

1304 LENNOX PLACE SUBDIVISION

PRELIMINARY SUBDIVISION PLANS

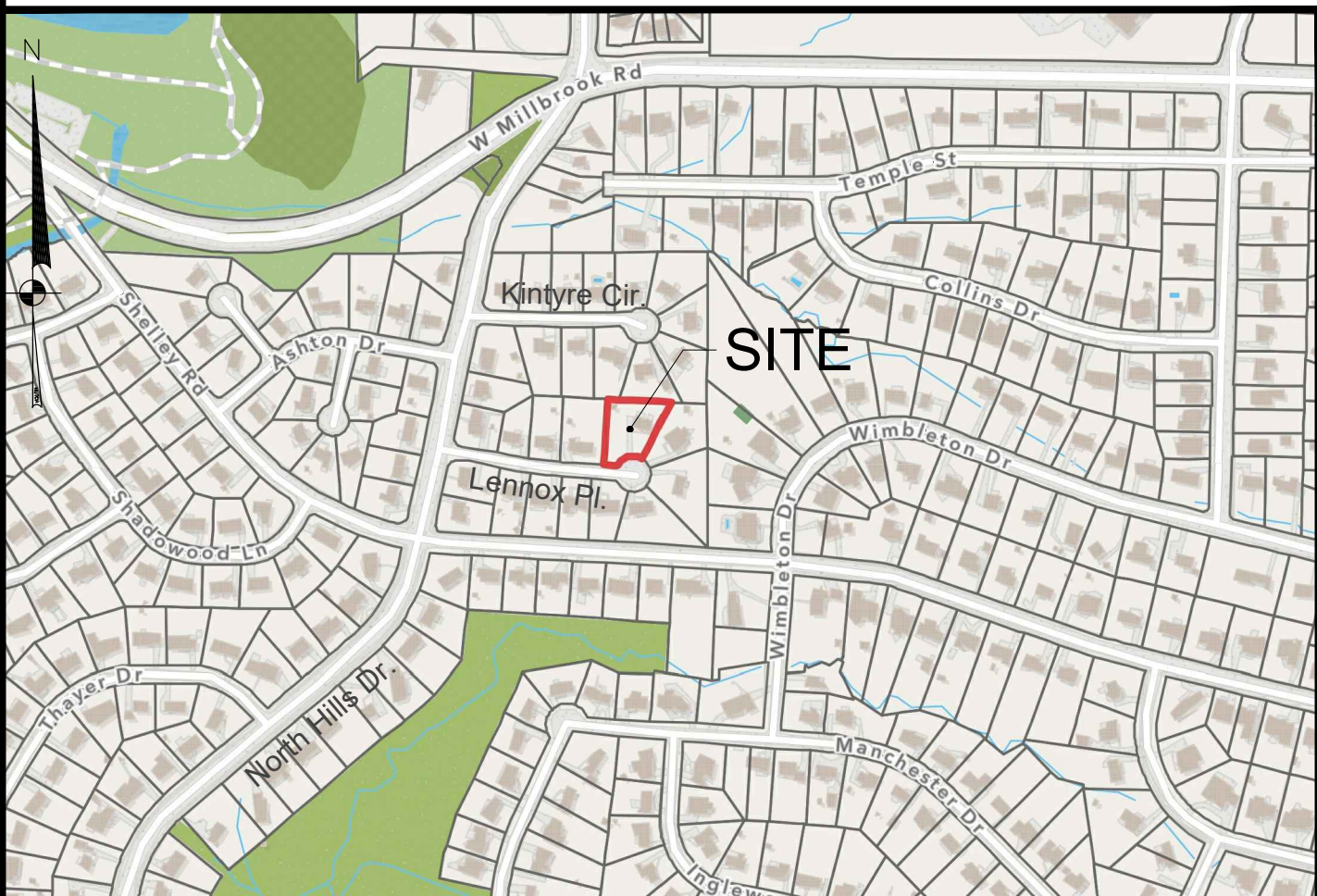
SUB-0081-2021

SOLID WASTE COMPLIANCE STATEMENT:

Developers have reviewed and are in compliance with the requirements set forth in the Solid Waste Design Manual. Trash services will be by the City of Raleigh SWS, with rollout containers that will be stored in the individual lot garages or on a concrete pad beside residence per design manual.

NOTES:

ALL SIDEWALKS MUST BE ACCESSIBLE TO PERSONS WHO ARE BLIND, HAVE LOW VISION AND PEOPLE WITH MOBILITY DISABILITIES. PEDESTRIAN EXISTING ROUTES ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).



