



Administrative Approval Action

**Case File / Name: SUB-0004-2022
DSLCL - OBERLIN TOWNES**

**City of Raleigh
Development Services Department**
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2492
currentplanning@raleighnc.gov
www.raleighnc.gov

- 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.

<input checked="" type="checkbox"/>	Cross Access Agreements Required
<input checked="" type="checkbox"/>	Sidewalk Deed of Easement Required

<input checked="" type="checkbox"/>	Other Requirements
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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:



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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).



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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



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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 1/2 of the land area approved.

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

I hereby certify this administrative decision.

Signed: _____ *Daniel L. Stegall* _____ 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



VICINITY MAP
1" = 200'

SITE DATA	
PROPERTY OWNER/DEVELOPER	CONCEPT 8 HOLDINGS, LLC 307 S. SALEM ST. SUITE 200 APEX, NC 27502
SITE ADDRESS	1302 OBERLIN ROAD
SITE AREA	24.489 SF ± 0.493 AC.
WAKE COUNTY PIN #	1704160530
ZONING DISTRICT	OX-3-UL-CU
EXISTING USE	DETACHED SINGLE FAMILY
PROPOSED USE	TOWNHOME BUILDING TYPE
STREET CLASSIFICATION	OBERLIN ROAD - AVENUE 2-LANE DIVIDED ANNAPOLIS DRIVE - AVENUE 2-LANE UNDIVIDED
EXISTING STREETSCAPE:	OBERLIN ROAD ANNAPOLIS DRIVE -2.9' TREE LAWN -3.5' TREE LAWN -4.5'-0" SIDEWALK -4.5' SIDEWALK
PROPOSED STREETSCAPE:	OBERLIN ROAD ANNAPOLIS DRIVE 6' TREE LAWN 6' TREE LAWN 6' SIDEWALK 6' SIDEWALK
BUILD-TO REQUIREMENTS	UL FRONTAGE: 50% BUILDING WIDTH IN PRIMARY ST. BUILD TO 0-20' 25% BUILDING WIDTH IN SIDE ST. BUILD TO 0-20'
PROVIDED BUILD TO:	OBERLIN ROAD: 115.6' BUILDING / 143.2' FRONTAGE= 80.8% ANNAPOLIS DRIVE: 96.3' BUILDING / 198.7' FRONTAGE= 48.5%
REQUIRED PARKING:	0 SPACES (ALL FRONTAGE) UDO 7.1.3.C.2 - NO PARKING REQUIRED FOR FIRST 16 UNITS
PROVIDED PARKING:	(7) SINGLE CAR GARAGE PARKING SPACES (8) DOUBLE CAR GARAGE PARKING SPACES
BICYCLE PARKING REQUIRED:	4 SPACES (SHORT TERM: 1 SPACE PER 20 UNITS, MINIMUM 4)
PROVIDED:	4 SPACES
AMENITY AREA REQUIRED:	TOTAL: 2.449 SF (10%) PEDESTRIAN ACCESSIBLE AMENITY AREA: 1.225 SF (5%)
PROVIDED:	TOTAL: 3.270 SF (13.3%) PEDESTRIAN ACCESSIBLE AMENITY AREA: 3.270SF (13.3%)

ORDINANCE (2021) 251 ZC 823
ADOPTED: 6/15/2021 EFFECTIVE: 6/20/2021

2-49-20 - 1302 300 OBERLIN ROAD, LOCATED JUST NORTH OF OBERLIN ROAD AND WIDE AVENUE AT ANNAPOLIS DRIVE BEING WAKE COUNTY PIN 1704160530. THE PROPERTY IS LOCATED JUST NORTH OF OBERLIN ROAD AND WIDE AVENUE AT ANNAPOLIS DRIVE BEING WAKE COUNTY PIN 1704160530. APPROXIMATELY 0.49 ACRES REZONED TO OFFICE MEDIUM USE-3 WITH AN URBAN LIMITED FRONTAGE AND CONDITIONS (OX-3-UL-CU).

CONDITIONS DATED: MAY 14, 2021

1. THE PRINCIPAL USES PERMITTED ON THE PROPERTY SHALL BE THOSE "HOUSEHOLD LIVING" USES LISTED AS PERMITTED, LIMITED AND SPECIAL USES IN THE OX DISTRICT AS SHOWN ON THE ALLOWED PRINCIPAL USE TABLE, UDO SECTION 45.1.A.
2. THERE SHALL BE NO MORE THAN 3 BEDROOMS PER DWELLING UNIT.
3. COMPLIANCE SHALL BE DEMONSTRATED AT BUILDING PERMIT.
4. VINYL AND SYNTHETIC STUCCO (EPS) SHALL BE PROHIBITED AS BUILDING SIDING MATERIALS. COMPLIANCE SHALL BE DEMONSTRATED AT BUILDING PERMIT.
5. THE MAXIMUM NUMBER OF DWELLING UNITS PERMITTED ON THE PROPERTY SHALL BE THIRTEEN (13).
6. COMPLIANT: SITE PLAN PROPOSES 11 DWELLING UNITS.

THIS CONDITION SHALL APPLY ONLY TO THOSE NEW BUILDINGS WITH A FRONT FACADE LOCATED WITHIN THAT AREA BETWEEN THE OBERLIN ROAD RIGHT-OF-WAY AND THE MAXIMUM BUILD-TO ALONG OBERLIN ROAD. THE MAXIMUM BUILDING HEIGHT FOR THE BUILDING SUBJECT TO THIS CONDITION SHALL BE 28 FEET AND TWO STORES, AS MEASURED FROM AVERAGE POST-DEVELOPMENT GRADE ABOVE SEA LEVEL. ALONG THE BUILDING ELEVATION MOST PARALLEL AND CLOSEST TO OBERLIN ROAD IN BOTH NUMBER OF STORES AND FEET. THIS CONDITION SHALL NOT LIMIT THE ABILITY FOR THESE BUILDINGS TO HAVE AN ADDITIONAL STORY OR ADDITION TO TWO STORES PERMITTED ABOVE AVERAGE POST-DEVELOPMENT GRADE ON THE LOWER PORTION OF THE LOT RELATIVE TO OBERLIN ROAD WHERE THE PROPERTY SLOPES DOWNWARD FROM OBERLIN ROAD. THIS HEIGHT LIMITATION SHALL NOT BE USED WHEN DETERMINING THE HEIGHT OF A BUILDING SUBJECT TO THIS CONDITION AS MEASURED FROM ANNAPOLIS STREET. COMPLIANCE SHALL BE DEMONSTRATED AT BUILDING PERMIT.

