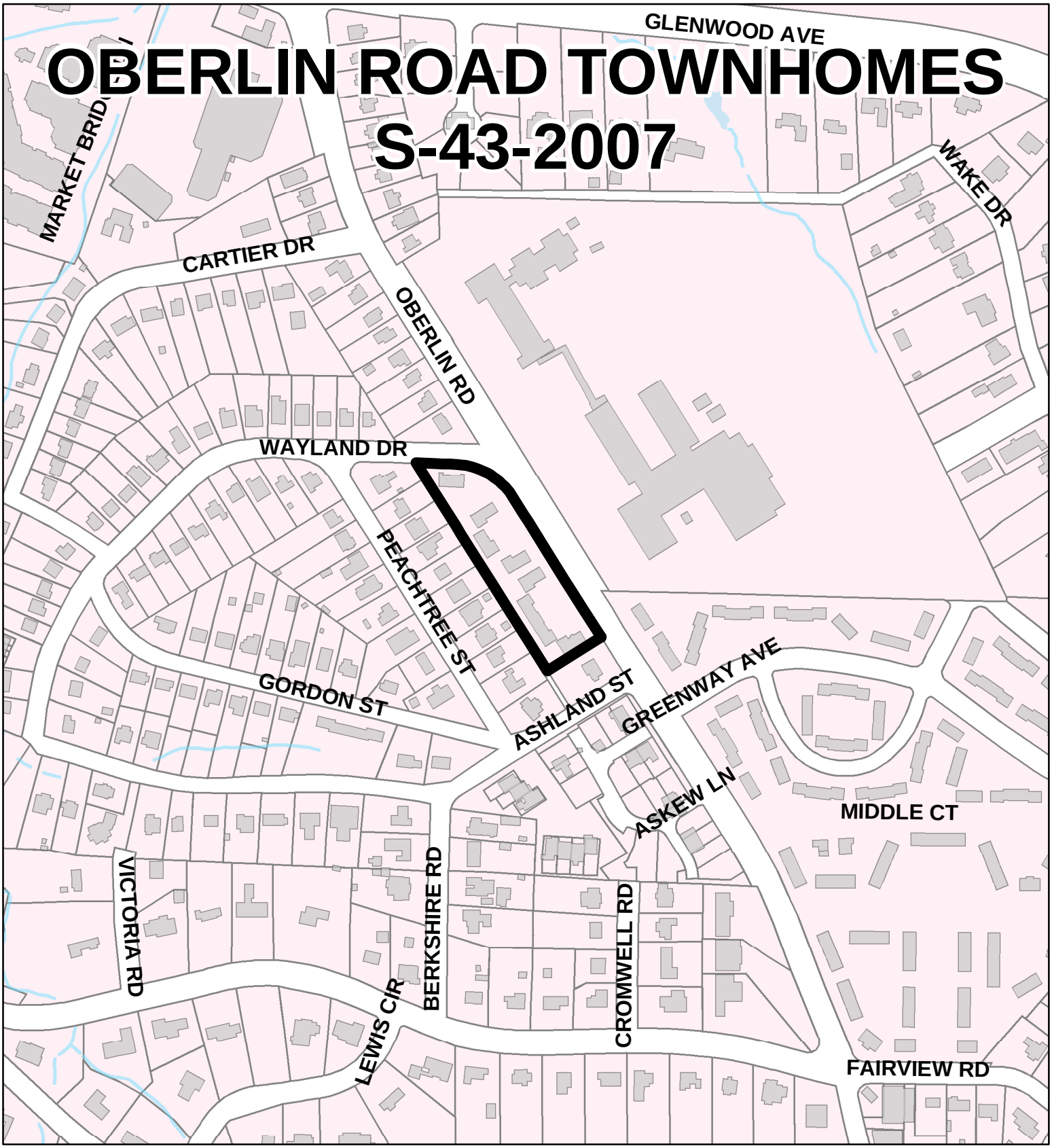
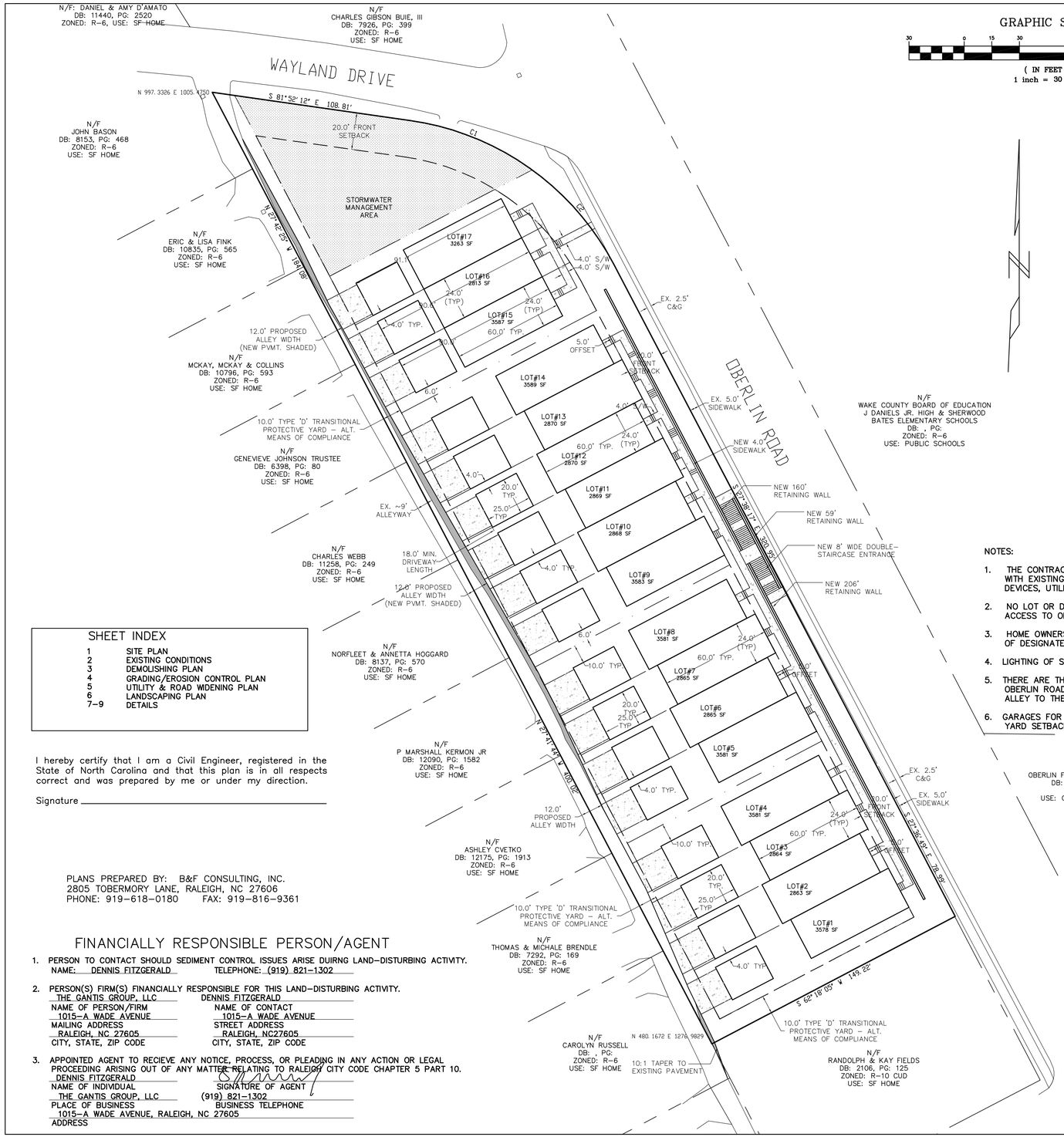


