



Administrative Approval Action

Case File / Name: SUB-0026-2020
DSLCL - 700 Salisbury Subdivision

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

- LOCATION:** This 4.90 acre parcel is bounded by S Salisbury St on the east side, Kindley St on the south side, W South St on the north side, and S McDowell St and NC Railroad Company ROW on the west side at 700 S Salisbury St.
- REQUEST:** This is a revision to a previously approved four lot conventional subdivision with associated infrastructure with DX-20-UG zoning on a 4.9 acre site. Impervious Surface Allocations have been revised and added to this revised subdivision plan. The original plan was approved on 3/23/22. With this revision the sunset date of 7/20/25 is unchanged.
- DESIGN
ADJUSTMENT(S)/
ALTERNATES, ETC:**
- 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 July 12, 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:

Engineering

1. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering prior to concurrent review approval.

Stormwater

2. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
3. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).
4. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).

☒ **LEGAL DOCUMENTS** - Email to legaldocumentreview@raleighnc.gov. Legal documents must be approved, executed, and recorded prior to or in conjunction with the recorded plat on which the associated easements are shown. Copies of recorded documents must be returned to the City within one business day of recording to avoid withholding of further permit issuance.



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<input checked="" type="checkbox"/>	Stormwater Maintenance Covenant Required
<input checked="" type="checkbox"/>	Right of Way Deed of Easement Required
<input checked="" type="checkbox"/>	Public Access Deed of Easement Required

<input checked="" type="checkbox"/>	Utility Placement Deed of Easement Required
<input checked="" type="checkbox"/>	Transit Deed of Easement Required

☒ **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:

General

1. A demolition permit shall be issued and this building permit number shown on all maps for recording.

Engineering

2. A public street right-of-way deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)
3. A 5' utility placement easement deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)



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4. A sidewalk deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)
5. A cross access agreement among the lots identified as Lot 1 & Lot 4, Lot 1 & Lot 3, Lot 1 & Lot 2, shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded offer of cross access easement shall be returned to the Development Services Department within one day of plat recordation. If a recorded copy of the document is not provided within this time, further recordings and building permit issuance will be withheld.
6. A public access deed of easement for bike share station, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)
7. A fee-in-lieu for 6' width of sidewalk for McDowell Street frontage shall be paid to the City of Raleigh (UDO 8.1.10).

Stormwater

8. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.
9. 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).
10. 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).
11. The City form document entitled Declaration of Maintenance Covenant and Grant of Protection Easement for Stormwater Control Facilities shall be approved by the City and recorded with the county register of deeds office (UDO 9.2.2.G).
12. 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).



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Transportation

13. A transit deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)

Urban Forestry

14. A public infrastructure surety for 30 street trees in tree grates shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 125% of the improvement cost for the City of Raleigh infrastructure.

☒ **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:

Public Utilities

1. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.
2. Initiation of the easement exchange process is required (via dedication of new easement on record plat, ending with abandonment of old easement on subsequent deed).

Stormwater

3. An encroachment agreement for Stormwater pipes within the public right-of-way shall be approved by City Council and the City Council approved encroachment agreement shall be filed with the Development Services Department, and the encroachment agreement shall be recorded with the Wake County Register of Deeds. A recorded copy of these documents must be provided to the Development Services Department.

Urban Forestry

4. Tree impact permits must be obtained for the approved streetscape tree installations in the rights of way. This development proposes (10) street trees with tree grates along W. South St.; (10) street trees with tree grates along S. Salisbury St.; and (10) street trees with tree grates along Kindley St.

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



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Stormwater

1. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).
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: If significant construction has not taken place on a project after preliminary subdivision approval, that approval may "sunset" and be declared void, requiring re-approval before permits may be issued. To avoid allowing this preliminary approval to "sunset", the following must take place by the following dates:

3-Year Sunset Date: July 20, 2025

Record at least ½ of the land area approved.

