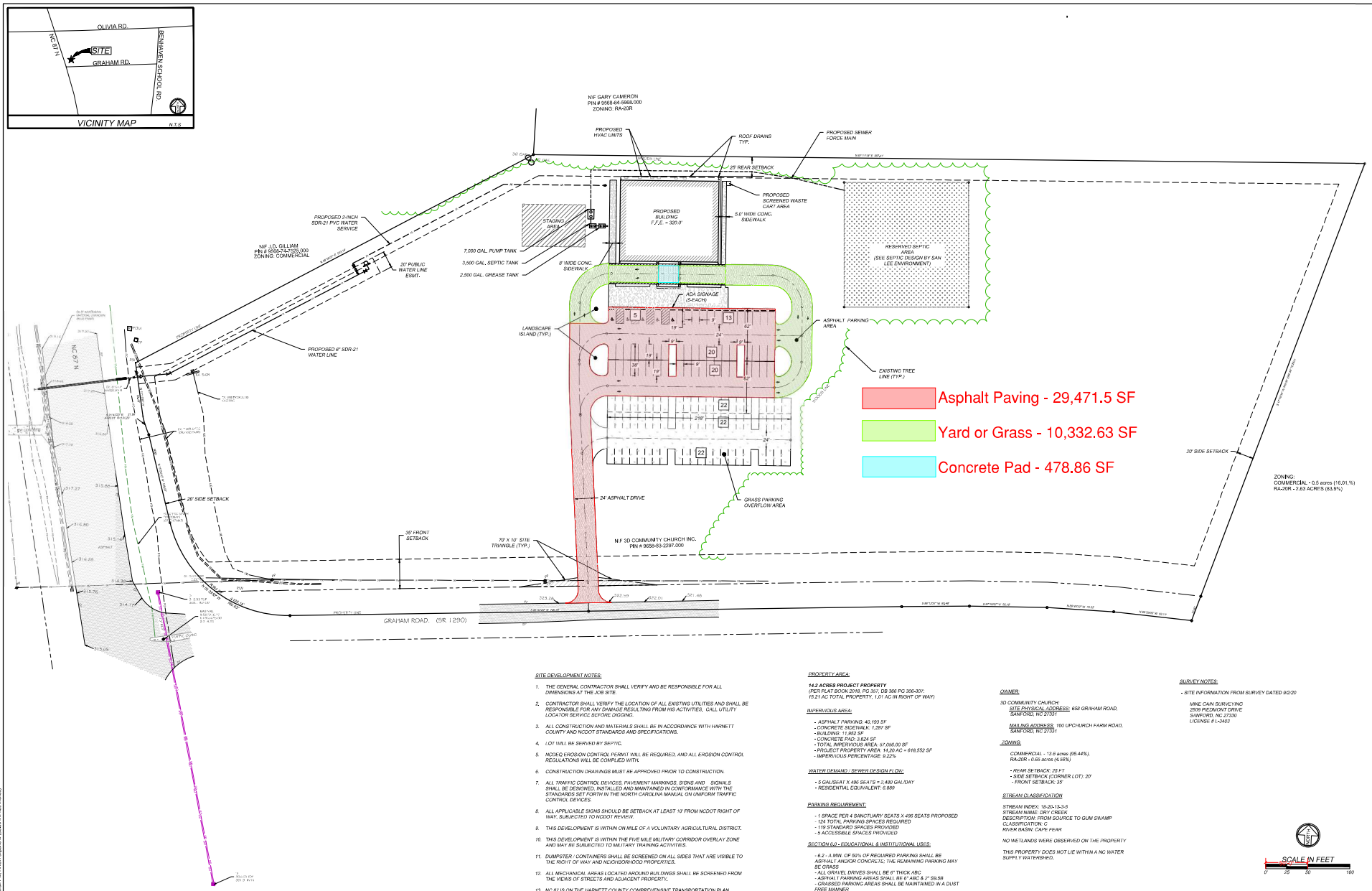

SITE DEVELOPMENT NOTES:

1. THE GENERAL CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AT THE JOB SITE.
2. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE RESULTING FROM HIS ACTIVITIES. CALL UTILITY LOCATOR SERVICE BEFORE DIGGING.
3. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH HARNETT COUNTY AND NCDOT STANDARDS AND SPECIFICATIONS.
4. LOT WILL BE SERVED BY SEPTIC.
5. NCDEQ EROSION CONTROL PERMIT WILL BE REQUIRED, AND ALL EROSION CONTROL REGULATIONS WILL BE COMPLIED WITH.
6. CONSTRUCTION DRAWINGS MUST BE APPROVED PRIOR TO CONSTRUCTION.
7. ALL TRAFFIC CONTROL DEVICES, PAVEMENT MARKINGS, SIGNS AND SIGNALS SHALL BE DESIGNED, INSTALLED AND MAINTAINED IN CONFORMANCE WITH THE STANDARDS SET FORTH IN THE NORTH CAROLINA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
8. ALL APPLICABLE SIGNS SHOULD BE SETBACK AT LEAST 10' FROM NCDOT RIGHT OF WAY, SUBJECTED TO NCDOT REVIEW.
9. THIS DEVELOPMENT IS WITHIN ON MILE OF A VOLUNTARY AGRICULTURAL DISTRICT.
10. THIS DEVELOPMENT IS WITHIN THE FIVE MILE MILITARY CORRIDOR OVERLAY ZONE AND MAY BE SUBJECTED TO MILITARY TRAINING ACTIVITIES.
11. DUMPSTER / CONTAINERS SHALL BE SCREENED ON ALL SIDES THAT ARE VISIBLE TO THE RIGHT OF WAY AND NEIGHBORHOOD PROPERTIES.
12. ALL MECHANICAL AREAS LOCATED AROUND BUILDINGS SHALL BE SCREENED FROM THE VIEWS OF STREETS AND ADJACENT PROPERTY.
13. NC 87 IS ON THE HARNETT COUNTY COMPREHENSIVE TRANSPORTATION PLAN.
14. THE OWNER WILL BE RESPONSIBLE FOR MAINTENANCE ON THE PARKING AREAS, DRIVES AND ALL LANDSCAPE BUFFERING.

