



# Administrative Approval Action

Case File / Name: ASR-0037-2020  
Salisbury Square

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

**LOCATION:** This 4.85 acre parcel zoned DX-20-UG is located in the southwest corner of the intersection of S. Salisbury and W. South Streets, and bounded on four sides by S. Salisbury, W. South Street, McDowell, and Kindley Street. The final side is established by Southern Railway. The site address is 700 South Salisbury Street.

**REQUEST:** This site consists of four lots, the fourth being set aside for future development. (See SUB-0026-2020) Lots one, two, and three are proposed for two high rise towers, one mixed use, the other residential multi-family with a separate parking deck wrapped with residential multi-family use. The total gross building area proposed is 641,475 square feet.

One Administrative Alternate was approved for this project:  
AAD-16-2021 - Reduction of the Build To requirement for lots 2 and 3. (1.5.6),  
Alternative Building Massing (3.3.3) for each of the buildings

**DESIGN  
ADJUSTMENT(S)/  
ALTERNATES, ETC:** N/A

**FINDINGS:** City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated March 9, 2022 by J DAVIS ARCHITECTS.

## **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:***

### **General**

1. Provide a will serve letter from a waste services provider indicating that the site can be serviced. The letter shall state that they have reviewed the plans, will be collecting the garbage and recycling, and note that they can collect safely. The will serve letter is to be added to the SPR plan set.
2. See sheet A1.02. The proposed pool must be <65' in both width and length and/or less than 4000 square feet or special use approval is required by the Board of Adjustment. (UDO 6.7.3.G.5). Provide width and length dimensions for the proposed pool as well as the square footage.

### **Stormwater**

3. A surety equal to the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).



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4. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).
5. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).

☒ **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:***

## Public Utilities

1. Infrastructure Construction Plans (spr submittal) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions.

☒ **BUILDING PERMITS** - For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Site Permitting Review plans attached, if applicable. Permit sets may be reviewed prior to the recordation of required plats, but cannot be approved.

***The following items must be approved prior to the issuance of building permits:***

## General

1. A demolition permit shall be obtained.
2. The applicant shall provide proof of compliance with remote parking standards by submitting a signed agreement or lease indicating that required off-street parking shall be provided as long as the principal use continues and the principal use shall be discontinued should the required off-street parking no longer be provided on these off-site parcels (UDO 7.1.5).
3. A subdivision map shall be recorded (SUB-0026-2020)

## Public Utilities

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

## Stormwater

5. 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).
6. 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).





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7. 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).

## Urban Forestry

8. A tree impact permit must be obtained for the approved streetscape tree installation with tree grates in the right of way. This development proposes 9 street trees along Salisbury St., 9 street trees along Kindley St., 9 street trees along W. South St., (27) street trees total.
9. A public infrastructure surety for (27) street trees with grates shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).

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

## General Condition

1. Regarding the parking deck and residential screening - the CO for the active uses (the apartment) should be allowed first or in conjunction with the deck to ensure the parking deck has screening.

## 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).

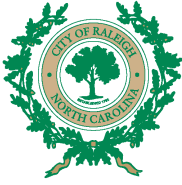
**EXPIRATION DATES:** The expiration provisions of UDO Section 10.2.8 E, including the ability to request extensions in the expiration date, apply to this site plan. If significant construction has not taken place on a project after administrative site review approval, that approval may expire and be declared void, requiring re-approval before permits may be issued. To avoid allowing this plan approval to expire the following must take place by the following dates:

### **3-Year Expiration Date:** August 11, 2025

Obtain a valid building permit for the total area of the project, or a phase of the project.

### **4-Year Completion Date:**

Within four years after issuance of the first building permit for the site plan, the construction of the entire site plan must be completed unless an applicant has been granted vested rights. Failure to complete construction within this specified time frame shall automatically void the approved site plan for which no building permits have been issued.



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I hereby certify this administrative decision.

Signed: *Alycia Bailey Taylor* Date: 04/14/2022  
Development Services Dir/Designee  
Staff Coordinator: Michael Walters



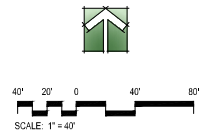


Know what's below.  
Call before you dig.

