



Administrative Approval Action

Case File / Name: SUB-0009-2022
DSLCL - Pacific Drive Apartments

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

LOCATION: This 10.5 acre site zoned RX-4-CU (Z-61-20) is located on the northern side of Pacific Drive in the northeast corner of the intersection of Pacific Drive and the CSX Railway Right of Way at 2001 Pacific Drive. It is outside the city limits.

REQUEST: This is a two lot conventional subdivision with dedication of right-of-way for a multifamily street bisecting the site into one lot of 7.07 acres and the other of 2.35 acres in size.

**DESIGN
ADJUSTMENT(S)/
ALTERNATES, ETC:** RCMP-0078-2025: DSLCL - Recorded Maps/Subdivision
RCMP-0118-2023: DSLCL - Recorded Maps/Subdivision

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 June 8, 2022 by Mcadams.

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:

Public Utilities

1. 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

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

Urban Forestry

5. 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).
6. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.



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

<input checked="" type="checkbox"/>	Slope Easement Deed of Easement Required
<input checked="" type="checkbox"/>	Utility Placement 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. Street names for this development shall be approved by the Raleigh GIS Division and by Wake County.

Engineering

2. 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)
3. A public infrastructure surety for the street and sidewalk construction 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.



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4. 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)
5. A slope easement 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 5' utility placement easement 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.
8. A Petition for Annexation into the City limits shall be submitted in accordance with City Council policy for extension of utility service to properties currently outside of the City limits. This voluntary annexation in no way obligates the City to extend utility services to the property.

Stormwater

9. 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).
10. 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).



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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).
13. 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).

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 .96 acres of tree conservation area.
15. A public infrastructure surety for street tree installation shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 125% of the improvement cost, for the 11 street trees along Pacific Drive and the 46 street trees along proposed Street A, 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:

Public Utilities

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

Stormwater

2. Impervious restrictions for each lot must be recorded on a plat prior to building permit issuance.

Urban Forestry

3. 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 the Pacific Drive extension, and 46 street trees along proposed Road A.

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

General



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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.

Stormwater

2. 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: November 2, 2025
Record at least ½ of the land area approved.

5-Year Sunset Date: November 2, 2027
Record entire subdivision.

I hereby certify this administrative decision.

Signed: Keegan.McDonald@raleighnc.gov

Digitally signed by Keegan.McDonald@raleighnc.gov
DN: E=Keegan.McDonald@raleighnc.gov, CN=Keegan.McDonald@raleighnc.gov
Reason: I am approving this document
Date: 2025.07.02 09:48:53-04'00'

Development Services Dir/Designee

Staff Coordinator: **Kasey Evans**

Date: 07/06/2022

Corrected on
7/2/25

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
1-1	ALTA/NSPS LAND TITLE SURVEY
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
Δ 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:	276223524
GROSS NET SITE AREA:	OVERALL GROSS SITE AREA: 10.56 OVERALL NET SITE AREA: 9.42
EXISTING ZONING:	RX-4 CU
ZONING CASE:	2-61-20
OVERLAY DISTRICT:	NONE APPLICABLE
WATERSHED:	N/A
FLOODPLAIN/FIRM PANEL:	N/A
EXISTING USE:	VACANT
PROPOSED USE:	APARTMENTS
IMPERVIOUS AREA:	EXISTING IMPERVIOUS: 0.00 AC PROPOSED IMPERVIOUS: 1.95 AC LOT 1 5.34 AC (101,356 SF) LOT 2 0.41 (18,095 SF)
BLOCK PERIMETER:	BLOCK PERIMETER IS BEING COMPLETED 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 ENCRUMBER ON THE 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 PARTIALLY OBSTRUCTING WALL, FENCE, SIGN, FOLIAGE, BERRING OR PARKED VEHICLES BETWEEN THE HEIGHTS OF TWENTY-FOUR (24) INCHES AND SHORT (6) 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) 996-8440 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
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phone 919. 823. 4300
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license number: C-0293, C-187
www.mcadamsco.com

CONTACT

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

CLIENT

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



PROJECT DIRECTORY

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

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



REVISIONS

NO.	DATE	REVISION
1	04.08.2022	RESPONSE TO SST C.O.A. COMMENTS
2	05.18.2022	RESPONSE TO PND C.O.A. COMMENTS
3	08.08.2022	RESPONSE TO 3RD C.O.A. COMMENTS

PRELIMINARY SUBDIVISION PLAN FOR:

PACIFIC DRIVE APARTMENTS 2001
PACIFIC DRIVE
RALEIGH, NORTH CAROLINA, 27604
PROJECT NUMBER: 2020110394

[illegible]

1. ALL MATERIAL TO BE DEMOLISHED SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT A PERMITTED SITE IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL LAWS.
2. COMPLY WITH REQUIREMENTS FOR FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION (CHAPTER 14, 2018 NC FIRE CODE, NFPA 241 AND CHAPTER 33, 2018 NC BUILDING CODE).

- ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FULFILLED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF RALEIGH. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR ANY WORK DONE IN EXCESS OF THE SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR ANY WORK DONE IN EXCESS OF THE SPECIFICATIONS.
- OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS FOR EXCAVATIONS, FINAL RULE 29 CFR PART 190, SUBPART "P" APPLIES TO ALL EXCAVATIONS EXCEEDING 10 FEET IN DEPTH. EXCAVATIONS EXCEEDING TWENTY (20) FEET IN DEPTH SHALL BE EXCEPTED FROM THE OSHA STANDARDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF RALEIGH. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR ANY WORK DONE IN EXCESS OF THE SPECIFICATIONS.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH ORDINANCE RECORD STANDARDS AND SPECIFICATIONS AS APPLICABLE.
4. CONTRACTOR SHALL NOTIFY "NC813" (813) 603-4042-4064 AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OF EXCAVATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF RALEIGH. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR ANY WORK DONE IN EXCESS OF THE SPECIFICATIONS.
5. PRIOR TO BEGINNING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL SCHEDULE AND ATTEST A PIER CONSTRUCTION CONFERENCE WITH THE CITY OF RALEIGH STORMWATER AND EROSION CONTROL DEPARTMENT, THE ENGINEER AND A REPRESENTATIVE OF THE CITY OF RALEIGH.
6. CONSTRUCTION, MAINTENANCE AND REMOVAL OF ALL EROSION CONTROL DEVICES ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. TIMING OF REMOVAL SHALL BE COORDINATED WITH THE EROSION CONTROL INSPECTOR.
7. EXISTING UTILITIES AND STRUCTURES SHOWN, BOTH UNDERGROUND AND ABOVE GROUND, ARE BASED ON A FINAL SURVEY AND RECORD DRAWING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF RALEIGH. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR ANY WORK DONE IN EXCESS OF THE SPECIFICATIONS.
8. SOIL UNDER BUILDINGS, PAVED AREAS AND SURFACES GREATER THAN 1/4 INCH SHALL BE PROTECTED, PLACED AND MAINTAINED IN PLACE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF RALEIGH. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR ANY WORK DONE IN EXCESS OF THE SPECIFICATIONS.

1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION).
2. UTILITY SEPARATION REQUIREMENTS:

4. A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SEWER MAINS & ANY PRIVATE OR PUBLIC UTILITY SUPPLY SOURCE SUCH AS AN IMPROVED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE MAINTAINED, THE MINIMUM SEPARATION SHALL BE 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL.
5. WHEN INSTALLING TRENCHES FOR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 30" IF THIS MINIMUM SEPARATION CANNOT BE MAINTAINED. THE MINIMUM VERTICAL SEPARATION SHALL BE 18" ABOVE THE TOP OF THE SEWER, AND MUST BE MAINTAINED THROUGHOUT THE ENTIRE LENGTH OF THE TRENCH. THE MINIMUM VERTICAL SEPARATION SHALL BE 18" ABOVE THE TOP OF THE SEWER, AND MUST BE MAINTAINED THROUGHOUT THE ENTIRE LENGTH OF THE TRENCH. THE MINIMUM VERTICAL SEPARATION SHALL BE 18" ABOVE THE TOP OF THE SEWER, AND MUST BE MAINTAINED THROUGHOUT THE ENTIRE LENGTH OF THE TRENCH.
6. WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, AN ON-TIME SANKT SEWER SERVICE SHALL BE A WARNING SIGN SHALL BE PLACED FOR EACH DEPTH ON EACH SIDE OF CHANGING MTD BE SPECIFIED & NOTATION MINIMUM SPECIFICATIONS.
7. 5.0 MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANKT SEWER SERVICE & STORM SEWER UTILITIES, UNLESS OTHERWISE SPECIFIED.
8. MAINTAIN 12" MIN. VERTICAL SEPARATION AT ALL TRENCHES & RCP STORM DRAIN CROSSINGS, MAINTAIN 24" MIN. VERTICAL SEPARATION AT ALL SANKT SEWER & RCP STORM DRAIN CROSSINGS, WHILE ADEQUATE SEPARATION SHALL BE MAINTAINED, RESPECTED OF MATERIALS & A CONCRETE CRACK HAVING A MIN. CLEARANCE PER CORPUS DETAILS W-41 & S-49.
9. AT ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER UTILITIES WITH 12" MIN. VERTICAL SEPARATION
10. ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN OR PROFILE BY THE CITY OF BALDWIN PUBLIC UTILITIES DEPARTMENT FOR CONSTRUCTION.
11. CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES "THROUGHOUT" CONSTRUCTION. ANY NECESSARY FIELD REVISIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF BALDWIN PUBLIC UTILITIES DEPARTMENT.
12. 5.0 MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FOREMANS. 4.0 MINIMUM COVER IS REQUIRED ON ALL OTHER UNDERGROUND UTILITIES.
13. IF THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE UNLESS OTHERWISE DIRECTED BY THE CITY OF BALDWIN PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES THE REMOVAL OF EXISTING WATER & SEWER SERVICES TO EXISTING RESIDENCES & BUSINESSES "THROUGHOUT" CONSTRUCTION.
14. INSTALL 3/4" COPPER WATER SERVICES WITH METERS LOCATED AT BROW OR WITHIN A 2'X2' WATER EXPOSURE IMMEDIATELY ADJACENT NOTED. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE WATER SERVICE FOR EACH CONNECTION TO PROPERTY.
15. INSTALL 1/2" CUP SEWER SERVICES TO 100 MINIMUM DEPTH WITH CLEANOUTS LOCATED AT BROW OR EXPOSURE LINE & SPACED EVERY 75' LINEAL FEET MAXIMUM.
16. ALL WATER SERVICES ARE REQUIRED ON ALL WATER SERVICES EXCEPTING BROW. WHERE WATER SERVICES ARE SERVING A BUILDING INSTALLED IN A DRAIN WITH A FINISHED FLOOR ELEVATION BELOW THE ELEVATION OF THE MANHOLE COVER, THE WATER SERVICE SHALL BE INSTALLED IN A DRAIN WITH A FINISHED FLOOR ELEVATION ABOVE THE ELEVATION OF THE MANHOLE COVER. WHERE THE WATER SERVICE IS SERVING A BUILDING WITH A FINISHED FLOOR ELEVATION ABOVE THE ELEVATION OF THE MANHOLE COVER, THE NEXT UPSTREAM MANHOLE IN THE PUBLIC SEWER SHALL NOT FESHA THROUGH A BACKFLOW VALVE.
17. ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDOW, USACE, BROW FARM FOR ANY RAINFALL BUFFER, WETLAND & A FLOODPLAIN MAP(S) RESPECTIVELY FOR CONSTRUCTION.
18. NCDOT RAINFALL DRAINAGE AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE LATERALS) TO TAKE PLACE WITHIN A RAINFALL BUFFER.
19. GREAT INTENSIFICATION / OIL WATER SEWER CONNECTION SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPUS FISH PROGRAM COORDINATOR PRIOR TO OBTAINANCE OF A BUILDING PERMIT. CONTACT STEPHEN CALHOUN AT (919) 966-5623.
20. CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX A OF THE RULES GOVERNING PUBLIC UTILITY SERVICES IN NORTH-CAROLINA. THESE GUIDELINES ARE THE MINIMUM STANDARD FOR PROTECTING PUBLIC UTILITY SERVICES FROM CONTAMINATION. THE CITY OF BALDWIN PUBLIC UTILITIES DEPARTMENT OF SOUTHERN CAROLINA APPROVAL. THE DEVICES SHALL BE INSTALLED AND TESTED BOTH ANNUALLY AND AFTER ANY REPAIRS TO THE DEVICES. THE CITY OF BALDWIN PUBLIC UTILITIES DEPARTMENT SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF THE PROGRAM, WHICHEVER IS MORE STRINGENT. CONTACT JOANNE HARTLEY AT (919) 966-5623.

