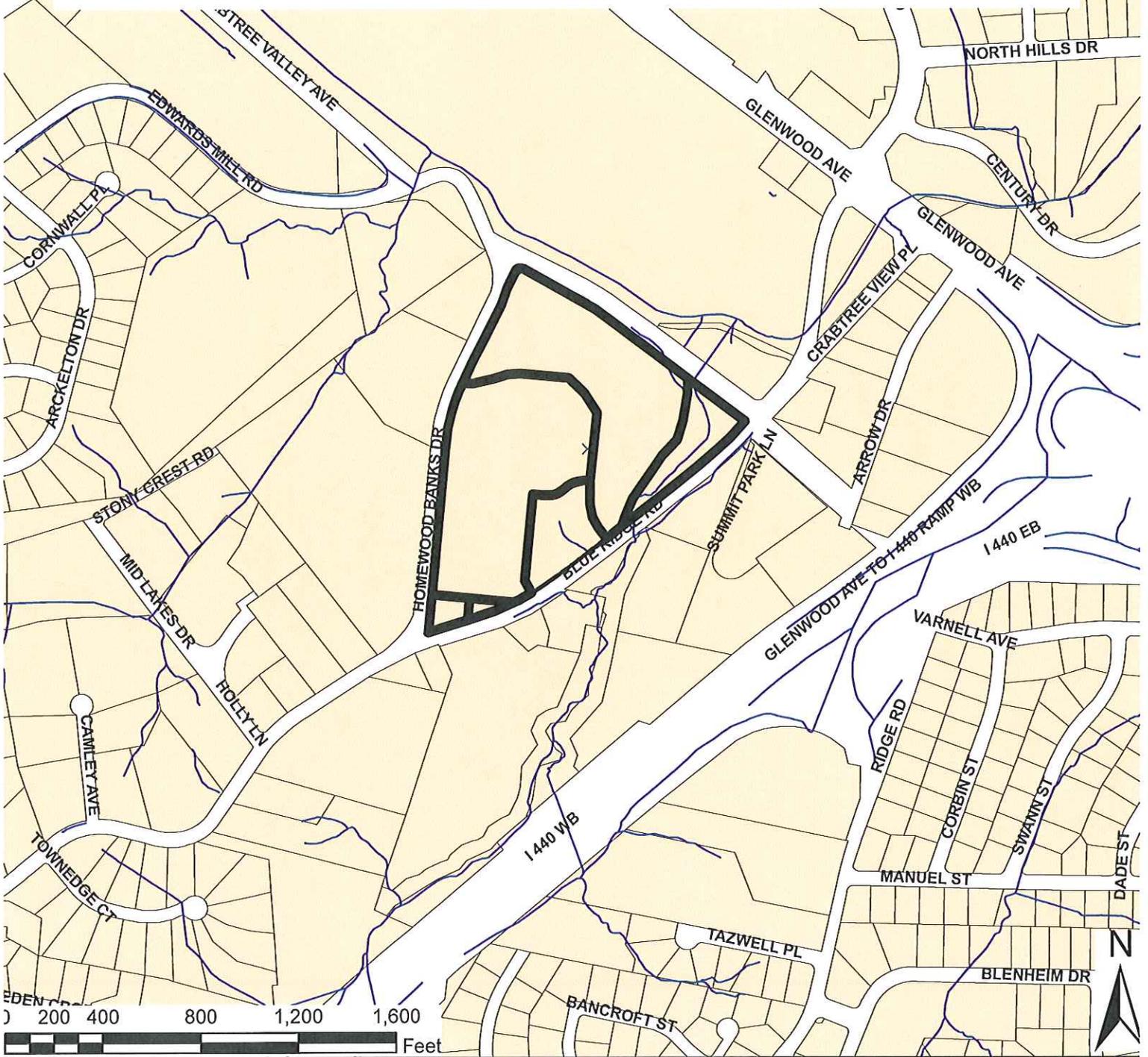


# CRABTREE VILLAGE MASTER PLAN MP-1-2012



Zoning: **O&I-2, SC-PDD**  
CAC: **NORTHWEST**  
Drainage **CRABTREE CREEK**  
Basin:  
Acreage: **23.75**

Number of Units: **525**  
Planner: **ERIC HODGE**  
Phone: **(919) 516-2639**  
Applicant Contact: **THOMAS WORTH, JR.**  
Phone: **(919) 831-1125**

mp - 1-12

City of Raleigh, NC  
Development Plans Review Center  
P. O. Box 590, Raleigh, N. C. 27602  
One Exchange Plaza 3<sup>rd</sup> Floor  
Telephone: (919) 516-2626 FAX: (919) 516-2684  
<http://www.raleighnc.gov/>

CITY OF RALEIGH  
CITY PLANNING DEPT

2012 FEB 20 PM 4:46

TRANS# 324854

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## MASTER PLAN APPLICATION

### PLANNED DEVELOPMENT OVERLAY DISTRICT

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### Section A.

#### SUBMITTAL CHECKLIST

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**AT THE TIME YOU SUBMIT, A PLANNING DEPARTMENT STAFF MEMBER WILL CHECK YOUR APPLICATION MATERIALS FOR COMPLETION. IF ANY OF THE FOLLOWING SUBMITTAL MATERIALS ARE MISSING OR INCOMPLETE, WE WILL ASK YOU TO COMPLETE THE PACKAGE AND RE-SUBMIT for the appropriate deadline date.** This is an important step to ensure that your plan can be reviewed in a timely manner, so please plan on spending a few minutes with us when you submit. Please DO NOT simply leave your application materials with the receptionist.

**PLANS SHALL BE SUBMITTED TO THE DEVELOPMENT PLANS REVIEW CENTER, ONE EXCHANGE PLAZA 3<sup>RD</sup> FLOOR WITH OTHER REQUIRED DOCUMENTATION FOR ZONING CASES BY THE DEADLINE DATE.**

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**PLEASE INCLUDE ALL OF THE FOLLOWING (CHECK OFF).** If any information is missing from the application package, you will be asked to complete the application and re-submit the petition, so please check the list below carefully before you submit: Insufficient information may result in a change in your schedule of review.

- FILING FEE.** This represents approval filing fee and re-zoning fee. Checks may be made out to the City of Raleigh. Payments may be made by cash, check, Visa or Master Card.

Refer to the [Development Fee Schedule](#) for current fees:

Master Plans associated with a Planned Development District  
Revisions to approved master plans

- COMPLETED RE-ZONING APPLICATION.** Available for [download](#) or pick up from 3<sup>rd</sup> floor, One Exchange Plaza.
- THIS APPLICATION FORM** completed and signed by the **property owner** (agent cannot sign for owner).
- USING "IMAPS", PLEASE SUBMIT A HIGHLIGHTED COPY OF YOUR PARCEL WITH YOUR PIN # AND A MOST RECENT AERIAL PHOTO OF THE PARCEL.**
- TWELVE (12) COPIES OF THE MASTER PLAN DOCUMENTS.** You may chose to include illustrative site plans, text, drawings, charts or illustrations necessary to explain the concepts and details of the master plan. See Section C of this application for necessary information to be included in a master plan submittal. See accompanying template provided.
- THREE (3) COPIES OF THE TRAFFIC IMPACT ANALYSIS** including the volumes generated by each use. See attached Trip Generation Report.
- A DIGITAL COPY OF ONLY THE SITE PLAN AND ELEVATIONS.** See enclosed CD.  
The purpose of this image is to illustrate the basic character of the preliminary plan. It should contain only such basic information as: building outline, landscaping, parking and drives, stormwater facilities, lot boundary. The

digital image should be provided in the form of pdf on a CD. If the plan was not digitally created, provide an 8 1/2" x 11" reduction of the plan.

**Label the CD with the plan name, case file number, and indicate how many times the plan has been resubmitted for review.**

**NOTE!!! A FINAL DIGITAL OR REDUCED COPY OF THE PLAN IS TO BE SUBMITTED TO THE COORDINATING PLANNER ONCE ALL STAFF REVIEW COMMENTS HAVE BEEN APPROVED.** It should contain only such basic information as: building outline, landscaping, parking and drives, stormwater facilities, lot boundary. The digital image should be saved in any of the following formats, listed in order of preference: .jpg, .gif, .pdf, on a CD. If the plan was not digitally created, provide an 8 1/2" x 11" reduction of the plan.

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**PLANNED DEVELOPMENT APPROVAL PROCESS:**

The master plan will be reviewed by administrative staff, and comments will be sent to the applicant. At the point at which the Planning Director determines that the master plan submittal requirements are complete and adequate to properly review the proposal, a public hearing will be authorized on the request for re-zoning to Planned Development Overlay District. After the public hearing, the Master Plan and re-zoning request are referred to Planning Commission for a recommendation, and on to City Council for final consideration.

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**Section B.**

**SUMMARY INFORMATION - (SHOW ON MASTER PLAN)**

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**ALL PLANS REQUIRE THE FOLLOWING INFORMATION ON THE FRONT COVER OF THE DRAWING SETS:**

**DEVELOPMENT NAME:** Crabtree Village \_\_\_\_\_  
**LOCATION:** Homewood Banks Drive, Crabtree Valley Avenue and Blue Ridge Road\_

**WAKE COUNTY PROPERTY IDENTIFICATION # (PIN) with property map** \_\_\_\_\_  
PIN 0795580999, PIN 0795594347, PIN 0795583726,  
PIN 0795488454, PIN 0795580406 and PIN 0795598141 \_\_\_\_\_

**EXISTING ZONING DISTRICT(s):** O&I-2 and SC with Planned Development District Overlay  
**PROPOSED ZONING DISTRICT(s):** O&I-2 and SC with Planned Development District  
Overlay\_ (with revised Master Plan) \_\_\_\_\_  
**INSIDE CITY LIMITS? Yes** \_\_\_\_\_

**CLIENT (Owner or Developer):**

Name(s) REDUS NC Land LLC \_\_\_\_\_  
Address: Mail Code 23058-060, 3563 Philips Hwy, Suite 601E, Jacksonville, FL \_\_\_\_\_  
Telephone: \_\_\_\_\_ FAX: \_\_\_\_\_  
E-Mail Address: \_\_\_\_\_

**CONSULTANT (Person to contact regarding questions or revisions to the plan):**

Name(s) Thomas C. Worth, Jr. \_\_\_\_\_  
Address: PO Box 1799, Raleigh, NC 27602 \_\_\_\_\_  
Telephone: 919.831-1125 \_\_\_\_\_ FAX: 919.831.1205 \_\_\_\_\_  
E-Mail Address: curmudgtcw@earthlink.net \_\_\_\_\_

**TOTAL SITE ACRES:** 23.75 acres \_\_\_\_\_ **This is a mixed-use development and the acreage is not divided into residential, institutional, office, industrial and residential parcels.**

**RESIDENTIAL ACRES:** \_\_\_\_\_ Total residential units \_\_\_\_\_  
Single-family lots \_\_\_\_\_  
Multi-family units \_\_\_\_\_

Condominium units \_\_\_\_\_  
 Congregate Care equivalent dwelling units \_\_\_\_\_  
 Average residential density \_\_\_\_\_  
 Maximum residential density \_\_\_\_\_  
 Proposed minimum lot size for detached single family residential if requesting lots less than 5000 sq. ft. \_\_\_\_\_  
 provide findings in accordance with 10-2057

INSTITUTIONAL ACRES: Varies

Building Sq. Ft. \_\_\_\_\_

OFFICE ACRES: Varies

Building Sq. Ft. \_\_\_\_\_

INDUSTRIAL ACRES: 0

Building Sq. Ft. \_\_\_\_\_

RETAIL ACRES: Varies

Building Sq. Ft. \_\_\_\_\_

**% OF SITE THIS CONSTITUTES**

RECREATION ACRES: \_\_\_\_\_

Building Sq. ft. \_\_\_\_\_

OPEN SPACE ACRES: 13.47 +/-

Not-for-profit common area: \_\_\_\_\_

% OF SITE IT CONSTITUTES 58.90% +/-

Greenway (dedicated sq. ft.) 44,003 +/-

TREE CONSERVATION ACRES: 2.6290 +/-

acreage 1.01 +/-

% OF SITE IT CONSTITUTES 11.04% +/-

Other public open space \_\_\_\_\_

23.75 acres total

**OWNER'S SIGNATURE:**

In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed master plan as approved by the City.

I hereby designate Thomas C. Worth, Jr.  
 to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf and to represent me in any public meeting regarding this application.

Date: 2-17-12

Signed: [Signature]

Printed Owner's name REDUS NC Land, LLC By: REDUS Properties, LLC - Member/Mgr By: Chris S. Willard, LP.

**Section C.**

**DATA FOR MASTER PLAN DOCUMENTS**  
**PLEASE INCLUDE ALL OF THE FOLLOWING (CHECK OFF)**

(a) Sheet size.

- (1) Plan-view drawings for the master plan shall be drawn on one of three (3) standard sheet sizes. These are:
  - eighteen (18) by twenty-four (24) inches;
  - twenty-four (24) by thirty-six (36) inches;
  - thirty (30) by forty-two (42) inches;
- (2) Other supporting documentation may be submitted on 8 1/2" x 11" sheets, 11" x 17" sheets or 8 1/2" x 14" sheets.

(b) Key Information.

- (1) A vicinity sketch or key map at a scale of not more than one thousand (1000) feet to the inch, showing the position of the subdivision with its relation to surrounding streets and properties, and oriented in the same direction as the remainder of the preliminary subdivision plan;
- (2) True north arrow, with north being at the top of the map;

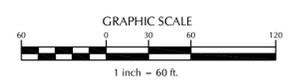
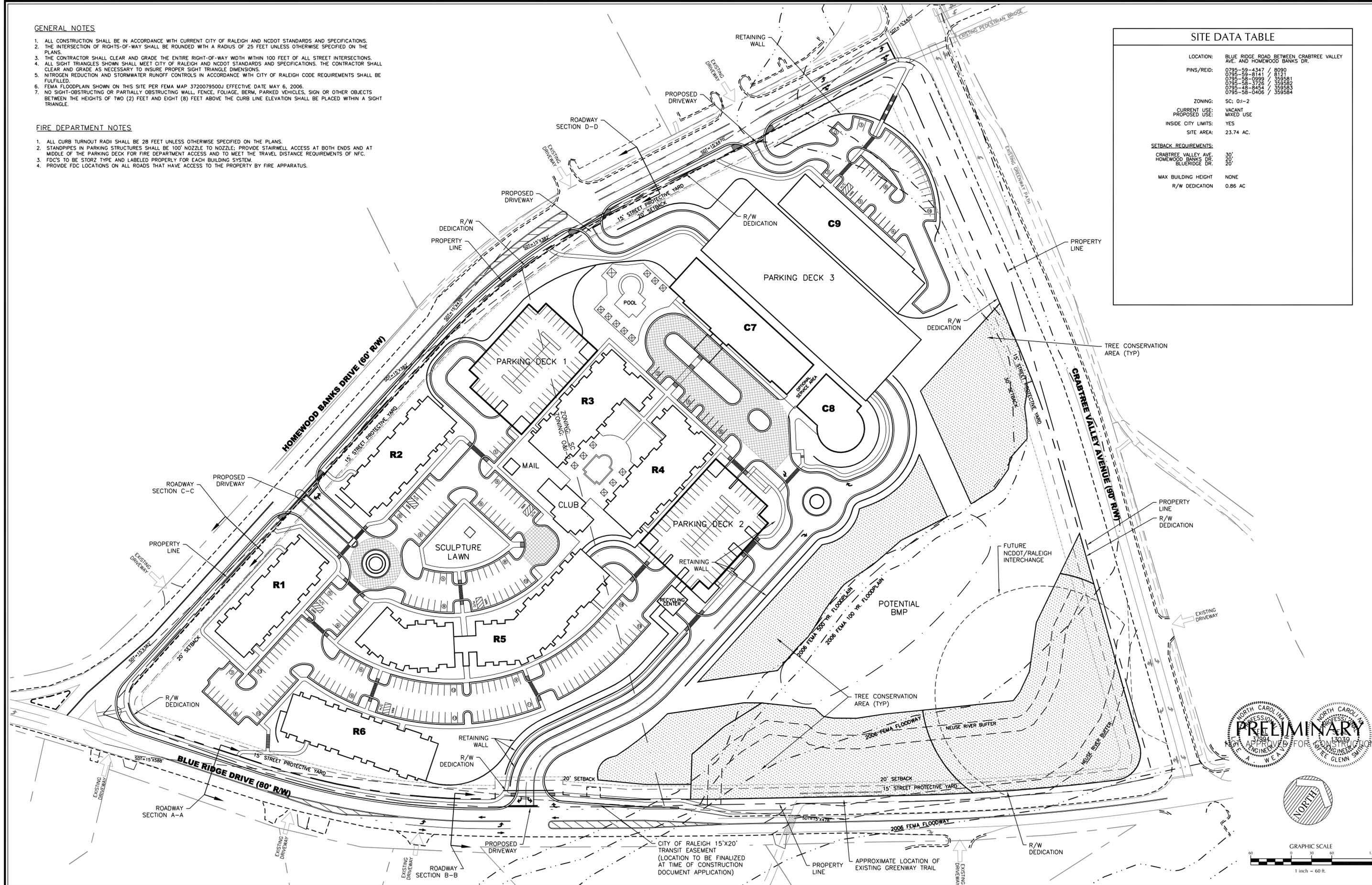
**GENERAL NOTES**

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS.
2. THE INTERSECTION OF RIGHTS-OF-WAY SHALL BE ROUNDED WITH A RADIUS OF 25 FEET UNLESS OTHERWISE SPECIFIED ON THE PLANS.
3. THE CONTRACTOR SHALL CLEAR AND GRADE THE ENTIRE RIGHT-OF-WAY WITHIN 100 FEET OF ALL STREET INTERSECTIONS.
4. ALL SIGHT TRIANGLES SHOWN SHALL MEET CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS. THE CONTRACTOR SHALL CLEAR AND GRADE AS NECESSARY TO INSURE PROPER SIGHT TRIANGLE DIMENSIONS.
5. NITROGEN REDUCTION AND STORMWATER RUNOFF CONTROLS IN ACCORDANCE WITH CITY OF RALEIGH CODE REQUIREMENTS SHALL BE FULFILLED.
6. FEMA FLOODPLAIN SHOWN ON THIS SITE PER FEMA MAP 3720079500J EFFECTIVE DATE MAY 6, 2006.
7. NO SIGHT-OBSTRUCTING OR PARTIALLY OBSTRUCTING WALL, FENCE, FOLIAGE, BERM, PARKED VEHICLES, SIGN OR OTHER OBJECTS BETWEEN THE HEIGHTS OF TWO (2) FEET AND EIGHT (8) FEET ABOVE THE CURB LINE ELEVATION SHALL BE PLACED WITHIN A SIGHT TRIANGLE.

**FIRE DEPARTMENT NOTES**

1. ALL CURB TURNOUT RADI SHALL BE 28 FEET UNLESS OTHERWISE SPECIFIED ON THE PLANS.
2. STANDPIPES IN PARKING STRUCTURES SHALL BE 100' NOZZLE TO NOZZLE; PROVIDE STAIRWELL ACCESS AT BOTH ENDS AND AT MIDDLE OF THE PARKING DECK FOR FIRE DEPARTMENT ACCESS AND TO MEET THE TRAVEL DISTANCE REQUIREMENTS OF NFC.
3. FDC'S TO BE STORZ TYPE AND LABELED PROPERLY FOR EACH BUILDING SYSTEM.
4. PROVIDE FDC LOCATIONS ON ALL ROADS THAT HAVE ACCESS TO THE PROPERTY BY FIRE APPARATUS.

SITE DATA TABLE	
LOCATION:	BLUE RIDGE ROAD BETWEEN CRABTREE VALLEY AVE. AND HOMEWOOD BANKS DR.
PINS/REID:	0795-59-4347 / 8090 0795-59-8141 / 8121 0795-58-0999 / 359581 0795-58-3728 / 359582 0795-48-8454 / 359583 0795-58-0406 / 359584
ZONING:	SC; 01-2
CURRENT USE:	VACANT
PROPOSED USE:	MIXED USE
INSIDE CITY LIMITS:	YES
SITE AREA:	23.74 AC.
<b>SETBACK REQUIREMENTS:</b>	
CRABTREE VALLEY AVE.	30'
HOMEWOOD BANKS DR.	20'
BLUERIDGE DR.	20'
MAX BUILDING HEIGHT:	NONE
R/W DEDICATION:	0.86 AC



No.	Revision	Date	By

Designer	W&R	Scale	1" = 60'
Drawn By		Date	02/17/12
Checked By	LGS	Job No.	2110265.0

**CRABTREE VILLAGE**  
WAKE COUNTY NORTH CAROLINA

**SITE PLAN**

**WITHERS & RAVENEL**  
ENGINEERS | PLANNERS | SURVEYORS  
111 MacKenan Drive Cary, North Carolina 27511 tel: 919-469-3340 www.wITHERSRAVENEL.com License No. C-0832

Sheet No.  
**C 2.0**

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