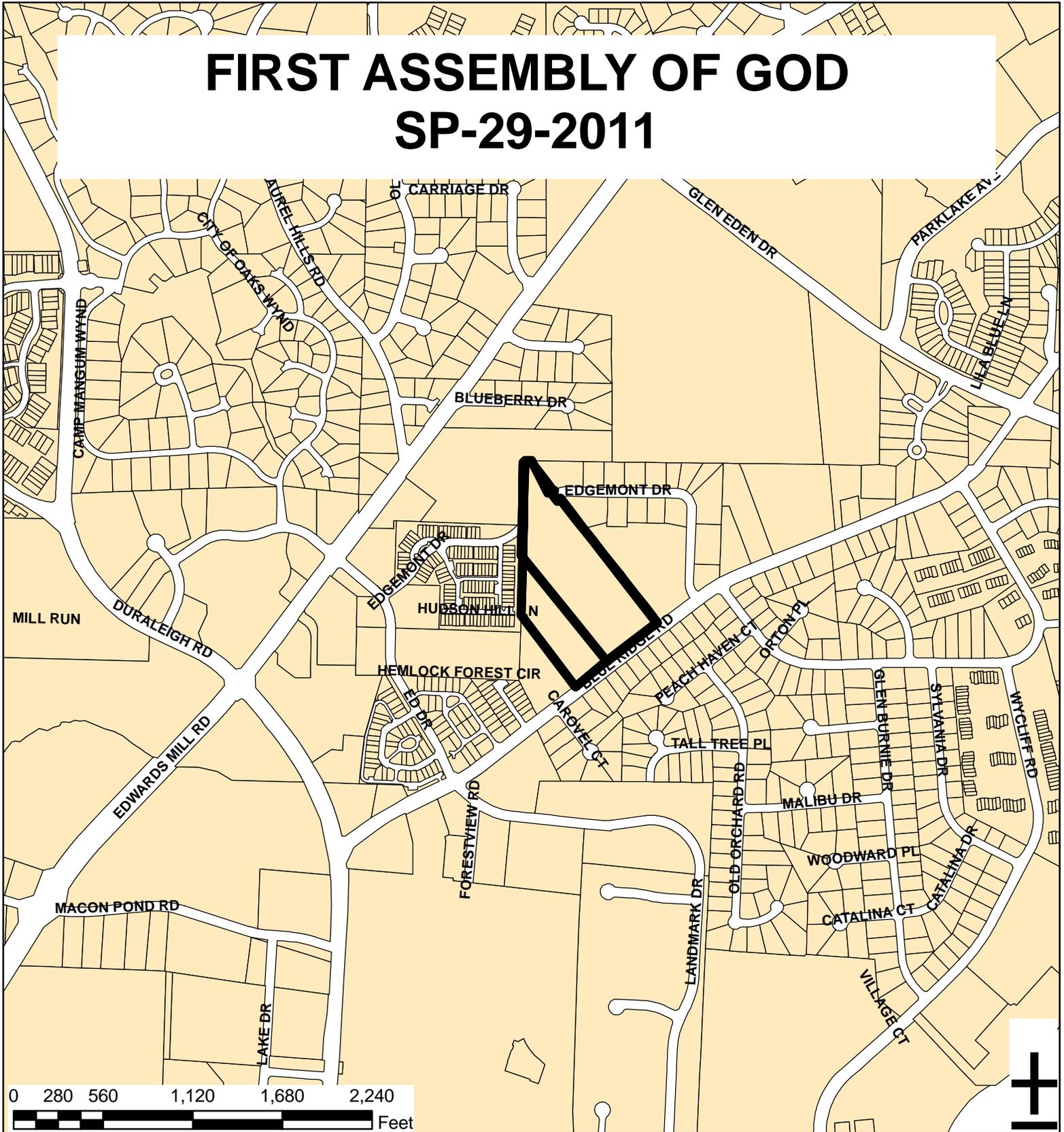


FIRST ASSEMBLY OF GOD SP-29-2011



Zoning: **R-4**
CAC: **NORTHWEST**
Drainage Basin: **CRABTREE CREEK**
Acreage: **13.88**

Number of Lots: **0**
Planner:
Phone:
Applicant Contact:
Phone:

MEADE BRADSHAW
(919) 516-2664
ALPHA & OMEGA GROUP
(919) 981-0310



Development SERVICES

FIRE • INSPECTIONS • PLANNING
PUBLIC UTILITIES • PUBLIC WORKS

Customer Service Center
One Exchange Plaza, Suite 400
Raleigh, North Carolina 27601
Phone 919-516-2495
Fax 919-516-2685

App # 255579

Preliminary Development Plan Application

When submitting plans, please check appropriate review type and include the Plan Checklist document.

