



Administrative Approval Action

Case File / Name: ASR-0012-2021
Welltower Crabtree

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2492
currentplanning@raleighnc.gov
www.raleighnc.gov

LOCATION: The site is generally located on the east side of Homewood Banks Drive south of the intersection of Homewood Banks Drive and Crabtree Valley Avenue, with a common street address of 5201 Homewood Banks Drive.

REQUEST: Development of a 6-story approximately 202,000 square foot Apartment Building containing 162 dwelling units, and associated site improvements such as surface parking. The subject property is approximately 6.12 acres zoned PD (TZA-1-20 / MP-1-12 / Crabtree Village).

**DESIGN
ADJUSTMENT(S)/
ALTERNATES, ETC:** N/A

FINDINGS: City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated May 27, 2022 by WithersRavenel.

CONDITIONS OF APPROVAL and NEXT STEPS:

This document must be applied to the second sheet of all future submittals except for final plats. This is a preliminary plan and as such no permits have been issued with this approval. To obtain permits and/or completion of the project, the following steps are required:

☒ **SITE PERMITTING REVIEW** - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Site Permitting Review may be submitted upon receipt of this signed approval document.

The following items are required prior to approval of Site Permitting Review plans:

General

1. Demonstrate compliance with UDO Section 1.5.3 (Outdoor Amenity Area).
2. Cross Access, 5' Utility Placement and Sidewalk easements will be shown where not previously captured with the prior subdivision and with cross access where it was not previously shown connecting from Blue Ridge Road to Homewood Banks Drive.

Public Utilities

3. Please verify downstream sewer capacity in 8" public main for this project, ie that all pipes flow half full (or less) at peak flow, or upgrade the system as necessary for compliance. a previous study may have been conducted with MP-1-2012, in which case the calculations can simply be amended. this is required at time of SPR review

Stormwater

4. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).

Urban Forestry



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5. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.
6. Submit a final tree conservation plan that includes metes and bounds descriptions of all tree conservation area boundaries that are to be changed as part of the approved abandonment and tree protection fencing as required (UDO 9.1.5).

☒ **LEGAL DOCUMENTS** - Email to legaldocumentreview@raleighnc.gov. Legal documents must be approved, executed, and recorded prior to or in conjunction with the recorded plat on which the associated easements are shown. Copies of recorded documents must be returned to the City within one business day of recording to avoid withholding of further permit issuance.

<input checked="" type="checkbox"/>	Cross Access Agreements Required
<input checked="" type="checkbox"/>	Utility Placement Deed of Easement Required

<input checked="" type="checkbox"/>	Sidewalk Deed of Easement Required
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☒ **RECORDED MAP(S)** - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Site Permitting Review plans, if required, have been deemed ready for mylar signature.

The following items must be approved prior to recording the plat:

Engineering

1. A sidewalk deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)
2. A cross access agreement among the lots identified as PIN 0795580885 and the proposed development shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded offer of cross access easement shall be returned to the Development Services Department within one day of plat recordation. If a recorded copy of the document is not provided within this time, further recordings and building permit issuance will be withheld.
3. A sight distance easement shall be approved by the Transportation Department for recording in the Wake County Registry and shown on a plat approved for recordation.

Stormwater

4. All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements (UDO 9.2).



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Urban Forestry

5. A tree conservation plat shall be recorded with metes and bounds for any tree conservation boundaries that are to be changed by the proposed tree conservation areas abandonment (UDO 9.1). This development proposes the abandonment of .07 acres of tree conservation area.

☒ **BUILDING PERMITS** - For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Site Permitting Review plans attached, if applicable. Permit sets may be reviewed prior to the recordation of required plats, but cannot be approved.

The following items must be approved prior to the issuance of building permits:

General

1. Recordation of a recombination map with property lines as shown on the preliminary plan is required.

Public Utilities

2. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.

Urban Forestry

3. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 11 street trees along Homewood Banks Road.
4. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1).
5. A public infrastructure surety for 11 street trees shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.

The following are required prior to issuance of building occupancy permit:

General

1. Final inspection of all tree conservation areas and right of way street trees by Urban Forestry Staff
2. All street lights and street signs required as part of the development approval are installed.



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3. Within the text of Z-66-20 and TCZ-4-20, In complete satisfaction of Section 4.J and 4.K above and this Section, the developer will provide the following pedestrian oriented transportation and infrastructure improvements prior to the issuance of the first certificate of occupancy for the Phase 2 project: (a) installation of wood traffic signal poles to be located on the northwest and southeast quadrants of the HB-CV Intersection; such poles shall be placed in locations approved by the City during the Site Plan Review ("SPR") process either on the Developer's property or within the City's existing right-of-way; and (b) a signal cabinet containing a controller but no other signal equipment (such as the field switch, signal heads, span wire, ped heads, loops or other signal equipment) shall be installed in the right-of-way generally at the HB-CV Intersection in a location approved by the City and shall be in the southeast quadrant of the HB-CV Intersection unless the City approves a different quadrant; (c) provided however in the event that the City or the developer determines that installation of the improvements described in paragraphs (a) and (b) above is not practicable because of insufficient right-of-way and/or possible interference with other City projects, the developer shall instead pay a fee in lieu of installation of such improvements in the amount of \$25,000.00 prior to the receipt of the first certificate of occupancy for the Phase 2 project.

Stormwater

4. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2). Survey would show that the correct amount of impervious was built to comply with the shared stormwater management plan.

EXPIRATION DATES: The expiration provisions of UDO Section 10.2.8 E, including the ability to request extensions in the expiration date, apply to this site plan. If significant construction has not taken place on a project after administrative site review approval, that approval may expire and be declared void, requiring re-approval before permits may be issued. To avoid allowing this plan approval to expire the following must take place by the following dates:

3-Year Expiration Date: October 19, 2025

Obtain a valid building permit for the total area of the project, or a phase of the project.

4-Year Completion Date:

Within four years after issuance of the first building permit for the site plan, the construction of the entire site plan must be completed unless an applicant has been granted vested rights. Failure to complete construction within this specified time frame shall automatically void the approved site plan for which no building permits have been issued.

I hereby certify this administrative decision.

