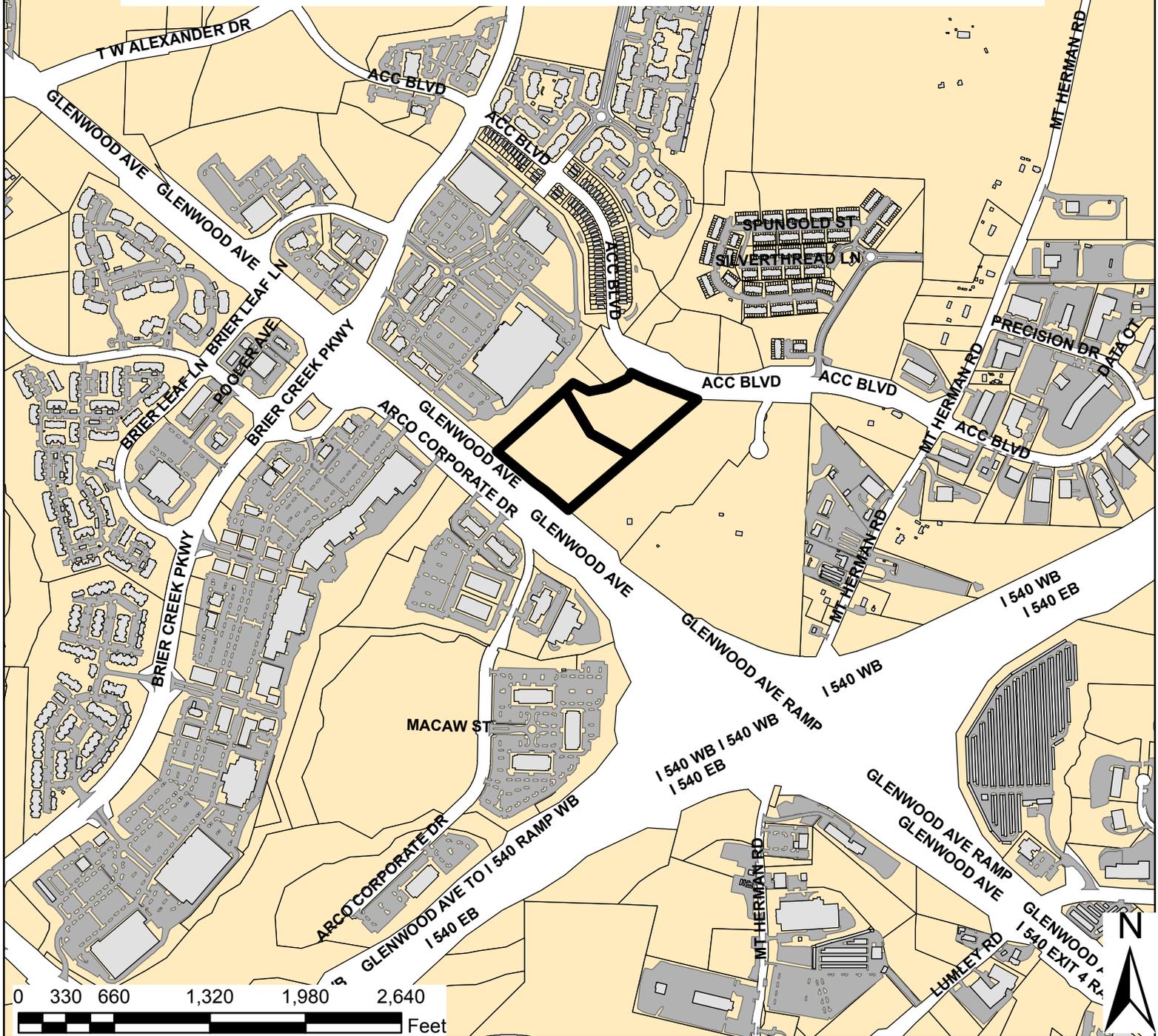


# CROWN AT ALEXANDER PLACE

## GH-3-2013



Zoning: **TD, CUD, PDD, SP HWY**  
 CAC: **Northwest**  
 Drainage: **Little Briar**  
 Basin:  
 Acreage: **14.46**

Number of Units: **232**  
 Planner: **Eric Hodge**  
 Phone: **(919) 996-2639**  
 Applicant Contact: **John Edwards & Co.**  
 Phone: **(919) 828-4428**



