



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 recordation. 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.

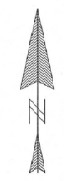
I hereby certify this administrative decision.

Signed: Alysia Bailey Taylor Date: 01/10/2022
Development Services Dir/Designee
Staff Coordinator: Kasey Evans



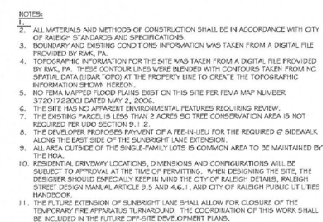
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GRAPHIC SCALE



SUNNYBROOK PLACE SUBDIVISION
PRELIMINARY SUBDIVISION PLAN
CITY OF KANSAS
WAKE COUNTY, NORTH CAROLINA
EXISTING CONDITIONS PLAN

SCALE	DESIGN
1"=20'	FDC
DATE	
APRIL 30, 2021	
REVISION	2nd CYCLE REVIEW
102021	
PROJECT	
2	
YEAR	
2026	



SITE ADDRESS	8225 ROCK QUARRY ROAD
FIN NUMBER	722-07-7756
DEED BOOK	28-017719, PG 00475-00480
ZONING	R6
ACREAGE	0.2 ACRE

ZONING	R6
PARCEL INFORMATION	
ACREAGE	1.02 ACRE
PROPOSED LOTS	
LOT 1	0.25 ACRE
LOT 2	0.30 ACRE
LOT 3	0.30 ACRE
PROPOSED USE	6240 RESIDENCE



PRELIMINARY PLANS
NOT FOR CONSTRUCTION



SUNNYBROOK PLACE SUBDIVISION
PRELIMINARY SUBDIVISION PLAN

PRELIMINARY SUBDIVISION PLAN

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PRELIMINARY LOT LAYOUT PLAN

Jones & Cnossen
ENGINEERING, PLLC

Civil Engineering | Construction Management | Land Planning

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SUITE 001
PO BOX 1062
APEX, NC 27502
Office: 919-387-1174
Registration: P-0151
www.jonescrosses.com

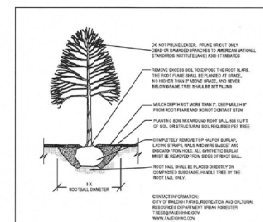
DIVISION

PRELIMINARY LOT LAYOUT PLAN

SCALE 1"=20'		SHEETS PCC	
DATE APRIL 30, 2021			
REVISION 04/25/21		1st CIRCLE REVIEW	
05/25/21		2nd CIRCLE REVIEW	
SHEET		3	
YEAR		2026	



GT	KEY	BOTANICAL / COMMON NAME	SIZE	ROOT	SPACING
5	NO	QUERCUS ALTA / WHITE OAK	5' DIA / 11' T	B&D	40'
25	LC	LODOPALM CHINESE PALM / FRINGEFLOWER	5' DIA/56" HT	CCNT	5'
25	IC5	REKORIANA STRIPP / JAPANESE HOLLY	5' DIA/56" HT	CCNT	5'

[illegible]

PRELIMINARY PLANS
NOT FOR CONSTRUCTION



SUNNYBROOK PLACE SUBDIVISION
PRELIMINARY SUBDIVISION PLAN
CITY OF SAULSBURY
HAWK COUNTY, NORTH CAROLINA
PRELIMINARY STREETSCAPE PLAN

Jones & Crossen
ENGINEERING, PLLC

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