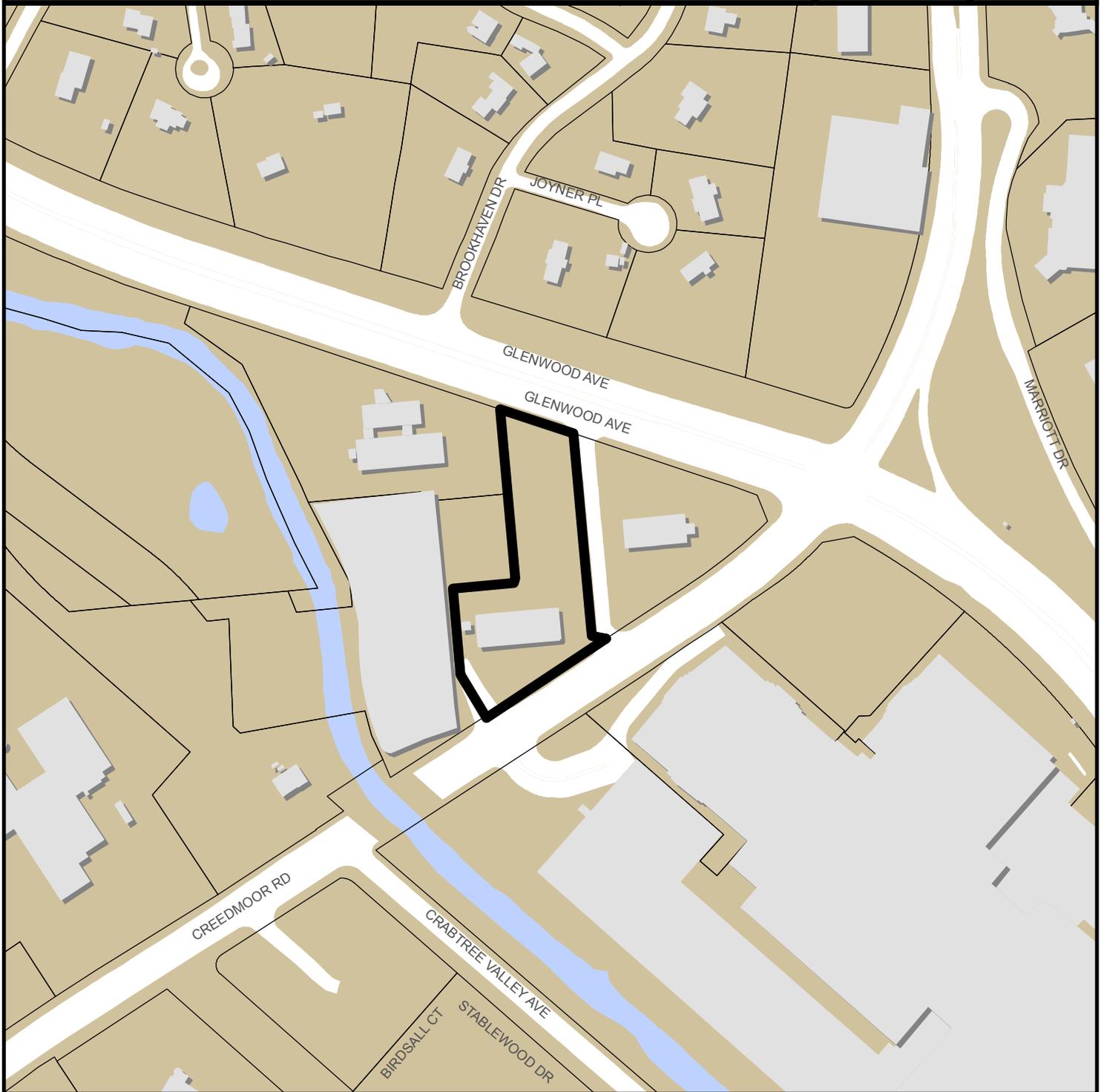


HOME BANC SR-91-2016



0 300 600 Feet

Zoning: **OX-7-PL-CU**
CAC: **Northwest**
Drainage Basin: **Crabtree Creek**
Acreage: **2.43**
Sq. Ft. : **213,020**

Planner: **Michael Walters**
Phone: **(919) 996-2636**
Applicant: **Crabtree Partners, LLC**
Phone: **(919) 904-7803**



Administrative Site Review Application (for UDO Districts only)



**DEVELOPMENT
SERVICES
DEPARTMENT**

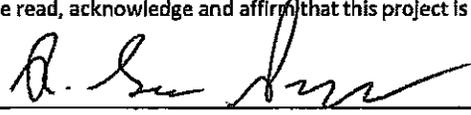
Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | efax 919-996-1831
Litchford Satellite Office | 8320 - 130 Litchford Road | Raleigh, NC 27601 | 919-996-4200

