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 (Secur	011 2. 1.2)			
Conver	ntional Subdivision	Compact Development	Con	servation Development	Cottage Court		
NOTE: Subdiv	NOTE: Subdivisions may require City Council approval if in a Metro Park Overlay or Historic Overlay District						
GENERAL INFORMATION							
Scoping/sketcl	h plan case number(s):						
Development name (subject to approval):							
Property Address(es):							
Recorded Deed PIN(s):							
What is your project type?	Single fa Apartme	•		Other:	Attached houses		
	·	I					
CURRENT PROPERTY OWNER/DEVELOPER INFORMATION							
	NOTE: Please	attach purchase agreen	nent wher	n submitting this form			
Company: Owner/Developer Name and Title:							
Address:							
Phone #:		Email:					
APPLICANT INFORMATION							
Company:		Contact Name a	Contact Name and Title:				
		Address:					
Phone #:		Email:	Email:				

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Page **1** of **2** REVISION 02.19.21

DEVELOPMENT TYPE + SITE DATE TABLE								
(Applicable to all developments) ZONING INFORMATION								
Gross site acreage:								
Zoning districts (if more than one, provide acreage of each):								
Overlay district:	Inside City limits? Yes No							
Conditional Use District (CUD) Case # Z-	Board of Adjustment (BOA) Case # A-							
STORMWATER								
Existing Impervious Surface:	Proposed Impervious Surface:							
Acres: Square Feet:	Acres: Square Feet:							
Neuse River Buffer Yes No	Wetlands Yes No							
Is this a flood hazard area? Yes No								
If yes, please provide the following:								
Alluvial soils:								
Flood study:FEMA Map Panel #:								
	TS AND DENSITY							
Total # of townhouse lots: Detached	Attached							
Total # of single-family lots:	Attached							
Proposed density for each zoning district (UDO 1.5.2.F):								
1 Toposed defisity for each zonning district (ODO 1.3.2.1).								
Total # of open space and/or common area lots:								
Total # of requested lots:								
SIGNATUR	E BLOCK							
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.								
I, 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/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.								
Signature:	Date:							
Printed Name:	·							
Signature:	Date:							

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

Printed Name:

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SUNNYBROOK ROAD TOWNHOMES

REVISION 02.19.21

505 SUNNYBROOK ROAD / 505 1/2 SUNNYBROOK ROAD

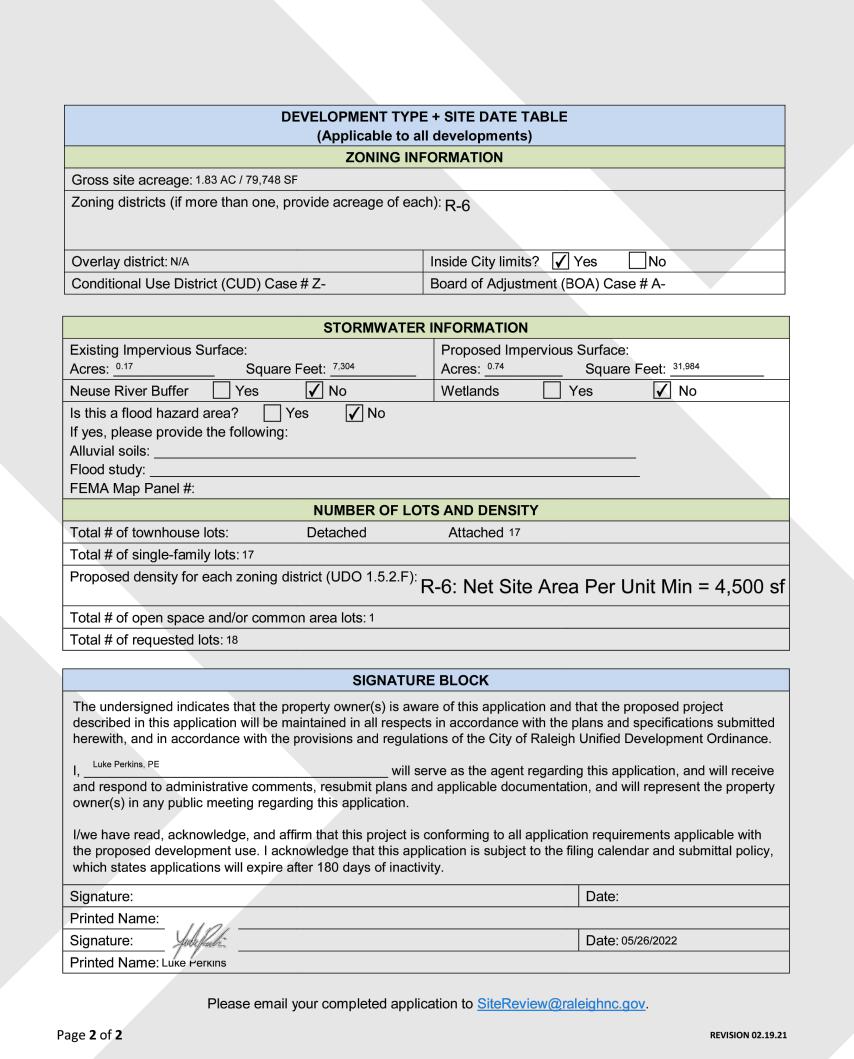
CITY OF RALEIGH SUBMITTAL SUB-0028-2022

SUBMITTED ON: 09/28/2022

Preliminary Subdivision Application 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 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-0028-2022 Development name (subject to approval): SUNNYBROOK ROAD RESIDENTIAL Property Address(es): 505 SUNNYBROOK ROAD/ 505 1/2 SUNNYBROOK ROAD Recorded Deed PIN(s): 1723377014/1723470095 What is your Single family Townhouse Attached houses project type? U Other: Apartment Non-residential **CURRENT PROPERTY OWNER/DEVELOPER INFORMATION** NOTE: Please attach purchase agreement when submitting this form Company: REDEEMING DEVELOPMENT GROUP | Owner/Developer Name and Title: COBURN MURRAY MANAGER Address: 618 CUMBERLAND ST, RALEIGH, NC 27610 Phone #: 919.630.1858 Email: COBURN@RDGDESIGNBUILD.COM APPLICANT INFORMATION Company: SWIFT PARTNERS PLLC | Contact Name and Title: LUKE PERKINS, Address: 319 FAYETTEVILLE ST, RALEIGH NC 27601 Phone #: 828.735.1862 Email: LUKE.PERKINS@SWIFT-PARTNERS.COM

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WINSLOW RIDGE DR



SHEET INDEX

GENERAL NOTES

DEMOLITION PLAN

SUBIDVISION PLAN

EXISTING CONDITIONS PLAN

GRADING AND DRAINAGE PLAN

COVER SHEET

SCM DETAILS

UTILITY PLAN

SITE DETAILS

PLANTING PLAN

Sheet Number

C3.00

RIGHT-OF-WAY OBSTRUCTION NOTES

1. PRIOR TO ANY WORK THAT IMPACTS THE RIGHT-OF-WAY, CLOSING OR DETOURING OF ANY STREET,

2. THE STREET, LANE, SIDEWALK, CLOSURE PERMIT IS REQUIRED FOR ANY CLOSURE ON CITY STREETS

PLEASE DIRECT ANY QUESTIONS TO RIGHTOFWAYSERVICES@RALEIGHNC.GOV

THE CITY OF RALEIGH PERMIT AND DEVELOPMENT PORTAL.

APPROVED PLAN, AND ENSURE ALL PERMITS ARE ISSUED.