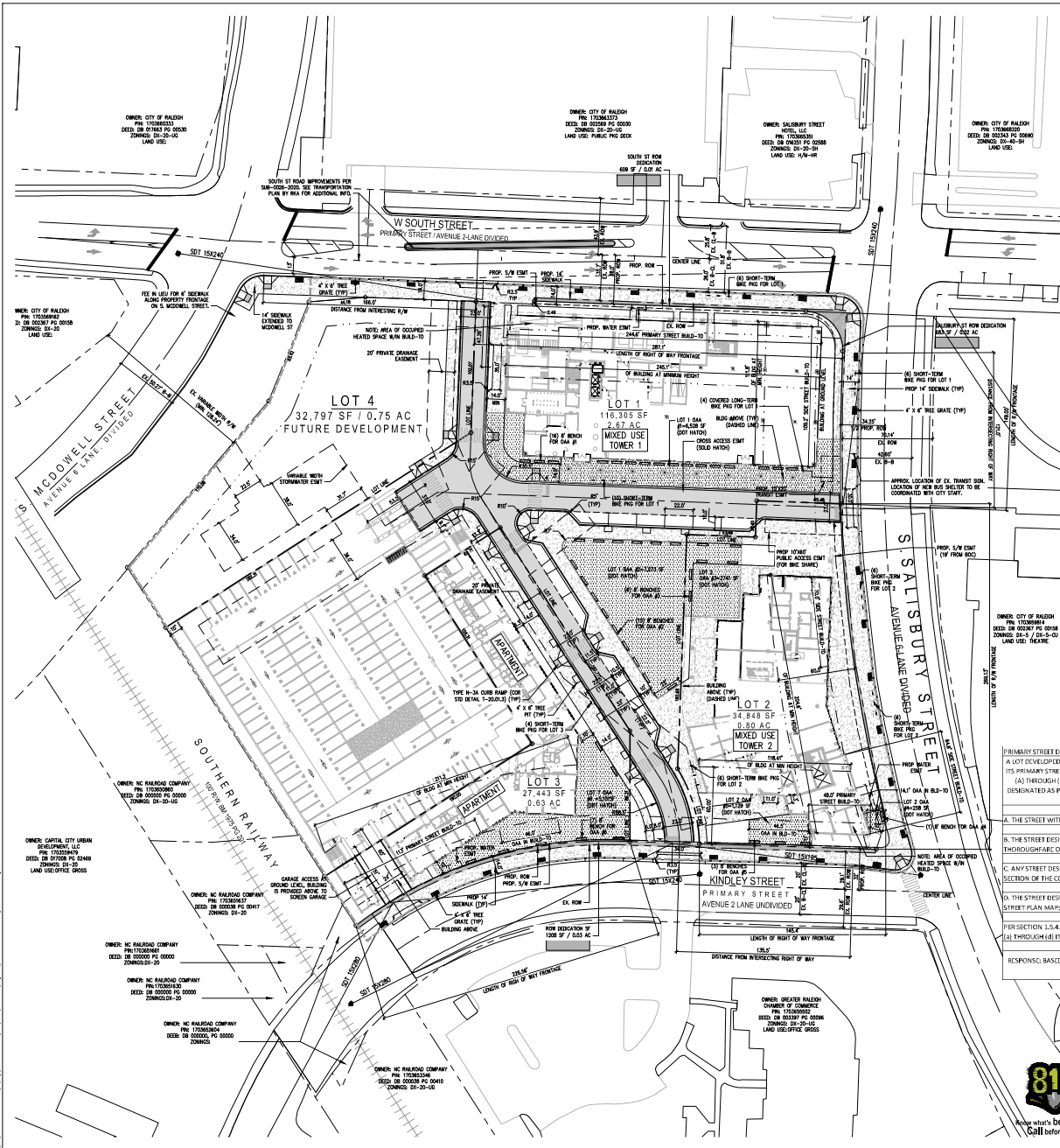
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ASR-0037-2020

TREE CONSERVATION  
 PLAN







GENERAL NOTES

LEGEND	
	EX. FIRE HYDRANT
	PROP. FIRE HYDRANT
	PROP. WALKING PATH
	PROP. WALKWAY/PARKING
	PROP. SEWERAGE
	PROP. FREE DRIVE
	EX. PROPERTY LINE
	EX. ADJACENT PROPERTY LINE
	EX. RIGHT OF WAY LINE
	PROP. RIGHT OF WAY LINE
	PROP. BUILT TO LINE
	PROP. LOT LINE
	PROP. SIDEWALK/ EASEMENT
	ROAD CENTERLINE
	PROP. ACCESS EASEMENT
	PROP. RIGHT OF WAY EASEMENT
	PROP. OUTDOOR AMENITY
	PROP. CONCRETE

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

TRANSIT SERVICE:	W. SOUTH YES	SAUSURY YES	KINDLEY NO
ATED AS A MAIN STREET OR URBAN THE URBAN FORM/MAP:	NO	NO	NO
ATED AS A RETAIL STREET IN THE DOWNTOWN PREPENSIVE PLAN:	NO	NO	NO
ATED AS A MIXED-USE STREET ON THE RALEIGH	YES	NO	YES
IF ONE STREET MEETS ANY OF THE CRITERIA DESIGNATED PRIMARY	PRIMARY	SIDE	PRIMARY

IN THE ABOVE THE PRIMARY STREETS ARE W. SOUTH AND KINDLEY. SALISBURY IS A SIDE STREET.



