



Administrative Approval Action

Case File / Name: SUB-0042-2023
DSLC - 713 OBERLIN TOWNHOMES

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

LOCATION: The project site is located at 713 Oberlin Rd, specifically PIN 1704041151. The site is approximately 0.54 acres in size. It is zoned OX-3-UL with a HOD-G (Oberlin Village historic overlay district).

REQUEST: This is a proposed subdivision to create one detached house lot for a single family dwelling and eight townhome lots. The single family dwelling will front on Roberts Street while the townhomes are to front on Oberlin Road. Access to the site will be from a northern twenty (20) foot width access easement east of proposed Lot 1 off Roberts Street. Since the project site is located in a Historic District, the construction of the dwellings will be compatible with the surrounding neighborhood, as approved by the City's Historic Development Commission (case COA-174-202

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

FINDINGS: City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated March 10, 2025 by VISTABUTION LLC.

CONDITIONS OF APPROVAL and NEXT STEPS:

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

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

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

Stormwater

1. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
2. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).
3. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).

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

<input checked="" type="checkbox"/>	Sidewalk Deed of Easement Required
-------------------------------------	------------------------------------

--	--



Administrative Approval Action

Case File / Name: SUB-0042-2023
DSLCL - 713 OBERLIN TOWNHOMES

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

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

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

General

1. A cross access easement connecting all proposed lots shall be reviewed and approved prior to subdivision plat recording.
2. Provide documentation indicating a Property Owner's Association has been established for the subject development.

Engineering

3. A sidewalk deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)
4. A public infrastructure surety shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.

Stormwater

5. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.

Urban Forestry

6. A public infrastructure surety for (6) street trees shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 125% of the improvement cost for the City of Raleigh infrastructure.

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

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

General



Administrative Approval Action

Case File / Name: SUB-0042-2023
DSLCL - 713 OBERLIN TOWNHOMES

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

1. A demolition permit shall be obtained.
2. Prior to Zoning Approval and issuance of building permits, RHDC Staff shall approve the design of the single-family residential unit as well as the townhome units to ensure consistence with the approved Certificate of Appropriateness. COA Condition of Approval #3 must be submitted to RHDC Staff to receive the COA Placard prior to approval.

Public Utilities

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

Stormwater

4. Impervious restrictions for each lot must be recorded on a plat prior to building permit issuance.
5. If total land disturbance will be over 12,000 sq. ft. for multiple houses, a separate site plan submittal & approval will be required. Site plans require an erosion control plan. (UDO 9.4.6.)

Urban Forestry

6. A tree impact permit must be obtained for the approved streetscape tree installation in the right-of-way. This development proposes (1) street tree along Bedford Ave. and (5) trees along Roberts St. for a total of (6) street trees.

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

General

1. As shown on the subdivision plan, five shade trees of 3" caliper shall be planted on private property along Oberlin Road.
2. Final inspection of all right-of-way street trees by Urban Forestry Staff.
3. A six (6) foot fence shall be constructed and a ten (10) foot planted buffer both along the western boundary line of the development as shown on sheet C-3.0 of SUB-0042-2023 shall be installed prior to building occupancy.
4. All Water, Sanitary Sewer and Reuse facilities shall be installed, inspected, tested and accepted by the City of Raleigh Public Utilities Department for operations and maintenance.

Stormwater

5. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).

EXPIRATION DATES: If significant construction has not taken place on a project after preliminary subdivision approval, that approval may "sunset" and be declared void, requiring re-approval before permits may be issued. To avoid allowing this preliminary approval to "sunset", the



Administrative Approval Action

Case File / Name: SUB-0042-2023
DSLCL - 713 OBERLIN TOWNHOMES

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

following must take place by the following dates:

3-Year Sunset Date: April 17, 2028
Record at least 1/2 of the land area approved.

5-Year Sunset Date: April 17, 2030
Record entire subdivision.

I hereby certify this administrative decision.

Signed: *Keegan McDonald*  Digitally signed by Keegan.McDonald@raleighnc.gov
Reason: I am approving this document
Date: 2025.04.17 08:39:22-04'00'

Development Services Dir/Designee

Staff Coordinator: Jeff Caines

Date: 04/17/2025

Preliminary Subdivision Application

Site Review

Planning and Zoning Department Review Form - One Building/Two Lots (RD 713) Raleigh, NC 27601 (919) 998-0000

INSTRUCTIONS: This form is used when submitting a Preliminary Subdivision (SDO Section 10.2.5). Please check the appropriate review type and indicate the plan check/draft document. Please email all documents and your preliminary subdivision plan to: sdosubdiv@cityofraleigh.org

DEVELOPMENT OPTIONS (UDO Chapter 2)	
<input checked="" type="checkbox"/> Conventional Subdivision	<input type="checkbox"/> Conservation Development
<input type="checkbox"/> Cottage Court	<input type="checkbox"/> Planned Travel Development Option

NOTE: Subdivisions may require City Council approval if located in a Historic Overlay District.

GENERAL INFORMATION	
Scoping/plan 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 PRV#: 170441151	

BUILDING TYPE(S)	
<input checked="" type="checkbox"/> Detached House	<input type="checkbox"/> Attached House
<input type="checkbox"/> General Building	<input type="checkbox"/> One Building
<input type="checkbox"/> Townhouse	<input type="checkbox"/> Open Lot
<input type="checkbox"/> Apartment	<input type="checkbox"/> Tiny House

CURRENT PROPERTY OWNER/PLANNING DEVELOPER INFORMATION

Current Property Owner(s): Company: Oberlin Investments, LLC	Title: Manager
Address: 1501 Edwards Mill Rd Suite 300 Raleigh NC 27607	
Phone #: 919-830-1110 Email: jed@oberlininvestments.com	

Applicant Name (if different from owner, see "who can apply" to instructions)

Relationship to owner:	<input type="checkbox"/> Lessee or contract purchaser	<input type="checkbox"/> Owner's authorized agent	<input type="checkbox"/> Testamentary holder
Company:	Address:		
Phone #:	Email:		

NOTE: please attach purchase agreement or contract, lease or assignment when submitting this form.

Developer Contact Name: CJ Mann	Title: Manager
Address: 8015 Six Forks Rd. Suite 100 Raleigh NC 27615	
Phone #: 919-644-6375 Email: jmann@subdivision.com	

Page 1 of 2

DEVELOPMENT TYPE - SITE DATA TABLE - ZONING INFORMATION

Gross site acreage: 0.54 AC
Zone/district (if more than one, provide acreage of each):
CD-4(LS)
Overlay district(s) HCD-G
Conditional Use District (CUD)
Case # 2: N/A

STIPULATIONS INFORMATION	
Existing (sq. ft.): 14,671	Proposed total (sq. ft.): 18,328
Existing (sq. ft.): 14,671	Proposed total (sq. ft.): 18,328

NUMBER OF LOTS AND DENSITY	
# of Total House Lots: 1	# of Attached House Lots: 0
# of Open Lots: 0	# of Other Lots (Apartment, Commercial, Mixed Use, etc.): 0
Total # of Lots: 1	Total # Dwelling Units: 0

Proposed density for each zoning district: 100.0 / 1.0, 1.0 / 1.0, 1.0 / 1.0
--

SIGNATURE BLOCK

Pursuant to state law (N.C. Gen. Stat. § 160A-400), application for development approval may be made by the developer, a lessee or person holding an option or contract to purchase or lease land, or an authorized agent of the developer. An authorized agent may not apply for development approval for such development as is authorized by the owner.

By submitting this application, the undersigned applicant acknowledges that they are either the property owner or one of the persons authorized to make the application under N.C.G.S. 160A-400 to make this application, as specified in this application. The undersigned also acknowledges that the information and statements made in this application are correct and the undersigned understands that development approval is subject to resolution by the planning and zoning department.

The undersigned understands that development approval is subject to resolution by the planning and zoning department. The undersigned understands that development approval is subject to resolution by the planning and zoning department. The undersigned understands that development approval is subject to resolution by the planning and zoning department.

The undersigned understands that development approval is subject to resolution by the planning and zoning department. The undersigned understands that development approval is subject to resolution by the planning and zoning department. The undersigned understands that development approval is subject to resolution by the planning and zoning department.

The undersigned understands that development approval is subject to resolution by the planning and zoning department. The undersigned understands that development approval is subject to resolution by the planning and zoning department. The undersigned understands that development approval is subject to resolution by the planning and zoning department.

The undersigned understands that development approval is subject to resolution by the planning and zoning department. The undersigned understands that development approval is subject to resolution by the planning and zoning department. The undersigned understands that development approval is subject to resolution by the planning and zoning department.

The undersigned understands that development approval is subject to resolution by the planning and zoning department. The undersigned understands that development approval is subject to resolution by the planning and zoning department. The undersigned understands that development approval is subject to resolution by the planning and zoning department.

