LOCATION: This site is located on the north side of Tryon Road and east side of Gorman Road. The majority of the site is outside the City limits.

REQUEST: Recombination of four lots into one for the development of a 4.53-acre site zoned NX-7-PK-CU (Z-33-14) and R-10, both with SRPOD and SHOD-1 overlays, into an Apartment building with 352,000 square feet of gross floor area and 299 residential units.

DESIGN ADJUSTMENT(S)/ALTERNATES, ETC: A design adjustment to the block perimeter requirements found in UDO Article 8.3 and requirement for 5’ utility placement easements found in UDO Article 8.5 along Tryon Road and Gorman Street have been approved for this plan.

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 dated 12/4/2018 by Withers Ravenel.

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.

The following items are required prior to approval of Concurrent Site Review plans:

General

1. A site lighting plan will be provided that demonstrates compliance with UDO 7.4. This must include any site lighting to be provided in the parking structure.

2. The solid waste roll-out cart staging area will comply with the Raleigh Solid Waste Design Manual proximity standards regarding stormwater infrastructure (Chapter C).

3. A detail will be provided for the solid waste roll-out cart staging area that complies with the Raleigh Solid Waste Design Manual collection device standards (Chapter C).
Engineering

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

5. 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.

6. Temporary construction easements shall be granted by the property owner at 3702 Tryon Road for the proposed grading on that property. Submittal documents show that property is under contract to be purchased by the developer. If the parcel is owned by the same entity and registered agent at time of concurrent drawings temporary construction easements will not be required.

7. The developer has proposed on the plan to remove a permanent slope easement along the Tryon Road frontage. Documentation has been provided showing retaining walls can be allowed in the slope easement. Should the developer move forward with removal of the slope easement this will need to occur through correspondence and approval of City of Raleigh Real Estate prior to approval of the concurrent drawings.

Public Utilities

8. 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

9. The State of North Carolina shall approve any proposed disturbance within the riparian buffer prior to the issuance of any grading or site permit (UDO 9.2.3.E).

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

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

Urban Forestry

12. Submit a final tree conservation plan that includes metes and bounds descriptions of all tree conservation areas and tree protection fencing as required (UDO 9.1.5).

13. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.

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.
☑️ 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:

General

14. A demolition permit shall be issued and this building permit number shown on all maps for recording.

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

Engineering

16. 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.

17. A 5’ general utility easement and associated deed of easement on the proposed “ROAD A” as indicated on sheet C2.0 of the SR-43-18 site plan, 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.

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

Public Utilities

19. 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.

20. A Water and/or Sewer Assessment fee shall be paid to the Assessment Specialist in the City of Raleigh Engineering Services Department.
Stormwater

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. The riparian buffers, in accordance with the preliminary plan and the State of North Carolina regulations, shall be shown on plats for recording along with required buffer statement (Recorded Map Checklist).

Urban Forestry

23. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes 0.77 acres of tree conservation area.

☒ 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.

The following items must be approved prior to the issuance of building permits:

General

24. Comply with all conditions of Z-33-14.

25. A recombination map shall be recorded prior to or in conjunction with the recording of lots, recombining the existing lots (PINs 0782878607, 0782879687, and 0782878898) into a single tract.

26. A map for right-of-way and easement dedications and required tree conservation areas shall be approved by the City and recorded in the Wake County Registry.

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

28. A demolition permit shall be obtained.

29. Provide fire flow analysis.

30. A Petition for Annexation into the City limits shall be submitted in accordance with City Council policy for extension of utility service to properties currently outside of the City limits. This voluntary annexation in no way obligates the City to extend utility services to the property.

31. 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.

Engineering

32. A fee-in-lieu for 110 linear feet for 18’ of road widening and 110 linear feet of 6’ sidewalks on “ROAD A” shall be paid to the City of Raleigh (UDO 8.1.10).

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

34. A sidewalk deed of easement for any public sidewalk on private property shall be approved by City staff, 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 plat. A recorded copy of this document shall 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.

35. 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

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

Stormwater

37. 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).

38. 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).

39. 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

40. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1).

41. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 7 street trees along Street ‘A’.

42. A fee-in-lieu for 3 street trees along Street ‘A’ shall be paid to the City of Raleigh.
The following are required prior to issuance of building occupancy permit:

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

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

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

6. Final inspection of all tree conservation areas and 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: 1-2-2022
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: Development Services Director / Designee) [Signature]
Date: 1/2/19

Staff Coordinator: Ryan Boivin
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.