PROPERTY AREA:

14.2 ACRES PROJECT PROPERTY
(PER PLAT BOOK 2018, PG 357, DB 356 PG 306-307:
15.21 AC TOTAL PROPERTY, 1.01 AC IN RIGHT OF WAY)

IMPERVIOUS AREA:

- ASPHALT PARKING: 40,193 SF
- CONCRETE SIDEWALK: 1,287 SF
- BUILDING: 11,952 SF
- CONCRETE PAD: 3,624 SF
- TOTAL IMPERVIOUS AREA: 57,056.00 SF
- PROJECT PROPERTY AREA: 14.20 AC = 618,552 SF
- IMPERVIOUS PERCENTAGE: 9.22%

WATER DEMAND / SEWER DESIGN FLOW:

- 5 GAL/SEAT X 496 SEATS = 2,480 GAL/DAY
- RESIDENTIAL EQUIVALENT: 6.889

PARKING REQUIREMENT:

- 1 SPACE PER 4 SANCTUARY SEATS X 496 SEATS PROPOSED
- 124 TOTAL PARKING SPACES REQUIRED
- 119 STANDARD SPACES PROVIDED
- 5 ACCESSIBLE SPACES PROVIDED

SECTION 6.0 - EDUCATIONAL & INSTITUTIONAL USES:

- 6.2 - A MIN. OF 50% OF REQUIRED PARKING SHALL BE ASPHALT AND/OR CONCRETE. THE REMAINING PARKING MAY BE GRASS
- ALL GRAVEL DRIVES SHALL BE 6" THICK ABC
- ASPHALT PARKING AREAS SHALL BE 6" ABC & 2" S9.5B
- GRASSED PARKING AREAS SHALL BE MAINTAINED IN A DUST FREE MANNER

OWNER:

3D COMMUNITY CHURCH:
SITE PHYSICAL ADDRESS: 658 GRAHAM ROAD, SANFORD, NC 27331

MAILING ADDRESS: 100 UPCHURCH FARM ROAD, SANFORD, NC 27331

ZONING:

COMMERCIAL - 13.6 acres (95.44%),
RA-20R - 0.65 acres (4.56%)

- REAR SETBACK: 25 FT
- SIDE SETBACK (CORNER LOT): 20'
- FRONT SETBACK: 35'

STREAM CLASSIFICATION

STREAM INDEX: 18-20-13-3-5
STREAM NAME: DRY CREEK
DESCRIPTION: FROM SOURCE TO GUM SWAMP
CLASSIFICATION: C
RIVER BASIN: CAPE FEAR

NO WETLANDS WERE OBSERVED ON THE PROPERTY

THIS PROPERTY DOES NOT LIE WITHIN A NC WATER SUPPLY WATERSHED.

SURVEY NOTES:

- SITE INFORMATION FROM SURVEY DATED 9/2/20

MIKE CAIN SURVEYING
2559 PIEDMONT DRIVE
SANFORD, NC 27330
LICENSE #1-3403

811 Know what's below Call before you dig. Dial 811 Or Call 800-632-4949

SYM.	REVISION DESCRIPTION:	DATE:
1	PER HARNETT COUNTY DRB REVIEW COMMENTS	2/10/21
2	PER UTILITY ENGINEER COMMENTS DATED 3/18/21	3/17/21
3	REVISED SITE LAYTOUT - NEW BUILDING FOOTPRINT	9/22/21
4		
5		
6		

3417 Winterwind Circle, Sanford, NC 27330
PO Box 249, Sanford, NC 27331
Phone: (919) 352-2834
e-mail: jhilliard@hilliardengineering.com
NC License #: P-0836
HILLIARD ENGINEERING, PLLC

4/25/22

OVERALL SITE LAYOUT PLAN

3D COMMUNITY CHURCH
HARNETT COUNTY, NORTH CAROLINA

DESIGNED BY:	JEH
DRAWN BY:	JLF
APPROVED BY:	JEH
SHEET:	3
	CIVIL

OVERALL SITE - 2. 4/25/2022 9:08:52 PM, ARCH expand D (36.00 x 24.00 Inches)