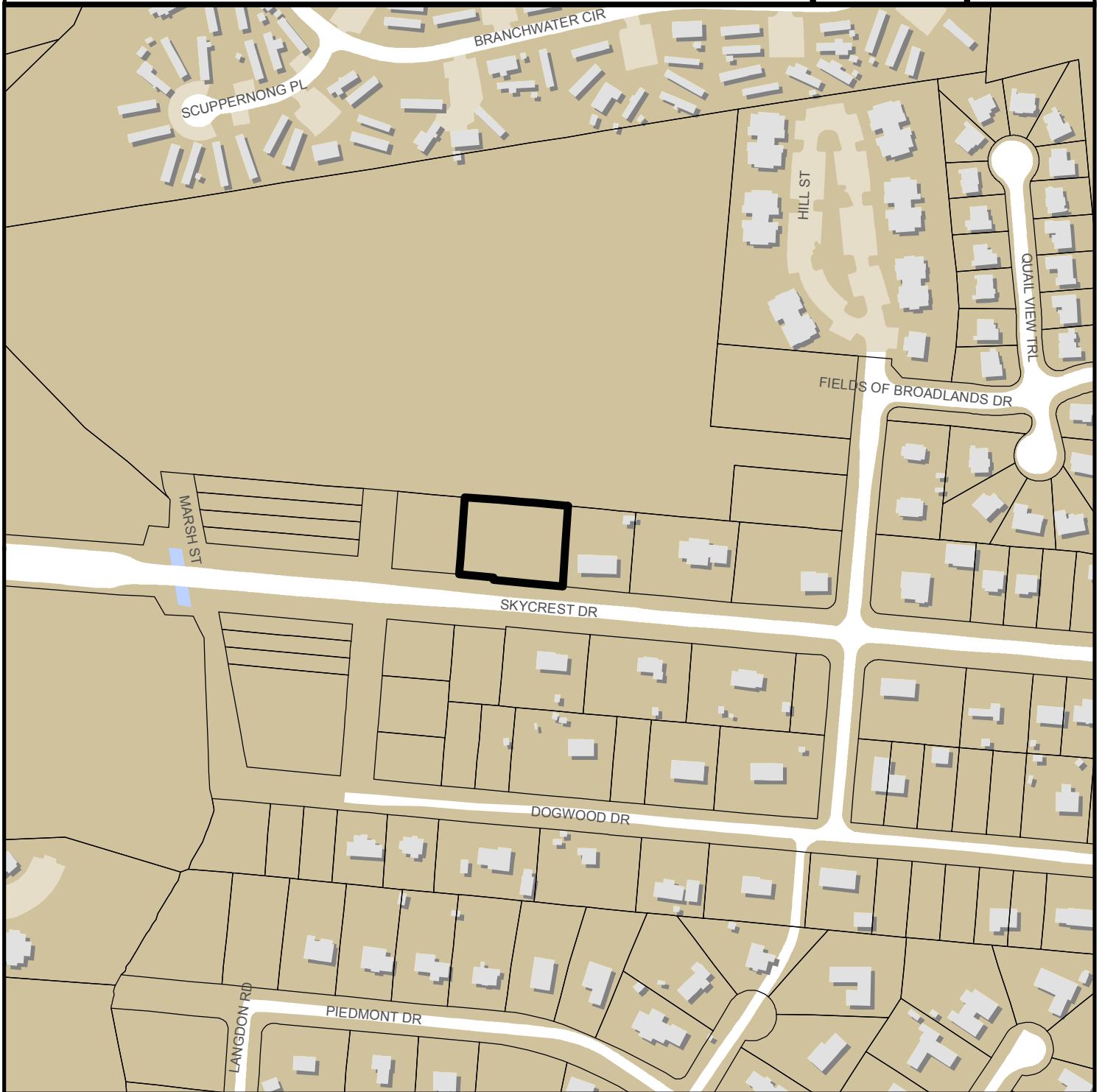


SKYCREST DRIVE SUBDIVISION S-47-2016



0 300 600 Feet

Zoning: **R-6**
CAC: **Northeast**
Drainage Basin: **Marsh Creek**
Acreage: **0.57**
Number of Lots: **3**

Planner: **Meade Bradshaw**
Phone: **(919) 996-2664**
Applicant: **Middleton**
Phone: **919-833-1999**





Administrative Approval Action

Case File / Name: S-47-16, Skycrest Subdivision
AA#3760

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2495
DS.help@raleighnc.gov
www.raleighnc.gov

LOCATION: This site is located at 3015 Skycrest Drive.

REQUEST: Subdivision of a .57-acre tract zoned R-6 into three single-family residential lots.

DESIGN ADJUSTMENT(S)/ALTERNATES, ETC: A design adjustment was approved to allow a waiver from the requirement for providing a public street through this subdivision due to exceeding the maximum allowable block perimeter. Existing development and City of Raleigh Timberlake Park eliminates the need for meeting the block perimeter for the R-6 zoned subdivision.

STORMWATER: This subdivision is exempt from stormwater as per Sec 9.2.2.A subject to 9.2.2.A.4.a upon placement of impervious surfaces.

