

Preliminary Subdivision Application

Site Review

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 OPTIONS (UDO Chapter 2)		
<input type="checkbox"/> Conventional Subdivision	<input type="checkbox"/> Compact Development	<input type="checkbox"/> Conservation Development
<input type="checkbox"/> Cottage Court	<input type="checkbox"/> Flag lot	<input type="checkbox"/> Frequent Transit Development Option

NOTE: Subdivisions may require City Council approval if located in a Historic Overlay District.

GENERAL INFORMATION				
Scoping/sketch plan case number(s):				
Development name (subject to approval):				
Property Address(es):				
Recorded Deed PIN(s):				
Building type(s):	<input type="checkbox"/> Detached House	<input type="checkbox"/> Attached House	<input type="checkbox"/> Townhouse	<input type="checkbox"/> Apartment
<input type="checkbox"/> General Building	<input type="checkbox"/> Mixed Use Building	<input type="checkbox"/> Civic Building	<input type="checkbox"/> Open Lot	<input type="checkbox"/> Tiny House

CURRENT PROPERTY OWNER/APPLICANT/DEVELOPER INFORMATION
--

Current Property Owner(s) Names:	
Company:	Title:
Address:	
Phone #:	Email:
Applicant Name (If different from owner. See "who can apply" in instructions):	
Relationship to owner: <input type="checkbox"/> Lessee or contract purchaser <input type="checkbox"/> Owner's authorized agent <input type="checkbox"/> Easement holder	
Company:	Address:
Phone #:	Email:

NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.

Developer Contact Names:	
Company:	Title:
Address:	
Phone #:	Email:

DEVELOPMENT TYPE + SITE DATE TABLE – ZONING INFORMATION

Gross site acreage:			
Zoning districts (if more than one, provide acreage of each):			
Overlay district(s):	Inside City Limits?	<input type="checkbox"/> Yes <input type="checkbox"/> No	Historic District/Landmark: N/A <input type="checkbox"/>
Conditional Use District (CUD) Case # Z-	Board of Adjustment Case # BOA-	Design Alternate Case # DA-	

STORMWATER INFORMATION

Imperious Area on Parcel(s): Existing (sf) _____ Proposed total (sf) _____	Impervious Area for Compliance (includes right-of-way): Existing (sf) _____ Proposed total (sf) _____
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NUMBER OF LOTS AND DENSITY

# of Detached House Lots:	# of Attached House Lots:	# of Townhouse Lots:
# of Tiny House Lots:	# of Open Lots:	# of Other Lots (Apartment, General, Mixed Use, Civic):
Total # of Lots:	Total # Dwelling Units:	
# of bedroom units (if known): 1br _____ 2br _____ 3br _____ 4br _____		
Proposed density for each zoning district (UDO 1.5.2.F):		

APPLICANT SIGNATURE BLOCK

Pursuant to state law (N.C. Gen. Stat. § 160D-403(a)), applications for development approvals may be made by the landowner, a lessee or person holding an option or contract to purchase or lease land, or an authorized agent of the landowner. An easement holder may also apply for development approval for such development as is authorized by the easement.

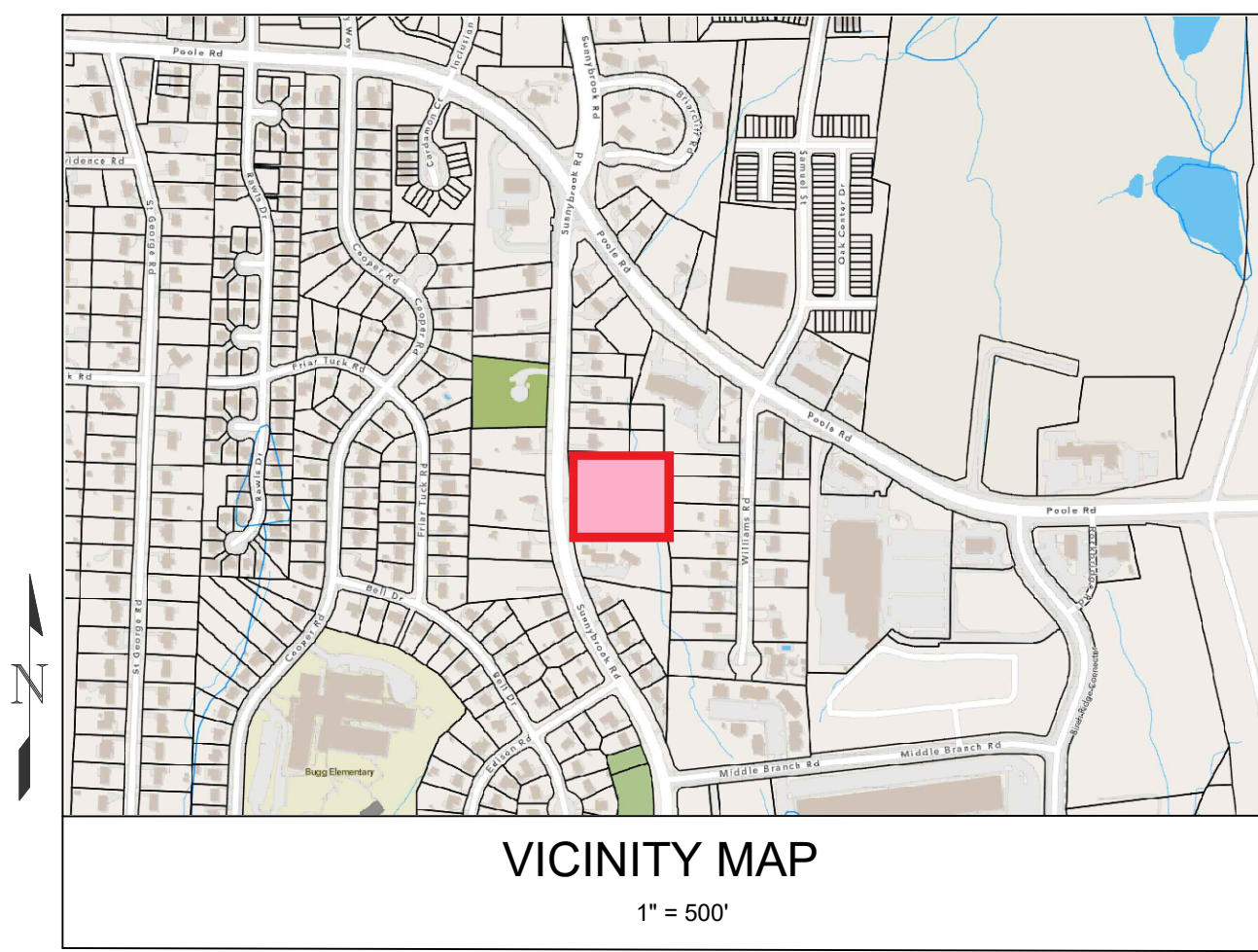
Acting as an authorized agent requires written permission from the property owner for the purposes of making this development approval and/or permit application. Written permission from the property owner to act as an authorized agent must be made available to the City of Raleigh upon request.

By submitting this application, the undersigned applicant acknowledges that they are either the property owner or one of the persons authorized by state law (N.C.G.S. 160D-403(a)) to make this application, as specified in the application. The undersigned also acknowledges that the information and statements made in the application are correct and the undersigned understands that development approvals are subject to revocation for false statements or misrepresentations made in securing the development approval, pursuant to N.C. Gen. Stat. § 160D-403(f).

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.

The undersigned hereby acknowledges that, pursuant to state law (N.C.G.S. 143-755(b1)), if this permit application is placed on hold at the request of the applicant for a period of six consecutive months or more, or if the applicant fails to respond to comments or provide additional information requested by the City for a period of six consecutive months or more, then the application review is discontinued, and a new application is required to proceed and the development regulations in effect at the time permit processing is resumed shall apply to the new application.

Signature: <i>Steve Sypher</i>	Date:
Printed Name:	
Signature:	Date:
Printed Name:	



PRELIMINARY SUBDIVISION PLANS FOR SUNNYBROOK TOWNHOMES 659 SUNNYBROOK ROAD RALEIGH, NORTH CAROLINA

CITY OF RALEIGH FILE: SUB-XXXX-2024

PREPARED FOR:
STEVE SYPHER DESIGNS INC
1615 BROOKS AVE
RALEIGH NC 27607

PREPARED BY:
CRUMPLER
Consulting Services, PLLC

2308 Ridge Road
Raleigh, North Carolina 27612
Ph. 919-413-1704
P-1533

SHEET	DESCRIPTION
C-1	COVER
C-2	EXISTING CONDITIONS
C-3	SITE AND LANDSCAPING PLAN
C-4	UTILITY PLAN
C-5	GRADING AND STORMWATER PLAN
D-1	DETAILS
D-2	DETAILS
D-3	DETAILS

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.

CALL 48 HOURS
BEFORE YOU DIG



SITE EXEMPTION NOTES:

- THE SITE WILL BE CONFORMING TO THE EXEMPTION OF CROSS ACCESS AS ALL ABUTTING PROPERTIES ARE DETACHED HOUSES PER UDO SECTION 8.3.5.D.5.a.
- THE SITE WILL NOT BE REQUIRED TO MEET BLOCK PERIMETER AS THE SITE BE DEVELOPED DOES NOT MEET THE MINIMUM SITE AREA AVAILABLE BASED ON UDO SECTION 8.3.2.A.2.b.

NOTES

1. BOUNDARY, TOPOGRAPHY, AND EXISTING CONDITIONS SURVEY PROVIDED BY CAROLINA LAND SURVEYING ON 09-21-21.
2. THE PROPERTY IS LOCATED IN ZONE X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND FUTURE 1% ANNUAL CHANCE FLOODPLAIN) BASED ON THE FEMA MAP NUMBER 3720172300K DATED JULY 19, 2022.
3. NO ONSITE STREAMS OR WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROJECT OR PARCEL AS SHOWN.
4. THIS DRAWING IS NOT FOR RECORDATION.
5. EXISTING DRIVEWAY WILL BE ABANDONED AND REPLACED WITH STANDARD CITY OF RALEIGH CURB AND GUTTER. NEW DRIVEWAYS WILL CONFIRM TO CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
6. DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL. SOLID WASTE WILL BE USING THE CITY'S STANDARD 96-GALLON RESIDENTIAL ROLL-OUT SOLID WASTE CONTAINERS STORED IN THE GARAGE.
7. ALL PROPOSED DRIVEWAY FRONT LOAD DESIGN MUST DEMONSTRATE COMPLIANCE ON THE SITE PERMIT REVIEW AND ANY PERMITTING PLANS PER SEC. 1.5.12.E.2.
8. RESIDENTIAL DRIVEWAY LOCATIONS AND WIDTHS WILL BE SUBJECT TO APPROVAL AT TIME OF PERMITTING. WHEN DESIGNING THE SITE, THE DESIGNER SHOULD KEEP IN MIND THE CITY OF RALEIGH RESIDENTIAL DRIVEWAY STANDARD DETAILS AND REGULATIONS AS FOUND IN RALEIGH STREET DESIGN MANUAL ARTICLE 9.5 AND SECTION 4.6.1.
9. RESIDENTIAL INFILL FOR SETBACKS NOT BE APPLIED PER UDO SECTION 2.7.1.D6 WITH FOOTNOTE 5.

Preliminary Subdivision Application

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<input checked="" type="checkbox"/> Conventional Subdivision	<input type="checkbox"/> Compact Development	<input type="checkbox"/> Conservation Development
<input type="checkbox"/> Cottage Court	<input type="checkbox"/> Flag lot	<input checked="" type="checkbox"/> Frequent Transit Development Option

NOTE: Subdivisions may require City Council approval if located in a Historic Overlay District.

GENERAL INFORMATION	
Scoping/sketch plan case number(s):	
Development name (subject to approval):	Sunnybrook Townhomes
Property Address(es):	655 and 659 Sunnybrook Drive
Recorded Deed PIN(s):	1723-34-7789, 1723-34-7694
Building type(s):	<input type="checkbox"/> Detached House <input type="checkbox"/> Attached House <input checked="" type="checkbox"/> Townhouse <input type="checkbox"/> Apartment
	<input type="checkbox"/> General Building <input type="checkbox"/> Mixed Use Building <input type="checkbox"/> Civic Building <input type="checkbox"/> Open Lot <input type="checkbox"/> Tiny House

CURRENT PROPERTY OWNER/APPLICANT/DEVELOPER INFORMATION

Current Property Owner(s) Name: STEVE SYPHER	
Company: STEVE SYPHER DESIGNS INC	Title: Owner
Address: 1615 Brooks Ave., Raleigh, NC 27607	
Phone #: 919-931-6505	Email: stevesypher@aol.com
Applicant Name (if different from owner. See "who can apply" in instructions):	
Relationship to owner: <input type="checkbox"/> Lessee or contract purchaser <input type="checkbox"/> Owner's authorized agent <input type="checkbox"/> Easement holder	
Company:	Address:
Phone #:	Email:
NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.	
Developer Contact Name: STEVE SYPHER	
Company: STEVE SYPHER DESIGNS INC	Title: Owner
Address: 1615 Brooks Ave., Raleigh, NC 27607	
Phone #: 919-931-6505	Email: stevesypher@aol.com

4 Revised 05.07.24
raleighnc.gov

DEVELOPMENT TYPE + SITE DATE TABLE - ZONING INFORMATION

Gross site acreage:	2.412
Zoning districts (if more than one, provide acreage of each):	R-6
Overlay district(s):	Inside City Limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Historic District/Landmark: N/A
Conditional Use District (CUD):	Board of Adjustment Case # Design Alternate Case #
Case # Z:	BOA: DA:

STORMWATER INFORMATION

Impervious Area on Parcel(s):	Impervious Area for Compliance (includes right-of-way):
Existing (sf) 5,037	Existing (sf) 8,037
Proposed total (sf) 58,898	Proposed total (sf) 67,818

NUMBER OF LOTS AND DENSITY

# of Detached House Lots:	# of Attached House Lots:	# of Townhouse Lots: 34
# of Tiny House Lots:	# of Open Lots:	# of Other Lots (Apartment, General, Mixed Use, Civic):
Total # of Lots: 34	Total # Dwelling Units:	
# of bedroom units (if known): 1br	2br	3br 33
Proposed density for each zoning district (UDO 1.5.2.F): 13.68		

APPLICANT SIGNATURE BLOCK

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Signature: <i>Steve Sypher</i>	Date: 08/12/24
Printed Name: Steve Sypher	Date:
Signature:	Date:
Printed Name:	Date:

CRUMPLER
Consulting Services, PLLC
2308 Ridge Road
Raleigh, North Carolina 27612
Ph. 919-413-1704
P-1533

ISSUED FOR
PERMITTING

DATE	DESCRIPTION	REV.

