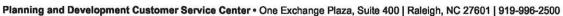
Preliminary Subdivision Application







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 SiteReview@raleighnc.gov.

DEVELOPMENT OPTIONS (UDO Chapter 2)									
✓ Conventional Subdivision	Compact Development	Conservation Development							
Cottage Court	Flag lot	Frequent Transit Development Option							
NOTE: Subdivisions may require City Council approval if located in a Historic Overlay District.									
	GENERAL INFORMATION								
	Scoping/sketch plan case number(s): N/A								
Development name (subject to approval)									
Property Address(es): 713 Oberlin Rd,	, Raleigh NC 27605								
Recorded Deed PIN(s): 1704041151									
Building type(s):	use Attached House	Townhouse Apartment							
General Building Mixed Use Bu	uilding Civic Building	Open Lot Tiny House							
CURRENT PROPER	RTY OWNER/APPLICANT/DEVEL	ODED INCODMATION							
		OPER INFORMATION							
Current Property Owner(s) Names: Ob	erlin Investors, LLC								
Company: Oberlin Investors, LLC	Title: Manage	r							
Address: 1201 Edwards Mill Rd Suite	300 Raleigh NC 27607								
Phone #: 919-832-1110	Email: janthony@aacre.cor	n							
Applicant Name (If different from owne	er. See "who can apply" in instru	ctions):							
Relationship to owner: Lessee or con	ntract purchaser Owner's author	orized agent Easement holder							
Company:	Address:								
Phone #:	Email:								
NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.									
Developer Contact Names: CJ Mann									
Company: RRD 713 Oberlin, LLC	Title: Manage	•							
Address: 8315 Six Forks Rd. Suite 105 Raleigh NC 27615									
Phone #: 919-844-9375	Phone #: 919-844-9375 Email: cjmann@vistabution.com								

DEVEL OPME	ENT TYPE + SITE DA	TE:	TARLE		ZON	ING INFORMATION		
Gross site acreage: 0.54 AC								
Zoning districts (if more than one, OX-3-UL	provide acreage of ea	ach)):					
Overlay district(s): HOD-G	Overlay district(s): HOD-G Inside City Limits? ✓ Yes No Historic District/Landmark: Yes N/A							
Conditional Use District (CUD) Board of Adjustment Case # Desi				Design Alternate Case # DA- N/A				
	STORMWATER	S IV	IFORM	IA	TION			
Imperious Area on Parcel(s): Existing (sf) 14,671 Proposed	total (sf) 16,328					for Compliance (includes right-of-way): 4,671 Proposed total (sf) 16,328		
	NUMBER OF LO	TS	AND	DE	NSIT	Υ		
# of Detached House Lots: 1	# of Attached Ho	use	Lots:	0		# of Townhouse Lots: 8		
# of Tiny House Lots: 0 #	of Open Lots: 0					ots (Apartment, General, Civic):		
Total # of Lots: 9	Total # Dwelling Units:	9						
Proposed density for each zoning	district (UDO 1.5.2.F)	: 10	6.7 DU	J/	AC			
Principant to state leve (N.C. Con. St.	SIGNATU				11			
landowner, a lessee or person hold	ing an option or contrac	t to	purcha	ase	or le	opment approvals may be made by the ase land, or an authorized agent of the such development as is authorized by the		
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 development 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.								
	n					Date: 7-13-2023		
Printed Name: CJ Mann								
Signature: Date:								
Printed Name:								

Preliminary Subdivision Application

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

DEVELOPMENT OPTIONS (UDO Chapter 2)

Conventional Subdivision	Compact Dev	elopment	Conservation	n Development			
Cottage Court	Flag I	ot I	Frequent Transit Developmen				
NOTE: Subdivisions may require City Council approval if located in a Historic Overlay District.							
	GENERAL INF	ORMATION					
Scoping/sketch plan case number(s): N/	/A						
Development name (subject to approval)							
1	Property Address(es): 713 Oberlin Rd, Raleigh NC 27605						
Recorded Deed PIN(s): 1704041151							
Building type(s):	use Attached	House Town	house	Apartment			
General Building Mixed Use Bu	uilding Civic Bui	lding Oper	n Lot	Tiny House			
CURRENT PROPER	RTY OWNER/APPLI	CANT/DEVELOPE	R INFORMATION				
Current Property Owner(s) Names: Ob	erlin Investors, LL	.C					
Company: Oberlin Investors, LLC	т	itle: Manager					
Address: 1201 Edwards Mill Rd Suite	e 300 Raleigh NC	27607					
Phone #: 919-832-1110	Email: janthony	/@aacre.com					
Applicant Name (If different from owner	er. See "who can ap	ply" in instruction	s):				
Relationship to owner: Lessee or cor	ntract purchaser	Owner's authorized	agent Ease	ment holder			
Company:	Address:						
Phone #:	Email:						
NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.							
Developer Contact Names: CJ Mann							
Company: RRD 713 Oberlin, LLC	Т	itle: Manager					
Address: 8315 Six Forks Rd. Suite 10	05 Raleigh NC 27	615					

Page 1 of 2

Email: cjmann@vistabution.com

		_ = _=	= =	_ =				
DEVELOP	MENT TYPE + S	SITE DAT	TE TABL	E-Z	ZON	ING INFORMATION		
Gross site acreage: 0.54 AC								
Zoning districts (if more than or	ne, provide acre	age of ea	ich):					
OX-3-UL								
Overlay district(s): HOD-G Inside City Limits? ✓ Yes No Historic District/Landmark: Yes N/A								
Conditional Use District (CUD) Case # Z- N/A		Board of Adjustment Case # BOA- N/A				Design Alternate Case # DA- N/A		
	STOR	MWATER	RINFORI	MAT	ION			
Imperious Area on Parcel(s): Existing (sf) 14,671 Proposed total (sf) 16,328 Impervious Area for Compliance (includes right-of-way): Existing (sf) 14,671 Proposed total (sf) 16,328								
	NUMBE	R OF LO	TS AND	DEN	ISIT	Υ		
# of Detached House Lots: 1	# of Atta	ched Ho	use Lots:	•		# of Townhouse Lots: 8		
# of Tiny House Lots: 0	House Lots: 0 # of Open Lots: 0 # of Other Lots (Apartment, General, Mixed Use, Civic):							
Total # of Lots: 9	al # of Lots: 9 Total # Dwelling Units: 9							
Proposed density for each zoni	ng district (UDC	1.5.2.F):	16.7 D	U/A	С			

SIGNATURE BLOCK

Phone #: 919-844-9375

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

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 development 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

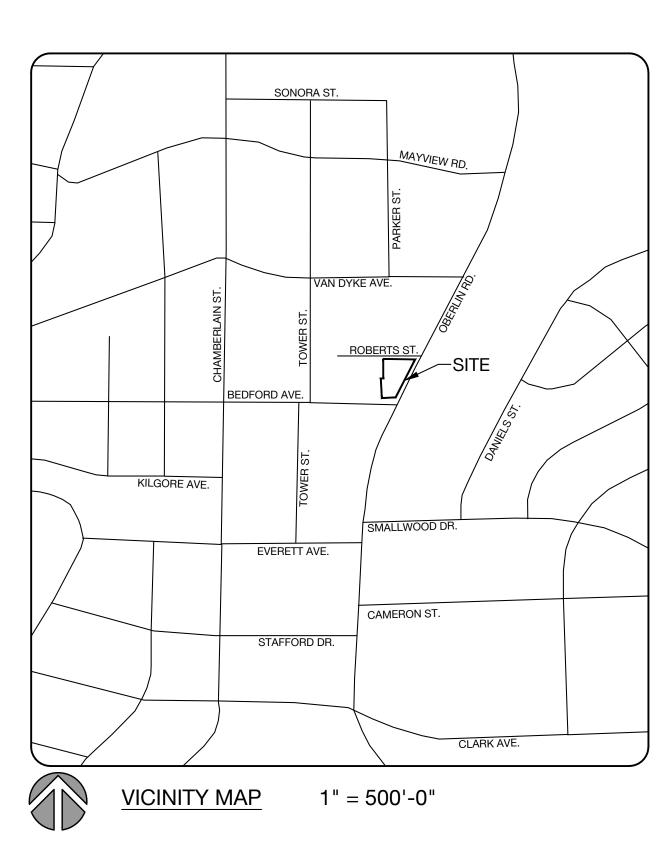
regulations in effect at the time permit processing is resumed shall a	apply to the new application.
Signature: Chene Mu	Date: 7-13-2023
Printed Name: CJ Mann	
Signature:	Date:
Printed Name:	

REVISION 04.17.23

713 Oberlin

Raleigh, NC

City of Raleigh - Preliminary Subdivision Review Subdivision Case Number: SUB-XXXX-2023 Submittal: 07/28/2023



RRD 713 OBERLIN, LLC

CONTACT INFORMATION

CONTACT: CJ MANN ADDRESS: 520 HARRINGTON ST. RALEIGH, NC 27601 PHONE: 919-803-6233

CIVIL ENGINEER & LANDSCAPE ARCHITECT

URBAN DESIGN PARTNERS PLLC CONTACT: BRIAN A RICHARDS, PLA ADDRESS: 150 FAYETTEVILLE ST. **SUITE 1310** RALEIGH, NC 27601 PHONE: 919-275-5002

NEW CITY DESIGN GROUP CONTACT: TED VAN DYK, AIA ADDRESS: 1304 HILLSBOROUGH ST. RALEIGH, NC 27605 PHONE: 919-831-1308 ext. 114

Sheet Index

Sheet Number	Sheet Title	Original Date	Revised Da
C-1.0	Cover Sheet	07/26/2023	
C-1.1	Certificate of Appropriateness	07/26/2023	
	Site Survey	11/24/2020	
C-2.1	Demolition Plan	07/26/2023	
C-3.0	Site Plan	07/26/2023	
C-3.1	Site Plan - Future Oberlin Rd Improvements	07/26/2023	
C-4.0	Grading & Storm Drainage Plan	07/26/2023	
C-6.0	Utility Plan	07/26/2023	
C-8.0	Site Specifications & Details	07/26/2023	
LS-1.0	Landscape Plan	07/26/2023	
LS-2.0	Landscape Details	07/26/2023	

GENERAL NOTES:

- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- 2. THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY PERMIT FOR ANY WORK WHICH REQUIRES THE CLOSURE OF A TRAVEL LANE(S), PARKING SPACE, OR SIDEWALK FROM RIGHT-OF-WAY SERVICES AT LEAST 48 HOURS IN ADVANCÈ.
- 3. NO WORK WILL BE ALLOWED WITHIN NCDOT ROW UNTIL ALL ENCROACHMENT AGREEMENTS ARE
- 4. IF CONSTRUCTION PLANS FOR PUBLIC AND PRIVATE STREETS OR UTILITIES SHOWN ON THIS PLAN ARE REQUIRED, THEY MUST BE APPROVED BY THE PUBLIC WORKS DEPARTMENT AND PUBLIC UTILITIES DEPARTMENT PRIOR TO ISSUANCE OF PERMITS OR RECORDING OF ANY PLAT FOR THIS DEVELOPMENT. 5. FIELD ADJUSTMENTS TO THIS PLAN MAY BE REQUIRED BY CITY OF RALEIGH INSPECTOR AS NEEDED
- 6. ALL PROPOSED CURB AND GUTTER WITHIN PUBLIC RIGHT OF WAY SHOWN ON PLANS TO BE 30" CITY OF RALEIGH STANDARD CONCRETE CURB AND GUTTER, AND ALL OTHER PROPOSED CURB AND GUTTER TO
- BE 24" CONCRETE CURB AND GUTTER UNLESS OTHERWISE STATED ON PLANS. 7. ALL DIMENSIONS SHOWN ARE TO BACK OF CURB, UNLESS OTHERWISE STATED ON PLANS.
- 8. WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, FOLIAGE, FENCE, WALL, SIGN, OR PARKED VEHICLE. 9. UNLESS NOTED, ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS
- 10. TRASH AND CARDBOARD DUMPSTER(S) ENCLOSURE SHALL COMPATIBLE WITH MATERIAL AND/OR COLOR OF THE PRINCIPAL BUILDING.
- 11. ALL HVAC UNITS SHALL BE SCREENED FROM VIEW OF THE PUBLIC RIGHT OF WAY.
- 12. CONTRACTOR TO FIELD LOCATE AND VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT PRIOR TO ANY CONSTRUCTION ACTIVITIES. CONTACT NC ONE AT 811 FOR FIELD LOCATION OF UNDERGROUND UTILITIES.
- 13. HANDICAP PARKING SPACE(S) AND HC ACCESS AISLE(S) SHALL BE NO GREATER THAN TWO PERCENT (2%) PITCH IN ANY DIRECTION(S) AS PER ADA STANDARDS.
- 15. ALL RETAINING WALLS GREATER THAN 30" IN HEIGHT TO INCLUDE SAFETY RAIL OR FENCE. NO RETAINING WALLS ARE PERMITTED IN THE RIGHT-OF-WAY UNLESS APPROVED BY ENCROACHMENT.