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 submitted by BNK.

CONDITIONS OF APPROVAL and NEXT STEPS:

Note: *This document must be applied to the second sheet of all future submittals with the exception of final plats.*

Stormwater: This subdivision is exempt from stormwater as per Sec 9.2.2.A subject to 9.2.2.A.4.a upon placement of impervious surfaces.

PRIOR TO AUTHORIZATION TO RECORD LOTS:

GENERAL

1. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering.

ENGINEERING

2. The required right of way for existing streets shall be dedicated to the City of Raleigh and shown on the map approved for recordation.
3. A 5' general utility easement and associated deed of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one (1) day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within 1 day from authorization of lot recordation. If a recorded copy of the documents are not provided within this period, further recordings and building permit issuance may be withheld.



Administrative Approval Action

Case File / Name: S-47-16, Skycrest Subdivision
AA#3760

City of Raleigh
Development Services Department
One Exchange Plaza
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4. In accordance with Part 10A Section 8.1.10, a fee-in-lieu for ½- 27' b-b street and 6' sidewalk is paid to the City of Raleigh.
5. Next Step: A right-of-way obstruction permit must be obtained from Right-of-way Services prior to the commencement of any construction activities within the right-of-way.

PUBLIC UTILITIES

6. All water/ sewer services are to be installed by private licensed utility contractor.
7. The Developer shall acquire NCDOT encroachment approval authorizing new water and sewer services/main encroachments across existing right of way.

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: 3/23/2021
Record at least ½ of the land area approved.

I hereby certify this administrative decision.

Signed:(Planning Dir./Designee)

Date: 3/23/18

Staff Coordinator: Justin Rametta

Design Adjustment Staff Response



**DEVELOPMENT
SERVICES
DEPARTMENT**


Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495
Litchford Satellite Office | 8320 - 130 Litchford Road | Raleigh, NC 27601 | 919-996-4200

Per Section 10.2.18.C of the Unified Development Ordinance, the Development Services Director, or designee, shall consult with the heads of other City Departments regarding the review of the request. The Development Services Director, or designee, shall approve, approve with conditions or deny the request, but must do so within 60 days of the receipt of a completed application. Additional time may be necessary if a municipal or state entity is incorporated in the review process or if a detailed engineering study is submitted in conjunction with the request.

PROJECT	Project Name Skycrest Drive Subdivision	Date completed Application received 12/19/2017
	Case Number S-47-16	Transaction Number 479717

DEPARTMENT RESPONSE/RECOMMENDATION	Staff SUPPORTS the Design Adjustment based upon the findings in these applicable code:																						
	<input checked="" type="checkbox"/> UDO Art. 8.3 Blocks, Lots, Access		<input type="checkbox"/> UDO Art. 8.4 New Streets																				
	<input checked="" type="checkbox"/> UDO Art. 8.5 Existing Streets		<input checked="" type="checkbox"/> Raleigh Street Design Manual <input type="checkbox"/> Other																				
	<table border="1"> <thead> <tr> <th>DEPARTMENT</th> <th>REPRESENTATIVE SIGNATURE</th> <th>DEPARTMENT</th> <th>REPRESENTATIVE SIGNATURE</th> </tr> </thead> <tbody> <tr> <td><input type="checkbox"/> Dev. Services Planner</td> <td></td> <td><input type="checkbox"/> City Planning</td> <td></td> </tr> <tr> <td><input checked="" type="checkbox"/> Development Engineering</td> <td>Kathryn Beard</td> <td><input type="checkbox"/> Transportation</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Engineering Services</td> <td></td> <td><input type="checkbox"/> PRCR</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Public Utilities</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>				DEPARTMENT	REPRESENTATIVE SIGNATURE	DEPARTMENT	REPRESENTATIVE SIGNATURE	<input type="checkbox"/> Dev. Services Planner		<input type="checkbox"/> City Planning		<input checked="" type="checkbox"/> Development Engineering	Kathryn Beard	<input type="checkbox"/> Transportation		<input type="checkbox"/> Engineering Services		<input type="checkbox"/> PRCR		<input type="checkbox"/> Public Utilities		
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<input type="checkbox"/> Public Utilities																							
<p>Findings: Staff supports this request for a waiver from the block perimeter requirements for this R-6 zoned subdivision. The maximum block perimeter allowed for lots under 8,000 sf would be a 4,500 linear foot maximum. Please see the attached documentation concerning the surrounding development and the most limiting factor for not providing a street through these lots is the City of Raleigh Timberlake Park Site which is immediately adjacent to the rear of these lots.</p>																							

Development Services Director or Designee Action: Approve Approval with Conditions Deny


 Authorized Signature KENNETH W. RITCHIE, PE, MPP 3/23/2018
 DEVELOPMENT ENGINEERING MANAGER Date

*The Development Services Director may authorize a designee to sign in his/her stead. Please print name and title next to signature.

CONDITIONS	
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Appeal of the decision from the Development Services Director, or his or her designee, shall be made in writing within 30 days to the Board of Adjustment (see Section 10.2.18.C3b).

