

September 28, 2018

DESIGN ADJUSTMENT NOTIFICATION LETTER

Dear Neighbor:

As a representative of the developer, we are sending this letter to notify you that we have applied to the City of Raleigh for a Design Adjustment to allow relief to the Unified Development Ordinance requirement to meet Block Perimeter. The subject property is located at 2101 Century Drive and identified by Property Identification Number: 0795797800.

In order to meet Block Perimeter requirements, we would need to extend Century Drive to connect to another public street. Since Crabtree Creek and the existing Solar Farm is to the north and east of this site and the Beltline ramp is located to the south, we are not able to extend Century Drive or add another public street. In short, we cannot propose any new public street on this site that would improve public street interconnectivity.

Attached is a preliminary subdivision plan showing our proposal. A copy of the complete, full sized preliminary subdivision plan filed with the City of Raleigh is available for public review in the Department of City Planning located on the third floor of One Exchange Plaza in Downtown Raleigh. In addition, plans may be viewed on the City's website at the following address: <http://www.raleighnc.gov>. Upon accessing the site, search for "Plans in Review" and then access the file by the case number.

The case number assigned by the City of Raleigh is S-42-18 and the coordinating planner for the Department of City Planning for this particular plan is Jermont Purifoy, who can be reached at (919) 996-2645.

We welcome any questions or comments you may have. I can be reached at (919) 361-5000 or you may email me at padiak@mcadamsco.com.

