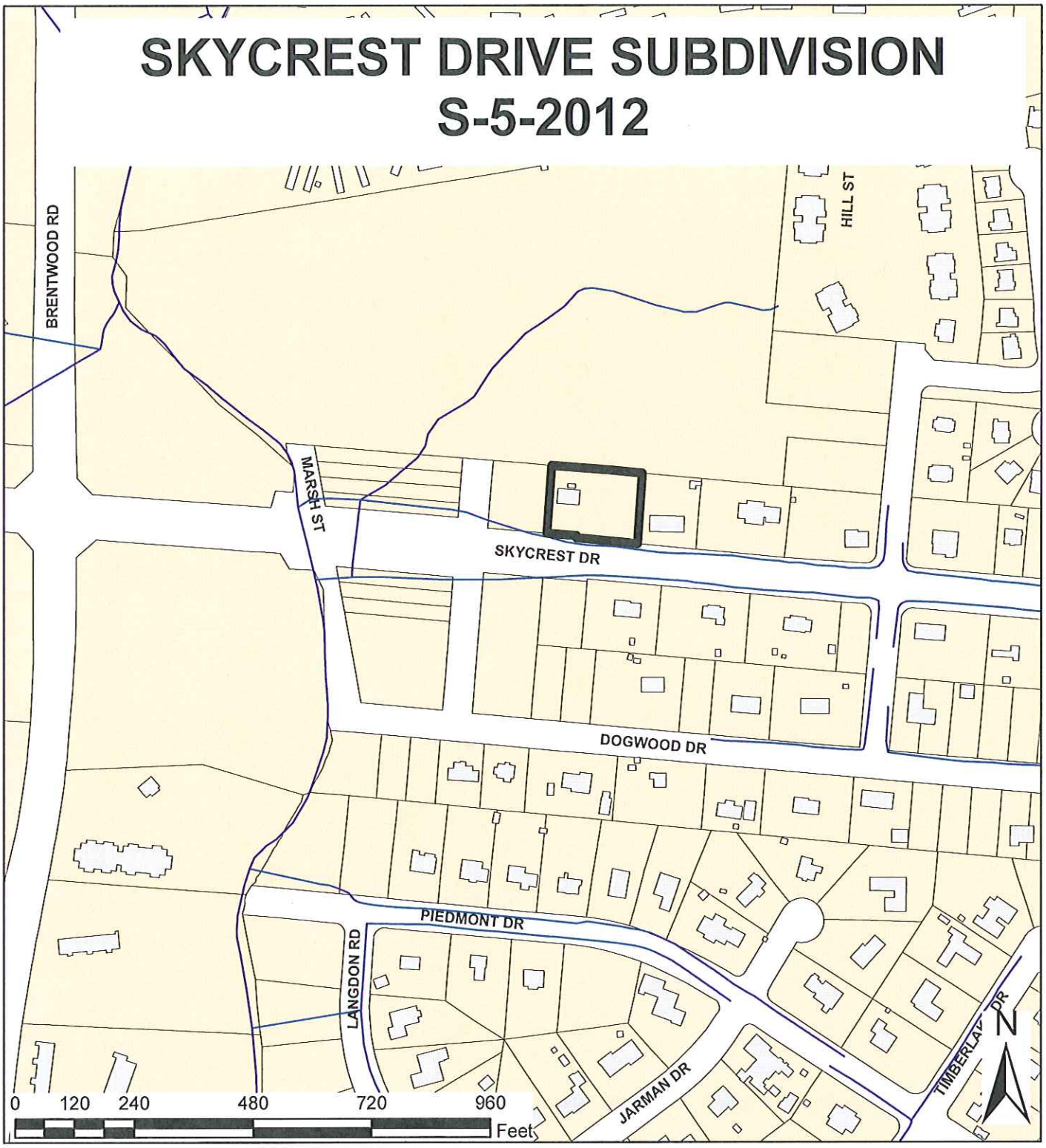
SKYCREST DRIVE SUBDIVISION
S-5-2012



Zoning:	**R-6**	Number of Lots:	**3**
CAC:	**NORTHEAST**	Planner:	**JAMES MARAPOTI**
Drainage Basin:	**MARSH CREEK**	Phone:	**(919) 516-2642**
		Applicant Contact:	**BASS, NIXON & KENNEDY**
Acreage:	**5.40**	Phone:	**(919) 851-4422**

