

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):			
Property Address(es):			
Recorded Deed PIN(s):			
What is your project type?	Single family Apartment	Townhouse Non-residential	Attached houses Other: _____

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION	
NOTE: Please attach purchase agreement when submitting this form	
Company:	Owner/Developer Name and Title:
Address:	
Phone #:	Email:
APPLICANT INFORMATION	
Company:	Contact Name and Title:
	Address:
Phone #:	Email:

Continue to page 2 >>

DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
ZONING INFORMATION	
Gross site acreage: 0.6743 AC	
Zoning districts (if more than one, provide acreage of each): R-4	
Overlay district: none	Inside City limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Conditional Use District (CUD) Case # Z-	Board of Adjustment (BOA) Case # A-

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 0.117 Square Feet: 5,100	Proposed Impervious Surface: Acres: 0.266 Square Feet: 11,600
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): $2/0.6743 = 2.966$	
Total # of open space and/or common area lots: 0	
Total # of requested lots: 2	

SIGNATURE BLOCK	
<p>The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described in this application will be maintained in all respects in accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance.</p> <p>I, <u>Tony M Tate, Landscape Architect</u> will serve as the agent regarding this application, and will receive and respond to administrative comments, resubmit plans and applicable documentation, and will represent the property owner(s) 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 180 days of inactivity.</p>	
Signature: <u>Tony M Tate, PLA Applicant</u>	Date: <u>2/15/22</u>
Printed Name: Tony M Tate	
Signature: _____	Date: _____
Printed Name: _____	

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

Z:\Projects\2022 Projects\2021 - Colanco Dev - North Ridge Subdivision\Submittals (CAD)\Colanco-Hunting Ridge Rd Subdiv-4.dwg, 6/22/2022 12:04:11 PM, _AutoCAD P

landscape architect:

TMTLA Associates
5011 Southpark Drive, Suite 200
Durham, North Carolina 27713
p: (919) 484-8880
f: (919) 484-8881
robin@tmtla.com

owner:

John Coley
Colanco Development LLC
PO Box 38
Raleigh, NC 27540

surveyor:

Sullivan Surveying
1143-D Executive Circle
Cary, NC 27511
p: (919) 469-4738

SITE DATA

PIN 1717-35-1733
DEED Book 018561
Page 00863
Date 06/21/2021
ZONE R-4
OVERLAY DISTRICT NONE
TOTAL EXIST. GROSS LOT AREA 0.731 AC
TOTAL EXIST. NET LOT AREA (AFTER DEDICATION) 0.721 AC
NUMBER OF EXISTING LOTS 1
EXISTING RESIDENTIAL DENSITY 1.37
NUMBER OF PROPOSED LOTS 2
PROPOSED RESIDENTIAL DENSITY 2.74
EXISTING LOT FRONTAGE (CORNER LOT) 201.01'

PROPOSED LOT FRONTAGE - NEW LOT 1 100.11'
PROPOSED MIN LOT WIDTH - NEW LOT 1 89'-11"
PROPOSED MIN LOT DEPTH - NEW LOT 1 161'-4"
LOT AREA - NEW LOT 1 0.3651 AC

PROPOSED LOT FRONTAGE - NEW LOT 2 100.90'
PROPOSED MIN LOT WIDTH - NEW LOT 2 100'-11"
PROPOSED MIN LOT DEPTH - NEW LOT 2 149'-4"
LOT AREA - NEW LOT 2 0.3555 AC

1400 Hunting Ridge Road
Preliminary Subdivision Plan

Colanco Development LLC
1400 Hunting Ridge Road
Raleigh, North Carolina, 27615



LOCATION MAP

SCALE: 1"=1000'

Case #: SUB-0015-2022

SHEET INDEX

COVER SHEET
EXISTING AND DEMOLITION PLANS L-1
PROPOSED SITE PLAN L-2
UTILITY PLAN L-3
DETAILS L-4

SUBMITTALS

FIRST SUBMITTAL 02/21/22
SECOND SUBMITTAL Rev.5/11/22
THIRD SUBMITTAL Rev.6/22/22

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Planning and Development

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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): SUB-0015-2022	
Development name (subject to approval): 1400 Hunting Ridge Road	
Property Address(es): 1400 Hunting Ridge Road	
Recorded Deed PIN(s): 1717-35-1733	
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"/> Other: <input type="checkbox"/> Attached houses

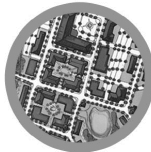
CURRENT PROPERTY OWNER/DEVELOPER INFORMATION	
NOTE: Please attach purchase agreement when submitting this form	
Company: Colanco Development, LLC	Owner/Developer Name and Title: John Coley
Address: PO Box 38	
Phone #: 919 971-9772	Email: chadpe2@yahoo.com
APPLICANT INFORMATION	
Company: TMTLA Associates	Contact Name and Title: Tony M Tate, Landscape Architect
	Address: 5011 Southpark Dr, Durham, NC 27713
Phone #: 919 484-8880	Email: tony@tmtla.com

