

Preliminary Subdivision Application

Planning and Development

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500



INSTRUCTIONS: This form is used when submitting a Preliminary Subdivision (UDO Section 10.2.5). Please check the appropriate review type and include the plan checklist document. Please email all documents and your preliminary subdivision plans to SiteReview@raleighnc.gov.

DEVELOPMENT TYPE (UDO Section 2.1.2)			
Conventional Subdivision	Compact Development	Conservation Development	Cottage Court
NOTE: Subdivisions may require City Council approval if in a Metro Park Overlay or Historic Overlay District			
GENERAL INFORMATION			
Scoping/sketch plan case number(s):			
Development name (subject to approval): 7517 Haymarket Lane			
Property Address(es): 7517 Haymarket Lane			
Recorded Deed PIN(s): 1717-47-1691			
What is your project type?	<input checked="" type="checkbox"/> Single family <input type="checkbox"/> Apartment	<input type="checkbox"/> Townhouse <input type="checkbox"/> Non-residential	<input type="checkbox"/> Attached houses <input type="checkbox"/> Other: _____

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION	
NOTE: Please attach purchase agreement when submitting this form	
Company:	Owner/Developer Name and Title: Philip C. Miller, Owner
Address: 7712 Harps Mill Road, Raleigh, NC 27615	
Phone #: (919) 414-2900	Email: millers7501@aol.com
APPLICANT INFORMATION	
Company:	Contact Name and Title: Philip C. Miller, Owner
Address: 7712 Harps Mill Road, Raleigh, NC 27615	
Phone #: (919) 414-2900	Email: millers7501@aol.com

Continue to page 2 >>

DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
ZONING INFORMATION	
Gross site acreage:	1.30 ac
Zoning districts (if more than one, provide acreage of each): R-6	
Overlay district: n/a	Inside City limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Conditional Use District (CUD) Case # Z-	Board of Adjustment (BOA) Case # A- 0017-2021

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 0 Square Feet: 0	Proposed Impervious Surface: Acres: 0 Square Feet: 0
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is this a flood hazard area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes, please provide the following:	
Alluvial soils: _____	
Flood study: _____	
FEMA Map Panel #: _____	
NUMBER OF LOTS AND DENSITY	
Total # of townhouse lots:	Detached Attached
Total # of single-family lots:	2
Proposed density for each zoning district (UDO 1.5.2.F):	1.54 units/ac
Total # of open space and/or common area lots:	0
Total # of requested lots:	2

SIGNATURE BLOCK	
<p>I hereby designate <u>CMS Engineering, PLLC/Patricia Hildreth</u> to serve as my agent regarding this application, to receive and response to administrative comments, to resubmit plans on my behalf, and to represent me in any public meeting regarding this application.</p> <p>I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after six consecutive months of inactivity.</p>	
Signature: <u>Philip C Miller</u>	Date: <u>5/15/21</u>
Printed Name: Philip C. Miller	
Signature:	Date:
Printed Name:	

Please email your completed application to SiteReview@raleighnc.gov.

7517 Haymarket Lane
Preliminary Subdivision
SUB-0033-2021



VICINITY MAP
SCALE: 1"=400'

INDEX
TITLE SHEET S-1
EXISTING CONDITIONS S-2
SUBDIVISION & UTILITY PLAN S-3
LANDSCAPE PLAN S-4

- NOTES:
1. BOUNDARY & TOPOGRAPHIC SURVEY BY CAWTHORN, MOSS & PANCIERA PC
2. ALL CONSTRUCTION SHALL COMPLY WITH APPLICABLE CITY OF RALEIGH DEVELOPMENT STANDARDS AND SPECIFICATIONS.
3. ALL NEW DRIVEWAY LOCATIONS WILL BE DETERMINED AND PERMITTED AT BUILDING PERMIT SUBMITTAL PER CITY OF RALEIGH STANDARDS.
4. DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.
5. SOLID WASTE SERVICE WILL BE PROVIDED AT PUBLIC STREET BY INDIVIDUAL 96-GAL. STANDARD CITY OF RALEIGH RESIDENTIAL SOLID WASTE CART PER CITY OF RALEIGH WASTE DESIGN MANUAL.
6. A SURETY OF 125% OF ESTIMATED CONSTRUCTION COST IS REQUIRED FOR THE CONSTRUCTION COSTS OF ALL PUBLIC IMPROVEMENTS WHICH ARE NOT COMPLETE AT THE TIME OF BUILDING PERMIT.
7. PER SEC. 9.1, THIS PROJECT IS EXEMPT FROM CITY OF RALEIGH TREE CONSERVATION REQUIREMENTS.
8. RESIDENTIAL INFILL RULES APPLY (SEC.2.2.7) AND PROPOSED SETBACKS AND BUILDING HEIGHTS ARE BASED ON SAID RULES.
9. PER RALEIGH BOARD OF ADJUSTMENTS CASE BOA-0017-2021, THIS SUBDIVISION IS EXEMPT FROM CITY OF RALEIGH STORMWATER REGULATIONS OTHER THAN MAXIMUM IMPERVIOUS AREA BASED ON ZONING.

