



# Administrative Approval Action

AA # 3853 / S-4-18, Jones Franklin Townes Subdivision  
Transaction# 542931

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 east side of Jones Franklin Road, north of the intersection of Jones Franklin Road and Waters Edge Drive, at 503-511 Jones Franklin Road.

**REQUEST:** Recombination and subdivision of three parcels totaling 2.105 acre zoned R-6 and within the Special Residential Parking Overlay District into five lots all with road frontage off of Jones Franklin Road.

**DESIGN ADJUSTMENT(S)/ALTERNATES, ETC:** One Design Adjustment has been approved by the Public Works Director for this project, noted below.

1. Design Adjustment (DA-81-2018) has been approved waiving the block perimeter requirement (8.3).

**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 Chance and Associates.

## **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. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering prior to concurrent review approval.
2. 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.

#### **STORMWATER**

3. Next Step: In accordance with Part 10A Section 9.4.4 of the Unified Development Ordinance, a surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City

#### **URBAN FORESTRY**

4. Obtain required tree impact permits from the City of Raleigh.
5. Next Step: Prior to the issuance of a mass grading permit or other site permit, whichever comes first, submit a final tree conservation plan with a permit approved by Urban Forestry staff that



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includes metes and bounds descriptions of all tree conservation areas and tree protection fencing as required.

6. Next Step: Tree protection fence must be located in the field and inspected by Urban Forestry staff prior to the issuance of a mass grading permit or other site permit, whichever comes first.

## PRIOR TO AUTHORIZATION TO RECORD LOTS:

### GENERAL

7. A demolition permit shall be issued and this building permit number be shown on all maps for recording.
8. Next Step: Concurrent Review Plans for public infrastructure and site grading shall be approved by the City of Raleigh, including obtaining stub permits, tree impact permit and a street lighting plan, if applicable.
9. Applicable permits shall be obtained from Wake County Environmental Services regarding the abandonment of the existing well, and any possible septic systems.

### ENGINEERING

10. 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.
11. 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 is not provided within this 14-day period, further recordings and building permit issuance may be withheld.
12. In accordance with Part 10A Section 8.1.10, a fee-in-lieu for 6' wide sidewalks across the entire frontage and ½ of a 52' street section to back of curb across the entire frontage is paid to the City of Raleigh.
13. A cross access agreement among the proposed lots 1 and 2 in addition to 3 and 4 through two driveway cuts on the proposed access easements shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded cross access easement documents shall be returned to the Development Services Department within 1 day of lot recordation. A recorded copy of these documents shall be provided to the Development Services Department within 14 days from authorization of lot recording. If a recorded copy of the documents is not provided within this 14-day period, further recordings and building permit issuance may be withheld.
14. A 20' slope 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



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Services Department within 14 days from authorization of lot recordation. If a recorded copy of the documents is not provided within this 14-day period, further recordings and building permit issuance may be withheld.

## URBAN FORESTRY

15. Next Step: A tree conservation map in compliance with Chapter 9 of the Unified Development Ordinance shall be recorded with metes and bound showing the designated Tree Conservation Areas.

**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: 9-11-2021**

Record at least ½ of the land area approved.

**5-Year Sunset Date: 9-11-2023**

Record entire subdivision.

I hereby certify this administrative decision.

Signed:(Planning Dir./Designee)

Date: 9/11/2018

Staff Coordinator: Michael Walters

# Design Adjustment Staff Response



**DEVELOPMENT  
SERVICES  
DEPARTMENT**

Per Section 10.2.18.C of the Unified Development Ordinance, the Development Services Director, or designee, shall consult with the heads of other City Departments regarding the review of the request. The Development Services Director, or designee, shall approve, approve with conditions or deny the request, but must do so within 60 days of the receipt of a completed application. Additional time may be necessary if a municipal or state entity is incorporated in the review process or if a detailed engineering study is submitted in conjunction with the request.

<b>PROJECT</b>	Project Name	Jones Franklin Townhomes	
	Development Case Number	S-4-18	
	Transaction Number	542931	
	Design Adjustment Number	DA - 81 - 2018	
<b>STAFF RESPONSE</b>	<b>Staff recommendation based upon the findings in the applicable code(s):</b>		
	<input checked="" type="checkbox"/> UDO Art. 8.3 Blocks, Lots, Access	<input type="checkbox"/> UDO Art. 8.5 Existing Streets	
	<input type="checkbox"/> UDO Art. 8.4 New Streets	<input type="checkbox"/> Raleigh Street Design Manual	
	Staff SUPPORTS <input checked="" type="checkbox"/> DOES NOT SUPPORT <input type="checkbox"/> the design adjustment request.		
	<b>DEPARTMENTS</b>		
	<input type="checkbox"/> Dev. Services Planner	<input type="checkbox"/> City Planning	
	<input checked="" type="checkbox"/> Development Engineering <i>L. Pritchard</i> 8-7-18	<input type="checkbox"/> Transportation	
	<input type="checkbox"/> Engineering Services	<input type="checkbox"/> Parks & Recreation and Cult. Res.	
	<input type="checkbox"/> Public Utilities		
	<b>CONDITIONS:</b>		
Development Services Director or Designee Action: <input checked="" type="checkbox"/> APPROVE <input type="checkbox"/> APPROVE WITH CONDITIONS <input type="checkbox"/> DENY			

Authorized Signature

*Wendy W. Pritchard, PE, MPA*  
 LEARNING AND INFRASTRUCTURE MANAGER

*9/11/2018*

\*The Development Services Director may authorize a designee to sign in his/her stead. Please print name and title next to signature. Appeal of the decision from the Development Services Director, or his or her designee, shall be made in writing within 30 days to the Board of Adjustment (see Section 10.2.18.C3b).

# Staff Response

## Article 8.3 Blocks Lots, Access



DEVELOPMENT  
SERVICES  
DEPARTMENT

The Development Services Director may in accordance with *Sec. 10.2.18*, approve a design adjustment, subject to all of the following findings.

- A. The requested design adjustment meets the intent of this Article;  
YES  NO
- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;  
YES  NO
- C. The requested design adjustment does not increase congestion or compromise Safety;  
YES  NO
- D. The requested design adjustment does not create any lots without direct street Frontage;  
YES  NO
- E. The requested design adjustment is deemed reasonable due to one or more of the following:
1. Topographic changes are too steep;
  2. The presence of existing buildings, stream and other natural features;
  3. Site layout of developed properties;
  4. Adjoining uses or their vehicles are incompatible;
  5. Strict compliance would pose a safety hazard; or
  6. Does not conflict with an approved or built roadway construction project
  7. adjacent to or in the vicinity of the site.
- YES  NO

### STAFF FINDINGS

The site is within 500 feet of the I-440 interchange and without a logical connection point due to adjacent cul-de-sacs and existing single family development. The controlled access, street typology of Jones Franklin Road, surrounding development and topography are limiting factors.

NCDOT is also making significant improvements along Jones Franklin Road. Jones Franklin Road is an Avenue 2 Lane Divided street type and the driveways will ultimately right in/right out driveways upon construction of the median section with the NCDOT project.

# Design Adjustment Application



DEVELOPMENT SERVICES DEPARTMENT

The purpose of this request is to seek a Design Adjustment from the Development Services Director, or designee, for a specific project only and, if granted, may be approved with special conditions and provisions. This application and all further action shall be consistent with Section 10.2.18 in the Unified Development Ordinance (UDO). The consideration and decision of this request shall be based solely on the conformance of the findings, as outlined in Sec. 8.3.6, Sec. 8.4.1.E and Sec. 8.5.1.G of the UDO or the Raleigh Street Design Manual.

PROJECT	Project Name Jones Franklin Townes	
	Case Number S-4-18	
	Transaction Number 542931	
OWNER	Name Michael & Ronni J. Riccardi	
	Address 4608 Jernigan Drive	City Apex
	State NC	Zip Code 27639 Phone 919-427-6437
CONTACT	Name Stoney Chance	Firm Chance & Associates
	Address 500 Benson Road, Ste. 207	City Garner
	State NC	Zip Code 27529 Phone 919-779-7245
REQUEST	I am seeking a Design Adjustment from the requirements set forth in the following:	
	<input checked="" type="checkbox"/> UDO Art. 8.3 Blocks, Lots, Access	- See page 2 for findings
	<input type="checkbox"/> UDO Art. 8.4 New Streets	- See page 3 for findings
	<input type="checkbox"/> UDO Art. 8.5 Existing Streets	- See page 4 for findings
	<input type="checkbox"/> Raleigh Street Design Manual	- See page 5 for findings
	Provide details about the request; (please attach a memorandum if additional space is needed):	

It is the responsibility of the applicant to provide all pertinent information needed for the consideration of this request. Applicant must be the Property Owner.

By signing this document, I hereby acknowledge the information on this application is, to my knowledge, accurate.

