

Preliminary Subdivision Application

Planning and Development

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500



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.

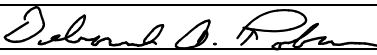
DEVELOPMENT TYPE (UDO Section 2.1.2)			
<input checked="" type="checkbox"/> Conventional Subdivision	<input type="checkbox"/> Compact Development	<input type="checkbox"/> Conservation Development	<input type="checkbox"/> Cottage Court
NOTE: Subdivisions may require City Council approval if in a Metro Park Overlay or Historic Overlay District			
GENERAL INFORMATION			
Scoping/sketch plan case number(s):			
Development name (subject to approval): Knowles Subdivision			
Property Address(es): 206 Knowles St., Raleigh, NC			
Recorded Deed PIN(s): 1702662898			
What is your project type?	<input checked="" type="checkbox"/> Single family <input type="checkbox"/> Apartment	<input type="checkbox"/> Townhouse <input type="checkbox"/> Non-residential	<input type="checkbox"/> Attached houses <input type="checkbox"/> Other: _____

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION	
NOTE: Please attach purchase agreement when submitting this form	
Company: Just Houses, LLC	Owner/Developer Name and Title: Debbie Roberson, Owner
Address: 2701 Hidden Acres Trail, Garner, NC 27529-9591	
Phone #: 919-578-1158	Email: debbie@justhouses.net
APPLICANT INFORMATION	
Company: Alison A Pockat, ASLA	Contact Name and Title: Alison A. Pockat
	Address: 106 Steep Bank Dr., Cary, NC 27518
Phone #: 919 363-4415	Email: aapockat@earthlink.net

