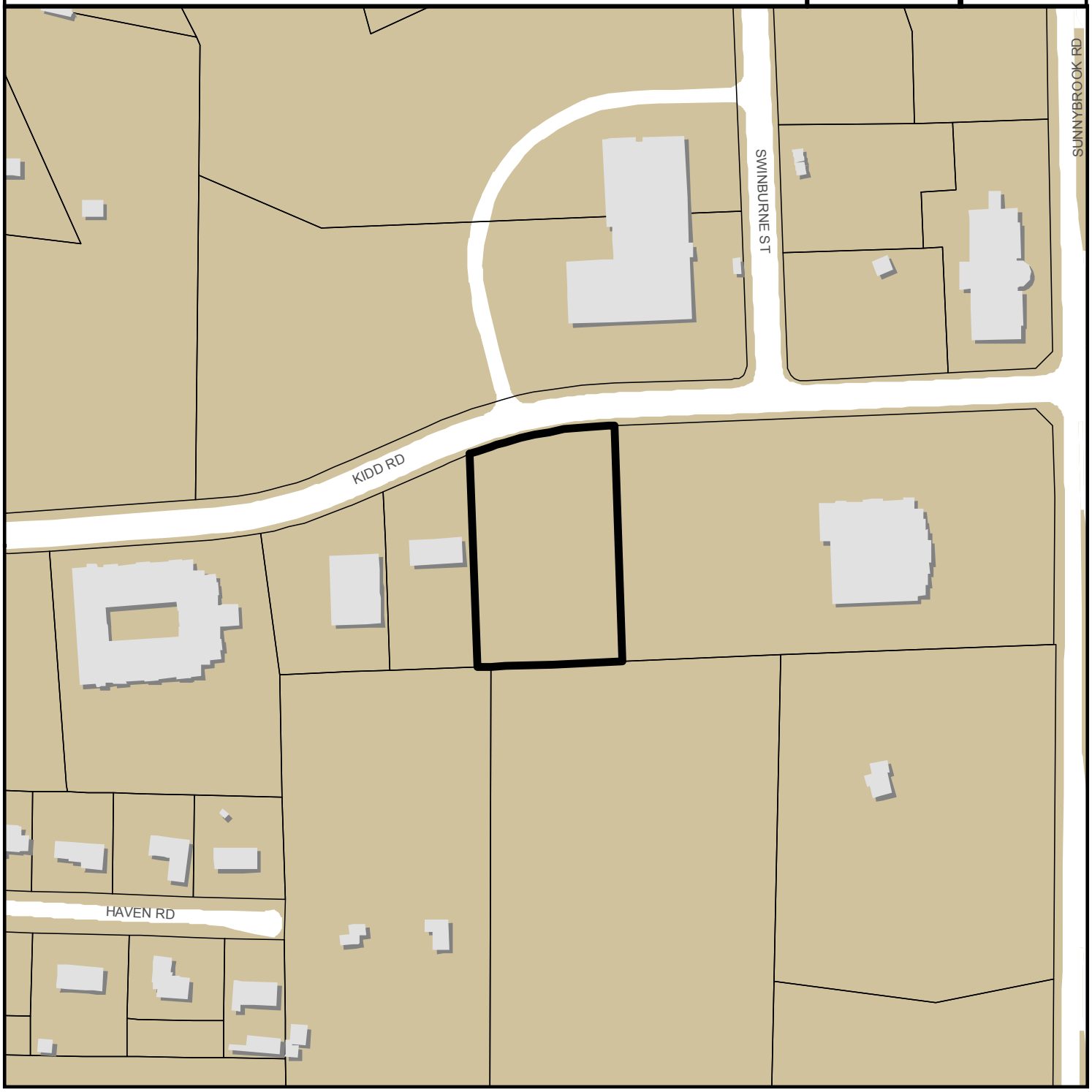
SKYWAY TOWERS
S-19-2015



Zoning: **O&I-1**
CAC: **East Raleigh**
Drainage Basin: **Crabtree Basin**
Acreage: **1.67**
Number of Lots: **1**

Planner: **Justin Rametta**
Phone: **(919) 996-2665**

Applicant: **SKYWAY TOWERS**
Phone: **(813) 960-6217**

Planning & Development

Justin planner 3/23/15 Triage

Development Services
Customer Service Center
One Exchange Plaza
1 Exchange Plaza, Suite 400
Raleigh, North Carolina 27601
Phone 919-996-2495
Fax 919-516-2685

