



Administrative Approval Action

Case File / Name: ASR-0058-2024
DSLC - Crabtree Village Phase 2

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

- LOCATION:** This 5.77 acre site zoned PD (REZN-0030-2024, & TCZ-30-2024) is located on the eastern corner of the intersection of Homewood Banks Drive and Crabtree Valley Avenue at 5201 Homewood Banks Drive.
- REQUEST:** This is phase 2 of a planned multi-family development consisting of 65 residential condominiums, clubhouse and associated infrastructure in 14 buildings with a total of approximately 115,463 square feet of proposed building space.
- 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 February 7, 2025 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. A Will Serve Letter will be required at SPR in order for the Solid Waste Management Plan to be approved. A Will Serve or Ability to Serve Letter from the private hauler that will be collecting the garbage and recycling is required. The Will Serve Letter will be on the letterhead of the private hauler, will indicate the plans have been reviewed (to include dumpster/Pad/Enclosure specs), and they are able to service the garbage and recycling safely. Will Serve Letter should be transposed on the cover of the sheet. It should be indicated where on the plan all required information is located in the site/drawing index.

Public Utilities

2. A deed shall be recorded prior to construction approval (SPR) for all necessary offsite City of Raleigh Sanitary Sewer Easements to accommodate future sewer line construction.

Stormwater

3. 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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4. Tree protection fence protecting the existing tree conservation area on Lot 4 adjacent to proposed work on Lot 4 for installation of a new retaining wall must be inspected by Urban Forestry staff prior to the issuance of a grading permit.

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:

Public Utilities

1. Site Permit Review plans (SPR) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions.

Stormwater

2. The riparian buffers, in accordance with the preliminary plan and the State of North Carolina regulations, shall be shown on plats for recording along with required buffer statement (Recorded Map Checklist).
3. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.

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. A recombination map shall be recorded in the Wake County Registry to reconfigure the lot lines for the proposed development as shown on the preliminary plan. A copy of the recorded map shall be provided to the City of Raleigh.
2. Street names for this development shall be approved by the Raleigh GIS Division and by Wake County.

Public Utilities

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

Urban Forestry

ADMINISTRATIVE SITE PLAN

CRABTREE VILLAGE

PHASE II

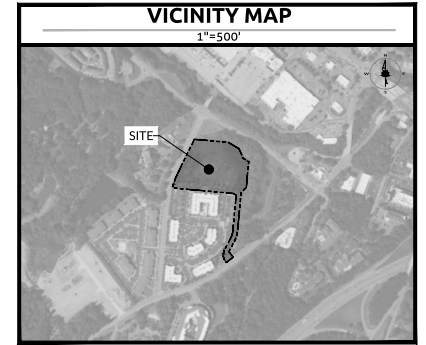
ASR-0058-2024

HOMEWOOD BANKS DRIVE | RALEIGH, NC | WAKE COUNTY

1ST SUBMITTAL: AUGUST 13, 2024
 2ND SUBMITTAL: OCTOBER 25, 2024
 3RD SUBMITTAL: DECEMBER 17, 2024
 4TH SUBMITTAL: FEBRUARY 7, 2025

SURVEY BENCHMARK

BENCHMARK IS LOCAL TO SITE.
 SEE SHEET C1.00 FOR BENCHMARK INFORMATION.
 VERTICAL DATUM BASED ON NAVD 88.



INDEX OF SHEETS

Sheet Number	Sheet Title
C0.00	COVER
C0.01	GENERAL NOTES
C0.02	COMPLIANCE TABLES AND CALCULATIONS
C1.00	EXISTING CONDITIONS AND DEMOLITION PLAN
C1.10	EXISTING CONDITIONS AND DEMOLITION PLAN
C2.10	SITE PLAN
C2.10	LOT AND EASEMENT PLAN
C3.00	GRADING AND DRAINAGE PLAN
C3.10	STORMWATER PLAN
C4.00	UTILITY PLAN
C4.10	UTILITY PLAN
C5.00	FIRE ACCESS PLAN
L1.00	LANDSCAPE PLAN
L2.00	LANDSCAPE DETAILS
L7.00	LIGHTING PLAN
A1.00	TYPICAL ARCHITECTURAL ELEVATION
A2.00	TYPICAL ARCHITECTURAL ELEVATION

MASTER PLAN APPROVAL NOTE

- THIS PLAN IS IN COMPLIANCE WITH THE APPROVED MASTER PLAN/PLANNED DEVELOPMENT DISTRICT REQUIREMENTS ESTABLISHED FOR THE CRABTREE VILLAGE DEVELOPMENT AS SET FORTH IN MP-1-12. THE MASTER PLAN WAS RECENTLY AMENDED VIA TC2-20-2024, WHICH WAS HEARD AND APPROVED BY CITY COUNCIL ON FEBRUARY 4, 2025. PLEASE REFER TO SHEET C0.02 FOR A TABLE STATING COMPLIANCE WITH MASTER PLAN CONDITIONS PER MP-1-12.

SOLID WASTE INSPECTION STATEMENT

- ROLL OUT BINS TO BE STORED IN THE GARAGE EXCEPT ON PICK UP DAYS. INTERIOR UNITS WILL ROLL BINS TO A DESIGNATED CONCRETE PAD PICK UP AREA. UNITS ALONG THE EXTERIOR OF THE SITE WILL ROLL BINS OUT TO THE END OF DRIVEWAY. A PRIVATE VENDOR WILL BE UTILIZED FOR TRASH PICK UP. A WILL-SERVE WILL BE PROVIDED AT SITE PERMIT REVIEW.

FIRE DEPARTMENT NOTES

- THE APPARATUS ROAD SURFACE IS REQUIRED TO BE WITHIN 150 FEET (NO SPRINKLER SYSTEM IS PROPOSED).
- FIRE HYDRANT SHALL BE LOCATED WITHIN 400' AS MEASURED ALONG THE PATH OF APPARATUS ACCESS ROAD (INCF 507.5.1).
- ALL NEW FIRE HYDRANTS SHALL BE EQUIPPED WITH NST THREADS AND WITH A 5 INCH STORZ CONNECTION.
- FIRE FLOW ANALYSIS MUST BE PROVIDED AT TIME OF BUILDING PERMITS PER THE 2018 MFC, SECTION 507.3.

TRAFFIC CONTROL AND PEDESTRIAN PLAN (TCPED) NOTES

- PRIOR TO ANY WORK THAT IMPACTS THE RIGHT-OF-WAY, CLOSING OR DETOURING OF ANY STREET, LANE, OR SIDEWALK, THE CONTRACTOR MUST APPLY FOR A PERMIT WITH RIGHT-OF-WAY SERVICES. PLEASE DIRECT ANY QUESTIONS TO RIGHTOFWAYSERVICES@RALEIGHNC.GOV.
- THE STREET LANE SIDEWALK CLOSURE PERMIT IS REQUIRED FOR ANY CLOSURE ON CITY STREETS AND ALL NCDOT STREETS WITHIN RALEIGH'S JURISDICTION.
- A PERMIT REQUEST WITH A TCPED PLAN SHALL BE SUBMITTED TO RIGHT-OF-WAY SERVICES THROUGH THE CITY OF RALEIGH PERMIT AND DEVELOPMENT PORTAL.
- 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.
- ALL TCPED PLANS SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS AND STANDARDS, INCLUDING BUT NOT LIMITED TO:
 - MANUAL ON UNIFORM TRAFFIC CONTROL (MUTCD);
 - PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG);
 - AMERICAN DISABILITY ACT (ADA) REQUIREMENTS;
 - RALEIGH STREET DESIGN MANUAL (RSDM).
- 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.

SITE DATA TABLE

MUNICIPAL PROJECT NO.	ASR-0058-2024
ASSOCIATED CASE NUMBERS	MP-1-12 TCZ-20-2024 RE24-000-2024
SITE ADDRESS	5201 HOMEWOOD BANKS DR 5301 HOMEWOOD BANKS DR
PARCEL PIN NO.	0795-59-2600 0795-59-2553
DEED BOOK AND PAGE	DB 018162, PG 01286 DB 018162, PG 01286
ZONING	PD
EXISTING SITE AREA	LOT 2: 4.92 AC LOT 3: 0.85 AC TOTAL: 5.77 AC
PROPOSED SITE AREA	LOT 2: 5.65 AC LOT 3: 0.12 AC TOTAL: 5.77 AC
OVERLAY DISTRICT	N/A
EXISTING LAND USE	VACANT
PROPOSED NUMBER OF UNITS	MULTIFAMILY
MAXIMUM NUMBER OF UNITS	65
PROPOSED NUMBER OF BUILDINGS	14 (INCLUDING 1 CLUBHOUSE)
PROPOSED GROSS BUILDING SF	±115,465 SF
MAXIMUM BUILDING LOT COVERAGE	70% PER MP-1-12
PROPOSED BUILDING LOT COVERAGE	14.6% (LOTS 2 & 3); 11% (LOT 1)
IMPERVIOUS AREA	13.87 AC
LIMITS OF DISTURBANCE	±5.02 AC
EXISTING TCA	11.4% OF TOTAL SITE AREA (LOTS 1-4) 2.62 AC (114,151 SF) PROVIDED WITH PHASE 1
SETRACKS (PER MP-1-12):	
INTERNAL	0'
BLUE RIDGE ROAD	20'
HOMEWOOD BANKS DRIVE	20'
CRABTREE VALLEY AVENUE	30'
AMENITY AREA:	
MINIMUM AMENITY AREA REQUIRED	10% (PER UDO SEC. 2.2.3)
PROPOSED AMENITY AREA	10.8% (SEE SHEET C2.00 FOR CALCULATION)
OPEN SPACE (PER MP-1-12):	
OPEN SPACE REQUIRED PER M-1-12:	20%
OPEN SPACE PROVIDED:	31.8% (PROVIDED ON LOT 4)
PARKING:	
MINIMUM PARKING	1 SPACE PER DWELLING UNIT (PER MP-1-12) x 65 UNITS = 65 SPACES
PROVIDED PARKING	7 EXISTING SPACES + 55 PROPOSED SURFACE SPACES (INCLUDING 1 ADA VAN) + 176 GARAGE/DRIVEWAY SPACES = 238 TOTAL SPACES

Administrative Site Review Application

Planning and Development Center/Community Center - One Exchange Place, Suite 400/Henry, NC 27601 (919) 466-2600

This form is required when submitting site plans as referenced in Unified Development Ordinance (UDO) Section 10.2.2. Please check the appropriate building type and include the site checklist document when submitting.

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

Please review UDO Section 10.2.2 to determine the site plan fee. If assistance determining a Site Plan Fee is needed, a Site Plan Fee Modification request can be submitted online via the Portal and Development Cycle. Once there, a fee will be calculated for the applicant.

Site Plan Fee: Tier Two Site Plan Tier Three Site Plan

Building and Development Type (Check all that apply)	Site Transaction History
<input type="checkbox"/> Detached	<input type="checkbox"/> General
<input type="checkbox"/> Attached	<input type="checkbox"/> Subdivision plan cases # _____
<input type="checkbox"/> Townhouse	<input type="checkbox"/> Certificate of Appropriateness # _____
<input checked="" type="checkbox"/> Apartment	<input type="checkbox"/> Board of Adjustment # _____
<input type="checkbox"/> Tiny houses	<input type="checkbox"/> Zoning Code # _____
<input type="checkbox"/> Duplex lot	<input type="checkbox"/> Design Alternative # _____

GENERAL INFORMATION

Development name: Crabtree Village Phase 2

Inside City limits? Yes No

Property address(es): 5201 Homeewood Banks Drive & 5301 Homeewood Banks Drive

Site P.I.N(s): 0795-59-2600; 0795-59-2553

Please describe the scope check, include any additions, expansions, and uses (UDO 6.1.4)

65 condominium units with a clubhouse and associated infrastructure

Current Property Owner(s) Well TP Crabtree Owner LP

Company: _____ Title: _____

Address: 4500 Dorr St, Raleigh, NC 27615

Phone #: _____ Email: _____

Applicant Name (if different from owner, list "who can apply" in instructions): _____

Relationship to owner: owner or contract purchaser owner's authorized agent easement holder

Company: WithersRavenel Address: 137 S Wilmington St, Suite 200

Phone # 919-238-0311 Email: amason@withersravenel.com

NOTE: please attach permission agreement or contract, lease or easement when submitting this form.

Developer Contact: Will Ried

Company: Pappas Properties

Address: 4777 Sharon Road, Suite 550

Phone #: 704-302-5475 Email: wried@pappasproperties.com

Applicant Name: Amber Mason, PE

Company: WithersRavenel Address: 137 S Wilmington St, Suite 200

Phone #: 919-238-0311 Email: amason@withersravenel.com

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

SITE DATA		BUILDING DATA	
Zoning district(s) (please provide the acreage of each):	PD	Existing gross floor area (not to be demolished):	0 SF
Group site acreage:	5.77	Existing gross floor area to be demolished:	0 SF
If parking options proposed:	236	New gross floor area: 115,463	
Max parking provided (1' SDC) (N/A):		Total gross floor area to remain and new: 115,463	
Overlay District (if applicable) (N/A):		Proposed # of buildings: 14	
Existing use (UDO 6.1.4): Vacant		Proposed # of stories for each: 2/3	
Proposed use (UDO 6.1.4): Residential/Townhomes		Proposed # of pavement levels (UDO 1.5.7.A.6.1)	

STORMWATER INFORMATION

Impervious Area on Parcel(s)	Impervious Area for Compliance (includes ROW)
Existing (sf): 115,463	Proposed total (sf): 115,463
Existing (sf): 115,463	Proposed total (sf): 115,463

RESIDENTIAL AND OVERNIGHT LODGING DEVELOPMENTS

Total # of dwelling units:	Total # of hotel bedrooms:
65	0

If of bedroom suite: 1r 0 2r 30 3r 31 4r or more 0

If of suite: 1 0 2 or more 0

Is new project a college town? Yes No

Is a frequent transit development? Yes No

Continue to Applicant Signature Block on Page 4.

APPLICANT SIGNATURE BLOCK

Pursuant to state law (N.C. Gen. Stat. § 160C-403(a)), applications for development approval may be made by the licensee, an authorized agent holding an written or verbal contract to purchase or lease land, or an authorized agent of the licensor. An authorized agent may also apply for development approval for each development as is authorized by the agreement.

Acting as an authorized agent requires written permission from the property owner for the purposes of making the development approval and/or permit application. Written permission from the property owner to act as an authorized agent must be made available to the City of Raleigh upon request.