Design Adjustment Application



DEVELOPMENT SERVICES DEPARTMENT

Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495
 Litchford Satellite Office | 8320 - 130 Litchford Road | Raleigh, NC 27601 | 919-996-4200

The purpose of this request is to seek a Design Adjustment from the Development Services Director, or designee, for a specific project only and, if granted, may be approved with special conditions and provisions. This application and all further action shall be consistent with Section 10.2.18 in the Unified Development Ordinance (UDO). The consideration and decision of this request shall be based solely on the conformance of the findings, as outlined in Sec. 8.3.6, Sec. 8.4.1.E and Sec. 8.5.1.G of the UDO or the Raleigh Street Design Manual.

PROJECT	Project Name Skycrest Drive Subdivision	
	Case Number S-47-16	Transaction Number 479717

OWNER	Name Habitat for Humanity of Wake County, Inc.		
	Address 2420 N. Raleigh Blvd.		City Raleigh
	State NC	Zip Code 27604-2235	Phone 919-744-2413

APPLICANT	Name Firm		
	Bass, Nixon and Kennedy, Inc.		
	Address 6310 Chapel Hill Rd., Ste, 250		City Raleigh
	State NC	Zip Code 27607	Phone 919-851-4422

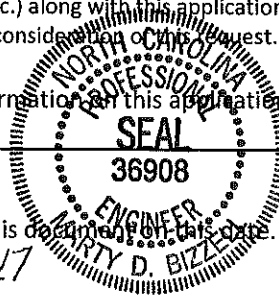
Applicant must be a Licensed Professional (Engineer, Architect, Surveyor, and/or Contractor)

DESIGN ADJUSTMENT REQUEST	Code Section Referenced:
	<p>Justification:</p> <p>The Public Works Director may waive the block perimeter requirements or maximum dead-end street length consistent with Sec. 8.3.6., when steep slopes in excess of 25%, freeways, waterways, railroad lines, preexisting development, tree conservation areas, stream buffers, cemeteries, open space or easements would make the provision of a complete block infeasible or does not advance the intent of this Article.</p> <p>BNK requests that the Public Works Director waive the block perimeter requirements of Sec 8.3.2.A.2.b per Sec 8.3.2.B.6 above, due to our proposed subdivision being surrounded by preexisting development on all sides. The actual measured block perimeter is 10,470', which is greater than 4,500'.</p>

*Please include any additional support (Plan sheets, aerials, etc.) along with this application. It is the responsibility of the applicant to provide all pertinent information needed for the consideration of this request.

By signing this document, I hereby acknowledge the information on this application is, to my knowledge, accurate.

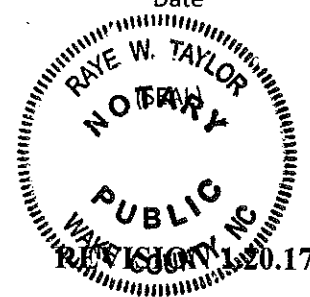
Monty D. Bigill
 Owner/Owner's Representative Signature



12/19/17
 Date

State of NC, County of Wake
 In Witness whereof, the parties signed have executed this document on this date.

Raye W. Taylor
 Notary Signature
 Raye W. Taylor
 12-19-17
 Date





BASS, NIXON & KENNEDY, INC., CONSULTING ENGINEERS
 6310 CHAPEL HILL ROAD, SUITE 250, RALEIGH, NC 27607
 PHONE 919.851.4422/800.354.1879 ■ FAX 919.851.8968

November 28, 2017

City of Raleigh
 Public Works Department
 One Exchange Plaza
 Raleigh, NC 27601

Attn: Kathryn Beard

RE: Skycrest Drive Subdivision
 3015 Skycrest Drive (1725-10-4775)
 Design Adjustment Request (S-47-16/CoR Trans. No. 479717)

Per the UDO Code Sections below, Bass, Nixon & Kennedy, Inc. (BNK requests a Design Adjustment for Skycrest Drive Subdivision.

