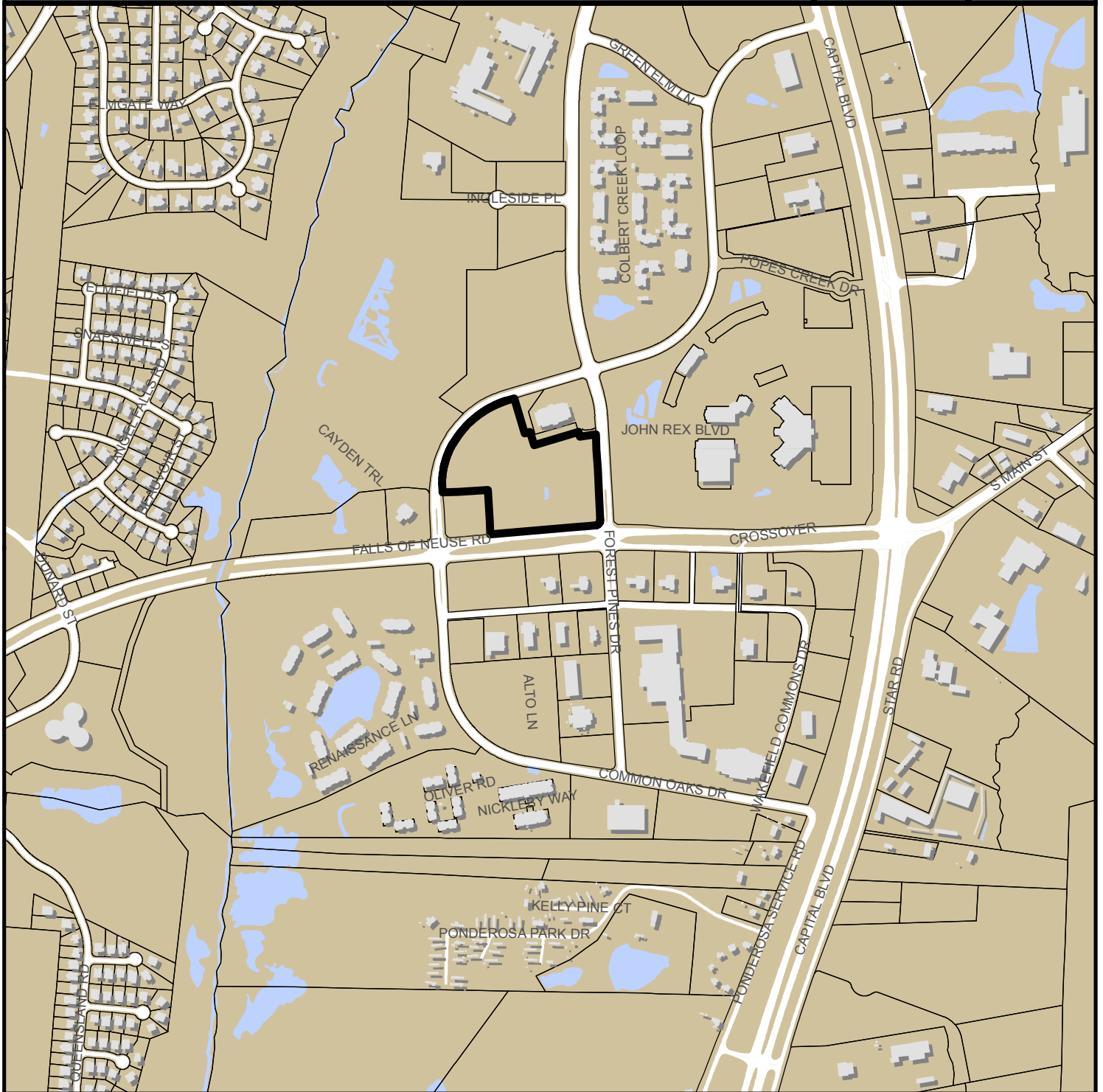


WAKEFIELD UNITED METHODIST CHURCH SR-106-2017



0 300 600 1,200 1,800 2,400 Feet

Zoning: **CX-3-PK, UWPOD**
CAC: **North**
Drainage Basin: **Richland Creek**
Acreage: **10.84**
Sq. Ft.: **15,000**

Planner: **Michael Walters**
Phone: **(919) 996-2636**
Applicant: **Wakefield United
Methodist Church**
Phone: **(919) 827-0670**



SR-106-17

Administrative Site Review Application (for UDO Districts only)




**DEVELOPMENT
SERVICES
DEPARTMENT**

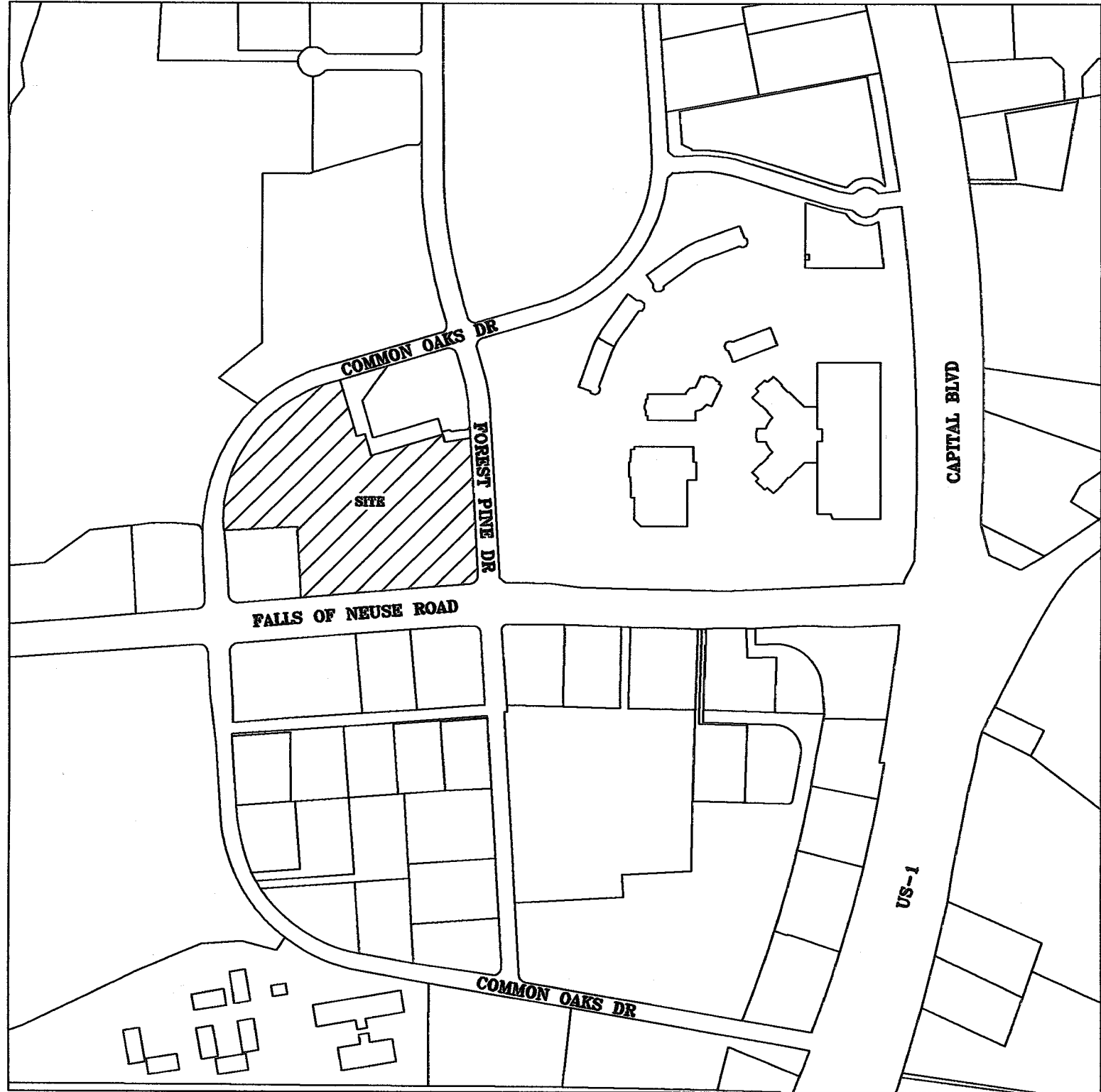
Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | cfax 919-996-1831
Litchford Satellite Office | 8320 - 130 Litchford Road | Raleigh, NC 27601 | 919-996-4200