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 ☐ Preliminary Administrative Site Plans ☐ Group Housing ** ☐ Multifamily (Infill)**	☒ Subdivision* ☐ Cluster Subdivision** ☐ Infill Subdivision** ☐ Expedited Subdivision Review ☐ Conventional Subdivision ☐ Compact Development ☐ Conservation Subdivision	Transaction Number 426514 Assigned Project Coordinator Assigned Team Leader
* May require Planning Commission or City Council Approval	** Legacy Districts Only	

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

GENERAL INFORMATION

Development Name: Skyway Towers/Luther Road NC-08835

Proposed Use: Wireless Telecommunications Facility

Property Address(es) : 2920 Kidd Road, Raleigh, NC

Wake County Property Identification Number(s) for each parcel to which these guidelines will apply: 1723287482

P.I.N. Recorded Deed	P.I.N. Recorded Deed	P.I.N. Recorded Deed	P.I.N. Recorded Deed
Book 7261, Page 270			

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.
PLANNING COMMISSION	Per City Code Section 10-2132.2, summarize the reason(s) this plan requires Planning Commission or City Council Preliminary Approval.

CLIENT (Owner or Developer)	Company Skyway Towers, LLC	Name (s) Justin Jones	
	Address 20525 Amberfield Drive, Suite 102, Land O'Lakes, FL 34638		
	Phone 813.960.6217	Email jjones@skywaytowers.com	Fax 813.960.6210
CONSULTANT (Contact Person for Plans)	Company: Nexsen Pruet, PLLC	Name (s) Thomas H. Johnson, Jr., Esq.	
	Address : 4141 Parklake Avenue, Suite 200, Raleigh, NC 27612		
	Phone 919.653.7807	Email tjohnson@nexsenpruet.com	Fax 919.653.0435

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

Zoning Information	Building Information
Zoning District(s) **CUD O&I-1**	Proposed building use(s) **N/A**
If more than one district, provide the acreage of each	Existing Building(s) sq. ft. gross **N/A**
Overlay District **N/A**	Proposed Building(s) sq. ft. gross **N/A**
Total Site Acres **0.665** Inside City Limits ☒ Yes ☐ No	Total sq. ft. gross (existing & proposed) **N/A**
Off street parking Required **2** Provided **2**	Proposed height of building(s) **N/A**
COA (Certificate of Appropriateness) case #	FAR (floor area ratio percentage) **N/A**
BOA (Board of Adjustment) case # A-	Building Lot Coverage percentage (site plans only)
CUD (Conditional Use District) case # Z-	
Stormwater Information	
Existing Impervious Surface **N/A** acres/square feet	Flood Hazard Area ☐ Yes ☒ No
Proposed Impervious Surface **0.21 acres**/square feet	**If Yes, please provide**
Neuse River Buffer ☐ Yes ☒ No Wetlands ☐ Yes ☒ No	Alluvial Soils Flood Study FEMA Map Panel #

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.

FOR SUBDIVISION, APARTMENT, TOWNHOUSE, CONDOMINIUM PROJECTS ONLY

1. Total # Of Townhouse Lots Detached Attached	11. Total number of all lots
2. Total # Of Single Family Lots	12. Is your project a cluster unit development? ☐ Yes ☐ No
3. Total # Of Apartment Or Condominium Units	**If Yes, please answer the questions below:**
4. Total # Of Congregate Care Or Life Care Dwelling Units	**a)** Total number of Townhouse Lots
5. Total # Of Mobile Home Lots	**b)** Total number of Single Family Lots
6. Total Number of Hotel Units	**c)** Total number of Group Housing Units
7. Overall Total # Of Dwelling Units (1-6 Above)	**d)** Total number of Open Space Lots
8. Bedroom Units 1br 2br 3br 4br or more	**e)** Minimum Lot Size
9. Overall Unit(s)/Acre Densities Per Zoning District(s)	**f)** Total Number of Phases
10. Total number of Open Space (only) lots	**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 **Nexsen Pruet 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.

