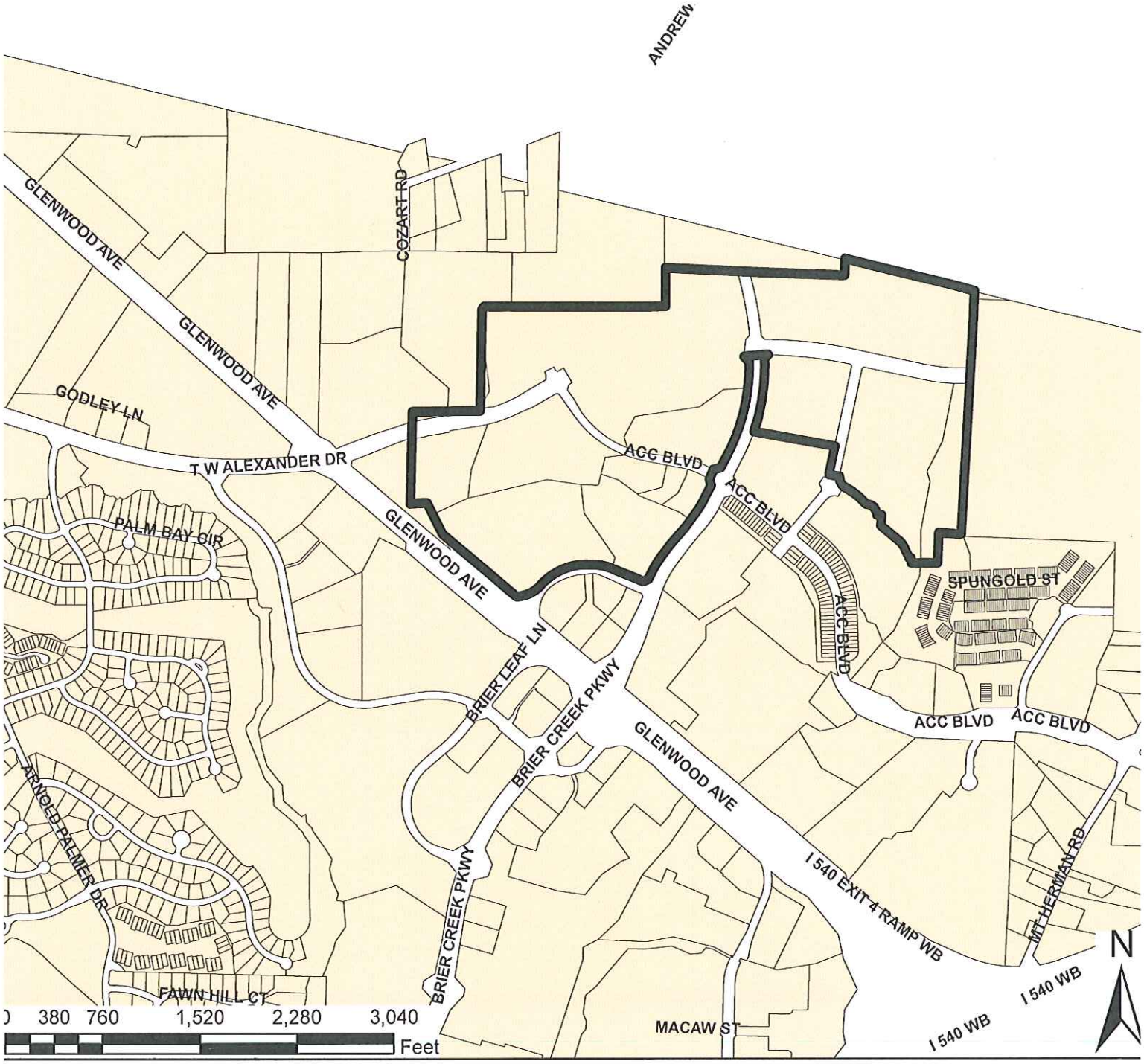
T.W. ALEXANDER PLACE
S-12-2012



Zoning:	**TD-CUD W/PDD**	Number of Lots:	**7**
CAC:	**NORTHWEST**	Planner:	**JAMES MARAPOTI**
Drainage Basin:	**LITTLE BRIAR**	Phone:	**(919) 516-2642**
		Applicant Contact:	**JOHN A. EDWARDS & CO.**
Acreage:	**40.55**	Phone:	**(919) 828-4428**

S-12-12

Planning & Development

Customer Service Center
One Exchange Plaza, Suite 400
Raleigh, North Carolina 27601
Phone 919-516-2495
Fax 919-516-2685

S-12-2012

Preliminary Development Plan Application
When submitting plans, please check appropriate review type and include the Plan Checklist document.

Preliminary Approvals		FOR OFFICE USE ONLY
☐ Site Plans for Planning Commission or City Council ☐ Preliminary Administrative Site Plans ☐ Group Housing * ☐ Multifamily (Infill)*	☒ Subdivision* ☐ Infill Subdivision* ☐ Infill Recombination* ☐ Cluster Subdivision ☐ Expedited Subdivision Review	Transaction Number 332683
* May require Planning Commission or City Council Approval		

Section A

GENERAL INFORMATION

Development Name T W ALEXANDER PLACE

Proposed Use AMENDMENT TO S-48-08 - APPROVED COMMERCIAL SUBDIVISION

Property Address(es) 7700 BRIER CREEK PARKWAY

Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:

P.I.N. 0768498105	P.I.N.	P.I.N.	P.I.N.

What is your project type? ☐ Apartment ☐ Banks ☐ Elderly Facilities ☐ Hospitals ☐ Hotels/Motels ☐ Industrial Building ☐ Mixed Residential ☐ Non-Residential Condo ☒ Office ☐ Religious Institutions ☐ Residential Condo ☐ Retail ☐ School ☐ Shopping Center ☐ Single Family ☐ Telecommunication Tower ☐ Townhouse ☐ Other: If other, please describe:

PRELIMINARY ADMINISTRATIVE REVIEW	Per City Code Section 10-2132.2, summarize the reason(s) this plan can be reviewed administratively not requiring Planning Commission or City Council approval. This is an amendment to a subdivision previously approved administratively.
PLANNING COMMISSION OR CITY COUNCIL REVIEW	Per City Code Section 10-2132.2, summarize the reason(s) this plan requires Planning Commission or City Council Preliminary Approval.
CLIENT (Owner or Developer)	Company SLF RUBY JONES, LLC Name (s) PHILLIP WIGGINS Address 5949 SHERRY LANE, DALLAS, TX 75225 Phone 214-239-2372 / Email / Fax
CONSULTANT (Contact Person for Plans)	Company JOHN A EDWARDS AND COMPANY Name (s) JON CALLAHAN Address 333 WADE AVE, RALEIGH, NC 27605 Phone 919-828-4428 / Email jon_callahan@jaeco.com / Fax 919-828-4711

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

Has your project previously been through the pre-submittal process? If yes, provide the transaction #

Zoning Information	Building Information
Zoning District(s) TD PDD	Proposed building use(s)
If more than one district, provide the acreage of each	Existing Building(s) sq. ft. gross
Overlay District PDD MP-1-00	Proposed Building(s) sq. ft. gross
Total Site Acres 40.55 Inside City Limits ☒ Yes ☐ No	Total sq. ft. gross (existing & proposed)
Off street parking Required Provided	Proposed height of building(s)
COA (Certificate of Appropriateness) case #	FAR (floor area ratio percentage)
BOA (Board of Adjustment) case # A-	Building Lot Coverage percentage (site plans only)
CUD (Conditional Use District) case # Z-58-00	
Stormwater Information	
Existing Impervious Surface acres/square feet	Flood Hazard Area ☐ Yes ☐ No
Proposed Impervious Surface acres/square feet	**If Yes, please provide**
Neuse River Buffer ☒ Yes ☐ No Wetlands ☐ Yes ☐ No	Alluvial Soils Flood Study 348 FEMA Map Panel #

CONFORMITY WITH THE COMPREHENSIVE PLAN (Applicable to all developments)

Provide a description of how your plan conforms to the guidelines of the Comprehensive Plan 2030 This is an amendment to the existing approved subdivision for MP-1-00, S-48-08. The MP controls the development of the parcel and the proposed subdivision is consistent with the MP document. The comprehensive plan calls for Office and Residential mixed use and is consistent with the MP document as well.

