Administrative Approval Action
Abbington Village Apartments: SR-21-18, Transaction# 547193, AA#3845

LOCATION: This site is located on the west side of Forestville Road/ State Route 2049 and north of the intersection of Oak Marsh Drive and Forestville Road. The site address is 2929 Forestville Road and the PIN number is 1748603545.

REQUEST: Development of a 9.58 acre tract comprised of two lots zoned Residential Mixed Use-3- CU (RX-3-CU). Please reference zoning conditions under case Z-3-16. The applicant is proposing 105,656 SF of multifamily space.

DESIGN ADJUSTMENT(S)/ ALTERNATES, ETC: Please reference the approved plan set for further detail items listed below.

One Design Adjustment was approved by the Development Services Director Designee for this project under DA-73-2018:

1. A Design Adjustment from UDO Section 8.4 – New Streets

One Administrative Alternate was approved by the Planning Director for this project under AAD-15-18:

2. An Administrative Alternate to UDO Section 1.5.6 – Build-to

One Variance was approved by the Board of Adjustment for this project under A-65-18:

3. An Administrative Alternate to UDO Section 1.5.7 – Ground Floor Elevation minimum 2’

FINDINGS: City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan 8/20/2018 by Rick Baker of Timmons Group.

CONDITIONS OF APPROVAL and NEXT STEPS:

This document must be applied to the second sheet of all future submittals except for final plats. This is a preliminary plan and as such no permits have been issued with this approval. To obtain permits and/or completion of the project, the following steps are required:

☐ CONCURRENT SITE REVIEW NOT REQUIRED AT THIS TIME – However, plan revisions or further development that includes land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. will require concurrent site review.

☒ CONCURRENT SITE REVIEW - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Concurrent Site Review may be submitted upon receipt of this signed approval document.
PRIOR TO THE ISSUANCE OF ANY SITE PERMITS OR APPROVAL OF CONCURRENT REVIEW PROCESS, WHICHEVER IS APPLICABLE:

**Engineering**

1. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering prior to concurrent review approval.

2. A right-of-way obstruction permit must be obtained from Right-of-way Services prior to the commencement of any construction activities within the right-of-way.

**Public Utilities**

3. A Downstream Sewer Capacity Study in compliance with the City of Raleigh Public Utilities Department Handbook shall be submitted by the Project Engineer for review and approval

**Stormwater**

4. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).

5. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).

☐ **LEGAL DOCUMENTS** - Email to legaldocumentreview@raleighnc.gov. Legal documents must be approved, executed, and recorded prior to or in conjunction with the recorded plat on which the associated easements are shown. Copies of recorded documents must be returned to the City within one business day of recording to avoid withholding of further permit issuance.

| ☐ City Code Covenant | ☒ Slope Easement |
| ☒ Stormwater Maintenance Covenant | ☒ Transit Easement |
| ☒ Utility Placement Easement | ☐ Cross Access Easement |
| ☐ Sidewalk Easement | ☒ Public Access Easement |
| ☐ Other: | |
☐ **RECORDED MAP(S)** - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Concurrent Site Review plans, if required, have been deemed ready for mylar signature.

**The following items must be approved prior to recording the plat:**

**Engineering**

1. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and shown on the map approved for recordation.

2. A 5' general utility easement and associated deed of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within one day from authorization of lot recordation. If recorded copies of the documents are not provided, further recordings and building permit issuance will be withheld.

3. A public infrastructure surety shall be provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).

4. Variable width slope easements shall be recorded as shown on the preliminary site plan.

5. A 20’ Wide Public Access Easement shall be recorded as shown on the preliminary site plan.

**Public Utilities**

6. Infrastructure Construction Plans (concurrent submittal) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions.

**Stormwater**

7. A payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans shall be paid by the developer to the City stormwater facility replacement fund (UDO 9.2.2.G.3).

8. The City form document entitled Declaration of Maintenance Covenant and Grant of Protection Easement for Stormwater Control Facilities shall be approved by the City and recorded with the county register of deeds office (UDO 9.2.2.G).

9. All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements (UDO 9.2).

10. A surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department (UDO 9.2.2.D.1.d).
Transportation

11. A transit deed of easement shall be approved by City staff and the location of the easement shall be shown on a plat approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of this document must be provided to the Development Services Department within one day from authorization of lot recording. If a recorded copy of the document is not provided, further recordings and building permit issuance will be withheld.

