

Case File / Name: ASR-0042-2021 DSLC - Smith Temple Freewill Baptist Church

LOCATION:	This site is located on the south side of Rock Quarry Road, east of Cowan Lane at 5500 Rock Quarry Rd. The site is shown in BM 2021 page 1406. This site is outside the city limits.
REQUEST:	Development of a 3.16 acre/137,650 sf tract zoned R-4 with an existing single-family dwelling unit (to be demolished) for a proposed Civic Use, place of worship totaling 9,766 sf with associated vehicular parking.
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 by Covington & Associates.

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:

☑ <u>SITE PERMITTING REVIEW</u> - 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:

General

- 1. Elevation sheet T11, the post-development spot grades are shown on the south elevation rendering & demonstrate compliance with Sec.1.5.7.A and TC-4-20 and those spot grades (high, low & avg) are also spotted on the footprint on page C300 (Grading Sheet).
- The proposed lighting plan sheet footcandles (Cowan Dr. entrance), adjacent to a residential parcel (PIN#1732-00-4919), is revised and demonstrate compliance with UDO Sec.7.4.4.A for max light level.
- 3. Applicant shows adjacent primary uses on the Site Permit Plans set sheets for adjacent parcels, including east of existing site (PIN #1732-01-7190),
- 4. Landscaping sheet C400 planting schedule and tree information is revised removing the 'canopy' and 'evergreen' references from the site and tree summary table. SPR plans & landscaping table must be revised to show and demonstrate compliance with tree type design & installation requirements as listed in UDO Sec.7.2.7.C.
- 5. Signage entrance details are removed from SPR plans set. Sign permits will be issued separately
- 6. Lighting & proposed Landscaping plan demonstrate compliance with UDO Sec.7.1.7.G.1.



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- 7. Demonstrate compliance with the vehicular parking landscaping in UDO Sec.7.1.7.B.D and provide shade trees for each parking row termination (and remove the canopy trees as shown).
- 8. Landscaping sheet C400 (of the ASR plans set) is revised according to the Use Standard requirements for a Civic Use for the Transitional Protective A2 Protective Yard buffer per UDO Sec.6.3.1.E & Sec.7.2.4.D. Quantities do not match the LF and calculations along property lines.
- 9. A SWS enclosure screening detail & reinforcement padding detail is inserted into the Site Permit Plans (SPR) plans set sheets with design illustration details of the proposed wall & gate screening design and demonstrate compliance with Sec.7.2.5 & the Raleigh SWS Design Manual.
- Applicant clarifies the proposed fence screening shown on sheet C400 & C700 for the Transitional Protective Yard buffers shown on sheet C400. And demonstrate design compliance with UDO Sec.7.2.4.D.
- 11. Elevation sheet T11 is revised, updated & shows the delineated floor-to-floor height dimensions for the proposed 2nd story and demonstrate compliance with UDO Sec.1.5.7.C.
- 12. Required landscaping plantings, on sheet C400, are reviewed and approved by Stormwater Division, for the transitional protective yard buffers placement and location and the private drainage easement.
- 13. Sheet C700, all proposed signages are removed from SPR plans set. All proposed signs will be reviewed & permitted separately from this site plan.
- 14. This ASR is being approved under the condition that the following items will be addressed and corrected prior to SPR approval. This has been communicated with Mr. James Covington via email from Cydney Terry on 8/1/2022.

1. This could be a storm water issue, but I would like to make note of the proposed detention pond being pretty close to an existing well which does supply the adjacent neighbor with water and should be carefully considered.

- 2. There shall be no trees within the proposed 30' CORSSE.
- 3. There shall be no light fixtures within the proposed 30' CORSSE.
- 4. There shall be no fire hydrant within the proposed 30' CORSSE.

5. The proposed 30' CORSSE does not fully encompass the entire sewer main extension near the property line. The initial sewer cleanout is not necessary with the extension of the sewer main. There should be a cleanout at the easement line leading to your property and thereafter. Feel free to call or email Cydney Terry to discuss.

6. There is a proposed storm pipe running parallel within the proposed 30' CORSSE and that is prohibited.

7. There is a proposed storm pipe directly over the proposed sewer manhole and that is prohibited 8. Please confirm the use of the proposed retaining wall that appears to be running parallel inside of the proposed 30' CORSSE, which is prohibited. If it is to be adjacent to the CORSSE, please demonstrate that it will not impact the ability of CORPUD to access and maintain the proposed 8" sewer main.

Public Utilities



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15. Please remove proposed trees from the CORSSE. There shall be no landscaping within sanitary sewer easements.

Stormwater

- 16. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
- 17. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).
- 18. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).

☑ <u>**RECORDED MAP(S)**</u> - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Site Permitting Review plans, if required, have been deemed ready for mylar signature.

