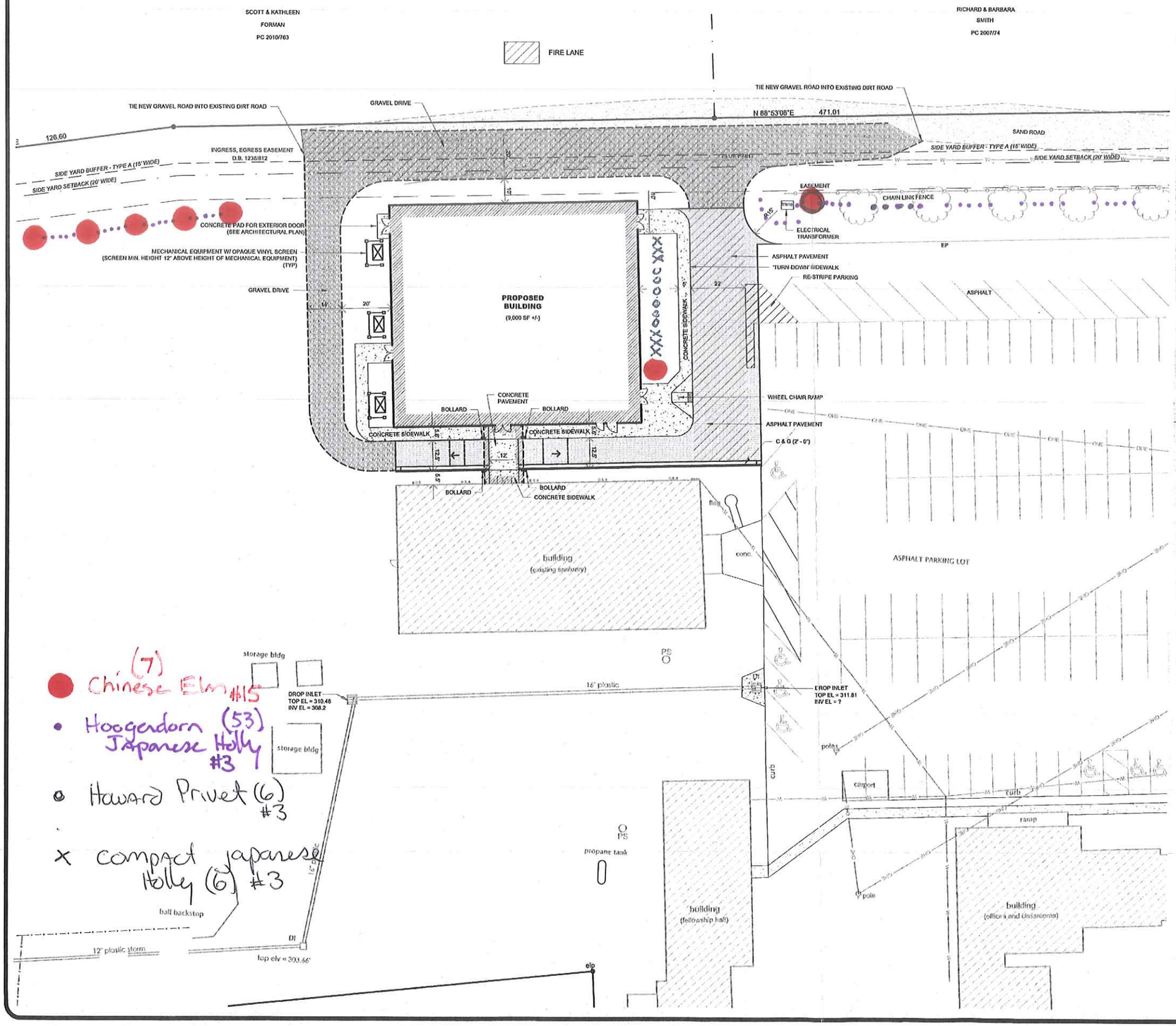

SITE DATA

PROPERTY OWNER

GOURD SPRINGS BAPTIST CHURCH, INC
4575 RAY ROAD
FAYETTEVILLE, NC 28390
PHONE: (910) 436-0276
CONTACT: RICHARD YOCCO (BUILDING COMMITTEE CHAIR)

CONTRACTOR:

CONSTRUCTION SYSTEMS, INC
6205 RAEFORD ROAD
FAYETTEVILLE, NC 28304
PHONE: (910) 669-2000
FAX: (910) 669-2006
CONTACT: JULIANNE HARRELSON

PROPERTY ID:

HARNETT COUNTY, NORTH CAROLINA
DEED REFERENCE: D.B. 1902 PG. 0388
HARNETT COUNTY PIN #: 0505-64-9010
HARNETT COUNTY PID #: 010505 9000

SITE INFO:

ZONING CLASSIFICATION:	RA-20R
EXISTING PROPERTY ACREAGE:	5.94 AC +/- (PER DEED)
INTENDED USE (PROPOSED):	CHURCH - RECREATIONAL AND KITCHEN
BUILDING SIZE (PROPOSED):	9,000 SF +/-
PARKING SPACES (EXISTING):	114 + 6 HANDICAP = 120
PARKING SPACES (TO REMAIN):	106 + 6 HANDICAP = 112
PARKING SPACES (ADDITIONAL PROPOSED):	0
IMPERVIOUS AREA (EXISTING CONDITION):	77,270 SF (29.9% OF 5.94 AC TRACT)
IMPERVIOUS AREA (EXISTING TO BE REMAIN):	68,760 SF (26.6% OF 5.94 AC TRACT)
IMPERVIOUS AREA (NEW):	21,560 SF (8.3% OF 5.94 AC TRACT)
IMPERVIOUS AREA (PROPOSED, EXISTING TO REMAIN + NEW):	90,320 SF (34.9% OF 5.94 AC TRACT)
IMPERVIOUS AREA (NET INCREASE):	13,050 SF (5.0% OF 5.94 AC TRACT)
BUFFER YARD REQUIRED (SIDE):	15 FT (TYPE A)
SETBACK REQUIRED (FRONT):	35 FT
SETBACK REQUIRED (SIDE):	20 FT
SETBACK REQUIRED (REAR):	25 FT

NOTES

1. REVIEW AND APPROVAL OF THE PLANS DOES NOT RELIEVE THE OWNER, CONTRACTOR, OR DEVELOPER FROM MEETING ALL THE REQUIREMENTS OF THE HARNETT COUNTY UNIFIED DEVELOPMENT ORDINANCE, AND ANY OTHER LOCAL, STATE, AND FEDERAL REGULATIONS AND APPROVALS.
2. ALL IMPROVEMENTS IN THE NCDOT RIGHT OF WAY SHALL BE IN ACCORDANCE WITH THE ENCROACHMENT AGREEMENT AND POLICIES AND STANDARDS OF THE NCDOT. CONTRACTOR TO PROVIDE TRAFFIC CONTROL WHERE REQUIRED BY THE ENCROACHMENT AGREEMENT OR BY THE DIVISION OFFICE.
3. THIS SITE IS NOT WITHIN THE 100 YEAR FLOOD HAZARD BOUNDARY AREAS AS DELINEATED ON THE HARNETT COUNTY FLOOD INSURANCE MAP (FIRM) MAP NUMBER: 3720050400J DATED 10/3/2006.
4. THIS SITE IS NOT LOCATED WITHIN WATER SUPPLY WATERSHED.
5. CONTRACTOR TO VERIFY QUANTITIES SHOWN ON PLANS BASED ON ACTUAL FIELD CONDITIONS.
6. ALL MECHANICAL AREAS LOCATED ON, BESIDE, OR ADJACENT TO ANY BUILDING OR DEVELOPMENTS SHALL BE SCREENED FROM THE VIEWS OF STREETS AND ADJACENT PROPERTY.
7. THIS PROPERTY IS LOCATED WITHIN ONE MILE OF VOLUNTARY AGRICULTURE DISTRICT.
8. RAY ROAD IS ON THE HARNETT COUNTY COMPREHENSIVE TRANSPORTATION PLAN.
9. THIS DEVELOPMENT IS WITHIN THE FIVE MILE MILITARY CORRIDOR OVERLAY ZONE, AND MAY BE SUBJECT TO MILITARY TRAINING ACTIVITIES.
10. THE PROPERTY OWNER IS RESPONSIBLE FOR MAINTAINING THE PARKING AREAS, DRIVE AISLES, AND LANDSCAPE BUFFERING IN GOOD CONDITION AT ALL TIMES.
11. NO SITE SIGN OR SITE LIGHTING IS PLANNED AT THIS TIME. IF THE OWNER DECIDES TO INSTALL THESE FEATURES IN THE FUTURE, APPROVAL MUST BE OBTAINED FROM HARNETT COUNTY PRIOR TO BEGINNING INSTALLATION.
12. NO LANDSCAPING IN THE SIDE YARD BUFFER IS PROPOSED DUE TO THE CONFLICT WITH THE EXISTING INGRESS-EGRESS EASEMENT (BRANDI LANE). LANDSCAPING WILL BE ADDED ELSEWHERE ON THE NORTHERN SIDE OF THE SITE TO MEET THE REQUIREMENTS SHOWN IN THE TABLE BELOW.

TYPE A (15' WIDE) LANDSCAPE BUFFER +/- 185 LF

ORDINANCE REQUIREMENT: (1) LARGE TREE EVERY 30 LF AND A ROW OF EVERGREEN SHRUBS , 5 FT ON CENTER

	REQUIRED	PROPOSED
TREES:	7	7
SHRUBS:	37	37

THE PROPOSED LANDSCAPING IS NOT SHOWN ON THIS PLAN, HOWEVER, THE SELECTION OF PLANT MATERIAL AND LOCATION OF PLANTINGS WILL BE DETERMINED, WITH APPROVAL FROM THE HARNETT COUNTY PLANNING DEPARTMENT, PRIOR TO THE BUILDING C.O.

NORTH

20 0 10 20 40

SCALE: 1" = 20'

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license no. C-3389

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 027472 JEREMY R. THOMAS 3/26/2018

PROFESSIONAL ENGINEER'S SEAL

GOURD SPRINGS CHURCH
NEW BUILDING ADDITION
4575 RAY ROAD
HARNETT COUNTY, NORTH CAROLINA

SITE LAYOUT PLAN

REVISIONS

ISSUED FOR CONSTRUCTION

Scale: SEE SCALE BAR	Drawn by: JRT
Sheet: C4 of 10	Designed by: JRT
Project Number: 17-020	Reviewed by: JRT
	Date: 26 MAR 2018

Rev: C:\PROJECTS\17-020 GOURD SPRINGS CHURCH BUILDING ADDITION\DRAWINGS\SITE - GOURD SPRINGS CHURCH.dwg Print Date: 3/26/2018