



# Administrative Approval Action

Case File / Name: SUB-0054-2019  
542 E Jones Street

City of Raleigh  
Development Services Department  
One Exchange Plaza  
Raleigh, NC 27602  
(919) 996-2492  
currentplanning@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.

**REQUEST:** Subdivision of an existing 0.29 acre tract (12,644 sf) containing a single family house and zoned R-10 and HOD-G. A two lot subdivision with 0.013 acres (574 sf) of right-of-way dedication is proposed. Lot 1 is proposed to be 0.156 acres (6,784 sf) in size and New Lot 2 is proposed to be 0.124 acres (5,285 sf) in size. In accordance with UDO Section 10.1.8. this subdivision received City Council approval based on evidence presented at the September 1, 2020 quasi-judicial hearing.

**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 dated June 25, 2020 by Crumpler Consulting Services.

## **CONDITIONS OF APPROVAL and NEXT STEPS:**

*This document must be applied to the second sheet of all future submittals except for final plats. This is a preliminary plan and as such no permits have been issued with this approval. To obtain permits and/or completion of the project, the following steps are required:*

☒ **SITE PERMITTING REVIEW** - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Site Permitting Review may be submitted upon receipt of this signed approval document.

***The following items are required prior to approval of Site Permitting Review plans:***

### **Stormwater**

1. 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.

☒ **LEGAL DOCUMENTS** - Email to legaldocumentreview@raleighnc.gov. Legal documents must be approved, executed, and recorded prior to or in conjunction with the recorded plat on which the associated easements are shown. Copies of recorded documents must be returned to the City within one business day of recording to avoid withholding of further permit issuance.

<input checked="" type="checkbox"/>	Utility Placement Easement Required
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☒ **RECORDED MAP(S)** - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Site Permitting Review plans, if required, have been deemed ready for mylar signature.

***The following items must be approved prior to recording the plat:***



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## General

1. The density calculation equation, shown on sheet C3, shall be re-calculated and revised per UDO Sec.1.5.2.F.1, dividing the number of units by gross site area and not net site area. A note shall be placed on all plat recordings noting this revision.
2. A demolition permit for the existing shed to be removed shall be issued and this building permit number shown on all maps for recording.

## Engineering

3. 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).
4. Two 5' utility placement easements and associated deeds of easement shall be approved by the City and the location of the easements shall be shown on the map approved for recordation. The deeds 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 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.
5. 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.

## Stormwater

6. 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.

## Urban Forestry

7. A public infrastructure surety for (1) Street Tree is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).

☒ **BUILDING PERMITS** - For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Site Permitting Review plans attached, if applicable. Permit sets may be reviewed prior to the recordation of required plats, but cannot be approved.

***The following items must be approved prior to the issuance of building permits:***

## Public Utilities

1. 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.



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## Stormwater

2. Impervious restrictions for each lot must be recorded on a plat prior to building permit issuance.
3. 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.)

## Urban Forestry

4. 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.

***The following are required prior to issuance of building occupancy permit:***

## Stormwater

1. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).

## Urban Forestry

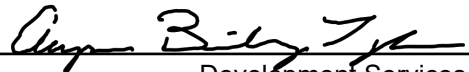
2. Final inspection of right of way street trees by Urban Forestry Staff.

