

Administrative Site Review Application

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500



This form is required when submitting site plans as referenced in Unified Development Ordinance (UDO) Section 10.2.8. Please check the appropriate building types and include the plan checklist document when submitting.

Office Use Only: Case #: _____	Planner (print): _____
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Please review UDO Section 10.2.8. to determine the site plan tier. If assistance determining a Site Plan Tier is needed a Site Plan Tier Verification request can be submitted online via the [Permit and Development Portal](#). (Note: There is a fee for this verification service.)

Site Plan Tier: Tier Two Site Plan <input type="checkbox"/>		Tier Three Site Plan <input type="checkbox"/>
Building Type		Site Transaction History
<input type="checkbox"/> Detached <input type="checkbox"/> Attached <input type="checkbox"/> Apartment <input type="checkbox"/> Townhouse <input type="checkbox"/> Tiny house	<input type="checkbox"/> Cottage Court <input type="checkbox"/> General <input type="checkbox"/> Mixed use <input type="checkbox"/> Open lot <input type="checkbox"/> Civic	Subdivision case #: _____ Scoping/sketch plan case #: _____ Certificate of Appropriateness #: _____ Board of Adjustment #: _____ Zoning Case #: _____ Design Alternate #: _____
GENERAL INFORMATION		
Development name: _____		
Inside City limits? Yes No		
Property address(es): _____		
Site P.I.N.(s): _____		
Please describe the scope of work. Include any additions, expansions, and uses (UDO 6.1.4). 		
Current Property Owner(s):		
Company: _____	Title: _____	
Address: _____		
Phone #: _____	Email: _____	
Applicant Name (If different from owner. See “who can apply” in instructions):		
Relationship to owner: <input type="checkbox"/> Lessee or contract purchaser <input type="checkbox"/> Owner’s authorized agent <input type="checkbox"/> Easement holder		
Company: _____	Address: _____	

Phone #:	Email:
NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.	
Developer Contact:	
Company:	Title:
Address:	
Phone #:	Email:
Applicant Name:	
Company:	Address:
Phone #:	Email:

DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
SITE DATA	BUILDING DATA
Zoning district(s) (please provide the acreage of each):	Existing gross floor area (not to be demolished):
Gross site acreage:	Existing gross floor area to be demolished:
# of parking spaces proposed:	New gross floor area:
Max # parking permitted (7.1.2.C):	Total sf gross (to remain and new):
Overlay District (if applicable):	Proposed # of buildings:
Existing use (UDO 6.1.4):	Proposed # of stories for each:
Proposed use (UDO 6.1.4):	Proposed # of basement levels (UDO 1.5.7.A.6)

STORMWATER INFORMATION	
Imperious Area on Parcel(s): Existing (sf) _____ Proposed total (sf) _____	Impervious Area for Compliance (includes ROW): Existing (sf) _____ Proposed total (sf) _____

RESIDENTIAL & OVERNIGHT LODGING DEVELOPMENTS			
Total # of dwelling units:		Total # of hotel bedrooms:	
# of bedroom units:	1br 2br 12 3br	4br or more	
# of lots:	Is your project a cottage court?		Yes No
	A frequent transit development?		Yes No

Continue to Applicant Signature Block on Page Three.

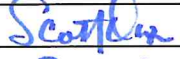
APPLICANT SIGNATURE BLOCK

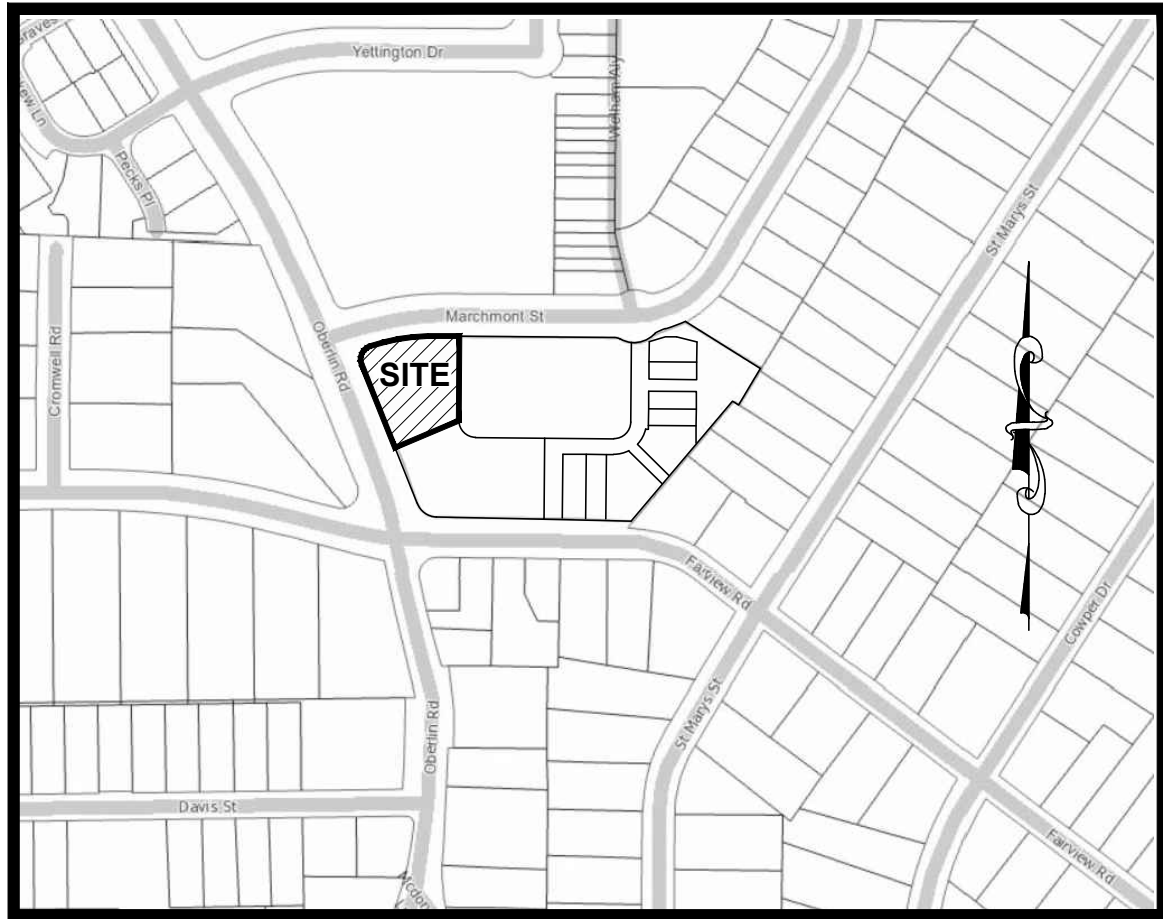
Pursuant to state law (N.C. Gen. Stat. § 160D-403(a)), applications for development approvals may be made by the landowner, a lessee or person holding an option or contract to purchase or lease land, or an authorized agent of the landowner. An easement holder may also apply for development approval for such development as is authorized by the easement.

By submitting this application, the undersigned applicant acknowledges that they are either the property owner or one of the persons authorized by state law (N.C.G.S. 160D-403(a)) to make this application, as specified in the application. The undersigned also acknowledges that the information and statements made in the application are correct and the undersigned understands that developments approvals are subject to revocation for false statements or misrepresentations made in securing the development approval, pursuant to N.C. Gen. Stat. § 160D-403(f).

The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described in this application will be maintained in all respects in accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance.

The undersigned hereby acknowledges that, pursuant to state law (N.C.G.S. 143-755(b1)), if this permit application is placed on hold at the request of the applicant for a period of six consecutive months or more, or if the applicant fails to respond to comments or provide additional information requested by the City for a period of six consecutive months or more, then the application review is discontinued and a new application is required to proceed and the development regulations in effect at the time permit processing is resumed shall apply to the new application.

Signature: 	Date: 7/14/23
Printed Name: Scott Dixon	



VICINITY MAP (NOT TO SCALE)

LOT 12 BUDLEIGH EAST ADMINISTRATIVE SITE REVIEW - TIER 3 FREQUENT TRANSIT DEVELOPMENT OPTION

ASR-_____-2023

SUB-0062-2022(REV)

RALEIGH, NORTH CAROLINA

JULY 2023

OWNER/DEVELOPER:

BEACON STREET BUDLEIGH LLC

PO Box 6474

Raleigh, N.C. 27628

919-785-1445

sdixon@beacon-street.com

CIVIL ENGINEER:

JAECO

JOHN A. EDWARDS & COMPANY

Consulting Engineers

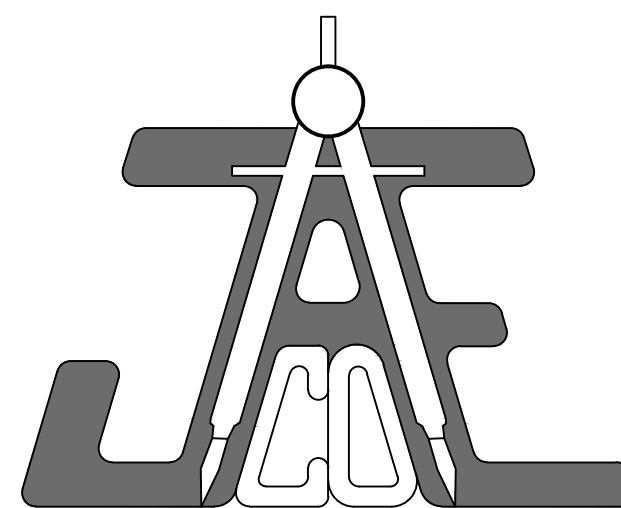
NC License F-0289

333 Wade Ave., Raleigh, NC 27605

Phone: (919) 828-4428

Fax: (919) 828-4711

E-mail: info@jaeco.com



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

HORIZONTAL DATUM: NAD83
VERTICAL DATUM: NAVD88



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Site Plan Tier: Tier Two Site Plan <input type="checkbox"/>	Tier Three Site Plan <input checked="" type="checkbox"/>
Building Type	Site Transaction History
<input type="checkbox"/> Detached	Subdivision case #: SUB-0062-2022
<input type="checkbox"/> Attached	Scoping/sketch plan case #: SCOPE-0092-2022
<input checked="" type="checkbox"/> Apartment	Certificate of Appropriateness #:
<input type="checkbox"/> Townhouse	Board of Adjustment #:
<input type="checkbox"/> Tiny house	Zoning Case #:
<input type="checkbox"/> Cottage Court	Design Alternate #:
<input type="checkbox"/> General	
<input type="checkbox"/> Mixed use	
<input type="checkbox"/> Open lot	
<input type="checkbox"/> Civic	

GENERAL INFORMATION

Development name: Lot 12 Budleigh East

Inside City limits? Yes No

Property address(es): 2550 Oberlin Road

Site P.I.N.(s): 1704-29-3852

Please describe the scope of work. Include any additions, expansions, and uses (UDO 6.1.4).

3 story multifamily condominium building with 12 units and basement garage parking

Current Property Owner(s): Beacon Street Budleigh LLC

Company: _____ Title: _____

Address: PO Box 6474, Raleigh NC 27628

Phone #: (919) 785-1445 Email: sdixon@beacon-street.com

Applicant Name (if different from owner. See "who can apply" in instructions): Beacon Street Budleigh LLC

Relationship to owner: Lessee or contract purchaser Owner's authorized agent Easement holder

Company: _____ Address: PO Box 6474, Raleigh NC 27628

Page 1 of 3

10/15/2022

raleighnc.gov

Phone #: _____ Email: _____

NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.

Developer Contact: Scott Dixon

Company: Beacon Street Budleigh LLC Title: Vice President

Address: PO Box 6474, Raleigh NC 27628

Phone #: (919) 785-1445 Email: sdixon@beacon-street.com

Applicant Name: Beacon Street Budleigh LLC

Company: _____ Address: PO Box 6474, Raleigh NC 27628

Phone #: (919) 785-1445 Email: sdixon@beacon-street.com

DEVELOPMENT TYPE & SITE DATE TABLE

SITE DATA		BUILDING DATA	
Zoning district(s) (please provide the acreage of each): R-10 = 0.3947 AC.	Existing gross floor area (not to be demolished): n/a	Existing gross floor area to be demolished: n/a	
Gross site acreage: 0.3957 Acres	Existing gross floor area to be demolished: n/a	New gross floor area: 24,500 sf	
# of parking spaces proposed: 22 + 4 shared	Max # parking permitted (7.1.2.C): 27	Total sf gross (to remain and new): 24,500 sf	
Overlay District (if applicable):	Proposed # of buildings: 1	Proposed # of stories for each: 3	
Existing use (UDO 6.1.4): vacant	Proposed use (UDO 6.1.4): multi-family condo	Proposed # of basement levels (UDO 1.5.7.A.6) 1	

STORMWATER INFORMATION

Impervious Area on Parcel(s): Existing (sf) 1,987 Proposed total (sf) 12,632	Impervious Area for Compliance (includes ROW): Existing (sf) 1,987 Proposed total (sf) 12,632
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RESIDENTIAL & OVERNIGHT LODGING DEVELOPMENTS

Total # of dwelling units: 12	Total # of hotel bedrooms:
# of bedroom units: 1br <input type="checkbox"/> 2br <input checked="" type="checkbox"/> 12 3br <input type="checkbox"/> 4br or more <input type="checkbox"/>	Is your project a cottage court? <input type="radio"/> Yes <input checked="" type="radio"/> No
# of lots: 1	A frequent transit development? <input checked="" type="radio"/> Yes <input type="radio"/> No

Continue to Applicant Signature Block on Page Three.

APPLICANT SIGNATURE BLOCK

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Signature: Scott Dixon Date: 7/19/23
Printed Name: Scott Dixon

**DENSITY CALCULATION - LOT 12
FREQUENT TRANSIT OPTION**

TOTAL ACREAGE: 17,237 S.F. (0.3957 AC.)

MAXIMUM DENSITY ON R-10: 21.54 UNITS (1DU / 800 SF)
PROPOSED DENSITY ON R-10: 12 UNITS (1DU / 1,436SF)

TOTAL PROPOSED RESIDENTIAL UNITS FOR LOT 12: 12 UNITS
NO AFFORDABLE UNITS REQUIRED

VEHICLE PARKING SUMMARY

PROPOSED 12 2-BR UNITS 2.25 SP PER UNIT MAX = 27 SPACES

MAXIMUM ALLOWED PARKING = 27 SPACES

TOTAL PARKING PROVIDED IN GARAGE..... 22 SPACES
(INCLUDES) 1 ADA SPACE (VAN)

SHARED PARKING PROVIDED FOR SUB-0062-2022..... 4 SPACES
PARKING IN PUBLIC ACCESS EASEMENT

BICYCLE PARKING SUMMARY

SHORT-TERM (MIN) 1 PER 20 UNITS MIN 4 = 4 SPACES (12 UNITS)
LONG-TERM (MIN) 1 PER 7 BR = 3 SPACES (24 BEDROOMS)

TOTAL BICYCLE PARKING PROVIDED (ALL IN GARAGE)
SHORT-TERM - 4 SPACES
LONG-TERM - 4 SPACES

AMENITY AREA CALCULATION - LOT 12

GROSS AREA 17,237 S.F. (0.3957 AC.)
NET AREA 17,237 S.F. (0.3957 AC.)
REQUIRED AREA (10%) 1,724 S.F. (0.0396 AC.)
REQUIRED ADA ACCESSIBLE (50% OF REQ'D)..... 862 S.F. (0.0198 AC.)
PROVIDED AREA (11.7%) 2,031 S.F. (0.0466 AC.)
PROVIDED ADA ACCESSIBLE AREA..... 2,031 S.F. (0.0466 AC.)

SOLID WASTE SERVICES

DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.

PRIVATE SERVICE TO BE PROVIDED.



September 12, 2022

Beacon Street
2607 Oberlin Rd
Raleigh, NC 27608
Attn: Justin Hime

This is a letter of support for trash and recycling services for your new project being planned for Budleigh located off St. Mary's, Oberlin and Fairview.

We have reviewed the plans and have found that GFL Environmental will be able to safely perform all commercial waste and recycling services for this property.

