



# 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:*

☒ **SITE PERMITTING REVIEW** - 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.



# 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

## Public Utilities

2. 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

1. 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:

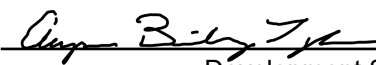
**3-Year Sunset Date: October 1, 2023**

**Record at least ½ of the land area approved.**

**5-Year Sunset Date: October 1, 2025**

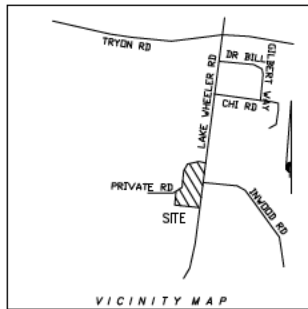
**Record entire subdivision.**

I hereby certify this administrative decision.

Signed:  Date: 10/01/2020  
Development Services Dir/Designee

**Staff Coordinator: Michael Walters**





PRELIMINARY

#### NOTES

1. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE OPINION AS OF 08/05/19 AND DOES NOT REPRESENT A TITLE SEARCH BY THIS SURVEYOR.
2. BOUNDARY INFORMATION SHOWN HEREON WAS PREPARED IN PART FROM AN ACTUAL FIELD SURVEY BY THIS FIRM AND IN PART FROM EXISTING RECORDS AS REFERENCED HEREON.
3. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
4. HORIZONTAL AND VERTICAL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
5. THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
6. LOCATION OF UNDERGROUND UTILITIES ARE NOT A PART OF THIS SURVEY.
7. NORTH CAROLINA GRID MONUMENTATION NOT AVAILABLE WITHIN 2000 FEET OF THE SUBJECT PROPERTY. NORTH CAROLINA GRID COORDINATES SHOWN HEREON DERIVED IN ACCORDANCE WITH CLASS A U.S. SURVEY STANDARDS USING GPS.
8. WETLANDS WERE NEITHER INVESTIGATED NOR DELINEATED ON THIS SURVEY.
9. THIS PROPERTY LIES IN A MINIMAL FLOOD RISK AREA (ZONE X), BASED ON 3720079200J PANEL 0792.
10. LOTS WILL BE SERVED BY EXISTING WELL AND SEPTIC SYSTEMS.
11. THIS PROPOSES OF THIS SURVEY IS ONLY A NEW LOT LINE, NO CHANGES TO ANY EXISTING STRUCTURES AND NO NEW STRUCTURES, INCLUDING DRAINAGE OR UTILITIES.
12. ALL IMPROVEMENTS SHOWN ARE EXISTING.
13. THE SHOWN METAL SHOP BUILDING SERVES AS A STORAGE BUILDING TO THE CHURCH.

N/F  
STATE OF NORTH CAROLINA  
DB 5352 PG 163

N/F  
STATE OF NORTH CAROLINA  
DB 5352 PG 163

PIN 0792319161  
THE POINT CHURCH  
OF THE TRIANGLE  
NO DEED REFERENCE  
BM 1996 PG 1770

GRAPHIC SCALE

( IN FEET )  
1 inch = 60 ft.

CONTROL CORNER  
NC GRID NAD 83 (2007)  
N 721487.1724  
E 2093934.3950

IMPERVIOUS SURFACE	
LOT #2 8,540 SQ FT	13 %
LOT #1 34,920 SQ FT	18 %
TOTAL = 43,460 SQ FT	17 %

PROPOSED LOT AREAS	
LOT 1 192817.23	4.426 ACRES
LOT 2 66160.53	1.519 ACRES
TOTAL AREA 258,977.76 FT	5.945 ACRES

#### LEGEND

- LINES SURVEYED
- - - LINES NOT SURVEYED
- - - RIGHT-OF-WAY LINES
- - - RIGHT OF WAY
- DEED BOOK
- BOOK OF MAPS
- IRON PIPE FOUND
- IRON PIPE SET
- COMPUTED POINT
- EXISTING CONCRETE MONUMENT
- FIRE HYDRANT
- MANHOLE
- POWER POLE
- LIGHT POLE
- WELL
- STREET ADDRESS
- TRAIL NUMBER
- SHRUB
- CONCRETE
- TRANSITIONAL PROTECTIVE YARD
- OVER HEAD POWER

NAD83 (2011)

#### PROPOSED SUBDIVISION

FOR  
THE POINT CHURCH OF THE TRIANGLE  
3700 LAKE WHEELER RD  
SWIFT CREEK TOWNSHIP  
WAKE COUNTY  
RALEIGH, NORTH CAROLINA

Stantec Consulting Services, Inc.  
10000 Lakeside Drive  
Raleigh, NC 27606  
Tel. 919.851.6868  
Fax. 919.851.7024  
License No. F-4072



Copyright Reserved

The Contractor shall verify and be responsible for all dimensions, DO NOT rely on the information provided in this drawing. It is the responsibility of the Contractor to verify the information provided in this drawing. The Contractor shall be responsible for all dimensions, DO NOT rely on the information provided in this drawing. It is the responsibility of the Contractor to verify the information provided in this drawing.

