

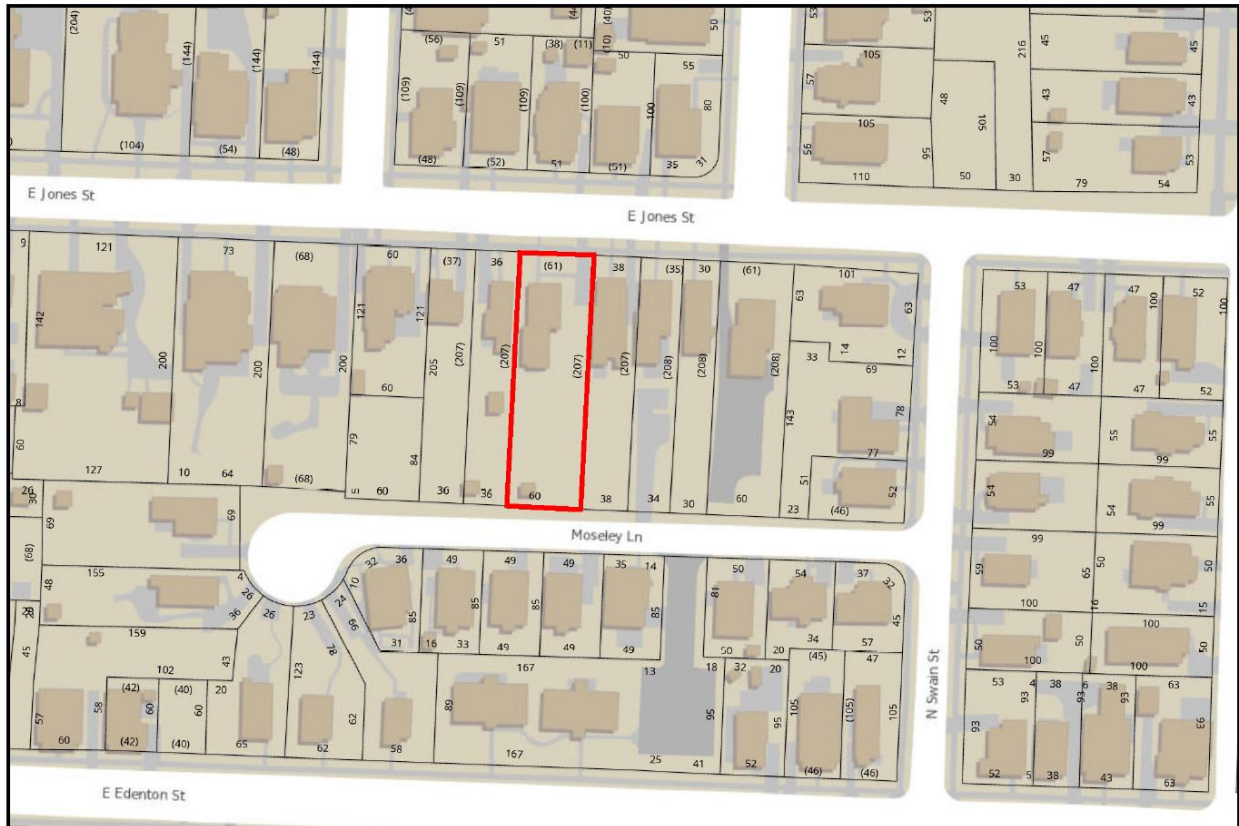


Site Map

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"/> Townhouse	<input type="checkbox"/> Attached houses
	<input type="checkbox"/> Apartment	<input type="checkbox"/> Non-residential	<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>KLS657@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:

Acres: _____ Square Feet: _____

Proposed Impervious Surface:

Acres: _____ 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.

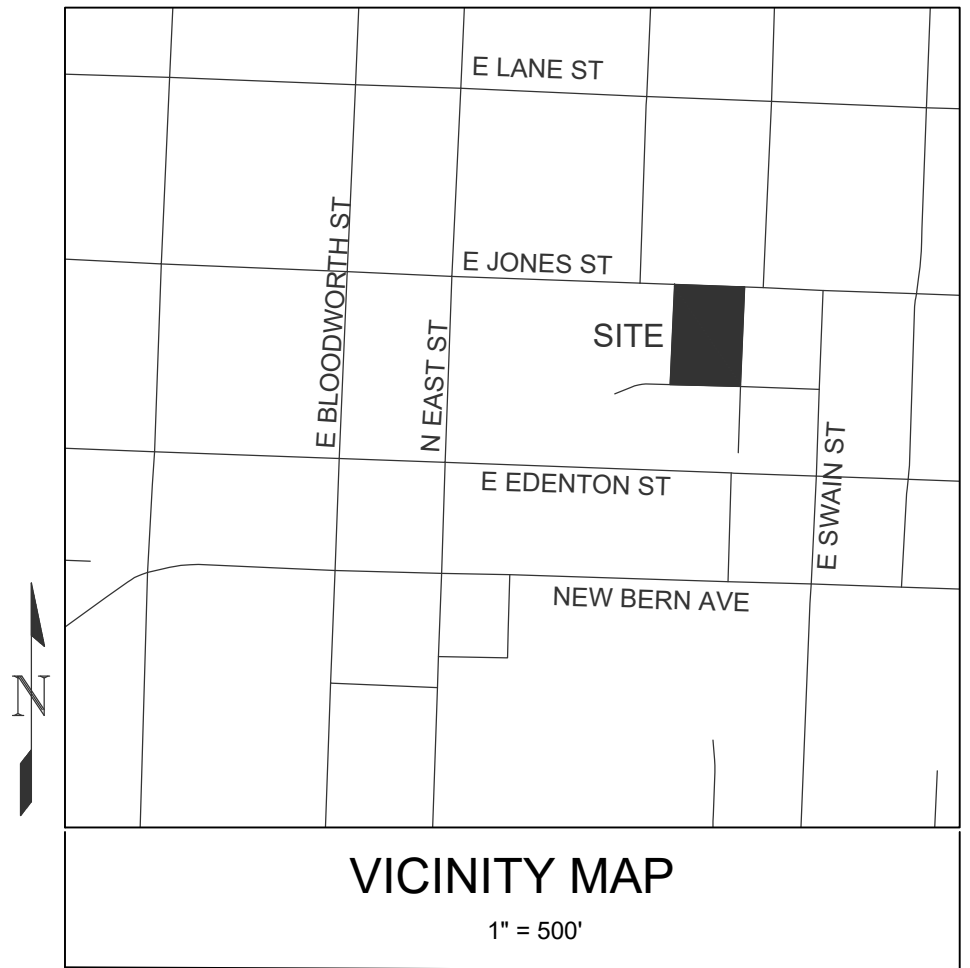
Signature: Karen Lee Still Date: 9/19/2019

Printed Name: Karen Lee Still

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

Printed Name: George Jeffry Paton

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



SUBDIVISION PLANS FOR 542 E. JONES STREET TWO LOT SUBDIVISION

542 E. JONES STREET RALEIGH, NORTH CAROLINA

CITY OF RALEIGH FILE: SUB-0054-2019

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

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

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

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

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

C-1

DEVELOPMENT SERVICES
Preliminary Subdivision Plan Application
Development Services Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2485

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_inlake@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 Townhouse Attached houses
 Apartment Non-residential 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 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 1 of 2 REVISION 06.01.19
raleighnc.gov

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

ZONING INFORMATION
 Gross site acreage: 0.26ac/12.644sf
 Zoning districts (if more than one, provide acreage of each):
 R-10 HOD-G
 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: _____ Acres _____ Square Feet _____
 Proposed Impervious Surface: _____ Acres _____ 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 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 _____ 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_inlake@raleighnc.gov.

