



Administrative Approval Action

Case File / Name: SUB-0010-2021
HUNTING RIDGE

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 on the southeast corner of Hunting Ridge Road and Bent Pine Place. The site is zoned R-4 within the corporate limits of the City of Raleigh.

REQUEST: Conventional Subdivision for existing 0.58 acre parcel into two lots for Detached, Single Family Residential. Existing Dwelling Structure to be removed. Lot 1 and Lot 2 will be created with access from Bent Pine Place.

**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 March 18, 2021 by Bateman Civil Survey.

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:

☒ **SITE PERMITTING REVIEW** - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Site Permitting Review may be submitted upon receipt of this signed approval document.

The following items are required prior to approval of Site Permitting Review plans:

Stormwater

1. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
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 ROW impervious improvements required have been allocated per lot and a new impervious surface maximum has been allocated taking this into consideration

☒ **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.

☒ 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.



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The following items must be approved prior to recording the plat:

General

1. A demolition permit shall be issued and this building permit number shown on all maps for recording.

Engineering

2. A fee-in-lieu for 155lf of 1ft of sidewalk along Hunting Ridge is paid to the City of Raleigh (UDO 8.1.10).
3. 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.
4. A public infrastructure surety is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).
5. 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.
6. A public infrastructure surety for (6) street trees shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).

Stormwater

7. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.

☒ **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:

Urban Forestry

1. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 2 (shade) street trees along Bent Pine Pl. and 4 (medium maturing) street trees along Hunting Ridge Rd.

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



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following must take place by the following dates:

3-Year Sunset Date: September 22, 2024
Record at least ½ of the land area approved.

5-Year Sunset Date: September 22, 2026
Record entire subdivision.

I hereby certify this administrative decision.

Signed: *Alysia Bailey Taylor*
Development Services Dir/Designee
Staff Coordinator: Cara Russell

Date: 05/26/2021



P200479_HUNTING RIDGE



VICINITY MAP
SCALE: NTS

SITE DATA	
OWNER	SOLD ROCK CONSTRUCTION OF NC, INC.
ADDRESS	1408 HUNTING RIDGE ROAD RALEIGH, NC 27615
FIN	1717-35-3854
OVERLAY	N/A
EXISTING USE	DETACHED SINGLE FAMILY DWELLING
PROPOSED USE	DETACHED SINGLE FAMILY DWELLINGS
ZONING	R-4
WATERSHED	PERRY
WATERSHED WATER SUPPLY	N/A
RIVER BASIN	NEUSE RIVER BASIN
FEMA MAP	MAP#37201700 (DATE 05/02/2006)
GROSS EXISTING TRACT AREA	0.57 AC (24,584 SF)
ROW DEDICATION	0.06 AC (274 SF)
PROVIDED AREA LOT 32	0.26 AC (12,333 SF)
PROVIDED AREA LOT 33	0.26 AC (12,337 SF)
DEVELOPMENT TYPE - PRELIMINARY SUBDIVISION	
PROPOSED USE	DETACHED SINGLE FAMILY DWELLINGS
UNITS ALLOWED	3.5 UNITS (AC. MAX)
UNITS PROVIDED	3 UNITS
PARKING	
PARKING CALCS	2 SPACE / UNIT
PARKING REQUIRED	4 SPACES
PARKING PROVIDED	4 SPACES
ADA PARKING CALCS	N/A
ADA PARKING REQUIRED	N/A
ADA PARKING PROVIDED	N/A

RETRACS		2.2.1 A MIN.	PROVIDED
PRIMARY STREET	20'	20'	
SIDE STREET	15'	15'	
SIDE LOT LINE	10'	10'	
REAR LOT LINE	30'	30'	
SUM OF SIDE RETRACS	20'	20'	

LOT DIMENSIONS		2.2.1 A MIN.	PROVIDED
LOT 32			
WIDTH	80'	80.2'	
DEPTH	100'	150'	
AREA	10,000 SF	12,333 SF	
LOT 33			
WIDTH	65'	81.1'	
DEPTH	100'	150'	
AREA	10,000 SF	12,337 SF	