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 539524 Assigned Project Coordinator Assigned Team Leader M. Walters	
Has your project previously been through the <i>Due Diligence or Sketch Plan Review</i> process? If yes, provide the transaction #			
GENERAL INFORMATION			
Development Name Wakefield United Methodist Church			
Zoning District CX-3-PK	Overlay District (if applicable) NA	Inside City Limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Proposed Use Place of Worship			
Property Address(es) 11001 Forest Pines Drive		Major Street Locator: Falls of Neuse	
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:			
P.I.N. 1739-49-2805	P.I.N.	P.I.N.	P.I.N.
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. New building with associated parking, utilities, and stormwater.		
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 Wakefield United Methodist Church, Inc		Name (s)
	Address 14460 Falls of Neuse Road, Raleigh, NC 27614		
	Phone	Email	Fax
CONSULTANT (Contact Person for Plans)	Company Bobbitt Design Build, Inc.		Name (s) Blair Pittman, PE
	Address 600 Germantown Road, Raleigh, NC 27607		
	Phone (919) 851-1980	Email bpittman@bobbitt.com	Fax

DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)	
Zoning Information	Building Information
Zoning District(s) CX-3-PK	Proposed building use(s) Place of Worship
If more than one district, provide the acreage of each:	Existing Building(s) sq. ft. gross 0 SF
Overlay District NA	Proposed Building(s) sq. ft. gross +/- 15,000 sf
Total Site Acres Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No 10.84	Total sq. ft. gross (existing & proposed) +/-15,000 sf
Off street parking: Required 105 Provided 123	Proposed height of building(s) +/-22'
COA (Certificate of Appropriateness) case #	# of stories 1
BOA (Board of Adjustment) case # A-	Ceiling height of 1 st Floor +/-14'
CUD (Conditional Use District) case # Z-	
Stormwater Information	
Existing Impervious Surface 18,950 SF acres/square feet	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface 85,570 sf 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>Bobbitt Design Build, Inc.</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></u> Date <u>12/14/17</u></p> <p>Printed Name <u>J. Austin Williams</u></p> <p>Signed _____ Date _____</p> <p>Printed Name _____</p>	

TO BE COMPLETED BY APPLICANT			TO BE COMPLETED BY CITY STAFF		
General Requirements	YES	N/A	YES	NO	N/A
1. Filing Fee for Plan Review – Payments may be made by cash, Visa, <u>Master Card</u> or check made payable to the City of Raleigh	<input checked="" type="checkbox"/>				
2. Administrative Site Review Application completed and signed by the property owner(s)	<input checked="" type="checkbox"/>		✓		
3. Client must complete and adhere page 1 and 2 of the Administrative Site Review Application to the plan cover sheet	<input checked="" type="checkbox"/>		✓		
4. I have referenced the Administrative Site Review Checklist and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	<input checked="" type="checkbox"/>				
5. Provide the following plan sheets:	<input type="checkbox"/>				
a) Cover sheet: Includes general notes, owner's name, contact's name, telephone number, mailing address and email address	<input checked="" type="checkbox"/>		✓		
b) Existing Conditions Sheet, including, but not limited to, structures, buildings, utilities, infrastructure, and vegetation	<input checked="" type="checkbox"/>		✓		
c) Proposed Site Plan	<input checked="" type="checkbox"/>		✓		
d) Proposed Grading Plan	<input checked="" type="checkbox"/>		✓		
e) Proposed Stormwater Plan, including preliminary stormwater quantity and quality summary and calculations package. If not required, provide City Code section on front cover.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
f) Proposed Utility Plan, including Fire	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
g) Proposed Tree Conservation Plan – For secondary Tree Conservation Areas, include two copies of the tree cover report completed by a certified arborist, North Carolina licensed landscape architect, or North Carolina register forester. If not required, provide City Code section on front cover.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
h) Proposed Landscape Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
i) Building elevations that show existing and/or proposed building height. If demolition, do not include buildings to be demolished.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
j) Transportation Plan	<input type="checkbox"/>	<input type="checkbox"/>			
6. Ten (10) sets of proposed plans to engineering scale (1" = 20', 1" = 100', etc.), and date of preparation. <u>For re-submittals – include all revision dates</u>	<input checked="" type="checkbox"/>		✓		
7. Minimum plan size 18"x24" not to exceed 36"x42"	<input checked="" type="checkbox"/>		✓		
8. A vicinity map no smaller/less than 1"=500' and no larger than 1"=1000' to the inch, showing the position of the plan with its relation to surrounding streets and properties, and oriented in the same direction as the preliminary plan	<input checked="" type="checkbox"/>		✓		
9. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map	<input checked="" type="checkbox"/>		✓		
10. Digital copy of only the plan and elevations. Label the CD or flash drive with the plan name, case file number, and indicate the review cycle #.	<input checked="" type="checkbox"/>		✓		
11. Wake County School Form, if dwelling units are proposed	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓
12. If applicable, zoning conditions adhered to the plan cover sheet	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓



VICINITY MAP SCALE 1" = 500'

WAKEFIELD UNITED METHODIST CHURCH

SITE PLANS

Administrative Site Review Application (for UDO Districts only)



DEVELOPMENT
SERVICES
DEPARTMENT

Development Services Customer Service Center | Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | ext. 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 **Wakefield United Methodist Church**

Zoning District **CX-3-PK** Overlay District (if applicable) **UWPOD** Inside City Limits? ☒ Yes ☐ No

Proposed Use **Place of Worship**

Property Address(es) **11001 Forest Pines Drive** Major Street Location: **Falls of Neuse**

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

P.I.N.	P.I.N.	P.I.N.	P.I.N.
1739-49-2805			

What is your project type? ☐ Apartment ☐ Elderly Facilities ☐ Hospital ☐ Hotel/Motel ☐ 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.B.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.
New building with associated parking, utilities, and stormwater.

