



Administrative Approval Action

Case File / Name: ASR-0025-2021

DSLC- Iglesia Hispana Macedonia Church Expansion

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2492
currentplanning@raleighnc.gov
www.raleighnc.gov

LOCATION: This 2.13 acre site zoned R-4 is located at the north side of Rock Quarry Rd, west of Rockwood Dr at 4119 Rock Quarry Rd.

REQUEST: A proposed 1,663 SF addition to an existing building to be used as a church (civic use) with a total size of 4,731 SF.

**DESIGN
ADJUSTMENT(S)/
ALTERNATES, ETC:** N/A

FINDINGS: City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated May 12, 2022 by Horvath Associates, PA.

CONDITIONS OF APPROVAL and NEXT STEPS:

This document must be applied to the second sheet of all future submittals except for final plats. This is a preliminary plan and as such no permits have been issued with this approval. To obtain permits and/or completion of the project, the following steps are required:

☒ **SITE PERMITTING REVIEW** - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Site Permitting Review may be submitted upon receipt of this signed approval document.

The following items are required prior to approval of Site Permitting Review plans:

Stormwater

1. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
2. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).
3. A stormwater control plan shall be approved (UDO 9.2).

☒ **BUILDING PERMITS** - For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Site Permitting Review plans attached, if applicable. Permit sets may be reviewed prior to the recordation of required plats, but cannot be approved.

The following items must be approved prior to the issuance of building permits:

General

1. A recombination map shall be recorded, recombining the existing lots into a single tract.

Engineering



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2. A updated cross access agreement among the lots identified as PINs 1722554889 and 1722564074 shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded offer of cross access easement shall be returned to the Development Services Department within one day of plat recordation. If a recorded copy of the document is not provided, further recordings and building permit issuance will be withheld.
3. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering.
4. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and is shown on a plat approved for recordation.
5. A 5' utility placement easement and associated deed of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of this document must be provided to the Development Services Department within one day from authorization of lot recordation. If a recorded copy of the document is not provided within this time, further recordings and building permit issuance will be withheld.
6. A fee-in-lieu for 200 linear feet of 1 ft sidewalk along Rock Quarry Road shall be paid to the City of Raleigh (UDO 8.1.10).
7. A 10 ft wide Slope easement deed of easement shall be approved by City staff and the location of the easement shall be shown on a plat approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within one day from authorization of lot recording. If a recorded copy of the document is not provided, further recordings and building permit issuance will be withheld.

Public Utilities

8. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.

Urban Forestry

9. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes (4) street trees along Rock Quarry Rd.
10. A public infrastructure surety for (4) street trees (tree lawn) shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.

The following are required prior to issuance of building occupancy permit:

Stormwater



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1. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).

EXPIRATION DATES: The expiration provisions of UDO Section 10.2.8 E, including the ability to request extensions in the expiration date, apply to this site plan. If significant construction has not taken place on a project after administrative site review approval, that approval may expire and be declared void, requiring re-approval before permits may be issued. To avoid allowing this plan approval to expire the following must take place by the following dates:

3-Year Expiration Date: November 17, 2025

Obtain a valid building permit for the total area of the project, or a phase of the project.

4-Year Completion Date:

Within four years after issuance of the first building permit for the site plan, the construction of the entire site plan must be completed unless an applicant has been granted vested rights. Failure to complete construction within this specified time frame shall automatically void the approved site plan for which no building permits have been issued.

I hereby certify this administrative decision.

Signed: *Daniel L. Stegall* Date: 11/17/2022
Development Services Dir/Designee

Staff Coordinator: Kasey Evans

4119 ROCK QUARRY ROAD, WAKE COUNTY RALEIGH, NC

O'OWNER
IGLESIA HISPANA
MACEDONIA CHURCH
41'9 ROCK QUARRY ROAD
RALEIGH, NC 27610
PASTOR JOSE COLON
P: (919) 696-0974

ENGINEER
HORVATH ASSOCIATES, PA
16 CONSULIAN PLACE, SUITE 201
DURHAM, NC 27757
P: (919) 490-4990
F: (919) 490-8953
e-mail: marliones@horvathassociates.com

INDEX OF DRAWINGS:

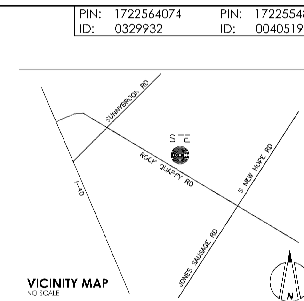
C000	COVER SHEET
C001	EXISTING CONDITIONS
C100	SITE PLAN
C101	SITE PLAN - OVERALL
C200	LANDSCAPE PLAN
C300	UTILITY PLAN
C400	GRADING PLAN
T-2-C	ELEVATIONS
T-3-C	ELEVATIONS

SOLD WASTE COLLECTION NOTE:

THE CHURCH CURRENTLY UTILIZES 2 NON-RECYCLABLE 95-GALLON ROLL-OUT CONTAINERS FOR REFUSE COLLECTION AND THIS MEETS THEIR NEEDS MORE THAN ADEQUATELY. NO KITCHEN WASTE IS ADDED IN ASSOCIATION WITH THE EXPANSION AND THE AMOUNT OF REFUSE PRODUCED WILL NOT INCREASE GREATLY. THE CHURCH IS LOCATED IN AN AREA THAT IS ALMOST ENTIRELY RESIDENTIAL AND THEREFORE WILL CONTINUE TO USE THE "ROLL-OUT" CONTAINERS TO HANDLE THE REFUSE COLLECTION NEEDS.