IMPERVIOUS AREA	
LOT 32	
TOTAL AREA	0.26 AC (12,333 SF)
EXISTING IMPERVIOUS	0.04 AC (1,777 SF)
PROPOSED IMPERVIOUS	0.11 AC (4,887 SF) (36%)
ROW IMPROVEMENTS IMPERVIOUS	0.11 AC (4,887 SF) (36%)
PROPOSED NET MAX. LOT IMPERVIOUS	0.09 AC (4,041 SF)
LOT 33	
TOTAL AREA	0.26 AC (12,337 SF)
EXISTING IMPERVIOUS	0.05 AC (2,266 SF)
PROPOSED IMPERVIOUS	0.11 AC (4,887 SF) (36%)
ROW IMPROVEMENTS IMPERVIOUS	0.01 (43 SF)
PROPOSED NET MAX. LOT IMPERVIOUS	0.11 AC (4,887 SF)

NOTES:

- BOUNDARY AND TOPOGRAPHIC SURVEY WAS PROVIDED BY BATEMAN CIVIL SURVEY COMPANY. CONTRACTOR TO CONFIRM ALL INFORMATION BEFORE CONSTRUCTION.
- ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT CITY OF RALEIGH STANDARDS, SPECIFICATIONS AND DETAILS.
- CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS FOR CONSTRUCTION SHOWN ON THESE PLANS.
- ALL DIMENSIONS AND STAKING POINT LOCATIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
- ANY WORK SHOWN ON THESE PLANS THAT IS FOUND TO BE IN CONFLICT WITH THE CITY OF RALEIGH ZONING AND SETBACK REQUIREMENTS SHALL BE IMMEDIATELY REPORTED TO THE LANDSCAPE ARCHITECT FOR ADJUSTMENT.
- LOCATIONS FOR EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO SAME.
- CONTRACTOR SHALL AT ALL TIMES MAINTAIN ADEQUATE SAFETY MEASURES, ACTIVITIES, AND BARRICADES FOR THE PROTECTION OF ALL PERSONS ON OR ABOUT THE LOCATION OF THE SITE.
- CALL NORTH CAROLINA ONE CALL CENTER @ 1-800-455-4549 BEFORE DIGGING.
- CITY OF RALEIGH WILL OFFER SOID WASTE COLLECTION SERVICES.
- SITE MUST BE ESTABLISHED AND SEEDS PRIOR TO RESIGNANCE OF CERTIFICATE OF OCCUPANCY.
- IMPERVIOUS LIMIT FOR EACH LOT TO BE RECORDED ON PLAT PRIOR TO BUILDING PERMITS.
- A FEE-IN-LIEU FOR 15% OF 1-FY OF SIDEWALK ALONG HUNTING RIDGE ROAD WILL BE APPLIED.

TRAFFIC CONTROL & PEDESTRIAN (TC/PD) NOTES:

- PRIOR TO ANY WORK THAT IMPACTS THE RIGHT-OF-WAY, CLOSING OR DETOURING OF ANY STREET, LANE OR SIDEWALK, THE CONTRACTOR MUST APPLY FOR A PERMIT WITH THE RIGHT-OF-WAY SERVICES. PLEASE DIRECT ANY QUESTIONS TO RIGHTOFWAYSERVICES@RALEIGH.GOV.
- THE CITY OF RALEIGH REQUIRES AN APPROVED RIGHT-OF-WAY PERMIT FOR WORK ON ANY PUBLIC STREET OR SIDEWALK AND NC DOT ROAD WITHIN RALEIGH JURISDICTION.
- A PERMIT REQUEST WITH TOPE PLAN SHALL BE SUBMITTED TO RIGHT-OF-WAY SERVICES THROUGH THE CITY OF RALEIGH PERMIT AND DEVELOPMENT PORTAL.
- PRIOR TO THE START OF WORK, THE CLIENT SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE ENGINEERING INSPECTOR'S COORDINATOR TO REVIEW THE SPECIFIC COMPONENTS OF THE APPROVED PLAN, AND ENSURE ALL PERMITS ARE ISSUED.
- ALL TOPED PLANS SHALL COMPLY WITH ALL LOCAL, STATE AND FEDERAL REQUIREMENTS AND STANDARDS, INCLUDING BUT NOT LIMITED TO:
 - MANUAL ON UNIFORM TRAFFIC CONTROL (MUTCD)
 - PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG)
 - AMERICAN DISABILITIES ACT (ADA) REQUIREMENTS
 - RALEIGH STREET DESIGN MANUAL (RSDM)
- ALL PUBLIC SIDEWALKS MUST BE ACCESSIBLE TO PEDESTRIANS WHO ARE VISUALLY IMPAIRED AND/OR PEOPLE WITH MOBILITY CONCERNS. EXISTING AND ALTERNATIVE PEDESTRIAN ROUTES DURING CONSTRUCTION SHALL BE REQUIRED TO BE COMPARABLE WITH THE PUBLIC RIGHT-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG). THE ADA STANDARDS FOR ACCESSIBILITY DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEBARS MUTCD.
- ALL PERMITS MUST BE AVAILABLE AND VISIBLE ON SITE DURING THE OPERATION.

