

# Administrative Site Review Application

Development Services Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495

This form is required when submitting site plans as referenced in Unified Development Ordinance (UDO) Section 10.2.8. Please check the appropriate building types and include the plan checklist document when submitting.

<b>Office Use Only:</b> Transaction #: _____		Planning Coordinator: _____	
Building Type		Site Transaction History	
<input type="checkbox"/> Detached	<input type="checkbox"/> General	Subdivision transaction #: SUB-0026-2020	
<input type="checkbox"/> Attached	<input checked="" type="checkbox"/> Mixed use	Sketch transaction #: _____	
<input type="checkbox"/> Apartment	<input type="checkbox"/> Open lot	Certificate of Appropriateness #: _____	
<input type="checkbox"/> Townhouse	<input type="checkbox"/> Civic	Board of Adjustment #: _____	
		Zoning Case #: _____	
		Administrative Alternate #: _____	
GENERAL INFORMATION			
Development name: Salisbury Square			
Inside City limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
Property address(es): 700 South Salisbury Street, Raleigh, NC 27601			
Site P.I.N.(s): 1703654924			
Please describe the scope of work. Include any additions, expansions, and change of use. Construction of 2 high-rise towers, one mixed use and the other residential, and a separate parking deck wrapped with residential uses for screening.			
Current Property Owner/Developer Contact Name: Chris Carlino, Principal <b>NOTE: please attach purchase agreement when submitting this form.</b>			
Company: Dominion Realty Partners		Title: Principal	
Address: 501 Fayetteville Street, Suite 100, Raleigh, NC 27601			
Phone #: 919-582-2044		Email: ccarlino@drp-llc.com	
Applicant Name: Ken Thompson			
Company: JDavis Architects		Address: 510 South Wilmington Street, Raleigh, NC 27601	
Phone #: 919-835-1500		Email: kent@jdavisarchitects.com	

**DEVELOPMENT TYPE + SITE DATE TABLE**

(Applicable to all developments)

SITE DATA	BUILDING DATA
Zoning district (if more than one, please provide the acreage of each):  DX-20-UG	Existing gross floor area (not to be demolished): -0- Existing gross floor area to be demolished: 33,500 SF
Gross site acreage: 4.90 AC	New gross floor area: 806,450
# of parking spaces required: 998 Spaces	Total sf gross (to remain and new): 806,450
# of parking spaces proposed: 1,277 Spaces	Proposed # of buildings: 3
Overlay District (if applicable): N/A	Proposed # of stories for each:
Existing use (UDO 6.1.4): Office	Tower 1 - 20 stories
Proposed use (UDO 6.1.4): Multi-unit living/Office/Retail	Tower 2 - 20 stories
	Wrap Bldg - 4 stories

**STORMWATER INFORMATION**

Existing Impervious Surface: Acres: <u>2.43 AC</u> Square Feet: <u>105,851 SF</u>	Proposed Impervious Surface: Acres: <u>4.11 AC</u> Square Feet: <u>179,032 SF</u>
Is this a flood hazard area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, please provide: Alluvial soils: _____ Flood stu: _____ FEMA Map Panel #: _____	
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

**RESIDENTIAL DEVELOPMENTS**

Total # of dwelling units: 587 DU	Total # of hotel units: -0-
# of bedroom units: 1br: 501 2br: 86 3br: _____ 4br or more: _____	
# of lots: 4 Lots	Is your project a cottage court? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

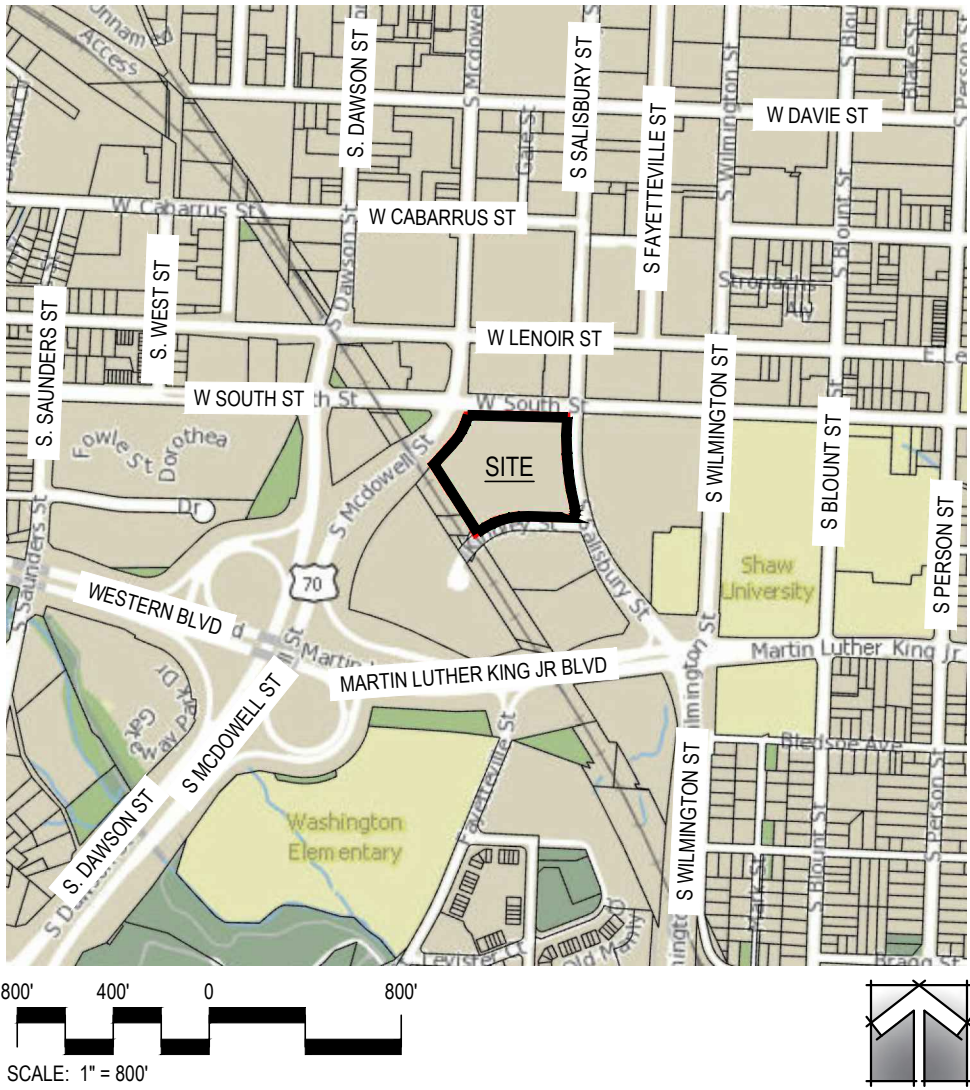
**SIGNATURE BLOCK**

In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors, and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed development plan as approved by the City of Raleigh.

I hereby designate Ken Thompson to serve as my agent regarding this application, to receive and response to administrative comments, to resubmit plans on my behalf, and to represent me in any public meeting regarding this application.

I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after 180 days of inactivity.

Signature: <u>Chris Carlino</u>	Date: 5-27-2020
Printed Name: Chris Carlino, Principal DRP LLC	



REFERENCE: SUB-0026-2020

ASR-0037-2020

## Administrative Site Review

1st Submittal: May 29, 2020  
2nd Submittal: December 29, 2020  
3rd Submittal: July 22, 2021  
4th Submittal: October 21, 2021

# Salisbury Square

700 South Salisbury Street  
Raleigh, North Carolina 27601

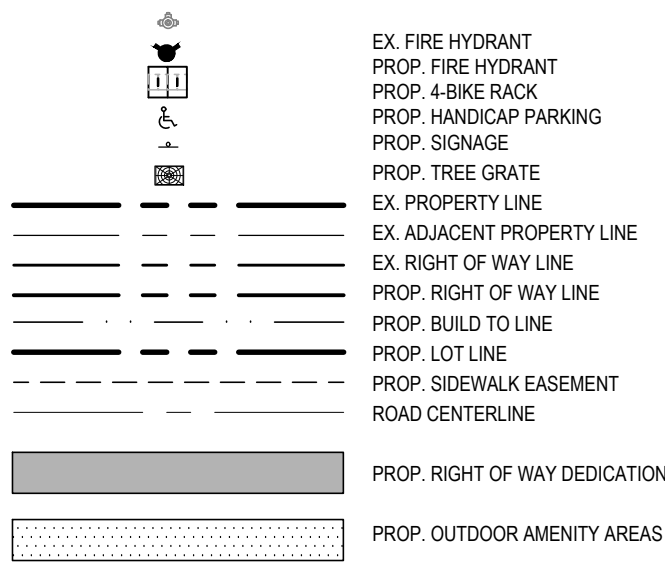
SUMMARY OF RELATED APPROVALS FOR THIS PROJECT:  
APPEARANCE COMMISSION (AAD-16-2021) - SEE DETAILED FINDINGS ON SHEET L0.1, L0.2

