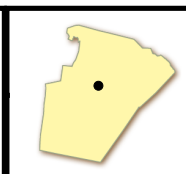
TRINITY BAPTIST CLASSROOM ADDITION
SR-1-12016



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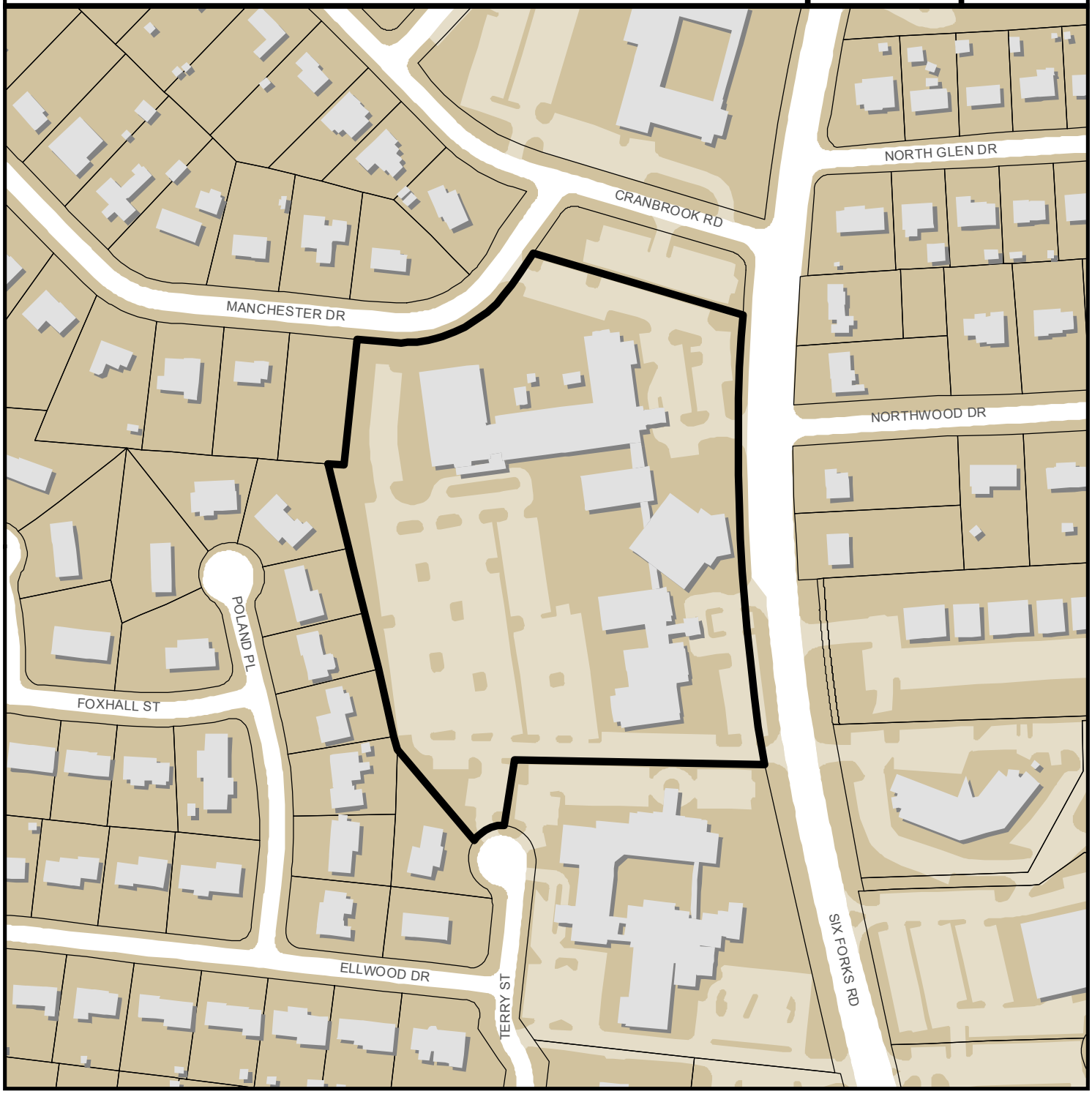

0 300 600 Feet

Zoning:	**R-4**
CAC:	**Midtown**
Drainage Basin:	**Mine**
Acreage:	**9.2**
Square Feet:	**39,525**

Planner:	**Michael Walters**
Phone:	**(919) 996-2636**
Applicant:	**Trinity Baptist Church**
Phone:	**(919) 790-0024**

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 458009 Assigned Project Coordinator Hodges Assigned Team Leader Walters