The undersigned understands that development approval is subject to resolution by the planning and zoning department. The undersigned understands that development approval is subject to resolution by the planning and zoning department. The undersigned understands that development approval is subject to resolution by the planning and zoning department.

The undersigned understands that development approval is subject to resolution by the planning and zoning department. The undersigned understands that development approval is subject to resolution by the planning and zoning department. The undersigned understands that development approval is subject to resolution by the planning and zoning department.

The undersigned understands that development approval is subject to resolution by the planning and zoning department. The undersigned understands that development approval is subject to resolution by the planning and zoning department. The undersigned understands that development approval is subject to resolution by the planning and zoning department.

The undersigned understands that development approval is subject to resolution by the planning and zoning department. The undersigned understands that development approval is subject to resolution by the planning and zoning department. The undersigned understands that development approval is subject to resolution by the planning and zoning department.

The undersigned understands that development approval is subject to resolution by the planning and zoning department. The undersigned understands that development approval is subject to resolution by the planning and zoning department. The undersigned understands that development approval is subject to resolution by the planning and zoning department.

The undersigned understands that development approval is subject to resolution by the planning and zoning department. The undersigned understands that development approval is subject to resolution by the planning and zoning department. The undersigned understands that development approval is subject to resolution by the planning and zoning department.

The undersigned understands that development approval is subject to resolution by the planning and zoning department. The undersigned understands that development approval is subject to resolution by the planning and zoning department. The undersigned understands that development approval is subject to resolution by the planning and zoning department.

The undersigned understands that development approval is subject to resolution by the planning and zoning department. The undersigned understands that development approval is subject to resolution by the planning and zoning department. The undersigned understands that development approval is subject to resolution by the planning and zoning department.

The undersigned understands that development approval is subject to resolution by the planning and zoning department. The undersigned understands that development approval is subject to resolution by the planning and zoning department. The undersigned understands that development approval is subject to resolution by the planning and zoning department.

The undersigned understands that development approval is subject to resolution by the planning and zoning department. The undersigned understands that development approval is subject to resolution by the planning and zoning department. The undersigned understands that development approval is subject to resolution by the planning and zoning department.

The undersigned understands that development approval is subject to resolution by the planning and zoning department. The undersigned understands that development approval is subject to resolution by the planning and zoning department. The undersigned understands that development approval is subject to resolution by the planning and zoning department.

The undersigned understands that development approval is subject to resolution by the planning and zoning department. The undersigned understands that development approval is subject to resolution by the planning and zoning department. The undersigned understands that development approval is subject to resolution by the planning and zoning department.

The undersigned understands that development approval is subject to resolution by the planning and zoning department. The undersigned understands that development approval is subject to resolution by the planning and zoning department. The undersigned understands that development approval is subject to resolution by the planning and zoning department.

The undersigned understands that development approval is subject to resolution by the planning and zoning department. The undersigned understands that development approval is subject to resolution by the planning and zoning department. The undersigned understands that development approval is subject to resolution by the planning and zoning department.

The undersigned understands that development approval is subject to resolution by the planning and zoning department. The undersigned understands that development approval is subject to resolution by the planning and zoning department. The undersigned understands that development approval is subject to resolution by the planning and zoning department.

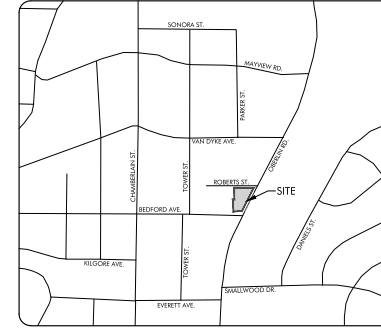
The undersigned understands that development approval is subject to resolution by the planning and zoning department. The undersigned understands that development approval is subject to resolution by the planning and zoning department. The undersigned understands that development approval is subject to resolution by the planning and zoning department.

The undersigned understands that development approval is subject to resolution by the planning and zoning department. The undersigned understands that development approval is subject to resolution by the planning and zoning department. The undersigned understands that development approval is subject to resolution by the planning and zoning department.

713 Oberlin

Raleigh, NC

City of Raleigh - Preliminary Subdivision Review Subdivision Case Number: SUB-0042-2023 Fourth Submittal: 03/10/2025



VICINITY MAP

1" = 500'-0"

CONTACT INFO:

OWNER:
8RD 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: SALMAN MOAZZAM, PE
ADDRESS: 150 FAIRVIEWVILLE 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

NOTES:

1. REFER TO CERTIFICATE OF APPROPRIATENESS (COA) CASE NO. COA-174-2020.
2. COA-174-2020 APPROVED 3/15/2021. REFER TO C-1.1 FOR COA INFORMATION.
3. SUBDIVISION PLAN PRESENTED IN ACCORDANCE WITH THE APPROVED COA DOCUMENTS.

GENERAL NOTES:

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 IN ADVANCE.
3. NO WORK WILL BE ALLOWED WITHIN NCDOT ROW UNTIL ALL ENCROACHMENT AGREEMENTS ARE APPROVED BY NCDOT.
4. IF CONSTRUCTION PLANS FOR PUBLIC AND PRIVATE STREETS OR UTILITIES SHOWN ON THIS PLAN ARE REQUIRED, THEY WILL BE APPROVED BY THE PUBLIC WORKS DEPARTMENT AND PUBLIC UTILITIES DEPARTMENT PRIOR TO ISSUANCE OF PERMITS OR RECORDING OF ANY PLAN FOR THIS DEVELOPMENT.
5. FIELD ADJUSTMENTS TO THIS PLAN MAY BE REQUIRED BY CITY OF RALEIGH INSPECTOR AS NEEDED DURING CONSTRUCTION.
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 NOTED ON PLANS.
7. ALL DIMENSIONS SHOWN ARE TO BACK OF CURB, UNLESS OTHERWISE NOTED ON PLANS.
8. WITHIN THE RIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN VINYL OR FIBER OPTICS, OR PARKED VEHICLE.
9. UNLESS NOTED, ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF 26' MINIMUM.
10. TRASH AND CARBOXYDUMPERS, 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 ALLEYS 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 SLOPE BALOR 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 ENCRUCH 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 CHECK VALVES, ETC.) SHALL BE SCREENED FROM OFF-STREET VIEW BY EVERGREEN SHRUBS, A 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 (PROWAG), 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
21. IF UNDESIRABLE 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 919.998.2409 TO SET UP THE MEETING.
23. THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH A MINIMUM AMOUNT OF ENCROACHMENT 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 CLOSURE" ON WWW.RALEIGHNC.GOV. COMPLETE AND SEND THE RIGHT-OF-WAY OBSTRUCTION PERMIT TO RIGHTOFWAY@CITYOFRALEIGHNC.GOV.
26. PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.
27. PER NC-SA-18 & SEC. 1.4.1 C. THE PRIMARY STREET DESIGNATION FOR LOTS 1 & 9 SHALL BE OBERLIN ROAD; HOWEVER, THE STRATHMORES FOR THE PROJECT ARE DETERMINED BY THE COA APPROVAL (COA CASE NO. COA-0174-2020) PER LUDO SEC. 5.4.1 E.

Digitally signed by
Jed Mann
DN: cn=Jed Mann, o=City of Raleigh, ou=City of Raleigh, email=jed.mann@cityofraleigh.org, c=US

Jeff Mannes@raleighnc.gov

Date: 2025.04.11 12:17:52-0400

DEVELOPMENT SUMMARY:

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

PRIN # 170441151
SITE ACREAGE: ± 0.54 AC

CROSS SITE AREA: ± 23,633 SF (0.54 AC)
ROW DEDICATION: ± 0.98 (0.1 AC)
NET AREA: ± 23,633 SF (0.54 AC)

TOTAL LOTS: 9 LOTS TOTAL
1 LOT
8 LOTS

1/8 AC UNIT
CURRENT ZONING: OX-3 UL SRPD
CURRENT OVERLAY: HOI-D - OBERLIN VILLAGE

EXISTING LAND USE: PARKING
PROPOSED LAND USE: RESIDENTIAL

PROPOSED LOT: URBAN LIMITED
PROPOSED LOT: OBERLIN ROAD

PER NC-SA-18-A COA CASE NO. 1.4-C, THE PRIMARY STREET DESIGNATION FOR LOTS 1 & 9 SHALL BE OBERLIN ROAD; HOWEVER, THE STRATHMORES FOR THE PROJECT ARE DETERMINED BY THE COA APPROVAL (COA CASE NO. COA-0174-2020) PER LUDO SEC. 5.4.1 E.

PARKING DATA

TOTAL PARKING REQ'D: NO MAXIMUM
TOTAL PARKING PROVIDED: N/A - LESS THAN 16 UNITS

SHORT TERM BICYCLE PARKING: NONE REQUIRED
PROVIDED: 0 SPACES

LONG TERM BICYCLE PARKING: NONE REQUIRED
PROVIDED: 0 SPACES

PER RALEIGH LUDO SEC. 11.1.2.C, 1.0 SPACES, NO PARKING REQ'D FOR LOT 1 & 9 DRIVING LOTS.

