

IGLESIA NUEVO RENACER SR-5-2014



0 165 330 660 990 Feet

Zoning: **R-4**
CAC: **South**
Drainage Basin: **Big Branch
South**
Acreage: **3.65**
Square Feet: **6,232**

Planner: **Michael Walters**
Phone: **(919) 996-2636**
Applicant: **Iglesia Nuevo**
Contact: **Renacer**
Phone: **(919) 621-1532**





Planning & Development

SR-5-14

SR-5-14

Development Services
Customer Service Center
One Exchange Plaza
1 Exchange Plaza, Suite 400
Raleigh, North Carolina 27601
Phone 919-996-2495
Fax 919-516-2685

Administrative Site Review Application

When submitting plans, please check appropriate review type and include the Plan Checklist document.

Building Type		FOR OFFICE USE ONLY	
<input checked="" type="checkbox"/> Detached <input type="checkbox"/> Attached <input type="checkbox"/> Apartment <input type="checkbox"/> Townhouse	<input type="checkbox"/> General <input type="checkbox"/> Mixed Use <input type="checkbox"/> Open Lot	Transaction Number 392300 Assigned Project Coordinator JACK Assigned Team Leader Mike Walters	
Has your project previously been through the Due Diligence process? If yes, provide the transaction #			
GENERAL INFORMATION			
Development Name Iglesia Nuevo Renacer			
Zoning District R-4			
Proposed Use Institutional			
Property Address(es) 4400 Pearl Road			
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:			
P.I.N. Recorded Deed 1731175744	P.I.N. Recorded Deed	P.I.N. Recorded Deed	P.I.N. Recorded Deed
What is your project type? <input type="checkbox"/> Apartment <input type="checkbox"/> Banks <input type="checkbox"/> Elderly Facilities <input type="checkbox"/> Hospitals <input type="checkbox"/> Hotels/Motels <input type="checkbox"/> Industrial Building <input type="checkbox"/> Mixed Residential <input type="checkbox"/> Non-Residential Condo <input type="checkbox"/> Office <input checked="" type="checkbox"/> Religious Institutions <input type="checkbox"/> Residential Condo <input type="checkbox"/> Retail <input type="checkbox"/> School <input type="checkbox"/> Shopping Center <input type="checkbox"/> Single Family <input type="checkbox"/> Telecommunication Tower <input type="checkbox"/> Townhouse <input type="checkbox"/> Cottage Court <input type="checkbox"/> Other: If other, please describe:			
WORK SCOPE	Per City Code Section 10.2.8.D.1, summarize the project work scope. Development to include the construction of a 6,232 SF Institutional building and associated site improvements.		
DESIGN ADJUSTMENT OR ADMIN ALTERNATE	Per City Code Chapter 8, summarize if your project requires either a design adjustment, or Section 10 - Alternate Administrative AE		
CLIENT/DEVELOPER/ OWNER	Company Iglesia Nuevo Renacer		Name (s) Mr. Carlos Cortez
	Address 4004 Viewmont Drive Raleigh, NC		
	Phone 919-821-1532	Email carloscorlezsr@yahoo.com	Fax
CONSULTANT (Contact Person for Plans)	Company John A. Edwards and Company		Name (s) Jon Callahan, P.E.
	Address 333 Wade Ave Raleigh, NC 27605		
	Phone 919-828-4428	Email jon_callahan@jaeco.com	Fax 919-828-4711

DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)