DESIGN ADJUSTMENT REQUEST # 1 – BLOCK PERIMETER

Article 8.3. Blocks, Lots, Access

Sec. 8.3.2. Blocks

A. Block Perimeters

2. Block Standards

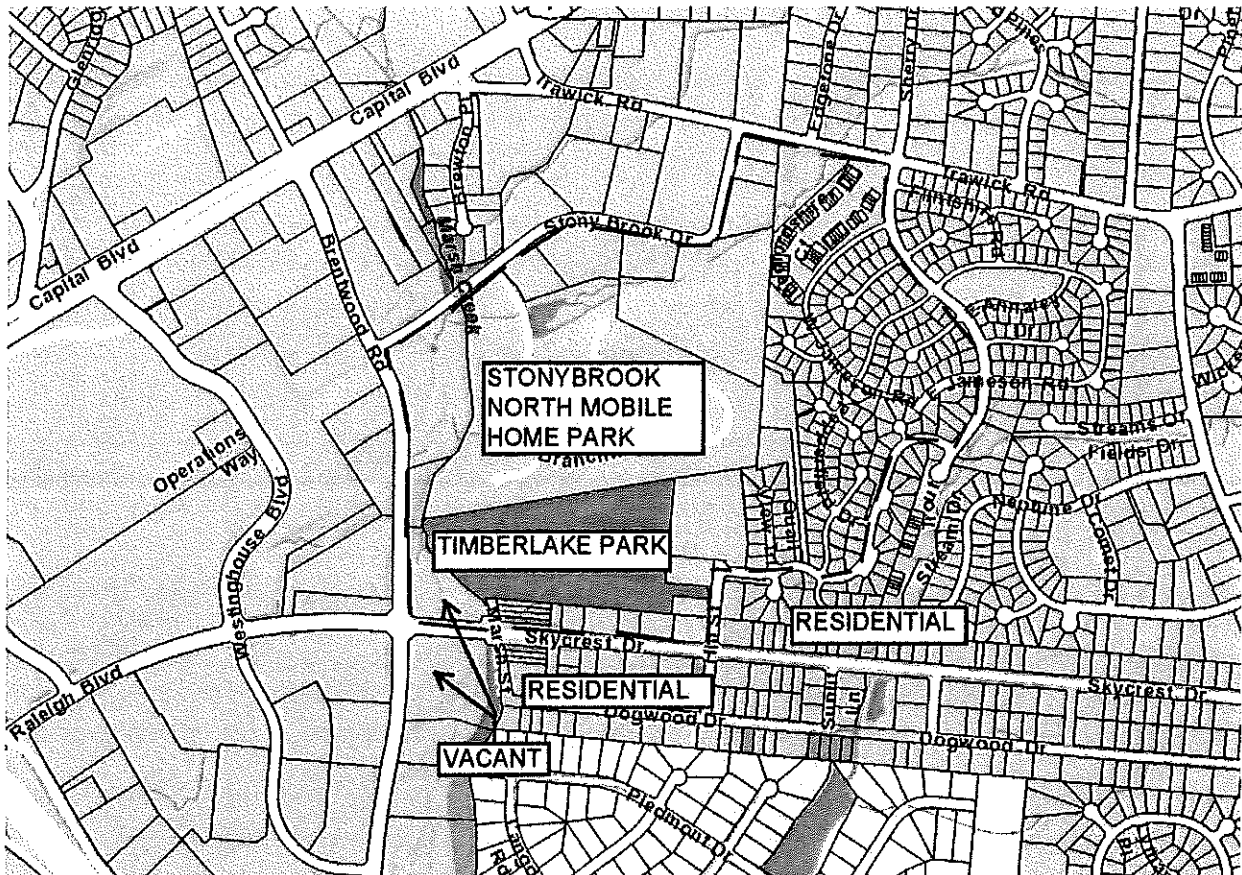
b. The following table establishes the maximum block perimeter and maximum length for a dead-end street by zoning district. In the event that a single block contains more than 1 zoning district, the most restrictive requirement applies.

	Block Perimeter (max)	Dead-End Street (max)
R-1, R-2, R-4, R-6: By Average Lot Size on Block		
40,000+ sf	8,000'	1,000'
20,000 - 39,999 sf	6,000'	750'
10,000 - 19,999 sf	5,000'	600'
6,000 - 9,999 sf	4,500'	550'

B. Block Measurement

6. The Public Works Director may waive the block perimeter requirements or maximum dead-end street length consistent with Sec. 8.3.6., when steep slopes in excess of 25%, freeways, waterways, railroad lines, preexisting development, tree conservation areas, stream buffers, cemeteries, open space or easements would make the provision of a complete block infeasible or does not advance the intent of this Article.

BNK requests that the Public Works Director waive the block perimeter requirements of Sec 8.3.2.A.2.b per Sec 8.3.2.B.6 above, due to our proposed subdivision being surrounded by preexisting development on all sides. The actual measured block perimeter is 10,470', which is greater than 4,500', see below:



Sec. 8.3.6. Administrative Design Adjustment Findings

The Public Works Director may in accordance with Sec. 10.2.18 approve a design adjustment, subject to all of the following findings.

- A. The approved design adjustment meets the intent of this Article. **Yes**
- B. The approved design adjustment conforms with the Comprehensive Plan and adopted City plans. **Yes**
- C. The approved design adjustment does not increase congestion or compromise safety. **Yes**
- D. The approved adjustment does not create any lots without direct street frontage. **Yes**

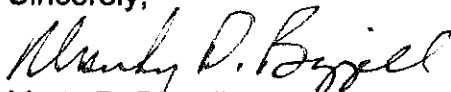
E. The design adjustment is deemed reasonable due to one or more of the following: **Yes**

1. ~~Topographic changes are too steep;~~
2. ~~The presence of existing buildings, stream and other natural features;~~
3. ~~Site layout of developed properties;~~
4. ~~Adjoining uses or their vehicles are incompatible;~~
5. ~~Strict compliance would pose a safety hazard; or~~
6. ~~Does not conflict with an approved or built roadway construction project adjacent to or in the vicinity of the site.~~

F. No design adjustment shall be approved when the City Council has authorized a roadway project in the vicinity, where the roadway design has not yet been finalized. **N/A**

Please review let me know should you have any questions or need any additional information.

