

# Preliminary Subdivision Application

## Planning and Development

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500



**INSTRUCTIONS:** This form is used when submitting a Preliminary Subdivision (UDO Section 10.2.5). Please check the appropriate review type and include the plan checklist document. Please email all documents and your preliminary subdivision plans to [SiteReview@raleighnc.gov](mailto:SiteReview@raleighnc.gov).

DEVELOPMENT TYPE (UDO Section 2.1.2)			
<input checked="" type="checkbox"/> Conventional Subdivision	<input type="checkbox"/> Compact Development	<input type="checkbox"/> Conservation Development	<input type="checkbox"/> Cottage Court
NOTE: Subdivisions may require City Council approval if in a Metro Park Overlay or Historic Overlay District			
GENERAL INFORMATION			
Scoping/sketch plan case number(s):			
Development name (subject to approval): SUNRISE TOWNHOMES			
Property Address(es): 0, 1521, 1523, 1525, & 1527 SUNRISE AVENUE			
Recorded Deed PIN(s): 1704-77-8229, 1704-77-7201, 1704-77-7361, 1704-77-7335, 1704-77-7309			
What is your project type?	<input type="checkbox"/> Single family <input type="checkbox"/> Apartment	<input checked="" type="checkbox"/> Townhouse <input type="checkbox"/> Non-residential	<input type="checkbox"/> Attached houses <input type="checkbox"/> Other: _____

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION	
<b>NOTE: Please attach purchase agreement when submitting this form</b>	
Company: Redeeming Development Group, LLC	Owner/Developer Name and Title: COBURN MURRAY - REPRESENTATIVE
Address: 618 Cumberland Street, Raleigh NC 27610	
Phone #: 919-473-6461	Email: coburnmurray@yahoo.com
APPLICANT INFORMATION	
Company: Swift Partners, PLLC	Contact Name and Title: Luke Perkins, PE
	Address: 319 Fayetteville Street, 210, Raleigh, NC 27601
Phone #: 828-735-1862	Email: luke.perkins@swift-partners.com

Continue to page 2 >>

**DEVELOPMENT TYPE + SITE DATE TABLE****(Applicable to all developments)****ZONING INFORMATION**

Gross site acreage: 1.39 ac

Zoning districts (if more than one, provide acreage of each): R-10

Overlay district: NCOD-FIVE POINTS EAST CORE

Inside City limits? ☒ Yes ☐ No

Conditional Use District (CUD) Case # Z-

Board of Adjustment (BOA) Case # A- 0071-2021

**STORMWATER INFORMATION**

Existing Impervious Surface:

Acres: 0.45 Square Feet: 19,705

Proposed Impervious Surface:

Acres: 0.86 Square Feet: 37,662

Neuse River Buffer ☒ Yes ☐ NoWetlands ☐ Yes ☒ NoIs this a flood hazard area? ☐ Yes ☒ No

If yes, please provide the following:

Alluvial soils: \_\_\_\_\_

Flood study: \_\_\_\_\_

FEMA Map Panel #: 3720170400J DATED MAY 2, 2006

**NUMBER OF LOTS AND DENSITY**

Total # of townhouse lots: Detached Attached 18

Total # of single-family lots: N/A

Proposed density for each zoning district (UDO 1.5.2.F): 3,215 SF/UNIT (R-10: 3000 SF/UNIT MIN)

Total # of open space and/or common area lots: 2

Total # of requested lots: 20

**SIGNATURE BLOCK**

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.

I, Luke Perkins, PE will serve as the agent regarding this application, and will receive and respond to administrative comments, resubmit plans and applicable documentation, and will represent the property owner(s) in any public meeting regarding this application.

I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after 180 days of inactivity.

Signature:  Date: 02/22/2022

Printed Name Luke Perkins



Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Please email your completed application to [SiteReview@raleighnc.gov](mailto:SiteReview@raleighnc.gov).



SUBMITTED ON: 04.04.2022

		
<h2 style="margin: 0;">Preliminary Subdivision Application</h2> <h3 style="margin: 0;">Planning and Development</h3> <p style="margin: 0; font-size: small;">Planning and Development Customer Service Center • One Exchange Plaza, Suite 400   Raleigh, NC 27601   919-986-2500</p>		
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**CURRENT PROPERTY OWNER/DEVELOPER INFORMATION**  
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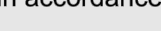
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Address: 618 Cumberland Street, Raleigh NC 27610	
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Continue to page 2 >>

Page 1 of 2

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Conditional Use District (CUD) Case # Z-	Board of Adjustment (BOA) Case # A- 0071-2021

STORMWATER INFORMATION			
Existing Impervious Surface: Acres: 0.45	Proposed Impervious Surface: Acres: 0.88		
Square Feet: 19,755	Square Feet: 37,682		
Neuse River Buffer <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Is this a flood hazard area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
If yes, please provide the following:			
Alluvial soils: _____			
Flood study: _____			
FEMA Map Panel #: 37201704001 DATED MAY 2, 2006			
NUMBER OF LOTS AND DENSITY			
Total # of townhouse lots:	Detached Attached 18		
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Total # of open space and/or common area lots: 2			
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<p>I, <u>Luke Perkins, PE</u> _____ will serve as the agent regarding this application, and will receive and respond to administrative comments, resubmit plans and applicable documentation, and will represent the property owner(s) in any public meeting regarding this application.</p>	
<p>I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after 180 days of inactivity.</p>	
<p>Signature: <u></u> _____</p>	<p>Date: 02/22/2022</p>
<p>Printed Name: <u>Luke Perkins</u> _____</p>	
<p>Signature: _____</p>	<p>Date: _____</p>
<p>Printed Name: _____</p>	

Please email your completed application to [SiteReview@raleighnc.gov](mailto:SiteReview@raleighnc.gov).