Signed: Daniel L. Stegall Date: 06/22/2022
Development Services Dir/Designee

Staff Coordinator: Kasey Evans

ASR-0012-2021

ADMINISTRATIVE SITE REVIEW, PD AMENDMENT, TIER THREE PLANS FOR

WELLTOWER CRABTREE

HOMWOOD BANKS DRIVE, RALEIGH NC

1st SUBMITTAL - FEBRUARY 18, 2021

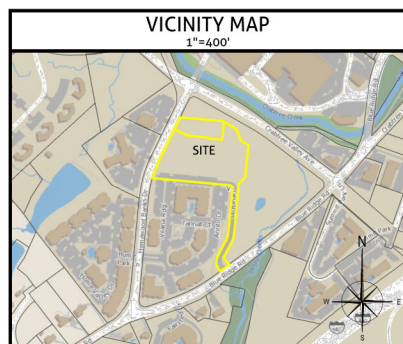
2nd SUBMITTAL - JULY 1, 2021

3rd SUBMITTAL - DECEMBER 14, 2021

4th SUBMITTAL - FEBRUARY 2, 2022

5th SUBMITTAL - APRIL 19, 2022

6th SUBMITTAL - MAY 27, 2022



GENERAL NOTES

- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND NC DOT STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY PERMIT FOR ANY WORK THAT REQUIRES THE CLOSURE OF A TRAVEL LANE, HANDICAP SPACE, OR SIDEWALK FROM HIGH OR ANY SERVICE AT LEAST 14 DAYS IN ADVANCE.
- 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 RECEIVING OF ANY PAID FOR THIS DEVELOPMENT.
- FIELD ADJUSTMENTS TO THIS PLAN MAY BE REQUIRED BY THE CITY OF RALEIGH INSPECTOR AS REQUIRED DURING CONSTRUCTION.
- ALL SURVEY INFORMATION PROVIDED TO INTERMEDIANVILLE, RALEIGH NORTH CAROLINA OFFICE BY LARRY NORTH CAROLINA OFFICE IN RALEIGH, NORTH CAROLINA AND SUPPLEMENTAL INFORMATION WAS OBTAINED FROM WAKE COUNTY, GA.
- ALL PROPOSED CURB AND GUTTER WITHIN PUBLIC RIGHT-OF-WAY SHOWN ON PLANS TO BE OF CITY OF RALEIGH STANDARD CONCRETE CURB AND GUTTER, AND ALL OTHER PROPOSED CURB AND GUTTER TO BE OF CONCRETE CURB AND GUTTER UNLESS OTHERWISE SPECIFIED ON PLANS.
- ALL OPERATIONS SHOWN ARE TO BE OF CONCRETE CURB AND GUTTER UNLESS OTHERWISE SPECIFIED ON PLANS.
- WITHIN A STREET TRAVEL LANE SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND 4 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WALKWAYS OR TRAVEL LANE EXCEPT FOR OBSTRUCTIONS THAT ARE NOT LIMITED TO ANY SIDEWALK, FENCE, WALL, SIGN, OR PARKED VEHICLE.
- UNLESS NOTED, ACCESS ROUTES FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF 25 MINIMUM.
- ALL PUBLIC WAYS SHALL BE CROWNED FROM VIEW OF THE PUBLIC RIGHT-OF-WAY.
- CONTRACTOR TO FIELD LOCATION AND VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO ADEQUATELY AHEAD PRIOR TO ANY CONSTRUCTION ACTIVITIES. CONTACT NC ONE AT 811 FOR FIELD LOCATION OF UNDERGROUND UTILITIES.
- HANDICAP PARKING SPACES AND HC ACCESSIBLES SHALL BE NO GREATER THAN TWO PERCENT (2%) OF ANY DRIVING AS PER ADA STANDARDS.
- PROVIDE SIGNAGE AND STRIPING OF HANDICAP SPACES AS PER ADA STANDARDS.
- ALL RETAINING WALLS GREATER THAN 3 FT IN HEIGHT TO INCLUDE SAFETY RAIL OR FENCE, NO RETAINING WALLS ARE PERMITTED IN THE RIGHT-OF-WAY UNLESS APPROVED BY ENGINEERING.
- THE MINIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 10 FEET FROM THE POINT OF INTERSECTION OF THE CURB FOR TRAILER TRAILERS, TRUCKS, AND BUSES.
- WE ACCESS MAPS WILL BE PROVIDED IN ACCORDANCE WITH CITY OF RALEIGH PUBLIC WORKS DEPARTMENT STANDARDS, PROVIDING STANDARDS AND ADAS SPECIFICATIONS.
- ALL RAMP AND HANDRAILS SHALL BE CONFORM TO ADA STANDARDS.
- ALL ABOVE GROUND UTILITY DEVICES TO INCLUDE BUT NOT LIMITED TO TELEPHONE AND CABLE, POSTAL, ELECTRICAL, TRANSPORTATION, MAGNETIC POWER, HOTWATER, ETC, SHALL BE SHOWN FROM OFF-SITE VIEW BY EXISTING SPACES, TRENCHES, OR WALLS.
- ALL SIGNAGE MUST BE ACCESSIBLE TO PERSONS WHO ARE BLIND, HAVE LOW VISION AND PEOPLE WITH MOBILITY DISABILITIES. PEDESTRIAN CROSSING ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION SHALL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), THE ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- IF UNDERGROUND CONDUITS DEVELOP DURING CONSTRUCTION, REFER TO CITY OF RALEIGH STREET DESIGN MANUAL AND CONTACT PUBLIC WORKS DEPARTMENT FOR FURTHER GUIDANCE.
- PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE CITY OF RALEIGH PUBLIC WORKS DEPARTMENT. TRANSPORTATION FIELD SERVICES SHALL TO REVIEW THE SPECIFIC COMPONENTS OF THE PLAN AND OPERATION OF THESE FACILITIES DURING CONSTRUCTION. CONTACT ENGINEERING INSPECTOR AT 919-996-2400 TO SET UP THE MEETING.
- THE CONTRACTOR SHALL CONDUCT THE WORK AS A SAFE PANNER AND WITH A MINIMUM AMOUNT OF INCONVENIENCE TO TRAFFIC.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR A TRAFFIC CONTROL AND SHALL ADHERE TO THE PROVISIONS OF THE MUTCD (MOST CURRENT EDITION).
- ANY TEMPORARY STREET CLOSURES MUST BE SUBMITTED A MINIMUM OF 2 WEEKS PRIOR TO THE START OF WORK. SEE "RIGHT-OF-WAY OBSTRUCTION" SECTION FOR PERMIT TO TEMPORARY STREET CLOSURES.
- PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.

SOLID WASTE INSPECTION STATEMENT

- SOLID WASTE SERVICES ARE TO BE PROVIDED BY A PRIVATE CONTRACTOR.
- THE DEVELOPER WILL COMPLY WITH ALL REQUIREMENTS SET FORTH IN THE SOLID WASTE MANUAL.
- HAS ROLLED OUT DUMPSTERS FOR SOLID WASTE AND RECYCLING COLLECTION. THE DUMPSTERS WILL BE STORED INSIDE THE BUILDING AND ROLLED OUT TO A COLLECTION POINT ON SITE ON COLLECTION DAY.

FIRE DEPARTMENT NOTES

- THE APPARATUS ROAD SURFACE IS REQUIRED TO BE WITHIN 250 FEET (NPA 133; A PFA 133) SPINNING SYSTEM IS PROPOSED FOR THIS SITE.
- FIRE HYDRANT SHALL BE LOCATED WITHIN 600' AS MEASURED ALONG THE PATH OF APPARATUS ACCESS ROAD (INCF, 507.5.13).
- ALL NEW FIRE HYDRANTS SHALL BE EQUIPPED WITH NO THROATS AND WITH A 5 INCH STORE CONNECTION.
- FIRE FLOW ANALYSIS MUST BE PROVIDED AT TIME OF BUILDING PERMITS PER THE 2018 NCFC SECTION 507.5.

