

SU-8-106-M909-M1014

OVERFLOW PARKING PROJECT

for

PORT CITY COMMUNITY CHURCH

250 VISION DRIVE
Wilmington, North Carolina

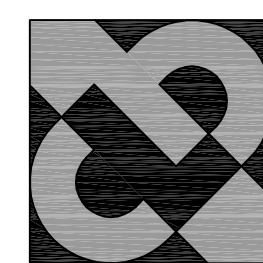
General Notes:

1. 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.
2. All pavement markings in public rights-of-way and for driveways are to be thermoplastic and meet City and/or NCDOT standards.
3. 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.
4. 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.
5. 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.
6. Any broken or missing sidewalk panels, driveway panels and curbing will be replaced.
7. Contact Karen Dixon at 341-7888 to discuss street lighting options.
8. 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.
9. 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.
10. Any irrigation system supplied by CFPUA water shall comply with the CFPUA's Connection Control regulations. Call 332-6419 for information.
11. Any backflow prevention devices required by the CFPUA will need to be on the list of approved devices for USCFCCHR or ASSE.
12. 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.
13. Permitting of business identification signage is a separate process. NCDOT/City of Wilmington will not allow obstructions within the right of way.
14. 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, tools, materials or vehicles are permitted within the tree protection fencing.
15. All traffic control signs and markings off the right-of-way are to be maintained by the property owner in accordance with MUTCD standards.

DEVELOPER:
PORT CITY COMMUNITY CHURCH
250 VISION DRIVE
WILMINGTON, NC 28403
PHONE: 910-202-8800

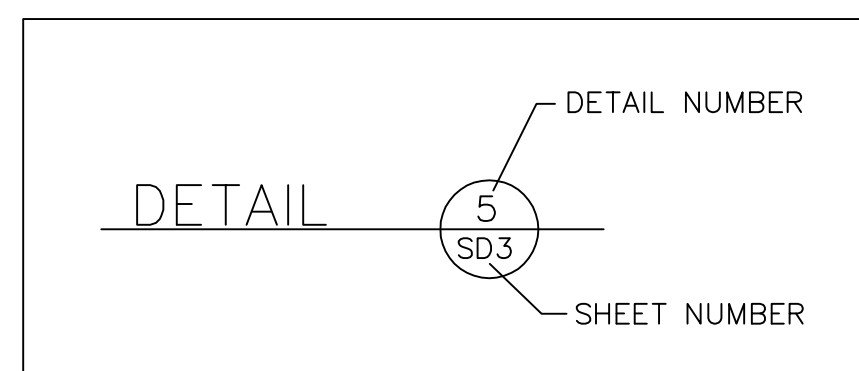
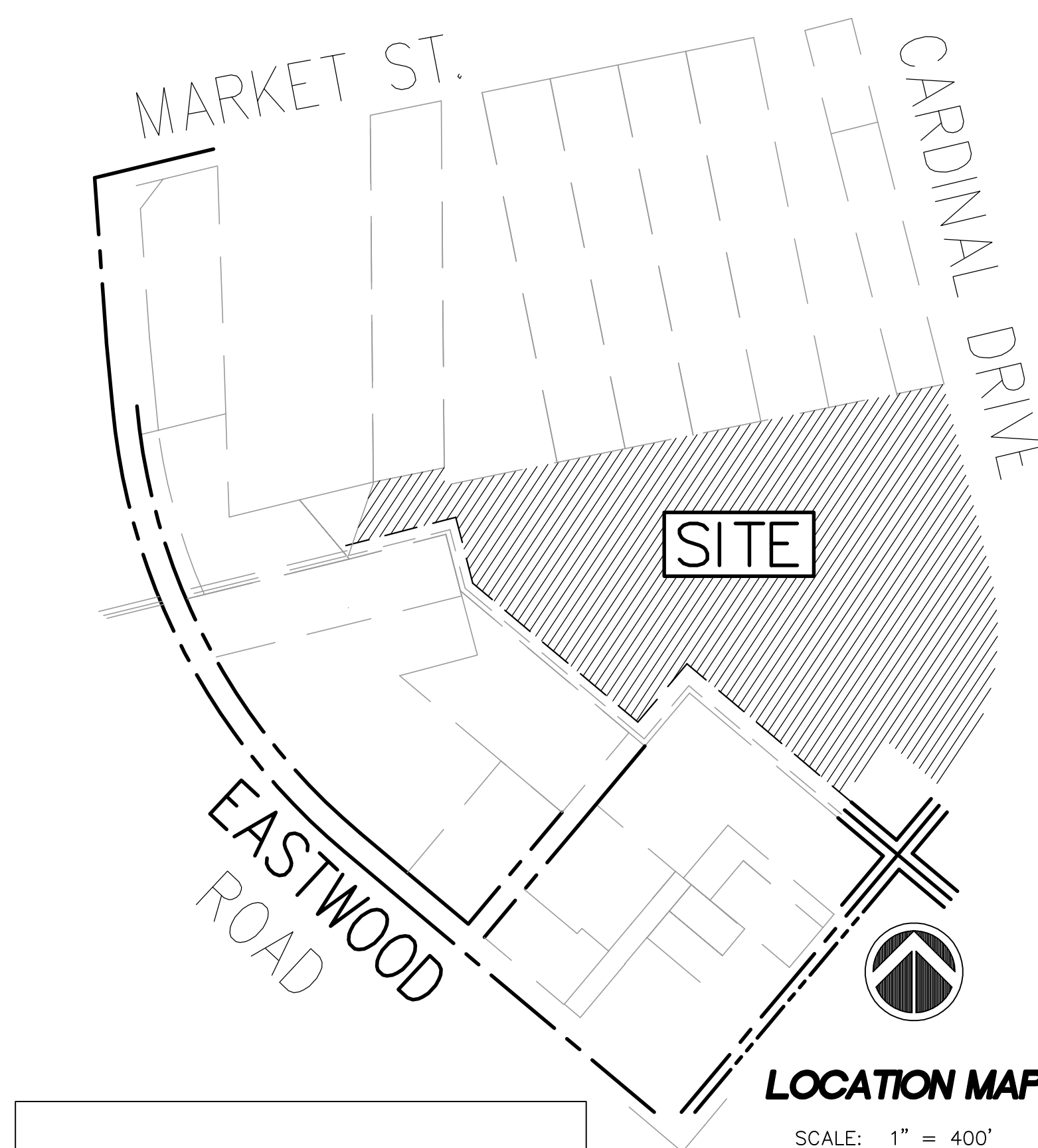
OWNER:
PORT CITY COMMUNITY CHURCH
250 VISION DRIVE
WILMINGTON, NC 28403
PHONE: 910-202-8800

DESIGNER:



Coastal Land Design, PLLC
Civil Engineering / Landscape Architecture
Land Planning / Construction Management
NCBELS Firm License No: P-0369
P.O. Box 1172 Phone: 910-254-9333
Wilmington, NC 28402 www.cldeng.com Fax: 910-254-0502

**NOT FOR
CONSTRUCTION**



UTILITY LOCATION NOTE:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OR RELOCATION OF ALL UTILITIES IN COORDINATION WITH THE APPROPRIATE UTILITY AGENCY OR COMPANY. THE CONTRACTOR IS REQUIRED TO CALL THE "NORTH CAROLINA ONE CALL CENTER" 1-800-632-4949 OR 811 BEFORE DIGGING.

INDEX

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For each open utility cut of City streets, a \$325 permit 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

Name	Date
Planning	_____
Traffic	_____
Fire	_____

CITY COUNCIL/PLANNING BOARD CONDITIONS:

SU-8-106-M909-M1014

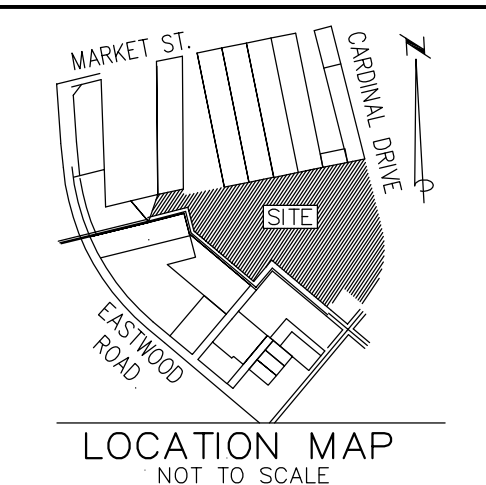
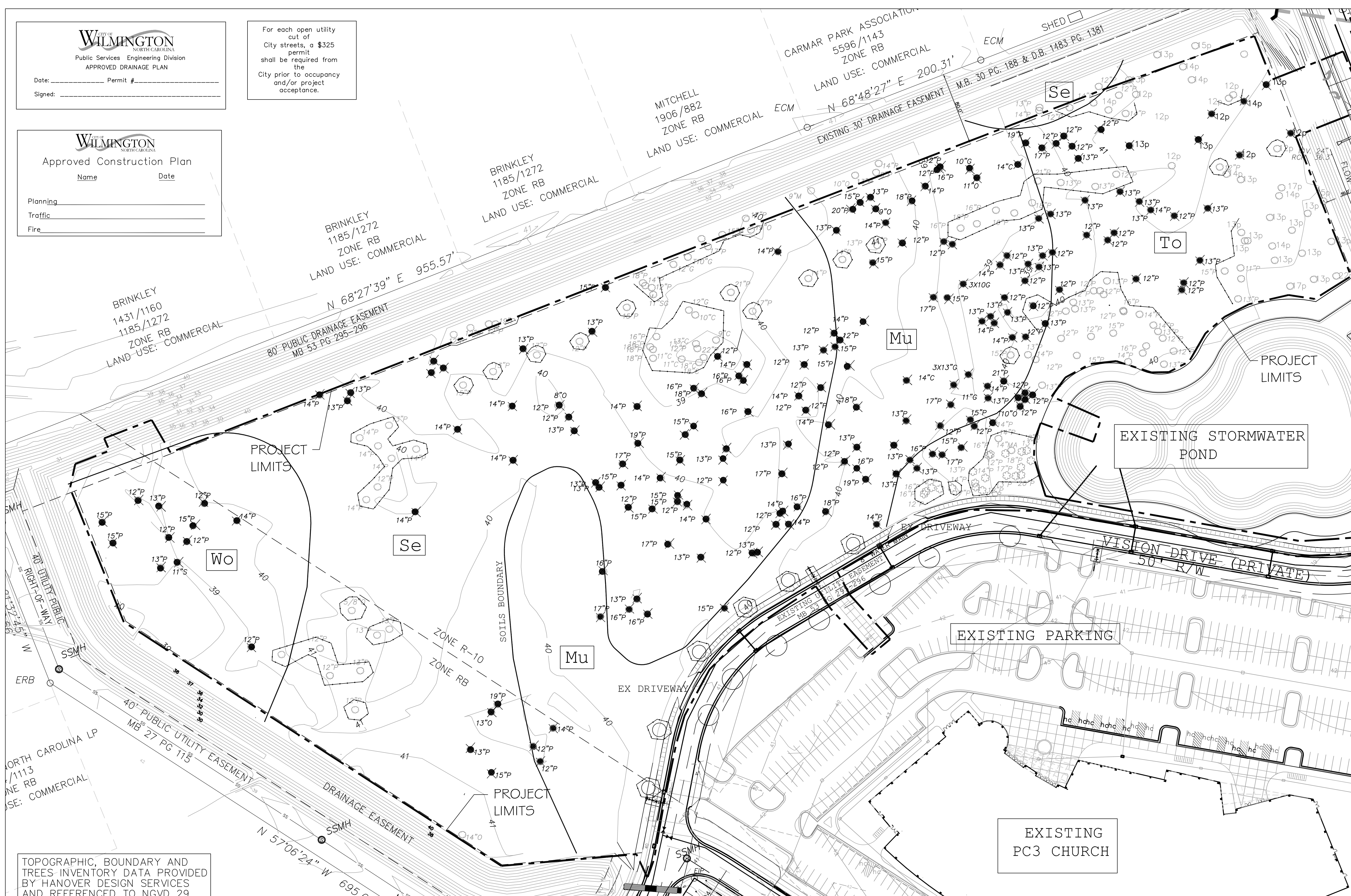
1. THE APPLICANT SHALL FULLY COMPLY WITH ALL OF THE SPECIFIC REQUIREMENTS STATED IN THE LAND DEVELOPMENT CODE FOR THE PROPOSED USE AS WELL AS ANY ADDITIONAL CONDITIONS STATED BELOW.
2. IF ANY SECTION, SUBSECTION, PARAGRAPH, SENTENCE, CLAUSE, PHRASE OR PORTION OF THIS PERMIT IS FOR ANY REASON HELD INVALID OR UNCONSTITUTIONAL BY ANY COURT OF COMPETENT JURISDICTION, THIS SPECIAL USE PERMIT SHALL BE NULL AND VOID AND OF NO EFFECT.
3. THE USE AND DEVELOPMENT OF THE SUBJECT PROPERTY SHALL BE IN ACCORDANCE WITH THE PLAN RECEIVED ON 7/25/14.
4. THE USE AND DEVELOPMENT OF THE SUBJECT PROPERTY SHALL COMPLY WITH ALL OTHER SUPPLEMENTAL REGULATIONS AND REQUIREMENTS IMPOSED BY THE LAND DEVELOPMENT CODE OR ANY OTHER APPLICABLE FEDERAL, STATE OR LOCAL LAW, ORDINANCE OR REGULATION. IN THE EVENT OF A CONFLICT, THE MORE STRINGENT OR HIGHER STANDARD SHALL APPLY.
5. DURING TIMES OF VEHICULAR STORAGE IN THE GRASSED AREAS, THE PARKING AISLES SHALL BE DELINEATED.
6. TREE CLEARING SHALL BE LIMITED TO ESSENTIAL SITE IMPROVEMENTS WITHIN THE PROJECT LIMITS AS SHOWN ON THE APPROVED SITE PLAN. MITIGATION OF PERSERVED TREES WILL BE ENFORCED. TREES OUTSIDE THE PROJECT LIMITS OF DISTURBANCE WILL BE PROTECTED DURING THIS PHASE OF CONSTRUCTION.
7. THE SITE SHALL BE DEVELOPED IN ACCORDANCE WITH THE APPROVED SITE PLAN.
8. ALL SIGNAGE FOR THE PROJECT SHALL BE NON-ILLUMINATED.
9. ALL OUTDOOR LIGHTING SHALL BE INSTALLED SO AS NOT TO SHINE OR REFLECT DIRECTLY ONTO SURROUNDING PROPERTIES.
10. A PORTION OF VISION DRIVE THAT BISECTS THE PROPERTY SHALL BECOME A PUBLIC THROUGH-STREET TO BRING THE DEVELOPMENT INTO COMPLIANCE WITH THE 500 FEET AND 800 FEET LENGTH LIMITS AS SPECIFIED IN THE TECHNICAL STANDARDS.
11. ALL CITY, STATE AND FEDERAL REGULATIONS SHALL BE MET.
12. ALL TECHNICAL REVIEW COMMITTEE COMMENTS SHALL BE FOLLOWED.

OF THE PROPOSED 291 PARKING SPACES, AT LEAST 50 PERCENT OF THOSE SPACES MUST BE OF PERVIOUS MATERIAL. DRIVE AISLES WITHIN THE PROPOSED PARKING LOT CAN BE PAVED WITH IMPERVIOUS MATERIALS.

SU-8-106-M909

1. GEORGE TRASK DRIVE IS EXTENDED AS A PUBLIC ROAD FROM CARDINAL DRIVE CONNECTING TO VISION DRIVE. THE PRIVATE ACCESS ROAD BETWEEN CARDINAL DRIVE AND VISION DRIVE/GEORGE TRASK DRIVE INTERSECTION SHALL BE CONSTRUCTED TO CITY PUBLIC STREET STANDARDS FOR COLLECTOR STREETS. IF THE REMAINDER OF THE PROPERTY NORTH OF THE PORT CITY COMMUNITY CHURCH PROJECT IS DEVELOPED FOR ANY USE OTHER THAN A RELIGIOUS INSTITUTION, THEN THE PRIVATE ACCESS ROAD SHALL BECOME A PUBLIC STREET PRIOR TO ANY ZONING PERMIT BEING ISSUED. THIS APPROVAL DOES NOT RELIEVE THE CHURCH FROM A VARIANCE FROM THE CITY OF WILMINGTON'S TECHNICAL STANDARDS AND SPECIFICATIONS MANUAL REGARDING DRIVEWAY LENGTHS IF THE REMAINDER OF THE PROPERTY NORTH OF THE PORT CITY COMMUNITY CHURCH PROJECT IS DEVELOPED AS AN EXTENSION OF THE CHURCH CAMPUS.
2. ALL SIGNAGE FOR THE PROJECT SHALL BE NON-ILLUMINATED.
3. ALL OUTDOOR LIGHTING SHALL BE INSTALLED SO AS NOT TO SHINE OR REFLECT DIRECTLY ONTO SURROUNDING PROPERTIES.
4. THE DEVELOPER SHALL PROVIDE APPROPRIATE EASEMENTS FOR MUNICIPAL AND NON-MUNICIPAL UTILITIES.
5. A TREE REMOVAL PERMIT AND LANDSCAPING PLAN SHALL BE REQUIRED PRIOR TO RELEASE OF THE PROJECT FOR CONSTRUCTION.
6. FOLLOW THE REQUIREMENTS OF THE TIA.
7. TREES DESIGNATED TO BE PRESERVED MUST BE PROPERLY PROTECTED DURING CONSTRUCTION.
8. ALL MISSING OR BROKEN SIDEWALK PANELS SHALL BE REPLACED.

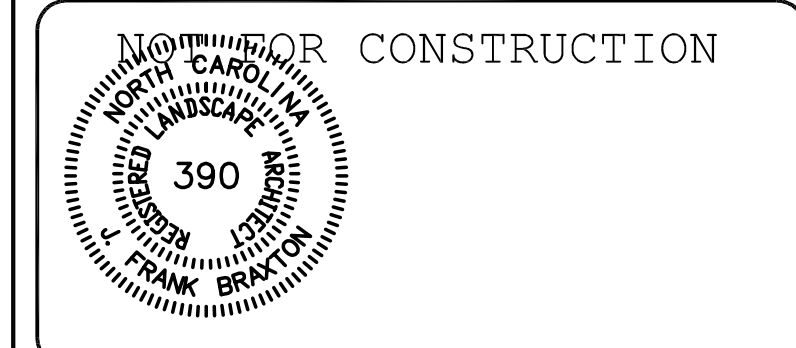
For each open utility cut of City streets, a \$325 permit shall be required from the City prior to occupancy and/or project acceptance.



LEGEND:

- EXISTING TREE
- REMOVED TREE
- TREE PROTECTION FENCING
- DETAIL SHEET SD-7

REV. #	DESCRIPTION	REV. BY	DATE



OWNER:
PORT CITY CHURCH
COMMUNITY CHURCH
250 VISION DRIVE
WILMINGTON, NC 28403
PHONE: (910) 202-8800
FAX: (910) 202-8900



DRAWN : F.BRAXTON	PROJECT NUMBER : 400-01
DESIGN : F.BRAXTON	SCALE : 1"=50'
CHECK : J.PETROFF	DATE : 07/31/13
APPROVED : F.BRAXTON	FILE NAME : Y:\000\400-01.dwg\SUPMOD

PC3 OVERFLOW PARKING

EXISTING CONDITIONS TREE REMOVAL PLAN

TOPOGRAPHIC, BOUNDARY AND TREES INVENTORY DATA PROVIDED BY HANOVER DESIGN SERVICES AND REFERENCED TO NGVD 29.

SOILS DATA

Mu	Murville fine sand
SE	Seagate fine sand
To	Torhunta loamy fine sand
Wo	Woodington fine sandy loam

VISION DRIVE NOTE
VISION DRIVE TO TO DEDICATED TO THE CITY AS A PUBLIC STREET

TREE REMOVAL PHASING
TO ALLOW CONTINUOUS USE OF PROPERTY, TREES SHALL BE REMOVED AS CONSTRUCTION PROGRESSES. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO THE START OF WORK WITHIN THE AFFECTED PHASE.

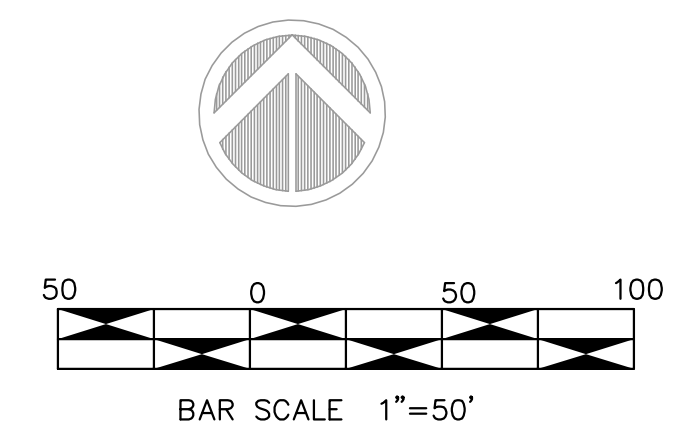
TREE REMOVAL CALCULATIONS

TREES REMOVED	181 REGULATED TREES	0 SIGNIFICANT TREE
PRESERVED TREES	= 125	

PRESERVED TREE CREDITS

PRESERVED TREE DBH	CREDIT RATE	QTY	TREE CREDITS
6" - 11"	2	5	10
12" - 17"	3	105	315
18" - 23"	4	15	60
TOTAL TREE CREDIT			385

TREE REMOVAL JUSTIFICATION
THE TREES TO BE REMOVED ARE WITHIN PLANNED ROADWAYS, DRAINAGE WAYS, STORMWATER POND, PARKING AREA, OR CONSTRUCTION ACTIVITY AREAS.





Public Services Engineering Division
APPROVED DRAINAGE PLAN

Date: _____ Permit # _____
Signed: _____

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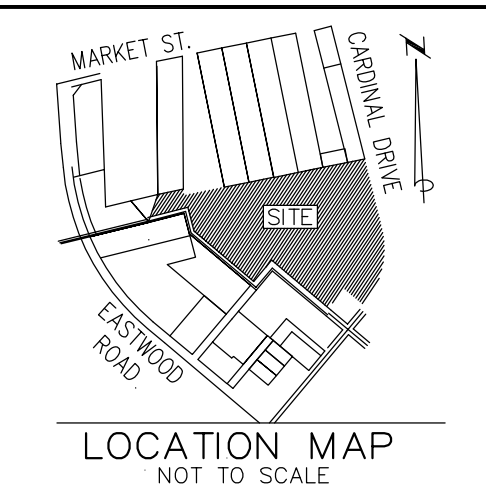
TOPOGRAPHIC DATA PROVIDED BY HANOVER DESIGN SERVICES AND REFERENCED TO NGVD 29.



