Administrative Approval Action
SR-41-18, 13100 Falls of Neuse Rd
Transaction # 553793, AA # 3854

LOCATION: This site is located on the south side of Falls of Neuse Rd, and east side of Spruce Tree Way. The site is addressed at 13100 Falls of the Neuse Rd, which is located inside City limits.

REQUEST: Development of a 3.08-acre tract currently comprised of two parcels to be recombined, all zoned CX-3 with Urban Watershed Protection Overlay District (UWPOD), into a general building with gross floor area of 14,270 square feet. Proposed uses include Retail Sales (7,520 sq ft) and Restaurant (6,750 sq ft).

DESIGN ADJUSTMENT(S)/ALTERNATES, ETC: A design adjustment to the block perimeter requirements of article 8.3 of the UDO has been approved.

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 submitted by John A. Edwards & Company, dated 7/20/18.

CONDITIONS OF APPROVAL and NEXT STEPS:

Note: This document must be applied to the second sheet of all future submittals with the exception of final plats.

PRIOR TO THE ISSUANCE OF ANY SITE PERMITS OR APPROVAL OF CONCURRENT REVIEW PROCESS, WHICHEVER IS APPLICABLE:

ENGINEERING
1. Next Step: 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.

STORMWATER
2. Next Step: A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved by the Stormwater Engineer in compliance with Part 10A Chapter 9 of the Unified Development Ordinance.

   Next Step: In accordance with Part 10A Section 9.4.4 of the Unified Development Ordinance, a surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City.

URBAN FORESTRY
3. Obtain required stub and tree impact permits from the City of Raleigh. (used with new streets and infrastructure)

4. Next Step: Prior to the issuance of a mass grading permit or other site permit, whichever comes first, submit a final tree conservation plan with a permit approved by Urban Forestry staff that includes metes and bounds descriptions of all tree conservation areas and tree protection fencing as required.

5. Next Step: Tree protection fence must be located in the field and inspected by Urban Forestry staff prior to the issuance of a mass grading permit or other site permit, whichever comes first.
PRIOR TO ISSUANCE OF BUILDING PERMITS:

GENERAL

6. A Final Plat shall be recorded with the Wake County Register of Deeds office for all Recombinations, Right of Way and/or Easement Dedications, and Tree Conservation Areas.

7. A recombination map shall be recorded recombining the existing lots into a single tract.

8. Provide fire flow analysis.

ENGINEERING

9. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and be recorded with the Wake County Register of Deeds.

10. A 5’ general utility easement and associated deed of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one (1) day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department.

11. In accordance with Part 10A Section 8.1.10, a fee-in-lieu for 710 linear feet of 1’ width of sidewalk shall be paid to the City of Raleigh.

12. In accordance with Part 10A Section 8.1.3, a public infrastructure surety is provided to the City of Raleigh Development Services – Development Engineering Program.

13. Next Step: 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

14. A Final Plat must be recorded at the Wake County Register of Deeds office for all necessary Subdivisions / Recombinations, Right-of-Way, Utility / Stormwater Easement Dedications and/or Tree Conservation Areas.

STORMWATER

15. Next Step: The developer shall pay to the City a stormwater facility replacement fund payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans.

16. Next Step: 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.

17. Next Step: In accordance with Part 10A Section 9.2.2, a surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department.

URBAN FORESTRY

18. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way.
Administrative Approval Action
SR-41-18, 13100 Falls of Neuse Rd
Transaction # 553793, AA # 3854

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

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

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

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

6. Next Step: As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department

7. Next Step: Final inspection of all required Tree Conservation, wooded area plantings, and right of way tree plantings 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: 9-6-2021
Obtain a valid building permit for the total area of the project, or a phase of the project.

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

I hereby certify this administrative decision.