ALL WATER MAINS, SURVEYS AND FIRE SERVICES GRANTED 75" DIAMETERS ARE TO BE DUCTILE IRON PIPE, 7" SMALLER THAN THE EXISTING SIZE. ALL COVER OFFICIALS MUST REMAIN ON SITE THROUGHOUT THE ENTIRE PROJECT.

ALL SEWER MAINS SHALL BE 15" DUCTILE IRON PIPE WITH 15" DUCTILE IRON FITTINGS ON THE PUBLIC. ALL PIPE MATERIAL SHALL BE OF RAISED HANDS AND SPECIFICATIONS AS DEFINED IN THE LATEST EDITION OF THE PUBLIC UTILITIES HANDBOOK AND ADOPTED DEVELOPMENT ORDINANCE (LDO).

ALL THE EXISTENTS ALONG PUBLIC UTILITY LINES SHALL HAVE A 5' MIN. CUT OF RAISED WATER MAINS TO ALLOW PROTECTIVE CUTTING.

ALL SANITARY SEWER INTERFERENCE (SSE) LINES (24" AND LARGER), AS WELL AS MANHOLES AND FITTINGS ASSOCIATED WITH THE SAME, SHALL BE CONCRETE. ALL COVER OFFICIALS MUST REMAIN ON SITE THROUGHOUT THE ENTIRE PROJECT. ALL COVER OFFICIALS SHALL BE ON SITE AT ALL TIMES DURING THE PROJECT. THE CURRENT CITY OF SALT LAKE PUBLIC UTILITIES DEPARTMENT HANDBOOK FOR APPROVED CONDITIONS SHALL BE USED.

IN ACCORDANCE WITH GENERAL STANDARD 372100, ALL UNDERGROUND UTILITIES (INSTALLED AFTER OCTOBER 1, 2004) SHALL BE ELECTRICALLY LOCATABLE. CONTRACTOR SHALL COORDINATE DIRECTLY WITH THE CITY OF SALT LAKE PUBLIC UTILITIES DEPARTMENT TO OBTAIN THE NECESSARY INFORMATION FOR THE LOCATION OF ALL UTILITIES.

EXISTING UTILITIES DEPT. ARE BASED ON FIELD SURVEYS AND THE BEST AVAILABLE RECORD INFORMATION. THE CONTRACTOR SHALL VERIFY CONDITIONS PRIOR TO BEGINNING CONSTRUCTION. ANY DISCREPANCIES BETWEEN ACTUAL FIELD CONDITIONS AND THE INFORMATION PROVIDED BY THE CITY OF SALT LAKE PUBLIC UTILITIES DEPARTMENT SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.

ALL WATER AND SEWER MAINS WITH PUBLIC UTILITIES OR RIGHTS-OF-WAY TO BE OWNED, OPERATED, AND MAINTAINED BY THE CITY OF SALT LAKE.

ALL WATER AND SEWER MAINS WITH PRIVATE UTILITIES OR RIGHTS-OF-WAY TO BE PRIVATELY OWNED, OPERATED, AND MAINTAINED BY THE PRIVATE UTILITY.

CONTRACTOR SHALL NOTIFY "NCEI" (801) 438-4498 AT LEAST 15 BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR NOTIFICATION TO HAVE THE UTILITY LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT ARE NOT CITY OR SALT LAKE LOCATION SERVICES DEPARTMENT OF "NCEI". NOTIFY ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.

ALL UTILITY SERVICES SHALL BE SCHEDULED 40 P.M. AND INSTALLED WITH A MINIMUM COVER, BOTH ENDS SHALL BE CAPPED AND

[illegible]

Width	
A Right-of-way width	66'
B Back-of-curb to back-of-curb	27'
Streetscape	
C Utility placement, easement (min)	5'
D Maintenance strip (min)	1'
E Sidewalk (min)	6'
F Buffer (min; paved or paver)	1.5'
G Bike Lane (min)	5'
H Planting area (min)	6'
Travelway	
I Travel lane	11'
General	
Walkway type	Sidewalk
Planting type	Tree lawn
Tree spacing	40' o.c. avg.
Minimum Driveway spacing	200'

[illegible]

Width	
A Right-of-way width	22'
B Back-of-curb to back-of-curb	varies
Streetscape	
C Utility placement, easement (min)	5'
D Maintenance strip, easement (min)	2'
E Sidewalk, easement (min)	6'
F Planting area (min)	6'
Travelway	
G Parking lane	
Parallel (either side)	8'
Head-in (either side)	18'
60° angle (either side)	19.8'
H Travel lane	11'
General	
Walkway type	Sidewalk
Planting type	Tree lawn
Tree spacing	40' o.c. avg.
Parking type	Parallel head-in, angle

Building setbacks are measured from the "maintenance strip, easement" noted in "D". This street can only be used in conjunction with townhouse and apartment building types.