PLAN SUMMARY	
Address	7517 Haymarket Ln.
Wake Co. PINs	1717-47-1691
Reference	BM 2005 Pg 2467 DB 11814 Pg 1765
Zoning	R-6
Maximum Density	6 units/acre
Proposed Density	1.54 units/acre
Lot Area	1.294 ac/56,375 sf
Area in R/W to be dedicated	420 sf
Net Lot Area	1.284 ac/55,955 sf
Owner	Philip C. Miller 7712 Harps Mill Road Raleigh, NC 27615 (919) 414-2900 millers7501@aol.com
Total No. Proposed Lots	2

LEGEND:

- EIP – EXISTING IRON PIPE
EIB – EXISTING IRON BAR
BEIP – BENT IRON PIPE
BEIB – BENT IRON BAR
CM – CONCRETE MONUMENT
EPK – EXISTING PK NAIL
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WV – WATER VALVE
CO – SEWER CLEAN-OUT

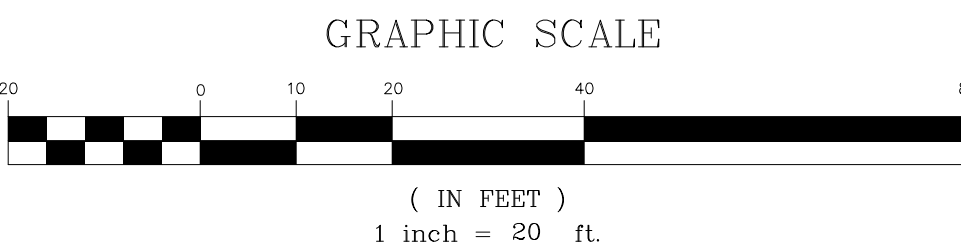


4" CREPE MYRTLE



6" BEECH TREE

- NOTES:
1. THIS PARCEL IS LESS THAN 2 ACRES THEREFORE COMPLIANCE WITH ARTICLE 9.1 TREE CONSERVATION IS NOT REQUIRED.
2. STORMWATER EXEMPTION: This subdivision has been granted a variance from stormwater regulations by the Raleigh Board of Adjustments, May 10, 2021.
3. A maximum of 51% impervious surface, less the area required by 1' of sidewalk widening along the frontage, will be allowed on each lot and shall be noted on the recorded plat.
Lot 1 Maximum Impervious = 14,884 sf
Lot 2 Maximum Impervious = 13,443 sf
4. A Fee in Lieu shall be paid for 210 linear feet of 1' of sidewalk along Haymarket Lane.



FIELD SURVEY DONE BY:
CAWTHORNE, MOSS & PANCIERA, P.C.
PROFESSIONAL LAND SURVEYORS, C-1525
333 S. WHITE STREET
P.O. BOX 1253
WAKE FOREST, NC 27588
(919) 556-3148

ALL CONSTRUCTION TO BE IN
ACCORDANCE WITH CITY OF
RALEIGH AND NCDOT STANDARDS
AND SPECIFICATIONS.

N.C. UNDERGROUND UTILITIES
3 DAYS BEFORE DIGGING CALL
811
A ONE CALL SYSTEM FOR COMMUNITY AND JOB SAFETY

Number of Lot(s)	2
Lot Number(s)	1 - 2
Number of Units	2
Livable Buildings	2
Open Space?	No
Number of Open Space Lots	0
Public Water (LF)	0
Public Sewer (LF)	0
Public Street (LF) - FULL	0
Public Street (LF) - PARTIAL	0
Public Sidewalk (LF)	0
Street Signs (LF)	0
Water Service Stubs	1
Sewer Service Stubs	1

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(Applicable to all developments)
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Signature: Philip C. Miller Date: 5/15/21
Printed Name: Philip C. Miller Date:
Please email your completed application to SiteReview@raleighnc.gov.

