



**BOARD OF ADJUSTMENT
AGENDA**

November 26, 2024, 7:00 p.m.

950 Steeple Square Court, Knightdale, North Carolina 27545

1. **CALL TO ORDER AND WELCOME**

2. **ROLL CALL**

3. **ADOPTION OF AGENDA**

4. **APPROVAL OF MINUTES**

a. October 22, 2024 Minutes

5. **QUASI-JUDICIAL STATEMENT**

6. **CASE HEARINGS**

a. VAR-2-24 8625 Knightdale Boulevard Variance

Sr. Planner, Current

7. **ADJOURNMENT**



BOARD OF ADJUSTMENT

MINUTES

October 22, 2024, 7:00 p.m.

950 Steeple Square Court, Knightdale, North Carolina 27545

Members Present: Tiffanie Meyers, Chris Parker, Archie Hart, Chris Faw, Rita Blackmon,
Whitney Manzo

Members Absent: Tom Carrigan

Staff Present: Jason Brown, Gideon Smith

1. CALL TO ORDER AND WELCOME

Chair Meyers called the meeting to order at 7:00 PM.

2. ROLL CALL

3. ADOPTION OF AGENDA

Chair Meyers introduced the agenda.

Motion by Member Rita Blackmon

Seconded by Member Archie Hart

Motion Carried Unanimously

4. APPROVAL OF MINUTES

a. July 23, 2024 Minutes

Chair Meyers introduced the minutes of July 23, 2024

Motion by Member Chris Faw

Seconded by Member Chris Parker

Motion Carried Unanimously

5. QUASI-JUDICIAL STATEMENT

This hearing is a quasi-judicial evidentiary hearing. That means it is similar to a court hearing. State law sets specific procedures and rules concerning how this board must make its decision. The board must base its decision upon competent, relevant, and substantial evidence in the record. A quasi-judicial decision is constrained by the standards in the ordinance and based on the facts presented. If you are speaking as a witness, please focus on the facts and standards, not personal preference, or opinion.

All persons wishing to speak on an agenda item this evening will be sworn in. If you are sworn in, you do not have to speak, but if you wish to speak, you must be sworn in. All persons wishing to speak will be heard; however, the board requests that a group be represented by a spokesperson in order to keep repetitive testimony at a minimum.

Inflammatory or immaterial testimony will not be allowed.

6. CASE HEARINGS

a. VAR-1-24 PCX Parking Addition Variance

No conflicts of interest, relationships, financial interest or ex parte communications acknowledged. Gideon Smith, Justin Franks and Prentise Tyndall were sworn in to speak.

Mr. Gideon Smith, Senior Planner, Current, presented the case and entered the staff report and presentation into the record and noted that public notification requirements were met.

Mr. Smith stated that the purpose of this variance request is to allow for certain tractor trailer parking spaces to be converted to employee parking spaces, in order to accommodate the growth of the PCX operation, located at 370 Spectrum Drive inside Eastgate 540 Business Park. The existing use is classified as warehousing and distribution, a permitted use.

The Eastgate 540 Business Park Master Plan was approved in 2015, under the 2005 UDO. With that approval, the business park obtained vested rights to develop the property under the regulations that were in place at time of approval. Through a utility allocation development agreement, the original property of the business park extended those vested rates out 10 years. The vested rights will expire in 2026. These two variance requests applied for are based on the 2005 UDO.

The site was developed with approximately 163 employee parking spaces on the north and west sides of the building, and approximately 43 tractor trailer parking spaces on the east side. When this was originally approved, the developer was allowed to exceed the parking maximums if they provided additional shade trees throughout the parking lot, and also design their storm water control measure to accommodate an additional 30% reduction in nitrogen.

The Applicant requested variances to the following 2005 UDO Regulations: *Section 8.8.C, Parking Lot Landscaping, Minimum Plantings*. No parking space shall be more than 60 feet from the base of a deciduous canopy tree. In addition, landscape areas shall be provided at the end of each parking row and shall contain a deciduous canopy tree; *Section 10.3.E.2.b, Adjustments to Motorized Vehicle Parking Ratios, Exceeding Parking Ratio Maximums*.

Prentice Tyndall, Jr. of Tyndall Engineering and Design presented information regarding the segmental retaining wall specific to the soil materials withing the grid layers of the wall. Trees would cause extra load on the wall while roots could compromise the structural stability. Mr. Tyndall asked that his report be entered into evidence.

Jeremy Franks, plant manager for PCX thanked the board for their time.

The board members deliberated. Chris Faw asked if the new parking spaces had to be placed exactly as presented. Mr. Smith explained that the layout meets the need for 73 more spaces and meets the requirements for ingress/egress to the area.

Motion to approve the requested variance #1 associated with VAR-1-24 PCX Parking Addition, based on the evidence presented as part of the agenda package and testimony provided during the hearing.

Motion by Member Chris Parker

Seconded by Member Chris Faw

Motion Carried Unanimously

Motion to approve the requested variance #2 associated with VAR-1-24 PCX Parking Addition, based on the evidence presented as part of the agenda package and testimony provided during the hearing.

Motion by Member Chris Parker
Seconded by Member Archie Hart

Motion Carried Unanimously

7. ADJOURNMENT

Motion by Member Rita Blackmon

No Second by Member

Chair Meyers confirmed there was no opposition to the motion and the meeting stands adjourned.

Tracy Padgett, Planner

Tiffanie Meyers, BOA Chair

DRAFT



Town of Knightdale

Staff Report Cover Sheet

Title: VAR-2-24: 8625 Knightdale Boulevard Variance

Staff: Gideon Smith, Senior Planner

Date: November 26, 2024

PURPOSE

- The purpose of this staff report is to provide background information regarding five variance requests that would allow a parking lot to be located in front of the building on the subject property (8625 Knightdale Boulevard; Wake County PIN 1764-58-1208), without standard curb and gutter, and would eliminate the requirement to make improvements to Knightdale Boulevard adjacent to the subject property.

STRATEGIC PLAN PRIORITY AREA(S)

- N/A

GENERAL STATUTE REFERENCE(S), if applicable

- N.C.G.S. 160D-705

TYPE OF PUBLIC HEARING, if applicable

- Quasi-Judicial

FUNDING SOURCE(S), if applicable

- N/A

ATTACHMENT(S)

- Staff Report
- Exhibit 1: Variance Request Application
- Exhibit 2: Previously Approved Variance for Subject Property (VAR-1-14)
- Exhibit 3: Approved Construction Drawings (ZCP-6-15) for Subject Property
- Exhibit 4: Posted Fee-in-Lieu for Sidewalk Improvements Related to ZCP-6-15
- Exhibit 5: Preliminary Site Layout Plan Reflecting Requested Variances

STAFF RECOMMENDATION

- Staff recommendations are not applicable to variance cases.

Knightsdale Strategic Priorities



Safe



Connected & Inclusive



Sustainable



Active & Healthy



Organizational Excellence



Town of Knightdale

Staff Report

Title: VAR-2-24: 8625 Knightdale Boulevard

Staff: Gideon Smith, Senior Planner

Date: November 26, 2024

I. BACKGROUND INFORMATION

The purpose of this staff report is to provide background information regarding five variance requests that would allow a parking lot to be located in front of the building on the subject property, without standard curb and gutter. In addition, these requests would eliminate the requirement to make improvements to Knightdale Boulevard adjacent to the subject property.

II. SUMMARY

The applicant, Smith Anderson, on behalf of property owner, Knightdale Holdings, LLC, has applied for multiple variances related to parking lot location and design, as well as roadway improvements, for the property located at 8625 Knightdale Boulevard (Wake County PIN 1764-58-1208). Specifically, the applicant has requested variances from Section 7.1.K.1, General Off-Street Vehicle Accommodation Design Standards, Section 7.1.K.2.c, Curbing Required, Section 7.1.M.1, Specific Motorized Vehicle Parking Area Design Standards, Section 10.4.A.3.a, Category Three – Boulevards and Freeways, and Section 13.10.A, Nonconforming Street Frontages and Site Plan Review, of the Unified Development Ordinance.

In general, the requested variances would:

1. Allow parking spaces/lots would be permitted to be located within any required setback, in the front yard, or in front of the principal structure's façade,
2. Allow parking spaces/lots to be constructed without standard curb and gutter,
3. Remove the requirement to install the necessary improvements to upgrade Knightdale Boulevard to its ultimate roadway cross-section

III. SITE HISTORY

Several variances associated with case VAR-1-14 were granted in 2014 that remain applicable to the subject property, and are as follows (the intent of these variances is in *italics*):

1. Vehicle storage area can be located in the front yard, not enclosed by an opaque fence or wall, and not screened by a Type A buffer.
 - a. *The previous user was a tire wholesaler. The approved CDs (ZCP-6-15) show vehicle storage, not general parking for customers, in the front yard. Additional parking spaces beyond the approved parking are required to meet the standards of Section 7.1.M of the UDO.*
2. Fencing in the front yard can exceed 4-feet in height and can be constructed of materials other than wrought iron.
 - a. *A 6-foot-tall opaque wood fence was approved as part of ZCP-6-15.*



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3. Buffer/screening requirements can be reduced.
 - a. The vehicle storage was required to be screened with a 20-wide Type B Buffer, however that was reduced to 7-feet due to the limited amount of space between the edge of the right-of-way and the vehicle storage area. The approved plan (ZCP-6-15) shows a reduced buffer along Knightdale Blvd.
4. A \$7,962.48 fee-in-lieu for the sidewalk was accepted by the Town on July 24, 2015.

IV. APPLICABLE REGULATIONS

The Applicant is requesting variances to the following UDO Regulations:

1. *Section 7.1.K.1 General Off-Street Vehicle Accommodation Design Standards, Location*

No off-street vehicle accommodation area is permitted within any required setback, except that driveways providing access to the area may be installed across said setback. It is the intent that these driveways be as nearly perpendicular to the street right-of-way as possible.

2. *Section 7.1.K.2.c General Off-Street Vehicle Accommodation Design Standards, Curbing Required*

All vehicle accommodation areas shall be curbed using standard curb and gutter with a minimum width of one-and-a-half (1.5) feet. Landscape islands, aisles, and areas shall be similarly curbed to protect vegetation except when approved by the Land Use Administrator for stormwater management purposes.

3. *Section 7.1.M.1 Specific Motorized Vehicle Parking Area Design Standards, Location*

Parking areas are prohibited from being located in the front yard of a lot as well as from in front of a building's primary façade unless otherwise permitted in Chapter 6: Building Type Standards.

4. *Section 10.4.A Street Classification and Design*

Please note: the applicable regulations within this Section of the UDO are highlighted in yellow.

In an effort to protect this investment, the Town views streets as the most important public space and therefore has developed a set of principles that permit this space to be used by automobiles, pedestrians, and bicyclists. New development with frontages on existing and new publicly maintained streets shall be required to upgrade all their frontages to meet the standards of this Chapter. Healthy, traditional streets are categorized by the work they perform for the neighborhood. For simplicity, street types can be broken down into three (3) groups.

General illustrations of each street type (except freeways) are shown in sections 10.4 (A)(1) thru (3). Although the general illustrations have been designed with NCDOT planting guidelines in mind; whenever a street is to be maintained by NCDOT, NCDOT's Guidelines for Planting within Highway Right-of-Way shall supersede the general illustrations provide herein in the case of a conflict between the two (2) sets of guidelines. Where private streets are allowed, all private streets shall be constructed to the same standards as stated in Section 10.3 and as depicted in the following illustrations.



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All street design standards shall be implemented with the dimensions specified in Section 10.4. The Land Use Administrator may approve enhanced facility widths for features such as sidewalks, bicycle facilities, parkways and on-street parking spaces where deemed appropriate. This approval may also entail approving a different overall total right-of-way than the typical standard.

5. *Section 13.10.A, Nonconforming Street Frontages and Site Plan Review*

Please note: the applicable regulations within this Section of the UDO are highlighted in yellow.

In any of the following situations, projects shall submit site plans for review in accordance with Chapter 12, and be required to comply with all street improvement requirements of Chapter 10 along the fronting public streets, including but not limited to; turning and storage lanes, access management, sidewalks, bike lanes, and curb and gutter:

1. New developments, including new principal structures on a previously developed site;
2. A change of use to the building or site that requires an expansion to the existing parking area by more than ten (10) percent of the maximum parking spaces permitted for the proposed use as determined by Section 7.1 (G)(2), or by more than ten (10) spaces, whichever is less; or
3. An expansion to the square footage of an existing non-residential or multi-family building that increases the total area by more than twenty-five (25) percent.

V. **STAFF ANALYSIS:**

1. The applicant submitted a Variance Request Application (Exhibit 1) on October 22, 2024, which contains the requests, supporting information, the proposed plans, etc.
2. Town of Knightdale Development Services staff mailed notices to the property owners within 200 feet of the subject property on November 15, 2024, posted public hearing signage and contact information on the property on November 15, 2024, and posted public hearing notices in a paper of general circulation on November 8, 2024 and November 15, 2024 in accordance with the Unified Development Ordinance and applicable State Statute.
3. The ±1.84-acre parcel is located at 8625 Knightdale Boulevard (Wake County PIN 1764-58-1208) and is within Knightdale's Extra Territorial Jurisdiction (ETJ).
4. The subject property was previously occupied by a tire wholesaler (Wholesaling and Distribution use), which was approved and developed prior to it being within the Town's jurisdiction (Wake County Development Regulations), then redeveloped after it was brought into the Town's ETJ around 2008. Accordingly, the site is classified as non-conforming to the Town's regulations.



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5. The current zoning for the subject parcel Highway Business (HB), which is “intended to provide and encourage the development of high-intensity offices, services, retailing of durable and convenience goods, facilitate convenient access, minimize traffic congestion, and reduce the visual impact of excessive signage and parking lots.”



6. The purpose of Chapter 13 of the UDO (Nonconformities) is to regulate and limit the continued existence of uses and structures established prior to the effective date of the UDO (July 21, 2021, as amended) that do not conform to those regulations. Many nonconformities may continue, but the provisions of Chapter 13 are intended and designed to limit substantial investment in nonconformities and to bring about eventual elimination and/or less their impact upon surrounding conforming uses in order to preserve the integrity of the area in which it is located.
7. VAR-1-14 was approved on August 11, 2014 by the Town of Knightdale Land Use Review Board (served as the Town’s Board of Adjustment at the time).
8. VAR-1-14 requested, and was granted, variances related to the location of the vehicle storage area, the fence height and materials, and parking lot screening requirements (Exhibit 2).
9. The Construction Drawings (ZCP-6-15) for the subject property were approved by the Town of Knightdale Development Review Committee in 2015 (Exhibit 3). This approval authorized the redevelopment of the subject property with a new vehicle storage area adjacent to Knightdale Boulevard, a new dumpster pad and enclosure, and associated landscaping and screening.
10. A \$7,962.48 fee-in-lieu for the required sidewalk improvements associated with ZCP-6-15 was accepted by the Town on July 24, 2015 (Exhibit 4).
11. According to Wake County’s Real Estate Data and the approved CDs for the previous use (ZCP-6-15), the existing building is approximately 10,500 square feet. The approved CDs show four parking spaces in front of the building (maximum of 7 parking spaces and a minimum of 4 parking spaces per the regulations in 2015).
12. Since the previous use associated with ZCP-6-15 had a maximum of seven parking spaces, any use that sets eight parking spaces as the maximum permitted number of parking spaces will require full compliance with the UDO, including roadway improvements associated with Knightdale Boulevard in accordance with Section 10.4.A.3.a of the UDO (6-Lane Median Divided



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Boulevard with Sidepath). This requirement is triggered because any use that requires a maximum of eight parking spaces or more would equate to an increase greater than 10%.

