



# Administrative Approval Action

Case File / Name: SUB-0029-2021  
DSLCL - Sunnybrook Place Subdivision

City of Raleigh  
Development Services Department  
One Exchange Plaza  
Raleigh, NC 27602  
(919) 996-2492  
currentplanning@raleighnc.gov  
www.raleighnc.gov

- LOCATION:** The site is generally located on the east side of I-40, at the end of Sunbright Lane, with a common street address of 3225 Rock Quarry Road. This site is outside the city limits.
- REQUEST:** Conventional subdivision of approximately 1 acre zoned R-6 in the SHOD-1 overlay, to create 3 attached house lots and one common lot for 4 total lots.
- 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 October 26, 2021 by Jones & Crossen Engineering, PLLC.

## 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:**

### General

1. Demonstrate compliance with UDO Section 5.3.1 (SHOD-1).

### Stormwater

2. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
3. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).
4. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).

**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"/>	Stormwater Maintenance Covenant 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.

***The following items must be approved prior to recording the plat:***

## General

1. Lot 4 shall be labeled as permanently unoccupied in order for the subdivision to be recorded.

## Engineering

2. A public infrastructure surety for 5 street trees is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).
3. A fee-in-lieu for remaining infrastructure not shown to be constructed on the approved SPR set shall be paid to the City of Raleigh (UDO 8.1.10).
4. A Slope easement deed of easement shall be approved by City staff and the location of the easement shall be shown on a plat approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within one day from authorization of lot recording. If a recorded copy of the document is not provided, further recordings and building permit issuance will be withheld.
5. A 5' utility placement easement and associated deed of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within one day from authorization of lot recording. If recorded copies of the documents are not provided, further recordings and building permit issuance will be withheld.
6. A public infrastructure surety shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.
7. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and shown on the map approved for recordation.

## Public Utilities

8. Infrastructure Construction Plans (concurrent submittal) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions.
9. A Petition for Annexation into the City limits shall be submitted in accordance with City Council policy for extension of utility service to properties currently outside of the City limits. This voluntary annexation in no way obligates the City to extend utility services to the property.



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## Stormwater

10. The City form document entitled Declaration of Maintenance Covenant and Grant of Protection Easement for Stormwater Control Facilities shall be approved by the City and recorded with the county register of deeds office (UDO 9.2.2.G).

**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:*

## Stormwater

1. A payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans shall be paid by the developer to the City stormwater facility replacement fund (UDO 9.2.2.G.3).
2. All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements (UDO 9.2).
3. A surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department (UDO 9.2.2.D.1.d).
4. The City form document entitled Declaration of Maintenance Covenant and Grant of Protection Easement for Stormwater Control Facilities shall be approved by the City and recorded with the county register of deeds office (UDO 9.2.2.G).

## Urban Forestry

5. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 5 street trees along Sunbright Lane.

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

## General

1. Final inspection of all right of way street trees by Urban Forestry Staff.
2. All Water, Sanitary Sewer and Reuse facilities shall be installed, inspected, tested and accepted by the City of Raleigh Public Utilities Department for operations and maintenance.

## Stormwater



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3. As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3).

**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: May 9, 2025**  
Record at least ½ of the land area approved.

**5-Year Sunset Date: May 9, 2027**  
Record entire subdivision.

I hereby certify this administrative decision.

Signed: *Alysia Bailey Taylor* Date: 01/10/2022  
Development Services Dir/Designee

Staff Coordinator: Kasey Evans

**DEVELOPMENT SERVICES**  
**Preliminary Subdivision Plan Application**

Development Services  
 100 North Salisbury Street, Suite 100, Raleigh, NC 27601  
 Phone: (919) 996-3333  
 Fax: (919) 996-3334  
 Email: [development@raleighnc.gov](mailto:development@raleighnc.gov)

Office Use Only - City of Raleigh (Do Not Fill In)

Project Name: **SUNNYBROOK PLACE SUBDIVISION**

Project Address: **3225 Rock Quarry Road**

Project ID: **SCORE-0064-2020**

Development Type:  Conventional Subdivision  Condotum Development  Seasonal Development  Other Court