40' 20' 0 40' 80'

SCALE: 1" = 40'

EXISTING SITE DATA:

HC RAMPS:

### ADDITIONAL NOTES

#### SEC. 3.3.2.8 Minimum Building Height for Urban Frontages

Lot #1		
Lot #1		20 stories
Lot #2		20 stories
Lot #3		4 stories
Lot #2 - 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%	204.8 LF
Kindly Street		
Required	75% x 153.1' =	114.8 LF
Provided	77.4%	118.4 LF
Lot #3		
Kindly 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)

**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		15,862
Lot #2		14,175
F2 - Minimum spacing between towers - floors above 12 stories		

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

PROJECT:	DRP-19066	DATE
ISSUE	Preliminary Subdivision	04/01/2020
	Administrative Site Review	05/29/2020
REVIEWS:	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:	KT_CHK	
CHECKED BY:	KT	
CONTENT:	SITE PLAN	

LS1.1

Site Data: Lot #2		
Project: Salisbury Square		
Date: 09/22/2022 (updated 03/08/2022)		
1	<b>Site Data</b>	<b>Lot #2</b>
2	Tract area	
	Lot #2 SJLB-009-020	0.66 AC
	Less right of way dedication	0.06 AC
	Net coverage	0.60 AC
3	Proposed use	210 SF
	Multi-unit (m/u) - floors 2 through 20	
	1 B/R	217 BU
	2 B/R	33 BU
	Total	250 BU
	Nonresidential - Ground Floor - Retail	3,866 SF
4	Gross square footage	298,902 SF = 298,902 SF
	Proposed FAR	250.00 / 0.83 = 74.7%
	Building lot coverage	17,398 / 0.93 = 49.6%
	Proposed density	250 / 0.65 = 312.5 BU/AC
5	Area covered by building (UDO section 2.3.A.3)	
	Area required - 10% of net acreage	
	Tract net acreage	34,648 SF
	10% required	3,465 SF
	Subtotal	3,463 SF
	Plus additional 50 sq per floor for floors 7-20	650 SF
	Total required - 12% min.	4,113 SF
	Urban housing requirement	
	Total required	4,139 SF
	50% required to be at street level	2,069 SF
	Provided	2,087 SF
	Area provided: OAA #3 street level	2,941 SF
	Area provided: OAA #4 street level	258 SF
	Area provided: OAA #5 street level	1,128 SF
	Total - 12% min.	4,128 SF
		11.8%
		0.596 AC
	Required seating for OAA	
	Required LF of seating	4,135 / 55 SF
	Provided: OAA #3	82.7 LF
	Provided: OAA #4	4.6 LF
	Provided: OAA #5	8.0 LF
	Total provided	95.3 LF
	Required trees for OAA	
	Required trees (2" caliper min)	4,135 / 1,000 SF
	Provided: OAA #3	41.4 EA
	Provided: OAA #4	0.0 EA
	Provided: OAA #5	2.0 EA
	Total trees provided	43.4 EA
6	Building height	20 Story
	Allowance height	20 Story
	Proposed height - Use limitations for building heights	
7	Neighborhood transition (UDO section 3.5)	n/a
8	Back-to-back	
	CT Primary street built to minimum	
	Required	70% x 145.4 = 101.8 SF
	Provided	33.0%
	Outdoor amenity area	41.7%
	Administrative Alternative or Variance required	76.7%
	Proposed outdoor amenity area is 95.0 SF	95.0 SF
	CT Side street built to minimum	
	Required	35% x 289.1 = 94.2 SF
	Provided	
	North and of building	70.0 SF
	South and of building	64.0 SF
	Total	134.0 SF
9	Required parking (UDO section 7.1.3.A)	
	Required parking	No parking required
	Minimum required	(note: deck, stairs for lot 4)
	Surface space	15.5 SF
	Deck space	546.5 SF
	Total spaces provided	562 SF
10	Required bicycle parking (UDO section 7.1.2)	
	Multi-unit	
	Required (1 space per 30 rooms, min. 4)	250 / 29 = 13 SF
	Retail sales	
	Short term (1 per 5,000 SF 4 min.)	3,858 / 5,000 = 4 SF
	Total bicycle parking required from above	
	Short term	17 SF
	Total bicycle parking provided	18 SF

