LOCATION: This .493 acre site zoned OX-3-UL CU (Z-69-20) is located on the northeast corner of the intersection of Oberlin Road and Annapolis Drive at 1302 Oberlin Road.

REQUEST: A Townhome subdivision consisting of 11 residential lots and one HOA/Common lot.

DESIGN ADJUSTMENT(S)/ALTERNATES, ETC: N/A

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 August 15, 2022 by RDU Consulting, PLLC.

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:

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

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

Stormwater

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

2. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).

☐ 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.

☐ Cross Access Agreements Required
☐ Sidewalk Deed of Easement Required
☐ Other Requirements

☐ RECORDED MAP(S) - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Site Permitting Review plans, if required, have been deemed ready for mylar signature.

The following items must be approved prior to recording the plat:
General

1. A demolition permit shall be issued and this building permit number shown on all maps for recording.

2. Traffic Signal Easement

3. Street names for this development shall be approved by the Raleigh GIS Division and by Wake County.

Engineering

4. A sidewalk deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)

5. A public infrastructure surety shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.

6. A cross access agreement among the lots identified as common driveway and the residential lots shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded offer of cross access easement shall be returned to the Development Services Department within one day of plat recordation. If a recorded copy of the document is not provided within this time, further recordings and building permit issuance will be withheld.

Stormwater

7. A payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans shall be paid by the developer to the City stormwater facility replacement fund (UDO 9.2.2.G.3).

8. The City form document entitled Declaration of Maintenance Covenant and Grant of Protection Easement for Stormwater Control Facilities shall be approved by the City and recorded with the county register of deeds office (UDO 9.2.2.G).

9. All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements (UDO 9.2).

10. A surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department (UDO 9.2.2.D.1.d).
Urban Forestry

11. A public infrastructure surety for 4 street trees along Annapolis Drive and 4 street trees along Oberlin Road shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.

Building Permits

For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Site Permitting 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:

Public Utilities

1. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.

Stormwater

2. A surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department (UDO 9.2.2.D.1.d).

3. The City form document entitled Declaration of Maintenance Covenant and Grant of Protection Easement for Stormwater Control Facilities shall be approved by the City and recorded with the county register of deeds office (UDO 9.2.2.G).

4. A payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans shall be paid by the developer to the City stormwater facility replacement fund (UDO 9.2.2.G.3).

5. All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements (UDO 9.2).

Urban Forestry

6. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 4 street trees along Annapolis Drive and 7 street trees along Oberlin Road.

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

General

1. Final inspection of all tree conservation areas and right of way street trees by Urban Forestry Staff
EXPIRATION DATES: If significant construction has not taken place on a project after preliminary subdivision approval, that approval may "sunset" and be declared void, requiring re-approval before permits may be issued. To avoid allowing this preliminary approval to "sunset", the following must take place by the following dates:

3-Year Sunset Date: January 5, 2026
Record at least ½ of the land area approved.

5-Year Sunset Date: January 5, 2028
Record entire subdivision.

I hereby certify this administrative decision.

Signed: ___________________________ Date: 09/08/2022
______________________________
Development Services Dir/Designee

Staff Coordinator: Michael Walters
# OBERLIN TOWNES
## PRELIMINARY SUBDIVISION PLANS
### SUB-0004-2022
#### RALEIGH, NORTH CAROLINA

**January 24, 2022**  
**REVISED JULY 13, 2022**  
**REVISED AUGUST 15, 2022**

### DEVELOPER:
CONCEPT 8 HOLDINGS, LLC  
307 S. Salem St. Suite 200  
Apex, NC 27502  
919-601-5078  
shawn@concepteight.com

### CIVIL ENGINEER:
RDU CONSULTING, PLLC  
NC LICENSE P-8825  
PHONE: 919-488-3614  
EMAIL: JASON@RDUCONSULTING.COM  
P.O. BOX 418  
CLAYTON, NC 27528

### SITE DATA

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<tr>
<th>Property Description</th>
<th>Address</th>
<th>City</th>
<th>County</th>
<th>Zip</th>
<th>Phone</th>
<th>Fax</th>
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<tr>
<td>Proposed Site Scope</td>
<td>Lot 1-20</td>
<td>Raleigh</td>
<td>Wake</td>
<td>27601</td>
<td>919-601-5078</td>
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### BUILD TO REQUIREMENTS

- **Structural:** 
  - Commercial: 2 stories | Special Use: 1 story
  - Residential: 1-2 stories | Special Use: 1 story