The following items must be approved prior to recording the plat:

Engineering

1. For the purposes of securing the required turnaround area and route on private property, a public access deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)

Public Utilities

- 2. Infrastructure Construction Plans (concurrent submittal) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions.
- 3. A Petition for Annexation into the City limits shall be submitted in accordance with City Council policy for extension of utility service to properties currently outside of the City limits. This voluntary annexation in no way obligates the City to extend utility services to the property.

Stormwater

4. All stormwater control measures and means of transporting stormwater runoff to and from any stormwater runoff control measures shall be shown on all plats for recording as private drainage easements (UDO 9.2).



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☑ <u>BUILDING PERMITS</u> - 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 petition for annexation is reviewed and submitted prior to building permit approval or prior to any required plat recording.
- 2. A demolition permit shall be obtained.

Engineering

3. A public infrastructure surety 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 scope of the applicable improvements within public right-of-way shall be determined during Site Permit Review.

Public Utilities

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

Stormwater

- 5. A surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department (UDO 9.2.2.D.1.d).
- 6. A payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans shall be paid by the developer to the City stormwater facility replacement fund (UDO 9.2.2.G.3).
- 7. All stormwater control measures and means of transporting stormwater runoff to and from any stormwater runoff control measures shall be shown on all plats for recording as private drainage easements (UDO 9.2).

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

General

1. All Water, Sanitary Sewer and Reuse facilities shall be installed, inspected, tested and accepted by the City of Raleigh Public Utilities Department for operations and maintenance.

Stormwater



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2. As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3).

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: December 8, 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:	08/11/2022
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Development Services Dir/Designee Staff Coordinator: Jermont Purifoy

