

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)			
<input checked="" type="radio"/> Conventional Subdivision	<input type="radio"/> Compact Development	<input type="radio"/> Conservation Development	<input type="radio"/> 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?	<input type="checkbox"/> Single family <input type="checkbox"/> Apartment	<input type="checkbox"/> Townhouse <input type="checkbox"/> Non-residential	<input type="checkbox"/> 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:

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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 INFORMATION	
Existing Impervious Surface: Acres: _____ Square Feet: _____	Proposed Impervious Surface: 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 #:	
NUMBER OF LOTS AND DENSITY	
Total # of townhouse lots:	Detached Attached
Total # of single-family lots:	
Proposed density for each zoning district (UDO 1.5.2.F):	
Total # of open space and/or common area lots:	
Total # of requested lots:	

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, _____ 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: _____	Date: _____
Printed Name: _____	
Signature:  _____	Date: _____
Printed Name: _____	

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

SUBMITTED ON: 09/28/2022

C0.00

SYMBOL	DESCRIPTION
	PROPOSED BUILDING
	PROPOSED CONCRETE SIDEWALK
	PROPOSED BRICK SIDEWALK
	PROPOSED HEAVY DUTY PAVEMENT
	PROPOSED CONCRETE PAVERS
	PROPOSED GRAVEL
	PROPOSED CURB & GUTTER
	PROPOSED STOP BAR
	PROPOSED CROSSWALK
	PROPOSED 6' WIDE STANDARD CROSSWALK
	PROPOSED 10' WIDE HIGH VISIBILITY CROSSWALK
	PROPOSED SIGN
	PROPOSED ADA PARKING SPACE
	PROPOSED KEYSTONE WALL
	PROPOSED CIP WALL
	PROPOSED WHEEL STOP
	PROPOSED GRAVEL TRAIL
	PROPOSED ASPHALT TRAIL
	PROPOSED TREELINE
	PROPOSED FENCE
	PROPOSED VEHICLE GATE (X' WIDE)
	PROPOSED LIGHT
	PROPOSED BIKE RACK
	PROPOSED BENCH
	PROPOSED BOLLARD
	PROPOSED PEDESTRIAN STEEL PLATE
	LIMITS OF DISTURBANCE

1. SEE SHEET CO.10 FOR GENERAL AND SITE NOTES.
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 0.2% ANNUAL CHANCE AND FUTURE 1% ANNUAL CHANCE FLOODPLAIN) BASED ON THE FEMA MAP NUMBER 372017H0400 DATED MAY 2, 2006.
4. NO ONSITE WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROJECT OR STREAM AS SHOWN. A PERMITS HAS BEEN IDENTIFIED ONSITE AND WILL NOT BE IMPACTED.

PROJECT NAME:	SUNNYBROOK ROAD TOWNHOMES
SITE ADDRESS:	505 SUNNYBROOK ROAD / 505 1/2 SUNNYBROOK ROAD
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 = 4,638 SF / UNIT
TREE CONSERVATION AREA:	N/A NOT REQUIRED - SEE EXEMPTION IN NOTES
TOTAL LIMITS OF DISTURBANCE::	1.38 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

REQUIRED PARKING:	No maximum required (Per TC-11-21 as of May 14, 2022)
PROPOSED PARKING:	29
TOTAL PARKING:	29
BIKE PARKING REQUIRED	NONE
BIKE PARKING PROVIDED	8 SHORT TERM
BUILDING SETBACKS:	
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'
FROM REAR LOT LINE (MIN):	3'
FROM ALLEY, GARAGE ONLY (MIN):	4'

TOWNHOME DATA	AC	SF
GROSS SITE AREA	1.83	79,748
RIGHT OF WAY AREA	0.02	952
NET 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

VICINITY

SUNNYBROOK RD.

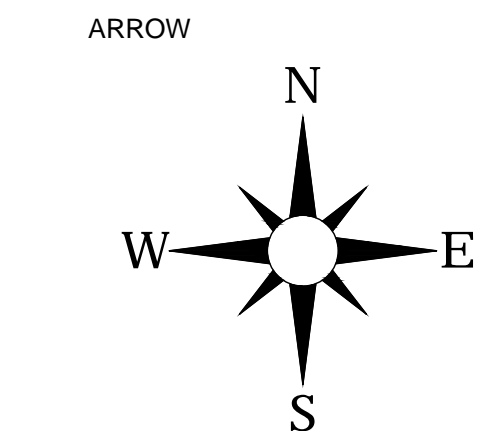
WINSLOW RIDGE DR

SITE

SCALE

0 15 30 60

SCALE: 1" = 30'



DATE: 09/28/2022
CHECKED BY: ###
DRAWN BY: ###
PROJECT: SUNNYBROOK ROAD TOWNHOMES
PROJECT #: N/A

SHEET TITLE
SUBDIVISION PLAN

SHEET NO.

C3.00