

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 East College Park Townhome Site 2		
	Case Number S-46-2018		
	Transaction Number 568964		
OWNER	Name City of Raleigh Housing & Neighborhoods c/o Larry Jarvis, Director		
	Address One City Plaza, 421 Fayetteville Street, suite 1200		City Raleigh
	State NC	Zip Code 27601	Phone 919-996-4330
CONTACT	Name Ken Thompson		Firm JDavis Architects
	Address 510 S. Wilmington St		City Raleigh
	State NC	Zip Code 27601	Phone 919-612-6997
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 checked="" type="checkbox"/> UDO Art. 8.5 Existing Streets	- See page 4 for findings	
	<input 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):		
See attached letter and site plan with detailed street sections			

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

[Signature]
Date 10/3/18

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 checked="" 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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Article 8.5 Existing Streets

Administrative Design Adjustment Findings



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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 vehicular and improved pedestrian network within East College Park does meet the intent of the article.

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

The existing vehicular and improved pedestrian network within East College Park conforms to the Comprehensive plan.

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

The requested Design Adjustment does not change the existing street network within East College Park and there fore does not increase congestion or compromise safety

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

The design adjustment leaves the existing infrastructure in place and does not create any additional responsibilities

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

The design adjustment has been reviewed and approved by a Professional Engineer

Individual Acknowledgement



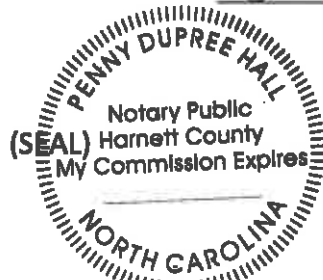
DEVELOPMENT
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STATE OF NORTH CAROLINA
COUNTY OF Harnett

INDIVIDUAL

I, Penny Dupree Hall, a Notary Public do hereby certify that
Kenneth Thompson personally appeared before me this day and
acknowledged the due execution of the forgoing instrument.

This the 3rd day of October, 2018.