REVISION 02.19.21  
raleighnc.gov

velone ID: 375F3168-DD54-4C24-B8A8-C06505C59AB3

rear of 1521 Sunrise Avenue and is currently a landlocked parcel.

6. The Property Owners wish to redevelop the Properties and construct at the Properties a new townhome development, with 18 townhome units, an internal drive and associated parking (the "Project").

7. Pursuant to UDO Section 5.4.3.F.3.a.ii., properties in the Five Points East NCOD must maintain a front yard setback that is within 10% of the average front yard setback of houses on the same block face as the new construction. As applied to the Properties, UDO Section 5.4.3.F.3.a.ii, requires new construction at the Properties to maintain a front yard setback of 21.14' - 25.58'.

8. In order to construct the Project, the Property Owners requests a 14.15-foot variance from UDO Section 5.4.3.F.3.a.ii., to allow the Project with a 7-foot front yard setback (the "Variance Request"). The Variance Request requires approval from the BOA, pursuant to the UDO.

9. The required front yard setback required in UDO Section 5.4.3.F.3.a.ii., is measured from the edge of the right-of-way.

10. Pursuant to the UDO, the Project requires the Property Owners to dedicate an approximately 13.58' wide strip along the Properties' frontage with Sunrise Avenue as additional Sunrise Avenue right-of-way. Thus, the Project will result in the Properties being set back further from the road and sidewalk than they would otherwise be without the additional right-of-way dedication. The Properties will also be set back further from the Sunrise Avenue right-of-way than other properties located on the block.

11. Due to the UDO requirement that the Project include the dedication of 13.58' of right-of-way along Sunrise Avenue, and because the front yard setback is measured from the edge of the right-of-way, if the Properties were required to comply with UDO Section 5.4.3.F.3.a.ii, the Project would be required to be setback further from Sunrise Avenue than the average homes on the surrounding block.

12. There is an existing fifty (50) foot wide riparian buffer that extends through the western (rear) side of the Properties. The existing 50-foot wide riparian buffer at the rear of the Properties prevents the Project from being located further to the rear of the Properties.

13. There is also an existing twenty (20) foot wide sanitary sewer easement that extends through the middle of the Properties, which further limits the amount of buildable area at the Properties for the Project and prevents the Project from being located further to the rear of the Properties.

14. Allowing the Variance Request will allow the Project to be developed with a front yard setback that is consistent with the existing front yard setback of other homes in the surrounding neighborhood and which is also consistent with the spirit, purpose and intent of the Five Points East NCOD UDO requirements.

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Sheet List Table	
Sheet Number	Sheet Title
C0.00	COVER SHEET
C0.20	GENERAL NOTES
C1.00	EXISTING CONDITIONS PLAN
C2.00	DEMOLITION PLAN
C3.00	SITE PLAN
C3.01	SUBDIVISION PLAN
C3.02	AMENITY PLAN
C5.00	GRADING AND DRAINAGE PLAN
C5.10	SCM DETAIL
C6.00	UTILITY PLAN
C6.10	UTILITY PLAN AND PROFILE
C9.00	SITE DETAILS
L1.00	PLANTING PLAN

1. PRIOR TO ANY WORK THAT IMPACTS THE RIGHT-OF-WAY, CLOSING OR DETOURING OF ANY STREET, LAKE, OR SIDEWALK, THE CONTRACTOR MUST APPLY FOR A PERMIT WITH RIGHT-OF-WAY SERVICES. PLEASE CONTACT ANY QUESTIONS TO RIGHT-OF-WAY SERVICES AT [ROW@RALEIGH.GOV](mailto:ROW@RALEIGH.GOV).
2. THE STREET, LAKE, SIDEWALK, CLOSURE PERMIT IS REQUIRED FOR ANY CLOSURE ON CITY STREETS AND ALL NODOT STREETS WITHIN RALEIGH'S JURISDICTION.
3. A PERMIT REQUEST WITH A TCED PLAN SHALL BE SUBMITTED TO RIGHT-OF-WAY SERVICES THROUGH THE CITY OF RALEIGH PERMIT AND DEVELOPMENT PORTAL.
4. PRIOR TO THE START OF WORK, THE CLIENT SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE ENGINEERING INSPECTIONS COORDINATOR TO REVIEW THE SPECIFIC COMPONENTS OF THE APPROVED PLAN, AND ENSURE ALL PERMITS ARE ISSUED.
5. ALL TCED PLANS SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS AND STANDARDS, INCLUDING BUT NOT LIMITED TO:
  - 5.1. MANUAL ON UNIFORM TRAFFIC CONTROL (MUTCD);
  - 5.2. PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG);
  - 5.3. AMERICAN DISABILITY ACT (ADA) REQUIREMENTS
  - 5.4. RALEIGH STREET DESIGN MANUAL (RSDM).
6. ALL PUBLIC SIDEWALKS MUST BE ACCESSIBLE TO PEDESTRIANS WHO ARE VISUALLY IMPAIRED AND/OR PEOPLE WITH MOBILITY CONCERNS. EXISTING AND ALTERNATIVE PEDESTRIAN ROUTES DURING CONSTRUCTION SHALL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG). THE ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
7. ALL PERMITS MUST BE AVAILABLE AND VISIBLE ON SITE DURING THE OPERATION.