- UDO SECTION 1.5.6 BUILD-TO
- UDO SECTION 3.3.3 BUILDING MASSING

## Sheet Index

COVER	L0.0	SITE DETAILS	LS3.2	BUILDING NORTH TOWER - 20TH FLOOR PLANS	A1.06	BUILDING WORKFORCE HOUSING - ROOF PLAN	A1.25
APPEARANCE COMMISSION FINDINGS - AAD-16-2021	L0.1	GRADING PLAN	PA.1	BUILDING NORTH TOWER - ROOF PLAN	A1.07	BUILDING ELEVATIONS - NORTH TOWER	A2.01
APPEARANCE COMMISSION FINDINGS - AAD-16-2021	L0.2	UTILITY PLAN	PA.2	BUILDING SOUTH TOWER - 1ST FLOOR PLANS	A1.11	BUILDING ELEVATIONS - NORTH TOWER	A2.02
EXISTING CONDITIONS AND DEMOLITION PLAN	LD1.1	STORMWATER CONTROL DETAILS	PA.3	BUILDING SOUTH TOWER - 2ND FLOOR PLANS	A1.12	BUILDING ELEVATIONS - SOUTH TOWER	A2.03
TREE CONSERVATION PLAN	LT1.1	LANDSCAPE PLAN	LP1.1	BUILDING SOUTH TOWER - 3RD - 19TH FLOOR PLANS	A1.13	BUILDING ELEVATIONS - SOUTH TOWER	A2.04
SITE PLAN	LS1.1	LANDSCAPE DETAILS	LP3.1	BUILDING SOUTH TOWER - ROOF PLAN	A1.14	BUILDING ELEVATIONS - WORKFORCE HOUSING	A2.05
SITE DATA SPREADSHEETS	LS1.2	BUILDING NORTH TOWER - 1ST FLOOR PLANS	A1.01	BUILDING WORKFORCE HOUSING - 1ST FLOOR PLANS	A1.21	BUILDING ELEVATIONS - WORKFORCE HOUSING	A2.06
LOTS AND EASEMENTS PLAN	LS1.3	BUILDING NORTH TOWER - 2ND FLOOR PLANS	A1.02	BUILDING WORKFORCE HOUSING - 2ND FLOOR PLANS	A1.22	SITE AERIAL PERSPECTIVE	A3.01
FIRE AND TRASH ROUTE PLAN	LS2.1	BUILDING NORTH TOWER - 3RD & 4TH FLOOR PLANS	A1.03	BUILDING WORKFORCE HOUSING - 3RD FLOOR PLANS	A1.23		
SITE DETAILS	LS3.1	BUILDING NORTH TOWER - 5TH -19TH FLOOR PLANS	A1.05	BUILDING WORKFORCE HOUSING - 4TH FLOOR PLANS	A1.24		

### LEGEND:



## Notes

### GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND/OR NCDOT STANDARDS.
- THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH A MINIMUM AMOUNT OF INCONVENIENCE TO TRAFFIC.
- PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.
- THE CONTRACTOR SHALL REPAIR ALL DAMAGED INFRASTRUCTURE IN THE RIGHT-OF-WAY AND RESTORE IT TO PREVIOUS OR BETTER CONDITION.
- THE CONTRACTOR SHALL REPAIR ANY DAMAGES TO ADJACENT PROPERTIES AND RESTORE IT TO PREVIOUS OR BETTER CONDITION.
- IF UNFORESEEN CONDITIONS DEVELOP DURING CONSTRUCTION, REFER TO "CITY OF RALEIGH STREET DESIGN MANUAL" AND CONTACT THE DEVELOPMENT SERVICES ENGINEERING INSPECTORS AT (919) 996-2409.
- IF CONSTRUCTION PLANS FOR PUBLIC AND PRIVATE STREETS OR UTILITIES SHOWN ON THIS PLAN ARE REQUIRED, THEY MUST BE APPROVED BY THE PUBLIC WORKS DEPARTMENT AND PUBLIC UTILITIES DEPARTMENT PRIOR TO ISSUANCE OF PERMITS OR RECORDING OF ANY PLAT FOR THIS DEVELOPMENT.
- FIELD ADJUSTMENTS TO THIS PLAN MAY BE REQUIRED BY CITY OF RALEIGH INSPECTOR AS NEEDED DURING CONSTRUCTION.
- ALL SURVEY INFORMATION PROVIDED TO JDAVIS ARCHITECTS BY JONATHAN MURPHY PROFESSIONAL LAND SURVEYING IN RALEIGH, NORTH CAROLINA IN DIGITAL FORMAT IN MARCH 2020, AND SUPPLEMENTAL INFORMATION WAS OBTAINED FROM WAKE COUNTY GIS IN MARCH 2020.
- WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, THERE SHALL BE NO SIGHT OBSTRUCTING OR PARTLY OBSTRUCTING WALL, FENCE, SIGN, FOLIAGE, BERMS, OR PARKED VEHICLES BETWEEN THE HEIGHTS OF 24 INCHES AND EIGHT FEET ABOVE THE CURB LINE ELEVATION OR THE NEAREST TRAVELED WAY IF NO CURBING EXISTS.
- UNLESS NOTED, ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF 28' MINIMUM.
- UNLESS NOTED, ALL DIMENSIONS SHOWN ARE TO BACK OF CURB.
- TRASH AND CARDBOARD DUMPSTER(S) ENCLOSURE SHALL COMPATIBLE WITH MATERIAL AND/OR COLOR OF THE PRINCIPAL BUILDING.
- GROUND-MOUNTED MECHANICAL EQUIPMENT MUST ADHERE TO THE SCREENING REQUIREMENTS OF SEC 7.2.5.D.4 AND IS NOT ONLY LIMITED TO BEING VISIBLE FROM THE PUBLIC RIGHT OF WAY.
- CONTRACTOR TO FIELD LOCATE AND VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT PRIOR TO ANY CONSTRUCTION ACTIVITIES. CONTACT NC ONE AT 811 FOR FIELD LOCATION OF UNDERGROUND UTILITIES.
- HANDICAP PARKING SPACE(S) AND HC ACCESS AISLE(S) SHALL BE NO GREATER THAN TWO PERCENT (2%) PITCH IN ANY DIRECTION(S) AS PER ADA STANDARDS.

### FIRE DEPARTMENT NOTES

- THE APPARATUS ROAD SURFACE IS REQUIRED TO BE WITHIN 200 FEET (NFPA 13R) OR 250 FEET (NFPA13) TO ALL PORTIONS OF THE EXTERIOR WALL OF THE FIRST FLOOR OF THE BUILDING (NCPD 503.1.1).
  - FIRE HYDRANT SHALL BE LOCATED WITHIN 400' AS MEASURED ALONG THE PATH OF APPARATUS ACCESS ROAD (NCPD 507.5.1).
  - ALL NEW FIRE HYDRANTS SHALL BE EQUIPPED WITH NST THREADS AND WITH A 5 INCH STORZ CONNECTION.
  - FIRE FLOW ANALYSIS MUST BE PROVIDED AT TIME OF BUILDING PERMITS PER THE 2018 NCPD, SECTION 507.3.
- GENERAL UTILITY PLACEMENT EASEMENT IS FOR INSTALLATION OF PRIVATE UTILITIES.

### SOLID WASTE INSPECTION STATEMENTS

- SOLID WASTE SERVICES ARE TO BE PROVIDED BY PRIVATE VENDOR.
- THE DEVELOPER WILL COMPLY WITH ALL REQUIREMENTS SET FORTH IN THE SOLID WASTE MANUAL.
- THIS PROJECT HAS COMPACTOR FOR SOLID WASTE AND DUMPSTER FOR SINGLE-STREAM RECYCLING.

### TREE CONSERVATION NOTE

- THIS PROJECT SITE IS MORE THAN 2 ACRES. TREE CONSERVATION IS REQUIRED PER UDO SEC. 9.1.2.