By submitting this application, the undersigned applicant acknowledges that they are either the property owner or one of the persons authorized by state law (N.C.G.S. 160C-403(a)) to make this application, as specified in the application. The undersigned also acknowledges that the development approval is subject to resolution for final approval or implementation made in accordance with the development approval, pursuant to N.C. Gen. Stat. § 160C-403(a).

The undersigned indicates that the property owner(s) is aware of the application and that the proposed project described in the application will be maintained in all respects in accordance with the terms and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance.

The undersigned hereby acknowledges that, pursuant to state law (N.C.G.S. 160C-755(1)), if this permit application is placed on hold at the request of the applicant for a period of six consecutive months or more, or if the applicant fails to report to contractors or provide additional information requested by the City or approved agent on consecutive months or more, then the application review is discontinued, and a new application is required to proceed and its development regulations to reflect the time period (including to required shall apply to the new application).

Signature: Will Ried Title: Owner

Printed Name: _____ Date: _____

Signature: _____ Title: _____

Printed Name: _____ Date: _____

CONTACT LIST:

CIVIL ENGINEER	LANDSCAPE ARCHITECT	DEVELOPER	OWNER
Amber Mason, PE WithersRavenel 137 S Wilmington Street, Suite 200 Raleigh, NC 27601 919-535-5290 amason@withersravenel.com	Daniel Whitely, P.L.A. WithersRavenel 137 S Wilmington Street, Suite 200 Raleigh, NC 27601 704-302-5475 dwhitely@withersravenel.com	Will Ried Pappas Properties 4777 Sharon Road, Suite 550 Charlotte, NC 28210 704-302-5475 wried@pappasproperties.com	Well TP Crabtree Owner LP 4900 Dorr St. 45415 70606-04, OH 43415



PRELIMINARY
 NOT APPROVED
 FOR CONSTRUCTION



WithersRavenel
 137 S Wilmington Street Suite 200 Raleigh, NC 27601
 License #: P-1479 | 919-466-3340 | www.withersravenel.com

PRELIMINARY
 NOT APPROVED
 FOR CONSTRUCTION

DEVELOPER:

PAPPAS PROPERTIES, LLC

4777 SHARON ROAD, SUITE 550
 CHARLOTTE, NC 28210
 PHONE #: 704-302-5475
 ATTENTION: Will Ried

ADMINISTRATIVE SITE PLAN
 CRABTREE VILLAGE
 PHASE II
 ASR-0058-2024
 WR PROJECT NO. 019000-01
 CITY OF RALEIGH
 MULTI-PHASE NO. ASR-0058-2024
 INITIAL PLAN DATE: 08/13/2024

CRABTREE VILLAGE MASTER PLAN (MP-1-12) COMPLIANCE TABLE

PLEASE NOTE: PLANNED DEVELOPMENT CRITERIA SPECIFIC TO PHASE 2 IS PROVIDED BELOW. WHERE APPLICABLE, CERTAIN CRITERIA AND CUMULATIVE PLANNED DEVELOPMENT REQUIREMENTS FOR BOTH PHASE 1 AND PHASE 2 ARE ALSO PROVIDED.

APPROVAL NOTE: TCEP-2024 ASSOCIATED WITH MP-1-12 WAS APPROVED BY CITY COUNCIL ON FEBRUARY 4, 2025.

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) 332 units max. (Phase 2)	65 units	353 total (293 provided in phase 1)
2 Gross square footage of the uses	N/A	N/A	N/A
3 Open Space (Entire PEG)	200 min.	N/A	31.8% (provided on lot 4)
4 Impervious Surface Area (Entire PEG)	85% (19,481 AC) max.	N/A	51.0% (11.64 AC)
5 Impervious Surface Allocation (Phase 2)	229,997 SF max. (lots 2 and 3) 66,212 SF max. (lot 4)	181,705 SF (lots 2 and 3) 4,292 SF (lot 4)	N/A
6 Tree Conservation Area	10% min.	N/A	11.1% (provided on lot 4, see TCA certificate, this sheet)
7 Access Points	2 min.	0 driveways proposed	2 (existing, this sheet)
8 Road Improvements/Dedications	See PEG Section 9.A.2	N/A	2 driveways (total 2 driveways) existing
9 Transit Excessments	3 min.	N/A	3 provided with phase 1
10 Retaining Lot Coverage	70% min.	N/A	13%
11 Building Height	200 max.	7ft 4"	N/A
12 Fenestration (Applicable to Crabtree Valley Avenue only)	20% min.	25%	N/A
13 Building Setbacks	Internal: 0 Blue Ridge Road: 30' Homewood Banks Drive: 20' Crabtree Valley Avenue: 30'	Internal: N/A Blue Ridge Road: N/A Homewood Banks Drive: 100' min. Crabtree Valley Avenue: 120' min.	N/A
14 Parking	1 space per dwelling unit	62 surface spaces 176 garage/bikeover spaces	N/A
15 Bike Parking	SHORT TERM Residential: 1 space per 20 units Office: 1 space per 10,000 SF Retail: 1 space per 5,000 SF Hotel: 1 space per 10,000 SF LONG TERM Residential: None Office: 1 space per 5,000 SF Retail: None Hotel: 1 space per 5,000 SF	SHORT TERM Residential: None Office: N/A Retail: N/A Hotel: N/A LONG TERM Residential: None Office: N/A Retail: N/A Hotel: N/A	N/A
16 Sidewalk Width	Homewood Banks: 8' min. Internal to site: 5' min.	Homewood Banks: 8' provided Internal to site: 5' provided	N/A
17 Retaining wall distance from ROW	30' min.	30' min. provided	N/A
18 Retaining wall landscaping (Applicable to Homewood Banks Drive only)	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) shrubs trees, four (4) understory trees, and 12 shrubs per 100 linear feet, and all understory trees and shrubs shall be evergreen.	Master plan requirements have been provided (see sheet PL1.03)	N/A
19 Site Lighting	Parking areas and roadway lighting will have similar pole lights (20' maximum pole/fixture height) and fixtures. Sidewalk lighting will be decorative fixtures based on human scale. All fixtures will be consistent throughout the site. Building lighting will be provided where appropriate to highlight architectural features and landscape lighting will be focused on lighting of specimen trees at certain strategic locations.	Master plan requirements have been provided (see sheet SL1.0)	N/A
20 Trash/Recycle Station	Trash dumpster/composters shall be enclosed within buildings	Roll out bins will be stored within interior spaces of all units	N/A

SITE CALCULATIONS

TOTAL PHASE 2 SITE AREA (LOTS 2 AND 3 ONLY): 5.77 AC (251,471 SF)

AMENITY AREA
TOTAL SITE AREA: 5.77 AC
AMENITY AREA REQUIRED: 10.0% OF SITE AREA = 0.58 AC (25,147 SF)
AMENITY AREA PROVIDED: 10.0% OF SITE AREA = 0.58 AC (25,147 SF) TOTAL

PARKING CALCULATIONS
PHASE 2 REQUIRED: 1 SPACE PER UNIT (PER MP-1-12)
(65 UNITS X) 1 SPACE PER UNIT = 65 SPACES
TOTAL = **65 SPACES**

PHASE 2 PROVIDED: **238 SPACES** (62 SURFACE SPACES INCLUDING 1 VAN, 70% ACCESSIBLE SPACE, 176 GARAGE/DRIVEWAY SPACES)

PHASE 1 REQUIRED: MULTI-UNIT LIVING 0 1 BEDROOM: 1 SPACE PER UNIT
MULTI-UNIT LIVING 2 BEDROOMS: 1.5 SPACE PER UNIT (PER UDO)
(192 0-1 BEDROOM) X 1 SPACE PER UNIT = 192 SPACES
(101 2 BEDROOMS) X 1.5 SPACE PER UNIT = 151 SPACES
TOTAL = 343 SPACES + 150 SPACES = **493 SPACES** (16 ADA-ACCESSIBLE SPACES)

PHASE 1 PROVIDED: **442 SPACES** (16 ADA-ACCESSIBLE SPACES)

NOTE: PHASE 1 PARKING SHOWN ON THESE PLANS CONSISTS OF LOT 1 ONLY AND IS SHOWN FOR REFERENCE ONLY.

BICYCLE PARKING CALCULATIONS
REQUIRED: LONG TERM: NONE
SHORT TERM: NONE
PROVIDED: LONG TERM: NONE
SHORT TERM: NONE

**UDO ARTICLE 1.5
MEASUREMENT, EXCEPTIONS & GENERAL RULES OF APPLICABILITY**

OUTDOOR AMENITY AREA (UDO 1.5.3)

GENERAL REQUIREMENTS	REQUIREMENT	DESIGN STATUS
1	Where outdoor amenity area is required, it must be provided on-site and must be available for use by or as an amenity for the occupants, visitors and guests of the development.	MET
2	A minimum of 50% of the required outdoor amenity area must be usable to the pedestrians described in subsection 1. above. All areas usable to pedestrians must also be ADA accessible. Outdoor amenity areas required for existing buildings that do not have elevators or do not otherwise require them, may be located on upper levels as allowed by Sec. 1.5.3.11.	MET
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 50 feet in width and length.	MET
4	Required outdoor amenity area may be located at or above grade.	MET
5	Required outdoor amenity area cannot be parked or driven upon, except for emergency access and permitted temporary events.	MET
6	Required outdoor amenity area may be covered but cannot be enclosed however outdoor amenity area within the EDV district that will be covered by structures with a clear height no less than 8' and less than the proposed minimum ground story height must account for no more than 50% of the required area. Partially enclosed areas, where the sum area of the openings is greater than 50% or more of the surface area of the structure, shall not be considered covered for the purposes of this subsection.	MET
7	Green Stormwater Infrastructure (GSI) practices may be located within a required outdoor amenity area provided all other requirements of this subsection are met. Tree Conservation areas, stormwater detention ponds and dry ponds, slope/contraction easements, riparian buffers, all protective yards. Zone A of neighborhood transitional protective yards and parking islands shall not be considered an outdoor amenity area.	MET
8	Sidewalk areas outside of the right-of-way, even if used to satisfy streetcape requirements, shall also be eligible to count towards outdoor amenity area requirements provided all other requirements of this subsection are met.	MET
9	Areas outside of the right-of-way required to be set aside for required street trees shall be eligible to count towards outdoor amenity area requirements provided all other requirements of this subsection are met.	N/A
10	Outdoor amenity area meeting the requirements of Section 1.5.3. shall also be eligible to count towards required open space provided it also meets Article 2.3.	N/A

YOUR SUCCESS

WithersRavenel
ARCHITECTURAL & INTERIOR DESIGN
1000 W. WILSON ROAD, SUITE 100
LITTLE ROCK, AR 72201 | (501) 225-1100
www.withersravenel.com

PAPPAS
PROPERTIES
4777 HARBOUR ROAD, SUITE 250
CHARLOTTE, NC 28219

ADMINISTRATIVE SITE PLAN
**CRABTREE VILLAGE
PHASE II
ASR-0058-2024**

PRELIMINARY
NOT APPROVED
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HOMEWOOD BANKS DRIVE | RALEIGH, NC | WAKE COUNTY

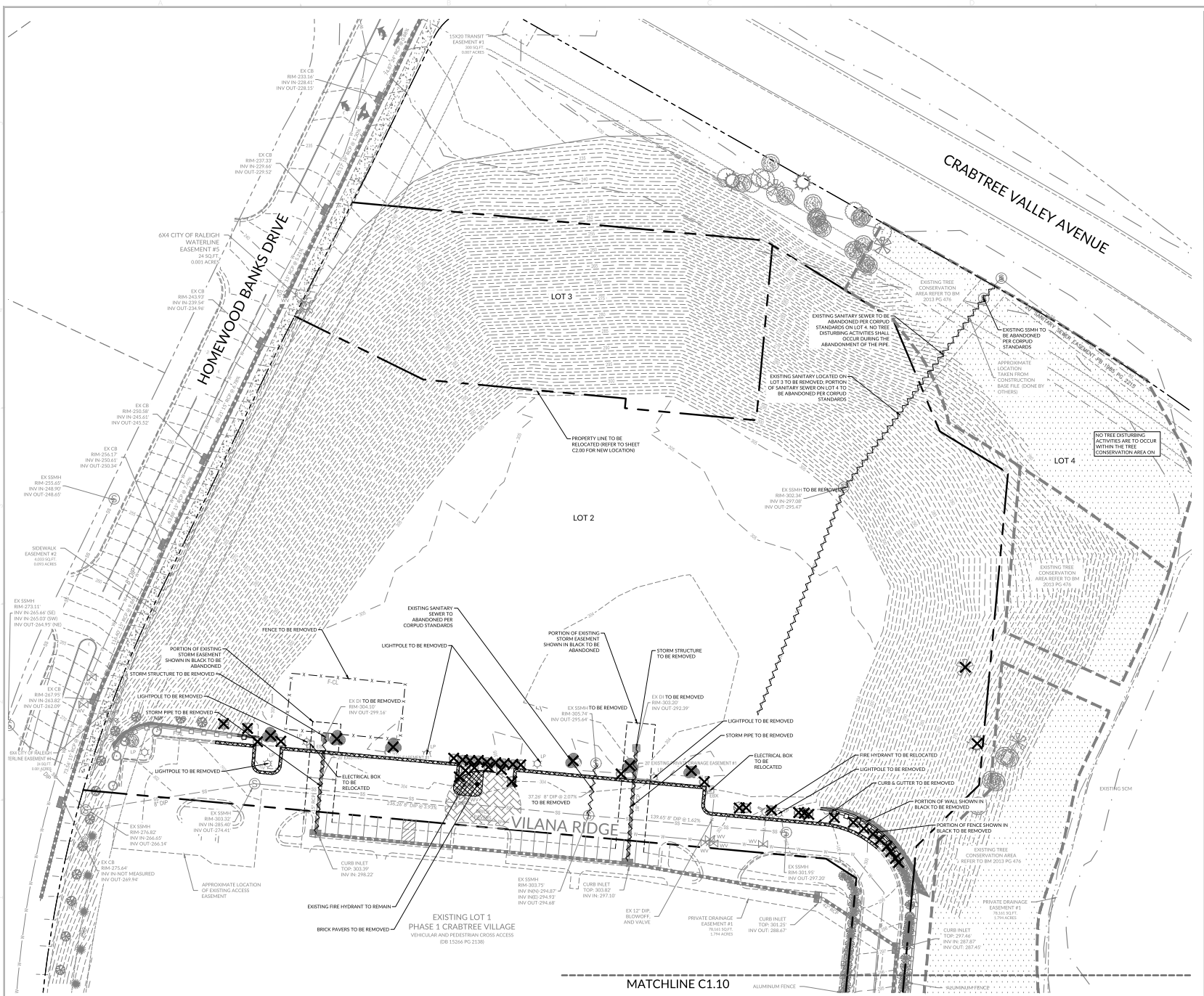
INITIAL PLAN DATE: 06/13/2024
REVISIONS:
1 - 10/25/2024 WR
2 - 12/17/2024 WR
COR COMMENTS
3 - 02/07/2025 WR
COR COMMENTS

