Design Adjustment Application

DEVELOPMENT SERVICES DEPARTMENT

The purpose of this request is to seek a Design Adjustment from the Development Services Director, or designee, for a specific project only and, if granted, may be approved with special conditions and provisions.
This application and all further action shall be consistent with Section 10.2.18 in the Unified Development Ordinance (UDO). The consideration and decision of this request shall be based solely on the conformance of the findings, as outlined in Sec. 8.3.6, Sec. 8.4.1.E and Sec. 8.5.1.G of the UDO or the Raleigh Street Design Manual.

PROJECT	**Project Name** JDS Consulting		
	Case Number SR-66-17		
	Transaction Number 525113		
OWNER	**Name** KRM Holdings		
	Address P. O. Box 80755		**City** Raleigh
	State nc	**Zip Code** 27623	**Phone** 919-201-3048
CONTACT	**Name** B. Taylor Blakely	**Firm** Blakely Design Group	
	Address 700 Exposition Place, S 105		**City** raleigh
	State nc	**Zip Code** 27615	**Phone** 919-412-5415
REQUEST	**I am seeking a Design Adjustment from the requirements set forth in the following:**		
	☑ UDO Art. 8.3 Blocks, Lots, Access	**- See page 2 for findings**	
	☐ UDO Art. 8.4 New Streets	**- See page 3 for findings**	
	☐ UDO Art. 8.5 Existing Streets	**- See page 4 for findings**	
	☐ Raleigh Street Design Manual	**- See page 5 for findings**	
	Provide details about the request; (please attach a memorandum if additional space is needed):		
	The requirement is to provide a maximum block perimeter of 4,000 feet (IX-3-PK zoning). We cannot meet this requirement because of an existing feature. There is a major floodplain in the rear. This feature generally parallels Angus Drive which would prevent any street connection. Angus Drive also is a dead end into a rock quarry. Also Jersey Court just a couple of hundred feet to the south is scheduled to connect across the floodplain to Fidelity Blvd. in the future. See UDO section 8.3.6 Administrative Design Adjustment Findings.		

It is the responsibility of the applicant to provide all pertinent information needed for the consideration of this request. Applicant must be the Property Owner.

By signing this document, I hereby acknowledge the information on this application is, to my knowledge, accurate.

B Taylor Blakely — 2-8-2018

Owner/Owner's Representative Signature — Date

CHECKLIST	
Signed Design Adjustment Application	☑ Included
Page(s) addressing required findings	☑ Included
Plan(s) and support documentation	☑ Included
Notary page (page 6) filled out; Must be signed by property owner	☑ Included
First Class stamped and addressed envelopes with completed notification letter	☐ Included

Submit all documentation, with the exception of the required addressed envelopes and letters to designadjustments@raleighnc.gov.

Deliver the addressed envelopes and letters to:
Development Services, Development Engineering
One Exchange Plaza, Suite 500
Raleigh NC, 27601

For Office Use Only	RECEIVED DATE:	DA - -

Article 8.3, Blocks, Lots, Access

Administrative Design Adjustment Findings

DEVELOPMENT SERVICES DEPARTMENT

The Development Services Director may in accordance with *Sec. 10.2.18.* approve a design adjustment, subject to all of the following findings. Describe how each item is met:

A. The requested design adjustment meets the intent of this Article;

The block perimeter can be met with the extension of Jersey Court 200 feet to the south

B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;

The Jersey Court connection will conform to the Comprehensive plan

C. The requested design adjustment does not increase congestion or compromise Safety;

Angus Drive is a dead end street. Dead ends into a rock quarry

D. The requested design adjustment does not create any lots without direct street Frontage;

no new lots are created.

E. The requested design adjustment is deemed reasonable due to one or more of the following:

1. Topographic changes are too steep;
2. The presence of existing buildings, stream and other natural features;
3. Site layout of developed properties;
4. Adjoining uses or their vehicles are incompatible;
5. Strict compliance would pose a safety hazard; or
6. Does not conflict with an approved or built roadway construction project
7. adjacent to or in the vicinity of the site.

Number 2. the presence of a stream and other natural features

Individual Acknowledgement

DEVELOPMENT SERVICES DEPARTMENT

STATE OF NORTH CAROLINA
COUNTY OF WAKE

INDIVIDUAL

I, STEPHEN WATERS, a Notary Public do hereby certify that B. TAYLOR BLAKELY personally appeared before me this day and acknowledged the due execution of the forgoing instrument.

