



Administrative Approval Action

Case File / Name: SUB-0015-2022
DSLCL - 1400 Hunting Ridge Road (SUB)

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 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.

<input checked="" type="checkbox"/>	Right of Way Deed of Easement Required
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<input checked="" type="checkbox"/>	Utility Placement Deed of 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. 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:



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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. Stegall Date: 08/11/2022
Development Services Dir/Designee
Staff Coordinator: Jermont Purifoy

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

Preliminary Subdivision Application
Planning and Development

Planning and Development Customer Service Center • One Northgate Plaza, Suite 400 • Raleigh, NC 27611 • 919.998.2000



INSTRUCTIONS: This form is used when submitting a Preliminary Subdivision (UDO Section 10.2.1). Please check the appropriate review type and include the plan checklist document. Please email all documents and your preliminary subdivision plans to info@cityofraleigh.org.

DEVELOPMENT TYPE (UDO Section 2.1.2)	
<input type="checkbox"/> Conventional Subdivision	<input type="checkbox"/> Conservation Development
NOTE: Subdivisions may require City Council approval if it is a Metro Park Overlay or Historic Overlay District.	
GENERAL INFORMATION	
Scoping/sketch plan case number: 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"/> 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 #: 919.971.6772 Email: chad@colanco.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 district (if more than one, provide acreage of each): R-4	
Overlay district: none	
Conditional Use District (CUD) Case # Z: Board of Adjustment (BOA) Case # A:	
STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 5.101 Square Feet: 5,101	Proposed Impervious Surface: Acres: 0.396 Square Feet: 14,000
Newswater 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: Flood study: FEMA Map Panel #:	
NUMBER OF LOTS AND DENSITY	
Total # of lots: Detached Attached	
Total # of single-family lots: 2	
Proposed density for each zoning district (UDO 10.2.2): 2/73 = 2.74	
Total # of open space and/or common area lots: 0	
Total # of requested lots: 2	

SIGNATURE BLOCK	
The undersigned indicates that the property owner is aware of the application and that the proposed project described in the 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.	
I, Tony M Tate, Landscape Architect, 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.	
I hereby 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 receipt.	
Signature: <u>John Coley</u>	Date: <u>6/16/22</u>
Printed Name: John Coley	Date:
Signature:	Date:
Printed Name:	Date:

Please email your completed application to info@cityofraleigh.org.
Page 2 of 2



TMTLA ASSOCIATES
5011 SOUTH PARK 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

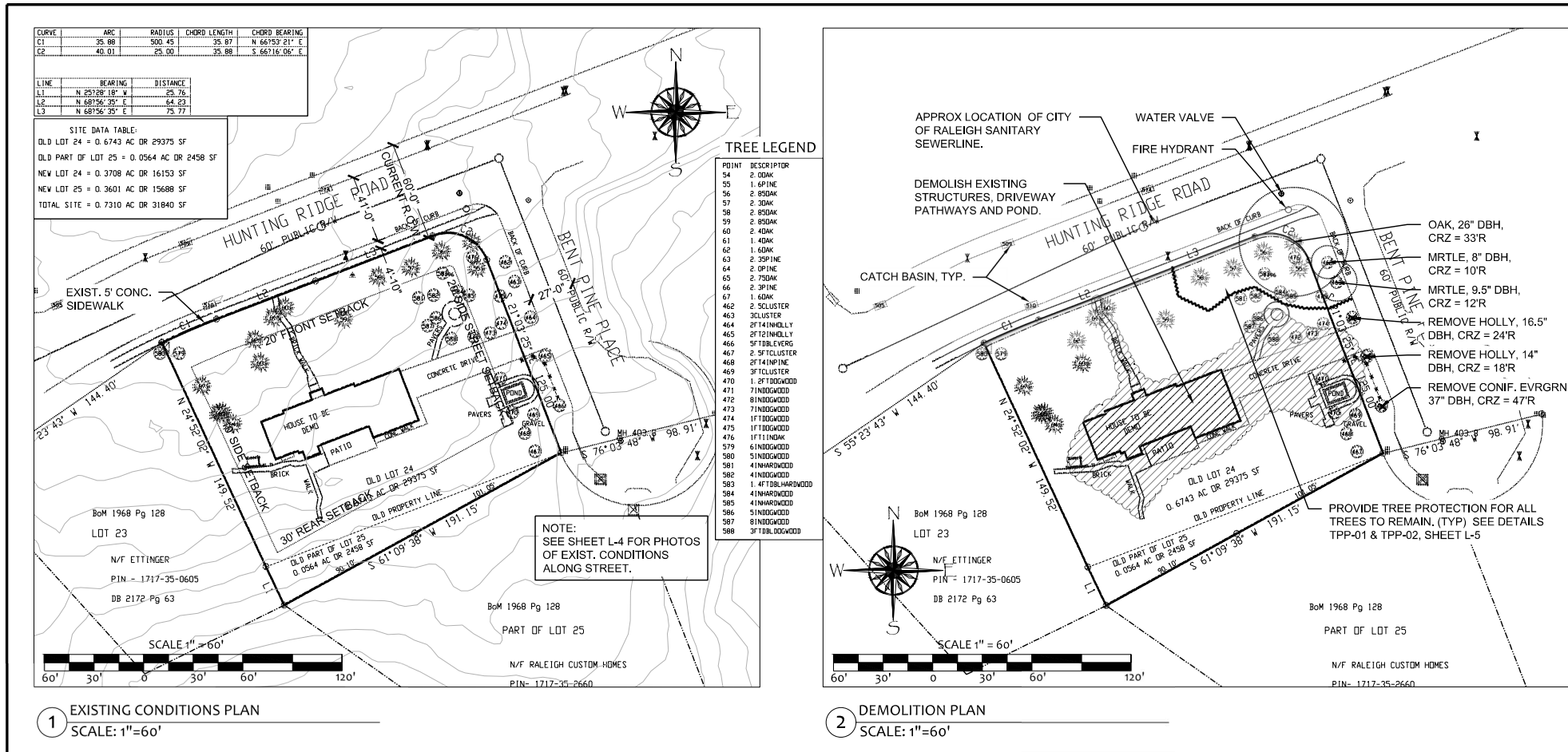
Preliminary Subdivision Plan 1400 Hunting Ridge Rd 1400 Hunting Ridge Road, Raleigh NC, 27615 COVER SHEET