# Planning & Development

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

## Preliminary Development Plan Application

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

Preliminary Approvals		FOR OFFICE USE ONLY
<input type="checkbox"/> Site Plans for Planning Commission or City Council <input type="checkbox"/> Preliminary Administrative Site Plans <input checked="" type="checkbox"/> Group Housing * <input type="checkbox"/> Multifamily (Infill)*	<input type="checkbox"/> Subdivision* <input type="checkbox"/> Infill Subdivision* <input type="checkbox"/> Infill Recombination* <input type="checkbox"/> Cluster Subdivision <input type="checkbox"/> Expedited Subdivision Review	Transaction Number  <i>359845</i>
* May require Planning Commission or City Council Approval		

### Section A

*GH-3-13*

### GENERAL INFORMATION

Development Name *Crown at Alexander Place*

Proposed Use *Apartments*

Property Address(es) *7651 ACC Blvd and 10200 Glenwood Ave.*

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

P.I.N. *0768665694*

P.I.N. *0768681345*

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.

#### 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. *Per meeting with staff this site use is not listed in the MP-1-00 land use table and therefore requires planning commission approval.*

#### CLIENT (Owner or Developer)

Company *Crowne Partners, Inc. (Developer)*

Name (s) *Alan Engel*

Address *505 N. 20<sup>th</sup> Street, Suite 1015 Birmingham, AL 35201*

Phone *205-328-3120*

Email *azengel@crownepartners.com*

Fax *205-326-0528*

#### 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*

*Map 0768.02 Northwest CAC*

*Planned Dev. Overlay, Sp. Highway Overlay CUD TD Little Briar Drainage*

**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) <i>TD PDD</i>		Proposed building use(s) <i>Apartments</i>	
If more than one district, provide the acreage of each		Existing Building(s) sq. ft. gross <i>0</i>	
Overlay District <i>PDD</i>		Proposed Building(s) sq. ft. gross <i>304,816 SF</i>	
Total Site Acres      Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Total sq. ft. gross (existing & proposed) <i>304,816 FF</i>	
Off street parking Required <i>406</i> Provided <i>425</i>		Proposed height of building(s) <i>58 feet</i>	
COA (Certificate of Appropriateness) case #		FAR (floor area ratio percentage) <i>0.48</i>	
BOA (Board of Adjustment) case # <i>A-</i>		Building Lot Coverage percentage <i>0.11</i> (site plans only)	
CUD (Conditional Use District) case # <i>Z- 58-00</i>			
Stormwater Information			
Existing Impervious Surface <i>0</i> acres/square feet		Flood Hazard Area <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Proposed Impervious Surface <i>6.37</i> acres/square feet		If Yes, please provide	
Neuse River Buffer <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No      Wetlands <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Alluvial Soils      Flood Study      FEMA Map Panel # <i>3720076800J</i>	

**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  
*The area is designated as "regional mixed use" and high-density residential is an ideal use.*

**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
3. Total # Of Apartment Or Condominium Units <i>232</i>	13. Is your project a cluster unit development? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
4. Total # Of Congregate Care Or Life Care Dwelling Units	If Yes, please answer the questions below: a) Total number of Townhouse Lots b) Total number of Single Family Lots c) Total number of Group Housing Units d) Total number of Open Space Lots e) Minimum Lot Size f) Total Number of Phases g) Perimeter Protective Yard Provided <input type="checkbox"/> Yes <input type="checkbox"/> No h) Must provide open space quotient per City Code 10-3071 (5)
5. Total # Of Mobile Home Lots	
6. Total Number of Hotel Units	
7. Overall Total # Of Dwelling Units (1-6 Above)	
8. Bedroom Units    1br <i>85</i> 2br <i>125</i> 3br <i>22</i> 4br or more	
9. Overall Unit(s)/Acre Densities Per Zoning District(s) <i>16.04</i>	
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	

**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 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 4-10-13  
 Signed \_\_\_\_\_ Date \_\_\_\_\_

