



# 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](mailto:DS.intake@raleighnc.gov).

|  |                            |
|--|----------------------------|
| <b>Office Use Only:</b> 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? | <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: [ccarloino@drp-llc.com](mailto:ccarloino@drp-llc.com)

## APPLICANT INFORMATION

Company: JDavis Architects   Contact Name and Title: Ken Thompson

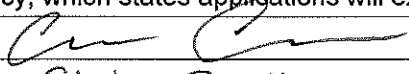
Address: 510 South Wilmington Street, Raleigh, NC 27601

Phone #: 919-612-6997   Email: [kent@jdavisarchitects.com](mailto:kent@jdavisarchitects.com)

Continue to the next page>

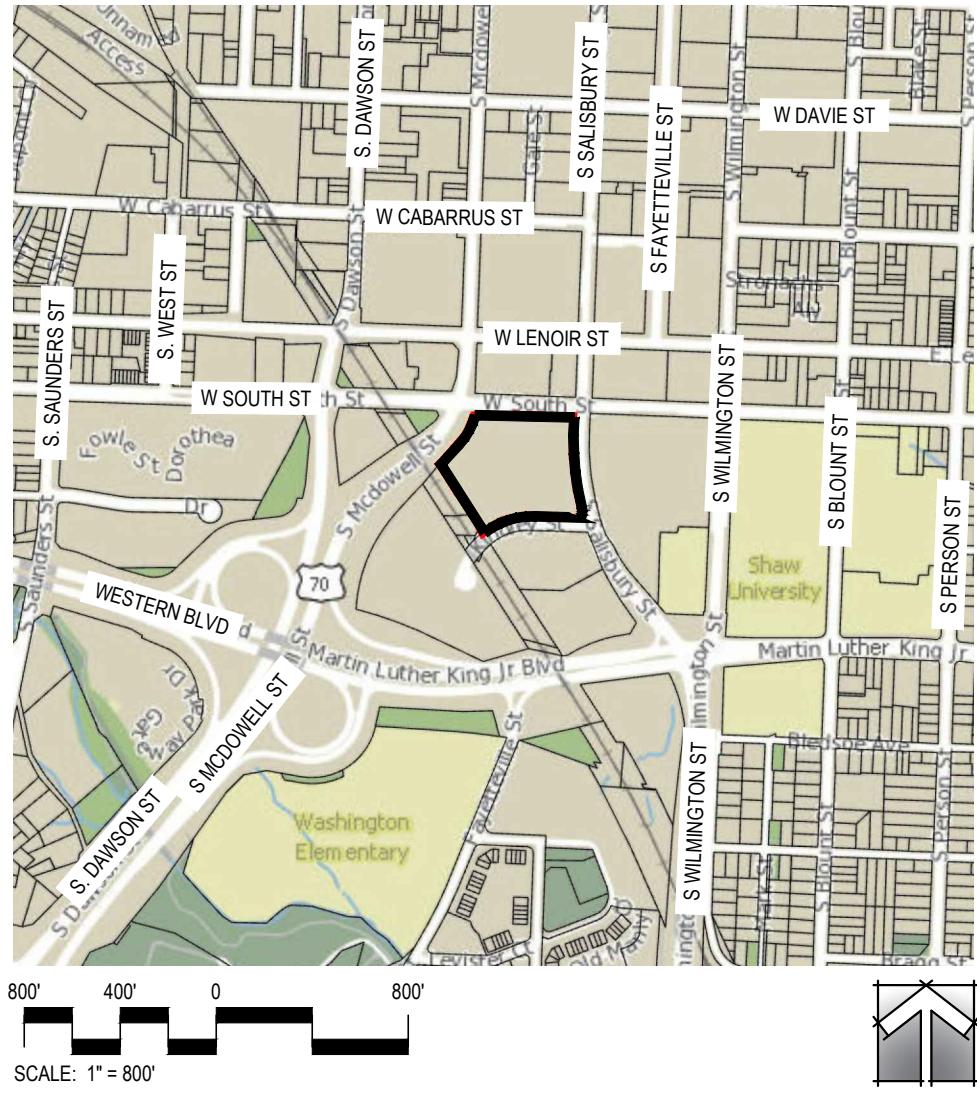
| DEVELOPMENT TYPE + SITE DATE TABLE<br>(Applicable to all developments)    |   |
|---|---|
| ZONING INFORMATION  |   |
| Gross site acreage: 4.9 ACRE  |   |
| Zoning districts (if more than one, provide acreage of each):<br>DX-20-UG |   |
| Overlay district: N/A   | Inside City limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| Conditional Use District (CUD) Case # Z-                                  | Board of Adjustment (BOA) Case # A-   |

