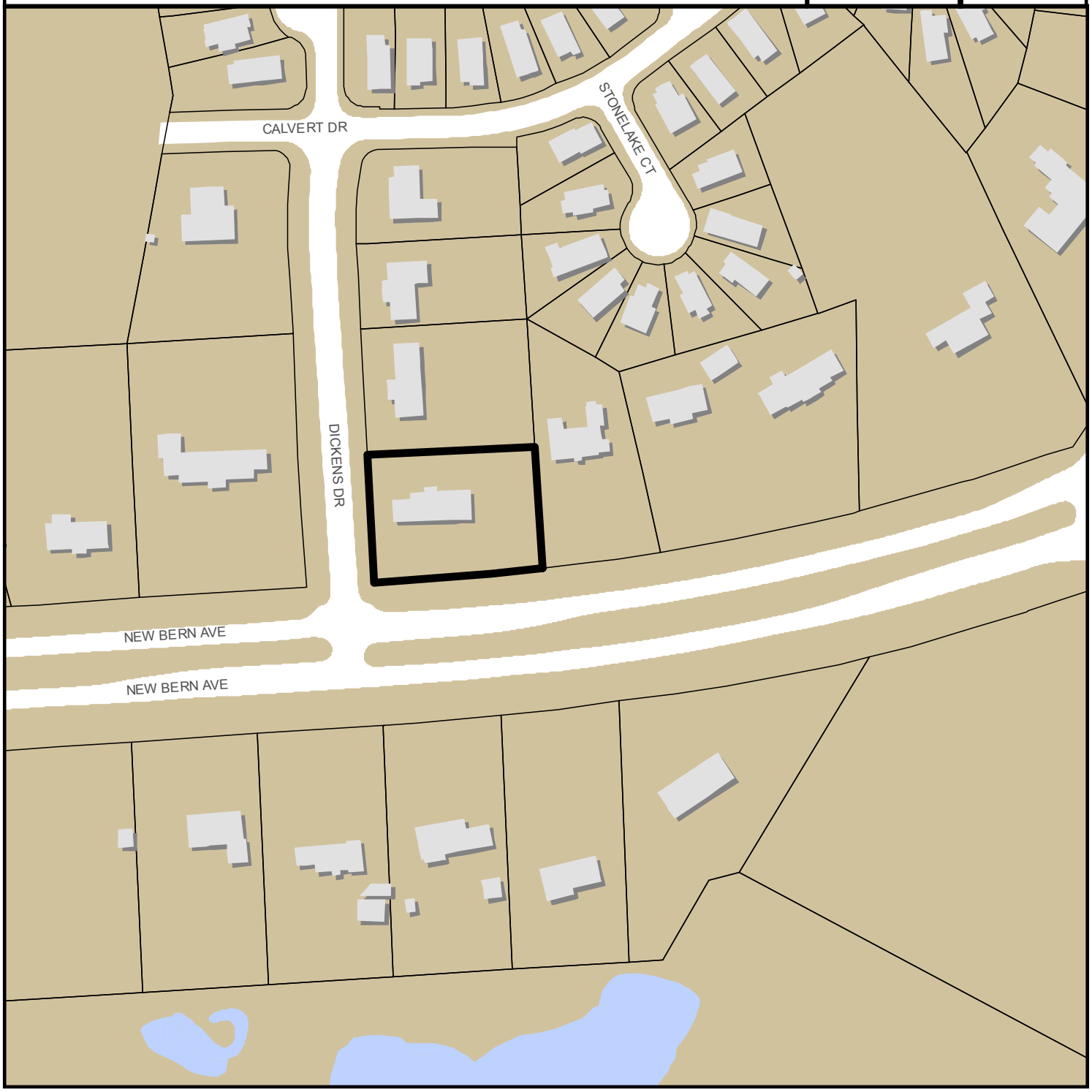
IGLESIA DE DIOS PENTECOSTAL M.I
SR-8-2015



Zoning:	**R-4, NCOD**
CAC:	**East Raleigh**
Drainage Basin:	**Crabtree Basin**
Acreage:	**0.68**
Square Feet:	**2,535**

Planner:	**Justin Rametta**
Phone:	**(919) 996-2665**
Applicant:	**Pentecostal Church of God**
Phone:	**919) 906-5042**

Planning & Development

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

Administrative Site Review Application

For UDO Districts Only

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

Building Type		FOR OFFICE USE ONLY
☒ Detached ☐ Attached ☐ Apartment ☐ Townhouse	☒ General ☐ Mixed Use ☐ Open Lot	Transaction Number 426345 Assigned Project Coordinator Shankle Assigned Team Leader Ramette

Has your project previously been through the Due Diligence process? If yes, provide the transaction # SR-8-15

GENERAL INFORMATION

Development Name: Iglesia De Dios Pentecostal M.I.