<table>
<thead>
<tr>
<th>PROJECT</th>
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<tbody>
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<td>Project Name</td>
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<tr>
<td>Development Case Number</td>
<td>SR-43-2018</td>
</tr>
<tr>
<td>Transaction Number</td>
<td>554174</td>
</tr>
<tr>
<td>Design Adjustment Number</td>
<td>DA - 89 - 2018</td>
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</tbody>
</table>

Staff recommendation based upon the findings in the applicable code(s):

- UDO Art. 8.3 Blocks, Lots, Access
- UDO Art. 8.5 Existing Streets
- UDO Art. 8.4 New Streets
- Raleigh Street Design Manual

Staff SUPPORTS ✓ DOES NOT SUPPORT □ the design adjustment request.

<table>
<thead>
<tr>
<th>DEPARTMENTS</th>
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<tbody>
<tr>
<td>Dev. Services Planner</td>
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<tr>
<td>City Planning</td>
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<td>Development Engineering</td>
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<td>Transportation</td>
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<td>Engineering Services</td>
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<td>Parks &amp; Recreation and Cult. Res.</td>
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<th>STAFF RESPONSE</th>
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<tr>
<td>CONDITIONS</td>
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</table>

Development Services Director or Designee Action: □ APPROVE □ APPROVE WITH CONDITIONS □ DENY

Authorized Signature: [Signature]

Engineering Review Manager: [Signature] 1/2/19

*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.C3h).
The Development Services Director may in accordance with Sec. 10.2.18. approve a design adjustment, subject to all of the following findings.

A. The requested design adjustment meets the intent of this Article;
   YES [X] NO [ ]
B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;
   YES [X] NO [ ]
C. The requested design adjustment does not increase congestion or compromise Safety;
   YES [X] NO [ ]
D. The requested design adjustment does not create any lots without direct street Frontage;
   YES [X] NO [ ]
E. The requested design adjustment is deemed reasonable due to one or more of the following:
   1. Topographic changes are too steep;
   2. The presence of existing buildings, stream and other natural features;
   3. Site layout of developed properties;
   4. Adjoining uses or their vehicles are incompatible;
   5. Strict compliance would pose a safety hazard; or
   6. Does not conflict with an approved or built roadway construction project
   7. adjacent to or in the vicinity of the site.
   YES [X] NO [ ]

STAFF FINDINGS

Staff is in support of the block perimeter design adjustment request. There are topographical constraints that limit additional public street and pedestrian access points. There is an adjacent Neuse Riparian Buffered stream further limiting access due to the potential for environmental impacts.

The parcel is bound by Tryon Road, Gorman Street, I-440, adjacent single family homes and a storage facility. The parcel is also limited in potential public street locations due to NCDOT controlled access due to the proximity to I-440. Therefore, additional street connections would be prohibited along Gorman Street so to maintain required spacing from intersections.

The developer is providing a public street stub spanning from Tryon Road to the parcel adjacent to the north. The adjacent parcel is addressed as 3628 Tryon Road. The public street will provide a connection point that long term can lead to a reduced block length for adjacent parcels long term.
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; and 
   YES ☑ NO ☐

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

---

**STAFF FINDINGS**

The design adjustment to not place 5' utility placement easements along Tryon Road and Gorman Street 
is supported by staff.

Tryon Road and Gorman Street are NCDOT maintained facilities. Street trees were not allowed by 
NCDOT on either street frontage and therefore utilities could be placed behind the curb and gutter (where 
tree planting area would be) without impacting street trees. In addition there is a span of approximately 
100' from the edge of pavement on Gorman to the extents of the ROW. In addition, the area where utility 
placement easement would be placed is within a Neuse Riparian Buffer.

