# Planning & Development

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

## Administrative Alternate

| Administrative Alternate Request | OFFICE USE ONLY |
|---|---|
| **Section(s) of UDO affected: 7.2.4**<br>**Design adjustment requested: Due the the proximity of the grave stones in relationship to the property line we are requesting to stop the fence at the cemetery line and stopping the 3' shrubs as required per the TPY at the property corner. We would install larger trees (Green Giant Arborvitae) from the new property corner to the cemetery to create screen in place of the fence. This area is also partially screened by the existing shop building, (See Sheet 1 of 2). We are also proposing installing larger trees (Green Giant Arborvitae) from the cemetery to the back property line in stead of a fence. This area would also be a tree conservation area, (See Plan Sheet 2 of 2).**<br><br>**We are also providing site picture of the building and cemetery area.**<br><br>**Provide all associated case plan numbers including zoning and site plan: S-58-14** | **Transaction Number** |

| GENERAL INFORMATION | | |
|---|---|---|
| **Property Address** 3600 and 3700 Lake Wheeler Road | | **Date** March 10, 2015 |
| **Property PIN** 0792319161 | **Current Zoning** Zone R1 SWPOD | |
| **Nearest Intersection** Lake Wheeler Rd and Inwood Road | | **Property size (in acres)**<br>Lot 1= 3.96 ac<br>Lot 2= 1.98 ac |
| **Property Owner** Inwood Baptist Church | **Phone** 919-828-2933 | **Mail** 3700 Lake Wheeler Road 27603 |
| | **Email** office@inwoodbaptist.org | |
| **Project Contact Person** Rex Honeycutt | **Phone** 919-291-8484 | **Mail** 6232 Ten-Ten Road Apex, NC 27539 |
| | **Email** hnycttrw@bellsouth.net | |
| **Property Owner Signature**<br>William J. Hall, Jr. | **Email** 919-828-2933 | |
| **Notary**<br>Sworn and subscribed before me this 26th day of March, 2015 | **Notary Signature and Seal**<br>Ellen E Klooz<br>ELLEN E. KLOOZ NOTARY *** PUBLIC WAKE COUNTY, N.C. | |

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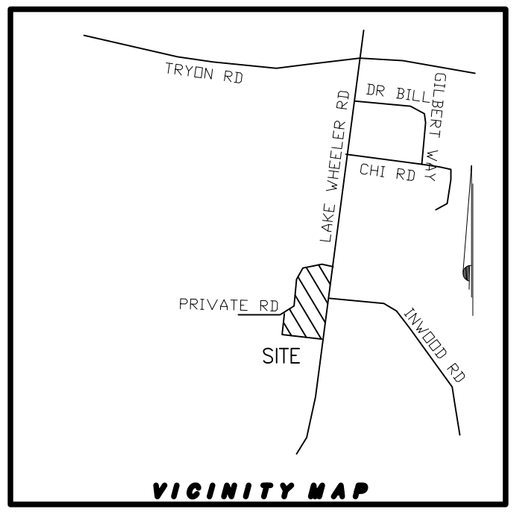
## Administrative Alternate Checklist

| TO BE COMPLETED BY APPLICANT | YES | N/A |
|---|---|---|
| ADMINISTRATIVE ALTERNTATE REQUIREMENTS | | |
| 1. The property owner must be the applicant. | X | |
| 2. An application, signed by the property owner and notarized to that effect, is required. | X | |
| 3. The applicant must submit stamped envelopes addressed to the property owners within 100 feet of the subject property as indicated in Chapter 10.2 of the Unified Development Ordinance. City staff will mail the public hearing notices. | X | |
| 4. The applicant shall submit pertinent material necessary for review of the alternate; in addition to the submittal material required for a subdivision, plot plan or site plan. This may include architectural renderings, materials samples or other project-specific information. | X | |




NOTES:

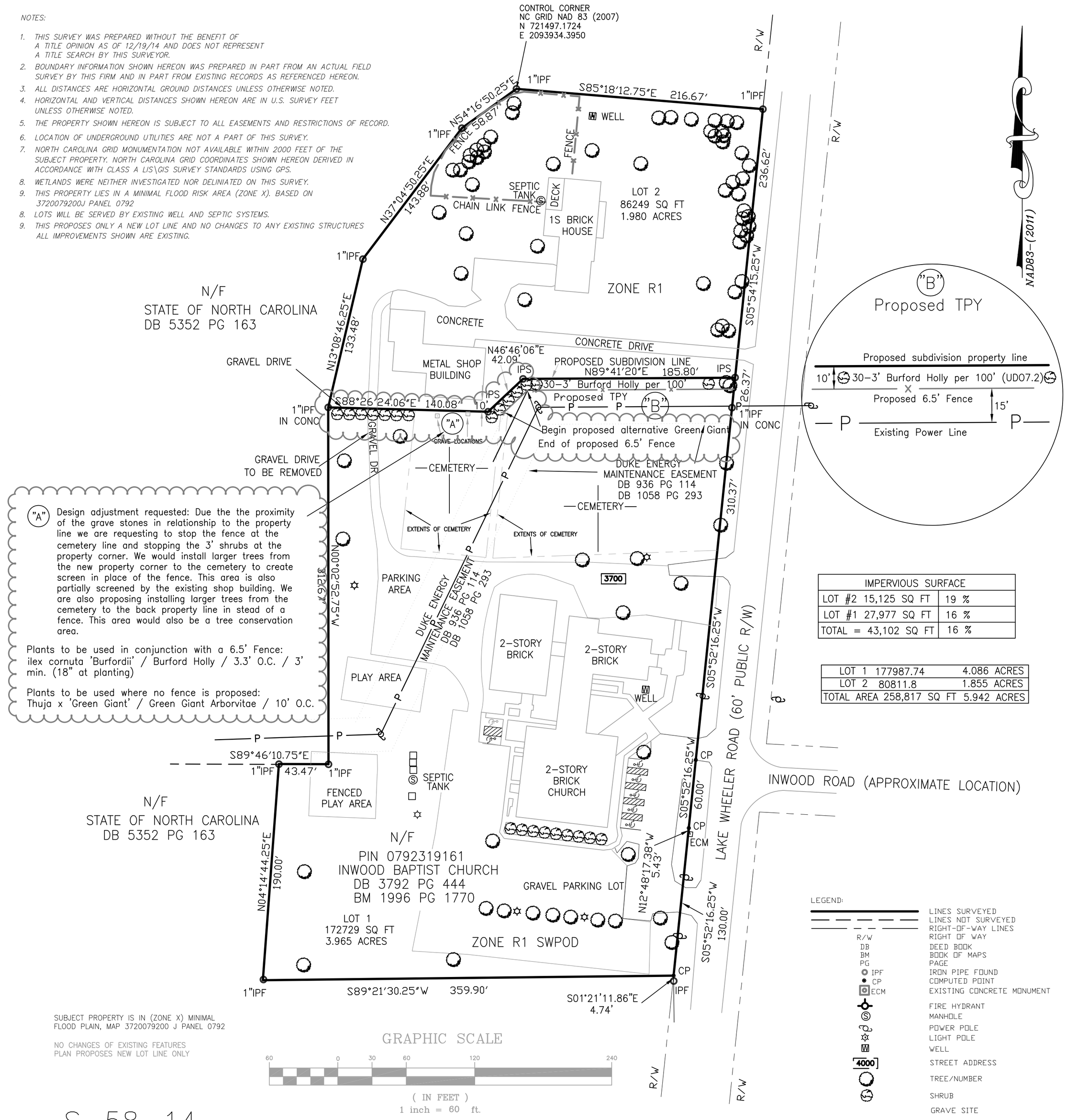
1. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE OPINION AS OF 12/19/14 AND DOES NOT REPRESENT A TITLE SEARCH BY THIS SURVEYOR.
2. BOUNDARY INFORMATION SHOWN HEREON WAS PREPARED IN PART FROM AN ACTUAL FIELD SURVEY BY THIS FIRM AND IN PART FROM EXISTING RECORDS AS REFERENCED HEREON.
3. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
4. HORIZONTAL AND VERTICAL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
5. THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
6. LOCATION OF UNDERGROUND UTILITIES ARE NOT A PART OF THIS SURVEY.
7. NORTH CAROLINA GRID MONUMENTATION NOT AVAILABLE WITHIN 2000 FEET OF THE SUBJECT PROPERTY. NORTH CAROLINA GRID COORDINATES SHOWN HEREON DERIVED IN ACCORDANCE WITH CLASS A LIS\GIS SURVEY STANDARDS USING GPS.
8. WETLANDS WERE NEITHER INVESTIGATED NOR DELINIATED ON THIS SURVEY.
9. THIS PROPERTY LIES IN A MINIMAL FLOOD RISK AREA (ZONE X). BASED ON 3720079200J PANEL 0792
8. LOTS WILL BE SERVED BY EXISTING WELL AND SEPTIC SYSTEMS.
9. THIS PROPOSES ONLY A NEW LOT LINE AND NO CHANGES TO ANY EXISTING STRUCTURES ALL IMPROVEMENTS SHOWN ARE EXISTING.

STATE OF NORTH CAROLINA, WAKE COUNTY

I, BRUCE D. BEAVERS, CERTIFY THAT THIS MAP WAS PREPARED IN PART FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION AND IN PART FROM DEEDS AND MAPS OF RECORD, THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS 1 : 10,000+ ; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY HAND AND SEAL THIS 18TH DAY OF NOVEMBER, 2014.

PROFESSIONAL LAND SURVEYOR NC L-3451

PRELIMINARY




"A" Design adjustment requested: Due the the proximity of the grave stones in relationship to the property line we are requesting to stop the fence at the cemetery line and stopping the 3' shrubs at the property corner. We would install larger trees from the new property corner to the cemetery to create screen in place of the fence. This area is also partially screened by the existing shop building. We are also proposing installing larger trees from the cemetery to the back property line in stead of a fence. This area would also be a tree conservation area.

Plants to be used in conjunction with a 6.5' Fence: ilex cornuta 'Burfordii' / Burford Holly / 3.3' O.C. / 3' min. (18" at planting)

Plants to be used where no fence is proposed: Thuja x 'Green Giant' / Green Giant Arborvitae / 10' O.C.

| IMPERVIOUS SURFACE | |
|---|---|
| LOT #2 15,125 SQ FT | 19 % |
| LOT #1 27,977 SQ FT | 16 % |
| TOTAL = 43,102 SQ FT | 16 % |

| | | |
|---|---|---|
| LOT 1 | 177987.74 | 4.086 ACRES |
| LOT 2 | 80811.8 | 1.855 ACRES |
| TOTAL AREA | 258,817 SQ FT | 5.942 ACRES |

SUBJECT PROPERTY IS IN (ZONE X) MINIMAL FLOOD PLAIN, MAP 3720079200 J PANEL 0792

NO CHANGES OF EXISTING FEATURES
PLAN PROPOSES NEW LOT LINE ONLY

LEGEND:

| | |
|---|---|
| | LINES SURVEYED |
| | LINES NOT SURVEYED |
| | RIGHT-OF-WAY LINES |
| R/W | RIGHT OF WAY |
| DB | DEED BOOK |
| BM | BOOK OF MAPS |
| PG | PAGE |
| IPF | IRON PIPE FOUND |
| CP | COMPUTED POINT |
| ECM | EXISTING CONCRETE MONUMENT |
| | FIRE HYDRANT |
| | MANHOLE |
| | POWER POLE |
| | LIGHT POLE |
| | WELL |
| 4000 | STREET ADDRESS |
| | TREE/NUMBER |
| | SHRUB |
| | GRAVE SITE |