FOR SUBDIVISIONS, MULTIFAMILY OR GROUP HOUSING PROJECTS ONLY

1. Total # Of Townhouse Lots Detached Attached	11. Total number of Open Space (only) lots
2. Total # Of Single Family Lots	12. Total number of all lots to JLC
3. Total # Of Apartment Or Condominium Units	13. Is your project a cluster unit development? ☐ Yes ☒ No
4. Total # Of Congregate Care Or Life Care Dwelling Units	**If Yes, please answer the questions below:**
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7. Overall Total # Of Dwelling Units (1-6 Above)	c) Total number of Group Housing Units
8. Bedroom Units 1br 2br 3br 4br or more	d) Total number of Open Space Lots
9. Overall Unit(s)/Acre Densities Per Zoning District(s)	e) Minimum Lot Size
10. If your project is an infill subdivision, provide the infill calculations per City Code 10-3032 on the front cover of your drawing sets	f) Total Number of Phases
	g) Perimeter Protective Yard Provided ☐ Yes ☐ No
	h) Must provide open space quotient per City Code 10-3071 (5)

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 subdivision plan as approved by the City.

I hereby designate JON CALLAHAN OF JOHN A. EDWARDS AND COMPANY 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 5-17-2012

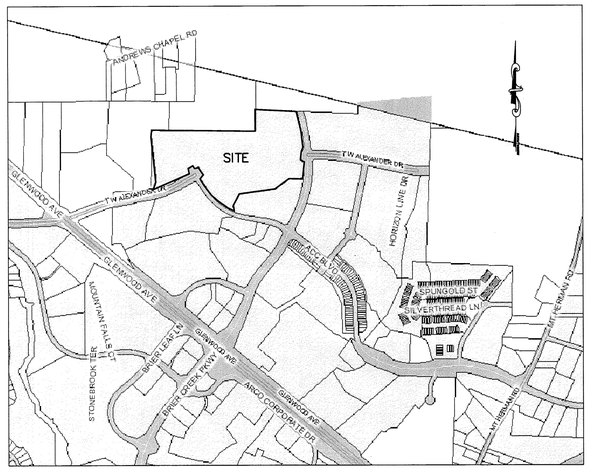
Signed _____ Date

Section B					
TO BE COMPLETED BY APPLICANT			TO BE COMPLETED BY CITY STAFF		
	YES	N/A	YES	NO	N/A
General Requirements					
1. Filing Fee for Plan Review – Payments may be made by cash, Visa, Master Card or check made payable to: City of Raleigh (No fee for Infill recombination)	☒		✓		
2. **Preliminary Development Plan Application** completed and signed by the property owner	☒		✓		
3. Client must complete and print page 1 and 2 of the **Preliminary Development Plan Application** to the plan cover sheet (not applicable for infill recombination)	☒	☐	✓		
4. I have referenced the **Preliminary Development Plan Checklist** and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	☒		✓		
5. Provide the following plan sheets:	☐				
a) Cover sheet: includes general notes, owner's name, contact's name, telephone number, mailing address and email address	☒		✓		
b) Existing Conditions Sheet	☐	☒	✓	✓	
c) Proposed Site, Subdivision Plan, or Recombination Plan	☒		✓		
d) Proposed Grading and Stormwater Plan	☒	☐	✓		
e) Proposed Utility Plan, including Fire	☒	☐	✓		
f) Proposed Tree Conservation Plan	☐	☒			✓
g) Proposed Landscaping Plan (Landscape Plan not required for commercial subdivisions)	☐	☒			✓
h) Building elevations that show maximum height from natural and finished grade, buildings to be removed	☐	☒			✓
6. Ten (10) sets of proposed plans to engineering scale (1" = 20', 1" =100', etc.), and date of preparation. For re-submittals only – include all revision dates	☒		✓		
7. Plan size 18"x24" or 24"x36"	☒		✓		
8. A vicinity map no smaller/less than 1"=500' and no larger than 1"=1000' 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 preliminary plan	☒		✓		
9. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map	☒		✓		
10. Digital copy of only the plan and elevations. Label the CD with the plan name, case file number, and indicate how many times the plan has been resubmitted for review	☒		✓		
11. Wake County School Form, if dwelling units are proposed	☐	☒			✓
12. Preliminary stormwater quantity and quality summary and calculations package	☐	☒			✓
13. For secondary tree conservation areas, include two (2) copies of the tree cover report completed by a certified arborist, North Carolina licensed landscape architect, or North Carolina registered forester	☐	☒			✓

T W ALEXANDER PLACE

PRELIMINARY SUBDIVISION PLAN

S-48-08
AMENDMENT
MAY 15, 2012



VICINITY MAP
NOT TO SCALE

OWNER:
SLF RUBY JONES, LLC
5949 SHERRY LANE
DALLAS, TX 75225

ZONING CONDITIONS

TD PDD ZONING CONDITIONS (Z-58-00):

1. NO DEVELOPMENT SHALL TAKE PLACE ON THE SUBJECT PROPERTY EXCEPT IN GENERAL ACCORDANCE WITH THE ACCOMPANYING MASTER PLAN, AND AMENDMENTS THERETO APPROVED BY THE CITY COUNCIL.

2. THE DEVELOPMENT GUIDELINES AND CONDITIONS CONTAINED IN THE ACCOMPANYING MASTER PLAN, AND AMENDMENTS THERETO APPROVED BY THE CITY COUNCIL REPLACE THE CONDITIONS CONTAINED IN Z-90-86.

SC CUD ZONING CONDITIONS (Z-57-00):