13. At the time of drafting this report, there are approximately 28 parking spaces delineated in front of the existing structure on the subject property.
14. According to ZCP-6-15, a 50-foot Neuse River Riparian Buffer is present on the eastern side of the subject property.
15. According to ZCP-6-15, additional land from 8625 Knightdale Boulevard was dedicated to NCDOT as public right of way (17-foot deep by the length of the subject property frontage).
16. The approved variance (VAR-1-14) only allows the vehicle storage area to be located in the front yard and in front of the building. However, the approved CDs (ZCP-6-15) for the site show five or six parking spaces in front of the building. This variance request would clarify that vehicle storage and employee/patron parking can remain in the front.
17. The applicant is requesting that all parking (employee and patron) is permitted in front of the existing structure, without standard curb and gutter.
18. The application includes additional information regarding the subject property's history of development.

VI. SPECIFIC VARIANCE REQUESTS:

The applicant requests three variances from Chapter 7, one variance from Chapter 10, and one variance from Chapter 13 of the UDO. Regardless of the outcome of the requested variances associated with this application (VAR-2-24), all approved variances associated with VAR-1-14 will remain in full effect. If the subject variances are granted (VAR-2-24), the site will be permitted to be designed as outlined in Section II of this Staff Report. The applicant provided a preliminary site layout plan reflecting the requested variances (Exhibit 5).

The applicant has requested relief from the following Sections of the UDO:

1. *Section 7.1.K.1 General Off-Street Vehicle Accommodation Design Standards, Location*

The applicant is requesting relief from Section 7.1.K.1 of the UDO. This provision prohibits all off-street vehicle accommodation areas (parking lots), other than driveways, to be located within any required setback. According to the applicant, the subject property was developed with a 10,500 square foot, single-story steel building with a parking pad located in front of this building. These improvements were made under Wake County's jurisdiction before becoming part of the Town's ETJ.

The applicant contends that without completely redeveloping the subject property, the parking area cannot be relocated due to the location of the existing building, the required buffer yard at the rear of the subject property, and the Neuse River Riparian Buffer on the east side of the subject property. In addition, the applicant noted that the variances granted in 2015 (VAR-1-15)



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recognized the abovementioned constraints, as that variance allowed vehicle storage at the front of the subject property, and relaxed landscaping requirements.

According to the applicant, the identified hardships are not a result of actions taken by the Property Owner, as the subject site was originally developed under Wake County's jurisdiction and improved under a previous version of Knightdale's UDO.

The applicant concludes that the requested variances are consistent with the spirit, purpose, and intent of the UDO, such that public safety is secured, and substantial justice is achieved because the requested variances allow the property owner to continue to use the subject property consistent with the stated purpose of the Highway Business District, which is to provide and encourage the development of high-intensity offices, services, retailing of durable and convenience goods, facilitate convenient access, minimize traffic congestion, and reduce the visual impact of excessive signage and parking lots.

2. *Section 7.1.K.2.c General Off-Street Vehicle Accommodation Design Standards, Curbing Required*

The applicant is requesting relief from Section 7.1.K.2.c of the UDO. This provision requires curb and gutter (1.5-foot minimum width) around all vehicle accommodation areas, as well as around all landscape islands and drive aisles to protect vegetation except when approved by the Land Use Administrator for stormwater management purposes. In addition to the subject property being developed under Wake County's jurisdiction (detailed above), the applicant stated that unnecessary hardships and exceptional practical difficulties arise from the significant and costly site changes that would be required to use the subject property in compliance with the current UDO, as curb and gutter would likely be required when the subject property is redeveloped with a new use. The applicant also contends that the current parking area was enlarged and improved in 2015 (associated with ZCP-6-15) based on VAR-1-14, which did not require additional curb and gutter.

According to the applicant, the identified hardships are not a result of actions taken by the Property Owner, as the subject site was originally developed under Wake County's jurisdiction and improved under a previous version of Knightdale's UDO.

The applicant concludes that the requested variances are consistent with the spirit, purpose, and intent of the UDO, such that public safety is secured, and substantial justice is achieved because the requested variances allow the property owner to continue to use the subject property consistent with the stated purpose of the Highway Business District, which is to provide and encourage the development of high-intensity offices, services, retailing of durable and convenience goods, facilitate convenient access, minimize traffic congestion, and reduce the visual impact of excessive signage and parking lots.



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3. *Section 7.1.M.1 Specific Motorized Vehicle Parking Area Design Standards, Location*

The applicant is requesting relief from Section 7.1.M.1 of the UDO. This provision prohibits parking areas from being located in the front yard of a lot and in front of a building's primary façade. According to the applicant, the identified hardships are not a result of actions taken by the Property Owner, as the subject property was developed with a 10,500 square foot, single-story steel building with a parking pad located in front of this building. These improvements were made under Wake County's jurisdiction before becoming part of the Town's ETJ.

The applicant contends that without completely redeveloping the subject property, the parking area cannot be relocated due to the location of the existing building, the required buffer yard at the rear of the subject property, and the Neuse River Riparian Buffer on the east side of the subject property. In addition, the applicant noted that the variances granted in 2015 (VAR-1-15) recognized the abovementioned constraints, as that variance allowed vehicle storage at the front of the subject property, and relaxed landscaping requirements.

The applicant concludes that the requested variances are consistent with the spirit, purpose, and intent of the UDO, such that public safety is secured, and substantial justice is achieved because the requested variances allow the property owner to continue to use the subject property consistent with the stated purpose of the Highway Business District, which is to provide and encourage the development of high-intensity offices, services, retailing of durable and convenience goods, facilitate convenient access, minimize traffic congestion, and reduce the visual impact of excessive signage and parking lots.

4. *Section 10.4.A Street Classification and Design*

The applicant is requesting relief from Section 10.4.A of the UDO. This provision requires new development with frontages on existing, publicly maintained streets shall be required to upgrade all their frontages to meet the standards of Chapter 10 of the UDO. This includes additional laneage, curb and gutter, a sidepath, street lights, street trees, etc.

According to the applicant, the identified hardships are not a result of actions taken by the Property Owner, as the subject site was originally developed under Wake County's jurisdiction and improved under a previous version of Knightdale's UDO.

The applicant contends the approved Construction Drawings (ZCP-6-15) contemplated the need for the widening of Knightdale Boulevard by dedicating an additional seventeen feet of land along the subject property's frontage with Knightdale Boulevard to NCDOT as public right-of-way. In addition, the applicant noted that a fee-in-lieu was provided to the Town in 2015 as part of ZCP-6-15 for the installation of a sidewalk along the subject property's frontage.

The applicant concludes that the requested variances are consistent with the spirit, purpose, and intent of the UDO, such that public safety is secured, and substantial justice is achieved because



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the requested variances allow the property owner to continue to use the subject property consistent with the stated purpose of the Highway Business District, which is to provide and encourage the development of high-intensity offices, services, retailing of durable and convenience goods, facilitate convenient access, minimize traffic congestion, and reduce the visual impact of excessive signage and parking lots.

5. *Section 13.10.A, Nonconforming Street Frontages and Site Plan Review*

The applicant is requesting relief from Section 13.10.A of the UDO. This provision dictates that when a change of use occurs that requires an increase of more than 10% in the permitted maximum parking set forth by Section 7.1.G.2 of the UDO, project shall submit site plans for review in accordance with Chapter 12, and be required to comply with all street improvement requirements of Chapter 10 along the fronting public streets, including but not limited to; turning and storage lanes, access management, sidewalks, bike lanes, and curb and gutter

According to the applicant, the identified hardships are not a result of actions taken by the Property Owner, as the subject site was originally developed under Wake County's jurisdiction and improved under a previous version of Knightdale's UDO.

The applicant contends the approved Construction Drawings (ZCP-6-15) contemplated the need for the widening of Knightdale Boulevard by dedicating an additional seventeen feet of land along the subject property's frontage with Knightdale Boulevard to NCDOT as public right-of-way. In addition, the applicant noted that a fee-in-lieu was provided to the Town in 2015 as part of ZCP-6-15 for the installation of a sidewalk along the subject property's frontage.

The applicant concludes that the requested variances are consistent with the spirit, purpose, and intent of the UDO, such that public safety is secured, and substantial justice is achieved because the requested variances allow the property owner to continue to use the subject property consistent with the stated purpose of the Highway Business District, which is to provide and encourage the development of high-intensity offices, services, retailing of durable and convenience goods, facilitate convenient access, minimize traffic congestion, and reduce the visual impact of excessive signage and parking lots.



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VII. BOARD RULING

Prior to making a motion on any matter, the Board of Adjustment should make findings of fact to be entered into the record. The Board has the discretion to edit, omit, or include any of the findings included in this report or the applicant's variance application, as well as any other findings made during deliberation. There should also be findings of fact based upon any conditions necessary to grant a variance.

VIII. STAFF RECOMMENDED CONDITION

Pursuant to NCGS Section 160D-705 and Section 12.2.F.3.d.ii of the UDO, the BOA may impose appropriate conditions and safeguards in conformity with the UDO, provided such conditions are reasonably related to the variance. Below is a Staff recommended condition based on the requested variances.

1. The subject property's roadway frontage shall be upgraded to the Boulevard ultimate roadway cross-section when the subject property is redeveloped, including but not limited to any new structure being placed on the property or any change in the existing structure.

IX. BOA REQUIRED FINDINGS OF FACT:

In accordance with the Unified Development Ordinance, the Board of Adjustment shall consider the following required findings of fact:

UDO Section 12.2.F.3.d. Board Powers and Responsibilities

- a. **Required Findings of Fact:** The BOA, after having held a public hearing on the matter, may grant or deny a variance based on the following:
 - i. **General Required Findings of Fact:** The BOA must make the following determinations of fact for all variance requests:
 - a. Unnecessary hardship would result from the strict application of the Ordinance;
 - b. The identified hardship is the result of conditions peculiar to the property, such as location, size and/or topography;
 - c. The identified hardship did not result from actions taken by the applicant or property owner;
 - d. The variance is consistent with the spirit, purpose and intent of this Ordinance, such that public safety is secured and substantial justice is achieved.

All findings of fact must be met in order for the variance request to be granted.

UDO Section 12.2.F.3.a.iii Applicability

- a. **Items Not Cause for Variance:**
 - i. The request for a particular use expressly, or by inference, prohibited in the District involved.
 - ii. Hardship resulting from personal circumstances.
 - iii. Hardship resulting from conditions that are common to the neighborhood or the general public.
 - iv. Any request that will cause a structure to be in violation of other Federal, State, or local laws, regulations or ordinances.
 - v. Any request within any designated floodway or non-encroachment area where the variance would result in any increase in flood levels during the base flood discharge.



Town of Knightdale
 950 Steeple Square Ct
 Knightdale, NC 27545
 KnightdaleNC.gov

Project Overview **#1484769**

Project Title: 8625 Knightdale Boulevard
Application Type: Variance Application
Workflow: Board of Adjustment Initial Hearing (Step 2)

Jurisdiction: Town of Knightdale
State: NC
County: Wake

Contact Information

Contact Info: Applicant
 Amy Crout
 Smith Anderson
 150 Fayetteville Street, Suite 2300
 Raleigh, NC 27601
 P:919-838-2054
acrout@smithlaw.com

Contact Information

Contact Info: Property Owner
 Chris Papadopoulos
 KNIGHTDALE HOLDINGS LLC
 500 CARDINAL DR
 Raleigh, NC 27604
 P:919-280-8340
prestigehomesolutions1@gmail.com

Project Location

Project Address: 8625 KNIGHTDALE BLVD **PIN:** 1764581208
Total Acreage: 1.84

Variance Request

List the specific Section(s) of the Unified Development Ordinance for which you are requesting a variance. : UDO Sections 7.1.K.1 & 7.1.M.1 (Parking Space Location); UDO Section 7.1.K.2.c (Parking Lot Curb & Gutter); UDO Sections 13.10.A & 10.4.A.3.a (Street Improvements)

Describe in detail the requested variance (include type, dimension, location, etc.):
 8625 Knightdale Boulevard (the "Property") is an approximately 1.84 acre tract with a single story steel building of approximately 10,500 and a parking pad located in front of the building. The Property was originally developed under Wake Countys ordinance prior to coming into the Knightdale Extraterritorial Planning Jurisdiction and has been used historically for warehousing and vehicle related services. Since it was not developed under the current Knightdale Unified Development Ordinance (UDO), several variances were granted related to parking, screening, and buffering in 2015.

Since then, several uses historically allowed on the Property under the Highway Business are no longer allowed. More importantly, changing to a currently allowed use (even without additional development on the Property) triggers several of the Codes

requirements. After conversation with the Knightdales Development Services Department, the applicant is submitting the following variance requests to allow the Property to be used as developed:

1. UDO Sections 7.1.K.1 & 7.1.M.1 (Parking Space Location). This variance would allow all vehicle storage, and employee/patron parking to remain in front of the building.
2. UDO Section 7.1.K.2.c (Parking Lot Curb & Gutter). This variance request would remove the requirement to provide curb & gutter along the edge of the existing parking lot/vehicle storage area.
3. UDO Sections 13.10.A & 10.4.A.3.a (Street Improvements). This variance would remove the requirement to install the necessary improvements to upgrade Knightdale Boulevard to its ultimate cross-section.

Describe any proposed conditions to the variance request that might be appropriate to reduce or minimize any injurious effects the variance may have.:

N/A

Findings of Fact

Please Note: In order to grant a variance, the Board of Adjustment must determine compliance with certain Findings of Fact found in Unified Development Ordinance Section 12.2.F.3.

Please provide additional details in the space provided, or on a supplemental document. Responses should be fact-based, and include the arguments that you intend to make to convince the Board it can properly reach each of the required Findings of Fact.

Explain how unnecessary hardships and exceptional practical difficulties would result from the strict application of the UDO.:

Given that the Property was originally developed under Wake County jurisdiction and improved under a previous version of the Knightdale UDO, unnecessary hardship and exceptional practical difficulties would result from the strict application of the UDO.

The main parking area constructed in the 1990s and additional parking pad constructed in 2015 are located in the front of the building. Without complete redevelopment of the site, the parking area cannot be relocated due to location of existing building, the required buffer yard at the rear of the Property, and the Neuse River Riparian Buffer on the east side of the Property. The variances granted in 2015 recognized these constraints, allowing vehicle storage at the front of the Property and relaxing the landscaping requirements while still providing that the majority of the parking area be screened from the road.

Unnecessary hardships and exceptional practical difficulties also arise from the significant and costly site changes that would be required to use the Property in compliance with the current UDO, as almost any change in use

Explain how the hardship(s) is the result of conditions peculiar and unique to the property (topography, location, size, configuration, etc.):

Without complete redevelopment of the site, the parking area cannot be relocated due to location of existing building, the required buffer yard at the rear of the Property, and the Neuse River Riparian Buffer on the east side of the Property. The current parking area was enlarged and improved in 2015 based on site plan submitted with the variance, which did not require additional curb and gutter. The 2015 site plan also contemplated the additional 17 dedicated public right-of-way, limiting the developable area along the Property's frontage.

at this point triggers additional curb and gutter to the existing parking areas and street improvements to Knightdale Boulevard (e.g., turning and storage lanes, access management, sidewalks, bike lanes). Recognizing the eventual improvements needed to Knightdale Boulevard, an additional 17' of new dedicated public right-of-way provided and a fee-in-lieu was provided to the Town in 2015. There is already a dedicated right-turn lane into the Property.

Findings of Fact

Please Note: In order to grant a variance, the Board of Adjustment must determine compliance with certain Findings of Fact found in Unified Development Ordinance Section 12.2.F.3.