Has your project previously been through the Due Diligence process? If yes, provide the transaction # 403762

GENERAL INFORMATION

Development Name Additions and Alterations to Trinity Baptist Church

Zoning District R-4

Proposed Use Classroom Addition

Property Address(es) 4815 Six Forks Road, Raleigh, NC 27609

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
1706530387			

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. **Addition of a classroom building in a courtyard that is connected to the Sanctuary Building and additions and alteration to the existing Sanctuary Building.**
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 **Not required.**
CLIENT/DEVELOPER/ OWNER	**Company** Trinity Baptist Church; **Name (s)** John Witcher **Address** 4815 Six Forks Road, Raleigh, NC 27609 **Phone** (919)790-0024; **Email** John@milestone.works; **Fax** (919)790-0032
CONSULTANT (Contact Person for Plans)	**Company** GEORGE FINCH/Boney and Associates, PA; **Name (s)** George Finch, ASLA

Address 309 No oylan Avenue, Raleigh, NC 27609		
Phone (919)833-1212	Email gfinch@gfba.net	Fax (919)834-3203

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

Zoning Information	Building Information
Zoning District(s) R-4	Proposed building use(s) Classroom Addition
If more than one district, provide the acreage of each NA	Existing Building(s) sq. ft. gross 114,200
Overlay District NA	Proposed Building(s) sq. ft. gross 39,252
Total Site Acres 9.2 Inside City Limits ☒ Yes ☐ No	Total sq. ft. gross (existing & proposed) 153,452
Off street parking Required 305 Provided 439	Proposed height of building(s) 50' Stories 2
COA (Certificate of Appropriateness) case # NA	FAR (floor area ratio percentage) 38.29% (Exist. & Proposed)
BOA (Board of Adjustment) case # A- NA	Building Lot Coverage percentage 20.90% (site plans only)
CUD (Conditional Use District) case # Z- NA	Height of 1st Floor 12'2-1/2"
Stormwater Information	
Existing Impervious Surface 6.44 Ac./280,295 SF acres/square feet	Flood Hazard Area ☐ Yes ☒ No
Proposed Impervious Surface 0.23 Ac./10,120 SF (Net Gain) acres/square feet	**If Yes, please provide**
Neuse River Buffer ☐ Yes ☒ No Wetlands ☐ Yes ☒ 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? ☐ Yes ☐ No
3. Total Number of Hotel Units	
4. Overall Total # Of Dwelling Units (1-6 Above)	
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 George Finch, ASLA, GEORGE FINCH/Boney and Associates, PA 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 _____ John Whitten _____ Date 12/31/15

Signed _____ Date

TO BE COMPLETED BY APPLICANT			TO BE COMPLETED BY CITY STAFF		
	YES	N/A	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)	☒		✓		
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)					
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	☒		✓		
b) Existing Conditions Sheet	☒	☐	✓		
c) Proposed Site Plan	☒		✓		
d) Proposed Grading and Stormwater Plan; Approach to Stormwater	☒		✓		
e) Proposed Utility Plan, including Fire	☒	☐	✓		
f) Proposed Tree Conservation Plan	☒	☐	✓		
g) Proposed Landscaping Plan	☒	☐	✓		
h) Building elevations that show maximum height of buildings to be removed	☐	☒	✓		✓
i) Transportation Plan	☐	☒			✓
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	☒		✓		
7. Minimum plan size 18"x24" not to exceed 36"x42"	☒		✓		
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	☒		✓		
9. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map	☒		✓		
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	☒		✓		
11. Wake County School Form, if dwelling units are proposed	☐	☒			✓
12. Preliminary stormwater quantity and quality summary and calculations package	☒	☐	✓		
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	☒	☐	✓		

WKWW
Architects

Architecture

Planning

Interior Design

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SUITE 200
CHARLOTTE, NC 28204
704 · 373 · 0615

ADDITION AND ALTERATIONS TO

TRINITY BAPTIST CHURCH

RALEIGH, NORTH CAROLINA

gf|ba
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Raleigh, NC 27603-1402
Post Office Box 10472
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PRELIMINARY ONLY NOT FOR CONSTRUCTION