TOWNHOME DESIGN REQUIREMENTS:

TOWNHOME DESIGN REQUIREMENTS:
PRIMARY STREET: 0 MIN. - 20 MAX.
SIDE STREET: 0 MIN. - 20 MAX.
BLDG WIDTH (PRIMARY): 95% MIN.
BLDG WIDTH (SIDE): 20% MIN.

BUILDING STRUCTURE SETBACKS:
PRIMARY STREET: SET COA APPROVAL
SIDE STREET: SET COA APPROVAL
REAR STREET BOUNDARY: SET COA APPROVAL

PARKING SETBACKS:
PRIMARY STREET: 20'
SIDE STREET: 7'
REAR LOT: 7'

REQ. SITE AREA: 3,200 SF MIN.
REQ. SITE WIDTH: 23,633 SF (NET TOTAL SITE AREA)

REQ. SITE WIDTH: 49 MIN.
REQ. SITE WIDTH: 223 SF

REQ. AMENITY AREA: 2,352 SF (0.05 AC)
0.54 AC x 10% = 0.05 AC

REQ. LOT AREA: N/A
REQ. LOT AREA: REFER TO LOT AREA INDEX BELOW

REQ. LOT WIDTH: 12 MIN.
REQ. LOT WIDTH: 19-34

REQ. BUILDING HEIGHT: 50 MAX. (SEE COA APPROVAL)

DETACHED HOUSE DESIGN REQUIREMENTS:
PRIMARY STREET: ROBERTS STREET
REQ. LOT AREA: 4,000 SF MIN.
REQ. LOT AREA: ± 4,004.4 SF

REQ. LOT WIDTH: 49 MIN.
REQ. LOT WIDTH: ± 50

REQ. BUILDING HEIGHT: 50 MAX. (SEE COA APPROVAL)

BUILDING SETBACKS:
PRIMARY STREET: SET COA APPROVAL
SIDE LOT LINE: SET COA APPROVAL
REAR LOT LINE: SET COA APPROVAL

NOTE: DIMENSIONS/STANDARDS LISTED PER COA LUDO SEC. 3.3.1 THROUGH HOUSES. SETBACKS FOR THE PROJECT ARE DETERMINED BY THE COA APPROVAL (COA CASE NO. COA-0174-2020) PER LUDO SEC. 5.4.1 E.
PER COA LUDO SEC. 3.3, REFER TO COA APPROVAL DOCUMENTS

Sheet Number	Sheet Title	Original Date	Revised Date
C-1.0	Cover Sheet	07/26/2023	03/10/2025
C-1.1	Certificate of Appropriateness	07/26/2023	-
-	Site Survey	11/24/2020	-
C-2.0	Existing Conditions Plan	11/07/2024	01/24/2025
C-2.1	Demolition Plan	07/26/2023	01/24/2025
C-3.0	Subdivision Plan	07/26/2023	01/24/2025
C-4.0	Grading & Storm Drainage Plan	07/26/2023	01/24/2025
C-4.0	Utility Plan	07/26/2023	01/24/2025
C-8.0	Site Specifications & Details	07/26/2023	01/24/2025
LS-1.0	Landscape Plan	07/26/2023	03/10/2025
LS-2.0	Landscape Details	07/26/2023	01/24/2025



151 Fayetteville St. #1210
Raleigh, NC 27601
P: 919.275.5000
urbandesignpartners.com

PRELIMINARY DRAFTING
FOR PRELIMINARY SUBMISSION ONLY

03/10/2025

RRD 713 Oberlin, LLC
520 Harrington St.
Raleigh, NC 27601

713 Oberlin
Preliminary Subdivision Review
Cover Sheet
713 Oberlin Rd, Raleigh, NC 27605

NO. DATE: BY: REVISIONS:
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100

Project No: 22-RDU-015
Date: 07/26/2023

Sheet No:

C-1.0

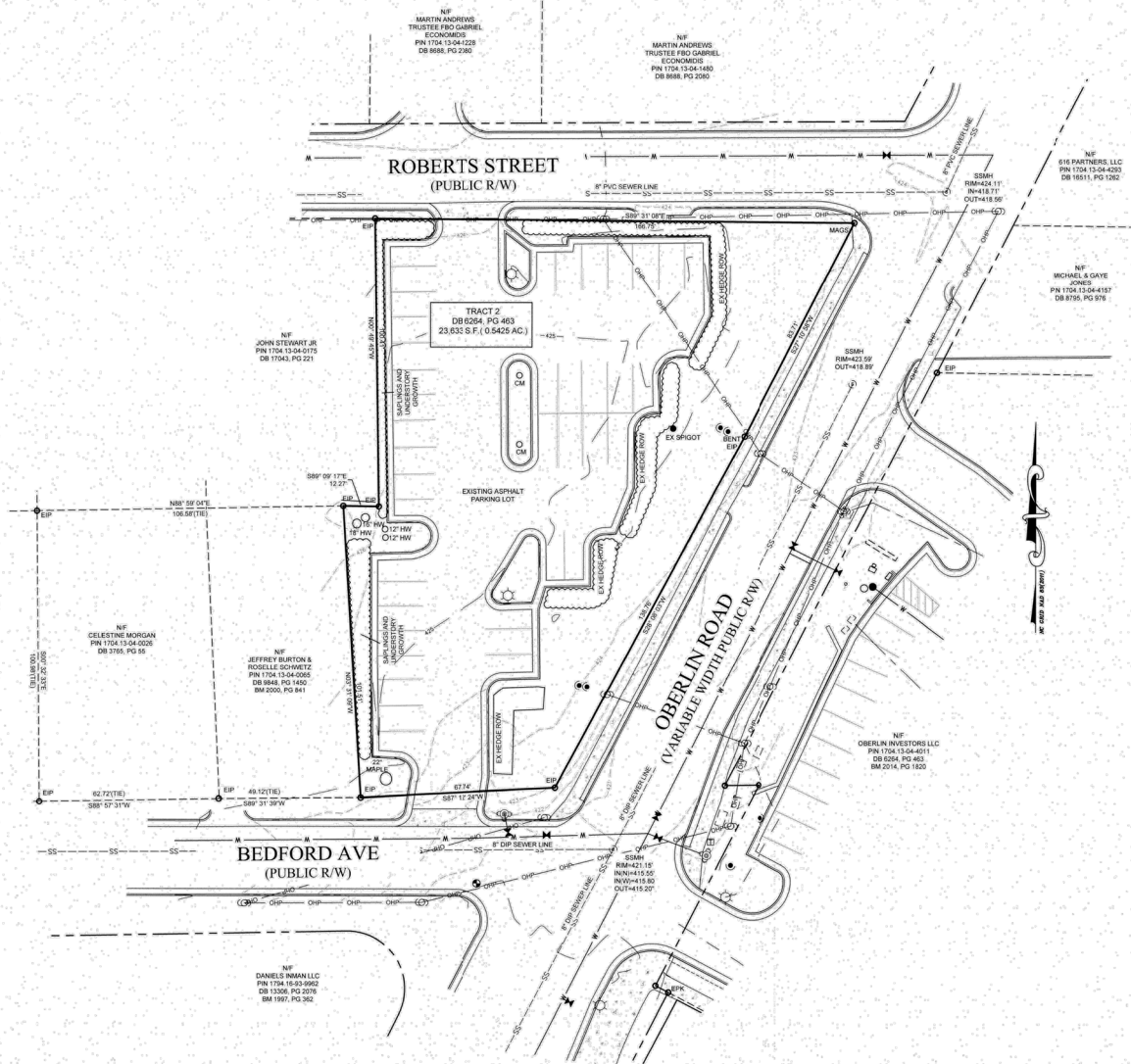


VICINITY MAP
NOT TO SCALE

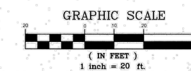
SITE DATA

LOT 1
OWNER
PIN
REFERENCES
ZONING
AREA

OBERLIN INVESTORS LLC
1704 13-04-1151
DB 6264, PG 463
OK-3-UL
23,633 S.F. (0.5425 AC.)



- NOTES:
1. ALL DISTANCES ARE HORIZONTAL GROUND.
 2. ALL DIMENSIONS ARE IN FEET 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 LOCATED UTILIZING REAL TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS). SOLUTIONS REFERENCE THE CONTINUOUSLY OPERATING REFERENCE STATION (CORS) NETWORK BASE STATION NC03, RALEIGH, NC.
 5. HORIZONTAL DATUM IS NAD83(2011); VERTICAL DATUM IS NAVD83.



