



Administrative Approval Action

Case File / Name: ASR-SR-10-2019
VICTORY CHURCH - PH II

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

LOCATION: This site is located south of Rush Street on the east side of S. Wilmington Street at 2825 S. Wilmington Street (PIN#1702-54-0913), inside the city limits.

REQUEST: Development of a proposed daycare addition to an existing church structure on a 7.33 acre tract zoned IX-3. The existing church is currently 19,860 sf, including a 778 seat sanctuary, and the proposed new daycare addition building will be a 7,550 sf addition to the sanctuary, totalling an overall 27,410 sf gross floor area. In addition there will be redesign of the parking surface area with additional parking & landscaping.

Shared Parking Study - approval of 195 parking spaces for both primary uses, the church & daycare.

**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 January 17, 2020 by Charles Cazier, PE.

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:

General

1. A copy of the Shared Parking Study documents are transposed and noted on the SPR plans.

Stormwater

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

Urban Forestry



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5. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.
6. Submit a final tree conservation plan that includes metes and bounds descriptions of all tree conservation areas and tree protection fencing as required (UDO 9.1.5).

☒ **RECORDED MAP(S)** - 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. 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 these documents must be provided to the Development Services Department within one day from authorization of lot recordation. If recorded copies of the documents are not provided, further recordings and building permit issuance will be withheld.

Urban Forestry

2. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes .74 acres of tree conservation area.

☒ **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:

Engineering

1. A fee-in-lieu for 1' of sidewalk along S. Wilmington Street shall be paid to the City of Raleigh (UDO 8.1.10).

Stormwater

2. 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).
3. All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements (UDO 9.2).



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4. 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).

Urban Forestry

5. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 2 street trees along S. Wilmington St.
6. A public infrastructure surety for 2 street trees shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).

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:

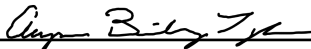
3-Year Expiration Date: February 25, 2023

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:  Date: 02/26/2020
Development Services Dir/Designee
Staff Coordinator: Jermont Purifoy

VICTORY CHURCH PH-II

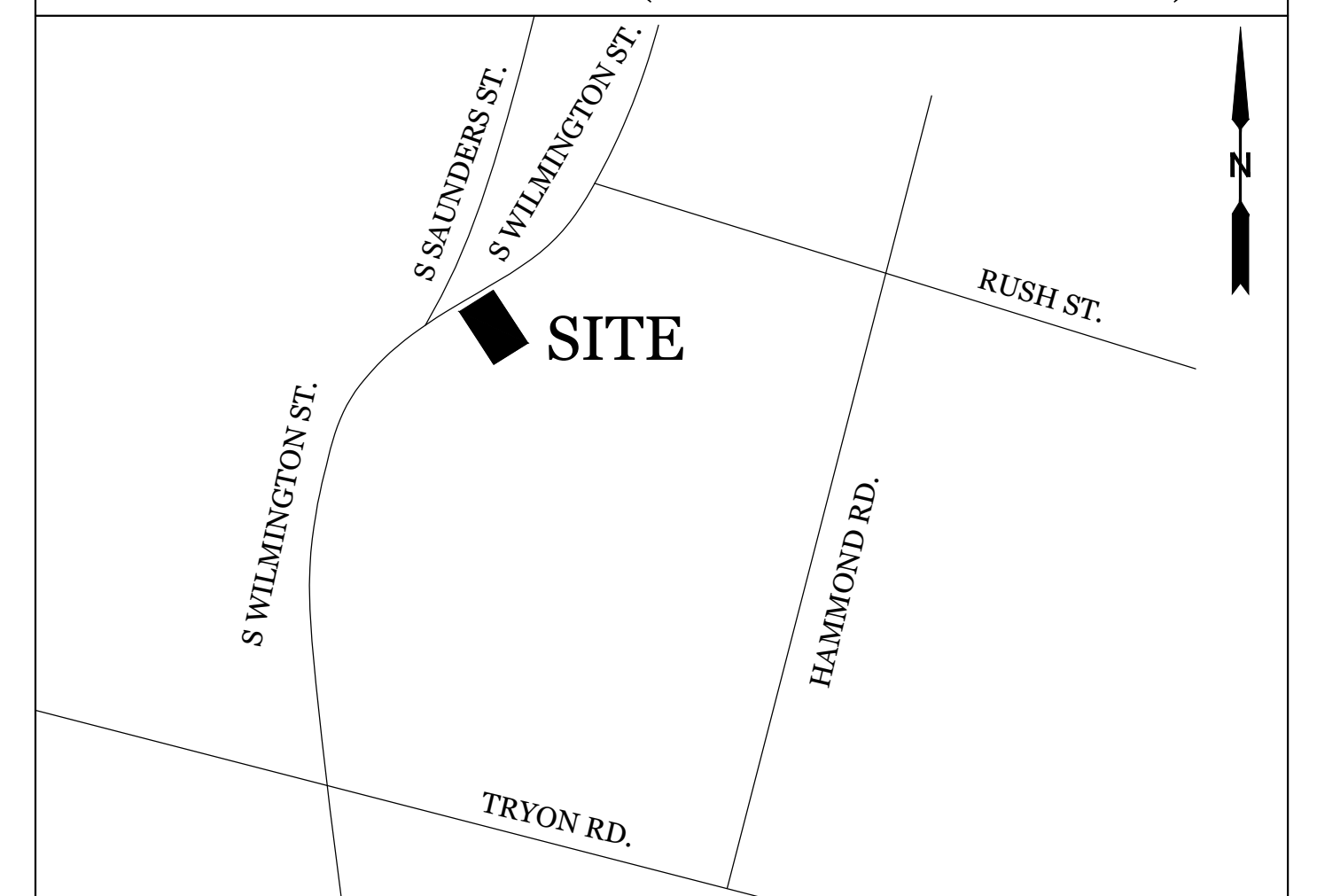
2825 S. WILMINGTON ST.