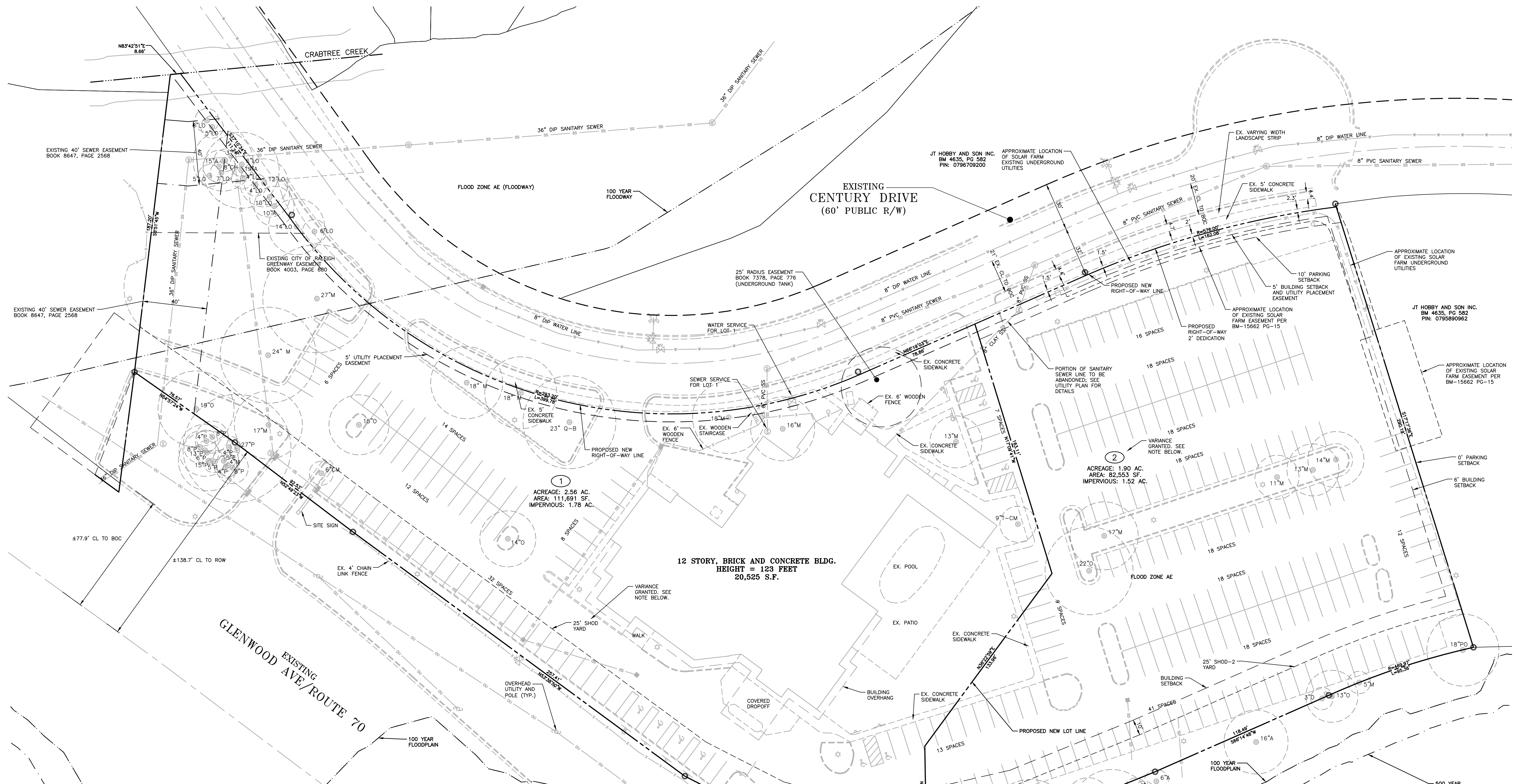
Sincerely,
MCADAMS



Andrew R. Padiak, PE
Senior Project Manager, Commercial

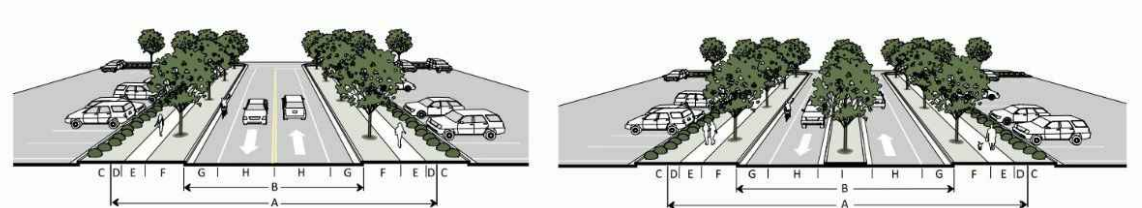
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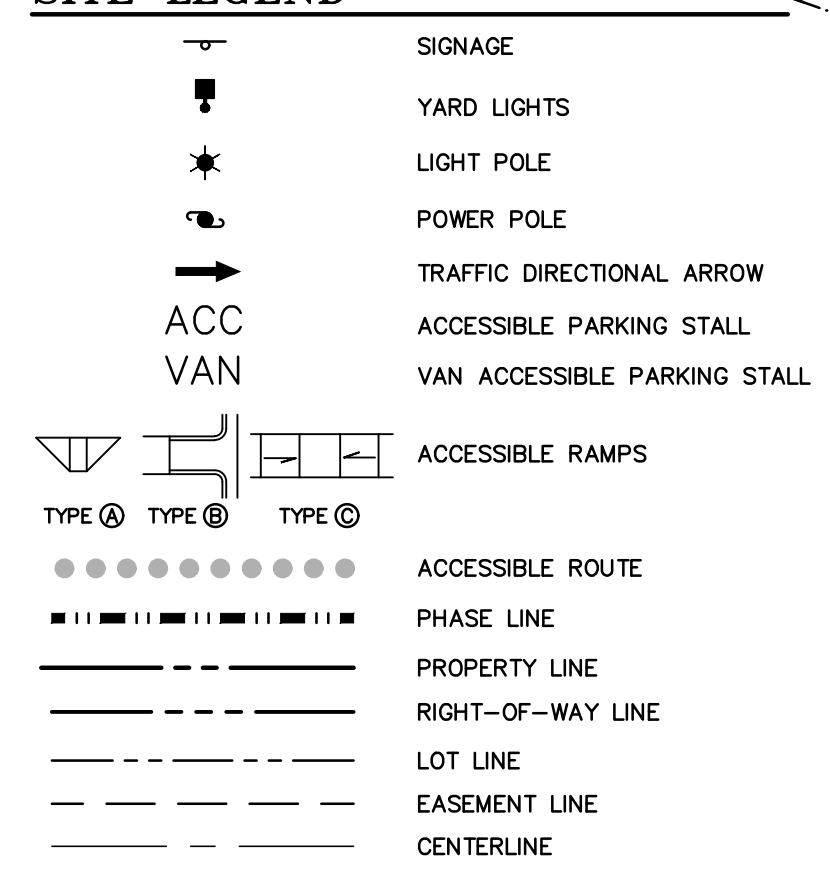
CENTURY DRIVE - AVENUE 2-LANE, UNDIVIDED

3.2.3 A - Avenue 2-Lane, Undivided or Divided
 This type is intended primarily for use in situations on roads directly adjacent to the Streetscape. The existing context may include any land use, but is often characterized by architecture such as strip malls, internally oriented subdivisions serving > 350 dwelling units with a middle turn lane, or detached development with large setbacks. In recognition of the fact that this type of facility often plays a significant role in local multimodal mobility, the cross-section provides distinct general travel and bicycle lanes. Sidewalks are required on both sides of the street. Where the travel lanes are divided by a median, the use of GSI practices are encouraged for stormwater management; bioretention is encouraged in depressed medians and permeable pavement is encouraged in raised medians.



Width	Right of way width	With center turn lane	With median	Back of curb to back of curb	With center turn lane	With median
A	64'	73'	73'	36'	46'	46'
B	36'	46'	46'	12'	22'	22'
C	12'	12'	12'	6'	6'	6'
D	2'	2'	2'	2'	2'	2'
E	4'	4'	4'	4'	4'	4'
F	6'	6'	6'	6'	6'	6'
G	7'	7'	7'	7'	7'	7'
H	11'	11'	11'	11'	11'	11'
I	11'	11'	11'	11'	11'	11'
J	11'	11'	11'	11'	11'	11'
K	11'	11'	11'	11'	11'	11'
L	11'	11'	11'	11'	11'	11'
M	11'	11'	11'	11'	11'	11'
N	11'	11'	11'	11'	11'	11'
O	11'	11'	11'	11'	11'	11'
P	11'	11'	11'	11'	11'	11'
Q	11'	11'	11'	11'	11'	11'
R	11'	11'	11'	11'	11'	11'
S	11'	11'	11'	11'	11'	11'
T	11'	11'	11'	11'	11'	11'
U	11'	11'	11'	11'	11'	11'
V	11'	11'	11'	11'	11'	11'
W	11'	11'	11'	11'	11'	11'
X	11'	11'	11'	11'	11'	11'
Y	11'	11'	11'	11'	11'	11'
Z	11'	11'	11'	11'	11'	11'