Approved Construction Plan

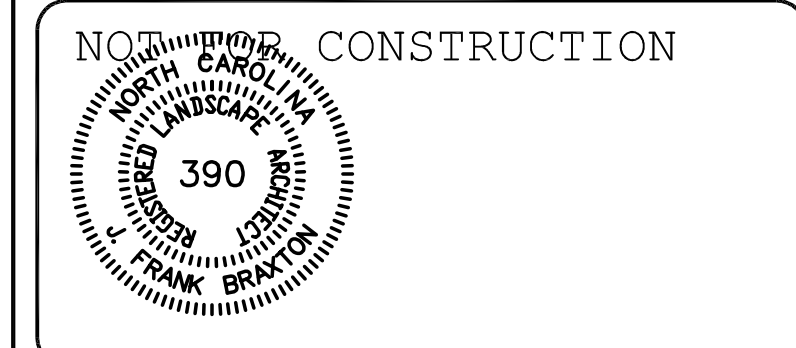
Name _____ Date _____

Planning _____
Traffic _____
Fire _____



LEGEND

REV. #	DESCRIPTION	REV. BY	DATE
REVISIONS			



OWNER:
PORT CITY CHURCH
COMMUNITY CHURCH
250 VISION DRIVE
WILMINGTON, NC 28403
PHONE: (910) 202-8800
FAX: (910) 202-8900

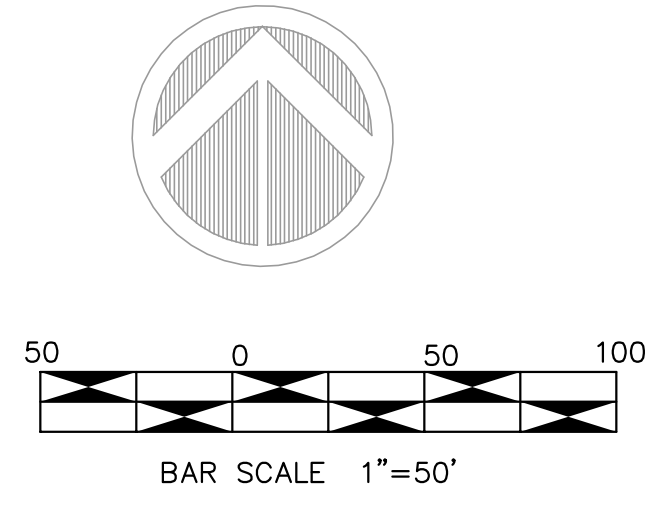
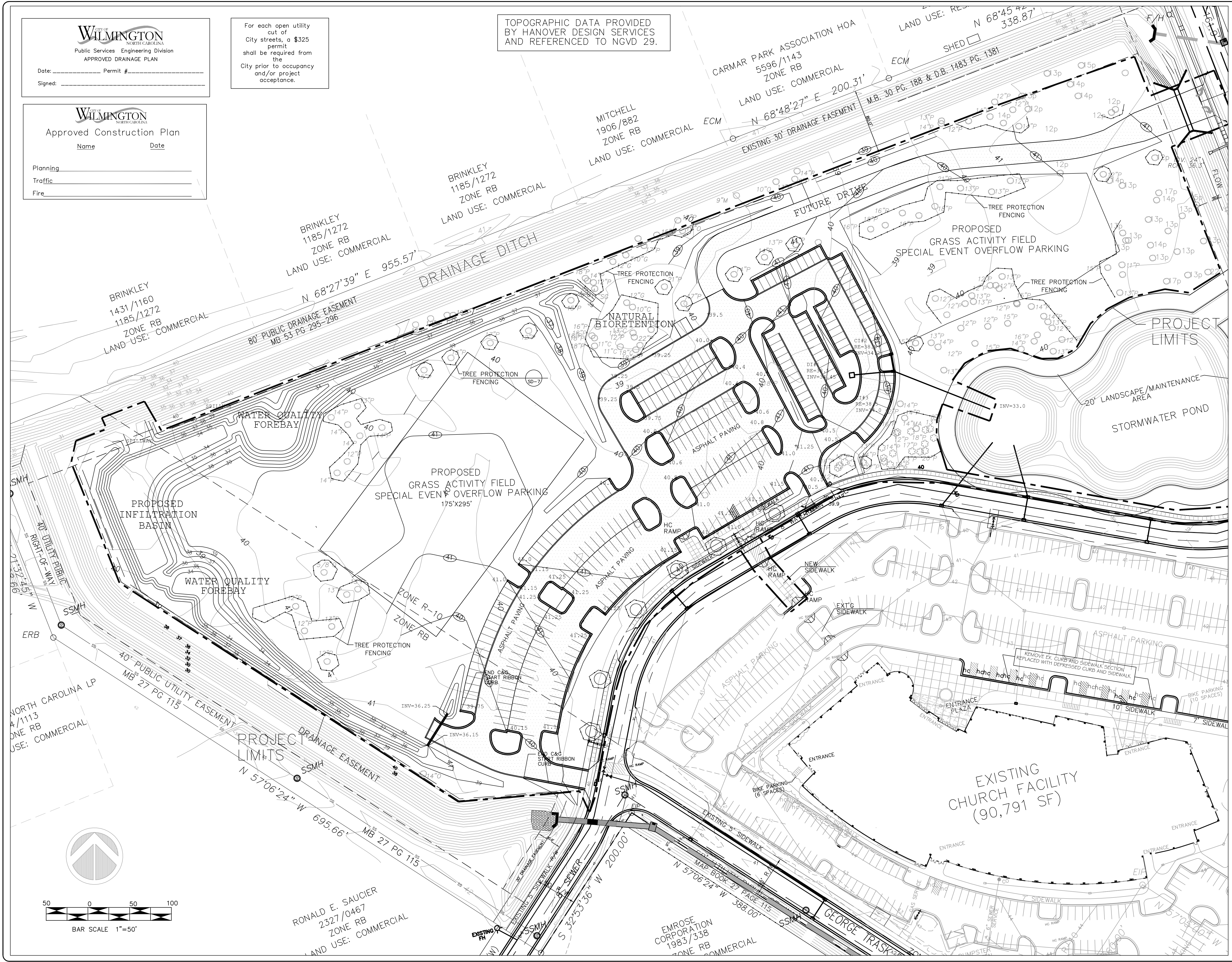


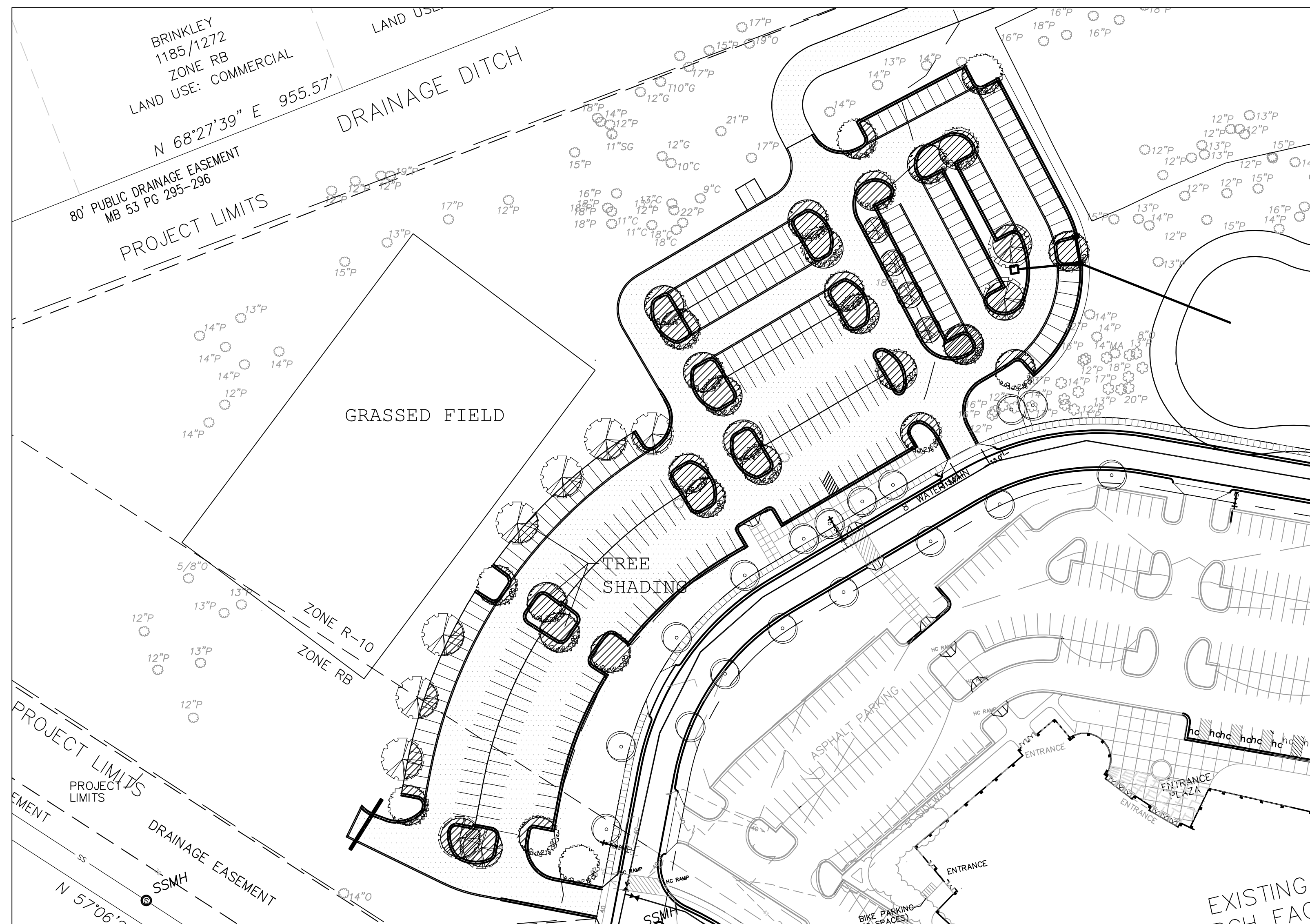
DRAWN : F.BRAXTON	PROJECT : 400-01
DESIGN : F.BRAXTON	NUMBER : 1
CHECK : J.PETROFF	SCALE : 1"=50'
APPROVED : F.BRAXTON	DATE : 06/18/14
FILE NAME : Y:\000\400-01\dwg\SUPMOD	

**PC3
OVERFLOW PARKING**

**PROPOSED
GRADING - DRAINAGE PLAN**

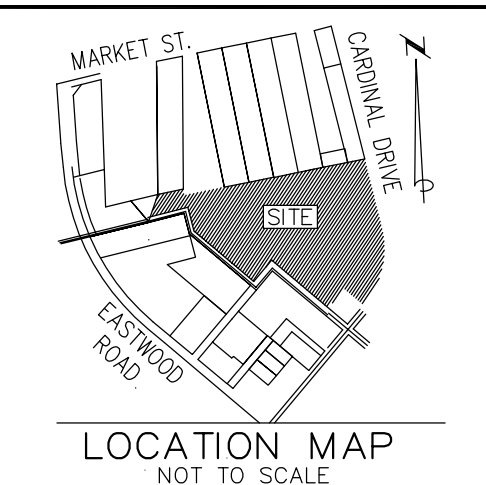
JOB NUMBER 400-01	SHEET NUMBER SD-5
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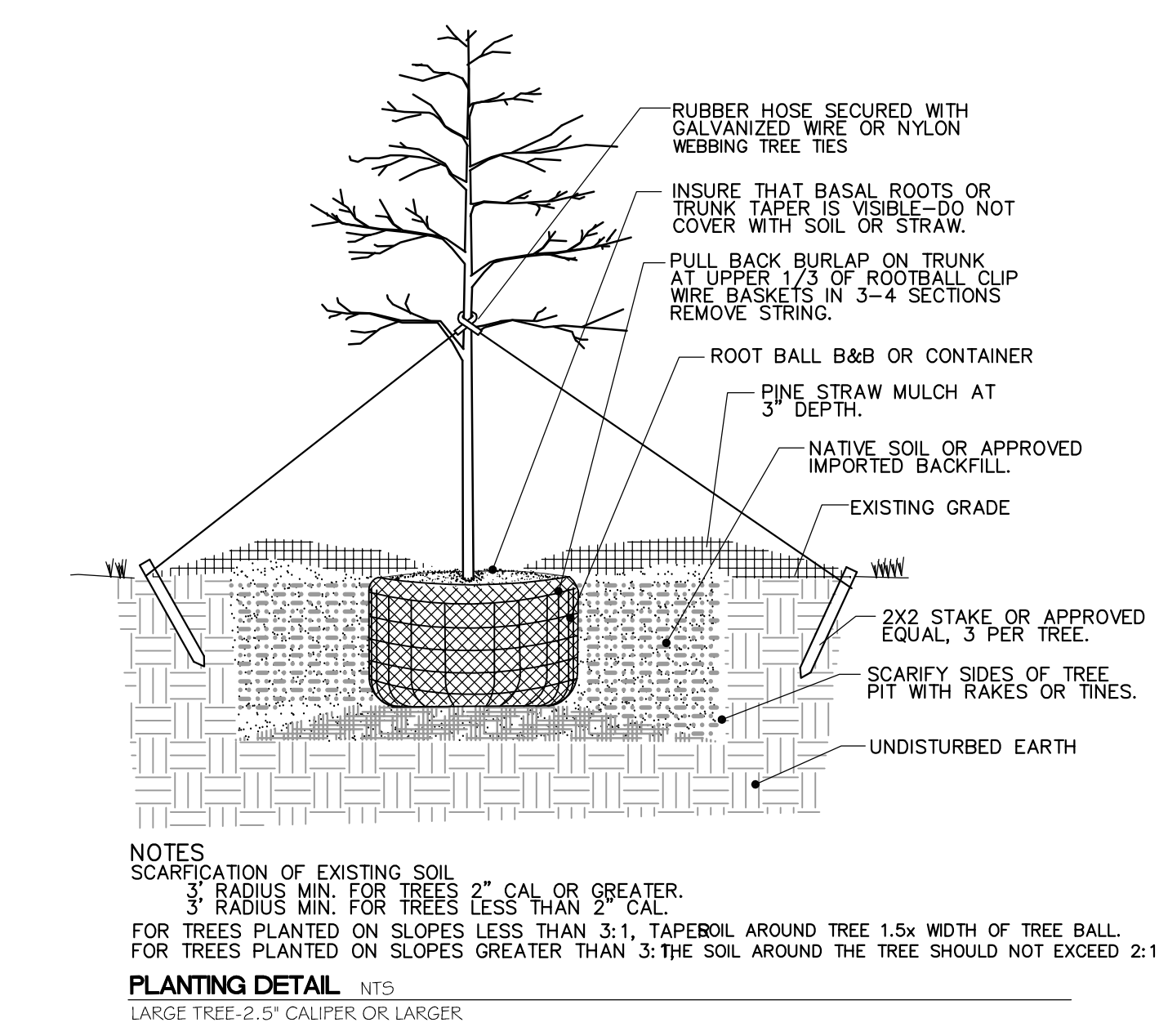
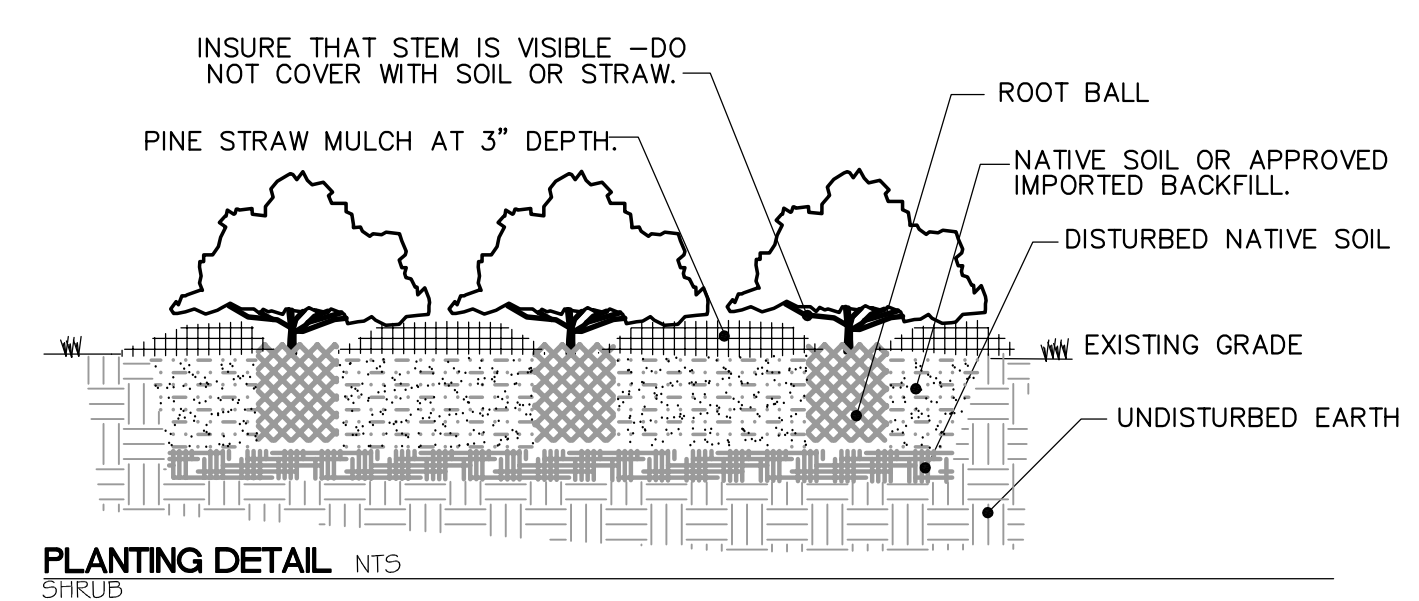


LANDSCAPE NOTES

- ALL LANDSCAPE MATERIAL MUST BE INSTALLED PRIOR TO FINAL BUILDING INSPECTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND/OR RELOCATION OF EXISTING UTILITIES IN COORDINATION WITH THE APPROPRIATE UTILITY AGENCY OR COMPANY.
- CONTRACTOR SHALL NOT SUBSTITUTE FOR ANY OF THE PLANT MATERIAL THAT IS SPECIFIED WITHOUT PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT.
- VERIFICATION OF TOTAL QUANTITIES AS SHOWN IN THE PLANT LIST SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- MULCH UNDER ALL PROPOSED TREES AND SHRUBS WITH PINE NEEDLES AT A 3"-4" DEPTH OR APPROVED EQUAL.
- PLANT SIZES INDICATED SPECIFY MINIMUM ALLOWABLE SIZES AT PLANTING. WHERE CONTAINER AND HT. SIZES ARE INDICATED FOR A SINGLE SPECIES, BOTH SIZE REQUIREMENTS MUST BE MET.
- THERE SHALL BE AT LEAST A 3 FT. SEPARATION BETWEEN LANDSCAPED AREAS AND PARKING AREAS TO ALLOW VEHICLE OVERHANG.
- ALL PLANTINGS USED TO SCREEN THE DRIVES AND PARKING AREAS FROM ADJOINING ROADWAYS WILL NEED TO BE A MINIMUM OF 24" HIGH AT TIME OF INSTALLATION.
- ALL OTHER AREAS NOT BEING MULCHED TO BE SEEDED PER SEEDING SCHEDULE INCLUDED AS PART OF THE S&E PLANS.
- THE OWNERS OF THE PROPERTY AND THEIR AGENTS, HEIRS, OR ASSIGNS SHALL BE RESPONSIBLE FOR THE INSTALLATION, PRESERVATION AND MAINTENANCE OF ALL PLANTING AND PHYSICAL FEATURES SHOWN ON THIS PLAN. THE OWNERS SHALL BE RESPONSIBLE FOR ANNUAL MAINTENANCE OF THE VEGETATION TO INCLUDE BUT NOT BE LIMITED TO:
 - FERTILIZATION
TREES/SHRUBS AND GRASSSED AREAS
BROADCAST A SLOW RELEASE FERTILIZER OVER THE MULCHED BEDS AT THE RECOMMENDED RATES AS SHOWN ON THE BAGS, ONCE MID-FEBRUARY AND ONCE MID-SEPTEMBER.
THOROUGH WATERING IS REQUIRED UPON COMPLETION.
 - PRUNING WITHIN LIMITS
PRUNING WHEN NECESSARY, WILL BE DONE TO MAINTAIN THEIR NORMAL GROWTH PATTERN AND TO REMOVE DEAD OR DISEASED PLANT MATERIAL. THERE SHALL BE NO TOPPING OF TREES.
 - PEST CONTROL (OPTIONAL)
WEED CONTROL TO BE PROVIDED EARLY FEBRUARY, APRIL, JUNE, AUGUST AND OCTOBER IN THE SHRUB/TREE BEDS AND IN THE LAWN AREAS. INSECT DAMAGE SHALL BE TREATED WHEN NECESSARY TO PREVENT DAMAGE TO VEGETATION.
 - MULCHING
ALL AREAS AROUND THE BUILDING FOUNDATION AND SHRUB/TREE BEDS SHALL BE RE-MULCHED SO THAT THEY CONTAIN A MIN. DEPTH OF TWO INCHES AND A MAXIMUM DEPTH OF THREE INCHES. MULCH USED SHALL EQUAL WHICH WAS SUPPLIED DURING THE INSTALLATION OF THE PLANTS.
 - MOWING
MOWING SHALL BE DONE AS NECESSARY TO KEEP GRASS AT THE APPROPRIATE HEIGHT TO INSURE A HEALTHY GROWTH PATTERN
 - PROTECTION OF ROOT ZONES
TREE/SHRUB ROOT ZONES SHOULD BE PROTECTED FROM FUTURE CONSTRUCTION AND EQUIPMENT AS MUCH AS POSSIBLE TO AVOID DAMAGE OR COMPACTION TO THE ROOT AREAS.
 - WATERING SCHEDULE FOR IRRIGATION SYSTEM
MAINTENANCE SHALL INCLUDE A THOROUGH INITIAL WATERING WITH WEEKLY WATERINGS THEREAFTER FOR THE FIRST 30 DAYS. WATERINGS THEREAFTER BE ON AN AS NEEDED SCHEDULE PER LOCAL CONDITIONS.
 - STAKE AND WIRE REMOVAL
AT THE END OF THE FIRST YEAR ALL PLANT STAKING AND GUYING SYSTEMS SHALL BE REMOVED.



