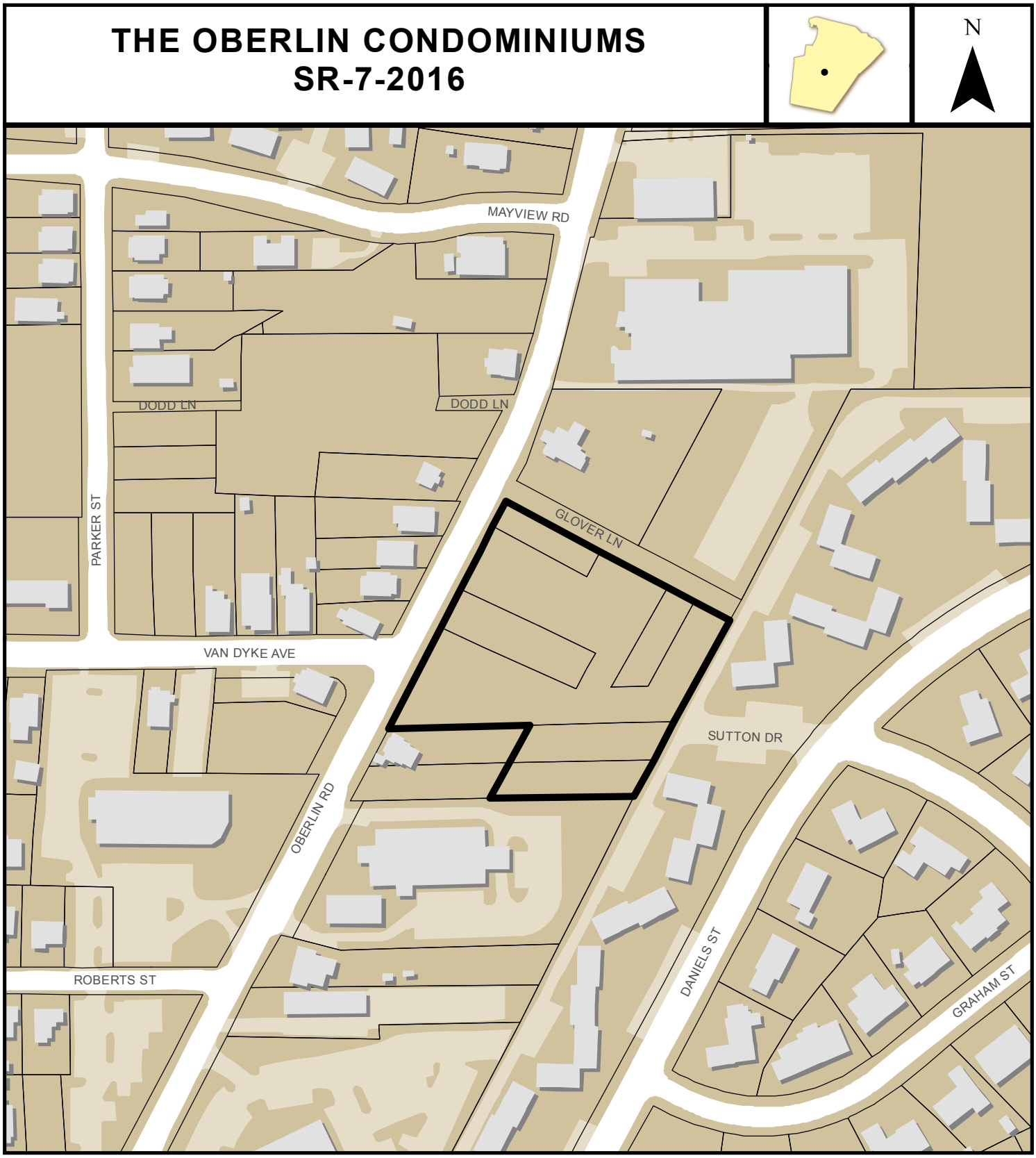
THE OBERLIN CONDOMINIUMS
SR-7-2016



Zoning: **RX-3-CU**
CAC: **Hillsborough**
Drainage Basin: **Pigeon House**
Acreage: **2.17**
Units: **24**

Planner: **Michael Walters**
Phone: **(919) 996-2636**
Applicant: **Kimberly Developmer Group LLC**
Phone: **(919) 271-6884**

Planning & Development

Development Services
Customer Service Center
One Exchange Plaza, Suite 400
Raleigh, NC 27601
Phone 919-996-2495
Fax 919-516-2685

Administrative Site Review Application
For UDO Districts Only

SR-7-16

When submitting plans, please check appropriate building type and include the Plan Checklist document.

