



# 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)			
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): <b>N/A</b>			
Development name (subject to approval): Midtown-Retail			
Property Address(es): <b>601 East Six Forks Road</b>			
Recorded Deed PIN(s): 1715230652			
What is your project type?	<input type="checkbox"/> Single family <input type="checkbox"/> Apartment	<input type="checkbox"/> Townhouse <input checked="" type="checkbox"/> Non-residential	<input type="checkbox"/> Attached houses <input type="checkbox"/> Other: _____

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION	
<b>NOTE: Please attach purchase agreement when submitting this form</b>	
Company: RRPV 601 Midtown Raleigh, LP	Owner/Developer Name and Title: David Klepser
Address: 1480 Environ Way, Chapel Hill, NC 27517	
Phone #: 919-617-6868	Email: <a href="mailto:dklepser@ramrealestate.com">dklepser@ramrealestate.com</a>
APPLICANT INFORMATION	
Company: McAdams	Contact Name and Title: Andy Padiak, Group Manager
Address: One Glenwood Avenue, Suite 201, Raleigh, NC 27603	
Phone #: 919-823-4300	Email: <a href="mailto:padiak@mcadamsco.com">padiak@mcadamsco.com</a>

Continue to page 2 >>

**DEVELOPMENT TYPE + SITE DATE TABLE****(Applicable to all developments)****ZONING INFORMATION**

Gross site acreage: 7.19

Zoning districts (if more than one, provide acreage of each): CX-3-PL

Overlay district: N/A

Inside City limits? ☒ Yes ☐ No

Conditional Use District (CUD) Case # Z-

Board of Adjustment (BOA) Case # A-

**STORMWATER INFORMATION**

Existing Impervious Surface:

Acres: 5.96

Square Feet: 259,618

Proposed Impervious Surface:

Acres: 5.93

Square Feet: 258,311

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

Total # of single-family lots: N/A

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: 4 new lots

**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, Andy Padiak 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.

RRPV 601 Midtown Raleigh LP, By: RRPV 601 Midtown Raleigh GP LLC, its General Partner, By: Ram Realty Associates V LLC, its Manager

Signature: Karen D. Geller

Date: 10/27/2021

Printed Name: Karen D. Geller, Vice President

Signature: Jennifer S. Stull

Date: 10/27/2021

Printed Name: Jennifer S. Stull, Vice President

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

**Certificate Of Completion**

Envelope Id: 6AF6517721B3467CA4F36AA1B2142554

Status: Completed

Subject: Forks Rd CFA - Utility Coordination (RAM-18010) Preliminary Subdivision Application

Source Envelope:

Document Pages: 5

Signatures: 2

Envelope Originator:

Certificate Pages: 5

Initials: 0

Cristin Curcio

AutoNav: Enabled

4801 PGA Blvd.

Envelopeld Stamping: Enabled

Palm Beach Gardens, FL 33418

Time Zone: (UTC-08:00) Pacific Time (US &amp; Canada)

ccurcio@ramrealestate.com

IP Address: 34.122.15.62

**Record Tracking**

Status: Original

Holder: Cristin Curcio

Location: DocuSign

10/27/2021 8:40:26 AM

ccurcio@ramrealestate.com

**Signer Events**

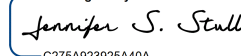
Jennifer S. Stull

jstull@ramrealestate.com

Vice President

Security Level: Email, Account Authentication  
(None)**Signature**

DocuSigned by:



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**Timestamp**

Sent: 10/27/2021 8:45:26 AM

Viewed: 10/27/2021 8:49:55 AM

Signed: 10/27/2021 8:50:00 AM

Signature Adoption: Pre-selected Style

Using IP Address: 170.55.3.58

**Electronic Record and Signature Disclosure:**

Not Offered via DocuSign

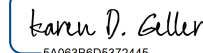
Karen D. Geller

kgeller@ramrealestate.com

Vice President

Security Level: Email, Account Authentication  
(None)

DocuSigned by:



5A063B6D5372445...