5.2. PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG);

MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

7. ALL PERMITS MUST BE AVAILABLE AND VISIBLE ON SITE DURING THE OPERATION.

STANDARDS, INCLUDING BUT NOT LIMITED TO:

5.4. RALEIGH STREET DESIGN MANUAL (RSDM).

WITHOUT ALL UTILITIES BEING LOCATED.

AT THE CONTRACTOR'S EXPENSE.

raleighnc.gov

REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS.

THROUGHOUT THE PROJECT FOR RECORD KEEPING.

THE EXPRESS WRITTEN PERMISSION OF THE OWNER'S REPRESENTATIVE

COORDINATION AND COSTS OF THE RELOCATION AND ASSOCIATED WORK.

ASSOCIATED WITH THE PROJECT AS SET FORTH IN THESE PLANS.

GENERAL NOTES

5.1. MANUAL ON UNIFORM TRAFFIC CONTROL (MUTCD):

5.3. AMERICAN DISABILITY ACT (ADA) REQUIREMENTS

LANE, OR SIDEWALK, THE CONTRACTOR MUST APPLY FOR A PERMIT WITH RIGHT-OF-WAY SERVICES

3. A PERMIT REQUEST WITH A TCPED PLAN SHALL BE SUBMITTED TO RIGHT-OF-WAY SERVICES THROUGH

4. PRIOR TO THE START OF WORK, THE CLIENT SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH

THE ENGINEERING INSPECTIONS COORDINATOR TO REVIEW THE SPECIFIC COMPONENTS OF THE

6. ALL PUBLIC SIDEWALKS MUST BE ACCESSIBLE TO PEDESTRIANS WHO ARE VISUALLY IMPAIRED AND/OR

PEOPLE WITH MOBILITY CONCERNS. EXISTING AND ALTERNATIVE PEDESTRIAN ROUTES DURING

ACCESSIBILITY GUIDELINES (PROWAG), THE ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE

1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE OFFICE OF STATE

THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING EXISTING CONDITIONS PRIOR TO

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING, COORDINATING AND PAYMENT FOR ALL

NECESSARY LOCATING SERVICES INCLUDING INDEPENDENT LOCATING SERVICES. THE CONTRACTOR SHALL

PROVIDE NOTICE OF EXCAVATION TO NOTIFICATION CENTER AND FACILITY OWNERS (PER NC STATUTE) NO LESS

THAN 3 BUSINESS DAYS AND NO MORE THAN 12 WORKING DAYS PRIOR TO BEGINNING DEMOLITION. EXCAVATION OR ANY OTHER FORM OF CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S

REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS. NO EXCAVATION OR DEMOLITION SHALL BE STARTED

4. ALL SUB-SURFACE UTILITIES IDENTIFIED ON THE CONSTRUCTION DOCUMENTS ARE SHOWN IN THEIR APPROXIMATE

RECORD DRAWINGS WHICH MAY BE AVAILABLE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S

. EXISTING IMPROVEMENTS DAMAGED OR DESTROYED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND COORDINATING PERMITS, INSPECTIONS,

8. IF DEPARTURES FROM THE PROJECT DRAWINGS OR SPECIFICATIONS ARE DEEMED NECESSARY BY THE

11. THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND/OR METHODS

LBS) DURING ALL PHASES OF CONSTRUCTION ONCE VERTICAL CONSTRUCTION HAS BEGUN.

7. THE CONTRACTOR SHALL MAINTAIN "AS-BUILT" DRAWINGS TO RECORD THE ACTUAL LOCATION OF ALL PIPING PRIOR TO CONCEALMENT, VALVE AND MANHOLE CHANGES, AND HARDSCAPE OR LANDSCAPE CHANGES.

CERTIFICATIONS AND OTHER REQUIREMENTS WHICH MUST BE MET UNDER THIS CONTRACT.

