

GREENSHIELD ORGANIC SR-87-2017



0 300 600 1,200 1,800 Feet

Zoning: **IX-3 w/SHOD-2**

CAC: **North**

Drainage Basin: **Perry Creek**

Acreage: **9.16**

Sq. Ft.: **42,749**

Planner: **Ryan Boivin**

Phone: **(919) 996-2681**

Applicant: **Bill Piver**

Phone: **(919) 880-4217**





Administrative Approval Action

SR-87-17 / Greenshield Organic
Transaction # 533254, AA # 3820

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2495
DS.help@raleighnc.gov
www.raleighnc.gov

LOCATION: This site is located on the north side of Cynrow Blvd. The site is addressed at 7020 Cynrow Blvd, which is inside City limits. Note this is Lot 1 of recently recorded subdivision case S-64-17 (BM 2018 page 0588).

REQUEST: Development of a 1.62 acre tract zoned IX-3 with SHOD-2 overlay into a general building for industrial use with 21,053 SF of gross floor area.

**DESIGN
ADJUSTMENT(S)/
ALTERNATES, ETC:** N/A

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 William C. Piver, PE dated 6/5/18.

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.*

Stormwater: This site will utilize a bio-retention pond and a TN offset payment to meet stormwater quality regulations. They are exempt from detention by UDO Sec. 9.2.2.E.2.d, compliance would result in greater adverse impact downstream.

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.
3. 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.

PRIOR TO ISSUANCE OF BUILDING PERMITS:

GENERAL

4. Provide fire flow analysis.



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ENGINEERING

5. 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

6. A Final Plat must be recorded at the Wake County Register of Deeds office for all necessary Utility / Stormwater Easement Dedications.

STORMWATER

7. 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.
8. Next Step: The flood prone areas, as approved by the City Stormwater Engineer, must be shown on the preliminary plan and shall be shown on the recorded map;
9. 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.
10. 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

11. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way.

Prior to issuance of building occupancy permit:

12. 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.
13. 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.
14. 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.
15. Next Step: All street lights and street signs required as part of the development approval are installed.
16. 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.



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

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: 6-20-2021

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) *Ryan Boivin* Date: 6/20/2018

Staff Coordinator: Ryan Boivin

**Administrative Site Review Application
(for UDO Districts only)**



DEVELOPMENT SERVICES DEPARTMENT

Development Services Customer Service Center | Exchange Plaza, Suite 400 | Raleigh, NC 27601 | (919) 996-2455 | ext. 919-996-1821
Litchford Satellite Office | 1830 - 130 Litchford Road | Raleigh, NC 27601 | (919) 996-4300

When submitting plans, please check the appropriate building type and include the Plan Checklist document.

BUILDING TYPE <input type="checkbox"/> Detached <input type="checkbox"/> Attached <input type="checkbox"/> Apartment <input type="checkbox"/> Townhouse <input checked="" type="checkbox"/> General <input type="checkbox"/> Mixed Use <input type="checkbox"/> Open Lot		FOR OFFICE USE ONLY Transaction Number Assigned Project Coordinator Assigned Team Leader
Has your project previously been through the Due Diligence or Sketch Plan Review process? If yes, provide the transaction #		
GENERAL INFORMATION Development Name: GreenShield Organic Zoning District: IX-3 Overlay District (if applicable): N/A Inside City Limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Proposed Use: Distribution Property Address(es): 7020 Cynrow Boulevard Major Street Locator: Rowland Road Wake County Property Identification Number(s) for each parcel to which these guidelines will apply: P.I.N. 1727-14-3687 P.I.N. P.I.N.		
What is your project type? <input type="checkbox"/> Apartment <input type="checkbox"/> Elderly Facilities <input type="checkbox"/> Hospitals <input type="checkbox"/> Hotels/Hotels <input type="checkbox"/> Office <input type="checkbox"/> Mixed Residential <input type="checkbox"/> School <input type="checkbox"/> Shopping Center <input type="checkbox"/> Banks <input type="checkbox"/> Industrial Building <input type="checkbox"/> Duplex <input type="checkbox"/> Telecommunication Tower <input type="checkbox"/> Religious Institutions <input type="checkbox"/> Residential Condo <input type="checkbox"/> Retail <input type="checkbox"/> Cottage Court <input type="checkbox"/> Other: if other, please describe:		
WORK SCOPE Per City Code Section 10.2.8.B.1, summarize the project work scope. For additions, changes of use, or occupancy (per Chapter 6 of the UDO), indicate impacts on parking requirements. Construction of a 21,053 SF Distribution Facility		
DESIGN ADJUSTMENT OR ADMIN ALTERNATE Per City Code Chapter 8, summarize if your project requires either a design adjustment, or Section 10 - Alternate Administrative AE N/A		
CLIENT/DEVELOPER/OWNER Company: Roundrock LLC Name (s): Scott Dawson, JR. Address: PO Box 98474, Raleigh, NC 27624 Phone: (919) 954-9090 Email: scottjr@sddinvestments.com Fax: N/A		
CONSULTANT (Contact Person for Plans) Company: William C. Piver, PE Name (s): Bill Piver, PE Address: 2709 Scottsdale Lane, Raleigh, NC 27613 Phone: (919) 880-4217 Email: bill_piver@yahoo.com Fax: N/A		