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
Project requires design adjustment: UDO Art 8.3 - Block Length

CLIENT/DEVELOPER/OWNER Company **Wakefield United Methodist Church, Inc.** Name (s) _____
Address **14460 Falls of Neuse Road, Raleigh, NC 27614**
Phone _____ Email _____ Fax _____

CONSULTANT (Contact Person for Plans) Company **Bobbitt Design Build, Inc.** Name (s) **Blair Pittman, PE**
Address **600 Germantown Road, Raleigh, NC 27607**
Phone **(919) 851-1980** Email **bpittman@bobbitt.com** Fax _____

PAGE 1 OF 3

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REVISION 05.13.16

DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)	
Zoning Information	
Zoning District(s) CX-3-PK	Proposed building use(s) Place of Worship
If more than one district, provide the acreage of each:	
Overlay District UWPOD	Proposed Building(s) sq. ft. gross 16,500 sf
Total Site Acres Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No 10.84	Total sq. ft. gross (existing & proposed) 16,500 sf
Off street parking: Required 96 Provided 102	Proposed height of building(s) 4'-22'
COA (Certificate of Appropriateness) case # _____	# of stories 1
BOA (Board of Adjustment) case # A-	Celling height of 1 st floor 4'-14'
CUD (Conditional Use District) case # 2-	
Stormwater Information	
Existing Impervious Surface 18,950 SF acres/square feet	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface 76,786 SF acres/square feet	If Yes, please provide: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Neuse River Buffer <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	AKA/old 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 (3-6 Above) _____	8. Is your project a cottage court? <input type="checkbox"/> Yes <input checked="" 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 Bobbitt Design Build, Inc. 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 J. P. Pittman	Date 12/14/17
Printed Name J. P. Pittman	
Signed _____	Date _____
Printed Name _____	

PAGE 2 OF 3

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REVISION 05.13.16

PROJECT LOCATION:

THIS PROJECT IS LOCATED IN THE CITY OF RALEIGH, NORTH CAROLINA ON FALLS OF THE NEUSE ROAD, ON THE NORTHWEST CORNER OF THE INTERSECTION WITH FOREST PINE DRIVE.

SITE DATA

OWNER STREET CITY	WAKEFIELD UNITED METHODIST CHURCH, INC. 14460 FALLS OF NEUSE RD STE 149-274 RALEIGH NC 27614-8227
DESIGNER	BOBBITT DESIGN-BUILD, INC. ATTN: BLAIR PITTMAN, PE (24438) 600 GERMANTOWN ROAD RALEIGH, NC 27607 bpittman@bobbitt.com 919.851.1980
SITE ADDRESS	11001 FOREST PINES DRIVE
TAX MAP OR PIN NUMBER	1739-49-2805
LOT AREA	11.53 AC
DISTURBED/DENUDED AREA	5.70 AC
JURISDICTION	RALEIGH
INSIDE CITY LIMITS	YES
ZONED	CX-3-PK
WATERSHED	NEUSE RIVER (RICHLAND CREEK)
WATERSHED OVERLAY	WATER SUPPLY WATERSHED: NEUSE-RICHLAND CREEK
EXISTING USE	VACANT
PROPOSED BUILDING USE	PLACE OF WORSHIP
AMENITY AREA	47,045 SF REQ'D / 47,515 PROV'D

BUILDING SETBACKS:

STREET - PARKWAY FRONTAGE	50'
SIDE STREET	3'
SIDE	0' OR 6'
REAR	0' OR 6'

PARKING SETBACKS:

STREET - PARKWAY FRONTAGE	50'
SIDE STREET	10'
SIDE	0' OR 3'
REAR	0' OR 3'

BUFFERS:

PARKWAY FRONTAGE	50'
------------------	-----

IMPERVIOUS	TOTAL
BUILDING AREA:	16,560 SF
PROPOSED VEHICLE P.W.M. AREA:	51,754 SF
NON-VEHICLE P.W.M. AREA:	8,480 SF
TOTAL IMPERVIOUS	76,795 SF / 16.3%

PARKING REQUIREMENTS:

PLACE OF WORSHIP - 384 SEATS
(1 SPACE PER 4 SEATS IN PRINCIPAL ASSEMBLY ROOM)

REQUIRED: 96

PROPOSED: 102

34 SPACES ON-SITE

68 SPACES OFF-SITE (PER PARKING AGREEMENT BK017277 PG01028)

GRAVEL OVERFLOW PARKING (NON-REQUIRED) IS PROPOSED. PARKING AGREEMENT SPECIFICS THAT ON-SITE AREA BE AVAILABLE TO MEET REQUIRED PARKING IF SHARED PARKING AGREEMENT IS TERMINATED. GRAVEL PARKING TO BE PAVED WITH ASPHALT IF AGREEMENT IS TERMINATED. SEE SHEETS C1.0 AND C3.0 FOR DETAILS.

HANDICAP SPACES REQUIRED/PROVIDED:	5/5 (2 VAN)
BICYCLE PARKING	NONE REQUIRED

NOTE:

- BOUNDARY, SURVEY, AND TOPOGRAPHIC INFORMATION PROVIDED BY NEWCOMB LAND SURVEYORS, PLLC, 246 W. MILLBROOK ROAD, RALEIGH, NC 27609.
- THERE IS NO PROPOSED PRESCHOOL, DAYCARE, OR SCHOOL PROPOSED WITH THIS PLAN.
- THIS PROPERTY IS SERVED BY A COMMON WASTE COLLECTION FACILITY AND REFUSE COLLECTION WILL BE CONTRACTED WITH A PRIVATE REFUSE HAULER.

FLOODPLAIN INFORMATION

THIS SITE IS NOT IN ANY SPECIAL FLOOD HAZARD AREAS OR FUTURE CONDITIONS FLOOD HAZARD AREAS AS SHOWN ON FIRM PANEL **3720183000J** DATED **2 MAY 2006** AND ON FIRM PANEL **3720173900J** DATED **2 MAY 2006**

INDEX OF SHEETS

SHEET NUMBER	DESCRIPTION
C0.0	COVER SHEET
C0.1	EXISTING CONDITIONS
C0.2	DEMOLITION PLAN
C1.0	STAKING PLAN
C2.0	EROSION CONTROL PLAN PHASE I (RESERVED)
C2.1	EROSION CONTROL PLAN PHASE II (RESERVED)
C2.2	NOISE STABILIZATION PLAN (RESERVED)
C3.0	GRADING PLAN
C3.1	DETAIL GRADING PLAN
C4.0	UTILITY PLAN
C5.0	LANDSCAPE PLAN
C5.1	TREE CONSERVATION PLAN
C6.0	SITE LIGHTING (DUKE ENERGY)
C7.0	DETAIL SHEET (RESERVED)
C7.1	DETAIL SHEET
C7.2	DETAIL SHEET
C7.3	DETAIL SHEET
C7.4	DETAIL SHEET
C7.5	DETAIL SHEET
A1	BUILDING FOOTPRINT (PRELIMINARY)
A2	ARCHITECTURAL ELEVATIONS (PRELIMINARY)

