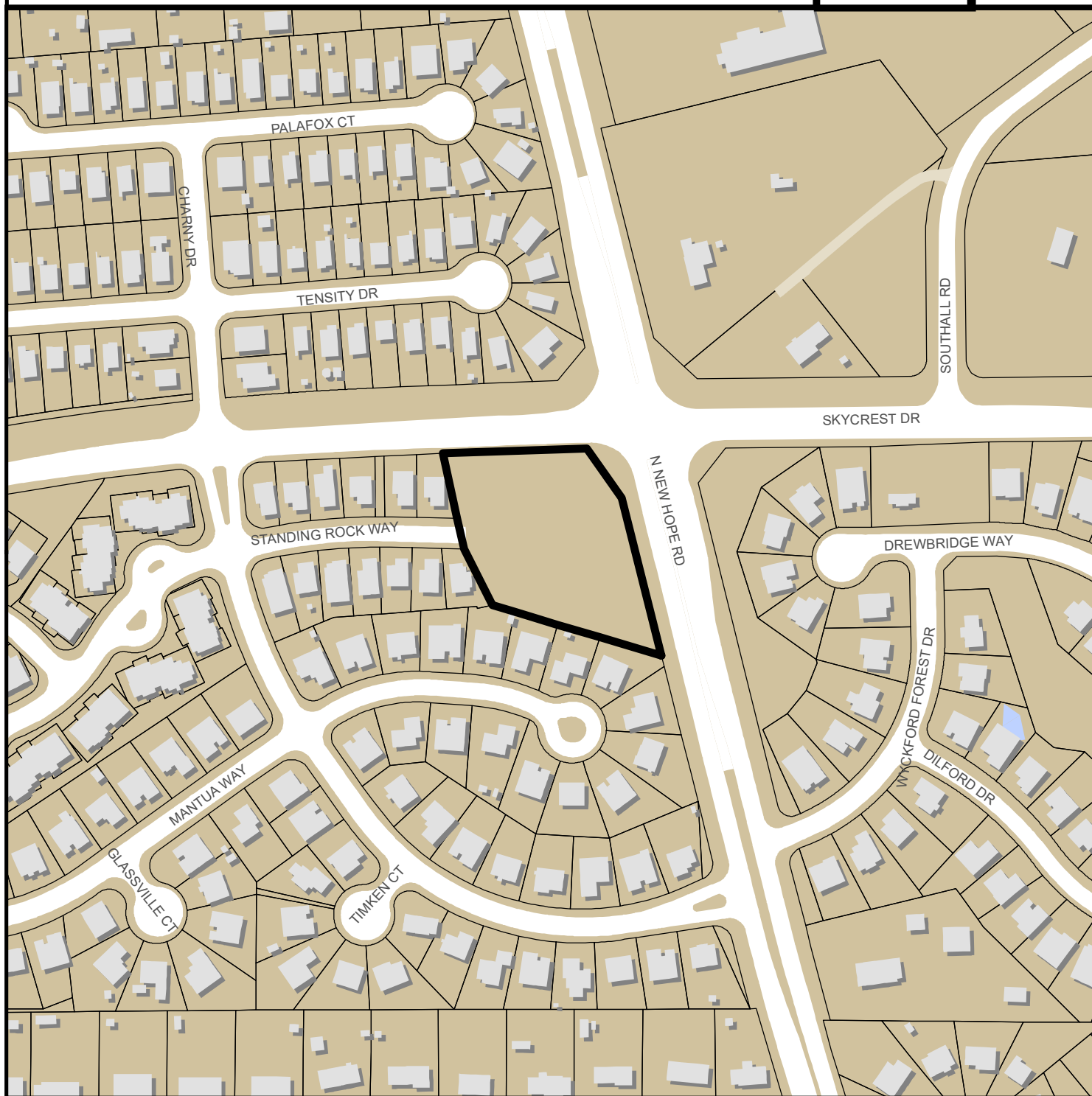


SKYCREST CROSSING OFFICE

SR-78-2018



0 300 600 Feet

Zoning: **OX-3-CU**

CAC: **Northeast**

Drainage Basin: **Crabtree Basin**

Acreage: **1.45**

Sq. Ft./Units: **10,080**

Planner: **Michael Walters**

Phone: **(919) 996-2636**

Applicant: **Skycrest Associates**

Phone: **919 848-1461**



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

SR-78-18

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

BUILDING TYPE		FOR OFFICE USE ONLY
<input 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 566445 Assigned Project Coordinator JE Assigned Team Leader Walters
Has your project previously been through the Due Diligence or Sketch Plan Review process? If yes, provide the transaction #		
GENERAL INFORMATION		
Development Name Skycrest Crossing Office Building		
Zoning District OX3 CUD	Overlay District (if applicable)	Inside City Limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Proposed Use Office building		
Property Address(es) 2241 N New Hope Rd		Major Street Locator: New Hope Rd
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply: 1725-80-6332		
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 checked="" type="checkbox"/> Office <input type="checkbox"/> Mixed Residential <input type="checkbox"/> Non-Residential Condo <input type="checkbox"/> School <input type="checkbox"/> Shopping Center <input type="checkbox"/> Banks <input type="checkbox"/> Industrial Building <input type="checkbox"/> Duplex <input type="checkbox"/> Telecommunication Tower <input 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: _____		
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. 10,080 SF OFFICE BUILDING	
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 Skycrest Associates, LLC	Name (s) Mitchell T Murphy
	Address PO BOX 90427 Raleigh, NC 27675	
	Phone 919-848-1461	Email Plans@pennyengineering.design
CONSULTANT (Contact Person for Plans)	Company Penny Engineering Design	Name (s) Penny Sekadlo
	Address 9220 Fairbanks Dr Suite 220 Raleigh, NC 27613	
	Phone 919-848-1461	Email PennyEngineer@aol.com

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

Zoning Information	Building Information
Zoning District(s) Office building	Proposed building use(s) Office
If more than one district, provide the acreage of each:	Existing Building(s) sq. ft. gross 0
Overlay District Office building	Proposed Building(s) sq. ft. gross 10,080
Total Site Acreage side City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed) 10,080
Off street parking: Required Office building Provided Office building	Proposed height of building(s) 17'
COA (Certificate of Appropriateness) case #	# of stories 1
BOA (Board of Adjustment) case # A-	Ceiling height of 1st Floor 9' drop ceiling height
CUD (Conditional Use District) case # Z- 26-97	

Stormwater Information

Existing Impervious Surface 0 acres/square feet	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface .706 ac acres/square feet	If Yes, please provide: Alluvial Soils Flood Study 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	

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

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 Penny Sekadlo 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 Glenwood Homes LLC by  Date 8-8-18

Printed Name Mitchell T. Murphy

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, Visa, 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 checked="" type="checkbox"/>				
b) Existing Conditions Sheet, including, but not limited to, structures, buildings, utilities, infrastructure, and vegetation	<input checked="" 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. If not required, 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. If not required, provide City Code section on front cover.	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
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 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 – include all revision dates	<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 checked="" type="checkbox"/>				
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 checked="" type="checkbox"/>	<input type="checkbox"/>			