1. ALL DEVELOPMENT SHALL COMPLY WITH C.R. 7107, WITH R-4 BEING THE BASE ZONING DISTRICT.
2. THE FOLLOWING USES, OTHERWISE PERMITTED, SHALL BE PROHIBITED IN THE S.C. DISTRICT:
   (i) EMERGENCY SHELTER TYPE A AND EMERGENCY SHELTER TYPE B;
   (ii) CEMETERY;
   (iii) LANDFILL (DEBRIS FROM ON-SITE)
   (iv) ADULT ESTABLISHMENT
   (iii) AIRFIELD, LANDING STRIP, HELIPORT; AND
   (iv) KENNEL/CATTERY.
3. ON THE WEST SIDE OF THE FUTURE RIGHT-OF-WAY FOR THE THOROUGHFARE EXTENSION OF BRIAR CREEK PARKWAY (SKYLAND PARKWAY) NO SINGLE USE OTHER THAN A HOTEL OF OFFICE FACILITY SHALL BE LARGER THAN 40,000 SQUARE FEET, GROSS FLOOR AREA.
4. EAST OF THE FUTURE RIGHT-OF-WAY OF THE THOROUGHFARE EXTENSION OF BRIAR CREEK PARKWAY (SKYLAND PARKWAY), A CONTINUOUS PEDESTRIAN BOULEVARD (AS HEREINAFTER DEFINED) SHALL EXTEND NORTHWARD FROM WITHIN 100 FEET OF THE RIGHT-OF-WAY OF U.S. HIGHWAY 70 TO THE NEW ALIGNMENT OF ACC BOULEVARD. SAID PEDESTRIAN BOULEVARD SHALL CONNECT WITH A SIMILAR PEDESTRIAN BOULEVARD EXTENDING SOUTHWARD FROM THE FUTURE T.W. ALEXANDER DRIVE RIGHT-OF-WAY. THIS PEDESTRIAN BOULEVARD SHALL GENERALLY BISECT THE EASTERN PORTION OF THE S.C. CUD ZONED PROPERTY ON A GENERALLY NORTH-SOUTH AXIS. THE STANDARD FOR SUCH BOULEVARD SHALL INCLUDE:
   (a) VEHICULAR LANES WHICH MAY BE DIVIDED BY LANDSCAPED MEDIANS;
   (b) SIDEWALKS ON BOTH SIDES;
   (c) ARTICULATED PEDESTRIAN CROSSWALKS;
   (d) TRAFFIC CALMING DEVISES TO BE DETERMINED BY STAFF AT SITE PLAN; AND
   (e) APPROPRIATELY SCALED PEDESTRIAN FURNISHINGS (BENCHES, LIGHTING FIXTURES, ETC) IN ACCORDANCE WITH A STREETSCAPE PLAN APPROVED BY THE PLANNING DIRECTOR.
5. STREETSCAPE LANDSCAPING MATERIALS, GROUND SIGNAGE AND PEDESTRIAN CIRCULATION FACILITIES, OTHER THAN SIDEWALKS REQUIRED WITH PUBLIC STREETS, SHALL BE PROVIDED IN A UNIFORM MANOR WITH SIMILAR ELEMENTS IN THE ADJACENT PDD ZONED AREA.
6. ALL REFUSE CONTAINERS, MECHANICAL/MAINTENANCE FACILITIES, AND HVAC UNITS SHALL BE SCREENED SUCH THAT THEY ARE NOT VISIBLE FROM ANY PUBLIC STREETS RIGHT-OF-WAY AND THE TOWNHOUSE DEVELOPMENT REFERENCED HEREINBELOW.
7. ALL USES DEFINED AS RETAIL SALES - HIGHWAY IN THE RALEIGH ZONING CODE, AS WELL AS ANY USE THAT INCORPORATES A DRIVE THRU OR DRIVE-UP FACILITY, EXCLUDING A BANK, SHALL BE PROHIBITED WITHIN 450 FEET FROM THE NORTHERN U.S. HIGHWAY 70 RIGHT-OF-WAY LINE.
8. AT THE TIME OF SITE PLAN APPROVAL FOR THE S.C. CUD ZONED AREA EAST OF THE THOROUGH-FARE EXTENSION OF BRIAR CREEK PARKWAY (SKYLAND PARKWAY), A LANDSCAPE PLAN SHALL BE PREPARED THAT SHALL IDENTIFIY THE PLANT MATERIALS OR ORNAMENTAL SCREEN WALLS OR COMBONATION THEREOF TO BE INSTALLED TO SCREEN OR FILTER THE VIEW OF VEHICULAR SURFACE AREAS THAT WOULD OTHERWISE BE SEEN FROM THE TRAVEL LANES OF U.S. HIGHWAY 70. TO WIT: WITHIN 100 FEET OF THE RIGHT-OF-WAY OF U.S. HIGHWAY 70 (EAST OF BRIAR CREEK PARKWAY), NO MORE THAN ONE STANDARD DOUBLE BAY OF PARKING AND RELATED DRIVEWAY SHALL BE PERMITTED BEFORE THE PARKING FIELD IS BROKEN BY EITHER A BUILDING OR A MINIMUM 35 FOOT WIDE LANDSCAPED FEATURE CONSIDERED EQUIVALENT TO A SIX FOOT HIGH VEGETATIVE SCREEN.
9. NO PARKING SPACE SHALL BE LOCATED MORE THAN 280 FEET AWAY FROM AN OCCUPIED BUILDING.
10. ANY SITE PLAN FOR THAT PORTION WEST OF THE FUTURE RIGHT-OF-WAY OF THE THOROUGHFARE EXTENSION OF BRIAR CREEK PARKWAY (SKYLAND PARKWAY) SHALL PROVIDE FOR THE DEDICATION OF PUBLIC RIGHT-OF-WAY AS SHOWN ON MP-1 OF THE ALEXANDER MASTER PLAN TO ALLOW AN EXPRESSWAY INTERCHANGE ENTERING AND EXITING THE PROPERTY VIA WESTBOUND U.S. HIGHWAY 70, AS WELL AS PROVIDING ACCESS TO PARCELS 2 AND 3.
11. AN AVERAGE 50-FOOT, MINIMUM 35-FOOT NATURAL PROTECTIVE YARD SHALL BE MAINTAINED ALONG THE U.S. HIGHWAY 70 RIGHT-OF-WAY WEST OF THE RIGHT-OF-WAY FOR THE THOROUGHFARE EXTENSION OF THE BRIAR CREEK PARKWAY (SKYLAND PARKWAY). AN AVERAGE 40-FOOT, MINIMUM 15-FOOT STREETYARD SHALL BE MAINTAINED ALONG THE U.S. HIGHWAY 70 RIGHT-OF-WAY EAST OF THE SKYLINE PARKWAY RIGHT-OF-WAY.
12. WITHIN THE S.C. CUD ZONED PROPERTY, A TOWNHOUSE DEVELOPMENT, WITH GARAGES, HAVING A DENSITY NO LESS THAN 6 UNITS PER ACRE (OR 40 DWELLING UNIT MINIMUM) SHALL BE CONSTRUCTED ALONG THE SOUTHERN RIGHT-OF-WAY LINE OF THE ACC BOULEVARD AS SHOWN ON MP-1 OF THE PLANNED DEVELOPMENT OVERLAY DISTRICT ZONING PETITION FOR THE APPLICANTS ADJACENT PROPERTY FILED CONCURRENTLY HEREWITH.
13. EXCEPT WHERE IN CONFLICT WTH THE CONDITIONS STATED HEREIN, THE DEVELOPMENT OF THIS PROPERTY SHALL CONFORM TO THE CONDITIONS WHICH ARE A PART OF THE MASTER PLAN INCORPORATED INTO THE PLANNED DEVELOPMENT OVERLAY DISTRICT ZONING PETITION FOR THE APPLICANTS ADJACENT PROPERTY FILED CONCURRENTLY HEREWITH.
14. BUILDING REARS WHICH ARE VISIBLE FROM PUBLIC RIGHTS-OF-WAY WILL BE OF SIMILAR MATERIALS AND ARCHITECTURAL DESIGN AND FEATURES AS THE BUILDING FRONT.
15. REIMBURSEMENT FOR FUTURE RIGHT-OF-WAY DEDICATIONS SHALL BE BASED UPON THE PRE-EXISTING ZONING, TD-CUD.
16. IN ORDER TO ALLOW FOR CONSTRUCTION SLOPE EASEMENTS DURING THE CONSTRUCTION OF THE GRADE SEPARATED INTERSECTION OF THE THOROUGHFARE EXTENSION OF BRIAR CREEK PARKWAY (SKYLAND PARKWAY) AND GLENWOOD AVENUE PLANNED IN THE FUTURE, BUILDING SETBACKS ALONG SUCH THOROUGHFARE EXTENSION WITHIN FOUR HUNDRED (400) FEET OF ITS INTERSECTION WITH GLENWOOD AVENUE SHALL BE NO LESS THAN (20) FEET.

AMENDMENT SUMMARY

THE PREVIOUSLY APPROVED SUBDIVISION S-48-08 WAS FOR 10 LOTS WHICH HAD NOT BEEN RECORDED AT THE SUNSET OF S-80-04. SINCE THE APPROVAL OF S-48-08, 5 OF THE 10 LOTS HAVE BEEN RECORDED.

THE PURPOSE OF THIS AMENDMENT IS TO ADD A PUBLIC STREET THROUGH THE UNRECORDED LOT 122 TO SERVE THE DEL WEBB PROJECT JUST NORTH OF THE TW ALEXANDER PLAN PROJECT. DEDICATION OF A NEW PUBLIC RIGHT-OF-WAY CREATES AN ADDITIONAL LOT BY DEFAULT.

THE OVERALL SUBDIVISION PLAN HAS BEEN UPDATED TO DESIGNATE THE LOTS WHICH HAVE BEEN RECORDED AND THOSE REMAINING TO BE RECORDED. ALL OF THE EXISTING AND APPROVED PUBLIC IMPROVEMENTS HAVE ALSO BEEN ADDED TO THE PLAN TO CLARIFY WHAT REMAINS TO BE CONSTRUCTED.

PUBLIC UTILITIES:
WATER - NO REVISIONS HAVE BEEN MADE TO THE PRELIMINARY WATER LAYOUT. THE NEW PROPOSED R/W FOR DEL WEBB ARBORS DRIVE EXTENDS BEYOND THE RALEIGH SERVICE LIMITS AND THERE IS ADEQUATE WATER SERVICE FOR LOTS 122 AND 123 IN TW ALEXANDER DRIVE. THE DEL WEBB PROJECT HAS PLANS TO EXTEND A DURHAM WATER LINE FROM US HWY 70 PARALLEL TO THE RALEIGH WATER LINE, UP TW ALEXANDER DRIVE AND ALONG DEL WEBB ARBORS DRIVE.
SEWER - THE SHORT LEG OF SEWER IN TW ALEXANDER DRIVE BETWEEN LOTS 13 AND 122 HAS BEEN EXTENDED SO THAT THE NEW LOT 122 AND NEW LOT 123 ARE BOTH SERVED.
NO OTHER REVISIONS WERE NECESSARY OTHER THAN UPDATES TO SHOW EXISTING SEWER AND WATER LINES

STORMWATER MANAGEMENT:
THE STORMWATER MANAGEMENT PLAN REMAINS THE SAME, EACH LOT WILL PROVIDE ITS OWN STORMWATER CONTROLS TO COMPLY WITH PART 10 CHAPTER 9 OF THE RALEIGH CITY CODE. EACH LOT WILL BE RESPONSIBLE FOR TREATING/CONTROLING THE STORMWATER FROM THE ASSOCIATED PUBLIC ROAD IMPROVEMENTS REQUIRED BY THE PHASING PLAN.

TREE CONSERVATION PLAN:
S-48-08 WAS EXEMPT FROM TREE CONSERVATION AT THE TIME OF APPROVAL. THE EXEMPTION HAS SINCE EXPIRED, HOWEVER, TREE CONSERVATION IS BEING HANDLED ON A LOT BY LOT BASIS AS EACH LOT DEVELOPS. THIS AMENDMENT DOES NOT PROPOSE ANY CHANGE TO THE APPROVED PLAN. TREE CONSERVATION WILL CONTINUE TO BE PROVIDED AS REQUIRED WITH EACH SITE PLAN AS IT DEVELOPS ON A LOT BY LOT BASIS.