PAGE 1 OF 3

WWW.RALEIGHNC.GOV

REVISION 05.13.16

**GREENSHIELD ORGANIC
7000 CYNROW BOULEVARD
RALEIGH, NC
SR-87-17
TRANS #: 533254**



VICINITY MAP
SCALE: 1" = 500'

PRELIMINARY SITE PLAN

THIS SITE PLAN CALLS FOR A NEW 21,053 SF DISTRIBUTION FACILITY ON A NEW LOT LOCATED AT 7020 CYNROW BOULEVARD

ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS.

Public Improvement Quantity Table	
Phase Number (s)	Phase 1
Number of Lot (s)	1
Lot Number (s) by Phase	1
Number of Units	1
Livable Buildings	0
Open Space?	No
Number of Open Space Lots	0
Public Water (LF)	0
Public Sewer (LF)	0
Public Street (LF)	0
Public Sidewalk (LF)	220
Street Signs (LF)	0
Water Service Stubs	1
Sewer Service Stubs	0

PRELIMINARY DESIGN / NOT RELEASED FOR CONSTRUCTION

OWNER/DEVELOPER:

ROUNDROCK LLC
P.O. BOX 98474
RALEIGH, NC 27624
PHONE: (919) 954-9090
scottjr@sddinvestments.com

ENGINEER:

WILLIAM C. PIVER, PE
2709 SCOTTSDALE LANE
RALEIGH, NORTH CAROLINA 27613
PHONE: (919) 880-4217
bill_piver@yahoo.com

SURVEYOR:

RWK, PA
101 WEST MAIN STREET #202
GARNER, NC 27529
PHONE: (919) 779-4854
cpiratzky@nc.rr.com

LANDSCAPE ARCHITECT:

BLAKELY DESIGN
700 EXPOSITION PLACE
RALEIGH, NC 27615
PHONE: (919) 870-1868
taylor@blakelydesign.net

SHEETS:

- C-1 COVER SHEET
- C-2 EXISTING CONDITIONS
- C-3 SITE PLAN
- C-3.1 AUTOTURN ANALYSIS
- C-3.2 SITE DETAILS
- C-3.3 SITE DETAILS
- C-4 GRADING & STORMWATER
- C-4.1 BIORETENTION DETAILS
- C-5 EROSION CONTROL PH 1
- C-5.1 EROSION CONTROL PH 2
- C-6 LANDSCAPE PLAN
- A-1 FLOOR PLAN
- A-2 ELEVATIONS

THIS PROJECT IS EXEMPT FROM TREE CONSERVATION REQUIREMENTS UNDER UDO SECTION 9.1.2

THIS PROJECT IS EXEMPT FROM STORMWATER DETENTION REQUIREMENTS UNDER UDO SECTION 9.2.E.2.d

NO.	REVISION	DATE
1	REVISED PER CITY COMMENTS	2/1/18
2	REVISED PER CITY COMMENTS	3/22/18
3	REVISED PER CITY COMMENTS	4/20/18
4	REVISED PER CITY COMMENTS	5/18/18
5	REVISED PER CITY COMMENTS	6/5/18

GREENSHIELD ORGANIC
ROUNDROCK BUSINESS PARK
RALEIGH, NC
COVER SHEET

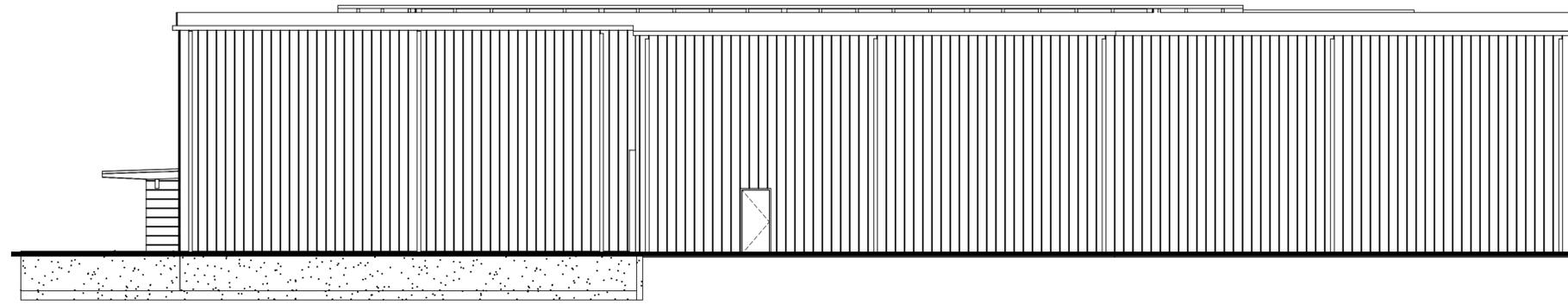
ENGINEER
CONSTRUCTION COMPANY
3227 WELLINGTON COURT
RALEIGH, NC 27615
PH (919) 954-9090
FAX (919) 954-9670
info@engrconst.com