Page 2 of 2 REVISION 06.01.19
raleighnc.gov

Raleigh MEMO

TO: City Council
 FROM: Robin Tatum, City Attorney
 Catherine Hofmann Hill, Associate City Attorney *CHH*
 DATE: January 7, 2020
 SUBJECT: Written Decision with Findings of Fact and Conclusions of Law - Preliminary Subdivision Plat Approval for Subdivision at 501 E. Lane Street (S-48-18)

Background/ Summary Statement
 On December 3, 2019, City Council conducted a quasi-judicial hearing on an application for preliminary subdivision plat approval, for the property located at 501 East Lane Street. The applicant is Oakwood Sanctuary, LLC. The application requested preliminary subdivision plat approval to subdivide the 0.38 acre tract of land zoned Residential - 10 (R-10), and within the Oakwood General Historic Overlay District (HOD-G), into three single-family residential parcels.

Pursuant to the UDO, the Subdivision Application required the City Council, sitting in a quasi-judicial capacity, to review the Subdivision Application for compliance with the applicable UDO standards and make a final decision.

At the December 3, 2019 quasi-judicial hearing on the Subdivision Application, the City Council found that, based on the material, substantial and competent evidence submitted at the hearing, the Subdivision Application met all requirements of the UDO and the Council voted unanimously to approve the Subdivision Application, subject to and including proposed conditions of approval.

Pursuant to State law (N.C. Gen. Stat. § 160A-388(e)(1)), the Council's decision to approve the Subdivision Application must be reduced to writing and must reflect the Council's findings of fact and conclusions of law. The written decision must also be signed by the Mayor or other duly authorized member of Council.

Attached hereto for the Council's review is a draft of the Council's written decision approving the Subdivision Application, with findings of fact and conclusions of law.

Suggested Motion
 If adopting the decision:
 I move to adopt the written decision, including the findings of fact and conclusions of law, approving the subdivision application for S-48-2018; 501 East Lane Street.

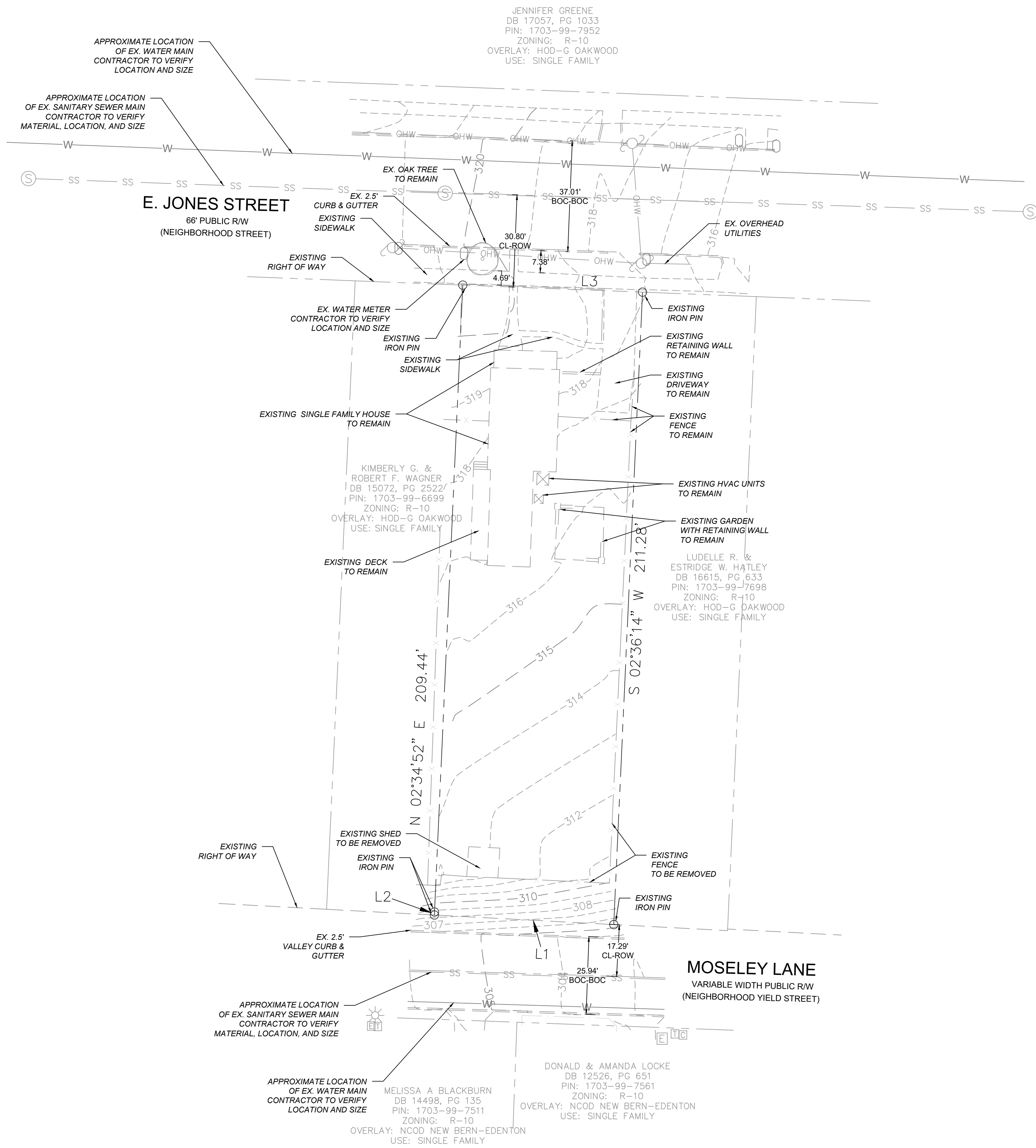
Attachments:
 1) Draft Decision with Findings of Fact and Conclusions of Law

Municipal Building,
223 West Hargett Street
Raleigh, North Carolina 27601
One Exchange Plaza
1 Exchange Plaza, Suite 400
Raleigh, North Carolina 27601
City of Raleigh
Post Office Box 1091 • Raleigh
North Carolina 27602-0900
Building Address:

PREPARED BY:
CRUMPLER
Consulting Services, PLLC

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

CAD FILE: D:\CCSP\Projects\2019\19022_SRII_Subdivision\Bases\ LAYOUT - Existing



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

CRUMPLER
Consulting Services, PLLC
2308 Ridge Road
Raleigh, North Carolina 27612
Ph. 919-433-1704
P-1533

ISSUED FOR PERMITTING

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

SITE EXEMPTION NOTES:

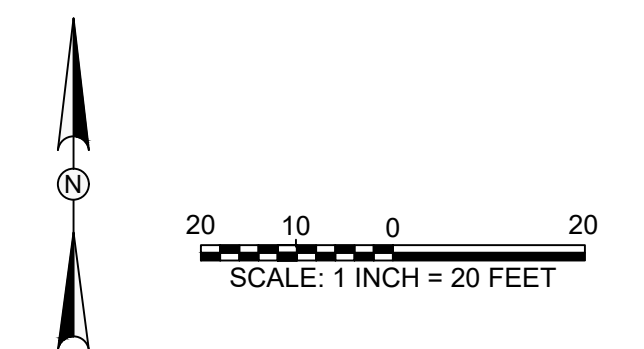
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NOTES

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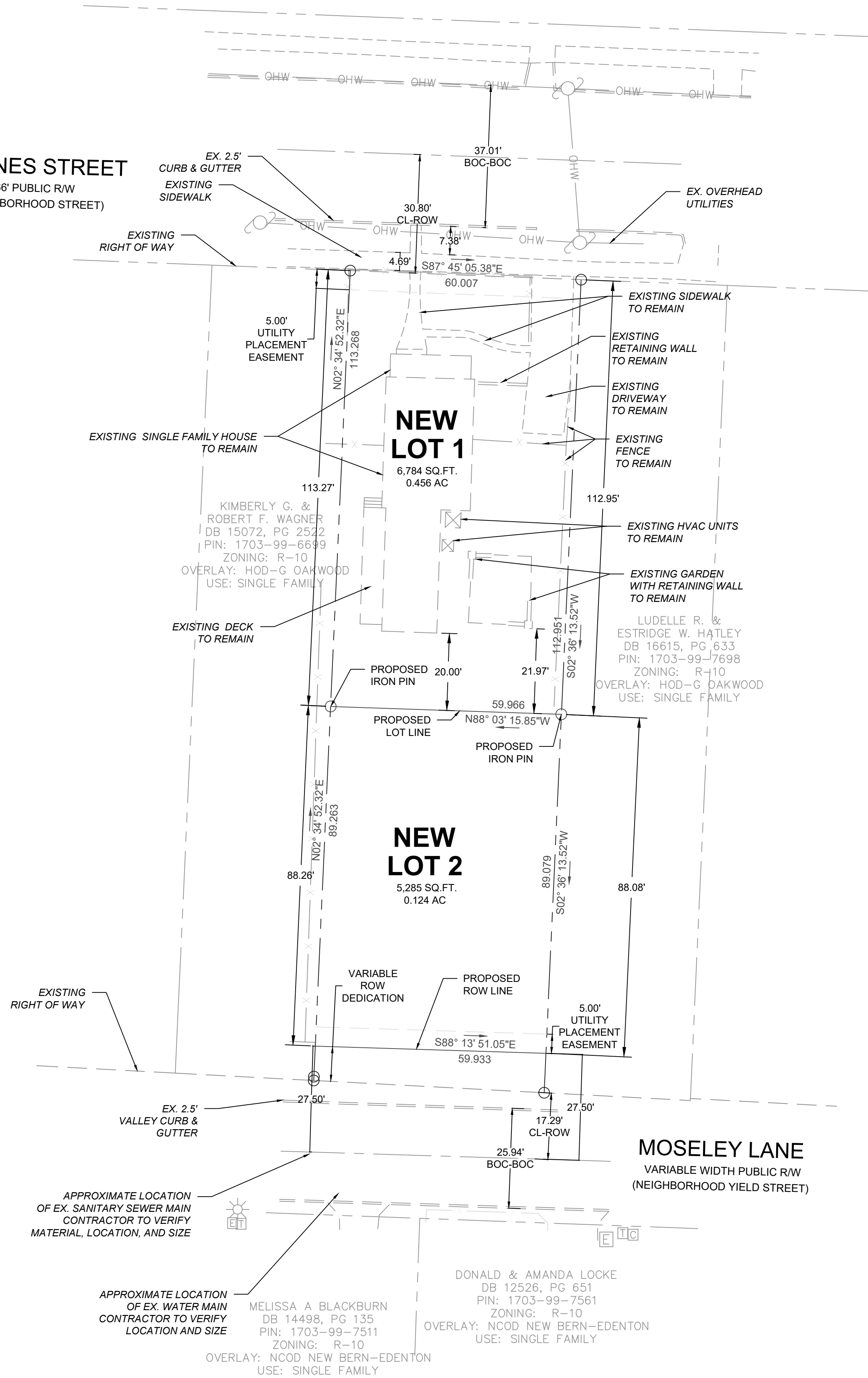
EXISTING CONDITIONS PLAN
542 E. JONES STREET-TWO LOT
SUBDIVISION
542 E. JONES STREET
RALEIGH, NORTH CAROLINA

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)



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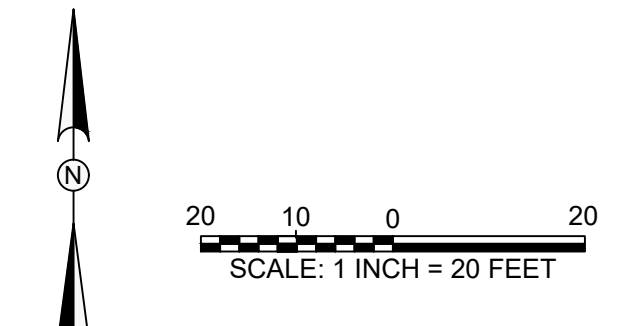
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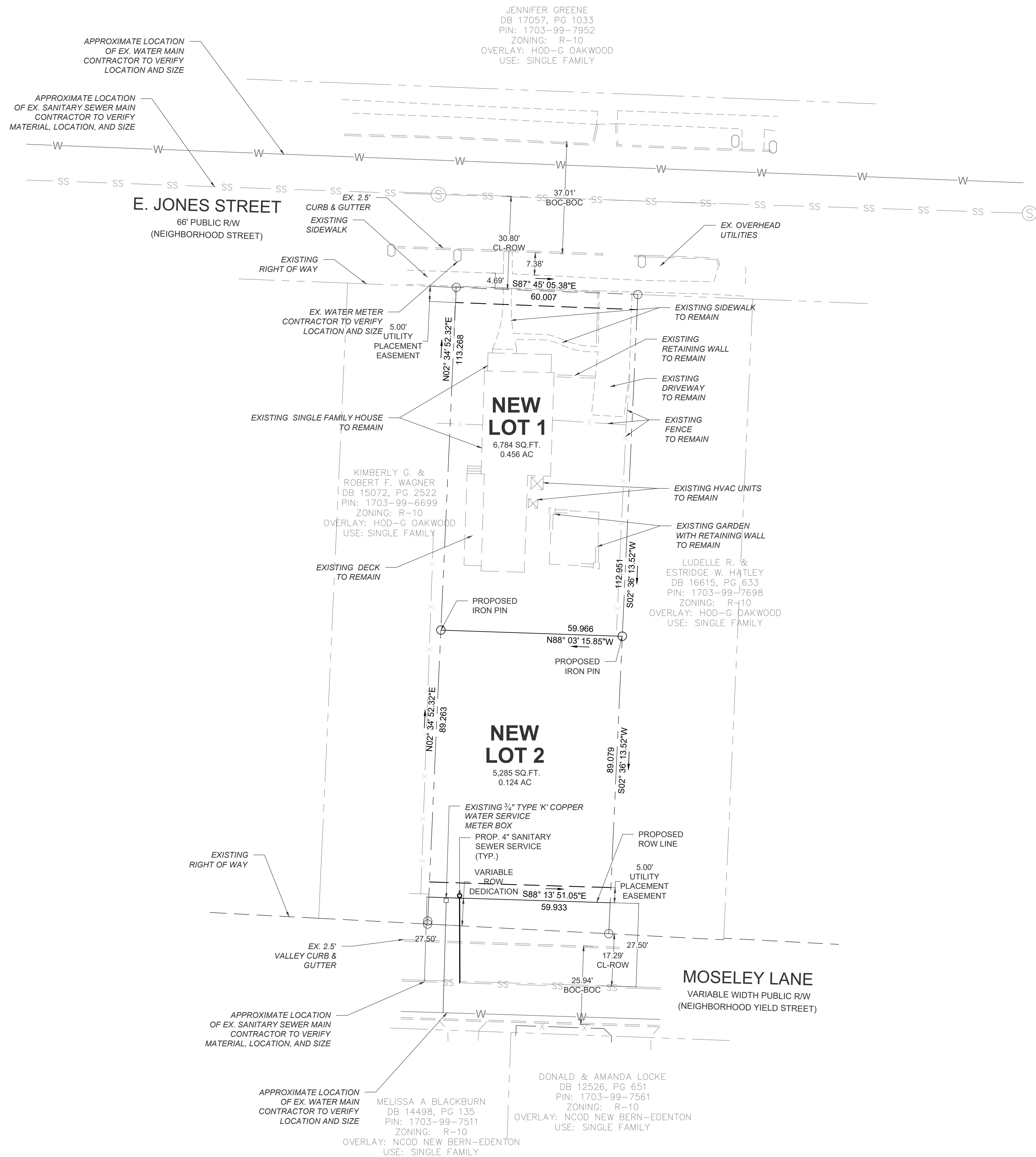
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- NOTES**
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PROPOSED SUBDIVISION PLAN
542 E. JONES STREET-TWO LOT SUBDIVISION
 542 E. JONES STREET
 RALEIGH, NORTH CAROLINA

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





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
--- OHP --- OHP --- OHP --- OHP --- OHP ---	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)
- UTILITY SEPARATION REQUIREMENTS:
 - 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, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 18" ABOVE TO TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER. WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASUREMENT EXTENDED 10' ON EACH SIDE OF CROSSINGS MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
 - 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
 - MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS; MAINTAIN 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)
 - ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
- ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.
- 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 FORCE MAINS. 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.

ISSUED FOR PERMITTING

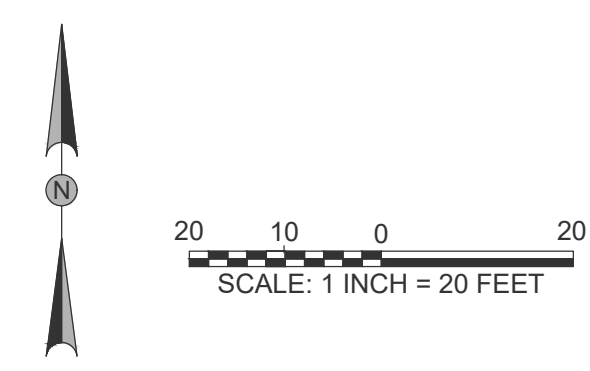
REV.	DESCRIPTION	DATE
1	CITY OF RALEIGH COMMENTS	01/06/20
2	CITY OF RALEIGH COMMENTS	02/18/20
3	RHDC APPROVAL LETTER	06/25/20

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

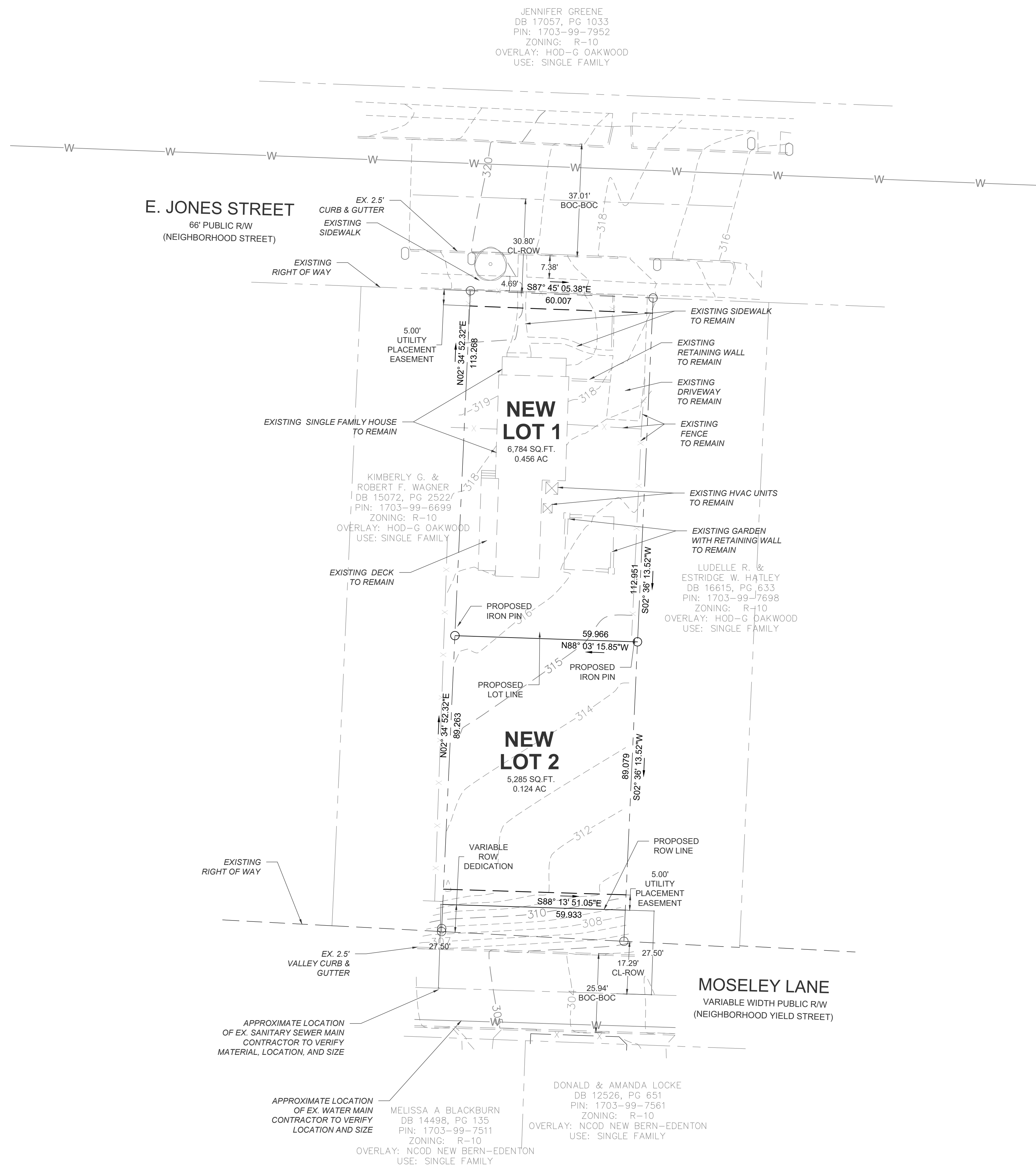
PROJECT NO.:	19022
DRAWN BY:	JAC
CHECKED BY:	JAC
DATE:	10/02/19
SCALE:	1" = 20'

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2308 Ridge Road
 Raleigh, North Carolina 27612
 Ph. 919-791-1704
 P-1533



CAD FILE: D:\C59\Projects\2019\19022-581-Subdivision\Bases\ LAYOUT - Grading Plan



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: 419.3SF (209.65 PER LOT)
-MOSELEY DRIVE IMPROVEMENTS: 59.9' OF FRONTAGE
1' PAVEMENT=59.9SF
6' SIDEWALK=359.4SF
TOTAL IMPERVIOUS=413.3SF
-E JONES IMPROVEMENTS: 60.0' OF FRONTAGE
1.5' SIDEWALK=60SF

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.I 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

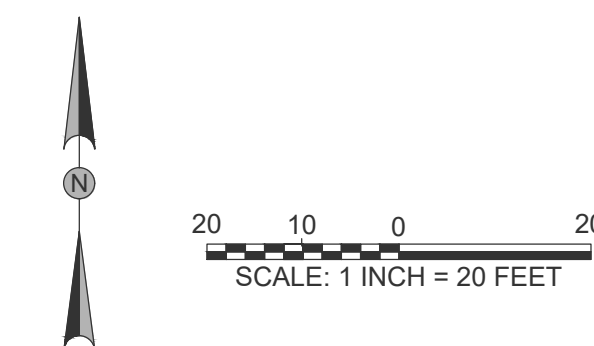
1. PROPOSED ADA PARKING AND STALL STRIPING SHALL HAVE SLOPES NO STEEPER THAN 1:48 (2%).
2. PROPOSED ACCESSIBLE ROUTE TO RIGHT-OF-WAY AND PROPOSED SIDEWALKS SHALL HAVE A RUNNING SLOPE NO STEEPER THAN 1:20 (5%) AND CROSS SLOPES NO STEEPER THAN 1:48 (2%).
3. RAMPS SHALL COMPLY WITH THE REQUIREMENTS OF 2012 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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2308 Ridge Road
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P-1533

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1	CITY OF RALEIGH COMMENTS	01/06/20
2	CITY OF RALEIGH COMMENTS	02/18/20
3	RHDC APPROVAL LETTER	06/25/20

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

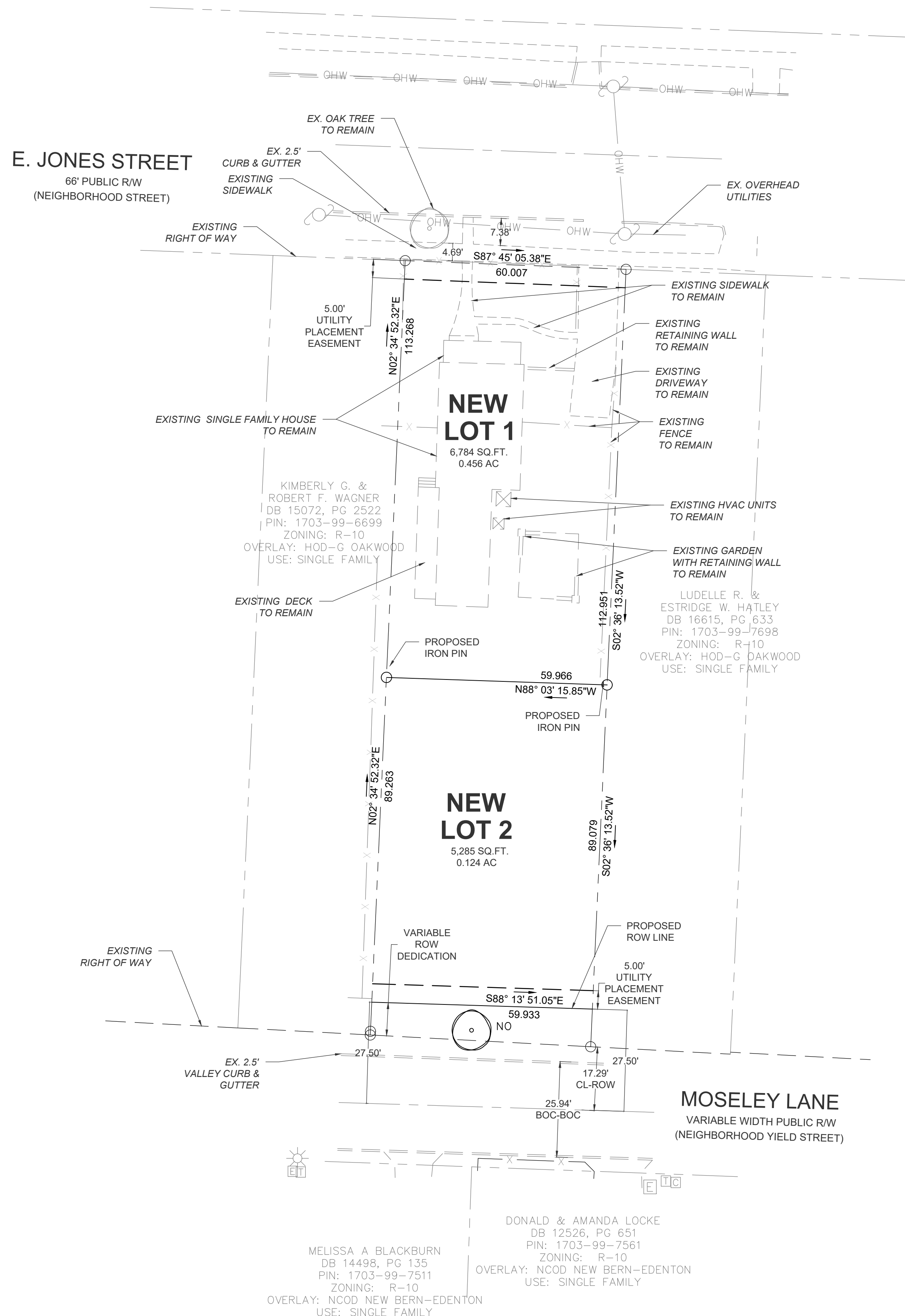
PROJECT NO.: 19022
DRAWN BY: JAC
CHECKED BY: JAC
DATE: 10/02/19
SCALE: 1" = 20'

C-5

5 of 7

KEY	QUA.	BOTANICAL NAME	COMMON NAME	AT PLANTING			MATURE	
				HEIGHT	CALIPER	ROOT	HEIGHT	SPREAD
	10	SHADE TREES		8'	3"	B&B	60'	45'
		QUERCUS NUTTALLII	NUTTALL OAK					

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

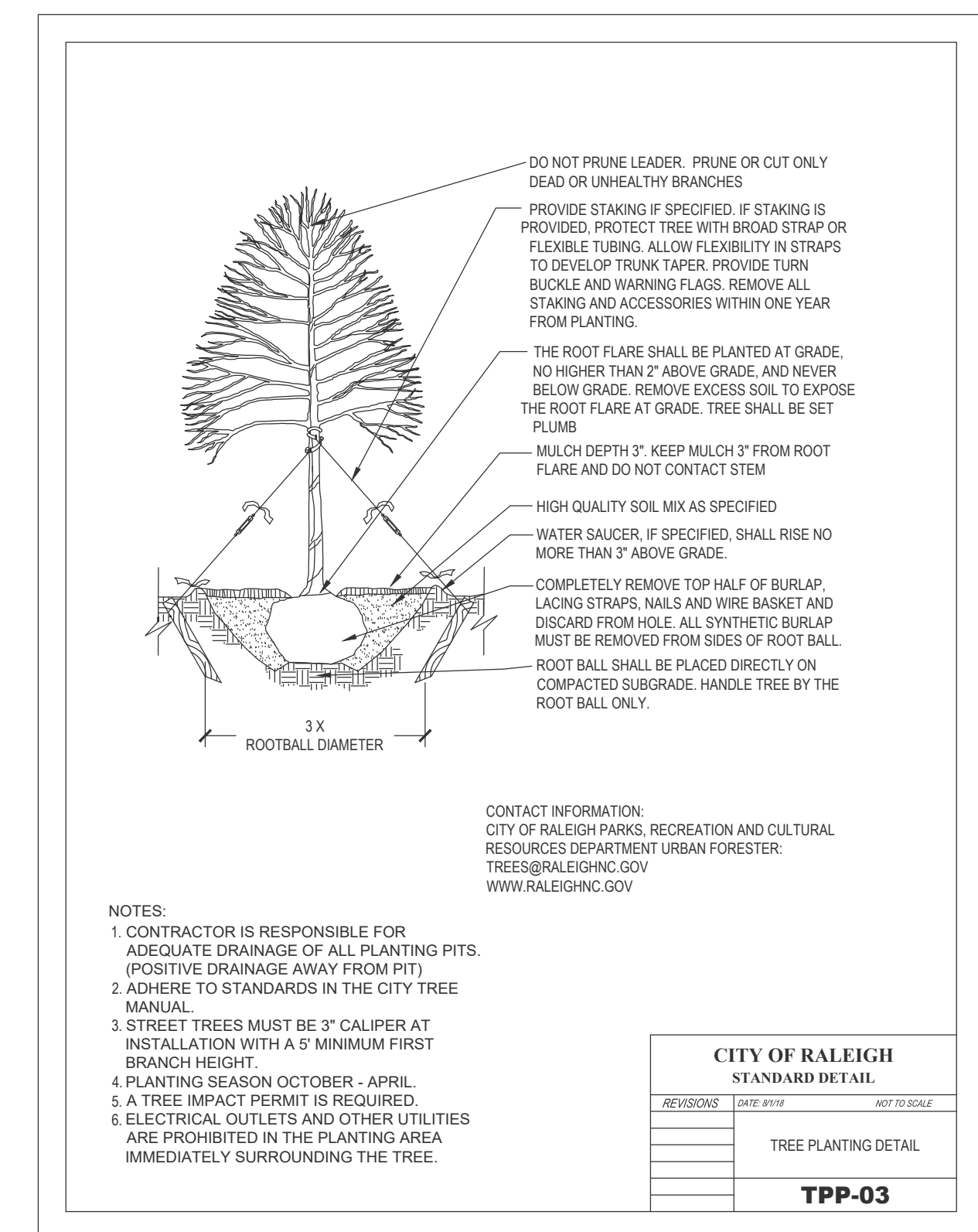
- BOUNDARY AND EXISTING CONDITIONS SURVEY PROVIDED BY NEWCOMB LAND SURVEYORS, PLLC DATED 09-16-19.
- THE PROPERTY IS LOCATED IN ZONES X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND FUTURE 1% ANNUAL CHANCE FLOODPLAIN) BASED ON THE FEMA MAP NUMBER 3720170300J DATED MAY 2, 2006.
- NO ONSITE 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	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.



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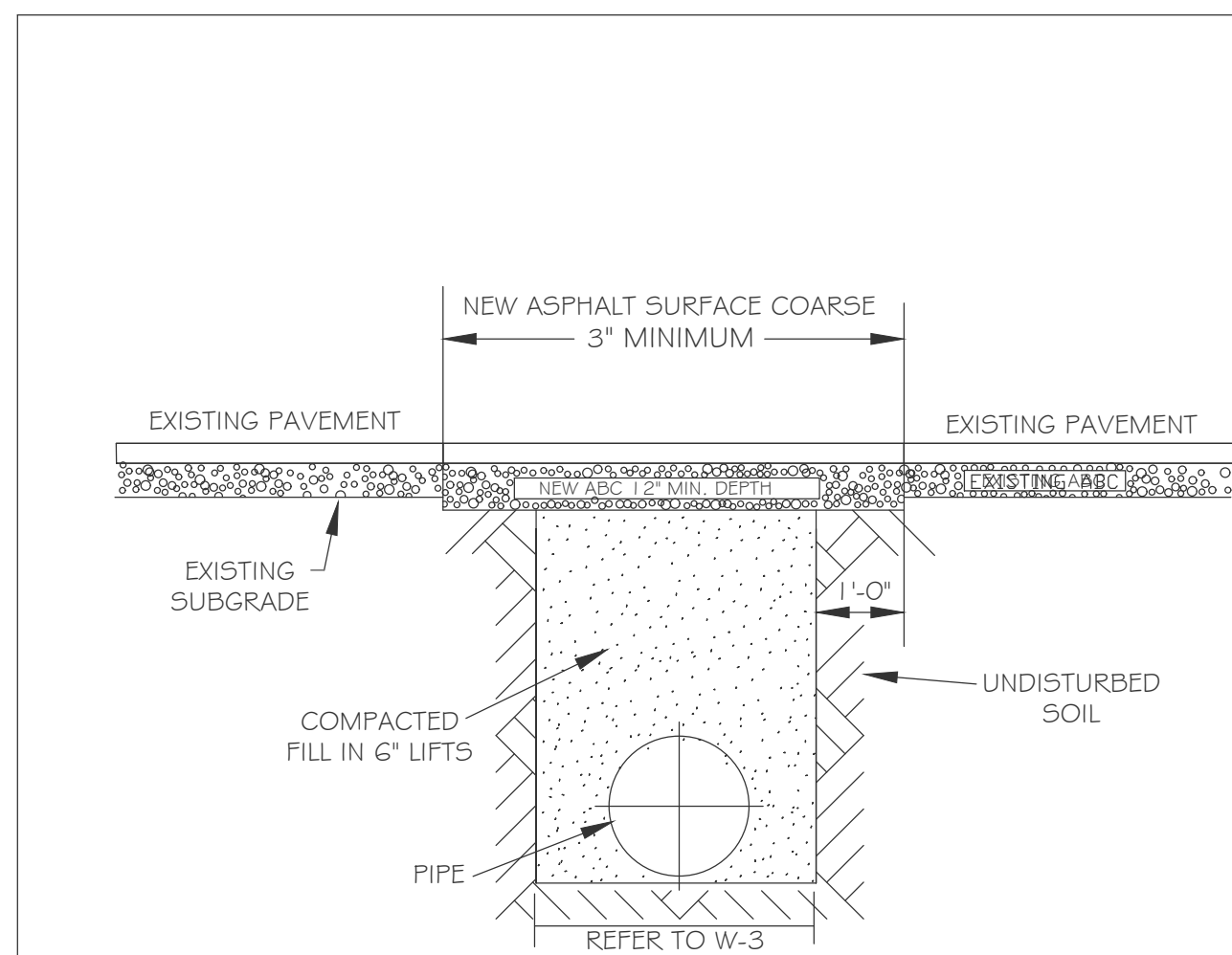
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REV.	DESCRIPTION	DATE
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LANDSCAPING PLAN
542 E. JONES STREET-TWO LOT
SUBDIVISION
542 E. JONES STREET
RALEIGH, NORTH CAROLINA

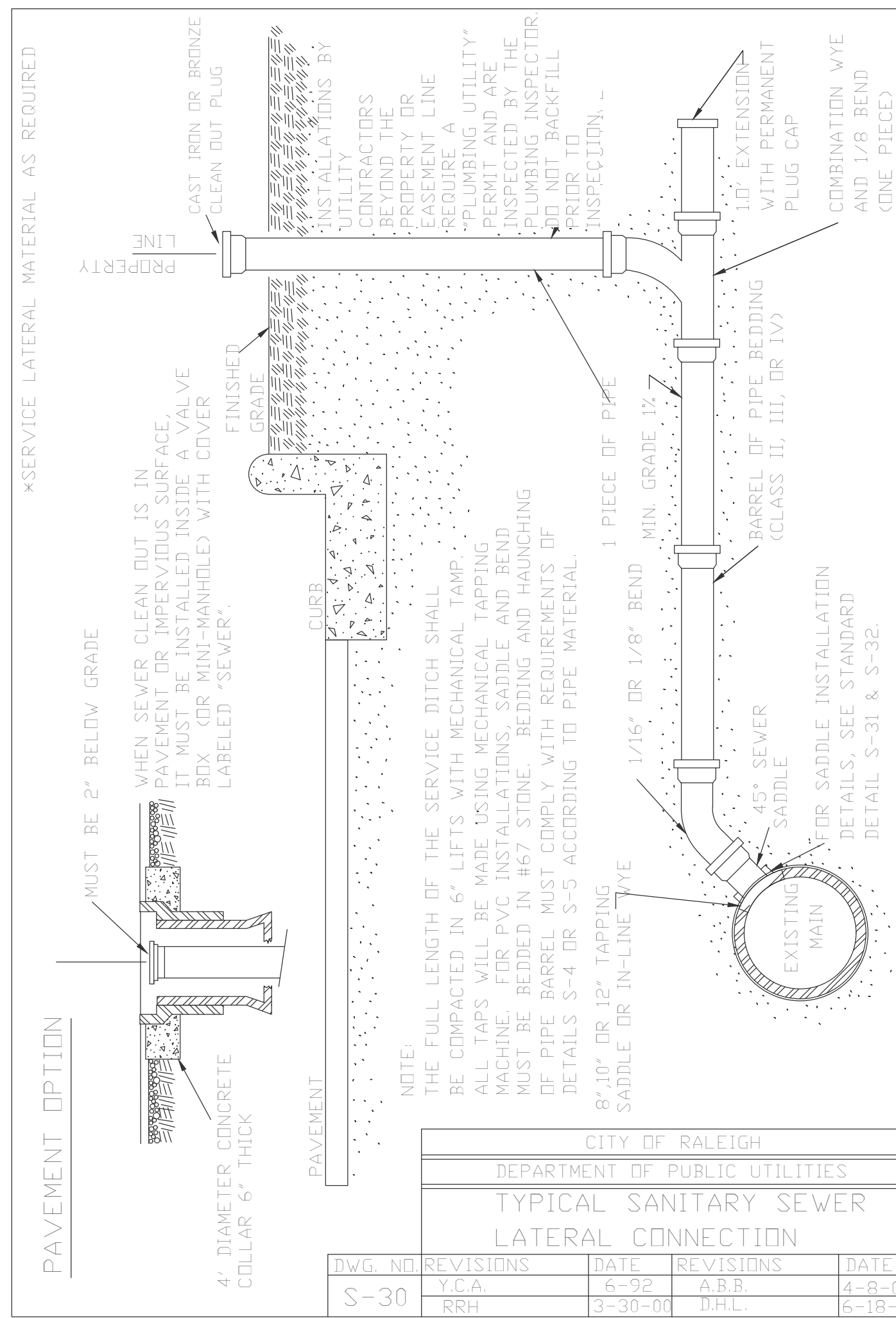
PROJECT NO.: 19022
DRAWN BY: JAC
CHECKED BY: JAC
DATE: 10/02/19
SCALE: 1" = 20'

C-6

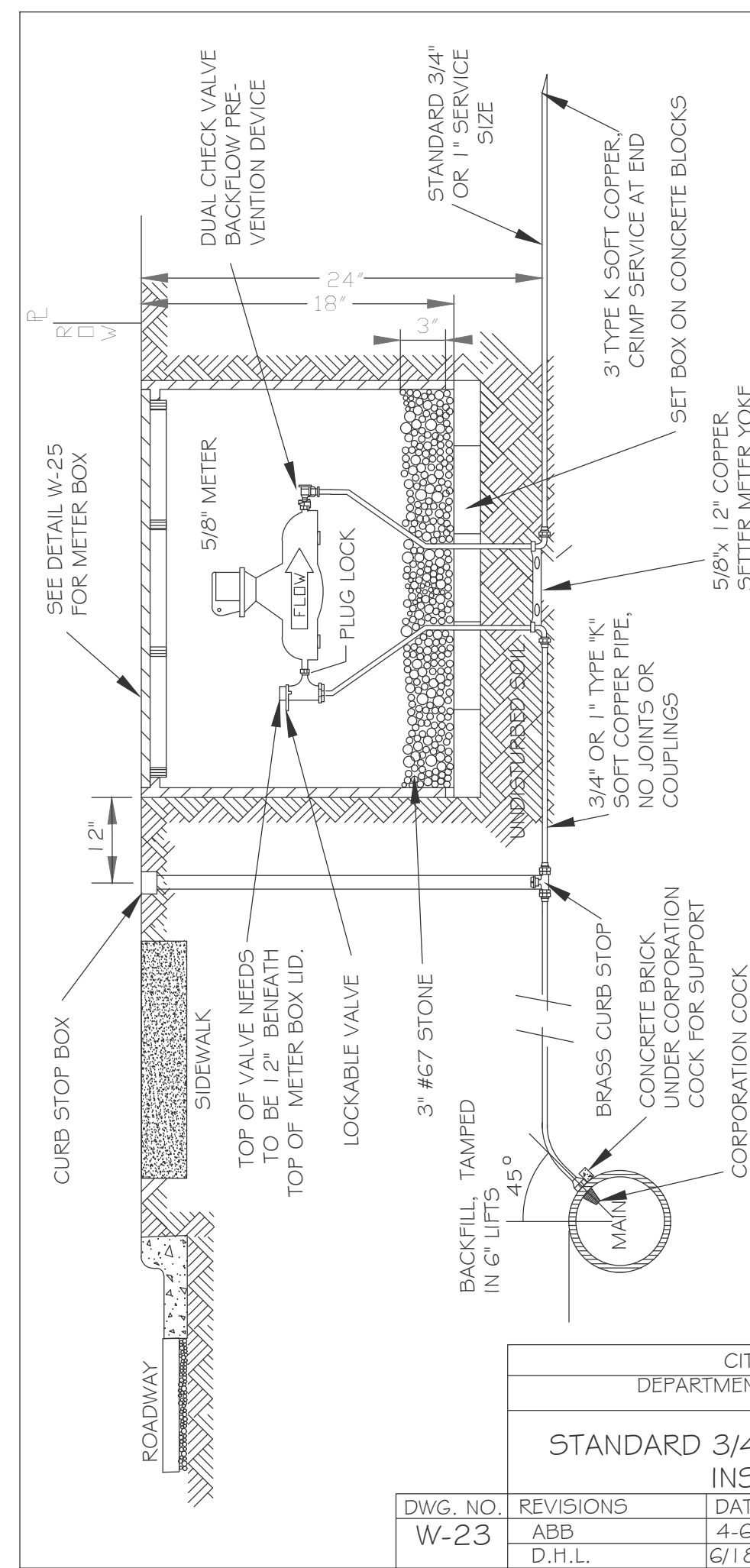


- NOTES:
1. THE PAVEMENT CUT SHALL BE DEFINED BY A STRAIGHT EDGE AND CUT WITH AN APPROPRIATE SAW CUT MACHINE.
 2. THE TRENCH SUBGRADE MATERIAL SHALL BE BACKFILLED WITH SUITABLE MATERIAL AND COMPACTED TO A DENSITY OF AT LEAST 95% OF THAT OBTAINED BY COMPACTING A SAMPLE OF THE MATERIAL IN ACCORDANCE WITH 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.

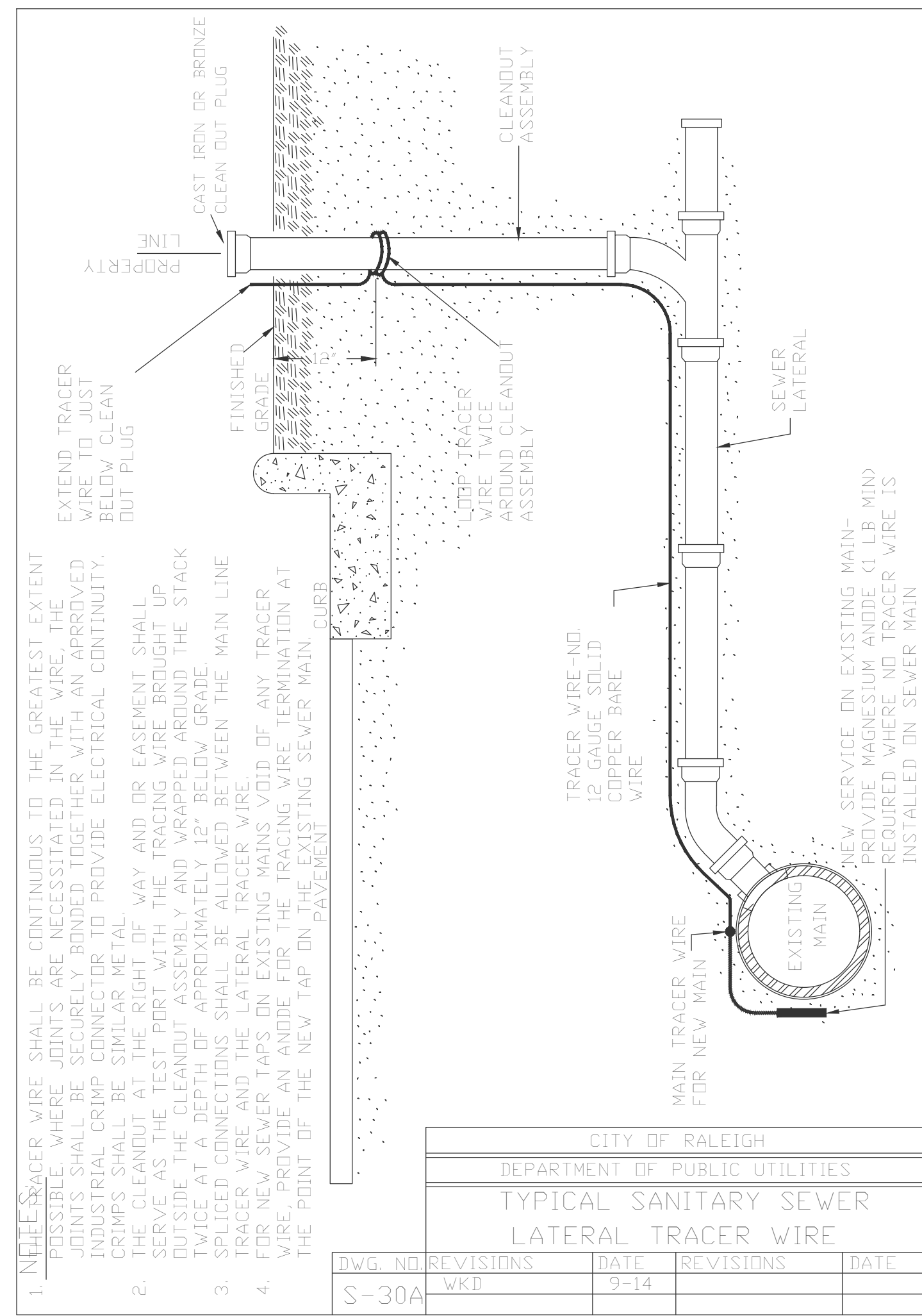
CITY OF RALEIGH DEPARTMENT OF PUBLIC UTILITIES				
STANDARD ASPHALT PAVEMENT PATCH DETAIL				
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-2	RRH	3-31-00	A.B.B.	4-16-04
	D.W.C.	11-1-93	J.P.S.	10-29-10



CITY OF RALEIGH DEPARTMENT OF PUBLIC UTILITIES				
TYPICAL SANITARY SEWER LATERAL CONNECTION				
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
S-30	Y.C.A.	6-9-92	A.B.B.	4-9-04
	RRH	3-30-00	D.H.L.	5-18-05



CITY OF RALEIGH DEPARTMENT OF PUBLIC UTILITIES				
STANDARD 3/4\"/> 				
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-23	ABB	4-6-04		
	D.H.L.	6/18/08		



1. THE TRACER WIRE SHALL BE CONTINUOUS TO THE GREATEST EXTENT POSSIBLE. WHERE JOINTS ARE NECESSITATED IN THE WIRE, THE APPROVED INDUSTRIAL CRIMP CONNECTORS TO PROVIDE ELECTRICAL CONTINUITY. CRIMPS SHALL BE SIMILAR METAL TO THE WIRE.
2. THE CLEANOUT AT THE RIGHT OF WAY AND OR EASEMENT SHALL OPEN OUTSIDE THE CLEANOUT ASSEMBLY AND WRAPPED AROUND THE STACK TWICE AT A DEPTH OF APPROXIMATELY 12\"/>

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		

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

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

ISSUED FOR PERMITTING

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Ph. 919-131-1704
P-1533



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.



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

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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.