Zoning: **R-6, SRPOD**
CAC: **Wade**
Drainage Basin: **Beaverdam Creek**
Acreage: **0.51**
Number of Lots: **1**

Planner: **Michael Walters**
Phone: **(919) 996-2636**

Applicant: **Andy Padiak**
Phone: **(919) 363-4415**
LOCATION: This site is located on the north side of Mayview Road, in the northwest corner of the intersection of Mayview Road and Chamberlain Street, at 2502 Mayview Road.

REQUEST: The subdivision of a .524 acre tract zoned Residential-6, SRPOD into three lots, lot one 7,126 sq. ft, lot 2 6,921 sq. ft, and lot 3 8,009 sq. ft.

DESIGN ADJUSTMENT(S)/ALTERNATES, ETC: Two Design Adjustments have been approved for this project, noted below.

1. Due to existing conditions as well as the presence of a public park adjacent to the project, a Design Adjustment has been approved waiving the block perimeter requirement (8.3).
2. Existing conditions limit size of the streetscape shoulder such that the requirement of the 2’ maintenance strip has been waived.

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 Alison A. Pockat, ASLA (plan dated 10/3/2017).

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.

Next Step: 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.

PRIOR TO AUTHORIZATION TO RECORD LOTS:

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

2. Infrastructure Construction Plans (concurrent submittal) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions.
3. ½ of the required 55’ right of way for both Mayview Road, and Chamberlain Street shall be dedicated to the City of Raleigh and shown on the map approved for recordation.

4. 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.

5. That the existing driveway is to be abandoned and the shoulder is to be regraded and the curb and gutter replaced to match the existing curb and gutter along Mayview Road.

6. 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.

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

8. That a surety be paid to the City for incomplete public improvements in the amount of 125% of construction costs.

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: 11-1-2020
Record at least ½ of the land area approved.

5-Year Sunset Date: 11-1-2022
Record entire subdivision.

I hereby certify this administrative decision.

Signed:(Planning Dir./Designee) Date: 11/1/2017

Staff Coordinator: Michael Walters
CAMERON FOREST SUBDIVISION

2502 MAYVIEW RD.
RALEIGH, NORTH CAROLINA

OWNER:
SAUSSEY BURBANK GC, LLC
3720 NATIONAL DR.
SUITE 120
RALEIGH, NC 27612

OFFICE PHONE - 919 781-5225
CONTACT: DERMOT O'BRIEN

LOT 3 - 8,009.37 SF - 0.184 AC
LOT 2 - 6,921.36 SF - 0.159 AC
LOT 1 - 7,126.61 SF - 0.164 AC

AREA TO BE DEDICATED TO RIGHT OF WAY = 750.46 SF
PROPOSED USE - THREE RESIDENTIAL LOTS

PERCENT IMPERVIOUS (EXISTING COND.) FOR LOT 191 G = 12.06%
EXISTING IMPERVIOUS SURFACE AREA FOR LOT = 2,753 SF
TOTAL SURFACE AREA FOR LOT = 22,823 SF, 0.524 ACRES

FOREST HILLS EXTENSION & STRIP
THE SITE IS A SUBDIVISION OF LOT NO. 191 G PT,
PROPOSED USE - LOW DENSITY RESIDENTIAL

NEUSE RIVER BASIN
WATERSHED: CRABTREE CREEK

CITIZENS ADVISORY COUNCIL - WADE
LESS THAN 10 UNITS PER AC - HOMESITE

LAND CLASS: LOW DENSITY RESIDENTIAL - ZONING: R-6, SRPOD
REID: 0022455
ADDRESS: 2502 MAYVIEW RD., RALEIGH

OFFICE PHONE - 919 781-5225
CONTACT: DERMOT O'BRIEN

RL: 750.46 SF

NOTE: ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH & OF WC STANDARDS AND SPECIFICATIONS.