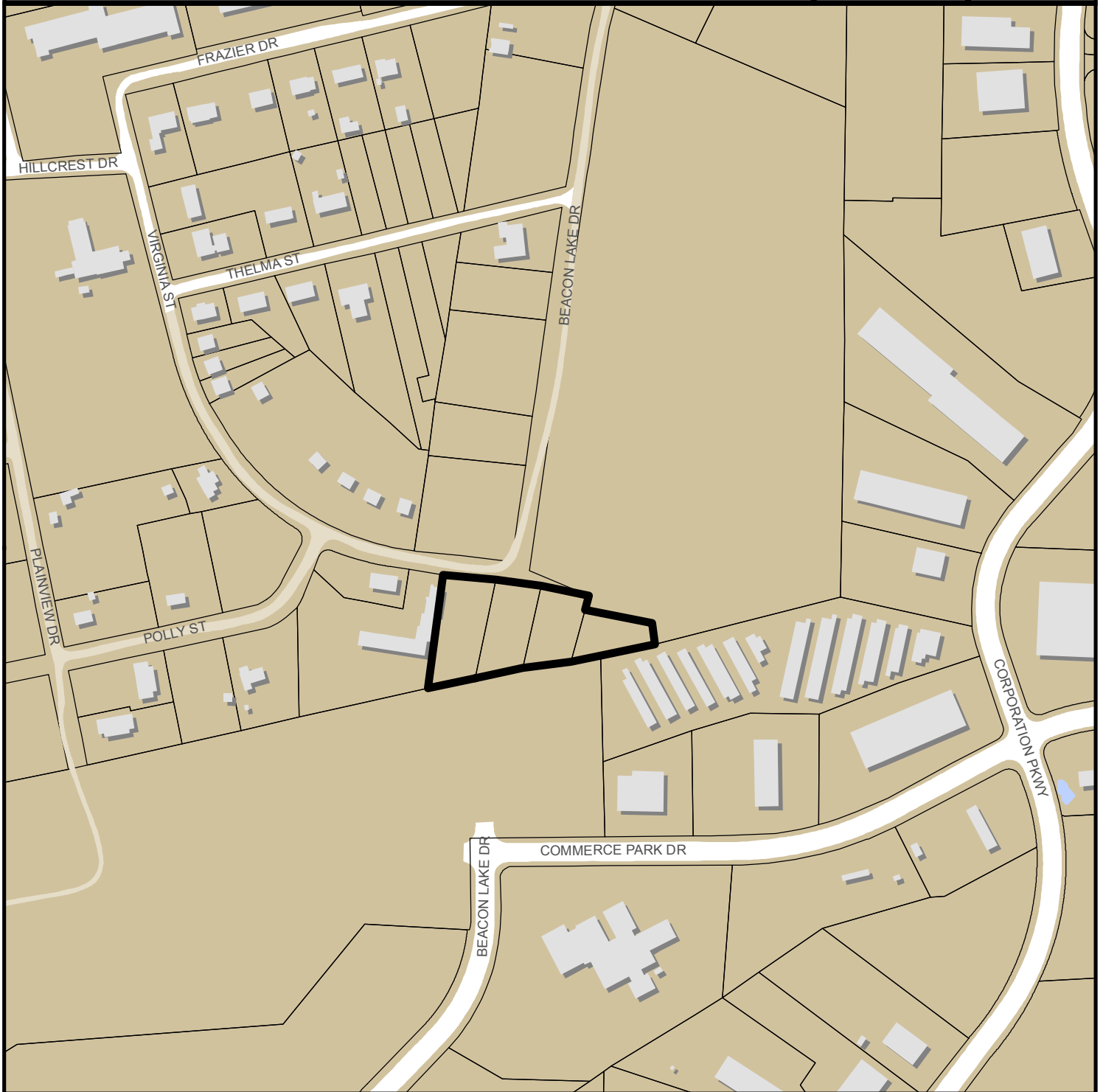


IGLESIA CRISTIANA CASA DE RESTAURACION SR-64-2017



0 300 600 Feet

Zoning: **R-6**
CAC: **Southeast**
Drainage Basin: **Crabtree Basin**
Acreage: **1.54**
Sq. Ft.: **6,000**

Planner: **Martha Lobo**
Phone: **(919) 996-2664**
Applicant: **Timmons Group -**
Rick Baker
Phone: **(919) 866-4939**



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

52-64-17

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 522707 Assigned Project Coordinator Assigned Team Leader Lobo 4
Has your project previously been through the Due Diligence or Sketch Plan Review process? If yes, provide the transaction # 492160		
GENERAL INFORMATION		
Development Name Iglesia Cristiana Casa de Restauracion		
Zoning District R-6	Overlay District (if applicable) N/A	Inside City Limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Proposed Use Church		
Property Address(es) 4008 Virginia Street Raleigh, NC 27610		Major Street Locator:
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:		
P.I.N. 1724-64-6087	P.I.N. 1724-64-7181	P.I.N. 1724-64-8066
What is your project type? <input type="checkbox"/> Apartment <input type="checkbox"/> Elderly Facilities <input type="checkbox"/> Hospitals <input type="checkbox"/> Hotels/Motels <input type="checkbox"/> Office <input type="checkbox"/> Mixed Residential <input type="checkbox"/> Non-Residential Condo <input type="checkbox"/> School <input type="checkbox"/> Shopping Center <input type="checkbox"/> Banks <input type="checkbox"/> Industrial Building <input type="checkbox"/> Duplex <input type="checkbox"/> Telecommunication Tower <input checked="" type="checkbox"/> Religious Institutions <input type="checkbox"/> Residential Condo <input type="checkbox"/> Retail <input type="checkbox"/> Cottage Court <input type="checkbox"/> Other: If other, please describe: _____		
WORK SCOPE	Per City Code Section 10.2.8.D.1, summarize the project work scope. For additions, changes of use, or occupancy (per Chapter 6 of the UDO), indicate impacts on parking requirements. Construction of 6,000 s.f. church building, parking lot, associated infrastructure, and portion of an Avenue 2-Lane Undivided Street.	
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 _____ Name (s) Jorge Canario	
	Address 1529 N. King Charles Rd. Raleigh, NC 27610	
	Phone (919) 369-2745	Email seasprayln@aol.com Fax _____
CONSULTANT (Contact Person for Plans)	Company Timmons Group Name (s) Rick Baker	
	Address 5410 Trinity Road Ste. 102 Raleigh, NC 27607	
	Phone (919) 866-4939	Email rick.baker@timmons.com Fax _____

DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)			
Zoning Information		Building Information	
Zoning District(s) R-6		Proposed building use(s) Church	
If more than one district, provide the acreage of each:		Existing Building(s) sq. ft. gross N/A	
Overlay District N/A		Proposed Building(s) sq. ft. gross 6,000 s.f.	
Total Site Acres Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No 1.54 Ac		Total sq. ft. gross (existing & proposed) 6,000 s.f.	
Off street parking: Required 49 Provided 49		Proposed height of building(s) 26' - 4"	
COA (Certificate of Appropriateness) case #		# of stories 1	
BOA (Board of Adjustment) case # A-		Ceiling height of 1 st Floor 12'	
CUD (Conditional Use District) case # Z-			
Stormwater Information			
Existing Impervious Surface 0 acres/square feet		Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Proposed Impervious Surface 0.80/34904 acres/square feet		If Yes, please provide:	
Neuse River Buffer <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Wetlands <input type="checkbox"/> Yes <input checked="" 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)			
<p>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.</p> <p>I hereby designate <u>Timmons Group, Contact Rick Baker, PE</u> 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.</p> <p>I/we have read, acknowledge and affirm that this project is conforming to all application requirements applicable with the proposed development use.</p> <p>Signed <u>George Canario</u> Date <u>7/14/17</u></p> <p>Printed Name <u>George Canario</u></p> <p>Signed _____ Date _____</p> <p>Printed Name _____</p>			


IGLESIA CRISTIANA CASA DE RESTAURACION

ADMINISTRATIVE SITE REVIEW

CASE FILE: SR-64-17 TRANSACTION No. 522707

RALEIGH, WAKE COUNTY, NORTH CAROLINA
PINs: 1724-64-6087; 1724-64-7181; 1724-64-8066; 1724-64-9086

Administrative Site Review Application
(for UDO Districts only)



Development Services Customer Service Center
Litchford Satellite Office

5410 Trinity Road, Suite 102 | Raleigh, NC 27607
TEL 919.866.4951 FAX 919.833.8124 www.timmons.com

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

BUILDING TYPE

☐ Detached
☐ Attached
☐ Apartment
☐ Townhouse

FOR OFFICE USE ONLY

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 # 492160

GENERAL INFORMATION

Development Name
Iglesia Cristiana Casa de Restauracion

Zoning District
R-6

Overlay District (if applicable)
N/A

Inside City Limits?
☒ Yes ☐ No

Proposed Use
Civic Building: Church, and Open Lot: Remote parking for church

Property Address(es)
5410 Trinity Road, Suite 102 | Raleigh, NC 27607

Major Street Location
N/A

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

PIN 1724-64-6087

PIN 1724-64-7181

PIN 1724-64-8066

PIN 1724-64-9086

What is your project type?

