



Preliminary Subdivision Plan Application

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

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 your completed application to DS.intake@raleighnc.gov.

Office Use Only: Case #: _____	Planner (print): _____
Pre-application Conference Date: _____	Planner (signature): _____

DEVELOPMENT TYPE (UDO Section 2.1.2)

<input checked="" type="checkbox"/> Conventional Subdivision	<input type="checkbox"/> Compact Development	<input type="checkbox"/> Conservation Development	<input type="checkbox"/> Cottage Court
--	--	---	--

NOTE: Subdivisions may require City Council approval if in a Metro Park Overlay or Historic Overlay District

GENERAL INFORMATION

Scoping/sketch plan case number(s): _____

Development name (subject to approval): 700 Salisbury Subdivision

Property Address(es): 700 S. Salisbury St., Raleigh, North Carolina 27601

Recorded Deed PIN(s): 1703654924

What is your project type?	<input type="checkbox"/> Single family	<input type="checkbox"/> Townhouse	<input type="checkbox"/> Attached houses
	<input type="checkbox"/> Apartment	<input type="checkbox"/> Non-residential	<input checked="" type="checkbox"/> Other: Conventional Subdivision

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION

NOTE: Please attach purchase agreement when submitting this form

Company: Dominion Realty Partners	Owner/Developer Name and Title: Chris Carlino, Principal
-----------------------------------	--

Address: 501 Fayetteville Street, Suite 100, Raleigh NC 27601

Phone #: 919.582.2044	Email: ccarlino@drp-llc.com
-----------------------	-----------------------------

APPLICANT INFORMATION

Company: JDavis Architects	Contact Name and Title: Ken Thompson
----------------------------	--------------------------------------

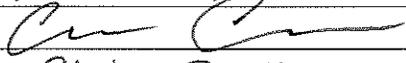
Address: 510 South Wilmington Street, Raleigh, NC 27601

Phone #: 919-612-6997	Email: kent@jdavisarchitects.com
-----------------------	----------------------------------

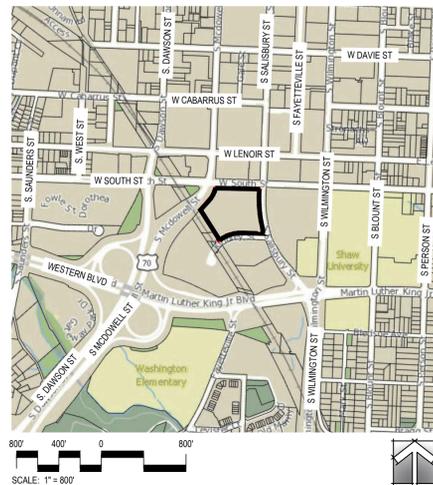
Continue to the next page>

DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
ZONING INFORMATION	
Gross site acreage: 4.9 ACRE	
Zoning districts (if more than one, provide acreage of each): DX-20-UG	
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-

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: _____ Square Feet: _____	Proposed Impervious Surface: Acres: _____ Square Feet: _____
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is this a flood hazard area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes, please provide the following: Alluvial soils: <u>n/a</u> Flood study: <u>n/a</u> FEMA Map Panel #: <u>n/a</u>	
NUMBER OF LOTS AND DENSITY	
Total # of townhouse lots: 0	Detached 0 Attached 0
Total # of single-family lots: 0	
Proposed density for each zoning district (UDO 1.5.2.F): n/a	
Total # of open space and/or common area lots: 0	
Total # of requested lots: 4	

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 <u>Ken Thompson</u> 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: 	Date: <u>3/23/2020</u>
Printed Name: <u>Chris Carlino</u>	
Signature:	Date:
Printed Name:	

Please email your completed application to DS.intake@raleighnc.gov.



SUB-0026-2020

Preliminary Subdivision Plan

- 1st Submittal: April 1, 2020
- 2nd Submittal: December 29, 2020
- 3rd Submittal: July 22, 2021
- 4th Submittal: October 21, 2021
- 5th Submittal: January 4, 2022
- 6th Submittal: March 4, 2022

