

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:

☑ <u>SITE PERMITTING REVIEW</u> - 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.

☑ **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:

SUB-0054-2019 542 E Jones Street 1



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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

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).

☑ <u>BUILDING PERMITS</u> - 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

 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.

SUB-0054-2019 542 E Jones Street **2**



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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.

d: <u>Clay Date: 09/17/2020</u>

Development Services Dir/Designee

Staff Coordinator: Jermont Purifoy

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

DELLOCATION IN THE STATE CONTINUES AND ADMINISTRATION OF THE ADMIN

PREPARED BY: CRUMPLER Consulting Services, PLLC

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



Digitally signed by Jermont Purifoy Reason: I am approving this document

Date: 2020.10.05 13:58:00-04'00'

SITE EXEMPTION NOTES:

HE SI E WILL BE CONFORMING O HE EXEMPTION OF REE CONSERVATION REQUIREMENTS HROUGH HE CITY OF RALEIGH'S UNIFIED DEVELOPMENT CODE SECTION 9.1.2 FOR PARCELS LESS HAN 2 ACRES IN SIZE

NOTE

- BOUNDARY AND EXISTING CONDITIONS SURVEY PROVIDED BY NEWCOLLAND SURVEYORS, BLIC DATED 00-16-10.
- 2. A PORT ON OF THE PROPERTY IS LOCATED IN ZONE X THAT IS LOCATED WITHIN THE CYS. ARAULA, CHANCE ZONE THE REMAINING PORTIONS OF OUTS OF THE CYS. ARAULA, CHANGE AND PUTURE 154, ARAULA, CHANCE FLOODY-LAWS BASED ON THE FEMA. MAP NUMBER 3720170500. DATE MAY 2, 2006.
- NO ONSITE STREAMS OR WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROJECT OR PARCEL AS SHOWN.
- THIS DRAWING IS NOT FOR RECORDATION.
- 5. DEVELOPERS HAVE REVIEWED AND WILL BE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL

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C-2	E)	(ISTING CONDITIONS
C-3	PF	ROPOSED SUBDIVISION PLAN
C-4	PF	ROPOSED GRADING
	IA.	ND STORMWATER PLAN
C-5	PF	ROPOSED UTILITY PLAN
C-6	PF	ROPOSED LANDSCAP NG PLAN
D-1	DE	ETAILS

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

CALL 48 HOURS
BEFORE YOU DIG

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NORTH CAROLINA ONE-CALL CENTER 1-800-632-4949 CRUMPLER consulting Services, PLLC 2308 Regen Read Redeep, Neth Cooling 27612 Ph. 1913-1704



ISSUED FOR PERMITTING

REV.	DESCRIPTION	- 3
-	CITY OF RALEIGH COMMENTS	2
24	CITY OF RALEIGH COMMENTS	8
ы	RHDC APPROVAL LETTER	8

COVER
SUBDIVISION
642E JONES STREET-TWO LO'
SUBDIVISION
642E JONES STREET

PROJECT NO.: 19022

DRAWN BY: JAC

CHECKED BY: JAC

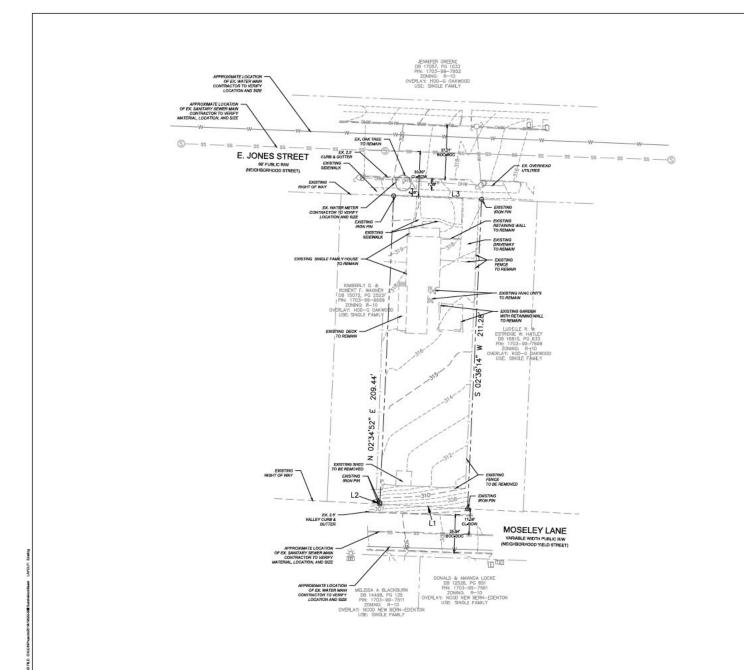
DATE: 1002/19

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C-1

1 of 7

542



LEGEND

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CRUMPLER Consulting Services, PLC Research, North Courter Pro- 1987 - 1987