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NOT RELEASED FOR CONSTRUCTION

CMS Engineering, PLLC
P.O. Box 780
Knightdale, NC 27545
PHONE: (919) 833-0830
EMAIL: info@cmsengineering.net

7517 HAYMARKET LANE
PRELIMINARY SUBDIVISION
OWNER: PHILIP C. MILLER
SUB-0033-2021

REVISIONS
REV.6.16.21 PER
COR REVIEW

TITLE
SHEET

DWG NAME:
7517 HMKT PSDR1
DRAWN:
PDH
CHECKED:
PDH
PLAN DATE:
05/17/2021
DATE ISSUED:
06/16/2021
SCALE: AS SHOWN

S-1

LINE TABLE				
CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C-1	99.86'	352.11'	99.53'	S 341°4'56" E
C-2	99.93'	352.11'	99.60'	S 50°30'16" E

CURVE TABLE				
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N/F
RALEIGH CUSTOM HOMES INC.
D.B. 16727 PG. 637
B.M. 2018 PG. 1226
PIN 1717.06-47-1714
ZONED R-4
USE: SINGLE FAMILY RESIDENTIAL

N/F
MOHAMMAD MALEK &
MARY KNIGHT
D.B. 17665 PG. 2158
B.M. 2005 PG. 2467
PIN 1717.06-37-9731
ZONED R-4
USE: SINGLE FAMILY RESIDENTIAL

29,380 SF
0.67 AC
MAX. IMPERVIOUS AREA
51% = 14,984 SF
1' SIDEWALK = 100 SF
NET MAX IMP ON LOT
= 14,884 SF

26,574 SF
0.61 AC
MAX. IMPERVIOUS AREA
51% = 13,553 SF
1' SIDEWALK = 110 SF
NET MAX IMP ON LOT
= 13,443 SF

N/F
STACY DIANE BLACK
TRUSTEES
D.B. 15575 PG. 2305
B.M. 1989 PG. 483
PIN 1717.06-47-4503
ZONED R-6
USE: SINGLE FAMILY RESIDENTIAL

N/F
COUNTRY CLUB INC.
D.B. 2469 PG. 580
PIN 1717.14-33-7989
ZONED R-4
USE: GOLF COURSE

NOTES:
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RIGHT-OF-WAY DEDICATION
• RIGHT-OF-WAY DEDICATION ALONG 209.8' OF ROAD FRONTAGE
• APPROXIMATE AREA OF RIGHT-OF-WAY DEDICATION = 420 sf = 0.01 AC

LEGEND:

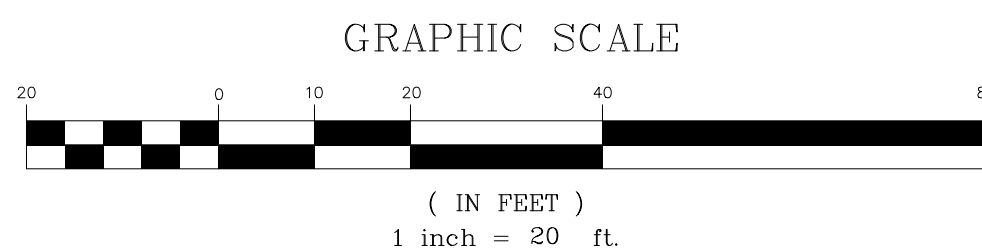
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WV - WATER VALVE
CO - SEWER CLEAN-OUT

4" CREPE MYRTLE

6" BEECH TREE

ADOPTED FROM B.M. 2018 PAGE 1226

NOTES:
1. EXISTING WATER AND SEWER SERVICES WILL BE USED.
2. PAY FEE IN LIEU FOR 1' OF PUBLIC SIDEWALK.
3. DEDICATE 2' OF RIGHT OF WAY.
4. MAXIMUM IMPERVIOUS AREA TO BE RECORDED ON PLAT.



FIELD SURVEY DONE BY:
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REVISIONS
REV. 6.16.21 PER
COR REVIEW

PRELIMINARY
SUBDIVISION
& UTILITY
PLAN

DWG NAME:
7517 HAYMARKET LANE
DRAWN:
PDH
CHECKED:
PDH
PLAN DATE:
05/17/2021
DATE ISSUED:
06/16/2021
SCALE: 1"=20'