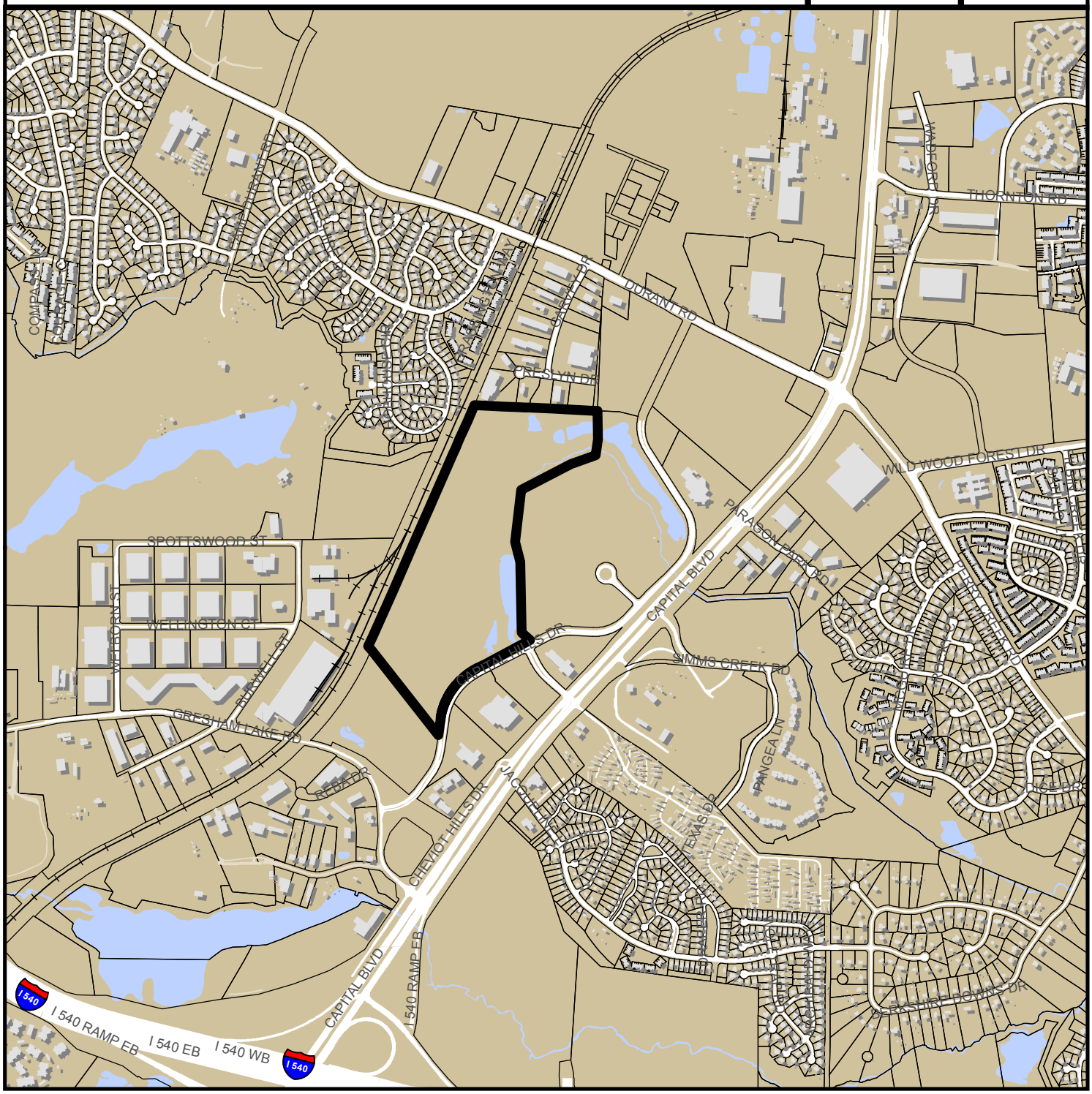
THE SUMMIT CHURCH
SR-84-2016



Zoning: **IX-3**
CAC: **North**
Drainage Basin: **Perry Creek**
Acreage: **69.94**
Sq. Ft.: **65,900**

Planner: **Michael Walters**
Phone: **(919) 996-2636**

Applicant: **The Summit Church**
Phone: **(919) 593-3226**

Administrative Site Review Application (for UDO Districts only)

DEVELOPMENT SERVICES DEPARTMENT

Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | efax 919-996-1831
Litchford Satellite Office | 8320 – 130 Litchford Road | Raleigh, NC 27601 | 919-996-4200

SR-84-16

When submitting plans, please check the 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 491203 Assigned Project Coordinator Assigned Team Leader Walters

*Has your project previously been through the **Due Diligence or Sketch Plan Review** process? If yes, provide the transaction #* 475048

GENERAL INFORMATION

Development Name: Summit Church

Zoning District: IX-3 | Overlay District (if applicable): N/A | Inside City Limits? ■ Yes ☐ No

Proposed Use: Place of Worship

Property Address(es): 3941 Capital Hills Drive | Major Street Locator: Capital Boulevard

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

P.I.N. 1727780705	P.I.N.	P.I.N.	P.I.N.