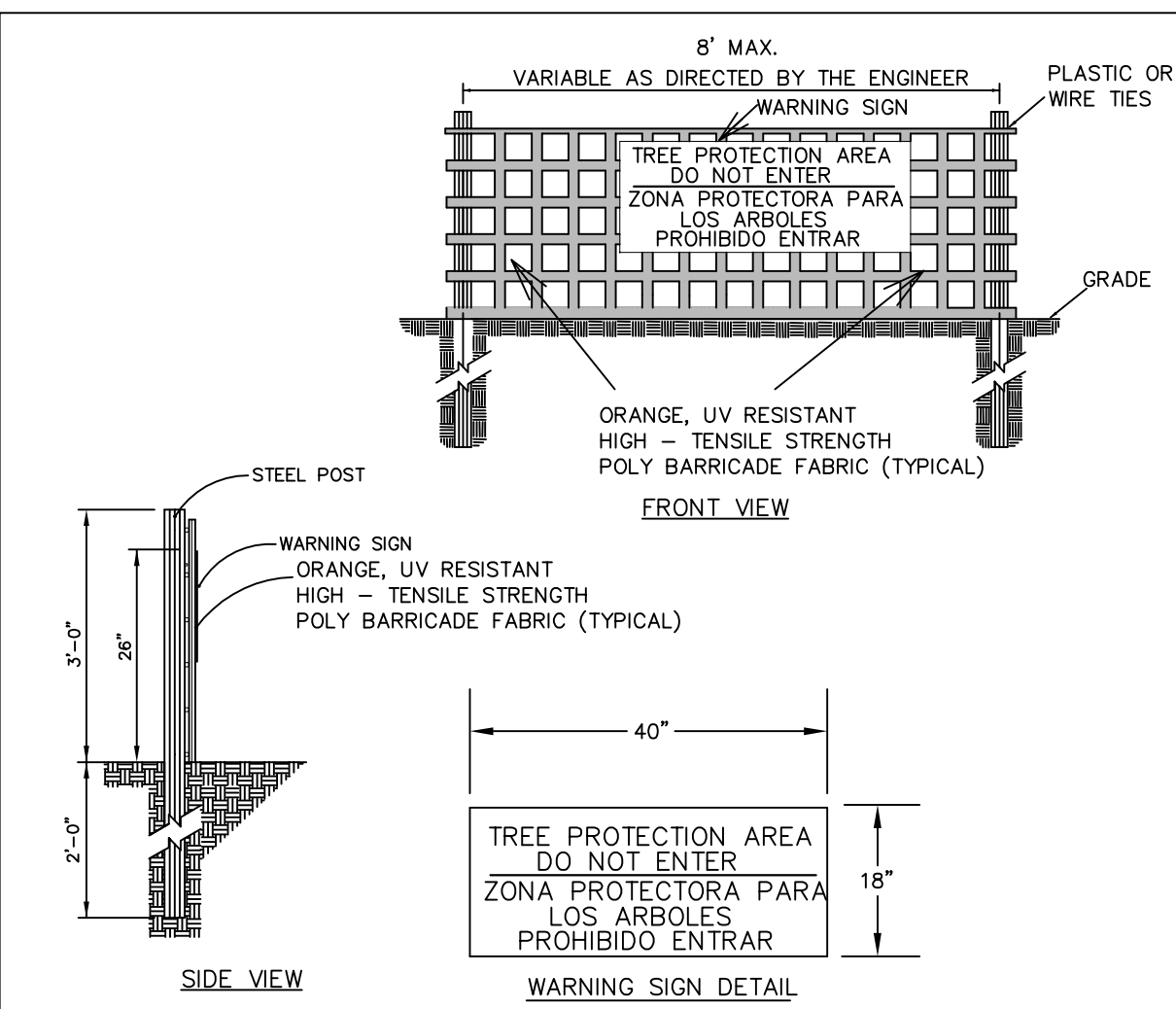
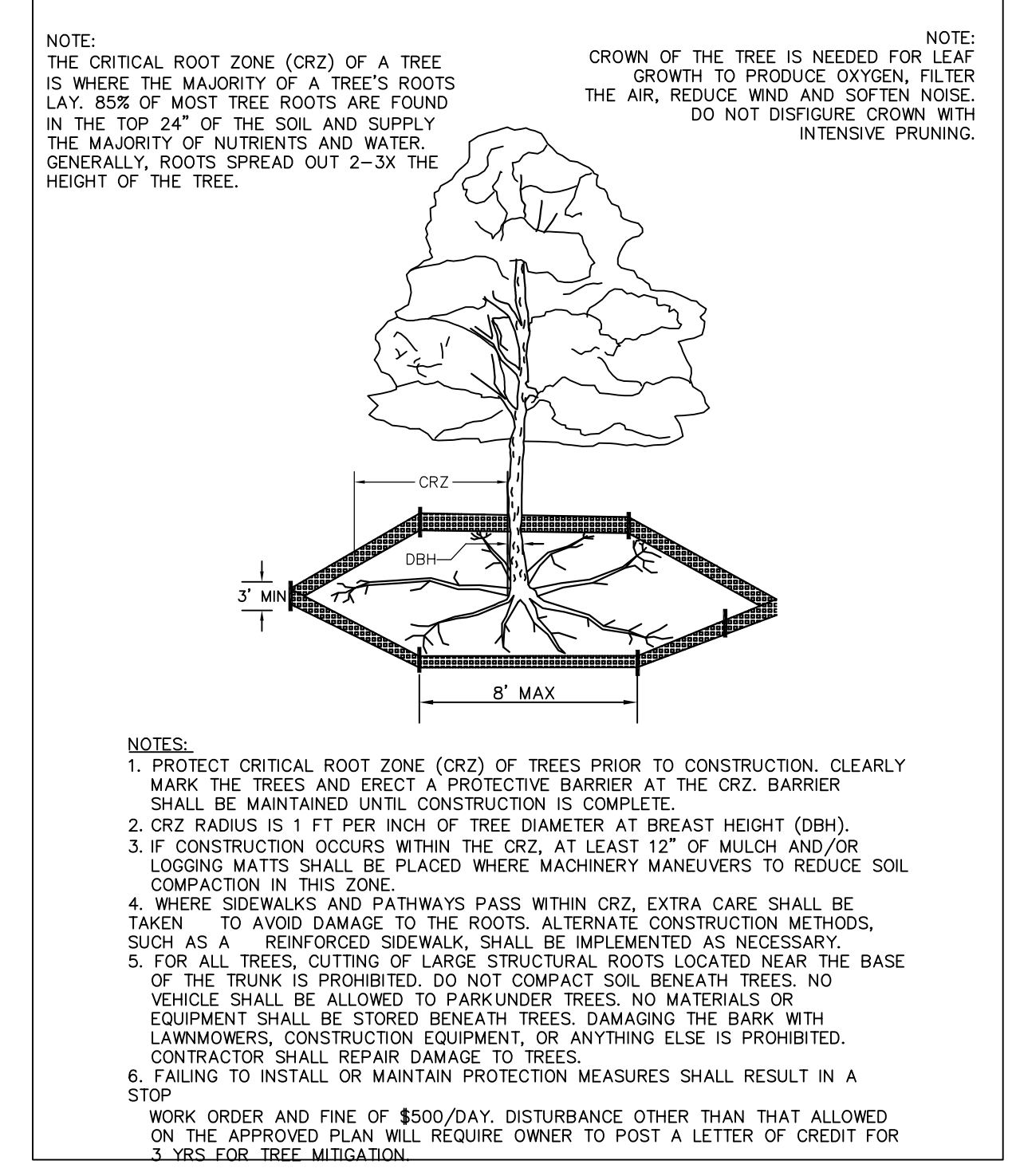
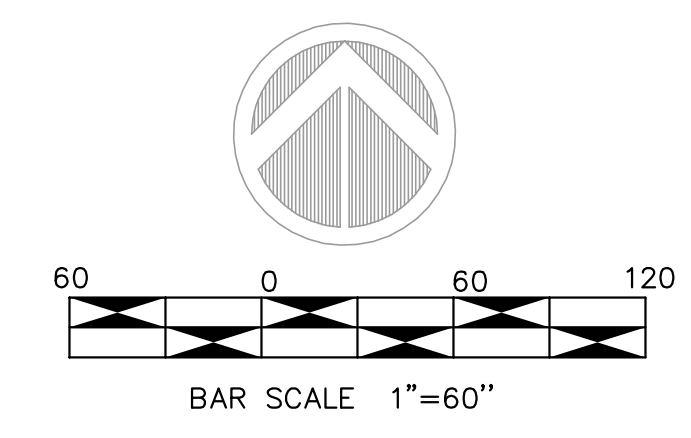
LEGEND



TREE SHADING CALCULATIONS - PARKING AREA

1. PARKING AREA IMPERVIOUS =	91,044.00 SF	
20% REQUIRED SHADING =	18,209.00 SF	
SHADING PROVIDED:		
PROPOSED ISLAND TREES:	25 @ 707 SF =	17,675 SF
	4 @ 314 SF =	1,256 SF
PROPOSED PERIMETER TREES	8 @ VARIED SHADING =	2,380 SF
TOTAL SHADING =		22,433 SF (25.0%)

SHADING PLAN



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CITY OF WILMINGTON
NORTH CAROLINA
Public Services Engineering Division
APPROVED DRAINAGE PLAN

Date: _____ Permit # _____

Signed: _____

CITY OF WILMINGTON
NORTH CAROLINA

Approved Construction Plan

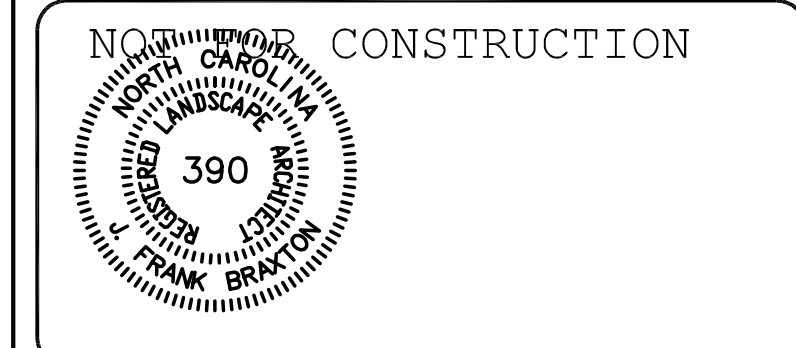
Name _____ Date _____

Planning _____

Traffic _____

Fire _____

REV. #	DESCRIPTION	REV. BY	DATE
REVISIONS			



OWNER:
PORT CITY
COMMUNITY CHURCH
250 VISION DRIVE
WILMINGTON, NC 28403
PHONE: (910) 202-8800
FAX: (910) 202-8900



DRAWN : F.BRAXTON	PROJECT : 400-01
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APPROVED : F.BRAXTON	DATE : 06/18/14
FILE NAME : Y:\000\400-01.dwg\SUPMOD	

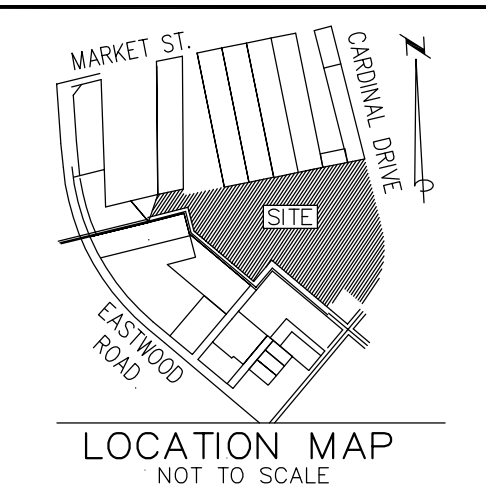
PC3 OVERFLOW PARKING

LANDSCAPE DETAILS SHADING PLAN

Date: _____ Permit # _____
Signed: _____

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Name _____ Date _____
Planning _____
Traffic _____
Fire _____



LEGEND

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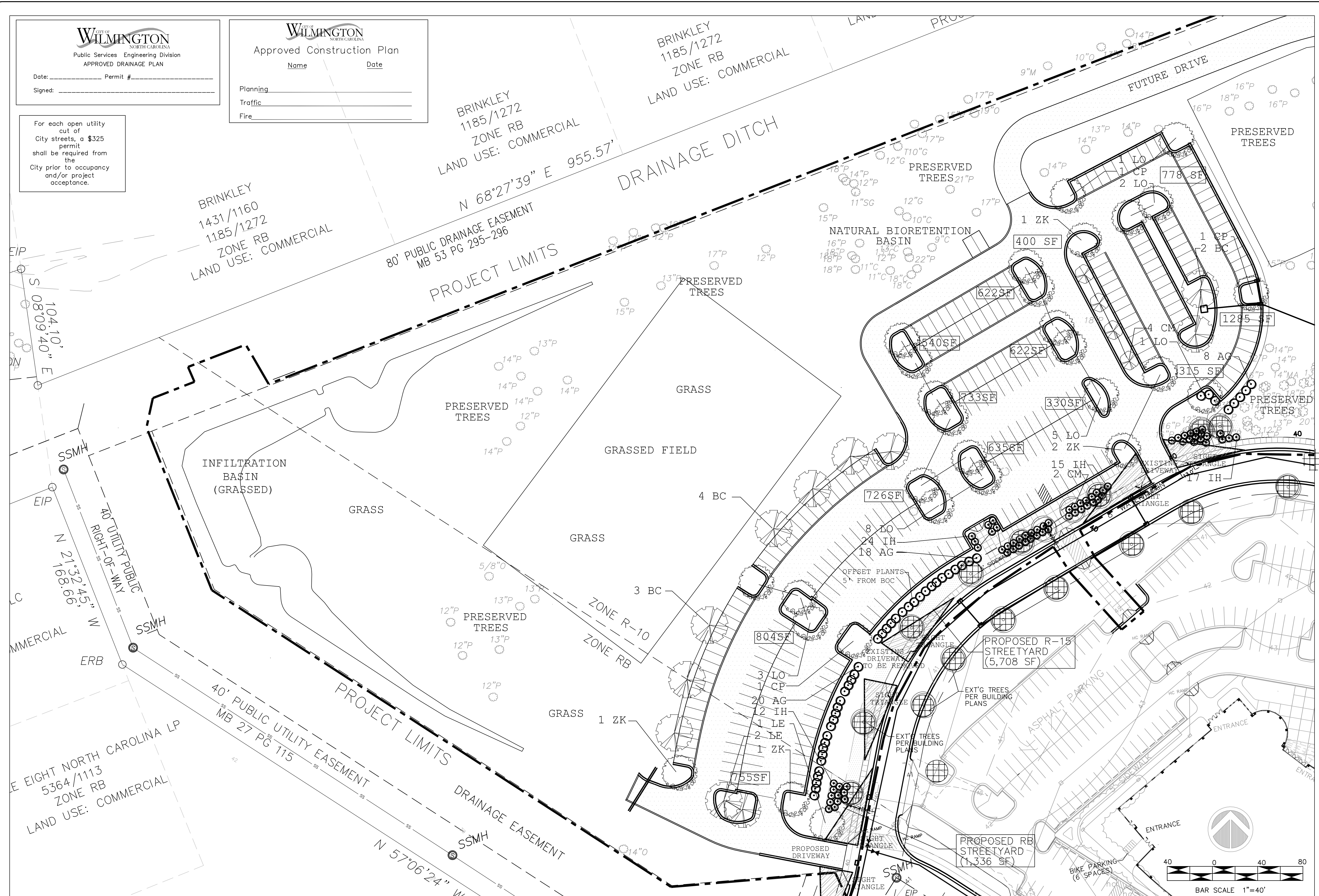
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Coastal Land Design, PLLC
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NCBELS Firm License No: P-20669
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DRAWN : F.BRAXTON	PROJECT : 400-01
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CHECK : J.PETROFF	SCALE : 1"=40'
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FILE NAME : Y:\000\400-01\dwg\SUPMOD	

PC3 OVERFLOW PARKING

PROPOSED LANDSCAPE PLAN



STREET YARD CALCULATIONS OVERFLOW PARKING
REQUIRED STREETYARD = 49LF X 25 = 1,225 SF
(FRONTAGE - RB ZONING)

PROVIDED STREETYARD = 1,336 SF

REQUIRED TREES = 1/600 SF = 2 TREES
REQUIRED SHRUBS = 6/600 SF = 12 SHRUBS

PROVIDED TREES = 2 TREES
PROVIDED SHRUBS = 12 SHRUBS

STREET YARD CALCULATIONS OVERFLOW PARKING
REQUIRED STREETYARD = 435LF X 12 = 5,436 SF
(FRONTAGE - R-15 ZONING)

PROVIDED STREETYARD = 5,708 SF

REQUIRED TREES = 1/600 SF = 9 TREES
REQUIRED SHRUBS = 6/600 SF = 54 SHRUBS

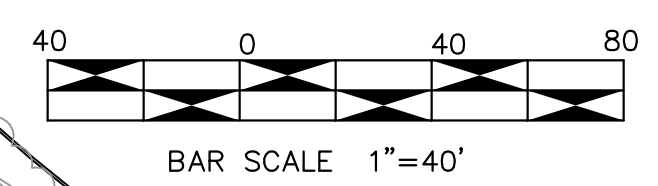
PROVIDED TREES = 9 TREES (7 EXISTING)
PROVIDED SHRUBS = 68 SHRUBS

SITE TREES CALCULATIONS
DISTURBED AREA = 10.71 AC.
REQUIRED SITE TREES = 10.71 AC X 15 = 161 TREES

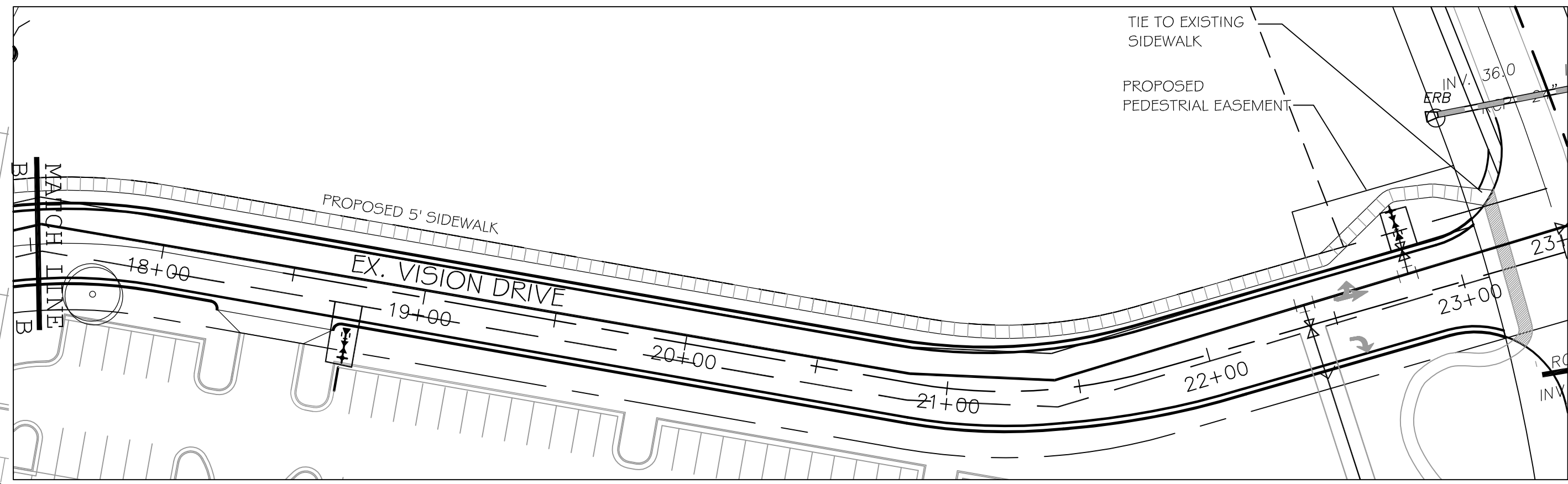
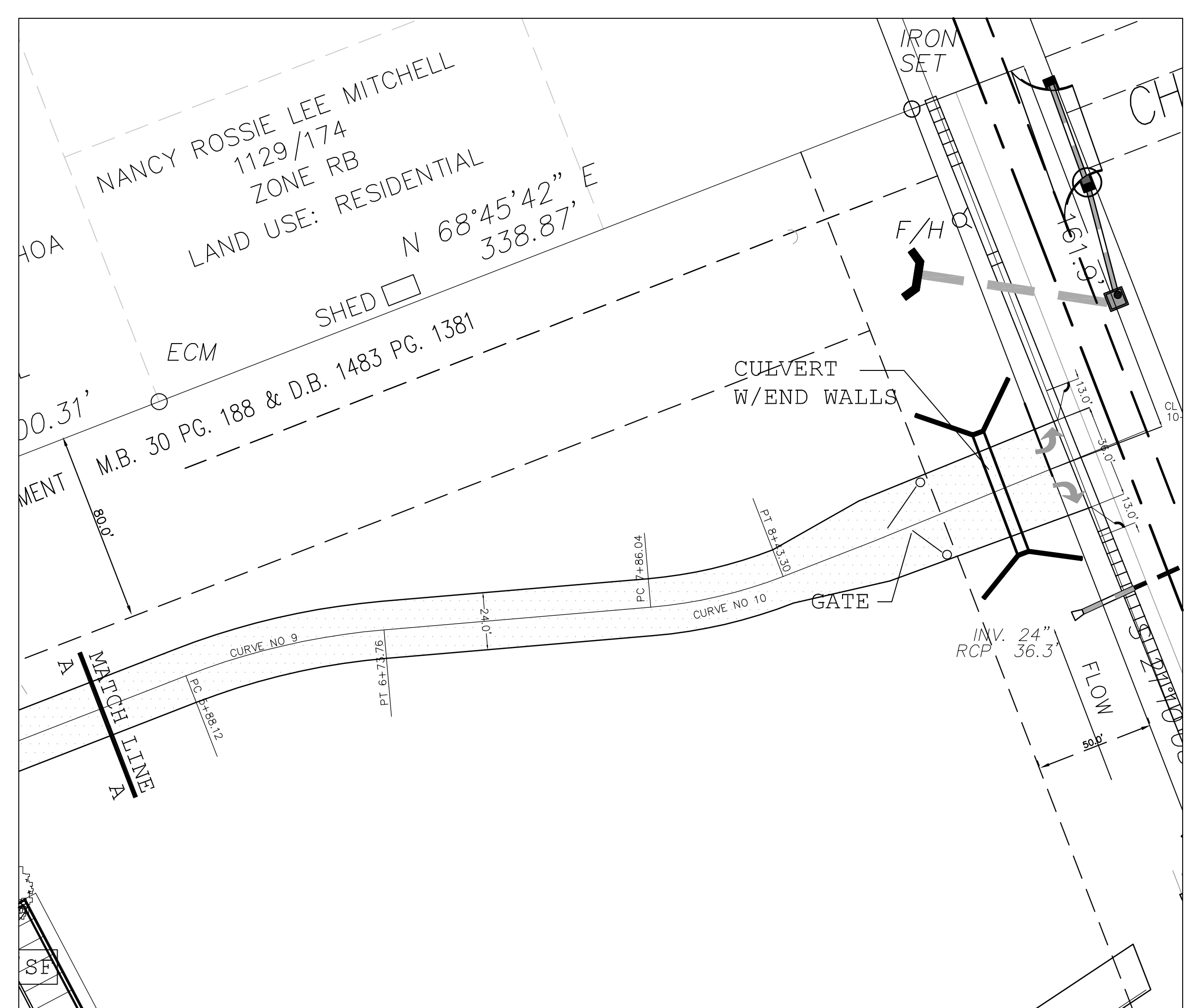
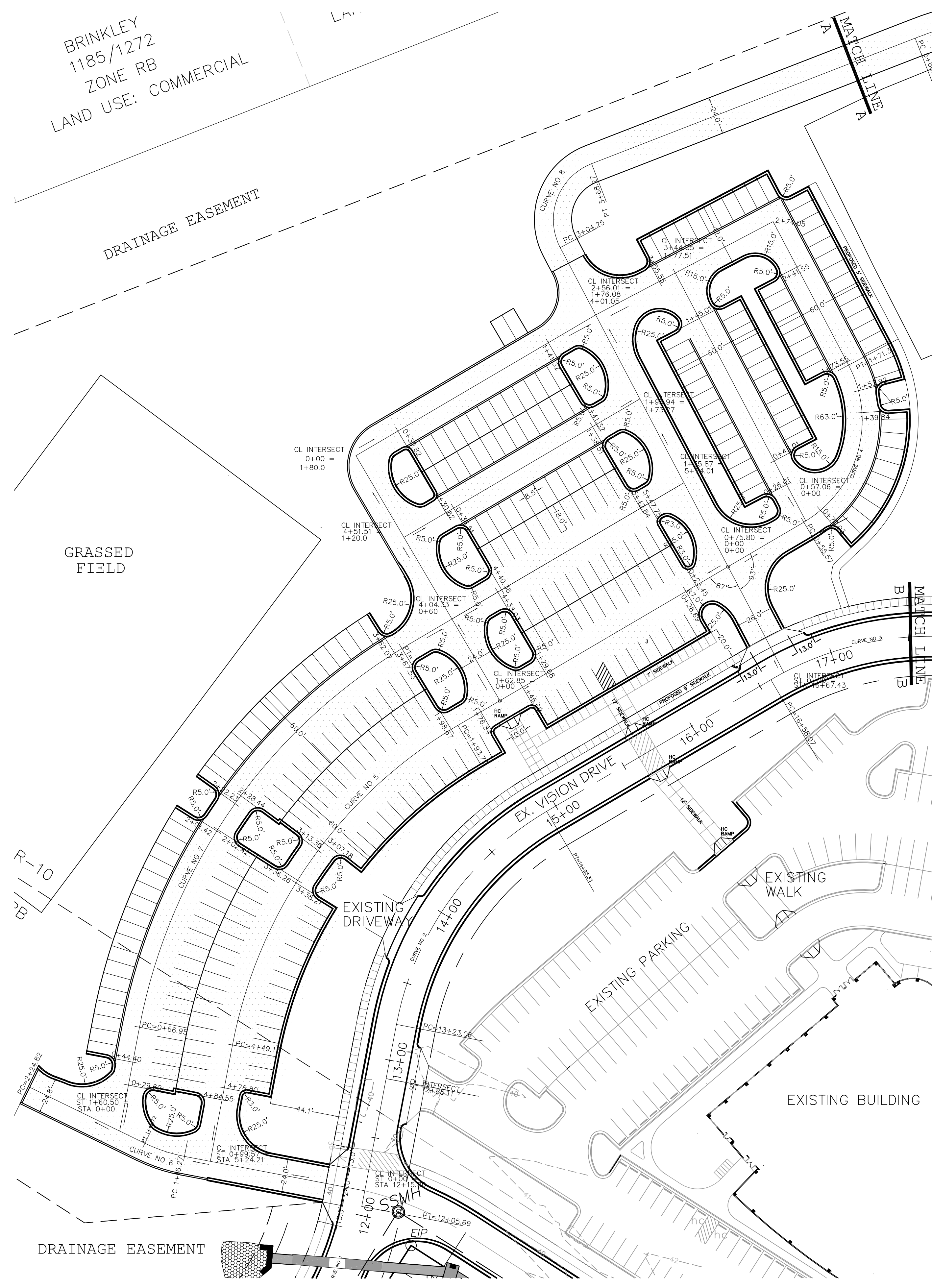
TOTAL REQUIRED SITE TREES = 161 TREES
PRESERVED TREE CREDITS = 385 TREES*
PROPOSED TREE PLANTINGS = 46 TREES
TOTAL PROVIDED SITE TREES = 431 TREES
*SEE SHEET SD-4

