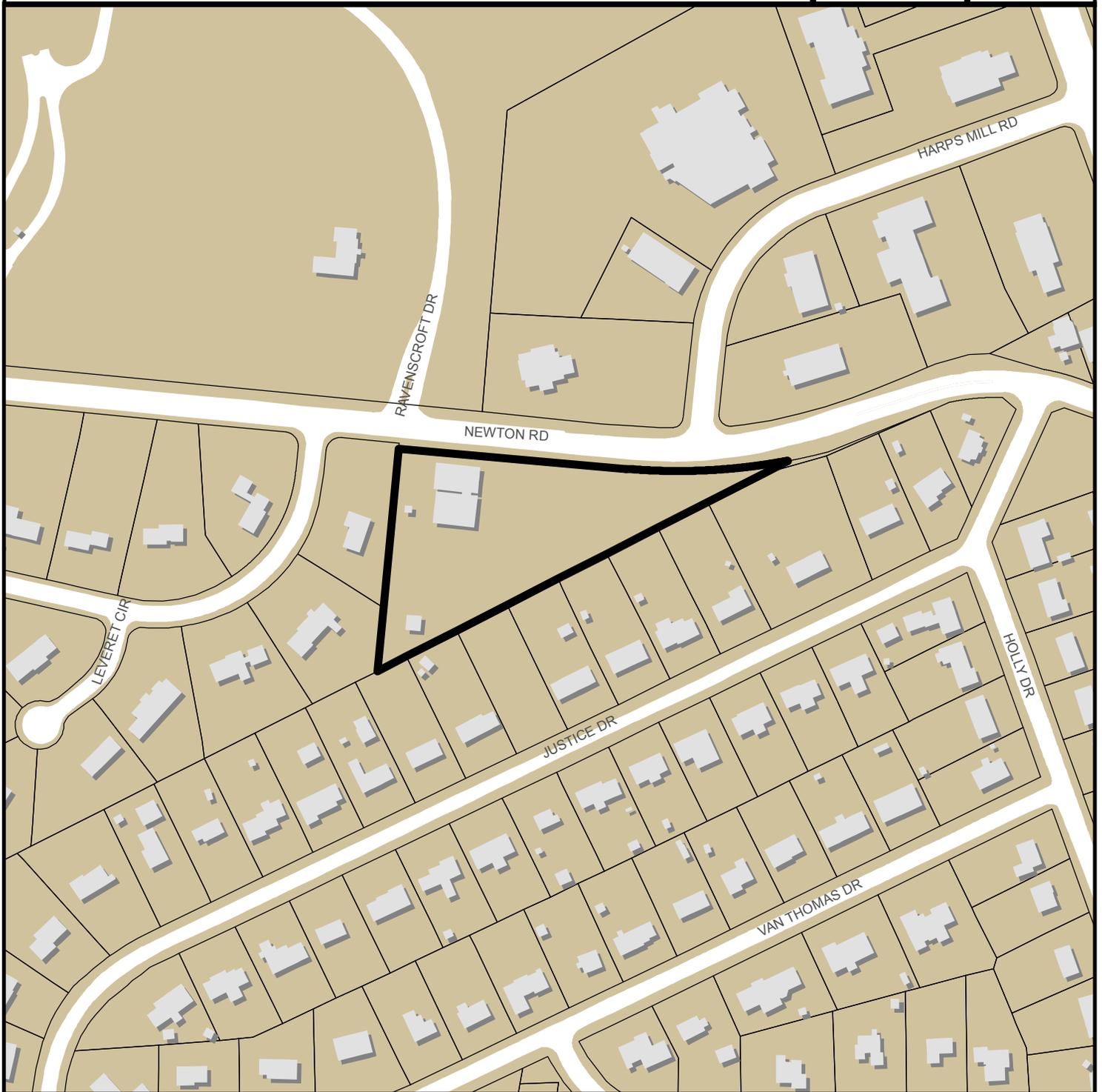


# PRECIOUS LAMBS EARLY LEARNING CENTER SR-68-2016



0 300 600 Feet

Zoning: **R-4**  
CAC: **North**

Drainage Basin: **Mine**  
Acreage: **3.42**  
Sq. Ft.: **16,813**

Planner: **Michael Walters**  
Phone: **(919) 996-2636**

Applicant: **Victor Buzard**  
Phone: **(919) 847-1875**



# 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 | efax 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.

SR-68-2010

BUILDING TYPE		FOR OFFICE USE ONLY
<input checked="" 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 <b>485580</b> Assigned Project Coordinator <i>Shankle</i> Assigned Team Leader <i>Walters</i>