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

LEGEND

BOOK OF MAPS	BOOK OF MAPS
DEED BOOK	DEED BOOK
PAGE	PAGE
NF	NOW OR FORMERLY
R/W	RIGHT OF WAY
EIP	EXISTING IRON PIPE
EMAG	EXISTING MAGN. NAIL
IP	IRON PIPE SET
MAGS	MAGN. NAIL SET
CP	COMPUTED POINT
SS	SANITARY SEWER
CO	SANITARY SEWER CLEAN OUT
HB	HOT BOX
ET	STORM
EBOX	ELECTRIC BOX
CB	STORM CATCH BASIN
WV	WATER VALVE
DI	DROP INLET
CONC	CONCRETE
SSMH	SANITARY SEWER WATER METER
WM	WATER METER
LP	LIGHT POLE
FM	FIBER MARKER
TP	TELEPHONE PEDESTAL
PH	FIRE HYDRANT
PP	POWER POLE
EMH	ELECTRIC MANHOLE
HB	HOT BOX
CM	CREPE MYRTLE
HW	HARDWOOD
CONC	CONCRETE
XXXX	DENOTES ADDRESS

EXISTING CONDITIONS SURVEY

Revisions

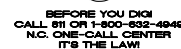
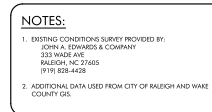
Number	Description	Date

Drawing Scale 1"=50'

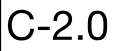
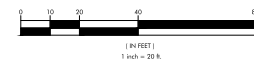
Drawn By ZTS

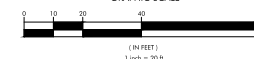
Checked By CLP

Date Issued 11/04/2020

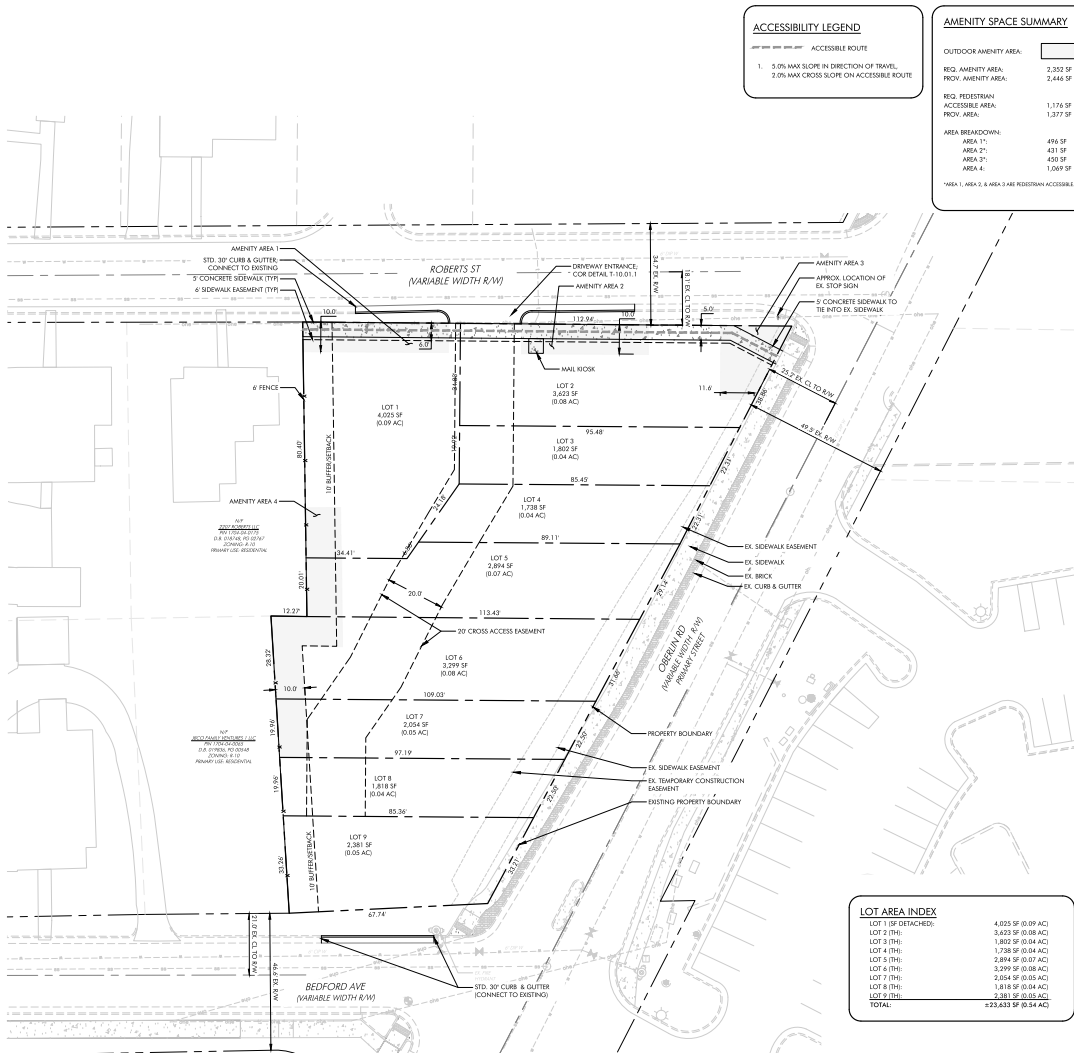


GRAPHIC SCALE





(IN FEET)



ACCESSIBILITY LEGEND

1. 5.0% MAX SLOPE IN DIRECTION OF TRAVEL
2. 2.0% MAX CROSS SLOPE ON ACCESSIBLE ROUTE

AMENITY SPACE SUMMARY

OUTDOOR AMENITY AREA:	
REQ. AMENITY AREA:	2,352 SF
PROV. AMENITY AREA:	2,448 SF
REQ. PEDESTRIAN ACCESSIBLE AREA:	1,176 SF
PROV. AREA:	1,377 SF
AREA BREAKDOWN:	
AREA 1:	494 SF
AREA 2:	431 SF
AREA 3:	431 SF
AREA 4:	1,049 SF

*AREA 1, AREA 2, & AREA 3 ARE PEDESTRIAN ACCESSIBLE.

- NOTES:**
1. REFER TO CERTIFICATE OF APPROPRIATENESS (COA) CASE NO.: COA-0174-2020
 2. COA-0174-2020 APPROVED 5/15/2023. REFER TO C-1.1 FOR COA INFORMATION.
 3. SUBDIVISION PLAN PRESENTED IN ACCORDANCE WITH THE APPROVED COA DOCUMENTS.
 4. CROSS ACCESS TO BE PROVIDED BETWEEN LOTS.
 5. HIGH-CROWNED TRANSITION YARD SIDES NOT APPLY PER RALEIGH UDO SEC. 3.5.1.C. MAX BUILDING HEIGHT SHALL BE 30' PER UDO SEC. 3.2.1 & 3.2.3.

DEVELOPMENT SUMMARY:

PROJECT NAME:	713 OBERLIN
SITE ADDRESS:	713 OBERLIN RD. RALEIGH, NC 27605
PAR. #:	7134041151
SITE ACRES:	0.34 AC.
GROSS SITE AREA:	23,433 SF (0.54 AC)
ROW DEDICATION:	0 SF (0.0 AC)
NET AREA:	23,433 SF (0.54 AC)
TOTAL LOTS:	9 LOTS TOTAL
SINGLE FAMILY:	1 LOT, 3 BR
TOWN HOMES:	8 LOTS, 3 BR PER LOT
CURRENT ZONING:	ON-3-1A SPDO
CURRENT CHURN:	HOUSG - OBERLIN VILLAGE
EXISTING LAND USE:	PARKING
PROPOSED LAND USE:	RESIDENTIAL
FRONTAGE TYPE:	URBAN LIMITED
PRIMARY STREET:	OBERLIN ROAD

*PER OA-18 & COA UDO SEC. 3.5.4.C, THE PRIMARY STREET DEDICATION FOR LOTS 1 & 9 SHALL BE OBERLIN RD. EXISTING, BRANCHES OF THE PROJECT ARE DETERMINED BY THE COA APPROVAL (COA CASE NO. COA-0174-2020) PER UDO SEC. 3.4.1.E.

PARKING DATA

TOTAL PARKING REQ'D:	NO MAXIMUM
TOTAL PARKING PROVIDED:	N/A - LESS THAN 16 UNITS
SHORT TERM BICYCLE PARKING:	
REQUIRED:	NONE REQUIRED
PROVIDED:	0 SPACES
LONG TERM BICYCLE PARKING:	
REQUIRED:	NONE REQUIRED
PROVIDED:	0 SPACES

*PER RALEIGH UDO SEC. 7.1.3.C(1) - 1.0 SPACE/LOT, NO PARKING REQ'D FOR FIRST 16 DWELLING UNITS.

TOWNHOUSE DESIGN REQUIREMENTS:

TOWNHOUSE BUILT TO REQ'D:	
PRIMARY STREET:	0 MIN. - 30' MAX.
SIDE STREET:	0' MIN. - 30' MAX.
BUILD WIDTH (PRIMARY):	50% MIN.
BUILD WIDTH (SIDE):	25% MIN.