<h1 style="margin: 0;">Administrative Site Review Application</h1> <p style="margin: 0; font-size: small;">Planning and Development Customer Service Center • One Exchange Plaza, Suite 401 (Raleigh, NC 27601) 919-996-2850</p>		<p style="margin: 0; font-weight: bold; font-size: small;">Raleigh</p>
<p>This form is required when submitting site plans as referenced in Unified Development Ordinance (UDO) Section 10.2.5. Please check the appropriate building types and include a plan checklist document when submitting.</p>		
Office Use Only: Case # _____		Planner (print): _____
<p>Please review UDO Section 10.2.4, as amended by test change case TC-11-19 to determine the site plan tier, if assistance determining a Site Plan Tier is needed a Site Plan Verification can be submitted online via the Permit and Development Portal. (Note: There is a fee for this verification service.)</p>		
Site Plan Tier:	Tier Two Site Plan <input checked="" type="checkbox"/>	Tier Three Site Plan <input type="checkbox"/>
Building Type		Site Construction history
<input type="checkbox"/> Detached <input type="checkbox"/> Attached <input type="checkbox"/> Apartment <input type="checkbox"/> Townhouse		<input type="checkbox"/> General Subdivision case #: <input type="checkbox"/> Must use <input type="checkbox"/> Open lot <input checked="" type="checkbox"/> Zoning Case #: <input type="checkbox"/> Administrative Alternative #:
GENERAL INFORMATION		
Development name: Macedonia Expansion		
Inside City limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Property address(es): _____		
<h2 style="margin: 0;">4119 Rock Quarry Road</h2>		
Site P.L.N. (s): 1722564074 1722554889		
<p>Please describe the scope of work, include any additions, expansions, any change of use, Expansion of existing seating and addition of a parking lot.</p>		
<p>Current Property Owner/Developer Contact Name: Pastor Cain NOTE: please attach purchase agreement when submitting this form.</p>		
Company: Iglesia Hispana Macedonia Church	Title: Pastor	
Address: 4119 Rock Quarry Road		
Phone: 919-490-2914	Email: pastorcain@hismacdonia.org	
Applicant Name: Matt Jones		
Company: Hornvath Associates		
Address: 18 Consultant Plaza, Suite 201	Email: matt.jones@hornvathassociates.com	
Phone: 919-490-4990		
<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="text-align: center;"> <p style="margin: 0;">By _____</p> </div> <div style="text-align: center;"> <p style="margin: 0;">Reverend Jose Samuel Colon or Iglesia Hispana Macedonia Church</p> </div> </div>		
Page 1 of 2		
REVISED 03.18.2021 raleighnc.org		

DEVELOPMENT SITE + SITE DATA TABLE (Applicable to all developments)			
SITE DATA		BUILDING DATA	
Zoning district (if more than one, please provide the area(s) of each):		Existing gross floor area (not to be demolished): 3,068	
R-4		Existing gross floor area to be demolished: 0	
Gross site acreage: 2.13		New gross floor area: 1,693	
# of parking spaces required ²⁷		Total of gross (to remain and new): 4,751	
# of parking spaces proposed: 27		Proposed # of buildings: 1	
Overlay District (if applicable): N/A		Proposed # of stories for each: 1	
Existing use (UDO 6.1.4): Place of Worship			
Proposed use (UDO 6.1.4): Place of Worship			
S'ORMINSTER INFORMATION			
Existing Unimproved Surface: Areas: 0.66		Proposed Unimproved Surface: Areas: 0.73	
Square Feet: 3,996		Square Feet: 31,956	
Is there a hazardous area? <input type="checkbox"/>		No <input checked="" type="checkbox"/>	
If yes, please provide: <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;">Aluvial soils: _____</div> <div style="width: 45%;">Flood plain: _____</div> </div>			
FEMA Map Panel #: _____			
Neuse River Buffer <input type="checkbox"/>		Wetlands <input type="checkbox"/> No <input checked="" type="checkbox"/>	
RESIDENTIAL DEVELOPMENTS			
Total # of dwelling units:		Total # of total units:	
# of bedroom units: 13 ^r		4 ^r or more	
# of lots:		Is your project a cottage court? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/>	
SIGNATURE BLOCK			
<p>The undersigned indicates that the project owner(s) is aware of the application and that the proposed project described in this application will be maintained in all respects in accordance with the plans and specifications submitted therewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance.</p> <p>Matthew Jones _____ will serve as the agent regarding this application, and will receive and respond to administrative comments, resubmit plans and applicable communications and will represent the project owner(s) in any public meeting regarding this application.</p> <p>I/we have read, acknowledge, and affirm this project is conforming to all application requirements applicable with the proposed development use. I acknowledge that this application is subject to the final calendar and submitral policy, which states applications will expire after 180days of inactivity.</p>			
Signature: <u>Matthew Jones</u>		Date: 3/25/2021	
Printed Name: Matthew Jones			

[illegible]