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-	CITY OF RALEIGH COMMENTS	10/10
2	CITY OF RALEIGH COMMENTS	02/10
n	RHDC APPROVAL LETTER	06/2

-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.

- 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 Q2'S ANNUAL CHANCE AND FUTURE 1'S ANNUAL CHANCE FLOODIALNI BASED ON THE FEMA MAP NUMBER 3729170300J DATED MAY 2, 2008.
- NO ONSITE STREAMS OR WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROJECT OR PARCEL AS SHOWN.
- 4. THIS DRAWING IS NOT FOR RECORDATION.
- DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOUD WASTE DESIGN MANUAL.

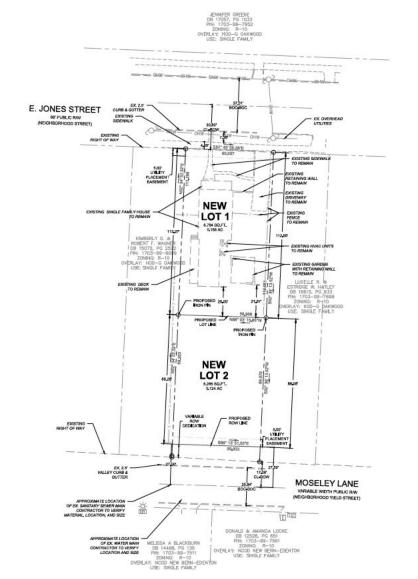
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DATE:	10/02/19
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542 E.

SUBDIVISION SUBDIVISION 542 E. JONES STREET RALEIGH, NORTH CAROLINA

EXISTING CONDITIONS PLAN



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 F. JONES STREET-2 LOT SURDIVISI

JURISDICTION: CITY OF RALEIGH CURRENT ZONING DISTRICT: R-10 HOD-G

TOTAL GROSS ACREAGE: 0.29 ACRES (12,844.9F) DEDICATED RIGHT OF WAY: 0.013 ACRES (874.9F) TOTAL MET ACREAGE: 0.277 ACRES (12,075.9F) PROPOSED LOT 1: 0.198.ACRES (8,748.9F) PROPOSED LOT 2: 0.124 ACRES (8,248.9F)

OTHUM DENSITY REQUIRED: 10 U/A OTHUM DENSITY PROVIDED: 2 UNITS/0,277 ACRES=7,22 U/A

BLOCK PERMETER REQUIRED: 2,500LF BLOCK PERMETER PROVIDED: 2,650LF*** ***EXEMPT FOR LOTS UNDER 2 ACRES PER UDD 8,52,4,1,4,16

RALEIGH CITIZENS ADMISORY COUNCIL (CAC): NORTH CENTRA

OWNER/DEVILOPER: KAREN STILL AND JEFFRY PATTON 542 E, JONES STREET RALEIGH, NORTH CAROLINA 27901

ENGINEER: CRUMPLET NG SERVICES, PLLC CRUMPLET, JOSH CRUMPLER, PE 2308 RIDGE ROAD RALERH, NG 27612 (939 413-17).

-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.

- 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 Q2'S ANNUAL CHANCE AND FUTURE 1'S ANNUAL CHANCE FLOODIALNI BASED ON THE FEMA MAP NUMBER 3729170300J DATED MAY 2, 2008.
- NO ONSITE STREAMS OR WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROJECT OR PARCEL AS SHOWN.
- 4. THIS DRAWING IS NOT FOR RECORDATION.
- DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOUD WASTE DESIGN MANUAL.