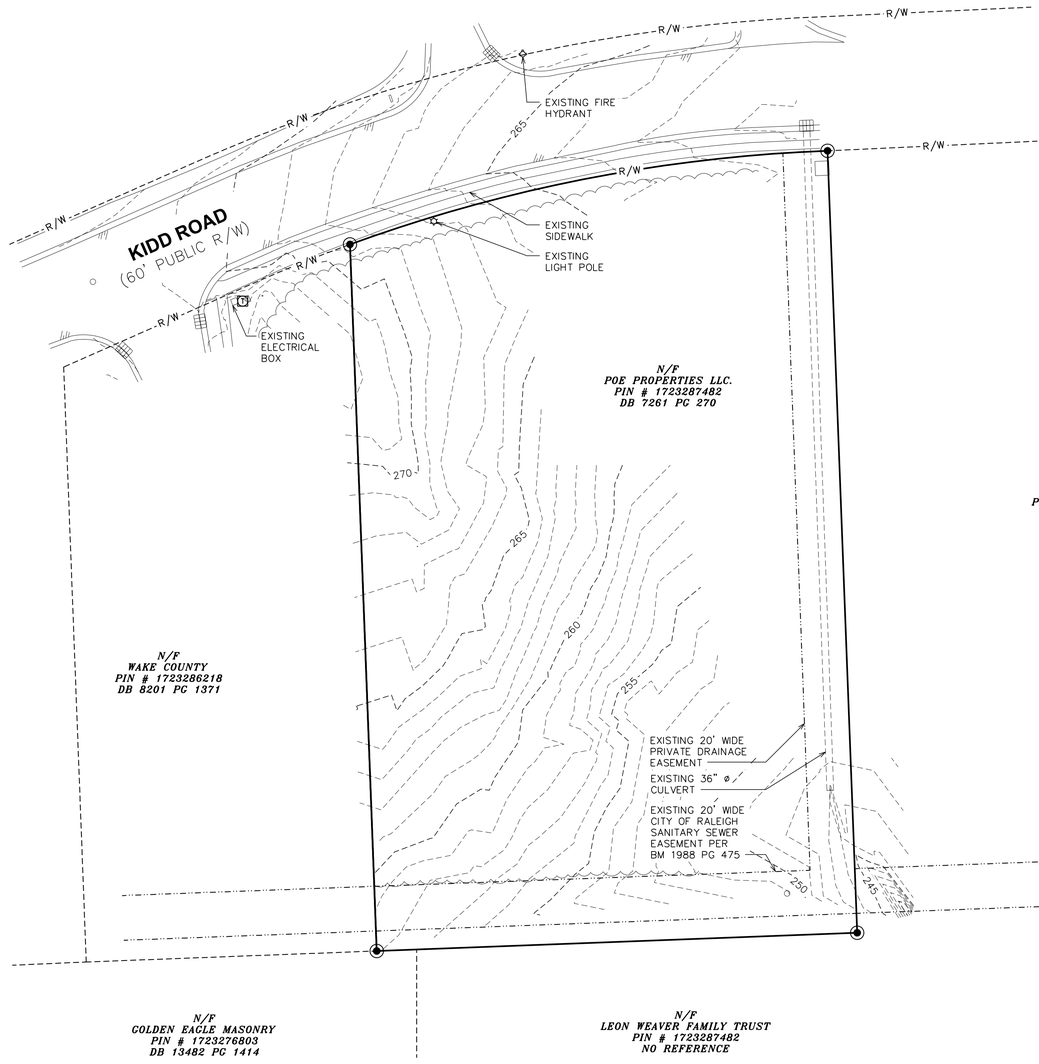
Signed _____ Date March 20, 2015

Signed _____ Date

TO BE COMPLETED BY APPLICANT			TO BE COMPLETED BY CITY STAFF		
	YES	N/A	YES	NO	N/A
General Requirements					
1. Filing Fee for Plan Review – Payments may be made by cash, Visa, Master Card or check made payable to: City of Raleigh (No fee for Infill recombination)	☒				
2. **Preliminary Development Plan Application** completed and signed by the property owner	☒				
3. Client must complete and print page 1 and 2 of the **Preliminary Development Plan Application** to the plan cover sheet (not applicable for infill recombination)	☐	☒			
4. I have referenced the **Preliminary Development Plan 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	☒				
5. Provide the following plan sheets:	☒				
a) Cover sheet: includes general notes, owner's name, contact's name, telephone number, mailing address and email address	☒				
b) Existing Conditions Sheet	☒	☐			
c) Proposed Site or Subdivision Plan	☒				
d) Proposed Grading and Stormwater Plan	☐	☒			
e) Proposed Utility Plan, including Fire	☐	☒			
f) Proposed Tree Conservation Plan	☐	☒			
g) Proposed Landscaping Plan (Landscape Plan not required for commercial subdivisions)	☐	☒			
h) Building elevations that show maximum height from natural and finished grade, buildings to be removed	☐	☒			
i) Transportation Plan	☐	☒			
6. Ten (10) sets of proposed plans to engineering scale (1" = 20', 1" =100', etc.), and date of preparation. For re-submittals only – include all revision dates	☒				
7. Plan size 18"x24" or 24"x36"	☒				
8. A vicinity map no smaller/less than 1"=500' and no larger than 1"=1000' to the inch, showing the position of the subdivision with its relation to surrounding streets and properties, and oriented in the same direction as the preliminary plan	☒				
9. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map	☒				