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

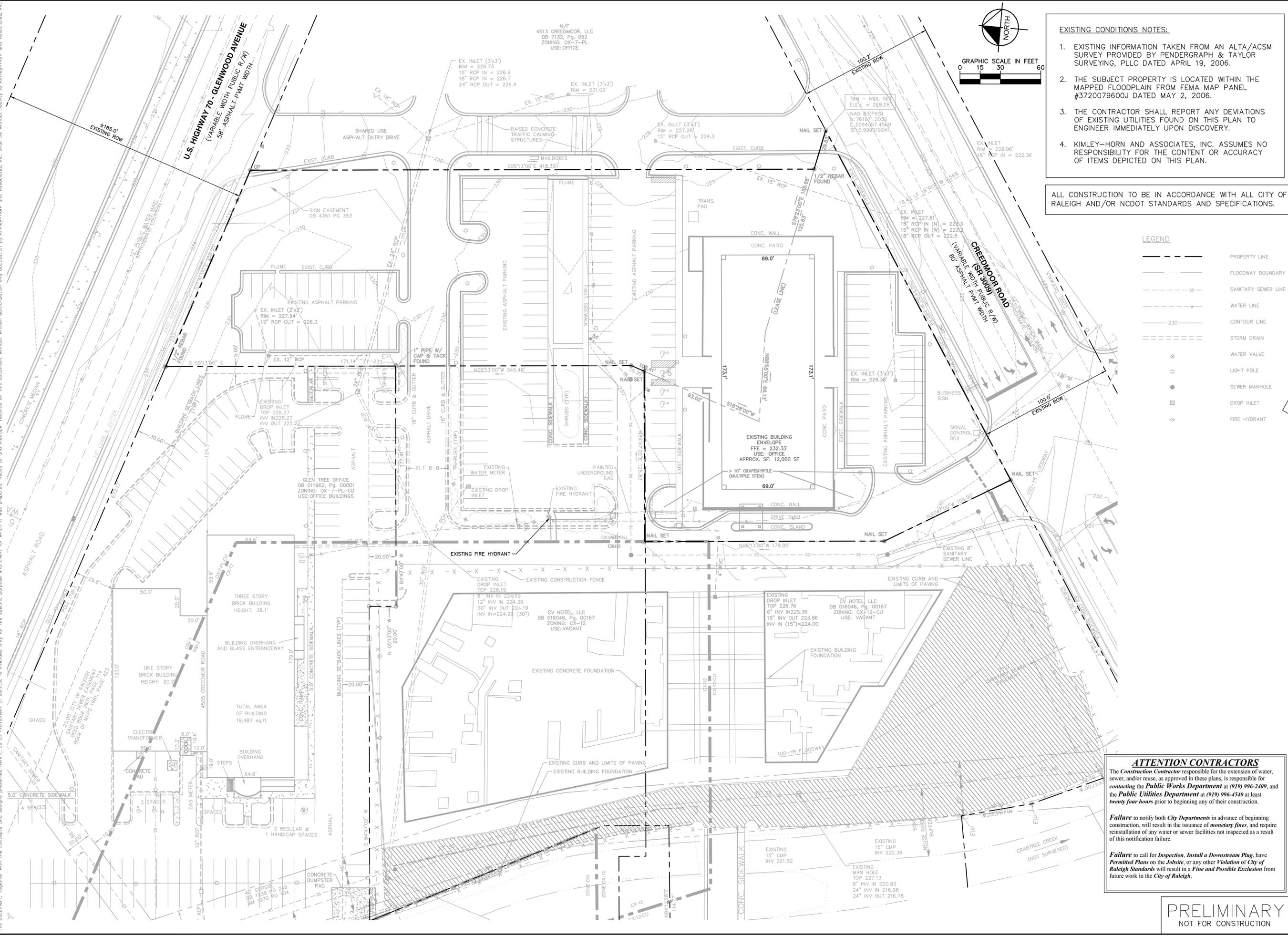
BUILDING TYPE		FOR OFFICE USE ONLY
<input type="checkbox"/> Detached <input type="checkbox"/> Attached <input type="checkbox"/> Apartment <input type="checkbox"/> Townhouse	<input type="checkbox"/> General <input checked="" type="checkbox"/> Mixed Use <input type="checkbox"/> Open Lot	Transaction Number 493914 Assigned Project Coordinator Assigned Team Leader Walters
Has your project previously been through the Due Diligence or Sketch Plan Review process? If yes, provide the transaction # 486989		
GENERAL INFORMATION		SR-91-16
Development Name HOMEBANC		
Zoning District OX-7-PL-CU	Overlay District (if applicable)	Inside City Limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Proposed Use OFFICE AND COMMERCIAL USE		
Property Address(es) 4509 CREEDMOOR ROAD		Major Street Locator: GLENWOOD AVE
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:		
P.I.N. 0796319800	P.I.N.	P.I.N.
What is your project type? <input type="checkbox"/> Apartment <input type="checkbox"/> Elderly Facilities <input type="checkbox"/> Hospitals <input type="checkbox"/> Hotels/Motels <input checked="" type="checkbox"/> Office <input type="checkbox"/> Mixed Residential <input type="checkbox"/> Non-Residential Condo <input type="checkbox"/> School <input type="checkbox"/> Shopping Center <input type="checkbox"/> Banks <input type="checkbox"/> Industrial Building <input type="checkbox"/> Duplex <input type="checkbox"/> Telecommunication Tower <input type="checkbox"/> Religious Institutions <input type="checkbox"/> Residential Condo <input type="checkbox"/> Retail <input type="checkbox"/> Cottage Court <input type="checkbox"/> Other: If other, please describe: _____		
WORK SCOPE	Per City Code Section 10.2.8.D.1, summarize the project work scope. For additions, changes of use, or occupancy (per Chapter 6 of the UDO), indicate impacts on parking requirements. CONSTRUCTION OF 1 OFFICE BUILDING AND 1 RETAIL BUILDING AND ADJACENT PARKING STRUCTURE. CONSTRUCTION OF APPLICABLE UTILITIES AND STORMWATER FACILITIES.	
DESIGN ADJUSTMENT OR ADMIN ALTERNATE	Per City Code Chapter 8, summarize if your project requires either a design adjustment, or Section 10 - Alternate Administrative AE	
CLIENT/DEVELOPER/ OWNER	Company CRABTREE PTNR LLC	Name (s) LEE PERRY
	Address 1450 ENVIRON WAY, CHAPEL HILL, NC 27517	
	Phone 919-904-7803	Email LPERRY@EWP-NC.COM Fax N/A
CONSULTANT (Contact Person for Plans)	Company KIMLEY-HORN AND ASSOCIATES, INC.	Name (s) BRAD COONEY, P.E.
	Address 421 FAYETTEVILLE STREET, SUITE 600, RALEIGH, NC 27601	
	Phone 919-678-4152	Email BRAD.COONEY@KIMLEY-HORN.COM Fax N/A

