

Administrative Approval Action

Case File / Name: SUB-0047-2019
The Point Church of the Triangle

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

LOCATION: The 5.945 acre site zoned R-1 and within the Swift Creek Watershed Protection

overlay district is located on the west side of the intersection of Inwood and Lake

Wheeler Roads at 3700 Lake Wheeler Road. It is outside the city limits.

REQUEST: The 2 lot subdivision of a 5.945 acre site zoned R-1 and within an Swift Creek

Watershed Protection overlay district with an existing single family residence and a

church., each to be on separate lots.

One Design Adjustment has been approved by the Board of Adjustment for this project for relief of roadway and streetscape improvements, noted below.

(A-10-20)

Relief (8') from the required right of way, relief from the minimum 6' planting area, relief from the 6' sidewalk, relief from the 2' maintenance strip, and 5' utility

easement.

DESIGN

ADJUSTMENT(S)/

ALTERNATES, ETC: N/A

FINDINGS: City Administration finds that this request, with the below conditions of

approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated July 7, 2020 by Stantec.

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:

☑ <u>SITE PERMITTING REVIEW</u> - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Site Permitting Review may be submitted upon receipt of this signed approval document.

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

Urban Forestry

1. Submit a final tree conservation plan that includes metes and bounds descriptions of all tree conservation areas (UDO 9.1.5).

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

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

General

1. A zoning permit for a fence and any landscaping in the required transitional protective yard as shown on the preliminary plan is to be obtained, and the permit number noted on the plat.



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Public Utilities

Wake County approval for any required Well or Septic Permits shall be shown on the map for recordation.

Stormwater

- 3. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.
- 4. If demolition causes a land disturbance of more than 12,000 sf, a mass grading permit will be required. (UDO 9.4.6)

Urban Forestry

- 5. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes 0.58 acres of tree conservation area.
- 6. A wooded area plat shall be recorded with metes and bounds showing the designated wooded areas (UDO 9.1.9.B). This development proposes 0.907 acres of wooded area.

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

General

 Final inspection of all tree conservation areas and wooded areas tree plantings by Urban Forestry Staff.

Stormwater

2. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).

EXPIRATION DATES: If significant construction has not taken place on a project after preliminary subdivision approval, that approval may "sunset" and be declared void, requiring re-approval before permits may be issued. To avoid allowing this preliminary approval to "sunset", the following must take place by the following dates:

3-Year Sunset Date: October 1, 2023

Record at least ½ of the land area approved.

5-Year Sunset Date: October 1, 2025

Record entire subdivision.

I hereby certify this administrative decision.

Development Services Dir/Designee

Staff Coordinator: Michael Walters



THE POINT CHURCH OF THE TRIANGLE SUBDIVISION

Preliminary Subdivision Plan Checklist

Use this checklist as a guide for Pretiminary Subdivision Review (UDO Section 10,2,5.) submittal requirements This checklist must be submitted with your application.

MAILED NOTIFICATION REQUIREMENTS Mallied notification must be submitted with all preliminary subdivision applications. Mallied notice submission requirements include the following:

- Stamped, unseable envelopes each containing a notification letter addressed to all property owners within 100 of subject percept)

 A copy of the completed notification letter

 A copy of the prompleted notification letter.
- A copy of the list of all property owners within 100', with the address and PIN of each property

A copy of a map showing all properties to be notified
 DTE: Click here to devaload the letter template and other helipful info

GENERAL REQUEREMENTS	APPLICANT		CITY STAFF		FF
Applicant to provide the following plan information:	YES	N/A	YES	NO	N/A
1. Pre-application Conference Form: Per UDO Section 10.2.5.D.	X				
2. Cover sheet and/or second sheet, brouse project name and bonstor copy of agicstham, all on the late his his drade properly identification Numbers (PRN), Zorbng, Overlay (Distizity), number of proposed but, redsheet identification and under date general notes; sheet fleak and segand deliving symbols; consist thiomation for wome, applicant, and all consultants, theirly may no smiller than 1°4000°, and no larger than 1°41000°, and adopted zorling conditions.	×				
5. Existing conditions sheet Including, but not limited to equability could be set with meets and bounds; sebactive fulfilled lines; existing abrudures; utilises and examentat, topography, infrastructures (ediposed streets with names and div width, addewalks, water, and sewer); bulk improvements (structures, disposars).	×				
4. Demolition plant Clearly Indicate Items to be removed		X			
5. Proposed subdishin data-fellularly bit not limited to - north arraw and graphs socies how and dathgraph between web the part of proposed conditions (sinctures, streets, difference), etc., Traposed conditions (sinctures, streets, difference) (difference), reflect partial priormation (LDD streets), reflect partial priormation (LDD and of the priormation (LDD streets), priormation problem, and (LDD Streets), Priormation (LD	×				

Please confinue to page two...