Overall site data lots 1 to 4				
Project: Salisbury Square				
Date: 26.29.2023 (updated 10.21.2023!)				
Site Data	Lot area	Lots 1 to 3		
1	Lot #1 = 55-18	2.67 AC		
	Lot #2 = 55-19	0.80 AC		
	Lot #3 = 55-19	0.83 AC		
	Lot #4 = 55-19 (Future Development)	0.75 AC		
	Less right of way dedication	0.07 AC		
	Net acreage	4.85 AC		
2	Proposed use			
	Lot #1		Mixed Use	
	Lot #2		Mixed Use	
	Lot #3		Multi-unit living	
	Lot #4		Future multi-unit living	
3	Proposed Dwelling Units			
	Multi-unit living	1 BR	2 BR	Total (U)
	Lot #1 Multi-unit living	227	81	289 U
	Lot #2 Multi-unit living	217	33	250 U
	Lot #3 Multi-unit living	52	8	60 U
	Lot #4 Multi-unit living	0	0	0 U
	Total Multi-unit living	496	122	588 U
4	Nonresidential use			
	Ground floor			
	Lot #1 - Office (Bank/Financial Services)	13,730 SF		
	Lot #2 - Retail	3,655 SF		
	Lot #3	2,127 SF		
	Lot #4	0 SF		
	Total ground floor nonresidential	17,375 SF		
5	Nonresidential use			
	First floor through 8th - office			
	Lot #1	0 SF		
	Lot #2	0 SF		
	Lot #3	0 SF		
	Lot #4	0 SF		
	Total nonresidential	0 SF		
7	Overall proposed density	588 U	4.85	= 120.50 U/DAU
	Gross square footage			
	Lot #1	32,616 SF		
	Lot #2	258,902 SF		
	Lot #3	57,856 SF		
	Lot #4	0 SF		
	Total gross square footage	344,475 SF		
	Proposed FAR	64.475 U	4.85	= 300.6%
	Building lot coverage	58.102 U	4.85	= 27.8%
8	Outdoor amenity area (sec. 3.2.3.3.3)			
	Required - 10% of net acreage	4.85	10%	= 0.49 AC
	Provided			
	Lot #1 - OMA	12,801 SF	0.33%	0.25 AC
	Lot #2 - OMA	4,128 SF	0.0%	0.00 AC
	Lot #3 - OMA	1,101 SF	0.4%	0.12 AC
	Total provided	25,030 SF	0.93%	0.33 AC
9	Recreational parking (sec. 7.1.1.4)			
	Recreational parking provided	Surface	Deck	Total
	Lot #1	12	640	652 SP
	Lot #2	0	0	0 SP
	Lot #3	0	0	0 SP
	Lot #4	0	0	0 SP
	Total Provided	12	640	652 SP
10	Recreational bicycle parking (sec. 7.1.2)			
	Short-term - Multiunit living (4 min.)			
	Lot #1	14 SP		
	Lot #2	13 SP		
	Lot #3	4 SP		
	Lot #4	0 SP		
	Short-term - office			
	Lot #1	4 SP		
	Short-term - retail			
	Lot #2	4 SP		
	Long-term short term required			
	Lot #1	4 SP		
	Lot #2	1 SP		
	Long-term long term required			
	Lot #1	4 SP		
	Lot #2	0 SP		
	Lot #3	4 SP		
	Lot #4	0 SP		
	Total short term provided	44 SP		
	Long-term			
	Lot #1	22 SP		
	Lot #2	18 SP		
	Lot #3	4 SP		
	Lot #4	0 SP		
	Total long term provided	44 SP		
	Bicycle parking provided			
	Short-term			
	Lot #1	14 SP		
	Lot #2	13 SP		
	Lot #3	4 SP		
	Lot #4	0 SP		
	Total short term provided	31 SP		
	Long-term			
	Lot #1	22 SP		
	Lot #2	18 SP		
	Lot #3	4 SP		
	Lot #4	0 SP		
	Total long term provided	44 SP		

OVERALL SITE DATA LOTS 1 THROUGH 4	1
SCALE: NTS	

PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN PERMISSION OF THE ADMINISTRATIVE SITE REVIEW

LS1.2



8522-204 SIX FORKS ROAD  
RALEIGH, NORTH CAROLINA 27615  
919.845.7700 PHONE  
919.845.7703 FAX  
ENGR. FIRM LICENSE NO. F-0843



PRELIMINARY  
NOT FOR CONSTRUCTION

SALISBURY SQUARE  
700 SOUTH SALISBURY STREET  
RALEIGH, NORTH CAROLINA

ISSUED: 29 MAY 2020

REVISIONS:

22 DEC 2020	JET
22 JULY 2021	REVISOR PER CITY COMMENTS
22 JULY 2021	REVISOR PER CITY COMMENTS
18 OCT 2021	REVISOR PER CITY COMMENTS
10 MAR 2022	REVISOR PER CITY COMMENTS