If the project design changes, this letter is void and a new letter must be issued. Additionally, this letter is non-transferable.

Current design plans include residential carts for the perimeter buildings and mini mac containers for the center condo building. Valet service is anticipated by GFL. Frequency of service is to be determined.

We want to visit the site during the initial phases of construction to ensure that the site will continue to be safe to service and the trash enclosure will be large enough to accommodate the volume of trash that will be produced.

We look forward to providing waste and recycling services at your new property once it has been completed.

Should you have any questions or need more information, please contact me at tara.zents@gflenv.com.

Sincerely,

Tara Zents

Account Manager

GFL Environmental - Raleigh

(M) 919-427-2399

INDEX

- COVER SHEET
- CE-1 OVERALL SUBDIVISION PLAN
- CE-2 EXISTING CONDITIONS
- CE-3 SITE PLAN
- CE-4 SITE PLAN - PARKING LEVEL
- CE-5 UTILITY PLAN
- CE-6 GRADING / STORMWATER MANAGEMENT PLAN
- CE-7 FIRE DEPARTMENT PLAN
- L-1 LANDSCAPE PLAN
- L-2 LANDSCAPE DETAILS
- A201 EXTERIOR ELEVATIONS
- A202 EXTERIOR ELEVATIONS

SITE DATA

OWNER: BEACON STREET BUDLEIGH LLC
PO BOX 6474
RALEIGH, NC 27628-6474

ADDRESS: 2550 OBERLIN RD
RALEIGH, NC 27608

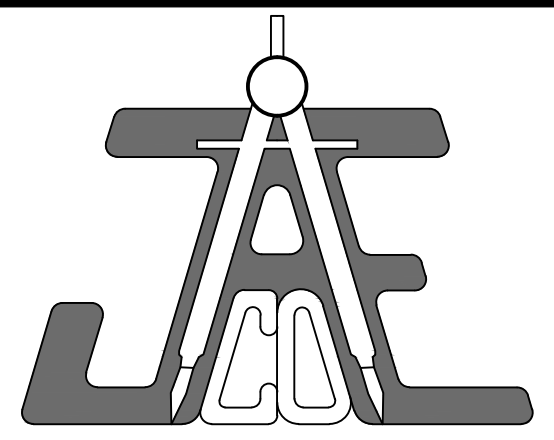
PIN# (PARENT PARCEL) 1704-29-3852

AREA: PROPOSED LOT 12 (SUB-0062-2022)
17,237 S.F. (0.3957 AC.)

ZONING: R-10

CURRENT USE: VACANT

REFERENCES: DB 18959, PG 2149
BM 2022, PG 386
WAKE COUNTY REGISTRY



JAECO
Consulting Engineers
and Land Surveyors

NC License F-0289
 333 Wade Ave., Raleigh, N.C. 27605
 Phone: (919) 828-4428
 Fax: (919) 828-4711
 E-mail: info@jaeco.com

www.jaeco.com

FAIRVIEW ROAD STREETScape - 290 LF

TREES REQUIRED: 7 SHADE TREES (40' OC)
 TREES PROVIDED: 7 SHADE TREES

PLANT LIST

KEY	QUAN.	BOTANICAL NAME	COMMON NAME	CAL.	HT.	MATURE HT.	MATURE SP.	ROOT
TREES								
QI	6	Quercus lyrata	Highbeam Overcup Oak	3"	10'	40-50'	35-40'	BB
AB	1	Acer buergerianum	Trident Maple	3"	10'	25-35'	20-30'	BB

NOTE:
 ALL STREET TREES ARE TO BE PLANTED IN ACCORDANCE WITH CITY OF RALEIGH STANDARD DETAIL, TPP-03.

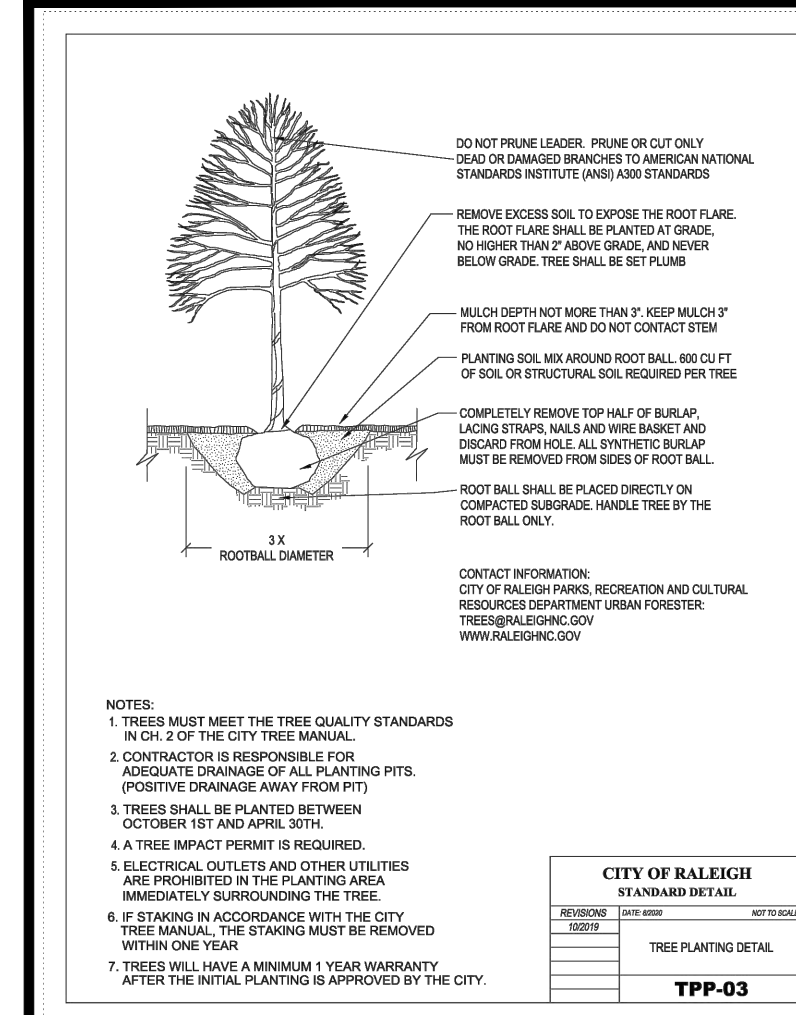
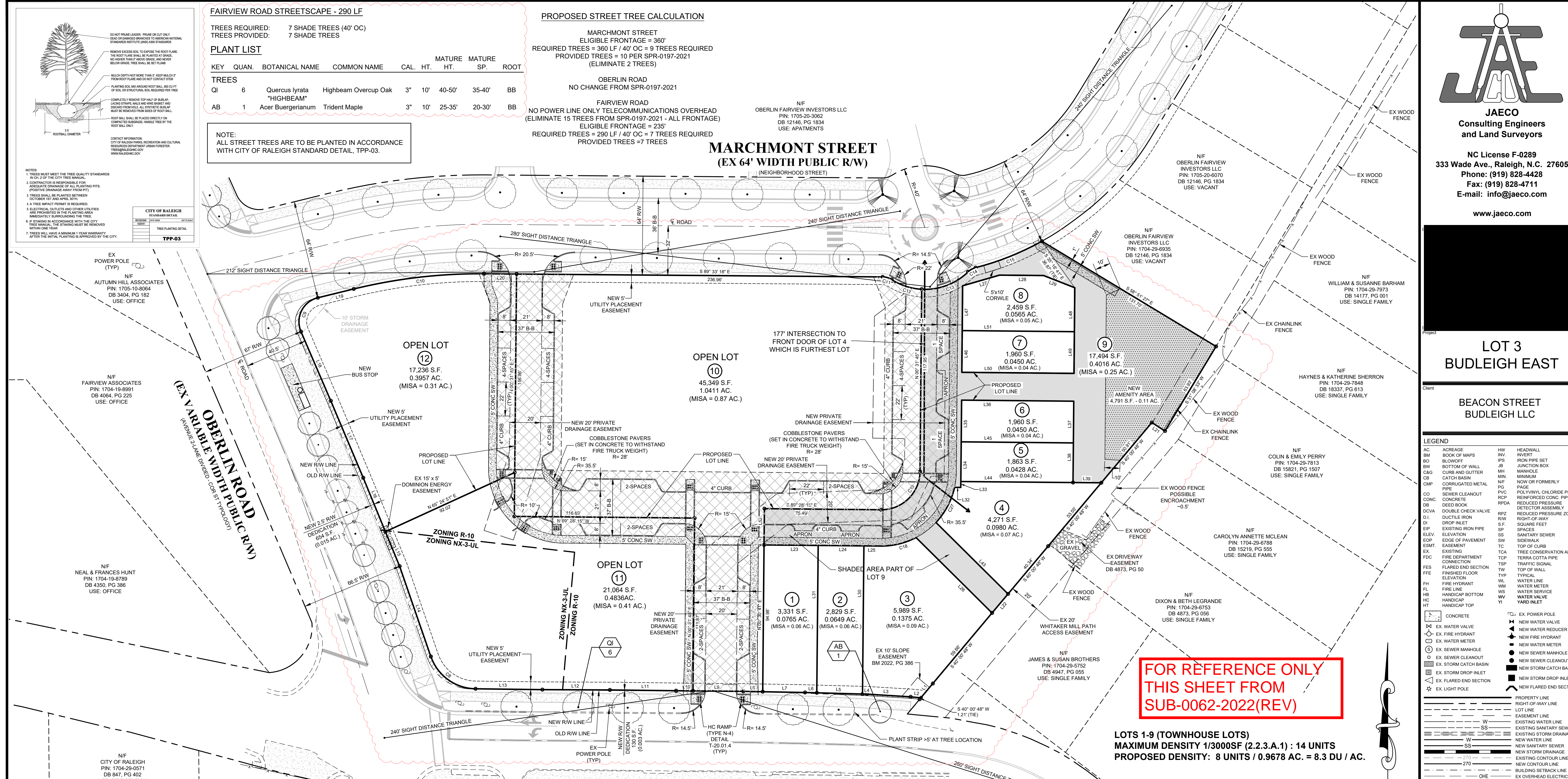
PROPOSED STREET TREE CALCULATION

MARCHMONT STREET
 ELIGIBLE FRONTAGE = 360'
 REQUIRED TREES = 360 LF / 40' OC = 9 TREES REQUIRED
 PROVIDED TREES = 10 PER SPR-0197-2021
 (ELIMINATE 2 TREES)

OBERLIN ROAD
 NO CHANGE FROM SPR-0197-2021

NO POWER LINE ONLY TELECOMMUNICATIONS OVERHEAD
 (ELIMINATE 15 TREES FROM SPR-0197-2021 - ALL FRONTAGE)
 ELIGIBLE FRONTAGE = 235'
 REQUIRED TREES = 290 LF / 40' OC = 7 TREES REQUIRED
 PROVIDED TREES = 7 TREES

MARCHMONT STREET
(EX 64' WIDTH PUBLIC R/W)
 (NEIGHBORHOOD STREET)



NOTES:
 1. TREES MUST MEET THE TREE QUALITY STANDARDS IN CH 2 OF THE CITY TREE MANUAL.
 2. CONTRACTOR IS RESPONSIBLE FOR ADEQUATE DRAINAGE OF ALL PLANTING PITS (POSITIVE DRAINAGE AWAY FROM PIT).
 3. TREES SHALL BE PLANTED BETWEEN OCTOBER 1ST AND APRIL 30TH.
 4. A TREE IMPACT REPORT IS REQUIRED.
 5. ELECTRICAL, OUTLETS AND OTHER UTILITIES ARE PROHIBITED IN PLANTING AREAS IMMEDIATELY SURROUNDING THE TREE.
 6. IF STAKING IS ACCORDANCE WITH THE CITY TREE MANUAL, THE STAKING MUST BE REMOVED WITHIN ONE YEAR.
 7. TREES WILL HAVE A MINIMUM 1 YEAR WARRANTY AFTER THE INITIAL PLANTING & APPROVED BY THE CITY.

CITY OF RALEIGH STANDARD DETAIL

SYMBOL	DESCRIPTION
(Symbol)	TREE PLANTING DETAIL

TPP-03

EX POWER POLE (TYP)

NIF AUTUMN HILL ASSOCIATES
 PIN: 1705-10-8064
 DB 3404, PG 182
 USE: OFFICE

NIF FAIRVIEW ASSOCIATES
 PIN: 1704-10-8991
 DB 4064, PG 225
 USE: OFFICE

NIF NEAL & FRANCES HUNT
 PIN: 1704-19-8789
 DB 4350, PG 366
 USE: OFFICE

NIF CITY OF RALEIGH
 PIN: 1704-29-0571
 DB 847, PG 402
 USE: FIRE STATION

NIF CITY OF RALEIGH
 PIN: 1704-29-0571
 DB 847, PG 402
 USE: FIRE STATION

LINE #	LENGTH	DIRECTION
L1	12.11'	S40° 00' 48"W
L2	6.60'	N84° 11' 27"W
L3	28.39'	N86° 31' 50"W
L4	2.82'	N88° 26' 40"W
L5	29.59'	N88° 26' 40"W
L6	7.68'	N88° 26' 40"W
L7	27.32'	N88° 57' 09"W
L8	12.64'	N88° 57' 09"W
L9	32.54'	N89° 28' 15"W
L10	10.95'	N89° 28' 15"W
L11	42.85'	N89° 18' 15"W
L12	43.71'	N89° 44' 41"W
L13	43.24'	N89° 17' 18"W
L14	61.87'	N19° 03' 22"W
L15	24.15'	N22° 23' 00"W
L16	37.74'	N22° 23' 00"W
L17	54.06'	N22° 52' 01"W

LINE #	LENGTH	DIRECTION
L18	48.76'	N23° 17' 40"W
L19	23.96'	N76° 13' 57"E
L20	21.07'	S89° 33' 18"E
L21	10.08'	N57° 08' 57"W
L22	16.05'	S40° 00' 48"W
L23	35.03'	S89° 28' 15"E
L24	29.58'	S89° 28' 15"E
L25	10.88'	S89° 28' 15"E
L26	69.30'	S45° 14' 43"E
L27	24.80'	N73° 51' 31"E
L28	28.58'	S89° 28' 15"E
L29	21.67'	S68° 42' 08"E
L30	95.90'	N00° 31' 45"E
L31	95.37'	N00° 31' 45"E
L32	4.06'	S89° 28' 15"E
L33	37.74'	N00° 31' 45"E
L34	25.67'	N00° 31' 45"E

LINE #	LENGTH	DIRECTION
L35	27.00'	N00° 31' 45"E
L36	72.59'	S89° 28' 15"E
L37	27.00'	S00° 31' 45"W
L38	25.67'	S00° 31' 45"W
L39	18.33'	S89° 28' 15"E
L40	65.70'	N45° 14' 43"W
L41	72.59'	S89° 28' 15"E
L42	72.59'	S89° 28' 15"E
L43	27.00'	N00° 31' 45"E
L44	29.00'	N00° 31' 45"E
L45	28.43'	S00° 31' 45"W
L46	27.00'	S00° 31' 45"W
L47	29.00'	N00° 31' 45"E
L48	28.43'	S00° 31' 45"W
L49	27.00'	S00° 31' 45"W
L50	72.59'	S89° 28' 15"E
L51	72.59'	S89° 28' 15"E
L52	23.50'	N00° 31' 45"E

BOUNDARY CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C8	38.00'	31.00'	070°13'56"	35.66'	N54° 10' 20"W
C9	27.79'	16.00'	099°31'37"	24.43'	N26° 28' 08"E
C10	85.08'	343.00'	014°12'46"	84.87'	N83° 20' 19"E
C11	6.18'	11.00'	032°11'23"	6.10'	S73° 27' 36"E
C12	20.65'	40.00'	029°35'02"	20.42'	S72° 09' 26"E
C13	32.89'	40.00'	047°06'53"	31.97'	N69° 29' 37"E
C14	5.70'	11.00'	029°42'08"	5.64'	N60° 47' 14"E
C15	46.36'	180.00'	014°45'22"	46.23'	N68° 15' 37"E
C16	39.27'	25.00'	090°00'00"	35.36'	N45° 31' 45"E
C17	39.21'	25.00'	089°51'22"	35.31'	S44° 32' 34"E
C18	23.79'	48.50'	028°06'08"	23.55'	N76° 28' 41"E
C21	25.99'	48.50'	030°42'23"	25.68'	N27° 53' 35"E

NOTE:
 PUBLIC IMPROVEMENTS ALONG FRONTAGES ARE SHOWN BASED ON SPR-0197-2021 WHICH WAS APPROVED ALONG WITH SUB-0054-2020

NOTE:
 BLOCK PERIMETER SITE IS EXEMPT FROM BLOCK PERIMETER PER 8.3.2.A.2.B AS SITE IS LESS THAN 3 ACRES FOR R-10 ZONING & LESS THAN 5 ACRES FOR NX ZONING.

