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** The Loft		
	Case Number		
	Transaction Number 545061		
OWNER	**Name** HML Management Company		
	Address 220 Candia Lane		**City** Cary
	State NC	**Zip Code** 27519	**Phone** 919-744-7216
CONTACT	**Name** Tommy Craven	**Firm** Priest, Craven & Associates Inc.	
	Address 3803 - B Computer Drive		**City** Raleigh
	State NC	**Zip Code** 27609	**Phone** 919-781-0300
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):		
	This application is to eliminate the 5 foot general utility placement easement on Tryon Road which is a NCDOT street previously developed with all necessary utilities already in place.		

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.

Thomas F Craven — 3/21/18

Owner/Owner's Representative Signature — Date

PRIEST, CRAVEN & ASSOCIATES, INC

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 8.5 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;

This meets the intent because it is intended to solely eliminate the 5 foot general utility placement easement on Tryon Road.

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

The project conforms to both the Comprehensive Plan and adopted City plans but removes the 5 foot general utility placement easement on Tryon Road.

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

The design adjustment has no affect on congestion or safety because no changes will be made to the existing road and all utilities are in place.

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

This road is an NCDOT road and will not require additional maintenance responsibilities for the City.

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

Yes, this requested design adjustment has been designed and certified by Thomas Craven, PE.

NORTH CAROLINA PROFESSIONAL SEAL 10956 ENGINEER THOMAS F. CRAVEN

Thomas F Craven 3/21/18

Individual Acknowledgement

DEVELOPMENT SERVICES DEPARTMENT

STATE OF NORTH CAROLINA
COUNTY OF Wake

INDIVIDUAL

I, Mary Ann Weaver, a Notary Public do hereby certify that Thomas F. Craven personally appeared before me this day and acknowledged the due execution of the forgoing instrument.

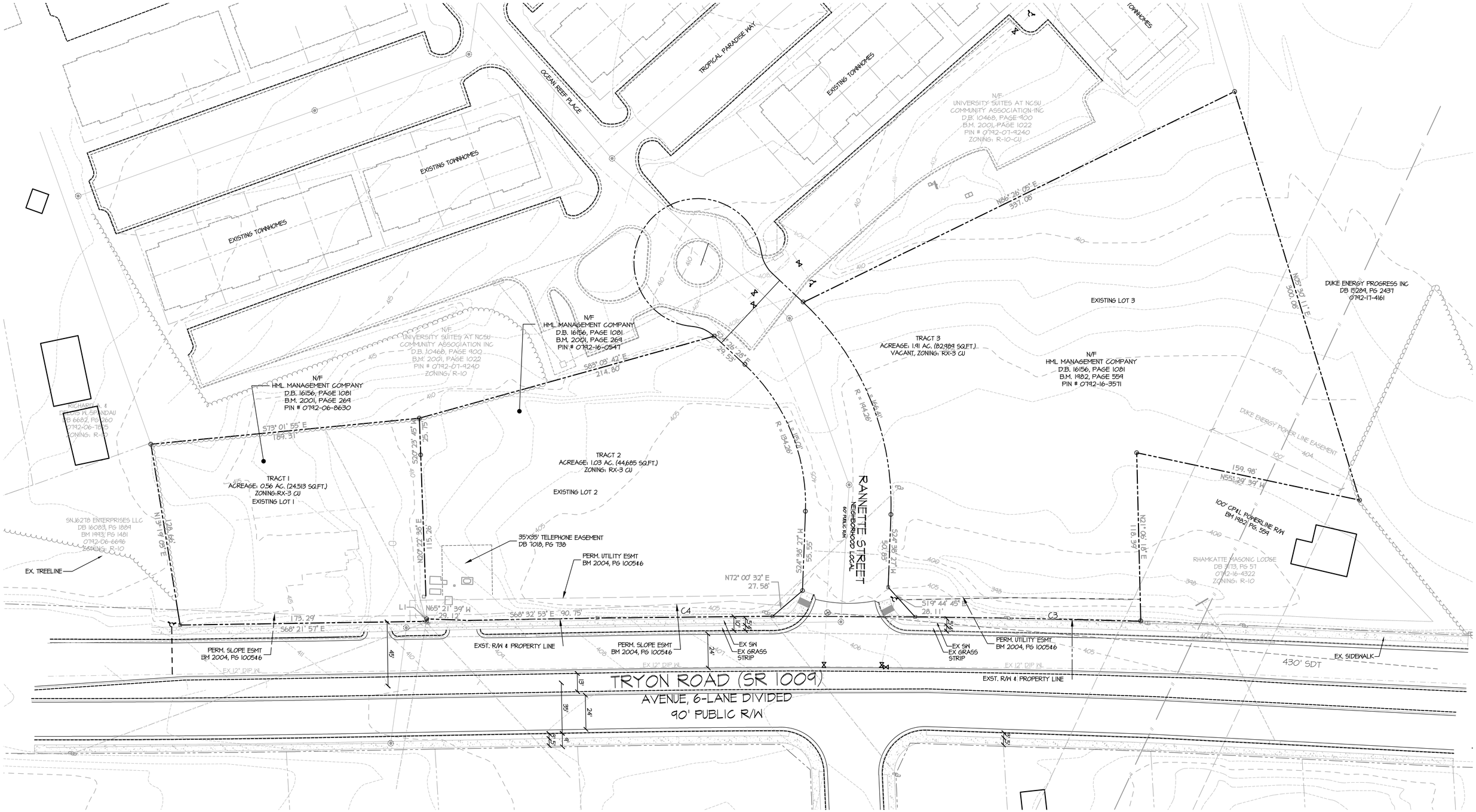
This the 21 day of March, 2018.

