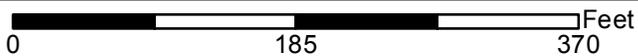
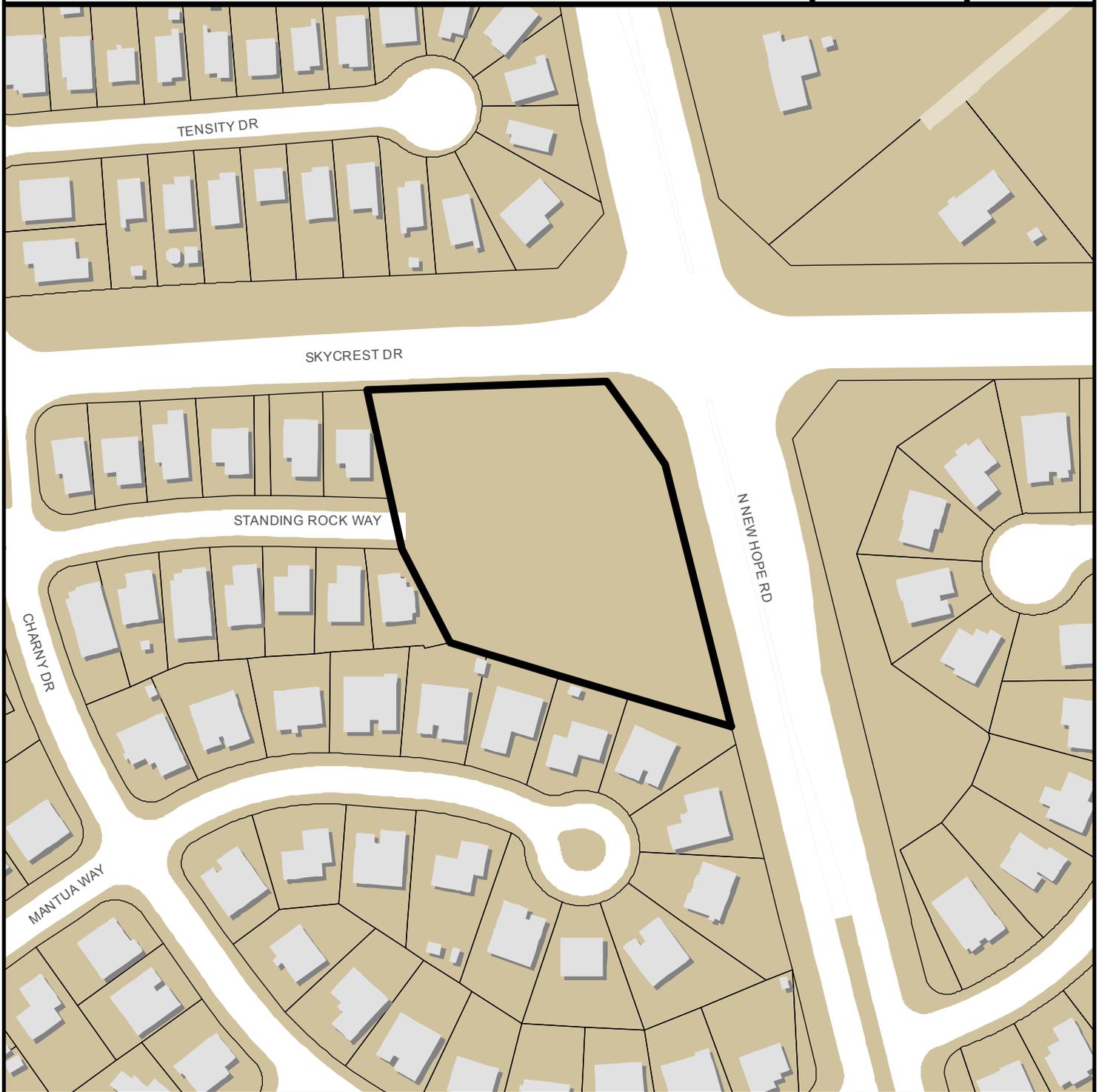


NEW HOPE CROSSING OFFICE TOWNHOMES S-19-2016



Zoning: **OX-3-CU**
CAC: **Northeast**
Drainage Basin: **Marsh Creek**
Acreage: **1.45**
Number of Lots: **1**

Planner: **Meade Bradshaw**
Phone: **(919) 996-2664**
Applicant: **Sky Crest Associates, LLC**



Preliminary Subdivision Plan Application



**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

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

465318

S-19-16

Office Use Only: Transaction # 465318		Project Coordinator CHP		Team Leader Boydson	
PRELIMINARY APPROVALS					
<input checked="" type="checkbox"/> Subdivision *		<input checked="" type="checkbox"/> Conventional Subdivision		<input type="checkbox"/> Compact Development	
<input type="checkbox"/> Conservative Subdivision					
*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 New Hope Crossing Office Townhomes					
Proposed Use Commercial Office use					
Property Address(es) 2241 N New Hope Rd Raleigh NC					
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:					
PIN Recorded Deed 1725 80 6332		PIN Recorded Deed		PIN Recorded Deed	
What is your project type?					
<input type="checkbox"/> Single family		<input type="checkbox"/> Townhouse		<input type="checkbox"/> Subdivision in a non-residential zoning district	
<input checked="" type="checkbox"/> Other (describe): Commerical offices					
OWNER/DEVELOPER INFORMATION					
Company Name Sky Crest Associates			Owner/Developer Name Mitchell Murphy		
Address PO Box 90427 Raleigh NC 27675					
Phone 919-846-2668		Email mitchellTmurphy@aol.com		Fax	
CONSULTANT/CONTACT PERSON FOR PLANS					
Company Name Penny Engineering Design			Contact Name Penny Sekadlo		
Address 9220 Fairbanks Dr Suite 220 Raleigh NC 27613					
Phone 919-848-1461		Email PennyEngineer@aol.com		Fax	