Please provide additional details in the space provided, or on a supplemental document. Responses should be fact-based, and include the arguments that you intend to make to convince the Board it can properly reach each of the required Findings of Fact.

Explain how the hardship is not the result of the applicant's or property owner's own actions.:

The Property was originally developed under Wake County's jurisdiction and improved under a previous version of the Knightdale UDO. Additionally, Property's historic uses are no longer allowed in the HB zoning district under the current version of the UDO.

Explain how the request is consistent with the spirit, purpose, and intent of the UDO, such that public safety is secured and substantial justice is achieved.:

The requested variances allow the property owner to continue to use the Property consistent with the stated purpose of the Highway Business District, which District is to provide and encourage the development of high-intensity offices, services, retailing of durable and convenience goods, facilitate convenient access, minimize traffic congestion, and reduce the visual impact of excessive signage and parking lots. As such, and like with the variances granted in 2015, these requested variances will result in substantial justice and are consistent with the spirit, purpose, and intent of the UDO.

Variance Flood Damage

Does your request include a variance from the FLOOD DAMAGE PREVENTION ORDINANCE?: No

Describe in detail the reasons why there is good and sufficient cause for the variance request.:

Is the requested variance the minimum amount necessary, considering the flood hazard, to afford relief?:

Do you hereby affirm that the granting of a variance will not result in increased flood heights, additional threats to public safety, or extraordinary public expense, create nuisance, cause fraud on or victimization of the public or conflict with existing local laws or ordinances?:

**TOWN OF KNIGHTDALE
OWNER & AGENT AUTHORIZATION FORM**

Application or
Project #: 8625 Knightdale Boulevard

Submittal Date: 09/23/2023

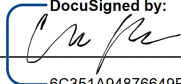
I, Chris Papadopoulos (Knightdale Holdings, LLC) am the owner of the following property/properties,
located within in the Town of Knightdale:

8625 Knightdale Boulevard (PIN 1764581208; REID 0074800)

I do hereby give permission to Smith, Anderson, Blount, Dorsett, Mitchell & Jernigan, L.L.P. to submit the
following type of application to the Town of Knightdale on my behalf for the above
referenced property/properties.

- Master Plan (By Right)
- General Rezoning or Conditional District
- Special Use Permit
- Planned Unit Development
- Construction Drawings
- Variance/Appeal
- Other:

I am the owner of the property and will be acting as my own agent.

DocuSigned by:

6C351A94876649E...

Signature(s) of Owner(s):

9/23/2024

Print or type name(s):

Chris Papadopoulos

Member & Registered Agent, Knightdale Holdings, LLC

Attach additional sheets if there are additional owners.

***If ownership has been recently transferred, a copy of the deed must accompany this authorization.**

WAKE COUNTY, NC 118
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
01/26/2015 10:38:18

BOOK:015900 PAGE:01385 - 01392



TOWN OF KNIGHTDALE

mail to: 950 STEEPLE SQUARE COURT • KNIGHTDALE, NC 27545
OFFICE (919) 217-2241 • FAX (919) 217-2249

NORTH CAROLINA
WAKE COUNTY

ORDER GRANTING A VARIANCE

THE TOWN OF KNIGHTDALE

On the date listed below, the Knightdale Land Use Review Board held a Public Hearing to consider the following application:

APPLICANT:	Charlotte Mitchell P.O. Box 26212 Raleigh, NC 27611
PROPERTY OWNER:	Todd and Stan Tansky 9209 Macon Rd. Raleigh, NC 27613
PROJECT NUMBER:	VAR-1-14
PROJECT LOCATION:	8625 Knightdale Blvd. Knightdale, NC 27545
WAKE COUNTY PIN:	1764.02-58-1208

LAND USE REVIEW BOARD MEETING DATE: August 11, 2014

The Land Use Review Board for the Town of Knightdale held a public hearing on Monday, August 11, 2014 to receive evidence presented by interested parties on a request for variances from the Knightdale Unified Development Ordinance and to allow for public questions regarding testimonies.

The Land Use Review Board having considered the testimony and arguments presented makes the following FINDINGS OF FACT:

1. Applicant seeks a variance to the Town of Knightdale Ordinance Sections 3.3(XX), 4.8(B), 8.6(B) and 8.7(A) for the lot addressed 8625 Knightdale Blvd. The applicant is requesting a variance to the location of the vehicle storage area, fence height and materials and parking lot screening requirements. The standards listed in UDO Sections 3.3(XX), 4.8(B), 8.6(B) and 8.7(A) are listed below:

Variance Request 1:

3.3(XX) Wholesaling and Distribution (HB*, MI) *Special Use [2.3(C)(6)(n)]

1. All vehicle storage areas shall be enclosed by an opaque fence or wall, restricted to the rear yard, and screened from off-site view of a public right-of-way by a Type-A buffer yard [Section 8.6(B)(1)].

Variance Request 2:

4.8 Fences and Walls

B. Apartment, Mixed-Use, Civic, Institutional or Commercial (All Districts Except MI) Building Types

1. Front Yard Height: Fences shall not exceed four (4) feet in height and garden/decorative walls shall not exceed three (3) feet in height.
2. Side/Rear Yard Height: Fences or garden/decorative walls shall not exceed eight (8) feet in height.
3. Materials:
 - a. Garden/decorative walls and fence piers shall be brick, stone or stucco consistent with those materials of the principal building.
 - b. Retaining walls shall be wood, brick, stone, or stucco.
 - c. All fences shall be wrought iron or a material similar in appearance and durability.
- 4.
5. Exceptions
 - a. Engineered retaining walls necessitated by severe topography (slopes) are not subject to the height limitations of this section.
 - b. Wireless Telecommunication Facility – Tower (Section 3.3YY) are not subject to the height limitations of this section.

Variance Request 3:

- 8.6 Buffers
- B. Buffer Yard Types

...

<p>2. Type B Buffer Yard</p>	<p>The diagram illustrates a Type B Buffer Yard. It shows a 20-foot wide area. A 6-foot high semi-opaque screen is shown at the bottom, and a 30-foot high intermittent visual obstruction is shown above it. The diagram includes a tree and a shrub within the buffer area.</p>
<p>a. Minimum Width</p>	<p>20 feet</p>
<p>b. Minimum Height & Opacity</p>	<p>Ground to Six (6) feet – <i>Semi-Opaque Screen</i> Six (6)-30 feet – <i>Intermittent Visual Obstruction</i></p>
<p>c. Maximum Horizontal Openings</p>	<p>Five (5) feet – <i>Semi-Opaque Screen</i> 20 feet – <i>Intermittent Visual Obstruction</i></p>
<p>d. Performance Standard</p>	<p>A buffer which is 20 feet in width and contains screening materials which at maturity provide semi-opacity from the ground to a height of six (6) feet, and intermittent visual obstruction from a height of six (6) feet up to a height of 30 feet. Vegetative screening materials within intermittent visual obstruction areas shall contain horizontal openings no greater than 20 feet in width; and vegetative screening materials within semi-opaque areas shall contain horizontal openings no greater than five (5) feet in width upon the plants' maturity.</p>
<p>e. Required Plantings</p>	<p>For every 100 linear feet, there shall be at least three (3) Canopy Trees, five (5) Understory Trees and 20 shrubs. Depending on the species chosen, additional trees or shrubs may be necessary to meet the performance standard in subsection "d" above.</p>

Variance Request 4:

8.7 Screening

...

1. **Parking Lots:** All sides of parking lots shall be screened with a Type A Buffer Yard [Section 8.6(B)(1)]. Sides adjacent to an arterial shall be screened with a Type B Buffer Yard [Section 8.6(B)(2)]
2. The LURB has considered the Applicant's verified application, evidence and testimony introduced at the hearing.

3. There are unnecessary hardships that would result from the strict application of this Ordinance such as removing parking to meet some of the landscaping requirements and due to the existing landscaping and topography, the parking is screened from off-site view.
4. The identified hardship is the result of conditions peculiar to the property, such as location, size and/or topography.
5. The identified hardship did not result from actions taken by the applicant or property owner. The site was originally developed under Wake County's ordinances and became part of Knightdale's ETJ after the site was developed; therefore, the site is non-conforming.
6. The variance is consistent with the spirit, purpose and intent of this Ordinance, such that public safety is secured and substantial justice is achieved.

THEREFORE, based on the foregoing Findings of Fact, the Land Use Review Board makes the following CONCLUSIONS OF LAW:

1. Unnecessary hardship would result from the strict application of the Ordinance.
2. The identified hardship is the result of conditions peculiar to the property, such as location, size and/or topography.
3. The identified hardship did not result from actions taken by the applicant or property owner.
4. The variance is consistent with the spirit, purpose and intent of this Ordinance, such that public safety is secured and substantial justice is achieved.

The Land Use Review Board having heard all of the evidence and arguments presented at the hearing hereby grants the variance, VAR-1-14. A variance is granted from the following sections of the Unified Development Ordinance:

1. 3.3(XX): Allowing a change of use to occur with a vehicle storage area to be located in the front yard, not enclosed by an opaque fence or wall and not screened by a Type A buffer yard.
2. 4.8(B): Allowing a front yard fence to exceed 4' in height and not being constructed from wrought iron or a material similar in appearance and durability.
3. 8.6(A): Allowing a change of use to occur without meeting all of the screening requirements for a 20' Type B buffer.
4. 8.7(A)(1): Allowing a change of use to occur without the parking lot and vehicle storage area being screened along the east, south and west by a 20' Type B buffer as typically required.

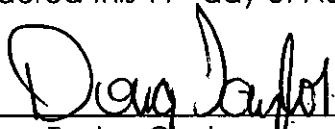
The Land Use Review Board having heard all of the evidence and arguments presented at the hearing hereby grants the variance, VAR-1-14. A variance is granted with the additional conditions:

1. Site has to be developed in accordance with the site plan submitted with the variance application.

- 2. All other UDO and building code requirements shall be met, including, but not limited to obtaining a Special Use Permit from Town Council in order to operate a Wholesaling and Distribution facility on a HB zoned parcel.

This order of the Land Use Review Board in granting this Variance shall expire if a building permit or Certificate of Occupancy (for a use for which a building permit is not required) has not been obtained within one (1) year from the date of its decision.

Ordered this 11th day of August, 2014.



Doug Taylor, Chairman
Land Use Review Board

NOTE: If you are dissatisfied with the decision of this board, an appeal may be taken to the Superior Court of Wake County within thirty (30) days after the date this order is served on you. See Chapter 15, Development Process, of the Knightdale Unified Development Ordinance.

NORTH CAROLINA
WAKE COUNTY


IN WITNESS WHEREOF, the Town of Knightdale has caused this order to be issued in its name, and the undersigned being all of the property owners of the property above described, do hereby accept this Variance, together with all its conditions, as binding upon them and their successors in interest or ownership.



Todd Tansky

See attached T.H.T.
Stan Tansky

ATTEST:



Suzanne M. Yeatts, Town Clerk

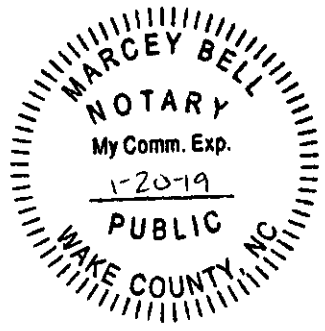


I, Marcey Bell, a Notary Public in and for said County and State, do hereby certify that Suzanne M. Yeatts, Town Clerk of Knightdale, personally came before me this day and being by me duly sworn says that she knows the corporate seal of the Town of Knightdale and that the seal affixed to the foregoing instrument

is the corporate seal of the Town of Knightdale, that Suzanne M. Yeatts, Town Clerk for the Town of Knightdale subscribed her name thereto; that the corporate seal of the Town of Knightdale was affixed thereto, all by virtue of an order of the Land Use Review Board, and that said instrument is the act and deed of the Town of Knightdale.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 16th day of October, 2014.

Marcy Bell
Notary Public
My Commission Expires: January 20, 2019



- 2. All other UDO and building code requirements shall be met, including, but not limited to obtaining a Special Use Permit from Town Council in order to operate a Wholesaling and Distribution facility on a HB zoned parcel.

This order of the Land Use Review Board in granting this Variance shall expire if a building permit or Certificate of Occupancy (for a use for which a building permit is not required) has not been obtained within one (1) year from the date of its decision.

Ordered this 11th day of August, 2014.

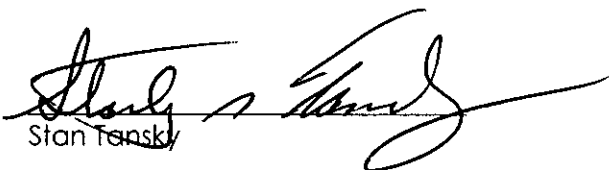
see previous sheet - JKC
 Doug Taylor, Chairman
 Land Use Review Board

NOTE: If you are dissatisfied with the decision of this board, an appeal may be taken to the Superior Court of Wake County within thirty (30) days after the date this order is served on you. See Chapter 15, Development Process, of the Knightdale Unified Development Ordinance.

NORTH CAROLINA
 WAKE COUNTY

IN WITNESS WHEREOF, the Town of Knightdale has caused this order to be issued in its name, and the undersigned being all of the property owners of the property above described, do hereby accept this Variance, together with all its conditions, as binding upon them and their successors in interest or ownership.

see previous sheet
 Todd Tansky

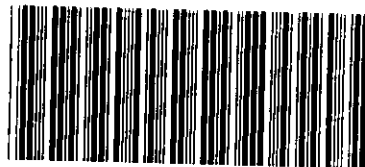

 Stan Tansky

ATTEST:

see previous sheet
 Suzanne M. Yeatts, Town Clerk

SEAL

I, _____, a Notary Public in and for said County and State, do hereby certify that _____, Town Clerk of Knightdale, personally came before me this day and being by me duly sworn says that she knows the corporate seal of the Town of Knightdale and that the seal affixed to the foregoing instrument



BOOK:015900 PAGE:01385 - 01392



**WAKE
COUNTY**
NORTH CAROLINA

Please retain yellow trailer page

It is part of the recorded document and must be submitted with the original for re-recording.