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

WORK SCOPE	Per City Code Section 10.2.8.D.1, summarize the project work scope. For additions, changes of use, or occupancy (per Chapter 6 of the UDO), indicate impacts on parking requirements. A place of worship (one building with sanctuary and education) with associated parking and drives.
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 N/A

CLIENT/DEVELOPER/ OWNER	Company: The Summit Church	Name (s): Reggie Oakley	
	Address: 2335 Presidential Drive, Suite 114, Durham, NC 27703		
	Phone: 919-383-7100	Email: roakley@summit.rdu.com	Fax
CONSULTANT (Contact Person for Plans)	Company: CALYX Engineers + Consultants	Name (s): Jonathan Allen	
	Address: 6750 Tryon Road, Cary, NC 27518		
	Phone: 919-858-1831	Email: jallen@calyxengineers.com	Fax

DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)	
Zoning Information	**Building Information**
Zoning District(s) IX-3	Proposed building use(s) Place of Worship
If more than one district, provide the acreage of each: 69.94 acres	Existing Building(s) sq. ft. gross 0
Overlay District N/A	Proposed Building(s) sq. ft. gross 65,900 sf
Total Site Acres Inside City Limits ■ Yes ☐ No	Total sq. ft. gross (existing & proposed) 65,900 sf
Off street parking: Required 450 Provided 1,097	Proposed height of building(s) 46.97 feet
COA (Certificate of Appropriateness) case # N/A	# of stories 2 stories
BOA (Board of Adjustment) case # A- N/A	Ceiling height of 1st Floor 9 feet
CUD (Conditional Use District) case # Z- N/A	
Stormwater Information	
Existing Impervious Surface 0 acres/square feet	Flood Hazard Area ☐ Yes ■ No
Proposed Impervious Surface 12.87/560,803 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	5. Bedroom Units: 1br 2br 3br 4br or more
2. Total # Of Congregate Care Or Life Care Dwelling Units	6. Infill Development 2.2.7
3. Total Number of Hotel Units	7. Open Space (only) or Amenity
4. Overall Total # Of Dwelling Units (1-6 Above)	8. Is your project a cottage court? ☐ Yes ☐ No

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 CALYX Engineers + Consultants 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.

