



# Administrative Approval Action

Case File / Name: SUB-0031-2022  
DSLCL - Knowles Subdivision

City of Raleigh  
Development Services Department  
One Exchange Plaza  
Raleigh, NC 27602  
(919) 996-2492  
currentplanning@raleighnc.gov  
www.raleighnc.gov

**LOCATION:** This 0.23 acre parcel is zoned R-10 and is located on the south side of Knowles Street, with Layden Street to the west and Newbold Street to the east. The site's street address is 206 Knowles Street.

**REQUEST:** Conventional subdivision of an existing 0.23 acre lot zoned R-10 and currently occupied with a house into two single family lots.

**DESIGN  
ADJUSTMENT(S)/  
ALTERNATES, ETC:** FIL-0364-2022: 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 May 31, 2022 by ALISON A POCKAT, ASLA.

## **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.

<input checked="" type="checkbox"/>	Utility Placement Deed of Easement Required
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☒ **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 fee-in-lieu for 6' public sidewalk will be applied along the frontage of this development for Knowles St. The amount will need to be paid once plat is received for review and prior to approval of the plat to be recorded. (UDO Section 8.1.10)



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3. A 5' utility placement easement deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)
4. 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

5. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.
6. All means of transporting stormwater runoff shall be shown on all plats for recording as private drainage easements (UDO 9.2).

## Urban Forestry

7. A public infrastructure surety for (2) street trees shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 125% of the improvement cost for the City of Raleigh infrastructure.

☒ **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:***

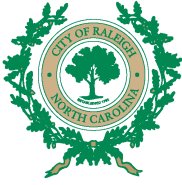
## Stormwater

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.

## Urban Forestry

2. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes (2) street trees along Knowles St.

**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:



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DSLCL - Knowles Subdivision

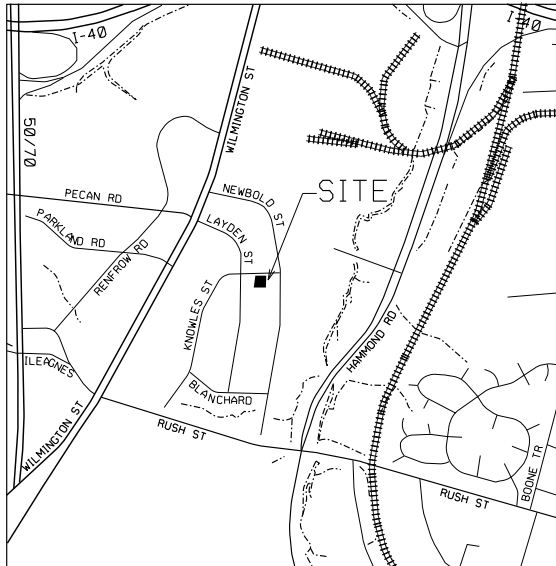
City of Raleigh  
Development Services Department  
One Exchange Plaza  
Raleigh, NC 27602  
(919) 996-2492  
currentplanning@raleighnc.gov  
www.raleighnc.gov

**3-Year Sunset Date: December 28, 2025**  
**Record at least ½ of the land area approved.**

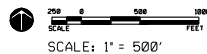
**5-Year Sunset Date: December 28, 2027**  
**Record entire subdivision.**

I hereby certify this administrative decision.

**Signed:** \_\_\_\_\_ *Daniel L. Stegall* \_\_\_\_\_ **Date:** 08/31/2022  
Development Services Dir/Designee  
**Staff Coordinator: Kasey Evans**



VICINITY MAP



NOTE: ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH &/OR NC DOT 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	CO-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

Daniel.Stegall@raleighnc.gov

Digitally signed by  
Daniel.Stegall@raleighnc.gov  
DN:  
E=Daniel.Stegall@raleighnc.gov,  
CN=Daniel.Stegall@raleighnc.gov  
Reason: I am approving this  
document  
Date: 2022.09.06 13:48:53-04'00'

## 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 ACREAGE: 0.23  
BM 1951, PG 18  
DB 13967, PG 496

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 = 1,384 SF  
PERCENT IMPERVIOUS (EXISTING COND.) FOR LOT II = 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