LOCATION BASED ON SURVEY INFORMATION GATHERED FROM FIELD INSPECTION AND/OR ANY OTHER APPLICABLE

RESTORED OR REPLACED TO ORIGINAL CONDITION AND TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE

DRAWINGS SHALL BE PROVIDED TO THE OWNER'S REPRESENTATIVE AT REGULAR INTERVALS, OR AS REQUESTED

CONTRACTOR, DETAILS OF SUCH DEPARTURES AND REASONS THERE OF SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE FOR REVIEW. NO DEPARTURES FROM THE CONTRACT DOCUMENTS SHALL BE MADE WITHOUT

9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RELOCATION OF ANY EXISTING UTILITY LINES REQUIRED TO

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE PREMISES FREE FROM ACCUMULATIONS OF WASTE

MATERIALS AND RUBBISH CAUSED BY THE CONTRACTOR. ALL DEBRIS SHALL BE REMOVED FROM THE PROJECT

12. ROADWAYS (TEMPORARY OR PERMANENT) MUST BE CAPABLE OF SUPPORTING FIRE FIGHTING APPARATUS (85,000

COMPLETE ANY PORTION OF CONSTRUCTION. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE

CONSTRUCTION, DEPARTMENT OF INSURANCE, NCDENR, AND ALL OTHER APPLICABLE LOCAL, STATE AND FEDERAL

GUIDELINES. ALL UTILITY CONSTRUCTION SHALL COMPLY WITH APPLICABLE LOCAL JURISDICTIONAL STANDARDS

COMMENCEMENT OF ANY WORK. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE

CONSTRUCTION SHALL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY

5. ALL TCPED PLANS SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS AND

SITE ADDRESS:

SITE DATA SUNNYBROOK ROAD TOWNHOMES 505 SUNNYBROOK ROAD / 505 1/2 SUNNYBROOK ROAD PARCEL PIN #: 1723377014/1723470095 PARCEL OWNER REDEEMING DEVELOPMENT GROUP LLC PARCEL AREA: 1.83 AC 79,748 SF TOTAL SITE GROSS ACREAGE 1.83 AC 79,748 SF ROW DEDICATION: 0.02 AC / 952 SF 1.81 AC 78,796 SF NET ACREAGE: **CURRENT ZONING:** PROPOSED ZONING: R-6 EXISTING LAND USE: SINGLE-UNIT LIVING PROPOSED LAND USE: MULTI-UNIT LIVING FLOOD PLAIN DATA: N/A RIVER BASIN: NEUSE DEVELOPMENT TYPE: TOWNHOUSE MAX BUILDING HEIGHT: 45' 3 STORIES OVERLAY DISTRICT: NONE MAX LOT SIZE: 1.36 AC / 59,358 SF MAX BUILDING HEIGHT: 4' 3 STORIES PROPOSED BUILDING HEIGHT: PROPOSED NUMBER OF LOTS: PROPOSED NUMBER OF TOWNHOUSE LOTS: 17 (3 BEDROOM) PROPOSED NUMBER OF HOA LOTS: REQUIRED DENSITY: 4,500 SF / UNIT PROPOSED DENSITY: 78,796 SF / 17 UNITS = 4,635 SF / UNIT TREE CONSERVATION AREA: N/A NOT REQUIRED - SEE EXEMPTION IN NOTES TOTAL LIMITS OF DISTURBANCE: 1.39 AC 60,550 SF EXISTING IMPERVIOUS AREA: 0.17 AC / 7,304 SF PROPOSED IMPERVIOUS AREA: 0.74 AC / 31,984 SF AMENITY AREA REQUIRED 0.18 AC / 7,880 SF (10% NET SITE AREA) AMENITY AREA PROVIDED 0.18 AC / 7,883 SF PARKING DATA: REQUIRED PARKING: No maximum required (Per TC-11-21 as of May 14, 2022) PROPOSED PARKING: TOTAL PARKING: BIKE PARKING REQUIRED NONE BIKE PARKING PROVIDED 8 SHORT TERM BUILDING SETBACKS: FROM PRIMARY STREET FROM SIDE STREET (MIN): FROM SIDE LOT LINE (MIN):