EXISTING CONDITIONS PLAN

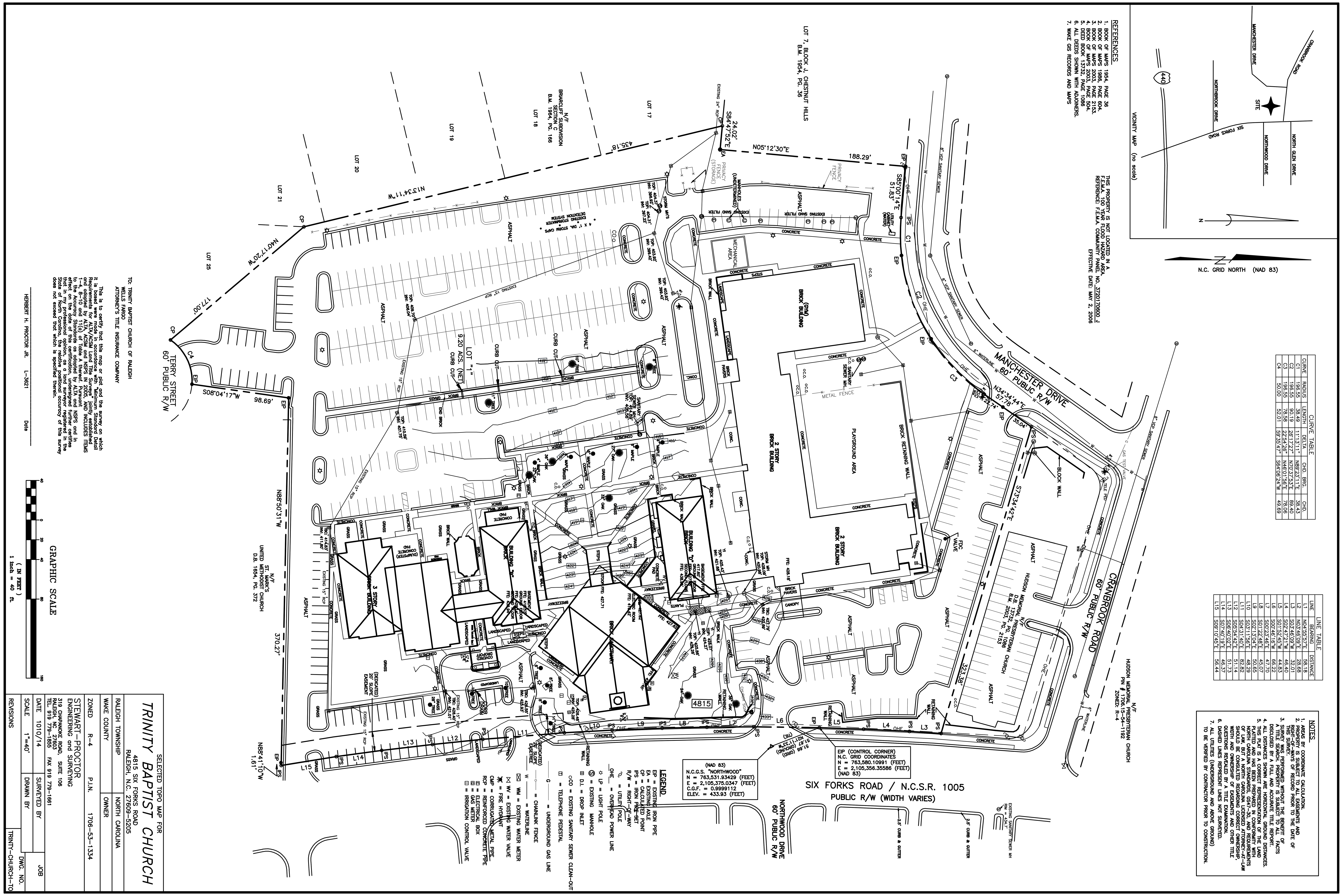
ADMINISTRATIVE SITE REVIEW

REVISIONS

COMM. NO. 978

DATE 18 NOV. 2015

SHEET NO. L1-02



REFERENCES
1. BOOK OF MAPS 1954, PAGE 36
2. BOOK OF MAPS 1986, PAGE 604.
3. BOOK OF MAPS 2003, PAGE 2153.
4. BOOK OF MAPS 2003, PAGE 504.
5. DEED BOOK 13732, PAGE 1086
6. ALL DEEDS SHOWN WITH ADJOINERS.
7. WAKE GIS RECORDS AND MAPS

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHD. BRG.	CHD.
C1	196.55	38.49	11°13'11"	N89°23'11"E	38.43
C2	196.55	90.19	26°17'27"	N70°37'53"E	89.40
C3	196.55	78.58	22°54'26"	N46°01'56"E	78.06
C4	50.00	52.01	59°35'47"	S64°06'24"W	49.69