☐ BUILDING PERMITS – For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Concurrent Site Review plans attached, if applicable. Permit sets may be reviewed prior to the recordation of required plats, but cannot be approved.

PRIOR TO ISSUANCE OF BUILDING PERMITS:

General

1. Comply with all conditions of Z-03-16

2. A recombination map shall be recorded recombining the existing lot into a single tract.

3. Street names for this development shall be approved by the Raleigh GIS Division and by Wake County.

4. A demolition permit shall be obtained.

5. Provide fire flow analysis.

Engineering

6. A public infrastructure surety shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).

7. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering.

8. A transit deed of easement shall be approved by City staff and the location of the easement shall be shown on a plat approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within one day from authorization of lot recording. If a recorded copy of the document is not provided, further recordings and building permit issuance will be withheld.

9. A right-of-way obstruction permit shall be obtained from Right-of-way Services for any construction activity within the right-of-way.
Public Utilities

10. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.

Stormwater

19. A payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans shall be paid by the developer to the City stormwater facility replacement fund (UDO 9.2.2.G.3).

20. The City form document entitled Declaration of Maintenance Covenant and Grant of Protection Easement for Stormwater Control Facilities shall be approved by the City and recorded with the county register of deeds office (UDO 9.2.2.G).

21. All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements (UDO 9.2).

22. A surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department (UDO 9.2.2.D.1.d).

Urban Forestry

23. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes nine street trees along Street ‘A’.

PRIOR TO ISSUANCE OF BUILDING OCCUPANCY PERMITS:

1. All Water, Sanitary Sewer and Reuse facilities shall be installed, inspected, tested and accepted by the City of Raleigh Public Utilities Department for operations and maintenance.

2. Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.

3. Required underground storm drainage improvements shall be completed and as-built plan(s) and certification(s) reviewed and accepted by the City of Raleigh Development Services – Development Engineering program.

4. All street lights and street signs required as part of the development approval are installed.

5. Copies of certified inspection reports for alleys and internal access ways are submitted to the City of Raleigh Development Services – Development Engineering program.

6. As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3).

7. Final inspection of all right of way street trees by Urban Forestry Staff.
EXPIRATION DATES: The expiration provisions of UDO Section 10.2.8 E, including the ability to request extensions in the expiration date, apply to this site plan. If significant construction has not taken place on a project after administrative site review approval, that approval may expire and be declared void, requiring re-approval before permits may be issued. To avoid allowing this plan approval to expire the following must take place by the following dates:

3-Year Expiration Date: 8-22-2021
Obtain a valid building permit for the total area of the project, or a phase of the project.

4-Year Completion Date:
Within four years after issuance of the first building permit for the site plan, the construction of the entire site plan must be completed unless an applicant has been granted vested rights. Failure to complete construction within this specified time frame shall automatically void the approved site plan for which no building permits have been issued.

I hereby certify this administrative decision.

Signed: (Planning Dir./Designee) [Signature] Date: 8/22/2018

Staff Coordinator: Daniel L. Stegall
Design Adjustment
Staff Response

Per Section 10.2.18.C of the Unified Development Ordinance, the Development Services Director, or designee, shall consult with the heads of other City Departments regarding the review of the request. The Development Services Director, or designee, shall approve, approve with conditions or deny the request, but must do so within 60 days of the receipt of a completed application. Additional time may be necessary if a municipal or state entity is incorporated in the review process or if a detailed engineering study is submitted in conjunction with the request.

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Staff recommendation based upon the findings in the applicable code(s):
- ☑ UDO Art. 8.4 New Streets
- ☐ UDO Art. 8.3 Blocks, Lots, Access
- ☐ UDO Art. 8.5 Existing Streets
- ☑ Raleigh Street Design Manual

Staff SUPPORTS ☑ DOES NOT SUPPORT ☐ the design adjustment request.

DEPARTMENTS
- Dev. Services Planner
- ☑ Development Engineering
- ☐ Engineering Services
- ☐ Public Utilities
- ☐ City Planning
- ☐ Transportation
- ☐ Parks & Recreation and Cult. Res.

CONDITIONS:

Development Services Director or Designee Action: ☑ APPROVE ☐ APPROVE WITH CONDITIONS ☐ DENY

Authorized Signature

*The Development Services Director may authorize a designee to sign in his/her stead. Please print name and title next to signature. Appeal of the decision from the Development Services Director, or his or her designee, shall be made in writing within 30 days to the Board of Adjustment (see Section 10.2.18.C3b).
Design Adjustment Application

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.