**Laura M. Riddick
Register of Deeds**

Wake County Justice Center
300 South Salisbury Street, Suite 1700
Raleigh, NC 27601

New Time Stamp

\$25 Non-Standard Fee

Additional Document Fee

Additional Reference Fee

This Customer Group

_____ # of Time Stamps Needed

This Document

8 # of Pages P

Tansky Property

8625 KNIGHTDALE BLVD., KNIGHTDALE, NC 27545

EDA
 Ellinwood Design Associates, PLLC
 ENGINEERING - PLANNING - CONSULTING
 PO BOX 31552 - RALEIGH, NC 27615-0152
 FIRM LICENSE: P-0018

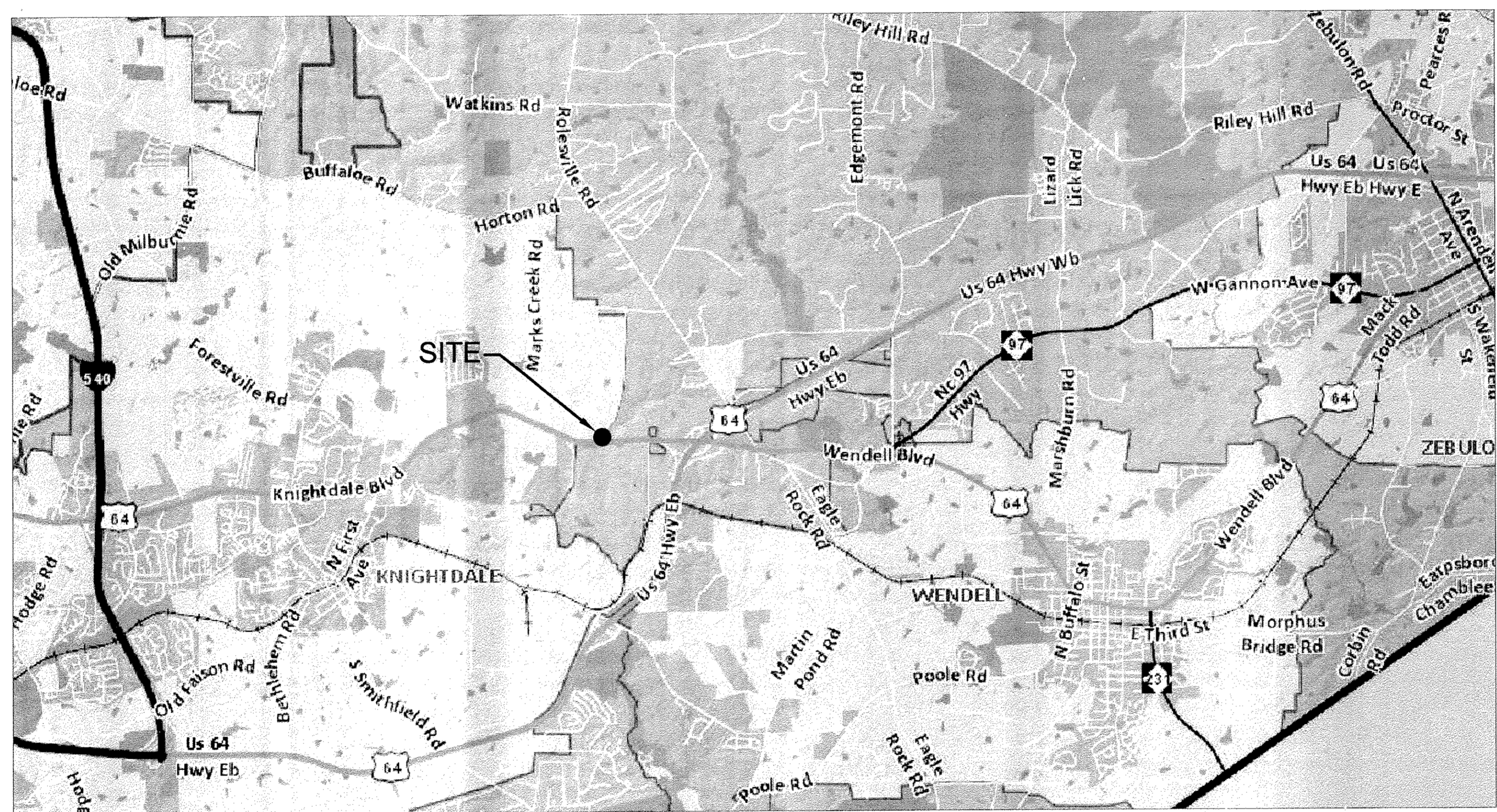
CONSTRUCTION DRAWINGS

OWNER
 STAN TANSKY & TODD TANSKY
 9209 MACON RD
 RALEIGH, NC 27613
 919-801-5782

ENGINEER
 EDA, PLLC
 PO BOX 31552
 RALEIGH, NC
 919-741-6185

SURVEYOR
 GIL CLARK SURVEYING
 2329 HODGE RD
 KNIGHTDALE, NC 27545
 919-266-9711

LANDSCAPE ARCHITECT
 SEARS DESIGN GROUP, P.A.
 625 W. JONES ST
 RALEIGH, NC 27603
 919-832-7000



LOCATION MAP

Town of Knightdale
 Project Number ZCP-6-15

Town of Knightdale Variance
 Number VAR-1-14

- List of Variances
- 3.3(XX): Allowing a change of use to occur with a vehicle storage area to be located in the front yard, not enclosed by an opaque fence or wall and not screened by a Type A buffer yard.
 - 4.8(B): Allowing a front yard fence to exceed 4' in height and not being constructed from wrought iron or a material similar in appearance and durability.
 - 8.6(A): Allowing a change of use to occur without meeting all of the screening requirements for a 20' Type B buffer.
 - 8.7(A)(1): Allowing a change of use to occur without the parking lot and vehicle storage area being screened along the east, south and west by a 20' Type B buffer as typically required.

DRAWING LIST

- C-1 COVER SHEET
- C-2 PROPOSED SITE PLAN LAYOUT
- C-3 DETAIL SHEET
- L1 LANDSCAPE PLAN
- L2 LANDSCAPE DETAILS

revisions

8625 KNIGHTDALE BLVD.
 KNIGHTDALE, NC 27545

Town Approved Standards Shall Control. In the event of a conflict or inconsistency between these construction drawings and the Town of Knightdale's Approved Standards for this project, the Approved Standards shall control. Town of Knightdale Approved Standards shall mean all development documents necessary for approval for the Property including, but not limited to, any special use permit, subdivision plan, site plan, subdivision plat(s), phasing schedule, Development Agreement, Utility Allocation Agreement, Annexation Agreement, the Town of Knightdale Standard Specification and Details Manual and applicable provisions of the North Carolina State Building Code.

Town Certification. This design has been reviewed by the Engineer for the Town of Knightdale, and to the best of my knowledge and belief, it conforms to the requirements established in the Standard Specifications of the Town of Knightdale.

By: *[Signature]* Date: 4/16/2015
 Town Engineer

These plans are approved by the Town of Knightdale and serve as construction plans for this project.

By: *[Signature]* Date: 6.25.15
 Administrator

Professional Design Engineer Certification. These improvements shall be constructed in accordance with the following drawings and with the Standard Specifications of the Town of Knightdale.

I, J. Harrison Ellinwood, PE, certify that the Standard Specifications of the Town of Knightdale have been thoroughly checked and found to be applicable to this project. All exceptions to the applicable Town standards have been previously approved by the Town of Knightdale and said exceptions are shown on Sheet(s) 2 of these drawings.

Seal:

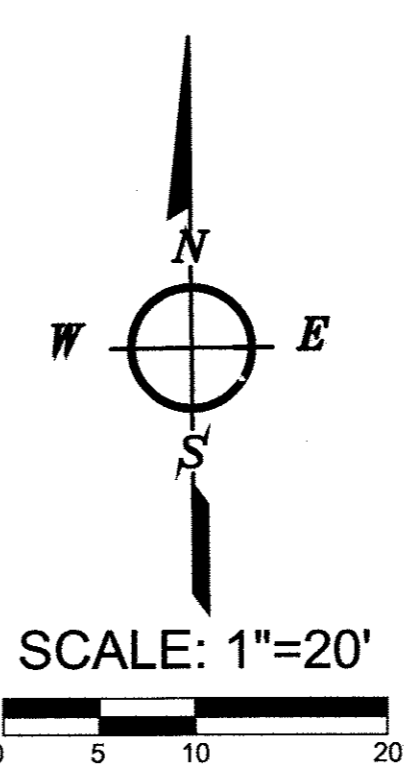
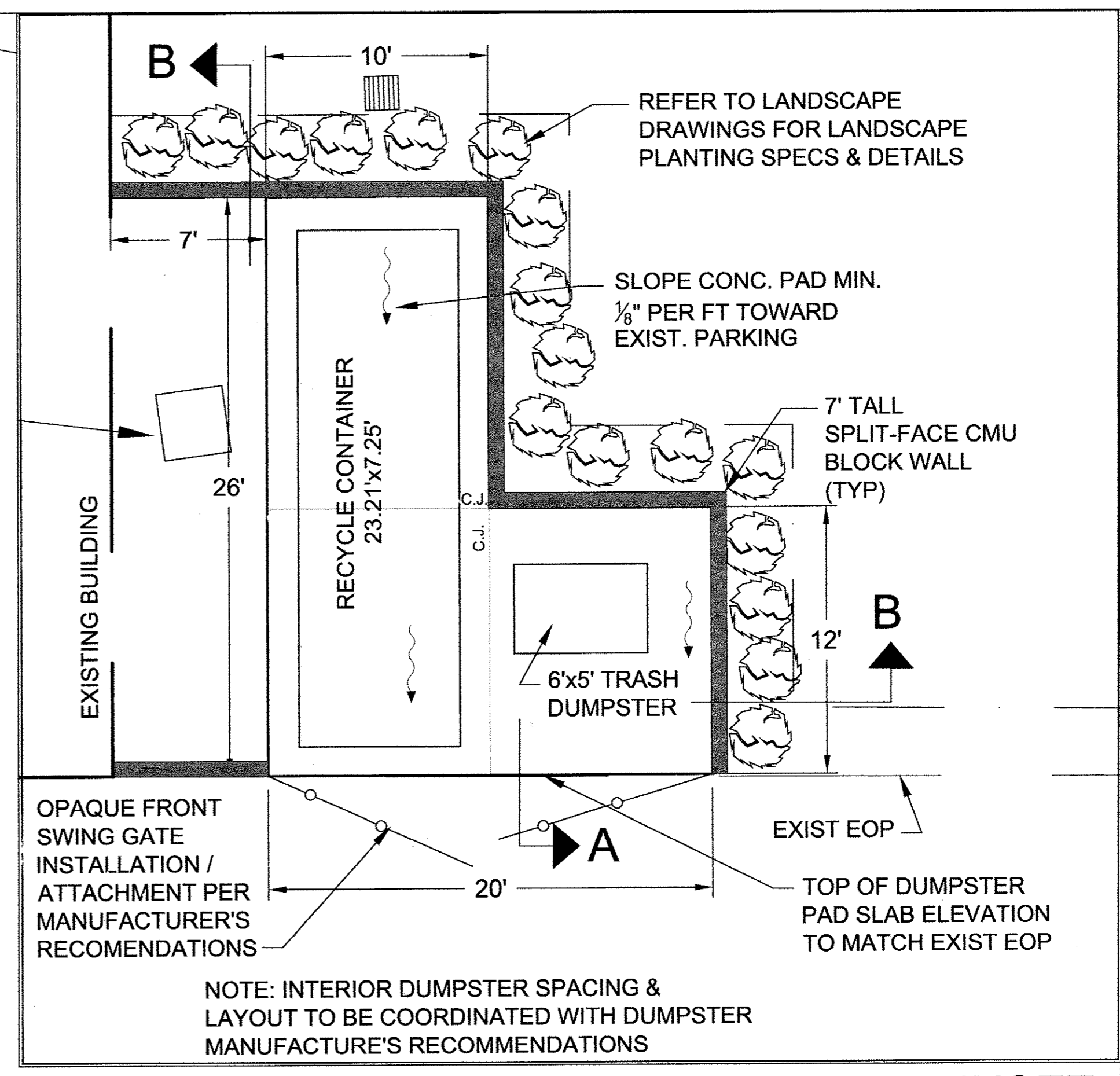
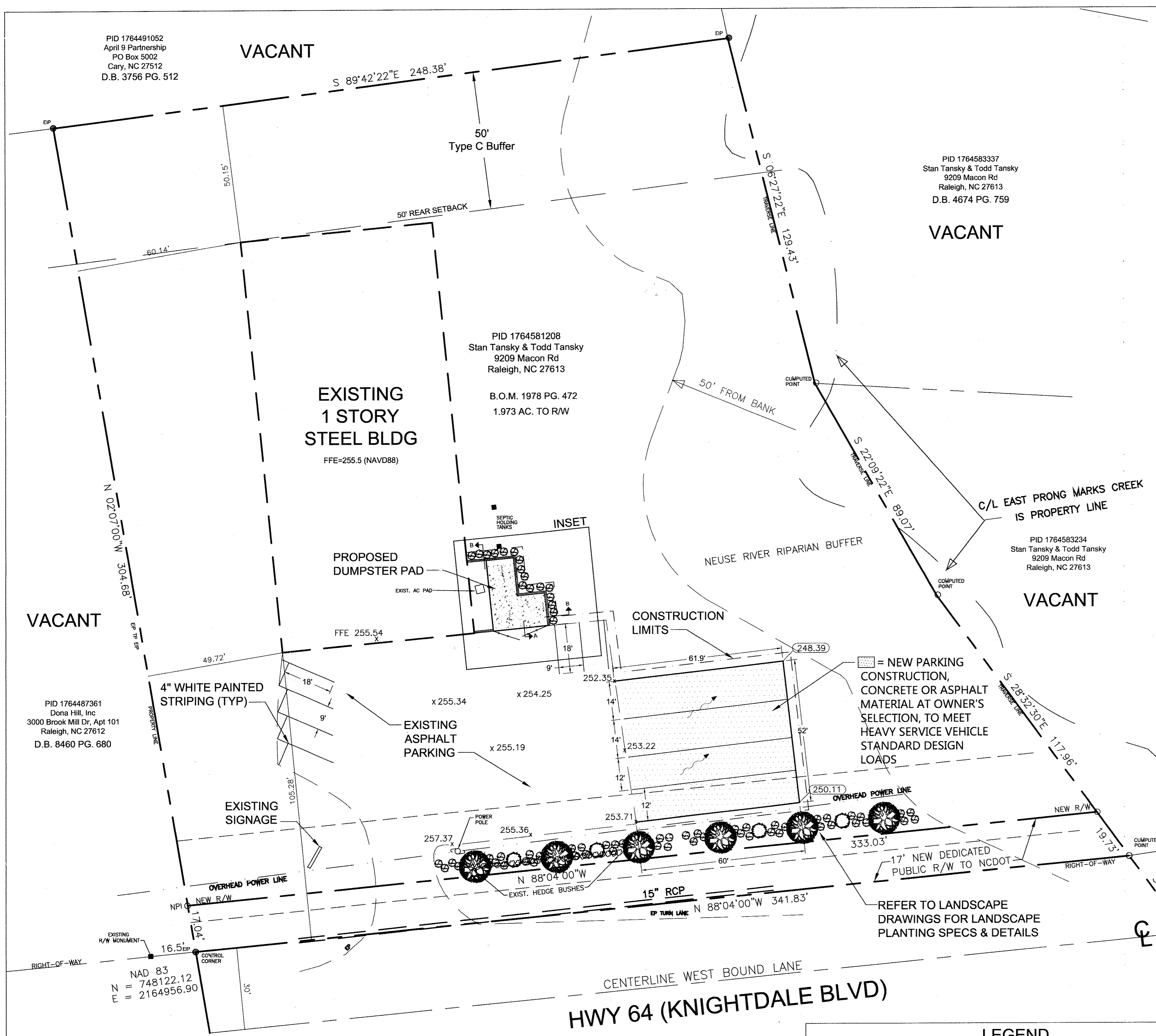
By: J. Harrison Ellinwood, PE
 Date: 5-6-2015

COVER SHEET

sheet

1 OF 3

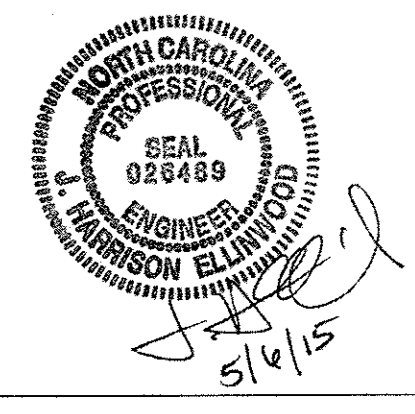
date: 5-6-15
 commission:
 drawn by:



- NOTES**
- CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS & CONDITIONS PRIOR TO BEGINNING NEW WORK AND COORDINATE ANY DISCREPANCIES WITH THE ARCHITECT/ENGINEER.
 - CONTRACTOR TO VERIFY ALL BOTTOM OF FOOTING ELEVATIONS TO BE A MIN. OF 12" BELOW GRADE.
 - CJ DENOTES SAWN SLAB CONTROL JOINT, DEPTH OF CUT = 1/4 SLAB THICKNESS.
 - MASONRY REINF SHALL MEET ASTM A 615, GR 60. LAP ALL SPLICES 48 BAR DIAMETERS.
 - GROUT FOR MASONRY SHALL MEET ASTM C 476, 2000 PSI MIN COMPRESSIVE STRENGTH.
 - CONTRACTOR TO REFERENCE SWING GATE MANUFACTURER'S RECOMMENDATIONS FOR INSTALLATION.
 - CONCRETE FOR FOOTINGS SHALL HAVE 3000 PSI MIN COMPRESSIVE STRENGTH. CONCRETE FOR FLOOR SLAB SHALL BE 5000 PSI. SEE ALSO GENERAL NOTES.
 - SOILS BELOW CONCRETE SLABS ON GRADE AND PAVING SHALL BE COMPACTED TO A MINIMUM OF 95 % STANDARD PROCTOR MAXIMUM DRY DENSITY. REPLACE ANY UNSUITABLE SUBGRADE WITH PROPERLY COMPACTED SUITABLE MATERIAL. ALL FOOTINGS SHOULD BEAR ON ORIGINAL UNDISTURBED SOIL OR CONTROLLED FILL.
 - THE FOUNDATION DESIGN IS BASED ON A PRESUMPTIVE ALLOWABLE SOIL BEARING PRESSURE OF 1500 PSF. CONTRACTOR TO VERIFY AND PROVIDE CONFIRMATION IN THE FIELD THE ALLOWABLE BEARING CAPACITY AND ADEQUACY OF ALL SUBGRADES, FILLS AND BACKFILLS PRIOR TO PLACEMENT OF FOUNDATIONS, FOOTINGS, SLABS, WALLS, FILLS, BACKFILLS, ETC.
 - CONTRACTOR IS TO COORDINATE WITH OTHER DISCIPLINES AND TRADES FOR LOCATIONS AND DIMENSIONS OF OPENINGS, RECESSES, SLEEVES, AND PIPING.
 - BOUNDARY AND TOPO INFORMATION SUPPLIED BY GIL CLARK SURVEYING.
 - PARKING CALCULATIONS PER UDO SECTION 10.3 D(6)(m): STORAGE-WAREHOUSE, INDOOR STORAGE
BUILDING AREA: 10,500 SF
REQUIRED MAXIMUM: 0.7 SPACES PER 1000 SF GFA
(10,500 SF / 1000 SF) x 0.7 SPACES = 7.35 SPACES
REQUIRED MINIMUM: 1/2 THE MAXIMUM NUMBER OF SPACES
7.35 / 2 = 4 SPACES
PROVIDED: 6 SPACES
 - SITE DATA
TOTAL SITE AREA: 1.973 AC; 85,944 SF
EXIST BLDG AREA: 10,500 SF
EXIST PARKING AREA: 9,480 SF
PROP PARKING AREA: 3,163 SF
PROP CONC DUMPSTER PAD: 380 SF
 - SITE ZONING: HB
 - TENANT / USE: STORAGE - WAREHOUSE, INDOOR STORAGE [PER UDO 2.3C(6)m]
 - ADDITIONAL USE STANDARDS: OUTDOOR STORAGE IS NOT PERMITTED [PER UDO 3.3R(2)]



Ellinwood Design Associates, PLLC
ENGINEERING - PLANNING - CONSULTING
PO BOX 31553 - RALEIGH, NC 27615
FIRM LICENSE: P-0918



CONSTRUCTION DRAWINGS

revisions

**8625 KNIGHTDALE BLVD.
KNIGHTDALE, NC 27545**

Town Certification. This design has been reviewed by the Engineer for the Town of Knightdale, and to the best of my knowledge and belief, it conforms to the requirements established in the Standard Specifications of the Town of Knightdale.

By: *[Signature]* Date: 6/10/2015
Town Engineer

These plans are approved by the Town of Knightdale and serve as construction plans for this project.

By: *[Signature]* Date: 6/25/15
Administrator

LEGEND

	PROPOSED ASPHALT PARKING		CONSTRUCTION LIMITS
	DUMPSTER PAD	x 255.19	EXISTING GRADE
	DUMPSTER ENCLOSURE GATE		PROPOSED GRADE
	DUMPSTER ENCLOSURE WALL		SLOPE DIRECTION
			CROSS SECTION

PROPOSED SITE PLAN LAYOUT

sheet

2 OF 3

date: 5-6-15
commission:
drawn by:

general notes

A. GENERAL

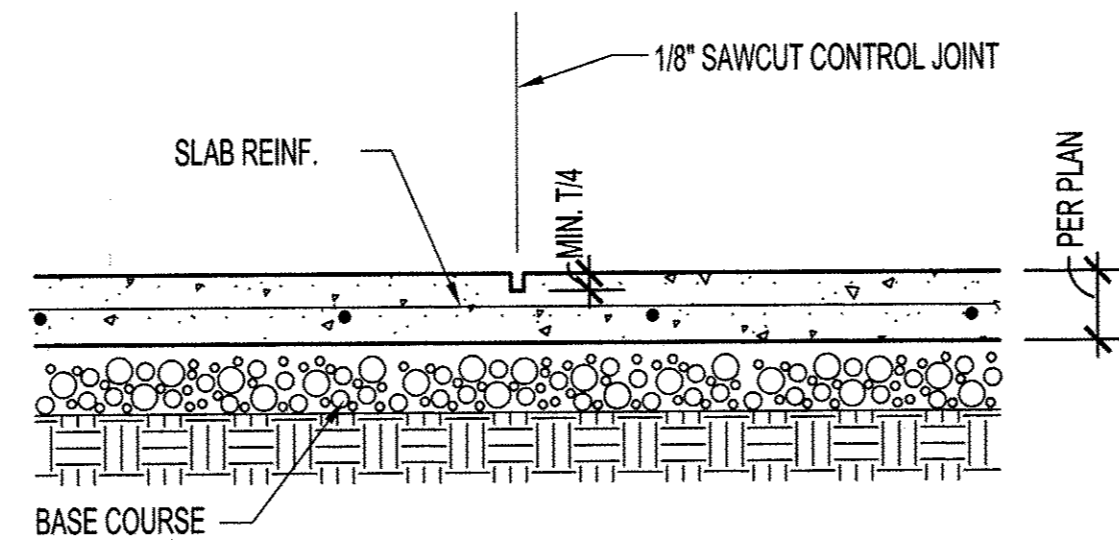
- 1. Contractor is responsible for dissemination of revisions to Contract documents and requirements to all subcontractors.
- 2. Contractor shall verify all dimensions, elevations and existing field conditions before proceeding with construction.
- 3. All safety and OSHA regulations shall be followed strictly. Methods of construction and erection of structural material are the Contractor's responsibility.

B. CONCRETE

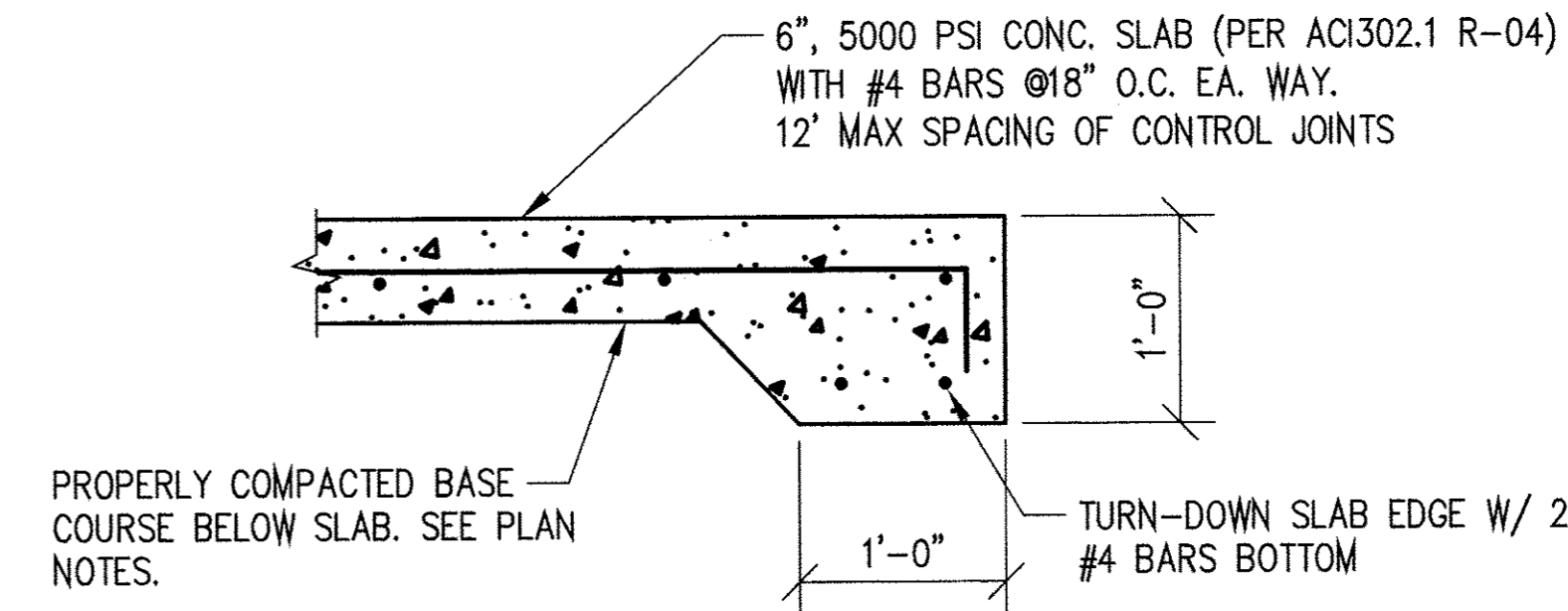
- 1. Minimum compressive strength at 28 days shall be: 5000 psi (regular weight concrete, i.e. 145 pcf) UON.
- 2. All detailing, fabrication and erection of reinforcing bars shall conform to ACI "Manual of Standard Practice for Detailing Reinforced Concrete Structure" (ACI-315) and the "Building Code Requirements for Reinforced Concrete" (ACI-318).
- 3. Reinforcing bars shall be rolled from new billet steel conforming to "Specification for Deformed Billet Steel Bars for Concrete Reinforcement", ASTM A 615, and shall be Grade 60 except for column and plaster ties and beam stirrups which shall be Grade 40.
- 4. Details, workmanship and procedure of concrete placement shall conform to the latest editions of ACI-315, ACI-318 and ACI-301.
- 5. Clear distance from face of concrete to main reinforcing: Suspended slabs and joists: 1" UON
Grade beams, pedestals, columns, walls: 2" UON
Footings, walls cast against earth: 3" UON
- 6. All isolation joint strips shall be 1/2" thick, unless otherwise noted.
- 7. Provide corner bars at all footing steps and corners unless otherwise noted. Bars shall lap a minimum of 48 bar diameters and shall have the same size and spacing as the horizontal reinforcing.
- 8. Provide #4 diagonal corner bars, minimum 48" long at center of slab around all openings in floor slabs.
- 9. Lap all reinforcing splices at least 48 bar diameters (24" minimum) unless otherwise noted.
- 10. All reinforcing shall be securely wired together in forms as called for in "Placing Reinforcing Bars" by CRSI.
- 11. Crack control joints shall be placed in slabs on grade at a maximum spacing of 12', unless otherwise noted.
- 12. Provide all necessary cover and protection for masonry work when placing concrete.

D. CONCRETE/BRICK MASONRY

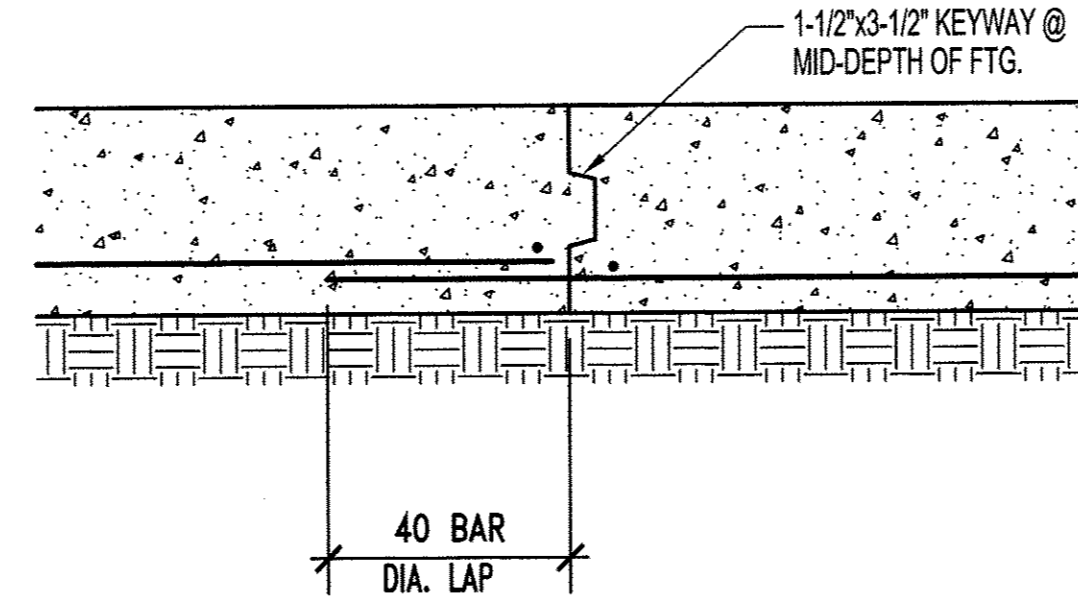
- 1. Concrete masonry units shall conform to ASTM C 90, Grade N-1 unless otherwise noted, compressive strength on net cross sectional area: 2000 psi.
- 2. Masonry shall be laid in ASTM C 270, type "S" mortar, UON and shall have full mortar coverage of the face shells in both horizontal and vertical joints.
- 3. Grout for reinforced masonry shall have a compressive strength of 3000 psi at 28 days and shall conform to ASTM C 476.
- 4. Grout for reinforced masonry shall have a slump of 8 to 11 inches. Course grout shall be used in spaces 2-1/2" x 3" and greater. Fine grout shall be used in spaces 2" x 3" and smaller.
- 5. Maximum height to which masonry shall be laid before filling is 4 feet for coarse grout and 2 feet for fine grout.
- 6. Reinforcing grade and details shall be the same as for Concrete. Tie in position and place concrete around reinforcing during construction of masonry. Do not push reinforcing down into previously placed grout fill. Set bolts similarly.
- 7. Horizontal reinforcing bars may be spliced with a minimum lap of 48 times the bar diameter UON.
- 8. Reinforce all walls with 9 gage continuous ladder type reinforcing at 16" vertical spacing UON on plans.
- 9. Spliced reinforcing bars shall occupy the same cell. Minimum lap splice shall be 48 times the bar diameter. Spliced bars need not be tied together.
- 10. Vertical reinforcement in walls shall be supported and secured against displacement at 6 foot intervals for #3 and #4 bars and 8 foot intervals for #5 and #6 bars.
- 11. The masonry contractor shall provide and place such special units as may be required to form all corners, returns, and offsets while maintaining the proper bond.
- 12. Face shell bedding shall be used with complete coverage of face shells. Furrowing of the mortar shall not be permitted.
- 13. Mortar joints shall be 3/8" thick with full mortar coverage on vertical and horizontal face shells. Vertical joints shall be shoved tight.
- 14. Mortar joints for concrete masonry walls to be exposed or painted shall be struck off flush with wall surface and, when partially set, shall be firmly compacted with a pointing tool to a concave joint.
- 15. Provide bond beams at masonry elevations as shown on the Architectural and Structural Drawings. Bond beams shall have two #4 bars, continuous, unless otherwise noted.
- 16. All vertical reinforcing bars shall extend 6" minimum into bond beam at top of wall.