### Preliminary Subdivision Application Planning and Development

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-1500



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](mailto: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 Apartment	<input type="checkbox"/> Townhouse Non-residential	<input type="checkbox"/> Other: <input type="checkbox"/> Attached houses
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 27529-9551			
Phone # 919-578-1158	Email: debbie@justhouses.net		
APPLICANT INFORMATION			
Company: Alison A. Pockat, ASLA	Contact Name and Title: Alison A. Pockat		
	Address: 185 Steep Bank Dr., Cary, NC 27516		
Phone # 919-383-4415	Email: aspockat@earthlink.net		

Continue to page 2 >>

Page 1 of 2

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raleighnc.gov

DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
ZONING INFORMATION	
Gross site acreage: 9981 SF, 0.23 acrs	
Zoning districts (if more than one, provide acreage of each): R-10	
Overlay district notes	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: 0.03 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	
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, 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 summit policy, which states applications will expire after 180 days of inactivity.	
Signature: <i>Alison Pockat</i>	Date: 4/10/2020
Printed Name: Deborah A. Roberson	Date:
Printed Name:	

Page 2 of 2

Please email your completed application to [SiteReview@raleighnc.gov](mailto:SiteReview@raleighnc.gov).

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raleighnc.gov



ALISON A. POCKAT, ASLA  
LANDSCAPE ARCHITECT  
LAND PLANNER  
(919) 363-4415  
106 STEEPBANK DRIVE  
CARY, NC 27518

DESIGNED: AAP  
DRAWN:  
APPROVED:

PROJECT 21015

KNOWLES SUBDIVISION  
206 KNOWLES ST., RALEIGH NC  
JUST HOMES, LLC  
2701 HIDDEN ACRES TRL.  
GARNER, NC 27529-9591

DATE	REVISION
10/21/2020	1
10/21/2020	2
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SCALE: NTS

DATE: FEB. 21, 2022

SHEET NO. 1

COVER SHEET

CO-1


REVISION NO. 1 OF 5


PIN NUMBER - 1702662898  
ADDRESS: 206 KNOWLES ST., RALEIGH  
LOT 2, HERTFORD VILLAGE DLB  
BOM 1951, PAGE 18  
DB 13967, PAGE 496  
TOTAL ACREAGE - 9.981 SF - 0.23 AC  
EXISTING IMPERVIOUS AREA - 1,384 SF - 0.032 AC  
HOUSE - 898 SF, DECK - 165 SF,  
WALK - 55 SF, DRIVE - 138 SF  
TANK - 25 SF, SHED - 103 SF  
EXISTING HOUSE / WALK / DECK / DRIVE TO BE DEMOLISHED  
AREA OF DISTURBANCE FOR DEMOLITION = 3,309 SF


[illegible]


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.


LEGEND:


 EXISTING TOPOGRAPHY

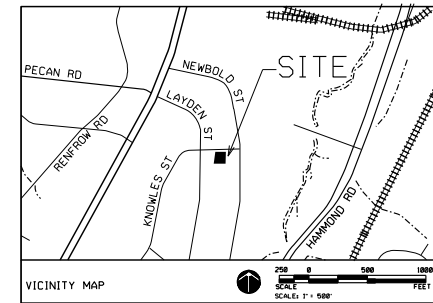
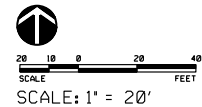
 STORMWATER DRAIN LINE

 SANITARY SEWER LINE

 PROPERTY LINE

 EXISTING RIGHT OF WAY

 PROPOSED RIGHT OF WAY



**ALISON A. POCKAT, ASLA**  
LANDSCAPE ARCHITECT  
LAND PLANNER  
(919) 363-4415  
106 STEEPBANK DRIVE  
CARY, NC 27518

DESIGNED: AAP  
DRAWN:  
APPROVED:

PROJECT 21015

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

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

RALEIGH CASE NUMBER: SUB-0031-2022

[illegible]

SCALE: 1" = 20'

DATE: FEB. 21, 2022

SHEET NO.:

EXISTING  
CONDITIONS  
EC-1

SEQUENCE NO. 2 OF 5





ALISON A. POCKAT, ASLA  
 LANDSCAPE ARCHITECT  
 LAND PLANNER

(919) 363-4415  
 108 STEEPBANK DRIVE  
 CARY, NC 27513

DESIGNED: SMW  
 DRAWN: SMW  
 APPROVED: SMW

PROJECT:

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

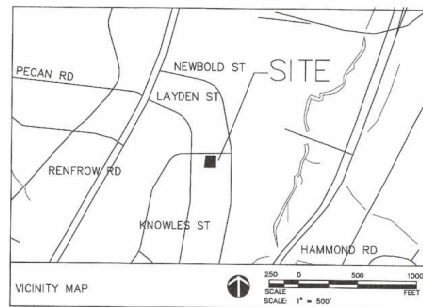
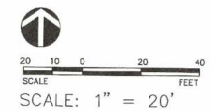
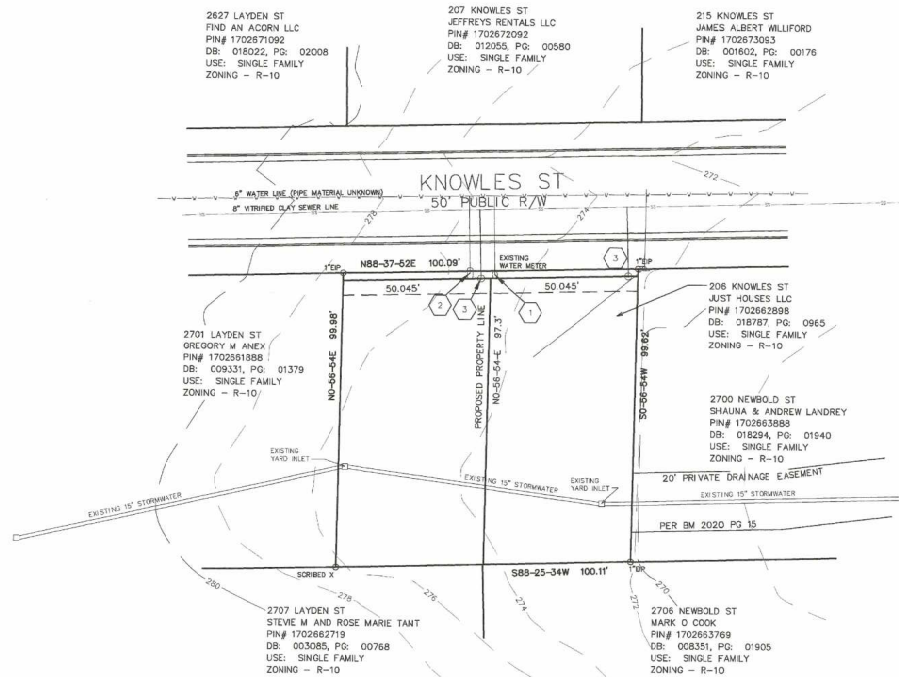
JUST HOMES, LLC  
 2701 HIDDEN ACRES TRL  
 CARY, NC 27529-8591

RALEIGH CASE NUMBER:

SHEET NO.:  
 DATE: APR. 20, 2022

UTILITY PLAN

SEQUENCE NO. 4 OF 5



- 1. EXISTING WATER METER AND SERVICE PIPE TO REMAIN
- 2. NEW 5/8" WATER METER AND BOX WITH 3/4" TYPE K COPPER WATER PIPE
- 3. NEW 4" PVC SANITARY SEWER SERVICE CLEAN OUT WITH 4" SCH 40 PVC SANITARY SEWER SERVICE PIPE

PROPERTY NOTES:

1. EXISTING BOUNDARY, AND SITE ELEMENTS INFORMATION ARE BASED ON AN EXISTING CONDITIONS SURVEY BY BATEMAN CIVIL SURVEY COMPANY, 2524 REJANCE 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:

1. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION, SIZE AND MATERIAL TYPE OF THE EXISTING SANITARY SEWER.
2. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION, SIZE AND MATERIAL TYPE OF THE EXISTING POTABLE WATER LINE.
3. THE CONTRACTOR SHALL FIELD LOCATE AND ABANDON THE EXISTING SANITARY SEWER SERVICE CLEAN OUT PER CITY OF RALEIGH STANDARDS. THE PROCEDURE FOR ABANDONING UNUSED SANITARY SEWER SERVICES IS SHOWN ON THE DETAIL SHEET.