WR JOB NUMBER: 02506673
CDSR JOB: 0204 WR CDSR WR

**COMPLIANCE
TABLES AND
CALCULATIONS**

C0.02

C:\Users\jgibson\OneDrive\Documents\Projects\ASR-0058-2024\ASR-0058-2024-01.dwg



DEMOLITION LEGEND

SYMBOL	DESCRIPTION
[Cross-hatched pattern]	XXX AREAS TO BE REMOVED
[Wavy line pattern]	STORM PIPE TO BE REMOVED
[Dashed line pattern]	SEWER TO BE ABANDONED/REMOVED
[Stippled pattern]	WETLANDS TO BE IMPACTED
[Star symbol]	TREE TO BE REMOVED

EXISTING CONDITIONS AND DEMOLITION NOTES

- ALL WORK SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
- THE CONTRACTOR SHALL COORDINATE ALL REMOVAL EFFORTS WITH THE OWNER AND GENERAL CONTRACTOR PRIOR TO COMMENCING WORK.
- SPECIAL CARE SHALL BE TAKEN TO PROTECT AND MAINTAIN ALL EXISTING FEATURES, INCLUDING BELOW-GROUND, NOT MARKED FOR REMOVAL. IN THE EVENT OF ANY IMPACT TO SUCH FEATURES, THE CONTRACTOR SHALL PERFORM REPAIR AND RESTORE TO ORIGINAL CONDITIONS AS OF START OF WORK.
- TRAFFIC CONTROL IS CONTRACTOR'S RESPONSIBILITY.
- SITE DEMOLITION SEQUENCE TO BE PROVIDED BY THE CONTRACTOR.
- THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY PERMIT FOR ANY WORK WHICH REQUIRES THE CLOSURE OF A TRAVEL LANE(S) AND/OR SEVERAL FEET FROM THE TRANSPORTATION OPERATION DIVISION/PUBLIC WORKS DEPARTMENT.
- ALL SIDEWALKS MUST BE ACCESSIBLE TO PERSONS WHO ARE BLIND, HAVE LOW VISION AND PEOPLE WITH MOBILITY DISABILITIES. PEDESTRIAN EXISTING ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROVIDED) 800.01A STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- IF UNFORESEEN 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 INSPECTIONS AT 919.440.4000 TO SET UP THE MEETING.
- THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH A MINIMUM AMOUNT OF INCONVENIENCE 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 2 WEEKS PRIOR TO THE START OF WORK. SEE "RIGHT-OF-WAY CLOSURES" ON WWW.RALEIGH.GOV, COMPLETE AND SEND THE RIGHT-OF-WAY CLOSURE PERMIT TO RIGHTOFWAYSERVICES@RALPHIGH.GOV.
- PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.
- CONTRACTOR IS EXPRESSLY ADVISED TO FIELD LOCATE AND VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. LOCATION OF EXISTING UNDERGROUND UTILITIES SHOWN ON PLANS IS APPROXIMATE BASED ON BEST AVAILABLE INFORMATION AND SHOULD BE CONSIDERED APPROXIMATE.
- CONTRACTOR TO REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT/ENGINEER PRIOR TO ANY CONSTRUCTION ACTIVITIES. CONTACT THE ONE AT 813 FOR FIELD LOCATION OF UNDERGROUND UTILITIES.

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PAPPAS PROPERTIES
 4777 SHILOH ROAD, SUITE 100
 CHARLOTTE, NC 28210

CRABTREE VILLAGE PHASE II ASR-0058-2024

ADMINISTRATIVE SITE PLAN
 HONEWOOD BANKS DRIVE | RALEIGH, NC | WAKE COUNTY

PRELIMINARY NOT APPROVED FOR CONSTRUCTION

INITIAL PLAN DATE: 08/13/2024
 REVISIONS:
 1 - 10/22/2024 WR
 COR COMMENTS
 2 - 10/27/2024 WR
 COR COMMENTS
 3 - 10/30/2024 WR
 COR COMMENTS

SCALE: 1"=30'

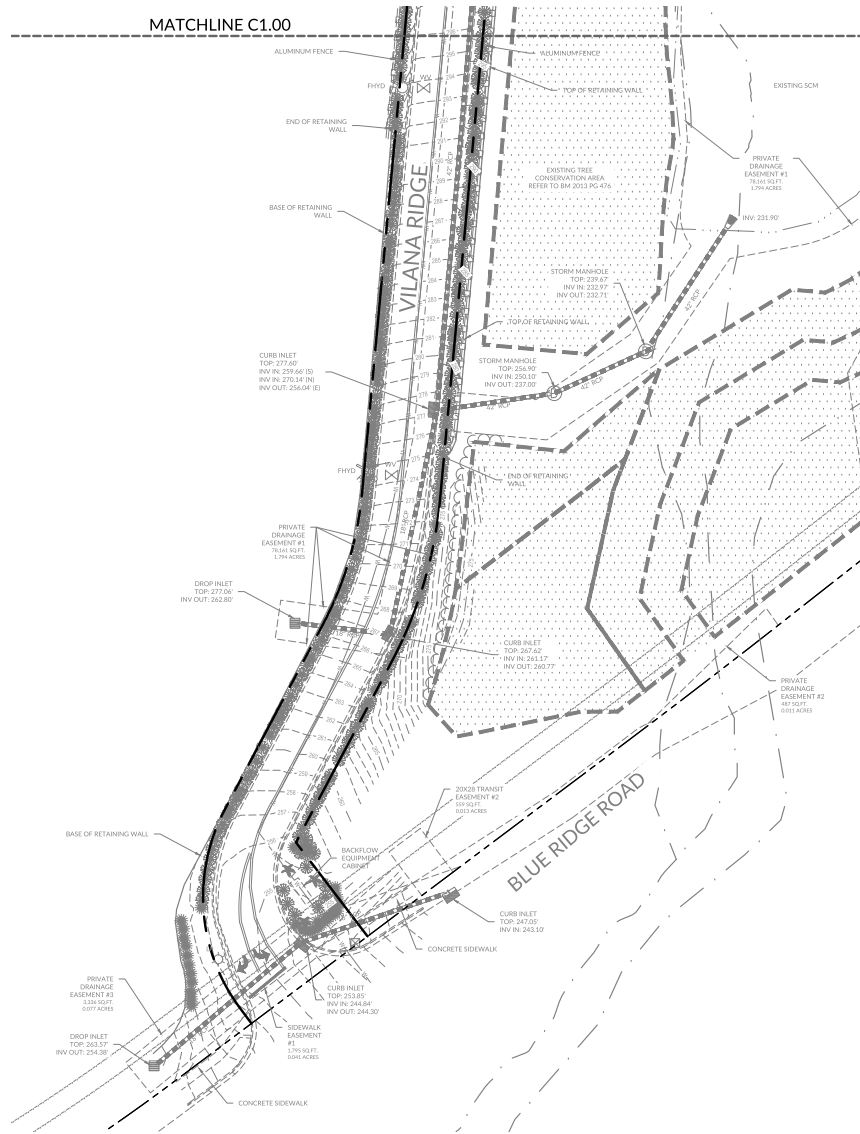
WR JOB NUMBER: 0920673
 DRW JOB: 1091 WR
 CDR WR

EXISTING CONDITIONS AND DEMOLITION PLAN

C1.00

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MATCHLINE C1.00



DEMOLITION LEGEND

SYMBOL	DESCRIPTION
	XXX AREAS TO BE REMOVED
	FENCE TO BE REMOVED
	STORM PILE TO BE REMOVED
	WETLANDS TO BE IMPACTED
	TREE TO BE REMOVED

EXISTING CONDITIONS AND DEMOLITION NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL COORDINATE ALL REMOVAL EFFORTS WITH THE OWNER AND GENERAL CONTRACTOR PRIOR TO COMMENCING WORK.
3. SPECIAL CARE SHALL BE TAKEN TO PROTECT AND MAINTAIN ALL EXISTING FEATURES, INCLUDING BELOW-GROUND, NOT MARKED FOR REMOVAL. IN THE EVENT OF ANY IMPACT TO SUCH FEATURES, THE CONTRACTOR SHALL PERFORM REPAIR AND/OR RESTORE TO ORIGINAL CONDITION AS OF START OF WORK.
4. TRAFFIC CONTROL IS CONTRACTOR'S RESPONSIBILITY.
5. SITE DEMOLITION SEQUENCE TO BE PROVIDED BY THE CONTRACTOR.
6. THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY PERMIT FOR ANY WORK WHICH REQUIRES THE CLOSURE OF A TRAVEL LANE(S) AND/OR SIDEWALK FROM THE TRANSPORTATION OPERATION DIVISION/PUBLIC WORKS DEPARTMENT.
7. ALL SIDEWALKS MUST BE ACCESSIBLE TO PERSONS WHO ARE BLIND, HAVE LOW VISION AND PEOPLE WITH MOBILITY DISABILITIES. PEDESTRIAN EXISTING ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROVIDED) 2003 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
8. IF UNFORESEEN CONDITIONS DEVELOP DURING CONSTRUCTION, REFER TO 13TH OF RALEIGH STREET DESIGN MANUAL AND CONTACT PUBLIC WORKS DEPARTMENT FOR FURTHER GUIDANCE.
9. 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 919-949-2007 TO SET UP THE MEETING.
10. THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH A MINIMUM AMOUNT OF INCONVENIENCE TO TRAFFIC.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL ADHERE TO THE PROVISIONS OF THE MUTCD (MOST CURRENT EDITION).
12. 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 CONSTRUCTION PERMIT TO RIGHTOFWAY@CITYOFRALEIGH.GOV.
13. PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.
14. CONTRACTOR IS EXPLICITLY ADVISED TO FIELD LOCATE AND VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. LOCATION OF EXISTING UNDERGROUND UTILITIES SHOWN ON PLANS IS APPROXIMATE BASED ON BEST AVAILABLE INFORMATION AND SHOULD BE CONSIDERED APPROXIMATE.
15. CONTRACTOR TO REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECTURE ENGINEER PRIOR TO ANY CONSTRUCTION ACTIVITIES. CONTACT THE ONE AT 811 FOR FIELD LOCATION OF UNDERGROUND UTILITIES.

ADMINISTRATIVE SITE PLAN
**CRABTREE VILLAGE
 PHASE II**
 ASR-0058-2024

PRELIMINARY
 NOT APPROVED
 FOR CONSTRUCTION

SCALE 1/8" = 3/16"
 INITIAL PLAN DATE: 08/13/2024
 REVISIONS:
 1 - 10/20/2024 WR
 COR COMMENTS
 2 - 12/17/2024 WR
 COR COMMENTS
 3 - 03/07/2025 WR
 COR COMMENTS

WR JOB NUMBER: 09200673
 DRAWN BY: ECRN-WR
 CHECKED BY:

**EXISTING
 CONDITIONS AND
 DEMOLITION PLAN**

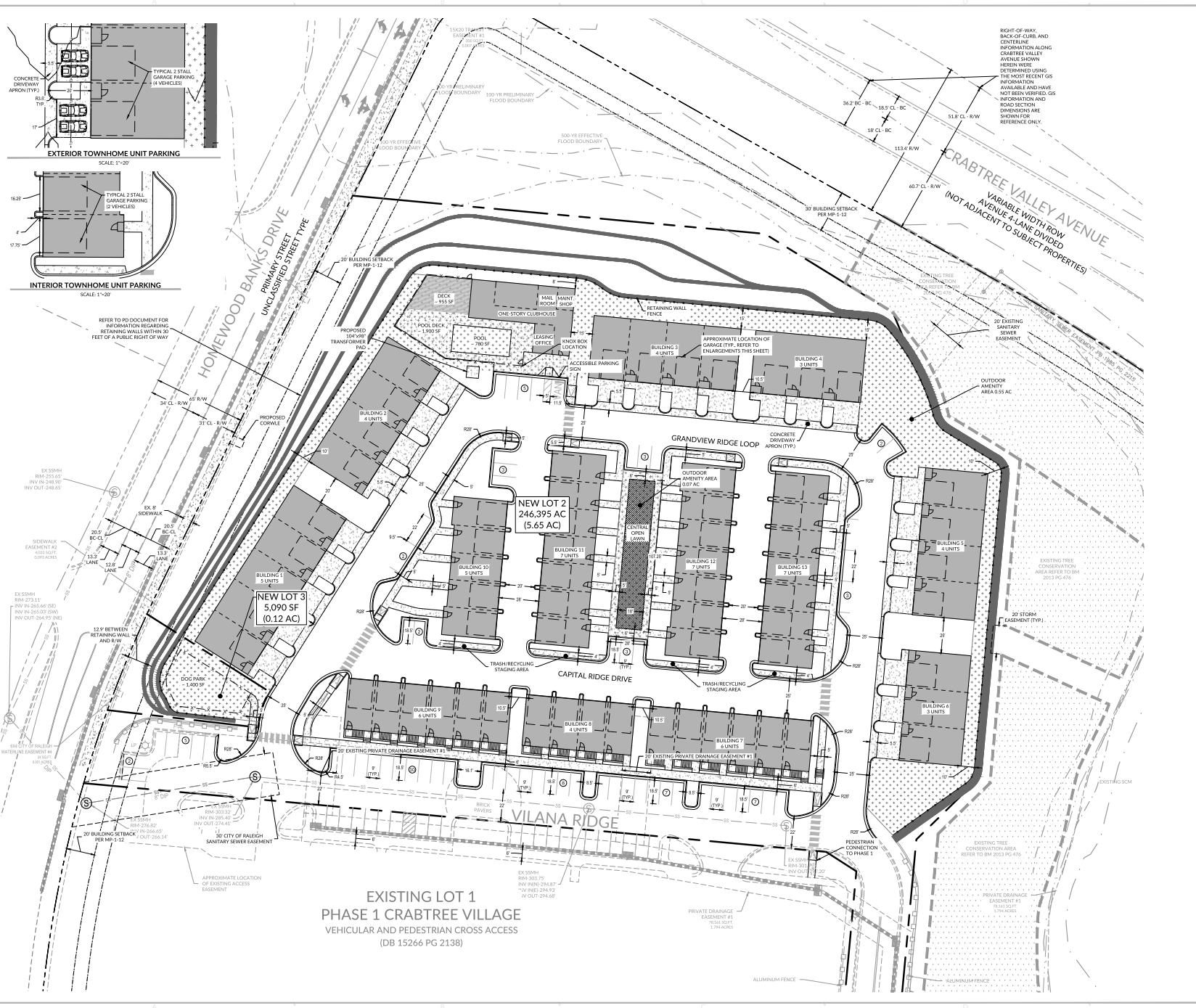
C1.10

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HONEWOOD BANKS DRIVE | RALEIGH, NC | WAKE COUNTY



LEGEND

SYMBOL	DESCRIPTION
---	BOUNDARY
---	BUFFER
---	CENTER LINE
---	CURB & GUTTER
---	EASEMENT
---	LIMIT OF DISTURBANCE
---	LOT LINE
---	RIGHT OF WAY
---	SETBACK
---	FENCE
---	AMENITY AREA
---	BUILDING
---	CONCRETE PAVING
---	HEAVY DUTY ASPHALT PAVING
---	HEAVY DUTY CONCRETE PAVING

