
SUB-0054-2019
542 E. Jones Street
Request for Preliminary Subdivision Approval

RALEIGH CITY COUNCIL
QUASI-JUDICIAL HEARING

SEPTEMBER 1, 2020

<u>Exhibit 1</u>	Affidavit of Tania Tully
<u>Exhibit 2</u>	Affidavit of Alysia Bailey Taylor
<u>Exhibit 3</u>	542 E. Jones Street Preliminary Subdivision Plan
<u>Exhibit 4</u>	542 E. Jones Stormwater Report
<u>Exhibit 5</u>	S-11-04 (519 Moseley Lane Recorded Subdivision Plat)
<u>Exhibit 6</u>	542 E. Jones St. (SUB-0054-2019) PowerPoint 9-1-20

BEFORE THE RALEIGH CITY COUNCIL

SUB-0054-2019 (542 E. Jones Street)

AFFIDAVIT OF TANIA G. TULLY

NOW COMES Tania G. Tully, being duly sworn and says as follows:

1. I am currently employed with the City of Raleigh, North Carolina (the “City”) as a Senior Preservation Planner. I regularly work with the Raleigh Historic Development Commission (“RHDC”) regarding proposed development within designated historic districts within the City.
2. On or about October 7, 2019, an application was submitted to the City to subdivide property located at 542 E. Jones Street (the “Property”) into two (2) separate lots for the construction of a single-family home on a newly created lot facing Moseley Lane. The Preliminary Subdivision Application was given a City file number of SUB-0054-2019 (the “Subdivision Application”).
3. On June 16, 2020, at its regular business meeting, the RHDC reviewed the Subdivision Application and determined the proposed subdivision is not incongruous with the development character of the Oakwood Historic Overlay District in terms of the lot width and proposed buildable portions of the resulting lots.
4. The RHDC voted 8 to 4 to recommend approval of the subdivision noting that the RHDC cannot advise or take in account the safety and traffic issues addressed by the residents of Moseley Lane. Attached as **Exhibit A** is a true and accurate copy of a memorandum I prepared and submitted to Jermont Purifoy, City of Raleigh Senior Planner, summarizing the same. Additionally, attached as **Exhibit B** is a true and accurate copy of the minutes from the RHDC’s June 16, 2020 meeting.



5. Before construction or alteration is undertaken to any exterior portion of any building or other structure on either lot, including construction of a new single-family home on the lot that faces Moseley Avenue, the property owner will be required to obtain a Certificate of Appropriateness from the Certificate of Appropriateness Committee of the RHDC, as required by the City of Raleigh Unified Development Ordinance (“UDO”) and state law.

Further affiant sayeth not.

This the 24th day of August, 2020.



Tania G. Tully

STATE OF NORTH CAROLINA

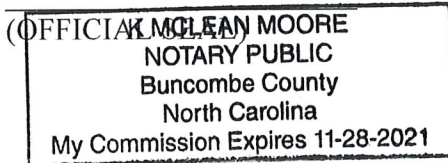
COUNTY OF WAKE

I, K. McLean Moore, a Notary Public of the County and State aforesaid, do hereby certify that Tania G. Tully personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official stamp or seal, this the 24 day of August, 2020.

K. McLean Moore
Notary Public

My Commission Expires: 11-28-2021





MEMO TO: Jermont Purifoy, Senior Planner
CC: Karen Still
Josh Crumpler, Crumpler Consulting Services, PLLC
FROM: Tania Tully, Senior Preservation Planner
SUBJECT: SUB-0054-2019 (542 E Jones Street)
DATE: June 24, 2020

At its June 16, 2020, meeting, the Raleigh Historic Development Commission reviewed the proposed subdivision of 542 E Jones Street in the Oakwood Historic Overlay District. The commission determined the proposed two lot subdivision is not incongruous with the development character of the historic district in terms of the proposed buildable portions of the resulting lots.

The commission voted 8 to 4 to recommend approval of the proposed subdivision noting that the commission cannot advise or take in account the safety and traffic issues addressed by the residents of Mosley Lane.

Minutes will be available after their approval at the July 21 meeting.

Post Office Box 829
Raleigh, North Carolina 27602
(919) 832-7238 ph
(919) 516-2682 fax
www.rhdc.org



**Raleigh Historic Development Commission (Tuesday, June 16, 2020)**

Generated by Tania Tully on Monday, August 3, 2020

1. Call to Order

Chair Nick Fountain called the meeting to order at 7:45 am. A quorum was declared following roll call.

A. Roll Call: Tania Tully, Senior Preservation Planner called the roll as follows:

Present: Nicole Alvarez, Travis Bailey, Ian Dunn, Nick Fountain, John Hinshaw, Laurie Jackson, Heather Leah, Jeanine McAuliffe (arrived 7:55), Katie Pate, Jimmy Thiem, Kaye Webb, Gaston Williams

Other: Collette Kinane, Preservation Planer; Erin Morton, Preservation Planner; Tania Tully, Executive Director; Marilyn Libby, Administrative Support.

Guests: Karen Still, Property owner 542 E Jones St. Ashley Morris, Designer; Amber Nimitz, 504 Moseley, Resident; Louis Farmer, 520 Moseley, Resident; Mandy Locke, Resident, 532 Moseley Ln; Betsy Blackburn

2. Consent Items

A. Approval of Agenda: Mr. Hinshaw moved for approval of the Agenda; Mr. Williams seconded; motion carried 11/0

B. Approval of Minutes from: Mr. Hinshaw moved for approval of the February 18th, minutes; Mr. Williams seconded; motion carried 11/0

3. Unified Development Ordinance Reviews

A. Subdivision – 542 East Jones St. – Oakwood:

Ms. Kinane stated that the purpose of this discussion is to determine if the proposed subdivision of this lot is congruous of the special character of the district. Can any new buildings that are not congruous be built within this district? Upon the Committees discussion, a statement of recommendation will be sent to City Council through Planning and Development. This will not go to the planning commission.

Karen Still, property owner of 542 E Jones St. confirmed to the Commission that in October of 2019 an application was submitted to subdivide this parcel. The proposed new lot will front on Moseley Ln and the current structure at 542 E. Jones St, a home built in 1876, will remain as is. The lot size in question is approximately 88' X 60'. Gaston Williams raised the question that, given this location, have any other lots been divided? Ms. Tully responded that one lot on E. Jones, that has similar frontage on E. Jones and backed to Moseley Ln, was subdivided approximately 15 years ago and it was this subdivision that subsequently lead to the text change that allowed for RHDC review of subdivisions. The Committee recognized this and Ms. Tully also made the Committee aware that any dwelling on this proposed lot would be subject to a Certificate of Appropriateness. Mr. Thiem raised questions regarding the lot size and its comparison within the neighborhood. Ms. Ashley Morris responded that the design of the proposed dwelling would resemble the Bungalow style homes which are compatible in height and square footage to the adjacent homes in this neighborhood.

Mandy Locke – 532 Moseley Ln. Ms. Locke expressed her concern that due to insufficient notice of this meeting she did not have adequate time to discuss and enlist additional neighbors to represent themselves. Considering this she would request that this meeting be continued for the allowance of additional comments for the record by additional residents. Expressing her concern as a resident, she stated her belief that the allowance of this lot to be subdivided raises issues in the matter of safety and quality of life for the residents

that live on Moseley Ln. By allowing this lot to be subdivided, the residents believe this will ultimately set a precedence for other homes on E. Jones St, and ultimately change the character of the neighborhood. Missy Blackburn, Amber Nimitz, Louise Farmer concurred and supported Ms. Locke.

Mr. Fountain opened the discussion amongst the commission.

Although the Commission reviewed questions on lot size and safety concerns brought forth by Ms. Locke and concurred that these issues are important and need to be addressed, Mr. Fountain stated for the minutes that traffic and other concerns are not addressed by this Commission. In response to a question by Mr. Fountain, Ms. Tully advised that these matters would be reviewed by the appropriate departments and that the subdivision will eventually be decided by City Council. It is the responsibility of the Commission to make a recommendation on the character of the lot and if a structure could be built that is congruous with the character of the historic overlay district. Mr. Fountain noted that the properties that front onto Moseley Lane are not within the historic overlay district. There was discussion among the commissioners about the size of the proposed lot and the built area to open space, both for the historic house and proposed lot.

Laurie Jackson made a motion that the RHDC recommend that the proposed additional lot could be developed in such a way that is compatible with the district. It was noted that this Commission cannot advise or take in account the safety and traffic issues addressed by the residents of Moseley Ln.

Nicole Alvarez seconded the motion; motion carried 8/4.

B. Recombination – 1315 Oakwood Ave – Saint Augustine’s University

Ms. Kinane stated that this is for the review and advisement of the Commission only. Within the St. Augustine’s campus parcel, there are two Raleigh Historic Landmarks – the Chapel and St. Agnes Hospital. The proposed recombination removes a portion of the parcel that includes the properties located on Falkcrest Ct. The recombination does not impact the existing Landmark properties.

4. Certified Local Government Duties

A. Historic Landmark Designation Application – Hillcrest Cemetery;

Ian Dunn made a presentation on the application. Hillcrest Cemetery is a planned 20th Century cemetery that served Raleigh’s African American community. This is a private cemetery that was developed and managed by African American entrepreneurs. It is also highly significant in its association with the Lightner family and has been used as a cemetery since the early 1920s; the last burial occurred in 2016.

Ms. Tully advised the Commission on the landmark designation process and stated that this is the first step in many to establish this property as a landmark.

Ian Dunn noted that the Research Committee reviewed and discussed the application for the Hillcrest Cemetery at 1905 Garner Rd. On behalf of the Research Committee he moved that the Commission find that the cemetery meets the criteria for designation as a Raleigh Historic Landmark and the RHDC recommend to City Council the application be referred to the Department of Natural and Cultural Resources Division of Archives and History for its analysis and recommendation to authorize a joint public hearing.

Motion carried 12/0.

5. Discussion Items

A. Dix Park Community Committee Application

In the next phase of Dorothea Dix Park, for implementation, a new community committee is being formed and applications are being accepted. Mr. Fountain encouraged all members of interest to apply, especially those on the RHDC ad hoc committee. It is important that RHDC have representation at the table.

B. Notification of Elections

Kaye Webb, chair of the Nominations Committee put forward the following slate of officers:
Chair - Nick Fountain; Vice Chair - Kaye Webb; Secretary/Treasurer - Katie Pate

6. Committee Reports

A. Nominations

Ms. Webb stated that there will be 7 vacancies. She noted that the following commissioners are nominated for re- appointment: Travis Bailey, Ian Dunn, Jeanine McAuliffe and Jimmy Thiem. She stated that the following people have been provided to City Council as nominees for the commission: John Reese, Resident of Glenwood-Brooklyn Streetside Historic Overlay District; Architect; Vershae Hite, Architect; and Susan Singer, Resident of Oakwood

Chair Fountain noted that the Bylaws allow for the Chair to recommend nominees to Council, which he has done.

B. Community Awareness

Ms. Alvarez noted that the Bike Tour was canceled and is hopeful that it will be proposed for next year.

C. Lustron House

Ms. Jackson stated that there had not been much progress. They are working on getting the site cleaned up and the pieces moved to the site for storage. She noted that the commission is working with Preservation North Carolina who has retained a Realtor for marketing. Ms. Tully added that she is working with the Housing and Neighborhoods Department to ensure ongoing maintenance of the lot.

D. Research – no comments

E. Certificate of Appropriateness

Mr. Fountain stated that the first virtual meeting was successfully held and that the June meeting would have controversial cases. He added that the committee will begin the discussion of enforcing conditions associated with COAs.

7. Follow-up Items - None

8. Action Items - None

9. Other Business

A. Report of commissioners –

Katie Pate asked if the commission wanted to make a statement regarding the removal of confederate monuments. Mr. Fountain said it would be placed on next month's agenda as a discussion item.

B. Report of staff -no comment

10. News of Other Organizations - as listed in agenda

11. Important Reminders - as listed in agenda

12. Adjournment

Chair – Nick Fountain, Thank you for your service

Meeting adjourned 9:15 am

BEFORE THE RALEIGH CITY COUNCIL

SUB-0054-2019 (542 E. Jones Street)

AFFIDAVIT OF ALYSIA BAILEY TAYLOR

NOW COMES Alysia Bailey Taylor, being duly sworn and says as follows:

1. I am currently employed with the City of Raleigh, North Carolina (the “City”) in the Planning and Development Department (“PLANDEV”) as the Land Development Manager. In this role, I oversee PLANDEV’s review of site plans, subdivisions and other development applications for compliance with the City’s Unified Development Ordinance (“UDO”).
2. On or about October 7, 2019, an application was submitted to the City by Crumpler Consulting Services, PLLC on behalf of the property owners Karen Lee Still and George Jeffrey Paton (the “Applicant”) to subdivide a 0.29 acres located at 542 E. Jones Street (the “Property”) into two (2) separate lots for the construction of a single-family home on the resulting lot that faces Moseley Avenue. The Preliminary Subdivision Application was given a City file number of SUB-0054-2019 (the “Subdivision Application”).
3. The Property is zoned R-10 and is located within the Oakwood General Historic Overlay District. Since the Property is located with the Oakwood General Historic Overlay District, the UDO requires the Raleigh Historic Development Commission (“RHDC”) to review the Subdivision Application and make a recommendation to the Raleigh City Council. The City Council then, sitting in a quasi-judicial capacity, reviews the Subdivision Application for compliance with the applicable UDO standards and makes a final decision.



4. On June 16, 2020, the RHDC determined the proposed two lot subdivision of the Property is not incongruous with the development character of the historic district in terms of lot width and proposed buildable portion of the resulting lots and voted 8-4 to recommend approval of the Subdivision Application to City Council.
5. In connection with the presentation of the Subdivision Application to City Council for a final decision, I prepared a memorandum to City Council summarizing the Subdivision Application and its compliance with applicable requirements of the UDO (the “Staff Memorandum”). Attached hereto as **Exhibit A** is a true and accurate copy of the Staff Memorandum which includes five (5) additional attachments that are referenced in the Staff Memorandum and are relevant to the Subdivision Application. The Staff Memorandum and the five (5) supporting attachments are incorporated herein by reference.
6. The following are the only UDO standards applicable to the review of the Subdivision Application: (i) Section 1.5.2.A – Lot Defined; (ii) Section 1.5.2.B – Lot Area; (iii) 1.5.2.C – Lot Width; (iv) Section 1.5.2.D – Lot Depth; (iv) Section 2.2.1 – Detached House Lot Dimensions & Setbacks; (v) Section 5.4.1 – General Historic Overlay; (vi) Chapter 8 - Subdivision & Site Plan Standards; (vii) Section 9.2 – Stormwater Management and (vii) Section 10.2.5 – Subdivision Review.
7. With respect to UDO Sections 1.5.2 and 2.2.1, the Subdivision Application and proposed lots shown depicted therein comply with the minimum standards for lot size, width and depth for detached homes as specified in UDO Section 2.2.1 and in accordance with UDO Section 1.5.2.

8. While UDO Section 5.4.1 is applicable to obtaining a certificate of appropriateness for certain development activities within General Historic District Overlay Districts (*e.g.*, new construction, alterations and demolition) there are no specific requirements in Section 5.4.1 that are applicable to preliminary subdivision plat review and none that are applicable to the Subdivision Application.
9. Article 8.2 of the UDO governs infrastructure sufficiency. City water and sewer services are available to the Property and the Applicant or developer of the Property will be responsible for installation of all lines necessary to provide services to the Property. Therefore, the Subdivision Application is in compliance with UDO Section 8.2.6. There are no other provisions of Article 8.2 that the Subdivision Application does not satisfy or that will not be satisfied as a result of the Conditions of Approval outlined in Attachment 5 to the Staff Memorandum being satisfied by the Applicant or developer.
10. Article 8.3 of the UDO governs blocks, lots and access. The Subdivision Application complies with the block perimeter, lot arrangement and access requirements of Chapter 8 of the UDO, including but not limited to, Sections 8.3.2, 8.3.3, 8.3.4 and 8.3.5 of the UDO.
11. Additionally, with respect to UDO Sections 8.3.4 and 8.3.5, access to the public right of way has been provided as required by the UDO and the Applicant or developer will either need to: (1) construct an additional one foot of sidewalk along E. Jones Street and a six foot sidewalk along Moseley Lane; or (2) pay a fee-in-lieu for the same. This requirement is contained in the Conditions of Approval (Attachment 5 to Staff Memorandum).

12. Other than the foregoing, there are no other applicable provisions of Article 8.3 of the UDO that the Subdivision Application does not satisfy or that will not be satisfied as a result of the Conditions of Approval outlined in Attachment 5 to the Staff Memorandum being satisfied by the Applicant or developer.
13. There are no new streets associated with the Subdivision Application. Therefore, Article 8.4 of the UDO governing new streets is not applicable to the Subdivision Application.
14. Article 8.6 of the UDO governs reimbursements for greenway dedications, minor utility lines, streets and stormwater infrastructure. At this time, none of the provisions of Article 8.6 are relevant or applicable to the City's review of the Subdivision Application.
15. Article 8.7 of the UDO governs utilities. As noted, City water and sewer services are available to the Property and the Applicant or developer of the Property will be responsible for installation of all lines necessary to provide services to the Property. There are no other provisions of Article 8.7 that the Subdivision Application does not satisfy or that will not be satisfied as a result of the Conditions of Approval outlined in Attachment 5 to the Staff Memorandum being satisfied or that will not be addressed during site plan review for each of the individual lots.
16. Article 8.8 of the UDO governs surface water drainage. All of the provisions of Article 8.8 are either not applicable to the Subdivision Application, or have been satisfied or will be satisfied as a result of the Conditions of Approval outlined in Attachment 5 to the Staff Report being satisfied by the Applicant or developer.

17. Article 8.9 of the UDO governs the payment of facility fees prior to the issuance of building permits. Article 8.9 is not relevant or applicable to the review of the Subdivision Application.
18. Article 8.10 of the UDO governs certain enforcement mechanisms and is not relevant or applicable to the review of the Subdivision Application.
19. Article 8.11 of the UDO governs transit infrastructure which is reviewed at the time of site plan and is not relevant or applicable to the review of the Subdivision Application.
20. A Stormwater Impact Analysis dated April 3, 2020 and prepared by Josh Crumpler, P.E. of Crumpler Consulting Services, PLLC was submitted to the City and deemed to meet the requirements of UDO Section 9.2.2.E.3.
21. Section 10.2.5 of the UDO governs the subdivision review process. For the portions of Section 10.2.5 of the UDO that relate to preliminary subdivision plan approvals, the Applicant has complied with the procedural requirements set forth therein and the Subdivision Application meets all of the application requirements for preliminary subdivision plan approval.
22. Staff having conducted a complete and thorough review of the Subdivision Application, and subject to the Conditions of Approval outlined in Attachment 5 to the Staff Memorandum, PLANDEV has determined that the Subdivision Application meets all applicable requirements and provisions of the UDO.

Further affiant sayeth not.

[SIGNATURE AND NOTARY BLOCK ON FOLLOWING PAGE]

This the 24th day of August, 2020.

Alysia Bailey Taylor
Alysia Bailey Taylor

STATE OF NORTH CAROLINA

COUNTY OF WAKE

I, K. McLean Moore, a Notary Public of the County and State aforesaid, do hereby certify that Alysia Bailey Taylor personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official stamp or seal, this the 24 day of August, 2020.

K. McLean Moore
Notary Public

My Commission Expires: 11-28-2021

(OFFICIAL SEAL)
K. McLEAN MOORE
NOTARY PUBLIC
Buncombe County
North Carolina
My Commission Expires 11-28-2021



Raleigh MEMO

TO: City Council

FROM: Alysia Bailey Taylor, AICP, Land Development Division Manager, and
Jermont Purifoy, Senior Planner

DEPARTMENT: Development Services

DATE: September 1, 2020

SUBJECT: Preliminary Subdivision Approval request for SUB-0054-2019
Subdivision at 542 E. Jones Street

Background/ Summary Statement

Karen Still owns property located at 542 East Jones Street, and has submitted a proposal to subdivide the 0.29 acre tract of land zoned Residential-10 (R-10), and within the Oakwood General Historic Overlay District (HOD-G), into two single-family residential parcels.

This proposal is subject to the Unified Development Ordinance (UDO), and requires review and recommendation by the RHDC, and quasi-judicial review by the City Council as per UDO Section 10.1.8., and 10.2.5.

Subdivision Standards

Lot Layout

The minimum lot size for a detached house in R-10, and within the HOD-G overlay district is 4,000 square feet. The minimum width requirement within the R-10 zoning district is 45' for an interior lot and 60' for a corner lot. The minimum depth in an R-10 district is 60'. The lots in the proposed subdivision comply with the minimum standards as specified in UDO Section 2.2.1. and in accordance with UDO Section 1.5.2.

