Zoning: **RX-3 w/SRPOD**  
CAC: **Wade**  
Drainage Basin: **Rocky Branch**  
Acreage: .63  
Number of Lots: 12

Planner: **Martha Lobo**  
Phone: (919) 996-2664

Applicant: **Rob Caudle**  
Phone: (919) 469-3340
ADMINISTRATIVE APPROVAL ACTION
Chamberlain Townhomes: S-63-17,
Transaction# 528504, AA# 3699

LOCATION:
This site is located at the southeast corner of the intersection of Clark Avenue and Chamberlain Street. The following addresses and PIN numbers identify the site: 220 Chamberlain Street/0794923368, 216 Chamberlain Street/0794923363, 2307 Clark Avenue/0794924356, 2305 Clark Avenue/0794925305.

REQUEST:
Development of a 0.63 acre tract for 11 townhome lots with 2 common area lots. The site is zoned Residential Mixed Use (RX-3) in a Special Residential Parking Overlay District (SRPOD).

DESIGN ADJUSTMENT(S)/ALTERNATES, ETC:
One Administrative Alternate has been approved by the Planning Director for this project, noted below.

1. An Administrative Alternate to UDO Section 7.1.2 Parking Requirements for Multi-unit living was approved. The approval permits a reduction in required parking by 1 visitor space.

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 submitted by Rob Caudle of WithersRavenel.

CONDITIONS OF APPROVAL and NEXT STEPS:

Note: This document must be applied to the second sheet of all future submittals with the exception of final plats.

PRIOR TO THE ISSUANCE OF ANY SITE PERMITS OR APPROVAL OF CONCURRENT REVIEW PROCESS, WHICHEVER IS APPLICABLE:

ENGINEERING
1. Next Step: A right-of-way obstruction permit must be obtained from Right-of-way Services prior to the commencement of any construction activities within the right-of-way.

STORMWATER
2. Plans for the shared stormwater devices shall be submitted to the Development Services Department and approved by the Engineering Services Department;

3. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved by the Stormwater Engineer in compliance with Part 10A Chapter 9 of the Unified Development Ordinance.

4. In accordance with Part 10A Section 9.4.4 of the Unified Development Ordinance, a surety equal to the cost of clearing, grubbing and reseeding a site, shall be paid to the City.

5. A nitrogen offset payment must be made to a qualifying mitigation bank;
6. A design exception approved by the Engineering Services Director is required for retaining walls to be located within proposed Private Drainage Easements

URBAN FORESTRY
7. Obtain required stub and tree impact permits from the City of Raleigh.

PRIOR TO AUTHORIZATION TO RECORD LOTS:

GENERAL
1. The City form document entitled Declaration of City of Raleigh Required City Code Provisions for Developments with Common Elements and Common Expenses shall be approved by the City and recorded with the county register of deeds office where the property is located and a copy of the recorded document shall be provided to the City by the end of the next business day following the recordation of the final plat; further recordings and building permit authorization will be withheld if the recorded document is not provided to the City.

2. A demolition permit shall be issued and this building permit number be shown on all maps for recording.

3. Next Step: Concurrent Review Plans for public infrastructure and site grading shall be approved by the City of Raleigh, including obtaining stub permits, tree impact permit and a street lighting plan, if applicable.

ENGINEERING
4. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and shown on the map approved for recordation.

5. A 5’ general utility easement and associated deed of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one (1) day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within 14 days from authorization of lot recordation. If a recorded copy of the documents are not provided within this 14 day period, further recordings and building permit issuance may be withheld.

6. A cross access agreement among the proposed lots 1 thru 12 shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded cross access easement shall be returned to the Development Services Department within 1 day of lot recordation. A recorded copy of these documents shall be provided to the Development Services Department within 14 days from authorization of lot recording. If a recorded copy of the documents are not provided within this 14 day period, further recordings and building permit issuance may be withheld.

7. A sidewalk deed of easement for any public sidewalk on private property shall be approved by City staff, and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of these documents shall be provided to the City of Raleigh Development Services Department.
Development Services Department within 14 days from authorization of lot recordation. If a recorded copy of the documents are not provided within this 14 day period, further recordings and building permit issuance may be withheld.

8. **Next Step:** In accordance with Part 10A Section 8.1.3, a public infrastructure surety is provided to the City of Raleigh Development Services – Development Engineering program.

**STORMWATER**

9. A payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans shall be paid by the developer to the City stormwater facility replacement fund.

