

# Administrative Site Review Application

Development Services Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495

This form is required when submitting site plans as referenced in Unified Development Ordinance (UDO) Section 10.2.8. Please check the appropriate building types and include the plan checklist document when submitting.

*1252-0002-2020*

<b>Office Use Only:</b> Transaction #: _____		Planning Coordinator: <u>Kasey Evans</u>	
<b>Building Type</b>		<b>Site Transaction History</b>	
<input type="checkbox"/> Detached <input type="checkbox"/> Attached <input type="checkbox"/> Apartment <input type="checkbox"/> Townhouse	<input type="checkbox"/> General <input type="checkbox"/> Mixed use <input type="checkbox"/> Open lot <input checked="" type="checkbox"/> Civic	Subdivision transaction #: _____ Sketch transaction #: <u>583925</u> Certificate of Appropriateness #: _____ Board of Adjustment #: <u>A-95-19</u> Zoning Case #: _____ Administrative Alternate #: _____	
<b>GENERAL INFORMATION</b>			
Development name: IGLESIA DE DIOS PENTECOSTAL PACTO DE VIDA ETERNA			
Inside City limits? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Property address(es): <b>4508 Old Poole Road</b>			
Site P.I.N.(s): 1723920336			
Please describe the scope of work. Include any additions, expansions, and change of use. Construct a new church and associated improvements.			
Current Property Owner/Developer Contact Name: NOTE: please attach purchase agreement when submitting this form.			
Company: IGLESIA DE DIOS PENTECOSTAL PACTO DE VIDA ETERNA		Title: Pastor Claudio Diaz	
Address: 6036 Ricker Road, Raleigh, NC 27610			
Phone #: 919-649-0128		Email: cdiaz2022@yahoo.com	
Applicant Name: Brian Soltz			
Company: Commercial Site Design, PLLC		Address: 8312 Creedmoor Road, Raleigh, NC 276163	
Phone #: 919-848-6121		Email: soltz@csitedesign.com	

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

SITE DATA	BUILDING DATA
Zoning district (if more than one, please provide the acreage of each): CX-3	Existing gross floor area (not to be demolished): N/A
	Existing gross floor area to be demolished: N/A
Gross site acreage: 4.07	New gross floor area: 8,000
# of parking spaces required: 75	Total sf gross (to remain and new): 8,000
# of parking spaces proposed: 113	Proposed # of buildings: 1
Overlay District (if applicable):	Proposed # of stories for each: 1
Existing use (UDO 6.1.4): Vacant lot	
Proposed use (UDO 6.1.4): Civil - Church	

**STORMWATER INFORMATION**

Existing Impervious Surface: Acres: 0 Square Feet: 0	Proposed Impervious Surface: Acres: 1.52 Square Feet: 66,022
Is this a flood hazard area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes, please provide: Alluvial soils: _____ Flood stu: _____	
FEMA Map Panel #: _____	
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

**RESIDENTIAL DEVELOPMENTS**

Total # of dwelling units: N/A	Total # of hotel units:
# of bedroom units: 1br: 2br: 3br: 4br or more:	
# of lots:	Is your project a cottage court? <input type="checkbox"/> Yes <input type="checkbox"/> No