S-58-14

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# SUBDIVISION SURVEY
FOR
# INWOOD BAPTIST CHURCH
3700 LAKE WHEELER RD
SWIFT CREEK TOWNSHIP
WAKE COUNTY
RALEIGH, NORTH CAROLINA

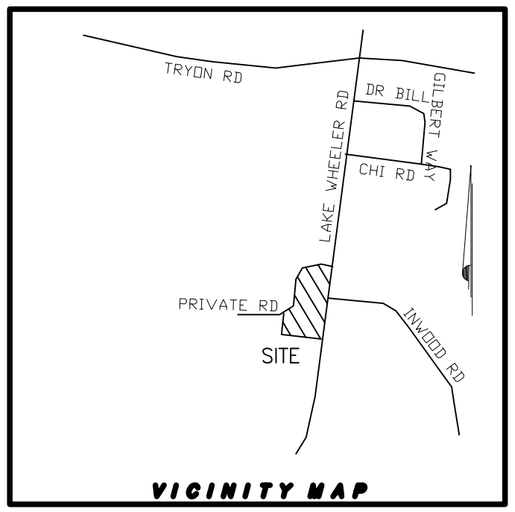
| | |
|---|---|
| CITY COMMENTS | 01/05/2015 |
| revised property line | 03/05/2015 |
| Revision | Date |

| DWN | CHKD | DSGN | DATE |
|---|---|---|---|
| 178450248 JLB | | BDB | 11/18/2014 |

File Location: V:/178450248/DWG

Sheet
SH1 of SH2

Project No. 178450248
Drawing No.
Scale 1"=60'
Revision




| | | |
|---|---|---|
| TOTAL AREA | 5.945 ACRES | 258,964 SQ FT |
| | | |
| TOTAL OF INDIVIDUAL TREE AREA | 0.057 ACRES | 2,466 SQ FT |
| SECONDARY CONSERVATION AREA | 0.331 ACRES | 14,438 SQ FT |
| TOTAL WOODED – SWPOD AREA | 1.089 ACRES | 47,445 SQ FT |
| TOTAL FORESTATION AREA | 1.477 ACRES | 64,349 SQ FT |
| PERCENT FORESTATION AREA | 25% | |

| SECONDARY TREE CONSERVATION AREA "Individual trees 10" dbh & larger within 65' of any vacant property" | |
|---|---|
| 1,047 SQ FT | 15.0" WHITE PINE |
| 1,419 SQ FT | 18" & 12.9" PINE |
| TOTAL 2,466 SQ FT | |

| SECONDARY TREE CONSERVATION AREA | |
|---|---|
| AREA#1 | 2,500 SQ FT |
| AREA#2 | 2,500 SQ FT |
| AREA#3 | 2,500 SQ FT |
| AREA#4 | 2,500 SQ FT |
| AREA#5 | 3,042 SQ FT |
| | |
| TOTAL | 14,438 SQ FT |

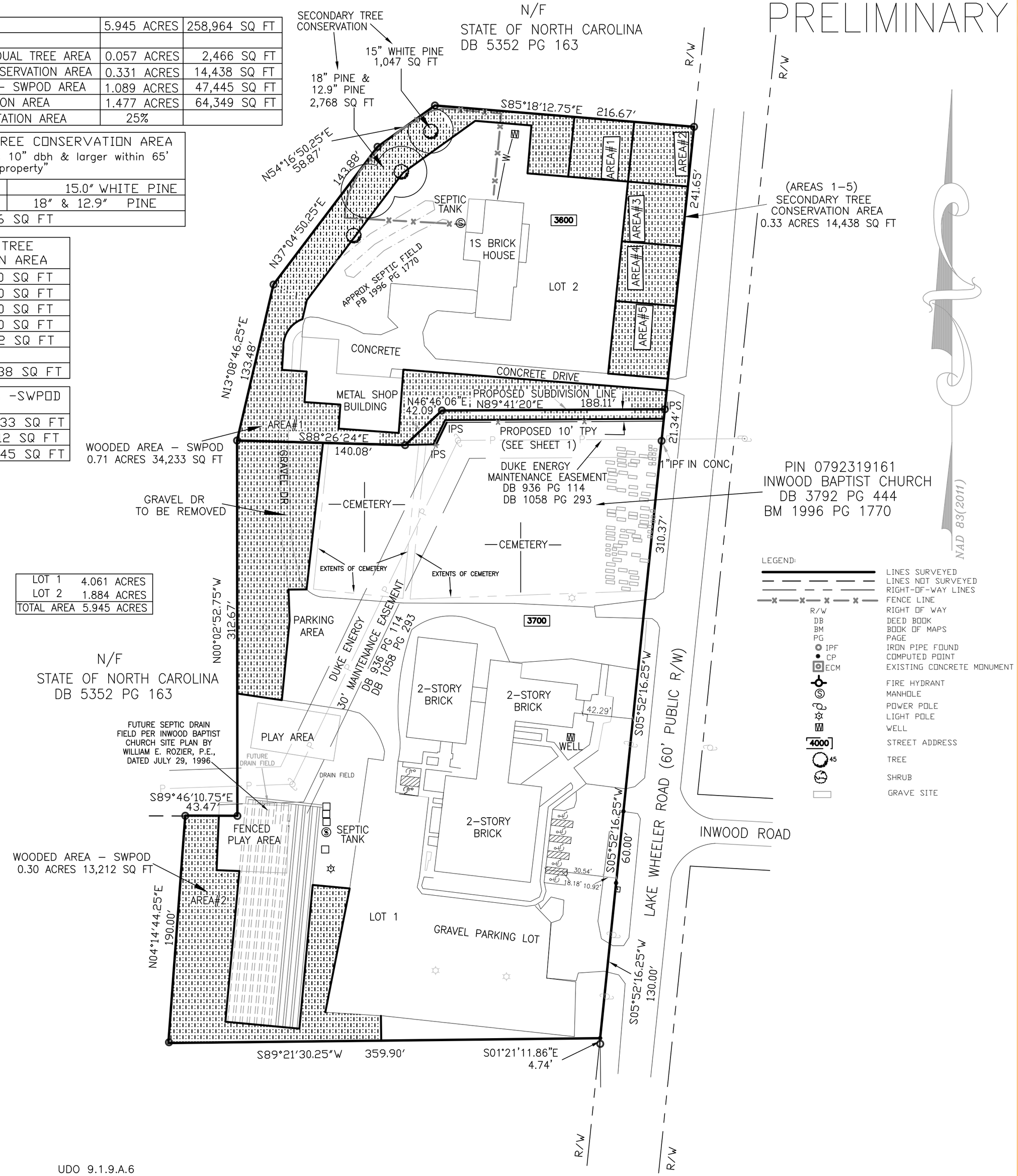
| WOODED AREA -SWPOD | |
|---|---|
| AREA#1 | 34,233 SQ FT |
| AREA#2 | 13,212 SQ FT |
| TOTAL | 47,445 SQ FT |