Signed:(Planning Dir./Designee) [Signature] Date: 9/6/2015

Staff Coordinator: Ryan Bolvin
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>
<tr>
<td>Project Name</td>
<td>13100 Falls of Neuse Road</td>
</tr>
<tr>
<td>Development Case Number</td>
<td>SR-41-18</td>
</tr>
<tr>
<td>Transaction Number</td>
<td>553793</td>
</tr>
<tr>
<td>Design Adjustment Number</td>
<td>DA - 53 - 2018</td>
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</tbody>
</table>

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

- [x] 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 [x] 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>Development Engineering</td>
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<tr>
<td>City Planning</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>
<th>CONDITIONS:</th>
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Development Services Director or Designee Action: [x] APPROVE [ ] APPROVE WITH CONDITIONS [ ] DENY

Authorized Signature: [Signature]

Date: 9/6/2018

*The Development Services Director may authorize a designee to sign in his/her stead. Please print name and title next to signature. Appeal of the decision from the Development Services Director, or his or her designee, shall be made in writing within 30 days to the Board of Adjustment (see Section 10.2.18.C3b).
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 [✓] 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 any lots without direct street frontage;
   YES [✓] 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 [✓] NO [ ]

**STAFF FINDINGS**

The allowable block length for the CX-3 zoning is 3000 linear feet. The approximate block perimeter is 4000 linear feet. The proposed development is within an existing shopping center where the existing layout and buildings do not allow for a public street connection shortening the block.

The existing shopping center has an existing access drive with 5’ sidewalks along its length promoting pedestrian mobility. The private access drive cannot be considered for code compliance in measuring the block. However, using the access drive the length of travel around the subject lot is less than 3000 linear feet.
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.

Project Name 13100 Falls of Neuse Road
Case Number SR-41-18
Transaction Number 553793
Name Cameron Corner, LLC
Address 700 Exposition Pl., Suite 131
City Raleigh
State NC Zip Code 27615 Phone 919-828-4428
Name Johnny Edwards Firm John A. Edwards & Company
Address 333 Wade Ave
City Raleigh
State NC Zip Code 27605 Phone 919-828-4428

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):

As per Section 8.3.B.6 of UDO, a Design Adjustment from the Public Works Director is being requested in regards to the Block Perimeter standards. This being due to the surrounding site constraints, specifically the presence of existing buildings and the site layout of developed properties, which makes a road connection infeasible.

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 1/8/18

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;
   Per 8.3.2.B.6, the Public Works Director may waive block perimeter requirement due to existing development which prevents reduction in block perimeter.

B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;
   There are no proposed improvements which effect subject property. Property complies with urban design guidelines.

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

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

   2. The presence of existing buildings, stream and other natural features;
   3. Site layout of developed properties;
STATE OF NORTH CAROLINA
COUNTY OF Johnston

I, Tracy Rairigh, a Notary Public do hereby certify that John A. Edwards Jr. personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

This the 18 day of June, 2018.

Notary Public

My Commission Expires: May 23, 2023
13100 FALLS OF NEUSE ROAD
ADMINISTRATIVE SITE REVIEW
SR-41-18
TRANS. #553793
RALEIGH, NORTH CAROLINA

MAY 3, 2018
REVISED JUNE 27, 2018
REVISED JULY 20, 2018

OWNER:
CAMERON CORNER, LLC
700 EXPOSITION PLACE, SUITE 131
Raleigh, N.C. 27615
Phone: (919) 523-9237
daniel.brownadvisory@gmail.com

CIVIL ENGINEER:
JOHN A. EDWARDS & COMPANY
Consulting Engineers
NC License F-0289
333 Wade Ave., Raleigh, N.C. 27605
Phone: (919) 828-4428
E-mail: info@jaeco.com

LAND PLANNING & LANDSCAPE ARCHITECT:
SITE COLLABORATIVE
727 W. Hargett St.
Raleigh, N.C. 27603
Phone: (919) 805-3586
E-mail: sitecollaborative.com

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CE-3 UTILITY PLAN
CE-4 GRADING & DRAINAGE PLAN
CE-5 STORMWATER MANAGEMENT DETAILS
L100 TREE CONSERVATION PLAN
L101 PLANTING PLAN
L102 PLANTING NOTES AND DETAILS
A3.0 ARCHITECTURAL ELEVATIONS
SITE LIGHTING PLAN

INDIVIDUAL SITE REVIEW APPLICATION
FOR THE URBIANA DEVELOPMENT
IN THE CITY OF RALEIGH

CIVIL ENGINEER:
JOHN A. EDWARDS & COMPANY
NC License F-0289
333 Wade Ave., Raleigh, N.C. 27605
Phone: (919) 828-4428
E-mail: info@jaeco.com

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SITE COLLABORATIVE
727 W. Hargett St.
Raleigh, N.C. 27603
Phone: (919) 805-3586
E-mail: sitecollaborative.com

