



# Administrative Approval Action

Case File / Name: SUB-0009-2023  
DSLCL - SIX FORKS APARTMENTS

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

**LOCATION:** This 12.63 acre site zoned RX-7-GR CU (Z-15-19) is located in the northeast corner of the intersection of E Six Forks and Industrial Drive. The parcel is located at 819 E. Six Forks Road.

**REQUEST:** This is a three lot conventional subdivision.

(DA-9-2022) There is one design alternate approved for this subdivision.

**DESIGN  
ADJUSTMENT(S)/  
ALTERNATES, ETC:** N/A

**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 November 29, 2023 by Castle Development Partners.

## **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:*

☒ **SITE PERMITTING REVIEW** - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Site Permitting Review may be submitted upon receipt of this signed approval document.

***The following items are required prior to approval of Site Permitting Review plans:***

### **General**

1. Site Data shown on this sheet C2.02 for proposed development is not applicable to the subdivision (See site data chart and lines on proposed parcels) - please remove all site plan data, parking, waste removal, amenity area calcs, Build To lines, and setbacks from Sheet C2.02

### **Public Utilities**

2. A Downstream Sewer Capacity Study in compliance with the City of Raleigh Public Utilities Department Handbook shall be submitted by the Project Engineer for review and approval.
3. the following items shall be corrected on SUB SPR: 1) public FHA at north end of ragged rock [on parcel 2] may not bend within street R/W 2) 6" WM location [on parcel 1] requires variance by RW meters division or relocate w/ CORWLE per RW std details 3) resolve street tree conflict with public FHA at south end of ragged rock [10' min lateral separation required]

### **Stormwater**

4. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
5. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).



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6. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).

## Urban Forestry

7. Abandon the part of the existing Railroad Right of Way Easement for Lead Track D.B. 1551, PG. 320 B.M. 1973, PG. 149 B.M. 1973, PG. 13 that is within the designated tree conservation area that is along the northern property line.
8. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.
9. Submit a final tree conservation plan that includes metes and bounds descriptions of all tree conservation areas and tree protection fencing as required (UDO 9.1.5).
10. A tree impact permit must be obtained for the removal of existing street trees within the existing rights-of-way prior to issuance of a grading permit.

☒ **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"/>	Stormwater Maintenance Covenant Required
<input checked="" type="checkbox"/>	Transit Deed of Easement Required

<input checked="" type="checkbox"/>	Right of Way Deed of Easement Required
<input checked="" type="checkbox"/>	Sidewalk Deed of Easement Required

☒ **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. Include a note on the final subdivision map for recording which states "This site is subject to zoning conditions of Z-15-19 regulating residential uses."
2. A demolition permit shall be issued and this building permit number shown on all maps for recording.

## Engineering



# **Administrative Approval Action**

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3. A sidewalk 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. A public infrastructure surety 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.
5. A public street right-of-way 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)
6. A public access 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)

## **Public Utilities**

7. Infrastructure Construction Plans (concurrent submittal) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions.

## **Stormwater**

8. If demolition causes a land disturbance of more than 12,000 sf, a mass grading permit will be required. (UDO 9.4.6)
9. A surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department (UDO 9.2.2.D.1.d).
10. The City form document entitled Declaration of Maintenance Covenant and Grant of Protection Easement for Stormwater Control Facilities shall be approved by the City and recorded with the county register of deeds office (UDO 9.2.2.G).



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11. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.
12. All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements (UDO 9.2).

## Transportation

13. A transit 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)

## Urban Forestry

14. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes 0.759 acres of tree conservation area.
15. A public infrastructure surety for 43 street trees in the tree lawns and 11 street trees in tree grates 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, 18 street trees in the tree lawns, and 125% of the improvement cost for the City of Raleigh infrastructure, 25 street trees in the tree lawns and 11 street trees in tree grates.

☒ **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:***

## Engineering

1. A Traffic Control and Pedestrian (TCPED) Plan must be approved and a right-of-way occupancy permit must be obtained from Right-of-way Services for any construction activities within the right-of-way.

## Public Utilities

2. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.

## Stormwater





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3. An encroachment agreement for Stormwater pipes within the public right-of-way shall be approved by City Council and the City Council approved encroachment agreement shall be filed with the Development Services Department, and the encroachment agreement shall be recorded with the Wake County Register of Deeds. A recorded copy of these documents must be provided to the Development Services Department.
4. Impervious restrictions for each lot must be recorded on a plat prior to building permit issuance.
5. All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements (UDO 9.2).

## Urban Forestry

6. Tree impact permits must be obtained for the approved streetscape tree installations in the rights-of-way. This development proposes 18 street trees along E. Six Forks Road, 12 street trees along Industrial Drive, and 24 street trees along Ragged Rock Road for a total of 54 street trees.

***The following are required prior to issuance of building occupancy permit:***

## General

1. All Water, Sanitary Sewer and Reuse facilities shall be installed, inspected, tested and accepted by the City of Raleigh Public Utilities Department for operations and maintenance.
2. Final inspections of the tree conservation areas and rights-of-way street trees by Urban Forestry Staff.

## Stormwater

3. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).
4. As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3).

**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: January 10, 2027**  
**Record at least ½ of the land area approved.**

**5-Year Sunset Date: January 10, 2029**  
**Record entire subdivision.**



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www.raleighnc.gov

I hereby certify this administrative decision.

Signed: \_\_\_\_\_ Date: 01/10/2024  
Development Services Dir/Designee  
Staff Coordinator: Michael Walters

**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)

TOTAL LOTS  
EXISTING: 1  
PROPOSED: 3

**PRELIMINARY SUBDIVISION PLAN**

**SIX FORKS APARTMENTS**

**819 E. SIX FORKS ROAD**

**PREPARED FOR**

**CASTLE DEVELOPMENT PARTNERS**

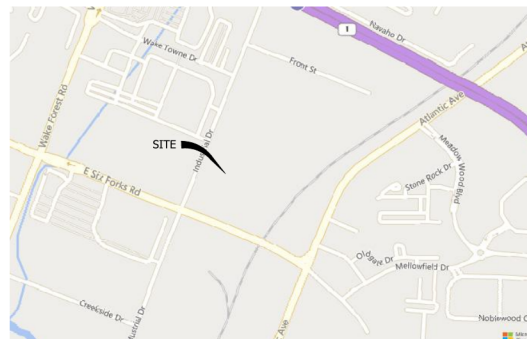
**CITY OF RALEIGH, NORTH CAROLINA**

**CASE - SUB-009-2023**

JANUARY 2023

## DEVELOPER

**CASTLE  
DEVELOPMENT  
PARTNERS**  
100 10<sup>th</sup> ST NE, SUITE 300  
CHARLOTTESVILLE VA 22902



**VICINITY MAP**  
SCALE: 1" = 500'

## CONSULTANTS

## ARCHITECT

ODELL- A LABELLA COMPANY  
111 VIRGINIA STREET  
SUITE 401  
RICHMOND, VA 22319  
T 804.287.8229  
SHAWN GLERUM, AIA  
ARCHITECT

## 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

## CIVIL

**Wooten**  
120 North Boylan Avenue • Raleigh, NC 27603-1423  
(919) 828-0531 • [thewootencompany.com](http://thewootencompany.com)  
License Number: F-0115  
[AWADSWORTH@THEWOOTENCOMPANY.COM](mailto:AWADSWORTH@THEWOOTENCOMPANY.COM)

## LANDSCAPE ARCHITECT

JESSICA PRIMM  
LANDSCAPE ARCHITECT

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

JESSICA@PRIMMDESIGN.COM

LIGHTING ENGINEER

DUKE ENERGY PROGRESS  
LIGHTING SOLUTIONS

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  
BUILD-TO REQUIREMENTS AMENDED  
BUILDING DEMOLITION  
DEMO-043259-2022 - APPROVED 12/2/2022  
MASS GRADING - BUILDING DEMOLITION  
MASS-0103-2022 - APPROVED

## SHEET INDEX

NO.	TITLE
<b>GENERAL</b>	
C-0.1	COVER SHEET
C-0.2	GENERAL NOTES-LEGEND
<b>EXISTING</b>	
C-1.00	EXISTING CONDITIONS
<b>PROPOSED PLANS</b>	
C-2.01	DEMOLITION PLAN
C-2.02	PROPOSED SUBDIVISION PLAN
C-2.03	GRADING & DRAINAGE PLAN
C-2.04	UTILITY PLAN
C-2.05	TRAFFIC IMPACT ANALYSIS
C-2.06	TRANS. CONSERVATION PLAN
C-2.07	STORMWATER MANAGEMENT PLAN
C-2.08	SCM #1 DETAILS
C-2.09	SCM #2 DETAILS
C-2.10	SANITARY SEWER PROFILE
<b>LIGHTING PLANS</b>	
C-4.00	LIGHTING PLAN
C-4.01	LIGHTING PHOTOMETRIC PLAN
<b>LANDSCAPE PLANS</b>	
L-0.1	RIGHT OF WAY STREET TREE PLAN

		<b>REVISIONS</b>	
	REVISED PER CITY COMMENTS 3/17	5/26/23	
	REVISED PER CITY COMMENTS 3/17	10/16/23	
	REVISED PER CITY COMMENTS 11/16	11/29/23	

150 North Raleigh Avenue • Raleigh, NC 27603-4423  
 (919) 858-0531 • www.wootennc.com  
 License Number F-0215

CITY OF RALEIGH	NORTH CAROLINA
SIX FORMS APARTMENTS - SUBDIVISION	

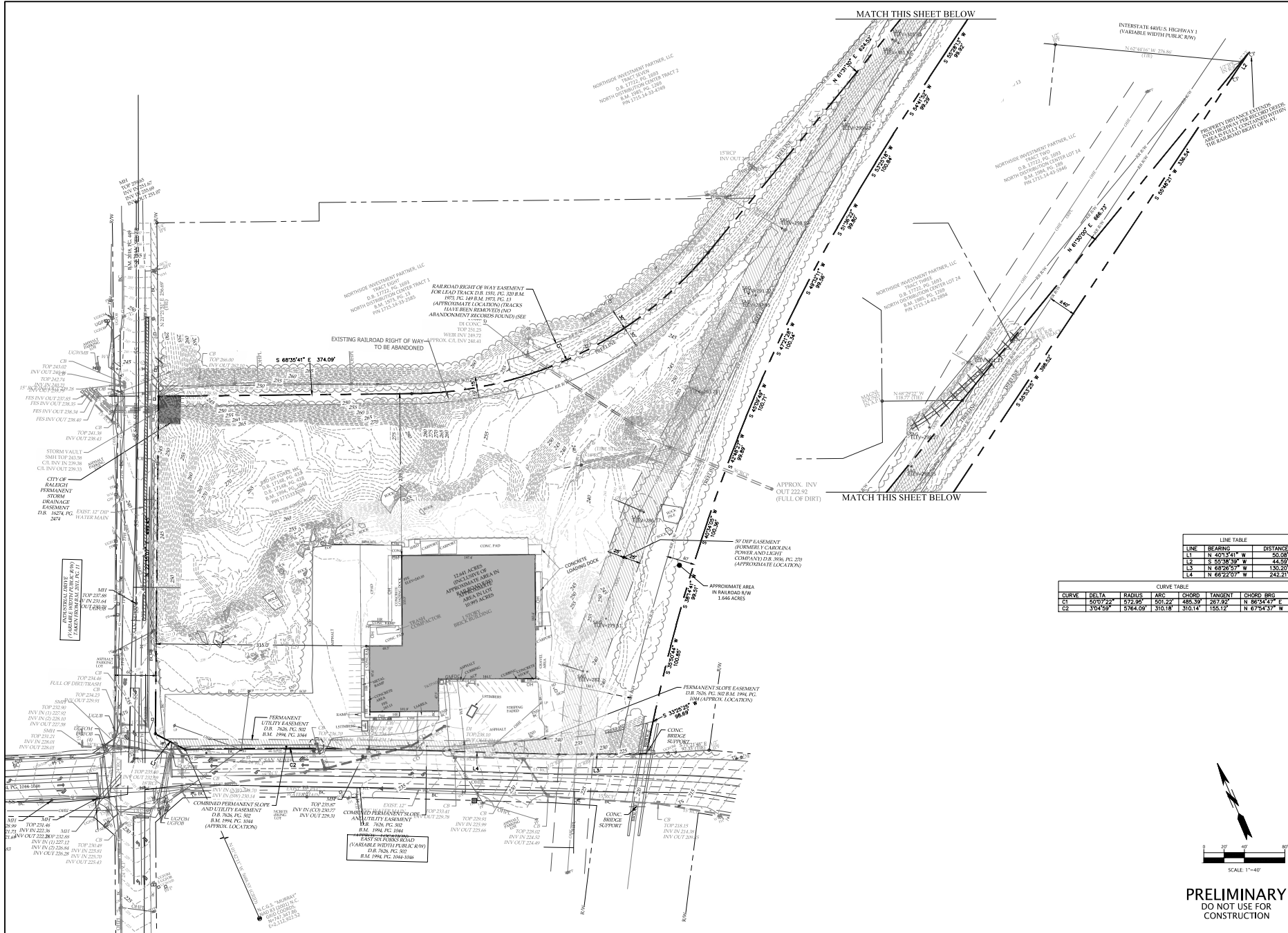
## COVER SHEET

ISSUED FOR:	DATE:
DESIGNED BY:	AM
DRAWN BY:	FD
CHECKED BY:	AM
PROJECT NO.:	
DATE:	JUNE 20
SCALE:	AS NOTED

0      1      2 FEET  
 IF THIS SCALE DOES NOT MEASURE 1" THIS DRAWING IS NOT TO FULL SCALE

C-0.01





LINE TABLE					
LINE	BEARING	DISTANCE			
L1	N 60°15'41\"	52.00'			
L2	S 55°38'39\"	44.50'			
L3	N 65°04'57\"	50.20'			
L4	N 68°22'07\"	242.31'			

CURVE TABLE							
CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG	
C1	50°07'22\"	572.96'	500.22'	486.39'	267.62'	N 89°34'23\"	E
C2	37°47'59\"	5764.09'	310.18'	310.14'	155.15'	N 67°54'37\"	W

REVISIONS

Δ	REVISED PER CITY COMMENTS 3/17	5/26/23
Δ	REVISED PER CITY COMMENTS 3/17	10/16/23
Δ	REVISED PER CITY COMMENTS 3/17	11/29/23

CASTLE DEVELOPMENT PARTNERS

NORTH CAROLINA

SIX FORKS APARTMENTS - SUBDIVISION

EXISTING CONDITIONS

ISSUED FOR:

DATE:

DESIGNED BY:

AMW

DRAWN BY:

FDA

CHECKED BY:

AMW

PROJECT NO.:

3376-A

DATE:

JUNE 2023

SCALE:

AS NOTED

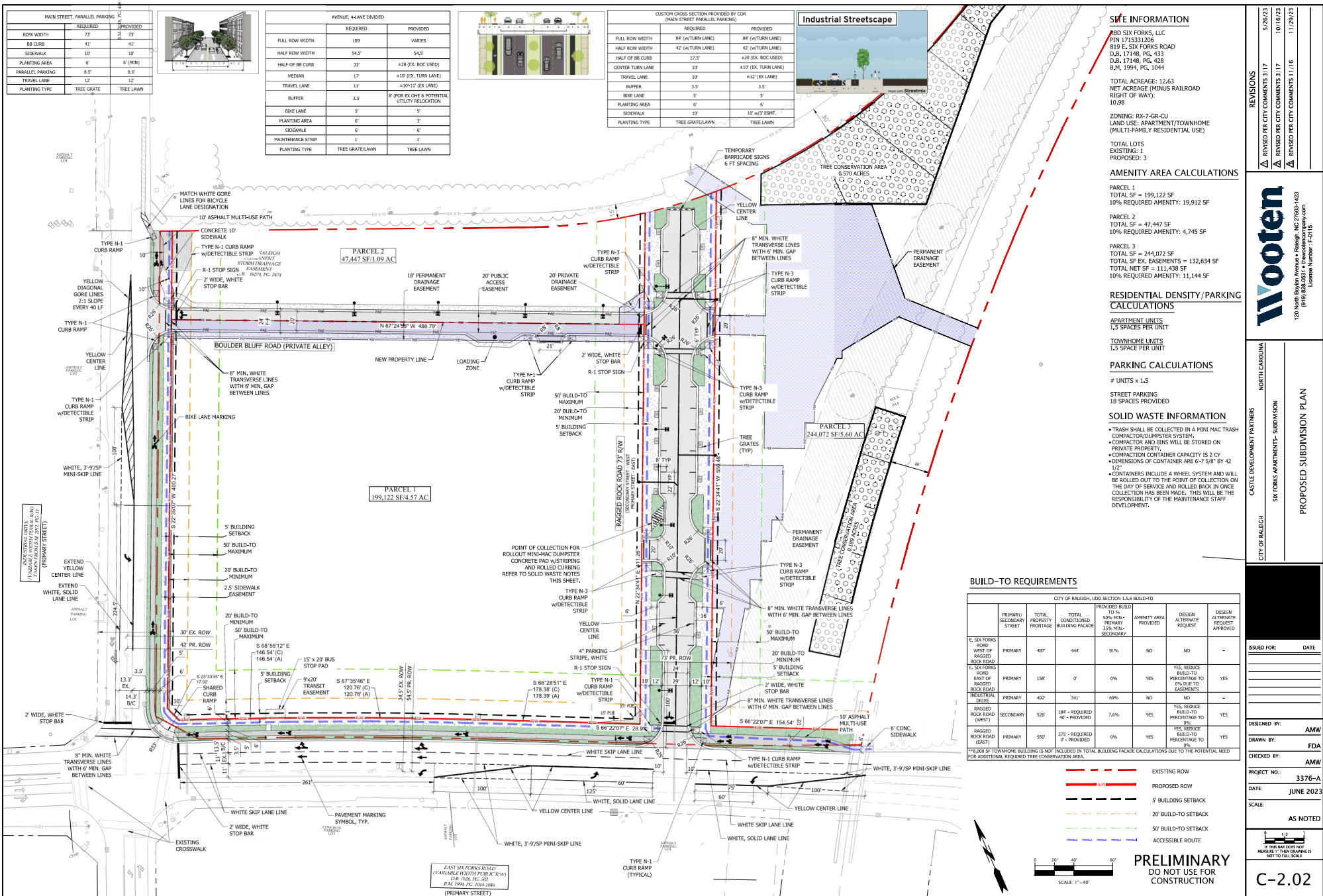
PRELIMINARY

DO NOT USE FOR CONSTRUCTION

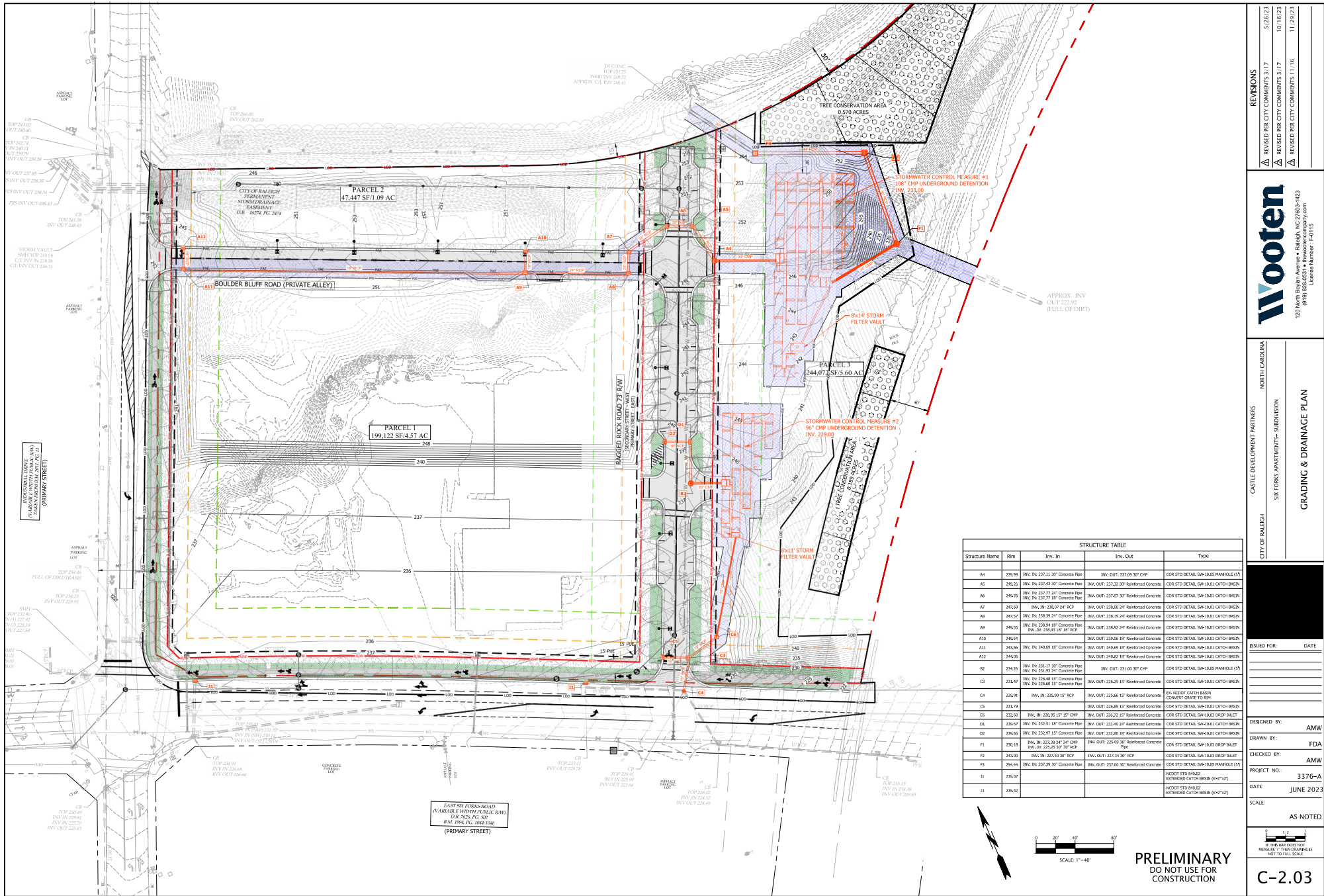
C-1.00



		CITY OF RALEIGH	NORTH CAROLINA	<b>Wooten</b>	REVISIONS
		CASCADE DEVELOPMENT PARTNERS	SIX FORKS APARTMENTS - SUBDIVISION	120 North Bayview Avenue • Raleigh, NC 27605-1423 (919) 833-4444 • info@wootenpartners.com License Number: F-2015	▲ REVISED PER CITY COMMENTS 3/17 5/26/23 ▲ REVISED PER CITY COMMENTS 3/17 10/16/23 ▲ REVISED PER CITY COMMENTS 11/16 11/29/23
		<b>DEMOLITION PLAN</b>			
ISSUED FOR:		DATE			
DESIGNED BY:		AMW			
DRAWN BY:		FDA			
CHECKED BY:		AMW			
PROJECT NO.		3376-A			
DATE		JUNE 2023			
SCALE:		AS NOTED			
<p>BY THIS BAR DOES NOT MEASURE. IT IS ONLY GRAPHICALLY SET TO FULL SCALE</p>					
<b>C-2.01</b>					







REVISIONS	
5/26/23	REVISED PER CITY COMMENTS 3.17
10/16/23	REVISED PER CITY COMMENTS 3.17
11/29/23	REVISED PER CITY COMMENTS 1.16

**Wooten**  
120 North Boyler Avenue • Raleigh, NC 27605-1423  
(919) 684-0031 • [info@wooten.com](mailto:info@wooten.com)  
License Number: P-10

CITY OF RALEIGH  
NORTH CAROLINA  
CASTLE DEVELOPMENT PARTNERS  
SIX FORKS APARTMENTS - SUBDIVISION  
GRADING & DRAINAGE PLAN

ISSUED FOR: DATE

DESIGNED BY: AMW

DRAWN BY: FDA

CHECKED BY: AMW

PROJECT NO.: 3376-A

DATE: JUNE 2023

SCALE: AS NOTED

BY THE RAE DOES NOT  
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NOT TO FULL SCALE

0 20' 40' 80'

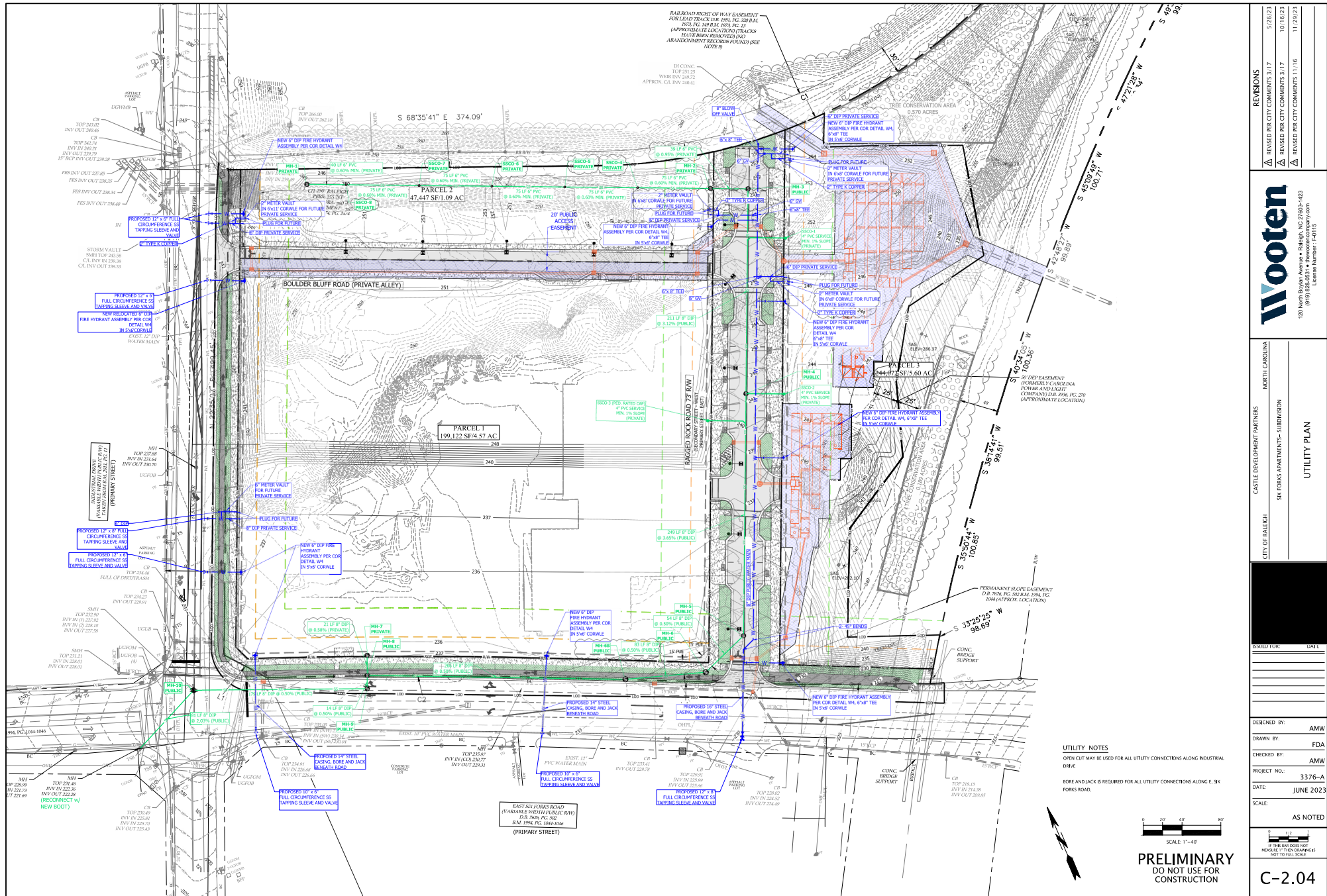
SCALE: 1"=40'

PRELIMINARY  
DO NOT USE FOR  
CONSTRUCTION

C-2.03



T:\Projects\CastleDevelopmentPartners-3376-A-Six-Forks-Apartments\_CADD\5-SubdivisionSheets.dwg AWADSWORTH 11/29/2023 6:20 PM



REVIEWS	
REVIEWED PER CITY COMMENTS 3/17	5/26/23
REVIEWED PER CITY COMMENTS 3/17	10/16/23
REVIEWED PER CITY COMMENTS 11/16	11/29/23

CASTLE DEVELOPMENT PARTNERS	
CITY OF RALEIGH	NORTH CAROLINA
SIX FORKS APARTMENTS - SUBDIVISION	

UTILITY PLAN	
DESIGNED BY:	AMW
DRAWN BY:	FDA
CHECKED BY:	AMW
PROJECT NO.:	3376-A
DATE:	JUNE 2023
SCALE:	AS NOTED

UTILITY NOTES

OPEN CUT MAY BE USED FOR ALL UTILITY CONNECTIONS ALONG INDUSTRIAL DRIVE

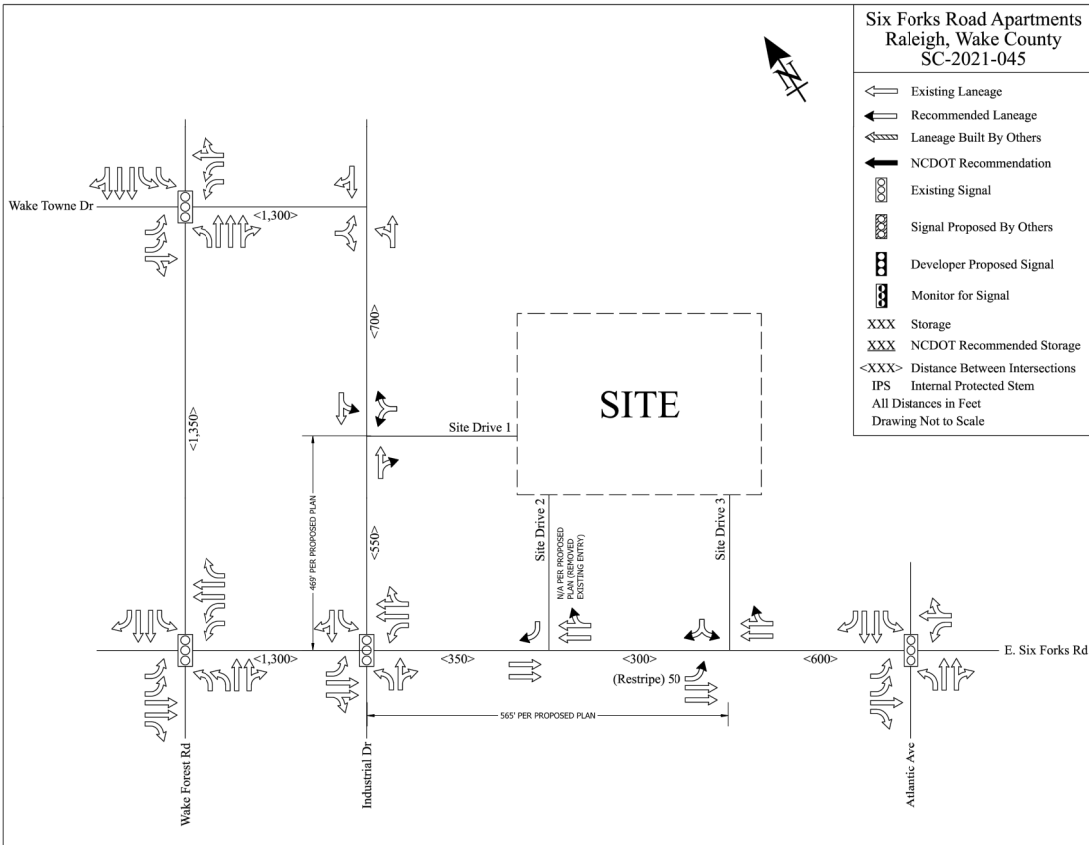
BORE AND JACK IS REQUIRED FOR ALL UTILITY CONNECTIONS ALONG E, SIX FORKS ROAD.

SCALE: 1"=40'

BY THE DATE DOES NOT MEASURE - THEN DIMENSION - NOT TO FULL SCALE

**PRELIMINARY**  
DO NOT USE FOR  
CONSTRUCTION

**C-2.04**



Six Forks Road Apartments					
SC-2021-045		Raleigh		Wake County	
Per your request, the Congestion Management Section (CMS) of the Transportation Mobility and Safety Division has completed a review of the subject site. The comments and recommendations contained in this review are based on data for background conditions presented in the Traffic Impact Analysis (TIA) and are subject to the approval of the local District Engineer's Office and appropriate local authorities.					
Date Initially Received by CMS	02/19/21	Date of Site Plan	09/14/20		
Date of Complete Information	02/19/21	Date of Sealed TIA	02/19/21		

Proposed Development		
The TIA assumes the development is to be completed by 2023 and consist of the following:		
Land Use	Land Use Code	Size
Multifamily Housing (Low-Rise)	220	360 d.u.

Trip Generation - Unadjusted Volumes During a Typical Weekday			
	IN	OUT	TOTAL
AM Peak Hour	37	124	161
PM Peak Hour	117	68	185
Daily Trips			2,680

**General Reference**  
For reference to various documents applicable to this review please reference the following link: <http://www.ncdot.org/shh/reconstruct/traffic/temp/Topics/C-37/C-37.html>  
Once the driveway permit has been approved and issued, a copy of the final driveway permit requirements should be forwarded to this office. If we can provide further assistance, please contact the Congestion Management Section.



STATE OF NORTH CAROLINA  
DEPARTMENT OF TRANSPORTATION

ROY COOPER  
Governor

J. ERIC BOYETTE  
Secretary

March 19, 2021

## Six Forks Road Apartments

Traffic Impact Analysis Review Report  
Congestion Management Section

TIA Project: SC-2021-045  
Division: 5  
County: Wake

Doumit V. Ishak, Regional Engineer  
Clarence B. Bunting, IV, P.E. Project Engineer  
Braden M. Walker, P.E. Project Design Engineer

Mailing Address:  
NC DEPARTMENT OF TRANSPORTATION  
TRANSPORTATION MOBILITY & SAFETY DIVISION  
300 MARK SERVICE CENTER  
RALEIGH, NC 27605-1423

Telephone: (919) 444-5000  
Fax: (919) 775-7500  
Customer Service: 1-877-368-4868  
Website: www.ncdot.gov

150 N. GREENFIELD PARKWAY  
GARRNER, NC 27629

PRELIMINARY  
DO NOT USE FOR  
CONSTRUCTION

### REVISIONS

REVISIONS	DATE
REVISED PER CITY COMMENTS 3/17	5/26/23
REVISED PER CITY COMMENTS 3/17	10/16/23
REVISED PER CITY COMMENTS 1/16	11/29/23

**Wooten**  
120 North Boylston Avenue • Raleigh, NC 27605-1423  
(919) 838-0031 • [info@wootencompany.com](mailto:info@wootencompany.com)  
License Number: 7163

CITY OF RALEIGH  
CASTLE DEVELOPMENT PARTNERS  
NORTH CAROLINA  
SIX FORKS APARTMENTS - SUBDIVISION  
TRAFFIC IMPACT ANALYSIS

ISSUED FOR: DATE:

DESIGNED BY: AMW  
DRAWN BY: FDA  
CHECKED BY: AMW  
PROJECT NO.: 3376-A  
DATE: JUNE 2023  
SCALE:

AS NOTED

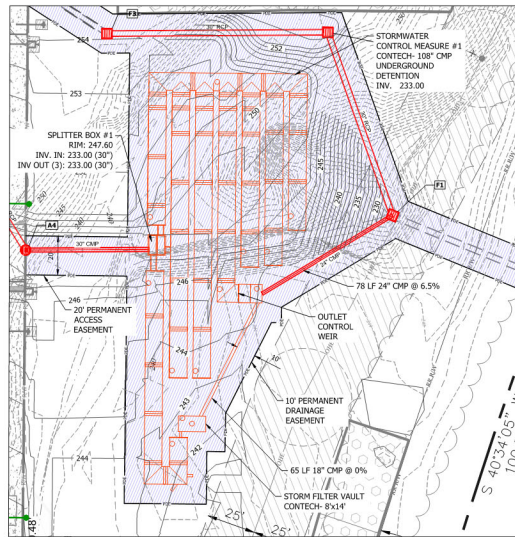
IF THIS BAR DOES NOT  
MEASURE 1" THEN DRAWING IS  
NOT TO FULL SCALE

C-2.05

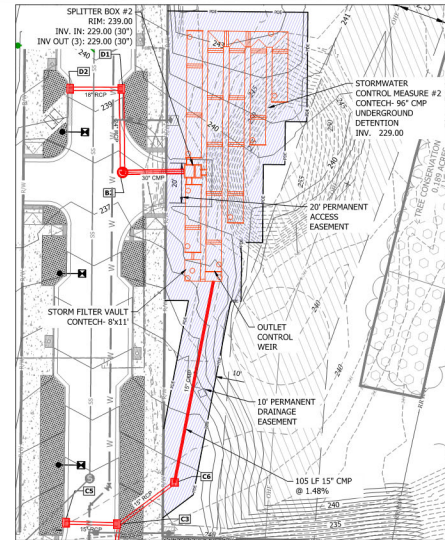








**SCM 1**  
**SCALE: 1" = 30'**



**SCM 2**  
**SCALE: 1" = 30'**

**POST-DEVELOPMENT DRAINAGE  
AREA MAP  
SCALE 1" = 120'**

**NOTE: PER GEOTECH REPORT  
DATED 9/21/21 BY SUMMIT,  
NO SHWT WAS FOUND AT THE  
LOCATIONS OF PROPOSED SCM  
DETENTION SYSTEMS**

Outfall	Storm Event	Pre-Developed Peak Runoff (cfs)	Post-Developed Peak Runoff (cfs)	Difference
1	2-Year	4.5	4.5	0.0
	10-Year	8.4	7.7	0.7
2	2-Year	0.4	0.3	0.1
	10-Year	0.8	0.5	0.3
3	2-Year	8.1	3.1	5.0
	10-Year	12.9	11.3	1.6
4	2-Year	5.6	0.4	5.2
	10-Year	9.4	0.6	8.8
5	2-Year	3.8	2.2	1.6
	10-Year	6.8	3.5	3.3
6	2-Year	0.8	0.8	0.0
	10-Year	1.5	1.4	0.1

**PRELIMINARY**  
DO NOT USE FOR  
CONSTRUCTION

Δ	REVISED PER CITY COMMENTS 3/17	5/26/23
Δ	REVISED PER CITY COMMENTS 3/17	10/16/23
Δ	REVISED PER CITY COMMENTS 11/16	11/29/23

**Wooten**  
120 North Boylan Avenue • Raleigh, NC 27603-1423  
(919) 828-0531 • [thewootencompany.com](http://thewootencompany.com)  
License Number : F-0115

ECCH	NORTH CAROLINA
SIX FORKS APARTMENTS- SUBDIVISION	
STORMWATER MANAGEMENT PLAN	

[illegible]

SIGNED BY:	AMW
AWN BY:	FDA
CHECKED BY:	AMW
PROJECT NO.:	3376-A
DATE:	JUNE 2023
SCALE:	AS NOTED

C-2.07











### Outdoor Lighting Shoebox "S" Pedestrian LED



The Shoebox "S" Pedestrian LED fixture is a modern, minimalist design with a sleek, rectangular body and a wide, adjustable arm. It is designed for use in pedestrian areas, providing a clean, modern look to any outdoor space.

LED  
Light Output (lm)

82,000

Mounting Height

12', 15', 20'

Color

Black

Notes

Shoebox "S" Pedestrian LED fixture is designed for use in pedestrian areas, providing a clean, modern look to any outdoor space.

Applications

Public  
Residential

For additional information, visit us at  
www.dukeenergy.com or call us at 1-800-345-3333



### Outdoor Lighting Shoebox "S" Pedestrian LED

Light source: LED  
Wavelength: 4000K  
Lumen: 82,000  
Life span: 100,000 hours  
Color temperature: 4000K  
Color rendering: 90 CRI



Poles available:		Mounting height	Color
Flangeless	16'	Black	
Side V	12', 15'	Black	
Side V	12'	Black	
Side V	12'	Black	
Features		Benefits	
LED or no installation cost		Reduces cost for other projects	
Design services for lighting professionals included		Meets industry standards and lighting ordinances	
Minimums included		Eliminates risk and unexpected costs	
Warranty included		Longer lifespan and better service	
Warranty included		Warranty	
One the world's most secure designs		Convenience and savings for you	
Simple operation		Provides hands-free installation and service	
Backed by over 40 years of experience		A name you can trust today... and tomorrow	

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Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Drive	✕	1.2 fc	2.5 fc	0.0 fc	N/A	N/A

Symbol	Label	Quantity	Description	Mounting height	Lumen Per Lamp	Light Loss Factor
✕	A	17	LED 50w Shoebox - Type IV - 3000K	16'	362	0.85

Rev	Date	Customer Requested Locations	BY
06/22/22			
NO.	DATE	REVISION	BY

#### LIGHTING DESIGN TOLERANCE

This estimated footcandle light level in this lighting design is presented as an instrument of service, is the sole property of Duke Energy, and is intended only for the specific purpose and prospective client as stated in the title block of this drawing. Any use, copying, reproduction or disclosure of this drawing, design or any information contained herein for the prospective customer or other entities, including without limitation, architects, engineers, or equipment manufacturers is hereby expressly prohibited and shall not be permitted without prior written consent from, and payment of compensation to, Duke Energy. Duke Energy disclaims any liability or responsibility for any unauthorized use of or reliance on this document.

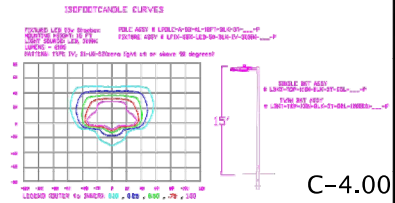
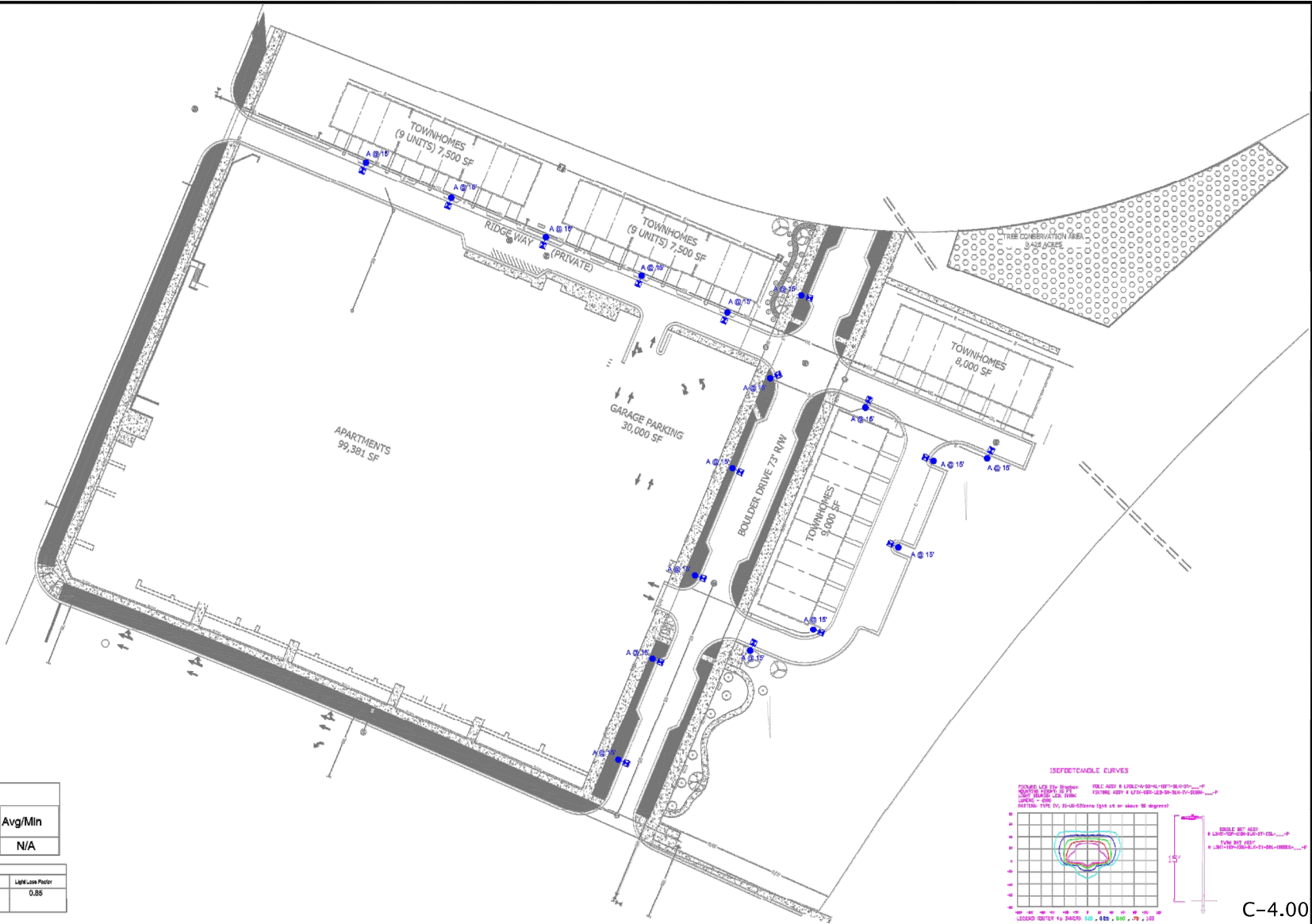


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#### SIX FORKS APARTMENTS

SITE LIGHTING ARRANGEMENT	
Designed by: DUK ENERGY PROGRESS LIGHTING SOLUTIONS	Reviewed by: N. Johnson
Date: 06/22/2022	Scale: 1" = 40'
Description: LED 50w Shoebox	Size: Drawing size "D"
Drawing No.: 22-0012B	Sheet: 1 OF 1



C-4.00



### Outdoor Lighting Shoebox "S" Pedestrian LED



The energy efficient Shoebox "S" Pedestrian LED fixture is a modern, compact design with a black finish and a clear lens. It is designed for use in pedestrian areas and is available in a variety of sizes and configurations.

LED  
Light fixture (foot)

Mounting height 125, 150, 180

Color Black

Finish Black powder coated

Material Aluminum

Applications Pedestrian

Environmental Protection: This product is designed to be environmentally friendly.



### Outdoor Lighting Shoebox "S" Pedestrian LED



Price available:	Mounting height	Color
Flangeless	150	Black
Side V	125, 150	Black
Side H	125	Black
Side V/H	125	Black

Features	Benefits
LED or no incandescent used	Reduces up-front and life-cycle costs
Energy efficient for lighting professionals	Meets industry standards and lighting codes
Adjustable mounting	Eliminates trip and over-sight safety risks
Weather-resistant	Longer lifespan than standard street lights
Weather-resistant	Weather-resistant
One-time warranty cost per year (includes 100)	Convenience and savings for you
Simple installation	Provides trouble-free installation and service
Backed by over 40 years of experience	A name you can trust today... and tomorrow

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Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Drive	✕	1.2 fc	2.5 fc	0.0 fc	N/A	N/A

Symbol	Label	Quantity	Description	Number of Lamps	Lumen Per Lamp	Light Loss Factor
✕	A	17	LED 50W Shoebox - Type IV - 3000K	16	362	0.85

Rev	Date	Customer Requested Locations	BY
Rev B	08/22/22		NJ
NO.	DATE	REVISION	BY

**LIGHTING DESIGN TOLERANCE**  
The estimated footcandle light levels in this lighting design are provided values and are based on specific information that has been supplied to Duke Energy Progress. Any measurement of the installed information, differences in luminance installation, slight color gamut including viewing distance, relative properties of surrounding surfaces, obstructions (fences or other) in the lighted area, or lighting from sources other than listed in this design may produce different results from the predicted values. Normal tolerances of voltage, lamp output, and ballast and luminaire manufacture will also affect results.



### PROPRIETARY & CONFIDENTIAL

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### SIX FORKS APARTMENTS

SITE LIGHTING ARRANGEMENT	
Designed by	DUKE ENERGY PROGRESS LIGHTING SOLUTIONS
Reviewed by	N. Johnson
Date	08/22/2022
Description	LED 50W Shoebox
Drawing No.	22-0012B
Shr.	1 OF 1

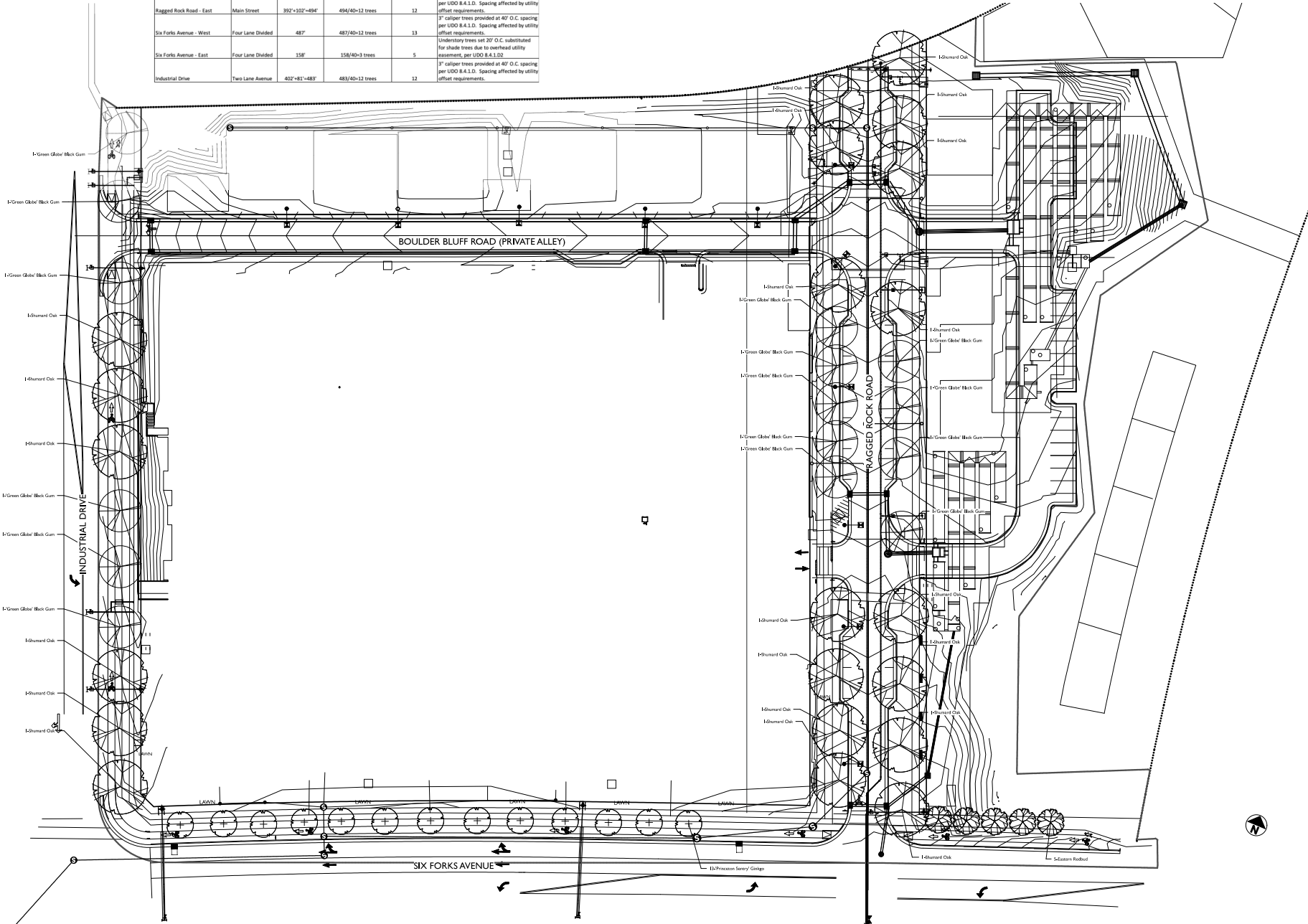
C-4.01

TREE REQUIREMENT TABLE

STREET NAME	STREET TYPE	FRONTAGE	REQUIRED STREET TREES: FRONTAGE/40'-0"	PROPOSED STREET TREES	NOTES
Ragged Rock Road - West	Main Street	392'-102'-494'	494/40-12 trees	12	1" caliper trees provided at 40' O.C. spacing per UDO 8.4.1.D. Spacing affected by utility offset requirements.
Ragged Rock Road - East	Main Street	392'-102'-494'	494/40-12 trees	12	1" caliper trees provided at 40' O.C. spacing per UDO 8.4.1.D. Spacing affected by utility offset requirements.
Six Forks Avenue - West	Four Lane Divided	487'	487/40-12 trees	13	1" caliper trees provided at 40' O.C. spacing per UDO 8.4.1.D. Spacing affected by utility offset requirements.
Six Forks Avenue - East	Four Lane Divided	158'	158/40-3 trees	5	1" caliper trees provided at 40' O.C. spacing per UDO 8.4.1.D. Spacing affected by utility offset requirements.
Industrial Drive	Two Lane Avenue	402'-483'-485'	483/40-12 trees	12	1" caliper trees provided at 40' O.C. spacing per UDO 8.4.1.D. Spacing affected by utility offset requirements.

PLANT SCHEDULE

Quantity	Latin Name	Common Name	Scheduled Size
5	<i>Cercis canadensis</i>	Eastern Redbud	1.5" cal.
13	<i>Ginkgo biloba 'Princeton Sentry'</i>	Princeton Sentry Ginkgo	3" cal.
15	<i>Nyssa sylvatica 'Green Globe'</i>	Green Globe Black Gum	3" cal.
21	<i>Quercus shumardii</i>	Shumard Oak	3" cal.



# SIX FORKS APARTMENTS RALEIGH, NORTH CAROLINA

SHEET TITLE:  
RIGHT OF WAY STREET TREE  
PLAN

## ISSUE HISTORY:

No.	Date	Description
1	06/09/2023	Submittal Reverted

## REVISION HISTORY:

No.	Date	Description
1	10/26/2023	Submittal Reverted
2	11/28/2023	Submittal Reverted

SCALE: 1"=30'-0"

SHEET NUMBER:

L0.1