Zoning District: Residential (R-4)

Proposed Use: Religious Institution

Property Address(es): 2331 New Bern Avenue

Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:

P.I.N. Recorded Deed	P.I.N. Recorded Deed	P.I.N. Recorded Deed	P.I.N. Recorded Deed
1713-89-7273			

What is your project type? ☐ Apartment ☐ Banks ☐ Elderly Facilities ☐ Hospitals ☐ Hotels/Motels ☐ Industrial Building ☐ Mixed Residential ☐ Non-Residential Condo ☐ Office ■ Religious Institutions ☐ Residential Condo ☐ Retail ☐ School ☐ Shopping Center ☐ Single Family ☐ Telecommunication Tower ☐ Townhouse ☐ Cottage Court ☐ Other: If other, please describe:

WORK SCOPE	**Per City Code Section 10.2.8.D.1, summarize the project work scope.** Renovations to existing single family dwelling, addition of paved parking area with 12 spaces, addition of sidewalks and landscaping.
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 De Dios Pentecostal M.I. — Name (s): Address: 2644 Pebble Meadow Lane Phone: (919)906-5042 — Email: — Fax:
CONSULTANT (Contact Person for Plans)	Company: Red Line Engineering, P.C. — Name (s): Gary J. McCabe, P.E. Address: 3305-109 Durham Drive Raleigh, NC 27603 Phone: (919)-779-6851 — Email: gary.mccabe@rle-pc.com — Fax: (919) 779-0826

DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)	
Zoning Information	**Building Information**
Zoning District(s) R-4	Proposed building use(s) Religious Institution
If more than one district, provide the acreage of each N/A	Existing Building(s) sq. ft. gross 2,535 SF
Overlay District NCOD (King Charles)	Proposed Building(s) sq. ft. gross 0 SF Additional
Total Site Acres Inside City Limits ■ Yes ☐ No 0.678 Ac	Total sq. ft. gross (existing & proposed) 2,535 SF
Off street parking Required Provided 12 Required/12 Proposed	Proposed height of building(s) 37'-5" Stories 1
COA (Certificate of Appropriateness) case #	FAR (floor area ratio percentage) 8.57
BOA (Board of Adjustment) case # A-	Building Lot Coverage percentage 8.57 (site plans only)
CUD (Conditional Use District) case # Z-	Height of 1st Floor 12'-11 1/2"
Stormwater Information	
Existing Impervious Surface acres/square feet 5,492 SF/0.126 Ac	Flood Hazard Area ☐ Yes ■ No
Proposed Impervious Surface acres/square feet 10,440 SF/0.240	**If Yes, please provide**
Neuse River Buffer ☐ Yes ■ No Wetlands ☐ Yes ■ No	Alluvial Soils Flood Study FEMA Map Panel # 3720171300J

FOR RESIDENTIAL DEVELOPMENTS	
1. Total # Of Apartment, Condominium or Residential Units N/A	7. Open Space (only) or Amenity N/A
2. Total # Of Congregate Care Or Life Care Dwelling Units N/A	8. Is your project a cluster unit development? ☐ Yes ■ No
3. Total Number of Hotel Units N/A	
4. Overall Total # Of Dwelling Units (1-6 Above) N/A	
5. Bedroom Units 1br N/A 2br N/A 3br N/A 4br or more N/A	
6. Infill Development 2.2.7 N/A	

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 Gary J. McCabe, P.E. (Red Line Engineering, P.C.) 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.