DEVELOPMENT TYPE AND SITE DATE TABLE (Applicable to all developments)

ZONING INFORMATION

Zoning District(s) **OX3 CUD**

If more than one district, provide the acreage of each:

Overlay District? Yes No

Inside City Limits? Yes No

CUD (Conditional Use District) Case # Z- **26-97**

COA (Certificate of Appropriateness) Case #

BOA (Board of Adjustment) Case # A-

STORMWATER INFORMATION

Existing Impervious Surface	acres/sf	Flood Hazard Area	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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Proposed Impervious Surface	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 _____ Flood Study _____ FEMA Map Panel # _____

NUMBER OF LOTS AND DENSITY

Total # of Townhouse Lots: Detached _____ Attached **8**

Total # of Single Family Lots _____ Total # of All Lots **8**

Overall Unit(s)/Acre Densities Per Zoning Districts

Total # of Open Space and/or Common Area Lots

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 **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.

	_____	3-28-16	_____
Signature		Date	

_____	_____
Signature	Date

GENERAL REQUIREMENTS	TO BE COMPLETED BY APPLICANT		OFFICE USE ONLY		
	YES	N/A	YES	NO	N/A
1. Applicant must contact a Planner to determine if a Pre-Application Conference is required prior to application submittal	<input type="checkbox"/>		✓		
2. Filing fee for plan review – payments may be made by cash, Visa, Mastercard, or check made payable to the City of Raleigh (no fee for infill recombination) 1.4 \$183	<input type="checkbox"/>		✓		
3. Preliminary Subdivision Plan Application must be completed and signed by the property owner	<input type="checkbox"/>	<input type="checkbox"/>	✓		
4. Applicant must complete and print page 1 and 2 of the Preliminary Subdivision Plan Application to the plan cover sheet (not applicable for infill recombination)	<input type="checkbox"/>	<input type="checkbox"/>	✓		
5. I have referenced the Preliminary Subdivision Plan Checklist, and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City	<input type="checkbox"/>		✓		
6. Provide the following plan sheets:	<input type="checkbox"/>				
a) Cover sheet, to include general notes, owner's name, contact's name, phone number, mailing address, email address	<input type="checkbox"/>				
b) Existing conditions sheet	<input type="checkbox"/>	<input type="checkbox"/>	✓		
c) Proposed Subdivision Plan	<input type="checkbox"/>		✓		
d) Proposed Grading and Stormwater Plan	<input type="checkbox"/>	<input type="checkbox"/>	✓		
e) Proposed Utility Plan, including Fire	<input type="checkbox"/>	<input type="checkbox"/>	✓		
f) Proposed Tree Conservation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
g) Proposed Landscaping	<input type="checkbox"/>	<input type="checkbox"/>	✓		
h) Transportation Plan	<input type="checkbox"/>	<input type="checkbox"/>	✓		
7. 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.	<input type="checkbox"/>		✓		
8. Plan size must be 18" x 24" or 24" x 36"	<input type="checkbox"/>		✓		
9. 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	<input type="checkbox"/>		✓		
10. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map	<input type="checkbox"/>		✓		
11. 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	<input type="checkbox"/>		✓		
12. Wake County School form, if dwelling units are proposed	<input type="checkbox"/>	<input type="checkbox"/>			✓
13. Preliminary stormwater quantity and quality summary and calculations package	<input checked="" type="checkbox"/>	<input type="checkbox"/>	?		
14. 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	<input type="checkbox"/>	<input checked="" type="checkbox"/>	?		

Preliminary Subdivision Plan Application



Development Services Customer Service Center | 11000/11000, Suite 400 | Raleigh, NC 27611-1000 | 919-970-4211
 Licetford Satellite Office | 1701-1701 Lakeside Blvd | Raleigh, NC 27601 | 919-950-4210

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
<input type="checkbox"/> Conservation Subdivision		
*May require City Council approval if in a Mature Park Overlay or Historic Overlay District		
If your project has been through the Due Diligence process, provide the transaction ID:		
GENERAL INFORMATION		
Development Name	New Hope Crossing Office Townhomes	
Proposed Use	Commercial Office use	
Property Address(es)	2241 N New Hope Rd Raleigh, NC	
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:		
PI# Recorded Deed #25-80-833	PI# Recorded Deed #25-80-833	PI# Recorded Deed #25-80-833
What is your project type?		
<input type="checkbox"/> Single family	<input type="checkbox"/> Townhouse	<input type="checkbox"/> Subdivision in a non-residential zoning district
<input checked="" type="checkbox"/> Other (describe): Commercial offices		
OWNER/DEVELOPER INFORMATION		
Company Name	Sky Crest Associates	
Address	PO Box 90427 Raleigh NC 27675	
Phone	919-848-2668	
Email	mitchelltmurphy@aol.com	
Company Name	CONSULTANT/CONTACT PERSON FOR PLANS	
Company Name	Penny Engineering Design	
Address	9220 Fairbanks Dr Suite 220 Raleigh NC 27613	
Phone	919-848-1461	

