

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. 8.5.2.G of the UDO or the Raleigh Street Design Manual.

PROJECT	Project Name 832 Springfield Subdivision		
	Case Number S-32-18		
	Transaction Number 563617		
OWNER	Name 832 Springfield Partners, LLC c/o Alex Kelly		
	Address 2820 Selwyn Ave. Ste. 500		City Charlotte
	State NC	Zip Code 28209	Phone 704-817-3675
CONTACT	Name Chris Pope		Firm Piedmont Land Design, LLP
	Address 8522 - 204 Six Forks Road		City Raleigh
	State NC	Zip Code 27615	Phone 919-845-7600
REQUEST	I am seeking a Design Adjustment from the requirements set forth in the following:		
	<input type="checkbox"/> UDO Art. 8.3 Blocks, Lots, Access	- See page 2 for findings	
	<input type="checkbox"/> UDO Art. 8.4 New Streets	- See page 3 for findings	
	<input type="checkbox"/> UDO Art. 8.5 Existing Streets	- See page 4 for findings	
	<input checked="" type="checkbox"/> Raleigh Street Design Manual	- See page 5 for findings	
	Provide details about the request; (please attach a memorandum if additional space is needed):		
Per coordination with City Staff, this request is to allow 10 street trees (5 new, 5 existing) to be planted between sidewalk and right-of way along Spring Forest Road twelve feet minimum from edge of travel lane.			

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

8/20/2018
Date

CHECKLIST	
Signed Design Adjustment Application	<input checked="" type="checkbox"/> Included
Page(s) addressing required findings	<input checked="" type="checkbox"/> Included
Plan(s) and support documentation	<input checked="" type="checkbox"/> Included
Notary page (page 6) filled out; Must be signed by property owner	<input checked="" type="checkbox"/> Included
First Class stamped and addressed envelopes with completed notification letter	<input type="checkbox"/> 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 -	-
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Raleigh Street Design Manual

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 the Raleigh Street Design Manual;

The design adjustment meets the intent of the Raleigh Street Design Manual. Street trees and new tree plantings will be located in the right-of-way as required by the City and be located between the existing curb and sidewalk per coordination with Urban Forestry Staff.

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

The requested design adjustment has no impact on the Comprehensive Plan and City Staff supports this request.

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

The requested design adjustment has no impact on congestion or compromises safety. Urban Forestry has requested that we provide street trees between existing curb and sidewalk on numerous projects.

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

No additional maintenance responsibilities are created. Street trees will remain in the right-of-way as required by the City.

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

The design adjustment has been designed and certified by a Professional Landscape Architect in conjunction with a Professional Engineer.

Individual Acknowledgement



DEVELOPMENT
SERVICES
DEPARTMENT

STATE OF NORTH CAROLINA

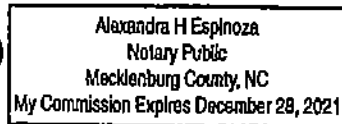
INDIVIDUAL

COUNTY OF Mecklenburg

I, Alexandra H. Espinoza, a Notary Public do hereby certify that Alexander G. Kellogg personally appeared before me this day and acknowledged the due execution of the forgoing instrument.

This the 20 day of August, 2018.

(SEAL)



Notary Public

A handwritten signature in cursive script, appearing to read "Alexandra H. Espinoza".

My Commission Expires: Dec. 28, 2021

LANDSCAPE NOTES

- CONTRACTOR SHALL REMOVE ALL WEEDS, ROCKS, CONSTRUCTION ITEMS, ETC., IN LANDSCAPE AREAS DISTURBED BY CONSTRUCTION. LANDSCAPE BEDS SHALL BE SCARIFIED TO A DEPTH OF 6" AND GRADED SMOOTH TO ALLOW FOR POSITIVE DRAINAGE.
- ALL NEW TREES AND SHRUBS ARE TO BE COMPLETELY COVERED WITH HARDWOOD SHREDDED MULCH TO A MINIMUM DEPTH OF FOUR (4) INCHES BY (5) FIVE FOOT DIAMETER.
- FINISHED GRADE IN LANDSCAPE ISLANDS SHALL BE INSTALLED SO THAT THEY ARE 1" LOWER THAN THE TOP OF THE SURROUNDING CURBS.
- ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE.
- ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION.
- ALL PLANTING AREAS MUST BE COMPLETELY MULCHED AS SPECIFIED.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES AND SHALL AVOID

- DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
- THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) OF THE PLANTING AREAS AND LAWN UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE OWNER.
- THE CONTRACTOR SHALL COMPLETELY GUARANTEE PLANT MATERIAL INSTALLED ON PRIVATE PROPERTY FOR A PERIOD OF ONE YEAR (OR AS INDICATED IN THE LANDSCAPE SPECIFICATIONS) BEGINNING ON THE DATE OF TOTAL ACCEPTANCE. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD.
- STANDARDS SET FORTH IN "AMERICAN STANDARD FOR ROBERT STOCK" REPRESENTS GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.

LANDSCAPE CALCULATIONS

STREET TREES: 1 TREE/40 LF REQUIRED
 SPRING FOREST ROAD: 434.54 LF/40 = 10 TREES REQUIRED/PROVIDED
 FALLS OF COMMONS DR.: 210.44 LF/40 = 5 TREES REQUIRED/PROVIDED
 SPRINGFIELD COMMONS DR.: 424.42 LF/40 = 10 TREES REQUIRED/PROVIDED

N/F
 CN INVESTORS
 DB 6527, PG 142
 PIN: 1717.17-10-4538

KEY	PLANT LIST		QUAN.	CAL.	HT.	ROOT	REMARKS
	BOTANICAL NAME	COMMON NAME					
TREES							
ZS	Zelkova serrata 'Green Vase'	Green Vase Zelkova	21	3"	10'	B&B	
SHRUBS							