*Stoney Chance* (Signature) *Michael Riccardi* (Signature)  
 Owner/Owner's Representative Signature Date 7/16/18

CHECKLIST	
Signed Design Adjustment Application	<input checked="" type="checkbox"/> Included
Page(s) addressing required findings	<input checked="" type="checkbox"/> Included
Plan(s) and support documentation	<input checked="" type="checkbox"/> Included
Notary page (page 6) filled out; Must be signed by property owner	<input checked="" type="checkbox"/> Included
First Class stamped and addressed envelopes with completed notification letter	<input checked="" type="checkbox"/> Included

Submit all documentation, with the exception of the required addressed envelopes and letters to [designadjustments@raleighnc.gov](mailto:designadjustments@raleighnc.gov).

Deliver the addressed envelopes and letters to:  
 Development Services, Development Engineering  
 One Exchange Plaza, Suite 500  
 Raleigh NC, 27601

For Office Use Only	RECEIVED DATE:	DA - 81 - 2018
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## Article 8.3, Blocks, Lots, Access Administrative Design Adjustment Findings



DEVELOPMENT  
SERVICES  
DEPARTMENT

The Development Services Director may in accordance with *Sec. 10.2.18*, approve a design adjustment, subject to all of the following findings. Describe how each item is met:

- A. The requested design adjustment meets the intent of this Article;  
Due to existing developments surrounding this project, there is no opportunity to interconnect public streets. However, public fire, police, transit, trash and emergency services are already provided to this project through existing infrastructure system that is consistent with the intent of this Article.
- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;  
This project is surrounded by a mix of residential and office uses. The Comprehensive Plan proposed uses for this area are office and residential mixed use. The proposed development of R-6 residential is consistent with adopted Comprehensive Plan.
- C. The requested design adjustment does not increase congestion or compromise Safety;  
The total number of driveways serving these properties will be reduced from 4 to 3 and spacing between driveways will be increased to comply with City of Raleigh Standards.
- D. The requested design adjustment does not create any lots without direct street Frontage;  
Per S-4-18, all new lots have frontage on a public street, Jones Franklin Road.
- E. The requested design adjustment is deemed reasonable due to one or more of the following:
1. Topographic changes are too steep;
  2. The presence of existing buildings, stream and other natural features;
  3. Site layout of developed properties;
  4. Adjoining uses or their vehicles are incompatible;
  5. Strict compliance would pose a safety hazard; or
  6. Does not conflict with an approved or built roadway construction project
  7. adjacent to or in the vicinity of the site.

Number 3: Due to existing street and development infrastructure surrounding this project, there is no opportunity for further street connectivity within this block area; therefore, we are unable to comply with above Block Perimeter requirements. For these reasons, this Design Adjustment Application is requesting the Block Perimeter requirements of the UDO and RSDM be waived.

# Individual Acknowledgement



DEVELOPMENT SERVICES DEPARTMENT

STATE OF NORTH CAROLINA  
COUNTY OF Wake

INDIVIDUAL

I, Jaime Zarnosky a Notary Public do hereby certify that Ronni J. Riccardi and Stoney Chance, and Michael Riccardi personally appeared before me this day and acknowledged the due execution of the forgoing instrument.

This the 16<sup>th</sup> day of July, 2018.

(SEAL) 

Jaime Zarnosky Notary Public Wake County, NC
--

Notary Public Jaime Zarnosky

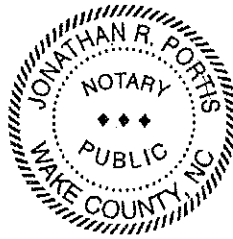
My Commission Expires: 11/16/2022

State of North Carolina  
County of Wake

I, Jonathan R. Portis, a Notary Public for said County and State, do hereby certify that Stoney Chance personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

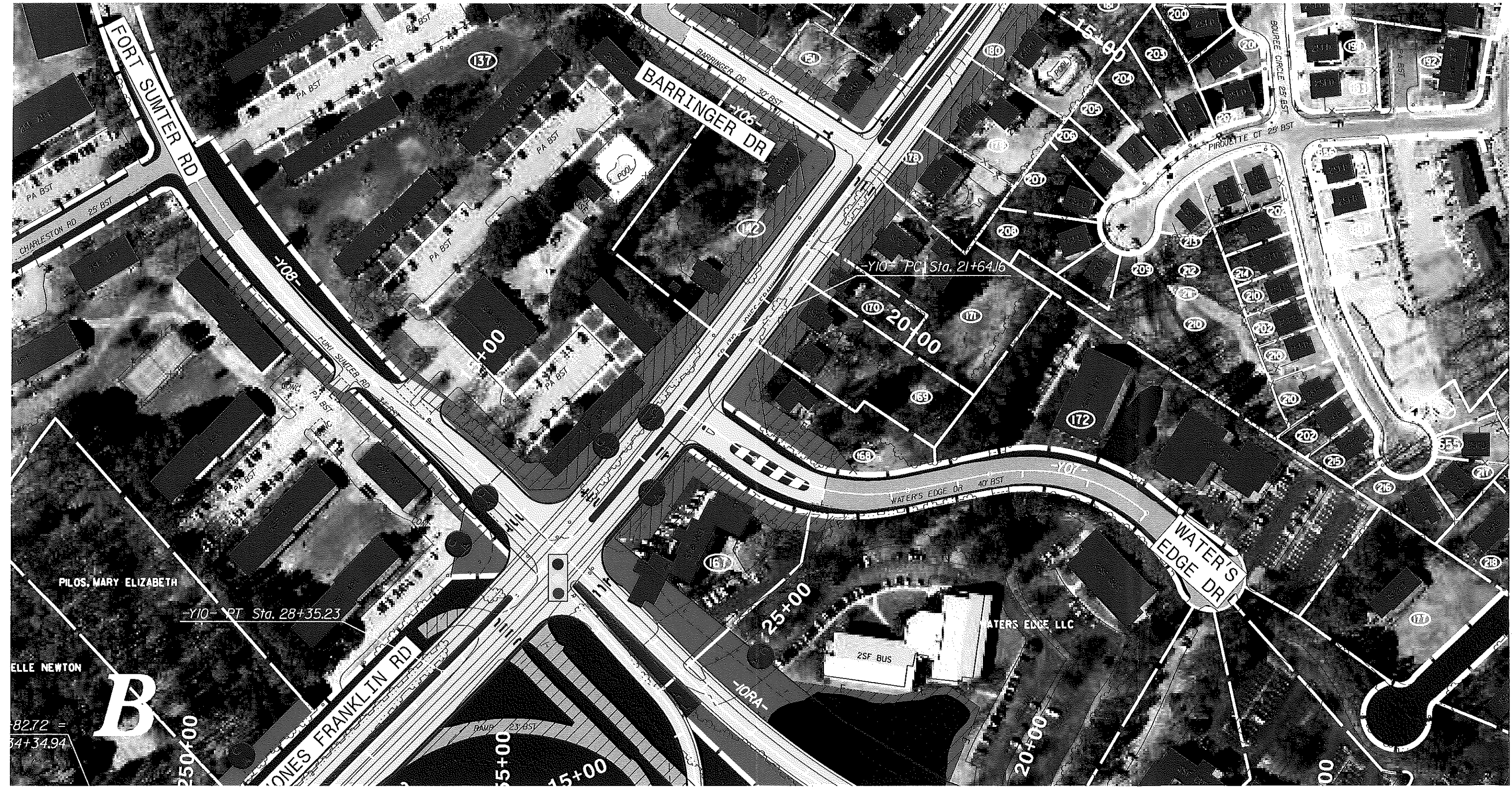
Witness my hand and official seal,  
this the 7<sup>th</sup> day of August, 2018  
month year