William C. Piver, PE
2709 SCOTTSDALE LANE
RALEIGH, NORTH CAROLINA 27613
TELEPHONE: (919) 880-4217
bill_piver@yahoo.com

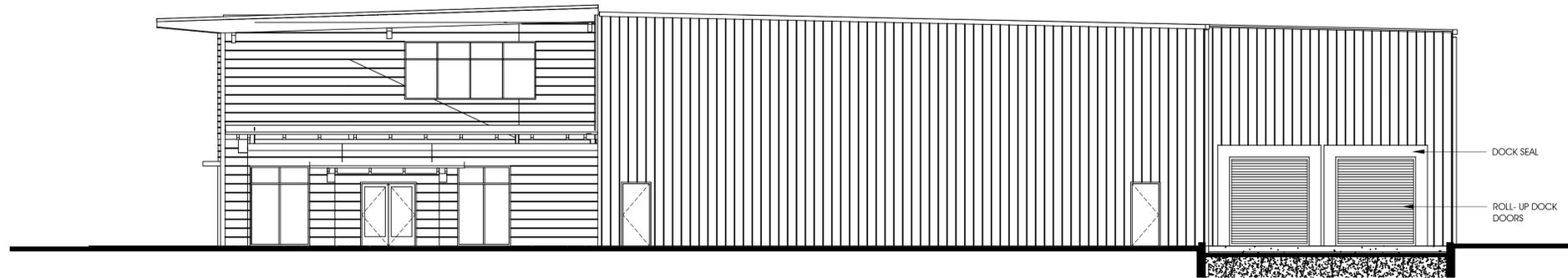
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SHEET: C-1

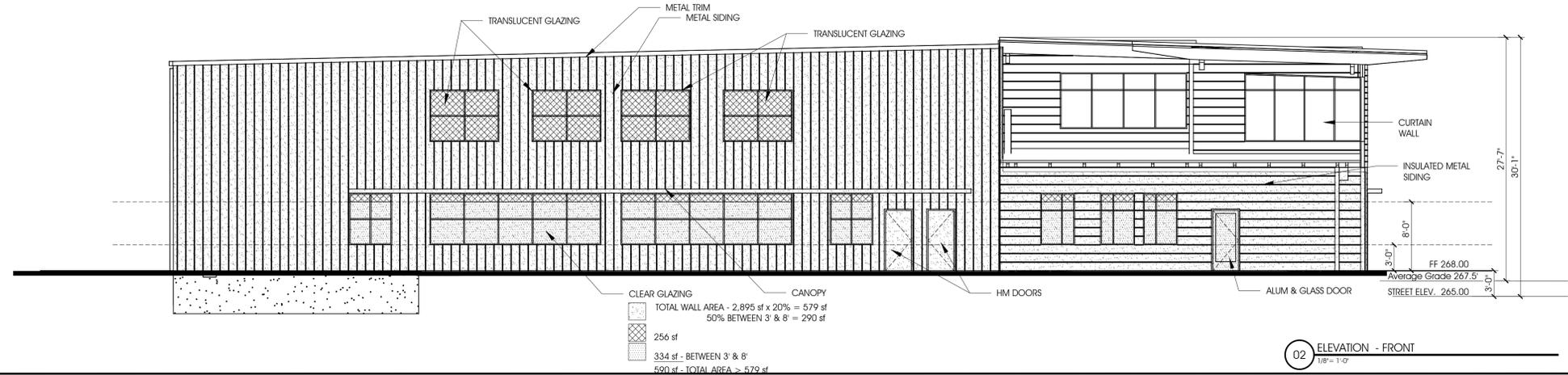
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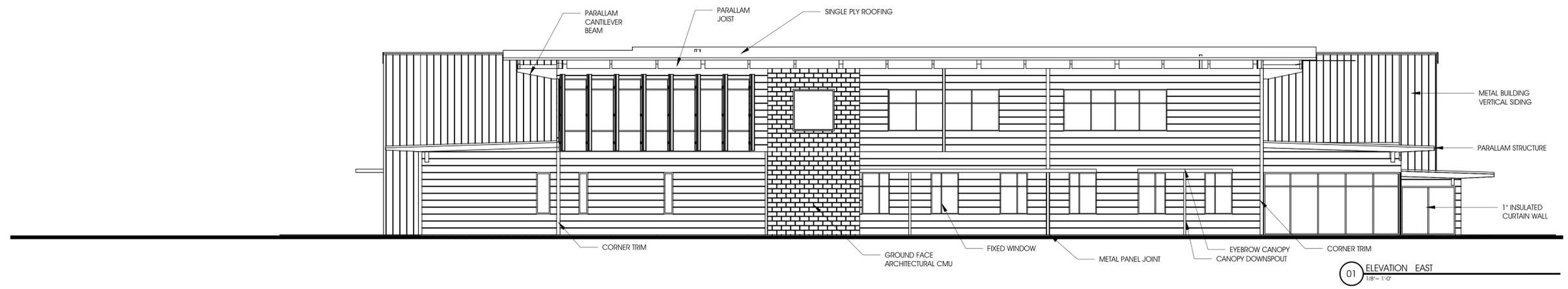
04 ELEVATION WEST
1/8" = 1'-0"