RIGHT-OF-WAY OBSTRUCTION NOTES

- STREET, LANE, AND SIDEWALK CLOSURES OR DETOURS PRIOR TO ANY WORK THAT IMPACTS THE RIGHT-OF-WAY OR CLOSING OF ANY STREET, LANE, OR SIDEWALK, THE CONTRACTOR MUST APPLY FOR A PERMIT WITH RIGHT-OF-WAY SERVICES.
- A PERMIT REQUEST WITH A TRAFFIC CONTROL AND/OR PEDESTRIAN PLAN SHALL BE SUBMITTED TO RIGHTOFWAYSERVICES@RALEIGHNC.GOV AT WWW.RALEIGHNC.GOV/KEYWORDS/RIGHT-OF-WAY SERVICES.
- PRIOR TO THE START OF WORK, THE CLIENT SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE ENGINEERING INSPECTIONS COORDINATOR TO REVIEW THE SPECIFIC COMPONENTS OF THE APPROVED PLAN, AND ENSURE ALL PERMITS ARE ISSUED.
- THE CITY OF RALEIGH REQUIRES AN APPROVED RIGHT-OF-WAY OBSTRUCTION PERMIT FOR WORK ON ANY PUBLIC STREET OR SIDEWALK AND NC DOT ROAD WITHIN RALEIGH'S JURISDICTION.
- ALL TRAFFIC CONTROL SIGNAGE AND PRACTICES SHALL ADHERE TO THE MANUAL ON UNIFORM TRAFFIC CONTROL, AND THE LATEST EDITION OF THE NC DOT "STANDARD SPECIFICATION FOR ROADWAY STRUCTURES," NC DOT "ROADWAY STANDARD DRAWING MANUAL," AND THE NC DOT SUPPLEMENT TO THE MANUAL.
- ALL PUBLIC SIDEWALKS MUST BE ACCESSIBLE TO PEDESTRIANS WHO ARE VISUALLY IMPAIRED AND/OR PEOPLE WITH MOBILITY CONCERNS. EXISTING AND ALTERNATIVE PEDESTRIAN ROUTES DURING CONSTRUCTION SHALL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), THE ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- ALL PERMITS MUST BE AVAILABLE AND VISIBLE ON SITE DURING THE OPERATION.

Administrative Site Review Application

Planning and Development Customer Service Center • One Exchange Park, Suite 400 | Raleigh, NC 27601 | 919.996.2800

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 indicate the plan checked document when submitting.

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

Please review UDO Section 10.2.8, as amended by text change case TC-14-13 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 One Site Plan ☐ Tier Three Site Plan ☒

Building Type: ☒ Detached ☐ Attached ☐ Apartment ☐ Townhouse ☐ Mixed use ☐ Open lot ☐ Civic

Site Transaction History: Subdivision case # _____ Certificate of Appropriateness # _____ Board of Adjustment # _____ Zoning Case # _____ Administrative Alternate # _____

Development name: Welltower Crabtree

Inside City limits? ☒ Yes ☐ No

Property address(es): 5301 Homewood Banks Dr, 5201 Homewood Banks Dr.

Site P (1 N) (0796-09-2300, 0796-09-2300)

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 TOWER CRABTREE LLC

NOTE: please attach purchase agreement when submitting this form.

Company: Welltower Inc. (John May (Plan Planner)) Title: Senior Vice President - Legal & Administration

Address: 4000 San Diego Street, Suite 2000

Phone #: 919.996.2800 Email: info@welltower.com

Applicant Name: Rob Caudle, PE

Company: WithersRavenel Address: 137 S. Wilmington Street, Suite 200, Raleigh, NC 27601

Phone #: 919.238-0359 Email: rcaudle@withersravenel.com

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RALEIGH NC

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DEVELOPMENT TYPE & SITE DATA TABLE

(Applicable to all developments)

SITE DATA

Zoning district (if more than one, please provide the acreage of each): PD

Gross site acreage: 6.12

of parking spaces proposed: 162

Overlay District (if applicable): n/a

Existing use (UDO 6.1.4): Vacant

Proposed use (UDO 6.1.4): Multi-unit living

BUILDING DATA

Existing gross floor area (not to be demolished): 0

Existing gross floor area to be demolished: 0

New gross floor area: 232,165 SF

Total # of gross floor area (new and existing): 232,165 SF

Proposed # of buildings: 1

Proposed # of stories for each: 5/6

Stormwater Information

Existing Impervious Surface: Acres: 1.14

Proposed Impervious Surface: Acres: 4.27

Square Feet: 185,840

Is this a flood hazard area? ☐ Yes ☒ No

If yes, please provide: Flood study: FEMA Map Panel #: Neuse River Buffer: ☒ Yes ☐ No ☐ Wetlands: ☐ Yes ☒ No

Residential Developments

Total # of dwelling units: 162

of bedroom units: 162

of total units: n/a

Is your project a cottage court? ☐ Yes ☒ No

Signature: [Signature] Date: 2/17/2021

Printed Name: RYAN PISANELLI

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RALEIGH NC

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SHEET LIST TABLE

Sheet Number	Sheet Title
C0.0	COVER
C0.1	RECORD PLAT
C0.2	WILL-SERVE LETTER
C0.3	COMPLIANCE TABLES AND CALCULATIONS
C1.0	EXISTING CONDITIONS AND DEMOLITION PLAN
C1.1	EXISTING CONDITIONS AND DEMOLITION PLAN
C2.0	SITE PLAN
C2.1	HOMWOOD BANKS RIGHT DISTANCE
C3.0	GRADING PLAN
C3.1	STORMWATER PLAN
C4.0	UTILITY PLAN
C5.0	FIRE ACCESS PLAN
SL1.0	LIGHTING PLAN (BY CURE ENERGY)
LP1.00	OVERALL SITE LANDSCAPE KEY MAP
LP2.00	PLANT SCHEDULE AND DETAILS
A-6	ELEVATIONS
A-7	COURTYARD ELEVATIONS

SITE DATA

SITE ADDRESS:	5201 HOMWOOD BANKS DR. AND 5301 HOMWOOD BANKS DR.
PINS:	0795-59-2600; 0795-59-2353
DEED BOOK AND PAGE:	DB 018162 PG 01286
ZONING DISTRICT:	PD
ZONING CONDITION:	TCZ-1-20
OVERLAY DISTRICTS:	N/A
GROSS SITE ACREAGE:	6.12 AC (5.94 AC FROM LOT 2 AND 0.18 AC FROM LOT 3)
NET ACREAGE:	6.12 AC
EXISTING USE:	VACANT
PROPOSED USE:	MULTIFAMILY, OPEN LOT
BUILDING INFORMATION:	PROPOSED BUILDINGS: 1 TOTAL DWELLING UNITS: 162 GROSS BLDG SF: 202,165 SF
PARKING:	REQUIRED: 162 SPACES PROVIDED: 169 SPACES (12 ADA-ACCESSIBLE SPACES) (SEE SHEET C0.3 FOR PARKING CALCULATIONS)
BICYCLE PARKING:	REQUIRED - LONG-TERM: NO REQUIREMENT REQUIRED - SHORT-TERM: 9 SPACES PROVIDED - SHORT-TERM: 9 SPACES