| | |
|---|---|
| LOT 1 | 4.061 ACRES |
| LOT 2 | 1.884 ACRES |
| TOTAL AREA | 5.945 ACRES |

**Tree Conservation Plan Data Sheet** Date: 01.08.2015
Project Name: Inwoods Baptist Church Site GrossSite Acres:5.95Acres
Right of Way Deidition 0.37 Acres Net Site Acres:5.58Acres
Total TCA required (15% or more for R1, R2, 10% or more for all other zoning districts)10%or more required **=0.56acNumberPercentof Acresof Tract**

| | | |
|---|---|---|
| **(1) Primary Tree Conservation Areas** | | |
| (a1) SHOD 1 Yards | 0.00 | 0.00% |
| (a2) SHOD 2 Yards | 0.00 | 0.00% |
| (a3) SHOD 3 Yards | 0.00 | 0.00% |
| (a4) SHOD 4 Yards | 0.00 | 0.00% |
| (a5) Thoroughfare Yards | 0.00 | 0.00% |
| (a6) Conservation Management District | 0.00 | 0.00% |
| (a7) Metro Park Overlay District | 0.00 | 0.00% |
| (a8) Conditional Use Zoning Tree Save Areas | 0.00 | 0.00% |
| (a9) Natural Protective Yards Required by Re-Zoning or Other Conditions | 0.00 | 0.00% |
| a10) Other Required Tree Save Areas | 0.00 | 0.00% |
| (b) Champion Trees including their Critical Root Zones | 0.00 | 0.00% |
| (c) Zone 2 of Neuse riparian buffers | 0.00 | 0.00% |
| (d) Area with slopes of 45% or more adjacent to or within floodways | 0.00 | 0.00% |
| **Subtotal of Primary Tree Conservation Areas:** | 0.00 | 0.00% |
| **Greenway Easement: (voluntarily inclusion of a portion of greenway)** | 0.00 | 0.00% |
| **(2) Secondary Tree Conservation Areas** | | |
| (a) Major Thoroughfare: 50-foot Average Buffer | 0.00 | 0.00% |
| (b) Minor Thoroughfare: 50-foot Average Buffer | 0.00 | 0.00% |
| (c) 65-foot perimeter yard adjacent to non-vacant property | 0.00 | 0.00% |
| (c) Alternate compliance area: 65-foot perimeter yard | 0.33 | 5.57% |
| (d) 32-foot perimeter yard adjacent to vacant property | 0.00 | 0.00% |
| (d) Alternate compliance area: 32-foot perimeter yard | 0.00 | 0.00% |
| (e) Individual trees 10" dbh & larger within 65' of roadways or any non-vacant property | 0.06 | 0.01% |
| (f) Individual trees 10" dbh & larger within 32' of any vacant property | 0.15 | 2.46% |
| **Subtotal of Secondary Tree Conservation Areas:** | 0.48 | 8.00% |
| **TOTAL ALL TREE CONSERVATION AREAS:** | 0.48 | 8.55% |

GRAPHIC SCALE
60 0 30 60 120 240
( IN FEET )
1 inch = 60 ft.




UDO 9.1.9.A.6
The minimum size and planting rate of new tree plantings used to fulfill this requirement shall be either 1 bare-root seedling at least 14 inches tall planted per 100 square feet (10 feet by 10 feet centers) or one 2- inch caliper tree planted per 200 square feet.

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INWOOD BAPTIST CHURCH
SUBDIVISION,
TREE CONSERCATION FORESTATION MAP
3700 LAKE WHEELER RD
SWIFT CREEK TOWNSHIP
RALEIGH, WAKE CO. NORTH CAROLINA

