



# Administrative Approval Action

Case File / Name: SUB-0044-2019  
Camelot Village III

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

- 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 of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).



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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](mailto: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"/>	Utility Placement Easement Required
<input checked="" type="checkbox"/>	Stormwater Maintenance Covenant Required

<input checked="" type="checkbox"/>	Slope Easement Required
<input checked="" type="checkbox"/>	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.



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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



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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

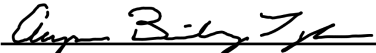
1. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 40 street trees along Street A, 4 street trees along Street B, and 13 street trees along Queen Pierrette Street, for a total of 57 street trees.

**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.

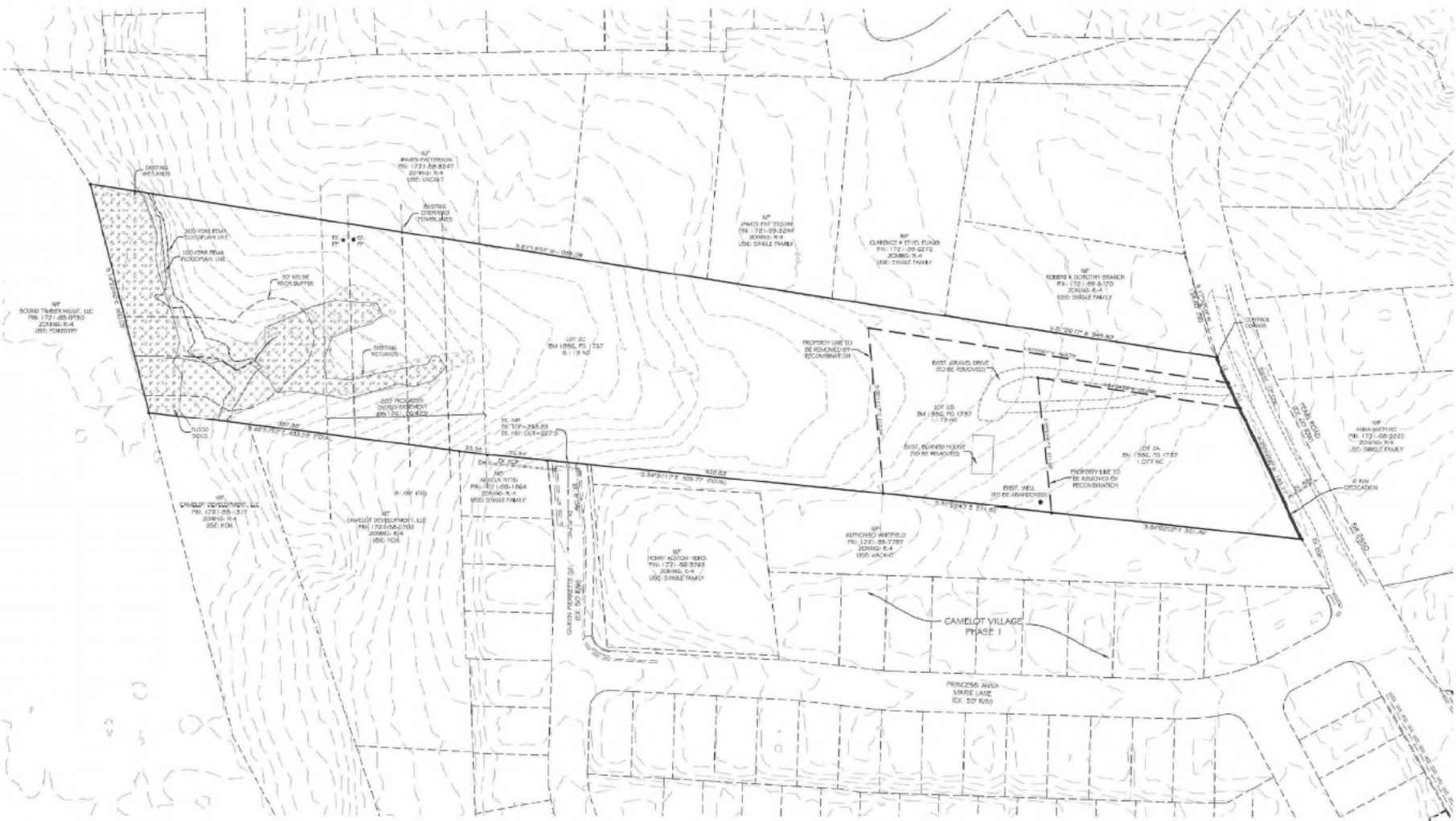
**5-Year Sunset Date: August 20, 2025**  
Record entire subdivision.

I hereby certify this administrative decision.

