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** Zackery Michael Office Building		
	Case Number SR-110-17		
	Transaction Number 539653		
OWNER	**Name** Zackery Michael Construction, Inc.		
	Address 6030 Creedmoore Road		**City** Raleigh
	State NC	**Zip Code** 27612	**Phone** 919-
CONTACT	**Name** Edwin F. Sconfienza, PE	**Firm** The Site Group, PLLC	
	Address 1111 Oberlin Road		**City** Raleigh
	State NC	**Zip Code** 27605	**Phone** 919-835-4787
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):		
	We are seeking a Design Adjustment to UDO Article 8.3 Block Perimeter. The existing block is 5,405 ft. in length exceeds the max allowed of 3000 ft. listed in UDO Article 8.3. The applicant is proposing to keep the integrity of the existing block / neighborhood in place and is not proposing any new streets.		

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.

Owner/Owner's Representative Signature — Date 2/7/18

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 existing block is 5,405 ft. in length exceeds the max allowed of 3000 ft. listed in UDO Article 8.3. The applicant is proposing to keep the integrity of the existing block / neighborhood in place and is not proposing any new streets or ways.

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

We are dedicating additional R/W to accommodate to accommodate the future road widening and full build-out of the 4 lane median divided, 76' back-to-back roadway cross section.

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

The requested design adjustment maintains the existing roadway and sidewalk capacity. Safe sight distances have been provided in both directions at the proposed driveway. The requested design will not negative effect the safe ingress and egress of the site.

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

The requested design adjustment will not not create any lots without direct street Frontage.

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.

Individual Acknowledgement

DEVELOPMENT SERVICES DEPARTMENT

STATE OF NORTH CAROLINA
COUNTY OF Wake

INDIVIDUAL

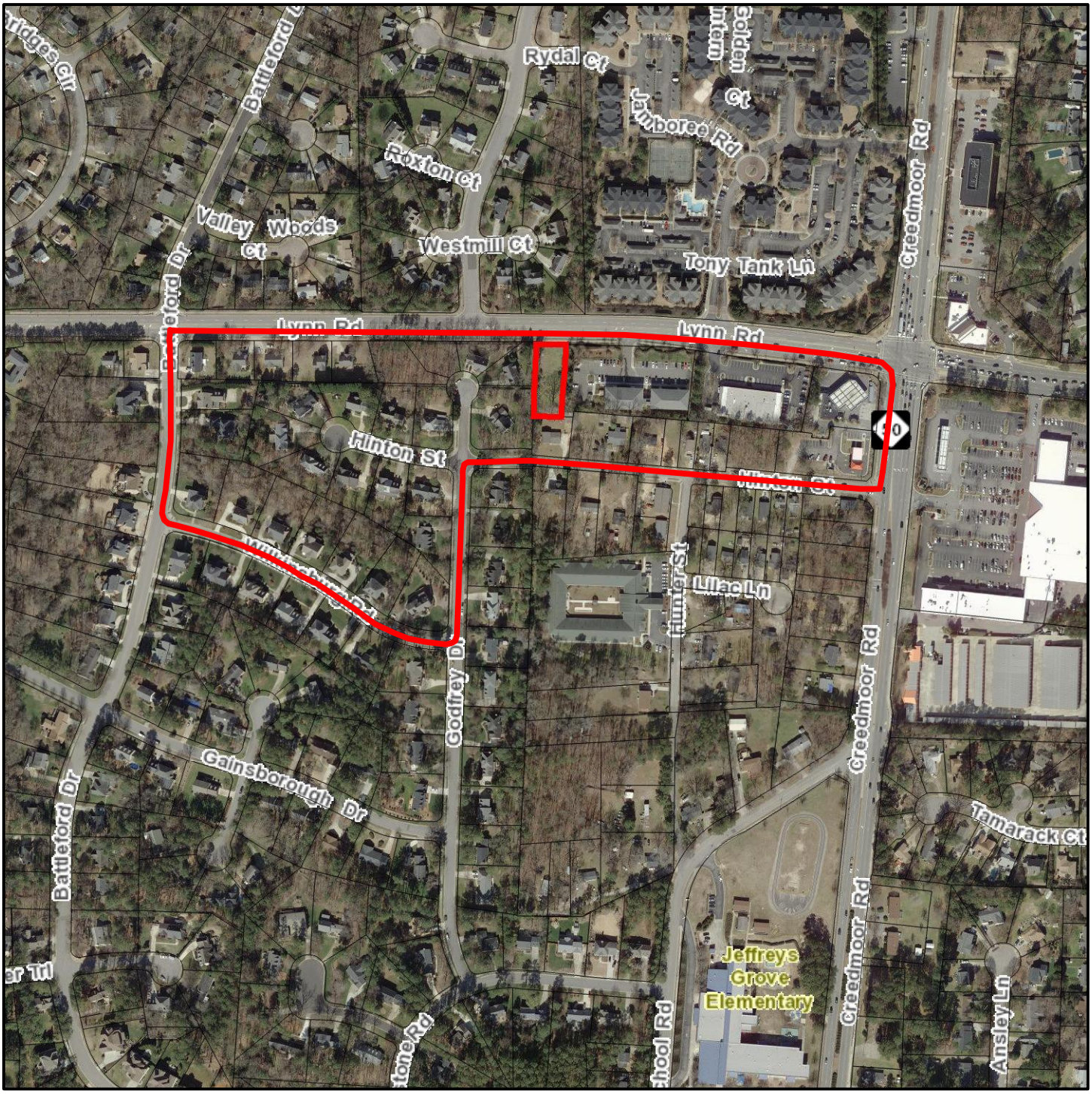
I, Elaine Y. Belcher, a Notary Public do hereby certify that Richard Rabon personally appeared before me this day and acknowledged the due execution of the forgoing instrument.