☐ General
☐ Mixed Residential
☐ Duplex
☐ Other (please specify)

☐ Elderly Facilities
☐ School
☐ Religious Institutions
☐ Other (please specify)

☐ Hospitals
☐ Shopping Center
☐ Residential Care
☐ Other (please specify)

☐ Hotels/Motels
☐ Banks
☐ Industrial Building
☐ Retail
☐ Office
☐ Industrial Building
☐ Other (please specify)

WORK SCOPE

Per City Code Section 10.2.8.0.1, summarize the project work scope. For additions, changes of use or occupancy (per Chapter 6 of the UDO), indicate impacts on parking requirements.
Construction of 5,600 s.f. church building, parking lot, remote parking, associated infrastructure, and portion of an Avenue 2-Lane Undivided Street.

DESIGN ADJUSTMENT OR ADMIN. ALTERNATE

N/A

CLIENT/DEVELOPER/OWNER

Company
1529 N. King Charles Rd., Raleigh, NC 27610
Phone (919) 369-2745 Email seasprayln@aol.com Fax

Name (s)
Jorge Canario

CONSULTANT (Contact Person for Plans)

Company
5410 Trinity Road Ste. 102 Raleigh, NC 27607
Phone (919) 866-4939 Email rick.baker@timmons.com Fax

Name (s)
Rick Baker

PAGE 1 OF 3

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REVISION 05.13.16

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

Zoning Information

Zoning District(s)
R-6

If more than one district, provide the acreage of each:
Overlay District: N/A

Total Site Acres
1.53 Ac

Off-street parking: Required 41 Provided 41

COA (Certificate of Appropriateness) case #

BDA (Board of Adjustment) case #

CUD (Conditional Use District) case #

Building Information

Proposed building use(s)
Church

Existing building(s) sq. ft. gross
N/A

Proposed building(s) sq. ft. gross
5,600 s.f.

Total sq. ft. gross (existing & proposed)
5,600 s.f.

Proposed height of building(s)
26' - 4"

of stories
1

Ceiling height of 1st floor
12'

Stormwater Information

Existing Impervious Surface
0 acres/square feet

Proposed Impervious Surface
0.79/34229 acres/square feet

Neuse River Buffer
☒ Yes ☐ No

Wetlands
☒ Yes ☐ No

Flood Hazard Area
☐ Yes ☒ No

If Yes, please provide:
Atmospheric Soils
FEMA Map Panel #

Flood Study

FOR RESIDENTIAL DEVELOPMENTS

1. Total # of Apartment, Condominium or Residential Units
5. Bedroom Units: 1br 2br 3br 4br or more

2. Total # of Congregate Care or Life Care Dwelling Units
6. Infill Development 2.2.7

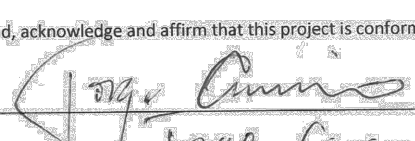
3. Total Number of Hotel Units
7. Open Space (only) or Amenity

4. Overall Total # of Dwelling Units (1-6 above)
8. Is your project a cottage court? ☐ Yes ☒ No

SIGNATURE BLOCK (Applicable to all developments)

In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed development plan as approved by the City.

I hereby designate Timmons Group, Contact Rick Baker, PE 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.

Signed:  Date: 12/22/17

Printed Name: Jorge Canario

Signed: _____ Date: _____

Printed Name: _____

PAGE 2 OF 3

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REVISION 05.13.16

VICINITY MAP

OWNER:
1529 N. KING CHARLES ROAD
RALEIGH, NC 27610
JORGE CANARIO
(919) 369-2745
seasprayln@aol.com

CIVIL ENGINEER:
TIMMONS GROUP
5410 TRINITY ROAD, STE. 102
RALEIGH, NC 27607
RICK BAKER, PE
(919) 866-4939
rick.baker@timmons.com

ARCHITECT:
BAXTER ARMISTEAD ARCHITECTURE, PC
3206 HERITAGE TRADE DRIVE, STE. 11
WAKE FOREST, NC 27587
STEPHEN BAXTER
(919) 554-1505
stephen@baxterarmistead.com

CASE FILE: SR-64-17 TRANSACTION #: 522707
PRELIMINARY - NOT RELEASED FOR CONSTRUCTION
ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH
CITY OF RALEIGH, NCDEQ AND NCDOT STANDARDS,
SPECIFICATIONS AND DETAILS

Sheet List Table	
Sheet Number	Sheet Title
C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS PLAN
C1.1	BOUNDARY SURVEY
C2.0	SITE PLAN
C3.0	GRADING & STORM DRAINAGE PLAN
C4.0	UTILITY PLAN
C5.0	LANDSCAPE PLAN
C6.0	DETAILS
C6.1	DETAILS
C6.2	DETAILS
C6.3	DETAILS
A-1.01	FLOOR PLAN
A-3.01	EXTERIOR ELEVATIONS
E1.0	SITE LIGHTING PLAN & DETAILS

SITE DATA TABLE	
PROJECT NAME:	IGLESIA CRISTIANA CASA DE RESTAURACION
TOWNSHIP:	ST. MATTHEW'S
PROPERTY ZONING:	R-6
EXISTING USE:	VACANT
PROPOSED USE:	CIVIC BUILDING & OPEN LOT FOR REMOTE PARKING FOR CHURCH
RIVER BASIN:	NEUSE
SURFACE WATER CLASSIFICATION:	C; NSW
WATERSHED:	N/A

PROPERTY OWNER INFORMATION					
NAME:	MAILING ADDRESS:	PIN:	PROPERTY ADDRESS:	EXISTING PROPERTY ACREAGE:	DEED / PAGE:
CANARIO, JORGE CANARIO, CATHERINE E	1529 N. KING CHARLES ROAD RALEIGH, NC 27610	1724-64-6087	4008 VIRGINIA STREET	0.52	013338 / 00405
		1724-64-7181	4012 VIRGINIA STREET	0.39	
		1724-64-8066	915 BEACON LAKE DRIVE	0.34	
		1724-64-9086	911 BEACON LAKE DRIVE	0.28	
		TOTAL PROJECT AREA:		1.53	

PRELIMINARY
NOT FOR
CONSTRUCTION

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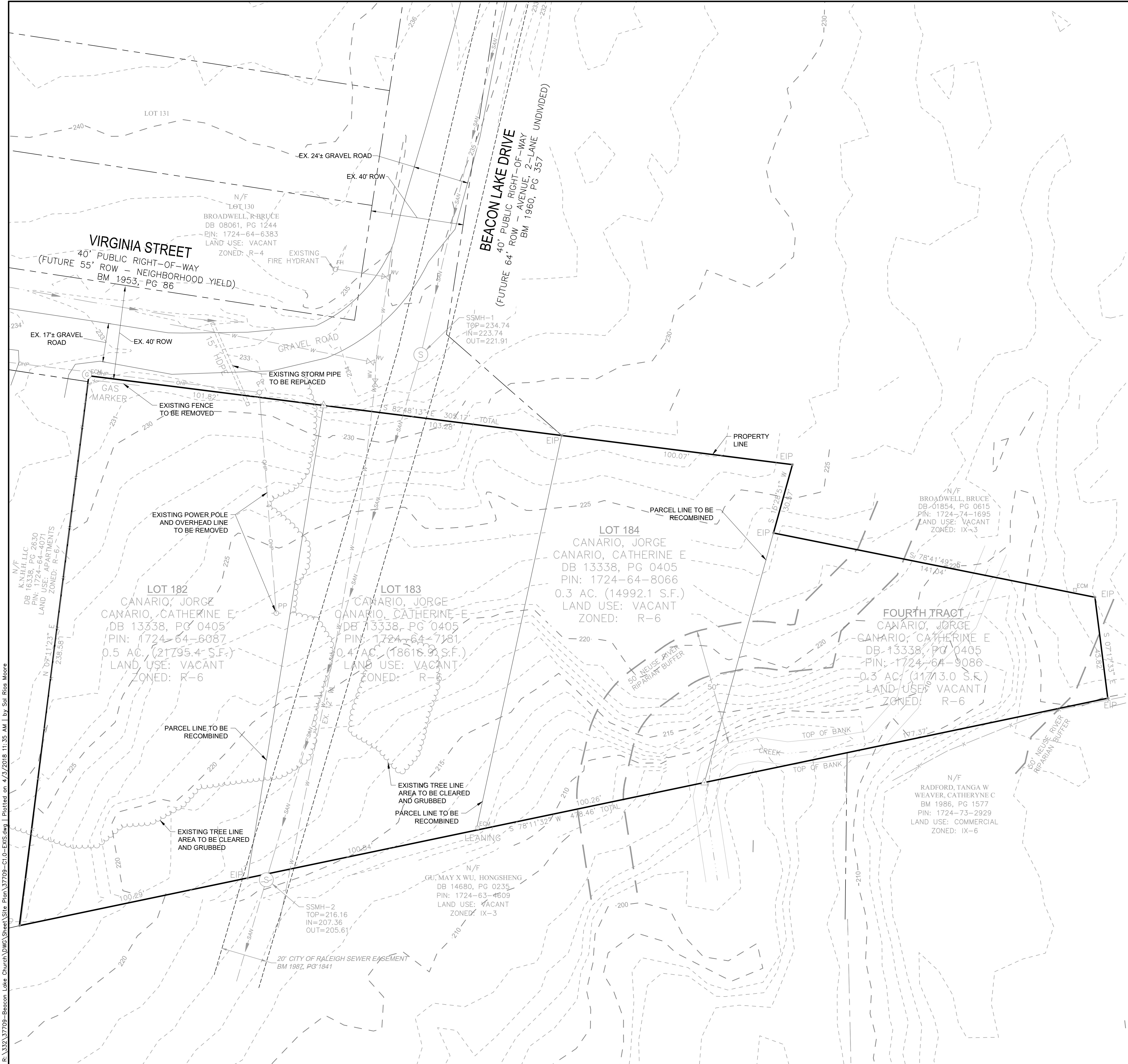
YOUR VISION ACHIEVED THROUGH OURS.

