



Administrative Approval Action

SR-94-18 / Iglesia Nuevo Renacer
Transaction# 570694 AA#3944

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2495
DS.help@raleighnc.gov
www.raleighnc.gov

LOCATION: This site is located on the south side of Rock Quarry Road, south of Pearl Road at 4400 Pearl Road.

REQUEST: Development of a 3.65 acre vacant tract zoned R-4 into a 6,232 square foot proposed religious civic use building. Note a previous similar site plan was approved on this site (case SR-5-14) which sunset.

**DESIGN
ADJUSTMENT(S)/
ALTERNATES, ETC:** Design Adjustment DA-131-2018 was approved for a block perimeter adjustment and not requiring cross access to the south with this proposal due to a proposed septic field on site.

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 1/14/2019 by *John A Edwards & Company*.

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:

CONCURRENT SITE REVIEW NOT REQUIRED AT THIS TIME – However, plan revisions or further development that includes land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. will require concurrent site review.

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

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

General

1. A final tree inventory count and detailed planting schedule table for the “existing trees” shall be provided and shown, per the note on sheets L-1 and L-2 of the landscaping plan stating the “30 existing trees will remain in place” & “canopy tree(s) to remain in place”; which are being used to meet the required Type A2 Transitional Protective Yard (per Sec.6.3.1.E & Sec.7.2.4). The existing trees must meet the required design & installation standards noted in Sec.7.2.7 and noted on the table.



Administrative Approval Action

**SR-94-18 / Iglesia Nuevo Renacer
Transaction# 570694 AA#3944**

City of Raleigh
Development Services Department
 One Exchange Plaza
 Raleigh, NC 27602
 (919) 996-2495
 DS.help@raleighnc.gov
 www.raleighnc.gov

Engineering

2. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering prior to concurrent review approval.
3. A right-of-way obstruction permit must be obtained from Right-of-way Services prior to the commencement of any construction activities within the right-of-way.

Stormwater

4. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).
5. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).

Urban Forestry

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).
7. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.

LEGAL DOCUMENTS - Email to legaldocumentreview@raleighnc.gov. Legal documents must be approved, executed, and recorded prior to or in conjunction with the recorded plat on which the associated easements are shown. Copies of recorded documents must be returned to the City within one business day of recording to avoid withholding of further permit issuance.

<input type="checkbox"/>	City Code Covenant	<input checked="" type="checkbox"/>	Slope Easement
<input type="checkbox"/>	Stormwater Maintenance Covenant	<input type="checkbox"/>	Transit Easement
<input checked="" type="checkbox"/>	Utility Placement Easement	<input checked="" type="checkbox"/>	Cross Access Easement
<input type="checkbox"/>	Sidewalk Easement	<input type="checkbox"/>	Public Access Easement
		<input type="checkbox"/>	Other:

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



Administrative Approval Action

SR-94-18 / Iglesia Nuevo Renacer
Transaction# 570694 AA#3944

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2495
DS.help@raleighnc.gov
www.raleighnc.gov

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

Engineering

1. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and shown on the map approved for recordation.
2. A 20' Slope easement shall be shown along Pearl Road for any future road widening.
3. A 5' general utility 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.
4. A fee-in-lieu for a 6' sidewalk, ½ - Avenue 2-Lane Undivided, and any other necessary infrastructure is paid to the City of Raleigh (UDO 8.1.10).
5. An offer of cross access agreement between the adjacent lot identified by PIN 1731-17-2767 and the subject lot PIN 1731-17-5744 shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded offer of cross access easement shall be returned to the Development Services Department within one day of plat recordation. If a recorded copy of the document is not provided within this time, further recordings and building permit issuance will be withheld.

Public Utilities

6. 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.
7. 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

8. 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).
9. 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).



Administrative Approval Action

SR-94-18 / Iglesia Nuevo Renacer
Transaction# 570694 AA#3944

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2495
DS.help@raleighnc.gov
www.raleighnc.gov

Urban Forestry

10. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes 0.365 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 Concurrent Site 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. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and is shown on a plat approved for recordation.
2. A 5' general utility easement and associated deed of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of this document must be provided to the Development Services Department within one day from authorization of lot recordation. If a recorded copy of the document is not provided within this time, further recordings and building permit issuance will be withheld.
3. A 20' Slope easement shall be shown along Pearl Road for any future road widening.
4. An offer of cross access agreement between the adjacent lot identified by PIN 1731-17-2767 and the subject lot PIN 1731-17-5744 shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded offer of cross access easement shall be returned to the Development Services Department within one day of plat recordation. If a recorded copy of the document is not provided within this time, further recordings and building permit issuance will be withheld.
5. A fee-in-lieu for a 6' sidewalk, ½ - Avenue 2-Lane Undivided, and any other necessary infrastructure is paid to the City of Raleigh (UDO 8.1.10).
6. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering.
7. A right-of-way obstruction permit shall be obtained from Right-of-way Services for any construction activity within the right-of-way.

Stormwater

8. 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).



Administrative Approval Action

SR-94-18 / Iglesia Nuevo Renacer
Transaction# 570694 AA#3944

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2495
DS.help@raleighnc.gov
www.raleighnc.gov

9. 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).
10. 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).

Urban Forestry

11. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1).
12. A public infrastructure surety for the street trees shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).
13. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 10 street trees along Pearl Road.

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

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.
2. Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.
3. Required underground storm drainage improvements shall be completed and as-built plan(s) and certification(s) reviewed and accepted by the City of Raleigh Development Services – Development Engineering program.
4. All street lights and street signs required as part of the development approval are installed.
5. Copies of certified inspection reports for alleys and internal access ways are submitted to the City of Raleigh Development Services – Development Engineering program.
6. As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3).
7. Final inspection of all tree conservation areas and right of way street trees by Urban Forestry Staff.



Administrative Approval Action

SR-94-18 / Iglesia Nuevo Renacer
Transaction# 570694 AA#3944

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2495
DS.help@raleighnc.gov
www.raleighnc.gov

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: 4-3-2022

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:(Development Services Dir./Designee)

Date: 4/3/19

Staff Coordinator: Jermont Purifoy

Design Adjustment Staff Response



**DEVELOPMENT
SERVICES
DEPARTMENT**

Per Section 10.2.18.C of the Unified Development Ordinance, the Development Services Director, or designee, shall consult with the heads of other City Departments regarding the review of the request. The Development Services Director, or designee, shall approve, approve with conditions or deny the request, but must do so within 60 days of the receipt of a completed application. Additional time may be necessary if a municipal or state entity is incorporated in the review process or if a detailed engineering study is submitted in conjunction with the request.

PROJECT	Project Name	Iglesia Nuevo Remacer	
	Development Case Number	SR-94-2018	
	Transaction Number	570694	
	Design Adjustment Number	DA - 131 - 2018	
Staff recommendation based upon the findings in the applicable code(s):			
<input checked="" type="checkbox"/> UDO Art. 8.3 Blocks, Lots, Access		<input type="checkbox"/> UDO Art. 8.5 Existing Streets	
<input type="checkbox"/> UDO Art. 8.4 New Streets		<input type="checkbox"/> Raleigh Street Design Manual	
Staff SUPPORTS <input checked="" type="checkbox"/> DOES NOT SUPPORT <input type="checkbox"/> the design adjustment request.			
DEPARTMENTS			
<input type="checkbox"/> Dev. Services Planner		<input type="checkbox"/> City Planning	
<input checked="" type="checkbox"/> Development Engineering		<input type="checkbox"/> Transportation	
<input type="checkbox"/> Engineering Services		<input type="checkbox"/> Parks & Recreation and Cult. Res.	
<input type="checkbox"/> Public Utilities			
STAFF RESPONSE	CONDITIONS:		
Development Services Director or Designee Action: <input checked="" type="checkbox"/> APPROVE <input type="checkbox"/> APPROVE WITH CONDITIONS <input type="checkbox"/> DENY			

KENNETH W. RITCHIE, PE, MPA
4/3/2019
 Authorized Signature **ENGINEERING AND INFRASTRUCTURE MANAGER**
Date

*The Development Services Director may authorize a designee to sign in his/her stead. Please print name and title next to signature. Appeal of the decision from the Development Services Director, or his or her designee, shall be made in writing within 30 days to the Board of Adjustment (see Section 10.2.18.C3b).

