

# 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](mailto:SiteReview@raleighnc.gov).

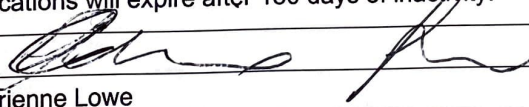
DEVELOPMENT TYPE (UDO Section 2.1.2)			
<input checked="checked" type="checkbox"/> Conventional Subdivision	<input type="checkbox"/> Compact Development	<input type="checkbox"/> Conservation Development	<input type="checkbox"/> Cottage Court
NOTE: Subdivisions may require City Council approval if in a Metro Park Overlay or Historic Overlay District			
GENERAL INFORMATION			
Scoping/sketch plan case number(s):			
Development name (subject to approval):			
Property Address(es):			
Recorded Deed PIN(s):			
What is your project type?	<input type="checkbox"/> Single family <input type="checkbox"/> Apartment	<input type="checkbox"/> Townhouse <input type="checkbox"/> Non-residential	<input type="checkbox"/> Attached houses Other: _____

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION	
<b>NOTE: Please attach purchase agreement when submitting this form</b>	
Company:	Owner/Developer Name and Title:
Address:	
Phone #:	Email:
APPLICANT INFORMATION	
Company:	Contact Name and Title:
	Address:
Phone #:	Email:

Continue to page 2 >>

DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
ZONING INFORMATION	
Gross site acreage: 10.56	
Zoning districts (if more than one, provide acreage of each): RX-4-CU	
Overlay district: N/A	Inside City limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Conditional Use District (CUD) Case # Z- N/A	Board of Adjustment (BOA) Case # A- N/A

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 0 Square Feet: 0	Proposed Impervious Surface: Acres: 5.95 Square Feet: 259,254
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is this a flood hazard area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, please provide the following: Alluvial soils: _____ Flood study: _____ FEMA Map Panel #: _____	
NUMBER OF LOTS AND DENSITY	
Total # of townhouse lots:	Detached 0 Attached 0
Total # of single-family lots: 0	
Proposed density for each zoning district (UDO 1.5.2.F): 0	
Total # of open space and/or common area lots: 0	
Total # of requested lots: 2	

SIGNATURE BLOCK	
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.	
I, Jonathan Balderson will serve as the agent regarding this application, and will receive and respond to administrative comments, resubmit plans and applicable documentation, and will represent the property owner(s) 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 180 days of inactivity.	
Signature: 	Date: 2/9/2022
Printed Name: Adrienne Lowe	
Signature:	Date:
Printed Name:	

Please email your completed application to [SiteReview@raleighnc.gov](mailto:SiteReview@raleighnc.gov).



# PACIFIC DRIVE APARTMENTS

2001 PACIFIC DRIVE  
RALEIGH, NORTH CAROLINA 27604

## PRELIMINARY SUBDIVISION PLAN CITY OF RALEIGH CASE #: SUB-0009-2022 PROJECT NUMBER: 2020110394 DATE: FEBRUARY 04, 2022

### SHEET INDEX

C0.00	PROJECT NOTES AND STREET SECTIONS
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C1.01	DEMOLITION PLAN
C2.00	SUBDIVISION PLAN
C2.01	SITE PLAN
C3.00	GRADING AND STORM DRAINAGE PLAN
C3.01	OFFSITE STORM PLAN
C4.00	UTILITY PLAN
C8.00	SITE DETAILS
C8.01	WATER DETAILS
C8.02	STORM DRAINAGE DETAILS
C8.03	SANITARY SEWER DETAILS
L5.00	LANDSCAPE PLAN
L8.00	TREE CONSERVATION PLAN
L8.01	TREE CONSERVATION PLAN
L8.02	TREE CONSERVATION PLAN

### SITE DATA

SITE ADDRESS:	2001 PACIFIC DRIVE, RALEIGH, NC 27604
PARCEL PIN NUMBER:	1716723524
GROSS/ NET SITE AREA:	OVERALL GROSS SITE AREA: 10.56 OVERALL NET SITE AREA: 9.42
EXISTING ZONING:	2-61-20
ZONING CASE:	NONE APPLICABLE
OVERLAY DISTRICT:	N/A
WATERSHED:	N/A
FLOODPLAIN/FIRM PANEL:	N/A
EXISTING USE:	VACANT
PROPOSED USE:	APARTMENTS
IMPERVIOUS AREA:	EXISTING IMPERVIOUS: 0.00 AC PROPOSED IMPERVIOUS: 5.95 AC LOT 1 5.54 AC (241,156 SF) LOT 2 0.41 (18,045 SF)
BLOCK PERIMETER:	BLOCK PERIMETER IS BEING COMPLIED WITH BE INCLUSION OF THE MULTIFAMILY STREET CONNECTING TO THE NORTHERN PARCEL.