RALEIGH, NC 27603

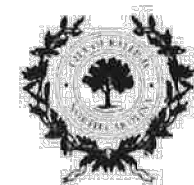
Case# ASR-SR-10-2019

Transaction# 585985

VICINITY MAP (NOT TO SCALE):



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 | fax 919-996-1831
Litchford Satellite Office | 8320 - 130 Litchford Road | Raleigh, NC 27601 | 919-996-4200

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

BUILDING TYPE		FOR OFFICE USE ONLY	
<input type="checkbox"/> Detached <input type="checkbox"/> Attached <input type="checkbox"/> Apartment <input type="checkbox"/> Townhouse	<input type="checkbox"/> General <input type="checkbox"/> Mixed Use <input type="checkbox"/> Open Lot <input checked="" type="checkbox"/> CIVIC USE	Transaction Number 	Assigned Project Coordinator
Assigned Team Leader 			
Has your project previously been through the Due Diligence or Sketch Plan Review process? If yes, provide the transaction #			
GENERAL INFORMATION			
Development Name: Victory Church Ph2			
Zoning District: IX-3	Overlay District (if applicable)	Inside City Limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Proposed Use: Church w/ Proposed Daycare Additional Use			
Property Address(es): 2825 S. Wilmington St.		Major Street Locator: Near Rush St.	
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:			
P.I.N.: 1702540913	P.I.N.:	P.I.N.:	P.I.N.:
What is your project type? <input type="checkbox"/> Apartment <input type="checkbox"/> Mixed Residential <input type="checkbox"/> Duplex <input checked="" type="checkbox"/> Other: if other, please describe: Civic			
<input type="checkbox"/> Non-Residential Condo <input type="checkbox"/> Elderly Facilities <input type="checkbox"/> School <input type="checkbox"/> Religious Institutions <input type="checkbox"/> Hospitals <input type="checkbox"/> Shopping Center <input type="checkbox"/> Residential Condo <input type="checkbox"/> Hotels/Motels <input type="checkbox"/> Banks <input type="checkbox"/> Retail <input type="checkbox"/> Office <input type="checkbox"/> Industrial Building <input type="checkbox"/> Cottage Court			
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. Addition to an existing Church structure, and re-design/additional parking area.		
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: Victory Church International, Inc. Name (s): David Lane Address: 2825 S. Wilmington St. Phone: 919-271-7025 Email: DAVIDT.LANE@ZOHO.COM Fax:		
CONSULTANT (Contact Person for Plans)	Company: Intracoastal Engineering, PLLC Name (s): Charles Cazier, PE Address: 5725 Oleander Dr. Unit E-7 Wilmington, NC 28403 Phone: 910-859-8983 Email: charlie@intracoastalengineering.com Fax:		

PAGE 1 OF 3

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REVISION 05.13.16

DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)			
Zoning Information		Building Information	
Zoning District(s) IX-3		Proposed building use(s) New Daycare Addition	
If more than one district, provide the acreage of each:		Existing Building(s) sq. ft. gross 19860 (Ex. Church)	
Overlay District		Proposed Building(s) sq. ft. gross 7,550	
Total Site Acres	Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed) 27,410	
Off street parking: Required 205	Provided 195*	Proposed height of building(s) 30'-3" (50' Max per IX-3)	
COA (Certificate of Appropriateness) case #		# of stories 1	
BOA (Board of Adjustment) case # A-		Ceiling height of 1 st Floor	
CUD (Conditional Use District) case # Z-			
Stormwater Information			
Existing Impervious Surface	86601 acres/square feet	Flood Hazard Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface	123,845 acres/square feet	If Yes, please provide:	
Neuse River Buffer	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Alluvial Soils	Flood Study
Wetlands	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	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? <input type="checkbox"/> Yes <input type="checkbox"/> 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 Intracoastal Engineering, PLLC 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: Mitchell E. Horton Date: 10/23/2013			
Printed Name: Mitchell E. Horton PASTOR - PRESIDENT			
Signed: Date:			
Printed Name:			

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REVISION 05.13.16

SITE DATA

PARCEL ID:	1702540913
CURRENT ZONING:	IX-3
PROJECT ADDRESS:	2825 S. WILMINGTON ST. RALEIGH, NC 27603
CURRENT OWNER:	VICTORY CHURCH INTERNATIONAL, INC 2825 S. WILMINGTON ST. RALEIGH, NC 27603
TOTAL ACREAGE IN PROJECT BOUNDARY	319,515 S.F. (7.33 ac.)
EXISTING USE:	CHURCH
PROPOSED USE:	DAYCARE ADDITION (20 Employees)
EXISTING BUILDING SIZE:	19,860 S.F. (778 Seat Sanctuary)
PROPOSED BUILDING ADDITION SIZE:	7,550 S.F. GFA
PROPOSED BUILDING SIZE:	27,410 S.F. (778 Seat Sanctuary)
PROPOSED BUILDING HEIGHT:	30'-3"
MAX BUILDING HEIGHT PER IX-3 ZONING:	50'
PARKING REQUIRED:	778 SEAT CHURCH: 1 SPACE/ 4 SEATS = 195 SPACES 7,550 S.F. DAYCARE: 1 SPACE/ 2 EMPLOYEES = 10 SPACES TOTAL REQUIRED: 205 SPACES
EXISTING PARKING:	109 (5 ADA)
PROPOSED PARKING:	195 SPACES (6 ADA)* 5 BICYCLE PARKING SPACES
PARKING REQUIREMENT BEING MET VIA A SHARED PARKING AGREEMENT	
NUMBER OF NEW SPACES:	86

SHEET NO. DESCRIPTION

C-0	EXISTING CONDITIONS & DEMOLITION PLAN
C-1	SITE & UTILITY PLAN
C-2	GRADING, EROSION CONTROL & NPDES PLAN
C-3	DETAILS
C-4	LANDSCAPE PLAN
C-5	TREE CONSERVATION AREA PLAN
A 100	BUILDING ADDITION FLOOR PLAN
A 101	BUILDING ELEVATIONS
LIFE SAFETY	LIFE SAFETY PLAN
SITE LIGHTING	SITE LIGHTING PLAN

REVISIONS

8/30/19 - PLANS REVISED PER RESPONSE LETTER ADDRESSING CITY COMMENTS.
10/17/19 - PLANS REVISED PER RESPONSE LETTER ADDRESSING CITY COMMENTS.
1/17/20 - PLANS REVISED PER RESPONSE LETTER ADDRESSING CITY COMMENTS.