Staff Response

Article 8.3 Blocks Lots, Access



DEVELOPMENT
SERVICES
DEPARTMENT

The Development Services Director may in accordance with Sec. 10.2.18. approve a design adjustment, subject to all of the following findings.

- A. The requested design adjustment meets the intent of this Article;
YES NO
- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;
YES NO
- C. The requested design adjustment does not increase congestion or compromise Safety;
YES NO
- D. The requested design adjustment does not create any lots without direct street Frontage;
YES NO
- E. The requested design adjustment is deemed reasonable due to one or more of the following:
1. Topographic changes are too steep;
 2. The presence of existing buildings, stream and other natural features;
 3. Site layout of developed properties;
 4. Adjoining uses or their vehicles are incompatible;
 5. Strict compliance would pose a safety hazard; or
 6. Does not conflict with an approved or built roadway construction project
 7. adjacent to or in the vicinity of the site.
- YES NO

STAFF FINDINGS

Per Section 8.3.2, the maximum block perimeter for a lot 40,000+ s.f. in size in R-4 Zoning is 8,000 feet. The current block perimeter is over 10,000 feet.

Meeting block perimeter requirements through a new public street connection is inhibited due to steep topographic changes, a septic field necessary for the sewer.

The Developer is requesting an adjustment from the requirement of cross access to the east to the single family property. The proposed septic area encompasses the entire east side of the property necessary for waste disposal and treatment and will not allow any construction or connection on the east side.

The plans proposes a cross access from the entrance into the site to the adjacent property to the west, which is also a church use.

Design Adjustment Application



DEVELOPMENT SERVICES DEPARTMENT

The purpose of this request is to seek a Design Adjustment from the Development Services Director, or designee, for a specific project only and, if granted, may be approved with special conditions and provisions. This application and all further action shall be consistent with Section 10.2.18 in the Unified Development Ordinance (UDO). The consideration and decision of this request shall be based solely on the conformance of the findings, as outlined in Sec. 8.3.6, Sec. 8.4.1.E and Sec. 8.5.1.G of the UDO or the Raleigh Street Design Manual.

PROJECT	Project Name Iglesia Nuevo Renacer		
	Case Number SR-94-18		
	Transaction Number 570694		
	Name North Carolina District Council of the Assemblies		
	Address 190 Campground Road		City Selma
	State NC	Zip Code 27576	Phone
	Name Jason Meadows		Firm John A. Edwards & Co.
	Address 333 Wade Ave		City Raleigh
	State NC	Zip Code 27605	Phone 919.828.4428
	OWNER	CONTACT	
I am seeking a Design Adjustment from the requirements set forth in the following:			
<input checked="" type="checkbox"/> UDO Art. 8.3 Blocks, Lots, Access		- See page 2 for findings	
<input type="checkbox"/> UDO Art. 8.4 New Streets		- See page 3 for findings	
<input type="checkbox"/> UDO Art. 8.5 Existing Streets		- See page 4 for findings	
<input type="checkbox"/> Raleigh Street Design Manual		- See page 5 for findings	
REQUEST			
Provide details about the request; (please attach a memorandum if additional space is needed):			
The applicant is requesting a design adjustment from the required block perimeter as established under UDO Article 8.3 due to required Tree Conservation areas and required septic repair areas required to serve this development. The existing block perimeter is approximately 10,800'. The current zoning is R-4 which indicates a 8,000 maximum block perimeter under UDO Sec 8.3.2.			

It is the responsibility of the applicant to provide all pertinent information needed for the consideration of this request. Applicant must be the Property Owner.

By signing this document, I hereby acknowledge the information on this application is, to my knowledge, accurate.

Owner/Owner's Representative Signature

12/31/18
Date

CHECKLIST

Signed Design Adjustment Application	<input checked="" type="checkbox"/> Included
Page(s) addressing required findings	<input checked="" type="checkbox"/> Included
Plan(s) and support documentation	<input checked="" type="checkbox"/> Included
Notary page (page 6) filled out; Must be signed by property owner	<input checked="" type="checkbox"/> Included
First Class stamped and addressed envelopes with completed notification letter	<input checked="" type="checkbox"/> Included

Submit all documentation, with the exception of the required addressed envelopes and letters to designadjustments@raleighnc.gov.

Deliver the addressed envelopes and letters to:
Development Services, Development Engineering
One Exchange Plaza, Suite 500
Raleigh NC, 27601

For Office Use Only	RECEIVED DATE:	DA -	-
----------------------------	-----------------------	-------------	----------

Article 8.3, Blocks, Lots, Access

Administrative Design Adjustment Findings



DEVELOPMENT
SERVICES
DEPARTMENT

The Development Services Director may in accordance with Sec. 10.2.18. approve a design adjustment, subject to all of the following findings. Describe how each item is met:

- A. The requested design adjustment meets the intent of this Article;
This request meets the established requirements due to the required septic repair area and Tree Conservation area prohibiting a block to be established.

- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;
There are no proposed improvements will effect subject property.

- C. The requested design adjustment does not increase congestion or compromise Safety;
The requested design adjustment will not increase congestion or compromise safety.

- D. The requested design adjustment does not create any lots without direct street Frontage;
The requested design adjustment does not create any lots without direct street frontage.

- E. The requested design adjustment is deemed reasonable due to one or more of the following:
 - 1. Topographic changes are too steep;
 - 2. The presence of existing buildings, stream and other natural features;
 - 3. Site layout of developed properties;
 - 4. Adjoining uses or their vehicles are incompatible;
 - 5. Strict compliance would pose a safety hazard; or
 - 6. Does not conflict with an approved or built roadway construction project
 - 7. adjacent to or in the vicinity of the site.

The requested design adjustment is deemed reasonable due the the location of required septic repair area as identified by Central Carolina Soil Consulting(See attached). This area is needed in the event the proposed primary septic field area fails and the drain field needs to be located elsewhere onsite.

In addition, required secondary Tree Conservation areas are located along the rear property line which would prohibit a block connection from being established.

Individual Acknowledgement



DEVELOPMENT
SERVICES
DEPARTMENT

STATE OF NORTH CAROLINA
COUNTY OF Johnston

INDIVIDUAL

I, Tracy Rairigh, a Notary Public do hereby certify that
Jason Meadows personally appeared before me this day and
acknowledged the due execution of the forgoing instrument.