APPROVAL STAMP

**PRELIMINARY
NOT FOR
CONSTRUCTION**

1	E-102302	CCR COMMENTS	M
2	E-102302	CCR COMMENTS	M
3	E-102302	CCR COMMENTS	M
DRAWN BY:		CHECKED BY:	
MJ		MJ	
DATE:		3/16/2021	
SCALE		AS NOTED	
PROJECT NO.		1635	
1/28/21 3:45			

C000

 <SITE PLAN>

<SITE PLAN>

HORVATH ASSOCIATES

(919) 364-0833 FAX: (919) 740-0800
102 S.W. 25TH ST. SUITE 201 WEST PALM BEACH, FL 33411

THE CONSULTANT PLACE, SUITE 201
DUE RAIN, NORTH CAROLINA 27707
P 919.450.4199 F 919.490.8753

NORTH CAROLINA BOARD OF
EXAMINERS FOR ENGINEERS AND
SURVEYORS LICENSE NO. C-0075

www.horvathassociates.com

**MACEDONIA
EXPANSION**
4119 ROCK QUARRY ROAD
WAKE COUNTY
RALEIGH, NORTH CAROLINA

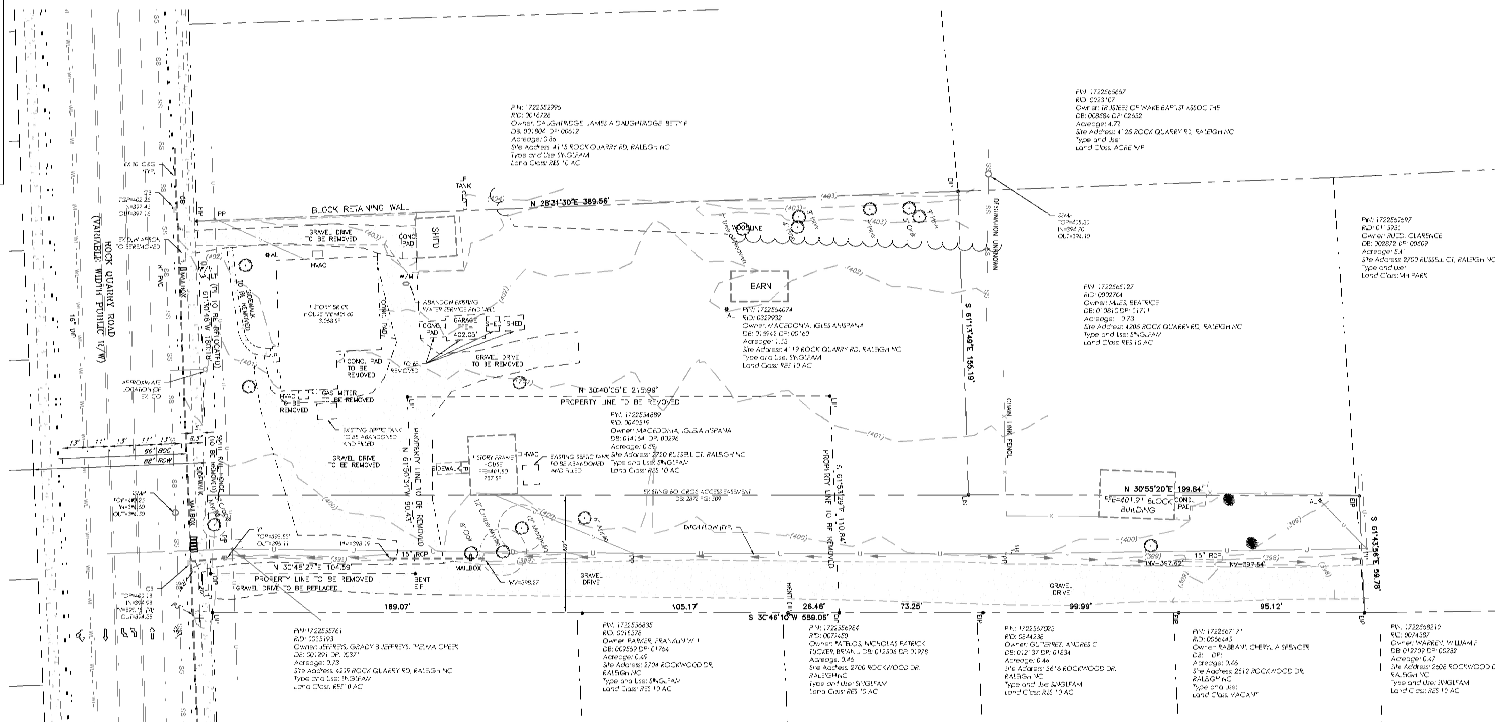
EXISTING CONDITIONS

**PRELIMINARY
NOT FOR
CONSTRUCTION**

DESIGN BY:	CHECKED BY:
MJ	MJ
DATE	
3/16/2021	
SCALE	
AS NOTED	
PROJECT NO.	
1635	
SHEET NO.	