Signed:  Date: 08/20/2020  
Development Services Dir/Designee

Staff Coordinator: Kasey Evans

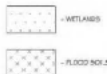




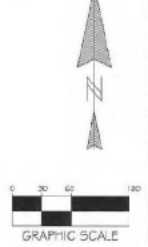
LINE	THICKNESS	DESCRIPTION
1	3/16"	PROPERTY
2	1/16"	EXISTING
3	1/32"	PROPOSED

**GENERAL NOTES**

1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
2. SURVEY INFORMATION AND EXISTING CONDITIONS INFORMATION PROVIDED BY CLINGBURN LAND SURVEY COMPANY.
3. TOPOGRAPHIC INFORMATION TAKEN FROM A SURVEY BY CLINGBURN LAND SURVEY COMPANY. THIS DIGITAL INFORMATION WAS BLENDED WITH NORTH CAROLINA SPATIAL DATA (UDAR TOPO) AT THE PROPERTY LINE TO CREATE THE OVERALL TOPO SHOWN HEREIN.
4. THERE IS FLOOD MAPPED FLOODPLAIN AREA ON THIS PROPERTY FOR MAP #3780172-001 (DATED MAY 2, 2006).
5. THE EXISTING BURIED STRUCTURE DEBRIS AND GRAVEL OR VEGETY SHALL BE REMOVED FROM THE SITE. A DEMOLITION PERMIT WILL NEED TO BE ISSUED FOR REMOVAL OF THESE MATERIALS.
6. THE EXISTING PROPERTY LINE BOUNDARIES SHALL BE REMOVED BY RECONSTRUCTION.
7. ENVIRONMENTAL FEATURES INCLUDING WETLANDS AND STREAM BUFFERS WERE REVIEWED BY SOIL SERVICES, INC. AND ARE SHOWN HEREIN.
8. FLOODING/SOILS INFORMATION SHOWN HEREIN WAS TAKEN FROM A FLOOD HAZARD/SOILS EVALUATION BY SOIL SERVICES, INC.
9. THE EXISTING RCP UNDER PEARL ROAD IS PARTIALLY BURIED. THE PIPE WILL NEED TO BE UNCOVERED TO DETERMINE ITS SIZE AND INVERT ELEVATIONS.



**PRELIMINARY PLANS  
NOT FOR CONSTRUCTION**

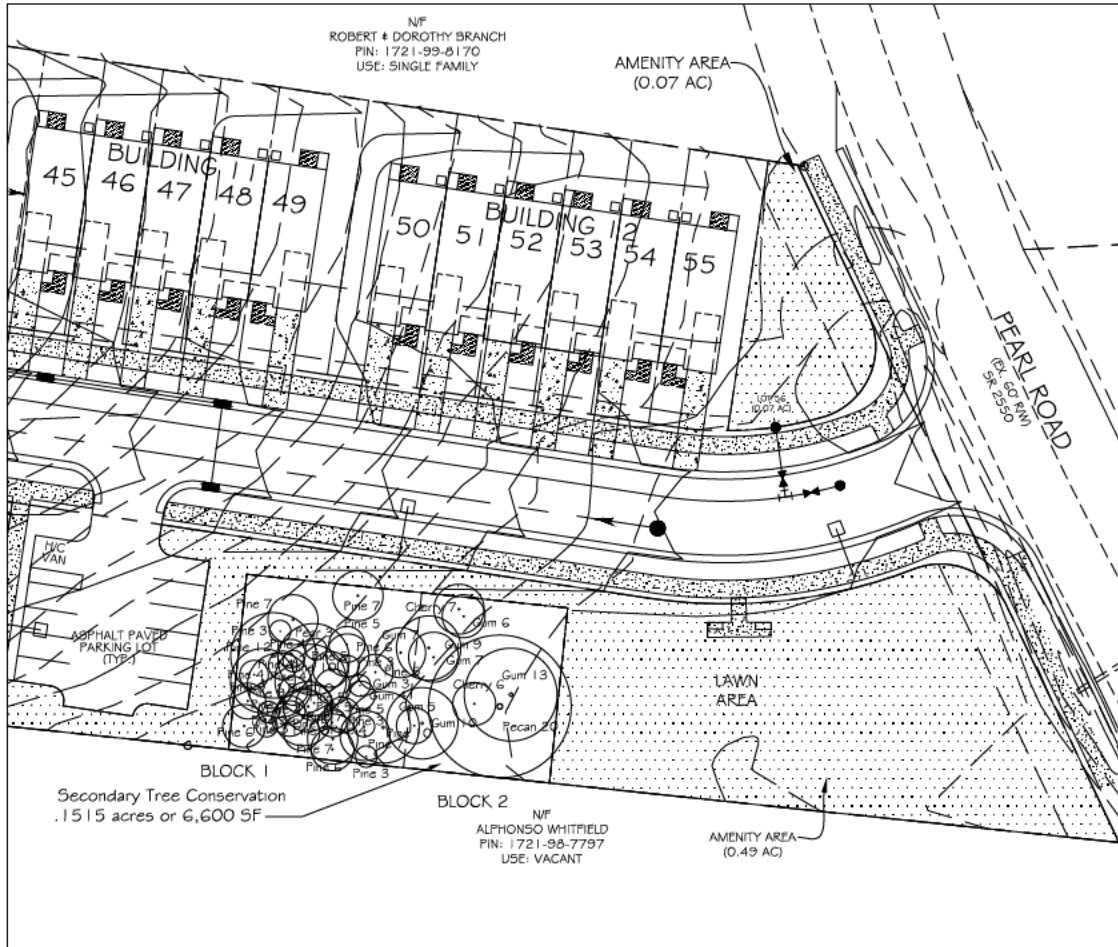












NF  
ROBERT & DOROTHY BRANCH  
PIN: 1721-99-0170  
USE: SINGLE FAMILY

AMENITY AREA  
(0.07 AC)

PEARL ROAD  
(SR 2550)  
(60' ROW)

BLOCK 1

Secondary Tree Conservation  
.1515 acres or 6,600 SF

BLOCK 2

NF  
ALPHONSO WHITFIELD  
PIN: 1721-98-7797  
USE: VACANT

AMENITY AREA  
(0.49 AC)