DATE
04/03/2018
DATE
7/20/2017
DRAWN BY
S.MOORE
DESIGNED BY
S.MOORE
CHECKED BY
R.BAKER
SCALE
AS NOTED

TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652
IGLESIA CRISTIANA CASA DE RESTAURACION
RALEIGH - WAKE COUNTY - NORTH CAROLINA
COVER SHEET
JOB NO.
37709
SHEET NO.
C0.0

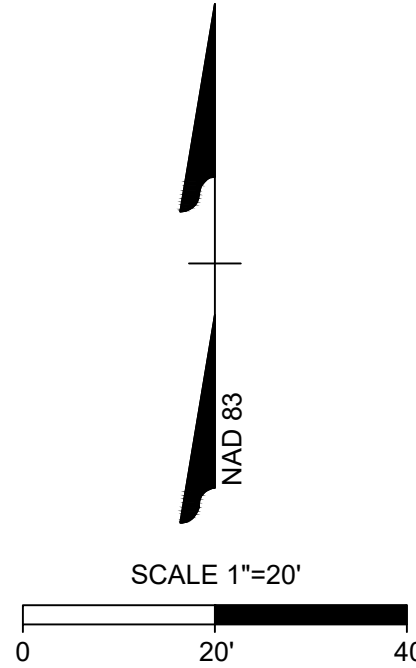
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R:\332\37709-Beacon Lake Church DWG Sheet\Site Plan\37709-C1.0-EXIS.dwg | Plotted on 4/3/2018 11:35 AM | by Sai Rios Moore



NOTES:

- EXISTING CONDITIONS SHOWN ARE BASED ON FIELD SURVEY PERFORMED BY ANGLE RIGHT LAND SURVEYING, PLLC, AND WAKE COUNTY GIS DATA.
- PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE PER FEMA FIRM #3720172400J, EFFECTIVE DATE MAY 2, 2006.



CASE FILE: SR-64-17 TRANSACTION #: 522707

PRELIMINARY - NOT RELEASED FOR CONSTRUCTION

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH, NCDEQ AND NCDOT STANDARDS, SPECIFICATIONS AND DETAILS

TIMMONS GROUP

IGLESIA CRISTIANA CASA DE RESTAURACION

RALEIGH - WAKE COUNTY - NORTH CAROLINA

EXISTING CONDITIONS PLAN

JOB NO.
37709

SHEET NO.
C1.0

PRELIMINARY
NOT FOR
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TEL 919.866.9951 FAX 919.833.8124 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

DATE	REVISION DESCRIPTION
04/03/2018	ADDRESSED CITY COMMENTS

DATE

7/20/2017

DRAWN BY

S.MOORE

DESIGNED BY

S.MOORE

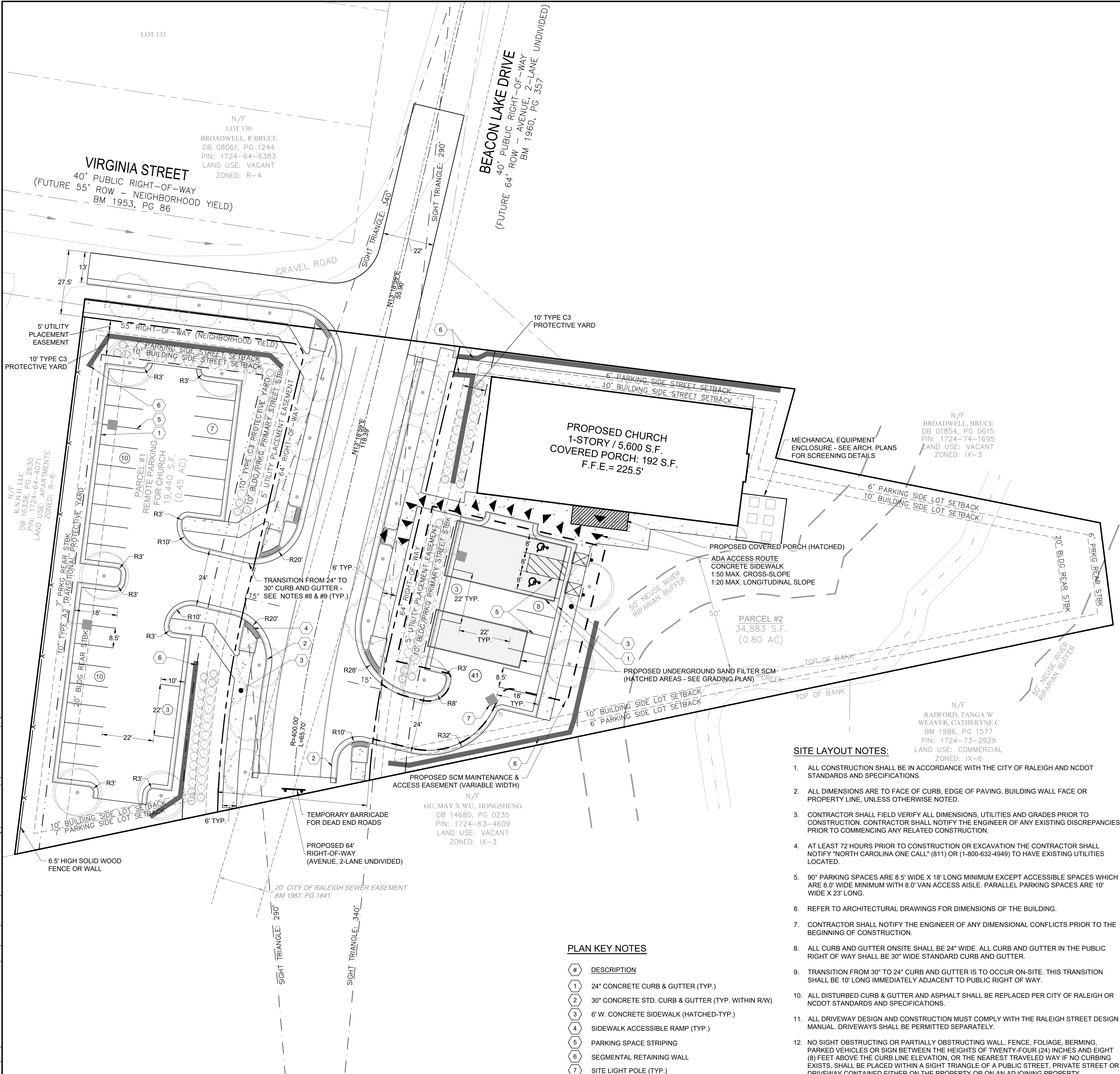
CHECKED BY

R.BAKER

SCALE

AS NOTED

R:\332\37709-Beacon Lake Church\DWG\Sheet\Site Plan\37709-C2.0-SITE.dwg | Plotted on 4/3/2018 11:35 AM | by Sol Rios Moore



PLAN KEY NOTES

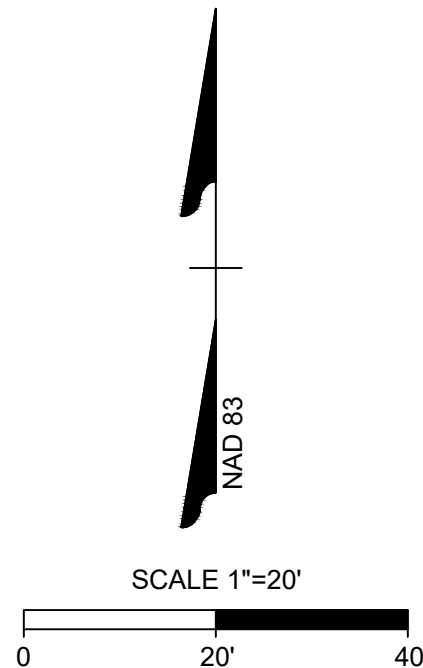
#	DESCRIPTION
1	24" CONCRETE CURB & GUTTER (TYP.)
2	30" CONCRETE STD. CURB & GUTTER (TYP. WITHIN RW)
3	6" W. CONCRETE SIDEWALK (HATCHED-TYP.)
4	SIDEWALK ACCESSIBLE RAMP (TYP.)
5	PARKING SPACE STRIPING
6	SEGMENTAL RETAINING WALL
7	SITE LIGHT POLE (TYP.)