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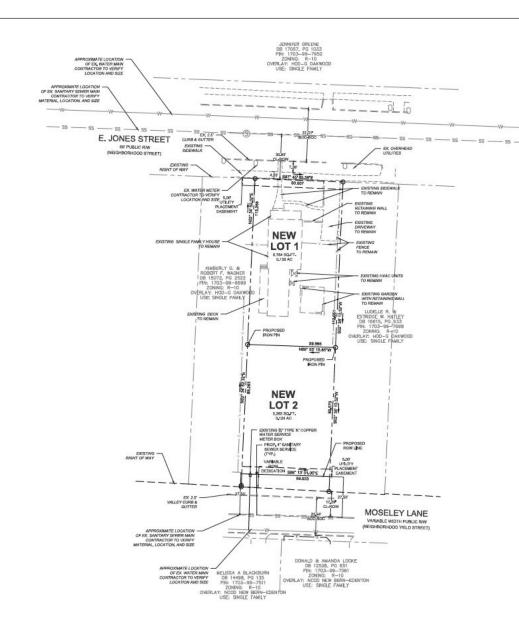
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-	CITY OF RALEIGH COMMENTS	01/
2	CITY OF RALEIGH COMMENTS	02/1
3	RHDC APPROVAL LETTER	790

SUBDIVISION 542E. JOHES STREET FALEIGH, NORTH CAROLINA PROPOSED SUBDIVISION PLAN ш 542

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



3 of 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 \$1,2 FOR PARCELS LESS THAN 2 ACRES IN SEC.

- 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 37201703093 DATED MAY 2, 2706.
- NO ONSITE STREAMS OR WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROJECT OR PARCEL AS SHOWN.
- 4. THIS DRAWING IS NOT FOR RECORDATION.

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
- STREET BE LOOK WITHER SHE OF THE OF THE OFFICE OF BUILDING WITHIN ROLD/ARY.

 2. FREE FLOW ANALYSIS MUST BE PROVEN PRIOR TO ISSUANCE OF BUILDING PRIORITS.

 3. FREE HYDRANTS SHALL BE NO MORE THAN 400 FROM A BUILDING OR HOUSE AS HOW THE FIRE HOSE LAYS.

LEGEND

 EXISTING PROPERTY LINE
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 EXISTING RIGHT-OF-WAY
 EXISTING OVERHEAD POWER LINE
 EXISTING ABUTTING PROPERTY LINE
EXISTING BUILDING SETBACK LINE
 EXISTING PARKING SETBACK LINE
 EXISTING EDGE OF PAVEMENT
 EXISTING SAMITARY SEWER
 EXISTING WATER LINE
 PROPOSED SANITARY SEWER
 PROPOSED WATER LINE
 PROPOSED LOT LINE

PROPOSED UTILITY PLAGEMENT EASEMENT CITY OF RALEIGH UTILITY NOTES

- ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEGAL DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT ENTIDO)
- 2. UTILITY SEPARATEN PROUPERENTS:
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- ANY NECESSARY FIELD REVENONS ARE SUBJECT TO REVEW & APPROVAL OF AN AMENDED PLAN SIGN PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.
- 4. CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOU, CONSTRUCTION OF PROJECT, ANY RECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24-HOUR ADVANCE MOTICE TO THE CITY OF RALEIGH PUBLIC UITLITIES DEPARTMENT
- 30" MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCEMAINS, 40" MINIMUM COVER IS REQUIRED ON ALL REUSE
- 4. ABANDON AND REMOVE EXISTING WATER AND SEWER SERVICES NOT BEING USED BY REDEVELOPMENT OF GITE AS DEVECTED BY THE CITY OF RALEGH PUBLIC UTILITIES DEPARTMENT, THE SYCLUDES ABANDONING THE AT MAY & REMOVAL OF SERVICE FROM ROW OR EASEMENT PIET CORPUS HANDBOOK PROCEDURE.
- INSTALL 34" COPPER WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 202" WATER LINE EASEMENT INMEDIATELY ADJACENT, NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUAYE FLOW A 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 EXCEDING TO PIE BACHWATER VALVES ARE REQUIRED ON ALL SANTARY SEWER SERVICES HAVING SUBJURIO DIVANIS LOWER THAN 1/2 ABOVE THE NEXT LIPSTREAM SMANGLE.
- ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NEDWOL USACE SIGN FEMA FOR ANY IRPARIAN BUFFER, WETLAND SIGN FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
- 11. NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTIO
- 12. GREASE INTERCEPTOR / OR, WATER SEPARATOR SEING CALCULATIONS & NISTALLATION SECURIORATIONS SHALL BE APPROVED BY THE CORPUT POG PROGRAM COOKENATOR BRIGHT TO BISLANCE OF A SILL DRIVE PERMY, CONTACT TIM BEASLEY AT \$15,555. (919) 996-2334 O
- 13. CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE CHOSS-CONNECTION CONTICE, PROTECTION DEVESTS ARE REGULATED MADE ON EXCHINED AS THE REGULATED MADE ON EXCHINED AS THE REGULATED MADE OF THE REGULATED MADE OF THE REGULATED AS TH
- NEW WATER AND SEWER SERVICES SHALL BE INSTALLED BY OPEN CUT PER CITY OF RALEIGH STANDARDS.