03 ELEVATION REAR
1/8" = 1'-0"



02 ELEVATION - FRONT
1/8" = 1'-0"



01 ELEVATION EAST
1/8" = 1'-0"

DeVon Tolson Architecture
 4008 Barrett Drive, Suite 203
 Raleigh, NC 27609
 Phone 919-788-0003
 Fax 919-788-1119
 devon@devontolson.com

ENGINEERED CONSTRUCTION COMPANY
 3227 Wellington Court
 Raleigh, NC 27615
 Ph: 919-954-9090
 Fx: 919-954-9670
 Email - info@engconst.com

not for construction

Greenshield Organic

Roundrock Park
Roundrock Drive
Raleigh, NC

OWNER: Greenshield Organic
 8305 Falls of Neuse Road
 Raleigh, NC 27615
 PROJECT NUMBER: 170012
 DRAWN BY: DTA
 ISSUED / REVIEW: 4-17-18 Pricing

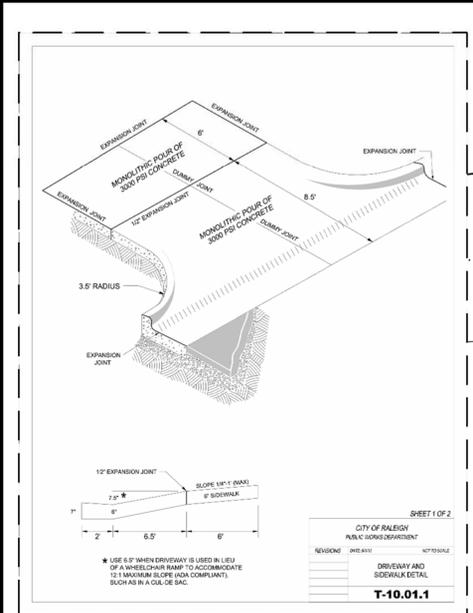
ISSUED / CONSTRUCTION: --

REVISIONS