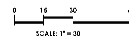
C001

<SITE PLAN>

[illegible]

1. 3045 WASHINGTON HIGHWAY, HALL COUNTY, GA 30601
2. 1000 GARDEN WOODWAY, DOWNSBORO, GA 30130
3. 301 S. GOLF COURSE RD, ATLANTA, GA 30305
4. 4015 WILSON ST, DECATUR, GA 30030
5. 100 GARDEN WOODWAY, DOWNSBORO, GA 30130
6. 1000 GARDEN WOODWAY, DOWNSBORO, GA 30130
7. 1000 GARDEN WOODWAY, DOWNSBORO, GA 30130

1 **EXISTING CONDITIONS**
C001 SCA.E: 1"=30'



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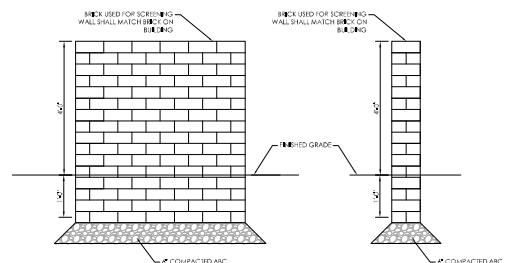
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SEEDING SCHEDULE

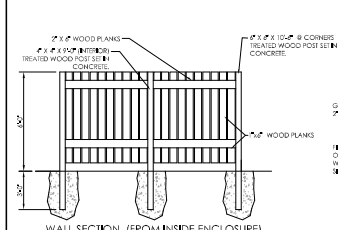
FOR SHOULDERS, DITCHES & SLOPES (MAX 2:1)		
DATE	TYPES	P.A.
AUG. 15-NOV. 1	CREeping RED FESCUE	
NOV. 1-MAR. 1	CREeping RED FESCUE AND ABRUZZE RYE	
MAR. 1-APR. 15	CREeping RED FESCUE	
APR. 15-JUN. 30	HILLED COMMON BERMUDA GRASS	
JUL. 15-AUG. 15	TALL FESCUE AND BROWN TOP MILLET OR SORGHUM/SUDAN GRASS	

MAY 1-JUNE 1	CREEPING RED FESCUE	50#/AC
(APR 15-MAY 30)	OR ADD LITTLE BLUESTEM	101/2#/AC
MAY 1-JUNE 30	OR ADD HULLED COMMON BERKMUD	
	GRASS	25 #/AC
JUN 1-SEPT 1	**CREEPING RED FESCUE AND	120 #/AC
	**BROWNTOP LILET	35
	**OR SORGHUM-SUDAN HYBRIDS	
1#/AC		
30 #/AC		
SEPT 1-MAR 1	CREEPING RED FESCUE	120 #/AC
(NOV-MAR 11)	AND ABRIZBLAZE	20 #/AC

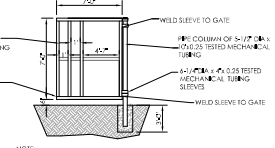
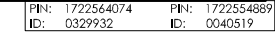
VEGETATION RATES ARE THOSE WHICH DO WELL UNDER LOCAL CONDITIONS; OTHER SEEDING RATE CONSIDERATIONS ARE POSSIBLE.



3 HVAC BRICK SCREEN WALL
C100 SCALE: N.T.S.



3 ROLL OUT CONTAINER STORAGE AREA
C100 SCALE: N.T.S.



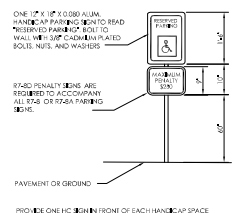
1. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO CONSTRUCTION
2. DUMPSTER TO MATCH COLOR OF BUILDINGS