ADMINISTRATIVE TRANSACTION # SR-106-17
FINAL SITE TRANSACTION # 539524

REVISIONS

No.	DATE	DESCRIPTION	REV. BY
1	25 JUNE '18	REVISIONS PER CITY OF RALEIGH COMMENTS	JBG
2	29 OCT '18	REVISIONS PER CITY OF RALEIGH COMMENTS	JBG
3			
4			

think, design, build

BOBBITT
DESIGN-BUILD
600 Germantown Road | Raleigh, North Carolina, 27607
PO BOX 851-1980 | PO BOX 851-1980 | design@bobbitt.com
Firm Lic. # D-0191

COORDINATOR:

Blair Pittman

DRAWN BY:

Jason Galloway

CHK BY: BPP

WAKEFIELD UNITED METHODIST CHURCH
11001 FOREST PINES DRIVE
RALEIGH, NORTH CAROLINA

24 X 36

12 DECEMBER 2017

1463-0370

COVER

C0.0

APPROVED FOR
PERMITTING
NOT FOR CONSTRUCTION

WAKEFIELD UNITED METHODIST CHURCH
11001 FOREST PINES DRIVE
RALEIGH, NORTH CAROLINA

24 X 36
1" = 50'

12 DECEMBER 2017

1463-0370

EXISTING
CONDITIONS

C0.1

NOTES
1. BOUNDARY, SURVEY, AND TOPOGRAPHIC INFORMATION PROVIDED BY NEWCOMB LAND SURVEYORS, PLLC, 246 W. MILLBROOK ROAD, RALEIGH, NC 27609.

LEGEND

---	Property Line
---	Right-of-Way Line
---	Easement Line
---	Gas Line
---	Water Line
---	Sanitary Sewer
---	Phone Cable
---	Storm Drainage
---	Subsurface Transmission Lines
---	Chain Link Fence
---	Edge of Pavement
---	Curb and Gutter

SYMBOLS

○	Ex. iron pipe/rod or nail	DB	Deed Book
□	Ex. concrete monument	PB or BM	Plat Book / Book of Maps
●	New iron pipe	NF	Now or formerly
⊙	Calculated point	Pg	Page
⊞	Cable pedestal	SF	Square feet
⊞	Telephone pedestal	Ac	Acres
⊞	Electric pedestal	RW	Right-of-way
⊞	Fiber-optic marker	NCSR	North Carolina State Route
⊞	Traffic signal box	NCDOT	North Carolina Dept. of Transportation
⊞	Water meter	RW	Right-of-way
⊞	Valve (water or gas)	EX	Existing
⊞	Sanitary sewer manhole	RCP	Reinforced concrete pipe
⊞	Sanitary sewer cleanout	PVC	Polyvinyl chloride pipe
⊞	Storm curb inlet	(M)	Measured
⊞	Drainage inlet (w/ grate)	(P)	Platted
⊞	Storm drain manhole	(D)	Deed
⊞	Utility pole		
⊞	Lamp post		
⊞	Signal pole		
⊞	Guy wire		
⊞	Sign post		

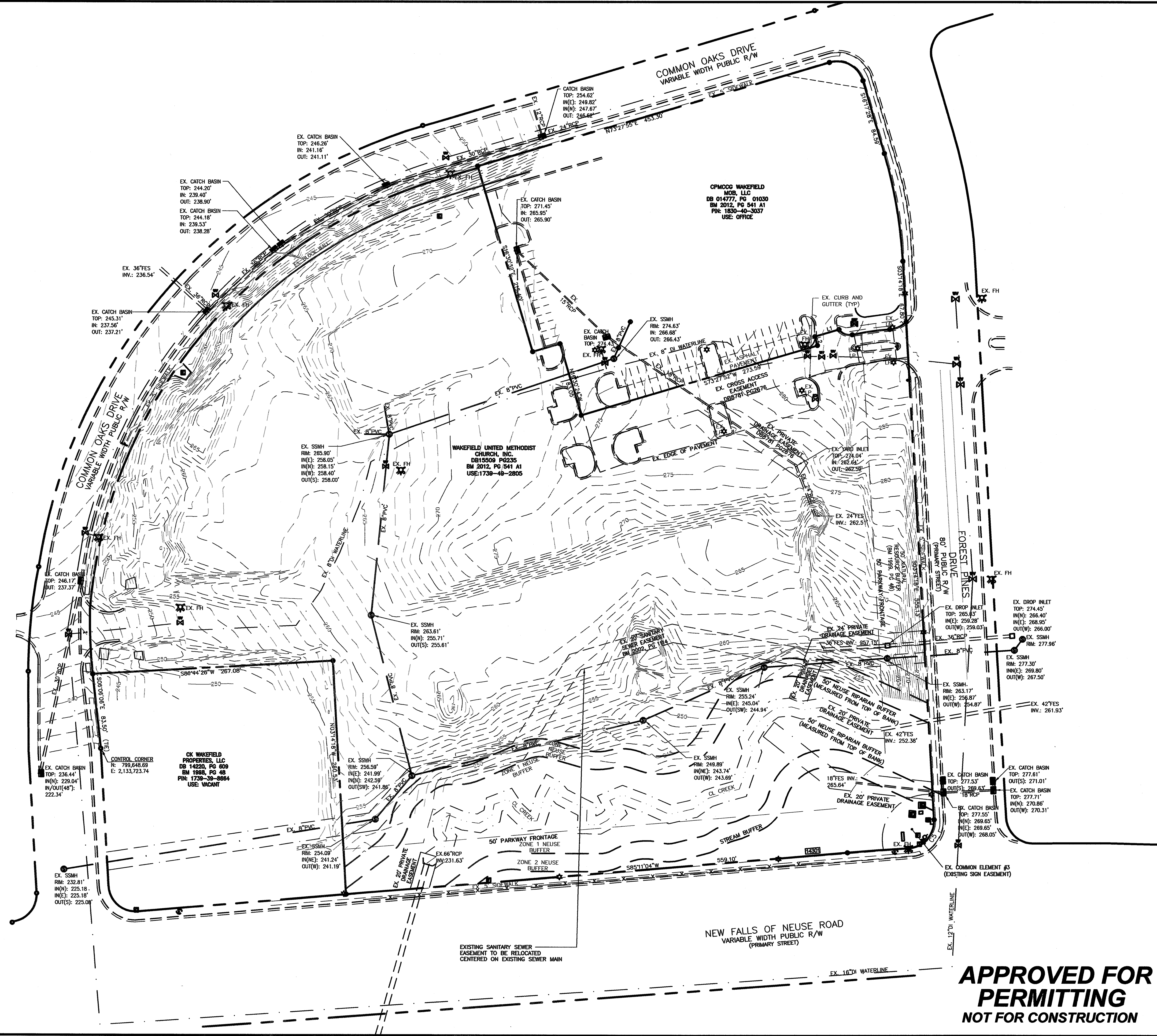
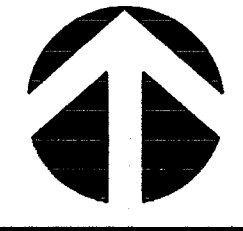
ABBREVIATIONS