SITE LAYOUT NOTES:

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS.
- ALL DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVING, BUILDING WALL FACE OR PROPERTY LINE, UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, UTILITIES AND GRADES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY EXISTING DISCREPANCIES PRIOR TO COMMENCING ANY RELATED CONSTRUCTION.
- AT LEAST 72 HOURS PRIOR TO CONSTRUCTION OR EXCAVATION THE CONTRACTOR SHALL NOTIFY "NORTH CAROLINA ONE CALL" (811) OR (1-800-632-4949) TO HAVE EXISTING UTILITIES LOCATED.
- 90" PARKING SPACES ARE 8.5' WIDE X 18' LONG MINIMUM EXCEPT ACCESSIBLE SPACES WHICH ARE 8.0' WIDE MINIMUM WITH 8.0' VAN ACCESS AISLE. PARALLEL PARKING SPACES ARE 10' WIDE X 23' LONG.
- REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF THE BUILDING.
- CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DIMENSIONAL CONFLICTS PRIOR TO THE BEGINNING OF CONSTRUCTION.
- ALL CURB AND GUTTER ONSITE SHALL BE 24" WIDE. ALL CURB AND GUTTER IN THE PUBLIC RIGHT OF WAY SHALL BE 30" WIDE STANDARD CURB AND GUTTER.
- TRANSITION FROM 30" TO 24" CURB AND GUTTER IS TO OCCUR ON-SITE. THIS TRANSITION SHALL BE 10' LONG IMMEDIATELY ADJACENT TO PUBLIC RIGHT OF WAY.
- ALL DISTURBED CURB & GUTTER AND ASPHALT SHALL BE REPLACED PER CITY OF RALEIGH OR NCDOT STANDARDS AND SPECIFICATIONS.
- ALL DRIVEWAY DESIGN AND CONSTRUCTION MUST COMPLY WITH THE RALEIGH STREET DESIGN MANUAL. DRIVEWAYS SHALL BE PERMITTED SEPARATELY.
- NO SIGHT OBSTRUCTING OR PARTIALLY OBSTRUCTING WALL, FENCE, FOLIAGE, BERMING, PARKED VEHICLES OR SIGN BETWEEN THE HEIGHTS OF TWENTY-FOUR (24) INCHES AND EIGHT (8) FEET ABOVE THE CURB LINE ELEVATION, OR THE NEAREST TRAVELED WAY IF NO CURBING EXISTS, SHALL BE PLACED WITHIN A SIGHT TRIANGLE OF A PUBLIC STREET, PRIVATE STREET OR DRIVEWAY CONTAINED EITHER ON THE PROPERTY OR ON AN ADJOINING PROPERTY.

SITE DATA TABLE

PROJECT NAME:	IGLESIA CRISTIANA CASA DE RESTAURACION
APPLICANT/ PROPERTY OWNER:	CANARIO, JORGE CANARIO, CATHERINE E 1529 N. KING CHARLES ROAD RALEIGH, NC 27610
PIN:	1724-64-6087; 1724-64-7181; 1724-64-8066; 1724-64-9086
DEED REFERENCE:	DB. 013338 PG.00405
PROPERTY ADDRESSES:	4008 VIRGINIA STREET, RALEIGH, NC 27610 4012 VIRGINIA STREET, RALEIGH, NC 27610 915 BEACON LAKE DRIVE, RALEIGH, NC 27610 911 BEACON LAKE DRIVE, RALEIGH, NC 27610
TOWNSHIP:	ST. MATTHEW'S
PROPERTY ZONING:	R-6
CURRENT USE:	VACANT
PROPOSED USE:	CIVIC BUILDING & OPEN LOT FOR REMOTE PARKING FOR CHURCH
TOTAL PROJECT AREA:	1.53 AC
PARCEL #1 (REMOTE PARKING):	0.42 AC
PARCEL #2 (CHURCH):	0.80 AC
ROW DEDICATION:	0.31 AC
RIVER BASIN:	NEUSE
SURFACE WATER CLASSIFICATION:	C; NSW
WATERSHED:	N/A
BUILDING/STRUCTURE SETBACKS:	
CIVIC BUILDING (U.D.O. SEC 2.2.5)	
FRONT (FROM PRIMARY STREET):	BLDG.: 10' PARKING: 10'
SIDE:	BLDG.: 10' PARKING: 6'
REAR:	BLDG.: 20' PARKING: 6'
OPEN LOT / REMOTE PARKING (U.D.O. SEC 2.2.6)	
FRONT (FROM PRIMARY STREET):	BLDG.: 10' PARKING: 10'
SIDE:	BLDG.: 10' PARKING: 7'
REAR:	BLDG.: 20' PARKING: 7'
PROPOSED BUILDING INFORMATION:	
CHURCH:	5,600 S.F.
PORCH:	192 S.F.
TOTAL GROSS S.F.:	5,792 S.F.
PROPOSED HEIGHT:	28' - 4" (1-STORY)
PROPOSED NUMBER OF SEATS:	164 (SANCTUARY & PLATFORM - SEE ARCHITECTUTAL PLANS)
PARKING SUMMARY:	
REQUIRED VEHICULAR SPACES:	41 (1 SPACE PER 4 SEATS IN PRINCIPAL ASSEMBLY ROOM): 164 / 4 = 41 SPACES
PROVIDED VEHICULAR SPACES:	41 SPACES (INCL. 2 H/C SPACES)
REQUIRED BICYCLE SPACES:	NONE
PROVIDED BICYCLE SPACES:	NONE
IMPERVIOUS SURFACE SUMMARY:	
EXISTING IMPERVIOUS COVER:	0 S.F. (0.0 AC - 0%)
PROPOSED IMPERVIOUS:	34,229 S.F. (0.79 AC - 51.6%)



CASE FILE: SR-64-17 TRANSACTION #: 522707

PRELIMINARY - NOT RELEASED FOR CONSTRUCTION

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH, NCDEQ AND NCDOT STANDARDS, SPECIFICATIONS AND DETAILS

PRELIMINARY
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RALEIGH OFFICE
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TEL 919.866.9951 FAX 919.833.8124 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

REVISION DESCRIPTION
ADDRESS CITY COMMENTS

DATE

04/03/2018

DATE

7/20/2017

DRAWN BY

S. MOORE

DESIGNED BY

S. MOORE

CHECKED BY

R. BAKER

SCALE

AS NOTED

TIMMONS GROUP

IGLESIA CRISTIANA CASA DE RESTAURACION
NORTH CAROLINA LICENSE NO. C-1652
RALEIGH - WAKE COUNTY - NORTH CAROLINA

SITE PLAN

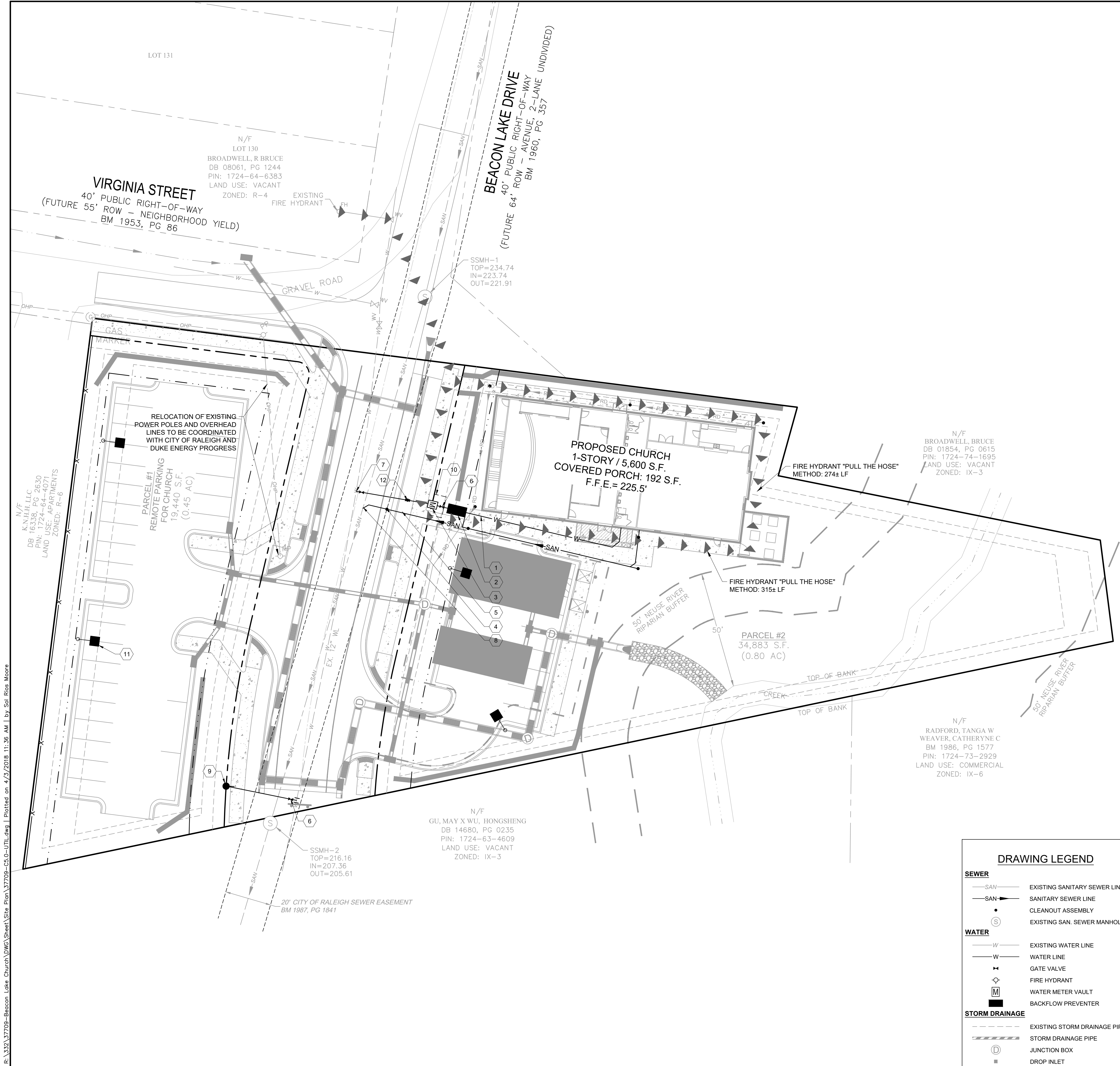
JOB NO.

