



Administrative Approval Action

Case File / Name: SUB-0033-2021
DSLC - 7517 Haymarket Lane Subd

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2492
currentplanning@raleighnc.gov
www.raleighnc.gov

LOCATION: This site is located at 7517 Haymarket Lane and the PIN number is 1717471691 and is located within the corporate city limits of the City of Raleigh.

REQUEST: The applicant is proposing a Conventional Subdivision on 1.276 acres lot for two detached single family lots. The property is zoned Residential - (R-6) and the permitted density is 1.54 units per acres.

**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 June 16, 2021 by Phillip Miller.

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:

☒ **LEGAL DOCUMENTS** - Email to legaldocumentreview@raleighnc.gov. Legal documents must be approved, executed, and recorded prior to or in conjunction with the recorded plat on which the associated easements are shown. Copies of recorded documents must be returned to the City within one business day of recording to avoid withholding of further permit issuance.

<input checked="" type="checkbox"/>	Utility Placement Easement Required
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☒ **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 210 lf of 1ft sidewalk is paid to the City of Raleigh (UDO 8.1.10).
2. 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.
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.

Stormwater



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4. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording. [as indicated on sheet 3 of 4 of SUB-0033-2021]

☒ **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. 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.)
2. 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.

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: November 17, 2024
Record at least ½ of the land area approved.

5-Year Sunset Date: November 17, 2026
Record entire subdivision.

I hereby certify this administrative decision.

Signed: Alysis Bailey Taylor Date: 07/21/2021
Development Services Dir/Designee
Staff Coordinator: Cara Russell

LINE TABLE			
LINE	BEARING	LENGTH	CHORD BEARING
L-1	S 06°42'21" E	15.00	
L-2	S 06°49'21" E	186.00	

CURVE TABLE			
CURVE	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C-1	99.86'	352.11'	S 34°14'50" E
C-2	99.83'	352.11'	S 50°30'10" E

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

STANDARD UTILITY NOTES (as applicable):

- All materials & construction methods shall be in accordance with City of Raleigh design standards, details & specifications (reference: CORPUD Handbook, current edition)
- Utility separation requirements:
 - A distance of 10' shall be maintained between sanitary sewer & any private or public water supply source such as an impounded reservoir used as a source of drinking water. If adequate lateral separation cannot be achieved, ferrous sanitary sewer pipe shall be specified & installed to watertight specifications. However, the minimum separation shall not be less than 25' from a private well or 50' from a public well.
 - When installing water & sewer mains, the horizontal separation between utilities shall be 10'. If this separation cannot be maintained due to existing conditions, the variation allowed is the water main in a separate trench with the elevation of the water main at least 18" above the top of the sewer & must be approved by the Public Utilities Director. All distances are measured from outside diameter to outside diameter.
 - Where it is impossible to obtain proper separation, or anytime a sanitary sewer passes over a watermain, DIP materials or steel encasement extended 10' on each side of crossing must be specified & installed to watertight specifications.
 - 5'0" minimum horizontal separation is required between all sanitary sewer & storm sewer facilities, unless DIP material is specified for sanitary sewer.
 - Maintain 18" min. vertical separation at all watermain & RCP storm drain crossings; maintain 24" min. vertical separation at all sanitary sewer & RCP storm drain crossings. Where adequate separations cannot be achieved, specify DIP materials & a concrete cradle having 6" min. clearance (per CORPUD details W-11 & S-49).
 - All other underground utilities shall cross water & sewer facilities with 18" min. vertical separation required.
- Any necessary field revisions are subject to review & approval of an amended plan &/or profile by the City of Raleigh Public Utilities Department prior to construction.
- Contractor shall maintain continuous water & sewer service to existing residences & businesses throughout construction of project. Any necessary service interruptions shall be preceded by a 24-hour advance notice to the City of Raleigh Public Utilities Department.
- 3.0' minimum cover is required on all water mains & sewer force mains. 4.0' minimum cover is required on all road mains.
- It is the developer's responsibility to abandon or remove existing water & sewer services not being used in redevelopment of a site unless otherwise directed by the City of Raleigh Public Utilities Department. This includes abandoning: tap at main & removal of service from ROW or easement per CORPUD Handbook procedure.
- Install 1/2" copper" water services with meters located at ROW or within a 2x2' Waterline Easement immediately adjacent. NOTE: it is the applicant's responsibility to properly size the water service for each connection to provide adequate flow & pressure.
- Install 4" PVC" sewer services @ 1/16" minimum grade with cleanouts located at ROW or easement line & spaced every 75 linear feet maximum.
- Pressure reducing valves are required on all water services exceeding 80 psi; backwater valves are required on all sanitary sewer services having building drains lower than 1.0' above the next upstream manhole.
- All environmental permits applicable to the project must be obtained from NCDWQ, USACE &/or FEMA for any riparian buffer, wetland &/or floodplain impacts (respectively) prior to construction.
- NCDOT / Railroad Encroachment Agreements are required for any utility work (including main extensions & service taps) within state or railroad ROW prior to construction.
- Grease Interceptor / Oil Water Separator using calculations & installation specifications shall be approved by the CORPUD POG Program Coordinator prior to issuance of a Building Permit. Contact Tim Beasley at (919) 259-7025 or tim.beasley@raleighnc.gov for more information.
- Cross-connection control protection devices are required based on degree of health hazard involved as listed in Appendix-B of the Rules Governing Public Water Systems in North Carolina. These guidelines are the minimum requirements. The devices shall meet American Society of Sanitary Engineering (ASSE) standards or be on the University of Southern California approval list. The devices shall be installed and tested (both initial and periodic testing thereafter) in accordance with the manufacturer's recommendations or the local cross-connection control program, whichever is more stringent. Contact Joanie Helvey at (919) 212-5923 or joanie.helvey@raleighnc.gov for more information.

