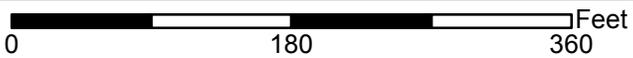


FHD-703 E. JONES S-61-2017



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**
Phone: **Development**
(919) 398-3927





Administrative Approval Action

Case File / Name: S-61-17, FHD – 703 E Jones
Transaction # 528214, AA # 3692

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 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.



Administrative Approval Action

Case File / Name: S-61-17, FHD – 703 E Jones
Transaction # 528214, AA # 3692

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

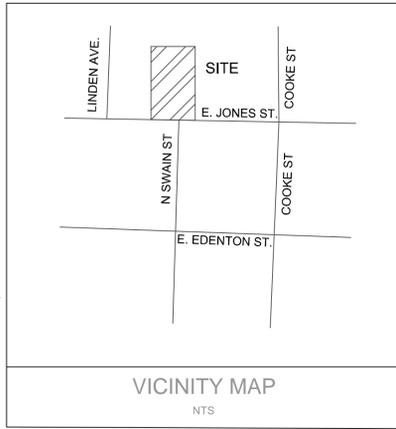
I hereby certify this administrative decision.

Signed:(Planning Dir./Designee)

Amy Bily Tye

Date: 1/3/2018

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
P-1533

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.

| SHEET | DESCRIPTION |
|-------|---------------------------|
| C-1 | COVER |
| C-2 | EXISTING CONDITIONS |
| C-3 | PROPOSED SUBDIVISION PLAN |
| C-4 | UTILITY PLAN |
| C-5 | 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

**Preliminary Subdivision
Plan Application**



Development Services Customer Service Center | Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | dca.919-996-1831
Litchford Satellite Office | 1820 - 130 Litchford Road | Raleigh, NC 27601 | 919-996-4200

When submitting plans, please check the appropriate review type and include the Plan Checklist document.

| Office Use Only: Transaction # | Project Coordinator | Team Leader |
|---|--|--------------------------------------|
| PRELIMINARY APPROVALS | | |
| <input checked="" type="checkbox"/> Subdivision * <input type="checkbox"/> Conventional Subdivision <input type="checkbox"/> Compact Development <input type="checkbox"/> Conservative Subdivision <small>*May require City Council approval if in a Metro Park Overlay or Historic Overlay District</small> | | |
| If your project has been through the Due Diligence process, provide the transaction #: | | |
| GENERAL INFORMATION | | |
| Development Name: FHD-703 E. Jones | | |
| Proposed Use: Residential | | |
| Property Address(es): 703 E. Jones Street, Raleigh, NC | | |
| Wake County Property Identification Number(s) for each parcel to which these guidelines will apply: | | |
| PIN Recorded Deed 1713-09-0995 | PIN Recorded Deed | PIN Recorded Deed |
| What is your project type? | | |
| <input checked="" type="checkbox"/> Single family <input type="checkbox"/> Townhouse <input type="checkbox"/> Subdivision in a non-residential zoning district <input type="checkbox"/> Other (describe): | | |
| OWNER/DEVELOPER INFORMATION | | |
| Company Name Five Horizons Development | | Owner/Developer Name Stuart Cullinan |
| Address 410 N. Boylan Avenue, Raleigh, NC 27603 | | |
| Phone 919-398-3927 | Email stuart@fivehorizonsdevelopment.com | Fax 919-516-0705 |
| CONSULTANT/CONTACT PERSON FOR PLANS | | |
| Company Name Crumpler Consulting Services, PLLC | | Contact Name Josh Crumpler, PE |
| Address 2308 Ridge Road, Raleigh, NC 27612 | | |
| Phone 919-413-1704 | Email josh@crumplerconsulting.com | Fax |