37709

SHEET NO.

C2.0

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STANDARD UTILITY NOTES:

- ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION).
- CONTRACTOR SHALL LOCATE AND PROTECT ALL EXISTING PUBLIC AND PRIVATE UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
- 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 AND/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 WATER MAIN, 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 WATER MAIN & 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 FORCE 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 1" TYPE "K" COPPER WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2X2' WATERLINE EASEMENT IMMEDIATELY ADJACENT.
- INSTALL 4" SCHEDULE 40 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 NCDWQ, USACE AND/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.
- 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.

PLAN KEY NOTES

- | # | DESCRIPTION |
|----|--|
| 1 | 2" TYPE "K" COPPER DOMESTIC WATER SERVICE |
| 2 | 2" ABOVE GRADE DCVA BACKFLOW PREVENTER IN HEATED AND INSULATED ENCLOSURE |
| 3 | 2" WATER METER IN 2" METER VAULT |
| 4 | CLEANOUT ASSEMBLY (TYP.) |
| 5 | 4" SCH. 40 PVC SAN. SEWER SERVICE LINE @ 1.0% MIN. SLOPE |
| 6 | 6" GATE VALVE, TYP. VALVE BOX INSTALLATION |
| 7 | 12" x 2" H-304 SS TAPPING SLEEVE & VALVE |
| 8 | TYP. SAN. SEWER SERVICE CONNECTION |
| 9 | PUBLIC FIRE HYDRANT ASSEMBLY |
| 10 | 10' L X 5' W CITY OF RALEIGH WATERLINE EASEMENT |
| 11 | SITE LIGHT POLE (TYP.) |
| 12 | 2" CURB STOP |

CASE FILE: SR-64-17 TRANSACTION #: 522707

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REVISION DESCRIPTION

DATE	ADDRESSED CITY COMMENTS
04/03/2018	

DATE

7/20/2017

DRAWN BY

S.MOORE

DESIGNED BY

S.MOORE

CHECKED BY

R.BAKER

SCALE

AS NOTED

TIMMONS GROUP

NORTH CAROLINA LICENSE NO. C-1652

IGLESIA CRISTIANA CASA DE RESTAURACION

RALEIGH - WAKE COUNTY - NORTH CAROLINA

UTILITY PLAN

JOB NO.

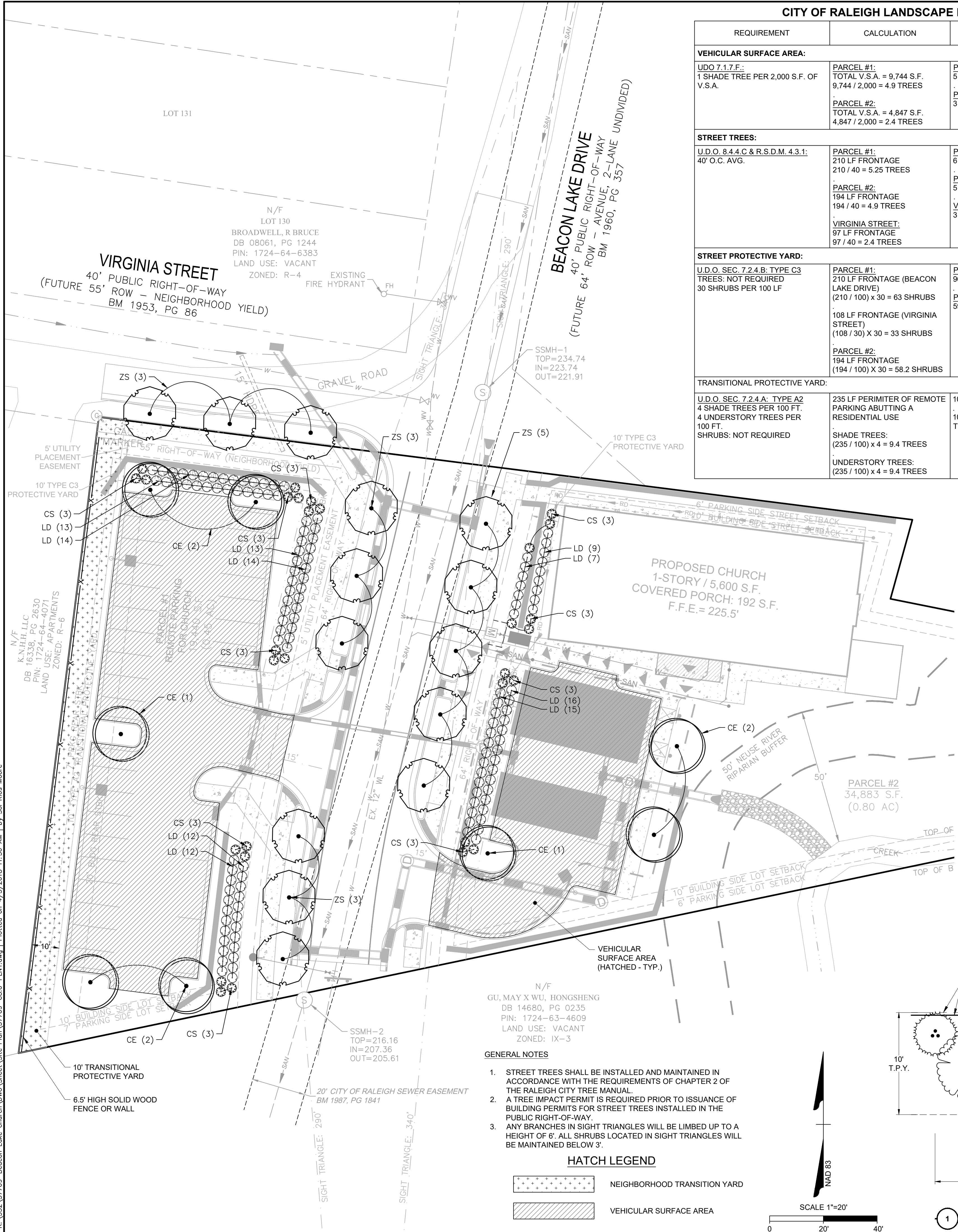
37709

SHEET NO.

C4.0

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R:\332\37709-Beacon Lake Church DWG Sheet\Site Plan\37709-C8.0-PLANT.dwg | Plotted on 4/3/2018 11:36 AM | by Sol Rios Moore