Public Utilities

City water and sewer services are available. The developer is responsible for installation of all lines necessary to provide service to the site. (UDO Section 8.2.)

Blocks/Lots/Access

The subdivision request complies with the block perimeter, lot arrangement and access requirements of Chapter 8 of the UDO.

Streetscape Type

The subdivision request complies with the streetscape regulations of UDO Section 8.5.1.

Municipal Building
222 West Hargett Street
Raleigh, North Carolina 27601

One Exchange Plaza
1 Exchange Plaza, Suite 1020
Raleigh, North Carolina 27601

City of Raleigh
Post Office Box 590 • Raleigh
North Carolina 27602-0590
(Mailing Address)



Pedestrian

Pursuant to UDO Section 8.3.4., the subdivision requires a 6 foot sidewalk along the property's frontage to E. Jones Street and Moseley Lane. To meet this requirement, the property owner/applicant must either construct the required 1 foot sidewalk along E. Jones Street and the required 6 feet of sidewalk along Moseley Lane, or pay a fee-in-lieu. The requirements of UDO Section 8.3.4. will be satisfied for this subdivision through payment of a fee-in-lieu.

Stormwater Management

The proposed use for this project is single-family detached housing. This subdivision request complies with UDO Section 8.2.6. and Section 9.2.2. regarding stormwater management.

Required Reviews

The RHDC is responsible for the review and recommendation regarding subdivision approvals in the Historic Overlay District. At its June 16, 2020 meeting, the RHDC reviewed the proposed subdivision of 542 East Jones Street in the Oakwood Historic District. The commission determined the proposed two lot subdivision to not be incongruous with the development character of the historic district in terms of the lot width and proposed buildable portions of the resulting lots. The commission voted 8 to 4 to recommend approval of the proposed subdivision noting that the commission cannot advise or take in account the safety and traffic issues addressed by the residents of Mosley Lane.

The subdivision proposal requires quasi-judicial review and approval by the City Council.

Preliminary Subdivision Approval Findings

Below is a list of the UDO standards applicable to the subdivision request.

UDO	Subject
Section 1.5.2.A.	Lot Defined
Section 1.5.2.B.	Lot Area
Section 1.5.2.C.	Lot Width
Section 1.5.2.D.	Lot Depth
Section 2.2.1.	Detached House Lot Dimensions & Setbacks
Section 5.4.1.	General Historic Overlay
Chapter 8	Subdivision & Site Plan Standards
Section 9.2	Stormwater Management
Section 10.2.5.	Subdivision Review

Suggested Motion

If recommending approval:

If you find that, based on the competent, material and substantial evidence presented at the hearing, that the UDO subdivision standards have been met, the motion should be: **“Based on the evidence presented at the hearing, I move to approve the subdivision application for SUB-0054-2019; 542 East Jones Street, subject to and including the proposed conditions of approval.”**

If recommending denial:

If you find that the evidence did not establish compliance with the standards, then the motion should be: **“I move to deny the subdivision application for SUB-0054-2019; 542 East Jones Street,, because the evidence presented at the hearing does not allow the application to be granted.”**

Attachments:

- 1) Site Map
- 2) Subdivision Application
- 3) Subdivision Plan
- 4) RHDC Memo
- 5) City of Raleigh Conditions of Approval



Site Map

Case #: SUB-0054-2019
Subject: 542 E. Jones St. Subdivision

City of Raleigh
Planning and Development Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2495
DS.help@raleighnc.gov
www.raleighnc.gov

SITE/LOCATION MAP:





Preliminary Subdivision Plan Application

Development Services Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495

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 your completed application to DS.intake@raleighnc.gov.

Office Use Only: Case #: _____	Planner (print): _____
Pre-application Conference Date: _____	Planner (signature): _____

DEVELOPMENT TYPE (UDO Section 2.1.2)			
<input 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): 542 E. Jones Street-Two Lot Subdivision			
Property Address(es): 542 E. Jones Street			
Recorded Deed PIN(s): 1703-99-7648			
What is your project type?	<input checked="" type="checkbox"/> Single family <input type="checkbox"/> Apartment	<input type="checkbox"/> Townhouse <input type="checkbox"/> Non-residential	<input type="checkbox"/> Attached houses <input type="checkbox"/> Other: _____

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION	
NOTE: Please attach purchase agreement when submitting this form	
Company: Crumpler Consulting Services, PLLC	Owner/Developer Name and Title: Karen Lee Still, George Jeffry Paton
Address: 542 E. Jones Street, Raleigh, NC 27601	
Phone #: 919-395-6899	Email: <i>KLS 657@gmail.com</i>
APPLICANT INFORMATION	
Company: Crumpler Consulting Services, PLLC	Contact Name and Title: Josh Crumpler, PE
Address: 2308 Ridge Road, Raleigh, NC 27612	
Phone #: 919-413-1704	Email: josh@crumplerconsulting.com

Continue to the next page>

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

ZONING INFORMATION

Gross site acreage: 0.29ac/12,644sf

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

R-10

Overlay district: HOD-G Oakwood

Inside City limits? Yes No

Conditional Use District (CUD) Case # Z-

Board of Adjustment (BOA) Case # A-

STORMWATER INFORMATION

Existing Impervious Surface:

Acre: _____ Square Feet: _____

Proposed Impervious Surface:

Acre: _____ Square Feet: _____

Neuse River Buffer Yes No

Wetlands Yes No

Is this a flood hazard area? Yes No

If yes, please provide the following:

Alluvial soils: _____

Flood study: _____

FEMA Map Panel #: _____

NUMBER OF LOTS AND DENSITY

Total # of townhouse lots: 00 Detached 0 Attached

Total # of single-family lots: 2

Proposed density for each zoning district (UDO 1.5.2.F): **0.145**

Total # of open space and/or common area lots: 0

Total # of requested lots: 2

SIGNATURE BLOCK

In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors, and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed development plan as approved by the City of Raleigh.

I hereby designate Joshua Crumpler, PE to serve as my agent regarding this application, to receive and response to administrative comments, to resubmit plans on my behalf, and to represent me 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: Karen Lee Still Date: 9/19/2019

Printed Name: Karen Lee Still

Signature: George Jeffrey Paton Date: 9/19/2019

Printed Name: George Jeffrey Paton

Please email your completed application to DS.intake@raleighnc.gov.

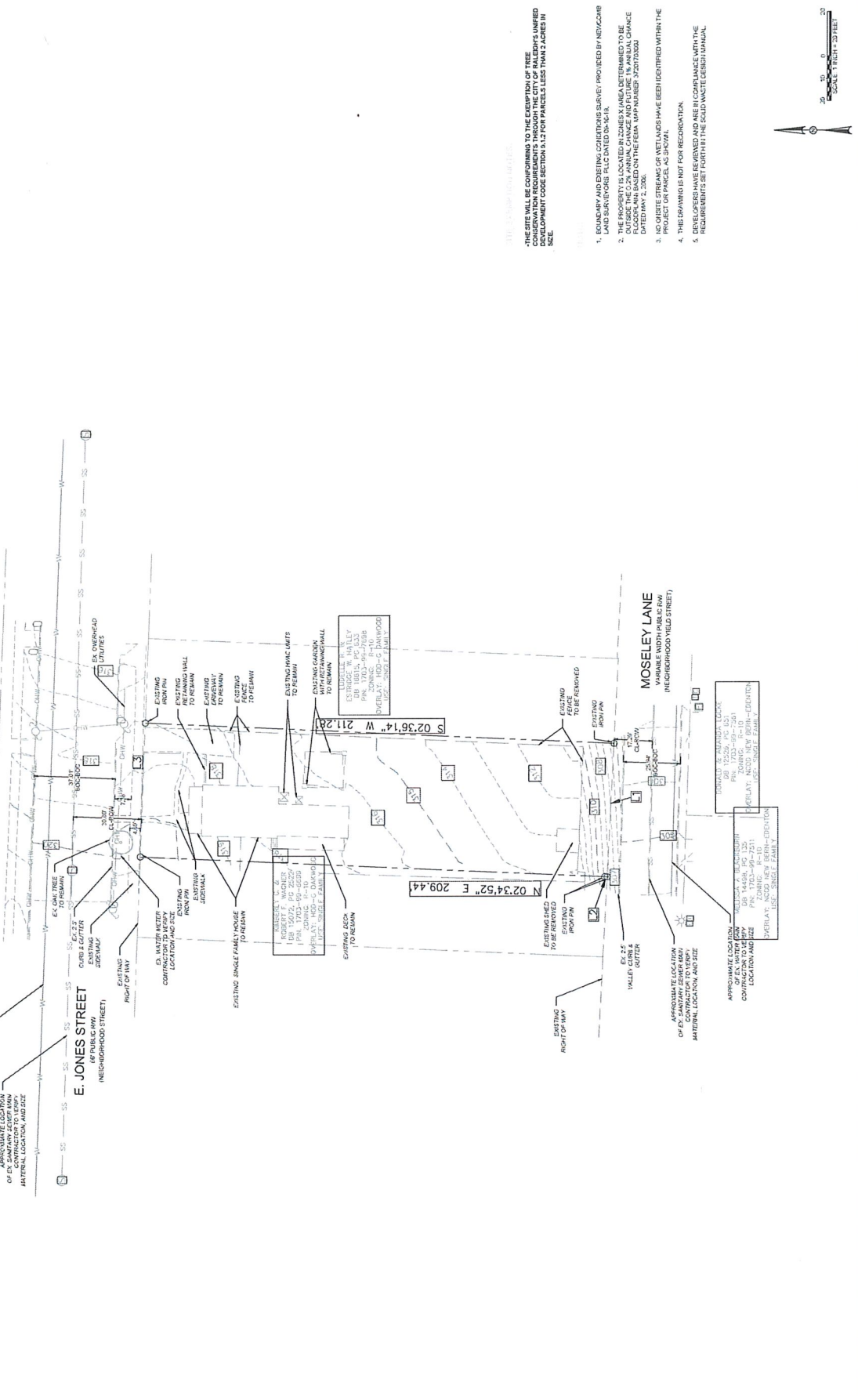
REV	DESCRIPTION	DATE	ISSUED FOR PERMITTING
1	CITY OF RALEIGH COMMENTS	01/06/20	
2	CITY OF RALEIGH COMMENTS	02/18/20	
3	RHDC APPROVAL LETTER	06/25/20	

EXISTING CONDITIONS PLAN
542 E. JONES STREET-TWO LOT
SUBDIVISION
542 E. JONES STREET
RALEIGH, NORTH CAROLINA

PROJECT NO.: 10022
DRAWN BY: JAC
CHECKED BY: JAC
DATE: 10/05/19
SCALE: 1" = 20'

C-2
2 of 7

- LEGEND**
- EXISTING PROPERTY LINE
 - EXISTING CURB LINE
 - EXISTING OVERHEAD POWER LINE
 - EXISTING ADJUTING PROPERTY LINE
 - EXISTING EASEMENT PROPERTY LINE
 - EXISTING CONTOUR MAJOR
 - EXISTING CONTOUR MINOR
 - EXISTING SANITARY SEWER
 - EXISTING WATER MAIN



- NOTES:**
- THE SITE WILL BE CONFORMING TO THE EXEMPTION OF TREE CONSERVATION REQUIREMENTS THROUGHOUT THE CITY OF RALEIGH'S UNIFIED DEVELOPMENT CODE SECTION 5.12 FOR PARCELS LESS THAN 2 ACRES IN SIZE.
 - BOUNDARY AND EXISTING CONDITIONS SURVEY PROVIDED BY NISVACAR LAND SURVEYORS, PLLC DATED 06-16-19.
 - THE PROPERTY IS LOCATED IN ZONE S-X (AREA DETERMINED TO BE FLOODPLAIN BASED ON THE FEMA FIRM NUMBER 1702000D DATED MAY 2, 2006).
 - NO CREEK STREAMS OR WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROJECT OR PARCEL AS SHOWN.
 - THIS DRAWING IS NOT FOR RECONSTRUCTION.
 - DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE LOCAL WASTE CREDIT MANUAL.



CRUMPLER
Consulting Services, PLLC

2200 WOOD ROAD
RALEIGH, NORTH CAROLINA 27612
PH: 919-413-1704
F: 919-413-1704

ISSUED FOR PERMITTING

DATE	DESCRIPTION
01/09/20	CITY OF RALEIGH COMMENTS
02/19/20	CITY OF RALEIGH COMMENTS
06/25/20	RHCC APPROVAL LETTER

REV	DESCRIPTION
1	
2	
3	

PROPOSED SUBDIVISION PLAN
542 E. JONES STREET-TWO LOT
SUBDIVISION
542 E. JONES STREET
RALEIGH, NORTH CAROLINA

PROJECT NO.: 19022
DRAWN BY: JAC
CHECKED BY: JAC
DATE: 08/20/19
SCALE: 1" = 20'

C-3
3 0 7

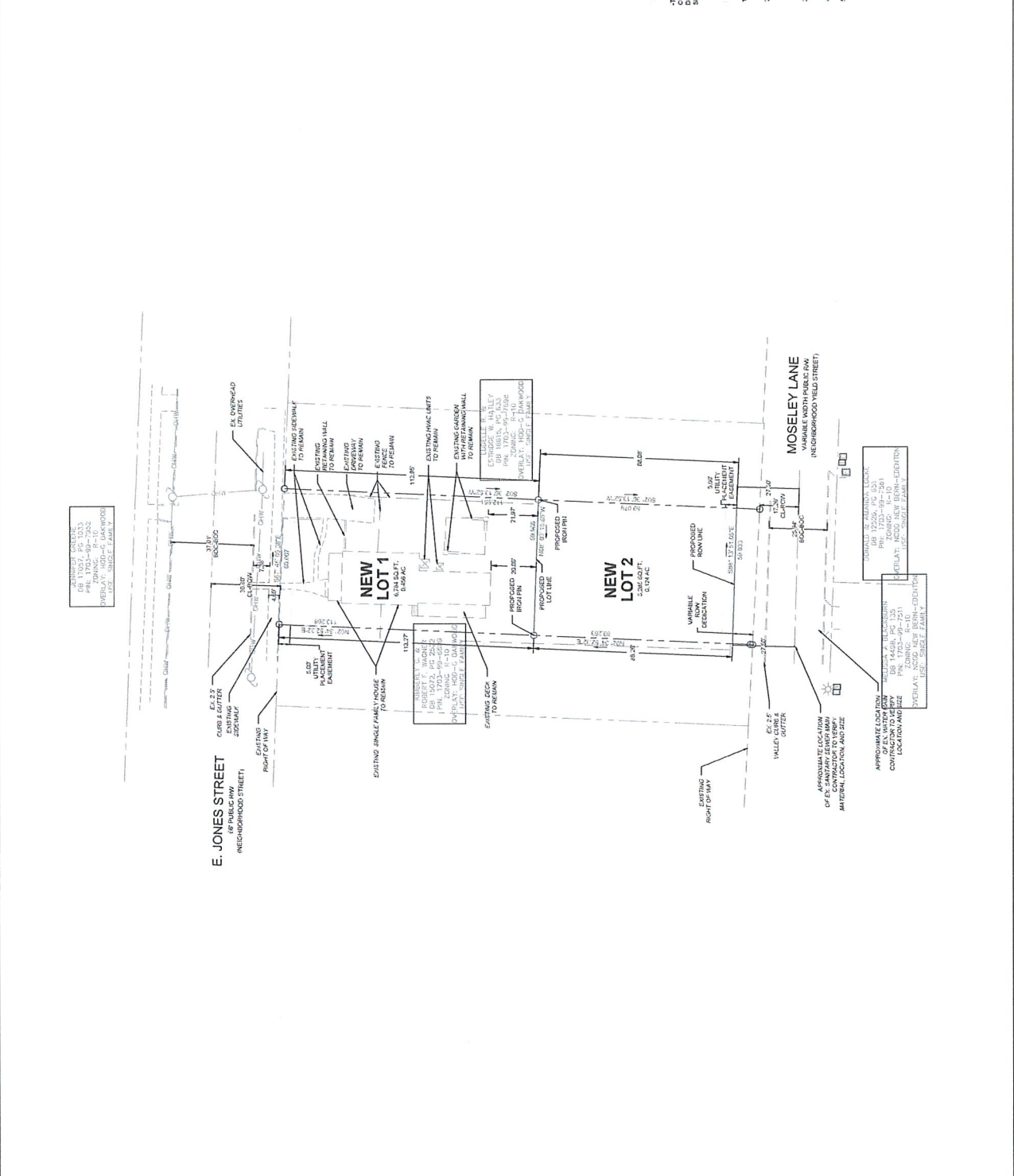
LEGEND

- EXISTING PROPERTY LINE
- EXISTING ADJOINING PROPERTY LINE
- EXISTING OVERHEAD COVER LINE
- EXISTING ADJOINING PROPERTY LINE
- EXISTING EDGE OF PAVEMENT
- PROPOSED LOT LINE
- PROPOSED PLACEMENT ENDPOINT

SUMMARY INFORMATION

DEVELOPMENT NAME: 542 E. JONES STREET-TWO LOT SUBDIVISION
SITE ADDRESS: 542 E. JONES STREET
RALEIGH, NORTH CAROLINA
PIN NUMBER: 170222-024
JURISDICTION: CITY OF RALEIGH
CURRENT ZONING DISTRICT: R-10 HD/OC
TOTAL GROSS AREA: 0.28 ACRES (12,044 SF)
TOTAL GROSS AREA: 0.28 ACRES (12,044 SF)
TOTAL NET AREA: 0.27 ACRES (11,920 SF)
PROPOSED LOT 1: 0.14 ACRES (6,160 SF)
PROPOSED LOT 2: 0.14 ACRES (6,160 SF)
MAXIMUM DENSITY REQUIRED: 10 UPH
BLOCK PERMETER REQUIRED: 2,500 LF
BLOCK PERMETER PROVIDED: 2,500 LF
COMPLIANCE: YES
*TRACT PERMITS FOR 0.28 ACRES PER UDC 0.3.3.1.B.6
RALEIGH CITIZENS ADVISORY COUNCIL (CAAC) NORTH CENTRAL
OWNER/DEVELOPER: CRUMPLER CONSULTING SERVICES, PLLC
542 E. JONES STREET
RALEIGH, NORTH CAROLINA 27612
ENGINEER:
CRUMPLER CONSULTING SERVICES, PLLC
2200 WOOD ROAD
RALEIGH, NORTH CAROLINA 27612
PH: 919-413-1704

- THE SITE WILL BE CONFORMING TO THE EXEMPTION OF THE CONSERVATION REQUIREMENTS THROUGH THE CITY OF RALEIGH'S UNIFIED DEVELOPMENT CODE SECTION 5.1.7 FOR PARCELS LESS THAN 2 ACRES IN SIZE.
- BOUNDARY AND EXISTING CONDITIONS SURVEY PROVIDED BY METACORP LAND SURVEYORS, PLLC DATED 06-16-19.
 - THE PROPERTY IS LOCATED IN ZONE R-10. AREA DETERMINED TO BE ELIGIBLE FOR A CHANGED ZONING DISTRICT IS R-10. A CHANGED FLOODPLAIN BASED ON THE FEMA MAP NUMBER 202070003 DATED MAY 2, 2008.
 - NO OPEN STREAMS OR WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROJECT OR PARCELS SURVEY.
 - THIS SURVEY IS NOT FOR RECORDATION.
 - DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOILS WASTE DESIGN MANUAL.



ISSUED FOR PERMITTING

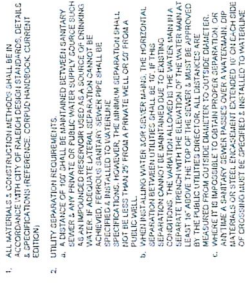
DATE	DESCRIPTION
07/05/23	CITY OF KANSAS CITY COMMENTS
07/19/23	CITY OF KANSAS CITY COMMENTS
08/25/23	CHOC APPROVAL LETTER

REV	DATE	DESCRIPTION
1	07/05/23	CITY OF KANSAS CITY COMMENTS
2	07/19/23	CITY OF KANSAS CITY COMMENTS
3	08/25/23	CHOC APPROVAL LETTER

428 N. RIVER
KANSAS CITY, MO 64108
PH: 913-413-1704
FAX: 913-413-1702

UTILITY PLAN
542 E. JONES STREET-TWO LOT
SUBDIVISION
542 E. JONES STREET
RALEIGH NORTH CAROLINA

PROJECT NO.: 10222
DRAWN BY: JAC
CHECKED BY: JAC
DATE: REVISION
SCALE: 1" = 20'

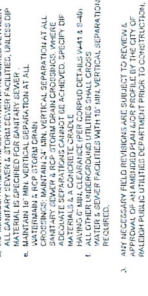


CITY OF KANSAS CITY NOTES

- ALL UTILITIES EXCEPT SANITARY SEWER SHALL BE IN ACCORDANCE WITH CITY OF KANSAS CITY STANDARDS, DETAIL C, EDITION 11/2018. INTERFERE, CONFLICT, HINDER OR OBSTRUCT.
- UTILITY SEPARATION REQUIREMENTS:
 - A SEPARATE 6" OR 8" SHALL BE MAINTAINED BETWEEN SANITARY SEWER AND ALL OTHER UTILITIES EXCEPT GAS.
 - AN IMPROVED RECORDOR USED AS A SOURCE OF CHANGING RECORDS FOR THE PROJECT SHALL BE USED TO VERIFY THE LOCATION OF ALL UTILITIES. THE RECORDOR SHALL BE USED TO VERIFY THE LOCATION OF ALL UTILITIES. THE RECORDOR SHALL BE USED TO VERIFY THE LOCATION OF ALL UTILITIES.
 - IF ANY UTILITIES ARE TO BE MAINTAINED WITHIN THE PROJECT, THE RECORDOR SHALL BE USED TO VERIFY THE LOCATION OF ALL UTILITIES. THE RECORDOR SHALL BE USED TO VERIFY THE LOCATION OF ALL UTILITIES.
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FIRE PROTECTION NOTES

- ALL PORTIONS OF THE EXTERIOR WALL OF THE FIRST FLOOR OF BUILDING SHALL BE WITHIN 10 FEET OF FIRE APPARATUS LOCATED WITHIN 10 FEET OF THE ROADWAY.
- IF ANY PORTIONS OF THE EXTERIOR WALL OF THE FIRST FLOOR OF BUILDING ARE TO BE WITHIN 10 FEET OF THE ROADWAY, THE EXTERIOR WALL SHALL BE CONSTRUCTED TO RESIST A FIRE EXPOSURE OF 1.5 HOURS.
- IF ANY PORTIONS OF THE EXTERIOR WALL OF THE FIRST FLOOR OF BUILDING ARE TO BE WITHIN 10 FEET OF THE ROADWAY, THE EXTERIOR WALL SHALL BE CONSTRUCTED TO RESIST A FIRE EXPOSURE OF 1.5 HOURS.
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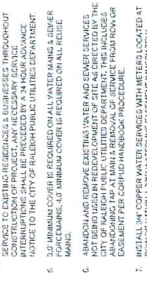


SITE EXEMPTION NOTES:

- THE SITE WILL BE CONFORMING TO THE EXEMPTION OF TREE REMOVAL AND SHEDDING DEVELOPMENT CODE SECTION 2.1.3 FOR PARCELS LESS THAN 2 ACRES IN SIZE.
- THE PROPERTY IS LOCATED IN ZONE R-1.5 (RESIDENTIAL SINGLE-FAMILY) AND IS SUBJECT TO THE KANSAS CITY ZONING ORDINANCE, CHAPTER 22, ARTICLE 2, SECTION 2.1.3.
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NOTES

- BOUNDARY AND DISTANCE CONSIDERING SURVEY PROVIDED BY HENCOBAM LAND SURVEYORS, PLLC DATED 04/16/18.
- THE PROPERTY IS LOCATED IN ZONE R-1.5 (RESIDENTIAL SINGLE-FAMILY) AND IS SUBJECT TO THE KANSAS CITY ZONING ORDINANCE, CHAPTER 22, ARTICLE 2, SECTION 2.1.3.
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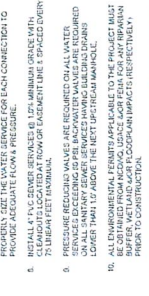


APPROXIMATE LOCATION OF EXISTING UTILITY MAIN CONTRACTOR TO VERIFY LOCATION, LOCATION AND SIZE

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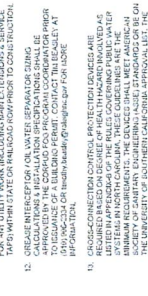


APPROXIMATE LOCATION OF EXISTING UTILITY MAIN CONTRACTOR TO VERIFY LOCATION, LOCATION AND SIZE

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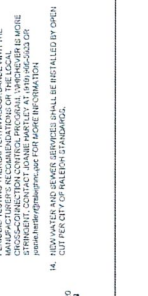


APPROXIMATE LOCATION OF EXISTING UTILITY MAIN CONTRACTOR TO VERIFY LOCATION, LOCATION AND SIZE

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APPROXIMATE LOCATION OF EXISTING UTILITY MAIN CONTRACTOR TO VERIFY LOCATION, LOCATION AND SIZE

LEGEND

---	EXISTING PROPERTY LINE
---	EXISTING ADJUTING PROPERTY LINE
---	EXISTING BACKSLOPE LINE
---	EXISTING OVERHEAD POWER LINE
---	EXISTING ADJUTING PROPERTY LINE
---	EXISTING BUILDING SETBACK LINE
---	EXISTING FININGS SETBACK LINE
---	EXISTING EDGE OF PAVEMENT
---	EXISTING CONTOUR MARKER
---	EXISTING CONTOUR MARKER
---	PROPOSED UTILITY
---	PROPOSED EASEMENT

STORMWATER IMPERVIOUS NOTES:
 MAXIMUM IMPERVIOUS SURFACE PER ZONING=40%
 TOTAL HEIGHT OF WALL IMPROVEMENTS: 48" (36" MIN. HEIGHT) PER LOT
 IMPROVEMENTS TO BE PLACED AT THE END OF FRONTAGE
 1. FURNISHING OF IMPROVEMENTS TO BE PROVIDED BY THE APPLICANT
 2. ALL IMPROVEMENTS SHALL BE 48" HIGH
 3. ALL IMPROVEMENTS SHALL BE 48" HIGH
 4. ALL IMPROVEMENTS SHALL BE 48" HIGH

ADA NOTES:
 1. PROPOSED ADA PARKING AND STALL STRIPING SHALL HAVE SLOPES NO STEEPER THAN 1:20%
 2. PROPOSED ACCESSIBLE ROUTE TO NON-PAVEMENT AND PROPOSED SIDEWALK SHALL BE 48" WIDE WITH 1:20% SLOPE AND CROSS SLOPES NO STEEPER THAN 1:48 1/4%
 3. RAMP SHALL COMPLY WITH THE REQUIREMENTS OF 2010 ICC/IBC SECTION 1010.
 4. SIDEWALK SHALL COMPLY WITH THE REQUIREMENTS OF 2010 ICC/IBC SECTION 1010.

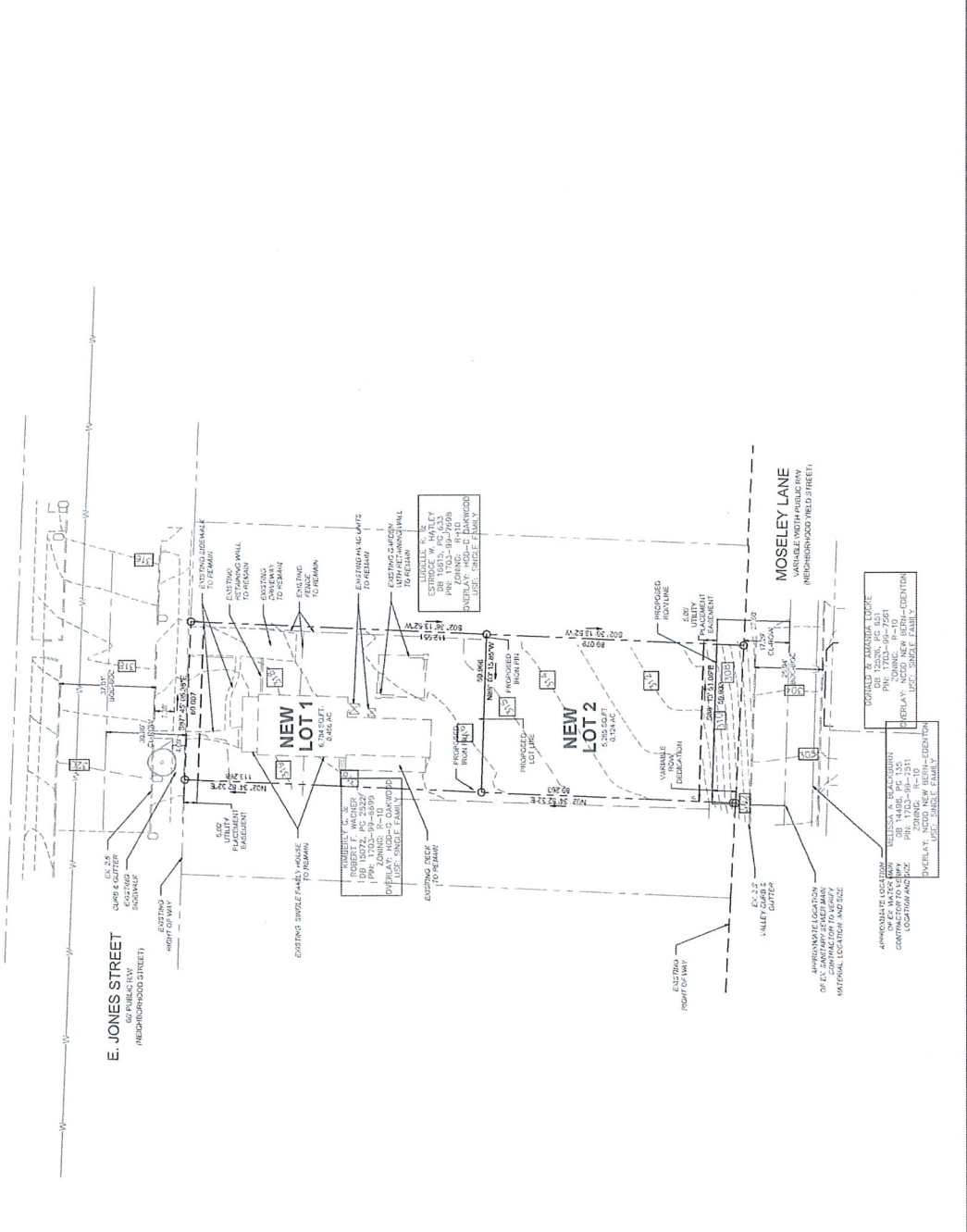
REV	DESCRIPTION	DATE
01	CITY OF RALEIGH COMMENTS	07/05/20
02	CITY OF RALEIGH COMMENTS	07/16/20
03	REDC APPROVAL LETTER	08/25/20

542 E. JONES STREET-TWO LOT
SUBDIVISION
GRADING PLAN
 542 E. JONES STREET
 RALEIGH, NORTH CAROLINA

PROJECT NO. 10022
 DRAWN BY: JAC
 CHECKED BY: JAC
 DATE: 08/09/20
 SCALE: 1" = 20'
 SHEET: C-5
 5 OF 7

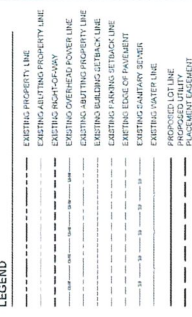
SITE EXEMPTION NOTES:
 THE SITE SHALL BE CONSIDERED TO THE EXTENT OF THE CONSERVATION REQUIREMENTS THROUGH THE CITY OF RALEIGH UNLESS DEVELOPMENT CODE SECTION 5.1.2 FOR PARCELS LESS THAN 2 ACRES IN SIZE.

NOTES:
 1. EQUANIMY AND EXISTING CONCRETE CURB (R) PROVIDED BY NEVACHRI LAND SURVEYORS, PLLC DATED 06-10-18.
 2. THE PROPERTY IS LOCATED IN ZONING AREA DETERMINED TO BE FLOODPLAIN BASED ON THE FEMA MAP NUMBER 220470003 DATED MAY 2, 2006.
 3. NO CREEK STREAMS OR WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROJECT OR PARCEL AS SHOWN.
 4. THIS DRAWING IS NOT FOR RECORDATION.
 5. DEVELOPER SHALL REMEASURE AND RE-CONFORM TO THE REQUIREMENTS SET FORTH IN THE SOIL WASTE DESIGN MANUAL.

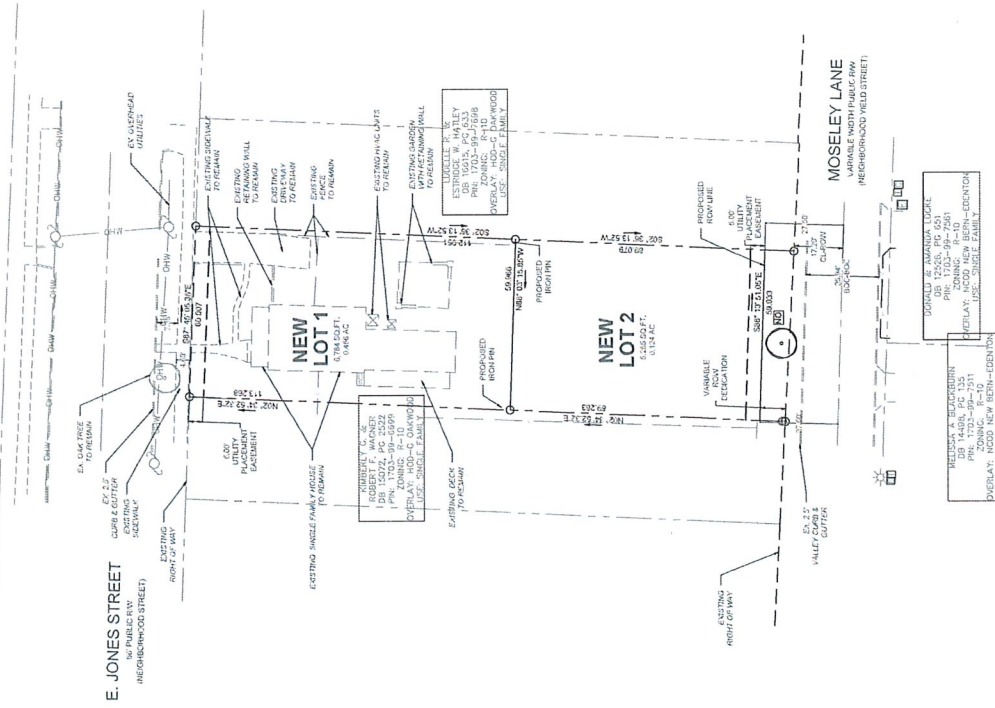


KRTV	DUAL	BOYANICELL NUMBER	EXHIBITION NUMBER	AT PLANTING	NATURE
NO.	NO.	HEIGHT	HEIGHT	ROOT	HEIGHT
		BASICUS NATURAL	NATURAL COM	PI	BANK
83	10	10	10	10	10

TREE CONSERVATION AND LANDSCAPING NOTES:
 -THE SITE IS LESS THAN 1/2 MILE FROM THE CITY OF RALEIGH UNIMPROVED APPLICABILITY CHANGE SECTION 11.15 TREE CONSERVATION
 -THE TREE IMPACT FORM IS REQUIRED WITH BUILDING PERMIT TO PLANT TREES IN THE PUBLIC RIGHT-OF-WAY.
 LANDSCAPING REQUIREMENTS:
 E. JOHNS STREET, MOSELEY, 304.8 (SEE SEC. 8.4.4.B)
 REQUIREMENT 1, TREE PER ACRE PLANTING TABLE TRENDS
 MOSELEY ARE REDUNDANT W/ TREE CONSERVATION SEC. 8.4.4.B
 REQUIREMENT 1, TREE PER ACRE PLANTING TABLE TRENDS
 MOSELEY ARE REDUNDANT W/ TREE CONSERVATION SEC. 8.4.4.B
 REQUIREMENT 1, TREE PER ACRE PLANTING TABLE TRENDS



CRUMPLER
Consulting Services, PLLC
 2200 N. W. 10TH AVE SUITE 100
 FT. LAUDERDALE, FL 33311
 PH: 954-413-1704
 FAX: 954-413-1704
 P-1533



- NOTES**
1. EXISTING AND EXISTING CONDUITS AND UTILITY PROVIDED BY THE COMB LAND SURVEYORS, PLC DATED 04-19-15.
 2. THE PROPERTY BELONGS TO JAMES W. PRICE DETERMINED TO BE OUTSIDE THE 60' ANNUAL CHANGE AND FUTURE 1% ANNUAL CHANGE ZONING DISTRICT ON THE FORM MAP NUMBER 15-2012003A DATED MAY 7, 2002.
 3. NO OUTSIDE STREAMS OR WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROJECT OR PARCEL AS SHOWN.
 4. THE DRAWING IS NOT FOR RECORD TYPICAL.
 5. DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.
- LANDSCAPING NOTES**
1. STREET TREE PLANTING SHALL ADHERE TO THE CITY OF RALEIGH TREE MANUAL.
 2. ALL REQUIRED AREAS NOT OCCUPIED BY STRUCTURES, PARKS OR DRIVEWAYS SHALL BE REVEGETATED PERIOD.
 3. SEE THE PLAN SHEETS FOR SEEING SCHEDULE.
 4. A MINIMUM OF 10% OF THE TOTAL AREA SHALL BE REVEGETATED WITH PLANT MATERIALS TO BE DETERMINED BY THE CITY OF RALEIGH.
 5. A MINIMUM OF 40% OF THE TOTAL AREA SHALL BE REVEGETATED WITH PLANT MATERIALS TO BE DETERMINED BY THE CITY OF RALEIGH.
 6. PLANTING SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH TREE MANUAL.
 7. ALL PLANTING AREAS TO RECEIVE 1" OF SOIL COMBINATION FOR EACH 1" OF PLANT BED DEPTH. ACCEPTABLE SOIL COMBINATIONS SHALL BE PROVIDED BY THE CITY OF RALEIGH TREE MANUAL.
 8. CONTRACTOR TO VERIFY VERTICAL LOCATION OF EXISTING UTILITIES BEFORE BEGINNING OF GRADING AND LANDSCAPE INSTALLATION.
 9. CONTRACTOR TO VERIFY VERTICAL LOCATION OF PLANTING AS SHOWN. PLANTING SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH TREE MANUAL.
 10. ALL PLANTS ARE TO BE THOROUGHLY WATERED BY THE SAME DAY AS PLANTED.
 11. THE PLANT HOLES SHALL BE A MINIMUM THREE TIMES THE DIMENSIONS OF THE ROOT BALL.
 12. ALL PLANTS ARE TO BE PLANTED WITH PROPER SPACING AND SPACING FROM EXISTING PLANTS AND STRUCTURES.
 13. ALL TREES AND SHRUBS SHALL BE PLANTED WITH PROPER SPACING AND SPACING FROM EXISTING PLANTS AND STRUCTURES.
 14. LANDSCAPING REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH TREE MANUAL.
 15. ALL ADDITIONAL LANDSCAPE SHALL BE THE OWNER'S RESPONSIBILITY.
 16. ALL LANDSCAPING SHALL BE COMPLETED FOR ONE (1) YEAR AFTER FINISH.
 17. ALL LANDSCAPING SHALL BE MAINTAINED FOR ONE (1) YEAR AFTER FINISH.
 18. THE TREE REPLACEMENT RATIO SHALL BE DETERMINED BY THE CITY OF RALEIGH TREE MANUAL.

REV	DESCRIPTION
01/06/20	CITY OF RALEIGH COMMENTS
02/18/20	CITY OF RALEIGH COMMENTS
06/25/20	ISSUED FOR PERMITTING

LANDSCAPING PLAN
 542 E. JONES STREET-TWO LOT
 SUBDIVISION
 542 E. JONES STREET
 RALEIGH, NORTH CAROLINA

PROJECT NO.: 19022
 DRAWN BY: JAC
 CHECKED BY: JAC
 DATE: 06/25/20
 SCALE: 1" = 20'

CITY OF RALEIGH
 DEPARTMENT OF PUBLIC WORKS
 215 N. W. 10TH AVE
 FT. LAUDERDALE, FL 33311
 TEL: 954-413-1704
 FAX: 954-413-1704

DATE: 06/25/20
 DRAWN BY: JAC
 CHECKED BY: JAC

NOTES:
 1. CONSTRUCTION IN ACCORDANCE WITH THE CITY OF RALEIGH TREE MANUAL.
 2. ALL PLANTS SHALL BE PLANTED WITH PROPER SPACING AND SPACING FROM EXISTING PLANTS AND STRUCTURES.
 3. ALL PLANTS SHALL BE PLANTED WITH PROPER SPACING AND SPACING FROM EXISTING PLANTS AND STRUCTURES.
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TPP-23



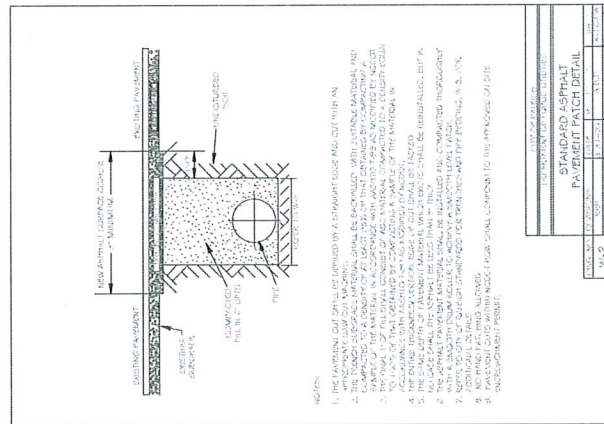
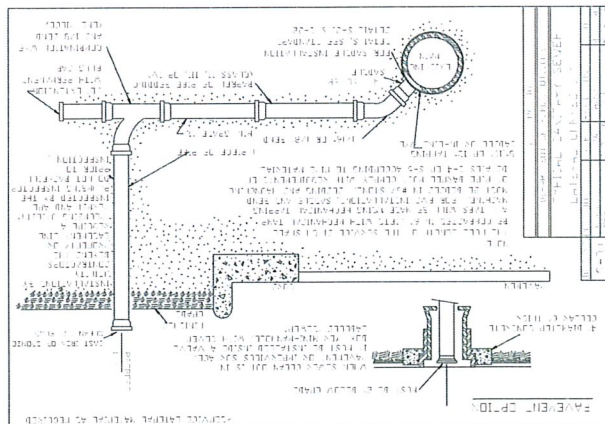
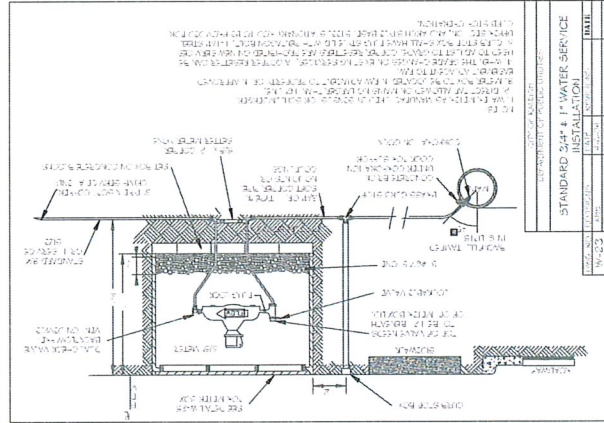
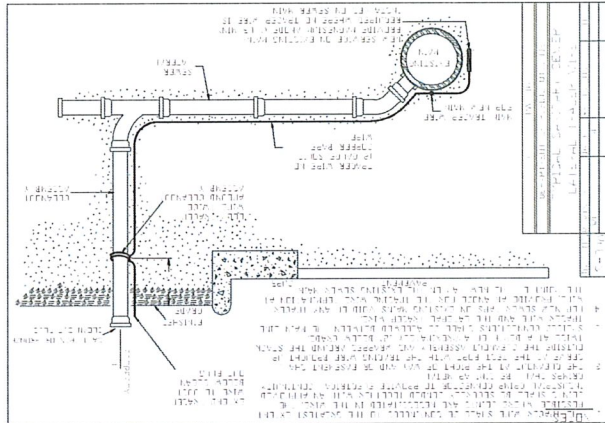
CRUMPLER
Consulting Services, PLLC
 2200 N. W. 10TH AVE SUITE 100
 FT. LAUDERDALE, FL 33311
 PH: 954-413-1704
 FAX: 954-413-1704
 P-1533

REV	DESCRIPTION	DATE
1	CITY OF FORT WORTH COMMENTS	01/09/20
2	CITY OF FORT WORTH COMMENTS	02/18/20
3	SHDC APPROVAL LETTER	06/25/20

DETAILS
SUBDIVISION
542 E. JONES STREET-TWO LOT
542 E JONES STREET
FARLEIGH, NORTH CAROLINA

PROJECT NO.	10022
DRAWN BY	JAC
CHECKED BY	JAC
DATE	06/25/20
SCALE	AS SHOWN

D-1
7 of 7





MEMO TO: Jermont Purifoy, Senior Planner

CC: Karen Still
Josh Crumpler, Crumpler Consulting Services, PLLC

FROM: Tania Tully, Senior Preservation Planner

SUBJECT: SUB-0054-2019 (542 E Jones Street)

DATE: June 24, 2020

At its June 16, 2020, meeting, the Raleigh Historic Development Commission reviewed the proposed subdivision of 542 E Jones Street in the Oakwood Historic Overlay District. The commission determined the proposed two lot subdivision is not incongruous with the development character of the historic district in terms of the proposed buildable portions of the resulting lots.

The commission voted 8 to 4 to recommend approval of the proposed subdivision noting that the commission cannot advise or take in account the safety and traffic issues addressed by the residents of Mosley Lane.

Minutes will be available after their approval at the July 21 meeting.

Post Office Box 829
Raleigh, North Carolina 27602
(919) 832-7238 ph
(919) 516-2682 fax
www.rhdc.org





Conditions of Approval

Case #: SUB-0054-2019

Subject: 542 E. Jones St. Subdivision

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2495
DS.help@raleighnc.gov
www.raleighnc.gov

LOCATION: This site is located north of E. Edenton Street between E. Jones Street and Moseley Lane at 542 E. Jones Street.

SUMMARY STATEMENT: Development of an existing 0.29 acre tract (12,644 sf) containing a single family house and zoned R-10 and HOD-G. The site is being subdivided into a proposed 2 lot subdivision with 0.013 acres (574 sf) of right-of-way dedication. Proposed Lot 1 will be 0.156 acres (6,784 sf) in size and Proposed New Lot 2 will be 0.124 acres (5,285 sf) in size. This subdivision plan requires City Council approval in accordance with UDO Section 10.1.8.

DESIGN ADJUSTMENT(S)/ ALTERNATES, ETC: N/A

CONDITIONS: After Preliminary Subdivision approval the following will be required:

General

1. A demolition permit shall be issued and this building permit number shown on all maps for recording.

Stormwater

2. These lots are exempt per UDO Section 9.2.2.A.2.b.i as a residential subdivision of one acre or less approved after May 1, 2001, but are subject to impervious limitations of subsection A.4 and subject to further review upon placement of impervious surface areas.
3. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording. Any additional impervious in the right of way, including fee-in-lieu, must be subtracted from the maximum impervious.
4. Impervious restrictions for each lot must be recorded on a plat prior to building permit issuance.
5. If total land disturbance will be over 12,000 sq. ft. for multiple houses, a separate site plan submittal & approval will be required. Site plans require an erosion control plan. (UDO 9.4.6.)
6. A fee-in-lieu for a 6' sidewalk along Moseley Lane and a fee-in-lieu for 1' of sidewalk along E Jones Street is paid to the City of Raleigh (UDO 8.1.10).

Engineering

7. A 5' utility placement easement and associated deed of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development



Conditions of Approval

Case #: SUB-0054-2019

Subject: 542 E. Jones St. Subdivision

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2495
DS.help@raleighnc.gov
www.raleighnc.gov

Services Department within one day from authorization of lot recordation. If recorded copies of the documents are not provided, further recordings and building permit issuance will be withheld.

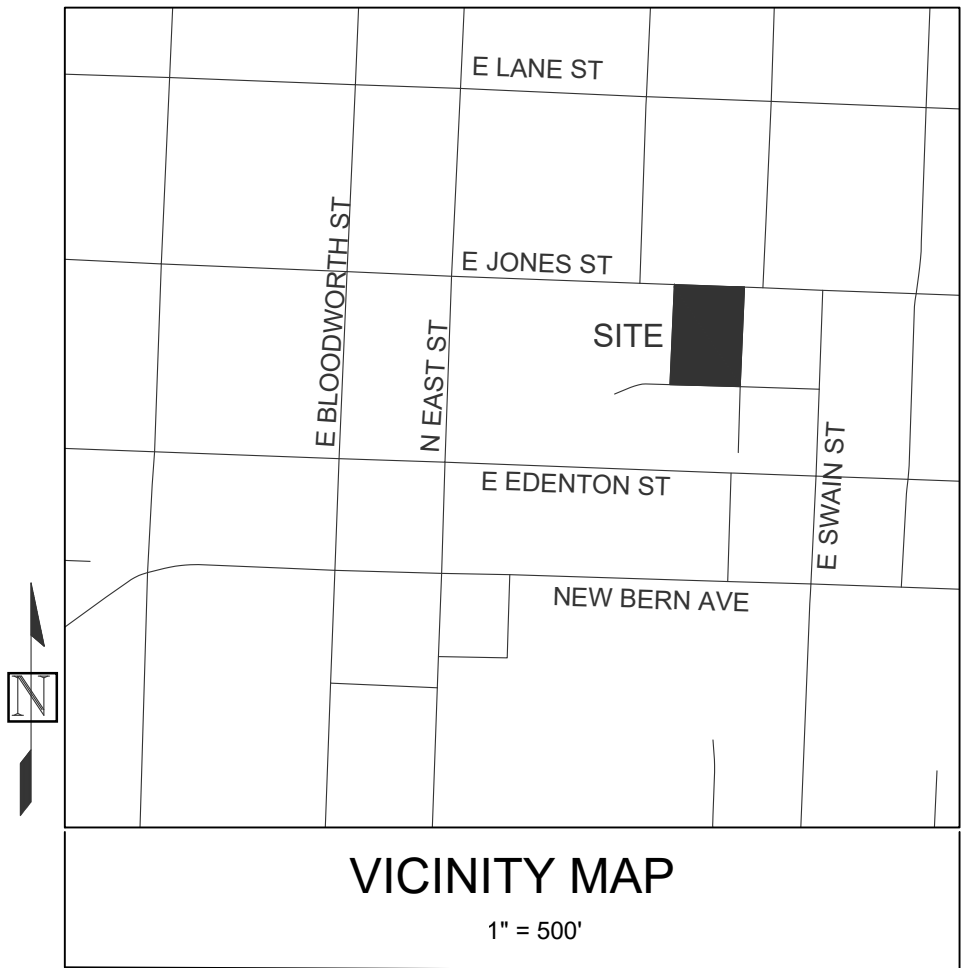
8. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and shown on the map approved for recordation.

Urban Forestry

9. A public infrastructure surety for (1) Street Tree is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).
10. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 1 street tree along Moseley Lane.

Public Utilities

11. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications. Lot # 2 to tap/connect to public water and sewer on Moseley Ln side.



SUBDIVISION PLANS FOR 542 E. JONES STREET TWO LOT SUBDIVISION 542 E. JONES STREET RALEIGH, NORTH CAROLINA

CITY OF RALEIGH FILE: SUB-0054-2019

SITE EXEMPTION NOTES:

-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.

NOTES

- BOUNDARY AND EXISTING CONDITIONS SURVEY PROVIDED BY NEWCOMB LAND SURVEYORS, PLLC DATED 09-16-19.
- A PORTION OF THE PROPERTY IS LOCATED IN ZONE X THAT IS LOCATED WITHIN THE 0.2% ANNUAL CHANCE ZONE. THE REMAINING PORTIONS OF THE 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 3720170300J DATED MAY 2, 2006.
- NO ONSITE STREAMS OR WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROJECT OR PARCEL AS SHOWN.
- THIS DRAWING IS NOT FOR RECORDATION.
- DEVELOPERS HAVE REVIEWED AND WILL BE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.

SHEET	DESCRIPTION
C-1	COVER
C-2	EXISTING CONDITIONS
C-3	PROPOSED SUBDIVISION PLAN
C-4	PROPOSED GRADING AND STORMWATER PLAN
C-5	PROPOSED UTILITY PLAN
C-6	PROPOSED LANDSCAPING PLAN
D-1	DETAILS

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

CALL 48 HOURS BEFORE YOU DIG



NORTH CAROLINA ONE-CALL CENTER
1-800-632-4949



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



ISSUED FOR PERMITTING

DATE	DESCRIPTION
01/06/20	CITY OF RALEIGH COMMENTS
02/18/20	CITY OF RALEIGH COMMENTS
03/18/20	CITY OF RALEIGH COMMENTS

COVER
542 E. JONES STREET-TWO LOT
SUBDIVISION
542 E. JONES STREET
RALEIGH, NORTH CAROLINA

PROJECT NO.:	19022
DRAWN BY:	JAC
CHECKED BY:	JAC
DATE:	10/02/19
SCALE:	N.T.S.

C-1
1 of 7

DEVELOPMENT SERVICES
Preliminary Subdivision Plan Application
Development Services Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-886-2885

This form is used when submitting a Preliminary Subdivision (UDO Section 10.2.6). Please check the appropriate review type and include the plan checklist document.

Please email your completed application to DS.intake@raleighnc.gov.

Office Use Only: Case #: _____ Planner (print): _____
Pre-application Conference Date: _____ Planner (signature): _____

DEVELOPMENT TYPE (UDO Section 2.1.2)
 Conventional Subdivision
 Compact Development
 Conservation Development
 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): 542 E. Jones Street-Two Lot Subdivision
 Property Address(es): 542 E. Jones Street
 Recorded Deed PIN(s): 1703-99-7648

What is your project type?
 Single family
 Apartment
 Townhouse
 Non-residential
 Other: _____
 Attached houses

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION
 NOTE: Please attach purchase agreement when submitting this form.
 Company: Crumpler Consulting Services, PLLC Owner/Developer Name and Title: Karen Lee Still, George Jeffrey Patton
 Address: 542 E. Jones Street, Raleigh, NC 27601
 Phone #: 919-395-6899 Email: KLS657@gmail.com

APPLICANT INFORMATION
 Company: Crumpler Consulting Services, PLLC Contact Name and Title: Josh Crumpler, PE
 Address: 2308 Ridge Road, Raleigh, NC 27612
 Phone #: 919-413-1704 Email: josh@crumplerconsulting.com

Continue to the next page >

Page 4 of 2 REVISION #8.01.19
raleighnc.gov

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

ZONING INFORMATION
 Gross site acreage: 0.28ac/12,644sf
 Zoning districts (if more than one, provide acreage of each):
 R-10 HOB-G
 Overlay district HOB-G Oakwood Inside City limits? Yes No
 Conditional Use District (CUD) Case # Z- _____ Board of Adjustment (BOA) Case # A- _____

STORMWATER INFORMATION
 Existing Impervious Surface: _____ Square Feet Proposed Impervious Surface: _____ Square Feet
 Acres: _____ Acres: _____
 Neuse River Buffer Yes No Wetlands Yes No
 Is this a flood hazard area? Yes No
 If yes, please provide the following:
 Alluvial soils: _____
 Flood study: _____
 FEMA Map Panel #: _____

NUMBER OF LOTS AND DENSITY
 Total # of townhouse lots: 00 Detached: 0 Attached: _____
 Total # of single-family lots: 2 SINGLE FAMILY LOTS
 Proposed density for each zoning district (UDO 1.5.2.F): 0.145
 Total # of open space and/or common area lots: 0
 Total # of requested lots: 2 SINGLE FAMILY LOTS

SIGNATURE BLOCK
 In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors, and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed development plan as approved by the City of Raleigh.
 I hereby designate Joshua Crumpler, PE to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf, and to represent me in any public meeting regarding this application.
 I 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: *Karen Lee Still* Date: 9/19/2019
 Printed Name: Karen Lee Still

Signature: *George Jeffrey Patton* Date: 9/19/2019
 Printed Name: George Jeffrey Patton

Please email your completed application to DS.intake@raleighnc.gov.

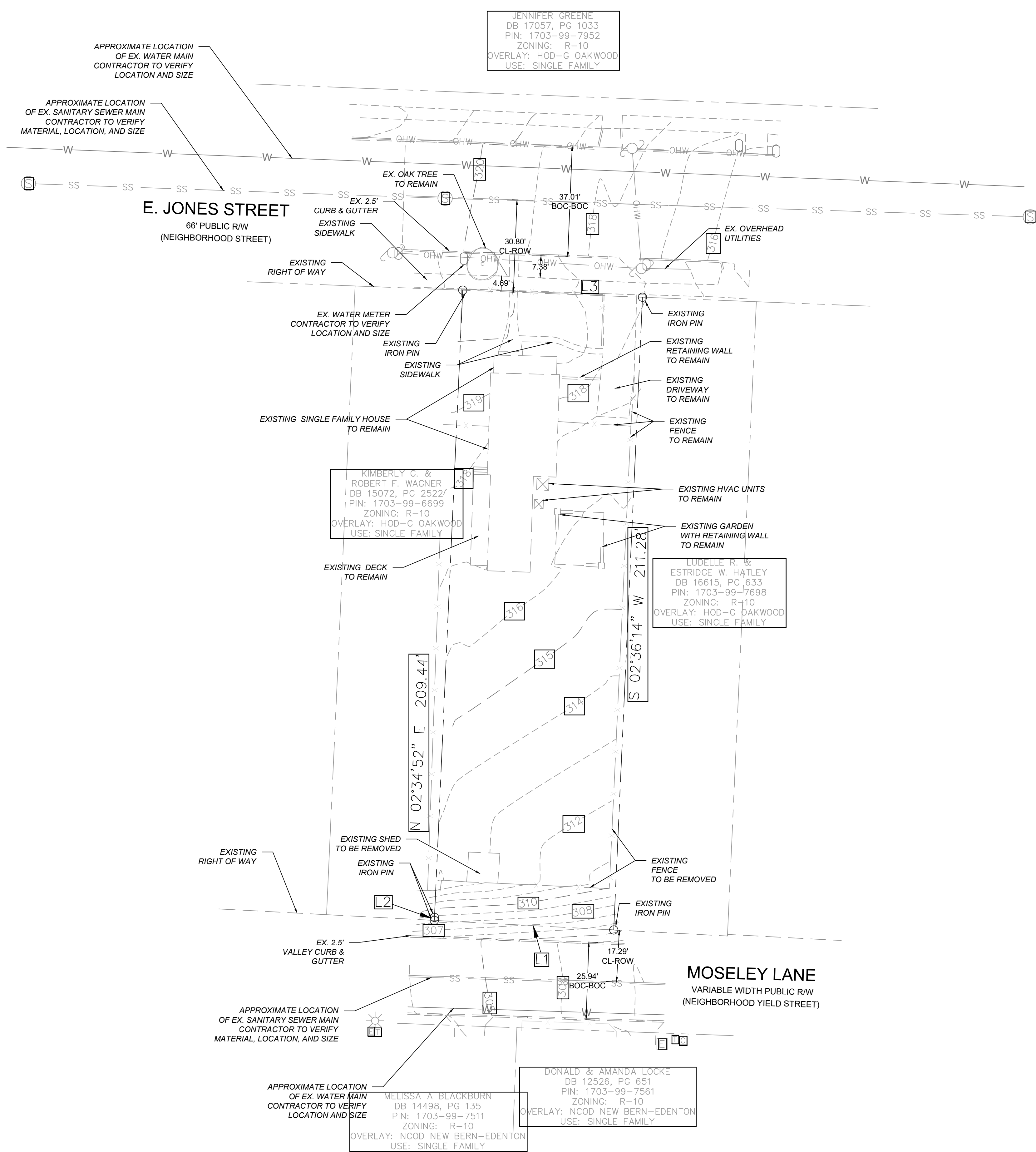
Page 2 of 2 REVISION #8.01.19
raleighnc.gov

PREPARED FOR:
KAREN STILL AND JEFFRY PATTON
542 E. JONES STREET
RALEIGH, NORTH CAROLINA 27601

PREPARED BY:
CRUMPLER
Consulting Services, PLLC

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

CAD FILE: D:\C259\Projects\2019\19022-Staff\Subdivision\Bases\ LAYOUT.dwg



LEGEND

---	EXISTING PROPERTY LINE
---	EXISTING ABUTTING PROPERTY LINE
---	EXISTING RIGHT-OF-WAY
OHW OHW OHW	EXISTING OVERHEAD POWER LINE
---	EXISTING ABUTTING PROPERTY LINE
---	EXISTING EDGE OF PAVEMENT
100	EXISTING CONTOUR MAJOR
---	EXISTING CONTOUR MINOR
SS SS	EXISTING SANITARY SEWER
W	EXISTING WATER MAIN

CRUMPLER
Consulting Services, PLLC

2308 Ridge Road
Raleigh, North Carolina 27612
Ph. 919-871-1704
F-1533



ISSUED FOR PERMITTING

REV	DESCRIPTION	DATE
1	CITY OF RALEIGH COMMENTS	01/06/20
2	CITY OF RALEIGH COMMENTS	02/18/20
3	CITY OF RALEIGH COMMENTS	03/18/20

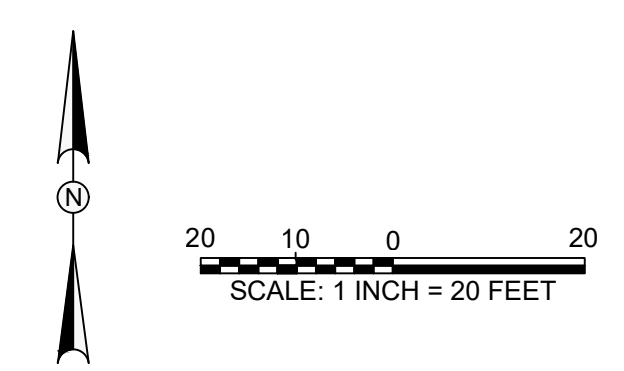
SITE EXEMPTION NOTES:

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- NOTES**
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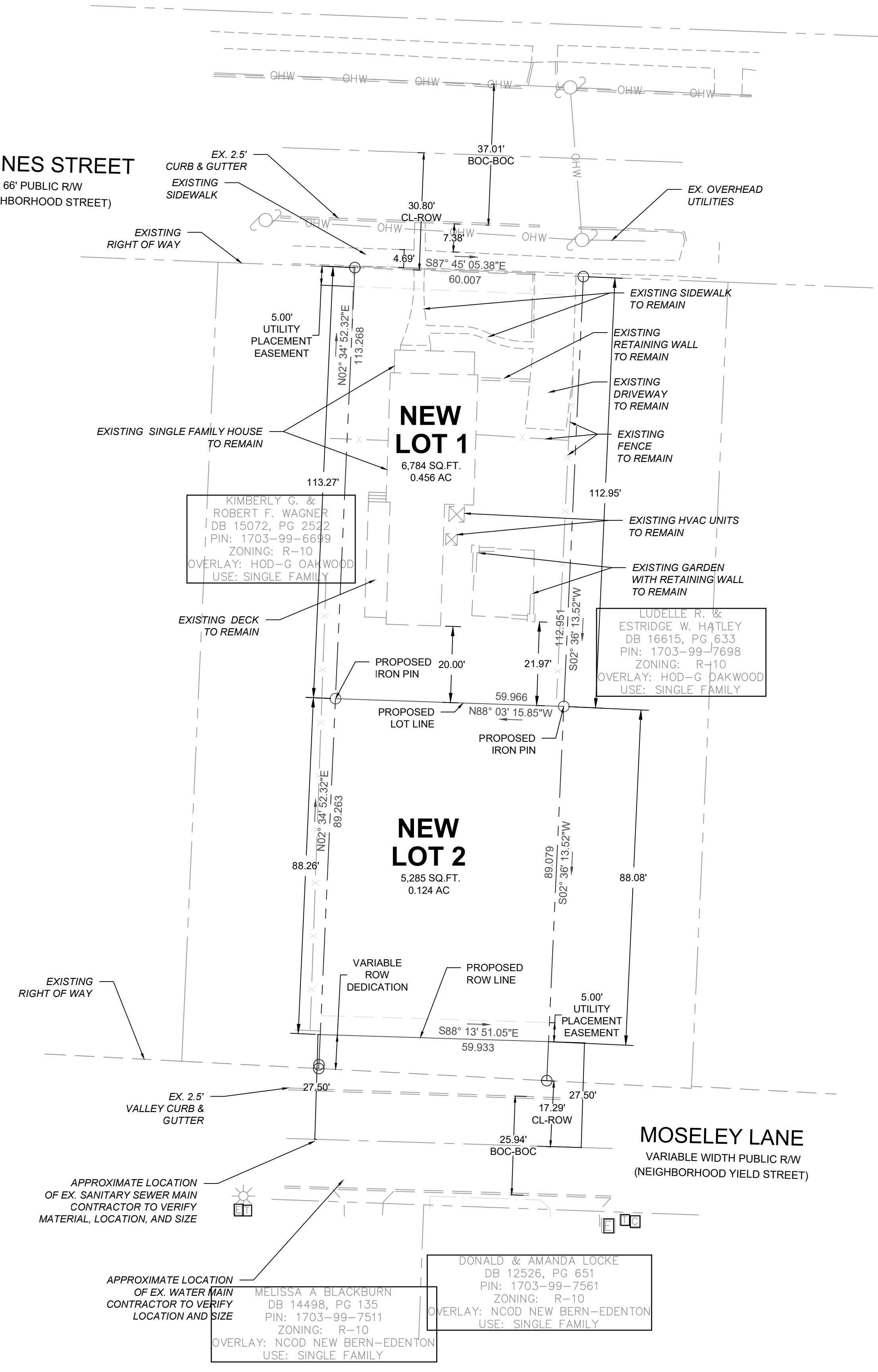
EXISTING CONDITIONS PLAN
542 E. JONES STREET-TWO LOT
SUBDIVISION
542 E. JONES STREET
RALEIGH, NORTH CAROLINA

PROJECT NO.:	19022
DRAWN BY:	JAC
CHECKED BY:	JAC
DATE:	10/02/19
SCALE:	1" = 20'



JENNIFER GREENE
 DB 17057, PG 1033
 PIN: 1703-99-7952
 ZONING: R-10
 OVERLAY: HOD-G OAKWOOD
 USE: SINGLE FAMILY

E. JONES STREET
 66' PUBLIC R/W
 (NEIGHBORHOOD STREET)



KIMBERLY G. &
 ROBERT F. WAGNER
 DB 15072, PG 2522
 PIN: 1703-99-6699
 ZONING: R-10
 OVERLAY: HOD-G OAKWOOD
 USE: SINGLE FAMILY

LUDELLE R. &
 ESTRIDGE W. HATLEY
 DB 16615, PG 633
 PIN: 1703-99-7698
 ZONING: R-10
 OVERLAY: HOD-G OAKWOOD
 USE: SINGLE FAMILY

DONALD & AMANDA LOCKE
 DB 12526, PG 651
 PIN: 1703-99-7561
 ZONING: R-10
 OVERLAY: NCOD NEW BERN-EDENTON
 USE: SINGLE FAMILY

MELISSA A BLACKBURN
 DB 14498, PG 135
 PIN: 1703-99-7511
 ZONING: R-10
 OVERLAY: NCOD NEW BERN-EDENTON
 USE: SINGLE FAMILY

LEGEND

---	EXISTING PROPERTY LINE
---	EXISTING ABUTTING PROPERTY LINE
---	EXISTING RIGHT-OF-WAY
---	EXISTING OVERHEAD POWER LINE
---	EXISTING ABUTTING PROPERTY LINE
---	EXISTING EDGE OF PAVEMENT
---	PROPOSED LOT LINE
---	PROPOSED UTILITY PLACEMENT EASEMENT

SUMMARY INFORMATION

DEVELOPMENT NAME: 542 E. JONES STREET-2 LOT SUBDIVISION

SITE ADDRESS: 542 E. JONES STREET
 RALEIGH, NORTH CAROLINA

PIN NUMBER: 1703-99-7648

JURISDICTION: CITY OF RALEIGH
 CURRENT ZONING DISTRICT: R-10 HOD-G

TOTAL GROSS ACREAGE: 0.29 ACRES (12,644 SF)
 DEDICATED RIGHT OF WAY: 0.013 ACRES (574 SF)
 TOTAL NET ACREAGE: 0.277 ACRES (12,070 SF)
 PROPOSED LOT 1: 0.456 ACRES (6,784 SF)
 PROPOSED LOT 2: 0.124 ACRES (5,285 SF)

MAXIMUM DENSITY REQUIRED: 10 U/A
 MAXIMUM DENSITY PROVIDED: 2 UNITS/0.277 ACRES=7.22 U/A

BLOCK PERIMETER REQUIRED: 2,500LF
 BLOCK PERIMETER PROVIDED: 2,650LF***
 ***EXEMPT FOR LOTS UNDER 2 ACRES PER UDO 8.3.2.A.1.b.ix

RALEIGH CITIZENS ADVISORY COUNCIL (CAC): NORTH CENTRAL

OWNER/DEVELOPER:
 KAREN STILL AND JEFFRY PATTON
 542 E. JONES STREET
 RALEIGH, NORTH CAROLINA 27601

ENGINEER:
 CRUMPLER CONSULTING SERVICES, PLLC
 CONTACT: JOSH CRUMPLER, PE
 2308 RIDGE ROAD
 RALEIGH, NC 27612
 (919) 413-1704

ISSUED FOR PERMITTING

REV	DESCRIPTION	DATE
1	CITY OF RALEIGH COMMENTS	01/06/20
2	CITY OF RALEIGH COMMENTS	02/18/20
3	CITY OF RALEIGH COMMENTS	03/18/20

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- NOTES**
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PROPOSED SUBDIVISION PLAN
 542 E. JONES STREET-TWO LOT
 SUBDIVISION
 542 E. JONES STREET
 RALEIGH, NORTH CAROLINA

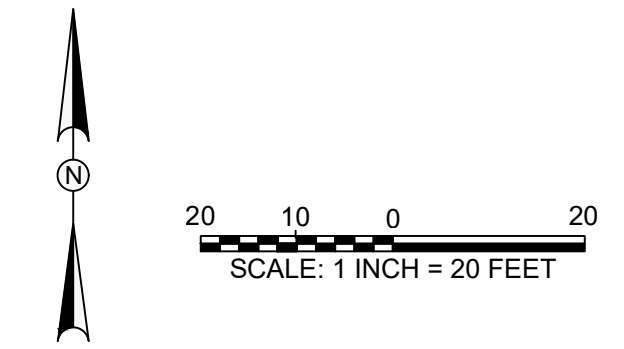
PROJECT NO.: 19022

DRAWN BY: JAC

CHECKED BY: JAC

DATE: 10/02/19

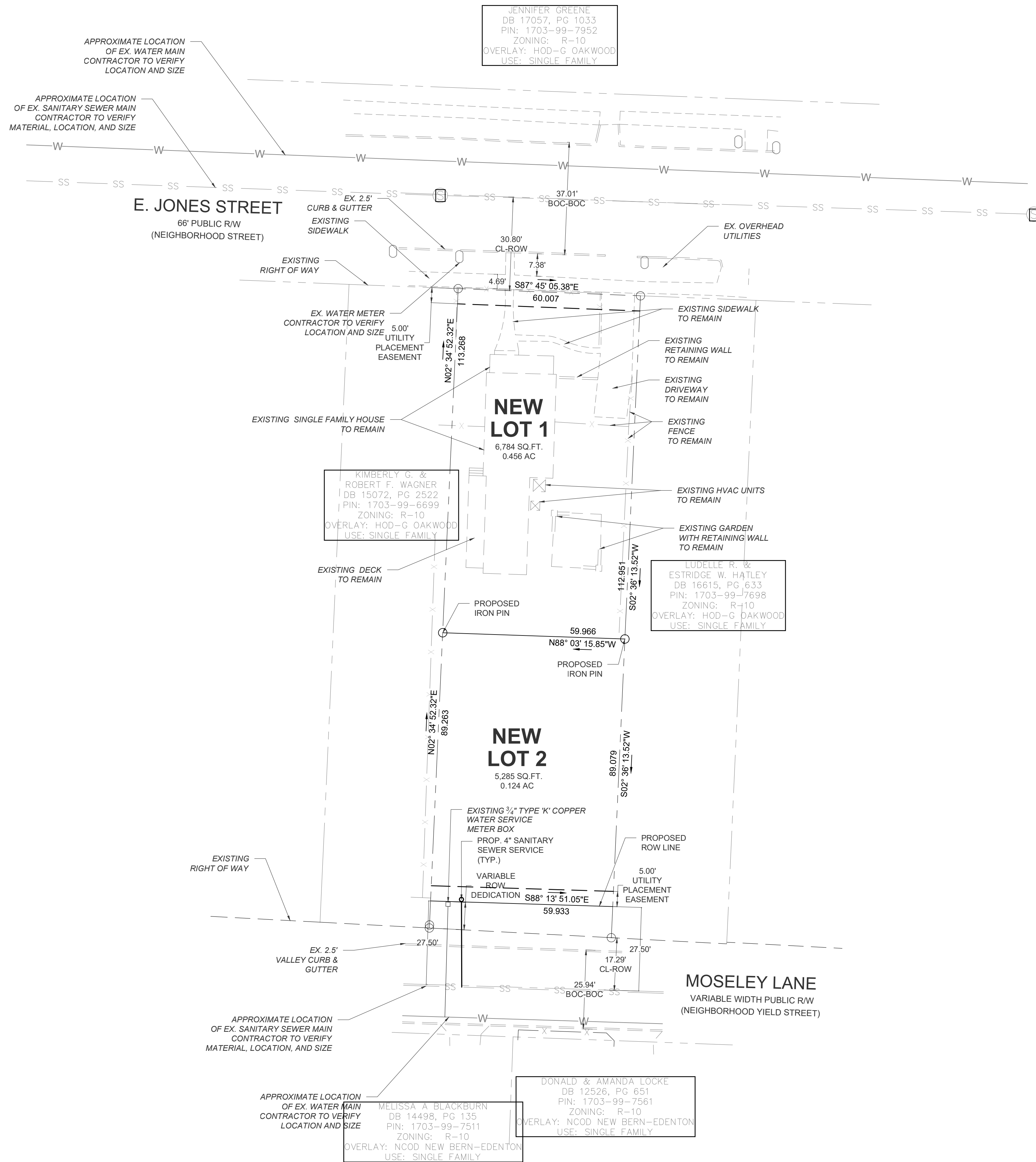
SCALE: 1" = 20'



CRUMPLER
 Consulting Services, PLLC

2308 Ridge Road
 Raleigh, North Carolina 27612
 Ph: 919-413-1704
 F-1533





SITE EXEMPTION NOTES:

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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.

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
- PROPOSED SANITARY SEWER
- PROPOSED WATER LINE
- PROPOSED LOT LINE
- PROPOSED UTILITY PLACEMENT EASEMENT

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)
 - 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.
 - WHEN INSTALLING WATER & RCP STORM DRAIN CROSSINGS, MAINTAIN 24" 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 W-41 & S-49) 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.
- 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.
- ABANDON AND REMOVE EXISTING WATER AND SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF SITE AS 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 CORPUD FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT TIM BEASLEY AT (919) 996-2334 OR timothy.beasley@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. CONTACT JOANIE HARTLEY AT (919) 996-5923 OR joanie.hartley@raleighnc.gov FOR MORE INFORMATION
- NEW WATER AND SEWER SERVICES SHALL BE INSTALLED BY OPEN CUT PER CITY OF RALEIGH STANDARDS.

CRUMPLER
Consulting Services, PLLC

2308 Ridge Road
Raleigh, North Carolina 27612
Ph. 919-781-1704
F-1533



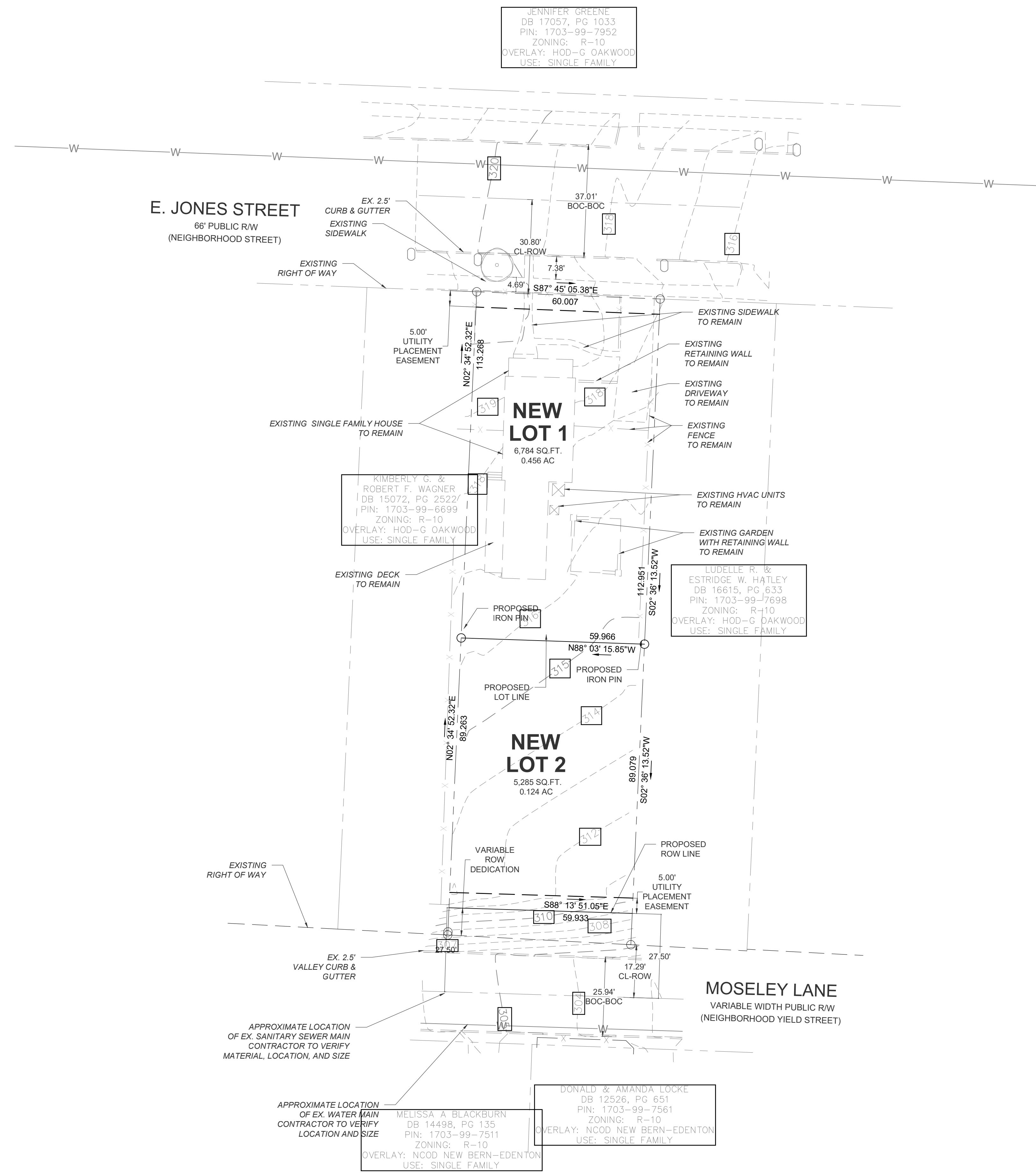
ISSUED FOR PERMITTING

DATE	DESCRIPTION
01/06/20	CITY OF RALEIGH COMMENTS
02/18/20	CITY OF RALEIGH COMMENTS
03/18/20	CITY OF RALEIGH COMMENTS

UTILITY PLAN
542 E. JONES STREET-TWO LOT
SUBDIVISION
542 E. JONES STREET
RALEIGH, NORTH CAROLINA

PROJECT NO.:	19022
DRAWN BY:	JAC
CHECKED BY:	JAC
DATE:	10/02/19
SCALE:	1" = 20'

CAD FILE: D:\C58\Projects\2019\19022-581-Subdivision\Bases\ LAYOUT1 Grading Plan



JENNIFER GREENE
DB 17057, PG 1033
PIN: 1703-99-7952
ZONING: R-10
OVERLAY: HOD-G OAKWOOD
USE: SINGLE FAMILY

KIMBERLY G. &
ROBERT F. WAGNER
DB 15072, PG 2527
PIN: 1703-99-6699
ZONING: R-10
OVERLAY: HOD-G OAKWOOD
USE: SINGLE FAMILY

LUDELLE R. &
ESTRIDGE W. HATLEY
DB 16615, PG 633
PIN: 1703-99-7698
ZONING: R-10
OVERLAY: HOD-G OAKWOOD
USE: SINGLE FAMILY

DONALD & AMANDA LOCKE
DB 12526, PG 651
PIN: 1703-99-7561
ZONING: R-10
OVERLAY: NCOD NEW BERN-EDENTON
USE: SINGLE FAMILY

MELISSA A BLACKBURN
DB 14498, PG 135
PIN: 1703-99-7511
ZONING: R-10
OVERLAY: NCOD NEW BERN-EDENTON
USE: SINGLE FAMILY

LEGEND

---	EXISTING PROPERTY LINE
---	EXISTING ABUTTING PROPERTY LINE
---	EXISTING RIGHT-OF-WAY
--- OHW --- OHW --- OHW --- OHW	EXISTING OVERHEAD POWER LINE
---	EXISTING ABUTTING PROPERTY LINE
---	EXISTING BUILDING SETBACK LINE
---	EXISTING PARKING SETBACK LINE
---	EXISTING EDGE OF PAVEMENT
---	EXISTING CONTOUR MAJOR
---	EXISTING CONTOUR MINOR
---	PROPOSED LOT LINE
---	PROPOSED UTILITY PLACEMENT EASEMENT

STORMWATER IMPERVIOUS NOTES:

MAXIMUM IMPERVIOUS SURFACE PER ZONING=65%
TOTAL RIGHT OF WAY IMPROVEMENTS: 419.35F (209.65 PER LOT)
-MOSELEY DRIVE IMPROVEMENTS: 59.9' OF FRONTAGE
1' PAVEMENT=59.95F
6' SIDEWALK=359.45F
TOTAL IMPERVIOUS=413.35F
-E JONES IMPROVEMENTS: 60.0' OF FRONTAGE
1.5' SIDEWALK=605F

MAXIMUM IMPERVIOUS PER LOT LESS RIGHT OF WAY IMPROVEMENTS:
-LOT 1: 6,784SF=4,409.60-209.65SF=4,199.95SF MAX IMPERVIOUS SURFACE
-LOT 2: 5,285SF=3,435.25-209.65SF=3,225.60SF MAX IMPERVIOUS SURFACE

-PER SECTION 9.2.2.A.2.B.1 SUBJECT TO 4.A OF THE PART 10A RALEIGH UNIFIED DEVELOPMENT ORDINANCE, THESE LOTS ARE EXEMPT FROM ACTIVE STORMWATER MEASURES AND SUBJECT TO FURTHER REVIEW UPON PLACEMENT OF IMPERVIOUS SURFACE AREAS.

