



Administrative Approval Action

SR-71-17 / NC Preservation Offices Revision II
Transaction# 593818 AA#3971

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 east side of Oberlin Road, south of the intersection of Van Dyke Ave and Oberlin Road. The site is located at 814 Oberlin Road.

REQUEST: **THIS IS A SECOND REVISION TO A PREVIOUSLY APPROVED PLAN (initial approval transaction #526353; first revision approval transaction #568649)** Development of a .37 acre tract zoned OX-3 and within a HOD-G Overlay into an office building comprised of two historically significant buildings (1,156 sf and 2,288 sf) moved onto the site and linked together into one 3,444 square foot structure. Parking is provided remotely along with required parking on site as proposed by this second revision.

DESIGN ADJUSTMENT(S)/ ALTERNATES, ETC:

Two Design Adjustments have been approved for this project, noted below. (See transaction # 526353)

1. Due to existing conditions, a Design Adjustment has been approved allowing an alternative street cross section (8.4).

An alternate street section will maintain the existing sidewalk location with trees planted between curb and right-of-way for consistency along Oberlin Road.

2. Due to existing conditions and future development, a design adjustment waiving the block perimeter.

This site is adjacent to a condominium development SR-38-17 that is improving a public street named Glover Lane, which will stub to an east adjacent property to be connected to Daniels Street when the adjacent property is developed sometime in the future. The Preservation NC Offices property will be within 700 feet of the maximum allowable public street length once these future improvements are constructed.

One Certificate of Appropriateness has been approved by the Design Review Advisory committee of the City of Raleigh Historic Development Commission for this project, noted below.

1. For the proposed relocation of two historically significant structures to one site as per the preliminary site plan dated (1/24/18, SR-71-17, # 526353)

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 dated 4/18/2019, by Grounded Engineering.

CONDITIONS OF APPROVAL and NEXT STEPS:

This document must be applied to the second sheet of all future submittals except for final plats. This is a preliminary plan and as such no permits have been issued with this approval. To obtain permits and/or completion of the project, the following steps are required:



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CONCURRENT SITE REVIEW (Revision) - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Concurrent Site Review may be submitted upon receipt of this signed approval document.

The following items are required prior to approval of Concurrent Site Review plans:

Engineering

1. Next Step: A right-of-way obstruction permit must be obtained from Right-of-way Services prior to the commencement of any construction activities within the right-of-way.

Stormwater

2. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).

LEGAL DOCUMENTS - Email to legaldocumentreview@raleighnc.gov. Legal documents must be approved, executed, and recorded prior to or in conjunction with the recorded plat on which the associated easements are shown. Copies of recorded documents must be returned to the City within one business day of recording to avoid withholding of further permit issuance.

| | | | |
|-------------------------------------|---------------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | City Code Covenant | <input type="checkbox"/> | Slope Easement |
| <input type="checkbox"/> | Stormwater Maintenance Covenant | <input type="checkbox"/> | Transit Easement |
| <input checked="" type="checkbox"/> | Utility Placement Easement | <input checked="" type="checkbox"/> | Cross Access Easement |
| <input type="checkbox"/> | Sidewalk Easement | <input type="checkbox"/> | Public Access Easement |
| | | <input checked="" type="checkbox"/> | Shared Parking Agreement |

BUILDING PERMITS – For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Concurrent Site Review plans attached, if applicable. Permit sets may be reviewed prior to the recordation of required plats, but cannot be approved.

The following items must be approved prior to the issuance of building permits:

General

1. The applicant shall provide proof of compliance with remote parking standards by submitting a signed agreement or lease indicating that required off-street parking shall be provided as long as the



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principal use continues and the principal use shall be discontinued should the required off-street parking no longer be provided on these off-site parcels (UDO 7.1.5).

Engineering

2. The required right of way for Oberlin Road shall be dedicated to the City of Raleigh and is shown on a plat approved for recordation.
3. A 5' general utility easement and associated deed of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of this document must be provided to the Development Services Department within one day from authorization of lot recordation. If a recorded copy of the document is not provided within this time, further recordings and building permit issuance will be withheld.
4. A public infrastructure surety and surety agreement shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).
5. A cross access and shared parking agreement between this site and the north adjacent lot with PIN No. 1704047529 shall be approved by the Development Services Department for recording with the Wake County Register of Deeds, and a copy of the recorded cross access and shared parking easement shall be returned to the Development Services Department within one (1) day of plat recordation. If a recorded copy of the document is not provided, further recordings and building permit issuance will be withheld.
6. A cross access and shared parking agreement between this site and the south adjacent lot with PIN No. 1704045385 shall be approved by the Development Services Department for recording with the Wake County Register of Deeds, and a copy of the recorded cross access and shared parking easement shall be returned to the Development Services Department within one (1) day of plat recordation. If a recorded copy of the document is not provided, further recordings and building permit issuance will be withheld.
7. A right-of-way obstruction permit shall be obtained from Right-of-way Services for any construction activity within the right-of-way.

Urban Forestry

19. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 5 street trees along Oberlin Road.

The following are required prior to issuance of building occupancy permit:

1. Final inspection of all right of way street trees by Urban Forestry Staff.



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EXPIRATION DATES: The sunset date for this plan has changed.

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: 5-29-2022

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:(Development Services Dir./Designee)

Date: 5/29/19

Staff Coordinator: Michael Walters

PRESERVATION NC OFFICES

ADMINISTRATIVE SITE REVIEW GROUNDED ENGINEERING PROJECT #17020 CITY OF RALEIGH CASE # SR-71-17

| SITE DATA SUMMARY | |
|------------------------------------|---|
| PROJECT NAME | PRESERVATION NC OFFICES |
| PROPERTY ADDRESS | 814 OBERLIN ROAD |
| COUNTY | WAKE |
| TOWNSHIP | RALEIGH |
| COA CASE # | 124-17-CA |
| CURRENT ZONING | OX-3 |
| OVERLAY DISTRICT | HOD-G |
| WAKE COUNTY PIN | 1704-04-5469 |
| EXISTING PROPERTY SIZE | 0.37 AC (16,332 SF) |
| PROPOSED PROPERTY SIZE | 0.34 AC (15,015 SF) |
| PUBLIC RIGHT-OF-WAY DEDICATION | 0.03 AC (1,317 SF) |
| EXISTING USE | SINGLE FAMILY RESIDENTIAL |
| PROPOSED USE | OFFICE |
| EXISTING IMPERVIOUS AREA | 1,457 SF |
| PROPOSED IMPERVIOUS AREA | 7,600 SF |
| PROPOSED SITE % OF IMPERVIOUS AREA | 50.6% |
| SITE AMENITY AREA | REQUIRED - 1,502 SF (10.0%) PROVIDED - 1,505 SF (10.0%) |
| OWNER | THE HISTORIC PRESERVATION FOUNDATION, INC. P.O. BOX 27644 RALEIGH, NC 27611 CONTACT: MYRICK HOWARD EMAIL: MHOWARD@PRESNC.ORG PHONE: 919.832.3652 FAX: 919.832.1651 |
| CIVIL ENGINEER | GROUNDED ENGINEERING, INC. PO BOX 37132 RALEIGH, NC 27627 CONTACT: SEAN A. DOLLE, PE, LEED AP BD+C EMAIL: SEAN@GROUNDED-ENGINEERING.COM PHONE: 919.438.3694 FAX: N/A |
| LANDSCAPE ARCHITECT | SITE COLLABORATIVE 727 WEST HARGETT STREET, SUITE 101 RALEIGH, NC 27603 CONTACT: GRAHAM H. SMITH EMAIL: GRAHAM@SITECOLLABORATIVE.COM PHONE: 919.805.3586 FAX: N/A |
| SURVEYOR | TURNING POINT SURVEYING, PLLC 4113 JOHN S. RABOTEAU WYND RALEIGH, NC 27612 CONTACT: JEFF H. DAVIS, PLS EMAIL: TIPSURVEY@NCRRBIZ.COM PHONE: 919.781.0234 FAX: 800.948.0213 |

| PARKING CALCULATION | |
|---|---|
| PER CITY OF RALEIGH UDO SECTION 7.1.2, THE REQUIRED MINIMUM PARKING FOR "OFFICE" USE IS 1 SPACE PER 400 GROSS SF. | |
| PROPOSED GROSS SQUARE FOOTAGE | 3,444 SF |
| # OF PARKING SPACES REQUIRED | 3,444 SF / 400 SF = 8.7 SPACES REQUIRED PARKING SPACES = 9 |
| # OF SPACES PROVIDED | 9 (1 SPACE PROVIDED ON SITE, 8 SPACES WILL BE PROVIDED VIA REMOTE PARKING AT 801 OBERLIN ROAD UNTIL THE PROPOSED 8 ON-SITE PARKING SPACES CAN BE CONSTRUCTED) |
| # OF ADA SPACES REQUIRED | 1 (1 VAN ACCESSIBLE) |
| # OF ADA SPACES PROVIDED | 1 (1 VAN ACCESSIBLE) |
| SHORT-TERM BIKE PARKING | REQUIRED - 4 (1 PER 10,000 SF OF GROSS FLOOR AREA, MIN. OF 4) PROVIDED - 4 (TWO STANDARD BIKE RACKS) |
| LONG-TERM BIKE PARKING | REQUIRED - 4 (1 PER 5,000 SF OF GROSS FLOOR AREA, MIN. OF 4) PROVIDED - 4 (TWO STANDARD BIKE RACKS) |

PROJECT NARRATIVE

THE PURPOSE OF THIS PROJECT PRESERVE TWO (2) HISTORICALLY SIGNIFICANT HOMES. THE EXISTING HOME ON THE PROPERTY WILL BE MOVED BACK TO ACCOMMODATE REQUIRED RIGHT-OF-WAY DEDICATION. THE SECOND HISTORICALLY IMPORTANT HOME WILL BE MOVED TO THE SUBJECT PROPERTY. THE TWO (2) HOUSES WILL BE CONNECTED AND REPURPOSED AS OFFICES FOR THE PRESERVATION NC ORGANIZATION.