5-5-2012

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

Grp# 270037

Preliminary Development Plan Application

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

Preliminary Approvals		FOR OFFICE USE ONLY
☐ Site Plans for Planning Commission or City Council ☐ Preliminary Administrative Site Plans ☐ Group Housing * ☐ Multifamily (Infill)*	☒ Subdivision* ☐ Infill Subdivision* ☐ Infill Recombination* ☐ Cluster Subdivision ☐ Expedited Subdivision Review	Transaction Number 325843
* May require Planning Commission or City Council Approval		

Section A

GENERAL INFORMATION

Development Name Skycrest Drive Subdivisiion

Proposed Use Residential

Property Address(es) 3009 Skycrest Drive

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

P.I.N. 1725104775	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. Subdivision does not meet requirements for infill subdivision, therefire may be administratively reviewed.
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. N/A
CLIENT (Owner or Developer)	Company Habitat for Humanity of Wake County Name (s) 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 Bass, Nixon & Kennedy, - Marty D. Bizzell, PE. 6310 Chapel Hil Rd. S-250, Raleigh, NC 27607. Name (s) Marty D. Bizzell, PE,

	Phone 919-851- 2	Email (marty.bizzell@bnkinc 1)	Fax 919-851-8968

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

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

Zoning Information	Building Information
Zoning District(s) R-6	Proposed building use(s) SFD
If more than one district, provide the acreage of each N/A	Existing Building(s) sq. ft. gross N/A
Overlay District N/A	Proposed Building(s) sq. ft. gross N/A
Total Site Acres 0.569 Inside City Limits ☒ Yes ☐ No	Total sq. ft. gross (existing & proposed) N/A
Off street parking Required N/A Provided N/A	Proposed height of building(s) N/A
COA (Certificate of Appropriateness) case # N/A	FAR (floor area ratio percentage) N/A
BOA (Board of Adjustment) case # A-N/A	Building Lot Coverage percentage N/A (site plans only)
CUD (Conditional Use District) case # Z-N/A	
Stormwater Information	
Existing Impervious Surface -0- acres/square feet	Flood Hazard Area ☐ Yes ☒ No
Proposed Impervious Surface acres/square feet	**If Yes, please provide**
Neuse River Buffer ☐ Yes ☒ No Wetlands ☐ Yes ☒ No	Alluvial Soils N/A Flood Study N/A FEMA Map Panel # N/A

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 Plan conforms to Comprehensive Plan 2030 as area is proposed for residential use and future land use noted in Comprehensive Plan is low density residential use.

FOR SUBDIVISIONS, MULTIFAMILY OR GROUP HOUSING PROJECTS ONLY

1. Total # Of Townhouse Lots Detached Attached N/A	11. Total number of Open Space (only) lots N/A
2. Total # Of Single Family Lots 3	12. Total number of all lots 3
3. Total # Of Apartment Or Condominium Units N/A	13. Is your project a cluster unit development? ☐ Yes ☒ No
4. Total # Of Congregate Care Or Life Care Dwelling Units N/A	**If Yes, please answer the questions below:**
5. Total # Of Mobile Home Lots N/A	a) Total number of Townhouse Lots N/A
6. Total Number of Hotel Units N/A	b) Total number of Single Family Lots N/A
7. Overall Total # Of Dwelling Units (1-6 Above) 3	c) Total number of Group Housing Units N/A
8. Bedroom Units 1br 2br 3br 4br or more	d) Total number of Open Space Lots N/A
9. Overall Unit(s)/Acre Densities Per Zoning District(s) 5.4/Ac.	e) Minimum Lot Size N/A
10. If your project is an infill subdivision, provide the infill calculations per City Code 10-3032 on the front cover of your drawing sets	f) Total Number of Phases N/A
	g) Perimeter Protective Yard Provided ☐ Yes ☐ No
	h) Must provide open space quotient per City Code 10-3071 (5)

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, PE _____ 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 Cherie Roycroft 2/25/12 Date