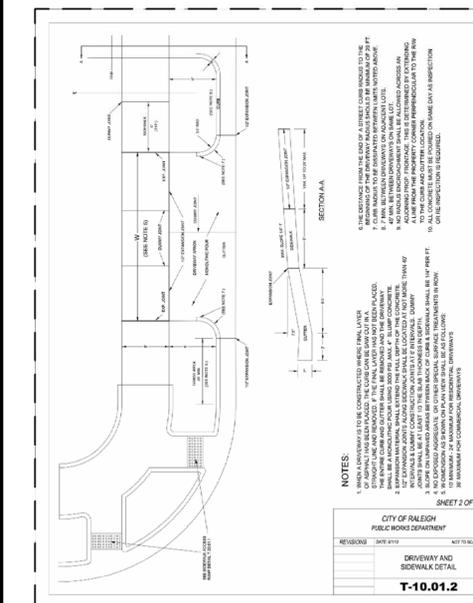
ELEVATIONS

A2

- OF SHEETS

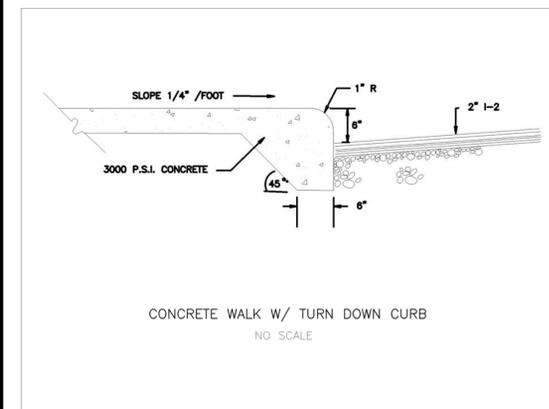


SHEET 1 OF 2
CITY OF RALEIGH
PUBLIC WORKS DEPARTMENT
DRIVEWAY AND SIDEWALK DETAIL
T-10.01.1

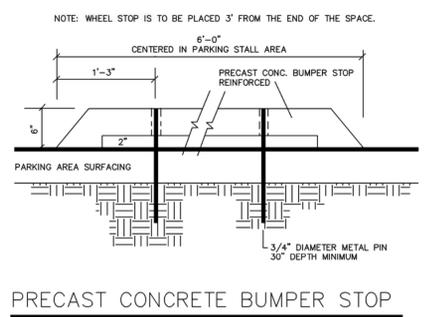


SHEET 2 OF 2
CITY OF RALEIGH
PUBLIC WORKS DEPARTMENT
DRIVEWAY AND SIDEWALK DETAIL
T-10.01.2

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	1,498.00'	27.48'	1°03'04"	S 51°03'07" E	27.48'
C2	1,498.00'	7.14'	0°16'24"	S 50°23'23" E	7.14'
C3	2,589.97'	61.50'	1°21'38"	N 42°44'09" E	61.50'
C4	27.00'	18.13'	38°28'27"	N 58°54'46" E	17.79'



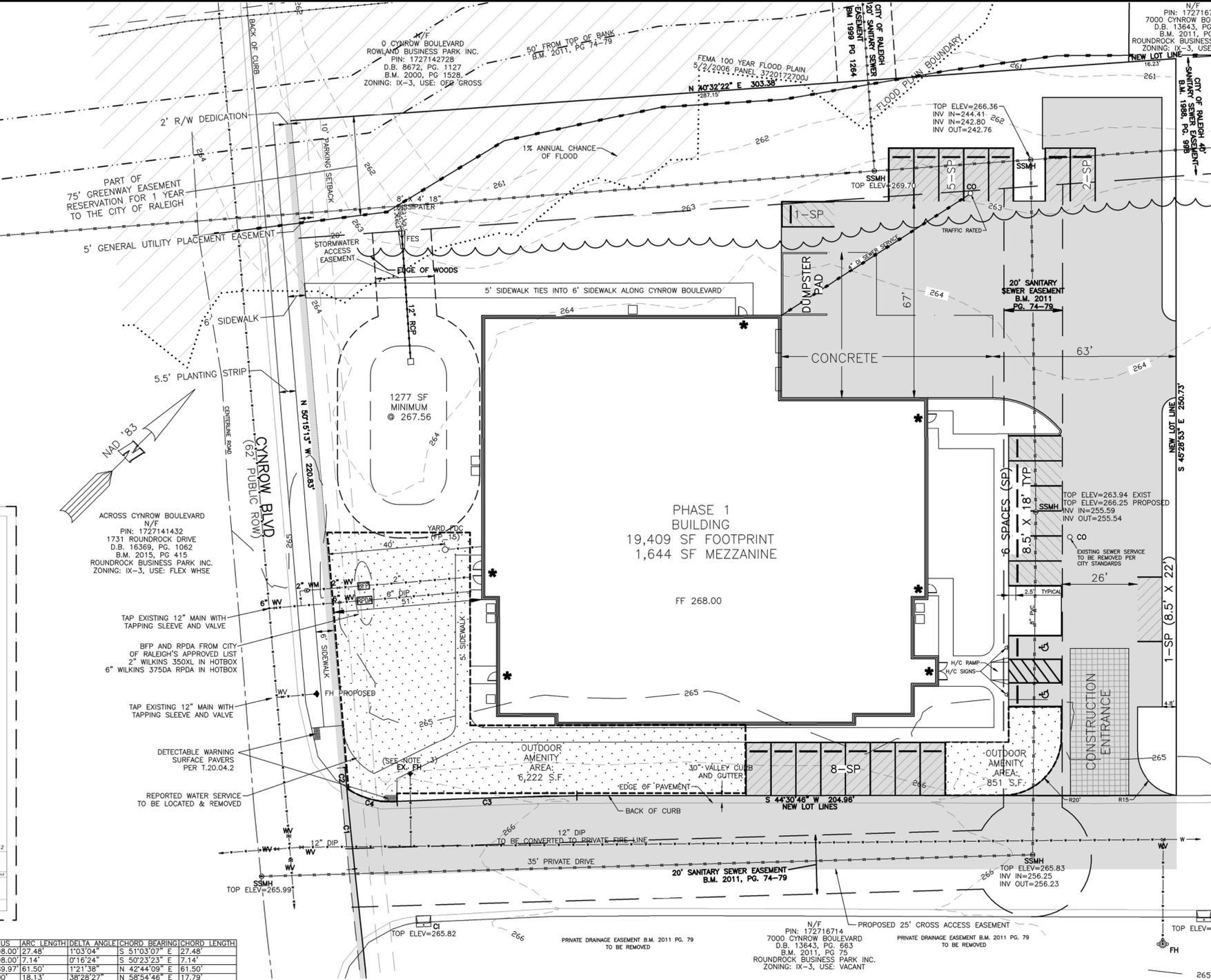
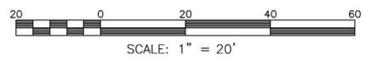
CONCRETE WALK W/ TURN DOWN CURB
NO SCALE