SOLID WASTE INSPECTION STATEMENT

- SOLID WASTE SERVICES ARE TO BE PROVIDED BY PRIVATE VENDOR.
- THE DEVELOPER WILL COMPLY WITH ALL REQUIREMENTS SET FORTH IN THE SOLID WASTE MANUAL.
- THIS PROJECT HAS ROLL-OUT TRASH AND RECYCLE CONTAINERS.



VICINITY MAP
NOT TO SCALE



| SHEET INDEX | |
|-------------|----------------------------|
| C-000 | COVER SHEET |
| C-002 | PROPERTY PLAT |
| C-003 | PROJECT NOTES |
| C-100 | EXISTING CONDITIONS PLAN |
| C-200 | SITE DEMOLITION PLAN |
| C-300 | LOT LAYOUT PLAN |
| C-301 | OVERALL SITE LAYOUT PLAN |
| C-500 | GRADING & DRAINAGE PLAN |
| C-700 | UTILITY PLAN |
| L-100 | PLANTING PLAN |
| L-101 | PLANTING NOTES AND DETAILS |
| A3.02 | BUILDING ELEVATION PLANS |
| A3.03 | BUILDING ELEVATION PLANS |
| A3.04 | BUILDING ELEVATION PLANS |
| A3.05 | BUILDING ELEVATION PLANS |

PLAN REVISION NARRATIVE

THESE PLANS ARE BEING SUBMITTED AS A REVISION TO THE APPROVED ADMINISTRATIVE SITE REVIEW PLANS. PROPOSED CHANGES INCLUDE THE ADDITION OF EIGHT (8) PARKING SPACES ON THE NORTH SIDE OF THE PROPERTY AND ADA ACCESSIBLE SIDEWALK TO TO THE NORTH EDGE OF THE PROPERTY. THESE CHANGES HAVE BEEN DESIGNED TO BE SIMILAR TO THE ORIGINALLY APPROVED ASR PLANS FOR THIS PROJECT.

Administrative Site Review Application (for UDO Districts only)

Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | ext 919-996-1831
Litchford Satellite Office | 8320 - 130 Litchford Road | Raleigh, NC 27601 | 919-996-4200

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

| BUILDING TYPE | FOR OFFICE USE ONLY |
|--|---|
| <input type="checkbox"/> Detached <input type="checkbox"/> Attached <input type="checkbox"/> Apartment <input type="checkbox"/> Townhouse | <input type="checkbox"/> General <input type="checkbox"/> Mixed Use <input type="checkbox"/> Open Lot |
| Transaction Number | |
| Assigned Project Coordinator | |
| Assigned Team Leader | |

Has your project previously been through the Due Diligence or Sketch Plan Review process? If yes, provide the transaction #

GENERAL INFORMATION

Development Name: **Preservation NC Offices**

Zoning District: **OX-3** Overlay District (if applicable): **HOD-G** Inside City Limits? Yes No

Proposed Use: **Office**

Property Address(es): **814 Oberlin Road** Major Street Locator: **Oberlin Rd / Van Dyke Ave**

Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:

P.I.N. **1704-04-5469** P.I.N. P.I.N. P.I.N.

What is your project type? Apartment Elderly Facilities Hospitals Hotels/Motels Office
 Mixed Residential Non-Residential Condo School Shopping Center Banks Industrial Building
 Duplex Telecommunication Tower Religious Institutions Residential Condo Retail Cottage Court
 Other: if other, please describe:

WORK SCOPE Per City Code Section 10.2.8.D.1, summarize the project work scope. For additions, changes of use, or occupancy (per Chapter 6 of the UDO), indicate impacts on parking requirements.
This project is intended to preserve two (2) existing historically significant homes and utilize them as office space.

DESIGN ADJUSTMENT OR ADMIN ALTERNATE Per City Code Chapter 8, summarize if your project requires either a design adjustment, or Section 10 - Alternate Administrative AE
Yes

CLIENT/DEVELOPER/OWNER
Company: **The Historic Preservation Foundation, Inc.** Name(s): **Myrick Howard**
Address: **220 Fayetteville Street #200** Raleigh, NC 27601
Phone: **919.832.3652** Email: **mhoward@presnc.org** Fax: **919.832.1651**

CONSULTANT (Contact Person for Plans)
Company: **Grounded Engineering** Name(s): **Sean A. Dolle**
Address: **P.O. Box 37132** Raleigh, NC 27627
Phone: **919.438.3694** Email: **sean@grounded-engineering.com** Fax: **N/A**

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DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)

| Zoning Information | Building Information |
|--|---|
| Zoning District(s) OX-3 | Proposed building use(s) Office |
| If more than one district, provide the acreage of each: | Existing Building(s) sq. ft. gross 1,156 sf |
| Overlay District HOD-G | Proposed Building(s) sq. ft. gross 2,288 sf |
| Total Site Acres Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No 0.37 ac | Total sq. ft. gross (existing & proposed) 3,444 sf |
| Off street parking: Required 9 Provided 9 | Proposed height of building(s) 33' |
| COA (Certificate of Appropriateness) case # 124-17-CA | # of stories 2 |
| BOA (Board of Adjustment) case # A-N/A | Ceiling height of 1 st floor 8.0' and 9.75' |
| CUD (Conditional Use District) case # Z-N/A | |
| Stormwater Information | |
| Existing Impervious Surface 1,457 sf acres/square feet | Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| Proposed Impervious Surface 7,600 sf acres/square feet | If Yes, please provide: |
| Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | Alluvial Soils FEMA Map Panel # |
| Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | Flood Study |
| FOR RESIDENTIAL DEVELOPMENTS | |
| 1. Total # of Apartment, Condominium or Residential Units N/A | 5. Bedroom Units: 1br 2br 3br 4br or more N/A |
| 2. Total # of Congregate Care Or Life Care Dwelling Units N/A | 6. Infill Development 2.2.7 N/A |
| 3. Total Number of Hotel Units N/A | 7. Open Space (only) or Amenity 1,516 sf |
| 4. Overall Total # of Dwelling Units (1-6 Above) N/A | 8. Is your project a cottage court? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| SIGNATURE BLOCK (Applicable to all developments) | |
| In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed development plan as approved by the City. | |
| I hereby designate Sean A. Dolle, Grounded Engineering to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf and to represent me in any public meeting regarding this application. | |
| I/we have read, acknowledge and affirm that this project is conforming to all application requirements applicable with the proposed development use. | |
| Signed Myrick Howard | Date 4/17/19 |
| Printed Name J. Myrick Howard | |
| Signed _____ | Date _____ |
| Printed Name _____ | |

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4909 Lees Road
Raleigh, NC 27606
919-438-3694 (t)
Firm License C-8898

grounded
ENGINEERING

PRESERVATION NC OFFICES
ADMINISTRATIVE SITE REVIEW
COVER SHEET

| ISSUE DATE | SUBMITTAL DESCRIPTION |
|------------|---|
| 08.17.2017 | 0- INITIAL SUBMITTAL TO CITY OF RALEIGH |
| 10.27.2017 | 1- REV. PER CITY OF RALEIGH COMMENTS |
| 01.02.2018 | 2- REV. PER CITY OF RALEIGH COMMENTS |
| 01.24.2018 | 3- REV. PER CITY OF RALEIGH COMMENTS |
| 09.04.2018 | 4- REV. PARKING & SIDEWALK |
| 09.27.2018 | 5- REV. PER COR REVIEW |
| 04.18.2019 | 6- REV. PARKING & SIDEWALK |

PROJECT # **17020**
SHEET # **C-000**



ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
REFER TO SHEET C-003 FOR PROJECT AND SHEET SPECIFIC NOTES.

NOW OR FORMERLY OWNED BY:
904 THE OBERLIN LLC
PIN - 1704-04-7529
ZONING - RX-3-CU
USE - VACANT (UNDER DEVELOPMENT FOR RESIDENTIAL)

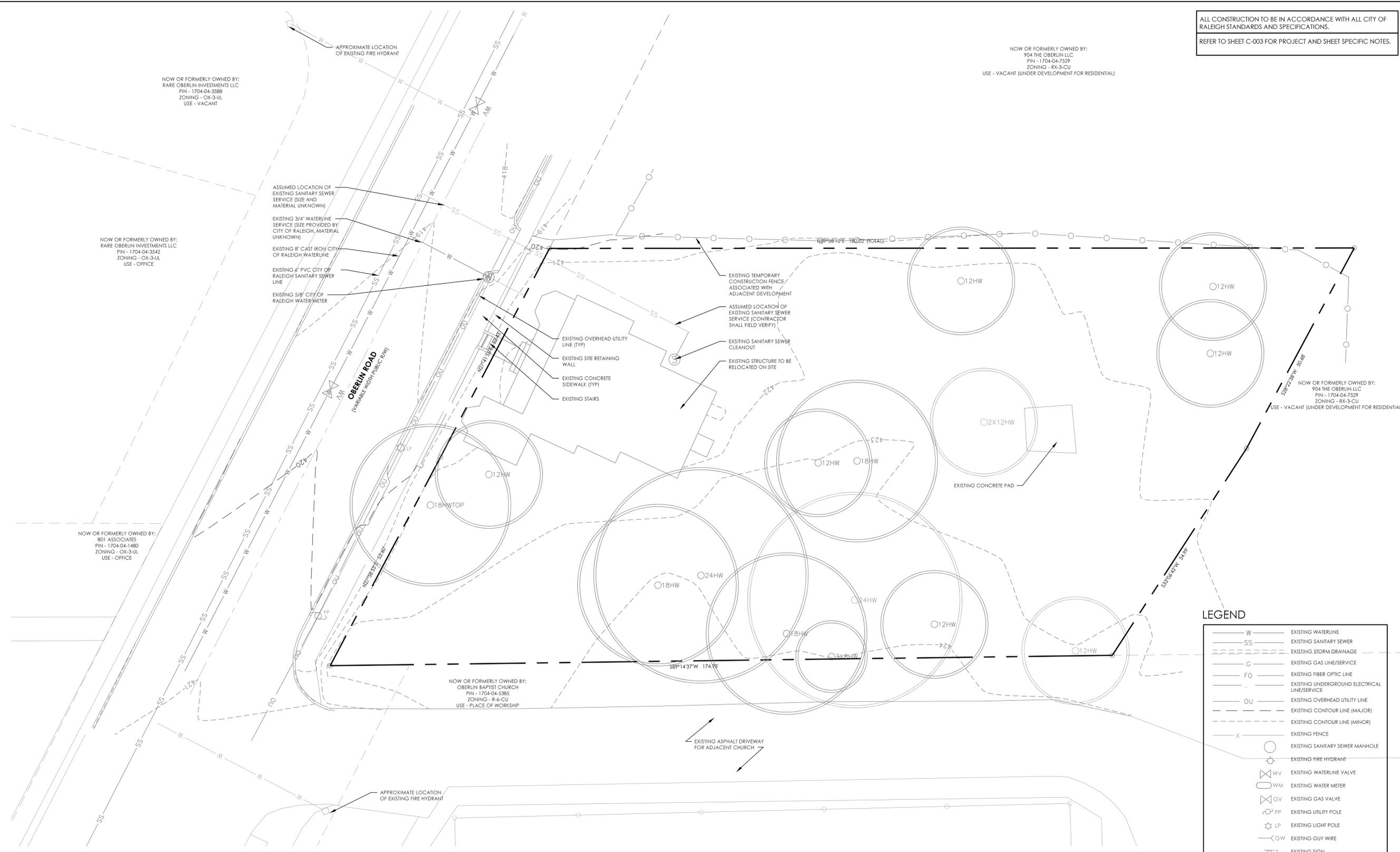
NOW OR FORMERLY OWNED BY:
RARE OBERLIN INVESTMENTS LLC
PIN - 1704-04-3588
ZONING - OX-3-UL
USE - VACANT