ZONING CASE Z-26-97

- BUILDING HEIGHT SHALL NOT EXCEED TWO (2) STORIES
- NO MORE THAN ONE VEHICULAR ACCESS POINT (PUBLIC OR PRIVATE) WILL BE ALLOWED TO NEW HOPE ROAD, AND NO MORE THAN ONE TO THE PROPOSED RALEIGH BOULEVARD EXTENSION.
- EXTERIOR LIGHTING SHALL BE AIMED AND/OR SHIELDED SO AS TO PREVENT DIRECT VIEW OF THE LIGHT SOURCES FROM LOTS ADJACENT TO THE PROPERTY IN QUESTION. OUTSIDE OF THE STREET PROTECTIVE YARDS, LIGHT POLES WITHIN 50 FEET OF THE COMMON BOUNDARIES WITH THOSE LOTS SHALL NOT EXCEED 25 FEET IN HEIGHT.
- PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS FOR LOT A OR THE LOT DESIGNATED "FUTURE DEVELOPMENT" ON THE ATTACHED MAP ENTITLED "NEW HOPE CROSSING" CROSS ACCESS WILL BE PROVIDED TO AND FROM LOT A AND THE LOT DESIGNATED "FUTURE DEVELOPMENT", SUBJECT TO TERMS OF AN AGREEMENT APPROVED BY THE CITY ATTORNEY OR HIS DESIGNEE.
- ALL REFUSE CONTAINERS SHALL BE SCREENED SO AS NOT TO BE VISIBLE FROM THE PUBLIC STREET RIGHT OF WAY.
- HEATING, VENTILATION, AND AIR-CONDITIONING UNITS SHALL BE SCREENED SO AS TO PREVENT VIEW FROM LOTS ADJACENT TO THE PROPERTY IN QUESTION OR FROM THE PUBLIC STREET RIGHT OF WAY. NO MECHANICAL OR ELECTRICAL EQUIPMENT SHALL BE VISIBLE ABOVE THE BUILDING ROOF LINE.
- FOR PURPOSES OF REIMBURSEMENT, ANY ADDITIONAL RIGHT OF WAY WILL BE VALUED AT RESIDENTIAL 6 VALUES.
- DEVELOPMENT SHALL COMPLY WITH THE PROVISIONS OF CR 7107 OF THE RALEIGH PLANNING COMMISSION CONCERNING STORMWATER RUNOFF.
- THE FOLLOWING USES, OTHERWISE PERMITTED WITHIN O&I-1 WILL NOT BE ALLOWED ON THIS PROPERTY.
 - BEAUTY, NAIL AND MANICURE, COSMETIC ART, AND BARBER SHOP
 - CEMETERY
 - FUNERAL HOME
 - VETERINARY HOSPITAL
 - PARKING LOT, PARKING DECK, PARKING GARAGE AS PRIMARY USE.
 - UTILITY SERVICES AND SUBSTATION.
 - EMERGENCY SHELTER TYPE-B
 - TELECOMMUNICATION TOWERS COMPLYING WITH DESIGNATED HEIGHT AND SETBACK STANDARDS.
 - TEMPORARY EVENT
 - AIRFIELD, LANDING STRIP AND HELIPORT.
 - GUEST HOUSE FACILITY.
 - CORRECTIONAL/PENAL FACILITY (GOVERNMENTAL).
 - OUTDOOR STADIUM, OUTDOOR THEATER, OUTDOOR RACETRACK WITH MORE THAN 250 SEATS, OUTDOOR MOVIE THEATER.
 - TELECOMMUNICATION TOWER.
 - BANK.
 - EATING ESTABLISHMENT WITH ON-PREMISE ALCOHOL.
 - FOOD STORE, AND
 - LAUNDRY FACILITY.
- THE EXCLUSIONS AND LIMITATIONS LISTED IN CONDITION 9 ABOVE SHALL NOT BE INTERPRETED TO LIMIT THE SERVICES OFFERED BY A FULL-SERVICE DAY CARE FACILITY.
 - ANY RESIDENTIAL DEVELOPMENT WILL BE LIMITED TO TEN (10) UNITS PER ACRE.
 - WITHIN THE PROTECTIVE STREET YARDS OF NEW HOPE ROAD AND RALEIGH BOULEVARD, SHADE TREES FIVE INCHES IN CALIPER OR GREATER (1 1/2" AND 5/8" IN CIRCUMFERENCE) AND TWO INCH OR GREATER UNDERSTORY TREES (6 AND 1/4" IN CIRCUMFERENCE) SHALL BE PRESERVED EXCEPT FOR REMOVAL OF DISEASED OR NUISANCE VEGETATION. THE INSTALLATION OF GOVERNMENT APPROVED UTILITIES AND DRIVEWAY INSTALLATIONS.

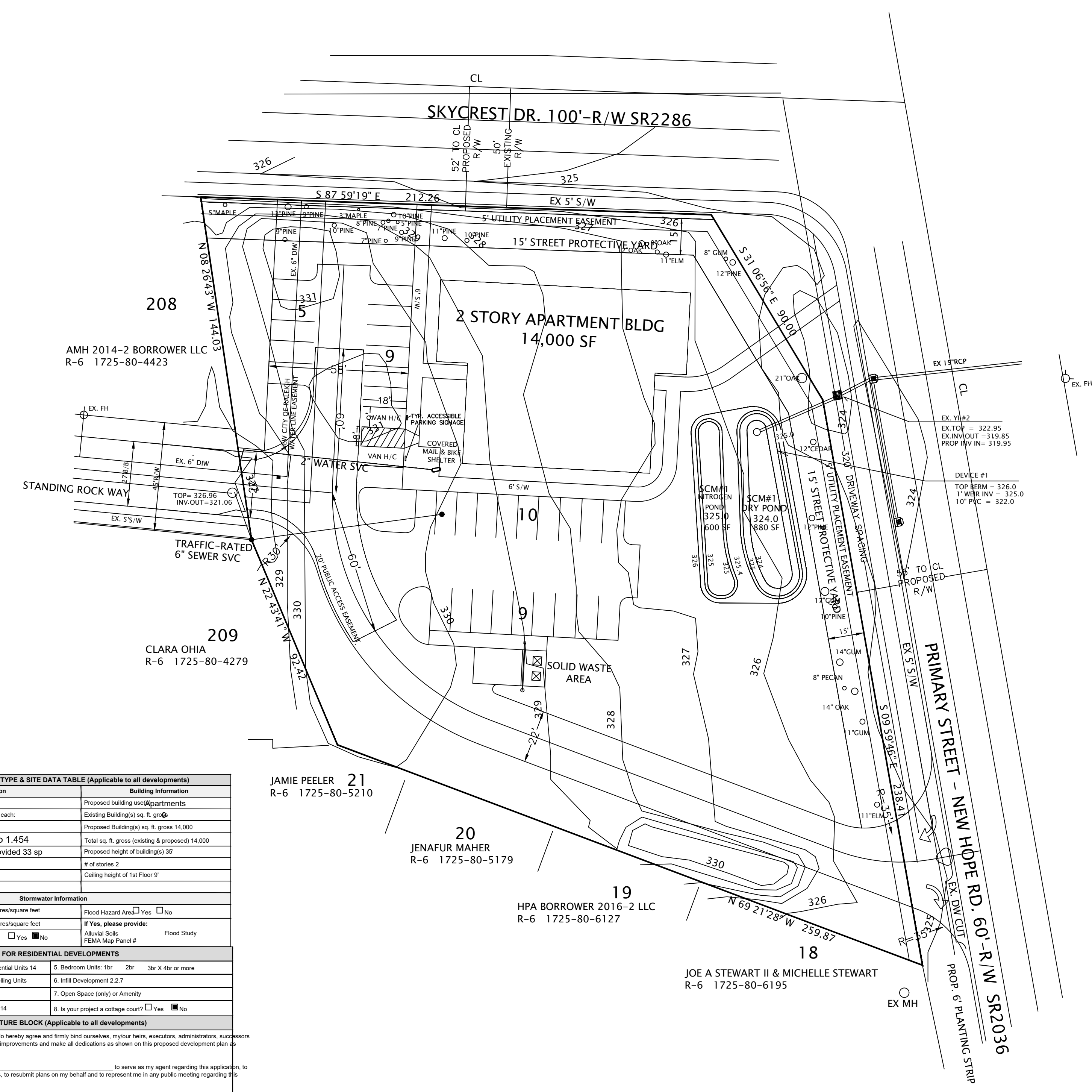
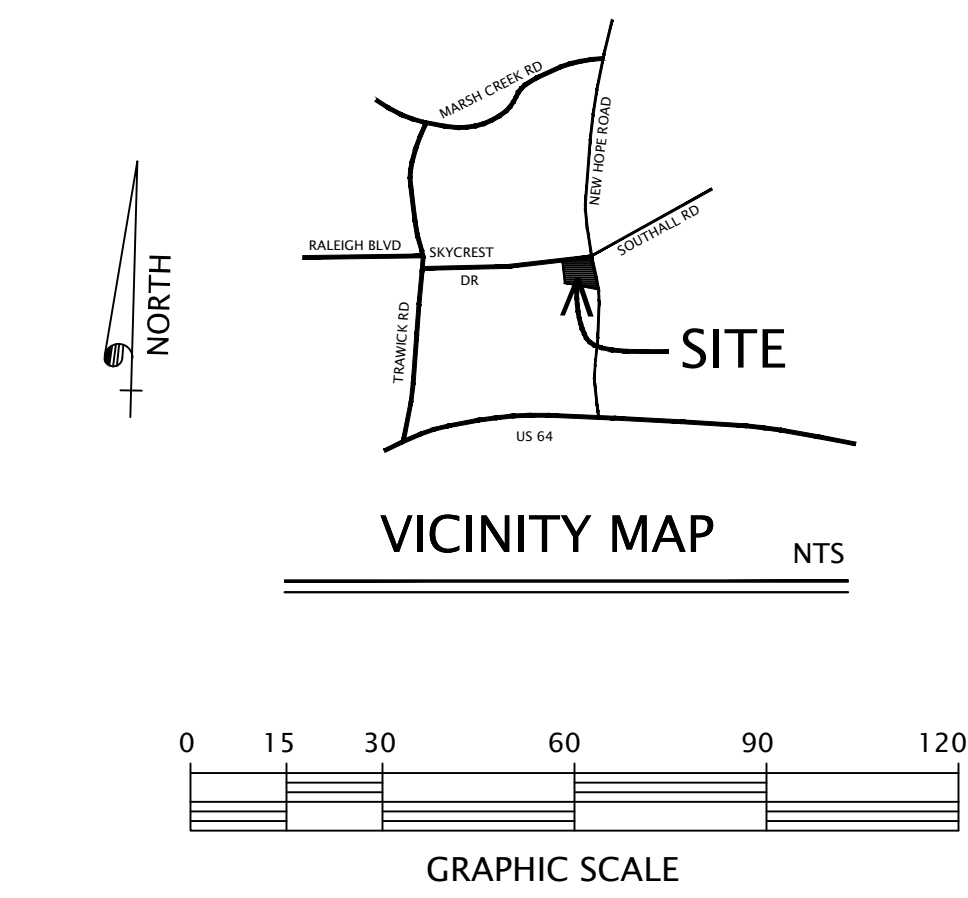