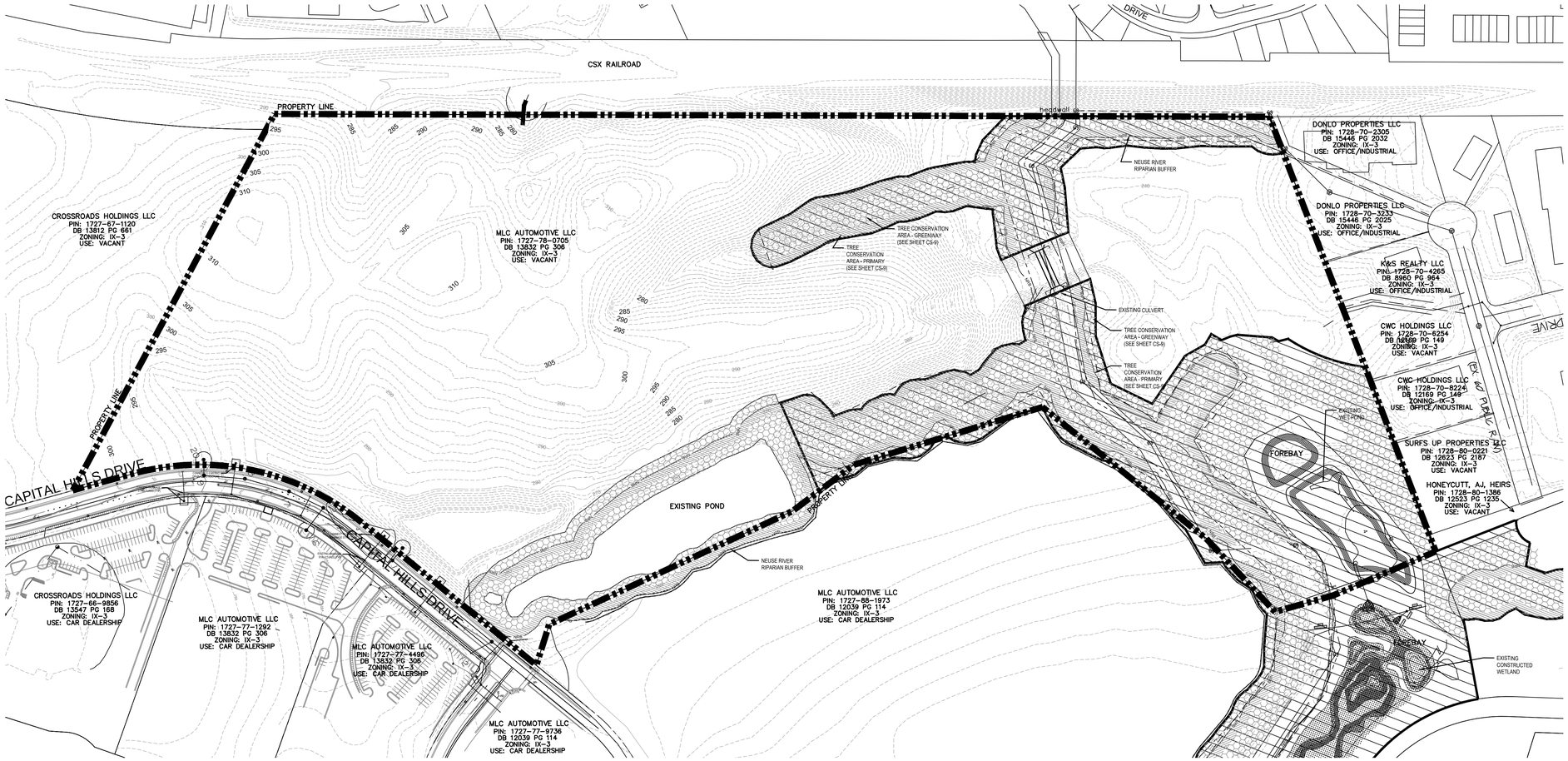
Signed Todd Ervin Date 10/12/16

Printed Name TODD ERVIN

Signed _____ Date _____

Printed Name _____

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND / OR NCDOT STANDARDS AND SPECIFICATIONS.



150' 0' 75' 150' 300'

GRAPHIC SCALE

1 inch = 150 ft.

LEGEND

- EXISTING CONTOUR
- NEUSE RIVER RIPARIAN BUFFER — NRB —
- TREE CONSERVATION AREA GREENWAY (SEE SHEET CS-9 FOR ADDITIONAL INFORMATION)
- TREE CONSERVATION AREA PRIMARY (SEE SHEET CS-9 FOR ADDITIONAL INFORMATION)
- NCEEP EASEMENT

NOTES:

1. SURVEY INFORMATION INCLUDING TREE CONSERVATION AREAS, NEUSE RIVER RIPARIAN BUFFERS AND UTILITY EASEMENT INFORMATION TAKEN FROM SUBDIVISION PLAT TITLED "CHEVIOT ASSEMBLAGE - SUBDIVISION LOT 1 AND 9 AND BOUNDARY SURVEY" PREPARED BY CAPITAL SURVEY DATED 12/21/2009. TOPOGRAPHICAL INFORMATION PROVIDED BY CITY OF RALEIGH GIS.
2. EXISTING UTILITY INFORMATION BASED ON UTILITY AS-BUILT DRAWINGS PREPARED BY WILLIAM G. DANIEL AND ASSOCIATES DATED 04/07/2009.
3. PROJECT IS NOT LOCATED IN THE 100-YEAR FLOODPLAIN PER FEMA FLOOD INSURANCE RATE MAP 3720172700J DATED MAY 2, 2006.

CALYX
ENGINEERS + CONSULTANTS
6750 TRYON ROAD
CARY, NC 27518
phone: 919.851.1912
CALYXengineers.com
NC License # F-1333
Formerly Mulkey Engineers & Consultants