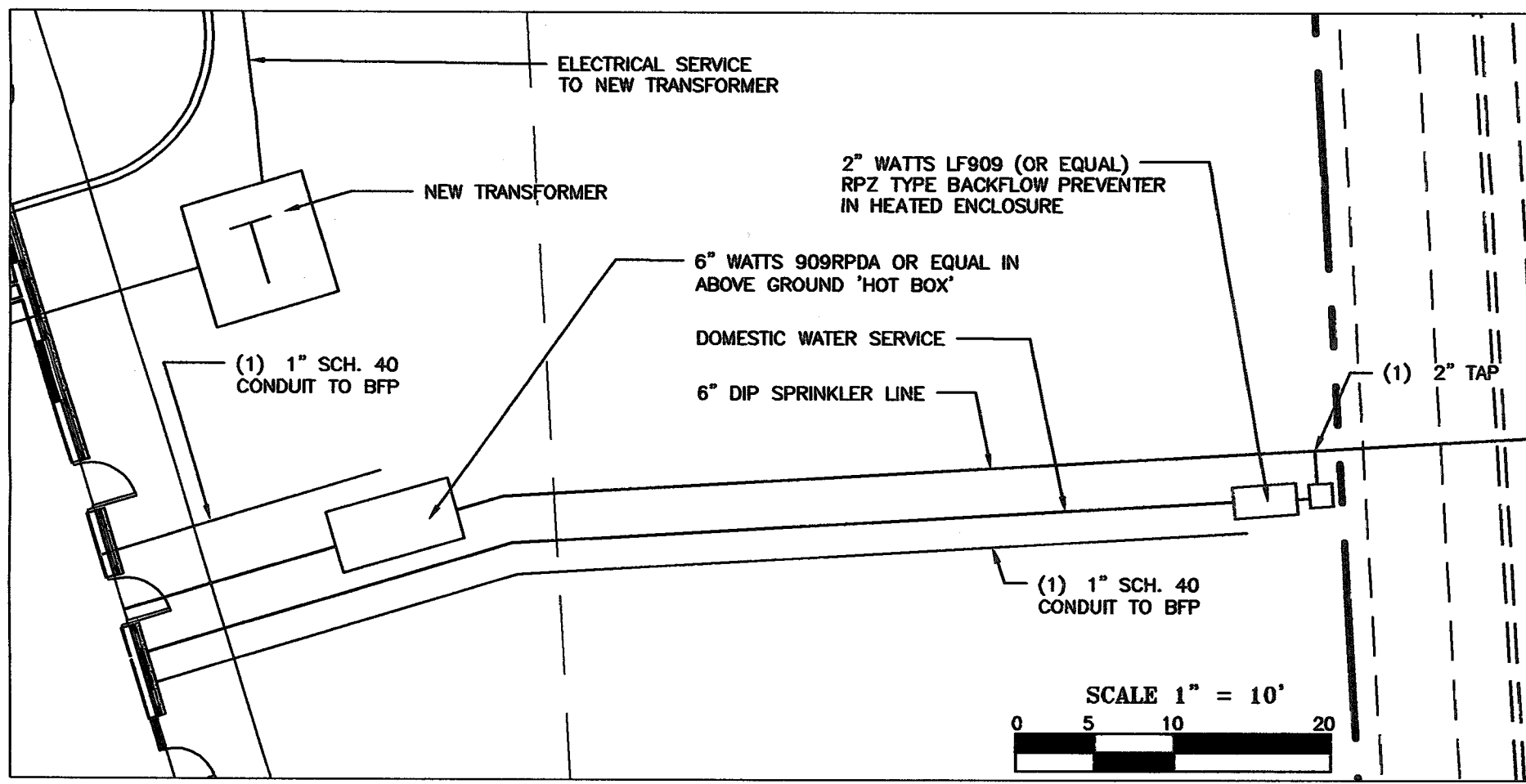
50' NEUSE RIPARIAN BUFFER
50' PARKWAY FRONTAGE
50' NEUSE RIPARIAN BUFFER
50' PARKWAY FRONTAGE



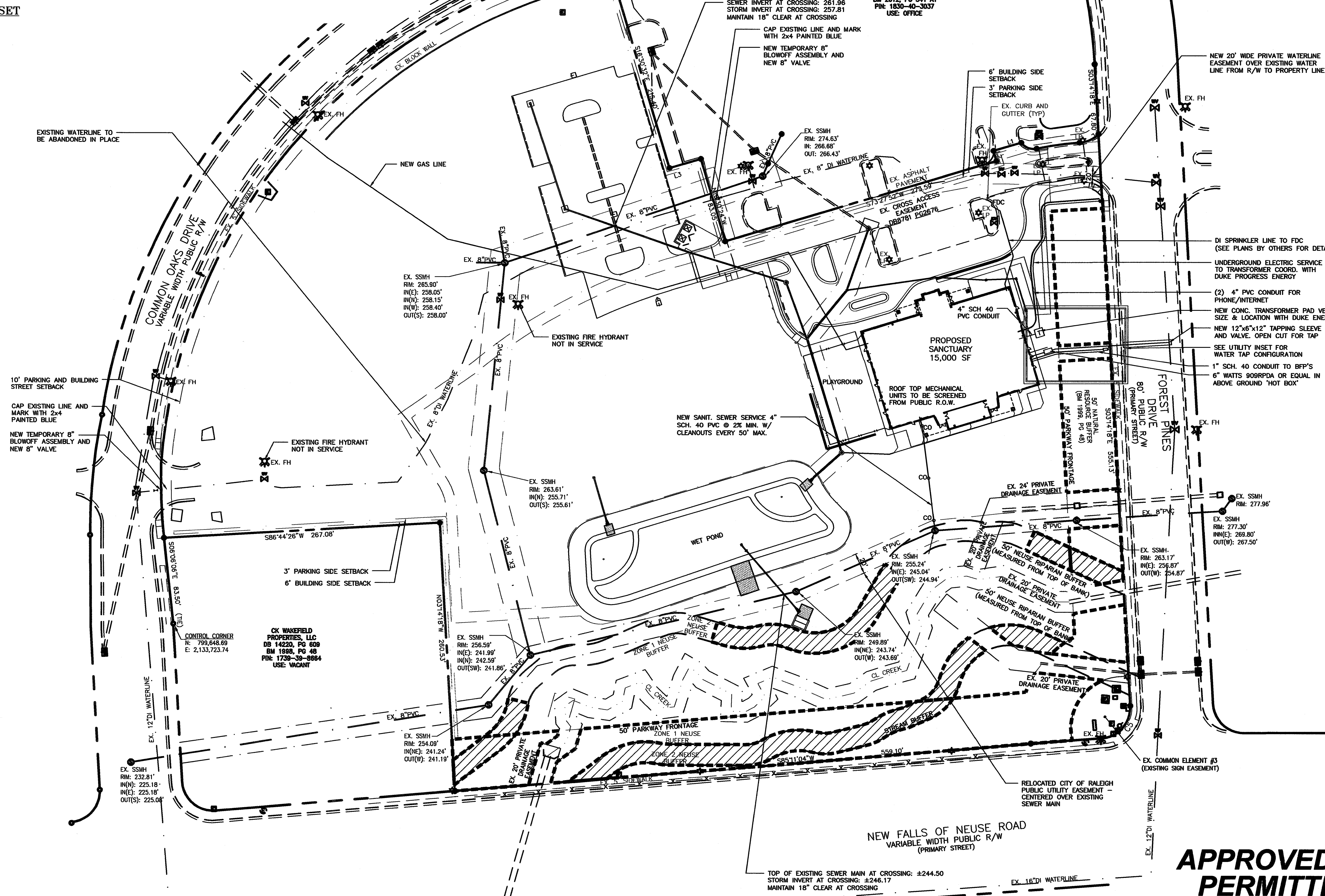
REVISIONS			
No.	DATE	DESCRIPTION	REV. BY
1	25 JUNE '18	REVISIONS PER CITY OF RALEIGH COMMENTS	JBG
2	29 OCT '18	REVISIONS PER CITY OF RALEIGH COMMENTS	JBG
3			
4			