DRAWN BY: JET  
CHECKED BY: MJS

PROJECT: DSSWS

PRELIMINARY  
UTILITY  
PLAN

DWG. NO. PA.2

## UTILITY NOTES

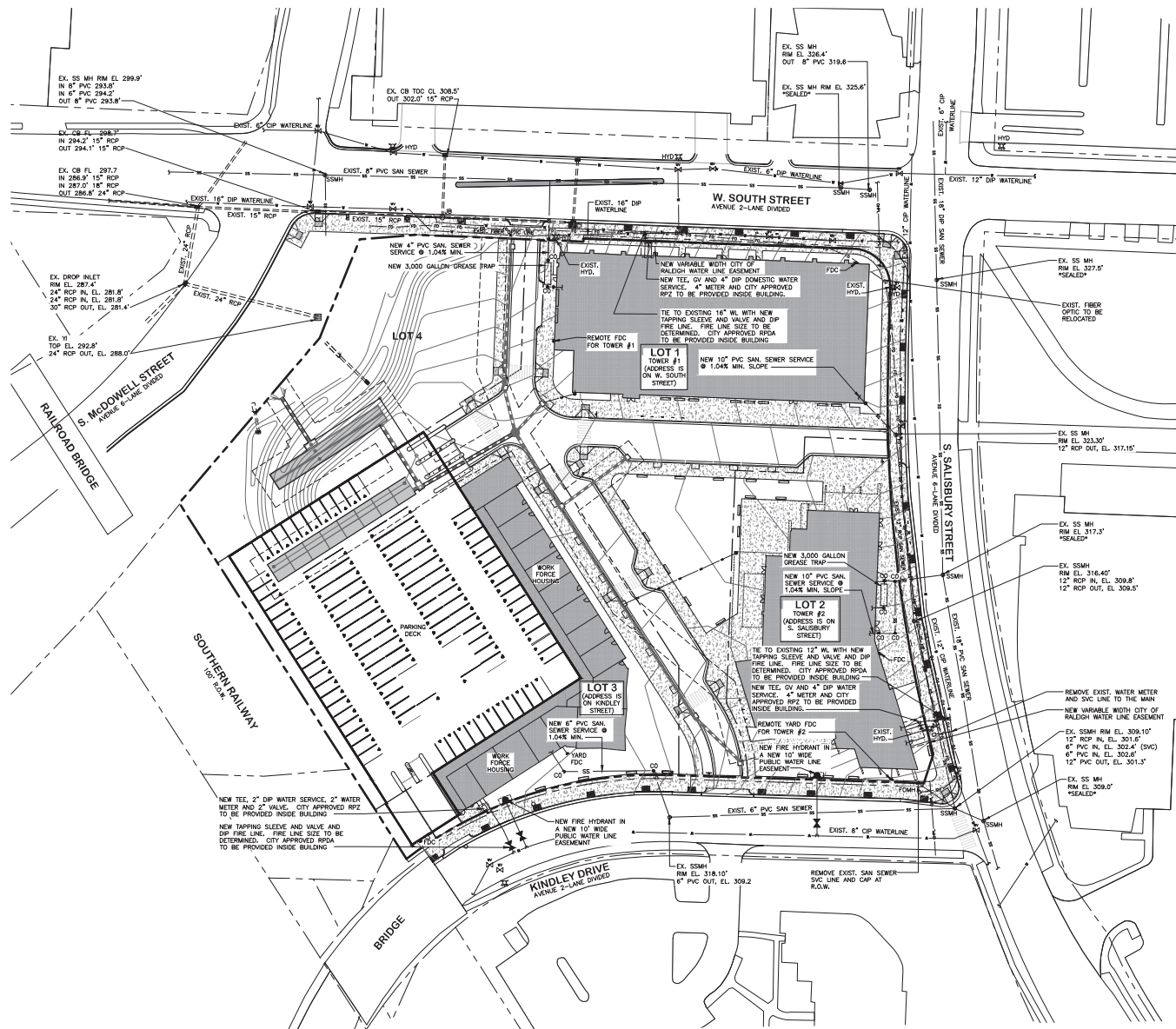
- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
- CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (1-800-632-4949) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR SHALL COORDINATE THE LOCATION OF THE ELECTRIC, GAS, AND TELEPHONE SERVICE WITH THE APPROPRIATE UTILITY COMPANY PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL PROVIDE CONDUITS AS REQUIRED FOR THESE UTILITIES UNDER PAVED AREAS.
- THIS PLAN IS DIAGRAMMATIC AND REPRESENTS THE APPROXIMATE LOCATION OF UTILITIES UNLESS SPECIFICALLY DIMENSIONED. THE CONTRACTOR SHALL COORDINATE THE ACTUAL AND PROPOSED LOCATION OF UTILITIES TO AVOID CONFLICTS.
- CONTRACTOR SHALL COORDINATE THE LOCATION OF THE WATER AND SEWER SERVICE TO THE BUILDINGS WITH THE BUILDING PLUMBING CONTRACTOR AND THE BUILDING PLANS.
- ALL CLEAN-OUTS SHALL BE PROVIDED IN CAST IRON FRAME AND COVER SIMILAR TO WATER VALVE BOX. PROVIDE HEAVY DUTY FRAME AND COVER IN PAVED AREAS.
- ALL MANHOLE AND CLEAN OUT FRAMES AND COVERS/GRATES SHALL BE PAINTED BLACK SEMI-GLOSS ENAMEL AFTER INSTALLATION.
- CONTRACTOR SHALL PROVIDE CONDUITS FOR IRRIGATION LINES UNDER PAVED AREAS.
- IRRIGATION METER, REDUCED PRESSURE ZONE DEVICE, AND SERVICE SHALL BE PROVIDED. (DESIGN-BUILD.)
- CONTRACTOR SHALL PROVIDE PVC CONDUITS UNDER PAVED AREAS FOR POWER TO LIGHT POLES AND MONUMENT SIGN.
- FDC'S WILL HAVE TO BE 2 1/2" HOSE CONNECTIONS X THE NUMBER DETERMINED BY THE SPRINKLER CONTRACTOR. THE NUMBER OF HOSES WILL BE DEPENDENT ON THE SYSTEM DEMAND, WHICH WILL BE GREATER THAN 500 GPM.