Sent: 10/27/2021 8:45:26 AM

Viewed: 10/27/2021 8:49:01 AM

Signed: 10/27/2021 8:49:09 AM

Signature Adoption: Pre-selected Style

Using IP Address: 170.55.3.58

**Electronic Record and Signature Disclosure:**

Not Offered via DocuSign

**In Person Signer Events****Signature****Timestamp****Editor Delivery Events****Status****Timestamp****Agent Delivery Events****Status****Timestamp****Intermediary Delivery Events****Status****Timestamp****Certified Delivery Events****Status****Timestamp****Carbon Copy Events****Status****Timestamp**

David Klepser

dklepser@ramrealestate.com

Vice President - Carolinas

Security Level: Email, Account Authentication  
(None)**COPIED**

Sent: 10/27/2021 8:45:26 AM

Viewed: 10/27/2021 10:06:05 AM

**Electronic Record and Signature Disclosure:**

Accepted: 10/27/2021 8:31:25 AM

ID: b6e8256d-071b-4e33-8649-54e5a5612b54

**Witness Events****Signature****Timestamp**

Notary Events	Signature	Timestamp
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Envelope Summary Events	Status	Timestamps
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Certified Delivered	Security Checked	10/27/2021 8:49:01 AM
Signing Complete	Security Checked	10/27/2021 8:49:09 AM
Completed	Security Checked	10/27/2021 8:50:00 AM

Payment Events	Status	Timestamps
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Electronic Record and Signature Disclosure
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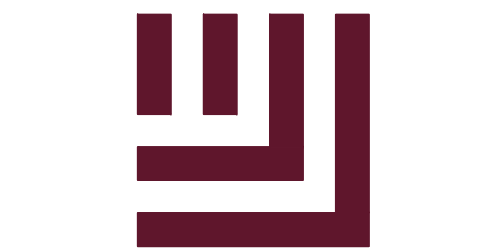


# MIDTOWN - RETAIL

## 601 EAST SIX FORKS ROAD RALEIGH, NORTH CAROLINA, 27609 PRELIMINARY SUBDIVISION PLAN CITY OF RALEIGH CASE #: X-XX-XX RALEIGH, NORTH CAROLINA PROJECT NUMBER: RAM-18010 DATE: NOVEMBER 5, 2021

### SHEET INDEX

C0.00	PROJECT NOTES
C1.00	EXISTING CONDITIONS & DEMOLITION PLAN
C2.00	SUBDIVISION PLAN
C2.01	SITE PLAN
C3.00	GRADING & UTILITY PLAN
C8.01	SEWER DETAILS



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

ANDY PADIAC  
padiak@mcadamsco.com  
PHONE: 919. 823. 4300

### CLIENT

RAM REALTY ACQUISITIONS V, LLC  
1480 ENVIRON WAY  
CHAPEL HILL, NORTH CAROLINA 27517

### PROJECT DIRECTORY

RAM REALTY ACQUISITIONS V, LLC  
1480 ENVIRON WAY  
CHAPEL HILL, NC 27517  
PHONE: 919. 617. 6868

### Preliminary Subdivision Application Planning and Development

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Address:One Glenwood Avenue, Suite 201, Raleigh, NC 27603	
Phone #:919-823-4300	Email:padiak@mcadamsco.com

Continue to page 2 >>

<b>DEVELOPMENT TYPE + SITE DATE TABLE</b>	
(Applicable to all developments)	
<b>ZONING INFORMATION</b>	
Gross site acreage: 7.78 ACRES	
Zoning districts (if more than one, provide acreage of each): CX-3-PL	
Overlay district:N/A	Inside City limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Conditional Use District (CUD) Case # Z-	Board of Adjustment (BOA) Case # A-

<b>STORMWATER INFORMATION</b>	
Existing Impervious Surface: Acres: 5.96 Square Feet: 259,818	Proposed Impervious Surface: Acres: 5.93 Square Feet: 258,311
Neuse River Buffer <input checked="" type="checkbox"/> Yes <input 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 #: _____	
<b>NUMBER OF LOTS AND DENSITY</b>	
Total # of townhouse lots: Detached Attached	
Total # of single-family lots: N/A	
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: 4 new lots	

