LOCATION: This site is located on the south side of Old Poole Road, east of Dowling Road at 4005 Maynard Place, outside the city limits.

REQUEST: Development of a vacant 0.53 acre/23,099 sf tract zoned R-6. A proposed detached single-unit 3-lot subdivision; proposed New Lot 1 being 7,689 sf/.177 ac; New Lot 2 - 7,660 sf/.176 ac; New Lot 3 being 7,750 sf/.178 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 February 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:

Engineering

1. A fee-in-lieu for sidewalk is paid to the City of Raleigh (UDO 8.1.10).

2. A 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.

3. 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.

4. 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.

Public Utilities
5. 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

6. If demolition causes a land disturbance of more than 12,000 sf, a mass grading permit will be required. (UDO 9.4.6)

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:_

Engineering

1. 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

2. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 6 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.

Stormwater

2. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).

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:
Administrative Approval Action
Case File / Name: SUB-0074-2021
DSLC - 4005 Maynard Subdivision

3-Year Sunset Date: June 29, 2025
Record at least ½ of the land area approved.

5-Year Sunset Date: June 29, 2027
Record entire subdivision.

I hereby certify this administrative decision.

Signed: Alycia Bailey Taylor
Development Services Dir/Designee
Date: 03/02/2022

Staff Coordinator: Jermont Purifoy
CITY OF RALEIGH STANDARD UTILITY NOTES

1. All materials, methods, and workmanship shall be in accordance with the approved plans and specifications.

2. The City of Raleigh reserves the right to reject any materials, methods, or workmanship not in accordance with the approved plans and specifications.

3. All work shall be completed in a workmanlike manner and in accordance with all applicable codes and ordinances.

4. The City of Raleigh reserves the right to make any necessary changes to the approved plans and specifications.

5. All work shall be completed within the time frame specified in the contract.

6. The City of Raleigh reserves the right to withhold payment until all work is completed and approved.

7. All materials shall be of good quality and suitable for the intended use.

8. The City of Raleigh reserves the right to inspect all materials and workmanship at any time.

9. The City of Raleigh reserves the right to reject any materials, methods, or workmanship that do not meet the standards set forth in the approved plans and specifications.

10. The City of Raleigh reserves the right to terminate the contract if the work is not completed in a workmanlike manner or in accordance with all applicable codes and ordinances.

11. Any disputes arising from the contract shall be resolved through mediation or arbitration as provided by law.

12. This contract is subject to the approval of the City of Raleigh.

ATTENTION CONTRACTORS

If construction activities will be conducted underground, the City of Raleigh reserves the right to inspect all excavation work and to require that any underground utilities be exposed and made safe before any underground construction begins.

Prior to any construction activity, underground utility lines should be exposed by calling the North Carolina One Call Center.

PUBLIC UTILITY LINE LOCATION PLAN

13. The City of Raleigh reserves the right to inspect all work performed by the contractor to ensure compliance with all applicable codes and ordinances.

14. The City of Raleigh reserves the right to reject any work that does not meet the standards set forth in the approved plans and specifications.

15. The City of Raleigh reserves the right to terminate the contract if the work is not completed in a workmanlike manner or in accordance with all applicable codes and ordinances.

16. Any disputes arising from the contract shall be resolved through mediation or arbitration as provided by law.

17. This contract is subject to the approval of the City of Raleigh.

18. If construction activities will be conducted underground, the City of Raleigh reserves the right to inspect all excavation work and to require that any underground utilities be exposed and made safe before any underground construction begins.

Prior to any construction activity, underground utility lines should be exposed by calling the North Carolina One Call Center.