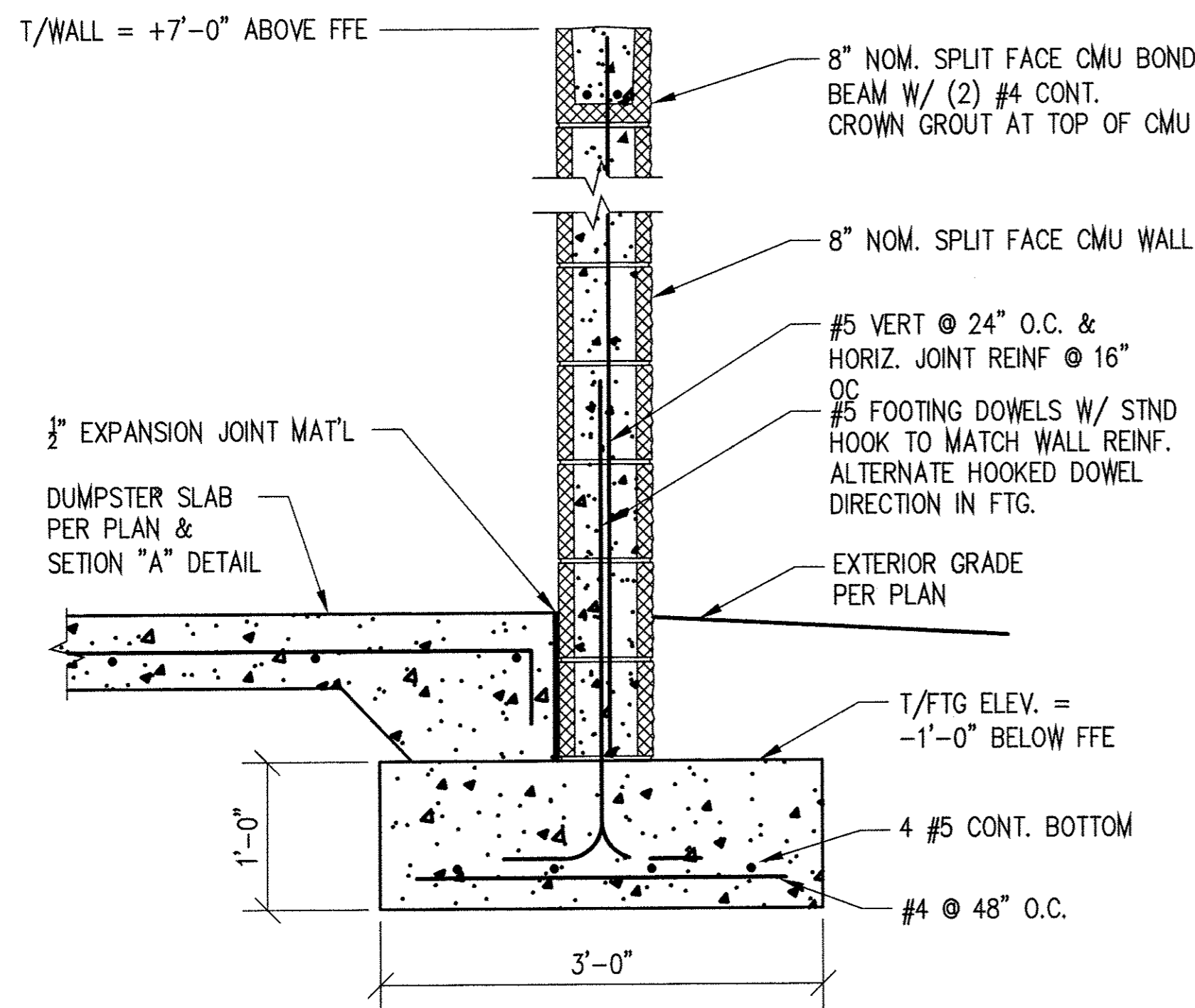
TYPICAL SLAB ON GRADE
CONTROL JOINT DETAIL
SCALE: NTS



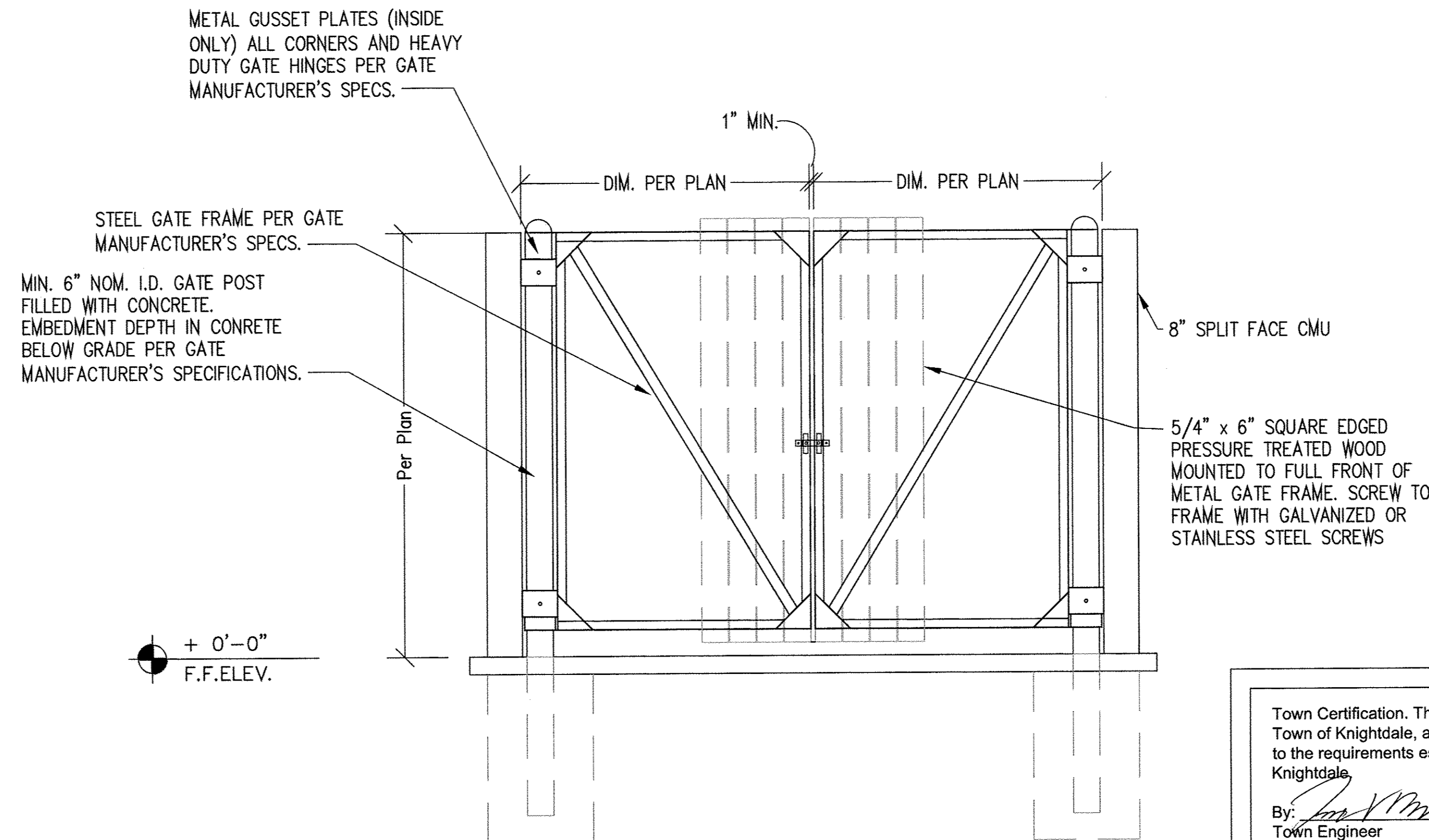
CONCRETE DUMPSTER PAD - SECTION "A"
SCALE: 3/4" = 1'-0"



TYPICAL WALL FOOTING
CONSTRUCTION JOINT DETAIL
SCALE: NTS



DUMPSTER ENCLOSURE WALL - SECTION "B"
SCALE: 3/4" = 1'-0"



DUMPSTER ENCLOSURE GATE
SCALE: NTS

Town Certification. This design has been reviewed by the Engineer for the Town of Knightdale, and to the best of my knowledge and belief, it conforms to the requirements established in the Standard Specifications of the Town of Knightdale.

By: [Signature] Date: 7/21/2015
Town Engineer

These plans are approved by the Town of Knightdale and serve as construction plans for this project.

By: [Signature] Date: 6.25.15
Administrator

EDA
Ellinwood Design Associates, PLLC
ENGINEERING - PLANNING - CONSULTING
PO BOX 31552 - RALEIGH, NC 27615
FIRM LICENSE: P-0918

Seal: NORTH CAROLINA PROFESSIONAL ENGINEER
SEAL 026488
ENGINEER
MASONRY ERECTION
5/16/15

CONSTRUCTION DRAWINGS

revisions

8625 KNIGHTDALE BLVD.
KNIGHTDALE, NC 27545

DETAIL SHEET

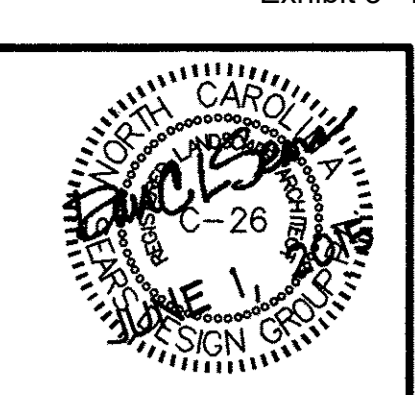
sheet

3 OF 3

date: 5-6-15
commission:
drawn by:

S:\PROJECTS\8625 KNIGHTDALE BLVD\CAD FILES\L1 LANDSCAPE PLAN.dwg

PLOT DATE: 6/30/15



L1-2 LEGEND

EXISTING CONDITIONS

- PROPERTY LINE
- ROW/ADJACENT PROPERTY LINE
- OHP OVERHEAD POWER LINE
- ELECTRIC LINE EASEMENT
- NEUSE RIVER RIPARIAN BUFFER
- CENTER LINE OF CREEK
- DRAINAGE PIPE
- PLANT MATERIAL
- TREELINE/LIMITS OF DISTURBANCE

PROPOSED CONDITIONS

- TYPE B BUFFER YARD
- WALL
- 6' TALL OPAQUE WOOD FENCE
- BEDLINE

- (1)CC TYPICAL PLANTINGS KEY (SEE PLANT LIST)
- (1)IXN TYPICAL PLANTINGS KEY (SEE PLANT LIST)
- (1)LJ TYPICAL PLANTINGS KEY (SEE PLANT LIST)
- (1)CJY TYPICAL PLANTINGS KEY (SEE PLANT LIST)

NOTES:
 1. THE TOWN OF KNIGHTDALE DEVELOPMENT SERVICES DEPARTMENT MUST APPROVE ALL LANDSCAPING SUBSTITUTIONS.
 2. CONTRACTOR IS TO NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN PLAN AND PLANT LIST PRIOR TO PRICING. NO PLANT SUBSTITUTIONS MAY BE MADE BY THE CONTRACTOR UNLESS APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.

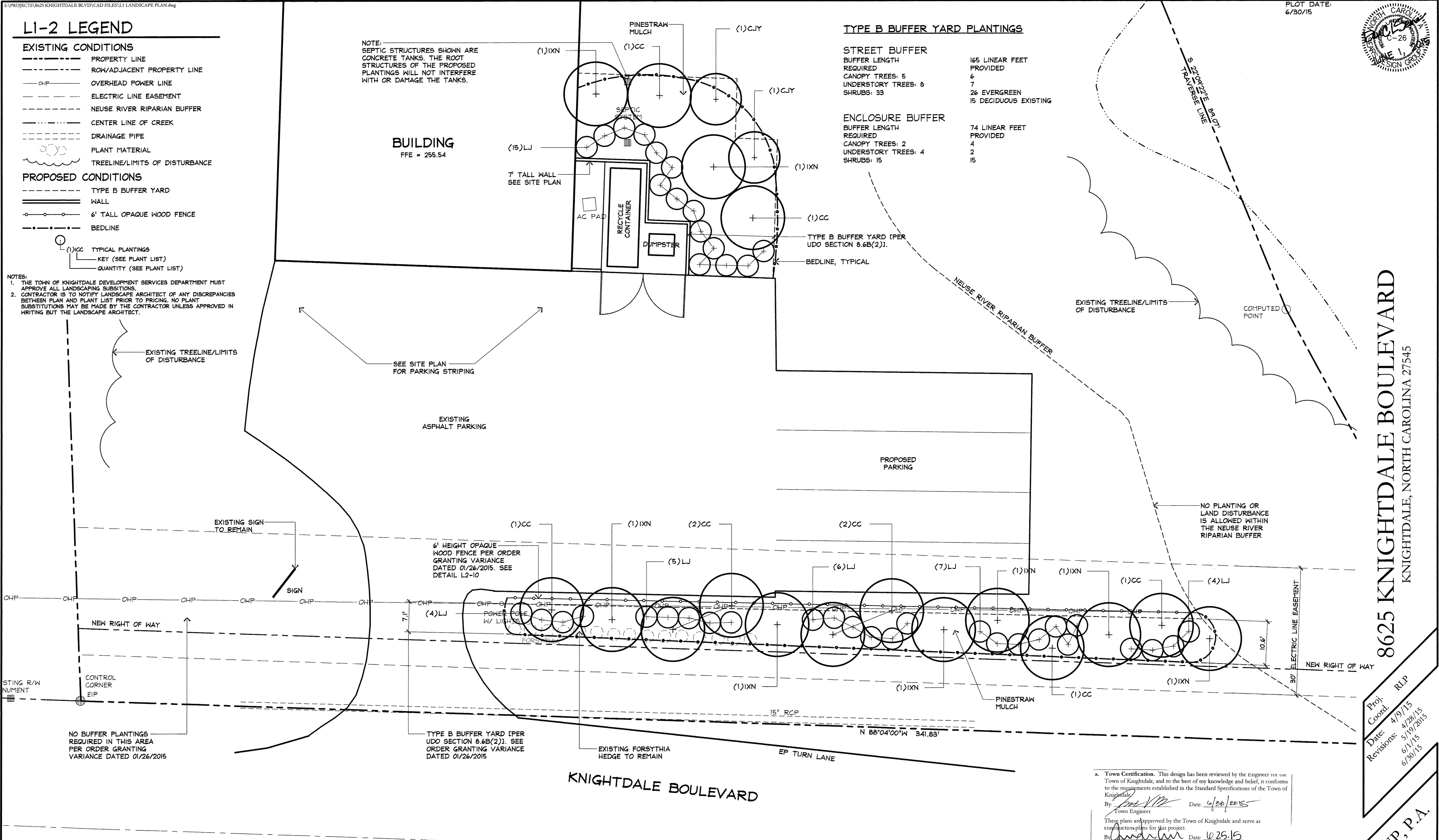
NOTE:
 SEPTIC STRUCTURES SHOWN ARE CONCRETE TANKS. THE ROOT STRUCTURES OF THE PROPOSED PLANTINGS WILL NOT INTERFERE WITH OR DAMAGE THE TANKS.