VICINITY MAP

SCALE: 1" = 500'

INDEX OF DRAWINGS

	COVER SHEET
1	EXISTING CONDITIONS
2	DEMOLITION PLAN
3	PRELIMINARY SUBDIVISION PLAN
4	PRELIMINARY UTILITY PLAN
5	PRELIMINARY GRADING PLAN
6	PRELIMINARY LANDSCAPE PLAN

PROPERTY OWNER/DEVELOPER:

JAMES E ALLEN, LLC
5000 FALLS OF NEUSE RD STE 100
RALEIGH, N.C. 27609
(919) 274-7997
Phillip@JimAllen.com

PROPERTY ADDRESS:

1304 LENNOX PL
RALEIGH, N.C. 27612
PIN 1706 15 8882
ZONE: R-4
TOTAL AREA: 0.54 AC.
INSIDE CITY LIMITS

PLANS PREPARED BY:

DIEHL & PHILLIPS, P.A.

CONSULTING ENGINEERS - LIC. NO. C-0465
1500 PINEY PLAINS ROAD, SUITE 200
CARY, N.C. 27518 • (919) 467-9972

Preliminary Subdivision Application
Planning and Development

Planning and Development Customer Service Center • One Exchange Place, Suite 400 | Raleigh, NC 27601 | 919-999-2550



INSTRUCTIONS: This form is used when submitting a Preliminary Subdivision (UDO Section 10.2.5). Please check the appropriate review type and include the plan checklist document. Please email all documents and your preliminary subdivision plans to SiteReview@raleighnc.gov.

DEVELOPMENT TYPE (UDO Section 2.1.2)			
<input checked="" type="checkbox"/> Conventional Subdivision	<input type="checkbox"/> Compact Development	<input type="checkbox"/> Conservation Development	<input type="checkbox"/> Cottage Court
NOTE: Subdivisions may require City Council approval if in a Metro Park Overlay or Historic Overlay District			
GENERAL INFORMATION			
Scoping/sketch plan case number(s):			
Development name (subject to approval): 1304 Lennox Place Subdivision			
Property Address(es): 1304 Lennox Place			
Recorded Deed PIN(s): 1706 15 8882			
What is your project type?			
<input checked="" type="checkbox"/> Single family	<input type="checkbox"/> Townhouse	<input type="checkbox"/> Non-residential	<input type="checkbox"/> Other:
<input type="checkbox"/> Apartment	<input type="checkbox"/> Attached houses		

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION	
NOTE: Please attach purchase agreement when submitting this form	
Company: James E. Allen, LLC	Owner/Developer Name and Title: James E. Allen, LLC
Address: 5000 Falls of Neuse Road Suite 100 Road Raleigh, NC 27609	
Phone #: 919 604 7120	Email: philip@jimallen.com
APPLICANT INFORMATION	
Company: James E. Allen, LLC	Contact Name and Title: Philip Bowman
Address: 5000 Falls of Neuse Road Suite 100 Raleigh, NC 27609	
Phone #: 919 274 7997	Email: philip@jimallen.com

Continue to page 2 >>

Page 1 of 2

REVISION 02.13.21

DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
ZONING INFORMATION	
Gross site acreage: 0.62	
Zoning districts (if more than one, provide acreage of each):	
R-4	
Overlay district:	Inside City limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Conditional Use District (CUD) Case # Z:	Board of Adjustment (BOA) Case # A:

STORMWATER INFORMATION			
Existing Impervious Surface:		Proposed Impervious Surface:	
Acreage:	Square Feet: 3,530	Acreage:	Square Feet: 8,922
Neuse River Buffer	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Wetlands	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is this a flood hazard area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
If yes, please provide the following:			
Alluvial soils:			
Flood study:			
FEMA Map Panel #:			
NUMBER OF LOTS AND DENSITY			
Total # of townhouse lots:		Detached Attached	
Total # of single-family lots: 2			
Proposed density for each zoning district (UDO 1.5.2.F):		2 / 0.54 = 3.70	
Total # of open space and/or common area lots: 0			
Total # of requested lots: 2			

SIGNATURE BLOCK	
The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described in this application will be maintained in all respects in accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance.	
I, <u>JAMES E. ALLEN, JR.</u> , will serve as the agent regarding this application, and will receive and respond to administrative comments, resubmit plans and applicable documentation, and will represent the property owner(s) 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(s). I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after 180 days of inactivity.	
Signature: <u>James E. Allen, Jr.</u>	Date: <u>11/2/21</u>
Printed Name: <u>James E. Allen, Jr.</u>	Date:
Printed Name:	