SOLID WASTE COMPLIANCE STATEMENT:

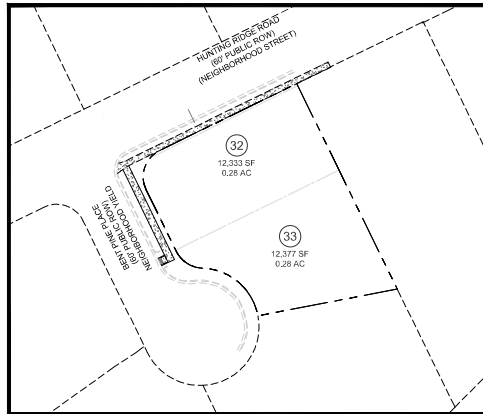
- DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.

ATTENTION CONTRACTORS

THE CONSTRUCTION CONTRACTOR RESPONSIBLE FOR THE EXTENSION OF WATER SEWER AND/OR REUSE AS APPROVED IN THESE PLANS, IS RESPONSIBLE FOR CONTACTING THE PUBLIC WORKS DEPARTMENT AT 919.959.4949 AND THE PUBLIC UTILITIES DEPARTMENT AT 919.959.4940 AT LEAST 24 HOURS PRIOR TO BEGINNING ANY OF THEIR CONSTRUCTION.

FAILURE TO NOTIFY BOTH CITY DEPARTMENTS IN ADVANCE OF THE BEGINNING OF CONSTRUCTION WILL RESULT IN THE ISSUANCE OF MONETARY FINES AND REQUIRE REINSTALLATION OF ANY WATER OR SEWER FACILITIES NOT INSPECTED AS A RESULT OF THIS NOTIFICATION FAILURE.

FAILURE TO CALL FOR INSPECTION, INSTALL A DOWNSTREAM PLUS, HAVE PERMITTED PLANS ON THE JOBSITE, OR ANY OTHER VIOLATION OF CITY OR RALEIGH STANDARDS WILL RESULT IN A FINE AND POSSIBLE EXCLUSION FROM FUTURE WORK IN THE CITY OF RALEIGH.



PROJECT PLAN
SCALE: 1" = 50'

OWNER:
SOLD ROCK CONSTRUCTION OF NC, INC.
1426 WALL ROAD
WAKE FOREST, NC 27587

DEVELOPER:
SOLD ROCK CONSTRUCTION OF NC, INC.
1426 WALL ROAD
WAKE FOREST, NC 27587

ENGINEER:
BATEMAN CIVIL SURVEY, PC.
S. SHAYNE LEATHERS, PE
3034 RELIANCE AVE.
APEX, NC 27539

Bateman Civil Survey Company
Engineers • Surveyors • Planners
2524 Reliance Avenue, Apex, North Carolina 27539
Phone: 919.577.1050 Fax: 919.577.1081
NCBELS Firm No. C-2378



SHEET LIST	
SHEET NUMBER	SHEET TITLE
C000	COVER
C100	EXISTING CONDITIONS
C200	SITE PLAN
C300	UTILITY PLAN
C400	UTILITY DETAILS
L100	LANDSCAPE PLAN
L01	LANDSCAPE DETAILS

Preliminary Subdivision Application
Planning and Development Services Division



INSTRUCTIONS: This form is used when submitting a Preliminary Subdivision (UDO Section 10.2.5). Please check the appropriate review type and indicate the year involved document. Please email all documents and your preliminary subdivision plans to subdivisions@raleigh.gov.