QTY	COMMON NAME	BOTANICAL NAME	CALIPER	SIZE	COMMENT	CODE	LOCATION/DE	LOCATION
20	LIVE OAK	QUERCUS VIRGINIANA	2.5		B-B	LO	Parking	O
9	BALDYPRESS	TAXODIUM DISTICHUM	2.5		B-B	BC	Parking	C
5	ZELKOVA	SELKOVA SERRATA	2.5		B-B	ZK	Parking	K
3	CHINESE PISTACHE	PISTACIA CHINENSIS	2.5		B-B	CP	Parking	P
3	LACEBARK ELM	ULMUS PARVIFOLIA 'ALLEE'	2.5		B-B	LE	PK-SY	E
6	CRAPE MYRTLE	LAGERSTROEMIA 'NATCHEZ'	8-10'			CM	SY	M
46	ABELIA	ABELIA GRANDIFLORA	36"HT			AG	Parking	G
68	INDIAN HAWTHORN	RHAPHIOLEPIS INDIA "ELEANOR TABER"	36" HT			HI	SY	H

PK-SY: PARKING-STREETYARD SY: STREETYARD PARKING: INTERIOR AND SCREENING





BRINKLEY
1185/1272
ZONE RB
LAND USE: COMMERCIAL



DRAINAGE EASEMENT

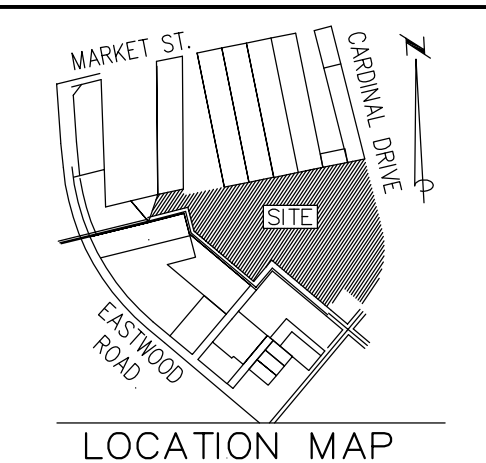
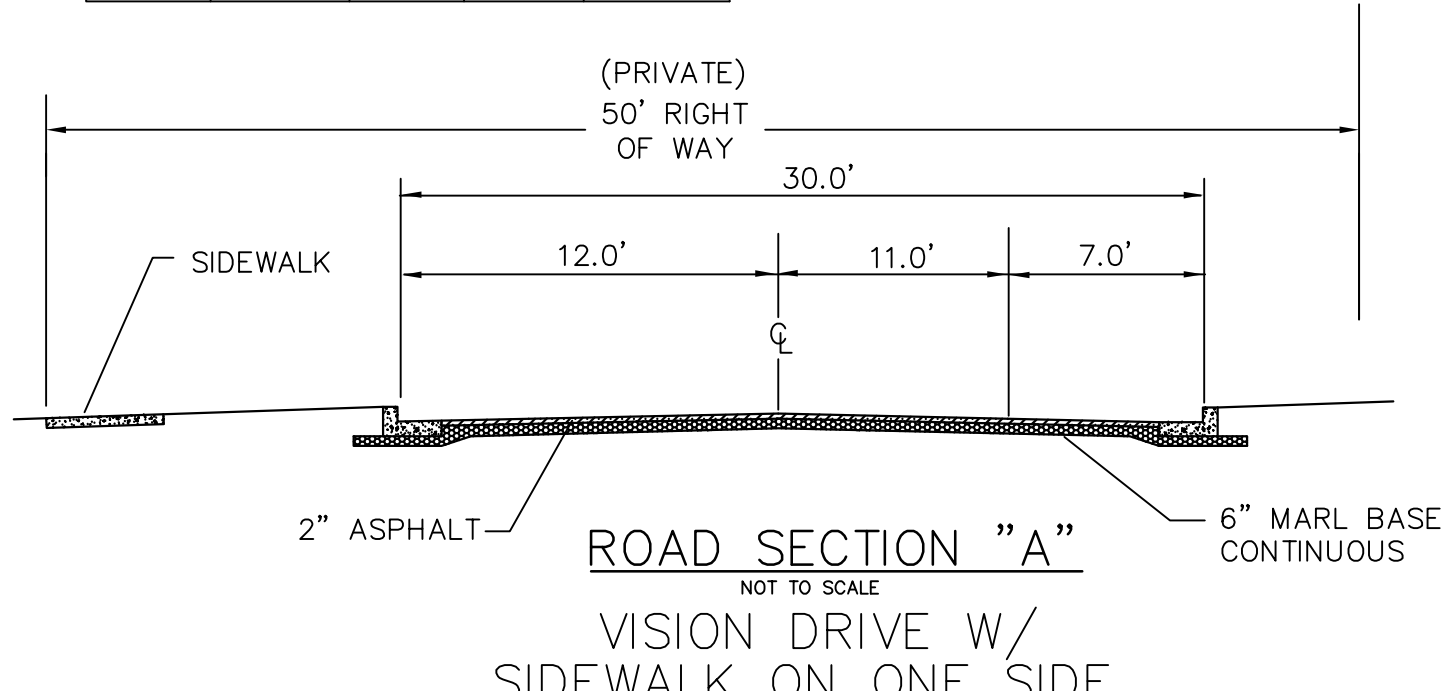
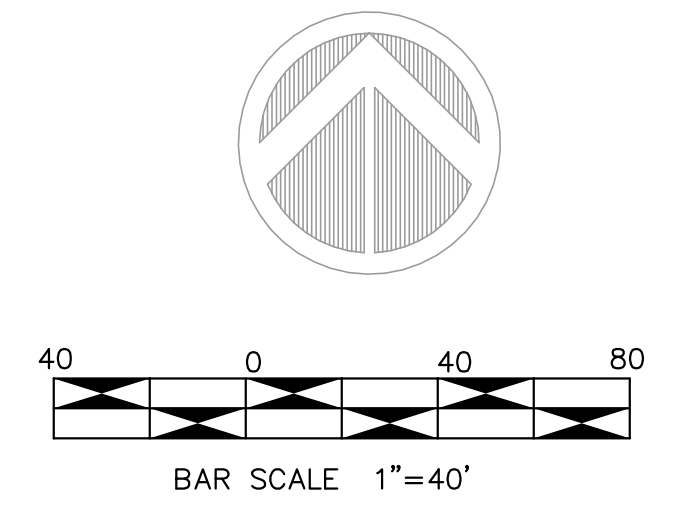
For each open utility cut of City streets, a \$325 permit shall be required from the City prior to occupancy and/or project acceptance.


 Public Services Engineering Division
APPROVED DRAINAGE PLAN
 Date: _____ Permit # _____
 Signed: _____


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

☉ CURVE DATA

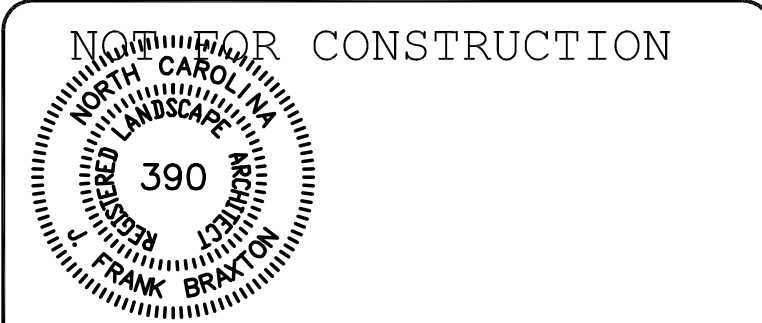
CURVE	A	R	T	L
1	22°06'08"	200.0'		77.15'
2	37°59'12"	200.0'		170.27'
3	40°23'17"	200.0'		140.98'
4	87°19'06"	75.0'		114.30'
5	48°46'40"	300.0'		255.50'
6	15°09'12"	100.0'		28.45'
7	48°46'40"	360.0'		300.58'
8	98°32'00"	38.0'		64.02'
9	16°21'24"	300.0'		85.64'
10	16°42'16"	200.0'		57.26'



LEGEND

REV. #	DESCRIPTION	REV. BY	DATE
REVISIONS			

REV. #	DESCRIPTION	REV. BY	DATE
REVISIONS			



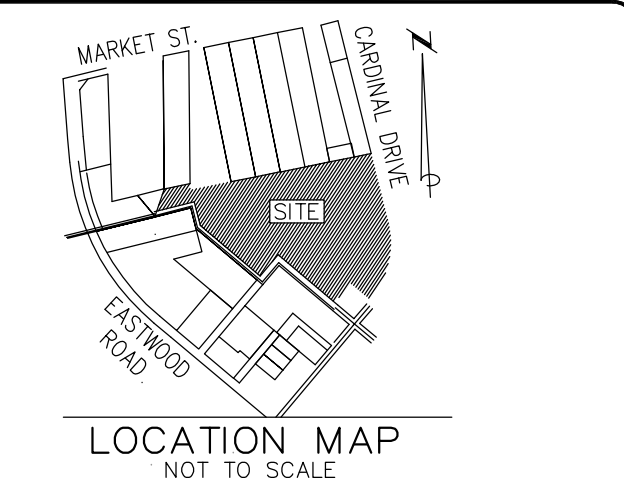
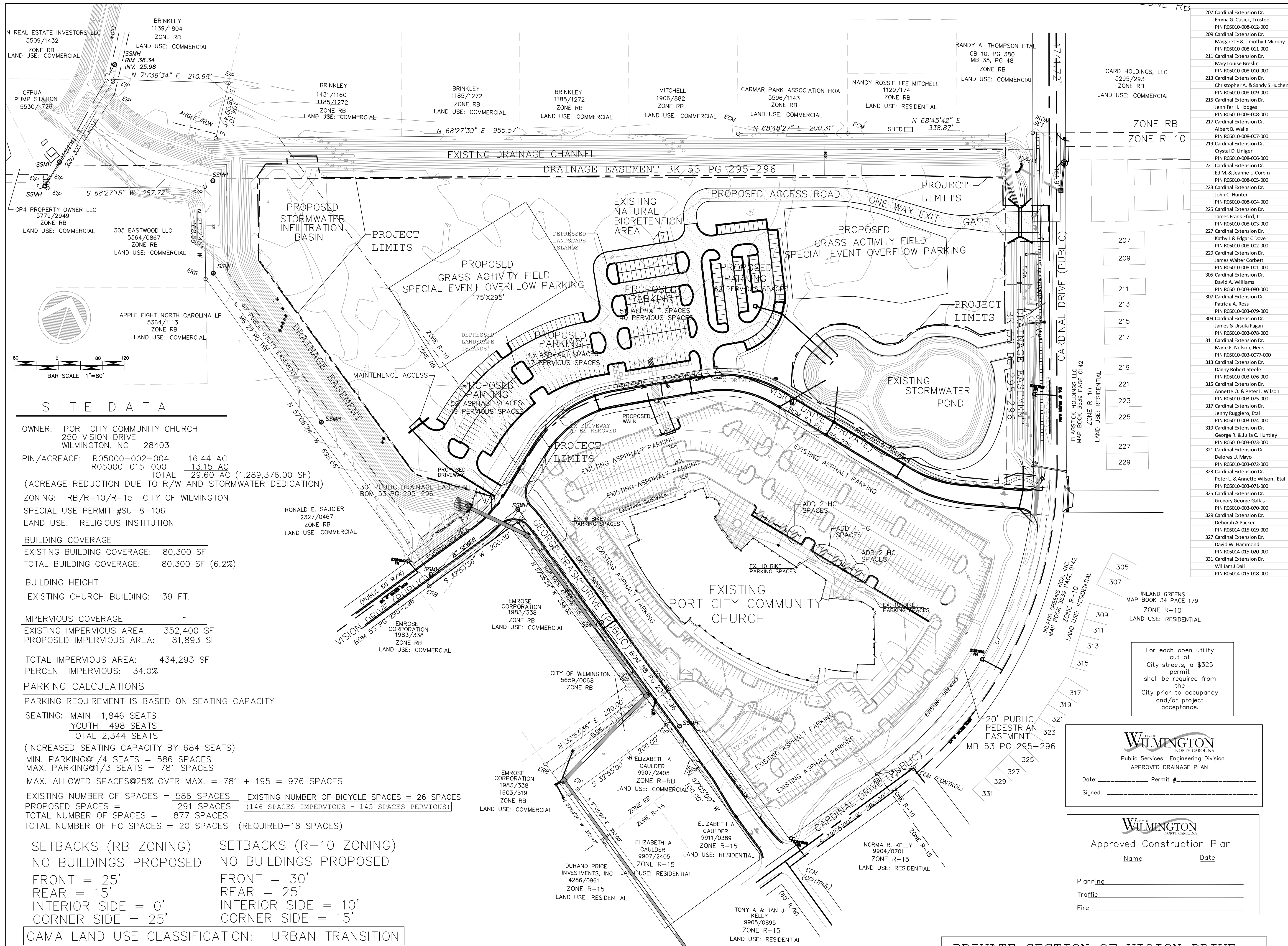
OWNER:
 PORT CITY
 COMMUNITY CHURCH
 250 VISION DRIVE
 WILMINGTON, NC 28403
 PHONE: (910) 202-8800
 FAX: (910) 202-8900



DRAWN : F.BRAXTON	PROJECT NUMBER : 400-01
DESIGN : F.BRAXTON	SCALE : 1"=40'
CHECK : J.PETROFF	DATE : 06/18/14
APPROVED : F.BRAXTON	FILE NAME : Y:\000\400-01\dwg\SUPMOD

PC3 OVERFLOW PARKING

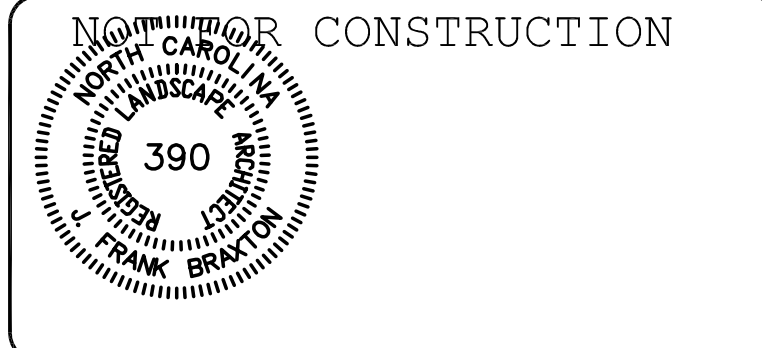
PROPOSED SITE LAYOUT PLAN



LEGEND:

REV. #	DESCRIPTION	REV. BY	DATE
1	CONCEPT TRC COMMENTS		8/6/14
	ADDITIONAL OVERFLOW, 2WAY DRIVE		

REV. #	DESCRIPTION	REV. BY	DATE
	REVISIONS		



OWNER:
 PORT CITY CHURCH
 COMMUNITY CHURCH
 250 VISION DRIVE
 WILMINGTON, NC 28403
 PHONE: (910) 202-8800
 FAX: (910) 202-8900



DRAWN :	F. BRAXTON	PROJECT NUMBER :	400-01
DESIGN :	F. BRAXTON	SCALE :	1"=80'
CHECK :	J. PETROFF	DATE :	06/18/14
APPROVED :	F. BRAXTON	FILE NAME :	Y:\000\400-01.dwg\SUPMOD

PC3 OVERFLOW PARKING

PROPOSED MASTER PLAN

JOB NUMBER	SHEET NUMBER
400-01	SD-1

SITE DATA

OWNER: PORT CITY COMMUNITY CHURCH
 250 VISION DRIVE
 WILMINGTON, NC 28403

PIN/ACREAGE: R05000-002-004 16.44 AC
 R05000-015-000 13.15 AC
 TOTAL 29.60 AC (1,289,376.00 SF)
 (ACREAGE REDUCTION DUE TO R/W AND STORMWATER DEDICATION)

ZONING: RB/R-10/R-15 CITY OF WILMINGTON
SPECIAL USE PERMIT #SU-8-106
LAND USE: RELIGIOUS INSTITUTION

BUILDING COVERAGE
 EXISTING BUILDING COVERAGE: 80,300 SF
 TOTAL BUILDING COVERAGE: 80,300 SF (6.2%)

BUILDING HEIGHT
 EXISTING CHURCH BUILDING: 39 FT.

IMPERVIOUS COVERAGE
 EXISTING IMPERVIOUS AREA: 352,400 SF
 PROPOSED IMPERVIOUS AREA: 81,893 SF

TOTAL IMPERVIOUS AREA: 434,293 SF
 PERCENT IMPERVIOUS: 34.0%

PARKING CALCULATIONS
 PARKING REQUIREMENT IS BASED ON SEATING CAPACITY
 SEATING: MAIN 1,846 SEATS
 YOUTH 498 SEATS
 TOTAL 2,344 SEATS
 (INCREASED SEATING CAPACITY BY 684 SEATS)
 MIN. PARKING@1/4 SEATS = 586 SPACES
 MAX. PARKING@1/3 SEATS = 781 SPACES
 MAX. ALLOWED SPACES@25% OVER MAX. = 781 + 195 = 976 SPACES
 EXISTING NUMBER OF SPACES = 586 SPACES
 PROPOSED SPACES = 291 SPACES (146 SPACES IMPERVIOUS - 145 SPACES PERVIOUS)
 TOTAL NUMBER OF SPACES = 877 SPACES
 TOTAL NUMBER OF HC SPACES = 20 SPACES (REQUIRED=18 SPACES)

SETBACKS (RB ZONING) SETBACKS (R-10 ZONING)
 NO BUILDINGS PROPOSED NO BUILDINGS PROPOSED
 FRONT = 25' FRONT = 30'
 REAR = 15' REAR = 25'
 INTERIOR SIDE = 0' INTERIOR SIDE = 10'
 CORNER SIDE = 25' CORNER SIDE = 15'

CAMA LAND USE CLASSIFICATION: URBAN TRANSITION

PROJECT AREA THIS SUBMITTAL = 12.50 ACRES

NO ADDITIONAL WATER OR SEWER UTILITIES ARE REQUIRED

PRIVATE SECTION OF VISION DRIVE TO BE DEDICATED AS A PUBLIC STREET

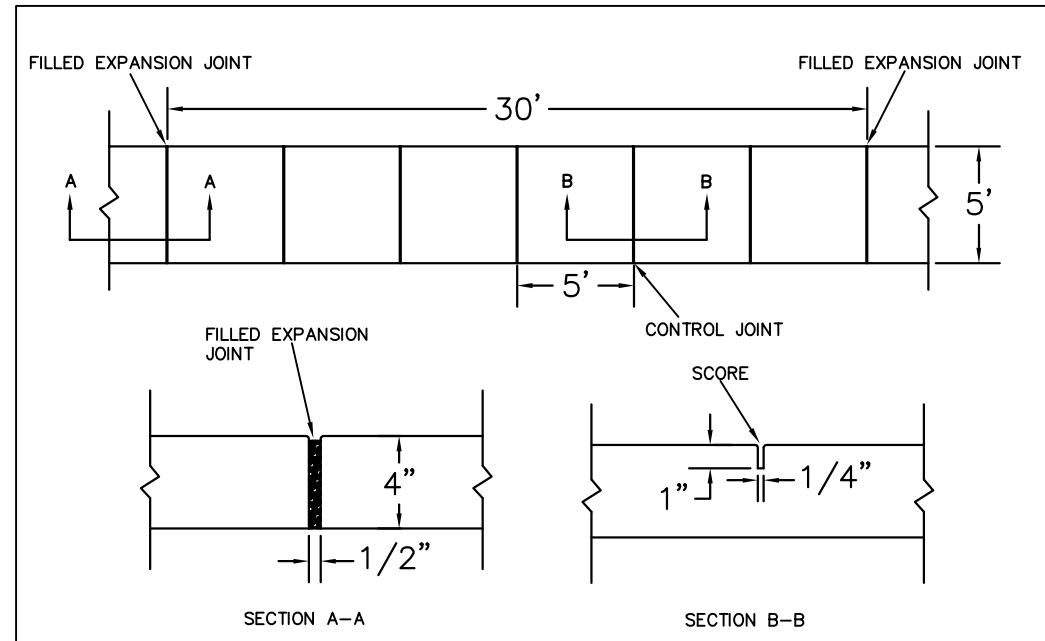
For each open utility cut of City streets, a \$325 permit shall be required from the City prior to occupancy and/or project acceptance.

