

Preliminary Subdivision Application

Site Review

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



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)					
<input checked="" type="checkbox"/> Conventional Subdivision	<input type="checkbox"/> Compact Development	<input type="checkbox"/> Conservation Development			
<input type="checkbox"/> Cottage Court	<input type="checkbox"/> Flag lot	<input type="checkbox"/> Frequent Transit Development Option			
<i>NOTE: Subdivisions may require City Council approval if located in a Historic Overlay District.</i>					
GENERAL INFORMATION					
Scoping/sketch plan case number(s): N/A					
Development name (subject to approval): 713 Oberlin Townhomes					
Property Address(es): 713 Oberlin Rd, Raleigh NC 27605					
Recorded Deed PIN(s): 1704041151					
Building type(s):	<input checked="" type="checkbox"/> Detached House	<input type="checkbox"/> Attached House	<input checked="" type="checkbox"/> Townhouse	<input type="checkbox"/> Apartment	
<input type="checkbox"/> General Building	<input type="checkbox"/> Mixed Use Building	<input type="checkbox"/> Civic Building	<input type="checkbox"/> Open Lot	<input type="checkbox"/> Tiny House	

CURRENT PROPERTY OWNER/APPLICANT/DEVELOPER INFORMATION	
Current Property Owner(s) Names: Oberlin Investors, LLC	
Company: Oberlin Investors, LLC	Title: Manager
Address: 1201 Edwards Mill Rd Suite 300 Raleigh NC 27607	
Phone #: 919-832-1110	Email: janthony@aacre.com
Applicant Name (If different from owner. See "who can apply" in instructions):	
Relationship to owner: <input type="checkbox"/> Lessee or contract purchaser <input type="checkbox"/> Owner's authorized agent <input type="checkbox"/> Easement holder	
Company:	Address:
Phone #:	Email:
NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.	
Developer Contact Names: CJ Mann	
Company: RRD 713 Oberlin, LLC	Title: Manager
Address: 8315 Six Forks Rd. Suite 105 Raleigh NC 27615	
Phone #: 919-844-9375	Email: cjmann@vistabution.com

DEVELOPMENT TYPE + SITE DATE TABLE – ZONING INFORMATION

Gross site acreage: 0.54 AC

Zoning districts (if more than one, provide acreage of each):

OX-3-UL

Overlay district(s): HOD-G

Inside City Limits? ☒ Yes ☐ NoHistoric District/Landmark: Yes ☐ N/A ☐Conditional Use District (CUD)
Case # Z- N/ABoard of Adjustment Case #
BOA- N/ADesign Alternate Case #
DA- N/A**STORMWATER INFORMATION**

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

NUMBER OF LOTS AND DENSITY

of Detached House Lots: 1

of Attached House Lots: 0

of Townhouse Lots: 8

of Tiny House Lots: 0

of Open Lots: 0

of Other Lots (Apartment, General,
Mixed Use, Civic): 0

Total # of Lots: 9

Total # Dwelling Units: 9

Proposed density for each zoning district (UDO 1.5.2.F): 16.7 DU/AC

SIGNATURE BLOCK

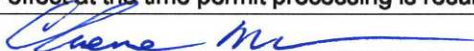
Pursuant to state law (N.C. Gen. Stat. § 160D-403(a)), applications for development approvals may be made by the landowner, a lessee or person holding an option or contract to purchase or lease land, or an authorized agent of the landowner. An easement holder may also apply for development approval for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

By submitting this application, the undersigned applicant acknowledges that they are either the property owner or one of the persons authorized by state law (N.C.G.S. 160D-403(a)) to make this application, as specified in the application. The undersigned also acknowledges that the information and statements made in the application are correct and the undersigned understands that 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.

Signature:



Date: 7-13-2023

Printed Name: CJ Mann

Signature:

Date:

Printed Name:

Preliminary Subdivision Application

Site Review

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



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)	
<input checked="" type="checkbox"/> Conventional Subdivision	<input type="checkbox"/> Compact Development
<input type="checkbox"/> Cottage Court	<input type="checkbox"/> Flag Lot
<input type="checkbox"/> 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): 713 Oberlin Townhomes	
Property Address(es): 713 Oberlin Rd, Raleigh NC 27605	
Recorded Deed PIN(s): 1704041151	
Building type(s):	<input checked="" type="checkbox"/> Detached House <input type="checkbox"/> Attached House <input checked="" type="checkbox"/> Townhouse <input type="checkbox"/> Apartment
<input type="checkbox"/> General Building <input type="checkbox"/> Mixed Use Building <input type="checkbox"/> Civic Building <input type="checkbox"/> Open Lot <input type="checkbox"/> Tiny House	

CURRENT PROPERTY OWNER/APPLICANT/DEVELOPER INFORMATION	
Current Property Owner(s) Names: Oberlin Investors, LLC	
Company: Oberlin Investors, LLC	Title: Manager
Address: 1201 Edwards Mill Rd Suite 300 Raleigh NC 27607	
Phone #: 919-832-1110	Email: janthony@aacre.com
Applicant Name (if different from owner. See "who can apply" in instructions):	
Relationship to owner: <input type="checkbox"/> Lessee or contract purchaser <input type="checkbox"/> Owner's authorized agent <input type="checkbox"/> Easement holder	
Company:	Address:
Phone #:	Email:
NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.	
Developer Contact Names: CJ Mann	
Company: RRD 713 Oberlin, LLC	Title: Manager
Address: 8315 Six Forks Rd. Suite 105 Raleigh NC 27615	
Phone #: 919-844-9375	Email: cjmann@vistabution.com

Page 1 of 2

REVISION 04.17.23
raleighnc.gov

DEVELOPMENT TYPE + SITE DATE TABLE – ZONING INFORMATION			
Gross site acreage: 0.54 AC			
Zoning districts (if more than one, provide acreage of each): OX-3-UL			
Overlay district(s): HOD-G	Inside City Limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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	
STORMWATER INFORMATION			
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	
NUMBER OF LOTS AND DENSITY			
# of Detached House Lots: 1	# of Attached House Lots: 0	# of Townhouse Lots: 8	
# of Tiny House Lots: 0	# of Open Lots: 0	# of Other Lots (Apartment, General, Mixed Use, Civic): 0	
Total # of Lots: 9		Total # Dwelling Units: 9	
Proposed density for each zoning district (UDO 1.5.2.F): 16.7 DU/AC			

SIGNATURE BLOCK	
Pursuant to state law (N.C. Gen. Stat. § 160D-403(a)), applications for development approvals may be made by the landowner, a lessee or person holding an option or contract to purchase or lease land, or an authorized agent of the landowner. An easement holder may also apply for development approval for such development as is authorized by the easement.	
By submitting this application, the undersigned applicant acknowledges that they are either the property owner or one of the persons authorized by state law (N.C.G.S. 160D-403(a)) to make this application, as specified in the application. The undersigned also acknowledges that the information and statements made in the application are correct and the undersigned understands that 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.	
Signature:	Date: 7-13-2023
Printed Name: CJ Mann	
Signature:	Date:
Printed Name:	

Page 2 of 2

REVISION 04.17.23
raleighnc.gov

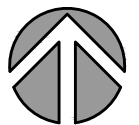
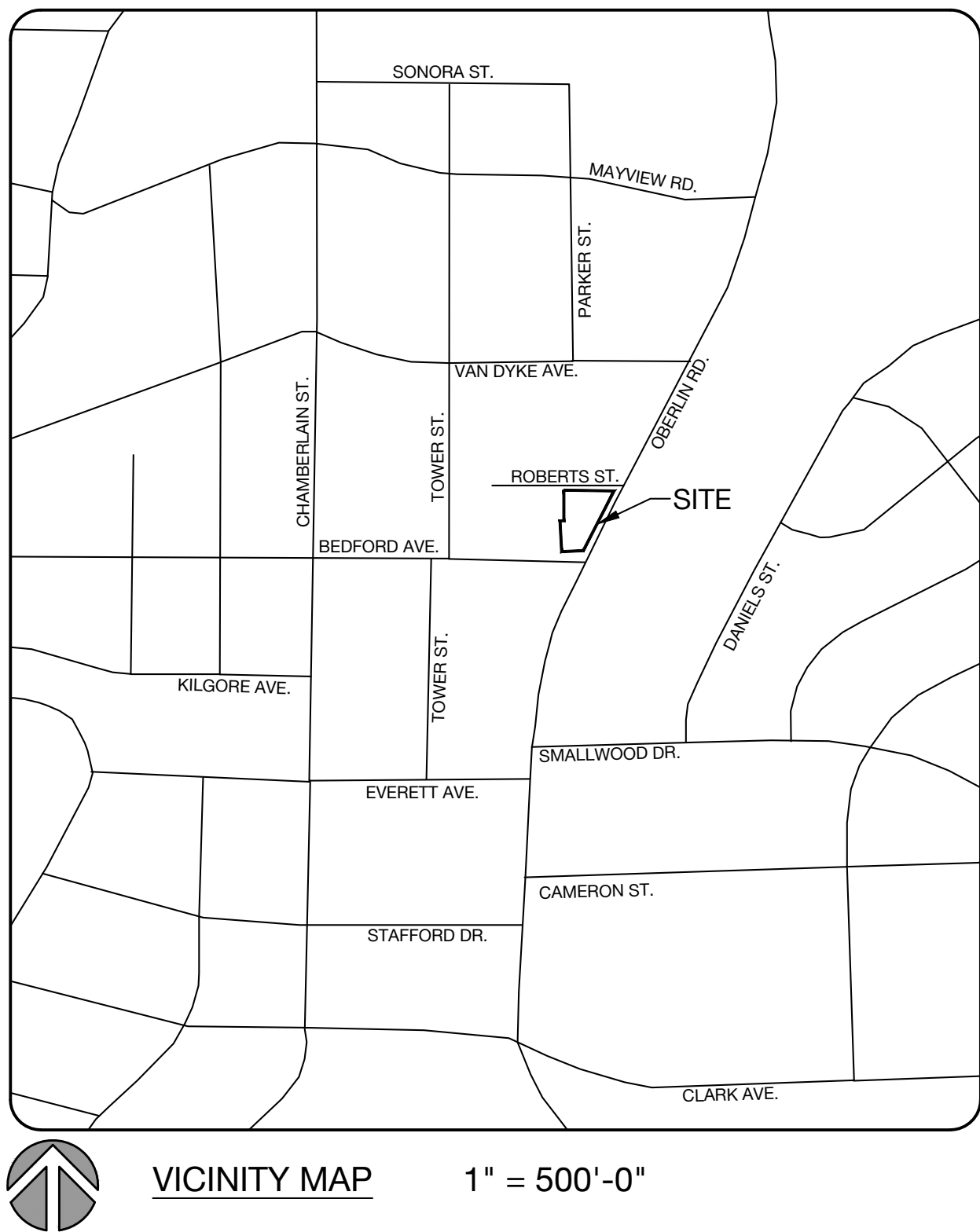
713 Oberlin