CIVIL ENGINEER

ROB CAUDLE, PE
137 S WILMINGTON STREET, SUITE 200
RALEIGH, NC 27601
919-238-0359
rcaudle@withersravenel.com



137 S Wilmington Street | Suite 200 | Raleigh, NC 27601
t: 919.469.3340 | license #: P-1479 | www.withersravenel.com

DEVELOPER

PAPPAS PROPERTIES, LLC
4777 SHARON ROAD, SUITE 550
CHARLOTTE, NC 28210
704-716-3905
ATTN: BRANDON YANCEY (BYANCEY@TERWILLIGERPAPPAS.COM)



CRABTREE VILLAGE MASTER PLAN (MP-1-12) COMPLIANCE TABLE				
PLEASE NOTE: PLANNED DEVELOPMENT CRITERIA SPECIFIC TO PHASE 2 PROVIDED BELOW. WHERE APPLICABLE, CERTAIN CRITERIA AND QUALITATIVE PLANNED DEVELOPMENT REQUIREMENTS FOR BOTH PHASE 1 AND PHASE 2 ARE ALSO PROVIDED.				
	ITEM LISTED IN MASTER PLAN	REQUIREMENT	PROVIDED FOR PHASE 2 ONLY	PROVIDED FOR PHASE 1 AND 2 (WHERE APPLICABLE)
1	Total number of dwelling units	315 units max. (Phase 1) 250 units max (Phase 2)	342 units	455 total (295 provided on site)
2	Green space/grocery food of the uses	N/A	N/A	N/A
3	Open Space (Active Use)	20% min.	20% min.	31.6% provided on site
4	Impervious Surface Area (Impervious Paved)	80% (19.48 AC) max.	N/A	51.6% (11.82 AC)
5	Impervious Surface Allocation (Phase 1)	229 SF/lot max. (lots 6 and 7) 66,502 SF max. (Phase 2)	181,709 SF (lots 2 and 3) 4,372,522 SF max.	N/A
6	Tree Conservation Area	10% min.	N/A	11.1% provided on site, see TCA calculations, Site sheet
7	Access Points	2/min. (including at least 1 on Homewood Banks)	1 driveway proposed	3 driveways total (2 driveways on-site)
8	Road Improvements/Dedications	See PD Section V.4.2	N/A	Provided with phase 1
9	Drainage Easements	3 min.	N/A	N/A
10	Building Foot Coverage	20% max.	14.6%	11%
11	Building Height	200' max.	78' 4"	N/A
12	Fertilization (applicable to Crabtree Valley Avenue only)	20% min.	N/A	N/A
13	Building Setbacks	Internal 3' Blue Ridge Road 20' Homewood Banks Drive 20' Crabtree Valley Avenue 30'	Internal 3' Blue Ridge Road 20' Homewood Banks Drive 100' min. Crabtree Valley Avenue 132' min.	N/A
14	Parking	1 parking space per dwelling unit min.	160' spaces	N/A
15	Bike Parking	SACRED TRAIL Residential 1 space per 1000 sq ft Office 1 space per 1000 sq ft Retail 1 space per 500 sq ft Hotel 1 space per 1000 sq ft	SACRED TRAIL Residential 7 spaces Office 100 Retail 100 Hotel 100	N/A
16	Signage	LONG TRAIL Residential None Office 1 space per 500 sq ft Retail None Hotel 1 space per 500 sq ft	LONG TRAIL Residential None Office 100 Retail 100 Hotel 100	N/A
17	Retaining wall distance from ROW	Homewood Banks 1' min. Internal to setbacks 5' min.	Homewood Banks 6' provided Internal to site 2' provided	N/A
18	Retaining wall (drainage applicable to Homewood Banks Drive only)	A landscaping area measuring at least 100 feet in width that be provided between public right-of-way and the retaining wall or building foundation wall, and such landscaping area shall be planted at a rate of three (3) shade trees, four (4) under trees, and six (6) per 1000 lineal feet, and all underplanties trees and shrubs shall be evergreen.	Master plan requirements have been provided (see Sheet LP.06)	N/A
19	Site Lighting	Parking areas and roadway lighting will have similar pole types to 120 maximum pole height and lumens. Sidewalk lighting will be decorative fixtures based on human scale. All fixtures to be consistent throughout the site. Building lighting will be provided where appropriate to highlight architectural features and reduce lighting will be focused on lighting of section trees at certain strategic locations.	Master plan requirements have been provided (see Sheet SL.0)	N/A
20	Fresh/Airport Station	Tree-averse tree companies shall be involved with building.	Provided within building	N/A

SITE AREA (LOTS 2 AND 3 ONLY): 6.12 AC (266,745 SF)

TOTAL, PHASE 3: 18 AREA (10'S) AND 3 ONLY 1'S, ETC. (706.75 S.F.)	
AREA 1: TOTAL	6.5 X 6.5
PHASE 1 AREA PROVIDED	10.0'S OF AREA - 6.5 X 20.0'S OF
PHASE 1 AREA REQUIRED	10.0'S OF TOTAL AREA
PAVING CALCULATIONS PHASE 1 REQUIRED: MULTIPLE LENGTH 4 BEDROOMS 1 SPACE PER UNIT MULTIPLE LENGTH 2 BEDROOMS 1 SPACE PER UNIT PER (M+H) 10.0'S BEDROOM X 1 SPACE PER UNIT = 10 SPACES 10.0'S BEDROOMS X 1 SPACE PER UNIT = 10 SPACES TOTAL 10 SPACES X 20 SPACES = <u>200 SPACES</u> 100 SPACES (IN ADA-COMPLIANCE)	
PHASE 2 PROVIDED:	10.0'S OF AREA X 1 SPACE PER UNIT MULTIPLE LENGTH 2 BEDROOMS 1.5 SPACE PER UNIT PER (L+D) 10.0'S BEDROOM X 1 SPACE PER UNIT = 10 SPACES 10.0'S BEDROOMS X 1.5 SPACE PER UNIT = 15 SPACES TOTAL 10 SPACES + 15 SPACES = <u>25 SPACES</u> 40 SPACES (IN ADA-COMPLIANCE)
PHASE 1 PROVIDED:	10.0'S OF AREA X 1 SPACE PER UNIT MULTIPLE LENGTH 2 BEDROOMS 1.5 SPACE PER UNIT PER (L+D) 10.0'S BEDROOM X 1 SPACE PER UNIT = 10 SPACES 10.0'S BEDROOMS X 1.5 SPACE PER UNIT = 15 SPACES TOTAL 10 SPACES + 15 SPACES = <u>25 SPACES</u> 40 SPACES (IN ADA-COMPLIANCE)
NOTE: PAVING PROVIDED SHOWN ON THESE PLANS CONSIDERS LOT 1 ONLY AND IS SHOWN TO MEET THE MINIMUM REQUIREMENTS.	
TRAFFIC PAVING CALCULATIONS REQUIRED: LONG TERM NONE SHORT TERM 1 SPACE PER 20 UNITS MINIMUM 4 SPACES PROVIDED: LONG TERM NONE SHORT TERM 1 SPACE PER 20 UNITS MINIMUM 4 SPACES	