SCALE: 1" = 500'



Know what's below.  
Call before you dig.

CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.

### NOTES

1. THE MINIMUM CORNER CLEARANCE FOR A DRIVEWAY FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 20 FEET FROM THE POINT OF TANGENCY OF THE CURB. NO DRIVEWAYS SHALL ENCR OACH ON THIS MINIMUM CORNER CLEARANCE. RSDM SECTION 6.5.2.D.
2. WITHIN THE AREA OF A DEFINED SIGHT TRIANGLE, THERE SHALL BE NO SIGHT OBSTRUCTING OR PARTLY OBSTRUCTING WALL, FENCE, SIGN, FOLIAGE, BERMING OR PARKED VEHICLES BETWEEN THE HEIGHTS OF TWENTY-FOUR (24) INCHES AND EIGHT (8) FEET ABOVE THE CURB ELEVATION OR THE NEAREST TRAVELED WAY, IF NO CURBING EXISTS.

ALL CONSTRUCTION SHALL CONFORM WITH THE LATEST VERSION OF THE CITY OF RALEIGH AND NCDOT STANDARDS, SPECIFICATIONS AND DETAILS.

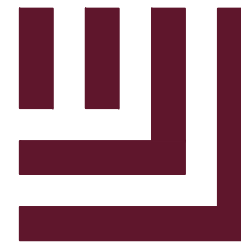
### ATTENTION CONTRACTORS

The Construction Contractor responsible for the extension of water, sewer, and/or reuse, as approved in these plans, is responsible for contacting the Public Works Department at (919) 996-2409, and the Public Utilities Department at (919) 996-4540 at least twenty four hours prior to beginning any of their construction.

Failure to notify both City Departments in advance of beginning construction, will result in the issuance of monetary fines, and require reinstallation of any water or sewer facilities not inspected as a result of this notification failure.

Failure to call for inspection, install a Downstream Plug, have Permitted Plans on the jobsite, or any other Violation of City of Raleigh Standards will result in a Fine and Possible Exclusion from future work in the City of Raleigh.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



McADAMS

The John R. McAdams Company, Inc.  
One Glenwood Avenue  
Suite 201  
Raleigh, NC 27603  
phone 919. 823. 4300  
fax 919. 361. 2269  
license number: C-0293, C-187

www.mcadamsco.com

### CONTACT

JONATHAN BALDERSON  
BALDERSON@mcadamsco.com  
PHONE: 919. 287. 0815

### CLIENT

CORIGIN REAL ESTATE GROUP  
505 FIFTH AVENUE  
NEW YORK, NEW YORK 10017

corigin

### PROJECT DIRECTORY

DEVELOPER  
CORIGIN REAL ESTATE GROUP  
505 FIFTH AVENUE  
NEW YORK, NEW YORK

LAND PLANNING, ENGINEER &  
LANDSCAPE ARCHITECTURE  
MCADAMS CO  
ONE GLENWOOD AVE  
RALEIGH, NORTH CAROLINA 27603

### REVISIONS

NO.	DATE	
1	04.08.2022	RESPONSE TO 1ST C.O.R. COMMENTS
2	05.13.2022	RESPONSE TO 2ND C.O.R. COMMENTS
3	06.08.2022	RESPONSE TO 3RD C.O.R. COMMENTS

### PRELIMINARY SUBDIVISION PLAN FOR:

PACIFIC DRIVE APARTMENTS 2001  
PACIFIC DRIVE  
RALEIGH, NORTH CAROLINA, 27604  
PROJECT NUMBER: 202011199



CSX RAILWAY  
RIGHT OF WAY WIDTH VARIES

N/F  
ATLANTIC 4601 LLC  
PIN: 1716637026  
DB: 2968 PG. 634  
4812 OLD WAKE FOREST RD.  
ZONING: IX-3  
LAND USE: HORTICULTURE