NOW OR FORMERLY OWNED BY:
RARE OBERLIN INVESTMENTS LLC
PIN - 1704-04-3542
ZONING - OX-3-UL
USE - OFFICE

NOW OR FORMERLY OWNED BY:
801 ASSOCIATES
PIN - 1704-04-1480
ZONING - OX-3-UL
USE - OFFICE

NOW OR FORMERLY OWNED BY:
OBERLIN BAPTIST CHURCH
PIN - 1704-04-5285
ZONING - R4-CU
USE - PLACE OF WORKSHIP

NOW OR FORMERLY OWNED BY:
904 THE OBERLIN LLC
PIN - 1704-04-7529
ZONING - RX-3-CU
USE - VACANT (UNDER DEVELOPMENT FOR RESIDENTIAL)



LEGEND

| | |
|----|--|
| W | EXISTING WATERLINE |
| SS | EXISTING SANITARY SEWER |
| SD | EXISTING STORM DRAINAGE |
| G | EXISTING GAS LINE/SERVICE |
| FO | EXISTING FIBER OPTIC LINE |
| E | EXISTING UNDERGROUND ELECTRICAL LINE/SERVICE |
| OU | EXISTING OVERHEAD UTILITY LINE |
| CL | EXISTING CONTOUR LINE (MAJOR) |
| CL | EXISTING CONTOUR LINE (MINOR) |
| X | EXISTING FENCE |
| ○ | EXISTING SANITARY SEWER MANHOLE |
| ○ | EXISTING FIRE HYDRANT |
| ○ | EXISTING WATERLINE VALVE |
| ○ | EXISTING WATER METER |
| ○ | EXISTING GAS VALVE |
| ○ | EXISTING UTILITY POLE |
| ○ | EXISTING LIGHT POLE |
| ○ | EXISTING GUY WIRE |
| ○ | EXISTING SIGN |
| ○ | EXISTING PROPERTY CORNER |



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grounded
ENGINEERING

PRESERVATION NC OFFICES
ADMINISTRATIVE SITE REVIEW
EXISTING CONDITIONS PLAN

| ISSUE DATE | SUBMITTAL DESCRIPTION |
|------------|--|
| 08.17.2017 | 0 - INITIAL SUBMITTAL TO CITY OF RALEIGH |
| 10.27.2017 | 1 - REV. PER CITY OF RALEIGH COMMENTS |
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PROJECT #
17020

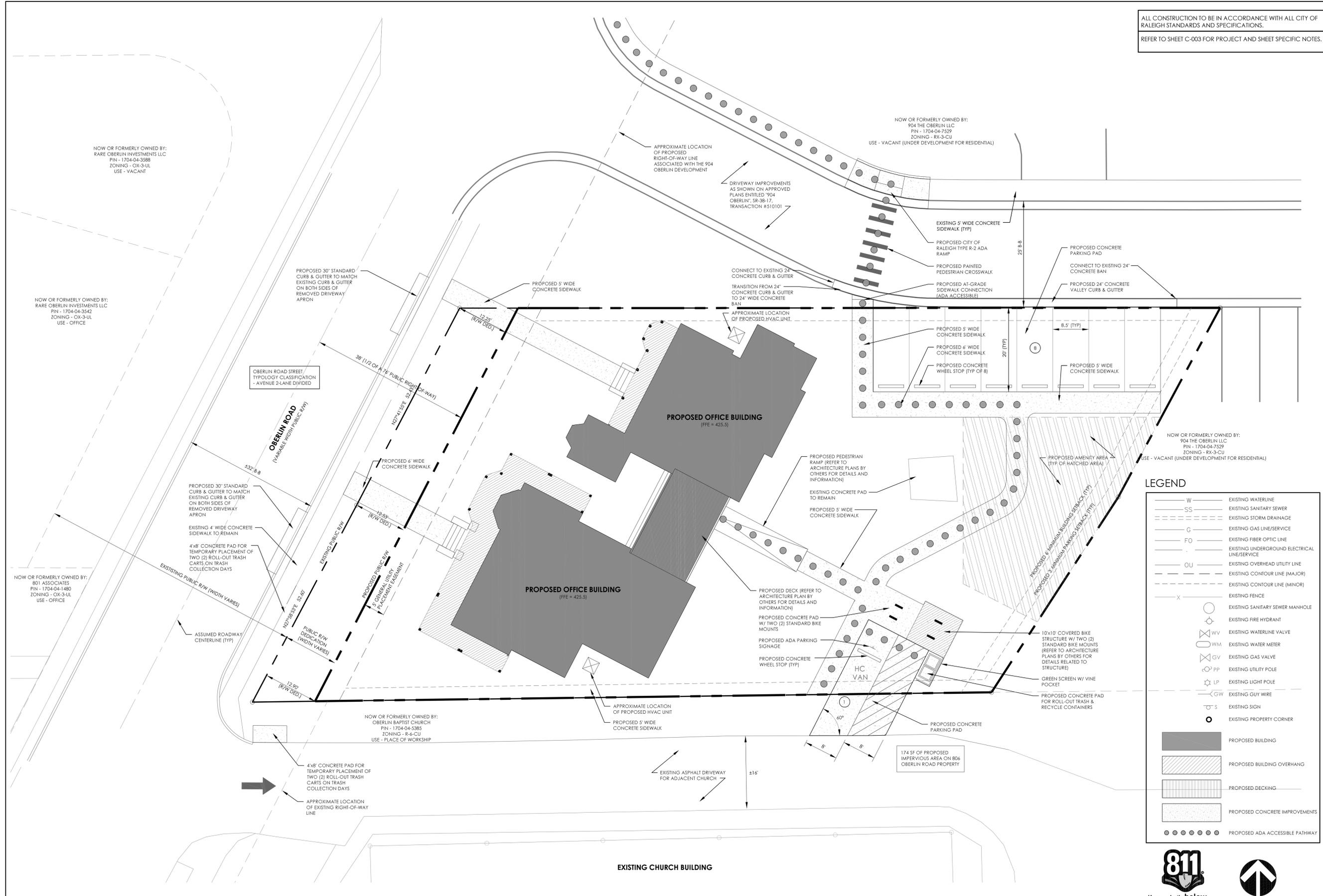
SHEET #
C-100

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
REFER TO SHEET C-003 FOR PROJECT AND SHEET SPECIFIC NOTES.

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grounded
ENGINEERING

PRESERVATION NC OFFICES
ADMINISTRATIVE SITE REVIEW
SITE LAYOUT PLAN



LEGEND

| | |
|--------|--|
| — W — | EXISTING WATERLINE |
| — SS — | EXISTING SANITARY SEWER |
| — G — | EXISTING STORM DRAINAGE |
| — FO — | EXISTING GAS LINE/SERVICE |
| — | EXISTING FIBER OPTIC LINE |
| — | EXISTING UNDERGROUND ELECTRICAL LINE/SERVICE |
| — OU — | EXISTING OVERHEAD UTILITY LINE |
| — | EXISTING CONTOUR LINE (MAJOR) |
| — | EXISTING CONTOUR LINE (MINOR) |
| — X — | EXISTING FENCE |
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| ○ | EXISTING FIRE HYDRANT |
| ○ | EXISTING WATERLINE VALVE |
| ○ | EXISTING WATER METER |
| ○ | EXISTING GAS VALVE |
| ○ | EXISTING UTILITY POLE |
| ○ | EXISTING LIGHT POLE |
| ○ | EXISTING GUY WIRE |
| ○ | EXISTING SIGN |
| ○ | EXISTING PROPERTY CORNER |
| ■ | PROPOSED BUILDING |
| ▨ | PROPOSED BUILDING OVERHANG |
| ▨ | PROPOSED DECKING |
| ▨ | PROPOSED CONCRETE IMPROVEMENTS |
| ●●●●● | PROPOSED ADA ACCESSIBLE PATHWAY |

TRANSPORTATION FEE-IN-LIEU PAYMENT NOTE
1. THE OWNER SHALL BE REQUIRED TO PAY A FEE-IN-LIEU FOR AN ADDITIONAL 2-FOOT OF SIDEWALK WIDTH ALONG THE OBERLIN ROAD PROPERTY FRONTAGE (104 FEET).