1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE OFFICE OF STATE CONSTRUCTION, DEPARTMENT OF INSURANCE, NCENR, AND ALL OTHER APPLICABLE LOCAL, STATE AND FEDERAL GUIDELINES. ALL UTILITY CONSTRUCTION SHALL COMPLY WITH APPLICABLE LOCAL JURISDICTIONAL STANDARDS AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF ANY WORK. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING, COORDINATING AND PAYMENT FOR ALL NECESSARY LOCATING SERVICES INCLUDING INDEPENDENT LOCATING SERVICES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF EXPOSURE OF UTILITIES TO ALL UTILITY OWNERS (PER NC STATUTE) NOT LESS THAN 3 BUSINESS DAYS AND NO MORE THAN 12 WORKING DAYS PRIOR TO BEGINNING DEMOLITION, EXCAVATION OR ANY OTHER FORM OF CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS. NO EXCAVATION OR DEMOLITION SHALL BE STARTED WITHOUT ALL UTILITIES BEING LOCATED.
4. ALL SUB-SURFACE UTILITIES IDENTIFIED ON THE CONSTRUCTION DOCUMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATION BASED ON SURVEY INFORMATION GATHERED FROM FIELD INSPECTION AND/OR ANY OTHER APPLICABLE RECORDINGS. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS.
5. EXISTING IMPROVEMENTS DAMAGED OR DESTROYED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE RESTORED OR REPLACED TO ORIGINAL CONDITION AND TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE AT THE CONTRACTOR'S EXPENSE.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND COORDINATING PERMITS, INSPECTIONS, CERTIFICATIONS AND OTHER REQUIREMENTS WHICH MUST BE MET UNDER THIS CONTRACT.
7. THE CONTRACTOR SHALL MAINTAIN AS-BUILT DRAWINGS TO RECORD THE ACTUAL LOCATION OF ALL PIPING PRIOR TO CONCEALMENT, VALVE AND MANHOLE CHANGES, AND HARDCAPE OR LANDSCAPE CHANGES. DRAWINGS SHALL BE PROVIDED TO THE OWNER'S REPRESENTATIVE AT REGULAR INTERVALS, OR AS REQUESTED THROUGHOUT THE PROJECT FOR RECORD.
8. IF DEPARTURES FROM THE PROJECT DRAWINGS OR SPECIFICATIONS ARE DEEMED NECESSARY BY THE CONTRACTOR, DETAILS OF SUCH DEPARTURES AND REASONS THERE OF SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE FOR REVIEW. NO DEPARTURES FROM THE CONTRACT DOCUMENTS SHALL BE MADE WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE OWNER'S REPRESENTATIVE.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RELOCATION OF ANY EXISTING UTILITY LINES REQUIRED TO COMPLETE ANY PORTION OF CONSTRUCTION. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE COORDINATION AND COSTS OF THE RELOCATION AND ASSOCIATED WORK.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE PREMISES FREE FROM ACCUMULATIONS OF WASTE MATERIALS AND RUBBISH CHARGED BY THE CONTRACTOR. ALL DEBRIS SHALL BE REMOVED FROM THE PROJECT SITE DAILY BASIS.
11. THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND/OR METHODS ASSOCIATED WITH THE PROJECT AS SET FORTH IN THESE SPECIFICATIONS.
12. ROADWAYS (TEMPORARY OR PERMANENT) MUST BE CAPABLE OF SUPPORTING FIRE FIGHTING APPARATUS (85,000 LBS) DURING ALL PHASES OF CONSTRUCTION ONCE VERTICAL CONSTRUCTION HAS BEGUN.
13. THE SITE WILL BE CONFORMING TO THE EXEMPTION OF TREE CONSERVATION REQUIREMENTS THROUGH THE CITY OF RALEIGH'S UNIFIED DEVELOPMENT CODE SECTION 9.1.2 FOR PARCELS LESS THAN 2 ACRES IN SIZE.
14. THE SITE WILL BE CONFORMING TO THE EXEMPTION OF CROSS CREEK THROUGH THE CITY OF RALEIGH'S UNIFIED DEVELOPMENT CODE SECTION 8.3.5.5.0 AS THE ABUTTING PROPERTIES ARE DETACHED SINGLE FAMILY DWELLINGS. THE SITE'S TOPOGRAPHIC AND BOUNDARY SURVEY PROVIDED BY TAYLOR LAND CONSULTANTS, PLLC, DATED 06/14/21.

Pursuant to the foregoing FINDINGS OF FACT and UDO Section 10.2.10.D.3, the BOA makes the following Conclusions of Law:

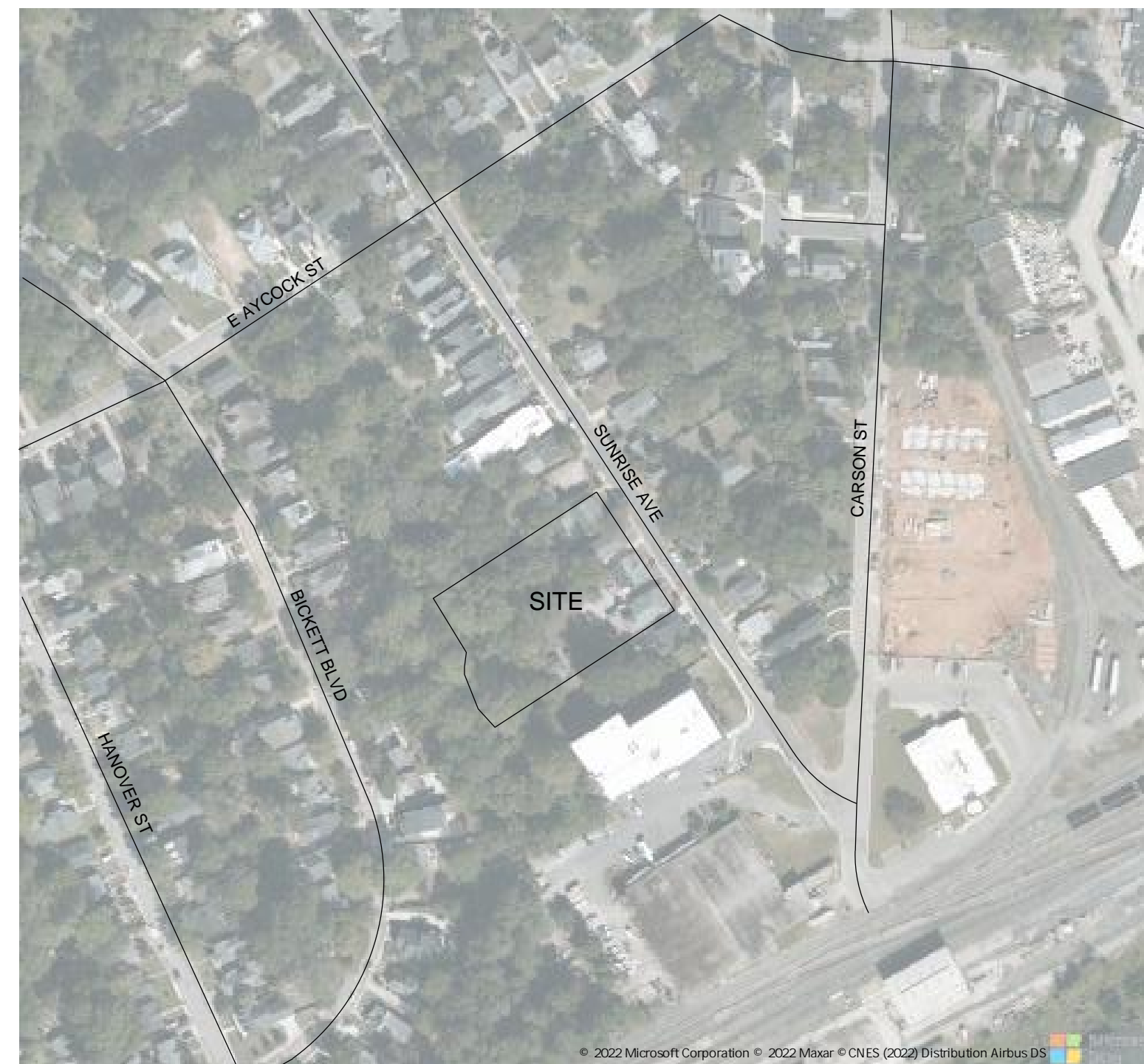
1. The Variance Request should be granted as requested.
2. The Applicant/Property Owners submitted competent, material and the substantial evidence to establish that:

- a) an unnecessary hardship would result from the strict application of UDO Section 5.4.3.F.3.a.ii. to the Properties;
- b) the hardship results from conditions that are peculiar to the Properties;
- c) the hardship did not result from actions taken by the Property Owners;
- d) the requested variance is consistent with the spirit, purpose and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.

ACCORDINGLY, based on the foregoing FINDINGS OF FACT and CONCLUSIONS OF LAW, the BOA hereby grants the Variance Request, as set forth above.

This the 14th day of February, 2022.

Does Signed by:  
Rodney Swink  
OF 11F873EC7442  
Rodney Swink  
BOA Chair



PROJECT NAME:	SUNRISE TOWNHOMES
SITE ADDRESS:	0, 1521, 1523, 1525, &1527 SUNRISE AVENUE
COUNTY:	WAKE
PARCEL PIN #:	1704-77-8229, 1704-77-7201, 1704-77-7361, 1704-77-7335, 1704-77-7309
PARCEL OWNER:	REDEEMING DEVELOPMENT GROUP, LLC, ENC INVESTMENT HOLDINGS, LLC
PARCEL AREA:	1.39 AC / 60,557 SF
TOTAL SITE GROSS ACREAGE:	1.39 AC / 60,557 SF
ROW DEDICATION:	0.06 AC / 2,690 SF
NET ACREAGE:	1.33 AC / 57,867 SF
CURRENT ZONING:	R-10
PROPOSED ZONING:	R-10
EXISTING LAND USE:	RESIDENTIAL - SINGLE-UNIT LIVING
PROPOSED LAND USE:	RESIDENTIAL - MULTI-UNIT LIVING
FLOOD PLAIN DATA:	N/A
RIVER BASIN:	NEUSE
DEVELOPMENT TYPE:	TOWNHOUSE
OVERLAY DISTRICT:	NCOO-FIVE POINTS EAST CORE
MAX LOT SIZE:	0.3 AC / 13,067 SF
FRONT YARD SETBACK REQUIRED:	WITHIN 10% OF THE AVERAGE FRONT YARD SETBACK OF HOUSES ON THE SAME BLOCK FACE AS THE NEW CONSTRUCTION
FRONT YARD SETBACK PROPOSED:	7.5' PER APPROVED VARIANCE BOA-0071-2021
MAX BUILDING HEIGHT:	2 STORIES, 35 FEET. BUILDINGS MAY EXCEED 35 FEET WHEN