Zoning Information		Building Information	
Zoning District(s) R-4		Proposed building use(s) Institutional	
If more than one district, provide the acreage of each		Existing Building(s) sq. ft. gross 0	
Overlay District N/A		Proposed Building(s) sq. ft. gross 6,232 SF	
Total Site Acres 3.65 ac Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Total sq. ft. gross (existing & proposed) 6,232 SF	
Off street parking Required 75 Provided 75		Proposed height of building(s) 24 ft Stories 1	
COA (Certificate of Appropriateness) case #		FAR (floor area ratio percentage) 3.92%	
BOA (Board of Adjustment) case # A-		Building Lot Coverage percentage 3.92% (site plans only)	
CUD (Conditional Use District) case # Z-		Height of 1 st Floor 24 ft	
Stormwater Information			
Existing Impervious Surface	acres/square feet 0	Flood Hazard Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface	acres/square feet 0.85 ac.	If Yes, please provide	
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Alluvial Soils	Flood Study FEMA Map Panel #

FOR RESIDENTIAL DEVELOPMENTS

1. Total # Of Apartment, Condominium or Residential Units	7. Open Space (only) or Amenity
2. Total # Of Congregate Care Or Life Care Dwelling Units	8. Is your project a cluster unit development? <input type="checkbox"/> Yes <input type="checkbox"/> No
3. Total Number of Hotel Units	If Yes, please answer the questions below:
4. Overall Total # Of Dwelling Units (1-6 Above)	a)
5. Bedroom Units 1br 2br 3br 4br or more	
6. Infill Development 2.2.7	

SIGNATURE BLOCK (Applicable to all developments)

In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed development plan as approved by the City.

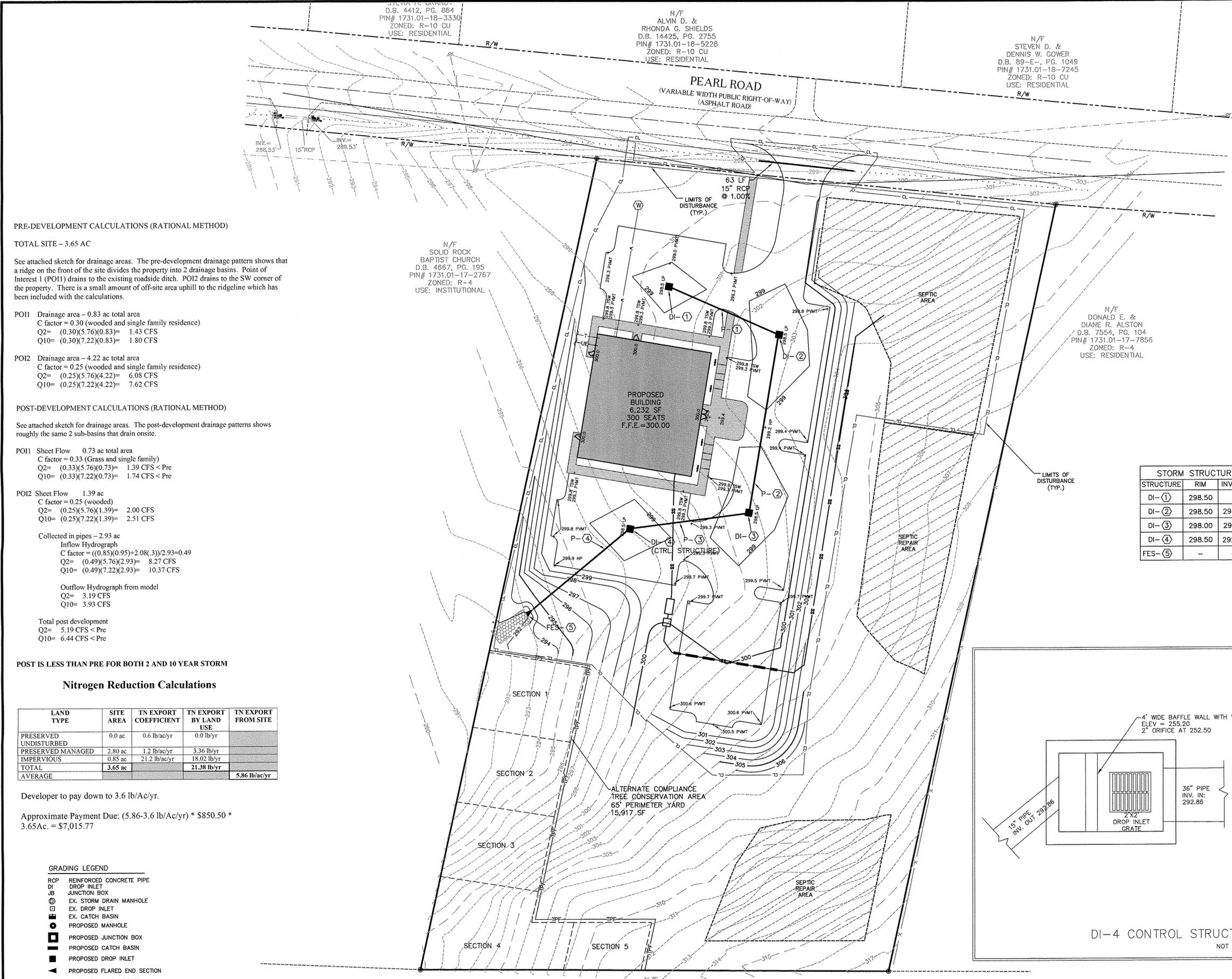
I hereby designate **Jon Callahan** to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf and to represent me in any public meeting regarding this application.