This the 7th day of February, 2018.

(SEAL) ELAINE Y. BELCHER
NOTARY PUBLIC
WAKE COUNTY, N.C.
My Commission Expires 8-6-2022.

Notary Public Elaine Y. Belcher
(Elaine Y. Belcher)

My Commission Expires: 8-6-2022



2449 Lynn Road Block Perimeter (5,405 ft.)

N

0 220 440 880 ft

1 inch = 400 feet

Disclaimer

*iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are **NOT** surveys. No warranties, expressed or implied ,are provided for the data therein, its use,or its interpretation.*

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.
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PROJECT	**Project Name** Zackery Michael Office Building		
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	Transaction Number 539653		
OWNER	**Name** Zackery Michael Construction, Inc.		
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	State NC	**Zip Code** 27612	**Phone** 919-255-0360
CONTACT	**Name** Edwin F. Sconfienza, PE	**Firm** The Site Group, PLLC	
	Address 1111 Oberlin Road		**City** Raleigh
	State NC	**Zip Code** 27605	**Phone** 919-835-4787
REQUEST	**I am seeking a Design Adjustment from the requirements set forth in the following:**		
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	☑ 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):		
	We are seeking a Design Adjustment to request an alternate streetscape to maintain the existing 5' sidewalk and 3'-6" planting strip between the curb and sidewalk to maintain consistency along Lynn Road. We are providing a Type C2 Street Protective Yard in lieu of providing trees in the R/W in accordance with Section 8.5.1.D.4.		

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.

Michael Tate — 2/7/18

Owner/Owner's Representative Signature — Date

CHECKLIST	
Signed Design Adjustment Application	☑ Included
Page(s) addressing required findings	☑ Included
Plan(s) and support documentation	☑ Included
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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 8.5 Existing Streets

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 design adjustment has been requested to keep the integrity and flow of the existing roadway and sidewalk located along Lynn Road in front of our site. However the grades on our site have been designed to accommodate the future road widening and full build-out of the 4 lane median divided, 76' back-to-back roadway cross section. We are providing a Type C2 Street Protective Yard in lieu of providing trees in the R/W in accordance with Section 8.5.1.D.4.

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

We are dedicating additional R/W to accommodate the future road widening and full build-out of the 4 lane median divided 76' back-to-back roadway cross section.