MARY ANN WEAVER
NOTARY PUBLIC
GRANVILLE COUNTY, N.C.
My Commission Expires 10-25-2022

(SEAL)

Notary Public Mary Ann Weaver

My Commission Expires: Oct. 25, 2022



DEMOLITION NOTE:
CONTRACTOR RESPONSIBLE FOR OBTAINING ALL REQUIRED CITY DEMOLITION PERMITS FOR ALL EXISTING STRUCTURES AND UTILITIES.

60 30 15 0 30 90

GRAPHIC SCALE
1" = 30'

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 019681 THOMAS F. CRAVEN
REVIEW SET
TO BE SIGNED UPON FINAL APPROVAL

A MULTIFAMILY RESIDENTIAL APARTMENT DEVELOPMENT

THE LOFT

SPONSORED BY: HML MANAGEMENT COMPANY
RALEIGH, NORTH CAROLINA

SCALE:	1"=30'
DATE:	NOVEMBER 6, 2017
PROJECT:	2016-011.001

EXISTING CONDITIONS SHEET

REVISION:	DATE:
CITY COMMENTS	FEBRUARY 1, 2018

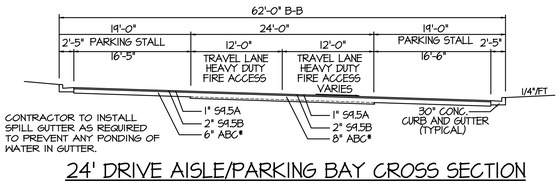
PRIEST, CRAVEN & ASSOCIATES, INC.
LAND USE CONSULTANTS PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS
3803 - B Computer Drive, Suite 104 Raleigh, N.C. 27609 . Phone 919 / 781-0300 . Fax 919 / 782-1288 . Email PCA@PriestCraven.com / Firm #: C-0488

C02

PRELIMINARY - NOT RELEASED FOR CONSTRUCTION

SOLID WASTE NOTE:

1. DUMPSTERS AND RECYCLING CONTAINERS TO MEET CITY OF RALEIGH STANDARDS AND SPECIFICATIONS
2. PAD UNDER EACH DUMPSTER TO BE MINIMUM 10' X 16' WITH A MINIMUM PAVEMENT SECTION OF 8" STONE BASE AND 3" OF ASPHALT SURFACE COURSE.
3. AREAS 30' IN FRONT OF DUMPSTER PADS TO HAVE A MINIMUM PAVEMENT SECTION OF 8" STONE BASE AND 3" OF ASPHALT SURFACE COURSE. APPROXIMATE DIMENSIONS OF DUMPSTER COLLECTION PADS TO BE 21' WIDE X 30' LONG.
4. ALL PARKING LOT AISLES TO BE TRAVERSED BY SOLID WASTE COLLECTION VEHICLES TO MEET RESIDENTIAL STREET STANDARD OF 8" STONE BASE AND 2.5" ASPHALT SURFACE.
5. COLLECTION DEVICES MUST BE SCREENED FROM VIEW BY MEANS OF A CLOSED FENCE OR WALL AT LEAST 6' HIGH AND CONSIST OF THE SAME OR COMPATIBLE MATERIAL AND COLOR OF THE PRINCIPAL STRUCTURE ON THE PROPERTY, OR BY A LANDSCAPE SCREEN CONSISTING OF EVERGREEN PLANT MATERIALS WHICH WILL REACH A HEIGHT OF 6' OR GREATER WITHIN 3 YEARS, OR BY A COMBINATION OF EARTH BERM AND PLANT MATERIALS THAT WILL COLLECTIVELY REACH A HEIGHT OF 6' WITHIN 3 YEARS. THE MINIMUM SIZE OF PLANT MATERIALS AT THE TIME OF INSTALLATION IS 3 FEET WITH NO GAP BETWEEN PLANTS GREATER THAN 4 FEET. THE OPENING OF ANY SCREENING STRUCTURE MUST BE A MINIMUM OF 10' IN WIDTH. IF A GATE IS TO BE USED ON AN ENCLOSED STRUCTURE, THE GATE MUST BE OPENED PRIOR TO THE COLLECTION TIME, AND THE GATE DOORS MUST BE ABLE TO BE SECURED IN AN OPEN POSITION.
6. DESIGN OF DUMPSTER AND RECYCLING AREAS FENCES, GATES, WALLS, AND/OR SCREENING TO BE PROVIDED BY OTHERS.
7. SEE CITY OF RALEIGH SOLID WASTE COLLECTION DESIGN MANUAL FOR ADDITIONAL INFORMATION AND DETAILS.



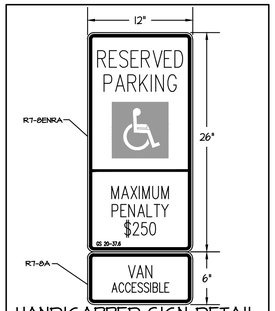
24' DRIVE AISLE/PARKING BAY CROSS SECTION

NO SCALE

* INSTALL 8" ABC BASE IN ALL TRAVEL LANES AND 6" ABC BASE IN ALL PARKING STALLS.

GENERAL NOTES:

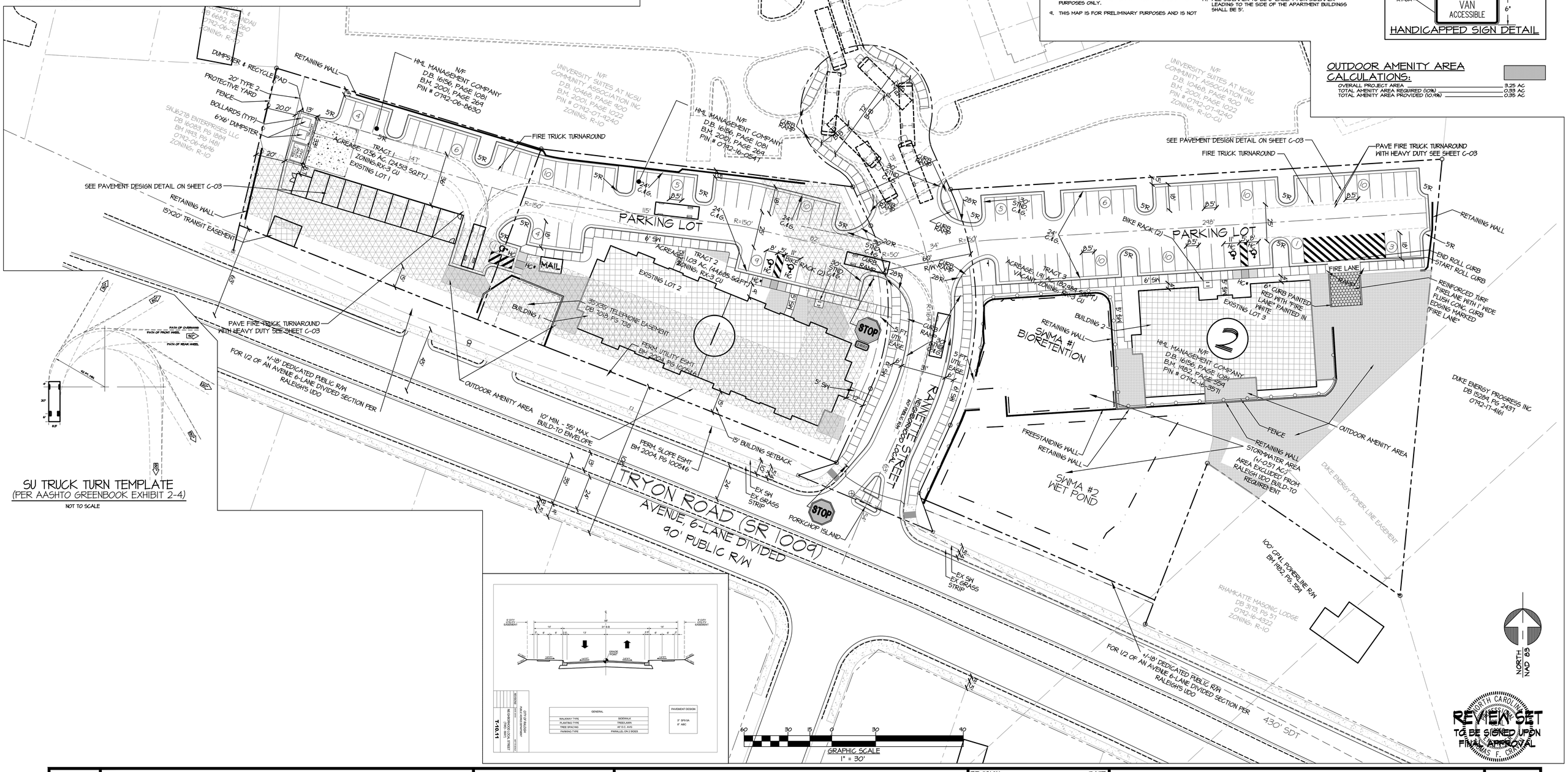
1. BOUNDARY INFORMATION IS TAKEN FROM A FIELD SURVEY PREPARED BY THIS OFFICE.
2. SITE TOPOGRAPHIC INFORMATION IS TAKEN FROM A FIELD SURVEY BY THIS OFFICE.
3. PLANEMETRIC AND TOPOGRAPHIC INFORMATION FOR AREAS OUTSIDE OF THIS SITE ARE TAKEN FROM WAKE COUNTY GIS INFORMATION.
4. ALL MATERIALS AND CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CITY OF RALEIGH, NCDOT, AND NCDENR STANDARDS AND SPECIFICATIONS.
5. THERE ARE NO FEMA DESIGNATED FLOOD ZONES ON THIS PROPERTY.
6. NO INFRASTRUCTURE TO BE CONSTRUCTED PRIOR TO CONSTRUCTION PLAN APPROVAL AND UTILITY PERMIT ISSUANCE BY THE CITY OF RALEIGH ENGINEERING DEPARTMENT.
7. LOCATIONS AND SIZES SHOWN FOR STORM WATER DEVICES ARE PRELIMINARY AND SUBJECT TO CHANGE PENDING FINAL LAYOUT AND DESIGN.
8. STRUCTURAL DESIGN OF ALL RETAINING WALLS TO BE PERFORMED BY OTHERS. RETAINING WALLS SHOWN ON THESE PLANS ARE FOR APPROXIMATE LOCATION PURPOSES ONLY.
9. THIS MAP IS FOR PRELIMINARY PURPOSES AND IS NOT INTENDED AS A FINAL DESIGN.
10. NO NEW BUFFER IMPACTS SHALL OCCUR PRIOR TO APPROVAL FROM NCDENR.
11. PROPOSED GRADES SHOWN ARE PRELIMINARY AND SUBJECT TO CHANGE PENDING FINAL LAYOUT AND FINAL DESIGN.
12. THESE PLANS AND ALL CALCULATIONS HEREIN ARE PRELIMINARY AND SUBJECT TO CHANGE PENDING FINAL CONSTRUCTION PLAN DESIGN.
13. EXISTING UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR RESPONSIBLE FOR LOCATION OF ALL EXISTING ABOVE AND BELOW GROUND UTILITY FIELD LOCATION PRIOR TO ANY CONSTRUCTION.
14. HANDICAP ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH RALEIGH ENGINEERING STANDARD DRAWING STD #T-20.01.
15. HC RAMPS SHOWN WITH ASTERISK (HC*) TO BE CONSTRUCTED AS SHOWN IN ANSI FIGURE C 406.7(A) CURB RAMP OPTION.
16. ALL STREET DIMENSIONS SHOWN ON PLANS ARE FROM THE BACK OF CURB (BOC) UNLESS OTHERWISE NOTED.
17. ALL SIDEWALK TO BE 6' EXCEPT FOR SIDEWALK LEADING TO THE SIDE OF THE APARTMENT BUILDINGS SHALL BE 5'.