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT CITY OF RALEIGH ENGINEERING DESIGN AND CONSTRUCTION STANDARDS



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



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

PROJECT NO.	2020110394
FILENAME	2020110394-ASR-N1
CHECKED BY	
DRAWN BY	
SCALE	NTS
DATE	03.25.2022

C0.00

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



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www.mcadamsco.com

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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

REVISIONS

NO.	DATE	
1	04.08.2022	RESPONSE TO 1ST C.Q.R. COMMENTS
2	05.13.2022	RESPONSE TO 2ND C.Q.R. COMMENTS

PLAN INFORMATION

PROJECT NO. 2020110394
 FILENAME CGN2020110394-SUB-DM1
 CHECKED BY
 DRAWN BY
 SCALE 1" = 40'
 DATE 03.25.2022
SHEET

DEMOLITION PLAN

C1.01

CSX RAILWAY
RIGHT OF WAY WIDTH VARIES

N/E
ATLANTIC 4601 LLC
PIN: 17767267
DB: 2003 TO 634
4815 OLD WAKE FOREST RD.
JOHNSON-3-P-L
LAND USE: HORTICULTURE

SITE LEGEND

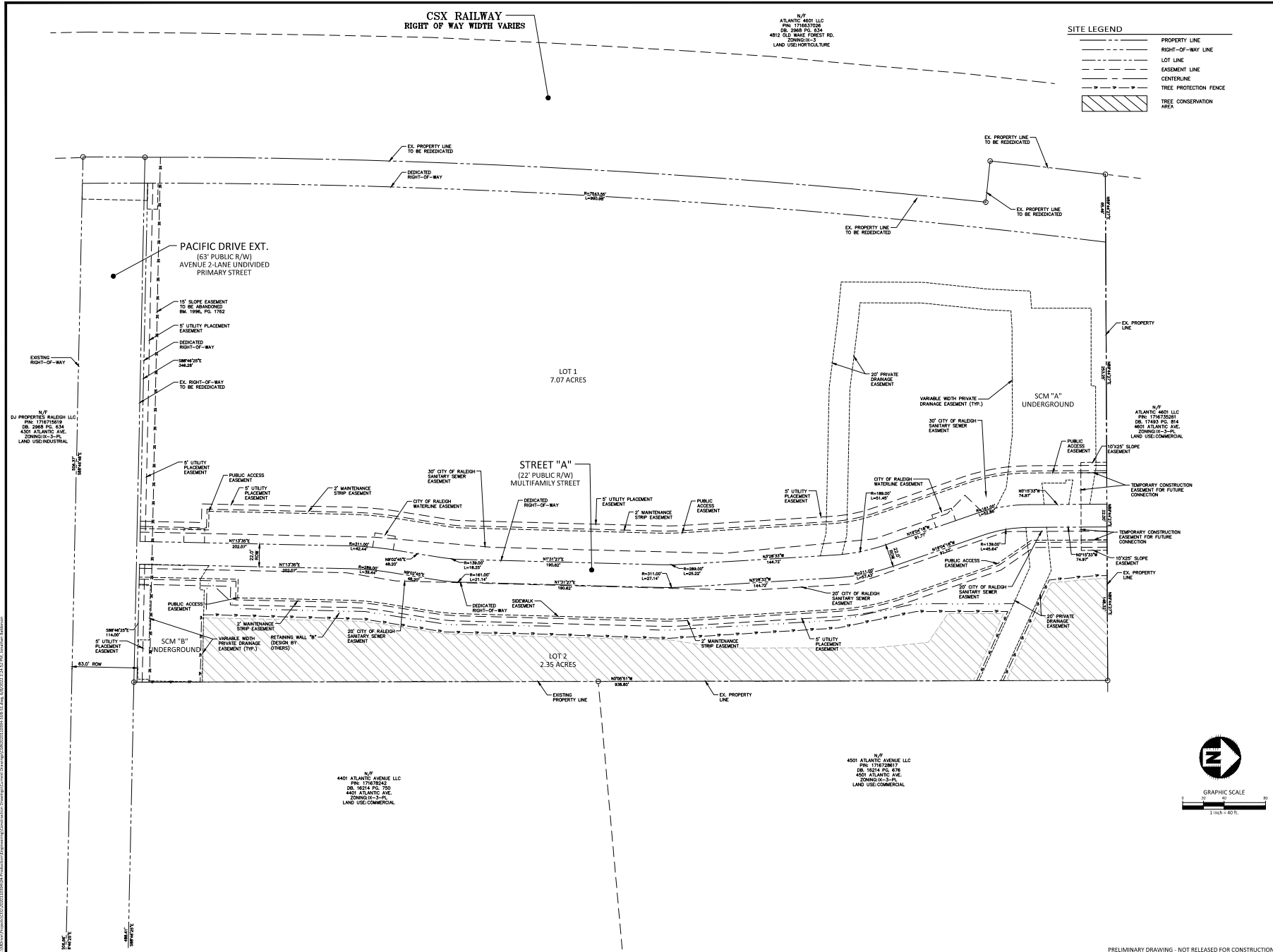
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE
	TREE PROTECTION FENCE
	TREE CONSERVATION AREA

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**PACIFIC DRIVE APARTMENTS
PRELIMINARY SUBDIVISION**
2003 PACIFIC DRIVE
RALEIGH, NORTH CAROLINA, 27604



REVISIONS

NO.	DATE	DESCRIPTION
1	04.08.2022	RESPONSE TO 1ST C.O.A. COMMENTS
2	05.15.2022	RESPONSE TO 2ND C.O.A. COMMENTS
3	06.08.2022	RESPONSE TO 3RD C.O.A. COMMENTS