TABLE OF CONTENTS

- CI COVER SHEET
- EI EXISTING CONDITIONS
- SI SITE & TRANSPORTATION PLAN
- GI GRADING & STORMWATER
- DI DETAIL SHEET
- UI UTILITY PLAN
- LI LANDSCAPE PLAN

SITE DATA

OWNER SKYCREST ASSOCIATES, LLC
PO BOX 90427
RALEIGH, NC 27675

CONTACT PENNY SEKADLO
9220 FAIRBANKS DR SUITE 220
RALEIGH, NC 27613
(919)848-1461
Penny@pennyengineering.design
1725-80-6332

TAX MAP+PARCEL OX3 CUD
ZONING 1.454 AC
TOTAL AREA 0.01 AC ADD'L R/W SKYCREST DR
STREET DATA 14,000 SF
PROPOSED OFFICE BUILDING PARKING REQ'D= 1 SP/400SF=26 SP
PARKING PROV'D= 1 SP/320SF=33 + 4 BIKE
ACCESSIBLE PARKING REQ'D= 1 SP
ACCESSIBLE PARKING PROV'D= 2 VAN SP

NOTES

- TOPO FROM CITY OF RALEIGH GIS DATA.
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS, DETAILS & SPECIFICATIONS
- DEVELOPER SHALL PAY FEE-IN-LIEU OF 1' OF S/W ON SKYCREST RD.
- WC ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH RALEIGH PUBLIC WORKS TRANSPORTATION STANDARD DETAILS.

REFERENCES

- WAKE COUNTY BM 1999 PAGE 85.
- ZONING CASE Z-26-97.
- GEOTECHNICAL ENGINEERING REPORT BY TERRACON CONSULTANTS, INC. DATED 5-26-15.
- TREE COVER REPORT BY FORESTRY SERVICES INC. DATED 7-24-17.
- BOUNDARY SURVEY BY B. L. SCOTT LAND SURVEYING DATED 3-26-15.
- PROJECT IS EXEMPT FROM 9. 1. 2. TREE CONSERVATION.

Administrative Site Review Application (for UDO Districts only)

Development Services Department

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

BUILDING TYPE	FOR OFFICE USE ONLY
<input type="checkbox"/> Detached <input type="checkbox"/> Attached <input type="checkbox"/> Apartment <input type="checkbox"/> Townhouse	Transaction Number Assigned Project Coordinator Assigned Tree Leader

Development Name: Skycrest Crossing Apartments

Zoning District: OX3 CUD

Proposed Use: Apartment Building (14 units)

Property Address: 2241 New Hope Rd

Wake County Property Identification Number(s): P.I.N. 1725-80-6332

What is your project? Apartment

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), include impacts on parking requirements.

DESIGN ADJUSTMENT OR ADMIN ALTERNATIVE: Per City Code Chapter 8, summarize if your project requires either a design adjustment, or Section 10 - Alternative design adjustment is required to plant trees behind the existing sidewalk on New Hope Rd.

CLIENT/DEVELOPER/OWNER: Skycrest Associates, LLC

CONSULTANT (Contact Person for Plans): Penny Engineering Design

DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)	
Zoning Information	Building Information
Zoning District(s): OX3 CUD	Proposed building use: Apartments
If more than one district, provide the acreage of each:	Existing Building(s) sq. ft. gross
Overlay District	Proposed Building(s) sq. ft. gross
Total Site Acreage City Limits: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No 1.454	Total sq. ft. gross (existing & proposed) 14,000
Off street parking: Required 26 sp. Provided 33 sp.	Proposed height of building(s) 30'
COA (Certificate of Appropriateness) case #	# of stories 2
BOA (Board of Adjustment) case # A-	Calling height of 1st Floor 9'
CUD (Conditional Use District) case # Z-26-97	
Stormwater Information	
Existing Impervious Surface acres/square foot	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface acres/square foot	If Yes, please provide: Annual Site FEMA Map Panel # Flood Study
Nearby River/Bulkhead <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
FOR RESIDENTIAL DEVELOPMENTS	
1. Total # of Apartment, Condominium or Residential Units 14	5. Bedroom Units: 1br 2br 3br X 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) 14	8. Is your project a cottage court? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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 Penny Sekadlo 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: Skycrest Associates, LLC by: <i>[Signature]</i> Date: 2/22/19	
Printed Name: Mitchell T Murphy, Manager	
Signed: _____ Date: _____	
Printed Name: _____	

PENNY ENGINEERING DESIGN
CONSULTING ENGINEERS & LAND DESIGNERS
9220 FAIRBANKS DRIVE, SUITE 220
OFFICE 919-848-1461
RALEIGH, NC 27613
FAX 919-848-0813