**BLOCK 1**  
COMPOSITION: STAND OF 40+ PINE TREES  
CHARACTERISTICS OF TREE STAND: PINE, SLOPING  
SMALLEST CALIPER TREE: 3"  
LARGEST DBH: 12"  
TYPICAL SPACING: 10-20'  
BASAL AREA CALCULATION / ACRE: 98.98  
GENERAL HEALTH: GOOD

**BLOCK 2**  
COMPOSITION: STAND OF 9+ PINE, PECAN, CHERRY  
AND GUM TREES.  
CHARACTERISTICS OF TREE STAND: MOSTLY GUM,  
SLOPING  
SMALLEST CALIPER TREE: 5"  
LARGEST DBH: 20"  
TYPICAL SPACING: 20-30'  
BASAL AREA CALCULATION / ACRE: 74.84  
GENERAL HEALTH: GOOD

Tree Conservation Plan Sheet  
1000' x 1000' Tree Conservation  
Einkub: cykckab: rhratck: rhratck: rhratck

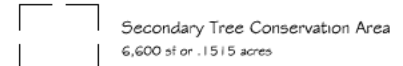
Project Name: Camelot's Edge II

Item	Quantity	Unit	Value
Gross Site Area	363	Acres	174
Proposed Public Streets	1.64	Acres	6.17
Net Site Area	361.36	Acres	167.83

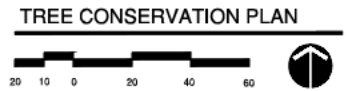
  

Item	Quantity	Unit	Value
1. Primary Tree Conservation Area - DMD 1	1	Acres	1.15
2. Primary Tree Conservation Area - DMD 2	1	Acres	1.15
3. Primary Tree Conservation Area - DMD 3	1	Acres	1.15
4. Primary Tree Conservation Area - DMD 4	1	Acres	1.15
5. Primary Tree Conservation Area - DMD 5	1	Acres	1.15
6. Primary Tree Conservation Area - DMD 6	1	Acres	1.15
7. Primary Tree Conservation Area - DMD 7	1	Acres	1.15
8. Primary Tree Conservation Area - DMD 8	1	Acres	1.15
9. Primary Tree Conservation Area - DMD 9	1	Acres	1.15
10. Primary Tree Conservation Area - DMD 10	1	Acres	1.15
11. Primary Tree Conservation Area - DMD 11	1	Acres	1.15
12. Primary Tree Conservation Area - DMD 12	1	Acres	1.15
13. Primary Tree Conservation Area - DMD 13	1	Acres	1.15
14. Primary Tree Conservation Area - DMD 14	1	Acres	1.15
15. Primary Tree Conservation Area - DMD 15	1	Acres	1.15
16. Primary Tree Conservation Area - DMD 16	1	Acres	1.15
17. Primary Tree Conservation Area - DMD 17	1	Acres	1.15
18. Primary Tree Conservation Area - DMD 18	1	Acres	1.15
19. Primary Tree Conservation Area - DMD 19	1	Acres	1.15
20. Primary Tree Conservation Area - DMD 20	1	Acres	1.15
21. Primary Tree Conservation Area - DMD 21	1	Acres	1.15
22. Primary Tree Conservation Area - DMD 22	1	Acres	1.15
23. Primary Tree Conservation Area - DMD 23	1	Acres	1.15
24. Primary Tree Conservation Area - DMD 24	1	Acres	1.15
25. Primary Tree Conservation Area - DMD 25	1	Acres	1.15
26. Primary Tree Conservation Area - DMD 26	1	Acres	1.15
27. Primary Tree Conservation Area - DMD 27	1	Acres	1.15
28. Primary Tree Conservation Area - DMD 28	1	Acres	1.15
29. Primary Tree Conservation Area - DMD 29	1	Acres	1.15
30. Primary Tree Conservation Area - DMD 30	1	Acres	1.15
31. Primary Tree Conservation Area - DMD 31	1	Acres	1.15
32. Primary Tree Conservation Area - DMD 32	1	Acres	1.15
33. Primary Tree Conservation Area - DMD 33	1	Acres	1.15
34. Primary Tree Conservation Area - DMD 34	1	Acres	1.15
35. Primary Tree Conservation Area - DMD 35	1	Acres	1.15
36. Primary Tree Conservation Area - DMD 36	1	Acres	1.15
37. Primary Tree Conservation Area - DMD 37	1	Acres	1.15
38. Primary Tree Conservation Area - DMD 38	1	Acres	1.15
39. Primary Tree Conservation Area - DMD 39	1	Acres	1.15
40. Primary Tree Conservation Area - DMD 40	1	Acres	1.15
41. Primary Tree Conservation Area - DMD 41	1	Acres	1.15
42. Primary Tree Conservation Area - DMD 42	1	Acres	1.15