**Section B**

	TO BE COMPLETED BY APPLICANT		TO BE COMPLETED BY CITY STAFF		
	YES	N/A	YES	NO	N/A
<b>General Requirements</b>					
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)	<input type="checkbox"/>		✓		
2. <u>Preliminary Development Plan Application</u> completed and signed by the property owner	<input type="checkbox"/>		✓		
3. Client must complete and print page 1 and 2 of the <u>Preliminary Development Plan Application</u> to the plan cover sheet (not applicable for infill recombination)	<input type="checkbox"/>	<input type="checkbox"/>	✓		
4. I have referenced the <u>Preliminary Development Plan Checklist</u> and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	<input type="checkbox"/>		✓		
5. Provide the following plan sheets:	<input type="checkbox"/>				
a) Cover sheet: includes general notes, owner's name, contact's name, telephone number, mailing address and email address	<input type="checkbox"/>		✓		
b) Existing Conditions Sheet	<input type="checkbox"/>	<input type="checkbox"/>	✓		
c) Proposed Site, Subdivision Plan, or Recombination Plan	<input type="checkbox"/>		✓		
d) Proposed Grading and Stormwater Plan	<input type="checkbox"/>	<input type="checkbox"/>	✓		
e) Proposed Utility Plan, including Fire	<input type="checkbox"/>	<input type="checkbox"/>	✓		
f) Proposed Tree Conservation Plan	<input type="checkbox"/>	<input type="checkbox"/>	✓		
g) Proposed Landscaping Plan (Landscape Plan not required for commercial subdivisions)	<input type="checkbox"/>	<input type="checkbox"/>	✓		
h) Building elevations that show maximum height from natural and finished grade, buildings to be removed	<input type="checkbox"/>	<input type="checkbox"/>	✓		
6. Ten (10) sets of proposed plans to engineering scale (1" = 20', 1" = 100', etc.), and date of preparation. <u>For re-submittals only – include all revision dates</u>	<input type="checkbox"/>		✓		
7. Plan size 18"x24" or 24"x36"	<input type="checkbox"/>		✓		
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	<input type="checkbox"/>		✓		
9. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map	<input type="checkbox"/>		✓		
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	<input type="checkbox"/>		✓		
11. Wake County School Form, if dwelling units are proposed	<input type="checkbox"/>	<input type="checkbox"/>	✓		
12. Preliminary stormwater quantity and quality summary and calculations package	<input type="checkbox"/>	<input type="checkbox"/>	✓		
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	<input type="checkbox"/>	<input type="checkbox"/>	✓		

**PRIVATE STREET INSPECTION STATEMENT**  
 THE CONSTRUCTION INSPECTION OF PRIVATE STREETS WITHIN CLUSTER UNITS, CONDOMINIUMS, GROUP HOUSING, TOWNHOUSE DEVELOPMENTS AND MOBILE HOME PARKS SUBMITTED FOR CITY APPROVAL IS THE RESPONSIBILITY OF THE OWNER/DEVELOPER. COPIES OF CERTIFIED INSPECTION REPORTS INVOLVING SUBGRADE/AGGREGATE BASE PROFILES, AGGREGATE BASE AND ASPHALT DENSITIES AND THICKNESS, AND OTHER PERTINENT INFORMATION MUST BE SUBMITTED TO THE CITY'S ENGINEERING INSPECTIONS MANAGER AT PO BOX 590, RALEIGH NC 27602 OR FAXED TO (919)831-6339. CONTACT LARRY ANDERSON AT (919)831-6810 TO OBTAIN DETAILS OF THE ABOVE REQUIREMENTS.

**SITE DATA SUMMARY**  
 TOTAL LOT AREA - 14.46 AC (LOTS 51 AND 53 TO BE RE-COMBINED)  
 PARCEL PIN - 0768-66-5694, 0768-66-1345 ZONING - TD PDD  
 PROPOSED USE - MULTIFAMILY RESIDENTIAL  
 PROPOSED 4 STORY RESIDENTIAL BUILDINGS WITH BASEMENT  
 DENSITY - 232 UNITS - 16.04 UNITS/ACRE  
**BUILDING SUMMARY**  
 BUILDING 1 - 53 UNITS (25-1BR, 24-2BR & 4-3BR UNITS) - HEIGHT - 58'-0"  
 71,103 SF  
 BUILDING 2 - 58 UNITS (30-1BR & 28-2BR UNITS) - HEIGHT - 58'-0"  
 68,603 SF  
 BUILDING 3 - 58 UNITS (17-1BR, 23-2BR & 18-3BR UNITS) - HEIGHT - 58'-0"  
 80,117 SF  
 BUILDING 4 - 63 UNITS (13-1BR & 50-2BR UNITS) - HEIGHT - 58'-0"  
 83,993 SF  
 POOL - 1500 SF (NO DIMENSION MUST EXCEED 65')