PROPOSED BUILDING HEIGHT:	180
PROPOSED NUMBER OF LOTS:	20
PROPOSED NUMBER OF TOWNHOUSE LOTS:	18 (3 BEDROOM)
PROPOSED NUMBER OF HOA LOTS:	2
REQUIRED DENSITY:	0.07 AC / UNIT; 3,000 SF / UNIT
PROPOSED DENSITY:	0.07 AC / UNIT; 3,215 SF / UNIT
TREE CONSERVATION AREA:	N/A NOT REQUIRED - SEE EXEMPTION IN NOTES
TOTAL LIMITS OF DISTURBANCE:	1.20 AC / 51,271 SF
EXISTING IMPERVIOUS AREA:	0.45 AC / 19,705 SF
PROPOSED IMPERVIOUS AREA:	0.86 AC / 37,662 SF
AMENITY AREA REQUIRED:	0.13 AC / 5,787 SF (10% NET SITE AREA)
AMENITY AREA PROVIDED:	0.13 AC / 5,849 SF

PARKING DATA:	
REQUIRED PARKING:	36 (2 SPACES PER UNIT)
PROPOSED PARKING:	37 **TWO SPACES PER UNIT PROVIDED IN GARAGES FOR UNITS 1-14, 17 -18. TWO SPACES PER UNIT PROVIDED IN SURFACE LOT FOR UNITS 15 & 16. ONE ADA ACCESSIBLE SPACE IN SURFACE LOT.
TOTAL PARKING:	37
BIKE PARKING REQUIRED:	4 SHORT TERM (1 PER 20 UNITS, 4 MINIMUM)
BIKE PARKING PROVIDED:	4 SHORT TERM
BUILDING SETBACKS:	
FROM PRIMARY STREET (MIN):	R-10 REQ. 10', APPROVED VARIANCE BOA-0071-2021: 7.5'
FROM SIDE STREET (MIN):	10'
FROM SIDE LOT LINE (MIN):	6'
FROM REAR LOT LINE (MIN):	20'
INTERNAL BUILDING SEPARATION (MIN):	10'
PARKING SETBACKS:	
FROM PRIMARY STREET (MIN):	20'
FROM SIDE STREET (MIN):	10'
FROM SIDE LOT LINE (MIN):	0'
FROM REAR LOT LINE (MIN):	3'
FROM ALLEY, GARAGE ONLY (MIN):	4'

SOLID WASTE TO BE HANDLED VIA ROLL OUT CART. CARTS ARE TO BE STORED IN GARAGES AND ROLLED OUT TO CURE ALONG PROPERTY FRONTAGE OF PUBLIC STREET

RE: SW-0069-2021 Sunrise Townhomes Compliance Letter

Staley, Marion <Marion.Staley@raleighnc.gov>  
Thu 11/4/2021 3:55 PM

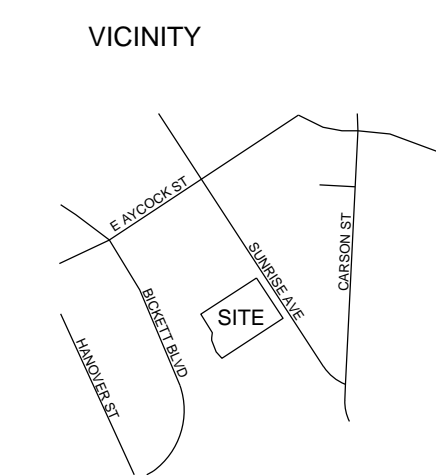
To: Josh Cramler <josh@ncwastelearning.com>; SW-Code Compliance DL <SWCodeCompliance@raleighnc.gov>;  
Cc: Purdy, Jermont <Jermont.Purdy@raleighnc.gov>;  
Greenings,

Thank you. This plan meets the requirements of the Solid Waste Collection Design Manual. It is approved & forwarded in the process.

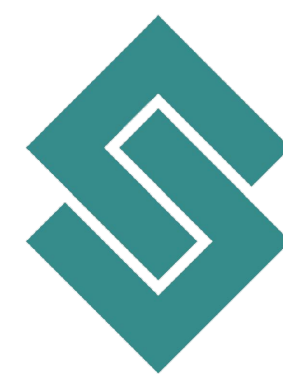
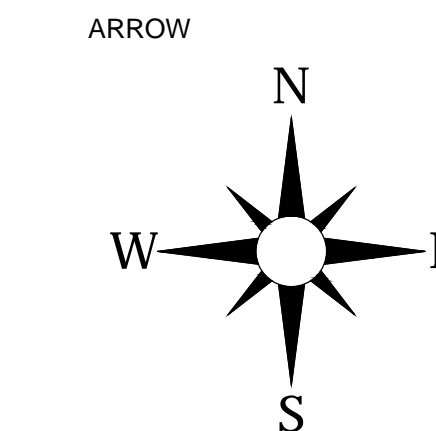
Kind Regards,

Marion

Marion O. Staley  
Code Compliance Supervisor  
Code Compliance Division  
City of Raleigh - Solid Waste Services  
919-996-4940 - Office  
919-210-5457 - Cell



SCALE: 1"=200'