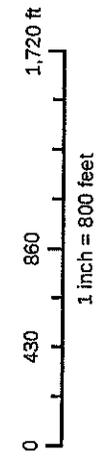
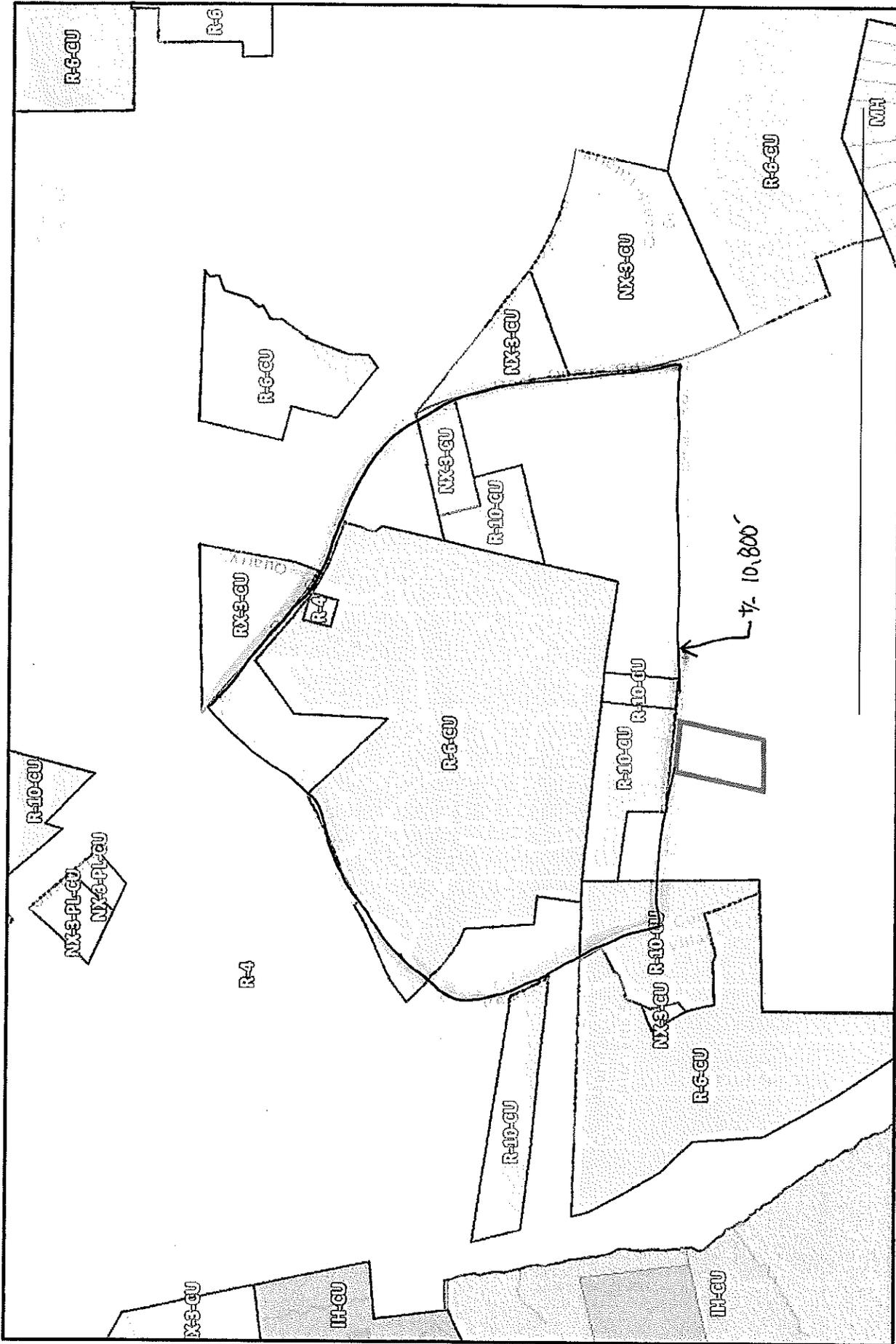
This the 31st day of December, 2018.



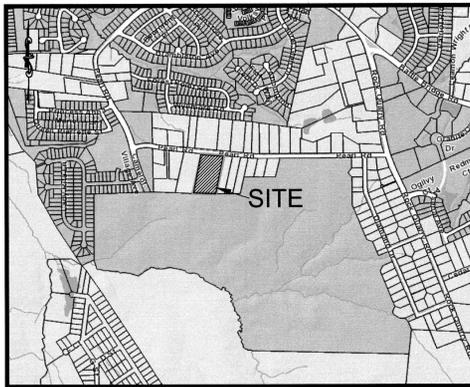
Notary Public

A handwritten signature of Tracy Rairigh in cursive script, written over a horizontal line.

My Commission Expires: May 23, 2023



Disclaimer
 iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are NOT surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.



VICINITY MAP
(NOT TO SCALE)

ADMINISTRATIVE SITE REVIEW IGLESIA NUEVO RENACER 4400 PEARL ROAD RALEIGH, N.C.

SR-94-18 TRANS #570694

SEPTEMBER 10, 2018
REVISED DECEMBER 13, 2018
REVISED JANUARY 14, 2019

SITE DATA	
OWNER / DEVELOPER:	NORTH CAROLINA DISTRICT COUNCIL OF THE ASSEMBLIES OF GOD, INC., (PER GIS) COMPANY CHANGED NAME TO NORTH CAROLINA ASSEMBLIES OF GOD
SITE ADDRESS:	4400 PEARL RD.
WAKE COUNTY PIN #:	1731175744
ZONING DISTRICT:	R-4
TOTAL ACREAGE:	3.65 AC.
EXISTING USE:	VACANT
PROPOSED USE:	CHURCH
REQUIRED PARKING:	(1 PER 4 SEATS IN PRINCIPAL ASSEMBLY ROOM) 390 SEATS / 4 = 98 SPACES
PROPOSED PARKING:	94 STANDARD SPACES 4 HANDICAP SPACES 98 TOTAL SPACES PROVIDED
FLOOR AREA RATIO:	3.92%
BUILDING AREA:	6,232 SF
BUILDING HEIGHT:	28.9 FT
EXISTING IMPERVIOUS:	0.0 AC.
PROPOSED IMPERVIOUS:	1.01 AC.
PUBLIC WATER DISTRICT:	CITY OF RALEIGH - NOT AVAILABLE
PUBLIC SEWER DISTRICT:	CITY OF RALEIGH - NOT AVAILABLE
RESIDENTIAL INFILL RULES ARE NOT APPLICABLE SINCE LESS THAN 50% OF THE REAR AND SIDE LOTS LINES ABUT EXISTING DETACHED OR ATTACHED SINGLE FAMILY HOUSES PER 2.2.7.B.1.b.	

INDEX

CE-1	EXISTING CONDITIONS PLAN
CE-2	SITE PLAN
CE-3	UTILITY PLAN
CE-4	GRADING & STORMWATER MANAGEMENT PLAN
CE-5	TREE CONSERVATION PLAN
CE-5.1	TREE CONSERVATION PLAN
L-1	LANDSCAPE PLAN
L-2	LANDSCAPE DETAILS
B-2	BUILDING ELEVATIONS



JOHN A. EDWARDS & COMPANY
Consulting Engineers
NC License F-0289
333 Wade Ave., Raleigh, N.C. 27605
Phone: (919) 828-4428
Fax: (919) 828-4711
E-mail: info@jaeco.com

OWNER:
North Carolina Assemblies of God
Mr. Randall Rogers
4004 Viewmont Dr.
Raleigh, North Carolina 27610
Phone (919) 621-1532

CLIENT/DEVELOPER:
Iglesia Nuevo Renacer
Mr. Carlos Cortez
4004 Viewmont Dr.
Raleigh, North Carolina 27610
Phone (919) 621-1532

CIVIL ENGINEER:

Administrative Site Review Application (for UDO Districts only)



Development Services Customer Service Center | 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"/> General	Transaction Number	
<input type="checkbox"/> Attached	<input type="checkbox"/> Mixed Use	Assigned Project Coordinator	
<input type="checkbox"/> Apartment	<input type="checkbox"/> Open Lot	Assigned Team Leader	
<input type="checkbox"/> Townhouse	<input checked="" type="checkbox"/> Civic		