### RIGHT OF WAY OBSTRUCTION NOTES

- STREET, LANE, AND SIDEWALK CLOSURES OR DETOURS: PRIOR TO ANY WORK THAT IMPACTS THE RIGHT-OF-WAY OR CLOSING OF ANY STREET, LANE, OR SIDEWALK, THE CONTRACTOR MUST APPLY FOR A PERMIT WITH RIGHT-OF-WAY SERVICES.
- A PERMIT REQUEST WITH A TRAFFIC CONTROL AND/OR PEDESTRIAN PLAN SHALL BE SUBMITTED TO RIGHTOFWAYSERVICES@RALEIGHNC.GOV AT WWW.RALEIGHNC.GOV KEYWORD "RIGHT-OF-WAY SERVICES".
- PRIOR TO THE START OF WORK, THE CLIENT SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE ENGINEERING INSPECTIONS COORDINATOR TO REVIEW THE SPECIFIC COMPONENTS OF THE APPROVED PLAN, AND ENSURE ALL PERMITS ARE ISSUED.
- THE CITY OF RALEIGH REQUIRES AN APPROVED RIGHT-OF-WAY OBSTRUCTION PERMIT FOR WORK ON ANY PUBLIC STREET OR SIDEWALK AND NCDOT ROAD WITHIN RALEIGH'S JURISDICTION.
- ALL TRAFFIC CONTROL, SIGNAGE AND PRACTICES SHALL ADHERE TO THE MANUAL ON UNIFORM TRAFFIC CONTROL, AND THE LATEST EDITION OF THE NCDOT "STANDARD SPECIFICATION FOR ROADWAY STRUCTURES", NCDOT "ROADWAY STANDARD DRAWING MANUAL", AND THE NCDOT SUPPLEMENT TO THE MUTCD.
- ALL PUBLIC SIDEWALKS MUST BE ACCESSIBLE TO PEDESTRIANS WHO ARE VISUALLY IMPAIRED AND/OR PEOPLE WITH MOBILITY CONCERNS. EXISTING AND ALTERNATIVE PEDESTRIAN ROUTES DURING CONSTRUCTION SHALL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROVAC). THE ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- ALL PERMITS MUST BE AVAILABLE AND VISIBLE ON SITE DURING THE OPERATION.
- PRIOR TO ANY WORK THAT IMPACTS THE RIGHT-OF-WAY OR CLOSING OF ANY STREET, LANE, OR SIDEWALK, THE CONTRACTOR MUST APPLY FOR A RIGHT-OF-WAY PERMIT. A TRAFFIC CONTROL AND/OR PEDESTRIAN PLAN SHALL BE SUBMITTED TO RIGHTOFWAYSERVICES@RALEIGHNC.GOV ALONG WITH THE APPLICATION.

## Project Team

OWNER  
NORTH CAROLINA  
ASSOCIATION OF EDUCATORS  
700 South Salisbury Street  
Raleigh, North Carolina 27601  
919-832-3000  
Email Address

DEVELOPER  
DRP LLP  
501 Fayetteville Street  
Raleigh, North Carolina 27601  
919.582.2044  
Fax Number (fax)  
ccarlino@drp-llc.com

LANDSCAPE ARCHITECT  
JDavis Architects, PLLC  
510 S. Wilmington Street  
Raleigh, North Carolina 27601  
919.835.1500  
919.835.1510 (fax)  
kent@jdavisarchitects.com

ARCHITECT  
JDavis Architects, PLLC  
510 S. Wilmington Street  
Raleigh, North Carolina 27601  
919.835.1500  
919.835.1510 (fax)  
neilg@jdavisarchitects.com

ENGINEER  
Piedmont Land Design, LLP  
8522-204 Six Forks Road  
Raleigh, North Carolina 27615  
919-280-8189  
919.845-7703 (fax)  
david@piedmontlanddesign.com

SURVEYOR  
Murphy Geomatics  
10505 Leafwood Place  
Raleigh, North Carolina 27613  
919-280-8189  
919.995-9616 (fax)  
raleigh@murphygeomatics.com

## Application

### DEVELOPMENT SERVICES

### Administrative Site Review Application

Development Services Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495



This form is required when submitting site plans as referenced in Unified Development Ordinance (UDO) Section 10.2.8. Please check the appropriate building types and include the plan checklist document when submitting.

Office Use Only: Transaction #:		Planning Coordinator:	
<b>Building Type</b>		<b>Site Transaction History</b>	
<input type="checkbox"/> Detached	<input type="checkbox"/> General	Subdivision transaction #: SUB-0026-2020	
<input type="checkbox"/> Attached	<input checked="" type="checkbox"/> Mixed use	Sketch transaction #:	
<input checked="" type="checkbox"/> Apartment	<input type="checkbox"/> Open lot	Certificate of Appropriateness #:	
<input type="checkbox"/> Townhouse	<input type="checkbox"/> Civic	Board of Adjustment #:	
		Zoning Case #:	
		Administrative Alternate #:	

### GENERAL INFORMATION

Development name: Salisbury Square  
Inside City limits? ☒ Yes ☐ No  
Property address(es): 700 South Salisbury Street, Raleigh, NC 27601  
Site P.I.N. (s): 1703654924  
Please describe the scope of work. Include any additions, expansions, and change of use.  
Construction of 2 high-rise towers, one mixed use and the other residential, and a separate parking deck wrapped with residential uses for screening.

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Company: Dominion Realty Partners Title: Principal  
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Phone #: 919-582-2044 Email: ccarlino@drp-llc.com  
Applicant Name: Ken Thompson  
Company: JDavis Architects Address: 510 South Wilmington Street, Raleigh, NC 27601  
Phone #: 919-835-1500 Email: kent@jdavisarchitects.com

DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
SITE DATA	BUILDING DATA
Zoning district (if more than one, please provide the acreage of each): DX-20-UG	Existing gross floor area (not to be demolished): -0- Existing gross floor area to be demolished: 33,500 SF
Gross site acreage: 4.90 AC	New gross floor area: 641,475
# of parking spaces required: 0 Spaces	Total sf gross (to remain and new): 641,475
# of parking spaces proposed: 652 Spaces	Proposed # of buildings: 3
Overlay District (if applicable): N/A	Proposed # of stories for each:
Existing use (UDO 6.1.4): Office	Tower 1 - 20 stories
Proposed use (UDO 6.1.4): Multi-unit living/Office/Retail	Tower 2 - 20 stories
	Wap Bldg - 4 stories

<b>STORMWATER INFORMATION</b>	
Existing Impervious Surface: Acres: 2.44 AC Square Feet: 106,277 SF	Proposed Impervious Surface: Acres: 4.11 AC Square Feet: 179,032 SF
Is this a flood hazard area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes, please provide: Alluvial soils: _____ Flood stu _____ FEMA Map Panel #: _____	
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

RESIDENTIAL DEVELOPMENTS	
Total # of dwelling units: 598 DU	Total # of hotel units: -0-
# of bedroom units: 1br: 496 2br: 102 3br: _____ 4br or more: _____	
# of lots: 4 Lots	Is your project a cottage court? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

### SIGNATURE BLOCK

In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors, and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed development plan as approved by the City of Raleigh.

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Signature: Chris Carlino Date: 5-27-2020  
Printed Name: Chris Carlino, Principal DRP LLC

JDAVIS  
510 South Wilmington Street | Raleigh, NC 27601 | Tel 919.835.1500  
1218 Chestnut Street, 7th Floor | Philadelphia, PA 19107 | Tel 215.545.0121  
ASR-0037-2020  
Ref SUB-0026-2020

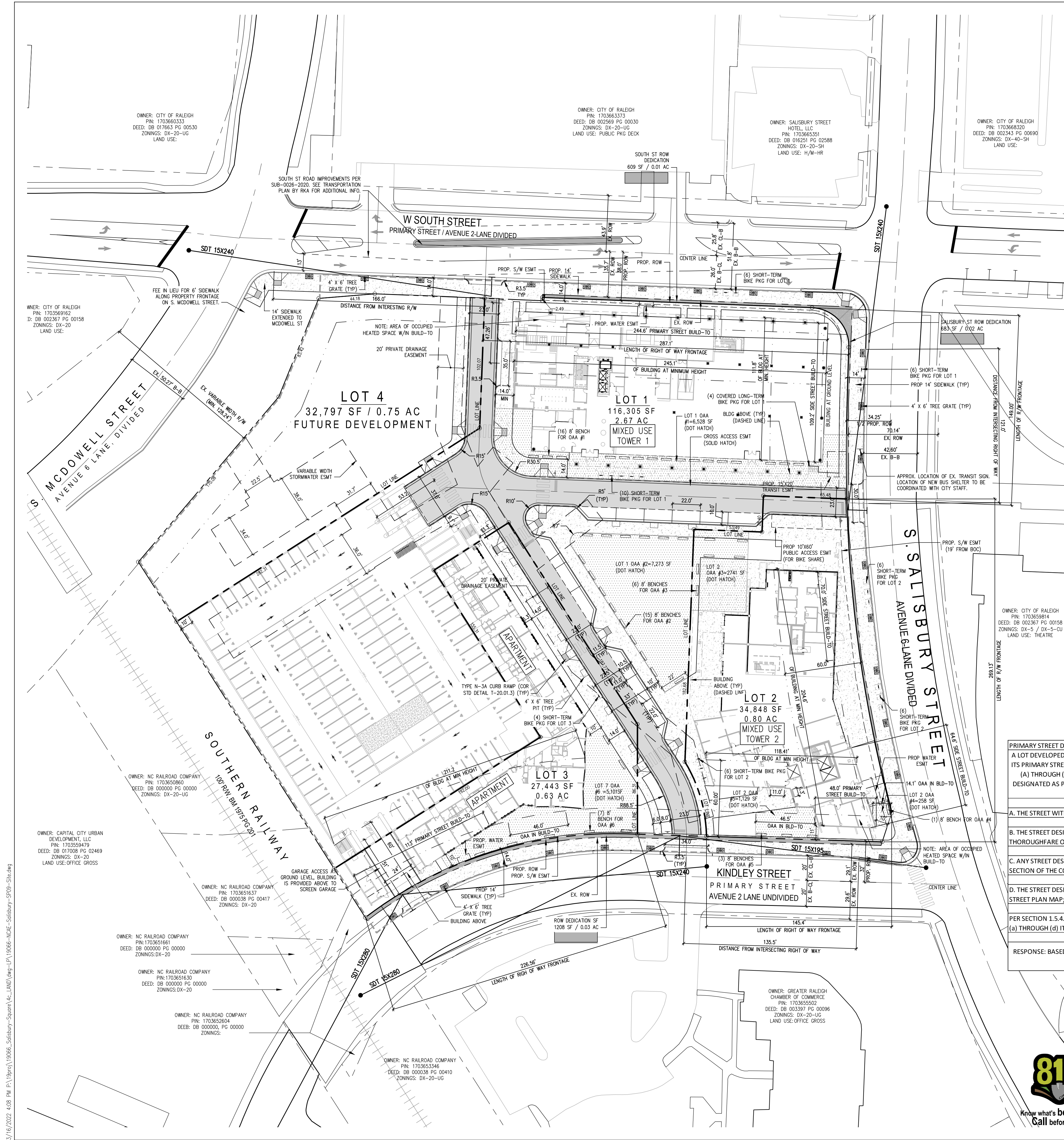
DRP LLP  
Salisbury Square  
700 South Salisbury Street  
Raleigh, North Carolina 27601