PAGE 1 OF 3 WWW.RALEIGHNC.GOV REVISION 03.11.16

| DEVELOPMENT TYPE AND SITE DATE TABLE (Applicable to all developments) | |
|--|---|
| ZONING INFORMATION | |
| Zoning District(s) | R-10 NCOD (NEW BERNEDETON OVERLAY) |
| If more than one district, provide the acreage of each: | |
| Overlay District? | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| Inside City Limits? | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| CUD (Conditional Use District) Case # | N/A |
| COA (Certificate of Appropriateness) Case # | N/A |
| BOA (Board of Adjustment) Case # | N/A |
| STORMWATER INFORMATION | |
| Existing Impervious Surface | N/A acres/sf |
| Proposed Impervious Surface | N/A acres/sf |
| Flood Hazard Area | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| Neuse River Buffer | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| Wetlands | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| If in a Flood Hazard Area, provide the following: | |
| Alluvial Soils | Flood Study |
| FEMA Map Panel # | |
| NUMBER OF LOTS AND DENSITY | |
| Total # of Townhouse Lots: Detached | 0 |
| Total # of Single Family Lots | 2 |
| Overall Unit(s)/Acre Densities Per Zoning Districts | 5.14 |
| Total # of Open Space and/or Common Area Lots | N/A |
| SIGNATURE BLOCK (Applicable to all developments) | |
| 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 subdivision plan as approved by the City. | |
| I hereby designate Joshua Crumpler 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/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use. | |
| Signature | Date 08/23/2017 |
| Signature | Date |