Building Type		FOR OFFICE USE ONLY
☐ Detached ☐ Attached ☑ Apartment ☐ Townhouse	☐ General ☐ Mixed Use ☐ Open Lot	Transaction Number 460480 Assigned Project Coordinator Chip Assigned Team Leader Walters

Has your project previously been through the Due Diligence process? If yes, provide the transaction #

GENERAL INFORMATION

Development Name: The Oberlin Condominiums

Zoning District: RX-3-CU

Proposed Use: Residential Condominiums

Property Address(es): 904 Oberlin Road

Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:

P.I.N. Recorded Deed	P.I.N. Recorded Deed	P.I.N. Recorded Deed	P.I.N. Recorded Deed
1704-04-1407 ✓	1704-04-1531 ✓	1704-04-6518 ✓ 1704-04-6655 ✓	1704-04-6787 ✓ 1704-04-8636 ✓

What is your project type? ☐ Apartment ☐ Banks ☐ Elderly Facilities ☐ Hospitals ☐ Hotels/Motels ☐ Industrial Building ☐ Mixed Residential ☐ Non-Residential Condo ☐ Office ☐ Religious Institutions ☒ Residential Condo ☐ Retail ☐ School ☐ Shopping Center ☐ Single Family ☐ Telecommunication Tower ☐ Townhouse ☐ Cottage Court ☐ Other: If other, please describe:

WORK SCOPE

Per City Code Section 10.2.8.D.1, summarize the project work scope.

Site construction for residential condominiums

DESIGN ADJUSTMENT OR ADMIN ALTERNATE

Per City Code Chapter 8, summarize if your project requires either a design adjustment, or Section 10 - Alternate Administrative AE

CLIENT/DEVELOPER/ OWNER

Company	Name (s)	
Kimberly Development Group	Chad Stelmok	
Address: 7100 Six Forks Road, Suite 100, Raleigh, N. C. 27615		
Phone: 919-271-6884	Email: chad@kdgroupllc.com	Fax

CONSULTANT (Contact Person for Plans)

Company	Name (s)	
Blakely Design Group	B. Taylor Blakely	
Address: 700 Exposition Place, Ste 105, Raleigh, N. C. 27615		
Phone: 919-870-1868	Email: taylor@blakelydesign.net	Fax

DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)	
Zoning Information	**Building Information**
Zoning District(s) RX-3-CU	Proposed building use(s) Residential
If more than one district, provide the acreage of each	Existing Building(s) sq. ft. gross 0
Overlay District	Proposed Building(s) sq. ft. gross
Total Site Acres 2.17 Inside City Limits ☒ Yes ☐ No	Total sq. ft. gross (existing & proposed)
Off street parking Required 79 Provided 79	Proposed height of building(s) 34' 55' Stories 2 – 3
COA (Certificate of Appropriateness) case #	FAR (floor area ratio percentage)
BOA (Board of Adjustment) case # A-	Building Lot Coverage percentage (site plans only)
CUD (Conditional Use District) case # Z-36-14	Height of 1st Floor
Stormwater Information	
Existing Impervious Surface 0 acres/square feet	Flood Hazard Area ☐ Yes ☑ No
Proposed Impervious Surface 1.18 (acres)/square feet	**If Yes, please provide**
Neuse River Buffer ☐ Yes ☑ No Wetlands ☐ Yes ☑ No	Alluvial Soils Flood Study FEMA Map Panel #

FOR RESIDENTIAL DEVELOPMENTS	
1. Total # Of Apartment, Condominium or Residential Units 24	7. Open Space (only) or Amenity 10%
2. Total # Of Congregate Care Or Life Care Dwelling Units	8. Is your project a cluster unit development? ☐ Yes ☒ No
3. Total Number of Hotel Units	
4. Overall Total # Of Dwelling Units (1-6 Above) 24	
5. Bedroom Units 1br 2br 8 3br 4 4br or more 12	
6. Infill Development 2.2.7	

SIGNATURE BLOCK (Applicable to all developments)

In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed development plan as approved by the City.

I hereby designate B. Taylor Blakely to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf and to represent me in any public meeting regarding this application.

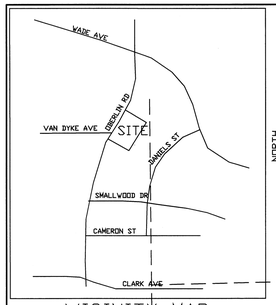
I/we have read, acknowledge and affirm that this project is conforming to all application requirements applicable with the proposed development use.