SHEET INDEX

COVER SHEET

(2) - EXISTING CONDITIONS SHEET

(3) - PROPOSED SUBDIVISION PLAN

(4) - PROPOSED TREE CONSERVATION SHEET

PARCELS AS SHOWN ON THE SUBDIVISION MAP.

THE PURPOSE OF THE SUBDIVISION IS TO DIVIDE THE CHURCH AND THE PARSONAGE INTO TWO SEPARATE PARCELS. THERE ARE NO PLANS FOR ANY NEW CONSTRUCTION OR UTILITIES INCLUDING WATER, SEWER, DRAINAGE, BUILDINGS OR PARKING

IMPROVEMENTS . THE PLAN IS TO KEEP THE SITE THE SAME

AS SHOWN ON THE EXISTING CONDITIONS MAP ONLY AS TWO

(5) - LANDSCAPE PLAN

N/A - DEMOLITION PLAN

N/A - PROPOSED GRADING PLAN

N/A - PROPOSED STORMWATER INFORMATION

N/A - PROPOSED UTILITY PLAN

N/A - LIGHTING PLAN

N/A - PROPOSED LANDSCAPE PLAN

BOARD OF ADJUSTMENT CASE A-10-20

WHEREAS The Point Church of the Triangle, property owner, requests relief from the following roadway and streetscape improvements for Lake Wheeler Road, an Avenue 2-Lane, Divided street, set forth in Section 8.4.5.B. of the Unified Development Ordinance: (i) a 8 foot design adjustment to retain the existing 60 feet right-of-way (ii) a 6 foot design adjustment from the minimum 6 feet planting area requirement (iii) a 6 foot design adjustment from the minimum 6 feet sidewalk requirement (iv) a 2 foot design adjustment from the minimum 2 feet maintenance strip requirement (v) and a 5 foot design adjustment from the minimum 5 feet utility easement requirement in order to subdivide one lot into two on a 5.945-acre property zoned R-1 and SWPOD located at 3700 Lake Wheeler Road.

PRFLIMINARY

CASE# SUB-0047-2019

GENERAL REQUEREMENTS	APPLICANT		CITY STAFF		F
Applicant to provide the following plan information:	YES	N/A	YES	HO	N/A
 Proposed grading plant including but not limited to - Limits of land disturbancer gradings stream buffers with labeler labeled impendeus surfaces (and calculations) tree protection feeding information; retaining walls with top and bottom of wall; stormwater ponds, bloretenism facilities, etc. 		×			
7. Proposed stormwater information: Include preliminary stormwater quantity and quelly summary and calculations information. If not required, provide notes including such and reference UDO section on front cover		×			
Proposed Unity Plan: All utilities (shown underground); above ground utilities and equipment with required screening (UDO Section 7.2.5.0.); include Fire		×			
 Lighting Plant Pole mounted flature locations and details (with height labeled to top of flature; building mounted flature locations; graphics and notes conveying compliance with UDO Section 7.4 (if applicable). 		×			
10. Proposed tree conservation plant for secondary tree conservation sreas, include two copies of the tree cover report completed by a certified or trootik, INC Electioned landscape architect, or INC registered forester. If not required, provide notes including such and reference UIO section on front cover.	×				
11. Proposed landscape plans (UDO Section 7.2) Inducing but not limited to existing expectation for remain proposed landscaping meeting minimum size and species mixing requirements plant libit sizely and spreyer show and label parieting bit landscaping (UDO Section 7.1.7.) Include existing snotler proposed parieting bit light library.		×			

REQUIREMENTS FOR REVISIONS TO EXISTING SUBDIVISIONS		APPLICANT		CITY STAFF		
Applicant to provide the following plan information:	YES	N/A	YES	NO	N/A	
Provide documentation showing Development Services Staff have approved the proposed alte plan changes as a revision		X				
Provide narrative of the proposed revisions on the cover page and modify the project name to include revision		×				
3. List date of previously approved subdivision plan.		X				
 Cloud areas of proposed change on all applicable sheets, and provide a legend speditying the proposed changes on all applicable sheets 		×				
 Provide updated site data table including number of proposed lists, open space calculations, etc. 		X				
6. Provide documented history of impervious surfaces with dates		X				

Preliminary Subdivision Plan Application

This form is used when submitting a Preliminary Subdivision (UDO Section 10.2.5.) Please check the appropriate review type and include the plan checklist document.