811
Know what's below.
Call before you dig.

NORTH

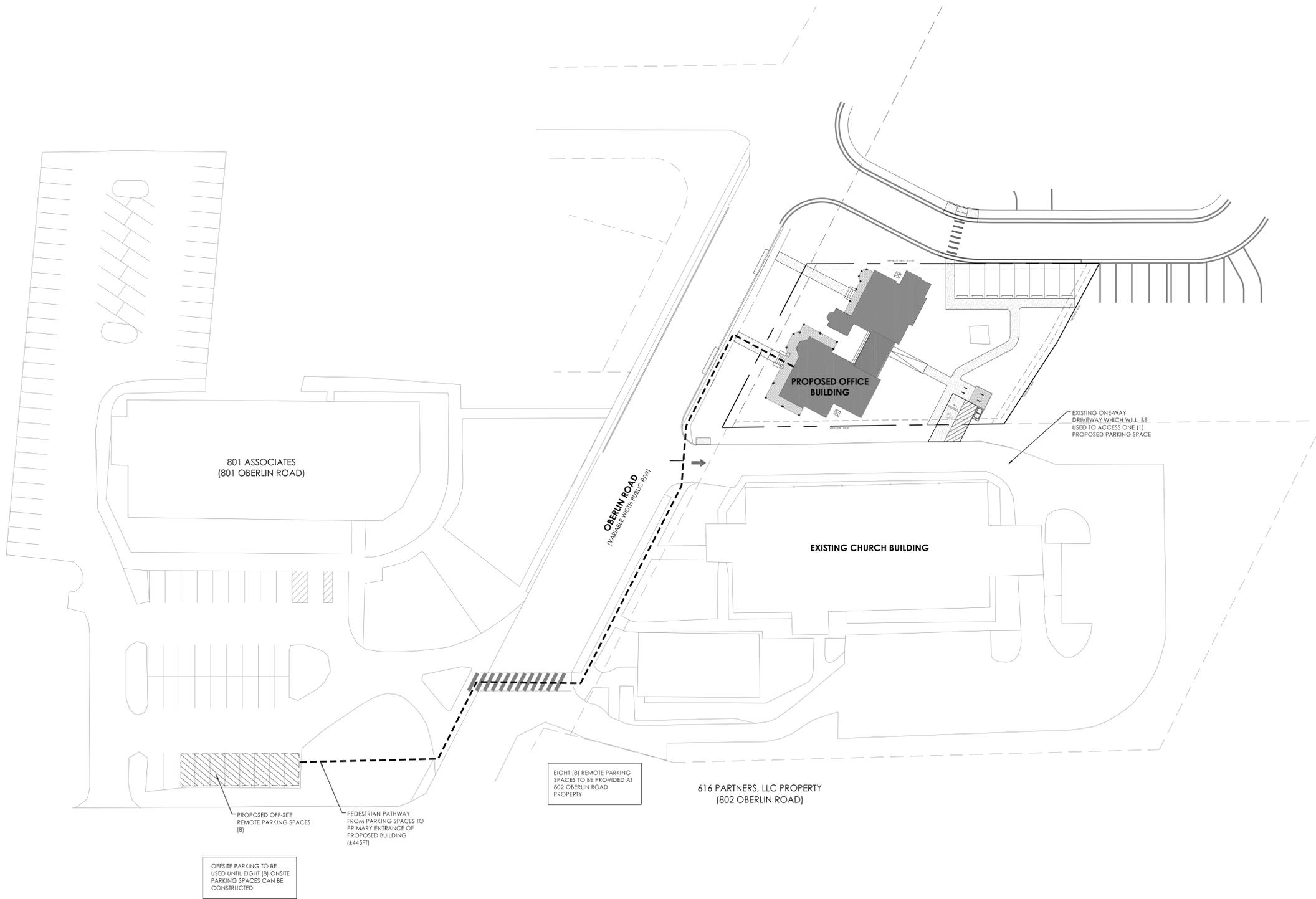
10 5 0 5 10 20
GRAPHIC SCALE

| | |
|------------|--|
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| 09.04.2018 | 4 - REV. PARKING & SIDEWALK |
| 09.27.2018 | 5 - REV. PER COR REVIEW |
| 04.18.2019 | 6 - REV. PARKING & SIDEWALK |
| PROJECT # | 17020 |
| SHEET # | C-300 |

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
REFER TO SHEET C-003 FOR PROJECT AND SHEET SPECIFIC NOTES.

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919-438-3694 (O)
Firm License C-8898

grounded
ENGINEERING



LEGEND

| | |
|-----------|--|
| — W — | EXISTING WATERLINE |
| — SS — | EXISTING SANITARY SEWER |
| - - - - - | EXISTING STORM DRAINAGE |
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| — . — | EXISTING UNDERGROUND ELECTRICAL LINE/SERVICE |
| — OU — | EXISTING OVERHEAD UTILITY LINE |
| - - - - - | EXISTING CONTOUR LINE (MAJOR) |
| - - - - - | EXISTING CONTOUR LINE (MINOR) |
| - X - | EXISTING FENCE |
| ○ | EXISTING SANITARY SEWER MANHOLE |
| ○ | EXISTING FIRE HYDRANT |
| ○ | EXISTING WATERLINE VALVE |
| ○ | EXISTING WATER METER |
| ○ | EXISTING GAS VALVE |
| ○ | EXISTING UTILITY POLE |
| ○ | EXISTING LIGHT POLE |
| ○ | EXISTING GUY WIRE |
| ○ | EXISTING SIGN |
| ○ | EXISTING SIGN |
| ○ | EXISTING PROPERTY CORNER |
| ■ | PROPOSED BUILDING |
| ▨ | PROPOSED BUILDING OVERHANG |
| ▩ | PROPOSED DECKING |
| ▧ | PROPOSED CONCRETE IMPROVEMENTS |

PRESERVATION NC OFFICES
ADMINISTRATIVE SITE REVIEW
OVERALL SITE LAYOUT PLAN

| ISSUE DATE | SUBMITTAL DESCRIPTION |
|------------|--|
| 08.17.2017 | 0 - INITIAL SUBMITTAL TO CITY OF RALEIGH |
| 10.27.2017 | 1 - REV. PER CITY OF RALEIGH COMMENTS |
| 01.02.2018 | 2 - REV. PER CITY OF RALEIGH COMMENTS |
| 01.24.2018 | 3 - REV. PER CITY OF RALEIGH COMMENTS |
| 09.04.2018 | 4 - REV. PARKING & SIDEWALK |
| 09.27.2018 | 5 - REV. PER COR REVIEW |
| 04.18.2019 | 6 - REV. PARKING & SIDEWALK |

PROJECT #
17020

SHEET #
C-301

811
Know what's below.
Call before you dig.

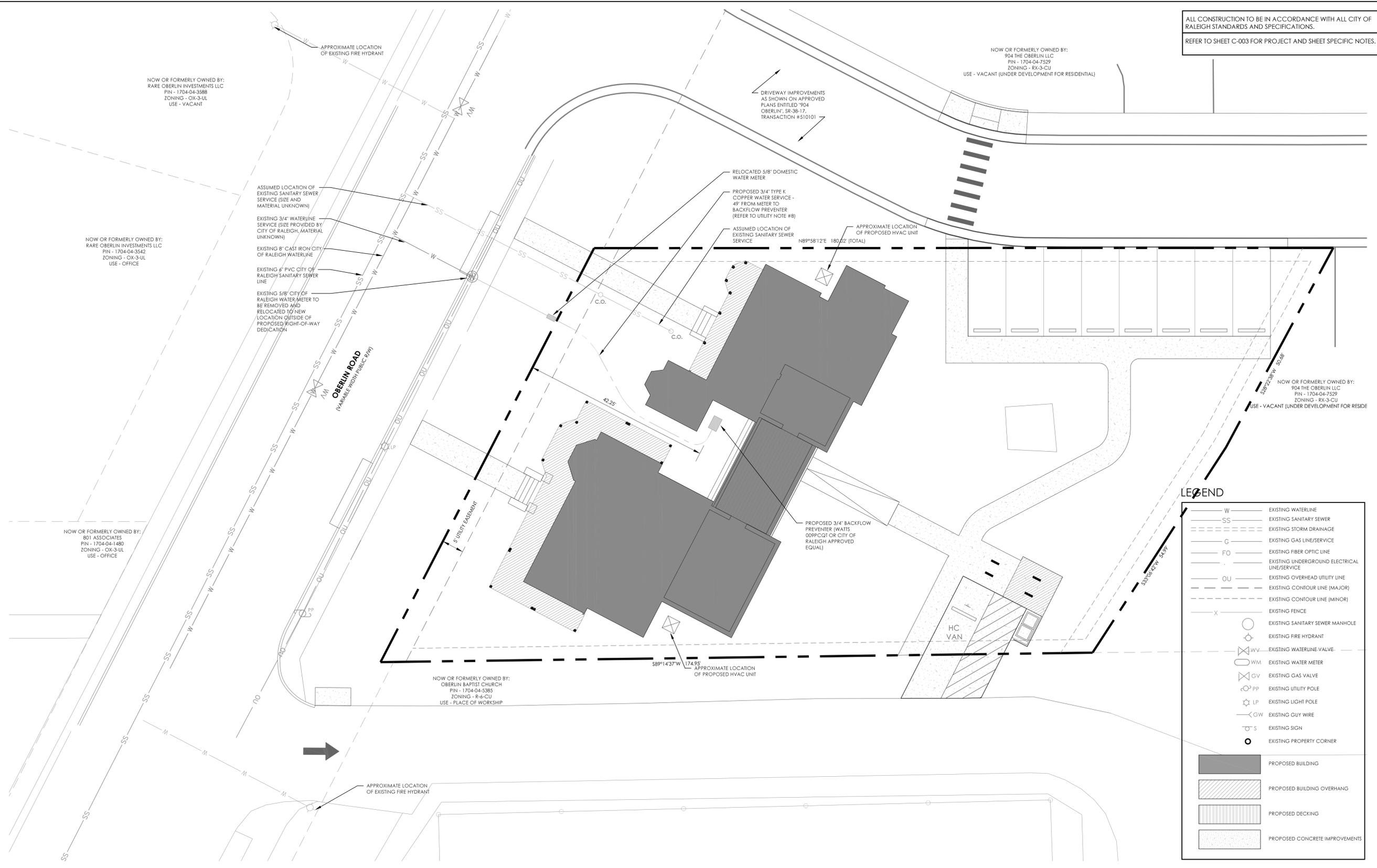
NORTH

30 15 0 30 60
GRAPHIC SCALE

| ISSUE DATE | SUBMITTAL DESCRIPTION |
|------------|---|
| 08.17.2017 | 0- INITIAL SUBMITTAL TO CITY OF RALEIGH |
| 10.27.2017 | 1- REV. PER CITY OF RALEIGH COMMENTS |
| 01.02.2018 | 2- REV. PER CITY OF RALEIGH COMMENTS |
| 01.24.2018 | 3- REV. PER CITY OF RALEIGH COMMENTS |
| 09.04.2018 | 4- REV. PARKING & SIDEWALK |
| 09.27.2018 | 5- REV. PER COR REVIEW |
| 04.18.2019 | 6- REV. PARKING & SIDEWALK |

PROJECT # 17020
SHEET # C-700

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
REFER TO SHEET C-003 FOR PROJECT AND SHEET SPECIFIC NOTES.