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

**GENERAL INFORMATION**

Development Name Gethsemane Lutheran Church

Zoning District R4      Overlay District (if applicable) \_\_\_\_\_      Inside City Limits?  Yes     No

Proposed Use Church Preschool

Property Address(es) 1100 Newton Road      Major Street Locator: Fall of Neuse Rd.

Wake County Property Identification Number(s) for each parcel to which these guidelines will apply: 0050766

P.I.N. 1707958102    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"/> School	<input type="checkbox"/> Shopping Center	<input type="checkbox"/> Banks	<input type="checkbox"/> Industrial Building
<input type="checkbox"/> Duplex	<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: <u>Preschool - Early Learning Center</u>				

**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.  
(E) Educational Occupancy Group, New Preschool Building, Type I Construction of 9,816 sq. Ft., Disturbed area 0.6 acre,

**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 Gethsemane Lutheran Church      Name (s) Vic Buzard, Secretary Recording

Address 1100 Newton Rd., Raleigh, NC 27615

Phone (919) 847-1875      Email vlbuzard@att.net      Fax \_\_\_\_\_

**CONSULTANT (Contact Person for Plans)**

Company Victor M. Buzard, Jr. Architect      Name (s) Vic Buzard

Address 6201 Lookout Loop, Raleigh, NC 27612

Phone (919) 847-1875      Email vlbuzard@att.net      Fax \_\_\_\_\_

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

Zoning Information		Building Information	
Zoning District(s)	R4	Proposed building use(s)	Church Preschool
If more than one district, provide the acreage of each:	NA	Existing Building(s) sq. ft. gross	6,997
Overlay District	NA	Proposed Building(s) sq. ft. gross	9,816
Total Site Acres	Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No 3.42 acres	Total sq. ft. gross (existing & proposed)	16,813
Off street parking: Required	57	Proposed height of building(s)	18'
	Provided 102	# of stories	1
COA (Certificate of Appropriateness) case #	-	Ceiling height of 1 <sup>st</sup> Floor	8'-8" to 14'-0"
BOA (Board of Adjustment) case # A-	-		
CUD (Conditional Use District) case # Z-	-		

**Stormwater Information**

Existing Impervious Surface	.88 acres/square feet 38,331	Flood Hazard Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface	.40 acres/square feet 17,584	If Yes, please provide:	
Neuse River Buffer	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Alluvial Soils	Flood Study
Wetlands	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	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

Church President 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 Victor M. Buzard, Jr. the Church's 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  Date August 26, 2016

Printed Name Ryan A. Diggs

Signed \_\_\_\_\_ Date \_\_\_\_\_

Printed Name \_\_\_\_\_

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, <u>Visa</u> , Master Card 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 checked="" type="checkbox"/>				
a) Cover sheet: includes general notes, owner's name, contact's name, telephone number, mailing address and email address	<input type="checkbox"/>				
b) Existing Conditions Sheet, including, but not limited to, structures, buildings, utilities, infrastructure, and vegetation	<input 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. <u>If not required</u> , 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. <u>If not required</u> , provide City Code section on front cover.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	?	not listed on cover	
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 checked="" 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 type="checkbox"/>		need		
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"/>			✓