NOTES:

- THIS PARCEL IS LESS THAN 2 ACRES THEREFORE COMPLIANCE WITH ARTICLE 9.1 TREE CONSERVATION IS NOT REQUIRED.
- STORMWATER EXEMPTION: This subdivision has been granted a variance from stormwater regulations by the Raleigh Board of Adjustments, May 10, 2021.

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

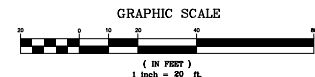
LEGEND:

- EIP - EXISTING IRON PIPE
- EIB - EXISTING IRON BAR
- BEIP - BENT IRON PIPE
- BEIB - BENT IRON BAR
- CM - CONCRETE MONUMENT
- EPK - EXISTING PK NAIL
- SPK - SET PK NAIL
- NIP - NEW IRON PIPE SET
- R/W - RIGHT OF WAY
- CATV - CABLE TV BOX
- EB - ELECTRIC BOX
- TEL - TELEPHONE PEDESTAL
- PP - POWER POLE
- OHL - OVERHEAD LINE
- LP - LIGHT POLE
- WM - WATER METER
- WV - WATER VALVE
- CO - SEWER CLEAN-OUT
- 4" CREPE MYRTLE
- 6" BEECH TREE

ADOPTED FROM B.M. 2018 PAGE 1226

NOTES:

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



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

NOT RELEASED FOR CONSTRUCTION

CMS Engineering, PLLC

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

P-1887

7517 HYMKT PSDR1
PRELIMINARY SUBDIVISION

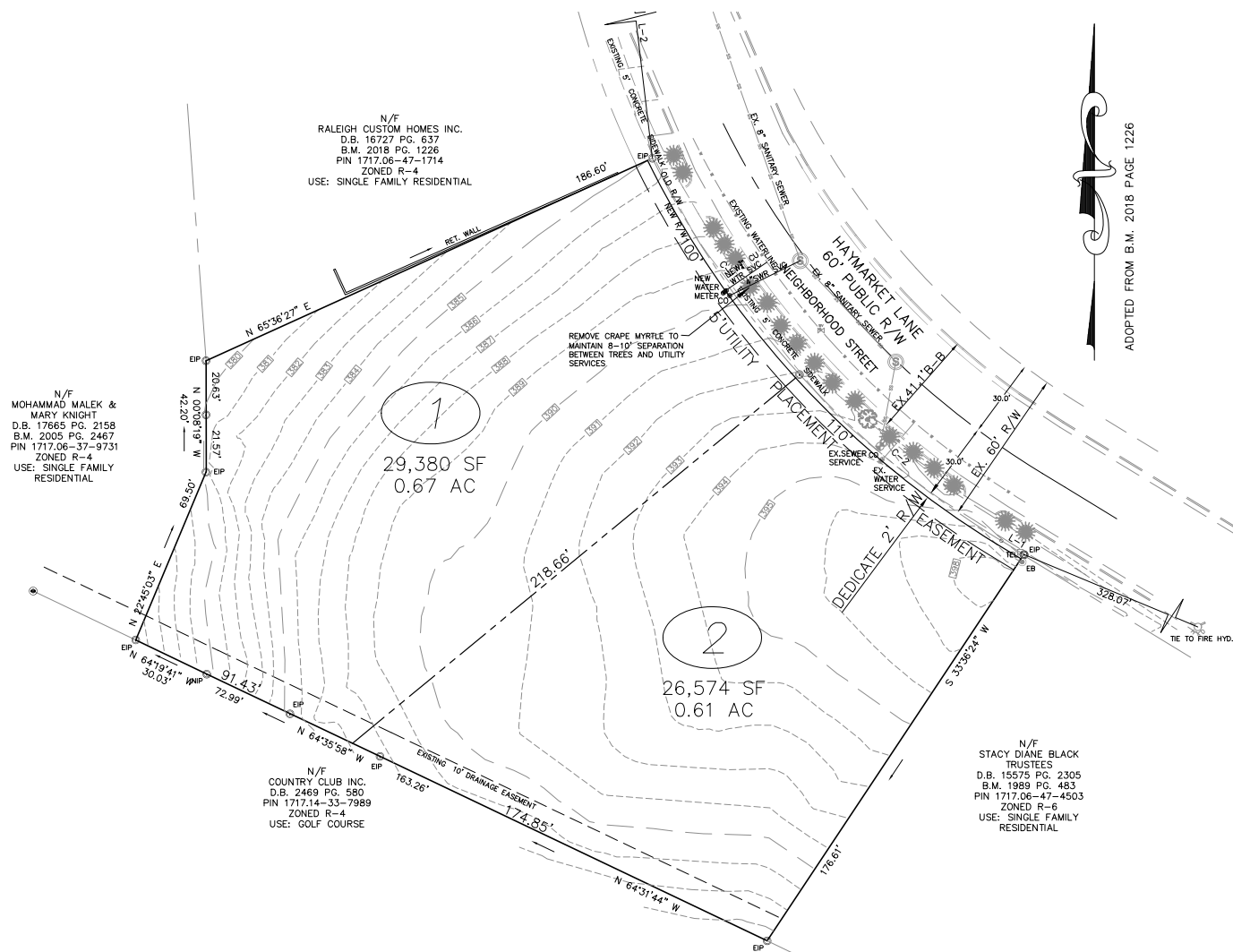
OWNER: Philip C. Miller
SUB-0033-2021

REVISIONS
REV.6.16.21 PER
COR REVIEW

PRELIMINARY
SUBDIVISION
& UTILITY
PLAN

DWG NAME:
7517 HYMKT PSDR1
DRAWN:
PDH
CHECKED:
PDH
PLAN DATE:
05/17/2021
DATE ISSUED:
06/16/2021
SCALE: 1"=20'

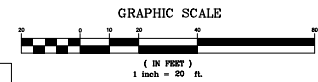
S-3



- LEGEND:**
- EIP - EXISTING IRON PIPE
 - EIB - EXISTING IRON BAR
 - BEIP - BENT IRON PIPE
 - BEIB - BENT IRON BAR
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ADOPTED FROM B.M. 2018 PAGE 1226



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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

FIELD SURVEY DONE BY:
CAWTHORNE, MOSS & PANCIERA, P.C.
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EMAIL: info@cmsengineering.net
P-1887

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

REVISIONS
REV. 6.16.21 PER COR REVIEW

LANDSCAPE PLAN

DWG NAME:
7517 HAYM PDR
DRAWN:
PDH
CHECKED:
PDH
PLAN DATE:
05/17/2021
DATE ISSUED:
06/16/2021
SCALE: 1"=10'