Preliminary Subdivision Application



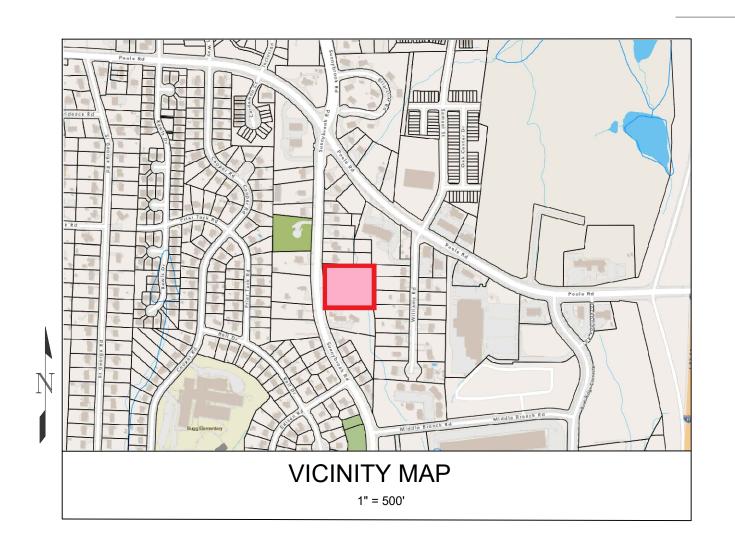
Site Review

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)									
Convention	al S	Subdivision	Cor	npact Developm	ent		Conse	ervation	n Development
Cottage Court			Flag lot			Frequent Transit Development Option			
NOTE: Subdivisions m	ay	require City Council	appro	oval if located in	a His	storic Ov	erlay Distric	t.	
	GENERAL INFORMATION								
Scoping/sketch plan ca	ase	number(s):							
Development name (s	ubje	ect to approval):							
Property Address(es):									
Recorded Deed PIN(s):								
Building type(s):		Detached House		Attached Hous	se [Tow	nhouse		Apartment
General Building		Mixed Use Buildin	g	Civic Building	[Оре	n Lot		Tiny House
			'		•			•	
CI	JRF	RENT PROPERTY (OWNE	R/APPLICANT	/DEV	/ELOPE	RINFORMA	NOITA	
Current Property Own	er(s) Names:							
Company:				Title:					
Address:									
Phone #:		E	Email:						
Applicant Name (If dif	fere	ent from owner. Se	e "wh	o can apply" ir	n inst	tructions	s):		
Relationship to owner:		Lessee or contrac	t purch	naser Owne	er's a	uthorized	d agent	Easer	ment holder
Company:		A	Address:						
Phone #: Em				Email:					
NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.									
Developer Contact Na	me	s:							
Company:				Title:					
Address:									
Phone #:		E	Email:						

DEVELOP	ME	NT TYPE + SITE DAT	TE TABL	E – ZON	IING INFORMATION		
Gross site acreage:							
Zoning districts (if more than on	e, p	rovide acreage of eac	ch):				
Overlay district(s):		Inside City Limits?	Yes	No	Historic District/Landmark: N/A		
Conditional Use District (CUD) Case # Z-		Board of Adjustment BOA-	Case#		Design Alternate Case # DA-		
		STORMWATER	RINFOR	MATION			
Imperious Area on Parcel(s): Existing (sf)Propose	ed to	otal (sf)	-		for Compliance (includes right-of-way): Proposed total (sf)		
		NUMBER OF LO	TS AND	DENSIT	Υ		
# of Detached House Lots:		# of Attached Hou	ise Lots:		# of Townhouse Lots:		
# of Tiny House Lots:	#	of Open Lots:		f Other L ked Use,	ots (Apartment, General, Civic):		
Total # of Lots:	To	otal # Dwelling Units:	1				
# of bedroom units (if known): 11	or	2br	3br		4br		
Proposed density for each zoning	ıg d	istrict (UDO 1.5.2.F):					
		APPLICANT SIG	NATUR	E BLOC	K		
by the landowner, a lessee or	pe ase	rson holding an optio ment holder may also	n or con	tract to p	development approvals may be made urchase or lease land, or an authorized pment approval for such development		
	ıd/o	r permit application. \	Written p	ermissio	perty owner for the purposes of making n from the property owner to act as an equest.		
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: Steve Syp	hi	v			Date:		
Printed Name:							
Signature: Printed Name:					Date:		