1707958102  
 \$939.00  
 D.A.C.F.C. = \$351

5

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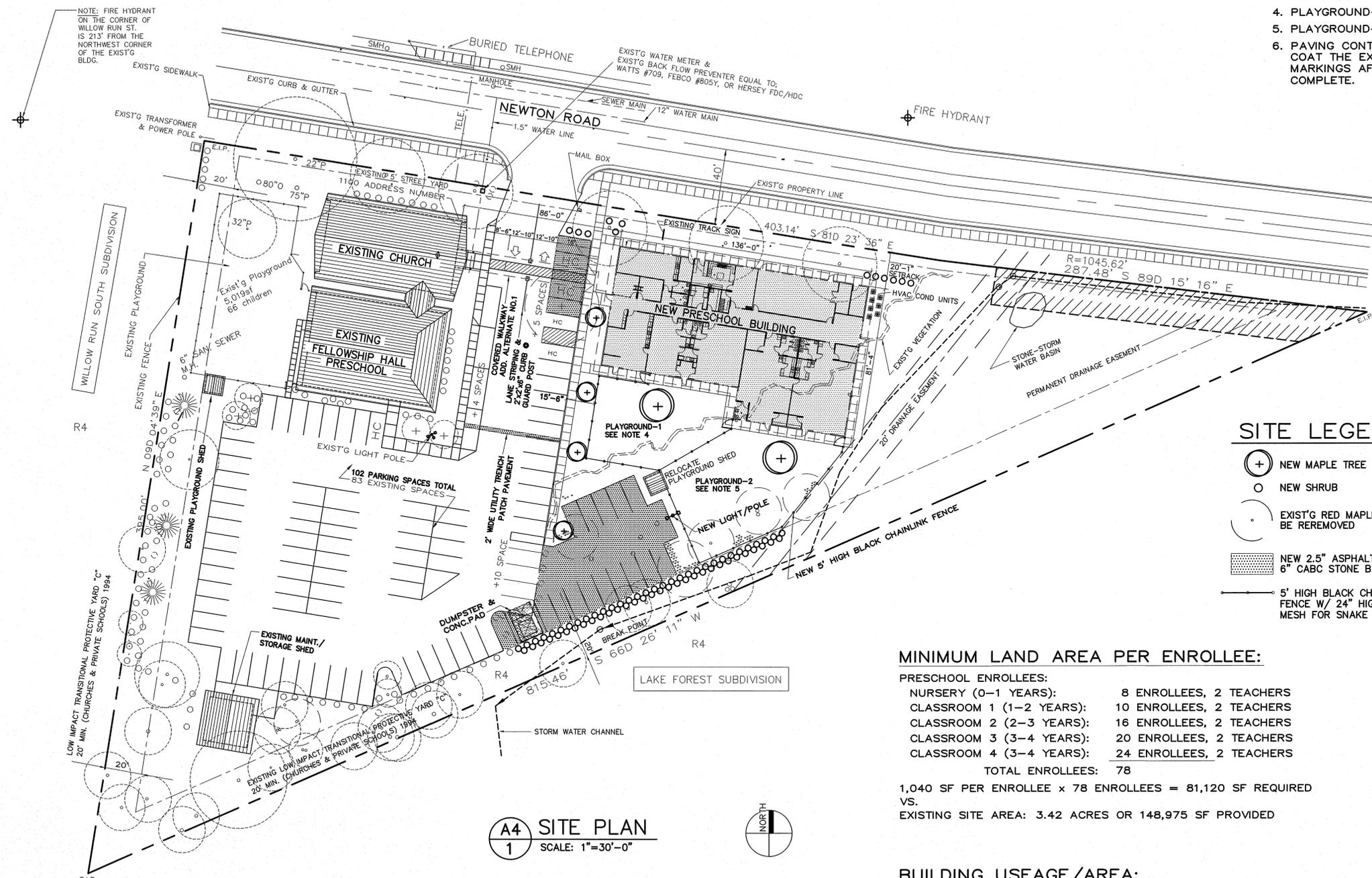
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1

### GENERAL NOTES:

1. SEE SHEET 2 FOR THE GRADING PLAN, SITE DATA, AND SOIL EROSION CONTROL PLAN.
2. SEE SHEET 3 FOR THE STAKING PLAN.
2. SEE SHEET 4 FOR THE UTILITY PLAN.
3. SEE SHEET 5 FOR THE LANDSCAPE PLAN.
4. PLAYGROUND-1: 3,236sf (26 Children) 124 SF/Child.
5. PLAYGROUND-2: 4,428sf (44 Children) 100 SF/ Child.
6. PAVING CONTRACTOR SHALL SEAL ALL CRACKS, SEAL COAT THE EXISTING PARKING LOT & PROVIDE NEW LINE MARKINGS AFTER THE PARKING LOT EXTENSIONS ARE COMPLETE.