I/we have read, acknowledge and affirm that this project is conforming to all application requirements applicable with the proposed development use.

Signed **Jon Callahan** Date _____
 Signed **Agent** Date _____

TO BE COMPLETED BY APPLICANT	YES	N/A	TO BE COMPLETED BY CITY STAFF		
			YES	NO	N/A
General Requirements					
1. Filing Fee for Plan Review – Payments may be made by cash, Visa, Master Card or check made payable to: City of Raleigh (No fee for Infill recombination)	<input checked="" type="checkbox"/>				
2. Site Review completed and signed by the property owner	<input checked="" type="checkbox"/>				
3. Client must complete and print page 1 and 2 of the Site Review to the plan cover sheet (not applicable for infill recombination)	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
4. I have referenced the Site Review and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	<input checked="" type="checkbox"/>				

5. Provide the following plan sheets:	<input checked="" type="checkbox"/>				
a) Cover sheet: includes general notes, owner's name, contact's name, telephone number, mailing address and email address	<input checked="" type="checkbox"/>				
b) Existing Conditions Sheet	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
c) Proposed Site Plan	<input checked="" type="checkbox"/>				
d) Proposed Grading and Stormwater Plan; Approach to Stormwater	<input checked="" type="checkbox"/>				
e) Proposed Utility Plan, including Fire	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
f) Proposed Tree Conservation Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
g) Proposed Landscaping Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
h) Building elevations that show maximum height of buildings to be removed	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
i) Transportation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
6. Ten (10) sets of proposed plans to engineering scale (1" = 20', 1" =100', etc.), and date of preparation. <u>For re-submittals – include all revision dates</u>	<input checked="" type="checkbox"/>				
7. Minimum plan size 18"x24" not to exceed 36"x42"	<input checked="" type="checkbox"/>				
8. A vicinity map no smaller/less than 1"=500' and no larger than 1"=1000' to the inch, showing the position of the plan with its relation to surrounding streets and properties, and oriented in the same direction as the preliminary plan	<input type="checkbox"/>				
9. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map	<input checked="" type="checkbox"/>				
10. Digital copy of only the plan and elevations. Label the CD with the plan name, case file number, and indicate how many times the plan has been resubmitted for review	<input checked="" type="checkbox"/>				
11. Wake County School Form, if dwelling units are proposed	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
12. Preliminary stormwater quantity and quality summary and calculations package	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
13. For secondary tree conservation areas, include two (2) copies of the tree cover report completed by a certified arborist, North Carolina licensed landscape architect, or North Carolina registered forester	<input checked="" type="checkbox"/>	<input type="checkbox"/>			



PRE-DEVELOPMENT CALCULATIONS (RATIONAL METHOD)

TOTAL SITE - 3.65 AC
 See attached sketch for drainage areas. The pre-development drainage pattern shows that a ridge on the front of the site divides the property into 2 drainage basins. Point of Interest 1 (POI1) drains to the existing roadside ditch. POI2 drains to the SW corner of the property. There is a small amount of off-site area uphill to the ridgeline which has been included with the calculations.