Raleigh, NC

City of Raleigh - Preliminary Subdivision Review

Subdivision Case Number: SUB-XXXX-2023

Submittal: 07/28/2023



VICINITY MAP

1" = 500'-0"

Sheet Index

Sheet Number	Sheet Title	Original Date	Revised Date
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	

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>

EXISTING LAND USE: PARKING
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
DENSITY: ± 16.7 DU/AC

PARKING DATA

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

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.

CONTACT INFORMATION

OWNER:
RRD 713 OBERLIN, LLC
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

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



150 fayetteville st ste 1310
raleigh, nc 27601
p 919.275.5002
urbandesignpartners.com
nc firm no: P-2671 sc coa no: C-03044

PRELIMINARY DRAWING
FOR REVIEW PURPOSES ONLY

07/26/2023

RRD 713 Oberlin, LLC
CJ Mann
520 Harrington St.
Raleigh, NC 27605

713 Oberlin

Preliminary Subdivision Review

Cover Sheet

NO. DATE: BY: REVISIONS:

Project No: 22-RDU-015
Date: 07.19.2023

Sheet No:

C-1.0



February 15, 2023

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

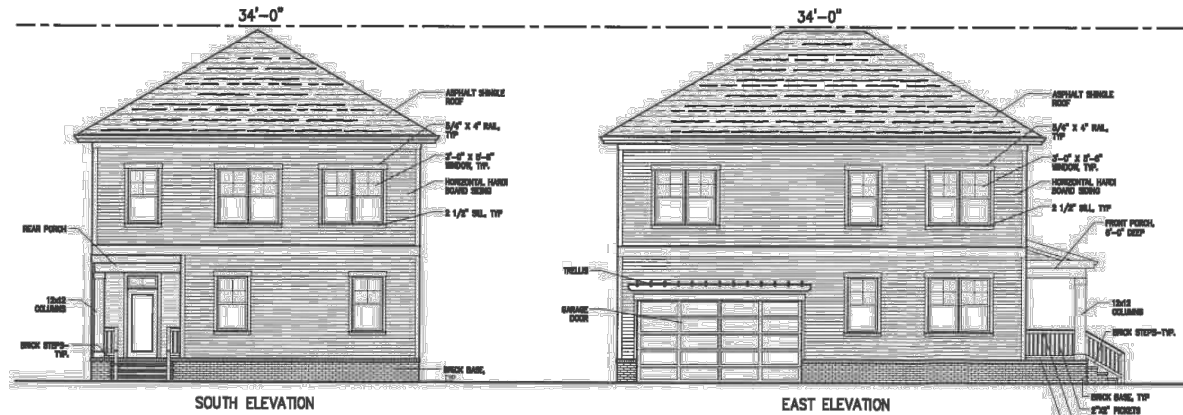
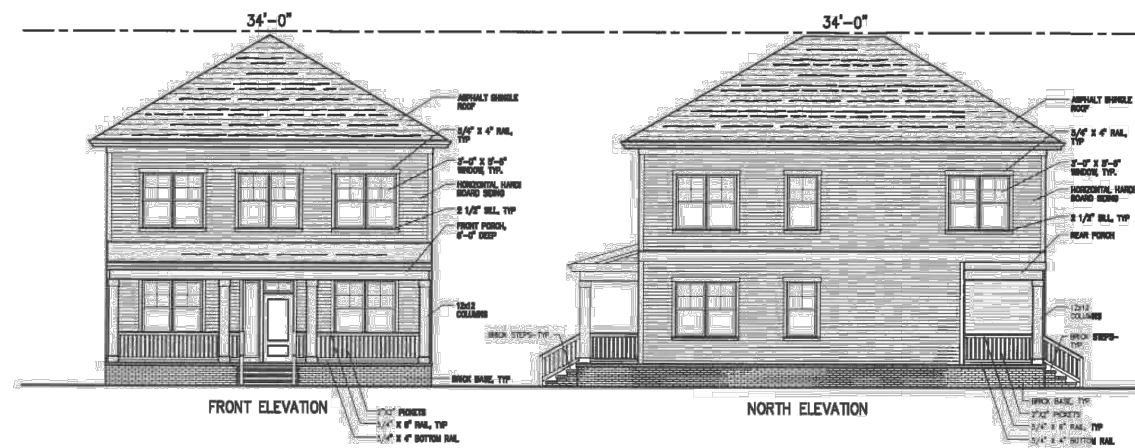
Sincerely,

Tania George
Senior Preservation Planner

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

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

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



OBERLIN TOWNES, 713 Oberlin Road
ANTHONY PROPERTY GROUP

Single Unit Elevations



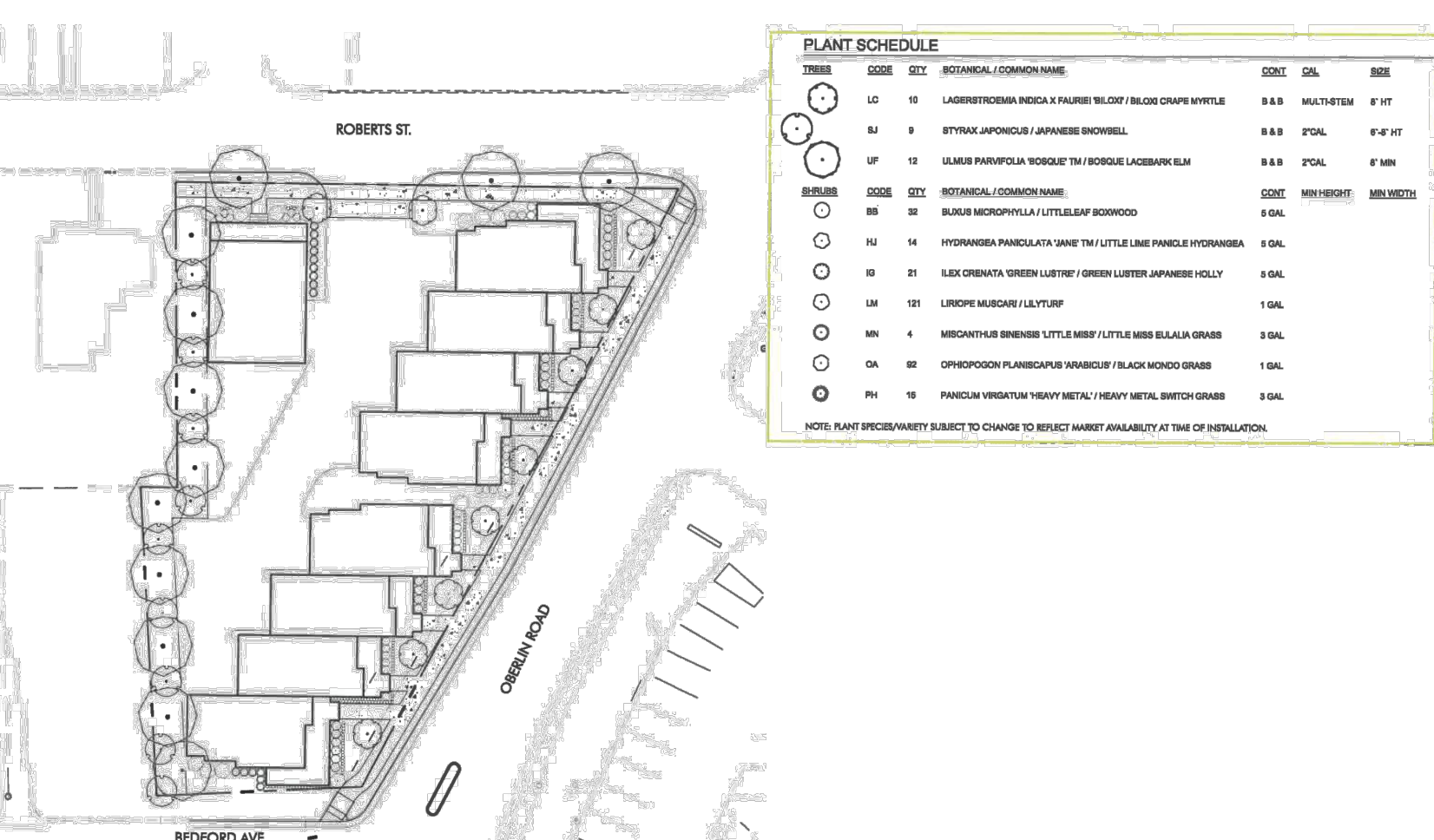
OBERLIN TOWNES, 713 Oberlin Road
ANTHONY PROPERTY GROUP

