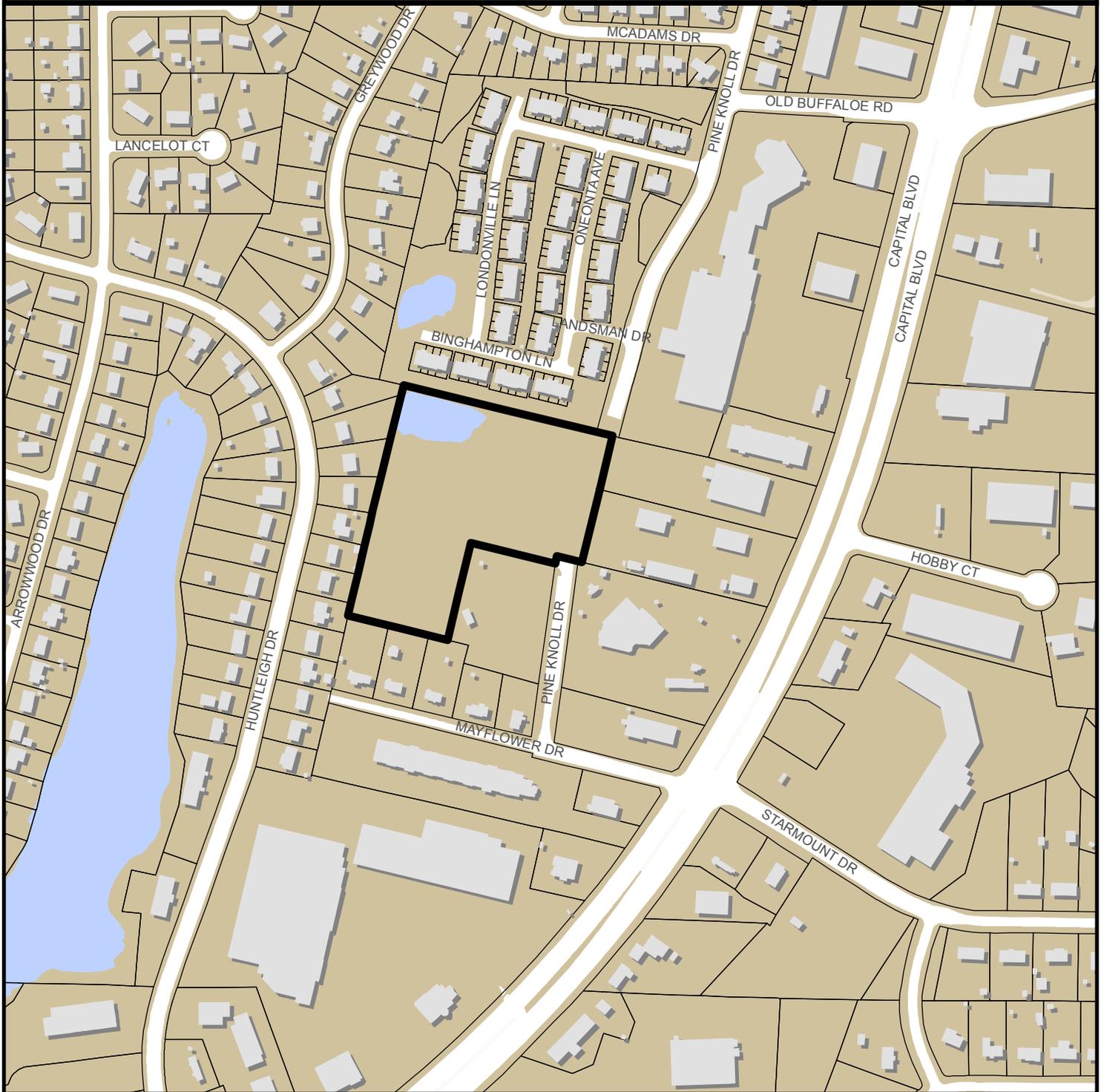


POWERHOUSE CHURCH SR-28-2018



0 300 600 Feet

Zoning: **OX-3-CU**
CAC: **Atlantic**
Drainage Basin: **Marsh Creek**
Acreage: **6.49**
Sq. Ft.: **12,210**

Planner: **Ryan Boivin**
Phone: **(919) 996-2681**
Applicant: **Landmark
Construction and
Development**
Phone: **(919) 556-5155**



52-28-14

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 checked="" type="checkbox"/> General <input type="checkbox"/> Mixed Use <input type="checkbox"/> Open Lot	Transaction Number 549010 Assigned Project Coordinator Assigned Team Leader BOIVIN
<i>Has your project previously been through the Due Diligence or Sketch Plan Review process? If yes, provide the transaction #</i>		
GENERAL INFORMATION		
Development Name Powerhouse Church		
Zoning District OX-3-CU	Overlay District (If applicable) N/A	Inside City Limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Proposed Use Church		
Property Address(es) 3411 Pine Knoll Drive		Major Street Locator:
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:		
P.I.N. 1725-15-6935	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 type="checkbox"/> Other: If other, please describe: _____		
<input type="checkbox"/> Elderly Facilities <input type="checkbox"/> School <input checked="" 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. Proposed 12,210 square foot church building and associated site improvements	
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 Landmark Construction & Development Name (s) Mike Marguerat	
	Address 231 Capcom Avenue, Suite 100	
	Phone 919.556.5155	Email landmarkconst@aol.com Fax 919.556.9603
CONSULTANT (Contact Person for Plans)	Company FLM Engineering, Inc. Name (s) Jon Frazier, PE	
	Address PO Box 91727, Raleigh, NC 27613	
	Phone 919.610.1051	Email jfrazier@flmengineering.com Fax N/A

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

Zoning Information	Building Information
Zoning District(s) OX-3-CU	Proposed building use(s) Church
If more than one district, provide the acreage of each:	Existing Building(s) sq. ft. gross 0
Overlay District N/A	Proposed Building(s) sq. ft. gross 12,210
Total Site Acres Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No 6.50 acres	Total sq. ft. gross (existing & proposed) 12,210
Off street parking: Required 120 Provided 161	Proposed height of building(s) 25'-7"
COA (Certificate of Appropriateness) case # N/A	# of stories 1
BOA (Board of Adjustment) case # A- N/A	Celling height of 1 st Floor Varies
CUD (Conditional Use District) case # Z- N/A	