Jonathan R. Portis  
signature of notary public



My commission expires April 17, 2023  
month year





PILOS, MARY ELIZABETH

-Y10- RT Sta. 28+35.23

ELLE NEWTON

8272 =  
34+34.94

**B**

JONES FRANKLIN RD

BARRINGER DR

WATER'S EDGE DR

WATERS EDGE LLC

2SF BUS

-Y06-

-Y10- PC Sta. 21+64.16

-Y04-

-Y07-

-Y08-

250+00

25+00

15+00

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20+00

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FORT SUMTER RD

CHARLESTON RD

BARRINGER DR

PIRQUETTE CT

BOUNCE CIRCLE

WATER'S EDGE DR

JONES FRANKLIN RD

RAMP

15+00

25+00

20+00

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FORT SUMTER RD

CHARLESTON RD

BARRINGER DR

PIRQUETTE CT

BOUNCE CIRCLE

WATER'S EDGE DR

JONES FRANKLIN RD

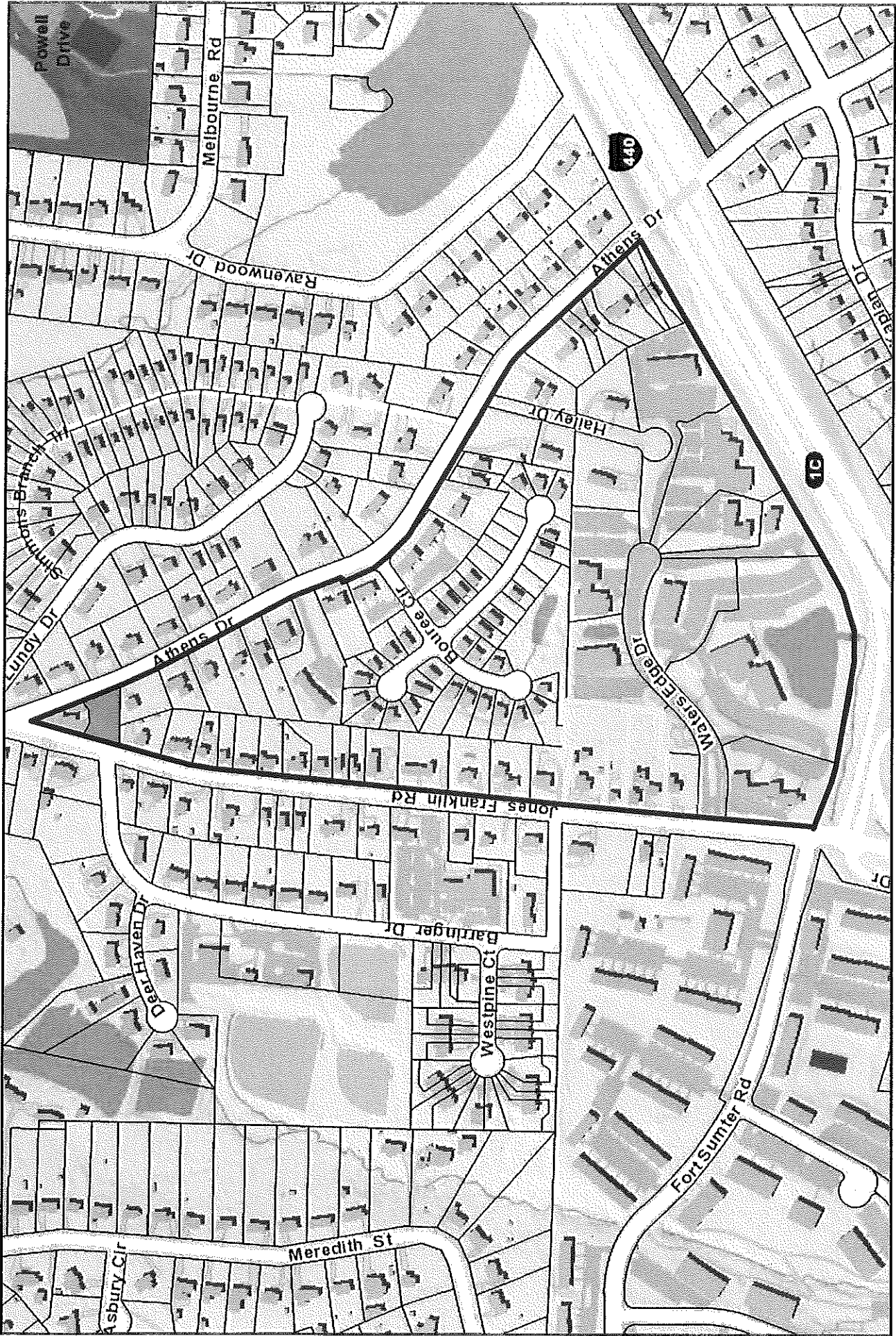
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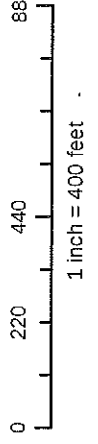
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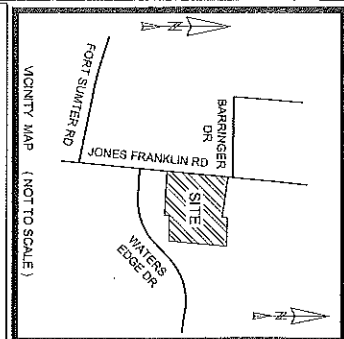
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**S/4/18 Jones Franklin Townes**



*Disclaimer*  
 iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes and are NOT surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.



VICINITY MAP (NOT TO SCALE)  
TOTAL SITE AREA: 2.108 AC.

- LEGEND:
- 1. EXISTING ROAD RIGHT OF WAY
  - 2. EXISTING UTILITY RIGHT OF WAY
  - 3. EXISTING POWER POLE
  - 4. EXISTING WATER MAIN
  - 5. EXISTING SANITARY MAIN
  - 6. EXISTING SEWER MAIN
  - 7. EXISTING TELEPHONE LINE
  - 8. EXISTING GAS MAIN
  - 9. EXISTING CATCH BASIN
  - 10. EXISTING CONCRETE PIPE
  - 11. EXISTING ASPHALT ROAD
  - 12. EXISTING GRAVEL DRIVE
  - 13. EXISTING DRIVE
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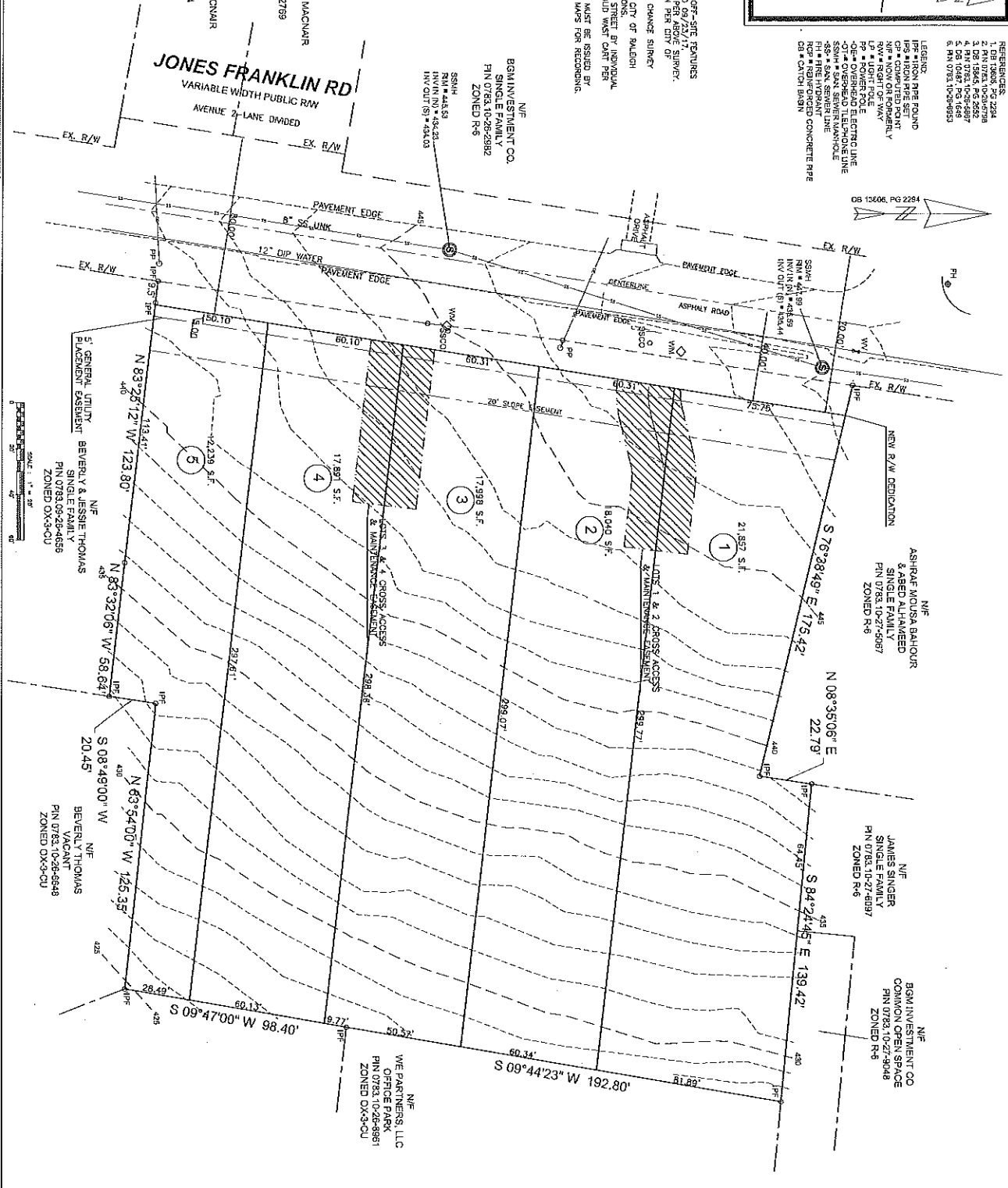
- NOTES:
1. BOUNDARY SURVEY AND ALL EXISTING ON-SITE AND OFF-SITE FEATURES WERE PROVIDED BY CHANCE SURVEY COMPANY DATED 09/22/17.
  2. STREETS, SANITARY & SEWER SERVICES ARE EXISTING PER ABOVE SURVEY.
  3. EXISTING UTILITY RIGHT OF WAY WHEN MAINS ARE SHOWN PER CITY OF FALMOUTH UTILITIES MAPS.
  4. CONTIGUOUS WERE TAKEN FROM SURVEY PROVIDED BY CHANCE SURVEY.
  5. ALL CONSTRUCTION SHALL COMPLY WITH APPLICABLE CITY OF FALMOUTH AND LOCAL DEVELOPMENT STANDARDS AND SPECIFICATIONS.
  6. STORM WATER STORAGE WILL BE PROVIDED AT PUBLIC STREET BY INDIVIDUAL PROPERTY OWNER. STORM WATER STORAGE SHALL BE PROVIDED AT PUBLIC STREET BY INDIVIDUAL PROPERTY OWNER.
  7. DEMOLITION PERMITS FOR THE EXISTING STRUCTURES MUST BE ISSUED BY CITY OF FALMOUTH WASTE DESIGN MANUAL.
  8. LOT AND PERMIT NUMBERS MUST BE SHOWN ON ALL MAPS FOR RECORDS.