SITE CALCULATIONS

SITE AREA	DESCRIPTION
EXISTING	LOT 2 - 4.92 AC
	LOT 3 - 0.88 AC
	TOTAL - 5.77 AC
PROPOSED	LOT 2 - 5.45 AC
	LOT 3 - 0.12 AC
	TOTAL - 5.77 AC

VEHICLE PARKING	DESCRIPTION
REQUIRED	1 SPACE PER UNIT (PER MP-1-12)
	1 SPACE/UNIT X 65 UNITS = 65 SPACES
PROPOSED	7 EXISTING SURFACE + 55 PROPOSED SURFACE + 176 GARAGE/DRIVEWAY SPACES = 238 SPACES

OUTDOOR AMENITY AREA (M2L)	DESCRIPTION
REQUIRED	10% OF LOT AREA
	5.77 AC X 10% = 0.58 AC (25,245 SF)
PROPOSED	0.63 AC (27,204 SF) (SEE AREAS THIS SHEET)

NOTE: OPEN SPACE PER THE MASTER PLAN WAS PREVIOUSLY PROVIDED FOR ALL LOTS WITH PHASE I. ALL REQUIRED OPEN SPACE IS LOCATED ON LOT 4. NO CHANGES ARE PROPOSED TO THE EXISTING OPEN SPACE ON LOT 4 AND NO ADDITIONAL OPEN SPACE IS BEING PROPOSED WITH THIS PLAN. A COMPLIANCE TABLE STATING COMPLIANCE WITH ALL MASTER PLAN REQUIREMENTS IS SHOWN ON SHEET C2.00.

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

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 CHARLOTTE, NC 28210

ADMINISTRATIVE SITE PLAN
CRABTREE VILLAGE
PHASE II
ASR-0058-2024

HONEWOOD BANKS DRIVE | RALEIGH, NC | WAKE COUNTY

PRELIMINARY
 NOT APPROVED
 FOR CONSTRUCTION

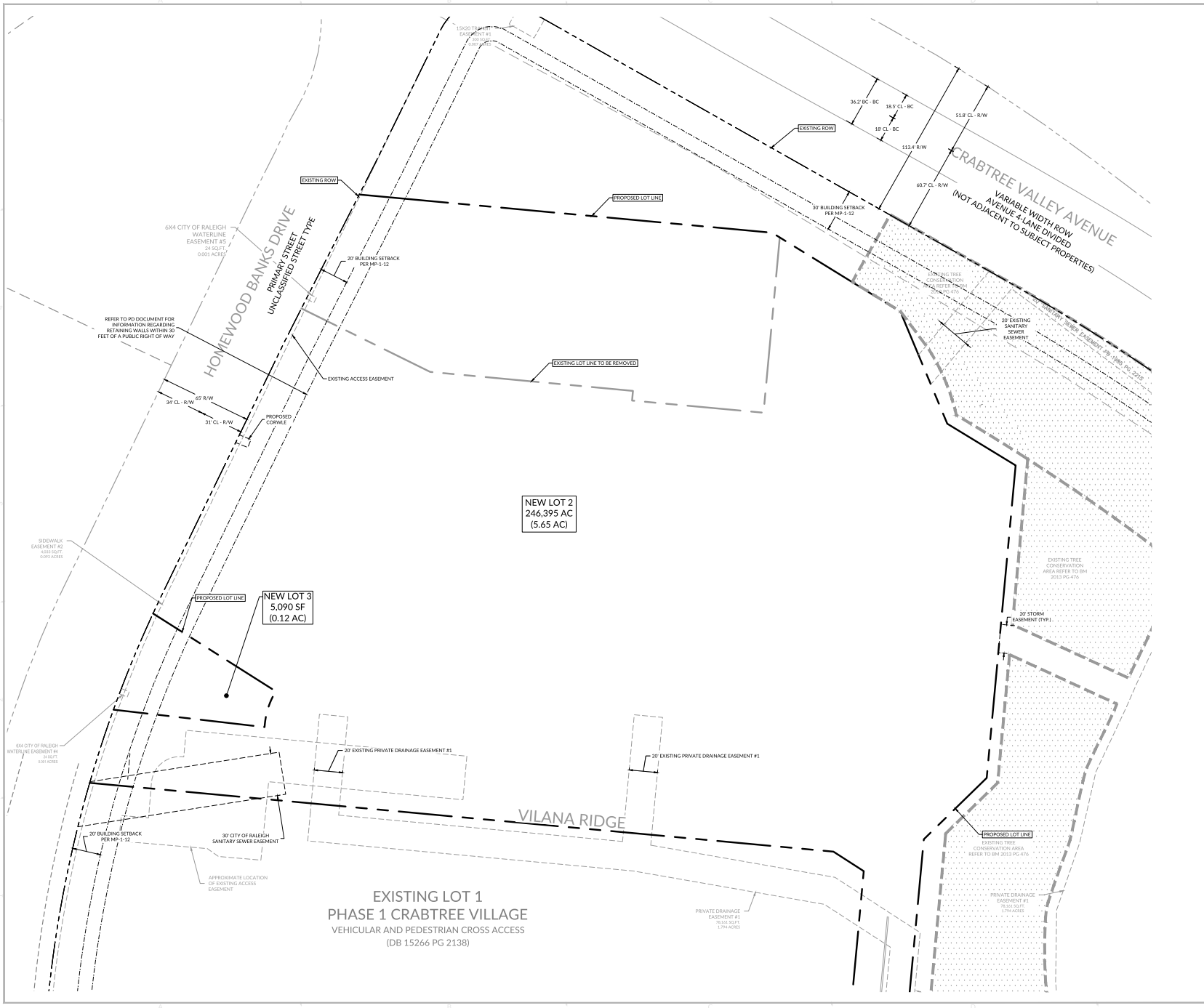
SCALE: 1/8" = 1'-0"

INITIAL PLAN DATE: 06/13/2024
 REVISIONS:
 1 - 10/25/2024 WR
 COR COMMENTS
 2 - 12/17/2024 WR
 COR COMMENTS
 3 - 10/07/2025 WR
 COR COMMENTS

WR JOB NUMBER: 02500673
 CORN. NO.: 0204 WR CSD WR

SITE PLAN

C2.00



LEGEND

SYMBOL	DESCRIPTION
---	BOUNDARY
---	BUFFER
---	CENTER LINE
---	EASEMENT
---	LIMIT OF DISTURBANCE
---	LOT LINE
---	RIGHT OF WAY



ADMINISTRATIVE SITE PLAN
**CRABTREE VILLAGE
 PHASE II**
ASR-0058-2024
 HOMEWOOD BANKS DRIVE | RALEIGH, NC | WAKE COUNTY

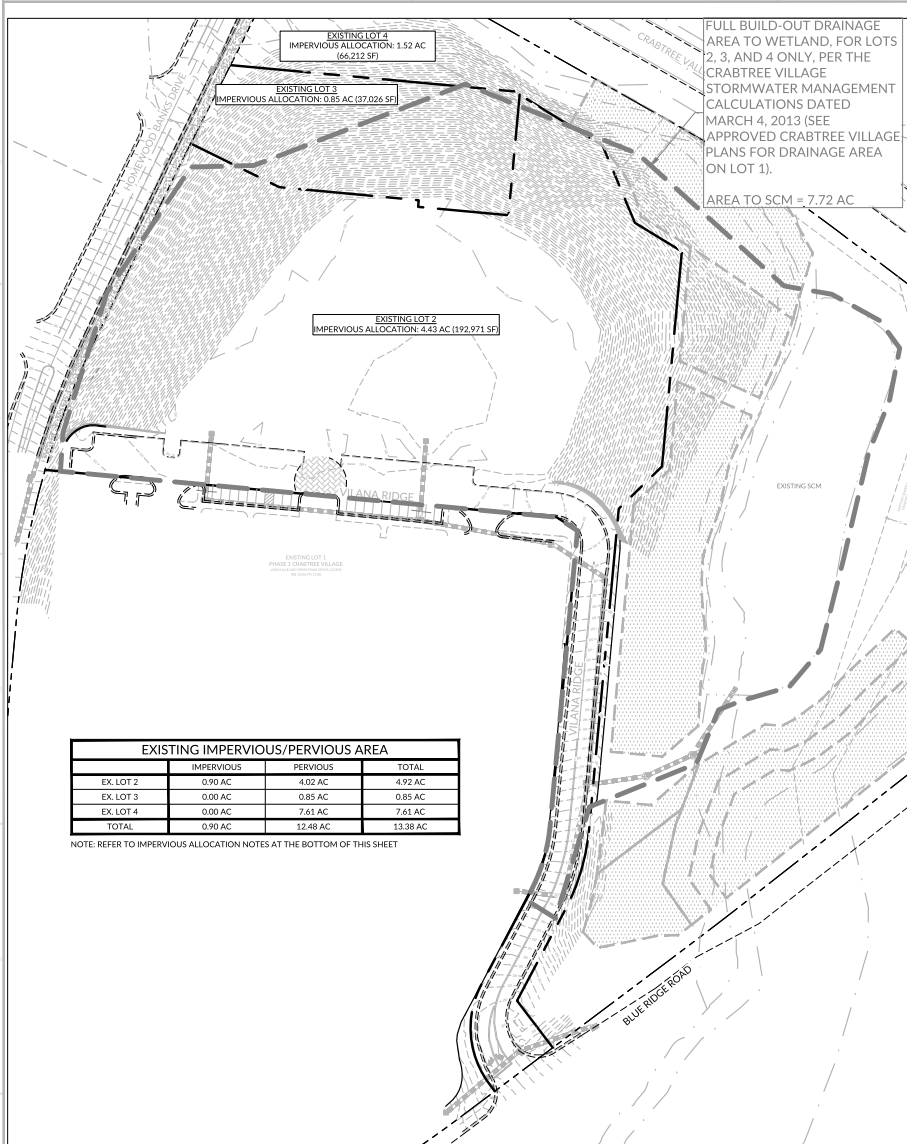
PRELIMINARY
 NOT APPROVED
 FOR CONSTRUCTION

SCALE 1" = 300'
 INITIAL PLAN DATE: 06/13/2024
 REVISIONS:
 1 - 10/25/2024 WR
 2 - 12/17/2024 WR
 3 - 01/07/2025 WR
 4 - 02/07/2025 WR

WR JOB NUMBER: 02500673
 CRK: WR | DSK: WR | CLK: WR

**LOT AND EASEMENT
 PLAN**

C2.10



PRE-DEVELOPMENT

EX SCM IMPERVIOUS ALLOCATIONS - LOT 2
PER BK 015085 PG 01322, LOT 2 HAS AN IMPERVIOUS ALLOCATION OF 192,971 SF (4.43 AC).

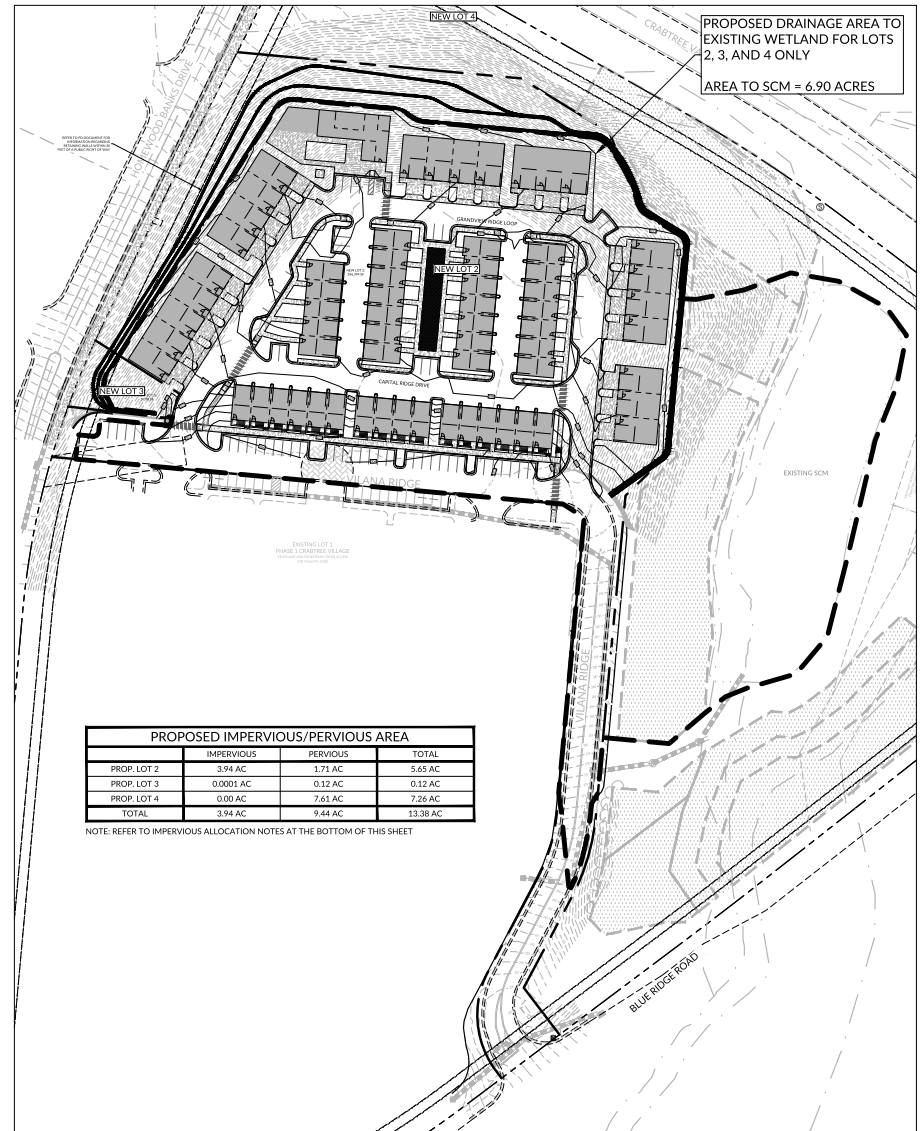
THE PROPOSED IMPERVIOUS AREA FOR LOT 2 IS 171,484 SF (3.94 AC), WHICH IS LESS THAN 192,971 SF (4.43 AC).

EX SCM IMPERVIOUS ALLOCATIONS - LOT 3
PER BK 015085 PG 01322, LOT 3 HAS AN IMPERVIOUS ALLOCATION OF 37,026 SF (0.85 AC).

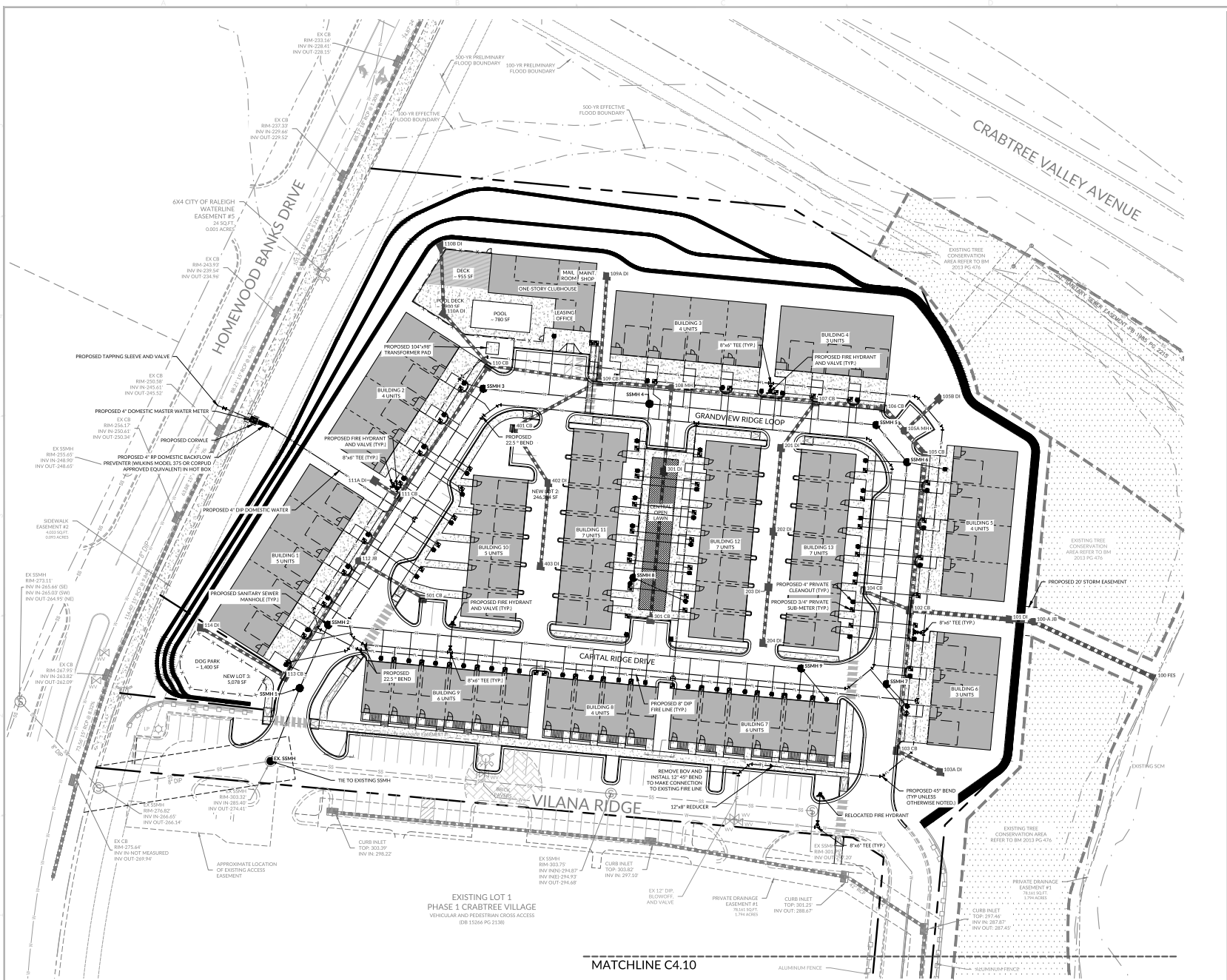
THE PROPOSED IMPERVIOUS AREA FOR LOT 3 IS 608 SF (0.0001 AC), WHICH IS LESS THAN 37,026 SF (0.85 AC).

EX SCM IMPERVIOUS ALLOCATIONS - LOT 4
PER BK 015085 PG 01322, LOT 4 HAS AN IMPERVIOUS ALLOCATION OF 66,212 SF (1.52 AC).

THE IMPERVIOUS AREA PROPOSED ON LOT 4 IS 0 SF (0.0 AC), WHICH IS LESS THAN 66,212 SF (1.52 AC).



POST-DEVELOPMENT



UTILITY LEGEND	
SYMBOL	DESCRIPTION
(Line with cross-ticks)	FIRE LINE
(Line with cross-ticks)	SANITARY SEWER PIPE
(Line with cross-ticks)	WATER LINE
(Line with cross-ticks)	BACKFLOW PREVENTER
(Line with cross-ticks)	BLOW OFF
(Line with cross-ticks)	FIRE DEPARTMENT CONNECTION (FDC)
(Line with cross-ticks)	FIRE HYDRANT ASSEMBLY
(Line with cross-ticks)	SEWER CLEANOUT
(Line with cross-ticks)	SEWER MANHOLE
(Line with cross-ticks)	WATER METER
(Line with cross-ticks)	WATER VALVE

**COR APPENDIX D
STANDARD UTILITY NOTES**

- ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS PREFERENCE, CORPUS HANDBOOK, CURRENT EDITION.
- UTILITY SEPARATION REQUIREMENTS:
 - A) A DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN UNPROTECTED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 2' FROM A PRIVATE WELL OR 5' FROM A PUBLIC WELL.
 - B) WHEN INSTALLING WATER &/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE SEPARATION ALLOWED BY THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 1' ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
 - C) WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASEMENT EXTENDED TO EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
 - D) 5' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER. MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS. MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & CONCRETE CRADLE HAVING 4" MIN. CLEARANCE (PER CORPUS DETAILS W-41 & S-41).
 - E) ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER LINES WITHIN 30" MIN. VERTICAL SEPARATION IS REQUIRED.
- IF NECESSARY, THE DEVELOPER SHALL BE SUBJECT TO REVIEW & APPROVAL OF AN APPROVED PLAN FOR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION. DEVELOPERS SHALL PROVIDE 30 DAYS ADVANCE WRITTEN NOTICE TO OWNER FOR ANY WORK REQUIRED WITHIN AN EXISTING CITY OF RALEIGH UTILITY EASEMENT TRAVELING PRIVATE PROPERTY.
- CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24-HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT.
- 3/4" MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCE MAINS. 4/2" MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
- IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDUCTION OF A SITE UNLESS OTHERWISE DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING LAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUS HANDBOOK PROCEDURE.
- INSTALL 1" COPPER WATER SERVICES WITH METERS LOCATED AT 30" ROW WITHIN A 2' UTILITY EASEMENT IMMEDIATELY ADJACENT. NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROVIDE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE.
- INSTALL 4" PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINES & SPACES EVERY 75' LINEAR FEET MAXIMUM.
- PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI. BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAIN LOWER THAN 1'0" ABOVE THE NEXT UPSTREAM MANHOLE.
- ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NORTH CAROLINA DEPARTMENT OF ENVIRONMENT & NATURAL RESOURCES PRIOR TO CONSTRUCTION.
- HCCOY / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK INCLUDING MAIN EXTENSIONS & SERVICE TAPS WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
- GRADE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE RW FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A LC. RLEDC PERMIT CONTACT 919-946-6514 OR FOG@RALEIGHNC.GOV FOR MORE INFORMATION.
- CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX B OF THE RULES GOVERNING PUBLIC WATER SUPPLY IN NORTH CAROLINA. THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE LISTING OF SOUTHERN CALIFORNIA APPROVAL LIST. THE DEVICES SHALL BE INSTALLED AND TESTED TO BOTH INITIAL AND PERIODIC TESTING THEREAFTER IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. FOR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM WHICH IS MORE STRINGENT, A CERTIFICATE OF COMPLIANCE SHALL ALSO BE OBTAINED FROM THE RW CROSS-CONNECTION COORDINATOR FOR EACH DEVICE PRIOR TO ISSUANCE OF A LC. RLEDC PERMIT CONTACT 919-946-6514 OR FOG@RALEIGHNC.GOV FOR MORE INFORMATION.
- NOTE FOR PROJECTS WITH REPLACED OR OVERSIZED MAIN: IF THE CITY'S REMEDIATION FUND FOR AN OVERSIZED MAIN OR URBAN MAIN REPLACEMENT PROJECT IS \$250,000 OR GREATER - THE PROJECT MUST BE METERED @ 80.
- PRIVATE SUB-METERING: NO RESALE OF WATER SHALL OCCUR WITHOUT APPROVAL OF THE NORTH CAROLINA UTILITY COMMISSION. SUB-METERING SHALL BE IN ACCORDANCE WITH SECTION 1400 OF THE SAFE WATER DRINKING ACT.

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Fort Lauderdale, FL 33304
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4777 SHAW ROAD, SUITE 100
CHARLOTTE, NC 28210

**CRABTREE VILLAGE
PHASE II
ASR-0058-2024**

PRELIMINARY
NOT APPROVED
FOR CONSTRUCTION

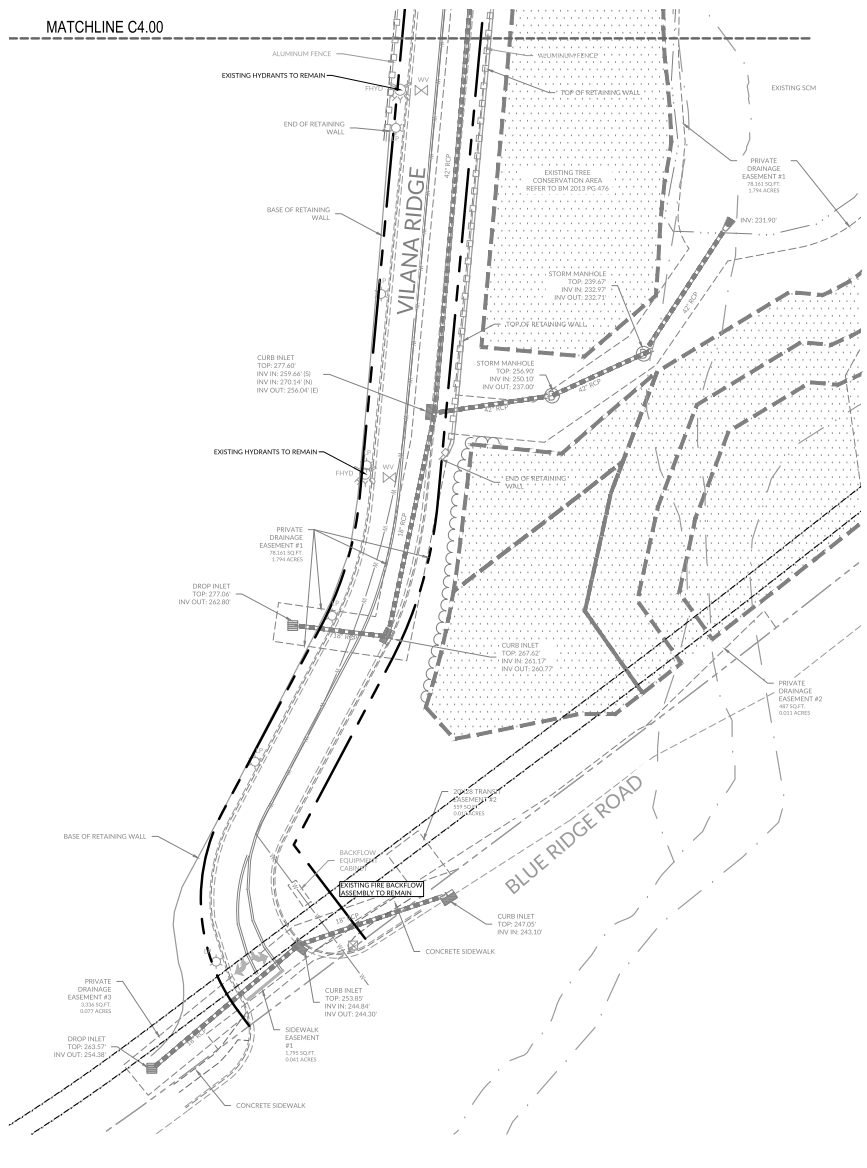
SCALE 1/8"=1'-0"
HITAL PLAN DATE: 09/23/2024
REVISIONS:
1-10/23/2024 RW
COR COMMENTS
2-10/27/2024 RW
COR COMMENTS
3-10/27/2024 RW
COR COMMENTS

WR JOB NUMBER: 09200673
DRN: WR EGR: WR CDD: WR

**UTILITY PLAN
C4.00**

03/20/2025 10:20:07 AM - 03/20/2025 10:20:07 AM - 03/20/2025 10:20:07 AM - 03/20/2025 10:20:07 AM

MATCHLINE C4.00



UTILITY LEGEND

SYMBOL	DESCRIPTION
—	FIRE LINE
—	SANITARY SEWER PIPE
—	WATER LINE
—	BACKFLOW PREVENTER
—	BLOW OFF
—	FIRE DEPARTMENT CONNECTION (FDC)
—	FIRE HYDRANT ASSEMBLY
—	SEWER CLEANOUT
—	SEWER MANHOLE
—	WATER METER
—	WATER VALVE

**COR APPENDIX D
STANDARD UTILITY NOTES**

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 - A DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN UNEXPANDED RESEWERED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL.
 - WHEN INSTALLING WATER &/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 18" ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
 - WHERE IT IS UNDESIRABLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENGAGEMENT EXTENDED TO EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
 - 5' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
 - MINIMUM 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS, MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIAL & CONCRETE CRADLE HAVING A 4" MIN. CLEARANCE (PER CORPUS DETAILS W-41 & S-41).
 - ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 30" MIN. VERTICAL SEPARATION & BE REQUIRED.
- ALL NECESSARY FIELD NOTES ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.
- DEVELOPERS SHALL PROVIDE 30 DAYS ADVANCE WRITTEN NOTICE TO OWNER FOR ANY WORK REQUIRED WITHIN AN EXISTING CITY OF RALEIGH UTILITY EASEMENT TRaversING PRIVATE PROPERTY.
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- INSTALL 1" COPPER WATER SERVICES WITH METERS LOCATED AT 30" OR WITHIN A 2' WATERLINE EASEMENT IMMEDIATELY ADJACENT. NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROVIDE ADEQUATE FLOW & PRESSURE.
- INSTALL 4" PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINES & SPACED EVERY 75' LINEAR FEET MINIMUM.
- PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI. BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAIN LOWER THAN 1.0' ABOVE THE NEXT UPSTREAM MANHOLE.
- ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCEM, USACE & USFWS FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS RESPECTIVELY PRIOR TO CONSTRUCTION.
- NCCOY / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK INCLUDING MAIN EXTENSIONS & SERVICE TAPS WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
- GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE RW FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A L.C. FIELD PERMIT. CONTACT 919-996-4554 OR FOG@RALEIGHNC.GOV FOR MORE INFORMATION.
- CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA. THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING ASSESS STANDARDS, OR BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST. THE DEVICES SHALL BE INSTALLED AND TESTED BOTH INITIAL AND PERIODIC TESTING THEREAFTER IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM, WHICH EVER IS MORE STRINGENT. A CERTIFICATE OF COMPLIANCE SHALL ALSO BE OBTAINED FROM THE RW CROSS-CONNECTION COORDINATOR FOR EACH DEVICE PRIOR TO ISSUANCE OF A L.C. FIELD PERMIT. CONTACT 919-996-4554 OR CROSS-CONNECTION@RALEIGHNC.GOV FOR MORE INFORMATION.
- NOTICE FOR PROJECTS WITH REPLACED OR OVERSIZED MAINS: IF THE CITY'S REQUIREMENT FOR AN OVERSIZED MAIN OR URBAN MAIN REPLACEMENT PROJECT IS \$250,000 OR GREATER - THE PROJECT MUST BE PUBLICLY BID.
- PRIVATE SUB-METERING: NO RESALE OF WATER SHALL OCCUR WITHOUT APPROVAL OF THE NORTH CAROLINA UTILITY COMMISSION. SUB-METERING SHALL BE IN ACCORDANCE WITH SECTION 1400 OF THE SAFE WATER DRINKING ACT.

NOTE: THERE ARE NO PROPOSED IMPROVEMENTS SHOWN ON THIS SHEET

WithersRavenel
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4777 SHAW ROAD, SUITE 100
CHARLOTTE, NC 28210

ADMINISTRATIVE SITE PLAN
**CRABTREE VILLAGE
PHASE II
ASR-0058-2024**
HONEYWOOD BANKS DRIVE | RALEIGH, NC | WAKE COUNTY

PRELIMINARY
NOT APPROVED
FOR CONSTRUCTION

SCALE: 1"=30'

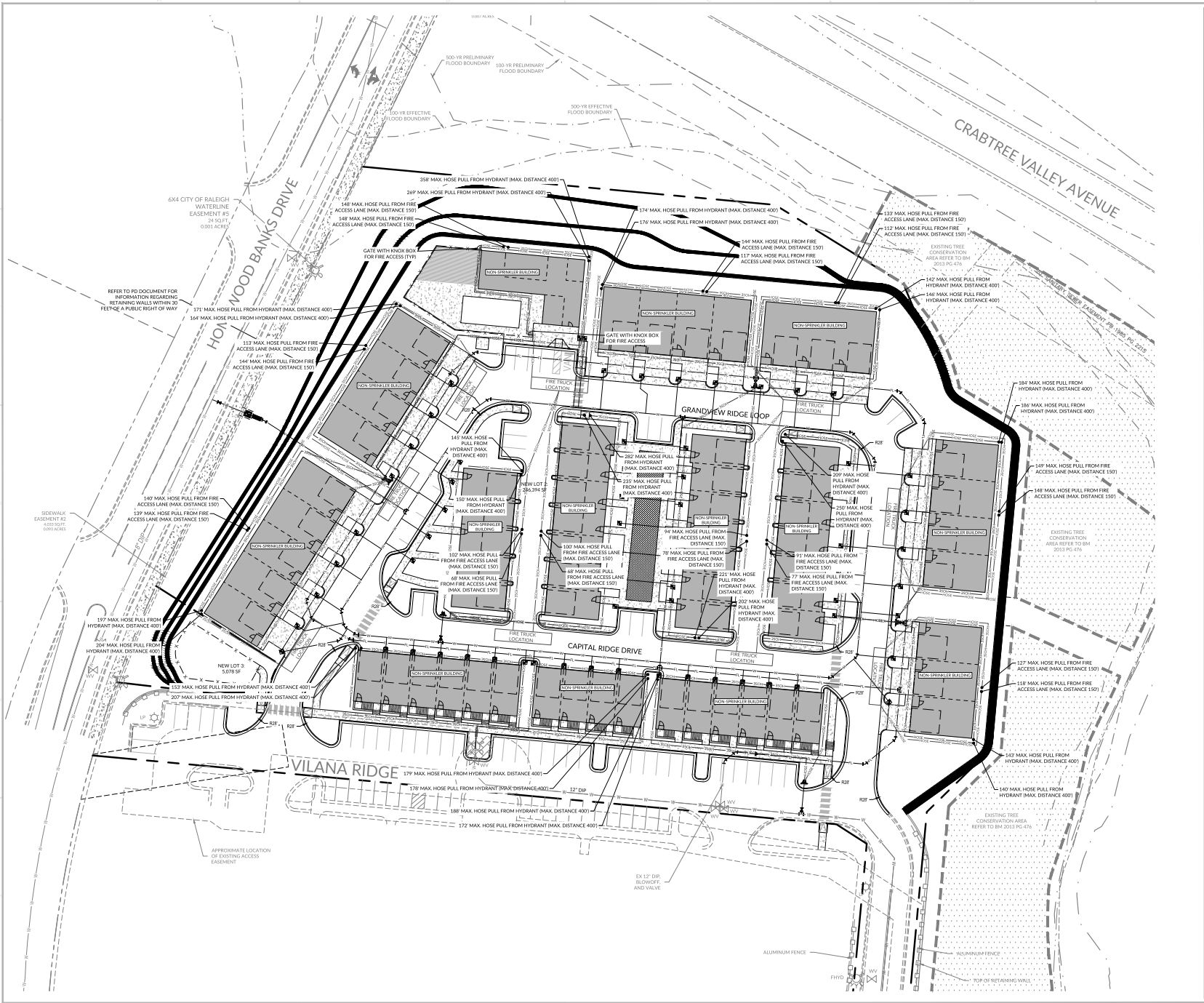
INITIAL PLAN DATE: 08/13/2024
REVISIONS:
1 - 10/22/2024 RW
COR COMMENTS
2 - 12/12/2024 RW
COR COMMENTS
3 - 10/07/2025 RW
COR COMMENTS

UTILITY PLAN

WR JOB NUMBER: 09200673
DRN: WR EGN: WR CSD: WR

C4.10

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FIRE ACCESS LEGEND	
	FIRE DEPARTMENT CONNECTION (FDC)
	FIRE HYDRANT ASSEMBLY
	WATER LINE
	FIRE LINE
	HOSE PULL LENGTH FROM TRUCK
	HOSE PULL LENGTH FROM HYDRANT
	BACKFLOW PREVENTER
	BLOW OFF
	WATER METER
	WATER VALVE

- FIRE ACCESS NOTES**
- HEAVY DUTY PAVEMENT SHALL BE PROVIDED IN ALL FIRE TRUCK ACCESS LANES.
 - HEAVY DUTY ASPHALT MUST BE CAPABLE OF SUPPORTING THE LOAD OF A FIRE APPARATUS WITH A MIN. WEIGHT OF 80,000 LB. AND SHALL BE SUBJECT TO PROVIDE ALL WEATHER DRIVING CAPABILITIES PER NCF 503.3.

ADMINISTRATIVE SITE PLAN
**CRABTREE VILLAGE
 PHASE II**
 ASR-0058-2024

WithersRavenel
 1275 W. WILSON ROAD, SUITE 300
 LENOIR, NC 27539
 LICENSE # F-6279 | T: 919-669-2300 | www.withersravenel.com

**PAPPAS
 PROPERTIES**
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 CHARLOTTE, NC 28210

HOMEWOOD BANKS DRIVE | RALEIGH, NC | WAKE COUNTY

PRELIMINARY
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 FOR CONSTRUCTION

SCALE 1/8" = 1'-0"

INITIAL PLAN DATE: 08/13/2024
 REVISIONS:
 1 - 10/15/2024 WR
 COR COMMENTS
 2 - 12/17/2024 WR
 COR COMMENTS
 3 - 03/07/2025 WR
 COR COMMENTS

WR JOB NUMBER: 09200673
 DRN: WR EGN: WR CDR: WR

FIRE ACCESS PLAN

C5.00

TREE PROTECTION NOTES:

- ALL TREES THAT ARE TO REMAIN, WITHIN OR DIRECTLY ADJACENT TO THE LIMITS OF WORK, MUST BE PROTECTED WITH 6" TALL CHAIN FENCE TO THE EXTENT OF THE TREE BOX OR THE DRIP LINE IN A PLANTING STRIP. THE DRIP LINE IS DEFINED AS THE GROUND AREA UNDER THE CANOPY OF THE TREE. FENCING IS TO BE INSTALLED PRIOR TO CONSTRUCTION, MAINTAINED THROUGHOUT, AND REMOVED ONLY AT THE END OF THE PROJECT.
- NONE OF THE FOLLOWING SHALL OCCUR WITHIN THE ROOT ZONE OF A TREE WITHOUT PERMISSION OF LANDSCAPE ARCHITECT OR PROJECT ARCHITECT. ALTERATION OR DISTURBANCE TO EXISTING GRASS, STAGING OR STORAGE OF CONSTRUCTION MATERIALS, EQUIPMENT SOIL OR DEBRIS, TRENCHING, OR DISPOSAL OF ANY LIQUIDS.
- NO HEAVY EQUIPMENT SHALL BE USED WITHIN THE DRIP LINE OF AN EXISTING TREE.
- APPROVED EXCAVATIONS WITHIN THE DRIP LINE SHALL PROCEED WITH CARE BY USE OF HAND TOOLS OR EQUIPMENT THAT WILL NOT CAUSE INJURY TO TREE TRUNKS, BRANCHES AND ROOTS.
- NO ROOTS GREATER THAN 2 INCHES IN DIAMETER SHALL BE CUT WITHOUT PERMISSION OF LANDSCAPE ARCHITECT OR PROJECT ARCHITECT. EXPOSED ROOTS 2 INCHES AND LARGER IN DIAMETER SHALL BE WRAPPED IN BURLAP OR OTHER APPROVED MATERIAL AND KEPT MOST AT ALL TIMES.
- IF THERE ARE ANY TREE CONFLICTS ON THIS JOB SITE, PERMIT HOLDER MUST SUSPEND ALL WORK THAT CONTRIBUTES TO THE CONFLICT AND IMMEDIATELY CONTACT LANDSCAPE ARCHITECT OR PROJECT ARCHITECT FOR DIRECTION AND CLEARANCE TO CONTINUE THE CONFLICTING WORK.
- TREES THAT ARE PROTECTED SHALL BE THOROUGHLY WATERED AS REQUIRED TO KEEP ROOT BALLS FROM DRYING OUT, ESPECIALLY BETWEEN APRIL THROUGH SEPTEMBER.