PRECAST CONCRETE BUMPER STOP
SCALE: NOT TO SCALE

IMPERVIOUS RW ALLOCATION PER LOT		
EX LOT # OLD LOT 229 (0.16 Ac.)	EX RW IMPERVIOUS ALLOCATION PER LOT 34,268 SF	EX TOTAL RW AREA ALLOCATION PER LOT 43,306 SF
NEW LOT # LOT 1 (1.82 Ac.) LOT 2 (7.84 Ac.) TOTAL (0.16 Ac.)	NEW RW IMPERVIOUS ALLOCATION PER LOT 6,082 SF 28,198 SF 34,268 SF	NEW TOTAL RW AREA ALLOCATION PER LOT 7,664 SF 35,644 SF 43,306 SF

ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.



SITE DATA

OWNER: ROUNDROCK LLC
P.O. BOX 90747
RALEIGH, NC 27824
PHONE: (919) 954-9090
scottj@addinvestments.com

SITE ADDRESS: 7000 Cynrow Boulevard
RALEIGH, NC

PIN: 1727-14-3687
PLAT REF: BM 2018, PG 0588
ZONING: IX-3

EXISTING LAND USE: VACANT
PROPOSED BLDG USE: DISTRIBUTION
PROPOSED BLDG SF: 21,053 SF

TOTAL ACREAGE: 1.82 Ac.
TOTAL NUMBER OF LOTS: 1

TOTAL LOT AREA:
OLD AREA: 400,607 SF 9.197 AC
LOT 229:

NEW AREAS:
LOT 1: 70,562 SF 1.620 AC
LOT 2: 328,974 SF 7.562 AC
RW DEDICATION: 1,071 SF 0.025 AC
TOTAL: 400,607 SF 9.197 AC

PARKING REQUIREMENT CALCULATIONS
7,851 SF OFFICE/600 SF + 13,102 SF INDOOR/3,000 SF = 14 + 5 = 19
PARKING REQUIRED: 19 SPACES
PROVIDED: 19 SPACES

H/C PARKING REQUIRED: 2 SPACES
PROVIDED: 2 SPACES

SHORT TERM BIKE REQUIRED: NONE
PROVIDED: NONE

LONG TERM BIKE REQUIRED: 4 SPACES
PROVIDED: 4 SPACES

10% OUTDOOR AMENITIES REQUIRED: 7,056 SF
OUTDOOR AMENITIES AREA PROVIDED: 7,073 SF

BUILDING SETBACKS:
FRONT: 3'
SIDE: 0' OR 6'
REAR: 0' OR 6'

PARKING SETBACK:
FRONT: 10'
SIDE LOT LINE: 0' OR 3'
REAR LOT LINE: 0' OR 3'

IMPERVIOUS AREAS:
BUILDING (PHASE 1): 19,409 SF
PAVEMENT: 18,100 SF
AC PADS: 72 SF
SIDEWALK: 3,481 SF
RW ALLOCATION: 6,082 SF
TOTAL: 47,296 SF 1.086 AC

PAVEMENT:
ALL TRAVELWAYS SHALL BE 6" COMPACTED ABC STONE BASE WITH 3" ASPHALT.

DUMPSTER PAD SHALL BE 6" CONCRETE (3000 PSI).

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GREENSHIELD ORGANIC
ROUNDROCK BUSINESS PARK
RALEIGH, NC
SITE PLAN

ENGINEERED
CONSTRUCTION COMPANY
3227 WELLINGTON COURT
RALEIGH, NC 27615
PH (919) 954-9090
FAX (919) 954-9670
info@engrconst.com

William C. Piver, PE
2709 SCOTTSDALE LANE
RALEIGH, NORTH CAROLINA 27613
TELEPHONE: (919) 880-4217
bill.piver@anooc.com

DATE: 10/17/17
DRAWN: WCP
SHEET: C-3

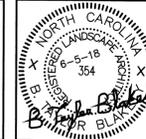
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BLAKELY DESIGN GROUP