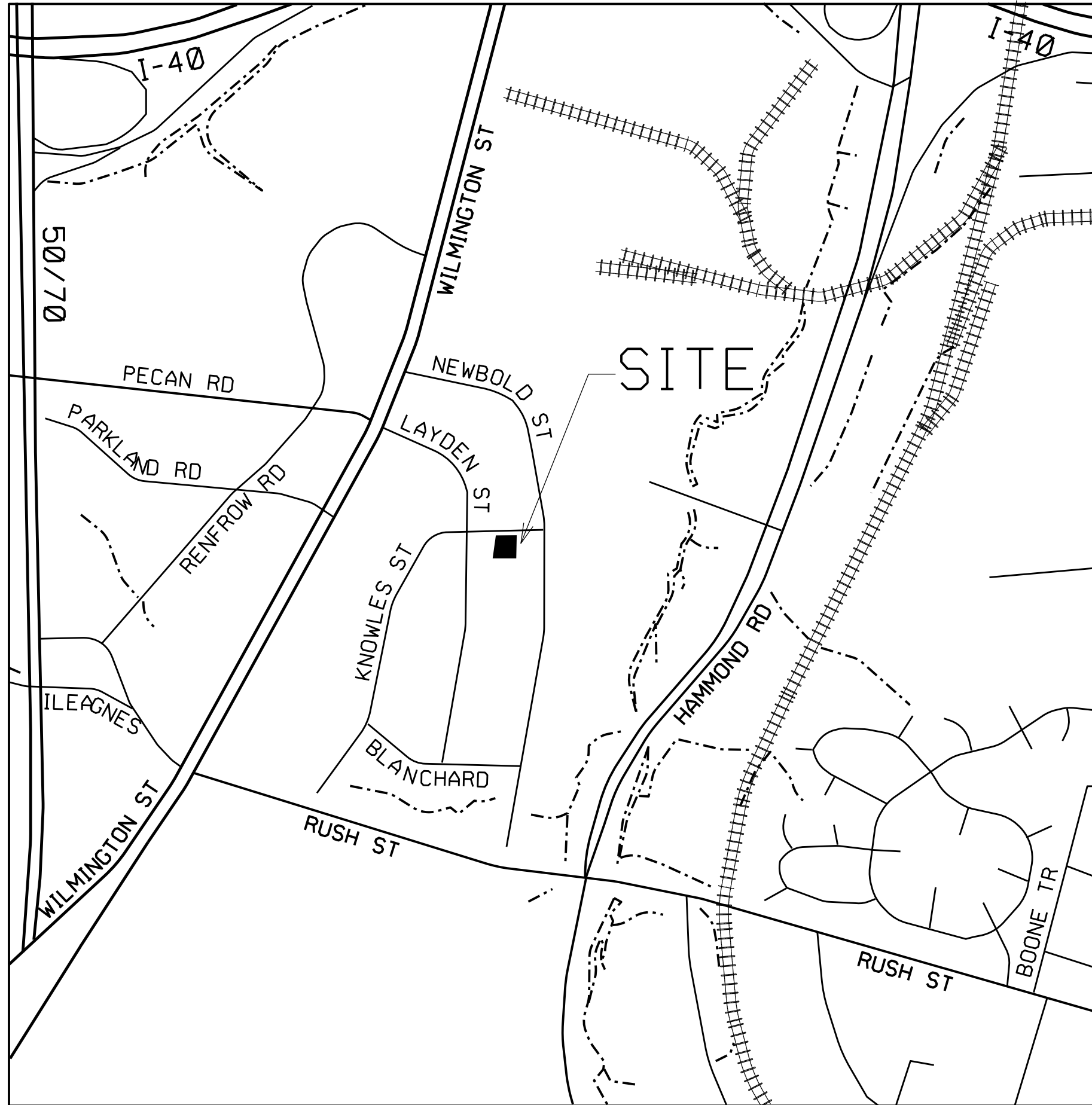
Continue to page 2 >>

DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
ZONING INFORMATION	
Gross site acreage: 9981 SF - 0.23 acre	
Zoning districts (if more than one, provide acreage of each): R-10	
Overlay district: none	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: Acres: 0.032 Square Feet: 1384 SF	Proposed Impervious Surface: Acres: - Square Feet: -
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): 9.09 du/acre	
Total # of open space and/or common area lots: none	
Total # of requested lots: 2	

SIGNATURE BLOCK	
<p>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.</p> <p>I, _____ 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.</p> <p>I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after 180 days of inactivity.</p>	
Signature: 	Date: 4/10/2020
Printed Name: Deborah A. Roberson	
Signature:	Date:
Printed Name:	

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



VICINITY MAP

NOTE: ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH &/OR NCDOT STANDARDS AND SPECIFICATIONS.

SOLID WASTE COMPLIANCE STATEMENT:
DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.

A TREE IMPACT FEE IS REQUIRED WHEN PLOT PLANS ARE SUBMITTED FOR BUILDING PERMIT IN ORDER TO PLANT TREES IN THE PUBLIC RIGHT OF WAY.

LIST OF DRAWINGS		
SEQ. NO.	DWG. NO.	TITLE
1	C0-1	COVER SHEET
2	EC-1	EXISTING CONDITIONS PLAN
3	SP-1	PROPOSED SUBDIVISION
4	SP-2	PROPOSED UTILITY PLAN
5	D-1	UTILITY DETAILS

KNOWLES SUBDIVISION

206 KNOWLES ST.
RALEIGH, NORTH CAROLINA

OWNER:
JUST HOMES, LLC
2701 HIDDEN ACRES TRL.
GARNER, NC 27529-9591

CONTACT: BRIAN RUSSO
PHONE - 919 480-0155

SITE DATA

ADDRESS: 206 KNOWLES ST., RALEIGH
PIN #: 1702-66-2898
BM 1951, PG 18
DB 13967, PG 496

ACREAGE: 0.23

ZONING: R-10
LAND CLASS: LOW DENSITY RESIDENTIAL -
LESS THAN 10 UNITS PER AC - HOMESITE

WATERSHED: WALNUT CREEK
NEUSE RIVER BASIN

PROPOSED USE - LOW DENSITY RESIDENTIAL

THE SITE IS A SUBDIVISION OF LOT 2,
HERTFORD VILLAGE BLE.

GROSS LOT AREA - 9,981 SF, 0.23 AC
ACREAGE LOST TO R/W DEDICATION - 250 SF
NET LOT AREA - 9,731 SF, 0.223 AC

EXISTING IMPERVIOUS SURFACE AREA FOR LOT 1 = 1,384 SF
PERCENT IMPERVIOUS (EXISTING COND.) FOR LOT 11 = 13.86%

PROPOSED USE - TWO RESIDENTIAL LOTS
LOT 1 - 4,874 SF - 0.11 AC
LOT 2 - 4,857 SF - 0.11 AC

SITE DENSITY = 8.97 DU/AC

PROJECTED WASTEWATER FLOW = 960 GPD
2 DWELLINGS X 4 BEDROOMS X 120 GRP

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Address: 106 Steep Bank Dr., Cary, NC 27518	
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raleighnc.gov

DEVELOPMENT TYPE + SITE DATE TABLE

(Applicable to all developments)