NOT FOR CONSTRUCTION
2016-10-13
JENNIFER ALLEN
SEAL 040561
NORTH CAROLINA ENGINEER

THE SUMMIT CHURCH
CAPITAL HILLS CAMPUS

THE SUMMIT CHURCH
2335 PRESIDENTIAL DRIVE, SUITE 114
DURHAM, NC 27703

REVISIONS

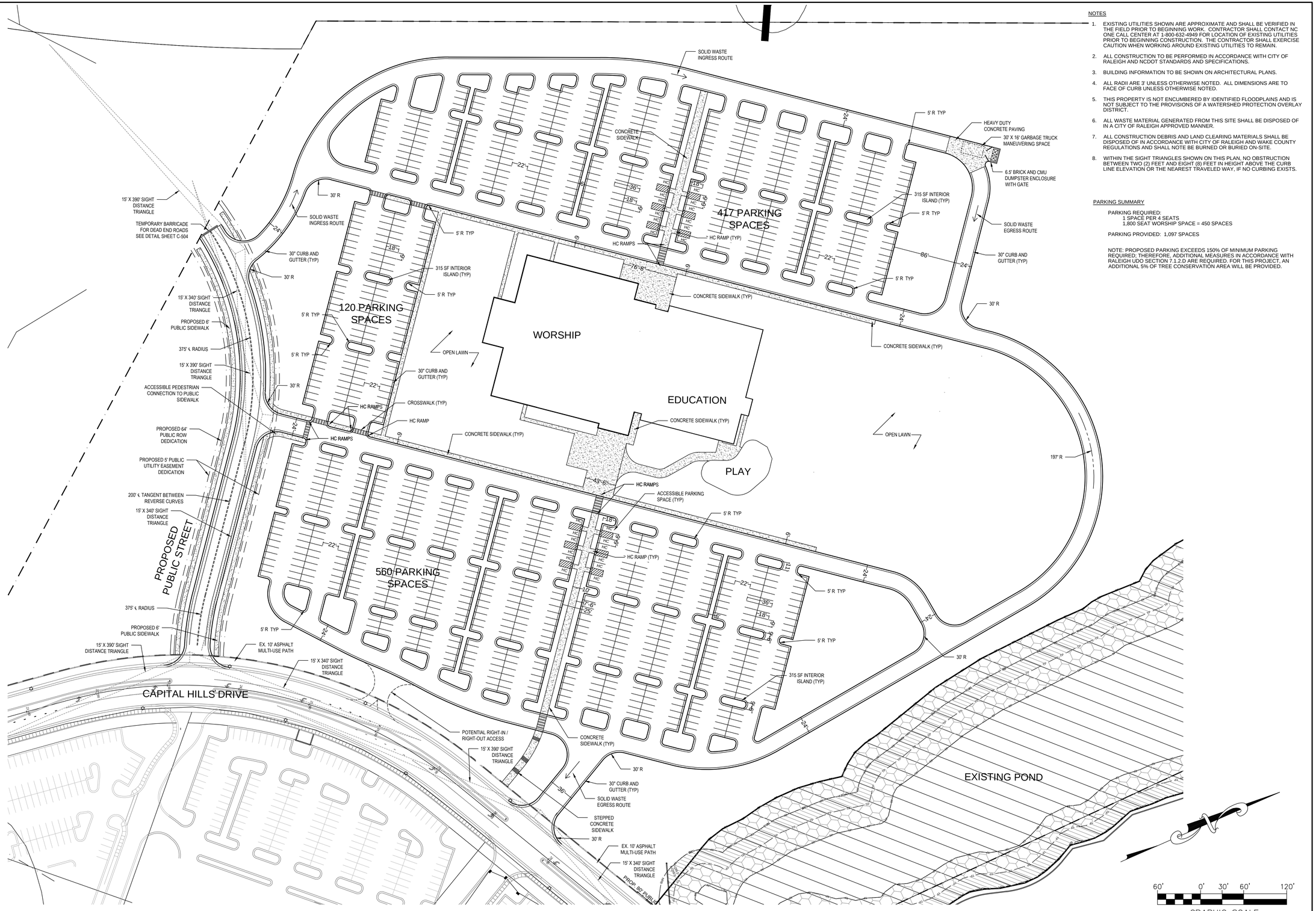
NO	DATE	REMARKS
1.	10/13/2016	SITE PLAN SUBMITTAL
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		

PROJECT NO:	2016095.00
DRAWN BY:	CJR
DWG. CHECKED BY:	MDA
SCALE:	SEE PLAN
DATE:	10-13-2016

EXISTING CONDITIONS

C-100

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND / OR NCDOT STANDARDS AND SPECIFICATIONS.



NOTES

1. EXISTING UTILITIES SHOWN ARE APPROXIMATE AND SHALL BE VERIFIED IN THE FIELD PRIOR TO BEGINNING WORK. CONTRACTOR SHALL CONTACT NC ONE CALL CENTER AT 1-800-632-4949 FOR LOCATION OF EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING AROUND EXISTING UTILITIES TO REMAIN.
2. ALL CONSTRUCTION TO BE PERFORMED IN ACCORDANCE WITH CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS.
3. BUILDING INFORMATION TO BE SHOWN ON ARCHITECTURAL PLANS.
4. ALL RADII ARE 3' UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
5. THIS PROPERTY IS NOT ENCUMBERED BY IDENTIFIED FLOODPLAINS AND IS NOT SUBJECT TO THE PROVISIONS OF A WATERSHED PROTECTION OVERLAY DISTRICT.
6. ALL WASTE MATERIAL GENERATED FROM THIS SITE SHALL BE DISPOSED OF IN A CITY OF RALEIGH APPROVED MANNER.
7. ALL CONSTRUCTION DEBRIS AND LAND CLEARING MATERIALS SHALL BE DISPOSED OF IN ACCORDANCE WITH CITY OF RALEIGH AND WAKE COUNTY REGULATIONS AND SHALL NOTE BE BURNED OR BURIED ON-SITE.
8. WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN TWO (2) FEET AND EIGHT (8) FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION OR THE NEAREST TRAVELED WAY, IF NO CURBING EXISTS.