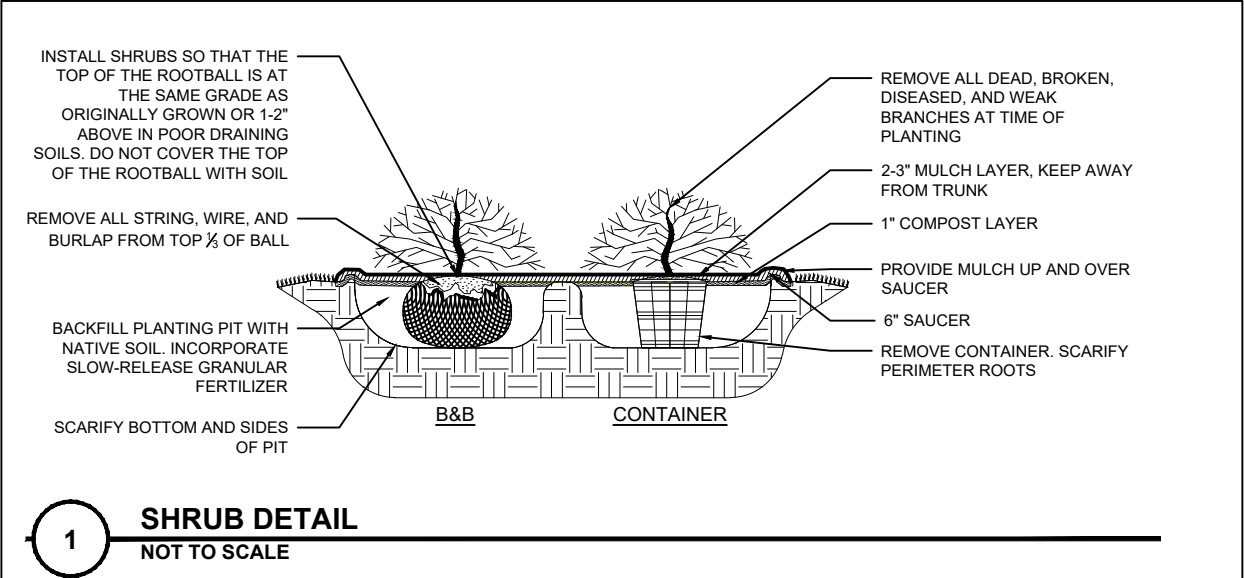
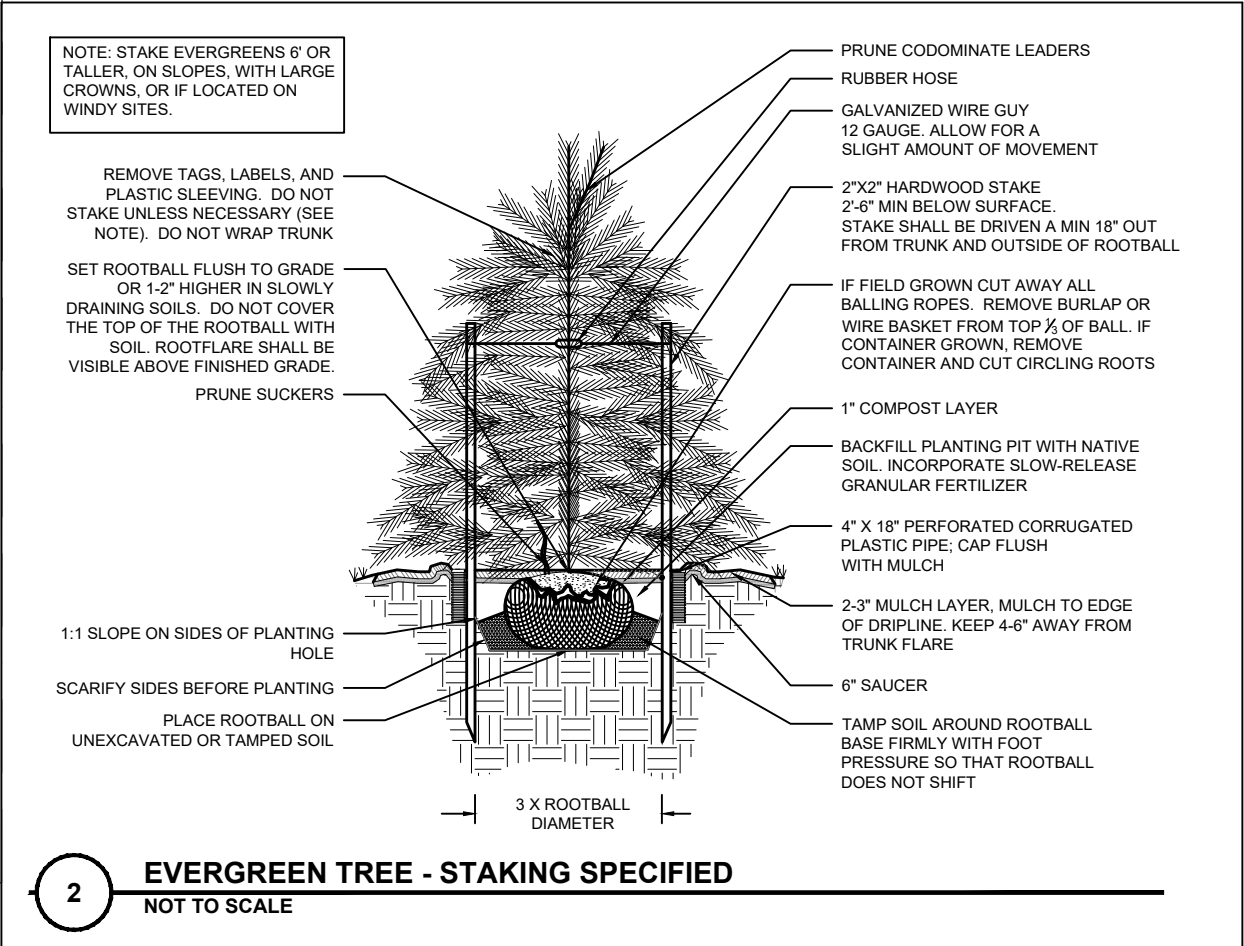
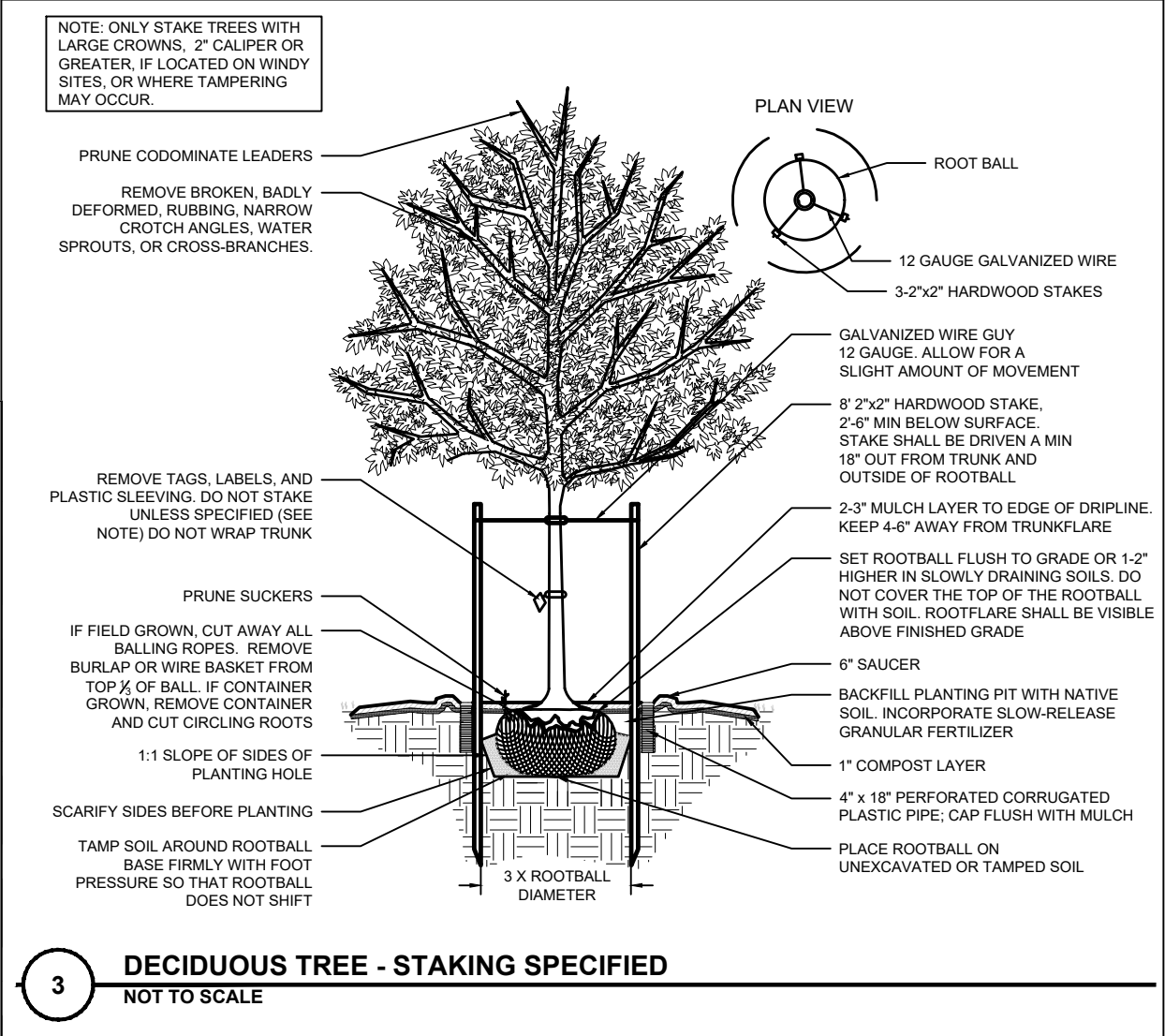
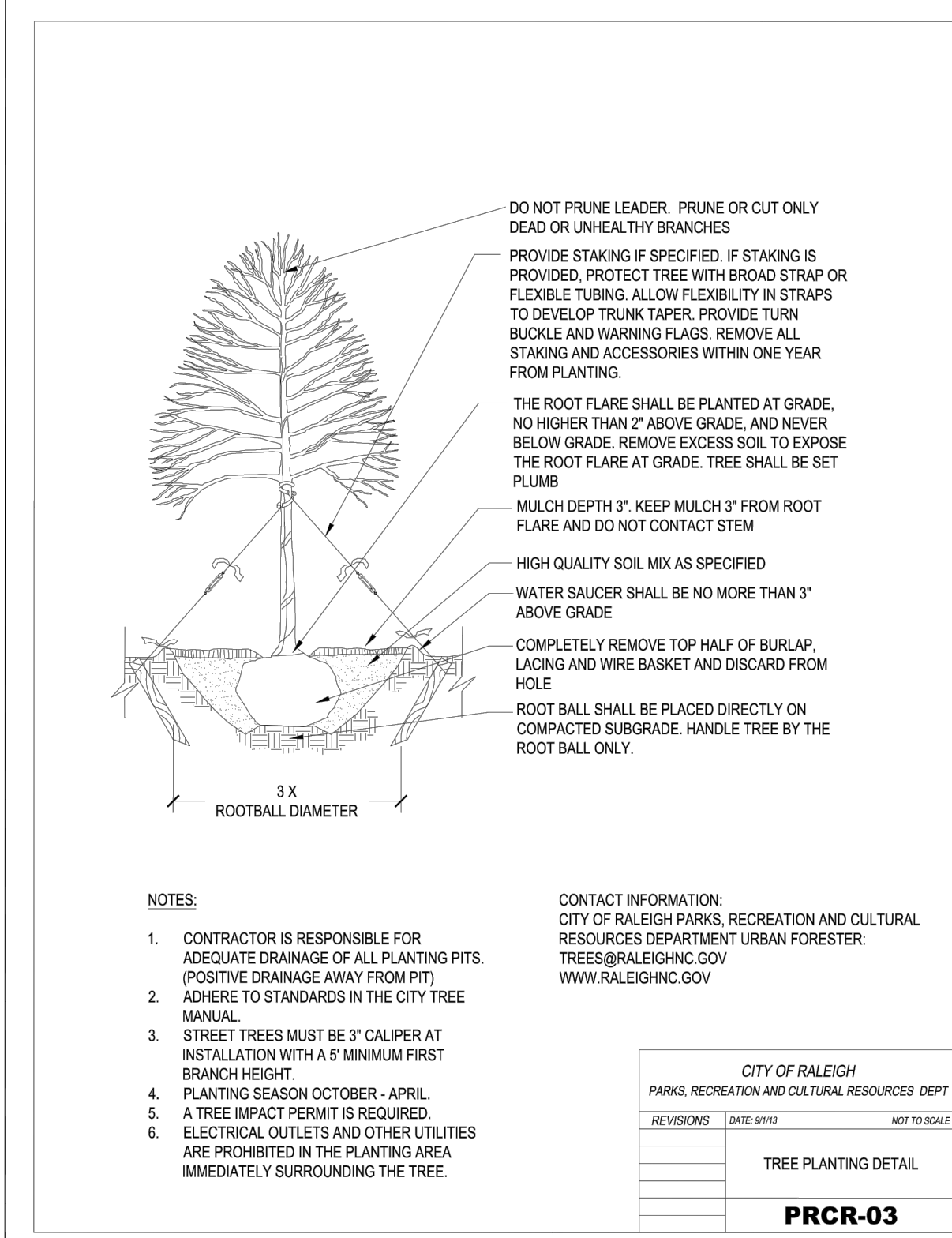