Proposed Elevations

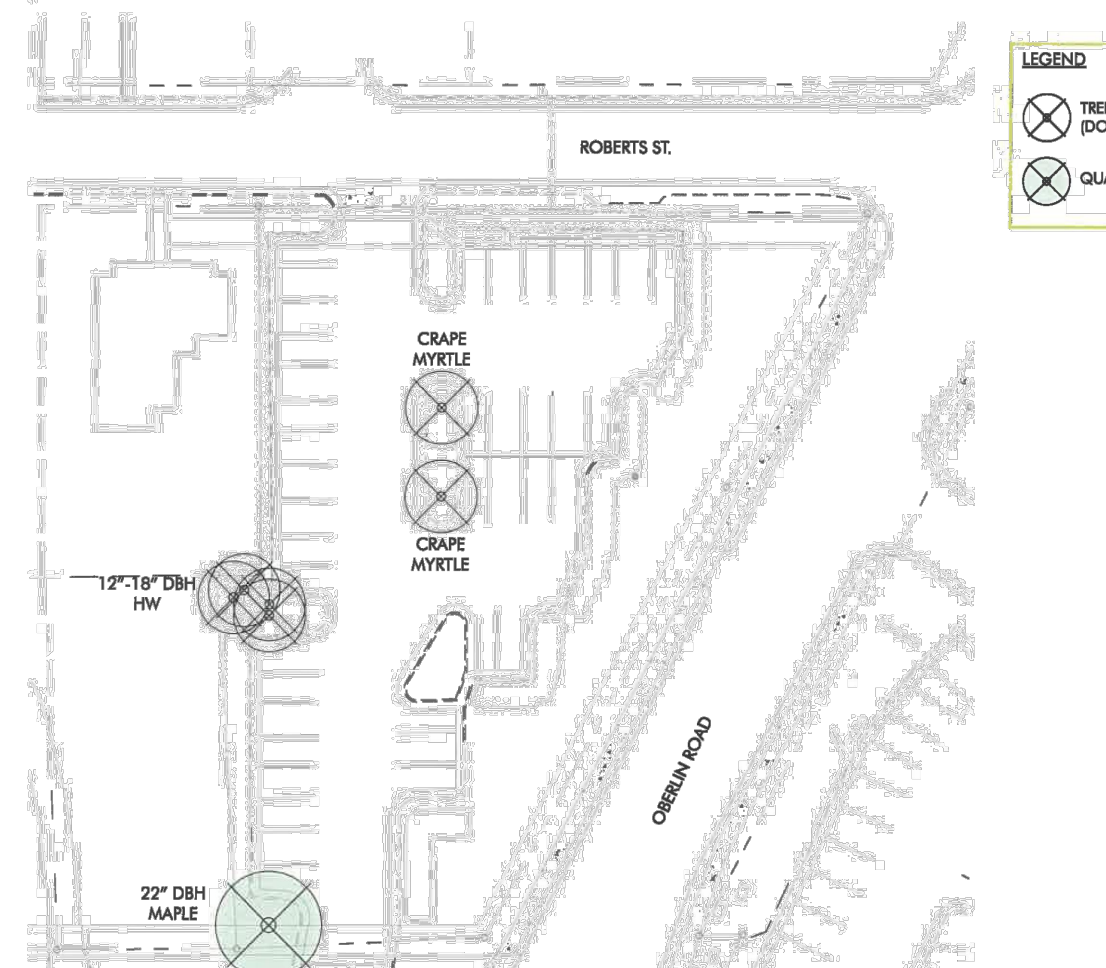


OBERLIN TOWNES, 713 Oberlin Road
ANTHONY PROPERTY GROUP

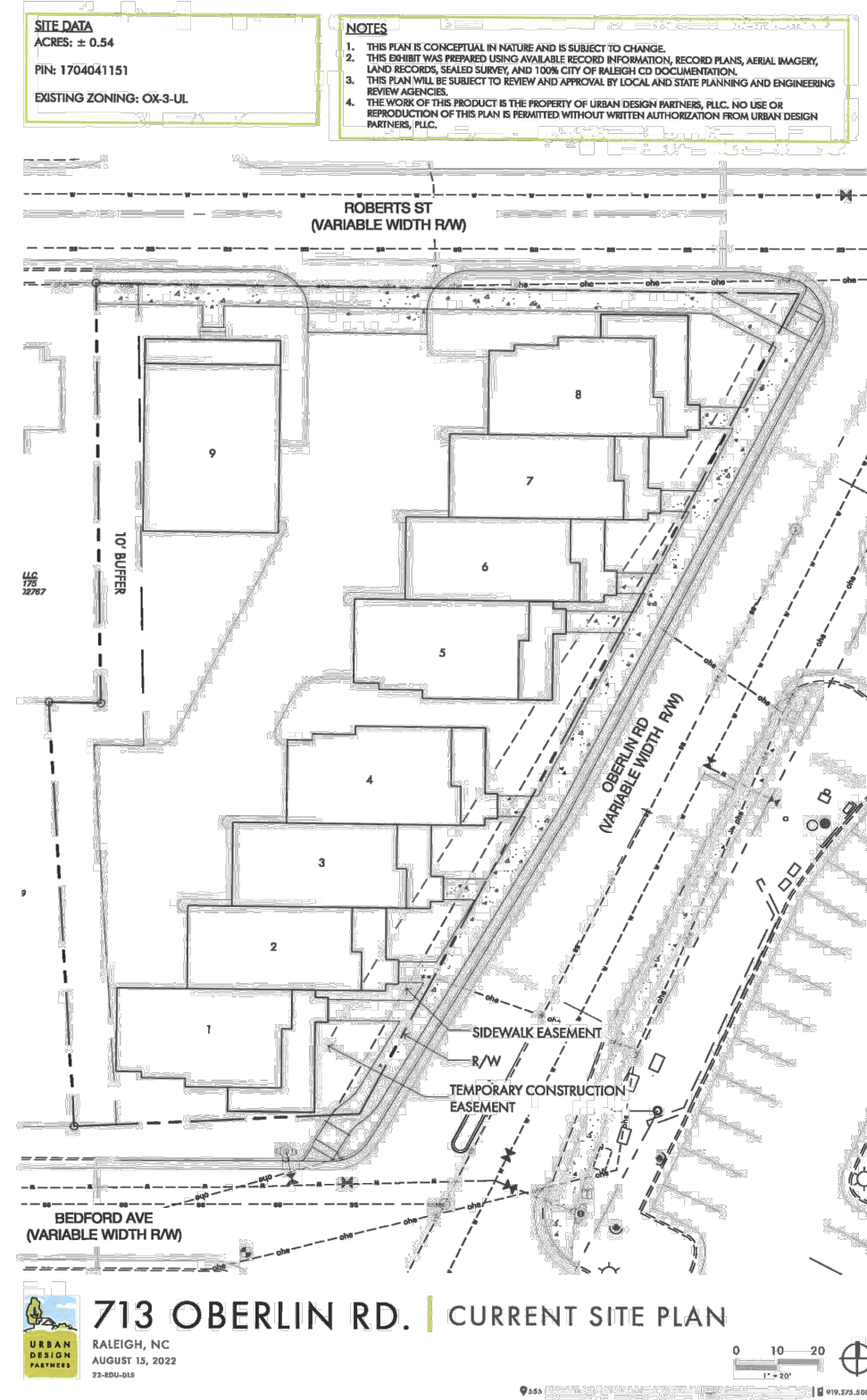
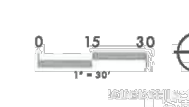
Proposed Elevations



