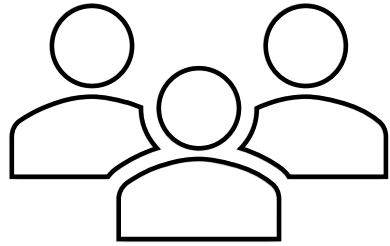


# MAPS AND EXHIBITS



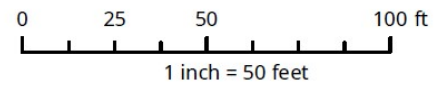
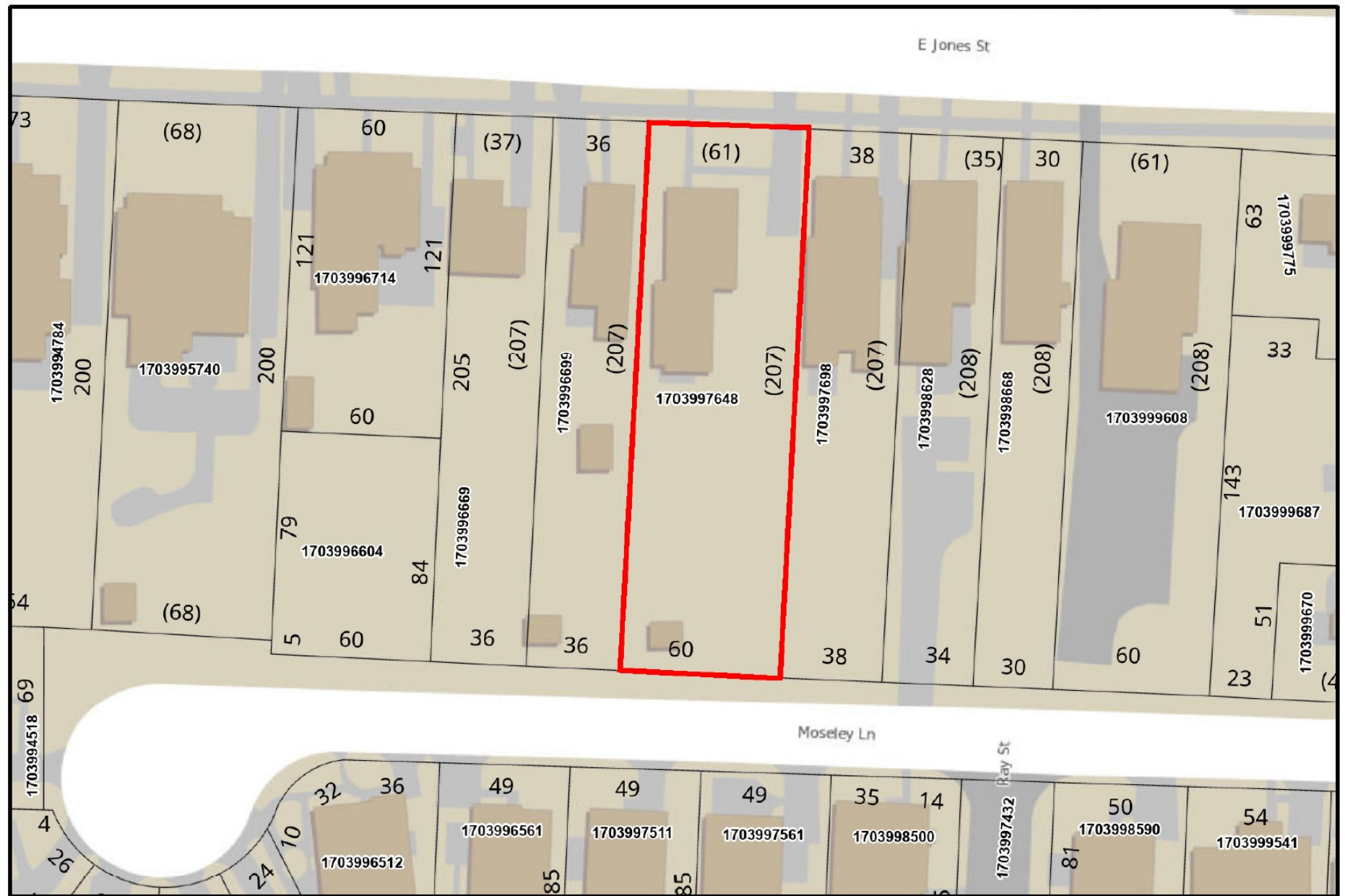
SUB-0054-2019