Stormwater Information

Existing Impervious Surface 0.26/11,208 acres/square feet	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface 1.88/81,689 acres/square feet	If Yes, please provide:
Neuse River Buffer <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Wetlands <input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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? <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 Jon Frazier 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 Ronald Lucas Date 3-14-2018

Printed Name Ronald Lucas % Powerhouse Church of Jesus Christ

Signed _____ Date _____

Printed Name _____

LEGEND

---	EX. PROPERTY LINE
---	EX. RIGHT-OF-WAY
---	EX. ADJACENT OWNERS
---	EX. EASEMENT
---	EX. MAJOR CONTOUR (5')
---	EX. MINOR CONTOUR (1')
---	EX. STREAM
---	EX. STREAM BUFFER
OHW	EX. OVERHEAD POWER LINE
W	EX. WATER LINE
SS	EX. SANITARY SEWER
G	EX. GAS LINE
---	EX. TREE LINE

NOTES

- BOUNDARY AND TOPOGRAPHIC SURVEY DATA PROVIDED BASS, NIXON & KENNEDY, INC. CONSULTING ENGINEERS. TREES SHOWN REPRESENT SURVEYED TREES WITHIN THE 40' WEST AND SOUTH PROPERTY BUFFERS PER ZONING CONDITION #4.
- WETLANDS AND STREAMS DELINEATED BY SOIL & ENVIRONMENTAL CONSULTANTS, PA AND LOCATED BY BASS, NIXON & KENNEDY, INC. CONSULTING ENGINEERS.
- PER FEMA FIRM PANEL NO. 3720172500J, THE PROPERTY DOES NOT CONTAIN ANY FLOOD PRONE AREAS, NOR DOES THE PROPERTY APPEAR TO CONTAIN ANY FLOOD PRONE SOILS PER WAKE COUNTY IMAPS.
- TREE LINE SHOWN BASED ON AERIAL INTERPRETATION.
- ALL ONSITE SOILS ARE CLASSIFIED AS Ur (URBAN LAND) PER THE NRCS SOIL SURVEY.
- THE UTILITIES SHOWN ARE NOT GUARANTEED TO BE A REPRESENTATION OF ALL UTILITIES WITHIN THE PROJECT EXTENT.
- THE CONTRACTOR SHALL CALL THE NORTH CAROLINA ONE-CALL-CENTER AT LEAST 48 HOURS PRIOR TO BEGINNING WORK.
- THE CONTRACTOR SHALL VERIFY DEPTHS AND LOCATIONS OF ALL UTILITIES PRIOR TO BEGINNING WORK AND SHALL USE CARE WHEN OPERATING AROUND EXISTING UTILITIES.
- THE CONTRACTOR SHALL BE FINANCIALLY RESPONSIBLE FOR THE REPAIR OF ANY EXISTING UTILITIES DAMAGED DURING CONSTRUCTION.



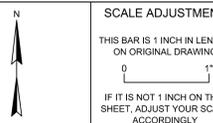
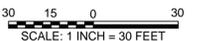
POST OFFICE BOX 91727
RALEIGH, NORTH CAROLINA 27675
PHONE: 919.610.1051
FIRM NC LICENSE NUMBER C-4222

REVISION HISTORY

REV #	DESCRIPTION	DATE	BY
1	COR REVIEW CYCLE #1	5/24/2018	FLM
2	COR REVIEW CYCLE #2	7/10/2018	FLM

ORIGINAL PLAN SIZE: 24" X 36"

PRELIMINARY PLANS
DO NOT USE FOR CONSTRUCTION



ADMINISTRATIVE SITE PLANS
SR-28-18

POWERHOUSE CHURCH
3411 PINE KNOLL DR
RALEIGH, NC 27604



DATE:	03/16/2018
SCALE:	AS SHOWN
DESIGNED BY:	FLM
APPROVED BY:	FLM
PROJECT NO.:	18015

EXISTING CONDITIONS

C-2

SHEET 2 OF 10

REVISION HISTORY

REV #	DESCRIPTION	DATE	BY
1	COR REVIEW CYCLE #1	5/24/2018	FLM
2	COR REVIEW CYCLE #2	7/10/2018	FLM

ORIGINAL PLAN SIZE: 24" X 36"

PRELIMINARY PLANS
DO NOT USE FOR CONSTRUCTION

30 15 0 30
SCALE: 1 INCH = 30 FEET

SCALE ADJUSTMENT
THIS BAR IS 1 INCH IN LENGTH ON ORIGINAL DRAWING
IF IT IS NOT 1 INCH ON THIS SHEET, ADJUST YOUR SCALE ACCORDINGLY

ADMINISTRATIVE SITE PLANS
SR-28-18

POWERHOUSE CHURCH
3411 PINE KNOLL DR
RALEIGH, NC 27604



DATE:	03/16/2018
SCALE:	AS SHOWN
DESIGNED BY:	FLM
APPROVED BY:	FLM
PROJECT NO.:	18015

SITE PLAN

C-3
SHEET 3 OF 10

SUMMARY INFORMATION

DEVELOPMENT NAME: POWERHOUSE CHURCH
STREET ADDRESS: 3411 PINE KNOLL DRIVE
PIN NUMBER: 1725-15-6935
TOTAL AREA: 6.50 AC
LESS R/W DEDICATION: 0.48 AC
NET AREA: 6.02 AC
ZONING DISTRICT: OX-3-CU
EXISTING USE: VACANT
PROPOSED USE: CHURCH
PROPOSED BUILDING AREA: 12,210 SF
PROPOSED SEATS IN PRINCIPAL ASSEMBLY: 480
PROPOSED BUILDING HEIGHT: 25'-7"
BUILDING HEIGHT CALCULATION (SEE SHEET C-5 FOR SPOT ELEVATIONS):
AVG. PRE-DEVELOPMENT GRADE ALONG FRONT OF BLDG. = 269.25'
AVG. IMPROVED GRADE ALONG FRONT OF BLDG. = 269.00' (MORE RESTRICTIVE)
TOP OF ROOF ELEVATION = 294.583'
TOP OF ROOF - AVG. IMPROVED GRADE = 294.583' - 269.00' = 25.583', OR 25'-7"
BUILDING/STRUCTURE SETBACKS:
PRIMARY STREET: 10'
SIDE STREET: 10'
SIDE LOT LINE: 0' OR 3'
REAR LOT LINE: 0' OR 6'
PARKING SETBACKS:
PRIMARY STREET: 10'
SIDE STREET: 10'
SIDE LOT LINE: 0' OR 3'
REAR LOT LINE: 0' OR 3'
PARKING CALCULATIONS:
REQUIRED PARKING: 1 SPACE PER 4 SEATS IN PRINCIPAL ASSEMBLY = 480 SEATS / 4 = 120 SPACES
PROPOSED PARKING: 132 SPACES (6 ADA SPACES, 2 VAN ACCESSIBLE)
REQUIRED AMENITY AREA: 0.60 AC (10%)
PROPOSED AMENITY AREA: 0.66 AC (10.96%)
EXISTING IMPERVIOUS SURFACE: 11,208 SF / 0.26 AC
PROPOSED IMPERVIOUS SURFACE: 72,611 SF / 1.67 AC (27.69%)
WATERSHED: NEUSE (CRABTREE CREEK)
DEVELOPER:
LANDMARK CONSTRUCTION & DEVELOPMENT
231 CAPCOM AVE, SUITE 100
WAKE FOREST, NC 27587
919.556.5155
ENGINEER:
FLM ENGINEERING, INC.
PO BOX 91727
RALEIGH, NC 27675
919.610.1051