LOT AREA CHART

LOT NUMBER	AREA (S.F.)	AREA (AC)
1	3,331	0.0765
2	2,829	0.0649
3	5,989	0.1375
4	4,271	0.0980
5	1,863	0.0428
6	1,960	0.0450
7	1,960	0.0450
8	2,459	0.0565
9	17,494	0.4016
TOTAL 1-9	42,156	0.9678
10	45,349	1.0411
11	21,064	0.4836
12	17,236	0.3957
TOTAL 1-12	125,806	2.8881

AREA IN RW DEDICATION

RIGHT-OF-WAY DEDICATION 784 S.F. - 0.02 AC.

AREA IN LOTS

LOTS 1-9 42,156 S.F. - 0.97 AC.
 OPEN LOTS 10-12 83,650 S.F. - 1.92 AC.
 TOTAL ALL LOTS 125,806 S.F. - 2.89 AC.

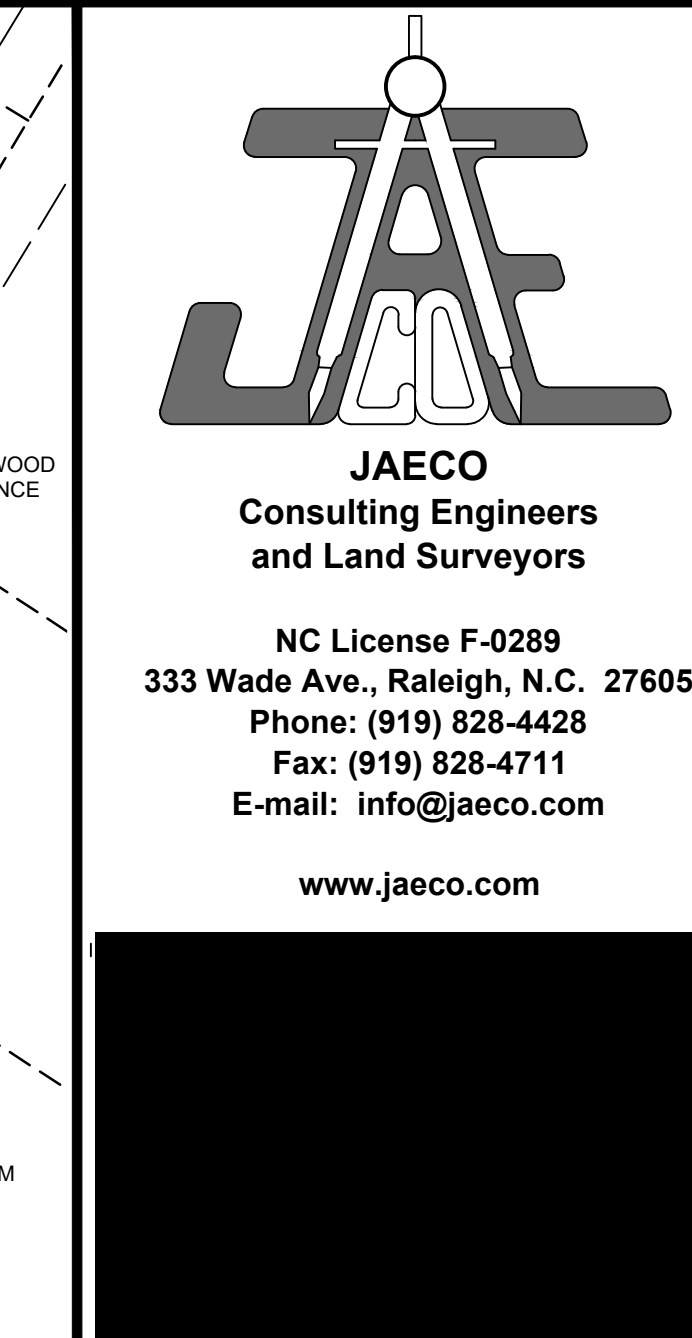
AMENITY AREA / OPEN SPACE

LOTS 1-9 REQUIRED 4,216 S.F. - 0.10 AC. (10%)
 LOTS 1-9 PROVIDED 4,791 S.F. - 0.11 AC. (11.4%)

IMPERVIOUS AREA CALCULATION

EXISTING (ALLOCATION FROM SUB-0054-2020) - 1.26 AC.
 PROPOSED LOTS 1-9 0.70 AC.

PROPOSED OPEN LOT 10 0.87 AC.
PROPOSED OPEN LOT 11 0.41 AC.
PROPOSED OPEN LOT 12 0.31 AC.
PROPOSED TOTAL 2.29 AC.



LOT 3
BUDLEIGH EAST

BEACON STREET
BUDLEIGH LLC

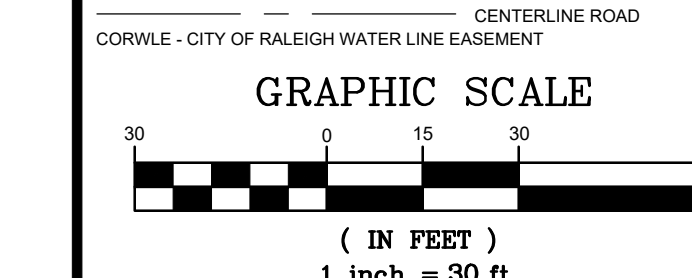
LEGEND

AC	ACREAGE	HW	HEADWALL
BM	BOOK OF MAPS	INV	INVERT
BO	BLOWOFF	IPS	IRON PIPE SET
BW	BOTTOM OF WALL	JBS	JUNCTION BOX
CB	CATCH BASIN	MH	MANHOLE
CB	CATCH BASIN	MIN	MINIMUM
CB	CATCH BASIN	NF	NOT FORMERLY
CM	CORRUGATED METAL	PG	PAGE
CO	CONCRETE	PVC	POLYVINYL CHLORIDE PIPE
CO	CONCRETE	RC	REINFORCED CONC. PIPE
DB	DEED BOOK	RPDA	REDUCED PRESSURE DETECTOR ASSEMBLY
DOVA	DOUBLE CHECK VALVE	RPZ	REDUCED PRESSURE ZONE
D1	DUCTILE IRON	RF	RIGHT-OF-WAY
DI	DROP INLET	SF	SQUARE FEET
EIP	EXISTING IRON PIPE	SS	SANITARY SEWER
ELEV	ELEVATION	SS	SPACES
EOP	EDGE OF PAVEMENT	TCA	TREE CONSERVATION AREA
ESMT	EASEMENT	TC	TOP OF CURB
EX	EXISTING	TW	TOP OF WALL
FDC	FIRE DEPARTMENT CONNECTION	TSP	TERRA COTTA PIPE
FES	FLARED END SECTION	TW	TRAFFIC SIGNAL
FFE	FINISHED FLOOR ELEVATION	TYP	TYPICAL
FL	FIRE LINE	WL	WATER LINE
HB	HANDICAP BOTTOM	WM	WATER METER
HC	HANDICAP	WS	WATER SERVICE
HT	HANDICAP TOP	WW	WATER VALVE
		YI	YARD INLET

EX POWER POLE
 NEW WATER VALVE
 NEW WATER REDUCER
 NEW FIRE HYDRANT
 NEW FIRE HYDRANT
 NEW WATER METER
 NEW WATER METER
 NEW SEWER MANHOLE
 EX SEWER CLEANOUT
 EX STORM CATCH BASIN
 EX STORM DRAIN INLET
 EX FLARED END SECTION
 EX LIGHT POLE

PROPERTY LINE
 RIGHT-OF-WAY LINE
 LOT LINE
 EASEMENT LINE
 EXISTING WATER LINE
 EXISTING SANITARY SEWER
 EXISTING STORM DRAINAGE
 NEW WATER LINE
 NEW SANITARY SEWER
 NEW STORM DRAINAGE
 EXISTING CONTOUR LINE
 NEW CONTOUR LINE
 BUILDING SETBACK LINE
 EX OVERHEAD ELECTRIC CENTERLINE ROAD

CORWLE - CITY OF RALEIGH WATER LINE EASEMENT



Revisions

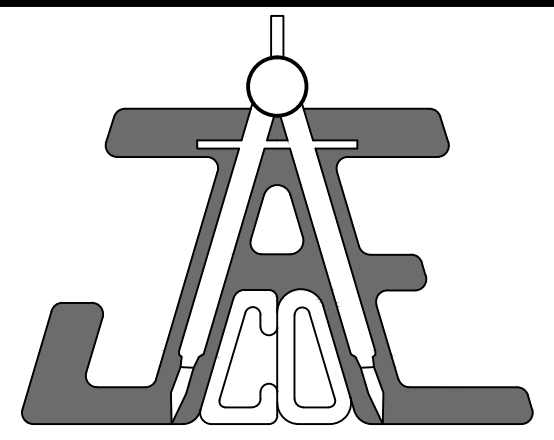
Number	Description	Date
1	CITY OF RALEIGH REVIEW COMMENTS	10/19/22
2	CITY OF RALEIGH REVIEW COMMENTS	11/08/22
3	REV LOT 10-12 BOUNDARIES	03/28/23

Drawing Scale 1" = 30'
 Drawn By BF
 Checked By JAE, JR.
 Date Issued 09/12/22

CE-1

FOR REFERENCE ONLY
THIS SHEET FROM
SUB-0062-2022(REV)

LOTS 1-9 (TOWNHOUSE LOTS)
MAXIMUM DENSITY 1/3000SF (2.2.3.A.1) : 14 UNITS
PROPOSED DENSITY: 8 UNITS / 0.9678 AC. = 8.3 DU / AC.



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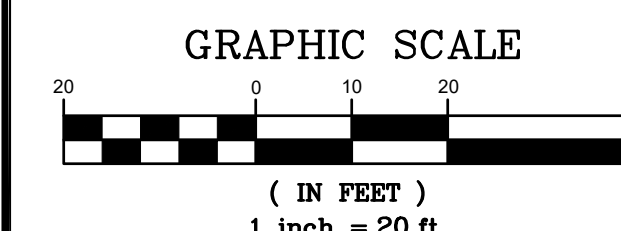
Project
LOT 12
BUDLEIGH EAST

Client
BEACON STREET
BUDLEIGH LLC

LEGEND

AC	ACREAGE	HW	HEADWALL
BM	BOOK OF MAPS	INV	INVERT
BO	BLOWOFF	IPS	IRON PIPE SET
BW	BOTTOM OF WALL	JB	JUNCTION BOX
CB	CATCH BASIN	MH	MANHOLE
CB	CATCH BASIN	MIN.	MINIMUM
CMP	CORRUGATED METAL PIPE	NF	NOW OR FORMERLY
CO	CONCRETE	PG	PAGE
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CO	CONCRETE	RCP	REINFORCED CONC. PIPE
DB	DEED BOOK	RPDA	REDUCED PRESSURE DETECTOR ASSEMBLY
DCVA	DOUBLE CHECK VALVE	RPZ	REDUCED PRESSURE ZONE
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DI	DROP INLET	S.F.	SQUARE FEET
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ELEV.	ELEVATION	SS	SANITARY SEWER
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HC	HANDICAP	WW	WATER VALVE
HT	HANDICAP TOP	YI	YARD INLET

CONCRETE	NEW WATER VALVE
EX. WATER VALVE	NEW WATER REDUCER
EX. FIRE HYDRANT	NEW FIRE HYDRANT
EX. WATER METER	NEW WATER METER
EX. SEWER MANHOLE	NEW SEWER MANHOLE
EX. SEWER CLEANOUT	NEW SEWER CLEANOUT
EX. STORM CATCH BASIN	NEW STORM CATCH BASIN
EX. STORM DROP INLET	NEW STORM DROP INLET
EX. FLARED END SECTION	NEW STORM DROP INLET
EX. LIGHT POLE	NEW FLARED END SECTION



Drawing Title
EXISTING
CONDITIONS PLAN

Revisions

Number	Description	Date

Drawing Scale 1" = 20'
 Drawn By BF
 Checked By JAE, JR.
 Date Issued XXXX/22 of

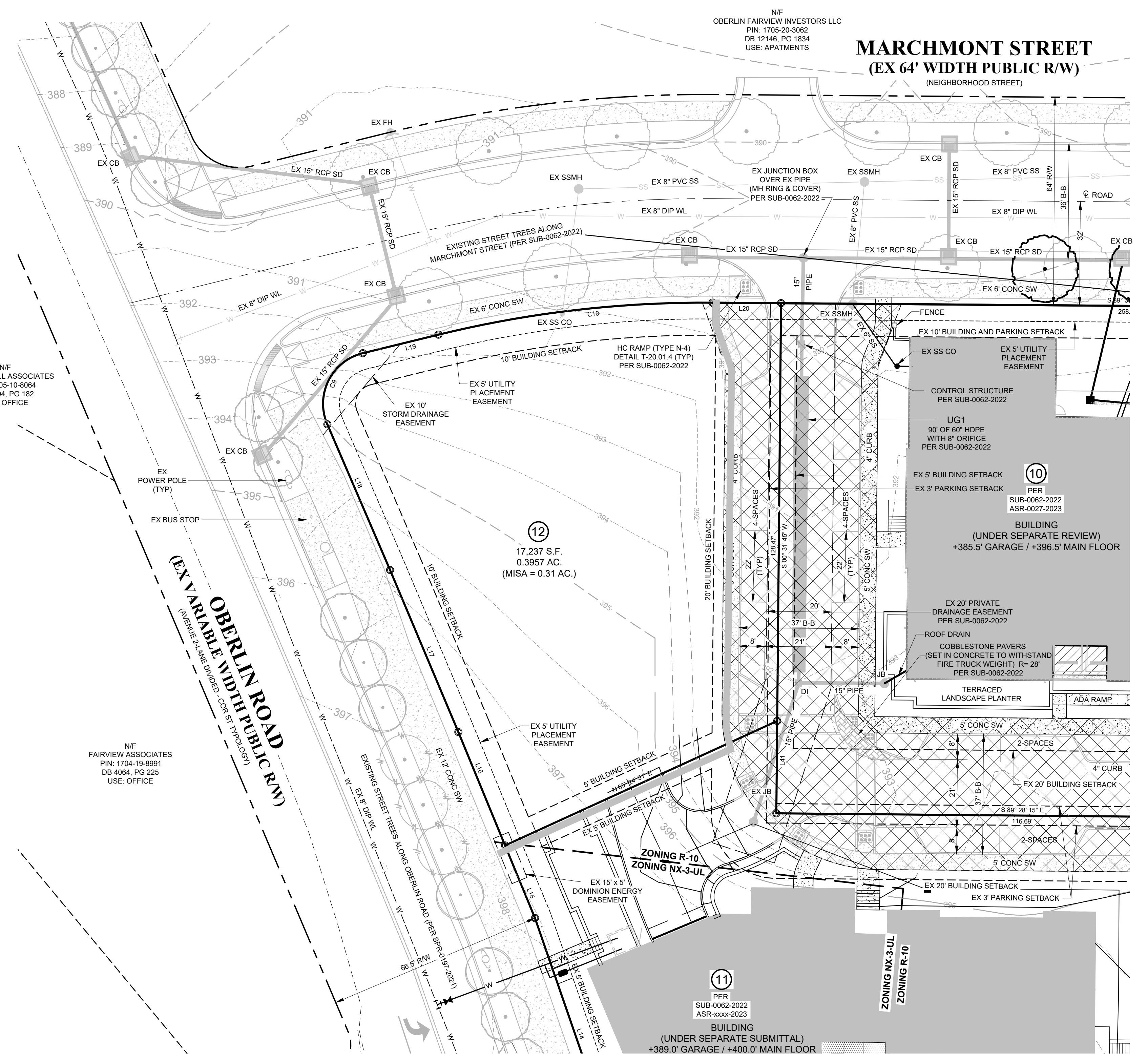
SITE DATA

OWNER: BEACON STREET BUDLEIGH LLC
 PO BOX 6474
 RALEIGH, NC 27628-6474

ADDRESS: 2550 OBERLIN ROAD
 RALEIGH, NC 27608

PIN: 1704-29-3852
 AREA: 126,592 S.F. (2.9061 AC.)
 ZONING: R-10 & NX-3-JUL
 CURRENT LAND USE: VACANT

REFERENCE: DB 18959, PG 2149
 BM 2022, PG 386
 WAKE COUNTY REGISTRY



BOUNDARY LINE TABLE

LINE #	LENGTH	DIRECTION
L1	12.11'	S40° 00' 48"W
L2	6.60'	N84° 11' 27"W
L3	28.39'	N86° 31' 50"W
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L21	10.08'	S00° 31' 45"W
L22	16.05'	S40° 00' 48"W
L23	35.00'	S89° 28' 15"E
L24	30.00'	S89° 28' 15"E
L25	10.49'	S89° 28' 15"E
L26	69.30'	S45° 14' 43"E
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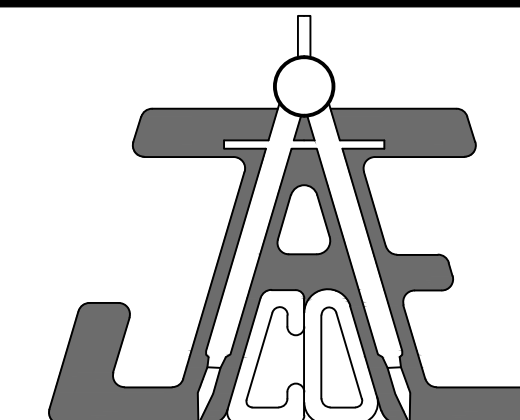
BOUNDARY LINE TABLE