WWW.RALEIGHNC.GOV REVISION 03.11.16

DEVELOPMENT TYPE AND SITE DATA TABLE (Applicable to all developments)	
ZONING INFORMATION	
Zoning District(s)	OX3 CUD
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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No
CUD Conditional Use District Case #:	26-97
COA (Certificate of Appropriateness) Case #:	
BOA (Board of Adjustment) Case #:	
STORMWATER INFORMATION	
Existing Impervious Surface (acres)	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface (acres)	House 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	Flood Study FEMA Map Panel #
NUMBER OF LOTS AND DENSITY	
Total # of Townhouse Lots: Detached	Attached 8
Total # of Single Family Lots	Total # of All Lots: 8
Overall Units/Acre Density Per Zoning District	
Total # of Open Space and/or Common Area Lots	
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 Penny Sekadilo 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 3-26-15
Signature	Date

WWW.RALEIGHNC.GOV REVISION 03.11.16

ZONING CASE Z-26-97

- BUILDING HEIGHT SHALL NOT EXCEED TWO (2) STOREYS.
- NO MORE THAN ONE VEHICLE 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 VALUES.
- DEVELOPMENT SHALL COMPLY WITH THE PROVISIONS OF OR 7107 OF THE RALEIGH PLANNING COMMISSION CONCERNING STORMWATER RUNOFF.
- THE FOLLOWING USES, OTHERWISE PERMITTED WITHIN OGH 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.
 - F. UTILITY SERVICES AND SUBSTATION.
 - G. EMERGENCY SHELTER TYPE-B
 - H. TELECOMMUNICATION TOWERS COMPLYING WITH DESIGNATED HEIGHT AND SETBACK STANDARDS.
 - I. TEMPORARY EVENT
 - J. AIRFIELD, LANDING STRIP AND HELIPORT.
 - K. GUEST HOUSE FACILITY.
 - L. CORRECTIONAL/PENAL FACILITY (GOVERNMENTAL).
 - M. OUTDOOR STADIUM, OUTDOOR THEATER, OUTDOOR RACETRACK WITH MORE THAN 250 SEATS.
 - N. OUTDOOR MOVIE THEATER.
 - O. TELECOMMUNICATION TOWER.
 - P. BANK.
 - Q. EATING ESTABLISHMENT WITH ON-PREMISE ALCOHOL.
 - R. FOOD STORE, AND
 - S. 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 (5' ADN 5/8" IN CIRCUMFERENCE) AND TWO INCH OR GREATER UNDERSTORY TREES (5' ADN 1/4" IN CIRCUMFERENCE) SHALL BE PRESERVED EXCEPT FOR REMOVAL OF DISEASED OR NUISANCE VEGETATION, THE INSTALLATION OF GOVERNMENT APPROVED UTILITIES AND DRIVEWAY INSTALLATIONS.

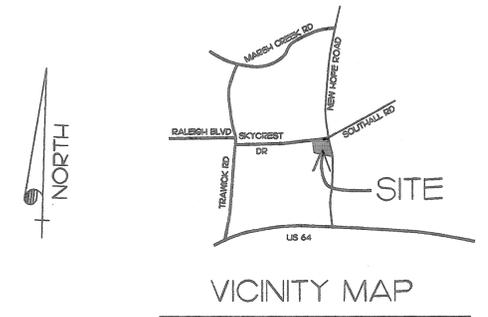
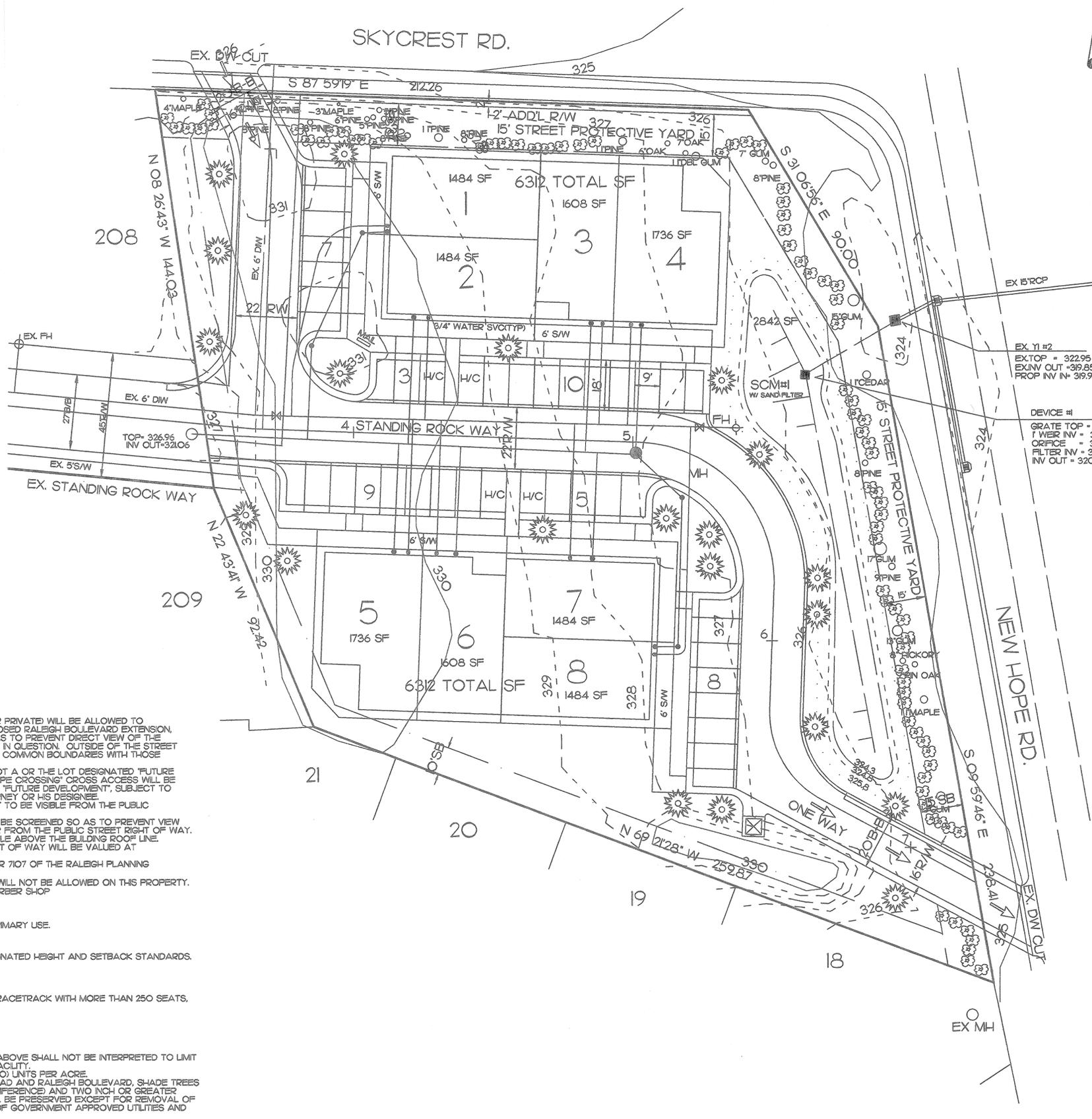


