

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)			
☒ Conventional Subdivision	☐ Compact Development	☐ Conservation Development	☐ 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): Six Forks Road Townhomes			
Property Address(es): 9121 Six Forks Road			
Recorded Deed PIN(s): 1708-24-3379			
What is your project type?	☐ Single family ☐ Apartment	☒ Townhouse ☐ Non-residential	☐ Attached houses ☐ Other: _____

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION	
NOTE: Please attach purchase agreement when submitting this form	
Company:	Owner/Developer Name and Title: Windborne United Methodist Church
Address: 9121 Six Forks Road, Raleigh NC 27615	
Phone #: (919) 386-0212	Email: info@churchatsixforks.org
APPLICANT INFORMATION	
Company: John A. Edwards & Company	Contact Name and Title: Johnny Edwards
	Address: 333 Wade Ave., Raleigh NC 27605
Phone #: (919) 828-4428	Email: johnny@jaeco.com

Continue to page 2 >>

DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
ZONING INFORMATION	
Gross site acreage: 14.1 Acres	
Zoning districts (if more than one, provide acreage of each): R-10 CU FWPOD = 7.59 AC. & R-1 FWPOD = 6.55 AC.	
Overlay district: FWPOD	Inside City limits? ☒ Yes ☐ No
Conditional Use District (CUD) Case # Z- 25-21	Board of Adjustment (BOA) Case # A- N/A

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 1.43 (Lot 42) Square Feet: 62,122	Proposed Impervious Surface: Acres: 1.78 (Lots 1-41) Square Feet: 77,364
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 39
Total # of single-family lots: 0	
Proposed density for each zoning district (UDO 1.5.2.F): 7.79 AC. / 39 Lots = 5.01 DU / AC. Proposed (Lots 1-41) Subdivision	
Total # of open space and/or common area lots: 2 (Lot 40 & Lot 41)	
Total # of requested lots: 42	

SIGNATURE BLOCK	
I hereby designate <u>JOHNNY EDWARDS</u> to serve as my agent regarding this application, to receive and response to administrative comments, to resubmit plans on my behalf, and to represent me 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 six consecutive months of inactivity.	
Signature: <u>Harold Dawson</u>	Date: <u>5/12/2022</u>
Printed Name: <u>Harold Dawson, Trustee</u>	
Signature: _____	Date: _____
Printed Name: _____	

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

SIX FORKS ROAD TOWNHOMES

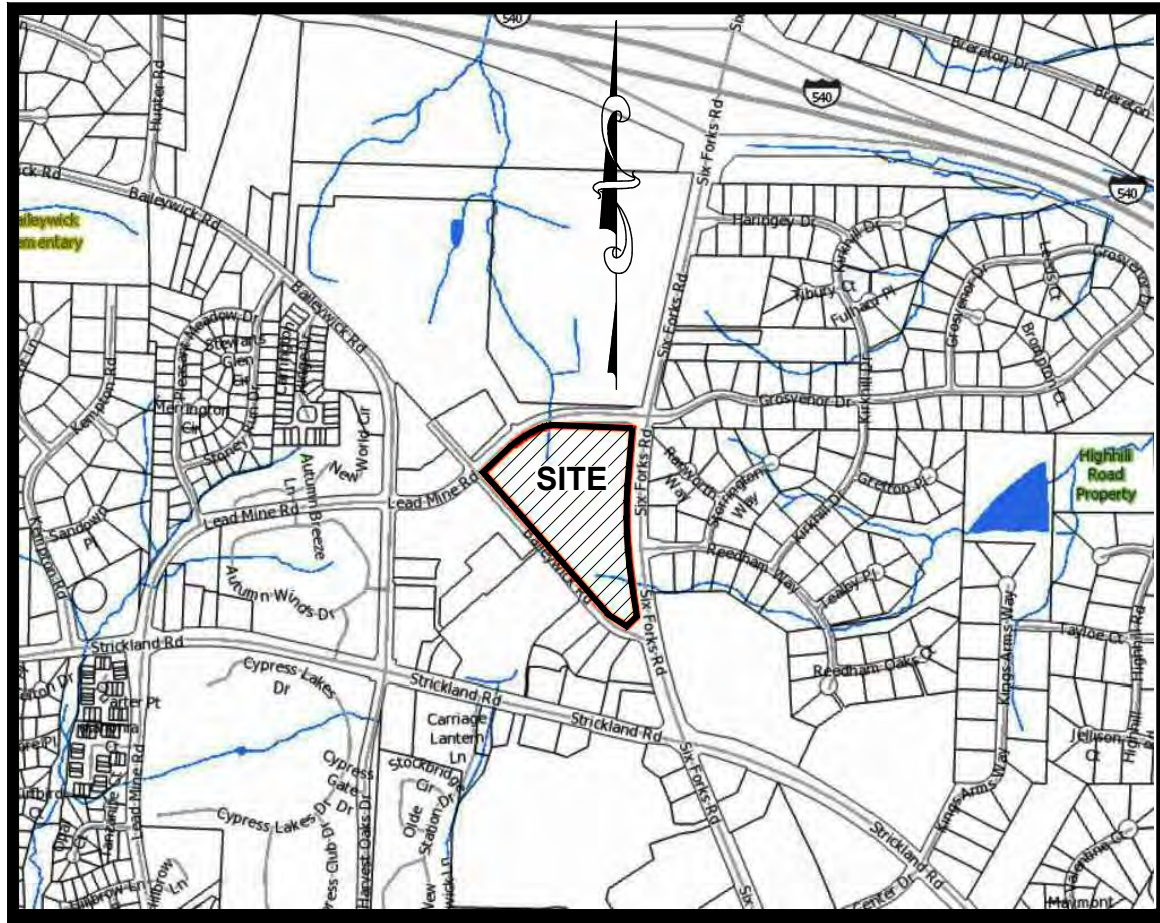
PRELIMINARY SUBDIVISION

SUB-0016-2022

RALEIGH, NORTH CAROLINA

ALL CONSTRUCTION SHALL BE IN
ACCORDANCE WITH CITY OF RALEIGH
AND / OR NCDOT STANDARDS AND
SPECIFICATIONS.

HORIZONTAL DATUM: NAD83
VERTICAL DATUM: NAVD88



VICINITY MAP - (NOT TO SCALE)

SITE DATA TABLE

LOTS 1 - 41 SUBDIVISION (PORTION OF OVERALL 2 TRACT SUBDIVISION)

TOWNHOMES (PROPOSED)

NUMBER OF 2BR UNITS: 39 UNITS

ZONING: R-10 CUD FWPOD = 6.38 AC (277,891 S.F.)
R-1 = 0.20 AC. (8,559 S.F.)

GROSS ACERAGE: 7.79 AC. (339,220 S.F.)

AREA IN NEW PUBLIC STREET R/W: 41,712 S.F. (0.96 AC.)
AREA IN SIX FORKS ROAD R/W DEDICATION: 4,247 S.F. (0.10 AC.)
AREA IN LEAD MINE ROAD R/W DEDICATION: 2,402 S.F. (0.06 AC.)
AREA IN BAILEYWICK ROAD R/W DEDICATION: 2,336 S.F. (0.05 AC.)

NET ACREAGE: 6.62 AC. (288,519 S.F.)
(AFTER SIX FORKS ROAD, BAILEYWICK ROAD, LEADLINE ROAD & NEW
PUBLIC STREET R/W DEDICATIONS)

DENSITY: 39 LOTS / 6.62 AC. = 7,394 S.F. / UNIT
= 5.9 DU / AC.

DEVELOPMENT AREA: 330,235 S.F. (7.58 AC.) UDO 9.5.2.B.3

PROPOSED IMPERVIOUS AREA: 77,718 S.F. (1.78 AC.) = 23.5%

NUMBER OF AUTOMOBILE PARKING SPACES PER UNIT:
REQUIRED = 0 PER TC-11-21 (EFFECTIVE 5-14-22)
PROVIDED = 78 SPACES
BICYCLE PARKING REQUIRED = 0 PER TC-11-21 (EFFECTIVE 5-14-22)

LOT 42 (PORTION OF OVERALL 2 TRACT SUBDIVISION)

EXISTING CHURCH

ZONING: R-1 FWPOD

GROSS ACERAGE: 6.35 AC. (276,618 S.F.)

AREA IN SIX FORKS ROAD R/W DEDICATION: 7,572 S.F. (0.17 AC.)
AREA IN BAILEYWICK ROAD R/W DEDICATION: 3,860 S.F. (0.09 AC.)

NET ACREAGE: 6.1 AC. (265,185 S.F.)
(AFTER SIX FORKS ROAD & BAILEYWICK ROAD R/W DEDICATIONS)

IMPERVIOUS AREA EXISTING: 62,122 S.F. (1.43 AC.) = 23.4%

FWPOD - WOODED AREA SUMMARY

LOTS 1 - 42

NET SITE ACERAGE: 12.72 AC.

REQUIRED FWPOD - WOODED AREA:
5.09 AC. (40%)

MINIMUM FWPOD - WOODED AREA ALLOWED:
1.018 AC.

PROVIDED FWPOD - WOODED AREA:
5.11 AC. (40.2%)

FWPOD - WOODED AREA #1 = 1.03 AC.
FWPOD - WOODED AREA #2 = 1.75 AC.
FWPOD - WOODED AREA #3 = 2.33 AC.

AMENITY AREA CALCULATION

LOTS 1 - 41

GROSS ACERAGE: 7.79 AC.

NET ACREAGE: 288,518 S.F. - 6.62 AC.
(AFTER SIX FORKS ROAD, BAILEYWICK
ROAD, LEADLINE ROAD & NEW PUBLIC
STREET R/W DEDICATIONS)

REQUIRED AMENITY AREA: 0.66 AC. (10%)

PROVIDED AMENITY AREA: 0.95 AC. (14.4%)

BLOCK PERIMETER EXEMPTION

UDO 8.3.2.A.1 ADJACENT PROPERTY IS
PLACE OF WORSHIP.

UDO 8.3.2.A.2 PROPERTY IS LESS THAN
MINIMUM APPLICABLE FOR R-1 ZONING.

DRIVEWAYS

RESIDENTIAL DRIVEWAY LOCATIONS AND
WIDTHS WILL BE SUBJECT TO APPROVAL
AT TIME OF SITE PERMITTING REVIEW.

SOLID WASTE SERVICES

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

PUBLIC SERVICE TO BE PROVIDED WITH
96 GALLON ROLL-OUT CARTS.

Z-25-21

Zoning Conditions:

- Only Those Permitted, Limited Or Special Uses Allowed In An R-1 Zoning District, As Well As Two-Unit Living And Multi-Unit Living, Shall Be Allowed On The Portion Of The Property Subject To This Rezoning Ordinance.
- An Apartment Building Type May Not Include Dwelling Units That Are Separated By A Horizontal Party Wall, Meaning That Dwelling Units In The Same Building Must Be Separated By A Vertical Party Wall. This Shall Not Prohibit A Dwelling Unit From Having Multiple Stories.
- No More Than Forty (40) Residential Dwelling Units Shall Be Located On The Portion Of The Property Subject To This Rezoning Ordinance.
- Development Of This Property Shall Include A Minimum 3,800 Square Feet Of Permeable Pavers. The Location And Type Of Pavers Shall Be Determined At Site Permitting.
- Each Dwelling Unit Shall Install A Minimum One (1) Rain Barrel On Its Respective Lot, Prior To The Issuance Of A Certificate Of Occupancy For Said Dwelling Unit.

Zoning Responses:

- Multi-Unit Living Proposed.
- No Apartment Building Proposed.
- 39 Residential Units Proposed.
- 3,800 S.F. Of Permeable Pavers Proposed.
- 1 Rain Barrel Per Unit Proposed.

FEBRUARY, 2022
REVISED MAY, 2022
REVISED JULY, 2022
REVISED AUGUST, 2022
REVISED SEPTEMBER, 2022

OWNER/DEVELOPER:

WHITE OAK PROPERTIES INC.

Roland Gammon
3008 Anderson Drive, Suite 120
Raleigh, N.C. 27609
919-821-4665
roland@whiteoakinc.com

CIVIL ENGINEER:

JAECO JOHN A. EDWARDS & COMPANY

Consulting Engineers
NC License F-0289
333 Wade Ave., Raleigh, NC 27605
Phone: (919) 828-4428
Fax: (919) 828-4711
E-mail: info@jaeco.com

LANDSCAPE ARCHITECT:

COALY DESIGN P.C.

300-200 Parham St. Suite G
Raleigh, NC 27601
Phone: (919) 539-0012
E-mail: kimberly@coalydesign.com

SITE DATA

OWNER: WINDBORNE UNITED
METHODIST CHURCH
9121 SIX FORKS ROAD
RALEIGH, NC 27615-1924

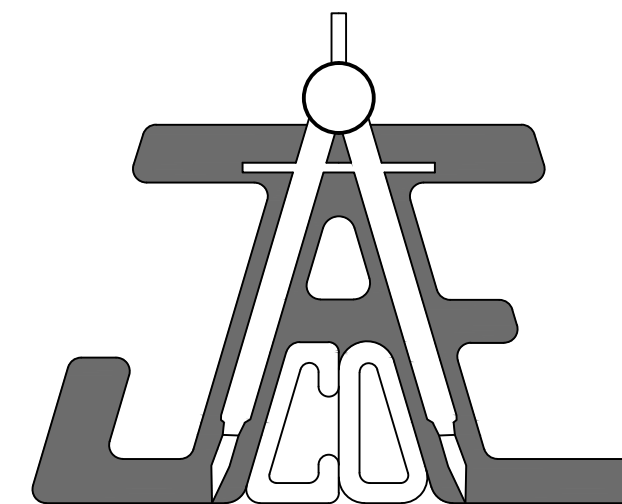
ADDRESS: 9121 SIX FORKS ROAD
RALEIGH, NC 27615-1924

PIN# 1708-24-3379

AREA 615,838 S.F. (14.1377 AC.)

ZONING R-1 FWPOD & R-10 CU FWPOD

REFERENCES: DB 9647, PG 874
BM 2001, PG 1640
WAKE COUNTY REGISTRY



SECTION 2.2.3. TOWNHOUSE

A. Site Dimensions	Provided	Required
A1 Net site area (min)	615,838 sf	3,000 sf
A2 Width (min)	700'	45'
A3 Outdoor amenity area (min)	11.7%	10%
B. Lot Dimensions		
B1 Area (min)		n/a
B2 Width (min)	20'	16'
C. Building / Structure Setbacks		
C1 From primary street (min)	20'	10'
C2 From side street (min)	67'	10'
C3 From side site boundary line (min)	0'	6'
C4 From rear site boundary line (min)	30'	20'
C5 From alley (min)	n/a	4' or 20' min
C6 Internal building separation (min)	15.4'	10'
C7 Residential infill rules may apply (see Sec 2.2.7.)		yes
D. Parking Setbacks		
D1 From primary street (min)	n/a	20'
D2 From side street (min)	n/a	10'
D3 From side lot line (min)	n/a	0'
D4 From rear lot line (min)	n/a	3'
D5 From alley, garage only	n/a	4'
D6 Residential infill rules may apply (see Sec 2.2.7.)		yes

Preliminary Subdivision Application

Planning and Development
Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-696-2500



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)	
☒ Conventional Subdivision	☐ Compact Development
☐ Conservation Development	☐ 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): Six Forks Road Townhomes	
Property Address(es): 9121 Six Forks Road	
Recorded Deed PIN(s): 1708-24-3379	
What is your project type? ☐ Single family ☐ Apartment ☒ Townhouse ☐ Non-residential ☐ Other: ☐ Attached houses	
CURRENT PROPERTY OWNER/DEVELOPER INFORMATION	
NOTE: Please attach purchase agreement when submitting this form	
Company:	Owner/Developer Name and Title: Windborne United Methodist Church
Address: 9121 Six Forks Road, Raleigh, NC 27615	
Phone #: (919) 386-0212	Email: info@churchat-sixforks.org
APPLICANT INFORMATION	
Company: John A. Edwards & Company	Contact Name and Title: Johnny Edwards
Address: 333 Wade Ave., Raleigh, NC 27605	
Phone #: (919) 828-4428	Email: johnny@jaeco.com

Continue to page 2 >>>



DEVELOPMENT TYPE + SITE DATA TABLE	
(Applicable to all developments)	
ZONING INFORMATION	
Gross site acreage: 14.1 Acres	
Zoning districts (if more than one, provide acreage of each): R-10 CU FWPOD = 7.59 AC. & R-1 FWPOD = 6.55 AC.	
Overlay district: FWPOD	Inside City limits? ☒ Yes ☐ No
Conditional Use District (CUD) Case # Z-25-21	Board of Adjustment (BOA) Case # A- N/A

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 1.43 (0.42)	Proposed Impervious Surface: Acres: 1.78 (0.41)
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 39
Total # of single-family lots: 0	
Proposed density for each zoning district (UDO 1.5.2.F): 7.79 AC. / 39 Lots = 8.01 DU / AC. Proposed (Lots 1-41) Subdivision	
Total # of open space and/or common area lots: 2 (Lot 40 & Lot 41)	
Total # of requested lots: 42	

SIGNATURE BLOCK	
I hereby designate <u>JOHNNY EDWARDS</u> to serve as my agent	
*regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf, and to represent me 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 six consecutive months of inactivity.	
Signature: <u>Harold Dawson</u>	Date: <u>5/12/2022</u>
Printed Name: <u>Harold Dawson, Justice</u>	
Signature:	Date:
Printed Name:	

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

Page 2 of 2

revision 07.07.20

raleighnc.gov

INDEX

	COVER SHEET
CE-1	EXISTING CONDITIONS
CE-2	SUBDIVISION PLAN
CE-3	SUBDIVISION PLAN
CE-4	UTILITY PLAN
CE-5	GRADING / STORMWATER MANAGEMENT PLAN
CE-6	LOTS 1 - 42 FWPOD IMPERVIOUS CALCULATION
CE-7	FIRE DEPARTMENT PLAN
CE-8	TRANSPORTATION PLAN
LA-1	TREE CONSERVATION PLAN / R-1 ZONING
LA-2	TREE CONSERVATION PLAN / R-10 ZONING
LA-3	STREET TREE PLAN



NC License F-0289
333 Wade Ave., Raleigh, N.C. 27605
Phone: (919) 828-4428
Fax: (919) 828-4711
E-mail: info@jaeco.com

www.jaeco.com

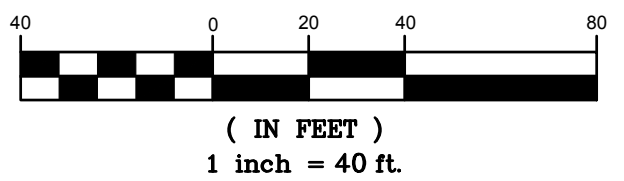
SIX FORKS ROAD TOWNHOMES

WHITE OAK PROPERTIES INC.

LEGEND

[illegible]

GRAPHIC SCALE



swing Title

SUBDIVISION PLAN

Number	Description	Date
1	City of Raleigh Review Comments	5/13/22
2	City of Raleigh Review Comments	7/12/22
3	City of Raleigh Review Comments	09/23/22

Drawing Scale 1" = 40'

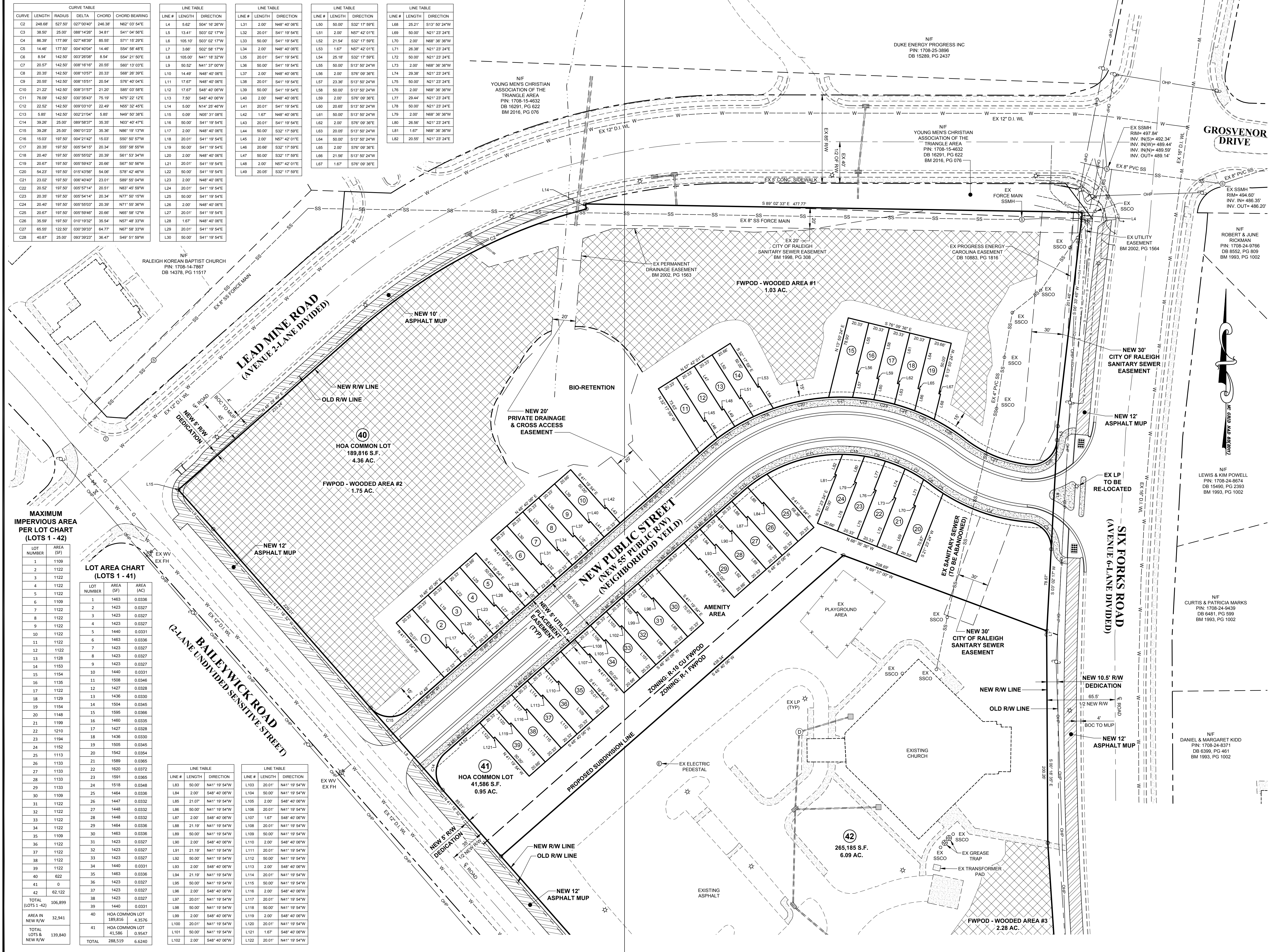
Drawn By BF

Checked By JAE, JR.

Date Issued 02/28/2022

CE-2

Of

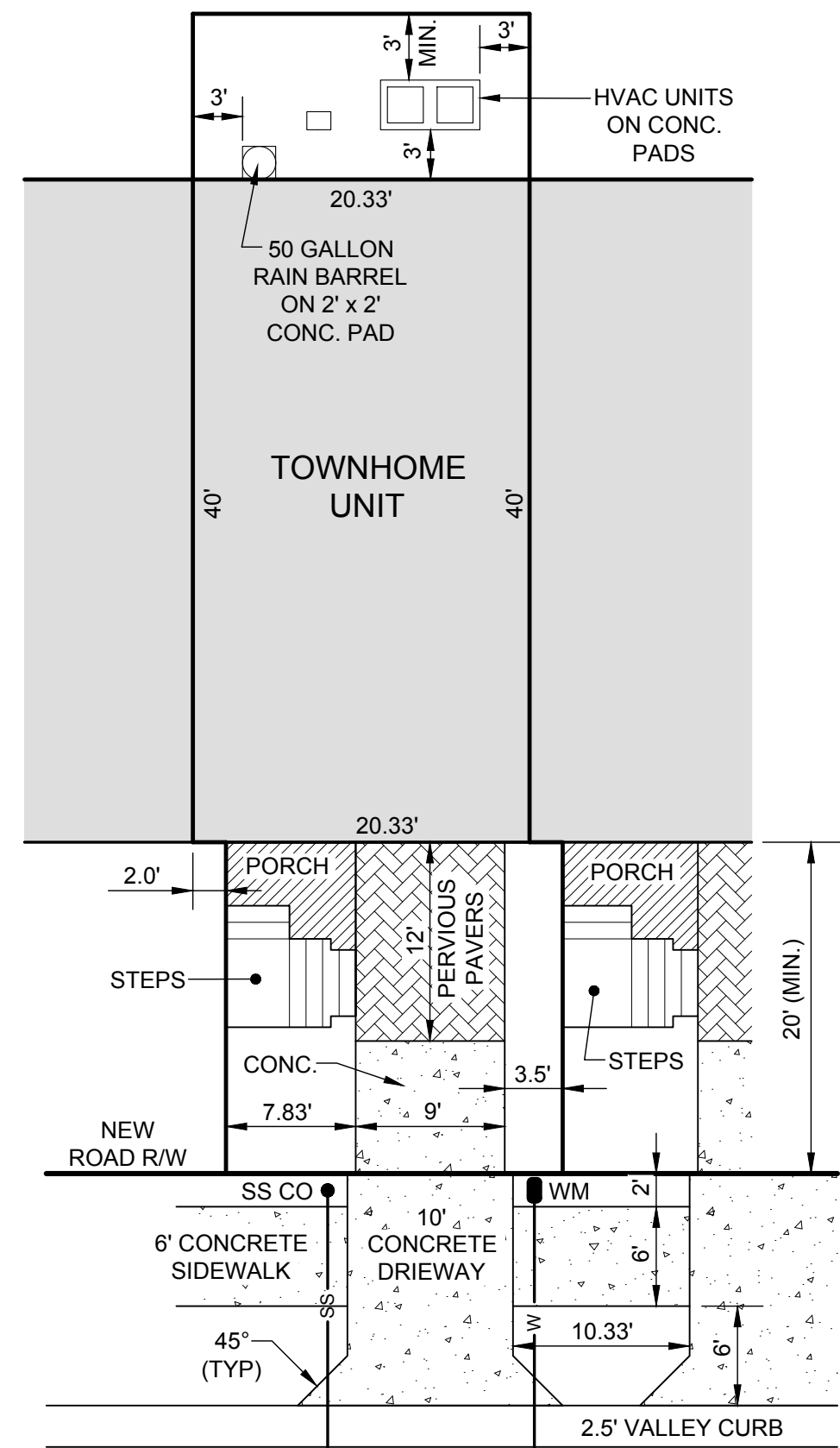
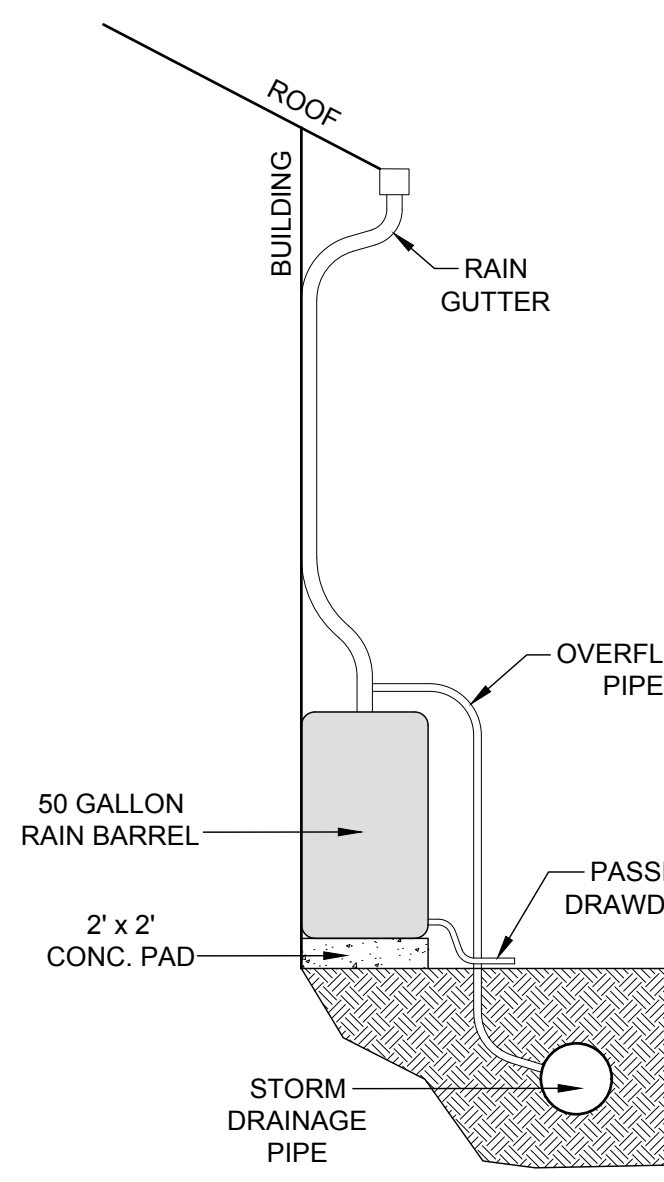


MAXIMUM IMPERVIOUS AREA PER LOT CHART (LOTS 1 - 42)	
LOT NUMBER	AREA (SF)
1	1109
2	1122
3	1122
4	1122
5	1122
6	1109
7	1122
8	1122
9	1122
10	1122
11	1122
12	1122
13	1128
14	1153
15	1154
16	1135
17	1122
18	1129
19	1154
20	1148
21	1199
22	1210
23	1194
24	1152
25	1113
26	1133
27	1133
28	1133
29	1133
30	1109
31	1122
32	1122
33	1122
34	1122
35	1109
36	1122
37	1122
38	1122
39	1122
40	622
41	0
42	62,122
TOTAL (LOTS 1 - 42)	
106,899	
AREA IN NEW R/W	
32,941	
TOTAL LOTS & NEW R/W	
139,840	

- PROPOSED AMENITY AREA
- PROPOSED TOWNHOMES
- PROPOSED CONCRETE
- PROPOSED FWPOD - WOODED AREA
- ACCESS TO ADA ACCESSIBLE AREAS

BOUNDARY CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C2	248.68'	527.50'	027°00'40"	246.38'	N62° 03' 54"E

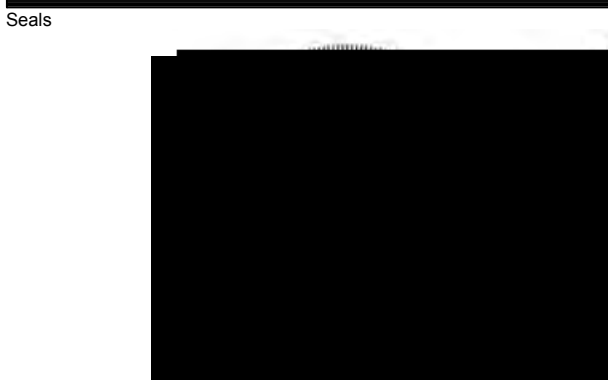
BOUNDARY LINE TABLE				
LINE #	LENGTH	DIRECTION		
L4	5.62'	S04° 16' 26"W		
L5	13.41'	S03° 02' 17"W		
L6	105.10'	S03° 02' 17"W		
L7	3.66'	S02° 58' 17"W		
L8	105.00'	N41° 18' 32"W		
L9	50.52'	N41° 37' 00"W		
L14	5.00'	N14° 25' 46"W		
L15	0.09'	N05° 31' 08"E		



JOHN A. EDWARDS & COMPANY
Consulting Engineers
and Land Surveyors

NC License F-0289
333 Wade Ave., Raleigh, N.C. 27605
Phone: (919) 828-4428
Fax: (919) 828-4711
E-mail: info@jaeco.com

www.jaeco.com



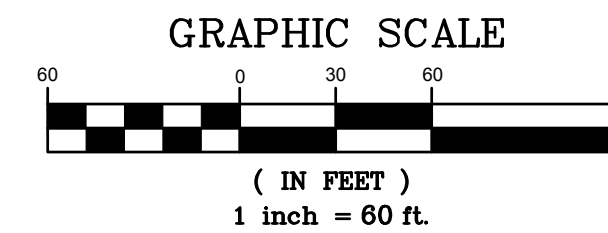
SIX FORKS ROAD TOWNHOMES

Client
WHITE OAK PROPERTIES INC.

LEGEND	
AC ACREAGE	HW HEADWALL
BM BENCHMARK	INV INVERT
BO BLOWOFF	IPS IRON PIPE SET
BW BOTTOM OF WALL	JB JUNCTION BOX
C&G CATCH BASIN	MH MANHOLE
CB CONCRETE	MIN MINIMUM
CM CORRUGATED METAL PIPE	NF NOW OR FORMERLY
CO CONCRETE	PG PAGE
DB DEED BOOK	PVC POLYVINYL CHLORIDE PIPE
DOCA DOUBLE CHECK VALVE	RPD REINFORCED CONCRETE PIPE
D1 DUCTILE IRON	RPD REDUCED PRESSURE
DI DROP INLET	RPD REDUCED PRESSURE ZONE
ELEV ELEVATION	R/W RIGHT-OF-WAY
EP EXISTING IRON PIPE	SF SQUARE FEET
EX EXISTING	SS SANITARY SEWER
EOP EDGE OF PAVEMENT	SW SIDEWALK
ESMT EASEMENT	TC TOP OF CURB
EX EXISTING	TCA TREE CONSERVATION AREA
FDC FIRE DEPARTMENT CONNECTION	TCP TERRA COTTA PIPE
FES FINISHED FLOOR ELEVATION	TSP TRAFFIC SIGNAL
FFE FINISHED FLOOR ELEVATION	TW TOP OF WALL
FL FIRE LINE	TYP TYPICAL
FL FL	WL WATER LINE
HB HANDICAP BOTTOM	WM WATER METER
HC HANDICAP	WS WATER SERVICE
HT HANDICAP TOP	WV WATER VALVE
	YI YARD INLET

CONCRETE	EX POWER POLE
NEW WATER VALVE	NEW FIRE HYDRANT
NEW WATER REDUCER	NEW WATER METER
NEW FIRE HYDRANT	NEW SEWER MANHOLE
NEW WATER METER	NEW SEWER CLEANOUT
NEW SEWER MANHOLE	NEW SEWER CLEANOUT
NEW SEWER CLEANOUT	NEW STORM CATCH BASIN
NEW STORM CATCH BASIN	NEW STORM DROP INLET
NEW STORM DROP INLET	NEW STORM DROP INLET
NEW STORM DROP INLET	NEW FLARED END SECTION
NEW FLARED END SECTION	

PROPERTY LINE	EXISTING WATER LINE
RIGHT-OF-WAY LINE	EXISTING SANITARY SEWER
EASEMENT LINE	EXISTING STORM DRAINAGE
W	NEW WATER LINE
SS	NEW SANITARY SEWER
W	NEW STORM DRAINAGE
SS	EXISTING CONTOUR LINE
270	NEW CONTOUR LINE
270	FEMA 100 YR FLOOD PLAIN
FW	FLOODWAY
NBR	NEUSE RIVER BUFFER
OHP	CENTERLINE OF CREEK
FO	EXISTING OVERHEAD POWER
E	EXISTING FIBER OPTIC CABLE
E	EX UNDERGROUND ELECTRIC



SUBDIVISION PLAN

Revisions		
Number	Description	Date
1	City of Raleigh Review Comments	5/13/22
2	City of Raleigh Review Comments	7/12/22
3	City of Raleigh Review Comments	09/23/22

Drawing Scale 1" = 60'
Drawn By BF
Checked By JAE, JR.
Date Issued 02/28/2022

CE-3

of