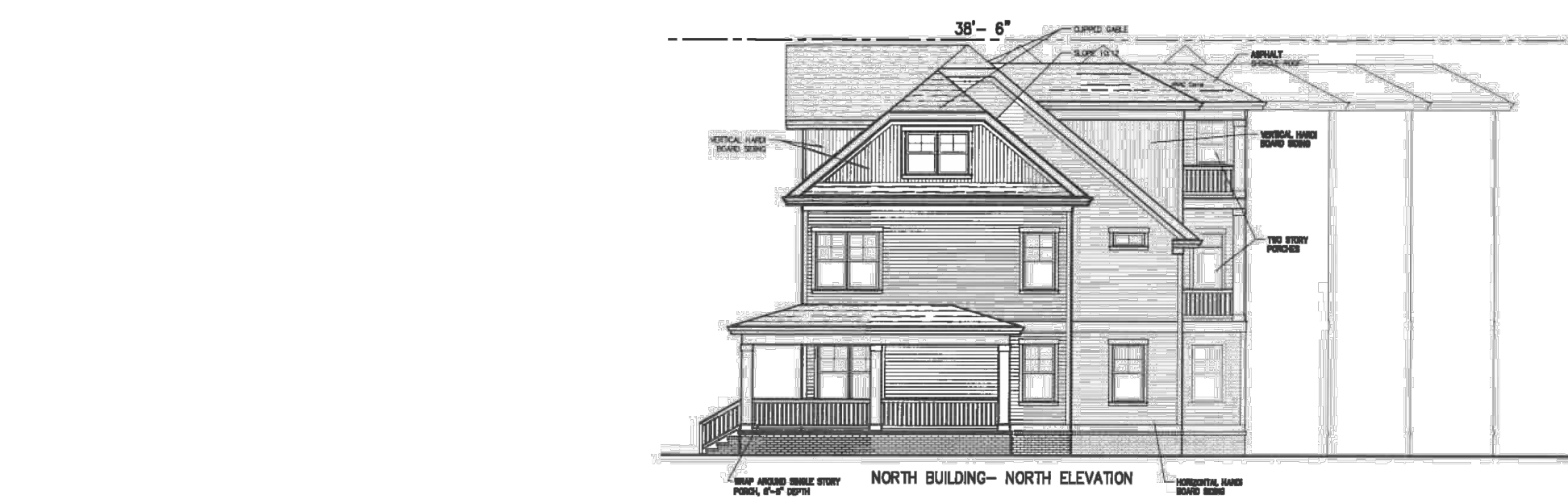
713 OBERLIN TOWNHOMES | PLANTING PLAN



713 OBERLIN TOWNHOMES | TREE PRESERVATION PLAN



713 OBERLIN RD. | CURRENT SITE PLAN



OBERLIN TOWNES, 713 Oberlin Road
ANTHONY PROPERTY GROUP

Proposed Elevations



150 Fayetteville St Ste 1310
Raleigh, NC 27601
P 919.275.5002
urbandesignpartners.com

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

PRELIMINARY DRAWING
FOR REVIEW PURPOSES ONLY

07/26/2023

RRD 713 Oberlin, LLC

CJ Mann

520 Harrington St.
Raleigh, NC 27601

713 Oberlin Preliminary Subdivision Review Certificate of Appropriateness

713 Oberlin Rd., Raleigh, NC 27605

NO. DATE: BY: REVISIONS:

Project No: 22-RDU-015

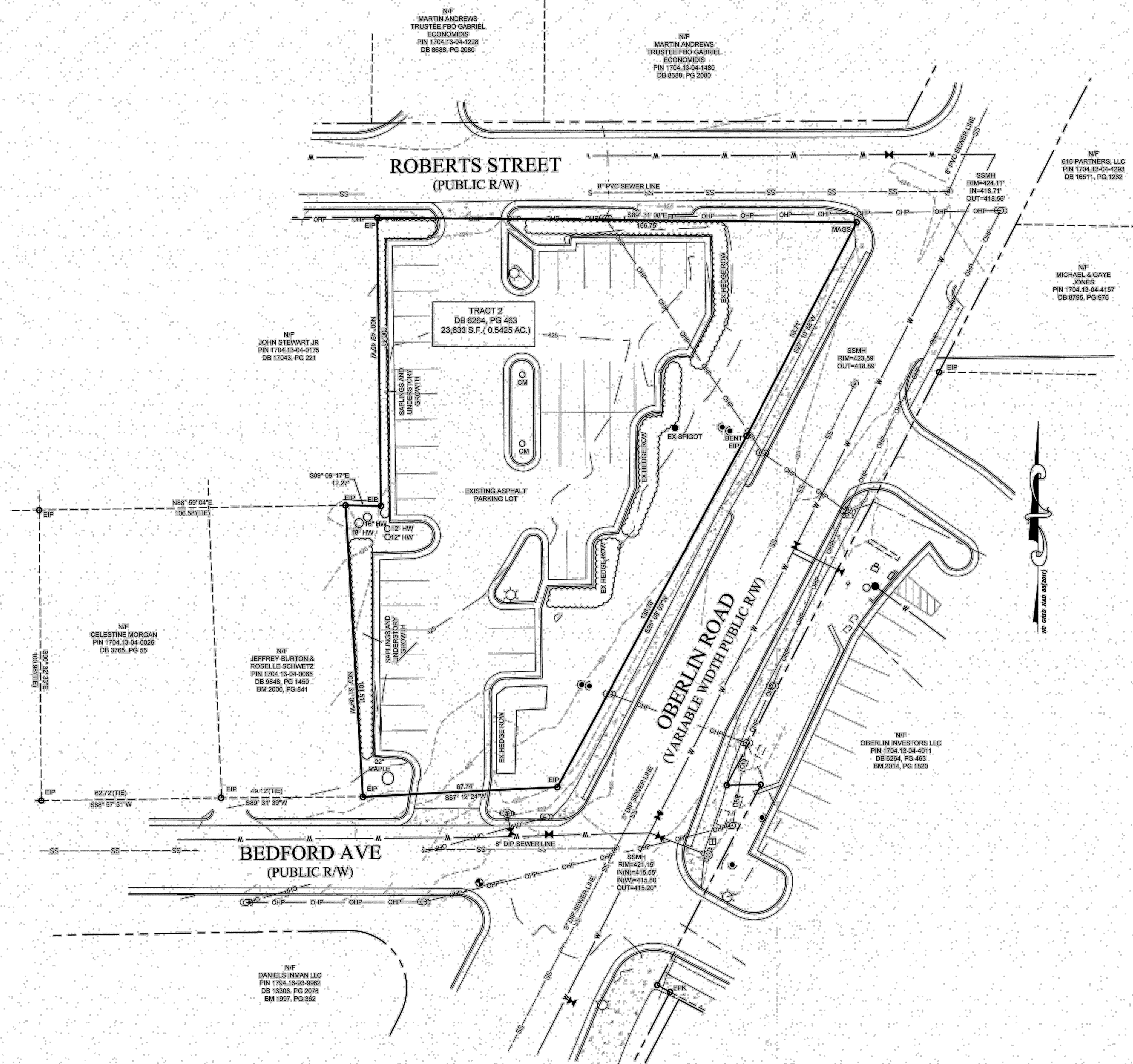
Date: 07.19.2023

Sheet No:

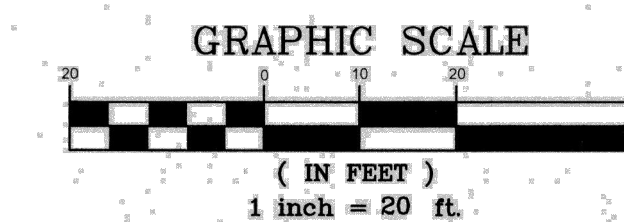
C-1.1



OWNER	OBERLIN INVESTORS LLC
PIN	1704.13-04-1151
REFERENCES	DB 6264, PG 463
ZONING	OX-3-UL
AREA	23,633 S.F. (0.5425 AC.)



1. ALL DISTANCES ARE HORIZONTAL GROUND.
2. ALL DIMENSIONS ARE IN US SURVEY FEET.
3. AREA COMPUTED USING COORDINATE METHOD FROM MEASURED FIELD DATA.
4. BASIS OF BEARINGS IS NC GRID NORTH NAD83(2011). THE SITE WAS LOCALIZED UTILIZING REAL-TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) SOLUTIONS REFERENCEING THE CONTINUOUSLY OPERATING REFERENCE STATION (CORS) NETWORK BASE STATION NCRD, RALEIGH, NC.
5. HORIZONTAL DATUM IS NAD83(2011) & VERTICAL DATUM IS NAVD83.