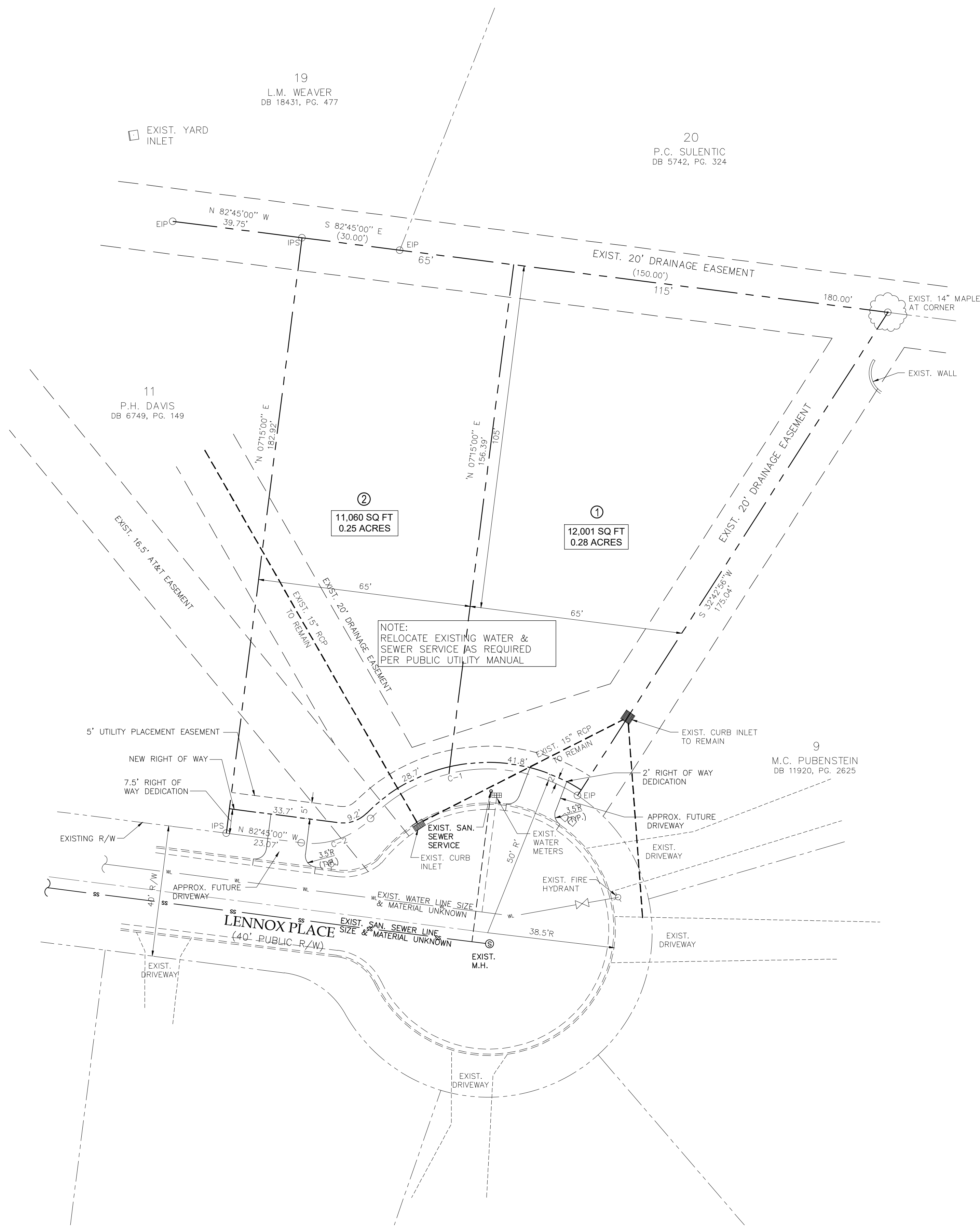
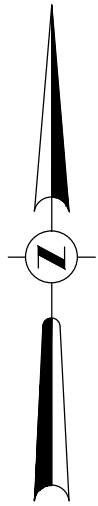
Please email your completed application to SiteReview@raleighnc.gov.

Page 2 of 2

REVISION 02.13.21

raleighnc.gov

DATE: 1/17/2022



PRELIMINARY SUBDIVISION PLAN

SCALE: 1"=20'

FLOOD CERTIFICATION
THIS WILL CERTIFY THAT THE SUBJECT
PROPERTY () IS or (X) IS NOT
located in a SPECIAL FLOOD HAZARD AREA as
determined by the Department of Housing and
Urban Development, or as shown on the
FLOOD INSURANCE RATE MAP.