Please email your completed application to dssubmittaintake@ratelphno.gov.

	Orace Use Orac Case #: Planner (partic				
Pre-application Conference Date: Planner (alignature):					
DEVELOPMENT TYPE (UDO Section 2,1,2)					
			enservation Development Cottage Court		
NOTE: Subdivisions may	require City Cour	ncil approval if in a Metro Pr	ark Overlay or Historic Overlay District		
		GENERAL INFORMATIO	M		
Scopling/sketch plan case	e number(s)				
Development name (sub)	ect to approval). 7	HE POINT CHURCH OF	THE TRIANGLE		
Property Address(es):	3700 LAKE WHE	EELER RD. RALEIGH, N	C 27603		
Recorded Deed PEN(3): (0792319161				
	Single family Apartment	Townhouse	Attached houses Other: CHURCH		
project type?	Apartment CURRENT PRO	Non-residential PERTY OWNER/DEVELO	Other: <u>CHURCH</u> PER INFORMATION		
project type?	Apartment CURRENT PRO	Non-residential PERTY OWNER/DEVELOR In purchase agreement with	Other: <u>CHURCH</u> PER INFORMATION Pen submitting this form		
Project type? NO	Apartment CURRENT PRO TE: Please attack	PERTY OWNER/DEVELO h purchase agreement wit Owner/Developer Name	Other: <u>CHURCH</u> PER INFORMATION Pen submitting this form		
NO Company Address: 3700 LAKE	Apartment CURRENT PRO TE: Please attack	PERTY OWNER/DEVELOI h purchase agreement wit Owner/Developer Name PALEIGH, NC 27603	Other: CHURCH PER INFORMATION Ben submitting this form and Title: THE POINT CHURCH OF THE TRANCE		
NO Company Address: 3700 LAKE	Apartment CURRENT PRO TE: Please attack	PERTY OWNER/DEVELO h purchase agreement wit Owner/Developer Name	Others CHURCH PER BNFORMATION Inn submidding this form and Tibes The POINT CHURCH OF THE TRANCLE CHURCH COM		
NO Company: Address: 3700 LAKE Phone & 919-452-72	Apartment CURRENT PRO TE: Please attack	PERTY OWNER/DEVELO b purchase agreement with Owner/Developer Name PALPIGH, NC 27603 Emale JEREMY@POINT APPLICANT INFORMATI	Others CHURCH PER INFORMATION on submidding this form and Tillian The POINT CHURCH OF THE TRANSCE CHURCH COM CM		
NO Company: Address: 3700 LAKE Phone & 919-452-72	Apartment CURRENT PRO TE: Please attack	PERTY OWNER/DEVELO In purchase agreement with Owner/Developer Name 2ALE/GH, NC 27603 EMBL JERSEN/OP/CW/T APPLICANT IMPORMANT Contact Name and Tible	Others CHURCH PER INFORMATION In submitting this form and Tillist The POINT CHURCH OF THE TRIANGLE CHURCH, COM ON BRUCE BEAVERS, SURVEY MANAGER		
Company:	Apartment CURRENT PRO TE: Please attack WHEELER RD. R	PERTY OWNER/DEVELO In purchase agreement with Owner/Developer Name 2ALE/GH, NC 27603 EMBL JERSEN/OP/CW/T APPLICANT IMPORMANT Contact Name and Tible	Others CHURCH PER INFORMATION mrs submitteding this form and Tales The PONT ON MOVE OF THE TRANSLE CHURCH COM ON BRUCE BEAVERS, SURVEY MANAGER RANKLIN RD. RALEIGH, NC 27806		

Printed Name

Page 2 of 2

Page 1 of 2 REVISION 08.01.19 DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)

R-1	
Overlay district:	Institle City Britis2 Yes No
Conditional Use District (CUD) Case # Z-	Board of Adjustment (BOA) Case # A-
STORMWATI	ER INFORMATION
Extraing Impervious Surfaces Acres: 0.998 Square Feet: 43,460	Proposed Imperatous Surface: Acres: 0.998 Square Feet: 43,460
Neuse River Buffer Yes No	Weitends
# yes, please provide the following: ##Livide satist: FEIMA Map Panel #: 3720079200J 0792	
	OTS AND DENSITY
MUMBER OF L	
Total # of townhouse lots: O Detached	Attached
	Attached
Total # of townhouse loss: 0 Deteched Total # of single-family loss: 1	- 100 (-100
Total # of townhouse lots: 0 Detached	- 100 (100 (100 (100 (100 (100 (100 (100