LINE TABLE

LINE	BEARING	DISTANCE
L1	N04°55'57"E	58.18
L2	N03°46'09"E	28.68
L3	S03°46'09"W	32.01
L4	S02°47'21"W	46.40
L5	S01°52'45"W	44.83
L6	S00°46'16"W	66.22
L7	S00°23'46"E	47.70
L8	S01°22'48"E	45.07
L9	S02°13'04"E	50.65
L10	S03°11'56"E	48.29
L11	S04°31'40"E	82.82
L12	S05°54'42"E	51.14
L13	S06°40'02"E	51.73
L14	S07°40'19"E	46.37
L15	S09°10'45"E	56.44

NOTES
1. AREAS BY COORDINATE CALCULATION.
2. PROPERTY IS SUBJECT TO ALL EASEMENTS AND RIGHT-OF-WAYS OF RECORD PRIOR TO THE DATE OF THIS SURVEY.
3. SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH. PROPERTY IS SUBJECT TO ALL FACTS DISCLOSED BY A FULL AND ACCURATE TITLE REPORT.
4. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.
5. THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH NORTH CAROLINA STANDARDS, GS47-30, AND REQUIREMENTS OF LAW, BUT A NORTH CAROLINA LICENSED ATTORNEY-AT-LAW SHOULD BE CONSULTED REGARDING CORRECT OWNERSHIP, WIDTH AND OWNERSHIP OF EASEMENTS AND OTHER TITLE QUESTIONS REVEALED BY A TITLE EXAMINATION.
6. DASHED LINES REPRESENT LINES NOT SURVEYED.
7. ALL UTILITIES (UNDERGROUND AND ABOVE GROUND) TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.

LEGEND
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- EA = EXISTING AXLE
- CP = CALCULATED POINT
- IPS = IRON PIPE SET
- R/W = RIGHT-OF-WAY
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- CMP = CORRUGATED METAL PIPE
- RCP = REINFORCED CONCRETE PIPE
- ELECTRICAL BOX
- GAS METER
- IRRIGATION CONTROL VALVE

TO: TRINITY BAPTIST CHURCH OF RALEIGH
WELLS FARGO
ATTORNEY'S TITLE INSURANCE COMPANY

This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by ALTA, ACSM and NSPS IN 2005, AND INCLUDES ITEMS 1-4, 8-10 and 11(a) of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of North Carolina, the relative positional accuracy of this survey does not exceed that which is specified therein.

HERBERT H. PROCTOR JR. L-3621 Date

SELECTED TOPO MAP FOR
TRINITY BAPTIST CHURCH
4815 SIX FORKS ROAD
RALEIGH, N.C. 27609-5205

RALEIGH TOWNSHIP	NORTH CAROLINA
WAKE COUNTY	OWNER
ZONED R-4	P.I.N. 1706-53-1334
STEWART-PROCTOR ENGINEERING and SURVEYING 319 CHAPANOKE ROAD, SUITE 106 RALEIGH, NC 27603 TEL 919 779-1855 FAX 919 779-1661	
DATE 1010/14	SURVEYED BY
SCALE 1"=40'	DRAWN BY
REVISIONS	JOB DWG. NO. TRINITY-CHURCH-TO

1 L1-02	EXISTING CONDITIONS PLAN SCALE: 1" = 50'-0"

THESE PLANS ARE PREPARED FOR REVIEW AND PERMITTING BY THE LOCAL AUTHORITIES HAVING JURISDICTION OVER APPLICABLE PORTIONS OF THE WORK, AND AS SUCH ARE NOT RELEASED FOR CONSTRUCTION UNTIL SO NOTED.