SITE DATA
OWNER: CAMERON CORNER LLC
700 EXPOSITION PLACE, STE 131
RALEIGH, NC 27615
TRACT 56
ADDRESS: 13100 FALLS OF NEUSE ROAD
RALEIGH, NC 27614
PIN: 1729.02-97-6660
ZONING: CX-3, UWPOD (URBAN WATERSHED PROTECTION OVERLAY DISTRICT)
AREA: 75,404 S.F. (1.7310 AC.)
CURRENT LAND USE: VACANT
REFERENCE: DB 17036, PG 843 BM 2003, PG 725
WAKE COUNTY REGISTRY
TRACT 59
ADDRESS: 12620 SPRUCE TREE WAY
RALEIGH, NC 27614
PIN: 1729.02-97-7472
ZONING: CX-3, UWPOD (URBAN WATERSHED PROTECTION OVERLAY DISTRICT)
AREA: 58,820 S.F. (1.3503 AC.)
CURRENT LAND USE: VACANT
REFERENCE: DB 17036, PG 838 BM 2001, PG 1613
WAKE COUNTY REGISTRY

PROPOSED BUILDING ...................................................14,270 S.F.
TOTAL PARKING REQUIRED: RETAIL (7,520 S.F.)
1 SP PER 300 S.F. = .................................................... 25 SPACES
*RESTAURANT (6,750 S.F.)
1 SPACE PER 150 S.F. GROSS FLOOR AREA OR 1 SPACE PER 5 SEATS, WHICHEVER IS GREATER
= ....................................................................................... 45 SPACES
TOTAL REQUIRED = ....................................................... 70 SPACES

NO SEATING PLAN IS AVAILABLE FOR THE RESTAURANT USE,
THEREFORE THE TOTAL NUMBER OF ALLOWABLE SEATS SHALL
BE LIMITED TO THE VEHICULAR PARKING SPACES OF THE
GROSS FLOOR AREA IN ACCORDANCE WITH UDO 7.2.1.C.

TOTAL PARKING PROVIDED ........................................... 71 SPACES
(INCLUDES) ............................................................... 5 ADA SPACES (REGULAR)

SITE LIGHTING PLAN

Diagram of a CIVIL ENGINEER (specify):
K1.0 Lighting fixtures for each entry/exit.
K2.0 Parking lot lighting shall be designed in accordance with the Uniform Electrical Code (NEC).
K3.0 Lighting for pedestrian walkways.
K4.0 Site lighting shall be designed for security, safety, and general illumination.
K5.0 Site lighting shall be designed in accordance with UL 554 and NEC.
K6.0 Highway turnouts shall be designed in accordance with AASHTO M66 and AASHTO M301.
K7.0 Lighting fixtures shall be designed for operational safety and ease of maintenance.
K8.0 Site lighting shall be designed in accordance with the Uniform Electrical Code (NEC).
K9.0 Lighting for pedestrian walkways shall be designed in accordance with the Uniform Electrical Code (NEC).
K10.0 Site lighting shall be designed in accordance with UL 554 and NEC.
K11.0 Highway turnouts shall be designed in accordance with AASHTO M66 and AASHTO M301.
K12.0 Lighting fixtures shall be designed for operational safety and ease of maintenance.
K13.0 Site lighting shall be designed in accordance with the Uniform Electrical Code (NEC).
K14.0 Lighting for pedestrian walkways shall be designed in accordance with the Uniform Electrical Code (NEC).
K15.0 Site lighting shall be designed in accordance with UL 554 and NEC.
K16.0 Highway turnouts shall be designed in accordance with AASHTO M66 and AASHTO M301.
K17.0 Lighting fixtures shall be designed for operational safety and ease of maintenance.
1. Cross-connection control protection devices are required based on degree of health hazard involved as listed in Appendix-B of the CORPUD standards or be on the University of Southern California approval list. The devices shall be installed and tested (both initial and periodic testing thereafter) in accordance with the manufacturer's recommendations or the local cross-connection standards.

2. Grease Interceptor / Oil Water Separator sizing calculations & installation specifications shall be approved by the CORPUD.

3. Any necessary field revisions are subject to review & approval of an amended plan &/or profile by the City of Raleigh Public Utilities Department.