PAGE 2 OF 3 WWW.RALEIGHNC.GOV REVISION 03.11.16

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



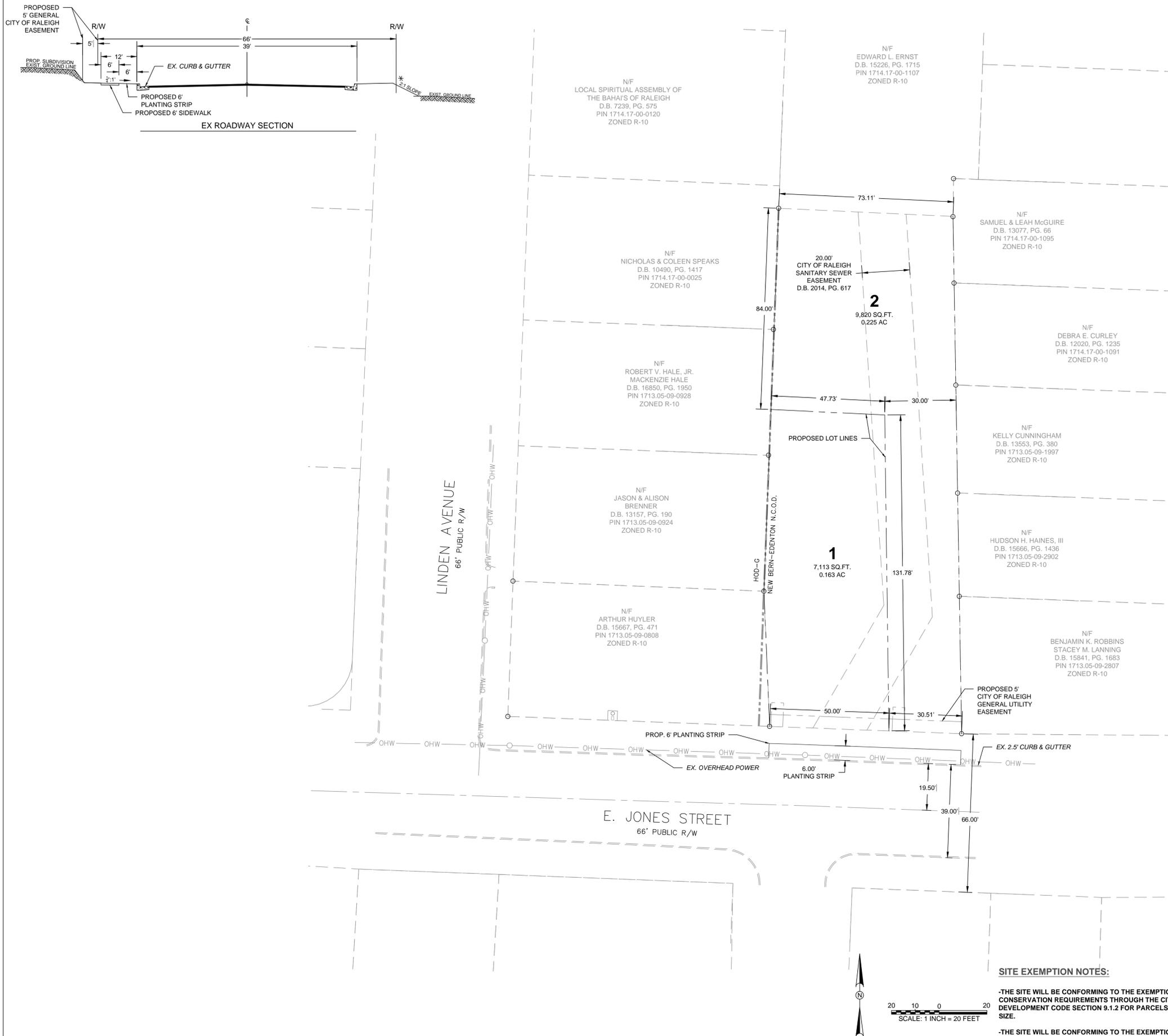
ISSUED FOR PERMITTING

| DATE | DESCRIPTION | REV. |
|----------|--------------------------|------|
| 10/23/17 | CITY OF RALEIGH COMMENTS | 1 |
| 11/20/17 | CITY OF RALEIGH COMMENTS | 2 |

COVER SHEET
FHD - 703 E. JONES
703 E. JONES STREET
RALEIGH, NORTH CAROLINA

PROJECT NO.: 17016
DRAWN BY: JAC
CHECKED BY: JAC
DATE: 08/18/17
SCALE: NOT TO SCALE

C-1



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 SANITARY SEWER |
| --- | EXISTING SANITARY SEWER |
| --- | EXISTING PAINT STRIPING |
| --- | PROPOSED CITY OF RALEIGH GENERAL UTILITY EASEMENT |
| --- | PROPOSED LOT LINE |

SUMMARY INFORMATION

DEVELOPMENT NAME: FHD-703 E. JONES

SITE ADDRESS: 703 E. JONES STREET
RALEIGH, NORTH CAROLINA 27601

PIN NUMBER: 1713-09-0995

JURISDICTION: CITY OF RALEIGH
CURRENT ZONING DISTRICT: R-10
NEIGHBORHOOD OVERLAY DISTRICT: NEW BERN-EDENTON

TOTAL ACREAGE: 0.389 ACRES (16,933.10 SF)
PROPOSED LOT 1: 0.163 ACRES (7,113 SF)
PROPOSED LOT 2: 0.225 ACRES (9,820 SF)

BLOCK PERIMETER REQUIRED (MAX.): 2,500LF
BLOCK PERIMETER PROVIDED: 1,538LF

LOT DENSITY ALLOWED (MAX.): 10 U/A
LOT DENSITY PROVIDED: 5.14 U/A

OWNER/DEVELOPER:
FIVE HORIZONS DEVELOPMENT
410 N. BOYLAN AVENUE
RALEIGH, NC 27603

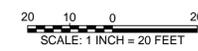
ENGINEER:
CRUMPLER CONSULTING SERVICES, PLLC
CONTACT: JOSH CRUMPLER, PE
2308 RIDGE ROAD
RALEIGH, NC 27612
(919) 413-1704