PLAN INFORMATION

PROJECT NO. 2020110394
FILENAME CON2020110394-SUB-51
CHECKED BY
DRAWN BY
SCALE 1" = 40'
DATE 03.25.2022
SHEET

SUBDIVISION PLAN

C2.00

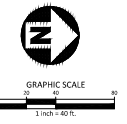
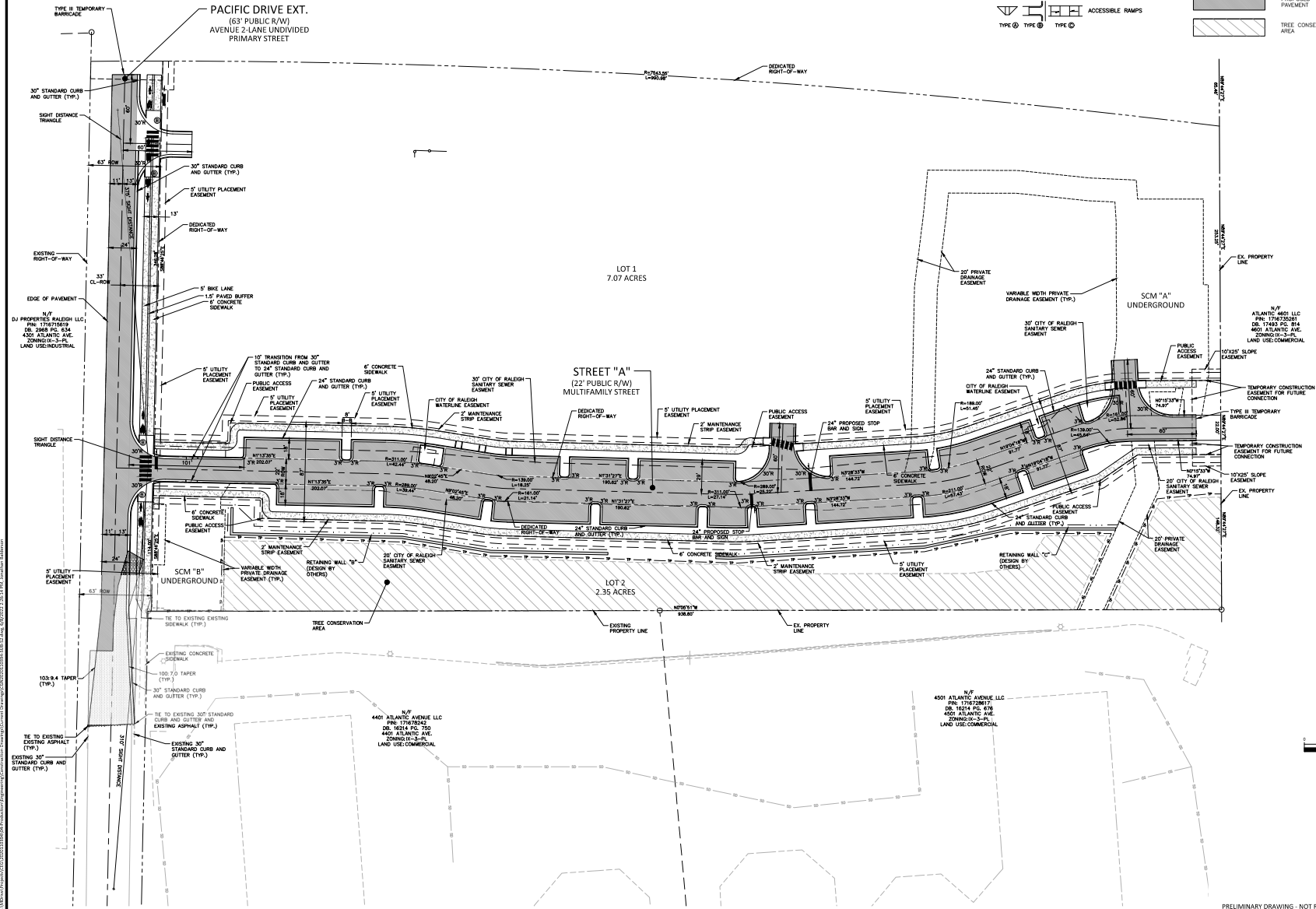
PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

CSX RAILWAY
RIGHT OF WAY WIDTH VARIES

N/P
ATLANTIC 4601 LLC
PIN: 1764725009
DB: 2968 PG: 624
4601 ATLANTIC AVE.
JONKINS-3-P.L.
LAND USE: INDUSTRIAL

SITE LEGEND

	STORAGE		PROPERTY LINE
	YARD LIGHTS		RIGHT-OF-WAY LINE
	LIGHT POLE		LOT LINE
	POWER POLE		EASEMENT LINE
	TRAFFIC DIRECTIONAL ARROW		CENTERLINE
	ACCESSIBLE PARKING STALL		TREE PROTECTION FENCE
	VAN ACCESSIBLE PARKING STALL		MILL & OVERLAY PAVEMENT
	PARKING SPACE COUNT		PROPOSED PAVEMENT
	ACCESSIBLE RAMPS		TREE CONSERVATION AREA
	TYPE 1		
	TYPE 2		
	TYPE 3		



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

REVISIONS

NO.	DATE	DESCRIPTION
1	04.08.2022	RESPONSE TO 1ST C.O.A. COMMENTS
2	03.13.2022	RESPONSE TO 2ND C.O.A. COMMENTS
3	06.08.2022	RESPONSE TO 3RD C.O.A. COMMENTS

PLAN INFORMATION
PROJECT NO.: 2020110394
FILENAME: CON2020110394-SUB-52
CHECKED BY:
DRAWN BY:
SCALE: 1" = 40'
DATE: 03.25.2022
SHEET

SITE PLAN
C2.01

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

SEE SHEET C0.00 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT CITY OF RALEIGH ENGINEERING DESIGN AND CONSTRUCTION STANDARDS