LEGEND

- EX. PROPERTY LINE
- EX. RIGHT-OF-WAY
- EX. ADJACENT OWNERS
- EX. EASEMENT
- EX. STREAM
- EX. STREAM BUFFER
- PROP. PARCEL BOUNDARY
- PROP. SETBACK LINE
- PROP. EASEMENT
- PROP. ACCESSIBLE ROUTE TO R/W
- PROP. SOLID WASTE TRUCK CIRCULATION PATH
- PROP. AMENITY AREA

NOTES

- DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL RADII ARE 5' UNLESS OTHERWISE NOTED.
- ALL ADA STALLS AND ACCESSIBLE AISLES SHALL HAVE MAXIMUM 2% SLOPE IN ALL DIRECTIONS.
- ADA ACCESSIBLE ROUTE SHALL HAVE MAXIMUM 5% RUNNING SLOPE AND MAXIMUM 2% CROSS SLOPE.

N/F
EDWARD KUANGYAO
HUANG RVGBLE TRUST
THE
PIN: 1725-15-2790
ZONING: R-6
USE: SINGLE-FAMILY
RESIDENTIAL

N/F
DAVIS, KENNETH DUANE
DAVIS, JULIE P
PIN: 1725-15-2672
ZONING: R-6
USE: SINGLE-FAMILY
RESIDENTIAL

N/F
PHILLIPS, DONALD R
PIN: 1725-15-3590
ZONING: R-6
USE: SINGLE-FAMILY
RESIDENTIAL

N/F AMOSE, TERRY
AMOSE, MONIKA
PIN: 1725-15-4497
ZONING: R-6
USE: SINGLE-FAMILY
RESIDENTIAL

N/F NAJM, ZAHIA L
PIN: 1725-15-6404
ZONING: R-6
USE: SINGLE-FAMILY
RESIDENTIAL

N/F
SEPULVEDA, ISABEL DE
MOREL MOREL, MAXIMINO
MOREL
PIN: 1725-16-3073
ZONING: R-6
USE: SINGLE-FAMILY
RESIDENTIAL

N/F
FORNEA, DONALD
SETH
PIN: 1725-15-3954
ZONING: R-6
USE: SINGLE-FAMILY
RESIDENTIAL

N/F
MATTIX, TERRY W MATTIX,
DIANA M
PIN: 1725-16-3171
ZONING: R-6
USE: SINGLE-FAMILY
RESIDENTIAL

N/F
FARRIS, JOHN A JR
FARRIS, MARYETTE F
PIN: 1725-16-3230
ZONING: R-6
USE: SINGLE-FAMILY
RESIDENTIAL

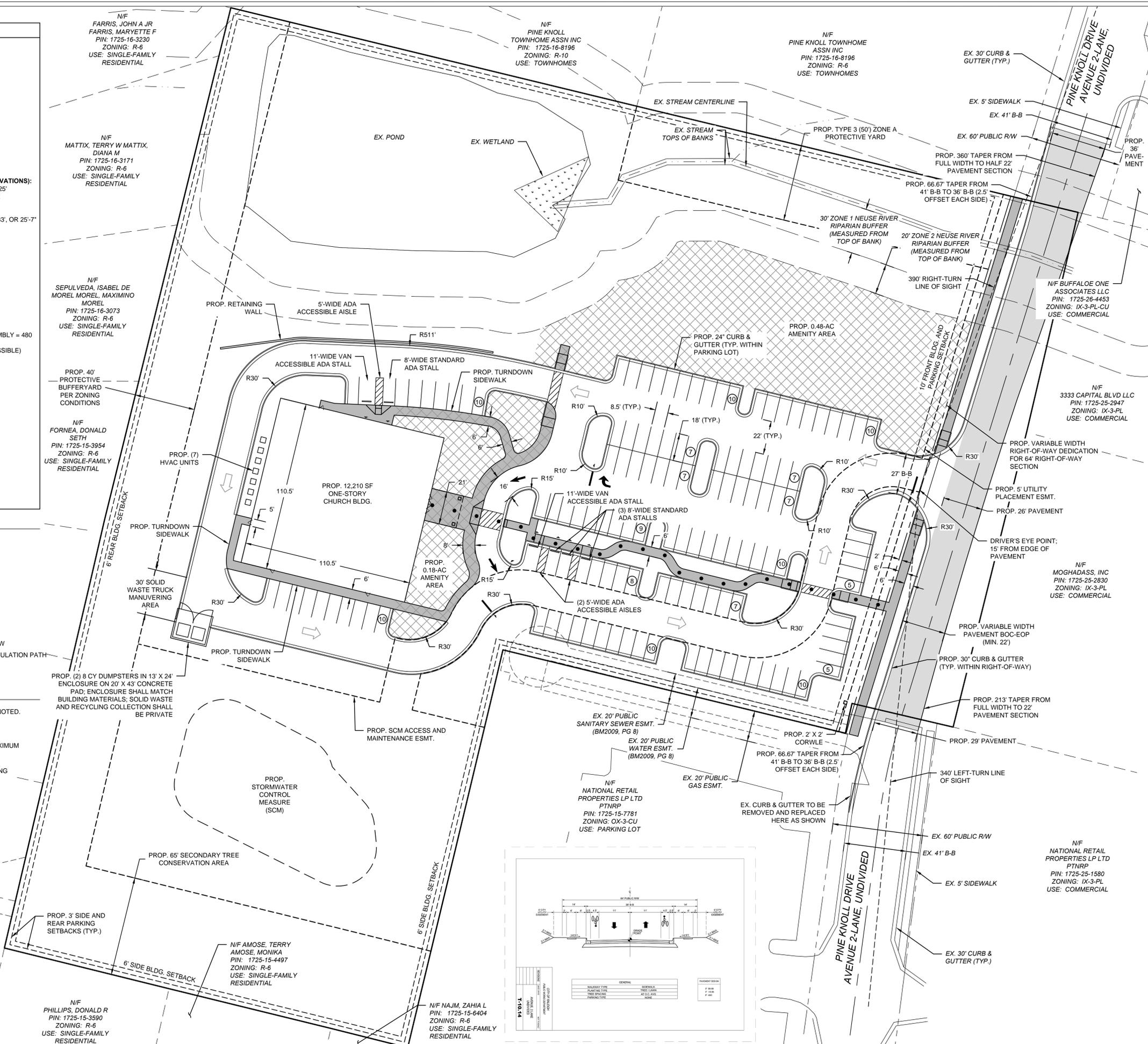
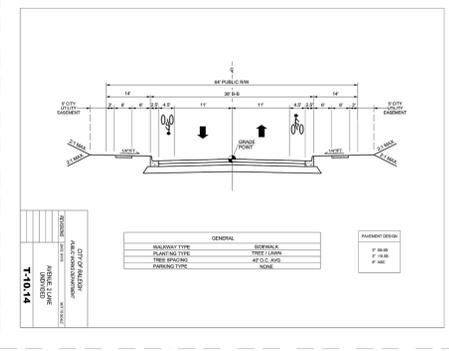
N/F
PINE KNOLL
TOWNHOME ASSN INC
PIN: 1725-16-8196
ZONING: R-10
USE: TOWNHOMES