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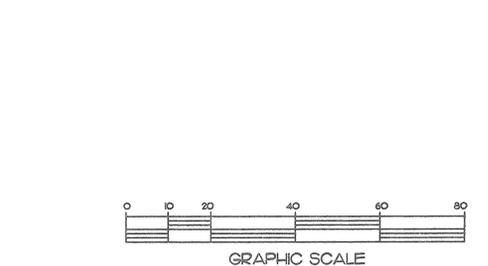
CI	COVER SHEET
EI	EXISTING CONDITIONS
SI	PRELIMINARY SUB'D PLAN
GI	STORM DRAINAGE PLAN
UI	UTILITY PLAN
U2	UTILITY PLAN
LI	TREE/LANDSCAPE PLAN

SITE DATA

OWNER	SKY CREST ASSOCIATES, LLC P O BOX 99368 RALEIGH, NC 919 / 846-2668
TAX MAP/PARCEL	1725-80-6332
ZONING	OX3 CUD
TOTAL AREA	1.454 ACRES
STREET DATA	0.01 AC ADD'L R/W SKYCREST DR 0.24 AC R/W STANDING ROCK WAY PARKING REQ'D = 32 1/400SF PARKING PROV'D = 42 1/300SF
NET AREA (wo R/W)	1.204 ACRES
TOTAL # LOTS	8 OFFICE TOWN-HOMES

REFERENCES

- BOOK OF MAPS 1999 PAGE 85
- ZONING CASE Z-26-97
- GEOTECHNICAL ENGINEERING REPORT BY TERRACON CONSULTANTS, INC. DATED 5-26-15.
- BOUNDARY SURVEY BY B. L. SCOTT LAND SURVEYING DATED 3-26-15.
- PROJECT IS EXEMPT FROM 9.1.2 TREE CONSERVATION.
- PROJECT IS EXEMPT FROM 9.2.1E LB STORMWATER RUNOFF CONTROLS.