Tryon Road is shown to have utilities currently placed near the edge of pavement and there is controlled 
access fencing along the frontage of Tryon Road. It is anticipated utility placement would be between the 
back of curb and sidewalk where there is approximately 6' in width.
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><strong>Name</strong></td>
<td>Tryon @ Gorman LLC</td>
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<tr>
<td><strong>Address</strong></td>
<td>5212 Carolina Beach Road, Suite C</td>
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<td><strong>City</strong></td>
<td>Wilmington</td>
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<td><strong>Zip Code</strong></td>
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<tr>
<td><strong>Phone</strong></td>
<td>919-500-8574</td>
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<tr>
<td><strong>Firm</strong></td>
<td>WithersRavenel</td>
</tr>
<tr>
<td><strong>Address</strong></td>
<td>137 S. Wilmington Street, Suite 200</td>
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<td><strong>Zip Code</strong></td>
<td>27601</td>
</tr>
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<td><strong>Phone</strong></td>
<td>919-499-3340</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
- [ ] 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):
Due to the proximity to Interstate 40 and access limitations to Gorman St., the subject property can not achieve the block perimeter requirement. The site is surrounded by previously developed and subdivided properties. The proposed development intends to construct and dedication approximately 390 linear feet of a new "Neighborhood Street" through the site, connected to the adjacent northern parcel. This new road will decrease congestion on Tryon Rd. and increase safety for vehicular and pedestrian access to the subject site and the adjoining parcels. The construction of the new road will allow block perimeter requirements to be met when future development occurs on adjacent parcels.

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.

[Signature]

Owner/Owner's Representative Signature  Date  08/27/18

CHECKLIST

- Signed Design Adjustment Application  [✓] Included
- Page(s) addressing required findings  [✓] Included
- Plan(s) and support documentation  [✓] Included
- Notary page (page 6) filled out; Must be signed by property owner  [✓] Included
- First Class stamped and addressed envelopes with completed notification letter  [✓] 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 - -

PAGE 1 OF 6  WWW.RALEIGHNC.GOV  REVISION 1/30/2018
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 of Article 8.3 is met. The site provides two access points and appropriate circulation throughout the site. The proposed development is dedicating a new "Neighborhood Street" which will provide two access points to the subject site as well as additional access points for the adjacent parcels.

B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;
   The proposed development is constructing and dedicating a new road which conforms with the Comprehensive Plan and adopted City plans.

C. The requested design adjustment does not increase congestion or compromise safety;
   The proposed development is constructing and dedicating a new road to help reduce congestion and increase safety. The new "Neighborhood Street" road will provide safer access to the site and the adjoining properties.

D. The requested design adjustment does not create any lots without direct street frontage;
   The proposed development is increasing direct street access points for the site and adjacent parcels.

E. The requested design adjustment is deemed reasonable due to one or more of the following:
   1. Topographic changes are too steep;
   2. The presence of existing buildings, stream and other natural features;
   3. Site layout of developed properties;
   4. Adjoining uses or their vehicles are incompatible;
   5. Strict compliance would pose a safety hazard; or
   6. Does not conflict with an approved or built roadway construction project
   7. adjacent to or in the vicinity of the site.
STATE OF NORTH CAROLINA  
COUNTY OF NEW HANOVER

I, JAY T. DILLEY, a Notary Public do hereby certify that  
JEFFREY S. STOKLEY personally appeared before me this day and  
acknowledged the due execution of the forgoing instrument.

This the 27TH day of AUGUST, 2018.

JAY T. DILLEY  
(Seal)  
NOTARY PUBLIC  
NEW HANOVER COUNTY  
STATE OF NORTH CAROLINA  
COMMISSION EXPIRES 04-05-2020

Notary Public  

My Commission Expires: 4/5/2020
Tryon Rd Condos - Design Adjustment
NX - Max Block Perimeter: 2500'
Existing Block Perimeter: 9630'
Proposed Road: 390'

Disclaimer
Maps makes every effort to produce and publish
the most current and accurate information possible.
However, the maps are provided for information purposes,
and are NOT surveys. No warranties, express or implied,
are provided for the data therein, its use, or its interpretation.
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):

This design adjustment is to request relief from UDO 8.5. We are requesting that the requirement to provide a 5′ Utility Placement Easement be waived at the project’s frontage at Tryon Rd and Gorman St. Both streets frontages are required to have various buffers (parkway, SHOD, Neuse River Riparian) behind the rights-of-way. Additionally, both streets are maintained by the NCDOT, which does not allow street trees to be planted in the right-of-way. This would allow space for utilities in the 8′ planting area between the sidewalk and the back of curb.