Sincerely,



Marty D. Bizzell, PE, CPESC
Principal Engineer
Bass, Nixon and Kennedy, Inc.

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT CITY OF RALEIGH STANDARDS AND SPECIFICATIONS

SYMBOLS AND ABBREVIATIONS

ABC	ALUMINUM	AST2	B-B	BOA	C&G	CFS	CI	CL	COMP	CO	COM	CONC	DCV	DDCV	DI	DIP	EASE	ELEC	EX	FES	FH	FM	FT	FT/SEC	GALV	GV	HCR	HDPE	L	LF	MH	PAVE	PE	PP	PVC	R	R/W	RED	RCP	RPZ	SS	STA	TDD	TELE	TSB	UG	W/L	WM	YI	EXISTING CURB INLET	EXISTING GRATE INLET/YARD INLET	EXISTING FLARED END SECTION	EXISTING FIRE HYDRANT	EXISTING BLOW-OFF ASSEMBLY	EXISTING GATE VALVE	EXISTING REDUCER	EXISTING WATER METER	EXISTING SAN SEWER MANHOLE	EXISTING CLEAN OUT	EXISTING POWER POLE	EXISTING TELEPHONE PEDESTAL	EXISTING AREA LIGHT	EXISTING SIGN	NEW CURB INLET	NEW GRATE INLET/YARD INLET	NEW FLARED END SECTION	NEW FIRE HYDRANT	NEW BLOW-OFF ASSEMBLY	NEW GATE VALVE	NEW REDUCER	NEW WATER METER	NEW TEE	NEW PLUG	NEW MANHOLE	NEW CLEAN OUT	NEW SIGN	IRON PIPE	BENCHMARK	TEMP SILT FENCE	TEMP TREE PROTECTION FENCE	TEMP COMBINATION SILT/TREE PROTECTION FENCE	TEMP DIVERSION DITCH	DISTURBED LIMITS	STREAM	EXISTING GAS LINE	EXISTING COMMUNICATIONS LINE	EXISTING UNDERGROUND TELEPHONE	EXISTING UNDERGROUND ELECTRIC	EXISTING OVERHEAD ELECTRIC	EXISTING WATER LINE	EXISTING SANITARY SEWER FORCE MAIN	EXISTING SANITARY SEWER	EXISTING STORM DRAINAGE	NEW STORM DRAINAGE	NEW WATER LINE	NEW SANITARY SEWER	NEW SANITARY SEWER FORCE MAIN	NEW GAS MAIN	HANDICAPPED ACCESSIBLE ROUTE
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NOTE: ALL CONSTRUCTION ACTIVITY MUST BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS

SKYCREST DRIVE SUBDIVISION

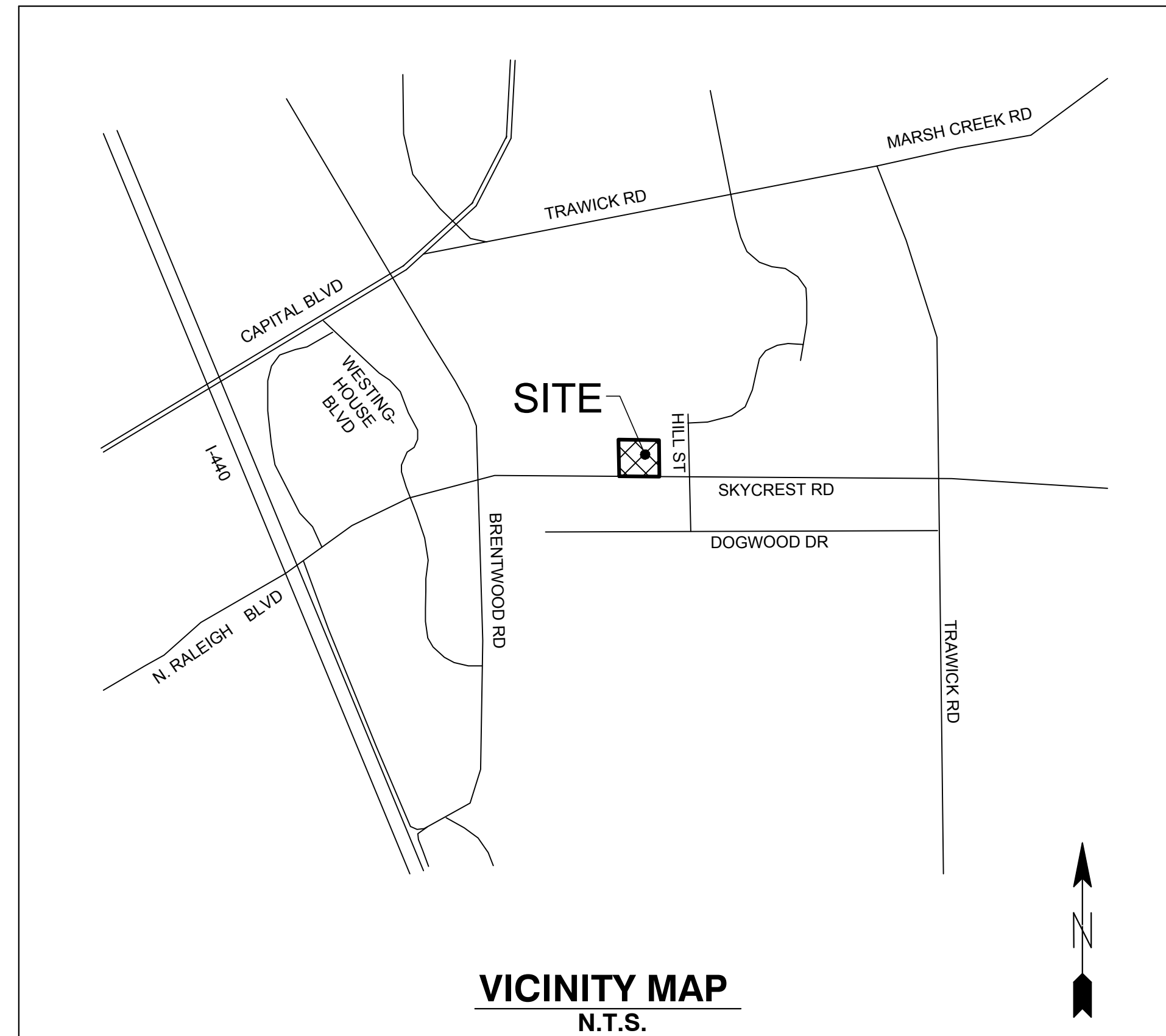
3015 SKYCREST DRIVE

CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA

PRELIMINARY SUBDIVISION PLANS

CITY OF RALEIGH PROJECT NO. S-47-16

TRANSACTION NO. 479717



VICINITY MAP
N.T.S.

SHEET INDEX

COVER

- C1.0 EXISTING CONDITIONS & DEMOLITION PLAN
- C1.1 SITE AND UTILITY PLAN
- C5.1 DETAILS

OWNER/DEVELOPER:

HABITAT FOR HUMANITY OF WAKE COUNTY
2420 N. RALEIGH BLVD.
RALEIGH, NC 27604

CONTACT: JIM MIDDLETON
PHONE: (919) 833-1999
EMAIL: Jim.Middleton@habitatwake.org

ENGINEER:



BASS, NIXON & KENNEDY, INC.
CONSULTING ENGINEERS
6310 CHAPEL HILL ROAD, SUITE 250
RALEIGH, NORTH CAROLINA 27607
TELEPHONE: (919) 851-4422 or (800) 354-1879
FAX: (919) 851-8968
CERTIFICATION NUMBERS: NCBELS (C-0110)
NCBLA (C-0267)

CONTACT: MARTY D. BIZZELL, PE
EMAIL: Marty.Bizzell@BNKinc.com

**Preliminary Subdivision
Plan Application**



Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-3495 | Fax: 919-996-1831
Litchford Satellite Office | 1750 - 18 Litchford Road | Raleigh, NC 27601 | 919-996-4030

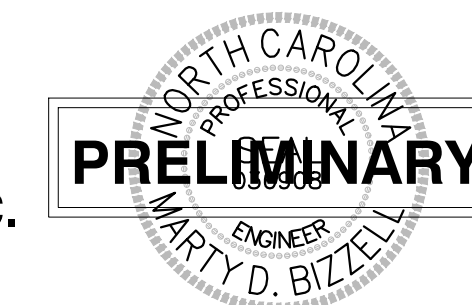
When submitting plans, please check the appropriate review type and include the Plan Checklist document.

