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.

- **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**
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 ⅔ of the land area approved.

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

I hereby certify this administrative decision.

Signed: ___________________________  Date: __07/21/2021___

**Development Services Dir/Designee**

**Staff Coordinator:** Cara Russell

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SUB-0033-2021 DSLC - 7517 Haymarket Lane Subd
RESIDENTIAL STREET FRONTAGE = 210'
less driveway width = 20'
NET RESIDENTIAL STREET FRONTAGE = 190'
TREES REQUIRED = (210-200)/40 = 4.75 TREES
USE EXISTING TREES: 16 CRAPE MYRTLES

LEGEND:
EF = EXISTING FENCE
ERF = EXISTING ERF BAR
EP = EXISTING POND
IF = NEW IRON PIPE
GPR = GUTTER PIPE
CF = CONCRETE MONUMENT
ECF = EXISTING PAVED CURB
NR = NEW IRON PIPE SET R/W = RIGHT OF WAY
CAT = CABLE TV BOX
EL = ELECTRIC BOX
TLP = TELEPHONE POLE
SN = OVERHEAD LINE
LP = LIGHT POST
W = WATER METER
CO = SEWER CLEAN-OUT

4" CRAP MYRTLE
6" CREPE MYRTLE

NOT RELEASED FOR CONSTRUCTION
PHILIP C. MILLER
OWNER
SUB-0033-2021
PRELIMINARY SHEET

ALL CONSTRUCTION TO BE IN CONFORMITY WITH THE CITY OF RALEIGH AND NC ADOPT STANDARDS AND SPECIFICATIONS.

PHILIP C. MILLER
OWNER
S-3198
2937 HARRIS MARKET LANE
ROANOKE, NC 27801
919-361-2579

FINO ENGINEERING, PLLC
7402 DUSK STREET
ROANOKE, NC 27801
919-361-2579

GROUND SURVEY
05/12/2021
05/17/2021
05/22/2021
05/27/2021
06/04/2021
06/10/2021
06/17/2021
06/30/2021
E-4

THIS PARCEL IS LESS THAN 2 ACRES THEREFORE COMPLIANCE WITH ARTICLE 8 TREE CONSERVATION IS NOT REQUIRED.

STORMWATER EXEMPTION: This subdivision has been granted a variance from stormwater regulations by the Raleigh Board of Adjustments, May 13, 2021.