LINE #	LENGTH	DIRECTION
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BOUNDARY CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C8	38.00'	31.00'	070°13'56"	35.66'	N54° 10' 20"W
C9	27.79'	16.00'	099°31'37"	24.43'	N26° 28' 08"E
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C11	6.18'	11.00'	032°11'23"	6.10'	S73° 27' 36"E
C12	20.65'	40.00'	029°35'02"	20.42'	S72° 09' 26"E
C13	32.89'	40.00'	047°06'53"	31.97'	N69° 29' 37"E
C14	5.70'	11.00'	029°42'08"	5.64'	N60° 47' 14"E
C15	46.36'	180.00'	014°45'22"	46.23'	N68° 15' 37"E
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C18	23.79'	48.50'	028°06'08"	23.55'	N76° 28' 41"E
C21	25.99'	48.50'	030°42'23"	25.68'	N27° 53' 35"E

- PROPOSED PROJECT LIMITS (ACCESS DRIVE WITH SUB-0062-2022)
- PROPOSED BUILDING
- PROPOSED CONCRETE
- PROPOSED AMENITY AREA
- EXISTING COBBLESTONE PAVERS
- EXISTING PUBLIC ACCESS EASEMENT
- EXISTING AMENITY AREA
- EXISTING TERRACE



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**LOT 12
BUDLEIGH EAST**

Client
**BEACON STREET
BUDLEIGH LLC**

LEGEND

AC	ACREAGE	HW	HEADWALL
BM	BOOK OF MAPS	INV	INVERT
BO	BLOWOFF	IP	IRON PIPE SET
BW	BOTTOM OF WALL	JBS	JUNCTION BOX
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ESMT	EASEMENT	TCA	TOP OF CURB
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FL	FIRE LINE	WL	WATER LINE
HB	HANDICAP BOTTOM	WM	WATER METER
HC	HANDICAP	WS	WATER SERVICE
HT	HANDICAP TOP	WV	WATER VALVE
		YI	YARD INLET

**DENSITY CALCULATION - LOT 12
FREQUENT TRANSIT OPTION**

TOTAL ACREAGE: 17,237 S.F. (0.3957 AC.)

MAXIMUM DENSITY ON R-10: 21.54 UNITS (1DU / 800 SF)
PROPOSED DENSITY ON R-10: 12 UNITS (1DU / 1,436SF)

TOTAL PROPOSED RESIDENTIAL UNITS FOR LOT 12: 12 UNITS
NO AFFORDABLE UNITS REQUIRED

VEHICLE PARKING SUMMARY

PROPOSED 12 2-BR UNITS 2.25 SP PER UNIT MAX = 27 SPACES

MAXIMUM ALLOWED PARKING = 27 SPACES

TOTAL PARKING PROVIDED IN GARAGE..... 22 SPACES
(INCLUDES) 1 ADA SPACE (VAN)

SHARED PARKING PROVIDED FOR SUB-0062-2022..... 4 SPACES
PARKING IN PUBLIC ACCESS EASEMENT

BICYCLE PARKING SUMMARY

SHORT-TERM (MIN) 1 PER 20 UNITS MIN 4 = 4 SPACES (12 UNITS)
LONG-TERM (MIN) 1 PER 7 BR = 3 SPACES (24 BEDROOMS)

TOTAL BICYCLE PARKING PROVIDED (ALL IN GARAGE)
SHORT-TERM - 4 SPACES
LONG-TERM - 4 SPACES

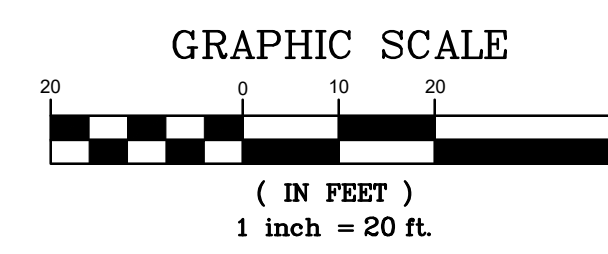
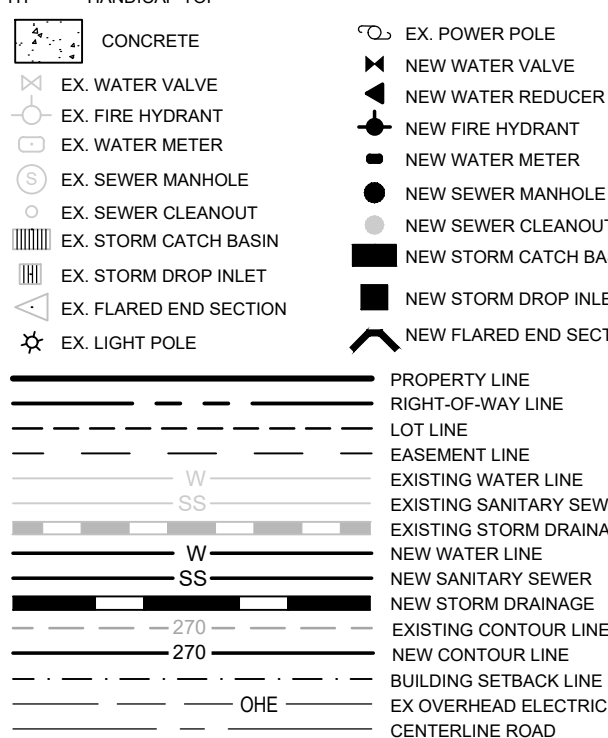
AMENITY AREA CALCULATION - LOT 12

GROSS AREA 17,237 S.F. (0.3957 AC.)
NET AREA 17,237 S.F. (0.3957 AC.)
REQUIRED AREA (10%) 1,724 S.F. (0.0396 AC.)
REQUIRED ADA ACCESSIBLE (50% OF REQ'D)..... 862 S.F. (0.0198 AC.)
PROVIDED AREA (11.7%) 2,031 S.F. (0.0466 AC.)
PROVIDED ADA ACCESSIBLE AREA 2,031 S.F. (0.0466 AC.)

SOLID WASTE SERVICES

DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.

PRIVATE SERVICE TO BE PROVIDED.



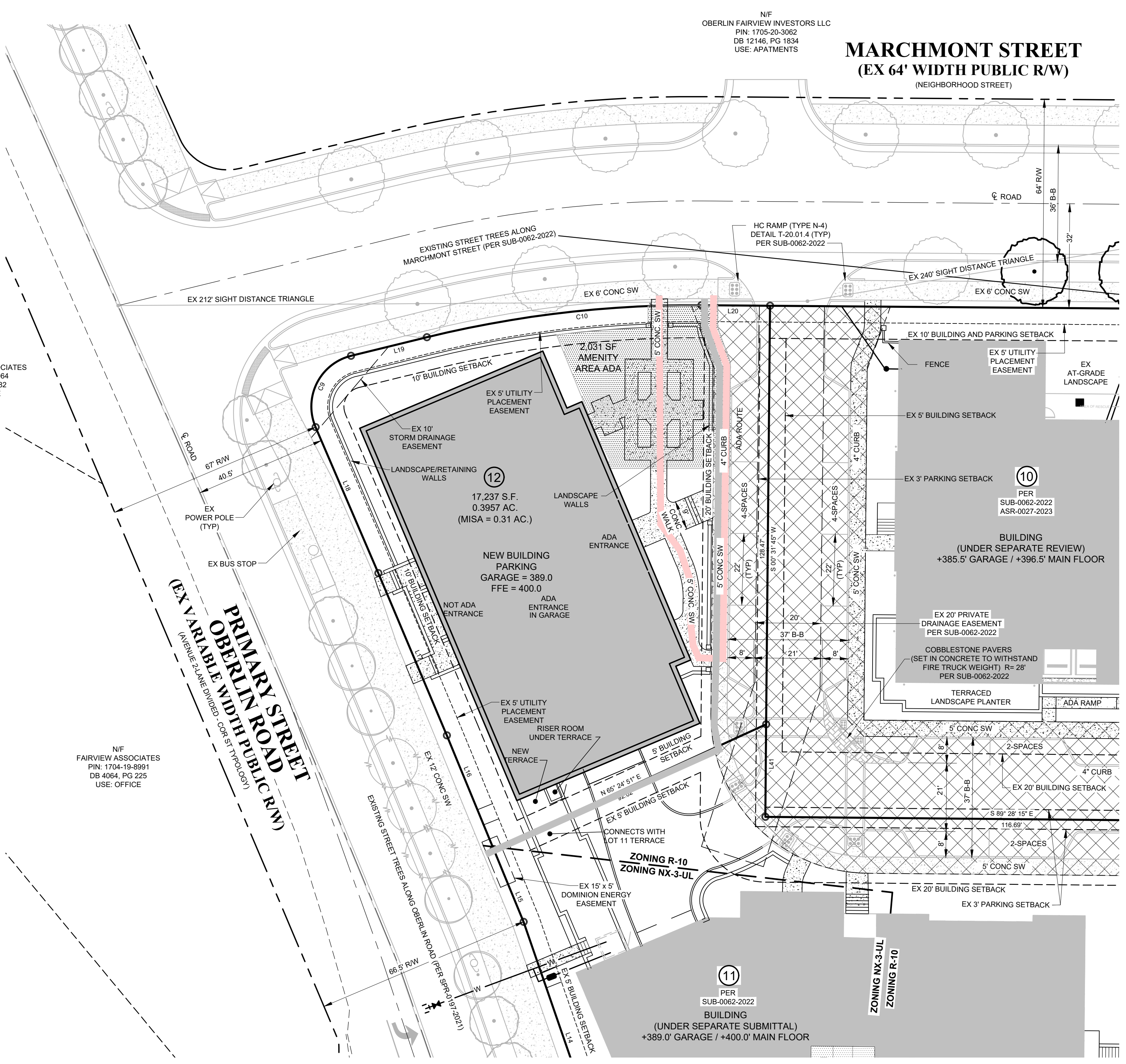
SITE PLAN

Revisions

Number	Description	Date

Drawing Scale 1" = 20'
Drawn By BF
Checked By JAE, JR.
Date Issued XXXX/22 of

MARCHMONT STREET
(EX 64' WIDTH PUBLIC R/W)
(NEIGHBORHOOD STREET)



- PROPOSED PROJECT LIMITS (ACCESS DRIVE WITH SUB-0062-2022)
- PROPOSED BUILDING
- PROPOSED CONCRETE
- PROPOSED AMENITY AREA
- EXISTING COBBLESTONE PAVERS
- EXISTING PUBLIC ACCESS EASEMENT
- EXISTING AMENITY AREA
- EXISTING TERRACE

NOTE:
PUBLIC IMPROVEMENTS ALONG FRONTAGES ARE SHOWN BASED ON SPR-0197-2021 WHICH WAS APPROVED ALONG WITH SUB-0054-2020

BLOCK PERIMETER
SITE IS EXEMPT FROM BLOCK PERIMETER PER 8.3.2.A.2.B AS SITE IS LESS THAN 3 ACRES FOR R-10 ZONING & LESS THAN 5 ACRES FOR NX ZONING.

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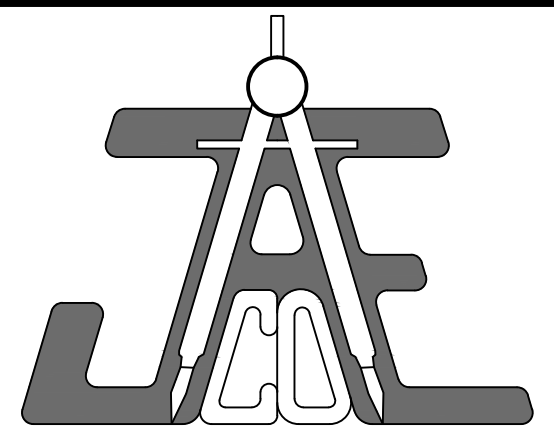
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LOT 12 BUDLEIGH EAST

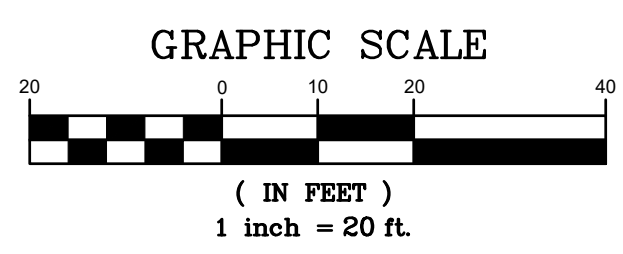
Client
**BEACON STREET
BUDLEIGH LLC**

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EX. SEWER CLEANOUT	NEW SEWER CLEANOUT	NEW SEWER MANHOLE
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EASEMENT LINE	LOT LINE
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EXISTING STORM DRAINAGE	NEW WATER LINE
NEW WATER LINE	NEW SANITARY SEWER
NEW STORM DRAINAGE	NEW STORM DRAINAGE
EXISTING CONTOUR LINE	NEW CONTOUR LINE
BUILDING SETBACK LINE	EX. OVERHEAD ELECTRIC
CENTERLINE ROAD	