N/F
PINE KNOLL TOWNHOME
ASSN INC
PIN: 1725-16-8196
ZONING: R-6
USE: TOWNHOMES

N/F BUFFALO ONE
ASSOCIATES LLC
PIN: 1725-26-4453
ZONING: IX-3-PL-CU
USE: COMMERCIAL

N/F
3333 CAPITAL BLVD LLC
PIN: 1725-25-2947
ZONING: IX-3-PL
USE: COMMERCIAL

N/F
MOGHADASS, INC
PIN: 1725-25-2830
ZONING: IX-3-PL
USE: COMMERCIAL



CITY OF RALEIGH UTILITY NOTES

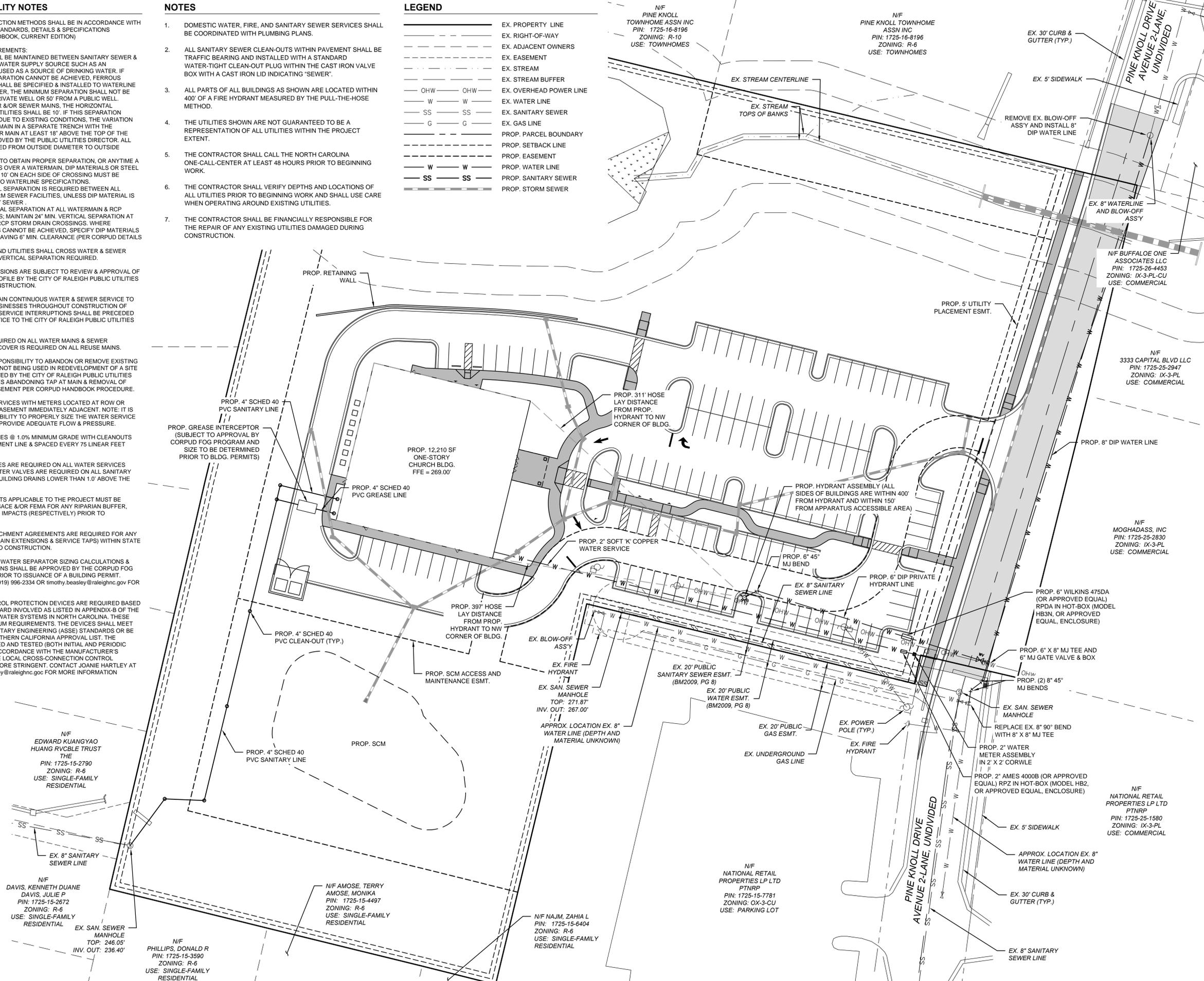
- ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION)
- UTILITY SEPARATION REQUIREMENTS:
 - A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER 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.
 - 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.
 - 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.
 - 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
 - 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)
 - ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
- 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.
- 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.
- 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCEMAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
- 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.
- INSTALL COPPER 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.
- INSTALL PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM.
- 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.
- ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDWR, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
- NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
- GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPUD FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT TIM BEASLEY AT (919) 996-2334 OR timothy.beasley@raleighnc.gov FOR MORE INFORMATION.
- 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 HARTLEY AT (919) 996-5923 OR joanie.hartley@raleighnc.gov FOR MORE INFORMATION

