



Administrative Site Review Application

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500

This form is required when submitting site plans as referenced in Unified Development Ordinance (UDO) Section 10.2.8. Please check the appropriate building types and include the plan checklist document when submitting.

Office Use Only: Case #: _____ Planner (print): _____

Please review UDO Section 10.2.8. as amended by text change case [TC-14-19](#) to determine the site plan tier. If assistance determining a Site Plan Tier is needed a Site Plan Tier Verification request can be submitted online via the [Permit and Development Portal](#). (Note: There is a fee for this verification service.)

Site Plan Tier: Tier Two Site Plan <input type="checkbox"/>		Tier Three Site Plan <input checked="" type="checkbox"/>	
Building Type		Site Transaction History	
<input type="checkbox"/> Detached	<input type="checkbox"/> General	Subdivision case #: _____	
<input type="checkbox"/> Attached	<input type="checkbox"/> Mixed use	Scoping/sketch plan case #: _____	
<input checked="" type="checkbox"/> Apartment	<input type="checkbox"/> Open lot	Certificate of Appropriateness #: _____	
<input type="checkbox"/> Townhouse	<input type="checkbox"/> Civic	Board of Adjustment #: _____	
		Zoning Case #: <small>TCZ-1-20</small> _____	
		Administrative Alternate #: _____	
GENERAL INFORMATION			
Development name: Welltower Crabtree			
Inside City limits? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>			
Property address(es): 5301 Homewood Banks Dr, 5201 Homewood Banks Dr.			
Site P.I.N.(s): 0795-59-2353; 0795-59-2600			
Please describe the scope of work. Include any additions, expansions, and change of use. Proposed Apartment building and associated site improvements.			
Current Property Owner/Developer Contact Name: WELL TP CRABTREE OWNER LLC			
NOTE: please attach purchase agreement when submitting this form.			
Company: Welltower Inc. (Attn: Mary Ellen Pisanelli)		Title: Senior Vice President - Legal & Administration	
Address: 4500 Dorr Street, Toledo, OH 43615			
Phone #: 419-247-2800		Email: info@welltower.com	
Applicant Name: Rob Caudle, PE			
Company: WithersRavenel		Address: 137 S. Wilmington St, Suite 200, Raleigh, NC 27601	
Phone #: 919-238-0359		Email: rcaudle@withersravenel.com	

DEVELOPMENT TYPE + SITE DATE TABLE

(Applicable to all developments)

SITE DATA	BUILDING DATA
Zoning district (if more than one, please provide the acreage of each): PD	Existing gross floor area (not to be demolished): 0
	Existing gross floor area to be demolished: 0
Gross site acreage: 5.77	New gross floor area: 202,486 sf
# of parking spaces required: 197	Total sf gross (to remain and new): 202,486 sf
# of parking spaces proposed: 213	Proposed # of buildings: 1
Overlay District (if applicable): n/a	Proposed # of stories for each: 5/6
Existing use (UDO 6.1.4): Vacant	
Proposed use (UDO 6.1.4): Multi-unit living	

STORMWATER INFORMATION

Existing Impervious Surface: Acres: 0.90 Square Feet: 39,168	Proposed Impervious Surface: Acres: 4.16 Square Feet: 181,196
Is this a flood hazard area? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If yes, please provide: _____	
Alluvial soils: _____	
Flood study: _____	
FEMA Map Panel #: _____	
Neuse River Buffer Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Wetlands Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

RESIDENTIAL DEVELOPMENTS


Total # of dwelling units: 162	Total # of hotel units: n/a
# of bedroom units: 1br 92 2br 70 3br 4br or more	
# of lots:	Is your project a cottage court? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

SIGNATURE BLOCK

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 of Raleigh.

I hereby designate WithersRavenel to serve as my agent regarding this application, to receive and response 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. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after 180 days of inactivity.