- NOTES**
- TOPOGRAPHIC AND BOUNDARY SURVEY PROVIDED BY CHANCE SURVEYING CO., P.A, DATED 05-13-2014.
 - 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.
 - NO ONSITE STREAMS OR WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROJECT OR PARCEL AS SHOWN.
 - THIS DRAWING IS NOT FOR RECORDATION.
 - RIGHT-OF-WAY AND EASEMENT DEDICATION REQUIRED PRIOR TO LOT RECORDATION.
 - SOLID WASTE TO BE HANDLED BY ROLL OUT TRASH CANS FOR EACH LOT.
 - FEE IN LIEU TO BE PAID PRIOR TO MAP RECORDATION FOR 6' SIDEWALK ALONG FRONTAGE OF EACH PROPOSED LOT.
 - NO PORTION OF ANY STRUCTURE ALLOWED INSIDE CITY OF RALEIGH EASEMENTS.
 - RESIDENTIAL DRIVEWAYS ARE TO BE CONSTRUCTED AS PER RSDM SECTIONS 6.5.2 AND TABLE 6.5A. PLOT PLAN CRITERIA FOR RESIDENTIAL DRIVEWAYS SHALL FOLLOW THE REQUIREMENTS PER RSDM 6.5.7

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.



ISSUED FOR PERMITTING

| REV. | DESCRIPTION | DATE |
|------|--------------------------|----------|
| 1 | CITY OF RALEIGH COMMENTS | 10/23/17 |
| 2 | CITY OF RALEIGH COMMENTS | 11/20/17 |
| | | |
| | | |