10. The City form document entitled Declaration of Maintenance Covenant and Grant of Protection Easement for Stormwater Control Facilities shall be approved by the City and recorded with the county register of deeds office.

11. All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements.

12. In accordance with Part 10A Section 9.2.2, a surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department.

**PRIOR TO ISSUANCE OF BUILDING PERMITS:**

**GENERAL**

1. A Final Plat shall be recorded with the Wake County Register of Deeds office for all Subdivisions, Recombinations, Right Of Way and/or Easement Dedications, and Tree Save Areas.

**ENGINEERING**

2. **Next Step:** A right-of-way obstruction permit shall be obtained from Right-of-way Services for any construction activity within the right-of-way.

**PUBLIC UTILITIES**

3. A Final Plat must be recorded at the Wake County Register of Deeds office for all necessary Subdivisions / Recombinations, Right-of-Way, Utility / Stormwater Easement Dedications and/or Tree Save Areas.
URBAN FORESTRY

19. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way.

Prior to issuance of building occupancy permit:

1. 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.

2. Next Step: Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.

3. Next Step: Required underground storm drainage improvements shall be completed and as-built plan(s) and certification(s) reviewed and accepted by the City of Raleigh Development Services – Development Engineering program.

4. Next Step: All street lights and street signs required as part of the development approval are installed.

5. Next Step: Copies of certified inspection reports for alleys and internal access ways are submitted to the City of Raleigh Development Services – Development Engineering program.

6. Next Step: As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department

7. Next Step: Final inspection of all required Tree Conservation and right of way tree protection areas by Urban Forestry Staff.

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 following must take place by the following dates:

3-Year Sunset Date: 1-19-2021
Record at least ½ of the land area approved.

5-Year Sunset Date: 1-19-2023
Record entire subdivision.

I hereby certify this administrative decision.

Signed: (Planning Dir./Designee) [Signature] Date: 4/9/2023

Staff Coordinator: Daniel L. Stegall
### General Notes

- All construction and utility work shall be in accordance with applicable City of Raleigh Zoning Ordinances, Subdivision Regulations, Street Design Manual, and Raleigh Architectural Criteria.
- All site development proposals shall be consistent with Raleigh Architectural Criteria and shall be submitted to the Planning Department for approval.
- All electrical work shall be installed in accordance with the National Electrical Code and shall be inspected by the City of Raleigh Electrical Inspector.
- All plumbing work shall be installed in accordance with the State Plumbing Code and shall be inspected by the City of Raleigh Plumbing Inspector.
- All fire protection systems shall be installed in accordance with the National Fire Protection Association (NFPA) standards and shall be inspected by the City of Raleigh Fire Department.
- All mechanical systems shall be installed in accordance with the American Society of Heating, Refrigerating, and Air-Conditioning Engineers (ASHRAE) standards and shall be inspected by the City of Raleigh Mechanical Inspector.
- All materials used in the construction shall be in accordance with the American Society for Testing and Materials (ASTM) standards.
- All construction work shall be completed in a safe manner and in accordance with the Occupational Safety and Health Administration (OSHA) standards.
- All construction work shall be completed in accordance with the National Council of Structural Engineers (NCSE) standards.
- All construction work shall be completed in accordance with the American Society of Civil Engineers (ASCE) standards.
- All construction work shall be completed in accordance with the American Society of Testing and Materials (ASTM) standards.
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1. GENERAL NOTES:

2. FIELD ADJUSTMENTS TO THIS PLAN MAY BE REQUIRED BY CITY OF RALEIGH INSPECTOR AS NEEDED DURING CONSTRUCTION.

3. DEPARTMENT PRIOR TO ISSUANCE OF PERMITS OR RECORDING OF ANY PLAT FOR THIS DEVELOPMENT.

4. SPECIFICATIONS AND DETAILS OR NCDOT STANDARDS SPECIFICATIONS AND DETAILS, WHICHER IS APPLICABLE.

5. 24" CONCRETE CURB AND GUTTER UNLESS OTHERWISE STATED ON PLANS.

