL USE PERMIT SHALL BE NULL AND VOID AND OF NO EFFECT.
- THE USE OF THE SUBJECT PROPERTY SHALL BE IN ACCORDANCE WITH THE PLAN AS SUBMITTED AND APPROVED.
- THIS SPECIAL USE PERMIT SHALL COMPLY WITH ALL OTHER SUPPLEMENTAL REGULATIONS AND REQUIREMENTS IMPOSED BY THE ZONING ORDINANCE OR ANY OTHER APPLICABLE FEDERAL, STATE, OR LOCAL LAW, ORDINANCE OR REGULATION. IN THE EVENT OF A CONFLICT THE MORE STRINGENT REQUIREMENT OR HIGHER STANDARD SHALL APPLY.
- DEVELOPMENT OF THE SITE SHALL BE CONSISTENT WITH THE APPROVED CONCEPTUAL PLAN.
- ALL COMMENTS OF THE TECHNICAL REVIEW COMMITTEE SHALL BE FOLLOWED.
- ALL NATURAL AREAS SHALL BE DESIGNATED ON THE APPROVED SITE PLAN AND PROPERLY PROTECTED DURING CONSTRUCTION WITH NO CLEARING AND/OR GRADING IN THESE AREAS WITH THE EXCEPTION OF ANY REQUIRED DRAINAGE IMPROVEMENTS.
- THE EXISTING DRIVEWAY SHALL BE RECONSTRUCTED TO CITY STANDARDS AND REALIGNED WITH COVIL FARMS ROAD ACROSS MILITARY CUTOFF ROAD IN ACCORDANCE WITH THE REQUIREMENTS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
- A CASH SURETY SHALL BE POSTED WITH THE CITY GUARANTEEING FUTURE SIDEWALK IMPROVEMENTS ALONG MILITARY CUTOFF ROAD TO BE CONSTRUCTED AFTER COMPLETION OF THE WIDENING PROJECT.



Approved Construction Plan

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

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

Public Utilities: \_\_\_\_\_

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

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

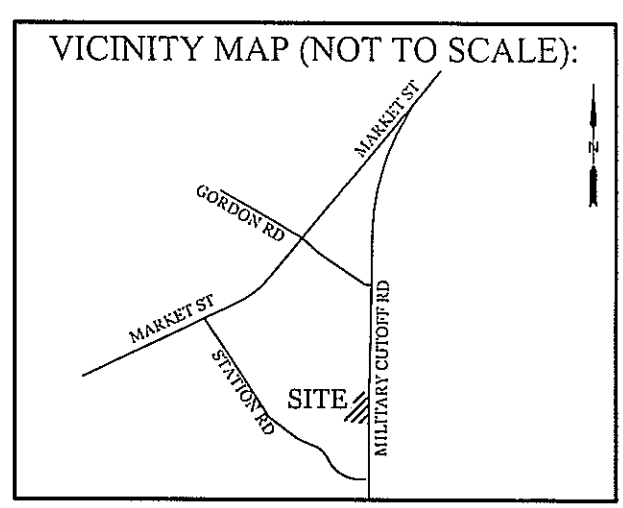
**CITY OF WILMINGTON**  
NORTH CAROLINA

Public Services • Engineering Division

APPROVED DRAINAGE PLAN

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

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



**REVISIONS**

NO.	DATE	DESCRIPTION

**INTRACOASTAL ENGINEERING, PLLC**

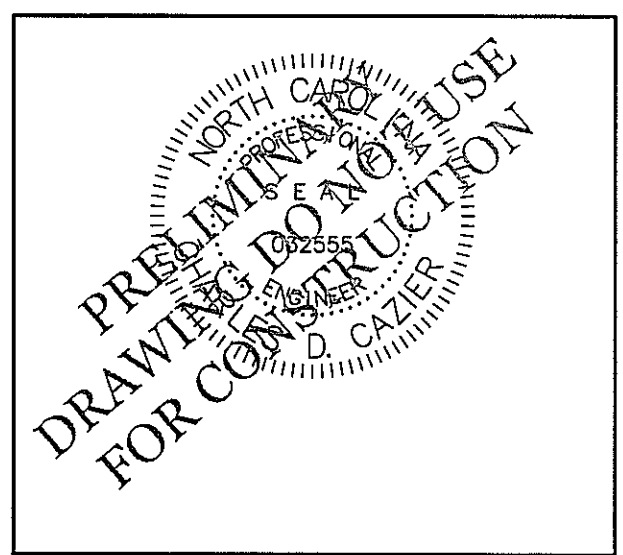
5725 Oleander Dr. Unit E-7  
Wilmington, North Carolina 28403  
Phone: 910.859.8983  
Email: Charlie@intracoastalengineering.com  
License Number: P-0662

**PRELIMINARY SITE PLAN**

FOR

**PEACE BAPTIST CHURCH**

CITY OF WILMINGTON  
NEW HANOVER COUNTY, NC



**CLIENT INFORMATION:**

Peace Baptist Church, Inc  
Pastor Rudy Shepard  
320 Military Cutoff Rd.  
Wilmington NC 28403  
910-791-4034  
preachershepard@bellsouth.net

DRAWN: JAE SHEET SIZE: 24x36

CHECKED: CDC DATE: 10/17/2017

APPROVED: CDC SCALE: 1" = 30'

PROJECT NUMBER: 2017-019

DRAWING NUMBER: **C-1**

1 OF 1