LOCATION: This site is located on the south side of Rowland Road, east of Cynrow Boulevard at 7000 and 7020 Cynrow Boulevard, inside the city limits.

REQUEST: Development of an existing 2 lot, 9.17 acre/399,536 sf site zoned IX-3 SHOD 2, into a proposed new 3 lot Conventional Subdivision (with an existing 1 lot tract, which is part of the site development). Existing Lot 1 is 70,562 sf/1.62 acres in size and Existing Lot 2 totals 328,974 sf/7.55 acres. Proposed New Lot 1 being 66,598 sf/1.53 acres; New Lot 2 being 195,195 sf/4.48 acres; New Lot 3 being 108,065 sf/2.48 acres with 29,678 sf/.681 acres of right-of-way dedication.


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 April 29, 2020 by William C. Piver, PE.

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 impervious surface area from the ROW improvements has been allocated to the lots and shall be addressed at the time of further development of the individual parcels being created at this time.

2. The landscape plan (sheet 5 of the preliminary plan) shall be revised to show lot data information, acreage and sf, and lot numbers labeled on the proposed lots.

Stormwater

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

☑ 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:

**Engineering**

1. 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.

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

3. 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.

4. A 40’x90.25’ temporary construction easement shall be recorded.

**Stormwater**

5. 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).

6. 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).

**Urban Forestry**

7. A public infrastructure surety for (11) street trees on Roundrock Dr. is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).

**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:

**Public Utilities**

1. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.

**Urban Forestry**
2. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes (11) single-stem 3-inch caliper (shade) street trees along Roundrock Dr. and (4) single-stem 3-inch caliper (shade) street trees along Cynrow Blvd. southeast of Roundrock Dr.

The following are required prior to issuance of building occupancy permit:

General

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.

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: June 4, 2023
Record at least ½ of the land area approved.

5-Year Sunset Date: June 4, 2025
Record entire subdivision.

I hereby certify this administrative decision.

Signed: ________________________________ Date: 06/04/2020
Development Services Dir/Designee

Staff Coordinator: Jermont Purifoy
ROUNDROCK PARK 3
7000 & 7020 CYNROW BOULEVARD
RALEIGH, NC
CASE #: SUB-0063-2019

VICINITY MAP
SCALE: 1" = 600'

PRELIMINARY SUBDIVISION PLAN

Approved by: Jermont Purkey
Reason: I am approving this document
Date: 2020.05.27
02:28:45-04'00"