LOCATION: This site is located on the north side of Tryon Road at the intersection of Raymond Smith and Tryon Roads. The site is located at 3410 Tryon Road and 2109 Rannette Street.

REQUEST: Development of three parcels totaling 3.25 acres zoned RX-3-CU (Z-7-10) and within both the Special Residential Parking Overlay and the Swift Creek Watershed Protection Overlay Districts. Proposed are two apartment buildings on two lots totaling 22,338 square feet with 36 units and associated accessory garages.

DESIGN ADJUSTMENT(S)/ALTERNATES, ETC: One Administrative Alternate has been approved by the Planning Director for this project, noted below.

1. Approval of an alternative design allowing for the reduction of the Build-To percentage and corner lot Build-To requirements regarding the parcel on the west side of Rannette Street. (10.2.17) (AAD-8-18)

One Hardship Variance has been granted by the City of Raleigh Board of Adjustment for this project, noted below.

1. Due to existing topography and shape of the parcel to the east of Rannette Street, a hardship variance waiving the Build-To requirements has been granted. (A-33-17)

Three Design Adjustments have been approved by the Development Services Designee, noted below.

1. Approval for an alternate streetscape on Tryon Road that will allow the existing 4’ planting strip and 5’ sidewalk to remain for consistency along Tryon Road. (DA-51-18)
2. Approval to waive the 5’ utility placement easement as part of the Avenue, 6-lane Divided facility to allow planting outside the right-of-way as Tryon Road is maintained by NCDOT and limits street trees within a clear zone. (DA-14-18)
3. Approval for street trees to be planted behind the sidewalk with NCDOT approval. (DA-79-18)

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 Priest Craven and Associates, Inc.
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. Required NCDOT encroachment and driveway permits must be approved and copies provided to Development Services – Development Engineering prior to concurrent review approval.

2. 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

3. 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.

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

PRIOR TO ISSUANCE OF BUILDING PERMITS:

GENERAL

5. Comply with all conditions of Z-07-10.

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

7. Provide fire flow analysis.

ENGINEERING

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

9. In accordance with Part 10A Section 8.1.10, a fee-in-lieu for 1’ sidewalk along the Tryon Road frontage shall be paid to the City of Raleigh.

10. A surety is required for any incomplete public improvements in the amount of 100% of construction costs on Tryon Road (NCDOT) and 125% of construction costs on Ranette Street (City).
11. A 15’ x 20’ transit easement located on Tryon Road shall be approved by the Transit Planner in the Transportation Department, and shall be shown on all maps for recording, and a transit easement deed approved by the City of Raleigh shall be recorded with the local County Register of Deeds. The recorded copy of this transit easement shall be provided to the Development Services Department prior to building permit approval.

12. **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**

13. 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 Save Areas

**STORMWATER**

14. A Final Recombination Plat with required drainage easements and Stormwater Covenants must be recorded prior to building approval.

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

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

17. 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.

18. 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**

19. 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:*

20. 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.

21. **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.
22. **Next Step:** All street lights and street signs required as part of the development approval are installed.

23. **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.

24. 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:** 8-15-2021
  Obtain a valid building permit for the total area of the project, or a phase of the project.

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

I hereby certify this administrative decision.

**Signed:** (Planning Dir./Designee) [Signature] Date: 8/15/2018

**Staff Coordinator:** Michael Walters
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 Name</th>
<th>The Loft</th>
</tr>
</thead>
<tbody>
<tr>
<td>Development Case Number</td>
<td>SR-91-2017</td>
</tr>
<tr>
<td>Transaction Number</td>
<td>535061</td>
</tr>
<tr>
<td>Design Adjustment Number</td>
<td>DA-14 - 2018</td>
</tr>
</tbody>
</table>

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

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

Staff SUPPORTS [✓] DOES NOT SUPPORT [ ] the design adjustment request.

<table>
<thead>
<tr>
<th>DEPARTMENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>[ ] Dev. Services Planner</td>
</tr>
<tr>
<td>[✓] Development Engineering [K. Beard]</td>
</tr>
<tr>
<td>[ ] City Planning</td>
</tr>
<tr>
<td>[ ] Transportation</td>
</tr>
<tr>
<td>[ ] Engineering Services</td>
</tr>
<tr>
<td>[ ] Parks &amp; Recreation and Cult. Res.</td>
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<tr>
<td>[ ] Public Utilities</td>
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</tbody>
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<tr>
<th>CONDITIONS:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Attached are 3 design adjustment applications for The Loft Apartments.</td>
</tr>
<tr>
<td>DA-14-2018: Request elimination of the 5' utility placement easement which is part of the Avenue 6-Lane Divided street plan for Tryon Road.</td>
</tr>
<tr>
<td>DA-51-2018: Request approval of alternate streetscape along Tryon Road to maintain the existing 4' planting strip and 5' sidewalk.</td>
</tr>
<tr>
<td>DA-79-2018: Request approval for street trees to be planted behind the sidewalk with NCDOT approval, which is attached.</td>
</tr>
</tbody>
</table>