Signature: 	Date: 2/17/2021
Printed Name: Mary Ellen Pisanelli	

PERMISSION TO GRADE AND CONSTRUCT
ASSOCIATED SITE IMPROVEMENTS GRANTED
BY LOT 4 PROPERTY OWNERS ASSOCIATION

NEW LOT 4
316,354 SF (7.26 AC)

NEW LOT 3
7,989 SF (0.18 AC)

EXISTING LOT 1
PHASE 1 CRABTREE VILLAGE
VEHICULAR AND PEDESTRIAN CROSS ACCESS
(DB 15266 PG 2138)

RIGHT-OF-WAY, BACK-OF-CURB, AND CENTERLINE INFORMATION ALONG CRABTREE VALLEY AVENUE SHOWN HEREIN WERE DETERMINED USING THE MOST RECENT GIS INFORMATION AVAILABLE AND HAVE NOT BEEN FIELD-VERIFIED. GIS INFORMATION AND ROAD SECTION DIMENSIONS ARE SHOWN FOR REFERENCE ONLY.

GENERAL NOTES:

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS IF APPLICABLE.
2. THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY PERMIT FOR ANY WORK WHICH REQUIRES THE CLOSURE OF A TRAVEL LANE(S), PARKING SPACE, OR SIDEWALK FROM RIGHT-OF-WAY SERVICES AT LEAST 48 HOURS IN ADVANCE.
3. IF CONSTRUCTION PLANS FOR PUBLIC AND PRIVATE STREETS OR UTILITIES SHOWN ON THIS PLAN ARE REQUIRED, THEY MUST BE APPROVED BY THE PUBLIC WORKS DEPARTMENT AND PUBLIC UTILITIES DEPARTMENT PRIOR TO ISSUANCE OF PERMITS OR RECORDING OF ANY PLAN FOR THIS DEVELOPMENT.
4. FIELD ADJUSTMENTS TO THIS PLAN MAY BE REQUIRED BY CITY OF RALEIGH INSPECTORS NEED DURING CONSTRUCTION.
5. ALL SURVEY INFORMATION PROVIDED TO WITHERSVAVENEL, RALEIGH, NORTH CAROLINA OFFICE BY WITHERSVAVENEL, CARY, NORTH CAROLINA OFFICE IN DIGITAL FORMAT IN MARCH 2019, AND SUPPLEMENTAL INFORMATION WAS OBTAINED FROM WAKE COUNTY GIS.
6. ALL PROPOSED CURB AND GUTTER WITHIN PUBLIC RIGHT OF WAY SHOWN ON PLANS TO BE 30" CITY OF RALEIGH STANDARD CURE AND GUTTER, AND ALL OTHER PROPOSED CURBS AND GUTTER TO BE 24" CONCRETE CURB AND GUTTER UNLESS OTHERWISE STATED ON PLANS.
7. ALL DIMENSIONS SHOWN ARE TO BACK TO CURB, UNLESS OTHERWISE STATED ON PLANS.
8. WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, FOLIAGE, FENCE, WALL, SIGN, OR PARKED VEHICLE.
9. UNLESS NOTED, ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF 28' MINIMUM.
10. TRASH AND CARBOARD DUMPS(T)S ENCLOSURE SHALL COMPATIBLE WITH MATERIAL AND/OR COLOR OF THE PRINCIPAL BUILDING.
11. ALL HVAC UNITS SHALL BE SCREENED FROM VIEW OF THE PUBLIC RIGHT OF WAY.
12. CONTRACTOR TO FIELD LOCATE AND VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT PRIOR TO ANY CONSTRUCTION ACTIVITIES.
13. HANDICAP ONE (1) OF THE FOUR REQUIRED LOCATIONS OF UNOCCUPIED UTILITIES.
14. REPORT PARKING SPACE(S) AND HC ACCESS AREA(S) SHALL BE NO GREATER THAN TWO PERCENT (2%) PITCH IN ANY DIRECTION(S) AS PER ADA STANDARD.