APPROVED FOR PERMITTING
NOT FOR CONSTRUCTION





UTILITY INSET



GENERAL NOTES: UTILITY PLAN

- BOUNDARY, SURVEY, AND TOPOGRAPHIC INFORMATION PROVIDED BY NEWCOMB LAND SURVEYORS, PLLC, 246 W. MILLBROOK ROAD, RALEIGH, NC 27609.
- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
- CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (1-800-632-4949) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR SHALL COORDINATE THE LOCATION OF THE ELECTRIC, GAS, AND TELEPHONE SERVICE WITH THE APPROPRIATE UTILITY COMPANY PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL PROVIDE CONDUITS AS REQUIRED FOR THESE UTILITIES UNDER PAVED AREAS.
- CONTRACTOR SHALL COORDINATE THE LOCATION OF THE CONDUITS NECESSARY FOR THE IRRIGATION SYSTEM, SITE LIGHTING, AND SIGNAGE PRIOR TO BEGINNING CONSTRUCTION.
- THIS PLAN IS DIAGRAMMATIC AND REPRESENTS THE APPROXIMATE LOCATION OF UTILITIES UNLESS SPECIFICALLY DIMENSIONED. THE CONTRACTOR SHALL COORDINATE THE ACTUAL AND PROPOSED LOCATION OF UTILITIES TO AVOID CONFLICTS.
- REFER TO SHEET, NO. C6.0 FOR SITE LIGHTING PLAN
- REFER TO SHEET, NO. C7.0 THRU C7.3 FOR SITE CONSTRUCTION DETAILS.
- CONTRACTOR SHALL COORDINATE THE LOCATION OF THE WATER AND SEWER SERVICE TO THE BUILDING WITH THE BUILDING PLUMBING CONTRACTOR AND THE BUILDING PLANS. NOTIFY ENGINEER OF ANY DISCREPANCIES.
- ALL CONSTRUCTION TO BE PERFORMED TO THE CITY OF RALEIGH DESIGN AND CONSTRUCTION STANDARDS.

STANDARD CITY OF RALEIGH UTILITY NOTES:

- ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUS 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, FERRER 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 ENCASUREMENT 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 CORPUS 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 CORPUS HANDBOOK PROCEDURE.
- INSTALL 2" 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 MAINHOLE.
- ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDM, 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 CORPUS 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.

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COORDINATOR:
Blair Pitman

DRAWN BY:
Jason Galloway

CHK BY: BPP

WAKEFIELD UNITED METHODIST CHURCH
11001 FOREST PINES DRIVE
RALEIGH, NORTH CAROLINA

24 X 36
1" = 50'

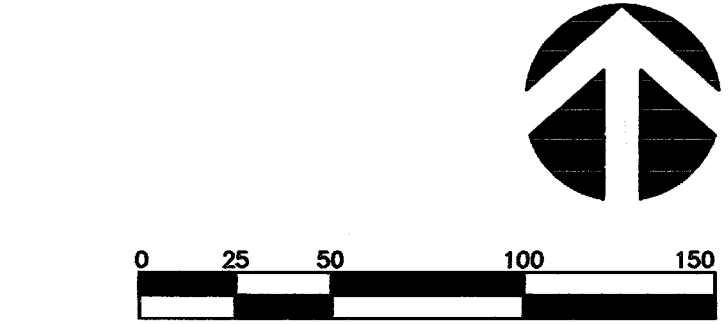
12 DECEMBER 2017

1463-0370

UTILITY
PLAN

C4.0

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REVISIONS			
No.	DATE	DESCRIPTION	REV. BY
25	JUNE '18	REVISIONS PER CITY OF RALEIGH COMMENTS	JBG
29	OCT '18	REVISIONS PER CITY OF RALEIGH COMMENTS	JBG