- BLOCK PERMITTERS:
- EXISTING ROAD SECTORS: 7, 9, 9B, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100
  - ADMINISTRATIVE DESIGN ADJUSTMENT APPLICATION APPROVAL WILL BE REQUESTED
- DRIVEWAY NOTES:
1. ACCESS FOR LOTS 1 & 2 WILL BE PROVIDED BY A JOINT DRIVEWAY
  2. ACCESS FOR LOTS 3 & 4 WILL BE PROVIDED BY A JOINT DRIVEWAY
  3. ACCESS FOR LOT 5 WILL BE PROVIDED BY INDIVIDUAL DRIVEWAY
  4. EXISTING THOMAS DRIVEWAY ONTO JONES FRANKLIN RD. FROM THE EXISTING DRIVEWAY TO THE EDGE DRIVE. NEW DRIVEWAY WILL COMPLY WITH CITY OF FALMOUTH STANDARDS.
  5. NEW DRIVEWAYS ONTO JONES FRANKLIN RD. FROM THE EXISTING DRIVEWAY TO THE EDGE DRIVE. NEW DRIVEWAY WILL COMPLY WITH CITY OF FALMOUTH STANDARDS.

FILE IN LIEU NOTE:  
FEE IN LIEU PAYMENT WILL BE REQUIRED BY CITY OF FALMOUTH TO WIDEN JONES FRANKLIN ROAD TO 1/2 OF 55' BACK TO BACK STREET FRONTAGE AND 6' SIDEWALK ACROSS PROJECT FRONTAGE.

COULIN JR. & BRIDGET MACNAIR  
NIF  
VACANT  
PIN 0783.10-26-2754  
ZONED R-6

COULIN JR. & BRIDGET MACNAIR  
NIF  
VACANT  
PIN 0783.10-26-2759  
ZONED R-6



**Chance & Associates**  
Land Planning Services  
Fax: (919) 779-3890  
500 Benson Road - Suite 207 - Garner, N.C. 27529 - Ph: (919) 779-7245

TITLE: PRELIMINARY SUBDIVISION PLAN OF JONES FRANKLIN TOWNES FOR MICHAEL & RONNI J. RICCARDI  
OWNER/DRAWN BY: RICCARDI  
DATE: MARCH 2019

DATE:	JANUARY 27, 2019
SCALE:	1" = 20'
DRAWN BY:	BOB CHANCE
CHECKED BY:	BOB CHANCE
FILE NAME:	121113-0720
DATE:	12/13/18
DATE:	12/13/18

SHEET 3 OF 7



VICINITY MAP (NOT TO SCALE)

TOTAL SITE AREA: 2.105 AC.

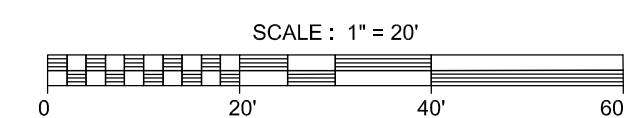
- NOTES:
- BOUNDARY SURVEY AND ALL EXISTING ON-SITE AND OFF-SITE FEATURES WERE PROVIDED BY CHANCE SURVEY COMPANY DATED 09/23/17.
  - STREETS, SANITARY & STORM SEWERS ARE EXISTING PER ABOVE SURVEY.
  - THE LOCATION OF EXISTING WATER MAINS ARE SHOWN PER CITY OF RALEIGH UTILITIES MAPS.
  - CONTOURS WERE TAKEN FROM SURVEY PROVIDED BY CHANCE SURVEY COMPANY DATED 09/23/17.
  - ALL CONSTRUCTION SHALL COMPLY WITH APPLICABLE CITY OF RALEIGH & NCDOT DEVELOPMENT STANDARDS AND SPECIFICATIONS.
  - SOLID WASTE SERVICE WILL BE PROVIDED AT PUBLIC STREET BY INDIVIDUAL 96-GAL. STANDARD CITY OF RALEIGH RESIDENTIAL SOLID WASTE CART PER CITY OF RALEIGH WASTE DESIGN MANUAL.
  - DEMOLITION PERMITS FOR THE EXISTING STRUCTURES MUST BE ISSUED BY CITY AND PERMIT NUMBER MUST BE SHOWN ON ALL MAPS FOR RECORDING.

# JONES FRANKLIN TOWNES

PROJECT OWNER/DEVELOPER:  
**MICHAEL & RONNI J. RICCARDI**  
 4608 JERNIGAN DRIVE  
 APEX, NC 27539

## PLANS SHEET INDEX

- SHEET 1 OF 7 - COVER SHEET
- SHEET 2 OF 7 - EXISTING CONDITIONS SHEET
- SHEET 3 OF 7 - PRELIMINARY SUBDIVISION PLAN
- SHEET 4 OF 7 - PRELIMINARY UTILITY PLAN
- SHEET 5 OF 7 - PRELIMINARY STORMWATER PLAN
- SHEET 6 OF 7 - STREETScape PLAN
- SHEET 7 OF 7 - TREE CONSERVATION AREA PLAN



### Preliminary Subdivision Plan Application



Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | Fax 919-996-1831  
 Litchford Satellite Office | 8320 - 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

Subdivision \*  Conventional Subdivision  Compact Development  Conservative Subdivision

\*May require City Council approval if in a Metro Park Overlay or Historic Overlay District

If your project has been through the Due Diligence process, provide the transaction ID:

#### GENERAL INFORMATION

Development Name: **Jones Franklin Townes**

Proposed Use: **Residential**

Property Address(es): **503, 507 & 511 Jones Franklin Rd., Raleigh, NC 27606**

Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:

PIN Recorded Deed: 0783269953 | PIN Recorded Deed: 0783269987 | PIN Recorded Deed: 0783269988 | PIN Recorded Deed: \_\_\_\_\_

What is your project type?

Single family  Townhouse  Subdivision in a non-residential zoning district

Other (describe): **Residential lots**

#### OWNER/DEVELOPER INFORMATION

Company Name: **Michael & Ronni J. Riccardi** | Owner/Developer Name: **Same**

Address: **4608 Jernigan Dr., Apex, NC 27539**

Phone: **919-427-6437** | Email: **m7riccardi@gmail.com** | Fax: \_\_\_\_\_

#### CONSULTANT/CONTACT PERSON FOR PLANS

Company Name: **Chance & Associates** | Contact Name: **Stoney Chance**

Address: **500 Benson Road, Ste. 207, Garner, NC 27529**

Phone: **919-779-7245** | Email: **stoney@bellsouth.net** | Fax: **919-779-3889**

PAGE 1 OF 3 [WWW.RALEIGHNC.GOV](http://WWW.RALEIGHNC.GOV) REVISION 03.11.16

#### DEVELOPMENT TYPE AND SITE DATA TABLE (Applicable to all developments)

##### ZONING INFORMATION

Zoning District(s): **R-6 w SRPOD overlay**

If more than one district, provide the acreage of each:

Overlay District?  Yes  No

Inside City Limits?  Yes  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: **.367ac/16,024** acres/sf | Flood Hazard Area  Yes  No

Proposed Impervious Surface: \_\_\_\_\_ acres/sf | Neuse River Buffer  Yes  No

Wetlands  Yes  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 **N/A** Attached **N/A**

Total # of Single Family Lots: **N/A** Total # of All Lots: **5 Residential lots**

Overall Unit(s)/Acre Densities Per Zoning District: **10/2.105=4.75**

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: **Stoney Chance** 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 hearing regarding this application.

I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development.