EE VALLEY SITE AREA (LOTS 1-4): 22.92 AC (998,404 SF)

TOTAL CRABTREE VALLEY SITE AREA (LOTS 1-4): 22.92 AC (998,404 SF)	
TOTAL TCA REQUIRED:	<u>18.0% OF SITE AREA = 2.29 AC (99,840 SF)</u>
TCA PROVIDED WITH PHASE 1:	11.4% OF SITE AREA = 2.62 AC (114,151 SF)
TCA REMOVED WITH PHASE 2:	0.3% OF SITE AREA = 0.07 AC (3,000 SF)
TOTAL TCA PROVIDED:	<u>11.1% OF SITE AREA = 2.55 AC (111,151 SF)</u>

OUTDOOR AMENITY AREA (UDO 1.5.3)

	REQUIREMENT	DESIGN STATUS
1	Where outdoor amenity area is required, it must be provided for and suitable for outdoor use for all or part of the day for the occupants, visitors and guests of the development.	NET
2	A minimum of 50% of the required outdoor amenity area must be available to the public during the day, from 08.00 to 18.00 hours. All areas available to pedestrians must also be ADA accessible. Outdoor amenity area may include, but is not limited to, buildings that are not for recreation or sport or otherwise require a fee. Areas may be located on open space, parking lots (see 15.5.3.1.C).	NET
3	Required outdoor amenity area may be met in 1 contiguous open area or in multiple open areas on the site. However, to receive credit, each area must be at least 10' wide and 10' deep.	NET
4	Required outdoor amenity area may be located at or above grade.	NET
5	Required outdoor amenity area cannot be parked or driven over, except for emergency access and vehicle maintenance and service.	NET
6	Required outdoor amenity area may be covered but cannot be enclosed however outdoor amenity area within the 500' street frontage to be covered by structure must be at least 10' high and less than the predevelopment ground level. Structures must not obstruct for no more than 50% of the view of the area. Perforated structures, where the sum area of open elements is greater than 50% of the total area of the structure, shall not be considered covered for the purposes of this section.	NET
7	Green Streetway Infrastructure (GSIA) area must be provided within a required outdoor amenity area and may include other requirements of this subsection are trees (e.g. Greenway area, stormwater detention and dry ponds, slope/stormwater structures, riparian buffers, etc.). Areas of required amenity area that are not required to be protected and/or planted islands shall not be considered riparian habitat.	NET
8	Sidewalk areas outside of the right of way, even if used solely for vehicle maneuvering, shall also be eligible to count towards outdoor amenity area and may include all other requirements of this subsection are trees.	NET
9	Areas outside of the right of way may be eligible to count for required street trees that are eligible to count towards outdoor amenity area requirements of this subsection are trees.	N/A
10	Outdoor amenity area must meet the requirements of Section 15.5.1.3.4 due to eligible count towards required open space.	N/A

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

COMPLIANCE TABLES AND CALCULATIONS

PRELIMINARY
NOT APPROVED FOR
CONSTRUCTION

COR COMMENTS	07/01/21
COR COMMENTS	12/14/21
COR COMMENTS	02/02/22
COR COMMENTS	04/19/22
COR COMMENTS	05/27/22

Sheet No.

C0.3

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 2
258,756 SF
(5.94 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)

- GENERAL NOTES:**
- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND NC DOT STANDARDS AND SPECIFICATIONS. IF ANYTHING IS NOT SPECIFIED, THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY PERMIT FOR ANY WORK WHICH REQUIRES THE CLOSURE OF A TRAVEL LANE, PARKING SPACE, OR SIDEWALK FROM RIGHT-OF-WAY SERVICES AT LEAST 48 HOURS IN ADVANCE.
 - 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.
 - FIELD ADJUSTMENTS TO THIS PLAN MAY BE REQUIRED BY CITY OF RALEIGH INSPECTORS DURING CONSTRUCTION.
 - ALL SURVEY INFORMATION PROVIDED TO WITHERSRAVENEL, RALEIGH, NORTH CAROLINA OFFICE BY WITHERSRAVENEL, RALEIGH, NORTH CAROLINA OFFICE IN FORMS, PLANS, MAPS, AND SUPPLEMENTAL INFORMATION WAS OBTAINED FROM HAKE COUNTY GIS.
 - ALL PROPOSED CURBS AND GUTTERS WITHIN PUBLIC RIGHT-OF-WAY SHOWN ON PLANS TO BE 30" CITY OF RALEIGH STANDARD CONCRETE CURB AND GUTTER, AND ALL OTHER PROPOSED CURBS AND GUTTERS TO BE 24" CONCRETE CURB AND GUTTER UNLESS OTHERWISE STATED ON PLANS.
 - ALL DIMENSIONS SHOWN ARE TO FACE UNLESS OTHERWISE STATED OTHERWISE.
 - WITHIN THE RIGHT-OF-WAY 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 BERRY PLANTING, FENCE WALL, SIGN, OR PARKED VEHICLE.
 - UNLESS NOTED, ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF 30' MINIMUM.
 - TRASH AND CARGO (COMPOSTERS) ENCLOSURE SHALL BE COMPATIBLE WITH MATERIAL AND/OR COLOR OF THE PRINCIPAL BUILDING.
 - ALL HVAC UNITS SHALL BE SCREENED FROM VIEW OF THE PUBLIC RIGHT-OF-WAY.
 - CONTRACTOR TO FIELD LOCATE AND VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT PRIOR TO ANY CONSTRUCTION ACTIVITIES. CONTACT NC ONE 811 FOR FIELD LOCATOR OF UNDERGROUND UTILITIES.
 - HANDICAP PARKING SPACES AND HC ACCESSIBLE SPACES SHALL BE NO GREATER THAN TWO PERCENT (2%) TOTAL IN ANY DIRECTION, AS PER ADA STANDARDS.
 - PROVIDE STORAGE AND STAGING OF HANDICAP SPACES AS PER ADA STANDARDS.
 - 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.
 - ALL EXISTING AND NEW UTILITIES TO BE LOCATED AND NOTED TO TELEPHONE AND CABLE FEEDBACKS. ELECTRICAL TRANSFORMERS, BACKUP ON DEVICE HOTBOX, ETC. SHALL BE SCREENED FROM PUBLIC VIEW BY EVERGREEN SHRUBS, FENCE, OR WALL.
 - ALL SIDEWALKS MUST BE ACCESSIBLE TO PERSONS WHO ARE BLIND HAVE LOW VISION AND PEOPLE WITH MOBILITY DISABILITIES. PEDESTRIAN EXISTING ROUTES AND A TERMINATE PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE REQUIRED TO COMPLY WITH THE PUBLIC RIGHT-OF-WAY ACCESSIBILITY GUIDELINES (PROVIDING 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN) AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
 - IF IMPROPER CONDITIONS DEVELOP DURING CONSTRUCTION, REFER TO CITY OF RALEIGH STREET DESIGN MANUAL AND CONTACT PUBLIC WORKS DEPARTMENT FOR FURTHER GUIDANCE.
 - PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE CITY OF RALEIGH PUBLIC WORKS DEPARTMENT. TRANSPORTATION FIELD SERVICES SHALL REVIEW THE SPECIFIC COMPONENTS OF THE PLAN AND OPERATION OF THESE FACILITIES DURING CONSTRUCTION. CONTACT ENGINEERING INSPECTORS AT 919.948.2483 TO SET UP THE MEETING.
 - THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH A MINIMAL AMOUNT OF DISRUPTION TO TRAFFIC.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL ADHERE TO THE PROVISIONS OF THE MUTCD (MOST CURRENT EDITION).
 - ANY TEMPORARY STREET CLOSURE MUST BE SUBMITTED A MINIMUM OF 14 HOURS PRIOR TO THE START OF WORK. SEE "RIGHT-OF-WAY CLOSURE" ON WWW.RALEIGH.GOV. COMPLETE AND SEND THE RIGHT-OF-WAY CLOSURE FORM TO PUBLIC WORKS DEPARTMENT FOR REVIEW AND APPROVAL.
 - PRIOR TO CONSTRUCTION BEGINNING, ALL ROADWAY AND TRAFFIC CONTROL SHALL BE IN PLACE.
 - ALL WALLS WITH HEIGHTS EXCESS OF 30" REQUIRE A SAFETY FENCE TO BE INSTALLED ALONG THE TOP OF WALL.
 - ALL HANDICAP MARKS AND STAIRS REQUIRE A HANDRAIL TO BE INSTALLED ALONG THE LENGTH OF IT.
 - PRE-SOLD WASTE TRUCK ROUTE TO BE PAVED WITH HEAVY DUTY ASPHALT. PAVEMENT DETAILS WILL BE PROVIDED ON SP-1 PLANS.
 - CROSS ACCESS BETWEEN ALL LOTS OF PHASES 1 AND 2 HAS BEEN PROVIDED PER DB 10896 PG 1076.
- ALL WORK WITHIN PUBLIC RIGHT-OF-WAY SHALL CONFORM WITH CITY OF RALEIGH AND NC DOT STANDARD SPECIFICATIONS AND DETAILS.