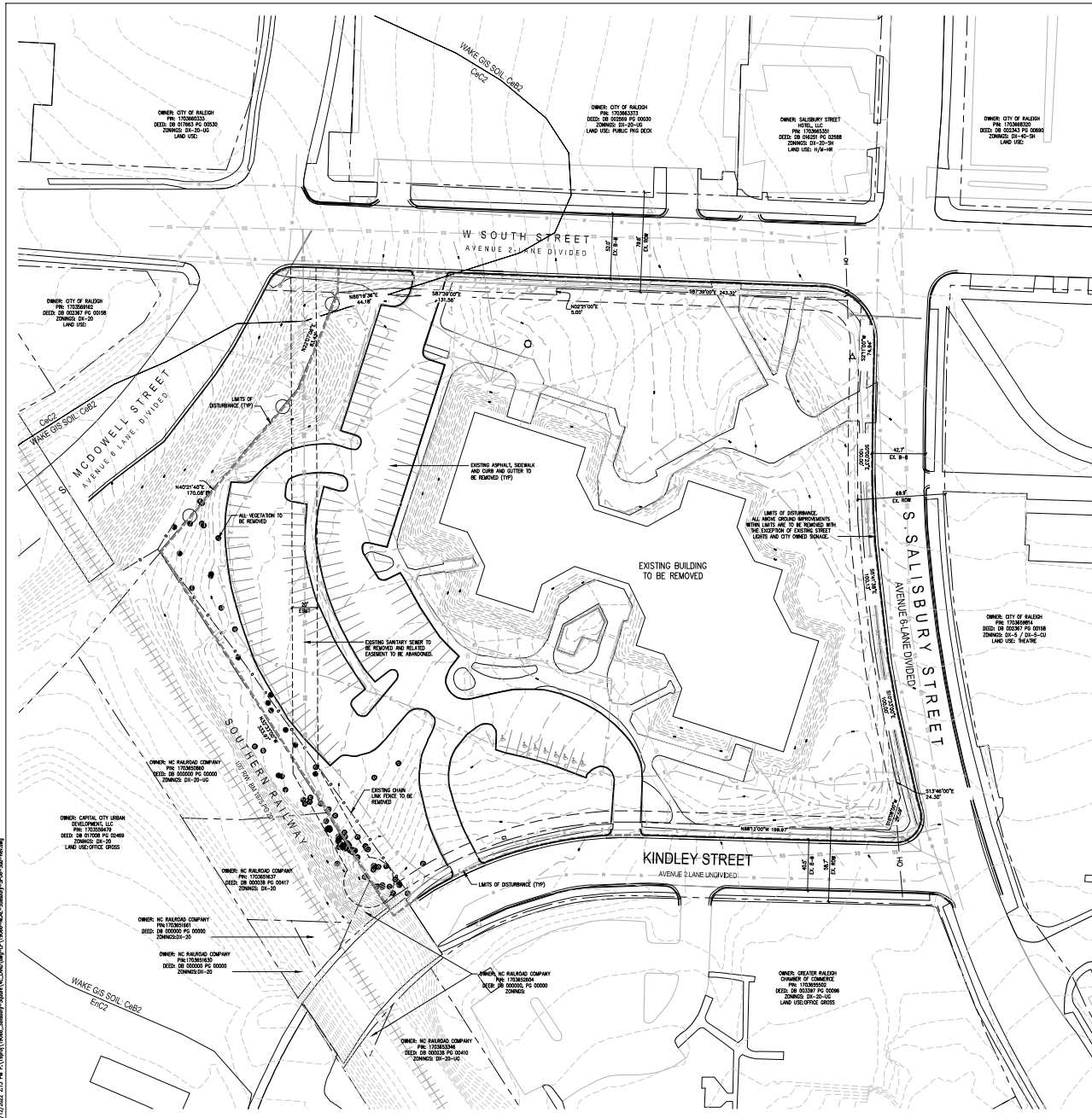
5-Year Sunset Date: July 20, 2027

Record entire subdivision.

I hereby certify this administrative decision.

Signed: *Daniel L. Stegall* Date: 08/11/2022
Development Services Dir/Designee

Staff Coordinator: Justin Biegler



<u>EXISTING SITE DATA:</u>	
SITE ADDRESS	700 SOUTH SAUSBURG STREET, RALEIGH, NC 27608
PIN NUMBER	1702654924
DEED BOOK:	DB 0026569, PG 00744
RECORDED MAP:	SM 1978, PG 177
ZONING(S):	OS-24.0
ACRES:	4.3 ACRES
EXISTING USE:	OFFICE
PROPOSED USE:	MIXED USE / RESIDENTIAL
ALLUVAL SOIL:	N/A

LEGEND:

●
○

DO NOT SCALE THESE DATA DOWN FROM THE SCALE OF THE MAP

EX. SOFTWOOD TREE
EX. HARDWOOD TREE
UNITS OF DISTURBANCE
EX. DISTURBANCE PROPENSITY LINE
EX. BOUND OF WOOLY LINE
EX. GARMENT
EX. ELECTRIC LINE
EX. TREE LINE
EX. CHANGING SCIENCE
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

0 0 0

OH

55 55

50 50

T T

W W

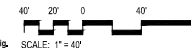
405

404

ALL ABOVE GROUND IMPROVEMENTS WITHIN LIMITS OF
DISTURBANCE ARE TO BE REMOVED WITH THE EXCEPTION OF
EXISTING STREET LIGHTS AND CITY OWNED SIGNAGE.