CIVIL ENGINEER

INTRACOASTAL ENGINEERING, PLLC
5725 OLEANDER DR. SUITE E-7
WILMINGTON, NC 28403
PHONE: 910-859-8983
CONTACT: CHARLES CAZIER

SURVEYOR

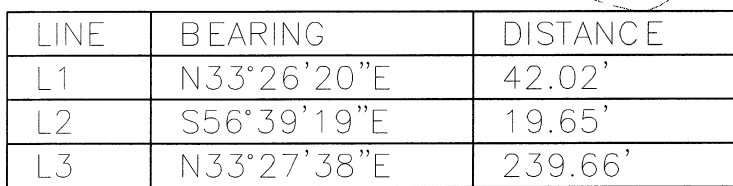
TRUE LINE SURVEYING, PC
205 WEST MAIN STREET
RALIEGH, NC 27520
PHONE: 919-359-0427
CONTACT: CURK T. LANE

ARCHITECT

JEFFERSON C. WOODALL, ARCHITECT
3313 AMBER DRIVE
WILMINGTON, NC 28409
PHONE: 336-689-1362
CONTACT: JEFFERSON WOODALL

CLIENT

VICTORY CHURCH INTERNATIONAL, INC
2825 SOUTH WILMINGTON ST.
RALIEGH, NC 27603
PHONE: 919-271-7025
DAVIDT.LANE@ZOHO.COM
CONTACT: DAVID LANE



NOTE:
 1. EXISTING SURVEYING INFORMATION PROVIDED BY TRUE LINE SURVEYING, P.C.
 C-1859

[illegible]

EXISTING CONDITIONS &
DEMOLITION PLAN

FOR

VICTORY CHURCH
PHASE 2

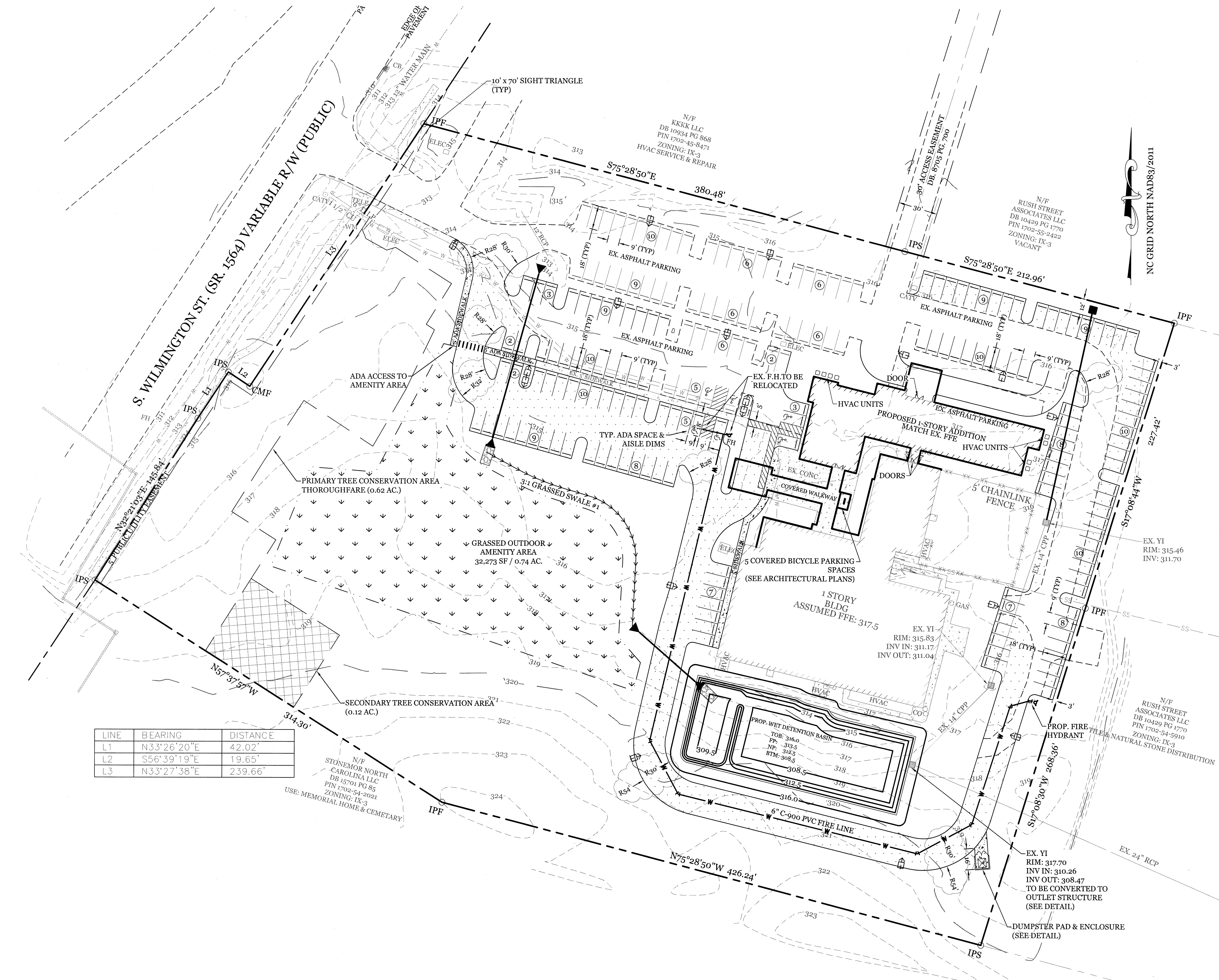
S. WILMINGTON STREET
RALEIGH, NORTH CAROLINA

CLIENT INFORMATION:

VICTORY CHURCH
INTERNATIONAL, INC
2825 S. WILMINGTON ST.
RALEIGH, NC 27603

DRAWING NUMBER: C-0

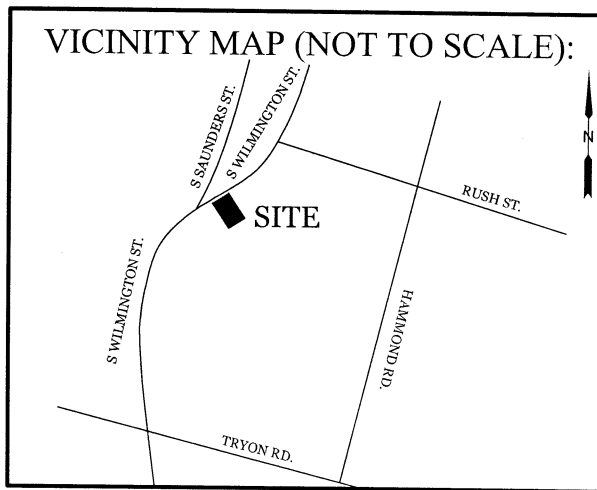
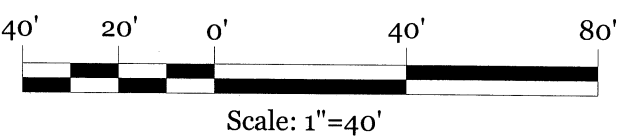
1 OF 6