LEGEND

| | |
|----|--|
| W | EXISTING WATERLINE |
| SS | EXISTING SANITARY SEWER |
| SD | EXISTING STORM DRAINAGE |
| G | EXISTING GAS LINE/SERVICE |
| FO | EXISTING FIBER OPTIC LINE |
| EL | EXISTING UNDERGROUND ELECTRICAL LINE/SERVICE |
| OU | EXISTING OVERHEAD UTILITY LINE |
| CL | EXISTING CONTOUR LINE (MAJOR) |
| CL | EXISTING CONTOUR LINE (MINOR) |
| X | EXISTING FENCE |
| ○ | EXISTING SANITARY SEWER MANHOLE |
| ○ | EXISTING FIRE HYDRANT |
| ○ | EXISTING WATERLINE VALVE |
| ○ | EXISTING WATER METER |
| ○ | EXISTING GAS VALVE |
| ○ | EXISTING UTILITY POLE |
| ○ | EXISTING LIGHT POLE |
| ○ | EXISTING GUY WIRE |
| ○ | EXISTING SIGN |
| ○ | EXISTING PROPERTY CORNER |
| ■ | PROPOSED BUILDING |
| ▨ | PROPOSED BUILDING OVERHANG |
| ▨ | PROPOSED DECKING |
| ▨ | PROPOSED CONCRETE IMPROVEMENTS |

ATTENTION CONTRACTORS
THE CONSTRUCTION CONTRACTOR RESPONSIBLE FOR THE EXTENSION OF WATER, SEWER, AND/OR REUSE, AS APPROVED IN THESE PLANS, IS RESPONSIBLE FOR CONTACTING THE PUBLIC WORKS DEPARTMENT AT (919) 996-2409, AND THE PUBLIC UTILITIES DEPARTMENT AT (919) 996-5450 AT LEAST TWENTY FOUR HOURS PRIOR TO BEGINNING ANY OF THEIR CONSTRUCTION.

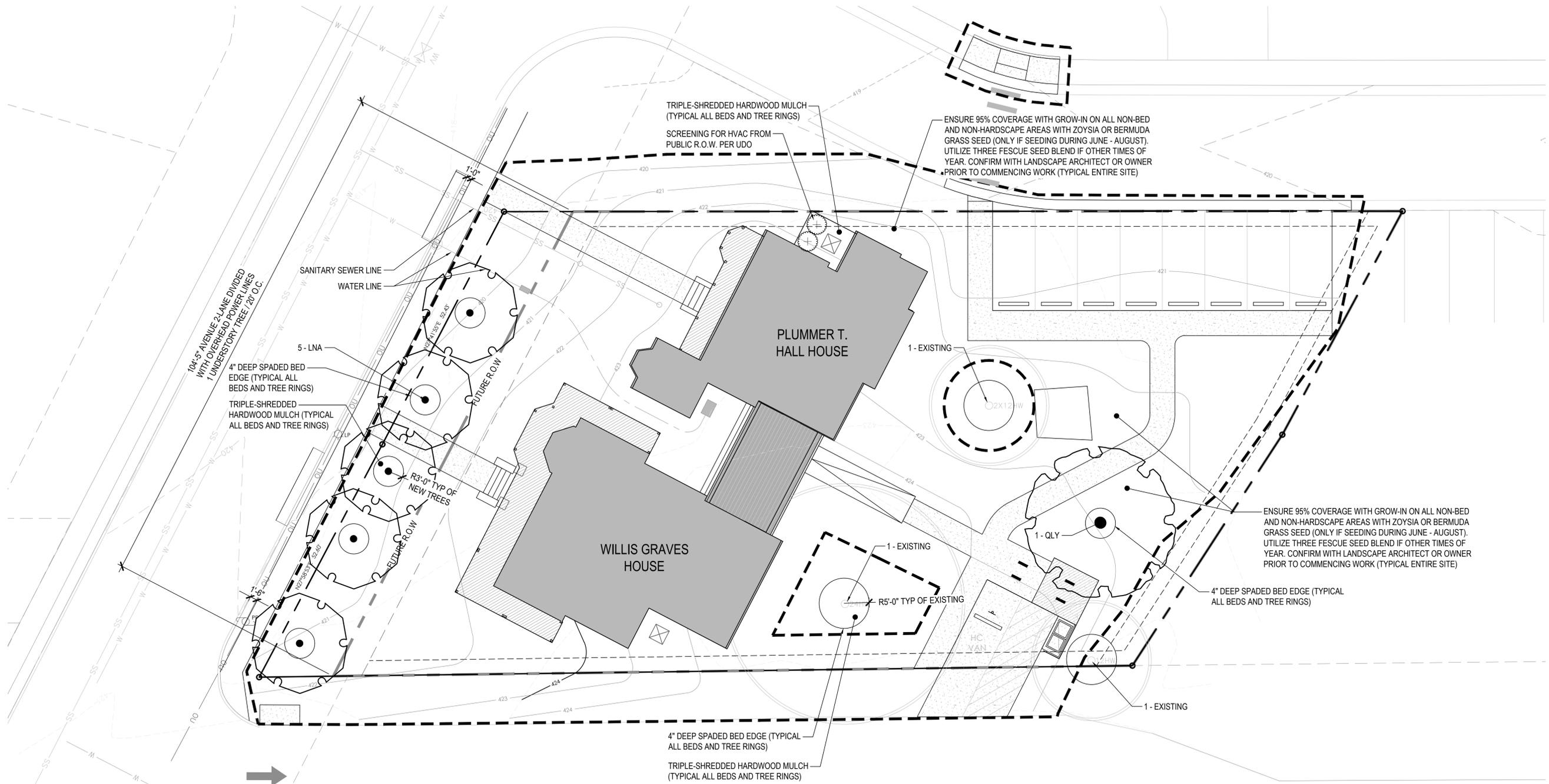
FAILURE TO NOTIFY BOTH CITY DEPARTMENTS IN ADVANCE OF BEGINNING CONSTRUCTION, WILL RESULT IN THE ISSUANCE OF MONETARY FINES AND REQUIRE REINSTALLATION OF ANY WATER OR SEWER FACILITIES NOT INSPECTED AS A RESULT OF THIS NOTIFICATION FAILURE.

FAILURE TO CALL FOR INSPECTION, INSTALL A DOWNSTREAM PLUG, HAVE PERMITTED PLANS ON THE JOBSITE, OR ANY OTHER VIOLATION OF CITY OF RALEIGH STANDARDS WILL RESULT IN A FINE AND POSSIBLE EXCLUSION FROM FUTURE WORK IN THE CITY OF RALEIGH.

811
Know what's below.
Call before you dig.

NORTH

10 5 0 10 20
GRAPHIC SCALE



LANDSCAPE REQUIREMENTS

VEHICULAR USE AREA (VUA):

Total VUA = 426 SF
Required: 1 Tree / 2,000 SF = 1 Tree
Provided: 1 Tree (1 QLY)

STREET TREES:

Oberlin Road: Avenus 2-Lane Divided (NCDOT Route 1733)
Total Frontage = 104'-5"

Base Required: 1 understory tree per 20' frontage due to overhead power lines = 5 trees

Provided: 5 Understory Trees (5 LNA)

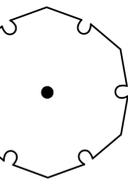
TRANSITIONAL PROTECTIVE YARD:

North Property:
Not applicable (RX-3 Mixed Use Zoning)

East Property:
Not applicable (RX-3 Mixed Use Zoning)

South Property:
Not applicable (R-6 Zoning with Civic Use: Church)

PLANT SCHEDULE

| TREES | CODE | QTY | BOTANICAL NAME | CONTAINER | CALIPER | SIZE | REMARKS |
|---|------|-----|---|-----------|-----------|--------|----------------|
|  | LNA | 5 | Lagerstroemia x 'Natchez' Crape Myrtle | B & B | 1.5"-2.0" | 8'-10' | Single Trunk |
|  | QLY | 1 | Quercus lyrata 'Highbeam' Highbeam Overcup Oak | B & B | 3" Cal | 10' HT | Central leader |

| SHRUBS | CODE | QTY | BOTANICAL NAME | CONTAINER | SIZE | REMARKS |
|---|------|-----|---|-----------|----------------|-------------|
|  | CSA | 2 | Camellia sasanqua 'Kanjiro' Rose Pink Camellia | Container | 24" HT x 24" W | Full, Dense |

SCALE: 1" = 10'



PRESERVATION NC OFFICES
Preservation North Carolina
814 Oberlin Road, Raleigh, North Carolina 27605