10. Digital copy of only the plan and elevations. Label the CD with the plan name, case file number, and indicate how many times the plan has been resubmitted for review	☒				
11. Wake County School Form, if dwelling units are proposed	☐	☒			
12. Preliminary stormwater quantity and quality summary and calculations package	☐	☒			
13. For secondary tree conservation areas, include two (2) copies of the tree cover report completed by a certified arborist, North Carolina licensed landscape architect, or North Carolina registered forester	☐	☒			

NOTES:

1. THE BASIS OF THE MERIDIANS AND COORDINATES FOR THIS PLAT IS THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983 (NCSPCS NAD 83), BASED ON DIFFERENTIAL GPS OBSERVATIONS PERFORMED ON FEBRUARY 10, 2015.
2. VERTICAL INFORMATION SHOWN, BASED ON THE NORTH AMERICAN VERTICAL DATUM OF NAVD 1988 IN FEET.
3. ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED.
4. THE TOWER IS LOCATED IN ZONE "X," AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN ACCORDING TO FEMA COMMUNITY PANEL #3720172300J, DATED MAY 2, 2006.



NC GRID NAD 83

LEGEND

- EXIST. PROPERTY LINE
- EXIST. UTILITY POLE
- EXIST. TELCO PEDESTAL
- PROPERTY CORNER
- ---200--- EXIST. CONTOUR LINE
- EDGE OF PAVEMENT
- ---OHW--- OVERHEAD WIRE
- ---R/W--- RIGHT-OF-WAY
- —— X —— CHAIN LINK FENCE
- EXISTING TREE LINE

EXISTING CONDITIONS

SCALE: 1/32" = 1'-0"

0 32 64
SCALE IN FEET

PLANS PREPARED FOR:
T-Mobile
SKYWAY TOWERS
20525 AMBERFIELD DRIVE, SUITE 102
LAND O' LAKES, FL 34638
OFFICE: (813) 960-6211
185 FAIRCHILD STREET
CHARLESTON, SC 29492
OFFICE: (843) 216-1210

PLANS PREPARED BY:
TOWER ENGINEERING PROFESSIONALS
326 TRYON ROAD
RALEIGH, NC 27603-5263
OFFICE: (919) 661-6351
FAX: (919) 661-6350
N.C. LICENSE # C-1794

ISSUED FOR: SITE PLAN
CHECKED BY: JJC
DRAWN BY: SBM

REV	DATE
0	03.19.15

PROJECT INFORMATION:
LUTHER ROAD
TMO SITE #: 5RA0583
SKYWAY SITE #: NC-08834
2920 KIDD ROAD
RALEIGH, NC 27610
(WAKE COUNTY)