Signed _____ Date 2-4-16

Signed _____ Date

TO BE COMPLETED BY APPLICANT			TO BE COMPLETED BY CITY STAFF		
	YES	N/A	YES	NO	N/A
General Requirements					
1. Filing Fee for Plan Review – Payments may be made by cash, Visa, Master Card or check made payable to: City of Raleigh (No fee for Infill recombination)	☑		✓		
2. **Site Review** completed and signed by the property owner	☑		✓		
3. Client must complete and print page 1 and 2 of the **Site Review** to the plan cover sheet (not applicable for infill recombination) (Work Pgs 1	☑	☐	✓		
4. I have referenced the **Site Review** and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	☐		✓		
5. Provide the following plan sheets:	☐				

a) Cover sheet: includes general notes, owner's name, contact's name, telephone number, mailing address and email address	☑			✓	
b) Existing Conditions Sheet	☑	☐		✓	
c) Proposed Site Plan	☑			✓	
d) Proposed Grading and Stormwater Plan; Approach to Stormwater	☑			✓	
e) Proposed Utility Plan, including Fire	☑	☐		✓	
f) Proposed Tree Conservation Plan	☐	☑			✓
g) Proposed Landscaping Plan	☑	☐		✓	
h) Building elevations that show maximum height of buildings to be removed	☑	☐		✓	
i) Transportation Plan	☐	☑			✓
6. Ten (10) sets of proposed plans to engineering scale (1" = 20', 1" =100', etc.), and date of preparation. For re-submittals – include all revision dates	☑			✓	
7. Minimum plan size 18"x24" not to exceed 36"x42"	☑			✓	
8. A vicinity map no smaller/less than 1"=500' and no larger than 1"=1000' to the inch, showing the position of the plan with its relation to surrounding streets and properties, and oriented in the same direction as the preliminary plan	☑			✓	
9. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map	☑			✓	
10. Digital copy of only the plan and elevations. Label the CD with the plan name, case file number, and indicate how many times the plan has been resubmitted for review	☑			✓	
11. Wake County School Form, if dwelling units are proposed	☑	☐		✓	
12. Preliminary stormwater quantity and quality summary and calculations package	☑	☐		✓	
13. For secondary tree conservation areas, include two (2) copies of the tree cover report completed by a certified arborist, North Carolina licensed landscape architect, or North Carolina registered forester	☐	☑			✓



VICINITY MAP

0 20 40 60

GRAPHIC SCALE

NORTH
NC GRID (SPC 83/99)

LEGEND and NOMENCLATURE

SYMBOLS

- Ex. iron pipe/rod or nail
- Ex. concrete monument
- New iron pipe
- Calculated point
- Cable pedestal
- Telephone pedestal
- Electric pedestal
- Fiber-optic marker
- Traffic signal box
- Water meter
- Fire hydrant
- Valve (water or gas)
- Sanitary sewer manhole
- Sanitary sewer cleanout
- Storm curb inlet
- Drainage inlet (w/ grate)
- Storm drain manhole
- Utility pole
- Lamp post
- Signal pole
- Guy wire
- Sign post

LINETYPES

- X — Fence
- OU — Overhead utility
- W — Water
- SS — Sanitary sewer
- SD — Storm drain

ABBREVIATIONS

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PB or BM	Plat Book / Book of Maps
N/F	Now or formerly
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SF	Square feet
Ac.	Acres
R/W	Right-of-way
NCSR	North Carolina State Route
NCDOT	North Carolina Dept. of Transportation
R/W	Right-of-way
Ex.	Existing
RCP	Reinforced concrete pipe
PVC	Polyvinyl chloride pipe
(M)	Measured
(P)	Platted
(D)	Deed

EX. SSMH
RIM: 415.47'
IN: 409.27'
OUT: 409.07'

RELOCATE POWER POLE

EXISTING FIRE/HYDRANT TO BE RELOCATED

JOHN V. TURNER, HEIRS
PIN: 1704-04-7888
ZONE R-6
EXIST HOUSE

S 62°44'48" E 132.00'

EX. GRAVEL DRIVE

PIN: 1704-04-6787
4,561 S.F. - 0.10 AC.

N 63°33'46" W 131.99'
OLD LOT LINE

THE FAMILY VIOLENCE PREVENTION CENTER, INC.
DB 12381, PG 596
PIN: 1704-05-9053
ZONE OX-3-PL
EXIST. BUILDING

L9(TIE)

GLOVER LANE
EX. 25' PUBLIC R/W

L8 (TIE)

L5 L6 L7 L10

N 27°48'09" E 84.98'

EX. SIDEWALK

L3

OBERLIN ROAD
PUBLIC R/W VARIES

L4

L2

L1

PART OF PIN: 1704-04-6518
23,507 S.F. - 0.54 AC.

S 63°32'2" E 183.80'
OLD LOT LINE

N 27°12'55" E 144.53'

PIN: 1704-04-6655
9,592 S.F. - 0.22 AC.

N 29°22'5" E 153.16'
OLD LOT LINE

PIN: 1704-04-8636
5,442 S.F. - 0.12 AC.

S 28°37'04" W 135.67'
OLD LOT LINE

S 27°46'41" W 148.31'

EX. SSMH
RIM: 418.88'
IN: 413.88'
OUT: 413.88'

VAN DYKE AVE.
PUBLIC R/W VARIES

EX. SSMH
RIM: 417.73'
IN(W): 412.98'
IN(SW): 412.23'
OUT: 412.13'

RELOCATE POWER POLE

EXIST. 6" PVC SAN. SEWER

EXIST. 8" CAST IRON WATER

SIDEWALK

N 63°32'07" W 178.32'
OLD LOT LINE

L17

L14 L15 L16

PART OF PIN: 1704-04-6518
18,747 S.F. - 0.43 AC.