14. PROVIDE SIGNAGE AND STRIPING OF HANDICAP SPACES AS PER ADA STANDARDS.

- 16. THE MINIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 20 FEET FROM THE POINT OF TANGENCY OF THE CURB FOR RESIDENTIAL DRIVEWAY. NO
- DRIVEWAYS SHALL ENCROACH ON THIS MINIMUM CORNER CLEARANCE. 17. WC ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH CITY OF RALEIGH PUBLIC WORKS DEPARTMENT STANDARDS, PROWAG STANDARDS AND ADAAG SPECIFICATIONS 18. ALL RAMPS AND HANDRAILS SHALL BE CONFORM TO ANSI STANDARDS.
- 19. ALL ABOVE GROUND UTILITY DEVICES (TO INCLUDE BUT NOT LIMITED TO TELEPHONE AND CABLE PEDESTALS, ELECTRICAL TRANSFORMERS, BACKFLOW DEVICE HOTBOX, ETC) SHALL BE SCREENED FROM OFF-SITE VIEW BY EVERGREEN SHRUBS, FENCE, OR WALL.
- 20. ALL SIDEWALKS MUST BE ACCESSIBLE TO PERSONS WHO ARE BLIND, HAVE LOW VISION AND PEOPLE WITH MOBILITY DISABILITIES. PEDESTRIAN EXISTING ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PPOWAG), 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- 21. IF UNFORESEEN CONDITIONS DEVELOP DURING CONSTRUCTION, REFER TO "CITY OF RALEIGH STREET DESIGN MANUAL" AND CONTACT PUBLIC WORKS DEPARTMENT FOR FURTHER GUIDANCE.
- 22. PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE CITY OF RALEIGH PUBLIC WORKS DEPARTMENT / TRANSPORTATION FIELD SERVICES STAFF TO REVIEW THE SPECIFIC COMPONENTS OF THE PLAN AND OPERATION OF THESE FACILITIES DURING CONSTRUCTION. CONTACT ENGINEERING INSPECTIONS AT 919.996.2409 TO SET UP THE
- 23. THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH A MINIMUM AMOUNT OF INCONVENIENCE TO TRAFFIC.
- 24. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL ADHERE TO THE
- PROVISIONS OF THE MUTCD (MOST CURRENT EDITION). 25. ANY TEMPORARY STREET CLOSURE MUST BE SUBMITTED A MINIMUM OF 2 WEEKS PRIOR TO THE START OF WORK. SEE "RIGHT-OF-WAY CLOSURES" ON <u>WWW.RALEIGHNC.GOV</u>. COMPLETE AND SEND THE RIGHT-OF-WAY OBSTRUCTION PERMIT TO <u>RIGHTOFWAYSERVICES@RALEIGHNC.GOV</u>.
- 26. PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE

SITE DATA

PROJECT NAME: 713 OBERLIN TOWNHOMES SITE ADDRESS: 713 OBERLIN RD. RALEIGH, NC 27605

COUNTY: 1704041151 SITE ACREAGE: ±0.54 AC

CURRENT ZONING: OX-3-UL CURRENT OVERLAY: HOD-G <OBERLIN VILLAGE> PARKING EXISTING LAND USE:

PROPOSED LAND USE: RESIDENTIAL FRONTAGE TYPE: **URBAN LIMITED**

DEVELOPMENT DATA

TOTAL PROPOSED UNITS: 9 DWELLING UNITS TOWNHOMES: 8 TOWNHOME UNITS SINGLE FAMILY: 1 SINGLE FAMILY UNIT ± 16.7 DU/AC

PARKING DATA

REQUIRED:

FIRST 16 DWELLING UNITS.

TOTAL PARKING REQ'D: 0 SPACES* TOTAL PARKING PROVIDED: 18 SPACES

SHORT TERM BICYCLE PARKING 0 SPACES

PROVIDED: 0 SPACES LONG TERM BICYCLE PARKING

> PROVIDED: 0 SPACES *(PER RALEIGH UDO SEC. 7.1.3.C) - 1.0 SPACE/DU, NO PARKING REQ'D FOR

0 SPACES

Sheet No:

DESIGN PARTNERS 150 fayetteville st ste 1310 P 919.275.5002 nc firm no: P-2671 sc coa no: C-0304

07/26/2023

Project No: 22-RDU-015 Date: 07.19.2023



February 15, 2023

Oberlin Investors, LLC c/o James I. Anthony, Jr., Manager 1201 Edwards Mill Rd Ste 300 Raleigh, NC 27607 janthony@aacre.com

Ted Van Dyk 1304 Hillsborough Street Raleigh, NC 27605 ted@newcitydesign.com

VIA U.S. MAIL AND EMAIL

Re: 713 Oberlin Road, Raleigh NC COA Case No. COA-0174-2020 Oberlin Investors, LLC v. City of Raleigh, et. al., Wake County Superior Court (21-CVS-009825)

Dear Oberlin Investors, LLC,

Pursuant to the Consent Order issued in the above-captioned Superior Court case dated January 24, 2023, the City hereby issues Oberlin Investors, LLC the attached Certificate of Appropriateness, with conditions, in COA Case No. COA-174-2020. Please let us know if you have any questions.

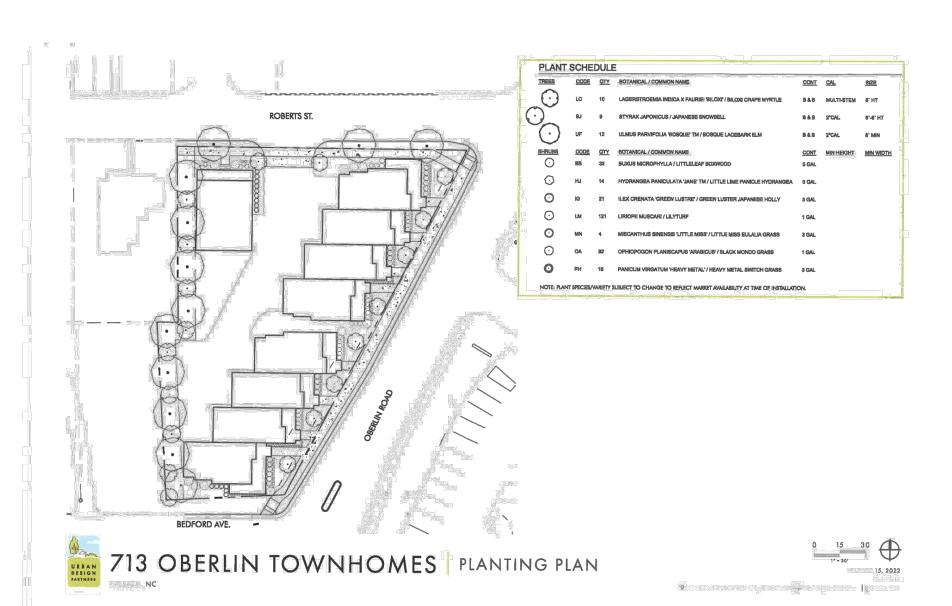
Tania Georgiou Tully Senior Preservation Planner

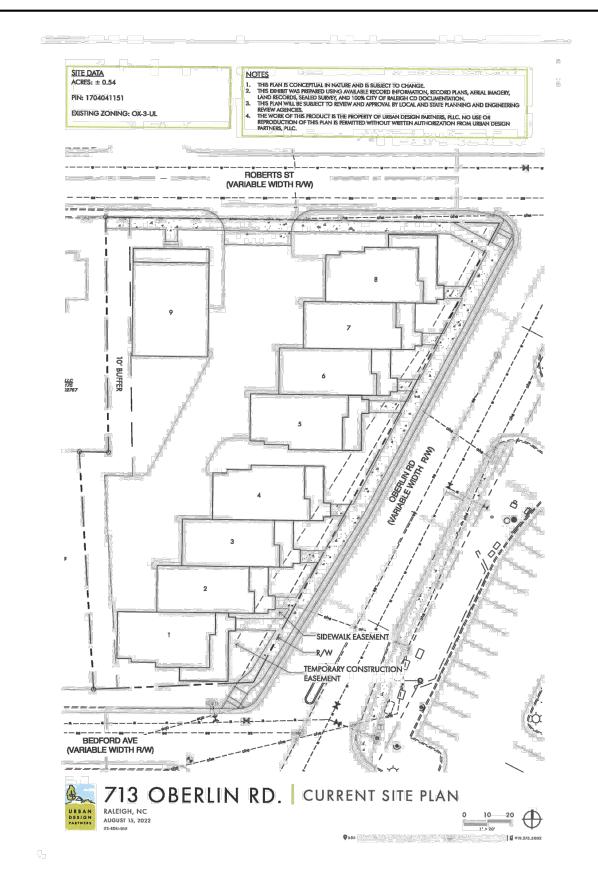
Attached: Issued Certificate of Appropriateness (COA-174-2020)

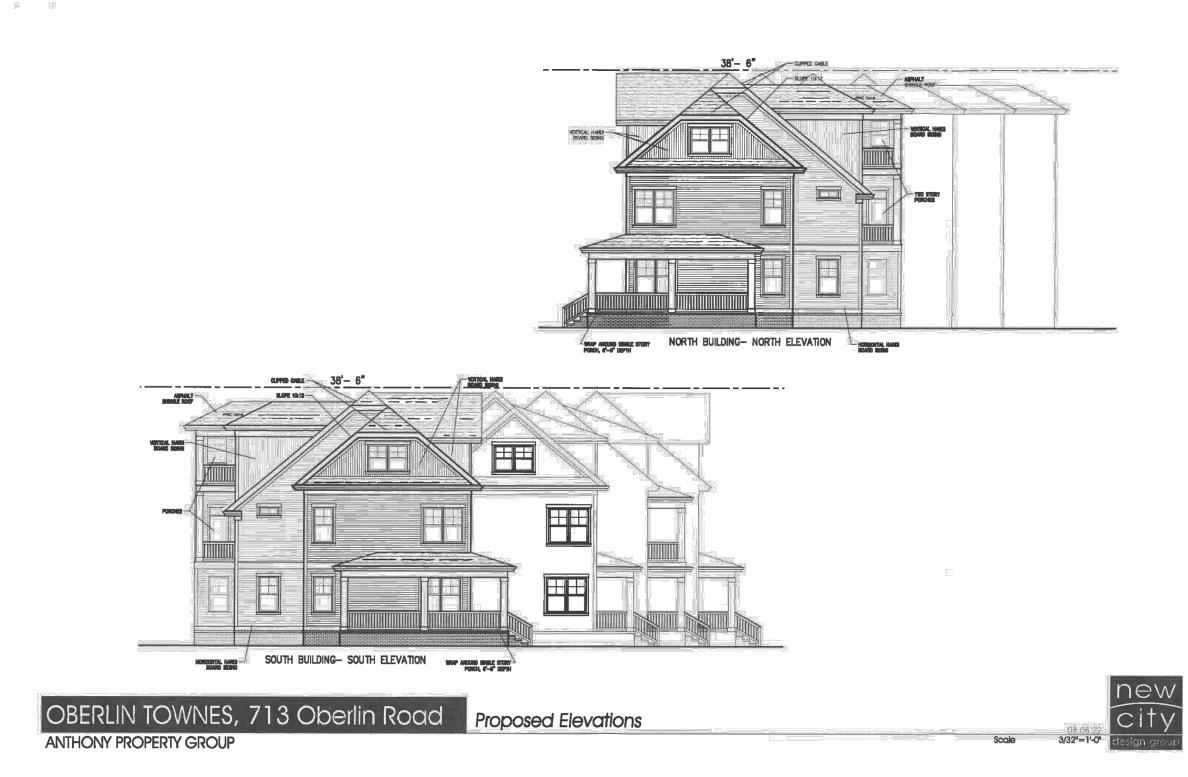
cc: Jennifer Ashton (via email only to: JAshton@longleaffp.com) Benjamin Worley (via email only to: bworley@longleaflp.com) Robin Tatum, City Attorney Catherine Hill, Senior Associate City Attorney

> Municipal Building | 222 West Hargett Street | Raleigh, North Carolina 27601 One Exchange Plaza | 1 Exchange Plaza | Raleigh, North Carolina 27601 Malling address: City of Raleigh | Post Office Box 590 | Raleigh, North Carolina 27602-0590













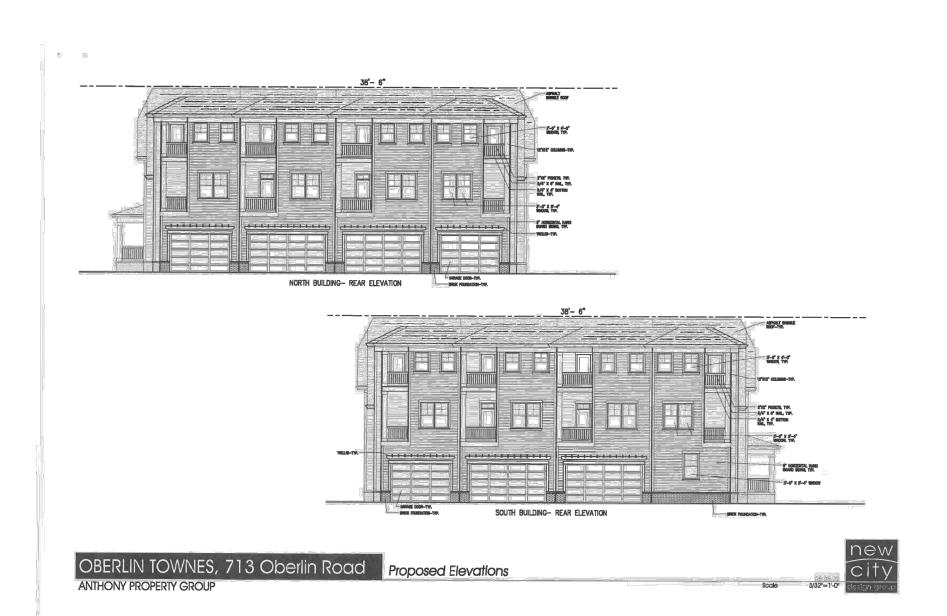


Exhibit A - Conditions of Approval Case No. COA-0174-2020

1. The maximum building height of the proposed townhomes shall be thirty-eight and one-half feet (38.5'). The maximum building height of the Project's detached house shall be thirty-