| ADDRESS COMMENTS | 1/8/2015 |
|---|---|

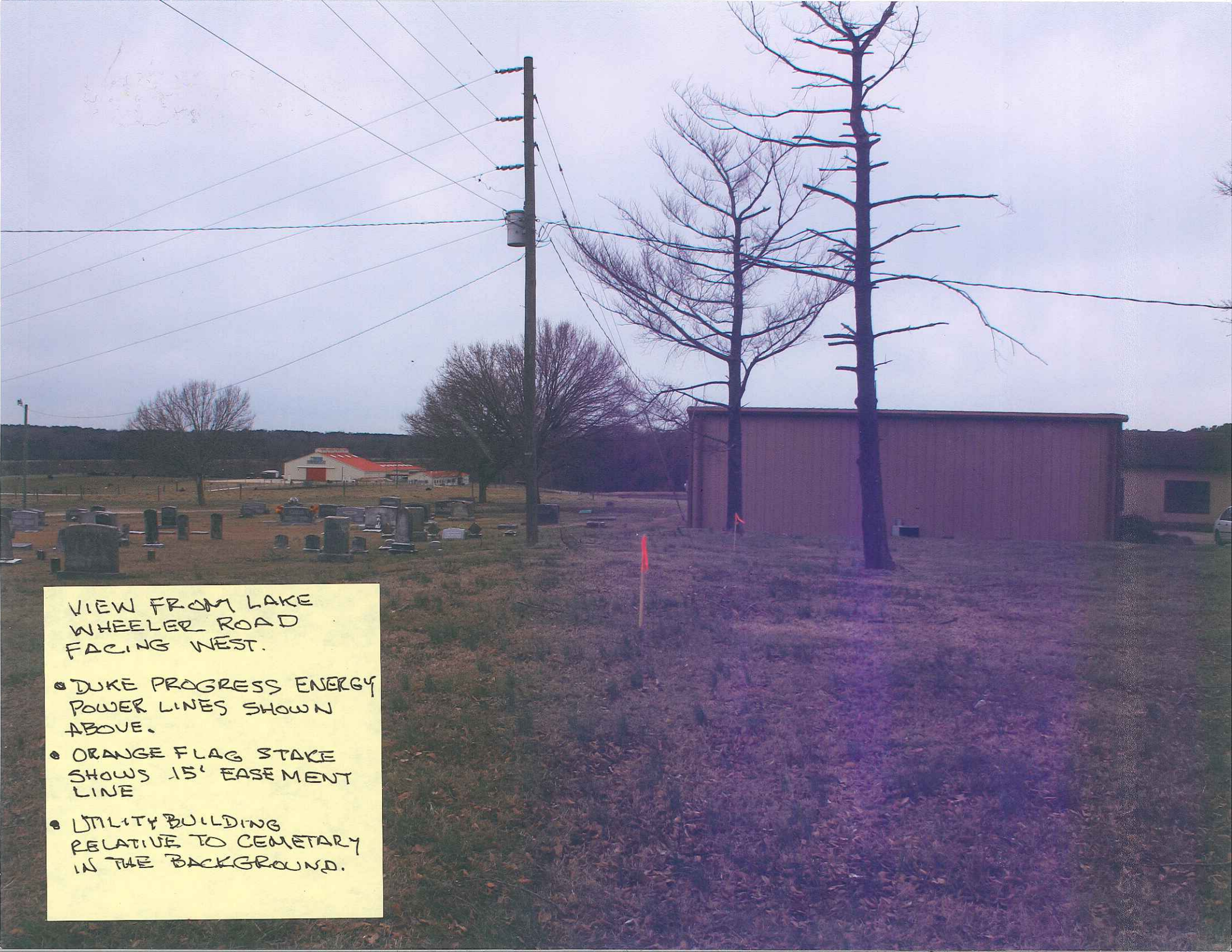
| Revision | Date |
|---|---|

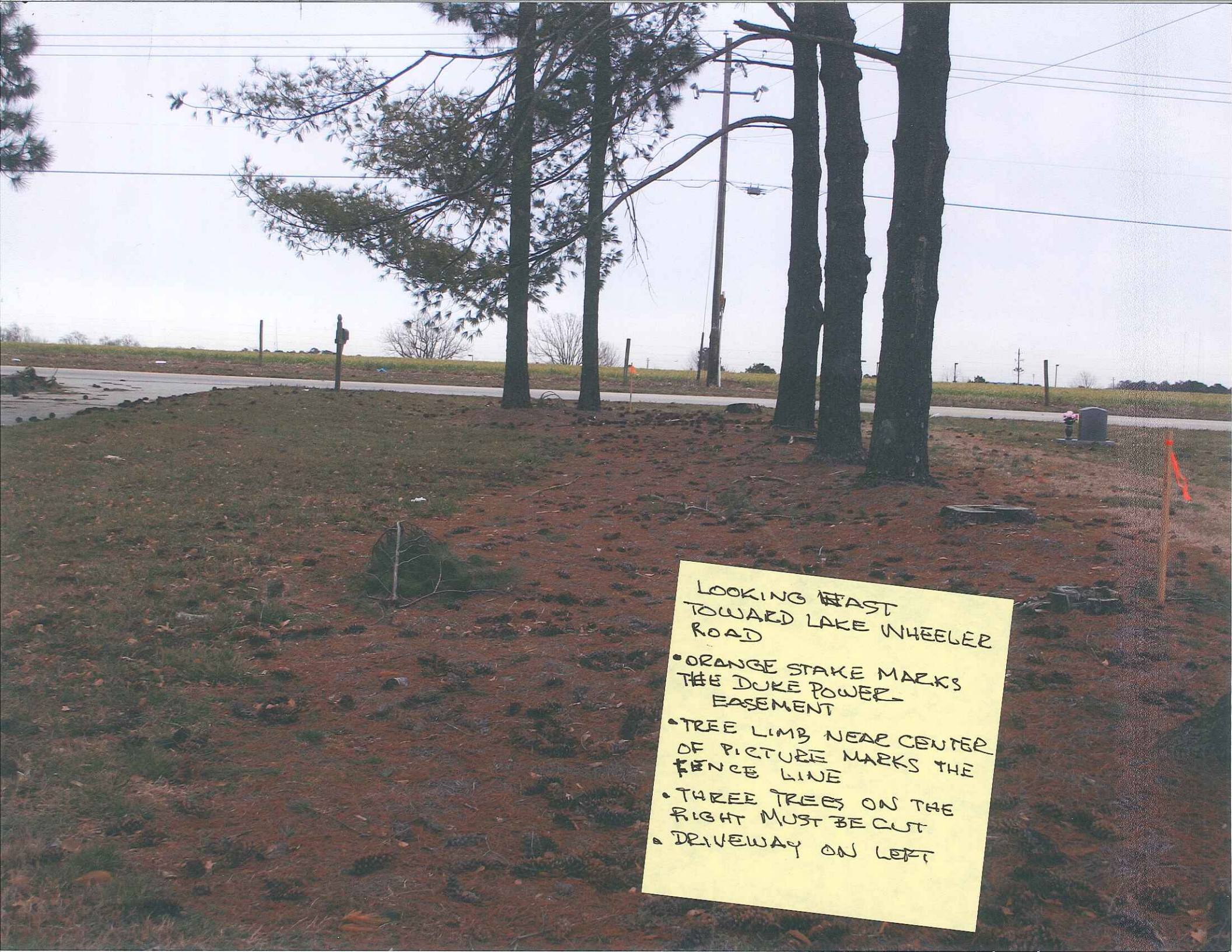
| DWN | CHKD | DSGN | DATE |
|---|---|---|---|
| 178450248 | JLB | BDB | 11/18/2014 |