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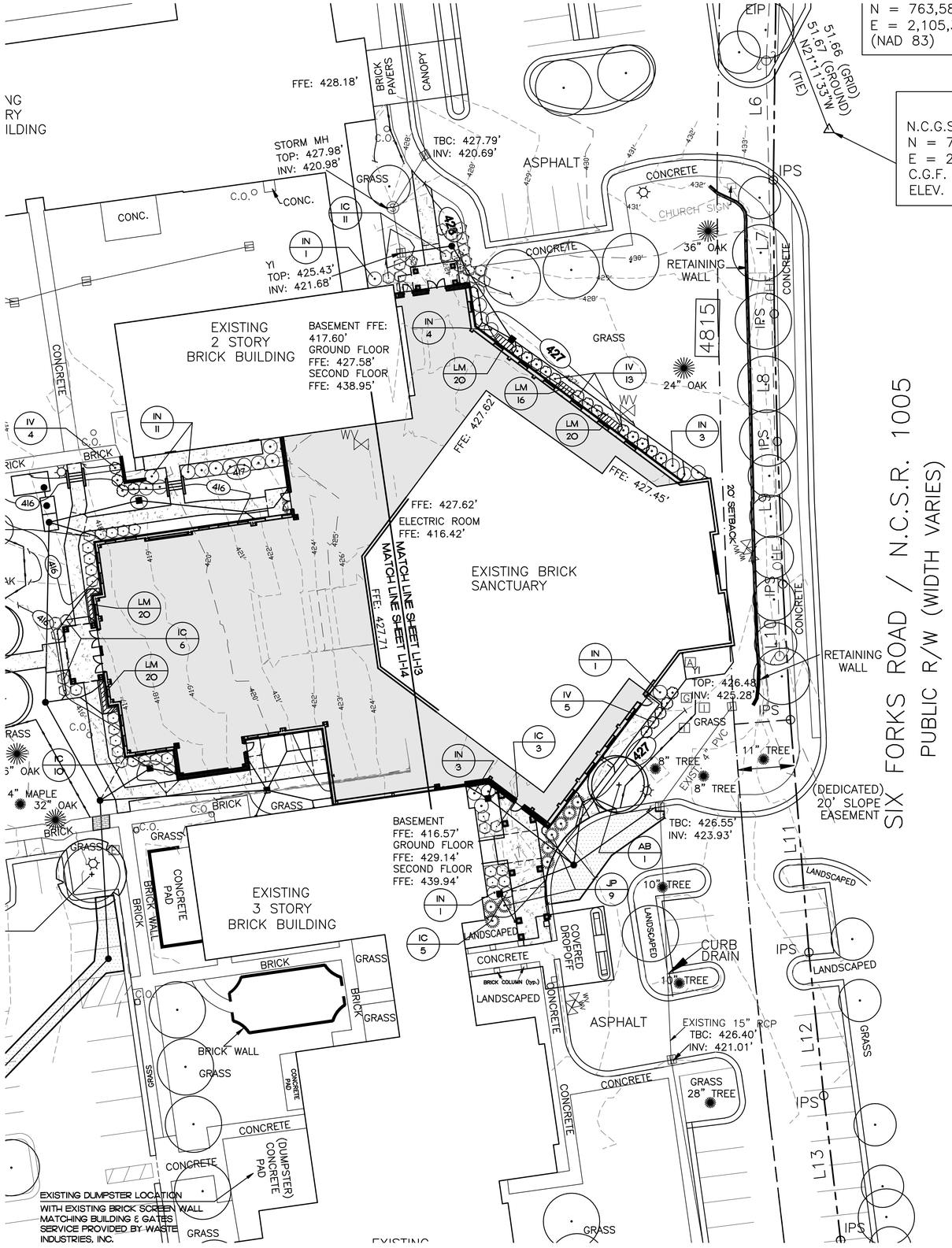

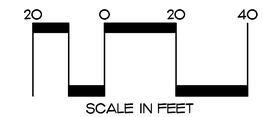

ALL ABOVE GROUND UTILITY DEVICES WILL BE SCREENED WITH EVERGREEN SHRUBS BY THE LANDSCAPE CONTRACTOR.

PLANTING NOTES

1) Plant quantities shown in the plant list are provided for the convenience of the Contractor only. Contractor shall provide plants at the size and description specified in sufficient quantities to complete the work as shown on the Planting Plan.

2) Locations for existing utilities shown on these plans are approximate only. Contractor shall verify the locations of all utilities and shall be responsible for any damage to same.

3) See utility drawings for location of water and sewer service connections. Protect from damage.

4) Landscape Contractor shall coordinate his work with the work of other contractors.

5) Trees may be located by using scaled dimensions from the nearest building, curb walk, etc.

6) The Landscape Architect reserves the right to reject any plant material not meeting the specifications.

7) Contractor shall exhibit first class workmanship and attention to detail in the layout of all landscape elements. Maintain smooth, consistent, and uniform edges along all planting beds that reflect the shape delineated on the drawings. Plants within mass planting areas should be installed with attention to uniform spacing and alignment, and with good horticultural judgment and regard to setbacks from walks, lawn, or other plants. Comply with American National Standard for Nursery Stock, ANSI Z60.1.

8) Planting adjacent to the front of parking spaces shall be set a minimum of 2'–6" behind the curb.

9) Contractor shall mulch planting beds and individual plants with ground on–site mulch (3" layer after thorough wetting). Mulch shall be clean and free of sticks, weeds, and soil materials.

10) Contractor shall grass all disturbed areas of the site, not shown otherwise, according to the drawings and specifications for seeding of permanent lawns.