STRUCTIONS. This form is used when submitting a Pretiminary Subdivision (UDO Section 10.2.5). Please check the provision plans to Statistical Sections (Plans to Statistical Sections) (Plans	ppropriate review type and inclu				
Conventional Subdivision Compact Development Consequence Continued Country Fire Juent Transit Development Plag lot Prequent Transit Development Plag lot	ubdivision plans to <u>SiteReview(</u>	ude the plan checklist doo			
Cottage Court		DEVELOPMENT OF	PTIONS (UDO	Chapter 2)	
NO TE: Subdivisions may require City Council approval if located in a Historic Overlay District. GENERAL INFORMATION Scoping/sketch plan case numbers): Development name (subject to approval): Sunnybrook Townhomes Properly Address(es): 655 and 659 Sunnybrook Drive Recorded Dead PIN(s): 1723-34-7684 Building type(s): Destached House 659 Sunnybrook Drive CURRENT PROPERTY OWNER/APPLEANT/DEVELOPER INFORMATION surrent Property Owner(s) Names: STEVE SYPHER CURRENT PROPERTY OWNER/APPLEANT/DEVELOPER INFORMATION surrent Property Owner(s) Names: STEVE SYPHER CURRENT PROPERTY OWNER/APPLEANT/DEVELOPER INFORMATION surrent Property Owner(s) Names: STEVE SYPHER COMPARISON STEVE SYPHER DESIGNS INC Inte: Owner distance: 1615 Brooks Ave. Raleigh, NC 27607 hone #: 919-931-6505 Enail: stevestypher@aol.com pplicant Name (if different from owner: See "who can apply" in instructions): eliationship to owner: Lessee or contract purchaser Owner's authorized agent Essement holder ompany: Address: Company: STEVE SYPHER DESIGNS INC Inte: Owner didness: 1615 Brooks Ave., Raleigh, NC 27607 hone #: 919-931-6505 Enail: stevestypher@aol.com DEVELOPMENT TYPE + SITE DATE TABLE - ZONING INFORMATION Gross alte acreage; 2.412 Zoning districts (Inmer than one, provide acreage of each): R-6 Gross alte acreage; 2.412 Zoning districts (Inmer than one, provide acreage of each): R-6 Gross alte acreage; 2.412 Zoning districts (Inmer than one, provide acreage of each): R-7 Gross alte acreage; 2.412 Zoning districts (Inmer than one, provide acreage of each): R-8 Gross alte acreage; 3.412 Zoning districts (Inmer than one, provide acreage of each): R-8 Gross alte acreage; 3.412 Zoning districts (Inmer than one, provide acreage of each): R-8 Gross alte acreage; 3.412 Zoning districts (Inmer than one, provide acreage of each): R-9 Gross alte acreage; 3.412 Zoning districts (Inmer than one, provide acreage of each): R-9 Gross alte acreage; 3.412 Zoning districts (Inmer than one, provide acreage of each): R-9			<u> </u>		<u>·</u>
GENERAL INFORMATION Development name (subject to approval): Sunnybrook Townhomes Property Address(es): 655 and 659 Sunnybrook Drive Recorded Dead PIN(s): 1723-34-7789, 1723-34-7684 Building typo(s): Detarhed House Attached House Original Department Townhouse Apartment Tiny House General Building Mixed Use Building Civic Building Open Lot Tiny House CURRENT PROPERTY OWNER/APPLICANT/DEVELOPER INFORMATION Unrent Property Owner(s) Names: STEVE SYPHER ompany: STEVE SYPHER DESIGNS INC Tele: Owner didess: 1615 Brooks Ave., Raleigh, NC 27607 hone s: 919-931-6505 Imas: stevesypher@adol.com papilicant Name (if different from owners. See "who can apply" in instructions): allationship to owner: Lessee or contract purchaser Owner's authorized agent Essement holder ompany: Address: hone s: 919-931-6505 Imas: stevesypher@adol.com papilicant Name (if different from owners. See "who can apply" in instructions): allationship to owner: Lessee or contract, lesse or easement when submitting this form. OTE: please attach purchase agreement or contract, lesse or easement when submitting this form. OTE: please attach purchase agreement or contract, lesse or easement when submitting this form. OTE: please attach purchase agreement or contract, lesse or easement when submitting this form. OTE: please attach purchase agreement or contract, lesse or easement when submitting this form. Order by STEVE SYPHER DESIGNS INC Title: Owner different from owner or easement when submitting this form. Power of the property owner or easement when submitting this form. Orders is size arrange? 2-412 Gross site acreage 2-412 Conditional Use District (CUD) Based of Adjustment Case 8 Design Alternate Case 8					
Development name (subject to approval): Sunnybrook Drivo Recorded Deed PIN(s): 1723-34-7789, 1723-34-7694 Building type(s): Delached House	NOTE. Subdivisions may requir				
Property Address(es) 655 and 659 Sunnybrook Drive	Scoping/sketch plan case numb	per(s):			
Recorded Deed PiN(s): 1723-34-7789, 1723-34-7694 Building type(s): Deteched House Attached House John John John John John John John John		· · · · · · · · · · · · · · · · · · ·			
Building type(e): Detached House Attached House Q Townhouse Apartment General Building Mixed Use Building Civic Building Open Lot Triny House CURRENT PROPERTY OWNERIAPPLICANT/DEVELOPER INFORMATION urrent Property Owner(e) Names: STEVE SYPHER ownpamy: STEVE SYPHER DESIGNS INC Title: Owner ddress: 1615 Brooks Ave., Raleigh, NC 27607 hone #: 919-931-6505 Email: stevesypher@aol.com pplicant Name (if different from owner. See "who can apply" in instructions): dditionship to owner: Lessee or contract purchaser Owner's authorized agent Easement holder ompamy: Lessee or contract purchaser Owner's authorized agent Easement holder ompamy: Lessee or contract purchaser Owner's authorized agent Easement holder ompamy: STEVE SYPHER DESIGNS INC Title: Owner ddress: 1615 Brooks Ave., Raleigh, NC 27607 hone #: 919-931-6505 Email: stevesypher@aol.com DEVELOPMENT TYPE + SITE DATE TABLE - ZONING INFORMATION Gross site acreage: 2.4 12 Zoning districts (if more than one, provide acreage of each): R-6 Overlay districts (if more than one, provide acreage of each): R-6 Overlay district(e): Inside City Limits? V Yes No	Property Address(es): 655 and	l 659 Sunnybrook Driv	re		
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urrent Property Owner(s) Names: STEVE SYPHER ompany: STEVE SYPHER DESIGNS INC	General Building Mixe	ed Use Building Civid	Building	Open Lot	Tiny House
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divises: 1615 Brooks Ave., Raleigh, NC 27607 hone #: 919-931-6505 Email: stevesypher@aol.com pplicant Name (if different from owner. See "who can apply" in instructions): cliationship to owner:				<u> </u>	
policant Name (if different from owner. See "who can apply" in instructions): elabionship to owner:			I wo. Owner		
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Title: Owner OTE: please attach purchase agreement or contract, lease or easement when submitting this form. eveloper Contact Names: STEVE SYPHER ompany: STEVE SYPHER DESIGNS INC Title: Owner didress: 1615 Brooks Ave., Raleigh, NC 27607 none #: 919-931-6505 Email: stevesypher@aol.com Persistenceser: Revision 887; raleighnc DeveLOPMENT TYPE + SITE DATE TABLE - ZONING INFORMATION Gross site acreage: 2.412 Zoning districts (if more than one, provide acreage of each): Re-6 Overlay districts (if more than one, provide acreage of each): R-6 Overlay districts (if more than one, provide acreage of each): R-6 STORMWATER INFORMATION Imperious Area on Parcel(s): Existing (s) 8.037 Proposed total (s) 58.888 STORMWATER INFORMATION Imperious Area for Compliance (includes right-of-way): Existing (s) 8.037 Proposed total (s) 67.818 NUMBER OF LOTS AND DENSITY # of Detached House Lots: # of Open Lots: # of Other Lots (Apartment, General, Mixed Use, Civic): Total # of Lots: 34					Easement holder
DEVELOPMENT TYPE + SITE DATE TABLE - ZONING INFORMATION Gross site acreage: 2.412 Zoning districts (if more than one, provide acreage of each): Red Overlay district(s): Inside City Limits?	ompany:	Address:		<u> </u>	
eveloper Contact Names: STEVE SYPHER ompany: STEVE SYPHER DESIGNS INC Title: Owner ddress: 1615 Brooks Ave., Raleigh, NC 27607 hone #: 919-931-6505 Email: stevesypher@aol.com Revision 08.07. raleighnc 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): Conditional Use District (CUD) Board of Adjustment Case # BOA- STORMWATER INFORMATION Imperious Area on Parcel(s): Existing (sf) 8:037 Proposed total (sf) 58.885 NUMBER OF LOTS AND DENSITY # of Detached House Lots: # of Attached House Lots: # of Organ Lots: # of Declaration units (if known): 1br		Email:			
mpany: STEVE SYPHER DESIGNS INC didress: 1615 Brooks Ave., Raleigh, NC 27607 hone #: 919-931-6505 Email: stevesypher@aol.com Property Property Property Property Property Property Property Property Proposed design Proposed density Proposed	OTE: please attach purchase	agreement or contract,	lease or ease	ment when submitti	ing this form.
DEVELOPMENT TYPE + SITE DATE TABLE - ZONING INFORMATION Gross site acreage: 2.412 Zoning districts (if more than one, provide acreage of each): Ref Overlay district(s):	eveloper Contact Names: ST	EVE SYPHER			
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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):	ddress: 1615 Brooks Ave., F	Raleigh, NC 27607			
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?	Holie #: 919-931-0303	Lindii. Steve	esypherwaoi.		
Number of Lots: 34					
STORMWATER INFORMATION Impervious Area on Parcel(s): Existing (sf) 8.037 Proposed total (sf) 58.888 Impervious Area for Compliance (includes right-of-way): Existing (sf) 8.037 Proposed total (sf) 58.888 Impervious Area for Compliance (includes right-of-way): Existing (sf) 8.037 Proposed total (sf) 67.818 Impervious Area for Compliance (includes right-of-way): Existing (sf) 8.037 Proposed total (sf) 67.818 Existing (sf) 8.037 Proposed total (sf) 67.818 Impervious Area for Compliance (includes right-of-way): Existing (sf) 8.037 Proposed total (sf) 67.818 From India (sf) 67.818	Gross site acreage: 2.412	,		ONING INFORMATION	
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# 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	Gross site acreage: 2.412 Zoning districts (if more than o R-6 Overlay district(s): Conditional Use District (CUD)	ne, provide acreage of ea Inside City Limits? Board of Adjustmen BOA-	ach): Yes N t Case #	lo Historic District/L Design Alternate DA-	ON .andmark: N/A
# of Detached House Lots: # of Open Lots: # of Open Lots: # of Other Lots (Apartment, General, Mixed Use, Civic): Total # of Lots: 34 # of Dediction Units: # of Detached House Lots: # of Other Lots (Apartment, General, Mixed Use, Civic): # of bedroom units (if known): 1br	Gross site acreage: 2.412 Zoning districts (if more than o R-6 Overlay district(s): Conditional Use District (CUD) Case # Z- Imperious Area on Parcel(s):	Inside City Limits? Board of Adjustmen BOA-	Yes N t Case #	lo Historic District/L Design Alternate DA- ON rea for Compliance (i	andmark: N/A case #
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Proposed density for each zoning district (UDO 1.5.2.F): 13.68 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	Gross site acreage: 2.412 Zoning districts (if more than o R-6 Overlay district(s): Conditional Use District (CUD) Case # Z- Imperious Area on Parcel(s): Existing (sf) 8,037 Propose # of Detached House Lots:	Inside City Limits? Board of Adjustmen BOA- STORMWATE sed total (sf) 58,868 NUMBER OF LO	R INFORMATION Impervious AI Existing (sf) 8. DTS AND DENSIUSE Lots: # of Othe	Design Alternate DA- ON rea for Compliance (ii 037 Proposed SITY # of Townhorer Lots (Apartment, Gr	andmark: N/A case # case # ncludes right-of-way): total (sf) 67,818
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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

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.