SOLID WASTE:

ONLY (MIN):

PARKING SETBACKS:

FROM REAR LOT LINE (MIN):

FROM PRIMARY STREET

FROM SIDE STREET (MIN):

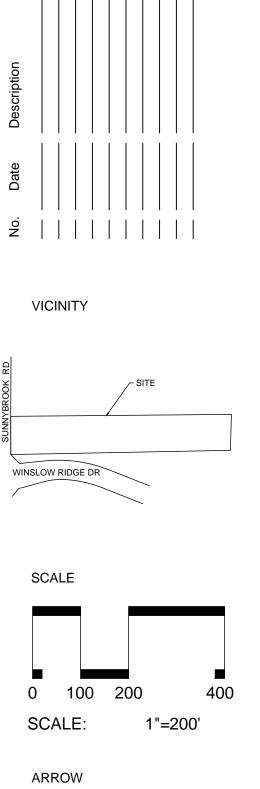
FROM SIDE LOT LINE (MIN):

FROM ALLEY, GARAGE

FROM REAR LOT LINE (MIN):

SOLID WASTE TO BE HANDLED VIA ROLL OUT CART. CARTS ARE TO BE STORED IN GARAGES AND ROLLED OUT TO CURB ALONG PROPERTY FRONTAGE OF PUBLIC STREET DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.