PART OF PIN: 1704-04-6518
13,700 S.F. - 0.31 AC.

OLD LOT LINE L13

S 89°58'10" W 180.07'

S 89°37'23" W 110.92'
OLD LOT LINE

L12 L7

SUTTON DRIVE

CONTROL CORNER
N: 744,540.72
E: 2,100,496.59

CITY OF RALEIGH
DB 15420, PG 2241
PIN: 1704-04-5541
ZONE OX-3
HOUSE

HISTORIC HOUSE

PIN: 1704-04-7531
7,952 S.F. - 0.18 AC.

L21 L20 L11

S 89°22'50" W 180.40'

S 89°30'14" W 177.88'
OLD LOT LINE

EX. CATCH BASIN
TOP: 408.31'
INV.OUT(SE): 402.51'

CAMERON VILLAGE CONDOMINIUMS, II
DB 3426, PG 286
PIN: 1704-04-9530
ZONE RX-3
CONDOMINIUMS

CITY OF RALEIGH
DB 15951, PG 597
PIN: 1704-04-5427
ZONE OX-3
HOUSE

L22 L19

PIN: 1704-04-7407
8,134 S.F. - 0.19 AC.

L18

EX. CATCH BASIN
TOP: 406.62'
INV.IN(NW): 399.92'
INV.OUT(ESE): 399.72'

S 89°13'17" W
175.13'(TIE)

S 89°20'09" W 180.28'

DANIELS STREET
PUBLIC R/W VARIES

OBERLIN BAPTIST CHURCH
DB 2387, PG 86
BM 2006, PG 2010
PIN: 1704-04-5385
ZONE R-6-CU
EXISTING CHURCH

LINE TABLE

LINE	LENGTH	BEARING
L1	7.85	N 64°27'20" W
L2	52.49	N 27°30'53" E
L3	35.50	N 27°57'15" E
L4	33.62	S 86°2'26" W
L5	53.93	S 63°7'18" E
L6	37.38	S 60°50'20" E
L7	37.16	S 62°5'50" E
L8	22.02	N 9°30'15" E
L9(TIE)	48.01	S 62°4'31" E
L10	63.63	S 62°13'8" E
L11	58.46	S 31°20'52" W
L12	70.14	S 89°11'28" W
L13	82.87	S 74°36'20" E
L14	29.86	S 29°14'9" W
L15	41.27	N 86°13'27" W
L16	42.28	N 86°29'58" W
L17	52.48	N 29°18'18" E
L18	53.07	S 31°6'29" W
L19	64.81	N 32°57'34" E
L20	50.72	N 28°23'3" E
L21	52.50	S 27°43'50" W
L22	52.51	S 27°51'48" W

[redacted]

BLAKELY DESIGN GROUP
Landscape Architecture Site Planning
700 Exposition Place, Suite 105, Raleigh, North Carolina 27615
Telephone (919) 870-1868 Fax (919) 870-0752
E-Mail - taylor@blakelydesign.net

EXISTING CONDITIONS PLAN

THE OBERLIN

904 OBERLIN ROAD, RALEIGH, N.C.

DATE	FEB 2,16
SCALE	1"=20'
DRAWN	BTB
JOB NO.	
REVISIONS	
SHEET	EX.0

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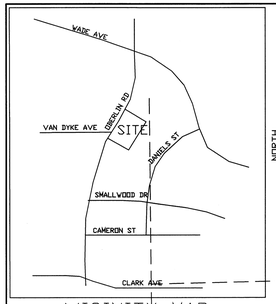

VICINITY MAP

0 20 40 60

GRAPHIC SCALE

NORTH
NC GRID (SPC 83/96)

LEGEND and NOMENCLATURE

SYMBOLS

- Ex. iron pipe/rod or nail
- Ex. concrete monument
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- Calculated point
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- Telephone pedestal
- Electric pedestal
- Fiber-optic marker
- Traffic signal box
- Water meter
- Fire hydrant
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- Storm curb inlet
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- Utility pole
- Lamp post
- Signal pole
- Guy wire
- Sign post

LINETYPES

- X — Fence
- OU — Overhead utility
- W — Water
- SS — Sanitary sewer
- SD — Storm drain

ABBREVIATIONS

DB	Deed Book
PB or BM	Plat Book / Book of Maps
N/F	Now or formerly
Pg.	Page
SF	Square feet
Ac.	Acres
R/W	Right-of-way
NCSR	North Carolina State Route
NCDOT	North Carolina Dept. of Transportation
R/W	Right-of-way
Ex.	Existing
RCP	Reinforced concrete pipe
PVC	Polyvinyl chloride pipe
(M)	Measured
(P)	Platted
(D)	Deed