()

213,020

DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)	
Zoning Information	Building Information
Zoning District(s) OX-7-PL-CU	Proposed building use(s) OFFICE(O), RETAIL(R), PARKING(P)
If more than one district, provide the acreage of each:	Existing Building(s) sq. ft. gross 12,000
Overlay District NONE	Proposed Building(s) sq. ft. gross O:143,870 R:38,400 P:30,750
Total Site Acres Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No 2.43 ACRES	Total sq. ft. gross (existing & proposed) 225,020
Off street parking: Required 488 Provided 625	Proposed height of building(s) O:89', R:36', P:82.7'
COA (Certificate of Appropriateness) case #	# of stories O:6, R:2, P:7
BOA (Board of Adjustment) case # A-	Ceiling height of 1 st Floor O:18', R:18', P:11'
CUD (Conditional Use District) case # Z-	
Stormwater Information	
Existing Impervious Surface 1.62 acres/square feet	Flood Hazard Area <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Proposed Impervious Surface 2.03 acres/square feet	If Yes, please provide:
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Alluvial Soils Flood Study FEMA Map Panel # 3720079600J 0796
FOR RESIDENTIAL DEVELOPMENTS	
1. Total # Of Apartment, Condominium or Residential Units N/A	5. Bedroom Units: 1br 2br 3br 4br or more
2. Total # Of Congregate Care Or Life Care Dwelling Units N/A	6. Infill Development 2.2.7 N/A
3. Total Number of Hotel Units N/A	7. Open Space (only) or Amenity N/A
4. Overall Total # Of Dwelling Units (1-6 Above) N/A	8. Is your project a cottage court? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
SIGNATURE BLOCK (Applicable to all developments)	
In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed development plan as approved by the City.	
I hereby designate BRAD COONEY, P.E. to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf and to represent me in any public meeting regarding this application.	
I/we have read, acknowledge and affirm that this project is conforming to all application requirements applicable with the proposed development use.	
Signed 	Date 11/8/2016
Printed Name Lee Perry	
Signed _____	Date _____
Printed Name _____	

Plotted By: Land, Donnie Sheet: Seta: KHA Layout: C1.0 EXISTING CONDITIONS November 07, 2016 02:42:22pm K:\ARC\LAP\16131013\homebanc_eastwest\Planning Phase\10_CAD Files\PlanSheets\C1.0 EXISTING CONDITIONS.dwg
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 - KIMLEY-HORN AND ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY FOR THE CONTENT OR ACCURACY OF ITEMS DEPICTED ON THIS PLAN.

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.

LEGEND

	PROPERTY LINE
	FLOODWAY BOUNDARY
	SANITARY SEWER LINE
	WATER LINE
	CONTOUR LINE
	STORM DRAIN
	WATER VALVE
	LIGHT POLE
	SEWER MANHOLE
	DROP INLET
	FIRE HYDRANT

NO.	REVISIONS	DATE	BY

Kimley»Horn

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 421 FAYETTEVILLE STREET, SUITE 600, RALEIGH, NC 27601
 PHONE: 919-835-1494
 WWW.KIMLEY-HORN.COM