LINE	BEARING	DISTANCE
L1	N33°26'20"E	42.02'
L2	S56°39'19"E	19.65'
L3	N33°27'38"E	239.66'

SITE DATA		
PARCEL ID:	1702540913	
CURRENT ZONING:	IX-3	
PROJECT ADDRESS:	2825 S. WILMINGTON ST. RALEIGH, NC 27603	
CURRENT OWNER:	VICTORY CHURCH INTERNATIONAL, INC 2825 S. WILMINGTON ST. RALEIGH, NC 27603	
TOTAL ACREAGE IN PROJECT BOUNDARY	319,515 S.F. (7.33 ac.)	
EXISTING USE:	CHURCH	
PROPOSED USE:	DAYCARE ADDITION	
PROPOSED BUILDING HEIGHT:	30'-3"	
MAX BUILDING HEIGHT PER IX-3 ZONING:	50'	
BUILDING SETBACKS:		
FRONT:	REQUIRED= 3'	PROPOSED= 355'
SIDE:	REQUIRED= 0' or 6'	PROPOSED= 102'
REAR:	REQUIRED= 0' or 6'	PROPOSED= 70'
PARKING SETBACKS:		
FRONT:	REQUIRED= 10'	PROPOSED= 127'
SIDE:	REQUIRED= 0' or 3'	PROPOSED= 12'
REAR:	REQUIRED= 0' or 3'	PROPOSED= 3'
CALCULATION FOR BUILDING COVERAGE:		
PROPOSED COVERAGE	27,980 S.F. ÷ 319,515 S.F. = 8.8%	
PROPOSED IMPERVIOUS AREAS:		
BUILDING ROOF*	8,120 S.F.	
ASPHALT PARKING AREA	42,134 S.F.	
CONCRETE SIDEWALK	1,700 S.F.	
COVERED BIKE PARKING	100 S.F.	
TOTAL	52,054 S.F. (16.3%)	
Excluding area over other impervious areas		
TOTAL ONSITE IMPERVIOUS AREAS:		
EX. IMPERVIOUS TO REMAIN	71,791 S.F.	
PROPOSED IMPERVIOUS AREA	52,054 S.F.	
TOTAL	123,845 S.F. (38.8%)	
PARKING REQUIRED:		
778 SEAT CHURCH:	1 SPACE/ 4 SEATS = 195 SPACES	
7,550 S.F. DAYCARE:	1 SPACE/ 2 EMPLOYEES = 10 SPACES	
TOTAL REQUIRED:	205 SPACES	
EXISTING PARKING:	109 (5 ADA)	
PROPOSED PARKING:	195 SPACES (6 ADA)*	
	5 BICYCLE PARKING SPACES	
	PARKING REQUIREMENT BEING MET VIA A SHARED PARKING AGREEMENT	
NUMBER OF NEW SPACES:	86	
OUTDOOR AMENITY REQUIRED:	319,515 S.F. X 0.10	31,952 S.F.
OUTDOOR AMENITY PROVIDED:	32,273 S.F.	
NOTE:		
1. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.		
2. PROJECT SHALL COMPLY WITH ALL FEDERAL, STATE & WAKE COUNTY REGULATIONS.		

LEGEND	
	PROPERTY LINE
	ADJOINERS
	EX. SS MAIN
	EX. WATER MAIN
	PROPOSED FLOW DIRECTION
	EXISTING WOODS LINE
	EXISTING PARKING
	PROPOSED ASPHALT
	GRASSED OUTDOOR AMENITY AREA
	DOUBLE LIGHT FIXTURE (PER DUKE POWER PLAN)
	SINGLE LIGHT FIXTURE (PER DUKE POWER PLAN)



REVISIONS	
8/30/19	PLANS REVISED PER RESPONSE
LETTER ADDRESSING CITY COMMENTS.	
10/17/19	PLANS REVISED PER RESPONSE
LETTER ADDRESSING CITY COMMENTS.	
1/17/20	PLANS REVISED PER RESPONSE
LETTER ADDRESSING CITY COMMENTS.	

INTRACOASTAL
ENGINEERING, PLLC

91 Pelican Point Road
Wilmington, North Carolina 28409
Phone: 910.409.3567
Email: Charlie@intracoastalengineering.com
License Number P-0662