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

The requested design adjustment maintains the existing roadway and sidewalk capacity. Safe sight distances have been provided in both directions at the proposed driveway. The requested design will not negative effect the safe ingress and egress of the site.

D. The requested design adjustment does not create additional maintenance responsibilities for the City; and

The design adjustment will allow the road to be remain as it currently exists. No additional maintenance above and beyond what the City currently provides along Lynn Road will be required.

E. The requested design adjustment has been designed and certified by a Professional Engineer.

This design adjustment has been designed and certified by a Professional Engineer.

Individual Acknowledgement

DEVELOPMENT SERVICES DEPARTMENT

STATE OF NORTH CAROLINA
COUNTY OF Wake

INDIVIDUAL

I, Elaine Y. Belcher, a Notary Public do hereby certify that Richard Babon personally appeared before me this day and acknowledged the due execution of the forgoing instrument.

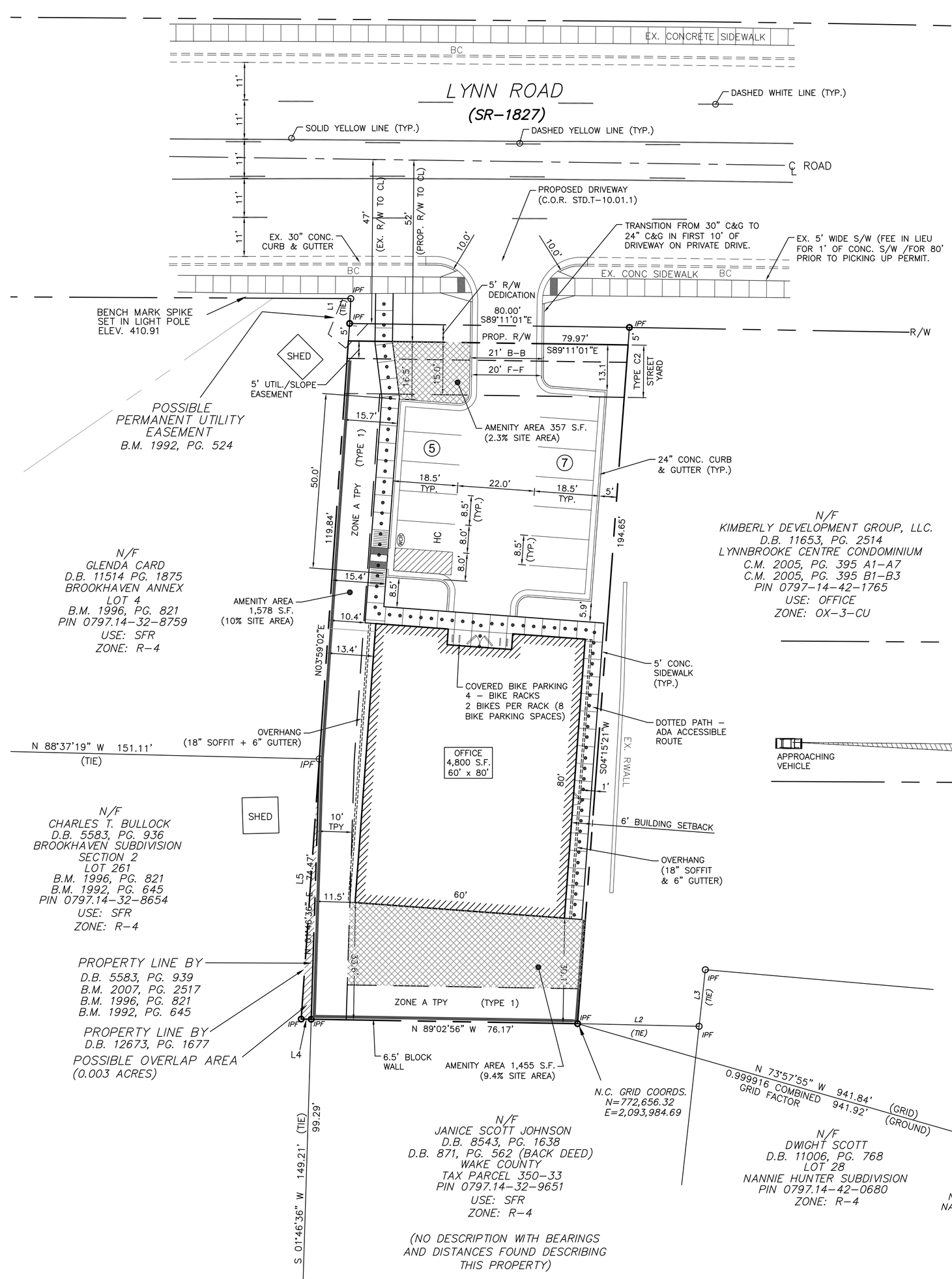
This the 7L day of February, 2018

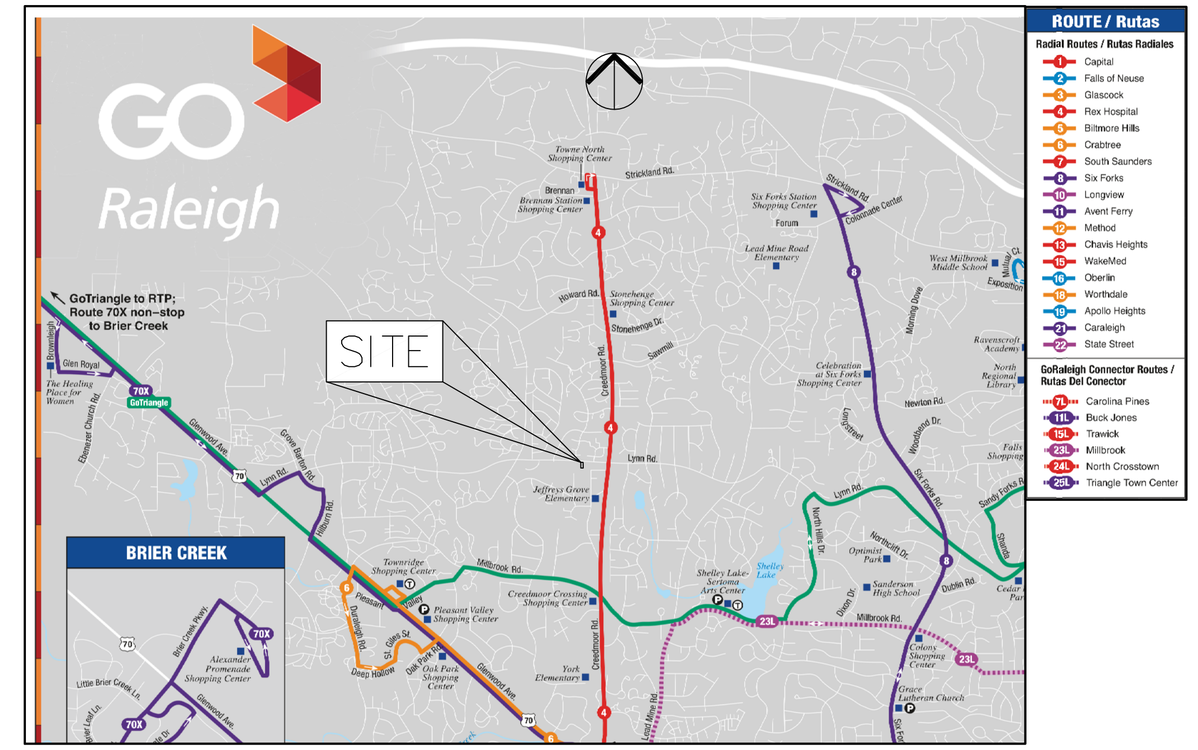
ELAINE Y. BELCHER
NOTARY PUBLIC
WAKE COUNTY, N.C.
My Commission Expires 8-6-2022.