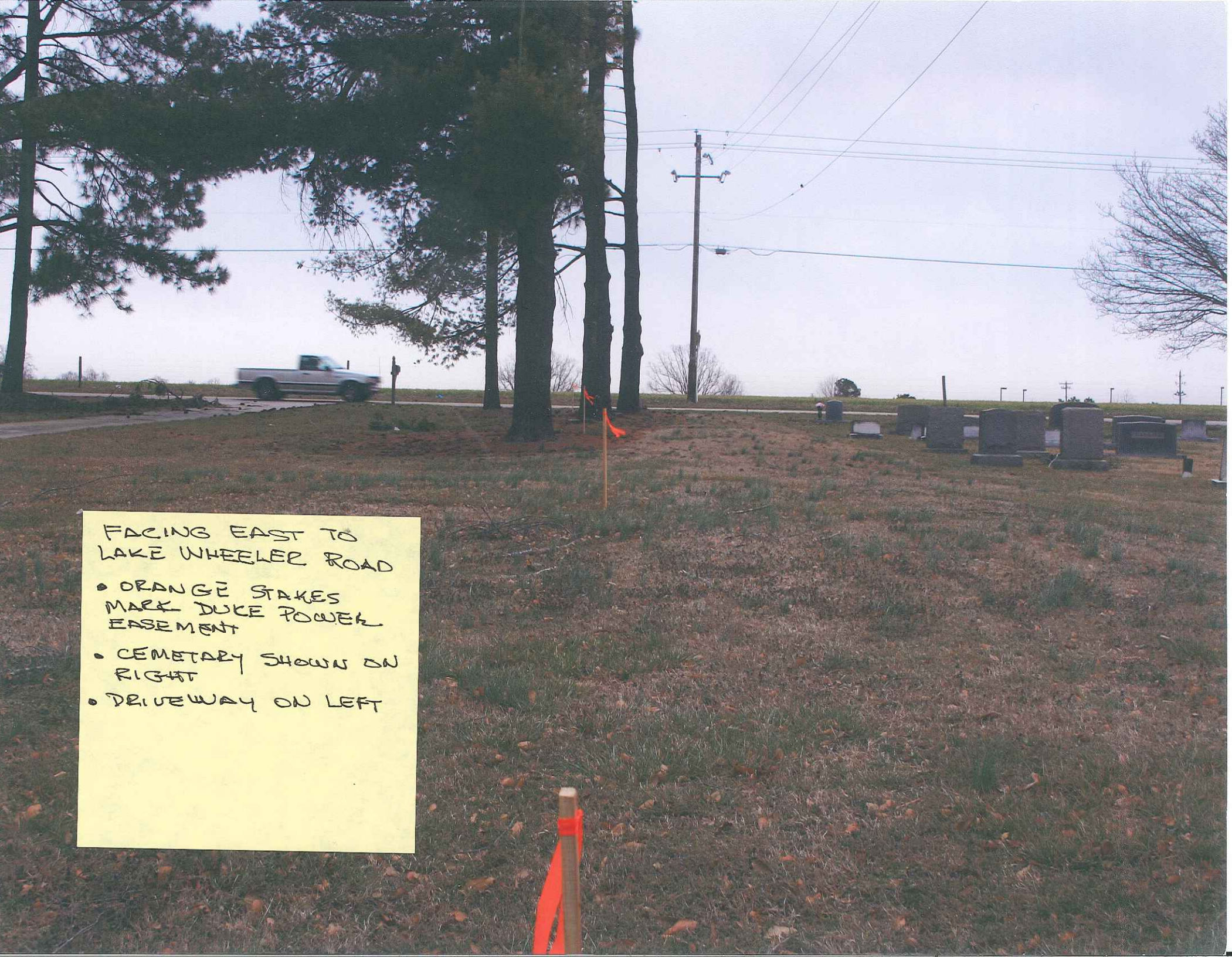
File Location: V:/178450248/DWG

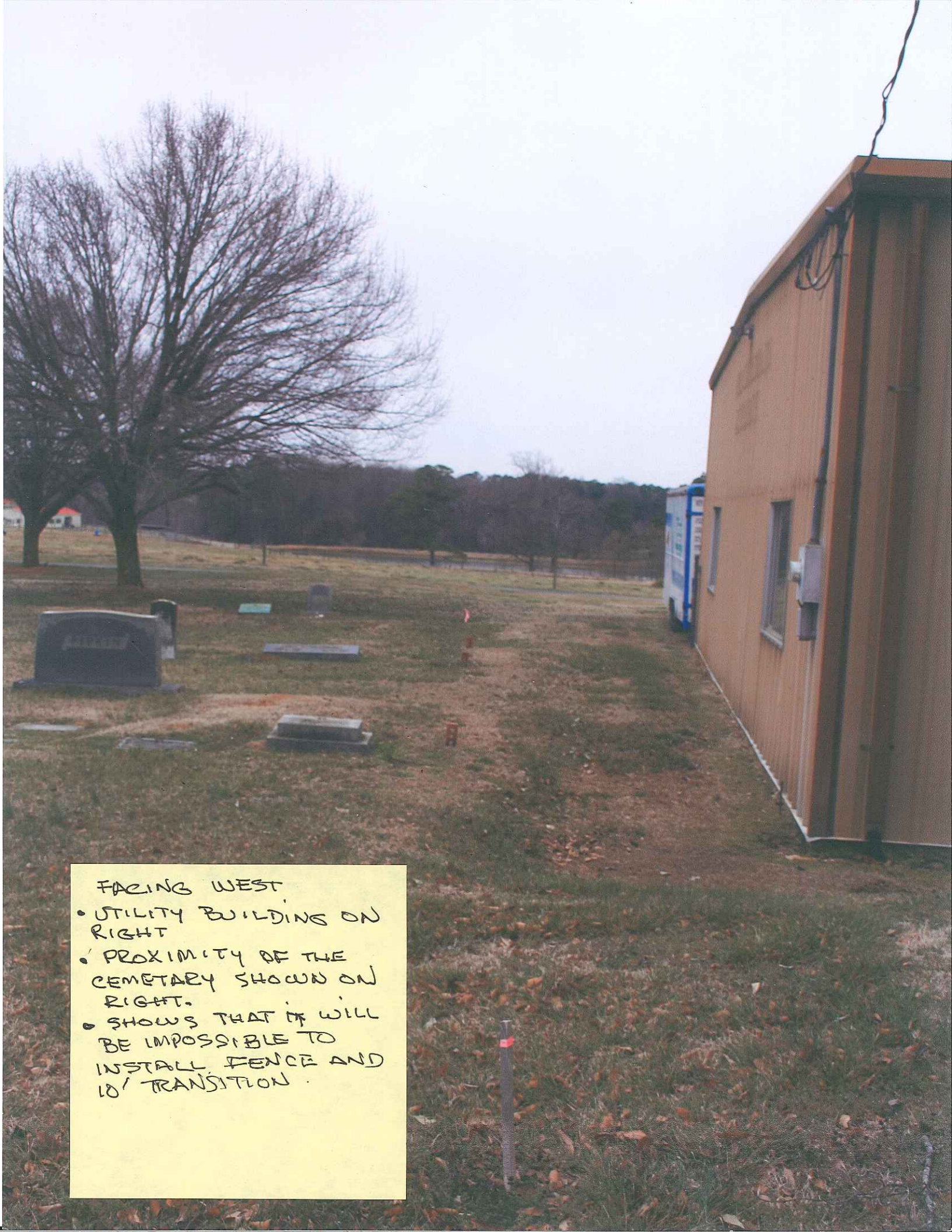
Sheet
SH2 of SH2

Project No. 178450248
Drawing No.
Scale 1"=60'
Revision


VIEW FROM LAKE WHEELER ROAD FACING WEST.
• DUKE PROGRESS ENERGY POWER LINES SHOWN ABOVE.
• ORANGE FLAG STAKE SHOWS 15' EASEMENT LINE
• UTILITY BUILDING RELATIVE TO CEMETARY IN THE BACKGROUND.