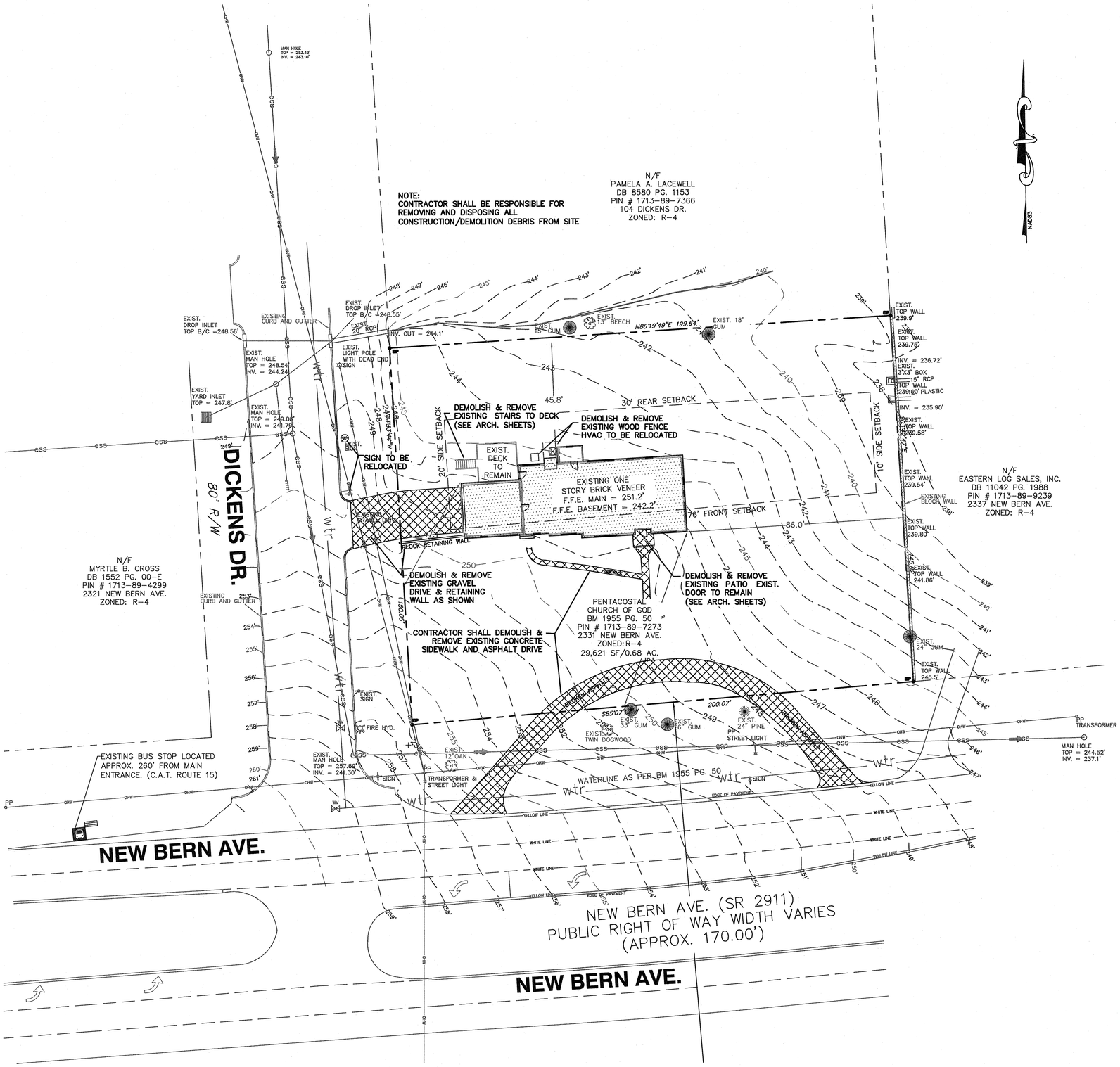
I/we have read, acknowledge and affirm that this project is conforming to all application requirements applicable with the proposed development use.

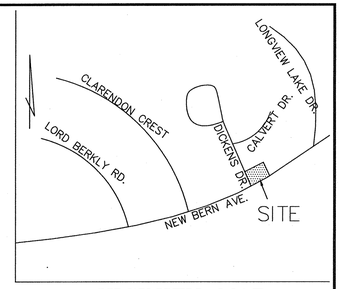
Signed _____ Date 3/19/15

Signed _____ Date

TO BE COMPLETED BY APPLICANT			TO BE COMPLETED BY CITY STAFF		
General Requirements	**YES**	**N/A**	**YES**	**NO**	**N/A**
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)	☒		✓		
2. **Site Review** completed and signed by the property owner	☒		✓		
3. Client must complete and print page 1 and 2 of the **Site Review** to the plan cover sheet (not applicable for infill recombination)	☒	☐		most of it	
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	☒		✓		
5. Provide the following plan sheets:	☒				