6. WAKE COUNTY GIS.

7. ALL PROPOSED CURB AND GUTTER WITHIN PUBLIC RIGHT OF WAY SHOWN ON PLANS TO BE 30" CITY OF

8. STANDARDS AND SPECIFICATIONS IF APPLICABLE.

9. SIDEWALK 6' SETBACK / BUILD-TO

10. PRIVATE DRIVEWAY 22' MIN.

11. BUILD-TO 9.5'

12. EASEMENT 9.0'

13. BUILD-TO 8.4'

14. 20.0' PRIVATE EASEMENT

15. 8.0' 10' FRONT SETBACK / BUILD-TO

16. 20.0' REAR SETBACK

17. 22' CROSS-ACCESS EASEMENT

18. 18' CANOPY / PLENUM

19. 18' STEM (TYP.); SEE SHEET 2ND / 3RD

20. 21' CROSS-ACCESS RETAINING WALL, 9' MAX

21. (DESIGNED BY OTHERS)

22. EXISTING GRAVEL AVENUE 3-LANE, PARALLEL PARKING

23. SPACES PROVIDES:

SPACES REQUIRED:

SPACES PROVIDED:

24. BIKE LANE

25. SPACES PROVIDES:

SPACES REQUIRED:

SPACES PROVIDED:

26. BICYCLE SPACES PROVIDES:

SPACES REQUIRED:

SPACES PROVIDED:

27. 2 BIKE RACKS w 3 SPACES EACH = 6 SPACES

28. 33 SPACES + 1.1 SPACE = 34.1 SPACES = USE 34 SPACES

29. WC ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH CITY OF RALEIGH PUBLIC WORKS

30. CHAMBERLAIN STREET. CARTS SHALL BE PLACED IN DESIGNATED COLLECTION LOCATION NO SOONER

31. THAN 12:00 NOON THE DAY BEFORE COLLECTION DAY AND REMOVED NO LATER THAN 7:00 PM THE DAY

32. AFTER COLLECTION DAY.

33. ALL WHEEL CHAIR RAMPS TO BE FIELD ADJUSTED WITH INPUT FROM THE CITY OF RALEIGH FIELD

34. INSPECTOR PRIOR TO INSTALLATION.

35. POWER POLES WHICH MAY CONFLICT WITH FIELD LOCATED WHEEL CHAIR RAMPS ARE TO BE RELOCATED

36. CHAMBERLAIN STREET. THE DEVELOPER WILL COMPLY WITH ALL REQUIREMENTS SET FORTH IN THE SOLID WASTE MANUAL.

37. TRANSPORTATION STANDARD T-20.01.1, T-20.01.02, T-20.01.03, & T-20.01.06.

38. PEDESTRIAN EXISTING ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION. CONTACT ENGINEERING INSPECTIONS AT 919.996.2409 TO SET UP THE MEETING.

39. THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH A MINIMUM AMOUNT OF

40. INCONVENIENCE TO TRAFFIC. THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING

41. PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING

42. WITH THE CITY OF RALEIGH PUBLIC WORKS DEPARTMENT / TRANSPORTATION FIELD SERVICES STAFF TO

43. ALL SIDEWALKS MUST BE ACCESSIBLE TO PERSONS WHO ARE BLIND, HAVE LOW VISION AND PEOPLE WITH

44. MOBILITY DISABILITIES. PEDESTRIAN EXISTING ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURING

45. CONSTRUCTION. CONTACT ENGINEERING INSPECTIONS AT 919.996.2409 TO SET UP THE MEETING.

46. CONTRACTOR TO FIELD LOCATE AND VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND

47. DEPARTMENT STANDARDS, PROWAG STANDARDS AND ADAAG SPECIFICATIONS

48. PITCH IN ANY DIRECTION(S) AS PER ADA STANDARDS.

49. WC ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH CITY OF RALEIGH PUBLIC WORKS

50. EASEMENT 10' PRIVATE COURTYARD

51. BUILD-TO 50 FEET FROM THE POINT OF TANGENCY OF THE CURB FOR MIXED-USE/COMMERCIAL DRIVEWAY. NO

52. SETBACK / BUILD-TO

53. BUILD-TO 17.

54. BUILD-TO 15.

55. BUILD-TO 14.

56. BUILD-TO 13.

57. BUILD-TO 12.

58. BUILD-TO 11.

59. BUILD-TO 10.

60. BUILD-TO 9.

61. BUILD-TO 8.

62. BUILD-TO 7.

63. BUILD-TO 6.

64. BUILD-TO 5.

65. BUILD-TO 4.

66. BUILD-TO 3.

67. BUILD-TO 2.

68. BUILD-TO 1.

69. 20' REAR SETBACK

70. 19.0' 10' FRONT SETBACK / BUILD-TO

71. 18' 10' PRIVATE EASEMENT

72. 17' 9.0'