TRANSPORTATION:
THE NEW RIGHT-OF-WAY FOR DEL WEBB ARBORS DRIVE IS A DURHAM STANDARD SECTION. THE TYPICAL SECTION IS SHOWN ON THE AMENDED PLAN.

SHEET INDEX

COVER	1
APPROVED PRELIMINARY SUBDIVISION (FOR REFERENCE)	2
AMENDED PRELIMINARY SUBDIVISION	3
AMENDED PRELIMINARY UTILITY AND STORMWATER PLAN	4
AMENDED PHASING PLAN	5

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Existing Impervious Surface acres/square feet	Flood Hazard Area ☐ Yes ☐ No
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Neuse River Buffer ☒ Yes ☐ No Wetlands ☐ Yes ☐ No	Alluvial Soils Flood Study 348 FEMA Map Panel #

CONFORMITY WITH THE COMPREHENSIVE PLAN (Applicable to all developments)

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I/we have read, acknowledge and affirm that this project is conforming to all application requirements applicable with the proposed development use.
Signed _____ Date
Signed _____ Date

JOHN A. EDWARDS & COMPANY
Consulting Engineers
NC License F-0289
333 Wade Ave., Raleigh, N.C. 27605
Phone: (919) 828-4428
Fax: (919) 828-4711
E-mail: info@jaeco.com

SHEET 1 OF 5

TW ALEXANDER PLACE
RALEIGH WAKE COUNTY NORTH CAROLINA
PRELIMINARY SUBDIVISION PLAN AMENDMENT

SCALE:	DATE: 5/15/12
FLD. BK. & PAGE:	DRAWN BY: JRC
FILE NO: JAEMASTER	CHECKED BY: JAE, JR.

DATE	REVISION	BY

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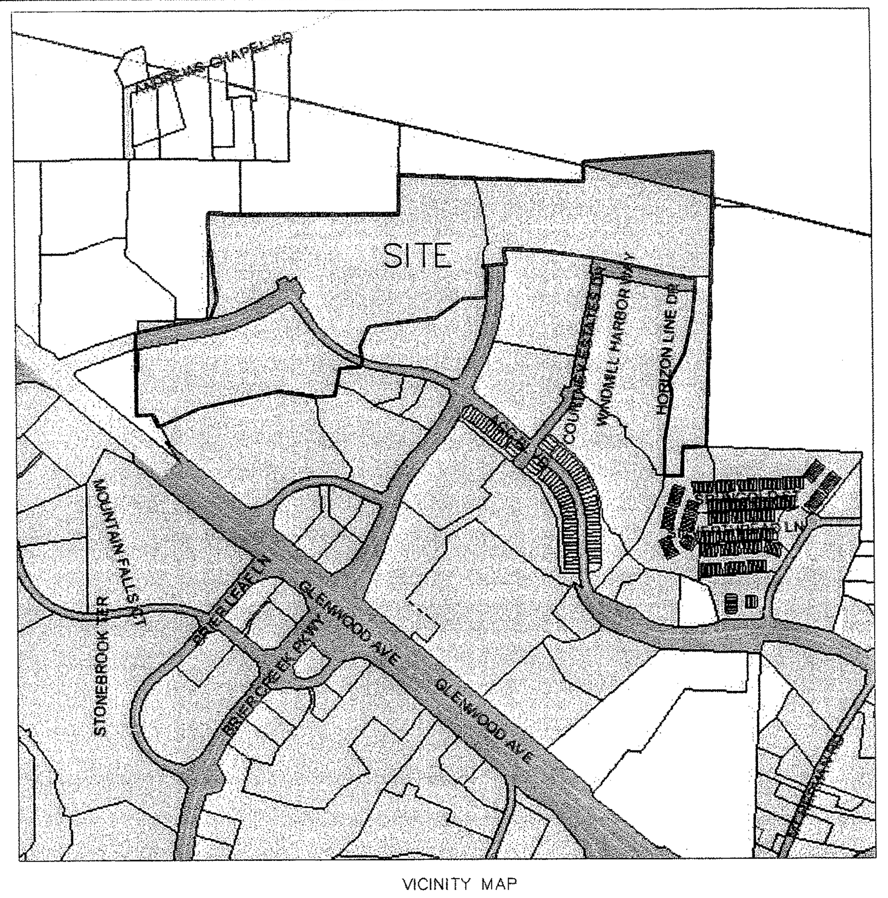
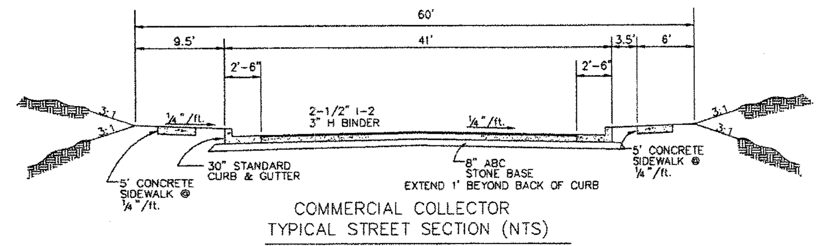
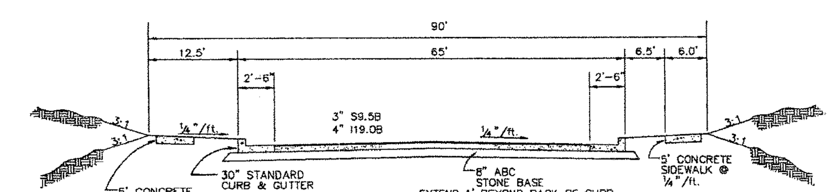


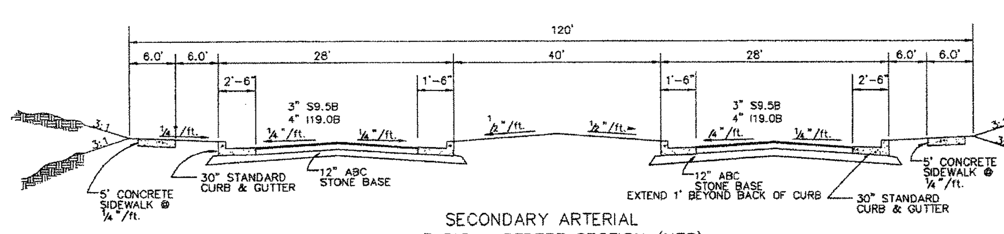
VICINITY MAP



COMMERCIAL COLLECTOR
TYPICAL STREET SECTION (NTS)
ACC BLVD



MAJOR THOROUGHFARE
TYPICAL STREET SECTION (NTS)
PORTION OF BRIER CREEK PARKWAY



SECONDARY ARTERIAL
TYPICAL STREET SECTION (NTS)
TW ALEXANDER DRIVE

TRANSPORTATION NOTES:
1. RIGHT-OF-WAY SHALL BE CLEARED AND GRUBBED WITHIN 50 FEET OF ALL RESIDENTIAL OR RESIDENTIAL COLLECTOR INTERSECTIONS. RIGHT-OF-WAY SHALL BE CLEARED AND GRUBBED WITHIN 100 FEET OF ALL OTHER STREET INTERSECTIONS.
2. HANDICAPPED RAMPS TO BE CONSTRUCTED AT ALL INTERSECTIONS IN ACCORDANCE WITH CITY OF RALEIGH ENGINEERING STANDARD DETAIL 20.11.
3. SIGHT TRIANGLES TO BE LOCATED AT ALL INTERSECTIONS IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS, AREAS WHERE SIGHT TRIANGLE ARE LOCATED OUTSIDE THE RIGHT-OF-WAY SHALL BE RECORDED AS SIGHT EASEMENTS. FINAL LAYOUT OF SIGHT TRIANGLES TO BE APPROVED WITH CONSTRUCTION DRAWINGS.
4. NO SIGHT OBSTRUCTING OR PARTIALLY OBSTRUCTING WALL, FENCE, FOILAGE, BERM, PARKED VEHICLES, SIGN OR OTHER OBJECTS BETWEEN THE HEIGHTS OF 2 FEET AND 8 FEET ABOVE THE CURB LINE ELEVATION, OR NEAREST TRAVELED WAY IF NO CURBING EXISTS, SHALL BE PLACED WITHIN A SIGHT TRIANGLE.
5. ALL STREET SECTIONS SHALL MEET OR EXCEED SPECIFICATIONS DETAILED IN CITY OF RALEIGH ENGINEERING STANDARD 20.31.
6. ALL STREETS AND RIGHT-OF-WAYS WITHIN AND ADJACENT TO THE PROJECT ARE CONSISTANT WITH THE RALEIGH COMPREHENSIVE PLAN WITH REGARD TO PROPOSED ROADWAY LOCATIONS AND RIGHT-OF-WAY REQUIREMENTS.
7. TURNOUT RADII TO BE MINIMUM OF 35' AT ALL PUBLIC STREET INTERSECTIONS. DRIVEWAY TURNOUTS TO BE A MINIMUM OF 28'.