POI1 Drainage area - 0.83 ac total area
 C factor = 0.30 (wooded and single family residence)
 $Q2 = (0.30)(5.76)(0.83) = 1.43$ CFS
 $Q10 = (0.30)(7.22)(0.83) = 1.80$ CFS

POI2 Drainage area - 4.22 ac total area
 C factor = 0.25 (wooded and single family residence)
 $Q2 = (0.25)(5.76)(4.22) = 6.08$ CFS
 $Q10 = (0.25)(7.22)(4.22) = 7.62$ CFS

POST-DEVELOPMENT CALCULATIONS (RATIONAL METHOD)

See attached sketch for drainage areas. The post-development drainage patterns shows roughly the same 2 sub-basins that drain onsite.

POI1 Sheet Flow - 0.73 ac total area
 C factor = 0.33 (Grass and single family)
 $Q2 = (0.33)(5.76)(0.73) = 1.39$ CFS < Pre
 $Q10 = (0.33)(7.22)(0.73) = 1.74$ CFS < Pre

POI2 Sheet Flow - 1.39 ac
 C factor = 0.25 (wooded)
 $Q2 = (0.25)(5.76)(1.39) = 2.00$ CFS
 $Q10 = (0.25)(7.22)(1.39) = 2.51$ CFS

Collected in pipes - 2.93 ac
 Inflow Hydrograph
 $C \text{ factor} = ((0.85)(0.95) + 2.08(3)) / 2.93 = 0.49$
 $Q2 = (0.49)(5.76)(2.93) = 8.27$ CFS
 $Q10 = (0.49)(7.22)(2.93) = 10.37$ CFS

Outflow Hydrograph from model
 $Q2 = 3.19$ CFS
 $Q10 = 3.93$ CFS

Total post development
 $Q2 = 5.19$ CFS < Pre
 $Q10 = 6.44$ CFS < Pre

POST IS LESS THAN PRE FOR BOTH 2 AND 10 YEAR STORM

Nitrogen Reduction Calculations

LAND TYPE	SITE AREA	TN EXPORT COEFFICIENT	TN EXPORT BY LAND USE	TN EXPORT FROM SITE
PRESERVED UNDISTURBED	0.0 ac	0.6 lb/ac/yr	0.0 lb/yr	
PRESERVED MANAGED	2.80 ac	1.2 lb/ac/yr	3.36 lb/yr	
IMPERVIOUS	0.85 ac	21.2 lb/ac/yr	18.02 lb/yr	
TOTAL	3.65 ac		21.38 lb/yr	
AVERAGE				5.86 lb/ac/yr

Developer to pay down to 3.6 lb/Ac/yr.

Approximate Payment Due: $(5.86 - 3.6 \text{ lb/Ac/yr}) * \$850.50 * 3.65 \text{ Ac.} = \$7,015.77$

- GRADING LEGEND**
- RCP REINFORCED CONCRETE PIPE
 - DI DROP INLET
 - JB JUNCTION BOX
 - EX. STORM DRAIN MANHOLE
 - EX. DROP INLET
 - EX. CATCH BASIN
 - PROPOSED MANHOLE
 - PROPOSED JUNCTION BOX
 - PROPOSED CATCH BASIN
 - PROPOSED DROP INLET
 - PROPOSED FLARED END SECTION
 - PROPOSED STORM DRAIN
 - DENOTES RIP-RAP ENERGY DISSIPATOR
 - CL CLEARING LIMITS
 - SF SILT FENCE
 - TPF TREE PROTECTION FENCE

TOTAL DENUDED AREA = 2.0 AC.