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

SKYCREST DRIVE SUBDIVISION

3009 SKYCREST DRIVE

CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA

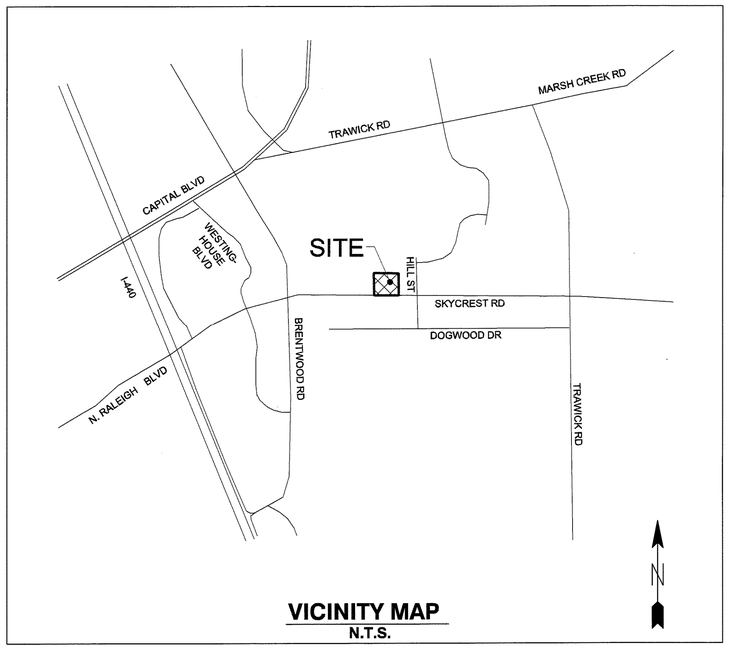
PRELIMINARY SUBDIVISION PLANS

SYMBOLS AND ABBREVIATIONS

ABC	AGGREGATE BASE COURSE
ALUM	ALUMINUM
AST2	ALUMINIZED STEEL – TYPE 2
B–B	BACK TO BACK
BOA	BLOW–OFF ASSEMBLY
C&G	CURB AND GUTTER
CFS	CUBIC FEET PER SECOND
CI	CURB INLET
CL	CENTER LINE
CMP	CORRUGATED METAL PIPE
CO	CLEAN OUT
COM	COMMUNICATION
CONC	CONCRETE
DCV	DOUBLE CHECK VALVE
DDCV	DOUBLE DETECTOR CHECK VALVE
DI	DROP INLET
DIP	DUCTILE IRON PIPE
EASE	EASEMENT
ELEC	ELECTRIC
EX	EXISTING
FES	FLARED END SECTION
FH	FIRE HYDRANT
FM	FORCE MAIN
FT	FEET
FT/SEC	FEET PER SEC
GALV	GALVANIZED
GV	GATE VALVE
HCR	HANDICAP RAMP
HDPE	HIGH DENSITY POLYETHYLENE
L	LENGTH
LF	LINEAR FEET
MH	MANHOLE
PAVE	PAVEMENT
PE	FINISHED PAD ELEVATION
PP	POWER POLE
PVC	POLYVINYL CHLORIDE
R	RADIUS
R/W	RIGHT–OF–WAY
RED	REDUCER
RCP	REINFORCED CONCRETE PIPE
RPZ	REDUCED PRESSURE ZONE
SS	SANITARY SEWER
STA	STATION
TDD	TEMPORARY DIVERSION DITCH
TELE	TELEPHONE
TSB	TEMPORARY SEDIMENT BASIN
UG	UNDERGROUND
W/L	WATER LINE
WM	WATER METER
YI	YARD INLET

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

NOTE: ALL CONSTRUCTION ACTIVITY MUST BE IN ACCORDANCE WITH THE ACCEPTED POLICIES OF THE CITY OF RALEIGH, AND UNLESS SPECIFIED, DEFERS TO THE NCDOT STANDARDS AND SPECIFICATIONS



VICINITY MAP
N.T.S.

ALL CONSTRUCTION MUST CONFORM TO THE UNDERGROUND UTILITY PROTECTION ACT
BEFORE YOU DIG!
CONTACT ONE–CALL CENTER
1–800–632–4949

SHEET INDEX

COVER
C1.0 EXISTING CONDITIONS & DEMOLITION PLAN
C1.1 SITE PLAN

OWNER:

CHERETTE D. ROYCROFT
8701 STONEGATE DR.
RALEIGH, NC 27015

DEVELOPER:

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

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

ENGINEER:

BNK
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

NORTH CAROLINA PROFESSIONAL SEAL 036908 ENGINEER MARTY D. BIZZELL

Development SERVICES
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Preliminary Development Plan Application
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Preliminary Approvals		FOR OFFICE USE ONLY
☐ Site Plans for Planning Commission or City Council ☐ Preliminary Administrative Site Plans ☐ Group Housing * ☐ Multifamily (Infill)*	☒ Subdivision* ☐ Infill Subdivision* ☐ Infill Recombination* ☐ Cluster Subdivision ☐ Expedited Subdivision Review	Transaction Number
* May require Planning Commission or City Council Approval		