SUBDIVISION

Pls. check appropriate box, if applicable:	
Cluster Unit Development	☐
Infill Subdivision	☐
Also Expedited	☐

City of Raleigh, NC
Development Plans Review Center
P. O. Box 590, Raleigh, N. C. 27602
One Exchange Plaza 3rd Floor
Telephone: (919) 516-2626 FAX: (919) 516-2684
Visit us at our web site: www.raleighnc.gov/planning/dprc

Section A. SUMMARY INFORMATION
ALL PLANS REQUIRE THE FOLLOWING INFORMATION ON THE FRONT COVER OF DRAWING SETS:

DEVELOPMENT NAME: TW Alexander Place – Sunset Re-submittal
PROPERTY ADDRESS: 7700 Brier Creek Pkwy
WAKE CO. PROP. IDENTIFICATION # (13-DIGIT PIN XXXX.XX-XX-XXXX)
0768.01-49-9440, 0769.04-60-6043
ZONING DISTRICT: CUD TD TOTAL ACRES: 108.19 AC TOTAL # OF LOTS/UNITS: 10
TOTAL # OF OPEN SPACE LOTS: N/A
INSIDE CITY LIMITS? YES LINEAR FT. IN PUBLIC STREETS: 3456 LF
SQ. FT./ACRES OF RESIDENTIAL STREET R/W:
SQ. FT./ACRES OF THOROUGHFARE R/W: 368,305SF / 8.46 AC

NOTE: IF IN A CONDITIONAL USE ZONING DISTRICT,
PLACE THE COMPLETE LIST OF ZONING CONDITIONS ON THE PLAN.

FOR SUBDIVISION / CLUSTER / M.H. SUBD.: Minimum Lot Size: ______ Total # of Phases: ______
FOR CLUSTER: # Detached Lots: ______ # Townhouse Lots: ______ # Group Housing Units: ______
FOR TOWNHOUSE OR GROUP HOUSING: # 1BR Units: ______ 2BR: ______ 3BR: ______ 4BR ______
Proposed Building Height: ______ Off-street parking required: ______ provided: ______
Basis of determination (1 space per (?)): ______
FOR RIGHT-OF-WAY DEDICATION: Associated City Case File # (S-__-98, SP-__-98, etc.): ______

CLIENT (Owner or Developer):

Name(s) SLF Ruby Jones, LLC
Address: 5949 Sherry Lane, Suite 1750
Dallas, TX 75225 ZIP ______
Telephone: 919-239-8888 FAX: ______
E-Mail Address: ______

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

Name(s) John A. Edwards and Company – Jon Callahan
Address: 333 Wade Ave
Raleigh, NC 27605 ZIP ______
Telephone: 919-828-4428 FAX: 919-828-4711
E-Mail Address: jon_Callahan@jaeco.com

ZONING CONDITIONS

TD PDD

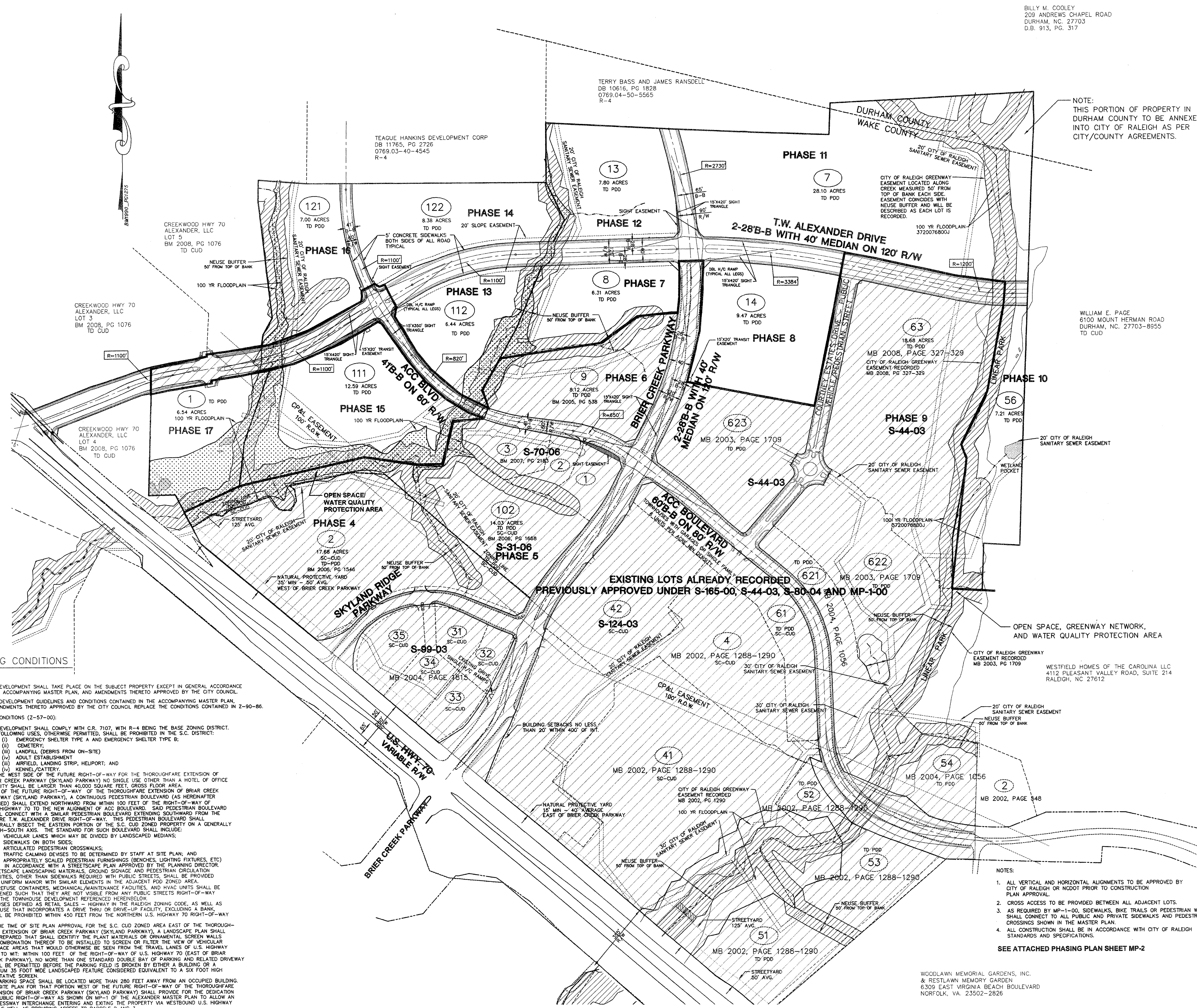
1. NO DEVELOPMENT SHALL TAKE PLACE ON THE SUBJECT PROPERTY EXCEPT IN GENERAL ACCORDANCE WITH THE ACCOMPANYING MASTER PLAN, AND AMENDMENTS THERETO APPROVED BY THE CITY COUNCIL.

2. THE DEVELOPMENT GUIDELINES AND CONDITIONS CONTAINED IN THE ACCOMPANYING MASTER PLAN, AND AMENDMENTS THERETO APPROVED BY THE CITY COUNCIL REPLACE THE CONDITIONS CONTAINED IN Z-90-86.

SC CUD

ZONING CONDITIONS (Z-57-00):

1. ALL DEVELOPMENT SHALL COMPLY WITH C.R. 7107, WITH R-4 BEING THE BASE ZONING DISTRICT.
2. THE FOLLOWING USES, OTHERWISE PERMITTED, SHALL BE PROHIBITED IN THE S.C. DISTRICT:
   (i) EMERGENCY SHELTER TYPE A AND EMERGENCY SHELTER TYPE B;
   (ii) CEMETERY;
   (iii) LANDFILL (DEBRIS FROM ON-SITE)
   (iv) ADULT ESTABLISHMENT
   (iii) AIRFIELD, LANDING STRIP, HELIPORT; AND
   (iv) KENNEL/CATTERY.
3. ON THE WEST SIDE OF THE FUTURE RIGHT-OF-WAY FOR THE THOROUGHFARE EXTENSION OF BRIAR CREEK PARKWAY (SKYLAND PARKWAY) NO SINGLE USE OTHER THAN A HOTEL OF OFFICE FACILITY SHALL BE LARGER THAN 40,000 SQUARE FEET, GROSS FLOOR AREA.
4. EAST OF THE FUTURE RIGHT-OF-WAY OF THE THOROUGHFARE EXTENSION OF BRIAR CREEK PARKWAY (SKYLAND PARKWAY), A CONTINUOUS PEDESTRIAN BOULEVARD (AS HEREINAFTER DEFINED) SHALL EXTEND NORTHWARD FROM WITHIN 100 FEET OF THE RIGHT-OF-WAY OF U.S. HIGHWAY 70 TO THE NEW ALIGNMENT OF ACC BOULEVARD. SAID PEDESTRIAN BOULEVARD SHALL CONNECT WITH A SIMILAR PEDESTRIAN BOULEVARD EXTENDING SOUTHWARD FROM THE FUTURE T.W. ALEXANDER DRIVE RIGHT-OF-WAY. THIS PEDESTRIAN BOULEVARD SHALL GENERALLY BISECT THE EASTERN PORTION OF THE S.C. CUD ZONED PROPERTY ON A GENERALLY NORTH-SOUTH AXIS. THE STANDARD FOR SUCH BOULEVARD SHALL INCLUDE:
   (a) VEHICULAR LANES WHICH MAY BE DIVIDED BY LANDSCAPED MEDIANS;
   (b) SIDEWALKS ON BOTH SIDES;
   (c) ARTICULATED PEDESTRIAN CROSSWALKS;
   (d) TRAFFIC CALMING DEVISES TO BE DETERMINED BY STAFF AT SITE PLAN; AND
   (e) APPROPRIATELY SCALED PEDESTRIAN FURNISHINGS (BENCHES, LIGHTING FIXTURES, ETC) IN ACCORDANCE WITH A STREETSCAPE PLAN APPROVED BY THE PLANNING DIRECTOR.
5. STREETSCAPE LANDSCAPING MATERIALS, GROUND SIGNAGE AND PEDESTRIAN CIRCULATION FACILITIES, OTHER THAN SIDEWALKS REQUIRED WITH PUBLIC STREETS, SHALL BE PROVIDED IN A UNIFORM MANOR WITH SIMILAR ELEMENTS IN THE ADJACENT PDD ZONED AREA.
6. ALL REFUSE CONTAINERS, MECHANICAL/MAINTENANCE FACILITIES, AND HVAC UNITS SHALL BE SCREENED SUCH THAT THEY ARE NOT VISIBLE FROM ANY PUBLIC STREETS RIGHT-OF-WAY AND THE TOWNHOUSE DEVELOPMENT REFERENCED HEREINBELOW.
7. ALL USES DEFINED AS RETAIL SALES – HIGHWAY IN THE RALEIGH ZONING CODE, AS WELL AS ANY USE THAT INCORPORATES A DRIVE THRU OR DRIVE-UP FACILITY, EXCLUDING A BANK, SHALL BE PROHIBITED WITHIN 450 FEET FROM THE NORTHERN U.S. HIGHWAY 70 RIGHT-OF-WAY LINE.
8. AT THE TIME OF SITE PLAN APPROVAL FOR THE S.C. CUD ZONED AREA EAST OF THE THOROUGH-FARE EXTENSION OF BRIAR CREEK PARKWAY (SKYLAND PARKWAY), A LANDSCAPE PLAN SHALL BE PREPARED THAT SHALL IDENTIFIY THE PLANT MATERIALS OR ORNAMENTAL SCREEN WALLS OR COMBONATION THEREOF TO BE INSTALLED TO SCREEN OR FILTER THE VIEW OF VEHICULAR SURFACE AREAS THAT WOULD OTHERWISE BE SEEN FROM THE TRAVEL LANES OF U.S. HIGHWAY 70. TO WIT: WITHIN 100 FEET OF THE RIGHT-OF-WAY OF U.S. HIGHWAY 70 (EAST OF BRIAR CREEK PARKWAY), NO MORE THAN ONE STANDARD DOUBLE BAY OF PARKING AND RELATED DRIVEWAY SHALL BE PERMITTED BEFORE THE PARKING FIELD IS BROKEN BY EITHER A BUILDING OR A MINIMUM 35 FOOT WIDE LANDSCAPED FEATURE CONSIDERED EQUIVALENT TO A SIX FOOT HIGH VEGETATIVE SCREEN.
9. NO PARKING SPACE SHALL BE LOCATED MORE THAN 280 FEET AWAY FROM AN OCCUPIED BUILDING.
10. ANY SITE PLAN FOR THAT PORTION WEST OF THE FUTURE RIGHT-OF-WAY OF THE THOROUGHFARE EXTENSION OF BRIAR CREEK PARKWAY (SKYLAND PARKWAY) SHALL PROVIDE FOR THE DEDICATION OF PUBLIC RIGHT-OF-WAY AS SHOWN ON MP-1 OF THE ALEXANDER MASTER PLAN TO ALLOW AN EXPRESSWAY INTERCHANGE ENTERING AND EXITING THE PROPERTY VIA WESTBOUND U.S. HIGHWAY 70, AS WELL AS PROVIDING ACCESS TO PARCELS 2 AND 3.
11. AN AVERAGE 50-FOOT, MINIMUM 35-FOOT NATURAL PROTECTIVE YARD SHALL BE MAINTAINED ALONG THE U.S. HIGHWAY 70 RIGHT-OF-WAY WEST OF THE RIGHT-OF-WAY FOR THE THOROUGHFARE EXTENSION OF THE BRIAR CREEK PARKWAY (SKYLAND PARKWAY). AN AVERAGE 40-FOOT, MINIMUM 15-FOOT STREETYARD SHALL BE MAINTAINED ALONG THE U.S. HIGHWAY 70 RIGHT-OF-WAY EAST OF THE SKYLINE PARKWAY RIGHT-OF-WAY.
12. WITHIN THE S.C. CUD ZONED PROPERTY, A TOWNHOUSE DEVELOPMENT, WITH GARAGES, HAVING A DENSITY NO LESS THAN 6 UNITS PER ACRE (OR 40 DWELLING UNIT MINIMUM) SHALL BE CONSTRUCTED ALONG THE SOUTHERN RIGHT-OF-WAY LINE OF THE ACC BOULEVARD AS SHOWN ON MP-1 OF THE PLANNED DEVELOPMENT OVERLAY DISTRICT ZONING PETITION FOR THE APPLICANTS ADJACENT PROPERTY FILED CONCURRENTLY HEREWITH.
13. EXCEPT WHERE IN CONFLICT WITH THE CONDITIONS STATED HEREIN, THE DEVELOPMENT OF THIS PROPERTY SHALL CONFORM TO THE CONDITIONS WHICH ARE A PART OF THE MASTER PLAN INCORPORATED INTO THE PLANNED DEVELOPMENT OVERLAY DISTRICT ZONING PETITION FOR THE APPLICANTS ADJACENT PROPERTY FILED CONCURRENTLY HEREWITH.
14. BUILDING REARS WHICH ARE VISIBLE FROM PUBLIC RIGHTS-OF-WAY WILL BE OF SIMILAR MATERIALS AND ARCHITECTURAL DESIGN AND FEATURES AS THE BUILDING FRONT.
15. REIMBURSEMENT FOR FUTURE RIGHT-OF-WAY DEDICATIONS SHALL BE BASED UPON THE PRE-EXISTING ZONING, TD-CUD.
16. IN ORDER TO ALLOW FOR CONSTRUCTION SLOPE EASEMENTS DURING THE CONSTRUCTION OF THE GRADE SEPARATED INTERSECTION OF THE THOROUGHFARE EXTENSION OF BRIAR CREEK PARKWAY (SKYLAND PARKWAY) AND GLENWOOD AVENUE PLANNED IN THE FUTURE, BUILDING SETBACKS ALONG SUCH THOROUGHFARE EXTENSION WITHIN FOUR HUNDRED (400) FEET OF ITS INTERSECTION WITH GLENWOOD AVENUE SHALL BE NO LESS THAN (20) FEET.



NOTES:

1. ALL VERTICAL AND HORIZONTAL ALIGNMENTS TO BE APPROVED BY CITY OF RALEIGH OR NCDOT PRIOR TO CONSTRUCTION PLAN APPROVAL.
2. CROSS ACCESS TO BE PROVIDED BETWEEN ALL ADJACENT LOTS.
3. AS REQUIRED BY MP-1-00, SIDEWALKS, BIKE TRAILS OR PEDESTRIAN WAYS SHALL CONNECT TO ALL PUBLIC AND PRIVATE SIDEWALKS AND PEDESTRIAN CROSSINGS SHOWN IN THE MASTER PLAN.
4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.

SEE ATTACHED PHASING PLAN SHEET MP-2

GRAPHIC SCALE
200 0 100 200 400 800
(IN FEET)
1 inch = 200 ft.

REFERENCE - MP-1-2000
S-80-04 & S-44-03 APPROVALS HAVE SUNSET
PREVIOUSLY APPROVED PLAN FOR REFERENCE ONLY

S-48-08

DATE	REVISION	BY

JOHN A. EDWARDS & COMPANY
Consulting Engineers
333 Wade Ave, Raleigh, N.C.
Phone (919) 828-4428
FAX (919) 828-4711
E-mail info@jaeco.com

SCALE:	DATE: 9/25/08
FLD. BK. & PAGE	DRAWN BY: JRC
FILE NO: JAEMASTER	CHECKED BY: JAE, JR.

TW ALEXANDER PLACE
RALEIGH NORTH CAROLINA
PRELIMINARY SUBDIVISION PLAN

SHEET 2 OF 5

TRANSPORTATION NOTES:
1. RIGHT-OF-WAY SHALL BE CLEARED AND GRUBBED WITHIN 50 FEET OF ALL RESIDENTIAL OR RESIDENTIAL COLLECTOR INTERSECTIONS. RIGHT-OF-WAY SHALL BE CLEARED AND GRUBBED WITHIN 100 FEET OF ALL OTHER STREET INTERSECTIONS.
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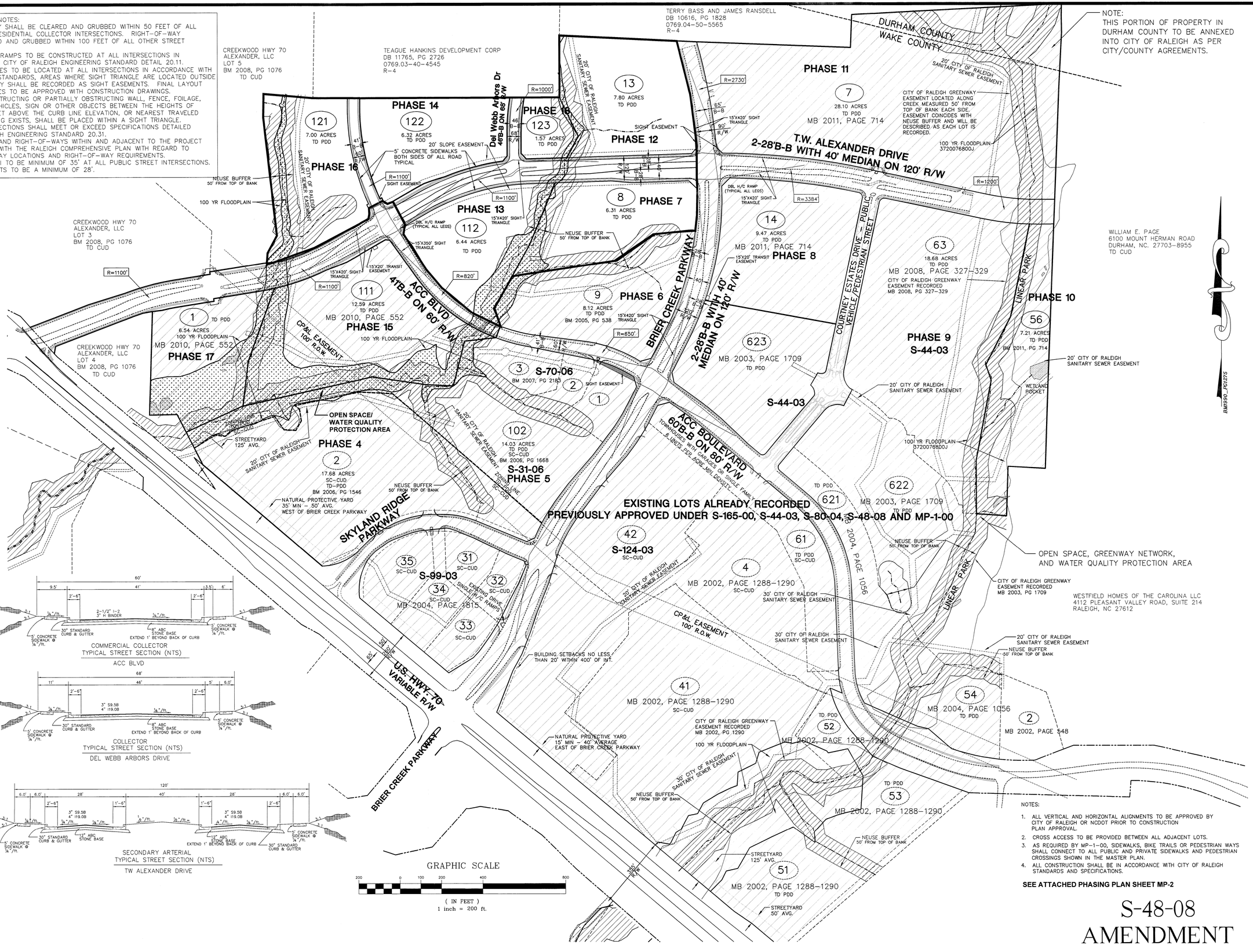

NOTES:
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SEE ATTACHED PHASING PLAN SHEET MP-2

S-48-08 AMENDMENT

SHEET 3 OF 5

TW ALEXANDER PLACE
RALEIGH WAKE COUNTY NORTH CAROLINA
PRELIMINARY SUBDIVISION PLAN AMENDMENT

JOHN A. EDWARDS & COMPANY
Consulting Engineers
NC License F-0289
333 Wade Ave., Raleigh, N.C. 27605
Phone: (919) 828-4428
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E-mail: info@jaeco.com

SCALE: 1" = 200'	DATE: 5/15/12
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FILE NO: JAEMASTER	CHECKED BY: JAE, JR.

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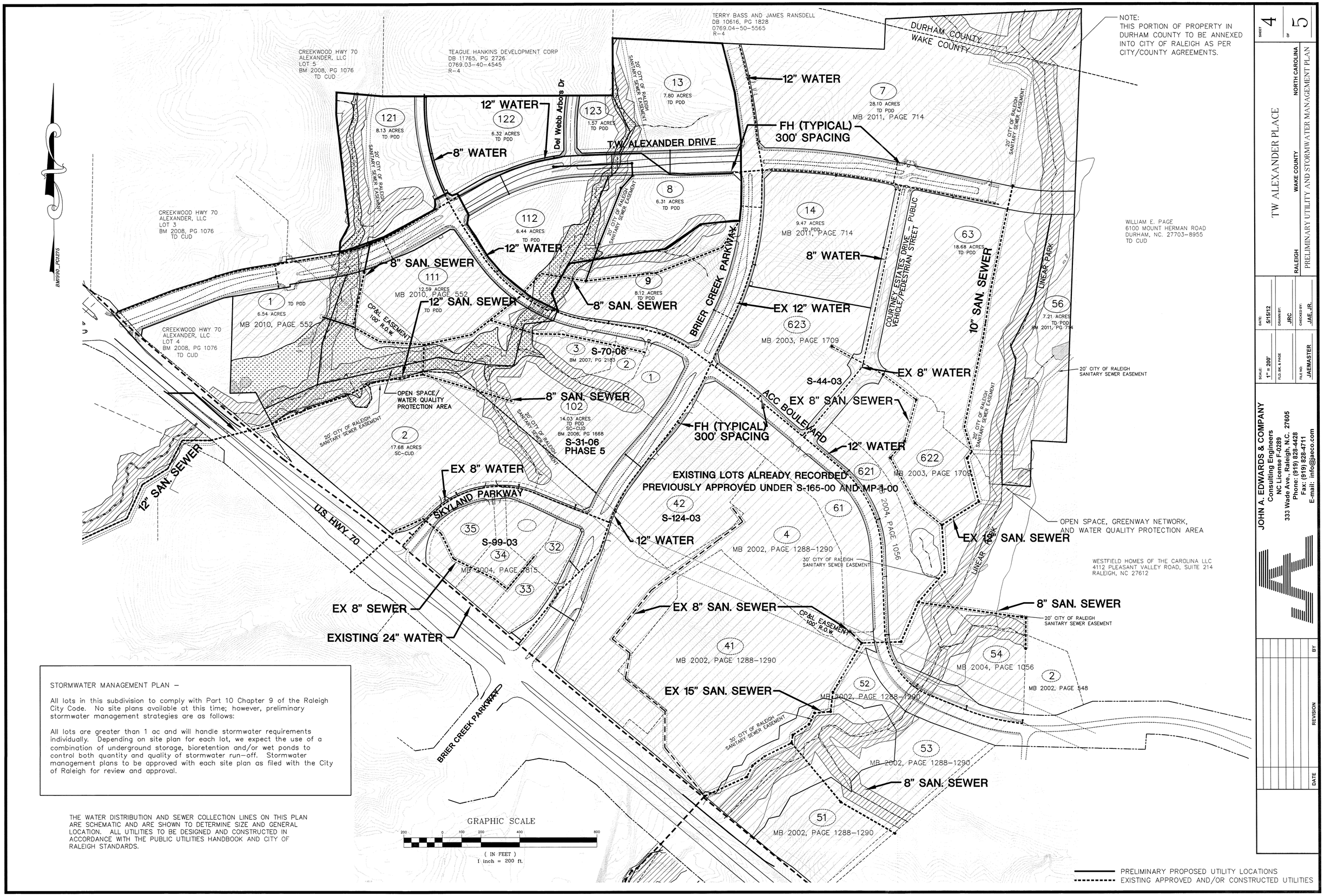

STORMWATER MANAGEMENT PLAN –

All lots in this subdivision to comply with Part 10 Chapter 9 of the Raleigh City Code. No site plans available at this time; however, preliminary stormwater management strategies are as follows:

All lots are greater than 1 ac and will handle stormwater requirements individually. Depending on site plan for each lot, we expect the use of a combination of underground storage, bioretention and/or wet ponds to control both quantity and quality of stormwater run-off. Stormwater management plans to be approved with each site plan as filed with the City of Raleigh for review and approval.