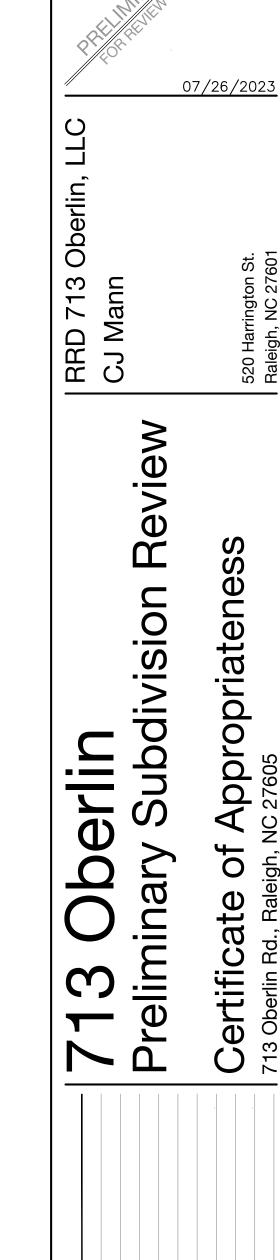
The development shall be named after Mr. Joseph Holt, the first African American
to integrate the City of Raleigh School System. A commemorative historical marker shall be posted

Prior to the issuance of the blue placard, the following shall be provided to RHDC

- Window specifications confirming that the aluminum clad windows, if used, will have a smooth painted finish and that the seams are flush, not
- Entry construction details; and Eave and soffit construction details.

4. Prior to installation or construction, detailed drawings and/or specifications for the following shall be provided to RHDC Staff:

- Roof material and color;
- Exterior architectural bracket details;
 Trim at windows, doors and transitions between materials;
- Brick specifications/sample for the color, size and bond pattern; Paint and stain color swatches from paint manufacturer;
- Doors, showing both section and elevations views, muntin profiles and material descriptions;
- Porch railings and column details showing both elevation and section views;
 Exterior lighting including locations on the building;
 Finish specifications for the gutters and downspouts, and location on the building shown on elevation drawings, if any;
 House numbers, electric panel locations, and all other exterior elements not included in the application.
- included in the application; HVAC location and screening, if any; Front walk materials and dimensions;
- Fence location, design materials, and finish;
- Parking area materials, dimensions, and screening, if any; Site lighting; and
- Refuse area details and screening, if any.



Project No: 22-RDU-015

Date: 07.19.2023

Sheet No:

URBAN

DESIGN

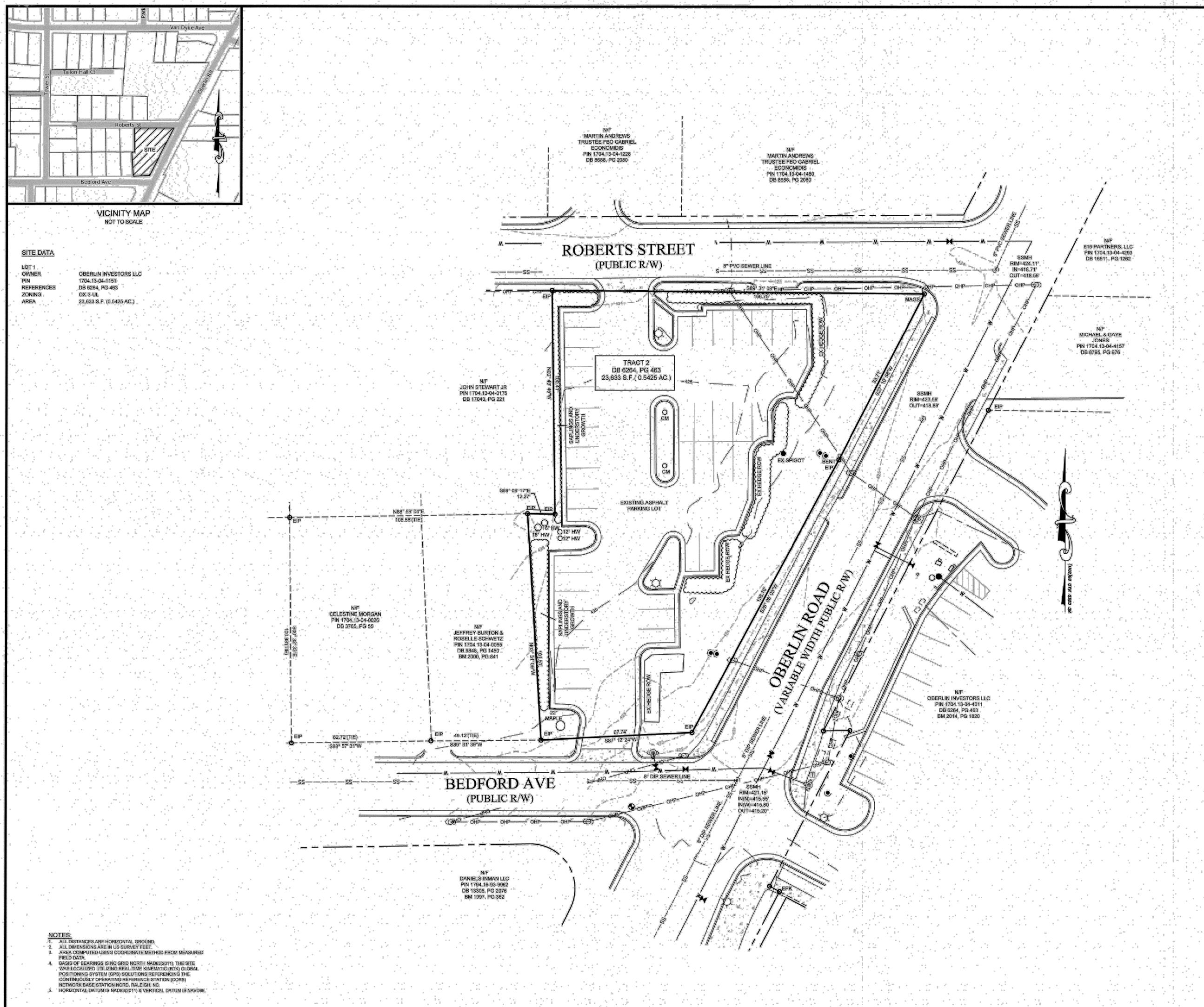
PARTNERS

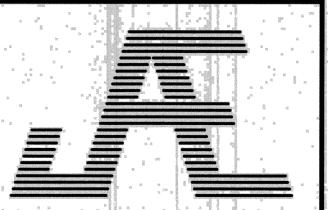
150 fayetteville st ste 1310

raleigh, nc 27601 P 919.275.5002

urbandesignpartners.com

nc firm no: P-2671 sc coa no: C-03044





JOHN A. EDWARDS & COMPANY
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

713 OBERLIN ROAD RALEIGH, NC 27605

LOCK 7
DEVELOPMENT LLC
1501 11th ST. NW, SUITE 2
WASHINGTON, DC 20001

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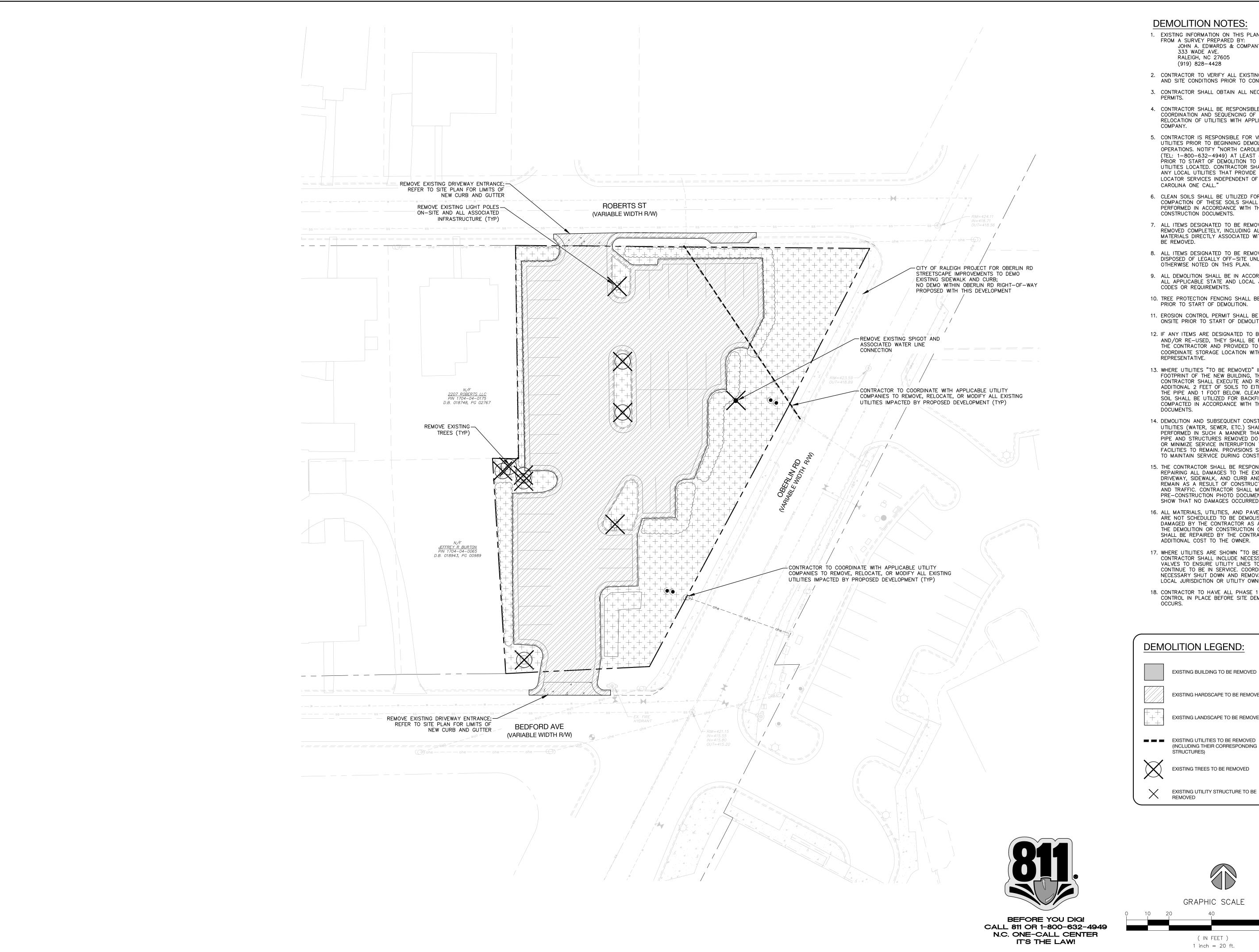
EXISTING
CONDITIONS SURVEY
Revisions
Number Description Date

Drawing Scale 1"=20"
Drawn By zcs
Checked By CLP
Date Issued 11/24/2020 1 of 1

GRAPHIC SCALE

(in FEET)

1 inch = 20 ft



DEMOLITION NOTES:

- EXISTING INFORMATION ON THIS PLAN WAS TAKEN FROM A SURVEY PREPARED BY: JOHN A. EDWARDS & COMPANY 333 WADE AVE. RALEIGH, NC 27605
- (919) 828-4428 2. CONTRACTOR TO VERIFY ALL EXISTING UTILITIES AND SITE CONDITIONS PRIOR TO CONSTRUCTION.
- 3. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS.
- 4. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION AND SEQUENCING OF DEMOLITION OR RELOCATION OF UTILITIES WITH APPLICABLE UTILITY
- 5. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UTILITIES PRIOR TO BEGINNING DEMOLITION OPERATIONS. NOTIFY "NORTH CAROLINA ONE CALL" (TEL: 1-800-632-4949) AT LEAST 48 HOURS PRIOR TO START OF DEMOLITION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NORTH CAROLINA ONE CALL."
- 6. CLEAN SOILS SHALL BE UTILIZED FOR BACKFILL. COMPACTION OF THESE SOILS SHALL BE PERFORMED IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS.
- 7. ALL ITEMS DESIGNATED TO BE REMOVED SHALL BE REMOVED COMPLETELY, INCLUDING ALL SUBGRADE MATERIALS DIRECTLY ASSOCIATED WITH ITEMS TO BE REMOVED.
- 8. ALL ITEMS DESIGNATED TO BE REMOVED SHALL BE DISPOSED OF LEGALLY OFF—SITE UNLESS OTHERWISE NOTED ON THIS PLAN.
- 9. ALL DEMOLITION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL JURISDICTIONAL CODES OR REQUIREMENTS.
- 10. TREE PROTECTION FENCING SHALL BE IN PLACE PRIOR TO START OF DEMOLITION.
- 11. EROSION CONTROL PERMIT SHALL BE OBTAINED AND ONSITE PRIOR TO START OF DEMOLITION.
- 12. IF ANY ITEMS ARE DESIGNATED TO BE SALVAGED AND/OR RE-USED, THEY SHALL BE REMOVED BY THE CONTRACTOR AND PROVIDED TO THE OWNER. COORDINATE STORAGE LOCATION WITH OWNER'S REPRESENTATIVE.
- 13. WHERE UTILITIES "TO BE REMOVED" IMPACT THE FOOTPRINT OF THE NEW BUILDING, THE CONTRACTOR SHALL EXECUTE AND REMOVE AN ADDITIONAL 2 FEET OF SOILS TO EITHER SIDE OF THE PIPE AND 1 FOOT BELOW. CLEAN SUITABLE SOIL SHALL BE UTILIZED FOR BACKFILL AND COMPACTED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- 14. DEMOLITION AND SUBSEQUENT CONSTRUCTION OF UTILITIES (WATER, SEWER, ETC.) SHALL BE PERFORMED IN SUCH A MANNER THAT THE OLD PIPE AND STRUCTURES REMOVED DO NOT IMPACT OR MINIMIZE SERVICE INTERRUPTION TO EXISTING FACILITIES TO REMAIN. PROVISIONS SHALL BE MADE TO MAINTAIN SERVICE DURING CONSTRUCTION.
- 15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ALL DAMAGES TO THE EXISTING DRIVEWAY, SIDEWALK, AND CURB AND GUTTER TO REMAIN AS A RESULT OF CONSTRUCTION ACTIVITY AND TRAFFIC. CONTRACTOR SHALL MAINTAIN PRE-CONSTRUCTION PHOTO DOCUMENTATION TO SHOW THAT NO DAMAGES OCCURRED.
- 16. ALL MATERIALS, UTILITIES, AND PAVEMENT THAT ARE NOT SCHEDULED TO BE DEMOLISHED AND ARE DAMAGED BY THE CONTRACTOR AS A RESULT OF THE DEMOLITION OR CONSTRUCTION OPERATIONS SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- 17. WHERE UTILITIES ARE SHOWN "TO BE REMOVED," CONTRACTOR SHALL INCLUDE NECESSARY PLUG OR VALVES TO ENSURE UTILITY LINES TO REMAIN WILL CONTINUE TO BE IN SERVICE. COORDINATE NECESSARY SHUT DOWN AND REMOVAL WITH THE LOCAL JURISDICTION OR UTILITY OWNER.
- 18. CONTRACTOR TO HAVE ALL PHASE 1 EROSION CONTROL IN PLACE BEFORE SITE DEMOLITION



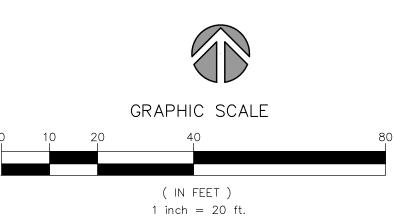
EXISTING BUILDING TO BE REMOVED

EXISTING HARDSCAPE TO BE REMOVED

EXISTING LANDSCAPE TO BE REMOVED

(INCLUDING THEIR CORRESPONDING STRUCTURES) EXISTING TREES TO BE REMOVED

EXISTING UTILITY STRUCTURE TO BE REMOVED



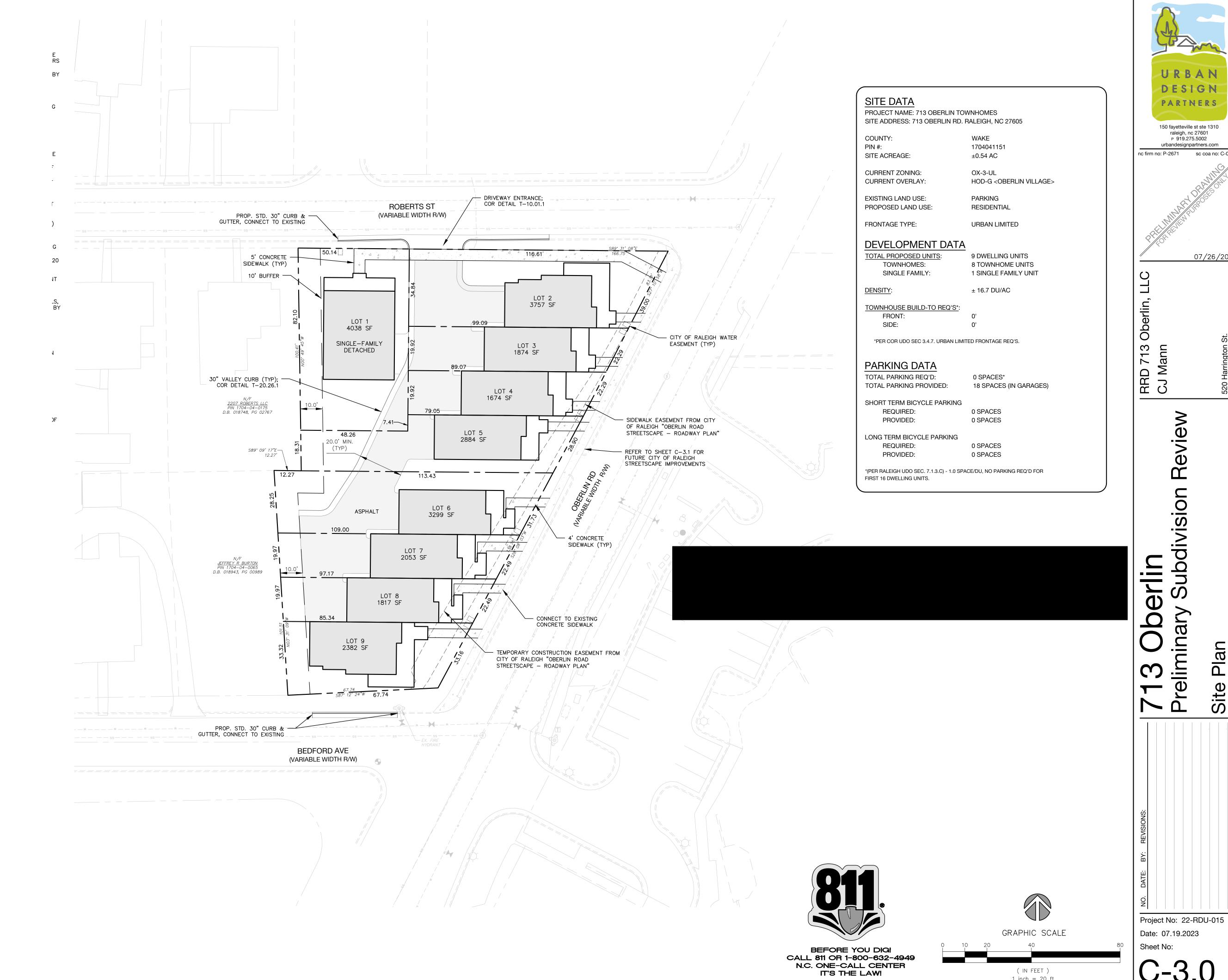
DESIGN PARTNERS 150 fayetteville st ste 1310 raleigh, nc 27601 P 919.275.5002 urbandesignpartners.com

nc firm no: P-2671 sc coa no: C-03044 07/26/2023

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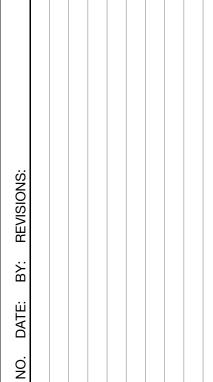


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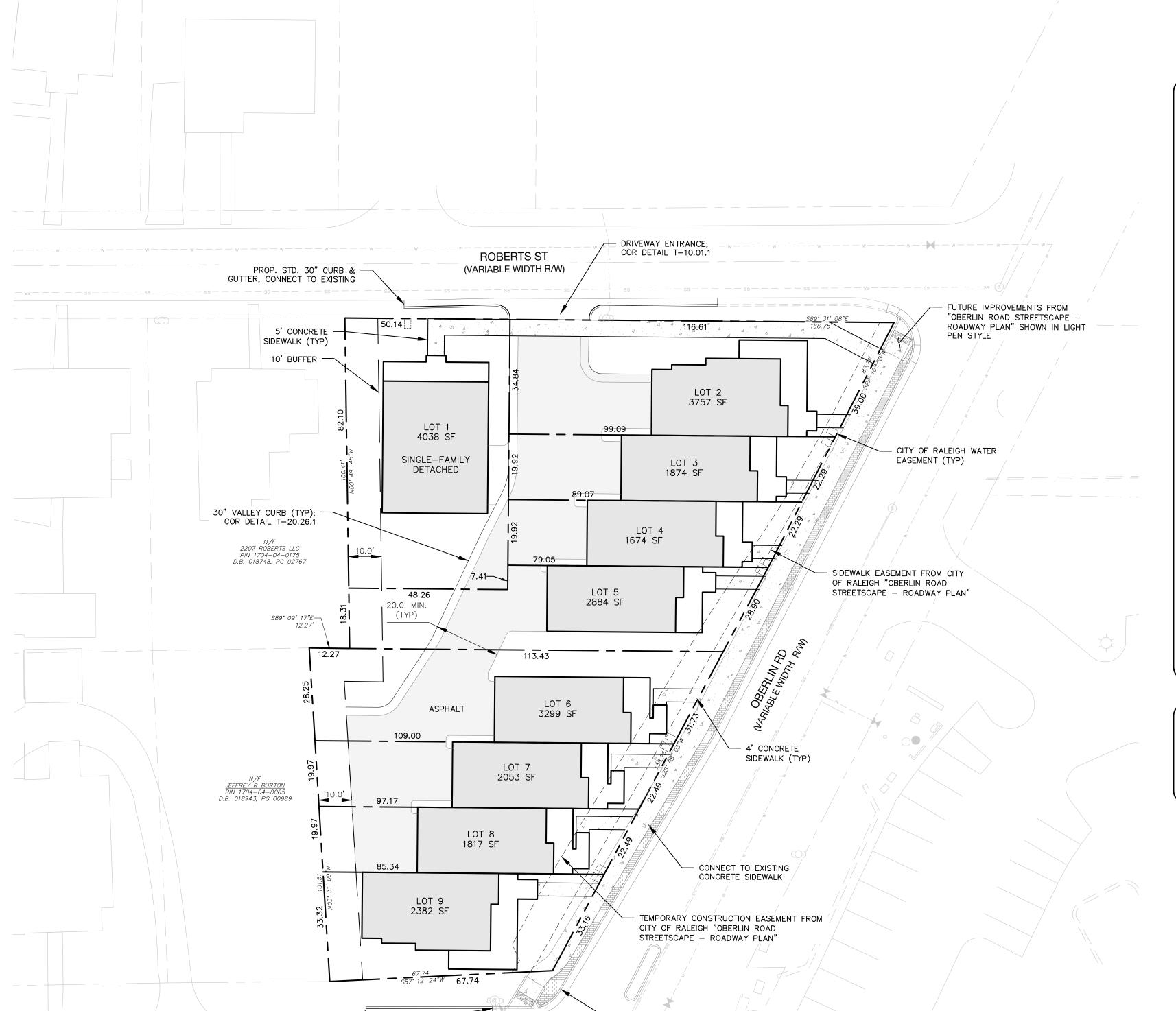


(IN FEET) 1 inch = 20 ft.

GENERAL NOTES:

28' MINIMUM.