**SIGNATURE BLOCK**

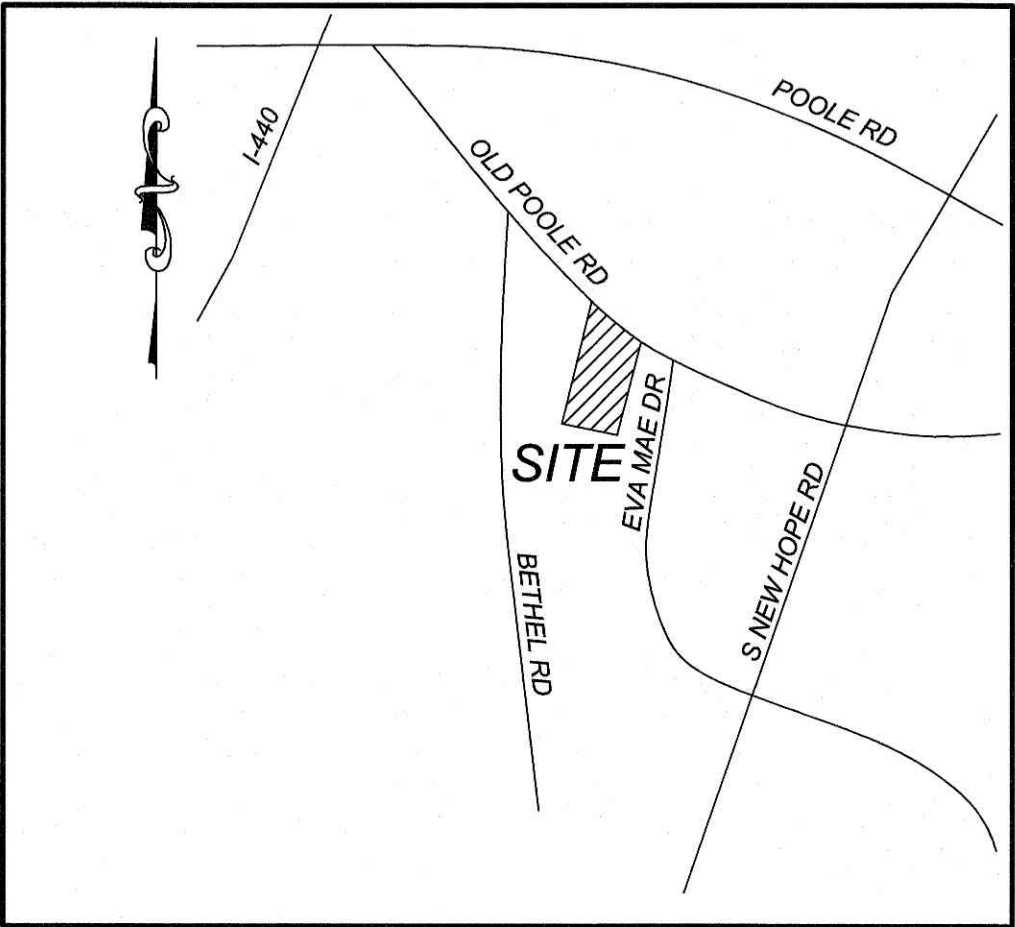
In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors, and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed development plan as approved by the City of Raleigh.

I hereby designate Commercial Site Design, PLLC to serve as my agent regarding this application, to receive and response 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. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after 180 days of inactivity.

Signature: 	Date: 1-9-20
Printed Name: Charles Siro	





VICINITY MAP  
NTS

**IGLESIA DE DIOS PENTECOSTAL PACTO DE VIDA ETERNA**  
**6036 RICKER ROAD**  
**RALEIGH, NORTH CAROLINA 27610**  
**TELEPHONE: (919) 649-0128**  
**ADMINISTRATIVE SITE PLAN : ASR - 0002 - 2020**

**SITE ADDRESS:**  
**4508 OLD POOLE ROAD**  
**RALEIGH, NORTH CAROLINA**

**CSD PROJECT NUMBER: IGC-1901**

**CONTACTS:**

**PLANNING**  
CITY OF RALEIGH DEVELOPMENT SERVICES  
ONE EXCHANGE PLAZA  
RALEIGH, NC 27601  
CONTACT: MICHAEL WATERS  
PHONE: (919) 996-2636

**SIGNAGE**  
CITY OF RALEIGH DEVELOPMENT SERVICES  
ONE EXCHANGE PLAZA  
RALEIGH, NC 27601  
PHONE: (919) 996-2472

**BUILDING & INSPECTIONS**  
CITY OF RALEIGH DEVELOPMENT SERVICES  
ONE EXCHANGE PLAZA  
RALEIGH, NC 27601  
PHONE: (919) 996-2495

**ENGINEERING**  
CITY OF RALEIGH TRANSPORTATION  
222 WEST HARGETT STREET  
RALEIGH, NC 27601  
CONTACT: KEVIN KIDD  
PHONE: (919) 996-4035