NOTES

1. BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM MAP PREPARED BY NEWCOMB LAND SURVEYING AND DATED SEPTEMBER, 2015
2. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT CITY OF RALEIGH STANDARDS, SPECIFICATIONS AND DETAILS.
3. CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS FOR CONSTRUCTION SHOWN ON THESE PLANS.
4. ALL DIMENSIONS AND STAKING POINT LOCATIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
5. ANY WORK SHOWN ON THESE PLANS THAT IS FOUND TO BE IN CONFLICT WITH THE CITY OF RALEIGH ZONING AND SETBACK REQUIREMENTS SHALL BE IMMEDIATELY REPORTED TO THE LANDSCAPE ARCHITECT FOR ADJUSTMENT
6. LOCATIONS FOR EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO SAME.
7. CONTRACTOR SHALL AT ALL TIMES MAINTAIN ADEQUATE SAFETY MEASURES, ACTIVITIES, AND BARRICADES FOR THE PROTECTION OF ALL PERSONS IN OR ABOUT THE LOCATION OF THE SITE.
8. CONTRACTOR SHALL PAINT SYMBOLS, INSTALL SIGNS AND CONSTRUCT NECESSARY RAMPS, AS PER THE NORTH CAROLINA STATE BUILDING CODE, FOR ALL HANDICAP PARKING SPACES AS NOTED ON PLAN.
9. CONTRACTOR SHALL DELINEATE PARKING SPACE LINES, HANDICAP SYMBOLS, DIRECTIONAL ARROWS, LANE MARKINGS, "STOP" MESSAGES, ETC. AS SHOWN ON THE PLANS WITH TRAFFIC MARKING PAINT ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS. USE WHITE PAINT.
10. CALL NORTH CAROLINA ONE CALL CENTER @ 1-800-632-4949 BEFORE DIGGING.
11. DENUDED AREA IS 2.17 ACRES.
12. THIS SITE IS NOT WITHIN A 100 YEAR FLOODWAY FRINGE AREA.
13. SITE MUST BE STABILIZED AND SEEDED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.

SITE DATA

TOTAL LOT SIZE (7 EXIST. LOTS TO BE RECOMBINED INTO 4 LOTS)	94,525 S.F. 2.17 ACRES 82,942 S.F.-1.95 ac. after r/w ded.
ZONE	RX-3-CU
EXISTING USE	VACANT LOTS
PROPOSED USE	RESIDENTIAL CONDOS
PROPOSED BUILDING SIZE	4 BUILDINGS 24 UNITS
PROPOSED BUILDING HEIGHT	FRONT 2 STORY : REAR 3 STORY
PARKING REQUIRED	79 SPACES
8 - 2 BR UNITS x 2 SPACES = 16 SPACES = 16 spaces 4 - 3 BR UNITS x 3 SPACES = 12 SPACES = 12 spaces 12 - 4 BR UNITS x 4 SPACES = 48 SPACES = 48 spaces	visitor pk (1/10 units = 3 sp.
PARKING PROPOSED (INCL. HC.)	79 SPACES
VEHICULAR USE AREA	16,942 S.F.
IMPERVIOUS AREA	51,400 S.F. 1.18 ac.
LANDSCAPE AREA	33,542 S.F.
OUTDOOR AMENITY SPACE (required 10%)	8,294 S.F.
OUTDOOR AMENITY SPACE (provided 10%)	8,434 s.f.
DENUDED AREA	94,525 S.F. 2.17 AC.
WAKE COUNTY P.I.N.	1704-04-7407, 1704-04-7531 1704-04-6518, 1704-04-6655, 1704-04-6787, 1704-04-8636
OWNER	KIMBERLY DEVELOPMENT 7100 SIX FORKS ROAD, S 100 RALEIGH, N. C. 27615 (919) 271-6884

JOHN V. TURNER, HEIRS
PIN: 1704-04-7888
ZONE R-6
EXIST HOUSE

THE FAMILY VIOLENCE PREVENTION CENTER, INC.
DB 12381, PG 596
PIN: 1704-05-9053
ZONE OX-3-PL
EXIST. BUILDING

EX. SSMH
RIM: 415.47'
IN: 409.27'
OUT: 409.07'

RELOCATE POWER POLE

EXISTING FIRE/HYDRANT TO BE RELOCATED

PROVIDE 1/2 OF 27' B/B STREET W/ 6' SIDEWALK & 1/2 OF 55' R/W

EX. CENTERLINE

NEW EDGE OF PAVEMENT

EX. GRAVEL DRIVE

NEW R/W 1/2 OF 55'

6' SIDEWALK

S 62°44'48" E 132.00'(M)

4' WROUGHT IRON FENCE W/ BRICK PIERS 16' O.C.