15. PROVIDE SIGNAGE AND STRIPING OF HANDICAP SPACES AS PER ADA STANDARDS.
16. ALL RETAINING WALLS GREATER THAN 30" IN HEIGHT TO INCLUDE SAFETY RAIL OR FENCE. NO RETAINING WALLS ARE PERMITTED IN THE RIGHT-OF-WAY UNLESS APPROVED BY ENCROACHMENT.
17. THE MINIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 50 FEET FROM THE POINT OF TANGENCY OF THE CURB FOR MIXED-USE/COMMERCIAL DRIVEWAY. NO DRIVEWAYS SHALL ENCRACH ON THIS MINIMUM CORNER CLEARANCE.
18. WC ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH CITY OF RALEIGH PUBLIC WORKS DEPARTMENT STANDARDS. PROWAG STANDARDS AND ADAAG SPECIFICATIONS
19. ALL RAMPS AND HANDRAILS SHALL BE CONFORM TO ANSI STANDARDS.
20. ABOVE GROUND UTILITY DEVICES (TO INCLUDE BUT NOT LIMITED TO TELEPHONE AND CABLE PEDESTALS, ELECTRICAL TRANSFORMERS, BACKFLOW DEVICE HUBBOX, ETC) SHALL BE SCREENED FROM OFF-SITE VIEW BY EVERGREEN SHRUBS, FENCE, OR WALL.
21. ALL SIDEWALKS MUST BE ACCESSIBLE TO PERSONS WHO ARE BLIND, HAVE LOW VISION AND PEOPLE WITH PHYSICAL DISABILITIES. PEDESTRIAN EXISTING ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
22. IF UNFORESEEN CONDITIONS DEVELOP DURING CONSTRUCTION, REFER TO CITY OF RALEIGH STREET DESIGN MANUAL AND CONSTRUCTION WORKS GUIDE FOR FURTHER GUIDANCE.
23. PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE CITY OF RALEIGH PUBLIC WORKS DEPARTMENT/TRANSPORTATION FIELD SERVICES STAFF TO REVIEW THE SPECIFIC COMPONENTS OF THE PLAN AND OPERATION OF THESE FACILITIES DURING CONSTRUCTION. CONTACT ENGINEERING INSPECTIONS AT 919.956.2409 TO SET UP THE MEETING.
24. THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH A MINIMUM AMOUNT OF INCONVENIENCE TO TRAFFIC.
25. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL ADHERE TO THE PROVISIONS OF THE MUTCD (MOST CURRENT EDITION).
26. ANY TEMPORARY STREET CLOSURE MUST BE SUBMITTED A MINIMUM OF 2 WEEKS PRIOR TO THE START OF WORK. SEE "RIGHT-OF-WAY CLOSURES" ON WWW.RALEIGH.GOV. COMPLETE AND SEND THE RIGHT-OF-WAY OBSTRUCTION PERMIT TO RIGHTOFWAYSERVICES@RALEIGHNC.GOV.
27. PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.
28. ALL WALLS WITH HEIGHTS IN EXCESS OF 28" REQUIRE A SAFETY FENCE TO BE INSTALLED ALONG THE TOP OF WALL.
29. ALL HANDICAP RAMPS AND STAIRS REQUIRE A HANDRAIL TO BE INSTALLED ALONG THE LENGTH OF IT.
30. FIRE-SOLID WASTE TRUCK ROUTE TO BE PAVED WITH HEAVY DUTY ASPHALT. PAVEMENT DETAILS WILL BE PROVIDED ON SPR PLANS.
31. CROSS ACCESS BETWEEN ALL LOTS OF PHASES 1 AND 2 HAS BEEN PROVIDED PER DB 15085 PP 1376.