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<td>Name</td>
<td>Rick Baker</td>
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<td>Firm</td>
<td>Timmons Group</td>
</tr>
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<td>Address</td>
<td>5410 Trinity Road; Suite 102</td>
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<td>State</td>
<td>NC</td>
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<tr>
<td>Phone</td>
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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
- [X] UDO Art. 8.4 New Streets - See page 3 for findings
- [ ] UDO Art. 8.5 Existing Streets - See page 4 for findings
- [X] 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 memorandum.

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 08/03/18

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Submit all documentation, with the exception of the required addressed envelopes and letters to designadjusments@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 -
A. The requested design adjustment meets the intent of this Article;  
   YES □ NO □
B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;  
   YES □ NO □
C. The requested design adjustment does not increase congestion or compromise safety;  
   YES □ NO □
D. The requested design adjustment does not create additional maintenance responsibilities for the City;  
   YES □ NO □
E. The requested design adjustment has been designed and certified by a Professional Engineer; and  
   YES □ NO □
F. The requested design adjustment shall address Stormwater collection and conveyance and not adversely impact Stormwater collection.  
   YES □ NO □

**STAFF FINDINGS**

Staff is in support for both the design adjustment to Street "A" and for Oak Marsh Drive.

Street "A" is not currently a through street and is limited in that the full width cannot be built out at this time. Future development of the parcel to the north and east allows opportunity to mitigate through those designs as traffic increases.

Oak Marsh Drive is currently constructed in such a fashion that the parameters meet that of a Neighborhood Local street section at a design speed of 25 MPH. Staff has determined Oak Marsh Drive is a Neighborhood Street section under the guidelines of the current Raleigh Comprehensive Plan and Raleigh Unified Development Ordinance. The developer is extending Oak Marsh Drive by a length of approximately 80 feet. Creating a section meeting the Neighborhood Street section is not feasible considering the existing parameters and limited length of road extension.
A. The requested design adjustment meets the intent of the Raleigh Street Design Manual;  
YES [☐] NO [☐]

B. The requested design adjustment conforms with the Comprehensive Plan and adopted  
City plans;  
YES [☐] NO [☐]

C. The requested design adjustment does not increase congestion or compromise safety;  
YES [☐] NO [☐]

D. The requested design adjustment does not create additional maintenance  
responsibilities for the City; and  
YES [☐] NO [☐]

E. The requested design adjustment has been designed and certified by a Professional  
Engineer.  
YES [☐] NO [☐]

STAFF FINDINGS

Staff is in support for both the design adjustment to Street "A" and for Oak Marsh Drive.

Street "A" is not currently a through street and is limited in that the full width cannot be built out at this time.  
Future development of the parcel to the north and east allows opportunity to mitigate through these  
designs as traffic increases.

Oak Marsh Drive is currently constructed in such a fashion that the parameters meet that of  
a Neighborhood Local street section at a design speed of 25 MPH.  Staff has determined Oak Marsh Drive is  
a Neighborhood Street section under the guidelines of the current Raleigh Comprehensive Plan and  
Raleigh Unified Development Ordinance.  The developer is extending Oak Marsh Drive by a length of  
approximately 80 feet.  Creating a section meeting the Neighborhood Street section is not feasible  
considering the existing parameters and limited length of road extension.
Provide details about the request;

We are requesting a design adjustment for a new public street (called Street A for purpose of this application) located on the north side of this project for a variation from the Horizontal Alignment Design Criteria listed in Sections 12.1.1 and Table 13 of the Street Design Manual and Section 8.4 of the City of Raleigh UDO from the Neighborhood Street design to the Neighborhood Local street design requirements. More specifically, the horizontal curve adjacent to Forestville Road will have a radius of minimum 150' (Neighborhood Local street standard) where the Neighborhood Street standard is minimum radius is 375'.

Street A will ultimately be constructed to the Neighborhood Street Cross Section as defined by 3.2.2.C of the Street Design Manual. This project will dedicate sufficient right of way and construct enough of the Neighborhood Street to allow for 2-way traffic. The property to the north will dedicate the remaining right of way and complete the ultimate cross section of Street A when that property is developed in the future.

This design adjustment is being requested because if Street A is designed per the Neighborhood Street standards, encroachment for construction activities into the property to the north would be required. The developer of Abbington Village project cannot encroach into that property without authorization from that property owner and the owner of that property has been entirely unresponsive.