Preliminary Approvals		FOR OFFICE USE ONLY
<input checked="" type="checkbox"/> Site Plans for Planning Commission or City Council <input type="checkbox"/> Preliminary Administrative Site Plans <input type="checkbox"/> Group Housing* <input type="checkbox"/> Multifamily (Infill)*	<input type="checkbox"/> Subdivision* <input type="checkbox"/> Infill Subdivision* <input type="checkbox"/> Infill Recombination* <input type="checkbox"/> Cluster Subdivision <input type="checkbox"/> Expedited Subdivision Review	Transaction Number 307423
* May require Planning Commission or City Council Approval		

Section A

GENERAL INFORMATION

Development Name First Assembly of God

Proposed Use Church Classrooms

Property Address(es) 3249 Blue Ridge Road

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

P.I.N. 0785-85-9551

P.I.N.

P.I.N.

P.I.N.

What is your project type? Apartment Banks Elderly Facilities Hospitals Hotels/Motels Industrial Building
 Mixed Residential Non-Residential Condo Office Religious Institutions Residential Condo Retail School Shopping Center
 Single Family Telecommunication Tower Townhouse Other: If other, please describe:

PRELIMINARY ADMINISTRATIVE REVIEW

Per City Code Section 10-2132.2, summarize the reason(s) this plan can be reviewed administratively not requiring Planning Commission or City Council approval. N/A

PLANNING COMMISSION OR CITY COUNCIL REVIEW

Per City Code Section 10-2132.2, summarize the reason(s) this plan requires Planning Commission or City Council Preliminary Approval. Expands the existing building square footage such that more than 10 additional new parking spaces are required and thus a Plot Plan is not sufficient. Expanded building square footage exceeds 70,000 square feet in gross floor area.

CLIENT (Owner or Developer)

Company First Assembly of God

Name (s) Richard Wolf

Address 3249 Blue Ridge Road

Phone 781-3249

Email rwolf@envisionsmg.com

Fax 781-0025

CONSULTANT (Contact Person for Plans)

Company Alpha & Omega Group, PC

Name (s) T. Glenn Zeblo

Address 4601 Lake Boone Trail, Suite 3C, Raleigh, NC 27607

981-0310

Phone 981-0310 ext 204

Email tgzeblo@aogrc.com

Fax 919-981-0451

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

Has your project previously been through the pre-submittal process? If yes, provide the transaction #

Table with 2 columns: Zoning Information and Building Information. Rows include Zoning District(s) R-4, Proposed building use(s) Church Classroom, Existing Building(s) sq. ft. gross 45736, etc.

Stormwater Information

Table with 2 columns: Stormwater Information. Rows include Existing Impervious Surface 5.26 ac acres/square feet, Flood Hazard Area, etc.

CONFORMITY WITH THE COMPREHENSIVE PLAN (Applicable to all developments)

Provide a description of how your plan conforms to the guidelines of the Comprehensive Plan 2030

FOR SUBDIVISIONS, MULTIFAMILY OR GROUP HOUSING PROJECTS ONLY

Table with 2 columns: Lot/Unit Information and Questions. Rows include Total # of Townhouse Lots, Total number of Open Space (only) lots, etc.

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 subdivision plan as approved by the City.