BUILDING SETBACKS OR SETBACKS:

PRIMARY STREET:	SEE COA APPROVAL
SIDE STREET:	SEE COA APPROVAL
REAR SITE BOUNDARY:	SEE COA APPROVAL

PARKING SETBACKS:

PRIMARY STREET:	20'
SIDE STREET:	10'
REAR LOT:	3'

REQ. SITE AREA: 3,300 SF MIN.
PROV. SITE AREA: 23,433 SF (NET TOTAL SITE AREA)

REQ. SITE WIDTH: 45 MIN.
PROV. SITE WIDTH: 223 SF

REQ. AMENITY AREA: 2,352 SF (0.05 AC)
PROV. AMENITY AREA: 2,448 SF (0.05 AC)

REQ. LOT AREA: N/A
PROV. LOT AREA: REFER TO LOT AREA INDEX BELOW

REQ. LOT WIDTH: 16 MIN.
PROV. LOT WIDTH: 19-34'

REQ. BUILDING HEIGHT: 50' MAX. (SEE COA APPROVAL)

*SEE DIMENSIONAL STANDARDS LATER PER COA UDO SEC. 3.2.3. TOWNHOUSE SETBACKS FOR THE PROJECT ARE DETERMINED BY THE COA APPROVAL (COA CASE NO. COA-0174-2020) PER UDO SEC. 3.4.1.E.
*PER COA UDO SEC. 3.4.1.E. URBAN LIMITED PROPOSED BILLS.

DETACHED HOUSE DESIGN REQUIREMENTS:

PRIMARY STREET:	ROBERTS STREET
REQ. LOT AREA:	4,000 SF MIN.
PROV. LOT AREA:	4,404.4 SF
REQ. LOT WIDTH:	45 MIN.
PROV. LOT WIDTH:	1-53'
REQ. BUILDING HEIGHT:	50' MAX. (SEE COA APPROVAL)

*SEE DIMENSIONAL STANDARDS LATER PER COA UDO SEC. 3.2.1. DETACHED HOUSE SETBACKS FOR THE PROJECT ARE DETERMINED BY THE COA APPROVAL (COA CASE NO. COA-0174-2020) PER UDO SEC. 3.4.1.E.
*PER COA UDO SEC. 3.1.1. BILLS TO COA APPROVAL DOCUMENTS.

BUILDING SETBACKS:

PRIMARY STREET:	SEE COA APPROVAL
SIDE LOT LINE:	SEE COA APPROVAL
REAR LOT LINE:	SEE COA APPROVAL

*SEE DIMENSIONAL STANDARDS LATER PER COA UDO SEC. 3.2.1. DETACHED HOUSE SETBACKS FOR THE PROJECT ARE DETERMINED BY THE COA APPROVAL (COA CASE NO. COA-0174-2020) PER UDO SEC. 3.4.1.E.
*PER COA UDO SEC. 3.1.1. BILLS TO COA APPROVAL DOCUMENTS.

- GENERAL NOTES:**
1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND NC DOT 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, PARKING SPACE, OR SIDEWALK FROM RIGHT-OF-WAY SERVICES AT LEAST 48 HOURS IN ADVANCE.
 3. NO WORK WILL BE ALLOWED WITHIN NC DOT ROW UNTIL ALL ENCROACHMENT AGREEMENTS ARE APPROVED BY NC DOT.
 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 PLAN FOR THIS DEVELOPMENT.
 5. FIELD ADJUSTMENTS TO THIS PLAN MAY BE REQUIRED BY CITY OF RALEIGH INSPECTOR AS NEEDED DURING CONSTRUCTION.
 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 SHOT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN INPADE OR PARK 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 30' MINIMUM.

10. TRASH AND CARDBOARD DUMPSTER 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 CALL 811 FOR FIELD LOCATION OF UNDERGROUND UTILITIES.
13. HANDICAP PARKING SPACES AND WC ACCESSIBLES SHALL BE NO GREATER THAN TWO PERCENT (2%) FICH IN ANY DIRECTIONS, AS PER ADA STANDARDS.
14. PROVIDE SIGNAGE AND TYPING 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 RAMP WILL BE PROVIDED IN ACCORDANCE WITH CITY OF RALEIGH PUBLIC WORKS DEPARTMENT STANDARDS, PROVIDING STANDARDS AND ADAMS SPECIFICATIONS FOR ENCROACHMENT.
18. ALL SIGNS AND HANDSIGNS SHALL BE CONFORM TO AND STANDARDS.
19. ALL ABOVE GROUND UTILITY DEVICES (DO NOT INCLUDE BUT NOT LIMITED TO TELEPHONE AND CABLE CABLES, ELECTRICAL TRANSFORMERS, JACKFLOW DEVICES, 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 (POWAG), 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
21. IF UNDESIRABLE 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 / MAINTENANCE FIELD SERVICES TO REVIEW THE SPECIFIC COMPONENTS OF THE PLAN AND OPERATION OF THESE FACILITIES DURING CONSTRUCTION. CONTACT MAINTENANCE FIELD SERVICES AT 714.340.2400 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 TEMPORARY CONTROL AND SHALL ADHERE TO THE PROVISIONS OF THE MUTCD (MOST CURRENT EDITION).
 25. ANY TEMPORARY STREET CLOSURE MUST BE SUBMITTED A MINIMUM OF 5 WEEKS PRIOR TO THE START OF WORK. SEE RIGHT-OF-WAY CLOSURE ON ROADWAY REGULATIONS (CLOSURE) COMPLETE AND SEND THE RIGHT-OF-WAY CLOSURE PERMIT TO RIGHT-OF-WAY CLOSURE@CITYOFRALEIGH.ORG.
 26. PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.
 27. PER OA-18 & SEC. 3.5.4.C, THE PRIMARY STREET DESIGNATION FOR LOTS 1 & 9 SHALL BE OBERLIN ROAD. HOWEVER, THE SETBACKS FOR THE PROJECT ARE DETERMINED BY THE COA APPROVAL (COA CASE NO. COA-0174-2020) PER UDO SEC. 3.4.1.E.
 28. SOLID WASTE COLLECTION WILL BE PERFORMED BY A PRIVATE HAULER. THE PRIVATE HAULER HAS PROVIDED A WASTE LETTER. THE POINT OF COLLECTION WILL BE IN THE FRONT OF HOMES. CONTAINERS SHALL BE REMOVED FROM THE POINT OF COLLECTION AFTER COLLECTION.

**BEFORE YOU DIG
CALL 811 OR 1-800-932-4949
N.C. ONE-CALL CENTER
IT'S THE LAW**

GRAPHIC SCALE
0 10 20 40 80
[IN FEET]
1 inch = 20 feet

150 Fayetteville Rd. # 1310
Raleigh, NC 27611
919.275.5000
urbandesignpartners.com

PRELIMINARY DRAWING
For review purposes only

8/12/24/2025

RRD 713 Oberlin, LLC

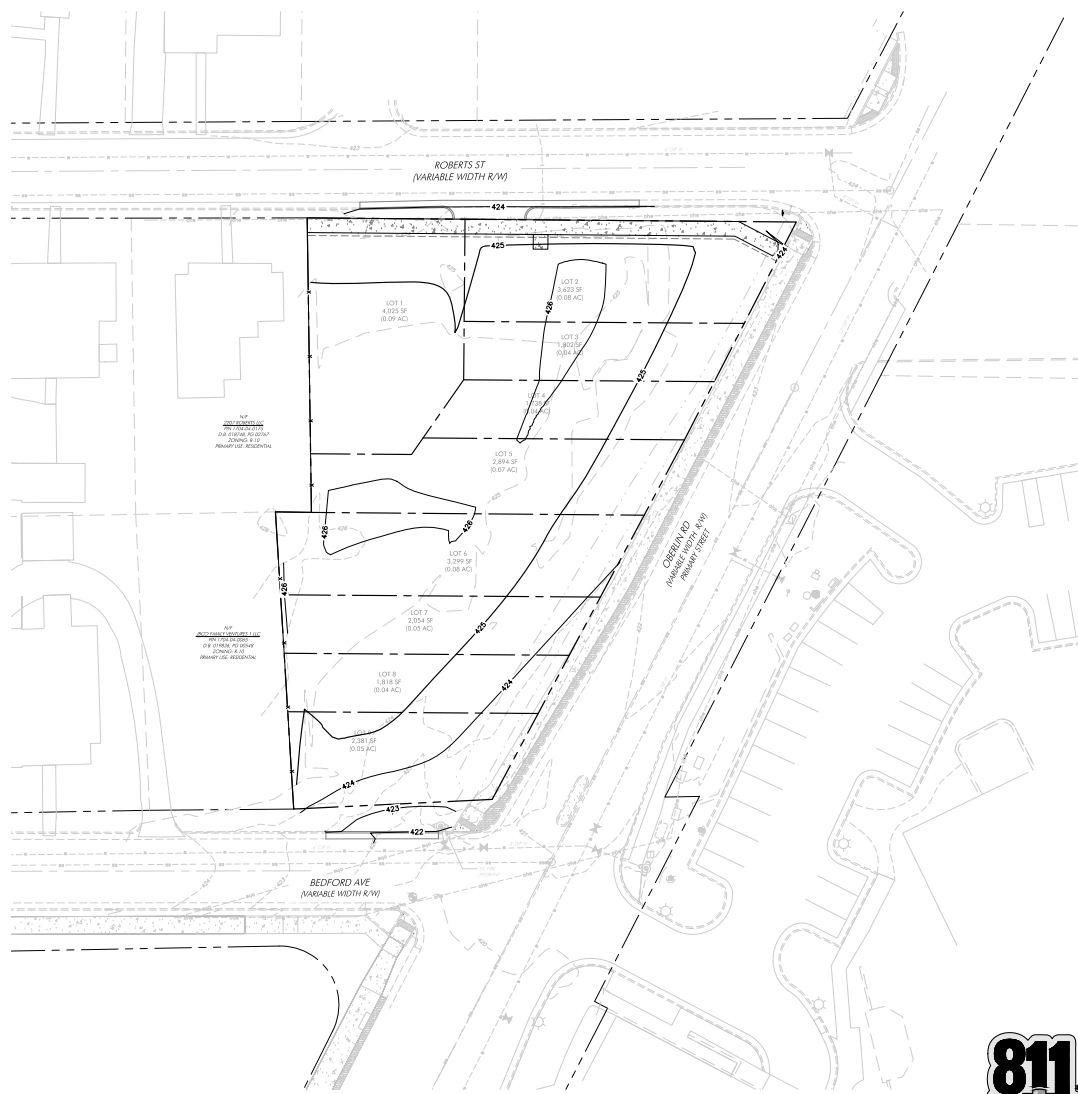
713 Oberlin
Preliminary Subdivision Review