TRANSACTION #566445

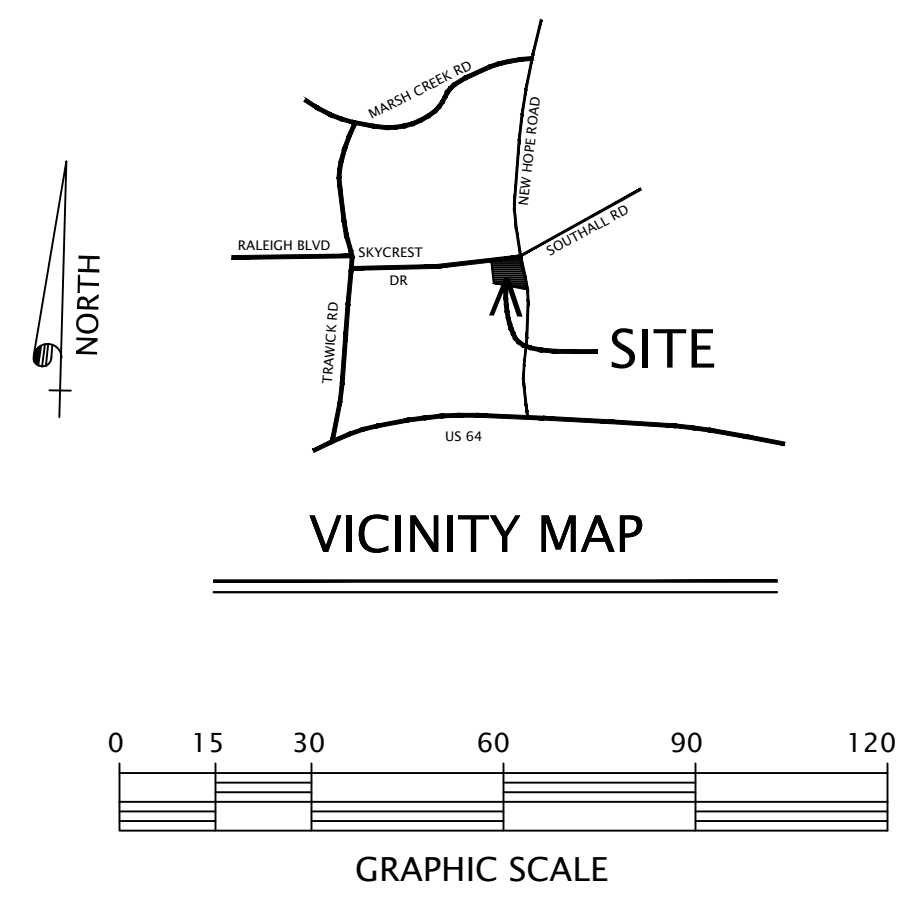
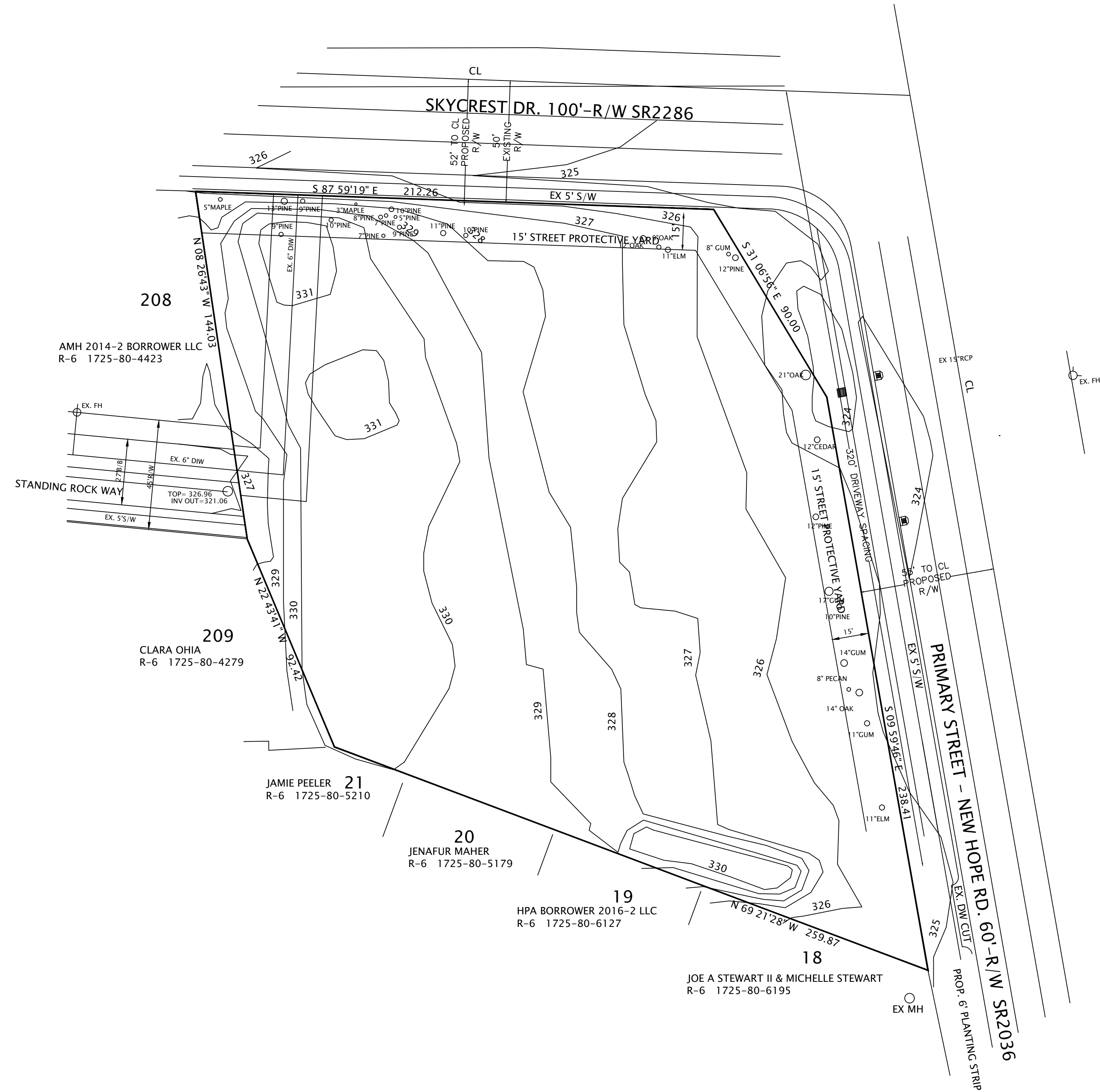
SR-78-18

SKYCREST CROSSING APARTMENTS
RALEIGH
NORTH CAROLINA
COVER SHEET

SCALE:	DRAWN:
1"=30'	PLS
DATE:	CHK'D:
10-27-16	MTM
REV'D	
3-12-18	OFFICE BUILDING
2-14-19	APT BUILDING
SHEET	
C1	OF 7
PROJ. #	
P9504D	

ZONING CASE Z-26-97

1. BUILDING HEIGHT SHALL NOT EXCEED TWO (2) STORIES
2. NO MORE THAN ONE VEHICULAR ACCESS POINT (PUBLIC OR PRIVATE) WILL BE ALLOWED TO NEW HOPE ROAD, AND NO MORE THAN ONE TO THE PROPOSED RALEIGH BOULEVARD EXTENSION.
3. EXTERIOR LIGHTING SHALL BE AIMED AND/OR SHIELDED SO AS TO PREVENT DIRECT VIEW OF THE LIGHT SOURCES FROM LOTS ADJACENT TO THE PROPERTY IN QUESTION. OUTSIDE OF THE STREET PROTECTIVE YARDS, LIGHT POLES WITHIN 50 FEET OF THE COMMON BOUNDARIES WITH THOSE LOTS SHALL NOT EXCEED 25 FEET IN HEIGHT.
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9. THE FOLLOWING USES, OTHERWISE PERMITTED WITHIN O&I-1 WILL NOT BE ALLOWED ON THIS PROPERTY.
 - A. BEAUTY, NAIL AND MANICURE, COSMETIC ART, AND BARBER SHOP
 - B. CEMETERY
 - C. FUNERAL HOME
 - D. VETERINARY HOSPITAL
 - E. PARKING LOT, PARKING DECK, PARKING GARAGE AS PRIMARY USE.
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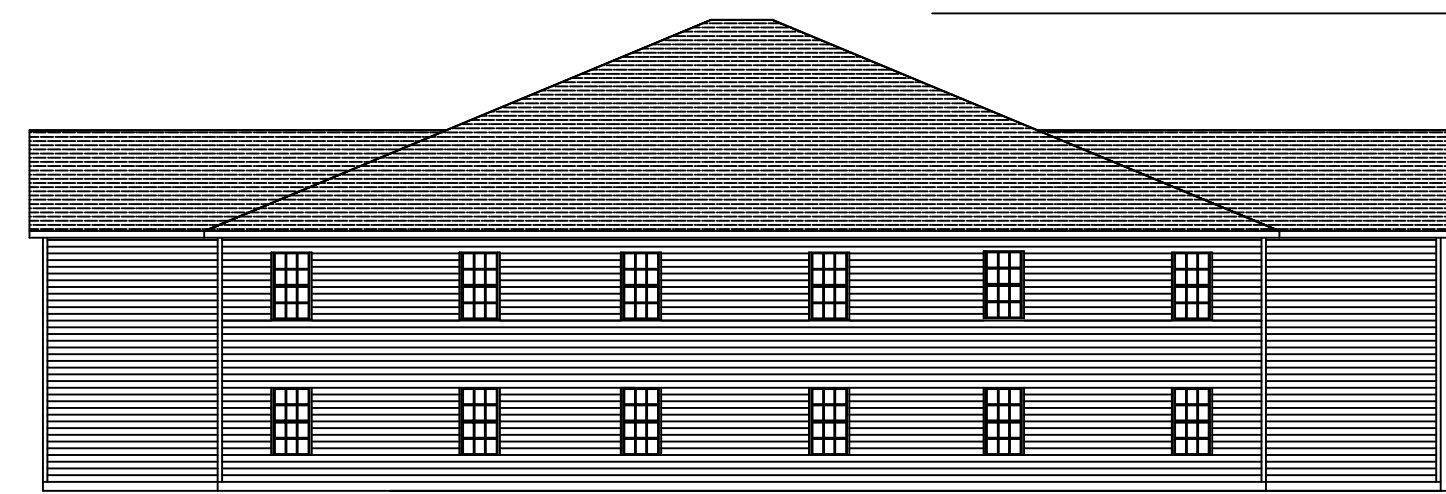
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TRANSACTION #566445