Development Type Description: **Conventional Subdivision**

Development Name: **SUNNYBROOK PLACE SUBDIVISION**

Project Address: **3225 Rock Quarry Road**

Project ID: **SCORE-0064-2020**

Development Type:  Single-Family  Apartment  Townhome  Other

Client: **JONES & CROSSEN ENGINEERING, PLLC**

Client Address: **1220 Ashley Downs Drive, Apex, NC 27502**

Client Phone: **(919) 357-3575**

Client Email: **info@jonesandcrossen.com**

City of Raleigh Contact: **APPLICATOR INFORMATION**

Company Name: **JONES & CROSSEN ENGINEERING, PLLC**

Company Address: **1220 Ashley Downs Drive, Apex, NC 27502**

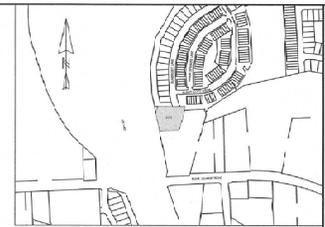
Company Phone: **(919) 357-3575**

Company Email: **info@jonesandcrossen.com**

# SUNNYBROOK PLACE SUBDIVISION

## PRELIMINARY SUBDIVISION PLAN

### CASE NO. SUB-0029-2021



221 N. SALEM ST.  
 SUITE 801  
 APEX, NC 27502  
 Office: 919-357-1144  
 Registration: P-6111  
 www.jonesandcrossen.com

**DEVELOPMENT TYPE - SETBACK TABLE**  
 (Applicable to all developments)

Setback Requirements:

Front: 10' (Minimum)

Side: 5' (Minimum)

Rear: 5' (Minimum)

Corner: 10' (Minimum)

Driveway: 10' (Minimum)

Setback from Right-of-Way: 10' (Minimum)

Setback from Adjacent Property: 5' (Minimum)

Setback from Utility Lines: 5' (Minimum)

Setback from Flood Hazard: 10' (Minimum)

Setback from Flood Hazard (Special Flood Hazard Area): 10' (Minimum)

Setback from Flood Hazard (Special Flood Hazard Area - V Zone): 10' (Minimum)

Setback from Flood Hazard (Special Flood Hazard Area - VE Zone): 10' (Minimum)

Setback from Flood Hazard (Special Flood Hazard Area - V1-Zone): 10' (Minimum)

Setback from Flood Hazard (Special Flood Hazard Area - V2-Zone): 10' (Minimum)

Setback from Flood Hazard (Special Flood Hazard Area - V3-Zone): 10' (Minimum)

Setback from Flood Hazard (Special Flood Hazard Area - V4-Zone): 10' (Minimum)

Setback from Flood Hazard (Special Flood Hazard Area - V5-Zone): 10' (Minimum)

Setback from Flood Hazard (Special Flood Hazard Area - V6-Zone): 10' (Minimum)

Setback from Flood Hazard (Special Flood Hazard Area - V7-Zone): 10' (Minimum)

Setback from Flood Hazard (Special Flood Hazard Area - V8-Zone): 10' (Minimum)

Setback from Flood Hazard (Special Flood Hazard Area - V9-Zone): 10' (Minimum)

Setback from Flood Hazard (Special Flood Hazard Area - V10-Zone): 10' (Minimum)

Setback from Flood Hazard (Special Flood Hazard Area - V11-Zone): 10' (Minimum)

Setback from Flood Hazard (Special Flood Hazard Area - V12-Zone): 10' (Minimum)

Setback from Flood Hazard (Special Flood Hazard Area - V13-Zone): 10' (Minimum)

Setback from Flood Hazard (Special Flood Hazard Area - V14-Zone): 10' (Minimum)

Setback from Flood Hazard (Special Flood Hazard Area - V15-Zone): 10' (Minimum)

Setback from Flood Hazard (Special Flood Hazard Area - V16-Zone): 10' (Minimum)

Setback from Flood Hazard (Special Flood Hazard Area - V17-Zone): 10' (Minimum)

Setback from Flood Hazard (Special Flood Hazard Area - V18-Zone): 10' (Minimum)

Setback from Flood Hazard (Special Flood Hazard Area - V19-Zone): 10' (Minimum)