**FIRE**  
CITY OF RALEIGH DEVELOPMENT SERVICES  
ONE EXCHANGE PLAZA  
RALEIGH, NC 27601  
CONTACT: KAREEM KASHMIRY  
PHONE: (919) 996-2189

**GAS**  
DOMINION  
3516 SPRING FOREST ROAD  
RALEIGH, NC 27616  
CONTACT: KEN COLE  
PHONE: (704) 810-3209

**ELECTRIC**  
DUKE ENERGY  
9920 FAYETTEVILLE ROAD  
RALEIGH, NC 27603  
CONTACT: TRAVIS WILLIAMS  
PHONE: (919) 218-0656 CELL  
TRAVIS.WILLIAMS2@DUKE-ENERGY.COM

**TELEPHONE**  
BELL SOUTH  
CONTACT: ROBBIE HUSSTETLER  
PHONE: (919) 785-7975

**NCDOT**  
NCDOT DIVISION 5 / DISTRICT 1  
4009 DISTRICT DRIVE  
RALEIGH, NC 27607  
PHONE: (919) 733-3213




**STORM SEWER**  
CITY OF RALEIGH  
ONE EXCHANGE PLAZA  
RALEIGH, NC 27601  
CONTACT: NATHAN BURDICK  
PHONE: 919-996-3520

**WATER AND SEWER**  
CITY OF RALEIGH PUBLIC UTILITIES  
222 W. HARGETT STREET  
RALEIGH, NC 27601  
CONTACT: JONATHAN HAM  
PHONE: 919-996-3543

**SHEET INDEX**

- C-1 EXISTING CONDITIONS
- C-1a RECORDED PLAT
- C-2 SITE PLAN
- C-2a SIGHT TRIANGLE PLAN
- C-2b FIRE TRUCK TURN PLAN
- C-3 GRADING PLAN
- C-4 UTILITY PLAN
- C-5 BMP STORMWATER DETAILS
- C-6 LANDSCAPE PLAN
- C-7a TREE CONSERVATION PLAN
- C-7b TREE CONSERVATION REPORT
- C-8 LIGHTING PLAN
- A-3 BUILDING ELEVATIONS

**REVISIONS:**

	02-28-20	ASR REVIEW #1	JWR
	02-16-21	ASR REVIEW #2 & ARCHITECTURAL PLANS	STH
	04-06-21	ASR REVIEW #3	STH
NO.	DATE	DESCRIPTION	BY

DEVELOPMENT SERVICES

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Planning Coordinator:

Building Type

Site Transaction History

☐ Detached

☐ Attached

☐ Apartment

☐ Townhouse

☐ General

☐ Mixed use

☐ Open lot

☒ Civic

Subdivision transaction #:

Sketch transaction #:

Certificate of Appropriateness #:

Board of Adjustment #:

Zoning Case #:

Administrative Alternate #:

GENERAL INFORMATION

Development name: IGLESIA DE DIOS PENTECOSTAL PACTO DE VIDA ETERNA

Inside City limits? ☐ Yes ☒ No

Property address(es): 4508 Old Poole Road

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Acres: 0 Square Feet: 0  
Proposed Impervious Surface:  
Acres: 1.56 Square Feet: 67,838  
Is this a flood hazard area? ☐ Yes ☒ No  
If yes, please provide:  
Alluvial soils:  
Flood stu:  
FEMA Map Panel #:  
Neuse River Buffer ☐ Yes ☒ No Wetlands ☐ Yes ☒ No

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# of bedroom units: 1br: 2br: 3br: 4br or more:  
# of lots: Is your project a cottage court? ☐ Yes ☐ No

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I hereby designate Commercial Site Design, PLLC 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. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after 180 days of inactivity.