CRUMPLE Consulting Services, P. 238 Rep. Roads Release, North Conding Services, Programmer Conding Services, Programmer Conding Services, Programmer Conding Services, Page 41333

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ISSUED FOR

	CITY OF RALEIGH COMMENTS
2	CITY OF RALEIGH COMMENTS
2	RHDC APPROVAL LETTER

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

PROJECT	VOJ: 19022
DRAWN BY	JAC
CHECKED	BY: JAC
DATE:	10/02/19
SCALE:	1" = 20"

4 of 7



E. JONES STREET CURB & GUTTER (NEIGHBORHOOD STREET) RETAINING WALL TO REMAIN NEW LOT 1 KIMBERLY G. & ROBERT F. WAGNER DB 15072, PG 2522 PIN: 1703-99-6699 LUDELLE R. & ESTRIDGE W. HATLEY OR 16615, PG 533 PIN: 1703-99-76598 ZONNIG: R-10 OVERLAY: HOD-G DAKWOOD USE: SINGLE FAMILY PROPOSED PRON PHY 59.956 N88* 60* 15.85*W PROPOSE NEW LOT 2 5,285 SQ.F 0,124 AG VARBABLE ROW DEDICATION EXISTING MIGHT OF WAY VALLEY CURB & GUTTER MOSELEY LANE VARIABLE WIDTH PUBLIC RW (NEIGHBORHOOD YIELD STREET) DONALD & AMANDA LOCKE
DB 12526, PG 651
PIN: 1703-99-7561
ZONING: R-10
OVERLAY: NOOD NEW BERY-EDENTON
USE: SINDLE FAMILY APPROXIMATE LOCATION -OF EX, WATER MAIN CONTRACTOR TO VERN'Y LOCATION AND SIZE ATON MEUSSA A BLACKBURN
MAN MEUSSA A BLACKBURN
MENTY DB 1449B, PG 138
D 562E PN: 1703-99-7511
ZONING: R-10
OVERLAY: NCOD NEW BERN-EDENTON
USE: SINGLE FAMILY

LEGEND

EXISTING PROPERTY LINE EXISTING ABUTTING PROPERTY LINE --- EXISTING RECHT-OF-WAY one— one— EXISTING OVERHEAD POWER LINE --- EXISTING ABUTTING PROPERTY LINE EXISTING BUILDING SETBACK LINE EXISTING PARKING SETBACK LINE ---- EXISTING EDGE OF PAVEMENT --- EXISTING CONTOUR MINOR

STORMWATER IMPERVIOUS NOTES:

MAXIMUM IMPERVIOUS SURFIACE PER ZOMING-69% TOTAL REGIT OF WAY IMPROVIMENTS: 415-33F QUALIF PER LOTY 400EEL PLUE MEMORISMENTS: 415-33F QUALIF PER LOTY 400EEL PLUE MEMORISMENTS: 455-45F QUALIFICATION 6 SIDEMALN-658-45F TOTAL IMPROVIMENTS: 50-70 F PRONT AGE 1,3 DEDMALN-658-45F 4. JONES MEMORISMENTS: 50-70 F PRONT AGE 1,3 DEDMALN-658-65F

MAXIMUM IMPERVIOUS PER LOT LESS RIGHT OF WAY IMPROVEMENTS:
-LOT 1: 6,7848F-4,403,60-203,855F-4,199,685F MAX IMPERVIOUS SURFACE
-LOT 2: 6,2855F-3,435,25-209,855F-3,225,005F MAX IMPERVIOUS SURFACE

PER SECTION 9.2.2.2.3.ELI SUBJECT TO 4.4.0F THE PART 10A RALEIGH UNFIED DEVELOPMENT ORDINANCE, THESE LOTS ARE EXEMPT FROM ACTIVE STORMWATER MEASURES AND SUBJECT TO FUTTHER REVIEW UPON PLACEMENT OF IMPERVIOUS SUPFACE AREAS.