WILMINGTON
 NORTH CAROLINA
 Public Services Engineering Division
 APPROVED DRAINAGE PLAN

Date: _____ Permit # _____
 Signed: _____

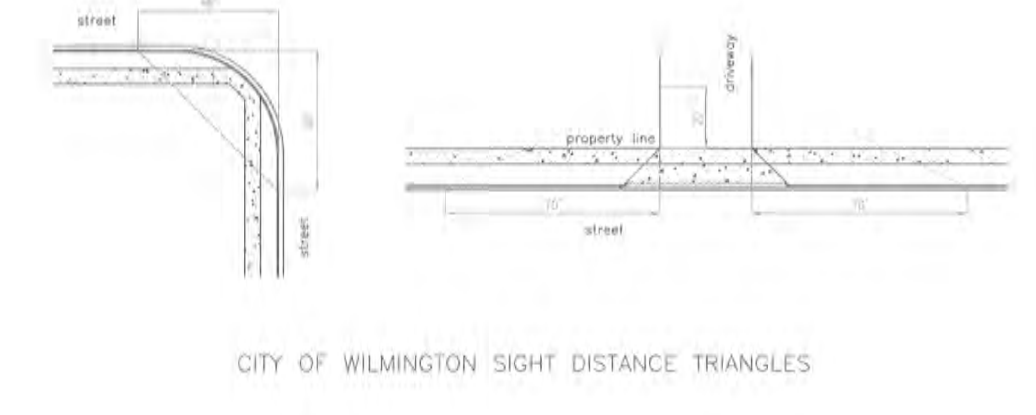
WILMINGTON
 NORTH CAROLINA
 Approved Construction Plan

Name _____ Date _____
 Planning _____
 Traffic _____
 Fire _____



- NOTES:
1. JOINT MATERIAL TO COMPLY WITH CURRENT MCDOT STANDARDS.
 2. SANITARY SEWER CLEAN-OUTS, WATER METERS, MANHOLES, AND VALVE LIDS TO BE LOCATED OUTSIDE SIDEWALK WHERE FEASIBLE.
 3. MINIMUM SIDEWALK WIDTH TO BE 6' MINIMUM IF PLACED AT BACK OF CURB.
 4. CONCRETE FOR ALL SIDEWALKS (EXCEPT ANY PORTION CONTAIN WITHIN A DRIVEWAY APRON) SHALL BE CLASS "A" - 3,000 PSI.
 5. MINIMUM REPLACEMENT FOR REPAIRS IS A 5' X 5' PANEL.
 6. 4" STONE BASE MAY BE REQUIRED FOR POOR SOIL CONDITIONS.
 7. MINIMUM DEPTH FOR TUNNELING BELOW SIDEWALK IS 12".
 8. MAX ADJACENT GROUND SLOPE WITHOUT RAILING IS 2:1.
 9. MIN GRADE FOR PROPER DRAINAGE IS 1% IN AT LEAST 1 DIRECTION. MAX CROSS SLOPE IS 2%. MAX LONGITUDINAL SLOPE IS 8.3% 10% IF LIMITED BY EXISTING CONDITIONS, OR NO GREATER THAN THE SLOPE OF THE EXISTING ADJACENT ROAD.

**CITY OF WILMINGTON
SIDEWALK DETAIL SD 3-10**
NOT TO SCALE



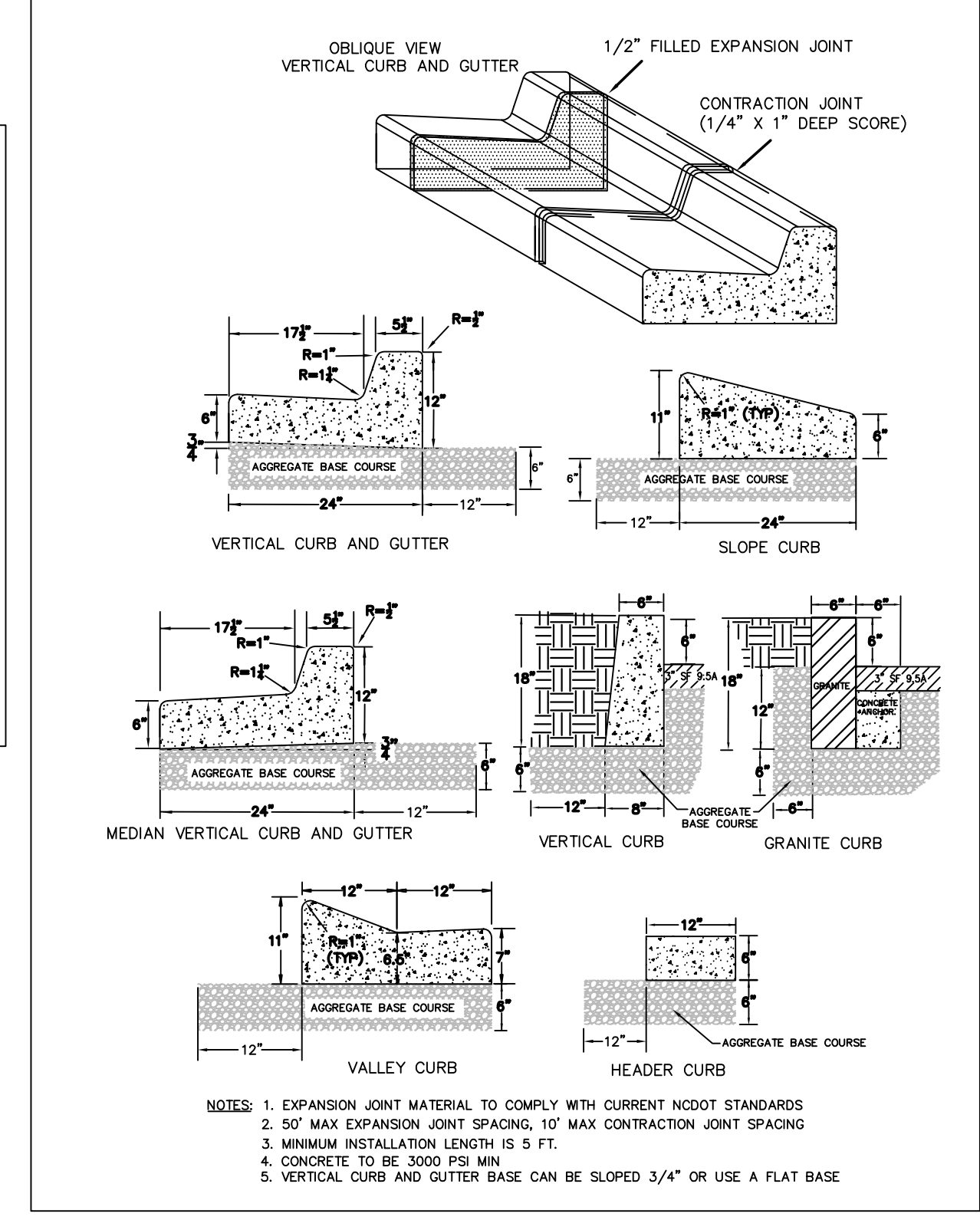
SIGHT TRIANGLE 5 SD-9

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

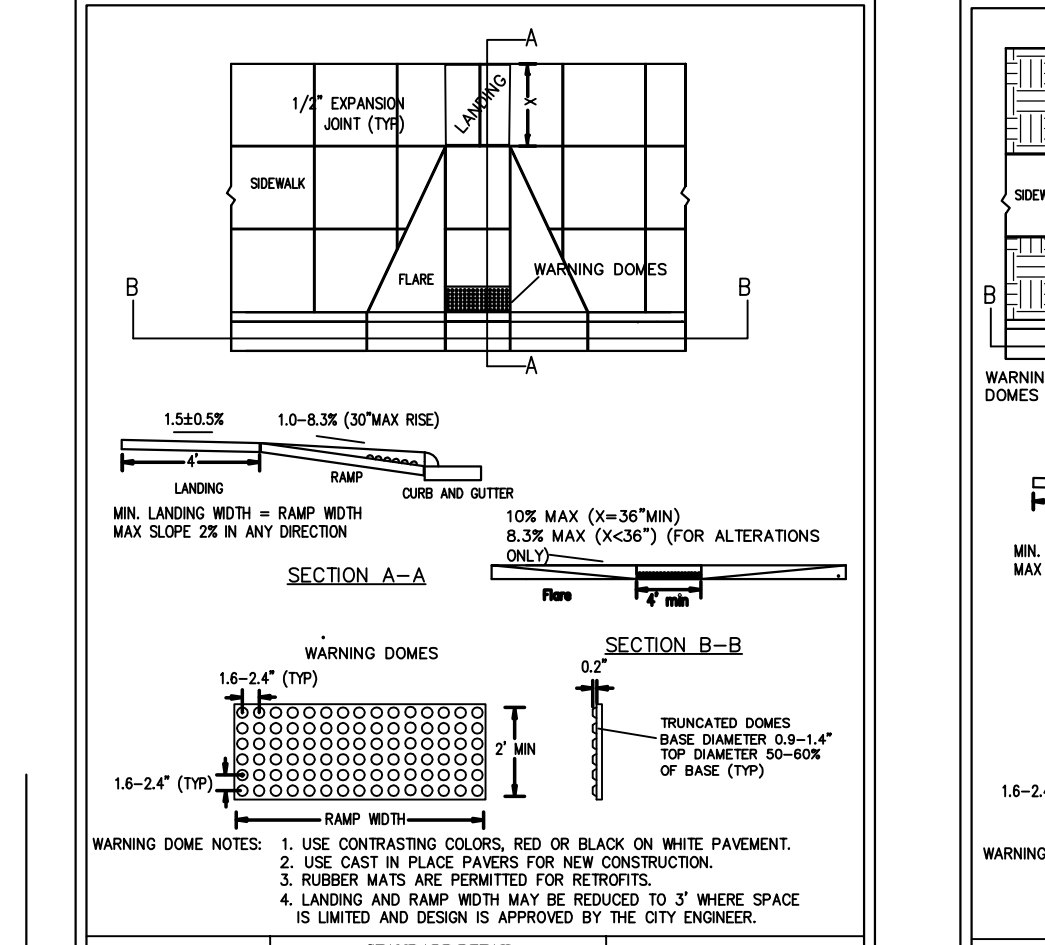
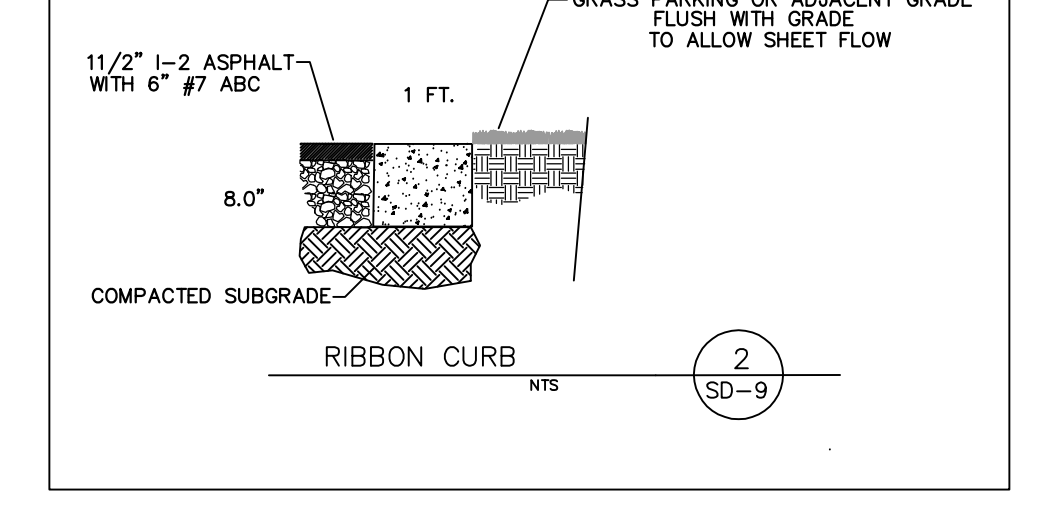
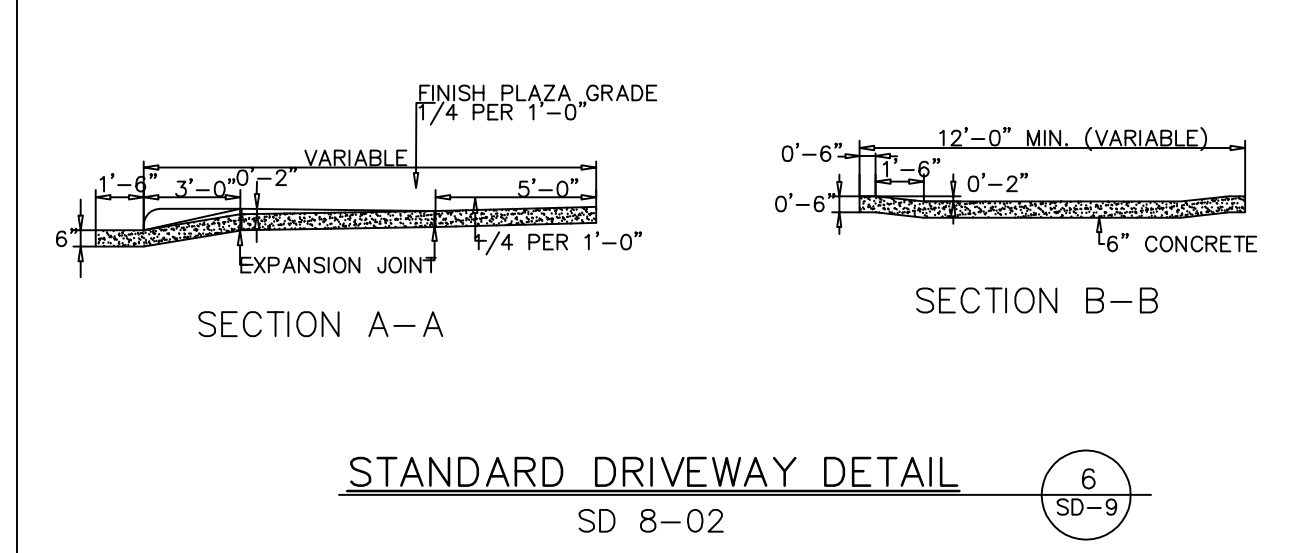
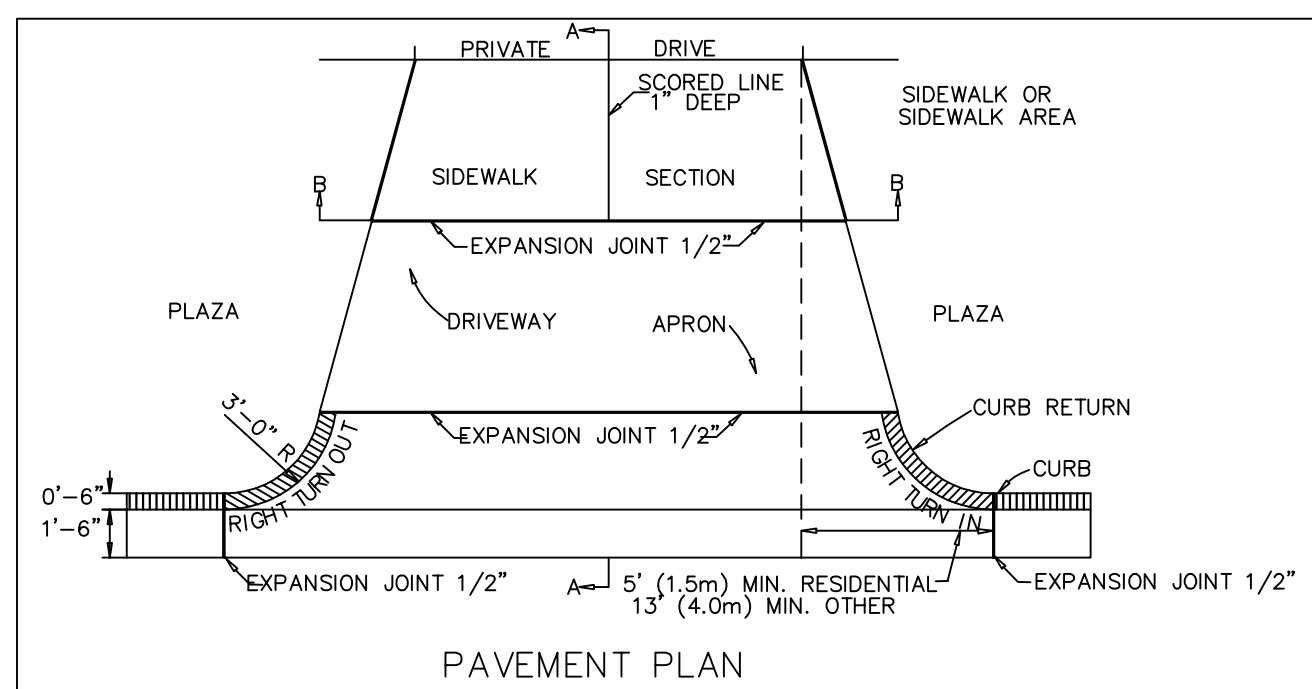


- PARKING STALL**
WHITE
- 1-PAVEMENT MARKINGS AND SYMBOLS SHALL BE DESIGNED PER MUTCD WITH APPROVAL FROM CITY TRAFFIC ENGINEERING, AND INSTALLED IN ACCORDANCE WITH MCDOT DIVISION 12 SPECIFICATIONS.
 - 2-GENERALLY, PERMANENT MARKINGS WILL BE UNIFORM AND SMOOTH AND WILL CONSIST OF 120MIL OF THERMOPLASTIC FOR ALL LINES AND SYMBOLS; TEMPORARY MARKINGS SHALL CONSIST OF 15 MIL PAINT, EVERY 6 MONTHS.
 - 3-DURING APPLICATION THE EXISTING PAVEMENT SHALL NOT SHOW SIGNS OF MOISTURE AND BE CLEAN, FREE OF DIRT AND OIL, ETC. THERMOPLASTIC SHALL ONLY BE INSTALLED WHERE PAVEMENT IS 50' F AND RISING. PAINT SHALL ONLY BE INSTALLED WHERE PAVEMENT IS 40' F AND RISING.

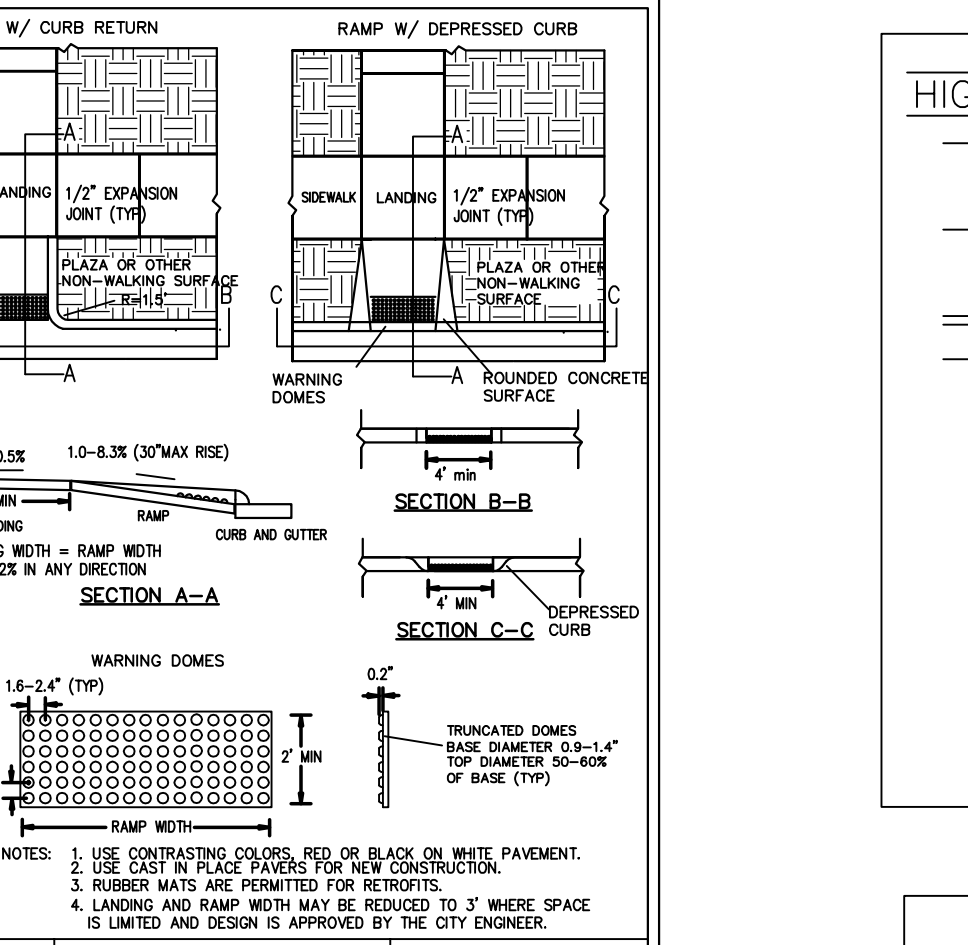
**CITY OF WILMINGTON
PAVEMENT MARKING
DETAIL SD 11-01**
NOT TO SCALE



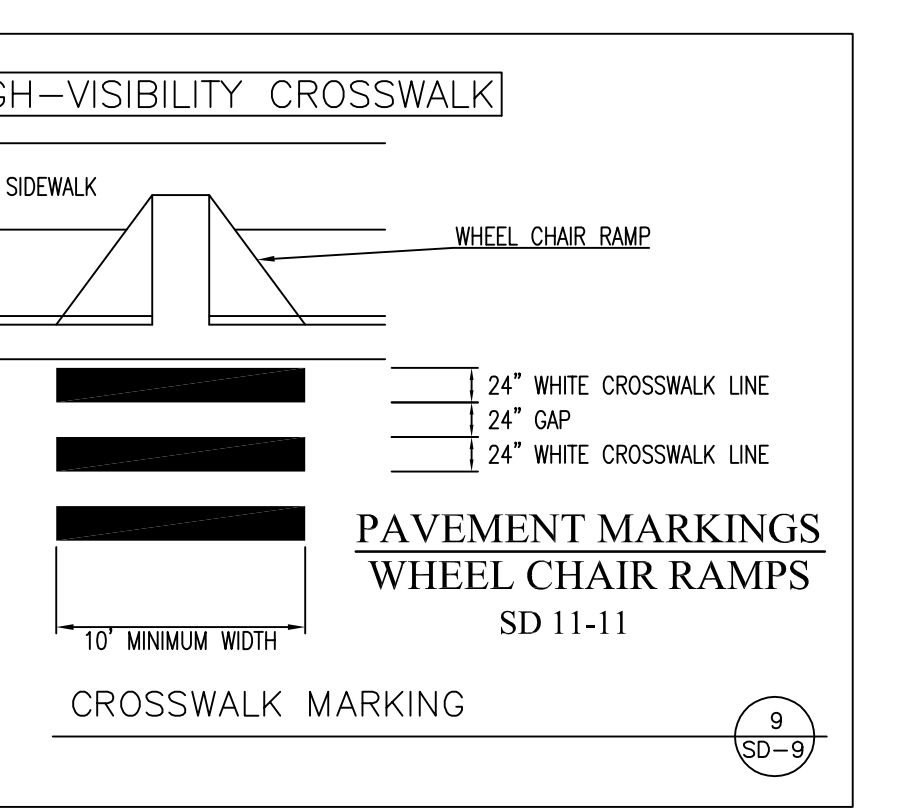
- NOTES:
1. EXPANSION JOINT MATERIAL TO COMPLY WITH CURRENT MCDOT STANDARDS
 2. 50' MAX EXPANSION JOINT SPACING, 10' MAX CONTRACTION JOINT SPACING
 3. MINIMUM INSTALLATION LENGTH IS 5' FT.
 4. CONCRETE TO BE 3000 PSI MIN
 5. VERTICAL CURB AND GUTTER BASE CAN BE SLOPED 3/4" OR USE A FLAT BASE