METAL GATE

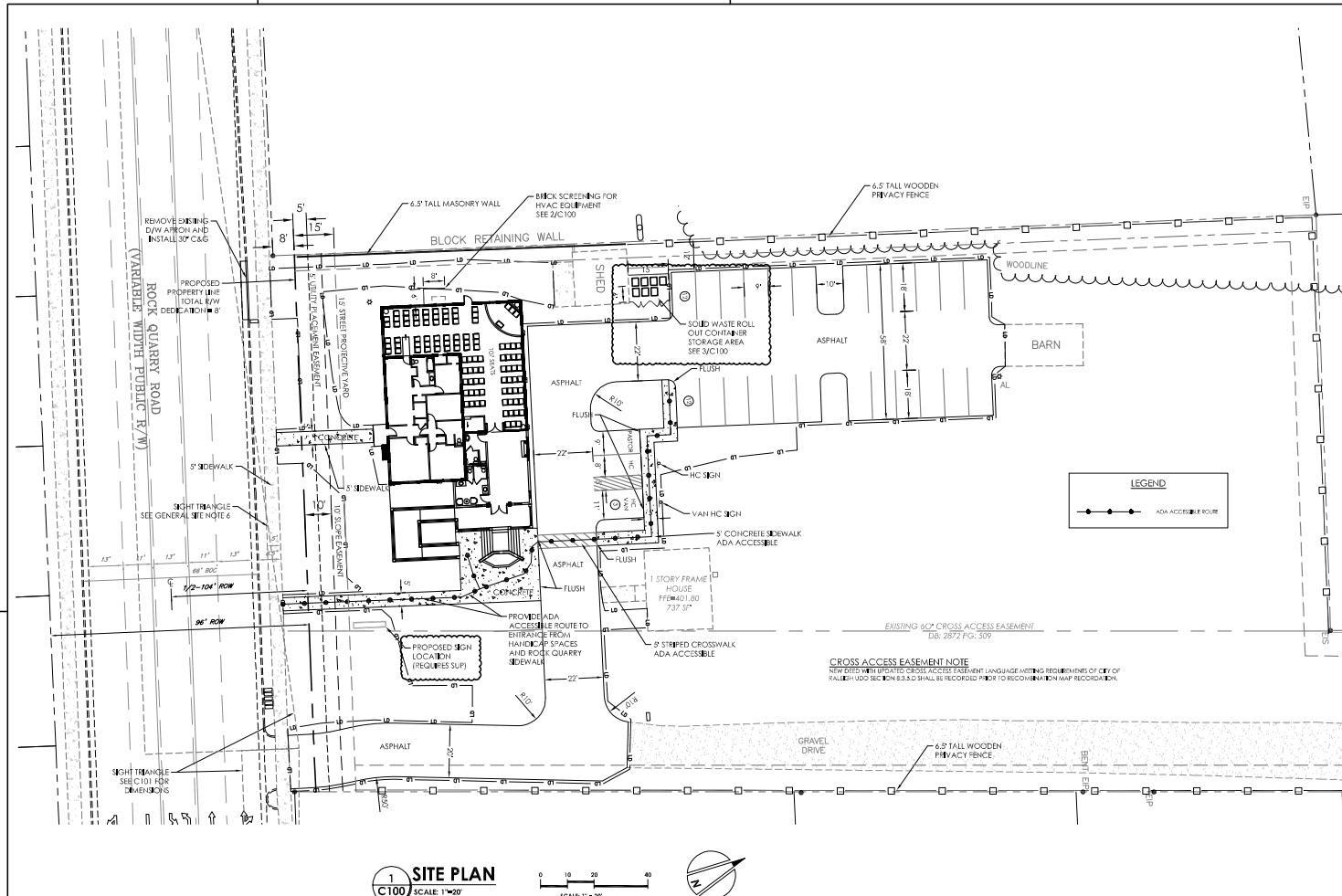
[illegible]

- 1) **WATER** COMPACTED AREA AND SPREAD TOPSOIL 2" DEEP OVER ADVISORY CONCOURSE.
- 2) **IF THERE ARE AREA OF ROOTS:**
 - a) **REMOVAL** LOGS, ROOTS, AND OTHER OBSTRUCTIONS (LEAVING SURFACE SOFT, SMOOTH AND EVEN)
 - b) **APPLY** AGRI-CULTURAL MULCH, FERTILIZER, AND SUPERPHOSPHATE (FERTILIZER AND MULCH SEE BELOW)
 - c) **CONDUIT** LAYING AS WELL PULVERIZED, BUT READILY UNCOVERED BED FOR PLANTING TO TOP
 - d) **SPREAD** A FRESHLY PREPARED BED OF COVER SOIL 10" DEEP WITH MINIMUM OF 1" OF CULCULC AFTER BEDDING
 - e) **MULCH** IMMEDIATELY AFTER BEDDING AND ANCHOR MULCH.
- 3) **IF THERE IS SEEDING AREA AND MAKE NECESSARY PREPARATIONS FOR SEEDING** (SEE BELOW) AND SPREAD TOPSOIL COVER AS PREVIOUSLY DESCRIBED. BEDDING FOLLOWING GENERAL BEDDING AND SEEDING RATES.
- 4) **CONDUIT CONSTRUCTION** (SEE SECTION ON MAIN TRENCH TREATMENT AND FERTILIZATION)
- 5) **SEEDING** INVESTIGATION FOR ALL EXISTING AREAS AND MAKE GRADING, CONDUIT BEDDING, RAINFALL, RAIN, TRAIL, REFERENCE TO, TO SEEDING (SEE BELOW) GRASS SPECIES.
- 6) **CONDUIT** FROM ANCHOR, TO ANCHOR, TO ANCHOR.

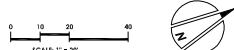
• **NOTE:**
FERTILIZER: 10 LBS/1000 SQ. YD.
SUPERPHOSPHATE: 10 LBS/1000 SQ. YD.
MULCH: 10 LBS/1000 SQ. YD.
TOPSOIL: 10 LBS/1000 SQ. YD.



1 HANDICAP SIGN
C100 SCALE: N.T.S.



1 SITE PLAN
C100 SCALE: 1"=20'



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HORVATH

ASSOCIATES
CIVIL ENGINEERING LAND PLANNING
LANDSCAPE ARCHITECTURE STORMWATER MANAGEMENT
16 CONSULTANT PLACE, SUITE 201
DURHAM, NORTH CAROLINA 27707
P 919.490.4990 F 919.490.8953

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www.horvathassociates.com

**MACEDONIA
EXPANSION**
4119 ROCK QUARRY ROAD
WAKE COUNTY
RALEIGH, NORTH CAROLINA

SITE PLAN

**PRELIMINARY
NOT FOR
CONSTRUCTION**

1	8/3/2021 COR COMMENTS	MJ
2	1/26/2022 COR COMMENTS	MJ
3	5/12/2022 COR COMMENTS	MJ

DRAWN BY:	CHECKED BY:
MJ	MJ
DATE	
	3/16/2021
SCALE	
	AS NOTED
PROJECT NO.	
	1635

SHEET NO.