COR. 1ST REVIEW 07/01/2020  
Revised Date

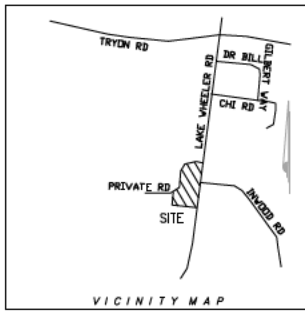
OWN Q-AND DIGN DWG  
JLR BDB 06/05/2019

File Location: V:\178450726\DWG

Sheet  
SH3 of SH5

Project No. 178450726  
Drawing No. 1  
Scale 1"=60'  
Revision

CASE# SUB-0047-2019



SECONDARY TREE CONSERVATION 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 (0.0698 AC)
TOTAL	13,042 SQ FT (0.299 AC)

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%	

SECONDARY TREE CONSERVATION AREA	
Individual trees 10" dbh & larger within 65' of any non-vacant property	
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 SQ FT (0.283 AC)

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

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

Tree Conservation Plan Data Sheet  
UDO 9.1.4.1 Tree Conservation  
(Include applicable information on the plan sheet)

Project Name: INWOOD BAPTIST CHURCH SUBDIVISION

Gross Site Acres:	5.95	%
Right-of-way to be dedicated with this project:	0.37	%
Net Site Acres:	5.58	%

UDO 9.1.4.1.1 Primary Tree Conservation Areas

1. Primary Tree Conservation Area - SHOD 1	%	%
2. Primary Tree Conservation Area - SHOD 2	%	%
3. Primary Tree Conservation Area - CM	%	%
4. Primary Tree Conservation Area - MPOD	%	%
5. Primary Tree Conservation Area - Champion Tree 10" dbh species	%	%
6. Primary Tree Conservation Area - Neuse Buffer Zone 2	%	%
7. Primary Tree Conservation Area - 45% Slopes	%	%
8. Primary Tree Conservation Area - Throughfare	%	%

Subtotal of Primary Tree Conservation Areas: 0 %

UDO 9.1.4.2 Tree Conservation Area - Greenway

	%	%
--	---	---

UDO 9.1.4.3.1.a. & 1. Secondary Tree Conservation Areas

(Include perimeter buffers and their alternate compliance areas)	0.30	5.37 %
--	------	--------

UDO 9.1.4.3.1.c. & 1. Individual Tree Secondary Tree Conservation Areas

(Include individual trees and their alternate compliance areas)	0.28	5.02 %
---	------	--------