SITE PLAN PARKING LEVEL

Revisions

Number	Description	Date

Drawing Scale 1" = 20'
 Drawn By BF
 Checked By JAE, JR.
 Date Issued XXXX/22

CE-4

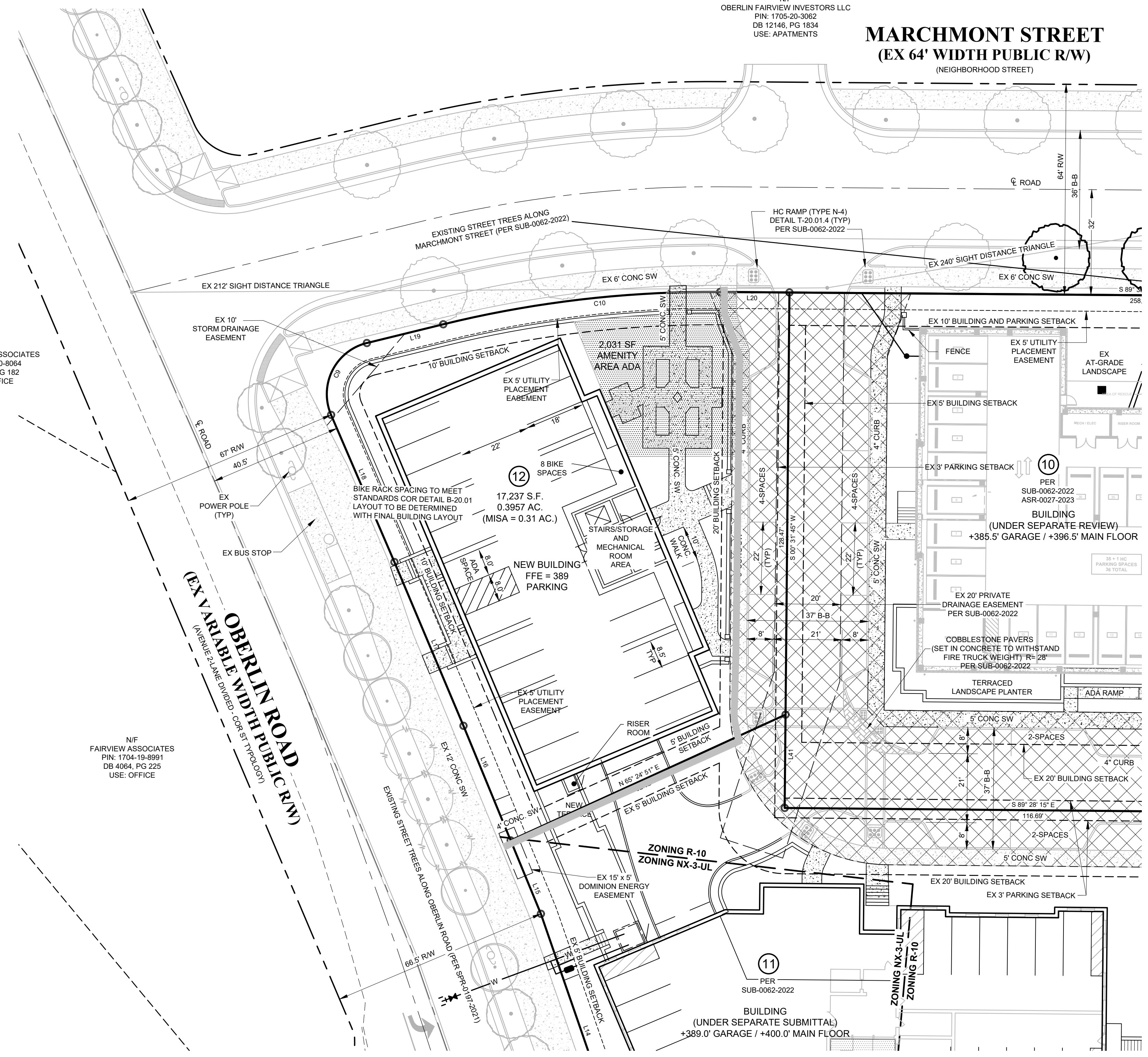
NF
 OBERLIN FAIRVIEW INVESTORS LLC
 PIN: 1705-20-3062
 DB 12146, PG 1834
 USE: APARTMENTS

MARCHMONT STREET (EX 64' WIDTH PUBLIC R/W)

(NEIGHBORHOOD STREET)

NF
 AUTUMN HILL ASSOCIATES
 PIN: 1705-10-8064
 DB 3404, PG 182
 USE: OFFICE

NF
 FAIRVIEW ASSOCIATES
 PIN: 1704-19-8991
 DB 4064, PG 225
 USE: OFFICE



BOUNDARY LINE TABLE

LINE #	LENGTH	DIRECTION
L1	12.11'	S40° 00' 48"W
L2	6.60'	N84° 11' 27"W
L3	28.39'	N86° 31' 50"W
L4	2.40'	N88° 26' 40"W
L5	30.00'	N88° 26' 40"W
L6	7.68'	N88° 26' 40"W
L7	27.32'	N88° 57' 09"W
L8	12.64'	N88° 57' 09"W
L9	32.54'	N89° 28' 15"W
L10	23.50'	N00° 31' 45"E
L11	42.85'	N89° 18' 15"W
L12	43.71'	N89° 44' 41"W
L13	43.24'	N89° 17' 18"W
L14	61.87'	N19° 03' 22"W
L15	24.15'	N22° 23' 00"W
L16	37.74'	N22° 23' 00"W
L17	54.06'	N22° 52' 01"W

BOUNDARY LINE TABLE

LINE #	LENGTH	DIRECTION
L18	48.76'	N23° 17' 40"W
L19	23.96'	N76° 13' 57"E
L20	21.07'	S89° 33' 18"E
L21	10.08'	N57° 08' 57"W
L22	16.05'	S40° 00' 48"W
L23	35.00'	S89° 28' 15"E
L24	30.00'	S89° 28' 15"E
L25	10.49'	S89° 28' 15"E
L26	69.30'	S45° 14' 43"E
L27	24.80'	N73° 51' 31"E
L28	17.08'	S89° 28' 15"E
L29	31.08'	S76° 14' 27"E
L30	95.90'	N00° 30' 41"E
L31	95.37'	N00° 30' 41"E
L32	4.06'	S89° 28' 15"E
L33	5.50'	N00° 31' 45"E
L34	25.00'	N00° 31' 45"E

BOUNDARY LINE TABLE

LINE #	LENGTH	DIRECTION
L35	26.00'	N00° 31' 45"E
L36	71.09'	S89° 28' 15"E
L37	26.00'	S00° 31' 45"W
L38	25.00'	S00° 31' 45"W
L39	21.20'	S89° 28' 15"E
L40	10.95'	N89° 28' 15"W
L41	28.39'	S00° 31' 45"W
L42	65.70'	N45° 14' 43"W
L43	71.09'	S89° 28' 15"E
L44	71.09'	S89° 28' 15"E
L45	71.09'	S89° 28' 15"E
L46	26.00'	N00° 31' 45"E
L47	30.00'	N00° 31' 45"E
L48	30.00'	S00° 31' 45"W
L49	26.00'	S00° 31' 45"W
L50	71.09'	N89° 28' 15"W
L51	71.09'	S89° 28' 15"E

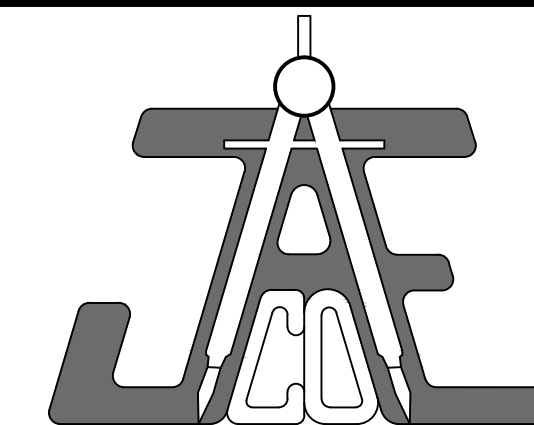
BOUNDARY CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C8	38.00'	31.00'	070°13'56"	35.66'	N54° 10' 20"W
C9	27.79'	16.00'	099°31'37"	24.43'	N26° 28' 08"E
C10	85.08'	343.00'	014°12'46"	84.87'	N83° 20' 19"E
C11	6.18'	11.00'	032°11'23"	6.10'	S73° 27' 36"E
C12	20.65'	40.00'	029°35'02"	20.42'	S72° 09' 26"E
C13	32.89'	40.00'	047°06'53"	31.97'	N69° 29' 37"E
C14	5.70'	11.00'	029°42'08"	5.64'	N80° 47' 14"E
C15	46.36'	180.00'	014°45'22"	46.23'	N68° 15' 37"E
C16	39.27'	25.00'	090°00'00"	35.36'	N45° 31' 45"E
C18	23.79'	48.50'	028°06'08"	23.55'	N76° 28' 41"E
C21	25.99'	48.50'	030°42'23"	25.68'	N27° 53' 35"E

- PROPOSED PROJECT LIMITS (ACCESS DRIVE WITH SUB-0062-2022)
- PROPOSED BUILDING
- PROPOSED CONCRETE
- PROPOSED AMENITY AREA
- EXISTING COBBLESTONE PAVERS
- EXISTING PUBLIC ACCESS EASEMENT
- EXISTING AMENITY AREA
- EXISTING TERRACE

NOTE:
 PUBLIC IMPROVEMENTS ALONG FRONTAGES ARE SHOWN BASED ON SPR-0197-2021 WHICH WAS APPROVED ALONG WITH SUB-0054-2020

BLOCK PERIMETER
 SITE IS EXEMPT FROM BLOCK PERIMETER PER 8.3.2.A.2.B AS SITE IS LESS THAN 3 ACRES FOR R-10 ZONING & LESS THAN 5 ACRES FOR NX ZONING.



JAECO
Consulting Engineers
and Land Surveyors

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333 Wade Ave., Raleigh, N.C. 27605
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Fax: (919) 828-4711
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www.jaeco.com

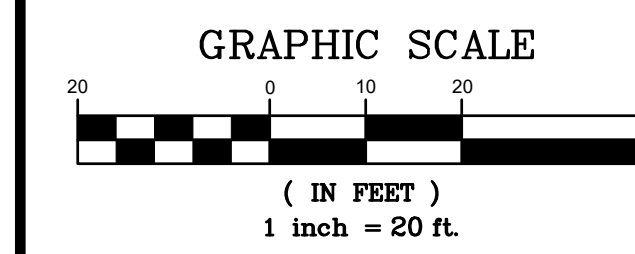


Project
**LOT 12
BUDLEIGH EAST**

Client
**BEACON STREET
BUDLEIGH LLC**

LEGEND

AC	ACREAGE	HW	HEADWALL
BM	BOOK OF MAPS	INV	INVERT
BO	BLOWOFF	IPS	IRON PIPE SET
BW	BOTTOM OF WALL	JB	JUNCTION BOX
CG	CURB AND GUTTER	JH	MANHOLE
CB	CATCH BASIN	MN	MINIMUM
CM	CORRUGATED METAL	NF	NOW OR FORMERLY
CO	SEWER CLEANOUT	PG	PAGE
CONC	CONCRETE	PVC	POLYVINYL CHLORIDE PIPE
DB	DEED BOOK	RCP	REINFORCED CONC. PIPE
DOVA	DOUBLE CHECK VALVE	RPDA	REDUCED PRESSURE DETECTOR ASSEMBLY
DI	DUCTILE IRON	RPZ	REDUCED PRESSURE ZONE
DI	DROP INLET	RW	RIGHT-OF-WAY
ELEV	ELEVATION	S.F.	SQUARE FEET
EIP	EXISTING IRON PIPE	SP	SPACES
ES	EXISTING	SS	SANITARY SEWER
EOP	EDGE OF PAVEMENT	SW	SIDEWALK
ESMT	EASEMENT	TC	TOP OF CURB
EX	EXISTING	TCA	TREE CONSERVATION AREA
FDC	FIRE DEPARTMENT CONNECTION	TCP	TERRA COTTA PIPE
FES	FLARED END SECTION	TSP	TRAFFIC SIGNAL
FFE	FINISHED FLOOR ELEVATION	TW	TOP OF WALL
FH	FIRE HYDRANT	TYP	TYPICAL
FL	FIRE LINE	WL	WATER LINE
HB	HANDICAP BOTTOM	WM	WATER METER
HC	HANDICAP	WS	WATER SERVICE
HT	HANDICAP TOP	WW	WATER VALVE
		YI	YARD INLET



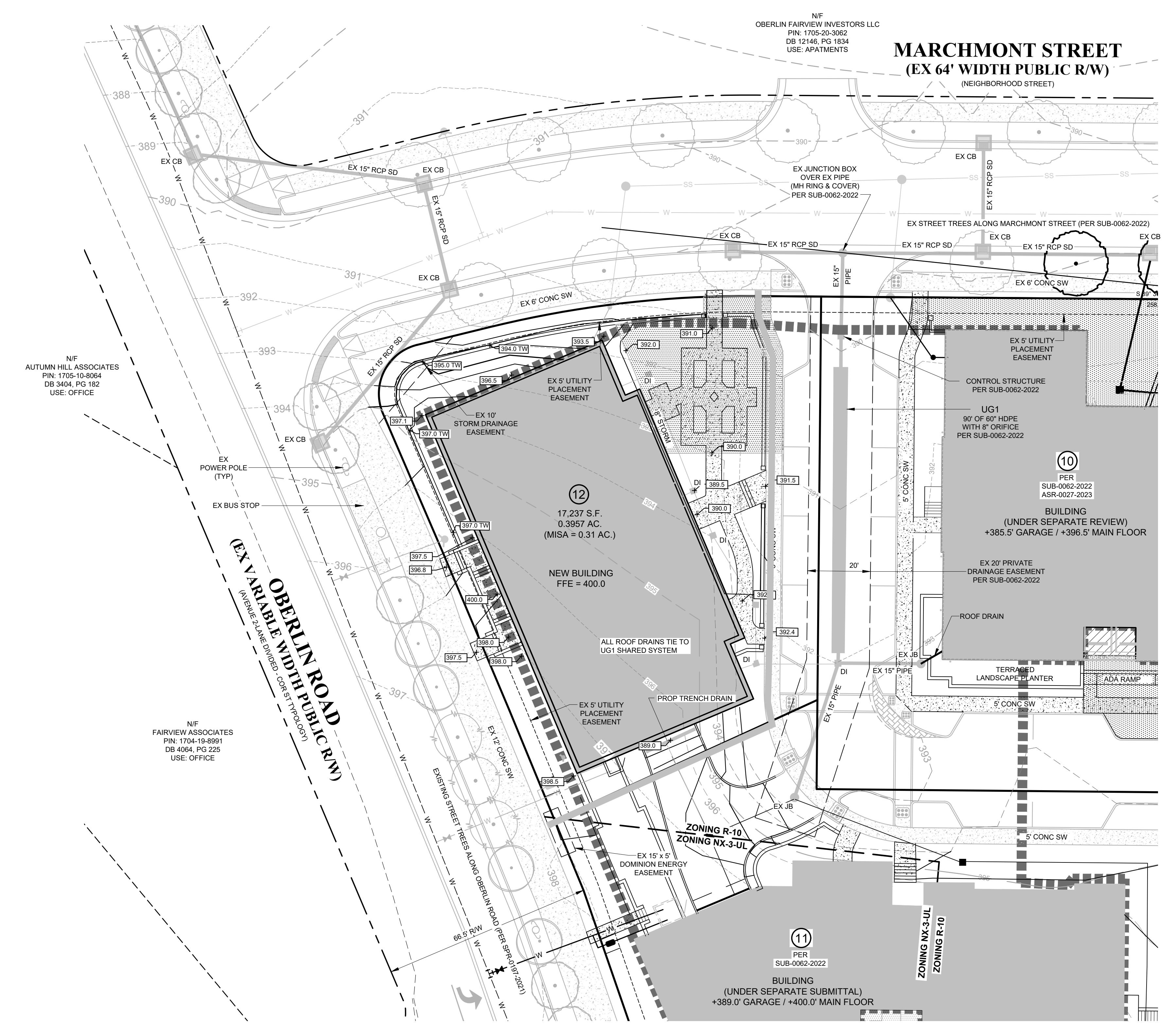
**GRADING /
STORMWATER
MANAGEMENT PLAN**

Revisions

Number	Description	Date

Drawing Scale 1" = 20'
Drawn By BF
Checked By JAE, JR.
Date Issued XXXX/22

CE-6



BUILDING ELEVATIONS				
BUILDING	PRIMARY STREET FRONT	IMPROVED GRADE		
		HIGH	LOW	AVG
Lot 12	Oberlin Rd	400.00	397.10	398.55