Has your project previously been through the Due Diligence or Sketch Plan Review process? If yes, provide the transaction #

GENERAL INFORMATION

Development Name: Iglesia Nuevo Renacer
Zoning District: R-4 Overlay District (if applicable): Inside City Limits? Yes No
Proposed Use: Institutional
Property Address(es): 4400 Pearl Road Major Street Locator:
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:
P.I.N. 1731175744 P.I.N. P.I.N. P.I.N.
What is your project type? Apartment Elderly Facilities Hospitals Hotels/Motels Office
 Mixed Residential Non-Residential Condo School Shopping Center Banks Industrial Building
 Duplex Telecommunication Tower Religious Institutions Residential Condo Retail Cottage Court
 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.
Development to include the construction of a Institutional 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

CLIENT/DEVELOPER/OWNER
Company: Iglesia Nuevo Renacer Name (s): Carlos Cortez (Client)
Address: 4004 Viewmont Drive Raleigh, NC
Phone: 919-621-1532 Email: carloscortezr@yahoo.com Fax:

CONSULTANT
Company: John A. Edwards & Company Name (s): John A. Edwards & Company
Address: 333 Wade Ave
Phone: 919.828.4428 Email: jason@jaeco.com Fax: 919.828.4711

PAGE 1 OF 3 WWW.RALEIGHNC.GOV REVISION 05.13.16

DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)	
Zoning Information	Building Information
Zoning District(s) R-4	Proposed building use(s) Institutional
If more than one district, provide the acreage of each:	Existing Building(s) sq. ft. gross 0
Overlay District 0	Proposed Building(s) sq. ft. gross 6,232
Total Site Acres Inside City Limits: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No 3.65 ac.	Total sq. ft. gross (existing & proposed) 6,232
Off street parking: Required Provided	Proposed height of building(s)
COA (Certificate of Appropriateness) case #	# of stories
BDA (Board of Adjustment) case # A-	Ceiling height of 1 st floor
CUD (Conditional Use District) case # Z-	
Stormwater Information	
Existing Impervious Surface 0.00 ac acres/square feet	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface 1.01 ac acres/square feet	If Yes, please provide: FEMA Map Panel #
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	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? <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 John A. Edwards & Co 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: <i>Randall Rogers</i>	Date: Sept 20, 2018
Printed Name: Randall Rogers, Secretary	
Signed: _____	Date: _____
Printed Name: _____	

PAGE 2 OF 3 WWW.RALEIGHNC.GOV REVISION 05.13.16



STEVEN W. BRADY
D.B. 4412, PG. 864
PIN# 1731.01-18-3330
ZONED: R-10 CU
USE: RESIDENTIAL

N/F
ALVIN D. &
RHONDA G. SHIELDS
D.B. 14425, PG. 2755
PIN# 1731.01-18-5228
ZONED: R-10 CU
USE: RESIDENTIAL

N/F
STEVEN D. &
DENNIS W. GOWER
D.B. 89-E-, PG. 1049
PIN# 1731.01-18-7245
ZONED: R-10 CU
USE: RESIDENTIAL

N/F
SOLID ROCK
BAPTIST CHURCH
D.B. 4667, PG. 195
PIN# 1731.01-17-2767
ZONED: R-4
USE: INSTITUTIONAL

N/F
DONALD E. &
DIANE R. ALSTON
D.B. 7554, PG. 104
PIN# 1731.01-17-7856
ZONED: R-4
USE: RESIDENTIAL

NORTH CAROLINA DISTRICT
COUNCIL OF THE ASSEMBLIES
D.B. 15514, PG. 697
PIN# 1731.01-17-5744
TOTAL AREA
159,165 SF OR 3.65 AC.

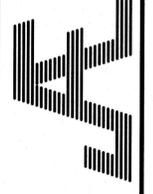
N/F
TU BE OR NOT TU BE, LLC.
D.B. 12033, PG. 1946
PIN# 1731.01-26-1534
ZONED: R-4
USE: VACANT

GENERAL NOTES:
1. EXISTING INFORMATION WAS TAKEN FROM
A BOUNDARY & TOPOGRAPHIC SURVEY PROVIDED BY:
JOHN A. EDWARDS & COMPANY CONSULTING ENGINEERS
333 WADE AVE., RALEIGH, N.C. 27605
PHONE: (919) 828-4428



NO.	DATE	BY	REVISION

JOHN A. EDWARDS & COMPANY
Consulting Engineers
NC License F-0289
333 Wade Ave., Raleigh, N.C. 27605
Phone: (919) 828-4428
Fax: (919) 828-4711
E-mail: info@jaeco.com

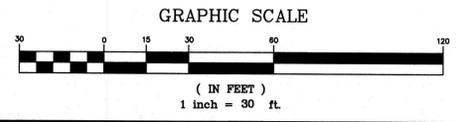


IGLESIA NUEVO RENACER
WAKE COUNTY
EXISTING CONDITIONS PLAN
NORTH CAROLINA
RALEIGH

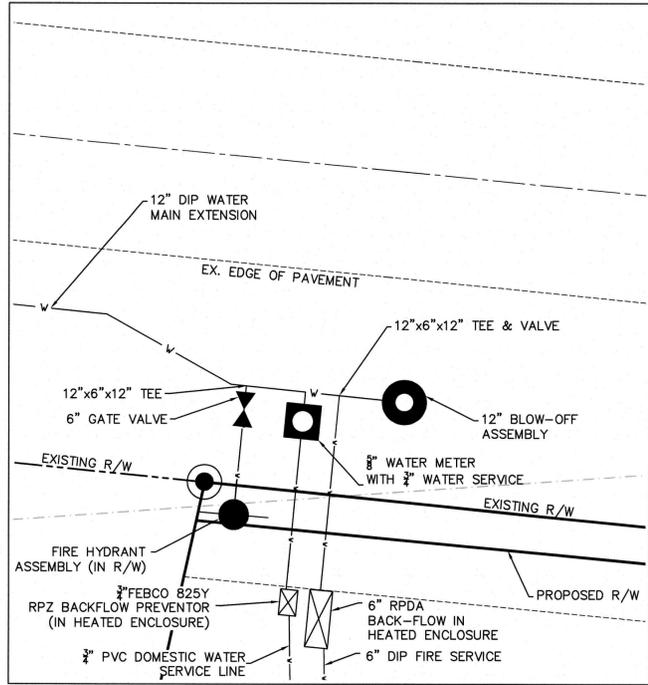
DATE	09-10-2018
DRAWN BY	CZB
CHECKED BY	JGM
SCALE	AS SHOWN
FILE NO.	489-01

SHEET
CE-1

- LEGEND**
- DB DEED BOOK
 - BM BOOK OF MAPS
 - PG PAGE
 - N/F NOW OR FORMERLY
 - R/W RIGHT OF WAY
 - ST STORM
 - RCP REINFORCED CONCRETE PIPE
 - CNCL CONCRETE
 - H/C DENOTES HANDICAP RAMP
 - EIP EXISTING IRON PIPE
 - MON EXISTING CONCRETE MONUMENT
 - MH MANHOLE
 - WV WATER VALVE
 - FH FIRE HYDRANT
 - WM WATER METER
 - DI STORM DROP INLET
 - CB STORM CATCH BASIN
 - FES STORM FLARED END SECTION
 - LP LIGHT POST
 - PP/TP POWER POLE/TELEPHONE POLE
 - TEL TELEPHONE PEDESTAL
 - FO FIBER OPTIC MARKER
 - CABLE CABLE TV BOX
 - PROPERTY LINE
 - RIGHT-OF-WAY