a) Cover sheet: includes general notes, owner's name, contact's name, telephone number, mailing address and email address	x		✓		
b) Existing Conditions Sheet	x	☐	✓		
c) Proposed Site Plan	x		✓		
d) Proposed Grading and Stormwater Plan; Approach to Stormwater	x		✓		
e) Proposed Utility Plan, including Fire existing	☐	x			
f) Proposed Tree Conservation Plan	☐	x			✓
g) Proposed Landscaping Plan	x	☐	✓		
h) Building elevations that show maximum height of buildings to be removed	x	☐	✓		
i) Transportation Plan	☐	x			✓
6. Ten (10) sets of proposed plans to engineering scale (1" = 20', 1" =100', etc.), and date of preparation. For re-submittals – include all revision dates	x		✓		
7. Minimum plan size 18"x24" not to exceed 36"x42"	x		✓		
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	x		✓		
9. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map	x		✓		
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	x		✓		
11. Wake County School Form, if dwelling units are proposed	☐	x			✓
12. Preliminary stormwater quantity and quality summary and calculations package	x	☐	✓		
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	☐	x			✓





VICINITY MAP
NOT TO SCALE

GENERAL NOTES

(1) TOPOGRAPHICAL AND BOUNDARY SURVEY INFORMATION PROVIDED BY ASHWORTH LAND SURVEYORS, MAX E. ASHWORTH, P.L.S.# L-3099, ON MARCH 10, 2011. INFORMATION PROVIDED FOR ENGINEERING DESIGN PURPOSES ONLY.

(2) ACCORDING TO FIRM MAP #3720171300J, EFFECTIVE DATE – MAY 2, 2006 THE PROPOSED SITE IS NOT LOCATED WITHIN A FLOOD PLAIN, SPECIAL FLOOD HAZARD AREA OR FUTURE CONDITIONS HAZARD AREA.

(3) CONTRACTOR SHALL FIELD VERIFY LOCATION, SIZE, DEPTH AND MATERIAL OF ALL EXISTING UTILITIES AND NOTIFY ENGINEER OF ANY DISCREPANCIES **PRIOR TO COMMENCING CONSTRUCTION.**

(4) CONTRACTOR IS RESPONSIBLE FOR DISPOSAL OF ALL WASTE MATERIALS GENERATED THROUGH ALL CONSTRUCTION RELATED ACTIVITIES.

(5) SEDIMENT FENCING SHALL BE INSTALLED ALONG THE DOWNGRADIENT OF THE DISTURBED AREA FOR THIS CONSTRUCTION SITE.

(6) CONTROLLED SEDIMENTATION OUTLETS SHALL BE PLACED AT 100 L.F. INTERVALS ALONG SEDIMENT FENCING.

(7) ALL DISTURBED AREAS SHALL BE SEEDED, SODDED, MULCHED OR OTHERWISE STABILIZED WITHIN 15 CALENDAR DAYS OF **ANY** LAND DISTURBING ACTIVITIES. SITE MUST ALSO BE STABILIZED WITHIN 15 DAYS OF INACTIVITY ON THE SITE.

(8) STORMWATER PIPES SHALL BE INSTALLED IN TRENCHES ACCORDING TO THE CITY OF RALEIGH STANDARD SPECIFICATIONS AND DETAILS.

NOTE: ALL WORK MUST COMPLY WITH APPLICABLE NORTH CAROLINA BUILDING CODES, HANDICAPPED ACCESSIBILITY CODE VOL. 1C., AND WITH THE CITY OF RALEIGH AND NCDOT STANDARDS, DETAILS AND SPECIFICATIONS.

SCALE: 1" = 20'
20' 0 20'
SCALE OF MAP MAY VARY DUE TO METHODS OF REPRODUCTION.

811 Know what's **below.** **Call** before you dig.

[redacted]

FINAL DRAWING FOR REVIEW PURPOSES ONLY

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FAX - (919) 779-0826

[redacted]