NOTES

- DOMESTIC WATER, FIRE, AND SANITARY SEWER SERVICES SHALL BE COORDINATED WITH PLUMBING PLANS.
- ALL SANITARY SEWER CLEAN-OUTS WITHIN PAVEMENT SHALL BE TRAFFIC BEARING AND INSTALLED WITH A STANDARD WATER-TIGHT CLEAN-OUT FLAP WITHIN THE CAST IRON VALVE BOX WITH A CAST IRON LID INDICATING "SEWER".
- ALL PARTS OF ALL BUILDINGS AS SHOWN ARE LOCATED WITHIN 400' OF A FIRE HYDRANT MEASURED BY THE PULL-THE-HOSE METHOD.
- THE UTILITIES SHOWN ARE NOT GUARANTEED TO BE A REPRESENTATION OF ALL UTILITIES WITHIN THE PROJECT EXTENT.
- THE CONTRACTOR SHALL CALL THE NORTH CAROLINA ONE-CALL-CENTER AT LEAST 48 HOURS PRIOR TO BEGINNING WORK.
- THE CONTRACTOR SHALL VERIFY DEPTHS AND LOCATIONS OF ALL UTILITIES PRIOR TO BEGINNING WORK AND SHALL USE CARE WHEN OPERATING AROUND EXISTING UTILITIES.
- THE CONTRACTOR SHALL BE FINANCIALLY RESPONSIBLE FOR THE REPAIR OF ANY EXISTING UTILITIES DAMAGED DURING CONSTRUCTION.

LEGEND

—	EX. PROPERTY LINE
—	EX. RIGHT-OF-WAY
---	EX. ADJACENT OWNERS
---	EX. EASEMENT
---	EX. STREAM
---	EX. STREAM BUFFER
---	EX. OVERHEAD POWER LINE
— W —	EX. WATER LINE
— SS —	EX. SANITARY SEWER
— G —	EX. GAS LINE
---	PROP. PARCEL BOUNDARY
---	PROP. SETBACK LINE
---	PROP. EASEMENT
— W —	PROP. WATER LINE
— SS —	PROP. SANITARY SEWER
---	PROP. STORM SEWER



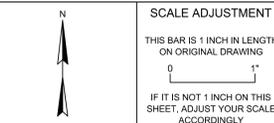
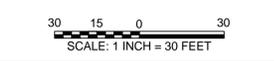
POST OFFICE BOX 91727
 RALEIGH, NORTH CAROLINA 27675
 PHONE: 919.610.1051
 FIRM NC LICENSE NUMBER C-4222

REVISION HISTORY

REV #	DESCRIPTION	DATE	BY
1	COR REVIEW CYCLE #1	5/24/2018	FLM
2	COR REVIEW CYCLE #2	7/10/2018	FLM

ORIGINAL PLAN SIZE: 24" X 36"

PRELIMINARY PLANS
 DO NOT USE FOR CONSTRUCTION



ADMINISTRATIVE SITE PLANS
 SR-28-18

POWERHOUSE CHURCH
 3411 PINE KNOLL DR
 RALEIGH, NC 27604



DATE:	03/16/2018
SCALE:	AS SHOWN
DESIGNED BY:	FLM
APPROVED BY:	FLM
PROJECT NO.:	18015

UTILITY PLAN

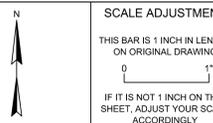
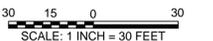
C-4
 SHEET 4 OF 10

REVISION HISTORY

REV #	DESCRIPTION	DATE	BY
1	COR REVIEW CYCLE #1	5/24/2018	FLM
2	COR REVIEW CYCLE #2	7/10/2018	FLM

ORIGINAL PLAN SIZE: 24" X 36"

PRELIMINARY PLANS
DO NOT USE FOR CONSTRUCTION



ADMINISTRATIVE SITE PLANS
SR-28-18

POWERHOUSE CHURCH
3411 PINE KNOLL DR
RALEIGH, NC 27604



DATE:	03/16/2018
SCALE:	AS SHOWN
DESIGNED BY:	FLM
APPROVED BY:	FLM
PROJECT NO.:	18015

LANDSCAPING PLAN

C-7
SHEET 7 OF 10

LEGEND

- EX. PROPERTY LINE
- EX. RIGHT-OF-WAY
- EX. ADJACENT OWNERS
- EX. EASEMENT
- EX. STREAM
- EX. STREAM BUFFER
- EX. OVERHEAD POWER LINE
- EX. WATER LINE
- EX. SANITARY SEWER
- EX. GAS LINE
- PROP. PARCEL BOUNDARY
- PROP. SETBACK LINE
- PROP. EASEMENT
- PROP. WATER LINE
- PROP. SANITARY SEWER
- PROP. STORM SEWER
- PROP. SHADE TREE (QA)
- PROP. SHADE TREE (AS)
- PROP. EVERGREEN SHRUB (IV)
- PROP. EVERGREEN SHRUB (PT)
- PROP. SITE LIGHTING LUMINAIRE

LANDSCAPING CALCULATIONS

MIXED USE STREETSCAPE

REQUIRED:
TREE SPACING 40' O.C. AVG

PROVIDED:
9 SHADE TREES AT 40' O.C.