**PARKING CALCULATION SUMMARY**  
 Required Parking  
 Building 1 (25-1BR, 24-2BR and 4-3BR units) = 95.5 spaces  
 Building 2 (30-1BR & 28-2BR units) = 101 spaces  
 Building 3 (17-1BR, 23-2BR & 18-3BR units) = 116.5 spaces  
 Building 4 (13-1BR & 50-2BR units) = 119.5 spaces  
 Clubhouse - 2500sf (1 space/200sf) = 13 spaces  
 Fitness Area - 2000sf (1 space/200sf) = 10 spaces  
 Pool - 1500sf (1 space/100sf) = 15 spaces  
 Recreational Facility Parking Reduction 10-2072(b)  
 Clubhouse and Pool #1 - Total spaces for units within 400'/Total spaces for all units=204/436=47%  
 Total parking reduction for Clubhouse and Pool = 47%(38) = 18 spaces  
 Total parking required for 232 units, clubhouse and pool = 95.5+101+116.5+119.5+18 = 450.5 spaces  
 Parking Reduction for Landscaping 10-2082.6(c)(6) - 10% reduction  
 TOTAL PARKING REQUIRED = 90%(450.5)=406 spaces  
 TOTAL PARKING PROVIDED = 425 spaces  
 Required Handicapped spaces (1 space/type A unit + 1 space/2% type B units)=12+5=17 spaces  
 Provided Handicapped Spaces - 18 Spaces (13 standard and 5 van accessible)

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.

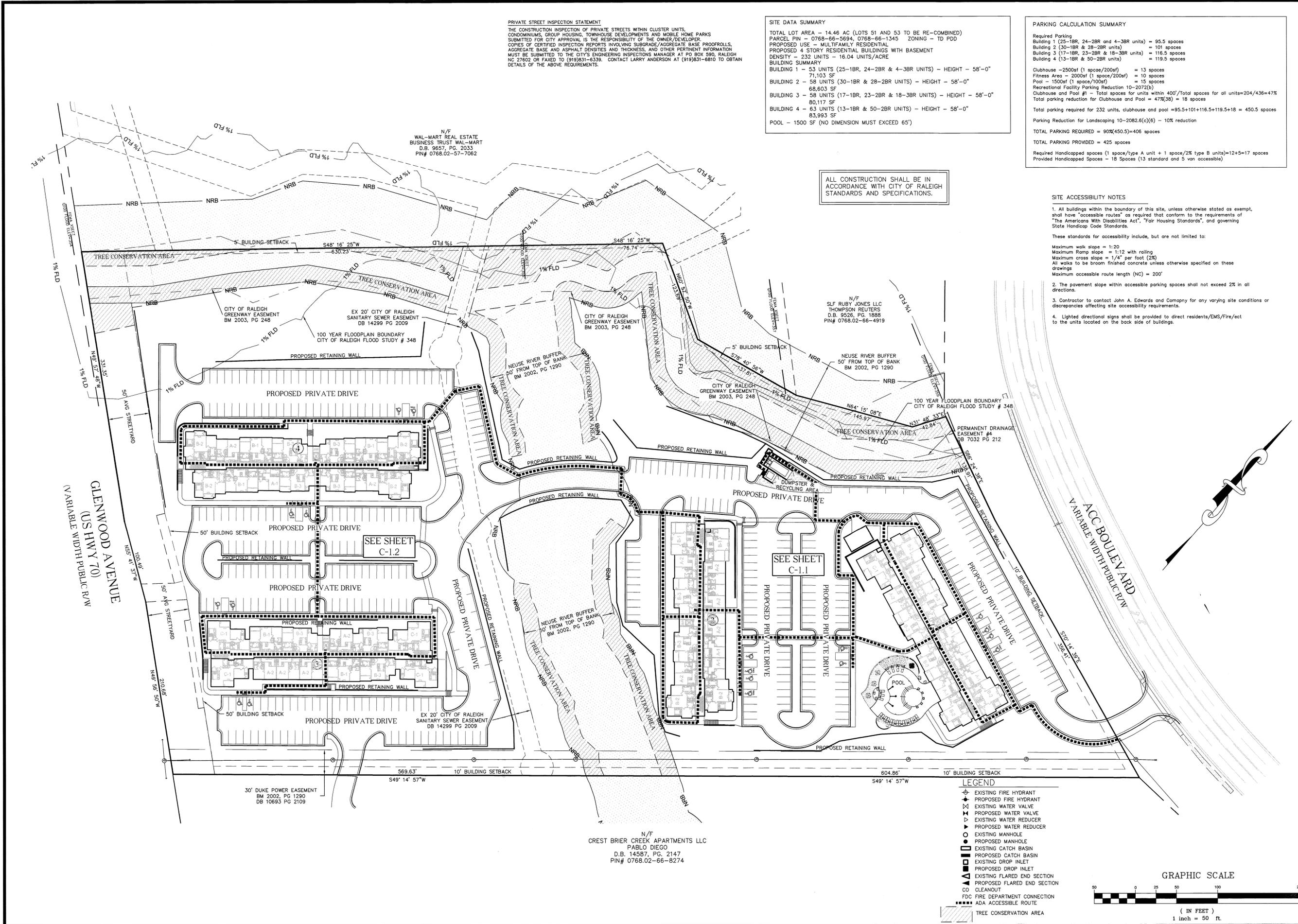
**SITE ACCESSIBILITY NOTES**  
 1. All buildings within the boundary of this site, unless otherwise stated as exempt, shall have "accessible routes" as required that conform to the requirements of "The Americans With Disabilities Act", "Fair Housing Standards", and governing State Handicap Code Standards.  
 These standards for accessibility include, but are not limited to:  
 Maximum walk slope = 1:20  
 Maximum Ramp slope = 1:12 with railing  
 Maximum cross slope = 1/4" per foot (2%)  
 All walks to be broom finished concrete unless otherwise specified on these drawings  
 Maximum accessible route length (NC) = 200'  
 2. The pavement slope within accessible parking spaces shall not exceed 2% in all directions.  
 3. Contractor to contact John A. Edwards and Company for any varying site conditions or discrepancies affecting site accessibility requirements.  
 4. Lighted directional signs shall be provided to direct residents/EMS/Fire/ect to the units located on the back side of buildings.

DATE	REVISION

**JOHN A. EDWARDS & COMPANY**  
 Consulting Engineers  
 333 Wade Ave., Raleigh, NC 27605  
 Phone (919) 828-4428  
 FAX (919) 828-4771  
 E-mail info@jaecoco.com

**CROWNE AT ALEXANDER PLACE**  
 DEVELOPER: CROWNE PARTNERS  
 WAKE COUNTY  
 RALEIGH  
 NORTH CAROLINA

DATE: 1/30/13  
 DRAWN BY: PCP/JRC  
 CHECKED BY: JRC  
 SCALE: 1" = 50'  
 SHEET: C-1.0



N/F  
 CREST BRIER CREEK APARTMENTS LLC  
 PABLO DIEGO  
 D.B. 14587, PG. 2147  
 PIN# 0768.02-66-8274

N/F  
 WAL-MART REAL ESTATE  
 BUSINESS TRUST WAL-MART  
 D.B. 9657, PG. 2033  
 PIN# 0768.02-57-7062

- LEGEND**
- ⊕ EXISTING FIRE HYDRANT
  - ⊕ PROPOSED FIRE HYDRANT
  - ⊕ EXISTING WATER VALVE
  - ⊕ PROPOSED WATER VALVE
  - ⊕ EXISTING WATER REDUCER
  - ⊕ PROPOSED WATER REDUCER
  - ⊕ EXISTING MANHOLE
  - ⊕ PROPOSED MANHOLE
  - ⊕ EXISTING CATCH BASIN
  - ⊕ PROPOSED CATCH BASIN
  - ⊕ EXISTING DROP INLET
  - ⊕ PROPOSED DROP INLET
  - ⊕ EXISTING FLARED END SECTION
  - ⊕ PROPOSED FLARED END SECTION
  - ⊕ CLEANOUT
  - ⊕ FDC FIRE DEPARTMENT CONNECTION
  - ⊕ ADA ACCESSIBLE ROUTE
  - ▨ TREE CONSERVATION AREA