<u>NOTES</u>

- BOUNDARY, TOPOGRAPHY, AND EXISTING CONDITIONS SURVEY PROVIDED BY CAROLINA LAND SURVEYING ON 09-21-21.
- THE PROPERTY IS LOCATED IN ZONE X (AREA DETERMINED TO BE OUTSIDE THE O.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. SOLI 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.

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



Consulting Services, PLLC



ISSUED FOR

	PE	RMI	TTIN	G	
DATE					
DESCRIPTION					
REV.					

SUNNYBROOK TOWNHOMES

PROJECT NO.: 24032

DRAWN BY: JAC

CHECKED BY: JAC

DATE: 07/12/24

SCALE: N.T.S.

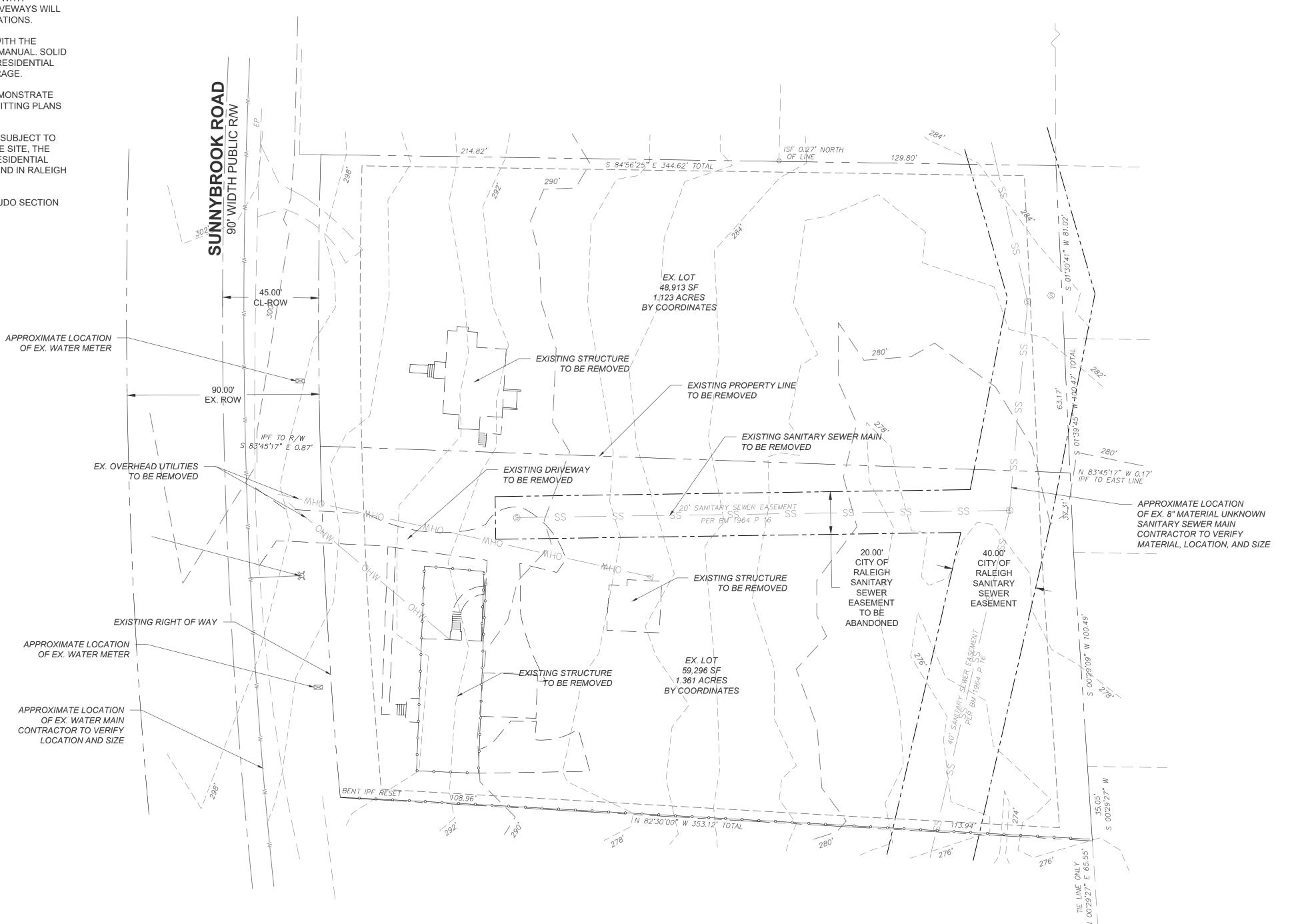
C-1

-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

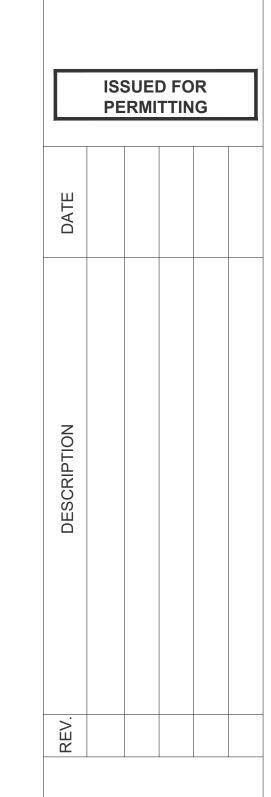
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- 9. RESIDENTIAL INFILL FOR SETBACKS NOT BE APPLIED PER UDO SECTION 2.7.1.D6 WITH FOOTNOTE 5.



LEGEND

		 EXISTING PROPERTY LINE
		 EXISTING ABUTTING PROPERTY LINE
		 EXISTING RIGHT-OF-WAY
—— OHW ——	- OHW	EXISTING OVERHEAD POWER LINE
		 EXISTING ABUTTING PROPERTY LINE
		 EXISTING EDGE OF PAVEMENT
— — 10 0—	- — — —	 EXISTING CONTOUR MAJOR
		 EXISTING CONTOUR MINOR
SS		 EXISTING SANITARY SEWER
SD	-SD	 EXISTING STORM SEWER
		 EXISTING WATER MAIN
		EXISTING CATCH BASIN
S		EXISTING SANITARY SEWER MANHO
(MH)		EXISTING STORMWATER MANHOLE