Notary Public Penny Dupree Hall

My Commission Expires: 7-14-19

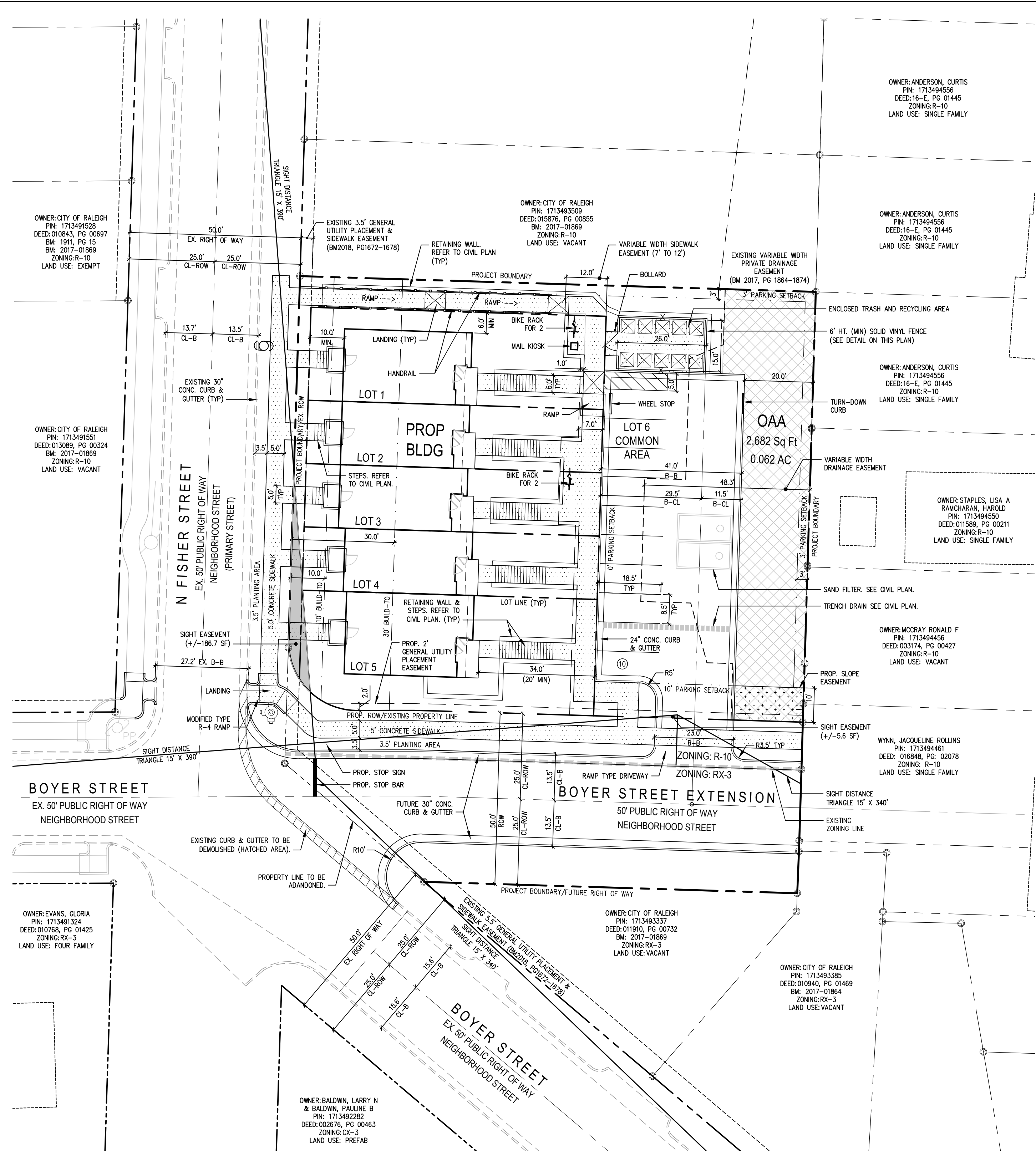
October 3, 2018

City of Raleigh
Development Services
One Exchange Plaza
Raleigh, NC 27602

Boyer and N. Fisher Streets are classified as a Neighborhood Yield streets. Due to the tight constraints of the existing site and the context of the older established development patterns adjacent to the site the owner requests the following alternate street sections listed below. Please also refer to MI-29- 17

Boyer Street extension proposes to maintain the existing street section. This would be a 50.0' right of way with a 27.0' B-B street, a 3.5' planting strip and a 5' sidewalk within the proposed 50' right of way. There is "Sidewalk / General utility placement easement" line 5' from the back of sidewalk which is 2' outside of the proposed right of way. Since the planting strip has been reduced to 3.5' the street trees have been changed to a Medium maturing shade tree

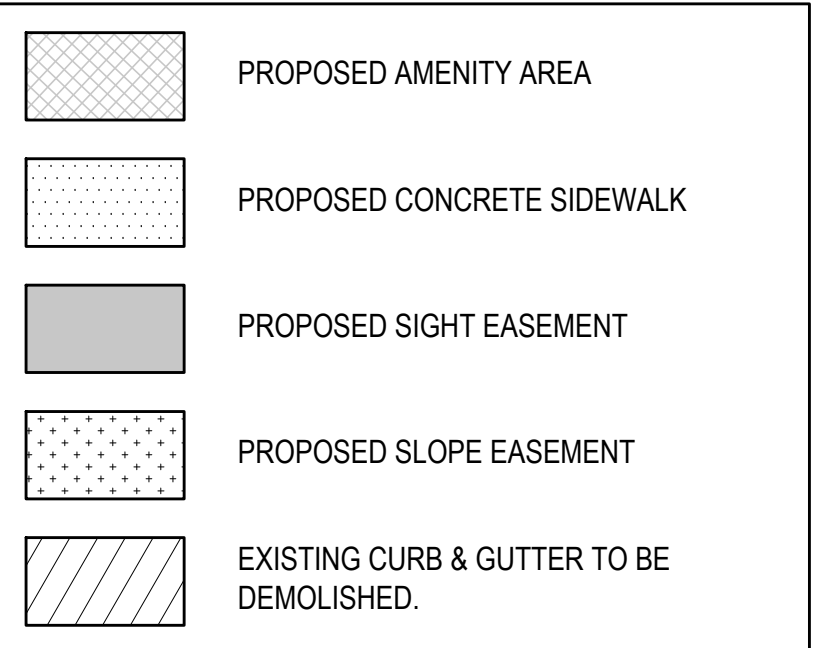
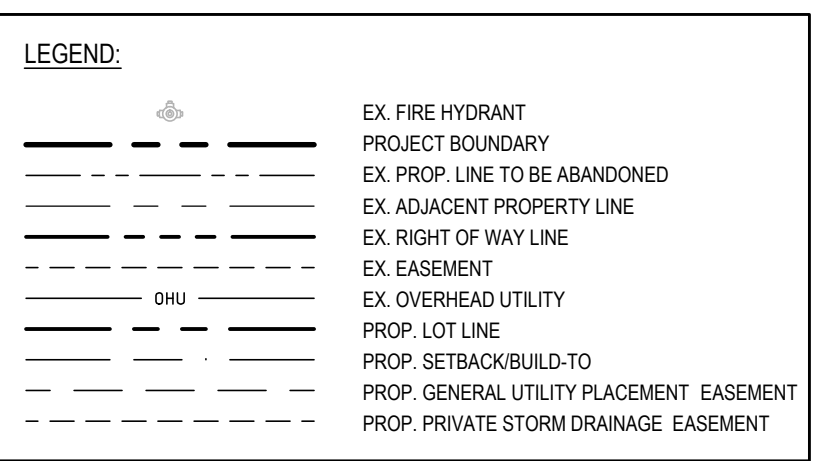
N. Fisher Street, existing 50.0' R/W to remain, existing 27' B-B to street remain, with a 3.5' planting strip and a 5' sidewalk in a "Sidewalk / General utility placement easement" which is 2' from the back of sidewalk and is +/- 3.04' from the existing right of way. Since the planting strip has been reduced to 3.5' the street trees have been changed to a Medium maturing shade tree.