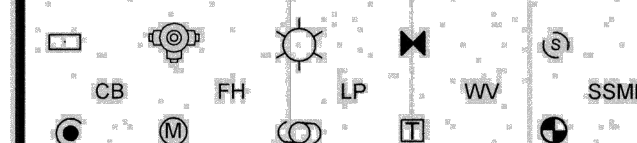


713 OBERLIN ROAD
RALEIGH, NC 27605

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

BM	BOOK OF MAPS
DB	DEED BOOK
DB	PAGE
N/F	NOW OR FORMERLY
R/W	RIGHT OF WAY
EIP	EXISTING IRON PIPE
EN	EXISTING MANHOLE
IPS	IRON PIPE SET
MAGS	MAG NAIL SET
CS	COMPLETED POINT
ST	SANITARY SEWER
CO	SANITARY SEWER CLEAN OUT
HB	HOT BOX
ST	STORM
EBOX	ELECTRIC BOX
CB	STORM CATCH BASIN
OV	WATER VEGETATION
DI	DROP INLET
CONC	CONCRETE
SM	SANITARY SEWER
WMH	WATER METER
LP	LIGHT POLE
FM	FIBER MANHOLE
TP	TELEPHONE PEDESTAL
FP	FIRE HYDRANT
PP	POWER POLE
EMH	EXISTING MANHOLE
HB	HOT BOX
CM	CARE MYRRLE
HW	HARDWOOD
DN	DEMOTES CONCRETE

PROPERTY LINE
RIGHT OF WAY LINE
PROP. LINE NOT SURVEYED
EASEMENT LINE
OVERHEAD POWERLINE



Revisions

[illegible]

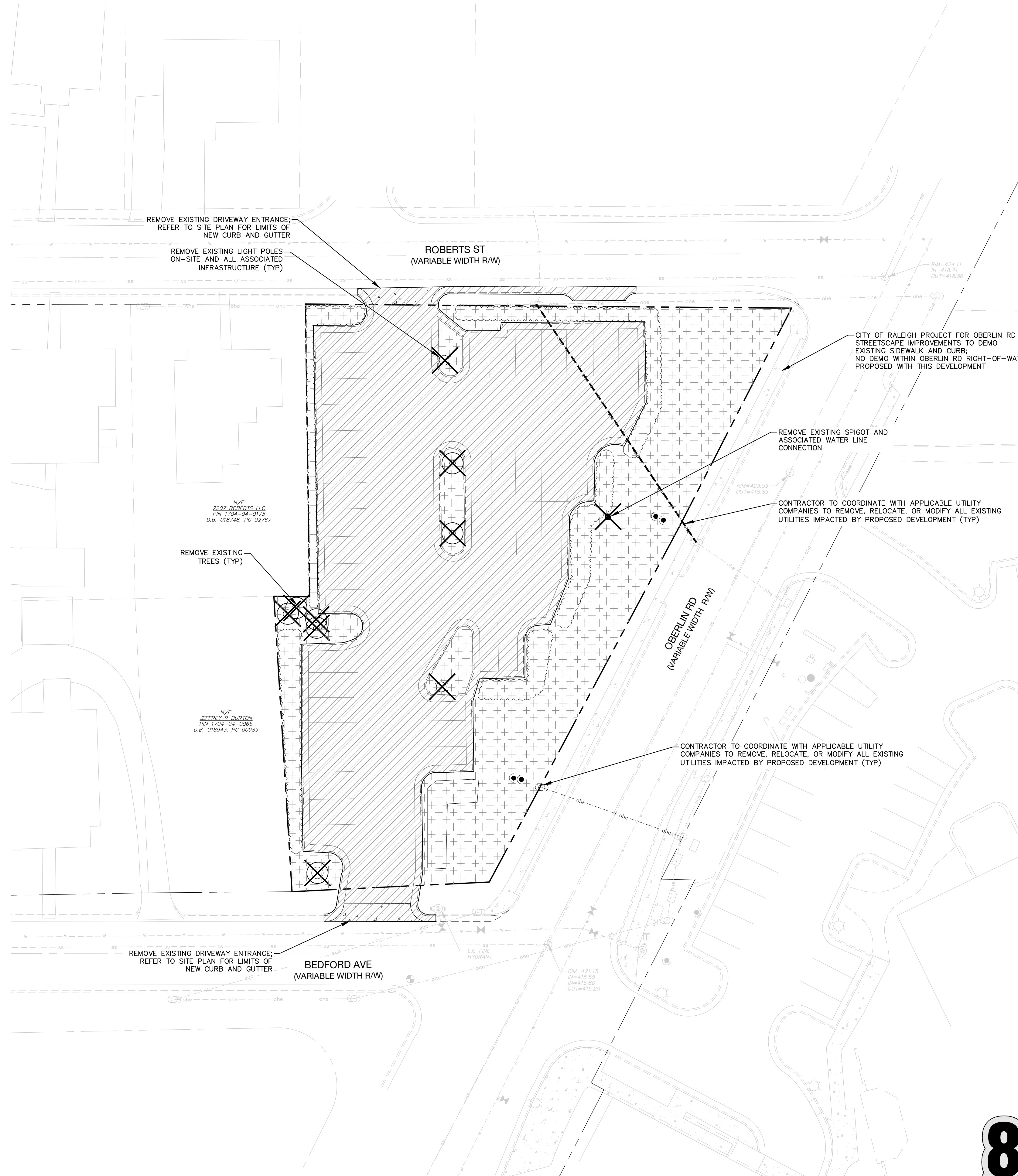
Drawing Scale: 1"=30'

Drawn By: zcs

Checked By: CJP

Date Issued: 11/24/2020

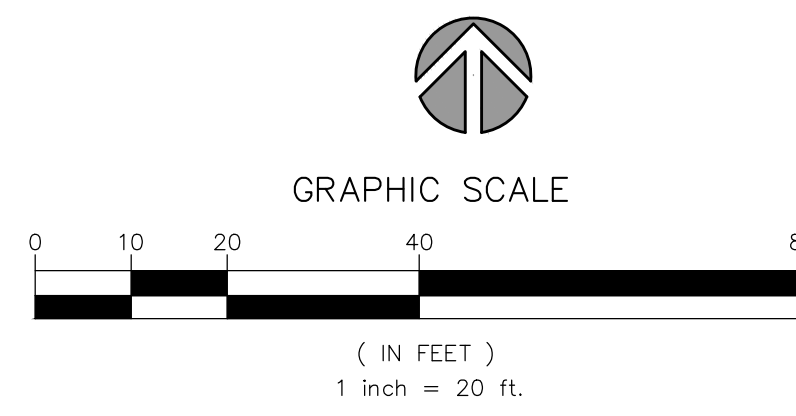
1. of



- 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
 - CONTRACTOR TO VERIFY ALL EXISTING UTILITIES AND SITE CONDITIONS PRIOR TO CONSTRUCTION.
 - CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION AND SEQUENCING OF DEMOLITION OR RELOCATION OF UTILITIES WITH APPLICABLE UTILITY COMPANY.
 - 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."
 - CLEAN SOILS SHALL BE UTILIZED FOR BACKFILL. COMPACTION OF THESE SOILS SHALL BE PERFORMED IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS.
 - ALL ITEMS DESIGNATED TO BE REMOVED SHALL BE REMOVED COMPLETELY, INCLUDING ALL SUBGRADE MATERIALS DIRECTLY ASSOCIATED WITH ITEMS TO BE REMOVED.
 - ALL ITEMS DESIGNATED TO BE REMOVED SHALL BE DISPOSED OF LEGALLY OFF-SITE UNLESS OTHERWISE NOTED ON THIS PLAN.
 - ALL DEMOLITION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL JURISDICTIONAL CODES OR REQUIREMENTS.
 - TREE PROTECTION FENCING SHALL BE IN PLACE PRIOR TO START OF DEMOLITION.
 - EROSION CONTROL PERMIT SHALL BE OBTAINED AND ONSITE PRIOR TO START OF DEMOLITION.
 - 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.
 - WHERE UTILITIES "TO BE REMOVED" IMPACT THE FOOTPRINT OF THE NEW BUILDING, THE CONTRACTOR SHALL EXCAVATE 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 COMPACTION IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
 - 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.
 - 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.
 - 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.
 - 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.
 - CONTRACTOR TO HAVE ALL PHASE 1 EROSION CONTROL IN PLACE BEFORE SITE DEMOLITION OCCURS.

DEMOLITION LEGEND:

	EXISTING BUILDING TO BE REMOVED
	EXISTING HARDSCAPE TO BE REMOVED
	EXISTING LANDSCAPE TO BE REMOVED
	EXISTING UTILITIES TO BE REMOVED (INCLUDING THEIR CORRESPONDING STRUCTURES)
	EXISTING TREES TO BE REMOVED
	EXISTING UTILITY STRUCTURE TO BE REMOVED



150 Fayetteville St Ste 1310
Raleigh, NC 27601
P 919.275.5002
urbandesignpartners.com

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

PRELIMINARY DRAWING
FOR REVIEW PURPOSES ONLY

07/26/2023

RRD 713 Oberlin, LLC

CJ Mann

520 Harrington St.
Raleigh, NC 27601

713 Oberlin

Preliminary Subdivision Review

Demolition Plan

713 Oberlin Rd., Raleigh, NC 27605

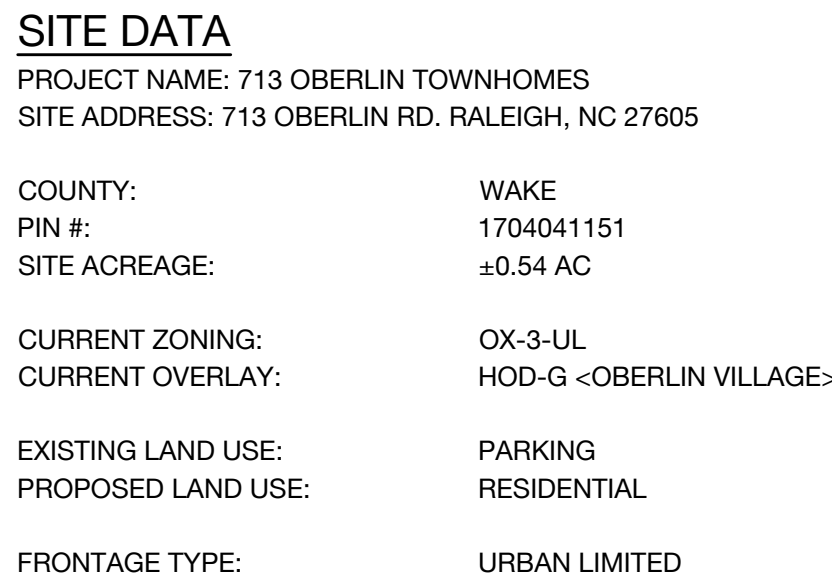
NO. DATE: BY: REVISIONS:

Project No: 22-RDU-015

Date: 07.19.2023

Sheet No:

C-2.1



<u>TOTAL PROPOSED UNITS:</u>	9 DWELLING UNITS
TOWNHOMES:	8 TOWNHOME UNITS
SINGLE FAMILY:	1 SINGLE FAMILY UNIT

TOWNHOUSE BUILD-TO REQ'S*:

FRONT:	0
SIDE:	0

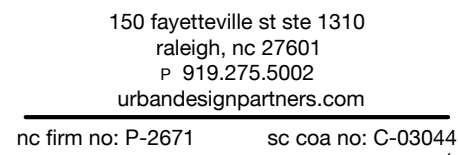
*PER COR UDO SEC 3.4.7. URBAN LIMITED FRONTAGE REQ'S

TOTAL PARKING REQ'D:	0 SPACES*
TOTAL PARKING PROVIDED:	18 SPACES (IN GARAGES)

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.



07/26/2023

CJ Mann

520 Harrington St.
Raleigh, NC 27601

Site Plan

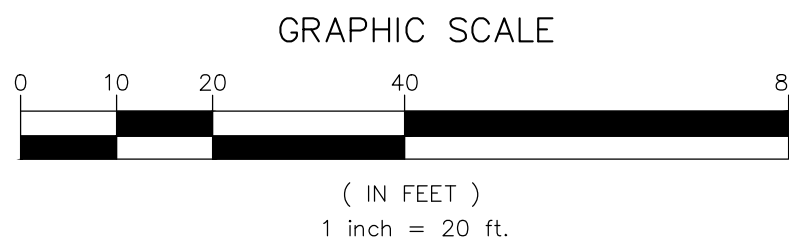
713 Oberlin Rd., Raleigh, NC 27605

NO. DATE: BY: REVISIONS:

Date: 07.19.2023

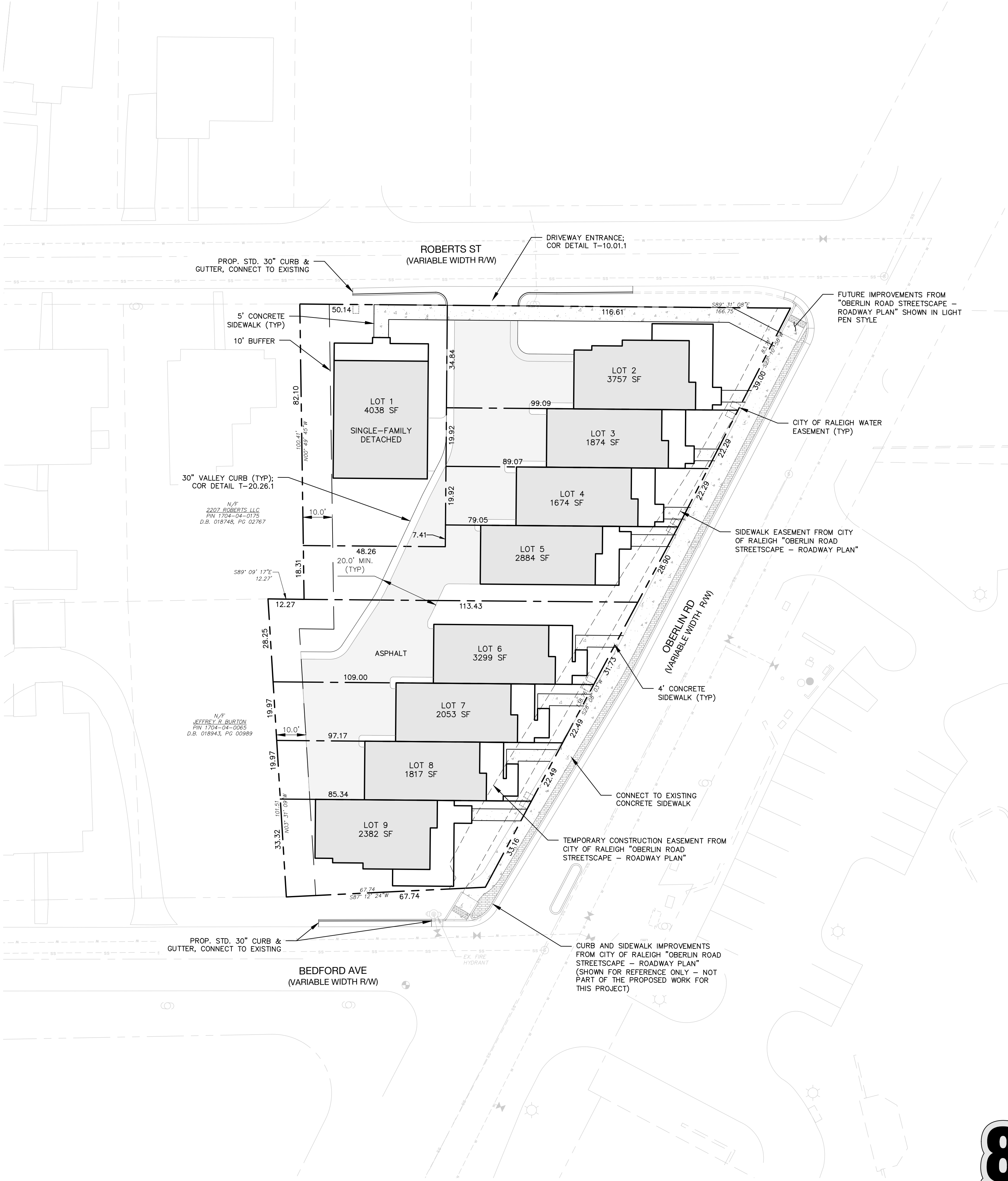
Sheet No:

C-3.0



GENERAL NOTES:

- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- 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 ADVANCE.
- NO WORK WILL BE ALLOWED WITHIN NCDOT ROW UNTIL ALL ENCROACHMENT AGREEMENTS ARE APPROVED BY NCDOT.
- 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.
- FIELD ADJUSTMENTS TO THIS PLAN MAY BE REQUIRED BY CITY OF RALEIGH INSPECTOR AS NEEDED DURING CONSTRUCTION.
- 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.
- ALL DIMENSIONS SHOWN ARE TO BACK OF CURB, UNLESS OTHERWISE STATED ON PLANS.
- 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.
- UNLESS NOTED, ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF 28' MINIMUM.
- TRASH AND CARDBOARD DUMPSTER(S) ENCLOSURE SHALL COMPATIBLE WITH MATERIAL AND/OR COLOR OF THE PRINCIPAL BUILDING.
- ALL HVAC UNITS SHALL BE SCREENED FROM VIEW OF THE PUBLIC RIGHT OF WAY.
- 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.
- 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.
- PROVIDE SIGNAGE AND STRIPING OF HANDICAP SPACES AS PER ADA STANDARDS.
- 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.
- 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.
- WC ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH CITY OF RALEIGH PUBLIC WORKS DEPARTMENT STANDARDS, PROWAG STANDARDS AND ADAAG SPECIFICATIONS.
- ALL RAMPS AND HANDRAILS SHALL BE CONFORM TO ANSI STANDARDS.
- 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.
- 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).
- IF UNFORESEEN CONDITIONS DEVELOP DURING CONSTRUCTION, REFER TO "CITY OF RALEIGH STREET DESIGN MANUAL" AND CONTACT PUBLIC WORKS DEPARTMENT FOR FURTHER GUIDANCE.
- 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.
- THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH A MINIMUM AMOUNT OF INCONVENIENCE TO TRAFFIC.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL ADHERE TO THE PROVISIONS OF THE MUTCD (MOST CURRENT EDITION).
- ANY TEMPORARY STREET CLOSURE MUST BE SUBMITTED TO A MINIMUM OF 2 WEEKS PRIOR TO THE START OF WORK. SEE "RIGHT-OF-WAY CLOSURES" ON WWW.RALEIGHNC.GOV. COMPLETE AND SEND THE RIGHT-OF-WAY OBSTRUCTION PERMIT TO RIGHTOFWAYSERVICES@RALEIGHNC.GOV.
- 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: WAKE
PIN #: 1704041151
SITE ACREAGE: ±0.54 AC

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

EXISTING LAND USE: PARKING
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

DENSITY: ± 16.7 DU/AC

TOWNHOUSE BUILD-TO REQ'S:

FRONT: 0'
SIDE: 0'

*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

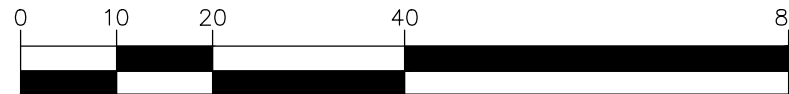
OBERLIN STREETSCAPE IMPROVEMENTS ARE PROPOSED BY THE CITY OF RALEIGH. THIS PROJECT IS NOT PROPOSING IMPROVEMENTS TO OBERLIN RD STREETSCAPE. STREETSCAPE IMPROVEMENTS SHOWN FOR COORDINATION WITH SITE DESIGN.



