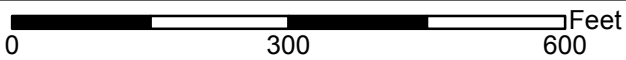
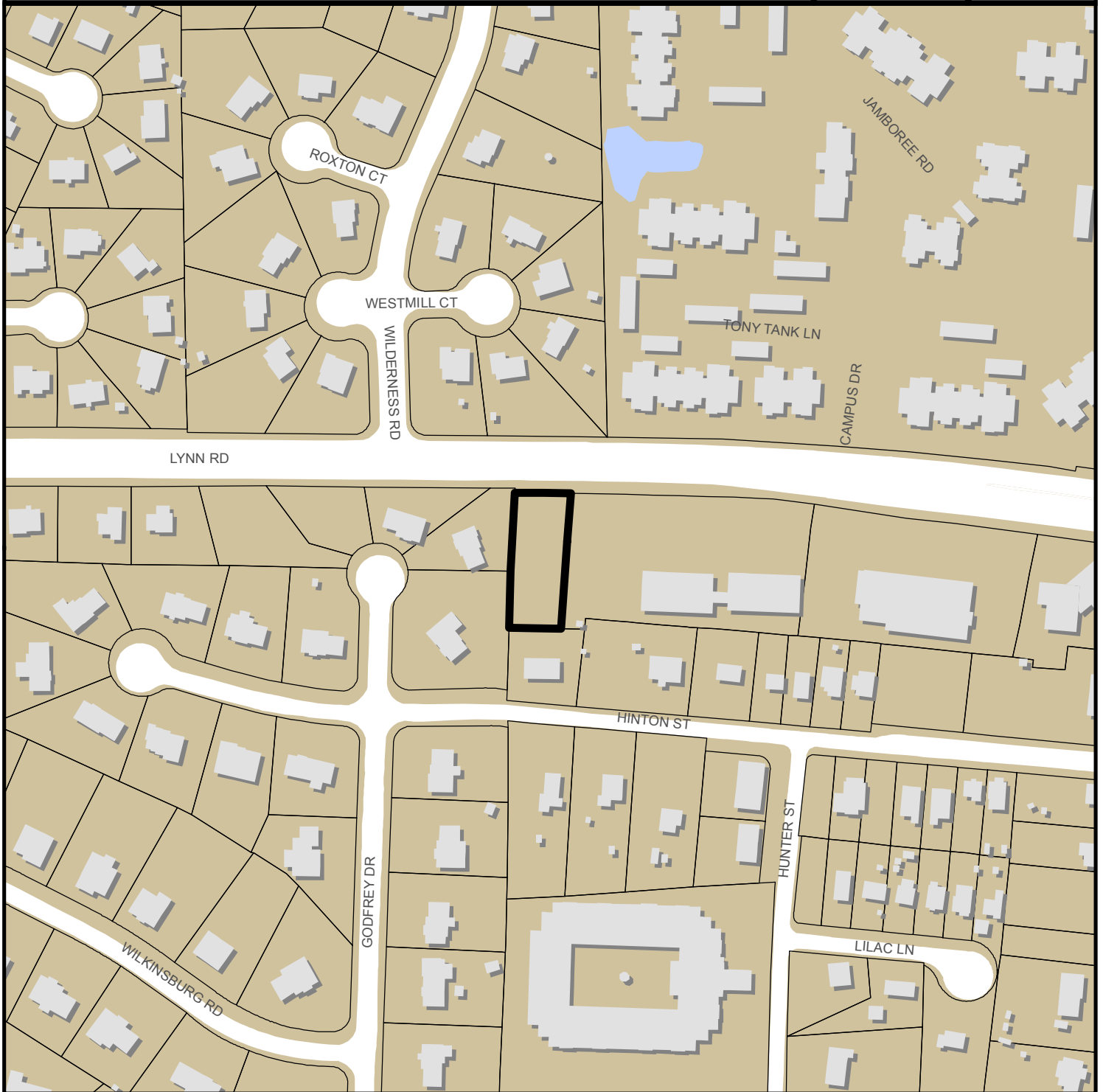


ZACKERY MICHAEL OFFICE BUILDING SR-110-17



Zoning: **OX-3-CU**
CAC: **Northwest**

Drainage Basin: **Hare Snipe Creek**
Acreage: **.36**
Sq. Ft.: **4,800**

Planner: **Ryan Boivin**
Phone: **(919) 996-2681**

Applicant: **Richard Rabon**
Phone: **(919) 524-1251**





Administrative Approval Action

SR-110-17, Zackery Michael Office Building
Transaction # 539653, AA # 3829

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 south side of Lynn Road. The site is addressed at 2449 Lynn Rd, which is inside City limits.

REQUEST: Development of a 0.361-acre tract zoned OX-3-CU (Zoning Case Z-7-2009) into a 4,800 square foot general building for office use.

DESIGN ADJUSTMENT(S)/ALTERNATES, ETC:

- Design Adjustment(s) granted for:
- DA-2-18 -- Block Perimeter
 - DA-2-18 -- Alternate Streetscape
 - DA-2-18 -- Waiving 5' utility placement easement

Variance (A-49-18) granted for 38.5' and 21' relief on the western and eastern property lines, respectively, from Zone B Neighborhood Transition requirements

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 Edwin Sconfienza of The Site Group, PLLC, dated May 31, 2018.

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/or 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.

PRIOR TO ISSUANCE OF BUILDING PERMITS:

GENERAL

3. Comply with all conditions of Z-7-09.
4. 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.
5. Provide fire flow analysis.

ENGINEERING

6. The required right of way for Lynn Road shall be dedicated to the City of Raleigh and is shown on a plat approved for recordation.
7. In accordance with Part 10A Section 8.1.10, a fee-in-lieu for 1' sidewalk shall be paid to the City of Raleigh.



**Administrative
Approval Action**
SR-110-17, Zackery Michael Office Building
Transaction # 539653, AA # 3829

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

8. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering.

Prior to issuance of building occupancy permit:

1. **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.
2. **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.
3. **Next Step:** All street lights and street signs required as part of the development approval are installed.
4. **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.

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: 7-18-2021

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)

Date: 7/18/2018

Staff Coordinator: Ryan Boivin

Design Adjustment Staff Response



**DEVELOPMENT
SERVICES
DEPARTMENT**

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.

PROJECT	Project Name	Zachery Michael Office	
	Development Case Number	SR-110-17	
	Transaction Number	539653	
	Design Adjustment Number	DA - 2. - 2018	
Staff recommendation based upon the findings in the applicable code(s):			
<input checked="" type="checkbox"/> <u>UDO Art. 8.3 Blocks, Lots, Access</u>		<input checked="" type="checkbox"/> <u>UDO Art. 8.5 Existing Streets</u>	
<input type="checkbox"/> <u>UDO Art. 8.4 New Streets</u>		<input checked="" type="checkbox"/> <u>Raleigh Street Design Manual</u>	
Staff <input checked="" type="checkbox"/> SUPPORTS <input type="checkbox"/> DOES NOT SUPPORT <input type="checkbox"/> the design adjustment request.			
DEPARTMENTS			
<input type="checkbox"/> Dev. Services Planner		<input type="checkbox"/> City Planning	
<input type="checkbox"/> Development Engineering		<input checked="" type="checkbox"/> Transportation <i>KC Beard</i>	
<input type="checkbox"/> Engineering Services		<input type="checkbox"/> Parks & Recreation and Cult. Res.	
<input type="checkbox"/> Public Utilities			
STAFF RESPONSE	CONDITIONS:		
	<p>There are 3 design adjustments being requested with this plan as follows:</p> <ol style="list-style-type: none"> 1) Block Perimeter as per UDO, Article 8.3 2) Alternate Streetscape to allow the existing grass strip and sidewalk to remain for consistency along Lynn Road. Avenue, 4-lane divided street per RSDM Section 4.4.2, UDO Section 8.4.6B. 3) Waiving of 5' utility placement easement, per RSDM Section 4.4.2, UDO Section 8.4.6B. 		
Development Services Director or Designee Action: <input checked="" type="checkbox"/> APPROVE <input type="checkbox"/> APPROVE WITH CONDITIONS <input type="checkbox"/> DENY			

Authorized Signature

[Signature] **KENNETH W. DITCHIE, PE, MPA** *7/18/2018*
ENGINEERING AND INFRASTRUCTURE DIVISION Date

*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).

Staff Response

Article 8.3 Blocks Lots, Access



**DEVELOPMENT
SERVICES
DEPARTMENT**

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

1) Block Perimeter - This property is Zoned OX-3 which requires a maximum perimeter length of 3,000 LF and the measurable length is 5,405 LF. Due to the location of the adjacent developed properties on all sides, a road connection could not be feasible or provide a benefit to the south adjacent residential properties. The findings which support the design adjustment request are per UDO Section 8.3.6: A, B, C, D, E and F.

Staff Response

Article 8.5 Existing Streets



**DEVELOPMENT
SERVICES
DEPARTMENT**

- 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

2) Alternate Streetscape - Lynn Road is State-maintained and classified as an Avenue, 4-lane divided street section and requires a 6' planting strip and 6' sidewalk behind the curb. The existing streetscape is a 3.5' grass strip behind the curb and a 5' sidewalk. The State will not allow trees to be installed between the curb and sidewalk, therefore the consistency of the maintaining the existing streetscape is more beneficial asthetically for the adjacent properties along south Lynn Road.

Staff Response Raleigh Street Design Manual



**DEVELOPMENT
SERVICES
DEPARTMENT**

- A. The requested design adjustment meets the intent of the Raleigh Street Design Manual;
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

3. Waiving of 5' utility placement easement - The Avenue street section standardly requires a 5' utility placement easement outside the right-of-way. As Lynn Road is a State-maintained street, and trees cannot be planted in the right-of-way, the optional streetscape is to plant a Type C-2 yard behind the right-of-way. Elimination of the utility easement is necessary for the health of the streetscape.

Design Adjustment Application



DEVELOPMENT SERVICES DEPARTMENT

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	Project Name Zackery Michael Office Building	
	Case Number SR-110-17	
	Transaction Number 539653	
OWNER	Name Zackery Michael Construction, Inc.	
	Address 6030 Creedmoore Road	City Raleigh
	State NC	Zip Code 27612
CONTACT	Name Edwin F. Sconfianza, PE	
	Firm The Site Group, PLLC	
	Address 1111 Oberlin Road	City Raleigh
	State NC	Zip Code 27605
REQUEST	Phone 919-835-4787	
	I am seeking a Design Adjustment from the requirements set forth in the following:	
	<input checked="" type="checkbox"/> UDO Art. 8.3 Blocks, Lots, Access	- See page 2 for findings
	<input type="checkbox"/> UDO Art. 8.4 New Streets	- See page 3 for findings
	<input type="checkbox"/> UDO Art. 8.5 Existing Streets	- See page 4 for findings
	<input type="checkbox"/> Raleigh Street Design Manual	- See page 5 for findings
Provide details about the request; (please attach a memorandum if additional space is needed):		
We are seeking a Design Adjustment to UDO Article 8.3 Block Perimeter. The existing block is 5,405 ft. in length exceeds the max allowed of 3000 ft. listed in UDO Article 8.3. The applicant is proposing to keep the integrity of the existing block / neighborhood in place and is not proposing any new streets.		

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

Date

CHECKLIST

Signed Design Adjustment Application	<input checked="" type="checkbox"/> Included
Page(s) addressing required findings	<input checked="" type="checkbox"/> Included
Plan(s) and support documentation	<input checked="" type="checkbox"/> Included
Notary page (page 6) filled out; Must be signed by property owner	<input checked="" type="checkbox"/> Included
First Class stamped and addressed envelopes with completed notification letter	<input type="checkbox"/> 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 -
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Article 8.3, Blocks, Lots, Access

Administrative Design Adjustment Findings



DEVELOPMENT
SERVICES
DEPARTMENT

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

- A. The requested design adjustment meets the intent of this Article;
The existing block is 5,405 ft. in length exceeds the max allowed of 3000 ft. listed in UDO Article 8.3. The applicant is proposing to keep the integrity of the existing block / neighborhood in place and is not proposing any new streets or ways.
- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;
We are dedicating additional R/W to accommodate to accommodate the future road widening and full build-out of the 4 lane median divided, 76' back-to-back roadway cross section.
- C. The requested design adjustment does not increase congestion or compromise Safety;
The requested design adjustment maintains the existing roadway and sidewalk capacity. Safe sight distances have been provided in both directions at the proposed driveway. The requested design will not negative effect the safe ingress and egress of the site.
- D. The requested design adjustment does not create any lots without direct street Frontage;
The requested design adjustment will not 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.

Individual Acknowledgement



DEVELOPMENT
SERVICES
DEPARTMENT

STATE OF NORTH CAROLINA
COUNTY OF Wake

INDIVIDUAL

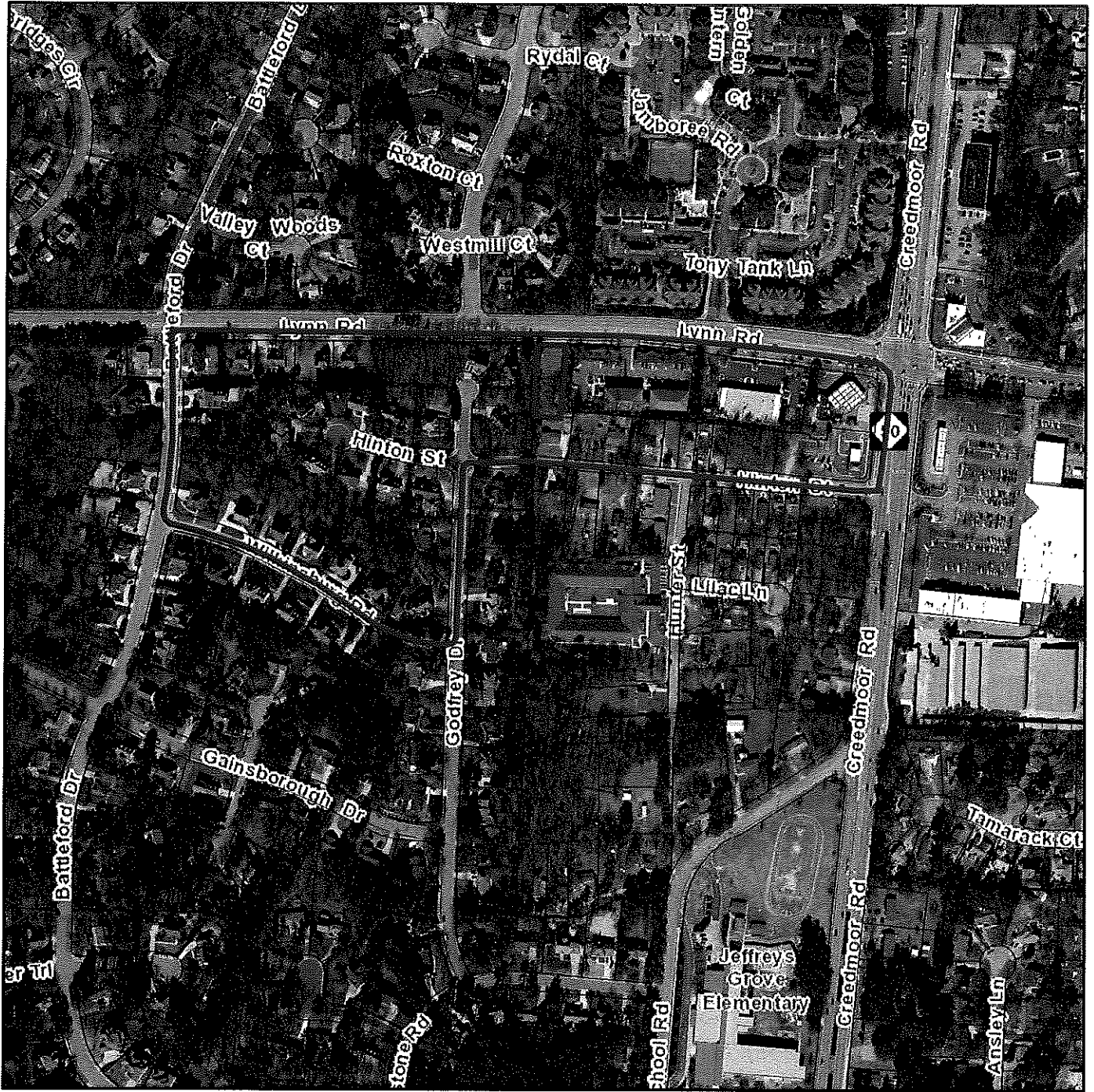
I, Elaine Y. Belcher, a Notary Public do hereby certify that
Richard Rabon personally appeared before me this day and
acknowledged the due execution of the forgoing instrument.

This the 7th day of February, 2018.

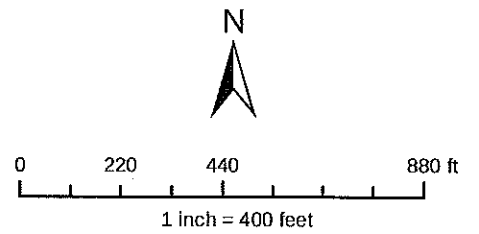
(SEAL) ELAINE Y. BELCHER
NOTARY PUBLIC
WAKE COUNTY, N.C.
My Commission Expires 8-8-2022.

Notary Public Elaine Y. Belcher
Elaine Y. Belcher

My Commission Expires: 8-6-2022



2449 Lynn Road Block Perimeter (5,405 ft.)



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

Design Adjustment Application



DEVELOPMENT SERVICES DEPARTMENT

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	Project Name Zackery Michael Office Building	
	Case Number SR-110-17	
	Transaction Number 539653	
OWNER	Name Zackery Michael Construction, Inc.	
	Address 6030 Creedmoore Road	City Raleigh
	State NC	Zip Code 27612
CONTACT	Name Edwin F. Sconfienza, PE	Firm The Site Group, PLLC
	Address 1111 Oberlin Road	City Raleigh
	State NC	Zip Code 27605
REQUEST	Phone 919-255-0360	
	I am seeking a Design Adjustment from the requirements set forth in the following:	
	<input type="checkbox"/> UDO Art. 8.3 Blocks, Lots, Access	- See page 2 for findings
	<input type="checkbox"/> UDO Art. 8.4 New Streets	- See page 3 for findings
	<input checked="" type="checkbox"/> UDO Art. 8.5 Existing Streets	- See page 4 for findings
<input type="checkbox"/> Raleigh Street Design Manual	- See page 5 for findings	
Provide details about the request; (please attach a memorandum if additional space is needed):		
We are seeking a Design Adjustment to request an alternate streetscape to maintain the existing 5' sidewalk and 3'-6" planting strip between the curb and sidewalk to maintain consistency along Lynn Road. We are providing a Type C2 Street Protective Yard in lieu of providing trees in the R/W in accordance with Section 8.5.1.D.4.		

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.

J. Michael Thomas
 Owner/Owner's Representative Signature 2/7/18
Date

CHECKLIST	
Signed Design Adjustment Application	<input checked="" type="checkbox"/> Included
Page(s) addressing required findings	<input checked="" type="checkbox"/> Included
Plan(s) and support documentation	<input checked="" type="checkbox"/> Included
Notary page (page 6) filled out; Must be signed by property owner	<input checked="" type="checkbox"/> Included
First Class stamped and addressed envelopes with completed notification letter	<input type="checkbox"/> 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 - -
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Article 8.5 Existing Streets

Administrative Design Adjustment Findings



DEVELOPMENT
SERVICES
DEPARTMENT

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

- A. The requested design adjustment meets the intent of this Article;

The design adjustment has been requested to keep the integrity and flow of the existing roadway and sidewalk located along Lynn Road in front of our site. However the grades on our site have been designed to accommodate the future road widening and full build-out of the 4 lane median divided, 76' back-to-back roadway cross section. We are providing a Type C2 Street Protective Yard in lieu of providing trees in the R/W in accordance with Section 8.5.1.D.4.

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

We are dedicating additional R/W to accommodate the future road widening and full build-out of the 4 lane median divided 76' back-to-back roadway cross section.

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

The requested design adjustment maintains the existing roadway and sidewalk capacity. Safe sight distances have been provided in both directions at the proposed driveway. The requested design will not have a negative effect on the safe ingress and egress of the site.

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

The design adjustment will allow the road to remain as it currently exists. No additional maintenance above and beyond what the City currently provides along Lynn Road will be required.

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

This design adjustment has been designed and certified by a Professional Engineer.

Individual Acknowledgement



DEVELOPMENT
SERVICES
DEPARTMENT

STATE OF NORTH CAROLINA
COUNTY OF Wake

INDIVIDUAL

I, Elaine Y. Belcher, a Notary Public do hereby certify that
Richard Babon personally appeared before me this day and
acknowledged the due execution of the forgoing instrument.

This the 7th day of February, 2018



Notary Public Elaine Y. Belcher
(Elaine Y. Belcher)

My Commission Expires: 8-6-2022

Design Adjustment Application



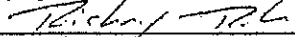
DEVELOPMENT SERVICES DEPARTMENT

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	Project Name Zackery Michael Office Building	
	Case Number SR-110-17	
	Transaction Number 539653	
OWNER	Name 2449 Lynn Road LLC	
	Address P.O. Box 82058	City Raleigh
	State NC	Zip Code 27622
CONTACT	Name Edwin F. Sconflenza, PE	
	Firm The Site Group, PLLC	
	Address 1111 Oberlin Road	City Raleigh
REQUEST	State NC	Zip Code 27605
	Phone 919-835-4787	
	I am seeking a Design Adjustment from the requirements set forth in the following:	
<input type="checkbox"/>	UDO Art. 8.3 Blocks, Lots, Access	See page 2 for findings
<input type="checkbox"/>	UDO Art. 8.4 New Streets	See page 3 for findings
<input type="checkbox"/>	UDO Art. 8.5 Existing Streets	See page 4 for findings
<input type="checkbox"/>	Raleigh Street Design Manual	See page 5 for findings
Provide details about the request; (please attach a memorandum if additional space is needed):		
Per the City of Raleigh Comprehensive Plan, Lynn Road is designated a 4-lane median divided roadway. However, Lynn Road is maintained by NCDOT. NCDOT does not allow street trees to be installed between the back of curb and the sidewalk. We are proposing to provide a 15' wide C2 Street Protective Yard in lieu of street trees in accordance with Section 8.5.1.D.4. We have provided cross sections (see Sheet SITE 301) demonstrating that a slope easement is not required in the area of the 5' utility easement as shown on The City of Raleigh Street Section detail T-10.19. We are therefore requesting a waiver of the slope / utility easement adjacent to the right-of-way.		

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 4/15/18
Date

CHECKLIST	
Signed Design Adjustment Application	<input type="checkbox"/> Included
Page(s) addressing required findings	<input type="checkbox"/> Included
Plan(s) and support documentation	<input type="checkbox"/> Included
Notary page (page 6) filled out; Must be signed by property owner	<input type="checkbox"/> Included
First Class stamped and addressed envelopes with completed notification letter	<input type="checkbox"/> 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
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Article 8.5 Existing Streets

Administrative Design Adjustment Findings



DEVELOPMENT
SERVICES
DEPARTMENT

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

- A. The requested design adjustment meets the intent of this Article;

The character and context of the neighborhood along Lynn Road in this area will be maintained while providing safe access and egress for both vehicles and pedestrian traffic.

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

We are dedicating additional R/W to accommodate the future road widening and full build-out of a 4 lane median divided 76' back-to-back roadway cross section.

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

The requested design adjustment provides for current and future traffic capacity. Also, safe sight distances have been provided in both directions at the proposed driveway. The requested design will not have a negative effect on the safe ingress and egress of the site.

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

The design adjustment will allow the road to remain as it currently exists. No additional maintenance above and beyond what the City currently provides along Lynn Road will be required.

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

This design adjustment has been designed and certified by a Professional Engineer.

Individual Acknowledgement



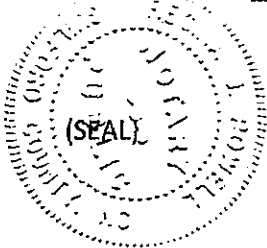
DEVELOPMENT
SERVICES
DEPARTMENT

STATE OF NORTH CAROLINA
COUNTY OF Wake

INDIVIDUAL

I, Regina J Powell, a Notary Public do hereby certify that
Richard Clayton Babon personally appeared before me this day and
acknowledged the due execution of the forgoing instrument.

This the 5th day of April, 2018.



Notary Public

A handwritten signature in cursive script, appearing to read "Regina J Powell".

My Commission Expires: 10/11/2018



THE SITE GROUP
 CIVIL ENGINEERS • LANDSCAPE ARCHITECTS
 1111 GARDNER ROAD
 RALEIGH, NC 27603
 PHONE: 919.833.2255
 FAX: 919.833.2256
 E-MAIL: info@thesitegroup.net

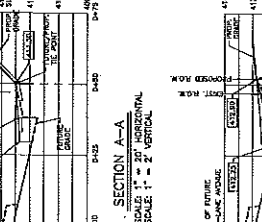
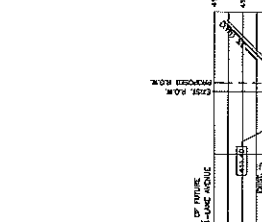
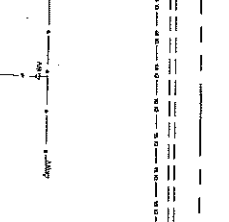
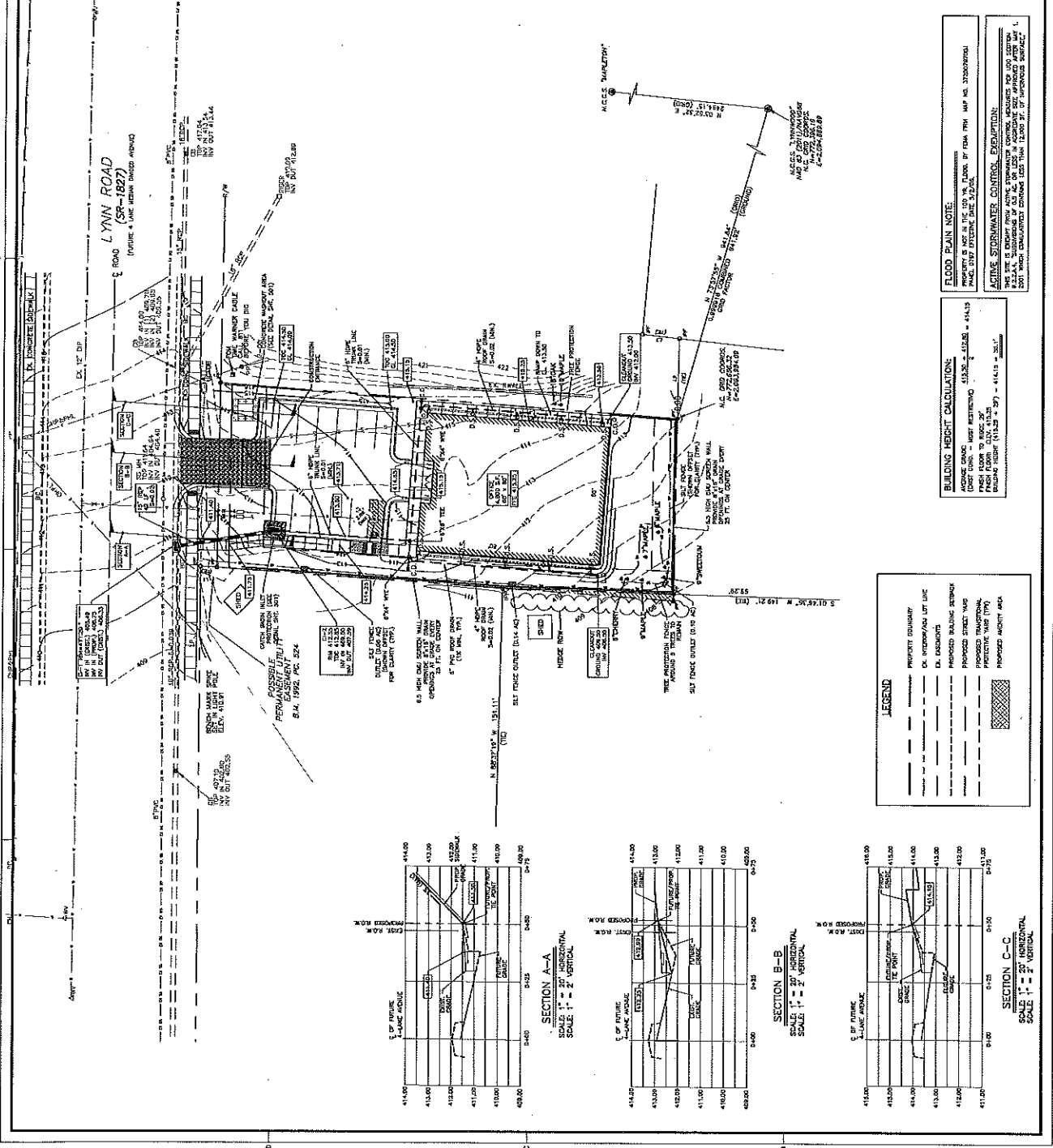
SITE PLANS FOR
ZACKERY MICHAEL
OFFICE BUILDING
 2449 LYNN ROAD
 RALEIGH, NORTH CAROLINA

Drawn by: SMN
 Checked by: CONTROL
 DATE: 12 DEC. 2017
 REVISION:
 Δ 18 FEB 2019
 Δ 18 FEB 2019
 Δ 05 APR 2019

PRELIMINARY
 GRADING &
 EROSION
 CONTROL
 PLAN
 DWG NO.
 SITE
 301

- GENERAL NOTES**
- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA STATUTES AND ORDINANCES.
 - CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE OWNER OF ANY DISCREPANCIES OF CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
 - CONTRACTOR SHALL MAINTAIN A RECORD OF ALL CONSTRUCTION ACTIVITIES AND SUBMIT A COPY OF THIS RECORD TO THE CITY OF RALEIGH UPON COMPLETION OF THE PROJECT.
 - CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 - ALL CONSTRUCTION SHALL CONFORM TO A.S.A. STANDARDS.

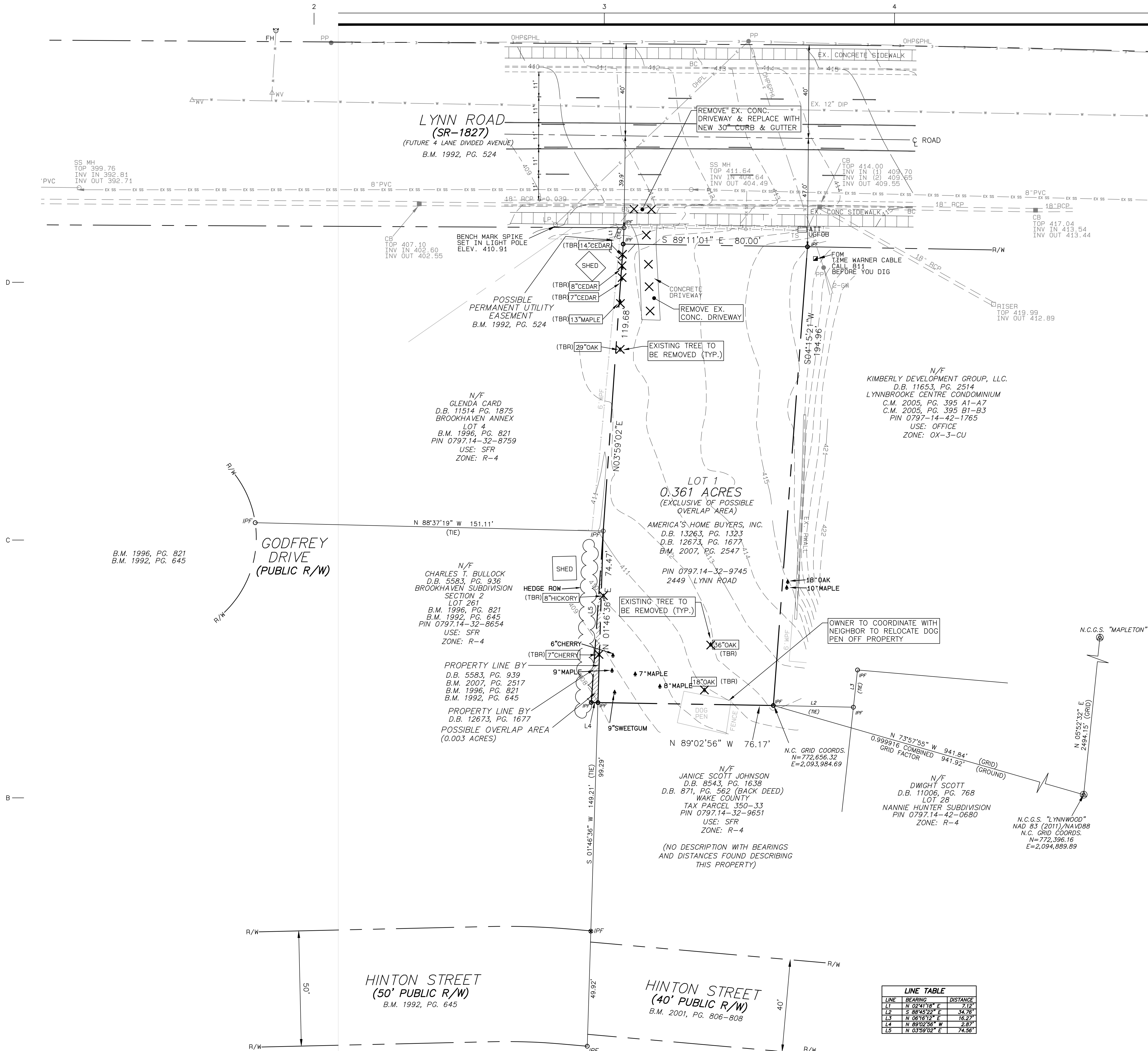
- EROSION CONTROL CONSTRUCTION SEQUENCE**
- INSTALL PERMANENT EROSION CONTROL MEASURES (SLOTTED CURBS, SLOTTED CURB WALLS, SLOTTED CURB WALLS WITH SLOTTED CURB WALLS).
 - INSTALL PERMANENT EROSION CONTROL MEASURES AS SHOWN ON THE APPROVED CONSTRUCTION DOCUMENTS.
 - INSTALL PERMANENT EROSION CONTROL MEASURES AS SHOWN ON THE APPROVED CONSTRUCTION DOCUMENTS.
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 - INSTALL PERMANENT EROSION CONTROL MEASURES AS SHOWN ON THE APPROVED CONSTRUCTION DOCUMENTS.



FLOOD PLAIN NOTE:
 PROPERTY IS NOT IN THE 100-YR FLOOD OF FEMA FIRM MAP NO. 2302002001
 (FIRM DATE: 07/20/00, DATE 03/08)

ACTIVE STORMWATER CONTROL EXEMPTION:
 THIS SITE IS EXEMPT FROM ACTIVE STORMWATER CONTROL MEASURES FOR THE 100-YR FLOOD OF FEMA FIRM MAP NO. 2302002001 (FIRM DATE: 07/20/00, DATE 03/08)

BUILDING HEIGHT CALCULATION:
 ABOVE GRADE FLOOR FINISH: 413.36 ± 414.19
 FRESH FLOOR FINISH TO ROOF: 2' ±
 PROPOSED BUILDING HEIGHT: 413.36 ± 414.19 ± 2' ± 415.16 ± 415.16 ± 2' ± 417.16 ± 417.16 ± 2' ± 419.16 ± 419.16 ± 2' ± 421.16 ± 421.16 ± 2' ± 423.16 ± 423.16 ± 2' ± 425.16 ± 425.16 ± 2' ± 427.16 ± 427.16 ± 2' ± 429.16 ± 429.16 ± 2' ± 431.16 ± 431.16 ± 2' ± 433.16 ± 433.16 ± 2' ± 435.16 ± 435.16 ± 2' ± 437.16 ± 437.16 ± 2' ± 439.16 ± 439.16 ± 2' ± 441.16 ± 441.16 ± 2' ± 443.16 ± 443.16 ± 2' ± 445.16 ± 445.16 ± 2' ± 447.16 ± 447.16 ± 2' ± 449.16 ± 449.16 ± 2' ± 451.16 ± 451.16 ± 2' ± 453.16 ± 453.16 ± 2' ± 455.16 ± 455.16 ± 2' ± 457.16 ± 457.16 ± 2' ± 459.16 ± 459.16 ± 2' ± 461.16 ± 461.16 ± 2' ± 463.16 ± 463.16 ± 2' ± 465.16 ± 465.16 ± 2' ± 467.16 ± 467.16 ± 2' ± 469.16 ± 469.16 ± 2' ± 471.16 ± 471.16 ± 2' ± 473.16 ± 473.16 ± 2' ± 475.16 ± 475.16 ± 2' ± 477.16 ± 477.16 ± 2' ± 479.16 ± 479.16 ± 2' ± 481.16 ± 481.16 ± 2' ± 483.16 ± 483.16 ± 2' ± 485.16 ± 485.16 ± 2' ± 487.16 ± 487.16 ± 2' ± 489.16 ± 489.16 ± 2' ± 491.16 ± 491.16 ± 2' ± 493.16 ± 493.16 ± 2' ± 495.16 ± 495.16 ± 2' ± 497.16 ± 497.16 ± 2' ± 499.16 ± 499.16 ± 2' ± 501.16 ± 501.16 ± 2' ± 503.16 ± 503.16 ± 2' ± 505.16 ± 505.16 ± 2' ± 507.16 ± 507.16 ± 2' ± 509.16 ± 509.16 ± 2' ± 511.16 ± 511.16 ± 2' ± 513.16 ± 513.16 ± 2' ± 515.16 ± 515.16 ± 2' ± 517.16 ± 517.16 ± 2' ± 519.16 ± 519.16 ± 2' ± 521.16 ± 521.16 ± 2' ± 523.16 ± 523.16 ± 2' ± 525.16 ± 525.16 ± 2' ± 527.16 ± 527.16 ± 2' ± 529.16 ± 529.16 ± 2' ± 531.16 ± 531.16 ± 2' ± 533.16 ± 533.16 ± 2' ± 535.16 ± 535.16 ± 2' ± 537.16 ± 537.16 ± 2' ± 539.16 ± 539.16 ± 2' ± 541.16 ± 541.16 ± 2' ± 543.16 ± 543.16 ± 2' ± 545.16 ± 545.16 ± 2' ± 547.16 ± 547.16 ± 2' ± 549.16 ± 549.16 ± 2' ± 551.16 ± 551.16 ± 2' ± 553.16 ± 553.16 ± 2' ± 555.16 ± 555.16 ± 2' ± 557.16 ± 557.16 ± 2' ± 559.16 ± 559.16 ± 2' ± 561.16 ± 561.16 ± 2' ± 563.16 ± 563.16 ± 2' ± 565.16 ± 565.16 ± 2' ± 567.16 ± 567.16 ± 2' ± 569.16 ± 569.16 ± 2' ± 571.16 ± 571.16 ± 2' ± 573.16 ± 573.16 ± 2' ± 575.16 ± 575.16 ± 2' ± 577.16 ± 577.16 ± 2' ± 579.16 ± 579.16 ± 2' ± 581.16 ± 581.16 ± 2' ± 583.16 ± 583.16 ± 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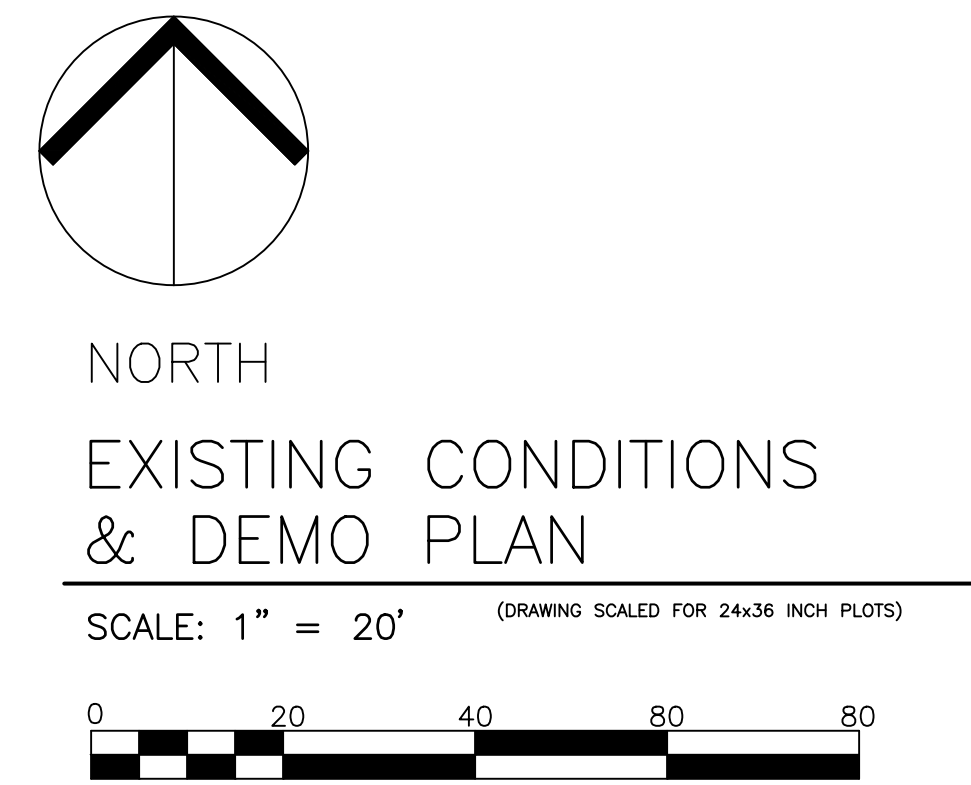
- ### DEMOLITION NOTES
- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
 - CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (1-800-632-4949) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
 - ALL GRADING AND EXTERIOR BUILDING CONSTRUCTION ON THE PROPERTY SHALL BE LIMITED TO THE HOURS OF 8:00 A.M. - 7:00 P.M., MONDAY THROUGH SATURDAY.
 - CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
 - BOUNDARY AND SURVEY INFORMATION IS TAKEN FROM A SURVEY BY ROBINSON & PLANTE, P.C. DATED JULY 5, 2017. ADDITIONAL PROPERTY INFORMATION IS TAKEN FROM CITY OF RALEIGH GIS.
 - COORDINATE LIMIT OF AND TIMING OF REMOVALS WITH NEW CONSTRUCTION.

- ### SURVEY NOTES
- REFERENCES:
- D.B. 8783, PG. 682
D.B. 8452, PG. 281
D.B. 871, PG. 562
 - D.B. 5872, PG. 32
 - D.B. 1774, PG. 70
B.M. 1984, PG. 1195
 - B.M. 2006, PG. 17
B.M. 2006, PG. 36
- NOTES:
- PROPERTY IS NOT IN THE 100 YR. FLOOD, BY FEMA FIRM MAP NO. 37200700J PANEL 0797 EFFECTIVE DATE 5/2/06.
 - PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD. NO TITLE EXAMINATION HAS BEEN DONE BY ROBINSON & PLANTE, P.C.
 - UNDERGROUND UTILITIES SHOWN WERE LOCATED FROM EXISTING PAINTMARKS/FLAGS AT THE TIME OF SURVEY.
- NOTE:
ENCLOSURE WAS DISTRIBUTED BY THE COMPASS METHOD. THE DISTANCES ON THIS MAP ARE ADJUSTED HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED. ALL AREA CALCULATED BY COORDINATE COMPUTATION.

LEGEND

	PROPERTY BOUNDARY
	EX. EASEMENTS
	PROPOSED BUILDING SETBACK
	PROPOSED STREET YARD
	PROPOSED TRANSITIONAL PROTECTIVE YARD (TPY)

(IPF)—IRON PIPE FOUND
(WPF)—WOOD PRIVACY FENCE
(GW)—GUY WIRE
(PP)—POWER POLE
(FOM)—UNDERGROUND FIBER OPTIC LINE MARKER
(UGFOB)—UNDERGROUND FIBER OPTIC LINE BOX
(TS)—TRAFFIC SIGN
(TBR)—TO BE REMOVED
(BO)—BACK OF CURB
(CSW)—CONCRETE SIDEWALK
(RCP)—REINFORCED CONCRETE PIPE
(LP)—LIGHT POLE
(MH)—SANITARY SEWER MANHOLE
(CB)—CATCH BASIN
(OHP/L)—OVERHEAD POWER LINES
(OHP/PH/L)—OVERHEAD POWER AND PHONE LINES
(WV)—WATER VALVE
(FH)—FIRE HYDRANT
(RWALL)—CONCRETE BLOCK RETAINING WALL
(Y)—YARD INLET
(T)—UNDERGROUND TELEPHONE LINE



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 Fax: 919.839.2255
 E Mail: sm@thesitegroup.net

SITE PLANS FOR:
ZACKERY MICHAEL
OFFICE BUILDING
 2449 LYNN ROAD
 RALEIGH, NORTH CAROLINA

Drawn By: **WSN**
 Checked By: **EFS**

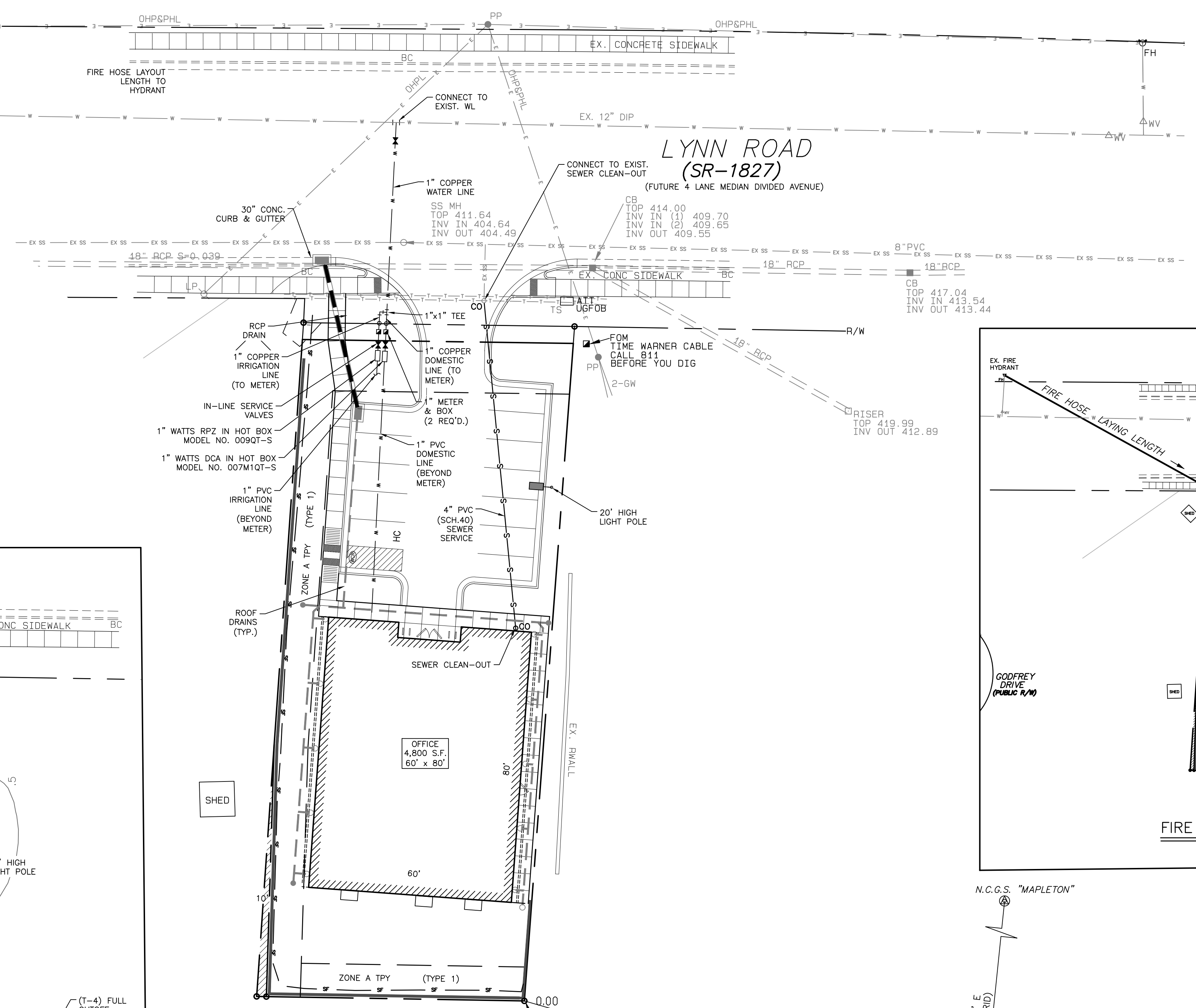
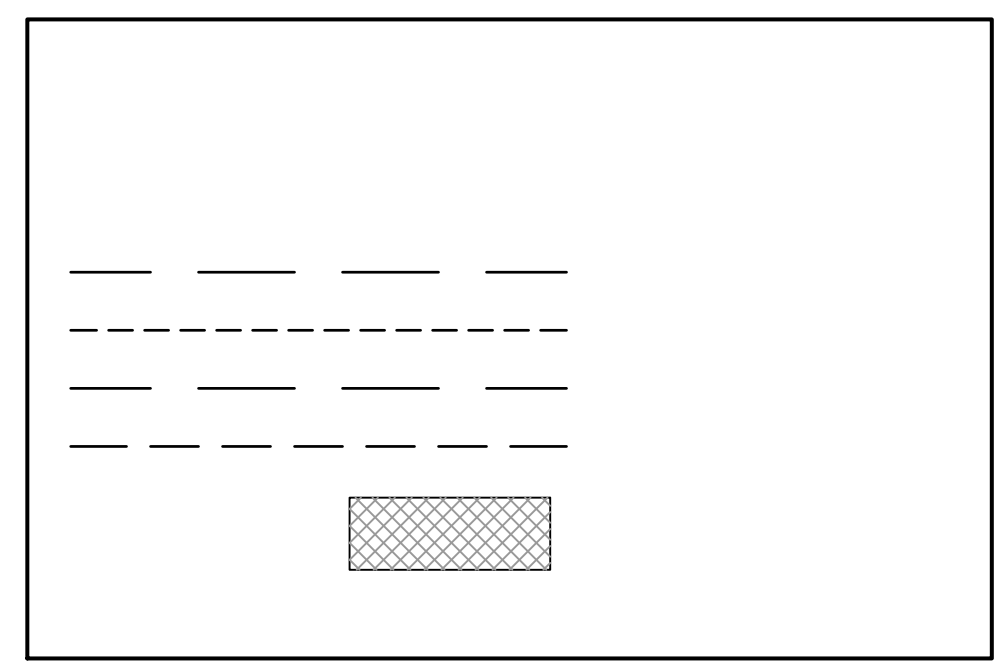
DATE:
 12 DEC. 2017
 REVISED:
 02 FEB 2018
 31 MAY 2018

PRELIMINARY DRAWINGS

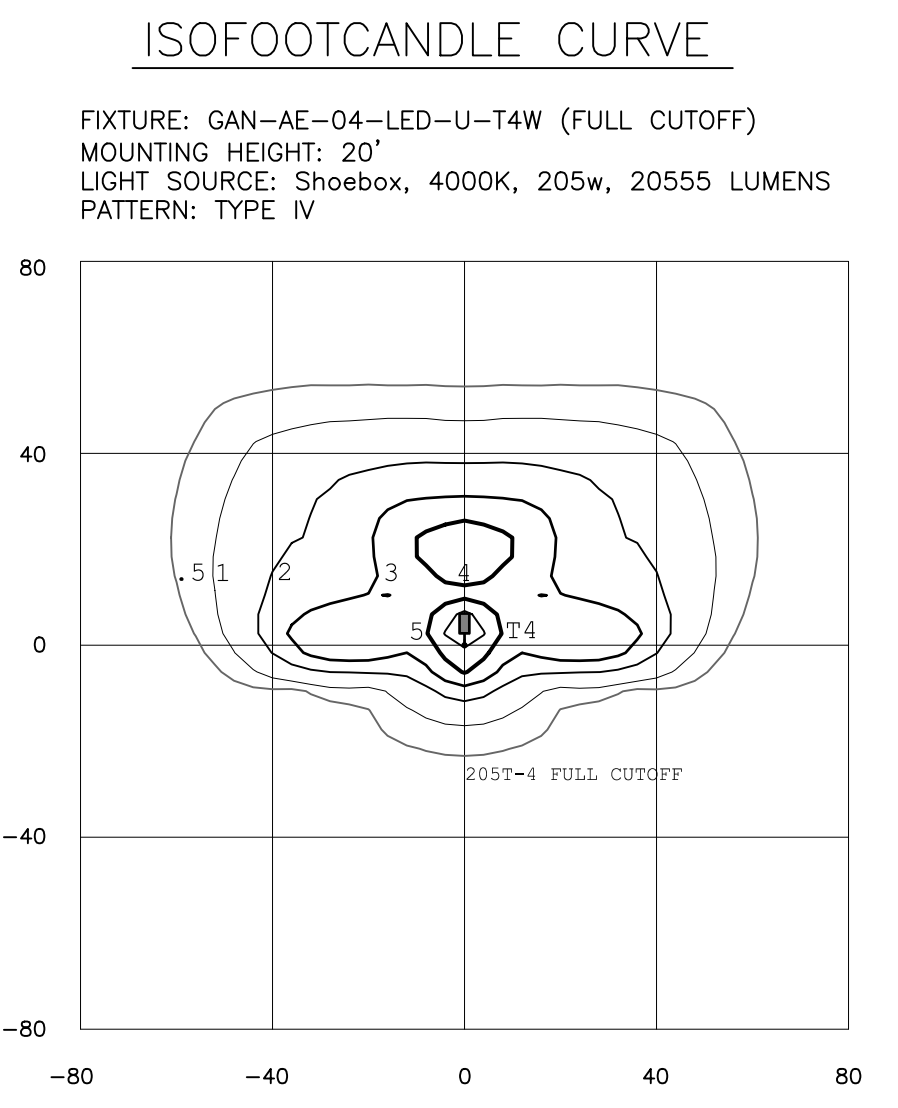
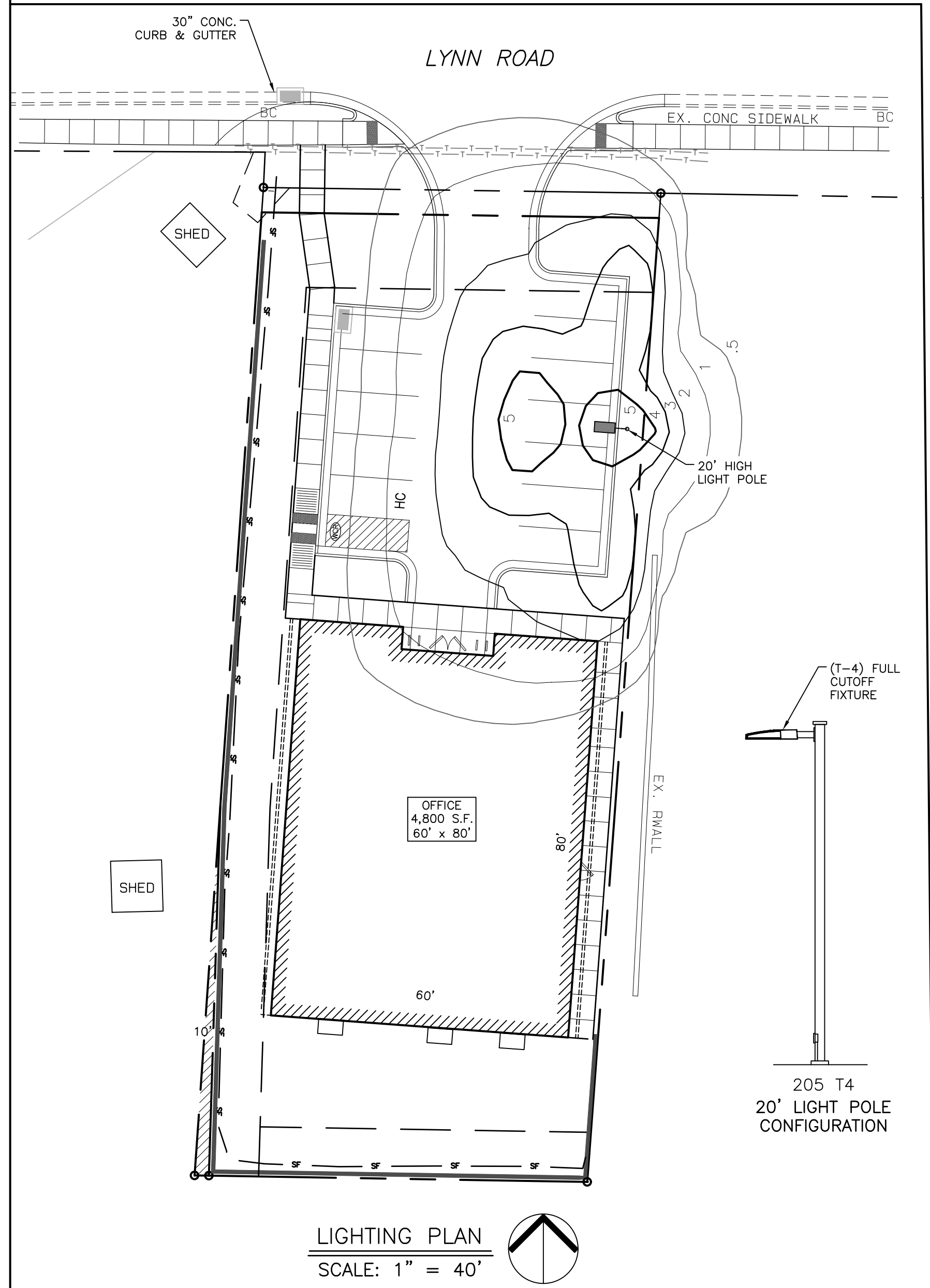
EXISTING CONDITIONS & DEMOLITION PLAN

Job Code: **ZMLR**

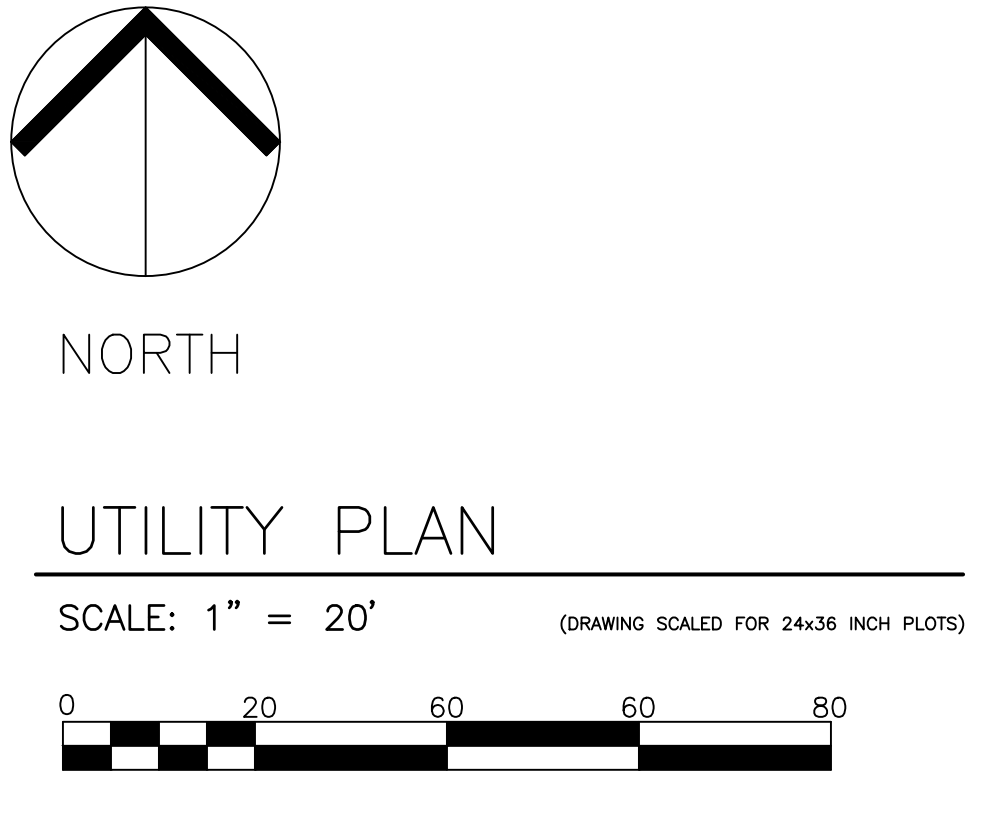
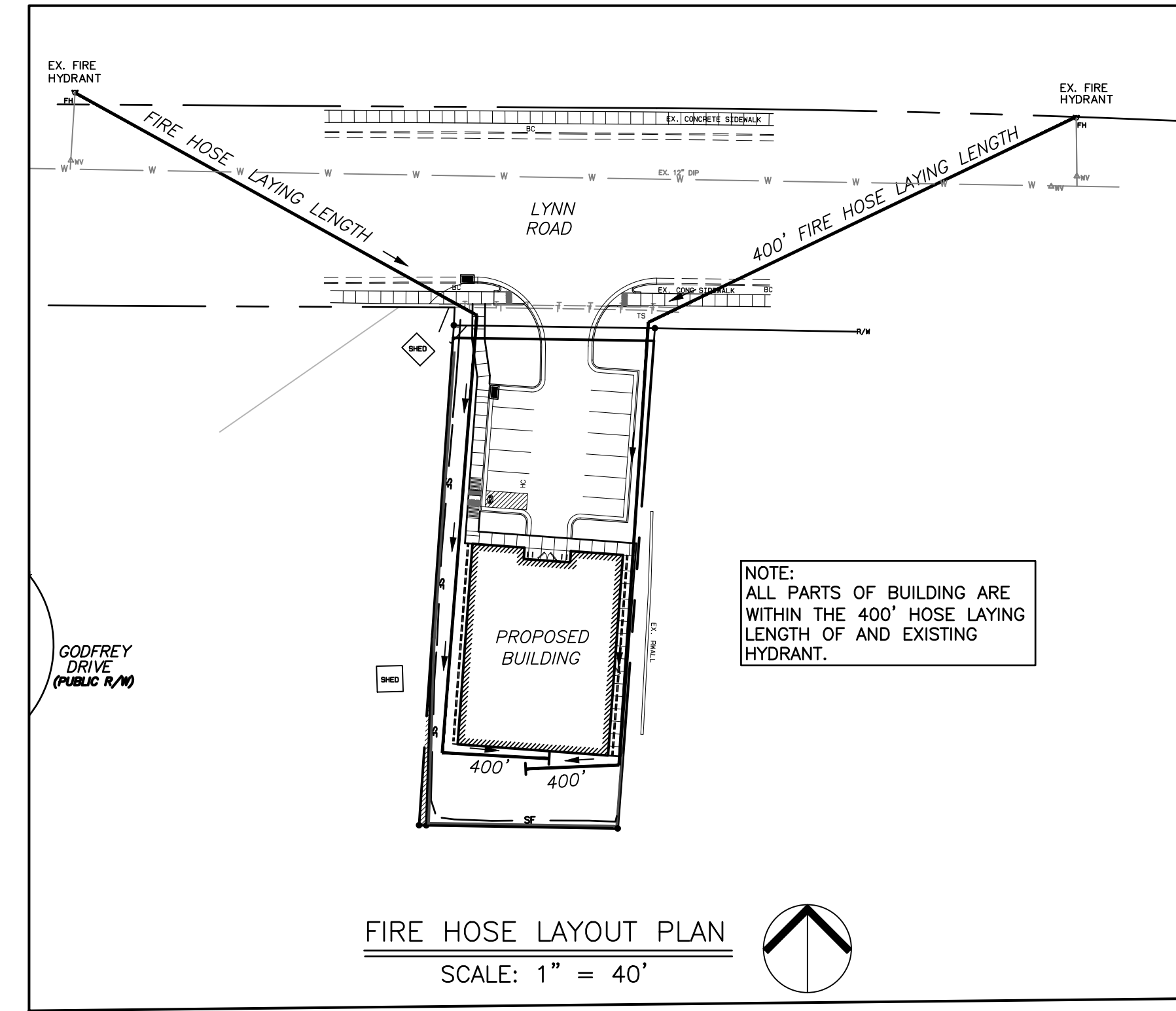
Dwg No.
SITE 100



- UTILITY NOTES**
1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
 2. ALL GRADING AND EXTERIOR CONSTRUCTION OF BUILDING UPON THE PROPERTY SHALL BE LIMITED TO THE HOURS OF 8:00 A.M. - 7:00 P.M., MONDAY THROUGH SATURDAY.
 3. CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (1-800-632-4949) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
 4. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
 5. BOUNDARY AND SURVEY INFORMATION IS TAKEN FROM A SURVEY BY ROBINSON & PLANTE, P.C. DATED JULY 5, 2017. ADDITIONAL PROPERTY INFORMATION IS TAKEN FROM CITY OF RALEIGH GIS.
 6. ALL CONSTRUCTION SHALL CONFORM TO A.D.A. STANDARDS.
 7. CONTRACTOR SHALL COORDINATE THE LOCATION OF THE ELECTRIC, GAS AND TELEPHONE SERVICE WITH THE APPROPRIATE UTILITY COMPANY PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL PROVIDE CONDUITS AS REQUIRED FOR THESE UTILITIES UNDER PAVED AREAS.
 8. THIS PLAN IS DIAGRAMMATIC AND REPRESENTS THE APPROXIMATE LOCATION OF UTILITIES UNLESS SPECIFICALLY DIMENSIONED. THE CONTRACTOR SHALL COORDINATE THE ACTUAL AND PROPOSED LOCATION OF UTILITIES TO AVOID CONFLICTS.



- GENERAL LIGHTING NOTES**
1. LIGHT POLES MUST BE LOCATED 10' AWAY FROM UNDERSTORY TREES, 20' FROM CANOPY TYPE TREES.
 2. SELECTED FIXTURES HAVE BEEN TAKEN FROM DUKE ENERGY PROGRESS AVAILABILITY LIST. COORDINATE WITH DUKE ENERGY FOR INSTALLATION.
 3. ANY FIXTURE SUBSTITUTIONS SHALL BE SUBMITTED TO THE SITE GROUP FOR APPROVAL PRIOR TO ORDERING OR INSTALLATION.
 4. CONCRETE POLE BASES ARE ACCEPTABLE PROVIDED THAT THE 20' FIXTURE MOUNTING HEIGHT IS MAINTAINED.



Symbol	Tag	Qty	Label	Arrangement	LLF	Description	Lum. Lumens	BUG Rating	COMMENTS
☐	T4	5	LED205C 4	SINGLE	0.850	GAN-AE-04-LED-U-T4W	20555	B3-U0-G4	FULL CUTOFF FIXTURE REQUIRED

THE SITE GROUP
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 E Mail: srn@thesitegroup.net

SITE PLANS FOR:
**ZACKERY MICHAEL
 OFFICE BUILDING**
 2449 LYNN ROAD
 RALEIGH, NORTH CAROLINA

Drawn By: **WSN**
 Checked By: **EFS**

DATE:
 12 DEC. 2017
 REVISED:
 02 FEB 2018
 28 FEB 2018
 31 MAY 2018

PRELIMINARY DRAWINGS

UTILITY PLAN

Job Code: **ZMLR**

Dwg No.
**SITE
 400**