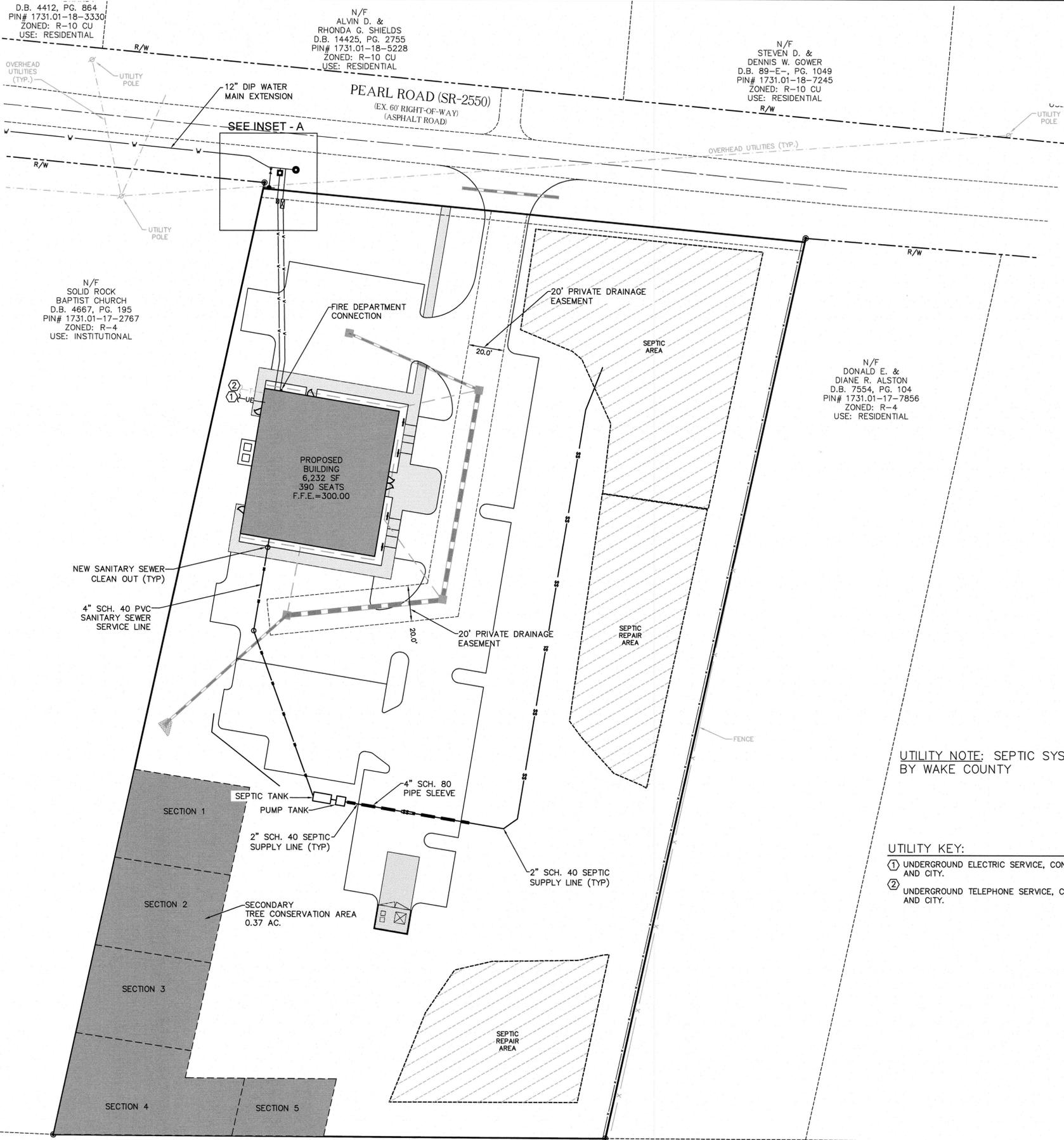
X:\dwg\2007\jaeco\church\newrenac\489-01_PLANSET.dwg, 1/16/2018 10:12:55 AM



INSET - A
NOT TO SCALE

STANDARD UTILITY NOTES (as applicable):

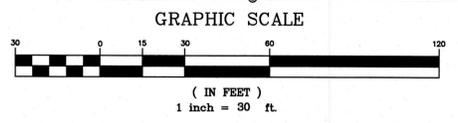
- All materials & construction methods shall be in accordance with City of Raleigh design standards, details & specifications (reference: CORPUD Handbook, current edition)
- Utility separation requirements:
 - A distance of 10' shall be maintained between sanitary sewer & any private or public water 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 watertight 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 watertight 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 force mains. 4.0' minimum cover is required on all sewer 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 3/4" 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 4" 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 &/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



UTILITY NOTE: SEPTIC SYSTEM TO BE PERMITTED BY WAKE COUNTY

UTILITY KEY:

- ① UNDERGROUND ELECTRIC SERVICE, CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANY AND CITY.
- ② UNDERGROUND TELEPHONE SERVICE, CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANY AND CITY.



ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL CITY OF RALEIGH STANDARDS AND SPECIFICATIONS

<p>IGLESIA NUEVO RENACER WAKE COUNTY RALEIGH UTILITY PLAN</p>		<p>09-10-2018 CZB JGM</p>	<p>SCALE: AS SHOWN FILE: 489-01.dwg 489-01</p>
<p>JOHN A. EDWARDS & COMPANY Consulting Engineers NC License F-0289 333 Wade Ave., Raleigh, N.C. 27605 Phone: (919) 828-4428 Fax: (919) 828-4711 E-mail: info@jaeco.com</p>		<p>DATE</p>	<p>REVISION</p>
<p>IGLESIA NUEVO RENACER WAKE COUNTY RALEIGH UTILITY PLAN</p>		<p>DATE</p>	<p>REVISION</p>
<p>CE-3</p>		<p>DATE</p>	<p>REVISION</p>

PLANTING LEGEND							
SYMBOL	TOTAL QTY	SCIENTIFIC NAME	COMMON NAME	INSTALL SIZE	MATURE HEIGHT	INSTALL STYLE	NOTES
TREES							
LIQ	3	Liquidambar styraciflua 'Rotundiloba'	Fruitless Sweetgum	3" CAL.	35'-70'	B/B	Full, Dense Crown, Transitional Protective Yard only
PSA	4	Prunus subhirtella 'Autumnalis'	Autumnalis Cherry	3" CAL.	20'-35'	B/B	Full, Dense Crown
QPH	13	Quercus phellos	Willow Oak	3" CAL.	40'-75'	B/B	Full, Dense Crown
TAM	8	Tilia americana	American Linden	3" CAL.	35'-70'	B/B	Full, Dense Crown
UNDERSTORY TREES							
LIN	6	Lagerstroemia indica 'Tuskegee'	Crape Myrtle	1.5" CAL., 8' HT.	15'-20'	B/B	Full, Dense Crown
SHRUBS							
GCH	21	Gardenia jasminoides 'Chuck Hayes'	Chuck Hayes Gardenia	24" HT./SPR.	3'-4'	Container	Full, Dense
ICS	6	Ilex crenata 'Steads'	Steads Holly	36" HT./SPR.	5'-6'	Container	Full, Dense
ILD	48	Ilex cornuta 'Burfordii Nana'	Dwarf Burford Holly	24" HT./SPR.	3'-4'	Container	Full, Dense
ILG	72	Ilex glabra 'Shamrock'	Shamrock Inkberry Holly	24" HT./SPR.	3'-4'	Container	Full, Dense
ILV	33	Ilex vomitoria 'Nana'	Dwarf Yaupon Holly	18" HT./SPR.	3'-5'	Container	Full, Dense
NAN	16	Nandina domestica 'Firepower'	Firepower Nandina	16" HT./SPR.	3'-4'	Container	Full, Dense
PRU	21	Prunus laurocerasus 'Otto Luyken'	Otto Luyken Laurel	24" HT./SPR.	3'-4'	Container	Full, Dense
SPJ	15	Spirea japonica 'Neon Flash'	Spirea	18" HT./SPR.	3'-4'	Container	Full, Dense
YUC	12	Yucca filamentosa 'Golden Sword'	Golden Sword Yucca	20" HT./SPR.	3'-4'	Container	Full, Dense
PERENNIALS, GRASSES, GROUNDCOVERS, AND VINES							
JPN	13	Juniperus procumbens 'Nana'	Dwarf Japanese Juniper	10" HT.		Container	30" O.C.
TURF							
SOD		Festuca sp.	Tall Fescue			Seed	See Seed Mixture Legend