## CITY OF RALEIGH STANDARD UTILITY NOTES

- ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS (REFERENCE: CDDP HANDBOOK, CURRENT EDITION)
- UTILITY SEPARATION REQUIREMENTS:
  - "A" DISTANCE OF 100" SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE, SUCH AS AN IMPROVED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO PROVIDE LATERAL SEPARATION. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25" FROM A PRIVATE WELL OR 50" FROM A PUBLIC WELL.
  - WHEN INSTALLING WATER &/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10" IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 18" ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
  - WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASEMENT EXTENDED 10" ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
  - 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
  - MAINTAIN 18"-MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS; MAINTAIN 24"-MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS; WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 6"-MIN. CLEARANCE (SEE CDDP DETAILS W-41 & S-49)
  - ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18"-MIN. VERTICAL SEPARATION REQUIRED.
- ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION
- CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT
- 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCEMAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS
- IT IS 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 RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT FOR CDDP HANDBOOK PROCEDURE.
- INSTALL COPPER WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2'-X2'-WATERLINE EASEMENT IMMEDIATELY ADJACENT. NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE
- INSTALL PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM
- PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI. BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDINGS LOWER THAN 1.0' ABOVE THE NEXT UPSTREAM MANHOLE
- ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM MCDOW, USACE &/OR FDM FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
- MCDOW/RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION
- GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CDDP FOO PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT TM BEASLEY AT (919) 986-2334 OR TIMOTHY.BEASLEY@RALEIGHNC.GOV FOR MORE INFORMATION
- CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX-B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA. THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST. THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH INITIAL AND PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. CONTACT JOANIE HARTLEY AT (919) 986-5923 OR JOANIE.HARTLEY@RALEIGHNC.GOV FOR MORE INFORMATION

## SPRINKLER SYSTEM NOTE:

THE PARKING DECK SPRINKLER SYSTEM SHALL BE A 1.3 SYSTEM.



0 40' 80' 120'  
SCALE IN FEET 1"=40'







Salisbury Street - Tower 1 Upper Story

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

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

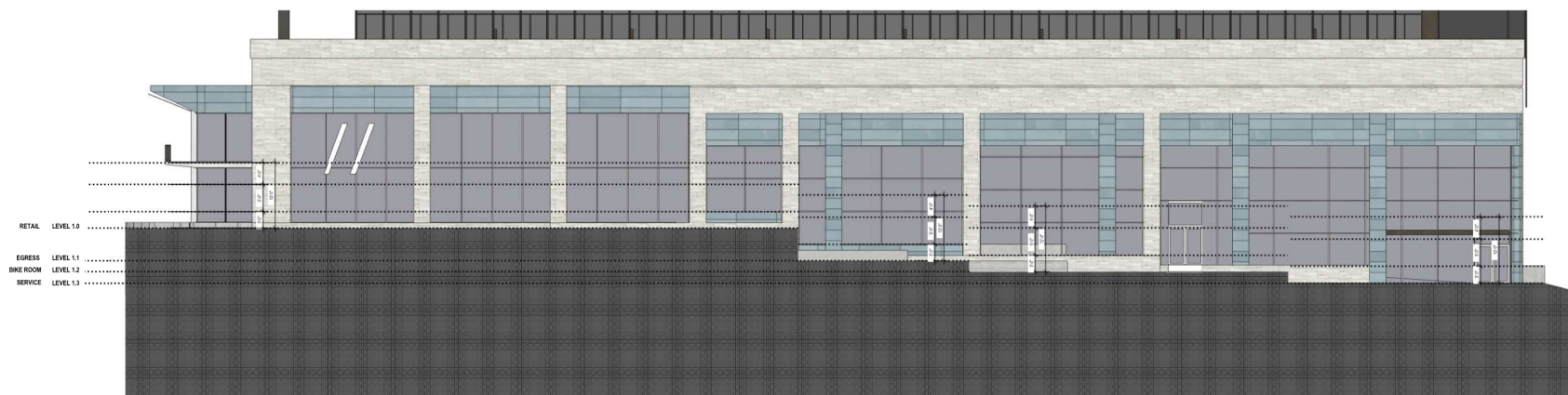


TOWER 1 - EAST ELEVATION - SALISBURY STREET

South Street - Tower 1 Upper Story

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

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

Dominion Realty Partners

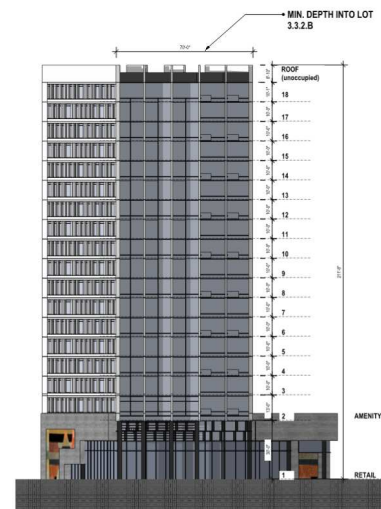
**Salisbury Square: North Tower**  
700 S. Salisbury, Raleigh, North Carolina 27601