DATE: 12/28/2008	DESIGNER: J. PETROFF	CHECKED: J. PETROFF	SCALE: NOT TO SCALE
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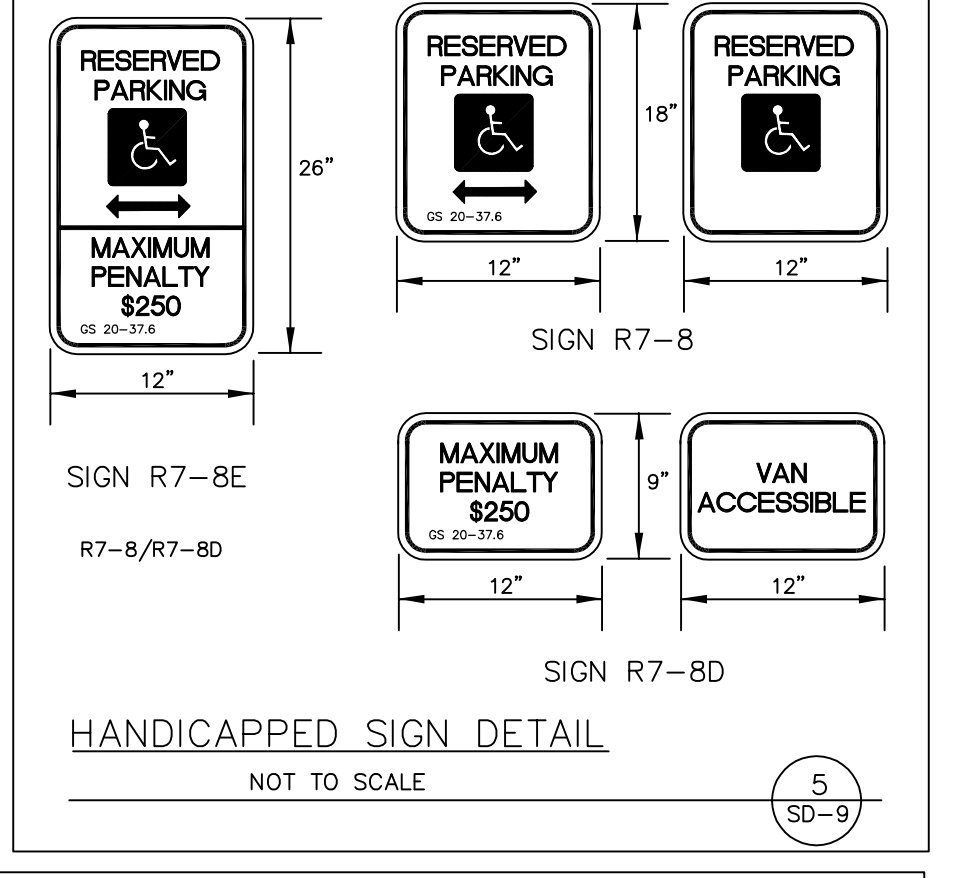


DATE: 12/28/2008	DESIGNER: J. PETROFF	CHECKED: J. PETROFF	SCALE: NOT TO SCALE
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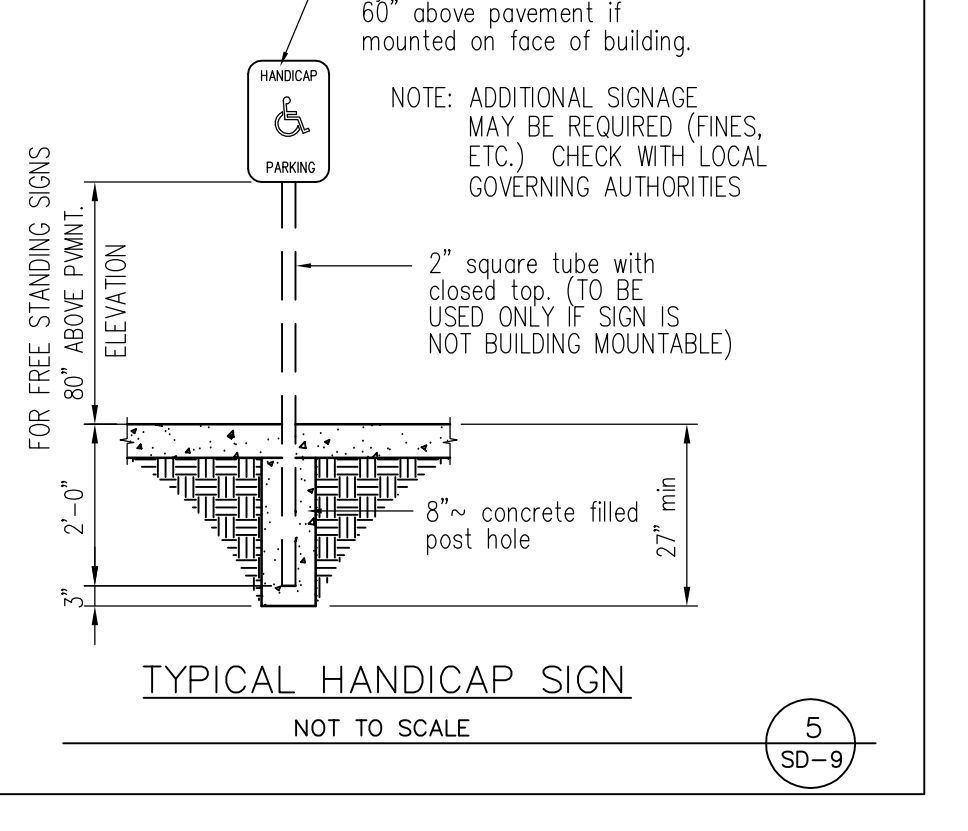


**PAVEMENT MARKINGS
WHEEL CHAIR RAMPS
SD 11-11**

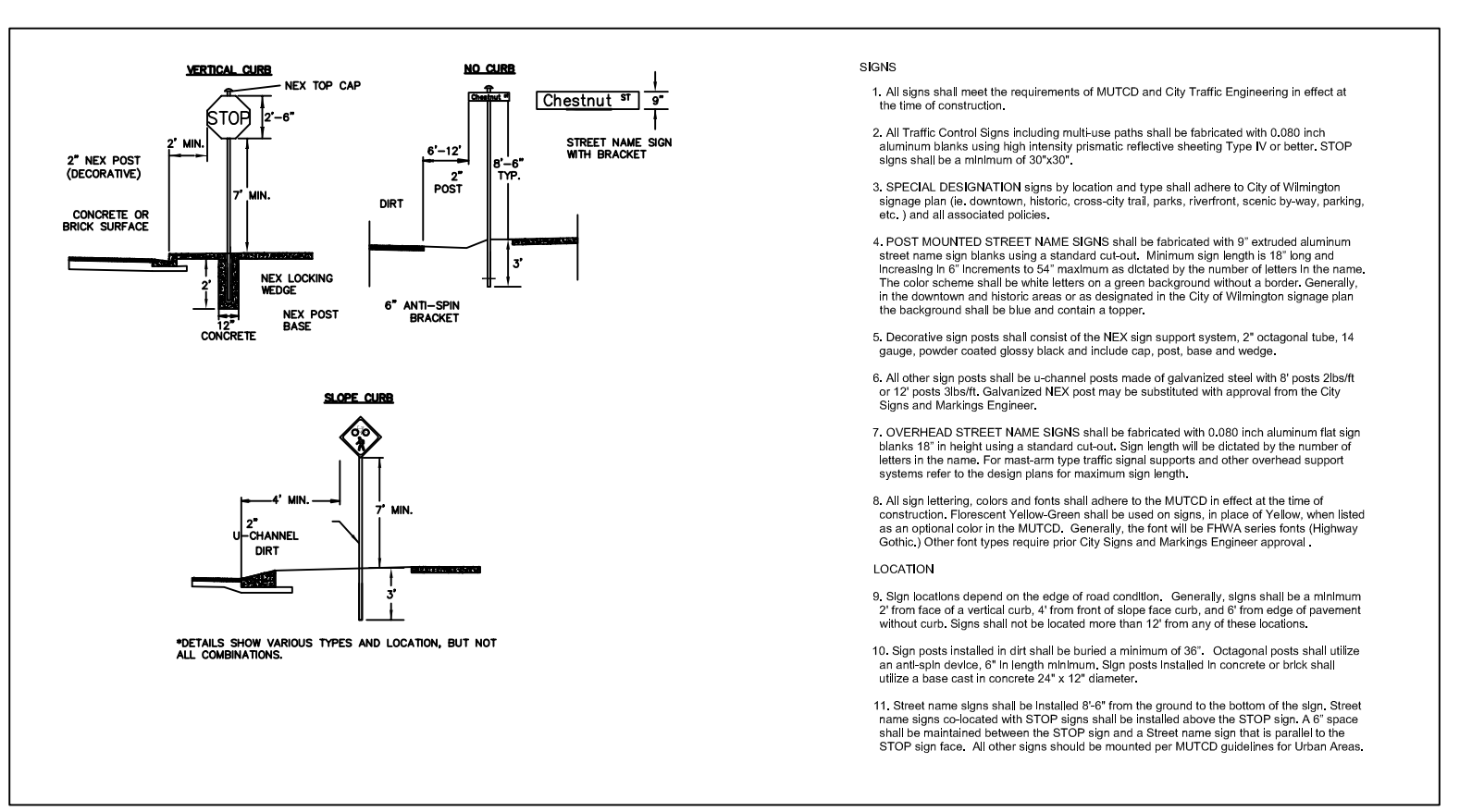
DATE: 12/28/2008	DESIGNER: J. PETROFF	CHECKED: J. PETROFF	SCALE: NOT TO SCALE
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HANDICAPPED SIGN DETAIL
NOT TO SCALE

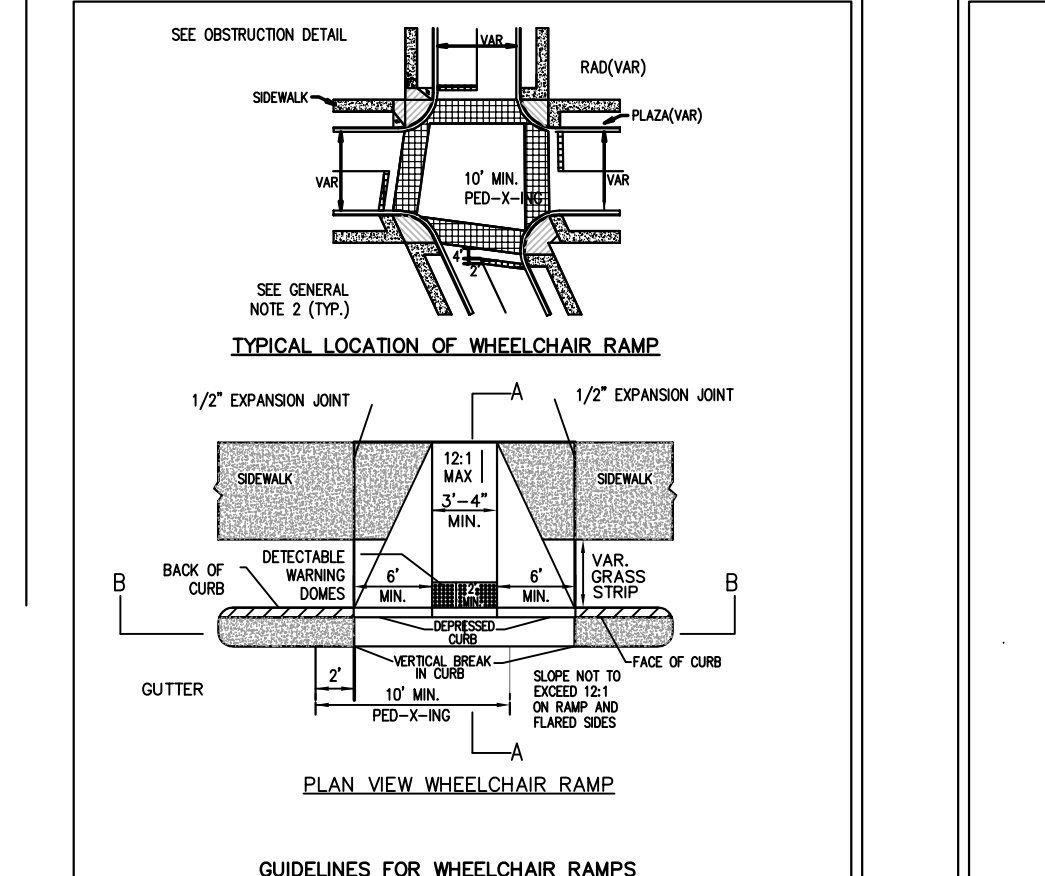


TYPICAL HANDICAP SIGN
NOT TO SCALE



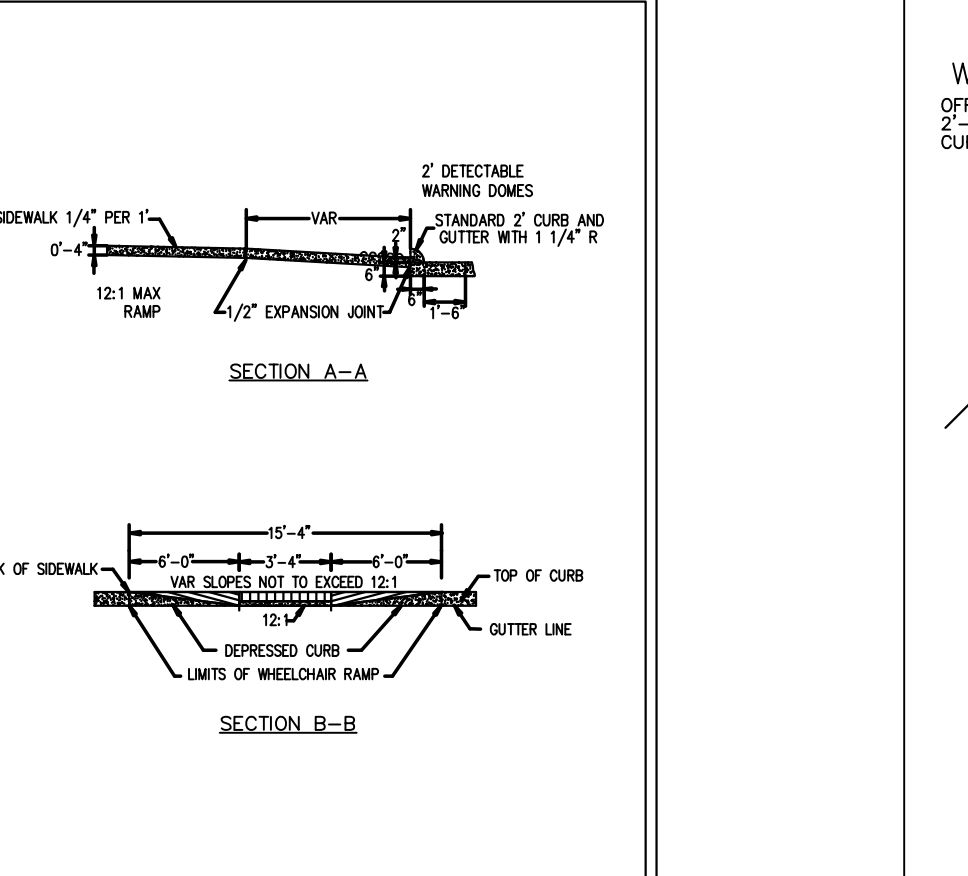
HANDICAPPED SIGN DETAIL
NOT TO SCALE

GUIDELINES FOR WHEELCHAIR RAMPS & DEPRESSED CURBS



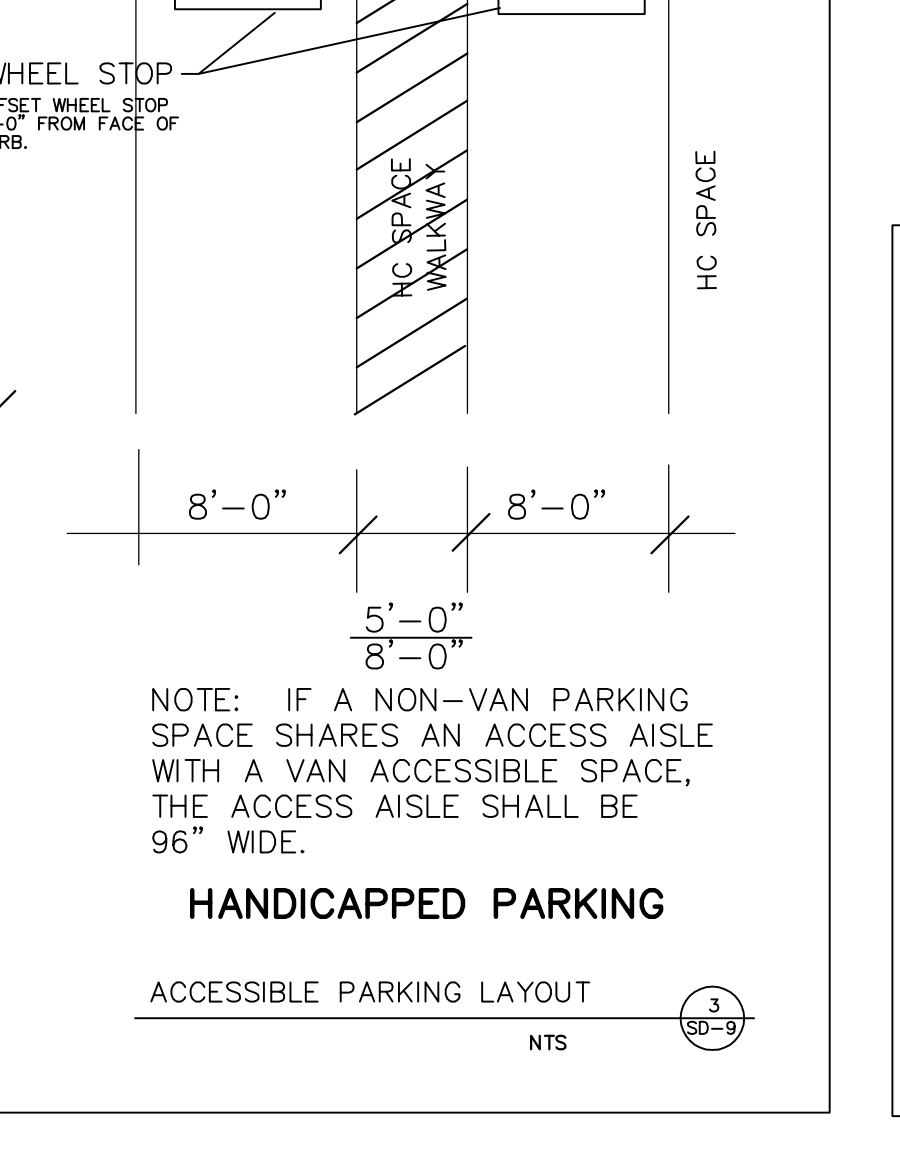
DATE: 12/28/2008	DESIGNER: J. PETROFF	CHECKED: J. PETROFF	SCALE: NOT TO SCALE
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GUIDELINES FOR WHEELCHAIR RAMPS & DEPRESSED CURBS

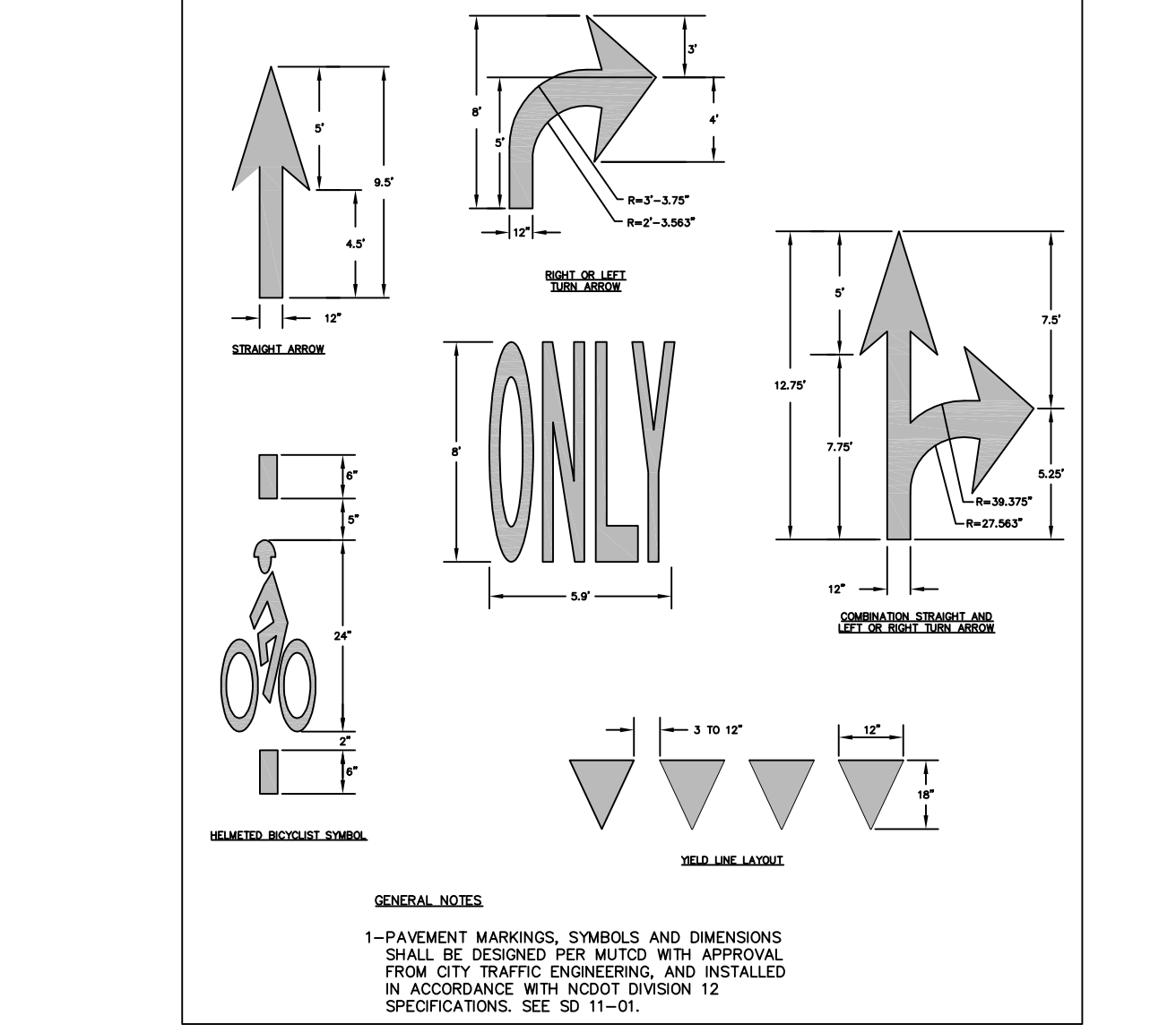


DATE: 12/28/2008	DESIGNER: J. PETROFF	CHECKED: J. PETROFF	SCALE: NOT TO SCALE
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ACCESSIBLE PARKING LAYOUT