N/F TU BE OR NOT TU BE, LLC.
 D.B. 12033, PG. 1946
 PIN# 1731.01-26-1534
 ZONED: R-4
 USE: VACANT

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL CITY OF RALEIGH STANDARDS AND SPECIFICATIONS

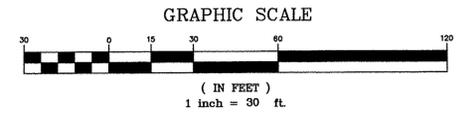
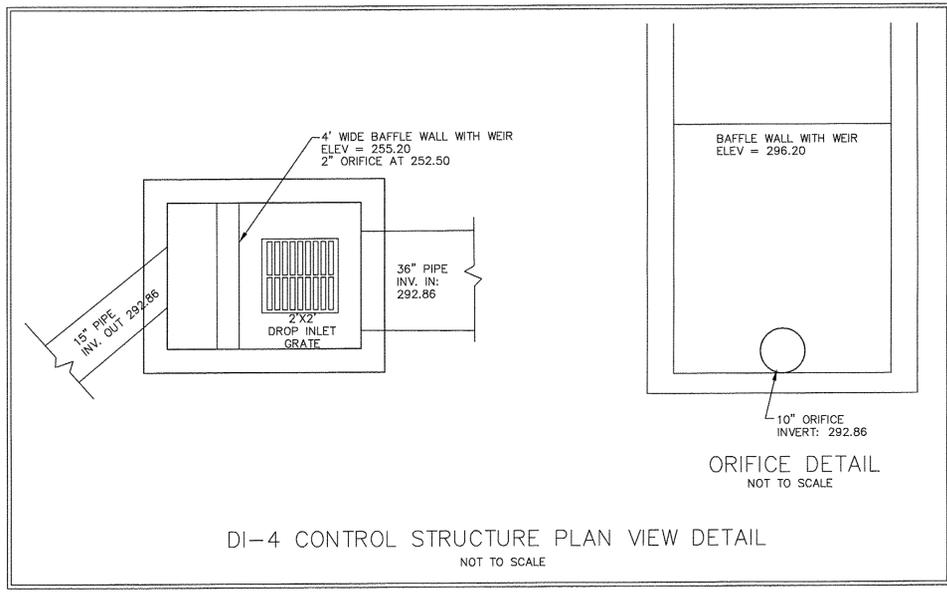
- GRADING NOTES:**
- THE OWNER SHALL CONTACT "NO ONE CALL CENTER" FORTY-EIGHT (48) HOURS PRIOR TO EXCAVATION AND SHALL REMAIN TEN FEET (10') FROM EXISTING UTILITIES.
 - ALL MATERIALS AND CONSTRUCTION STANDARDS TO BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
 - THE APPROXIMATE LIMITS OF DISTURBANCE IS 2.14 AC..
 - SUBJECT PROPERTY IS NOT LOCATED WITHIN AN AREA DESIGNATED AS HAVING SPECIAL FLOOD HAZARDS, IT IS LOCATED IN ZONE "X" AS DEFINED BY FEMA FIRM PANEL #3720173100J WITH AN EFFECTIVE DATE OF MAY 2, 2006.