Development Type (UDO Section 10.2.5)	Conventional Subdivision	Conservation Development	Collage Court
NOTE: Subdivisions may require City Council approval if it is a Blank Park Overlay or Historic Overlay District			
GENERAL INFORMATION			
Subdivision (plan name number):			
Development name (subject to approval): Hunting Ridge			
Property Address(es): 1408 Hunting Ridge Road, Raleigh, NC 27615			
Recorded Deed (PIN): 1717-35-3854			
What is your project type?			
<input type="checkbox"/> Single family <input type="checkbox"/> Townhouse <input type="checkbox"/> Non-residential <input type="checkbox"/> Other <input type="checkbox"/> Attached houses			
CURRENT PROPERTY OWNER/DEVELOPER INFORMATION			
NOTE: Please attach purchase agreement when submitting this form			
Company: Sold Rock Construction of NC, Inc. Contact: Kara Russell, President			
Address: 1426 Wall Road, Wake Forest, NC 27587			
Phone # 919-577-1050 Email: kara.russell@soldrock.com			
APPLICANT INFORMATION			
Company: Sold Rock Construction of NC, Inc. Contact: Kara Russell, President			
Address: 1426 Wall Road, Wake Forest, NC 27587			
Phone # 919-577-1050 Email: kara.russell@soldrock.com			

Continue to page 2 >

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received at:
raleigh.gov

DEVELOPMENT TYPE - SITE DATA TABLE (Applicable to all developments)	
Gross site acreage (1.07 AC)	
Filling details: If more than one, provide acreage of each (B/L)	
Quantity detailed: N/A	
Conditional use District (UDO) Code #2: N/A	
Is this a flood hazard area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes, please provide the following:	
Flood zone:	
Flood map Panel #:	
NUMBER OF LOTS AND DENSITY	
Type of lot: Detached	
Total # of lots: 2	
Proposed density for each zoning district (UDO) 1.5:2.7	
Type # of open space and/or common area lots: N/A	
Type # of requested lots: 3	
3.5 UNITS/ACRE	
SIGNATURE BLOCK	
I hereby designate: to serve as my agent, authorizing the application, to receive and respond to administrative comments, to execute all documents on my behalf, and to execute all documents on my behalf.	
I am a resident of: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
I am a resident of: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
I am a resident of: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
I am a resident of: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Signature: Date: 02/11/2021	
Printed Name: Kara Russell	
Signature: Date:	
Printed Name:	

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raleigh.gov

Digitally signed by Kara Russell
DN: cn=Kara Russell, o=City of Raleigh Planning and Development Department, ou=City of Raleigh Planning and Development Department, email=kara.russell@raleigh.gov, c=NC
I am approving this document
Date: 2021-02-15 15:00:40-0400