CITY OF RALEIGH LANDSCAPE REQUIREMENTS

REQUIREMENT	CALCULATION	REQUIRED	SIZE (AT TIME OF PLANTING)
VEHICULAR SURFACE AREA:			
UDO 7.1.7.F.: 1 SHADE TREE PER 2,000 S.F. OF V.S.A.	PARCEL #1: TOTAL V.S.A. = 9,744 S.F. 9,744 / 2,000 = 4.9 TREES PARCEL #2: TOTAL V.S.A. = 4,847 S.F. 4,847 / 2,000 = 2.4 TREES	PARCEL #1: 5 TREES PARCEL #2: 3 TREES	3.0" CALIPER TREES
STREET TREES:			
U.D.O. 8.4.4.C & R.S.D.M. 4.3.1: 40" O.C. AVG.	PARCEL #1: 210 LF FRONTAGE 210 / 40 = 5.25 TREES PARCEL #2: 194 LF FRONTAGE 194 / 40 = 4.9 TREES VIRGINIA STREET: 97 LF FRONTAGE 97 / 40 = 2.4 TREES	PARCEL #1: 6 TREES PARCEL #2: 5 TREES VIRGINIA ST.: 3 TREES	3.0" CALIPER AND 10 FT. MIN. HEIGHT TREES
STREET PROTECTIVE YARD:			
U.D.O. SEC. 7.2.4.B: TYPE C3 TREES: NOT REQUIRED 30 SHRUBS PER 100 LF	PARCEL #1: 210 LF FRONTAGE (BEACON LAKE DRIVE) (210 / 100) x 30 = 63 SHRUBS 108 LF FRONTAGE (VIRGINIA STREET) (108 / 30) x 30 = 33 SHRUBS PARCEL #2: 194 LF FRONTAGE (194 / 100) x 30 = 58.2 SHRUBS	PARCEL #1: 96 SHRUBS PARCEL #2: 59 SHRUBS	18" MIN. HEIGHT
TRANSITIONAL PROTECTIVE YARD:			
U.D.O. SEC. 7.2.4.A: TYPE A2 4 SHADE TREES PER 100 FT. 4 UNDERSTORY TREES PER 100 FT. SHRUBS: NOT REQUIRED	235 LF PERIMETER OF REMOTE PARKING ABUTTING A RESIDENTIAL USE SHADE TREES: (235 / 100) x 4 = 9.4 TREES UNDERSTORY TREES: (235 / 100) x 4 = 9.4 TREES	10 SHADE TREES 10 UNDERSTORY TREES	3" CALIPER OR 10 FT. MIN. HEIGHT SHADE TREES 1.5" CALIPER AND 6 FT. MIN. HEIGHT UNDERSTORY TREES

PLANT SCHEDULE

SYMBOL	SHADE TREE DECIDUOUS SHADE TREE	QTY.		BOTANICAL NAME	COMMON NAME	MIN. INSTALLATION SIZE	COMMENTS
		REQ'D	PROV'D				
	ZS	32	14	ZELKOVA SERRATA	ZELKOVA	3.0" MIN. CAL. AND 10 FT. MIN. HEIGHT	STREET TREES
	CE		8	ULMUS PARVIFOLIA	CHINESE ELM	3.0" CAL.	V.S.A.
	EVERGREEN TREE MV		10	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	3.0" CAL.	TRANSITIONAL PROTECTIVE YARD
		TOTAL	32				
	NS	10	10	ILEX X "NELLIE R. STEVENS"	NELLIE STEVENS HOLLY	1.5" MIN. CAL. AND 6' MIN. HT.	TRANSITIONAL PROTECTIVE YARD
		TOTAL	10				
	SHRUBS						
	LD	125	125	LOROPETALUM CHINESE	LOROPETALUM DARUMA	18" MIN. HT.	STREET PROTECTIVE YARD
	CS	30	30	CAMELLIA SASANQUA	SASANQUA CAMELLIA	18" MIN. HT.	STREET PROTECTIVE YARD
		TOTAL	155				



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REVISION DESCRIPTION
ADDRESS CITY COMMENTS
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DRAWN BY S.MOORE

DESIGNED BY S.MOORE

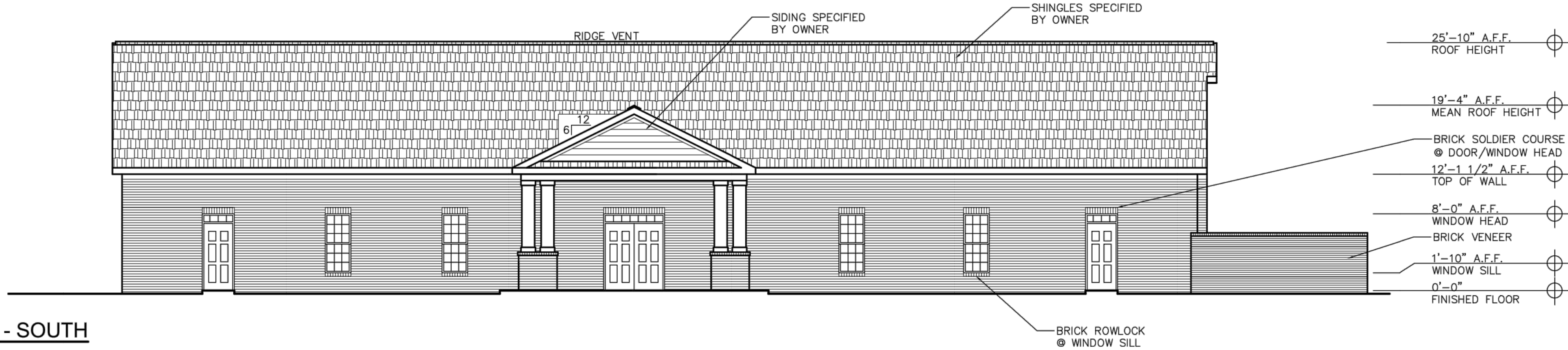
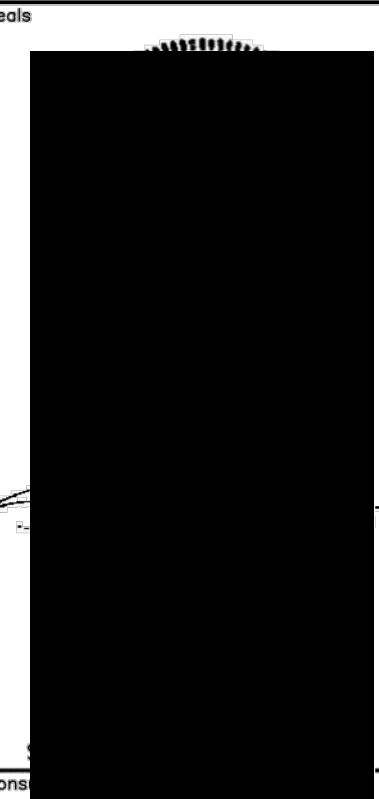
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SCALE AS NOTED