## ADMINISTRATIVE SITE REVIEW

PROJECT:	DRP-19066	PROJECT DATE
ISSUE:	Preliminary Subdivision	04.01.2020
	Administrative Site Review	05.29.2020
REVISIONS:	1st Review Comments	12.29.2020
	2nd Review Comments	07.22.2021
	3rd Review Comments	10.21.2021
	4th Review Comments	03.09.2022
DRAWN BY:	CHK	
CHECKED BY:	KT	
CONTENT:	COVER	

L0.0

3/16/2022 4:08 PM P:\1906\1906-Salisbury-Square\4c\_LAND\dwg-LP\1906-NCRAE-Salisbury-SP03-516.dwg



- GENERAL NOTES**
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND/OR NCDOT STANDARDS.
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  - HANDICAP PARKING SPACE(S) AND HC ACCESS AISLE(S) SHALL BE NO GREATER THAN TWO PERCENT (2%) PITCH IN ANY DIRECTION(S) AS PER ADA STANDARDS.
  - PROVIDE SIGNAGE AND STRIPING OF HANDICAP SPACES AS PER ADA STANDARDS.
  - ALL RETAINING WALLS GREATER THAN 30" IN HEIGHT TO INCLUDE SAFETY RAIL OR FENCE.
  - THE MINIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 20 FEET FROM THE POINT OF TANGENCY OF THE CURB. NO DRIVEWAYS SHALL ENDOUR ON THIS MINIMUM CORNER CLEARANCE.
  - WC ACCESS RAMP(S) WILL BE PROVIDED IN ACCORDANCE WITH CITY OF RALEIGH PUBLIC WORKS DEPARTMENT STANDARDS, PROWAG STANDARDS AND ADAAG SPECIFICATIONS.
  - ALL RAMP(S) AND HANDRAILS SHALL BE CONFORM TO ANSI, NCSCB, AND ICC STANDARDS AND SPECIFICATIONS.
  - ALL ABOVE GROUND UTILITY DEVICES (TO INCLUDE BUT NOT LIMITED TO TELEPHONE AND CABLE PEDESTALS, ELECTRICAL TRANSFORMERS, BACKFLOW DEVICE HOTBOX, ETC) SHALL BE SCREENED FROM OFF-SITE VIEW BY EVERGREEN SHRUBS, FENCE, OR WALL.
  - GENERAL UTILITY PLACEMENT EASEMENT IS FOR INSTALLATION OF PRIVATE UTILITIES.

**LEGEND:**

	EX FIRE HYDRANT
	PROP. FIRE HYDRANT
	PROP. 4-BIKE BACK
	PROP. HANDICAP PARKING
	PROP. SIGNAGE
	PROP. TREE GRATE
	EX. PROPERTY LINE
	EX. ADJACENT PROPERTY LINE
	EX. RIGHT OF WAY LINE
	PROP. RIGHT OF WAY LINE
	PROP. BUILD TO LINE
	PROP. LOT LINE
	PROP. SIDEWALK EASEMENT
	ROAD CENTERLINE
	PROP. ACCESS EASEMENT
	PROP. RIGHT OF WAY DEDICATION
	PROP. OUTDOOR AMENITY AREAS
	PROP. CONCRETE

**PRIMARY STREET DETERMINATION (SEC. 1.5.4.C.1)**

A LOT DEVELOPED WITH THE APARTMENT, GENERAL, MIXED-USE OR CIVIC BUILDING TYPES SHALL DESIGNATE ITS PRIMARY STREET USING THE CRITERIA SHOWN IN (A) THROUGH (G) BELOW. IF NO STREET MEETS CRITERIA (A) THROUGH (D), THEN THE STREET THAT THAT SATISFIES MORE OF CRITERIA (E) THROUGH (G) WILL BE DESIGNATED AS PRIMARY. IF THE CRITERIA DO NOT APPLY OR DO NOT PRODUCE A CLEAR RESULT, THEN ANY STREET MAY BE DESIGNATED AS PRIMARY BY THE APPLICANT.

	W. SOUTH	SALISBURY	KINDLEY
A. THE STREET WITH TRANSIT SERVICE;	YES	YES	NO
B. THE STREET DESIGNATED AS A MAIN STREET OR URBAN THOROUGHFARE ON THE URBAN FORM MAP;	NO	NO	NO
C. ANY STREET DESIGNATED AS A RETAIL STREET IN THE DOWNTOWN SECTION OF THE COMPREHENSIVE PLAN.	NO	NO	NO
D. THE STREET DESIGNATED AS A MIXED-USE STREET ON THE RALEIGH STREET PLAN MAP;	YES	NO	YES
PER SECTION 1.5.4.C.1, IF ONE STREET MEETS ANY OF THE CRITERIA (a) THROUGH (d) IT IS DESIGNATED PRIMARY	PRIMARY	SIDE	PRIMARY
RESPONSE: BASED ON THE ABOVE THE PRIMARY STREETS ARE W. SOUTH AND KINDLEY. SALISBURY IS A SIDE STREET.			

**EXISTING SITE DATA:**

SITE ADDRESS:	700 SOUTH SALISBURY STREET, RALEIGH, NC 27608
PIN NUMBER:	1703654924
DEED BOOK:	DB 002569, PG 00744
RECORDED MAP:	BM 1978, PG 177
ZONING(S):	DX-20-UG
ACREAGE:	4.85 ACRE
EXISTING USE:	OFFICE
PROPOSED USE:	MIXED OFFICE / RESIDENTIAL
ALLUVAL SOIL:	N/A

- HC RAMPS:**
- ALL HC RAMPS TO BE FIELD ADJUSTED WITH INPUT FROM THE CITY OF RALEIGH FIELD INSPECTOR PRIOR TO INSTALLATION.
  - POWER POLES WHICH CONFLICT WITH FIELD LOCATED HC RAMPS ARE TO BE RELOCATED BY APPROPRIATE UTILITY COMPANY.

- ADDITIONAL NOTES:**
- FEE-IN-LIEU TO BE PAID FOR 6' SIDEWALK ALONG S. McDOWELL ST.
  - REFER TO SUBDIVISION PLAN FOR STREET SECTIONS.

**SEC. 3.3.2.B Minimum Building Height for Urban Frontages**

**B1 - Building height (min stories) street facing facade for district -20 is 3 stories.**

Lot #1	20 stories
Lot #2	20 stories
Lot #3	4 stories

**B2 - Street facing facade at min height (cumulative min % of building width)**

Lot #1	
W. South Street	
Required	75% x 287.1 = 215.3 LF
Provided	85.4% 245.1 LF
S. Salisbury Street	
Required	75% x 149.0 = 111.8 LF
Provided	75.0% 111.8 LF
Lot #2	
S. Salisbury Street	
Required	75% x 273.0 = 204.8 LF
Provided	75.0% 204.6 LF
Kindley Street	
Required	75% x 153.1 = 114.8 LF
Provided	77.4% 118.4 LF
Lot #3	
Kindley Street	
Required	75% x 262.2 = 196.7 LF
Provided	80.5% 211.2 LF

**B3 - Depth of min height from front building facade into lot (min) for district -20 is 60'**

**SEC. 3.3.3 Building Massing Standards**

**E1 - Minimum 12' stepback required between the 2nd and 12th story.**  
Will submit an administrative alternate to the Urban Design Center

**F1 - Maximum 30,000 SF floor plate above 12 stories**

Lot #1	16,862 SF
Lot #2	14,176 SF

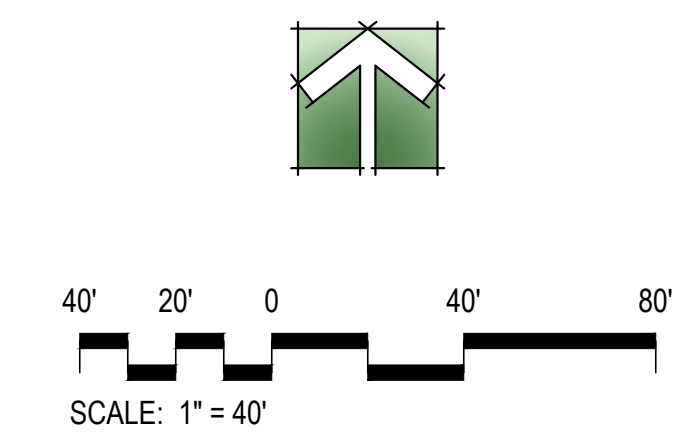
**F2 - Minimum spacing between towers - floors above 12 stories on adjacent sites is 30'**

SEE LS1.2 FOR SITE DATA SPREADSHEET.  
SEE LS1.3 FOR FIRE AND TRASH ROUTE PLAN.  
SEE LP1.1 FOR LANDSCAPE PLAN.