KNOW WHAT IS BELOW
CALL BEFORE YOU DIG

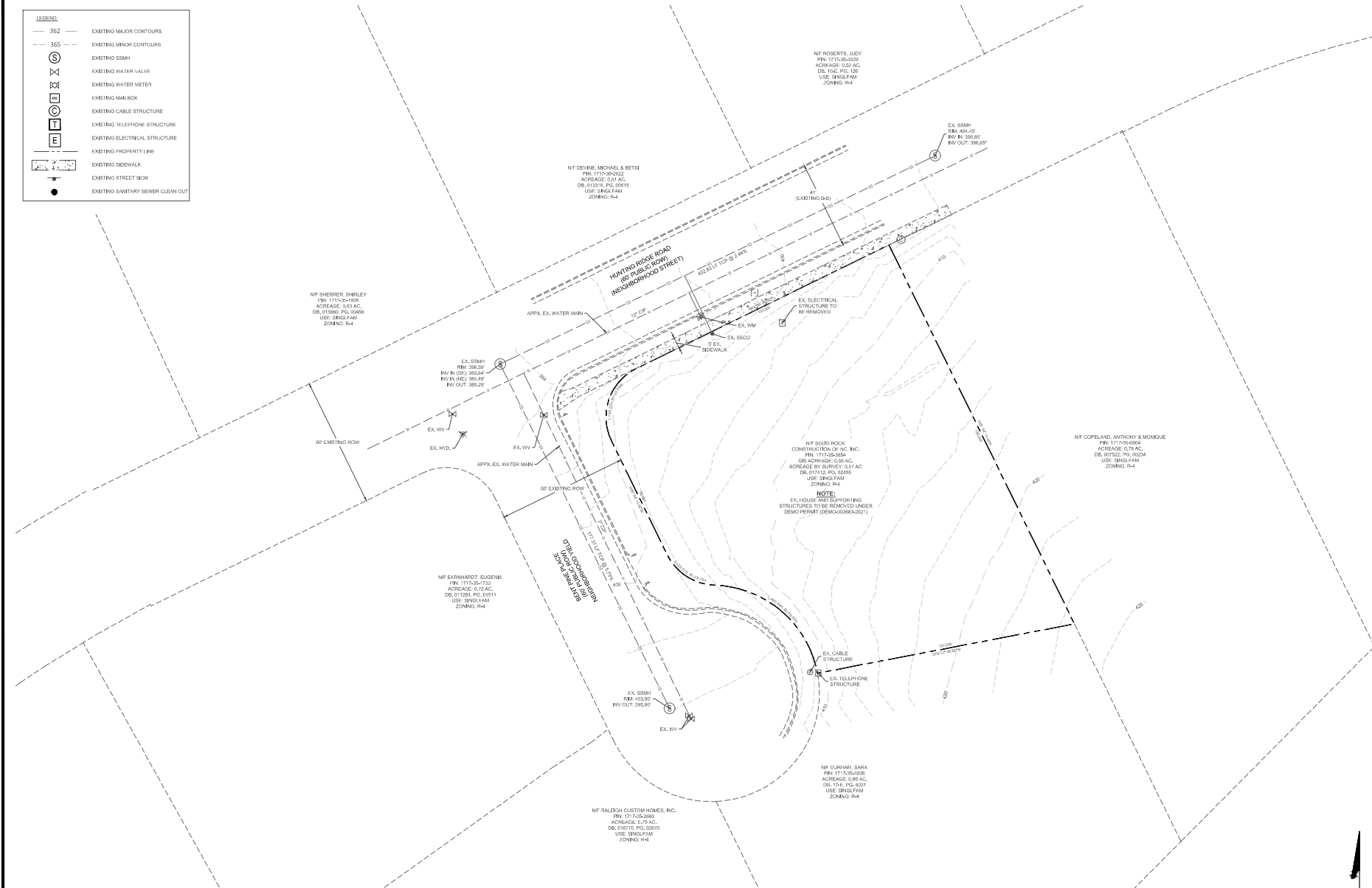
Date: 02.08.21

Project #: P200478

SHEET

C000

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REV #	DATE	DESCRIPTION
1	03.15.2021	PER COR COMMENTS



Bateman Civil Survey Company
Engineers • Surveyors • Planners
2524 Raleigh Avenue, Apt. 400, Raleigh, NC 27613
Phone: 919.577.1001 Fax: 919.577.1001
NCBLS PRN No. C2278

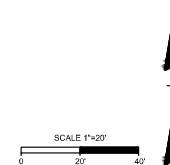


HUNTING RIDGE
1408 HUNTING RIDGE ROAD
RALEIGH, NC 27613
WAKE COUNTY

EXISTING CONDITIONS

Project Engineer:	SSI
Designed By:	TEP
Drawn By:	SLS
Checked By:	TEP
Scale:	AS SHOWN
Date:	02.08.21
Project #:	P200478
SHEET	C100

REV #	DATE	DESCRIPTION
1	03.15.2021	PER COR COMMENTS



Bateman Civil Survey Company
Engineers • Surveyors • Planners
2024 Rollano Avenue, Apex, North Carolina 27539
Phone: 919.577.1080 Fax: 919.577.1081
NCBELS FIRM No. C-2378



HUNTING RIDGE

HUNTING RIDGE ROAD
RALEIGH, NC 27615
WAKE COUNTY

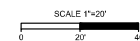
SITE PLAN

Project Engineer:	SSL
Designed By:	TEP
Drawn By:	SLS
Checked By:	TEP
Scale:	AS SHOWN
Date:	02.08.21
Project #:	P200-478

SHEET
C200



REV #	DATE	DESCRIPTION
1	03.15.2021	PER COR COMMENTS



Bateman Civil Survey Company
Engineers • Surveyors • Planners
2524 Reliance Avenue, Apex, North Carolina 27539
Phone: 919/577-1080 Fax: 919/577-1081
NCBELS FIRM No. C-25378



HUNTING RIDGE

408 HUNTING RIDGE ROAD
RALEIGH, NC 27615
WAKE COUNTY

UTILITY PLAN

Project Engineer:	SSL
Designed By:	TEP
Drawn By:	SLS
Checked By:	TEP
Scale:	AS SHOWN

Date:	02.08.21
Project #:	P200478

SHEET
C300