6. IF AN APARTMENT BUILDING TYPE IS UTILIZED, THEN THE APARTMENT BUILDING TYPE MAY NOT INCLUDE DWELLING UNITS THAT ARE SEPARATED FROM ONE ANOTHER BY A HORIZONTAL PARTY WALL (LEAVING NO STACKED DWELLING UNITS). THIS CONDITION SHALL NOT PROHIBIT A DWELLING UNIT FROM HAVING MULTIPLE STORES.

COMPLIANT: PROPOSED USE IS TOWNHOME.

UDO SEC. 8.3.2.A BLOCK PERIMETER
 THE LEAST RESTRICTIVE ZONING WITHIN THE BLOCK IS R-10 RESIDENTIAL. THEREFORE, IN ACCORDANCE WITH UDO 8.3.2.A.2.B, BLOCK PERIMETER IS NOT APPLICABLE DUE TO THE SITE AREA BEING 0.49 ACRES WHICH IS LESS THAN THE MIN. SITE AREA APPLICABILITY FOR R-10 ZONING.

UDO SEC. 8.3.5.D CROSS ACCESS
 IN ACCORDANCE WITH UDO 8.3.5.D CROSS ACCESS REQUIREMENTS ARE NOT APPLICABLE TO THE PROPOSED DEVELOPMENT DUE TO THE PRESENCE OF EXISTING DETACHED BUILDINGS TO THE NORTH AND EXISTING SLOPES GREATER THAN 20% TO THE EAST.

INDEX

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CE-3.2	SIGHT DISTANCE PLAN
CE-4	UTILITY PLAN
CE-5.0	GRADING AND DRAINAGE PLAN
CE-5.1	STORMWATER MANAGEMENT PLAN
CE-6	FIRE ACCESS PLAN
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LA-2	LANDSCAPE PLAN - CODE BUFFERS
LA-3	CODE BUFFERS - DETAILS AND NOTES

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-2425
 PHONE: 919-889-2614
 EMAIL: JASON@RDUCONSULTING.COM
 P.O. BOX 418
 CLAYTON, NC 27528

TREE CONSERVATION EXEMPTION
 THIS PROJECT TRACT IS LESS THAN 2.0 ACRES AND THEREFORE EXEMPT FROM TREE CONSERVATION IN ACCORDANCE WITH UDO SEC. 9.1.2.

HORIZONTAL DATUM: NAD83
 VERTICAL DATUM: NAVD83

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

SOLID WASTE INSPECTIONS STATEMENT
 DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE CITY OF RALEIGH SOLID WASTE MANUAL STANDARD 96 GAL ROLL OUT CONTAINERS WILL BE STORED WITHIN THE GARAGE AREA OF THE UNITS AND ROLLED CURBSIDE FOR COLLECTION

Preliminary Subdivision Application

Planning and Development
 Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2600



INSTRUCTIONS: This form is used when submitting a Preliminary Subdivision (UDO Section 10.2.5). Please check the appropriate review type and include the plan checklist document. Please email all documents and your preliminary subdivision plans to subdivision@raleighnc.gov.

DEVELOPMENT TYPE (UDO Section 2.1.2)	
<input checked="" type="checkbox"/> Conventional Subdivision	<input type="checkbox"/> Compact Development
<input type="checkbox"/> Conservation Development	<input type="checkbox"/> Cottage Court
NOTE: Subdivisions may require City Council approval if in a Metro Park Overlay or Historic Overlay District.	
GENERAL INFORMATION	
Stippling/sketch plan case number(s):	
Development name (subject to approval): Oberlin Townes	
Property Address(es): 1302 Oberlin Rd.	
Recorded Deed PIN(s): 1704160530	
What is your project type?	<input type="checkbox"/> Single family Apartment <input checked="" type="checkbox"/> Townhouse <input type="checkbox"/> Non-residential <input type="checkbox"/> Other:
CURRENT PROPERTY OWNER/DEVELOPER INFORMATION NOTE: Please attach purchase agreement when submitting this form.	
Company: OAK CITY PARTNERS LLC	Owner/Developer Name and Title: John T. Chappell II, Managing Member
Address: 910 Tyson Hill Drive Suite 100 Raleigh, NC 27603	
Phone #: 919-903-0005	Email: johnny@oakpartners.com
APPLICANT INFORMATION	
Company: RDU Consulting, PLLC	Contact Name and Title: Jason G. Meadows, P.E.
Address: 307 S. Salem Street Apex, NC 27502	
Phone #: 919-889-2614	Email: jason@rdiconsulting.com

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ISSUE DATE: 08.23.21
 raleighnc.gov

DEVELOPMENT TYPE + SITE DATE TABLE	
(Applicable to all developments)	
ZONING INFORMATION	
Gross site acreage: 0.49 AC	
Zoning districts (if more than one, provide acreage of each): OX-3-UL-CU	
Overlay district: NA	Inside City limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Conditional Use District (CUD) Case # Z-	Board of Adjustment (BOA) Case # A-
STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 0.0000	Proposed Impervious Surface: Acres: 3.8867
Nausea River Buffer: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Wetlands: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is this a flood hazard area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes, please provide the following:	
Altitude scale:	
Flood study:	
FEMA Map Panel #:	
NUMBER OF LOTS AND DENSITY	
Total # of townhome lots: 11	Detached Attached
Total # of single-family lots:	
Proposed density for each zoning district (UDO 1.5.2.F):	22.4 UNITS/AC
Total # of open space and/or common area lots: 1	
Total # of requested lots: 12	
SIGNATURE BLOCK	
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.	
I, <u>Jason G. Meadows</u> , will serve as the agent regarding this application, and will receive and respond to administrative comments, resubmit plans and applicable documentation, and will represent the property owner(s) 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. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after 180 days of inactivity.	
Signature: <u>Jason Meadows</u>	Date: <u>1/26/22</u>
Printed Name: <u>Jason Meadows</u>	Date:
Signature:	Date:
Printed Name:	