SWIFT PARTNERS PLLC  
319 FAYETTEVILLE ST  
RALEIGH NC 27601

LUKE PERKINS  
828-735-1862  
LUKE.PERKINS@SWIFT-PARTNERS.COM

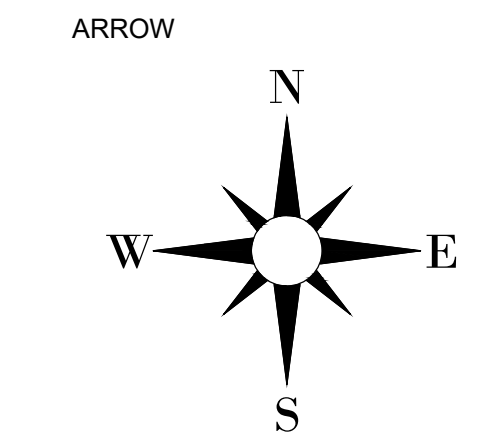
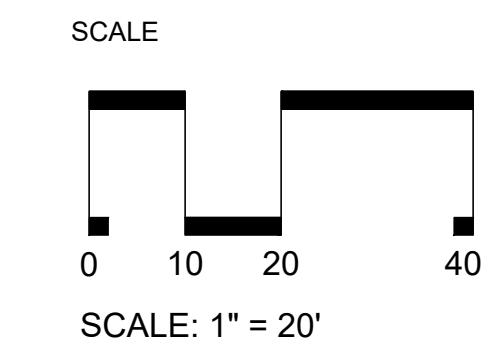
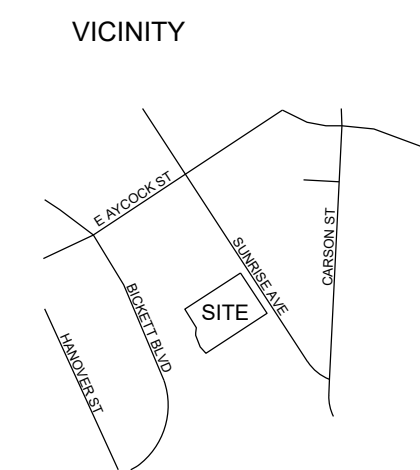
DATE: 04.04.2022  
CHECKED BY: LAP  
DRAWN BY: LAP  
PROJECT: SUNRISE TOWNHOMES  
PROJECT #: C202203

SHEET NO

C0.00



No.	Date	Description
1	04.04.2022	COR. 3RD ROUND COMMENTS



SITE LEGEND:

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

NOTES:

- SEE SHEET C0.10 FOR GENERAL AND SITE NOTES.
- THE SITE WILL BE CONFORMING TO THE EXEMPTION OF TREE CONSERVATION REQUIREMENTS THROUGH THE CITY OF RALEIGH'S UNIFIED DEVELOPMENT CODE SECTION 5.1.2 FOR PARCELS LESS THAN 2 ACRES IN SIZE.
- THE SITE WILL BE CONFORMING TO THE EXEMPTION OF CROSS ACCESS THROUGH THE CITY OF RALEIGH'S UNIFIED DEVELOPMENT CODE SECTION 8.3.5 D.5.A AS THE ABUTTING PROPERTIES ARE DETACHED SINGLE FAMILY DWELLING UNITS. TOPOGRAPHIC AND BOUNDARY SURVEY PROVIDED BY TAYLOR LAND CONSULTANTS, PLLC, DATED 06/14/21.
- PROPERTY IS LOCATED IN ZONES X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND FUTURE 1% ANNUAL CHANCE FLOODPLAIN) BASED ON THE FEMA MAP NUMBER 3720170400J DATED MAY 2, 2006.
- NO ONSITE WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROJECT OR PARCEL AS SHOWN. A STREAM HAS BEEN IDENTIFIED ONSITE AND WILL NOT BE IMPACTED.
- HVAC MECHANICAL EQUIPMENT TO BE ROOF MOUNTED. ELEVATIONS WILL BE REQUIRED TO DEMONSTRATE SCREENING DESIGN REQUIREMENTS AS APPLICABLE AT PERMIT REVIEW