PENTECOSTAL CHURCH OF GOD
2331 NEW BERN AVENUE
RALEIGH, NORTH CAROLINA

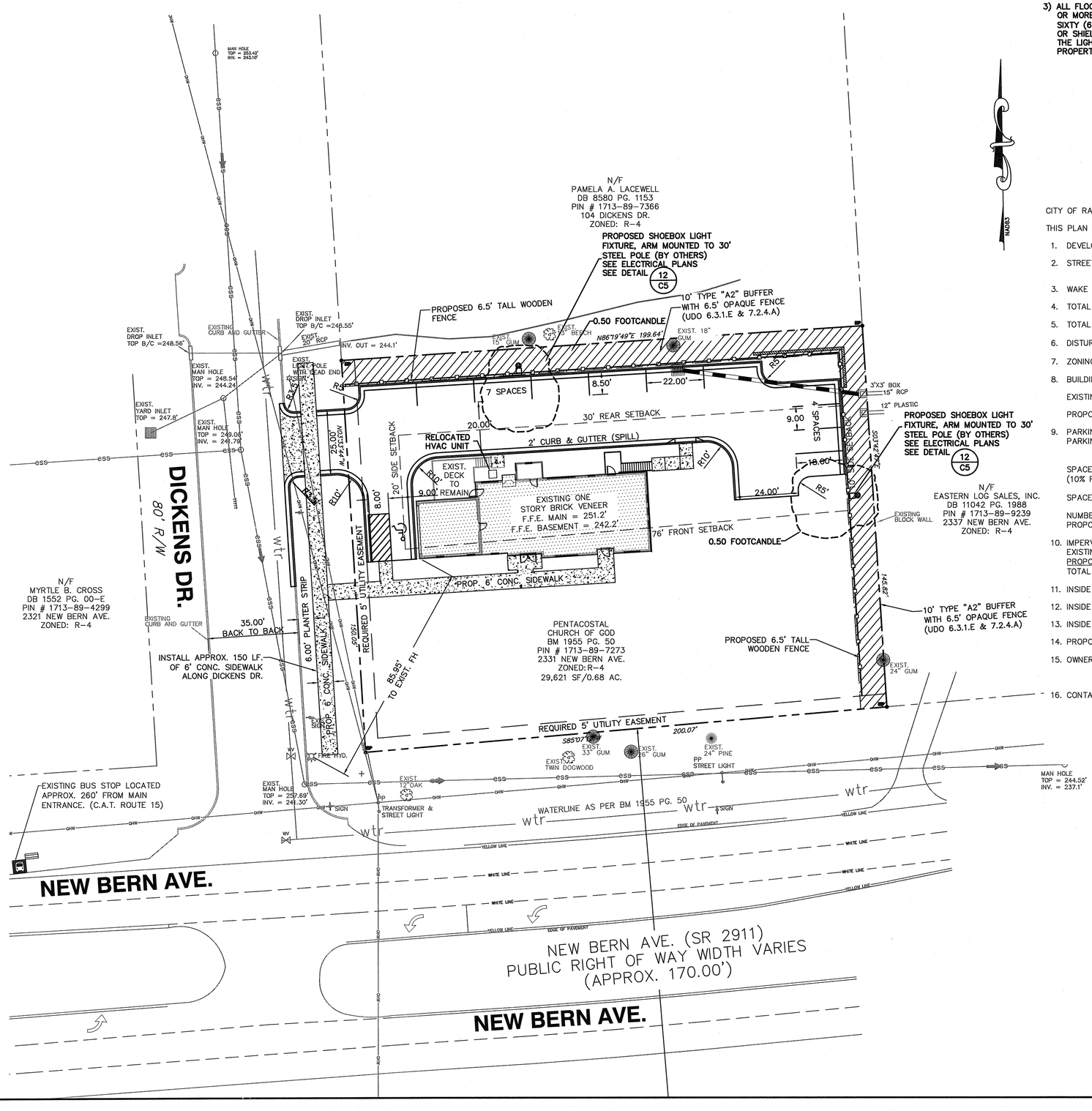
EXISTING CONDITIONS & DEMOLITION PLAN

REVISIONS:	DATE:

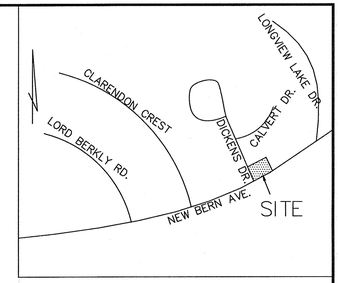
ISSUED FOR:	DATE:
REVIEW/PERMITS	3/18/15

PROJECT NO.: 15-005
DRAWN BY: DEM
REVIEWED BY: GJM

SHEET NUMBER:
C2
OF 10 SHEETS



LIGHTING NOTE:
1) ALL SITE LIGHTING SHALL BE INSTALLED IN IN ACCORDANCE W/ SECTION 10-2089 OF THE CITY OF RALEIGH CODE ORDINANCE.
2) THE EXTERIOR OF THE BUILDING SHALL HAVE EXTERIOR FLOOD LAMPS FOR VISIBILITY SECURITY PURPOSES.
3) ALL FLOOD LAMPS EMITTING ONE THOUSAND (1000) OR MORE LUMENS SHALL BE AIMED AT LEAST SIXTY (60) DEGREES DOWN FROM HORIZONTAL OR SHIELDED SUCH THAT THE MAIN BEAM FROM THE LIGHT SOURCE IS NOT VISIBLE FROM ADJACENT PROPERTIES OR THE PUBLIC STREET RIGHT OF WAY.