Signature: *[Signature]* Date: **1/25/18**

Signature: *[Signature]* Date: **1/25/18**

PAGE 2 OF 3 [WWW.RALEIGHNC.GOV](http://WWW.RALEIGHNC.GOV) REVISION 03.11.16

SHEET: **1** OF: **7**

DATE: JANUARY 22, 2018	SCALE: 1" = 20'	DRAWN BY: STONEY CHANCE	CHECKED BY:	FILE NAME: Riccardi.dwg	DATE:	REVISIONS:	BY:	SC:	BC:

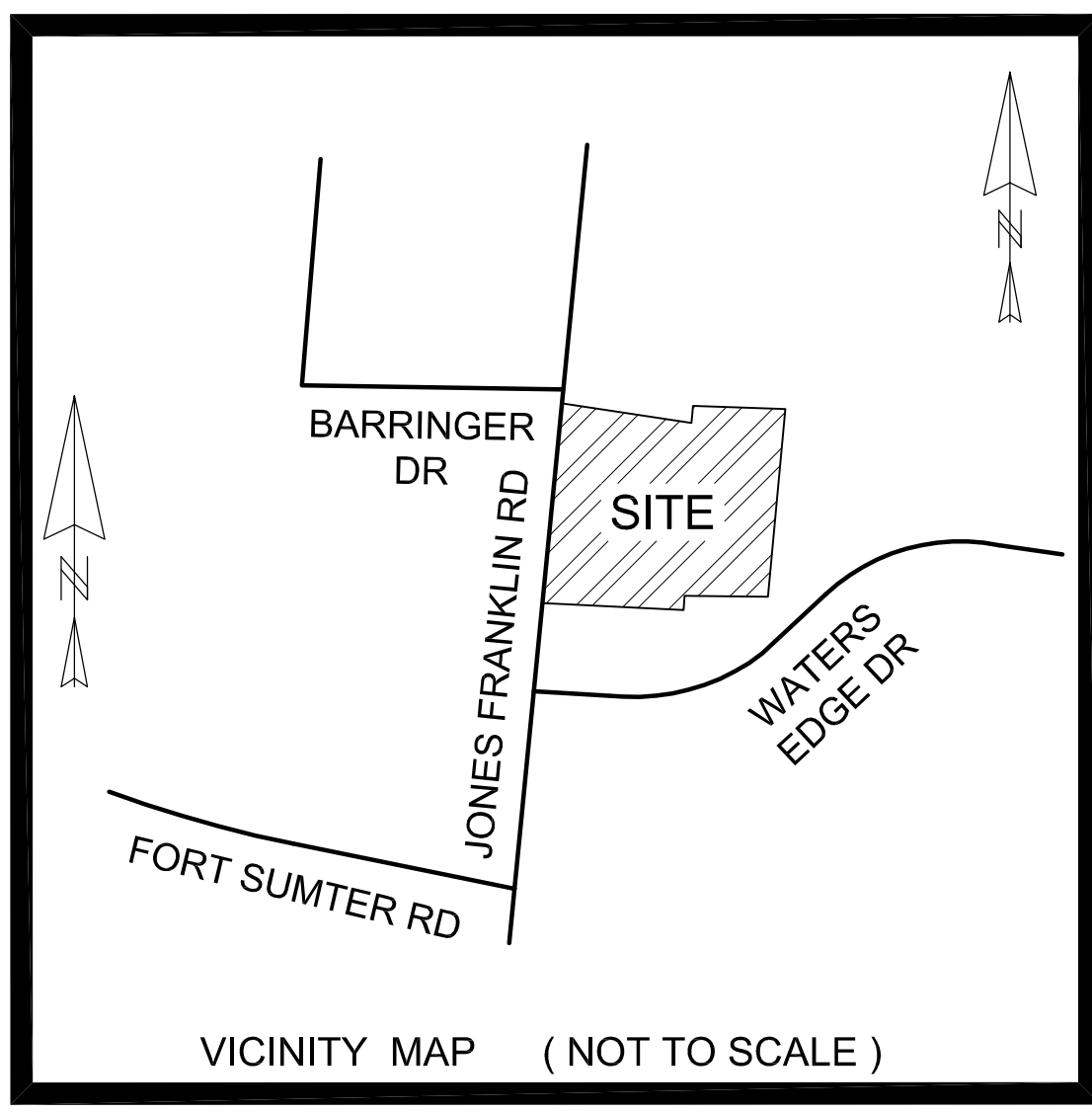
COVER SHEET OF  
**JONES FRANKLIN TOWNES**  
 FOR  
**MICHAEL & RONNI J. RICCARDI**  
 OWNER/DEVELOPER

**Chance & Associates**  
 Land Planning Services  
 500 Benson Road - Suite 207 - Garner, N.C. 27529 - Ph. (919) 779-7245  
 Fax: (919) 779-3889

NOT RELEASED FOR CONSTRUCTION

FILE: S-04-18  
 TRANS.#: 542931





- REFERENCES:
1. DB 13606, PG 2294
  2. PIN 0783.10-26-5798
  3. DB 15845, PG 2652
  4. PIN 0783.10-26-5867
  5. DB 10487, PG 1649
  6. PIN 0783.10-26-6953

- LEGEND:
- IPF = IRON PIPE FOUND
  - IPS = IRON PIPE SET
  - CP = COMPUTED POINT
  - N/F = NOW OR FORMERLY
  - R/W = RIGHT OF WAY
  - LP = LIGHT POLE
  - PP = POWER POLE
  - OE = OVERHEAD ELECTRIC LINE
  - OT = OVERHEAD TELEPHONE LINE
  - SSMH = SAN. SEWER MANHOLE
  - SS = SAN. SEWER LINE
  - FH = FIRE HYDRANT
  - RCP = REINFORCED CONCRETE PIPE
  - CB = CATCH BASIN

TOTAL SITE AREA: 2.105 AC.

- NOTES:
1. BOUNDARY SURVEY AND ALL EXISTING ON-SITE AND OFF-SITE FEATURES WERE PROVIDED BY CHANCE SURVEY COMPANY DATED 09/23/17.
  2. STREETS, SANITARY & STORM SEWERS ARE EXISTING PER ABOVE SURVEY.
  3. THE LOCATION OF EXISTING WATER MAINS ARE SHOWN PER CITY OF RALEIGH UTILITIES MAPS.
  4. CONTOURS WERE TAKEN FROM SURVEY PROVIDED BY CHANCE SURVEY COMPANY DATED 09/23/17.
  5. ALL CONSTRUCTION SHALL COMPLY WITH APPLICABLE CITY OF RALEIGH & NCDOT DEVELOPMENT STANDARDS AND SPECIFICATIONS.
  6. SOLID WASTE SERVICE WILL BE PROVIDED AT PUBLIC STREET BY INDIVIDUAL 96-GAL. STANDARD CITY OF RALEIGH RESIDENTIAL SOLID WASTE CART PER CITY OF RALEIGH WASTE DESIGN MANUAL.
  7. DEMOLITION PERMITS FOR THE EXISTING STRUCTURES MUST BE ISSUED BY CITY AND PERMIT NUMBER MUST BE SHOWN ON ALL MAPS FOR RECORDING.

BLOCK PERIMETER:  
 EXISTING R-6 BLOCK PERIMETER: 7,996'  
 AVERAGE LOT SIZE IN BLOCK: 18,208 SF  
 BLOCK PERIMETER ALLOWED: 3,000'  
 ADMINISTRATIVE DESIGN ADJUSTMENT  
 APPLICATION APPROVAL WILL BE REQUESTED.

- DRIVEWAY NOTE:
1. ACCESS FOR LOTS 1 & 2 WILL BE PROVIDED BY A JOINT DRIVEWAY
  2. ACCESS FOR LOTS 3 & 4 WILL BE PROVIDED BY A JOINT DRIVEWAY
  3. ACCESS FOR LOT 5 WILL BE PROVIDED BY INDIVIDUAL DRIVEWAY.
  4. EXISTING THOMAS DRIVEWAY ONTO JONES FRANKLIN ROAD WILL BE CLOSED AND REPLACED WITH NEW DRIVEWAY ONTO WATERS EDGE DRIVE. NEW DRIVEWAY WILL COMPLY WITH CITY OF RALEIGH STANDARDS.
  5. NEW DRIVEWAYS ONTO JONES FRANKLIN RD. WILL HAVE A MINIMUM SEPARATION OF 100' OFF CENTER PER R.S.D.M SEC. 4.3.1.