TOTAL LOT SIZE: 8.12 AC

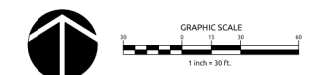
NOTES: THE BELOW CALCULATIONS ARE PROVIDED FOR PHASE 2 ONLY. SEE SHEET 03 FOR DETAILED CALCULATIONS.

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
PROVIDED	SHORT TERM: 8 SPACES
	LONG TERM: NONE

- LEGEND:**
- OUTDOOR AMENITY AREA
 - RETAINING WALL
 - FENCE
 - VEHICULAR GUARDRAIL
 - HANDRAIL
 - ADA-ACCESSIBLE ROUTE
 - SIDEWALK LANDING
 - WHEEL STOP
 - HANDICAP ACCESSIBLE PARKING SPACE SIGNAGE



WithersRavenel
Engineers | Planners

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

SITE PLAN

Job No: 092006173.00 | Drawn By: WRS
Title: 02/18/21 | Designer: WRS

**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**

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MATCHLINE SHEET C4.0











EXISTING
LOT 1

NEW
LOT 2

NEW LOT 4

EXISTING SCM

UTILITIES LEGEND:

SYMBOL	DESCRIPTION
	PROPOSED FIRE HYDRANT
	PROPOSED FDC
	PROPOSED WATER LINE
	PROPOSED CLEAN OUT
	PROPOSED SANITARY SEWER STORM MANHOLE
	PROPOSED SANITARY SEWER LINE
	PROPOSED STORM CATCH BASIN
	PROPOSED STORM DROP INLET WITH GRATE
	PROPOSED FLARED END SECTION
	PROPOSED STORM PIPE

COR APPENDIX D STANDARD UTILITY NOTES:

- [illegible]

NOTE: THERE ARE NO
PROPOSED IMPROVEMENTS
SHOWN ON THIS PLAN

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

UTILITY PLAN

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

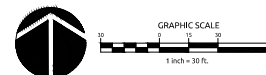
PRELIMINARY
NOT APPROVED FOR
CONSTRUCTION

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. _____

C4.1



TREES	QTY	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	SPREAD	REMARKS
PIS CHI	13	PISTACIA CHINENSIS	CHINESE PISTACHE	3" MIN	12'-14'	—	FULL HEAD, MATCHED
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	SPREAD	REMARKS
THU GR2	12	THUJA STANDISHII X PLICATA 'GREEN GIANT'	GREEN GIANT ARBORVITAE	8" MIN	12'-14'	—	FULL
MAG LIT	12	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	LITTLE GEM MAGNOLIA	8" MIN	12'-14'	—	FULL
PARKING LOT TREES	QTY	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	SPREAD	REMARKS
QUE PHE	6	QUERCUS PHELLOS	WILLOW OAK	3" MIN	12'-14'	—	FULL, MATCHED
QUE SHU	8	QUERCUS SHUMARDII	SHUMARD RED OAK	3" MIN	12'-14'	—	FULL, MATCHED
ULM AL2	15	ULMUS PARVIFOLIA 'ALLEE' TM	ALLEE LACEBARK ELM	3" MIN	12'-14'	—	FULL, MATCHED
ZEL GR2	7	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	3" MIN	12'-14'	—	FULL, MATCHED
STREET TREES	QTY	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	SPREAD	REMARKS
ULM ALL	11	ULMUS PARVIFOLIA 'UPMTF'	BOSQUE LACEBARK ELM	3" MIN	12'-14'	—	FULL, MATCHED
EVERGREEN SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	SPACING	REMARKS
CAM RU2	9	CAMELLIA SASANKUA 'GREEN 02-003' PP24538	OCTOBER MAGIC® RUBY™ CAMELLIA	18-24"	—	54" o.c.	FULL
ILE BUR	15	ILEX CORNUTA 'BURFORDII' NANA	DWARF BURFORD HOLLY	18-24"	—	54" o.c.	FULL
ILE NEE	46	ILEX CORNUTA 'NEEDLEPOINT'	NEEDLEPOINT HOLLY	18-24"	—	54" o.c.	FULL
RHA UMB	76	RHAPHOLEPS UMBELLATA 'MINOR' TM	GULF GREEN INDIAN HAWTHORN	18-24"	—	40" o.c.	FULL

Overall Code Compliant Plant Schedule

CRABTREE VILLAGE PD, SECTION 3.F.