700 Salisbury Subdivision

700 South Salisbury Street
Raleigh, North Carolina 27601

LEGEND:	
	EX. SOFTWOOD TREE
	EX. HARDWOOD TREE
	PROJECT BOUNDARY
	LIMITS OF DISTURBANCE
	EX. ADJACENT PROPERTY LINE
	EX. RIGHT OF WAY LINE
	EX. EASEMENT
	EX. ELECTRIC LINE
	EX. FIBER LINE
	EX. CHAIN LINK FENCE
	EX. IRRIGATION LINE
	EX. OVERHEAD UTILITY
	EX. SANITARY SEWER LINE
	EX. STORMWATER LINE
	EX. TELECOMMUNICATIONS
	EX. WATER LINE
	EX. CONTOUR MAJOR LINE
	EX. CONTOUR MINOR LINE
	PROP. RIGHT OF WAY LINE
	PROP. UTILITY PLACEMENT ESMT
	PROP. LOT LINE
	PROP. ROW DEDICATION

SEE SHEET 0.1 FOR BLOCK PERIMETER EXHIBIT

Notes

- GENERAL NOTES**
- 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.
 - 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.
 - 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 ENCROUGH ON THIS MINIMUM CORNER CLEARANCE.
 - UTILITY PLACEMENT EASEMENT IS FOR INSTALLATION OF PRIVATE UTILITIES.
 - WITHIN THE AREA OF ABOVE DEFINED SIGHT TRIANGLE, 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.

Sheet Index

COVER	0.0
BLOCK PERIMETER EXHIBIT	0.1
RECORDED MAP (BM 1978, PG 177)	1.0
EXISTING CONDITIONS PLAN	2.0
TREE CONSERVATION PLAN	LT.1
SUBDIVISION AND LANDSCAPE PLAN	LT.1
CONCEPTUAL TRAFFIC CONTROL PLAN	RKA-01
GRADING PLAN	L2.1
LANDSCAPE DETAILS	L3.1
UTILITY PLAN	PS-1

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
919.845-7600
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



DEVELOPMENT SERVICES

Preliminary Subdivision Plan Application

Development Services Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-966-2495



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 your completed application to DS_intake@raleighnc.gov.

Office Use Only: Case #: _____ Planner (print): _____
Pre-application Conference Date: _____ Planner (signature): _____

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): _____
Development name (subject to approval): 700 Salisbury Subdivision
Property Address(es): 700 S. Salisbury St., Raleigh, North Carolina 27601
Recorded Deed PIN(s): 1703654924
What is your project type? Single family Apartment Townhouse Non-residential Other: Conventional Subdivision

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION

NOTE: Please attach purchase agreement when submitting this form

Company: Dominion Realty Partners Owner/Developer Name and Title: Chris Carlingo, Principal
Address: 501 Fayetteville Street, Suite 100, Raleigh NC 27601
Phone #: 919.582.2044 Email: ccarlingo@drp-llc.com
Company: JDavis Architects Contact Name and Title: Ken Thompson
Address: 510 South Wilmington Street, Raleigh, NC 27601
Phone #: 919-612-6997 Email: kent@jdavisarchitects.com

DEVELOPMENT TYPE + SITE DATA TABLE

(Applicable to all developments)

ZONING INFORMATION

Gross site acreage: 4.9 ACRES
Zoning districts (if more than one, provide acreage of each):
DX-20-UG
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: 2.44 AC Square Feet: 106,277 SF Proposed Impervious Surface: Acres: 2.44 AC Square Feet: 106,277 SF
Neuse River Buffer Yes No Wetlands Yes No
Is this a flood hazard area? Yes No
If yes, please provide the following:
Alluvial soils: n/a
Flood study: n/a
FEMA Map Panel #: n/a

NUMBER OF LOTS AND DENSITY

Total # of townhouse lots: 0 Detached 0 Attached 0
Total # of single-family lots: 0
Proposed density for each zoning district (UDO 1.5.2.F):
n/a
Total # of open space and/or common area lots: 0
Total # of requested lots: 4

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 respond 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: Date: 3/23/2020
Printed Name: Chris Carlingo
Signature: _____ Date: _____
Printed Name: _____

PRELIMINARY SUBDIVISION

PROJECT:	DRP-19066	PROJECT DATE
ISSUE:	Preliminary Subdivision	04.01.2020
REVISIONS:	1st Review Comments	12.29.2020
	2nd Review Comments	07.22.2021
	3rd Review Comments	10.21.2021
	4th Review Comments	01.04.2022

DRAWN BY: CHK
CHECKED BY: KT
CONTENT: COVER

0.0

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

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

©2022 JDAVIS ARCHITECTS EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION AND CONSENT OF JDAVIS ARCHITECTS, PLLC.