STORM STRUCTURE TABLE

STRUCTURE	RIM	INV. IN	INV. OUT
DI-①	298.50	-	294.22
DI-②	298.50	293.83	293.83
DI-③	298.00	293.25	293.25
DI-④	298.50	292.86	292.86
FES-⑤	-	-	292.00

STORM PIPE TABLE

STRUCTURE	LENGTH	SIZE	MATERIAL	SLOPE
P-①	79 LF	30"	RCP	0.5%
P-②	116 LF	30"	RCP	0.5%
P-③	77 LF	30"	RCP	0.5%
P-④	86 LF	15"	RCP	1.0%



BY: _____
 REVISION _____
 DATE _____

IGLESIA NUEVO RENACER
 WAKE COUNTY
 NORTH CAROLINA
 GRADING & STORM MANAGEMENT PLAN

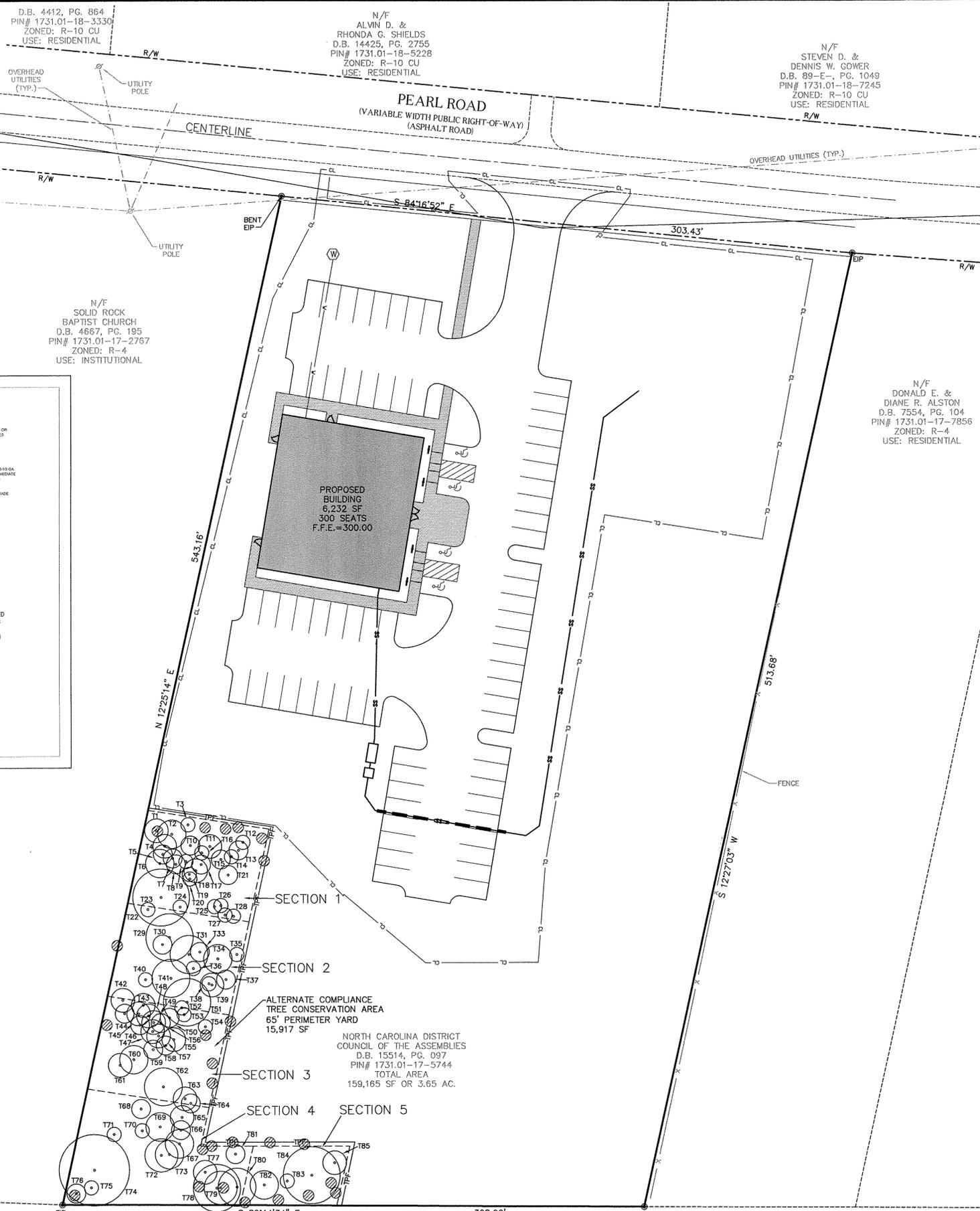
DATE: 03-28-2014
 DRAWN BY: JGM
 CHECKED BY: JRC