I hereby designate Alpha & Omega Group 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 [Signature] FOR RALEIGH FIRST ASSEMBLY OF GOD 7/27/11 Date
Signed _____ Date

Section B					
TO BE COMPLETED BY APPLICANT			TO BE COMPLETED BY CITY STAFF		
	YES	N/A	YES	NO	N/A
General Requirements					
1. Filing Fee for Plan Review – Payments may be made by cash, Visa, Master Card or check made payable to: City of Raleigh (No fee for Infill recombination)	<input type="checkbox"/>	NOT REQ'D.			
2. Preliminary Development Plan Application completed and signed by the property owner	<input checked="" type="checkbox"/>	SEE ATTACHED EMAIL			
3. Client must complete and ^{ATTACH} print page 1 and 2 of the Preliminary Development Plan Application to the plan cover sheet (not applicable for infill recombination)	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
4. I have referenced the Preliminary Development Plan 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 checked="" 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	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
c) Proposed Site, Subdivision Plan, or Recombination Plan	<input checked="" type="checkbox"/>				
d) Proposed Grading and Stormwater Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
e) Proposed Utility Plan, including Fire	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
f) Proposed Tree Conservation Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
g) Proposed Landscaping Plan (Landscape Plan not required for commercial subdivisions)	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
h) Building elevations that show maximum height from natural and finished grade, buildings to be removed	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
6. Ten (10) sets of proposed plans to engineering scale (1" = 20', 1" = 100', etc.), and date of preparation. For re-submittals only – include all revision dates	<input checked="" type="checkbox"/>				
7. Plan size 18"x24" or 24"x36"	<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 subdivision 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, if applicable. The purpose of this image is to illustrate the basic character of the preliminary plan. It should contain only such basic information as: building outline, landscaping, parking and drives, stormwater facilities, and lot boundary. The digital image should be provided in the form of .pdf on a CD. If the plan was not digitally created, provide an 8 1/2" x 11" reduction of the plan. Label the CD with the plan name, case file number, and indicate how many times the plan has been resubmitted for review	<input checked="" type="checkbox"/>				
11. Wake County School Form, if dwelling units are proposed	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
12. Preliminary stormwater quantity and quality summary and calculations package	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
13. For secondary tree conservation areas, include two (2) copies of the tree cover report completed by a certified arborist, North Carolina licensed landscape architect, or North Carolina registered forester	<input checked="" type="checkbox"/>	<input type="checkbox"/>			



NEUSE RIVER RIPARIAN BUFFER NOTES

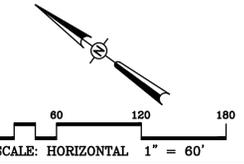
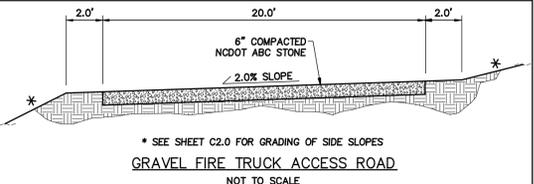
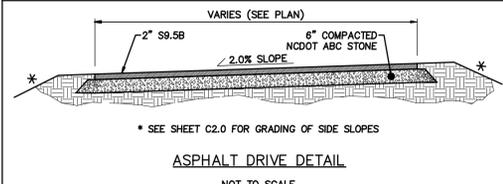
THE AREAS SHOWN ON THE RECORDED PLAT IDENTIFIED AS NEUSE RIVER RIPARIAN BUFFER SHALL BE MAINTAINED IN PERPETUITY IN THEIR NATURAL OR MITIGATED CONDITION, NO PERSON OR ENTITY SHALL FILL, GRADE, EXCAVATE, OR PERFORM ANY OTHER LAND-DISTURBING ACTIVITIES; NOR CUT, REMOVE, OR HARM ANY VEGETATION; NOR CONSTRUCT ANY STRUCTURES NOR ADD ANY ADDITIONAL IMPERVIOUS SURFACE; NOR ALLOW ANIMAL GRAZING OR WATER OR ANY OTHER AGRICULTURAL USE ON SUCH PROTECTED AREAS WITHOUT WRITTEN AUTHORIZATION FROM NC DIVISION OF WATER QUALITY IN ACCORDANCE WITH THE RIPARIAN BUFFER PROTECTION RULES (15A NCAC 2B.0233 OR .0259).