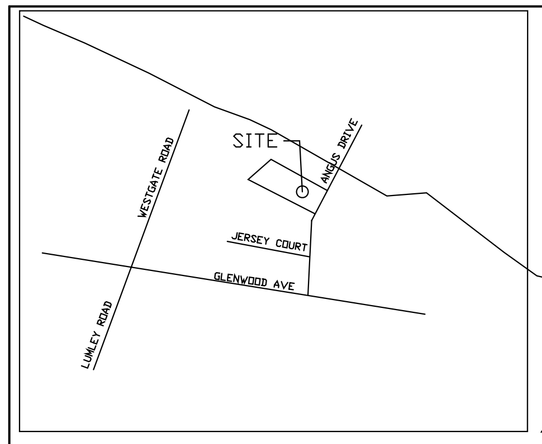
This the 8 day of February, 2018.

(SEAL)

STEPHEN J. WATERS III
MY COMMISSION EXPIRES
NOTARY PUBLIC
JUNE 26, 2021
WAKE COUNTY, NC

Notary Public _____

My Commission Expires: 6-26-21



VICINITY MAP

LEGEND and NOMENCLATURE

SYMBOLS

- Ex. iron pipe/rod or nail
- Ex. concrete monument
- New iron pipe
- Calculated point
- Cable pedestal
- Telephone pedestal
- Electric pedestal
- Fiber-optic marker
- Traffic signal box
- Water meter
- Fire hydrant
- Valve (water or gas)
- Sanitary sewer manhole
- Sanitary sewer cleanout
- Storm curb inlet
- Drainage inlet (w/ grate)
- Storm drain manhole
- Utility pole
- Lamp post
- Signal pole
- Guy wire
- Sign post

LINETYPES

- X — Fence
- OU — Overhead utility
- W — Water
- SS — Sanitary sewer
- SD — Storm drain

ABBREVIATIONS

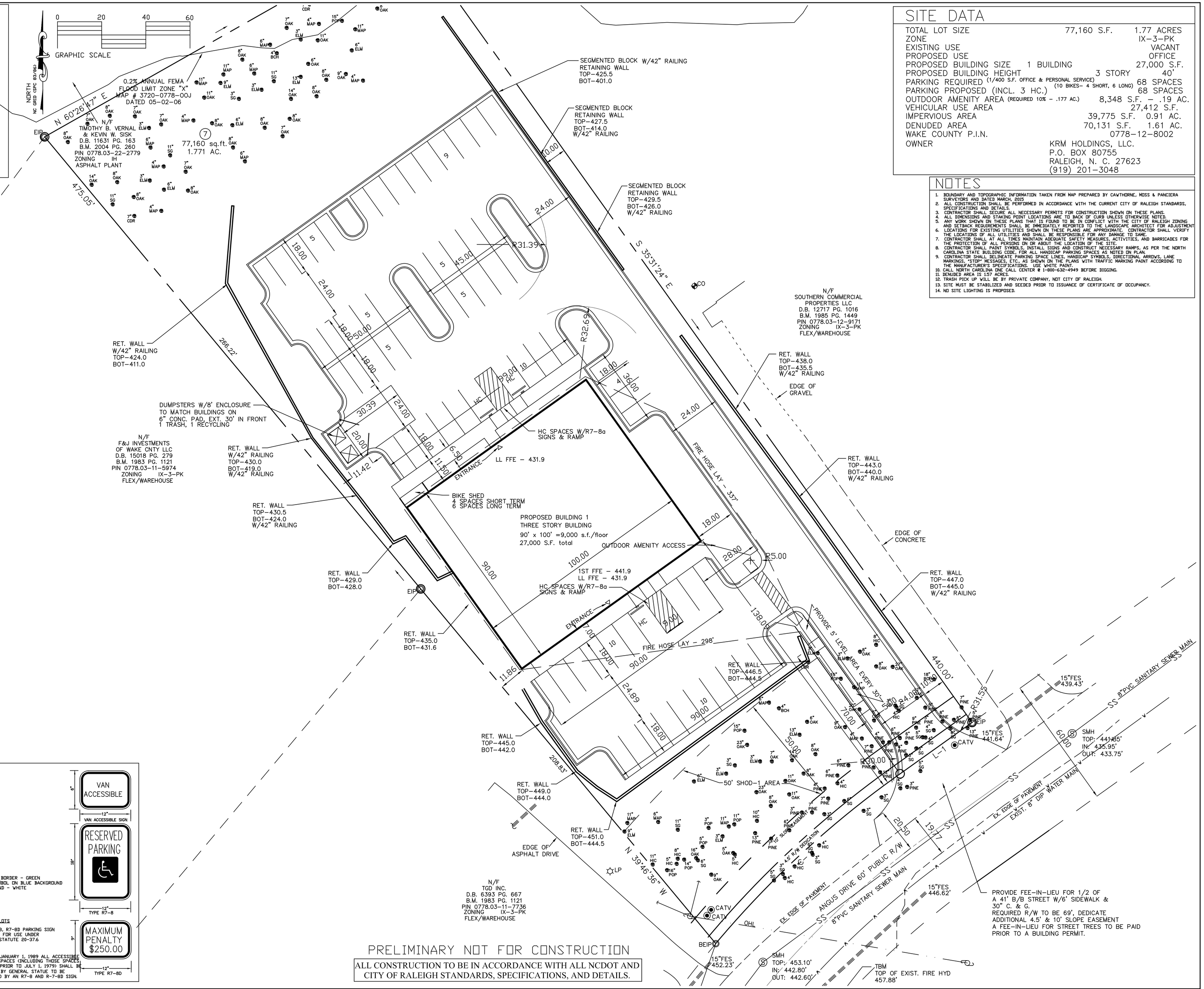
DB	Deed Book
PB or BM	Plat Book / Book of Maps
N/F	Now or formerly
Pg.	Page
SF	Square feet
Ac.	Acres
R/W	Right-of-way
NCSR	North Carolina State Route
NCDOT	North Carolina Dept. of Transportation
R/W	Right-of-way
Ex.	Existing
RCP	Reinforced concrete pipe
PVC	Polyvinyl chloride pipe
(M)	Measured
(P)	Platted
(D)	Deed