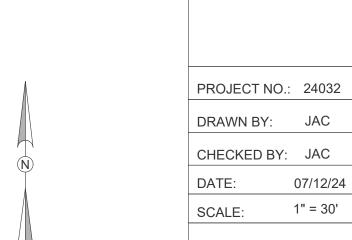


CONDITIONS PLAN

EXISTING

TOWNHOM

SUNNYBROOK



SCALE: 1 INCH = 30 FEET

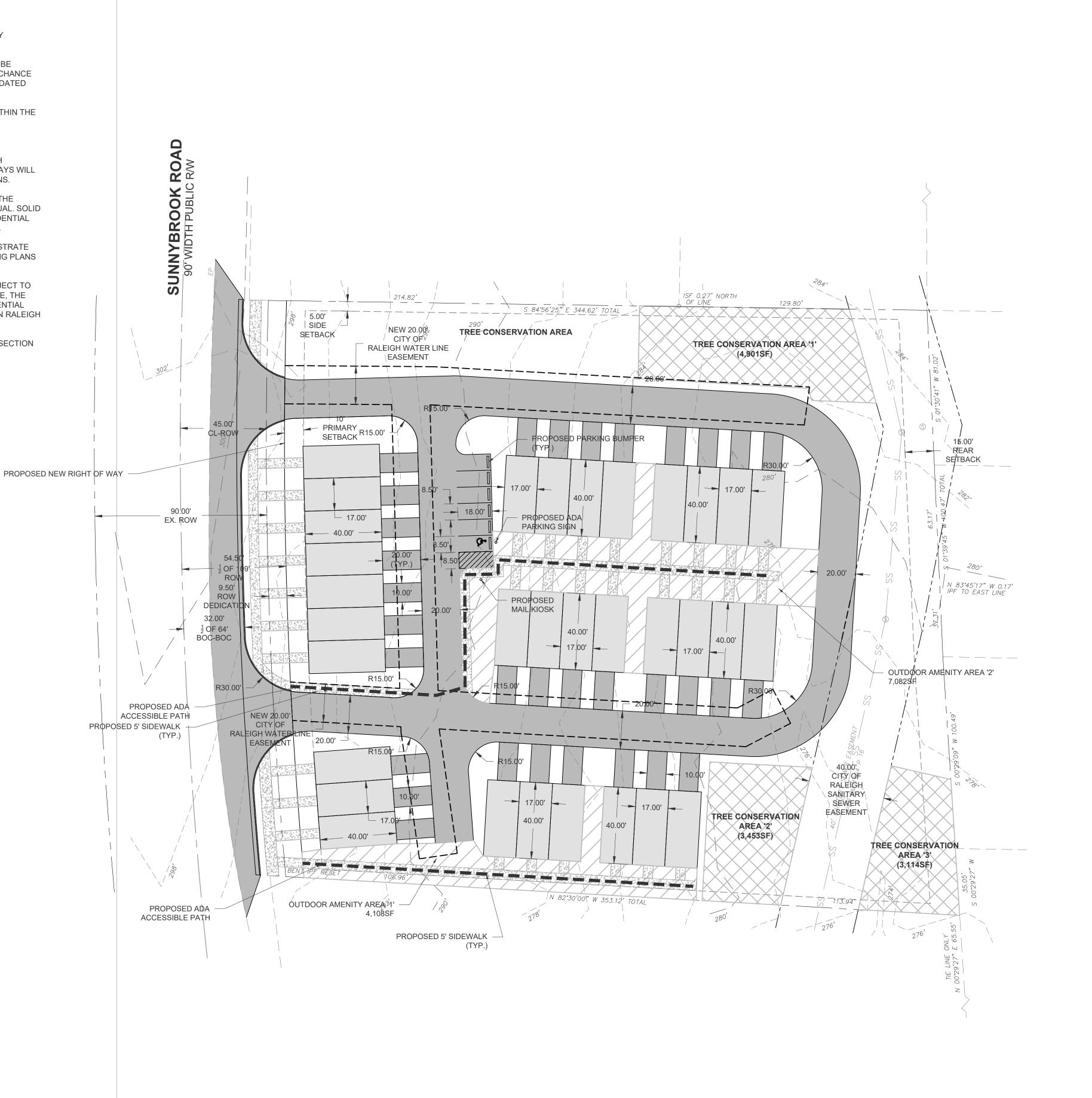
C-2

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

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LEGEND

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

EXISTING PROPERTY LINE

EXISTING ABUTTING PROPERTY LINE

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-6
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 (2,868SF)
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

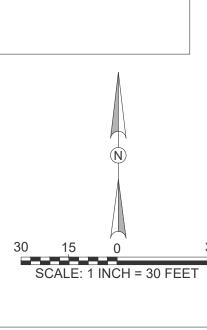
REQUIRED LOT WIDTH: 50' (MIN.) PROVIDED LOT WIDTH: 302' REQUIRED LOT DEPTH: 80' (MIN.) PROVIDED LOT DEPTH: 335'

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



RUMPLEF

onsulting Services, PLLC

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

ISSUED FOR PERMITTING

EV. DESCRIPTION DATE

SUNNYBROOK TOWNHOMES

PROJECT NO.: 24032

DRAWN BY: JAC

CHECKED BY: JAC

DATE: 07/12/24

SCALE: 1" = 30'

C-3

CITY OF RALEIGH UTILITY NOTES

- 1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION).
- 2. UTILITY SEPARATION REQUIREMENTS:

A) A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPOUNDED 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

B) 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

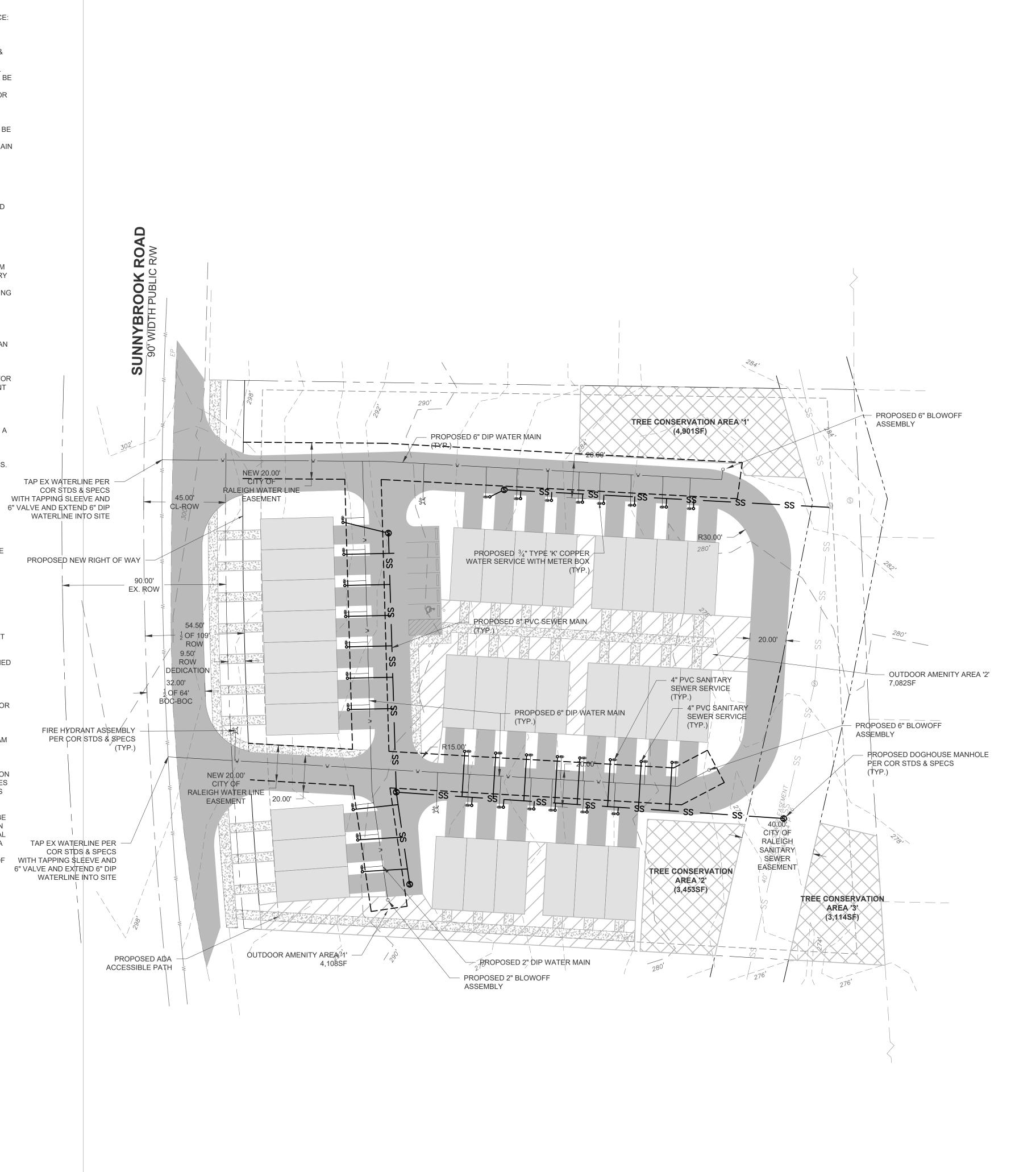
C) WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASEMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS

D) 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER

E) 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)

F) ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED

- 3. 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
- 4. 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
- 5. 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
- 6. 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCEMAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS
- 7. 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
- 8. INSTALL ¾" 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
- 9. INSTALL 4" PVC* SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM
- 10. 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
- 11. 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
- 12. NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION
- 13. 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
- 14. 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 COORDINATOR FOR EACH DEVICE PRIOR TO ISSUANCE OF A UC / BLDG PERMIT. CONTACT (919) 996-5923 OR CROSS.CONNECTION@RALEIGHNC.GOV FOR MORE INFORMATION
- 15. 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 ---- EXISTING BUILDING SETBACK LINE 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 PLACEMENT EASEMENT PROPOSED OUTDOOR AMENITY AREA PROPOSED TREE CONSERVATION **SITE EXEMPTION NOTES: ISSUED FOR** -THE SITE WILL BE CONFORMING TO THE EXEMPTION OF CROSS ACCESS AS ALL ABUTTING PROPERTIES ARE DETACHED HOUSES PER UDO SECTION PERMITTING 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. 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 O.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. FIRE PROTECTION NOTES: TOWNHOME 1. ALL PORTION OF THE EXTERIOR WALL OF THE FIRST FLOOR OF BUILDING SHALL BE LOCATED WITHIN 150 FEET OF FIRE APPARATUS LOCATED WITHIN ROADWAY. 2. FIRE FLOW ANALYSIS MUST BE PROVEN PRIOR TO ISSUANCE OF BUILDING 3. FIRE HYDRANTS SHALL BE NO MORE THAN 400' FROM A BUILDING OR HOUSE AS HOW THE FIRE HOSE LAYS. SUNNYBROOK PROJECT NO.: 24032 DRAWN BY: JAC CHECKED BY: JAC 07/12/24

1" = 30'

4 of

SCALE:

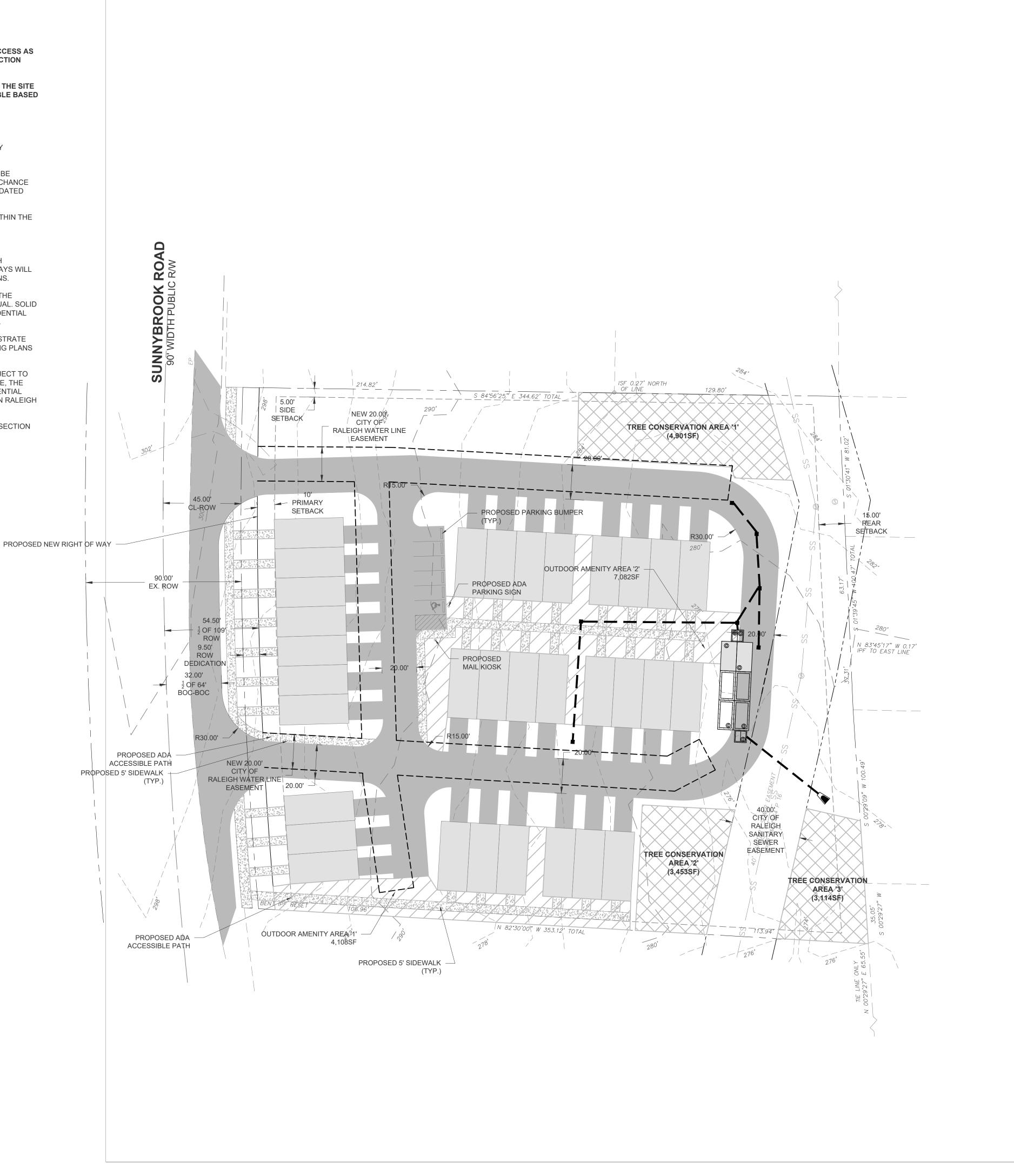
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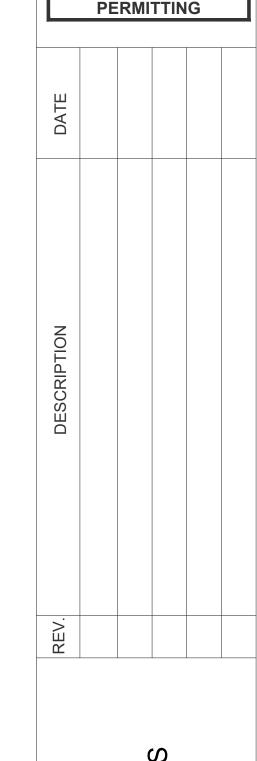
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LEGEND



TOWNHOMES SUNNYBROOK

PROJECT NO.: 24032 DRAWN BY: JAC CHECKED BY: JAC 07/12/24

SCALE:

SCALE: 1 INCH = 30 FEET

C-5

5 of 8

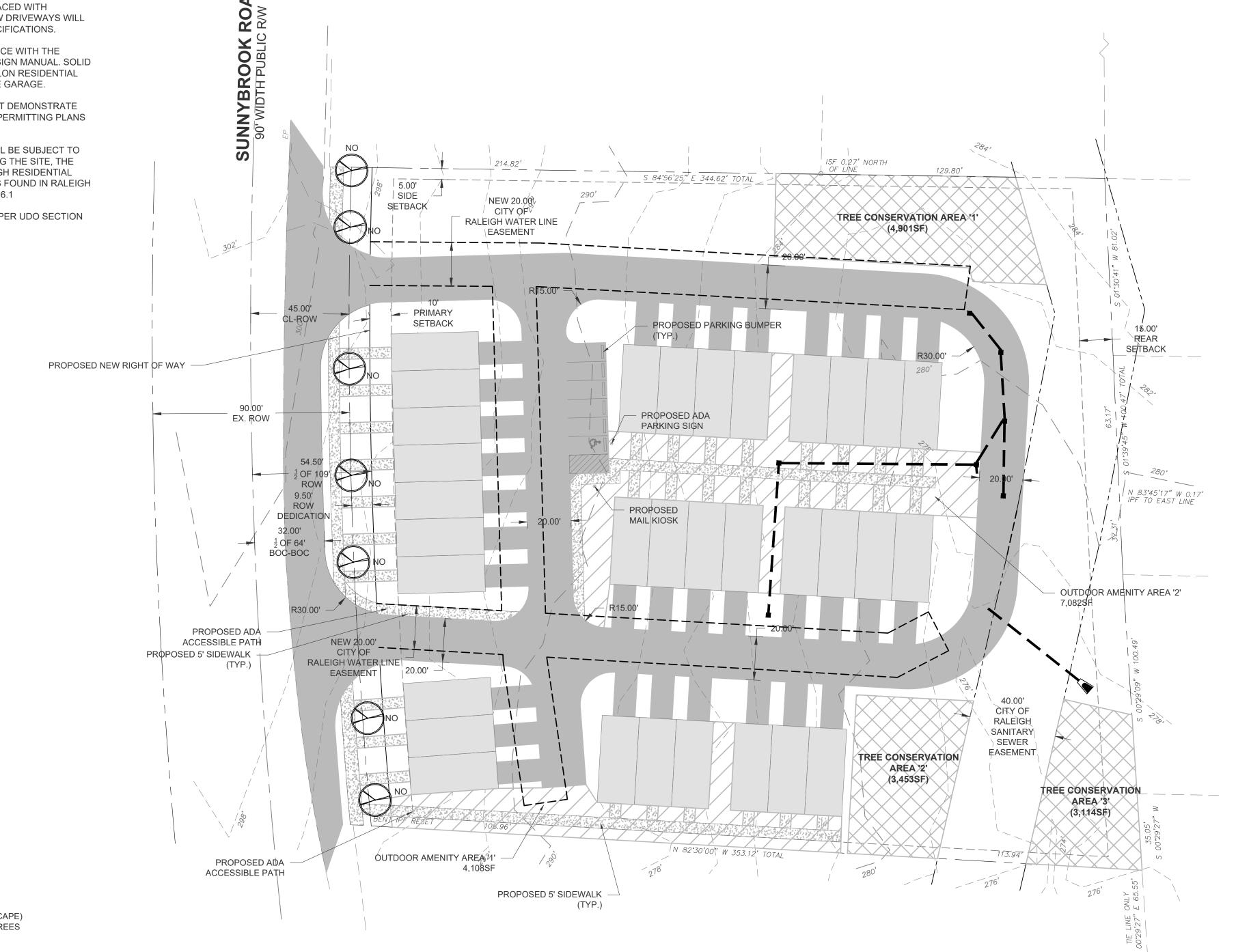
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LANDSCAPING REQUIREMENTS