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



GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.



150 Fayetteville st ste 1310
raleigh, nc 27601
P 919.275.5002
urbandesignpartners.com

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

PRELIMINARY DRAWING
FOR REVIEW PURPOSES ONLY

07/26/2023

RRD 713 Oberlin, LLC

CJ Mann

520 Harrington St.
Raleigh, NC 27601

713 Oberlin
Preliminary Subdivision Review

Site Plan - Future Oberlin Rd Improvements

713 Oberlin Rd., Raleigh, NC 27605

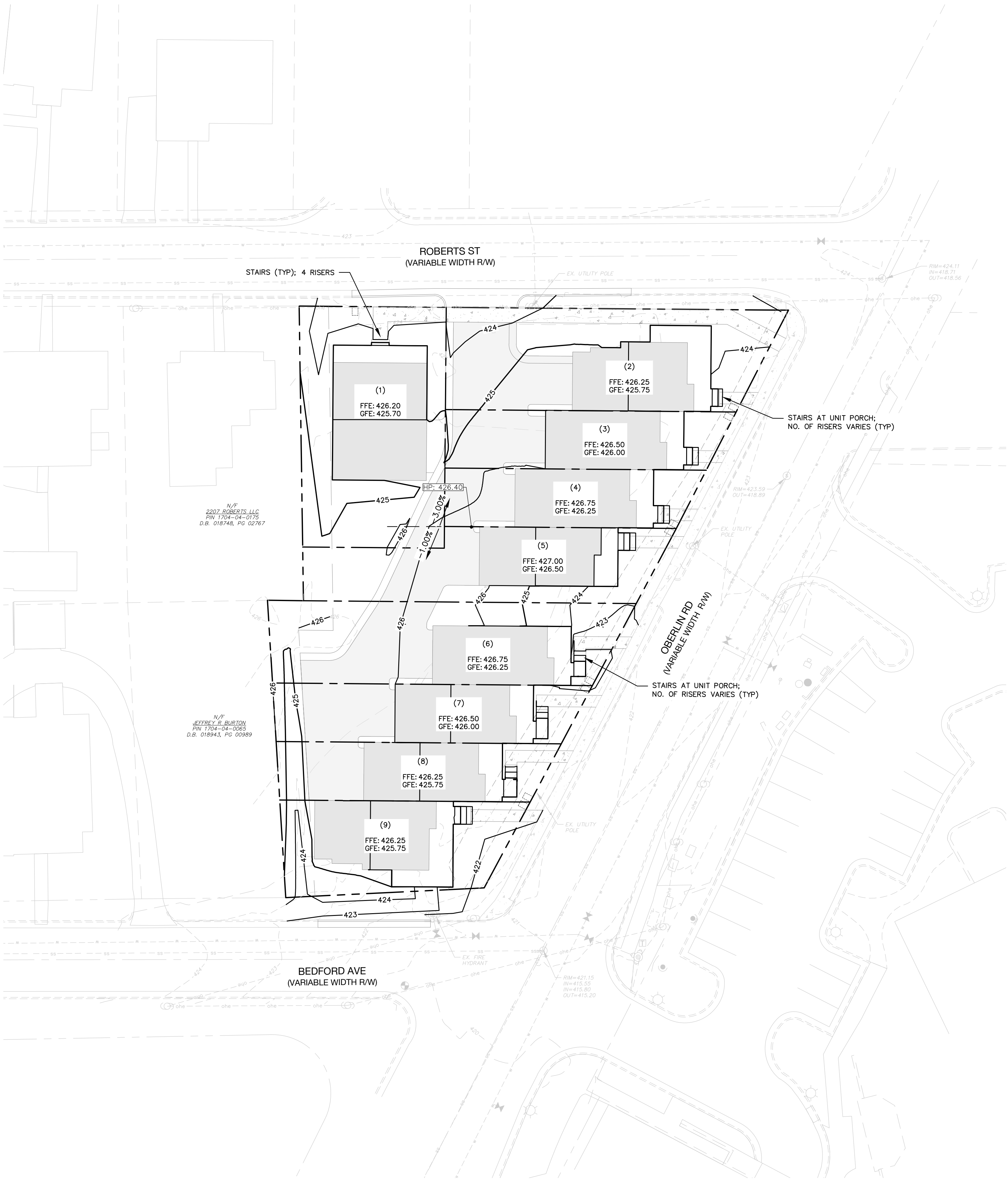
NO. DATE: BY: REVISIONS:

Project No: 22-RDU-015

Date: 07.19.2023

Sheet No:

C-3.1



BUILT-UPON AREA DATA:

GROSS SITE AREA:	23,633 SF (0.543 AC)
EXISTING BUILT UPON AREA:	14,671 SF (0.337 AC)
PROPOSED BUILT UPON AREA:	16,328 SF (0.375 AC)

PERCENTAGE BUILT-UPON AREA (BUA) PER EQUATION BELOW:

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

$$(16,328 - 14,671) / (23,633 - 14,671) = 0.1849 \times 100 = 18.49\% \text{ BUA}$$

SITE GRADING NOTES:

- CONTRACTOR SHALL REPORT ANY GRADE DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING CONSTRUCTION OPERATIONS.
- 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.
- ALL PROPOSED ELEVATIONS SHOWN ARE EDGE OF PAVEMENT ELEVATIONS UNLESS OTHERWISE SPECIFIED.
- 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 WASHOUT.
- INTERIM GRADING SHALL BE PROVIDED TO DIRECT WATER AWAY FROM BUILDINGS AND PREVENT PONDING.
- MAXIMUM SLOPE ACROSS ANY HANDICAPPED PARKING SPACE AND AISLE SHALL NOT EXCEED 2% IN ANY DIRECTION.
- PROPOSED CONTOURS ARE APPROXIMATE. SPOT ELEVATIONS AND ROADWAY PROFILES SHALL BE USED IN CASE OF DISCREPANCY.
- 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.
- 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.
- CONTRACTOR SHALL ADJUST RIM ELEVATIONS OF EXISTING MANHOLES, METERS VALVES, ETC. AS REQUIRED TO MEET NEW FINISHED GRADES.
- CONTRACTOR SHALL SLOPE GRADES TO ASSURE POSITIVE STORMWATER FLOW TO KEEP WATER FROM POOLING ALONG CURBS AND WALLS.

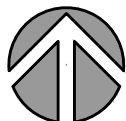
IF ANY DISCREPANCY IN ELEVATION, AS NOTED ON THE GRADING PLAN, OCCURS ON SITE DURING CONSTRUCTION THE GENERAL CONTRACTOR IS TO CONTACT THE LANDSCAPE ARCHITECT AND CIVIL ENGINEER IMMEDIATELY.

GRADING LEGEND:

FINISHED FLOOR ELEVATION	FFE
GARAGE FLOOR ELEVATION	GFE
TOP OF STAIRS	TS
BOTTOM OF STAIRS	BS
FINISHED GRADE	FG
HIGH POINT	HP



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



GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.