SR-78-18

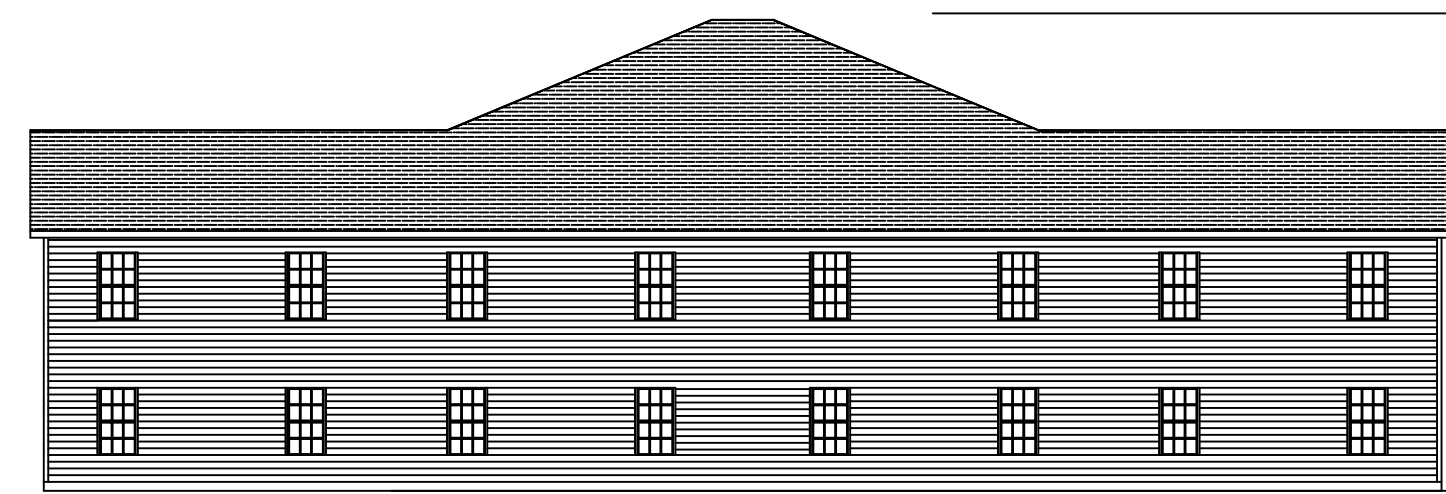
SKYCREST CROSSING APARTMENTS
 NORTH CAROLINA
 RALEIGH
 EXISTING SITE CONDITIONS

SCALE:	1" = 30'	DRAWN:	PLS
DATE:	10-27-16	CHK'D:	MTM
REV'D:			
3-12-18	OFFICE BUILDING		
2-14-19	APT BUILDING		
SHEET	E1	OF	7
PROJ. #	P9504D		



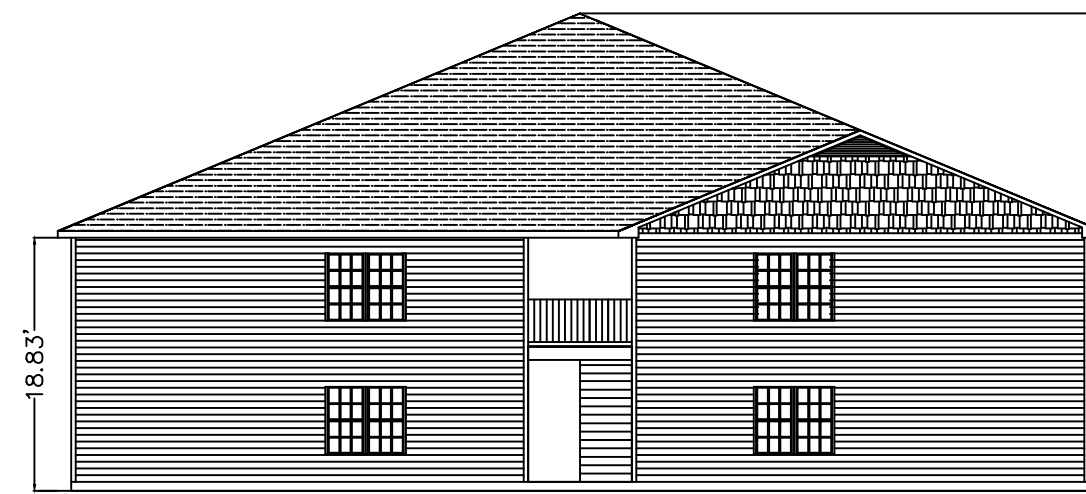
FRONT ELEVATION

PRE-DEVELOPMENT AVG GRADE: 328.0
IMPROVED GRADE AVG GRADE: 328.0
HEIGHT = 35'



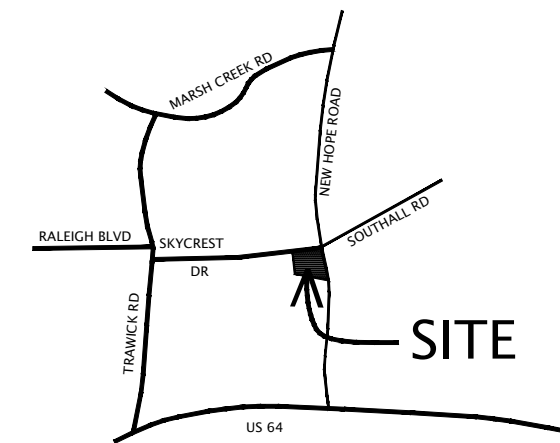
REAR ELEVATION

PRE-DEVELOPMENT AVG GRADE: 328.0
IMPROVED GRADE AVG GRADE: 328.0
HEIGHT = 35'

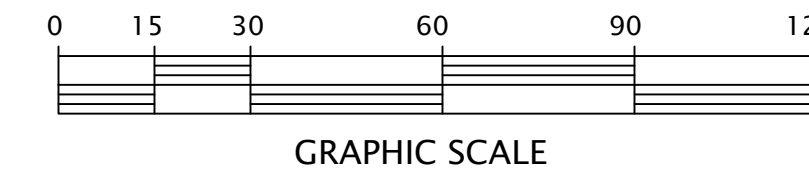


SIDE ELEVATION

PRE-DEVELOPMENT AVG GRADE: 328.0
IMPROVED GRADE AVG GRADE: 328.0
HEIGHT = 35'