DEVELOPMENT TYPE + SITE DATA TABLE	
(Applicable to all developments)	
ZONING INFORMATION	
Gross site acreage: 0.73 AC	
Zoning districts (if more than one, provide acreage of each): R-4	
Overlay district: none	Inside City limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Conditional Use District (CUD) Case # Z-	Board of Adjustment (BOA) Case # A-

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 0.117 Square Feet: 5,100	Proposed Impervious Surface: Acres: 0.266 Square Feet: 11,600
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 #: _____	

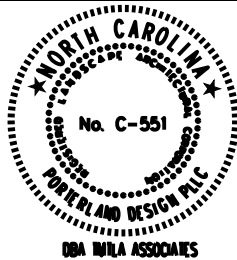
NUMBER OF LOTS AND DENSITY	
Total # of townhouse lots:	Detached Attached
Total # of single-family lots:	2
Proposed density for each zoning district (UDO 15.2.F): 2/73 = 2.74	
Total # of open space and/or common area lots: 0	
Total # of requested lots: 2	

SIGNATURE BLOCK	
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Signature: <u>Tony M Tate</u>	Date: <u>6/15/22</u>
Printed Name: Tony M Tate	
Signature: _____	Date: _____
Printed Name: _____	

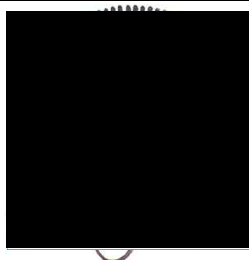


TMTLA ASSOCIATES
5011 SOUTHPARK DRIVE, STE. 200 - DURHAM, NC 27713
p: (919) 484-8880 e: info@tmtla.com

Rev. 6/22/22
Rev. 5/11/22
02/21/2022
Proj #: 22021



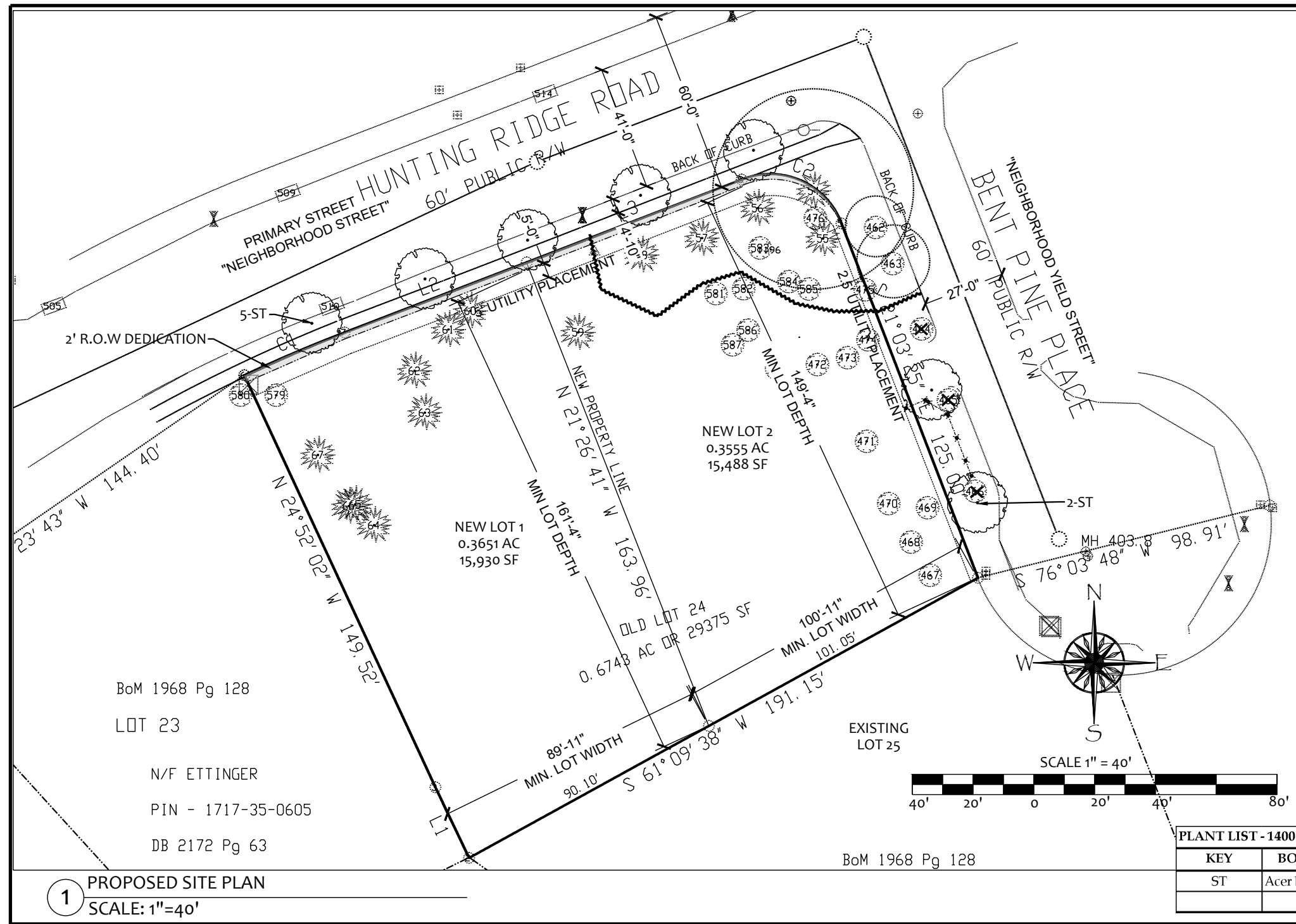
Preliminary Subdivision Plan
1400 Hunting Ridge Rd
1400 Hunting Ridge Road, Raleigh NC, 27615
COVER SHEET