PROJECT NUMBER:
SC-17026

PROJECT PHASE:
ADMINISTRATIVE
SITE REVIEW

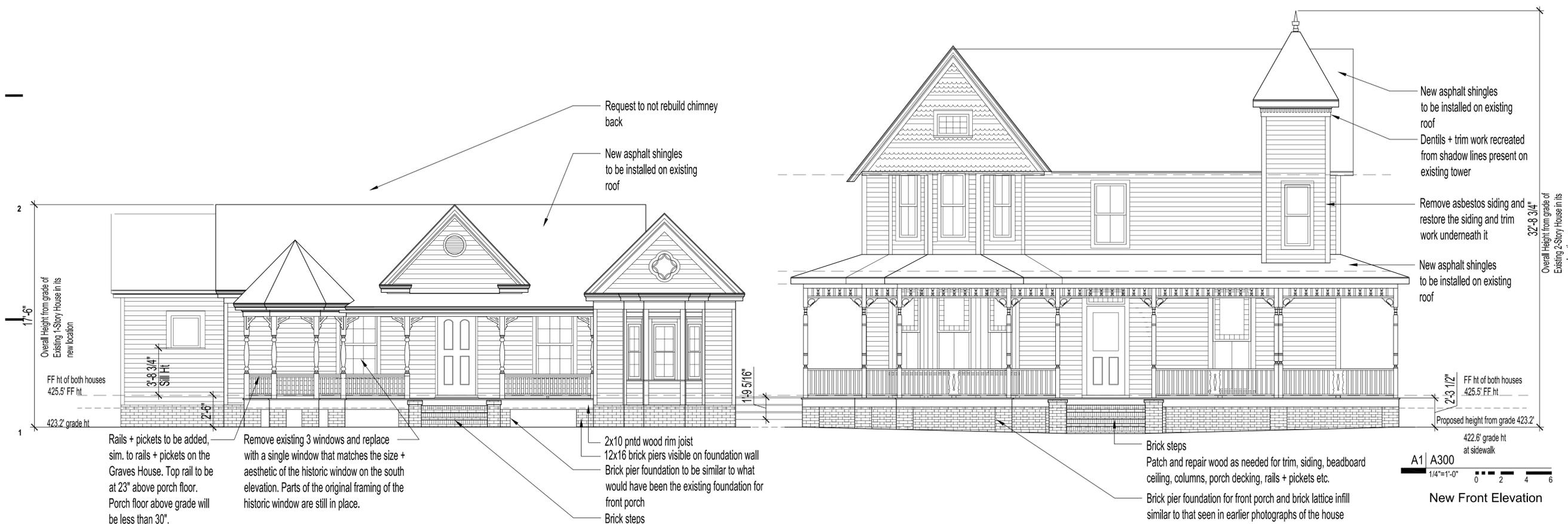
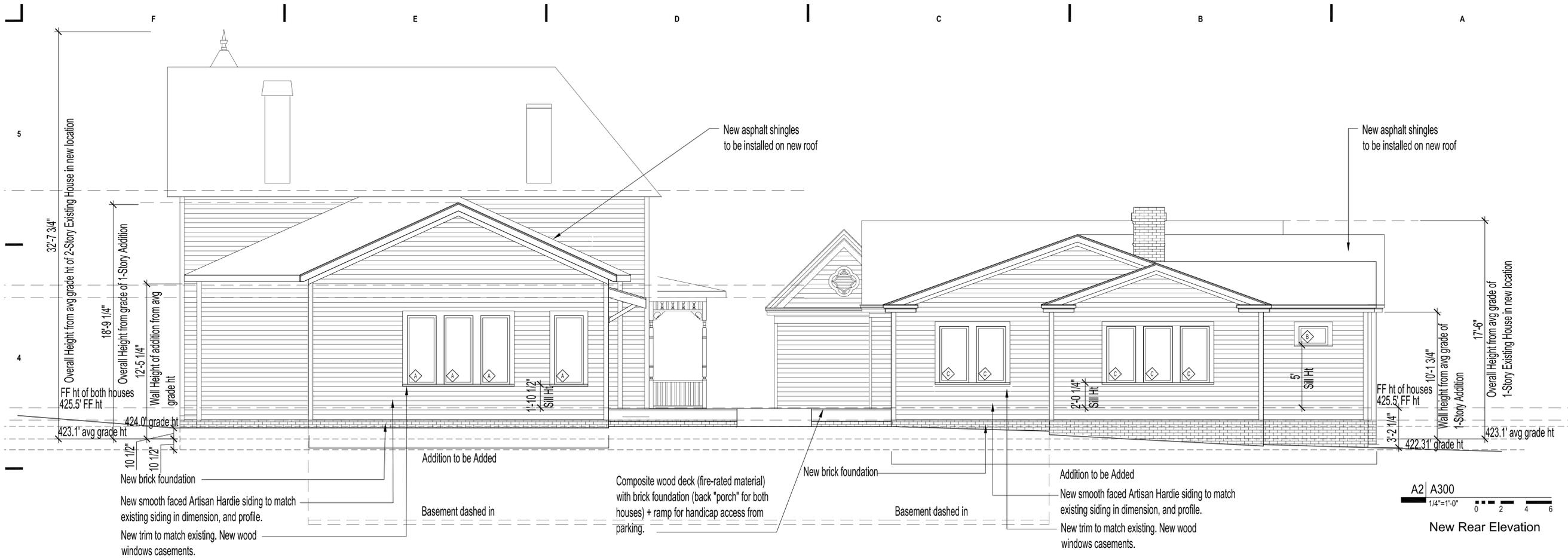
DATE:
08.17.2017

REV #2: 01.02.2018
REV #3: 01.24.2018
REV #4: 09.04.2018
REV #5: 09.27.2018
REV #6: 04.18.2019

SHEET TITLE:
PLANTING
PLAN

SHEET NUMBER:

L-100



814 OBERLIN RD
PRESERVATION NC
HEADQUARTERS

Graves House +
Plummer T Hall House

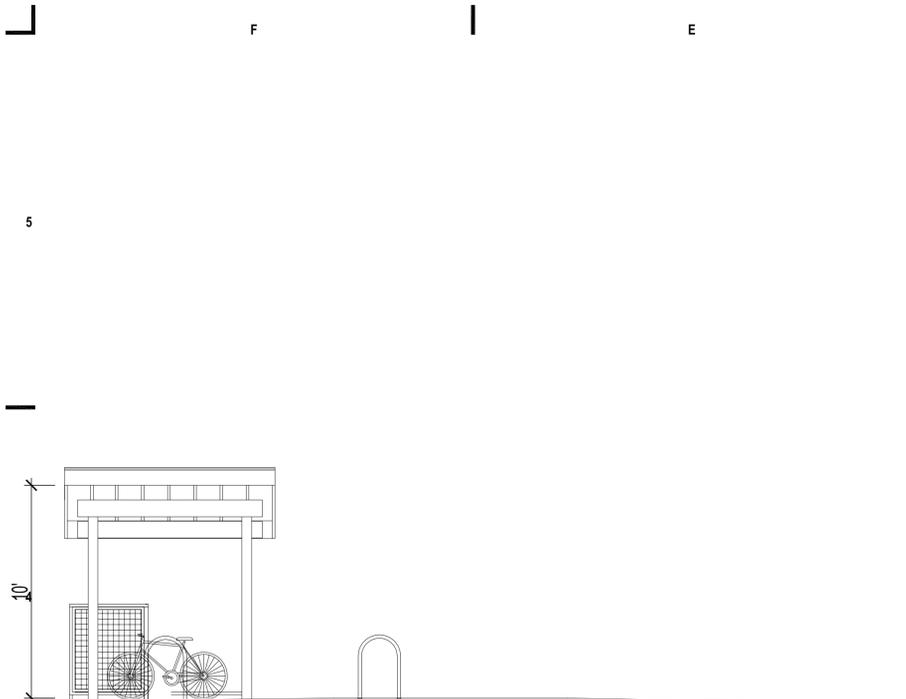
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|-----|----------|------|
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PROJECT NO:
DRAWN:
CHECKED:
DATE:

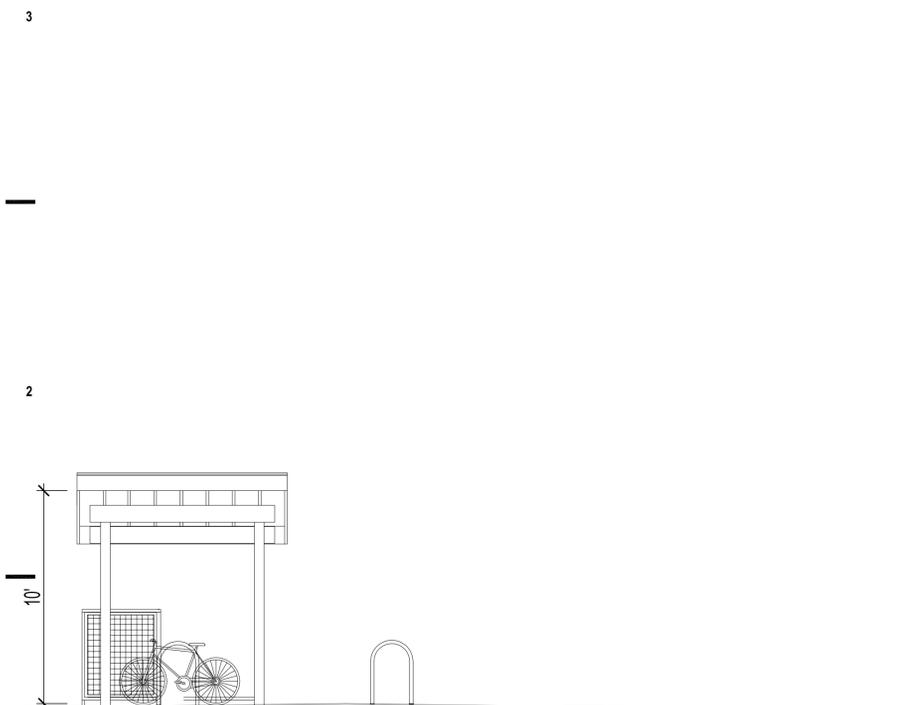
P_Project_Number
P_Drawn
P_Checked
9/4/2018