VICINITY MAP
NOT TO SCALE

NAD83

CITY OF RALEIGH SITE PLAN INFORMATION:

THIS PLAN REQUIRES APPROVAL BY PLANNING COMMISSION OR CITY COUNCIL: YES_____ NO___X___

1.	DEVELOPMENT NAME:	PENTACOSTAL CHURCH OF GOD
2.	STREET ADDRESS:	2331 NEW BERN AVE. RALEIGH, NORTH CAROLINA
3.	WAKE COUNTY P.I.N.:	1713-89-7273
4.	TOTAL NUMBER OF LOTS:	1
5.	TOTAL AREA:	29,563/0.678 ACRES
6.	DISTURBED AREA:	20,775 SF/0.477 ACRES
7.	ZONING:	R-4 (KING CHARLES OVERLAY DISTRICT)
8.	BUILDING SQUARE FOOTAGE & USE:	
	EXISTING:	2,535 SF - SINGLE FAMILY RESIDENCE
	PROPOSED:	2,535 SF - CHURCH
9.	PARKING SUMMARY: PARKING REQUIREMENT:	CHURCH / 1 SPACE FOR EVERY 4 SEATS 53 SEATS / 4 SEATS = 13.25
	SPACES REQUIRED: (10% REDUCTION PER UDO: 7.1.4.A)	13.25 X 0.9 = 11.925 (12 SPACES)
	SPACES PROVIDED:	12 SPACES (11 REGULAR + 1 H.C.)
	NUMBER REDUCED BY REQUIRED TREES: PROPOSED VEHICULAR SURFACE AREA:	NONE 6,929 SF (0.159 AC.)
10.	IMPERVIOUS AREA SUMMARY: EXISTING IMPERVIOUS SURFACE AREA: PROPOSED IMPERVIOUS SURFACE AREA: TOTAL IMPERVIOUS SURFACE AREA:	 5,492 SF / 0.126 ACRES (18.5%) 4,948 SF / 0.114 ACRES (16.7%) 10,440 SF / 0.240 ACRES (36.3%)
11.	INSIDE FALLS LAKE OR SWIFT CREEK DRAINAGE AREA:	NO
12.	INSIDE CITY LIMITS:	YES
13.	INSIDE FLOOD HAZARD BOUNDARY:	NO
14.	PROPOSED BUILDING LOT COVERAGE:	8.57%
15.	OWNER/DEVELOPER:	PENTACOSTAL CHURCH OF GOD 2644 PEBBLE MEADOW LANE RALEIGH, NC 27610
16.	CONTACT PERSON:	RED LINE ENGINEERING, P.C. C/O GARY J. MCCABE, P.E. 3305-109 DURHAM DRIVE RALEIGH, NC 27603 (919) 779-6851 - PHONE (919) 779-0826 - FAX gary.mccabe@rle-pc.com - EMAIL

TRANSPORTATION NOTE: PER SITE PLAN SP-62-2011, A FEE IN LIEU AGREEMENT AND PAYMENT PLAN WAS APPROVED BY CITY COUNCIL FOR CURB AND GUTTER AND ½ OF A 5' SIDEWALK ALONG NEW BERN AVENUE.

NOTE: ALL WORK MUST COMPLY WITH APPLICABLE NORTH CAROLINA BUILDING CODES, HANDICAPPED ACCESSIBILITY CODE VOL. 1C., AND WITH THE CITY OF RALEIGH AND NCDOT STANDARDS, DETAILS AND SPECIFICATIONS.