Section A

GENERAL INFORMATION

Development Name Skycrest Drive Subdivisiion

Proposed Use Residential

Property Address(es) 3009 Skycrest Drive

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

P.I.N. 1725104775	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:

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CLIENT (Owner or Developer)	Company Habitat for Humanity of Wake County Name (s) 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 Bass, Nixon & Kennedy, - Marty D. Bizzell, PE. 6310 Chapel Hil Rd. S-250, Raleigh, NC 27607. Name (s) Marty D. Bizzell, PE,

Phone 919-851-4422	Email (marty.bizzell@bnkinc.com)	Fax 919-851-8968

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

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

Zoning Information	Building Information
Zoning District(s) R-6	Proposed building use(s) SFD
If more than one district, provide the acreage of each N/A	Existing Building(s) sq. ft. gross N/A
Overlay District N/A	Proposed Building(s) sq. ft. gross N/A
Total Site Acres 0.569 Inside City Limits ☒ Yes ☐ No	Total sq. ft. gross (existing & proposed) N/A
Off street parking Required N/A Provided N/A	Proposed height of building(s) N/A
COA (Certificate of Appropriateness) case # N/A	FAR (floor area ratio percentage) N/A
BOA (Board of Adjustment) case # A-N/A	Building Lot Coverage percentage N/A (site plans only)
CUD (Conditional Use District) case # Z-N/A	
Stormwater Information	
Existing Impervious Surface -0- acres/square feet	Flood Hazard Area ☐ Yes ☒ No
Proposed Impervious Surface acres/square feet	If Yes, please provide Alluvial Soils N/A Flood Study N/A FEMA Map Panel # N/A
Neuse River Buffer ☐ Yes ☒ No Wetlands ☐ Yes ☒ No	

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 Plan conforms to Comprehensive Plan 2030 as area is proposed for residential use and future land use noted in Comprehensive Plan is low density residential use.

FOR SUBDIVISIONS, MULTIFAMILY OR GROUP HOUSING PROJECTS ONLY

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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, PE _____ 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.

CITY OF RALEIGH PROJECT NO. XX-XX-XX

BASS, NIXON & KENNEDY, INC.

03-11112 SKYCREST DRIVE SUBDIVISION PRELIMINARY SUBDIVISION

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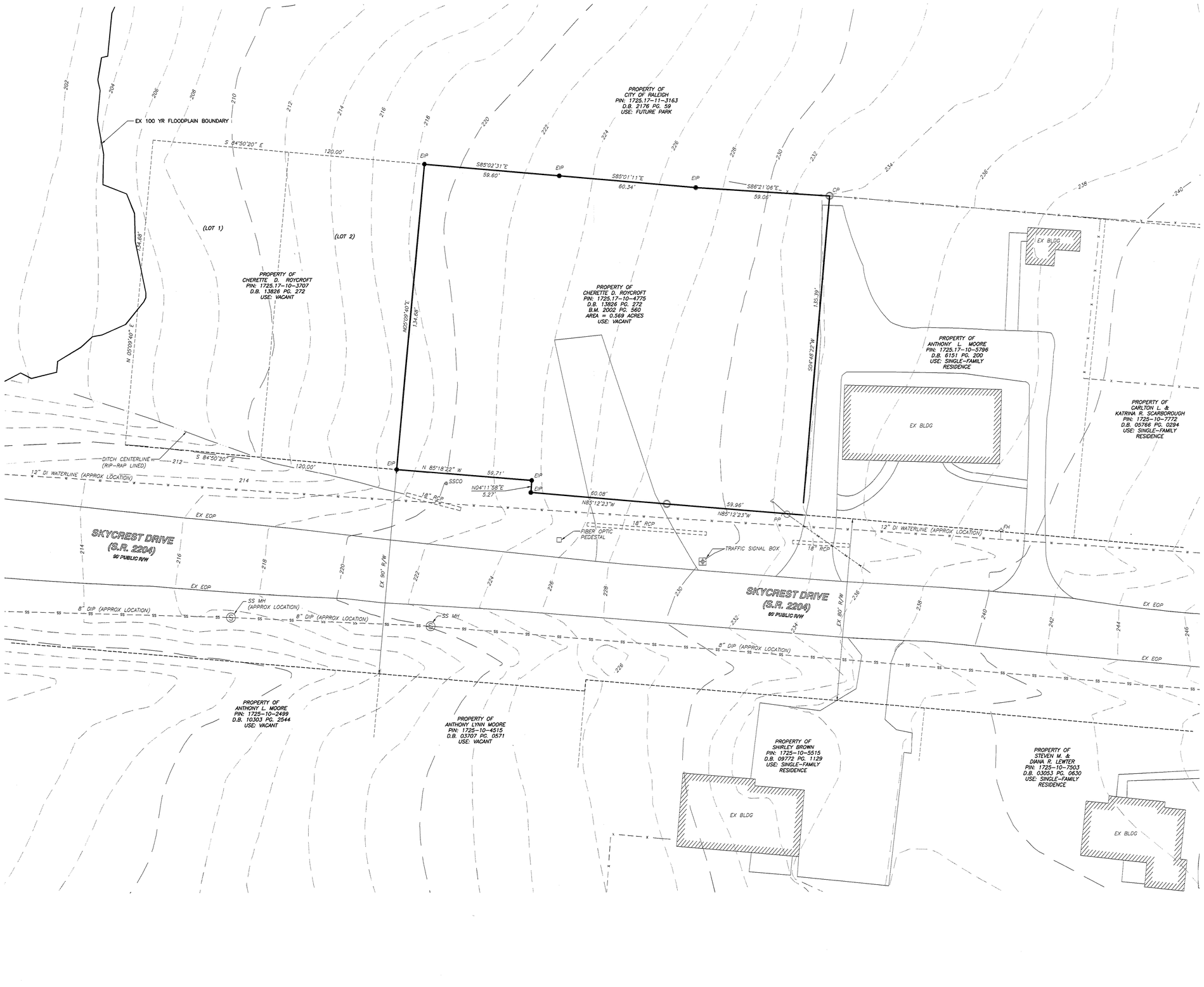