Development Services Director or Designee Action: [✓] APPROVE [ ] APPROVE WITH CONDITIONS [ ] DENY

Authorized Signature

*The Development Services Director may authorize a designee to sign in his/her stead. Please print name and title next to signature. Appeal of the decision from the Development Services Director, or his or her designee, shall be made in writing within 30 days to the Board of Adjustment (see Section 10.2.18.C3b).
A. The requested design adjustment meets the intent of this Article;  
**YES** ☑ **NO** ☐

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

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

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

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

**STAFF FINDINGS**

The Loft Apartments are to be located along Tryon Road and will construct a new street connector as a Neighborhood Street within previously dedicated right-of-way between Tryon Road and the University Suites Townhouses. This public street was recorded with the name Rannette Street and terminates on the north terminus of a cul-de-sac.

Tryon Road is maintained by NCDOT and per the City Street Plan Map is defined as an Avenue, 6-lane Divided street which requires a 6’ planting strip, a 6’ sidewalk, 2’ maintenance strip and a 5’ utility placement easement outside the right-of-way.

DA-51-2018 requests approval for the existing streetscape of a 4’ planting strip and 5’ sidewalk to remain and provide consistency along the Tryon Road frontage.

DA-14-2018 requests the elimination of the 5’ utility placement easement outside the right-of-way for an NCDOT-maintained facility. This eliminates a conflict with the streetyard to be planted outside the right-of-way.

DA-79-2018 requests the approval to plant street trees within the Tryon Road right-of-way, behind the existing 5’ sidewalk. The NCDOT approval is attached.
The purpose of this request is to seek a Design Adjustment from the Development Services Director, or designee, for a specific project only and, if granted, may be approved with special conditions and provisions. This application and all further action shall be consistent with Section 10.2.18 in the Unified Development Ordinance (UDO). The consideration and decision of this request shall be based solely on the conformance of the findings, as outlined in Sec. 8.3.6, Sec. 8.4.1.E and Sec. 8.5.1.G of the UDO or the Raleigh Street Design Manual.

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<td></td>
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<tr>
<td>Transaction Number</td>
<td>545061</td>
</tr>
<tr>
<td>Name</td>
<td>HML Management Company</td>
</tr>
<tr>
<td>Address</td>
<td>220 Candia Lane</td>
</tr>
<tr>
<td></td>
<td>City Cary</td>
</tr>
<tr>
<td>State</td>
<td>NC</td>
</tr>
<tr>
<td>Zip Code</td>
<td>27519</td>
</tr>
<tr>
<td>Phone</td>
<td>919-744-7216</td>
</tr>
<tr>
<td>Name</td>
<td>Tommy Craven</td>
</tr>
<tr>
<td>Firm</td>
<td>Priest, Craven &amp; Associates, Inc.</td>
</tr>
<tr>
<td>Address</td>
<td>3803 - B Computer Drive</td>
</tr>
<tr>
<td></td>
<td>City Raleigh</td>
</tr>
<tr>
<td>State</td>
<td>NC</td>
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<tr>
<td>Zip Code</td>
<td>27609</td>
</tr>
<tr>
<td>Phone</td>
<td>919-781-0300</td>
</tr>
</tbody>
</table>

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
- [x] UDO Art. 8.5 Existing Streets - See page 4 for findings
- [ ] Raleigh Street Design Manual - See page 5 for findings

Provide details about the request; (please attach a memorandum if additional space is needed):

This application is to request approval of an alternate streetscape along Tryon Road which maintains the 4' grass strip and 5' sidewalk for the purpose of consistency.

It is the responsibility of the applicant to provide all pertinent information needed for the consideration of this request. The Applicant must be the Property Owner.

By signing this document, I hereby acknowledge the information on this application is, to my knowledge, accurate.

Owner’s Representative Signature

Priest, Craven & Associates, Inc.

<table>
<thead>
<tr>
<th>REQUEST</th>
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<tbody>
<tr>
<td>CHECKLIST</td>
<td></td>
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<tr>
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</tr>
<tr>
<td>Page(s) addressing required findings</td>
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</tr>
<tr>
<td>Plan(s) and support documentation</td>
<td>Included</td>
</tr>
<tr>
<td>Notary page (page 6) filled out; Must be signed by property owner</td>
<td>Included</td>
</tr>
<tr>
<td>First Class stamped and addressed envelopes with completed notification letter</td>
<td>Included</td>
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</table>

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

PAGE 1 OF 6

WWW.RALEIGHNC.GOV

REVISION 1/30/2018
The Development Services Director may in accordance with Sec. 10.2.18. approve a design adjustment, subject to all of the following findings. Describe how each item is met:

A. The requested design adjustment meets the intent of this Article;
   This meets the intent because it is intended to solely maintain the existing conditions of the Tryon Road streetscape.