STORMWATER MANAGEMENT PLAN

**LOT 12 UTILIZES SHARED FACILITIES
CONSTRUCTED WITH SUB-0062-2022**

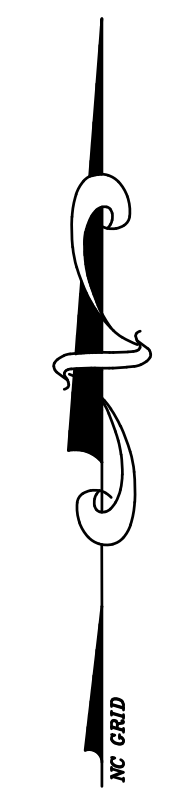
**MAXIMUM IMPERVIOUS AREA FOR LOT 12
PER SUB-0062-2022 = 0.31 AC.
PROPOSED IMPERVIOUS AREA = 0.29 AC.**

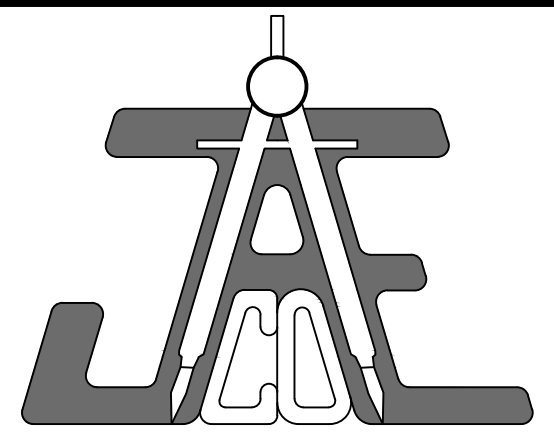
- PROPOSED PROJECT LIMITS (ACCESS DRIVE WITH SUB-0062-2022)
- PROPOSED BUILDING
- PROPOSED CONCRETE
- PROPOSED AMENITY AREA
- EXISTING COBBLESTONE PAVERS
- EXISTING PUBLIC ACCESS EASEMENT
- EXISTING AMENITY AREA
- EXISTING TERRACE

NIF
AUTUMN HILL ASSOCIATES
PIN: 1705-10-8064
DB 3404, PG 182
USE: OFFICE

NIF
FAIRVIEW ASSOCIATES
PIN: 1704-19-8991
DB 4064, PG 225
USE: OFFICE

NIF
OBERLIN FAIRVIEW INVESTORS LLC
PIN: 1705-20-3062
DB 12148, PG 1834
USE: APARTMENTS





JAECO
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and Land Surveyors

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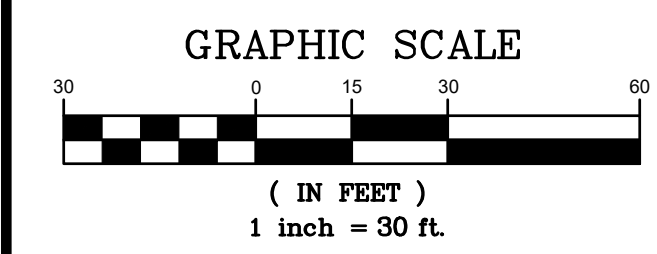
**LOT 12
BUDLEIGH EAST**

**BEACON STREET
BUDLEIGH LLC**

LEGEND

AC	ADCREAGE	HW	HEADWALL
BM	BOOK OF MAPS	INV	INVERT
BO	BOOK OF MAPS	IP	IRON PIPE SET
CB	CATCH BASIN	JB	JUNCTION BOX
CG	CURB AND GUTTER	MH	MANHOLE
CM	CORRUGATED METAL	MIN	MINIMUM
CO	CONCRETE	NF	NOT FORMERLY
DB	DEED BOOK	PG	PAGE
DCVA	DOUBLE CHECK VALVE	PVC	POLYVINYL CHLORIDE PIPE
DI	DUCTILE IRON	RC	REINFORCED CONCRETE
DI	DROP INLET	RPD	REDUCED PRESSURE DETECTOR ASSEMBLY
ELEV	ELEVATION	RPZ	REDUCED PRESSURE ZONE
EOP	EDGE OF PAVEMENT	RW	RIGHT-OF-WAY
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EX	EXISTING	SP	SPACES
FDC	FIRE DEPARTMENT CONNECTION	SS	SANITARY SEWER
FES	FLARED END SECTION	TCA	TREE CONSERVATION AREA
FFE	FINISHED FLOOR ELEVATION	TCP	TERRA COTTA PIPE
FH	FIRE HYDRANT	TSP	TRAFFIC SIGNAL
FL	FIRE LINE	TW	TOP OF WALL
HB	HANDICAP BOTTOM	TY	TYPICAL
HC	HANDICAP	WL	WATER LINE
HT	HANDICAP TOP	WM	WATER METER
		WS	WATER SERVICE
		WV	WATER VALVE
		YI	YARD INLET

CONCRETE	NEW WATER VALVE	EX. POWER POLE
EX. WATER VALVE	NEW WATER REDUCER	
EX. FIRE HYDRANT	NEW FIRE HYDRANT	
EX. WATER METER	NEW WATER METER	
EX. SEWER MANHOLE	NEW SEWER MANHOLE	
EX. SEWER CLEANOUT	NEW SEWER CLEANOUT	
EX. STORM CATCH BASIN	NEW STORM CATCH BASIN	
EX. STORM DRAINAGE	NEW STORM DRAINAGE	
EX. FLARED END SECTION	NEW STORM DRAINAGE	
EX. LIGHT POLE	NEW FLARED END SECTION	

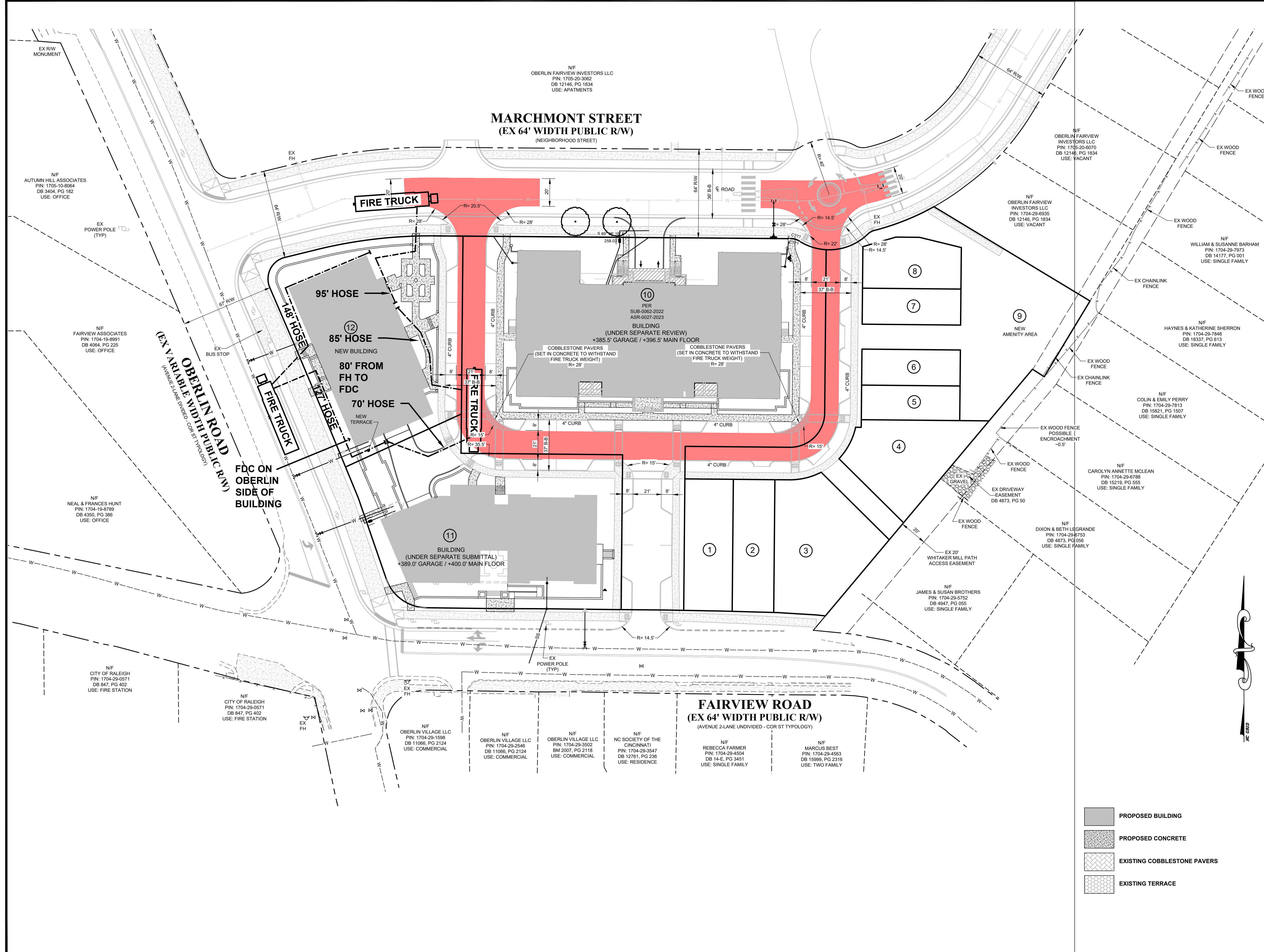


FIRE DEPARTMENT PLAN

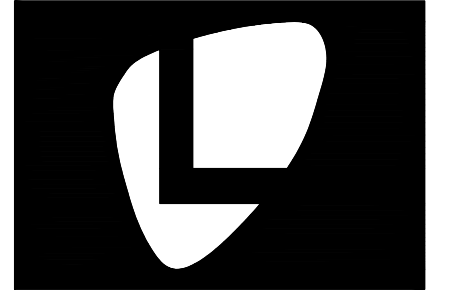
Revisions

Number	Description	Date

Drawing Scale 1" = 30'
 Drawn By BF
 Checked By JAE, JR. **CE-7**
 Date Issued XXXX/22 of



	PROPOSED BUILDING
	PROPOSED CONCRETE
	EXISTING COBBLESTONE PAVERS
	EXISTING TERRACE



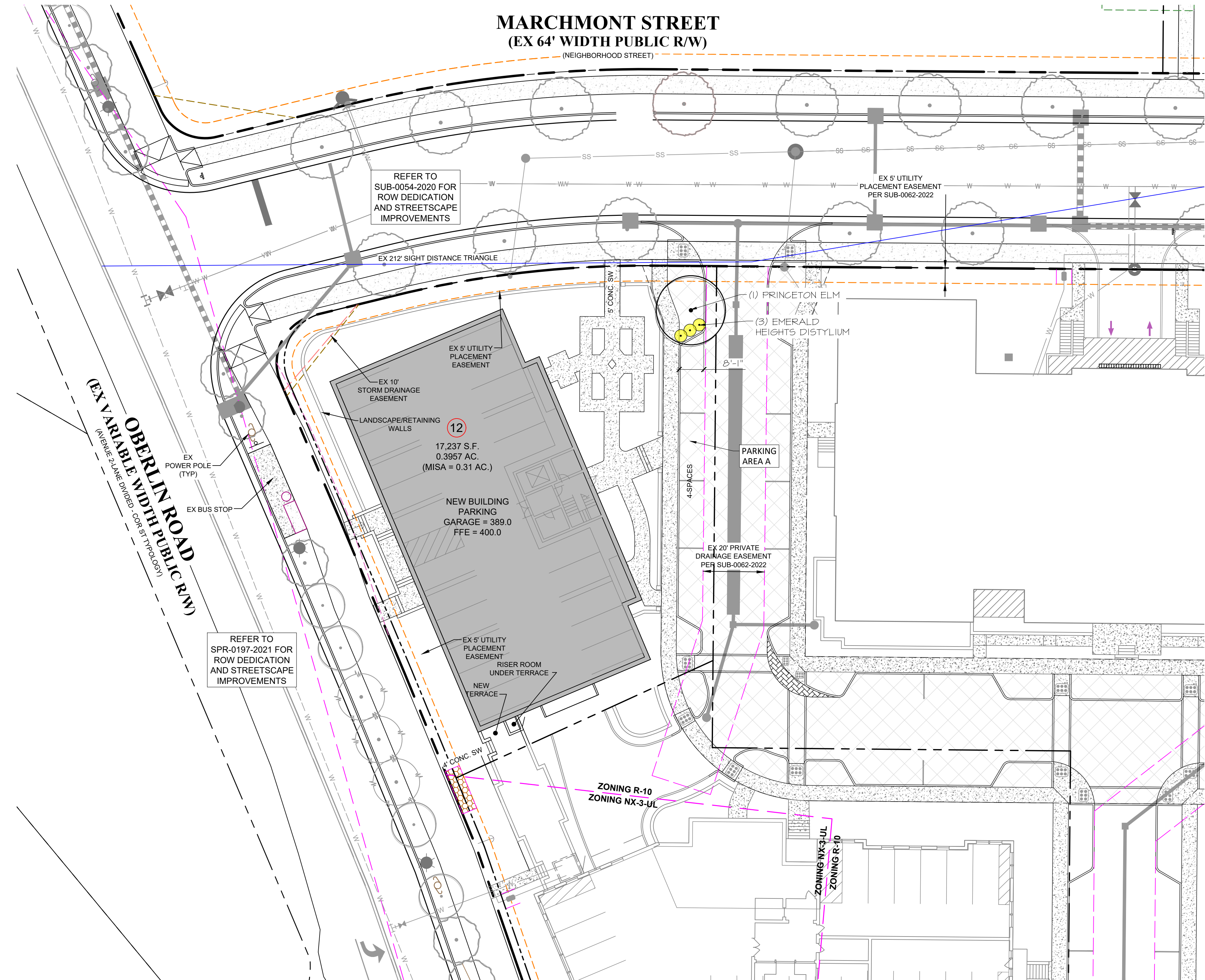
**LIGGETT
DESIGN GROUP**

LANDSCAPE ARCHITECTURE
SITE PLANNING & DESIGN

725A PETERS ROAD, RALEIGH, NC 27608
PHONE: 919.853.0303 FAX: 919.853.1116
MAIL: LIGGETTDESIGNGROUP.COM

CONSULTANTS

JOHN A. EDWARDS & CO
333 WALK AVE., RALEIGH, NC
(919) 826-4425



VEHICULAR PARKING LOT A PLANTING

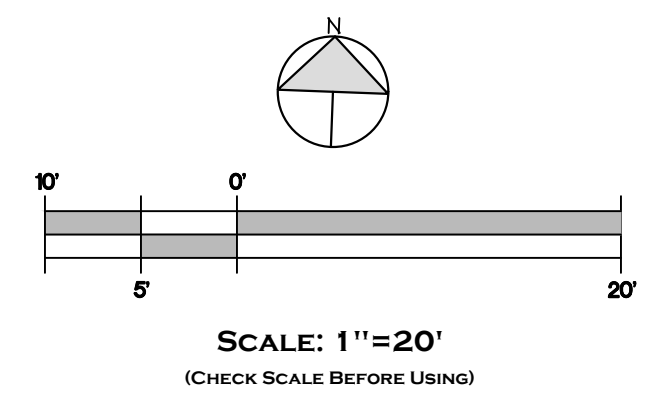
TREES
 (1) SHADE TREE/10 SPACES
 4 SPACES/10 = 0.4 TREES REQUIRED
 1 SHADE TREE PROVIDED

SHRUBS
 (30) SHRUB/100 LF
 INSTALLED SIZE: 24" TALL
 8 LF
 8/100 = .08 x 30 = 2.4 SHRUBS REQUIRED
 3 SHRUBS PROVIDED

NOTE:
 1. STREET TREES SHALL BE
 INSTALLED AND MAINTAINED
 IN ACCORDANCE WITH THE
 REQUIREMENTS OF CHAPTER
 2 OF THE CITY TREE MANUAL.

NOTE:
 SEE BUDLEIGH EAST SUBDIVISION PLANS
 (SUB-0054-2020) FOR ALL STREETScape
 IMPROVEMENTS, STREET TREE PLANTINGS AND
 DETAILS.