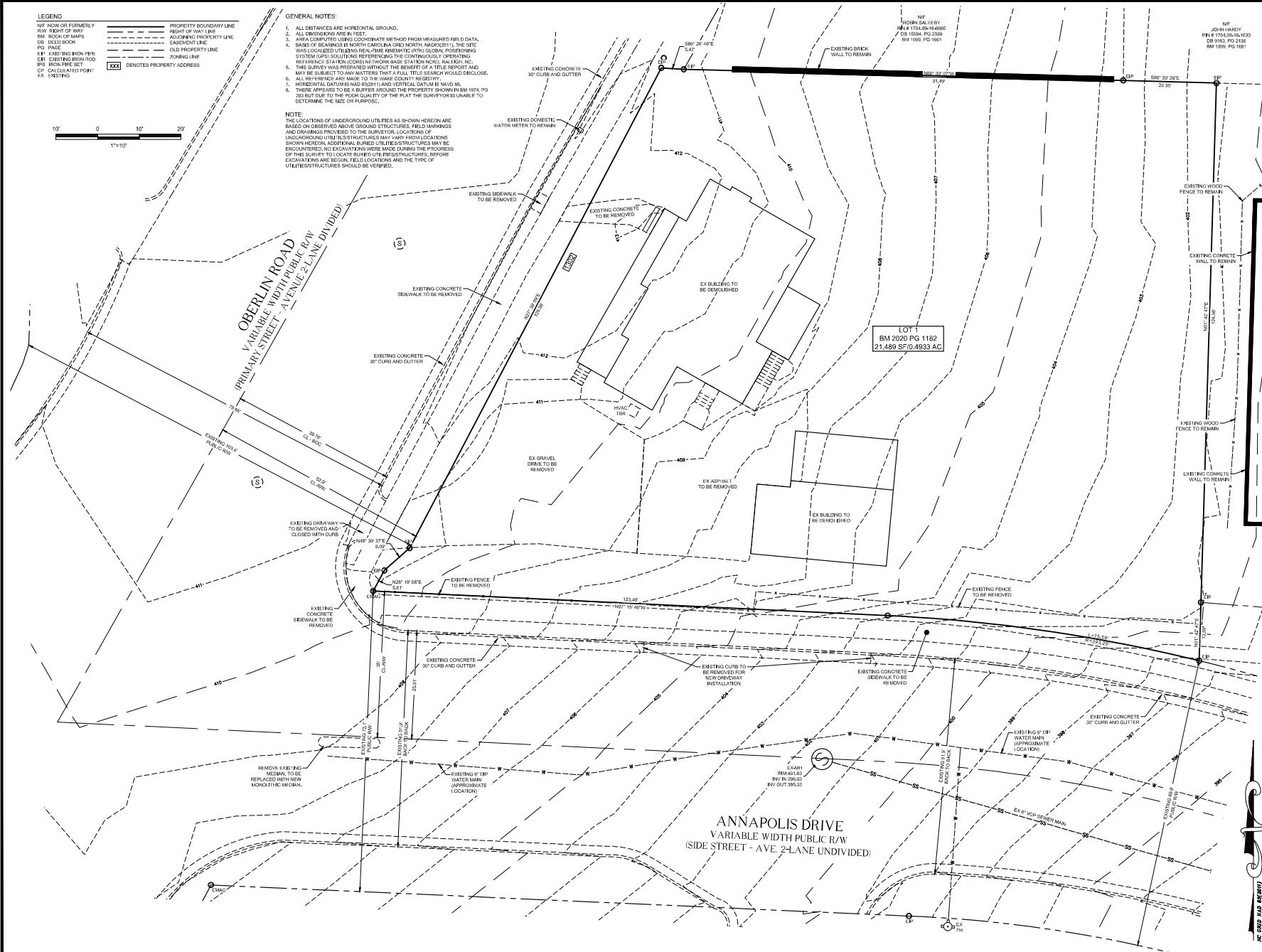
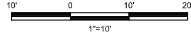
Please email your completed application to subdivision@raleighnc.gov.
 Page 2 of 2
 ISSUE DATE: 08.23.21
 raleighnc.gov

- LEGEND**
- NW NOW OR FORMERLY
 - R/W RIGHT OF WAY
 - BM BENCH MARK
 - UB USED BOOK
 - PG PAGE
 - EP EXISTING IRON PIPE
 - ER EXISTING IRON ROD
 - IRP IRON PIPE/ROD
 - CP CALCULATED POINT
 - EX EXISTING
- PROPERTY BOUNDARY LINE
 - RIGHT OF WAY LINE
 - ADJOINING PROPERTY LINE
 - EASEMENT LINE
 - OLD PROPERTY LINE
 - ZONING LINE
 - DENOTES PROPERTY ADDRESS

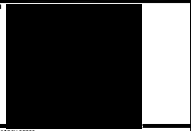
GENERAL NOTES:

1. ALL DISTANCES ARE HORIZONTAL GROUND.
2. ALL UNLESS OTHERWISE NOTED.
3. AREA COMPUTED USING COORDINATE METHOD FROM MEASURED FIELD DATA.
4. BASED ON SURVEY OF NORTH CAROLINA GRID NORTH, NAD 83(11). THE SITE WAS LOCALIZED UTILIZING REAL-TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) COLLECTING REFERENCE TO THE CONTIGUOUSLY OPERATING REFERENCE STATION (CONSISTENT WORK BASE STATION) NC03, HALEIGH, NC.
5. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY BE SUBJECT TO ANY MATTERS THAT A FULL TITLE SEARCH WOULD DISCLOSE.
6. ALL DISTANCES ARE MADE TO THE 100% COUNTY WIDEWAY.
7. HORIZONTAL DATUM IS NAD 83(11) AND VERTICAL DATUM IS NAVD 83.
8. THERE APPEARS TO BE A BUFFER AROUND THE PROPERTY SHOWN IN BM 1974 PG 203 BUT DUE TO THE POOR QUALITY OF THE PLAT THE SURVEYOR IS UNABLE TO DETERMINE THE SIZE OR PURPOSE.