SCALE: AS SHOWN
 FILE NO.: 489-01

C-4

JOHN A. EDWARDS & COMPANY
 Consulting Engineers
 NC License F-0289
 333 Wade Ave., Raleigh, N.C. 27605
 Phone: (919) 828-4428
 Fax: (919) 828-4711
 E-mail: info@jaeco.com

NORTH CAROLINA
 PROFESSIONAL ENGINEER
 JOHN A. EDWARDS
 EXPIRES 12/31/2017



D.B. 4412, PG. 864
PIN# 1731.01-18-3330
ZONED: R-10 CU
USE: RESIDENTIAL

N/F
ALVIN D. &
RHONDA G. SHIELDS
D.B. 14425, PG. 2755
PIN# 1731.01-18-5228
ZONED: R-10 CU
USE: RESIDENTIAL

N/F
STEVEN D. &
DENNIS W. GOWER
D.B. 89-E-, PG. 1049
PIN# 1731.01-18-7245
ZONED: R-10 CU
USE: RESIDENTIAL

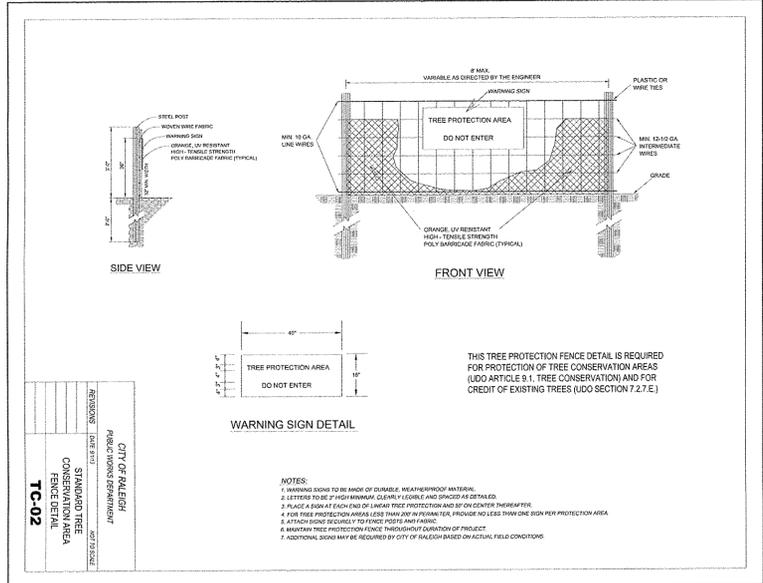
N/F
SOLID ROCK
BAPTIST CHURCH
D.B. 4667, PG. 195
PIN# 1731.01-17-2767
ZONED: R-4
USE: INSTITUTIONAL

N/F
DONALD E. &
DIANE R. ALSTON
D.B. 7554, PG. 104
PIN# 1731.01-17-7856
ZONED: R-4
USE: RESIDENTIAL

PROPOSED
BUILDING
6,232 SF
300 SEATS
F.F.E. = 300.00

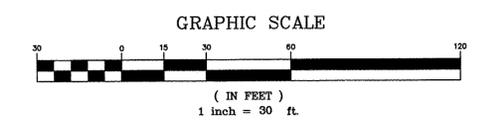
ALTERNATE COMPLIANCE
TREE CONSERVATION AREA
65' PERIMETER YARD
15,917 SF

NORTH CAROLINA DISTRICT
COUNCIL OF THE ASSEMBLIES
D.B. 15514, PG. 097
PIN# 1731.01-17-5744
TOTAL AREA
159,165 SF OR 3.65 AC.