SEED MIXTURE LEGEND		
Total Acreage = 78,715 s.f. (more may be required if contractor disturbs more area)		
Application rate: 10 - 12 lbs. per 1,000 s.f.		
INDUSTRY NAME	COMMON NAME	PERCENT OF MIX
John Deere Landscapes/Lesco	Tri-Blend Fescue	100
All Pro Transition Tall Fescue Blend		
		TOTALS = 100
***NOTE: MIXTURE MUST BE INSTALLED BETWEEN MARCH 1 - MAY 1 OR SEPTEMBER 1 - NOVEMBER 1 UNLESS OTHERWISE ALLOWED BY LANDSCAPE ARCHITECT.		
***NOTE: IF SEEDING WINDOW IS MISSED, THEN TEMPORARY SEED MUST BE PLACED PER SEDIMENT AND EROSION CONTROL PLANS UNTIL NEXT WINDOW AND THEN CONTRACTOR MUST COMPLETE THE SEEDING.		

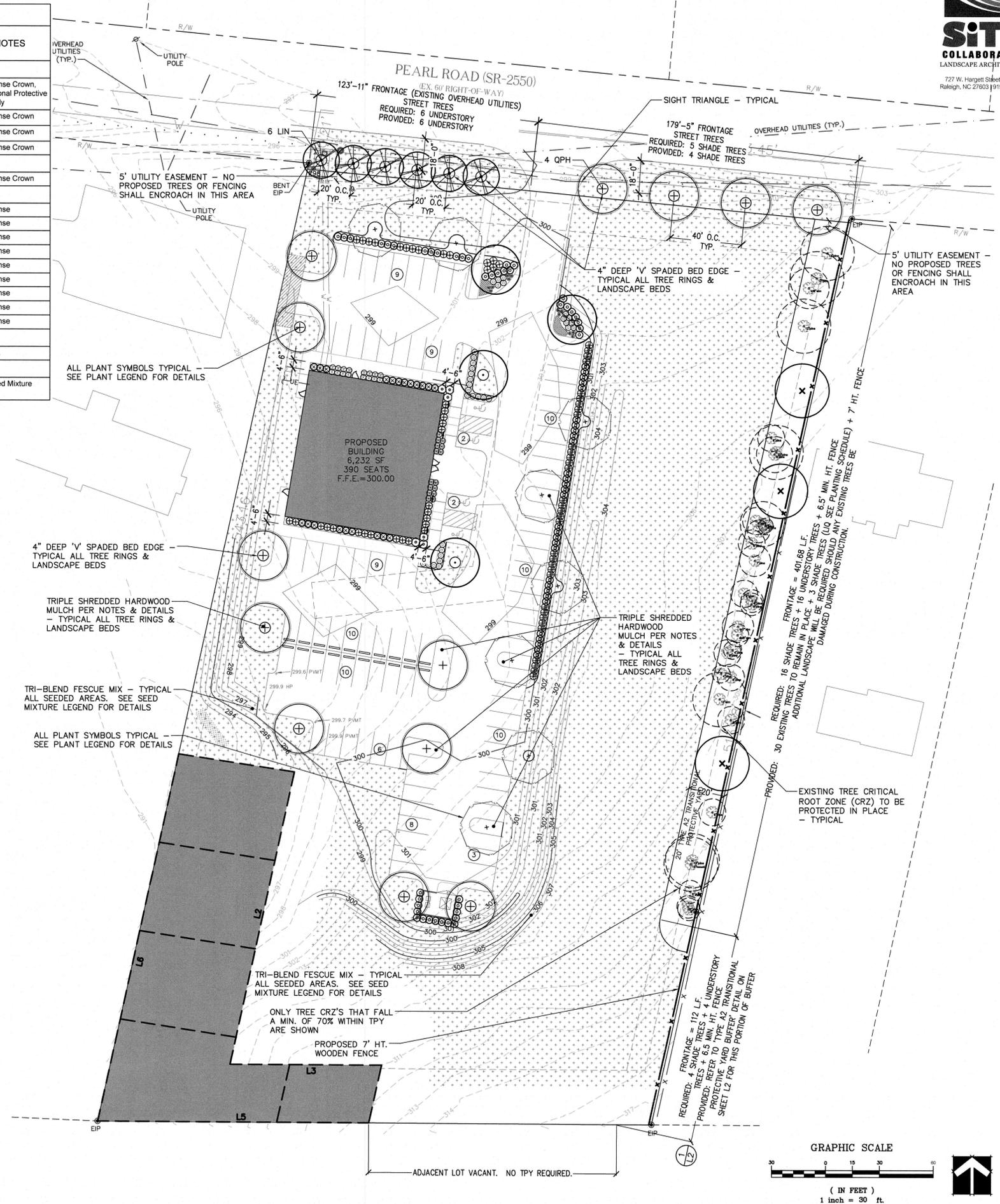
LANDSCAPE REQUIREMENTS

TRANSITIONAL PROTECTIVE YARD:
ADJOINING LOTS CURRENT ZONING: R-4
ADJOINING LOTS CURRENT USE: RESIDENTIAL SINGLE FAMILY
ADJOINING LOT FRONTAGE: 513.68' LF
REQUIRED (TYPE A1 OR TYPE A2):
TYPE A1: 6' WIDE BUFFER & 6.5' HT WALL = 513.68' / 100 = 5.14 x 4 = 21 UNDERSTORY TREE
TYPE A2: 10' WIDE BUFFER & 6.5' HT WALL OR FENCE = 513.68' / 100 = 5.14 = 21 SHADE TREE / 21 UNDERSTORY TREE
PROVIDED (TYPE A2): REFER TO PLAN (SHEET L1) AND BUFFER DETAIL (SHEET L2) FOR DETAILS.

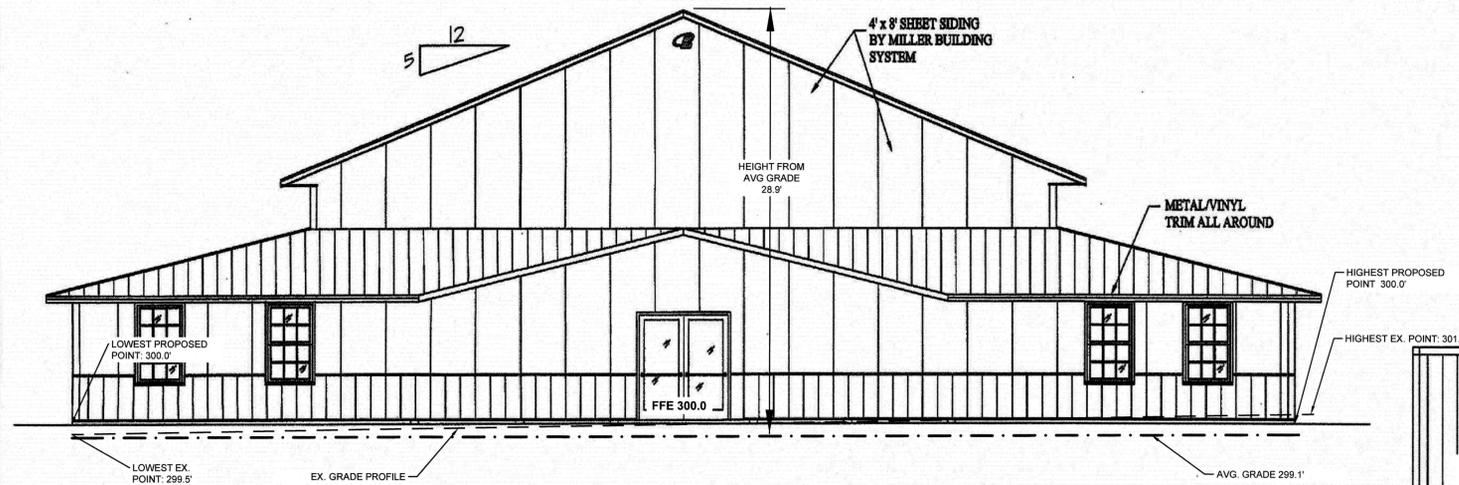
STREET TREES:
NCDOT RIGHT-OF-WAY PLANTING: 20' FOR SMALL-MATURING TREES, 30' FOR MEDIUM MATURING TREES, & 40' FOR LARGE (EXCEEDS 4" DIAMETER) MATURING TREES.
PEARL ROAD (PORTIONS OF ROAD HAVE EXISTING OVERHEAD UTILITIES)
TOTAL FRONTAGE: 303' (FRONTAGE) LF (123'-11" UNDER UTILITIES) 179'-5" WITHOUT
REQUIRED: 7 SHADE TREES OR 15 UNDERSTORY TREES (DUE TO OVERHEAD UTILITIES)
PROPOSED: 6 LIN @ 8' HT + 4 QPH @ 3" CAL.

VEHICULAR SURFACE AREA:
TOTAL VEHICULAR SURFACE AREA = 29,638 S.F.
TREES REQUIRED: 1 PER 2,000 S.F. = 15 SHADE TREES
TREES PROVIDED: 21 (4 PSA + 9 QPH + 8 TAM)
PERIMETER LANDSCAPE (VISIBLE FROM R.O.W.)
SHRUBS REQUIRED: 30 PER 100 L.F. = 56 SHRUBS
SHRUBS PROVIDED: 63 (33 ILD + 30 ILG)

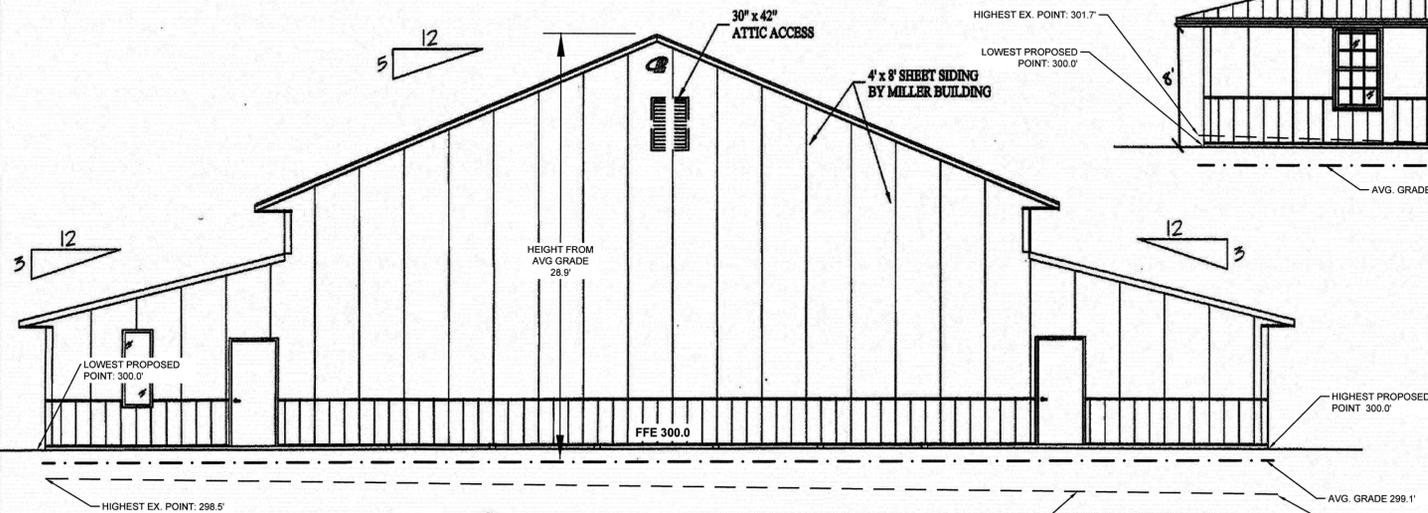
NOTE:
STREET TREES SHALL BE INSTALLED & MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY TREE MANUAL.



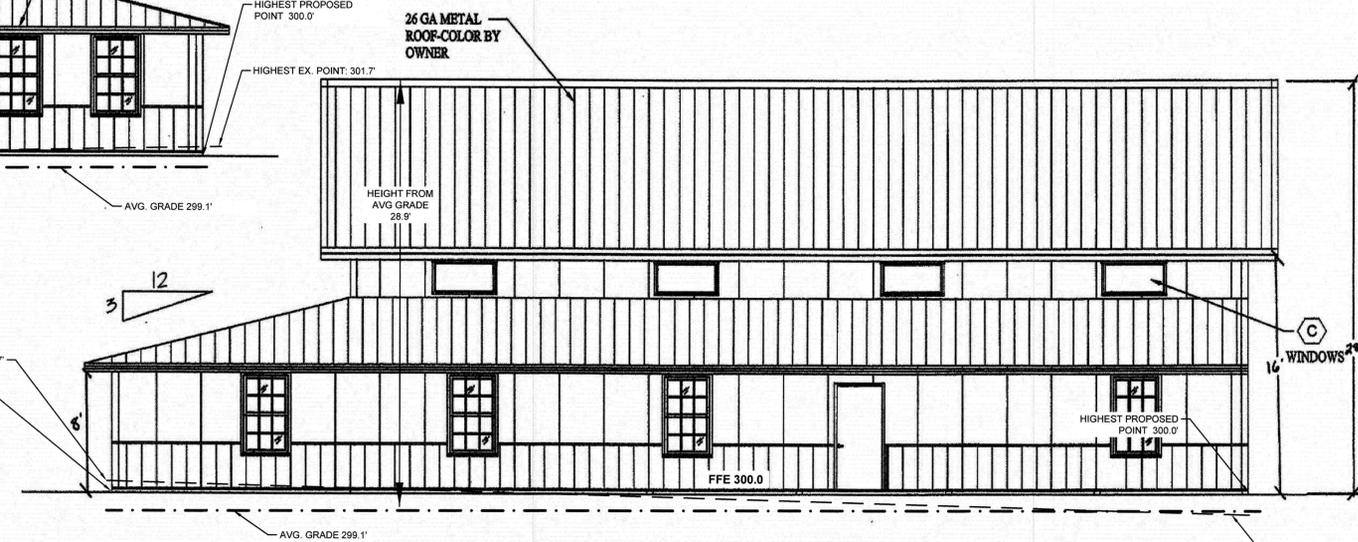
DATE: 09-10-2018	SCALE:	FILE NO. & PAGE: 485-01	DATE: 09-10-2018
DRAWN BY: DCB	FILE NO. & PAGE: 485-01	CHECKED BY: GHS	DATE: 09-10-2018
RALEIGH	FILE NO. & PAGE: 485-01	WAKE COUNTY	DATE: 09-10-2018
IGLESIA NUEVO RENACER	FILE NO. & PAGE: 485-01	NORTH CAROLINA	DATE: 09-10-2018
LANDSCAPE PLAN	FILE NO. & PAGE: 485-01	JOHN A. EDWARDS & COMPANY Consulting Engineers	DATE: 09-10-2018
	FILE NO. & PAGE: 485-01	NC License F-0289	DATE: 09-10-2018
	FILE NO. & PAGE: 485-01	333 Wade Ave., Raleigh, N.C. 27605	DATE: 09-10-2018
	FILE NO. & PAGE: 485-01	Phone: (919) 828-4428	DATE: 09-10-2018
	FILE NO. & PAGE: 485-01	Fax: (919) 828-4711	DATE: 09-10-2018
	FILE NO. & PAGE: 485-01	Email: info@jaeco.com	DATE: 09-10-2018