SITE DATA

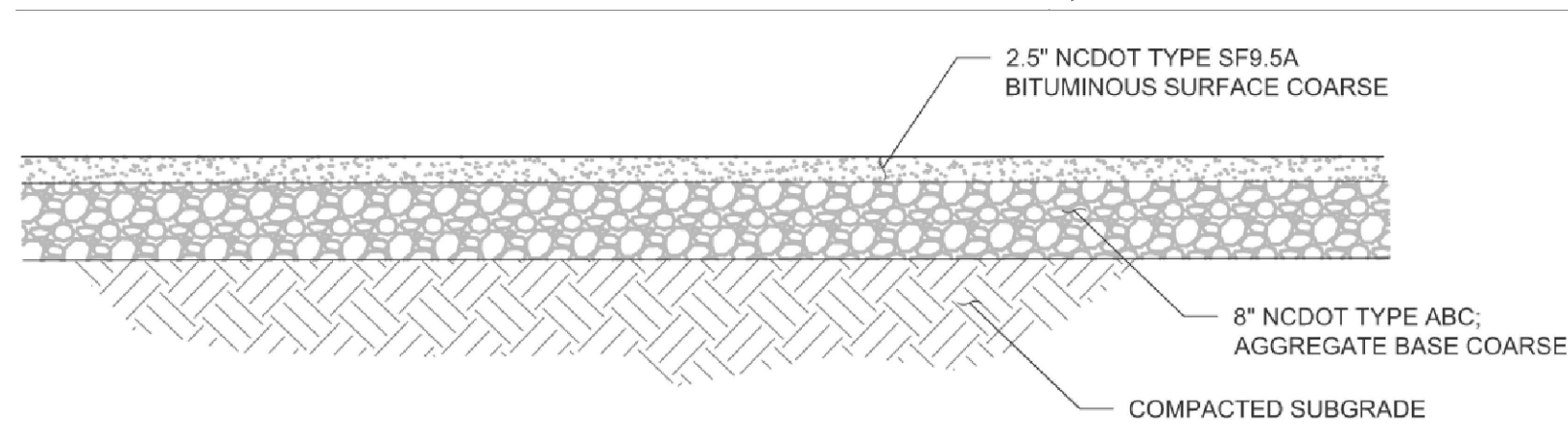
PROJECT NAME:	SUNRISE TOWNHOMES
SITE ADDRESS:	0, 1521, 1523, 1525, & 1527 SUNRISE AVENUE
COUNTY:	WAKE
PARCEL PIN #:	1704-77-8229, 1704-77-7201, 1704-77-7361, 1704-77-7335, 1704-77-7309
PARCEL OWNER:	REDEMPTING DEVELOPMENT GROUP, LLC, ENC. INVESTMENT HOLDINGS, LLC
PARCEL AREA:	1.39 AC / 60,557 SF
TOTAL SITE GROSS ACREAGE:	1.39 AC / 60,557 SF
ROW DEDICATION:	0.06 AC / 2,690 SF
NET ACREAGE:	1.33 AC / 57,867 SF
CURRENT ZONING:	R-10
PROPOSED ZONING:	R-10
EXISTING LAND USE:	RESIDENTIAL - SINGLE-UNIT LIVING
PROPOSED LAND USE:	RESIDENTIAL - MULTI-UNIT LIVING
FLOOD PLAIN DATA:	N/A
RIVER BASIN:	NEUSE
DEVELOPMENT TYPE:	TOWNHOUSE
OVERLAY DISTRICT:	NOOD-FIVE POINTS EAST CORE
MAX LOT SIZE:	0.3 AC / 13,067 SF
FRONT YARD SETBACK REQUIRED:	WITHIN 10% OF THE AVERAGE FRONT YARD SETBACK OF HOUSES ON THE SAME BLOCK FACE AS THE NEW CONSTRUCTION
FRONT YARD SETBACK PROPOSED:	7.5' PER APPROVED VARIANCE BOA-0071-2021
MAX BUILDING HEIGHT:	2 STORIES, 35 FEET. BUILDINGS MAY EXCEED 35 FEET WHEN THE AVERAGE HEIGHT OF HOUSES ON THE SAME BLOCK FACE AS THE NEW CONSTRUCTION EXCEEDS 35 FEET AND THEN THE ALLOWED HEIGHT SHALL BE WITHIN 10% OF THE AVERAGE HEIGHT OF HOUSES IN THE SAME BLOCK FACE AS THE NEW CONSTRUCTION.
PROPOSED BUILDING HEIGHT:	TBD
PROPOSED NUMBER OF LOTS:	2
PROPOSED NUMBER OF TOWNHOUSE LOTS:	18 (3 BEDROOM)
REQUIRED DENSITY:	0.07 AC / UNIT; 3,000 SF / UNIT
PROPOSED DENSITY:	0.07 AC / UNIT; 3,215 SF / UNIT
TREE CONSERVATION AREA:	N/A NOT REQUIRED - SEE EXEMPTION IN NOTES
TOTAL LIMITS OF DISTURBANCE:	1.20 AC / 51,271 SF
EXISTING IMPERVIOUS AREA:	0.45 AC / 19,705 SF
PROPOSED IMPERVIOUS AREA:	0.86 AC / 37,662 SF
AMENITY AREA REQUIRED:	0.13 AC / 5,787 SF (10% NET SITE AREA)
AMENITY AREA PROVIDED:	0.13 AC / 5,849 SF

PARKING DATA:	
REQUIRED PARKING:	36 (2 SPACES PER UNIT)
PROPOSED PARKING:	37 **TWO SPACES PER UNIT PROVIDED IN GARAGES FOR UNITS 1-14, 17, 18. TWO SPACES PER UNIT PROVIDED IN SURFACE LOT FOR UNITS 15 & 16. ONE ADA ACCESSIBLE SPACE IN SURFACE LOT.
TOTAL PARKING:	37
BIKE PARKING REQUIRED:	4 SHORT TERM (1 PER 20 UNITS, 4 MINIMUM)
BIKE PARKING PROVIDED:	4 SHORT TERM
BUILDING SETBACKS:	
FROM PRIMARY STREET (MIN):	R-10 REQ. 10'; APPROVED VARIANCE BOA-0071-2021: 7.5'
FROM SIDE STREET (MIN):	10'
FROM SIDE LOT LINE (MIN):	5'
FROM REAR LOT LINE (MIN):	20'
INTERNAL BUILDING SEPARATION (MIN):	10'
PARKING SETBACKS:	
FROM PRIMARY STREET (MIN):	20'
FROM SIDE STREET (MIN):	10'
FROM SIDE LOT LINE (MIN):	0'
FROM REAR LOT LINE (MIN):	3'
FROM ALLEY, GARAGE ONLY (MIN):	4'