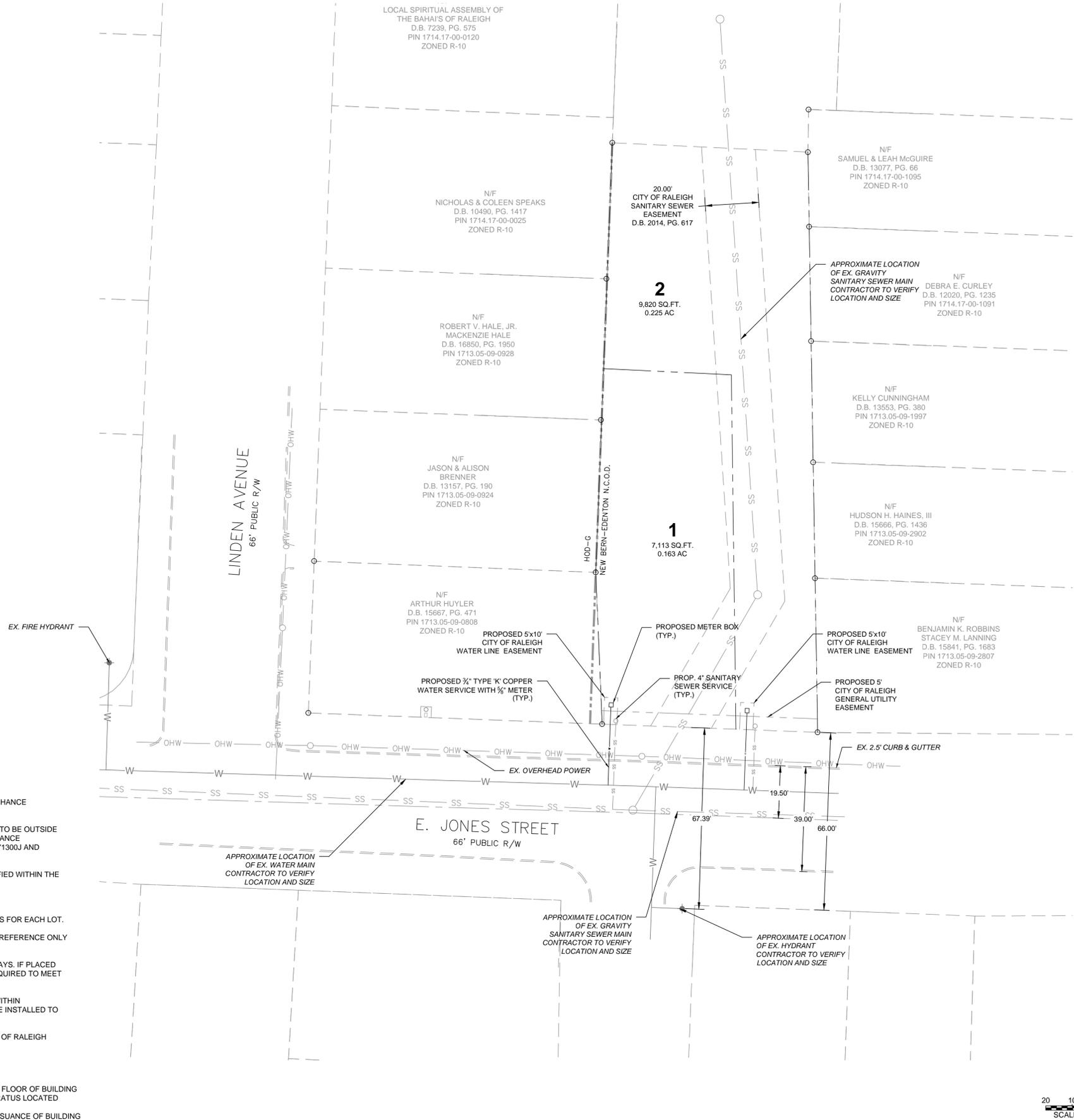
PROPOSED SUBDIVISION PLAN

FHD - 703 E. JONES

703 E. JONES STREET
RALEIGH, NORTH CAROLINA

| | |
|--------------|----------|
| PROJECT NO.: | 17016 |
| DRAWN BY: | JAC |
| CHECKED BY: | JAC |
| DATE: | 08/18/17 |
| SCALE: | 1" = 20' |

CAD FILE: D:\CS3\Projects\2017\17016 FHD 703 E. Jones\Bases\ LAYOUT: Utility PLOTTED: 21 Nov 2017, 12:22pm, jrumpler



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 SANITARY SEWER |
| --- | EXISTING SANITARY SEWER |
| --- | PROPOSED SANITARY SEWER SERVICE |
| --- | PROPOSED WATER SERVICE |
| --- | PROPOSED CITY OF RALEIGH GENERAL UTILITY EASEMENT |
| --- | PROPOSED LOT LINE |

- 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 SEWER MAINS, 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 THE 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 CROSSING 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 FOREMANS. 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 NCDOT, 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) 996-6923 OR joanie.hartley@raleighnc.gov FOR MORE INFORMATION
 - NEW WATER AND SEWER SERVICES SHALL BE INSTALLED BY OPEN CUT PER CITY OF RALEIGH STANDARDS.

- NOTES**
- TOPOGRAPHIC AND BOUNDARY SURVEY PROVIDED BY CHANCE SURVEYING CO., P.A., DATED 05-13-2014.
 - 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.
 - NO ONSITE STREAMS OR WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROJECT OR PARCEL AS SHOWN.
 - THIS DRAWING IS NOT FOR RECORDATION.
 - SOLID WASTE TO BE HANDLED BY ROLL OUT TRASH CANS FOR EACH LOT.
 - ADJACENT PROPERTY ABUTTERS ON UTILITY PLAN FOR REFERENCE ONLY FOR APPROXIMATE LOCATION EXISTING HYDRANT.
 - WATER METERS SHALL NOT BE PLACED WITHIN DRIVEWAYS. IF PLACED WITHIN A DRIVEWAY, TRAFFIC RATED LIDS SHALL BE REQUIRED TO MEET CITY OF RALEIGH STANDARDS.
 - SANITARY SEWER CLEANOUTS SHALL NOT BE PLACED WITHIN DRIVEWAYS. IF PLACED WITHIN A DRIVEWAY, IT SHALL BE INSTALLED TO MEET CITY OF RALEIGH STANDARD DETAIL S-30.
 - NO PORTION OF ANY STRUCTURE ALLOWED INSIDE CITY OF RALEIGH EASEMENTS.
- 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.