PRIOR TO ANY CONSTRUCTION ACTIVITY, UNDERGROUND UTILITY LOCATIONS SHOULD BE REQUESTED BY CALLING THE NORTH CAROLINA ONE CALL CENTER, INC. (811 OR 1-800-632-4949).

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

SEE SHEET L1-16 FOR PLANT LIST, NOTES & DETAILS.

LEGEND

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1	PLANTING PLAN-EAST
L1-13	SCALE: 1" = 20'-0"

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Interior Design

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ADDITION AND ALTERATIONS TO

TRINITY BAPTIST CHURCH

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PRELIMINARY ONLY NOT FOR CONSTRUCTION

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT GEORGE FINCH, JR.

PLANTING PLAN–EAST

ADMINISTRATIVE SITE REVIEW

REVISIONS

COMM. NO. 978

DATE 18 NOV. 2015

SHEET NO. L1–13

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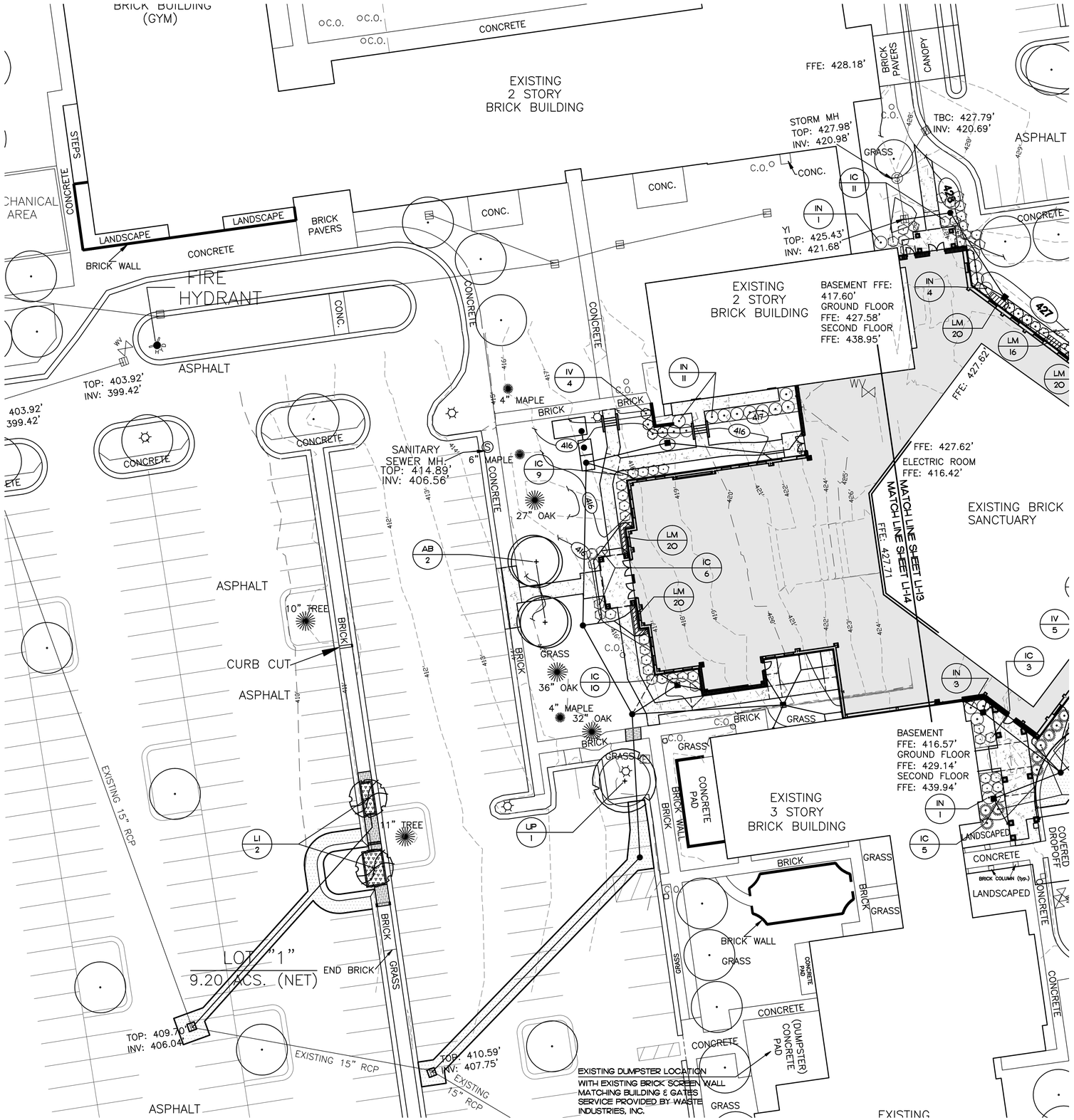

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SCALE IN FEET

N

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1	PLANTING PLAN-WEST
LI-14	SCALE: 1" = 20'-0"

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PRELIMINARY ONLY NOT FOR CONSTRUCTION
NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT GEORGE FINCH, JR.