It should be noted all attempts will be made to keep design as close as possible to Neighborhood Street requirements. A plan of Street A is included in this package however this design is preliminary and may vary during final design and Concurrent review by staff.
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 intent is to provide street typologies and design elements to reflect the character of different areas within the City with adequate travel lanes for vehicles, bicycles and pedestrian connectivity to adjacent parcels and this design adjustment will maintain that intent.

B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;
   The design adjustment does conform with the 2030 Comprehensive Plan and will not impact the future land use or future street network.

C. The requested design adjustment does not increase congestion or compromise safety;
   The requested design adjustment will not increase congestion and increases safety for both vehicular and pedestrian traffic along Forestville Road by providing additional connectivity to adjacent parcels.

D. The requested design adjustment does not create additional maintenance responsibilities for the City;
   No additional maintenance responsibilities will be created for the City of Raleigh as the construction of Street A to Neighborhood Local standards will be the same as to the Neighborhood Street standards from a maintenance requirement.

E. The requested design adjustment has been designed and certified by a Professional Engineer; and
   The design adjustment has been designed and certified by Rick Baker, PE who is employed by Timmons Group, Inc a licensed North Carolina engineering consulting firm.

F. The requested design adjustment shall address Stormwater collection and conveyance and not adversely impact Stormwater collection.
   This design adjustment will not adversely impact stormwater collection as stormwater collection and conveyance methodology will remain as per the original design requirements.
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 intent is to provide street typologies and design elements to reflect the character of different areas within the City with adequate travel lanes for vehicles, bicycles and pedestrian connectivity to adjacent parcels and this design adjustment will maintain that intent.

B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;
   The design adjustment does conform with the 2030 Comprehensive Plan and will not impact the future land use or future street network.

C. The requested design adjustment does not increase congestion or compromise safety;
   The requested design adjustment will not increase congestion and increases safety for both vehicular and pedestrian traffic along Forestville Road by providing additional connectivity to adjacent parcels.

D. The requested design adjustment does not create additional maintenance responsibilities for the City; and
   No additional maintenance responsibilities will be created for the City of Raleigh as the construction of Street A to Neighborhood Local standards will be the same as to the Neighborhood Street standards from a maintenance requirement.

E. The requested design adjustment has been designed and certified by a Professional Engineer.
   The design adjustment has been designed and certified by Rick Baker, PE who is employed by Timmons Group, Inc a licensed North Carolina engineering consulting firm.
STATE OF NORTH CAROLINA
COUNTY OF Wake

I, Kelly Panzi, a Notary Public do hereby certify that
Rick Baker personally appeared before me this day and
acknowledged the due execution of the foregoing instrument.

This the 2 day of August, 2018.

Notary Public

[Signature]

Commission Expires: 7/10/19
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.

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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):

See attached memorandum.

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 | 08/02/18

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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 -
Provide details about the request;

We are requesting a design adjustment for an approximate 80’ extension of an existing public street, Oak Marsh Drive, on the south side of this project for a variation from the sidewalk location, listed under Section 11.2 of the Street Design Manual and Section 8.4 of the City of Raleigh UDO from the Neighborhood Street design requirements and Tree Planting, Section 11.2.5 of the Street Design Manual and Section 8.4 of the City of Raleigh UDO.

Oak Marsh Drive is classified as a Neighborhood Street and due to the existing horizontal alignment and existing right of way of the street, it is not possible to install sidewalks per the design requirements.

The following are other details of the Design Adjustment request:

1) On the north half of the widenings, Neighborhood Street section requirements will be met
2) On the south side the Neighborhood Street back of curb to back of curb requirement will be met
3) On the south side, due to existing right of way line location, the 6’ sidewalk will be placed at the back of curb so no planting strip will be provided
4) On the south side, streetscape tree plantings will not be provided as no planting strip will be planted.
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 intent is to provide street typologies and design elements to reflect the character of different areas within the City with adequate travel lanes for vehicles, bicycles and pedestrian connectivity to adjacent parcels and this design adjustment will maintain that intent.

B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;
   The design adjustment does conform with the 2030 Comprehensive Plan and will not impact the future land use or future street network.

C. The requested design adjustment does not increase congestion or compromise safety;
   The requested design adjustment will not increase congestion and increases safety for both vehicular and pedestrian traffic along Oak Marsh Drive by providing additional connectivity to adjacent parcels.