C100

<SITE PLAN>

PIN: 1722544074 PIN: 1722554889
ID: 0329932 ID: 0040519



HORVATH ASSOCIATES

16 CONSULTANT PLACE, SUITE 201
DURHAM, NORTH CAROLINA 27707
P 919.470.4770 F 919.470.8953

NORTH CAROLINA BOARD OF
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SURVEYORS LICENSE NO.: C-0676

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**MACEDONIA
EXPANSION**
4119 ROCK QUARRY ROAD
WAKE COUNTY
RALEIGH, NORTH CAROLINA

**SITE
PLAN -
OVERALL**

**PRELIMINARY
NOT FOR
CONSTRUCTION**

8/2/2021	
1 COR COMMENTS	MJ
1/28/2022	
2 COR COMMENTS	MJ
5/12/2022	
3 COR COMMENTS	MJ

DRAWN BY: MJ
CHECKED BY: MJ
DATE: 3/16/2021

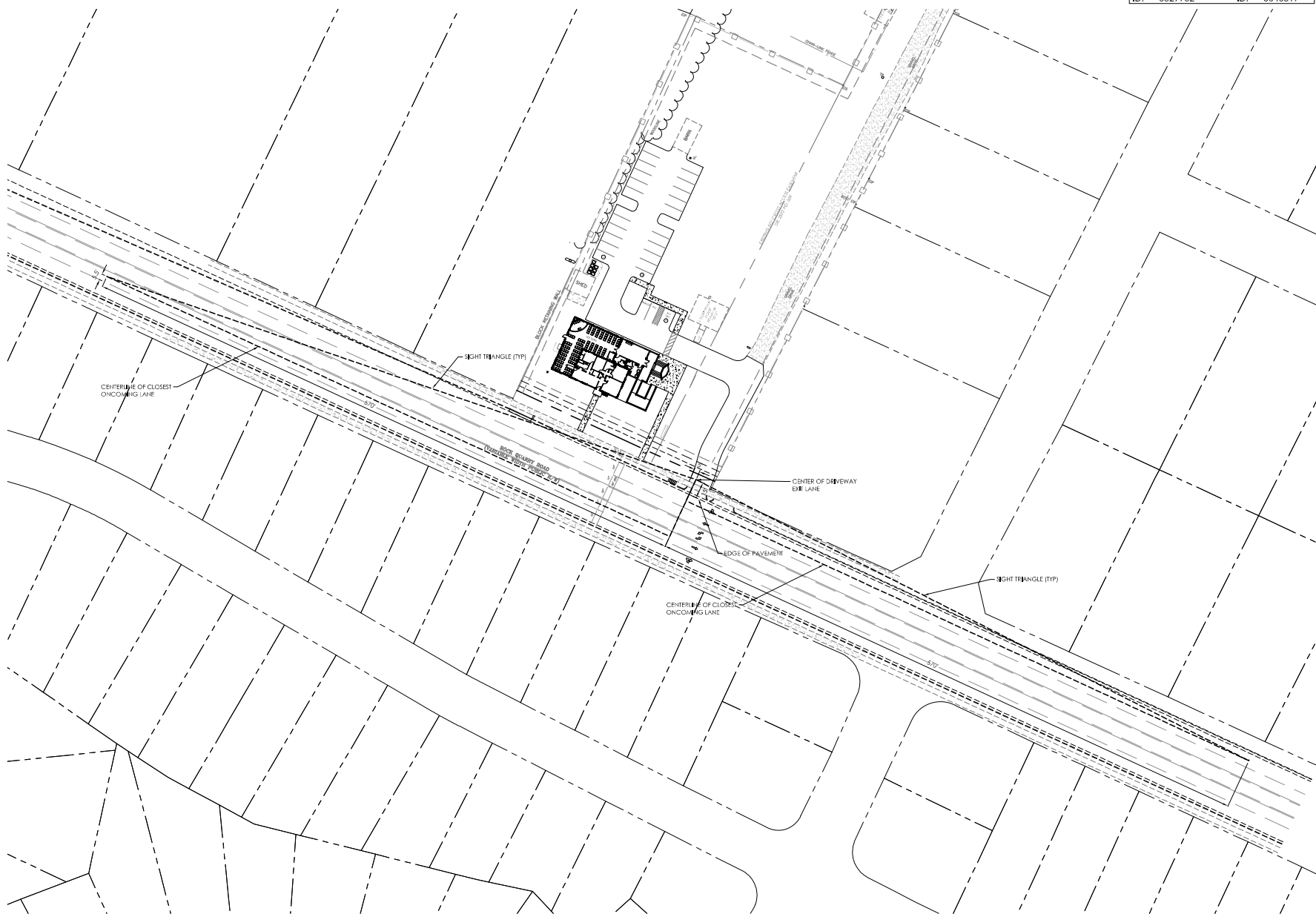
SCALE: AS NOTED

PROJECT NO: 1635

SHEET NO:

C101

<SITE PLAN>



1 SITE PLAN - OVERALL
SCALE: 1"=40'

0 20 40 80
SCALE: 1"=40'