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

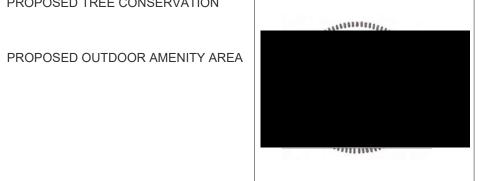
KEY	QUA.	BOTANICAL NAME	COMMON NAME	AT PL	AT PLANTING		MATURE	
		SHADE TREES		HEIGHT	CALIPER	ROOT	HEIGHT	SPREAD
NO	7	QUERCUS NUTTALLII	NUTTALL OAK	10'	3"	B&B	60'	45'

LEGEND EXISTING PROPERTY LINE 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

LANDSCAPING NOTES

- 1. STREET TREE SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY OF RALEIGH TREE MANUAL.
- 2. ALL DISTURBED AREAS NOT OCCUPIED BY STRUCTURES, PAVING OR PLANTINGS SHALL BE SEEDED AND WATERED.
- 3. SEE DETAIL SHEETS FOR SEEDING SCHEDULE.
- 4. ALL TREE PLANTINGS SHALL BE MULCHED TO A DEPTH OF 3". KEEP MULCH 3" FROM ROOT FLARE AND DO NOT CONTACT STEM
- 5. A MINIMUM OF FOUR INDIVIDUAL SOIL SAMPLES SHALL BE TAKEN THROUGHOUT THE SITE FOR OVERALL SOIL ANALYSIS.
- 6. 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.
- 7. 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.
- 8. CONTRACTOR TO FIELD VERIFY LOCATION OF EXISTING UTILITIES BEFORE BEGINNING OF GRADING AND LANDSCAPE INSTALLATION.
- 9. CONTRACTOR TO VERIFY QUANTITIES OF PLANTINGS AS SHOWN. PLANTINGS INDICATED ON PLANS SHALL PREVAIL OVER QUANTITIES INDICATED IN PLANT LIST IF DISCREPANCIES ARISE.
- 10. ALL PLANTS ARE TO BE THOROUGHLY "WATERED IN" THE SAME DAY AS PLANTED.
- 11. THE PLANT HOLE WIDTH SHALL BE A MINIMUM THREE TIMES THE DIAMETER OF THE ROOT BALL.
- 12. COMPLETELY REMOVE TOP HALF OF BURLAP, LACING AND WIRE BASKET AND DISCARD FROM HOLE BEFORE BACKFILLING AROUND BALL IS COMPLETED.
- 13. ALL TREES, WHEN PLANTED, SHALL HAVE THE SAME RELATIONSHIP TO FINISHED GRADE AS TO THE GRADING PLAN.
- 14. LANDSCAPING SHOWN MEETS REQUIREMENTS.
- 15. ALL ADDITIONAL LANDSCAPING SHALL BE PER OWNER.
- 16. 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.



ISSUED FOR PERMITTING

DATE			
DESCRIPTION			
REV.			

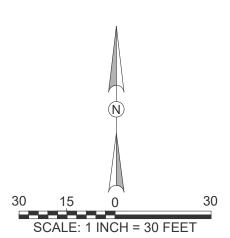
TOWNHO ANDSCAPING SUNNYBROOK

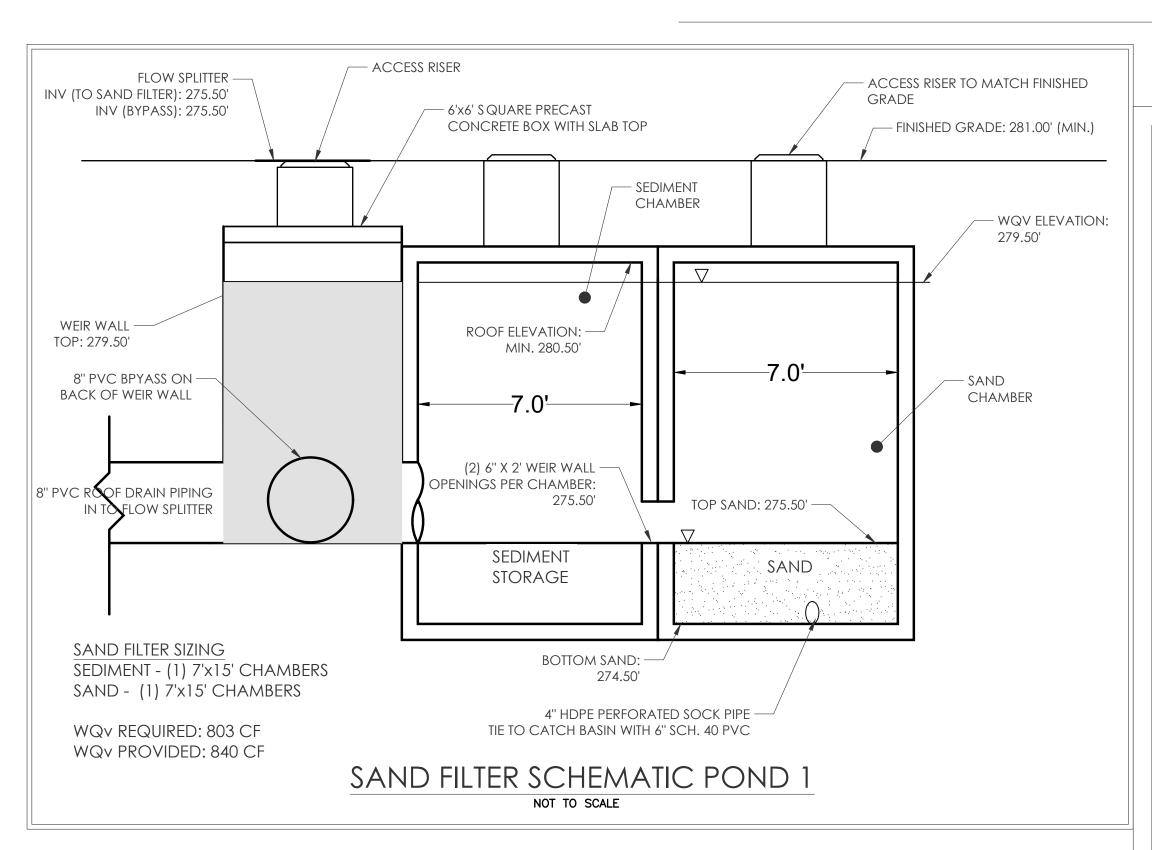
PROJECT NO.: 24032 DRAWN BY: JAC CHECKED BY: JAC 07/12/24