VEHICLE PARKING LOT LANDSCAPING

REQUIREMENTS:
EACH INTERIOR ISLAND (AND TERMINAL INTERIOR ISLAND) MUST INCLUDE AT LEAST 1 SHADE TREE

IN NO CASE SHALL THERE BE LESS THAN 1 SHADE TREE FOR EVERY 2,000 SQ FT OF PARKING AREA

54,950 SQ FT / 2,000 SQ FT = 28 TREES

PROVIDED:
29 TREES (AT LEAST 1 SHADE TREE IN EACH INTERIOR ISLAND AND TERMINAL INTERIOR ISLAND)

TYPE 3 ZONE A PROTECTIVE YARD

REQUIRED:
6 SHADE TREES PER 100', 5 UNDERSTORY TREES PER 100', AND 60 SHRUBS PER 100'

PROVIDED:
LANDSCAPING REQUIREMENT MET THROUGH EXISTING VEGETATION (SEE LETTER FROM LEAF & LIMB DATED JULY 3, 2018)

40' PROTECTIVE BUFFERYARD PER ZONING CONDITIONS

REQUIRED:
10 TREES AND 20 SHRUBS PER 100'
907' = 91 TREES AND 182 SHRUBS

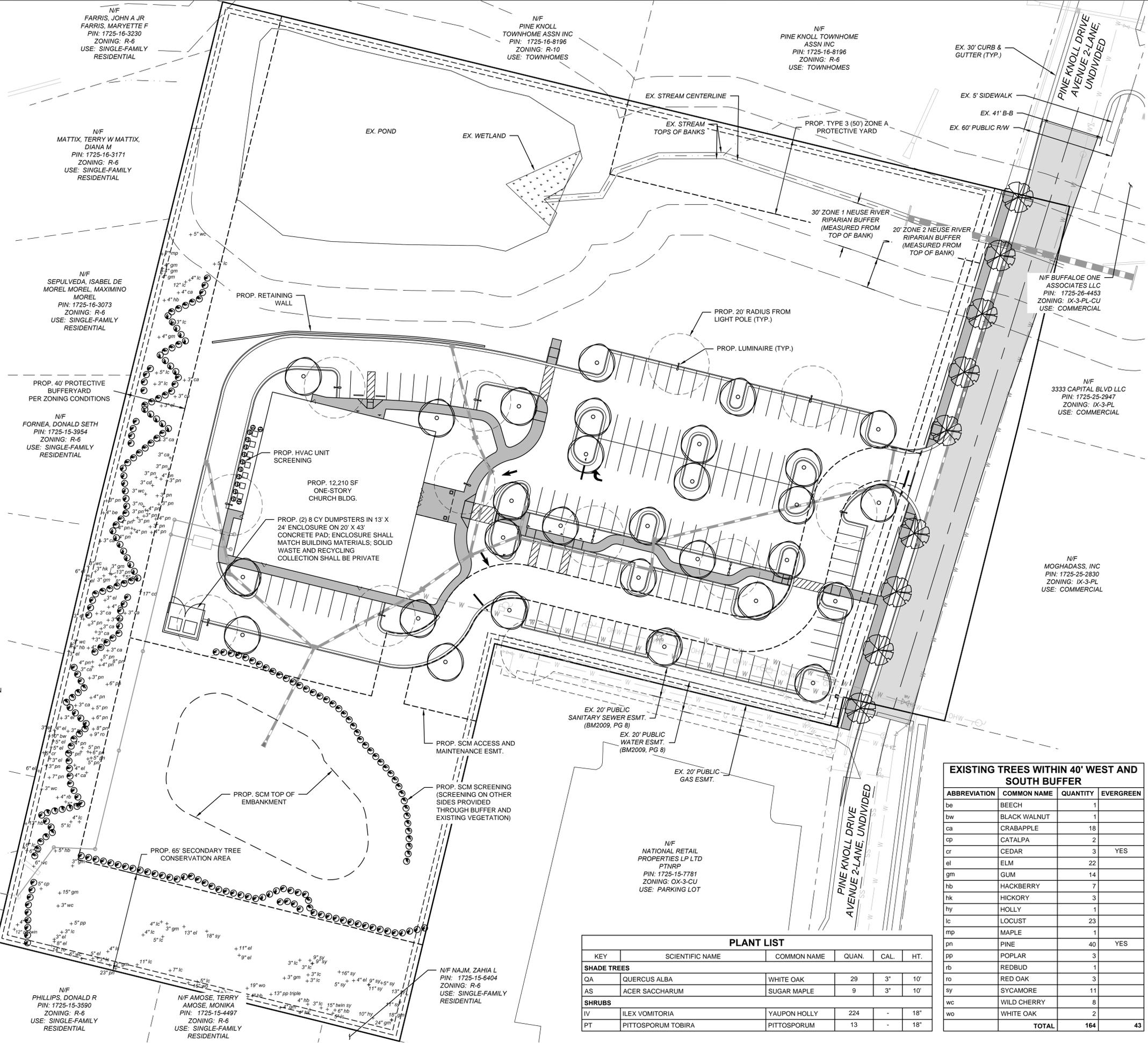
PROVIDED:
164 EXISTING TREES AND 182 PROPOSED SHRUBS

EVERGREEN PERCENTAGE:

EVERGREEN VEGETATION = 43 EXISTING EVERGREEN TREES + 182 PROPOSED EVERGREEN SHRUBS = 225
REQUIRED VEGETATION = 91 TREES + 182 SHRUBS = 273
EVERGREEN PERCENTAGE = 225 / 273 = 82.4%