SEAL:
PRELIMINARY
DO NOT USE FOR CONSTRUCTION

SHEET TITLE: EXISTING CONDITIONS

REVISION: 0
TEP #: 58530

SHEET NUMBER: C-1

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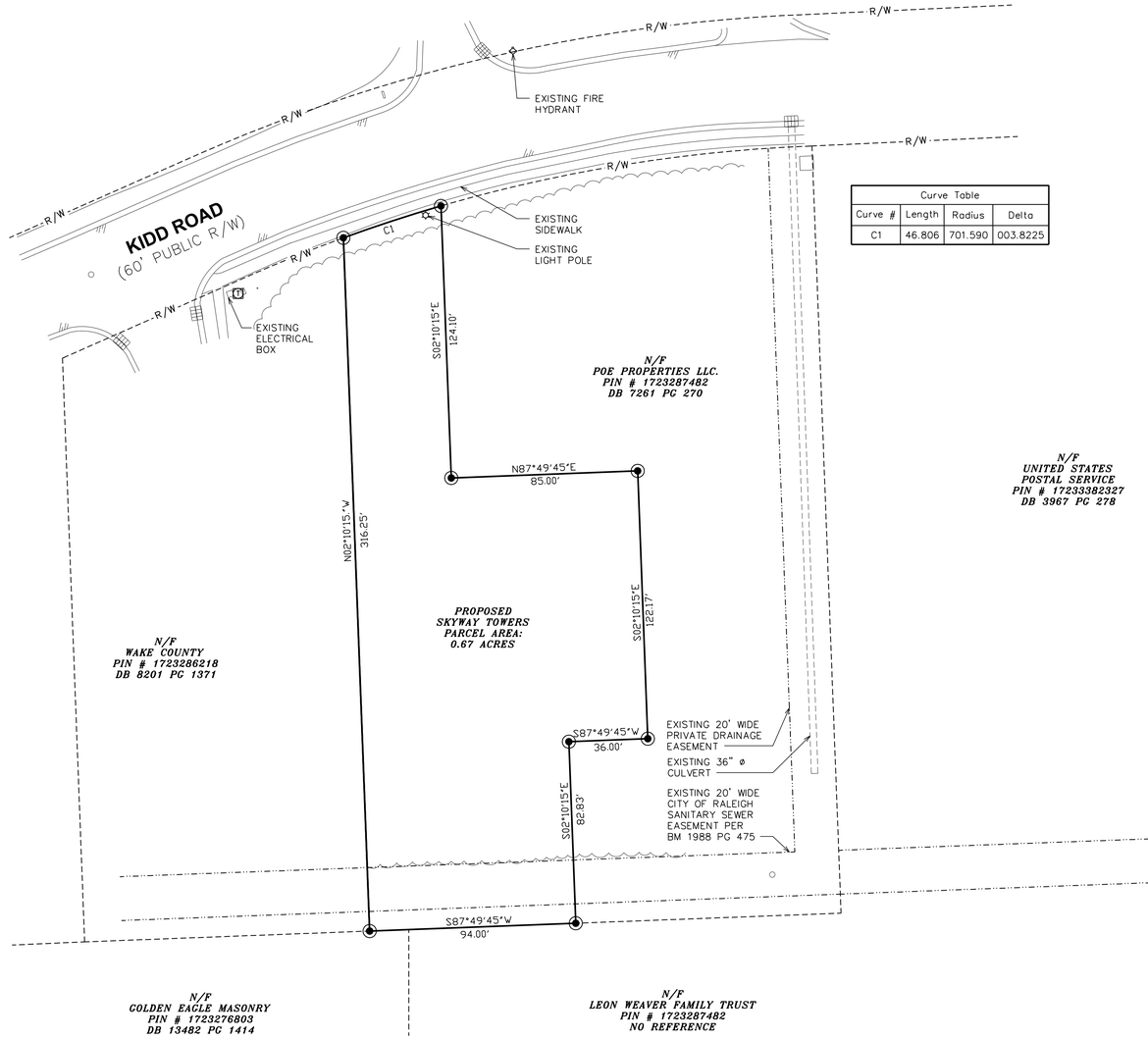

Curve Table			
Curve #	Length	Radius	Delta
C1	46.806	701.590	003.8225

NC GRID NAD 83

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SITE PLAN
SCALE: 1/32" = 1'-0"

0 32 64
SCALE IN FEET

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REV	DATE	ISSUED FOR:	CHECKED BY:
0	03-19-15	SITE PLAN	JJC
			DRAWN BY: SBM

PROJECT INFORMATION:
LUTHER ROAD
TMO SITE #: 5RA0583
SKYWAY SITE #: NC-08834
2920 KIDD ROAD
RALEIGH, NC 27610
(WAKE COUNTY)

SEAL:
PRELIMINARY
DO NOT USE FOR CONSTRUCTION

SHEET TITLE:
SITE PLAN

REVISION: 0
TEP #: 56580

SHEET NUMBER:
C-2