In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our helrs, executors, admir bitrators, successors, and assigns jointly and severally to construct all improvements a all dedications as shown on this proposed development glan as approved by the City of Rallegh. Thereby designate <u>STANTEC</u> to serve as my agent regarding this application, to receive and response to administrative comments, to resubmit plans on my behalf, and to

If we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use. I acknowledge that this application is subject to the tiling calendar and

Pented Names

Please email your completed application to dssubmittalintake@rateshnc.gov



TRIANGLE CAROLINA SUBDIVISION H OF THE WHEELER RD CHURCH 700 LAKE WI WIFT CREEK POINT

07/07/2020

Stantec

SURVEY

SHEET

COVER

COR 1ST REVIEW

AB BOB DSGN DATE

The Location: V:/178450726/DWG

SH1 of SH5

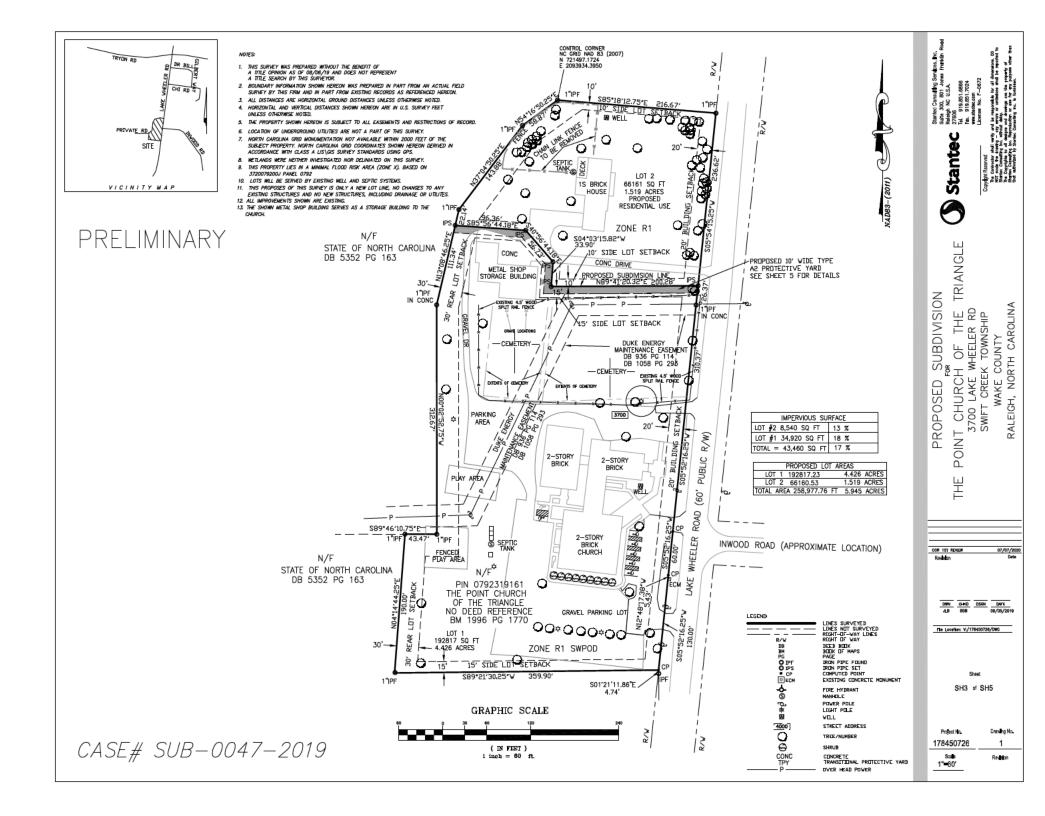
Protect No.

Crawing No.