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: 12/05/18

**CHECKLIST**

- Signed Design Adjustment Application: Included
- Page(s) addressing required findings: Included
- Plan(s) and support documentation: Included
- Notary page (page 6) filled out; Must be signed by property owner: Included
- First Class stamped and addressed envelopes with completed notification letter: 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 -
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;

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

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

D. The requested design adjustment does not create any lots without direct street Frontage;

E. The requested design adjustment is deemed reasonable due to one or more of the following:
   1. Topographic changes are too steep;
   2. The presence of existing buildings, stream and other natural features;
   3. Site layout of developed properties;
   4. Adjoining uses or their vehicles are incompatible;
   5. Strict compliance would pose a safety hazard; or
   6. Does not conflict with an approved or built roadway construction project
   7. adjacent to or in the vicinity of the site.
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;

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

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

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

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

F. The requested design adjustment shall address Stormwater collection and conveyance and not adversely impact Stormwater collection.
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 of Article 8.4 is met. We have identified an area that would allow relief from the required utility easement and allow utilities to be placed in the area between the sidewalk and the curb.

B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;
   The proposed development is constructing the required improvements to the existing road which conforms with the Comprehensive Plan and adopted City Plans.

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

D. The requested design adjustment does not create additional maintenance responsibilities for the City; and
   There will be no additional maintenance responsibilities created by this design adjustment.

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

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

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

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

E. The requested design adjustment has been designed and certified by a Professional Engineer.
STATE OF NORTH CAROLINA
COUNTY OF Wake

I, Nicole C. Allamon, a Notary Public do hereby certify that Robert Caudle personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

This the 5th day of December, 2018.

Notary Public

My Commission Expires: 4/25/2022
EXISTING GRADES MATCH PROPOSED GRADES

TOTAL FACADE AREA: 28,271 SF
TOTAL BRICK OR OTHER ALLOWABLE SURFACE AREA: 9,323 SF

9,323 SF / 28,271 SF = 33% > 25%

PER Z-33-14: ALL SIDES OF ANY NEW BUILDINGS ON THE SITE WILL BE AT LEAST 25% BRICK. OTHER ALLOWABLE SIDING MATERIALS INCLUDE MASONRY, CEMENTITIOUS STUCCO, CEMENTITIOUS SIDING AND/OR PANELS, AND WOOD SIDING OF PANELS. NO EIFS OR VINYL SIDING IS ALLOWED AS A SIDING MATERIAL. EIFS MAY BE USED AS A TRIM MATERIAL ONLY FOR SUCH ELEMENTS AS CORNICES AND DETAILS.

THE FOLLOWING CALCULATIONS ARE INTENDED TO SHOW COMPLIANCE WITH Z-33-14.

SHEET#: A-201
DATE: 12/04/2018

MAX HEIGHT ENCROACHMENT:
$11' + 12' = 529.38'$

SEE SHEET A-105 FOR CALCULATIONS SHOWING COMPLIANCE WITH UDO 1.5.7.D.2 AND UDO 1.5.7.D.3

3rd Group Consultancy Engineering
Raleigh, NC
TOTAL FACADE AREA: 33,999 SF
TOTAL BRICK OR OTHER ALLOWABLE SURFACE AREA: 9,509 SF
9,509 SF / 33,999 SF = 28% > 25%
NOTES:
1. THIS EXHIBIT IS INTENDED TO SHOW COMPLIANCE WITH UDO 7.2.5.D.2 ONLY. SEE ARCHITECTURAL SHEETS A100 - A203 FOR FURTHER DETAIL.
2. ONLY EQUIPMENT THAT IS HIGHER THAN PARAPET WALL SHOWN ON THIS EXHIBIT.
3. PARAPET SCREENS ALL ROOF TOP EQUIPMENT FROM OFF SITE VIEW.

1 inch = 30 ft.

WESTERN PROPERTY LINE

EASTERN PROPERTY LINE

APPROX. 6' HUMAN

11.6' TALL FRESH AIR HANDLING UNIT

GORMAN ST

NORTHERN PROPERTY LINE

SOUTHERN PROPERTY LINE

ACCOUNT PROPERTY OWNER

ROAD A

FINISHED GRADE MATCHES EXISTING GRADE

PARKING LOT BUFFER

Parking Lot Buffer

11.6' TALL FRESH AIR HANDLING UNIT

11.6' TALL FRESH AIR HANDLING UNIT

FINISHED GRADE MATCHES EXISTING GRADE

FINISHED GRADE MATCHES EXISTING GRADE

PARKING LOT BUFFER

Parking Lot Buffer

Withers Ravenel
Engineers
Planners

TRYON ROAD CONDOS
Administrative Site Review
Raleigh, NC

05/07/18

02180078.00

WR

COR Comments 07/20/18

COR Comments 10/03/18

COR Comments 11/08/18

COR Comments 12/04/18

PRELIMINARY
NOT APPROVED FOR CONSTRUCTION

LINE OF SIGHT DIAGRAM