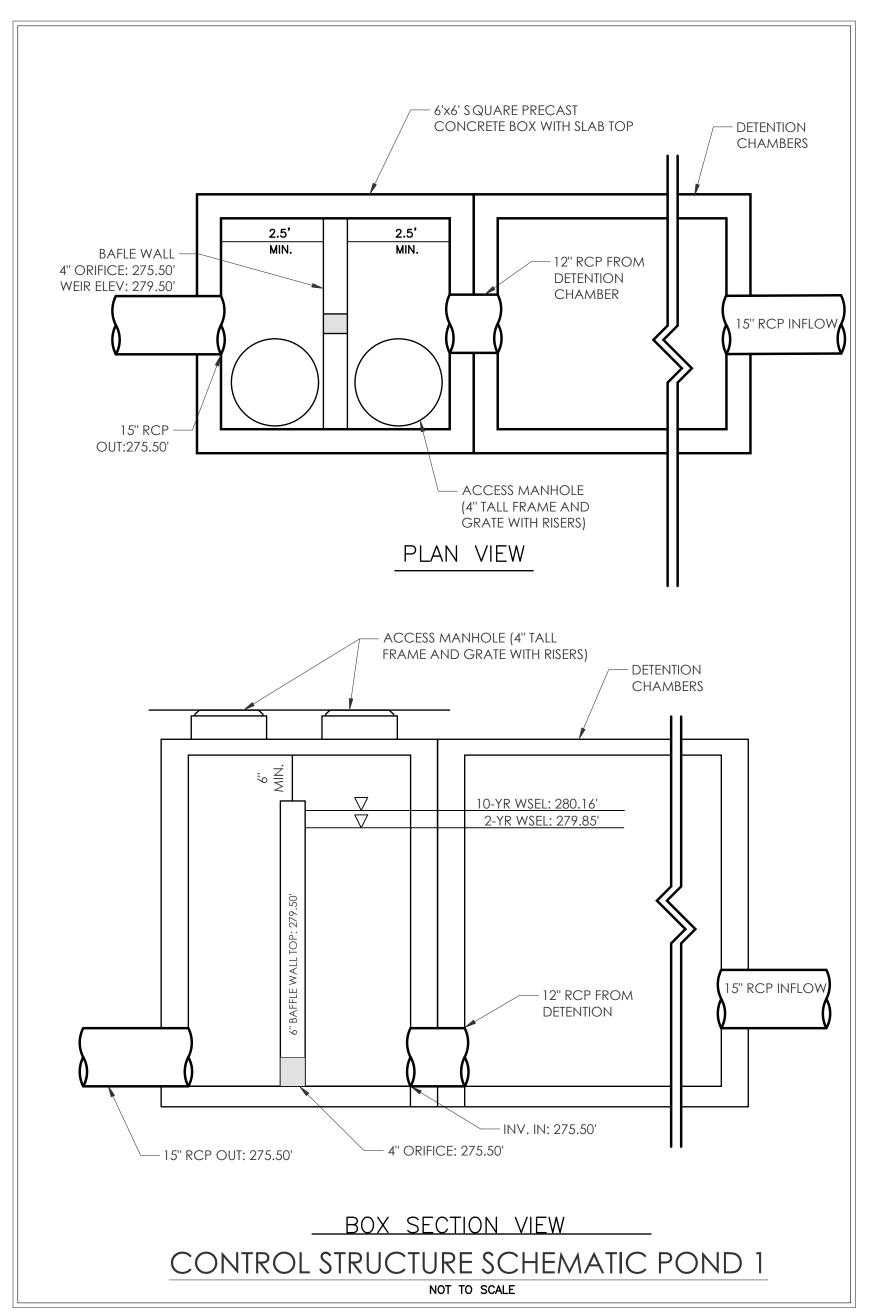
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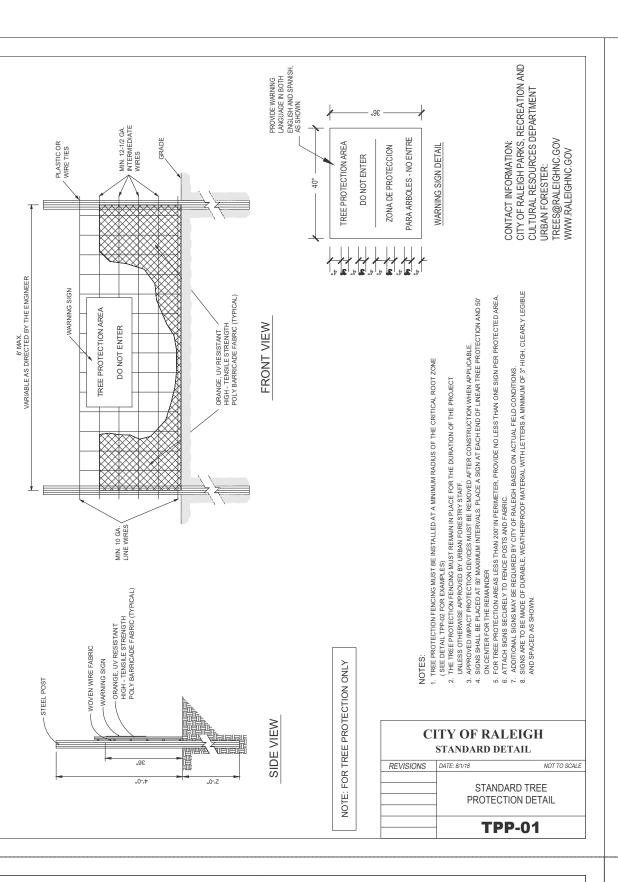
6 of 8

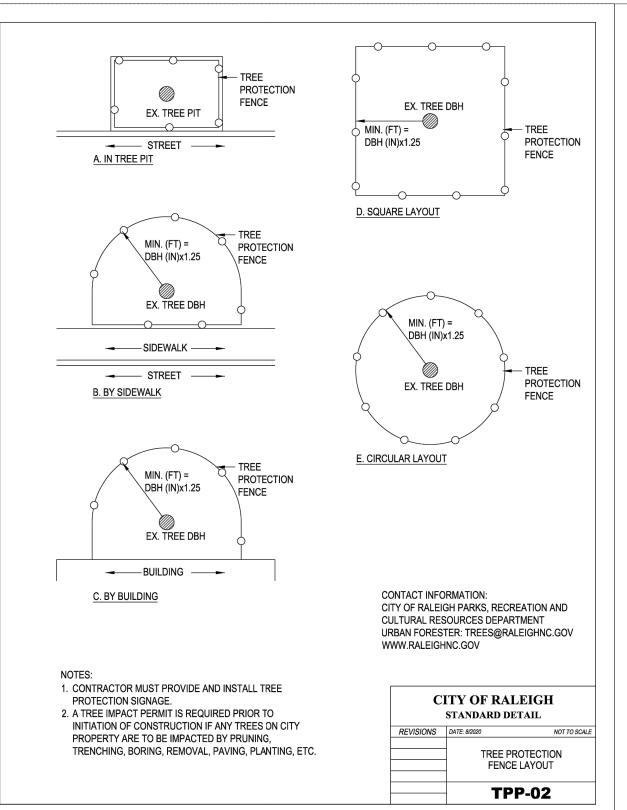
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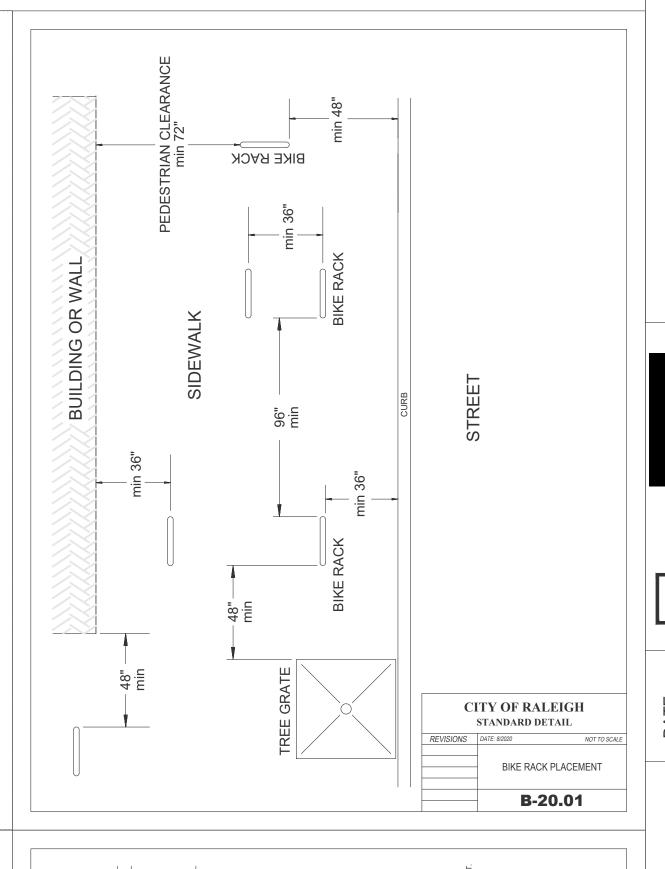