SITE & UTILITY PLAN

FOR

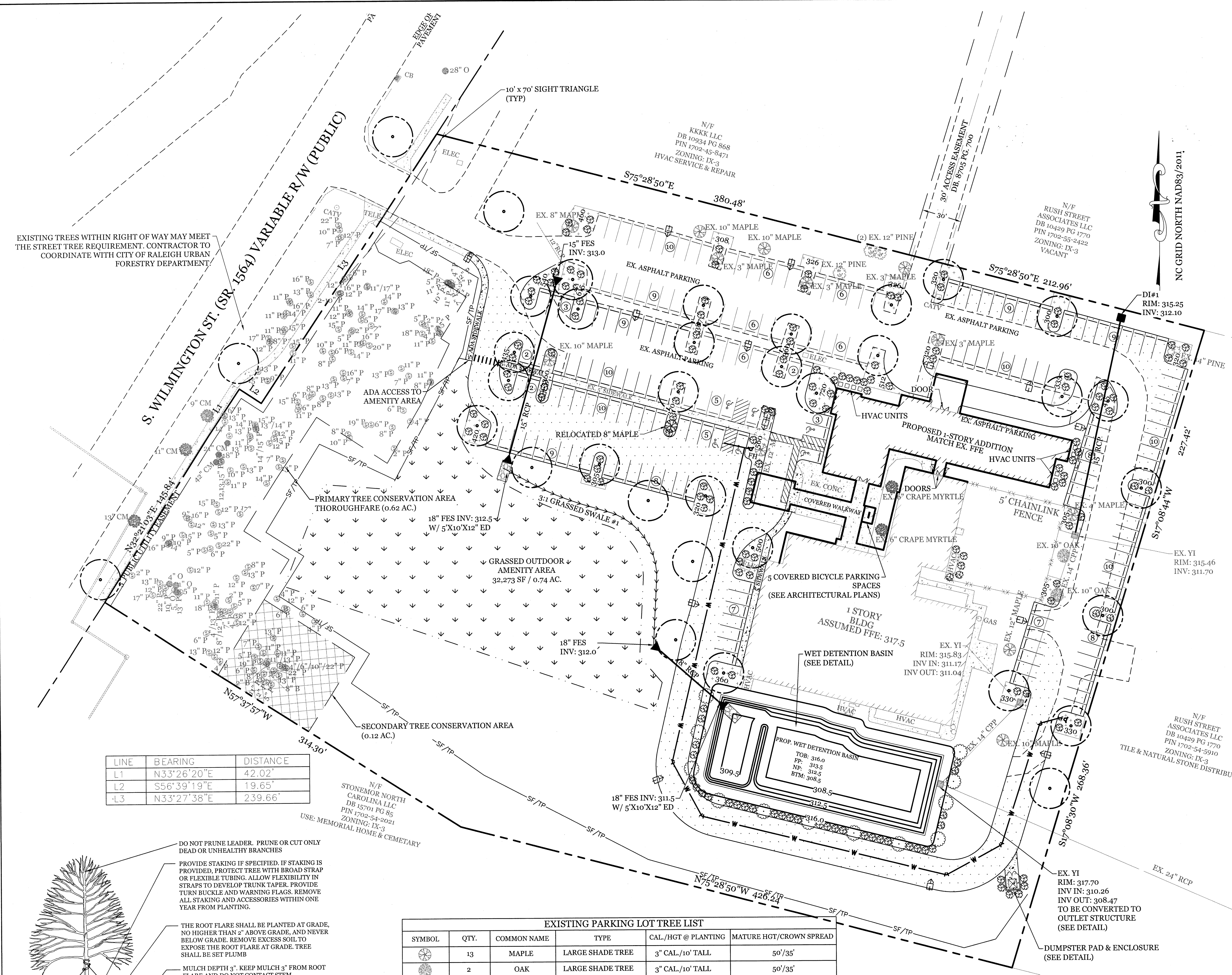
VICTORY CHURCH
INTERNATIONAL, INC
2825 S. WILMINGTON STREET
RALEIGH, NORTH CAROLINA

PHASE 2

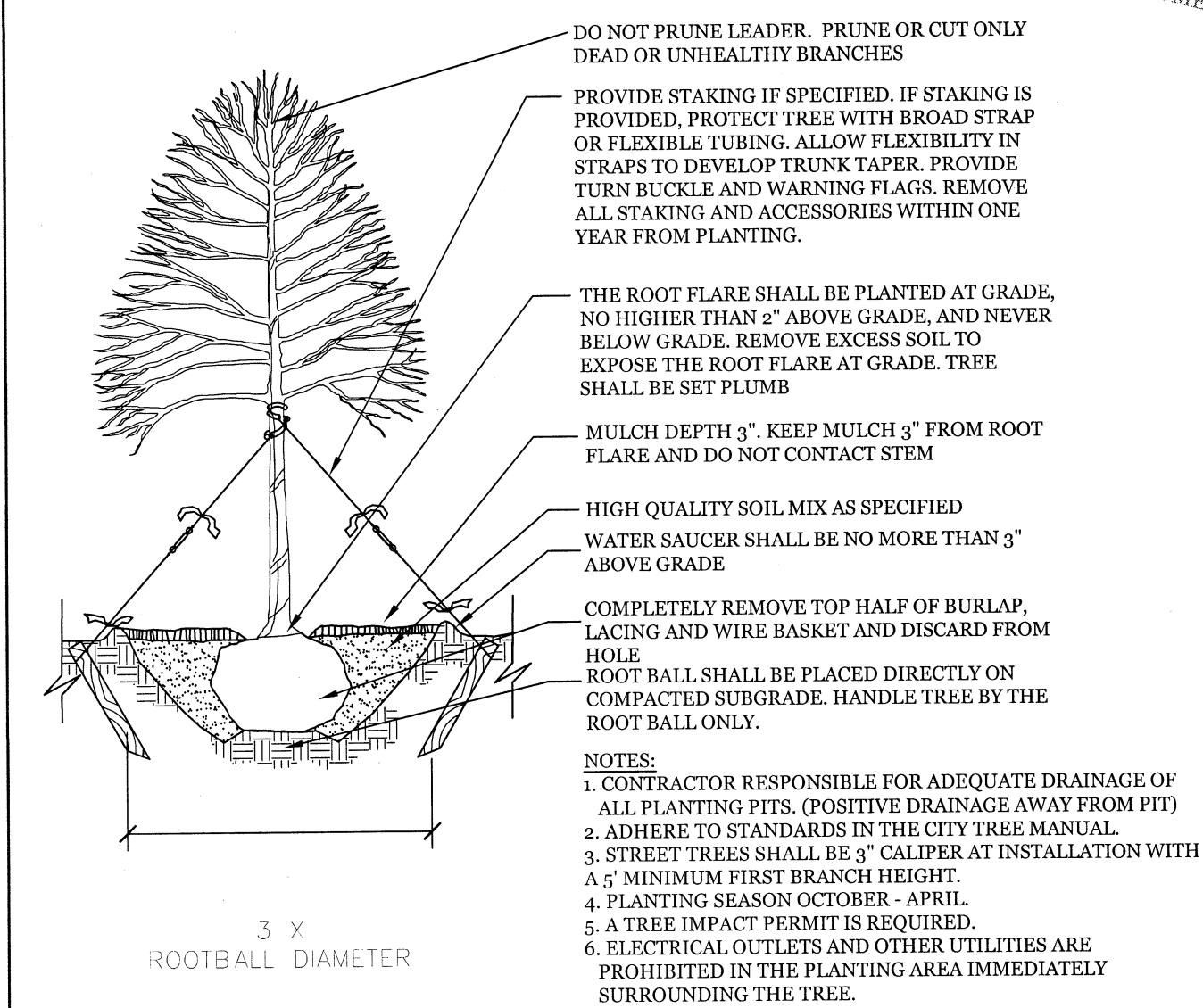
CLIENT INFORMATION:

VICTORY CHURCH
INTERNATIONAL, INC
2825 S. WILMINGTON ST.
RALEIGH, NC 27603

DRAWN:	JAE	SHEET SIZE:	24 X 36
CHECKED:	CDC	DATE:	1/17/2020
APPROVED:	CDC	SCALE:	1" = 40'
PROJECT NUMBER:	2018-017		



LINE	BEARING	DISTANCE
L1	N33°26'20"E	42.02'
L2	S56°39'19"E	19.65'
-L3	N33°27'38"E	239.66'



TREE PLANTING DETAIL
CITY OF RALEIGH STANDARD DETAIL
IPP-03

EXISTING PARKING LOT TREE LIST					
SYMBOL	QTY.	COMMON NAME	TYPE	CAL./HGT @ PLANTING	MATURE HGT/CROWN SPREAD
	13	MAPLE	LARGE SHADE TREE	3" CAL./10' TALL	50'/35'
	2	OAK	LARGE SHADE TREE	3" CAL./10' TALL	50'/35'
	2	PINE	LARGE SHADE TREE	3" CAL./10' TALL	50'/35'

LANDSCAPE PLANTING LIST					
SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	TYPE	CAL./HGT @ PLANTING
	35	QUERCUS LAURIFOLIA *	LAURIFOLIA OAK	LARGE SHADE TREE	3" CAL./10' TALL
	160	PITTOSPORUM T VARIEGATE *	VARIEGATED PITTOSPORUM	SHRUB	3 GAL./18" HIGH
	12	ILEX X 'NELLIE R. STEVENS' *	NELLIE R. STEVENS HOLLY	UNDERSTORY TREE	10 GAL./30-36" TALL

* OR CITY OF RALEIGH APPROVED EQUAL.

- NOTE:
- PRIOR TO ANY CLEARING, GRADING, OR CONSTRUCTION ACTIVITY, TREE PROTECTION FENCING WILL BE INSTALLED AROUND PROTECTED TREES OR GROVES OF TREES. NO CONSTRUCTION WORKERS, TOOLS, MATERIALS OR VEHICLES ARE PERMITTED WITHIN THE TREE PROTECTION FENCING.
 - LANDSCAPE SPECIFICATIONS, SPECIES, & SIZES PROVIDED BY OWNER. INTRACOASTAL ENGINEERING PROVIDED DRAFTING SERVICES ONLY.
 - IF EXISTING LANDSCAPING IS FOUND TO BE INSUFFICIENT TO MEET CITY OF RALEIGH REGULATIONS, CONTRACTOR TO SUPPLEMENT AS REQUIRED.

PARKING LOT LANDSCAPE REQUIREMENTS

SHADE TREES
(1 TREE PER 2,000 SF OF VEHICULAR SURFACE)
84,975 SF/2000=

REQUIRED PROVIDED

43 TREES 49 TREES **
** INCLUDING 17 EXISTING TREES

STREET TREE REQUIREMENTS

STREET TREES (1 TREE PER 40 LF OF FRONTAGE)
428 LF/40=

SITE DATA

PARCEL ID: 1702540913
CURRENT ZONING: IX-3
PROJECT ADDRESS: 2825 S. WILMINGTON ST.
RALEIGH, NC 27603
CURRENT OWNER: VICTORY CHURCH INTERNATIONAL, INC
2825 S. WILMINGTON ST.
RALEIGH, NC 27603
TOTAL ACREAGE IN PROJECT BOUNDARY: 319,515 S.F. (7.33 ac.)
EXISTING USE: CHURCH
PROPOSED USE: DAYCARE ADDITION
PROPOSED BUILDING HEIGHT: 30'-3"
MAX BUILDING HEIGHT PER IX-3 ZONING: 50'

BUILDING SETBACKS:

FRONT: REQUIRED= 3' PROPOSED= 35'
SIDE: REQUIRED= 6' PROPOSED= 102'
REAR: REQUIRED= 6' PROPOSED= 70'

PARKING SETBACKS:

FRONT: REQUIRED= 10' PROPOSED= 12'
SIDE: REQUIRED= 0' or 3' PROPOSED= 12'
REAR: REQUIRED= 0' or 3' PROPOSED= 3'

CALCULATION FOR BUILDING COVERAGE:

PROPOSED COVERAGE: 27,980 S.F. ÷ 319,515 S.F. = 8.8%

PROPOSED IMPERVIOUS AREAS:

BUILDING ROOF* 8,120 S.F.
ASPHALT PARKING AREA 42,134 S.F.
CONCRETE SIDEWALK 1,700 S.F.
COVERED BIKE PARKING 100 S.F.
TOTAL 52,054 S.F. (16.3%)
Excluding area over other impervious areas

TOTAL ONSITE IMPERVIOUS AREAS:

EX. IMPERVIOUS TO REMAIN 71,791 S.F.
PROPOSED IMPERVIOUS AREA 52,054 S.F.
TOTAL 123,845 S.F. (38.8%)

PARKING REQUIRED:

778 SEAT CHURCH: 1 SPACE/ 4 SEATS = 195 SPACES
7,550 S.F. DAYCARE: 1 SPACE/ 2 EMPLOYEES = 10 SPACES
TOTAL REQUIRED: 205 SPACES

EXISTING PARKING:

109 (5 ADA)

PROPOSED PARKING:

195 SPACES (6 ADA)*
5 BICYCLE PARKING SPACES
PARKING REQUIREMENT BEING MET VIA A SHARED PARKING AGREEMENT

NUMBER OF NEW SPACES:

86

OUTDOOR AMENITY REQUIRED:

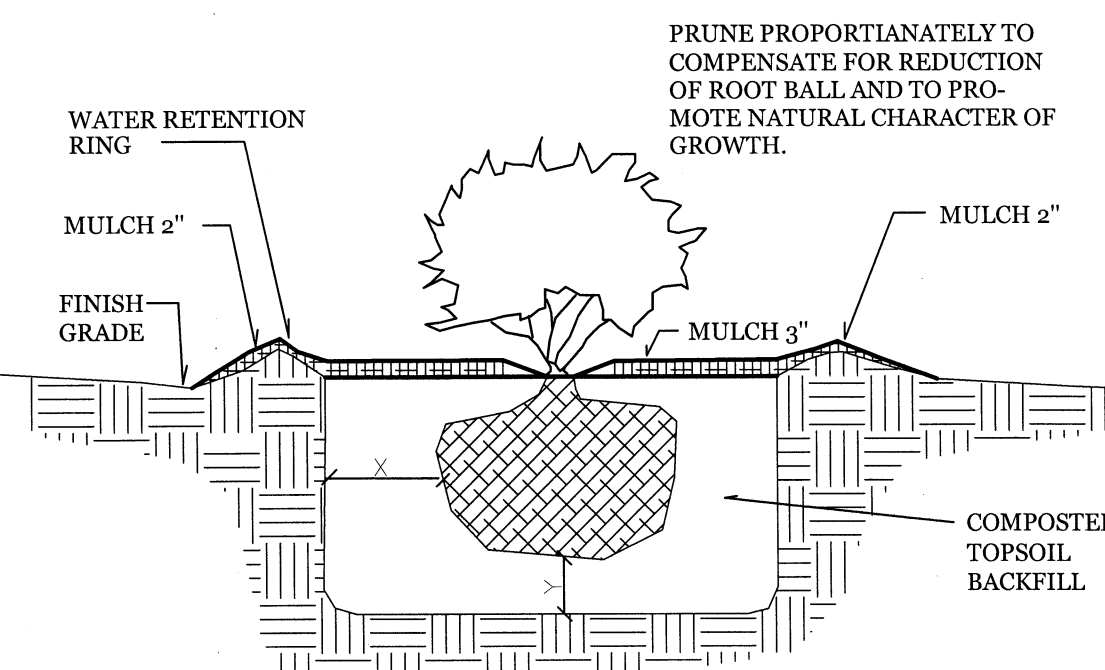
319,515 S.F. X 0.10 31,952 S.F.

OUTDOOR AMENITY PROVIDED:

32,273 S.F.

NOTE:

- ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
- PROJECT SHALL COMPLY WITH ALL FEDERAL, STATE & WAKE COUNTY REGULATIONS.



SHRUB PLANTING DETAIL
LEVEL GROUND
NOT TO SCALE

LEGEND

- PROPERTY LINE
ADJOINERS
EX. SS MAIN
EX. WATER MAIN
PROPOSED FLOW DIRECTION
EXISTING WOODS LINE
EXISTING PARKING
PROPOSED ASPHALT
PARKING LOT LANDSCAPING
DOUBLE LIGHT FIXTURE (PER DUKE POWER PLAN)
SINGLE LIGHT FIXTURE (PER DUKE POWER PLAN)

EX. TREE LEGEND

- PINE TREE
 CRAPE MYRTLE TREE
 OAK TREE
 BIRCH TREE

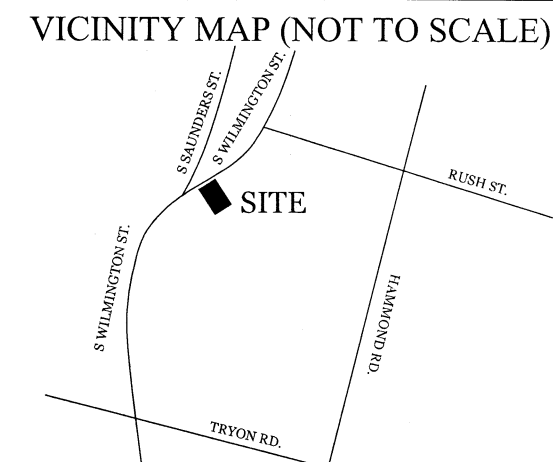
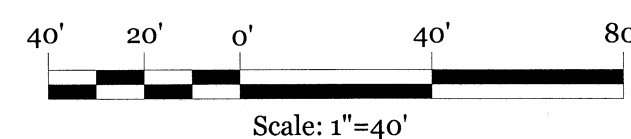
REQUIRED

PROVIDED

11 TREES

22 TREES

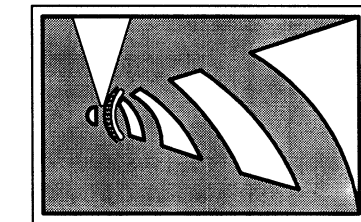
PROPOSED
3 TREES



REVISIONS

8/30/19 - PLANS REVISED PER RESPONSE
LETTER ADDRESSING CITY COMMENTS.
10/17/19 - PLANS REVISED PER RESPONSE
LETTER ADDRESSING CITY COMMENTS.
1/17/20 - PLANS REVISED PER RESPONSE
LETTER ADDRESSING CITY COMMENTS.

**INTRACOASTAL
ENGINEERING, PLLC**



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Wilmington, North Carolina 28409
Phone: 910.409.3567
Email: charlie@intracoastalengineering.com
License Number P-0662

LANDSCAPE PLAN
FOR
VICTORY CHURCH
PHASE 2
S. WILMINGTON STREET
RALEIGH, NORTH CAROLINA

CLIENT INFORMATION:

VICTORY CHURCH
INTERNATIONAL, INC
2825 S. WILMINGTON ST.
RALEIGH, NC 27603

DRAWN: JAE SHEET SIZE: 24 X 36

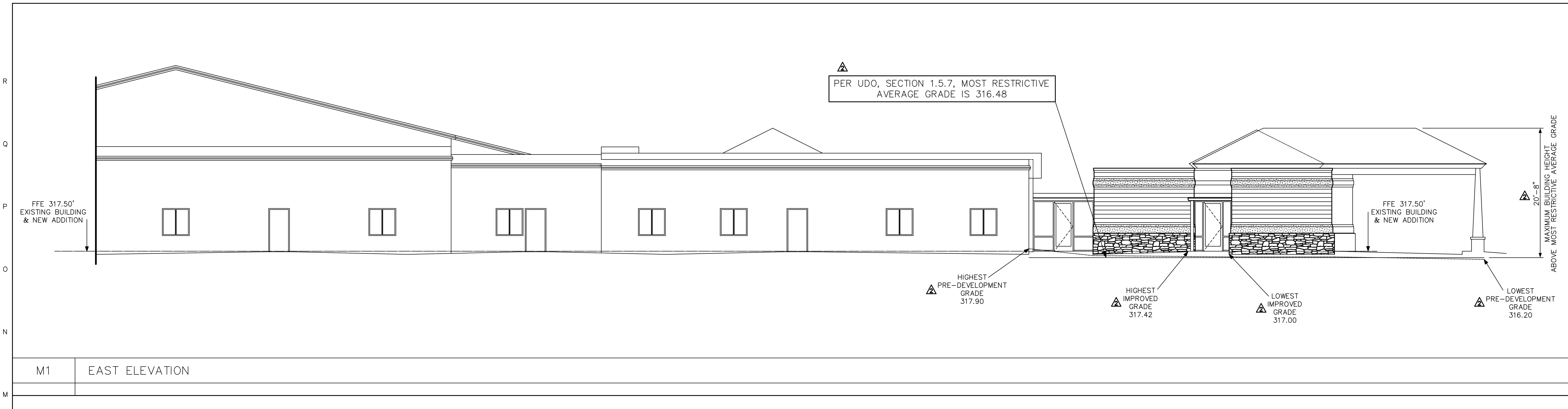
CHECKED: CDC DATE: 1/17/2020

APPROVED: CDC SCALE: 1" = 40'

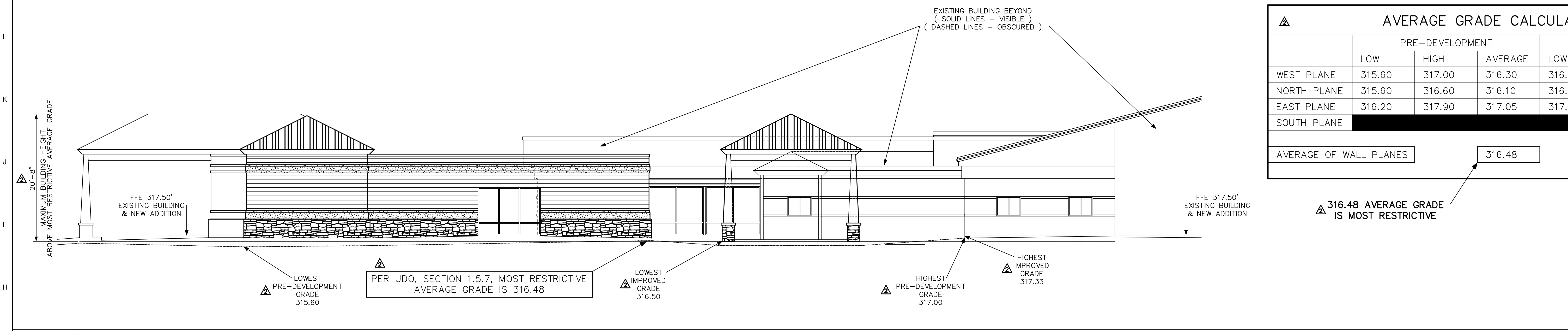
PROJECT NUMBER: 2018-017

DRAWING NUMBER:

C-4



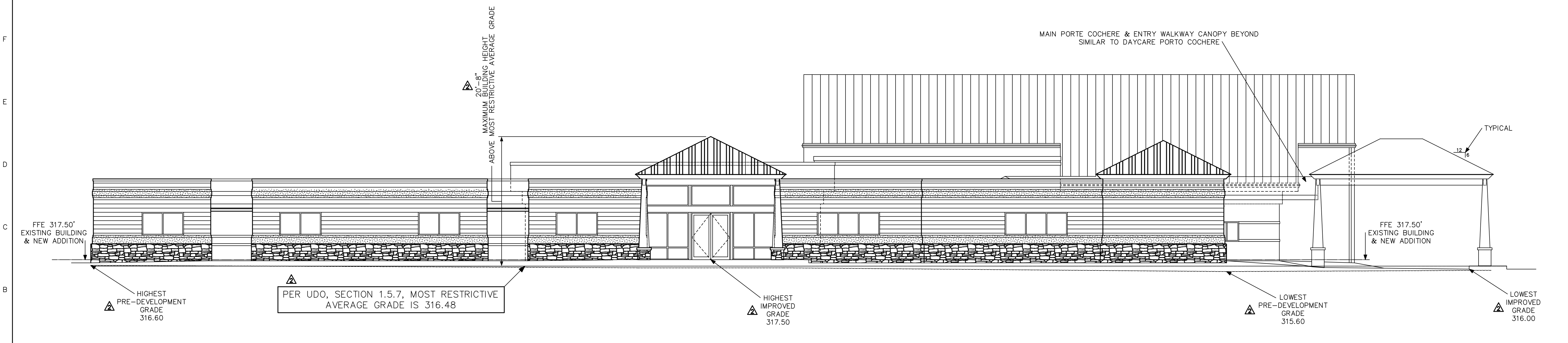
M1 EAST ELEVATION



G1 WEST ELEVATION

	PRE-DEVELOPMENT			IMPROVED		
	LOW	HIGH	AVERAGE	LOW	HIGH	AVERAGE
WEST PLANE	315.60	317.00	316.30	316.50	317.33	316.92
NORTH PLANE	315.60	316.60	316.10	316.00	317.50	316.75
EAST PLANE	316.20	317.90	317.05	317.00	317.42	317.21
SOUTH PLANE						
AVERAGE OF WALL PLANES						316.96

316.48 AVERAGE GRADE IS MOST RESTRICTIVE



A1 NORTH ELEVATION

2 JAN 2020	MODIFIED GRADE CALCULATIONS	
5 NOV 2019	ADDED GRADE CALCULATIONS	
NO. DATE	REVISIONS	
2 5 NOV 2019	RELEASED FOR REVIEW	
1 4 MAR 2019	RELEASED FOR REVIEW	
NO. DATE	SUBMISSIONS	
DRAWN BY: JEFFERSON C WOODALL	CHECKED BY: JEFFERSON C WOODALL	PROJECT NO. VICTORY CHURCH 2
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3313 AMBER DRIVE
WILMINGTON, NC 28409
(336)-689-1362

PROJECT:
VICTORY CHURCH
DAY CARE ADDITION
150 RUSH STREET
RALEIGH, NC 27603
DRAWING DESCRIPTION:

A 1 0 1