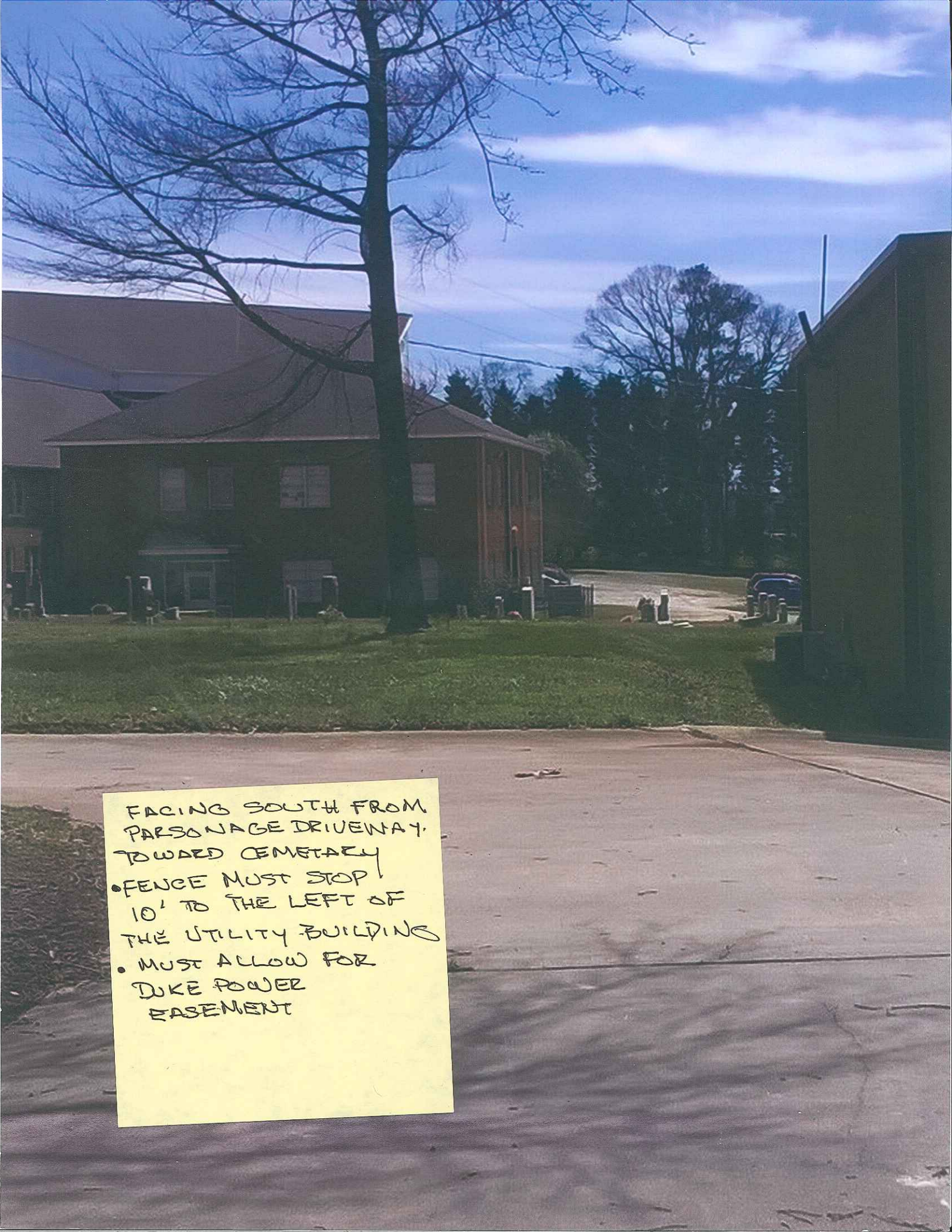

LOOKING EAST
TOWARD LAKE WHEELER
ROAD
• ORANGE STAKE MARKS
THE DUKE POWER
EASEMENT
• TREE LIMB NEAR CENTER
OF PICTURE MARKS THE
FENCE LINE
• THREE TREES ON THE
RIGHT MUST BE CUT
• DRIVEWAY ON LEFT

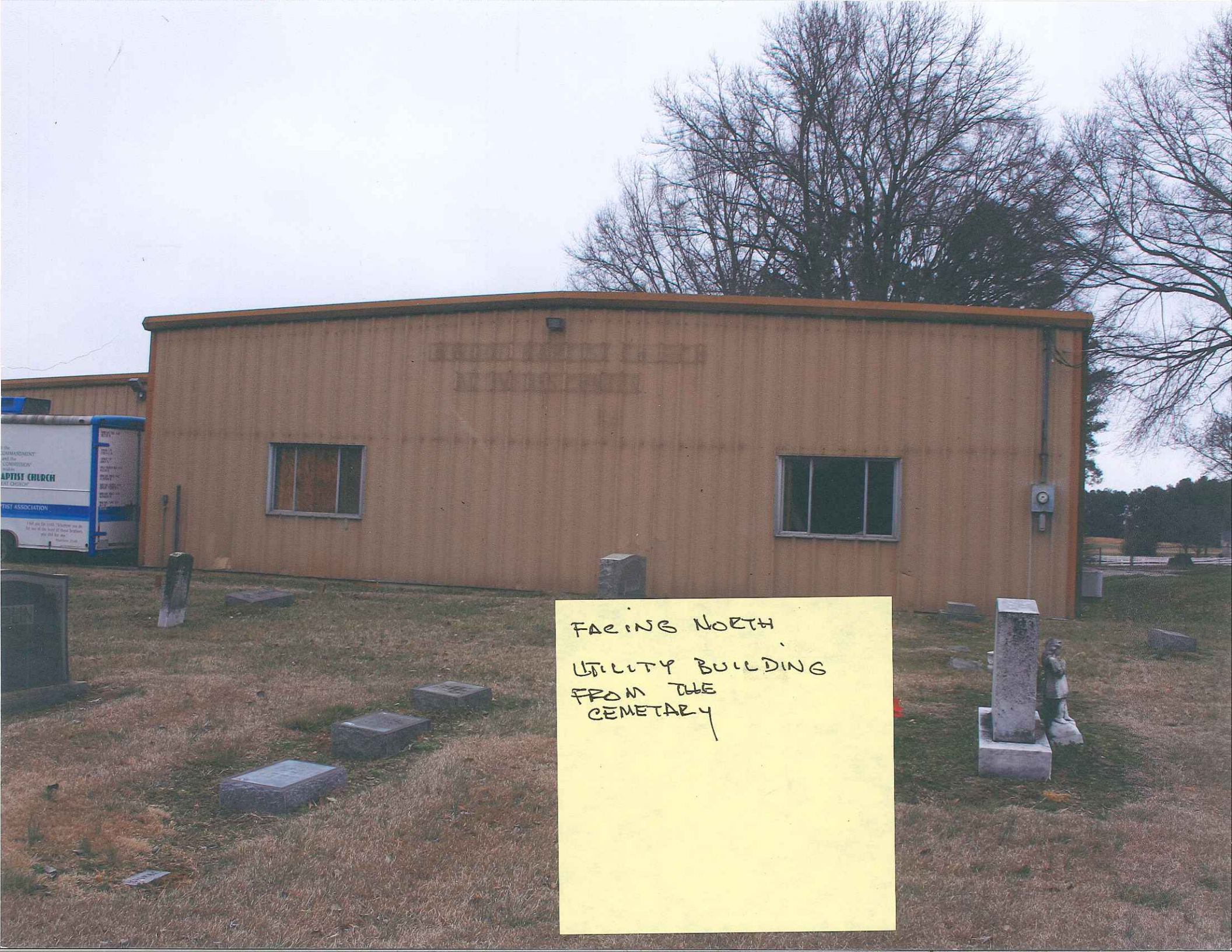

FACING EAST TO
LAKE WHEELER ROAD
• ORANGE STAKES
MARK DUKE POWER
EASEMENT
• CEMETARY SHOWN ON
RIGHT
• DRIVEWAY ON LEFT



FACING WEST

- UTILITY BUILDING ON RIGHT
- PROXIMITY OF THE CEMETARY SHOWN ON RIGHT.
- SHOWS THAT IT WILL BE IMPOSSIBLE TO INSTALL FENCE AND 10' TRANSITION.


FACING SOUTH FROM
PARSONAGE DRIVEWAY.
TOWARD CEMETARY
•FENCE MUST STOP
10' TO THE LEFT OF
THE UTILITY BUILDING
• MUST ALLOW FOR
DUKE POWER
EASEMENT




FACING NORTH

UTILITY BUILDING
FROM THE
CEMETARY