VICINITY MAP NTS



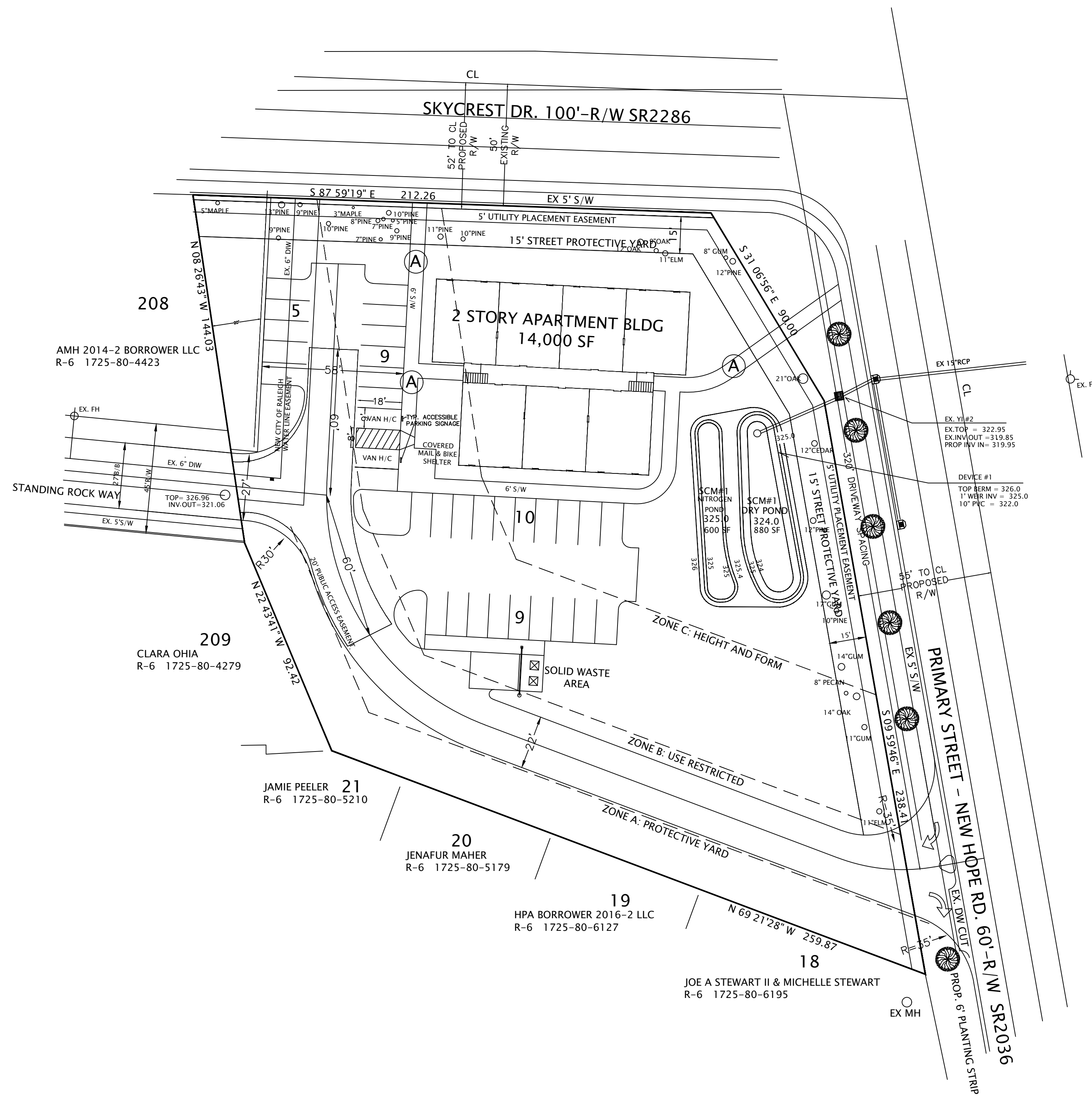
NOTES

- DUMPSTER SCREENING DESIGN SHALL BE APPROVED AT TIME OF BUILDING PERMIT SUBMITTAL TO VERIFY THE COMPLIANCE WITH 7.2.5.C.3 OF THE UDO AND C-9 OF THE SOLID WASTE MANUAL.
- DEVELOPMENT WILL CONTRACT FOR PRIVATE DUMPSTER SERVICE. TWO DUMPSTERS ARE PROVIDED.
- PER RALEIGH CITY CODE 7-2006 PROPERTIES WHICH ARE CONNECTED TO THE WATER/SEWER SYSTEM SHALL PAY A MONTHLY FEE FOR RECYCLING SERVICE FEE OF \$2.60 PER UNIT.

C-7. COLLECTION DEVICE PADS MUST BE A MINIMUM OF 10' WIDE X 16' DEEP, AND MUST BE CONSTRUCTED OF REINFORCED PAVING MATERIAL, ABLE TO WITHSTAND 50,000 LB LOAD (6" COMPACTED STONE ON COMPACTED SOIL) AREAS 30' IN FRONT OF THE PADS SHOULD ALSO BE REINFORCED TO A PAVEMENT STRENGTH THAT WILL WITHSTAND THE PRESSURES OF A 25 TON COLLECTION VEHICLE, 8" SUB-BASE AND 3" ASPHALT SURFACE COURSE OR 8" REINFORCED CONCRETE.

C-8. COLLECTION DEVICES MUST NOT BE PLACED IN ANY AREAS WHERE THEY WILL BLOCK SIDEWALKS, PARKING SPACES OR BE LOCATED WITHIN PUBLIC RIGHTS OF WAY. THEY MUST BE LOCATED IN ACCORDANCE WITH ACCESS STANDARDS NOTED IN SEC. A ABOVE, AND MUST BE SCREENED FROM VIEW OF THE PUBLIC RIGHT-OF-WAY AND FROM RESIDENTIAL PROPERTIES IN ACCORDANCE WITH C-8 BELOW.

C-9. COLLECTION DEVICES MUST BE SCREENED FROM VIEW BY MEANS OF A CLOSED FENCE OR WALL AT LEAST 6 FEET HIGH, AND CONSIST OF THE SAME OR COMPATIBLE MATERIAL AND COLOR OF THE PRINCIPAL STRUCTURE ON THE PROPERTY, OR BY A LANDSCAPE SCREEN CONSISTING OF EVERGREEN PLANT MATERIALS WHICH WILL REACH A HEIGHT OF 6 FEET OR GREATER WITHIN 3 YEARS, OR BY A COMBINATION OF EARTH BERM AND PLANT MATERIALS THAT WILL COLLECTIVELY REACH A HEIGHT OF 6 FEET OR GREATER WITHIN 3 YEARS. THE MINIMUM SIZE OF PLANT MATERIALS AT THE TIME OF INSTALLATION IS 3 FEET WITH NO GAP BETWEEN PLANTS GREATER THAN 4 FEET (CODE REFERENCE 10-208.2.B). THE OPENING OF ANY SCREENING STRUCTURE MUST BE A MIN. 10' IN WIDTH. IF A GATE IS TO BE USED ON AN ENCLOSURE STRUCTURE, THE GATE MUST BE OPENED PRIOR TO THE COLLECTION TIME, AND THE GATE DOORS MUST BE ABLE TO BE SECURED IN AN OPEN POSITION. DRIVERS OF COLLECTION VEHICLES WILL NOT OPEN OR CLOSE ENCLOSURE DOORS.