COVER
SUNNYBROOK TOWNHOMES
659 SUNNYBROOK ROAD
RALEIGH, NORTH CAROLINA

PROJECT NO.:	24032
DRAWN BY:	JAC
CHECKED BY:	JAC
DATE:	07/12/24
SCALE:	N.T.S.

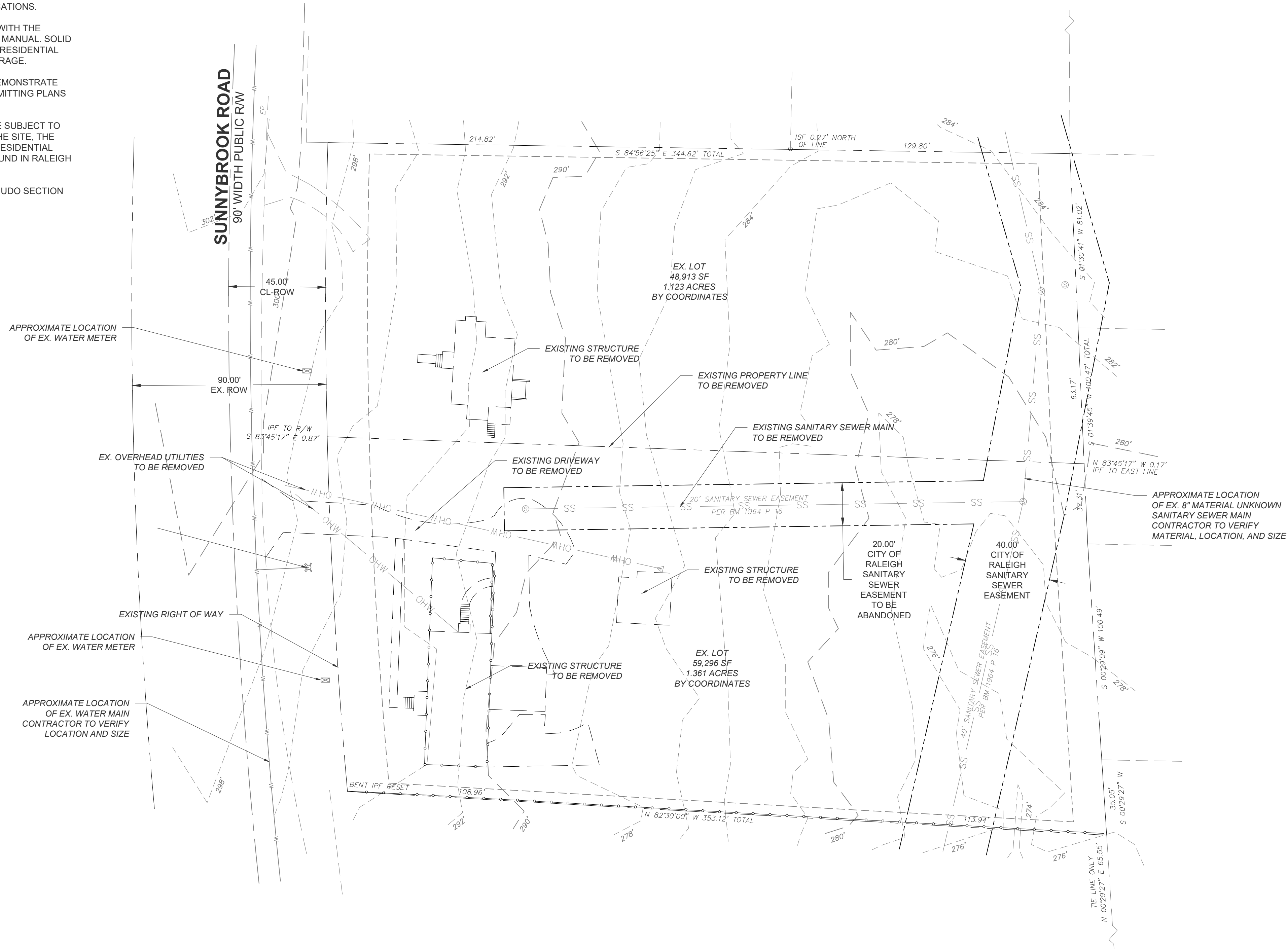
SITE EXEMPTION NOTES:

-THE SITE WILL BE CONFORMING TO THE EXEMPTION OF CROSS ACCESS AS ALL ABUTTING PROPERTIES ARE DETACHED HOUSES PER UDO SECTION 8.3.5.D.5.a.

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NOTES

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LEGEND

	EXISTING PROPERTY LINE
	EXISTING ABUTTING PROPERTY LINE
	EXISTING RIGHT-OF-WAY
	EXISTING OVERHEAD POWER LINE
	EXISTING ABUTTING PROPERTY LINE
	EXISTING EDGE OF PAVEMENT
	EXISTING CONTOUR MAJOR
	EXISTING CONTOUR MINOR
	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	EXISTING WATER MAIN
	EXISTING CATCH BASIN
	EXISTING SANITARY SEWER MANHOLE
	EXISTING STORMWATER MANHOLE

CRUMPLER
Consulting Services, PLLC

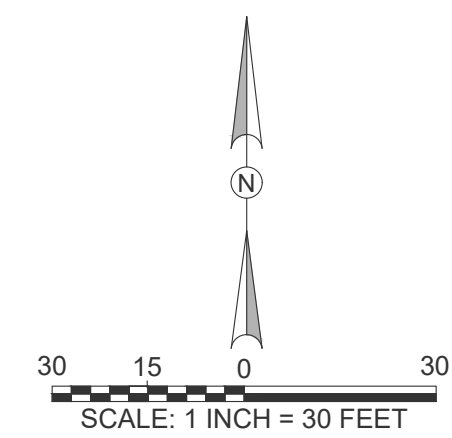
2906 Ridge Road
Raleigh, North Carolina 27612
Ph: 919-313-1704
P-1553

ISSUED FOR PERMITTING

REV.	DESCRIPTION	DATE

EXISTING CONDITIONS PLAN
SUNNYBROOK TOWNHOMES
659 SUNNYBROOK ROAD
RALEIGH, NORTH CAROLINA

PROJECT NO.:	24032
DRAWN BY:	JAC
CHECKED BY:	JAC
DATE:	07/12/24
SCALE:	1" = 30'



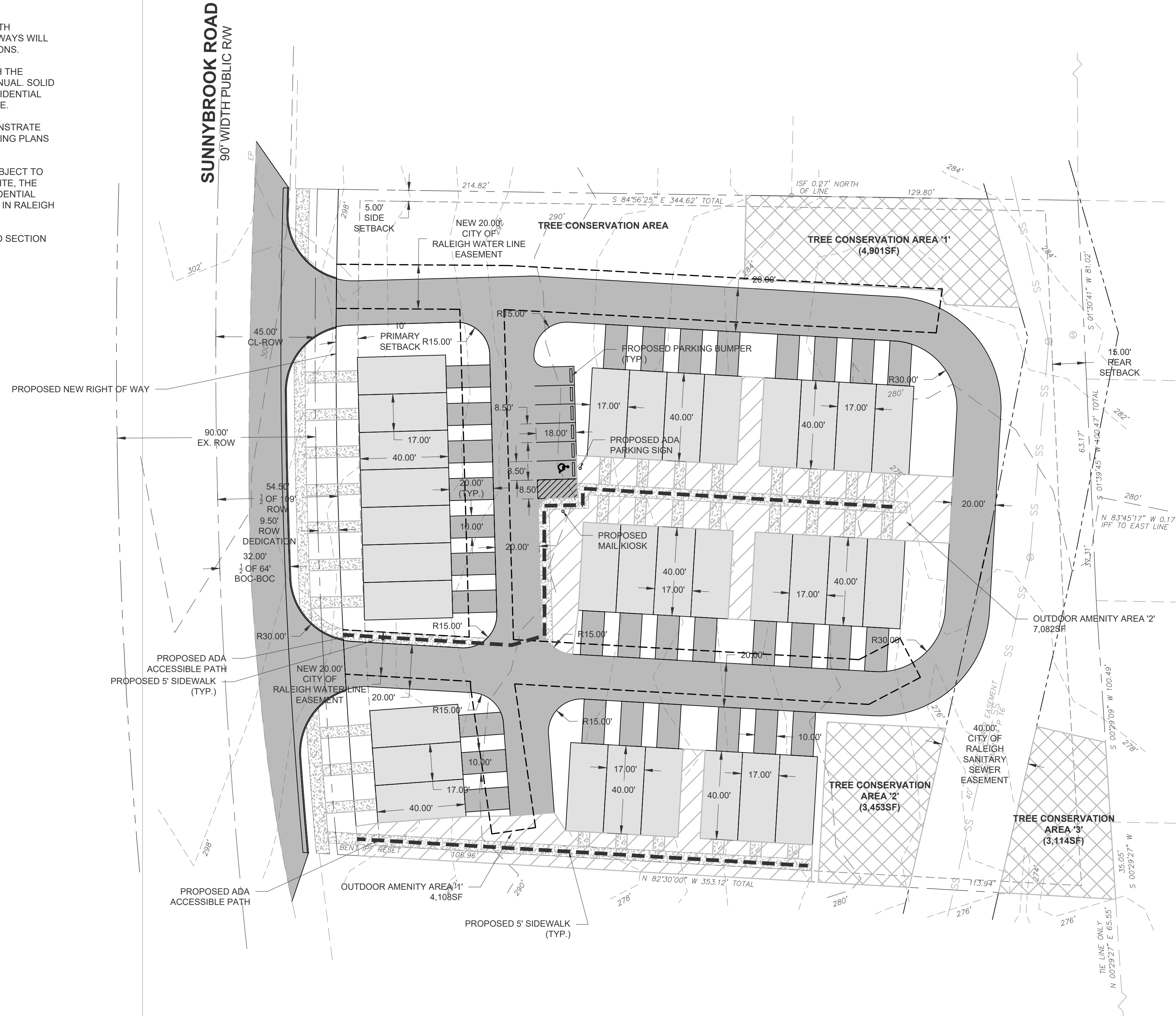
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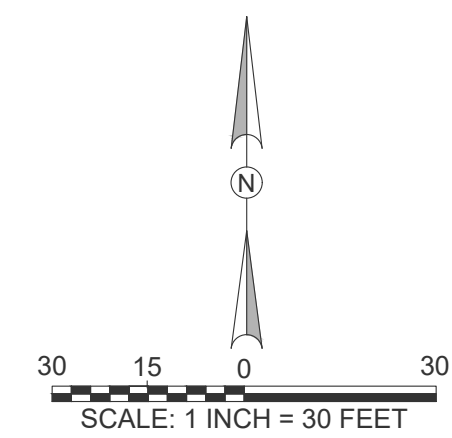


LEGEND

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- EXISTING ABUTTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING OVERHEAD POWER LINE
- EXISTING ABUTTING PROPERTY LINE
- EXISTING BUILDING SETBACK LINE
- EXISTING PARKING SETBACK LINE
- EXISTING EDGE OF PAVEMENT
- PROPOSED EDGE OF PAVEMENT
- PROPOSED SIDEWALK
- PROPOSED ACCESS DRIVE
- PROPOSED TREE CONSERVATION
- PROPOSED OUTDOOR AMENITY AREA