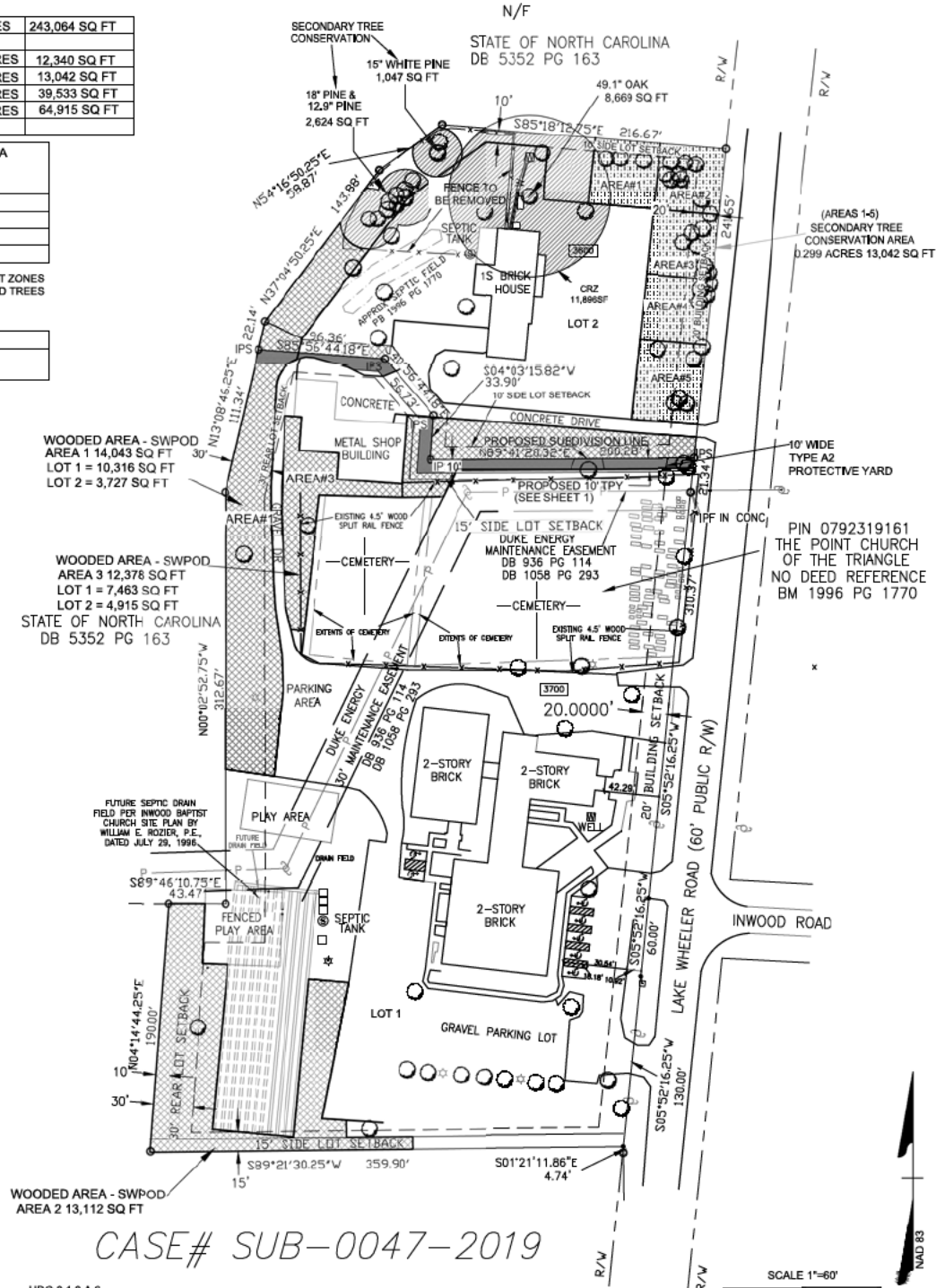
Subtotal of Secondary Tree Conservation Areas: 0 %

TOTAL ALL TREE CONSERVATION AREA PROVIDED: 0.68 %

UDO 9.1.5 Watershed Protection Overlay Districts

UNPOD - Wooded Area (preserved)	%	%
UNPOD - Wooded Area (planted)	%	%
FWPOD - Wooded Area (preserved)	%	%
FWPOD - Wooded Area (planted)	%	%
SWPOD - Wooded Area (preserved)	0.102	3.8 %
SWPOD - Wooded Area (planted)	0.805	14.4 %

N/F



PROPOSED SUBDIVISION,  
TREE CONSERVATION PLAN  
FOR  
THE POINT CHURCH OF THE TRIANGLE  
3700 LAKE WHEELER RD  
SWIFT CREEK TOWNSHIP  
RALEIGH, WAKE CO. NORTH CAROLINA



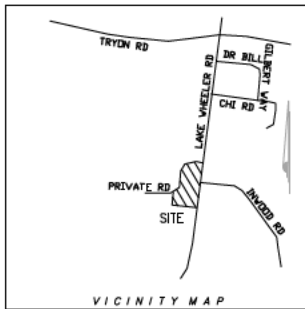
File Location: V:\178450726\DWG

Sheet  
SH4 of SH5

Project No.  
178450726  
Scale  
1"=60'

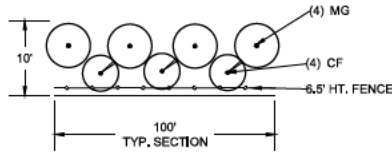
License No. F-3072

SCALE 1"=60'  
0 60' 120'



