Preliminary Subdivision Application

Site Review

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 <u>SiteReview@raleighnc.gov</u>.

DEVELOPMENT OPTIONS (UDO Chapter 2)								
Convention	Compact Development			Conserva	tion Development			
Cottage	Flag lot			Frequent Transit Development Option				
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): ASR-013-2022								
	subject to approval): Si		rtments					
Property Address(es):	819 E. Six Forks R	oad						
Recorded Deed PIN(s	^{;):} 1715331206							
Building type(s):	Detached House	Attach	ed House	~	Townhouse	Apartment		
General Building	Mixed Use Buildin	g Civic B	uilding		Open Lot	Tiny House		
Cl	JRRENT PROPERTY	OWNER/APP	LICANT/DE	VEL	OPER INFORMATI	ON		
Current Property Owr	ner(s) Names: RDB S	Six Forks, LL	C					
Company: RDB Six F	orks, LLC		Title:					
Address: 455 2nd Str	reet SE FL 5 Charlo	ottesville, VA	22902					
Phone #: 434-531-63	01	Email: jshiffle	tt@castled	lp.cc	om			
Applicant Name (If different from owner. See "who can apply" in instructions):								
Relationship to owner:	Relationship to owner: Lessee or contract purchaser Owner's authorized agent Easement holder							
Company:	Company: Address:							
Phone #: Email:								
NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.								
Developer Contact Names: Jeff Shifflett								
Company: Castle Development Partners Title: Director of Construction Operations								
Address: 100 10th Street NE, Suite 300 Charlottesville, VA 22902								
Phone #: 434-532-6301 Email: jshifflett@castledp.com								

DEVELOPMENT TYPE + SITE DATE TABLE – ZONING INFORMATION

Gross site acreage: 12.63

Zoning districts (if more than one, provide acreage of each):

RX-7-GR-CU

Overlay district(s):	Inside City Limits? 🖌 Yes 🖌 No	Historic District/Landmark: N/A
Conditional Use District (CUD)	Board of Adjustment Case #	Design Alternate Case #
Case # Z- 15-19	BOA- N/A	DA- 9-2022

STORMWATER INFORMATION								
Imperious Area on Parcel(s): Existing (sf) 2.67 Proposed total (sf) 6.44			Impervious Area for Compliance (includes right-of-way):Existing (sf) 2.67Proposed total (sf) 6.44					
NUMBER OF LOTS AND DENSITY								
# of Detached House Lots: 0		# of Attached House L		Lots: 0	# of Townhouse Lots: 0			
# of Tiny House Lots: 0	# of	f Open Lots: 0	# of Other Lots (Apartment, General, Mixed Use, Civic):					
Total # of Lots: 3	Total # Dwelling Units:			APT+ 52 TH				
Proposed density for each zoning district (UDO 1.5.2.F): 31.8								

SIGNATURE BLOCK

Pursuant to state law (N.C. Gen. Stat. § 160D-403(a)), applications for development approvals may be made by the landowner, a lessee or person holding an option or contract to purchase or lease land, or an authorized agent of the landowner. An easement holder may also apply for development approval for such development as is authorized by the easement.

By submitting this application, the undersigned applicant acknowledges that they are either the property owner or one of the persons authorized by state law (N.C.G.S. 160D-403(a)) to make this application, as specified in the application. The undersigned also acknowledges that the information and statements made in the application are correct and the undersigned understands that development approvals are subject to revocation for false statements or misrepresentations made in securing the development approval, pursuant to N.C. Gen. Stat. § 160D-403(f).

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.

The undersigned hereby acknowledges that, pursuant to state law (N.C.G.S. 143-755(b1), if this permit application is placed on hold at the request of the applicant for a period of six consecutive months or more, or if the applicant fails to respond to comments or provide additional information requested by the City for a period of six consecutive months or more, then the application review is discontinued and a new application is required to proceed and the development regulations in effect at the time permit processing is resumed shall apply to the new application.

Signature:	Date:
Printed Name: Jeffrey Shifflett Discussion, CM-Castle Development Partners, Derinted Name: Detroy Shifflett Discussion, CM-Castle Development Partners, Detroy Shifflett Discussion, CM-Castle Development Partners, Discussion, CM-Castle Develop	
Signature:	Date:
Printed Name:	

Preliminary Subdivision Application Site Review Raleigh 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 ubdivision plans to <u>SiteReview@raleighnc.gov</u> **DEVELOPMENT OPTIONS** (UDO Chapter 2) Conventional Subdivision Compact Development Conservation Development Flag lot Frequent Transit Development Optior 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): ASR-013-2022 Development name (subject to approval): Six Forks Apartments Property Address(es): 819 E. Six Forks Road Recorded Deed PIN(s): 1715331206 Apartment Building type(s): Detached House Attached House General Building Mixed Use Building Civic Building Open Lot CURRENT PROPERTY OWNER/APPLICANT/DEVELOPER INFORMATION Current Property Owner(s) Names: RDB Six Forks, LLC Company: RDB Six Forks, LLC Title: --Address: 455 2nd Street SE FL 5 Charlottesville, VA 22902 Phone #: 434-531-6301 Email: jshifflett@castledp.com Applicant Name (If different from owner. See "who can apply" in instructions) Relationship to owner: Lessee or contract purchaser Owner's authorized agent Easement holder Company: Address: Phone # Email: NOTE: please attach purchase agreement or contract, lease or easement when submitting this form. Developer Contact Names: Jeff Shifflett company: Castle Development Partners Title: Director of Construction Operations Address: 100 10th Street NE, Suite 300 Charlottesville, VA 22902 Phone #: 434-532-6301 Email: jshifflett@castledp.com REVISION 10.10.22 Page 1 of 2 raleighnc.gov

DEVELOPMENT TYPE + SITE DATE TABLE – ZONING INFORMATION Gross site acreage: 12.63 Zoning districts (if more than one, provide acreage of each): RX-7-GR-CU Inside City Limits? 🖌 Yes 🖌 No Historic District/Landmark: N/A 🖌 Overlay district(s): -- Conditional Use District (CUD) Board of Adjustment Case # Design Alternate Case # Case # Z- 15-19 BOA- N/A DA- 9-2022 STORMWATER INFORMATION Impervious Area for Compliance (includes right-of-way Imperious Area on Parcel(s Existing (sf) 2.67 Proposed total (sf) 6.44 Existing (sf) 2.67 Proposed total (sf) 6.44 NUMBER OF LOTS AND DENSITY # of Attached House Lots: 0 # of Townhouse Lots: 0 # of Detached House Lots: 0 # of Tiny House Lots: 0 # of Open Lots: 0 # of Other Lots (Apartment, General, Mixed Use, Civic): Total # of Lots: 3 Total # Dwelling Units: 350 APT+ 52 TH Proposed density for each zoning district (UDO 1.5.2.F): 31.8

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SIGNATURE BLOCK

CASTLE DEVELOPMENT PARTNERS CITY OF RALEIGH, NORTH CAROLINA

Staff will ask for the development to be removed from the plans, the entitlement is only for the lots. Planning notes.

Page 2 of 2

SITE INFORMATION

RBD SIX FORKS, LLC

PIN 1715331206

819 E. SIX FORKS ROAD

D.B. 17148, PG. 433

D.B. 17148, PG. 428 B.M. 1994, PG. 1044

TOTAL ACREAGE: 12.63

NET ACREAGE (MINUS RAILROAD

RIGHT OF WAY):

10.98

ZONING: RX-7-GR-CU LAND USE: APARTMENT/TOWNHOME

(MULTI-FAMILY RESIDENTIAL USE)

MENITY AREA CALCULATIONS

PARCEL 1

TOTAL SF = 199,138 SF

10% REQUIRED AMENITY: 19,914 SF

AMENITY AREA PROVIDED: 29,703 SF

PARCEL 2

TOTAL SF = 47,404 SF

10% REQUIRED AMENITY: 4,740 SF

AMENITY AREA PROVIDED: 4,785 SF

PARCEL 3

TOTAL SF = 245,053 SF

TOTAL SF EASEMENTS = 132,634 SF

TOTAL NET SF = 112,41910% REQUIRED AMENITY: 11,242 SF

AMENITY AREA PROVIDED: 11,418 SF

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PARKING DESIGN CRITERIA

APARTMENT UNITS 1.5 SPACES PER UNIT TOWNHOME UNITS

1.5 SPACE PER UNIT

PARKING CALCULATIONS

PARCEL 1 350 UNITS x 1.5 = 525 PARKING SPACES MAX 16 ACCESSIBLE SPACES REQUIRED PER TYPE A UNITS **430 GARAGES SPACES PROVIDED 16 ACCESSIBLE SPACES PROVIDED (4 VAN)**

350 / 20 = 18 SHORT TERM BICYCLE PARKING SPACES REQ. 24 BICYCLE PARKING SPACES PROVIDED

> PARCEL 2 18 UNITS x 1.5 = 27 PARKING SPACES MAX **18 DRIVEWAY SPACES PROVIDED**

0 SHORT TERM BICYCLE PARKING SPACES REQ./PROVIDED

PARCEL 3 20 UNITS x 1.5 = 30 PARKING SPACES MAX 22 SPACES PROVIDED

0 SHORT TERM BICYCLE PARKING SPACES REQ./12 PROVIDED

STREET PARKING **18 SPACES PROVIDED**

BUILD-TO REQUIREMENTS

CITY OF RALEIGH, UDO SECTION 1.5.6 BUILD-TO								
	PRIMARY/SECONDARY STREET	TOTAL PROPERTY FRONTAGE	TOTAL CONDITIONED BUILDING FACADE	PROVIDED BUILD TO % 50% MIN PRIMARY 35% MIN SECONDARY	AMENITY AREA PROVIDED	DESIGN ALTERNATE REQUEST	DESIGN ALTERNATE REQUEST APPROVED	
E. SIX FORKS ROAD WEST OF RAGGED ROCK ROAD	PRIMARY	487'	444'	91%	NO	NO		
E. SIX FORKS ROAD EAST OF RAGGED ROCK ROAD	PRIMARY	158' 0'		0%	YES	YES, REDUCE BUILD-TO PERCENTAGE TO 0% DUE TO EASEMENTS	YES	
INDUSTRIAL DRIVE	PRIMARY	492'	341'	69%	NO	NO		
RAGGED ROCK ROAD (WEST)	SECONDARY	526'	184' - REQUIRED 40' - PROVIDED	7.6%	YES	YES, REDUCE BUILD-TO PERCENTAGE TO 0%	YES	
RAGGED ROCK ROAD (EAST)	PRIMARY	550'	275' - REQUIRED 0' - PROVIDED	0%	YES	YES, REDUCE BUILD-TO PERCENTAGE TO 0%	YES	
**8,000 SF TOWNHOME BUILDING IS NOT INCLUDED IN TOTAL BUILDING FACADE CALCULATIONS DUE TO THE POTENTIAL NEED FOR ADDITIONAL REQUIRED TREE CONSERVATION AREA.								

ARCHITECT

ODELL- A LABELLA COMPANY

111 VIRGINIA STREET **SUITE 401** RICHMOND, VA 22319 T 804.287.8229

SHAWN GLERUM, AIA ARCHITECT

PRELIMINARY SUBDIVISION PLAN

SIX FORKS APARTMENTS

819 E. SIX FORKS ROAD

PREPARED FOR

JANUARY 2023

DEVELOPER

CASTLE DEVELOPMENT PARTNERS 230 COURT SQUARE, SUITE 202 CHARLOTTESVILLE VA 22902



CONSULTANTS

STRUCTURAL

ELLINWOOD + MACHADO, PLLC

4242 SIX FORKS ROAD, SUITE 808 RALEIGH, NC 27609 T 919.322.5550

KRIS W. MORRISON, PE, SE(GA) ASSOCIATE PRINCIPAL



(919) 828-0531 • thewootencompany.com License Number : F-0115

LANDSCAPE ARCHITECT

JESSICA PRIMM LANDSCAPE ARCHITECT

P.O. BOX 1422 CHARLOTTESVILLE, VA 22902 T 434.882.0520

JESSICA@PRIMMDESIGN.COM

ATTN: TONY FERGUSON OUTDOOR LIGHTING PROGRAM MANAGER T.919.761.3001 Tony.Ferguson@duke-energy.com

ADMINISTRATIVE ALTERNATE DESIGN ALTERNATE (DA-9-2022) - APPROVED 9/1/2022 **BUILDING DEMOLITION** DEMO-043259-2022 - APPROVED 12/2/2022 MASS GRADING - BUILDING DEMOLITION MASS-0103-2022 - APPROVED SHEET INDEX TITLE NO. GENERAL **COVER SHEET** C-0.01 C-0.02 **GENERAL NOTES-LEGEND** EXISTIN C-1.00 **EXISTING CONDITIONS PROPOSED PLANS** \bigcirc C-2.01 **DEMOLITION PLAN** C-2.02 SITE PLAN C-2.03 **BLOCK PERIMETER & SIGHT DISTANCE PLAN** C-2.04 PAVEMENT MARKING PLAN C-2.05 TRAFFIC IMPACT ANALYSIS C-2.06 **GRADING & DRAINAGE PLAN** C-2.07 UTILITY PLAN C-2.08 TREE CONSERVATION PLAN C-2.09 STORMWATER MANAGEMENT PLAN LIGHTING PLANS C-4.00 LIGHTING PLAN C-4.01 LIGHTING PHOTOMETRICS PLAN LANDSCAPE PLANS L0.1 MUNICIPAL LANDSCAPE REFERENCE PLAN L1.0 HARDSCAPE MATERIALS KEY PLAN **JRTH** L1.1 AMENITY HARDSCAPE MATERIALS L1.2 AMENITY HARDSCAPE MATERIALS L2.1 AMENTIY HARDSCAPE MATERIALS LAYOUT L5.0 PLANT MATERIALS KEY PLAN PARTNE L5.1 PLANT MATERIALS NORTH APARTMENTS L5.2 PLANT MATERIALS SOUTHWEST L5.3 PLANT MATERIALS EAST L5.4 PLANT MATERIALS AMENITY AREAS SHEET MENT ER RKS БĢ DE SIX ASTLE Q ||∠ Old Sale Dr Mellowfield Dr SUED FOR: DATE DMIN. SITE PLAN 03/02/2 Nobiewood Circl Microsoft Biog VICINITY MAP NORTH DESIGNED BY: SCALE: 1" = 500' FDA DRAWN BY: FD/ CHECKED BY AMW PROJECT NO. 3376-7

LIGHTING ENGINEER

DUKE ENERGY PROGRESS LIGHTING SOLUTIONS

E Six Forks Rd

PRELIMINARY DO NOT USE FOR CONSTRUCTION

DATE:

SCALE:

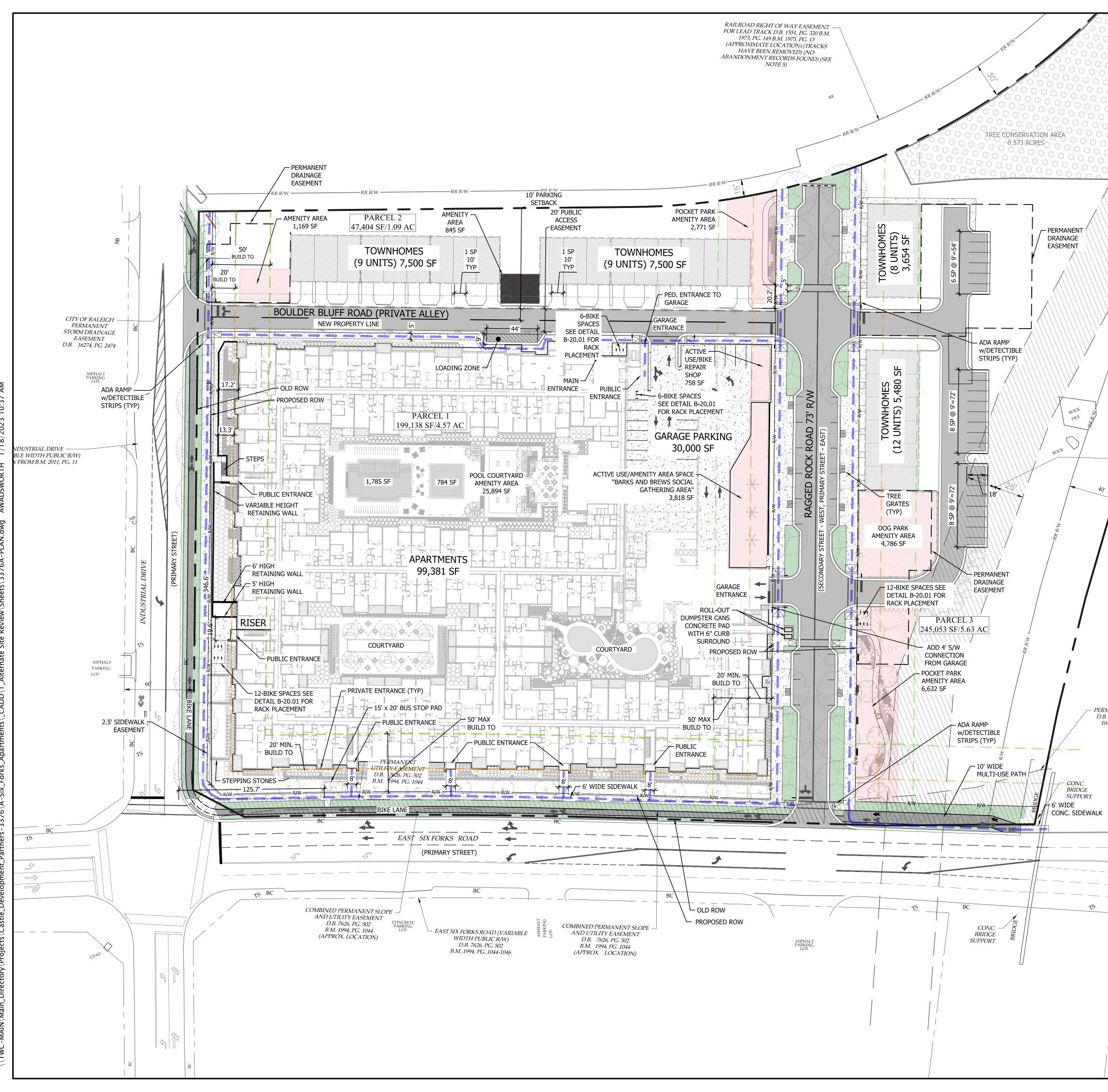
MARCH 202

AS NOTE

0 1/2

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING I NOT TO FULL SCALE

C-0.01



	(FORM) POWER COMPA	PEASEMENT ERLY CAROLINA RAND LIGHT ANYI D.B. 3936, PG, 27, DXIMA TE LOCATION		16 AC 16 350 / 20 2 4	PIN 1711 819 E. SIX D.B. 17: D.B. 17: B.M. 199 TOTAL AC NET ACREAGE RIGHT ZONING: LAND USE: APAF (MULTI-FAMILY <u>AMENITY AREA</u> PA TOTAL SF 10% REQUIRED AMENITY AREA PA TOTAL SF 10% REQUIRED AMENITY AREA PA TOTAL SF EASE TOTAL	FORKS, LLS 5.14-33-120 $FORKS RO 148, PG. 433 148, PG. 104 PA, PG. 104 CREAGE: 12 (MINUS RA) OF WAY): 10.98 : RX-7-GR-CR TMENT/TO RCEL 1 = 199,138 AMENITY: PROVIDED: ARCEL 2 F = 47,404 AMENITY: PROVIDED: ARCEL 3 = 245,053 MENTS = 112 AMENITY: PROVIDED: ARCEL 3 = 245,053 MENTS = 112 ARCEL 1 CALCULAT ARCEL 1 CALCULAT ARCEL 1 CALCULAT ARCEL 2 ARCEL 2$	C 6 AD 3 8 4 .63 ILROAD CU WNHOME IAL USE) ATIONS ATIONS SF 19,914 SF 29,703 SF SF 4,740 SF 4,740 SF 4,785 SF 32,634 SF 11,418 SF IT,418 SF IT,418 SF IT,418 SF IT S TERIA S IT S TONS G SPACES MAX PER TYPE A U ROVIDED (4 VAI CARKING SPACES	NITS N) ES REQ.	STLE DEVELOPMENT PARTNERS NORTH CAROLINA SIX FORKS APARTMENTS	SITE PLAN (919) 828-0531 • thewootencompany.com License Number : F-0115
	R/W			0 SHORT	18 DRIVEWAY T TERM BICYCLE PA 20 UNITS x 1.5 = 3 22 SPAC TERM BICYCLE PAF STREE	SPACES P ARKING SPA ARCEL 3 30 PARKING ES PROVI RKING SPAC ET PARKING	ROVIDED ACES REQ./PRO SPACES MAX DED ES REQ./12 Pl		CA CITY OF RALEIGH	
. 7626,	NT SLOPE EASE PG. 502 B.M. 199	94. PG.		BUILD-TO	18 SPAC	es provid	ED			
-		PRIMARY/SECONDARY STREET	CIT TOTAL PROPERTY FRONTAGE	TOTAL CONDITIONED	ECTION 1.5.6 BUILD-TO PROVIDED BUILD TO % 50% MIN PRIMARY	AMENITY AREA PROVIDED	DESIGN ALTERNATE REQUEST			
	E. SIX FORKS ROAD WEST OF RAGGED ROCK ROAD	PRIMARY	487'	BUILDING FACADE 444'	35% MIN SECONDARY 91%	NO	NO	APPROVED	ADMIN. SITE PL	DATE AN 03/02/22
	E. SIX FORKS ROAD EAST OF RAGGED ROCK ROAD	PRIMARY	158'	0'	0%	YES	YES, REDUCE BUILD-TO PERCENTAGE TO 0% DUE TO	YES		
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-	RAGGED ROCK ROAD (EAST)	PRIMARY	550'	275' - REQUIRED 0' - PROVIDED	0% ATIONS DUE TO THE POTENTI	YES	YES, REDUCE BUILD-TO PERCENTAGE TO 0%	YES	DESIGNED BY:	FDA
	TREE CONSERVATIO		0	20' 40' SCALE: 1"=4(80' 	50' BU ACCES PREL DO N	ILD-TO SETBAC ILD-TO SETBAC SSIBLE ROUTE	κ ARY or	SCALE:	FDA AMW 3376-A ARCH 2022 AS NOTED