- UTILITY LEGEND
- FIRE HYDRANT ASSEMBLY
 - FIRE DEPARTMENT CONNECTION (FDC)
 - WATER METER
 - WATER VALVE
 - POST INDICATOR VALVE
 - VALVE IN MANHOLE
 - METER & VAULT
 - BACKFLOW PREVENTER
 - REDUCER
 - PLUG
 - BLOW-OFF ASSEMBLY
 - SANITARY SEWER MANHOLE
 - SEWER CLEAN-OUT
 - GREASE TRAP
 - SEWER FLOW DIRECTION ARROW
 - YARD LIGHTS
 - LIGHT POLE
 - POWER POLE
 - LINE BREAK SYMBOL
 - WATERLINE
 - WATER SERVICE LINE
 - UTILITY SLEEVE
 - SANITARY SEWER
 - SEWER SERVICE LINE
 - SEWER FORCE MAIN
 - GAS LINE
 - OVERHEAD UTILITY
 - UNDERGROUND ELECTRIC
 - TELEPHONE
 - EASEMENT LINE

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PACIFIC DRIVE APARTMENTS
PRELIMINARY SUBDIVISION
2003 PACIFIC DRIVE
RALEIGH, NORTH CAROLINA, 27604



REVISIONS

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

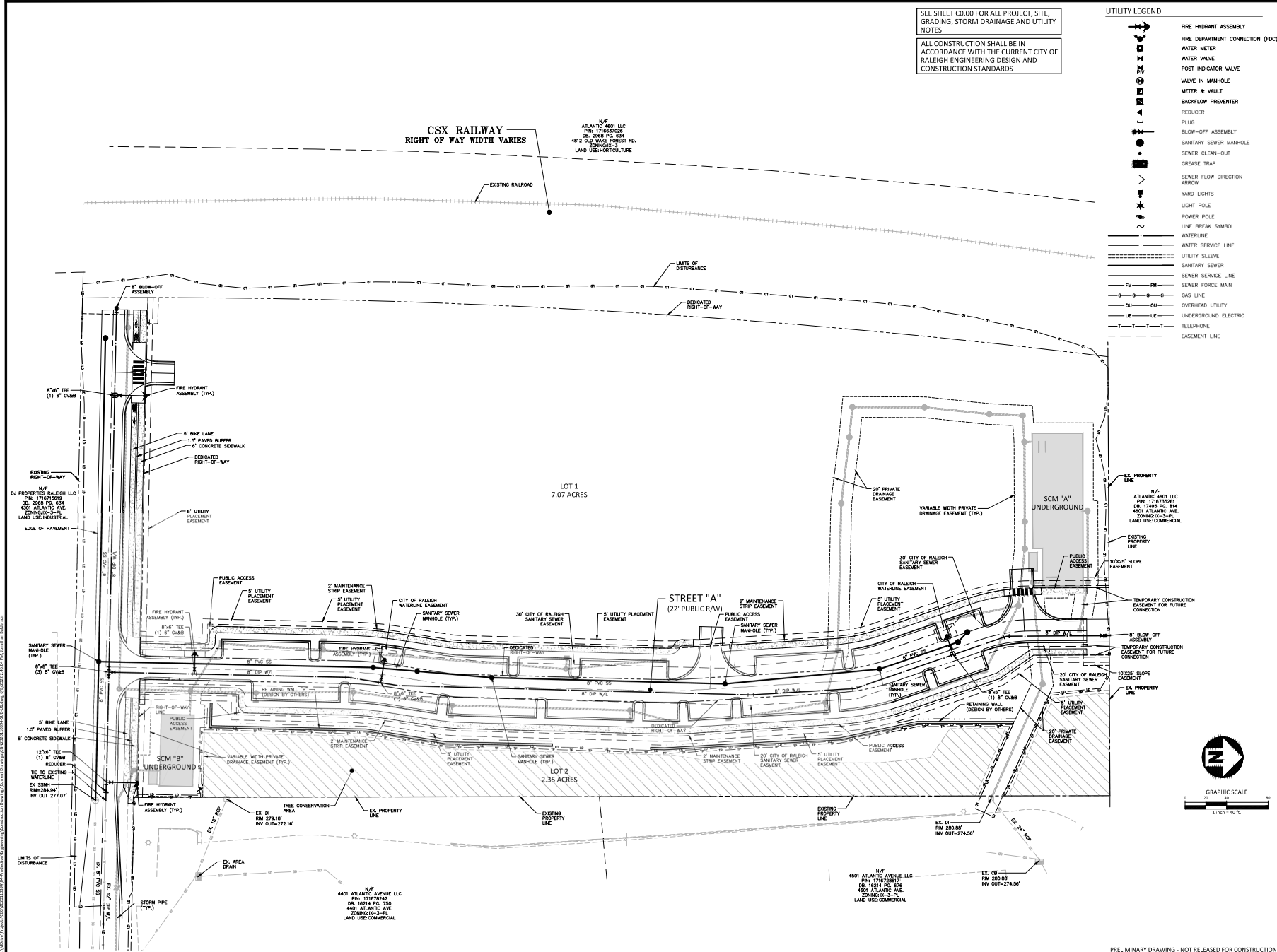
PLAN INFORMATION

PROJECT NO. 2020110394
FILENAME CORN2020110394-SUB-U1
CHECKED BY ARP
DRAWN BY JLB
SCALE 1" = 40'
DATE 03.25.2022

SHEET




UTILITY PLAN
C4.00

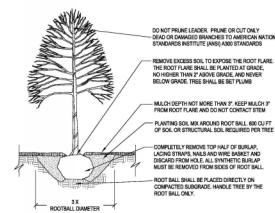
PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION









STREET TREES
PACIFIC DRIVE: EXTENSION (NORTH SIDE): 460 LF
STREET TREES REQUIRED: 11 TREES (1/40 LF)
STREET TREES PROVIDED: 11 TREES


STREET "A" BOTH SIDES: 915 LF
STREET TREES REQUIRED: 46 TREES (1/40 LF)
STREET TREES PROVIDED: 46 TREES

TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CAL	HEIGHT
	ACF	25	Southern Sugar Maple	Acer floridanum	3" min	10' min
	QUL	21	Overcup Oak	Quercus lyrata	3" min	10' min
	QUP	11	Willow Oak	Quercus phellos	3" min	10' min



