Zoning: R-10 w/NCOD
CAC: North Central
Drainage Basin: Pigeon House
Acreage: .04
Number of Lots: 2

Planner: Ryan Boivin
Phone: (919) 996-2681

Applicant: Five Horizons Development
Phone: (919) 398-3927
LOCATION: This site is located on the north side of E Jones Street, adjacent to the intersection of E Jones St and N Swain St. It is a single parcel located at 703 E Jones Street. The site is located within City limits.

REQUEST: Subdivision of a 0.389 acre tract zoned R-10 with NCOD (New Bern-Edenton) into two lots. Lot 1 will be 7,113 SF/0.163 acres and Lot 2 will be 9,820 SF/0.225 acres.

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

FINDINGS: City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan submitted by Crumpler Consulting Services, PLLC, dated 11/20/17.

CONDITIONS OF APPROVAL and NEXT STEPS:

Note: This document must be applied to the second sheet of all future submittals with the exception of final plats.

PRIOR TO THE ISSUANCE OF ANY SITE PERMITS OR APPROVAL OF CONCURRENT REVIEW PROCESS, WHICHEVER IS APPLICABLE:

ENGINEERING

1. Next Step: A right-of-way obstruction permit must be obtained from Right-of-way Services prior to the commencement of any construction activities within the right-of-way.

URBAN FORESTRY

2. Obtain required stub and tree impact permits from the City of Raleigh.

PRIOR TO AUTHORIZATION TO RECORD LOTS:

ENGINEERING

1. A 5’ general utility 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 (1) day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within 14 days from authorization of lot recordation. If a recorded copy of the documents are not provided within this 14 day period, further recordings and building permit issuance may be withheld.

2. In accordance with Part 10A Section 8.1.10, a fee-in-lieu for 80.5’ of 6’ sidewalk shall be paid to the City of Raleigh.
3. **Next Step:** In accordance with Part 10A Section 8.1.3, a public infrastructure surety is provided to the City of Raleigh Development Services – Development Engineering program for street trees.

**URBAN FORESTRY**

4. A tree impact permit will need to be obtained.

**EXPIRATION DATES:** If significant construction has not taken place on a project after preliminary subdivision approval, that approval may "sunset" and be declared void, requiring re-approval before permits may be issued. To avoid allowing this preliminary approval to "sunset", the following must take place by the following dates:

- **3-Year Sunset Date:** 1-3-2021
  - Record the subdivision.

I hereby certify this administrative decision.

**SIGNED:** (Planning Dir./Designee) ___________________________ Date: 1/3/2019

**Staff Coordinator:** Ryan Boivin
SUBDIVISION PLANS
FOR
FHD-703 E. JONES
703 E. JONES STREET
RALEIGH, NORTH CAROLINA

CITY OF RALEIGH FILE: S-61-17
CITY OF RALEIGH TRANSACTION #: 528214

PREPARED FOR:
FIVE HORIZONS DEVELOPMENT
410 N. BOYLAN AVENUE
RALEIGH, NC 27603

PREPARED BY:
CRUMPLER Consulting Services, PLLC
2308 Ridge Road
Raleigh, North Carolina 27612
Ph. 919-413-1704

CALL 48 HOURS BEFORE YOU DIG
NORTH CAROLINA ONE-CALL CENTER
1-800-632-4949

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

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.
- The site will be conforming to the exemption of stormwater control requirements through the City of Raleigh’s Unified Development Code Section 9.2.2.A-4A as amended by TC-2-16.

COVER SHEET
C-1 COVER
C-2 EXISTING CONDITIONS
C-3 PROPOSED SUBDIVISION PLAN
C-4 UTILITY PLAN
C-5 LANDSCAPING PLAN
D-1 DETAILS
LEGEND
- EXISTING PROPERTY LINE
- EXISTING OUTFLOT PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING OUTFLOT PROPERTY LINE
- EXISTING EDGE OF PAVEMENT
- EXISTING SANITARY SEWER
- EXISTING WATER MAIN
- EXISTING FIRE HYDRANT
- EXISTING OVERHEAD POWER LINE
- EXISTING CURB & GUTTER
- EXISTING SANITARY SEWER EASEMENT
- EXISTING TANK

NOTES
2. 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 3720171300J AND 3720171400J DATED MAY 2, 2006.
3. NO ONSITE STREAMS OR WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROJECT PARCEL AS SHOWN.
4. THIS DRAWING IS NOT FOR RECORDATION.
5. SOLID WASTE TO BE HANDLED BY ROLL OUT TRASH CANS FOR EACH LOT.