Subdivision Plan
713 Oberlin Rd. Raleigh, NC 27605

NO DATE - REV. REVISIONS

Project No: 22-RDU-015
Date: 07/26/2023
Sheet No:

C-3.0



BUILT-UPON AREA DATA:

GROSS SITE AREA:	23,633 SF (0.54 AC)
EXISTING BUILT UPON AREA:	14,671 SF (0.34 AC)
PROPOSED BUILT UPON AREA:	16,815 SF (0.39 AC)

PERCENTAGE BUILT-UPON AREA (BUA) PER EQUATION BELOW:
Parcel BUA – Existing BUA placed or permitted prior to May 1, 2005 = 16815A
Parcel Area – Existing BUA placed or permitted prior to May 1, 2005
(16,815 - 14,671) / (23,633 - 14,671) = 0.183 X 100 = 23.9% BUA

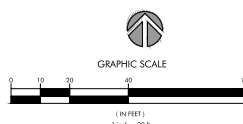
MAXIMUM IMPERVIOUS AREA PER LOT:

LOT 1 (IF DETACHED):	2,200 SF (0.05 AC)
LOT 2 (TH):	2,815 SF (0.06 AC)
LOT 3 (TH):	1,630 SF (0.04 AC)
LOT 4 (TH):	1,640 SF (0.04 AC)
LOT 5 (TH):	1,880 SF (0.04 AC)
LOT 6 (TH):	2,300 SF (0.05 AC)
LOT 7 (TH):	1,640 SF (0.04 AC)
LOT 8 (TH):	1,430 SF (0.03 AC)
LOT 9 (TH):	1,435 SF (0.03 AC)
TOTAL:	16,815 SF (0.39 AC)

- SITE GRADING NOTES:**
- ANY GRADING DONE BEYOND THE DENOTED LIMITS INDICATED ON THE CONSTRUCTION DOCUMENTS IS A VIOLATION AND IS SUBJECT TO A FINE.
 - GRADING MORE THAN ONE ACRE WITHOUT AN APPROVED EROSION CONTROL PLAN IS A VIOLATION AND IS SUBJECT TO A FINE.
 - ALL FINAL CURB AND STREET GRADES AT INTERSECTIONS SHALL BE COORDINATED WITH INSPECTOR.
 - SIGHT TRIANGLES INDICATED ARE THE MINIMUM REQUIRED.
 - APPROVAL OF CONSTRUCTION DOCUMENTS IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION SHALL BE OBTAINED BY CONTRACTOR FROM THE AFFECTED PROPERTY OWNERS.
 - IN ORDER TO ENSURE PROPER DRAINAGE, CONTRACTOR SHALL MAINTAIN A MINIMUM OF 0.5% SLOPE ON THE CURBS.
 - SUBSURFACE DRAINAGE FACILITIES MAY BE REQUIRED IN THE STREET RIGHT OF WAY IF DEMAND NEEDED BY THE INSPECTOR.
 - THE CONTRACTOR SHALL MAINTAIN EACH STREAM, CREEK OR BACKWASH CHANNEL IN AN UNRESTRICTED CONDITION AND SHALL REMOVE FROM THESE AREAS ALL DEBRIS, LOGS, TIMBER, TRASH, JUNK AND OTHER ACCUMULATIONS.
 - THE LOCAL ENGINEERING DEPARTMENT HAS NOT REVIEWED AND DOES NOT ASSUME RESPONSIBILITY FOR THE STRUCTURAL STABILITY OF ANY EXISTING OR PROPOSED RETAINING WALLS ON THE SITE.
 - ALL SIDEWALKS, STOOPS, TERRACES AND OTHER PAVED AREAS SHALL SLOPE AWAY FROM BUILDINGS AT A MINIMUM OF 2%.
 - CONTRACTOR SHALL CONTACT INSPECTOR 48 HOURS BEFORE CONSTRUCTION.
 - STABILIZE ALL SLOPES GREATER THAN 3:1 WITH JUTE MESH.
 - ALL ELEVATIONS ARE IN REFERENCE TO THE BENCHMARK WHICH MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO STARTING CONSTRUCTION.
 - ALL CONTOURS AND SPOT ELEVATIONS REFLECT FINISHED GRADES. REFER TO PAVEMENT CROSS-SECTION DATA TO DETERMINE CORRECT SUB-BASE, AGGREGATE BASE COURSE ELEVATIONS TO BE COMPLETED UNDER THIS CONTRACT.
 - CONTRACTOR SHALL BLEND NEW EARTHWORK SMOOTHLY WITH EXISTING CONTOURS.
 - IF ANY DISCREPANCY IN ELEVATION, AS NOTED ON THE GRADING PLAN OCCURS ON-SITE DURING CONSTRUCTION, THE GENERAL CONTRACTOR IS TO CONTACT THE CIVIL ENGINEER IMMEDIATELY.
 - UNITS ON LOTS 2, 3, 4, 5, 6, 7, 8, & 9 SHALL DIRECT DOWNSPOUTS TOWARDS OBERLIN RD.



BEFORE YOU DIG
CALL 811 OR 1-800-532-4949
N.C. ONE-CALL CENTER
IT'S THE LAW!



