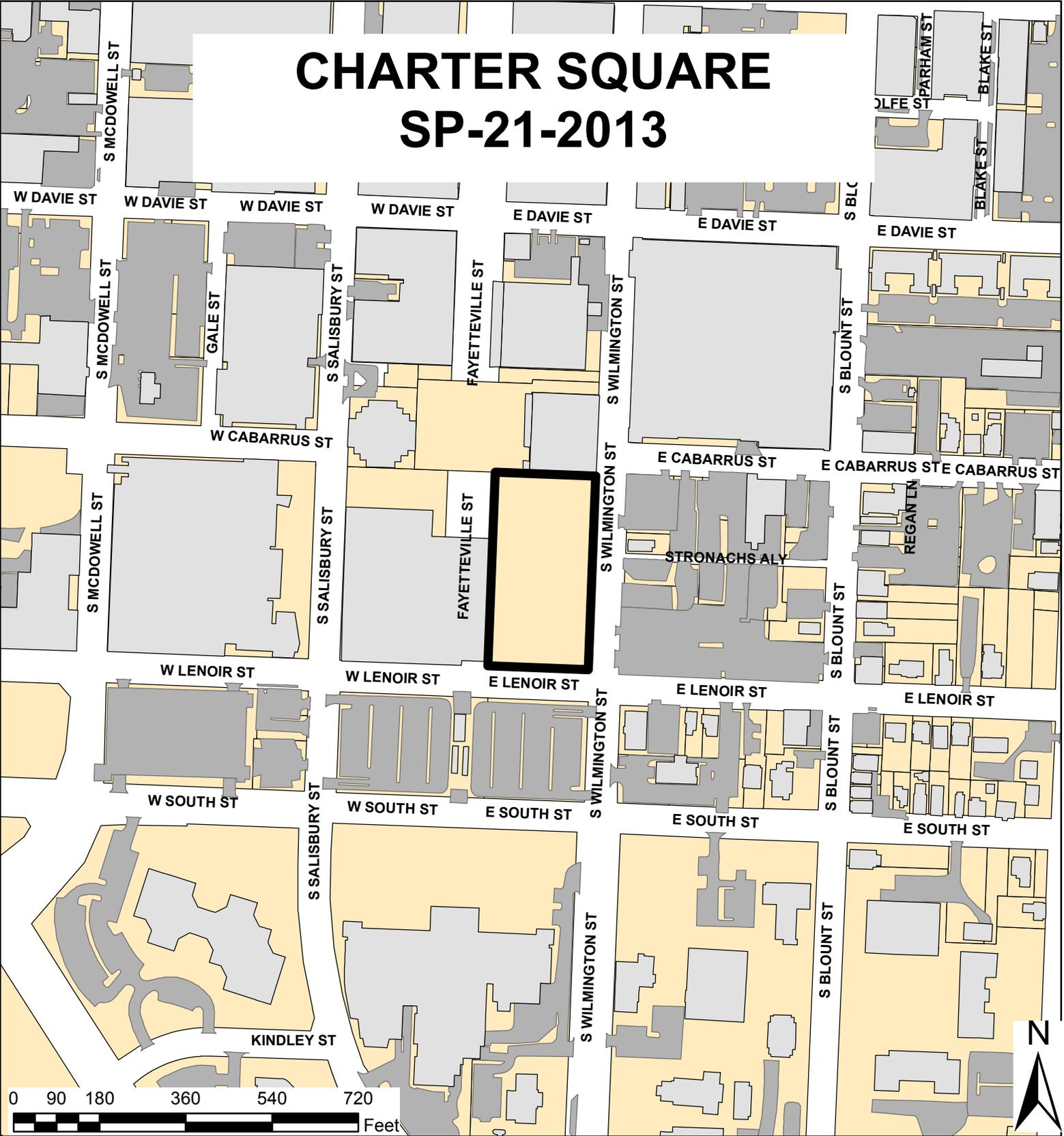


CHARTER SQUARE SP-21-2013



Zoning: **BUS, DOD**
 CAC: **Central**
 Drainage Basin: **Walnut Creek**
 Acreage: **1.95**

Number of Lots: **1**
 Planner: **Eric Hodge**
 Phone: **(919) 996-2639**
 Applicant Contact: **JDavis Architects**
 Phone: **(919) 835-1500**

1
Eric Hodge
(919) 996-2639
JDavis Architects
(919) 835-1500



Development SERVICES

FIRE • INSPECTIONS • PLANNING
PUBLIC UTILITIES • PUBLIC WORKS

Customer Service Center
One Exchange Plaza, Suite 400
Raleigh, North Carolina 27601
Phone 919-516-2495
Fax 919-516-2685

Preliminary Development Plan Application

When submitting plans, please check appropriate review type and include the Plan Checklist document.

Preliminary Approvals		FOR OFFICE USE ONLY
<input checked="" type="checkbox"/> Site Plans for Planning Commission or City Council <input type="checkbox"/> Preliminary Administrative Site Plans <input type="checkbox"/> Group Housing * <input type="checkbox"/> Multifamily (Infill)*	<input type="checkbox"/> Subdivision* <input type="checkbox"/> Infill Subdivision* <input type="checkbox"/> Infill Recombination* <input type="checkbox"/> Cluster Subdivision <input type="checkbox"/> Expedited Subdivision Review	Transaction Number <i>201670</i> <i>SP-20-13</i>
* May require Planning Commission or City Council Approval		

Section A

GENERAL INFORMATION

Development Name Charter Square Office Tower

Proposed Use Office with ground floor retail

Property Address(es) 501 Fayetteville St., Raleigh, NC 27603

Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:

P.I.N. 1703761606	P.I.N.	P.I.N.	P.I.N.
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What is your project type? Apartment Banks Elderly Facilities Hospitals Hotels/Motels Industrial Building
 Mixed Residential Non-Residential Condo Office Religious Institutions Residential Condo Retail School Shopping Center
 Single Family Telecommunication Tower Townhouse Other: If other, please describe:

PRELIMINARY ADMINISTRATIVE REVIEW	Per City Code Section 10-2132.2, summarize the reason(s) this plan can be reviewed administratively <u>not</u> requiring Planning Commission or City Council approval.		
PLANNING COMMISSION OR CITY COUNCIL REVIEW	Per City Code Section 10-2132.2, summarize the reason(s) this plan requires Planning Commission or City Council Preliminary Approval. The site is zoned Business with DOD overlay and we are proposing more than 10,000 SF of office use and a building height greater than 80'		
CLIENT (Owner or Developer)	Company Charter Square, LLC		
	Name (s) Jack Dunn		
	Address 940 NW Cary Parkway, Cary NC 27513		
	Phone (919) 803-5490	Email jack.dunn@cpgre.com	Fax
CONSULTANT (Contact Person for Plans)	Company JDavis Architects, PLLC		
	Name (s) Ken Thompson		
	Address 510 Glenwood Ave, Ste 201, Raleigh, NC 27603		
	Phone 919.835.1500	Email kent@jdavisarchitects.com	Fax 919.835.1510

DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)

Has your project previously been through the pre-submittal process? If yes, provide the transaction #

Zoning Information	Building Information
Zoning District(s) Business with DOD overlay	Proposed building use(s) office and retail
If more than one district, provide the acreage of each N/A	Existing Building(s) sq. ft. gross zero
Overlay District Downtown Overlay District	Proposed Building(s) sq. ft. gross 271,254 SF
Total Site Acres 1.95 Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed) 271,254 SF
Off street parking Required 583 Provided 469	Proposed height of building(s) 212'
COA (Certificate of Appropriateness) case #	FAR (floor area ratio percentage) 3.19
BOA (Board of Adjustment) case # A-	Building Lot Coverage percentage 34.5% (site plans only)
CUD (Conditional Use District) case # Z-	

Stormwater Information

Existing Impervious Surface 1.95 acres/square feet	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface 1.95 acres/square feet	If Yes, please provide
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Alluvial Soils Flood Study FEMA Map Panel #

CONFORMITY WITH THE COMPREHENSIVE PLAN (Applicable to all developments)

Provide a description of how your plan conforms to the guidelines of the Comprehensive Plan 2030 The proposed land use is Consistent with the Comprehensive Plan in that we are providing an office use that will generate employment opportunities within the CBD and providing compact development on a redevelopment site that reinforces the the urban pattern and is transit orientated by being near existing CAT and R-Lines routes.

FOR SUBDIVISIONS, MULTIFAMILY OR GROUP HOUSING PROJECTS ONLY

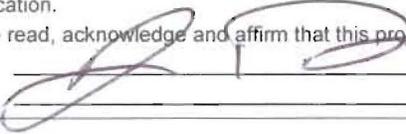
1. Total # Of Townhouse Lots 0 Detached 0 Attached 0	11. Total number of Open Space (only) lots 0
2. Total # Of Single Family Lots 0	12. Total number of all lots 1
3. Total # Of Apartment Or Condominium Units 0	13. Is your project a cluster unit development? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
4. Total # Of Congregate Care Or Life Care Dwelling Units 0	If Yes, please answer the questions below: a) Total number of Townhouse Lots b) Total number of Single Family Lots c) Total number of Group Housing Units d) Total number of Open Space Lots e) Minimum Lot Size f) Total Number of Phases g) Perimeter Protective Yard Provided <input type="checkbox"/> Yes <input type="checkbox"/> No h) Must provide open space quotient per City Code 10-3071 (5)
5. Total # Of Mobile Home Lots 0	
6. Total Number of Hotel Units 0	
7. Overall Total # Of Dwelling Units (1-6 Above) 0	
8. Bedroom Units 1br 0 2br 0 3br 0 4br or more 0	
9. Overall Unit(s)/Acre Densities Per Zoning District(s) n/a	
10. If your project is an infill subdivision, provide the infill calculations per City Code 10-3032 on the front cover of your drawing sets	

