



# Administrative Approval Action

Case File / Name: SUB-0016-2022  
DSLCL - Six Forks Road Townhomes

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

**LOCATION:** This site is located on the north side of Strickland Road, south of Lead Mine Road at 9121 Six Forks Rd.

**REQUEST:** Development of a 14.14 acre tract zoned R-1 and R-10 FWPOD (Falls Watershed Protection Overlay District). The site will be subdivided to create a total of 42 lots. One of the new lots, "Tract 2 Subdivision" will be 6.35 acres in size, all zoned R-1 and FWPOD, and be occupied by an existing Civic Use - Religious Worship building with other existing conditions and no further proposed redevelopment on site. The 7.79 acre remainder of the site will be a townhome development consisting of 39 townhome lots and two HOA Common lots (41 lots total). The townhome development is all within the FWPOD and zoned R-10 CUD with a small portion of 0.2 acres in the R-1 district.

Z-25-21 - 9121 E. Six Forks Road Rezoning Conditions: Adopted  
10-19-21/Effective 10-24-21.

**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 September 23, 2022 by JOHN A EDWARDS AND CO.

## **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:***

### **Engineering**

1. The ADA ramps at the intersection corners will need to be reworked to align with the updated sidewalk and multiuse paths and to project to receiving ramps across the intersections.
2. 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.
3. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering prior to concurrent review approval.

### **Public Utilities**



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4. 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.

## Stormwater

5. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
6. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).
7. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).

## Urban Forestry

8. 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).
9. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.

☒ **LEGAL DOCUMENTS** - Email to [legaldocumentreview@raleighnc.gov](mailto: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"/>	Right of Way Deed of Easement Required
<input checked="" type="checkbox"/>	Utility Placement Deed of Easement Required

<input checked="" type="checkbox"/>	Stormwater Maintenance Covenant 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. Street names for this development shall be approved by the Raleigh GIS Division and by Wake County.
2. Provide documentation indicating a Property Owner's Association has been established for the townhome development.
3. Comply with all conditions of Z-25-21

## Engineering



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4. 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)
5. A fee-in-lieu for sidewalk width less than 10' on Lead Mine Road is paid to the City of Raleigh (UDO 8.1.10).
6. 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.
7. 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)

## **Public Utilities**

8. Infrastructure Construction Plans (SPR) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions.
9. The City Public Utilities Department shall approve the proposed abandonment of the existing sanitary sewer line and the dedication of the proposed new sanitary sewer easement.

## **Stormwater**

10. A payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans shall be paid by the developer to the City stormwater facility replacement fund (UDO 9.2.2.G.3).
11. 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).
12. 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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13. 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).
14. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.

## Urban Forestry

15. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes 1.76 acres of tree conservation area.
16. A public infrastructure surety for the 100 required street trees 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. The 2 required street trees along Baileywick Rd and the 50 trees along Six Forks Rd will pay the surety amount of 100% of the improvement cost for the NCDOT portion. The remaining 11 trees along Lead Mine Rd and 37 trees along the proposed new public road will pay the surety 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:***

## General

1. Comply with all conditions of Z-25-21
2. Any demolition permits shall be obtained and noted on all plat recordings and permit plans set.
3. Recorded plats creating the 2 tract subdivision (Lot 42 Tract and Tract 2 (residual tract)), and the subdivision townhomes lots for Lots 1-41 are recorded with Wake Co Register of Deeds prior to any approval and issuance of permits.

## Public Utilities

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

## Urban Forestry

5. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 11 street trees along Lead Mine Rd, 50 street trees along Six Forks Rd, 2 street trees along Baileywick Rd, and 37 street trees along the new proposed public road.





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***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. Comply with Z-25-21 - 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
3. All street lights and street signs required as part of the development approval are installed.
4. Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.

## Stormwater

5. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).
6. 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:

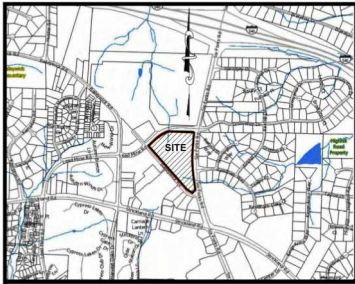
**3-Year Sunset Date: October 19, 2025**  
**Record at least ½ of the land area approved.**

**5-Year Sunset Date: October 19, 2027**  
**Record entire subdivision.**

I hereby certify this administrative decision.