1

Revelop

178450726 1"=60"





1311	SECON	DARY TREE				
	CONSER	VATION AREA				
	AREA#1 2,500 SQ FT (0.0574 AC)					
	AREA#2	2,500 SQ FT (0,0574 AC)				
	AREA#3	2,500 SQ FT (0.0574 AC)				
	AREA#4	2,500 SQ FT (0.0574 AC)				
	AREA#5	3,042 SQ FT (.0698 AC)				
	TOTAL	13,042 SQ FT (0.299 AC)				

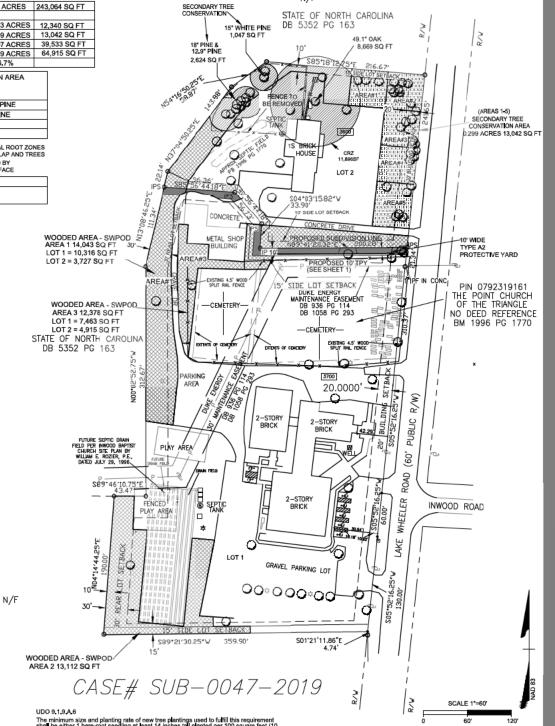
WOODE	WOODED AREA -SWPOD				
AREA#1	14,043 SQ FT (0.322 AC)				
AREA#2	13,112 SQ FT (0,301 AC)				
AREA#3	12,378 SQ FT (0.284 AC)				
TOTAL	39,533 SQ FT (0.907 AC)				

TOTAL NET SITE AREA	5.58 ACRES	243,064 SQ FT
TOTAL OF INDIVIDUAL TREE AREA	0.283 ACRES	12,340 SQ FT
SECONDARY CONSERVATION AREA	0,299 ACRES	13,042 SQ FT
TOTAL WOODED - SWPOD AREA	0.907 ACRES	39,533 SQ FT
TOTAL FORESTATION AREA	1.489 ACRES	64,915 SQ FT
PERCENT FORESTATION AREA	26.7%	

	E CONSERVATION AREA fibh & larger within 65 ¹ operty"
1,047 SQ FT	15.0" WHITE PINE
2,624 SQ FT	18" & 12.9" PINE
8,669 SQ FT	49.1* OAK
TOTAL 12,340 S	SQ FT (0,283 AC)

*SQUARE FOOTAGE SHOWS THE CRITICAL ROOT ZONES (1.25 PER IN OF DBH); EXCLUDING OVERLAP AND TREES LESS ? CRITICAL ROOT ZONES IMPACTED BY STRUCTURES AND/OR IMPERVIOUS SURFACE

AREA OF CRITICAL ROOT ZONE
49.1 OAK: 11,896SF-3,227=8,669
8 660/ 11 896= 73=73%



N/F

Stantec Stantec

TRIANGLE 00 LAKE WHEELER RD MFT CREEK TOWNSHIP WAKE CO. NORTH CAROLINA PROPOSED SUBDIVISION, TREE CONSERVATION PLAN 뿔 Я CHURCH 3700 LAKE V SWIFT CREEK POINT 뽀

RALEIGH,

File Location: Y:/178450726/DWG SH4 of SH5

178450726

1"=60"

Revision

The minimum size and planting rate of new tree plantings used to fulfill this requirement shall be either 1 bars-root seedling at least 14 inches tail planted per 100 square feet (10 feet by 10 feet centers) or one 2- in

Tree Conservation Plan Data Sheet UDO Article 9.1 Tire Conservation (include applicable information on the plan sheet)

t Name: INWOOD BAPTIST CHURCH SUBDIVISION Gross Site Acres: Right-of-way to be dedicated with this project: 0.37

Net Site Acres:	5.58	ac.
	Number	
	of Acres	

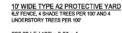
Primary Tree Conservation Area - SHOD 1		80	
1 Drimary Tree Consequation Assa - GLOCO 1			_
Primary Tree Conservation Area - Parkway Frontage		80	
3. Primary Tree Conservation Area - CM			_
Primary Tree Conservation Area - MPOD			_
5. Primary Tree Conservation Area - Champion Tree XX* dbh species		ac	_
6. Primary Tree Conservation Area - Neuse Buffer Zore 2			_
7. Primary Tree Conservation Area - 45% Slipes		80	_
8. Primary Tree Conservation Area -Thoroughfare	80	-	
Subtotal of Primary Tree Conservation Areas: 800 9.1.4.D.2 Tree Conservation Area - Greenway	_	e0	
00 9.1.4.B.1.a. & b. Secondary Tree Conservation Amas	0.00	_~	_
(Include perimeter buffers and their alternate compliance areas)	0.30	ю 5.37	—