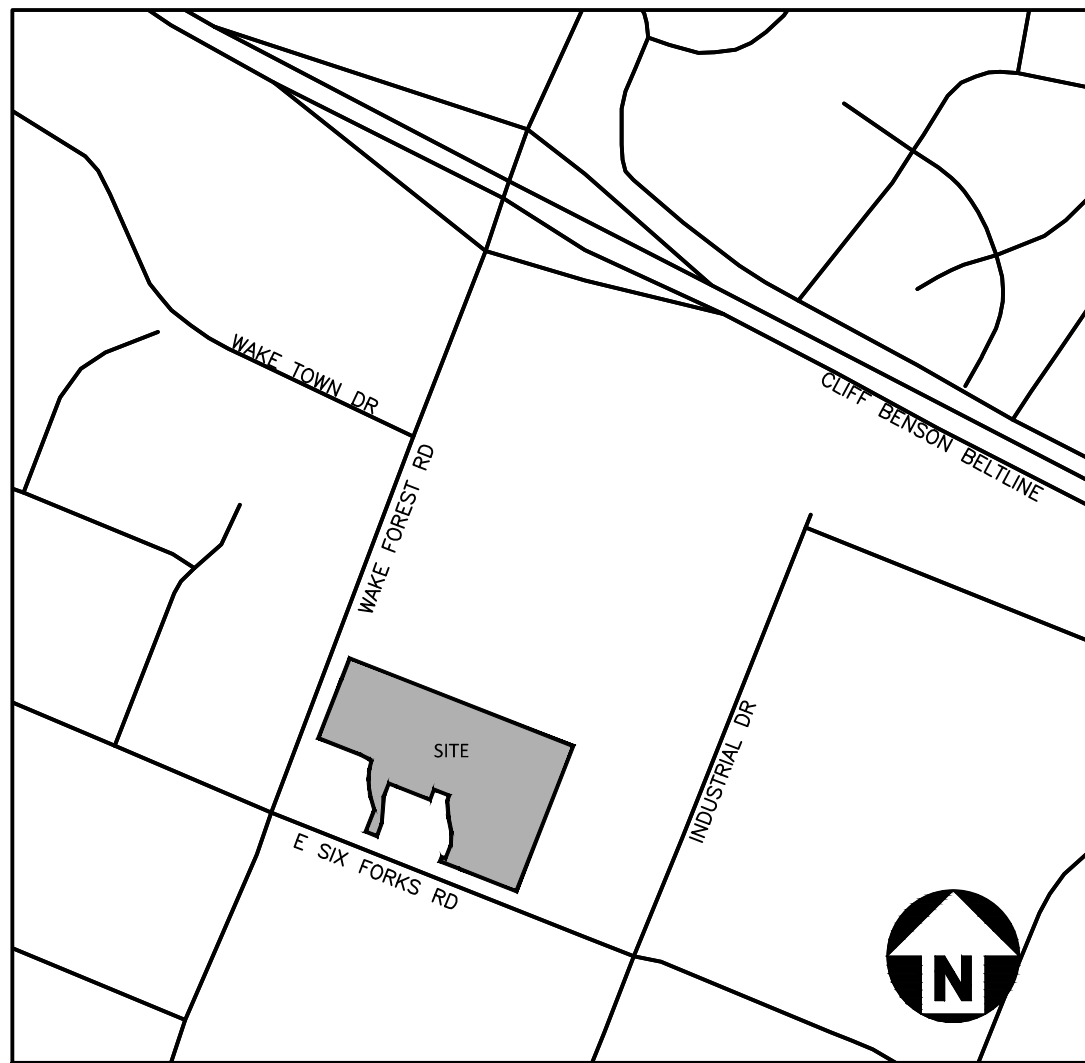
<b>SIGNATURE BLOCK</b>	
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RRPV 601 Midtown Raleigh, LP, By: RRPV 601 Midtown Raleigh GP LLC, its General Partner, By: Ram Realty Associates V LLC, its Manager	
Signature: Andy Padiak	Date: 10/27/2021
Printed Name: Andy Padiak	
Signature: Jennifer S. Stull	Date: 10/27/2021
Printed Name: Jennifer S. Stull	

### SITE DATA

SITE ADDRESS:	601 EAST SIX FORKS RD, RALEIGH NORTH CAROLINA 27609
PARCEL PIN NUMBER:	1715230377
EXISTING ZONING:	COMMERCIAL MIXED USE: CX-3-PL
OVERLAY DISTRICT:	NONE
BLOCK PERIMETER:	VARIANCE APPROVED BY A-150-19.
WATERSHED:	CRABTREE CREEK
FLOODPLAIN/FIRM PANEL:	ZONE SHADED X/ PANELS: 37183200504071170
SITE AREA:	OVERALL GROSS SITE AREA: 7.78 AC (338,598 SF) PROPOSED LOT 1: 7.05 AC (306,896 SF) OVERALL NET SITE AREA: 7.78 AC (338,598 SF) NET SITE AREA PER LOT: PROPOSED LOT 2: 0.73 AC (31,702 SF)
TREE CONSERVATION	REQUIRED: 10% OF NET SITE AREA (AFTER ROW DEDICATION ALONG ROAD FRONTAGES) PROVIDED: NO QUALIFYING SECONDARY TREE CONSERVATION AREAS OR INDIVIDUAL TREES EXIST ON SITE.