43. Primary Tree Conservation Area - DMD 43	1	Acres	1.15
44. Primary Tree Conservation Area - DMD 44	1	Acres	1.15
45. Primary Tree Conservation Area - DMD 45	1	Acres	1.15
46. Primary Tree Conservation Area - DMD 46	1	Acres	1.15
47. Primary Tree Conservation Area - DMD 47	1	Acres	1.15
48. Primary Tree Conservation Area - DMD 48	1	Acres	1.15
49. Primary Tree Conservation Area - DMD 49	1	Acres	1.15
50. Primary Tree Conservation Area - DMD 50	1	Acres	1.15
51. Primary Tree Conservation Area - DMD 51	1	Acres	1.15
52. Primary Tree Conservation Area - DMD 52	1	Acres	1.15
53. Primary Tree Conservation Area - DMD 53	1	Acres	1.15
54. Primary Tree Conservation Area - DMD 54	1	Acres	1.15
55. Primary Tree Conservation Area - DMD 55	1	Acres	1.15
56. Primary Tree Conservation Area - DMD 56	1	Acres	1.15
57. Primary Tree Conservation Area - DMD 57	1	Acres	1.15
58. Primary Tree Conservation Area - DMD 58	1	Acres	1.15
59. Primary Tree Conservation Area - DMD 59	1	Acres	1.15
60. Primary Tree Conservation Area - DMD 60	1	Acres	1.15
61. Primary Tree Conservation Area - DMD 61	1	Acres	1.15
62. Primary Tree Conservation Area - DMD 62	1	Acres	1.15
63. Primary Tree Conservation Area - DMD 63	1	Acres	1.15
64. Primary Tree Conservation Area - DMD 64	1	Acres	1.15
65. Primary Tree Conservation Area - DMD 65	1	Acres	1.15
66. Primary Tree Conservation Area - DMD 66	1	Acres	1.15
67. Primary Tree Conservation Area - DMD 67	1	Acres	1.15
68. Primary Tree Conservation Area - DMD 68	1	Acres	1.15
69. Primary Tree Conservation Area - DMD 69	1	Acres	1.15
70. Primary Tree Conservation Area - DMD 70	1	Acres	1.15
71. Primary Tree Conservation Area - DMD 71	1	Acres	1.15
72. Primary Tree Conservation Area - DMD 72	1	Acres	1.15
73. Primary Tree Conservation Area - DMD 73	1	Acres	1.15
74. Primary Tree Conservation Area - DMD 74	1	Acres	1.15
75. Primary Tree Conservation Area - DMD 75	1	Acres	1.15
76. Primary Tree Conservation Area - DMD 76	1	Acres	1.15
77. Primary Tree Conservation Area - DMD 77	1	Acres	1.15
78. Primary Tree Conservation Area - DMD 78	1	Acres	1.15
79. Primary Tree Conservation Area - DMD 79	1	Acres	1.15
80. Primary Tree Conservation Area - DMD 80	1	Acres	1.15
81. Primary Tree Conservation Area - DMD 81	1	Acres	1.15
82. Primary Tree Conservation Area - DMD 82	1	Acres	1.15
83. Primary Tree Conservation Area - DMD 83	1	Acres	1.15
84. Primary Tree Conservation Area - DMD 84	1	Acres	1.15
85. Primary Tree Conservation Area - DMD 85	1	Acres	1.15
86. Primary Tree Conservation Area - DMD 86	1	Acres	1.15
87. Primary Tree Conservation Area - DMD 87	1	Acres	1.15
88. Primary Tree Conservation Area - DMD 88	1	Acres	1.15
89. Primary Tree Conservation Area - DMD 89	1	Acres	1.15
90. Primary Tree Conservation Area - DMD 90	1	Acres	1.15
91. Primary Tree Conservation Area - DMD 91	1	Acres	1.15
92. Primary Tree Conservation Area - DMD 92	1	Acres	1.15
93. Primary Tree Conservation Area - DMD 93	1	Acres	1.15
94. Primary Tree Conservation Area - DMD 94	1	Acres	1.15
95. Primary Tree Conservation Area - DMD 95	1	Acres	1.15
96. Primary Tree Conservation Area - DMD 96	1	Acres	1.15
97. Primary Tree Conservation Area - DMD 97	1	Acres	1.15
98. Primary Tree Conservation Area - DMD 98	1	Acres	1.15
99. Primary Tree Conservation Area - DMD 99	1	Acres	1.15
100. Primary Tree Conservation Area - DMD 100	1	Acres	1.15