NOTE:
THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON OBSERVED ABOVE GROUND STRUCTURES, FIELD MARKINGS AND DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES IN STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THE SURVEY TO LOCATE BURIED UTILITIES STRUCTURES. BEFORE EXCAVATIONS ARE BEGUN, FIELD LOCATIONS AND THE TYPE OF UTILITIES STRUCTURES SHOULD BE VERIFIED.



NC LICENSE P-2425
 PHONE: 919-883-2614
 EMAIL: JASON@RDU-CONSULTING.COM
 P.O. BOX 418
 CLAYTON, NC 27328



Submittal date

CONCEPT 8 HOLDINGS, LLC
 307 S. SALEM ST., #200
 APEX, NC 27502

OBERLIN TOWNES (SUB-0004-2022)

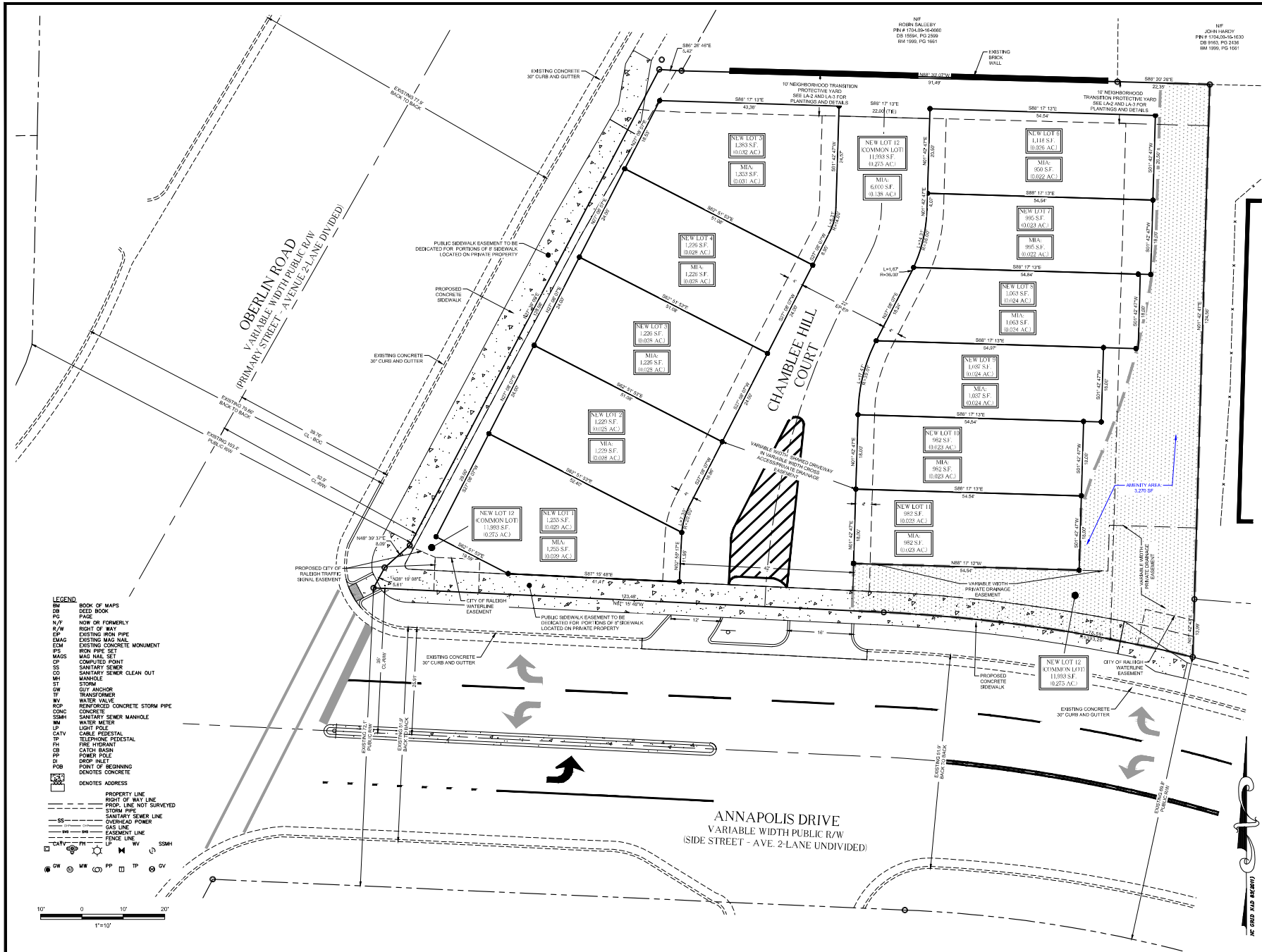
PRELIMINARY SUBDIVISION

Revisions		
Number	Description	Date
1	CITY OF RALEIGH COMMENTS	07/13/22
2	CITY OF RALEIGH COMMENTS	08/15/22

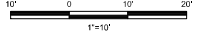
Project: **EXISTING CONDITIONS & DEMOLITION PLAN**

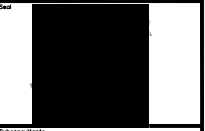
Sheet Number: **CE-1.1**
 Date Issued: 1/23/23

Revisions		
Number	Description	Date
1	CITY OF RALEIGH COMMENTS	07/13/22
2	CITY OF RALEIGH COMMENTS	06/15/22



- LEGEND**
- BM BOOK OF MAPS
 - DB DEED BOOK
 - PG PAGE
 - N/F NON EX FORMERLY
 - R/W RIGHT OF WAY
 - EMAC EXISTING MAG NAL
 - ESM EXISTING CONCRETE MONUMENT
 - IPS IRON PIPE SET
 - NAMS NAIL MAN SET
 - CMF COMPUTED FRONT
 - SS SANITARY SEWER
 - CO SANITARY SEWER CLEAN OUT
 - MH MANHOLE
 - ST STORM
 - GW GUY ANCHOR
 - TR TRANSFORMER
 - WV WATER VALVE
 - RCP REINFORCED CONCRETE STORM PIPE
 - CONC CONCRETE
 - SSMH SANITARY SEWER MANHOLE
 - WM WATER METER
 - LP LIGHT POLE
 - CP CABLE PEDESTAL
 - TP TELEPHONE PEDESTAL
 - PH FIRE HYDRANT
 - CB CATCH BASIN
 - PP POWER POLE
 - DI DRINK INLET
 - POB POINT OF BEGINNING
 - CONC DENOTES CONCRETE
 - DENOTES ADDRESS
- PROPERTY LINE**
 ——— RIGHT OF WAY LINE
 - - - - - PROP. LINE NOT SURVEYED
 - - - - - STORM PIPE
 - - - - - SANITARY SEWER LINE
 - - - - - OVERHEAD POWER
 - - - - - GAS LINE
 - - - - - EASEMENT LINE
 - - - - - FENCE LINE
 - - - - - LP
 - - - - - TP
 - - - - - SSMH
- SYMBOLS**
- GW
 - MW
 - PP
 - TP
 - DV