RRD 713 Oberlin, LLC
5209 Herrington St.
Raleigh, NC 27601

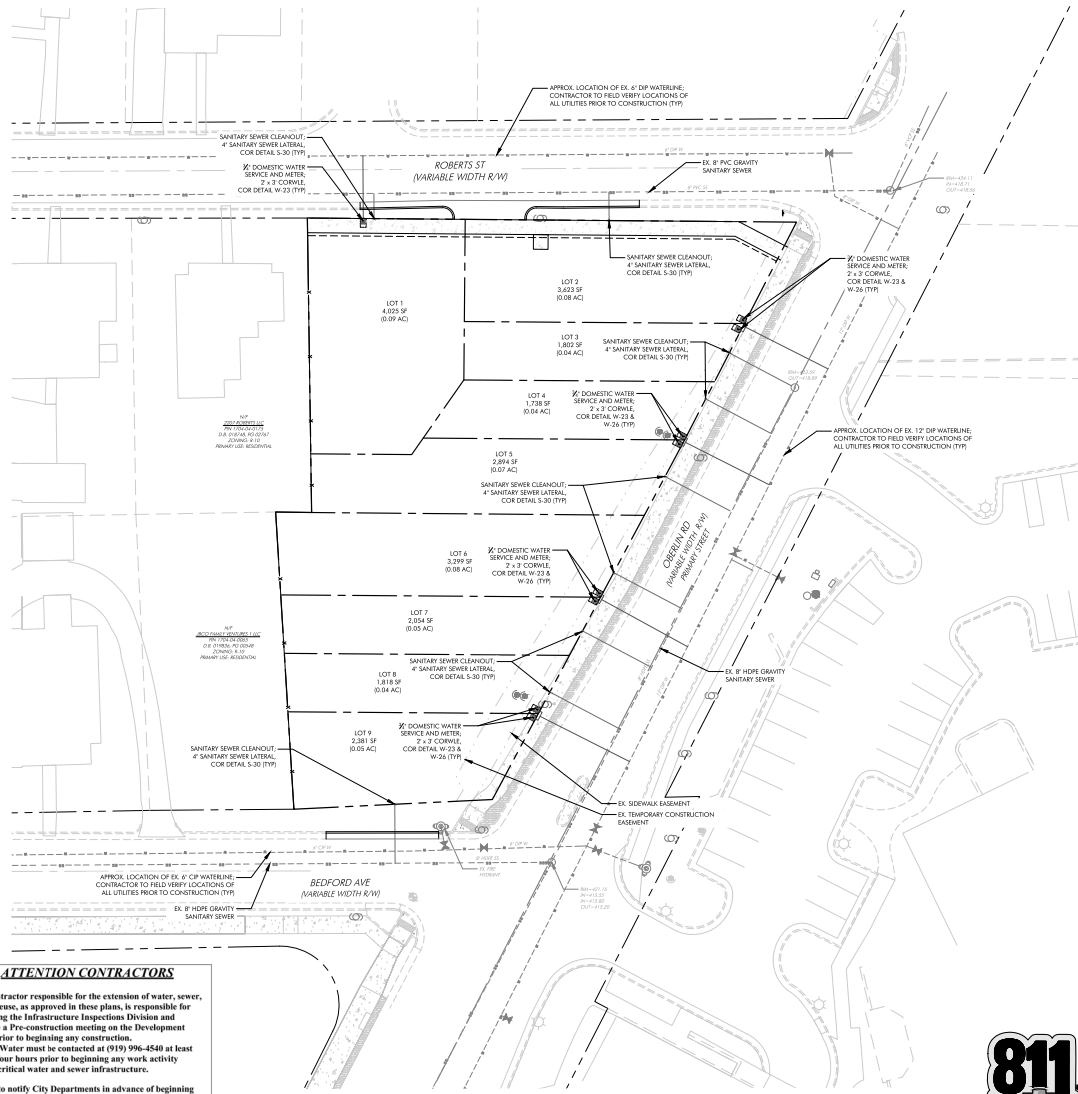
713 Oberlin
Preliminary Subdivision Review
Grading & Storm Drainage Plan
713 Oberlin Rd, Raleigh, NC 27601

NO. DATE: 8TH REVISIONS

1	07/26/2023	REVISIONS
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		

Project No: 22-RDU-015
Date: 07/26/2023
Sheet No:

C-4.0



ATTENTION CONTRACTORS

The Contractor responsible for the extension of water, sewer, and/or reuse, as approved in these plans, is responsible for contacting the Infrastructure Inspections Division and schedule a Pre-construction meeting on the Development Portal prior to beginning any construction. Raleigh Water must be contacted at (919) 996-4540 at least twenty-four hours prior to beginning any work activity around critical water and sewer infrastructure.

Failure to notify City Departments in advance of beginning construction, will result in the issuance of monetary fines, and require reinstallation of any water or sewer facilities not inspected as a result of this notification failure.

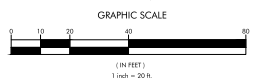
Failure to call for Inspection, install a downstream plug, have permitted plans on the jobsite, or any other violation of City of Raleigh Standards will result in a fine and possible exclusion from future work in the City of Raleigh.

STANDARD UTILITY NOTES (AS APPLICABLE):

1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUB HANDBOOK, CURRENT EDITION)
2. UTILITY SEPARATION REQUIREMENTS:
a. A DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCES 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.
3. 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 AND MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
4. 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.
5. IF MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
6. 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 SEPARATION CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE PER CORPUB DETAILS W-41 & S-49.
7. ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
8. ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AUTHORIZED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.
9. DEVELOPER SHALL PROVIDE 30 DAYS ADVANCE WRITTEN NOTICE TO OWNER FOR ANY WORK REQUIRED WITH AN EXISTING CITY OF RALEIGH UTILITY EASEMENT TRAVELING PRIVATE PROPERTY.
10. CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECISED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT.
11. SEWER BRINDS PUMPING: A BRINDS PLAN SEALED BY AN NC PROFESSIONAL ENGINEER SHALL BE PROVIDED TO RALEIGH WATER PRIOR TO PUMPING OPERATIONS FOR APPROVAL. THE OPERATIONS AND EQUIPMENT SHALL COMPLY WITH THE PUBLIC UTILITIES HANDBOOK.
12. 3.0 MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORECAINNS. 4.0 MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
13. 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 CORPUB HANDBOOK PROCEDURES.
14. INSTALL 2" COPPER WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2'X2' WATERLINE EASEMENT IMMEDIATELY ADJACENT. NOTE: IT IS THE APPLICANTS RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE.
15. INSTALL 4" PVC SEWER SERVICES @ 10% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 100' UNLESS FEET MAXIMUM.
16. PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI. BACKFLOW VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINING LOWER THAN 12' ABOVE THE UTILITY MAIN MANHOLE.
17. ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCEM, SCAFC &/OR TRVA FOR ANY WETLAND BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS, RESPECTIVELY, PRIOR TO CONSTRUCTION.
18. RCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
19. GRADE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE FOGS PROGRAM COORDINATOR PRIOR TO ISSUANCE OF LIC AND/OR BUILDING PERMIT. CONTACT (919) 996-4514 OR FOGS@RALEIGHNC.GOV FOR MORE INFORMATION.
20. CROSS CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON THE DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA.
21. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS AND BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST.
22. THE DEVICE AND INSTALLATION SHALL MEET THE GUIDELINES OF APPENDIX A - GUIDELINES AND REQUIREMENTS FOR THE CROSS CONNECTION PROGRAM IN RALEIGH'S SERVICE AREA.
23. THE DEVICES SHALL BE INSTALLED AND TESTED BOTH: INITIAL AND PERIODIC TESTING THEREAFTER IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. CONTACT CROSS.CONNECTION@RALEIGHNC.GOV FOR MORE INFORMATION.
24. NOTICE FOR PROJECTS THAT INVOLVE AN OVERSIZED MAIN OR URBAN MAIN REPLACEMENT, ANY CITY REVENUE GREATER THAN \$250,000.00 MUST UNDERGO THE PUBLIC BIDDING PROCESS.

ABBREVIATIONS:

- CORSE = CITY OF RALEIGH SANITARY SEWER EASEMENT
- CORSE = CITY OF RALEIGH WATERLINE EASEMENT



PRELIMINARY DRAWING
For review purposes only
01/24/2023

RD 713 Oberlin, LLC
520 Herrington St.
Raleigh, NC 27601

713 Oberlin
Preliminary Subdivision Review
Utility Plan
713 Oberlin Rd, Raleigh, NC 27605

NO. DATE: 07/26/2023	BY: [Signature]
REVISIONS:	

Project No: 22-RDU-015
Date: 07/26/2023
Sheet No:

C-6.0

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	HEIGHT	MATURE HT	MATURE CROWN
SHADE TREES								
	LT	1	Linodendron tulipifera / Tulip Poplar	B & B	3" Cal	10' MIN.	80'-120'	30'-40'
	QP	5	Quercus phellos / Willow Oak	B & B	3" Cal	10' MIN.	40'-75'	25'-50'
	UF	8	Ulmus parvifolia 'Bosque' TM / Bosque Lacebark Elm	B & B	3" Cal	10' MIN.	40'-50'	35'-50'
UNDERSTORY TREES								
	CC	5	Cornus florida 'Cherokee Chief' / Cherokee Chief Dogwood	B & B	1.5" Cal	8' HT	15'-20'	20'-25'
	IV	7	Ilex vomitoria / Yaupon Holly	B & B	1.5" MIN.	8' HT	12'-15'	15'-25'
	SJ	1	Syntax japonicus / Japanese Snowbell	B & B	2" Cal	8' HT	20'-30'	20'-30'

LANDSCAPE REQUIREMENTS

BUFFERS AND SCREENING:

- NEIGHBORHOOD TRANSITIONS DO NOT APPLY TO SINGLE UNIT LIVING, TWO-UNIT LIVING OR COTTAGE COURT USES WITHIN DETACHED HOUSE, TINY HOUSE, ATTACHED HOUSE, OR TOWNHOUSE BUILDING TYPES WHERE THE PROPOSED OR EXISTING BUILDING HEIGHT IS 5.5 FEET OR LESS, CCR LDO SEC. 3.3.1.C.
- 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 GREEN ROAD AND ADJACENT PROPERTIES.

OBERLIN ROAD R/W PLANTINGS:

- ALL STREET TREES SHALL BE PLANTED 40' ON CENTER UNLESS OTHERWISE SPECIFIED IN THE LDO.
- 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) = 5 SHADE TREES REQ'D
5 SHADE TREES PROVIDED

ROBERTS ROAD R/W PLANTINGS:

- ALL STREET TREES SHALL BE PLANTED 40' ON CENTER UNLESS OTHERWISE SPECIFIED IN THE LDO.
- 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.
- WHERE OVERHEAD UTILITIES EXIST, ONE UNDERSTORY TREE SHALL BE PLANTED EVERY 20 FEET ON CENTER ON AVERAGE (CCR LDO SEC. 6.4.1.D.2).