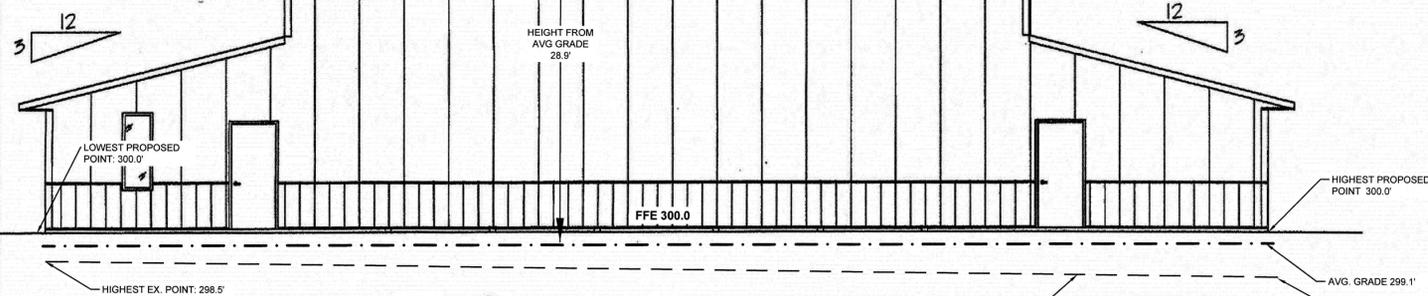
A Front Elevation View (EAST)
B-2 SCALE: 3/16"=1'-0"



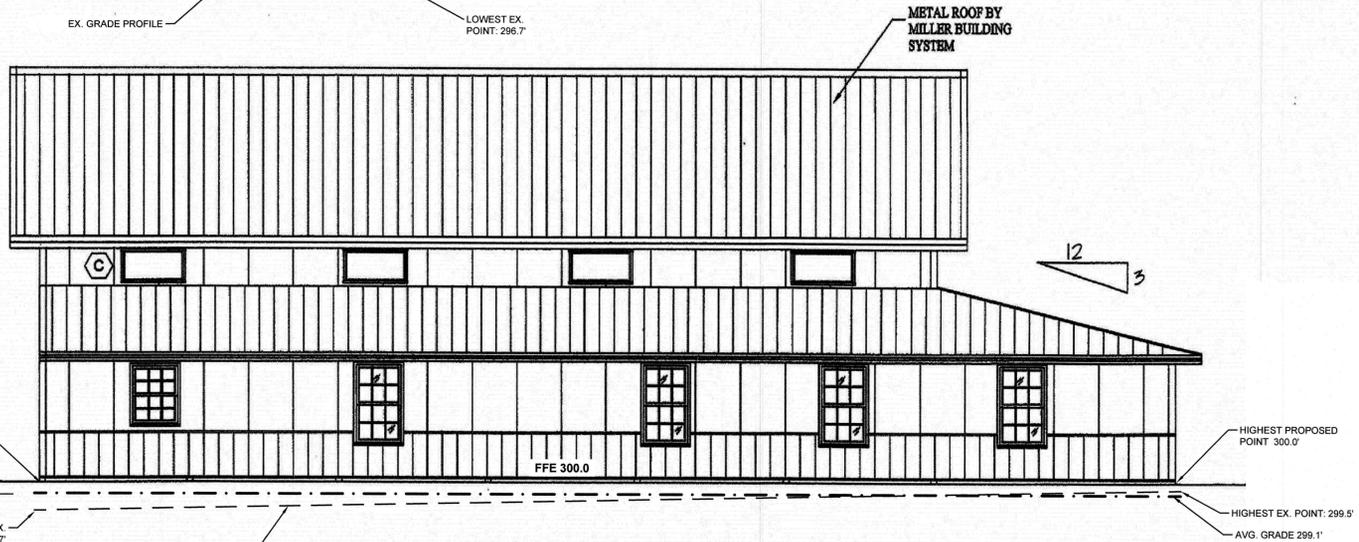
B Rear Elevation (WEST)
B-2 SCALE: 3/16"=1'-0"



C Right Side Elevation View (PEARL ROAD)
B-2 SCALE: 3/16"=1'-0"



C NORTH ELEVATION
B-2 SCALE: 3/16"=1'-0"



D Left Side Elevation View (SOUTH)
B-2 SCALE: 3/16"=1'-0"

BUILDING	EXISTING			PROPOSED		
	HIGHEST	LOWEST	AVERAGE	HIGHEST	LOWEST	AVERAGE
FRONT PLANE	301.7	299.5	300.6	300.0	300.0	300.0
REAR PLANE	298.5	296.7	297.6	300.0	300.0	300.0
LEFT PLANE	299.5	296.7	298.1	300.0	300.0	300.0
RIGHT PLANE	301.7	298.5	300.1	300.0	300.0	300.0
AVERAGE OF WALL PLANES			299.1			300.0

AVERAGE GRADE CALCULATION
 PER SECTION 1.5.7 OF THE UDO, BUILDING HEIGHT IS MEASURED FROM THE AVERAGE GRADE TO THE TOP OF THE HIGHEST POINT OF A PITCHED OR FLAT ROOF EXCLUDING THE PARAPET.
 AVERAGE GRADE IS DETERMINED BY CALCULATING THE AVERAGE OF THE HIGHEST AND LOWEST ELEVATION ALONG PRE-DEVELOPMENT GRADE OR IMPROVED GRADE (WHICHEVER IS MOST RESTRICTIVE) ALONG THE FRONT OF THE BUILDING PARALLEL TO THE PRIMARY STREET SETBACK.
 WHERE THE PROPERTY SLOPE INCREASES TO THE REAR, BUILDING HEIGHT IS MEASURED FROM THE AVERAGE POINT AT GRADE OF THE FRONT AND REAR WALL PLANE.

REVISIONS	
DATE	DESCRIPTION

Elevation View
IGLESIA NUEVO RENACER
 4400 Pearl Road
 Raleigh, North Carolina 27610

CONSULTING ENGINEER
Meridian Engineering, P.A.
 P.O. Box 1291, Kinston, N.C. 28503
 600-D Plaza Boulevard, Kinston, N.C. 28501
 Phone 1-252-522-2587
 Fax 1-252-522-2501

DRAWN BY	VDS	SCALE
FILE	BRALOM	AS NOTED
APPVD. BY	WAG	
DATE	3-14-18	
DRAWING NUMBER		
B - 2		
6		