HANDICAPPED SIGN DETAIL

OUTDOOR AMENITY AREA CALCULATIONS:

OVERALL PROJECT AREA	3.25 AC
TOTAL AMENITY AREA REQUIRED (10%)	0.33 AC
TOTAL AMENITY AREA PROVIDED (10.9%)	0.35 AC



SU TRUCK TURN TEMPLATE
(PER AASHTO GREENBOOK EXHIBIT 2-4)

NOT TO SCALE

A MULTIFAMILY RESIDENTIAL APARTMENT DEVELOPMENT

THE LOFT

SPONSORED BY: HML MANAGEMENT COMPANY — RALEIGH, NORTH CAROLINA

SCALE:	1"=30'
DATE:	NOVEMBER 6, 2017
PROJECT:	2016-011.001

PRELIMINARY SITE LAYOUT & TRANSPORTATION PLAN

REVISION:	DATE:
CITY COMMENTS	FEBRUARY 1, 2018

PRIEST, CRAVEN & ASSOCIATES, INC.
LAND USE CONSULTANTS PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS
3803 - B Computer Drive, Suite 104 Raleigh, N.C. 27609 . Phone 919 / 781-0300 . Fax 919 / 782-1288 . Email PCA@PriestCraven.com / Firm #: C-0488

C03

PRELIMINARY - NOT RELEASED FOR CONSTRUCTION

F:\LAND PROJECTS\OTHERS\2016-011.001 HML MANAGEMENT COMPANY - TRYON ROAD APT\PRELIMINARY\3RD SUBMITTAL\ C03-PRE-SITE-LAYOUT.DWG , Mar 21, 2018 - 10:41 AM , DELL | TYLER