S-43-07 OBERLIN ROAD TOWNHOMES, 1.8 ACRES
17 LOTS, ZONED R-10, UNIVERSITY PLANNING DISTRICT
WADE CAC, PLANNER: J. BAKER (919) 516-2630
APPLICANT CONTACT: B & F CONSULTING (919) 618-0180,
BEAVER DAM- SOUTHWEST DRAINAGE BASIN

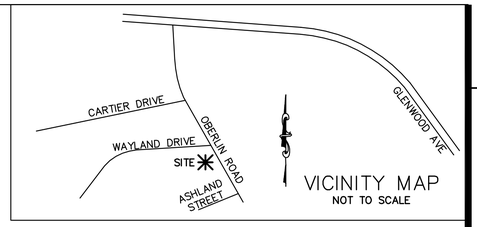
0 95 190 380 570 760
Feet



GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.



VICINITY MAP
NOT TO SCALE

SHEET INDEX

1	SITE PLAN
2	EXISTING CONDITIONS
3	DEMOLISHING PLAN
4	GRADING/EROSION CONTROL PLAN
5	UTILITY & ROAD WIDENING PLAN
6	LANDSCAPING PLAN
7–9	DETAILS

I hereby certify that I am a Civil Engineer, registered in the State of North Carolina and that this plan is in all respects correct and was prepared by me or under my direction.