- 1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- 2. THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY PERMIT FOR ANY WORK WHICH REQUIRES THE CLOSURE OF A TRAVEL LANE(S), PARKING SPACE, OR SIDEWALK FROM RIGHT-OF-WAY SERVICES AT LEAST 48 HOURS
- 3. NO WORK WILL BE ALLOWED WITHIN NCDOT ROW UNTIL ALL ENCROACHMENT AGREEMENTS ARE APPROVED BY
- 4. IF CONSTRUCTION PLANS FOR PUBLIC AND PRIVATE STREETS OR UTILITIES SHOWN ON THIS PLAN ARE REQUIRED, THEY MUST BE APPROVED BY THE PUBLIC WORKS DEPARTMENT AND PUBLIC UTILITIES DEPARTMENT PRIOR TO ISSUANCE OF PERMITS OR RECORDING OF ANY PLAT FOR THIS DEVELOPMENT.
- 5. FIELD ADJUSTMENTS TO THIS PLAN MAY BE REQUIRED BY CITY OF RALEIGH INSPECTOR AS NEEDED DURING
- 6. ALL PROPOSED CURB AND GUTTER WITHIN PUBLIC RIGHT OF WAY SHOWN ON PLANS TO BE 30" CITY OF RALEIGH STANDARD CONCRETE CURB AND GUTTER, AND ALL OTHER PROPOSED CURB AND GUTTER TO BE
- 24" CONCRETE CURB AND GUTTER UNLESS OTHERWISE STATED ON PLANS. 7. ALL DIMENSIONS SHOWN ARE TO BACK OF CURB, UNLESS OTHERWISE STATED ON PLANS.
- 8. WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, FOLIAGE, FENCE, WALL, SIGN, OR PARKED VEHICLE.
- 9. UNLESS NOTED, ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF
- 10. TRASH AND CARDBOARD DUMPSTER(S) ENCLOSURE SHALL COMPATIBLE WITH MATERIAL AND/OR COLOR OF THE PRINCIPAL BUILDING.
- 11. ALL HVAC UNITS SHALL BE SCREENED FROM VIEW OF THE PUBLIC RIGHT OF WAY.
- 12. CONTRACTOR TO FIELD LOCATE AND VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT PRIOR TO ANY CONSTRUCTION ACTIVITIES. CONTACT NC ONE AT 811 FOR FIELD LOCATION OF UNDERGROUND UTILITIES.
- 13. HANDICAP PARKING SPACE(S) AND HC ACCESS AISLE(S) SHALL BE NO GREATER THAN TWO PERCENT (2%) PITCH IN ANY DIRECTION(S) AS PER ADA STANDARDS.
- 14. PROVIDE SIGNAGE AND STRIPING OF HANDICAP SPACES AS PER ADA STANDARDS.
- 15. ALL RETAINING WALLS GREATER THAN 30" IN HEIGHT TO INCLUDE SAFETY RAIL OR FENCE. NO RETAINING WALLS ARE PERMITTED IN THE RIGHT-OF-WAY UNLESS APPROVED BY ENCROACHMENT.
- 16. THE MINIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 20 FEET FROM THE POINT OF TANGENCY OF THE CURB FOR RESIDENTIAL DRIVEWAY. NO DRIVEWAYS SHALL ENCROACH ON THIS MINIMUM CORNER CLEARANCE.
- 17. WC ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH CITY OF RALEIGH PUBLIC WORKS DEPARTMENT STANDARDS, PROWAG STANDARDS AND ADAAG SPECIFICATIONS
- 18. ALL RAMPS AND HANDRAILS SHALL BE CONFORM TO ANSI STANDARDS.
- 19. ALL ABOVE GROUND UTILITY DEVICES (TO INCLUDE BUT NOT LIMITED TO TELEPHONE AND CABLE PEDESTALS, ELECTRICAL TRANSFORMERS, BACKFLOW DEVICE HOTBOX, ETC) SHALL BE SCREENED FROM OFF-SITE VIEW BY EVERGREEN SHRUBS, FENCE, OR WALL.
- 20. ALL SIDEWALKS MUST BE ACCESSIBLE TO PERSONS WHO ARE BLIND, HAVE LOW VISION AND PEOPLE WITH MOBILITY DISABilities. PEDESTRIAN EXISTING ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PPOWAG), 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- 21. IF UNFORESEEN CONDITIONS DEVELOP DURING CONSTRUCTION, REFER TO "CITY OF RALEIGH STREET DESIGN MANUAL" AND CONTACT PUBLIC WORKS DEPARTMENT FOR FURTHER GUIDANCE.
- 22. PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE CITY OF RALEIGH PUBLIC WORKS DEPARTMENT / TRANSPORTATION FIELD SERVICES STAFF TO REVIEW THE SPECIFIC COMPONENTS OF THE PLAN AND OPERATION OF THESE FACILITIES DURING CONSTRUCTION. CONTACT ENGINEERING INSPECTIONS AT 919.996.2409 TO SET UP THE MEETING.
- 23. THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH A MINIMUM AMOUNT OF INCONVENIENCE TO TRAFFIC.
- 24. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL ADHERE TO THE PROVISIONS OF THE MUTCD (MOST CURRENT EDITION).
- 25. ANY TEMPORARY STREET CLOSURE MUST BE SUBMITTEDC A MINIMUM OF 2 WEEKS PRIOR TO THE START OF WORK. SEE "RIGHT-OF-WAY CLOSURES" ON <u>WWW.RALEIGHNC.GOV</u>. COMPLETE AND SEND THE RIGHT-OF-WAY OBSTRUCTION PERMIT TO <u>RIGHTOFWAYSERVICES@RALEIGHNC.GOV</u>.
- 26. PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE



- CURB AND SIDEWALK IMPROVEMENTS

THIS PROJECT)

FROM CITY OF RALEIGH "OBERLIN ROAD STREETSCAPE - ROADWAY PLAN"

(SHOWN FOR REFERENCE ONLY - NOT PART OF THE PROPOSED WORK FOR

PROP. STD. 30" CURB & --

BEDFORD AVE

(VARIABLE WIDTH R/W)

GUTTER, CONNECT TO EXISTING

SITE DATA

PROJECT NAME: 713 OBERLIN TOWNHOMES SITE ADDRESS: 713 OBERLIN RD. RALEIGH, NC 27605

COUNTY: WAKE PIN #: 1704041151 SITE ACREAGE: ±0.54 AC

CURRENT ZONING: OX-3-UL **CURRENT OVERLAY:** HOD-G <OBERLIN VILLAGE>

PARKING **EXISTING LAND USE:**

RESIDENTIAL

FRONTAGE TYPE: URBAN LIMITED

DEVELOPMENT DATA

PROPOSED LAND USE:

TOTAL PROPOSED UNITS 9 DWELLING UNITS 8 TOWNHOME UNITS TOWNHOMES: SINGLE FAMILY: 1 SINGLE FAMILY UNIT

DENSITY: ± 16.7 DU/AC

TOWNHOUSE BUILD-TO REQ'S*

FRONT: SIDE:

*PER COR UDO SEC 3.4.7. URBAN LIMITED FRONTAGE REQ'S.

PARKING DATA

TOTAL PARKING REQ'D:

0 SPACES*

TOTAL PARKING PROVIDED: 18 SPACES (IN GARAGES)

SHORT TERM BICYCLE PARKING

REQUIRED: 0 SPACES PROVIDED: 0 SPACES

LONG TERM BICYCLE PARKING REQUIRED:

0 SPACES PROVIDED: 0 SPACES

*(PER RALEIGH UDO SEC. 7.1.3.C) - 1.0 SPACE/DU, NO PARKING REQ'D FOR

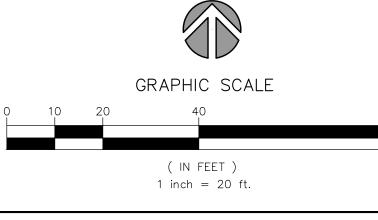
FIRST 16 DWELLING UNITS.

OBERLIN RD - STREETSCAPE IMPROVEMENTS

OBERLIN STREETSCAPE IMPROVEMENTS ARE PROPOSED BY THE CITY OF RALEIGH. THIS PROJECT IS NOT PROPOSING IMPROVEMENTS TO OBERLIN RD STREETSCAPE. STREETSCAPE IMPROVEMENTS SHOWN FOR COORDINATION WITH SITE DESIGN.



BEFORE YOU DIG! CALL 811 OR 1-800-632-4949 N.C. ONE-CALL CENTER IT'S THE LAW!



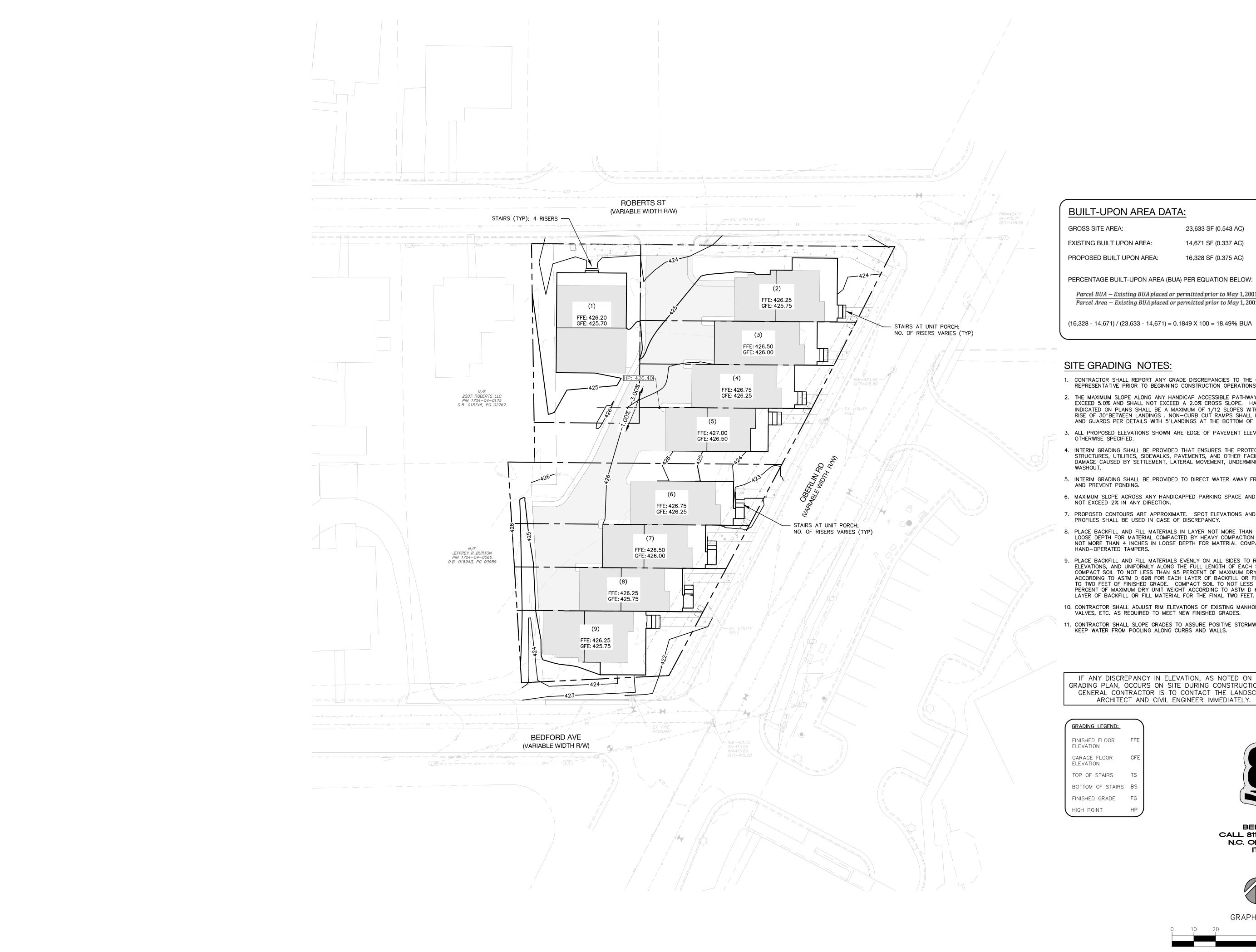


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Ф Rd <u>:</u>

Project No: 22-RDU-015 Date: 07.19.2023 Sheet No:



BUILT-UPON AREA DATA:

GROSS SITE AREA: 23,633 SF (0.543 AC)

14,671 SF (0.337 AC) PROPOSED BUILT UPON AREA: 16,328 SF (0.375 AC)

Parcel BUA – Existing BUA placed or permitted prior to May 1,2001

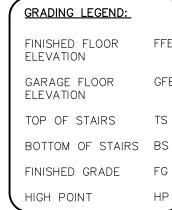
 $\frac{1}{Parcel\ Area-Existing\ BUA\ placed\ or\ permitted\ prior\ to\ May\ 1,2001}=\%BUA$

(16,328 - 14,671) / (23,633 - 14,671) = 0.1849 X 100 = 18.49% BUA

SITE GRADING NOTES:

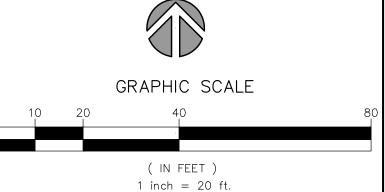
- CONTRACTOR SHALL REPORT ANY GRADE DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING CONSTRUCTION OPERATIONS.
- 2. THE MAXIMUM SLOPE ALONG ANY HANDICAP ACCESSIBLE PATHWAY SHALL NOT EXCEED 5.0% AND SHALL NOT EXCEED A 2.0% CROSS SLOPE. HANDICAP RAMPS INDICATED ON PLANS SHALL BE A MAXIMUM OF 1/12 SLOPES WITH A MAXIMUM RISE OF 30"BETWEEN LANDINGS . NON-CURB CUT RAMPS SHALL HAVE HANDRAILS AND GUARDS PER DETAILS WITH 5'LANDINGS AT THE BOTTOM OF TOP OF RAMP.
- 3. ALL PROPOSED ELEVATIONS SHOWN ARE EDGE OF PAVEMENT ELEVATIONS UNLESS OTHERWISE SPECIFIED.
- 4. INTERIM GRADING SHALL BE PROVIDED THAT ENSURES THE PROTECTION OF STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, AND OTHER FACILITIES FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, AND
- 5. INTERIM GRADING SHALL BE PROVIDED TO DIRECT WATER AWAY FROM BUILDINGS AND PREVENT PONDING.
- 6. MAXIMUM SLOPE ACROSS ANY HANDICAPPED PARKING SPACE AND AISLE SHALL
- 7. PROPOSED CONTOURS ARE APPROXIMATE. SPOT ELEVATIONS AND ROADWAY PROFILES SHALL BE USED IN CASE OF DISCREPANCY.
- 8. PLACE BACKFILL AND FILL MATERIALS IN LAYER NOT MORE THAN 8 INCHES IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HEAVY COMPACTION EQUIPMENT, AND NOT MORE THAN 4 INCHES IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HAND-OPERATED TAMPERS.
- 9. PLACE BACKFILL AND FILL MATERIALS EVENLY ON ALL SIDES TO REQUIRED ELEVATIONS, AND UNIFORMLY ALONG THE FULL LENGTH OF EACH STRUCTURE. COMPACT SOIL TO NOT LESS THAN 95 PERCENT OF MAXIMUM DRY UNIT WEIGHT ACCORDING TO ASTM D 698 FOR EACH LAYER OF BACKFILL OR FILL MATERIAL UP TO TWO FEET OF FINISHED GRADE. COMPACT SOIL TO NOT LESS THAN 98 PERCENT OF MAXIMUM DRY UNIT WEIGHT ACCORDING TO ASTM D 698 FOR EACH LAYER OF BACKFILL OR FILL MATERIAL FOR THE FINAL TWO FEET.
- 10. CONTRACTOR SHALL ADJUST RIM ELEVATIONS OF EXISTING MANHOLES, METERS VALVES, ETC. AS REQUIRED TO MEET NEW FINISHED GRADES. 11. CONTRACTOR SHALL SLOPE GRADES TO ASSURE POSITIVE STORMWATER FLOW TO

IF ANY DISCREPANCY IN ELEVATION, AS NOTED ON THE GRADING PLAN, OCCURS ON SITE DURING CONSTRUCTION THE GENERAL CONTRACTOR IS TO CONTACT THE LANDSCAPE ARCHITECT AND CIVIL ENGINEER IMMEDIATELY.