SITE DATA

OWNER: SKYCREST, LLC
PO BOX 90427
RALEIGH, NC 27675

CONTACT: PENNY SEKADLO
9220 FAIRBANKS DR SUITE 220
RALEIGH, NC 27613
(919)848-1461
Penny@pennyengineering.design
1725-80-6332

TAX MAP+PARCEL ZONING: OX3 CUD
TOTAL AREA: 1.454 AC
BUILDING PROPOSED SF: 14,000 SF
STREET DATA: 0.01 AC ADD'L R/W SKYCREST DR
PARKING REQ'D = 1SP/400SF=26 SP
PARKING PROV'D = 1SP/320SF=33 + 4 BIKE

LEGEND

(A) ACCESSIBLE ROUTE

PENNY ENGINEERING DESIGN
CONSULTING ENGINEERS & LAND DESIGNERS
9220 FAIRBANKS DRIVE, SUITE 220
OFFICE 919/848-1461
RALEIGH, NC 27613
FAX 919/848-0813

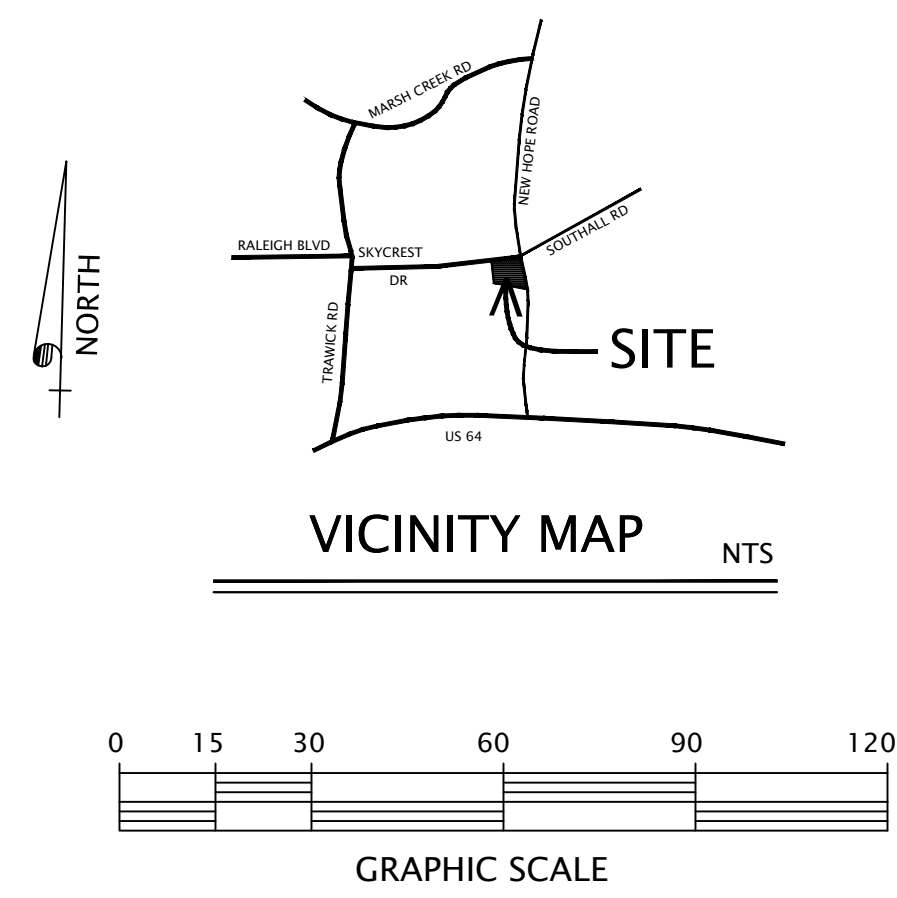
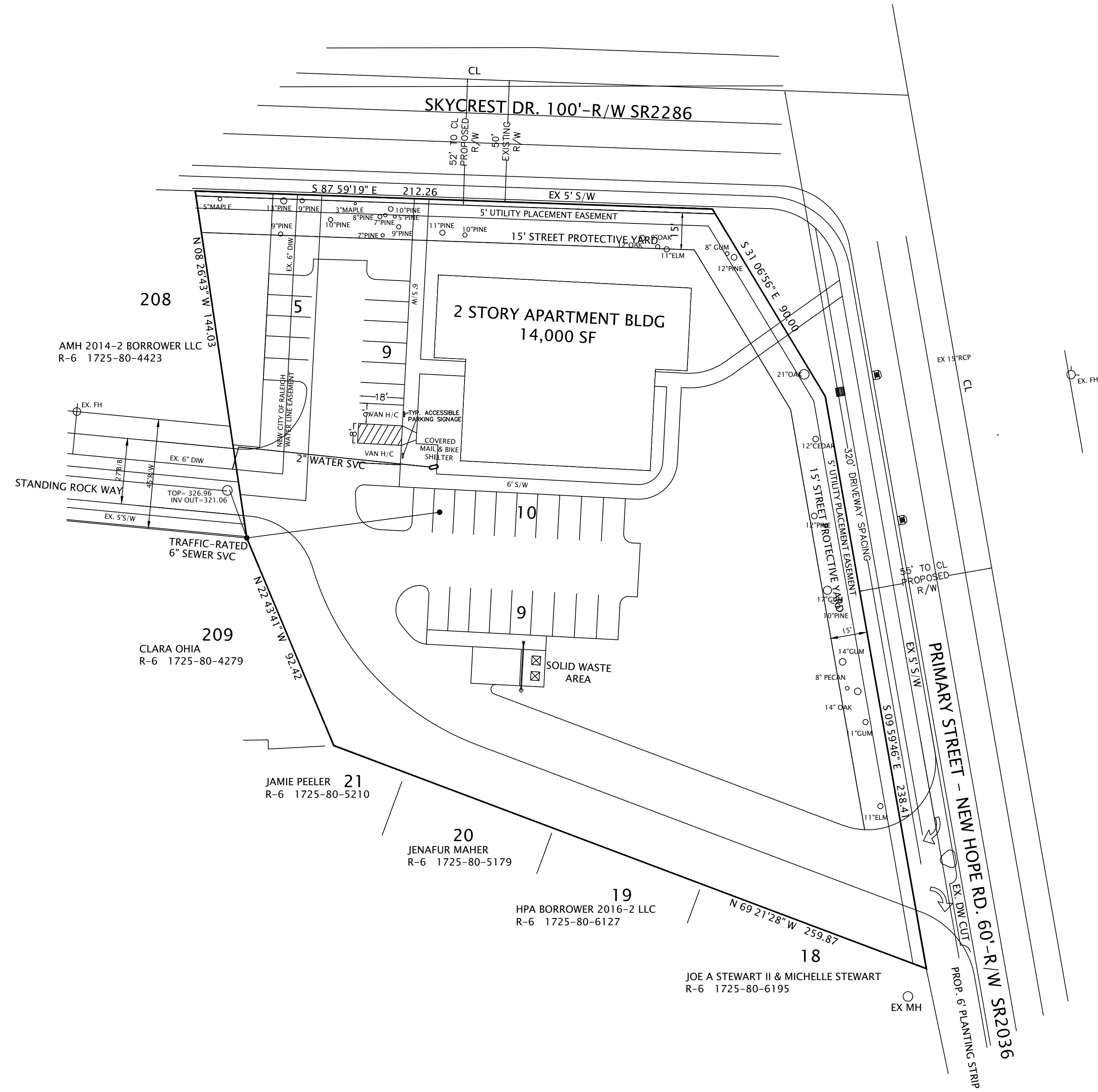
TRANSACTION #566445