Ref: SUB-0026-2020

ASR-0037-2020

SITE PLAN



ADMINISTRATIVE SITE REVIEW

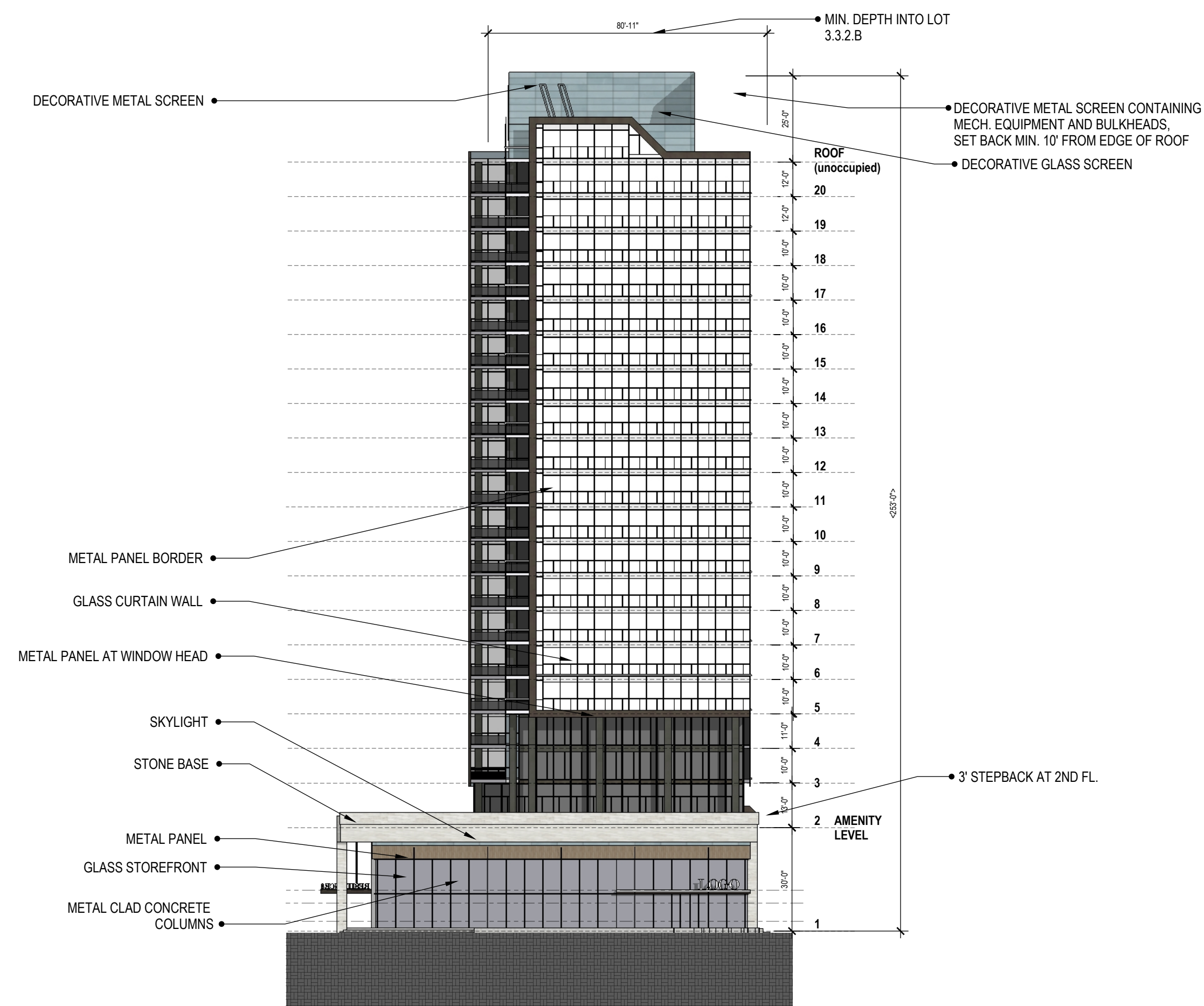
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ISSUE:	Preliminary Subdivision	04.01.2020
	Administrative Site Review	05.29.2020
REVISIONS:	1st Review Comments	12.29.2021
	2nd Review Comments	07.22.2021
	3rd Review Comments	10.21.2021
	4th Review Comments	03.09.2022
DRAWN BY:	KT, CHK	
CHECKED BY:	KT	
CONTENT:	SITE PLAN	

LS1.1

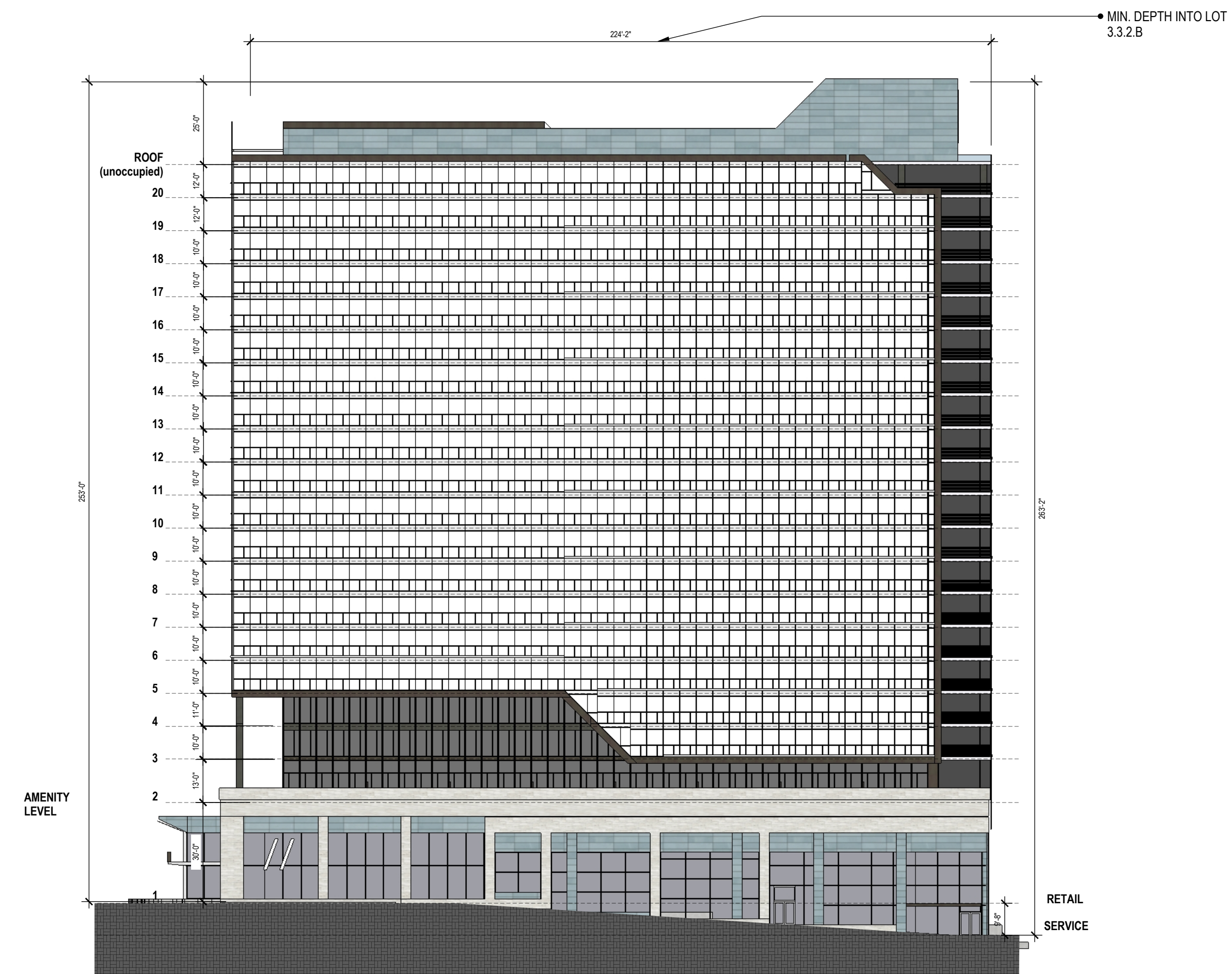
DRP LLP  
**Salisbury Square**  
700 South Salisbury Street  
Raleigh, North Carolina 27601

