Zoning: R-10
CAC: Mordecai
Drainage Basin: Pigeon House
Acreage: 1.97
Number of Lots: 9
Planner: Mike Walters
Phone: (919) 996-2636
Applicant: 1335 Courtland, LLC
Phone: (919) 398-3927
# Preliminary Subdivision Plan Application

**Office Use Only:** Transaction # 51323  
**Project Coordinator:**  
**Team Leader:** M. Walters

## PRELIMINARY APPROVALS

- **Subdivision** *
- **Conventional Subdivision**  
- **Compact Development**  
- **Conservative Subdivision**  

*May require City Council approval if in a Metro Park Overlay or Historic Overlay District

## GENERAL INFORMATION

**Development Name:** Courtland Subdivision  
**Proposed Use:** Single Family  
**Property Address(es):** 1335 Courtland Drive

Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:

- PIN Recorded Deed: 170498500000

## What is your project type?

- **Single family**  
- **Townhouse**  
- **Subdivision in a non-residential zoning district**  
- **Other (describe):**

## OWNER/DEVELOPER INFORMATION

**Company Name:** 1335 Courtland LLC  
**Owner/Developer Name:** Stuart Cullinan  
**Address:** 310 Heck Street  
**Phone:** 919.398.3927  
**Email:** stuart@thefivehorizons.com  
**Fax:**

## CONSULTANT/CONTACT PERSON FOR PLANS

**Company Name:** John A. Edwards & Company  
**Contact Name:** Jason Meadows  
**Address:** 333 Wade Ave.  
**Phone:** 919.443.0262  
**Email:** jason@jaeco.com  
**Fax:** 919.828.4711
<table>
<thead>
<tr>
<th>GENERAL REQUIREMENTS</th>
<th>TO BE COMPLETED BY APPLICANT</th>
<th>OFFICE USE ONLY</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Applicant must contact a Planner to determine if a Pre-Application Conference is required prior to application submittal</td>
<td>YES</td>
<td>YES</td>
</tr>
<tr>
<td>2. Filing fee for plan review – payments may be made by cash, Visa, Mastercard, or check made payable to the City of Raleigh (no fee for infill recombination)</td>
<td>YES</td>
<td>YES</td>
</tr>
<tr>
<td>3. Preliminary Subdivision Plan Application must be completed and signed by the property owner</td>
<td>YES</td>
<td>YES</td>
</tr>
<tr>
<td>4. Applicant must complete and print page 1 and 2 of the Preliminary Subdivision Plan Application to the plan cover sheet (not applicable for infill recombination)</td>
<td>YES</td>
<td>YES</td>
</tr>
<tr>
<td>5. I have referenced the Preliminary Subdivision Plan Checklist, and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City</td>
<td>YES</td>
<td>YES</td>
</tr>
<tr>
<td>6. Provide the following plan sheets:</td>
<td>YES</td>
<td>YES</td>
</tr>
<tr>
<td>a) Cover sheet, to include general notes, owner’s name, contact’s name, phone number, mailing address, email address</td>
<td>YES</td>
<td>YES</td>
</tr>
<tr>
<td>b) Existing conditions sheet</td>
<td>YES</td>
<td>YES</td>
</tr>
<tr>
<td>c) Proposed Subdivision Plan</td>
<td>YES</td>
<td>YES</td>
</tr>
<tr>
<td>d) Proposed Grading and Stormwater Plan</td>
<td>YES</td>
<td>YES</td>
</tr>
<tr>
<td>e) Proposed Utility Plan, including Fire</td>
<td>YES</td>
<td>YES</td>
</tr>
<tr>
<td>f) Proposed Tree Conservation Plan</td>
<td>YES</td>
<td>YES</td>
</tr>
<tr>
<td>g) Proposed Landscaping</td>
<td>YES</td>
<td>YES</td>
</tr>
<tr>
<td>h) Transportation Plan</td>
<td>YES</td>
<td>YES</td>
</tr>
<tr>
<td>7. Ten (10) sets of proposed plans to engineering scale ((1&quot;=20', 1&quot;=100',) etc.) and date of preparation. For re-submittals only, include all revision dates.</td>
<td>YES</td>
<td>YES</td>
</tr>
<tr>
<td>8. Plan size must be 18&quot; x 24&quot; or 24&quot; x 36&quot;</td>
<td>YES</td>
<td>YES</td>
</tr>
<tr>
<td>9. A vicinity map no smaller/less than (1&quot;=500', 1&quot;=1000',) to the inch, showing the position of the subdivision with its relation to surrounding streets and properties, and oriented in the same direction as the preliminary plan</td>
<td>YES</td>
<td>YES</td>
</tr>
<tr>
<td>10. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map</td>
<td>YES</td>
<td>YES</td>
</tr>
<tr>
<td>11. Digital copy of only the plan and elevations – label the CD with the plan name, case file number, and indicate how many times the plan has been resubmitted for review</td>
<td>YES</td>
<td>YES</td>
</tr>
<tr>
<td>12. Wake County School form, if dwelling units are proposed</td>
<td>YES</td>
<td>YES</td>
</tr>
<tr>
<td>13. Preliminary stormwater quantity and quality summary and calculations package</td>
<td>YES</td>
<td>YES</td>
</tr>
<tr>
<td>14. For secondary tree conservation areas, include two (2) copies of the tree cover report completed by a certified arborist, North Carolina licensed landscape architect, or North Carolina registered forester</td>
<td>YES</td>
<td>YES</td>
</tr>
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</table>
COURTLAND SUBDIVISION
SUBDIVISION PLAN
S-22-14
TRANSL XXXX
RALEIGH, NORTH CAROLINA
REVISION TO PREVIOUSLY APPROVED SUBDIVISION
S-22-14
REVISED AUGUST 20, 2018

This revision to the approved S-22-14 subdivision is to revise the stormwater management approach. This revision includes the deletion of the stormwater detention device and associated drainage easement and reallocate the existing impervious area to the public sidewalk and single family lots. The overall impervious area will not be increased from the existing condition and is therefore exempt in accordance with UDO Sec. 9.2.2.4.3.

OWNER/DEVELOPER:
FIVE HORIZONS DEVELOPMENT
410 Boylan Ave.
Raleigh, N.C. 27603
919-398-3927
stuart@fivehorizonsdevelopment.com

CIVIL ENGINEER:
JOHN A. EDWARDS & COMPANY
Consulting Engineers
NC License F-0289
333 Wade Ave., Raleigh, N.C. 27605
Phone: (919) 828-4428
Fax: (919) 828-4711
E-mail: info@jaeco.com