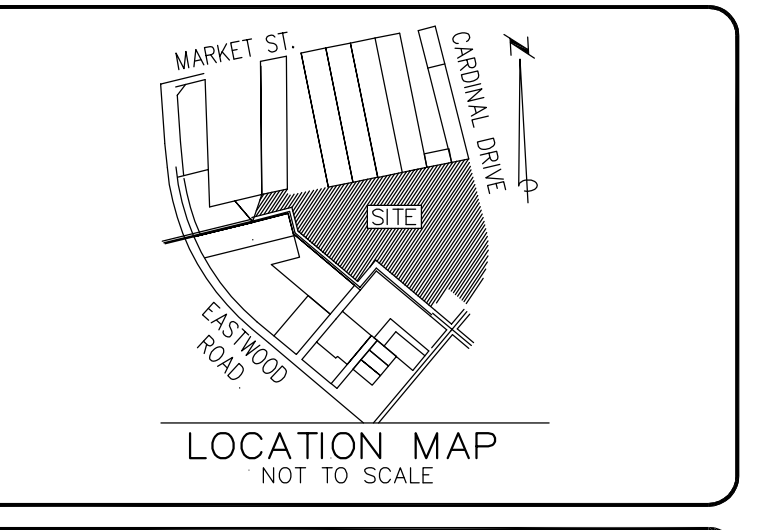


ACCESSIBLE PARKING LAYOUT
NOT TO SCALE



GENERAL NOTES

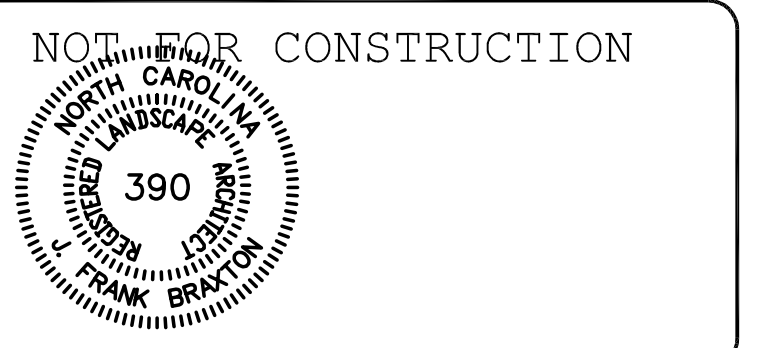
- 1-PAVEMENT MARKINGS, SYMBOLS AND DIMENSIONS SHALL BE DESIGNED PER MUTCD WITH APPROVAL FROM CITY TRAFFIC ENGINEERING, AND INSTALLED IN ACCORDANCE WITH MCDOT DIVISION 12 SPECIFICATIONS. SEE SD 11-01.



LEGEND

REV. #	DESCRIPTION	REV. BY	DATE

REV. #	DESCRIPTION	REV. BY	DATE



OWNER:
PORT CITY
COMMUNITY CHURCH
250 VISION DRIVE
WILMINGTON, NC 28403
PHONE: (910) 202-8800
FAX: (910) 202-8900

Coastal Land Design, PLLC
Civil Engineering / Landscape Architecture
Land Planning / Construction Management
NCBELS Firm License No: P-02699
P.O. Box 1172
Wilmington, NC 28402 www.cldesign.com Phone: 910-254-6333
Fax: 910-254-6502

DRAWN : F.BRAXTON	PROJECT : 400-01
DESIGN : F.BRAXTON	NUMBER : VARIES
CHECK : J.PETROFF	SCALE : VARIES
APPROVED : F.BRAXTON	DATE : 06/18/14
FILE NAME : Y:\000\400-01.dwg\SUPMOD	

**PC3
OVERFLOW PARKING**

**PROPOSED
SITE DETAILS**

JOB NUMBER 400-01	SHEET NUMBER SD-8
-----------------------------	-----------------------------

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 _____

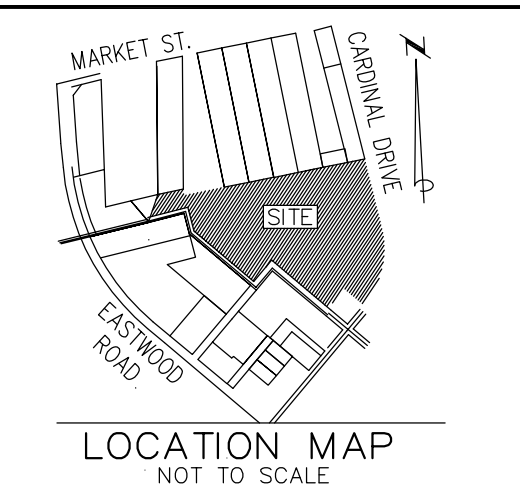
For each open utility cut of City streets, a \$325 permit shall be required from the City prior to occupancy and/or project acceptance.



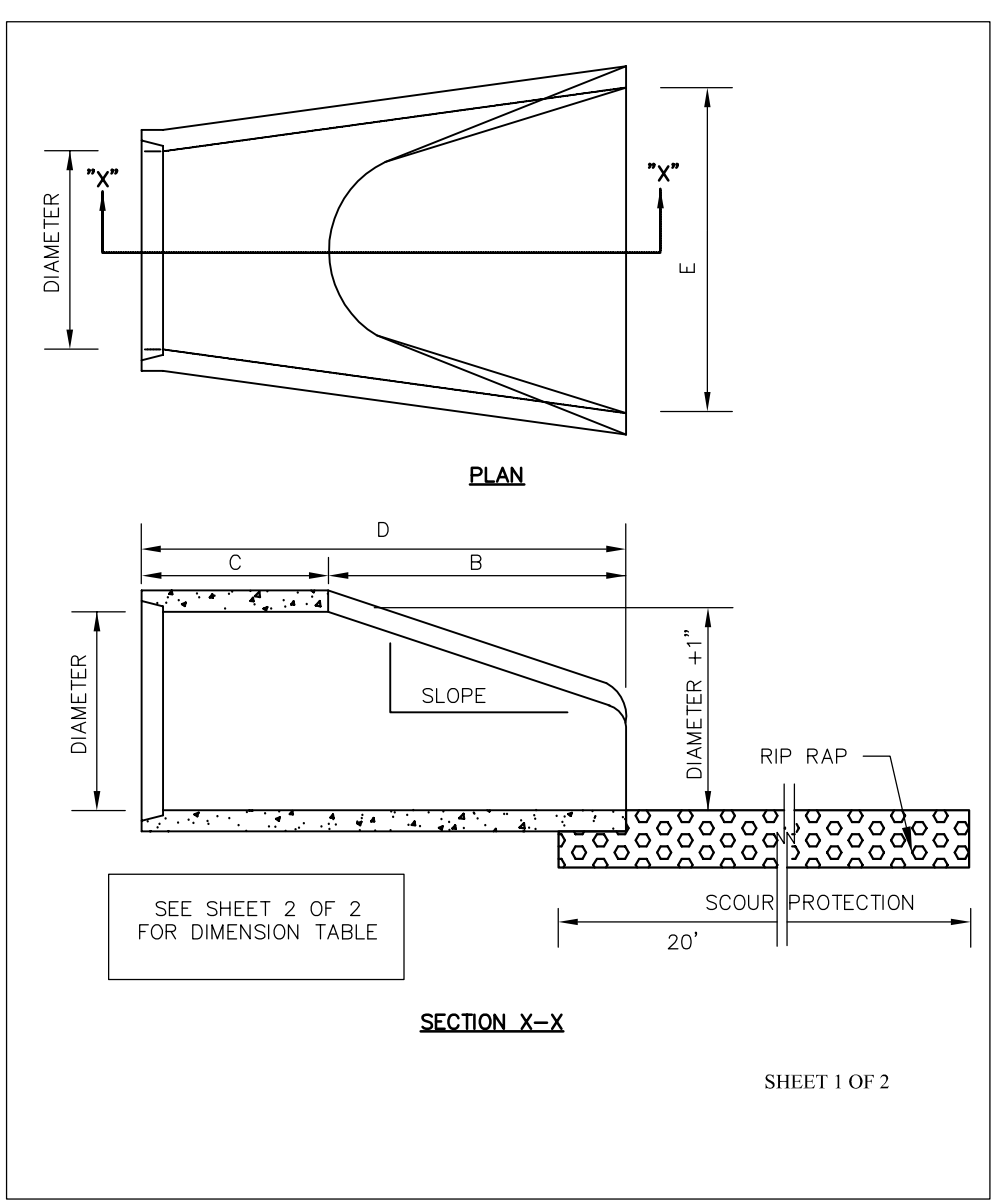
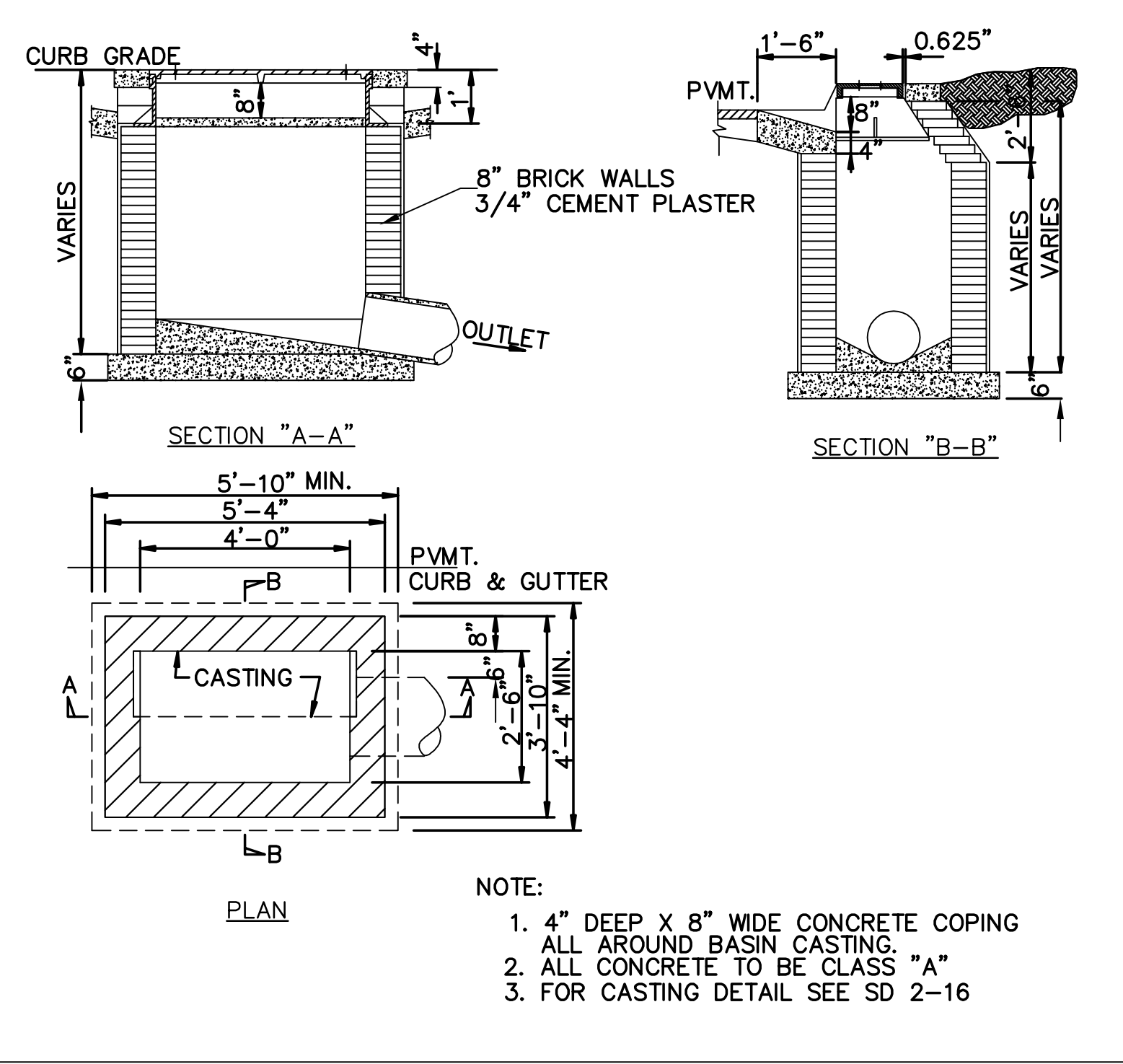
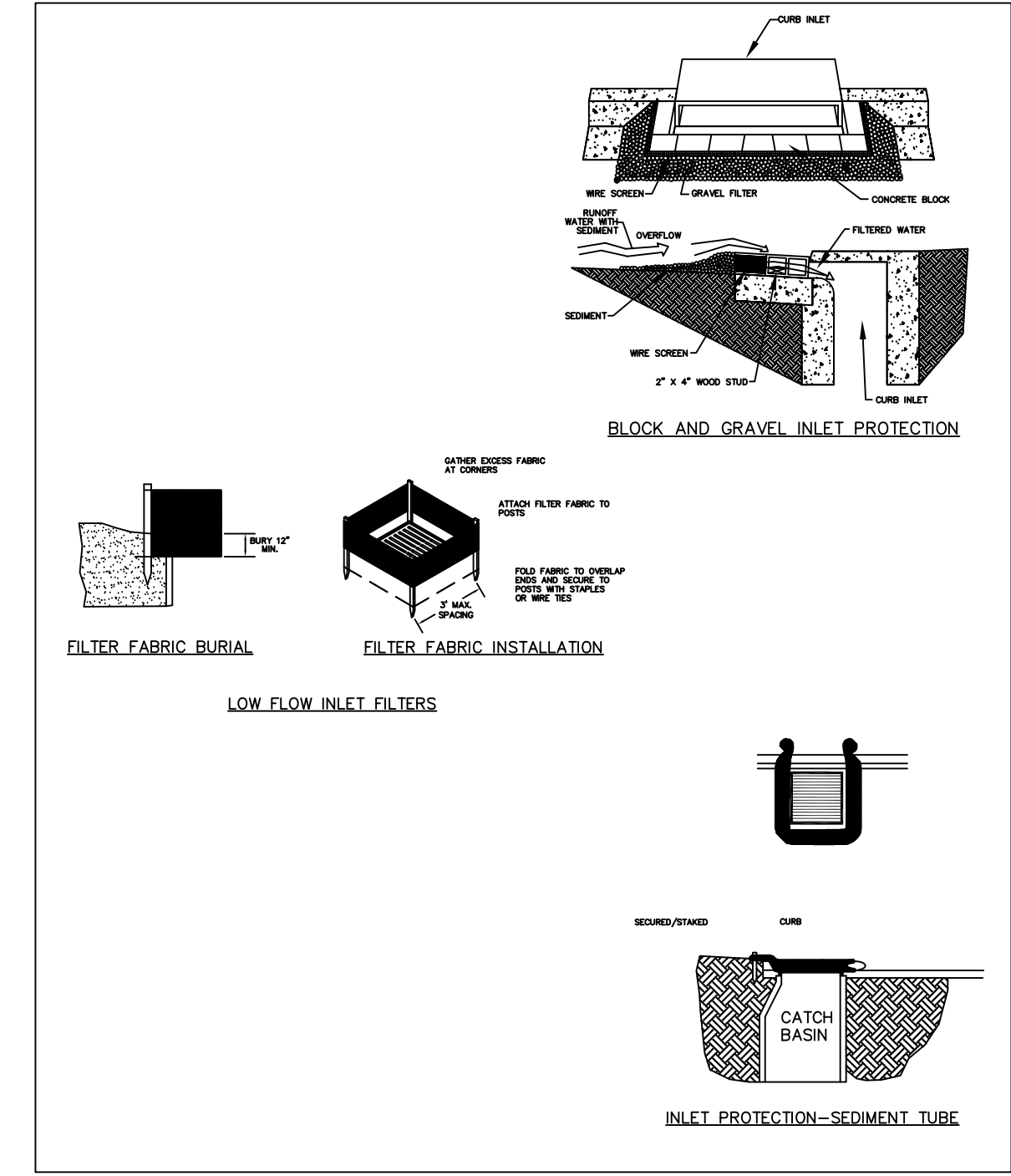
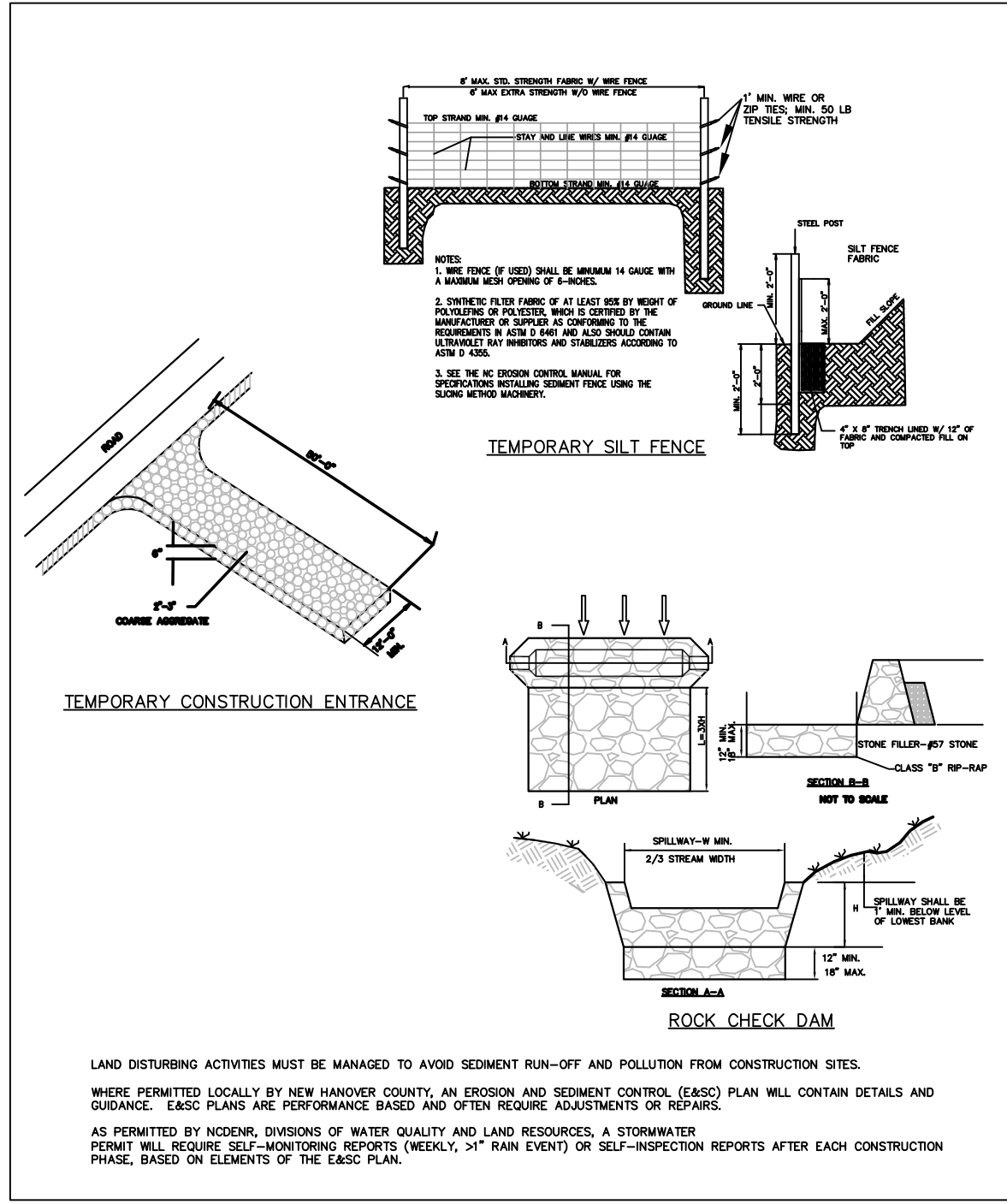
Date: _____ Permit # _____
Signed: _____