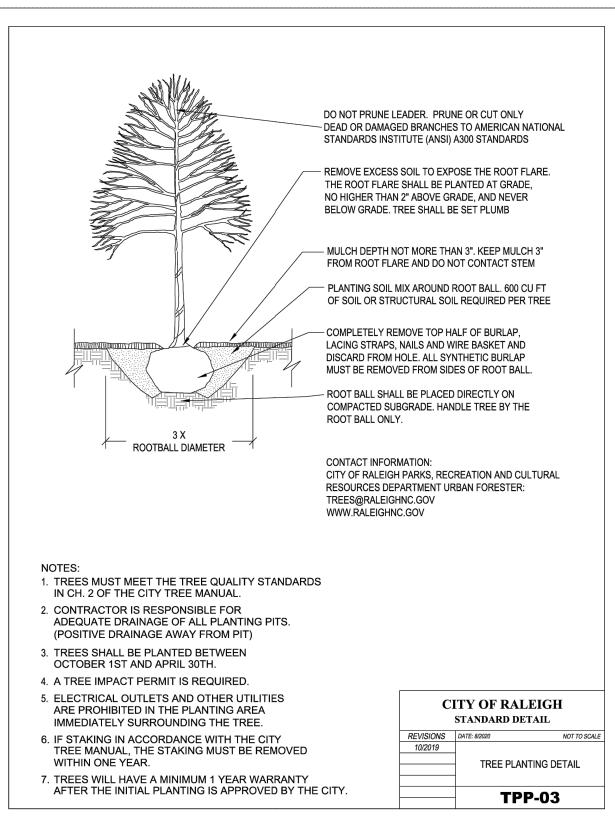


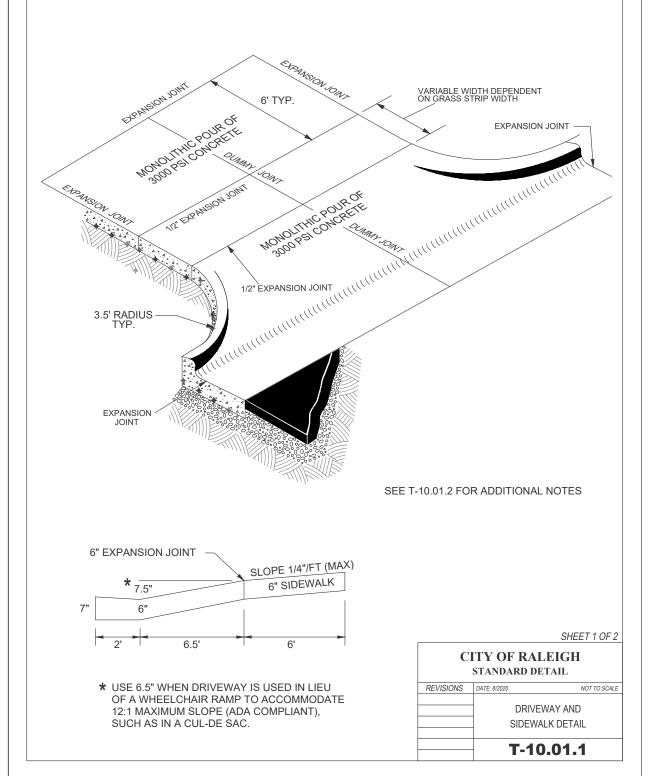


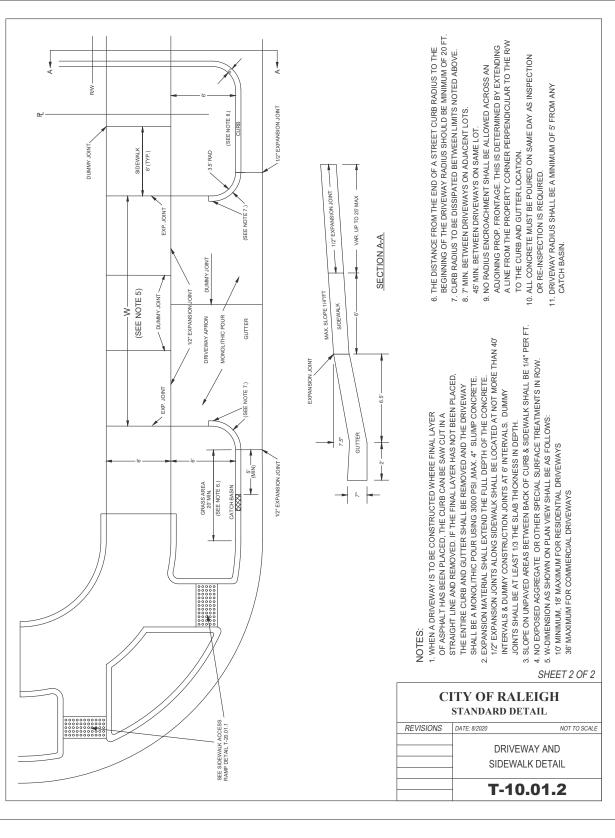


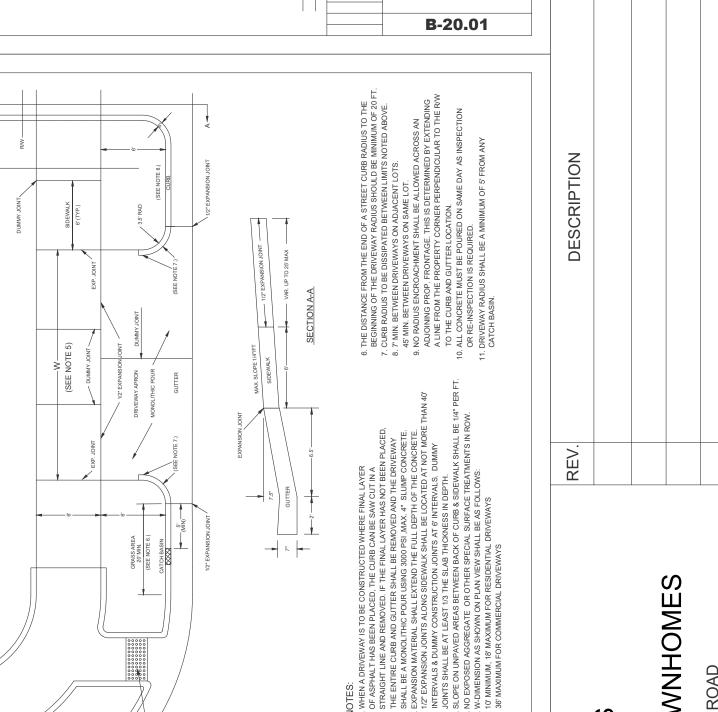












ISSUED FOR

PERMITTING

SUNNYBROOK

DE

PROJECT NO.: 24032

DRAWN BY: JAC

CHECKED BY: JAC

SCALE:

07/12/24

1" = 30'

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