TREE TABLE	TREE TABLE
T1 5" POPLAR	T45 5" OAK
T2 6" SWEETGUM	T46 QUAD 4" HOLLY
T3 3" OAK	T47 5" OAK
T4 5" SWEETGUM	T48 5" SWEETGUM
T5 4" SWEETGUM	T49 5" POPLAR
T6 6" SWEETGUM	T50 4" SWEETGUM
T7 4" SWEETGUM	T51 10" PINE
T8 4" SWEETGUM	T52 3" HICKORY
T9 3" SWEETGUM	T53 3" HICKORY
T10 4" SWEETGUM	T54 3" HICKORY
T11 5" SWEETGUM	T55 5" OAK
T12 3" OAK	T56 4" HOLLY
T13 4" OAK	T57 5" HOLLY
T14 3" OAK	T58 4" MAPLE
T15 4" OAK	T59 4" OAK
T16 3" OAK	T60 DOUBLE 6" OAK
T17 4" POPLAR	T61 5" PINE
T18 5" SWEETGUM	T62 8" SWEETGUM
T19 3" SWEETGUM	T63 5" OAK
T20 3" SWEETGUM	T64 4" MAPLE
T21 4" BIRCH	T65 5" HOLLY
T22 12" SWEETGUM	T66 4" POPLAR
T23 3" PINE	T67 6" PINE
T24 3" OAK	T68 DOUBLE 4" MAPLE
T25 3" OAK	T69 6" POPLAR
T26 3" SWEETGUM	T70 3" MAPLE
T27 3" SWEETGUM	T71 3" SWEETGUM
T28 3" SWEETGUM	T72 7" PINE
T29 10" OAK	T73 6" MAPLE
T30 4" HICKORY	T74 15" OAK
T31 TRIPLE 8" OAK	T75 3" OAK
T32 TRIPLE 8" OAK	T76 4" SWEETGUM
T33 4" SWEETGUM	T77 5" PINE
T34 DOUBLE 6" MAPLE	T78 10" HOLLY
T35 3" OAK	T79 7" HOLLY
T36 3" SWEETGUM	T80 8" OAK
T37 4" SWEETGUM	T81 4" OAK
T38 3" SWEETGUM	T82 6" CEDAR
T39 5" MAPLE	T83 3" SWEETGUM
T40 3" POPLAR	T84 12" OAK
T41 8" HOLLY	T85 5" OAK
T42 5" POPLAR	
T43 QUAD 5" HOLLY	
T44 4" OAK	

TREE CONSERVATION CALCULATIONS:
TOTAL SITE AREA = 159,165 SF OR 3.65 AC.
159,165 X 10% = 15,917 SF OF REQUIRED TREE CONSERVATION AREA
TOTAL TREE CONSERVATION AREA PROVIDED = 15,917 SF OR 0.37 AC.



ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL CITY OF RALEIGH STANDARDS AND SPECIFICATIONS

DATE	03-28-2014	DRAWN BY	JGM	CHECKED BY	JRC
SCALE	AS SHOWN	FED. BK. & PAGE		PERM. NO.	489-01
SHEET	C-8				

DATE: 03-28-2014
DRAWN BY: JGM
CHECKED BY: JRC

SCALE: AS SHOWN
FED. BK. & PAGE:
PERM. NO.: 489-01

DATE: 03-28-2014
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SHEET: C-8

RALEIGH
WAKE COUNTY
TREE CONSERVATION PLAN
NORTH CAROLINA

IGLESIA NUEVO RENACER

JOHN A. EDWARDS & COMPANY
Consulting Engineers
NC License F-0289
333 Wade Ave., Raleigh, N.C. 27605
Phone: (919) 828-4428
Fax: (919) 828-4711
E-mail: info@jaeco.com

REVISION