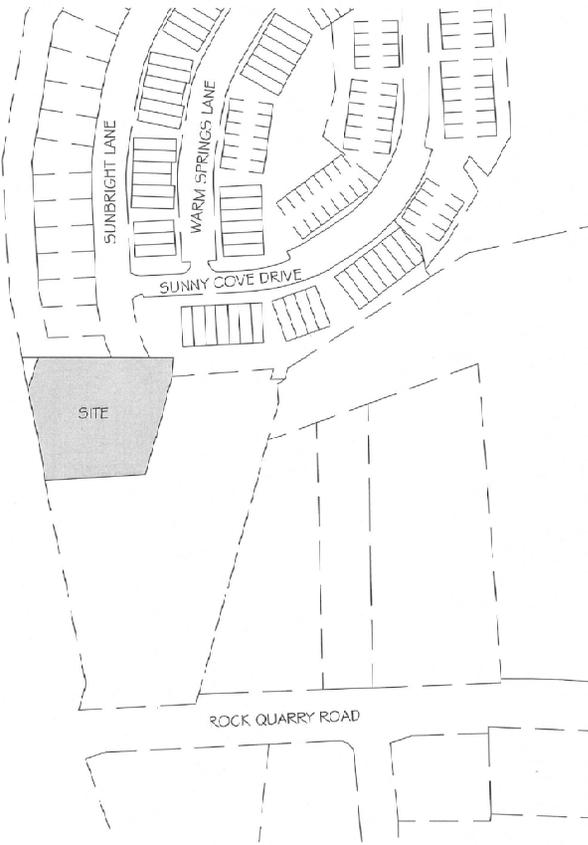
Setback from Flood Hazard (Special Flood Hazard Area - V20-Zone): 10' (Minimum)

**ATTENTION CONTRACTORS**

THE CONSTRUCTION CONTRACTOR RESPONSIBLE FOR THE EXTENSION OF THE WATER AND SEWER, AS APPROVED IN THESE PLANS, IS RESPONSIBLE FOR CONTACTING THE PUBLIC WORKS DEPARTMENT AT 316-2158, AND THE PUBLIC UTILITIES DEPARTMENT AT 936-6540, AT LEAST TWENTY-FOUR HOURS PRIOR TO BEGINNING ANY OF THEIR CONSTRUCTION.

FAILURE TO NOTIFY BOTH CITY DEPARTMENTS IN ADVANCE OF BEGINNING CONSTRUCTION WILL RESULT IN THE ISSUANCE OF MONETARY FINES AND REQUIRE REINSTALLATION OF ANY WATER OR SEWER FACILITIES NOT INSPECTED AS A RESULT OF THIS NOTIFICATION FAILURE.

FAILURE TO CALL FOR INSPECTION, INSTALL A DOWNSTREAM PLUG, HAVE PERMITTED PLANS ON JOB SITE, OR ANY OTHER VIOLATION OF CITY OF RALEIGH STANDARDS WILL RESULT IN A FINE AND POSSIBLE ESCALATION FROM FUTURE WORK IN THE CITY OF RALEIGH.



SITE DATA	
PROJECT NAME	SUNNYBROOK PLACE SUBDIVISION
PREPARED BY CONTACT INFORMATION	JONES & CROSSEN ENGINEERING, PLLC P.O. BOX 1062 APEX, NORTH CAROLINA 27502 PHONE - (919) 357-1174 FAX - (919) 357-3575 CONTACT PERSON - PETER D. CROSSEN
OWNER/DEVELOPER CONTACT INFORMATION	CONSTRUCTION MASTERS, LLC 1720 ASHLEY DOWNS DRIVE APEX, NORTH CAROLINA 27502 PHONE - (919) 935-3676 CONTACT PERSON - MORGAN ELFADALY
CURRENT PROPERTY ZONING	R-6
WAKE COUNTY PIN	1728-07-7750
TOTAL GROSS SITE AREA	1.02 ACRE (44,444.98 SQ FT)
PROPOSED RAW ELEVATION	D: 5 ACRES (5,274 SF)
TOTAL NET SITE AREA	0.67 ACRE (27,770.09 SQ FT)
PROPOSED USE	A: "ACED" HOUSE, 2-UNIT LIVING
PROPOSED NUMBER OF LOTS	4 (5 ATTACHED HOUSE LOTS + 1 HOA LOT)
PROPOSED DENSITY	5.66 UNITS/AC (6 LOTS/1.02 AC)
FRONT SETBACK	10'
REAR SETBACK	20'
SIDE SETBACK	5'
FEMA FLOODPLAIN INFORMATION	MAP #37201728001 (DATE: MAY 5, 2016) PROJECT IS NOT WITHIN 100-YEAR FLOODPLAIN