ADA NOTES

1. PROPOSED ADA PARKING AND STALL STRIPING SHALL HAVE SLOPES NO STEEPER THAN 1:48 (2%).
2. PROPOSED ACCESSIBLE ROUTE TO RIGHT-OF-WAY AND PROPOSED SIDEWALKS SHALL HAVE A RUNNING SLOPE NO STEEPER THAN 1:20 (5%) AND CROSS SLOPES NO STEEPER THAN 1:48 (2%).
3. RAMPS SHALL COMPLY WITH THE REQUIREMENTS OF 2012 NCSBC SECTION 1010.
4. HANDRAILS SHALL COMPLY WITH THE REQUIREMENTS OF 2012 NCSBC SECTION 1012.

SITE EXEMPTION NOTES:

-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.

NOTES

1. BOUNDARY AND EXISTING CONDITIONS SURVEY PROVIDED BY NEWCOMB LAND SURVEYORS, PLLC DATED 09-16-19.
2. THE 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 3720170300J DATED MAY 2, 2006.
3. NO ONSITE STREAMS OR WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROJECT OR PARCEL AS SHOWN.
4. THIS DRAWING IS NOT FOR RECORDATION.
5. DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.

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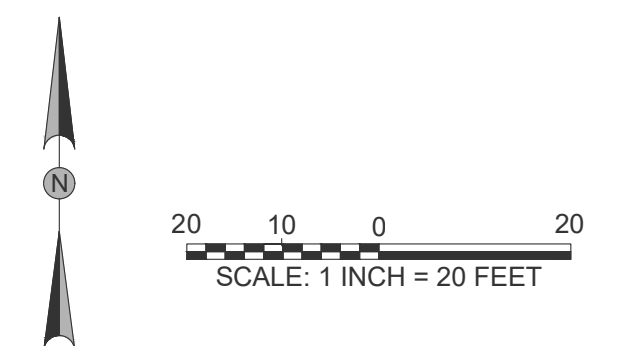


ISSUED FOR PERMITTING

DATE	DESCRIPTION
01/06/20	CITY OF RALEIGH COMMENTS
02/18/20	CITY OF RALEIGH COMMENTS
03/18/20	CITY OF RALEIGH COMMENTS

GRADING PLAN
542 E. JONES STREET-TWO LOT
SUBDIVISION
542 E. JONES STREET
RALEIGH, NORTH CAROLINA

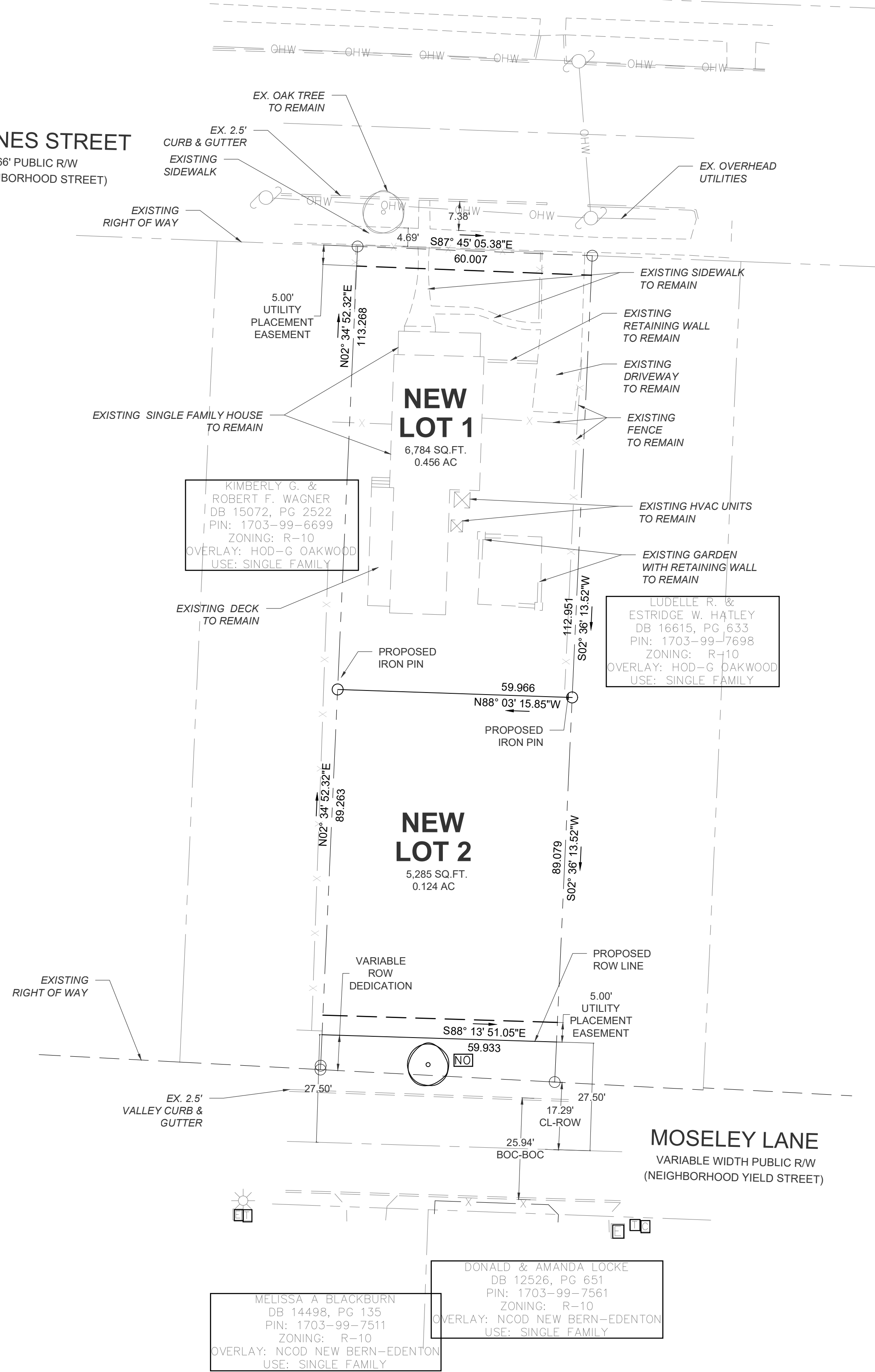
PROJECT NO.:	19022
DRAWN BY:	JAC
CHECKED BY:	JAC
DATE:	10/02/19
SCALE:	1" = 20'



KEY	QUA.	BOTANICAL NAME	COMMON NAME	AT PLANTING			MATURE	
				HEIGHT	CALIPER	ROOT	HEIGHT	SPREAD
NO	10	QUERCUS NUTTALLII	NUTTALL OAK	8'	3"	3&B	60'	45'

JENNIFER GREENE
DB 17057, PG 1033
PIN: 1703-99-7952
ZONING: R-10
OVERLAY: HOD-G OAKWOOD
USE: SINGLE FAMILY

E. JONES STREET
66' PUBLIC RW
(NEIGHBORHOOD STREET)



KIMBERLY G. & ROBERT F. WAGNER
DB 15072, PG 2522
PIN: 1703-99-6699
ZONING: R-10
OVERLAY: HOD-G OAKWOOD
USE: SINGLE FAMILY

LUDELLE R. & ESTRIDGE W. HATLEY
DB 16615, PG 633
PIN: 1703-99-7698
ZONING: R-10
OVERLAY: HOD-G OAKWOOD
USE: SINGLE FAMILY

DONALD & AMANDA LOCKE
DB 12526, PG 651
PIN: 1703-99-7561
ZONING: R-10
OVERLAY: NCOD NEW BERN-EDENTON
USE: SINGLE FAMILY

MELISSA A BLACKBURN
DB 14498, PG 135
PIN: 1703-99-7511
ZONING: R-10
OVERLAY: NCOD NEW BERN-EDENTON
USE: SINGLE FAMILY

TREE CONSERVATION AND LANDSCAPING NOTES:

- THIS SITE IS LESS THAN 2 ACRES AND EXEMPT OF CITY OF RALEIGH UNIFIED DEVELOPMENT ORDINANCE SECTION 9.1.2.TREE CONSERVATION APPLICABILITY.
- THE TREE IMPACT PERMIT IS REQUIRED WITH BUILDING PERMIT TO PLANT TREES IN THE PUBLIC RIGHT-OF-WAY.

LANDSCAPING REQUIREMENTS

- E. JONES STREET (NEIGHBORHOOD LOCAL STREETSCAPE-SEC. 8.4.4.B)
REQUIREMENT: 1 TREE PER 40LF=60.0LF/40LF=1 TREES
PROVIDED: 1 EXISTING TREE PROVIDED
- MOSELEY LANE (NEIGHBORHOOD YIELD STREETSCAPE-SEC. 8.4.4.B)
REQUIREMENT: 1 TREE PER 40LF=59LF/40LF=1 TREES
PROVIDED: 1 TREE PROVIDED

NOTES

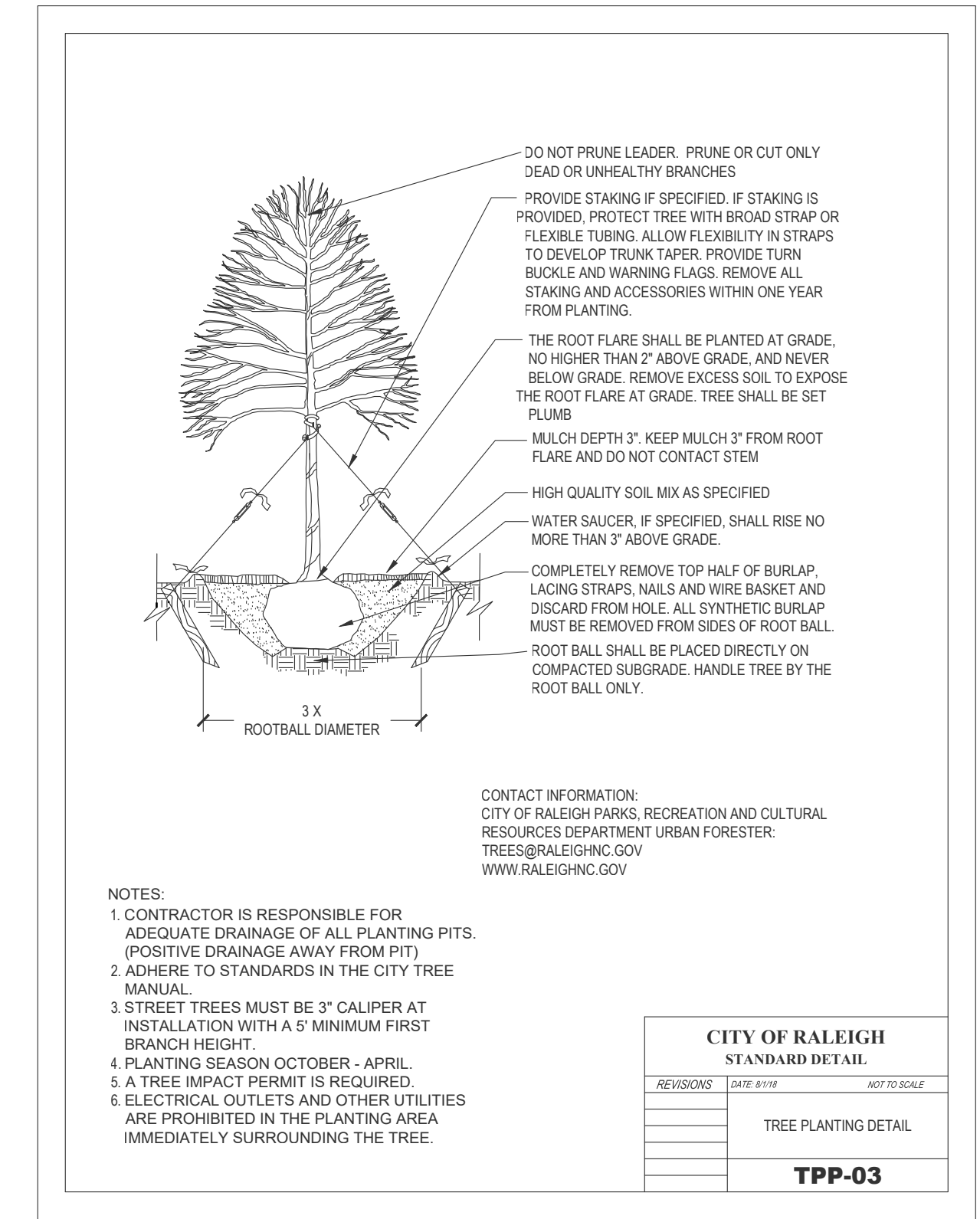
- BOUNDARY AND EXISTING CONDITIONS SURVEY PROVIDED BY NEWCOMB LAND SURVEYORS, PLLC DATED 09-16-19.
- THE PROPERTY IS LOCATED IN ZONES X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND FUTURE 1% ANNUAL CHANCE FLOODPLAIN) BASED ON THE FEMA MAP NUMBER 3720170300J DATED MAY 2, 2006.
- NO ONSITE STREAMS OR WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROJECT OR PARCEL AS SHOWN.
- THIS DRAWING IS NOT FOR RECORDATION.
- DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.

LEGEND

- EXISTING PROPERTY LINE
- EXISTING ABUTTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- OHW OHW OHW OHW OHW OHW 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
- PROPOSED LOT LINE
- PROPOSED UTILITY PLACEMENT EASEMENT

LANDSCAPING NOTES

- STREET TREE PLANTINGS SHALL ADHERE TO 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.



- NOTES:
- CONTRACTOR IS RESPONSIBLE FOR ADEQUATE DRAINAGE OF ALL PLANTING PITS (POSITIVE DRAINAGE AWAY FROM PIT)
 - ADHERE TO STANDARDS IN THE CITY TREE MANUAL.
 - STREET TREES MUST BE 3" CALIPER AT INSTALLATION WITH A 3" MINIMUM FIRST BRANCH HEIGHT.
 - PLANTING SEASON OCTOBER - APRIL.
 - A TREE IMPACT PERMIT IS REQUIRED.
 - ELECTRICAL OUTLETS AND OTHER UTILITIES ARE PROHIBITED IN THE PLANTING AREA IMMEDIATELY SURROUNDING THE TREE.

CITY OF RALEIGH STANDARD DETAIL		
REVISIONS	DATE	NOT TO SCALE
TPP-03		

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F-1533

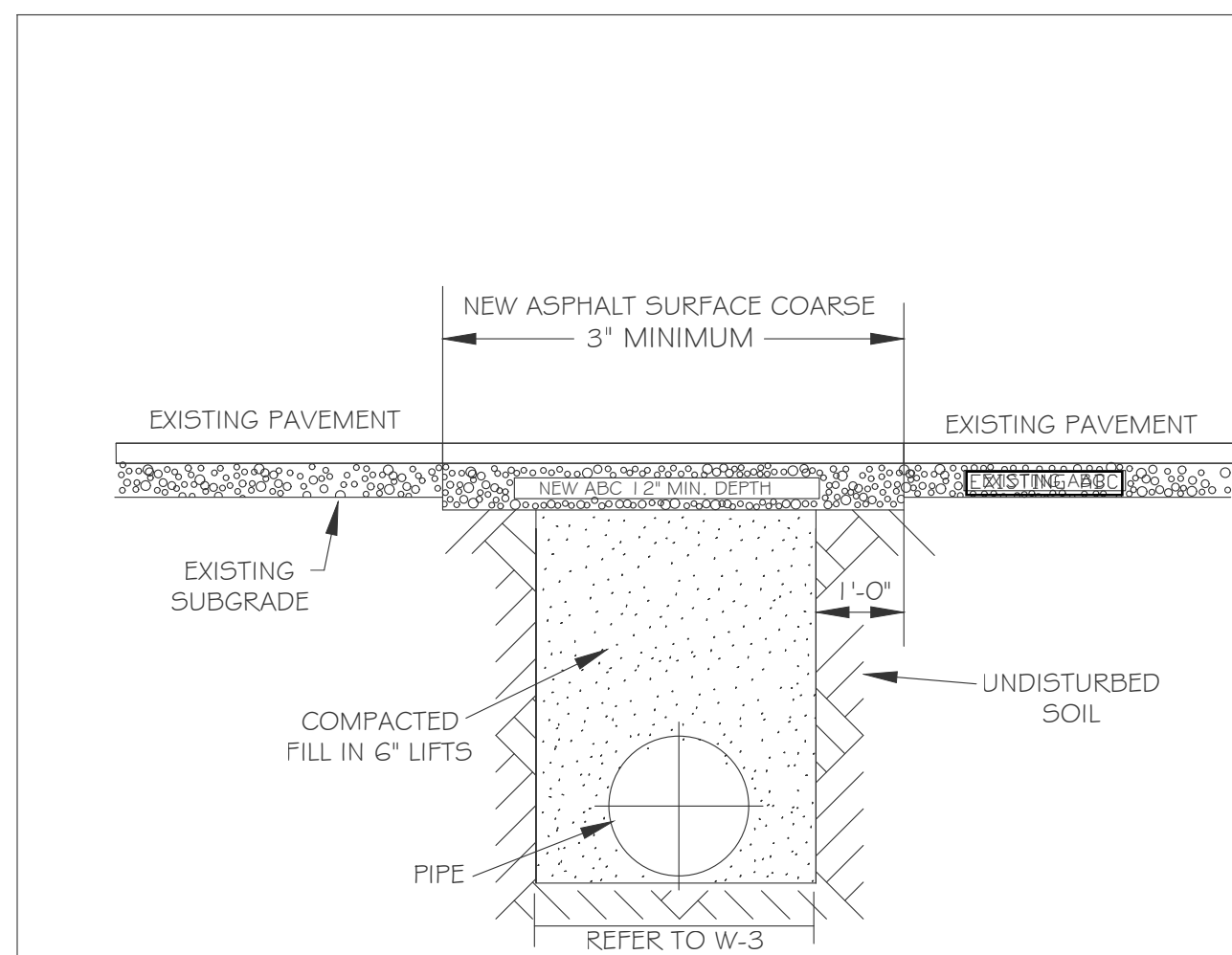


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02/18/20	CITY OF RALEIGH COMMENTS
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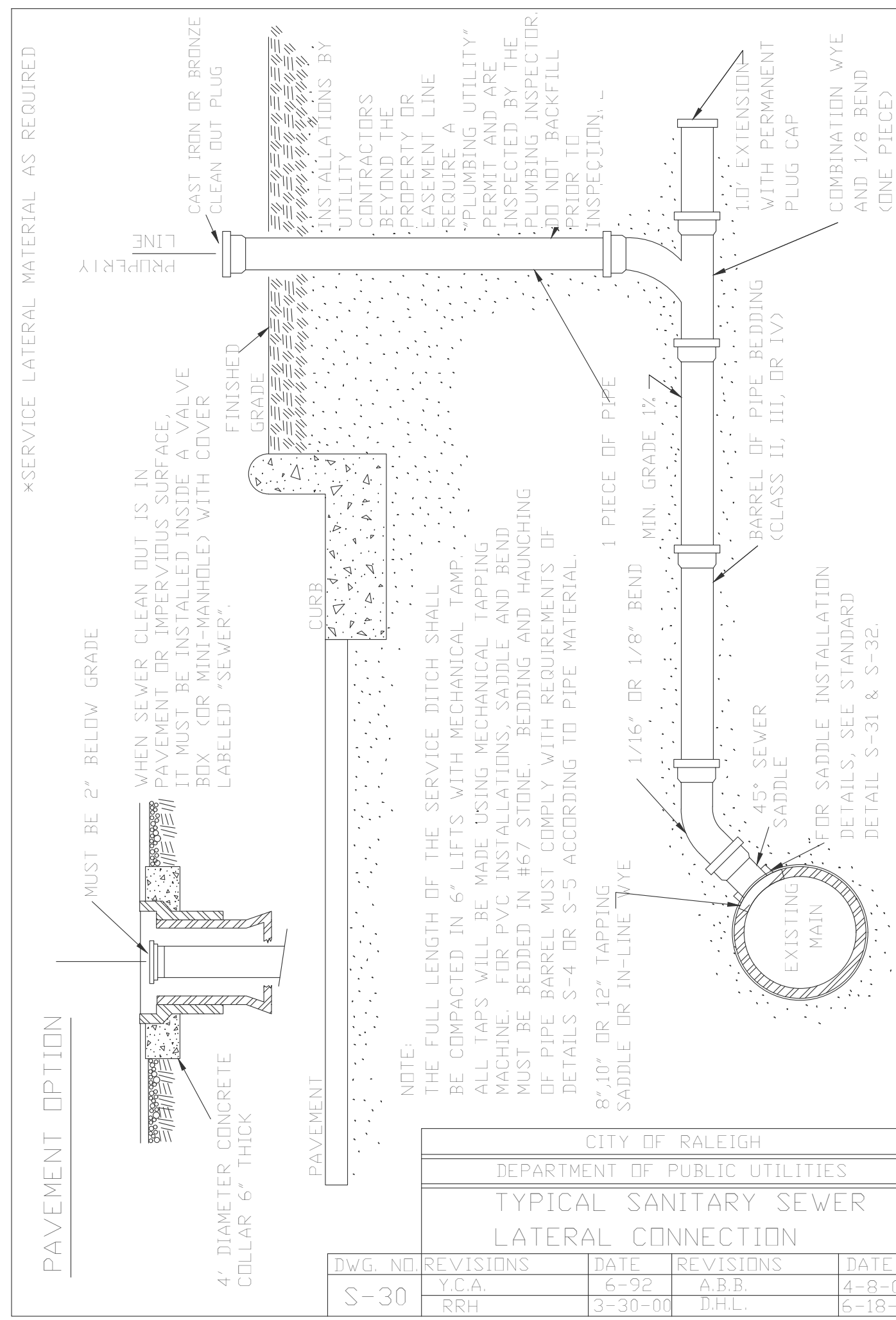
LANDSCAPING PLAN
542 E. JONES STREET-TWO LOT
SUBDIVISION
542 E. JONES STREET
RALEIGH, NORTH CAROLINA