Name _____ Date _____
Planning _____
Traffic _____
Fire _____



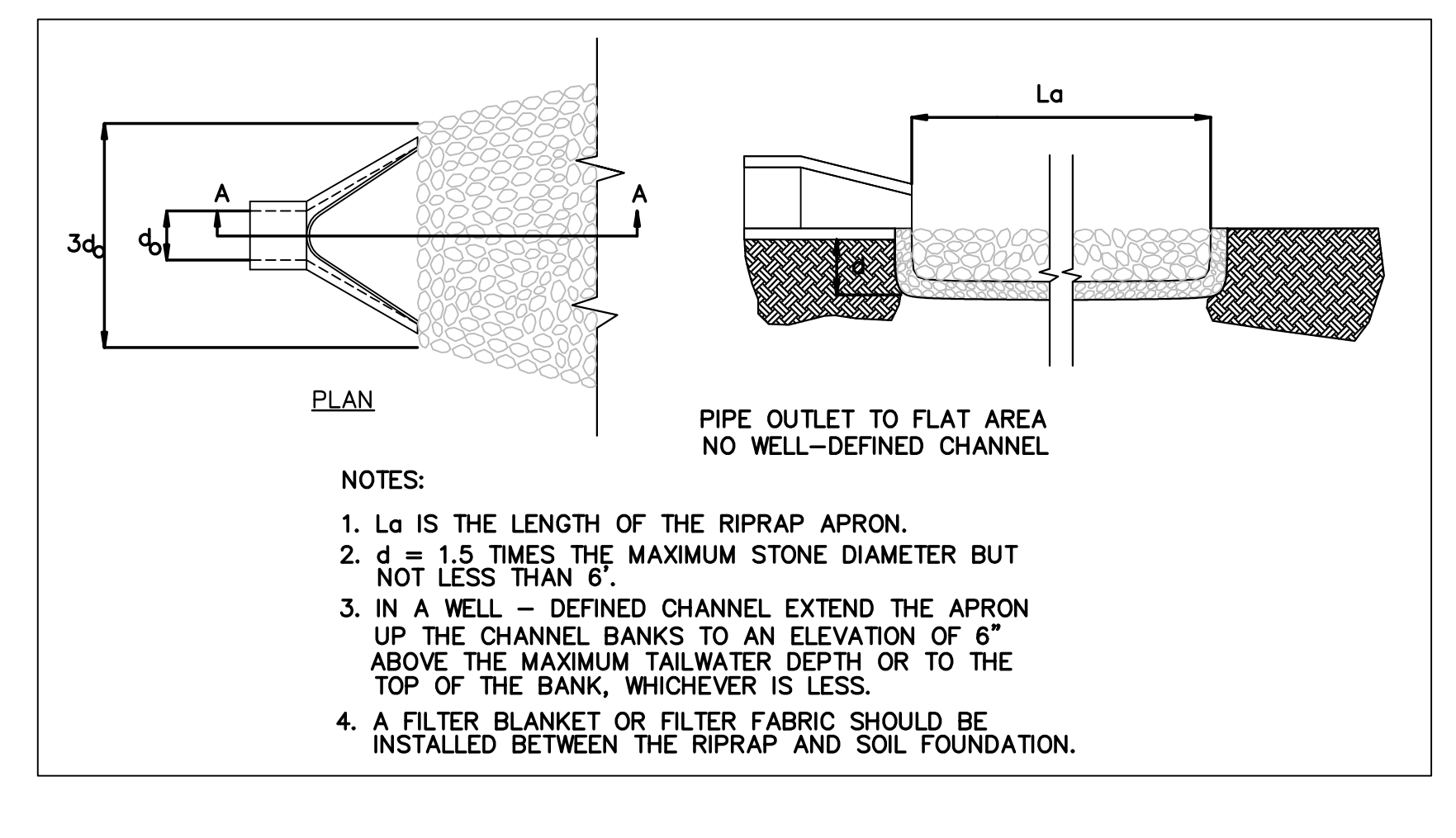
LEGEND:



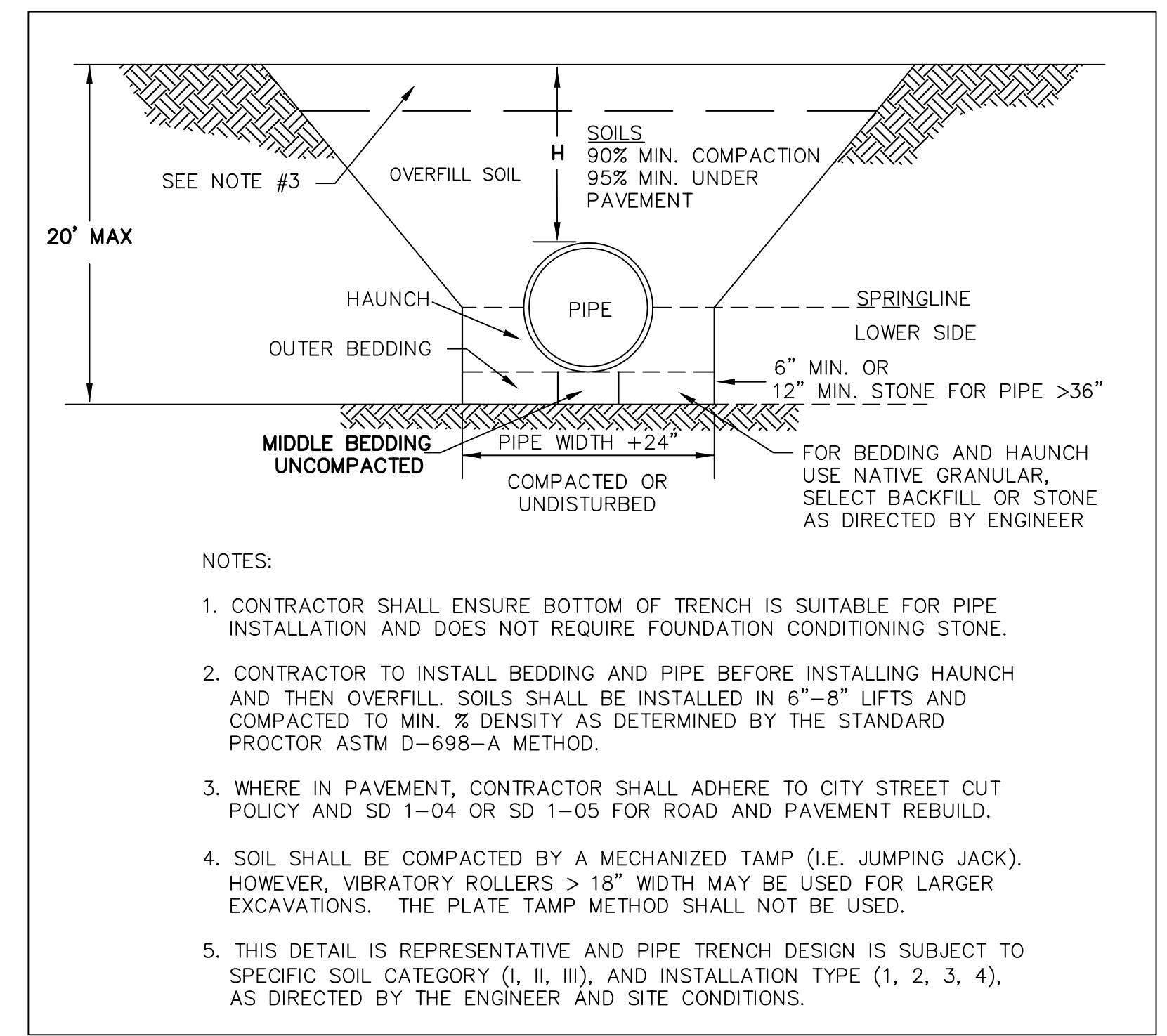
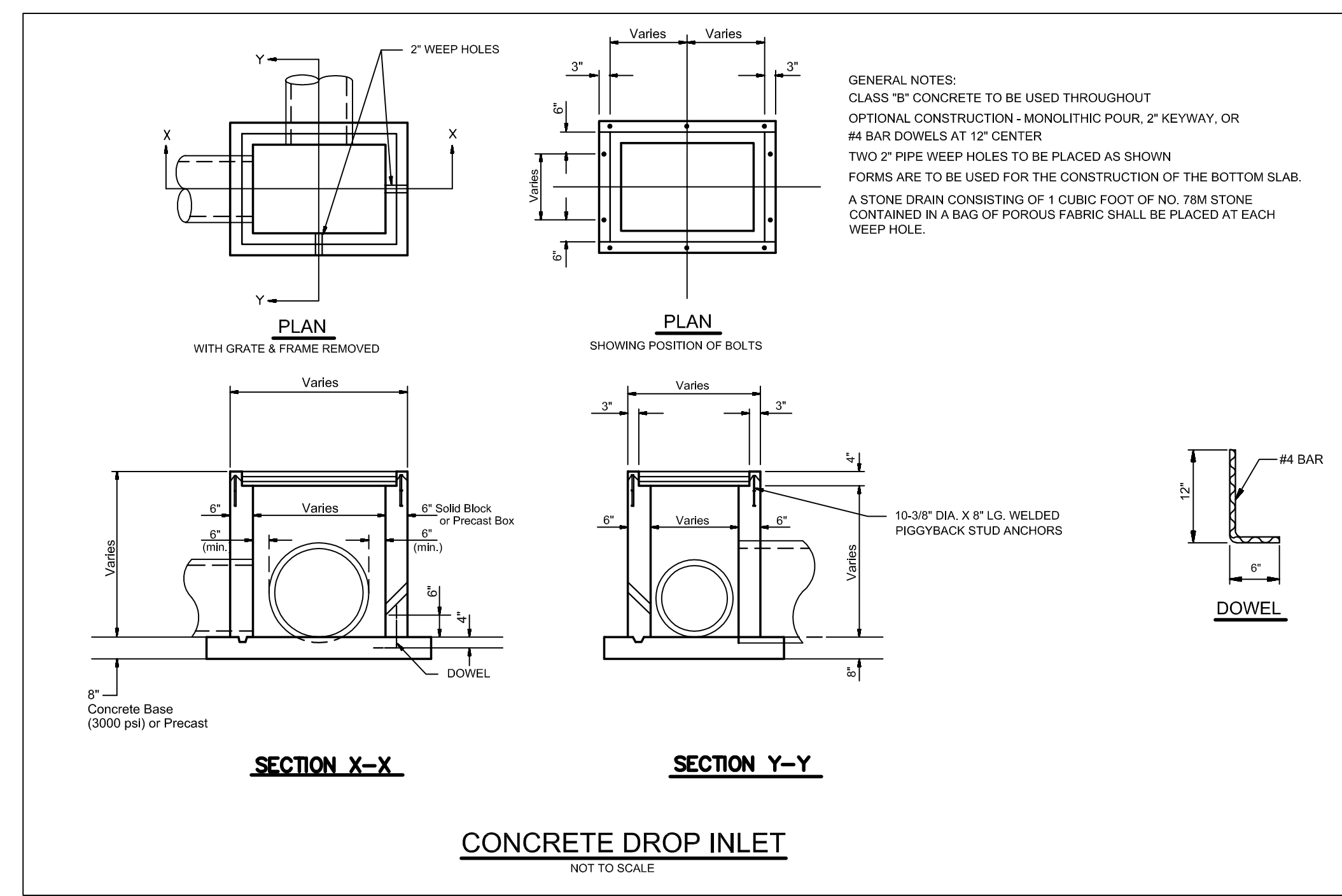
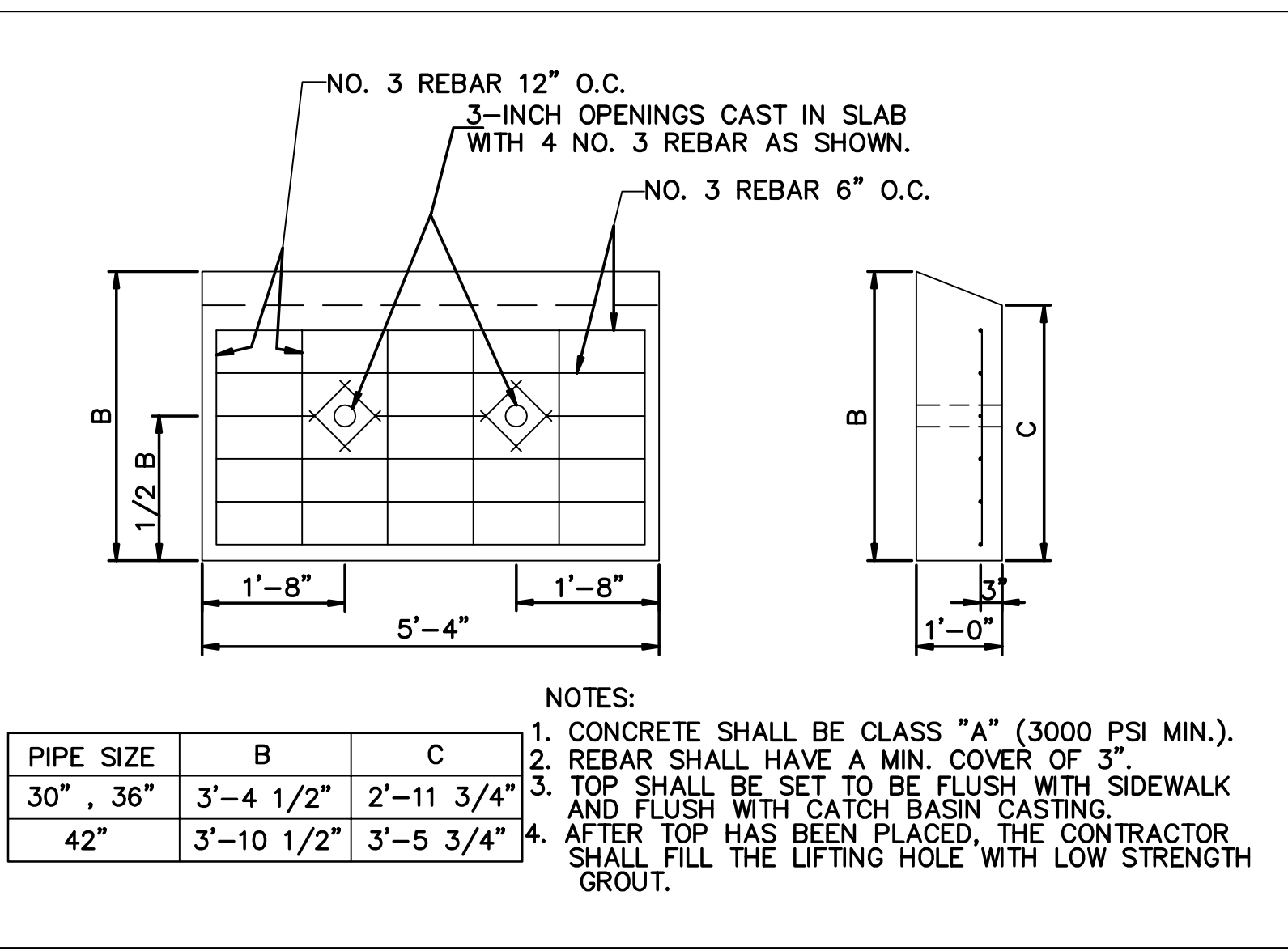
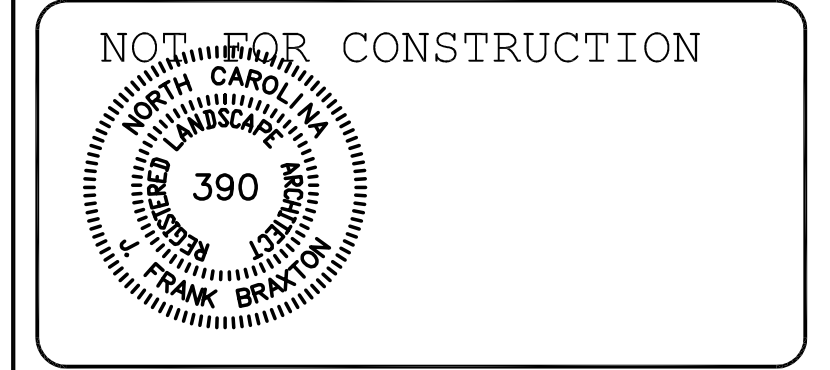
NOTE:
1. STRUCTURAL DESIGN OF END SECTION SHALL CONFORM WITH THAT OF STANDARD REINFORCED CONCRETE.

PIPE DIAMETER	WALL THICKNESS	SLOPE	B	C	D	E	UNIT WEIGHT
12	2 1/4	3:1	24	49	73	24	730
15	2 1/4	3:1	27	46	73	30	910
18	2 1/2	3:1	27	46	73	36	1190
21	2 3/4	3:1	36	37	73	42	1370
24	3	3:1	42	31 1/2	73 1/2	48	1770
27	3 1/4	3:1	48	25 1/2	73 1/2	54	2130
30	3 1/2	3:1	54	19 3/4	73 3/4	60	2380
33	3 3/4	3:1	60	36	96	66	3870
36	4	3:1	63	34 3/4	97 3/4	72	5320
42	4 1/2	3:1	63	35	98	78	5920
48	5	3:1	72	26	98	84	7470
54	5 1/2	2.4:1	66	34	100	90	8810
60	6	2:1	60	39	99	96	11180
72	7	2:1	78	21	99	108	13980

DIMENSIONS IN INCHES WEIGHTS IN POUNDS



REV. #	DESCRIPTION	REV. BY	DATE
	REVISIONS		



OWNER:
PORT CITY CHURCH
COMMUNITY CHURCH
250 VISION DRIVE
WILMINGTON, NC 28403
PHONE: (910) 202-8800
FAX: (910) 202-8900



DRAWN	DESIGN	CHECK	APPROVED	PROJECT NUMBER	SCALE	DATE
F. BRAXTON	F. BRAXTON	J. PETROFF	F. BRAXTON	400-01	VARIES	06/18/14

FILE NAME : Y:\000\400-01\dwg\SUPMOD

PC3 OVERFLOW PARKING

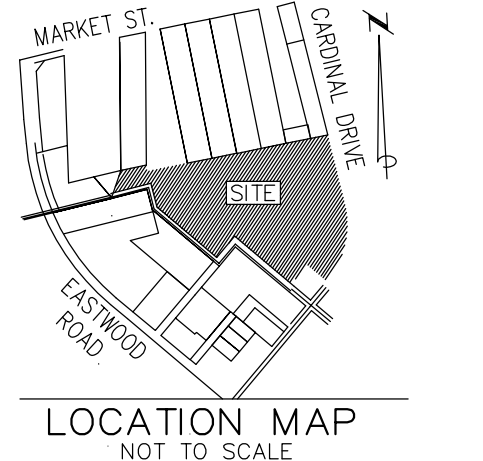
PROPOSED SITE DETAILS

Date: _____ Permit # _____
Signed: _____

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

TOPOGRAPHIC DATA PROVIDED BY HANOVER DESIGN SERVICES AND REFERENCED TO NGVD 29.

Name _____ Date _____
Planning _____
Traffic _____
Fire _____



LEGEND

REV. #	DESCRIPTION	REV. BY	DATE

NOT FOR CONSTRUCTION

OWNER:
PORT CITY CHURCH COMMUNITY CHURCH
250 VISION DRIVE
WILMINGTON, NC 28403
PHONE: (910) 202-8800
FAX: (910) 202-8900

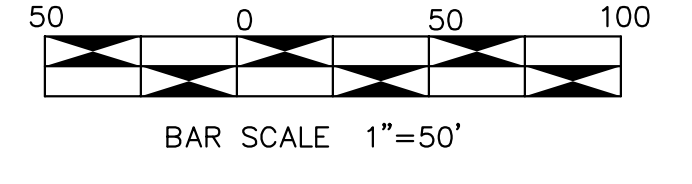
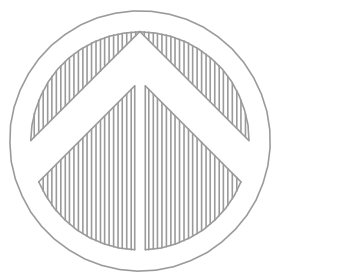
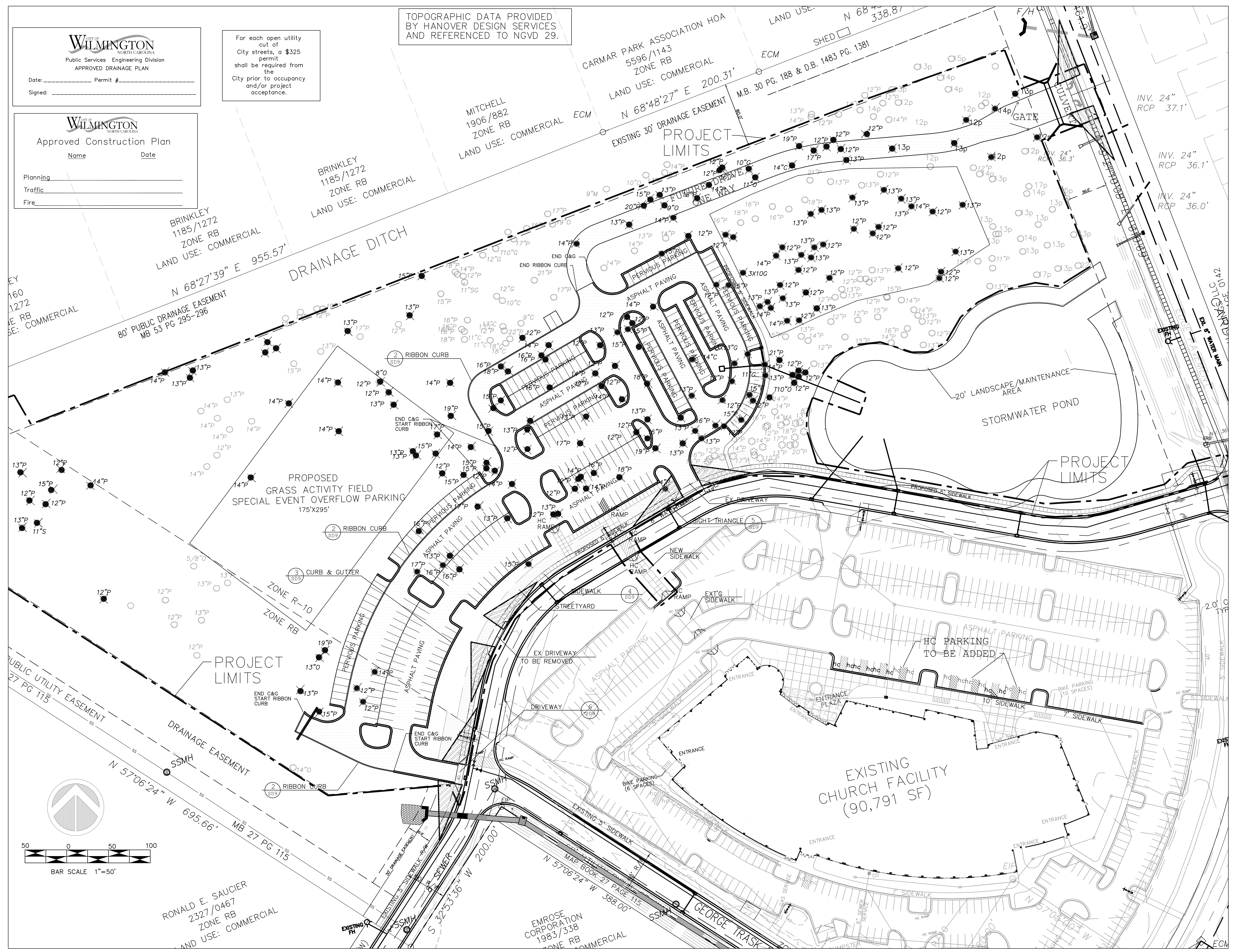
Coastal Land Design, PLLC
Civil Engineering / Landscape Architecture
Land Planning / Construction Management
NCBELS Firm License No: P-0369
P.O. Box 1172 Wilmington, NC 28402 www.cldng.com Phone: 910-254-9333 Fax: 910-254-9302

DRAWN : F.BRAXTON	PROJECT NUMBER : 400-01
DESIGN : F.BRAXTON	SCALE : 1"=50'
CHECK : J.PETROFF	DATE : 06/18/14
APPROVED : F.BRAXTON	FILE NAME : Y:\000\400-01\dwg\SUPMOD

PC3 OVERFLOW PARKING

PROPOSED SITE PLAN
WITH TREE OVERLAY

JOB NUMBER: **400-01** SHEET NUMBER: **SD-3**



RONALD E. SAUGER
2327/0467
ZONE RB
LAND USE: COMMERCIAL

EMROSE CORPORATION
1983/338
ZONE RB COMMERCIAL