### SITE LEGEND

- (+) NEW MAPLE TREE
- (o) NEW SHRUB
- (o) EXIST'G RED MAPLE TO BE REREMOVED
- (o) EXIST'G DECIDUOUS TREE
- (\*) EXISTING PINE
- (o) EXISTING SHRUB
- [Hatched Box] NEW 2.5" ASPHALT PAVING 6" CABC STONE BASE
- [Dotted Box] NEW PRESCHOOL FOOT PRINT
- [Line with Dots] 5' HIGH BLACK CHAIN LINK FENCE W/ 24" HIGH HARDWARE MESH FOR SNAKE PROTECTION
- [Box with Circle] 6' HIGH SCREENING FENCE
- [Circle with X] DUMPSTER

### MINIMUM LAND AREA PER ENROLLEE:

PRESCHOOL ENROLLEES:	
NURSERY (0-1 YEARS):	8 ENROLLEES, 2 TEACHERS
CLASSROOM 1 (1-2 YEARS):	10 ENROLLEES, 2 TEACHERS
CLASSROOM 2 (2-3 YEARS):	16 ENROLLEES, 2 TEACHERS
CLASSROOM 3 (3-4 YEARS):	20 ENROLLEES, 2 TEACHERS
CLASSROOM 4 (3-4 YEARS):	24 ENROLLEES, 2 TEACHERS
TOTAL ENROLLEES:	78
1,040 SF PER ENROLLEE x 78 ENROLLEES = 81,120 SF REQUIRED VS.	
EXISTING SITE AREA: 3.42 ACRES OR 148,975 SF PROVIDED	

### BUILDING USAGE/AREA:

EXISTING CHURCH:	2,800 SF
EXISTING FELLOWSHIP HALL/PRESCHOOL:	3,500 SF
EXISTING MAINTENANCE STORAGE:	576 SF
EXISTING PLAYGROUND STORAGE:	121 SF
	<u>6,997 SF</u>
NEW PRESCHOOL FACILITY:	9,816 SF

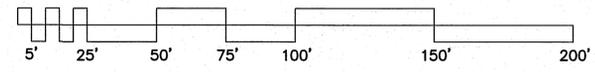
### BUILDING AREA:

EXISTING BUILDING:	
CHURCH:	40'x70'=2,800 SF
FELLOWSHIP HALL:	50'x70'=3,500 SF
STORAGE SHED:	24'x24'=576 SF
PLAYGROUND SHED:	11'x11'=121 SF
PROPOSED PRESCHOOL BUILDING:	9,816 SF
TOTAL BUILDING AREA:	<u>16,813 SF</u>

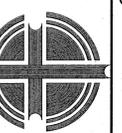
### REQUIRED OFF STREET PARKING:

CHURCH/WORSHIP:	204 SEATS/4 = 51 SPACES (1 SPACE PER 4 SEATS)
DAYCARE PARKING:	12 EMPLOYEES/2 = 6 SPACES (1 SPACE PER 2 EMPLOYEES)
	<u>57 SPACES REQUIRED</u>
EXISTING PARKING SPACES:	83
PROPOSED NEW PARKING SPACES:	19
TOTAL PROPOSED PARKING SPACES:	<u>102 SPACES PROVIDED</u>

**A4 SITE PLAN**  
SCALE: 1"=30'-0"



ARCHITECT:  
**Victor M. Buzard, Jr., Architect**  
6201 LOOKOUT LOOP RALEIGH, NC (919) 847-1875



PROJECT:  
PRECIOUS LAMBS EARLY LEARNING CENTER  
**Gethsemane Lutheran Church**  
1100 NEWTON RD., RALEIGH, NORTH CAROLINA

DATE: 8-26-16 REV.

PROJECT NO.: 2016.1

SHEET NO.