Landscape Architecture Site Planning

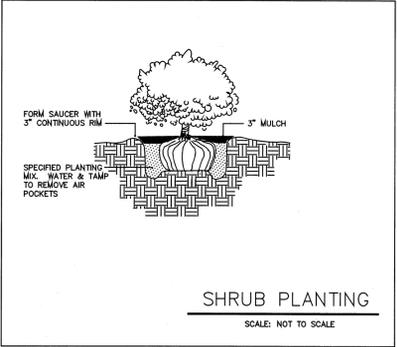
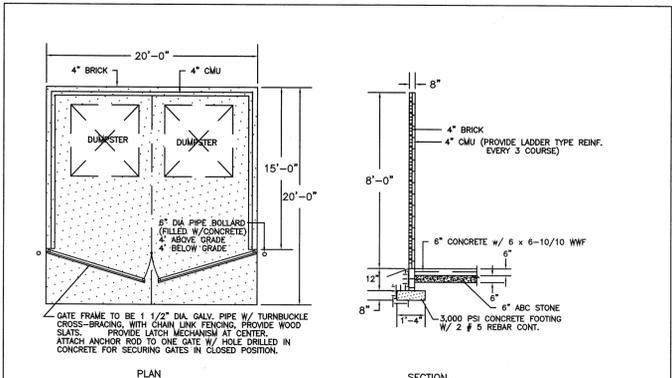
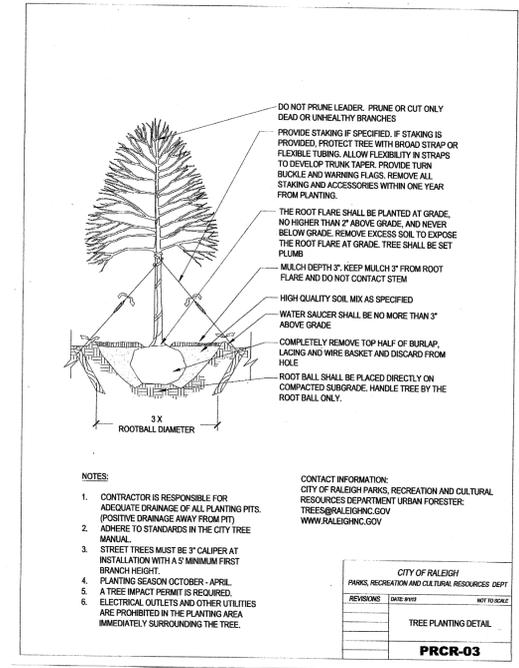
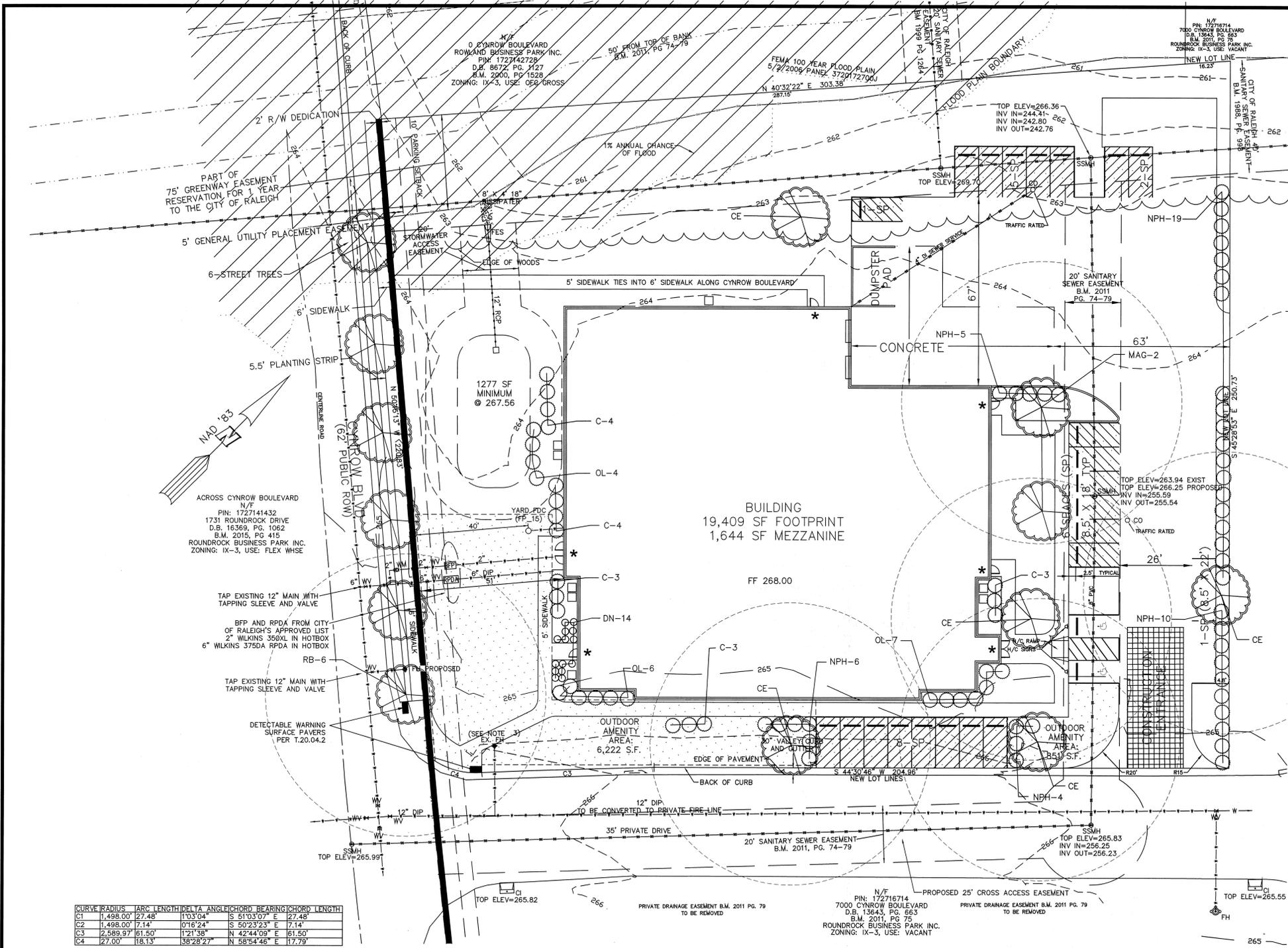
700 Exposition Place, Suite 105 Raleigh, North Carolina 27615
 Telephone (919) 870-1888 Fax (919) 870-0752
 E-MAIL - taylor@blakelydesign.net