GENERAL NOTES

- EXISTING CONDITIONS AND TOPOGRAPHICAL SURVEY PROVIDED BY Aiken & Yelle Associates, PA, SURVEY TITLED "FIRST ASSEMBLY CHURCH TOPOGRAPHICAL SURVEY", SURVEY PROVIDED BY ELECTRONIC FILE.
- NO PORTION OF THE PROPERTY SHOWN HEREON LIES WITHIN THE BOUNDARIES OF A F.E.M.A. MAPPED FLOOD HAZARD AREA, PER F.E.M.A. F.I.R.M. No. 3720078500 J, DATED 5/02/2006.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.
- GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL CONTACT NC ONE CALL BEFORE ANY DIGGING OCCURS AT 1-800-632-4949.
- THE GENERAL CONTRACTOR SHALL OBTAIN AND PAY ALL FEES RELATED TO PERMITTING, INSPECTIONS, ETC.
- CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES IN ADVANCE OF CONSTRUCTION AND MAKE ANY OBSERVATIONS THAT AFFECT CONSTRUCTION KNOWN TO THE ENGINEER.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS PRIOR TO CONSTRUCTION.
- ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.
- ALL RADII SHOWN ARE THE BACK OF THE FEATURE WHERE APPLICABLE.
- FOR OVERALL BUILDING FOOTPRINT DIMENSIONS, REFER TO ARCHITECTURAL AND/OR STRUCTURAL PLANS.
- NO SIGHT OBSTRUCTING OR PARTIALLY OBSTRUCTING WALL, FENCE, FOLIAGE, BERMING, PARKED VEHICLES OR SIGN BETWEEN THE HEIGHTS OF TWENTY-FOUR (24) INCHES AND EIGHT (8) FEET ABOVE THE CURB LINE ELEVATION, OR THE NEAREST TRAVELED WAY IF NO CURBING EXISTS, SHALL BE PLACED WITHIN A SIGHT TRIANGLE OF A PUBLIC STREET, PRIVATE STREET OR DRIVEWAY CONTAINED EITHER ON THE PROPERTY OR ON AN ADJOINING PROPERTY.

LEGEND

- PROPERTY LINE
- RIGHT OF WAY
- EXISTING TREE LINE
- PROPOSED TREE LINE
- CHAIN-LINK FENCE
- STORM SEWER CLEANOUT
- LIGHT
- UTILITY POLE
- CURB INLET
- YARD INLET
- FIRE HYDRANT
- STORM SEWER PIPING
- PROPOSED SPOT ELEVATION
- TEMPORARY SILT FENCE
- TEMPORARY DIVERSION DITCH
- TREE PROTECTION FENCE
- LIMIT OF CONSTRUCTION



UTILITY INSTALLATIONS AND OTHER PUBLIC FACILITIES, INCLUDING SIDEWALKS AND HANDICAP RAMPS ARE TO BE CONSTRUCTED ON ALL STREETS AS SPECIFIED BY THE CITY CODE. THESE FACILITIES HAVE BEEN APPROVED BY THE CITY OF RALEIGH AND SHALL BE SO INSTALLED UNLESS A CHANGE IS AUTHORIZED BY WRITTEN APPROVAL PUBLIC SANITARY SEWER EASEMENTS ARE TO BE RECORDED PRIOR TO FINAL ACCEPTANCE.