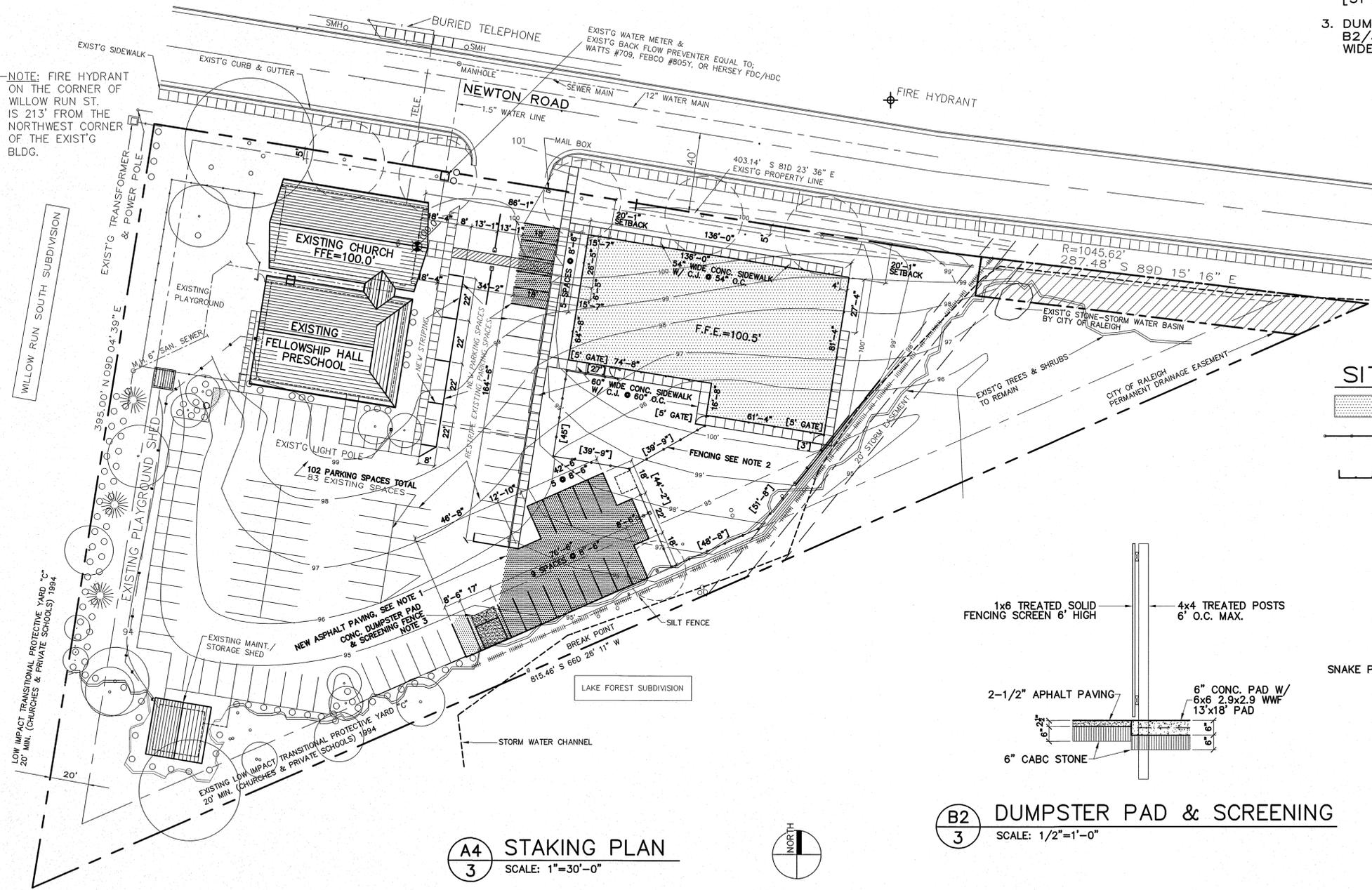
**1**

OF 5

### GENERAL NOTES:

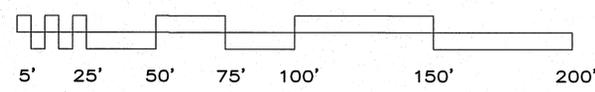
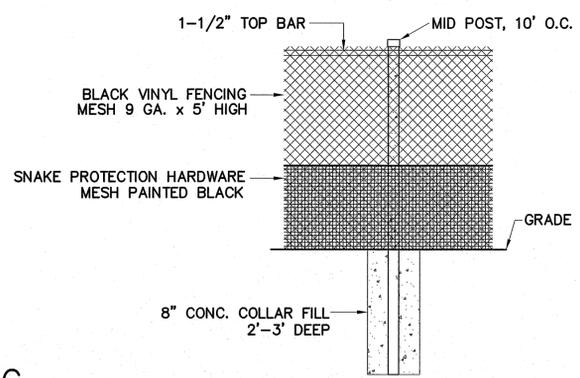
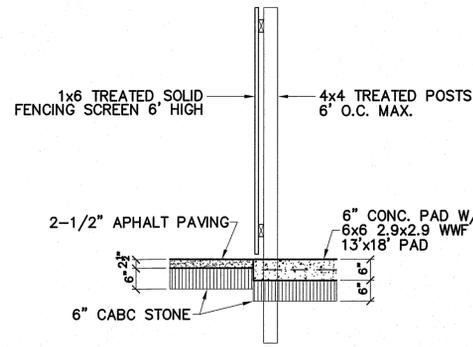
- PAVING CONTRACTOR SHALL SEAL ALL CRACKS, SEAL COAT THE EXISTING PARKING LOT & PROVIDE NEW LINE MARKINGS AFTER THE PARKING LOT EXTENSIONS ARE COMPLETE.
- CHAINLINK FENCING SECTION LENGTHS ARE NOTE BY [51'-8"].
- DUMPSTER SCREENING WOOD FENCE IS NOTED IN DETAIL B2/3, 12'-4" x 12'-4" OVERALL SIZE W/ 2-5'-10" WIDE GATES x 6' HIGH W/ FOOT BOLTS & GATE LATCH.

NOTE: FIRE HYDRANT ON THE CORNER OF WILLOW RUN ST. IS 213' FROM THE NORTHWEST CORNER OF THE EXIST'G BLDG.

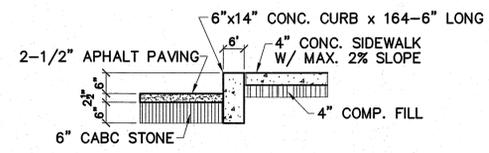