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Overlay district: none

Inside City limits? ☒ Yes ☐ No

Conditional Use District (CUD) Case # Z-

Board of Adjustment (BOA) Case # A-

STORMWATER INFORMATION

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Acres: 0.032 Square Feet: 1384 SF

Proposed Impervious Surface:
Acres: - Square Feet:

Neuse River Buffer ☐ Yes ☒ No

Wetlands ☐ Yes ☒ No

Is this a flood hazard area? ☐ Yes ☒ 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

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I, Alison Pockat 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 use. 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: *Deborah A. Roberson* Date: 4/10/2020

Printed Name: Deborah A. Roberson

Signature: Date:

Printed Name:

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

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REVISION 02.19.21
raleighnc.gov

ALISON A. POCKAT, ASLA
LANDSCAPE ARCHITECT
LAND PLANNER

(919) 363-4415
106 STEEPBANK DRIVE
CARY, NC 27518

DESIGNED: AAP
DRAWN:
APPROVED:

KNOWLES SUBDIVISION
206 KNOWLES ST., RALEIGH NC

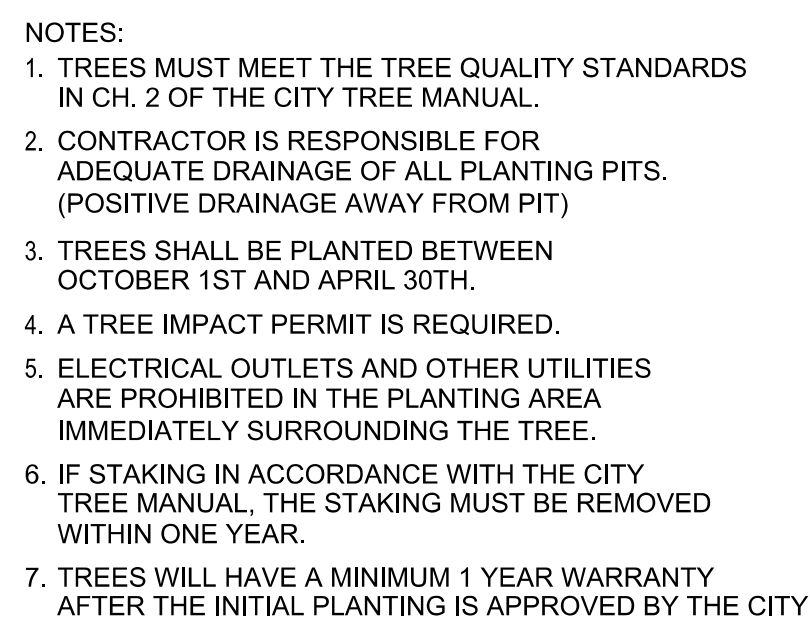
JUST HOMES, LLC
2701 HIDDEN ACRES TRL.
GARNER, NC 27529-9591

1	15.31.22	RALEIGH COMMENTS 5-23-22	REVISIONS
SCALE: NTS			
DATE: FEB. 21, 2022			
SHEET NO.: COVER SHEET CO-1			
SEQUENCE NO. 1 OF 5			

RALEIGH CASE NUMBER: SUB-0031-2022

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGN INFORMATION, IS THE PROPERTY OF THE CITY OF RALEIGH. IT IS TO BE USED FOR THE SERVICE AND PURPOSES FOR WHICH IT WAS PREPARED. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE CITY OF RALEIGH. CONTACT: JESSICA L. HARRIS, 919-996-2500, jharris@raleighnc.gov