370243 0794 J
COMMUNITY # PANEL SUFFIX

PROFESSIONAL LAND SURVEYOR

TRANSPORTATION NOTES:

- RIGHT OF WAY SHALL BE CLEARED AND GRUBBED WITHIN 50 FEET OF ALL RESIDENTIAL OR RESIDENTIAL COLLECTOR STREET INTERSECTIONS; RIGHT OF WAY SHALL BE CLEARED AND GRUBBED WITHIN 100 FEET OF ALL OTHER STREET INTERSECTIONS.
- MINIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 20 FEET FROM THE POINT OF TANGENCY AND NO DRIVEWAYS OR PARKING SPACES SHALL ENCR OACH ON THE MINIMUM CORNER CLEARANCE. DRIVEWAY TURNOUTS ON THE CORNER LOTS WILL BE REQUIRED TO BE A MINIMUM OF 20' FROM THE TERMINUS OF THE INTERSTION RADIUS AND NO CLOSER THA 3.5' FROM AN ADJACENT PROPERTY LINE.
- NO SIGHT OBSTRUCTING, OR PARTIALLY OBSTRUCTING WALL, FENCE, FOLIAGE, BERM, SIGN, PARKED VEHICLE, OR OTHER OBJECT BETWEEN THE HEIGHTS OF TWO (2) FEET AND EIGHT (8) FEET ABOVE THE CURB LINE ELEVATION (OR THE EDGE OF PAVEMENT IF NO CURB EXISTS) SHALL BE PLACED WITHIN A SIGHT TRIANGLE.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
- WITHIN THE AREA OF A DEFINED SIGHT TRIANGLE, THERE SHALL BE NO SIGHT OBSTRUCTING OR PARTLY OBSTRUCTING WALL, FENCE, SIGN, FOLIAGE, BERMING OR PARKED VEHICLES BETWEEN THE HEIGHTS OF TWENTY-FOUR (24) INCHES AND EIGHT (8) FEET ABOVE THE CURB LINE ELEVATION OR THE NEAREST TRAVELED WAY IF NO CURBING EXISTS.

Notes

- Survey information from Barry L. Scott Land Surveying, Raleigh, NC.
- Existing residence will be removed.
- This lot is subject to UDO Section 2.2.7 Infill Rules.
- Per Section 9.2.2.A.2.b.i subject to 4.a. of Part 10A Raleigh Unified Development Ordinance, these lots are exempt from active stormwater measures and subject to further review upon placement of impervious surface areas.
- Per UDO Section 9.1.2 subdivision is exempt from tree conservation requirements.
- Fee-in-lieu payment required for 6-foot sidewalk for Lennox Place frontage.
- All construction and materials in street right of way shall be in compliance with City of Raleigh Standards.

Impervious Surface Summary

Allowable Impervious Surface Coverage R-4 Zoning = 38%

Gross Site Area = 23,478 Sq. ft.
R/W Dedication = 417 Sq. ft.
Net Site Area = 23,061 Sq. ft.

Required Right of Way Improvement Impervious
Sidewalk Lennox Place (6 foot) = 180 Sq. ft.*
Total Right of Way Improvements Impervious = 180 Sq. ft.

Max. Impervious for Subdivision (no R/W Improvements) = 23,061 Sq. ft.x0.38 = 8,763 Sq. ft.

Actual Allowable Impervious = 8,763 Sq. ft. - 180 Sq. ft. = 8,583 Sq. ft.

Proposed Impervious Surface				
	Area (Sq. Ft.)	Allowable Impervious @38% (Sq. Ft.)	Right of Way Improvement Impervious (Sq. Ft.)	Maximum Lot Impervious (Sq. Ft.)
Lot 1	12,001	4,560	0	4,560
Lot 2	11,060	4,203	180	4,023

Total Proposed Lot Impervious 8,583 Sq. ft.
*Sidewalk improvements would include only handicap ramp at cul de sac per Standard Detail T-10.06

Site Data

Owner / Developer: James E. Allen, LLC
5000 Falls of Neuse Road
Suite 100
Raleigh, NC 27609
Contact: Philip Bowman
919 274 7997

Street Address 1304 Lennox Place (inside City limits)
PIN 1706 15 8882

Gross Area	23,478 sq. ft.	0.54 acre
Right of Way Dedication	Lennox Pl. 417 sq. ft.	0.01 acre
Net Area	Total 23,061 sq. ft.	0.53 acre

Zoning R-4

Existing Land Use Single Family Residential

Proposed Use 2 Single Family Detached Residential Dwellings (One Phase)

Prosed Number of Livable Units 2

Open Space No

Allowable Density: 4 units per acre

Proposed Density: 2 units / 0.54 ac = 3.70 units / ac

Lot Summary			
Lot	1	2	
Min. Area Required	10,000 sq. ft. 0.23 ac	10,000 sq. ft. 0.23 ac	
Area Provided	12,001 sq. ft. 0.28 ac	11,060 sq. ft. 0.25 ac	
Min. Lot Width Required	65 ft.	65 ft.	
Lot Width Provided	65 ft.	65 ft.	
Min. Lot Depth Required	100 ft.	100 ft.	
Lot Depth Provided	105 ft.	156 ft.	

GRAPHIC SCALE