SR-78-18

SKYCREST CROSSING APARTMENTS
RALEIGH NORTH CAROLINA
SITE & TRANSPORTATION PLAN

SCALE:	1"=30'	DRAWN:	PLS
DATE:	10-27-16	CHK'D:	MTM
REV'D:			
3-12-18		OFFICE BUILDING	
2-14-19		APT BUILDING	

SHEET
S1 OF 7
PROJ. # P9504D



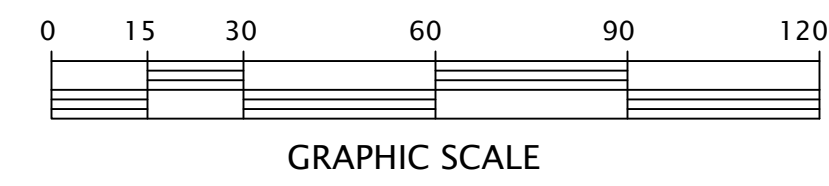
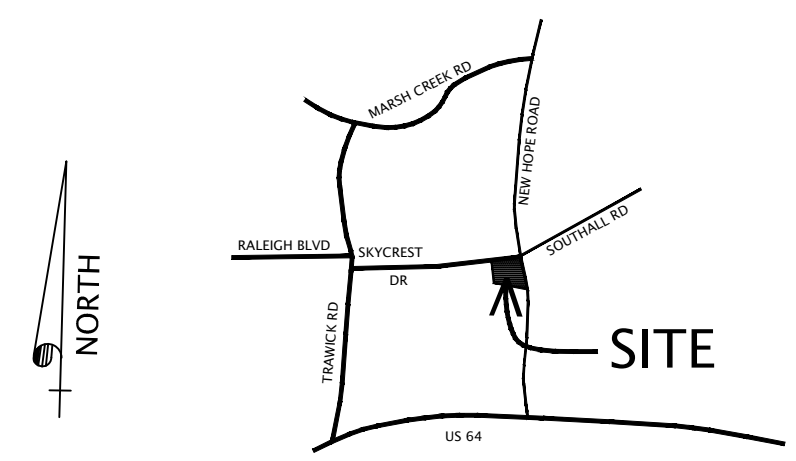
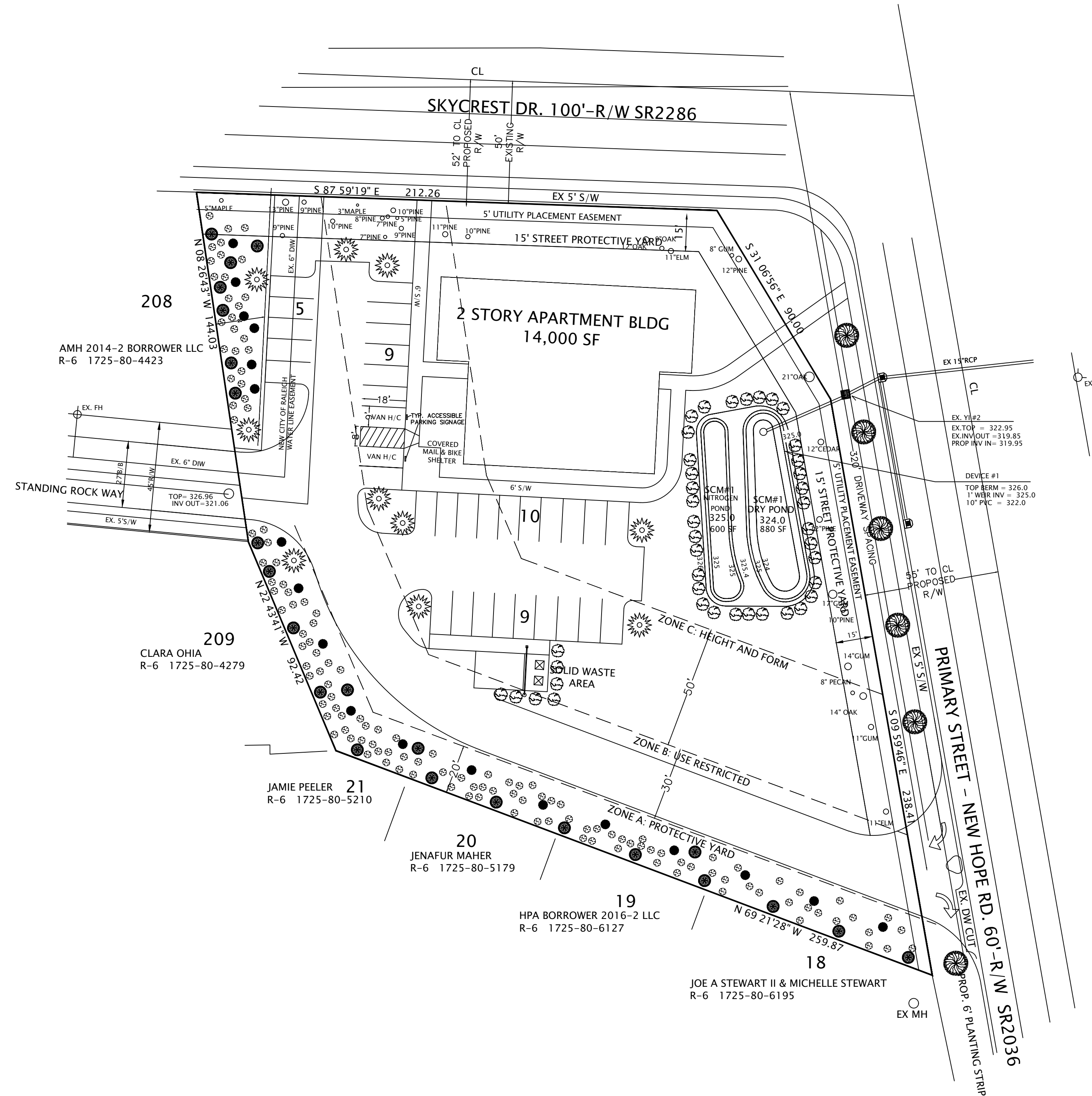
PENNY ENGINEERING DESIGN
CONSULTING ENGINEERS & LAND DESIGNERS
 8220 FAIRBANKS DRIVE, SUITE 220 RALEIGH, NC 27613
 OFFICE 919/848-1461 FAX 919/846-0813

TRANSACTION #566445

SR-78-18

SKYCREST CROSSING APARTMENTS
 NORTH CAROLINA
 RALEIGH
 UTILITY PLAN

SCALE:	1" = 30'	DRAWN:	PLS
DATE:	10-27-16	CHK'D:	MTM
REVD			
3-12-18	OFFICE BUILDING		
2-14-19	APT BUILDING		
SHEET	U1	OF	7
PROJ. #	P9504D		



LEGEND

- | | | | |
|-------------------------|--|-------------------------------|--|
| PARKING LOT SHADE TREES | | TRANSITIONAL YARD LANDSCAPING | |
| SCREENING SHRUBS | | SHADE TREES | |
| SMALL STREET TREES | | UNDERSTORY TREES | |
| | | SHRUBS | |

PLANTING NOTES

- TREE PLACEMENT MAY MOVE DUE TO FINAL CONSTRUCTION PLAN DESIGN OF INFRASTRUCTURE.
- TREE SELECTION SHALL BE BETULA NIGRA.
- BUSH SELECTION SHALL INCLUDE: HOLLIES, COTONEASTER, VIBURNUM & EUONYMUS.
- VEHICULAR SURFACE AREA = 18280 SF
REQUIRED SHADE TREES = $\frac{1}{2000} \text{ SF} = 10 \text{ TREES}$.
- TREES SHALL BE 3" CALIPER AT INSTALLATION WITH A 5' MINIMUM FIRST BRANCH HEIGHT.
- REFERENCE: CITY OF RALEIGH TREE MANUAL.

NOTES

- NEIGHBORHOOD TRANSITIONAL YARDS:
 - ZONE A: PROTECTIVE YARD TYPE 1 (20')
 - ZONE B: USE RESTRICTIONS (30')
 - ZONE C: HEIGHT AND FORM (50')
 - ZONE A: TYPE 1 PLANTING REQUIREMENTS (20'):
 - 5 SHADE TREES * $(\frac{44}{100}) = 23 \text{ SHADE TREES}$
 - 4 UNDERSTORY TREES * $(\frac{44}{100}) = 18 \text{ UNDERSTORY TREES}$
 - 30 SHRUBS * $(\frac{44}{100}) = 133 \text{ SHRUBS}$
- NCDOT REQUIRED STREET TREES ALONG NEW HOPE RD:
 - SMALL TREES TO BE PLANTED BEHIND EXISTING SIDEWALK.
 TREES SHALL BE OF THE FOLLOWING SPECIES:
 LAGERSTROEMIA INDICA (CRAPE MYRTLE) OR PRUNUS CERASIFERA (FLOWERING PLUM)

PENNY ENGINEERING DESIGN
 CONSULTING ENGINEERS & LAND DESIGNERS
 8220 FAIRBANKS DRIVE, SUITE 220
 OFFICE 919/468-1461
 RALEIGH, NC 27613
 FAX 919/468-0813

TRANSACTION #566445

SR-78-18

SKYCREST CROSSING APARTMENTS
 NORTH CAROLINA
 RALEIGH
 LANDSCAPE PLAN

SCALE: 1" = 30'	DRAWN: PLS
DATE: 10-27-16	CHK'D: MTM
REV'D	
3-12-18	OFFICE BUILDING
2-14-19	APT BUILDING
SHEET L1 OF 7	
PROJ. # P9504D	