QUAN	LOT 12 PLANT SCHEDULE		INSTALLATION SIZE	MATURE SIZE	NOTES
	BOTANICAL NAME	COMMON NAME			
TREES AND LARGE EVERGREENS					
1	ULMUS AMERICANA 'PRINCETON'	PRINCETON ELM	3" CAL., 10' TALL, MIN.	80' TALL & 50' WIDE	VEHICULAR PARKING LOT TREE
SHRUBS					
3	DISTYLUM 'EMERALD HEIGHTS'	EMERALD HEIGHTS DISTYLUM	24" TALL, MIN.	5' TALL & 5' WIDE	FULL, MATCHING, VEHICULAR PARKING LOT SHRUBS



CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION

Plans for the proposed use have been reviewed for general compliance with applicable codes. This limited review, and authorization for construction is not to be considered to represent total compliance with all legal requirements for development and construction. The property owner, design consultants, and contractors are each responsible for compliance with all applicable City, State and Federal laws. This specific authorization below is not a permit, nor shall it be construed to permit any violation of City, State or Federal Law. All Construction must be in accordance with all Local, State, and Federal Rules and Regulations. This approval of this electronic document is only valid if the document has not been modified and the digital signature below is valid.

CITY OF RALEIGH DEVELOPMENT APPROVAL

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**BUDLEIGH EAST
 BEACON STREET LOT 12**
 BEACON STREET BUDLEIGH, LLC
 2550 OBERLIN ROAD - RALEIGH, NC

ISSUED FOR: REVIEW

ISSUED DATE: 7/12/2023

REVISIONS:

NO.	ITEM	DATE

DRAWING TITLE: PLANTING PLAN

DRAWN BY: AS/RW/WAB

CHECKED BY: FL

SCALE: 1"=20'

SHEET NUMBER:

L-1
OF 2



Know what's below.
Call before you dig.

PLANTING NOTES

1. Prior to the start of any excavation for the project, the contractor shall notify NC One Call or equivalent to locate all existing utilities.
2. Contractor shall maintain or provide positive drainage away from all building foundations, structures and within planting beds.
3. Contractor shall supply all plant materials in quantities sufficient to complete all plantings shown on this drawing. Clarify any discrepancies with the Landscape Architect prior to ordering plant material.
4. All plants shall meet or exceed the minimum standards set by the U.S.D.A. for Nursery Stock, sponsored by the American Association of Nurserymen, Inc., Washington, D.C.
5. All plants shall bear the same relationship to finished grade as to the original grades before digging. The Contractor shall revise grades at a minimum of +/- 1/2" to ensure smooth transitions between planting beds and lawn areas.
6. Mulch - install 3" of shredded pine bark mulch in plant beds around buildings, patio, etc., and 3" of clean pine straw in all other natural areas with new planting and on slopes, unless otherwise noted on plans.
7. All plant materials are subject to the approval of the Landscape Architect at the nursery and at the job site.
8. Contractor is encouraged to provide the Landscape Architect with concerns and/or suggestions regarding proposed plant materials, prior to placing a purchase order for plants.
9. Contractor is responsible for verifying all quantities. Drawings symbols shall rule over plant lists if there are discrepancies between the two.
10. All trees located adjacent to walks and drives shall have 6' of clearance height to first branching.
11. All trees shall be placed a minimum of 3' from sidewalks, curbs and hardscape, and a minimum of 6' from fire hydrants and other utilities, unless otherwise noted on plans.
12. All plants shall be installed as per generally accepted planting standards.
13. All dead and/or diseased plants shall be replaced within warranty period at no charge to Owner/Client.
14. All plants and stakes shall be set plumb unless otherwise specified.
15. Refer to Existing Conditions Plan, Demo Plan and/or Planting Plan for trees/shrubs to be either removed or to remain undisturbed.
16. Landscape Architect shall select and layout all the perennial beds.
17. All planting bed edges to be smooth flowing arcs, unless otherwise specified. Bed edges shall be smooth, consistent, hand trenched 3 to 4 inches deep, and "V" shaped. All excavated material shall be removed from the bed edge and planting bed.
18. If the landscape contractor observes any deficiencies in the site conditions or which could negatively affect plant establishment, survival, or guarantee, notify the Owner and Landscape Architect prior to procurement and/or installation.
19. Any disturbed areas that are not planted or grassed as part of the landscape plan shall be restored to their previous existing condition (including raking uneven areas, seeding grassed areas and for natural areas spreading minimum 3" depth of pine straw, leaf litter or pine bark mulch per direction of Landscape Architect).

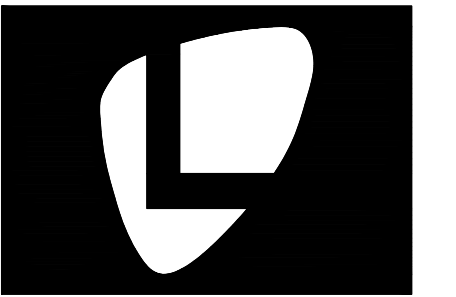
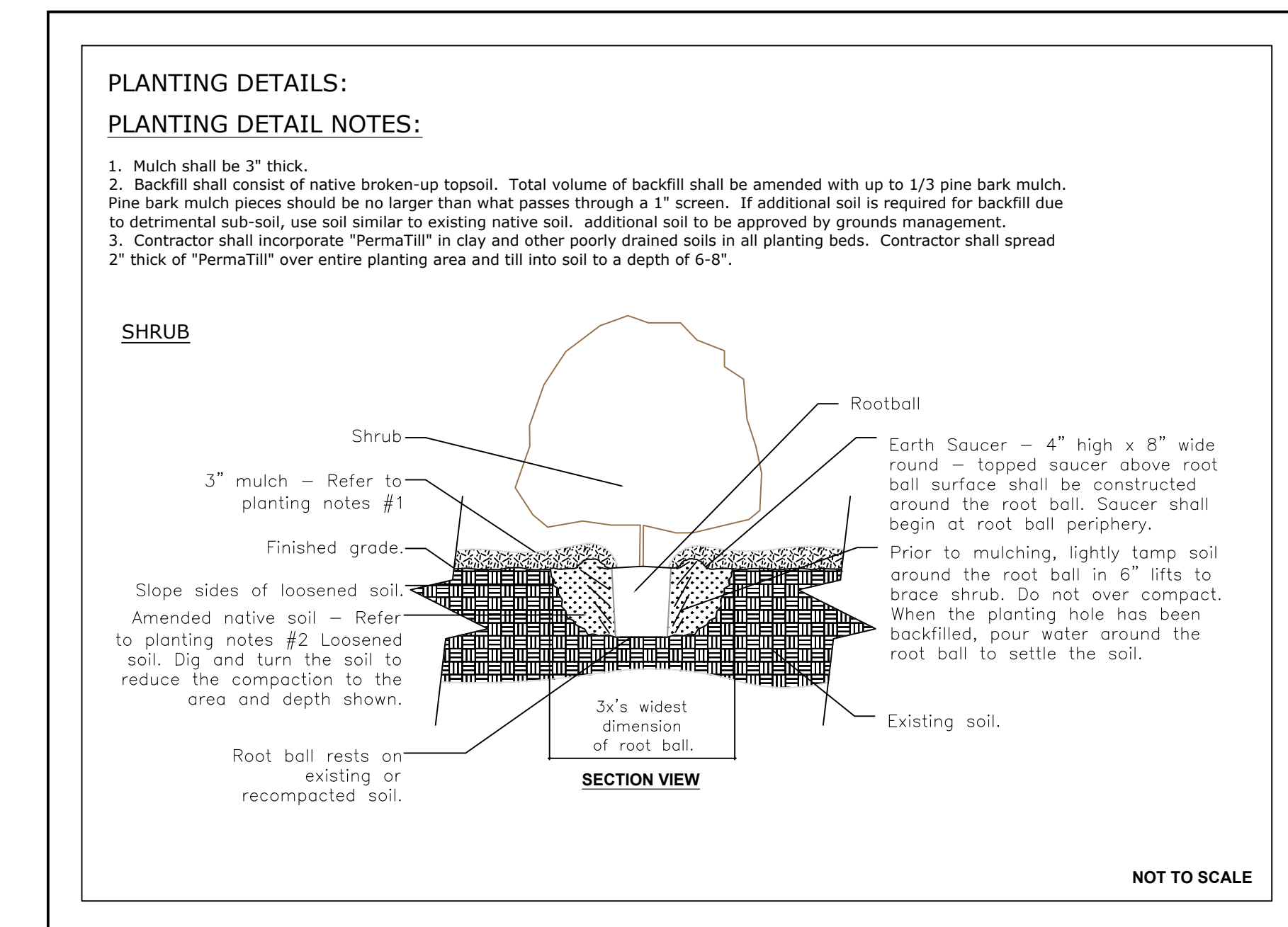
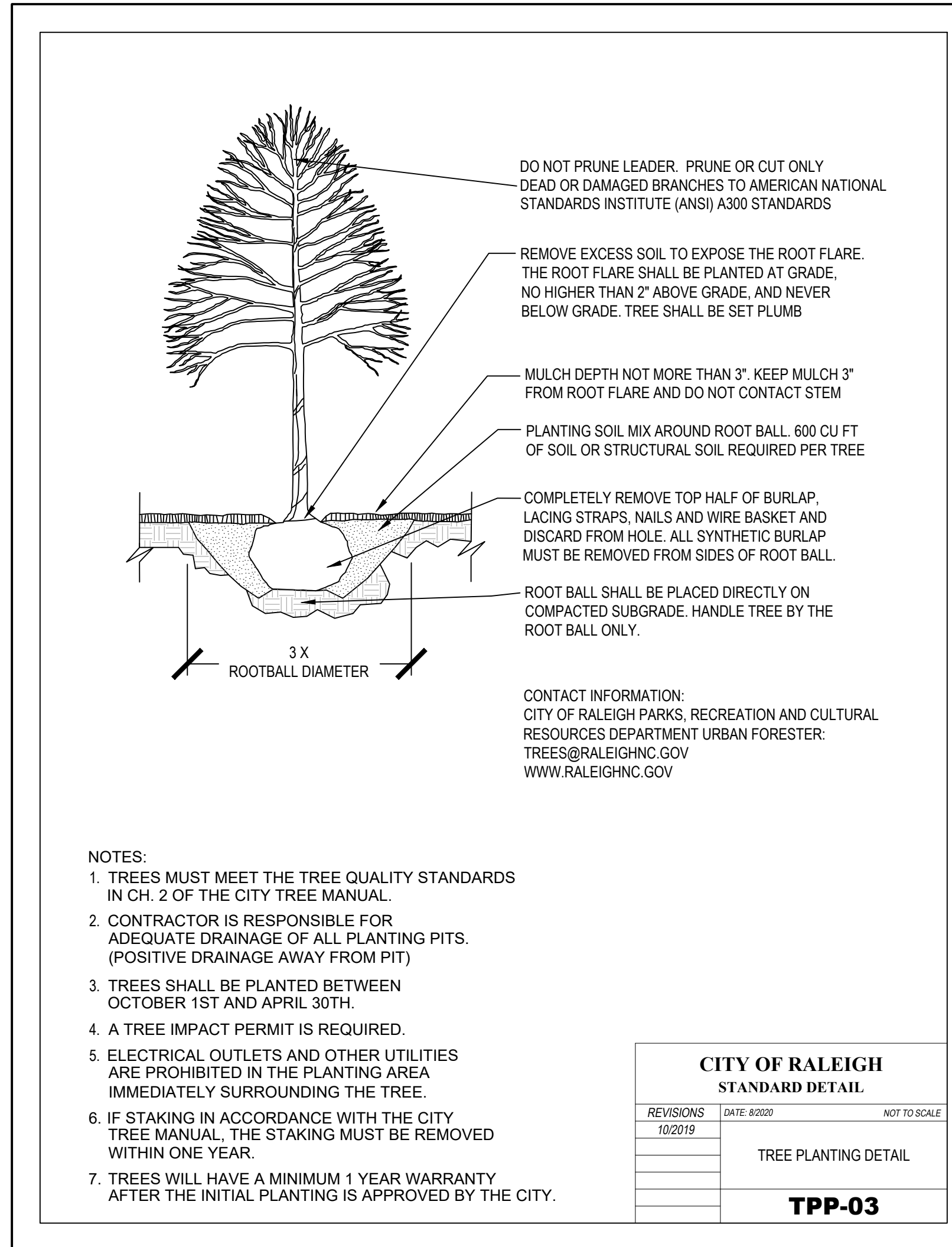
LANDSCAPE MAINTENANCE AGREEMENT

"The Owners of the Property and their Agents, Heirs or Assigns shall be responsible for the installation, preservation and maintenance of all plantings and physical features shown on this plan. The Owners shall be responsible for annual maintenance of the vegetation to include but not limited to:"

1. a. Fertilization: Zoysia lawns: Fertilize lawns twice per year (March 30 - May 15), and again (June 30 - July 31) according to soil test. Tifway 419 Bermuda lawns: fertilize lawns twice per year (March 30 - May 15), and again (June 15 - August 15) according to soil test.
1. b. Fertilization: Deciduous trees, evergreen trees and evergreen shrubs: Fertilize trees and shrubs per soil test. A deep root fertilizer shall be used for deciduous trees, evergreen trees and evergreen shrubs and applied once per year (Feb. 28 - March 30). Fertilizer shall be watered in.
1. c. Fertilization: Shrubs, groundcover and seasonal plants not listed in a (2): Fertilize shrubs, groundcover and seasonal plants per soil test. A complete controlled release fertilizer shall be used for shrubs, groundcover and seasonal plants and applied (Feb. 28 - March 30), and again in (June 15 - July 31). Fertilizer shall be spread evenly under all plants (where applicable) and watered in. **Planting areas with trees, shrubs, groundcover and seasonal plants may receive fertilization 2x/year due to the planting "arrangement", however, over-fertilization shall not be acceptable.
2. Pruning: Removal of dead or diseased wood, or removal of tree branches for sight distance/safety reasons, the Shigo standards should be adhered to. The pruning of shrubs shall be limited to the pruning necessary to maintain the natural shape of the plant except for sheared hedges and sheared upright evergreen trees.
3. Pest control: Pre-emergent weed control for lawns to be applied in Sept. - November. Tree, shrub and groundcover bed pre-emergent control to be applied in February. Chemical treatment for insect infestation and disease may be applied and shall be specific to the problem.
4. Mulching: Mulching shall be maintained at a depth of 2 - 3" in plant beds and tree saucers. As a minimum, mulch shall be reapplied at least every year during the months of February and March.
5. Mowing: Zoysia lawns shall be maintained at a height of 2" - 2 1/2" and shall be mowed approximately 60 times per year. Tifway 419 Bermuda lawns shall be maintained at a height of 2" - 2 1/2" and shall be mowed approximately 72 times per year. Grasses used for stabilization and ornamental use shall not be mowed.
6. Plant protection: Avoid excess intrusion into the root zone area of established plantings including equipment, vehicular and pedestrian traffic, construction activities and materials.
7. Watering: If an irrigation system is utilized, the system shall be regulated to provide approximately 1" of rainfall per week during the growing season.
8. Warranty: Remove/replace all dead and/or diseased plant material at each maintenance visit.

PREPARATION AND INSTALLATION FOR PLANTING SOD AREAS

1. Provide soil pH testing, adjust the pH range of soils that are unacceptable per local cooperative extension service standards. Incorporate agricultural lime, fertilizer, and superphosphate uniformly at the rate specified per soil pH testing results.
2. Site to be fine graded before permanent planting and seeding or sodding is installed.
3. Soil shall be loosened to a depth of 4-6 inches by disking, raking, roto-tilling or other acceptable means. Continue tillage until a well-pulverized, firm, reasonably uniform seedbed is prepared 4 to 6 inches deep. Chisel compacted areas and spread topsoil 3 inches deep over adverse soil conditions.
4. Rake and remove all loose rock (over 1" diameter), roots, and other obstructions leaving surface reasonably smooth. Contractor shall incorporate/till-in 50/50 soil amendment in all plant beds.
5. All sod and installation techniques shall adhere to turfgrass producers international guideline specifications, current edition.
6. Sod areas to be sodded with workable size rolls that are not broken or stretched. Sod shall be free of thatch. Sod shall be installed within 24 hours of arrival at the site.
7. Water 1 inch minimum within the first hour of sod or seed installation. Begin irrigation system during the following 3 days keeping the sodded or seeded area moist.
8. Sod shall be laid parallel to the contours and shall have staggered joints on slopes greater than 3:1 or in drainage swales sod shall be staked.
9. Apply starter fertilizer at time of sodding at rate recommended by manufacturer. Contractor is responsible for the initial watering.
10. Inspect all sodded areas and make necessary repairs or resod within the planting season, if possible. If grass stand should be over 60% damaged, Contractor shall consult with a conservation inspector on maintenance treatment and fertilization to determine the best type of treatment necessary in order to establish and maintain an acceptable stand of grass.
11. Contractor shall water and maintain all planting and NEWLY SOD areas until a maintenance contractor has been selected.
12. Once an acceptable stand of grass has been established (of 95% or better), the Contractor shall repair all damaged areas and monitor the NEWLY SOD areas until the grass reaches a height of 4 inches tall.