SITE LEGEND



TREE LEGEND

- ①A ASH
- ①B CHERRY
- ①C DOGWOOD
- ①D ELM
- ①E HAWTHORNE
- ①F HACKBERRY
- ①G LOCUST
- ①H MAPLE
- ①I MULBERRY
- ①J OAK
- ①K PINE
- ①L POPLAR
- ①M DOUBLE, TRIPLE AND QUADRUPLE TRUNKS
- ①N-1 DOUBLE TREE
- ①N-2 TRIPLE TREE
- ①N-3 QUAD TREE
- ①O CALIPER INCH SIZE OF TREE
- ①P TYPE OF TREE
- ①Q D FOR DOUBLE, T FOR TRIPLE

NOTE:

- PARKING SHOWN TO BE USED BY ALL PARCELS THROUGH USE OF SHARED PARKING AND CROSS ACCESS AGREEMENTS.
- VARIANCE GRANTED (A-31-18) TO SHOD YARD SETBACK FOR LOT 1
- VARIANCE GRANTED (A-31-18) TO MINIMUM LOT AREA FOR LOT 2

SITE DATA TABLE

EXISTING NET SITE AREA =	4.50 AC.
RIGHT OF WAY DEDICATED =	0.04 AC.
PROPOSED NET SITE AREA =	4.46 AC.

IMPERVIOUS DATA TABLE

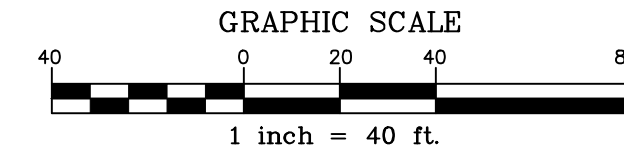
LOT 1	1.78 AC.
LOT 2	1.52 AC.

SITE DATA AND CONSTRAINTS

OWNER	CAROLINA HOTEL INVESTORS - CRABTREE LLC 6110 FALCON BRIDGE ROAD, SUITE 200 CHAPEL HILL, NC 27517
PARCEL	PIN: 0795-79-7800, REAL ESTATE ID: 0086493
EXISTING ZONING	OP-12, SHOD 2 (OFFICE PARK, MAX HEIGHT OF 12 STORIES)
ROW DEDICATION	CENTURY DRIVE 2' ROW DEDICATION + 5' GENERAL UTILITY PLACEMENT EASEMENT
BLOCK PERIMETER	4,000 LINEAR FEET (DESIGN ADJUSTMENT REQUIRED)

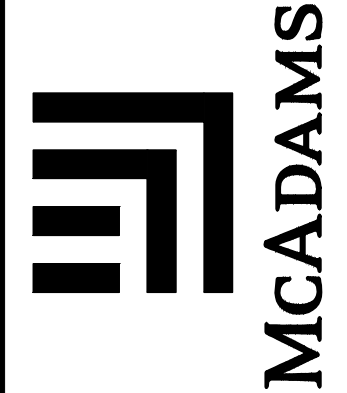
EXISTING CONDITIONS:

- EXISTING CONDITIONS FROM AMERICAN SURVEY AND MAPPING INC.
- EXISTING STORM DRAINAGE, SANITARY SEWER, WATER LINE, AND FLOODPLAIN LOCATIONS COME FROM GIS.



NOTE:
 EXISTING CENTERLINE TO BACK OF CURB DIMENSION ALONG CENTURY DRIVE EXCEEDS 18' DESIGNATED UNDER NEIGHBORHOOD STREET SECTION. THEREFORE EXISTING PLANTING STRIP IS BEING MAINTAINED APPROXIMATELY 4.5' (VARIES) AND MAINTENANCE STRIP MAINTAINED AS APPROXIMATELY 1.5' (VARIES).

THE JOHN R. MCADAMS COMPANY, INC.
 2905 Meridian Parkway
 Durham, North Carolina 27713
 License No.: C-0288
 919.361.5000 • mcadamsco.com



REVISIONS:

OWNER:
 CAROLINA HOTEL INVESTORS - CRABTREE LLC
 6110 FALCON BRIDGE ROAD, SUITE 200
 CHAPEL HILL, NC 27517

**CENTURY DRIVE HOTEL
 PRELIMINARY SUBDIVISION PLAN
 RALEIGH, NORTH CAROLINA
 PROPOSED SUBDIVISION PLAN**

PROJECT NO.	SPEC-16988
FILENAME	SPEC16988-51
CHECKED BY:	LJV
DRAWN BY:	CJJ
SCALE:	1"=40'
DATE:	08-16-18
SHEET NO.	C-2