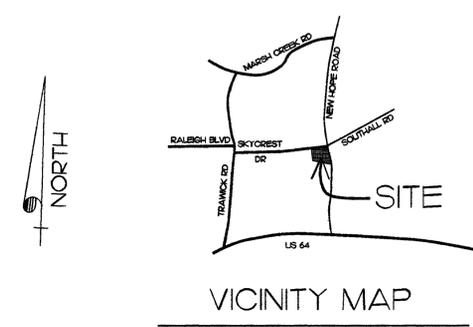
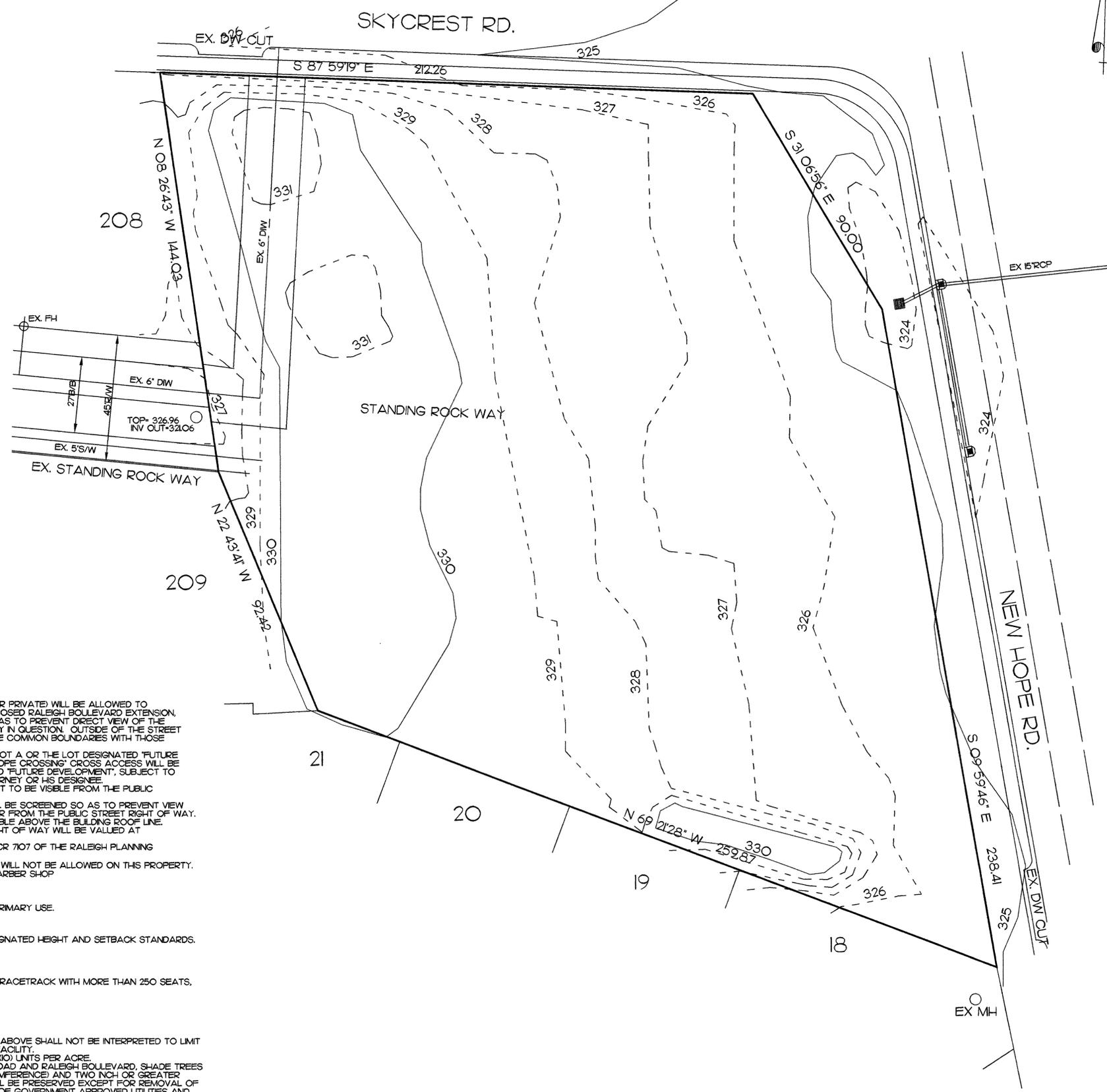


PENNY ENGINEERING DESIGN
 CONSULTING ENGINEERS & LAND DESIGNERS
 9220 FAIRBANKS DRIVE, SUITE 220 RALEIGH, NC 27613
 OFFICE 919/848-1461 FAX 919/846-0813

S- -16

NEW CROSSING OFFICE TOWNHOMES
 NORTH-CAROLINA
 RALEIGH
 PRELIMINARY SUBDIVISION PLAN

SCALE:	DRAWN:
1"=20'	PLS
DATE:	CHK'D:
10-12-15	MTM
REV'D:	
3-7-16 OFFICES	
3-2-16 STREET	
SHEET	
CI	OF
PROJ. #	
9504-0	



ZONING CASE Z-26-97

1. BUILDING HEIGHT SHALL NOT EXCEED TWO (2) STORES
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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5. ALL REFUSE CONTAINERS SHALL BE SCREENED SO AS NOT TO BE VISIBLE FROM THE PUBLIC STREET RIGHT OF WAY.
6. 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.
7. FOR PURPOSES OF REIMBURSEMENT, ANY ADDITIONAL RIGHT OF WAY WILL BE VALUED AT RESIDENTIAL 6 VALUES.
8. DEVELOPMENT SHALL COMPLY WITH THE PROVISIONS OF CR 7107 OF THE RALEIGH PLANNING COMMISSION CONCERNING STORMWATER RUNOFF.
9. THE FOLLOWING USES, OTHERWISE PERMITTED WITHIN OGH 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.
 - F. UTILITY SERVICES AND SUBSTATION.
 - G. EMERGENCY SHELTER TYPE-B
 - H. TELECOMMUNICATION TOWERS COMPLYING WITH DESIGNATED HEIGHT AND SETBACK STANDARDS.
 - I. TENT
 - J. AIRFIELD, LANDING STRIP AND HELIPORT.
 - K. GUEST HOUSE FACILITY.
 - L. CORRECTIONAL/PENAL FACILITY (GOVERNMENTAL).
 - M. OUTDOOR STADIUM, OUTDOOR THEATER, OUTDOOR RACETRACK WITH MORE THAN 250 SEATS, OUTDOOR MOVIE THEATER.
 - N. TELECOMMUNICATION TOWER.
 - O. BANK.
 - P. EATING ESTABLISHMENT WITH ON-PREMISE ALCOHOL.
 - Q. FOOD STORE, AND
 - R. LAUNDRY FACILITY.
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SITE DATA