SUMMARY INFORMATION

DEVELOPMENT NAME: SUNNYBROOK TOWNHOMES
 SITE ADDRESS: 655 AND 659 SUNNYBROOK DRIVE, RALEIGH, NORTH CAROLINA
 PIN NUMBER: 1723-34-7789, 1723-34-7694
 JURISDICTION: CITY OF RALEIGH
 EXISTING USE: SINGLE FAMILY
 PROPOSED USE: TOWNHOUSE BUILDING TYPE
 CURRENT ZONING DISTRICT: R-4
 CURRENT OVERLAY DISTRICT: FREQUENT TRANSIT DEVELOPMENT OPTION
OVERALL SITE AREA:
 TOTAL GROSS SITE ACREAGE: 2.48 ACRES (108,209SF)
 TOTAL DEDICATED RIGHT OF WAY: 0.066 ACRES (2,888SF)
 TOTAL NET SITE ACREAGE: 2.412 ACRES (105,341SF)
 REQUIRED NET SITE AREA/UNIT: 1,200 SF (MIN.)
 PROVIDED NET SITE AREA/UNIT: 105,341/33UNITS = 3,192 SF/UNIT
REQUIRED OUTDOOR AMENITY AREA: 10,534 SF (MIN.)
 PROVIDED OUTDOOR AMENITY AREA: 11,190 SF
REQUIRED TREE CONSERVATION AREA: 10,534 SF (MIN.)
 PROVIDED TREE CONSERVATION AREA: 11,475 SF
BLOCK PERIMETER REQUIRED (MAX.): 8,000LF
BLOCK PERIMETER PROVIDED: 6,600LF**
 **8.3.2.A.2.b.
REQUIRED PRINCIPAL BUILDING HEIGHT: 45/3 STORIES (MAX.)
 (UDO 2.7.1 FREQUENT TRANSIT OPTION)
PROVIDED PRINCIPAL BUILDING HEIGHT: 32/3 STORIES
EXISTING PARKING: N/A
REQUIRED PARKING: NO MAXIMUM
PROPOSED PARKING: 72 PARKING SPACES (1 VAN ACCESSIBLE)
REQUIRED SHORT TERM BICYCLE PARKING: NOT REQUIRED FOR MULTI-UNIT LIVING TOWNHOUSE BUILDING TYPE
PROPOSED SHORT TERM BICYCLE PARKING: 0 SPACES
REQUIRED LONG TERM BICYCLE PARKING: NOT REQUIRED FOR MULTI-UNIT LIVING TOWNHOUSE BUILDING TYPE
PROPOSED LONG TERM BICYCLE PARKING: 0 SPACES
REQUIRED LOT WIDTH: 50' (MIN.)
PROVIDED LOT WIDTH: 302'
REQUIRED LOT DEPTH: 80' (MIN.)
PROVIDED LOT DEPTH: 335'
BUILDING SETBACKS (UDO 2.7.1 FREQUENT TRANSIT OPTION):
 REQUIRED PRIMARY STREET - 10'
 REQUIRED SIDE SITE BOUNDARY - 5'
 REQUIRED REAR SITE BOUNDARY - 15'
 REQUIRED FROM ALLEY - 4' OR 20' (MIN.)
PARKING SETBACKS (UDO 2.7.1 FREQUENT TRANSIT OPTION):
 REQUIRED PRIMARY STREET - 10'
 REQUIRED SIDE SITE BOUNDARY - 0'
 REQUIRED REAR SITE BOUNDARY - 3'
 REQUIRED FROM ALLEY - 4' OR 20' (MIN.)
OWNER/DEVELOPER:
 STEVE SYPHER DESIGNS INC
 1615 BROOKS AVE
 RALEIGH NC 27607
ENGINEER:
 CRUMPLER CONSULTING SERVICES, PLLC
 CONTACT: JOSH CRUMPLER, PE
 2308 RIDGE ROAD
 RALEIGH, NC 27612
 (919) 413-1704



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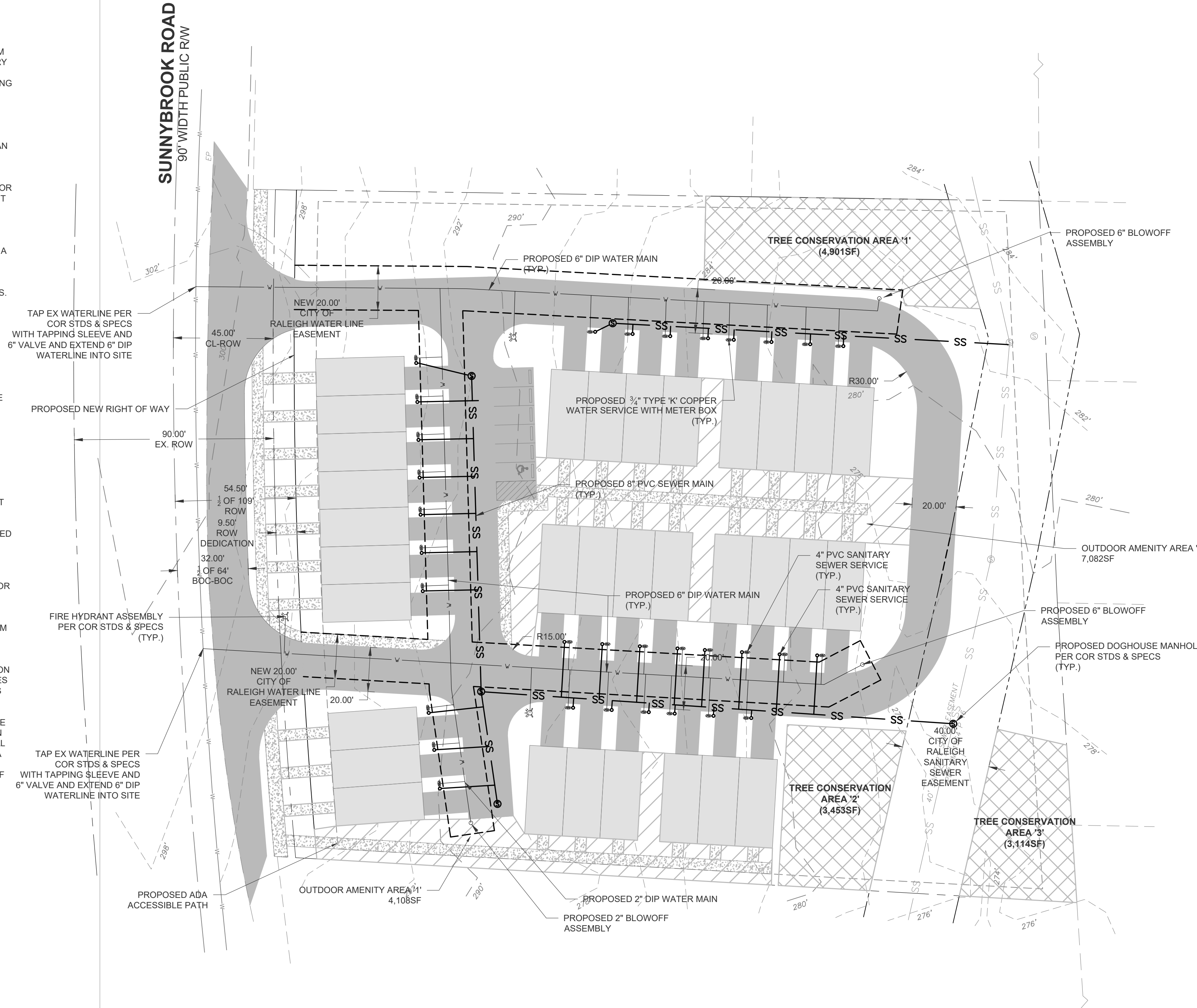
SITE PLAN
SUNNYBROOK TOWNHOMES
 659 SUNNYBROOK ROAD
 RALEIGH, NORTH CAROLINA

PROJECT NO.: 24032
 DRAWN BY: JAC
 CHECKED BY: JAC
 DATE: 07/12/24
 SCALE: 1" = 30'

C-3

CITY OF RALEIGH UTILITY NOTES

- ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION).
- UTILITY SEPARATION REQUIREMENTS:
 - A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPROVED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL.
 - WHEN INSTALLING WATER &/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 18" ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
 - WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASEMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
 - 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
 - MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS; MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE (PER CORPUD DETAILS W41 & S-49).
 - ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
- ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.
- DEVELOPER SHALL PROVIDE 30 DAYS ADVANCE WRITTEN NOTICE TO OWNER FOR ANY WORK REQUIRED WITHIN AN EXISTING CITY OF RALEIGH UTILITY EASEMENT TRAVERSING PRIVATE PROPERTY.
- CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT.
- 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCEMAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
- IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE UNLESS OTHERWISE DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUD HANDBOOK PROCEDURE.
- INSTALL 3/4" COPPER WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2'X2' WATERLINE EASEMENT IMMEDIATELY ADJACENT. NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE.
- INSTALL 4" PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM.
- PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI; BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1.0' ABOVE THE NEXT UPSTREAM MANHOLE.
- ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDWQ, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
- NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
- GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE RW FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A UC / BLDG PERMIT. CONTACT (919) 996-4516 OR FOG@RALEIGHNC.GOV FOR MORE INFORMATION.
- CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX-B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA. THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST. THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH INITIAL AND PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. A CERTIFICATE OF COMPLIANCE SHALL ALSO BE OBTAINED FROM THE RW CROSS-CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. CONTACT (919) 996-3923 OR CROSS.CONNECTION@RALEIGHNC.GOV FOR MORE INFORMATION.
- NOTICE FOR PROJECTS WITH REPLACED OR OVERSIZED MAINS: IF THE CITY'S REIMBURSEMENT FOR AN OVERSIZED MAIN OR URBAN MAIN REPLACEMENT PROJECT IS \$250,000 OR GREATER - THE PROJECT MUST BE PUBLICLY BID.



LEGEND

	EXISTING PROPERTY LINE
	EXISTING ABUTTING PROPERTY LINE
	EXISTING RIGHT-OF-WAY
	EXISTING OVERHEAD POWER LINE
	EXISTING ABUTTING PROPERTY LINE
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	EXISTING PARKING SETBACK LINE
	EXISTING EDGE OF PAVEMENT
	EXISTING SANITARY SEWER
	EXISTING WATER LINE
	EXISTING SANITARY SEWER MANHOLE
	PROPOSED SANITARY SEWER
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED WATER LINE
	PROPOSED LOT LINE
	PROPOSED UTILITY PLACEMENT EASEMENT
	PROPOSED OUTDOOR AMENITY AREA
	PROPOSED TREE CONSERVATION

SITE EXEMPTION NOTES:

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NOTES

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- RESIDENTIAL INFILL FOR SETBACKS NOT BE APPLIED PER UDO SECTION 2.7.1.D6 WITH FOOTNOTE 5.

FIRE PROTECTION NOTES:

- ALL PORTION OF THE EXTERIOR WALL OF THE FIRST FLOOR OF BUILDING SHALL BE LOCATED WITHIN 150 FEET OF FIRE APPARATUS LOCATED WITHIN ROADWAY.
- FIRE FLOW ANALYSIS MUST BE PROVEN PRIOR TO ISSUANCE OF BUILDING PERMITS.
- FIRE HYDRANTS SHALL BE NO MORE THAN 400' FROM A BUILDING OR HOUSE AS HOW THE FIRE HOSE LAYS.

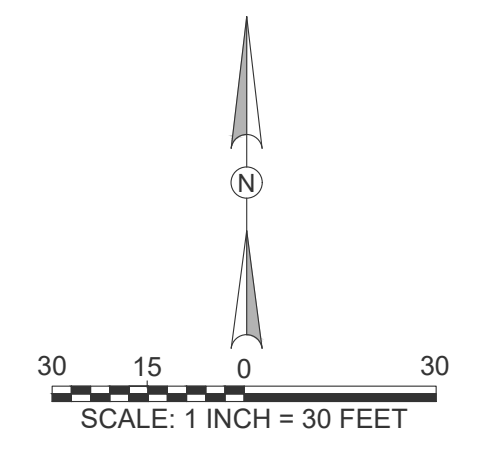
CRUMPLER
Consulting Services, PLLC
2306 Ridge Road
Raleigh, North Carolina 27612
Ph: 919-313-1704
P-1553

ISSUED FOR PERMITTING

DATE	DESCRIPTION	REV.

UTILITY PLAN
SUNNYBROOK TOWNHOMES
659 SUNNYBROOK ROAD
RALEIGH, NORTH CAROLINA

PROJECT NO.:	24032
DRAWN BY:	JAC
CHECKED BY:	JAC
DATE:	07/12/24
SCALE:	1" = 30'