IF A RETAINING WALL OR BUILDING FOUNDATION WALL IS LOCATED WITHIN 30 FEET OF A PUBLIC RIGHT-OF-WAY, THE STANDARDS OF UDO SECTIONS 7.2.8.D. AND THE STREET TREE REQUIREMENTS OF UDO ARTICLE 8.A AND 8.5 SHALL NOT APPLY. INSTEAD, A LANDSCAPING AREA MEASURING AT LEAST TEN (10) FEET IN WIDTH SHALL BE PROVIDED BETWEEN THE PUBLIC RIGHT-OF-WAY AND THE RETAINING WALL OR BUILDING FOUNDATION WALL, AND SUCH LANDSCAPING AREA SHALL BE PLANTED AT A RATE OF THREE (3) SHADE TREES, FOUR (4) UNDERSTORY TREES, AND 15 SHRUBS PER 100 LINEAR FEET, AND ALL UNDERSTORY TREES AND SHRUBS SHALL BE EVERGREEN. THIS LANDSCAPING AREA SHALL NOT BE CONSIDERED A PROTECTIVE YARD AND SHALL NOT BE TREATED AS A PROTECTIVE YARD FOR ANY PURPOSES UNDER THE UDO. SPECIFICALLY, IN NO EVENT SHALL THE REQUIREMENT FOR A 10-FEET SETBACK FROM A PROTECTIVE YARD, SET FORTH IN UDO SECTION 7.2.4.D.1.A., APPLY TO ANY ASPECT OF DEVELOPMENT IN PHASE II.

Crabtree Village PD Text

UNFINED DEVELOPMENT ORDINANCE

7.1.7 VEHICULAR PARKING LOT LANDSCAPING

- INTERIOR ISLANDS
 - INTERIOR ISLAND & SHADE TREE PER 10 PARKING SPACES
 - ALL ROWS OF PARKING MUST BE WITHIN ISLAND
 - SHALL BE MIN 4' WIDE & 30' SF
- PERIMETER ISLANDS
 - ALONG PRIMARY ACCESS DRIVES
 - 2" MIN WIDTH
 - 15 SHRUBS PER 100 LF
 - 400' 2" HT X 9' 2" SPI AT MATURITY
- TREE COVERAGE
 - 71,387 SF
 - EACH INTERIOR ISLAND SHALL HAVE TREE
 - 1 SHADE TREE PER 5000 SF VSA

REQUIRED SHADE TREES: 36 TREES REQ.
71,387 SF X 1/4 (1 TREE/5000 SF)
PROPOSED SHADE TREES: 36 TREES PRO.

7.2.5 SCREENING

- MECHANICAL
 - CONJUGUE LANDSCAPE SCREEN NO LOWER THAN HIGHEST POINT ON EQUIPMENT

7.2.7 DESIGN AND INSTALLATION

- PLANT MATERIAL
 - SHADE TREES: 2" MIN CAL INSTALLED; 30" MIN MATURE HT.
 - UNDERSTORY TREES: 1.5" MIN CAL & 8' MIN HT; INSTALLED; 10' MIN MATURE HT
 - PARKING STRIPS: 1" MIN HT; INSTALLED; 2" MIN MATURE HT.
 - PROTECTIVE YARD SHRUBS: 1" MIN HT INSTALLED; 2" X 3" MIN MATURE SIZE
 - STREET YARD SHRUBS: CONTINUOUS ROW 9" OC

8.2.2 STREETS CAPES (86.9 LF)

- STREET TREES
 - 407 OC
 - REQUIRED TREES: 9 TREES REQ.
 - WALK 1/4 (1 TREE/10 LF)
 - PROPOSED TREES: 11 TREES PRO.

CRABTREE VILLAGE PD

SECTION 3.F.

SECTION 01 - 10' 1" LF RETAINING WALL WITHIN 30' OF ROW

REQUIRED TREES: 3 TREES REQ.
LF X 3 (1 TREE/10 LF)
PROPOSED TREES: 3 TREES PRO.

REQUIRED EVERGREEN UNDERSTORY TREES: 3 TREES REQ.
LF X 1 (1 TREE/10 LF)
PROPOSED TREES: 3 TREES PRO.

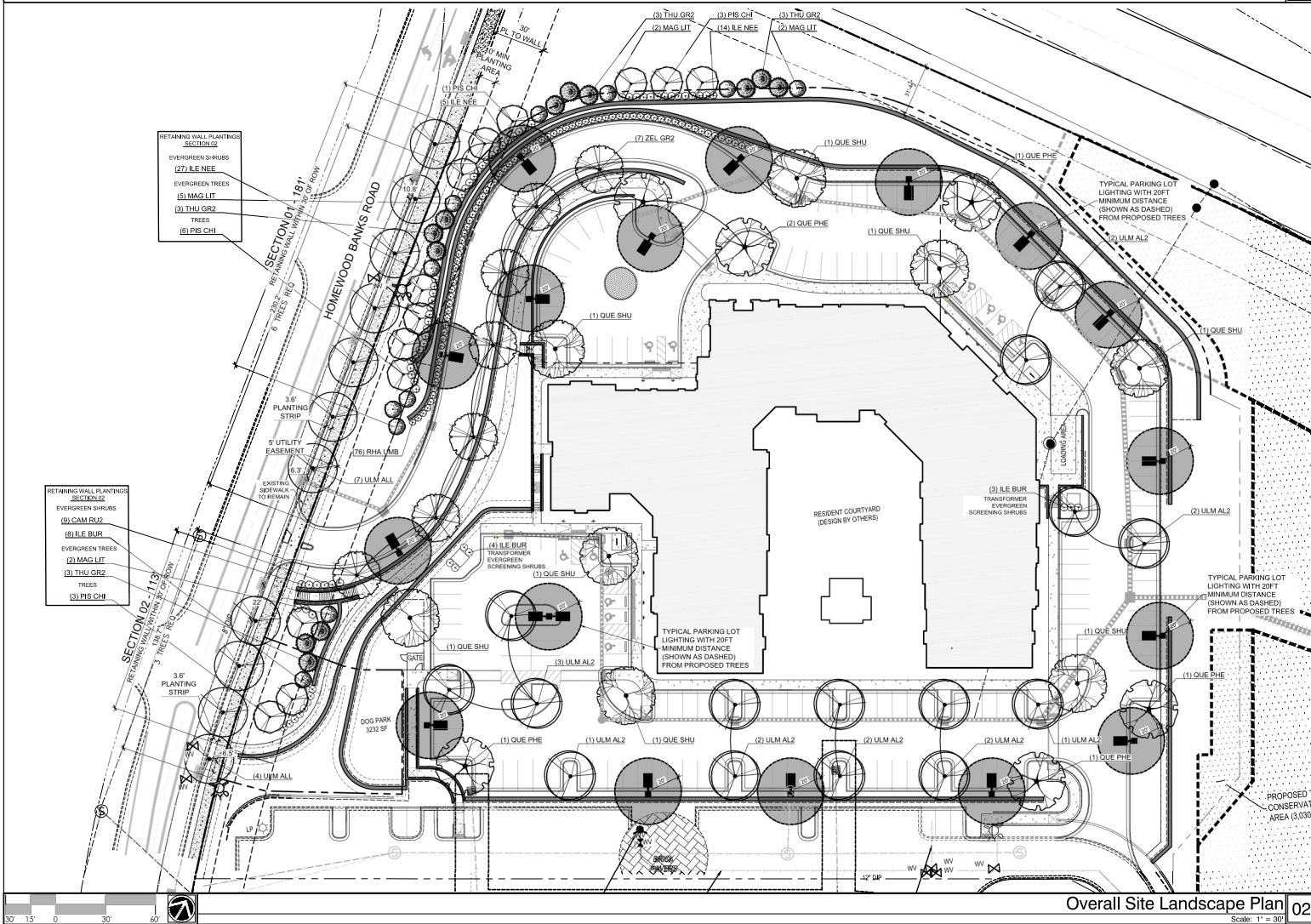
REQUIRED EVERGREEN SHRUBS: 27 SHRUBS REQ.
LF X 1 (1 TREE/10 LF)
PROPOSED SHRUBS: 27 SHRUBS PRO.