ALL WORK WITHIN PUBLIC RIGHT-OF-WAY SHALL CONFORM WITH CITY OF RALEIGH AND NCDOT STANDARD SPECIFICATIONS AND DETAILS.

TOTAL LOT SIZE: 6.12 AC

NOTES: THE BELOW CALCULATIONS ARE PROVIDED FOR PHASE 2 ONLY. SEE SHEET C0.3 FOR DETAILED CALCULATIONS.

AMENITY AREA

AMENITY AREA REQUIRED:	10.0% OF SITE AREA
AMENITY AREA PROVIDED:	10.0% OF SITE AREA

PARKING CALCULATIONS

REQUIRED:	162 SPACES
PROVIDED:	169 SPACES (12 ADA-ACCESSIBLE SPACES)

BICYCLE PARKING CALCULATIONS

REQUIRED:	LONG TERM:	NONE
	SHORT TERM:	9 SPACES
PROVIDED:	LONG TERM:	NONE
	SHORT TERM:	9 SPACES

LEGEND:

OUTDOOR AMENITY AREA

RETAINING WALL

FENCE

FENCE

VEHICULAR GUARDRAIL

VEHICULAR GUARDRAIL _____

HANDRAIL _____

ADA-ACCESSIBLE ROUTE — — — — —

SIDEWALK LANDING ☒

WHEEL STOP

HANDICAP ACCESSIBLE PARKING
SPACE SIGNAGE

GRAPHIC S



WithersRavenel
Engineers | Planners

WELLTOWER CRABTREE -
ADMINISTRATIVE SITE
REVIEW, PD AMENDMENT,
TIER THREE

SITE PLAN

Job No.	09200673.00	Drawn By	WR
Date	02/18/21	Designer	WR

PRELIMINARY
NOT APPROVED FOR
CONSTRUCTION

Revisions		
1	COR COMMENTS	07/01/21
2	COR COMMENTS	12/14/21
3	COR COMMENTS	02/02/22
4	COR COMMENTS	04/19/22
5	COR COMMENTS	05/27/22

Sheet No. _____

C2.0

U:\20120-0670\200673-Welltower - Crabtree Village\CAD\Drawing Sets\Site Plan\C2.0 SITE PLAN.dwg - Thursday, May 26, 2022 5:18:39 PM - CONRAD, AMBER

CRABTREE VILLAGE SECTION 7 - BUILDINGS
THE FOLLOWING INFORMATION IS EXCERPTED FROM THE CRABTREE VILLAGE PD DOCUMENT BOOKLET

BUILDING GUIDELINES	
FLOOR AREA RATIO	N/A
BUILDING LOT COVERAGE LIMITATION (ENTIRE PROJECT)	70%
IMPERVIOUS SURFACE LIMITATION (ENTIRE PROJECT)	85%
MAXIMUM HEIGHT OF TOWER/HOTEL/RETAIL/RESIDENTIAL OR MIXED RESIDENTIAL (FORMERLY BUILDINGS C-7 OR C-8)	200'
MAXIMUM HEIGHT OF OFFICE/HOTEL/RETAIL/RESIDENTIAL BUILDINGS	135'

*EXCEPT AS OTHERWISE PROVIDED ABOVE, HEIGHT SHALL BE MEASURED FROM PROPOSED FINISH GRADE—AVERAGE OF ALL CORNERS OF BUILDING. VERTICAL PROJECTIONS FROM STRUCTURES, INCLUDING BUT NOT LIMITED TO STAIRWELLS, ELEVATOR SHAFTS, MECHANICAL EQUIPMENT AND LIGHTING, SHALL NOT BE CONSIDERED WHEN MEASURING HEIGHT.



ASR - NORTH 2
1/16" = 1'-0"



ASR - WEST 4
1/16" = 1'-0"



ASR - EAST 3
1/16" = 1'-0"

CRABTREE VALLEY AVE & HOMEWOOD BANKS RD FENESTRATION CALCULATIONS

NORTH ELEVATION (MIN 20%)
FACADE TOTAL: 14,954 SF TOTAL FENESTRATION: 4,597 (30%)

WEST ELEVATION (MIN 20%)
FACADE TOTAL: 13,708 SF TOTAL FENESTRATION: 4,011 (29%)

NORTH EAST ELEVATION (MIN 20%)
FACADE TOTAL: 6,166 SF TOTAL FENESTRATION: 1,866 (30%)

AVERAGE GRADE CALCULATION:

(SUM OF FINISHED GRADE ELEVATIONS) / NUMBER OF FINISHED GRADE ELEVATIONS = AVERAGE GRADE

(286.00 + 285.33 + 286.00 + 296.83 + 297.00 + 297.00 + 297.00 + 297.00 + 296.22 + 285.33 + 286.00) / 11 = **291.79**

AVERAGE GRADE NOTE: PER THE MASTER PLAN ASSOCIATED WITH THIS PROJECT (MP-1-12), THE AVERAGE GRADE SHALL BE CALCULATED BY TAKING AN AVERAGE OF THE FINISHED GRADE AT ALL CORNERS OF THE BUILDING. SEE SPOTS LABELED "FINISHED GRADE" AT BUILDING CORNERS ON THIS PLAN SHEET.