PROJECT NO.:	19022
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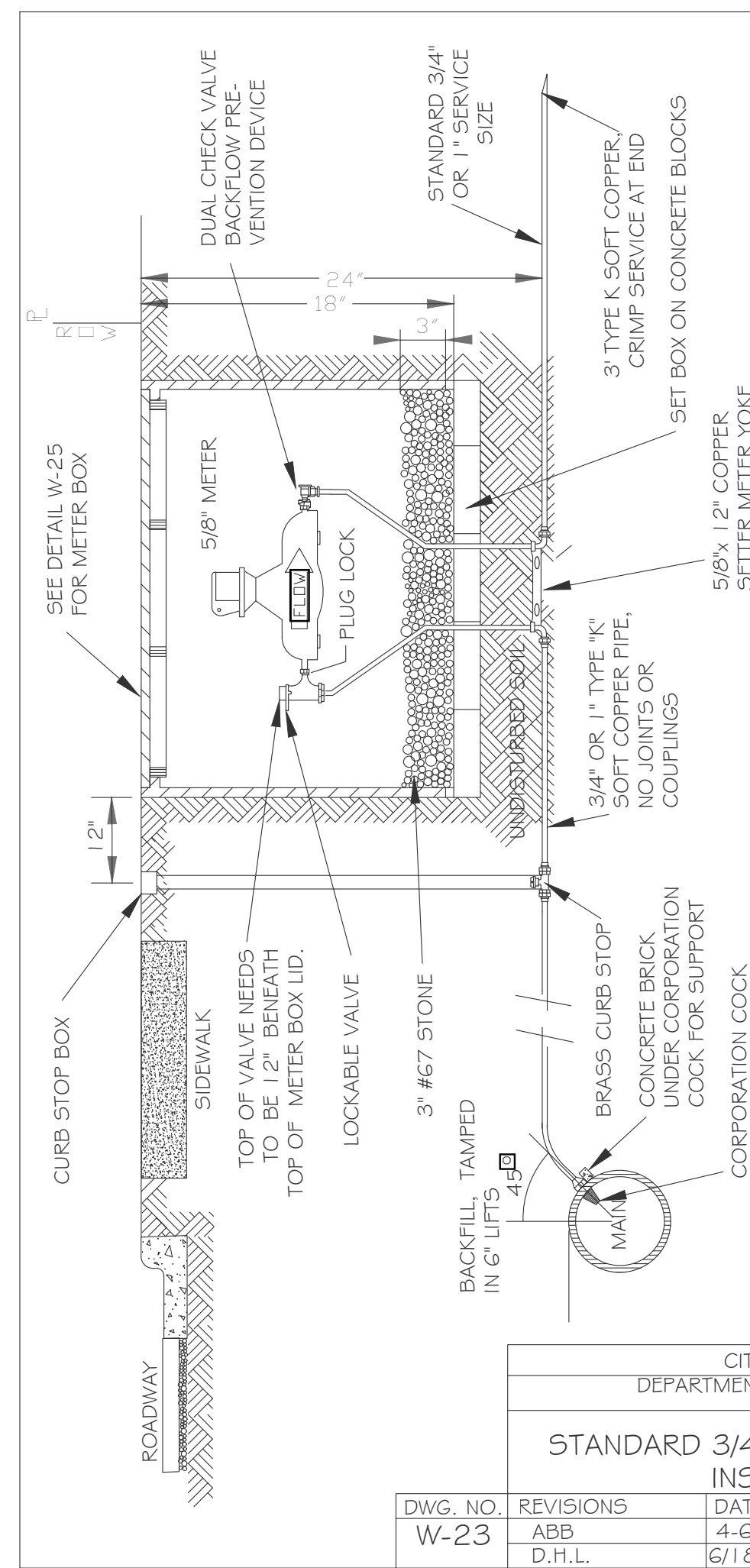


- NOTES:
1. THE PAVEMENT CUT SHALL BE DEFINED BY A STRAIGHT EDGE AND CUT WITH AN APPROPRIATE SAW CUT MACHINE.
 2. THE TRENCH SUBGRADE MATERIAL SHALL BE BACKFILLED WITH SUITABLE MATERIAL AND COMPACTED TO A DENSITY OF AT LEAST 95% OF THAT OBTAINED BY COMPACTING A SAMPLE OF THE MATERIAL IN ACCORDANCE WITH AASHTO T-99 AS MODIFIED BY NCDOT.
 3. THE FINAL 1' OF FILL SHALL CONSIST OF ABC MATERIAL COMPACTED TO A DENSITY EQUAL TO 100% OF THAT OBTAINED BY COMPACTING A SAMPLE OF THE MATERIAL IN ACCORDANCE WITH AASHTO T-80 AS MODIFIED BY NCDOT.
 4. THE ENTIRE THICKNESS/ VERTICAL EDGE OF CUT SHALL BE TACKED.
 5. THE SAME DEPTH OF PAVEMENT MATERIAL WHICH EXISTS SHALL BE REINSTALLED, BUT IN NO CASE SHALL THE ASPHALT BE LESS THAN 3" THICK.
 6. THE ASPHALT PAVEMENT MATERIAL SHALL BE INSTALLED AND COMPACTED THOROUGHLY WITH A SMOOTH DRUM ROLLER TO ACHIEVE A SMOOTH LEVEL PATCH.
 7. REFER TO CITY OF RALEIGH STANDARDS FOR TRENCHES AND PIPE BEDDING, W-3. FOR ADDITIONAL DETAILS.
 8. NO HAND PATCHING ALLOWED.
 9. PAVEMENT CUTS WITHIN NCDOT ROW SHALL CONFORM TO THE APPROVED ON SITE ENCROACHMENT PERMIT.

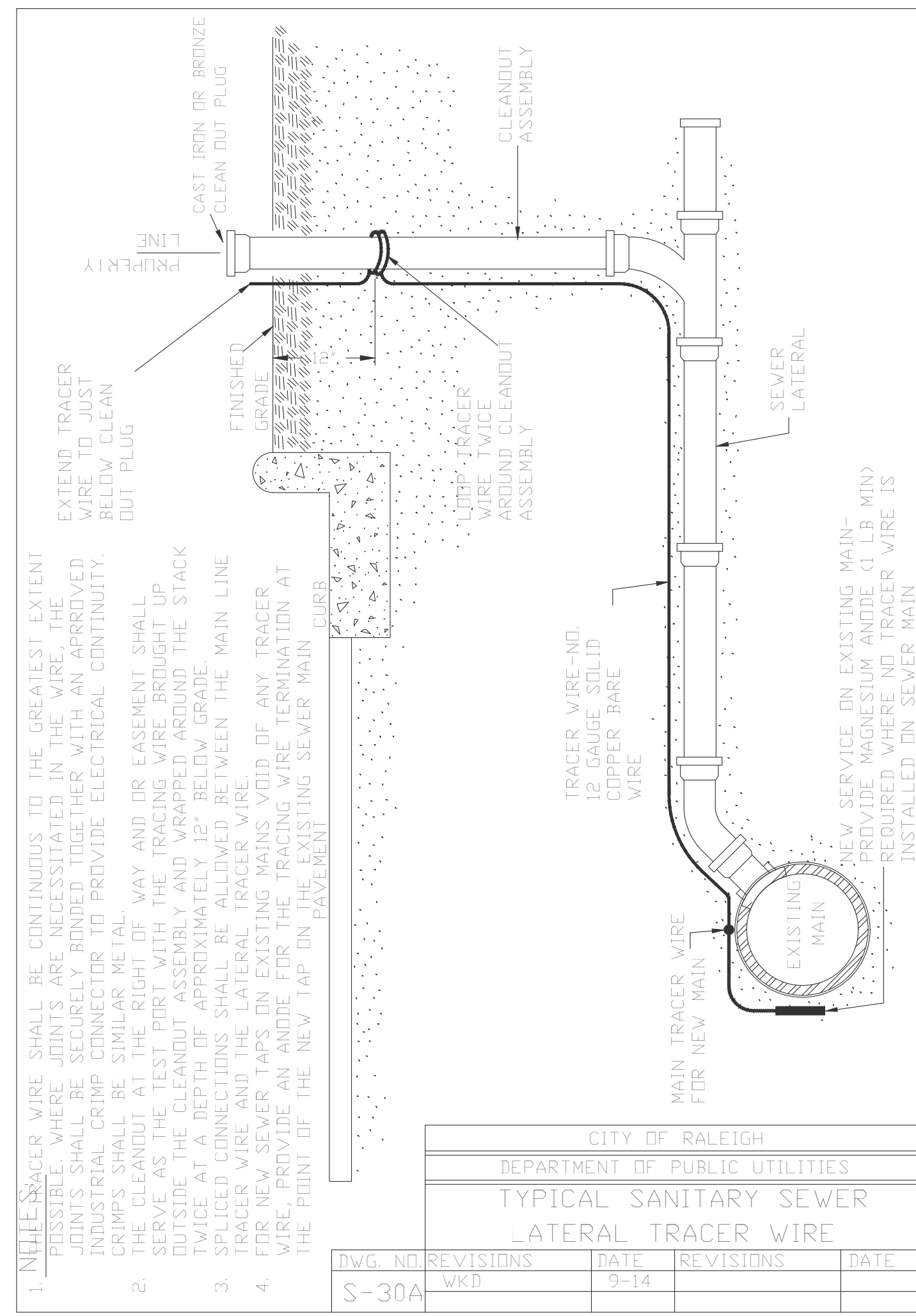
CITY OF RALEIGH DEPARTMENT OF PUBLIC UTILITIES				
STANDARD ASPHALT PAVEMENT PATCH DETAIL				
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-2	RRH	3-31-00	A.B.B.	4-16-04
	D.W.C.	11-1-93	J.P.S.	10-29-10



CITY OF RALEIGH DEPARTMENT OF PUBLIC UTILITIES				
TYPICAL SANITARY SEWER LATERAL CONNECTION				
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
S-30	Y.C.A.	6-92	A.B.B.	4-9-04
	RRH	3-30-00	D.H.L.	5-18-08



CITY OF RALEIGH DEPARTMENT OF PUBLIC UTILITIES				
STANDARD 3/4" & 1" WATER SERVICE INSTALLATION				
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-23	ABB	4-6-04		
	D.H.L.	6/18/08		



CITY OF RALEIGH DEPARTMENT OF PUBLIC UTILITIES				
TYPICAL SANITARY SEWER LATERAL TRACER WIRE				
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
S-30A	W.K.D.	9-14		



ISSUED FOR PERMITTING

REV	DESCRIPTION	DATE
0	CITY OF RALEIGH COMMENTS	01/06/20
1	CITY OF RALEIGH COMMENTS	02/18/20
2	CITY OF RALEIGH COMMENTS	03/18/20

DETAILS
542 E. JONES STREET-TWO LOT
SUBDIVISION
542 E. JONES STREET
RALEIGH, NORTH CAROLINA

PROJECT NO.:	19022
DRAWN BY:	JAC
CHECKED BY:	JAC
DATE:	10/02/19
SCALE:	NTS

Stormwater Impact Analysis for 542 E. Jones Street-2 Lot Subdivision

542 E. Jones Street
Raleigh, North Carolina

April 3, 2020

Prepared for:
Karen Still and Jeffry Patton
542 E. Jones Street
Raleigh, North Carolina 27601

PRINT NAME: Josh Crumpler, P.E.

SIGNATURE: _____

REGISTRATION NO. PE-034994



CRUMPLER

Consulting Services, PLLC

Prepared by Crumpler Consulting Services, PLLC
2308 Ridge Road, Raleigh, North Carolina 27612
p | 919.413-1704



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Consulting Services, PLLC

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1.0 STORMWATER NARRATIVE2

List of Appendices

- Appendix A – Pre/Post Development Peak Flow Depths (25-yr, 50-yr, and 100-yr)
- Appendix B – Drainage Area Map

1.0

STORMWATER NARRATIVE

Karen Still and Jeffry Patton are proposing to subdivide their existing 0.29 acre parcel at 542 E. Jones Street into two single family parcels that is zoned R-10. There has been reports of structural flooding at 546 E. Jones Street which requires a stormwater analysis for the existing structure. This report represents the stormwater management design and hydrologic model results for the proposed project.

Based on the City of Raleigh's Unified Development Ordinance Sections 9.2.2.E.3.c., the site will be exempt from stormwater control measures if the net increase is less than 0.04 foot of runoff from the increase in impervious surface. The net increase for the 25 year storm is 0.025 feet, for the 50 year storm is 0.031 feet, and for the 100 year storm is 0.032 feet.

The existing parcel did have existing impervious surfaces that included the single family dwelling, driveway, sidewalks, and patios within the drainage area totaled 0.034 acres. The proposed development consists of 2 single family dwellings with the existing dwelling remaining. The maximum proposed impervious surface based on zoning for the drainage area to the subject structure based on the zoning maximum (65%) is 0.040 acres which consists of the homes, driveways, and sidewalks. Any proposed grading will be minimal to construct the single family homes and will not change the drainage existing patterns and discharge points.

APPENDIX A
Pre/Post Development Peak Depths (25-yr, 50-yr, and 100-yr)

Site Area = 0.29 acres

Drainage Area to Subject Structure = 0.063 ac

Imperious = 0.039 ac

Pervious = 0.029 ac

Maximum Imperious to Structure = 0.063 ac (.65) = 0.040 ac

Pervious to Structure = 0.063 ac (.35) = 0.023 ac

Existing

$$CN = 98(.039/.063) + 65(.029/.063)$$

$$= 82.81$$

Proposed

$$CN = 98(.04/.063) + 65(.023/.063)$$

$$= 85.95$$

$$S = \frac{1000}{CN} - 10 = \frac{1000}{82.81} - 10 = 2.08$$

$$S = \frac{1000}{85.95} - 10 = 1.63$$

SCS = 24 hr

 $P_{25} = 6.48$ in $P_{50} = 7.2$ in $P_{100} = 8.0$ in

$$Q = \frac{(P - 0.2S)^2}{P + 0.8S}$$

$$Q_{25} = \frac{[6.48 - .2(2.08)]^2}{6.48 + .8(2.08)} = 4.52 \text{ in}$$

$$Q_{25} = \frac{[6.48 - .2(1.63)]^2}{6.48 + .8(1.63)} = 4.82 \text{ in}$$

$$Q_{50} = \frac{[7.2 - .2(2.08)]^2}{7.2 + .8(2.08)} = 5.19 \text{ in}$$

$$Q_{50} = \frac{[7.2 - .2(1.63)]^2}{7.2 + .8(1.63)} = 5.56 \text{ in}$$

$$Q_{100} = \frac{[8 - .2(2.08)]^2}{8 + .8(2.08)} = 5.95 \text{ in}$$

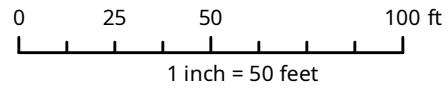
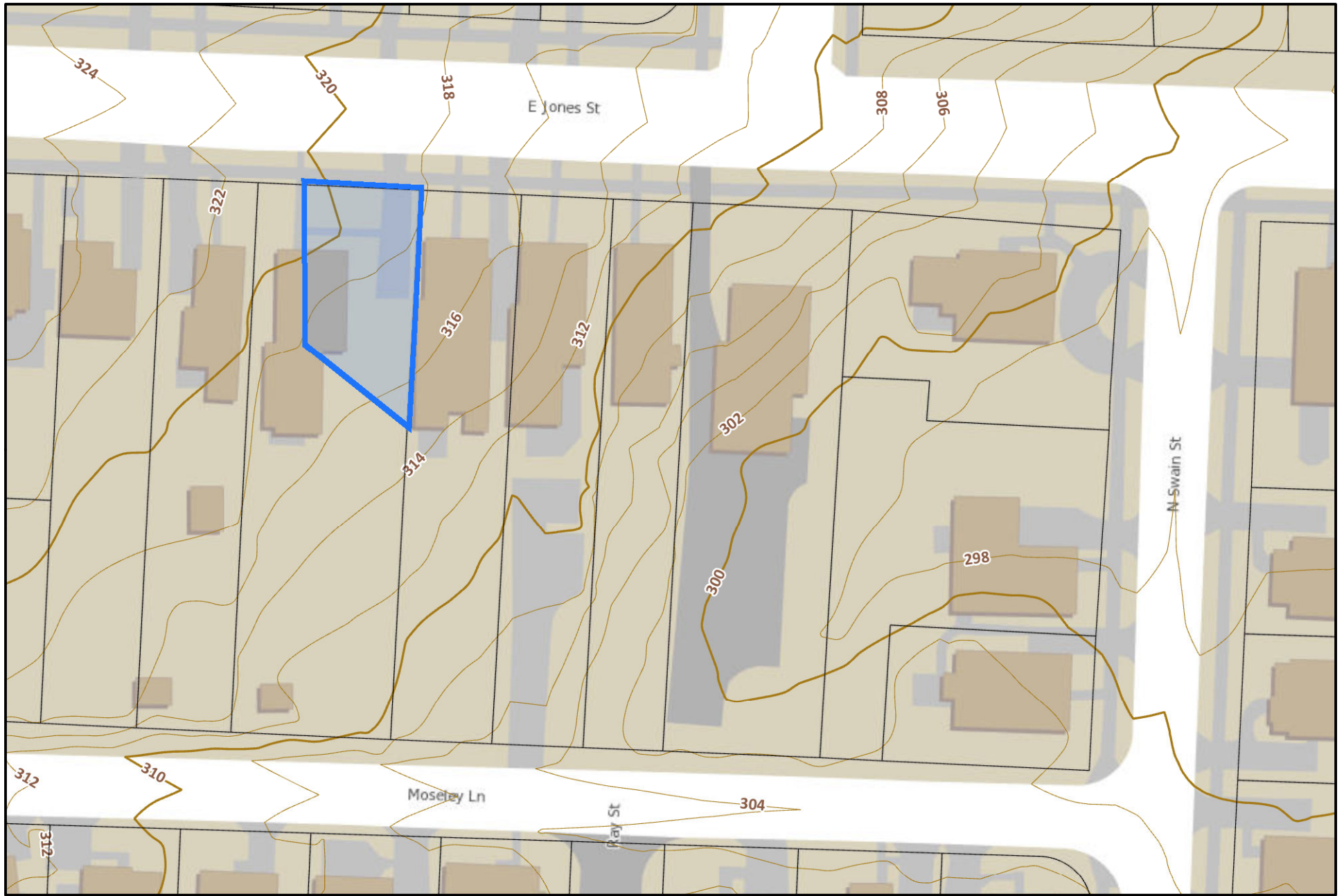
$$Q_{100} = \frac{[8 - .2(1.63)]^2}{8 + .8(1.63)} = 6.33 \text{ in}$$

$$\Delta_{25} = \frac{4.82 \text{ in} - 4.52 \text{ in}}{12 \text{ in/ft}} = 0.025 \text{ ft} \quad \therefore \text{less than } 0.04 \text{ ft}$$

$$\Delta_{50} = \frac{5.56 \text{ in} - 5.19 \text{ in}}{12 \text{ in/ft}} = 0.031 \text{ ft} \quad \therefore \text{less than } 0.04 \text{ ft}$$

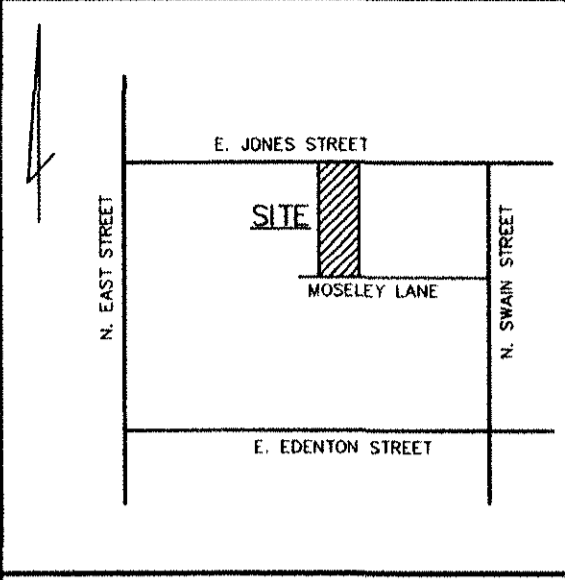
$$\Delta_{100} = \frac{6.33 \text{ in} - 5.95 \text{ in}}{12 \text{ in/ft}} = 0.032 \text{ ft} \quad \therefore \text{less than } 0.04 \text{ ft}$$

APPENDIX B
Drainage Area Map



Disclaimer

*iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are **NOT** surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.*



VICINITY MAP NOT TO SCALE

North Carolina
Chatham County

I, Matthew K. Moore, a Notary Public for said County and State, do hereby certify that Robert J. Wasson, personally appeared before me this day and acknowledged the foregoing instrument.