**JDAVIS**  
510 South Wilmington Street | Raleigh, NC 27601 | Tel 919.835.1500  
1218 Chantrelle St., 7th Floor | Philadelphia, PA 19107 | Tel 215.545.0121  
**ASR-0037-2020**  
Ref SUB-0026-2020 (Preliminary Subdivision)

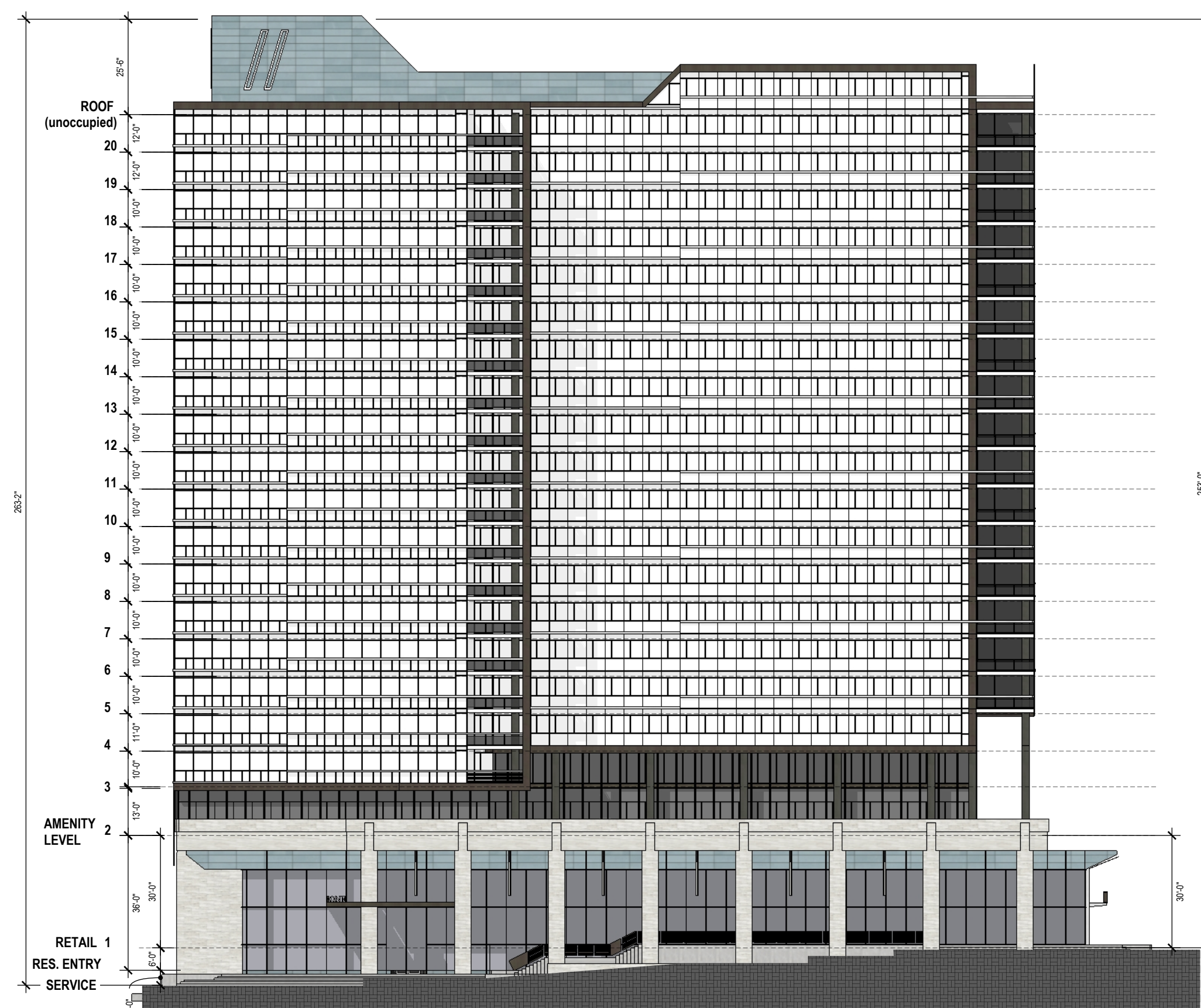
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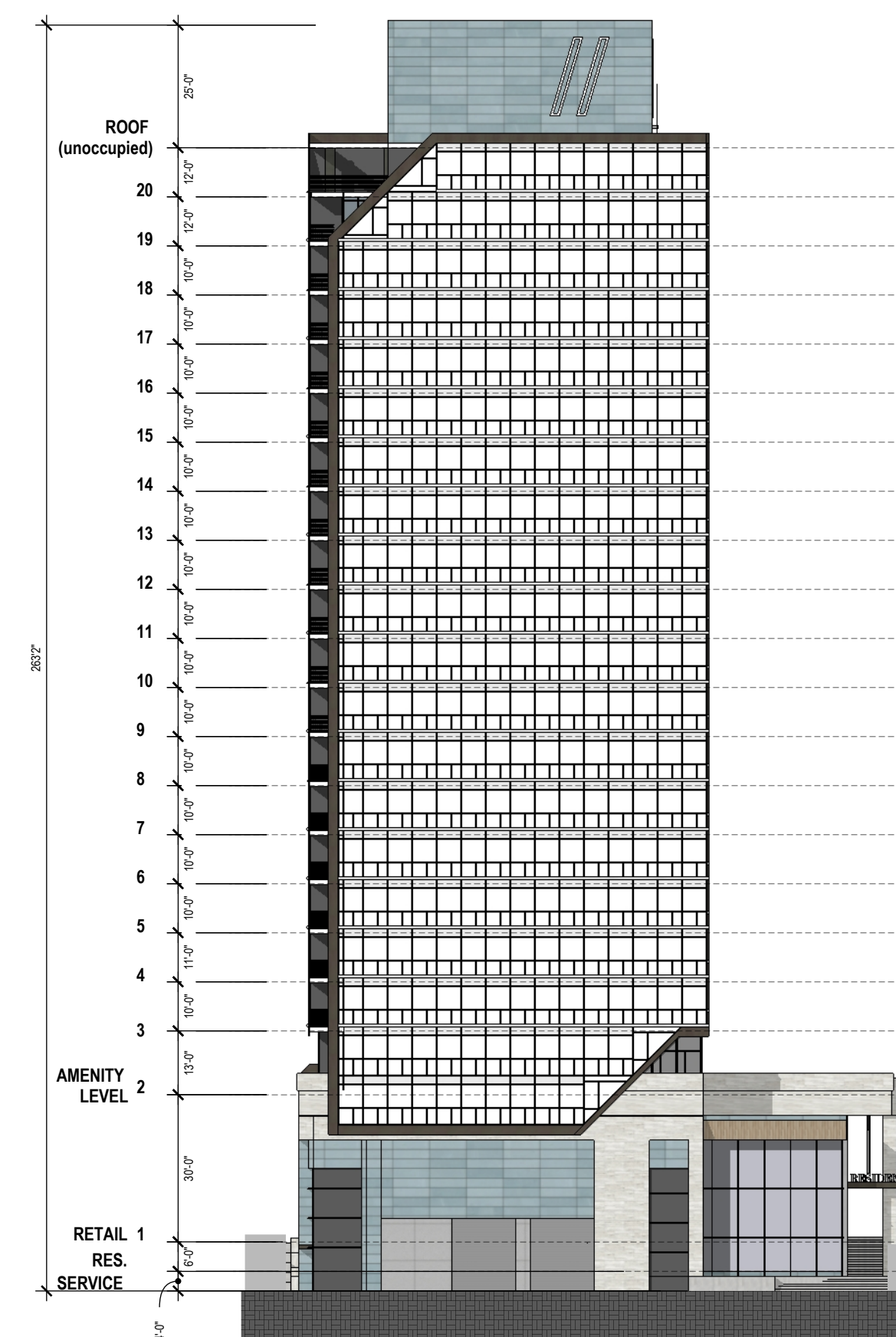
TOWER 1 - EAST ELEVATION - SALISBURY STREET



TOWER 1 - NORTH ELEVATION - SOUTH STREET



TOWER 1 - SOUTH ELEVATION - INTERNAL TO BLOCK



TOWER 1 - WEST ELEVATION - INTERNAL TO BLOCK

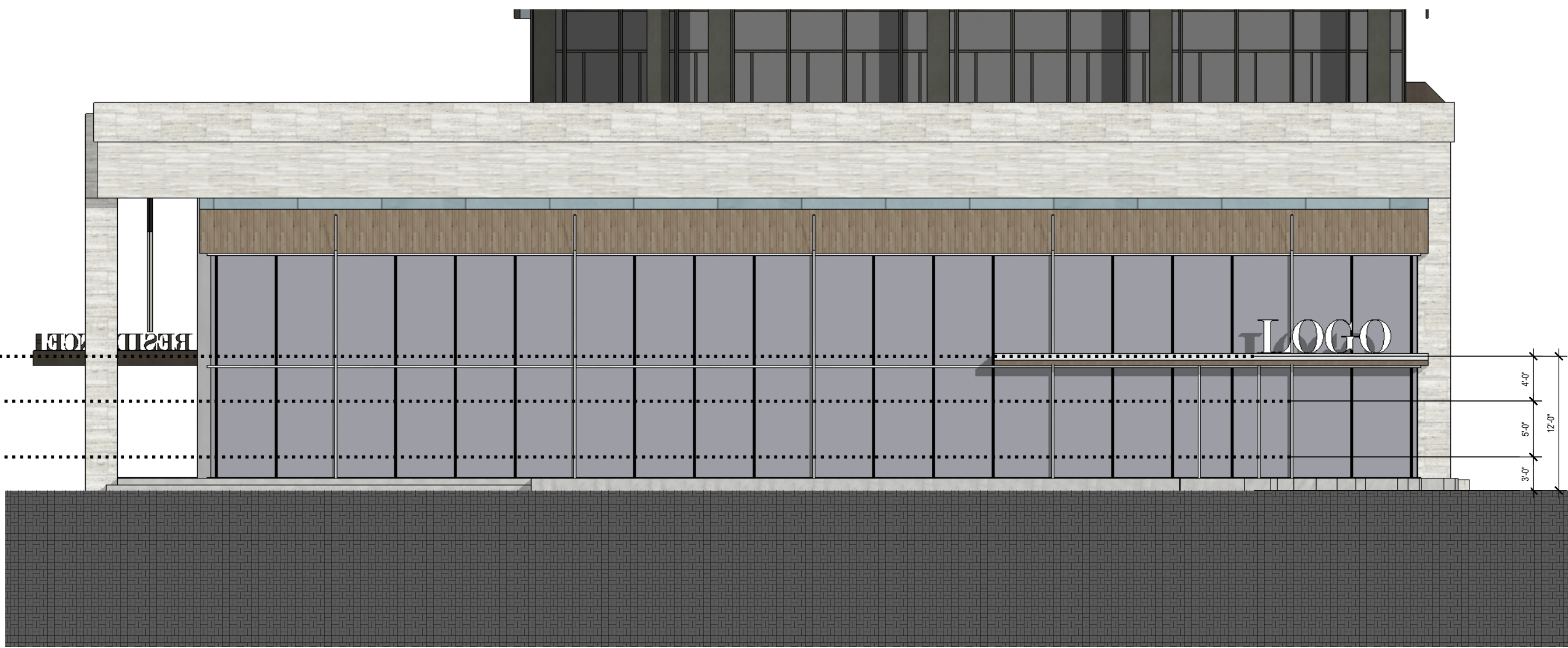
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Transparency (UDO Section 1.5.9, Section 3.2.6.F)  
Salisbury Street - Tower 1 Ground Floor

Ground story façade (measured btwn 0'-12')		890 SF
Min. Transparency Req.	890 x 66% =	587 SF
Transparency Provided	890 x 89% =	794 SF
Transparency Provided btwn 3'-8' (min 50% of Req.)	587 x 56% =	331 SF

Salisbury Street - Tower 1 Upper Story

Upper Story Façade		13530 SF
Min. Transparency Req.	13530 x 20% =	2706 SF
Transparency Provided	13530 x 86% =	11595 SF



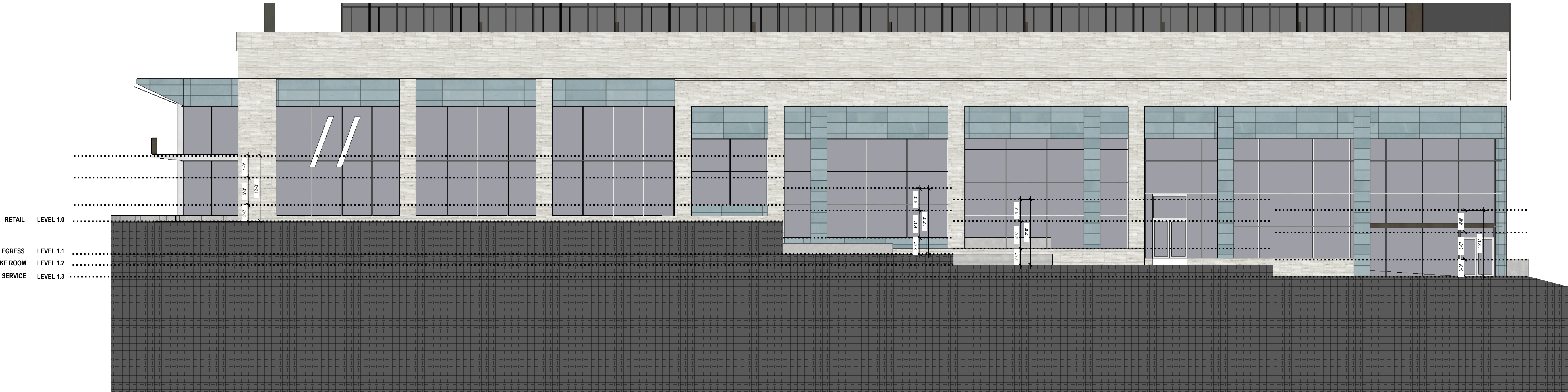
TOWER 1 - EAST ELEVATION - SALISBURY STREET

Transparency (UDO Section 1.5.9, Section 3.2.6.F)  
South Street - Tower 1 Ground Floor

Ground story façade (measured btwn 0'-12')		2983 SF
Min. Transparency Req.	2983 x 66% =	1969 SF
Transparency Provided	2983 x 80% =	2388 SF
Transparency Provided btwn 3'-8' (min 50% of Req.)	1969 x 51% =	995 SF

South Street - Tower 1 Upper Story

Upper Story Façade		43209 SF
Min. Transparency Req.	43209 x 20% =	8642 SF
Transparency Provided	43209 x 87% =	37475 SF



TOWER 1 - NORTH ELEVATION - SOUTH STREET

SCHEMATIC  
DESIGN

Dominion Realty Partners

Salisbury Square: North Tower

700 S. Salisbury, Raleigh, North Carolina 27601

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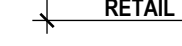
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	ELEVATIONS	



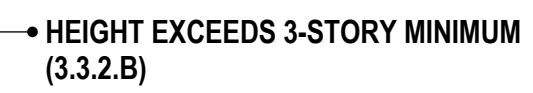
TOWER 2 - EAST ELEVATION - SALISBURY STREET



TOWER 2 - NORTH ELEVATION - INTERNAL TO BLOCK



TOWER 2 - WEST ELEVATION - INTERNAL TO BLOCK



FLOORS 12-18: FLOOR PLATE  
IS LESS THAN 30K, IN  
COMPLIANCE WITH UDO SEC.  
3.3.3.C

**DOORS SHALL BE SPACED  
AT NO GREATER THAN 75'-0"  
ALONG THE PUBLIC WAY.**

**WALLS FACING THE PUBLIC  
WAY SHALL NOT HAVE  
BLANK AREAS 20'-0" WIDE  
OR GREATER.**

TOWER 2 - SOUTH ELEVATION - KINDLEY STREET

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Transparency (UDO Section 1.5.9, Section 3.2.6.F)  
Salisbury Street - Tower 2 Ground Floor

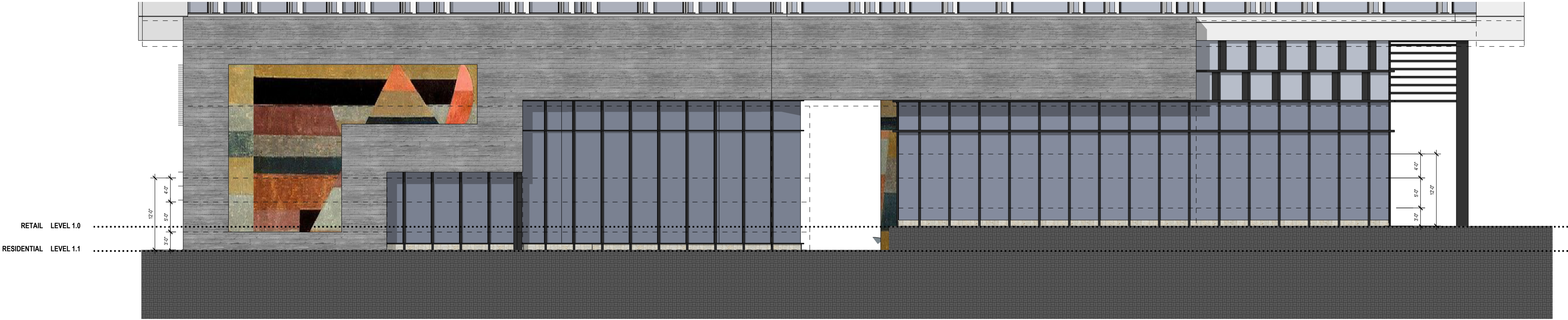
Ground story façade (measured btwn 0'-12")		2306 SF
Min. Transparency Req.	2306 x 66% =	1522 SF
Transparency Provided	2306 x 81% =	1874 SF
Transparency Provided btwn 3'-8" (min 50% of Req.)	1522 x 51% =	781 SF

Salisbury Street - Tower 2 Upper Story

Upper Story Façade		39961 SF
Min. Transparency Req.	39961 x 20% =	7992 SF
Transparency Provided	39961 x 73% =	29206 SF



TOWER 2 - SOUTH ELEVATION - KINDLEY STREET



TOWER 2 - EAST ELEVATION - SALISBURY STREET

Transparency (UDO Section 1.5.9, Section 3.2.6.F)  
Kindley Street - Tower 2 Ground Floor

Ground story façade (measured btwn 0'-12")		1434 SF
Min. Transparency Req.	1434 x 66% =	946 SF
Transparency Provided	1434 x 80% =	1149 SF
Transparency Provided btwn 3'-8" (min 50% of Req.)	946 x 51% =	479 SF

Kindley Street - Tower 2 Upper Story

Upper Story Façade		12375 SF
Min. Transparency Req.	12375 x 20% =	2475 SF
Transparency Provided	12375 x 83% =	10325 SF

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	ELEVATIONS

SCHEMATIC  
DESIGN

Dominion Realty Partners  
**Salisbury Square: South Tower**  
700 S. Salisbury, Raleigh, North Carolina 27601

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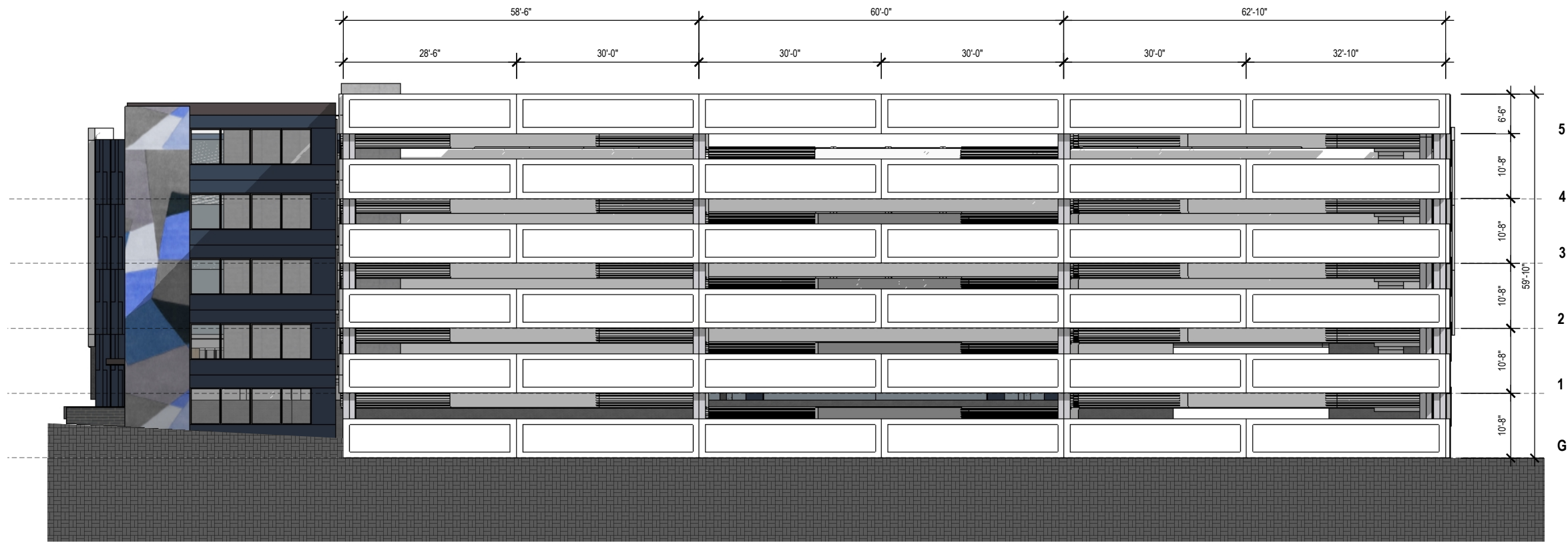
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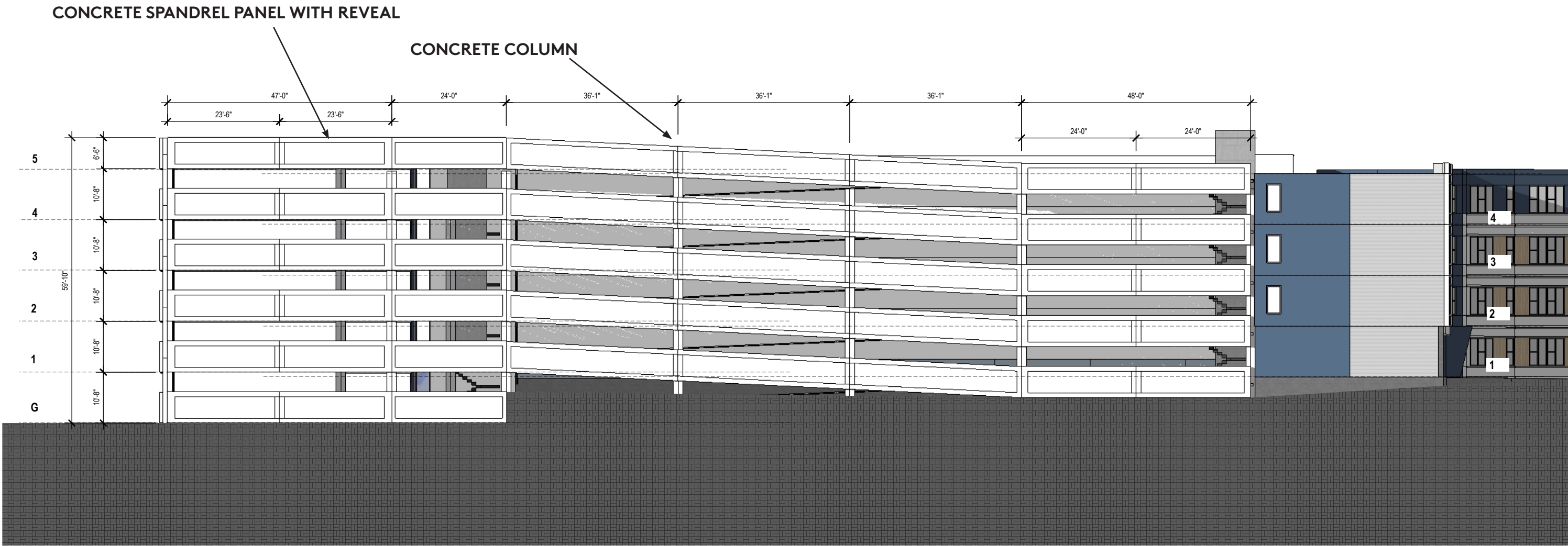
WORKFORCE - EAST ELEVATION - INTERNAL TO BLOCK



WORKFORCE - SOUTH ELEVATION - KINDLEY STREET



WORKFORCE - NORTH ELEVATION - INTERNAL TO BLOCK



WORKFORCE - WEST ELEVATION - RAILROAD RIGHT OF WAY

DOORS SHALL BE SPACED  
AT NO GREATER THAN 75'-0"  
ALONG THE PUBLIC WAY.

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SCHEMATIC  
DESIGN

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WORKFORCE - SOUTH ELEVATION - KINDLEY STREET

Transparency (UDO Section 1.5.9, Section 3.2.4.E)  
Kindley Street - Apartment Ground Floor

Ground story façade (measured btwn 0'-12')		2077 SF
Min. Transparency Req.	2077 x 20% =	415 SF
Transparency Provided	2077 x 26% =	541 SF
Transparency Provided btwn 3'-8' (min 50% of Req.)	415 x 103% =	427 SF

Kindley Street - Apartment Upper Story

Upper Story Façade		6114 SF
Min. Transparency Req.	6114 x 15% =	917 SF
Transparency Provided	6114 x 37% =	2259 SF

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SCHEMATIC  
DESIGN

Dominion Realty Partners

Salisbury Square: Workforce & Deck

700 S. Salisbury, Raleigh, North Carolina 27601