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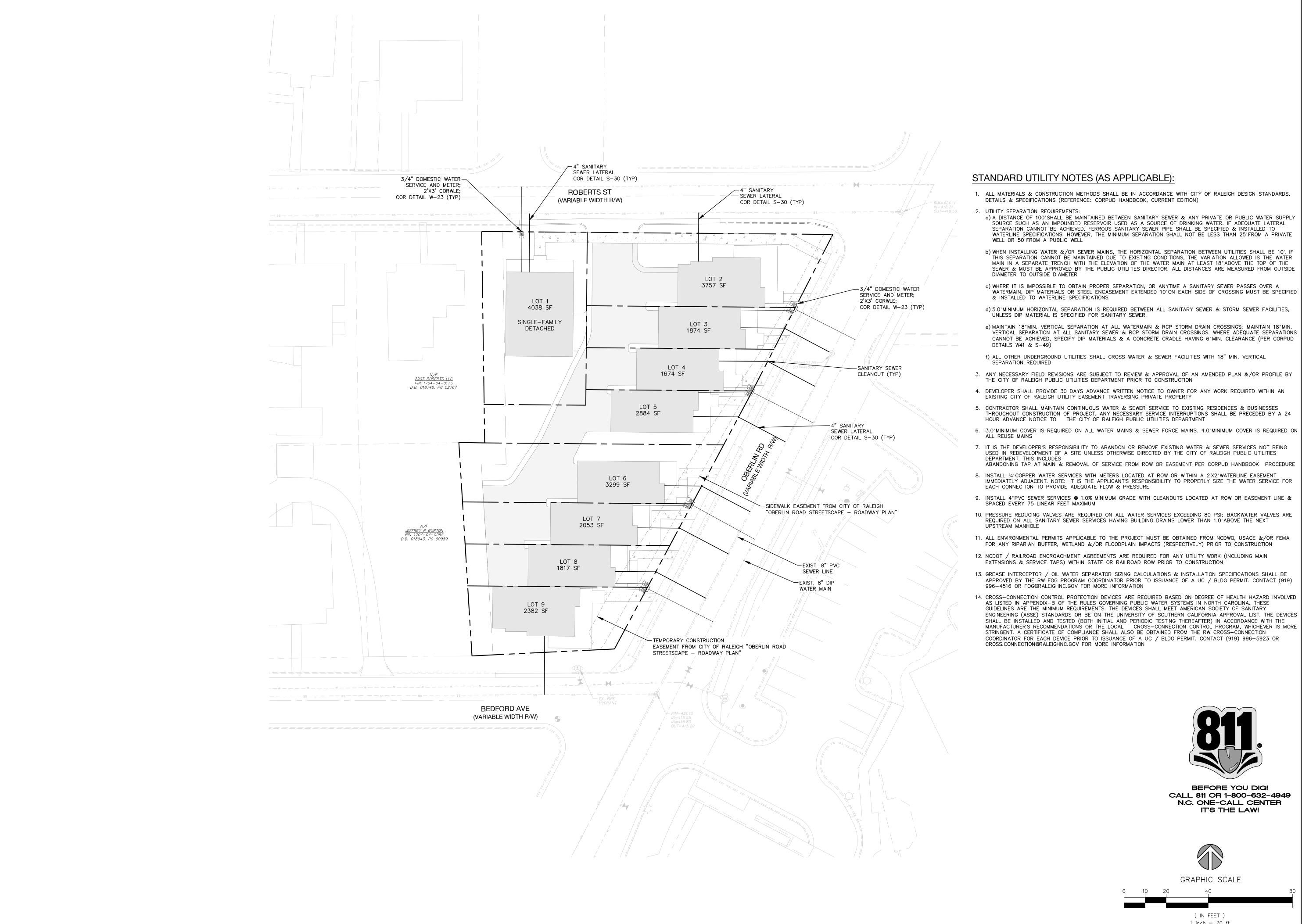
urbandesignpartners.com nc firm no: P-2671 sc coa no: C-03044

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Project No: 22-RDU-015

Date: 07.19.2023 Sheet No:





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6. 3.0'MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCE MAINS. 4.0'MINIMUM COVER IS REQUIRED ON

7. IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE UNLESS OTHERWISE DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES

ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUD HANDBOOK PROCEDURE 8. INSTALL 3/4" COPPER WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2"X2" WATERLINE EASEMENT

9. INSTALL 4"PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE &

10. 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 1.0'ABOVE THE NEXT

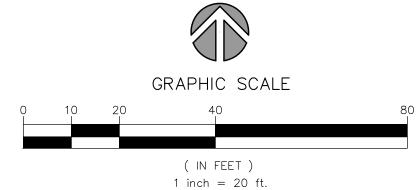
12. NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN

APPROVED BY THE RW FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A UC / BLDG PERMIT. CONTACT (919)

14. CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX-B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA. THESE GUIDELINES 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, WHICHEVER IS MORE STRINGENT. A CERTIFICATE OF COMPLIANCE SHALL ALSO BE OBTAINED FROM THE RW CROSS-CONNECTION COORDINATOR FOR EACH DEVICE PRIOR TO ISSUANCE OF A UC / BLDG PERMIT. CONTACT (919) 996-5923 OR

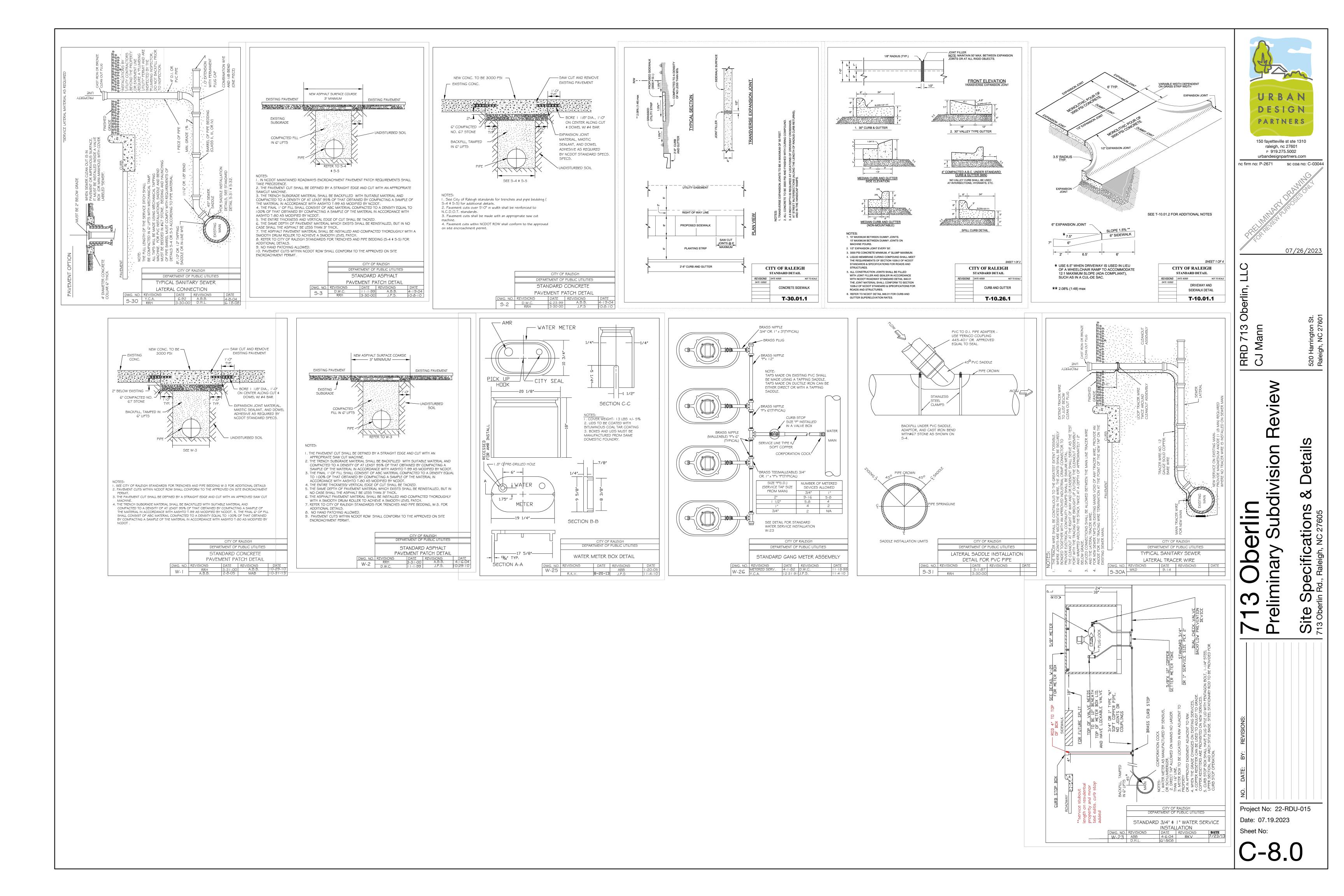


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Project No: 22-RDU-015

Date: 07.19.2023 Sheet No:





PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	LC	7	LAGERSTROEMIA INDICA X FAURIEI 'BILOXI' / BILOXI CRAPE MYRTLE	B & B	MULTI-STEM	8` HT
	SJ	9	STYRAX JAPONICUS / JAPANESE SNOWBELL	B & B	2"CAL	6`-8` HT
•	UF	12	ULMUS PARVIFOLIA 'BOSQUE' TM / BOSQUE LACEBARK ELM	В&В	2"CAL	8` MIN
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	MIN HEIGHT	MIN WIDT
•	ВВ	23	BUXUS MICROPHYLLA / LITTLELEAF BOXWOOD	5 GAL		
•	HJ	19	HYDRANGEA PANICULATA 'JANE' TM / LITTLE LIME PANICLE HYDRANGEA	5 GAL		
	JT	6	JUNIPERUS CHINENSIS 'MONLEP' / MINT JULEP® CHINESE JUNIPER	7 GAL		
•	LM	90	LIRIOPE MUSCARI / LILYTURF	1 GAL		
MANAGE TO THE STATE OF THE STAT	MN	21	MISCANTHUS SINENSIS 'LITTLE MISS' / LITTLE MISS EULALIA GRASS	3 GAL		
•	OA	70	OPHIOPOGON PLANISCAPUS 'ARABICUS' / BLACK MONDO GRASS	1 GAL		
**************************************	PH	13	PANICUM VIRGATUM 'HEAVY METAL' / HEAVY METAL SWITCH GRASS	3 GAL		

XXX PLANT CODE

NOTES

- 1. IF GRAPHIC REPRESENTATION OF PLANTINGS ON PLANS DO NOT MATCH QUANTITIES IN PLANT SCHEDULE, GRAPHIC REPRESENTATION OF PLANTINGS WILL GOVERN.
- 2. TREES NOT IN A LANDSCAPE BED SHALL RECEIVE A 4' DIAMETER MULCH RING.
- 3. LIMITS OF IRRIGATION INCLUDE DENOTED LANDSCAPE BEDS, ALL SOD/SEED AREAS, AND TREES NOT LOCATED IN A LANDSCAPE BED.
- 4. FULL LANDSCAPE SCHEDULE ON SHEET LS-2.0
- 5. CITY TREE PLANTING AND PRESERVATION NOTES ON SHEET LS-2.0

LANDSCAPE REQUIREMENTS:

BUFFERS AND SCREENING:

- 1. ALL PARKING SPACES, DUMPSTERS, AND RECYCLING CONTAINERS MUST BE SCREENED FROM PUBLIC RIGHTS OF WAY AND ADJACENT PROPERTIES.
- 2. ALL METER BANKS, BACKFLOW PREVENTERS, AND HVAC RELATED MECHANICAL EQUIPMENT WILL BE SCREENED FROM OBERLIN ROAD AND ADJACENT PROPERTIES.