NOTES

1. STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY TREE MANUAL.

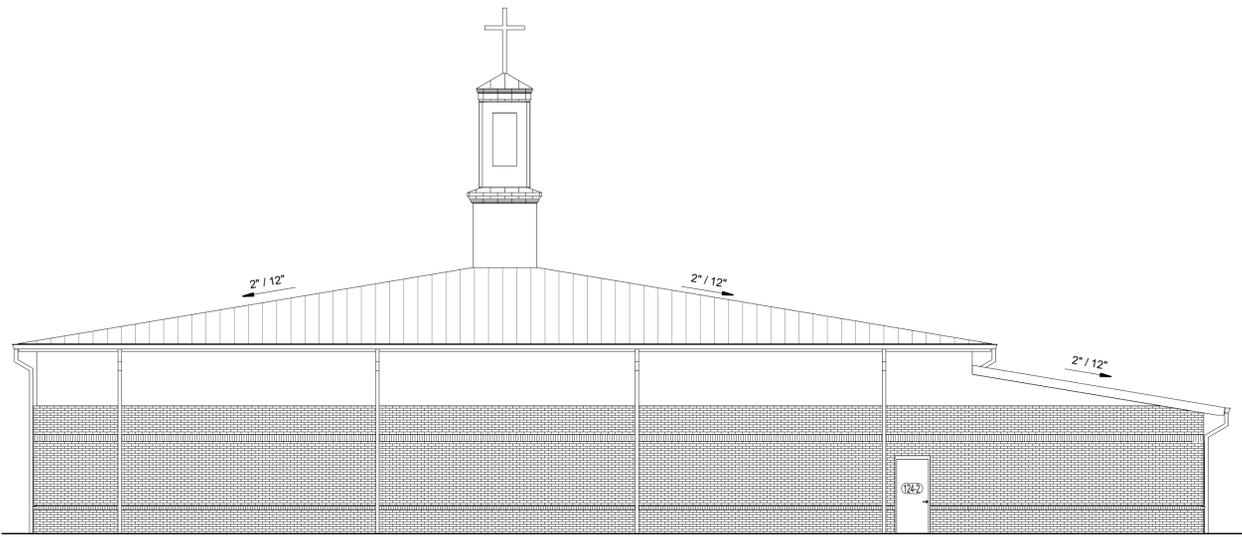


EXISTING TREES WITHIN 40' WEST AND SOUTH BUFFER

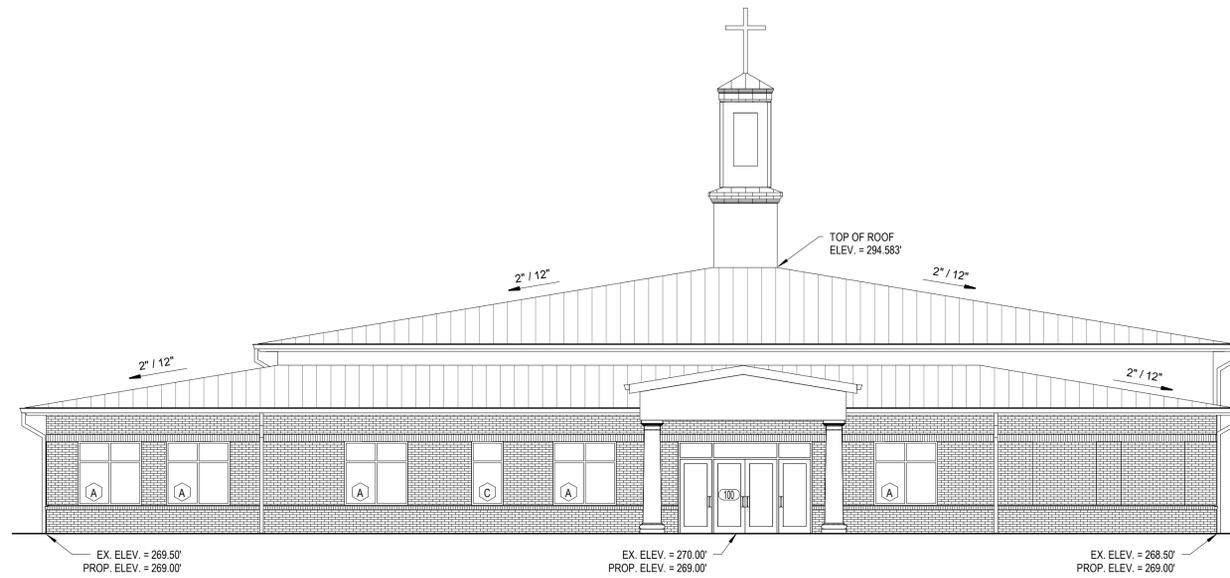
ABBREVIATION	COMMON NAME	QUANTITY	EVERGREEN
be	BEECH	1	
bw	BLACK WALNUT	1	
ca	CRABAPPLE	18	
cp	CATALPA	2	
cr	CEDAR	3	YES
el	ELM	22	
gm	GUM	14	
hb	HACKBERRY	7	
hk	HICKORY	3	
hy	HOLLY	1	
lc	LOCUST	23	
mp	MAPLE	1	
pn	PINE	40	YES
pp	POPLAR	3	
rb	REDBUD	1	
ro	RED OAK	3	
sy	SYCAMORE	11	
wc	WILD CHERRY	8	
wo	WHITE OAK	2	
TOTAL		164	43

PLANT LIST

KEY	SCIENTIFIC NAME	COMMON NAME	QUAN.	CAL.	HT.
SHADE TREES					
QA	QUERCUS ALBA	WHITE OAK	29	3"	10'
AS	ACER SACCHARUM	SUGAR MAPLE	9	3"	10'
SHRUBS					
IV	ILEX VOMITORIA	YAUPOH HOLLY	224	-	18"
PT	PITTIOSPORUM TOBIRA	PITTIOSPORUM	13	-	18"