ARCHITECTURAL DESCRIPTION - TOWNHOUSE PROJECT SCOPE:
 THE PROJECT WILL CONSIST OF THE CONSTRUCTION OF 5 TWO-STORY TOWNHOMES IN ONE BUILDING AND ASSOCIATED SITE WORK. THE TOWNHOMES WILL BE WOOD-FRAME CONSTRUCTION AND WILL BE PERMITTED UNDER THE NORTH CAROLINA RESIDENTIAL CODE. EACH TOWNHOME WILL SIT ON ITS OWN LOT. SURFACE PARKING WILL BE PROVIDED IN A COMMON AREA.
 THE FIRST FLOOR OF THE UNITS WILL CONTAIN A LIVING ROOM, DINING AREA, KITCHEN AND POWDER ROOM. THE SECOND FLOOR OF THE UNITS WILL CONTAIN BEDROOMS AND BATHROOMS. ALL UNITS WILL BE TWO-BEDROOM UNITS. THE UNITS WILL BE APPROXIMATELY 33' DEEP. THE UNITS WILL RANGE IN SIZE FROM 1,050 SF TO 1,450 SF.
 EACH UNIT WILL HAVE A FRONT SToop THAT ADDRESSES THE STREET. THE FIRST FLOOR FINISHED ELEVATION WILL BE LOCATED APPROXIMATELY 2' HIGHER THAN THE SIDEWALK ELEVATION. THERE WILL BE A PORCH OR DECK LOCATED ON THE REAR OF THE UNITS WHICH WILL ALSO SERVE AS THE UNIT ENTRY FROM THE SURFACE PARKING LOT.
 ADDITION OF A STOOPI, PORCH, DECK WILL ADHERE TO BUILDING SETBACKS, AS PER UDO SEC. 1.5.4.D.
 THE EXTERIOR FINISH MATERIALS WILL BE BRICK AND CEMENTITIOUS SIDING AND/OR PANELS. THE ROOFS WILL BE PITCHED AND SURFACED WITH ASPHALT SHINGLES. THE TOWNHOMES WILL BE ABOVE CRAWL SPACES. BOTH LIVING LEVELS OF THE TOWNHOUSES WILL HAVE 8' CEILINGS. THE OVERALL BUILDING HEIGHT FROM AVERAGE GRADE TO RIDGE OF ROOF WILL BE APPROXIMATELY 36'-0".
 A SCREENED AREA WILL BE PROVIDED ON SITE FOR TRASH AND RECYCLING CARTS. ONE MAIL KIOSK WILL BE PROVIDED FOR USPS MAIL DELIVERY.

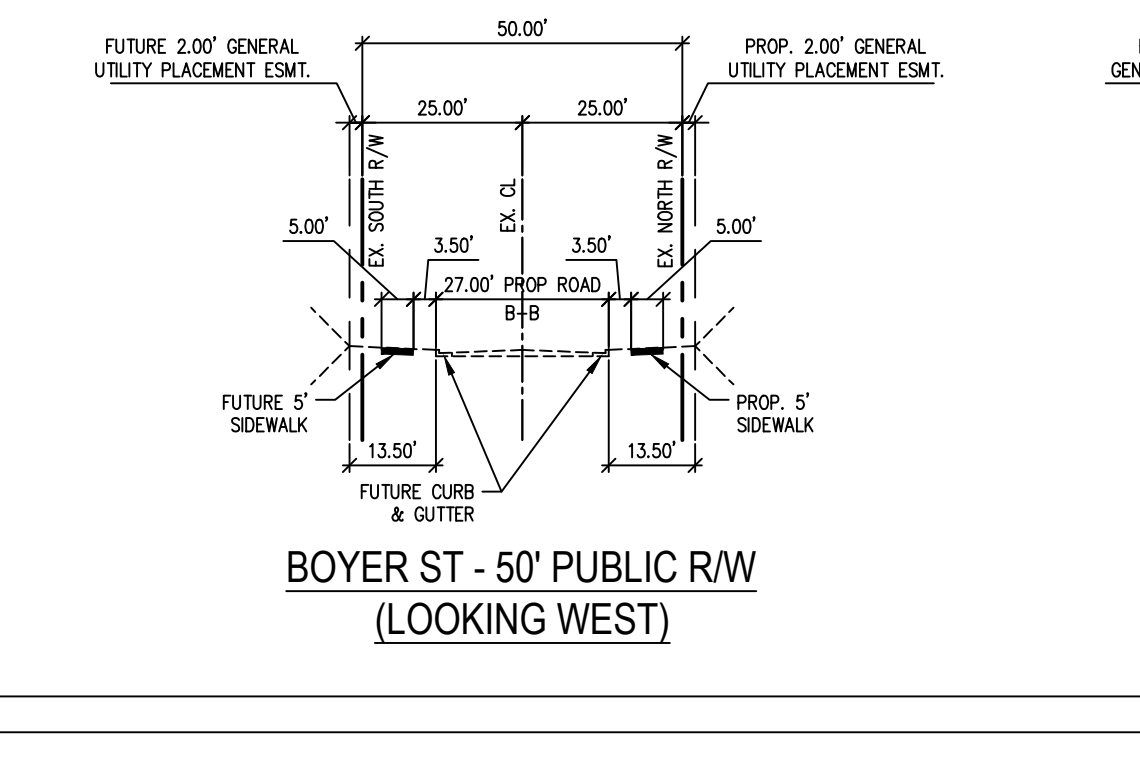
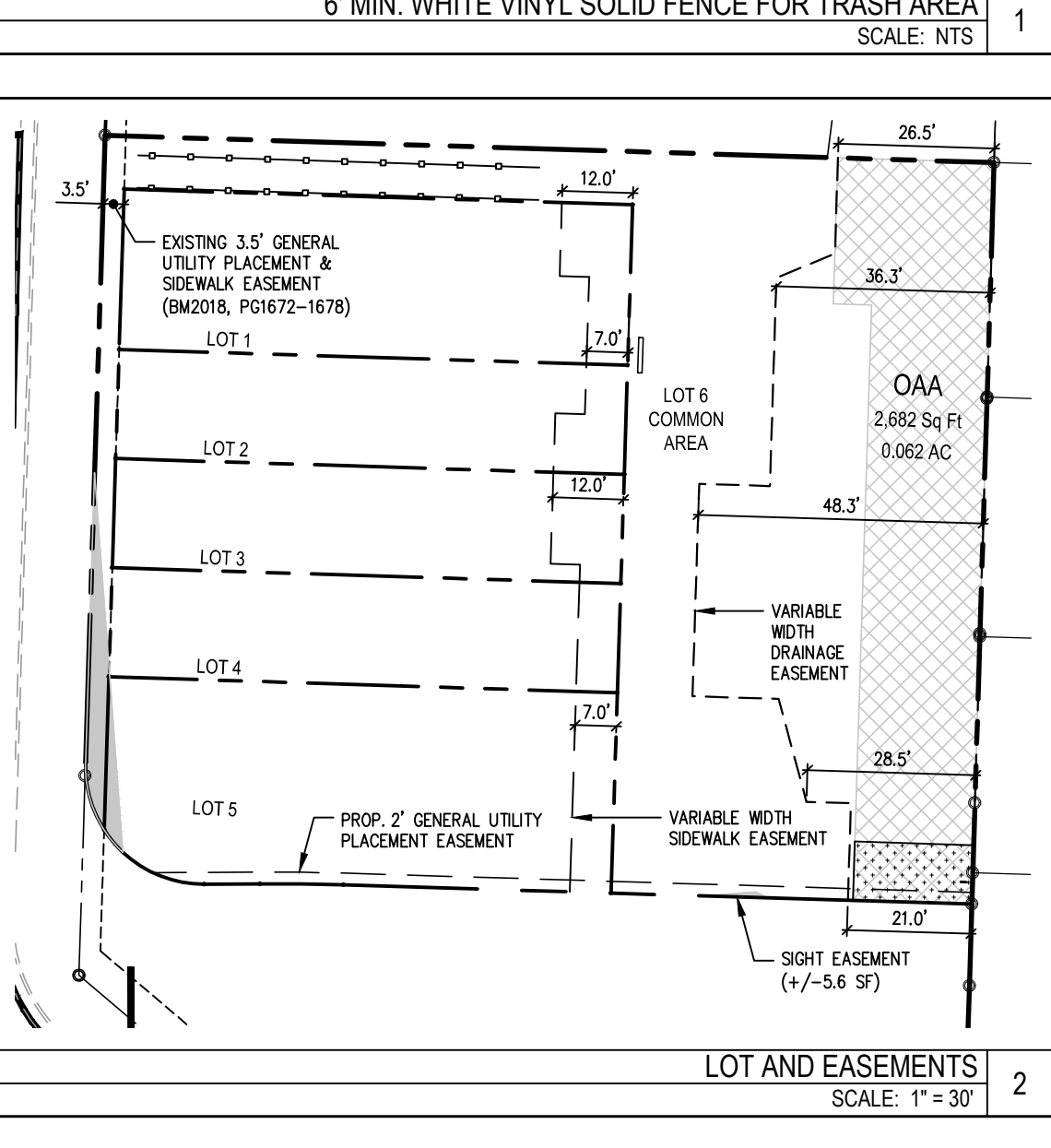
- HC RAMPS:**
- ALL HC RAMPS TO BE FIELD ADJUSTED WITH INPUT FROM THE CITY OF RALEIGH FIELD INSPECTOR PRIOR TO INSTALLATION.
 - POWER POLES WHICH CONFLICT WITH FIELD LOCATED HC RAMPS ARE TO BE RELOCATED BY APPROPRIATE UTILITY COMPANY.

- BUILDING SETBACK NOTE:**
- BUILDING SETBACK TO BE DETERMINED WITH THE PLOT PLAN/BUILDING PERMIT APPLICATION AS THEY RELATE TO EACH LOT.



SOLID WASTE INSPECTION STATEMENT:

- SOLID WASTE SERVICES ARE TO BE PROVIDED BY THE CITY OF RALEIGH AND COMPLY WITH SECTION B-1 AND A-8 OF THE SOLID WASTE MANUAL.
- A GARBAGE AND RECYCLING CART CORRAL IS PROVIDED AT THE TERMINUS OF THE PARKING AISLE THAT HAS A DIRECT ACCESSIBLE ROUTE TO THE PUBLIC RIGHT OF WAY FOR RESIDENTS TO ROLL THEIR GARBAGE AND RECYCLING CARTS OUT TO THE CURB.
- GARBAGE AND RECYCLING CARTS MUST BE ROLLED TO THE PUBLIC RIGHT OF WAY BY 7 AM ON COLLECTION DAYS.
- GARBAGE AND RECYCLING CARTS MUST BE 5' FROM MAILBOXES, UTILITY POLES, PARKED CARS, YARD WASTE CONTAINERS, OTHER ITEMS AND CANNOT BLOCK THE DRIVEWAY CURB CUT.
- IT IS THE RESIDENTS RESPONSIBILITY TO RETURN THE GARBAGE AND RECYCLING CARTS TO THE CORRAL AFTER COLLECTION.
- RESIDENTS WHO ARE PHYSICALLY UNABLE AND DO NOT HAVE AN ABLE BODIED PERSON LIVING WITH THEM TO BRING GARBAGE AND RECYCLING CARTS TO THE CURB FOR COLLECTION MAY QUALIFY FOR NEED ASSISTANCE COLLECTION. RESIDENTS MUST COMPLETE THE NEED ASSISTANCE ENROLLMENT FORM, WHICH INCLUDES A PHYSICIAN'S STATEMENT. RESIDENTS CAN OBTAIN AN ENROLLMENT FORM, CALL 919-996-3245 OR SEND AN EMAIL TO SW@RALEIGH.GOV.



Overall Site Data
 Project: East College Park - Townhome site #2
 Date: 09.07.2018 (updated xx.xx.2018)

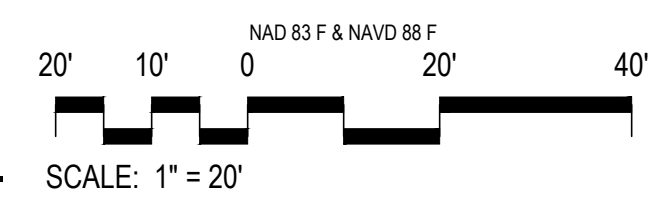
1 Zoning	R-10
2 Section 2.2.3 Townhome Base Dimensional Standards	
A. Site Dimensions	
A1 Area (min)	3,300 SF
A2 Width (min)	44 FT
A3 Outdoor amenity area (min)	10 SF
A4 Openness (max)	10 DU/AC
B. Lot Dimensions	
B1 Area (min)	n/a
B2 Width (min)	18 FT
C. Building 1 structure setbacks	
C1 From primary street (min)	10 FT
C2 From side street (min)	10 FT
C3 From side lot line (min)	0 or 6 FT
C4 From rear lot line (min)	20 FT
C4 From alley (min)	4 or 20 FT
C5 Residential Infill (see Sec. 2.2.7)	yes
D. Parking setbacks	
D1 From primary street (min)	20 FT
D2 From side street (min)	10 FT
D3 From side lot line (min)	0 or 3 FT
D4 From rear lot line (min)	3 FT
D4 From alley (min)	4 FT
E. Build-to	
E1 Primary street build-to (min/max)	10 to 30 FT
E2 Building width in primary build-to (min)	70 %
F. Height	
F1 Principal building (max)	(45' max) 3 Story
F2 Accessory structure (max)	25 FT
F3 Residential Infill (see Sec. 2.2.7)	yes
G. Floor heights	
G1 Within build-to (min)	2 FT
G2 Outside build-to (min)	n/a
H. Pedestrian access	
H1 Street facing entrance required for units fronting street	yes
I. Allowed building elements	
Porch / stoop	
Balcony	
3) Site Data	
4) Zoning	R-10 & RX-3
5) Tract area	
1713493511	0.4316 AC
1713493412 (partial zoned RX-3) (see note #1)	0.1587 AC
Total	0.5903 AC
Less right of way dedication	0.1587 AC
Net acreage	0.4316 AC
6) Proposed use	Townhomes
7) Proposed units	
2 bedroom	3 DU
3 bedroom	2 DU
Total	5 DU
8) Proposed density (includes R/W dedication)	
5 / 0.59 =	8.47 DU/AC
9) Outdoor amenity area (UDO section 2.2.3.A.3)	
Required - 10% of net acreage	0.43 x 10% = 0.04 AC
Required - 10% of net acreage in SF	1,880 SF
Provided	
OAA #1	2,682 SF
OAA #2	0.06 AC
Total provided	2,682 SF
10) Required build-to (UDO section 2.2.3.E)	
Primary Street Name	N. Fisher Street
Primary Street Build-to required	126.29 x 70% = 88.40 FT
Primary Street Build-to provided	100.72 FT
11) Building height	
Allowed height	(45' max) 3 Story
Proposed height	36' - 2 Story
12) Required parking (UDO section 7.1.2)	
2 bedroom	3 x 2 = 6.00 SP
3 bedroom (1 Space per unit UDO sec. 7.1.4.B)	2 x 1 = 2.00 SP
Visitor	5 / 10 = 0.50 SP
Total required	8.50
Total provided	9 SP
13) Required bicycle parking (UDO section 7.1.2)	
Long Term	n/a
Short term (1 space per 20 DU - min)	0.05 x 5 = 0.25 SP
Bike parking provided	4 SP
14) Block Perimeter (UDO section 8.3.2.A)	
Maximum block perimeter	R-10 = 2,500 LF
Existing block perimeter	1,853 LF
15) Notes	
#1 - all land zoned RX-3 is in the tract being dedicated for Boyer Street and will not be part of the townhome tract	

Lot Table

Lot #	Area (SF)	Area (AC)
1	2344.08 SF	0.054 AC
2	1594.45 SF	0.037 AC
3	1594.46 SF	0.037 AC
4	1594.46 SF	0.037 AC
5	2903.33 SF	0.067 AC
6	8849.57 SF	0.203 AC

- GENERAL NOTES:**
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND/OR NCDOT STANDARDS.
 - THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH A MINIMUM AMOUNT OF INCONVENIENCE TO TRAFFIC.
 - PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.
 - THE CONTRACTOR SHALL REPAIR ALL DAMAGED INFRASTRUCTURE IN THE RIGHT-OF-WAY AND RESTORE IT TO PREVIOUS OR BETTER CONDITION.
 - THE CONTRACTOR SHALL REPAIR ANY DAMAGES TO ADJACENT PROPERTIES AND RESTORE IT TO PREVIOUS OR BETTER CONDITION.
 - IF UNFORESEEN CONDITIONS DEVELOP DURING CONSTRUCTION, REFER TO 'CITY OF RALEIGH STREET DESIGN MANUAL' AND CONTACT THE DEVELOPMENT SERVICES ENGINEERING INSPECTORS AT (919) 996-2409.
 - IF CONSTRUCTION PLANS FOR PUBLIC AND PRIVATE STREETS OR UTILITIES SHOWN ON THIS PLAN ARE REQUIRED, THEY MUST BE APPROVED BY THE PUBLIC WORKS DEPARTMENT AND PUBLIC UTILITIES DEPARTMENT PRIOR TO ISSUANCE OF PERMITS OR RECORDING OF ANY PLAN FOR THIS DEVELOPMENT.
 - FIELD ADJUSTMENTS TO THIS PLAN MAY BE REQUIRED BY CITY OF RALEIGH INSPECTOR AS NEEDED DURING CONSTRUCTION.
 - ALL SURVEY INFORMATION PROVIDED TO JDAVIS ARCHITECTS BY JOHN A. EDWARDS AND COMPANY IN RALEIGH, NORTH CAROLINA IN DIGITAL FORMAT IN AUGUST, 2017, AND SUPPLEMENTAL INFORMATION WAS OBTAINED FROM WAKE COUNTY GIS IN JANUARY, 2018.
 - WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, THERE SHALL BE NO SIGHT OBSTRUCTING OR PARTLY OBSTRUCTING WALL, FENCE, SIGN, FOLIAGE, BEARINGS, OR PARKED VEHICLES BETWEEN THE HEIGHTS OF 24 INCHES AND EIGHT FEET ABOVE THE CURB LINE ELEVATION OR THE NEAREST TRAVELED WAY IF NOT CURBING EXISTS.
 - UNLESS NOTED, ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF 28' MINIMUM.
 - UNLESS NOTED, ALL DIMENSIONS SHOWN ARE TO BACK OF CURB.
 - TRASH AND CARDBOARD DUMPSTER(S) ENCLOSURE SHALL BE COMPATIBLE WITH MATERIAL AND/OR COLOR OF THE PRINCIPAL BUILDING.
 - GROUND MOUNTED MECHANICAL EQUIPMENT MUST ADHERE TO THE SCREENING REQUIREMENTS OF SEC 2.5.D.4 AND IS NOT ONLY LIMITED TO BEING VISIBLE FROM THE PUBLIC RIGHT OF WAY.
 - CONTRACTOR TO FIELD LOCATE AND VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT PRIOR TO ANY CONSTRUCTION ACTIVITIES. CONTACT NC 811 FOR FIELD LOCATION OF UNDERGROUND UTILITIES.
 - HANDICAP PARKING SPACE(S) AND HC ACCESS AISLE(S) SHALL BE NO GREATER THAN TWO PERCENT (2%) PITCH IN ANY DIRECTION(S) AS PER ADA STANDARDS.
 - PROVIDE SIGNAGE AND STRIPING OF HANDICAP SPACES AS PER ADA STANDARDS.
 - ALL RETAINING WALLS GREATER THAN 30" IN HEIGHT TO INCLUDE SAFETY RAIL OR FENCE.
 - THE MINIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 20 FEET FROM THE POINT OF TANGENCY OF THE CURB. NO DRIVEWAYS SHALL ENCRUSH ON THIS MINIMUM CORNER CLEARANCE.
 - WC ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH CITY OF RALEIGH PUBLIC WORKS DEPARTMENT STANDARDS, PROWAG STANDARDS AND ADAAG SPECIFICATIONS.
 - ALL RAMPS AND HANDRAILS SHALL BE CONFORM TO ANSI, NCSBC, AND ICC STANDARDS AND SPECIFICATIONS.
 - ALL ABOVE GROUND UTILITY DEVICES (TO INCLUDE BUT NOT LIMITED TO TELEPHONE AND CABLE PEDESTALS, ELECTRICAL TRANSFORMERS, BACKFLOW DEVICE HOTBOX, ETC) SHALL BE SCREENED FROM OFF-SITE VIEW BY EVERGREEN SHRUBS, FENCE, OR WALL.
 - GENERAL UTILITY PLACEMENT EASEMENT IS FOR INSTALLATION OF PRIVATE UTILITIES.
 - REQUIRED PARKING FOR AN AFFORDABLE HOUSING DEVELOPMENT MAY BE REDUCED TO A RATE OF ONE (1) PARKING SPACE FOR EACH UNIT AS PER UDO SEC 7.1.4.B.
- RIGHT OF WAY OBSTRUCTION NOTES**
- STREET, LANE, AND SIDEWALK CLOSURES OR DETOURS: PRIOR TO ANY WORK THAT IMPACTS THE RIGHT-OF-WAY OR CLOSING OF ANY STREET, LANE, OR SIDEWALK, THE CONTRACTOR MUST APPLY FOR A PERMIT WITH RIGHT-OF-WAY SERVICES.
 - A PERMIT REQUEST WITH A TRAFFIC CONTROL AND/OR PEDESTRIAN PLAN SHALL BE SUBMITTED TO RIGHTOFWAYSERVICES@RALEIGH.GOV AT WWW.RALEIGH.GOV KEYWORD 'RIGHT-OF-WAY SERVICES'.
 - PRIOR TO THE START OF WORK, THE CLIENT SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE ENGINEERING INSPECTIONS COORDINATOR TO REVIEW THE SPECIFIC COMPONENTS OF THE APPROVED PLAN, AND ENSURE ALL PERMITS ARE ISSUED.
 - THE CITY OF RALEIGH REQUIRES AN APPROVED RIGHT-OF-WAY OBSTRUCTION PERMIT FOR WORK ON ANY PUBLIC STREET OR SIDEWALK AND NCDOT ROAD WITHIN RALEIGH'S JURISDICTION.
 - ALL TRAFFIC CONTROL SIGNAGE AND PRACTICES SHALL ADHERE TO THE MANUAL ON UNIFORM TRAFFIC CONTROL, AND THE LATEST EDITION OF THE NCDOT 'STANDARD SPECIFICATION FOR ROADWAY STRUCTURES', NCDOT 'ROADWAY STANDARD DRAWING MANUAL', AND THE NCDOT SUPPLEMENT TO THE MUTCD.
 - ALL PUBLIC SIDEWALKS MUST BE ACCESSIBLE TO PEDESTRIANS WHO ARE VISUALLY IMPAIRED AND/OR PEOPLE WITH MOBILITY CONCERNS. EXISTING AND ALTERNATIVE PEDESTRIAN ROUTES DURING CONSTRUCTION SHALL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), THE ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
 - ALL PERMITS MUST BE AVAILABLE AND VISIBLE ON SITE DURING THE OPERATION.
 - PRIOR TO ANY WORK THAT IMPACTS THE RIGHT-OF-WAY OR CLOSING OF ANY STREET, LANE, OR SIDEWALK, THE CONTRACTOR MUST APPLY FOR A RIGHT-OF-WAY PERMIT. A TRAFFIC CONTROL AND/OR PEDESTRIAN PLAN SHALL BE SUBMITTED TO RIGHTOFWAYSERVICES@RALEIGH.GOV ALONG WITH THE APPLICATION.

S-46-18
 SUBDIVISION PLAN



Reference: MI-29-17

**East College Park
 Townhome Site 2
 Raleigh, NC 27610**

PRELIMINARY

FOR REVIEW ONLY
 NOT FOR CONSTRUCTION

PROJECT:	CORHN-16074	DATE:	
ISSUE:	Preliminary Subdivision	DATE:	09.07.2018
REVISIONS:	1st Review Comments	DATE:	10.xx.2018
DRAWN BY:	KT, SB, CHK		
CHECKED BY:	KT		
CONTENT:	SUBDIVISION PLAN		

LS1.1