542 E. Jones Street  
Request for Preliminary Subdivision Approval

RALEIGH CITY COUNCIL  
QUASI-JUDICIAL HEARING

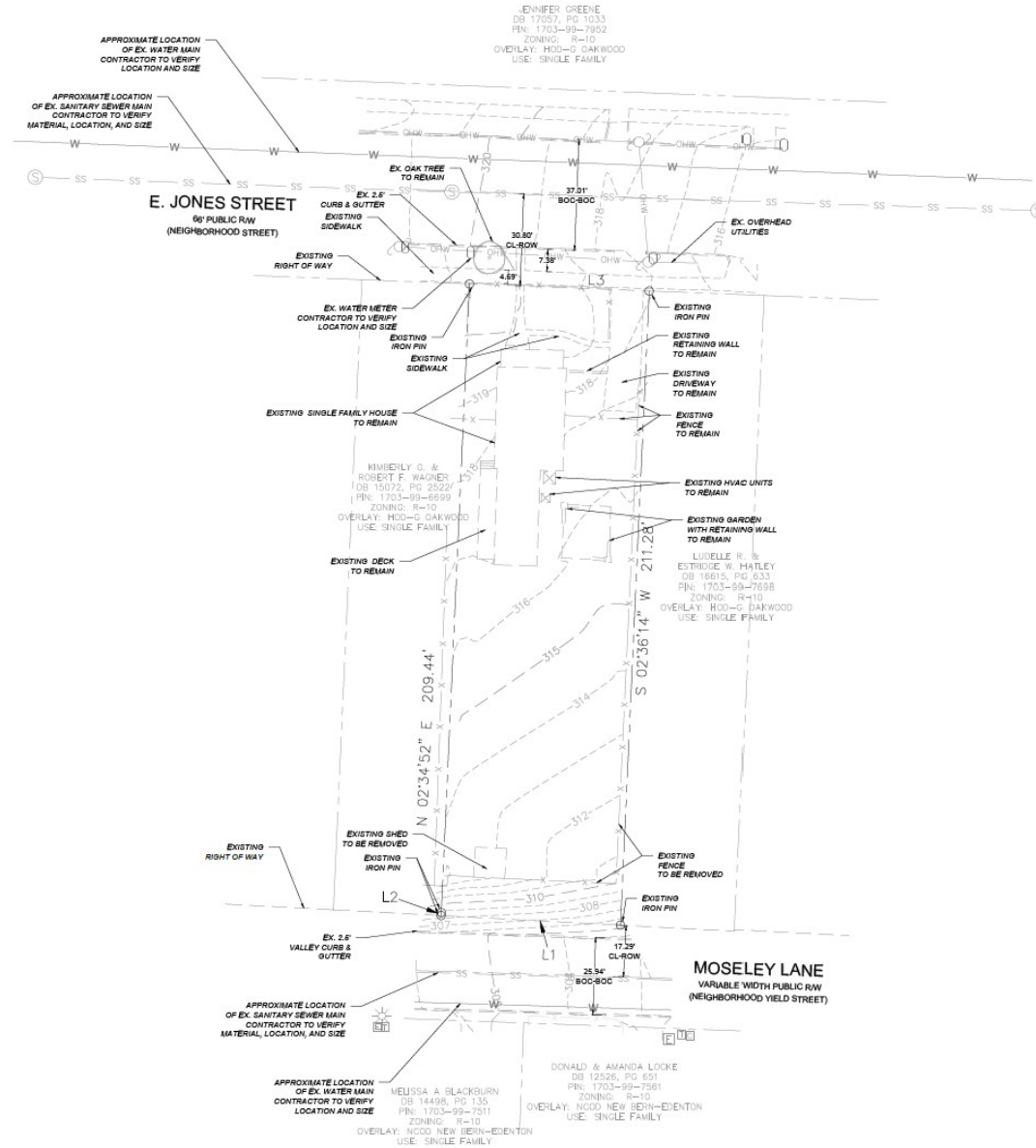
**SEPTEMBER 1, 2020**

# Site 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.

# 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: 919-873-8724  
P: 919-873-1533



**ISSUED FOR PERMITTING**

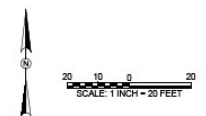
REV.	DATE	DESCRIPTION
1	01/06/20	CITY OF RALEIGH COMMENTS
2	02/18/20	CITY OF RALEIGH COMMENTS
3	03/18/20	CITY OF RALEIGH COMMENTS