## SCHEMATIC DESIGN





TOWER 2 - EAST ELEVATION - SALISBURY STREET



TOWER 2 - NORTH ELEVATION - INTERNAL TO BLOCK



TOWER 2 - WEST ELEVATION - INTERNAL TO BLOCK



TOWER 2 - SOUTH ELEVATION - KINDLEY STREET

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 ELEVATIONS  
N.T.S.

1

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

## SCHEMATIC DESIGN

PROJECT: 19066	DATE	
	ISSUE:	
REVISIONS:		
DRAWN BY:	Author	
CHECKED	Checker	
BY:		
CONTENT:		
	ELEVATIONS	

Dominion Realty Partners

SCHEMATIC  
DESIGN

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	REVISIONS:		
	DRAWN BY:	Author	
	CHECKED:	Checker	
	BY:		
	CONTENT:		
		ELEVATIONS	

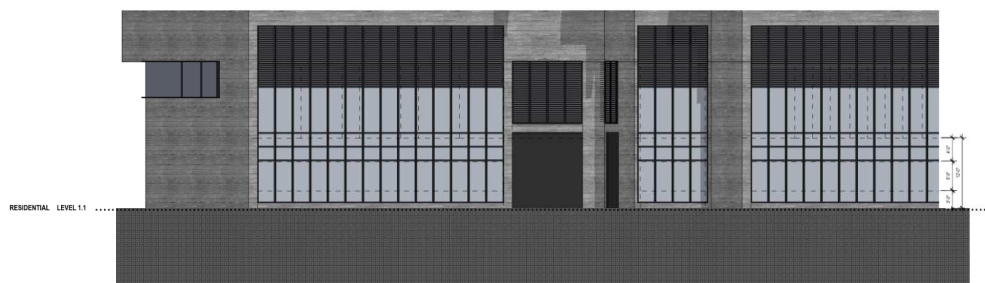
A-2.04

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

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

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

Salisbury Street - Tower 2 Upper Story



TOWER 2 - SOUTH ELEVATION - KINDLEY STREET



TOWER 2 - EAST ELEVATION - SALISBURY STREET

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

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

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

Kindley Street - Tower 2 Upper Story

OWER 2 - SOUTH ELEVATION - KINDLEY STREET

TOWER 2 TRANSPARENCY  
N.T.S.

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



WORKFORCE - SOUTH ELEVATION - KINDLEY STREET

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

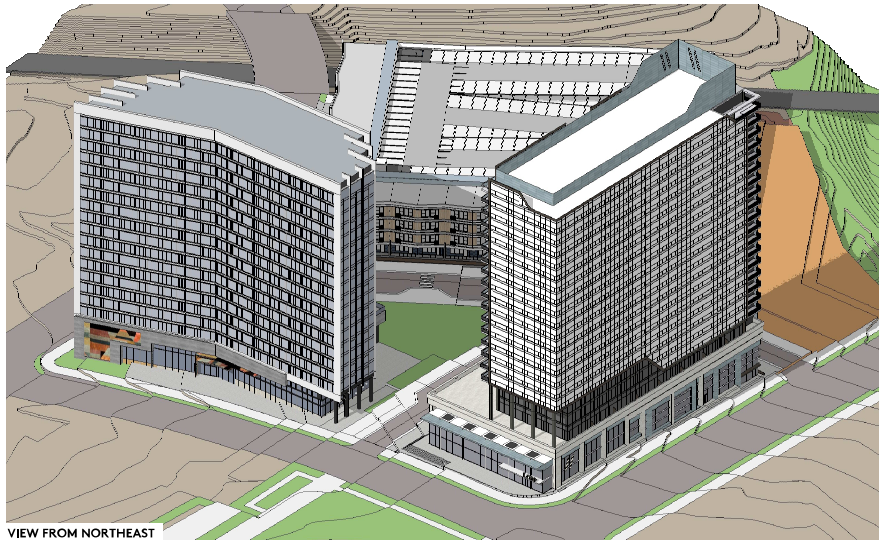
Ground story façade (measured btwn 0'-12')		2077 SF
Min. Transparency Req.	2077 x 20% =	415 SF
Transparency Provided	2077 x 26% =	541 SF
Transparency Provided btwn 3'-8' (min 50% of Req.)	415 x 103% =	427 SF