N 27°48'09" E 84.98'

BUILDING 1
PROPOSED
2 STORY RESIDENTIAL
5 - UNITS

16 PARK SP. UNDERNEATH

NEW LOT 1

119.33'

70.33'

GLOVER LANE
EX. 25' PUBLIC R/W

OBERLIN ROAD
PUBLIC R/W VARIES

PROPOSED R/W LINE 1/2 OF 80'

NEW LOT LINE

BUILDING 2
PROPOSED
2 STORY RESIDENTIAL
5 - UNITS

13 PARK SP. UNDERNEATH
NEW LOT 2

BUILDING 3
PROPOSED
3 STORY RESIDENTIAL
7 - UNITS

16 PARK SP. UNDERNEATH
NEW LOT 3

N 27°12'35" E 144.33'

EX. SSMH
RIM: 418.88'
IN: 413.88'
OUT: 413.88'

VAN DYKE AVE.
PUBLIC R/W VARIES

EX. SSMH
RIM: 417.73'
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IN(SW): 412.23'
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EXIST. 8" CAST IRON WATER

SIDEWALK

NEW R/W LINE

S 89°58'10" W 180.07'

PROVIDE 15' x 20' TRANSIT EASE.

CONTROL CORNER
N: 744,540.72
E: 2,100,496.59

HISTORIC HOUSE

CITY OF RALEIGH
DB 15420, PG 2241
PIN: 1704-04-5541
ZONE OX-3
HOUSE

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S 89°13'17" W
175.13'(TIE)

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DB 2387, PG 86
BM 2006, PG 2010
PIN: 1704-04-5385
ZONE R-6-CU
EXISTING CHURCH

4' WROUGHT IRON FENCE W/ BRICK PIERS 16' O.C.

S 89°20'09" W 180.28'

BUILDING 4
PROPOSED
7 - UNITS

13 PARK SP. UNDERNEATH
NEW LOT 4

SUTTON DRIVE

CAMERON VILLAGE CONDOMINIUMS, II
DB 3426, PG 286
PIN: 1704-04-9530
ZONE RX-3
CONDOMINIUMS

EX. CATCH BASIN
TOP: 408.31'
INV.OUT(SE): 402.51'

EX. CATCH BASIN
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PUBLIC R/W VARIES

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L8	22.02	N 9°30'15" E
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L18	53.07	S 31°6'29" W
L19	54.81	N 32°57'34" E
L20	50.72	N 28°23'3" E
L21	52.50	S 27°43'50" W
L22	52.51	S 27°51'48" W

PRELIMINARY NOT FOR CONSTRUCTION

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

BLAKELY DESIGN GROUP
Landscape Architecture Site Planning
700 Exposition Place, Suite 105, Raleigh, North Carolina 27615
Telephone (919) 870-1868 Fax (919) 870-0752
E-Mail - taylor@blakleydesign.net

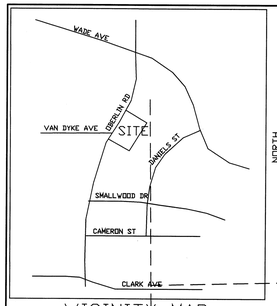
SITE PLAN

THE OBERLIN

904 OBERLIN ROAD, RALEIGH, N.C.

DATE	FEB 2,16
SCALE	1"=20'
DRAWN	BTB
JOB NO.	
REVISIONS	
SHEET	C1.0

C:\Documents and Settings\Taylor Blakely\My Documents\STELMOK KIMBERLY DEV\Oberlin Road\OBERLIN SITE 1-18-16.dwg, SITE PLAN C1.0, 2/2/2016 1:34:08 PM, 1:1



VICINITY MAP

LEGEND and NOMENCLATURE

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- Fiber-optic marker
- Traffic signal box
- Water meter
- Fire hydrant
- Valve (water or gas)
- Sanitary sewer manhole
- Sanitary sewer cleanout
- Storm curb inlet
- Drainage inlet (w/ grate)
- Storm drain manhole
- Utility pole
- Lamp post
- Signal pole
- Guy wire
- Sign post

LINETYPES

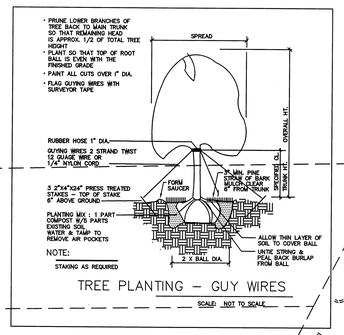
- X — Fence
- OU — Overhead utility
- W — Water
- SS — Sanitary sewer
- SD — Storm drain

ABBREVIATIONS

DB	Deed Book
PB or BM	Plat Book / Book of Maps
N/F	Now or formerly
Pg.	Page
SF	Square feet
Ac.	Acres
R/W	Right-of-way
NCSR	North Carolina State Route
NCDOT	North Carolina Dept. of Transportation
R/W	Right-of-way
Ex.	Existing
RCP	Reinforced concrete pipe
PVC	Polyvinyl chloride pipe
(M)	Measured
(P)	Platted
(D)	Deed