# 10' WIDE TYPE A2 PROTECTIVE YARD 6.5' FENCE, 4 SHADE TREES PER 100' AND 4 UNDERSTORY TREES PER 100'

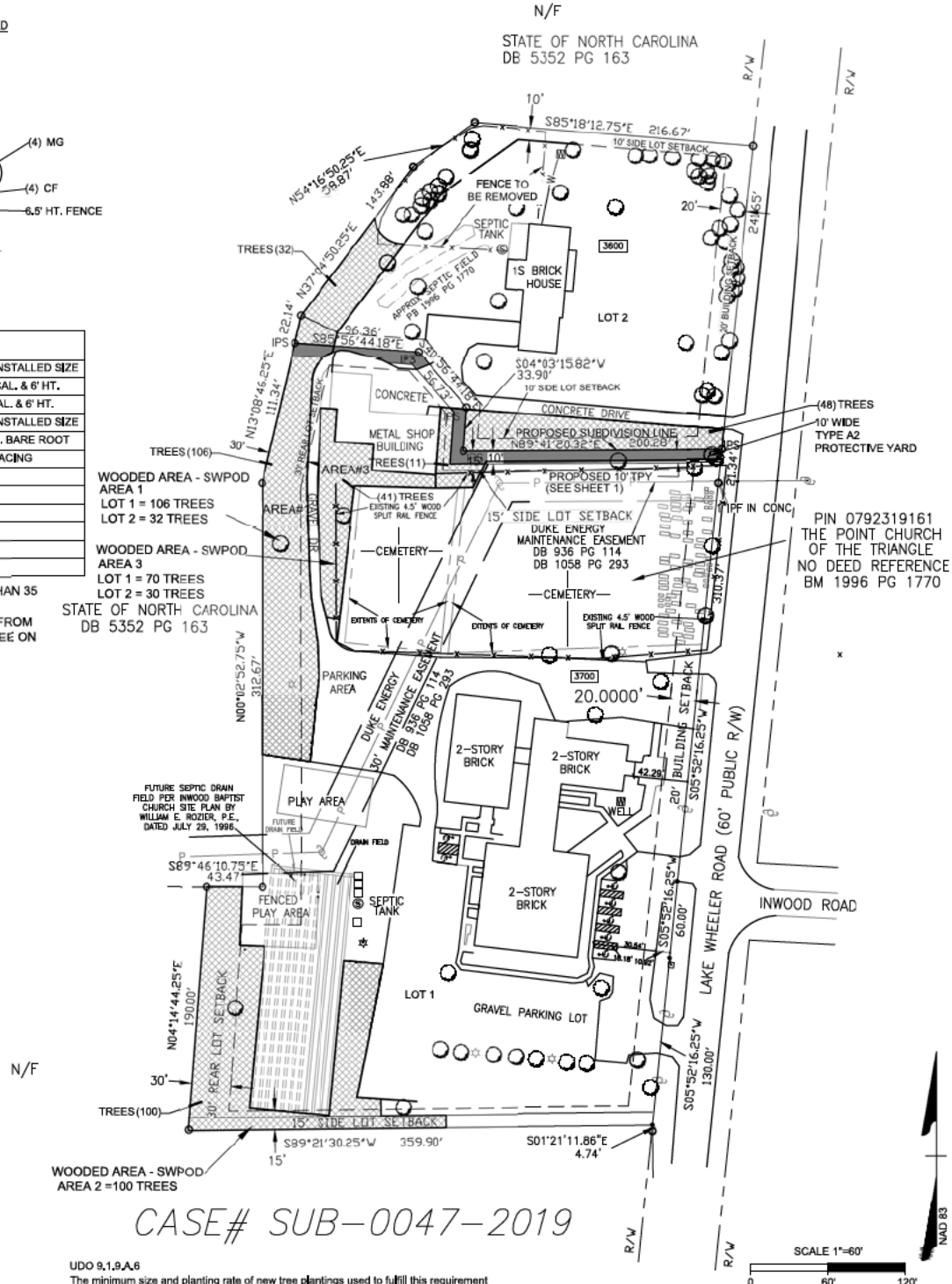
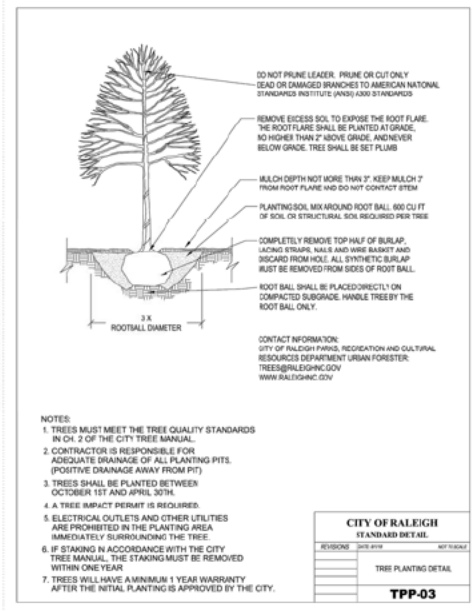
387.28 LF / 100' = 3.87 = 4  
16 SHADE TREES  
16 UNDERSTORY TREES



## PLANT SCHEDULE

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.
TREES	QTY	BOTANICAL NAME	COMMON NAME	MIN. INSTALLED SIZE
	338			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



Stantec Consulting Services, Inc.  
10000 Jones Franklin Road  
Raleigh, NC 27606  
Tel. 919.851.6868  
Fax. 919.851.7024  
License No. F-3072

Copyright Reserved  
The Contractor shall verify and be responsible for all dimensions, DO NOT SCALE. The Contractor shall be responsible for all dimensions, DO NOT SCALE. The Contractor shall be responsible for all dimensions, DO NOT SCALE. The Contractor shall be responsible for all dimensions, DO NOT SCALE.

Revision: SH5 of SH5  
Project No. 178450726  
Drawing No. 178450726  
Scale 1"=60'  
Revision