| STORMWATER INFORMATION   |  |
|--|--|
| Existing Impervious Surface:<br>Acres: _____ Square Feet: _____                                  | Proposed Impervious Surface:<br>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: 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):<br>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: 3/23/2020 |
| Printed Name: Chris Carlingo   |                 |
| Signature:   | Date:           |
| Printed Name:  |                 |

Please email your completed application to [DS.intake@raleighnc.gov](mailto: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 20' 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 ENCRUCH 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.

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| 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 | 919-995-2495



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|                                  |                      |
|----------------------------------|----------------------|
| 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 Apartment |
| <input type="checkbox"/> Townhouse   | <input type="checkbox"/> Non-residential         |
| <input checked="" type="checkbox"/> Other: Conventional Subdivision  | <input type="checkbox"/> Attached houses         |

| 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                         |

| DEVELOPMENT TYPE + SITE DATA 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:   | Proposed Impervious Surface:   |
| Acre: 2.44 AC Square Feet: 106,277 SF  | Acre: 2.44 AC Square Feet: 106,277 SF  |
| 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: 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 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: 3/23/2020 |
| Printed Name: Chris Carlino  |                 |
| 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



| CURVE TABLE |        |         |        |
|-------------|--------|---------|--------|
| CURVE #     | LENGTH | RADIUS  | DELTA  |
| C1          | 47.17  | 29.63   | 091.22 |
| C2          | 80.41  | 2080.63 | 002.21 |
| C3          | 38.63  | 1269.67 | 003.30 |
| C4          | 249.58 | 1075.25 | 011.46 |
| C5          | 219.54 | 321.52  | 039.12 |

## GENERAL NOTES

1. ALL SURVEY INFORMATION PROVIDED TO JDAVIS ARCHITECTS BY JONATHAN MURPHY PROFESSIONAL LAND SURVEYING IN RALEIGH, NORTH CAROLINA IN DIGITAL FORM IN MARCH 2020, AND SUPPLEMENTAL INFORMATION WAS OBTAINED FROM WAKE COUNTY GIS IN MARCH 2020.
2. UNLESS NOTED, ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF 58' MINIMUM.
3. UNLESS NOTED, ALL DIMENSIONS SHOWN ARE TO BACK OF CURB.
4. THE MINIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTING STREET'S SHALL BE AT LEAST 20 FEET FROM THE POINT OF TANGENCY OF THE CURB. NO DRIVEWAYS SHALL ENCRATCH ON THIS MINIMUM CORNER CLEARANCE.
5. UTILITY PLACEMENT ESSENTIAL IS FOR INSTALLATION OF PRIVATE UTILITIES.
6. WITHIN THE AREA OF PARTLY DEFINED SIGHT TRIANGLE, THERE SHALL BE NO SIGHT OBSTRUCTING OR ABOVE DEFINED 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.