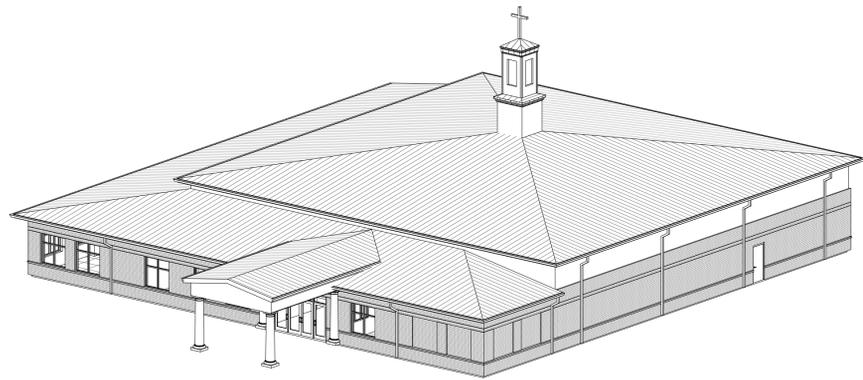


4 REAR (WEST) ELEVATION
1/8" = 1'-0"

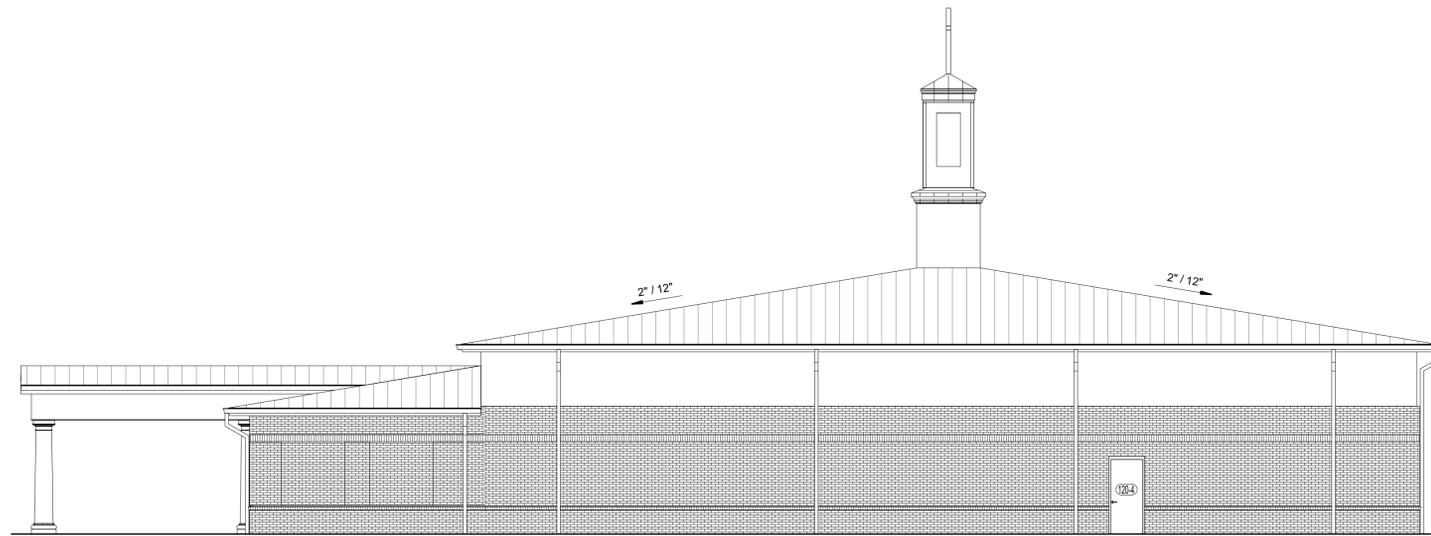


1 FRONT (EAST) ELEVATION
1/8" = 1'-0"

- T.O. CUPOLA
49'-5" AFF
- B.O. CUPOLA
25'-7" AFF
- EAVE HEIGHT
18'-0" AFF
- EAVE HEIGHT
12'-0" AFF
- B.O. SOLDIER
8'-8" AFF
- T.O. ROWLOCK
2'-8" AFF
- FINISH FLOOR
0'-0" FF
- T.O. CUPOLA
49'-5" AFF



5 ISOMETRIC EXTERIOR VIEW 1

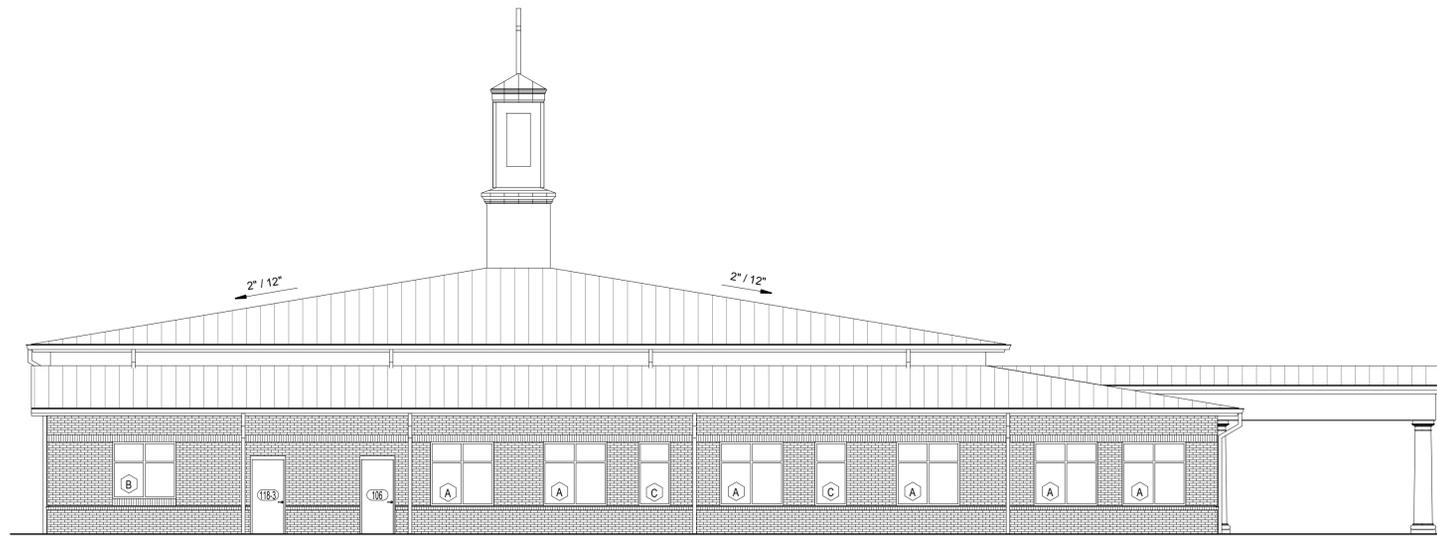


2 RIGHT (NORTH) ELEVATION
1/8" = 1'-0"

- B.O. CUPOLA
25'-7" AFF
- EAVE HEIGHT
18'-0" AFF
- EAVE HEIGHT
12'-0" AFF
- BT OF SOLDIER
8'-8" AFF
- T.O. ROWLOCK
2'-8" AFF
- FINISH FLOOR
0'-0" FF

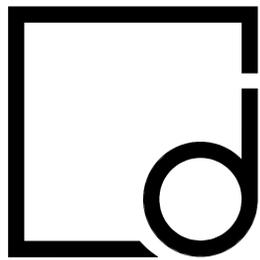
- T.O. CUPOLA
49'-5"

- EAVE HEIGHT
18'-0"
- EAVE HEIGHT
12'-0"
- BT OF SOLDIER
8'-8"
- TOP OF ROWLOCK
2'-8"
- FINISH FLOOR
0'-0"



3 LEFT (SOUTH) ELEVATION
1/8" = 1'-0"

- RIDGE HEIGHT
15'-9" AFF
- EAVE HEIGHT
12'-0" AFF
- B.O. SOLDIER
8'-8" AFF
- B.O. ROWLOCK
2'-8" AFF
- FINISH FLOOR
0'-0" FF



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**POWERHOUSE
CHURCH**

3411 PINE KNOLL DRIVE
RALEIGH, NC



No.	Description	Date
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PROJECT #: 180001

DATE:

BUILDING ELEVATIONS

A2.1

DIGITAL PRINT DATE: 7/11/2018 9:27:56 AM