### NOTES

1. THE MINIMUM CORNER CLEARANCE FROM THE CURB LINE OR EDGE OF PAVEMENT INTERSECTING STREETS SHALL BE AT LEAST TWENTY (20) FEET FROM THE POINT OF TANGENCY OF THE RADIUS CURVATURE OR 20' FROM THE INTERSECTION OF THE RIGHT-OF-WAY LINES, WHICHEVER IS GREATER. NO DRIVEWAYS OR PARKING SPACES SHALL ENCRDACH ON THIS MINIMUM CORNER CLEARANCE.
2. WITHIN THE AREA OF A DEFINED SIGHT TRIANGLE, THERE SHALL BE NO SIGHT OBSTRUCTING OR PARTLY OBSTRUCTING WALL, FENCE, SIGN, FOULAGE, 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.
3. ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
4. NO CHANGE IN IMPERVIOUS SURFACE & SITE WORK, SIA IS NOT NECESSARY



### VICINITY MAP N.T.S.

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.



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.

\*\*\*\*\*  
A-150-19 – 11/13/19

Decision: Approved as requested.

WHEREAS RRPV 601 Midtown Raleigh, LP, property owner requests a 1,758' design adjustment from the 3,000' maximum block perimeter requirement set forth in Section 8.3.2.A of the Unified Development Ordinance that results in a block perimeter of 4,758' and a 5' design adjustment to the minimum 5' utility easement placement requirement for Commercial Streets set forth in Section 8.5.2. in order to construct two general buildings for bank and restaurant/retail uses totaling 7,500 sf on a 0.99-acre property zoned CX-3-PL located at 601 E. Six Forks Road.