This sheet only:



TOTAL SITE:  
Total Gross Site: 364,023.4 SF or 8.36 Acres  
Total ROW dedication and proposed public streets: 71,343.3 SF or 1.64 Acres  
Total Net Site: 292,680.1 SF or 6.719 Acres  
x 10% = 29,268.01 SF or .6719 Acres Required Tree Conservation Area  
TOTAL Tree Conservation Area provided: 31,727.32 SF or .7284 Acres



CAMELOT VILLAGE III  
PEARL ROAD  
RALEIGH, NC

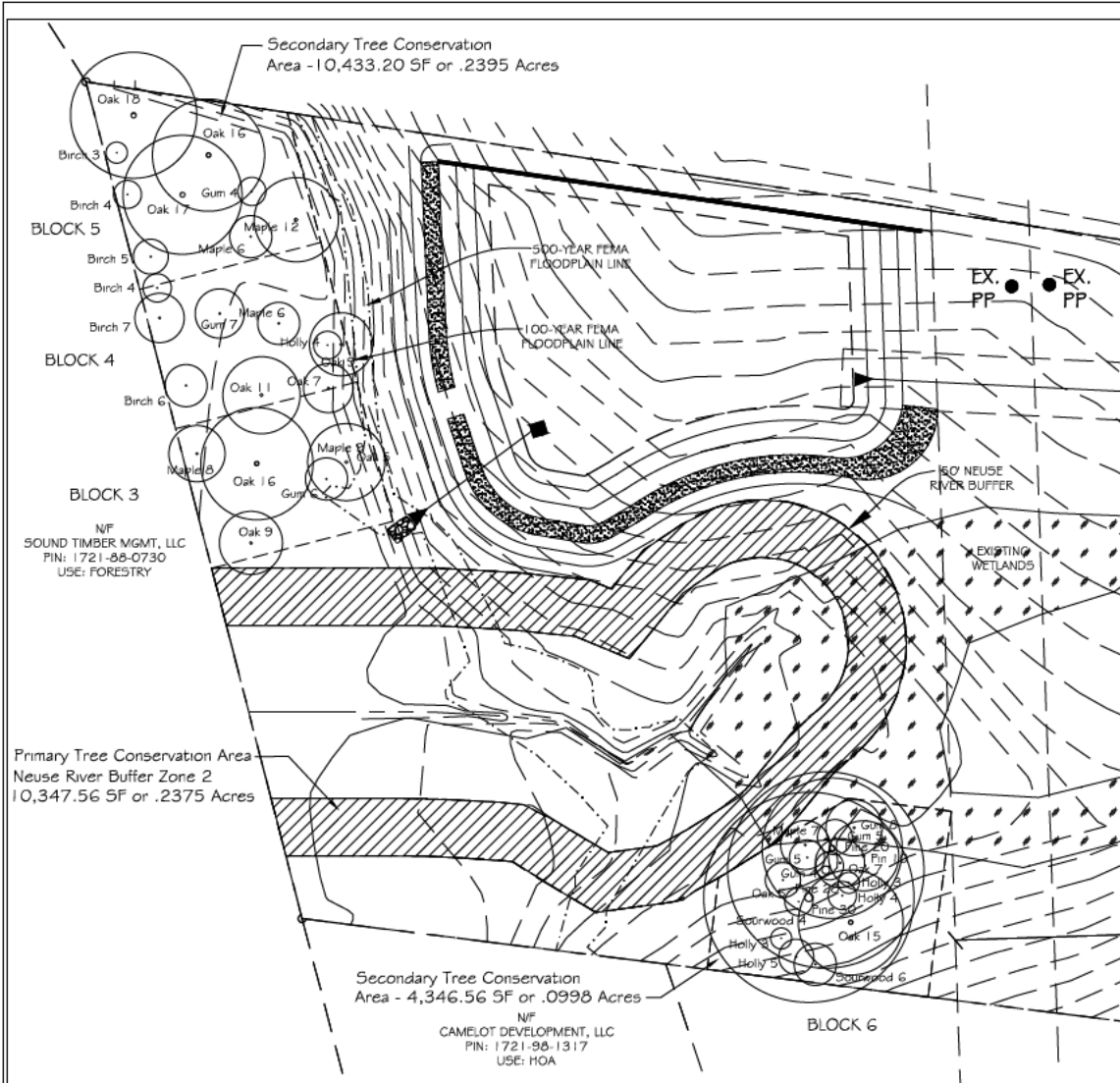
Client

Professional Seals

Date Issued:	8/27/19
Scale:	1"=20'
By:	KJW
Drawn By:	KJW
Checked By:	KJW

Revisions	No.	Description	Date
1	Per Comments	12.6.19	
2	Per Comments	2.14.20	

LA-1



N/F  
SOUND TIMBER MGMT, LLC  
PIN: 1721-88-0730  
USE: FORESTRY

Primary Tree Conservation Area  
Neuse River Buffer Zone 2  
10,347.56 SF or .2375 Acres

Secondary Tree Conservation  
Area - 4,346.56 SF or .0998 Acres

N/F  
CAMELOT DEVELOPMENT, LLC  
PIN: 1721-98-1317  
USE: HOA

BLOCK 6

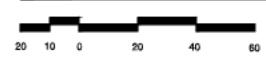
- BLOCK 3**  
COMPOSITION: STAND OF 17+ PINE, MAPLE, OAK, SOURWOOD, HOLLY, AND GUM TREES. CHARACTERISTICS OF TREE STAND: MOSTLY FINE, SLOPING  
SMALLEST CALIPER TREE: 5"  
LARGEST DBH: 30"  
TYPICAL SPACING: 10-25'  
BASAL AREA CALCULATION / ACRE: 39.70  
GENERAL HEALTH: GOOD
- BLOCK 4**  
COMPOSITION: STAND OF 6+ MAPLE, OAK, AND GUM TREES. CHARACTERISTICS OF TREE STAND: MOSTLY PINE, SLOPING  
SMALLEST CALIPER TREE: 5"  
LARGEST DBH: 14"  
TYPICAL SPACING: 10-20'  
BASAL AREA CALCULATION / ACRE: 33.12  
GENERAL HEALTH: GOOD
- BLOCK 5**  
COMPOSITION: STAND OF 9+ MAPLE, OAK, AND GUM TREES. CHARACTERISTICS OF TREE STAND: MOSTLY PINE, SLOPING  
SMALLEST CALIPER TREE: 4"  
LARGEST DBH: 11"  
TYPICAL SPACING: 10-25'  
BASAL AREA CALCULATION / ACRE: 47.34  
GENERAL HEALTH: GOOD
- BLOCK 6**  
COMPOSITION: STAND OF 17+ MAPLE, PINE, HOLLY, SOURWOOD AND GUM TREES. CHARACTERISTICS OF TREE STAND: MOSTLY PINE, SLOPING  
SMALLEST CALIPER TREE: 5"  
LARGEST DBH: 30"  
TYPICAL SPACING: 15-25'  
BASAL AREA CALCULATION / ACRE: 129.60  
GENERAL HEALTH: GOOD