SUB-0026-2020

EXISTING CONDITIONS
AND DEMOLITION PLAN



REVISION TO APPROVED SUBDIVISION

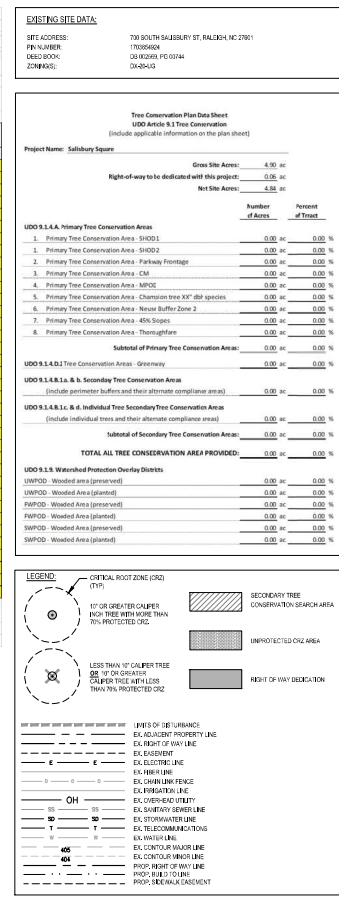
PROJECT:	DRP-19068	DATE
ISSUE:	Primary Subdivision	04.01.2012
	Rev. to Approved Subdivision	06.10.2012
REVISIONS:	1st Review Comments	07.12.2012
DRAWN BY:	CHK	
CHECKED BY:	KT	
CONTENT:	EXISTING CONDITIONS AND	
	DEMOLITION PLAN	

LD-01

J DAVIS
510 South Wilmington Street | Raleigh, NC 27601 | Tel: 919.335.1500
1216 Chestnut St., 7th Floor | Philadelphia, PA 19107 | Tel: 215.548.0121
SUB-0026-2020

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

1216 Chestnut St, 7th Floor | Philadelphia, PA
SUB-0026-2020



Tree Conservation Plan Data Sheet			
Update Appendix A: 1) Tree Conservation			
(include applicable information on the plan sheet)			
Project Name: Salisbury Square			
	Gross Site Acres:	4.90	AC
	Right-of-way to be dedicated with this project:	0.00	AC
	Net Site Acres:	4.90	AC
	Number of Acres	Percent of Total	
UDO 8.1.6.1.1 Primary Tree Conservation Areas			
1. Primary Tree Conservation Area - SH001	0.00	0.00	%
1. Primary Tree Conservation Area - SH02	0.00	0.00	%
1. Primary Tree Conservation Area - Parkway Heritage	0.00	0.00	%
1. Primary Tree Conservation Area - CM	0.00	0.00	%
1. Primary Tree Conservation Area - MPOC	0.00	0.00	%
1. Primary Tree Conservation Area - Champion tree "X" dead species	0.00	0.00	%
1. Primary Tree Conservation Area - Ruffa Butler Zone 2	0.00	0.00	%
1. Primary Tree Conservation Area - 4th Street	0.00	0.00	%
1. Primary Tree Conservation Area - Thornburg	0.00	0.00	%
Subtotal of Primary Tree Conservation Areas:			
	0.00	0.00	%
UDO 8.1.6.1.2 Tree Conservation Areas - Greenway			
	0.00	0.00	%
UDO 8.1.6.1.4.1 & 8.1.6.1.4.2 Secondary Tree Conservation Areas			
(include perimeter buffers and their alternate compliance areas)			
	0.00	0.00	%
UDO 8.1.6.1.4.1 & 8.1.6.1.4.2 Individual Tree Secondary Tree Conservation Areas			
(include individual trees and their alternate compliance areas)			
	0.00	0.00	%
Subtotal of Secondary Tree Conservation Areas:			
	0.00	0.00	%
TOTAL ALL TREE CONSERVATION AREA PROVIDED:			
	0.00	0.00	%
UDO 8.1.5.1.1 Warshaped Protection Overlay Districts			
WVPOD - Wooded Area (green/vert)	0.00	0.00	%
WVPOD - Wooded Area (planted)	0.00	0.00	%
FWPOD - Wooded Area (green/vert)	0.00	0.00	%
FWPOD - Wooded Area (planted)	0.00	0.00	%
SWPOD - Wooded Area (green/vert)	0.00	0.00	%
SWPOD - Wooded Area (planted)	0.00	0.00	%