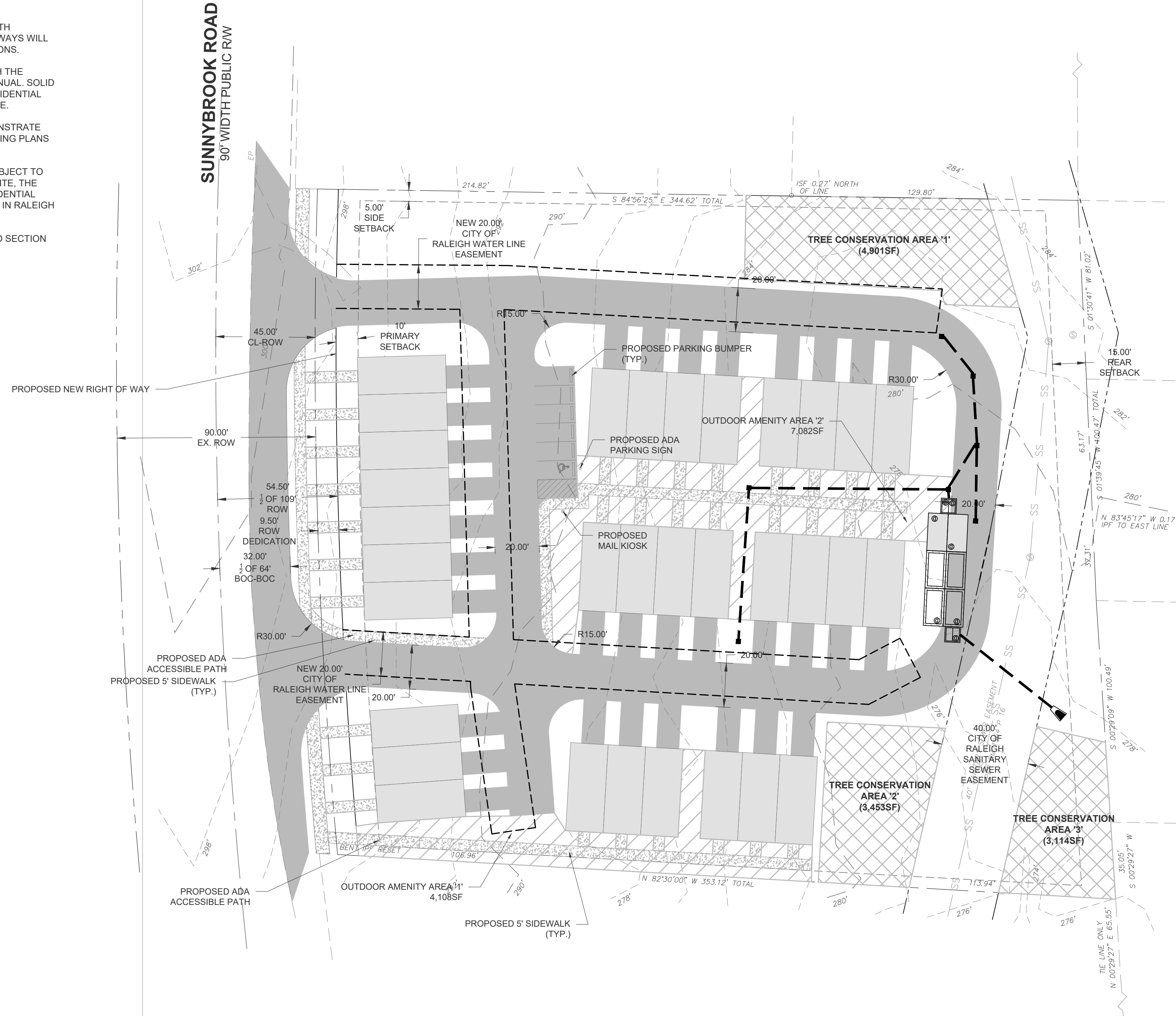
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	EXISTING CONTOUR MAJOR
	EXISTING CONTOUR MINOR
	EXISTING STORM SEWER
	EXISTING CATCH BASIN
	EXISTING STORMWATER MANHOLE
	PROPOSED LOT LINE
	PROPOSED UTILITY PLACEMENT EASEMENT
	PROPOSED CURB LINE
	PROPOSED AMENITY AREA
	PROPOSED STORMWATER PIPE
	PROPOSED FLARED END SECTION
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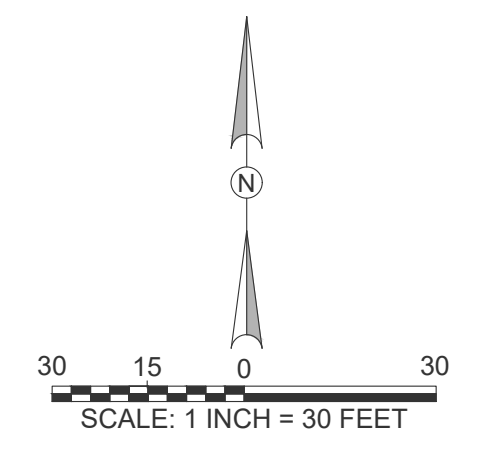
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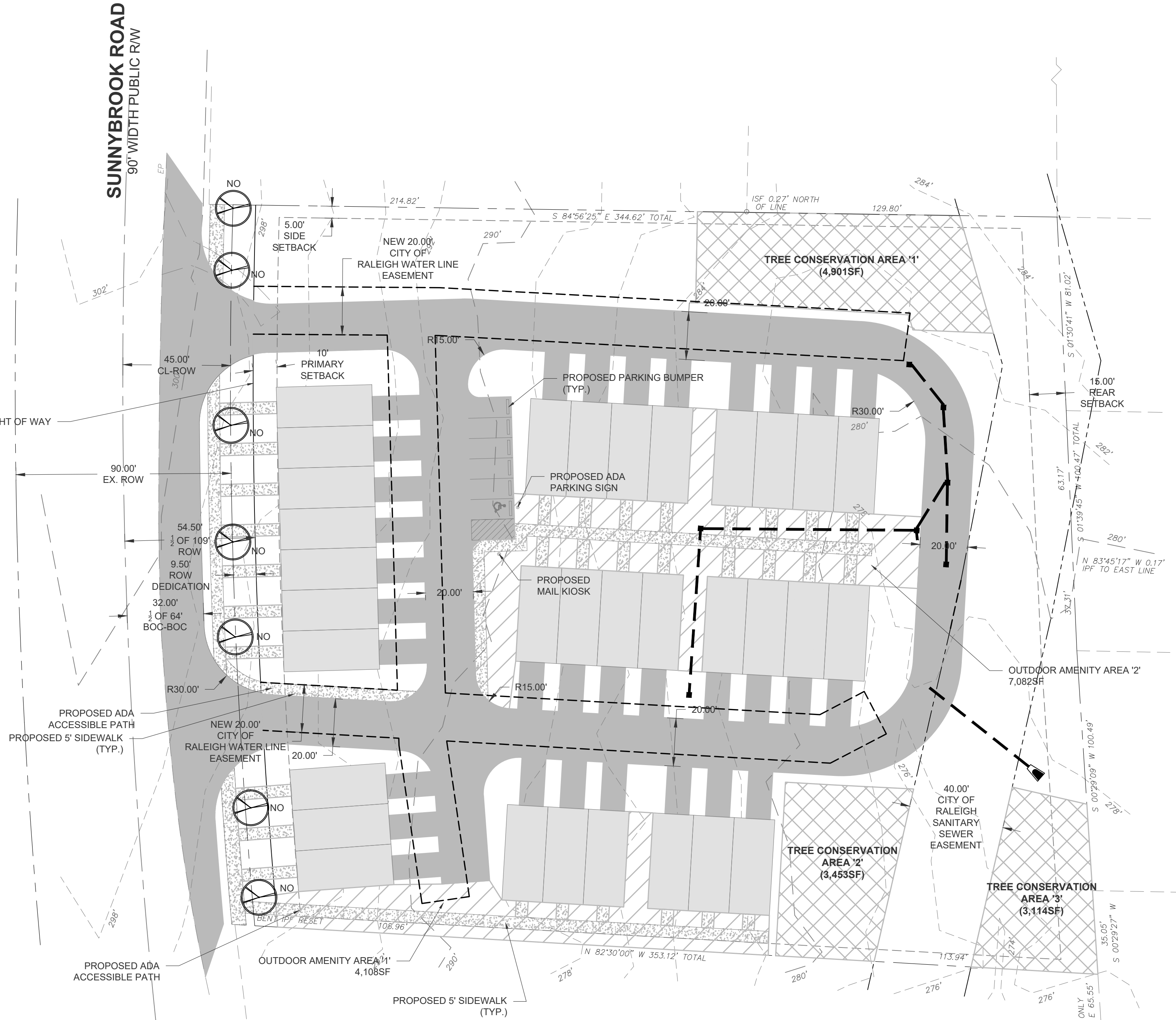
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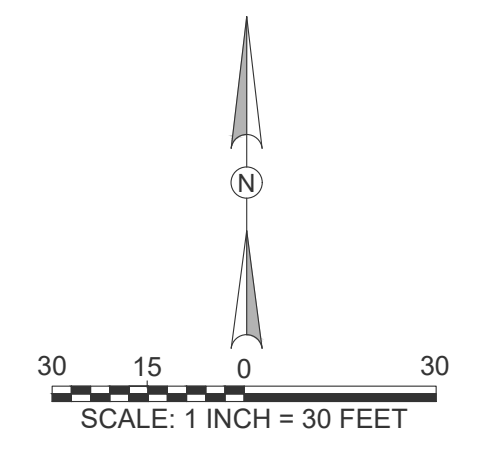
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- PROPOSED EDGE OF PAVEMENT
- PROPOSED SIDEWALK
- PROPOSED ACCESS DRIVE
- PROPOSED TREE CONSERVATION
- PROPOSED OUTDOOR AMENITY AREA

LANDSCAPING NOTES

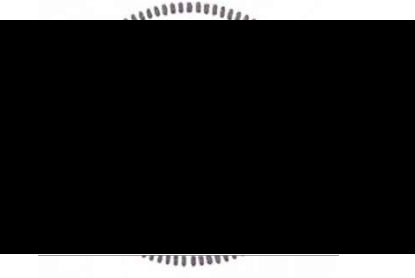
- STREET TREE SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY OF RALEIGH TREE MANUAL.
- ALL DISTURBED AREAS NOT OCCUPIED BY STRUCTURES, PAVING OR PLANTINGS SHALL BE SEEDED AND WATERED.
- SEE DETAIL SHEETS FOR SEEDING SCHEDULE.
- ALL TREE PLANTINGS SHALL BE MULCHED TO A DEPTH OF 3". KEEP MULCH 3" FROM ROOT FLARE AND DO NOT CONTACT STEM.
- A MINIMUM OF FOUR INDIVIDUAL SOIL SAMPLES SHALL BE TAKEN THROUGHOUT THE SITE FOR OVERALL SOIL ANALYSIS.
- MINIMUM TOPSOIL DEPTH SHALL BE 4" IN LAWN AREAS AND 12" IN LANDSCAPED AREAS. CONTRACTOR TO UTILIZE ALL ONSITE TOPSOIL. CONTRACTOR SHALL SUPPLY ADDITIONAL TOPSOIL AT NO ADDITIONAL COST TO OWNER IF EXISTING TOPSOIL IS NOT SUFFICIENT TO MEET THE NEEDS OF THIS PROJECT.
- ALL PLANTING AREAS TO RECEIVE 1 CY OF SOIL CONDITIONER FOR EACH 75 SF OF PLANT BED AREA. ACCEPTABLE SOIL CONDITIONERS SHALL BE PULVERIZED PINE BARK, PEAT MOSS OR SHREDDED/COMPOSTED LEAVES.
- CONTRACTOR TO FIELD VERIFY LOCATION OF EXISTING UTILITIES BEFORE BEGINNING OF GRADING AND LANDSCAPE INSTALLATION.
- CONTRACTOR TO VERIFY QUANTITIES OF PLANTINGS AS SHOWN. PLANTINGS INDICATED ON PLANS SHALL PREVAIL OVER QUANTITIES INDICATED IN PLANT LIST IF DISCREPANCIES ARISE.
- ALL PLANTS ARE TO BE THOROUGHLY "WATERED IN" THE SAME DAY AS PLANTED.
- THE PLANT HOLE WIDTH SHALL BE A MINIMUM THREE TIMES THE DIAMETER OF THE ROOT BALL.
- COMPLETELY REMOVE TOP HALF OF BURLAP, LACING AND WIRE BASKET AND DISCARD FROM HOLE BEFORE BACKFILLING AROUND BALL IS COMPLETED.
- ALL TREES, WHEN PLANTED, SHALL HAVE THE SAME RELATIONSHIP TO FINISHED GRADE AS TO THE GRADING PLAN.
- LANDSCAPING SHOWN MEETS REQUIREMENTS.
- ALL ADDITIONAL LANDSCAPING SHALL BE PER OWNER.
- ALL LANDSCAPING SHALL BE GUARANTEED FOR ONE (1) YEAR AFTER FINAL ACCEPTANCE. ANY PLANTINGS NEEDING REPLACEMENT WILL BE GUARANTEED FROM THE TIME OF REPLACEMENT IF AFTER FINAL ACCEPTANCE.

LANDSCAPING REQUIREMENTS
 SUNNYBROOK ROAD (AVENUE 4 LANE DIVIDED STREETSCAPE)
 REQUIREMENT: 1 TREE PER 40LF=302LF/40LF=7.5 TREES
 PROVIDED: 7 TREES

KEY	QUA.	BOTANICAL NAME	COMMON NAME	AT PLANTING			MATURE	
				HEIGHT	CALIPER	ROOT	HEIGHT	SPREAD
NO	7	QUERCUS NUTTALLII	NUTTALL OAK	10'	3"	B&B	60'	45'