PARKING SUMMARY

PARKING REQUIRED:
1 SPACE PER 4 SEATS
1,800 SEAT WORSHIP SPACE = 450 SPACES

PARKING PROVIDED: 1,097 SPACES

NOTE: PROPOSED PARKING EXCEEDS 150% OF MINIMUM PARKING REQUIRED; THEREFORE, ADDITIONAL MEASURES IN ACCORDANCE WITH RALEIGH UDO SECTION 7.1.2.D ARE REQUIRED. FOR THIS PROJECT, AN ADDITIONAL 5% OF TREE CONSERVATION AREA WILL BE PROVIDED.

CALYX ENGINEERS + CONSULTANTS
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phone: 919.851.1912
CALYXengineers.com
NC License # F-1333
Formerly Malloy Engineers & Consultants

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 036961 — NOT FOR CONSTRUCTION — JONATHAN A. ALLEN

THE SUMMIT CHURCH
CAPITAL HILLS CAMPUS

THE SUMMIT CHURCH
2335 PRESIDENTIAL DRIVE, SUITE 114
DURHAM, NC 27703

NO	DATE	REMARKS
1.	10/13/2016	SITE PLAN SUBMITTAL
2.		
3.		
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6.		
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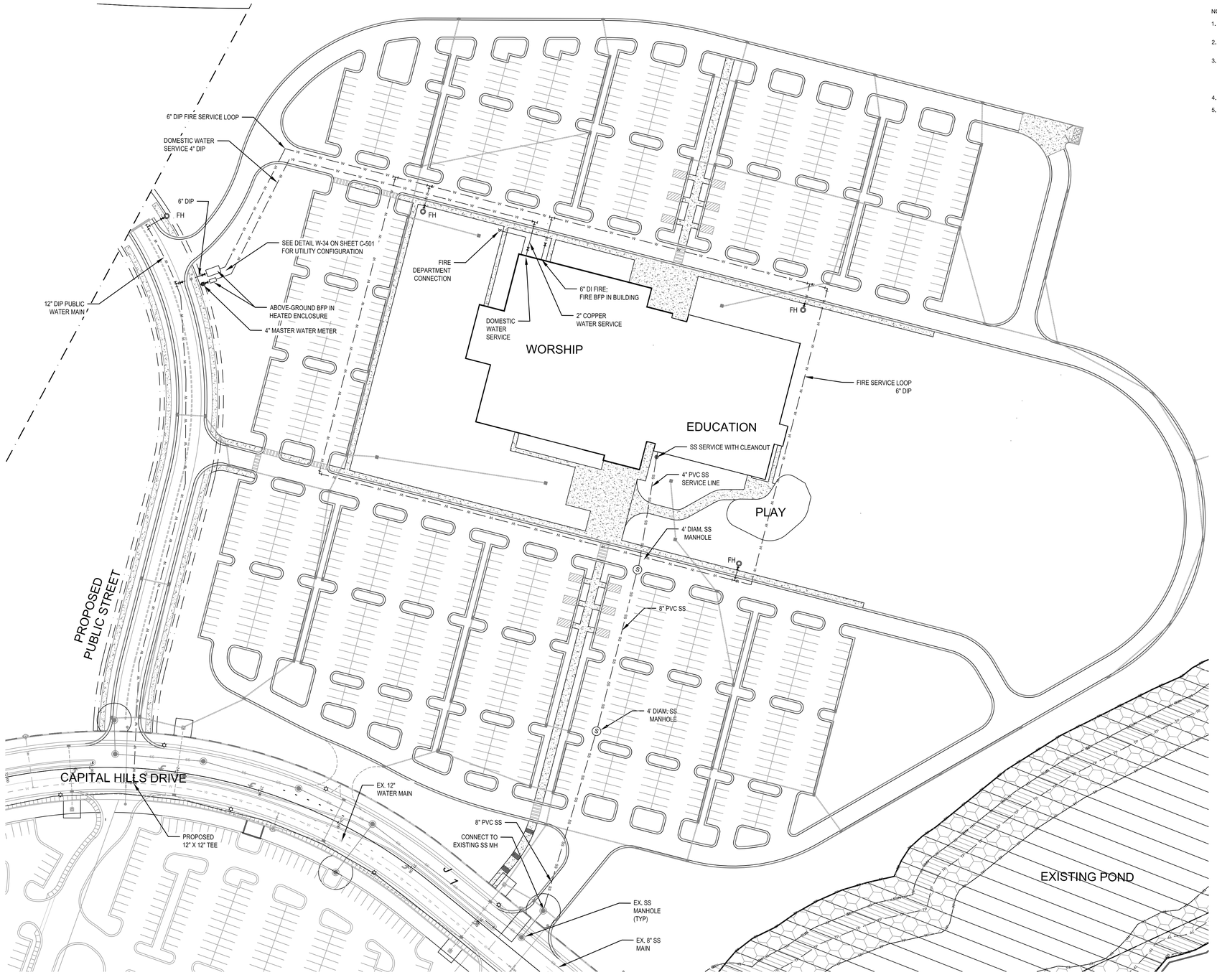
8.		
9.		