ASR - SOUTH 1
1/16" = 1'-0"



CRABTREE ACTIVE ADULT

5201 HOMEWOOD BANKS DR.
RALEIGH, NC



ELEVATIONS A-5

1/16" = 1'-0"
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BUILDING GUIDELINES

FLOOR AREA RATIO

N/A

BUILDING LOT COVERAGE LIMITATION (ENTIRE PROJECT)

70%

IMPERVIOUS SURFACE LIMITATION (ENTIRE PROJECT)

85%

MAXIMUM HEIGHT OF TOWER/HOTEL/RETAIL/RESIDENTIAL OR MIXED RESIDENTIAL (FORMERLY BUILDINGS C-7 OR C-8)

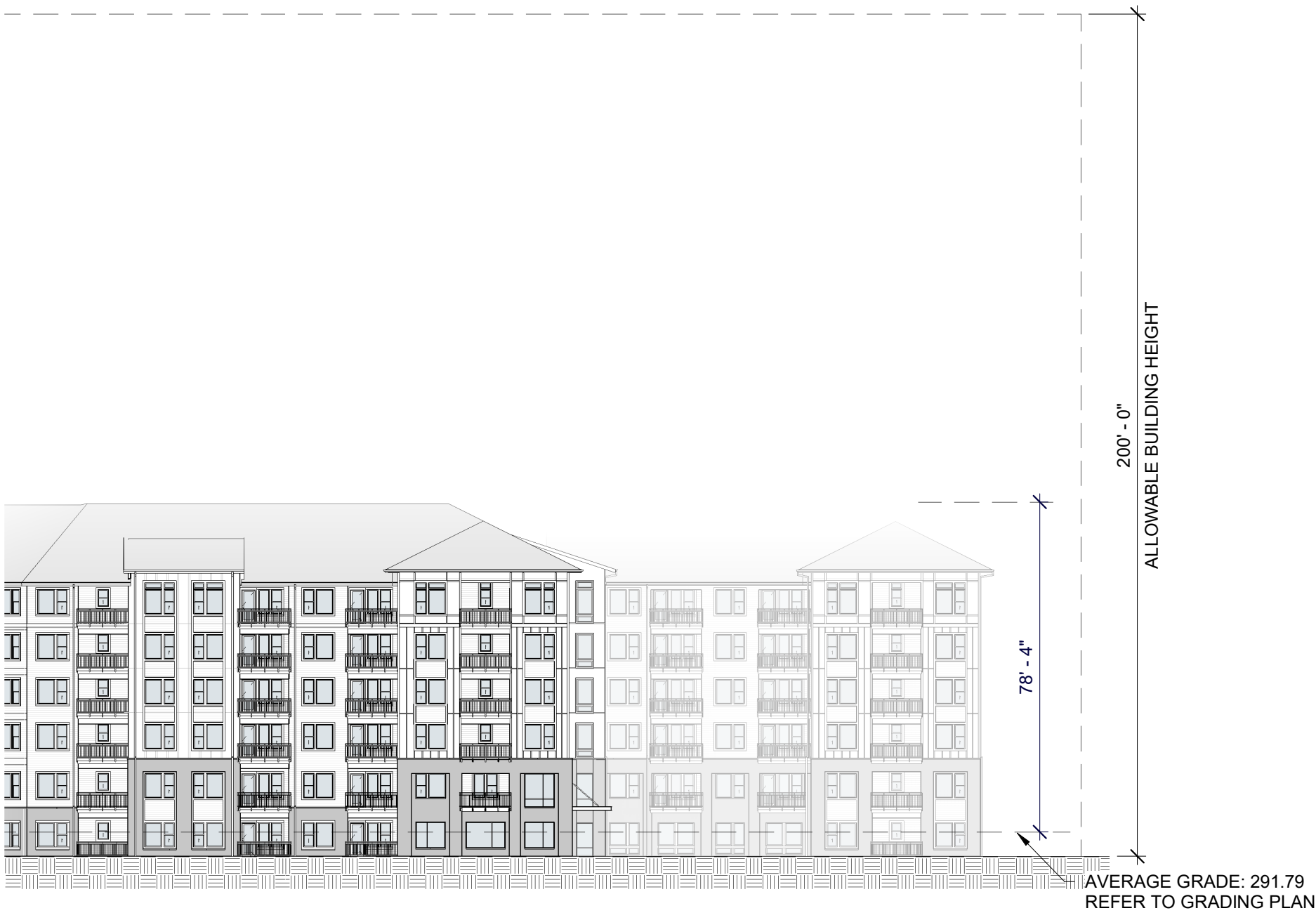
200'