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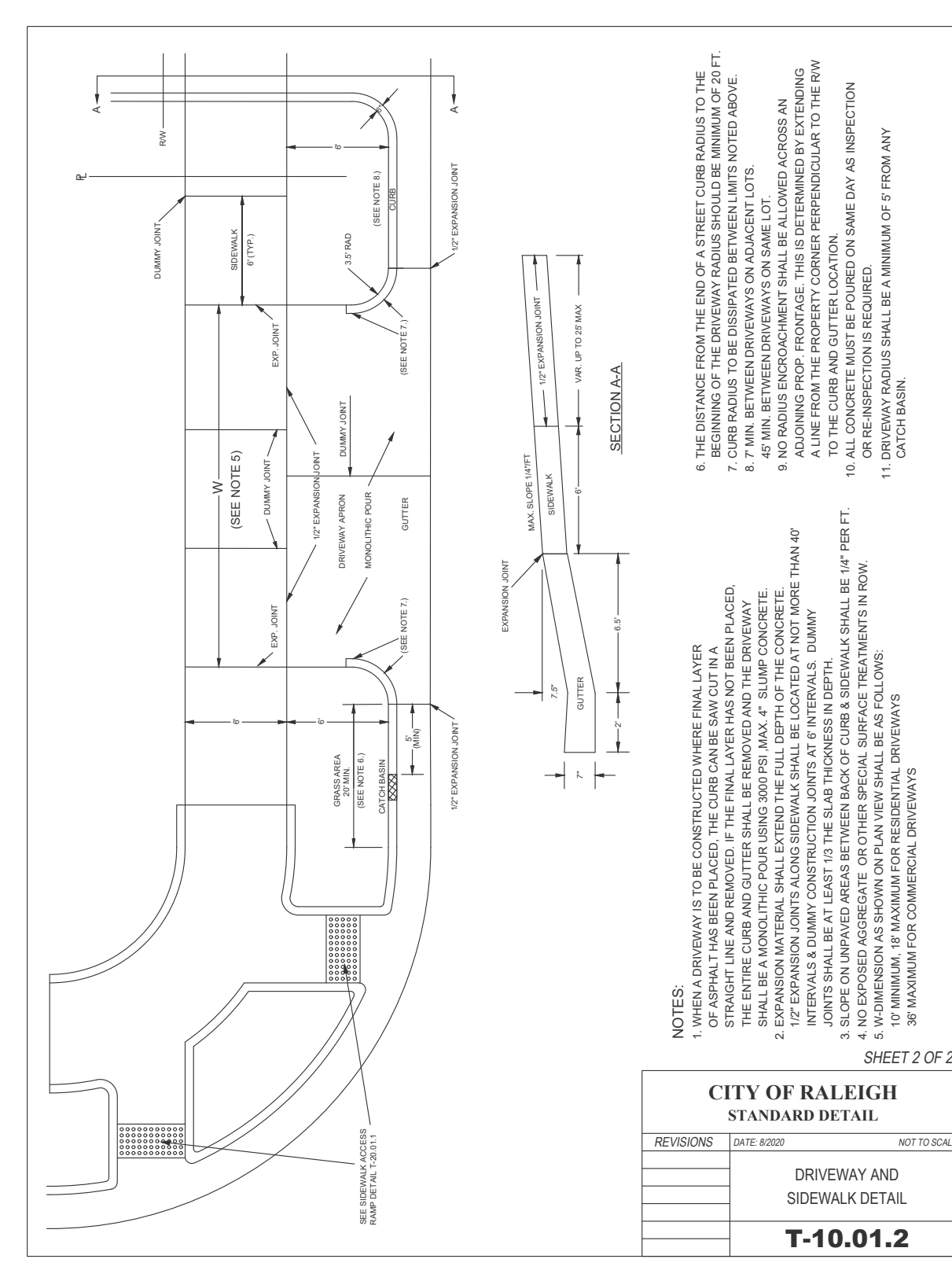
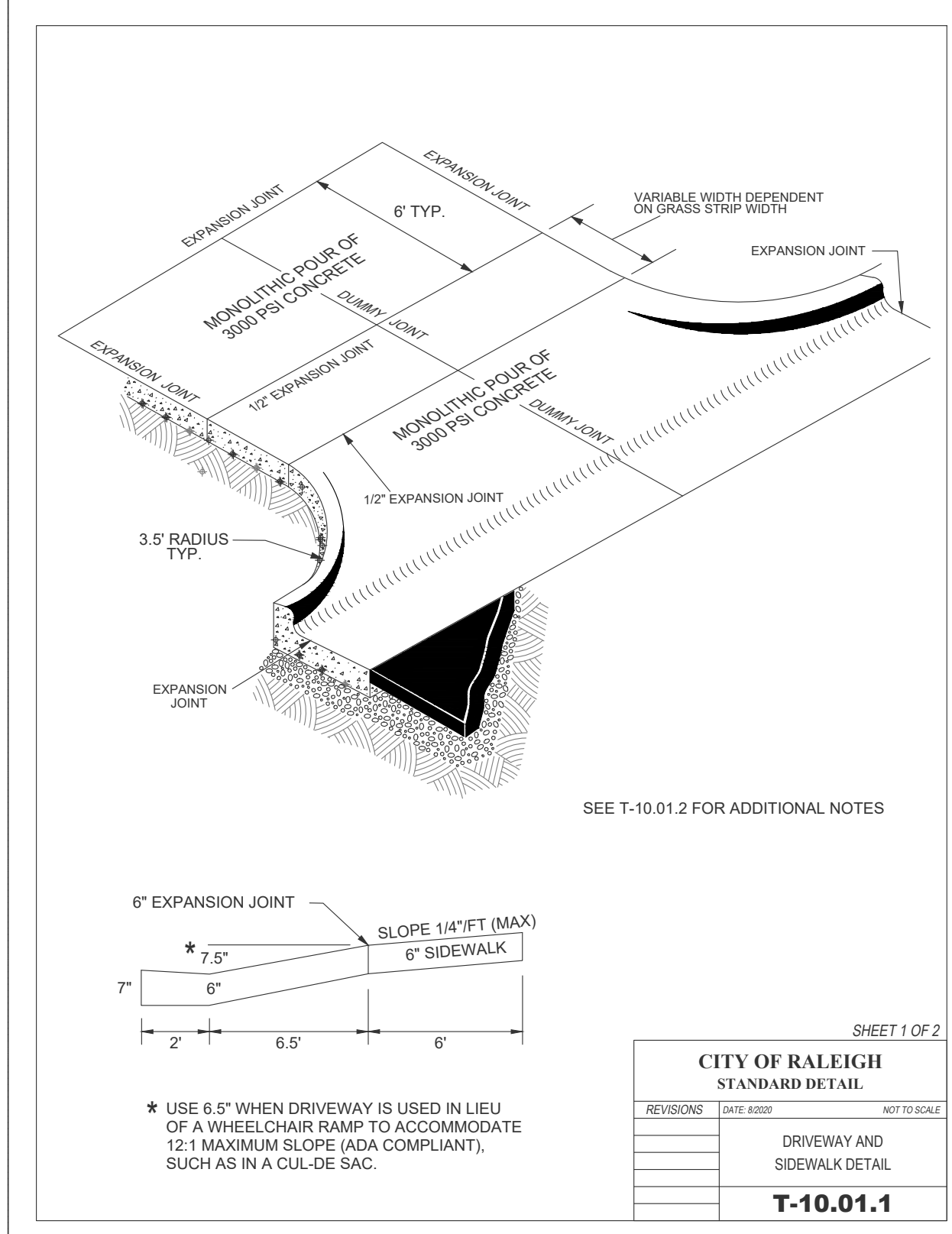
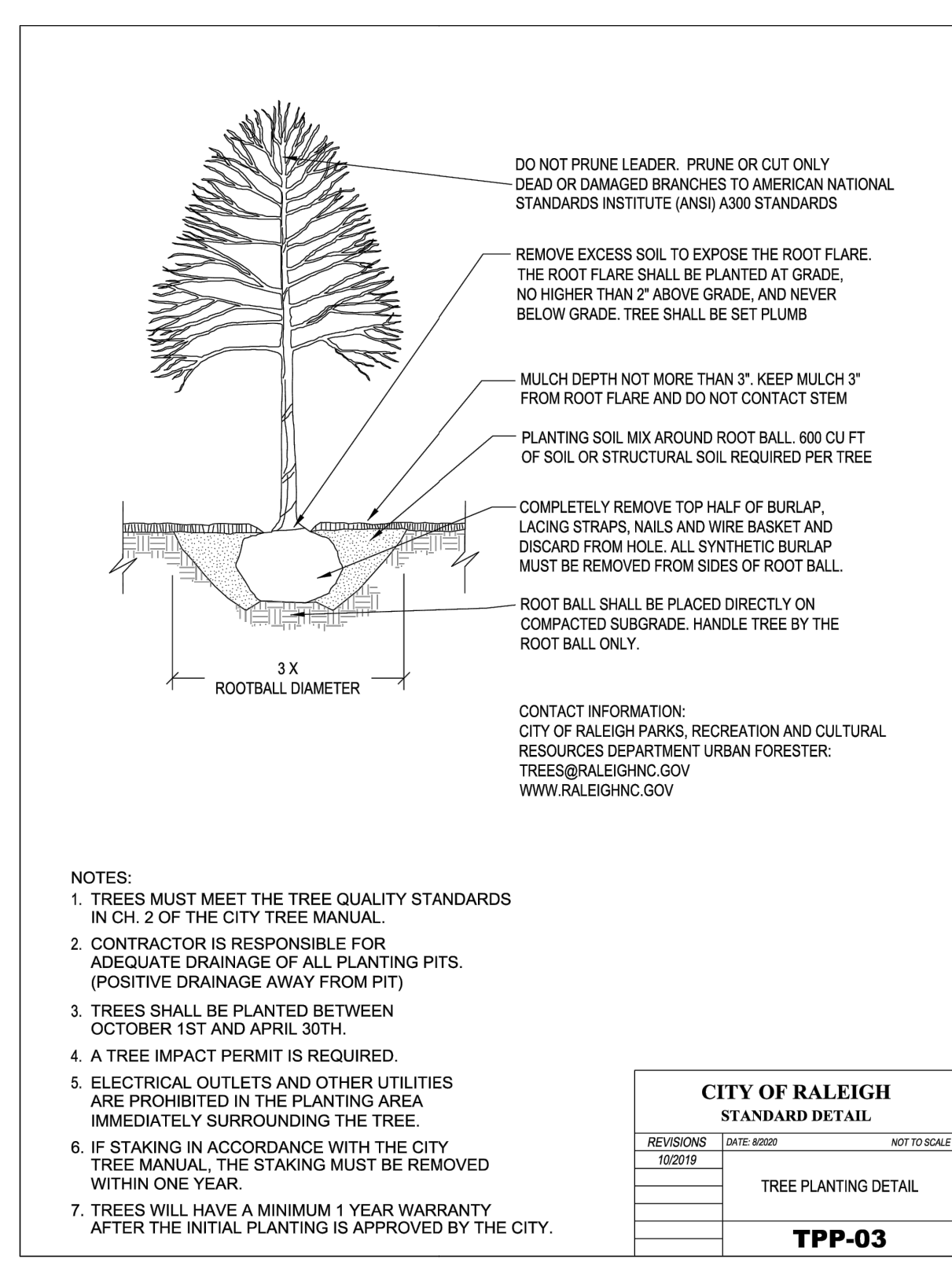