Know what's below.
Call before you dig.

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





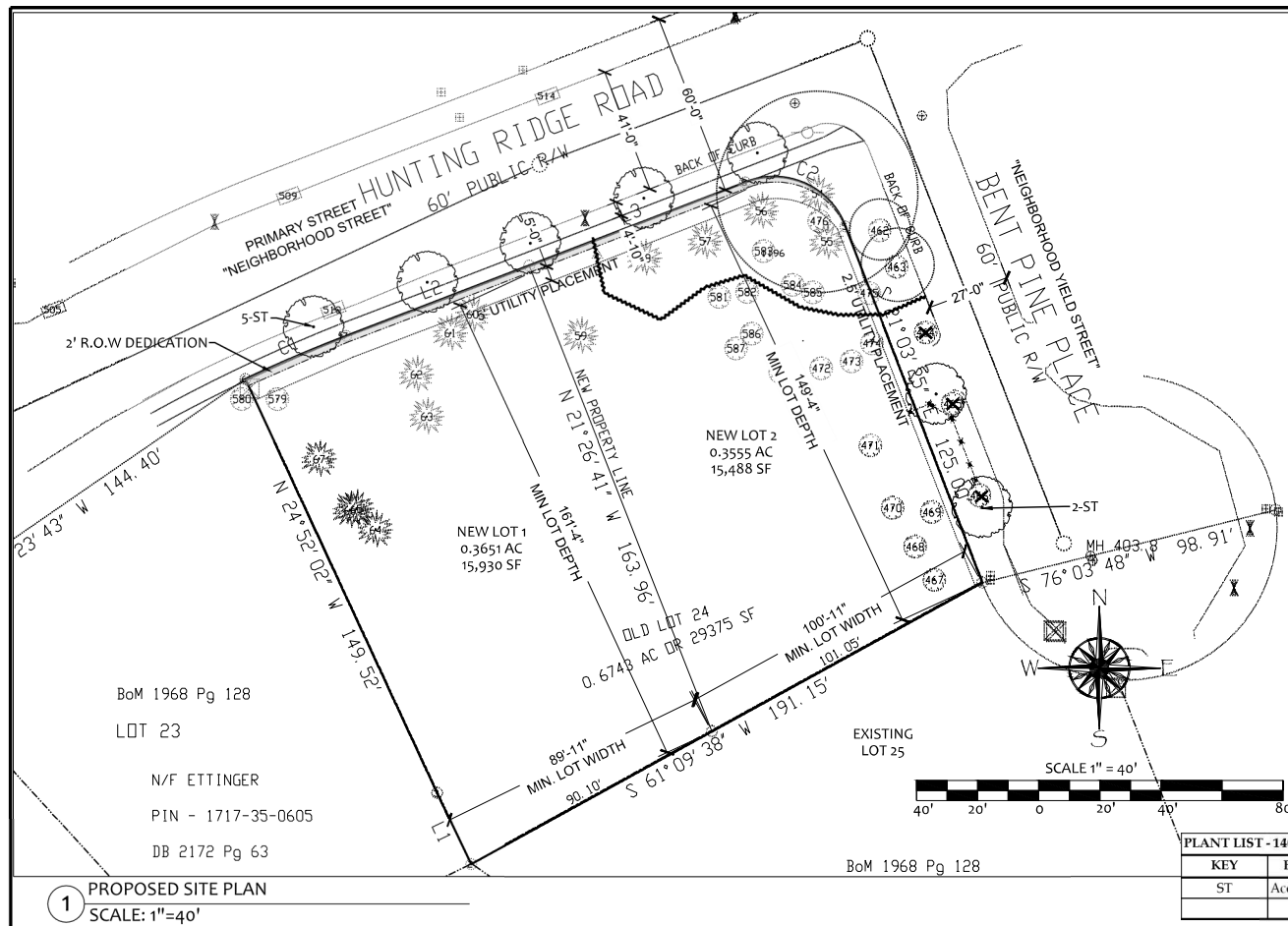
TMTLA ASSOCIATES
5011 SOUTH PARK DRIVE, STE. 200 - DURHAM, NC 27713
p: (919) 484-8880 e: info@tmtla.com