EX. PP ● ● EX. PP

- This sheet only:
- Primary Tree Conservation Area  
Neuse River Buffer - Zone 2  
10,347.56 sf or .2375 acres
  - Secondary Tree Conservation Area  
14,779.76 sf or .3393 acres

TOTAL SITE:  
Total Gross Site: 364,023.4 SF or 8.36 Acres  
Total ROW dedication and proposed public streets: 71,343.3 SF or 1.64 Acres  
Total Net Site: 292,680.1 SF or 6.719 Acres  
x 10% = 29,268.01 SF or .6719 Acres Required Tree Conservation Area  
TOTAL Tree Conservation Area provided: 31,727.32 SF or .7284 Acres

**TREE CONSERVATION PLAN**



**CAMELOT VILLAGE III**  
PEARL ROAD  
RALEIGH, NC

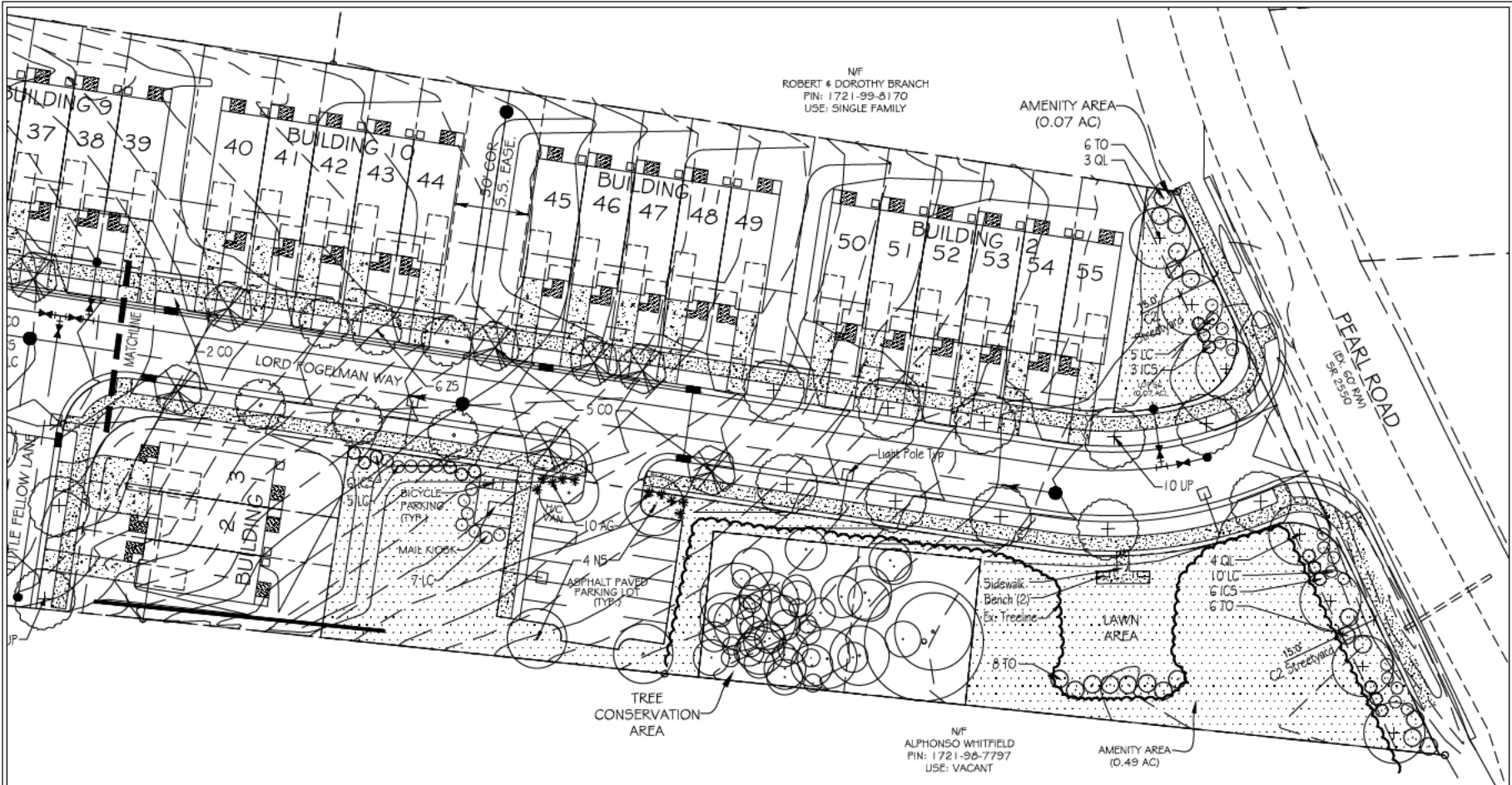
Client

Professional Seals

Date Issued:	8.27.19
By:	11-207
Scale:	K/JW
Drawn By:	K/JW
Checked By:	K/JW

Revisions	No.	Description	Date
	1	Per Comments	12.8.19
	2	Per Comments	2.14.20

**LA-2**



NF  
ROBERT & DOROTHY BRANCH  
PIN: 1721-99-8170  
USE: SINGLE FAMILY

AMENITY AREA  
(0.07 AC)  
6 TO  
3 QL

PEARL ROAD  
(S. 60' R/W)  
S.R. 2550

NF  
ALPHONSO WHITFIELD  
PIN: 1721-98-7797  
USE: VACANT

AMENITY AREA  
(0.49 AC)