73. 16' 8.0'

74. 15' 7.1'

75. 14' 6.9'

76. 13' 6.7'

77. 12' 6.5'

78. 11' 6.4'

79. 10' 6.3'

80. 9' 6.2'

81. 8' 6.1'

82. 7' 6.0'

83. 6' 5.9'

84. 5' 5.8'

85. 4' 5.7'

86. 3' 5.6'

87. 2' 5.5'

88. 1' 5.4'

89. 0' 5.3'

90. 0' 5.2'

91. 0' 5.1'

92. 0' 5.0'

93. 0' 4.9'

94. 0' 4.8'

95. 0' 4.7'

96. 0' 4.6'

97. 0' 4.5'

98. 0' 4.4'

99. 0' 4.3'

100. 0' 4.2'

101. 0' 4.1'

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111. 0' 3.1'

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118. 0' 2.4'

119. 0' 2.3'

120. 0' 2.2'

121. 0' 2.1'

122. 0' 2.0'

123. 0' 1.9'

124. 0' 1.8'

125. 0' 1.7'

126. 0' 1.6'

127. 0' 1.5'

128. 0' 1.4'

129. 0' 1.3'

130. 0' 1.2'

131. 0' 1.1'

132. 0' 1.0'

133. 0' 0.9'

134. 0' 0.8'

135. 0' 0.7'

136. 0' 0.6'

137. 0' 0.5'

138. 0' 0.4'

139. 0' 0.3'

140. 0' 0.2'

141. 0' 0.1'

142. 0' 0.0'
CHAMBERLAIN TOWNHOMES PLANT SCHEDULE

<table>
<thead>
<tr>
<th>PLANT TYPE</th>
<th>QTY</th>
<th>KEY</th>
<th>BOTANICAL NAME</th>
<th>COMMON NAME</th>
<th>ROOT</th>
<th>SIZE</th>
<th>HEIGHT</th>
<th>NOTES</th>
</tr>
</thead>
<tbody>
<tr>
<td>CANOPY TREES</td>
<td>8</td>
<td>FPU</td>
<td>Ficus pumila</td>
<td>Creeping Fig</td>
<td>3&quot; CAL.</td>
<td>1'</td>
<td>MATCHED: 4&quot; O.C.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>150</td>
<td>CSQ</td>
<td>Carex spargrass</td>
<td>Spider Lily</td>
<td>CONT.</td>
<td>1 GAL.</td>
<td>MIN.</td>
<td>MATCHED: 1&quot; O.C.</td>
</tr>
<tr>
<td>GRASSES</td>
<td>300</td>
<td>LMI</td>
<td>Carex spargrass</td>
<td>Lilyturf</td>
<td>CONT.</td>
<td>1 GAL.</td>
<td>MIN.</td>
<td>MATCHED: 1&quot; O.C.</td>
</tr>
<tr>
<td>BULBS</td>
<td>190</td>
<td>FPU</td>
<td>Impatiens Linnaea</td>
<td>Creeping Fig</td>
<td>CONT.</td>
<td>1 GAL.</td>
<td>MIN.</td>
<td>MATCHED: 2&quot; O.C.</td>
</tr>
<tr>
<td>GROUNDCOVERS</td>
<td></td>
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NOTE:
1. ALL HVAC IS LOCATED ON THE ROOF AND SCREENED FROM VIEW BY A PARAPET WALL.
2. 0.75 ELECTRIC LINES EXIST ON CHAMBERLAIN STREET.

LANDSCAPE PLAN

WITHERS RAVENEL
ENG. | PLANNERS
137 S Wilmington Street | Suite 200 | Raleigh, NC 27601 | t: 919.469.3340 | www.withersravenel.com

DATE: 12/14/2017

PRELIMINARY PLAN DEVELOPMENT

PRELIMINARY PLANNING AND CONSTRUCTION

L1.0

WITHERS RAVENEL

SUBDIVISION REVIEW

CHAMBERLAIN TOWNHOMES

LANDSCAPE PLAN

RGC

JDM

DRAFT

DATE: 01/04/17

PRELIMINARY PLAN DEVELOPMENT

PRELIMINARY PLANNING AND CONSTRUCTION

L1.0

WITHERS RAVENEL

SUBDIVISION REVIEW

CHAMBERLAIN TOWNHOMES

LANDSCAPE PLAN

RGC

JDM

DRAFT