TYPE B BUFFER YARD PLANTINGS

STREET BUFFER
 BUFFER LENGTH REQUIRED: 165 LINEAR FEET PROVIDED: 6
 CANOPY TREES: 5
 UNDERSTORY TREES: 8
 SHRUBS: 33

ENCLOSURE BUFFER
 BUFFER LENGTH REQUIRED: 74 LINEAR FEET PROVIDED: 4
 CANOPY TREES: 2
 UNDERSTORY TREES: 4
 SHRUBS: 15

BUILDING
FFE = 255.54



EXISTING TREELINE/LIMITS OF DISTURBANCE

NO PLANTING OR LAND DISTURBANCE IS ALLOWED WITHIN THE NEUSE RIVER RIPARIAN BUFFER

NO BUFFER PLANTINGS REQUIRED IN THIS AREA PER ORDER GRANTING VARIANCE DATED 01/26/2015

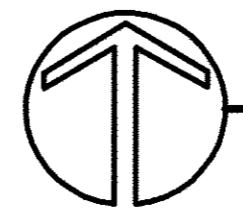
TYPE B BUFFER YARD (PER UDO SECTION 8.6B(2)). SEE ORDER GRANTING VARIANCE DATED 01/26/2015

a. **Town Certification.** This design has been reviewed by the Engineer for the Town of Knightdale, and to the best of my knowledge and belief, it conforms to the requirements established in the Standard Specifications of the Town of Knightdale.
 By: *[Signature]* Date: 6/20/2015
 Town Engineer
 These plans are approved by the Town of Knightdale and serve as construction plans for this project.
 By: *[Signature]* Date: 6/25/15
 Administrator

BOUNDARY INFORMATION, VEGETATION LINES, AND EXISTING STRUCTURES WERE TAKEN FROM A SURVEY PROVIDED BY THE OWNER ON 4/6/15.

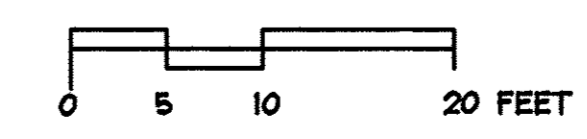
ALL CONTRACTORS SHALL Examine and reference all the drawings and specifications which are a part of this contract, not just those drawings and specifications for a particular sub-contract.

UNDERGROUND UTILITIES: Prior to beginning layout and prior to beginning construction, all contractors and subcontractors who are moving earth or digging in the ground SHALL CONTACT NORTH CAROLINA ONE-CALL (811 OR 1-800-632-4949) to have them field mark all underground utility services.



L1-1 LANDSCAPE PLAN

SCALE: 1"=10'



8625 KNIGHTDALE BOULEVARD
KNIGHTDALE, NORTH CAROLINA 27545

Proj. RLP
 Coord. 4/9/15
 Date: 4/28/15
 Revisions: 5/19/2015
 6/1/15
 6/30/15

SEARS DESIGN GROUP, P.A.
 LANDSCAPE ARCHITECTS
 625 W. Jones Street Raleigh, NC 27603
 (919)852-7000 Fax (919)852-8140
 Email: searsdesign@searsdesigngroup.com

Sheet No. **L1**
Of 2



L2-1 PLANT LIST

Enclosure	Street	TOTAL				
Buffer	Buffer	QUAN	KEY	BOTANICAL NAME	COMMON NAME	SIZE
TREES						
2	7	9	CC	Cercis canadensis 'Forest Pansy'	Forest Pansy Redbud	1 1/2" Cal., 6' Ht. Min.
2		2	CJY	Cryptomeria japonica 'Yoshino'	Yoshino Japanese Cedar	2" Cal., 8' Ht. Min.
2	6	8	IXN	Ilex x 'Nellie R. Stevens'	Nellie Stevens Holly	2" Cal., 8' Ht. Min.
SHRUBS						
15	26	41	LJ	Ligustrum japonicum 'East Bay'	East Bay Ligustrum	3 Gal., 18" Ht. Min.

- NOTES:
- THE TOWN OF KNIGHTDALE DEVELOPMENT SERVICES DEPARTMENT MUST APPROVE ALL LANDSCAPING SUBSTITUTIONS.
 - CONTRACTOR IS TO NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN PLAN AND PLANT LIST PRIOR TO PRICING. NO PLANT SUBSTITUTIONS MAY BE MADE BY THE CONTRACTOR UNLESS APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.

DETAIL L2-2 TREE STANDARDS

CONTRACTOR IS TO PROVIDE THE OWNER WITH HIGH QUALITY TREES AND PLANT MATERIAL THAT EXHIBIT GOOD HEALTH AND GROWTH AND HAVE RECEIVED PROPER CULTURAL PRACTICES BY THE GROWING NURSERY WHERE THEY ARE OBTAINED. ONLY TREES THAT RATE HIGH IN TRUNK, BRANCH, CROWN, LEAF AND ROOT CHARACTERISTICS WILL BE ACCEPTABLE. THE LANDSCAPE ARCHITECT WILL HAVE THE RIGHT TO REJECT TREES THAT ARE DEEMED UNACCEPTABLE AS OUTLINED BELOW.

- ACCEPTABLE TREE:**
- SINGLE TRUNK OR LESS THAN 5' BOW (UNLESS MULTISTEM SELECTION)
 - BRANCH DIAMETER SMALLER THAN 2/3 SIZE OF THE TRUNK MEASURED DIRECTLY ABOVE THE BRANCH
 - NO FLUSH CUTS/OPEN INJURIES
 - CROWN FULL OF FOLIAGE
 - CROWN SHOWS LITTLE EVIDENCE OF CHLOROSIS, NECROSIS, DISEASE OR INSECT PESTS
 - ROOT BALL IS APPROPRIATELY SIZED AND NOT LOOSE
 - ROOT FLARE IS EXPOSED

MAY BE ACCEPTABLE WITH PRIOR WRITTEN APPROVAL FROM LANDSCAPE ARCHITECT
TREE TRUNK FORKS IN TOP HALF OF TREE (NOT ACCEPTABLE IF FORKS IN LOWER HALF OF TREE)

- NOT ACCEPTABLE TREE:**
- TREES WILL BE REJECTED THAT EXHIBIT ANY DEFECTS THAT ARE NOT CORRECTABLE:
 - POOR TRUNK AND BRANCH STRUCTURE (DOGLEG, BRANCHES NOT EVENLY DISTRIBUTED AROUND TRUNK, LARGE VOIDS IN CROWN, TREE IS ONE-SIDED OR FLAT SIDED, DOUBLE LEADER IN LOWER HALF OF TREE, BRANCH SMALLER DIAMETER, ETC.)
 - CIRCLING ROOTS
 - OPEN WOUNDS, FLUSH CUTS
 - LOOSE ROOT BALL
 - ROOT FLARE IS BURIED OR GROWN BELOW GRADE
 - TREE LACKS VIGOR
 - LEADER THAT HAS BEEN CUT
 - OR ANY OTHER DEFECT AS JUDGED BY LANDSCAPE ARCHITECT

DETAIL L2-5 PLANTING NOTES

KEY LETTERS REFER TO PLANT LIST. WHERE KEY LETTERS ARE CONNECTED TO A SINGLE PLANT, THE QUANTITY IS ONE.

GROUP PLANTINGS HAVE KEY LETTERS FOLLOWED BY THE QUANTITY OF THAT PLANT IN THAT PARTICULAR AREA OR GROUP.

QUANTITIES SHOWN FOR GROUND COVER PLANTING OR MASS PLANTING ARE FOR REFERENCE ONLY. EXACT QUANTITY TAKE-OFFS ARE THE RESPONSIBILITY OF THIS CONTRACTOR.

LOCATIONS FOR PROPOSED PLANT BEDS AND TREES CAN BE ESTABLISHED BY USING SCALED DIMENSIONS TAKEN FROM PLANTING PLAN. USE WALKS, DRIVES, BUILDINGS, ETC. AS REFERENCES.

ALL PLANTS SHALL BE COMPACT, UNIFORM AND WELL GROWN. PLANTS SHALL NOT BE LOOSE, OPEN PLANTS.

ALL AREAS DISTURBED BY GRADING OPERATIONS AND UTILITY LINE PLACEMENT SHALL BE GRASSED.

ALL PLANTING BEDS SHALL RECEIVE A MINIMUM OF 3" APPROVED TRIPLE SHREDDED HARDWOOD, EXCEPT PERENNIAL AND GROUNDCOVER BEDS SHALL RECEIVE 2" PINEBARK FINES MULCH.

EXISTING AND PROPOSED TREES SHALL BE PRUNED AS INSTRUCTED BY LANDSCAPE ARCHITECT, AND AS DETAILED.

SYMBOLS: BMB - BALLED AND BURLAPPED; B.R. - BARE ROOT; O/C - ON CENTER; SPR. - SPREAD; CAL. - CALIPER; CONT. - CONTAINER GROWN; GAL. - GALLON CONTAINER; SHW - STAKED AND WRAPPED; G - GUYED.

ALL PLANTS SHALL MEET OR EXCEED THE MINIMUM STANDARDS SET FORTH IN THE AMERICAN STANDARD FOR NURSERY STOCK BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. WASHINGTON, D.C.

DETAIL L2-6 PLANTING SOIL AND FERTILIZER REQUIREMENTS

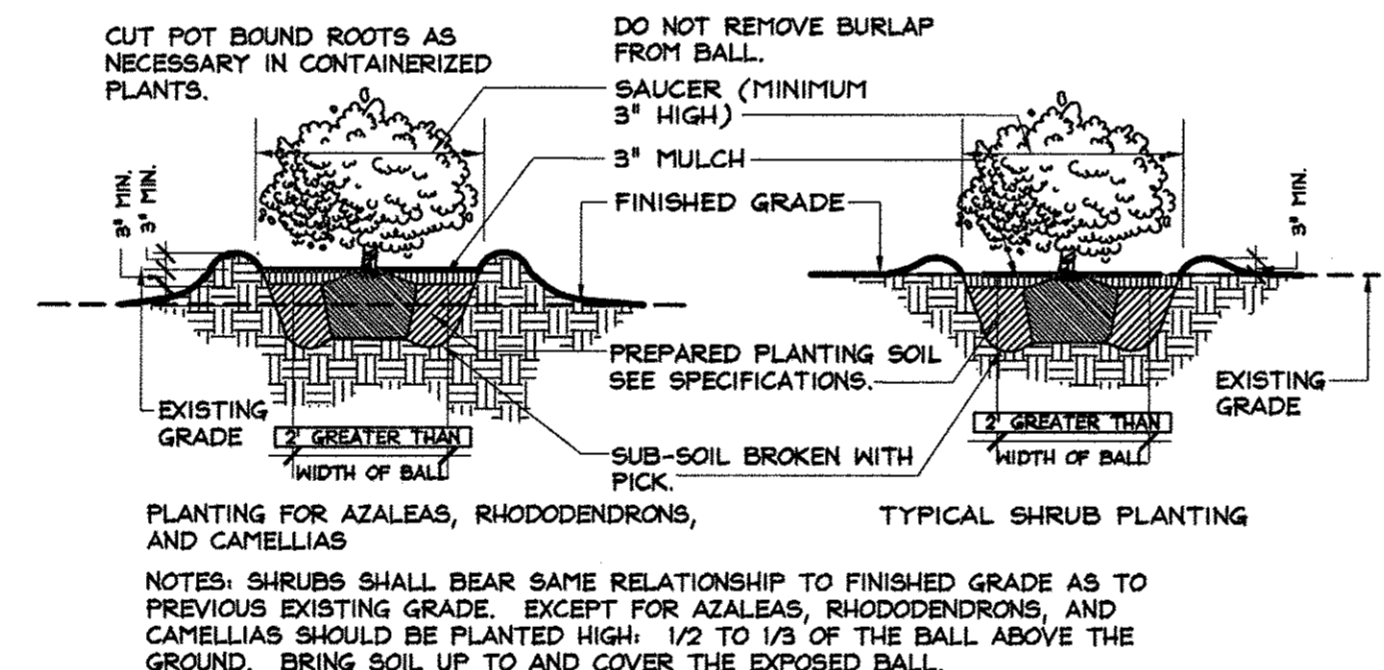
THESE APPLICATION RATES ARE TO BE USED WHERE SOIL TESTS ARE NOT REQUIRED. WHERE SOIL TESTS ARE REQUIRED, SOIL TEST RESULTS WILL DETERMINE APPLICATION RATES. COPIES OF SOIL TEST RESULTS ARE TO BE SUBMITTED ALONG WITH APPLICATION RATES TO THE LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL.

AREA	PLANTING SOIL MIXTURE	FERTILIZER	LIME
LAWN	APPROVED SCREENED TOPSOIL	10:20:20 @ 20 LBS. PER 1000 SQUARE FEET	75 LBS. DOLOMITIC LIME PER 1000 SQUARE FEET*
PLANT AND TREE PITS	50:50 TOPSOIL AND COMPOST BLEND	10:20:20 @ 1.5 LBS. PER CUBIC YARD	75 LBS. DOLOMITIC LIME PER 1000 SQUARE FEET**
ITALIAN CYPRESS PLANTING BACKFILL MIX	ADD (1) PART PERMATILL TO (2) PARTS 50:50 SOIL COMPOST BLEND		

*ALL LAWNS EXCEPT CENTIPEDE LAWNS NEED DOLOMITIC LIME, TYP. PH SHOULD BE 5.0-6.0
**NEVER ADD LIME TO AZALEAS, RHODODENDRONS, CAMELLIAS AND OTHER ACID LOVING PLANTS

DETAIL L2-7 QUANTITATIVE ANALYSIS OF TOPSOIL

ORGANIC CONTENT	CLAY CONTENT	pH VALUE
2% MINIMUM	60% MAXIMUM	6.6-5



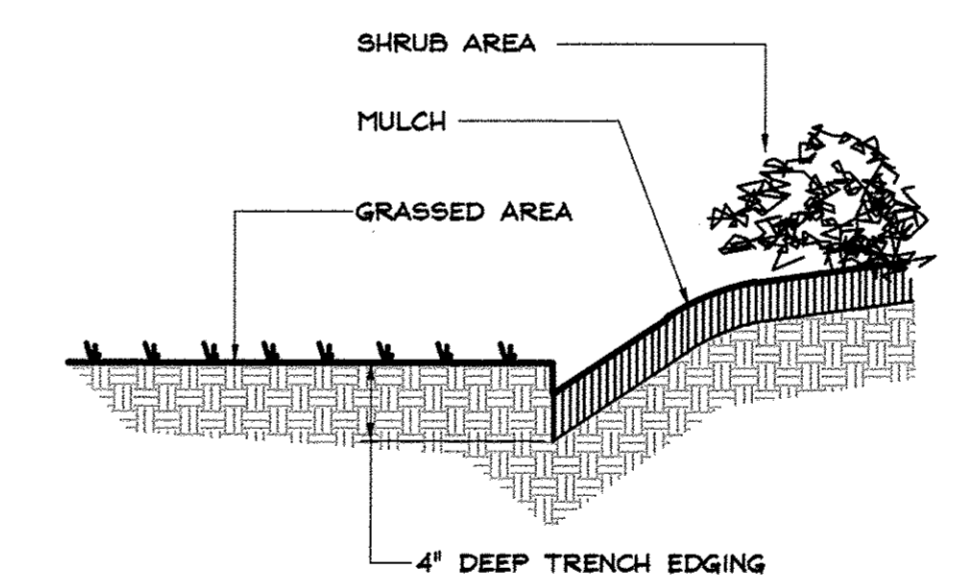
DETAIL L2-8 SHRUB PLANTING

NOTES: SHRUBS SHALL BEAR SAME RELATIONSHIP TO FINISHED GRADE AS TO PREVIOUS EXISTING GRADE. EXCEPT FOR AZALEAS, RHODODENDRONS, AND CAMELLIAS SHOULD BE PLANTED HIGH: 1/2 TO 1/3 OF THE BALL ABOVE THE GROUND. BRING SOIL UP TO AND COVER THE EXPOSED BALL.

