

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 501 E Lane St		
	Case Number S-48-18		
	Transaction Number 570015		
OWNER	Name Oakwood Sanctuary LLC		
	Address 3948 Browning PI #109		City Raleigh
	State NC	Zip Code 27601	Phone 919-578-6222
CONTACT	Name Jon Frazier		Firm FLM Engineering, Inc.
	Address PO Box 91727		City Raleigh
	State NC	Zip Code 27675	Phone 919-610-1051
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):		
This Design Adjustment is requested due to the project's proximity to the William Christmas Plan. N East Street forms the western boundary of the property. N East St is classified as a Neighborhood St (UDO 8.4.4.C) and is maintained by the City of Raleigh with an ultimate 64' public right-of-way and a 36' street width. The existing public right-of-way is 60', and the existing street width is 34'. The N East St frontage is part of the William Christmas Plan and dedications and/or widening are not applicable.			

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 *Michael* Date 10-11-18

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



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 request meets the intent of this Article in that relief for dedication and widening is sought due to the project's proximity to the William Christmas Plan.

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

The request conforms with the William Christmas Plan.

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

N East Street is remaining unchanged, so congestion will not be increased nor will safety be compromised.

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

N East Street is remaining unchanged, so additional maintenance responsibilities are not being created.

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

There is no design associated with the request. The Preliminary Subdivision Plans have been designed by a Professional Engineer.

Individual Acknowledgement



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DEPARTMENT

STATE OF NORTH CAROLINA

INDIVIDUAL

COUNTY OF Wake

I, Jumeekeh L. Ingram, a Notary Public do hereby certify that Michael J. Poupard personally appeared before me this day and acknowledged the due execution of the forgoing instrument.

This the 11th day of October, 2018.



Notary Public Jumeekeh L. Ingram

My Commission Expires: 11.22.2021

REVISION HISTORY

REV #	DESCRIPTION	DATE	BY
1	COR 1ST COMMENTS	10/10/2018	FLM

ORIGINAL PLAN SIZE: 24" X 36"

PRELIMINARY PLANS
DO NOT USE FOR CONSTRUCTION

SCALE: 1 INCH = 10 FEET

SCALE ADJUSTMENT
THIS BAR IS 1 INCH IN LENGTH ON ORIGINAL DRAWING
IF IT IS NOT 1 INCH ON THIS SHEET, ADJUST YOUR SCALE ACCORDINGLY

PRELIMINARY SUBDIVISION PLANS

501 E LANE ST
RALEIGH, NC 27601

OAKWOOD SANCTUARY LLC

DATE:	09-19-2018
SCALE:	AS SHOWN
DESIGNED BY:	FLM
APPROVED BY:	FLM
PROJECT NO.:	18059

SITE, UTILITY AND LANDSCAPING PLAN

C-3
SHEET 3 OF 3

LEGEND

- EX. PROPERTY LINE
- EX. RIGHT-OF-WAY
- EX. ADJACENT OWNERS
- EX. ROAD CENTERLINE
- EX. MAJOR CONTOUR (10')
- EX. MINOR CONTOUR (2')
- OHW OHW EX. OVERHEAD ELECTRIC LINE
- SS SS EX. SANITARY SEWER
- W W EX. WATER LINE
- G G EX. GAS LINE
- SD SD EX. STORM SEWER
- EX. TREE LINE
- PROP. RIGHT-OF-WAY
- PROP. LOT LINES
- PROP. STORM SEWER
- PROP. STREET TREE (QA)
- PROP. UNDERSTORY TREE (LA)

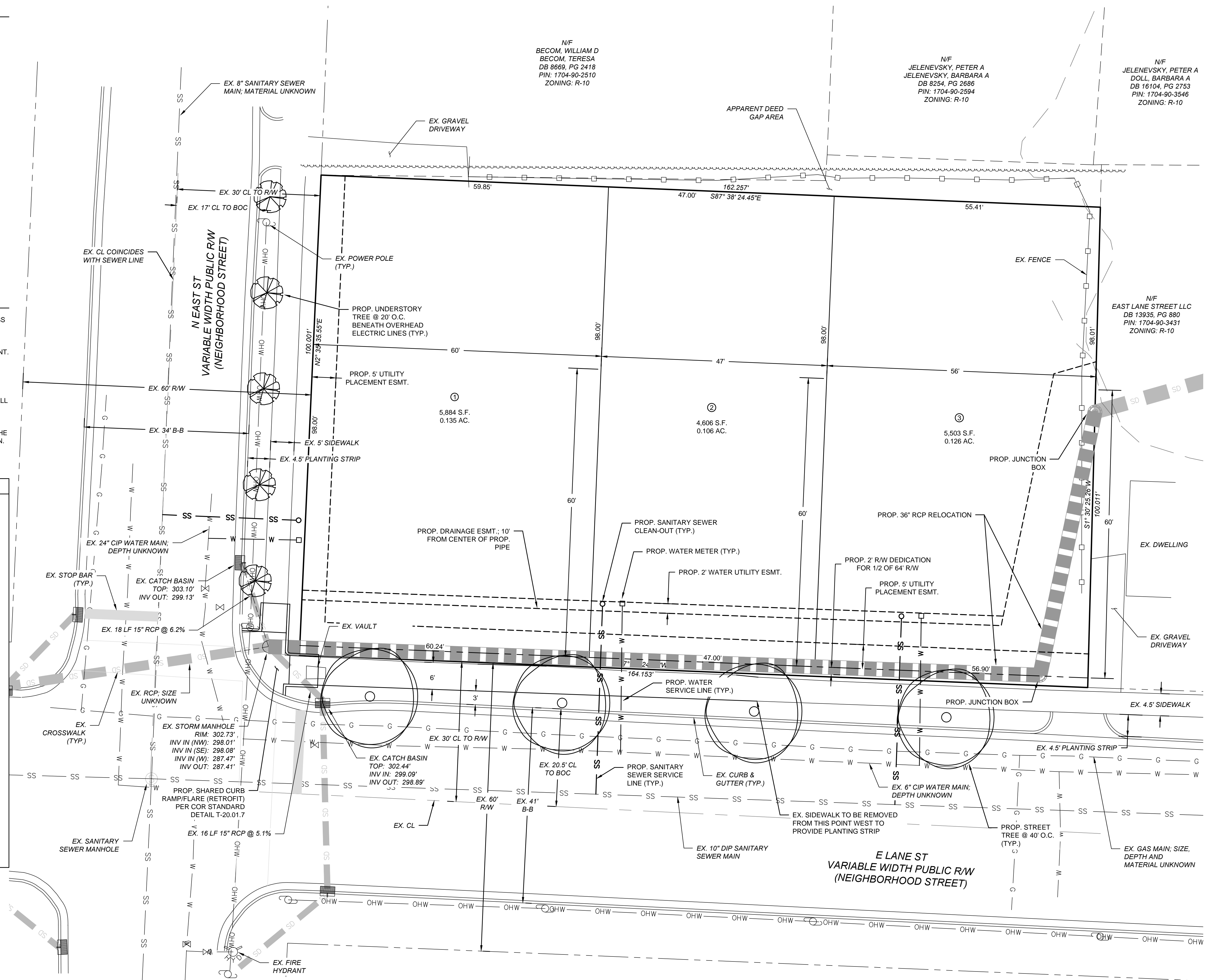
NOTES

- BOUNDARY AND SURVEY DATA PROVIDED BY CAWTHORNE, MOSS & PANCIERA, PC.
- THE UTILITIES SHOWN ARE NOT GUARANTEED TO BE A REPRESENTATION OF ALL UTILITIES WITHIN THE PROJECT EXTENT.
- THE CONTRACTOR SHALL CALL THE NORTH CAROLINA ONE-CALL-CENTER AT LEAST 48 HOURS PRIOR TO BEGINNING WORK.
- THE CONTRACTOR SHALL VERIFY DEPTHS AND LOCATIONS OF ALL UTILITIES PRIOR TO BEGINNING WORK AND SHALL USE CARE WHEN OPERATING AROUND EX. UTILITIES.
- THE CONTRACTOR SHALL BE FINANCIALLY RESPONSIBLE FOR THE REPAIR OF ANY EX. UTILITIES DAMAGED DURING CONSTRUCTION.

SUMMARY INFORMATION

DEVELOPMENT NAME: 501 E LANE ST
STREET ADDRESS: 501 E LANE ST
PIN NUMBER(S): 1704-90-2431
TOTAL AREA: 0.38 AC
PROPOSED SINGLE FAMILY LOTS: 3
AVERAGE LOT SIZE: 5,440 SF
MINIMUM LOT SIZE: 4,700 SF
PROPOSED LOT 1 SIZE: 6,004 SF
PROPOSED LOT 1 IMPERVIOUS AREA: 3,902 SF (65%)
PROPOSED LOT 2 SIZE: 4,700 SF
PROPOSED LOT 2 IMPERVIOUS AREA: 3,055 SF (65%)
PROPOSED LOT 3 SIZE: 5,616 SF
PROPOSED LOT 3 IMPERVIOUS AREA: 3,650 SF (65%)
ZONING DISTRICT: R-10
MINIMUM LOT AREA (SINGLE FAMILY): 4,000 SF
MINIMUM LOT WIDTH: 45' (60' CORNER LOT)
MINIMUM LOT DEPTH: 60'
PROPOSED DENSITY: 7.9 UNITS/AC
MAXIMUM DENSITY: 10 UNITS/AC
OVERLAY DISTRICT: HOD-G (OAKWOOD)
JURISDICTION: CITY OF RALEIGH
PROPOSED USE: RESIDENTIAL SUBDIVISION
DEVELOPER: OAKWOOD SANCTUARY LLC
3948 BROWNING PL #109
RALEIGH, NC 27609
919.578.6222
ENGINEER: FLM ENGINEERING, INC.
PO BOX 91727
RALEIGH, NC 27675
919.610.1051

PLANT LIST					
KEY	SCIENTIFIC NAME	COMMON NAME	QUAN.	CAL.	HT.
QA	QUERCUS ALBA	WHITE OAK	4	3'	10'
LA	LAGERSTROEMIA	CREPE MYRTLE (SINGLE STEM)	5	1.5'	6'



ALL CONSTRUCTION SHALL BE PER CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS

CALL 48 HOURS BEFORE YOU DIG
North Carolina 811
www.nc811.org
NORTH CAROLINA ONE-CALL CENTER
1-800-632-4949