**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:

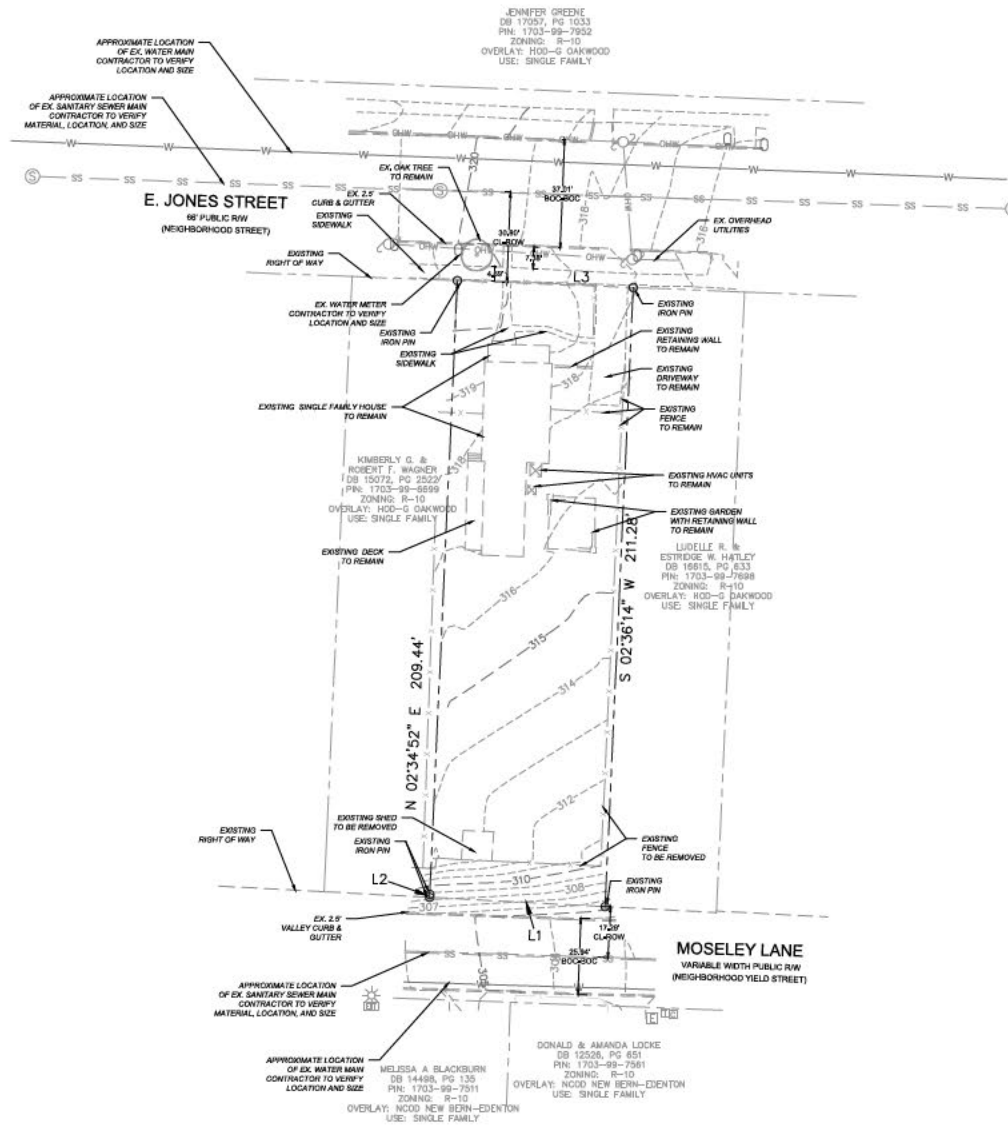
**3-Year Sunset Date: September 17, 2023**  
**Record at least ½ of the land area approved.**

**5-Year Sunset Date: September 17, 2025**  
**Record entire subdivision.**

I hereby certify this administrative decision.

Signed:  Date: 09/17/2020  
Development Services Dir/Designee  
Staff Coordinator: Jermont Purifoy





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

**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 5.1.2 FOR PARCELS LESS THAN 2 ACRES IN SIZE.

**NOTES:**

1. BOUNDARY AND EXISTING CONDITIONS SURVEY PROVIDED BY NEWCOMB LAND SURVEYORS, PLLC DATED 09-16-14.
2. THE PROPERTY IS LOCATED IN ZONE X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND FUTURE 1% ANNUAL CHANCE FLOODPLAIN) BASED ON THE FEMA MAP NUMBER 37207030J DATED MAY 2, 2004.
3. NO ON-SITE 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.



