LOCATION: This two lot subdivision, zoned Residential-4 is located on the north side of the cul de sac at the end of Lennox Place at 1304 Lennox Place.

REQUEST: A two lot subdivision on a 0.54 acre parcel that currently is occupied by one house.

DESIGN ADJUSTMENT(S)/ALTERNATES, ETC: FIL-0016-2022: DSENG - Fee-In-Lieu Estimator/Fee-In-Lieu Estimator

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 January 17, 2022 by PHILIP BOWMAN.

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:

☑️ 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:

General

1. A demolition permit shall be issued and this building permit number shown on all maps for recording.

Engineering

2. A 5’ utility placement 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 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.

3. 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.
4. A fee-in-lieu for 6' of public sidewalk will be applied along the frontage of this development for Lennox Pl. The amount will be calculated when a plat is received for review and prior to approval of the plat to be recorded. (UDO Section 8.1.10)

**Stormwater**

5. If demolition causes a land disturbance of more than 12,000 sf, a land disturbance grading permit will be required. (UDO 9.4.6)

6. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.

**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:

**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.

2. 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.)

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

**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 in front of Lot 2 along Lennox Pl.

5. A public infrastructure surety for (1) street tree shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.

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).

**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: June 15, 2025  
Record at least ½ of the land area approved.

5-Year Sunset Date: June 15, 2027  
Record entire subdivision.

I hereby certify this administrative decision.

Signed: Alycia Bailey Taylor  
Staff Coordinator: Michael Walters  
Date: 02/16/2022
1304 LENNOX PLACE SUBDIVISION
PRELIMINARY SUBDIVISION PLANS
SUB-0081-2021

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-9465
1500 PINEY PLAINS ROAD, SUITE 210
CARY, N.C. 27518 • (919) 467-9972

DATE: 1/17/2022