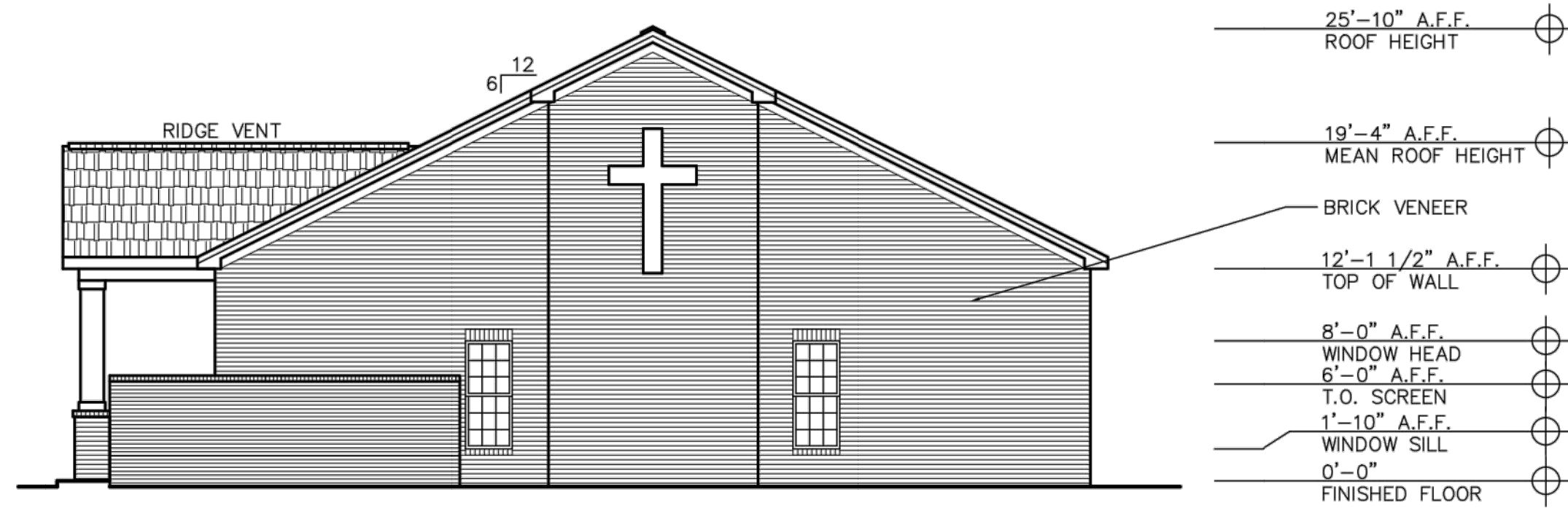
TIMMONS GROUP
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LANDSCAPE PLAN

JOB NO. 37709
SHEET NO. C5.0

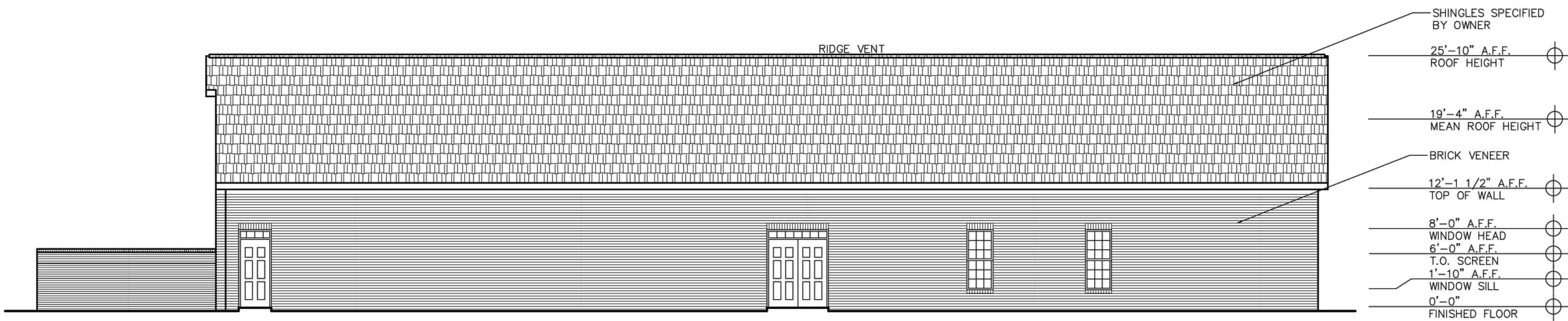
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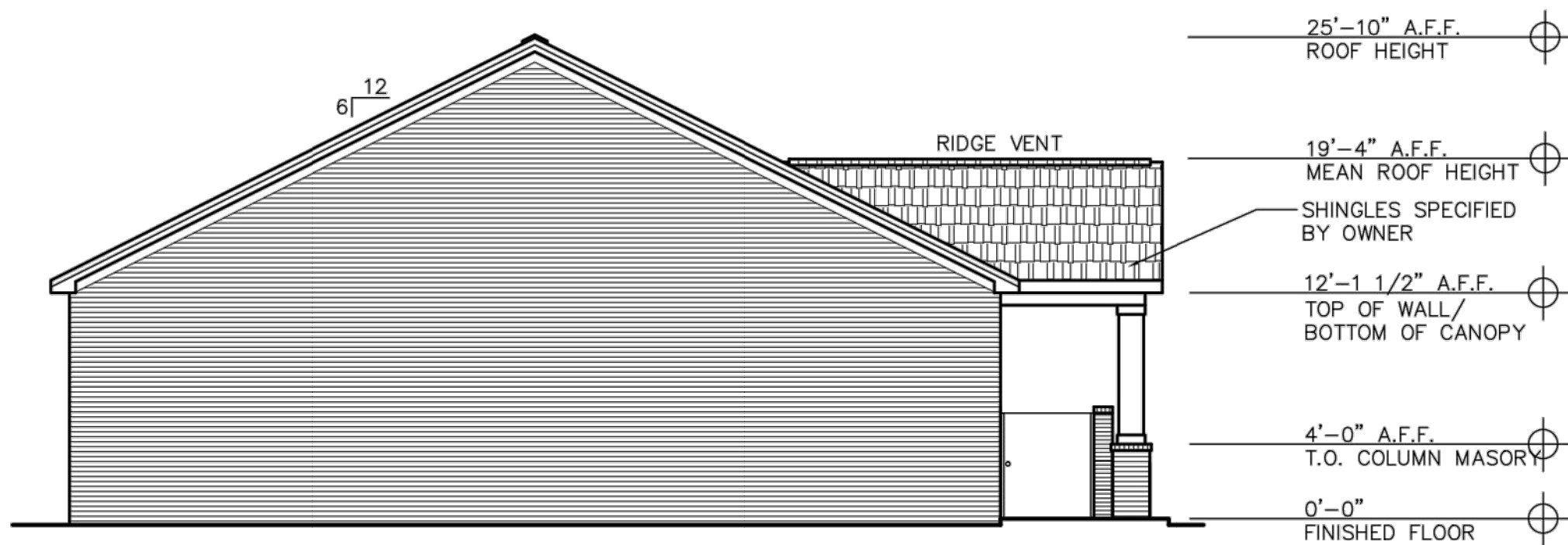
A2 FRONT VIEW - SOUTH
A-3.01 SCALE: 1/8"=1'-0"



B2 RIGHT SIDE VIEW - EAST
A-3.01 SCALE: 1/8"=1'-0"



C2 REAR VIEW - NORTH
A-3.01 SCALE: 1/8"=1'-0"



D2 LEFT SIDE VIEW - WEST
A-3.01 SCALE: 1/8"=1'-0"

1	Plan Review	12/21/2017
No.	Revision	Date
1	For Permitting & Construction	03/22/16
0	For Permitting & Construction	08/21/16
No.	Issued	Date

15056 A-3.01.dwg T. BAER
File Name: Drawn By

Client/ Project
Jorge Canario
IGLESIA CRISTIANA
CASA DE
RESTAURACION
Raleigh, NC
Sheet Title
EXTERIOR ELEVATIONS

Project No. 15056 Scale AS NOTED
Revision 1 Drawing No. A-3.01