GENERAL LANDSCAPE NOTES:

- THE CONTRACTOR SHALL TAKE PROPER PRECAUTIONS NOT TO DAMAGE EXISTING PLANTS, FACILITIES AND STRUCTURES THAT ARE TO REMAIN. THE CONTRACTOR SHALL RESTORE DISTURBED AREAS TO THEIR ORIGINAL CONDITION TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT AND OWNER. ADJACENT STREETS AND SIDEWALKS SHALL BE MAINTAINED IN A CLEAN CONDITION, MUD AND DUST FREE.
- ALL CONSTRUCTION IS TO BE IN ACCORDANCE WITH MUNICIPAL STANDARDS AND SPECIFICATIONS, AND NCDOT STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- NO CHANGES TO ANY ASPECT OF APPROVED SITE PLAN, INCLUDING BUT NOT LIMITED TO LANDSCAPING, GRADING, BUILDING ELEVATIONS, LIGHTING, OR UTILITIES SHALL BE MADE WITHOUT THE APPROVAL OF THE GOVERNING MUNICIPALITY.
- ALL PLANTS PROVIDED BY THE CONTRACTOR SHALL MEET OR SURPASS THE SPECIFICATIONS GIVEN IN THE PLANT TABLE AND CONFORM TO THE AMERICAN STANDARD OF NURSERY STOCK, ANSI Z601-1973 IN REGARD TO SIZING, GROWING AND B&B SPECIFICATIONS. PLANTS SHALL BE FULL AND HEAVY, AND IN HEALTHY CONDITION AT THE TIME OF PLANTING. LANDSCAPE ARCHITECT SHALL REJECT ANY PLANT NOT MEETING THESE GUIDELINES AND REQUIRE REPLACEMENT.
- ALL PLANTS ARE TO BE FULLY GUARANTEED (INCLUDING LABOR AND MATERIALS) FOR A PERIOD OF NOT LESS THAN ONE (1) YEAR FROM FINAL ACCEPTANCE.
- PLANTING SHALL FOLLOW NCDOT STANDARD SPECIFICATIONS AS OUTLINED IN SECTION 1670. PLANTING SEASON IS OCTOBER 15 - MARCH 15, UNLESS OTHERWISE NOTED OR APPROVED BY NCDOT ENGINEER. ALL PLANTS THAT ARE UNABLE TO BE IMMEDIATELY PLANTED SHALL BE STORED IN A PROTECTED AREA OUT OF DIRECT SUN AND WIND. PLANTS SHALL BE EVENLY AND CONSISTENTLY WATERED AS NEEDED, TO PREVENT DRYING OF ROOTS. ROOT BALLS OF B&B STOCK SHALL BE COVERED WITH AT LEAST 4 INCHES OF HARDWOOD MULCH TO MAINTAIN MOISTURE IN ROOTS.
- THE CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES SHOWN ON PLANS AND CLARIFY ANY DISCREPANCIES WITH LANDSCAPE ARCHITECT PRIOR TO PURCHASING PLANTS. CONTRACTOR SHALL TAKE ALL TREES AS DESIGNATED IN THE MASTER PLANT LIST. AT THE NURSERY FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO PURCHASING PLANTS.
- LANDSCAPE ARCHITECT SHALL BE NOTIFIED IN WRITING OF ANY PROPOSED PLANT SUBSTITUTIONS BY THE CONTRACTOR. NO SUBSTITUTIONS SHALL BE MADE UNDER ANY CIRCUMSTANCES WITHOUT PRIOR APPROVAL BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.
- ALL PLANTS AND PLANTING BEDS ARE TO BE LOCATED BY SCALED DIMENSIONS FROM BUILDINGS, CURBS, PAVEMENTS, ETC. SPECIFIC ATTENTION SHALL BE GIVEN TO INSURE THAT PLANTS INDIVIDUALLY SHOWN ON THE PLAN ARE ACCURATELY LOCATED. LOCATION OF ALL PLANTS SHALL BE REVIEWED IN THE FIELD BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. CONTRACTOR SHALL PROVIDE 48 HOURS NOTICE FOR REVIEW.
- A PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL NEW PLANTING BEDS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND ALLOWED TO DISSIPATE PRIOR TO INSTALLATION OF ANY PLANT MATERIAL.

- ALL LANDSCAPE AREAS ARE TO BE GRADED FOR POSITIVE DRAINAGE AND TO ENSURE NO STANDING WATER. SEE GRADING PLAN FOR SPECIFIC GRADING INFORMATION.
- ESTABLISH AND MAINTAIN TOP OF GRADE ABOVE ADJACENT CURBS, WALKWAYS AND OTHER Hardscape AREAS TO ALLOW FOR INSTALLATION OF MULCH.
- ALL PLANTING BEDS ARE TO BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 3 INCHES. MULCH SHALL BE DARK BROWN, DECOMPOSER-GRADE, DOUBLE-SCREENED HARDWOOD. NO PEASTS IS PERMITTED. CONTRACTOR TO SUBMIT A SAMPLE FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE AND DELIVERY TO PROJECT SITE.
- FRESH OPK 24 CLEAR ZONE AROUND TREES WITH A 3' LAYER OF MULCH, BUT DO NOT PLACE UP AGAINST OR MOUND AROUND THE ROOT FLARE.
- MIXED GROUNDCOVER AND PLANTS SPECIFIED FOR MASS PLANTINGS SHALL BE PLANTED IN GROUPS OF 3'4" LOCATED AS REQUIRED TO PROVIDE A GENERAL MIXING OF SPECIES. DO NOT PLANT IN ROWS OR REPETITIVE PATTERNS UNLESS OTHERWISE DIRECTED.
- ALL TREES ADJACENT TO PEDESTRIAN WALKWAYS AND IN SIGHT TRIANGLES SHALL BE UNDER-TRIMMED SUFFICIENTLY TO ALLOW CLEAR SIGHT AND PEDESTRIAN ACCESS UP TO 5 FEET ABOVE SIDEWALK ELEVATION. ALL PRUNING SHALL BE PERFORMED BY A CERTIFIED ARBORIST AND ADHERE TO THE ANSI A300 PRUNING STANDARD. PRUNING CUTS ARE TO BE DELIBERATE AND TARGETED ONLY TO THE NECESSARY BRANCHES IN ORDER TO SATISFY SIGHT AND CLEARANCE REQUIREMENTS WHILE MAINTAINING THE INTEGRITY OF THE TREES.

- CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING (INCLUDING BUT NOT LIMITED TO WATERING, MULCHING, SPRAYING, FERTILIZING, ETC.) OF THE PLANTING AREAS UNTIL FINAL ACCEPTANCE.
- ANY PLANT WHICH DIES, TURNS BROWN OR BETRIELATES PRIOR TO FINAL ACCEPTANCE OF THE WORK SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, IN ACCORDANCE WITH THE APPROPRIATE PLANTING SEASON, QUANTITY AND SIZE TO MEET PLAN SPECIFICATIONS.
- UTILITIES SHOWN ON THE LANDSCAPE DRAWINGS ARE FOR REFERENCE ONLY. SEE UTILITY DRAWINGS FOR EXISTING AND PROPOSED UTILITY LOCATIONS. THE CONTRACTOR MUST LOCATE AND VERIFY ALL SUCH INFORMATION, INCLUDING INFORMATION NOT SHOWN ON THE PLANS, BY CONTACTING THE INDIVIDUAL UTILITY COMPANY & INVESTIGATING THE SITE TO DETERMINE THE EXACT LOCATION OF UTILITY LINES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING AT HIS OWN EXPENSE, AND TO THE SATISFACTION OF THE PROJECT OWNER AND THE UTILITY OWNER OF ANY DAMAGE TO ANY UTILITY BY HIS OPERATION.
- THE SITE SHALL BE STABILIZED AND SEEDED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY (COO).
- ALL ABOVE-GROUND HVAC EQUIPMENT AND UTILITY DEVICES (TO INCLUDE, BUT NOT LIMITED TO TELEPHONE AND CABLE PEDESTALS, ELECTRICAL TRANSFORMERS, BACKUP DEVICE, HOTBOX, ETC) SHALL BE SCREENED FROM OFF-SITE VIEW BY EVERGREEN SHRUBS, FENCE, OR WALL.

PREPARATION FOR PLANTED AREAS (ORNAMENTAL PLANT BEDS):

- PERFORM SOIL TESTS FROM EVENLY SPACED SAMPLES IN ORDER TO CALIBRATE FERTILIZER AND LIME NEEDS.
- RIP AND LOOSEN SUBGRADE OF PLANTED AREAS TO A MINIMUM DEPTH OF 18". REMOVE STONES AND ANY OTHER DEBRIS OVER 1" IN ANY DIMENSION. LIMIT PREPARATION TO AREAS WHICH WILL BE PLANTED PROMPTLY AFTER PREPARATION.
- INCORPORATE 4 INCHES OF B-BLENDED SOIL INTO THE AREAS TO BE PLANTED. PLACE 1" DEPTH OF B-SOIL OVER THE AREA AND WORK IT INTO THE TOP OF THE LOOSEN SUBGRADE TO CREATE A TRANSITION LAYER AND THEN PLACE ANOTHER 1" DEPTH OF 50/50 SOIL.
- SPREAD AMENDMENTS BASED ON SOIL SAMPLE RESULTS INCLUDING SLOW RELEASE NITROGEN AND TRIPLE SUPERPHOSPHATE FERTILIZER, LIME, AND ORGANIC MATTER. EXCHANGE CAPACITY OF THE SOIL.
- IN HEAVY CLAY SOILS WITH LOW CEC PROVIDE NURIC ACID OR A COMPARABLE PRODUCT TO INCREASE CATION EXCHANGE CAPACITY OF THE SOIL.
- IN HEAVY CLAY SOILS ADD 1 INCH OF STALITE AND INCORPORATE INTO THE TOP 4 INCHES OF SOIL.
- GRADE AREAS TO A SMOOTH AND EVEN SURFACE WITH LOOSE, UNIFORM FINE TEXTURE. RAKE, REMOVE RIDGES AND FILL DEPRESSIONS AS REQUIRED. LIMIT FINE GRADING TO AREAS THAT CAN BE PLANTED IMMEDIATELY. LIMIT FOOT TRAFFIC.

PREPARATION FOR INSTALLATION OF LAWNS:

- PERFORM SOIL TESTS FROM EVENLY SPACED SAMPLES IN ORDER TO CALIBRATE FERTILIZER AND LIME NEEDS.
- RIP AND LOOSEN SUBGRADE OF PLANTED AREAS TO A MINIMUM DEPTH OF 6". REMOVE STONES AND ANY OTHER DEBRIS OVER 1" IN ANY DIMENSION. LIMIT PREPARATION TO AREAS WHICH WILL BE PLANTED PROMPTLY AFTER PREPARATION.
- PLACE 1" DEPTH OF SCREENED TOP SOIL OVER THE LAWN AREA AND WORK IT INTO THE TOP OF THE LOOSENED SUBGRADE TO CREATE A TRANSITION LAYER AND THEN PLACE ANOTHER 1" DEPTH OF SCREENED TOP SOIL.
- SPREAD AMENDMENTS BASED ON SOIL SAMPLE RESULTS INCLUDING FERTILIZER, LIME, AND ORGANIC MATTER.
- IN HEAVY CLAY SOILS WITH LOW CEC PROVIDE NURIC ACID OR A COMPARABLE PRODUCT TO INCREASE CATION EXCHANGE CAPACITY OF THE SOIL.
- ALLOW FOR SOIL THICKNESS WHEN FINE GRADING.
- GRADE LAWN AREAS TO A SMOOTH AND EVEN SURFACE WITH LOOSE, UNIFORM FINE TEXTURE. RAKE, RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS, AS REQUIRED. LIMIT FINE GRADING TO AREAS THAT CAN BE PLANTED IMMEDIATELY. LIMIT FOOT TRAFFIC.
- MOSTEN PREPARED LAWN AREAS BEFORE PLANTING IF SOIL IS DRY. WATER THOROUGHLY AND ALLOW SURFACE TO DRY BEFORE PLANTING LAWNS. AVOID CREATING MUDDY CONDITIONS.
- INSTALL FRESH CUT SOIL IN LAWN AREAS SPECIFIED IN THE LANDSCAPE PLAN TO BE SOODED.
- SOIL TO BE INSTALLED IN STRAIGHT LINES WITH SHOVED JOINTS BETWEEN EACH PIECE. GAPS SHALL BE 2" OR LESS.
- SOIL ON SLOPE TO BE INSTALLED PERPENDICULAR TO THE SLOPE.
- WATER SOIL THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING.
- WATER NEWLY SOODED AREAS AND KEEP MOST UNTIL NEW GRASS IS ESTABLISHED.

SEEDING NEW LAWN AREAS AND DAMAGED EXISTING LAWNS:

- PERFORM SOIL TESTS FROM EVENLY SPACED SAMPLES IN ORDER TO CALIBRATE FERTILIZER AND LIME NEEDS.
- RAKE SEED LIGHTLY INTO TOP 1" OF SOIL. ROLL LIGHTLY AND WATER WITH FINE SPRAY.
- PROTECT SEEDS AREAS BY LIGHTLY SPREADING WHEAT STRAW MULCH, SPREAD BY HAND, BLOWER OR OTHER SUITABLE EQUIPMENT TO FORM A CONTINUOUS BLANKET IN LOOSE THICKNESS OVER SEEDS AREAS.
- ANCHOR STRAW MULCH BY CRAMPING INTO SOIL WITH SUITABLE MECHANICAL EQUIPMENT.
- WATER SEED THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING.
- WATER NEWLY SEEDS AREAS AND KEEP MOST UNTIL NEW GRASS IS ESTABLISHED.

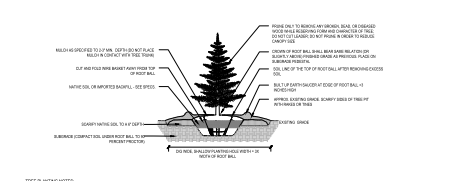
GENERAL MAINTENANCE OF LANDSCAPING AND SITE:

- THE PROPERTY OWNER, INCLUDING SUBSEQUENT OR SUCCESSOR OWNERS, AND THEIR AUTHORIZED AGENTS ARE JOINTLY AND SEVERALLY RESPONSIBLE FOR MAINTENANCE OF LANDSCAPING ON THE PROPERTY ON A CONTINUING BASIS FOR THE LIFE OF THE DEVELOPMENT. ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE, BUT IS NOT LIMITED TO, MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING AND OTHER ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING.
- LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER MATERIALS OR PLANTS NOT A PART OF THE LANDSCAPING.
- REQUIRED LANDSCAPING SHALL BE MAINTAINED IN PERFECTLY AFTER INITIAL INSTALLATION. THE OWNER OF THE PROPERTY UPON WHICH THE LANDSCAPING IS INSTALLED SHALL MAINTAIN ALL REQUIRED PLANTINGS IN A HEALTHY, VIGOROUS AND ATTRACTIVE STATE.
- ALL REQUIRED PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON. PLANT MATERIALS WHICH EXHIBIT EVIDENCE OF INSECT PESTS, DISEASE AND/OR DAMAGE SHALL BE APPROPRIATELY TREATED. DEAD PLANTS SHALL BE PROMPTLY REMOVED AND REPLACED WITHIN THE NEXT PLANTING SEASON AFTER REMOVAL. IF REPLACEMENT IS NECESSARY, ALL PLANTS AND OTHER NON-LIVING LANDSCAPE MATERIALS SHALL BE EQUAL IN SIZE, DENSITY AND APPEARANCE AS ORIGINALLY REQUIRED AT THE TIME OF THE APPROVAL OF THE DEVELOPMENT PERMIT.