Witness my hand and official seal this the 20 Day of June, 2004.



Matthew K. Moore
Notary Public

OWNER'S CERTIFICATE

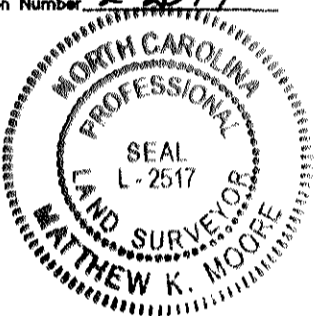
This certifies and warrants that the undersigned is (are) the sole owners(s) of the property shown on this map or plat and any accompanying sheets subject to the exceptions on record, having acquired the property in fee simple by deed(s) recorded in the office of the Register of Deeds of Wake County, North Carolina, or otherwise, as shown below and as such, has (have) the right to convey the property in fee simple, and that the dedicatior(s) will warrant and defend the title against the lawful claims of all persons whomsoever unless excepted herein and that by submission of this plat or map for approval I (we) do dedicate to the City of Raleigh for public use all streets, easements, rights-of-way, parks and greenways, (as these interests are defined in the Code), and as the same may be shown thereon, for all lawful purposes to which the City may devote or allow the same to be used and upon acceptance thereof in accordance with all City policies, ordinances, regulations or conditions of the City of Raleigh for the benefit of the public, said dedication shall be irrevocable; provided, any dedication of easements for storm drainage are not made to the City of Raleigh but are irrevocably made to the subsequent owners of any and all properties shown hereon for their use and benefit subject to conditions of subsections (b), (c), (d), and (f) of Section 1 and Section 4 of the "City Storm Drainage Policy" (Resolution 1970-742 as the same may be from time to time amended).

2744 Book No.
526 Page No.

Robert J. Wasson 30 June 04 Signature(s) of property Owner(s)

Surveyor's Certificate
I, Matthew K. Moore, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 2744, page 526); that the boundaries not surveyed are clearly indicated as dashed lines, drawn from information found in Book 2744, page 526; that the ratio of precision as calculated is 1:100,000; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this 30 day of June, 2004.

Surveyor Matthew K. Moore
Registration Number L-2517



- I hereby certify to one of the following:
- a. That this survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.
 - b. That this survey is located in such portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land.
 - c. Any one of the following:
 - 1. That the survey is of an existing parcel or parcels of land and does not create a new street or change an existing street;
 - 2. That the survey is of an existing building or other structure, or natural feature, such as a watercourse; or
 - 3. That the survey is a control survey.
 - d. That this survey is of another category, such as the recombination of existing parcels, a court ordered survey, or other exception to the definition of subdivision.
 - e. That the information available to the surveyor is such that the surveyor is unable to make a determination to the best of the surveyor's professional ability as to provisions contained in (a) through (d) above.
- Matthew K. Moore 6-30-04
Surveyor Date

LEGEND:
EIP=EXISTING IRON PIPE
EIR=EXISTING IRON ROD
IPS=IRON PIPE SET
[534]=STREET ADDRESS

REFERENCE:
PLAT BK. 1999, PG. 1492
DEED BK. 2744, PG. 526
PIN = 1703-99-6710

- NOTES:
1. AREA BY COORDINATE GEOMETRY
2. A CERTIFICATE OF APPROPRIATENESS TO BE ISSUED BY THE RALEIGH HISTORIC DISTRICTS COMMISSION FOR ANY CONSTRUCTION ON THE PROPOSED LOTS.
3. ZONING IS R-10. HOD

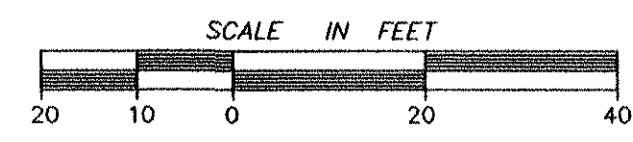
THIS PLAT IS TO BE RECORDED AFTER 20 DAY OF July, 2004
1 COPY TO BE RETAINED FOR THE CITY.
THIS PLAT IS IN OUT OF THE CITY LIMITS.

WAKE COUNTY, NC 72
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
07/13/2004 AT 10:12:01

BOOK: BM2004 PAGE: 01266

"I, the undersigned Planning Director of the City of Raleigh, and Review Officer for Wake County, do hereby certify that this map or plat meets all the statutory requirements for the recording, and that the City of Raleigh, as provided by its City Code, on the 26 day of April in the year 2004, approved this plat or map and accompanying sheets and accepted for the City of Raleigh the dedications as shown thereon, but on the further condition that the City assumes no responsibility to open or maintain the same until in the discretion and opinion of the governing body of the City of Raleigh it is in the public interest to do so.

George B. Chapman
Planning Director/Wake County Review Officer. 7/6/04



SURVEYED AND MAPPED FOR:
ROBERT WASSON
5513 EDINGTON LANE
RALEIGH, N.C. 27604-5943

BAD35646
CITY OF RALEIGH
FILE No. S-11-04

RECORDED WAKE COUNTY: PLAT BK. 2004, PG. 1216

ENGINEERS
PLANNERS
SURVEYORS

401 Providence Road
Chapel Hill, NC 27514
(919)929-1173
493-2600 • 850-9662
822 North Elm Street
Greensboro, NC 27401
(919)273-7711

PHILIP

POST

&

ASSOCIATES

GATLING'S LANE SUBDIVISION

534 EAST JONES STREET

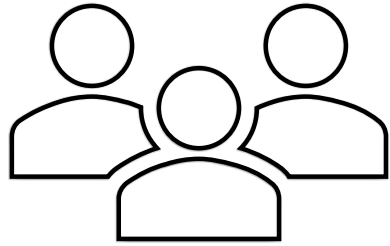
PROPERTY OF ROBERT J. WASSON
WAKE COUNTY, N.C.
CITY OF RALEIGH

SCALE 1" = 20'
DRAWN BY MKM
CHECKED BY WOK
DATE 6-11-04
PROJECT NO. 722028
DRAWING NO. B59DBP01
This drawing is the property of Philip Post and Associates, Inc. It is to be used only for the project and for the site specifically identified herein and is not to be used on any other project or site. It is to be returned upon the written request of Philip Post & Associates, Inc. to Philip Post & Associates, Inc. ©1999/2004

REVISIONS

SHEET 1
OF 1

MAPS AND EXHIBITS



SUB-0054-2019

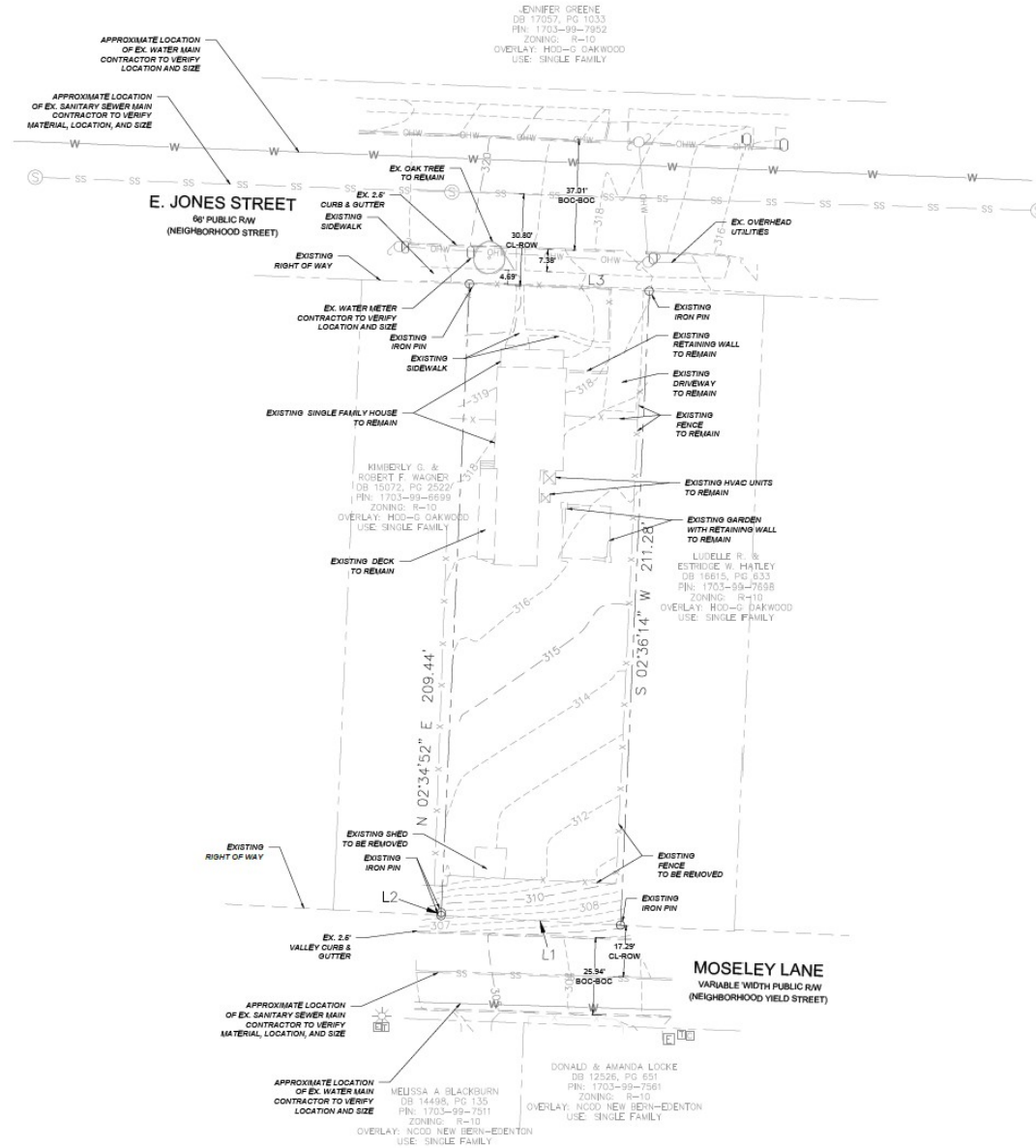
542 E. Jones Street
Request for Preliminary Subdivision Approval

RALEIGH CITY COUNCIL
QUASI-JUDICIAL HEARING

SEPTEMBER 1, 2020



Existing Conditions Plan C-2



LEGEND

---	EXISTING PROPERTY LINE
---	EXISTING ABUTTING PROPERTY LINE
---	EXISTING RIGHT-OF-WAY
OHW OHW OHW	EXISTING OVERHEAD POWER LINE
---	EXISTING ABUTTING PROPERTY LINE
---	EXISTING EDGE OF PAVEMENT
---	EXISTING CONTOUR MAJOR
---	EXISTING CONTOUR MINOR
SS SS	EXISTING SANITARY SEWER
W	EXISTING WATER MAIN

CRUMPLER
Consulting Services, PLLC
2308 Ridge Road # 27612
Raleigh, NC 27612
PH: 919-433-8724
P: 919-433-1533



ISSUED FOR PERMITTING

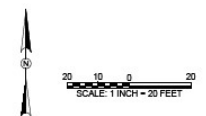
REV.	DATE	DESCRIPTION
1	01/06/20	CITY OF RALEIGH COMMENTS
2	02/18/20	CITY OF RALEIGH COMMENTS
3	03/18/20	CITY OF RALEIGH COMMENTS

SITE EXEMPTION NOTES:
-THE SITE WILL BE CONFORMING TO THE EXEMPTION OF TREE CONSERVATION REQUIREMENTS THROUGH THE CITY OF RALEIGH'S UNIFIED DEVELOPMENT CODE SECTION 3.1.2 FOR PARCELS LESS THAN 2 ACRES IN SIZE.

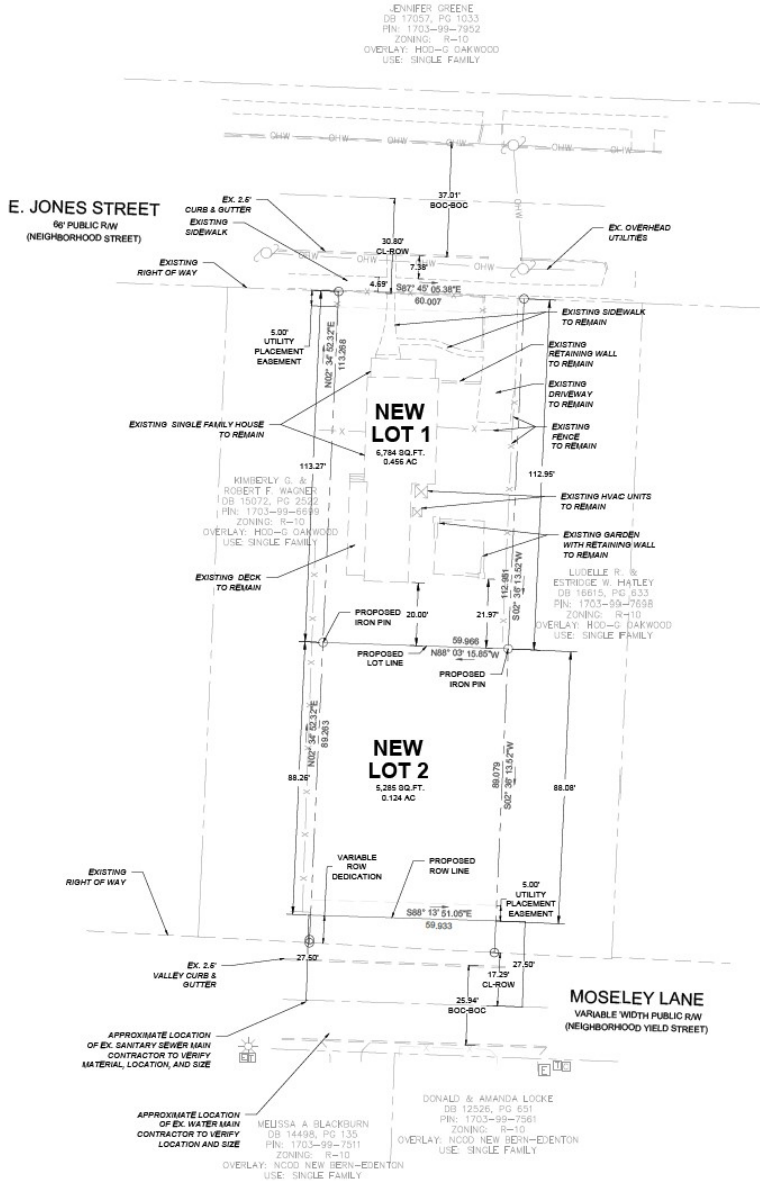
- NOTES**
- BOUNDARY AND EXISTING CONDITIONS SURVEY PROVIDED BY NEWCOMBS LAND SURVEYORS, PLLC DATED 09-16-19.
 - THE PROPERTY IS LOCATED IN ZONES X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND FUTURE 1% ANNUAL CHANCE FLOODPLAIN) BASED ON THE FEMA MAP NUMBER 372617030J DATED MAY 2, 2006.
 - NO ONSITE STREAMS OR WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROJECT OR PARCEL AS SHOWN.
 - THIS DRAWING IS NOT FOR RECORDATION.
 - DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.

EXISTING CONDITIONS PLAN
542 E. JONES STREET-TWO LOT SUBDIVISION
542 E. JONES STREET
RALEIGH, NORTH CAROLINA

PROJECT NO.: 19022
DRAWN BY: JAC
CHECKED BY: JAC
DATE: 10/02/19
SCALE: 1" = 20'



Proposed Subdivision Plan C-3



LEGEND

---	EXISTING PROPERTY LINE
---	EXISTING ADJUTING PROPERTY LINE
---	EXISTING RIGHT-OF-WAY
---	EXISTING OVERHEAD POWER LINE
---	EXISTING ADJUTING PROPERTY LINE
---	EXISTING EDGE OF PAVEMENT
---	EXISTING LOT LINE
---	PROPOSED UTILITY PLACEMENT EASEMENT

SUMMARY INFORMATION

DEVELOPMENT NAME: 542 E. JONES STREET-2 LOT SUBDIVISION
 SITE ADDRESS: 542 E. JONES STREET
 RALEIGH, NORTH CAROLINA
 PIN NUMBER: 1703-99-7648
 JURISDICTION: CITY OF RALEIGH
 CURRENT ZONING DISTRICT: R-10 HOD-G
 TOTAL GROSS ACREAGE: 0.29 ACRES (12,644 SF)
 DEDICATED RIGHT OF WAY: 0.213 ACRES (924 SF)
 TOTAL NET ACREAGE: 0.277 ACRES (12,070 SF)
 PROPOSED LOT 1: 0.456 ACRES (5,784 SF)
 PROPOSED LOT 2: 0.124 ACRES (5,285 SF)
 MAXIMUM DENSITY REQUIRED: 10 U/A
 MAXIMUM DENSITY PROVIDED: 2 UNITS/0.277 ACRES=7.22 U/A
 BLOCK PERIMETER REQUIRED: 2,500 LF
 BLOCK PERIMETER PROVIDED: 2,650 LF
 ***EXEMPT FOR LOTS UNDER 2 ACRES PER UDO §.3.2.A.1.d.ii
 RALEIGH CITIZENS ADVISORY COUNCIL (CAC): NORTH CENTRAL
 OWNER/DEVELOPER:
 KAREN STILL AND JEFFRY PATTON
 542 E. JONES STREET
 RALEIGH, NORTH CAROLINA 27601
 ENGINEER:
 CRUMPLER CONSULTING SERVICES, PLLC
 CONTACT: JOSE CRUMPLER, PE
 2308 RIDGE ROAD
 RALEIGH, NC 27612
 (919) 413-1704

CRUMPLER
Consulting Services, PLLC
2308 Ridge Road
Raleigh, North Carolina 27612
Ph: 919-413-1704
F: 919-413-1733



ISSUED FOR PERMITTING

REV.	DATE	DESCRIPTION
1	01/06/20	CITY OF RALEIGH COMMENTS
2	02/18/20	CITY OF RALEIGH COMMENTS
3	03/19/20	CITY OF RALEIGH COMMENTS

- SITE EXEMPTION NOTES:**
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PROPOSED SUBDIVISION PLAN
542 E. JONES STREET-TWO LOT
SUBDIVISION
542 E. JONES STREET
RALEIGH, NORTH CAROLINA

PROJECT NO.: 19022
 DRAWN BY: JAC
 CHECKED BY: JAC
 DATE: 10/02/19
 SCALE: 1" = 20'



Conceptual Footprint for New Lot 2