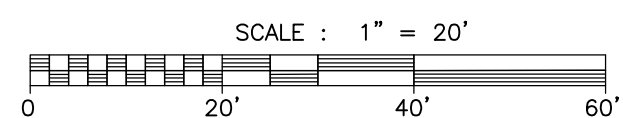
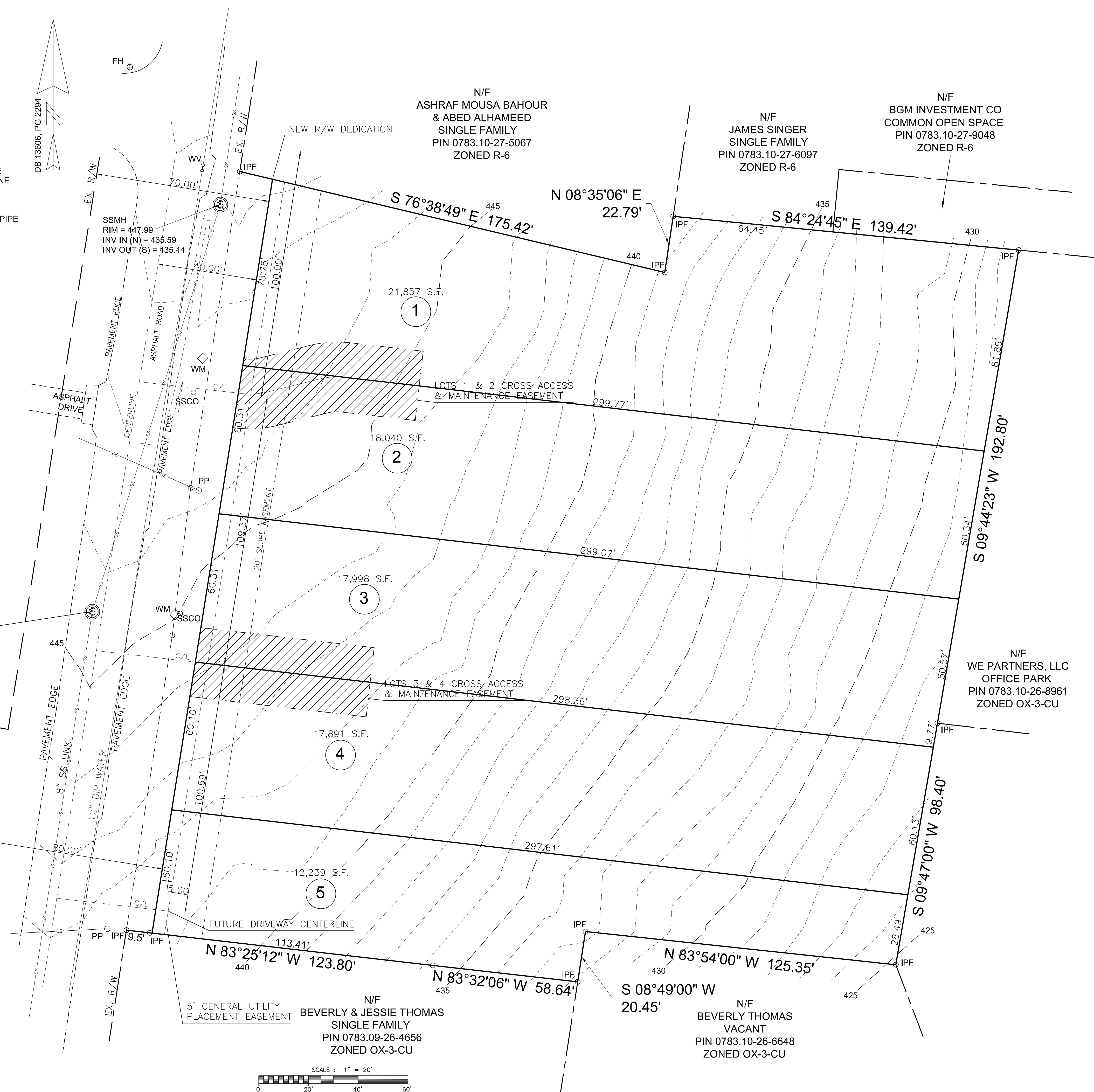
FEE IN LIEU NOTE:  
 FEE IN LIEU PAYMENT WILL BE REQUIRED BY CITY OF RALEIGH TO WIDEN JONES FRANKLIN ROAD TO 1/2 OF 52' BACK TO BACK STREET SECTION AND 6' SIDEWALK ACROSS PROJECT FRONTAGE.

N/F  
 COLIN JR. & BRIDGET MACNAIR  
 VACANT  
 PIN 0783.10-26-2769  
 ZONED R-6

N/F  
 COLIN JR. & BRIDGET MACNAIR  
 VACANT  
 PIN 0783.10-26-2754  
 ZONED R-6

N/F  
 BGM INVESTMENT CO.  
 SINGLE FAMILY  
 PIN 0783.10-26-2982  
 ZONED R-6

**JONES FRANKLIN RD**  
 VARIABLE WIDTH PUBLIC R/W  
 AVENUE 2-LANE DIVIDED



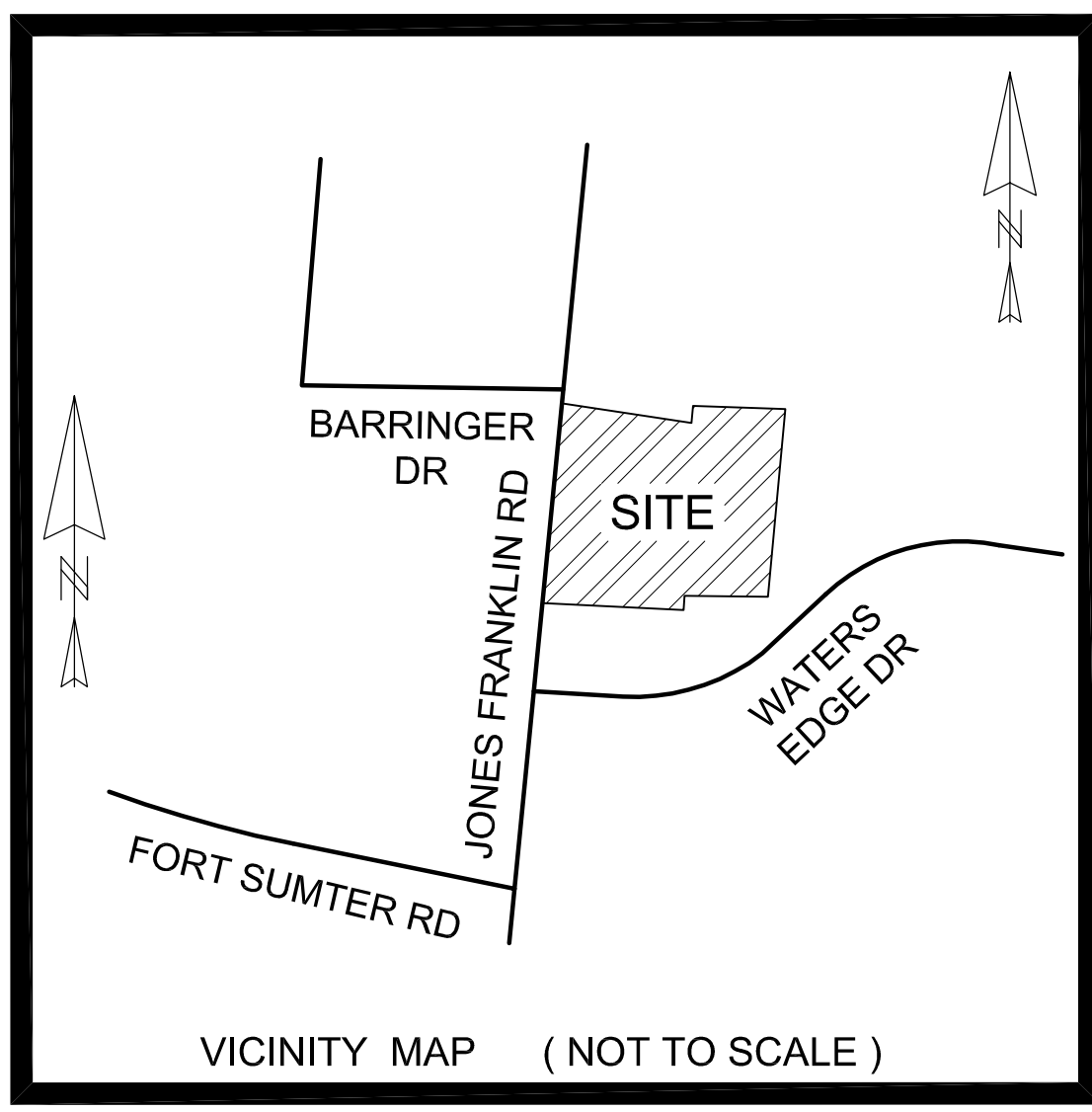
SHEET:	3
OF:	7
DATE:	
REVISIONS:	
DATE	

DATE:	JANUARY 22, 2018
SCALE:	1" = 20'
DRAWN BY:	STONEY CHANCE
CHECKED BY:	
FILE NAME:	180001 SUB.DWG

PRELIMINARY SUBDIVISION PLAN  
 OF  
**JONES FRANKLIN TOWNES**  
 FOR  
**MICHAEL & RONNI J. RICCARDI**  
 RALEIGH, NC  
 OWNER/DEV: RICCARDI

**Chance & Associates**  
 Land Planning Services  
 500 Benson Road - Suite 207 - Garner, N.C. 27529 - Ph. (919) 779-7245  
 Fax: (919) 779-3889

NOT RELEASED FOR CONSTRUCTION



- REFERENCES:
1. DB 13606, PG 2294
  2. PIN 0783.10-26-5798
  3. DB 15845, PG 2652
  4. PIN 0783.10-26-5867
  5. DB 10487, PG 1649
  6. PIN 0783.10-26-6953

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  - IPS = IRON PIPE SET
  - CP = COMPUTED POINT
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  - R/W = RIGHT OF WAY
  - LP = LIGHT POLE
  - PP = POWER POLE
  - OE= OVERHEAD ELECTRIC LINE
  - OT= OVERHEAD TELEPHONE LINE
  - SSMH = SAN. SEWER MANHOLE
  - SS= SAN. SEWER LINE
  - FH = FIRE HYDRANT
  - RCP = REINFORCED CONCRETE PIPE
  - CB = CATCH BASIN

DB 13606, PG 2294

TOTAL SITE AREA: 2.105 AC.