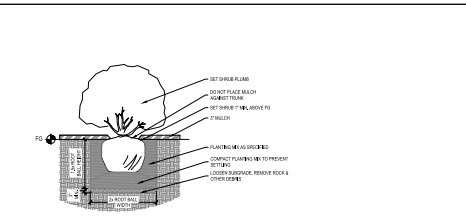
- REMARKS:**
- POST-PLANTING CARE: REMOVE OVERHANGING BRANCHES FROM PROXIMITY TO PLANTING.
 - FOR SOILS WITH LOW CATION EXCHANGE CAPACITY (CEC) PROVIDE NURIC ACID OR A COMPARABLE PRODUCT TO INCREASE CATION EXCHANGE CAPACITY OF THE SOIL.
 - IN HEAVY CLAY SOILS ADD 1 INCH OF STALITE AND INCORPORATE INTO THE TOP 4 INCHES OF SOIL.
 - GRADE AREAS TO A SMOOTH AND EVEN SURFACE WITH LOOSE, UNIFORM FINE TEXTURE. RAKE, REMOVE RIDGES AND FILL DEPRESSIONS, AS REQUIRED. LIMIT FINE GRADING TO AREAS THAT CAN BE PLANTED IMMEDIATELY. LIMIT FOOT TRAFFIC.
 - WATER NEWLY SEEDS AREAS AND KEEP MOST UNTIL NEW GRASS IS ESTABLISHED.

TYPICAL SINGLE-STEM TREE PLANTING DETAIL NTS



- REMARKS:**
- PREPARED LAWN AREAS TO BE SOODED PRIOR TO PLANTING.
 - FOR SOILS WITH LOW CATION EXCHANGE CAPACITY (CEC) PROVIDE NURIC ACID OR A COMPARABLE PRODUCT TO INCREASE CATION EXCHANGE CAPACITY OF THE SOIL.
 - IN HEAVY CLAY SOILS ADD 1 INCH OF STALITE AND INCORPORATE INTO THE TOP 4 INCHES OF SOIL.
 - GRADE AREAS TO A SMOOTH AND EVEN SURFACE WITH LOOSE, UNIFORM FINE TEXTURE. RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS, AS REQUIRED. LIMIT FINE GRADING TO AREAS THAT CAN BE PLANTED IMMEDIATELY. LIMIT FOOT TRAFFIC.
 - MOSTEN PREPARED LAWN AREAS BEFORE PLANTING IF SOIL IS DRY. WATER THOROUGHLY AND ALLOW SURFACE TO DRY BEFORE PLANTING LAWNS. AVOID CREATING MUDDY CONDITIONS.
 - INSTALL FRESH CUT SOIL IN LAWN AREAS SPECIFIED IN THE LANDSCAPE PLAN TO BE SOODED.
 - SOIL TO BE INSTALLED IN STRAIGHT LINES WITH SHOVED JOINTS BETWEEN EACH PIECE. GAPS SHALL BE 2" OR LESS.
 - SOIL ON SLOPE TO BE INSTALLED PERPENDICULAR TO THE SLOPE.
 - WATER SOIL THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING.
 - WATER NEWLY SOODED AREAS AND KEEP MOST UNTIL NEW GRASS IS ESTABLISHED.

TYPICAL EVERGREEN TREE PLANTING DETAIL NTS



- REMARKS:**
- PREPARED LAWN AREAS TO BE SOODED PRIOR TO PLANTING.
 - FOR SOILS WITH LOW CATION EXCHANGE CAPACITY (CEC) PROVIDE NURIC ACID OR A COMPARABLE PRODUCT TO INCREASE CATION EXCHANGE CAPACITY OF THE SOIL.
 - IN HEAVY CLAY SOILS ADD 1 INCH OF STALITE AND INCORPORATE INTO THE TOP 4 INCHES OF SOIL.
 - GRADE AREAS TO A SMOOTH AND EVEN SURFACE WITH LOOSE, UNIFORM FINE TEXTURE. RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS, AS REQUIRED. LIMIT FINE GRADING TO AREAS THAT CAN BE PLANTED IMMEDIATELY. LIMIT FOOT TRAFFIC.
 - MOSTEN PREPARED LAWN AREAS BEFORE PLANTING IF SOIL IS DRY. WATER THOROUGHLY AND ALLOW SURFACE TO DRY BEFORE PLANTING LAWNS. AVOID CREATING MUDDY CONDITIONS.
 - INSTALL FRESH CUT SOIL IN LAWN AREAS SPECIFIED IN THE LANDSCAPE PLAN TO BE SOODED.
 - SOIL TO BE INSTALLED IN STRAIGHT LINES WITH SHOVED JOINTS BETWEEN EACH PIECE. GAPS SHALL BE 2" OR LESS.
 - SOIL ON SLOPE TO BE INSTALLED PERPENDICULAR TO THE SLOPE.
 - WATER SOIL THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING.
 - WATER NEWLY SOODED AREAS AND KEEP MOST UNTIL NEW GRASS IS ESTABLISHED.

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
TREES					
	ABU	Acer buergerianum / Trident Maple	3'CAL, 12' HT MIN	B&B	12
	MAG LIT	Magnolia grandiflora 'Little Gem' / Little Gem Dwarf Southern Magnolia	3'CAL, 12' HT MIN	B&B	9
	PIS CHI	Pistacia chinensis / Chinese Pistache	3'CAL, 12' HT MIN	B&B	15
	QUE PHE	Quercus phellos / Willow Oak	3'CAL, 12' HT MIN	B&B	12
	UAP	Ulmus americana 'Princeton' / Princeton American Elm	3' CAL MIN	B&B	8
	ZEL GRE	Zelkova serrata 'Green Vase' / Green Vase Japanese Zelkova	3'CAL, 12' HT MIN	B&B	7
SHRUBS					
	CSA	Camellia sasanqua / Sasanqua Camellia	18" MIN HT	CONT.	28
	ILE BUR	Ilex cornuta 'Burfordii Nana' / Dwarf Burford Holly	18" MIN HT	CONT.	11
	IQL	Ilex glabra / Inkberry Holly	3' GAL, 36" HT. MIN.	CONT.	12
	IVO	Ilex vomitoria 'Nana' / Dwarf Yaupon Holly	18" MIN HT	CONT.	35

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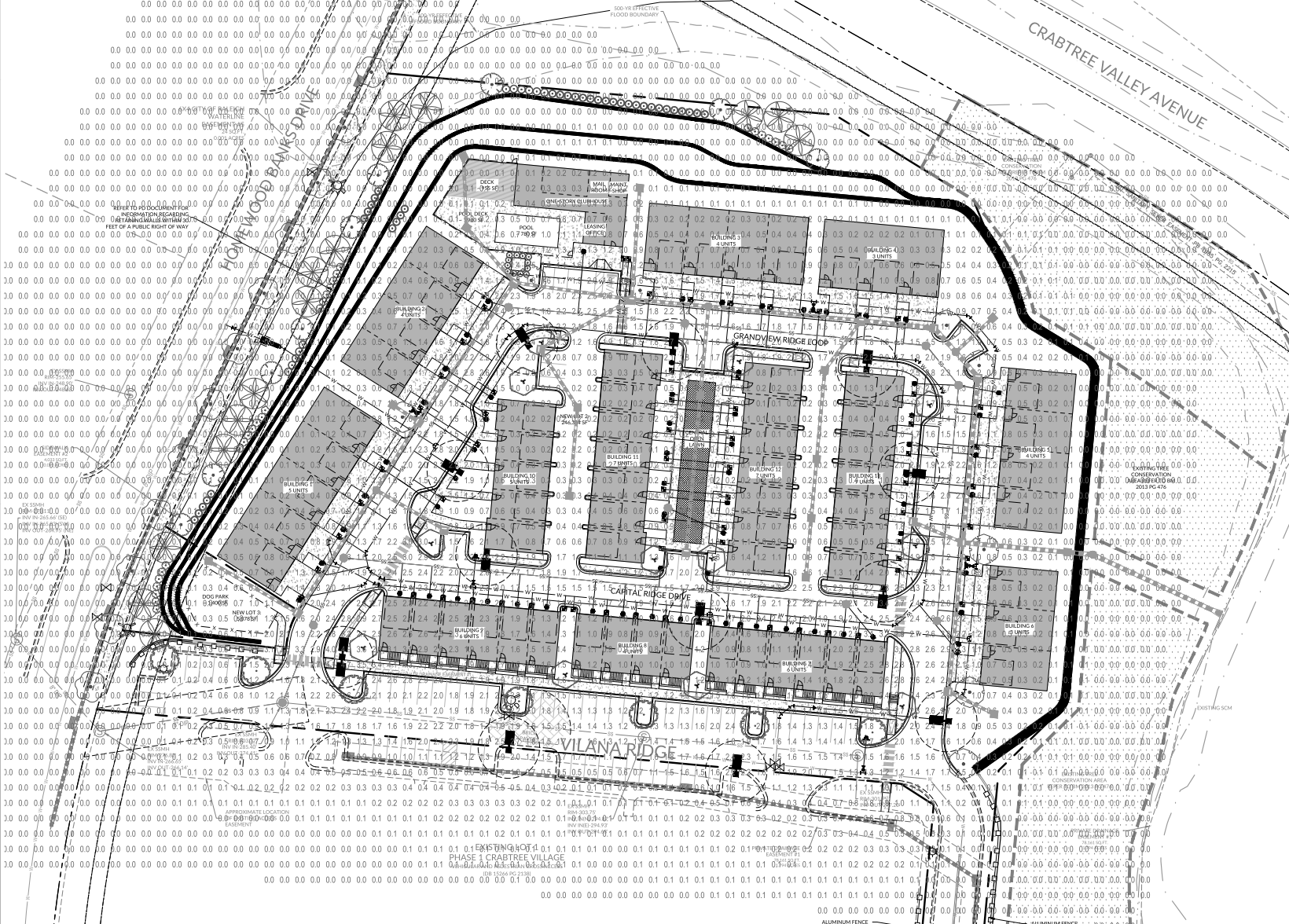
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 1 - 10/25/2024 WR
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WR JOB NUMBER: 02505673
 DATE: 06/13/2024
 DRAWN BY: CWD WR

LANDSCAPE DETAILS
L2.00

LUMINAIRE SCHEDULE	SYMBOL	LAMP	DESCRIPTION	BALLAST	MOUNTING	MODEL	VOLTS	QUANTITY
SR64		140-150W	GALLEN AREA AND ROADWAY LUMINAIRES 70 DR. 400K, 100W LIGHT SQUARES WITH 16 LEDS EACH AND TYPE W WIDE OPTICS	ELECTRONIC	3P POLE	EATON - STREETWORKS FORMER COLORF LIGHTING COMPOUNDLED-SCM	100V 3P 2W	15

PARAMETER	VALUE
AVERAGE FOOT CANDLES	1.82
MAXIMUM FOOT CANDLES	3.4
MINIMUM FOOT CANDLES	0.9
MINIMUM TO MAXIMUM FC RATIO	0.25
MAXIMUM TO MINIMUM FC RATIO	3.86
AVERAGE TO MINIMUM FC RATIO	2.11



Shinko LED

Shinko LED fixtures are designed for high performance and long life. They feature a die-cast aluminum housing and a clear polycarbonate lens. The fixtures are available in various sizes and configurations to meet your lighting needs.

Technical specifications and product photos are included in this section.

WithersRavenel
 License # F-14791 | T: 919.469.3300 | www.withersravenel.com

PAPPAS PROPERTIES

CRABTREE VILLAGE PHASE II ASR-0058-2024

HOMEWOOD BANKS DRIVE | RALEIGH, NC | WAKE COUNTY

PRELIMINARY NOT APPROVED FOR CONSTRUCTION

SCALE 1/8" = 1'-0"

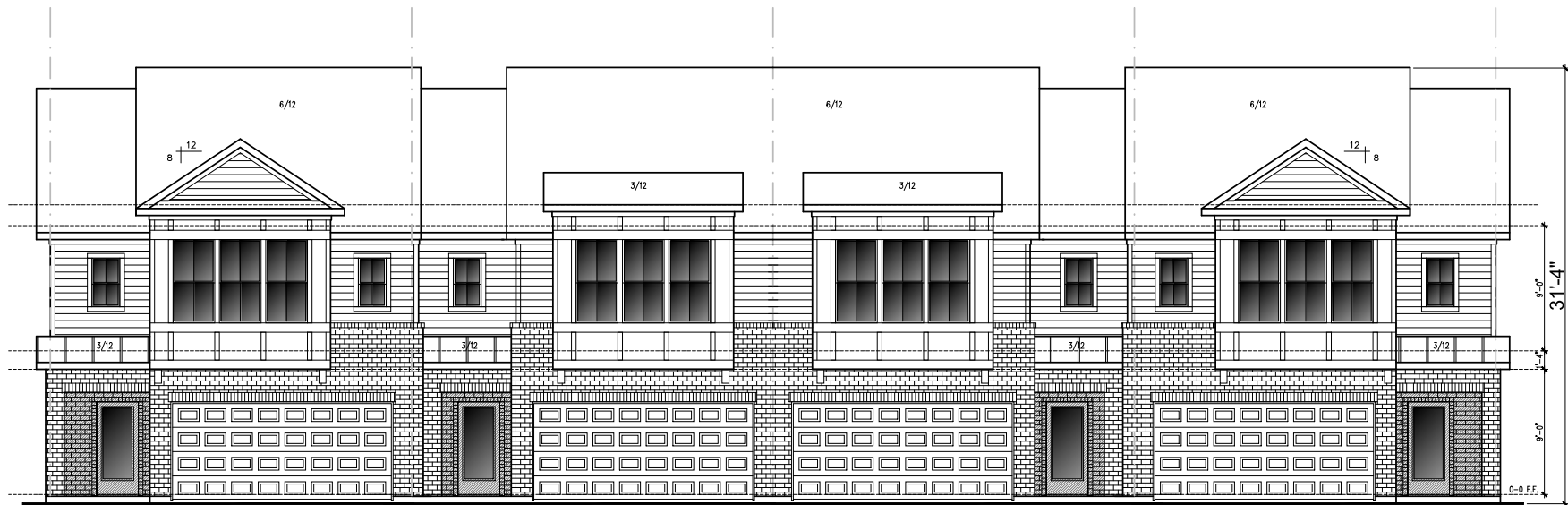
INITIAL PLAN DATE: 06/13/2024

REVISIONS:
 1 - 10/25/2024 WJR
 2 - 12/17/2024 WJR
 3 - 02/07/2025 WJR
 4 - 02/07/2025 WJR

WJR FOR NUMBER: 02500673
 ENR. N.R.: EG04 WJR CXC WJR

LIGHTING PLAN

L7.00



FRONT ELEVATION 26' FRONT LOAD

Raleigh, NC

CRABTREE TOWNS

A1.00 - TYPICAL ARCHITECTURAL ELEVATION

David Weekley Homes



FRONT ELEVATION 19' REAR LOAD

Raleigh, NC

CRABTREE TOWNS

A2.00 - TYPICAL ARCHITECTURAL ELEVATION

David Weekley Homes