LOCATION: This site is located on the south side of Old Poole Road, east of Dowling Road at 4001 Maynard Place. This site is outside the city limits.

REQUEST: Subdivision of a R-6 zoned, vacant 0.52 acre/22,940 sf tract with proposed right-of-way dedication of 761 sf leaving a net area of 22,179 sf/0.51 acres. The subdivision proposes 3 detached single-unit lots. Proposed New Lot 1 being 7,398 sf/0.17 ac; New Lot 2 - 7,397 sf/0.17 ac; New Lot 3 being 7,382 sf/0.17 ac.

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 January 7, 2022 by George Finch/Boney and Associates, P.A..

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:

☑️ 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. Submit a petition of annexation form for review and processing prior to approval of any recorded map and recording at Wake County Register of Deeds.

Engineering

2. 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.

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 5’ and 2.5’ 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.

5. A fee-in-lieu for sidewalk shall be paid to the City of Raleigh (UDO 8.1.10).

6. A public infrastructure surety shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.

Urban Forestry

7. A public infrastructure surety for 3 street trees shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.

**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:_

**Stormwater**

1. These lots are exempt per UDO Section 9.2.2.A.2.b.i as a residential subdivision of one acre or less approved after May 1, 2001, but are subject to impervious limitations of subsection A.4 and subject to further review upon placement of impervious surface areas.

2. If total land disturbance will be over 12,000 sq. ft. for multiple houses, a separate site plan submittal & approval will be required. Site plans require an erosion control plan. (UDO 9.4.6.)

3. Impervious restrictions for each lot must be recorded on a plat prior to building permit issuance.

**Urban Forestry**

4. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 3 street trees along Maynard Place.

_The following are required prior to issuance of building occupancy permit:_

**General**
1. Final inspection of all right of way street trees 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: June 8, 2025
Record at least ½ of the land area approved.

5-Year Sunset Date: June 8, 2027
Record entire subdivision.

I hereby certify this administrative decision.

Signed: Alycia Bailey Taylor  Date: 02/09/2022

Development Services Dir/Designee

Staff Coordinator: Jermont Purifoy
CITY OF RALEIGH STANDARD UTILITY NOTES

1. ALL MATERIALS CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH ENGINEERING STANDARDS.

2. UTILITY LINES SHALL BE DIGGED AFTER PERMIT ISSUANCE AND NOT BEFORE.

3. ALL UTILITY LINES SHALL BE CONCEALED WITH TRENCH COVER.

4. ALL UTILITY LINES SHALL BE MARKED WITH UV RIDER MARKERS OR OTHER QUALITY MARKER MATERIAL.

5. ALL UTILITY LINES SHALL BE MARKED WITH MARKER RODS.

6. ALL UTILITY LINES SHALL BE MARKED WITH MARKER RODS.

7. ALL UTILITY LINES SHALL BE MARKED WITH MARKER RODS.

8. ALL UTILITY LINES SHALL BE MARKED WITH MARKER RODS.

9. ALL UTILITY LINES SHALL BE MARKED WITH MARKER RODS.