Preliminary Subdivision Plan
1400 Hunting Ridge Rd
 1400 Hunting Ridge Road, Raleigh NC, 27615
EXIST. COND & DEMO PLANS

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

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

L-1



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



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

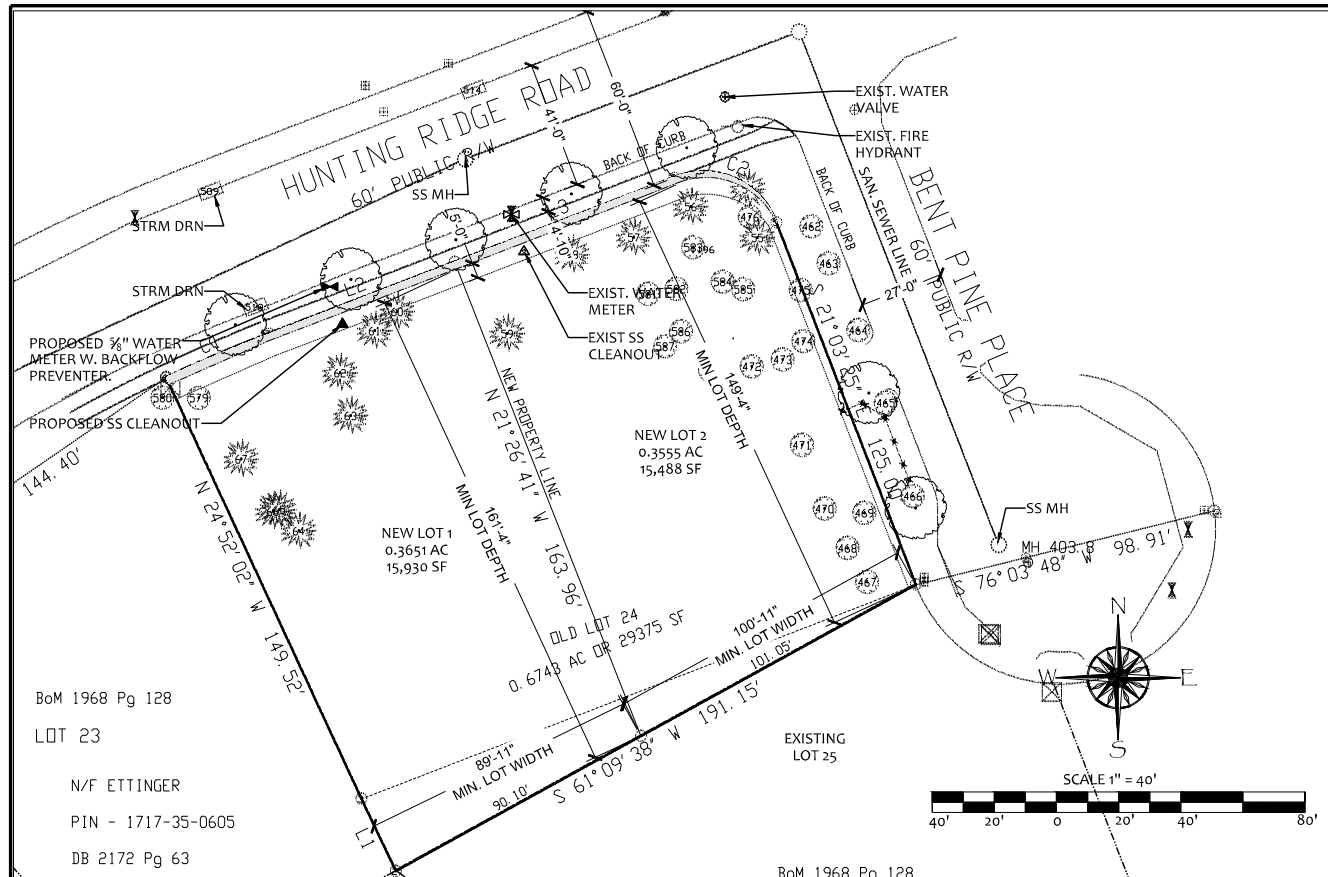
Rev. 6/22/22
Rev. 5/11/22
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Preliminary Subdivision Plan 1400 Hunting Ridge Rd 1400 Hunting Ridge Road, Raleigh NC, 27615 PROPOSED SITE PLAN



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

L-2



NOTES:

1. Owner shall provide new $\frac{3}{8}$ " 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.

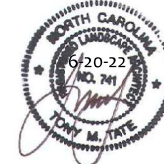
1 UTILITY PLAN
SCALE: 1"=40'



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 UTILITY PLAN



John Coley
Colanco Development LLC
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Raleigh, NC 27540

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