Kindley Street - Apartment Upper Story

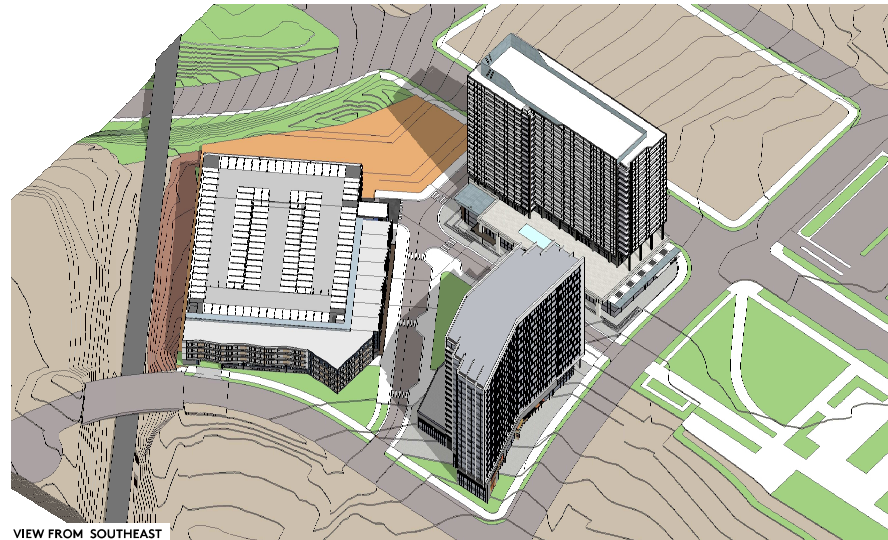
Upper Story Façade		6114 SF
Min. Transparency Req.	6114 x 15% =	917 SF
Transparency Provided	6114 x 37% =	2259 SF

PROJECT	19066	DATE
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ELEVATIONS		

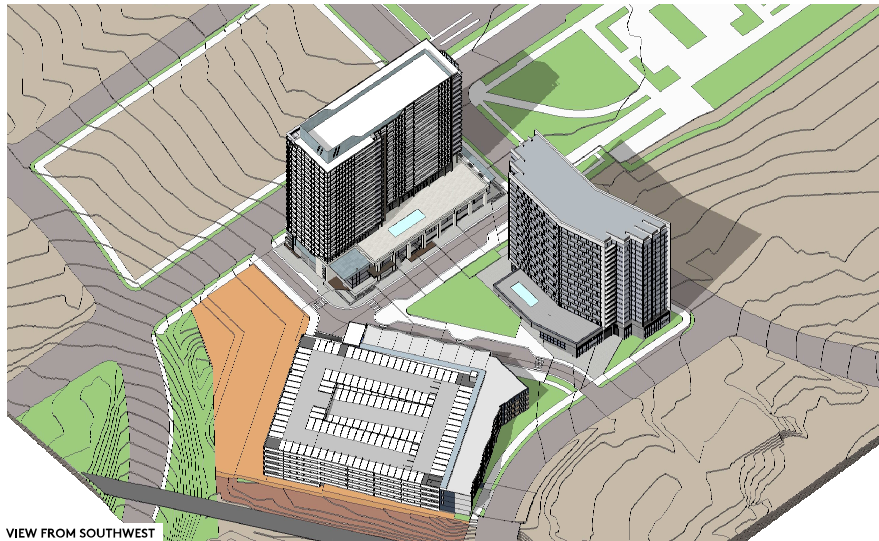




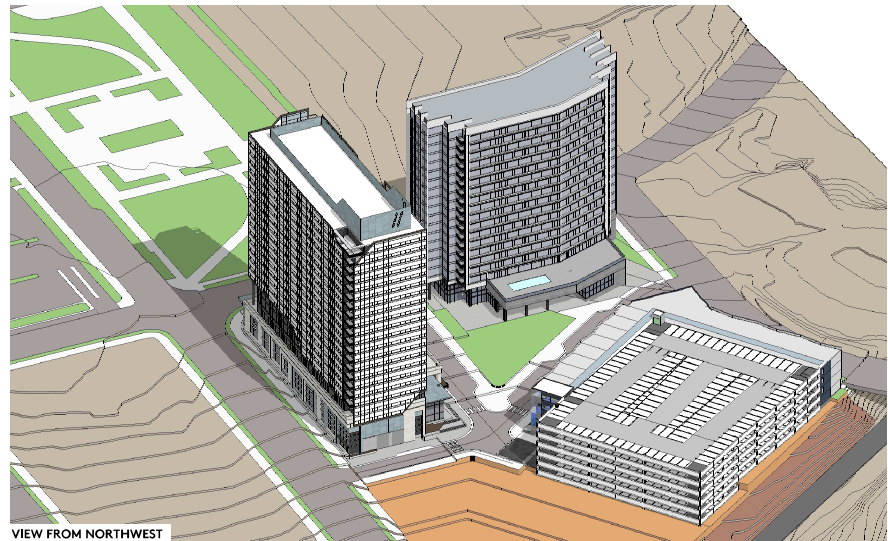
VIEW FROM NORTHEAST



VIEW FROM SOUTHEAST



VIEW FROM SOUTHWEST



VIEW FROM NORTHWEST

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