B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;
   The design conforms to both the Comprehensive Plan and adopted City plans as the requested adjustment has no impact on the existing streetscape because the streetscape will remain unchanged.

C. The requested design adjustment does not increase congestion or compromise safety;
   The design adjustment has no affect on congestion or safety because no changes will be made to the existing road.

D. The requested design adjustment does not create additional maintenance responsibilities for the City; and
   This road is an NCDOT road and will not require additional maintenance responsibilities for the City.

E. The requested design adjustment has been designed and certified by a Professional Engineer.
   Yes, this requested design adjustment has been designed and certified by Thomas Craven, PE.
Individual Acknowledgement

STATE OF NORTH CAROLINA
COUNTY OF Wake

I, Mary Ann Weaver, a Notary Public do hereby certify that Thomas F. Cleven personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

This the 7 day of June, 2018.

MARY ANN WEAVER
NOTARY PUBLIC
GRANVILLE COUNTY, N.C.
My Commission Expires 10-25-2022

Notary Public

My Commission Expires: Oct. 25, 2022
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: The Loft

Case Number: 545061

Name: HML Management Company

Address: 220 Candia Lane

City: Cary

State: NC

Zip Code: 27519

Phone: 919-744-7216

Name: Tommy Craven

Firm: Priest, Craven & Associates Inc.

Address: 3803 - B Computer Drive

City: Raleigh

State: NC

Zip Code: 27609

Phone: 919-781-0300

I am seeking a Design Adjustment from the requirements set forth in the following:

- See page 2 for findings
- See page 3 for findings
- See page 4 for findings
- See page 5 for findings

Provide details about the request; [please attach a memorandum if additional space is needed]:

This application is to eliminate the 5 foot general utility placement easement on Tryon Road which is a NCDOT street previously developed with all necessary utilities already in place.

It is the responsibility of the applicant to provide all pertinent information needed for the consideration of this request. Applicant must be the Property Owner.

By signing this document, I hereby acknowledge the information on this application is, to my knowledge, accurate.

Owner/Owner’s Representative Signature: [Signature]

Date: 3/2/18

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 design.adjustments@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;
   This meets the intent because it is intended to solely eliminate the 5 foot general utility placement easement on Tryon Road.

B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;
   The project conforms to both the Comprehensive Plan and adopted City plans but removes the 5 foot general utility placement easement on Tryon Road.

C. The requested design adjustment does not increase congestion or compromise safety;
   The design adjustment has no affect on congestion or safety because no changes will be made to the existing road and all utilities are in place.

D. The requested design adjustment does not create additional maintenance responsibilities for the City; and
   This road is an NCDOT road and will not require additional maintenance responsibilities for the City.

E. The requested design adjustment has been designed and certified by a Professional Engineer.
   Yes, this requested design adjustment has been designed and certified by Thomas Craven, PE.
STATE OF NORTH CAROLINA
COUNTY OF WAKE

I, Mary Ann Weaver, a Notary Public do hereby certify that
Thomas F. Cleaver personally appeared before me this day and
acknowledged the due execution of the forgoing instrument.

This the 21st day of March, 2018

MARY ANN WEAVER
NOTARY PUBLIC
GRANVILLE COUNTY, N.C.
My Commission Expires 10-25-2022

Notary Public

My Commission Expires: Oct. 25, 2022
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. 8.5.1.6 of the UDO or the Raleigh Street Design Manual.

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<tr>
<td>Name</td>
<td>Supreme Real Estate LLC</td>
</tr>
<tr>
<td>Address</td>
<td>2629 Ten Ten Road</td>
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<tr>
<td>City</td>
<td>Apex</td>
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- UDO Art. 8.3 Blocks, Lots, Access - See page 2 for findings
- UDO Art. 8.4 New Streets - See page 3 for findings
- UDO Art. 8.5 Existing Streets - See page 4 for findings
- Raleigh Street Design Manual - See page 5 for findings

Provide details about the request; (please attach a memorandum if additional space is needed):

This application is to plant street trees along the road frontage of Tryon Road which is a NCDOT street. NCDOT has conditionally approved the street trees.

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 true to my knowledge to be correct.

Owner's Representative Signature: Thomas F. Craven

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
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;
   This meets the intent because it is intended to plant conditionally approved street trees along on Tryon Road.

B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;
   The project conforms to both the Comprehensive Plan and adopted City plans per Sec. 8.4.1.D.4 because street trees have been allowed by NCDOT.

C. The requested design adjustment does not increase congestion or compromise safety;
   The design adjustment has no affect on congestion or safety because no changes will be made to the existing road.

D. The requested design adjustment does not create additional maintenance responsibilities for the City; and
   The street trees are in the NCDOT ROW and will not require additional maintenance responsibilities for the City.

E. The requested design adjustment has been designed and certified by a Professional Engineer.
   Yes, this requested design adjustment has been designed and certified by Thomas Craven, PE.
STATE OF NORTH CAROLINA
COUNTY OF ___________

I, [Name], a Notary Public do hereby certify that [Name] personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

This the ___ day of __________, 20__.

MARY ANN WEAVER
NOTARY PUBLIC
GRANVILLE COUNTY, N.C.
My Commission Expires 10-25-2022

Notary Public [Signature]

My Commission Expires: ________________

[Name]
[Signature]
May 30, 2018

Tyler Duncan
3803-B Computer Drive
Suite 104
Raleigh, NC 27609

Subject: Planting Permit for The Loft

Dear Mr. Duncan:

Please be advised that the subject planting plans have been conditionally approved for the The Loft located at 3410 Tryon Road in Wake County, North Carolina.

This letter is issuing the Planting Permit per North Carolina Department of Transportation policy.

The following standard provisions are made part of this agreement:

1. The permittee shall maintain a clear sight distance for vehicles utilizing driveway connections.

2. The Division of Highways will not be responsible for any damage to the plants, which may be done by third parties.

3. Maintenance of the plantings will be the responsibility of the permittee. Should the plants not be maintained in a sufficient manner the plants could be subject to removal.

4. Plants to be first class quality of their species.

5. A copy of this permit must be on the work-site at all times while the work is being performed.

6. All trees and plants shall be pruned and maintained in such a manner as to not encroach upon the travel way.
18. The applicant is responsible for avoiding impacts to federally protected species during project construction. Bald eagle, Michaux's sumac, smooth coneflower, dwarf wedge-mussel, harperea, red-cockaded woodpecker and tar spiny-mussel are federally protected species that have been identified within NCDOT right-of-way in Durham, Person, Granville, Wake, Franklin, Vance, and Warren counties. Additional information can be obtained by contacting the North Carolina Natural Heritage Program or the United States Fish and Wildlife Services.

19. In the event that plants require relocation or removal for highway construction, reconstruction, maintenance or safety, such removal or relocation will be done immediately by the permitte (municipality/civic group/individual) upon notification by the Division of Highways, entirely at the expense of the permittee.

If you should need further assistance please contact Corey Sudderth by phone at 919-816-9290 ext. 235 or by email at csudderth@ncdot.gov.

Sincerely,

J. R. Hopkins, PE
Division Engineer
BUILDING 1-PARKING LOT (NORTH-EAST) ELEVATION
Scale: 1/8" = 1'-0"

"F.F.E." 412.8
"GRADE" 410.3
GRADE 412.13
"AVERAGE GRADE LEVEL" 411

"AVERAGE GRADE TO T.O. ROOF" 45'-1 3/4"

"1'-9 5/8" 44'-2"

"BUILDING 1-TRYON ROAD (SOUTH-WEST) ELEVATION
Scale: 1/8" = 1'-0"

"F.F.E." 412.5
"GRADE" 410.3
GRADE 412.13
"AVERAGE GRADE LEVEL" 411

"AVERAGE GRADE TO T.O. ROOF" 30'-9 1/4"

"12'-5 3/8" 34'-4 3/8"

"12'-5 3/8" 30'-6 3/4"

"12'-5 3/8" 32'-3"

"12'-5 3/8" 45'-1 3/4"

"GRADE" 5/8" GYP BD.
GRADES 2x6

"2'-0" 5/8"

"10'-9 3/8" 45'-1 3/4"

"1'-6 3/4" 30'-4 7/8"

"1'-6 3/4" 21'-3 3/4"

"1'-6 3/4" 1'-3 3/8"

"10'-7 7/8" 5/8"

"10'-7 7/8" 8'-11 5/8"

"5'-6 3/8" 1'-9 5/8"

"12'-5 3/8" T.O. DOUBLE PLATE

"1'-0" 2ND FLR (SUBFLR)

"0'-0" 1ST FLR (T.O. SLAB)

"2'-0" 3RD FLR (SUBFLR)

2'-0" 30'-4 7/8

"2'-0" 21'-3 3/4

"2'-0" 9'-1 1/2

"2'-0" 10'-9 3/8

"2'-0" 1'-6 3/4