NC CERTIFICATE OF AUTHORIZATION#-0192

KHA PROJECT	1161310131
DATE	11/07/16
SCALE AS SHOWN	DESIGNED BY KEC
DRAWN BY	KEC
CHECKED BY	SJM

EXISTING CONDITIONS

HOMEBANC
 PREPARED FOR
EASTWEST PARTNERS - NC

CITY OF RALEIGH NORTH CAROLINA

SHEET NUMBER
C1.0

ATTENTION CONTRACTORS

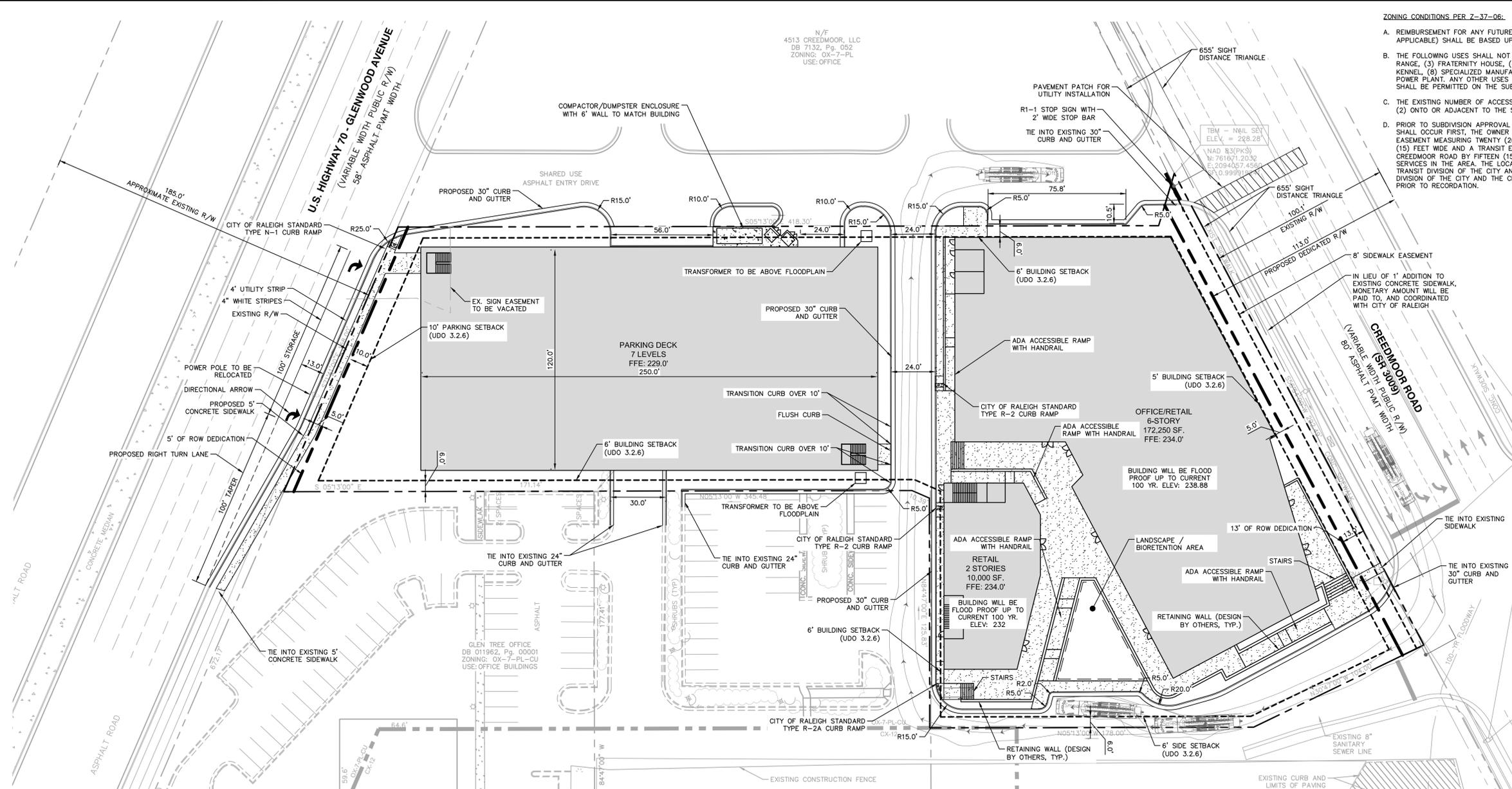
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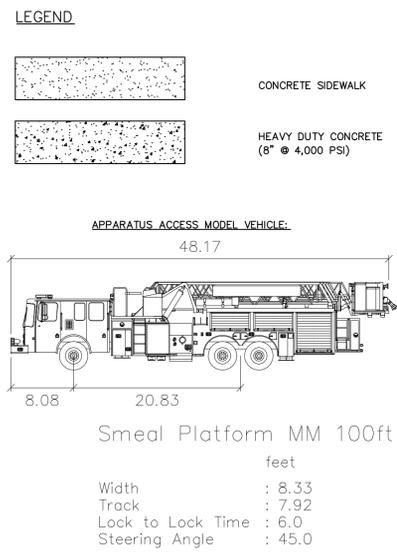
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PRELIMINARY
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Plotted By: Land, Donnie - Sheet: Site/Kim - Layout: C2.0 SITE PLAN - November 07, 2016 02:42:25pm - K:\RICK\LALPA\16131013_homebanc_eastwest\Planning_Phases\P10_CAD_Files\PlanSheets\C2.0 SITE PLAN.dwg
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- ZONING CONDITIONS PER Z-37-06:
- REIMBURSEMENT FOR ANY FUTURE RIGHT-OF-WAY DEDICATION FOR CREEDMOOR ROAD (IF APPLICABLE) SHALL BE BASED UPON THE PRE-EXISTING ZONING OF O&L-1.
 - THE FOLLOWING USES SHALL NOT BE PERMITTED ON THE PROPERTY: (1) CAMP, (2) RIFLE RANGE, (3) FRATERNITY HOUSE, (4) SORORITY HOUSE, (5) CEMETERY, (6) FUNERAL HOME, (7) KENNEL, (8) SPECIALIZED MANUFACTURING, (9) LANDFILL, AND (10) ELECTRICAL GENERATING POWER PLANT. ANY OTHER USES PERMITTED IN AN OFFICE AND INSTITUTION-2 ZONING DISTRICT SHALL BE PERMITTED ON THE SUBJECT PROPERTY.
 - THE EXISTING NUMBER OF ACCESS POINTS FROM GLENWOOD AVENUE (1) AND CREEDMOOR ROAD (2) ONTO OR ADJACENT TO THE SUBJECT PROPERTY SHALL NOT INCREASE.
 - PRIOR TO SUBDIVISION APPROVAL OR THE ISSUANCE OF ANY BUILDING PERMIT, WHICHEVER SHALL OCCUR FIRST, THE OWNER OF THE PROPERTY SHALL DEED TO THE CITY A TRANSIT EASEMENT MEASURING TWENTY (20) FEET LONG ADJACENT TO GLENWOOD AVENUE BY FIFTEEN (15) FEET WIDE AND A TRANSIT EASEMENT MEASURING TWENTY (20) FEET LONG ADJACENT TO CREEDMOOR ROAD BY FIFTEEN (15) FEET WIDE TO SUPPORT BUS STOPS FOR CURRENT TRANSIT SERVICES IN THE AREA. THE LOCATION OF THE TRANSIT EASEMENT SHALL BE APPROVED BY THE TRANSIT DIVISION OF THE CITY AND THE CITY ATTORNEY SHALL BE APPROVED BY THE TRANSIT DIVISION OF THE CITY AND THE CITY ATTORNEY SHALL APPROVE THE TRANSIT EASEMENTS DEED PRIOR TO RECORDATION.



SITE DATA

PROPERTY INFORMATION	
EXISTING ZONING:	OX-7-PL-CU (OFFICE MIXED USE)
EXISTING USE:	OFFICE MIXED USE, PARKING
TOTAL SITE AREA:	2.43 ACRES (105,851 SF)
PROPERTY SETBACKS (SEC. 3.2.6):	BUILDING, FRONT (CREEDMOOR ROAD) = 5' BUILDING, FRONT (GLENWOOD AVENUE) = 5' PARKING, FRONT (CREEDMOOR ROAD) = 10' PARKING, FRONT (GLENWOOD AVENUE) = 10' SIDE = 6'
STREETSCAPE (SEC. 8.5.2B):	FRONTAGE = -PL TYPE = MIXED USE SIDEWALK = 8' MIN. LANDSCAPE AREA = 6' MIN. TREE SPACING = 20' AVG. ON CENTER
PROJECT DATA	
PROPOSED USE:	MIXED-USE OFFICE BUILDING
PORTION OF PIN#:	0796 31 9834, 0796 31 8653
PROPOSED # OF BUILDINGS:	2
LOT COVERAGE:	65%
VEHICULAR SURFACE AREA (NEW):	N/A
PARKING:	625 TOTAL (150 SHARED)
BICYCLE PARKING:	30
PROPOSED OFFICE BUILDING HEIGHT:	6 STORIES
SITE IMPERVIOUS AREA:	1.99 AC (82%)

BUILDING SUMMARY

USE	SQUARE FOOTAGE
Retail Service	38,400
Office	143,870

PARKING SUMMARY

REQUIRED:

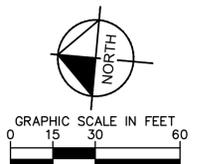
USE	SF	PARKING REQUIRED PER CITY OF RALEIGH	BICYCLE PARKING REQUIRED PER CITY OF RALEIGH
Retail	38,400	1 PER 300 SF: 128	1 PER 5,000 SF: 8
Office	143,870	1 PER 400 SF: 360	1 PER 10,000 SF: 14
Total Parking Spaces Required:		488	22

PROPOSED:

Parking Facility	Available Parking
Surface Parking	0
Parking Deck	625
Bicycle Parking	30
Total Parking Spaces Provided:	655

- GENERAL SITE PLAN NOTES:**
- ALL NECESSARY ENCROACHMENT AGREEMENTS WILL BE OBTAINED FOR WORK WITHIN THE PUBLIC ROW (CURB AND GUTTER, SIDEWALK, LANDSCAPE, STREETSCAPE IMPROVEMENTS).
 - SOLID WASTE SERVICES WILL BE PROVIDED BY PRIVATELY CONTRACTED COMPANY.
 - PLAT WILL BE SUBMITTED PRIOR TO ISSUANCE OF BUILDING PERMIT.
 - LIGHTING PLAN WITH PHOTOMETRIC CALCULATIONS WILL BE PROVIDED AT CONSTRUCTION PLANS REVIEW.
 - HVAC UNITS WILL BE LOCATED ON THE BUILDING ROOFS AND SETBACK SO AS NOT VISIBLE FROM RIGHT OF WAY, SCREENED FROM VIEW PER CITY OF RALEIGH STANDARDS.
 - EXISTING BUILDING AND ALL SURFACE PAVING TO BE REMOVED FROM SITE.
 - WC ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH RALEIGH ENGINEERING STANDARD DRAWING STD #20.11. WHERE SIDEWALK IS NOT REQUIRED ALONG THE PUBLIC ROW, CURB IS TO BE DEPRESSED AT ALL RAMP LOCATIONS SHOWN ON STD #20.11.
 - ALL STREET TREES FALLING WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN SHALL BE LIMBED-UP BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION.

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PRELIMINARY
NOT FOR CONSTRUCTION

NO. _____
REVISIONS _____
DATE _____

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421 FAYETTEVILLE STREET, SUITE 600, RALEIGH, NC 27601
PHONE: 919-835-1494
WWW.KIMLEY-HORN.COM

KHA PROJECT
1161310131

DATE
11/07/16

SCALE AS SHOWN

DESIGNED BY
KEC

DRAWN BY
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SJM

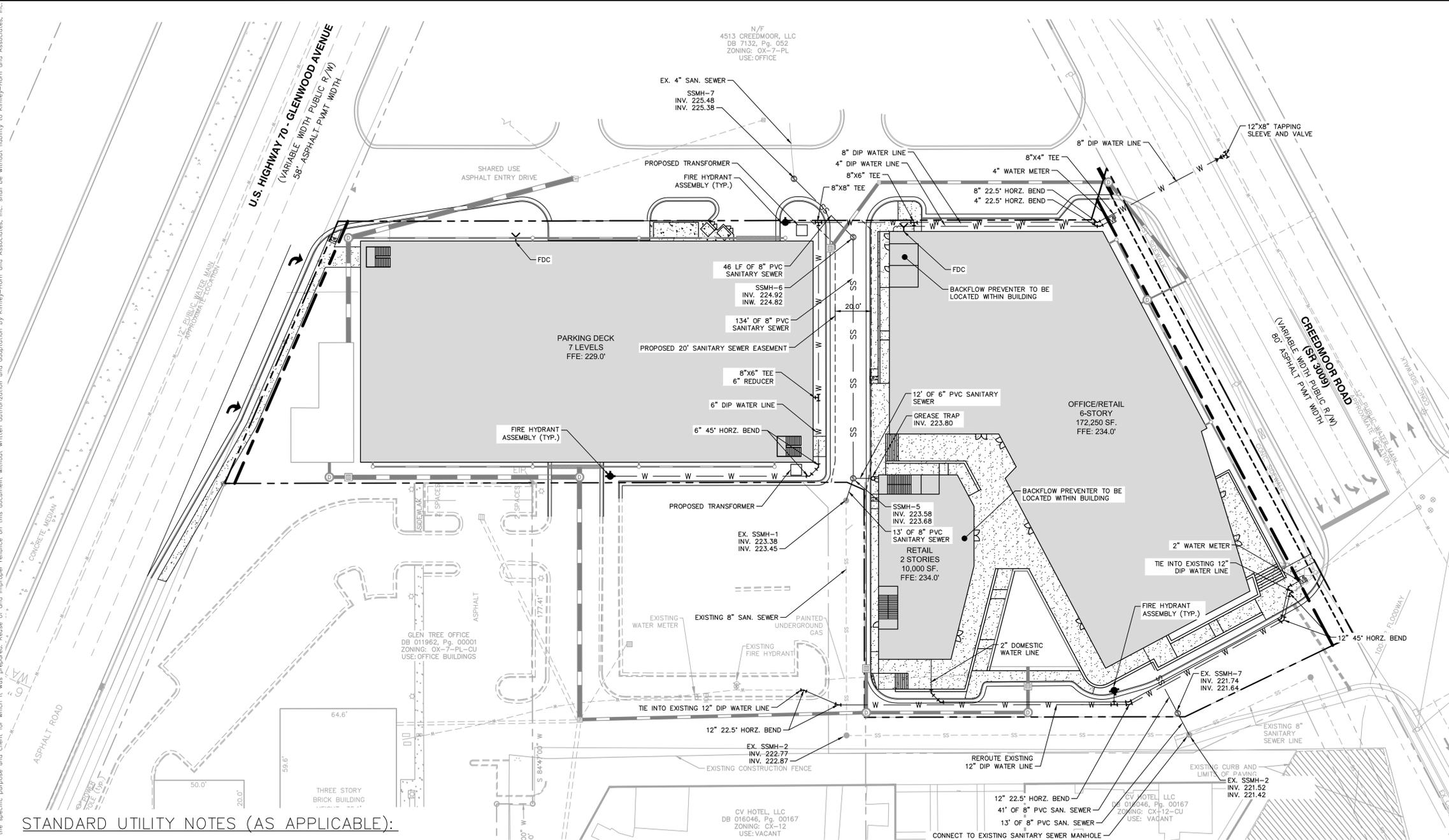
SITE PLAN

HOMEBANC
PREPARED FOR
EASTWEST PARTNERS - NC

CITY OF RALEIGH
NORTH CAROLINA

SHEET NUMBER
C2.0

Plotted By: Donnie, Sheet: Set: KHA, Layout: C4.0 UTILITY PLAN, November 07, 2016, 02:43:11pm, K:\R\1\ALP\016131013\homebanc_eastwest\Planning Phase\F10_CAD_Files\PlanSheets\C4.0 UTILITY PLAN.dwg
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UTILITY LEGEND

- W — PROPOSED WATER LINE
- SS — PROPOSED SANITARY SEWER LINE
- W — EXISTING WATER LINE
- SS — EXISTING SANITARY SEWER LINE
- ⌒ PROPOSED HORIZONTAL BEND
- ⊠ PROPOSED WATER METER
- ◆ PROPOSED FIRE HYDRANT
- ⊙ PROPOSED MANHOLE
- PROPOSED CLEANOUT
- ⊙ EXISTING MANHOLE
- Y PROPOSED FDC

NOTES:

- LOCATIONS AND SIZES OF EXISTING WATERLINES SHOWN ON THESE PLANS WITHIN THE PROPERTY LIMITS OF THE SITE ARE ASSUMED BASED ON SURVEY OF SURFACE FEATURES (VALVES, VAULTS, METERS) PREPARED BY PENDERGRAPH & TAYLOR SURVEYING, PLLC. IT IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF THE EXISTING WATERLINE PRIOR TO COMMENCING WORK. ANY DEVIATIONS FROM WHAT IS INDICATED ON THESE PLANS SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.

STANDARD UTILITY NOTES (AS APPLICABLE):

- ALL MATERIALS AND CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS AND SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION).
- UTILITY SEPARATION REQUIREMENTS:
 - A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER AND ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPOUNDED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED AND 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 AND/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 AND MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
 - WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASUREMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED AND INSTALLED TO WATERLINE SPECIFICATIONS.
 - 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER AND STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
 - MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN AND RCP STORM DRAIN CROSSINGS; MAINTAIN 24" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER AND RCP STORM DRAIN CROSSINGS. WHEN ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS AND A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE (PER CORPUD DETAILS W-41 AND S-49).
 - ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER AND SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
- ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW AND APPROVAL OF AN AMENDED PLAN AND/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER AND SEWER SERVICE TO EXISTING RESIDENCES AND 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.
- 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS AND SEWER FORCEMAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
- IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER AND SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE UNLESS OTHERWISE DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUD HANDBOOK PROCEDURE.
- INSTALL WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2'X2' WATERLINE EASEMENT IMMEDIATELY ADJACENT.

NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE.
- INSTALL SEWER SERVICES AT 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED 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 DRAINS LOWER THAN 1.0' ABOVE THE NEXT UPSTREAM MANHOLE.
- ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDWQ, USACE AND/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND AND/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
- NCDOT/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 AND INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPUD FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT TIM BEASLEY AT (919) 996-2334 OR TIMOTHY.BEASLEY@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 (ASSE) 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, WHICHEVER IS MORE STRINGENT. CONTACT JOANIE HARTLEY AT (919) 996-5923 OR JOANIE.HARTLEY@RALEIGHNC.GOV FOR MORE INFORMATION.

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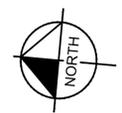
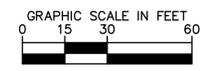
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EASTWEST PARTNERS - NC

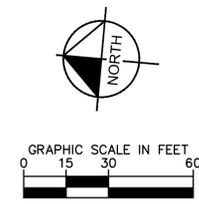
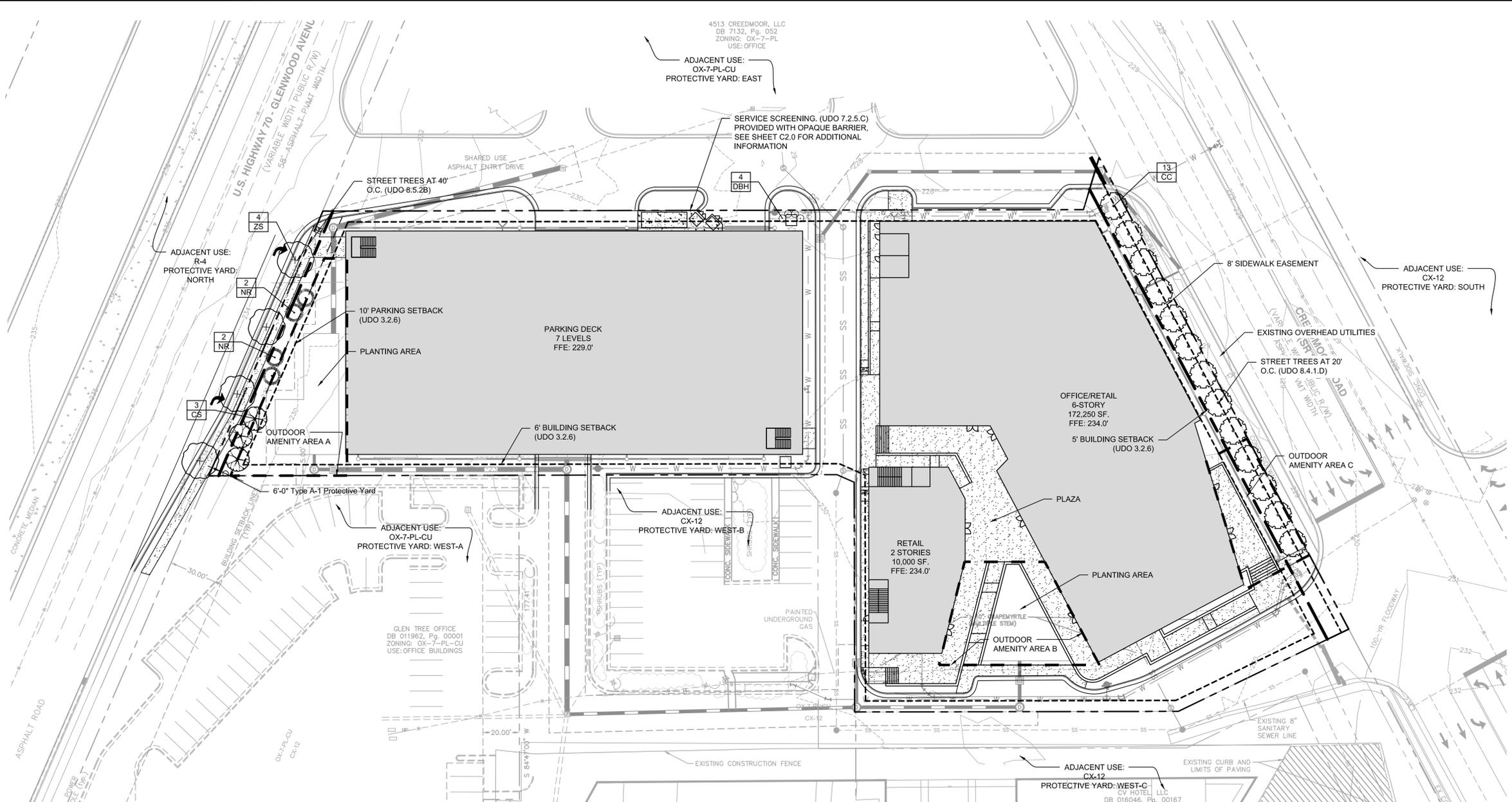
CITY OF RALEIGH
NORTH CAROLINA