SCALE: 1" = 20 FEET

**CRUMPLER**  
Consulting Services, PLLC  
2338 Ridge Road, Suite 200  
Raleigh, NC 27612  
919-433-1704  
P-1533

ISSUED FOR PERMITTING

REV	DATE	DESCRIPTION
1	01/09/20	CITY OF RALEIGH COMMENTS
2	02/18/20	CITY OF RALEIGH COMMENTS
3	06/25/20	RHDC APPROVAL LETTER

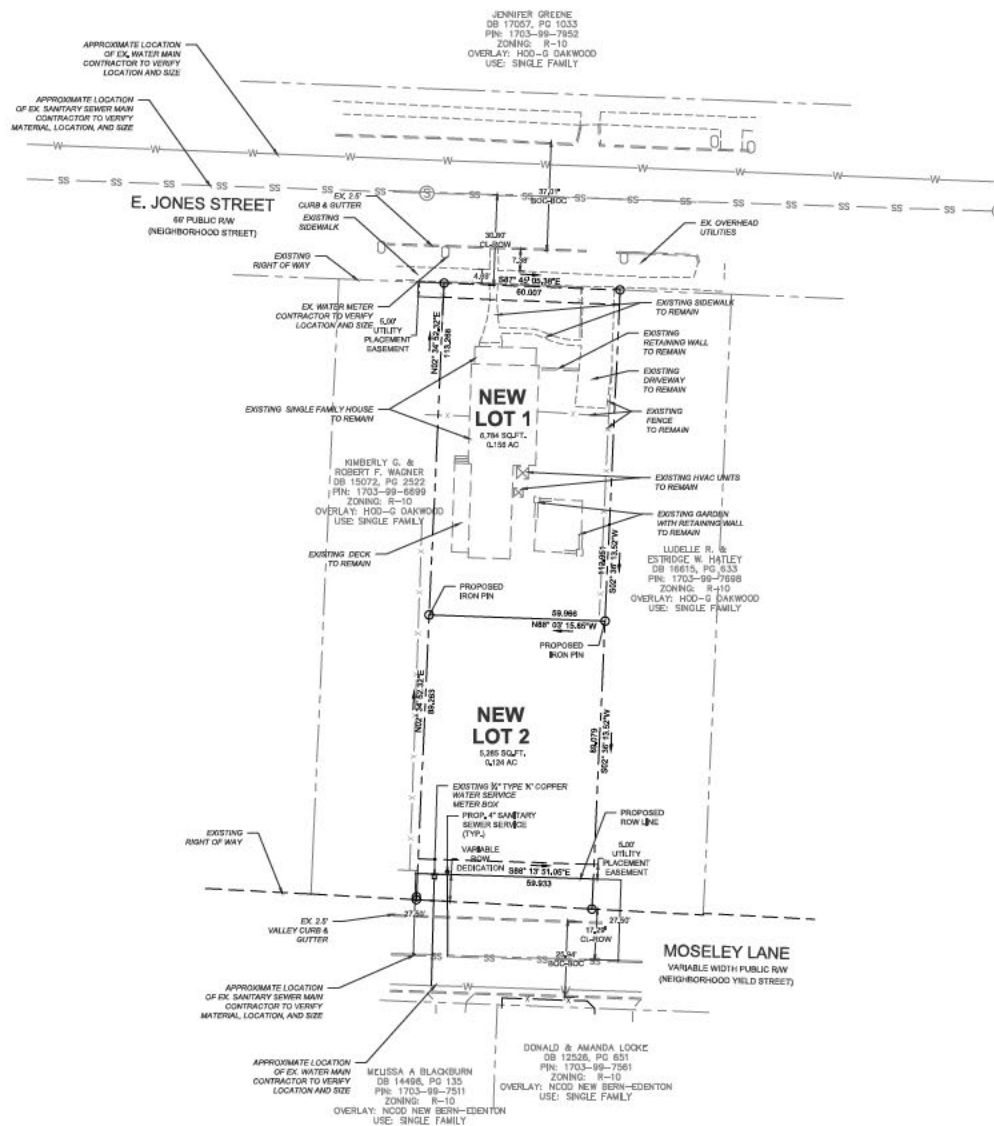
EXISTING CONDITIONS PLAN  
542 E. JONES STREET-TWO LOT  
SUBDIVISION  
542 E. JONES STREET  
RALEIGH, NORTH CAROLINA