SITE LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- TREE PROTECTION FENCE
- TREE CONSERVATION AREA



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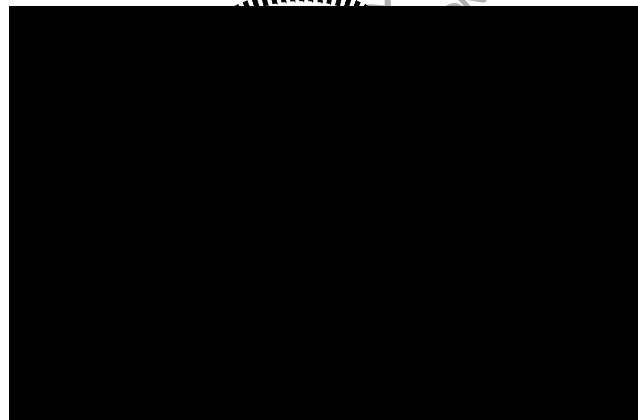
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NEW YORK, NEW YORK 10017

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PACIFIC DRIVE APARTMENTS  
PRELIMINARY SUBDIVISION  
2001 PACIFIC DRIVE  
RALEIGH, NORTH CAROLINA, 27604



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PLAN INFORMATION

PROJECT NO. 2020110394  
FILENAME CGN2020110394-SUB-S1  
CHECKED BY  
DRAWN BY  
SCALE 1" = 40'  
DATE 03.25.2022

SHEET

SUBDIVISION PLAN

C2.00

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

N/F  
DJ PROPERTIES RALEIGH LLC  
PIN: 1716715619  
DB: 2968 PG. 634  
4301 ATLANTIC AVE.  
ZONING: IX-3-PL  
LAND USE: INDUSTRIAL

506.37'  
588°46'25"E

PACIFIC DRIVE EXT.  
(63' PUBLIC R/W)  
AVENUE 2-LANE UNDIVIDED  
PRIMARY STREET

15' SLOPE EASEMENT  
TO BE ABANDONED  
BM. 1996, PG. 1762

5' UTILITY PLACEMENT  
EASEMENT

DEDICATED  
RIGHT-OF-WAY

588°46'25"E  
346.28'

EX. RIGHT-OF-WAY  
TO BE REDEDICATED

5' UTILITY PLACEMENT  
EASEMENT

PUBLIC ACCESS  
EASEMENT

5' UTILITY PLACEMENT  
EASEMENT

2' MAINTENANCE  
STRIP EASEMENT

30' CITY OF RALEIGH  
SANITARY SEWER  
EASEMENT

CITY OF RALEIGH  
WATERLINE EASEMENT

STREET "A"  
(22' PUBLIC R/W)  
MULTIFAMILY STREET

DEDICATED  
RIGHT-OF-WAY

5' UTILITY PLACEMENT  
EASEMENT

2' MAINTENANCE  
STRIP EASEMENT

PUBLIC ACCESS  
EASEMENT

5' UTILITY PLACEMENT  
EASEMENT

CITY OF RALEIGH  
WATERLINE EASEMENT

R=189.00'  
L=51.45'

N19°04'18"W  
91.77'

R=161.00'  
L=52.88'

N19°04'18"W  
91.77'

R=211.00'  
L=57.43'

N3°28'33"W  
144.72'

20' CITY OF RALEIGH  
SANITARY SEWER  
EASEMENT

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[www.mcadamsco.com](http://www.mcadamsco.com)

## CLIENT

CORIGIN REAL ESTATE GROUP  
600 FIFTH AVENUE  
NEW YORK, NEW YORK 10017

**corigin**

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PRELIMINARY SUBDIVISION  
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## REVISIONS

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## PLAN INFORMATION

PROJECT NO.	2020110394
FILENAME	CGN2020110394-SUB-S
CHECKED BY	
DRAWN BY	
SCALE	1" = 40'
DATE	03.25.2022

## SITE PLAN

# C2.01