NEW EXTERIOR ELEVATIONS

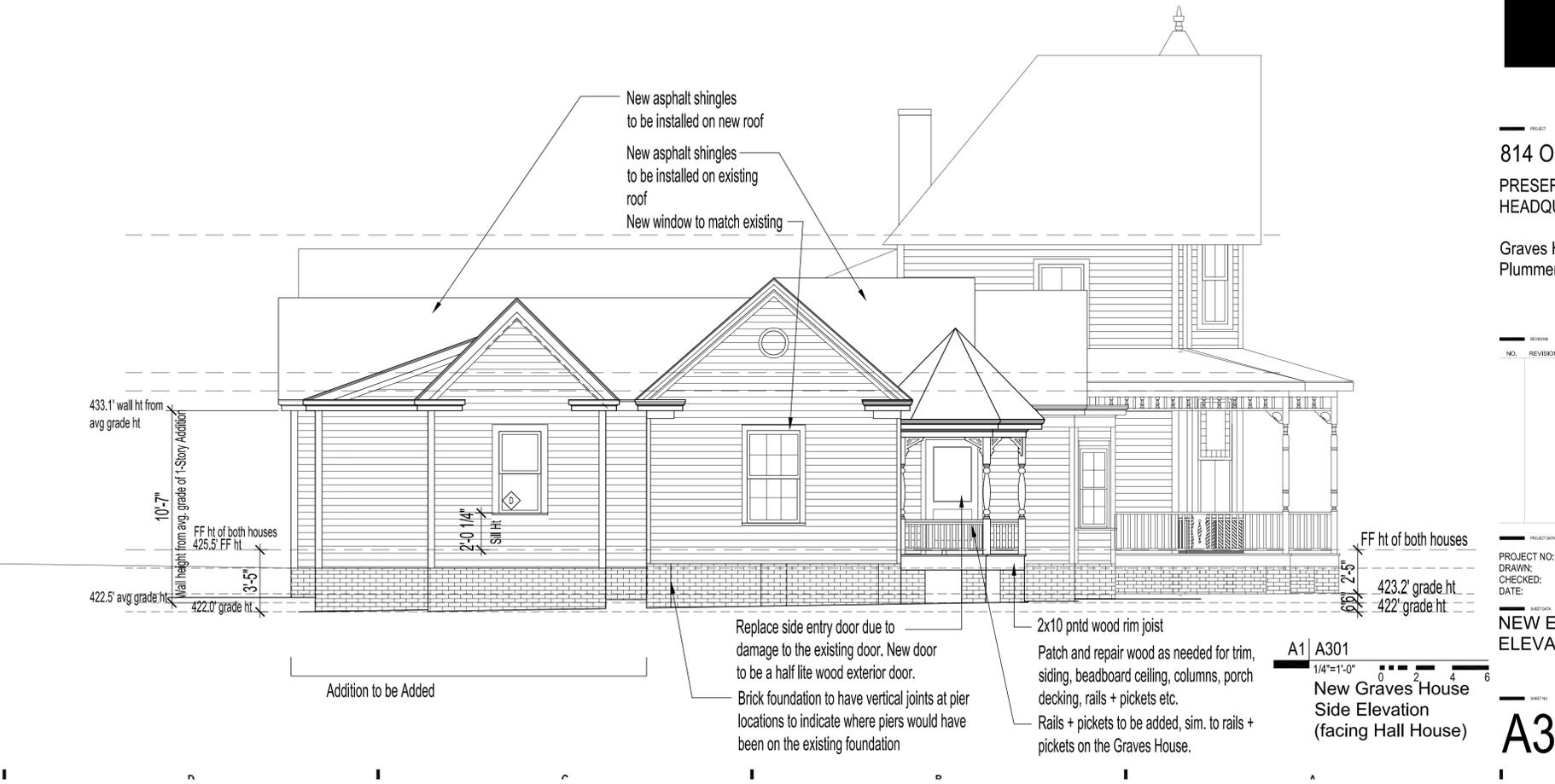
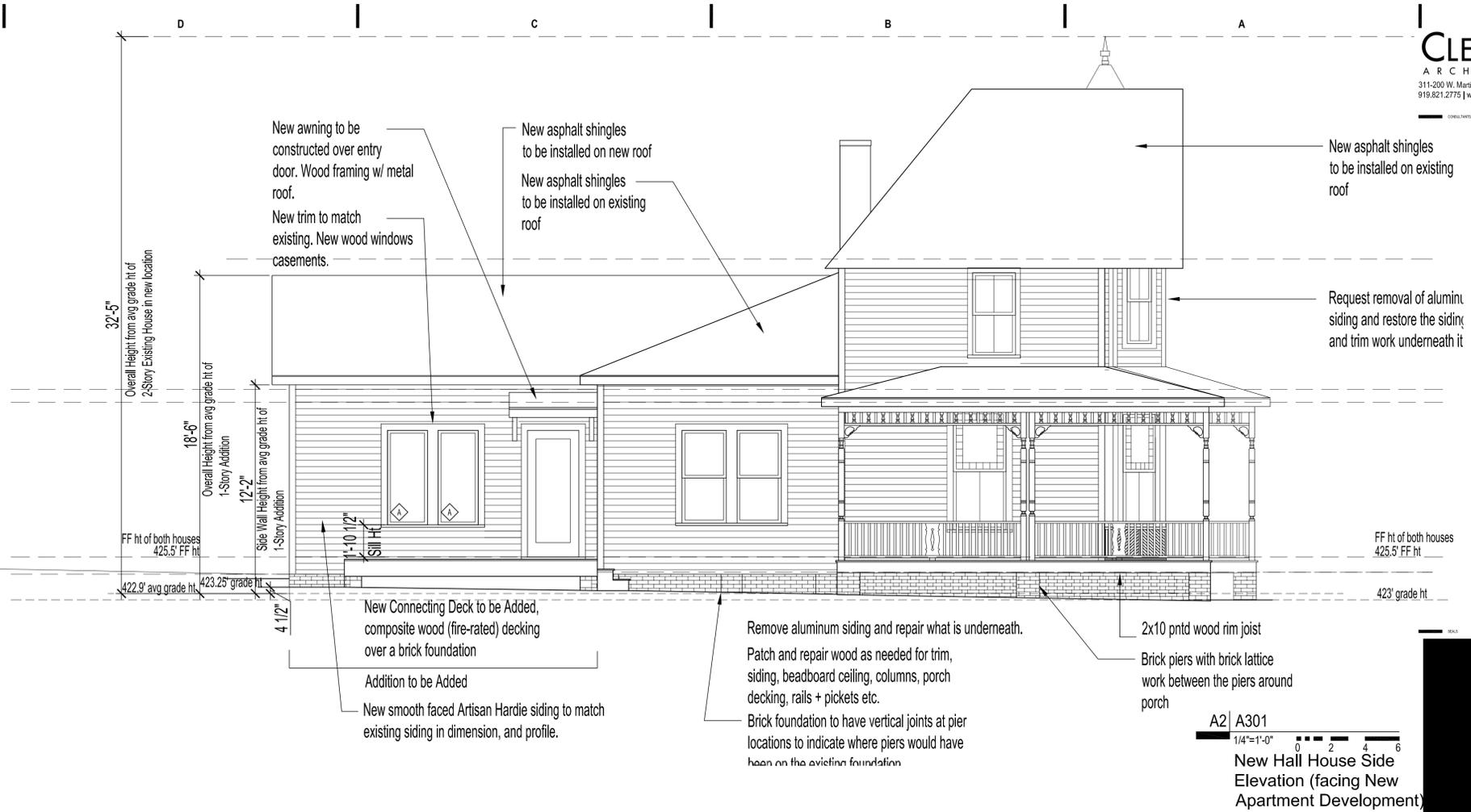
A300



Pressure treated wood framed shelter to cover bike parking. Metal roof.
Pressure treated wood framed green screen w/ metal mesh or steel fence panel in fill for vines to climb.



Pressure treated wood framed shelter to cover bike parking. Metal roof.
Pressure treated wood framed green screen w/ metal mesh or steel fence panel in fill for vines to climb.



PROJECT
814 OBERLIN RD
PRESERVATION NC
HEADQUARTERS

Graves House +
Plummer T Hall House

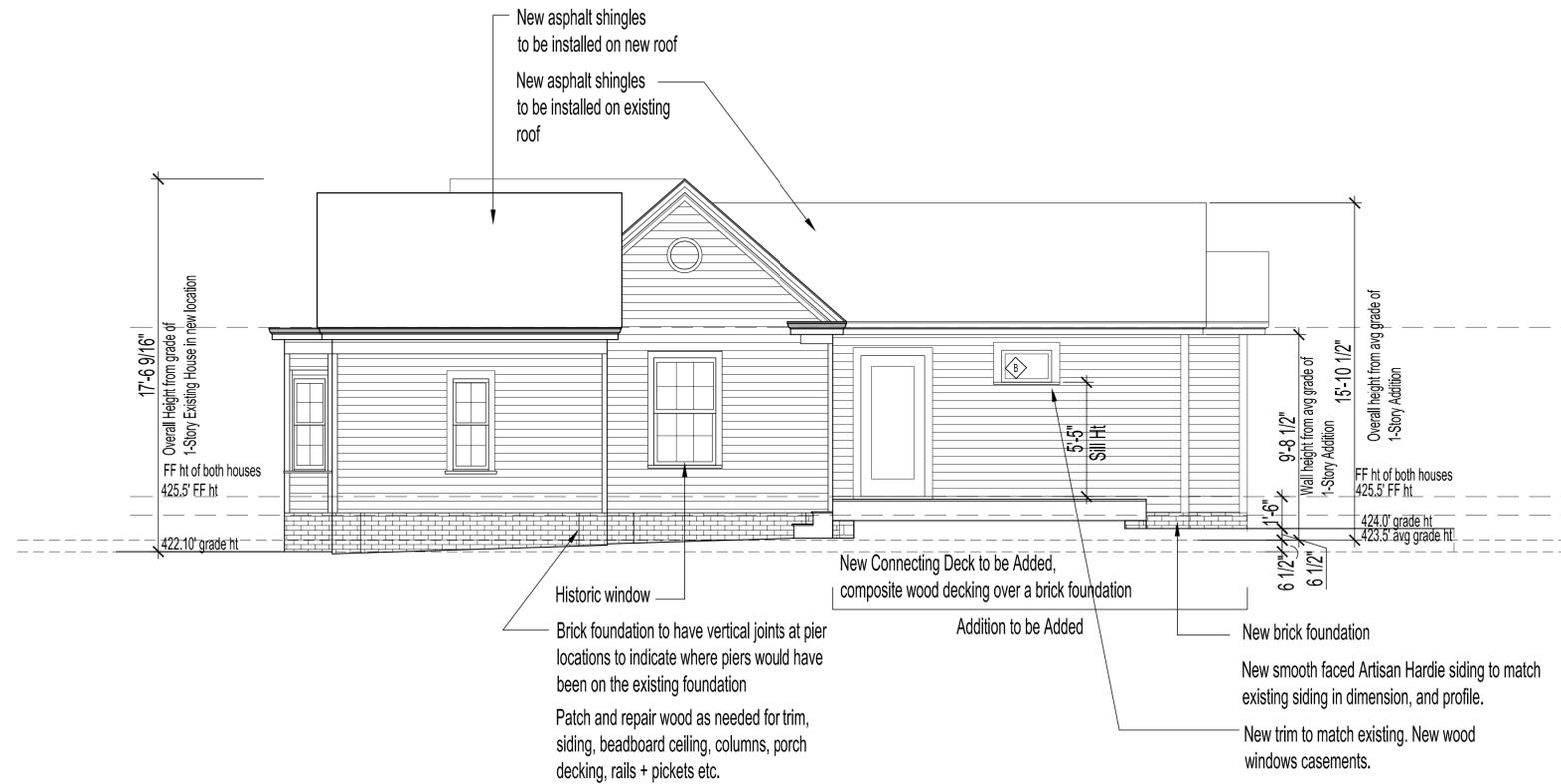
| REVISION | |
|----------|---------------|
| NO. | REVISION DATE |
| | |
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PROJECT NO:
DRAWING:
CHECKED:
DATE:

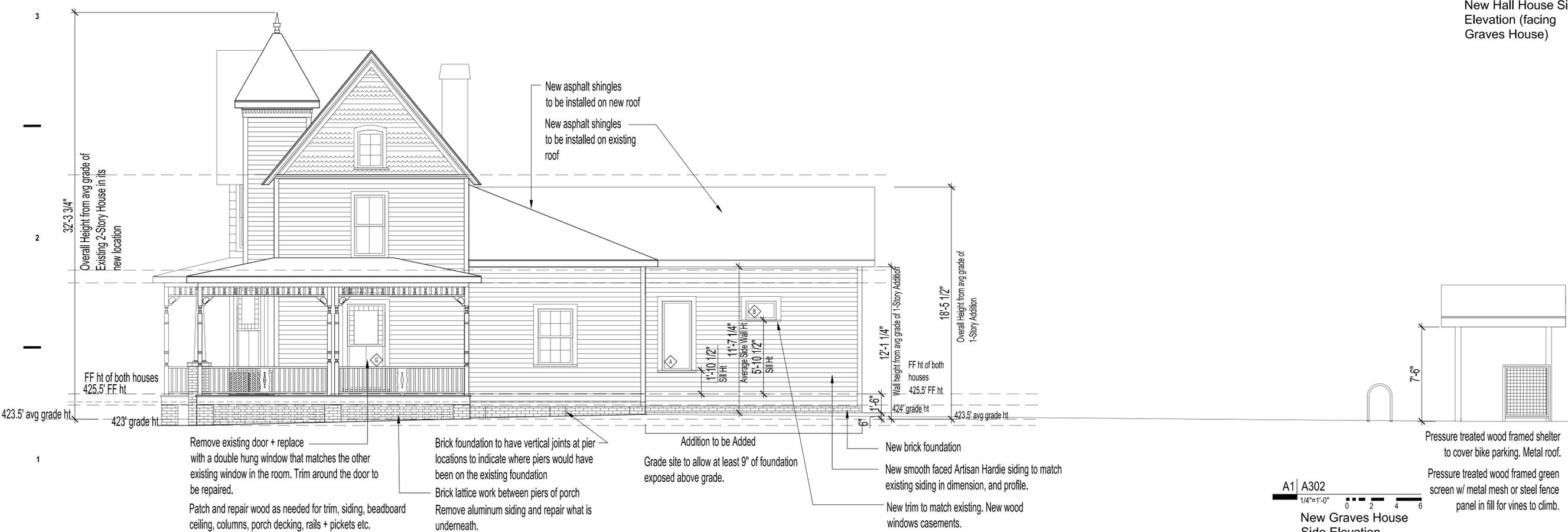
P_Project_Number
P_Drawn
P_Checked
9/4/2018

PROJECT DATA
NEW EXTERIOR ELEVATIONS

A301



A2 | A302
1/4"=1'-0"
0 2 4 6
New Hall House Side Elevation (facing Graves House)



A1 | A302
1/4"=1'-0"
0 2 4 6
New Graves House Side Elevation (facing Oberlin Baptist Church)

PROJECT
814 OBERLIN RD
PRESERVATION NC HEADQUARTERS

Graves House + Plummer T Hall House

| NO. | REVISION | DATE |
|-----|----------|------|
| | | |

PROJECT NO:
DRAWN:
CHECKED:
DATE:

P_Project_Number
P_Drawn
P_Checked
9/4/2018

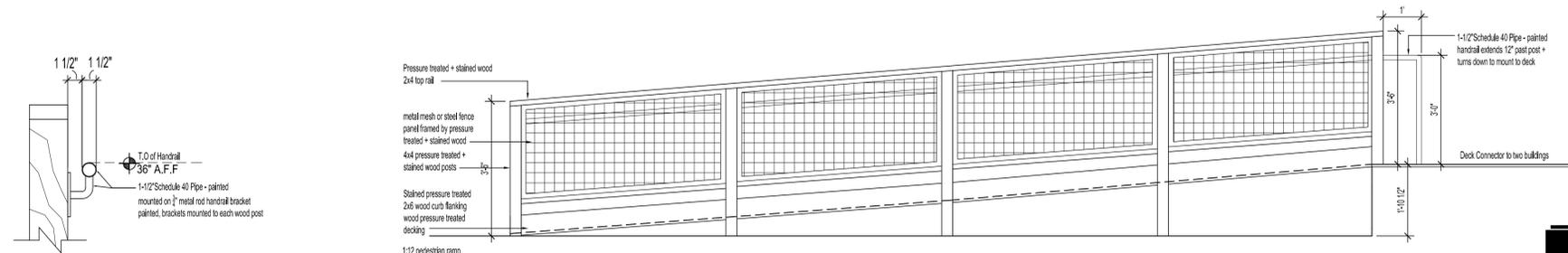
NEW EXTERIOR ELEVATIONS

A302

Civil Engineer:
Grounded Engineering
P.O. Box 37132
Raleigh, NC 7627
919.438.3694

MEP Engineer:
Lighthouse Engineering
400 W Morgan St, Suite 100
Raleigh, NC 27603
919.835.9781

Structural Engineer:
Lysaght & Associates
120 St. Mary Street
Raleigh, NC 27605
919.833.0495

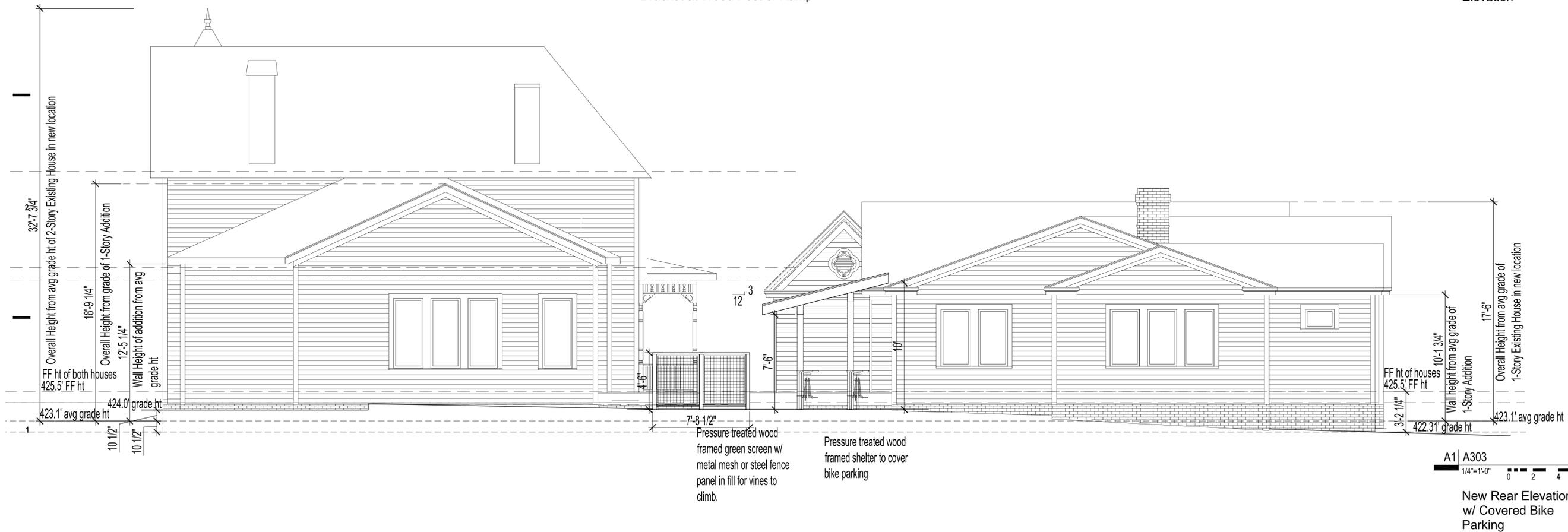


A3 | A303
1-1/2"=1'-0"

Section Detail - Handrail +
Bracket at Wood Post of Ramp

A2 | A303
1/4"=1'-0"

Pedestrian Ramp
Elevation



A1 | A303
1/4"=1'-0"

New Rear Elevation
w/ Covered Bike
Parking

PROJECT
814 OBERLIN RD
PRESERVATION NC
HEADQUARTERS

Graves House +
Plummer T Hall House

| REVISION | |
|----------|---------------|
| NO. | REVISION DATE |
| | |
| | |
| | |

PROJECT DATA
DRAWN: P_Drawn
CHECKED: P_Checked
DATE: 9/4/2018

NEW EXTERIOR
ELEVATIONS

SHEET NO.
A303