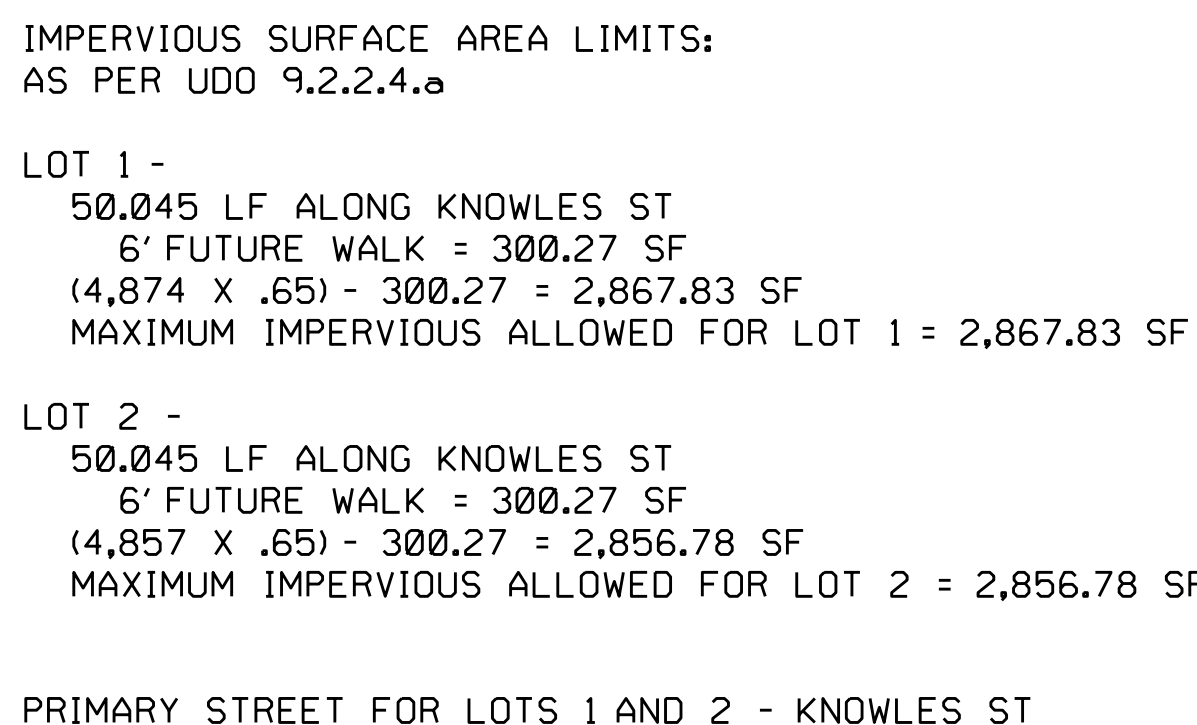
RWK & PA
Raleigh, NC 27601
101 W. Main St., Suite 302
Phone (919) 779-4864
Fax (919) 779-4066



<h1 style="text-align: center;">CITY OF RALEIGH</h1> <h2 style="text-align: center;">STANDARD DETAIL</h2>		
REVISIONS 10/2019 	DATE: 8/2020	NOT TO SCALE
<h3>TREE PLANTING DETAIL</h3>		
<h1>TPP-03</h1>		

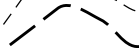







1. THE TOTAL AREA FOR DEVELOPMENT OF THE TWO LOTS EQUALS 9,981 SF - 0.23 AC. PER SECTION 9.2.2.A.2.b.1 SUBJECT TO 4.b OF PART 10A OF THE RALEIGH UNIFIED DEVELOPMENT ORDINANCE, THESE LOTS ARE EXEMPT OF ACTIVE STORMWATER MEASURES AND SUBJECT TO FURTHER REVIEW UPON PLACEMENT OF IMPERVIOUS SURFACE.
2. THE SITE IS 0.23 ACRES. UNDER SECTION 9.1.3 OF THE UDO NO TREE CONSERVATION PLAN WILL BE REQUIRED.
3. EXISTING HOUSE, WALK, SHED AND DRIVEWAY STRUCTURES ARE TO BE REMOVED. A DEMOLITION PERMIT IS REQUIRED PRIOR TO THE APPROVAL OF A RECORDED PLAT. DEMO PERMIT NUMBER SHALL BE SHOWN ON ALL MAPS FOR RECORDING.
4. ALL CONSTRUCTION IS TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NCDDOT STANDARDS.
5. THE DEVELOPER IS RESPONSIBLE FOR THE INSTALLATION OF ALL UTILITY LINES NECESSARY TO PROVIDE SERVICE TO THESE SITES.
6. PER UDO AND THE RALEIGH STREET MANUAL, STREET TREES ARE REQUIRED TO BE PROVIDED ALONG THE STREET FRONTAGE. A SURETY BOND WILL BE REQUIRED FOR 2 TREES ALONG KNOWLES ST.
7. A FEE IN LIEU WILL BE REQUIRED FOR CONCRETE SIDEWALK WALK TO BE PROVIDED FOR THE FRONTAGE ALONG THE STREET.
8. A SURETY BOND IS REQUIRED FOR ALL PUBLIC INFRASTRUCTURE IMPROVEMENTS PRIOR TO MAP RECORDATION. SEE RALEIGH STREET DESIGN MANUAL SECTION 5.3.4. THE BOND LETTER OF CREDIT OR CERTIFIED CHECK IS REQUIRED FOR ALL INCOMPLETE PUBLIC IMPROVEMENTS BASED ON 125% OF ESTIMATED CONSTRUCTION COSTS PRIOR TO MAP RECORDATION. SEE RSDM SECTION 5.6.
9. THE SUBDIVISION PLAN CREATES TWO LOTS.
10. INFILL SUBDIVISION RULES MAY APPLY TO THIS DEVELOPMENT AS PER UDO SEC. 2.2.7.
11. ANY EXISTING WATER OR SEWER COMPONENTS THAT ARE TO BE ABANDONED SHALL BE ABANDONED AS PER CORPUD STANDARDS - PUBLIC UTILITY HANDBOOK, PAGES 67 AND 125.