OWNER	SKY CREST ASSOCIATES, LLC P O BOX 99368 RALEIGH, NC 919 / 846-2668
TAX MAP+PARCEL	1725-80-6332
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STREET DATA	0.01 AC ADD'L R/W SKYCREST DR 0.24 AC R/W STANDING ROCK WAY PARKING REQ'D = 32 1/400SF PARKING PROVD = 42 1/300SF
NET AREA(w/o R/W)	1.204 ACRES
TOTAL # LOTS	8 OFFICE TOWN-HOMES

REFERENCES

1. BOOK OF MAPS 1999 PAGE 85
2. ZONING CASE Z-26-97.
3. GEOTECHNICAL ENGINEERING REPORT BY TERRACON CONSULTANTS, INC. DATED 5-26-15.
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5. PROJECT IS EXEMPT FROM 9.1.2 TREE CONSERVATION.
6. PROJECT IS EXEMPT FROM 9.2. I.E. LB STORMWATER RUNOFF CONTROLS.

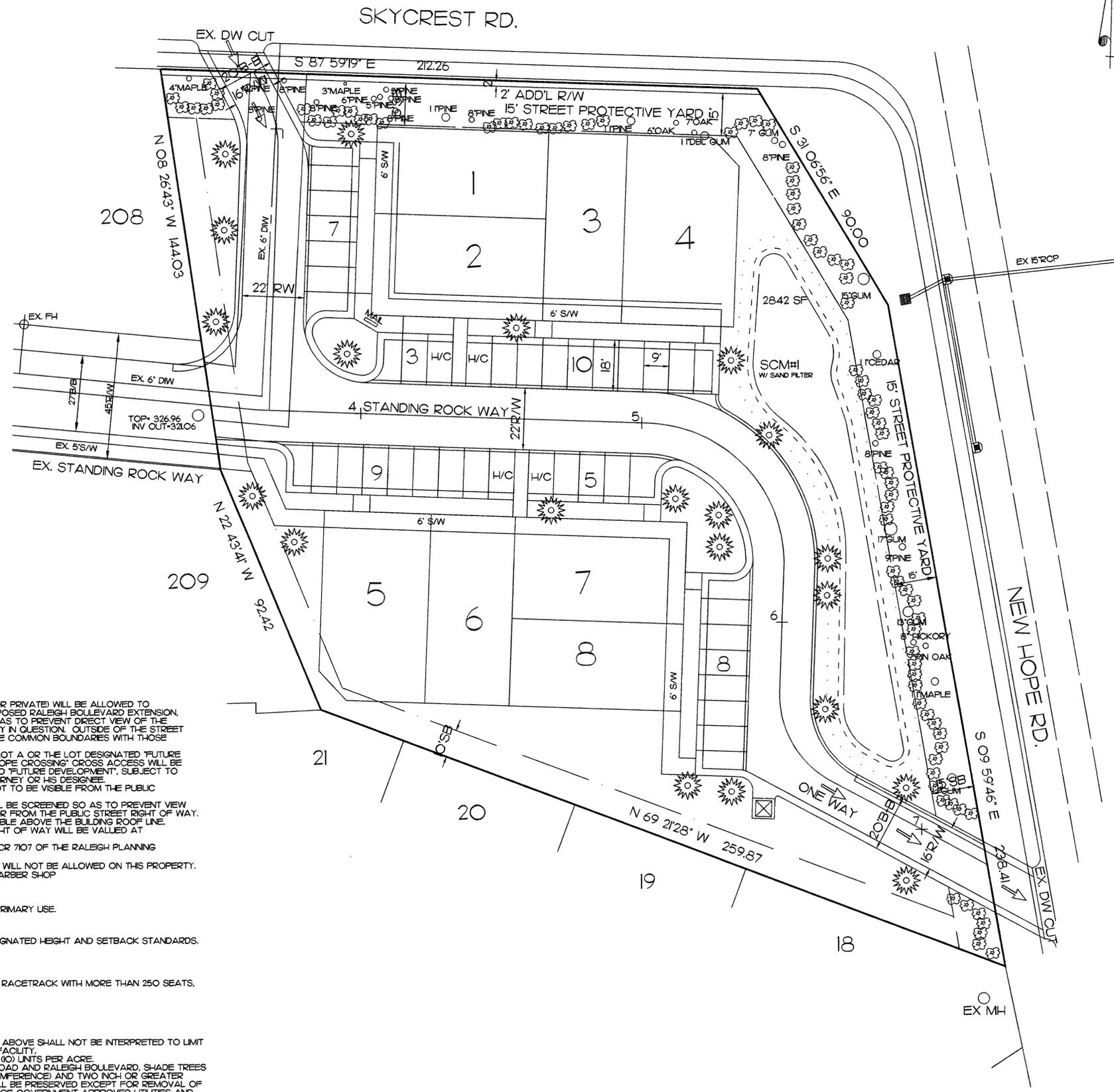
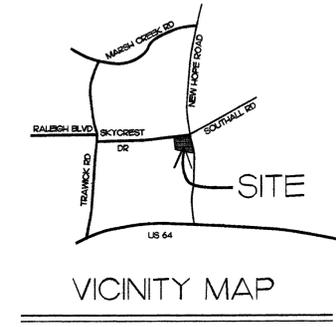