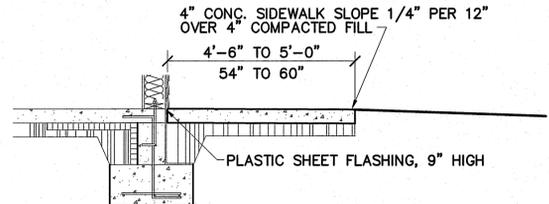


### SITE LEGEND

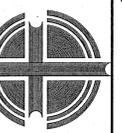
- NEW 2.5" ASPHALT PAVING
- 6" CABO STONE BASE
- NEW PRESCHOOL FOOT PRINT
- 5' HIGH BLACK CHAIN LINK FENCE W/ 24" HIGH HARDWARE MESH FOR SNAKE PROTECTION
- 6' HIGH SCREENING FENCE
- CONC. SIDEWALK
- 6" CONCRETE DUMPSTER PAD



**A4 STAKING PLAN**  
SCALE: 1"=30'-0"



ARCHITECT:  
**Victor M. Buzard, Jr., Architect**  
6201 LOOKOUT LOOP RALEIGH, NC (919) 847-1875



PROJECT:  
PRECIOUS LAMBS EARLY LEARNING CENTER  
**Gethsemane Lutheran Church**  
1100 NEWTON RD., RALEIGH, NORTH CAROLINA

DATE: 8-26-16 REV.

PROJECT NO.: 2016.1

SHEET NO.

**3**

OF 5

GENERAL NOTES:

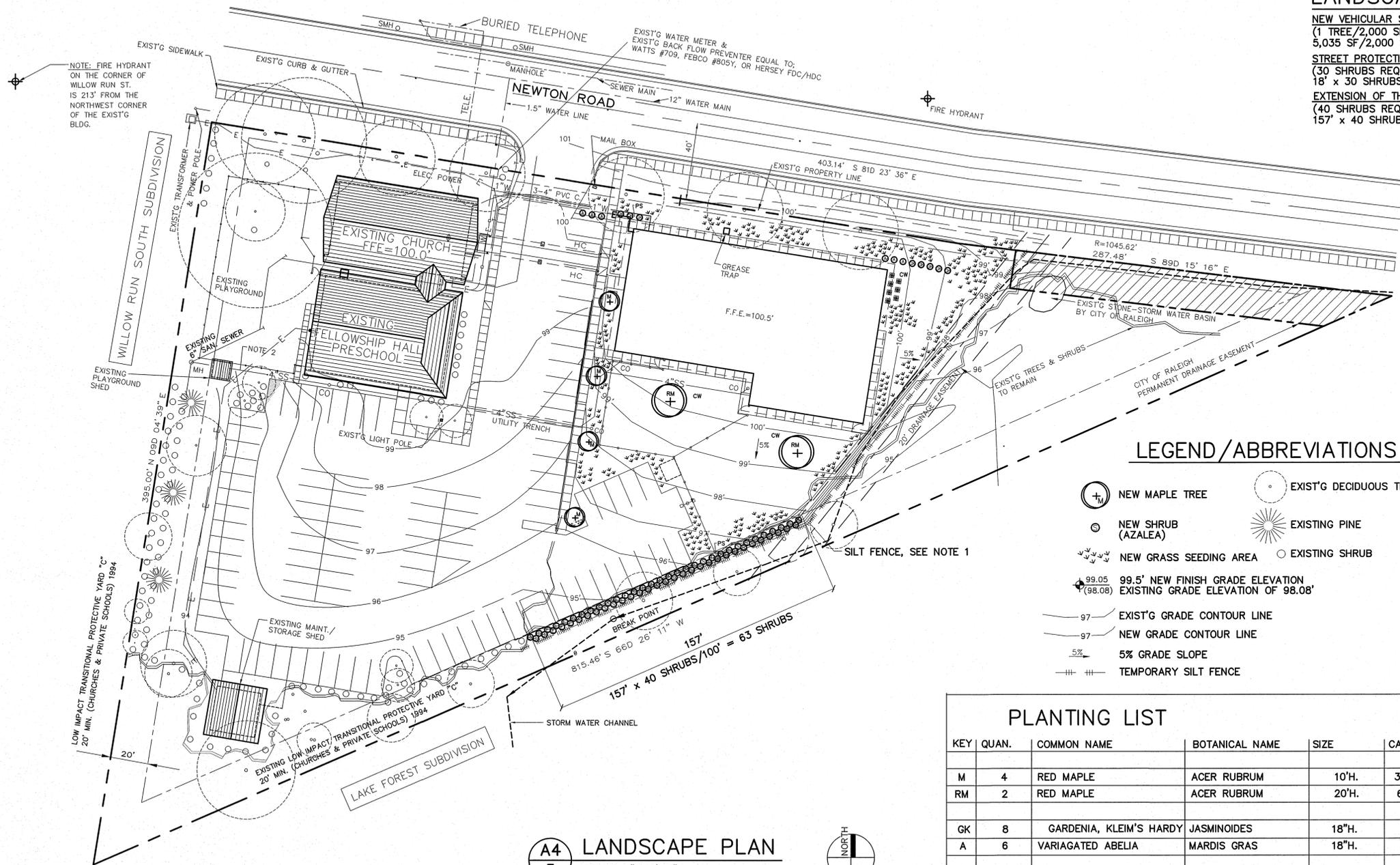
- 1. SEE SOIL EROSION CONTROL PLAN ON SHEET 2 & PLANTING LIST BELOW.
- 2. SEE GRADING PLAN ON SHEET 2 FOR REMOVAL EXISTING TREES & VEGETATION.

LANDSCAPE REQUIREMENTS:

NEW VEHICULAR SURFACE AREA: 5,035 SQ.FT.  
 (1 TREE/2,000 SF OR 1 TREE/10 NEW SPACES)  
 5,035 SF/2,000 SF = 3 TREES, 4 SHADE TREES PROVIDED

**STREET PROTECTIVE YARD:**  
 (30 SHRUBS REQUIRED PER 100' )  
 18' x 30 SHRUBS/100' = 6 SHRUBS

**EXTENSION OF THE 20' TRANSITIONAL PROTECTIVE YARD:**  
 (40 SHRUBS REQUIRED PER 100' )  
 157' x 40 SHRUBS/100' = 63 SHRUBS