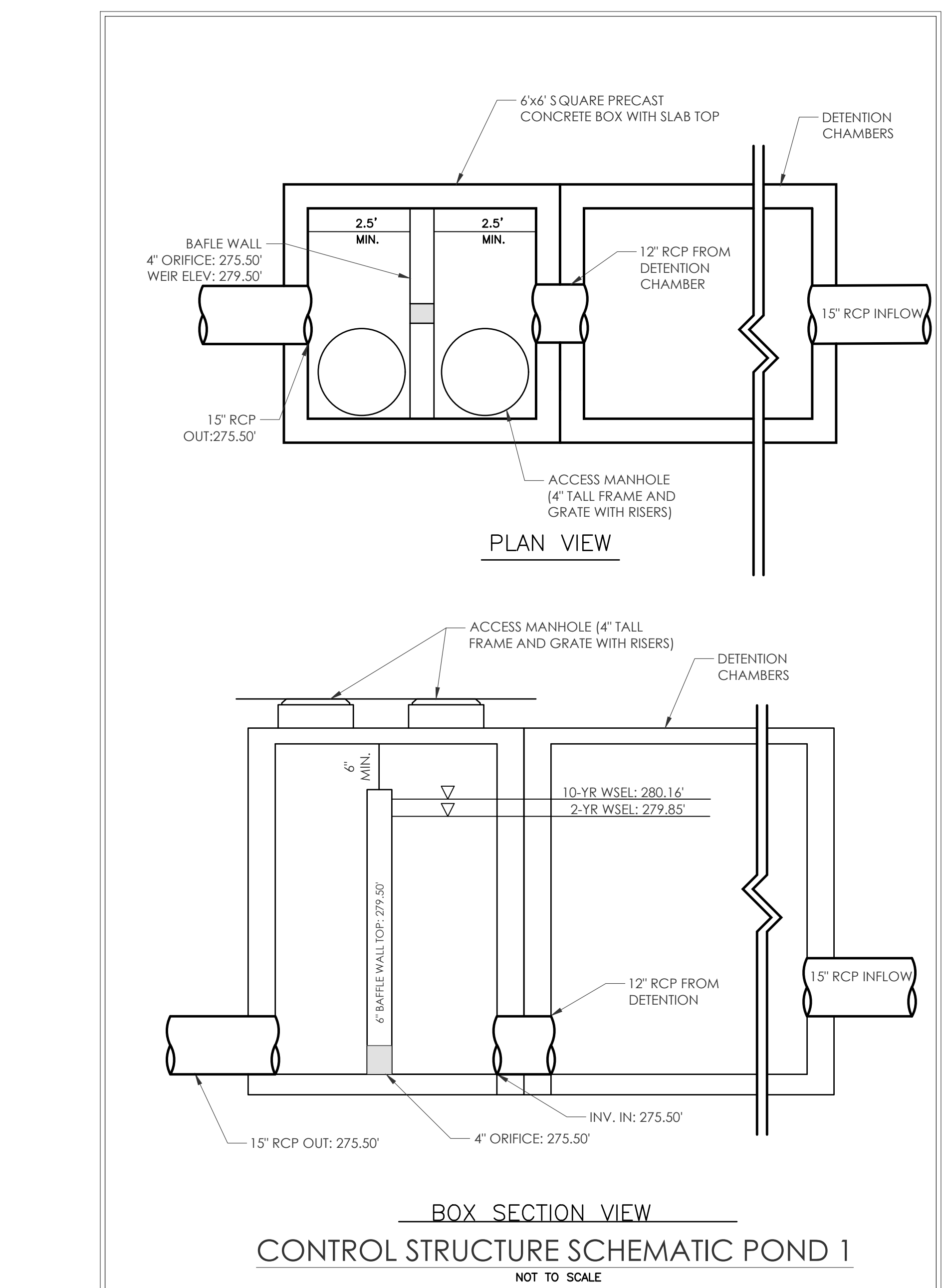
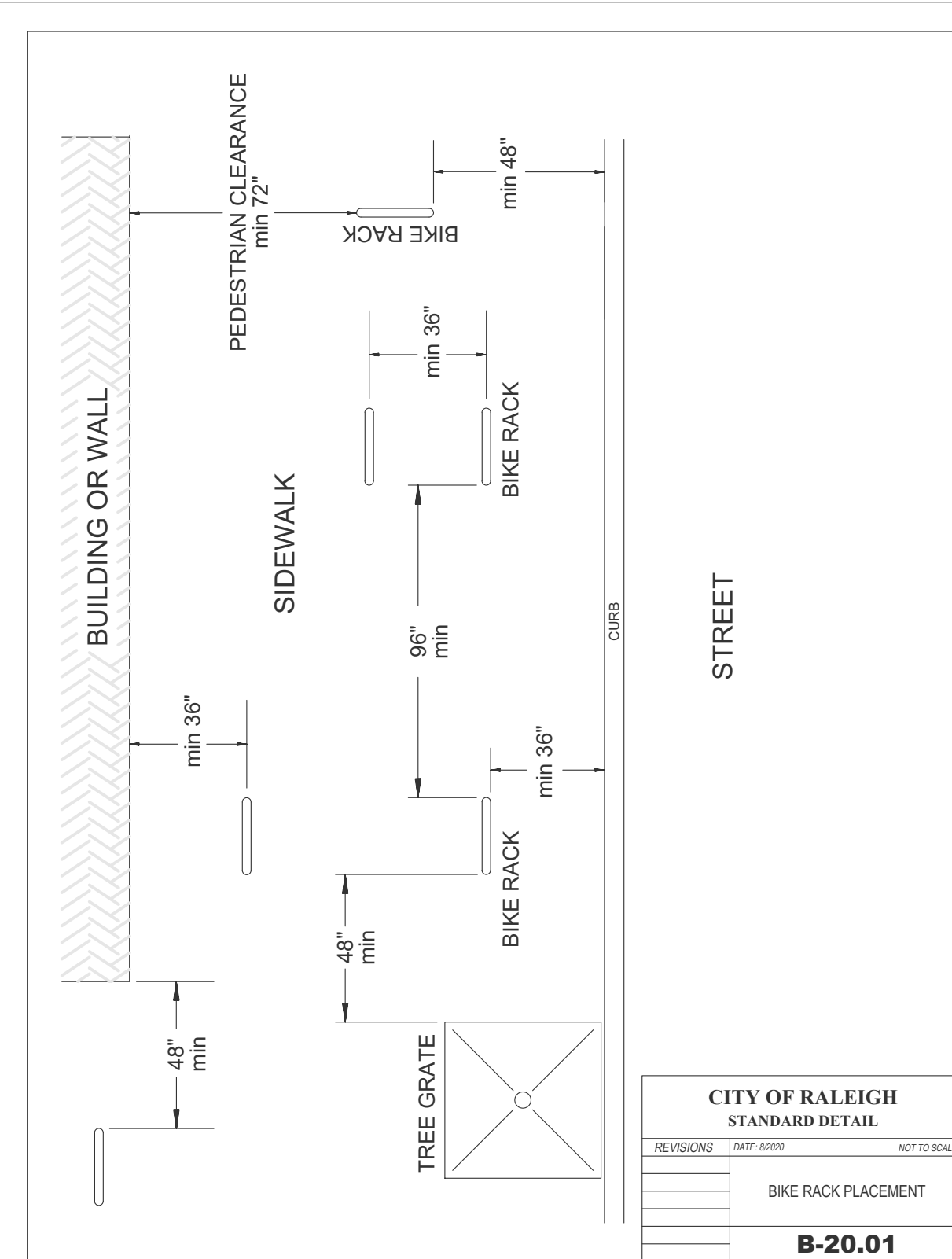
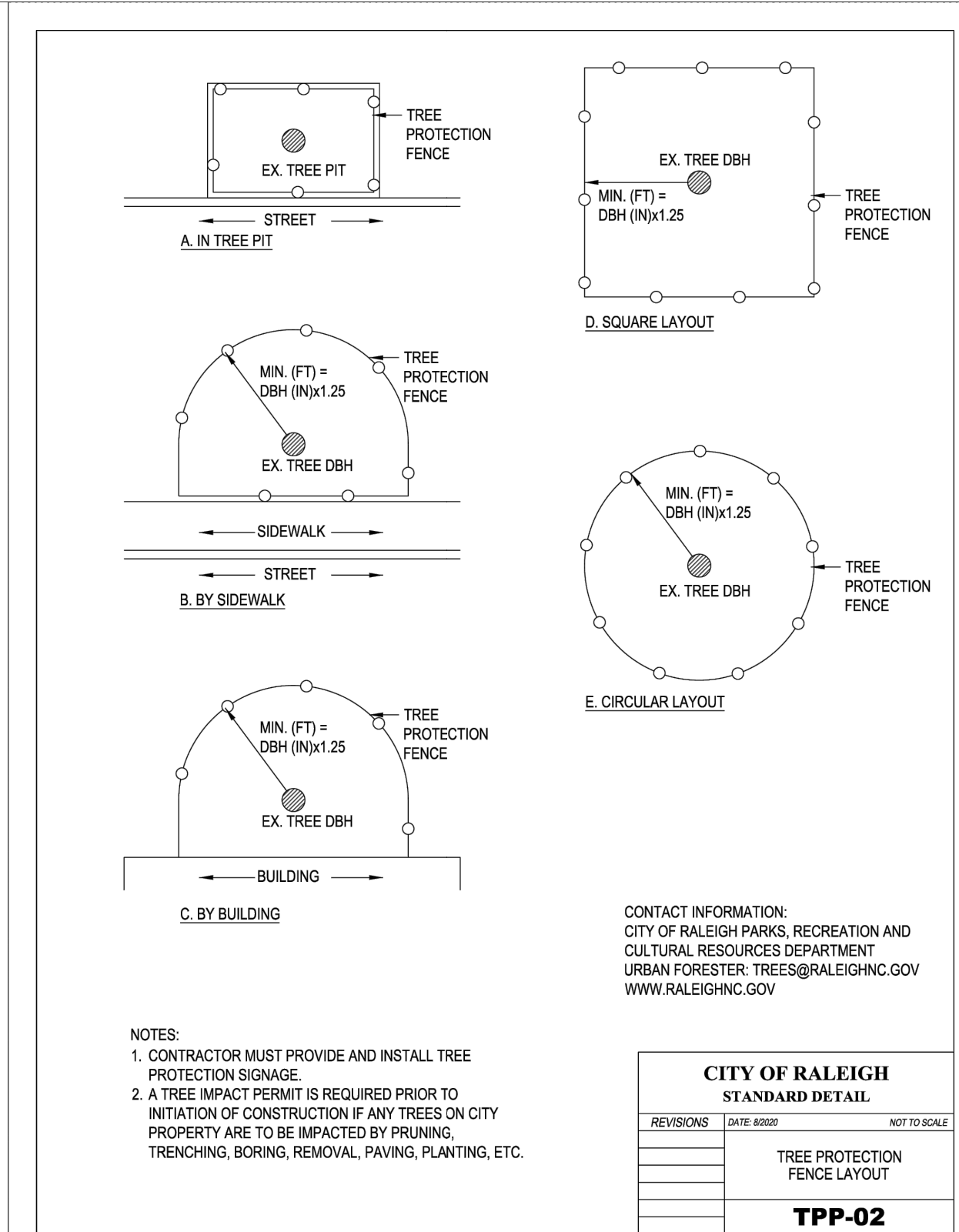
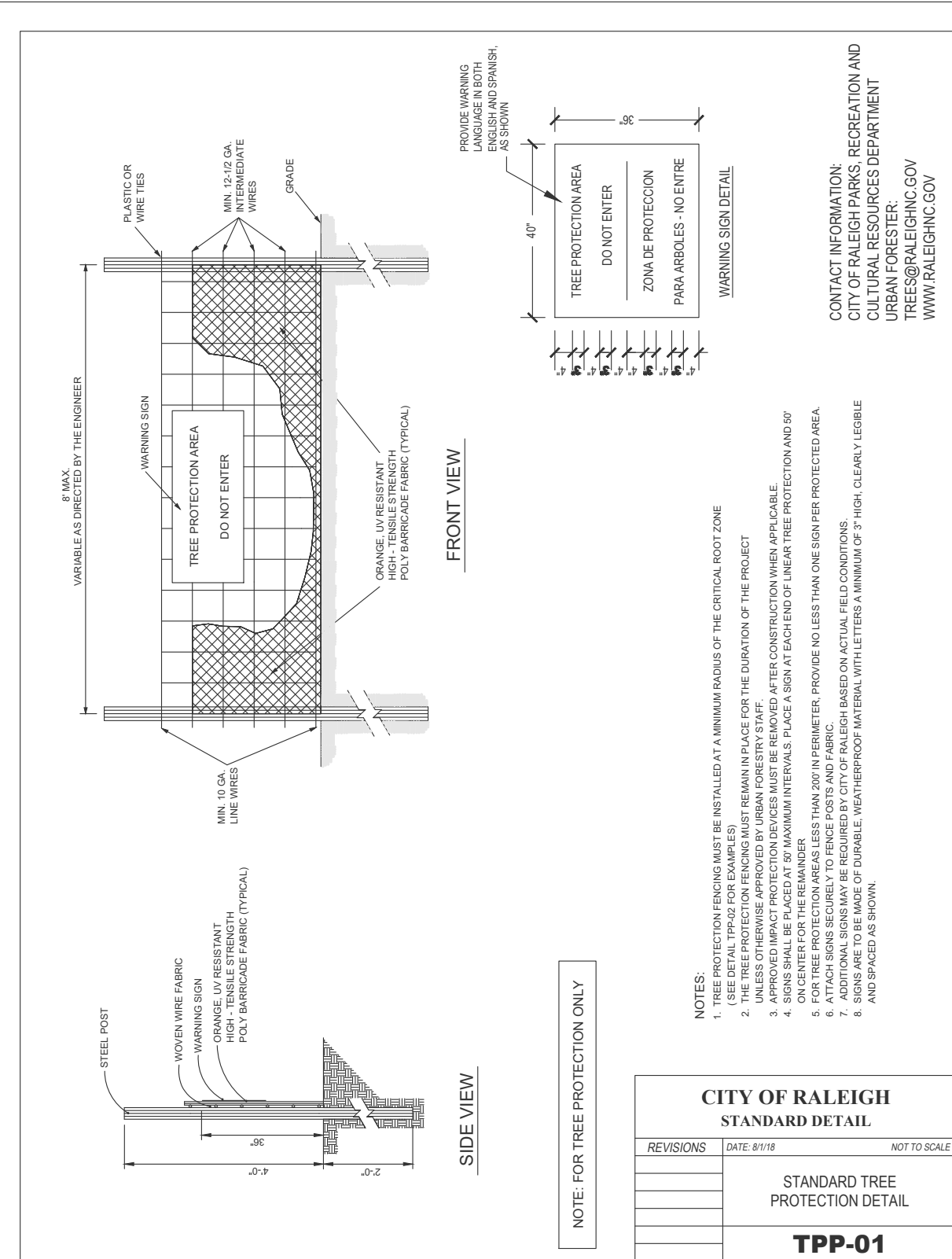
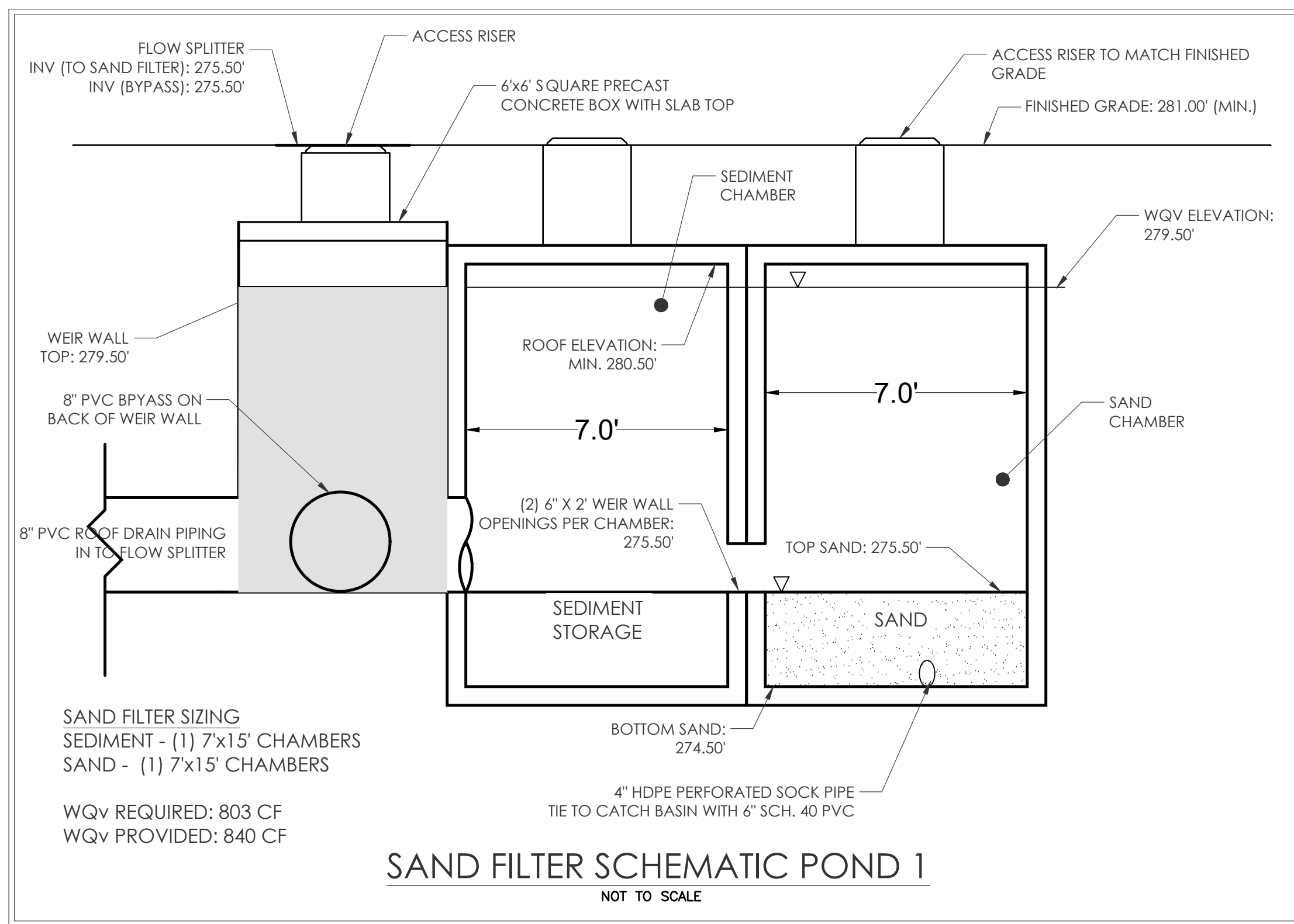