\*\*\*\*\*

### REVISIONS

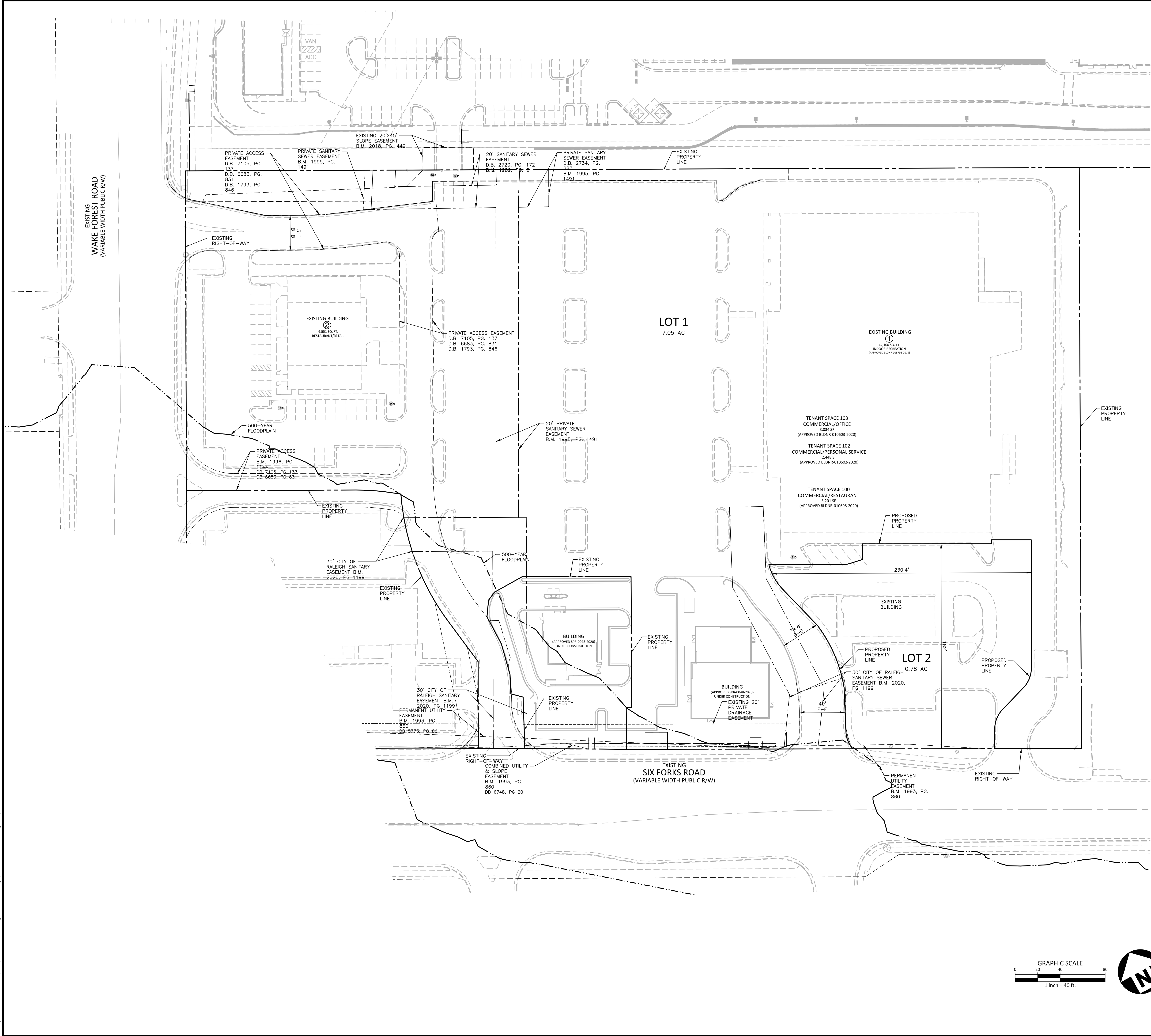
NO. DATE

### PRELIMINARY SUBDIVISION PLANS FOR:

MIDTOWN-RETAIL  
RALEIGH, NORTH CAROLINA  
PROJECT NUMBER: RAM-18010



X:\Projects\RAM\RAM-18010\Land\Construction Drawings\Current Drawings\RAM18010-PS-OAS1.dwg, 11/7/2021 5:09:54 PM, Jonathan Ballesteron



SITE LEGEND	
	SIGNAGE
	YARD LIGHTS
	LIGHT POLE
	POWER POLE
	TRAFFIC DIRECTIONAL ARROW
	ACCESSIBLE PARKING STALL
	VAN ACCESSIBLE PARKING STALL
	PARKING SPACE COUNT
	ACCESSIBLE RAMPS
	ACCESSIBLE ROUTE
	PHASE LINE
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE



**McADAMS**  
The John R. McAdams Company, Inc.  
One Glenwood Avenue  
Suite 201  
Raleigh, NC 27603  
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fax 919. 361. 2269  
license number: C-0293, C-187  
[www.mcadamsco.com](http://www.mcadamsco.com)