**Signed:** Daniel L. Stegall Date: 10/19/2022  
Development Services Director/Designee

**Staff Coordinator: Jermont Purifoy**



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: 2,427 S.F. (0.10 AC.)  
AREA IN LEAD MINE ROAD R/W DEDICATION: 2,402 S.F. (0.06 AC.)  
AREA IN BAILEYWOOD ROAD R/W DEDICATION: 2,336 S.F. (0.05 AC.)NET ACREAGE: 6.62 AC, (288,519 S.F.)  
(AFTER SIX FORKS ROAD, BAILEYWOOD ROAD, LEADMINE 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 BAILEYWOOD ROAD R/W DEDICATION: 3,860 S.F. (0.09 AC.)NET ACREAGE: 6.1 AC, (265,185 S.F.)  
(AFTER SIX FORKS ROAD & BAILEYWOOD 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 = 1.83 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: 288,519 S.F., 6.62 AC.  
(AFTER SIX FORKS ROAD, BAILEYWOOD ROAD, LEADMINE ROAD & NEW PUBLIC STREET R/W DEDICATIONS)

REQUIRED AMENITY AREA: 0.66 AC. (10%)

PROVIDED AMENITY AREA: 0.95 AC. (14.4%)

## 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.

## BLOCK PERIMETER EXEMPTION

## UD0 8.2,2,A.1 ADJACENT PROPERTY IS PLACE OF WORSHIP.

UD0 8.2,2,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.

# SIX FORKS ROAD TOWNHOMES

## PRELIMINARY SUBDIVISION

### SUB-0016-2022

## RALEIGH, NORTH CAROLINA

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

## SITE DATA

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

PIN# 1708-24-3379

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

ZONING R-1 FWPOD &amp; R-10 CU FWPOD

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

## 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

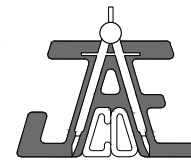
#### Consulting Engineers

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



## SECTION 2.2.3. TOWNHOUSE

A. Site Dimensions	Provided	Required
A1. Net site area (min)	615,838 sq	3,000 sq
A2. Width (min)	700'	45'
A3. Outdoor amenity area (min)	11.7%	10%
B. Lot Dimensions		
B1. Area (min)	n/a	n/a
B2. Width (min)	20'	16'
C. Building / Structure Setbacks		
C1. From primary street (min)	20'	10'
C2. From side street (min)	6'	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'	10'
C7. Residential on lot rules may apply (see Sec 2.2.7.)	yes	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 on lot rules may apply (see Sec 2.2.7.)	yes	yes

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

HORIZONTAL DATUM: NAD83  
VERTICAL DATUM: NAVD83Preliminary Subdivision Application  
Planning and DevelopmentINSTRUCTIONS: This form is used when submitting a Preliminary Subdivision (UD0 Section 10.3.5). Please check the appropriate review type and include the plan check document. Please email all documents and your preliminary subdivision plan to: [planning@raleighnc.gov](mailto:planning@raleighnc.gov)

DEVELOPMENT TYPE (UD0 Section 2.1.2)	
<input checked="" type="checkbox"/> Conventional Subdivision	<input type="checkbox"/> Compact Development
<input type="checkbox"/> Conservation Development	<input type="checkbox"/> College Court
NOTE: Subdivisions may require City Council approval in a Public Park Overlay or Historic Overlay District.	
GENERAL INFORMATION	
Proposed plan case number(s):	
Development name (subject to approval): Six Forks Road Townhomes	
Property Address(es): 9121 Six Forks Road	
Recorded parcel ID(s): 1708-24-3379	
What is your project type?	<input checked="" type="checkbox"/> Single family development <input type="checkbox"/> Multi-family development <input type="checkbox"/> Other:
<input type="checkbox"/> Attached income <input type="checkbox"/> Detached income	
CURRENT PROPERTY OWNER/DEVELOPER INFORMATION	
NOTE: Please attach purchase agreement when submitting this form.	
Complete: <input type="checkbox"/> Developer Name and Title: Windborne United Methodist Church	
Address: 9121 Six Forks Road, Raleigh, NC 27615	
Phone #: (919) 828-0212 Email: <a href="mailto:roland@whiteoakinc.com">roland@whiteoakinc.com</a>	
Company: John A. Edwards & Company	
Contact Name and Title: Johnny Edwards	
Address: 310 Wade Ave., Raleigh, NC 27605	
Phone #: (919) 828-4428 Email: <a href="mailto:johny@jaeco.com">johny@jaeco.com</a>	
APPLICANT INFORMATION	
Continue to page 2 >>>	