THE WATER DISTRIBUTION AND SEWER COLLECTION LINES ON THIS PLAN ARE SCHEMATIC AND ARE SHOWN TO DETERMINE SIZE AND GENERAL LOCATION. ALL UTILITIES TO BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE PUBLIC UTILITIES HANDBOOK AND CITY OF RALEIGH STANDARDS.

SHEET 4 OF 5

TW ALEXANDER PLACE

RALEIGH WAKE COUNTY NORTH CAROLINA

PRELIMINARY UTILITY AND STORMWATER MANAGEMENT PLAN

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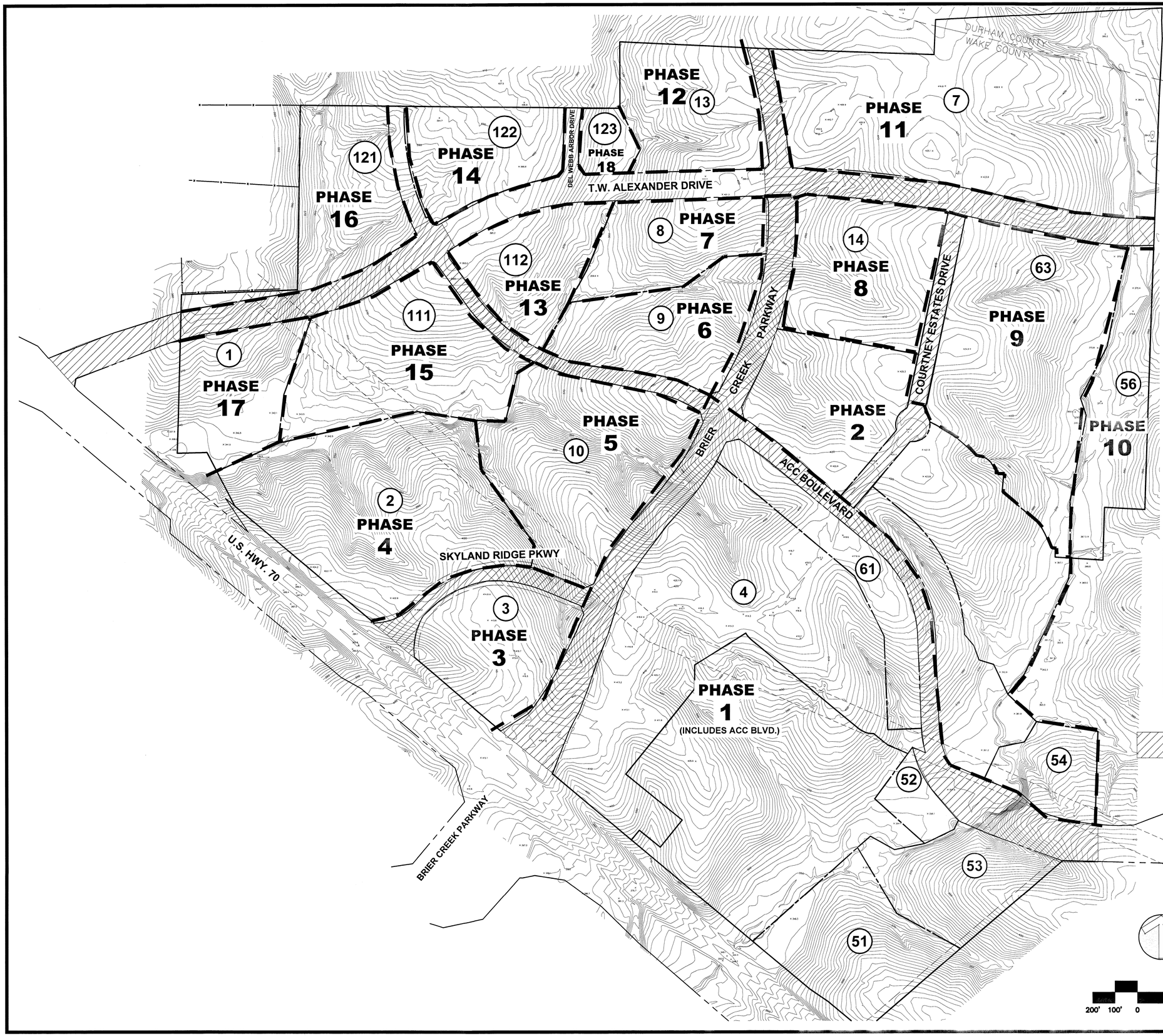

LEGEND FOR REQUIRED PUBLIC IMPROVEMENTS

PHASE 1,2,3,5,6,8,9,10,11,15, & 17 APPROVED PUBLIC IMPROVEMENTS (HATCHED AREA)
PHASE 4 - NO REQUIRED PUBLIC IMPROVEMENTS

IF PHASE 7 FIRST THEN FULL R/W GRADING ALONG FRONTAGE TO WEST SIDE OF CREEK AND 1/2 SECTION ON TW ALEXANDER ALONG FRONTAGE REQUIRED

IF PHASE 12 FIRST THEN FULL R/W GRADING ALONG FRONTAGE TO WEST SIDE OF CREEK AND 1/2 SECTION ON TW ALEXANDER ALONG FRONTAGE REQUIRED

IF PHASE 13 FIRST THEN FULL R/W GRADING ALONG FRONTAGE TO EAST SIDE OF CREEK AND 1/2 SECTION ON TW ALEXANDER ALONG FRONTAGE REQUIRED

IF PHASE 14 FIRST THEN FULL R/W GRADING AND FULL SECTION ON TW ALEXANDER TO THE EAST SIDE OF DEL WEBB ARBORS DRIVE AND FULL R/W GRADING EAST ACROSS CREEK. FULL SECTION ON ACC BLVD FROM EXISTING TO NORTHERN PROPERTY LINE AND FULL SECTION ON DEL WEBB ARBORS DRIVE.

IF PHASE 16 FIRST THEN FULL R/W GRADING AND FULL SECTION ON ACC BLVD FROM EXISTING TO NORTHERN PROPERTY LINE

IF PHASE 18 FIRST THEN FULL R/W GRADING AND FULL SECTION ON TW ALEXANDER TO THE EAST SIDE OF DEL WEBB STREET, THEN FULL R/W GRADING ACROSS CREEK. FULL SECTION ON ACC BLVD FROM EXISTING TO NORTHERN PROPERTY LINE AND FULL SECTION ON DEL WEBB STREET.

PUBLIC IMPROVEMENTS CONSIST OF ROAD SECTIONS AND PUBLIC WATER LINE AS WELL AS DEDICATION OF A 20' SLOPE EASEMENT ALONG THOROUGHFARES

THIS TABLE TO BE UPDATED AND FILED WITH THE CITY OF RALEIGH UPON APPROVAL OF EACH PHASE

EXISTING PUBLIC IMPROVEMENTS CONSTRUCTED AND/OR APPROVED

REVISIONS MADE BY JOHN A. EDWARDS AND COMPANY

9/2/03	REVISE PHASING PLAN
5/12/04	REVISE PHASING PLAN UPDATE ABOVE TABLE
11/30/05	REVISE PHASING PLAN UPDATE ABOVE TABLE
10/4/06	UPDATED APPROVED/CONSTRUCTED HATCH
11/3/08	UPDATED APPROVED/CONSTRUCTED HATCH UPDATED REQUIRED PUBLIC IMPROVEMENTS
5/15/12	UPDATED APPROVED/CONSTRUCTED HATCH UPDATED REQUIRED PUBLIC IMPROVEMENTS AMENDED SUBDIVISION PLAN

PUBLIC IMPROVEMENTS TO BE MADE ALONG FRONTAGE OF EACH PHASE ACCORDING TO WHICHEVER PHASE DEVELOPS FIRST AS OUTLINED ABOVE

DATE	REVISION	BY

JOHN A. EDWARDS & COMPANY Consulting Engineers
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TW ALEXANDER PLACE
WAKE COUNTY NORTH CAROLINA
RALEIGH
PHASING PLAN

SHEET 5 OF 5

MP-2

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