CRUMPLER
Consulting Services, PLLC

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

ISSUED FOR PERMITTING

| REV. | DATE | DESCRIPTION |
|------|----------|--------------------------|
| 1 | 10/23/17 | CITY OF RALEIGH COMMENTS |
| 2 | 11/20/17 | CITY OF RALEIGH COMMENTS |

UTILITY PLAN
FHD - 703 E. JONES
703 E. JONES STREET
RALEIGH, NORTH CAROLINA

PROJECT NO.: 17016
DRAWN BY: JAC
CHECKED BY: JAC
DATE: 08/18/17
SCALE: 1" = 20'

C-4
4 of 6

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 SANITARY SEWER |
| --- | EXISTING SANITARY SEWER |
| --- | PROPOSED CITY OF RALEIGH GENERAL UTILITY EASEMENT |
| --- | PROPOSED LOT LINE |

CRUMPLER
Consulting Services, PLLC

2308 Ridge Road
Raleigh, North Carolina 27612
Ph. 919-113-1704
P-1533

LANDSCAPING NOTES

- TREES SPACING MAY BE ADJUSTED TO ACCOMMODATE WATER/SEWER SERVICES AND EXISTING/PROPOSED DRIVEWAY LOCATIONS. PROVIDE A MINIMUM OF 10' FROM WATER AND SANITARY SEWER MAINS AND 5' MINIMUM FROM WATER METERS AND OTHER UTILITY BOXES. REFER TO CITY OF RALEIGH TREE MANUAL FOR ADDITIONAL CLEARANCE REQUIREMENTS.
- ALL DISTURBED AREAS NOT OCCUPIED BY STRUCTURES, PAVING OR PLANTINGS SHALL BE SEEDED AND WATERED.
- TWO LAYERS OF WEED BARRIER MADE FROM FIBERGLASS AND ULTRA-VIOLET LIGHT RESISTANT MATERIAL SHALL BE PLACED UNDER ALL PLANTING BEDS PRIOR TO MULCHING.
- ALL TREE PLANTINGS SHALL BE MULCHED WITH 3" CLEAN, BARK MULCH.
- 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 TWO TIMES THE DIAMETER OF THE ROOT BALL.
- REMOVE BURLAP FROM TOP OF ROOT BALL 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.

TREE CONSERVATION AND LANDSCAPING 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.
- TREE IMPACT PERMIT IS REQUIRED PRIOR TO SUBDIVISION TO PLANT TREES IN THE PUBLIC RIGHT OF WAY IF REQUIRED.