300 9.1.4.8.1.c. & d. Individual Tree Secondary Tree Conservation Ar (Include Individual trees and their alternate-compliance areas	0.28		

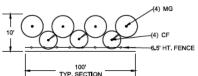
UDO 9.1.9. Watershed Protection Overlay Dist UWPOD - Wooded Area (preserved) UWPOD - Wooded Area (planted)

FWPOD - Wooded Area (preserved) FWPOD - Wooded Area (planted) 0.102 to 1.8 SWPOD - Wooded Area (preserved 0.805 ≈ 14.43 SWPOD - Wooded Area (planted)





387,28 LF / 100° = 3,87 = 4 16 SHADE TREES 16 UNDERSTORY TREES

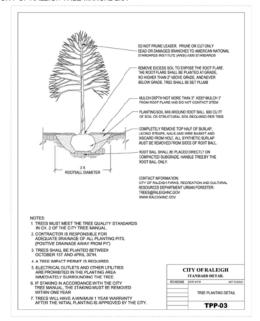


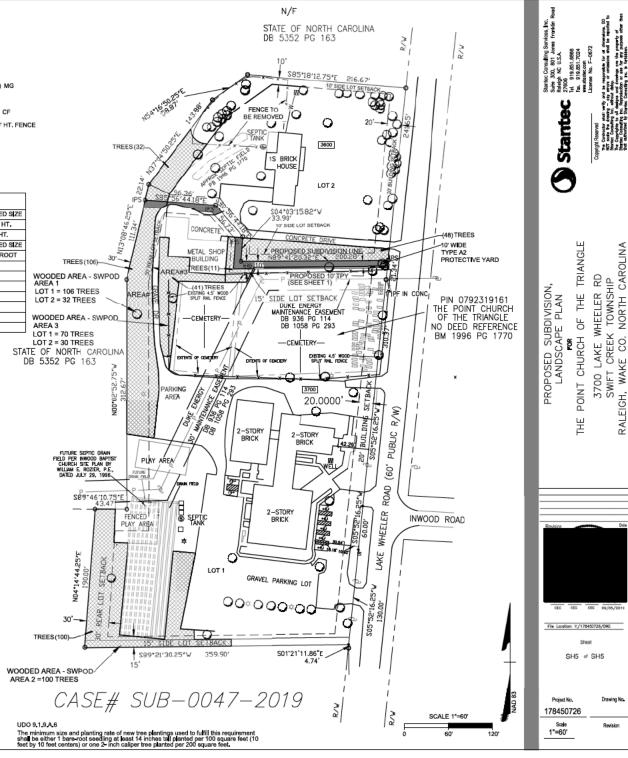
N/F

PLANT	SCHED	ULE		
TREES	QTY	BOTANICAL NAME	COMMON NAME	MIN. INSTALLED SIZE
MG	16	*MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	*1.5" CAL. & 6' HT.
CF	16	CORNUS FLORIDA	DOGWOOD	1.5" CAL. & 6' HT.
	‱ ατγ		·	MIN. INSTALLED SIZE
TREES	338	BOTANICAL NAME	COMMON NAME	14" HT. BARE ROOT
		PINUS TAEDA	LOBLOLLY PINE	10' SPACING
		JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	
		PINUS ECHINATA	SHORTLEAF PINE	
		PINUS VIRGINIANA	VIRGINIA PINE	
		CORNUS FLORIDA	DOGWOOD	
		NYSSA	TUPELO	
		QUERCUS	OAK	

* SMALLER CULTIVARS REQUIRED ADJACENT TO OVERHEAD POWER LINES; LESS THAN 35 FEET IN HEIGHT SEC.7.2.7.C.2

WOODED AREA - SWPOD BARE ROOT SEEDLING MUST BE DIVERSE AND SELECTED FROM THE PLANT SCHEDULE ABOVE; NO TREE CAN BE SUBSTITUTED FOR A NUISANCE TREE ON THE CITY OF RALEIGH TREE MANUAL LIST





CAROLINA

WAKE CO. NORTH CA

RALEIGH,

Revision