- PLANTING NOTES:**
- All plant materials to comply with American Standard for Nursery Stock ANSI Z60.
  - Plant locations to be approved in field prior to installation.
  - Substitutions of plant materials specified can only occur with prior approval by Landscape Architect.
  - Establish plant bed configurations. Landscape Architect to approve bed layout in field.
  - Install plants and mulch beds with 4" of pine straw.
  - Parking lot islands to be mulched with 4" of pine straw.
  - Lawn areas to be seeded and strawed.
  - Landscape Contractor to maintain plant materials for a one year period following substantial completion.
  - Areas damaged from plant relocation or other activities of Landscape Contractor to be re-seeded and established at no additional cost to the owner.
  - VSA trees to be 3" caliper and 10' height.
  - Landscape plan minimum City of Raleigh requirements only.
  - Street trees shall be installed and maintained in accordance with the requirements of Chapter 2 of the City Tree Manual.
  - Within the area of above defined sight triangle, there shall be no sight obstructing or partly obstructing wall, fence, sign, foliage, beams, or parked vehicles between the heights of 24 inches and eight feet above the curb line elevation or the nearest traveled way if no curbing exists.

**City of Raleigh Planting Requirements:**

1) **VEHICLE SURFACE AREA**, the sheet:  
PROPOSED VSA = 3,376 / 14 SF  
Required: A minimum of 1 TREE / 2000 SF; 3,376 / 14 SF / 2000 = 1.7 trees  
1 shade tree in each interior and terminal island.  
Provided: 4 TREES Provided (Black Gum)  
Vehicle surface area screened from the public ROW. (AG)

All parking spaces are located within 50' of a shade tree.

2) **STREET TREES:**  
Street trees have been provided along the public streets at 40' O.C.  
Trees to be planted between the back of curb and sidewalk in the 6' planting strip.  
Each street tree is required to have 600 cft of planting area.

**PEARL ROAD:**  
A C2 Street Yard has been provided.  
1 shade tree / 100 LF - 196.6 LF / 100 x 4 = 7 shade trees (7 provided)  
15 shrubs / 100 LF - 196.6 LF / 100 x 15 = 29 (36 provided)  
See attached letter from DOT for denial of street trees in the ROW of Pearl Road.

10' (Planted) Plant Root Size

North Arrow

Scale: 1" = 20'

DATE: 08/27/19

PROJECT: CAMELOT VILLAGE III

DESIGNER: COALY DESIGN

CLIENT: PEARL ROAD

LOCATION: RALEIGH, NC

PROJECT NO: 19-0000

DATE: 08/27/19

SCALE: 1" = 20'

PROJECT: CAMELOT VILLAGE III

DESIGNER: COALY DESIGN

CLIENT: PEARL ROAD

LOCATION: RALEIGH, NC

PROJECT NO: 19-0000

**PLANT SCHEDULE**

DT	KEY	BOTANICAL / COMMON NAME	SIZE	ROOT
4	NS	Nerole syriaca / Black Gum	3" GA, 11'0" HT.	B x B
10	UP	Ulmus parvifolia tree / Dwarf Elm	3" GA, 11'0" HT.	B x B
7	CO	Celtis occidentalis / Hackberry	3" GA, 11'0" HT.	B x B
6	ZS	Zelkova serotina Green View / Japanese Zelkova	3" GA, 11'0" HT.	B x B
10	AG	Azalea x grandiflora 'Kaleidoscope' / Glossy Azalea	3 GAL, 18" HT.	CONT.
20	TO	Thuja occidentalis 'Smaragd' / Eastern Arborvitae	5" HT.	B x B
7	QL	Quercus lyrata 'Highgate' / Overcup Oak	3" GA, 11'0" HT.	B x B
27	LC	Lonicera chrysantha v. 'Raby' / Trumpetflower	5 GAL, 24" HT.	CONT.
15	ICS	Sanicula 'Stardust' / Japanese Holly	5 GAL, 24" HT.	CONT.



**CAMELOT VILLAGE III**

PEARL ROAD  
RALEIGH, NC

**Client**

**Professional Seals**

Date Issued: 8.27.19

Scale: 1" = 20'