PENNY ENGINEERING DESIGN
CONSULTING ENGINEERS & LAND DESIGNERS
9220 FAIRBANKS DRIVE, SUITE 220 RALEIGH NC 27613
OFFICE 919/846-1461 FAX 919/846-0813

S- 16

NEW CROSSING OFFICE TOWNHOMES
NORTH CAROLINA
RALEIGH
EXISTING CONDITIONS

SCALE:	DRAWN:
1"=20'	PLS
DATE:	CHK'D:
10-12-15	MTM
REV'D	
3-7-16	OFFICES
3-21-16	STREET
SHEET	OF
PROJ. #	
9504-0	



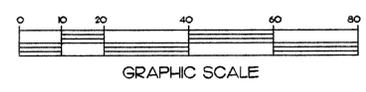
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SITE DATA

OWNER	SKY CREST ASSOCIATES, LLC P.O. BOX 99368 RALEIGH, NC 919 / 846-2668
TAX MAP-PARCEL	1725-80-6332
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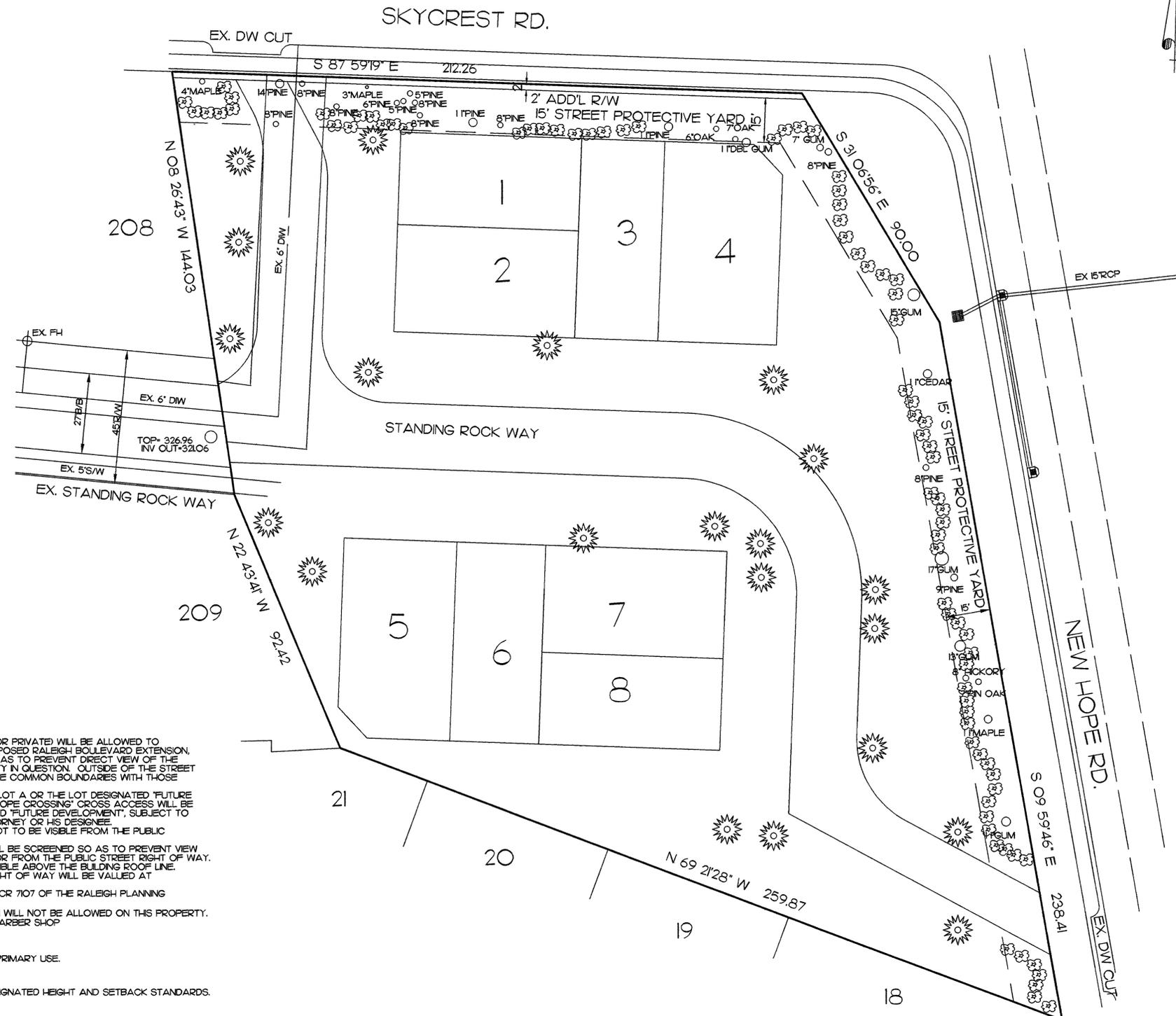
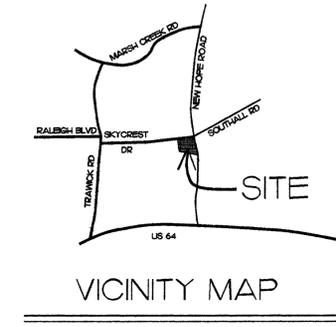
ZONING CASE Z-26-97