(166 LF / 20 LF) = 8 UNDERSTORY TREES REQ'D
5 UNDERSTORY TREES PROVIDED

BEDFORD AVE. R/W PLANTINGS:

- ALL STREET TREES SHALL BE PLANTED 40' ON CENTER UNLESS OTHERWISE SPECIFIED IN THE LDO.
- 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.

(67 LF / 40 LF) = 1 SHADE TREE REQ'D
1 SHADE TREE PROVIDED

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.
- UNITS OF IRRIGATION INCLUDE DEVOTED LANDSCAPE BEDS, ALL 300' SEED AREAS, AND TREES NOT LOCATED IN A LANDSCAPE BED.
- CITY TREE PLANTING AND PRESERVATION NOTES ON SHEET LS-2.0
- PLANT CALLOUT.
- NEIGHBORHOOD TRANSITION YARD DOES NOT APPLY PER RALEIGH LDO SEC. 3.3.1.C. MAX BUILDING HEIGHT SHALL BE 50' PER LDO SEC. 3.2.1.8.3.2.1.

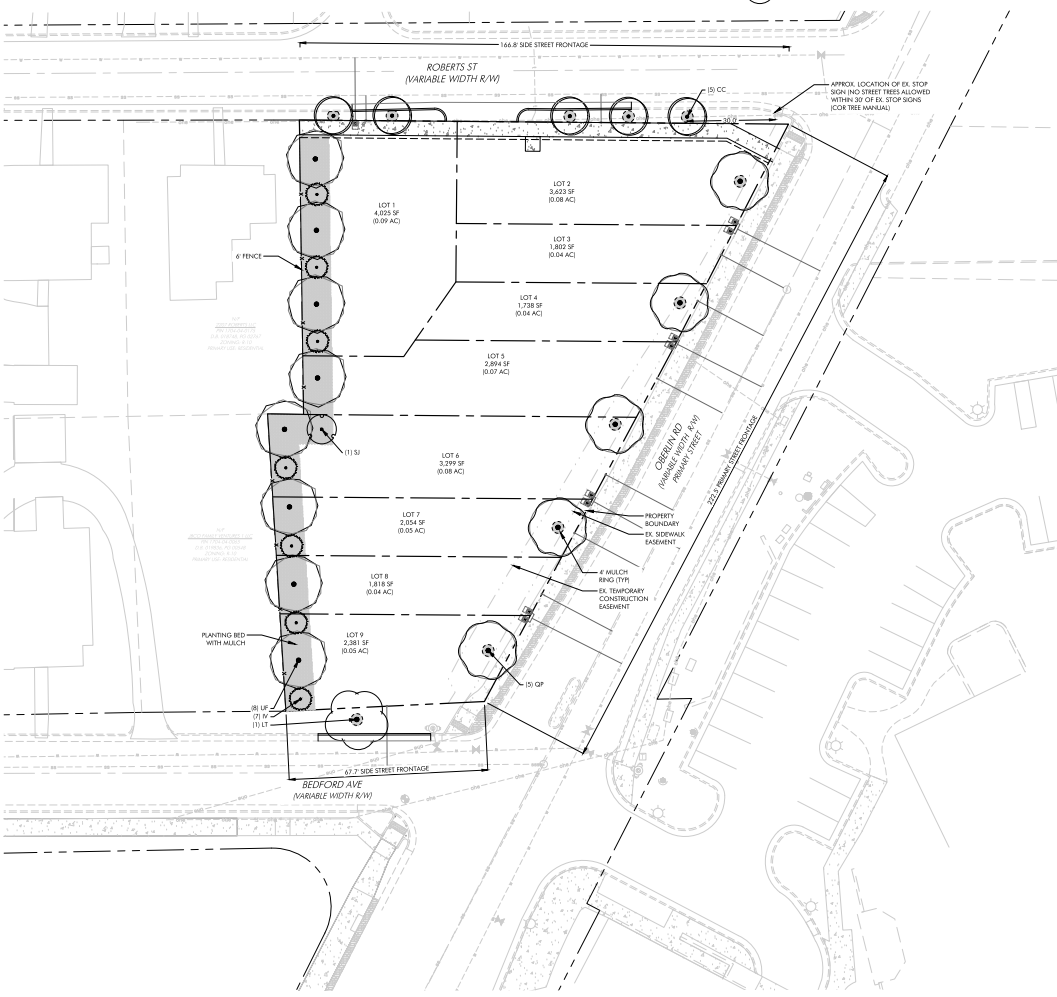
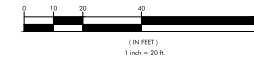
(QTY) PLANT CODE



**BEFORE YOU DIG
CALL 811 OR 1-800-632-4646
N.C. ONE-CALL CENTER
IT'S THE LAW!**



GRAPHIC SCALE



[illegible]

9. IF ANY UTILITIES ARE BEING INSTALLED IN OR NEAR ANY VEGETATION STREET TREES OR TREE CONSERVATION AREAS, CALL URBAN FORESTRY INSPECTOR TO RESOLVE PRIOR TO UTILITY INSTALLATION.
10. IF TREES CONFLICT WITH ANY UTILITIES OR SIGNS: CALL URBAN FORESTRY INSPECTOR TO RESOLVE BEFORE PLANTING.
11. ADJUST TREE PLANTING LOCATIONS TO AVOID EXISTING UNDERGROUND UTILITIES. PLANT 10' FROM ALL UNDERGROUND UTILITIES.
12. NO LIGHT POLES, UTILITIES OR TRANSFORMERS CAN BE INSTALLED IN TREE ISLANDS.

14. TREE PROTECTION MUST BE INSTALLED BY DEVELOPER AND INSPECTED BY URBAN FORESTRY INSPECTOR PRIOR TO STARTING ANY TREE DISTURBING ACTIVITIES ON SITE.
15. SHOW TREE PROTECTION FENCE AND TREES CONSERVATION AREAS ON EROSION CONTROL, GRADING AND LANDSCAPE PLAN SHEETS.
16. TREE CONSERVATION AREAS MUST BE RECORDED ON A FINAL PLAT PRIOR TO BUILDING PERMIT ISSUANCE.
17. THE AREA OF ANY EASEMENTS (WATER, SEWER, UTILITY, ETC.) CAN NOT BE COUNTED TOWARD THE TREE CONSERVATION REQUIREMENT.
18. NO TREE DISTURBING ACTIVITY SHALL TAKE PLACE IN DESIGNATED TREE CONSERVATION AREAS.

20. 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.

21. SOIL IN ALL PLANTING STRIPS OR ISLANDS, WHETHER EXISTING OR NEW (ON NEW OR RENOVATED SITES), MUST MEET THE MINIMUM 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.

23. TOPSOIL/PLANTING MIX SHALL HAVE AN ACIDITY RANGE OF PH 5.5-7.0 AND THE FOLLOWING COMPOSITION:

CLAY (RED CLAY, WELL PLUVERIZED)	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.

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 QUANTITY ESTIMATES ARE GIVEN AS AN AID FOR CLARIFICATION OF LIMITS OF THE WORK 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 CULTHARS AND/OR VARIETALS AS INDICATED ON THE CHECK FOR THE CONTRACTOR'S INSPECTION WITHOUT PRIOR APPROVAL OF LANDSCAPE ARCHITECT WILL BE REJECTED AND SHALL BE REPLACED BY THE CONTRACT AT NO EXTRA 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 NURSEYMEN, IN

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.

10. PROVIDE 4" THICKNESS MULCH AT ALL PLANTS AND PLANTING BEDS. MULCH SHALL BE SINGLE HAMMER

12. PLANTS SHALL BE SUBJECT TO REVIEW BY LANDSCAPE ARCHITECT AT NURSERY OR ON SITE PRIOR TO

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

TREES AND SHRUBS		TREES:	1 LB / INCH OF CALIPER
MARCH-MAY	10-10-10	SHRUBS:	$\frac{1}{2}$ LB / INCH HEIGHT
JUNE-OCTOBER	4-10-10		

SITE INSPECTION OF DRAINAGE. LANDSCAPE ARCHITECT MAY REQUIRE ADDITIONAL SUBSURFACE DRILLING FROM THE TREE PITS.

17. ALL UNDERGROUND UTILITIES SHALL BE LOCATED BEFORE DIGGING. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ALL DAMAGE OF UNDERGROUND OR OVERHEAD UTILITY LINES.

19. ALL PLANT MATERIALS AND INSTALLED LANDSCAPE SUPPLIES SHALL BE WARRANTED FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE OF THE PROJECT.

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 OF COMPLETION WILL BE FURNISHED TO THE LANDSCAPE ARCHITECT AND THE OWNER'S CONSTRUCTION REPRESENTATIVE.

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

*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 RECEIVED AND APPROVED BY OWNER AND LANDSCAPE ARCHITECT.



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

TPP-03