REVISIONS

PROJECT NO:	2016095.00
DRAWN BY:	CJR
DWG. CHECKED BY:	MDA
SCALE:	SEE PLAN
DATE:	10-13-2016

SITE PLAN

C-200



NOTES:

1. METALLIC LINES SHALL BE IDENTIFIED WITH DURABLE PRINTED PLASTIC WARNING TAPES, MINIMUM 3 INCHES WIDE WITH LETTERING TO IDENTIFY BURIED LINE BELOW.
2. NON-METALLIC PIPES, OTHER THAN GAS LINES, SHALL BE IDENTIFIED BY DETECTABLE WARNING TAPE, MINIMUM 2 INCHES WIDE, WITH LETTERING TO IDENTIFY BURIED LINE BELOW.
3. 2012 NC FUES GAS CODE, SECTION 404.15.3 TRACER: AN INSULATED COPPER TRACER WIRE OR OTHER APPROVAL CONDUCTOR SHALL BE INSTALLED ADJACENT TO UNDERGROUND NONMETALLIC PIPING. ACCESS SHALL BE PROVIDED TO THE TRACER WIRE OR THE TRACER WIRE SHALL TERMINATE ABOVEGROUND AT THE END OF THE NONMETALLIC PIPING. THE TRACER WIRE SIZE SHALL NO BE LESS THAN 18AWGAND THE INSULATION TYPE SUITABLE FOR DIRECT BURIAL.
4. REFER TO PLUMBING DRAWINGS FOR CONNECTION OF ALL SERVICES.
5. ALL WATER MAINS SHALL BE PRESSURE CLASS OR THICKNESS CLASS DUCTILE IRON PIPE DESIGNED IN ACCORDANCE WITH AWWA STANDARD C-150.

STANDARD UTILITY NOTES (as applicable):

1. All materials & construction methods shall be in accordance with City of Raleigh design standards, details & specifications (reference: CORPUD Handbook, current edition)
2. Utility separation requirements:
   a) A distance of 100' shall be maintained between sanitary sewer & any private or public water supply source such as an impounded reservoir used as a source of drinking water. If adequate lateral separation cannot be achieved, ferrous sanitary sewer pipe shall be specified & installed to waterline specifications. However, the minimum separation shall not be less than 25' from a private well or 50' from a public well.
   b) When installing water &/or sewer mains, the horizontal separation between utilities shall be 10'. If this separation cannot be maintained due to existing conditions, the variation allowed is the water main in a separate trench with the elevation of the water main at least 18" above the top of the sewer & must be approved by the Public Utilities Director. All distances are measured from outside diameter to outside diameter.
   c) Where it is impossible to obtain proper separation, or anytime a sanitary sewer passes over a watermain, DIP materials or steel encasement extended 10' on each side of crossing must be specified & installed to waterline specifications,
   d) 5.0' minimum horizontal separation is required between all sanitary sewer & storm sewer facilities, unless DIP material is specified for sanitary sewer,
   e) Maintain 18" min. vertical separation at all watermain & RCP storm drain crossings; maintain 24" min. vertical separation at all sanitary sewer & RCP storm drain crossings. Where adequate separations cannot be achieved, specify DIP materials & a concrete cradle having 6" min. clearance (per CORPUD details W-41 & S-49),
   f) All other underground utilities shall cross water & sewer facilities with 18" min. vertical separation required.
3. Any necessary field revisions are subject to review & approval of an amended plan &/or profile by the City of Raleigh Public Utilities Department prior to construction.
4. Contractor shall maintain continuous water & sewer service to existing residences & businesses throughout construction of project. Any necessary service interruptions shall be preceded by a 24 hour advance notice to the City of Raleigh Public Utilities Department.
5. 3.0' minimum cover is required on all water mains & sewer forcemains. 4.0' minimum cover is required on all reuse mains.
6. It is the developer's responsibility to abandon or remove existing water & sewer services not being used in redevelopment of a site unless otherwise directed by the City of Raleigh Public Utilities Department. This includes abandoning tap at main & removal of service from ROW or easement per CORPUD Handbook procedure.
7. Install water services with meters located at ROW or within a 2'x2' Waterline Easement immediately adjacent. NOTE: it is the applicant's responsibility to properly size the water service for each connection to provide adequate flow & pressure.
8. Install sewer services @ 1.0% minimum grade with cleanouts located at ROW or easement line & spaced every 75 linear feet maximum.
9. Pressure reducing valves are required on all water services exceeding 80 psi; backwater valves are required on all sanitary sewer services having building drains lower than 1.0' above the next upstream manhole.
10. All environmental permits applicable to the project must be obtained from NCDWQ, USACE &/or FEMA for any riparian buffer, wetland &/or floodplain impacts (respectively) prior to construction.
11. NCDOT / Railroad Encroachment Agreements are required for any utility work (including main extensions & service taps) within state or railroad ROW prior to construction.
12. Cross-connection control protection devices are required based on degree of health hazard involved as listed in Appendix-B of the Rules Governing Public Water Systems in North Carolina. These guidelines are the minimum requirements. The devices shall meet American Society of Sanitary Engineering (ASSE) standards or be on the University of Southern California approval list. The devices shall be installed and tested (both initial and periodic testing thereafter) in accordance with the manufacturer's recommendations or the local cross-connection control program, whichever is more stringent. Contact Joanie Helvey at (919) 212-5923 or joanie.hartley@raleighnc.gov for more information.