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[redacted]

PENTECOSTAL CHURCH OF GOD
2331 NEW BERN AVENUE
RALEIGH, NORTH CAROLINA

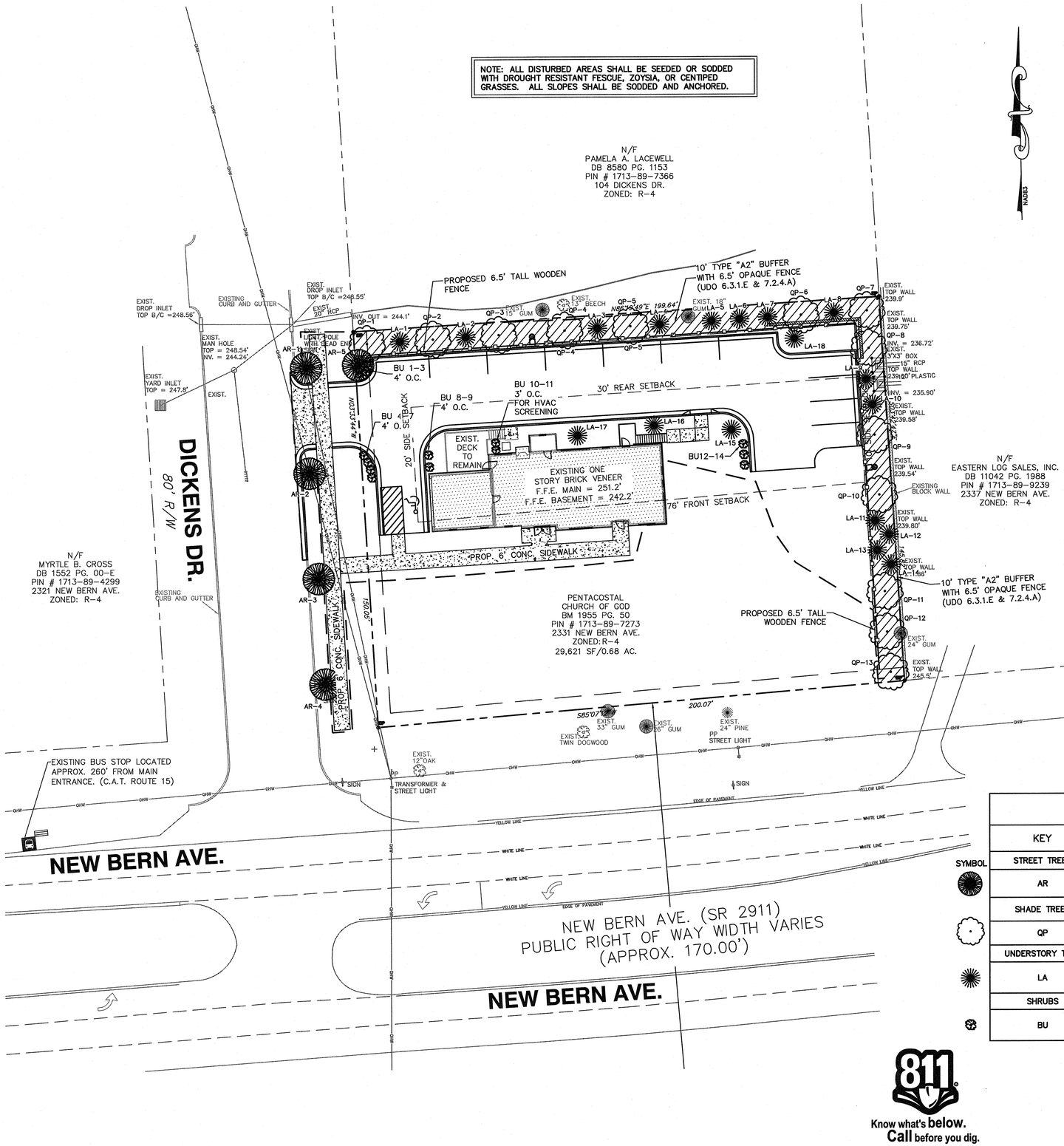
PROPOSED SITE PLAN

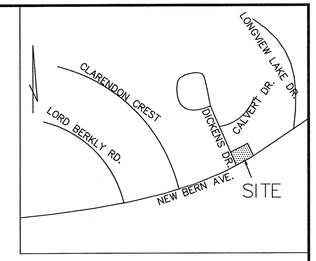
REVISIONS:	DATE:

ISSUED FOR:	DATE:
REVIEW/PERMITS	3/18/15

PROJECT NO.: 15-005
DRAWN BY: DEM
REVIEWED BY: GJM

SHEET NUMBER:
C3
OF 10 SHEETS





VICINITY MAP
NOT TO SCALE

NOTE: ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH CITY OF RALEIGH, NCDOT AND STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS

NOTE: ALL EXISTING UTILITIES AND ELEVATIONS OF UTILITIES ARE SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL FIELD VERIFY LOCATION, SIZE AND ELEVATION/DEPTH OF ALL UTILITIES PRIOR TO COMMENCING CONSTRUCTION OR DEMOLITION.