NOTES

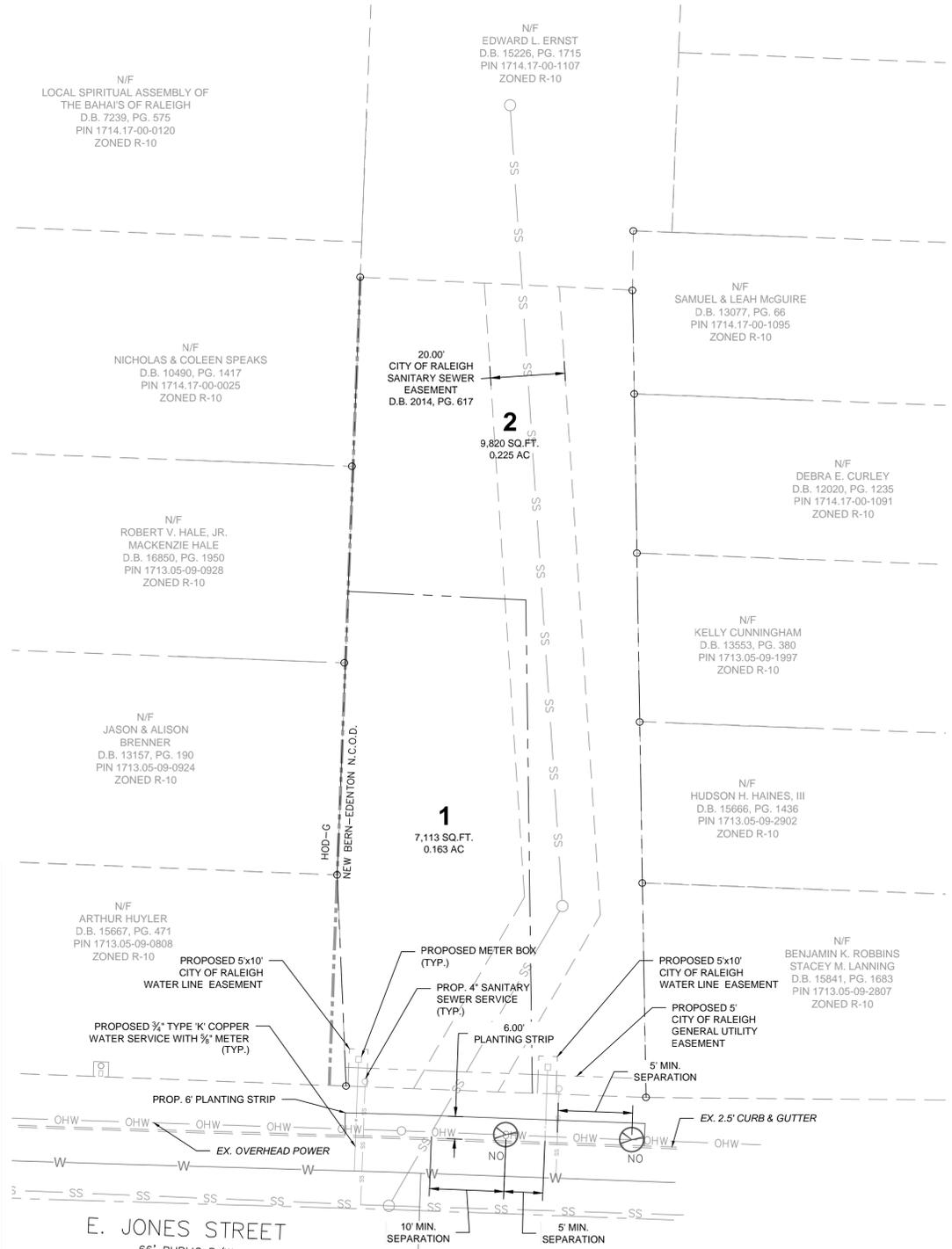
- TOPOGRAPHIC AND BOUNDARY SURVEY PROVIDED BY CHANCE SURVEYING CO., P.A, DATED 05-13-2014.
- PROPERTY IS LOCATED IN ZONES X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND FUTURE 1% ANNUAL CHANCE FLOODPLAIN) BASED ON THE FEMA MAP NUMBER 3720171300J AND 3720171400I DATED MAY 2, 2006.
- NO ONSITE STREAMS OR WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROJECT OR PARCEL AS SHOWN.
- THIS DRAWING IS NOT FOR RECORDATION.
- SOLID WASTE TO BE HANDLED BY ROLL OUT TRASH CANS FOR EACH LOT.

ISSUED FOR PERMITTING

| REV. | DATE | DESCRIPTION |
|------|----------|--------------------------|
| 1 | 10/23/17 | CITY OF RALEIGH COMMENTS |
| 2 | 11/20/17 | CITY OF RALEIGH COMMENTS |
| | | |
| | | |

LANDSCAPING PLAN
FHD - 703 E. JONES
703 E. JONES STREET
RALEIGH, NORTH CAROLINA

| | |
|--------------|----------|
| PROJECT NO.: | 17016 |
| DRAWN BY: | JAC |
| CHECKED BY: | JAC |
| DATE: | 08/18/17 |
| SCALE: | 1" = 20' |



LANDSCAPING REQUIREMENTS

E. JONES STREET (NEIGHBORHOOD LOCAL STREETSCAPE-SEC. 8.4.4.B)
REQUIREMENT: 1 TREE PER 40LF=80.5LF/40LF=2 TREES
PROVIDED: 2 TREES

| KEY | QUA. | BOTANICAL NAME | COMMON NAME | HEIGHT | SPREAD | ROOT | CALIPER |
|-----|------|-------------------|-------------|--------|--------|------|---------|
| | 2 | SHADE TREES | | | | | |
| | | QUERCUS NUTTALLII | NUTTALL OAK | 10' | | B&B | 3" |
| | | | | | | | |
| | | | | | | | |