Subcontractors

CONCEPT 8 HOLDINGS, LLC
 307 S. SALEM ST., #200
 APEX, NC 27502

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PRELIMINARY SUBDIVISION

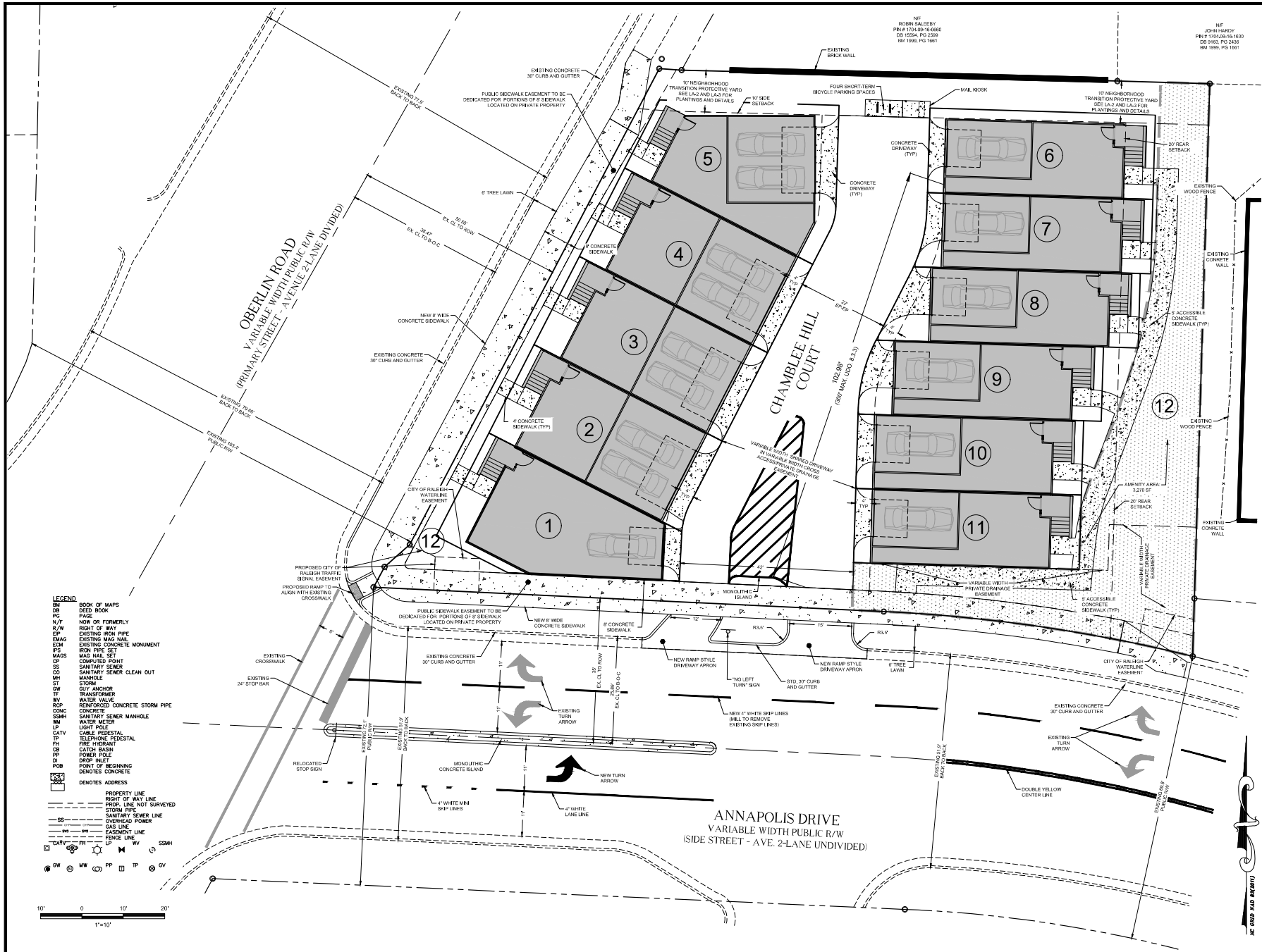
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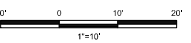
Drawing Title: **SITE LAYOUT**

Sheet Number: **CE-3.0**

Date Issued: 1/23/23



- LEGEND**
- BM BOOK OF MAPS
 - DB DEED BOOK
 - PG PAGE
 - HP HOW OR FORMERLY
 - R/W RIGHT OF WAY
 - EXP EXISTING
 - EMAG EXISTING MAG. NAL
 - ESM EXISTING CONCRETE MONUMENT
 - IPS IRON PIPE SET
 - MANS MANS
 - CP COMPLETED POINT
 - SS SANITARY SEWER
 - CO SANITARY SEWER CLEAN OUT
 - WH MANHOLE
 - ST STORM
 - GW GUY ANCHOR
 - TR TRANSFORMER
 - WV WATER VALVE
 - RCP REINFORCED CONCRETE STORM PIPE
 - CONC CONCRETE
 - SSMH SANITARY SEWER MANHOLE
 - WM WATER METER
 - CPV CABLE PEDestal
 - TP TELEPHONE PEDESTAL
 - PH FIRE HYDRANT
 - CB CATCH BASIN
 - PP POWER POLE
 - DI DRIP INLET
 - POB POINT OF BEGINNING
 - CONC DENOTES CONCRETE
 - AD DENOTES ADDRESS
- PROPERTY LINE**
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 EASEMENT LINE
 FENCE LINE