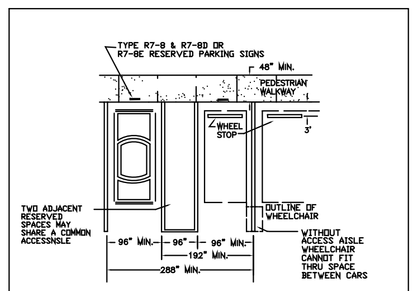
CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	BEARING
C- 1	113.76'	456.50'	113.46'	S 47°20'14" W

LINE TABLE

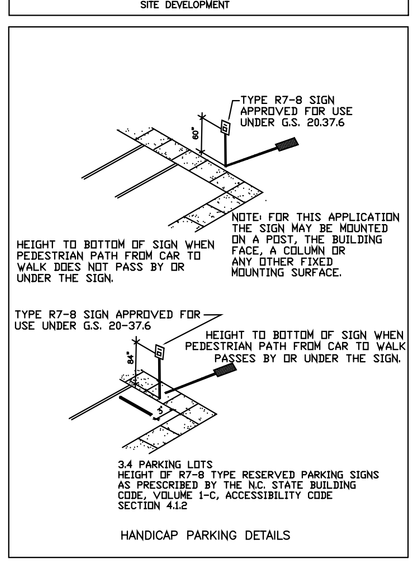
LINE	LENGTH	BEARING
L-1	40.00'	S 54°28'36" W



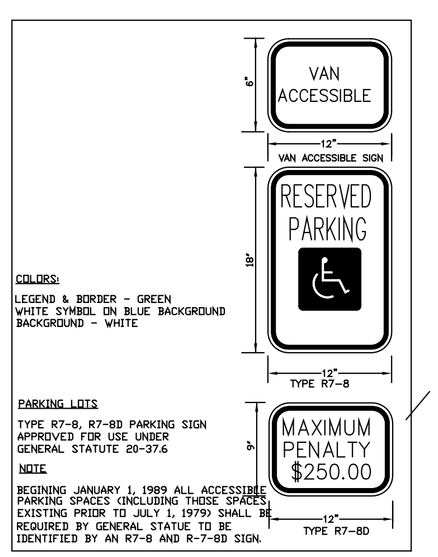


- 4% OF THE TOTAL NUMBER OF PARKING SPACES OR A MINIMUM OF ONE, SHALL BE RESERVED FOR USE BY DISABLED/HANDICAPPED PERSONS.
- PARKING SPACES SHALL BE AT LEAST 96" WIDE WITH A MINIMUM OF 60" WIDE ACCESS AISLE. SPACES SHALL NOT BE MORE THAN 200 FEET FROM AN ACCESSIBLE ENTRANCE & OR CENTRALLY LOCATED WHEN THE PARKING LOT SERVES MORE THAN ON BUILDING.
- ONE IN EVERY EIGHT (1 in 8) ACCESSIBLE PARKING SPACES OR A MINIMUM OF ONE, WHICHEVER IS THE GREATER NUMBER, SHALL BE VAN ACCESSIBLE AND SHALL BE IDENTIFIED WITH THE WORDS "VAN ACCESSIBLE" ON AN ABOVE GROUND SIGN. VAN ACCESSIBLE PARKING SPACES SHALL BE OPEN TO ALL VEHICLES PROPERLY IDENTIFIED IN COMPLIANCE WITH GENERAL STATUTES 20-37.6

SITE DEVELOPMENT



HANDICAP PARKING DETAILS



COLORS:

LEGEND & BORDER - GREEN
WHITE SYMBOL ON BLUE BACKGROUND
BACKGROUND - WHITE

PARKING LOTS

TYPE R7-8, R7-8D PARKING SIGN
APPROVED FOR USE UNDER
GENERAL STATUTE 20-37.6

NOTE

BEGINING JANUARY 1, 1989 ALL ACCESSIBLE PARKING SPACES (INCLUDING THOSE SPACES EXISTING PRIOR TO JULY 1, 1979) SHALL BE REQUIRED BY GENERAL STATUE TO BE IDENTIFIED BY AN R7-8 AND R-7-8D SIGN.

PRELIMINARY NOT FOR CONSTRUCTION

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL NCDOT AND CITY OF RALEIGH STANDARDS, SPECIFICATIONS, AND DETAILS.

SITE DATA

TOTAL LOT SIZE	77,160 S.F.	1.77 ACRES
ZONE		IX-3-PK
EXISTING USE		VACANT
PROPOSED USE		OFFICE
PROPOSED BUILDING SIZE	1 BUILDING	27,000 S.F.
PROPOSED BUILDING HEIGHT	3 STORY	40'
PARKING REQUIRED (1/400 S.F. OFFICE & PERSONAL SERVICE)		68 SPACES
PARKING PROPOSED (INCL. 3 HC.) (10 BIKES- 4 SHORT, 6 LONG)		68 SPACES
OUTDOOR AMENITY AREA (REQUIRED 10% - .177 AC.)	8,348 S.F.	- .19 AC.
VEHICULAR USE AREA	27,412 S.F.	
IMPERVIOUS AREA	39,775 S.F.	0.91 AC.
DENUDED AREA	70,131 S.F.	1.61 AC.
WAKE COUNTY P.I.N.	0778-12-8002	
OWNER	KRM HOLDINGS, LLC. P.O. BOX 80755 RALEIGH, N. C. 27623 (919) 201-3048	

NOTES

1. BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM MAP PREPARED BY CAVTHORNE, MOSS & PANCIERA SURVEYORS AND DATED MARCH, 2015
2. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT CITY OF RALEIGH STANDARDS, SPECIFICATIONS AND DETAILS.
3. CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS FOR CONSTRUCTION SHOWN ON THESE PLANS.
4. ALL DIMENSIONS AND STAKING POINT LOCATIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
5. ANY WORK SHOWN ON THESE PLANS THAT IS FOUND TO BE IN CONFLICT WITH THE CITY OF RALEIGH ZONING AND SETBACK REQUIREMENTS SHALL BE IMMEDIATELY REPORTED TO THE LANDSCAPE ARCHITECT FOR ADJUSTMENT
6. LOCATIONS FOR EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO SAME.
7. CONTRACTOR SHALL AT ALL TIMES MAINTAIN ADEQUATE SAFETY MEASURES, ACTIVITIES, AND BARRICADES FOR THE PROTECTION OF ALL PERSONS ON OR ABOUT THE LOCATION OF THE SITE.
8. CONTRACTOR SHALL PAINT SYMBOLS, INSTALL SIGNS AND CONSTRUCT NECESSARY RAMPS, AS PER THE NORTH CAROLINA STATE BUILDING CODE, FOR ALL HANDICAP PARKING SPACES AS NOTED ON PLAN.
9. CONTRACTOR SHALL DELINEATE PARKING SPACE LINES, HANDICAP SYMBOLS, DIRECTIONAL ARROWS, LANE MARKINGS, "STOP" MESSAGES, ETC., AS SHOWN ON THE PLANS WITH TRAFFIC MARKING PAINT ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS. USE WHITE PAINT.
10. CALL NORTH CAROLINA ONE CALL CENTER @ 1-800-632-4949 BEFORE DIGGING.
11. DENUDED AREA IS 1.57 ACRES.
12. TRASH PICK UP WILL BE BY PRIVATE COMPANY, NOT CITY OF RALEIGH.
13. SITE MUST BE STABILIZED AND SEEDED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
14. NO SITE LIGHTING IS PROPOSED.

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 354 BRADLEY K. TAYLOR

BLAKELY DESIGN GROUP
Landscape Architecture Site Planning
700 Exposition Place, Suite 105, Raleigh, North Carolina 27615
Telephone (919) 870-1888 Fax (919) 870-0752
E-Mail - taylor@blakelydesign.net

SITE PLAN

JDS CONSULTING
6312 ANGUS DRIVE RALEIGH, N.C.

DATE	AUG 8,17
SCALE	1"=20'
DRAWN	BTB
JOB NO.	
REVISIONS	10-16-17 BTB REVISED C.O.R. COMMENTS 2-6-18 BTB REVISED C.O.R. COMMENTS
SHEET	C1.0

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