MAXIMUM HEIGHT OF OFFICE/HOTEL/RETAIL/RESIDENTIAL BUILDINGS

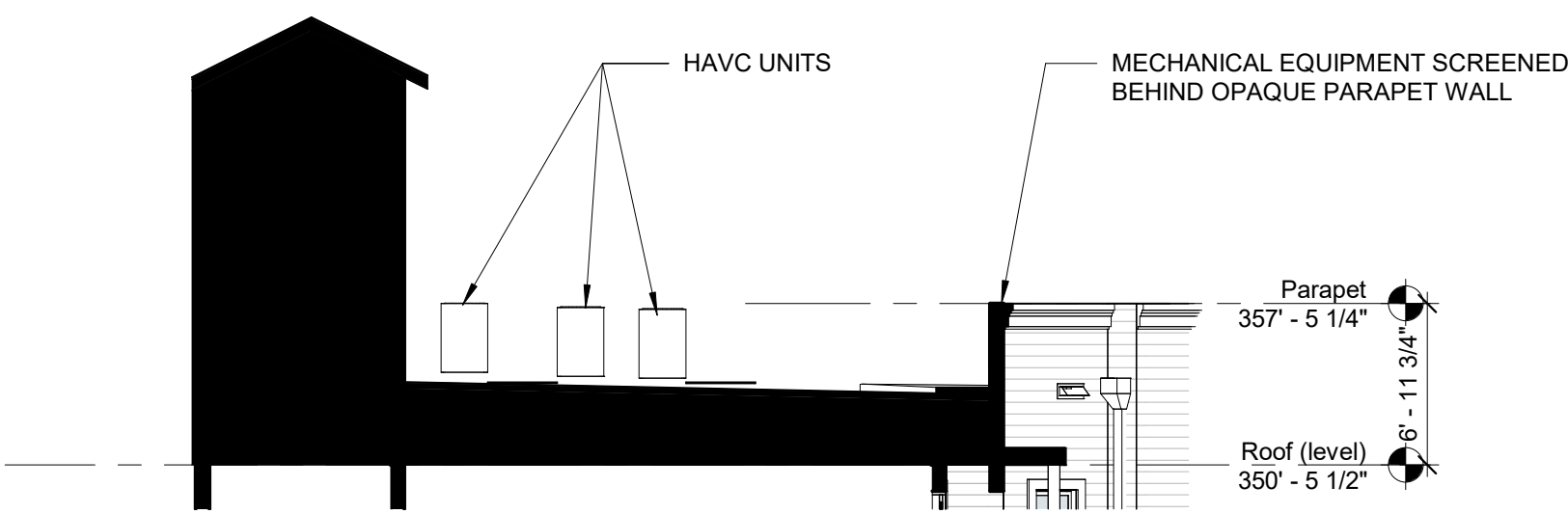
135'

MAXIMUM HEIGHT OF PARKING DECK(S) (PARKING DECK 1: MEASUREMENT IS FROM THE FINISHED FLOOR ELEVATION OF THE MAIN LEVEL AT THE DECK ENTRANCE NEAR THE SOUTHWEST CORNER OF THE DECK.) ELEVATOR SHAFTS AND STAIRWELLS MAY EXTEND BEYOND THE BUILDING FOOTPRINTS AND WILL NOT BE COUNTED TOWARDS BUILDING HEIGHTS.

EXCEPT AS OTHERWISE PROVIDED ABOVE, HEIGHT SHALL BE MEASURED FROM PROPOSED FINISH GRADE—AVERAGE OF ALL CORNERS OF BUILDING. VERTICAL PROJECTIONS FROM STRUCTURES, INCLUDING BUT NOT LIMITED TO STAIRWELLS, ELEVATOR SHAFTS, MECHANICAL EQUIPMENT AND LIGHTING, SHALL NOT BE CONSIDERED WHEN MEASURING HEIGHT.