4. Contractor shall maintain continuous water & sewer service to existing residences & businesses throughout construction of the project. Any necessary service interruptions shall be preceded by a 24 hour advance notice to the City of Raleigh Public Utilities Department prior to construction.

5. It is the developer's responsibility to abandon or remove existing water & sewer services not being used in redevelopment of a project.

6. 3.0' minimum cover is required on all water mains & sewer forcemains. 4.0' minimum cover is required on all reuse mains.

7. Pressure reducing valves are required on all water services exceeding 80 psi; backwater valves are required on all sanitary services exceeding 25 psi.

8. A distance of 100' shall be maintained between sanitary sewer & any private or public water supply source such as a private well or public well. The variation allowed is the water main in a separate trench with the elevation of the water main at least 5' below the elevation of the sewer & must be approved by the Public Utilities Director. All distances shall be measured horizontally & vertically from centerline to centerline.

9. NCDOT / Railroad Encroachment Agreements are required for any utility work (including main extensions & service taps) & buffer, wetland &/or floodplain impacts (respectively) prior to construction.

10. All environmental permits applicable to the project must be obtained from NCDWQ, USACE &/or FEMA for any riparian buffer, wetland &/or floodplain impacts (respectively) prior to construction.

11. Developer shall maintain continuous water & sewer service to existing residences & businesses throughout construction of the project. Any necessary service interruptions shall be preceded by a 24 hour advance notice to the City of Raleigh Public Utilities Department prior to construction.

12. EXISTING WATER LINE

13. NEW WATER LINE

14. DCVA DOUBLE CHECK VALVE ASSEMBLY

15. S.F.

16. GIS PLAN

17. BM 2003, PG 725

18. 13100 FALLS OF NEUSE ROAD

19. CAMERON CORNER, LLC

20. ZONING: R-6-CU

21. ZONING: NX-3

22. ZONING: Z-3

23. LAND USE: CAR WASH

24. LAND USE: SHOPPING CENTER

25. MILLIKEN & MILLIKEN, INC.

26. JOHN A. EDWARDS & COMPANY

27. Consulting Engineers and Land Surveyors

28. NC License F-689

29. 333 Wake Ave, Angier, NC, 27505

30. Phone: 919-828-4711

31. Fax: 919-828-4711

32. E-mail: info@jaeco.com

33. Raleigh, NC 27615

34. www.jaeco.com

35. PER CORPUD STANDARDS

36. TO BE ABANDONED

37. TO BE SIZED PRIOR TO TAPPING

38. INV. IN= 287.06

39. INV. OUT= 286.44
GENERAL NOTES:

1. CONSTRUCTION TO COMMENCE NO LATER THAN 30 DAYS FROM THE DATE OF THE FIRST ISSUE OF THIS SHEET. COMPLETION OF CONSTRUCTION TO BE SUBMITTED TO THE CITY OF RALEIGH FOR FINAL SUBMISSION NO LATER THAN 30 DAYS FROM THE DATE OF THE LAST ISSUE OF THIS SHEET.

2. THE CITY OF RALEIGH MAKES NO WARRANTIES OR REPRESENTATIONS, INCLUDING BUT NOT LIMITED TO THE COMPLIANCE WITH LAW OR REGULATIONS, THE QUALITY OF THE WORK, OR THE MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.

3. THE CONTRACTOR MUST CONDUCT A PRE-CONSTRUCTION SURVEY FOR ALL EASEMENTS OWNED BY THE CITY OF RALEIGH, TO THE SATISFACTION OF THE CITY OF RALEIGH. THE CONTRACTOR MUST SUBMIT A COPY OF THE SURVEY PLAN TO THE CITY OF RALEIGH PRIOR TO COMMENCEMENT OF CONSTRUCTION.

4. ALL REQUIREMENTS OF THE CITY OF RALEIGH MUST BE ADHERED TO AND MAY BE SUBJECT TO CHANGE WITHOUT NOTICE. COPY OF THE LATEST ISSUES OF ALL CITY OF RALEIGH REGULATIONS MUST BE SUBMITTED TO THE CONTRACTOR PRIOR TO COMMENCEMENT OF CONSTRUCTION.

5. ALL DRAWINGS ARE IN INCHES UNLESS OTHERWISE STATED.

6. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE WORK, UNLESS OTHERWISE STATED.

7. ALL DRAWINGS SHOW THE CODE CERTIFIED BY THE CITY OF RALEIGH.

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