				1
1.	ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND/OR NCDOT STANDARDS.			
2.	THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH A MINIMUM AMOUNT OF INCONVENIENCE TO TRAFFIC.			
3.	THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL ADHERE TO THE PROVISIONS OF THE MUTCD (MOST CURRENT EDITION).			
4.	PRIOR TO START OF WORK, A PRE-CONSTRUCTION MEETING MUST BE SET UP WITH THE CONTRACTOR AND CITY OF RALEIGH TRANSPORTATION FIELD SERVICES STAFF. CONTACT ENGINEERING INSPECTIONS AT 919-996-2409 TO SET UP THE MEETING.	se aug		
5.	THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY OBSTRUCTION PERMIT FOR ANY WORK WHICH REQUIRES THE TEMPORARY CLOSURE OF A STREET, TRAVEL LANE, PARKING SPACE OR SIDEWALK FROM RIGHT-OF-WAY SERVICES AT LEAST 48 HOURS IN ADVANCE.	a the second		
6.	ANY TEMPORARY STREET CLOSURE MUST BE SUBMITTED 2 WEEKS PRIOR MINIMUM TO THE START OF THE WORK. SEE RIGHT-OF-WAY CLOSURES ON WWW.RALEIGHNC.GOV AND SEND THE RIGHT-OF-WAY OBSTRUCTION PERMIT TO RIGHTOFWAYSERVICES@RALEIGHNC.GOV.			
7.	ANY CONTRACTOR OR PROJECT MANAGER THAT IS WORKING ON A CITY PROJECT SHALL SUBMIT A NOTIFICATION TO THE RW OBSTRUCTION APPLICATION FOR EMERGENCY/MAINTENANCE WORK PRIOR TO THE START OF THE WORK.	SITE		
8.	PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.	CONTAN LANE		
9.	THE CONTRACTOR SHALL REPAIR ALL DAMAGED INFRASTRUCTURE IN THE RIGHT-OF-WAY AND RESTORE IT TO PREVIOUS OR BETTER CONDITION.	(NOTTO SCALE)		
10.	THE CONTRACTOR SHALL REPAIR ANY DAMAGES TO ADJACENT PROPERTIES AND RESTORE IT TO PREVIOUS OR BETTER CONDITION. ALL SIDEWALKS MUST BE ACCESSIBLE TO PERSONS WHO ARE VISUALLY IMPAIRED AND PEOPLE WITH MOBILITY DISABILITIES. PEDESTRAIN EXISTING ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE	VICINITY MAP		
111.	ALC DIDEWARDS WOD DE ACCESSIBLE TO ENSORTS WITH THE PUBLIC RIGHTS OF WAY ACCESSIBLE PUBLIC RIGHTS OF WAY ACCESSIBLE DESIGN AND THE MANUAL UNFORM TRAFFIC CONTROL DEVICES (MUTTO)	NUT TO SCALE		
12.	IL UNFORGED TO DE VELLOP DURIN CONSTRUCTION DE VIETO ACCESSIONE DE CONTRACT. THE DEVELOPMENT SERVICES ENGINEERING INSPECTORS AT (19) 995-2409.		~	FIRM
13.	In on clock of construction, the contractors shall schedule and the Divelopment's RRVCES right-oway SRVCE PRIVITING CORRINATION AT (1919) 995-2483		03 IE	5 a
14.	F CONSTRUCTION PLANS FOR PUBLIC AND PRIVATE STREETS OR UTILITIES SHOWN ON THIS PLAN ARE REQUIRED. THEY MUST BE APPROVED BY THE PUBLIC WORKS DEPARTMENT AND PUBLIC UTILITIES DEPARTMENT PRIOR TO ISSUANCE OF PERMITS OR RECORDING OF ANY PLAT FOR THIS DEVELOPMENT.		SUI 274 130	Ictu N
15.	FIELD ADJUSTMENTS TO THIS PLAN MAY BE REQUIRED BY CITY OF RALEIGH INSPECTOR AS NEEDED DURING CONSTRUCTION.		SS-3	Stru
16.	WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, FOLIAGE, FENCE, WALL, SIGN, OR PARKED VEHICLE	MOLE 1074 Company & According Sec. (8) 201-01023011 Sect. Service Space Device. Self Company Sector Sec. (8)	STRE ORO, (6) 33	A
17.	UNLESS NOTED, ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF 28' MINIMUM.	Gmail James Covington Games.covington@covingtonassoc.com*	eula st Eensbor H: (336)	- ER
18.	UNLESS NOTED, ALL DIMENSIONS SHOWN ARE TO BACK OF CURB.	RE: ASR-0042-2021 Smith Temple Baptist Church - SWS Code Compliance Set (SWS Approval 5.10.2022) 1 mesage	PH: EU	CIVIL ENGINEERING I CAROLINA pment - Infrastructure
19.	GROUND-MOUNTED MECHANICAL EQUIPMENT MUST ADHERE TO THE SCREENING REQUIREMENTS OF SEC 7.2.5.D.4 AND IS NOT ONLY LIMITED TO BEING VISIBLE FROM THE PUBLIC RIGHT OF WAY.	Statery, Marion - Marion, Statery Braining Snor, government Ta: James Covington - yames averagion Boowingtonseaso comm Cir: SNS Code Companies DX - SNVCOdeComplement@stategence.gover, "Putity, Jerment"	81 GF	DI CA
20.	CONTRACTOR TO FIELD LOCATE AND VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT PRIOR TO ANY CONSTRUCTION ACTIVITIES. CONTACT NC ONE AT 811 FOR FIELD LOCATION OF UNDERGROUND UTILITIES.	 Carried Purify granging give, Max Arts -saseing goot con- Helo Janies, 		velo (
21.	HANDICAP PARKING SPACE(S) AND HC ACCESS AISLE(S) SHALL BE NO GREATER THAN TWO PERCENT (2%) PITCH IN ANY DIRECTION(S) AS PER ADA STANDARDS.	It was great to speak with you. This location is approved to be collected by City of Rakigh Solid	2021	De
22.	PROVIDE SIGNAGE AND STRIPING OF HANDICAP SPACES AS PER ADA STANDARDS.	yours decours is a appropriate to more shown on the partners protons ranging the two standards and requirements of the Solid Waste Services portion of the review.	NUC	Site
23.	ALL RETAINING WALLS GREATER THAN 30" IN HEIGHT TO INCLUDE SAFETY RAIL OR FERCE.	Kind Regards,	ON 16	XL -
24.	THE MINIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 20 FEET FROM THE POINT OF TANGENCY OF THE CURB. NO DRIVEWAYS SHALL ENCROACH ON THIS MINIMUM CORNER CLEARANCE. WC ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH CITY OF RALEIGH PUBLIC WORKS DEPARTMENT STANDARDS, PROWAG STANDARDS AND ADAAG SPECIFICATIONS	Matter	SUED	NO III
26.	AL RAMPS AND HANDRAIL SHALL BE CONFORM TO ANSI. NCSSC, AND ICC STANDARDS AND SPECIFICATIONS.	Marien O. Staley Code Compliance Supervisor	SUBM IS ISS	MINOR
27.	ALL ABOVE GROUND UTILITY DEVICES ITO INCLUDE BUT NOT LIMITED TO TELEPHONE AND CABLE PEDESTALS, ELECTRICAL TRANSFORMERS, BACKFLOW DEVICE HOTBOX, ETC) SHALL BE SCREENED FROM OFF-SITE VIEW BY EVERGREEN SHRUBS.	Code Compliance Division City of Raleigh – Solid Waste Services	ASR SCRIP	AA
	FENCE, OR WALL.	919-996-6940 - Office 919-219-3437 - Cell	N DE	DATE
28.	GENERAL UTILITY PLACEMENT EASEMENT IS FOR INSTALLATION OF PRIVATE UTILITIES.	919-212-4290 – Fax Code Compliance Division - One Ministon is Nimple - "Care for our Propile resources to increase Service,"	VISIO	02/22/2022 DRAWN BY
29.	SOLID WASTE COMPLIANCE STATEMENT: DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL	exvilince to our Casheners with an ore Sound our Patient"	RE	TD
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				CHECKED BY
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