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GREENSHIELD ORGANIC ROUNDROCK BUSINESS PARK RALEIGH, NC LANDSCAPE PLAN

3227 WELLINGTON COURT
 RALEIGH, NC 27615
 PH (919) 954-9900
 FAX (919) 954-9670
info@engconst.com



CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD	BEARING	CHORD LENGTH
C1	1,498.00'	27.48'	1°03'04"	S 51°03'07" E	27.48'	
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PLANT LIST

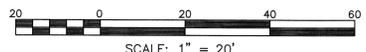
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	REMARKS
CE	ULMUS PARVIFOLIA	CHINESE ELM	3" CAL	6	10' MIN. HT. B. & B.
RB	BETULA NIGRA	RIVER BIRCH	3" CAL	6	10' MIN. HT. B. & B.
MAG	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	3" CAL	2	10' MIN. HT. B. & B.
C	CAMELLIA SASANQUA "YULETIDE"	YULETIDE SASANQUA CAMELLIA	18" HT.	17	18" MIN. HT. CONT.
NPH	ILEX CORNUTA "NEEDLEPOINT"	NEEDLEPOINT CHINESE HOLLY	3.5' HT.	44	3.5' MIN. HT. CONT.
OL	PRUNUS LAUROCERASUS "OTTO LUYKEN"	OTTO LUYKEN LAUREL	18" HT.	17	18" MIN. HT. CONT.
DN	NANDINA DOMESTICA "FIREPOWER"	DWARF NANDINA	15" HT.	14	18" MIN. HT. CONT.

PLANTING NOTES & SPECIFICATIONS

- ALL TREES AND SHRUBS HAVE BEEN LOCATED WITH RESPECT TO PROPOSED OR EXISTING FACILITIES.
- VERIFICATION OF TOTAL QUANTITIES AS SHOWN IN THE PLANT LIST SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
- ALL TREES, SHRUBS AND OTHER PLANTS SHALL CONFORM TO ACCEPTED STANDARDS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
- ALL SAUCERS SHALL BE SOAKED WITH WATER AND MULCHED IMMEDIATELY FOLLOWING PLANTING.
- PRUNING - THIN BRANCHES AND FOLIAGE OF DECIDUOUS TREES (NOT ALL END TIPS) BY 1/3, RETAINING NATURAL PLANT SHAPE. NEVER CUT A LEADER.
- ALL PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS IT BORE TO PREVIOUS EXISTING GRADE. PLANT ALL AZALEAS AND RHODODENDRUM WITH 1/3 OF ROOT BALL ABOVE GRADE.
- ALL ROOT BALLS REMOVED FROM CONTAINERS SHALL BE SCARIFIED PRIOR TO BACKFILLING.
- MULCH ALL DISTURBED AREAS AND PLANT BEDS WITH 3" OF CLEAN PINE NEEDLES.
- ALL ABOVE GROUND UTILITY DEVICES TO BE SCREENED WITH NEEDLEPOINT HOLLIES OR EQUAL EVERGREEN, BY THE LANDSCAPE CONTRACTOR.

LANDSCAPE CALCULATIONS

STREET YARD	2300 L.F.
TREES REQUIRED (1/40 L.F.) =	6 - 3" CAL. TREES
TREES EXISTING	0 TREES
TREES PROPOSED	6 - 3" CAL. TREES
VEHICULAR SURFACE AREA	11,690 SF.
TREES REQUIRED (1/2000 SF.)	6 TREES
TREES EXISTING	0 TREES
TREES PROPOSED	6 TREES
SHRUBS REQUIRED (1/500 SF.)	24 SHRUBS
SHRUBS EXISTING	0 SHRUBS
SHRUBS PROPOSED	47 SHRUBS



PRELIMINARY DESIGN / NOT RELEASED FOR CONSTRUCTION

William C. Piver, PE
 2709 SCOTTS DALE LANE
 RALEIGH, NORTH CAROLINA 27613
 TELEPHONE: (919) 880-4217
bill_piver@yahoo.com

DATE: 10/17/17
 DRAWN: WCP
 SHEET:
C-6
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