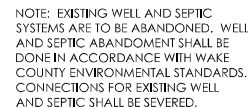


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BUILDING SUMMARY	
EXISTING BUILDING AREA:	3,068 SF (SANCTUARY ONLY)
PROPOSED BUILDING EXPANSION AREA:	1,633 SF (SANCTUARY ONLY)
TOTAL PROPOSED BUILDING AREA:	4,701 SF (SANCTUARY ONLY)
PARKING SUMMARY	
PROPOSED PARKING PLACE OF WORSHIP (114 SEATS)	107 SEATS = 27 SPACES
HC PARKING PROVIDED:	2 SPACES
STANDARD PARKING PROVIDED:	25 SPACES
TOTAL PARKING PROVIDED:	27 SPACES
IMPERVIOUS SUMMARY	
EXISTING IMPERVIOUS AREA:	19,886 SF (0.46 AC)
PROPOSED IMPERVIOUS AREA:	31,231 SF (0.72 AC)

HORVATH ASSOCIATES
CIVIL ENGINEERING LAND PLANNING
LANDSCAPE ARCHITECTURE SCULPTURE DESIGN
16 CONSULTANT PLACE, SUITE 201
DURHAM, NORTH CAROLINA 27707
P 919.490.4950 F 919.490.8953
www.horvathassociates.com

1. INSTALL ALL UTILITIES IN ACCORDANCE WITH THE CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
2. FIELD VERIFY ALL EXISTING UTILITIES LOCATIONS AND INVERTS PRIOR TO CONSTRUCTION.
3. ALL POWER, TELEPHONE, AND GAS SERVICES SHALL BE UNDERGROUND. COORDINATE ACCESS SERVICE ROUTES WITH THE UTILITY COMPANIES.
4. LOCATION OF THE EXISTING UTILITIES IS APPROPRIATE AND MUST BE VERIFIED IN THE FIELD PRIOR TO ANY CONSTRUCTION. NOTIFY THE CITY OF RALEIGH AND NC ONECALL TO REQUEST FIELD LOCATION OF SERVICES.
5. THE EXISTING WATER AND SEWER SERVICES WERE INSTALLED WITH A CITY PROJECT AND MUST BE BOUND FOR WITH THE BUILDING PERMIT.

[illegible]

UTILITY PLAN

**PRELIMINARY
NOT FOR
CONSTRUCTION**

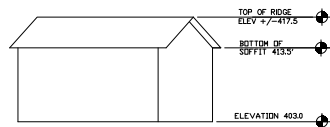
1	8/3/2021 COR COMMENTS	MJ
2	1/26/2022 COR COMMENTS	MJ
3	5/12/2022 COR COMMENTS	MJ
DRAWN BY: MJ		CHECKED BY: MJ
DATE 3/16/2021		
SCALE AS NOTED		
PROJECT NO. 1635		
SHEET NO.		

C300

[SITE PLAN>](#)



PRIMARY STREET ELEVATION - SOUTH
SCALE: USE SCALE BAR



4115 ROCK QUARRY ROAD

SCALE: N.T.S.