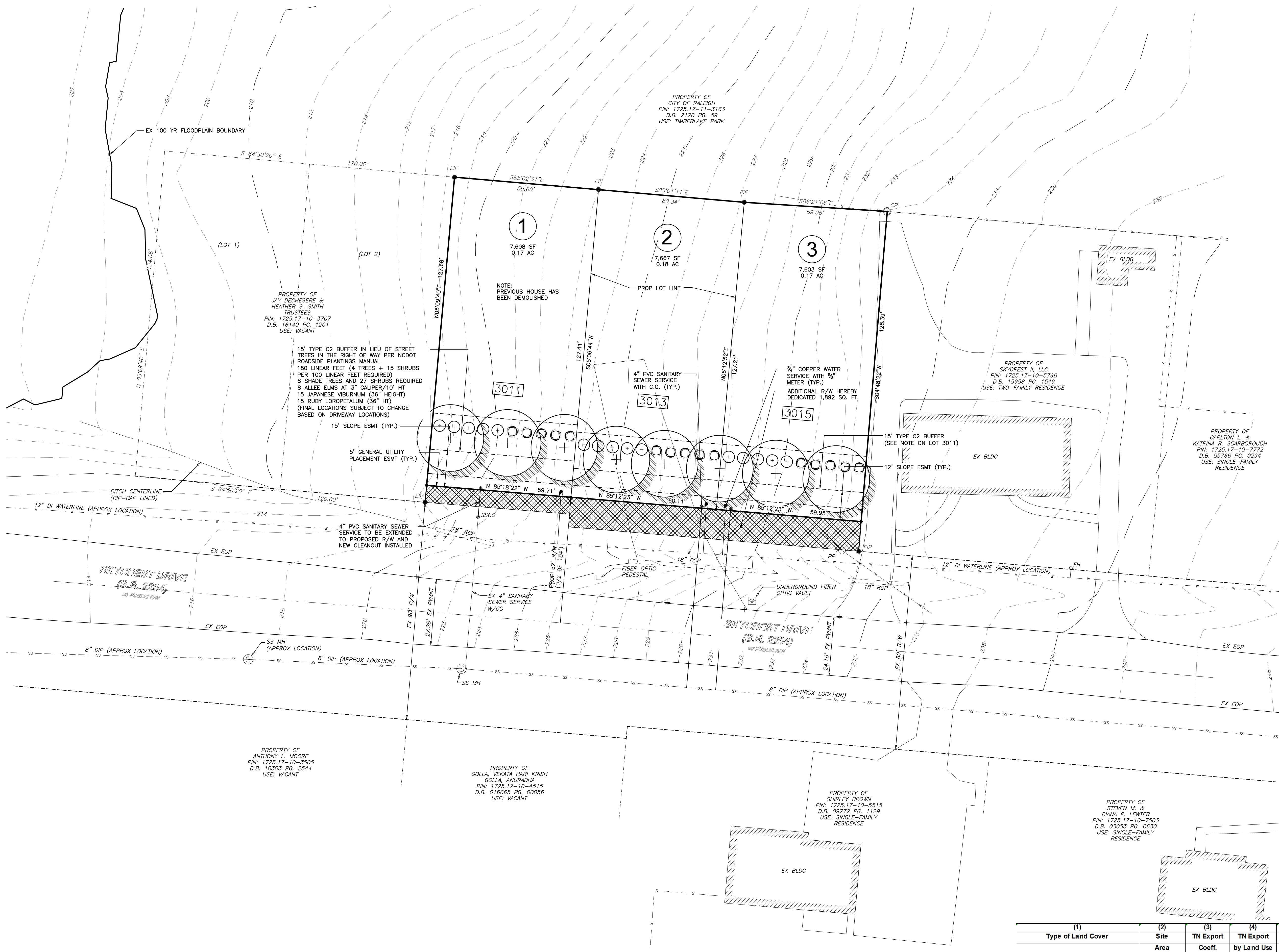
Office Use Only: Transaction #	Project Coordinator	Team Leader
PRELIMINARY APPROVALS		
<input checked="" type="checkbox"/> Subdivision *	<input type="checkbox"/> Conventional Subdivision	<input type="checkbox"/> Compact Development
*May require City Council approval if in a Metro Park Overlay or Historic Overlay District		
If your project has been through the Due Diligence process, provide the transaction #: _____		
GENERAL INFORMATION		
Development Name: Skycrest Drive Subdivision		
Proposed Use: Residential Subdivision		
Property Address(es): 3015 Skycrest Drive		
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:		
PIN Recorded Deed 1725-10-4775	PIN Recorded Deed 1725-10-4775	PIN Recorded Deed 1725-10-4775
What is your project type?		
<input checked="" type="checkbox"/> Single Family	<input type="checkbox"/> Townhouse	<input type="checkbox"/> Subdivision in a non-residential zoning district
<input type="checkbox"/> Other (describe): _____		
OWNER/DEVELOPER INFORMATION		
Company Name: Habitat for Humanity of Wake County		Owner/Developer Name: Jim Middleton
Address: 2420 Raleigh Blvd., Raleigh, NC 27604		
Phone: 919-833-1999	Email: jim.middleton@habitatwake.org	Fax: 919-833-8256
CONSULTANT/CONTACT PERSON FOR PLANS		
Company Name: Bass, Nixon and Kennedy, Inc.		Contact Name: Marty D. Bizzell, PE
Address: 6310 Chapel Hill Rd., Ste. 250, Raleigh, NC 27607		
Phone: 919-851-4422	Email: marty.bizzell@bnkinc.com	Fax: 919-851-8968

PAGE 1 OF 3 WWW.RALEIGHNC.GOV REVISION 03.11.16

DEVELOPMENT TYPE AND SITE DATE TABLE (Applicable to all developments)		
ZONING INFORMATION		
Zoning District(s) R-6		
If more than one district, provide the acreage of each:		
Overlay District?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Inside City Limits?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
CID (Conditional Use District) Case # Z- N/A		
COA (Certificate of Appropriateness) Case # N/A		
BOA (Board of Adjustment) Case # A- N/A		
STORMWATER INFORMATION		
Existing Impervious Surface	0 acres/sf	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface	0 acres/sf	Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
		Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If in a Flood Hazard Area, provide the following:		
Alluvial Soils	N/A	Flood Study N/A
		FEMA Map Panel # N/A
NUMBER OF LOTS AND DENSITY		
Total # of Townhouse Lots:	Detached	Attached
Total # of Single Family Lots	3	Total # of All Lots 3
Overall Units/Acre Densities Per Zoning Districts 5.4		
Total # of Open Space and/or Common Area Lots 0		
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: Marty D. Bizzell 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.		
Signature _____	Date _____	
Signature _____	Date _____	