(SEAL)

Notary Public Elaine Y. Belcher
(Elaine Y. Belcher)

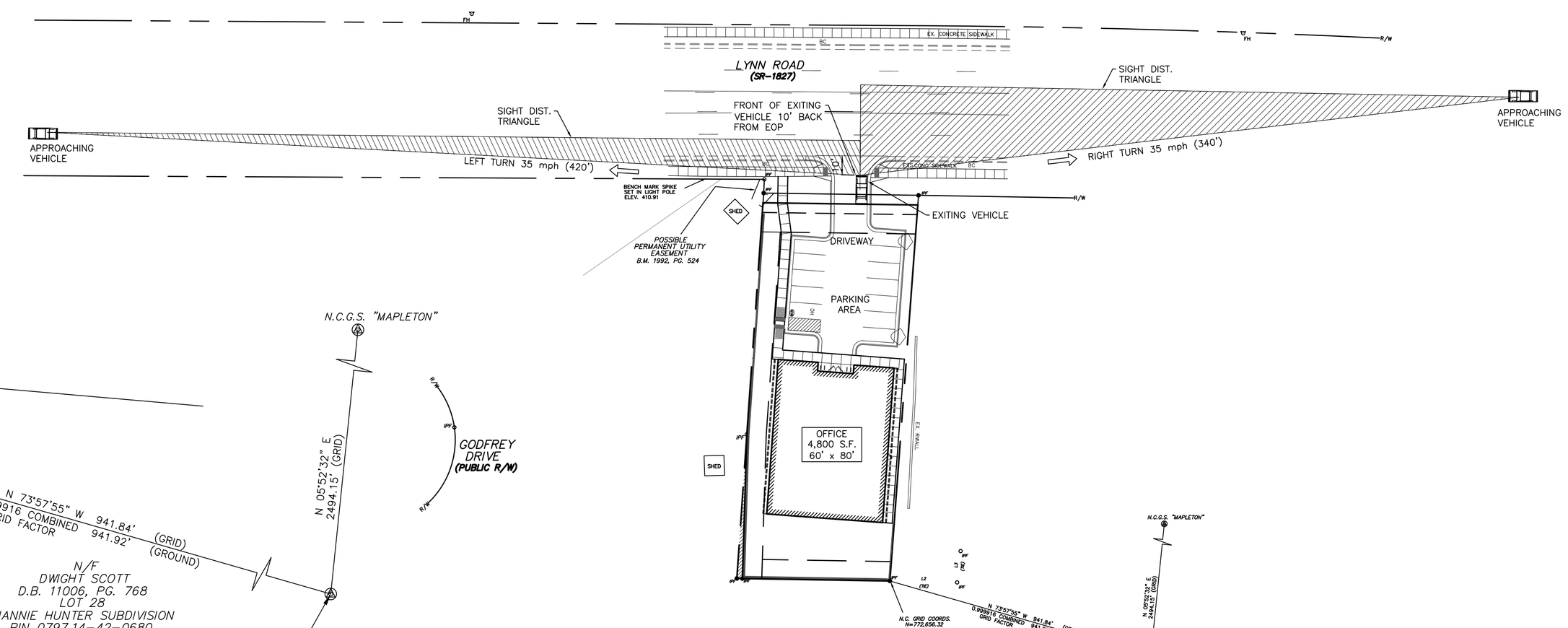
My Commission Expires: 8-6-2022





CITY OF RALEIGH BUS ROUTE MAP

NOT TO SCALE



SIGHT DISTANCE PLAN

SCALE: 1" = 40'

LEGEND

- PROPERTY BOUNDARY
- EX. INTERIOR/ADJ LOT LINE
- EX. EASEMENTS
- PROPOSED ADA ROUTE
- PROPOSED BUILDING SETBACK
- PROPOSED STREET YARD
- PROPOSED TRANSITIONAL PROTECTIVE YARD (TPY)
- PROPOSED AMENITY AREA

SURVEY LEGEND

(IPF)-IRON PIPE FOUND
(WPF)-WOOD PRIVACY FENCE
(GW)-GUY WIRE
(PP)-POWER POLE
(FOM)-UNDERGROUND FIBER OPTIC LINE MARKER
(UGFOB)-UNDERGROUND FIBER OPTIC LINE BOX
(TS)-TRAFFIC SIGN
(BC)-BACK OF CURB
(CSW)-CONCRETE SIDEWALK
(RCP)-REINFORCED CONCRETE PIPE
(LP)-LIGHT POLE
(MH)-SANITARY SEWER MANHOLE
(CB)-CATCH BASIN
(OHPL)-OVERHEAD POWER LINES
(OHP&PHL)-OVERHEAD POWER AND PHONE LINES
(WV)-WATER VALVE
(FH)-FIRE HYDRANT
(RWALL)-CONCRETE BLOCK RETAINING WALL
(YI)-YARD INLET
-T- UNDERGROUND TELEPHONE LINE