- **Lot Area:** 
  - 2400 sq ft

- **Total Lot Area:** 
  - 2400 sq ft

- **Paved Roadway Area:** 
  - 300 sq ft

- **Bicycle Parking Required:** 
  - 4 spaces

- **Driveway:** 
  - Minimum width 12 ft

- **Pedestrian Accessibility:** 
  - Minimum width 6 ft

### INDEX

- **CE-1:** Recorded Plat
- **CE-1.1:** Existing Conditions & Demolition Plan
- **CE-2:** Subdivision Plan
- **CE-3:** Site Layout Plan
- **CE-3.1:** Build To Plan
- **CE-3.2:** Sight Distance Plan
- **CE-4:** Utility Plan
- **CE-5:** Grading & Drainage Plan
- **CE-5.1:** Stormwater Management Plan
- **CE-6:** Fire Access Plan
- **LA-1:** Landscape Plan - Street Trees
- **LA-2:** Landscape Plan - Code Buffers
- **LA-3:** Code Buffers - Details and Notes
City of Raleigh Planting Requirements:

1) STREET TREES:
   OBERLIN ROAD STREET
   143.2' / 20 LF = 7 Understory trees
   Provided: (7) 1.5" Caliper tree ~20 spacing

2) STREET TREES:
   ANNAPOlis DRIVE
   198.7' / 40 LF = 4 Canopy trees
   Provided: (4) 3" Caliper tree ~40 spacing

3) CITY OF RALEIGH COMMENTS
   08/15/22

4) CITY OF RALEIGH COMMENTS
   Serviceberry, Amelanchier grandiflora
   1.5" Cal. /8' HT.15'-20' HT
   15' SPREAD
   MATURE

5) CITY OF RALEIGH COMMENTS
   Overcup Oak, Quercus lyrata
   3" Cal. /10' HT.45'-70' HT
   35'-50' SPREAD

6) CITY OF RALEIGH COMMENTS
   Serviceberry, Amelanchier grandiflora
   1.5" Cal. /8' HT.15'-20' HT
   15' SPREAD
   MATURE

NOTES:
1. STREET TREES ARE TO BE PLANTED IN ACCORDANCE WITH CITY OF RALEIGH STANDARD DETAIL TPP-03.
2. STREET TREES SHALL BE MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY TREE MANUAL.
3. STREET TREES MUST MEET THE TREE QUALITY STANDARDS SET FOR THE CITY TREE MANUAL.
4. A TREE IMPACT FORM IS REQUIRED.
5. ELECTRICAL DRAWS AND OTHER UTILITY DRAWS ARE TO BE POSTED PRIOR TO BLOOM PERIOD TO PREVENT DAMAGE TO THE TREE.
6. A STMOST OF THE STREET TREES ARE RESTRICTED TO BE PLANTED WITHIN THE CITY WATERLINE EASEMENT.
7. STREET TREES MUST BE PLANTED TWO YEARS AFTER THE INITIAL PLANTING APPROVED BY THE CITY.
SCALE: 1" = 10'  

TREES

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<th>QTY</th>
<th>BOTANICAL / COMMON NAME</th>
<th>CONT</th>
<th>SIZE</th>
<th>SPAC</th>
<th>REMARKS</th>
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<td>1</td>
<td>MASO 4 MAGNOLIA X SOULANGEANA / SAUCER MAGNOLIA MULTI-TRUNK&amp;B&amp;B</td>
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<td>2</td>
<td>ULPA 6 ULMUS PARVIFOLIA <code>ALLEE</code> / ALLEE LACEBARK ELMB&amp;B&amp;B</td>
<td>3<code> CAL./ 10</code>-12` HT.</td>
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SHRUBS

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<tr>
<td>1</td>
<td>DMVJ 29 DISTYLIUM MYRICOIDES <code>VINTAGE JADE</code> / DISTYLIUM</td>
<td>18&quot;-24&quot; HT.</td>
<td>3` O.C.</td>
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<td>5</td>
<td>ICST 14 ILEX CRENATA <code>SOFT TOUCH</code> / SOFT TOUCH JAPANESE HOLLY</td>
<td>3 GAL</td>
<td>18&quot;-24&quot; HT.</td>
<td>A.I.</td>
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<td>ILPA 9 ILLICIUM PARVIFLORUM 'FLORIDA SUNSHINE' / FLORIDA SUNSHINE ANISE TREE</td>
<td>15 GAL.</td>
<td>3<code>-5</code> HT.; 3<code>-5</code> SPR.</td>
<td>A.I.</td>
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