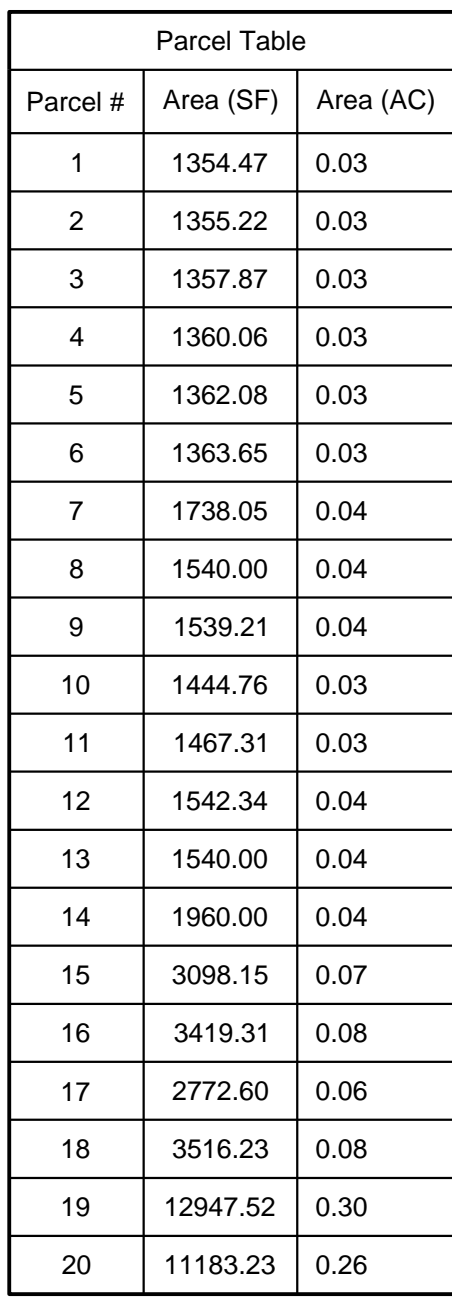
IMPERVIOUS AREA ALLOCATION	
LOT NUMBER	IMPERVIOUS AREA (SF)
1	1193
2	1193
3	1193
4	1195
5	1195
6	1195
7	1195
8	1419
9	1419
10	1373
11	1377
12	1419
13	1419
14	1419
15	944
16	944
17	1205
18	1205
19	10681
20	1819

TOWNHOME DATA	
	AC / SF
GROSS SITE AREA	1.39 / 60557
RIGHT OF WAY AREA	0.06 / 2690
NET SITE AREA	1.33 / 57867
NUMBER OF LOTS	18
DENSITY REQUIRED (AC/UNIT / SF/UNIT)	0.07 / 3000
DENSITY PROVIDED (AC/UNIT / SF/UNIT)	0.08 / 3215

PAVEMENT DETAIL  
NO SCALE



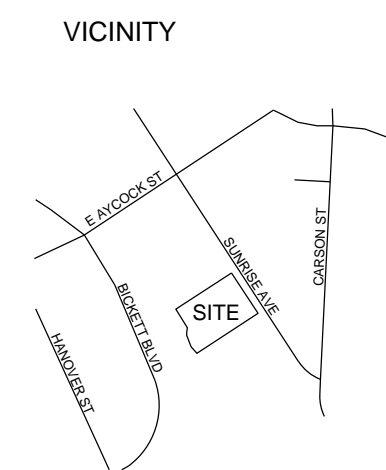




SYMBOL	DESCRIPTION
	PROPOSED BUILDING
	PROPOSED CONCRETE SIDEWALK
	PROPOSED BRICK SIDEWALK
	PROPOSED HEAVY DUTY PAVEMENT
	PROPOSED CONCURE PAVERS
	PROPOSED GRAVEL
	PROPOSED CURB & GUTTER
	PROPOSED STOP BAR
	PROPOSED CROSSWALK
	PROPOSED 6' WIDE STANDARD CROSSWALK
	PROPOSED 10' WIDE HIGH VISIBILITY CROSSWALK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

NOTES:

1. SEE SHEET C0.10 FOR GENERAL AND SITE NOTES.
2. THE SITE WILL BE CONFORMING TO THE EXEMPTION OF TREE CONSERVATION REQUIREMENTS THROUGHOUT THE CITY OF RALEIGH UNIFIED DEVELOPMENT CODE SECTION 9.1.2 FOR PARCELS LESS THAN 2 ACRES IN SIZE.
3. THE SITE WILL BE CONFORMING TO THE EXEMPTION OF CROSS ACCESS THROUGH THE CITY OF RALEIGH UNIFIED DEVELOPMENT CODE SECTION 8.5.5.5.5.A AS THE ABUTTING PROPERTIES ARE DETACHED SINGLE FAMILY DWELLING UNITS. TOPOGRAPHIC AND BOUNDARY SURVEY PROVIDED BY TAYLOR LAND CONSULTANTS, PLLC. DATED 06/14/21.
4. 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 15090C0240C. SEE MAP FOR FURTHER DETAILS.
5. NO ONSITE WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROJECT OR PARCEL AS SHOWN. A STREAM HAS BEEN IDENTIFIED ONSITE AND WILL NOT BE IMPACTED.

[illegible]

NCOED FIVE POINTS EAST CORE AREA LOT SETBACK		
SAMPLE LOT	PROPERTY LINE TO	FACE OF BUILDING (FT)
1545		26.00
1543		23.00
1541		13.00
1539		14.50
1537		17.25
1535		17.00
1533		17.00
1531		14.11
1529		65.00
1519		15.50
AVERAGE		22.24
+/- 10% AVERAGE		20.01'-24.46'
PROVIDED SETBACK		7.5'