Signature: Date: 7-8-20  
Printed Name: Brian Soltz

Page 1 of 2

REVISION 05.01.19

raleighnc.gov

Page 2 of 2

REVISION 05.01.19

raleighnc.gov

**SITE INFORMATION**

OWNER / DEVELOPER:	IGLESIA DE DIOS PENTECOSTAL PACTO DE VIDA ETERNA 6036 RICKER ROAD RALEIGH, NC 27610 PASTOR CLAUDIO DIAZ TELEPHONE: 919-649-0128 cdiaz2022@yahoo.com		
DESIGNER:	COMMERCIAL SITE DESIGN, PLLC 8312 CREEDMOOR ROAD RALEIGH, NORTH CAROLINA 27613 BRIAN SOLTZ TEL: (919) 848-6121 Soltz@csitedesign.com		
ZONING:	CX-3		
EXISTING USE:	VACANT		
PROPOSED USE:	CIVIC - PLACE OF WORSHIP		
SITE ADDRESS:	4508 OLD POOLE ROAD		
PARCEL IDENTIFICATION NUMBER:	1723920336		
PARKING REQUIREMENTS:	MINIMUM: 1 PER 4 SEATS 300 SEATS / 4 = 75 SPACES MAXIMUM: 150% OF MINIMUM REQUIRED 75 X 150% = 113 SPACES		
PARKING PROVIDED:	108 REGULAR SPACES 5 HANDICAP SPACES 113 TOTAL SPACES		
BICYCLE PARKING:	NOT REQUIRED		
BUILDING SETBACKS:	FRONT SIDE REAR	REQUIRED 10 FEET 0 OR 6 FEET 0 OR 6 FEET	PROVIDED 470.4 FEET WEST SIDE: 50.2 FEET EAST SIDE: 151 FEET 207.6 FEET
PARKING SETBACKS:	FRONT SIDE REAR	REQUIRED 10 FEET 0 OR 3 FEET 0 OR 3 FEET	
TOTAL SITE AREA: DISTURBED AREA: EXISTING IMPERVIOUS AREA: PROPOSED IMPERVIOUS AREA:	177,001 SF OR 4.06 ACRES 153,780 SF OR 3.53 ACRES 0 SF OR 0 ACRES 70,187 SF OR 1.61 ACRES OR 40%		
BUILDING AREA & HEIGHT:	8,000 SF / 1 STORY / 35 FEET		
WATER:	CITY OF RALEIGH PUBLIC UTILITIES		
SEWER:	CITY OF RALEIGH PUBLIC UTILITIES		
AMENITY AREA:	REQUIRED = 10% OR 17,700 SF PROVIDED = 10% OR 17,734 SF		
TREE CONSERVATION AREA:	REQUIRED: 10% OR 17,700 SF OR 0.40 ACRES PROVIDED: 10% OR 17,734 SF OR 0.41 ACRES		
BLOCK PERIMETER:	A-95-19 APPROVED BY THE CITY OF RALEIGH BOARD OF ADJUSTMENT ON AUGUST 12, 2019 ALLOWS A 7,100 FOOT VARIANCE FROM THE 3,000 FEET MAXIMUM BLOCK PERIMETER SET FORTH IN SECTION 8.3.2.A OF THE UDO THAT RESULTS IN A BLOCK PERIMETER AT 10,100 FEET.		