Signature _____

PLANS PREPARED BY: B&F CONSULTING, INC.
2805 TOBERMORY LANE, RALEIGH, NC 27606
PHONE: 919–618–0180 FAX: 919–816–9361

FINANCIALLY RESPONSIBLE PERSON/AGENT

1. PERSON TO CONTACT SHOULD SEDIMENT CONTROL ISSUES ARISE DUIRNG LAND–DISTURBING ACTIVITY.
   NAME: DENNIS FITZGERALD TELEPHONE: (919) 821–1302

2. PERSON(S) FIRM(S) FINANCIALLY RESPONSIBLE FOR THIS LAND–DISTURBING ACTIVITY.

THE GANTIS GROUP, LLC	DENNIS FITZGERALD
NAME OF PERSON/FIRM	NAME OF CONTACT
1015–A WADE AVENUE	1015–A WADE AVENUE
MAILING ADDRESS	STREET ADDRESS
RALEIGH, NC 27605	RALEIGH, NC27605
CITY, STATE, ZIP CODE	CITY, STATE, ZIP CODE

3. APPOINTED AGENT TO RECIEVE ANY NOTICE, PROCESS, OR PLEADING IN ANY ACTION OR LEGAL PROCEEDING ARISING OUT OF ANY MATTER RELATING TO RALEIGH CITY CODE CHAPTER 5 PART 10.

DENNIS FITZGERALD	
NAME OF INDIVIDUAL	SIGNATURE OF AGENT
THE GANTIS GROUP, LLC	(919) 821–1302
PLACE OF BUSINESS	BUSINESS TELEPHONE
1015–A WADE AVENUE, RALEIGH, NC 27605	
ADDRESS	

NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR ANY CONFLICTS WITH EXISTING OR PROPOSED UTILITIES, TRAFFIC SIGNAL DEVICES, UTILITY POLES, STREET SIGNS, ETC.
2. NO LOT OR DWELLING UNIT SHALL HAVE DIRECT DRIVEWAY ACCESS TO OBERLIN ROAD..
3. HOME OWNERS COVENANTS TO PROHIBIT PARKING OUTSIDE OF DESIGNATED AREAS.
4. LIGHTING OF SITE PROVIDED BY EXISTING STREET AND ALLEY LIGHTS.
5. THERE ARE THREE STORIES FOR EACH TOWNHOME UNIT FACING OBERLIN ROAD, AND TWO STORIES FOR EACH UNIT FACING THE ALLEY TO THE REAR.
6. GARAGES FOR EACH UNIT ARE LOCATED WITHIN THE REAR–YARD SETBACK.

SUMMARY INFORMATION

DEVELOPMENT NAME:	OBERLIN ROAD TOWNHOMES
DEVELOPER/OWNER:	THE GANTIS GROUP, LLC 1015–A WADE AVENUE RALEIGH, NC 27605 PH: 919–821–1302 FAX: 919–834–2981
STREET ADDRESS:	2705 OBERLIN ROAD
WAKE COUNTY ID:	1705–10–3877
REGISTER OF DEEDS INFO:	DB 12142, PG 1629
ZONING DISTRICT:	R–10, INSIDE CITY LIMITS
TOTAL ACREAGE:	1.8 ACRES
TOTAL UNITS IN DEVELOPMENT:	17 TOWNHOMES
EXISTING DENSITY:	4 BUILDINGS PER ACRE
PROPOSED DENSITY:	17 UNITS IN 1.8 ACRES = 10 UNITS PER ACRE
BEDROOMS PER UNIT:	3 BEDROOMS PER UNIT
NUMBER OF STORIES:	3 STORIES PLUS ANGLED ROOF
BUILDING SIZE:	1,440 SF PER BUILDING <PER FLOOR> 500 SF PER GARAGE
LOT COVERAGE:	45% OF OVERALL SITE
PARKING REQUIRED:	43 SPACES AT 2.5 PER UNIT
PARKING PROVIDED:	68 TOTAL SPACES 2 CAR GARAGE PER UNIT 2 CAR DRIVEWAY PER UNIT

INFILL SUBDIVISION CALCULATIONS:

TOTAL PROPERTY PERIMETER:	1,381 LF
TOTAL PERIMETER NOT ALONG OBERLIN ROAD:	877 LF
TOTAL S.F. HOME PERIMETER:	877 LF
PERCENTAGE OF S.F. HOME ABUTMENT:	100%