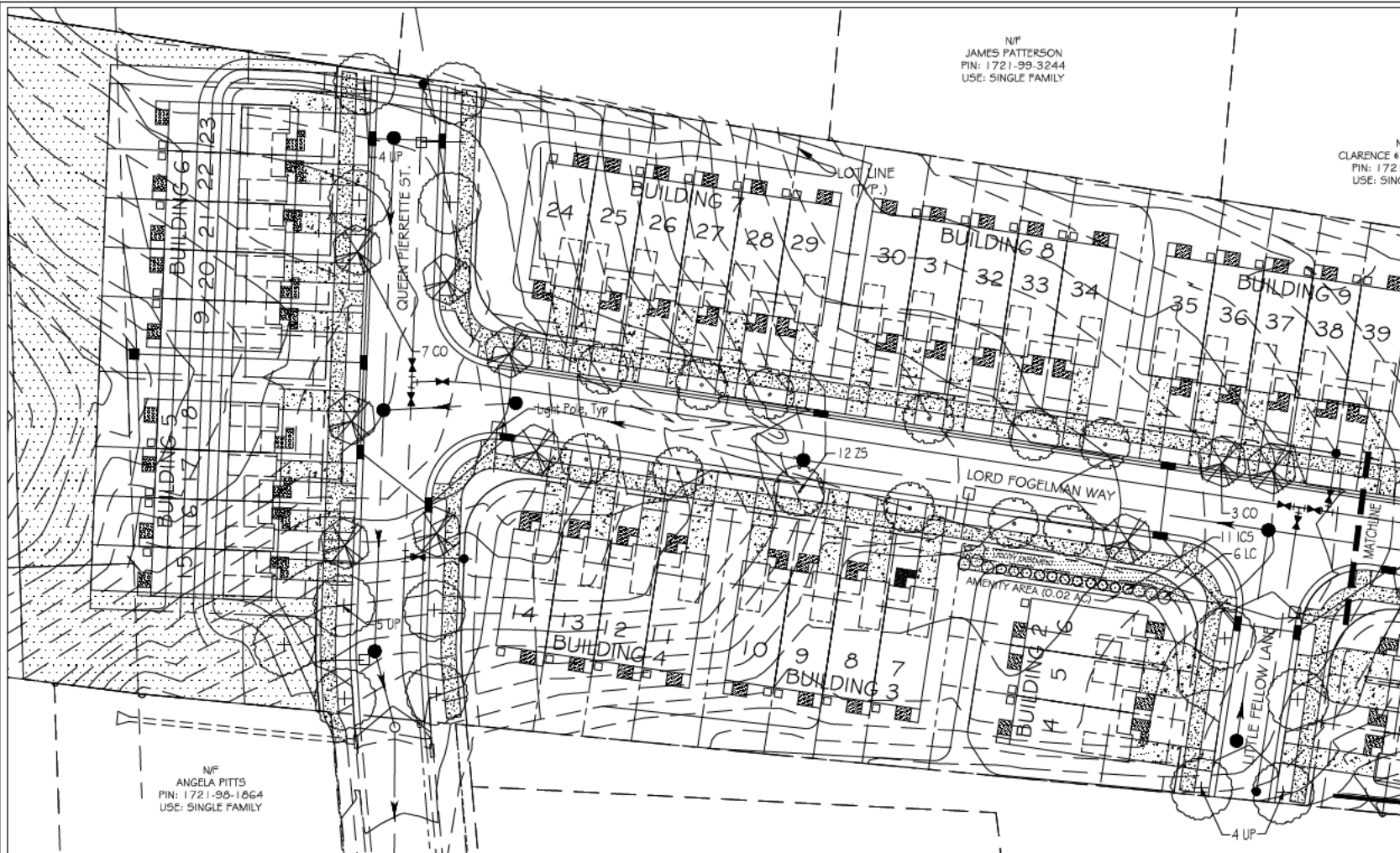
Drawn by: KJW

Checked by: KJW

**Revisions**

No.	Description	Date
1	Per Comments	10.8.19
2	Per Comments	2.14.20
3	Per Comments	7.27.20

**LA-3**



**PLANTING NOTES:**

1. All plant materials to comply with American Standard for Nursery Stock ANSI Z60.
2. Plant locations to be approved in field prior to installation.
3. Substitutions of plant materials specified can only occur with prior approval by Landscape Architect.
4. Establish plant bed configurations. Landscape Architect to approve bed layout in field.
5. Install plants and mulch beds with 4" of pine straw.
6. Parking lot islands to be mulched with 4" of pine straw.
7. Lawn areas to be seeded and strawed.
8. Landscape Contractor to maintain plant materials for a one year period following substantial completion.
9. Areas damaged from plant relocation or other activities of Landscape Contractor to be re-created and established at no additional cost to the owner.
10. VSA trees to be 3" caliper and 10' height.
11. Landscape plan minimum City of Raleigh requirements only.
12. Street trees shall be installed and maintained in accordance with the requirements of Chapter 2 of the City Tree Manual.
13. Within the area of above defined sight triangle, there shall be no sight obstructing or partly obstructing wall, fence, sign, foliage, beams, or parked vehicles between the heights of 24 inches and eight feet above the curb line elevation or the nearest traveled way if no curbing exists.

**City of Raleigh Planting Requirements:**

- 1) STREET TREES:  
Street trees have been provided along the public streets at 40' O.C.  
Trees to be planted between the back of curb and sidewalk in the 6' planting strip.  
Each street tree is required to have 600' of planting area.

**PLANT SCHEDULE**

QT.	KEY	BOTANICAL / COMMON NAME	SIZE	ROOT
---	N5	Nyssa sylvatica / Black Gum	3" Cal. / 10' HT.	B & B
13	UP	Ulmus parviflora 'Emer-II Allee' / Chinese Elm	3" Cal. / 10' HT.	B & B
10	CO	Cornus occidentalis / Highberry	3" Cal. / 10' HT.	B & B
12	Z5	Zelkova serrata 'Green Vase' / Japanese Zelkova	3" Cal. / 10' HT.	B & B
6	LC	Lonicera chrysantha v. Ruby / Chinese Honeysuckle	3 GAL. / 24" HT.	CONT.
1	ICS	Ilex crenata 'Obsidian' / Japanese Holly	3 GAL. / 24" HT.	CONT.

**LANDSCAPE PLAN**



**CAMELOT VILLAGE III**

**PEARL ROAD**  
**RALEIGH, NC**

**Client**

**Professional Seals**

Date Issued: 8.27.19  
Scale: 1"=20'  
Drawn by: KJW  
Checked by: KJW

Revisions	No.	Description	Date
1	Per Comments	12.6.19	KJW
2	Per Comments	2.14.20	KJW
3	Per Comments	7.27.20	KJW

**LA-4**