PRELIMINARY
NOT FOR CONSTRUCTION

832 SPRINGFIELD SUBDIVISION
 832 SPRINGFIELD COMMONS DRIVE
 RALEIGH, NORTH CAROLINA

ISSUED: 19 JULY 2018

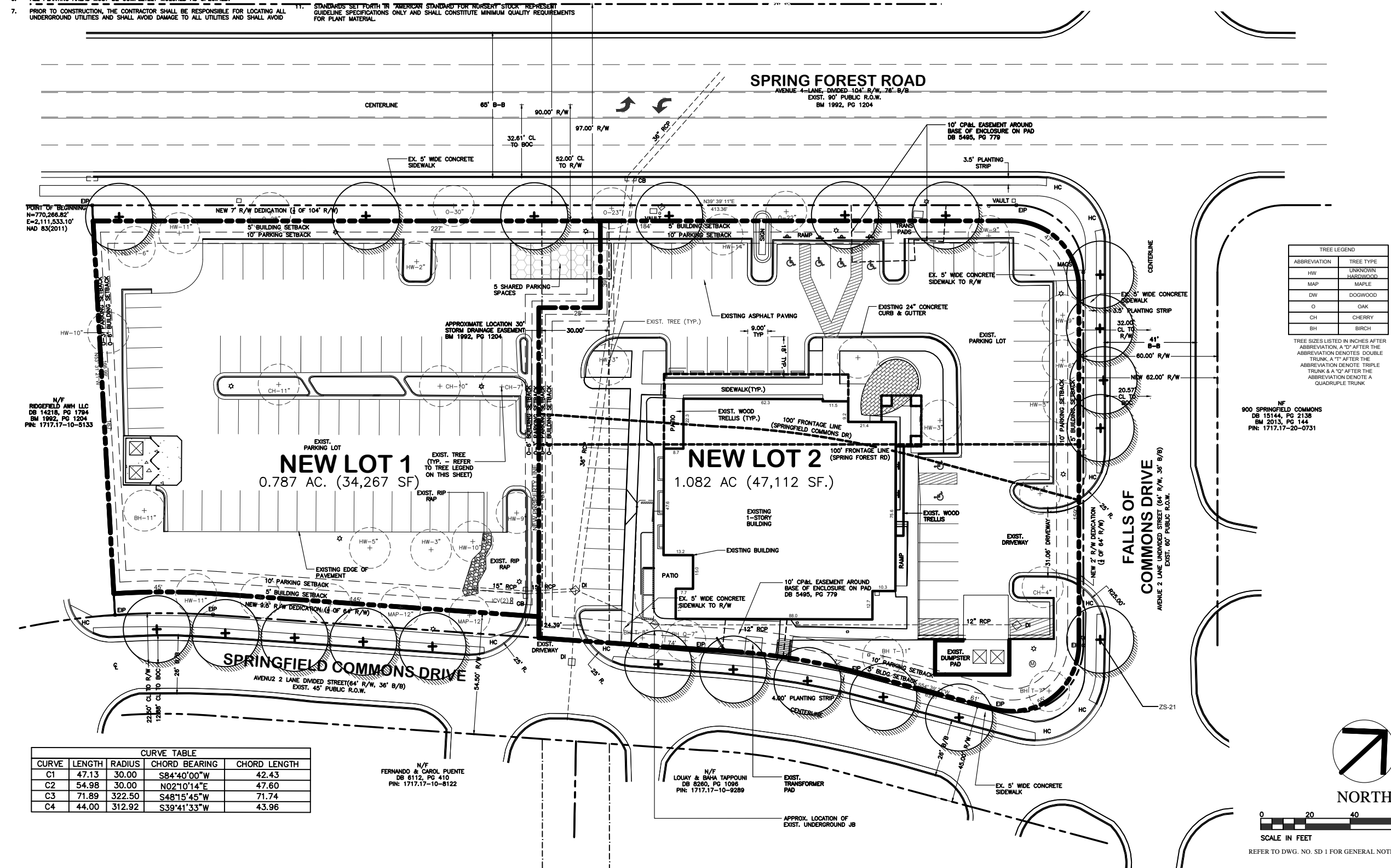
REVISIONS:
 14 AUG 2018
 REVISED PER CITY COMMENTS

DRAWN BY: CRP
 CHECKED BY: JDL

PROJECT: SCSAP2

PRELIMINARY
LANDSCAPE
PLAN

DWG. NO. SD 4



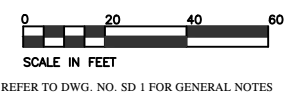
TREE LEGEND	
ABBREVIATION	TREE TYPE
HW	UNKNOWN HARDWOOD
MAP	MAPLE
DW	DOGWOOD
O	OAK
CH	CHERRY
BH	BIRCH

TREE SIZES LISTED IN INCHES AFTER ABBREVIATION. A "D" AFTER THE ABBREVIATION DENOTES DOUBLE TRUNK. A "T" AFTER THE ABBREVIATION DENOTE TRIPLE TRUNK. A "Q" AFTER THE ABBREVIATION DENOTE A QUADRUPLE TRUNK.

N/F
 900 SPRINGFIELD COMMONS
 DB 15144, PG 2138
 BM 2013, PG 144
 PIN: 1717.17-20-0731



NORTH



TRANSACTION NO. 563617

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	47.13	30.00	S84°40'00"W	42.43
C2	54.98	30.00	N02°10'14"E	47.60
C3	71.89	322.50	S48°15'45"W	71.74
C4	44.00	312.92	S39°41'33"W	43.96

N/F
 FERNANDO & CAROL PUENTE
 DB 8112, PG 410
 PIN: 1717.17-10-8122

N/F
 LOUAY & BAHIA TAPPOLINI
 DB 8260, PG 1096
 PIN: 1717.17-10-9289

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