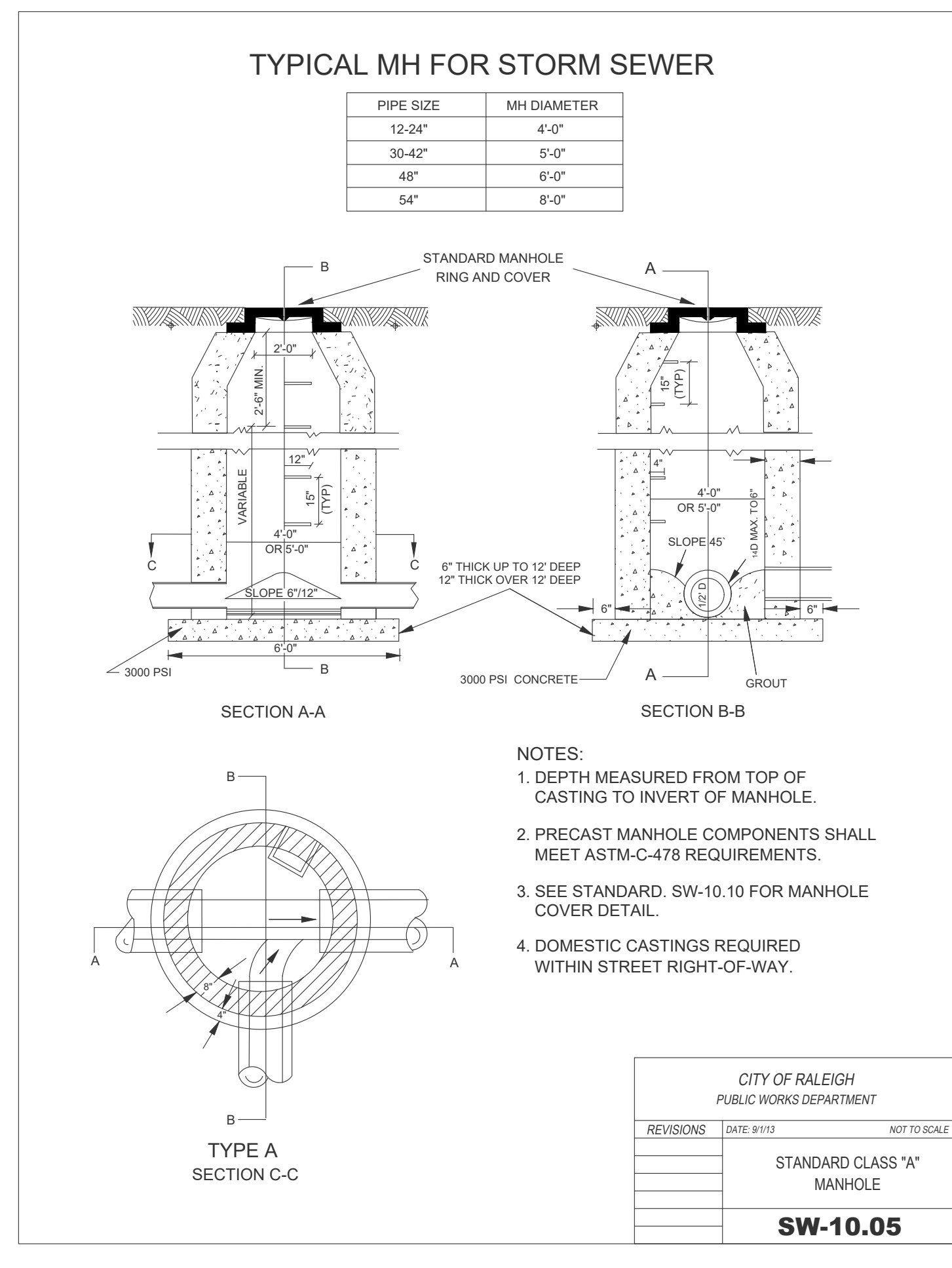
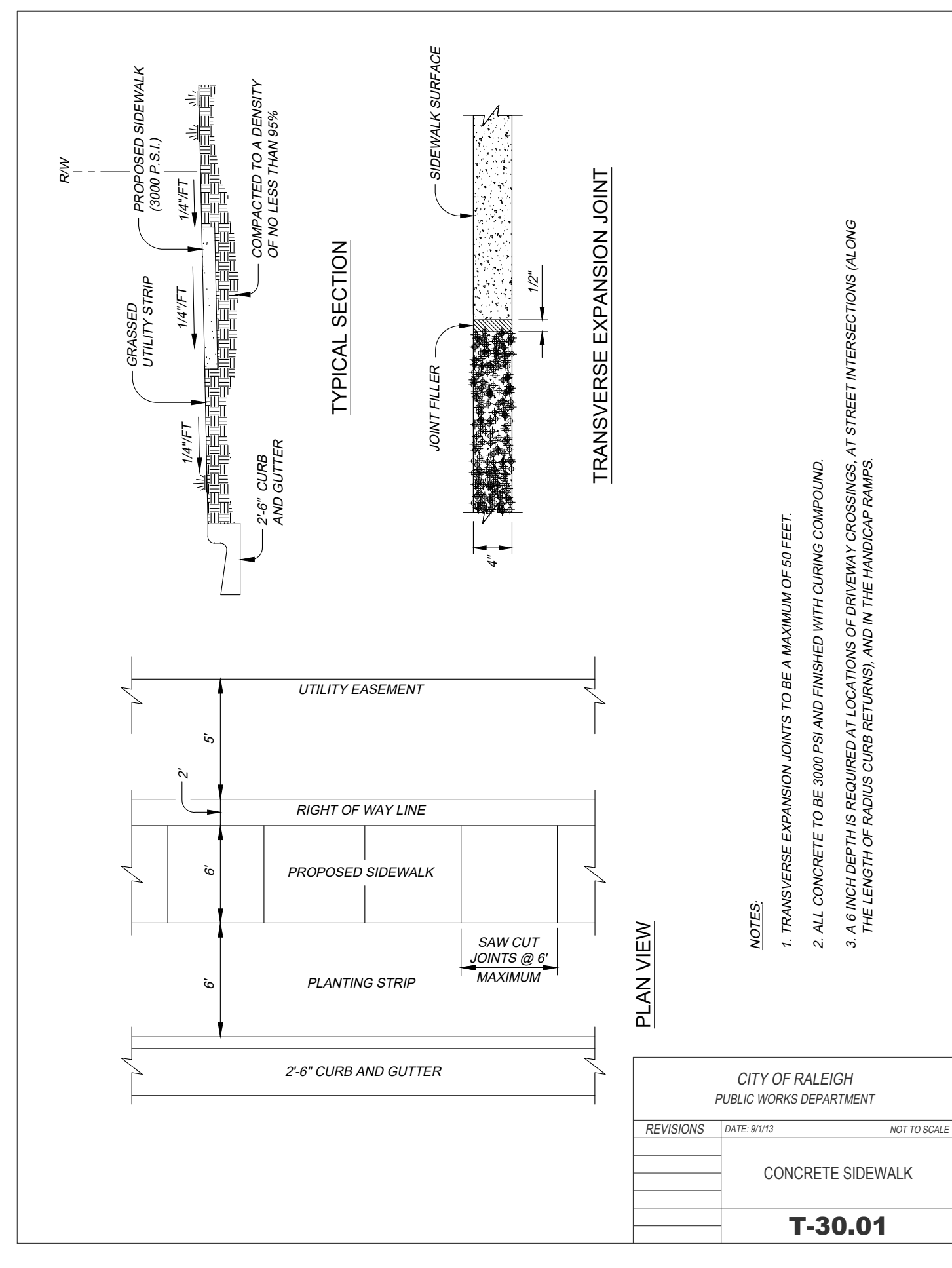
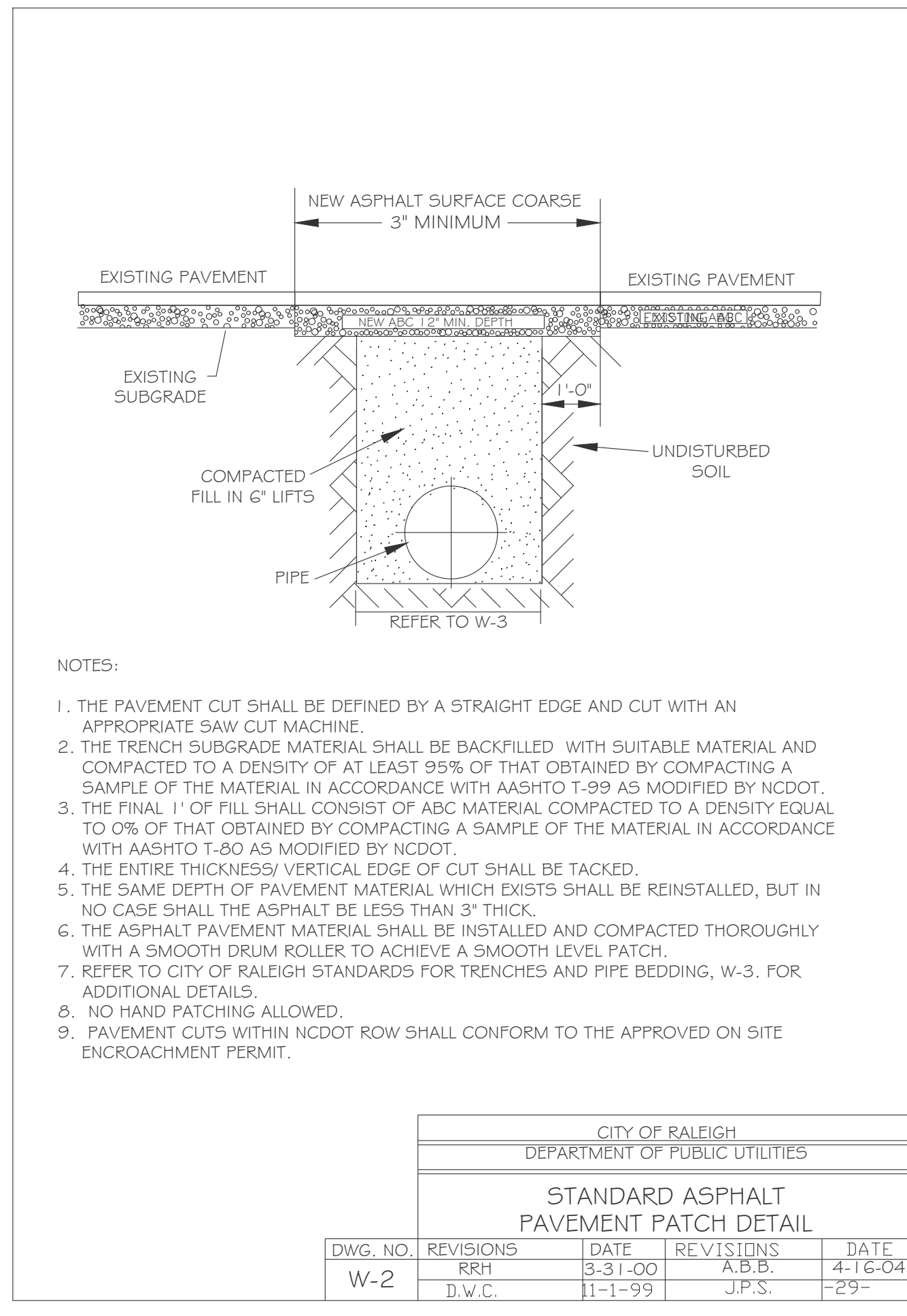
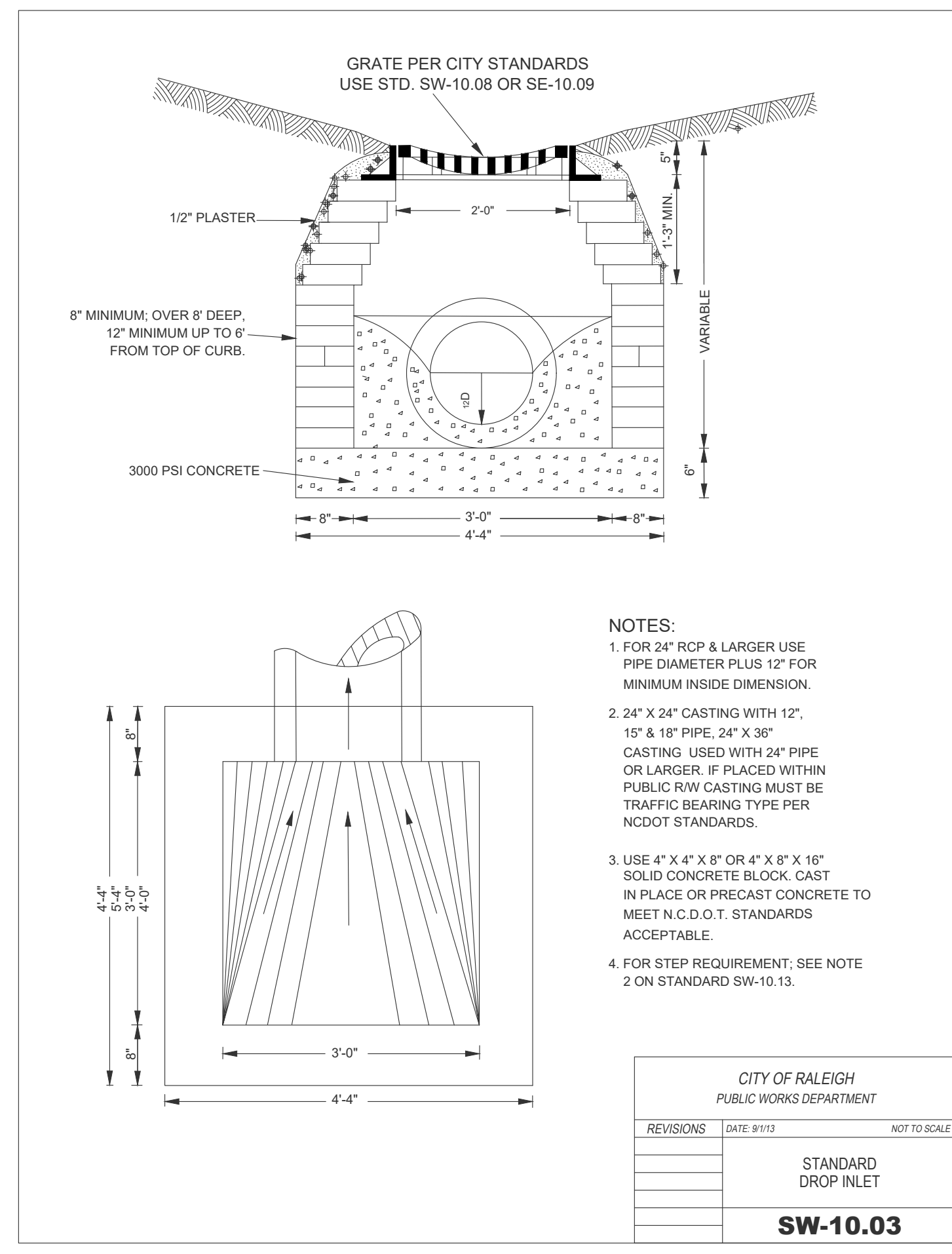
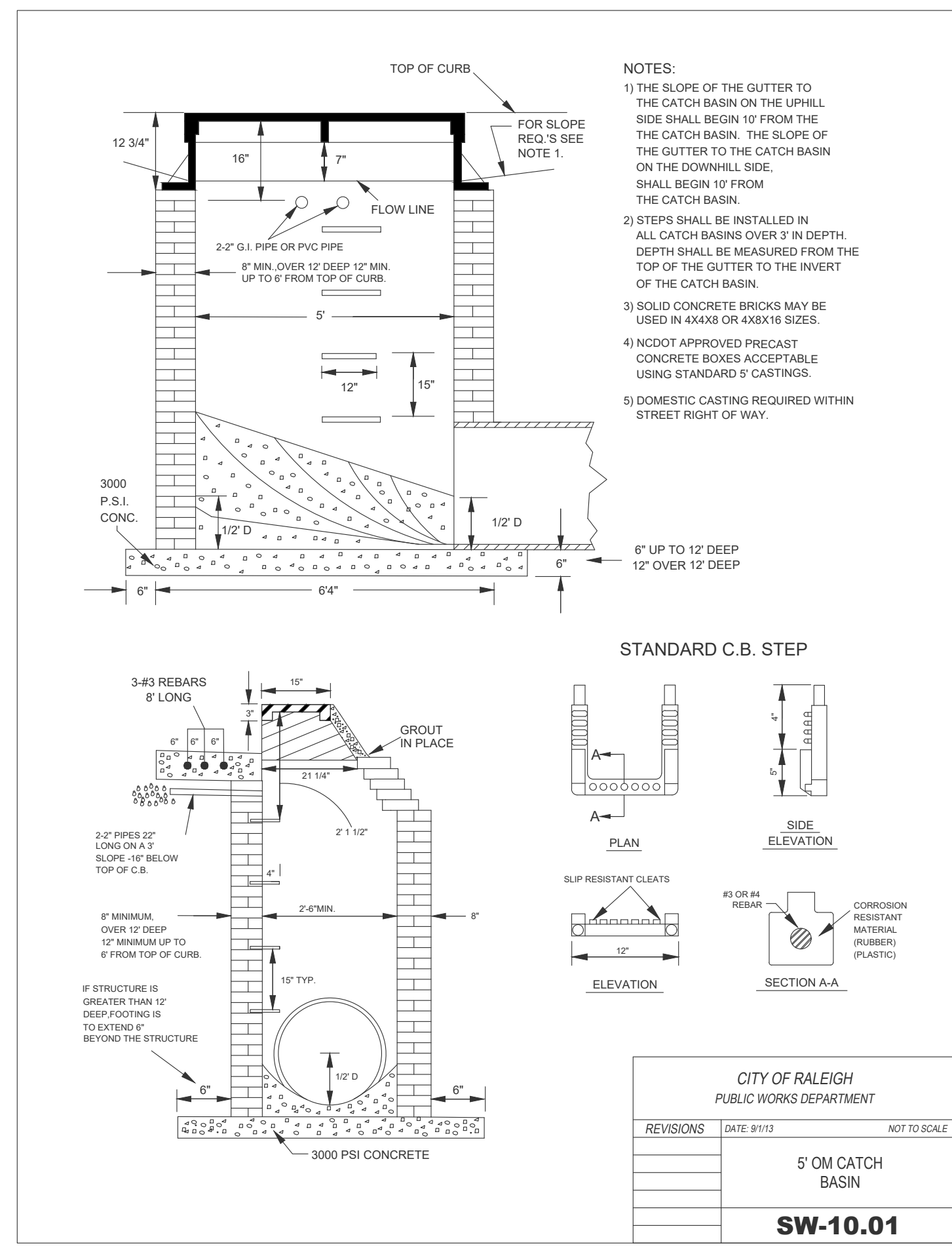
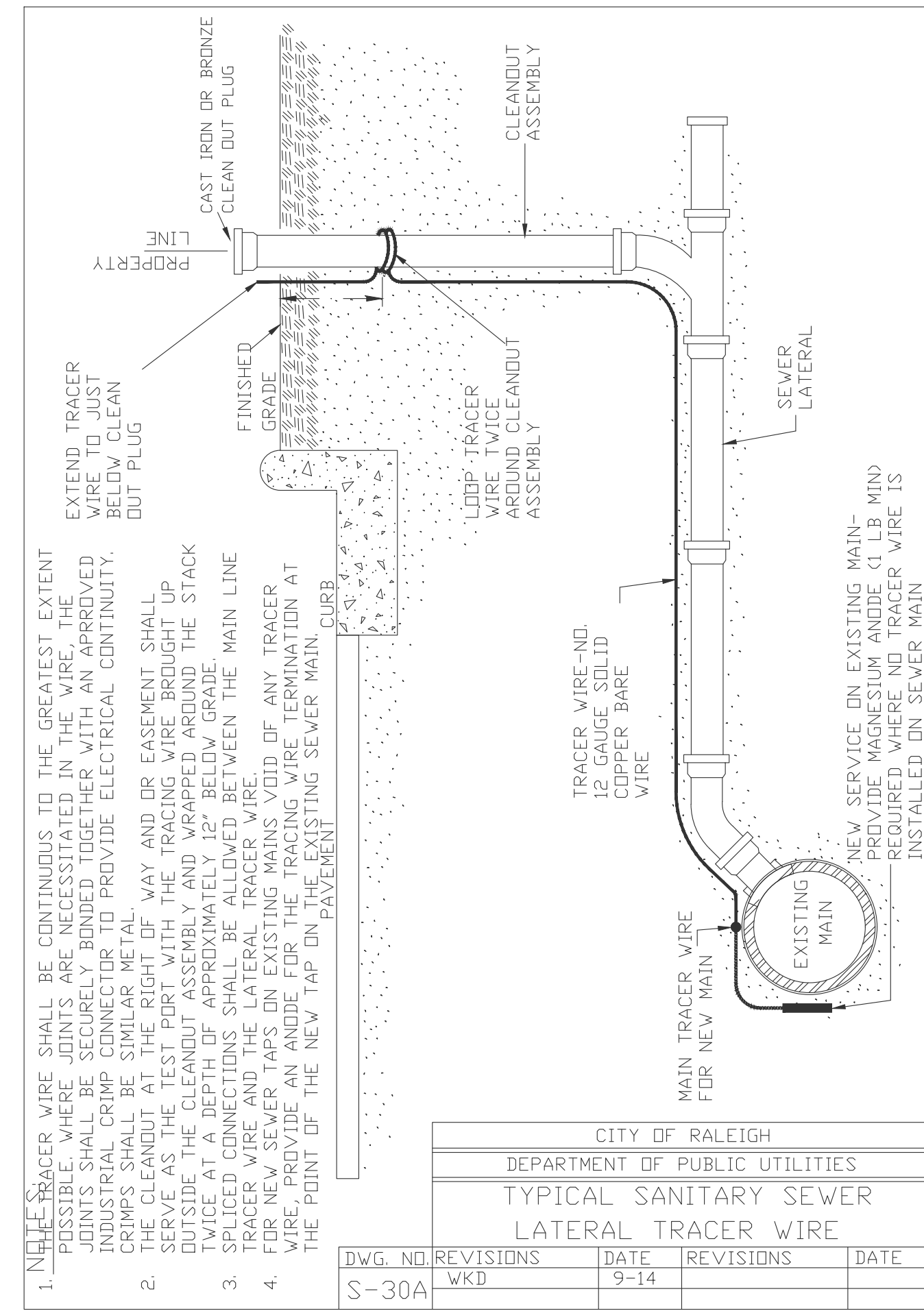
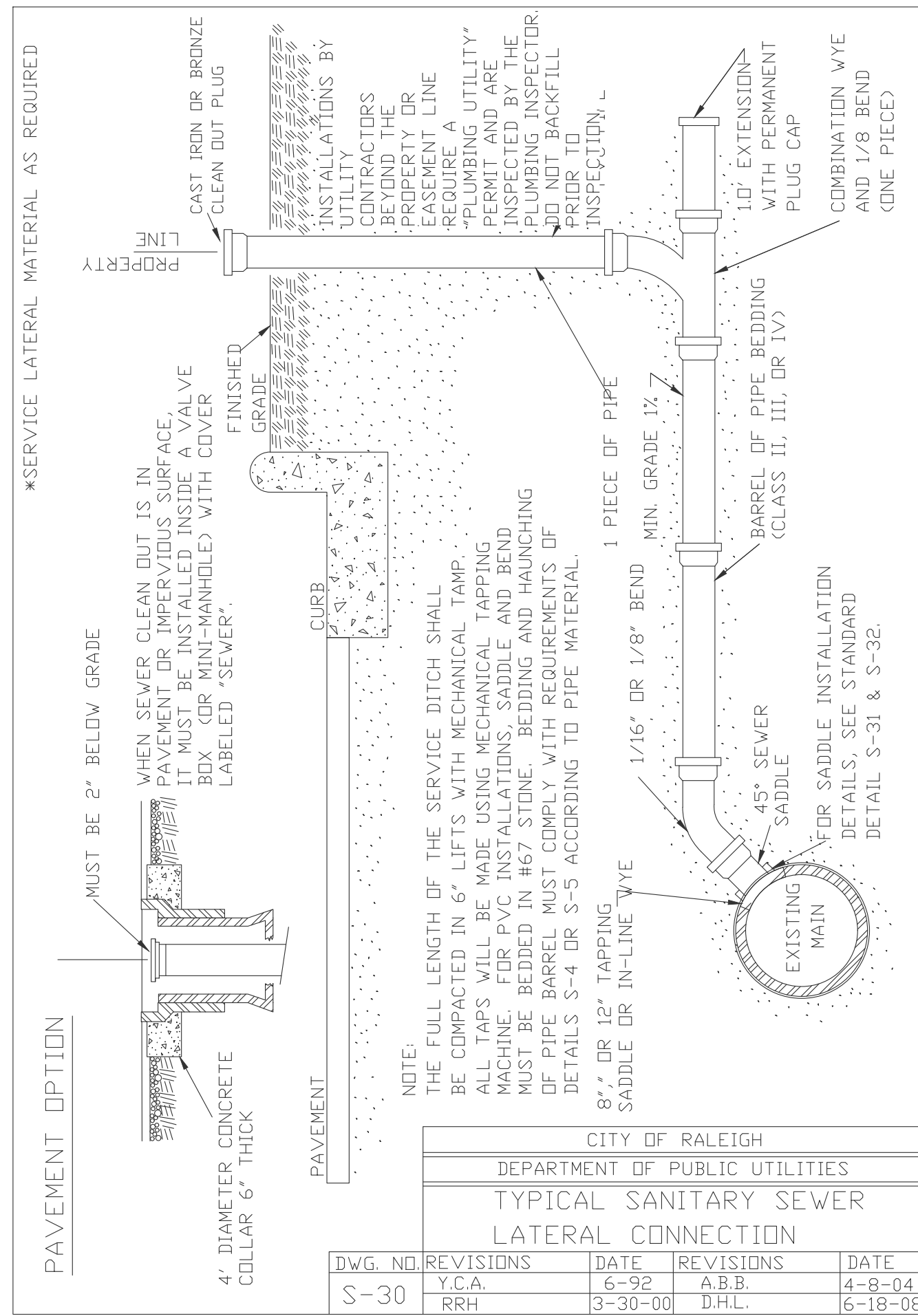
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LANDSCAPING PLAN
SUNNYBROOK TOWNHOMES
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PROJECT NO.: 24032
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DETAILS

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