DETAIL L2-3 PREPARATION OF PLANTING BEDS

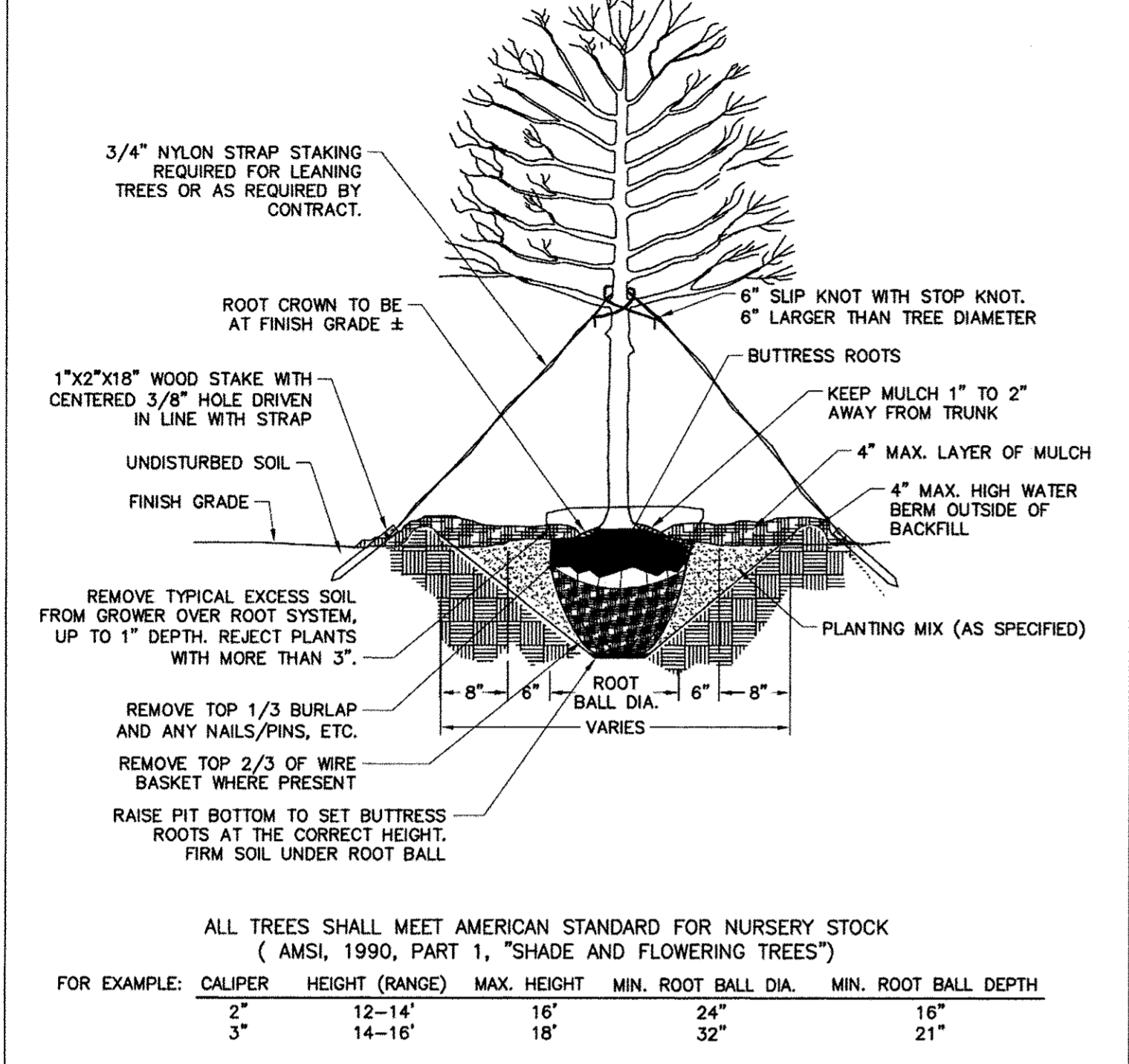
SUBSOIL ALL BED AREAS TO A DEPTH OF 12" MINIMUM, THEN LOOSEN SUBGRADE EXCEPTING THAT UNDER EXISTING TREES TO REMAIN FOR PLANTING BED AREAS TO A MINIMUM DEPTH OF 8" USING A CULTIMULCHER OR SIMILAR EQUIPMENT. REMOVE STONES OVER 1/2" IN ANY DIMENSION, AND STICKS, STONES, RUBBISH AND OTHER EXTRANEOUS MATTER.

SPREAD PLANTING SOIL MIXTURE TO A MINIMUM DEPTH REQUIRED TO MEET LINES, GRADES, AND ELEVATIONS SHOWN, AFTER LIGHT ROLLING AND NATURAL SETTLEMENT. PLACE APPROXIMATELY 1/2 OF TOTAL AMOUNT OF PLANTING SOIL REQUIRED. WORK INTO TOP OF LOOSENED SUBGRADE TO CREATE A TRANSITION LAYER, THEN PLACE REMAINDER OF THE PLANTING SOIL.



DETAIL L2-4 TRENCH EDGING

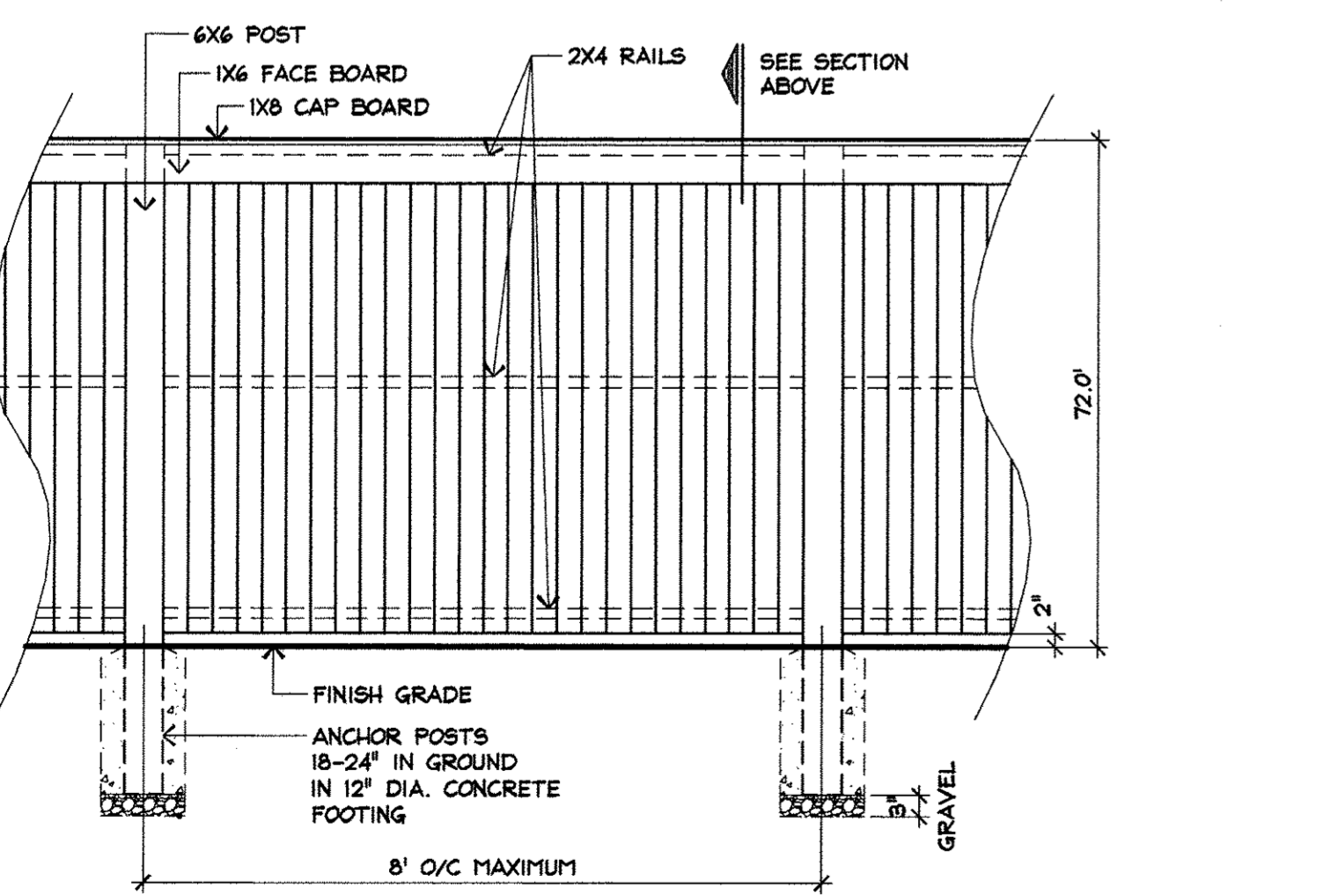
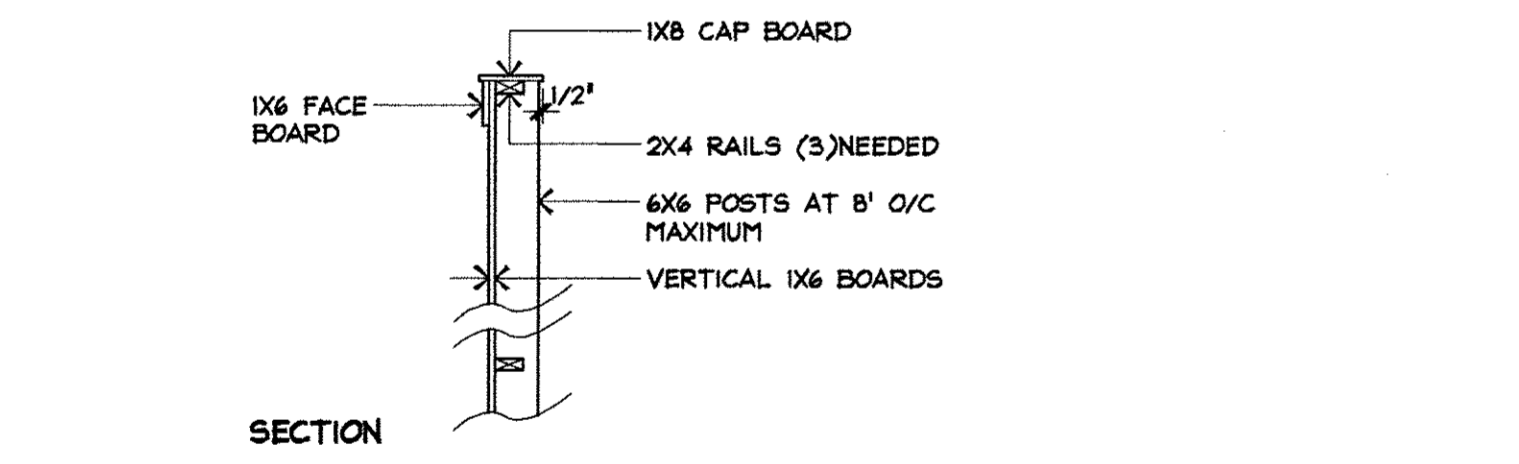
- NOTES:
- REMOVE WIRE OR NYLON TWINE FROM BALL.
 - SOAK ROOT BALL AND PLANT FIT IMMEDIATELY AFTER INSTALLATION.



ALL TREES SHALL MEET AMERICAN STANDARD FOR NURSERY STOCK (AMSI, 1990, PART 1, "SHADE AND FLOWERING TREES")

FOR EXAMPLE: CALIPER	HEIGHT (RANGE)	MAX. HEIGHT	MIN. ROOT BALL DIA.	MIN. ROOT BALL DEPTH
2"	12-14'	16'	24"	16"
3"	14-16'	18'	32"	21"

DATE	DESCRIPTION	STD. NO.
		3.25



DETAIL L2-10 WOOD FENCE
1/2" = 1'-0"

NOTE: ALL TIMBER SHALL BE PRESSURE TREATED FOR GROUND CONTACT .40 PCF (ALKALINE COPPER). STAIN AS SELECTED BY OWNER.

8625 KNIGHTDALE BOULEVARD
 KNIGHTDALE, NORTH CAROLINA 27545

Proj. RLP
 Coord.
 Date: 4/19/15
 Date: 4/29/15
 Revisions: 6/1/15
 6/30/15

a. **Town Certification.** This design has been reviewed by the Engineer for use Town of Knightdale, and to the best of my knowledge and belief, it conforms to the requirements established in the Standard Specifications of the Town of Knightdale.

By: *[Signature]* Date: 7/31/2015
Town Engineer

These plans are approved by the Town of Knightdale and serve as construction plans for this project.

By: *[Signature]* Date: 6.25.15
Administrator

SEARS DESIGN GROUP, P.A.
 LANDSCAPE ARCHITECTS
 625 W. Jones Street Raleigh, NC 27603
 (919) 852-7000 Fax (919) 852-8140
 Email: searsdesign@searsdesigngroup.com

Sheet No. **L2**
 Of 2



July 14, 2015

Town of Knightdale
 Attn: Jennifer Currin
 950 Steeple Square Ct
 Knightdale, NC 27545

Re: Tansky Site Plan Submittal
 Sidewalk Fee-in-Lieu Estimate

To Ms. Currin,

Below is an outline for the sidewalk fee-in-lieu estimate for the Tansky site plan submittal. The sidewalk extends across the length of the front of the property with a five foot sidewalk width. The proposed estimate amounts to a total of \$7,962.48.

We trust the enclosed information meets your needs for final site plan submittal and approvals. If you should have any questions, please do not hesitate to contact me at 919-741-6185.

Fee In-Lieu - Sidewalk Cost Estimate

Location: 8625 Knightdale Blvd., Knightdale, NC 27545

General Specs: 5' wide sidewalk, 341.8 linear feet

	<u>Quantity</u>	<u>Unit Price</u>	<u>Unit</u>	<u>Total Cost</u>
Rough Grading (utilizing existing grade with a balanced cut/fill)	89.2	\$6.50	CY	\$579.70
Fine Grading	190.6	\$5.00	SY	\$952.78
Form and pour two (2) stamped ADA handicap ramps	2	\$650.00	EA	\$1,300.00
Materials & Labor	1710	\$3.00	SF	<u>\$5,130.00</u>
TOTAL COST ESTIMATE:				\$7,962.48

Sincerely,

J. Harrison Ellinwood PE, LEED AP
 Principal - Ellinwood Design Associates, PLLC (EDA)

Plotted By: Barnes, Michael
Sheet Set: Holly Springs Retail - Layout: Layout1 - October 22, 2024 09:32:43am K:\BAL_LDEV\016596000_8625_Knightdale Blvd\15_CAD_Files\Exhibits\2024-10-21_Parking.dwg
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No.	REVISIONS	DATE	BY

Kimley»Horn

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421 FAYETTEVILLE STREET, SUITE 600, RALEIGH, NC 27601
PHONE: 919-677-2000
WWW.KIMLEY-HORN.COM

KHA PROJECT
016596000
DATE
10/21/2024
SCALE AS SHOWN
DESIGNED BY: MDB
DRAWN BY: MDB
CHECKED BY: COB

KNIGHTDALE HOLDINGS, LLC.
8625 KNIGHTDALE BLVD
KNIGHTDALE NORTH CAROLINA

PRELIMINARY
NOT FOR CONSTRUCTION

PRELIMINARY SITE LAYOUT

SHEET NUMBER
PSL-1