PAGE 2 OF 3 WWW.RALEIGHNC.GOV REVISION 03.11.16





SITE DATA

PROJECT NAME:	SKYCREST DRIVE SUBDIVISION
PIN:	1725-10-4775 1725-10-3707
ADDRESS:	3015 SKYCREST DRIVE RALEIGH, NORTH CAROLINA
ZONING:	R-6
USE:	VACANT
PROPOSED:	RESIDENTIAL-SINGLE FAMILY
SITE AREA (GROSS):	0.569 AC (24,770 SF)
DEDICATED R/W AREA:	0.043 AC (1,892 SF)
NET LOT AREA:	0.525 AC (22,878 SF)

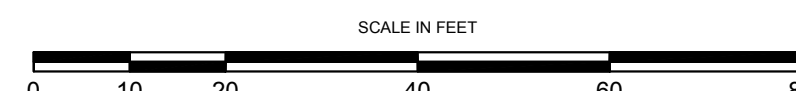
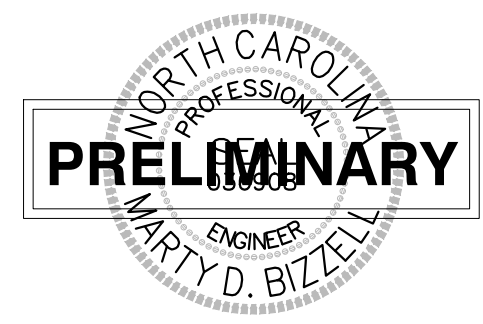
- CITY OF RALEIGH UTILITY NOTES**
- ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE CORRID HANDBOOK, CURRENT EDITION).
 - UTILITY SEPARATION REQUIREMENTS:
 - A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPOUNDED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL.
 - WHEN INSTALLING WATER &/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE AT LEAST 18" ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
 - WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASUREMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
 - 4.5' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
 - MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS, MAINTAIN 24" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS, WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE (PER CORRID DETAILS W-41 & S-46).
 - ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
 - ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.
 - CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT.
 - 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCEMANS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
 - INSTALL 3/4" COPPER WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2'x2' WATERLINE EASEMENT IMMEDIATELY ADJACENT.
 - INSTALL 4" PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75' LINEAR FEET MAXIMUM.
 - PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI. BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1.0' ABOVE THE NEXT UPSTREAM MANHOLE.
 - ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDOW, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
 - NOOT ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS &/OR SERVICE TAPS) WITHIN STATE ROW PRIOR TO CONSTRUCTION.
 - GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORRID PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT TIM BEASLEY AT (919) 250-7825 OR TIMOTHY.BEASLEY@RALEIGH.GOV FOR MORE INFORMATION.
 - CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX-B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA. THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST. THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH INITIAL AND PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT.

- GENERAL NOTES**
- SITE IS LESS THAN 2 ACRES AND THEREFORE EXEMPT FROM TREE CONSERVATION ORDINANCE - UDO 9.1.2.
 - SITE IS EXEMPT FROM UDD STORMWATER ORDINANCE SECTION 9.2.2.E

NOTE: ALL CONSTRUCTION ACTIVITY MUST BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS

NOTE: A FEE-IN-LIEU WILL BE REQUIRED FOR 1/2 OF A 27" B-B NEIGHBORHOOD YIELD STREET WITH CURB AND GUTTER AND 6' SIDEWALK PRIOR TO RECORDING OF LOTS

(1) Type of Land Cover	(2) Site Area (Acres)	(3) TN Export Coeff. (lbs/ac/yr)	(4) TN Export by Land Use (lbs/yr)	(5) TN Export From Site (lbs/ac/yr)
Permanently preserved undisturbed open space (forest, unmown meadow)	0.00	0.6	0.00	
Permanently preserved managed open space (grass, landscaping, etc.)	0.00	1.2	0.00	
Right-of-way (read TN export from Figure 1)	0.02	1.2	0.02	
Lots (read TN export from Figure 2)	0.54	5.75	3.11	
Total	0.56		3.13	
Average for Site				5.59



BASS, NIXON & KENNEDY, INC.
CONSULTING ENGINEERS
6310 CHAPEL HILL ROAD, SUITE 250, RALEIGH, NC 27607
TELEPHONE: (919)951-4422 OR (800)354-1879 FAX: (919)951-8868
CERTIFICATION NUMBERS: NCBELS (C-0110); NCBLA (C-0267)

NO.	DATE	DESCRIPTION	BY
1			
2			
3			
4			
5			

05-16123 JOB NO.
07-22-2012 DATE
RAB DRAWN BY
SITE AND UTILITY PLAN
SCALE: 1" = 20'

SKYCREST DRIVE SUBDIVISION
3015 SKYCREST DRIVE
CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA

SHEET C1.1 OF 4
3 OF 4