**CLIENT**  
RAM REALTY ACQUISITIONS V, LLC  
1480 ENVIRON WAY  
CHAPEL HILL, NC 27517  
PHONE: 919. 617. 6868

**MIDTOWN RETAIL**  
**PRELIMINARY SUBDIVISION PLAN**  
**601 EAST SIX FORKS ROAD**  
**RALEIGH, NORTH CAROLINA, 27609**



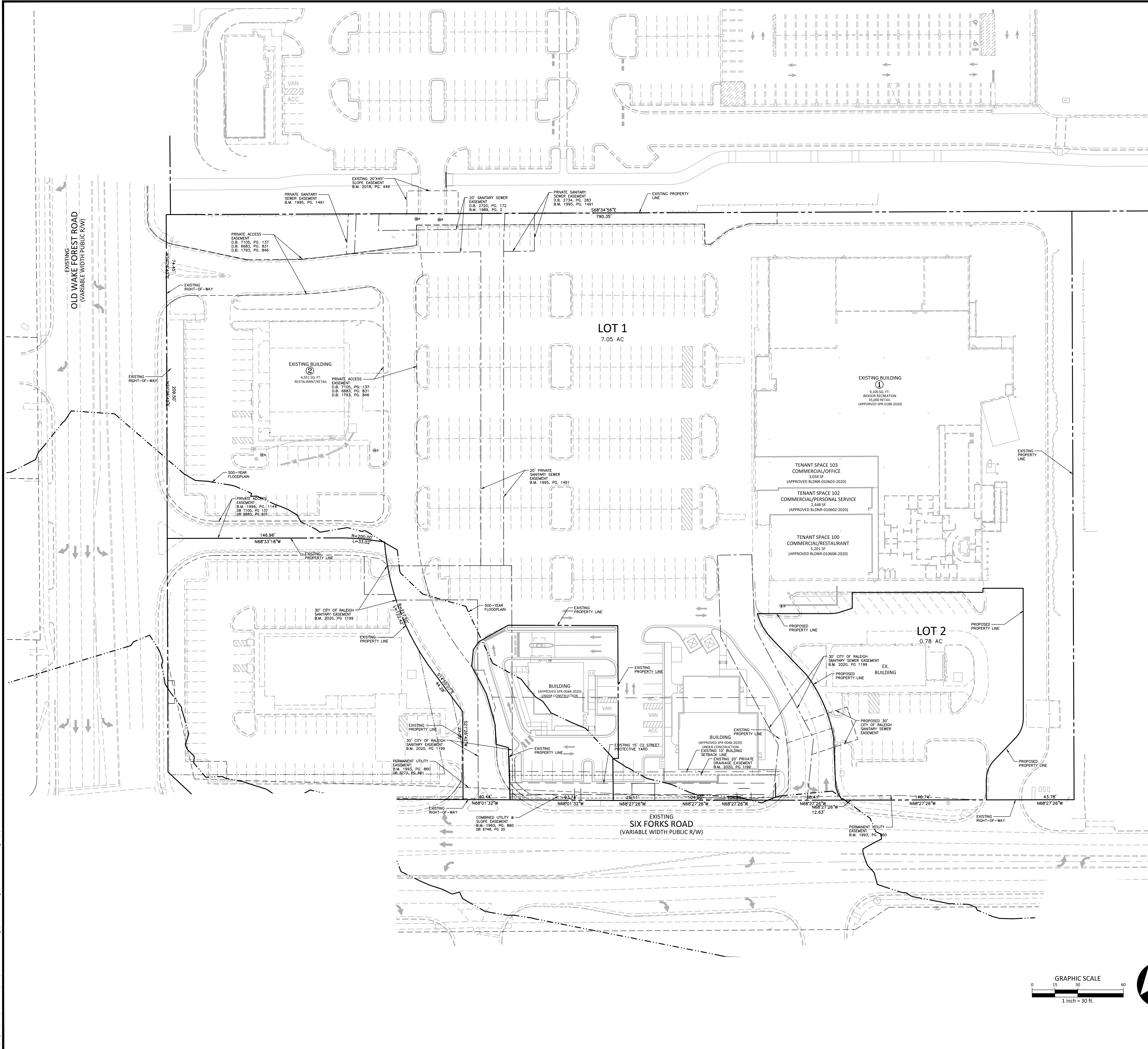
REVISIONS	
NO.	DATE

PLAN INFORMATION	
PROJECT NO.	RAM-18010
FILENAME	RAM18010-PS-OAS1
CHECKED BY	JLB
DRAWN BY	JWL
SCALE	1"=40'
DATE	11. 05. 2021

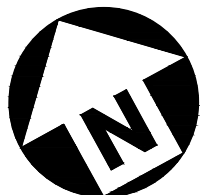
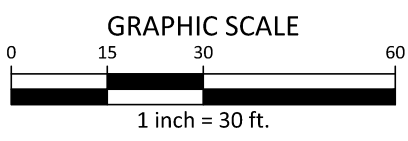
**SUBDIVISION PLAN**  
**C2.00**



X:\Projects\RAM\RAM-18010\Land\Construction Drawings\RAM-18010-PS-51.dwg, 11/25/2021 5:05:21 PM, Jonathan Bulderston



SITE LEGEND	
	SIGNAGE
	YARD LIGHTS
	LIGHT POLE
	POWER POLE
	TRAFFIC DIRECTIONAL ARROW
	ACCESSIBLE PARKING STALL
	VAN ACCESSIBLE PARKING STALL
	PARKING SPACE COUNT
	ACCESSIBLE RAMPS
	ACCESSIBLE ROUTE
	PHASE LINE
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE
	HEAVY DUTY ASPHALT PAVEMENT



McAdams

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Raleigh, NC 27603  
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license number: C-0293, C-187

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#### CLIENT

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1480 ENVIRON WAY  
CHAPEL HILL, NC 27517  
PHONE: 919. 617. 6868

## MIDTOWN RETAIL PRELIMINARY SUBDIVISION PLAN 601 EAST SIX FORKS ROAD RALEIGH, NORTH CAROLINA, 27609

#### REVISIONS

NO. DATE

#### PLAN INFORMATION

PROJECT NO. RAM-18010  
FILENAME RAM18010-S1  
CHECKED BY LJW  
DRAWN BY JWJ  
SCALE 1"=40'  
DATE 11. 05. 2021

#### SHEET

SITE PLAN

C2.01

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION