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.

✔️ 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)
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:
Administrative Approval Action
Case File / Name: SUB-0031-2022
DSLC - Knowles Subdivision

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: ___________________________  Date: 08/31/2022

Daniel L. Stegall
Development Services Dir/Designee

Staff Coordinator: Kasey Evans
KNOWLES SUBDIVISION

206 KNOWLES ST.
RALEIGH, NORTH CAROLINA

OWNER:
JUST HOMES, LLC
2704 HIDDEN ACRES TRAV.
GARNER, NC 27529-8801

CONTACT: BRIAN RUSSO
PHONE: 810 480-0155

SITE DATA

ADDRESS: 206 KNOWLES ST, RALEIGH
PIN #: 19004-9001
ACREAGE: 0.23

LOT SIZE: 10,000 SQ. FT.

LAND USE: LOW DENSITY RESIDENTIAL

WATERED LAND USE: MIGE POIN TBA

PROPOSED USE: LOW DENSITY RESIDENTIAL

THE SITE IS A SUBDIVISION OF LOT 2, NEIGHBORING VILLAGE ALL.

GROSS LOT AREA: 4,995 SQ, 823 AC

EXISTING IMPROVED SURFACE AREA FOR LOT: 4,854 SF

PROJECTED IMPROVED SURFACE AREA FOR LOT: 6,500 SF

PROJECTED WATERFALL FLOW: 3,600 SQ

2 CHALLENGES X 4 BEDROOMS X 128 SQFT

LIST OF DRAWINGS

<table>
<thead>
<tr>
<th>SEQ. NO.</th>
<th>DWG. NO.</th>
<th>TITLE</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>C01</td>
<td>COVER SHEET</td>
</tr>
<tr>
<td>2</td>
<td>C02</td>
<td>EXISTING CONDITIONS PLAN</td>
</tr>
<tr>
<td>3</td>
<td>C03</td>
<td>PROPOSED SUBDIVISION</td>
</tr>
<tr>
<td>4</td>
<td>C04</td>
<td>PROPOSED UTILITY PLAN</td>
</tr>
<tr>
<td>5</td>
<td>D01</td>
<td>UTILITY DETAILS</td>
</tr>
</tbody>
</table>

Digitally signed by
Daniel.Stegall@raleighnc.gov

Date: 2022.09.06 13:48:53-04'00'
SITE DATA

LOT NUMBER: 782662698
APPROX. 2.5 ACRES

TOTAL AREA: 11,956 SF - 2.50 AC

AREA OF RIGHT OF WAY DEED: 250 SF

AREA OF DEVELOPMENT: 11,736 SF - 2.39 AC

LOT 1: 2,856 SF - 0.50 AC

LOT 2: 2,856 SF - 0.50 AC

PROPOSED SITE DENSITY: 10 UNITS / ACRE

EXISTING IMPERVIOUS AREA: 13,060 SF - 2.69 AC

HOUSE: 816 SF, DECK: 195 SF, SIDEWALK: 25 SF

STEPS: 81 SF, DRIVE: 136 SF, WALL: 58 SF

ZONE: R-18

NOTES:

1. ALL SITE IMPROVEMENTS SHALL BE COMPLETE PRIOR TO DEVELOPMENT

2. ALL UTILITIES SHALL BE COMPLETE PRIOR TO DEVELOPMENT

3. ALL EGRESS SHALL BE COMPLETE PRIOR TO DEVELOPMENT

4. ALL SITE IMPROVEMENTS SHALL BE COMPLETE PRIOR TO DEVELOPMENT

5. ALL SITE IMPROVEMENTS SHALL BE COMPLETE PRIOR TO DEVELOPMENT

SITE NOTES:

1. THE TOTAL AREA FOR DEVELOPMENT IS APPROXIMATE AND MAY VARY.

2. ALL SITE IMPROVEMENTS MUST BE COMPLETE PRIOR TO DEVELOPMENT.

3. ALL SITE IMPROVEMENTS MUST BE COMPLETE PRIOR TO DEVELOPMENT.

4. ALL SITE IMPROVEMENTS MUST BE COMPLETE PRIOR TO DEVELOPMENT.

5. ALL SITE IMPROVEMENTS MUST BE COMPLETE PRIOR TO DEVELOPMENT.

6. ALL SITE IMPROVEMENTS MUST BE COMPLETE PRIOR TO DEVELOPMENT.

PROPERTY NOTES:

1. ALL SITE IMPROVEMENTS ARE COMPLETE PRIOR TO DEVELOPMENT.

2. ALL SITE IMPROVEMENTS ARE COMPLETE PRIOR TO DEVELOPMENT.

3. ALL SITE IMPROVEMENTS ARE COMPLETE PRIOR TO DEVELOPMENT.

4. ALL SITE IMPROVEMENTS ARE COMPLETE PRIOR TO DEVELOPMENT.

5. ALL SITE IMPROVEMENTS ARE COMPLETE PRIOR TO DEVELOPMENT.

6. ALL SITE IMPROVEMENTS ARE COMPLETE PRIOR TO DEVELOPMENT.

SITE PLANNING:

1. SITE PLANNING IS COMPLETE PRIOR TO DEVELOPMENT.

2. SITE PLANNING IS COMPLETE PRIOR TO DEVELOPMENT.

3. SITE PLANNING IS COMPLETE PRIOR TO DEVELOPMENT.

4. SITE PLANNING IS COMPLETE PRIOR TO DEVELOPMENT.

5. SITE PLANNING IS COMPLETE PRIOR TO DEVELOPMENT.

6. SITE PLANNING IS COMPLETE PRIOR TO DEVELOPMENT.

SITE PLANTING:

1. SITE PLANTING IS COMPLETE PRIOR TO DEVELOPMENT.

2. SITE PLANTING IS COMPLETE PRIOR TO DEVELOPMENT.

3. SITE PLANTING IS COMPLETE PRIOR TO DEVELOPMENT.

4. SITE PLANTING IS COMPLETE PRIOR TO DEVELOPMENT.

5. SITE PLANTING IS COMPLETE PRIOR TO DEVELOPMENT.

6. SITE PLANTING IS COMPLETE PRIOR TO DEVELOPMENT.

SITE PLANTING:

1. SITE PLANTING IS COMPLETE PRIOR TO DEVELOPMENT.

2. SITE PLANTING IS COMPLETE PRIOR TO DEVELOPMENT.

3. SITE PLANTING IS COMPLETE PRIOR TO DEVELOPMENT.

4. SITE PLANTING IS COMPLETE PRIOR TO DEVELOPMENT.

5. SITE PLANTING IS COMPLETE PRIOR TO DEVELOPMENT.

6. SITE PLANTING IS COMPLETE PRIOR TO DEVELOPMENT.

SITE PLANTING:

1. SITE PLANTING IS COMPLETE PRIOR TO DEVELOPMENT.

2. SITE PLANTING IS COMPLETE PRIOR TO DEVELOPMENT.

3. SITE PLANTING IS COMPLETE PRIOR TO DEVELOPMENT.

4. SITE PLANTING IS COMPLETE PRIOR TO DEVELOPMENT.

5. SITE PLANTING IS COMPLETE PRIOR TO DEVELOPMENT.

6. SITE PLANTING IS COMPLETE PRIOR TO DEVELOPMENT.

SITE PLANTING:

1. SITE PLANTING IS COMPLETE PRIOR TO DEVELOPMENT.

2. SITE PLANTING IS COMPLETE PRIOR TO DEVELOPMENT.

3. SITE PLANTING IS COMPLETE PRIOR TO DEVELOPMENT.

4. SITE PLANTING IS COMPLETE PRIOR TO DEVELOPMENT.

5. SITE PLANTING IS COMPLETE PRIOR TO DEVELOPMENT.

6. SITE PLANTING IS COMPLETE PRIOR TO DEVELOPMENT.

SITE PLANTING:

1. SITE PLANTING IS COMPLETE PRIOR TO DEVELOPMENT.

2. SITE PLANTING IS COMPLETE PRIOR TO DEVELOPMENT.

3. SITE PLANTING IS COMPLETE PRIOR TO DEVELOPMENT.

4. SITE PLANTING IS COMPLETE PRIOR TO DEVELOPMENT.

5. SITE PLANTING IS COMPLETE PRIOR TO DEVELOPMENT.

6. SITE PLANTING IS COMPLETE PRIOR TO DEVELOPMENT.

SITE PLANTING:

1. SITE PLANTING IS COMPLETE PRIOR TO DEVELOPMENT.

2. SITE PLANTING IS COMPLETE PRIOR TO DEVELOPMENT.

3. SITE PLANTING IS COMPLETE PRIOR TO DEVELOPMENT.

4. SITE PLANTING IS COMPLETE PRIOR TO DEVELOPMENT.

5. SITE PLANTING IS COMPLETE PRIOR TO DEVELOPMENT.

6. SITE PLANTING IS COMPLETE PRIOR TO DEVELOPMENT.