SURVEY NOTES

REFERENCES:
1. D.B. 8793, PG. 682
   D.B. 8452, PG. 281
   D.B. 871, PG. 562
2. D.B. 5872, PG. 32
3. D.B. 1774, PG. 70
   B.M. 1984, PG. 1195
4. B.M. 2006, PG. 17
   B.M. 2006, PG. 36

NOTES:
1. PROPERTY IS NOT IN THE 100 YR. FLOOD, BY FEMA FIRM MAP NO. 3720079700J PANEL 0797 EFFECTIVE DATE 5/2/06.
2. PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD. NO TITLE EXAMINATION HAS BEEN DONE BY ROBINSON & PLANTE, P.C.
3. UNDERGROUND UTILITIES SHOWN WERE LOCATED FROM EXISTING PAINTMARKS/FLAGS AT THE TIME OF SURVEY.

NOTE:
MISCLOSURE WAS DISTRIBUTED BY THE COMPASS METHOD. THE DISTANCES ON THIS MAP ARE ADJUSTED HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED. ALL AREA CALCULATED BY COORDINATE COMPUTATION.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 02°41'18" E	7.12'
L2	S 88°45'22" E	34.76'
L3	N 06°16'12" E	16.27'
L4	N 89°02'56" W	2.87'
L5	N 03°59'02" E	74.56'

STAKING NOTES

1. ALL DIMENSIONS ARE TO BACK OF CURB, FACE OF TURNED DOWN WALK, EDGE OF PAVING, BUILDING WALL FACE OR PROPERTY LINE.
2. PARKING SPACES ARE 9' WIDE MINIMUM EXCEPT HANDICAP SPACES WHICH ARE 8.0' WIDE MINIMUM WITH 8.0' AISLES.
3. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF THE BUILDING.
4. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DIMENSIONAL CONFLICTS PRIOR TO THE BEGINNING OF CONSTRUCTION.
5. ALL CURB AND GUTTER ONSITE SHALL BE 24" WIDE. ALL CURB AND GUTTER IN THE PUBLIC RIGHT OF WAY SHALL BE 30" WIDE.
6. TRANSITION FROM 30" TO 24" CURB AND GUTTER IS TO OCCUR ON-SITE. THIS TRANSITION SHALL BE 10' LONG IMMEDIATELY ADJACENT TO PUBLIC RIGHT OF WAY.
7. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH NCDOT AND CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.

NORTH

SITE PLAN

SCALE: 1" = 20' (DRAWING SCALED FOR 24x36 INCH PLOTS)

0 20 60 60 80

THE SITE GROUP, PLLC. LANDSCAPE ARCHITECTURAL CORPORATION CERT. NO. 353 NORTH CAROLINA RALEIGH, N.C.

NC ENGINEERING LICENSE NO. P-0803

NORTH CAROLINA PROFESSIONAL SEAL 18303 ENGINEER EDWIN F. SCONFIENZA Feb 2, 2018

THE SITE GROUP
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS
THE SITE GROUP, PLLC.
1111 Oberlin Road
Raleigh, NC 27605-1136 USA
Office: 919.835.4787
Fax: 919.839.2255
E Mail: srn@thesitegroup.net

SITE PLANS FOR:
ZACKERY MICHAEL OFFICE BUILDING
2449 LYNN ROAD
RALEIGH, NORTH CAROLINA

Drawn By: WSN
Checked By: EFS

DATE:
12 DEC. 2017
REVISED:
△1 02 FEB 2018

PRELIMINARY DRAWINGS

SITE PLAN

Job Code: ZMLR

Dwg No. SITE 200

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