PROJECT NO.: 19022
DRAWN BY: JAC
CHECKED BY: JAC
DATE: 10/05/19
SCALE: 1" = 20'

C-2







# **SITE EXEMPTION NOTES:**

THE SITE WILL BE CONFORMING TO THE EXEMPTION OF TREE CONSERVATION REQUIREMENTS THROUGH THE CITY OF RALEIGH'S UNITED DEVELOPMENT CODE SECTION 5.2 FOR PARCELS LESS THAN 2 ACRES IN SIZE.

## **NOTES**

1. BOUNDARY AND EXISTING CONDITIONS SURVEY PROVIDED BY NEWCOMB LAND SURVEYORS, PLLC DATED 09-18-19.
2. THE PROPERTY IS LOCATED IN ZONING X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND FUTURE 1% ANNUAL CHANCE FLOODPLAIN) BASED ON THE FEMA MAP NUMBER 370703053 DATED MAY 2, 2006.
3. NO ON-SITE 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.

## **FIRE PROTECTION NOTES:**

1. ALL PORTION OF THE EXTERIOR WALL OF THE FIRST FLOOR OF BUILDING SHALL BE LOCATED WITHIN 150 FEET OF FIRE APPARATUS LOCATED WITHIN ROADWAYS.
2. FIRE FLOW ANALYSIS MUST BE PROVIDED PRIOR TO ISSUANCE OF BUILDING PERMIT.
3. FIRE HYDRANTS SHALL BE NO MORE THAN 400' FROM A BUILDING OR HOUSE AS HOW THE FIRE HOSE LAYS.

## **LEGEND**

---	EXISTING PROPERTY LINE
---	EXISTING ADJUTING PROPERTY LINE
---	EXISTING RIGHT-OF-WAY
---	EXISTING OVERHEAD POWER LINE
---	EXISTING ADJUTING 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**

1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUS HANDBOOK, CURRENT EDITION).
2. UTILITY SEPARATION REQUIREMENTS:
  - a. A DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPROVED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, PERIODIC SANITARY SEWER FIRE SHALL BE REQUIRED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL.
  - b. WHEN INSTALLING WATER AND 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. A MUST BE APPROVED BY THE PUBLIC UTILITIES DEPARTMENT. ALL OBTAINERS ARE REQUIRED FROM OUTSIDE DRAINAGE TO OUTSIDE DRAINAGE.
  - c. WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYWHERE A SANITARY SEWER PASSES OVER A WATERMAIN, OF MATERIALS OR STEEL ENCASUREMENT EXTENDED 12" ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
  - d. IF MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS OF MATERIAL IS SPECIFIED FOR SANITARY SEWER.
  - e. MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & STORM DRAIN CROSSEVER.
  - f. CROSSEVER MAINTAIN 24" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & STORM DRAIN CROSSEVER. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY CP MATERIALS & A CONCRETE CRADLE.
  - g. MAINTAIN 18" MIN. CLEARANCE PER CORPUS DETAILS 9411 & 9419.
  - h. ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
3. ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN AND PERMIT BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.
4. 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.
5. IF MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FOREMAN, IF MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
6. 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 CORPUS HANDBOOK PROCEDURES.
7. INSTALL 3/4" COPPER WATER SERVICES WITH METERS LOCATED AT ROW OR INTERIOR 2'2" WATERLINE EASEMENT IMMEDIATELY ADJACENT. NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SEAL THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE.
8. INSTALL 4" PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 100 FEET MAXIMUM.
9. PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 60 PSI. BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING 18" OR LARGER DIAMETERS LOWER THAN 1/2' ABOVE THE NEXT UPSTREAM MANHOLE.
10. ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDD, USACE AND FEMA FOR ANY FRESHWATER BUFFER, WETLAND AND/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
11. NCDD / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK INCLUDING MAIN EXTENSIONS & SERVICE TAPS WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
12. CROSS-CONNECTION CONTROL (C3) WATER SEPARATION BEING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPUS FGD PROGRAM COORDINATOR PRIOR TO RESUBMIT OF A BUILDING PERMIT. CONTACT JIM REASLEY AT (919) 996-2334 OR jim.reasley@raleighnc.gov FOR MORE INFORMATION.
13. CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX A OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA. THESE GUIDELINES AND 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 JOANNE HARTLEY AT (919) 996-4923 OR joanne.hartley@raleighnc.gov FOR MORE INFORMATION.
14. NEW WATER AND SEWER SERVICES SHALL BE INSTALLED BY OPEN CUT PER CITY OF RALEIGH STANDARDS.