Know what's below.
Call before you dig.

John Coley
Colanco Development LLC
PO Box 38
Raleigh, NC 27540

Z:\Projects\2022 Projects\2021 - Colanco Dev - North Ridge Subdivision\Submittals (CAD)\Colanco-Hunting Ridge Rd Subdiv-4.dwg, 6/22/2022 12:04:26 PM, _AutoCAD P



- NOTES**
1. Boundary and field topographic information taken from file by Sullivan Surveying.
 2. This site is not in any Special Flood Hazard Areas or Future Conditions Flood Hazard Areas.
 3. No wetlands exist on site.
 4. Contractor shall verify the location of all existing utilities and shall be responsible for any damage resulting from their activities. Call Utility locator service at least 48 hours prior to digging.
 5. All construction shall be in accordance with all City of Raleigh standards and specifications.
 6. All construction shall conform to all state and local standards and specifications and code requirements. Notify designer of any discrepancies. If discrepancies are found the more stringent requirements will prevail.
 7. All utilities shall be located underground.
 8. No changes may be made to the approved drawings without written permission from the issuing authority.
 9. Do NOT scale the drawings. Digital information is provided for construction drawings.
 10. Contractor shall coordinate all work with all construction trades prior to start of construction.
 11. All dimensions are references from back-of-curb to back-of-curb.
 12. Erosion control plans shall be approved prior to any grading on this site.
 13. Boundary information shall be field verified by Professional Surveyor before construction staking begins.
 14. Contractor shall ensure positive finished drainage (min. 2%) away from all building areas and coordinate with the landscape plan to leave subgrade low enough to maintain the spots as finished grade.
 15. The minimum corner clearance from the curb line of intersecting streets shall be at least 20 feet from the point of tangency.
 16. Retaining walls to be designed by others.
 17. There shall be no site obstructing or party obstructing wall, fence, sign, foliage, berming, or parked vehicles between the heights of twenty four (24) inches and eight (8) feet above the curb line elevation or the nearest traveled way if no curbing exists.
 18. Within the sight triangles shown on this plan, no obstruction between two (2) feet and eight (8) feet in height above the curb line elevation or the nearest traveled way, if no curbing exists.


- STORMWATER QUALITY & QUANTITY NOTES:**
1. Neither lot shall exceed 38% of Impervious Surface Coverage.
 2. These lots are exempt from the active stormwater control measures required by City of Raleigh UDO, Sec. 9.2.2 A.2.b

PLANT LIST - 1400 Hunting Ridge Road							
KEY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	HT.	QTY.	COMMENTS
ST	Acer buergerianum	Trident Maple	B&B	3" CAL.	12' HT	7	Choose for street tree quality



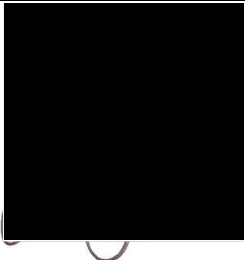
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p: (919) 484-8880 e: info@tmtla.com


Rev. 6/22/22
Rev. 5/11/22
02/21/2022
Proj #: 22021



PORTERLAND DESIGN PLLC
DBA TMTLA ASSOCIATES

Preliminary Subdivision Plan
1400 Hunting Ridge Rd
1400 Hunting Ridge Road, Raleigh NC, 27615
PROPOSED SITE PLAN





Know what's below.
Call before you dig.

John Coley
Colanco Development LLC
PO Box 38
Raleigh, NC 27540