SHEET NUMBER
C4.0

REVISIONS

No.	DATE	BY

Plotted By: Land, Donnie - Sheet Set: KHA - Landscape Plan - November 07, 2016 02:43:31pm - K:\RICK\LALP\016131013_HomeBanc_eastwest\Planning_Phase\PI0_CAD_Files\PlanSheets\L1_0_LANDSCAPE_PLAN.dwg
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Outdoor Amenity Area	
Gross Site Area (s.f.)	105,851
Outdoor Amenity Area Required (%) (UDO 3.2.6)	10%
Outdoor Amenity Area Required (s.f.) (UDO 3.2.6)	10,585
Total Outdoor Amenity Area Provided (s.f.)	
Outdoor Amenity Area A Provided (s.f.)	4,545
Outdoor Amenity Area B Provided (s.f.)	3,740
Outdoor Amenity Area C Provided (s.f.)	2,380
Total Outdoor Amenity Area Provided (%)	10,645
Outdoor Amenity Area has been provided (%)	10%
Outdoor Amenity Area has been provided (s.f.)	10,645 is greater than...
	10,585

Tree Conservation	
Gross Site Area (s.f.)	105,851
Pre-Development Area of Existing Tree Canopy (s.f.)	0
NO QUALIFYING AREAS	
Percentage of Gross Site Area Covered by Existing Tree Canopy	
Tree Conservation Target Required	
Tree Canopy Requirement Percentage (per UDO 9.1.3.A.1)	10%
Tree Canopy Requirement Square Feet	
Tree Conservation Target Provided	
Tree Canopy Requirement Percentage	
Tree Canopy Requirement Square Feet	0

Street Trees (U.D.O. 8.5.2.C)			
Location	Length (l.f.)	Required	Provided
Creedmoor Road	260	13 Understory Trees (1/20 l.f.)	13 Understory Trees
Glenwood Ave	158	4 Canopy Trees (1/40 l.f.)	4 Canopy Trees

Notes:
 1. Overhead utilities exist along Creedmoor Road. 1 understory tree per 20 linear feet has been provided pursuant to U.D.O. 8.4.2.D.2

Protective Yards			
Location	On-Site Use	Adjacent Use	Buffer Required
North	OX-7-PL-CU	R-4	A-1
East	OX-7-PL-CU	OX-7-PL-CU	None
South	OX-7-PL-CU	CX-12	None
West-A	OX-7-PL-CU	OX-7-PL-CU	None
West-B	OX-7-PL-CU	CX-12	None
West-C	OX-7-PL-CU	CX-12-CU	None

Protective Yard Tabulations			
North Buffer	Length =	158 LF	Width = 6 LF
Adjacent to Glenwood Ave.	Buffer Type:	A-1 (UDO 6.4.7.C & 7.2.4.A)	
Plant Material Type	Quantity Required	Quantity Provided	
Understory / Evergreen Tree	(4/100 LF) = 7	7	

Notes:
 1. Pursuant to UDO 7.2.7.4 50% of the required trees shall be Evergreen

PLANT SCHEDULE

EVERGREEN TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL / SIZE	HEIGHT
	NR	4	Ilex x 'Nellie R Stevens'	Nellie Stevens Holly	B & B	1.5"Cal	6' Min.
STREET TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL / SIZE	HEIGHT
	CC	13	Cercis canadensis	Eastern Redbud	B & B	1.5"Cal	6' Min.
	ZS	4	Zelkova serrata 'Green Vase'	Sawleaf Zelkova	B & B	3"Cal	10' Min.
UNDERSTORY TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL / SIZE	HEIGHT
	CS	3	Cornus x rutgersensis 'Stellar Pink'	Pink Flowering Stellar Dogwood	B & B	1.5"Cal	6' Min.
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	HEIGHT	
	DBH	4	Ilex cornuta 'Burfordii Nana'	Dwarf Burford Holly	Cont.	24" HT MIN.	

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.

PRELIMINARY
NOT FOR CONSTRUCTION

HOME Banc
PREPARED FOR
EASTWEST PARTNERS - NC
CITY OF RALEIGH NORTH CAROLINA

Kimley»Horn
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NC CERTIFICATE OF AUTHORIZATION: 0102

KHA PROJECT
1161310131

DATE
11/07/16

SCALE AS SHOWN

DESIGNED BY WDW

DRAWN BY WDW

CHECKED BY SJM

LANDSCAPE PLAN

REVISIONS

DATE

SHEET NUMBER
L1.0