SECTION 02 - 112' LF RETAINING WALL WITHIN 30' OF ROW

REQUIRED TREES: 3 TREES REQ.
LF X 3 (1 TREE/10 LF)
PROPOSED TREES: 3 TREES PRO.

REQUIRED EVERGREEN UNDERSTORY TREES: 3 TREES REQ.
LF X 1 (1 TREE/10 LF)
PROPOSED TREES: 3 TREES PRO.

REQUIRED EVERGREEN SHRUBS: 17 SHRUBS REQ.
LF X 1 (1 TREE/10 LF)
PROPOSED SHRUBS: 17 SHRUBS PRO.



Overall Site Landscape Plan

Landscape Calculations



125 N. Harrington St.
Raleigh, NC 27603
919/853-6413
919/856-1286 FAX
ClineDesignAssoc.com

Pappas Properties, LLC
Pappas Crabtree Seniors
Homewood Banks Drive
Raleigh, North Carolina

ASR-0012-2021
Review

PROJECT: 020176

DATE: 04.19.2021

REVISIONS: DATE

ASR RESUBMITTAL 07.01.21

ASR RESUBMITTAL 11.23.21

ASR RESUBMITTAL 12.14.21

ASR RESUBMITTAL 02.02.22

ASR RESUBMITTAL 04.19.22

ASR RESUBMITTAL 05.27.22

DRAWN BY: EWB/BA/TC

CHECKED BY: MWL/JK

Overall Code Compliant Landscape Plan

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CRABTREE VILLAGE SECTION 7 - BUILDINGS

THE FOLLOWING INFORMATION IS EXCEPTED FROM THE CRABTREE VILLAGE PD DOCUMENT BOOKLET

BUILDING GUIDELINES

- FLOOR AREA RATIO N/A
- BUILDING LOT COVERAGE (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) 295'
- MAXIMUM HEIGHT OF OFFICE/HOTEL/RETAIL/RESIDENTIAL BUILDINGS 135'
- MAXIMUM HEIGHT OF PARKING DECKS (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.



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



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



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

CRABTREE VALLEY AVE & HOMEWOOD BANKS RD FENESTRATION CALCULATIONS

NORTH ELEVATION (MIN 20%)

FACADE TOTAL: 14,854 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

(296.00) + (295.33) + (296.00) + (296.83) + (297.00) + (297.00) + (297.00) + (297.00) + (296.22) + (295.33) + (296.00) (1) = **291.79**

AVERAGE GRADE NOTE: PER THE MASTER PLAN ASSOCIATED WITH THIS PROJECT (MP-212), 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
1/16" = 1'-0"
1



CRABTREE ACTIVE ADULT

5201 HOMEWOOD BANKS DR.
RALEIGH, NC



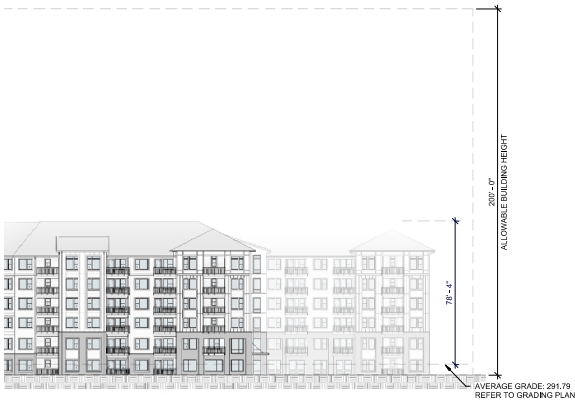
ELEVATIONS A-5

1/16" = 1'-0"

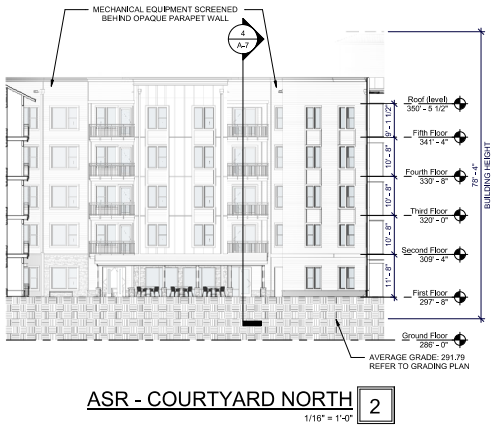
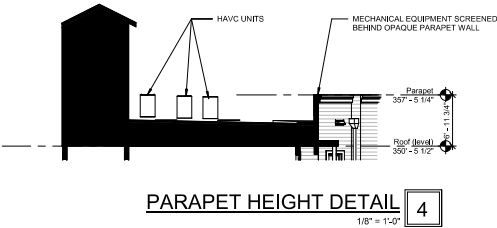
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CRABTREE VILLAGE SECTION 7 - BUILDINGS		
THE FOLLOWING INFORMATION IS EXCEPTED FROM THE CRABTREE VILLAGE PD DOCUMENT BOOKLET		
BUILDING GUIDELINES		
FLOOR AREA RATIO		N/A
BUILDING LOT COVERAGE LIMITATION (ENTIRE PROJECT)		70%
IMPERVIOUS SURFACE LIMITATION (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		130'
MAXIMUM HEIGHT OF PARKING DECK(S) PARKING DECK 1: MEASUREMENT IS FROM THE FINISHED FLOOR ELEVATION OF THE MARK LEVEL AT THE DECK ENTRANCE NEAR THE SEVERED 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 FINISHED 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



CRABTREE ACTIVE ADULT
5201 HOMEWOOD BANKS DR.
RALEIGH, NC



COURTYARD ELEVATIONS A-7
As indicated 02/176 | 04/19/2022
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