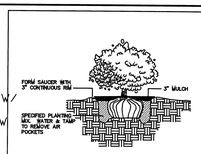
GRAPHIC SCALE 0 20 40 60

NORTH NC GRID (SPC 83/99)



TREE PLANTING – GUY WIRES

SCALE: NOT TO SCALE



SHRUB PLANTING

SCALED: NOT TO SCALE

PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	REMARKS
CE	ULMUS PARVIFOLIA	CHINESE ELM	3" CAL.	16	12' MIN. HT. B. & B.
RM	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2" CAL.	7	8' MIN. HT. B. & B.
RB	BETULA NIGRA	RIVER BIRCH	2" CAL.	5	8' MIN. HT. B. & B.
JA	PRUNUS MUME 'PEGGY CLARKE'	JAPANESE APRICOT	2" CAL.	2	8' MIN. HT. B. & B.
JC	CRYPTOMERIA JAPONICA	JAPANESE CEDAR	2" CAL.	22	8' MIN. HT. B. & B.
JM	ACER PALMATUM 'BLOODGOOD'	JAPANESE MAPLE	6' HT.	2	6' MIN. HT. B. & B.
CM	LAGERSTROEMIA INDICA 'TUSCARORA'	CRAPE MYRTLE	8' HT.	8	8' MIN. HT. B. & B.
BB	BERBERIS THUNBERGI 'CRIMSON PYGMY'	JAPANESE BARBERRY	18" HT.	9	18" MIN. HT. CONT.
NSH	ILEX x NELLIE R. STEVENS	NELLIE R. STEVENS HOLLY	4' HT.	12	4' MIN. HT. CONT.
NPH	ILEX CORNUTA 'NEEDLEPOINT'	NEEDLEPOINT HOLLY	18" HT.	32	18" MIN. HT. CONT.
C	CAMELLIA SASANQUA " YULETIDE"	YULETIDE SASANQUA CAMELLIA	3' HT.	55	36" MIN. HT. CONT.
DYH	ILEX VOMITORIA 'BORDEAUX'	DWARF YAUPON HOLLY	18" HT.	45	18" MIN. HT. CONT.
LOR	LOROPETALUM CHINENSE "RUBY"	RUBY CHINESE FRINGE FLOWER	18" HT.	97	18" MIN. HT. CONT.
OL	PRUNUS LAUROCERASUS "OTTO LUYKEN"	OTTO LUYKEN LAUREL	18" HT.	57	18" MIN. HT. CONT.
IH	RAPHIOLEPIS UMBELLATA "ELEANOR TABOR"	INDIAN HAWTHORN	18" HT.	54	18" MIN. HT. CONT.
AR	THUJA OCCIDENTALIS "EMERALD"	EASTERN ARBORVITAE	4' HT.	63	48" MIN. HT. CONT.

PLANTING NOTES & SPECIFICATIONS

1. ALL TREES AND SHRUBS HAVE BEEN LOCATED WITH RESPECT TO PROPOSED OR EXISTING FACILITIES.
2. VERIFICATION OF TOTAL QUANTITIES AS SHOWN IN THE PLANT LIST SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
3. ALL TREES, SHRUBS AND OTHER PLANTS SHALL CONFORM TO ACCEPTED STANDARDS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
4. ALL SAUCERS SHALL BE SOAKED WITH WATER AND MULCHED IMMEDIATELY FOLLOWING PLANTING.
5. PRUNING – THIN BRANCHES AND FOLIAGE OF DECIDUOUS TREES ONLY ALL END TIPS) BY 1/3, RETAINING NATURAL PLANT SHAPE. NEVER CUT A LEADER.
6. ALL PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS IT BORE TO PREVIOUS EXISTING GRADE. PLANT ALL AZALEAS AND RHODODENDRON WITH 1/3 OF ROOT BALL ABOVE GRADE.
7. ALL ROOT BALLS REMOVED FROM CONTAINERS SHALL BE SCARIFIED PRIOR TO BACKFILLING.
8. MULCH ALL DISTURBED AREAS AND PLANT BEDS WITH 3" OF CLEAN PINE NEEDLES.
9. ALL ABOVE GROUND UTILITY DEVICES TO BE SCREENED WITH NEEDLEPOINT HOLLIES OR EQUAL EVERGREEN, BY THE LANDSCAPE CONTRACTOR.