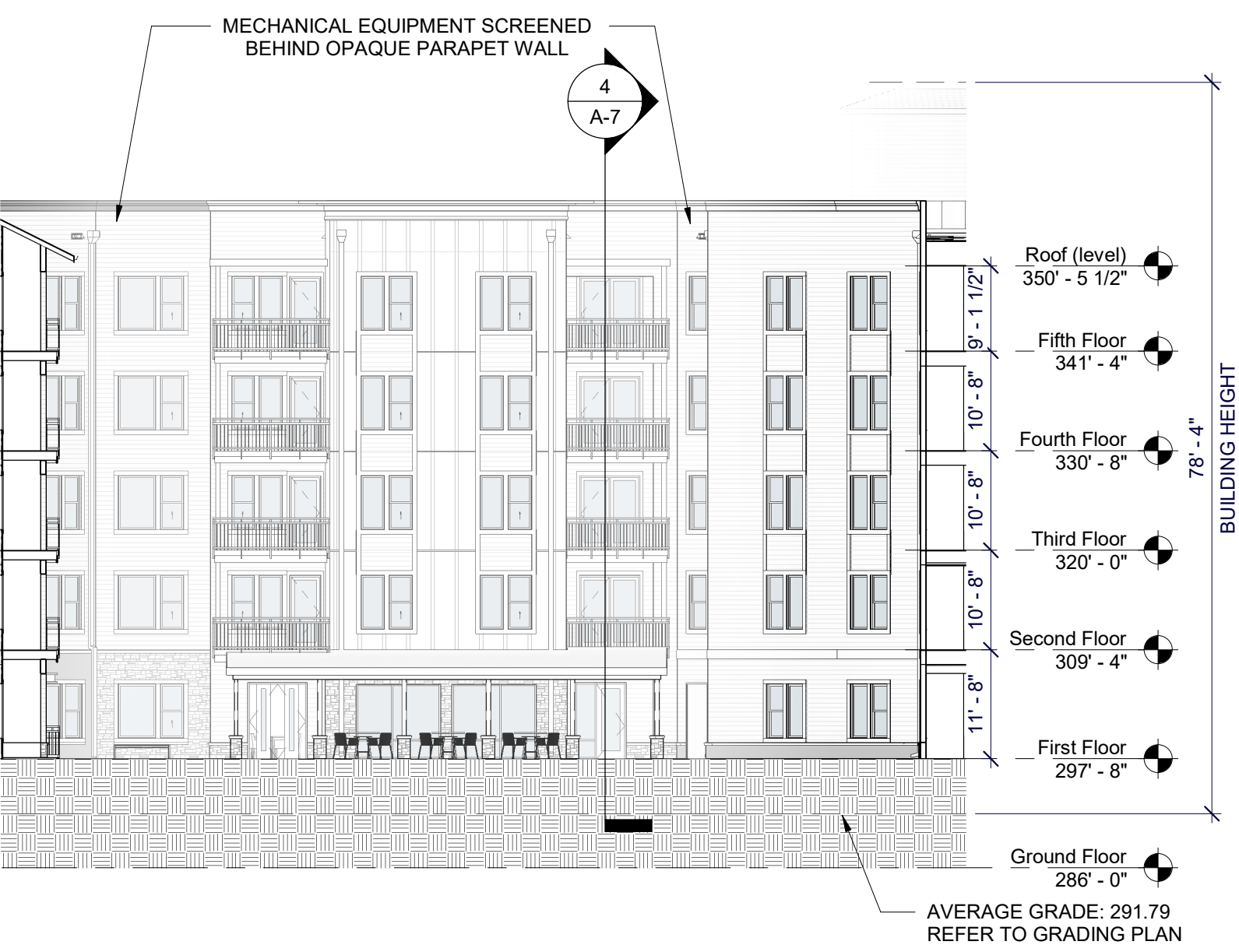
ALLOWABLE BUILDING HEIGHT DIAGRAM 5



PARAPET HEIGHT DETAIL 4



ASR - COURTYARD WEST 1



ASR - COURTYARD NORTH 2



ASR - COURTYARD EAST 3



CRABTREE ACTIVE ADULT
5201 HOMEWOOD BANKS DR.
RALEIGH, NC



COURTYARD ELEVATIONS A-7
As indicated 020176 | 04/19/2022
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