TYPE A-2 PROTECTIVE YARD (CITY OF RALEIGH UDO SEC. 7.2.4)

REQ'D WALL/FENCE HT: 6.5'
REQ'D SHADE TREES: 4 TREES/100 LF
REQUIRED SHRUBS: N/A

(214 LF/ 100 LF)(4) = 9 SHADE TREES REQ'D (214 LF/ 100 LF)(4) = 9 UNDERSTORY TREES REQ'D PROVIDED TREES*: 9 SHADE TREES 9 UNDERSTORY TREES

*EXISTING VEGETATION SHALL COUNT TOWARDS BUFFER AND SCREENING REQUIREMENTS AND WILL BE SUPPLEMENTED AS SHOWN ON PLANS AS REQUIRED.

*EXISTING VEGETATION WITHIN TREE SAVE AREA TO MEET BUFFER REQUIREMENT. PROPOSED LANDSCAPE SHALL BE SUPPLEMENTED PER THE DIRECTION OF THE URBAN FORESTER TO MEET INTENT OF BUFFER. FINAL LOCATION OF LANDSCAPE MATERIAL WITHIN TREE SAVE SHALL BE DETERMINED BY URBAN FORESTER.

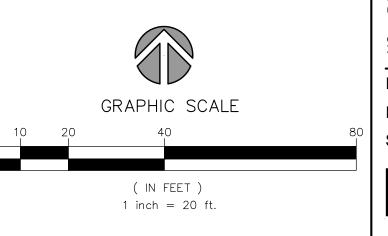
OBERLIN ROAD R/W PLANTINGS (CITY OF RALEIGH CITY TREE MANUAL)

- 1. ALL STREET TREES SHALL BE PLANTED 40' ON CENTER UNLESS OTHERWISE SPECIFIED IN THE UDO.
 2. GUIDELINES FOR PROXIMITY FROM CENTER OF TREE TO INFRASTRUCTURE SET FORTH IN CITY TREE MANUAL.
- 3. NO LARGE MATURING TREES SHALL BE PLANTED BENEATH OVERHEAD POWER LINES.

(222 LF / 40 LF) = 6 TREES REQ'D 7 TREES PROVIDED



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DESIGN
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sc coa no: C-03044

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CJ Mann

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520 Harrington St.

3 Oberlin Ilminary Subdivision Review

TE: BY: REVISIONS:

Project No: 22-RDU-015

Date: 07.19.2023

Sheet No:

LS-1.0

TREE PLANTING & PRESERVATION REQUIREMENTS:

- 1. MINIMUM TREE SIZE AT PLANTING IS 2" CALIPER AND 8' TALL FOR SINGLE—STEM TREES. ALL MULTI—STEM PLANTS MUST BE TREE FORM. ALL MULTI—STEM PLANTS MUST BE TREE FORM, MAXIMUM 3 TO 5 TRUNKS, AND MINIMUM 10' TALL. WHERE 3" SINGLE—STEM CALIPER TREES ARE SPECIFIED/REQUIRED THE MINIMUM HEIGHT
- 2. REQUIRED STREET TREES SHALL BE 3" IN CALIPER AND BE A MINIMUM OF 10' TALL PER CITY OF RALEIGH CITY TREE MANUAL.
- 3. ALL NEW TREES MUST HAVE STRAIGHT TRUNKS WITH STRONG CENTRAL LEADERS INTACT TO THE TOP OF THE CROWN UNLESS MULTI-STEM TREES ARE SPECIFIED. ALL REQUIRED TREES SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY, HAVE NORMAL GROWTH HABITS, HAVE WELL-DEVELOPED BRANCHES, BE VIGOROUS AND HAVE FIBROUS ROOT SYSTEMS. TREES WITH MAJOR GIRDLING ROOTS WILL NOT BE ACCEPTED. TREES WITH CO-DOMINANT BRANCHING WILL NOT BE ACCEPTED. TREES THAT HAVE BEEN SHEARED, TOPPED OR CUT BACK TO MULTIPLY THE BRANCHING STRUCTURE WILL NOT BE ACCEPTED. TREES SHALL BE FREE OF ABRASIONS, DAMAGE, DISEASE, PESTS AND CRACKS. ALL PRUNING CUTS GREATER THAN ½ INCH DIAMETER SHALL HAVE CALLUS TISSUE FORMED PRIOR TO PLANTING. NO PRUNING CUT ON THE TRUNK SHALL BE MORE THAN ONE-HALF THE DIAMETER OF THE CENTRAL LEADER AT THE HEIGHT WHERE THE CUT WAS MADE. ROOT FLARES SHALL BE LOCATED AT GRADE. TREES WITH MORE THAN 2" OF SOIL COVERING THE ROOT BALL/FLARE FROM WILL NOT BE ACCEPTED.
- 4. SIZE OF REQUIRED PLANTS, SPREAD OF ROOTS AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH ANSI Z60.1 (LATEST EDITION) AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION, EXCEPT WHERE SPECIFIED/AUTHORIZED BY URBAN FORESTRY.
- 5. ALL REQUIRED TREES OF A PARTICULAR SPECIES AND VARIETY SHALL BE UNIFORM IN SIZE AND CONFIGURATION.
- 6. A MINIMUM OF 50% OF NEW TREES MUST BE NATIVE SPECIES, AND SITES WITH MORE THAN 20 TREES REQUIRED WILL HAVE TO INSTALL MULTIPLE (3 OR MORE) SPECIES PURSUANT TO THE TREE ORDINANCE CHIEFLINES
- 7. 75% OF REQUIRED TREES MUST BE LARGE MATURE SPECIES EXCEPT IN SITUATIONS WITH OVERHEAD POWER LINE CONFLICTS.
- 8. ALL STRAPPING, AND TOP 1/3 OF WIRE BASKET AND BURLAP MUST BE CUT AWAY AND REMOVED FROM ROOT BALL WHEN PLANTING.
- 9. FOR NEW PLANTING AREAS, REMOVE ALL PAVEMENT, GRAVEL SUB-BASE AND CONSTRUCTION DEBRIS; REMOVE COMPACTED SOIL AND ADD 18" NEW TOPSOIL, OR TILL AND AMEND THE TOP 18" OF EXISTING SOIL TO MEET TOPSOIL/PLANTING MIX STANDARDS FOR TREES (WITHIN ENTIRE MINIMUM AREA OF 274 SQUARE FEET).
- 10. TREES PLANTED ON PUBLIC PROPERTY WILL NEED APPROVAL FROM THE CITY ARBORIST AND/OR NCDOT.
- <u>UTILITY ISSUES</u>

 11. IF ANY UTILITY IS BEING INSTALLED IN OR NEAR ANY REQUIRED TREE(S) OR TREE SAVE AREA(S), CALL URBAN FORESTRY SPECIALIST TO RESOLVE PRIOR TO UTILITY INSTALLATION.
- 12. IF TREES CONFLICT WITH ANY UTILITIES OR SIGNS; CALL URBAN FORESTER TO RESOLVE BEFORE PLANTING.
- 13. ADJUST TREE PLANTING LOCATIONS TO AVOID EXISTING UNDERGROUND UTILITIES. PLANT 10' FROM ALL UNDERGROUND UTILITIES.
- 18. NO LIGHT POLES, UTILITIES OR TRANSFORMERS CAN BE INSTALLED IN TREE ISLANDS.
- 19. TREES MUST MAINTAIN A MINIMUM DISTANCE OF 20' FROM LIGHT POLES WITHIN THE RIGHT—OF—WAY. SHOW SITE LIGHTING ON LANDSCAPE PLAN.
- TREE SAVE AND PRESERVATION

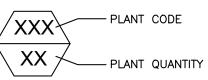
 20. TREE PROTECTION MUST BE INSTALLED AND VERIFIED BY URBAN FORESTRY PRIOR TO STARTING ANY CONSTRUCTION ACTIVITY.
- 21. SHOW TREE PROTECTION AND TREES SAVE AREAS ON EROSION CONTROL, GRADING AND LANDSCAPE PLAN
- 22. COMMERCIAL TREE SAVE AREAS MUST BE RECORDED ON A FINAL PLAT.
- 23. TREE SAVE AREAS SHALL BE FREE OF INVASIVE PLANT SPECIES. IF AN AREA PROPOSED FOR TREE SAVE CONTAINS INVASIVE PLANT SPECIES AT TIME OF PROPOSAL, SUCH INVASIVE PLANT SPECIES SHALL BE REMOVED PRIOR TO FINAL CO.
- 24. THE AREA OF ANY EASEMENTS (WATER, SEWER, UTILITY, ETC.) CAN NOT BE COUNTED TOWARD THE TREE SAVE REQUIREMENT.
- 25. ANY ALTERATIONS TO TREE SAVE AREAS MUST BE ACCOMPLISHED WITHOUT MECHANIZED EQUIPMENT.
- 26. NO STRUCTURE WILL BE ALLOWED WITHIN 10' OF TREE SAVE AREAS UNLESS APPROVED BY URBAN FORESTRY.
- 27. CONTACT URBAN FORESTRY SPECIALIST PRIOR TO ANY CRANE SET—UP, MACHINERY OPERATION OR TEMPORARY BUILDING ERECTION THAT MAY IMPACT PROTECTED TREES OR TREE SAVE AREAS, INCLUDING TREES LOCATED IN STREET RIGHT OF WAY. IMPACTS MAY INCLUDE BUT ARE NOT LIMITED TO: ENCROACHING WITHIN TREE DRIP—LINES, EXCAVATION, SOIL COMPACTION, TREE TRIMMING, ERECTING AND DISMANTLING OF CONSTRUCTION CRANES.

TOPSOIL/PLANTING MIX - MINIMUM REQUIREMENTS:

- 31. WHERE PAVEMENT CUTOUTS ON RENOVATED SITES ARE REQUIRED AND/OR WHERE NEW PLANTING STRIPS OR ISLANDS ARE REQUIRED, ALL PAVEMENT, CONSTRUCTION DEBRIS AND GRAVEL SUB-BASE MUST BE REMOVED BEFORE PREPARING SOIL AND PLANTING TREES. EXISTING COMPACTED SOIL MUST BE REMOVED AND REPLACED WITH 24" OF TOPSOIL/PLANTING MIX -OR- EXISTING SOIL MAY BE UNCOMPACTED TO A DEPTH OF 24" AND AMENDED TO MEET TOPSOIL STANDARDS FOR THE ENTIRE PLANTING AREA.
- 32. SOIL IN ALL PLANTING STRIPS OR ISLANDS, WHETHER EXISTING OR NEW(ON NEW OR RENOVATED SITES), MUST MEET THE MINIMUM TOPSOIL/PLANTING MIX SPECIFICATIONS. SOIL AMENDMENTS OR FRESH TOPSOIL/PLANTING MIX ARE OFTEN NEEDED FOR PLANTING AREAS AT SITES WHERE ORIGINAL TOPSOIL IS OF POOR QUALITY, HEAVILY COMPACTED OR WHERE TOPSOIL HAS BEEN COMPLETELY REMOVED DURING GRADING.
- 33. TOPSOIL/PLANTING MIX SHOULD BE NATURAL, FERTILE, AGRICULTURAL SOIL CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH. IT SHOULD BE UNIFORM COMPOSITION THROUGHOUT, WITH ADMIXTURE OF SUBSOIL. IT SHOULD BE FREE OF STONES, LUMPS, LIVE PLANTS AND THEIR ROOTS, STICKS AND OTHER EXTRANEOUS MATTER. TOPSOIL SHOULD NOT BE USED WHILE IN A FROZEN OR MUDDY CONDITION.
- 34. TOPSOIL/PLANTING MIX SHALL HAVE AN ACIDITY RANGE OF PH 5.5-7.0 AND THE FOLLOWING COMPOSITION: CLAY (RED CLAY, WELL PULVERIZED) MINIMUM 10%; MAXIMUM 35% COMPOST*/ORGANIC MINIMUM 5%; MAXIMUM 10%
 - SILT MINIMUM 30%; MAXIMUM 50% COARSE SAND (FREE OF ROCKS, 0.5 TO 1.0 MM F) MINIMUM 30%; MAXIMUM 45%
- *ORGANIC MATERIAL SUCH AS SAWDUST OR LEAF MOLD THAT HAS COMPLETED THE DECOMPOSITION PROCESS.
- 35. ALL PLANTING AREAS SHOULD BE TESTED FOR PROPER DRAINAGE. DRAINAGE SHOULD BE CORRECTED AS NECESSARY TO INSURE PROPER TREE GROWTH AND SURVIVAL. THE FOLLOWING LEVEL OF NUTRIENT ELEMENTS IS RECOMMENDED FOR PROPER GROWTH:

 CALCIUM 55 80%

 MAGNESIUM 10 30%



POTASSIUM 5 - 8%

GENERAL PLANTING NOTES:

- 1. QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT ASSUMES NO LIABILITY FOR ERRORS OR OMISSIONS. HIS ESTIMATES ARE ONLY AN AID FOR CLARIFICATION OF UNITS AND A CHECK FOR THE CONTRACTOR TO COMPARE WITH HIS OWN ESTIMATES. DIFFERENCES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. NO EXTRA COMPENSATION SHALL BE ALLOWED FOR EXTRA QUANTITIES NECESSARY TO COMPLETE THE WORK.
- 2. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION OF PLANT MATERIALS ACCORDING TO THE DRAWINGS AND PLANT SCHEDULE. CONTRACTOR SHALL PROVIDE SPECIFIC CULTIVARS AND/OR VARIETIES AS INDICATED ON THE PLANT SCHEDULE. ANY SUBSTITUTIONS INSTALLED WITHOUT PRIOR APPROVAL OF LANDSCAPE ARCHITECT WILL BE REJECTED AND SHALL BE REPLACED BY THE CONTRACTOR AT NO EXTRA COST TO THE OWNER.
- 3. PLANTING PLANS INDICATE DIAGRAMMATIC LOCATIONS ONLY. SITE ADJUSTMENTS OF PLANTING DESIGN AND RELOCATION OF PLANT MATERIALS DUE TO ON SITE CONDITIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. PLANTS INSTALLED PRIOR TO LANDSCAPE ARCHITECT'S APPROVAL ARE SUBJECT TO RELOCATION BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- 4. PLANTS SHALL BE SPECIMEN QUALITY AND SHALL BE SOUND, HEALTHY AND VIGOROUS, WELL-BRANCHED, AND DENSELY FOLIATED WHEN IN LEAF. PLANT MATERIAL SHALL BE FIRST QUALITY STOCK AND SHALL CONFORM TO THE CODE OF STANDARDS SET FORTH IN THE CURRENT EDITION OF THE AMERICAN STANDARDS FOR NURSERY STOCK SPONSORED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
- 5. HEIGHT AND SPREAD DIMENSION SPECIFIED REFER TO THE MAIN BODY OF THE PLANT AND NOT FROM BRANCH TIP TO TIP. IF A RANGE OF SIZE IS GIVEN, NO PLANT SHALL BE LESS THAN THE MINIMUM SIZE AND NOT LESS THAN 50% OF THE PLANTS SHALL BE AS LARGE AS THE MAXIMUM SIZE SPECIFIED.
- 6. SHADE TREES SHALL HAVE A STRONG CENTRAL LEADER UNLESS OTHERWISE SPECIFIED.
- 7. LEAVES MUST BE OF MEDIUM FOLIAGE, ALL GOOD LEAVES, MAXIMUM OF 10% CHLOROSIS ALLOWED, WITH NO EXTREME SUCCULENCE PLACE PLANTS UPRIGHT AND TURNED SO THAT THE MOST ATTRACTIVE SIDE IS VIEWED.
- 8. ROOTS MUST BE STURDILY ESTABLISHED IN BALL THAT HAS BEEN TIGHTLY WRAPPED AND SECURELY TIED WITH TWINE OR WIRE, OR PINNED.
- 9. PLACE PLANTS UPRIGHT AND TURNED SO THAT THE MOST ATTRACTIVE SIDE IS VIEWED.
- 10. PROVIDE 4" THICKNESS MULCH AT ALL PLANTS AND PLANTING BEDS. MULCH SHALL BE SINGLE HAMMERED HARDWOOD MULCH (UNLESS NOTED OTHERWISE). IT SHALL BE CLEAN, FRESH, AND FREE OF STICKS, BRANCHES, SOIL OR OTHER FOREIGN MATERIAL.
- 11. BACKFILL PLANTING MIXTURE SHALL BE ONE PART APPROVED PLANTING SOIL MIXED WITH ONE PART NATIVE SOIL FROM THE TREE PIT OR SHRUB BED AREA. LANDSCAPE CONTRACTOR SHALL SUBMIT SAMPLES OF PLANTING SOIL TO BE USED TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PLANTING.
- 12. PLANTS SHALL BE SUBJECT TO REVIEW BY LANDSCAPE ARCHITECT AT NURSERY OR ON SITE PRIOR TO PLANTING. LANDSCAPE ARCHITECT WILL BE THE SOLE JUDGE OF THE QUALITY AND ACCEPTABILITY OF MATERIALS AND PLACEMENT. CONTRACTOR SHALL SUBMIT PHOTOS OF ALL TREES WITH BID SUBMITTAL IF REQUESTED BY LANDSCAPE ARCHITECT OR OWNER.
- 13. THE LANDSCAPE CONTRACTOR SHALL TAKE SOIL SAMPLES FROM ALL PARTS OF THE SITE AND SHALL HAVE THEM TESTED BY THE LOCAL COUNTY AGENT. THE CONTRACTOR SHALL PROVIDE ONE COPY OF THE TEST RESULTS TO THE LANDSCAPE ARCHITECT PRIOR TO ORDERING PLANT MATERIALS OR MAKING ANY AMENDMENTS TO THE ON SITE SOIL. ANY SOIL AMENDMENTS REQUIRED AS INDICATED BY THE SOIL TEST SHALL BE PROVIDED BY THE LANDSCAPE CONTRACTOR. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF AMENDMENTS AND OBTAIN A WRITTEN APPROVAL FOR PROPOSED AMENDMENTS.
- 14. FERTILIZER SHALL BE A COMPLETE FERTILIZER; 50% OF NITROGEN OF WHICH IS DERIVED FROM NATURAL ORGANIC SOURCES OR UREAFORM. FERTILIZER SHALL BE DELIVERED TO THE SITE IN STANDARD SIZE UNOPENED CONTAINERS WHICH SHOW THE WEIGHT, CHEMICAL ANALYSIS, AND MANUFACTURER. IT SHALL BE STORED IN A DRY LOCATION UNTIL ITS USE. FERTILIZER FOR TREES, SHRUBS, AND GROUNDCOVER AREAS SHALL BE A SLOW RELEASE TYPE AND SHALL BE APPLIED AS FOLLOWS:

TREES AND SHRUBS

MARCH—MAY

10-10-10

SHRUBS:

1 LB / INCH OF CALIPER

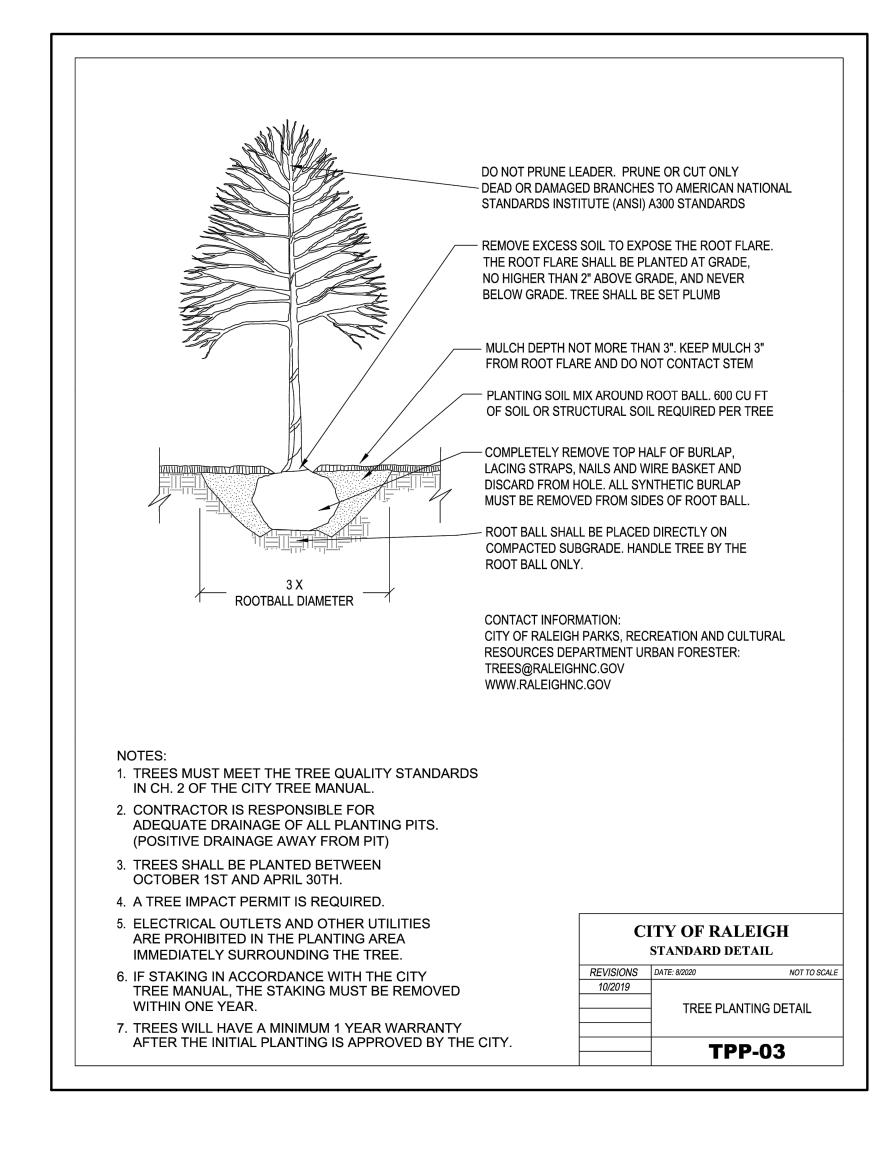
SHRUBS:

½ LB / INCH HEIGHT

NOVEMBER-FEBRUARY

6-12-12

- 15. LANDSCAPE CONTRACTOR SHALL PERFORM PERCOLATION TESTS IN ALL TREE PITS. IF PITS DO NOT DRAIN WITHIN 30 MINUTES, CONTACT LANDSCAPE ARCHITECT AND DO NOT PLANT THE TREE WITHOUT ON SITE INSPECTION OF DRAINAGE. LANDSCAPE ARCHITECT MAY REQUIRE ADDITIONAL SUBSURFACE DRAIN LINES FROM THE TREE PITS.
- 16. IF SURFACE DRAINAGE IS NOT SUFFICIENT (STANDING WATER) NOTIFY LANDSCAPE ARCHITECT IN WRITING BEFORE INSTALLING THE PLANTS, OTHERWISE CONTRACTOR SHALL BE TOTALLY REPONSIBLE FOR THE GUARANTEE AND LIVABILITY OF THE PLANTS.
- 17. ALL UNDERGROUND UTILITIES SHALL BE LOCATED BEFORE DIGGING. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ALL DAMAGE OF UNDERGROUND OR OVERHEAD UTILITY LINES.
- 18. CERTIFICATE OF INSPECTION AS MAY BE REQUIRED BY LAW FOR TRANSPORTATION OF PLANT MATERIALS SHALL ACCOMPANY EACH INVOICE FOR EACH SHIPMENT OF PLANTS. CERTIFICATES SHALL BE FILED WITH LANDSCAPE ARCHITECT PRIOR TO ACCEPTANCE OF MATERIAL. INSPECTION BY STATE OR FEDERAL AUTHORITIES AT THE PLACE OF GROWTH DOES NOT PRECLUDE REJECTION OF THE MATERIAL BY THE LANDSCAPE ARCHITECT.
- 19. ALL PLANT MATERIALS AND INSTALLED LANDSCAPE SUPPLIES SHALL BE WARRANTED FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE OF THIS PROJECT.
- 20. CONTRACTOR'S PRICES SHALL INCLUDE ALL LABOR AND MATERIALS NECESSARY TO COMPLETE THE WORK (i.e. MULCH, PLANTING, SOIL MIX, WOOD AND WIRE STAKING MATERIAL, ETC.).
- 21. THE COMPLETION OF THE CONTRACT WILL BE ACCEPTED AND NOTICE OF COMPLETION RECORDED ONLY WHEN THE ENTIRE CONTRACT IS COMPLETED TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT, OWNER, AND THE OWNER'S CONSTRUCTION REPRESENTATIVE. WITHIN TEN DAYS NOTICE BY THE CONTRACTOR OF SUBSTANTIAL COMPLETION THE LANDSCAPE ARCHITECT WILL INSPECT THE PROPERTY. HE WILL EITHER APPROVE THE WORK FOR THE OWNER'S ACCEPTANCE OR WILL ISSUE A "PUNCH LIST" OF ITEMS TO BE COMPLETED OR CORRECTED. IF A PUNCH LIST IS ISSUED, FINAL ACCEPTANCE WILL BE DONE AS SOON AS THE CONTRACTOR COMPLETES ALL PUNCH LIST ITEMS.
- 22. AMENDED SOIL MEDIA REQUIREMENTS: A PLANTING MIX MAY BE DEVELOPED THAT WILL BE AN ACCEPTABLE PLANTING MEDIA BY AMENDING THE EXISTING SOIL OR BY REMOVING THE EXISTING SOIL AND REPLACING IT WITH NEW PLANTING MIX. THE PLANTING MIX SHALL HAVE UNIFORM COMPOSITION THROUGHOUT, WITH A MIXTURE OF SUBSOIL. IT SHALL BE FREE OF STONES, LUMPS, LIVE PLANTS AND THEIR ROOTS, STICKS, AND OTHER EXTRANEOUS MATTER. IT SHALL CONTAIN NO MAN MADE MATERIALS UNLESS OTHERWISE SPECIFIED. PLANTING MIX SHALL NOT BE USED WHILE IN A FROZEN OR MUDDY CONDITION
- *NOTE: CONTRACTOR TO PROVIDE TEST SAMPLES OF AMENDED SOIL WITH TESTING DATA FOR ALL BED AREAS AMENDED ON SITE. TEST SAMPLES SHALL FALL WITHIN TOLERANCES SHOWN ABOVE. PLANTING SHALL NOT BEGIN UNTIL SOIL HAS BEEN AMENDED AND SOIL TEST SAMPLES HAVE BEEN REVIEWED AND APPROVED BY OWNER AND LANDSCAPE ARCHITECT.



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