4209 ROCK QUARRY ROAD

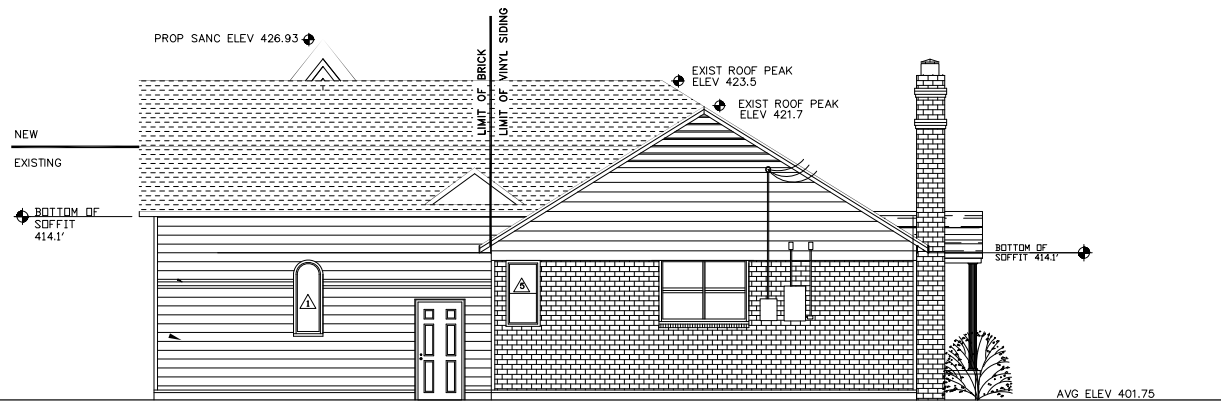
VACANT, UNDEVELOPED



BUILDING PERMIT SET



PERMIT SET- FOR REVIEW AND COMMENT



LEFT SIDE ELEVATION - WEST
SCALE: USE SCALE BAR

ARTIS ASSOCIATES, LLC
ARCHITECTURAL ENGINEERS
PO BOX 8372
Grafton, CT 06349
AAAENG@aol.com

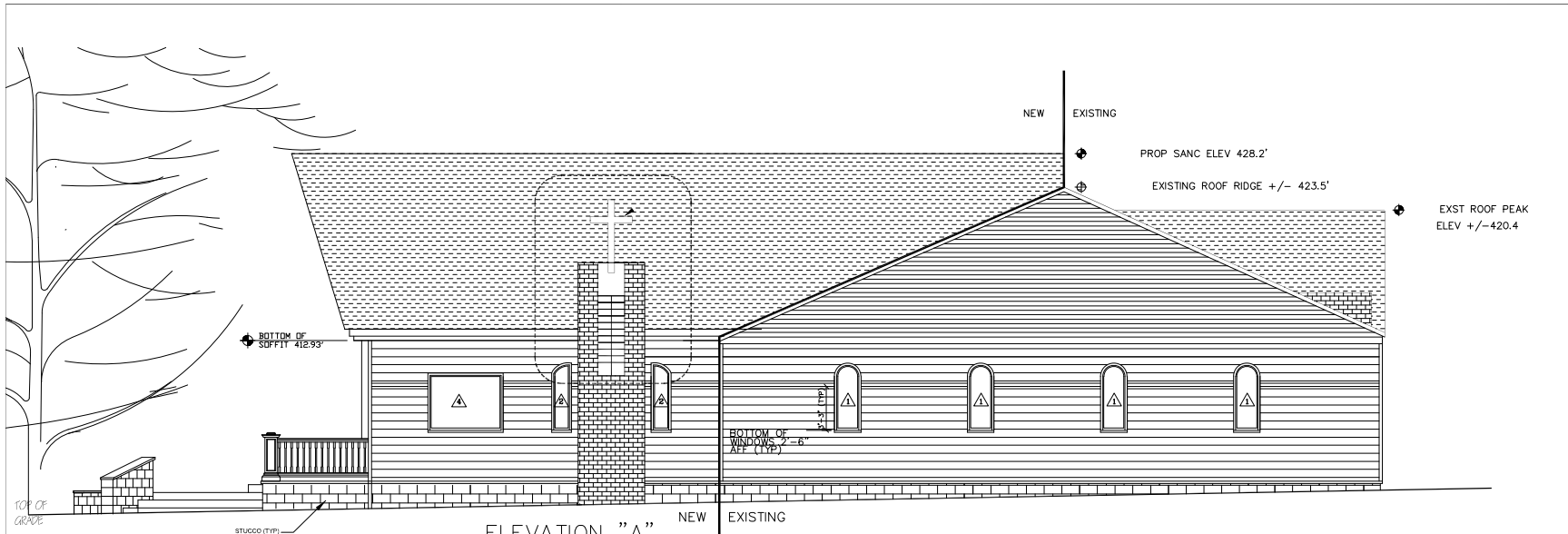
CLIENT
iglesia Macedonia Valles
de Bendicion
4119 Rock Quarry Road
Raleigh, NC 27910

PROJECT
SANCTUARY EXPANSION AND
SITE IMPROVEMENTS
ELEVATIONS 2 - NEW

REVISIONS

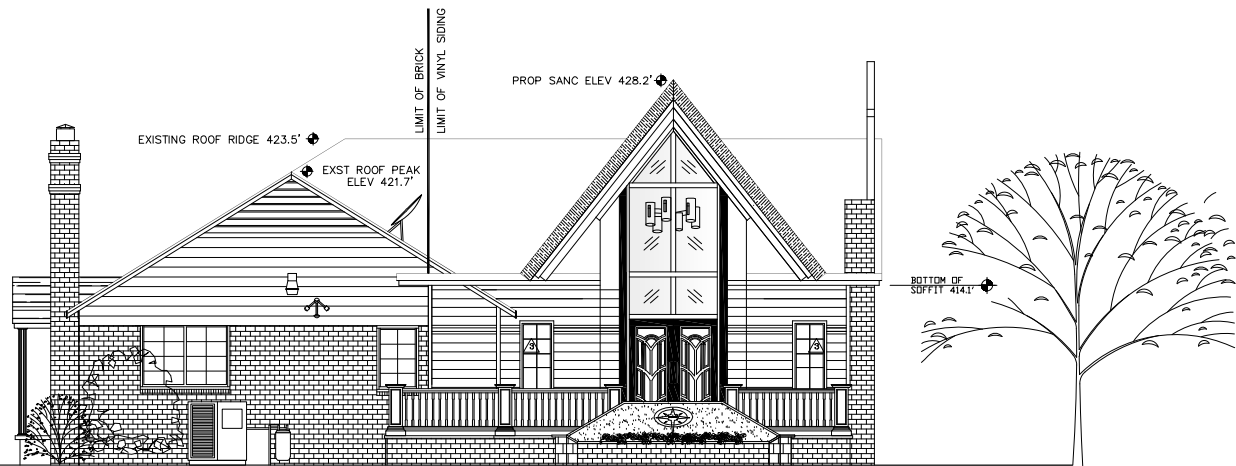
DATE

T-7.0



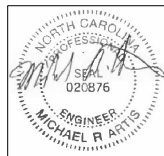
ELEVATION "A"

RIGHT ELEVATION - NORTH
SCALE: USE SCALE BAR



ELEVATION "B"

FRONT ELEVATION - EAST
SCALE: USE SCALE BAR



TOP OF GRADE

BUILDING PERMIT SET



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AS SHOWN
01/09/2022

CLIENT
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REVISIONS

PROJECT
SANCTUARY EXPANSION AND
SITE IMPROVEMENTS
ELEVATIONS 1 - NEW

T-8.0