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BNK
BASS, NIXON & KENNEDY, INC.
CONSULTING ENGINEERS
6310 CHAPEL HILL ROAD, SUITE 250, RALEIGH, NC 27607
TELEPHONE: (919)851-4422 OR (800)354-1879 FAX: (919)851-8968
CERTIFICATION NUMBERS: NCBELS (C-0110); NCBLA (C-0267)

NO.	DATE	DESCRIPTION	BY
		REVISIONS	

03-11112	02-16-2012	RAB	
JOB NO.	DATE	DRAWN BY	

EXIST CONDITIONS & DEMOLITION PLAN

SCALE: 1" = 20' CHK BY: MDB

SKYCREST DRIVE SUBDIVISION

3009 SKYCREST DRIVE

CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA

SHEET C1.0 2 OF 3

CITY OF RALEIGH PROJECT NO. XX-XX-XX

NOT RELEASED FOR CONSTRUCTION OR BID SOLICITATION

SITE DATA

PROJECT NAME:	SKYCREST DRIVE SUBDIVISION
PIN:	1725-10-4775
ADDRESS:	3009 SKYCREST DRIVE RALEIGH, NORTH CAROLINA
ZONING:	R-6
USE: EXISTING:	VACANT
PROPOSED:	RESIDENTIAL-SINGLE FAMILY
SITE AREA (GROSS):	0.569 AC (24,770 SF)
DEDICATED R/W AREA: SKYCREST DRIVE	0.015 AC (633 SF)
NET LOT AREA:	0.554 AC (24,137 SF)

BUILDING SETBACKS:
FRONT: 20'
SIDE: 5' MIN; 15' AGGREGATE
REAR: 20'

(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)	0.01	1.2	0.02	
Lots (read TN export from Figure 2)	0.55	5.75	3.19	
Total	0.57		3.21	
Average for Site				5.63

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

NO.	DATE	DESCRIPTION	BY
		REVISIONS	

JOB NO.	DATE	DRAWN BY
03-11112	02-16-2012	RAB

SITE PLAN

SCALE: 1" = 20' CHK BY: MDB

SKYCREST DRIVE SUBDIVISION

3009 SKYCREST DRIVE
CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA

SHEET C1.1
3 OF 3

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 036908 MARY D. BIZZELL

SCALE IN FEET
0 10 20 40 60 80

CITY OF RALEIGH PROJECT NO. XX-XX-XX

NOT RELEASED FOR CONSTRUCTION OR BID SOLICITATION

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