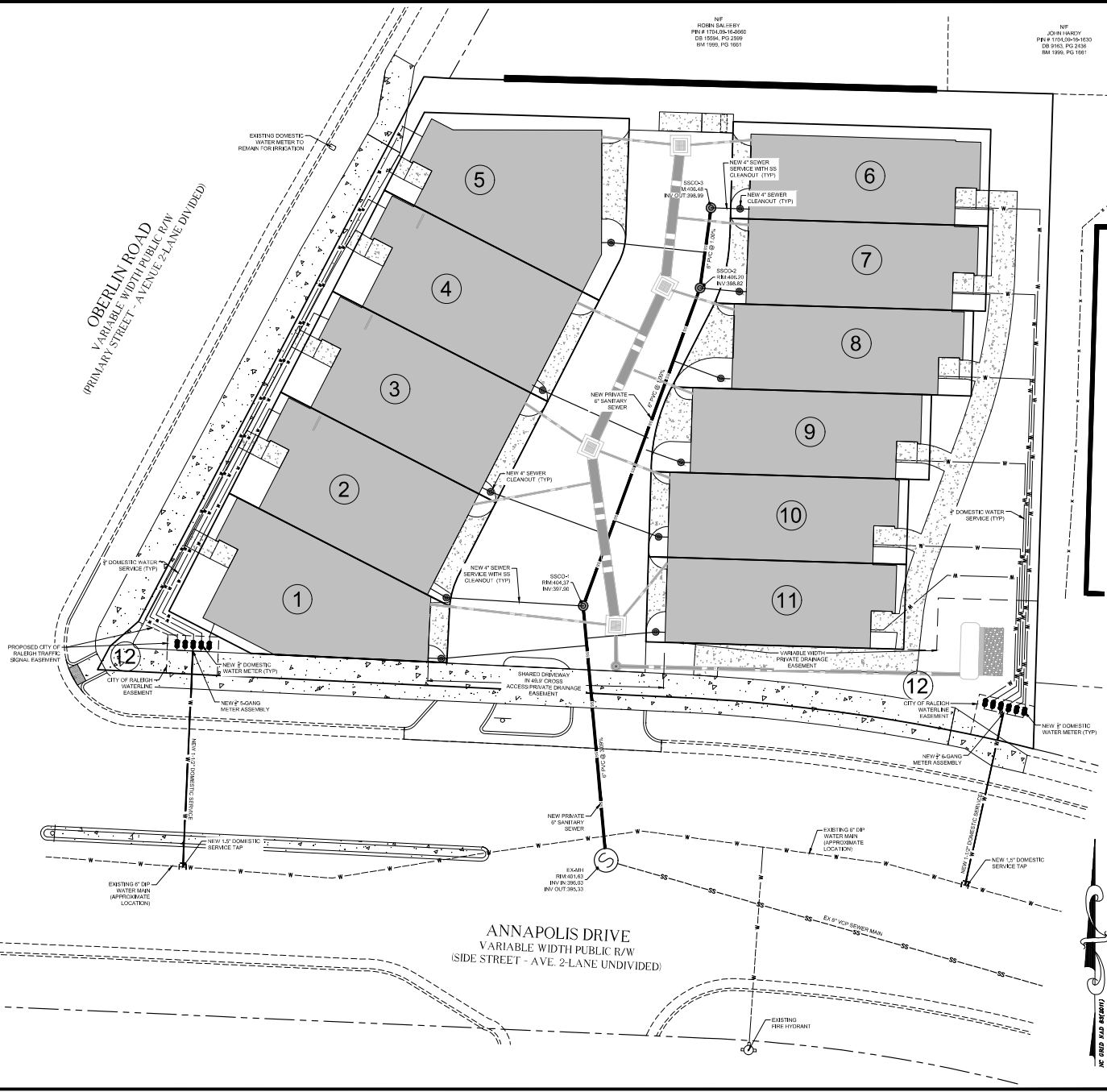
NC STATE ROAD DISTRICT

CITY OF RALEIGH STANDARD UTILITY NOTES

1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUS HANDBOOK, CURRENT EDITION).
2. UTILITY SEPARATION REQUIREMENTS
 - (A) DETAILS OF 150" SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPROVED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE UTILITY SEPARATION CANNOT BE ACHIEVED PERIODS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 30" FROM A PRIVATE WELL OR FROM A PUBLIC WELL.
 - (B) WHEN INSTALLING WATER AND/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 12" IF THE SEWER MAINS ARE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 6" ABOVE THE TOP OF THE SEWER AND MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE SANITARY TO OUTSIDE WATERLINE.
 - (C) WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER MAINS OVER A WATERMAIN OR MATERIALS OF STEEL, ENGAGEMENT EXTENDED 10" ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
 - (D) MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER AND STORM SEWER FACILITIES UNLESS OTHERWISE SPECIFIED FOR SANITARY SEWER.
 - (E) MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN AND ROP STORM DRAIN CROSSINGS. MAINTAIN 24" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER AND ROP STORM DRAIN CROSSINGS, WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED. SPECIFY OF MATERIALS AND A CONCRETE GRADE HAVING 6" MIN. CLEARANCE (PER CORPUS DETAILS W-11 & S-9). SEE CORPUS DETAILS ON SHEETS S-12000.
 - (F) ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
3. ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AVENUED PLAN AND/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.
4. CONTRACTOR SHALL MAINTAIN CONTIGUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES AND BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT.
5. 3/2" MINIMUM COVER IS REQUIRED ON ALL WATER MAINS AND SEWER FORCE MAINS. 4/2" MINIMUM COVER IS REQUIRED ON ALL REVERSE MAINS.
6. IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER AND SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE. UNLESS OTHERWISE DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT, THIS INCLUDES ABANDONING, TAP AT AND REMOVAL OF SERVICE, FROM ROP OR EASEMENT PER CORPUS HANDBOOK PROCEDURE.
7. PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI. BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1/2' ABOVE THE NEXT UPSTREAM MANHOLE.
8. ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDWM, USACE AND FEMA FOR ANY REHABRIN BUFFER, WETLAND AND/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
9. GREASE INTERCEPTOR / OIL WATER SEPARATOR BEING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPUS FOR PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT TM BEASLEY AT (919) 255-7625 OR TM.BEASLEY@CITYOFRALEIGH.GOV FOR MORE INFORMATION.
10. CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD KNOWN AS LISTED IN APPENDIX D OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA. THESE REQUIREMENTS ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST. THE DEVICES SHALL BE INSTALLED AND TESTED BOTH INITIAL AND PERIODIC TESTING THEREAFTER. IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM. WHENEVER IN MORE STRINGENT, CONTACT JOANNE HELVEY AT (919) 255-9623 OR JOANNE.HELVEY@CITYOFRALEIGH.GOV FOR MORE INFORMATION.

