LOCATION: The site is generally located on the west side Pearl Road north of the intersection of Pearl Road and Princess Anna Marie Lane, with common street addresses of 4200, 4208 and 4210 Pearl Road. This site is outside the city limits.

REQUEST: Conventional subdivision of approximately 8.3 acres zoned R-10-CU to create 55 townhome lots and 4 common lots to accommodate development of 55 townhome units and associated common areas. Administrative Alternate (AAD-7-20) was approved allowing the minimum build-to to be achieved with a combination of building façade and designated amenity area and landscaping.

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 July 27, 2020 by CAMELOT DEVELOPMENT 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:

General
1. The Build-to Summary table shall be updated to reflect the administrative alternate approval decision when the project is submitted for site review.

Engineering
2. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering prior to concurrent review approval.
3. 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
4. A surety equal to the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
5. A 100-year floodplain analysis shall be submitted and approved by the Engineering Services Department prior to the issuance of any grading or site permit (UDO 9.3).

6. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).

7. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).

**Urban Forestry**

8. Submit a final tree conservation plan that includes metes and bounds descriptions of all tree conservation areas and tree protection fencing as required (UDO 9.1.5).

9. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.

**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.

- Utility Placement Easement Required
- Slope Easement Required
- Stormwater Maintenance Covenant Required
- City Code Covenant Required

**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. The City Code Covenant 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 permits will be withheld if the recorded document is not provided to the City.

**Engineering**

2. A 5’ utility placement 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 day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within one day from authorization of lot recordation. If recorded copies of the documents are not provided, further recordings and building permit issuance will be withheld.
3. 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.

4. A public infrastructure surety is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).

5. A Slope easement deed of easement shall be approved by City staff and the location of the easement shall be shown on a plat 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 must be provided to the Development Services Department within one day from authorization of lot recording. If a recorded copy of the document is not provided, further recordings and building permit issuance will be withheld.

Public Utilities

6. A Petition for Annexation into the City limits shall be submitted in accordance with City Council policy for extension of utility service to properties currently outside of the City limits. This voluntary annexation in no way obligates the City to extend utility services to the property.

Stormwater

7. 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 (UDO 9.2.2.G.3).

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

9. The flood prone areas, as approved by the City Stormwater Engineer and shown on the preliminary plan, shall be shown on the recorded map (UDO 9.3.3.G).

10. The riparian buffers, in accordance with the preliminary plan and the State of North Carolina regulations, shall be shown on plats for recording along with required buffer statement (Recorded Map Checklist).

11. A surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department (UDO 9.2.2.D.1.d).

12. 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 (UDO 9.2.2.G).

13. 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 (UDO 9.2).

Urban Forestry
14. A public infrastructure surety for the street trees is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).

15. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes 0.7284 acres of tree conservation area.

**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:*

**Urban Forestry**

1. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 40 street trees along Street A, 4 street trees along Street B, and 13 street trees along Queen Pierrette Street, for a total of 57 street trees.

**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:** August 20, 2023
  Record at least ½ of the land area approved.

- **5-Year Sunset Date:** August 20, 2025
  Record entire subdivision.

I hereby certify this administrative decision.

Signed: [Signature]  
Development Services Dir/Designee  
Date: 08/20/2020

Staff Coordinator: Kasey Evans
PLANTING NOTES:
1. All plans submitted to comply with American Standard for Nursery Stock ANSI Z60.1-2000.
2. All plant materials to be approved in-kind prior to installation.
3. Trees shall be planted at least 12" diameter at breast height (DBH) for new development.
4. Individual trees shall be supported by a stake until the root system is established.
5. A minimum of 3' of soil shall be placed in the planting area.
6. Trees shall be watered as needed.
7. Landscaping contractor to maintain proper spacing for a one year period following completion.
8. Other plant materials shall be subject to the approval of the Landscape Architect.
9. All planting shall be done by the contractor, with the assistance of the Landscape Architect.
10. Trees shall be watered as needed.
11. Mulch shall be installed in accordance with the requirements of the City of Raleigh Tree Ordinance.

City of Raleigh Planting Requirements:
1. STREET TREES:
   - Trees to be planted between the sidewalk and street in the right-of-way.
   - Each street tree is required to have 400 ft of planting area.

PLANT SCHEDULE:

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LANDSCAPE PLAN