LOCATION: This site is located east of Falls of Neuse Road, south of Hunting Ridge Road at 1400 Hunting Ridge Rd.

REQUEST: Development of an existing parcel with a single-family dwelling unit to be demolished into subdivision of two lots with a gross area of 0.731 acres zoned R-4, with a net area of .721 acres and .010 acres of right-of-way dedication.

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 22, 2022 by TMTLA Associates.

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. 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.

Urban Forestry

2. Prior to the issuance of a grading permit or demolition permit, whichever comes first, a tree impact permit must be obtained for the installation and inspection of tree protection fence around existing street trees to remain and the removal of 3 existing street trees in the right-of-way.

☐ 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.

☐ Right of Way Deed of Easement Required
☐ Utility Placement Deed of Easement Required

☐ 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:

General

1. The final subdivision map shall include a note that states "New Lot 2 will only be allowed driveway access from Bent Pine Place. No driveway will be permitted for that lot from Hunting Ridge Road."

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

Engineering

3. A fee-in-lieu for 1 foot of sidewalk (217 l.f.) along Hunting Ridge Road and 6 feet of sidewalk (100 l.f.) along Bent Pine Place is paid to the City of Raleigh (UDO 8.1.10).

4. A public street right-of-way deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)

5. A 5’ utility placement easement deed of easement along Hunting Ridge Road and a 2.5’ utility placement easement along Bent Pine Place, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)

Urban Forestry

6. A public infrastructure surety for 7 street trees shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 125% of the improvement cost for the City of Raleigh infrastructure.

☑️ 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. Tree impact permits must be obtained for the approved streetscape tree installations in the rights-of-way. This development proposes 5 street trees along Hunting Ridge Road and 2 street trees along Bent Pine Place for a total of 7 street trees.

The following are required prior to issuance of building occupancy permit:

General

1. Final inspection of rights-of-way street trees by Urban Forestry Staff.

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:** December 8, 2025
  Record at least ½ of the land area approved.

- **5-Year Sunset Date:** December 8, 2027
  Record entire subdivision.

I hereby certify this administrative decision.

Signed: **Daniel L. Stagall**
Development Services Dir/Designee

Date: 08/11/2022

Staff Coordinator: Jermont Purifoy
1400 Hunting Ridge Road
Preliminary Subdivision Plan
Colanco Development LLC
1400 Hunting Ridge Road
Raleigh, North Carolina, 27615

SITE DATA

PIN 1717-35-1733
DEED Book 01856
Page 000863
Date 06/21/2021
ZONE R-4
OVERLAY DISTRICT NONE
TOTAL EXIST. CROSS LOT AREA 0.731 AC
TOTAL EXIST. NET LOT AREA (AFTER DEDICATION) 0.731 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) 201.0'
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 2 108.90'
PROPOSED MIN LOT WIDTH - NEW LOT 2 108.11'
PROPOSED MIN LOT DEPTH - NEW LOT 2 149.4'
LOT AREA - NEW LOT 2 0.3555 AC

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

SHEET INDEX
FIRST SUBMITTAL 03/21/22
SECOND SUBMITTAL Rev. 5/11/22
THIRD SUBMITTAL Rev. 6/22/22

Submittals
Rev. 6/22/22
Rev. 5/11/22
02/21/2022
Proj #: 22021
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 starts.
14. Contractor shall ensure positive finished drainage (min. 3’) away from all building areas and coordinate with the landscape plan to leave subgrade low enough to maintain the slopes as finished grade.
15. The minimum corner clearance from the curb line of intersecting streets shall be at least 10 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, holding 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 the (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 3% of impervious surface coverage.
2. These lots are exempt from the active stormwater control measures required by City of Raleigh UDO, Sec. 9.1.2 A.1.b.

PLANT LIST - 1400 Hunting Ridge Rd

<table>
<thead>
<tr>
<th>KEY</th>
<th>BOTANICAL NAME</th>
<th>COMMON NAME</th>
<th>R&amp;B</th>
<th>SPACE</th>
<th>FT</th>
<th>QTY</th>
<th>COMMENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>ST</td>
<td>Acer buergerianum</td>
<td>Trident Maple</td>
<td>B&amp;B</td>
<td>3’xCAL</td>
<td>12’</td>
<td>2</td>
<td>Choose for street tree planting</td>
</tr>
</tbody>
</table>

Preliminary Subdivision Plan
1400 Hunting Ridge Rd
1400 Hunting Ridge Road, Raleigh NC, 27615
PROPOSED SITE PLAN
NOTES:
1. Owner shall provide new 3/4" water meter w backflow preventer as shown on plan.
2. Owner shall provide new SS clean out as shown on plan.
3. All existing utilities shall be protected in place. Contractor shall be responsible for damages and replace affected equipment immediately.