ALL PLANT MATERIAL SHALL CONFORM W/ AMERICAN STANDARD FOR NURSERY STOCK ANSI 260.1

10' PARKING AND BUILDING
STREET SETBACK

ALL PLANT MATERIAL SHALL CONFORM W/ AMERICAN STANDARD FOR NURSERY STOCK ANSI 260.1

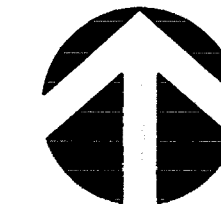
1. BOUNDARY, SURVEY, AND TOPOGRAPHIC INFORMATION PROVIDED BY NEWCOMB LAND SURVEYORS, PLLC, 246 W. MILLBROOK ROAD, RALEIGH, NC 27609.
2. THIS PLAN IS FOR PLANTING PURPOSES ONLY. FOR INFORMATION RELATING TO GRADING, REFER TO C3.0-DRAINING PLAN.
3. VERIFICATION OF TOTAL QUANTITIES AS SHOWN IN THE PLAN LIST SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
4. ALL PLANTS AND PLANTING PROCEDURES SHALL CONFORM TO ACCEPTED STANDARDS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN LATEST EDITION.
5. ALL SAUCERS SHALL BE SOAKED WITH WATER AND MULCHED IMMEDIATELY FOLLOWING PLANTING.
6. ALL TREES AND SHRUBS SHALL BE FULL-WELL BRANCHED PLANTS WHICH ARE CHARACTERISTIC OF THE SPECIES.
7. ALL GRASS IS TO BE ARID FESCUE, OR BETTER, THE BEST TIME TO PLANT IS LATE AUGUST-OCTOBER. PLANT 1/2 TO 1 LB. PER 1000 SQ. FT. COVER WITH ONE BALE OF STRAW PER 1000 SQ. FT. SEE HATCHED AREAS ON LANDSCAPE PLAN FOR AREAS TO BE SEEDED.
8. ALL ROOT BALLS REMOVED FROM CONTAINERS SHALL BE SCARIFIED PRIOR TO BACKFILLING.
9. REMOVE ALL STRING AND WIRE FROM BASE OF ALL PLANT MATERIAL.
10. MULCH ALL BEDS WITH 3" OF CLEAN PINE NEEDLES, UNLESS OTHERWISE NOTED.
11. ALL AREAS NOT COVERED WITH PAVING, GRAVEL, BUILDINGS OR PLANTING BEDS SHALL BE SEEDED AS SHOWN IN THE SEEDBED PREP. AND SEEDING SCHEDULE.
12. LAWN AREAS AND PLANT BEDS SHALL BE RAKED TO REMOVE ROCKS, STICKS, ROOTS AND OTHER TRASH AND DEBRIS 2" IN SIZE AND GRAIN. SMOOTH FOR EASE OF MOWING.
13. ALL PLANTINGS OF TREES & SHRUBS SHALL BE A MINIMUM OF 3" WHERE NO CURB AND GUTTER IS PROPOSED BEHIND ALL CURBS. BORDERING PARKING SPACES, WHEEL STOPS MUST BE PROVIDED TO PREVENT DAMAGE TO PLANT MATERIAL.
14. PROVIDE A 4" DEEP SPADED BED EDGE WHERE TURF MEETS PLANTING BED.
15. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR SCREENING ALL ABOVE GROUND UTILITIES SUCH AS BACKFLOW PREVENTERS AND HVAC UNITS.
16. ALL CONSTRUCTION TO BE PERFORMED TO THE CITY OF RALEIGH DESIGN AND CONSTRUCTION STANDARDS.
17. WITHIN THE AREA DEFINED BY THE SIGHT TRIANGLE, THERE SHALL BE NO SIGHT OBSTRUCTING OR PARTLY OBSTRUCTING WALL, FENCE, SIGN, FOLIAGE, BERMES, OR PARKED VEHICLES BETWEEN THE HEIGHTS OF 24 INCHES AND EIGHT FEET ABOVE THE CURB LINE ELEVATION OR THE NEAREST TRAVELED WAY IF NO CURBING EXISTS.
18. STREET TREES TO MEET ALL SOIL, PLANTING, MAINTENANCE, AND WARRANTY REQUIREMENTS LISTED IN THE CITY OF RALEIGH STREET DESIGN MANUAL, SECTIONS 6.18-1 AND 6.18-2.

PARKING LOT TREE COVERAGE		
PARKING LOT 2		
PARKING LOT AREA: 14,000 SF (1 TREE/2000 SF MIN)		
	REQUIRED	PROPOSED
TREES:	7	5 (2 EX.)

PARKWAY FRONTAGE					
REQUIREMENTS PER 100 LF					
DECIDUOUS SHADE TREE 7					
EVERGREEN SHADE TREES 3					
UNDERSTORY TREES 6					
SHRUBS 32					
% DECIDUOUS (MAX) 40%					
ROAD FRONTAGE	LENGTH	REQUIRED DECIDUOUS SHADE TREES	REQUIRED EVERGREEN SHADE TREES	REQUIRED UNDERSTORY TREES	REQUIRED SHRUBS
FOREST PINE DR	555 LF	39	17	33	178
NEW FALLS NEUSE RD	559 LF	39	17	33	179
PARKWAY FRONTAGE REQUIREMENTS ARE MET WITH TREE CONSERVATION AREAS. SEE SHEET C5.1					

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Blair Pittman

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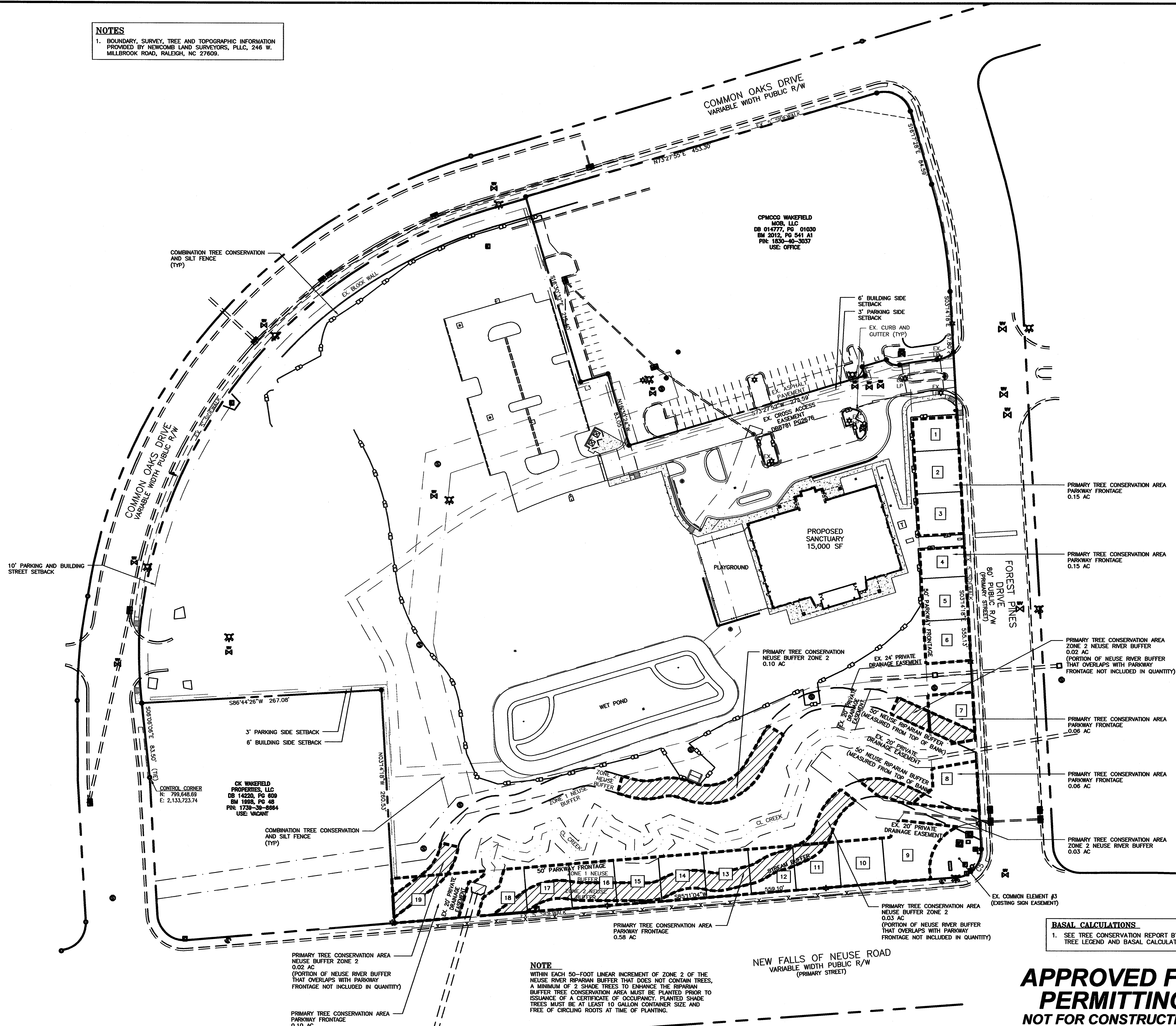
LANDSCAPE PLAN