**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.

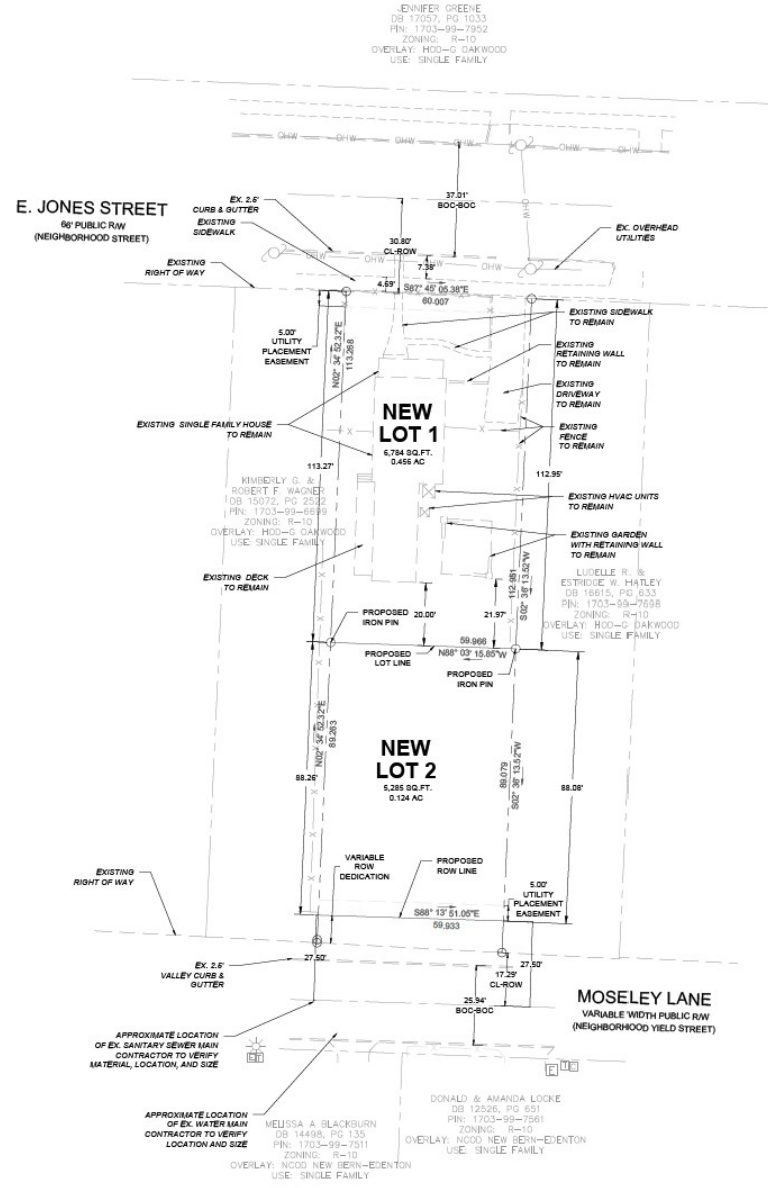
- NOTES**
- BOUNDARY AND EXISTING CONDITIONS SURVEY PROVIDED BY NEWCOMBS LAND SURVEYORS, PLLC DATED 09-16-19.
  - THE PROPERTY IS LOCATED IN ZONES X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND FUTURE 1% ANNUAL CHANCE FLOODPLAIN) BASED ON THE FEMA MAP NUMBER 372617030J DATED MAY 2, 2006.
  - 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
- 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: 0.213 ACRES (924 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/I  
 MAXIMUM DENSITY PROVIDED: 2 UNITS/0.277 ACRES=7.22 U/A  
 BLOCK PERIMETER REQUIRED: 2,500 LF  
 BLOCK PERIMETER PROVIDED: 2,550 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 OTT 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: 919-413-1703



**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	03/19/20

**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.

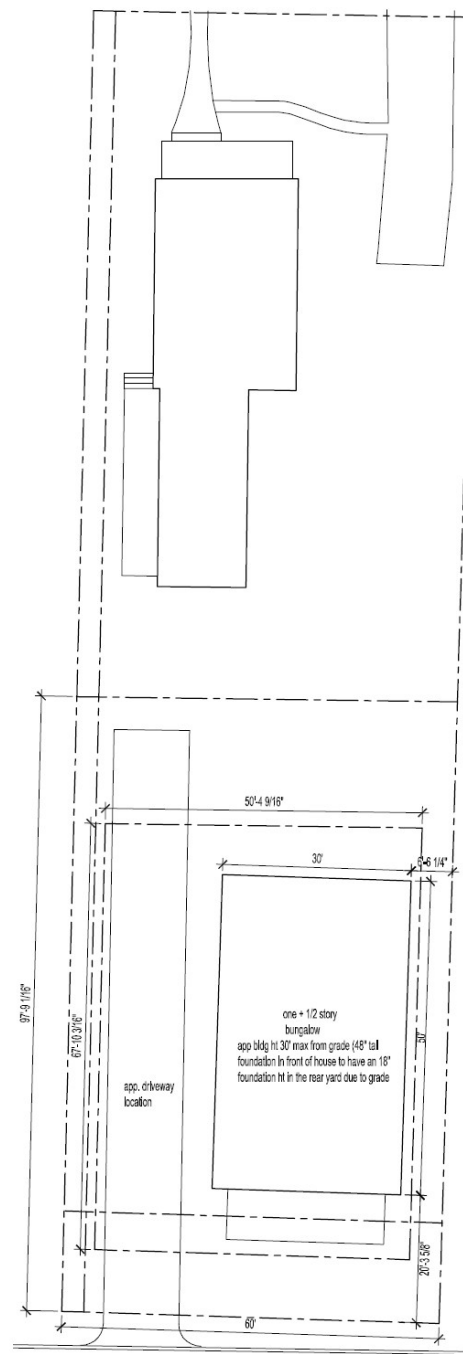
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  - DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.

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



UDO R-10 Zoning + HCOG - 1st/2nd Subarea  
Front Yard Setback - 10'  
Side Yard Setback - 5' or more, aggregate 10' min  
Rear Yard Setback - 15'  
HCOG - 1st/2nd not required