(GREATER THAN 66% THEREFORE THE SITE IS AN INFILL SUBDIVISION – SEE DETAILED CALCULATIONS ON SHEET 6)

PUBLIC IMPROVEMENT QUANTITIES

PHASE NUMBERS	SINGLE PHASE
NUMBER OF LOTS	17 LOTS + STORMWATER MGMT.
LOT NUMBERS BY PHASE	1–17
NUMBER OF UNITS	17 TOWNHOME UNITS
LIVABLE BUILDINGS	17 TOWNHOME UNITS
OPEN SPACE	NO
NUMBER OF OPEN SPACE LOTS	NONE
PUBLIC WATER (LF)	0 LF
PUBLIC SEWER (LF)	0 LF
PUBLIC STREET (LF)	0 LF
PUBLIC SIDEWALK (LF)	0 LF

ADDITIONAL NOTES:

1. DOUBLE WHEELCHAIR RAMPS ARE TO BE INSTALLED AT ALL PUBLIC STREET INTERSECTIONS WHERE SIDEWALK IS REQUIRED. WHEN SIDEWALK IS NOT REQUIRED, CURB IS TO BE DEPRESSED AT ALL RAMP LOCATIONS AS SHOWN ON THIS PLAN.

2. THE MINIMUM CORNER CLEARANCE FROM THE CURB LINE OR EDGE OF PAVEMENT OF INTERSECTING STREETS SHALL BE AT LEAST TWENTY (20) FEET FROM THE POINT OF TANGENCY OF THE RADIUS CURVATURE, OR TWENTY (20) FEET FROM THE INTERSECTION OF RIGHT OF WAY LINES, WHICHEVER IS GREATER. THE RADIUS OF THE DRIVEWAY SHALL NOT ENCROACH ON THE MINIMUM CORNER CLEARANCE.

3. WITHIN THE AREA OF A DEFINED SIGHT TRIANGLE, THERE SHALL BE NO SIGHT OBSTRUCTING OR PARTLY OBSTRUCTING WALL, FENCE, SIGN, FOLIAGE, BERMING OR PARKED VEHICLES BETWEEN THE HEIGHTS OF TWENTY–FOUR (24) INCHES AND EIGHT (8) FEET ABOVE THE CURB LINE ELEVATION OR THE NEAREST TRAVELED WAY IF NO CURBING EXISTS.

4. ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.

GENERAL NOTES

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

THE CONTRACTOR SHALL CLEAR AND GRUB ENTIRE RIGHT OF WAY WITHIN 100' OF ALL INTERSECTIONS.

BOUNDARY AND TOPOGRAPHIC SURVEY COMPLETED BY SULLIVAN SURVEYING, DATED 8/1/2006. ADJACENT PROPERTY INFORMATION PROVIDED BY WAKE CO. GIS.

NO LOTS SHALL HAVE DIRECT ACCESS ONTO OBERLIN ROAD EXCEPT VIA ROADWAY AS SHOWN.

UTILITY INSTALLATIONS AND OTHER PUBLIC FACILITIES, INCLUDING SIDEWALKS AND HANDICAP RAMPS ARE TO BE CONSTRUCTED ON ALL STREETS AS SPECIFIED BY CITY CODE. THESE FACILITIES HAVE BEEN APPROVED BY THE CITY OF RALEIGH AND SHALL BE SO INSTALLED UNLESS A CHANGE IS AUTHORIZED BY WRITTEN APPROVAL. PUBLIC SANITARY SEWER EASEMENTS ARE TO BE RECORDED PRIOR TO FINAL ACCEPTANCE.

TRANSPORTATION SERVICES _____

PUBLIC UTILITIES _____

_____

CONSERVATION ENGINEER _____

B&F
CONSULTING
2805 Tobermory Lane
Raleigh, NC 27606
Phone No. (919) 618–0180

REVISIONS

NO.	DATE	DESCRIPTION

PROJECT INFORMATION

PROJECT MANAGER:	RJB
DESIGNED BY:	AJF
APPROVED BY:	RJB
FILE NAME:	BASE-20070509

PROJECT NAME

OBERLIN ROAD TOWNHOMES

WAKE COUNTY

DEVELOPER

THE GANTIS GROUP, LLC

1015-A WADE AVENUE
RALEIGH, N.C. 27605
(919) 821-1302

SHEET NAME

SITE PLAN

DRAWING SCALE

1" = 30'

DATE

MAY 9, 2007

SHEET NUMBER

1

PRELIMINARY - DO NOT USE FOR CONSTRUCTION