STREETSCAPE YARDS:

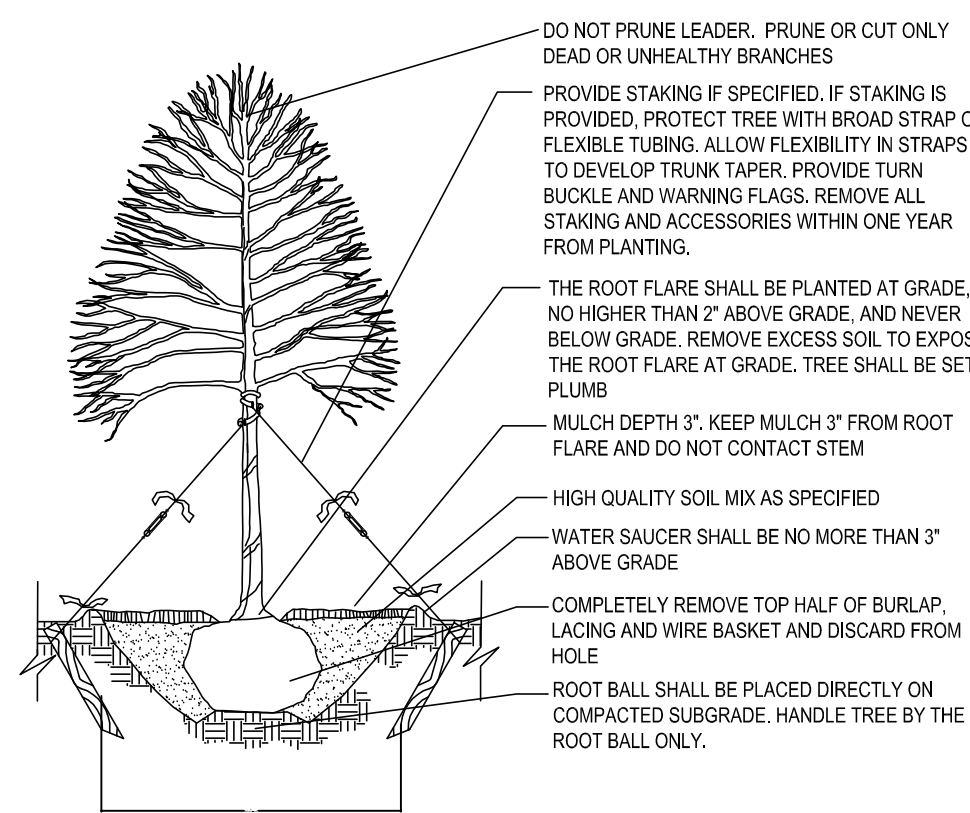
JONES FRANKLIN RD. FRONTAGE: 306.56'  
TREES REQ'D: 306.56'/40'=7.66 TREES  
TREES PROV'D: 7

NEW TREES PLANT LEGEND:

QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE
3	WILLOW OAK	Quercus phellos	3" CAL. - MIN
4	SUGAR MAPLE	Acer saccharum	3" CAL. - MIN

- NOTES:
1. ALL STREET TREE INSTALLATION AND MAINTENANCE WILL COMPLY WITH CITY OF RALEIGH TREE DESIGN MANUAL.
  2. TREES SHALL BE PLANTED AN AVERAGE OF 40' ON CENTER AS NOTED IN STREETSCAPE YARDS CHART.
  3. A TREE IMPACT PERMIT IS REQUIRED FROM C.O.R. PRIOR TO INSTALLATION OF STREET TREES.
  4. STREET TREE SPACING MAY BE ADJUSTED TO ACCOMMODATE NEW DRIVEWAYS & UTILITY SERVICES.
  5. STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY TREE MANUAL.

- PLANTING STANDARDS:
1. ALL PLANT MATERIAL AND INSTALLATION WORK SHALL CONFORM TO THE STANDARDS DETAILED IN THE FOLLOWING DOCUMENTS:
    - a. AMERICAN NATIONAL STANDARDS FOR TREE CARE OPERATIONS, ANSI A300, AMERICAN NATIONAL STANDARDS INSTITUTE, 11 WEST 42nd STREET, NEW YORK, N.Y. 10036
    - b. AMERICAN NATIONAL STANDARD FOR NURSERY STOCK, ANSI Z60.1, AMERICAN NURSERY AND LANDSCAPE ASSOCIATION, 1250 EYE STREET, NW, SUITE 500, WASHINGTON, DC 20005
    - c. HORTUS THIRD, THE STAFF OF THE L.H.BAILEY HORTORIUM, 1976, MacMILLAN PUBLISHING CO., NEW YORK



- NOTES:
1. CONTRACTOR IS RESPONSIBLE FOR ADEQUATE DRAINAGE OF ALL PLANTING PITS. (POSITIVE DRAINAGE AWAY FROM PIT)
  2. ADHERE TO STANDARDS IN THE CITY TREE MANUAL.
  3. STREET TREES MUST BE 3" CALIPER AT INSTALLATION WITH A 5' MINIMUM FIRST BRANCH HEIGHT.
  4. PLANTING SEASON OCTOBER - APRIL
  5. A TREE IMPACT PERMIT IS REQUIRED.
  6. ELECTRICAL OUTLETS AND OTHER UTILITIES ARE PROHIBITED IN THE PLANTING AREA IMMEDIATELY SURROUNDING THE TREE.

CONTACT INFORMATION:  
CITY OF RALEIGH PARKS, RECREATION AND CULTURAL RESOURCES DEPARTMENT URBAN FORESTER:  
TREES@RALEIGHNC.GOV  
WWW.RALEIGHNC.GOV

REVISIONS	DATE	APP TO SCALE

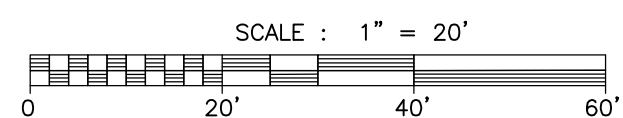
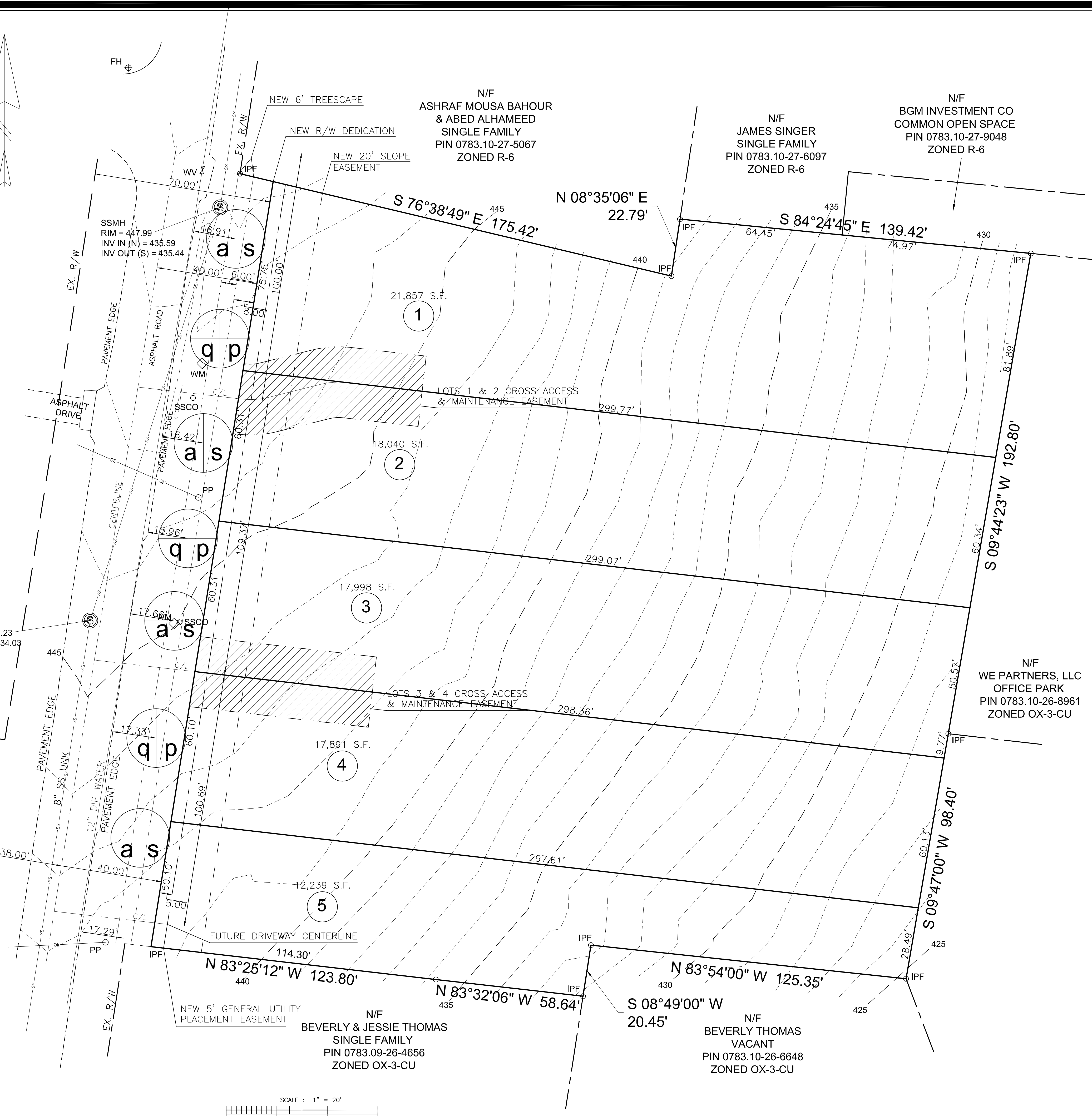
TREE PLANTING DETAIL

