

**Z-98-97 Plaza Place**, south side, west of Creedmoor Road, being a portion of Tax Map 0796 36 9888, approximately .9 acre rezoned to Office & Institution-1 Conditional Use District.

Conditions: (1/14/98)

1. 25' minimum rear yard setback, determined in accordance with City Code 10-2075.
2. All parking and buildings will be located no closer than eighty (80) feet to the west property line (adjacent to Parcel 379635887 Mr. William Dowling, Owner). In this 80' area a berm will be developed to shield adjacent properties. The berm and planting will exceed the City of Raleigh standards for a "transitional yard" and will be, at a minimum, in accordance with the drawing titled "Study of Landscape Buffer Planting", dated January 3, 1998 as prepared by Edwards Associates (as to berm size, plant count, plant material size and characteristics).
3. Stormwater entering this property by a concrete pipe through the retaining wall will be redirected into the project's storm system.
4. Egress will be provided across the site from the right of way of Plaza Place (a public street) to the rear property line abutting Temple Beth Or. This egress for vehicular and pedestrian connection to Plaza Place will be granted in the form of an easement when this project is developed and receives its Certificate of Occupancy and is in effect as long as the property is used by Temple Beth Or or some other religious organization.