NOTE: CONTRACTOR SHALL NOTIFY ARCHITECT/ENGINEER IMMEDIATELY IF ANY CONFLICTS, INCONSISTENCIES OR AMBIGUITIES EXIST BETWEEN ARCHITECTURAL, P.M.E., STRUCTURAL & CIVIL DRAWINGS & SPECIFICATIONS. IF HIDDEN SITE CONDITIONS ARE DISCOVERED DURING CONSTRUCTION/DEMOLITION, CONTRACTOR SHALL OBTAIN WRITTEN RESOLUTION PRIOR TO PROCEEDING WITH CONSTRUCTION. OTHERWISE, CONTRACTOR PROCEEDS AT HIS/HER OWN RISK.

LANDSCAPE CALCULATIONS:

LANDSCAPING FOR VEHICLER SURFACE AREA:

TOTAL AREA:	6,659 SF
UNDERSTORY TREES:	1 PER 2,000 SF = 6,659 SF/2000 SF = 4 TREES
SHRUBS:	1 PER 500 SF = 6,659 SF/500 SF = 14 SHRUBS

REQUIRED STREETSCAPE TREES ALONG NEW BERN AVE.:

TOTAL L.F.:	= 200.06
TREES:	4 PER 100 L.F. = 200.06 L.F./100 L.F. X 4 = 8 (2" CAL.) TREES

REQUIRED STREETSCAPE TREES ALONG DICKENS DRIVE:

TOTAL L.F.:	= 150.05 – 26 FT DRIVEWAY = 124.05 FT.
TREES:	4 PER 100 L.F. = 124.05 L.F./100 L.F. X 4 = 5 (2" CAL.) TREES

REQUIRED TRANSITIONAL PROTECTIVE YARD (TYPE "A2") TREES ALONG NORTH OF PROPERTY (WITH INSTALLATION OF 6.5 FOOT TALL OPAQUE FENCE)

TOTAL L.F.:	= 199.64
SHADE TREES:	4 PER 100 L.F. = 199.64 L.F./100 = 8 TREES
UNDERSTORY TREES:	4 PER 100 L.F. = 199.64 L.F./100 = 8 TREES

REQUIRED TRANSITIONAL PROTECTIVE YARD (TYPE "A2") TREES ALONG EAST OF PROPERTY (WITH INSTALLATION OF 6.5 FOOT TALL OPAQUE FENCE)

TOTAL L.F.:	= 145.82
SHADE TREES:	4 PER 100 L.F. = 145.82 L.F./100 = 6 TREES
UNDERSTORY TREES:	4 PER 100 L.F. = 145.82 L.F./100 = 6 TREES

LANDSCAPE SUMMARY:

	REQUIRED:	PROVIDED:
TOTAL NUMBER OF SHADE TREES:	27	26 + 2 EXIST.
TOTAL NUMBER OF UNDERSTORY TREES:	18	18
TOTAL NUMBER OF SHRUBS:	14	14

PLANT LIST

KEY	SCIENTIFIC NAME	COMMON NAME	QUANTITY	SIZE	NOTES
STREET TREES					
AR	ACER RUBRUM	RED MAPLE	5	3" CAL./8' HT.	B&B (30' O.C. MAX.)
SHADE TREES					
QP	QUERCUS PALUSTRIS	PIN OAK	13	2" CAL./8' HT.	B&B (30' O.C. MAX.)
UNDERSTORY TREE					
LA	(D) LAGERSTROEMIA INDICA x FAURIEI 'NATCHEZ'	NATCHEZ (WHITE) CRAPE MYRTLE	18	8' HEIGHT	B&B, MULTI-TRUNKED (20' O.C. MAX.)
SHRUBS					
BU	(E) ILEX CORNUTA 'BURFORDII NANA'	DWARF BURFORD HOLLY	14	18" HT. MIN.	B&B OR CONTAINER

SYMBOL

811 Know what's below. Call before you dig.

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RALEIGH, NORTH CAROLINA

REQUIRED LANDSCAPING

REVISIONS:	DATE:

ISSUED FOR:	DATE:
REVIEW/PERMITS	3/18/15

PROJECT NO.: 15-005
DRAWN BY: DEM
REVIEWED BY: GJM

SHEET NUMBER:
C7
OF 10 SHEETS