PRCR-03

JONES FRANKLIN RD  
VARIABLE WIDTH PUBLIC R/W  
AVENUE 2-LANE DIVIDED

N/F  
BGM INVESTMENT CO.  
SINGLE FAMILY  
PIN 0783.10-26-2982  
ZONED R-6

SSMH  
RIM = 445.53  
INV IN (N) = 434.23  
INV OUT (S) = 434.03



SHEET: 6 OF: 7

NO.	DATE	REVISIONS

DATE: JANUARY 22, 2018	SCALE: 1" = 20'
DRAWN BY: STONEY CHANCE	CHECKED BY:
FILE NAME: 180001.DWG	REVISIONS

PRELIMINARY STREETSCAPE PLAN  
OF  
**JONES FRANKLIN TOWNES**  
FOR  
**MICHAEL & RONNI J. RICCARDI**  
OWNER/DEV. RICCARDI  
RALEIGH, NC

**Chance & Associates**  
Land Planning Services  
Email: csoney@bellsouth.net  
500 Benson Road - Suite 207 - Garner, N.C. 27529 - Ph. (919) 779-7245

NOT RELEASED FOR CONSTRUCTION

**STANDARD UTILITY NOTES (as applicable):**

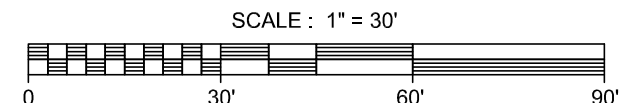
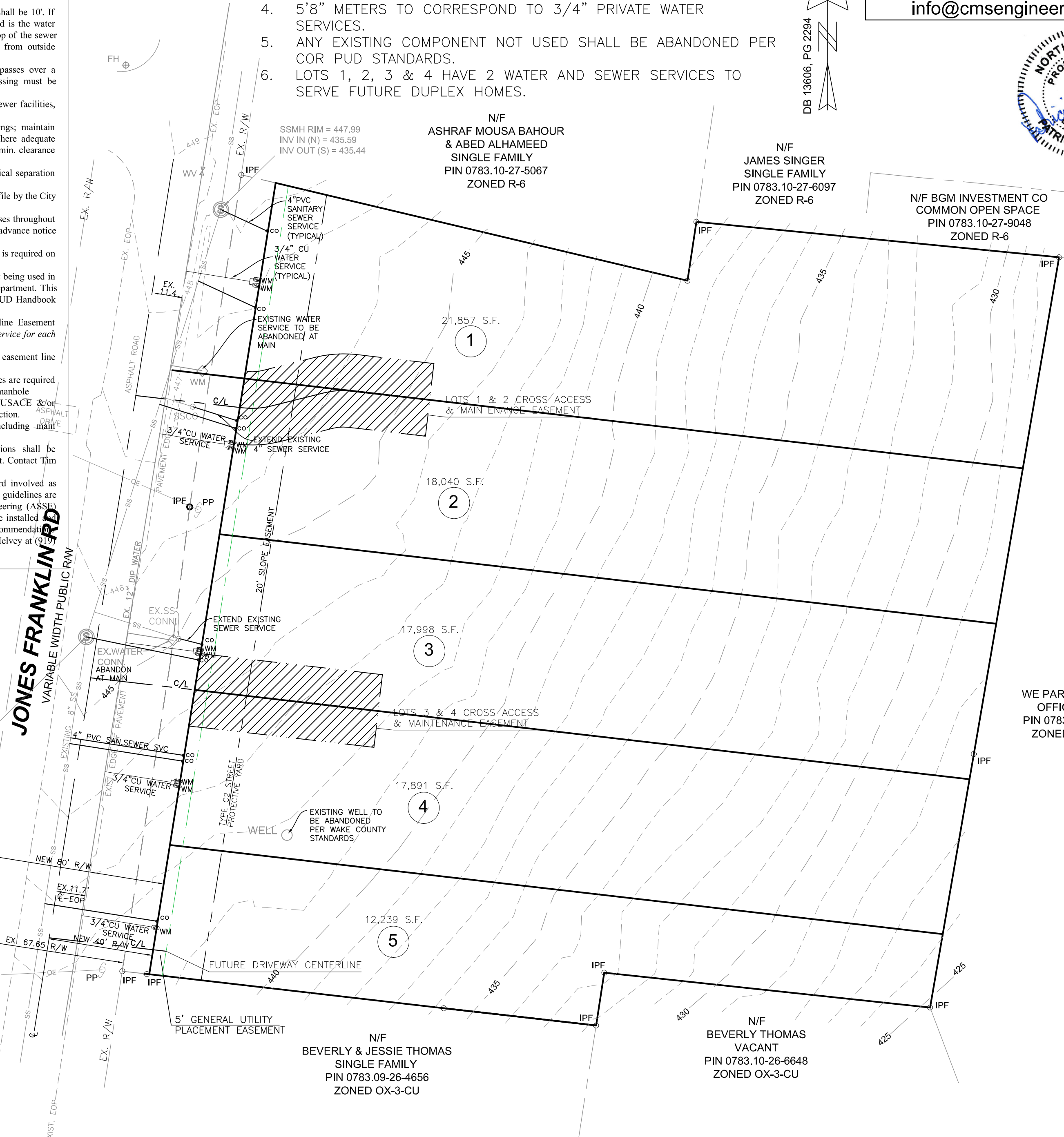
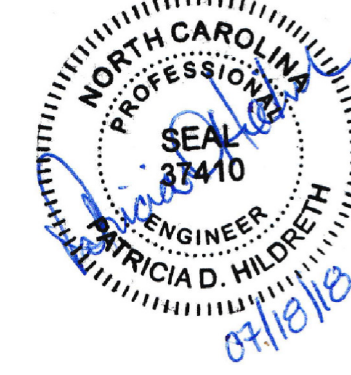
- All materials & construction methods shall be in accordance with City of Raleigh design standards, details & specifications (reference: CORPUD Handbook, current edition)
- Utility separation requirements:
  - A distance of 100' shall be maintained between sanitary sewer & any private or public water 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 &/or 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 encasement 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 forcemains. 4.0' minimum cover is required on all reuse mains
- It is the developer's responsibility to abandon or remove existing water & sewer services not being used in redevelopment of a site unless otherwise 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) 250-7825 or [timothy.beasley@raleighnc.gov](mailto: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 tested (both initial and periodic testing thereafter) in accordance with the manufacturer's recommendation or the local cross-connection control program, whichever is more stringent. Contact Joanie Helvey at (919) 212-5923 or [joanie.hartley@raleighnc.gov](mailto:joanie.hartley@raleighnc.gov) for more information

**UTILITY NOTES:**

- NCDOT 3 PARTY ENCROACHMENT AGREEMENT IS REQUIRED FOR WATER AND SEWER SERVICES.
- NEW PRIVATE WATER SERVICES SHALL BE TYPE 'K' SOFT COPPER.
- NEW WATER METERS SHALL BE IN ACCORDANCE WITH STANDARD WATER DETAILS W-23 AND W-25.
- 5'8" METERS TO CORRESPOND TO 3/4" PRIVATE WATER SERVICES.
- ANY EXISTING COMPONENT NOT USED SHALL BE ABANDONED PER COR PUD STANDARDS.
- LOTS 1, 2, 3 & 4 HAVE 2 WATER AND SEWER SERVICES TO SERVE FUTURE DUPLEX HOMES.

**CMS Engineering, PLLC**

P.O. Box 780  
 KNIGHTDALE, NC 27545  
 (919) 833-0830  
[info@cmsengineering.net](mailto:info@cmsengineering.net)



DATE:	18 JULY 2018
SCALE:	1" = 30'
DRAWN BY:	PDH
CHECKED BY:	PDH
FILE NAME:	Riccardi PS R2

TITLE:	PRELIMINARY UTILITY PLAN
OWNER/DEV:	RICCARDI
FOR:	JONES FRANKLIN TOWNES
BY:	MICHAEL & RONNI J. RICCARDI
DATE:	
REVISIONS:	

SHEET: **4** OF **7**

**CHANCE & ASSOCIATES**  
 Land Planning Services  
 500 Benson Road Ste. 207, Garner, North Carolina 27529  
 Phone: 919-779-7245 Fax: 919-779-3889  
 Email: [cstoney@bellsouth.net](mailto:cstoney@bellsouth.net)

S-4-18  
 TRANS.#542931

NOT RELEASED FOR CONSTRUCTION