NT
HOBN, SAILEEY
PR # 17020-16-0006
DS 1024, PS 2009
6/4/1999, PG 1061

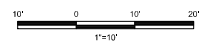
NT
JOHN HARVEY
PR # 17020-16-0030
DS 9163, PG 2436
6/4/1999, PG 1061



LEGEND

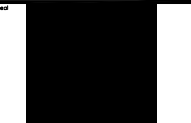
BN	BOOK OF MAPS
DB	DEED BOOK
PG	PAGE
N/F	NOW OR FORMERLY
R/W	RIGHT OF WAY
EX	EXISTING ROW PIPE
EMG	EXISTING MFG NAIL
EDM	EXISTING CONCRETE MONUMENT
PS	ROW PIPE SET
MAGS	MAG NAIL SET
CP	COMPUTED POINT
SS	SANITARY SEWER
SD	SANITARY SEWER CLEAN OUT
MH	MANHOLE
ST	STORM
GW	GUY ANCHOR
TR	TRANSFORMER
WV	WATER VALVE
RC	REINFORCED CONCRETE STORM PIPE
CONC	CONCRETE
SSMH	SANITARY SEWER MANHOLE
WM	WATER METER
LV	LIGHT
CATV	CABLE PEDESTAL
TP	TELEPHONE PEDESTAL
PH	FIRE HYDRANT
CB	CATCH BASIN
PP	POWER POLE
DI	DROP INLET
POB	POINT OF BEGINNING
POB	DENOTES ADDRESS
□	DENOTES ADDRESS

---	PROPERTY LINE
- - - -	PROP. LINE NOT SURVEYED
---	STORM PIPE
---	SANITARY SEWER LINE
---	OVERHEAD POWER
---	GAS LINE
---	EASEMENT LINE
---	FENCE LINE
---	LEVEL
---	LV
---	WV
---	SSMH
---	WM
---	TP
---	OV



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NC LICENSE P-2145
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EMAIL: JASON@RDUCONSULTING.COM
P.O. BOX 418
CLAYTON, NC 27328



Subcontractor

CONCEPT 8
HOLDINGS, LLC
307 S. SALEM ST. #200
APEX, NC 27502

OBERLIN TOWNES
(SUB-0004-2022)

PRELIMINARY
SUBDIVISION

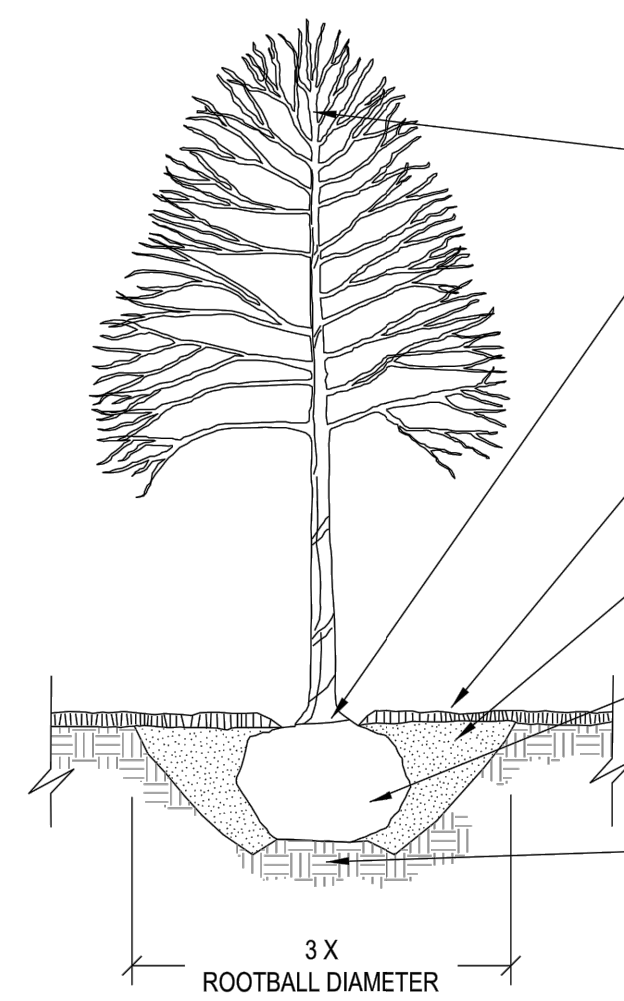
Revisions		
Number	Description	Date
1	CITY OF RALEIGH COMMENTS	07/13/22
2	CITY OF RALEIGH COMMENTS	08/15/22

Drawing Title
UTILITY PLAN

Sheet Number
CE-4

Date Issued 1/23/22

NOT TO SCALE



DO NOT PRUNE LEADER. PRUNE OR CUT ONLY DEAD OR DAMAGED BRANCHES TO AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 STANDARDS

REMOVE EXCESS SOIL TO EXPOSE THE ROOT FLARE. THE ROOT FLARE SHALL BE PLANTED AT GRADE, NO HIGHER THAN 2" ABOVE GRADE, AND NEVER BELOW GRADE. TREE SHALL BE SET PLUMB

MULCH DEPTH NOT MORE THAN 3". KEEP MULCH 3" FROM ROOT FLARE AND DO NOT CONTACT STEM

PLANTING SOIL MIX AROUND ROOT BALL. 600 CU FT OF SOIL OR STRUCTURAL SOIL REQUIRED PER TREE

COMPLETELY REMOVE TOP HALF OF BURLAP, LACING STRAPS, NAILS AND WIRE BASKET AND DISCARD FROM HOLE. ALL SYNTHETIC BURLAP MUST BE REMOVED FROM SIDES OF ROOT BALL

ROOT BALL SHALL BE PLACED DIRECTLY ON COMPACTED SUBGRADE. HANDLE TREE BY THE ROOT BALL ONLY.