**CRUMPLER**  
 Consulting Services, PLLC  
 2108 Ridge Road  
 Raleigh, NC 27612  
 919-433-1704  
 P-1533

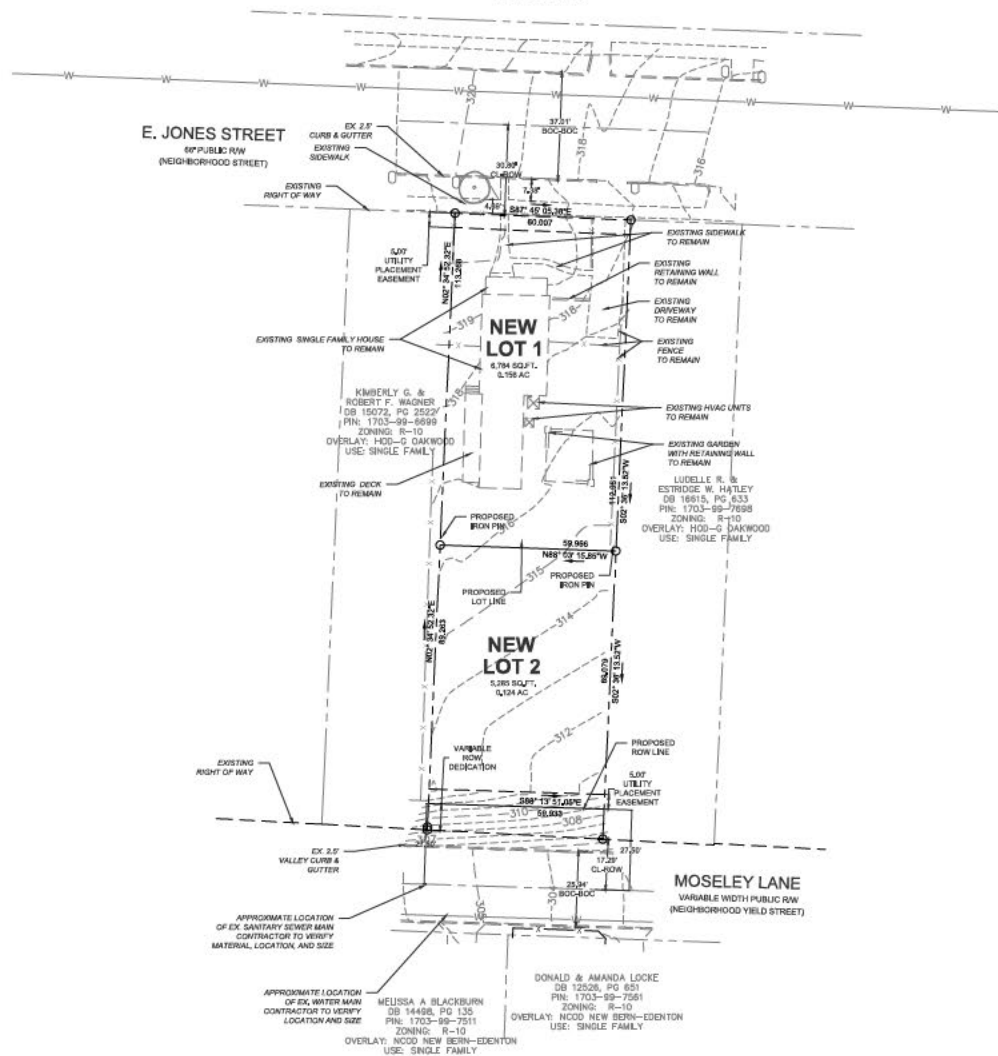
**ISSUED FOR PERMITTING**

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

**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:	10/05/19
SCALE:	1" = 20'

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



LEGEND

- EXISTING PROPERTY LINE  
----- EXISTING ADJUTING PROPERTY LINE  
----- EXISTING RIGHT-OF-WAY  
----- EXISTING OVERHEAD POWER LINE  
----- EXISTING ADJUTING PROPERTY LINE  
----- EXISTING BUILDING SETBACK LINE  
----- EXISTING PARKING SETBACK LINE  
----- EXISTING EDGE OF PAVEMENT  
----- -1.00----- EXISTING CONTOUR MAJOR  
----- EXISTING CONTOUR MINOR  
----- PROPOSED LOT LINE  
----- PROPOSED LOT EBY  
----- PLACEMENT EASEMENT

STORMWATER IMPERVIOUS NOTES:

MAXIMUM IMPERVIOUS SURFACE PER ZONING=65%  
TOTAL RIGHT OF WAY IMPROVEMENTS: 419,35F (20.65 PER LOT)  
MOSELEY DRIVE IMPROVEMENTS: 59.9' OF FRONTAGE  
1' PAVEMENT=50.95F  
8' SIDEWALK=35.43F  
TOTAL IMPERVIOUS=413,35F  
JONES IMPROVEMENTS: 60.9' OF FRONTAGE  
1.9' SIDEWALK=80SF

MAXIMUM IMPERVIOUS PER LOT LESS RIGHT OF WAY IMPROVEMENTS:  
 -LOT 1: 5,784SF+4,408.80-209,855SF+4,191.65F MAX IMPERVIOUS SURFACE  
 -LOT 2: 5,285SF+3,435.25-209,855SF+3,221.05F MAX IMPERVIOUS SURFACE

-PER SECTION 803.2.2.1 SUBJECT TO 4.0 OF THE PART 10A RAIN GUN UNIT 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 NCSB SECTION 101A.