- NOTES:
1. TREES MUST MEET THE TREE QUALITY STANDARDS IN CH 2 OF THE CITY TREE MANUAL.
 2. CONTRACTOR IS RESPONSIBLE FOR ADEQUATE DRAINAGE OF ALL PLANTING PITS. (POSITIVE DRAINAGE AWAY FROM PIT)
 3. TREES SHALL BE PLANTED BETWEEN OCTOBER 1ST AND APRIL 30TH.
 4. A TREE IMPACT PERMIT IS REQUIRED.
 5. ELECTRICAL, OUTLETS AND OTHER UTILITIES ARE PROHIBITED THE PLANTING AREA IMMEDIATELY SURROUNDING THE TREE.
 6. IF STAKING IN ACCORDANCE WITH THE CITY TREE MANUAL, THE STAKING MUST BE REMOVED WITHIN ONE YEAR.
 7. TREES WILL HAVE A MINIMUM 1 YEAR WARRANTY AFTER THE INITIAL PLANTING IS APPROVED BY THE CITY.

	SIGNAGE
	YARD LIGHTS
	LIGHT POLE
	POWER POLE
	TRAFFIC DIRECTIONAL ARROW
ACC	ACCESSIBLE PARKING STALL
VAN	VAN ACCESSIBLE PARKING STALL
_____	PROPERTY LINE
_____	RIGHT-OF-WAY LINE
_____	LOT LINE
_____	EASEMENT LINE
_____	CENTERLINE
TP	TREE PROTECTION FENCE
	TREE CONSERVATION AREA

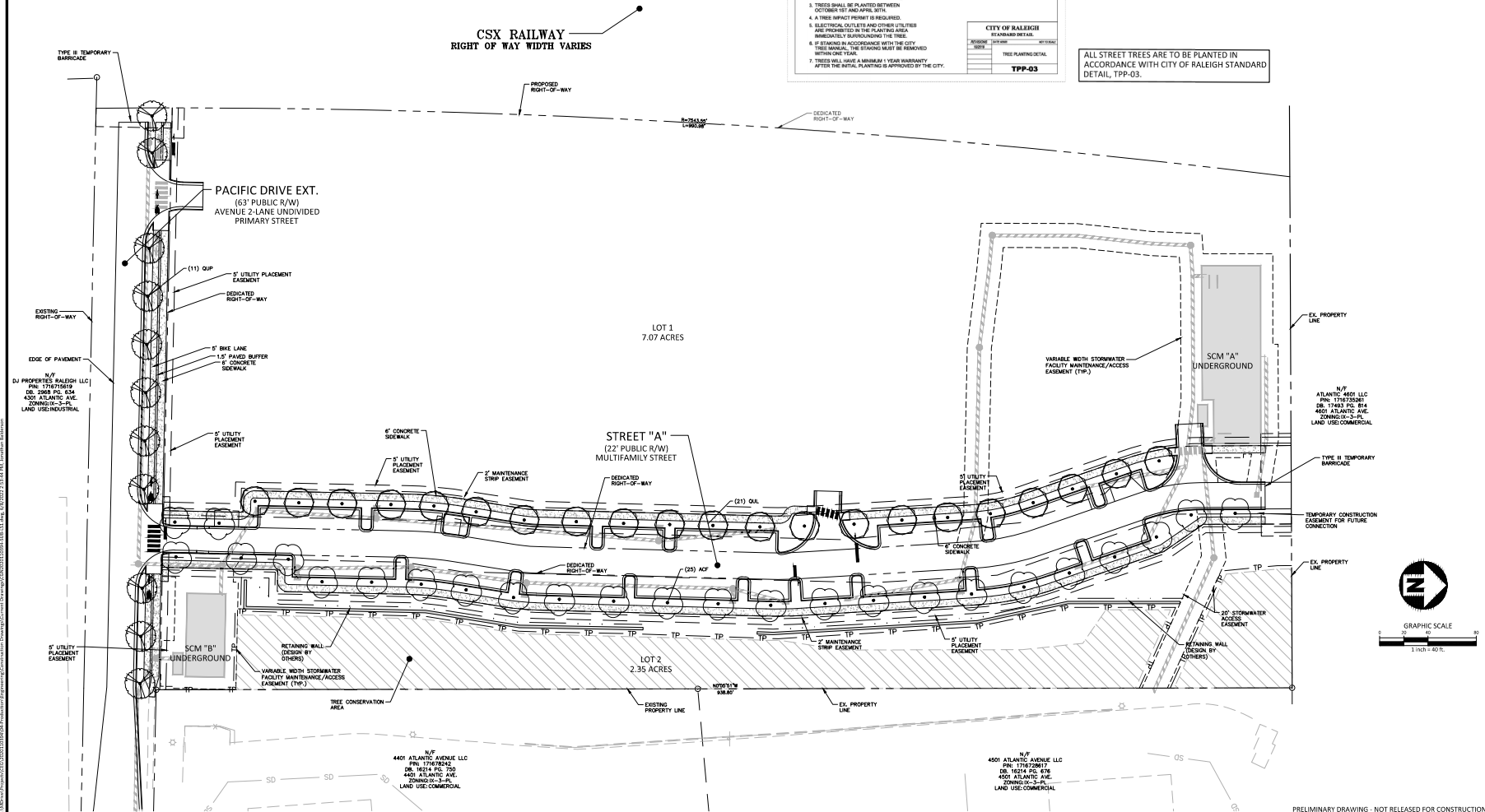
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2	05.13.2022	RESPONSE TO 2ND C.O.R. COMMENTS
3	06.08.2022	RESPONSE TO 3RD C.O.R. COMMENTS

PROJECT NO. 2020110394
 FILENAME CGN2020110394-SUB-LS1
 CHECKED BY JGY
 DRAWN BY ALM
 SCALE 1" = 40'
 DATE 03.25.2022

SHEET

L5.00





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**PACIFIC DRIVE APARTMENTS
PRELIMINARY SUBDIVISION**
2003 PACIFIC DRIVE
RALEIGH, NORTH CAROLINA, 27604