CONTACT INFORMATION:
CITY OF RALEIGH PARKS, RECREATION AND CULTURAL RESOURCES DEPARTMENT URBAN FORESTER:
TREES@RALEIGHNC.GOV
WWW.RALEIGHNC.GOV

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

CITY OF RALEIGH STANDARD DETAIL		
REVISIONS	DATE	NOT TO SCALE
10/2019	02/2020	
TREE PLANTING DETAIL		
TPP-03		



City of Raleigh Planting Requirements:

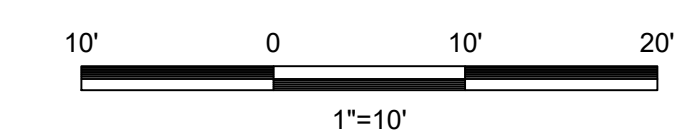
1) STREET TREES:
OBERLIN ROAD STREET:
143.2' / 20 LF = 7 Understory trees
Provided: (7) 1.5" Caliper tree ~20 spacing

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

PLANT SCHEDULE

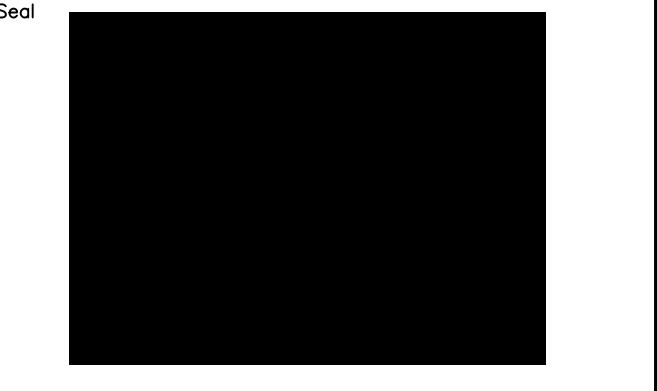
KEY	BOTANICAL / COMMON NAME	SIZE	ROOT	MATURE HT/SPREAD	REMARKS
Ag	Serviceberry, <i>Amelanchier grandiflora</i>	1.5" Cal. /8' HT.	CONT./ B & B	15'-20' HT 15' SPREAD	SINGLE STEM
QI	Overcup Oak, <i>Quercus lyrata</i>	3" Cal. /10' HT.	CONT./ B & B	45'-70' HT 35'-50' SPREAD	SINGLE STEM

- NOTES:
- ALL STREET TREES ARE TO BE PLANTED IN ACCORDANCE WITH CITY OF RALEIGH STANDARD DETAIL TPP-03.
 - STREET TREES SHALL BE MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY TREE MANUAL.



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CLAYTON, NC 27528



Subconsultants

Client
CONCEPT 8 HOLDINGS, LLC
307 S. SALEM ST. #200
APEX, NC 27502

Project
OBERLIN TOWNES (SUB-0004-2022)

Process
PRELIMINARY SUBDIVISION

Revisions		
Number	Description	Date
1	CITY OF RALEIGH COMMENTS	07/13/22
2	CITY OF RALEIGH COMMENTS	08/15/22

Approvals

Drawing Title
LANDSCAPE PLAN STREET TREES

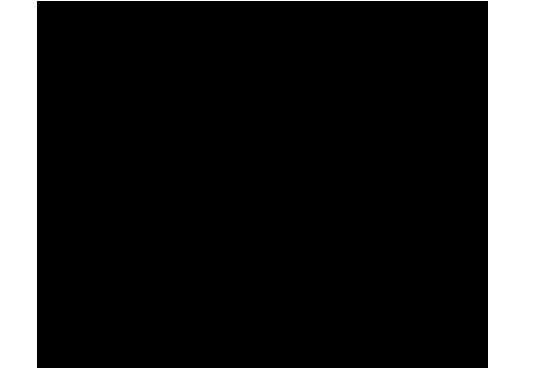
Sheet Number
LA-1

Date Issued 1/23/2022



Revised

No.	REVISION	DATE
1	Address City of Raleigh Comments	7.13.2022
2	Address City of Raleigh Comments	8.15.2022



SCALE: 1"=10'

LA-2

SURVEY DISCLAIMER

EXISTING CONDITIONS BASED ON DIGITAL SURVEY IN BASE CAD FILE, PROVIDED BY RDU CONSULTING, RALEIGH, NC DATED 02/25/22.

PLANT SCHEDULE TYPE 1 PROTECTIVE YARD

TREES	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	SPAC	REMARKS
MASO	4	MAGNOLIA X SOULANGEANA / SAUCER MAGNOLIA MULTI-TRUNK	B&B	2" CAL / 8'-10' HT.	A.I.	
ULPA	6	ULMUS PARVIFOLIA 'ALLEE' / ALLEE LACEBARK ELM	B&B	3" CAL / 10'-12' HT.	A.I.	
SHRUBS	29	DISTYLIUM MYRICOIDES 'VINTAGE JADE' / DISTYLIUM	CONT	18"-24" HT.	SPAC 3" O.C.	
ICST	14	ILEX CRENATA 'SOFT TOUCH' / SOFT TOUCH JAPANESE HOLLY	3 GAL	18"-24" HT.	A.I.	
ILPA	9	ILICIAM PARVIFLORUM 'FLORIDA SUNSHINE' / FLORIDA SUNSHINE ANISE TREE	15 GAL	3'-5" HT.; 3'-5" SPR.	A.I.	

NEIGHBORHOOD TRANSITION PROTECTIVE YARD CALCULATION (UDO SEC. 3.5.3)

ZONE A - 10' TYPE 1 BUFFER (128' LF)

BUFFER FEATURE	REQUIRED	PROPOSED
OPAQUE WALL (6.5' - 9' HT)	128' LF	128' LF
4 SHADE TREES / 100 LF	5.12	6
3 UNDERSTORY TREES / 100 LF	3.84	4
40 SHRUBS / 100 LF	51.2	52