LEGEND

- SEWER MANHOLE
- SEWER MAIN
- WATER VALVE
- FIRE HYDRANT ASSEMBLY
- WATER MAIN
- STORM PIPE
- CATCH BASIN
- DROP INLET

60' 0' 30' 60' 120'

GRAPHIC SCALE

1 inch = 60 ft.

Public

Water Distribution/Extension System

The City of Raleigh consents to the connection and extension of the City's public water system as shown on this plan. The material and Construction methods used for this project shall conform to the standards and specifications of the City's Public Utilities Handbook.

City of Raleigh
Public Utilities Department Permit# _____

Authorization to Construct _____

Date _____

ATTENTION CONTRACTORS

THE ***CONSTRUCTION CONTRACTOR*** RESPONSIBLE FOR THE EXTENSION OF WATER, SEWER, AND/OR REUSE, AS APPROVED IN THESE PLANS, IS RESPONSIBLE FOR ***CONTACTING*** THE ***PUBLIC UTILITIES DEPARTMENT*** AT ***(919) 996-4540*** AT LEAST ***TWENTY FOUR HOURS*** PRIOR TO BEGINNING ANY OF THEIR CONSTRUCTION.

FAILURE TO NOTIFY BOTH ***CITY DEPARTMENTS*** IN ADVANCE OF BEGINNING CONSTRUCTION, WILL RESULT IN THE ISSUANCE OF ***MONETARY FINES***, AND REQUIRE REINSTALLATION OF ANY WATER OR SEWER FACILITIES NOT INSPECTED AS A RESULT OF THIS NOTIFICATION FAILURE.

FAILURE TO CALL FOR ***INSPECTION***, ***INSTALL A DOWNSTREAM PLUG***, HAVE ***PERMITTED PLANS*** ON THE ***JOBSITE***, OR ANY OTHER ***VIOLATION*** OF ***CITY OF RALEIGH STANDARDS*** WILL RESULT IN A ***FINE AND POSSIBLE EXCLUSION*** FROM FUTURE WORK IN THE ***CITY OF RALEIGH***.

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phone: 919.851.1912
CALYXengineers.com
NC License # F-1323
Formerly Kimley-Horn and Associates

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 042771 HANNAH ALLEN
NOT FOR CONSTRUCTION

THE SUMMIT CHURCH
CAPITAL HILLS CAMPUS

THE SUMMIT CHURCH
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REVISIONS

NO	DATE	REMARKS
1.	10/13/2016	SITE PLAN SUBMITTAL
2.		
3.		
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PROJECT NO:	2016095.00
DRAWN BY:	CJR
DWG. CHECKED BY:	MDA
SCALE:	SEE PLAN
DATE:	10-13-2016

UTILITY PLAN

C-400

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Primary Tree Conservation Areas