DEVELOPMENT TYPE + SITE DATA TABLE	
ZONING INFORMATION	
Gross site acreage: 14.1377 Acres	
Category: (if more than one, provide average of each)	R-10 CU FWPOD = 7.62 AC & R-1 FWPOD = 6.55 AC
Overlay district: FWPOD	Inside City limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Conditional Use District (CUD) Code: 25-03	Board of Adjustment (BOA) Case #/A: N/A
STORMWATER INFORMATION	
Existing impervious area: 17,718 sq. ft.	Proposed impervious surface: 77,718 sq. ft.
Is this a "new" development? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Stormwater management: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If "yes", please provide the following:	
Stormwater management plan: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Stormwater management plan: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If "yes", please provide the following:	
Stormwater management plan: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Stormwater management plan: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
SIGNATURE BLOCK	
I hereby designate: <u>Johnny Edwards</u> as the person responsible for the information provided in this application, to receive any correspondence, to execute any documents, and to represent the project in any public meeting regarding the application.	
Use these lines, acknowledge, and affirm that this project is conforming to all applicable requirements applicable to the project, and that the project is conforming to all applicable requirements applicable to the project, and that the project is conforming to all applicable requirements applicable to the project.	
Signature: <u>Johnny Edwards</u>	Date: <u>5/12/2022</u>
Signature: <u>Kimberly Coaly</u>	Date: <u>5/12/2022</u>
Printed Name: <u>Johnny Edwards</u>	Printed Name: <u>Kimberly Coaly</u>
Please email your completed application to: <a href="mailto:planning@raleighnc.gov">planning@raleighnc.gov</a>	

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LA-3	STREET TREE PLAN



JOHN A. EDWARDS & COMPANY  
Consulting Engineers  
and Land Surveyors

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Fax: (919) 828-4711  
Email: info@jaeco.com

www.jaeco.com



## SIX FORKS ROAD TOWNHOMES

WHITE OAK PROPERTIES INC.

### LEGEND

AC	ADJACENT	ADJACENT
AL	ADJACENT	ADJACENT
BL	ADJACENT	ADJACENT
BR	ADJACENT	ADJACENT
CD	ADJACENT	ADJACENT
CE	ADJACENT	ADJACENT
CH	ADJACENT	ADJACENT
CI	ADJACENT	ADJACENT
CL	ADJACENT	ADJACENT
CM	ADJACENT	ADJACENT
CO	ADJACENT	ADJACENT
CR	ADJACENT	ADJACENT
CS	ADJACENT	ADJACENT
CT	ADJACENT	ADJACENT
CU	ADJACENT	ADJACENT
CV	ADJACENT	ADJACENT
CW	ADJACENT	ADJACENT
CX	ADJACENT	ADJACENT
CY	ADJACENT	ADJACENT
CZ	ADJACENT	ADJACENT
DA	ADJACENT	ADJACENT
DB	ADJACENT	ADJACENT
DC	ADJACENT	ADJACENT
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DE	ADJACENT	ADJACENT
DF	ADJACENT	ADJACENT
DG	ADJACENT	ADJACENT
DH	ADJACENT	ADJACENT
DI	ADJACENT	ADJACENT
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20	ADJACENT	ADJACENT

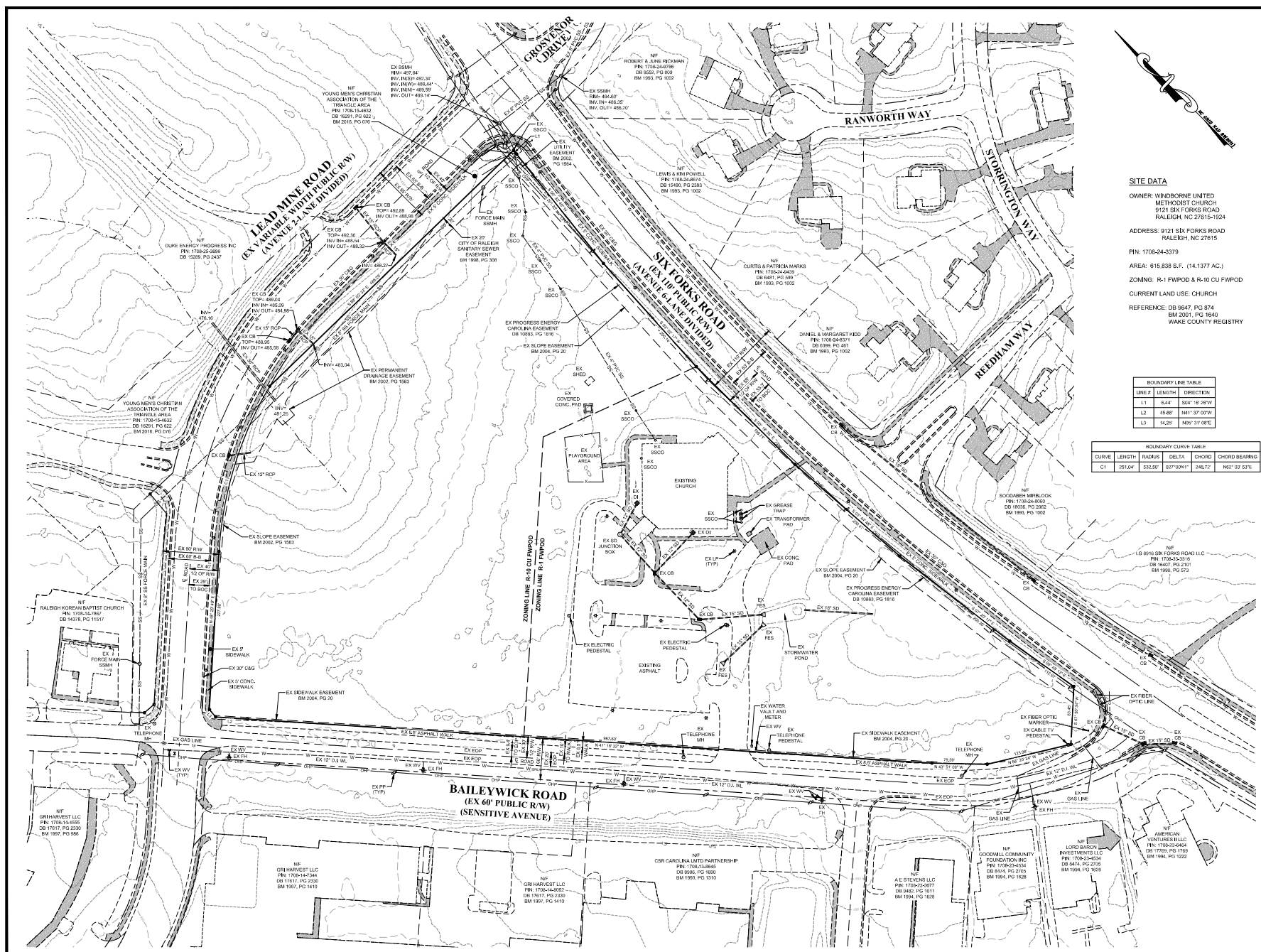
GRAPHIC SCALE  
(IN FEET)  
1 inch = 60 ft.

### EXISTING CONDITIONS

Revisions	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-1



### SITE DATA

OWNER: WINDBORNE UNITED  
METHODIST CHURCH  
9121 SIX FORKS ROAD  
RALEIGH, NC 27615-1924  
ADDRESS: 9121 SIX FORKS ROAD  
RALEIGH, NC 27615  
PIN: 1708-24-3379  
AREA: 615,838 S.F. (14,137 AC.)  
ZONING: R-1 FWP/OD & R-10 CU FWP/OD  
CURRENT LAND USE: CHURCH  
REFERENCE: DB 5847, PG 874  
BM 2007, PG 1640  
WAKE COUNTY REGISTRY

BOUNDARY LINE TABLE				
LINE #	LENGTH	DIRECTION	CHORD	CHORD BEARING
L1	6.44	S04°19'28"W		
L2	45.88	N01°37'00"W		
L3	14.29	N09°31'07"E		

BOUNDARY CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	281.64'	532.50'	92°00'41"	248.72'	N62°03'53"E



JOHN A. EDWARDS & COMPANY  
Consulting Engineers  
and Land Surveyors

NC License #0289  
333 Wade Ave., Raleigh, N.C. 27605  
Phone: (919) 828-4428  
Fax: (919) 828-4111  
Email: info@jaeco.com

www.jaeco.com



## SIX FORKS ROAD TOWNHOMES

WHITE OAK PROPERTIES INC.

LEGEND	
1. AC	ADJACENT
2. AD	ADJACENT
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99. AD	ADJACENT
100. AD	ADJACENT

GRAPHIC SCALE  
1 inch = 40 ft.

## SUBDIVISION PLAN

Number	Description	Date
1	City of Raleigh Review Comments	5/13/22
2	City of Raleigh Review Comments	7/19/22
3	City of Raleigh Review Comments	09/25/22

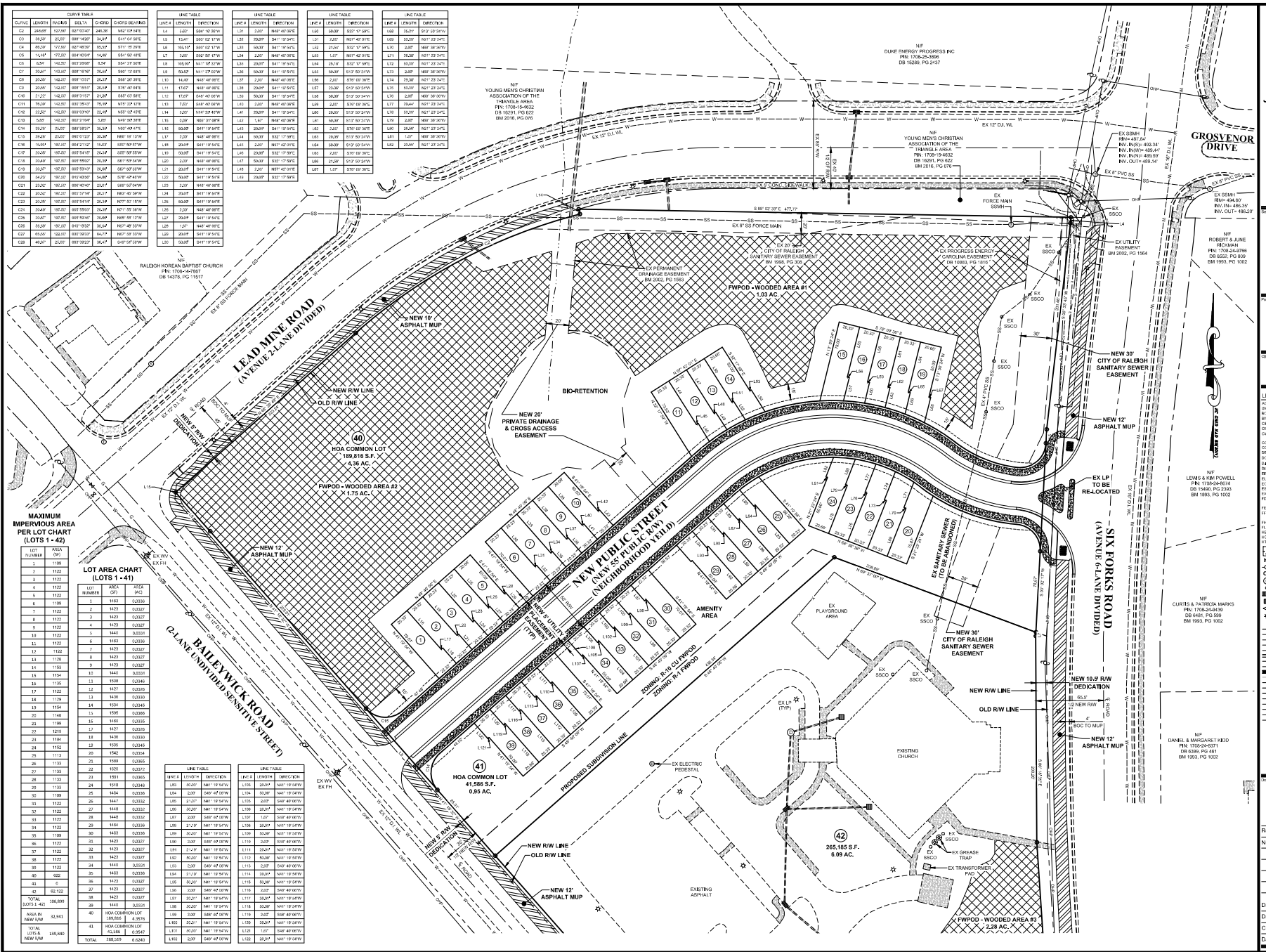
Drawing Scale: 1" = 40'

Drawn By: BF

Checked By: JAE, JR.

Date Issued: 03/28/2022

CE-2



CURVE TABLE				LINE TABLE				LINE TABLE				LINE TABLE				LINE TABLE			
CHAIN	LENGTH	DELTA	CHORD BEARING	BP1	LENGTH	PRECISION	BP2	LENGTH	PRECISION	BP1	LENGTH	PRECISION	BP2	LENGTH	PRECISION	BP1	LENGTH	PRECISION	
CA	24.00	172.80	N45°00'00"E	1.4	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	
CB	10.00	72.00	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	
CC	10.00	72.00	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	
CD	10.00	72.00	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	
CE	10.00	72.00	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	
CF	10.00	72.00	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	
CG	10.00	72.00	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	
CH	10.00	72.00	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	
CI	10.00	72.00	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	
CJ	10.00	72.00	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	
CK	10.00	72.00	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	
CL	10.00	72.00	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	
CM	10.00	72.00	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	
CN	10.00	72.00	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	
CO	10.00	72.00	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	
CP	10.00	72.00	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	
CQ	10.00	72.00	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	
CR	10.00	72.00	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	
CS	10.00	72.00	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	
CT	10.00	72.00	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	
CU	10.00	72.00	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	
CV	10.00	72.00	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	
CW	10.00	72.00	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	
CX	10.00	72.00	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	
CY	10.00	72.00	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	
CZ	10.00	72.00	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	
DA	10.00	72.00	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	
DB	10.00	72.00	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	
DC	10.00	72.00	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	
DD	10.00	72.00	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	
DE	10.00	72.00	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	
DF	10.00	72.00	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	
DG	10.00	72.00	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	
DH	10.00	72.00	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	
DI	10.00	72.00	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	
DJ	10.00	72.00	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	
DK	10.00	72.00	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	
DL	10.00	72.00	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	
DM	10.00	72.00	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	
DN	10.00	72.00	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	
DO	10.00	72.00	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	
DP	10.00	72.00	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	
DQ	10.00	72.00	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	
DR	10.00	72.00	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	
DS	10.00	72.00	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	
DT	10.00	72.00	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	
DU	10.00	72.00	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	
DV	10.00	72.00	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	
DW	10.00	72.00	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	
DX	10.00	72.00	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	
DY	10.00	72.00	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	
DZ	10.00	72.00	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	
EA	10.00	72.00	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	
EB	10.00	72.00	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	
EC	10.00	72.00	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	
ED	10.00	72.00	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	
EE	10.00	72.00	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	
EF	10.00	72.00	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	
EG	10.00	72.00	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	
EH	10.00	72.00	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	
EI	10.00	72.00	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	1.5	1.20	N45°00'00"E	
EJ	10.00	72.00	N4																