4. HANDRAILS SHALL COMPLY WITH THE REQUIREMENTS OF 2012 NCSB SECTION 101B.

**SITE EXEMPTION NOTES:**

•THE SITE WILL BE CONFORMING TO THE EXEMPTION OF TREE CONSERVATION REQUIREMENTS THROUGH THE CITY OF RALIGH'S UNIFIED DEVELOPMENT CODE SECTION 9.1.2 FOR PARCELS LESS THAN 2 ACRES IN SIZE.

## NOTES

1. BOUNDARY TO EXISTING CONDITIONS SURVEY PROVIDED BY NEWCOMB LAND SURVEYORS, PLLC DATED 08-16-19.
2. THE PROPERTY IS LOCATED IN ZONES X (AREA DETERMINED TO BE OUTSIDE THE 100-YEAR FLOOD CHANCE AND FUTURE 1% ANNUAL CHANCE FLOODPLAIN) BASED ON THE FEMA MAP DATED 07/20/2000.
3. NO ONSITE STREAMS OR WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROJECT OR PARCEL AS SHOWN.
4. THIS DRAWING IS NOT FOR RECORDED.
5. DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.



**CRUMPLER**  
Consulting Services, PLLC

2338 Ridge Road  
North Carolina 27612  
Raleigh, NC 919-413-1704  
Fax: 919-1533

ISSUED FOR  
PERMITTING

REV.	DESCRIPTION	DATE
1	CITY OF RALEIGH COMMENTS	01/06/20
2	CITY OF RALEIGH COMMENTS	02/18/20
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**GRADING PLAN**  
**542 E. JONES STREET-TWO LOT**  
**SUBDIVISION**  
542 E. JONES STREET  
RALEIGH, NORTH CAROLINA

PROJECT NO.: 18022

DRAWN BY: JAC

CHECKED BY: JAC

DATE: 10/22/10

SCALE: 1" = 20'

CE

5 of 7



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



## 6 of 7