Alternate Compliance Tree Conservation Areas

Optional Greenway Tree Conservation Areas

Cheviot Assemblage

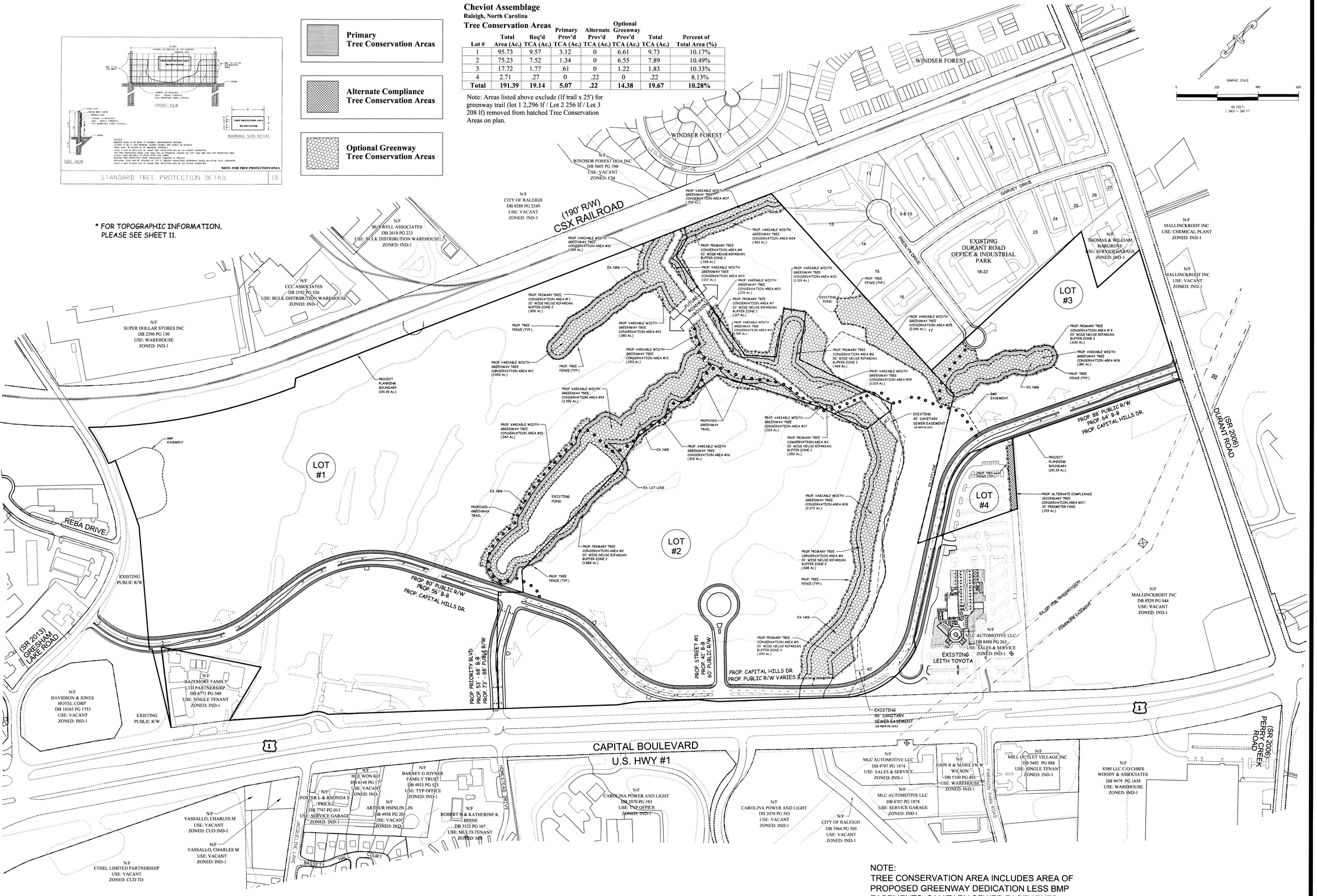
Raleigh, North Carolina

Tree Conservation Areas

Lot #	Total Area (Ac.)	Req'd TCA (Ac.)	Primary Prov'd TCA (Ac.)	Alternate Prov'd TCA (Ac.)	Optional Greenway Prov'd TCA (Ac.)	Total TCA (Ac.)	Percent of Total Area (%)
1	95.73	9.57	3.12	0	6.61	9.73	10.17%
2	75.23	7.52	1.34	0	6.55	7.89	10.49%
3	17.72	1.77	.61	0	1.22	1.83	10.33%
4	2.71	.27	0	.22	0	.22	8.13%
Total	**191.39**	**19.14**	**5.07**	**.22**	**14.38**	**19.67**	**10.28%**

Note: Areas listed above exclude (lf trail x 25') for greenway trail (lot 1 2,296 lf / Lot 2 256 lf / Lot 3 208 lf) removed from hatched Tree Conservation Areas on plan.

* FOR TOPOGRAPHIC INFORMATION, PLEASE SEE SHEET 11.



NOTE:
TREE CONSERVATION AREA INCLUDES AREA OF PROPOSED GREENWAY DEDICATION LESS BMP EASEMENTS, SANITARY SEWER EASEMENTS, ALLOWANCE FOR TRAIL CONSTRUCTION, AREAS OF GRADING FOR PROPOSED ROADWAY CROSSINGS, AND WATER SURFACES OF EXISTING PONDS.

Wm. G. Daniel & Assoc.
Engineering Planning
Site Design
1150 SE MAYNARD ROAD
SUITE 260
CARY, NC 27511
(919) 467-9708

Revisions
01/31/08 Revised per C.O.R. 1st review.

OWNER:
MLC Automotive, LLC
5601 Capital Blvd.
Raleigh, NC 27616
(919) 876-5432

OWNER:
Crossroads Holdings, LLC
1660 Piney Plains Rd.
Cary, NC 27518
(919) 604-1646

Project
Cheviot Assemblage

Tree Conservation Plan

Date
December 13, 2007

Scale
1" = 200'

Sheet
CS - 9