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- 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 707 OF THE RALEIGH PLANNING COMMISSION CONCERNING STORMWATER RUNOFF.
- THE FOLLOWING USES, OTHERWISE PERMITTED WITHIN OGH 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.
 - F. UTILITY SERVICES AND SUBSTATION.
 - G. EMERGENCY SHELTER TYPE-B
 - H. TELECOMMUNICATION TOWERS COMPLYING WITH DESIGNATED HEIGHT AND SETBACK STANDARDS.
 - I. TEMPORARY EVENT
 - J. AIRFIELD, LANDING STRIP AND HELIPORT.
 - K. GUEST HOUSE FACILITY.
 - L. CORRECTIONAL/PENAL FACILITY (GOVERNMENTAL).
 - M. OUTDOOR STADIUM, OUTDOOR THEATER, OUTDOOR RACETRACK WITH MORE THAN 250 SEATS, OUTDOOR MOVIE THEATER.
 - N. TELECOMMUNICATION TOWER.
 - O. BANK.
 - P. EATING ESTABLISHMENT WITH ON-PREMISE ALCOHOL.
 - Q. FOOD STORE, AND
 - R. 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 (5 ADN 5/8" IN CIRCUMFERENCE) AND TWO INCH OR GREATER UNDERSTORY TREES (6 ADN 1/4" IN CIRCUMFERENCE) SHALL BE PRESERVED EXCEPT FOR REMOVAL OF DISEASED OR NUISANCE VEGETATION, THE INSTALLATION OF GOVERNMENT APPROVED UTILITIES AND DRIVEWAY INSTALLATIONS.

S-16

NEW CROSSING OFFICE TOWNHOMES
 NORTH CAROLINA
 RALEIGH
 SUBDIVISION PLAN

SCALE:	DRAWN:
1"=20'	PLS
DATE:	CHK'D:
10-12-15	MTM
REV'D:	
3-7-16	OFFICES
3-2-16	STREET
SHEET	OF
PROJ. #	
9504-0	



ZONING CASE Z-26-97

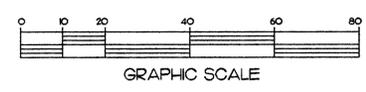
1. BUILDING HEIGHT SHALL NOT EXCEED TWO (2) STORES.
2. NO MORE THAN ONE VEHICULAR ACCESS POINT (PUBLIC OR PRIVATE) WILL BE ALLOWED TO NEW HOPE ROAD, AND NO MORE THAN ONE TO THE PROPOSED RALEIGH BOULEVARD EXTENSION.
3. EXTERIOR LIGHTING SHALL BE AIMED AND/OR SHIELDED SO AS TO PREVENT DIRECT VIEW OF THE 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.
4. 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.
5. ALL REFUSE CONTAINERS SHALL BE SCREENED SO AS NOT TO BE VISIBLE FROM THE PUBLIC STREET RIGHT OF WAY.
6. 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.
7. FOR PURPOSES OF REIMBURSEMENT, ANY ADDITIONAL RIGHT OF WAY WILL BE VALUED AT RESIDENTIAL 6 VALUES.
8. DEVELOPMENT SHALL COMPLY WITH THE PROVISIONS OF OR 7107 OF THE RALEIGH PLANNING COMMISSION CONCERNING STORMWATER RUNOFF.
9. THE FOLLOWING USES, OTHERWISE PERMITTED WITHIN OSH 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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 - Q. FOOD STORE, AND
 - R. LAUNDRY FACILITY.
10. 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.
11. ANY RESIDENTIAL DEVELOPMENT WILL BE LIMITED TO TEN (10) UNITS PER ACRE.
12. WITHIN THE PROTECTIVE STREET YARDS OF NEW HOPE ROAD AND RALEIGH BOULEVARD, SHADE TREES FIVE INCHES IN CALIPER OR GREATER (5 ADN 5/8" IN CIRCUMFERENCE) AND TWO INCH OR GREATER UNDERSTORY TREES (6 ADN 1/4" IN CIRCUMFERENCE) SHALL BE PRESERVED EXCEPT FOR REMOVAL OF DISEASED OR NUISANCE VEGETATION, THE INSTALLATION OF GOVERNMENT APPROVED UTILITES AND DRIVEWAY INSTALLATIONS.

SITE DATA

OWNER	SKY CREST ASSOCIATES, LLC P O BOX 99368 RALEIGH, NC 919 / 846-2668
TAX MAP/PARCEL	1725-80-6332
ZONING	OX3 CLD
TOTAL AREA	1.454 ACRES
STREET DATA	0.01 AC ADD'L R/W SKYCREST DR 0.24 AC R/W STANDING ROCK WAY PARKING REQ'D = 32 1/400SF PARKING PROVD = 42 1/300SF
NET AREA (w/o R/W)	1.204 ACRES
TOTAL # LOTS	8 OFFICE TOWNHOMES

REFERENCES

1. BOOK OF MAPS 1999 PAGE 85
2. ZONING CASE Z-26-97.
3. GEOTECHNICAL ENGINEERING REPORT BY TERRACON CONSULTANTS, INC. DATED 5-26-15.
4. BOUNDARY SURVEY BY B. L. SCOTT LAND SURVEYING DATED 3-26-15.
5. PROJECT IS EXEMPT FROM 9.1.2 TREE CONSERVATION.
6. PROJECT IS EXEMPT FROM 9.2.1E LB STORMWATER RUNOFF CONTROLS.



S- -16

NEW CROSSING OFFICE TOWNHOMES
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 LANDSCAPE PLAN

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