150 Fayetteville St Ste 1310
Raleigh, NC 27601
P 919.275.5002
urbandesignpartners.com

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

PRELIMINARY DRAWING
FOR REVIEW PURPOSES ONLY

07/26/2023

RRD 713 Oberlin, LLC

CJ Mann

520 Harrington St.
Raleigh, NC 27601

713 Oberlin
Preliminary Subdivision Review

Grading & Storm Drainage Plan

713 Oberlin Rd., Raleigh, NC 27605

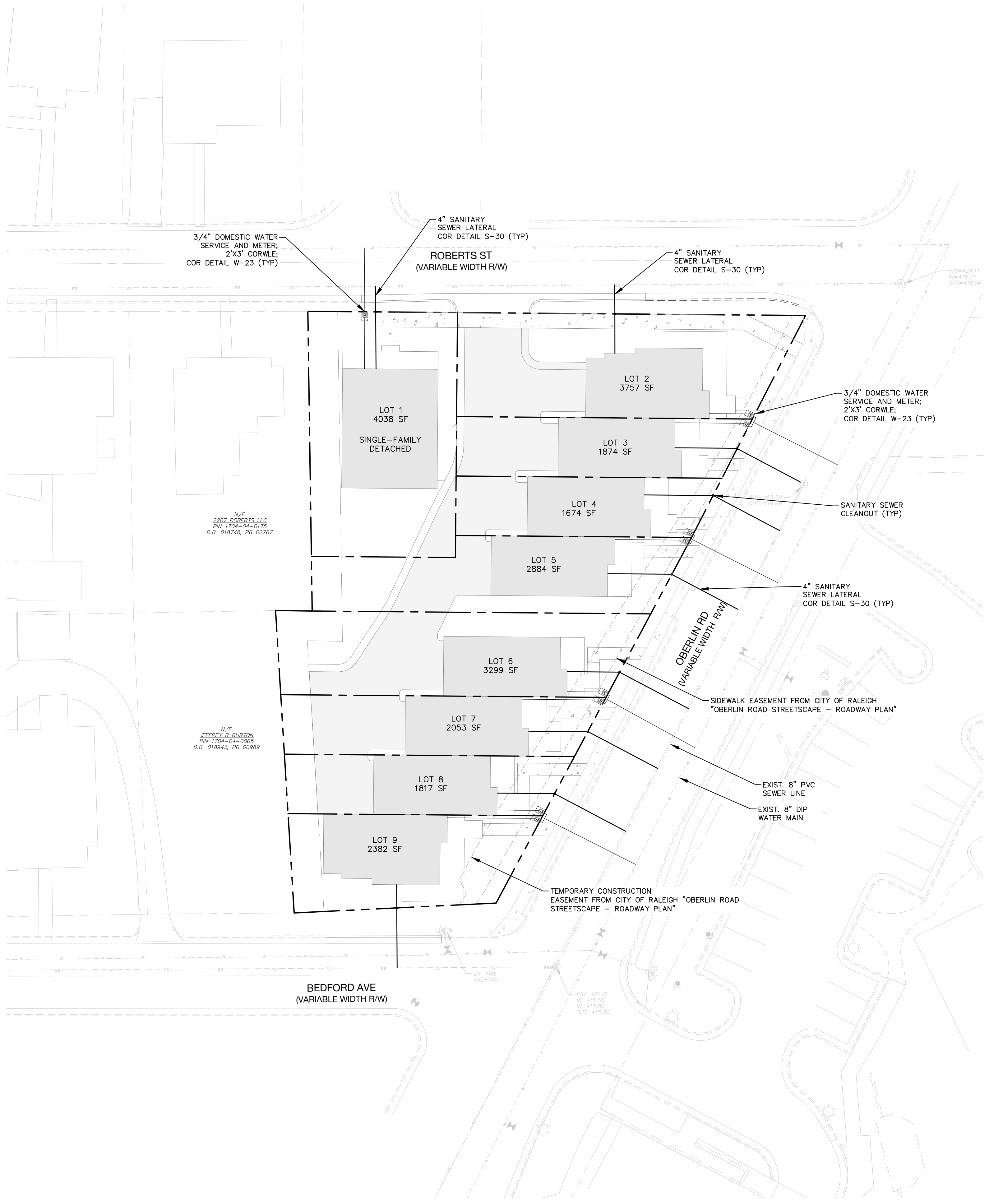
NO. DATE: BY: REVISIONS:

Project No: 22-RDU-015

Date: 07.19.2023

Sheet No:

C-4.0

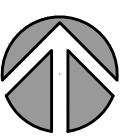


STANDARD UTILITY NOTES (AS APPLICABLE):

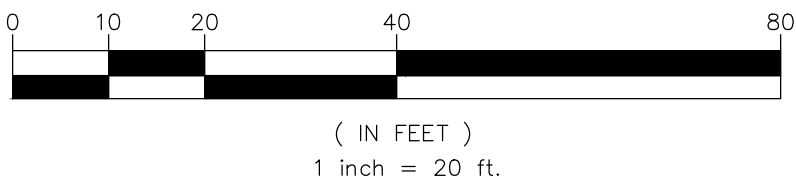
- 1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION)
- 2. UTILITY SEPARATION REQUIREMENTS:
 - a) A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPOUNDED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL.
 - b) WHEN INSTALLING WATER &/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. IF THIS SEPARATION CANNOT BE 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 18" ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER
 - c) WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASEMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS
 - d) 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER
 - e) MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS; MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE (PER CORPUD DETAILS W41 & S-49)
 - 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 AMENDED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION
- 4. DEVELOPER SHALL PROVIDE 30 DAYS ADVANCE WRITTEN NOTICE TO OWNER FOR ANY WORK REQUIRED WITHIN AN EXISTING CITY OF RALEIGH UTILITY EASEMENT TRAVERSING PRIVATE PROPERTY
- 5. CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & 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
- 6. 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCE MAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS
- 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 DEPARTMENT. THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUD HANDBOOK PROCEDURE
- 8. INSTALL 1/2" COPPER WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2' X 2' WATERLINE EASEMENT IMMEDIATELY ADJACENT. NOTE: IT IS THE APPLICANTS RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE
- 9. INSTALL 4" PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM
- 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 UPSTREAM MANHOLE
- 11. ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDOW, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION
- 12. NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION
- 13. GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE RW FCO PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A UC / BLDG PERMIT. CONTACT (919) 996-4516 OR FCG@RALEIGHNC.GOV FOR MORE INFORMATION
- 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 CROSS.CONNECTION@RALEIGHNC.GOV FOR MORE INFORMATION



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



GRAPHIC SCALE



150 Fayetteville St Ste 1310
Raleigh, NC 27601
P 919.275.5002
urbandesignpartners.com

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

PRELIMINARY DRAWING
FOR REVIEW PURPOSES ONLY

07/26/2023

RRD 713 Oberlin, LLC

CJ Mann

520 Harrington St.
Raleigh, NC 27601

713 Oberlin
Preliminary Subdivision Review

Utility Plan

713 Oberlin Rd., Raleigh, NC 27605

NO. DATE: BY: REVISIONS:

Project No: 22-RDU-015

Date: 07.19.2023

Sheet No:

C-6.0



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	B & B	2" CAL	8' MIN
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	MIN HEIGHT	MIN WIDTH
	BB	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		
	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
XX PLANT QUANTITY

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

LANDSCAPE REQUIREMENTS:

- BUFFERS AND SCREENING:
- ALL PARKING SPACES, DUMPSTERS, AND RECYCLING CONTAINERS MUST BE SCREENED FROM PUBLIC RIGHTS OF WAY AND ADJACENT PROPERTIES.
 - 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)

WIDTH:	10'
REQ'D WALL/FENCE HT:	6.5'
REQ'D SHADE TREES:	4 TREES/100 LF
REQ'D UNDERSTORY 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

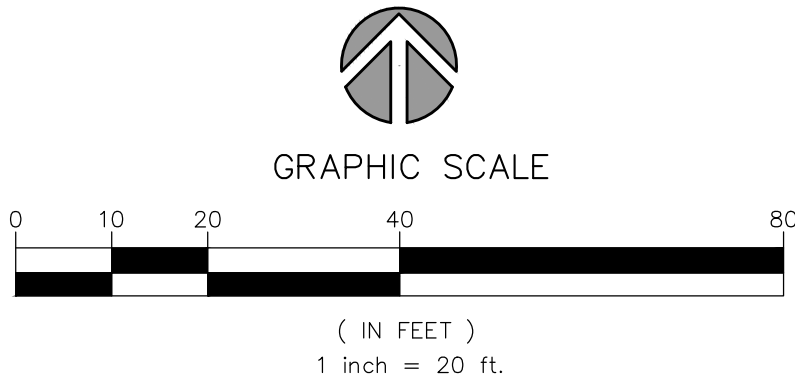
*EXISTING VEGETATION SHALL COUNT TOWARDS BUFFER AND SCREENING REQUIREMENTS AND WILL BE SUPPLEMENTED AS SHOWN ON PLANS AS REQUIRED.
*EXISTING VEGETATION WITHIN TREE SAVE AREA TO MEET BUFFER REQUIREMENT. PROPOSED LANDSCAPE SHALL BE SUPPLEMENTED PER THE DIRECTION OF THE URBAN FORESTER TO MEET INTENT OF 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)

- ALL STREET TREES SHALL BE PLANTED 40' ON CENTER UNLESS OTHERWISE SPECIFIED IN THE UDO.
 - GUIDELINES FOR PROXIMITY FROM CENTER OF TREE TO INFRASTRUCTURE SET FORTH IN CITY TREE MANUAL.
 - NO LARGE MATURING TREES SHALL BE PLANTED BENEATH OVERHEAD POWER LINES.
- (222 LF / 40 LF) = 6 TREES REQ'D
7 TREES PROVIDED



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



150 Fayetteville St Ste 1310
Raleigh, NC 27601
P 919.275.5002
urbandesignpartners.com

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

PRELIMINARY DRAWING
FOR REVIEW PURPOSES ONLY

07/26/2023

RRD 713 Oberlin, LLC

CJ Mann

520 Harrington St.
Raleigh, NC 27601

713 Oberlin
Preliminary Subdivision Review

Landscape Plan
713 Oberlin Rd., Raleigh, NC 27605

NO. DATE: BY: REVISIONS:

Project No: 22-RDU-015

Date: 07.19.2023

Sheet No:

LS-1.0