LEGEND/ABBREVIATIONS

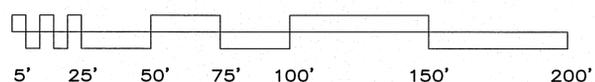
- (M) NEW MAPLE TREE
- (RM) NEW SHRUB (AZALEA)
- (GK) NEW GRASS SEEDING AREA
- (99.05) 99.5' NEW FINISH GRADE ELEVATION
- (98.08) EXISTING GRADE ELEVATION OF 98.08'
- (97) EXIST'G GRADE CONTOUR LINE
- (97) NEW GRADE CONTOUR LINE
- (5%) 5% GRADE SLOPE
- (---) TEMPORARY SILT FENCE
- (O) EXIST'G DECIDUOUS TREE
- (P) EXISTING PINE
- (S) EXISTING SHRUB
- (M) RED MAPLE, SEE PLANT LIST FOR PLANT KEYS & COMMON NAMES
- (DEC.) DECIDUOUS TREE
- (REQ'D) REQUIRED SPAC'G SPACING
- (SF) SQUARE FEET
- (D) DEPTH
- (W) WIDTH
- (H) HEIGHT
- (A.G.) ABOVE GRADE
- (B&B) BALL & BURLAP
- (GAL.) GALLON, SIZE CONTAINER

PLANTING LIST

KEY	QUAN.	COMMON NAME	BOTANICAL NAME	SIZE	CALIPER	ROOT	REMARKS
M	4	RED MAPLE	ACER RUBRUM	10'H.	3" @ 6" A.G.	B&B	EAST PARKING AREA
RM	2	RED MAPLE	ACER RUBRUM	20'H.	6" @ 6" A.G.	B&B	PLAYGROUND
GK	8	GARDENIA, KLEIM'S HARDY	JASMINOIDES	18"H.	-	1-3GAL.	NEWTON ROAD STREET YARD
A	6	VARIAGATED ABELIA	MARDIS GRAS	18"H.	-	1-3GAL.	NEWTON ROAD STREET YARD
E	10	ENCORE AZALEA-Embers	Rhododendron Autumn	18"H.	(orange-red)	1-3GAL.	SOUTH TRANSITIONAL YARD
Mo	10	ENCORE AZALEA-Moonlight	Rhododendron Autumn	18"H.	(white)	1-3GAL.	SOUTH TRANSITIONAL YARD
S	10	ENCORE AZALEA-Sweetheart	Rhododendron Autumn	18"H.	(pink)	1-3GAL.	SOUTH TRANSITIONAL YARD
Be	10	ENCORE AZALEA-Belle	Rhododendron Autumn	18"H.	(double pink)	1-3GAL.	SOUTH TRANSITIONAL YARD
Br	13	ENCORE AZALEA-Bravo	Rhododendron Autumn	18"H.	(red)	1-3GAL.	SOUTH TRANSITIONAL YARD
St	10	ENCORE AZALEA-Starlite	Rhododendron Autumn	18"H.	(white-pink)	1-3GAL.	SOUTH TRANSITIONAL YARD
PS	130 BALE	PINE STRAW MULCH	-	2" THICK	-	-	ALL NEW AZALEA
CW	20 CYDS.	CYPRUS WOOD CHIPS	-	3 CU.FT. BAGS	-	-	MIX 1 PART BARK / 1 PART SOIL @ TREES & SHRUBS
F	2 BAGS	TRANSPLANT FERTILIZER-SUPER PHOSPHATE	-	20# BAG	-	-	1/4 CUP / 3 GAL. PLANT
G	75# 160# 200# 10 BALE	GRASS SEED FERTILIZER, 10-10-10 LIME STRAW MULCH	TALL RED FESCUE - -	-	-	-	APPLY LIME, FERTILIZER & SEED, MULCH WITH STRAW

A4 LANDSCAPE PLAN

5 SCALE: 1"=30'-0"



ARCHITECT: **Victor M. Buzard, Jr., Architect**  
 6201 LOOKOUT LOOP RALEIGH, NC (919) 847-1875



PROJECT: **Precious Lambs Early Learning Center**  
**Gethsemane Lutheran Church**  
 1100 NEWTON RD., RALEIGH, NORTH CAROLINA

DATE: 8-26-16 REV.

PROJECT NO.: 2016.1

SHEET NO.

5 OF 5