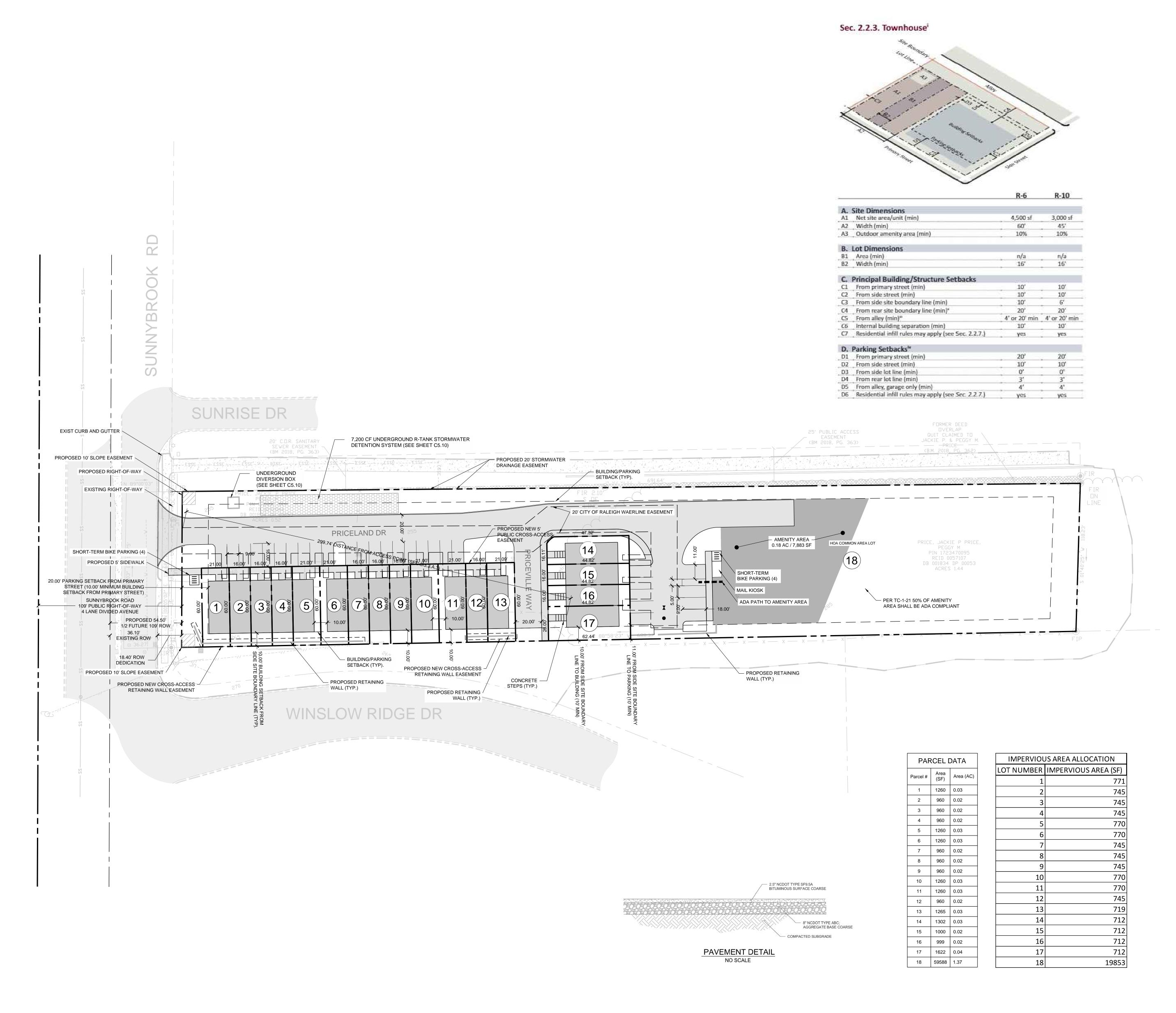






414 FAYETTEVILLE ST STE 200 RALEIGH NC 27601

LUKE PERKINS 828-735-1862 LUKE.PERKINS@SWIFT-PARTNERS.COM





NOTES:

SEE SHEET C0.10 FOR GENERAL AND SITE NOTES.

OF THE SITE WILL BE CONFORMING TO THE EXEMPTION OF THE SITE WILL BE CONFORMED TO THE EXEMPTION OF THE SITE WILL BE CONFORMED.

2. THE SITE WILL BE CONFORMING TO THE EXEMPTION OF TREE CONSERVATION REQUIREMENTS THROUGH THE CITY OF RALEIGH'S UNIFIED DEVELOPMENT CODE SECTION 9.1.2 FOR PARCELS LESS THAN 2 ACRES IN SIZE.

3. PROPERTY IS LOCATED IN ZONES X (AREA DETERMINED TO BE OUTSIDE THE O.2% ANNUAL CHANCE AND FUTURE 1% ANNUAL CHANCE FLOODPLAIN) BASED ON THE FEMA MAP NUMBER 3720170400J DATED MAY 2, 2006.

4. NO ONSITE WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROJECT OR PARCEL AS SHOWN. A STREAM HAS BEEN IDENTIFIED ONSITE AND WILL NOT BE IMPACTED.

SUNNYBROOK ROAD TOWNHOMES

SITE DATA PROJECT NAME:

PROJECT NAME:	SUNNYBROOK ROAD TOWNHOMES		
SITE ADDRESS:	505 SUNNYBROOK ROAD / 505 1/2 SUNNYBROOK F		
COUNTY:	WAKE		
PARCEL PIN #:	1723377014/1723470095		
PARCEL OWNER:	REDEEMING DEVELOPMENT GROUP LLC		
PARCEL AREA:	1.83 AC 79,748 SF		
TOTAL SITE GROSS ACREAGE:	1.83 AC 79,748 SF		
ROW DEDICATION:	0.02 AC / 952 SF		
NET ACREAGE:	1.81 AC 78,796 SF		
CURRENT ZONING:	R-6		
PROPOSED ZONING:	R-6		
EXISTING LAND USE:	SINGLE-UNIT LIVING		
PROPOSED LAND USE:	MULTI-UNIT LIVING		
FLOOD PLAIN DATA:	N/A		
RIVER BASIN:	NEUSE		
DEVELOPMENT TYPE:	TOWNHOUSE		
MAX BUILDING HEIGHT:	45' 3 STORIES		
OVERLAY DISTRICT:	NONE		
MAX LOT SIZE:	1.36 AC / 59,358 SF		
MAX BUILDING HEIGHT:	4' 3 STORIES		
PROPOSED BUILDING HEIGHT:	35'		
PROPOSED NUMBER OF LOTS:	18		
PROPOSED NUMBER OF TOWNHOUSE LOTS:	17 (3 BEDROOM)		
PROPOSED NUMBER OF HOA LOTS:	1		
REQUIRED DENSITY:	4,500 SF / UNIT		
PROPOSED DENSITY:	78,796 SF / 17 UNITS = 4,635 SF / UNIT		
TREE CONSERVATION AREA::	N/A NOT REQUIRED - SEE EXEMPTION IN NOTES		
TOTAL LIMITS OF DISTURBANCE::	1.39 AC 60,550 SF		
EXISTING IMPERVIOUS AREA:	0.17 AC / 7,304 SF		
PROPOSED IMPERVIOUS AREA:	0.74 AC / 31,984 SF		
AMENITY AREA REQUIRED	0.18 AC / 7,880 SF (10% NET SITE AREA)		
AMENITY AREA PROVIDED	0.18 AC / 7,883 SF		
PARKING DATA:	3.107.077,000 3.		
REQUIRED PARKING:	No maximum required (Per TC-11-21 as of May 14, 202		
PROPOSED PARKING:	29		
TOTAL PARKING:	29		
BIKE PARKING REQUIRED	NONE		
BIKE PARKING PROVIDED BUILDING SETBACKS:	8 SHORT TERM		
FROM PRIMARY STREET (MIN):	10'		
FROM SIDE STREET (MIN):	10'		
FROM SIDE SITE BOUNDARY LINE (MIN):	10'		
FROM REAR SITE BOUNDARY LINE (MIN):	20'		
PARKING SETBACKS:			
FROM PRIMARY STREET (MIN):	20'		
FROM SIDE STREET (MIN):	10'		
FROM SIDE LOT LINE (MIN):	0'		

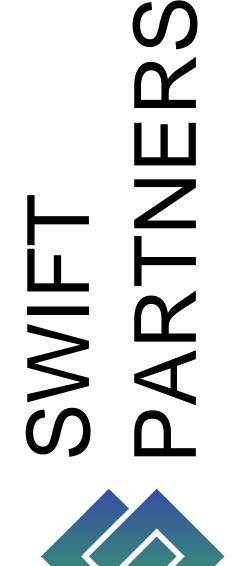
OWNHOME DATA	AC	SF	
GROSS SITE AREA	1.83	79,748	
IGHT OF WAY AREA	0.02	952	
IET SITE AREA	1.81	78,986	
DENSITY REQUIRED (NET AREA/17 UNITS)	0.10	4,500	
DENSITY PROVIDED (NET AREA/17 UNITS)	0.11	4,646	

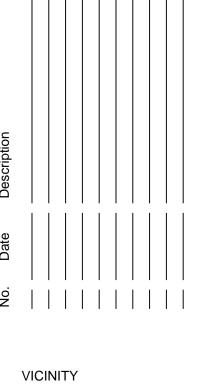
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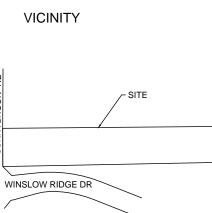
FROM REAR LOT LINE (MIN):

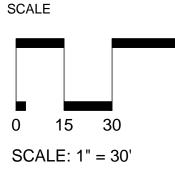
FROM ALLEY, GARAGE

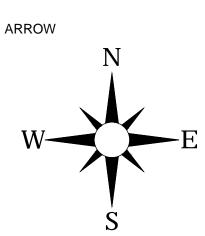
ONLY (MIN):











PROJECT: SUNNYBROOK ROAD TOWNHOMES
PROJECT #: N/A
SHEET TITLE