ADA NOTES

- PROPOSED ADA PARKING AND STALL STREPING SHALL HAVE SLOPES NO STEEPER THAN 1-46 (2%).
- PROPOSED ACCESSIBLE ROUTE TO RIGHTHOF-WAY AND PROPOSED SIDEWALKS SHALL HAVE A RUNNING SLOPE NO STEEPER THAN 1:20 (5%) AND CROSS SLOPES NO STEEPER THAN 1:48 (2%).
- RAMPS SHALL COMPLY WITH THE REQUIREMENTS OF 2012 NCSBC SECTION 1010.
- 4. HANDRAILS SHALL COMPLY WITH THE REQUIREMENTS OF 2012 NOSBC SECTION 1012.

SITE EXEMPTION NOTES:

-THE SITE WILL BE CONFORMING TO THE EXEMPTION OF TREE CONSIRVATION REQUIREMENTS THROUGH THE CITY OF RALEIGHTS UMFIELD DEVELOPMENT CODE SECTION 9.1.2 FOR PARCELS LESS THAN 2 ACRES IN SIZE.

- 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 Q2'S ANNUAL CHANCE AND FUTURE 1% ANNUAL CHANCE FLOODPLAND BASED ON THE FEMA MAP NUMBER 3729170300J DATED MAY 2, 2008,
- 4, THIS DRAWING IS NOT FOR RECORDATION,



PROJECT NO.: 19022 DRAWN BY: JAC CHECKED BY: JAC DATE: 10/02/19 1" = 20" SCALE: C-5 5 of 7

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542

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Consulting Services, PLLC
Research Nette Coarling 27812
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ISSUED FOR

DESCRIPTION	CITY OF RALEIGH COMMENTS	CITY OF RALEIGH COMMENTS	. LETTER
	RALEIGH	RALEIGH	RHDC APPROVAL LETTER
	CITY OF	CITY OF	RHDC

LOT

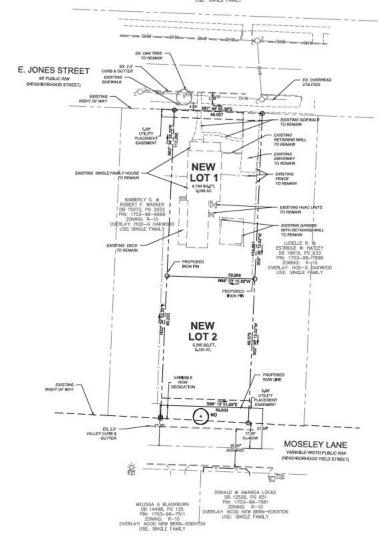
GRADING PLAN

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

NOTES

- NO ONSITE STREAMS OR WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROJECT OR PARCEL AS SHOWN,
- DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOUID WASTE DESIGN MANUAL.

KEY	QUA.	BOTANICAL NAME COMMON NAME AT PLANTIN		LANTING		MA	TURE	
		SHADE TREES		HEIGHT	CALIPER	ROOT	HEIGHT	SPREAD
NO	10	QUERCUS NUTTALLII	NUTTALL CAK	8'	3"	BWB	60'	45'
				18 8		3 3		8 3



TREE CONSERVATION AND LANDSCAPING NOTES:

THIS SITE IS LESS THAN 2 AGRES 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

II, JONES STRIET (MIJGHBORHOOD LOCAL STRIETSCAPIL-SEC, RAAJB) REQUIREMENT: 1 TREE PER 49LF-62QLFMBLF-1 TREES PROVIDED: 1 EXISTING TREE PROVIDED

MOSELEY LANE (NEIGHBORHOOD YIELD STREETSCAPE-SEC. 8.4.4.8) REGUIREMENT: 1 THEE PER 40LF-50LF40LF-1 TREES PROVIDED: 1 TREE PROVIDED