- NOTES:**
- THE PURPOSE OF THIS PRELIMINARY SUBDIVISION PLAN SUBMITTAL IS TO SUBDIVIDE THE EXISTING PARCEL INTO THREE (3) LOTS FOR ATTACHED HOUSE, TWO-UNIT LIVING.
  - THIS DEVELOPMENT PROPOSES PAYMENT OF A FEE-IN-LIEU FOR THE REQUIRED 6' SIDEWALK ALONG THE EAST SIDE OF THE SUNBRIGHT LANE EXTENSION.
  - DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.
  - THIS SUBDIVISION PROPOSES A SHARED STORMWATER DEVICE TO MEET OUR STORMWATER REQUIREMENTS.
  - CITY OF RALEIGH, TC-G-19 SECTION A-26 STATES THAT THE MINIMUM SITE AREA APPLICABLE FOR BLOCK PERIMETER IN & ZONING FOR LOT SIZES BETWEEN 6,000 & 9,999 SF IS 1 ACRE. SINCE THE ROCK QUARRY ROAD SUBDIVISION AREA (1.02 ACRES) IS LESS THAN 1 ACRE, THIS PROJECT IS EXEMPT FROM BLOCK PERIMETER REQUIREMENTS OF UDO ARTICLE 9.3.

- SOLID WASTE INSPECTION NOTES:**
- THE DEVELOPMENT PROPOSES USE OF OUR SOLID WASTE SERVICES (SWS) FOR TRUCK PICKUP. ACCESS TO CURB PICKUP IS AVAILABLE VIA PUBLIC STREET FRONTAGE AS SHOWN ON SHEET 4.
  - STANDARD 95 GALLON ROLL-OUT REFUSE CARTS SHALL BE STORED IN GARAGES OR REAR OF THE ATTACHED SINGLE-FAMILY HOMES.

**SUBDIVISION DRAWING SHEET INDEX**

1	COVER SHEET
2	EXISTING CONDITIONS PLAN
3	PRELIMINARY LOT LAYOUT PLAN
4	PRELIMINARY GRADING & STORMWATER PLAN
5	PRELIMINARY UTILITY PLAN
6	PRELIMINARY STREETScape PLAN

PRELIMINARY PLANS  
 NOT FOR CONSTRUCTION

GRAPHIC SCALE  
 0 50 100 200

North Arrow

Kasey Evans  
 Licensed Professional Engineer  
 No. 10000

DATE: APRIL 30, 2021

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02	04/30/21	2nd CYCLE REVIEW

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SCALE: 1"=100'

PROJECT: PDC

DATE: APRIL 30, 2021

REVISIONS:

NO.	DATE	DESCRIPTION
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- NOTES:**
1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF SALEM'S STANDARD SPECIFICATIONS.
  2. BOUNDARY AND EXISTING CONDITIONS INFORMATION WAS TAKEN FROM A DIGITAL FILE PROVIDED BY THE PLA.
  3. TOPOGRAPHIC INFORMATION FOR THIS SITE WAS TAKEN FROM A DIGITAL FILE PROVIDED BY THE PLA. THESE CONTOUR LINES WERE DERIVED WITH CONTROL POINTS FROM A SURVEY CONTROL POINT AT THE PROPERTY LINE TO CREATE THE TOPOGRAPHIC INFORMATION SHOWN HEREON.
  4. NO-TINA HARVEST WOODS (NO-TINA) IS A 100-FOOT BUFFER FROM A SURVEYED FOREST (PER 2008 CDDA MAY 2, 2008).
  5. THE EXISTING HARVEST IS LESS THAN 2 ACRES SO TREE CONSERVATION AREA IS NOT REQUIRED PER CITY SECTION 11.12.
  6. WITHIN THE AREA OF DELETED RIGHT TRIANGLE, THERE SHALL BE NO SIGN OR OBSTRUCTION OR OTHER OBSTRUCTION (E.G., FENCE, SIGN, POLE, ETC.) OR PLANTED OBJECTS BETWEEN THE POINTS OF TWENTY-FOUR (24) INCHES AND EIGHT (8) FEET ABOVE THE GROUND ELEVATION OR THE LOWEST TRAVELWAY SURFACE INCLUDING SIDEWALKS.
  7. ALL OPEN SPACE AREAS SHALL BE DEDICATED TO THE HOMEOWNERS ASSOCIATION.
  8. FINAL PLANT LOCATIONS WERE ALTERED IN THE FIELD WITH APPROVAL OF THE CITY OF SALEM.
  9. PLANT SUBSTITUTIONS CAN BE MADE WITH APPROVAL OF THE CITY OF SALEM.
  10. STREET TREES AND CURBS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY TREE MANUAL.