PLANTING PLAN–WEST

ADMINISTRATIVE SITE REVIEW

REVISIONS

COMM. NO. 978

DATE 18 NOV. 2015

SHEET NO. L1–14

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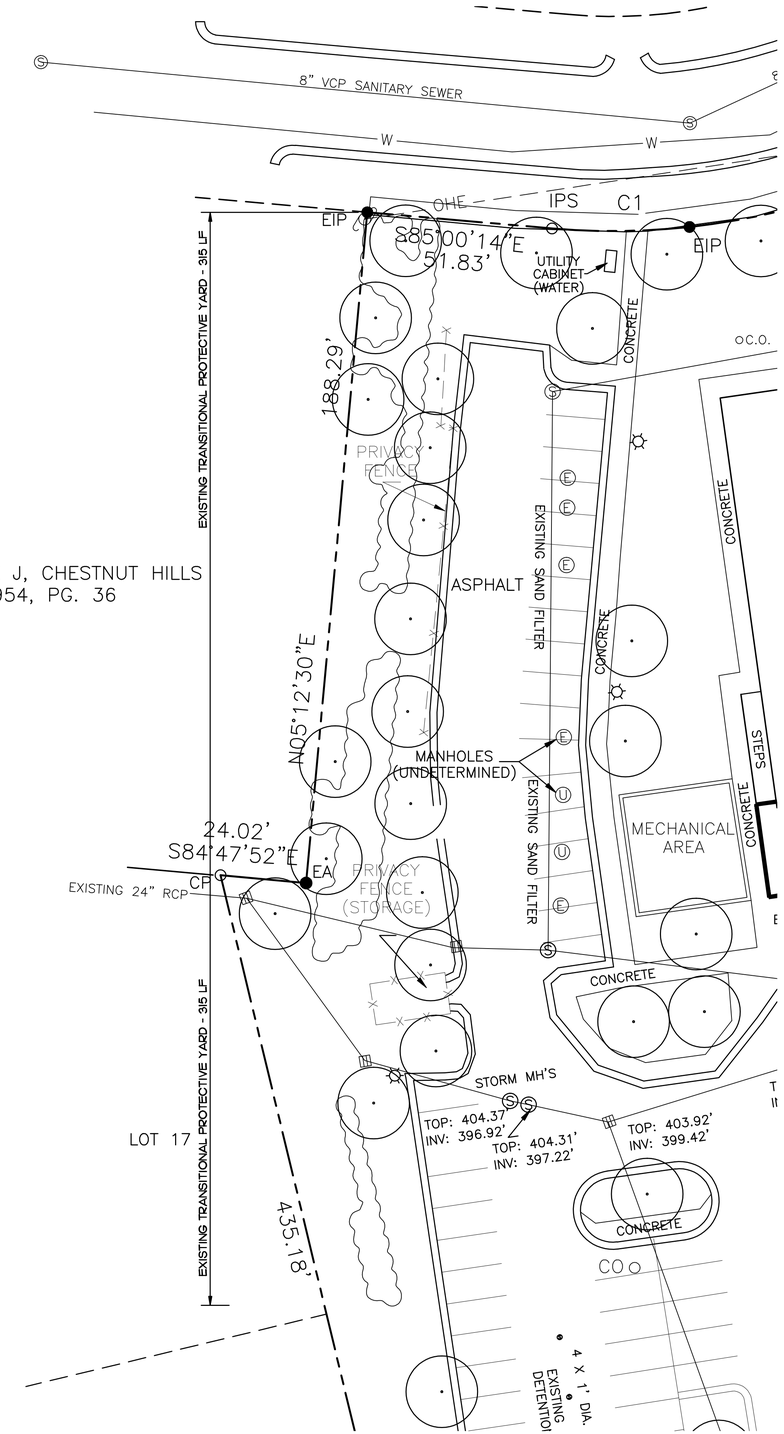
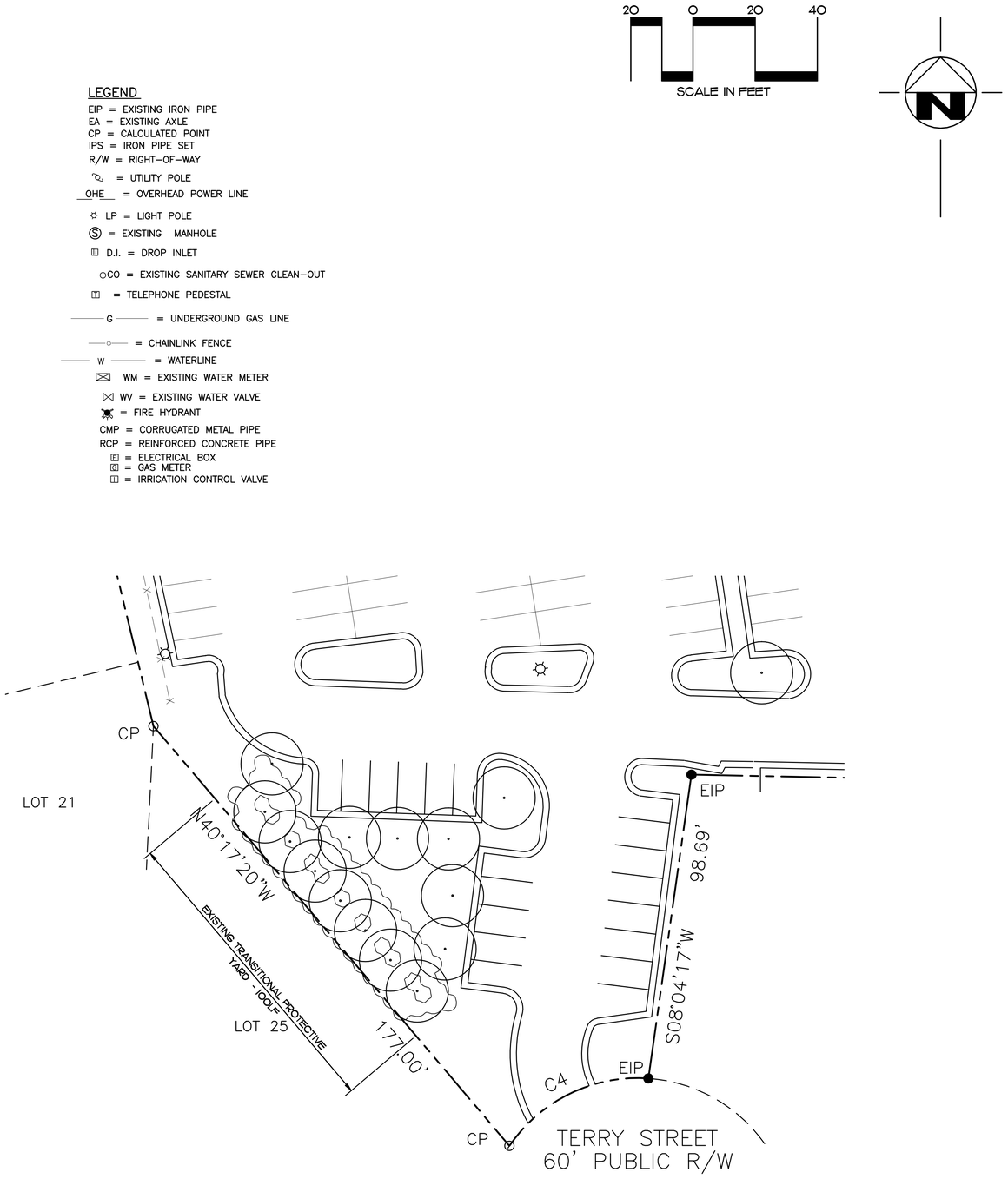


EXISTING TRANSITIONAL PROTECTIVE YARD - WESTERN PROPERTY LINE



EXISTING TRANSITIONAL PROTECTIVE YARD - SOUTHERN PROPERTY LINE

SEE SHEET L1-16 FOR EXISTING TRANSITIONAL PROTECTIVE YARD CALCULATIONS PROVIDED WITH PREVIOUSLY APPROVED PROJECT (SP-749-02).

-	EXIST. TRANS. PROTECTIVE YARDS
L1-15	SCALE: 1" = 20'-0"

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PRELIMINARY ONLY
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EXISTING TRANSITIONAL PROTECTIVE YARDS

ADMINISTRATIVE SITE REVIEW

REVISIONS

COMM. NO. 978

DATE 18 NOV. 2015

SHEET NO. L1-15

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