C5.0

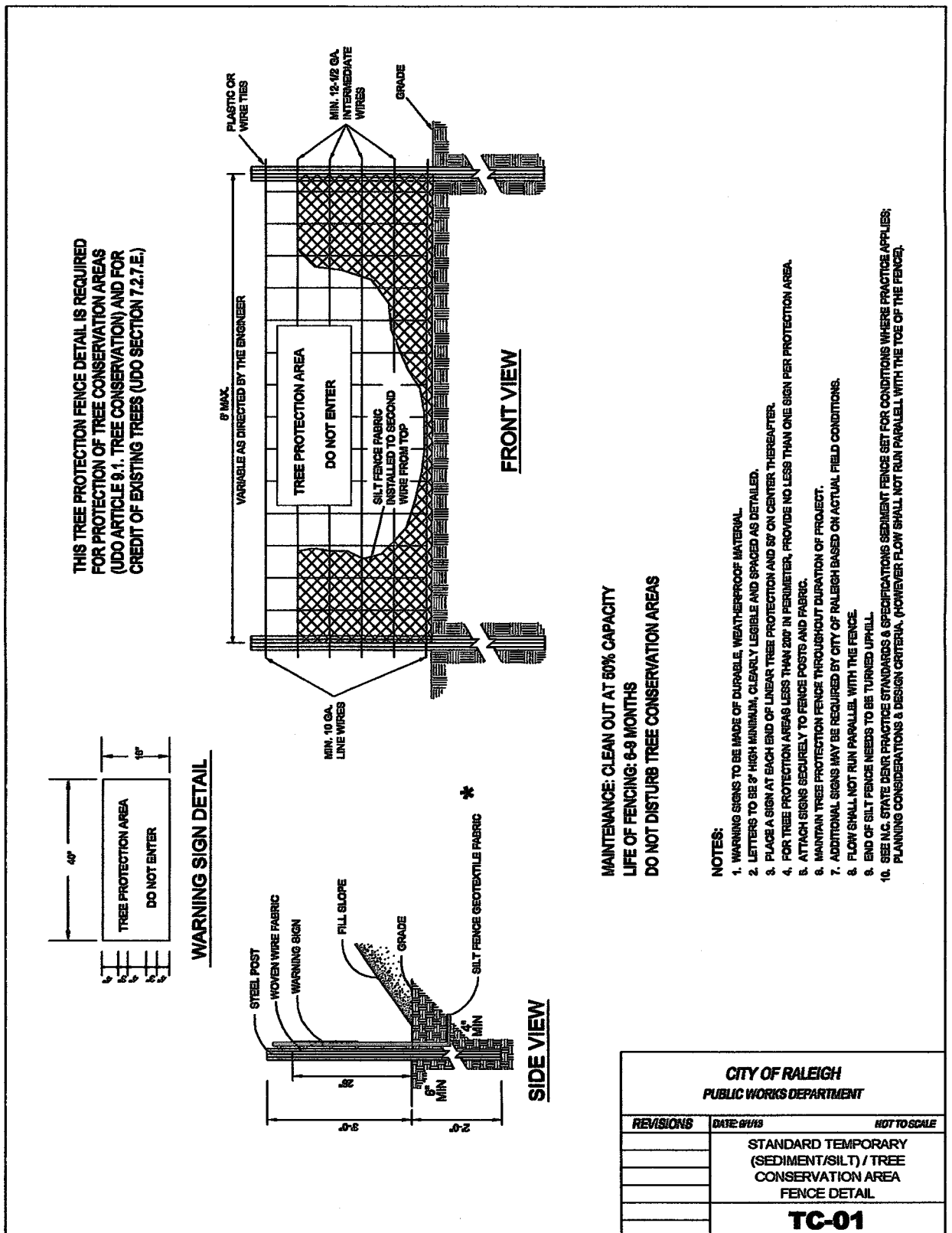
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NOTES

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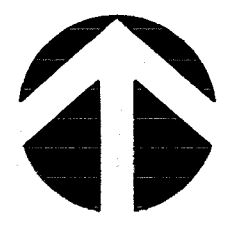


Tree Conservation Plan Data Sheet			
UDO Article 9.1 Tree Conservation			
(Include applicable information on the plan sheet)			
Project Name: Wakefield United Methodist Church	Gross Site Acres:	11.53	ac
Right-of-way to be dedicated with this project:	0.02	ac	
Net Site Acres:	11.51	ac	
		Number of Acres	Percent of Total
UDO 9.1.4.A. Primary Tree Conservation Areas			
1. Primary Tree Conservation Area - SHOD 1		ac	%
2. Primary Tree Conservation Area - SHOD 2	1.10	ac	10.2
3. Primary Tree Conservation Area - CM		ac	%
4. Primary Tree Conservation Area - MPOD		ac	%
5. Primary Tree Conservation Area - Champion Tree XX" dbh species		ac	%
6. Primary Tree Conservation Area - Neuse Buffer Zone 2	0.20	ac	1.8
7. Primary Tree Conservation Area - 45% Slopes		ac	%
8. Primary Tree Conservation Area - Thoroughfare		ac	%
Subtotal of Primary Tree Conservation Areas:	1.30	ac	11.3
UDO 9.1.4.D.2 Tree Conservation Area - Greenway			
		ac	%
UDO 9.1.4.B.1.a. & b. Secondary Tree Conservation Areas			
(Include perimeter buffers and their alternate compliance areas)		ac	%
UDO 9.1.4.B.1.c. & d. Individual Tree Secondary Tree Conservation Areas			
(Include individual trees and their alternate compliance areas)		ac	%
Subtotal of Secondary Tree Conservation Areas:		ac	%
TOTAL ALL TREE CONSERVATION AREA PROVIDED:	1.30	ac	11.3
UDO 9.1.8. Watershed Protection Overlay Districts			
UNPOD - Wooded Area (preserved)		ac	%
UNPOD - Wooded Area (planted)		ac	%
FWPOD - Wooded Area (preserved)		ac	%
FWPOD - Wooded Area (planted)		ac	%
SWPOD - Wooded Area (preserved)		ac	%
SWPOD - Wooded Area (planted)		ac	%



BASAL CALCULATIONS
1. SEE TREE CONSERVATION REPORT BY BOBBITT DESIGN BUILD FOR TREE LEGEND AND BASAL CALCULATIONS

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