D. The requested design adjustment does not create additional maintenance responsibilities for the City;
   No additional maintenance responsibilities will be created for the City of Raleigh as construction of Oak Marsh Drive to Neighborhood Local standards will be the same as to the Neighborhood Street standards for maintenance requirements.

E. The requested design adjustment has been designed and certified by a Professional Engineer; and
   The design adjustment has been designed and certified by Rick Baker, PE who is employed by Timmons Group, Inc a licensed North Carolina engineering consulting firm.

F. The requested design adjustment shall address Stormwater collection and conveyance and not adversely impact Stormwater collection.
   This design adjustment will not adversely impact stormwater collection as stormwater collection and conveyance methodology will remain as per the original design requirements.
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 intent is to provide street typologies and design elements to reflect the character of different areas within the City with adequate travel lanes for vehicles, bicycles and pedestrian connectivity to adjacent parcels and this design adjustment will maintain that intent.

B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;
   The design adjustment does conform with the 2030 Comprehensive Plan and will not impact the future land use or future street network.

C. The requested design adjustment does not increase congestion or compromise safety;
   The requested design adjustment will not increase congestion and increase safety for both vehicular and pedestrian traffic along Oak Marsh Drive by providing additional connectivity to adjacent parcels.

D. The requested design adjustment does not create additional maintenance responsibilities for the City; and
   No additional maintenance responsibilities will be created for the City of Raleigh as construction of Oak Marsh Drive to Neighborhood Local standards will be the same as to the Neighborhood Street standards for maintenance requirements.

E. The requested design adjustment has been designed and certified by a Professional Engineer.
   The design adjustment has been designed and certified by Rick Baker, PE who is employed by Timmons Group, Inc a licensed North Carolina engineering consulting firm.
STATE OF NORTH CAROLINA
COUNTY OF Wake

1. Kelly Paml, a Notary Public do hereby certify that
   Rick Baker personally appeared before me this day and
   acknowledged the due execution of the foregoing instrument.

   This the 2 day of August, 2018

   Notary Public

   Commission Expires: 7/10/19

   Kelly Paml
1. **Utility Requirements:**

   - All materials and construction methods shall be in accordance with City of Raleigh design standards, details, and specifications, as well as all applicable federal and state requirements.

2. **Utility Service Connections:**

   - All connections shall be in accordance with City of Raleigh design standards, details, and specifications.

3. **Utility Service Termination:**

   - All termination points shall be in accordance with City of Raleigh design standards, details, and specifications.

4. **Utility Service Extensions:**

   - All extensions shall be in accordance with City of Raleigh design standards, details, and specifications.

5. **Utility Service Access:**

   - All access points shall be in accordance with City of Raleigh design standards, details, and specifications.

6. **Utility Service Protection:**

   - All protection of utility lines and equipment shall be in accordance with City of Raleigh design standards, details, and specifications.

7. **Utility Service Coordination:**

   - All coordination of utility lines and equipment shall be in accordance with City of Raleigh design standards, details, and specifications.

8. **Utility Service Construction:**

   - All construction of utility lines and equipment shall be in accordance with City of Raleigh design standards, details, and specifications.

9. **Utility Service Inspection:**

   - All inspection of utility lines and equipment shall be in accordance with City of Raleigh design standards, details, and specifications.

10. **Utility Service Operation and Maintenance:**

    - All operation and maintenance of utility lines and equipment shall be in accordance with City of Raleigh design standards, details, and specifications.

11. **Utility Service Storage:**

    - All storage of utility lines and equipment shall be in accordance with City of Raleigh design standards, details, and specifications.

12. **Utility Service Transportation:**

    - All transportation of utility lines and equipment shall be in accordance with City of Raleigh design standards, details, and specifications.

13. **Utility Service Disposal:**

    - All disposal of utility lines and equipment shall be in accordance with City of Raleigh design standards, details, and specifications.

14. **Utility Service Demolition:**

    - All demolition of utility lines and equipment shall be in accordance with City of Raleigh design standards, details, and specifications.

15. **Utility Service Permitting:**

    - All permitting of utility lines and equipment shall be in accordance with City of Raleigh design standards, details, and specifications.

16. **Utility Service Provision:**

    - All provision of utility lines and equipment shall be in accordance with City of Raleigh design standards, details, and specifications.

17. **Utility Service Payment:**

    - All payment for utility lines and equipment shall be in accordance with City of Raleigh design standards, details, and specifications.

18. **Utility Service Warranty:**

    - All warranty for utility lines and equipment shall be in accordance with City of Raleigh design standards, details, and specifications.

19. **Utility Service Insurance:**

    - All insurance for utility lines and equipment shall be in accordance with City of Raleigh design standards, details, and specifications.

20. **Utility Service Liabilities:**

    - All liabilities for utility lines and equipment shall be in accordance with City of Raleigh design standards, details, and specifications.

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OPENING LIMITERS SHALL BE PROVIDED WHERE THE RAIL OF AN OPERABLE WINDOW IS LESS THAN 14" ABOVE THE FINISHED FLOOR AND MORE THAN 32" ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW. A LIMITER SHALL BE INSTALLED ON THE OPERABLE SASH TO PREVENT THE PASSAGE OF A 0.6 DIAMETER SPHERE THROUGH THE WINDOw OPENING.

ELEVATION KEY NOTES:

- **NOT RELEASED FOR CONSTRUCTION**
- **MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.**
- **25 CHESTNUT STREET SUITE 300 SAVANNAH, GEORGIA 31401 404-270-2000**
- **ABBOTON VILLAGE**
- **A3.01**

**Builder’s Notes:**

- Set 1 for AMI
- Set 2 for WEH
- Set 3 for EMI
- Set 4 for EWI
OPENING LIMITS SHALL BE PROVIDED WHERE THE BILL OF A OPERABLE WINDOW IS LESS THAN 14" ABOVE THE FINISHED FLOOR AND MORE THAN 14" ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW. A LIMITER SHALL BE INSTALLED ON THE OPERABLE SASH TO PREVENT THE PASSAGE OF A 1" DIAMETER SPHERE THROUGH THE WINDOW OPENING.

ELEVATION KEY NOTES:
- [A] Exterior wall view
- [D] Door location
- [E] Eave detail
- [F] Exterior wall finish
- [H] Exterior wall finish
- [J] Exterior wall finish
- [L] Exterior wall finish
- [N] Exterior wall finish
- [P] Exterior wall finish
- [Q] Exterior wall finish
- [R] Exterior wall finish
- [S] Exterior wall finish
- [T] Exterior wall finish
- [U] Exterior wall finish
- [V] Exterior wall finish
- [W] Exterior wall finish
- [X] Exterior wall finish
- [Y] Exterior wall finish
- [Z] Exterior wall finish

# BUILDING #400 STREET ELEVATION (EAST)

# BUILDING #400 LEFT SIDE ELEVATION (SOUTH)

# BUILDING #400 RIGHT SIDE ELEVATION (NORTH)

# BUILDING #400 PARKING ELEVATION (EAST)
6" P/T UD PICKETS

4x4 P/T UD POST EMBEDDED IN CONC.

DUMPSTER SCREEN REAR ELEVATION

8 FT. DUMPSTER

DUMPSTER SCREEN FRONT ELEVATION/SECTION

3x4-4" ENCLOSURE TWO

22-4"

ENCLOSURE ONE

NOTE: DUMPSTER AREA PAD SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION.

DUMPSTER

DUMPSTER

DUMPSTER

6" CONC. FILLED BOLLARD W/ PLASTIC WEATHER PROOF SLIP COVER, COLOR TO BE SAFETY YELLOW TYP.

EMBEDDED STEEL RING, BOTH DOORS TO HAVE L-SHAPED ROD DOOR STOP. ALIGN STEEL RING AND ROD SLOPE TO STREET 1/4 FT. TYP. (2% MAX). (TWO 9'-4" WIDE GATE DOOR ON WELDED MTL FRAME)

Anchor 2x4 P/T UD. NAILER TO POST

EMBEDDED POST IN CONC. 2'-8" MIN.

ANCHOR 2x4 P/T UD. NAILER TO POST

4x4 P/T UD. POST

RAMP DOWN NOT TO EXCEED 1/12 (8.33%) SLOPE

SEE CIVIL FOR SIDEWALK

4.5 BSD psi CONCRETE AT DUMPSTER PAD AREA.

4x4 NOM. P/T UD. POST EMBEDDED IN CONC., TYP.

6" CONC. FILLED BOLLARD W/ PLASTIC WEATHER PROOF SLIP COVER, COLOR TO BE SAFETY YELLOW TYP.

ENLARGED DETAIL AT DUMPSTER GATE DOOR

VERIFY DUMPSTER SIZE WITH OWNER

DUMPSTER SCREEN PLAN

SA3