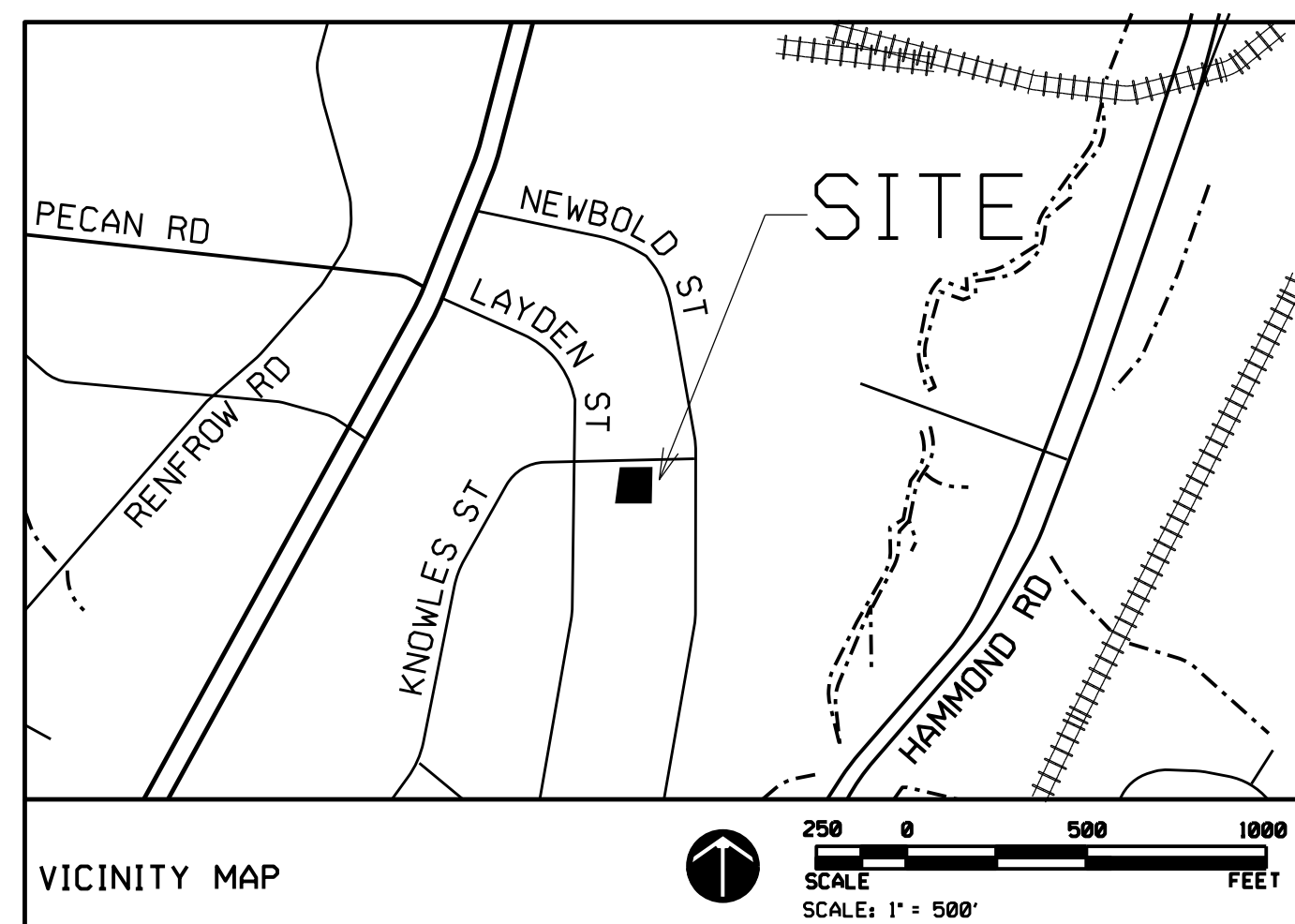
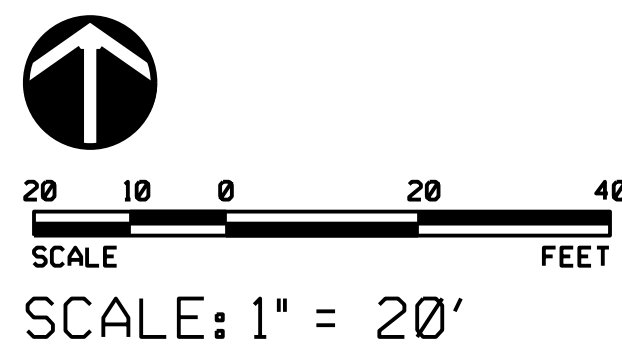
1. EXISTING BOUNDARY, AND SITE ELEMENTS INFORMATION ARE BASED ON AN EXISTING CONDITIONS SURVEY BY BATEMAN CIVIL SURVEY COMPANY, 2524 RELIANCE AVE., APEX, NC 27539, PHONE NUMBER: 919 577-1080, ENTITLED 'MINOR SUBDIVISION FOR PROVIDENCE DEVELOPMENT', AND DATED 10-28-2021. TOPOGRAPHIC INFORMATION IS BASED ON WAKE COUNTY GIS.
2. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH &/OR NCDOT STANDARDS AND SPECIFICATIONS.