LANDSCAPE CALCULATIONS

STREET YARD (OBERLIN) / 316 l.f.– 25 l.f. driveway = 291 l.f.
TREES REQUIRED (1/40 l.f.) = 8– 3" CAL. TREES
TREES EXISTING 0 TREES
TREES PROPOSED 8– 3" CAL. TREES

STREET YARD (GLOVER) 323 l.f.– 25 l.f. driveway = 298 l.f.
TREES REQUIRED (1/40 l.f.) = 8– 3" CAL. TREES
TREES EXISTING 0 TREES
TREES PROPOSED 8– 3" CAL. TREES

VEHICULAR SURFACE AREA 16,942 s.f.
TREES REQUIRED (1/2000 S.F.) 9 TREES
TREES EXISTING 0 TREES
TREES PROPOSED 16 TREES
SHRUBS REQUIRED (1/500 S.F.) 34 SHRUBS
SHRUBS EXISTING 0 SHRUBS
SHRUBS PROPOSED 91 SHRUBS

EX. SSMH
RIM: 415.47'
IN: 409.27'
OUT: 409.07'

RELOCATE POWER POLE

EXISTING FIRE HYDRANT TO BE RELOCATED

JOHN V. TURNER, HEIRS
PIN: 1704-04-7888
ZONE R-6
EXIST HOUSE

PROVIDE 1/2 OF 27' B/B STREET W/ 6' SIDEWALK & 1/2 OF 55' R/W

EX. CENTERLINE

new edge of pavement

EX. GRAVEL DRIVE

S 27°48'48" E 132.86'

4' SIDEWALK

THE FAMILY VIOLENCE PREVENTION CENTER, INC.
DB 12381, PG 596
PIN: 1704-05-9053
ZONE OX-3-PL
EXIST. BUILDING

GLOVER LANE
EX. 25' PUBLIC R/W

L9(TIE)

L8 (TIE)

L6

L5

CE=6

BUILDING 1
PROPOSED
2 STORY RESIDENTIAL
5 - UNITS

16 PARK SP. UNDERNEATH

4' WROUGHT IRON FENCE W/ BRICK PIERS 16' O.C.

N 27°48'09" E 84.88'

OBERLIN ROAD
PUBLIC R/W VARIES

EX. SIDEWALK

L2

L1

PROPOSED R/W LINE 2' OFF

N 27°12'38" E 144.33'

BUILDING 2
PROPOSED
2 STORY RESIDENTIAL
5 - UNITS

13 PARK SP. UNDERNEATH

PROPOSED OUTDOOR AMENITY SPACE
8,434 S.F.

BUILDING 3
PROPOSED
3 STORY RESIDENTIAL
7 - UNITS

16 PARK SP. UNDERNEATH

SUTTON DRIVE

EX. SSMH
RIM: 418.88'
IN: 413.88'
OUT: 413.88'

VAN DYKE AVE.
PUBLIC R/W VARIES

EX. SSMH
RIM: 417.73'
IN(NW): 412.98'
IN(SW): 412.23'
OUT: 412.13'

RELOCATE POWER POLE

EXIST. 6" PVC SAN. SEWER

EXIST. 8" CAST IRON WATER

SIDEWALK

PROVIDE 15' x 20' TRANSIT EASE.

S 89°58'14" W 180.60'

CONTROL CORNER
N: 744,540.72
E: 2,100,496.59

HISTORIC HOUSE

CITY OF RALEIGH
DB 15420, PG 2241
PIN: 1704-04-5541
ZONE OX-3
HOUSE

S 89°22'50" W 180.40'

CITY OF RALEIGH
DB 15951, PG 597
PIN: 1704-04-5427
ZONE OX-3
HOUSE

L22

L21

L20

L19

S 89°13'17" W
175.13'(TIE)

S 89°20'09" W 180.28'

OBERLIN BAPTIST CHURCH
DB 2387, PG 86
BM 2006, PG 2010
PIN: 1704-04-5385
ZONE R-6-CU
EXISTING CHURCH

4' WROUGHT IRON FENCE W/ BRICK PIERS 16' O.C.

CAMERON VILLAGE CONDOMINIUMS, II
DB 3426, PG 286
PIN: 1704-04-9530
ZONE RX-3
CONDOMINIUMS

EX. CATCH BASIN
TOP: 408.31'
INV.OUT(SE): 402.51'

EX. CATCH BASIN
TOP: 406.62'
INV.IN(NW): 399.92'
INV.OUT(ESE): 399.72'

DANIELS STREET
PUBLIC R/W VARIES

PRELIMINARY NOT FOR CONSTRUCTION

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

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E-Mail taylor@blakelydesign.net

THE OBERLIN

904 OBERLIN ROAD, RALEIGH, N.C.

LANDSCAPE PLAN

DATE	FEB 2,16
SCALE	1"=20'
DRAWN	BTB
JOB NO.	
REVISIONS	

SHEET C3.0

C:\Documents and Settings\Taylor Blakely\My Documents\STELMOK KIMBERLY DEV\Oberlin Road\OBERLIN SITE 1-18-16.dwg, LANDSCAPE PLAN C3.0, 2/2/2016 1:35:03 PM, 1:1