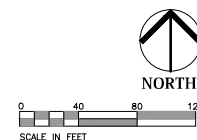
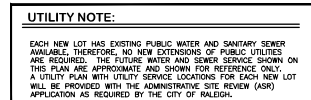
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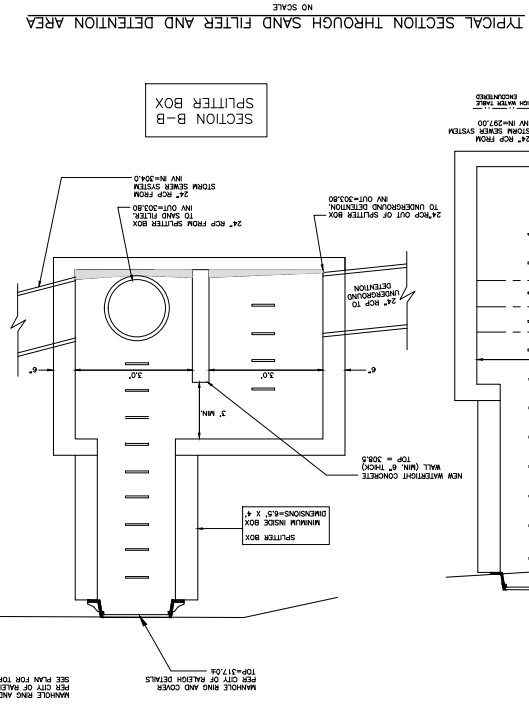
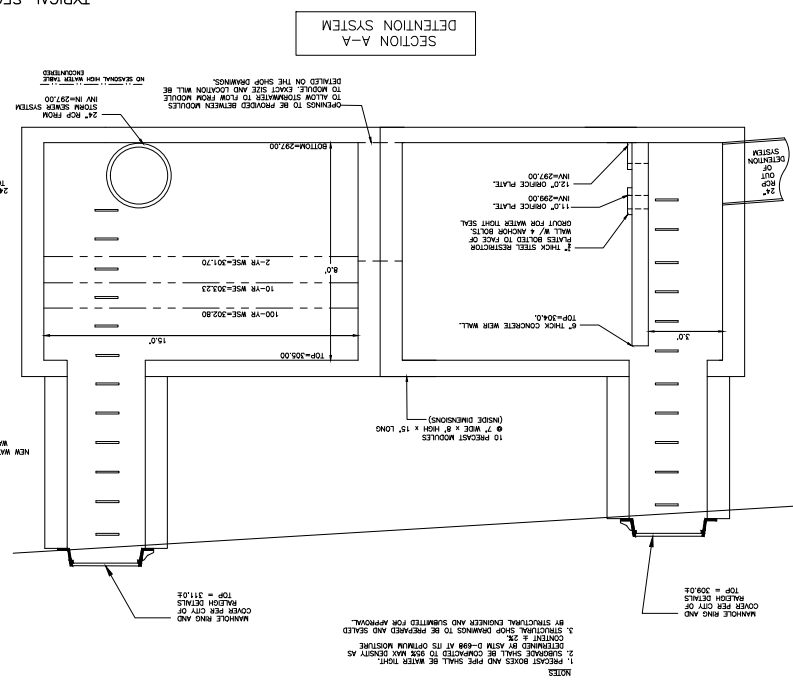
DRP LLP
700 Salisbury Subdivision
700 South Salisbury Street
Raleigh, North Carolina 27601

1888

PROJECT:	DRP-19068	DATE
ISSUE:	Preliminary Subdivision	04/01/2020
	Rev to Approved Subdivision	06/10/2022
REVISIONS:	1st Review Comments	07/12/2022
DRAWN BY:	CHK	
CHECKED BY:	KT	
CONTENT:	THREE CONSERVATION PLAN	

LT1.1





TYPICAL SECTION THROUGH SAND FILTER AND DETENTION AREA

NO SCALE