**3000-1 YARD PLANTING REQUIREMENTS**

PLANTING REQUIRED PER 100 LINEAL FEET

1. SPRUCE TREES: 2002-2005 - 7
2. EVERGREEN TREES - 4
3. SPRUCE - 27

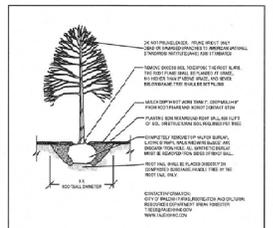
THE EXISTING VEGETATION WITHIN THE 3000-1 YARD CONSISTS OF MATURE AND IMMATURE PINES AND REDWOODS AS LOCATED IN THE TREE CREDIT. THE TREE CREDIT AND UNDERSTORY TREE REQUIREMENTS ARE AS FOLLOWS:

NUMBER OF SPRUCE TREES REQUIRED = 27 (483 SF) X 3 (3) TREES/100 LF  
 NUMBER OF SPRUCE PROVIDED = 27  
 NUMBER OF UNDERSTORY TREES REQUIRED = 4 (168 SF) X 6 (6) TREES/100 LF  
 NUMBER OF UNDERSTORY TREES PROVIDED = 8 (336 SF) X 3 (3) TREES/100 LF  
 NUMBER OF REDWOOD TREES PROVIDED = 11 (462 SF) X 3 (3) TREES/100 LF  
 NUMBER OF EVERGREEN TREES PROVIDED = 8 (336 SF) X 3 (3) TREES/100 LF  
 NUMBER OF UNDERSTORY TREES PROVIDED = 8 (336 SF) X 3 (3) TREES/100 LF

CREDIT TAKEN FOR EXISTING TREES (SPACE AND UNDERSTORY):

**PLANTING SCHEDULE**

KEY	NO.	BOTANICAL / COMMON NAME	SIZE	ROOT	SPACING
1	NO	QUERCUS PUMILANA / BURNING BUSH	8" DIA / 10 FT	EM	40'
2	LC	BORCHERS ALMOND ORNAMENTAL PEAR	8" DIA / 10 FT	CONT	5'
3	CS	REDWOOD	8" DIA / 10 FT	CONT	5'



- NOTES:**
1. TREE MUST MEET THE TREE QUALITY STANDARDS.
  2. TREE MUST BE HEALTHY AND FREE FROM DISEASE AND PESTS.
  3. TREE MUST BE PLANTED WITH PROPER ROOTING AND SOIL CONTACT.
  4. TREE MUST BE PLANTED WITH PROPER ROOTING AND SOIL CONTACT.
  5. TREE MUST BE PLANTED WITH PROPER ROOTING AND SOIL CONTACT.
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  7. TREE MUST BE PLANTED WITH PROPER ROOTING AND SOIL CONTACT.

**CITY OF SALEM**  
 ENGINEERING DEPARTMENT  
 1000 COMMERCIAL AVENUE, S.W.  
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 WWW.SALEM.OREGON.GOV

**PRELIMINARY PLANS**

1" = 20'

APRIL 30, 2022

022620: 1st CYCLE REVIEW  
 102620: 2nd CYCLE REVIEW

5

2026

GRAPHIC SCALE: 0 10 20 40

PRELIMINARY PLANS  
 NOT FOR CONSTRUCTION

**Jones & Crossen**  
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 Civil Engineering | Construction Management | Land Planning

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**SUNNYBROOK PLACE SUBDIVISION**  
 PRELIMINARY SUBDIVISION PLAN  
 WAKE COUNTY, NORTH CAROLINA

**PRELIMINARY STREETScape PLAN**

DATE: 11-20 2022  
 FDC

DATE: APRIL 30, 2022

022620: 1st CYCLE REVIEW  
 102620: 2nd CYCLE REVIEW

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2026