| Overall Site Data                     |   |                            |          |
|---------------------------------------|---|----------------------------|----------|
| Project: Sallsbury Subdivision        |   |                            |          |
| Date: 04.01.2020 (updated 10.08.2020) |   |                            |          |
| 1                                     | <b>Zoning</b>                               | DX-20-UG                   |          |
| 2                                     | <b>Streetscape requirement (sec. 8.5.2)</b> |                            |          |
|                                       | Mixed Use (Sec. 8.5.2.B)                    | All existing streets in UG |          |
|                                       | Width                                       |                            |          |
|                                       | A. Streetscape width (max.)                 | 35 FT                      |          |
|                                       | Streetscape                                 |                            |          |
|                                       | B. Sidewalk (min.)                          | 8 FT                       |          |
|                                       | C. Planting area (min.)                     | 6 FT                       |          |
|                                       | General                                     |                            |          |
|                                       | Walkway type                                | Sidewalk                   |          |
|                                       | Planting type                               | Tree grate / Lawn          |          |
|                                       | Tree spacing                                | 40' O.C. average           |          |
| 3                                     | <b>Site Data</b>                            |                            |          |
| 4                                     | <b>Tract area</b>                           |                            |          |
|                                       | 1703654924                                  | (from Imaps)               | 4.90 AC  |
|                                       |   |                            |          |
|                                       | Gross acreage for all parcels               | (ALTA survey)              | 4.90 AC  |
|                                       | Less right of way dedication                |                            |          |
|                                       | McDowell Street                             | 0 SF                       | 0.00 AC  |
|                                       | South Street                                | 609.334 SF                 | -0.01 AC |
|                                       | Sallsbury Street                            | 683.067 SF                 | -0.02 AC |
|                                       | Kindley Street                              | 1208.16 SF                 | -0.03 AC |
|                                       | Net acreage                                 | 4.84 AC                    |          |
| 5                                     | <b>Proposed lots</b>                        |                            |          |
|                                       | Lot #1                                      | 2.71 AC                    |          |
|                                       | Lot #2                                      | 0.76 AC                    |          |
|                                       | Lot #3                                      | 0.63 AC                    |          |
|                                       | Lot #4                                      | 0.75 AC                    |          |
|                                       | Total                                       | 4.85 AC                    |          |
| 6                                     | <b>Impervious area</b>                      |                            |          |
|                                       | Existing                                    | 106,277 SF                 | 2.44 AC  |
| 7                                     | <b>Notes:</b>                               |                            |          |

| <b>City of Raleigh Landscape Requirements for Salisbury Subdivision</b> |        |   |    |   |  |           |
|---|--------|---|----|---|--|-----------|
| <b>Date: 04.01.2020 (Rev. 12.29.2020)</b>                               |        |   |    |   |  |           |
| <b>West South Street Trees</b>  |        |   |    |   |  |           |
| <b>Length of Right of Way</b>   |        |   |    |   |  | 415.1 LF  |
| less proposed driveways   |        |   |    |   |  | 30 LF     |
| net length  |        |   |    |   |  | 385 LF    |
| Shade Trees Required (3' cal. 10' ht. @ .40' o.c. average)              | 385.1  | / | 40 | = |  | 9.6 EA    |
| Shade Trees Provided (3' cal. 10' ht. @ .40' o.c. average)              |        |   |    |   |  | 9 EA      |
| <b>South Salisbury Street Trees</b>                                     |        |   |    |   |  |           |
| <b>Length of Right of Way</b>   |        |   |    |   |  | 407.3 LF  |
| less proposed driveways   |        |   |    |   |  | 30 LF     |
| net length  |        |   |    |   |  | 377.2 LF  |
| Shade Trees Required (3' cal. 10' ht. @ .40' o.c. average)              | 377.28 | / | 40 | = |  | 9.4 EA    |
| Shade Trees Provided (3' cal. 10' ht. @ .40' o.c. average)              |        |   |    |   |  | 9 EA      |
| <b>Kindley Street Trees</b>   |        |   |    |   |  |           |
| <b>Length of Right of Way</b>   |        |   |    |   |  | 428.6 LF  |
| less proposed driveways   |        |   |    |   |  | 30 LF     |
| net length  |        |   |    |   |  | 398.63 LF |
| Shade Trees Required (3' cal. 10' ht. @ .40' o.c. average)              | 398.63 | / | 40 | = |  | 10.0 EA   |
| Shade Trees Provided (3' cal. 10' ht. @ .40' o.c. average)              |        |   |    |   |  | 10 EA     |
| <b>McDowell Street Trees</b>  |        |   |    |   |  |           |
| <b>Length of Right of Way</b>   |        |   |    |   |  | 253.5 LF  |
| Shade Trees Required (3' cal. 10' ht. @ .40' o.c. average)              | 253.1  | / | 40 | = |  | 6.3 EA    |
| Shade Trees Existing (12"-24" cal., > 10' ht. @ 36% o.c. average)       |        |   |    |   |  | 7 EA      |

Profile view of the proposed road grade. The horizontal axis shows distances of 40', 20', 0, 40', and 80'. The vertical axis shows elevations of 100, 105, 110, 115, and 120. The profile shows a series of steps and slopes. Below the profile, the scale is given as 1" = 40'.