LIGGETT DESIGN GROUP

LANDSCAPE ARCHITECTURE
SITE PLANNING & DESIGN

725A PRESHING ROAD RALEIGH, NC 27608
PHONE 919.825.0203 FAX 919.825.1316
MAIL@LIGGETTDESIGNGROUP.COM

CONSULTANTS

JOHN A. EDWARDS & CO
333 WALK AVE. RALEIGH, NC
(919) 826-4425

**BUDLEIGH EAST
BEACON STREET LOT 12
BEACON STREET BUDLEIGH, LLC
2550 OBERLIN ROAD - RALEIGH, NC**

ISSUED FOR:

REVIEW

ISSUED DATE:

7/12/2023

REVISIONS:

NO.	ITEM	DATE

DRAWING TITLE:

PLANTING NOTES & DETAILS

DRAWN BY:

AS/RW/WAB

CHECKED BY:

FL

SCALE:

1" = 10'

SHEET NUMBER:

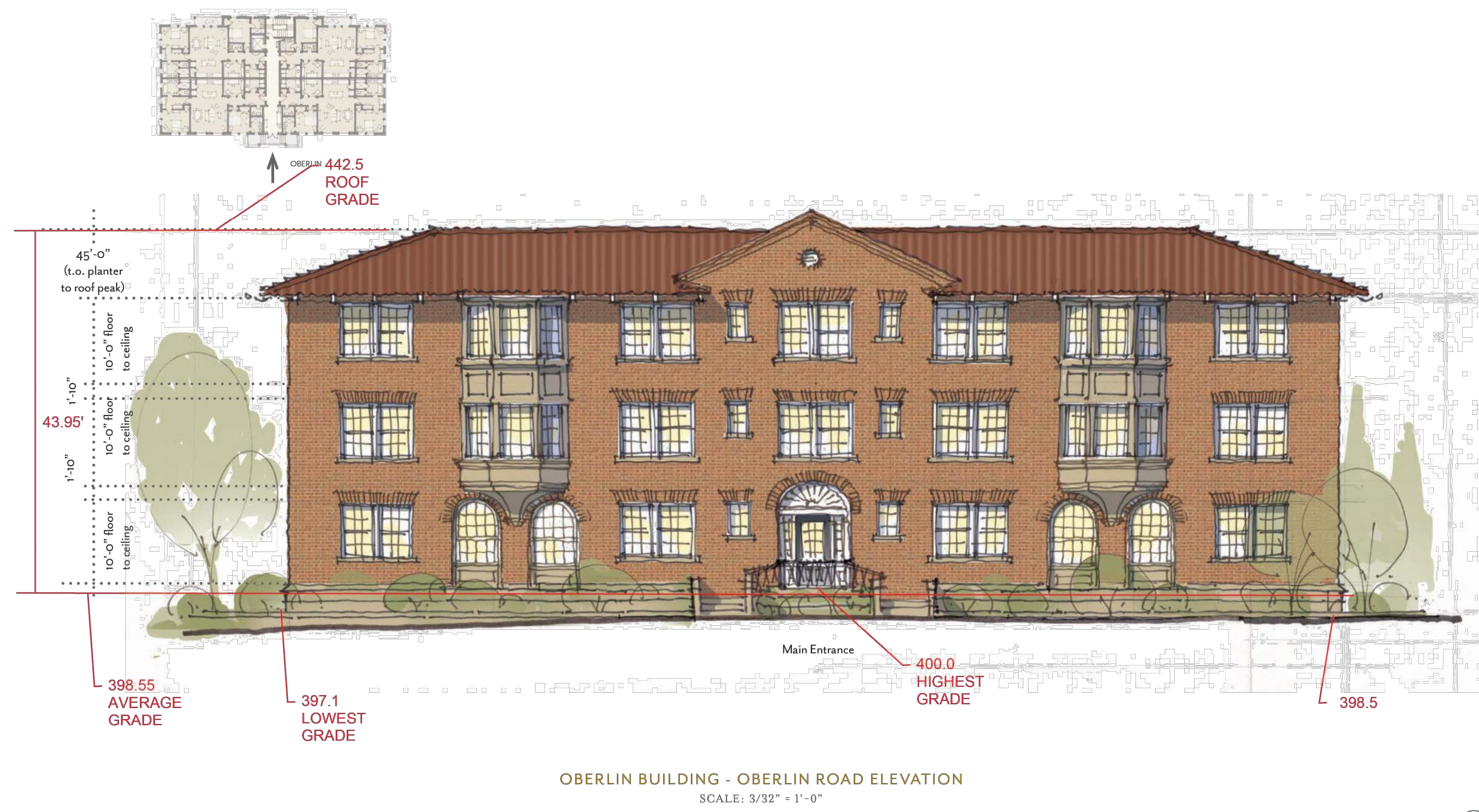
L-2

OF 2

CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION

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CITY OF RALEIGH DEVELOPMENT APPROVAL _____



BUDLEIGH - MIXED USE AND OBERLIN BUILDINGS



BUDLEIGH - MIXED USE AND OBERLIN BUILDINGS

BUILDING ELEVATIONS				
BUILDING	PRIMARY STREET FRONT	IMPROVED GRADE		
		HIGH	LOW	AVG
Lot 12	Oberlin Rd	400.00	397.10	398.55

Seals

Project

**LOT 11
BUDLEIGH EAST**

Client

BEACON STREET
BUDLEIGH LLC

Drawing Title

**EXTERIOR
ELEVATIONS**

Revisions

Number	Description	Date

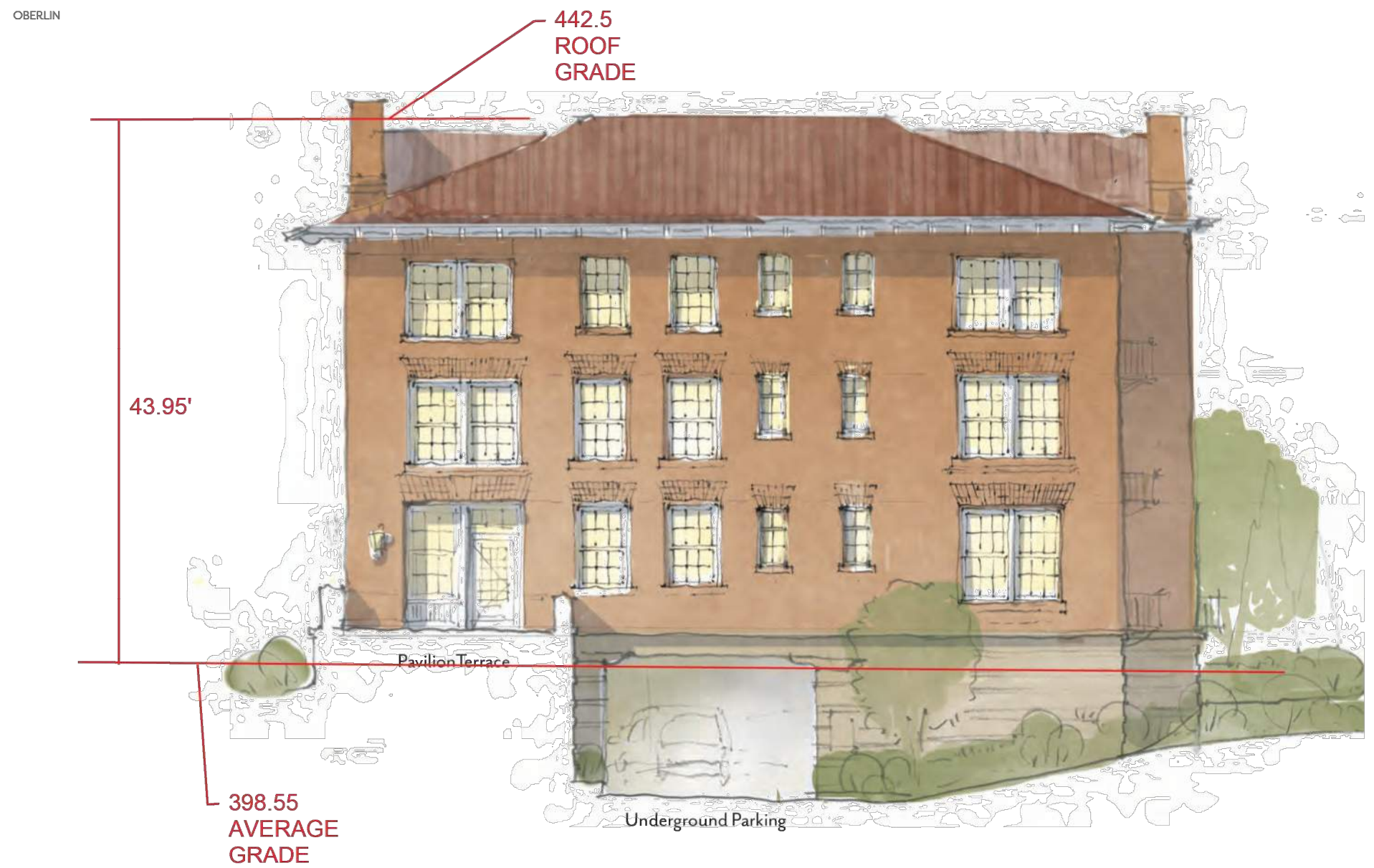
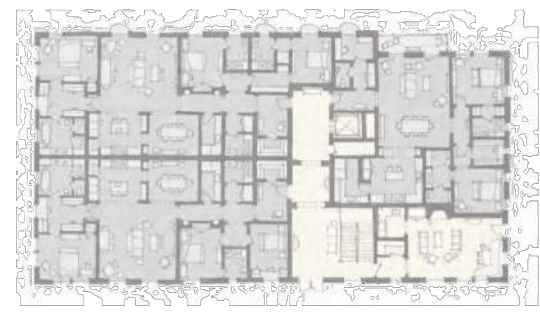
Drawing Scale _____

Drawn By _____

Checked By _____

Date Issued _____

A-201
of _____



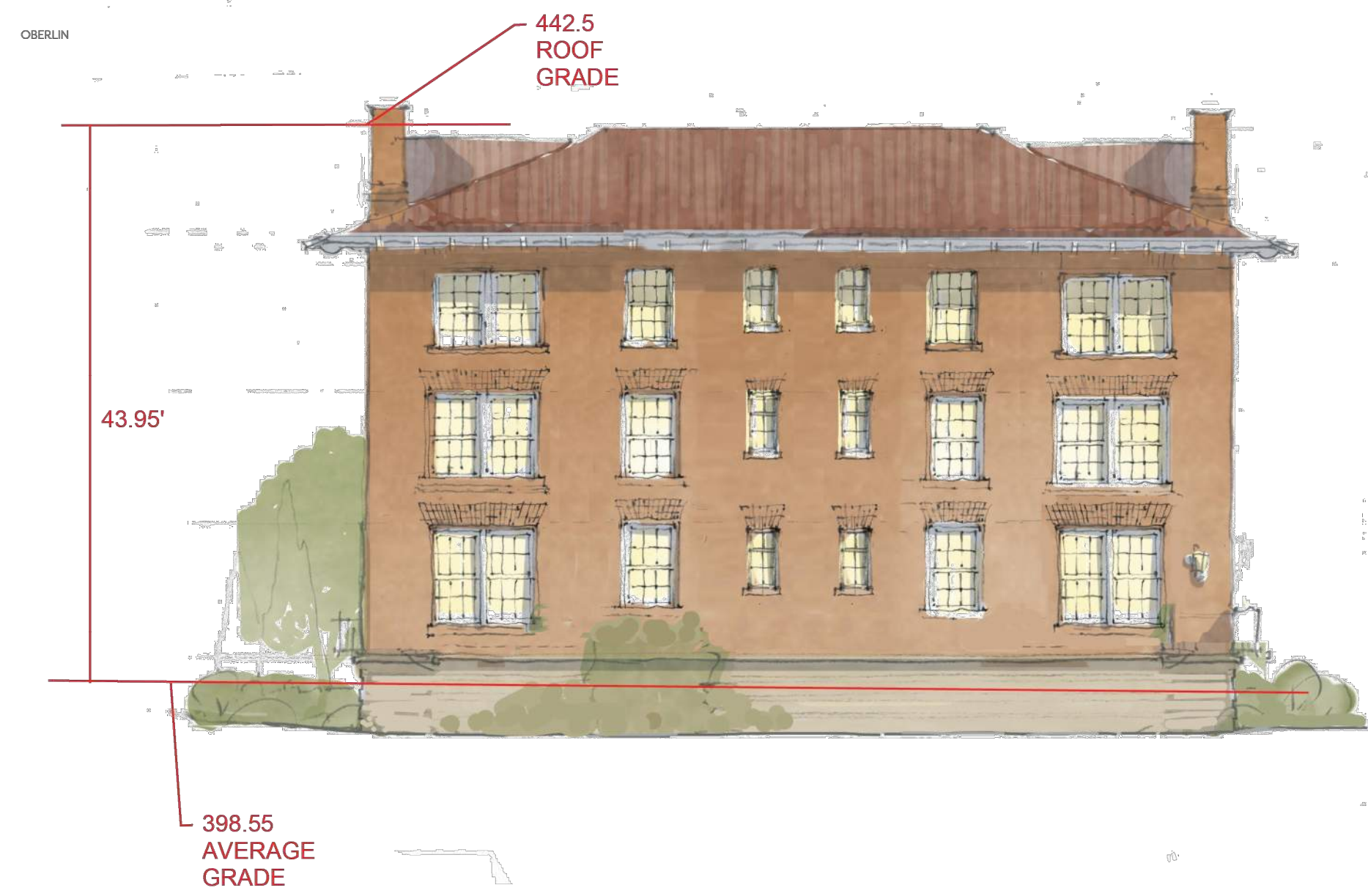
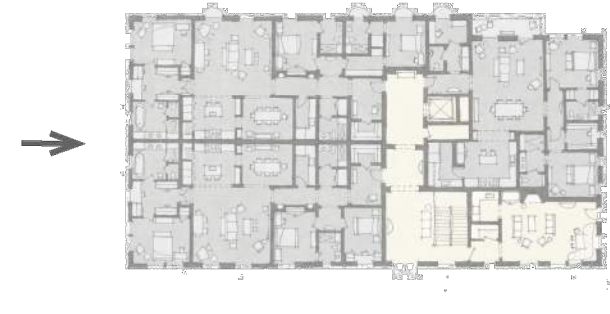
OBERLIN BUILDING - TERRACE ELEVATION
SCALE: 3/32" = 1'-0"

BUDLEIGH - MIXED USE AND OBERLIN BUILDINGS

BUILDING ELEVATIONS				
BUILDING	PRIMARY STREET FRONT	IMPROVED GRADE		
		HIGH	LOW	AVG
Lot 12	Oberlin Rd	400.00	397.10	398.55

LOT 11
BUDLEIGH EAST

BEACON STREET
BUDLEIGH LLC



OBERLIN BUILDING - MARCHMONT ELEVATION
SCALE: 3/32" = 1'-0"

BUDLEIGH - MIXED USE AND OBERLIN BUILDINGS

EXTERIOR
ELEVATIONS

Revisions		
Number	Description	Date

Drawing Scale _____
 Drawn By _____
 Checked By _____
 Date Issued _____