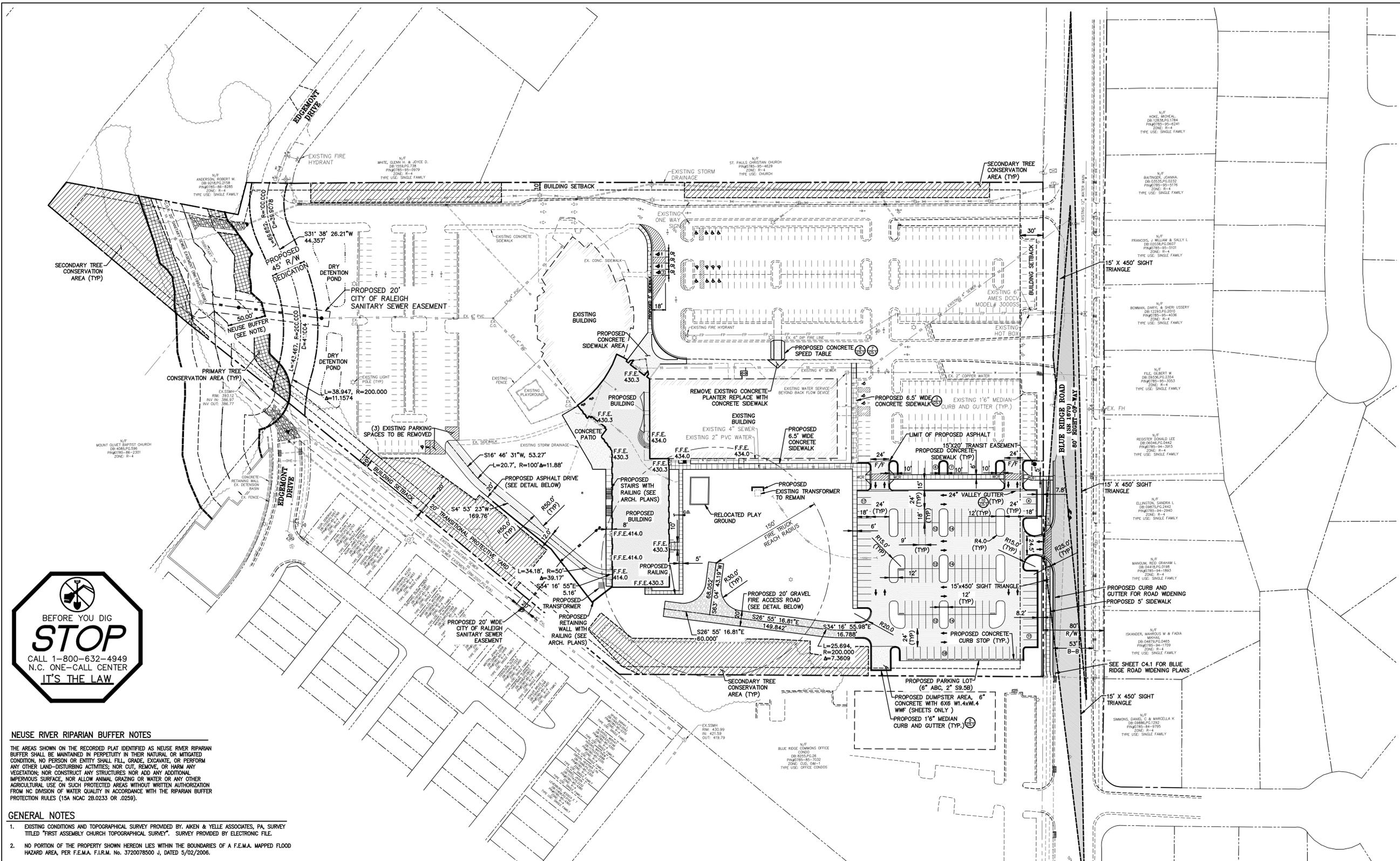
SIGNATURE: _____

TRANSPORTATION SERVICES _____

PUBLIC UTILITIES _____

CONSERVATION ENGINEER _____

PLANNING _____



ALPHA & OMEGA GROUP
CIVIL & STRUCTURAL ENGINEERS
Professional Engineer: Steve K. ...
Firm License No. C-1868

RENOVATIONS AND ADDITIONS TO

FIRST ASSEMBLY OF GOD

3249 BLUE RIDGE ROAD
RALEIGH, NC 27612

North Carolina Office of Fanning/Howey Associates, Inc. Operating As

The Roberts Group

FANNING/HOWEY

919.831.1831 www.fhai.com
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SITE PLAN		REVISIONS		DATE	
DRAWN BY: AYH	COMM NO: 208017	PER COR 1ST P.P. REVIEW	5-08-09	PER COR 2ND P.P. REVIEW	8-04-09
CHECKED BY: TGZ	DATE: 5-27-11	PER COR 3RD P.P. REVIEW	8-26-09	PER COR 4TH P.P. REVIEW	3-4-11

FIRST ASSEMBLY OF GOD
JOB NUMBER: 20817