**RIGHT-OF-WAY OBSTRUCTION NOTES:**

- LANE AND SIDEWALK CLOSURES OR DETOURS: PRIOR TO ANY LANE OR SIDEWALK OBSTRUCTION, THE CONTRACTOR OR ENGINEER SHALL SUBMIT A TRAFFIC CONTROL AND / OR PEDESTRIAN PLAN ALONG WITH A RIGHT-OF-WAY SERVICES APPLICATION TO REQUEST THE OBSTRUCTION PRIOR TO THE START OF WORK. Rightofwayservices@raleighnc.gov FOR APPROVAL
- THE CITY OF RALEIGH AN APPROVED RIGHT-OF-WAY OBSTRUCTION PERMIT FOR WORK ON ANY PUBLIC STREET OR SIDEWALK AND NCDOT ROAD WITHIN RALEIGH'S JURISDICTION.
- ALL TRAFFIC CONTROL SIGNAGE AND PRACTICES SHALL ADHERE TO THE MANUAL ON UNIFORM TRAFFIC CONTROL, AND THE LATEST EDITION OF THE NCDOT "STANDARD SPECIFICATION FOR ROADWAY STRUCTURES", NCDOT "ROADWAY STANDARD DRAWING MANUAL", AND THE NCDOT SUPPLEMENT TO THE MUTCD.
- ALL PUBLIC SIDEWALKS MUST BE ACCESSIBLE TO PEDESTRIANS WHO ARE VISUALLY IMPAIRED AND / OR PEOPLE WITH MOBILITY CONCERNS. EXISTING AND ALTERNATIVE PEDESTRIAN ROUTES DURING CONSTRUCTION SHALL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), THE ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- PRIOR TO THE START OF WORK, THE CLIENT SHALL SCHEDULE A PRE- CONSTRUCTION MEETING WITH THE ENGINEERING INSPECTIONS COORDINATOR TO REVIEW THE SPECIFIC COMPONENTS OF THE APPROVED PLAN, AND ENSURE ALL PERMITS ARE ISSUED.
- ALL PERMITS MUST BE AVAILABLE AND VISIBLE ON SITE DURING THE OPERATION.

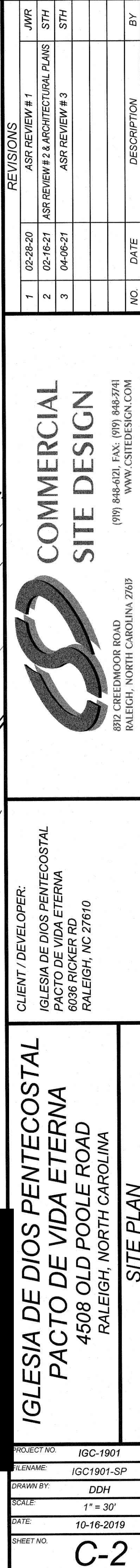
ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT CITY OF RALEIGH AND NCDOT STANDARDS, SPECIFICATIONS AND DETAILS.

**COMMERCIAL  
SITE DESIGN**

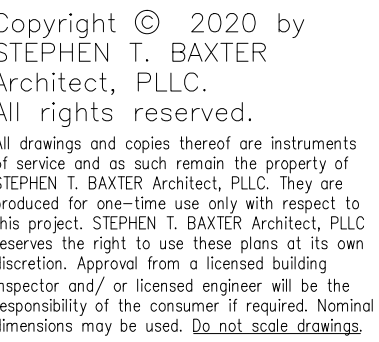
8312 CREEDMOOR ROAD  
RALEIGH, NORTH CAROLINA 27613

(919) 848-6121, FAX: (919) 848-3741  
WWW.CSITEDESIGN.COM



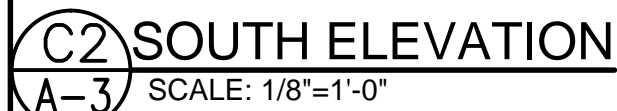
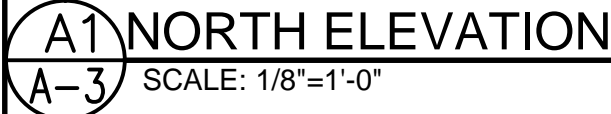






PRELIMINARY  
NOT FOR CONSTRUCTION

Issued Date: 00/00/00  
Consultants



<b>Revision</b>	<b>Date</b>
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<b>Review Response</b>	04/09/2021
Design Development	01/20/2021
Schematic Design	12/11/2020
Schematic Design	12/01/2020
<b>Issued</b>	<b>Date</b>

153 A-3.dwg STB

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Name: Drawn By

ent/ Project

Pastor Claudio Diaz  
 IGLESIA DE DIOS  
 PENTECOSTAL PACTO  
 DE VIDA ETERNA

# BUILDING ELEVATIONS

Project No. 0053	Scale AS NOTED
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Revision \_\_\_\_\_ Drawing No. **A-3**