NOTES:
TREE LOCATIONS SHALL BE FIELD ADJUSTED TO PREVENT CONFLICT WITH
DRIVEWAYS AND UTILITY INSTALLATIONS AND MUST BE A MIN. OF
10' FROM THE DRIVEWAYS WHERE POSSIBLE AND PRIVATE UTILITIES.
ALL TREES ARE TO BE PLANTED AT SPECIFIED SIZE AND SINGLE STEM.

PIN NUMBER - 1702662898
ADDRESS: 206 KNOWLES ST., RALEIGH
TOTAL ACREAGE - 9,981 SF - 0.23 AC GROSS
AREA OF RIGHT OF WAY DEDICATION - 250 SF
NET AREA OF DEVELOPMENT - 9,731 SF - 0.22 AC
LOT 1 - 4,874 SF - 0.11 AC
LOT 2 - 4,857 SF - 0.11 AC
PROPOSED SITE DENSITY - 9.09 UNITS / ACRE
EXISTING IMPERVIOUS AREA - 1,384 SF - 0.032 AC
HOUSE - 898 SF, DECK - 165 SF, TANK - 25
SHED - 103 SF, DRIVE - 138 SF, WALK - 55 SF
ZONING - R-10

 EXISTING TOPOGRAPHY
 16" STORMWATER DRAIN LINE
 — SS — SANITARY SEWER LINE
 - - - - - PROPERTY LINE
 ·········· EXISTING RIGHT OF WAY
 - - - - - PROPOSED RIGHT OF WAY
 - - - - - PROPOSED EASEMENT
 PROPOSED STREET TREE
 IN RIGHT OF WAY
 45' X 60' MIN DEVELOPMENT DIM



RALEIGH CASE NUMBER: SUB-0031-2022

[illegible]

SCALE: 1" = 20'
DATE: FEB. 21, 2022
SHEET NO.:
PROPOSED
SUBDIVISION
& PLANTING
PLAN
SP-1
SEQUENCE NO. 3 OF 5

SEQUENCE NO. 3 OF 5

ALISON A. POCKAT, ASLA
LANDSCAPE ARCHITECT
LAND PLANNER

DESIGNED:	AAP
DRAWN:	
APPROVED:	

**KNOWLES SUBDIVISION
SUBDIVISION PLAN
206 KNOWLES ST., RALEIGH, NC**

KNOWLES SUBDIVISION
SUBDIVISION PLAN
206 KNOWLES ST., RALEIGH, NC

JUST HOMES, LLC
2701 HIDDEN ACRES TRL.

RWK, PA
engineering ~ surveying
101 W. Main St., Suite 202
Corner, NC 27529
Phone (919) 779-4854
Fax (919) 779-4056