TREE LEGEND

SEB BIRCH
SEC CEDAR
SEH CHERRY
SEE ELM
SEI SWEET GUM
SEH HICKORY
SEH HORNBEAM
SEH MAPLE
SEI OAK
SEI PINE
SEH PEAR
SEH POPLAR
SEH SUGARBERRY
SEH WALNUT

DBH HIGH SIZE OF TREE
TYPE OF TREE

**TREE CONSERVATION
CALCULATIONS:**

GROSS SITE AREA= 10.56 AC
RIGHT-OF-WAY DEDICATION= 1.14 AC
NET SITE AREA= 9.42 AC
TREE CONSERVATION REQUIRED= 0.94 AC (10%)
TREE CONSERVATION PROVIDED= 0.96 AC (10.2%)
PRIMARY TREE CONSERVATION AREA PROVIDED: N/A
SECONDARY TREE CONSERVATION AREA PROVIDED= 0.96 AC

NOTES:

1. THE OVERALL HEALTH OF THE PROPOSED TREE CONSERVATION AREA IS GOOD.
2. NO CRITICAL ROOT ZONE (CRZ) IS IMPACTED GREATER THAN 30%.
3. TREE SURVEY PERFORMED BY MCADAMS, 12/10-14/2020.

TREE CONSERVATION AREA

TEMPORARY CONSTRUCTION EASEMENT FOR FUTURE CONNECTION

20' STORMWATER EASEMENT



GRAPHIC SCALE
1 inch = 40 ft.

REVISIONS

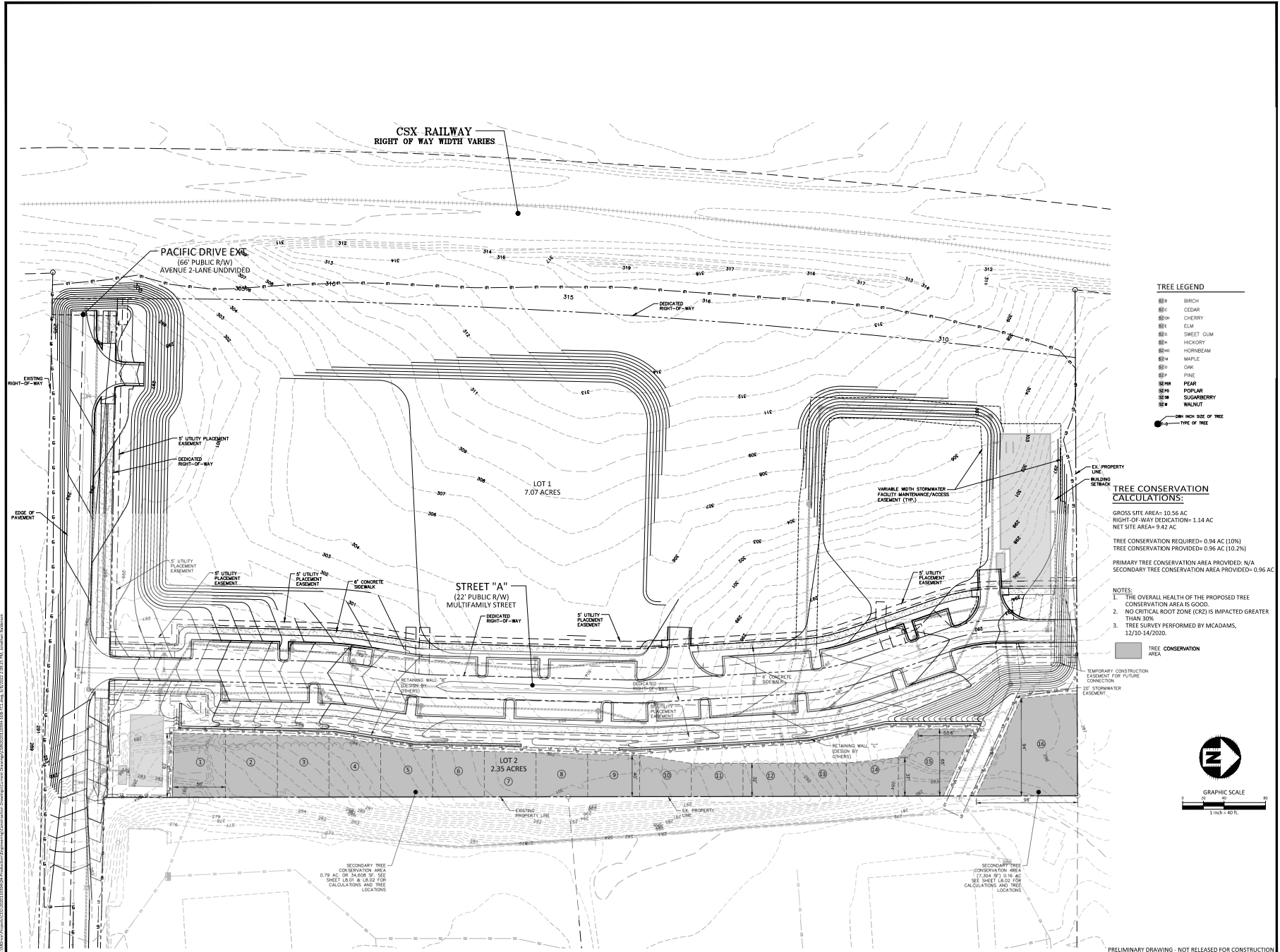
NO.	DATE	DESCRIPTION
1	04.08.2022	RESPONSE TO 017 C.O.R. COMMENTS
2	05.13.2022	RESPONSE TO 2ND C.O.R. COMMENTS
3	06.08.2022	RESPONSE TO 3RD C.O.R. COMMENTS

PLAN INFORMATION

PROJECT NO. 2020110394
FILENAME CON2020110394-SUB1-TC1
CHECKED BY
DRAWN BY JAR
SCALE 1" = 40'
DATE 03.25.2022
SHEET

**OVERALL TREE
CONSERVATION PLAN**

L8.00



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