NOTES

- BOUNDARY AND EXISTING CONDITIONS SURVEY PROVIDED BY NEWCOMB LAND SURVEYORS, PLLC DATED 19-16-19.
- THE PROPERTY IS LOCATED IN ZONES X (AREA DETERMINED TO BE OUTSIDE THE 0.3% ANNUAL CHANCE AND FUTURE 1% ANNUAL CHANCE FLOODPLAIN, BASED ON THE FEMA MAP NUMBER 3720170390J DATED MAY 2, 2006.
- NO ONSITE STREAMS OR WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROJECT OR PARCEL AS SHOWN,
- 4, THIS DRAWING IS NOT FOR RECORDATION,

LEGEND

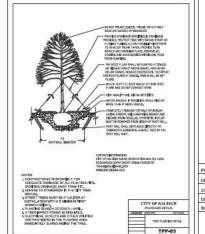
	10
100 1000 000 ASSESS	EXISTING PROPERTY LINE
	EXISTING ABUTTING PROPERTY LINE
	EXISTING FIRSHT-OF-WAY
	EXISTING OVERHEAD POWER LINE
	EXISTING ABUTTING PROPERTY LINE
	EXISTING BUILDING SETBACK LINE
	EXISTING PARKING SETBACK LINE
	EXISTING EDGE OF PAVEMENT
	EXISTING SAMITARY SEWER
	EXISTING WATER LINE
	PROPOSED LOT LINE

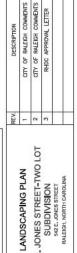
- 1. STREET TREE PLANTINGS SHALL ADHERE TO THE CITY OF RALEIGH TREE MANUAL.
- ALL DISTURBED AREAS NOT OCCUPIED BY STRUCTURES, PAYING OR PLANTINGS SHALL BE SEEDED AND WITERED.
- 3, SEE DETAIL SHEETS FOR SEEDING SCHEDULE,
- ALL TREE PLANTINGS SHALL BE MULCHED TO A DEPTH OF 3", KEEP MULCH 3" FROM NOOT PLANE AND DO NOT CONTACT STEM
- A WINGHAM OF FOUR INDIVIDUAL SOIL SAMPLES SHALL BE TAKEN THROUGHOUT THE STEFFOR CYCEALL SOIL AVALYSIS.
- 6. MINIMUM TOPSOL DEPTH SHALL BE 4" IN LAWIN AREAS AND 12" IN LANDSCAPED AREAS, CONTRACTOR TO UTERS ALL ONSITS TOPSOL, CONTRACTOR SHALL SUPPLY ACCIDENAL TOPSOL, AT MA DISCIPLIAN COST TO OWNER IF EXISTING TOPSOL IS NOT SUFFICIENT TO MEET THE RECOS OF THIS PROJECT.
- CONTRACTOR TO FIELD VERBY LOCATION OF EXISTING UTILITIES BEFORE BESINNING OF GRADING AND LANDSCAPE INSTALLATION.

- 15. ALL ADDITIONAL LANDSCAPING SHALL BE PER OWNER.
- ALL LANDSCAPINS 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.

LANDSCAPING NOTES

- ALL PLANTING AREAS TO RECEIVE 1 CY OF SOIL CONDITIONER FOR EACH 76 SF OF PLANT BED AREA. ACCEPTABLE SOIL CONDITIONERS SHALL BE PULVENIZED PINE BARK, PEAT MOSS OF SHREDDED/OUPDOSTED LEAVES.
- CONTRACTOR TO VERBY GUANTITIES OF PLANTINGS AS SHOWN, PLANTINGS INDECATED ON PLANS SHALL PREVAIL OVER QUANTITIES INDICATED IN PLANTILET IF OFFICEPANCES AREA.
- 10, ALL PLANTS ARE TO BE THOROUGHLY "WATERED IN" THE SAME DAY AS PLANTED.
- 11. THE PLANT HOLE WOTH SHALL BE A MINIMUM THREE TIMES THE COMMETER OF THE MOOT BALL.
- COMPLETBLY REMOVE TOP HALF OF BURILAP, LACENS AND WIRE BASKET AND DISCARD FROM HOLE BEFORE BACKFILLING AROUND BALL IS COMPLETED.
- 18. ALL TREES, WHEN PLANTED, SHALL HAVE THE SAME RELATIONSHIP TO FINISHED GRADE AS TO THE GRADING PLAN.
- 14. LANDSCAPING SHOWN MEETS REQUIREMENTS.





ER

CRUMPLEF Consulting Services, PLLC STREET TO THE ROAD 27812 PLESS 17704

ISSUED FOR

LANDSCAPING PLAN 542

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

C-6

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