SIGNATURE BLOCK (Applicable to all developments)

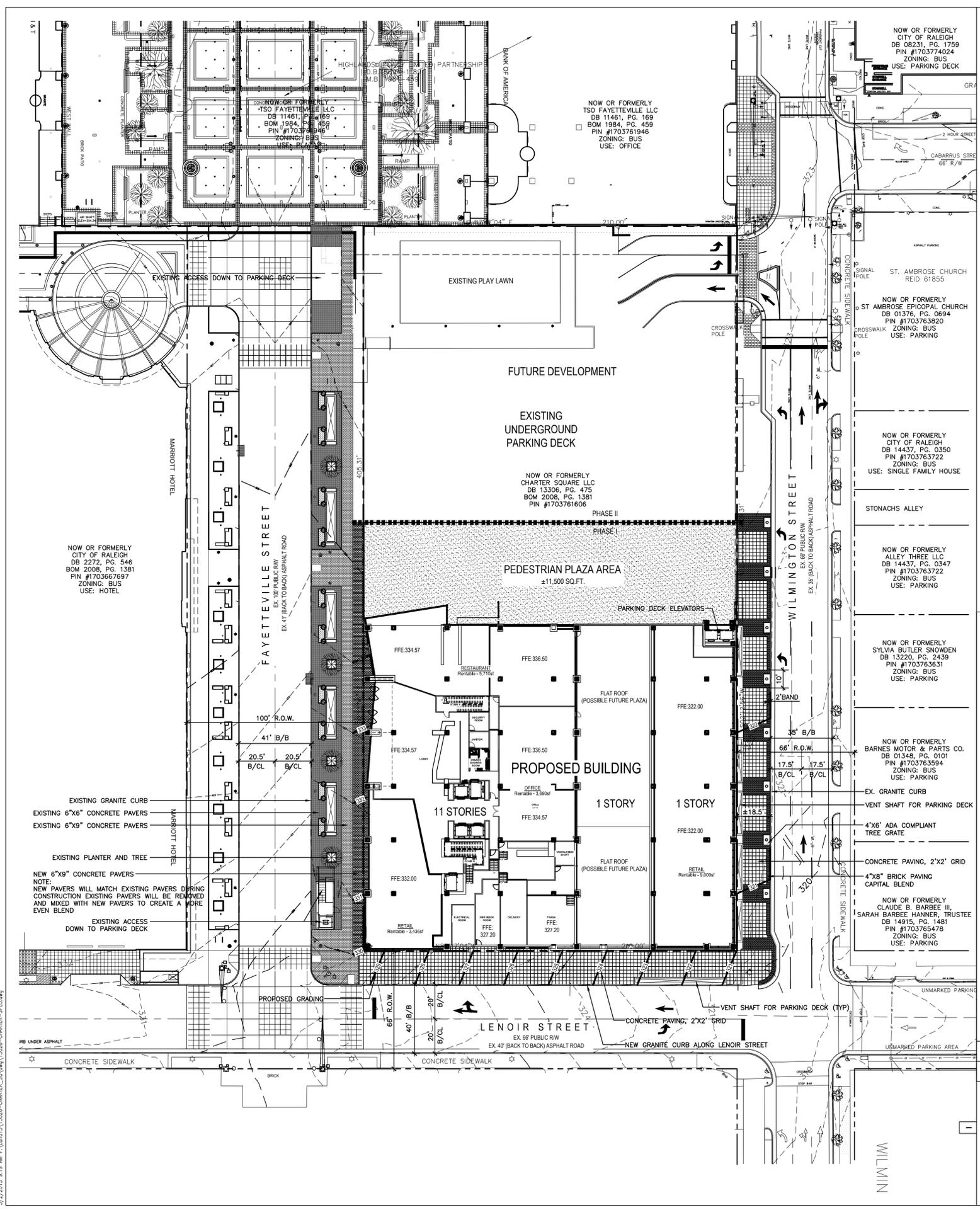
In filing this plan as the property owner, I/we do hereby agree and firmly bind ourselves, our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown in this proposed subdivision plan as approved by the City.

I hereby designate Kenneth 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.

Signed  Date 4-30-13

Signed _____ Date _____



SITE DATA:

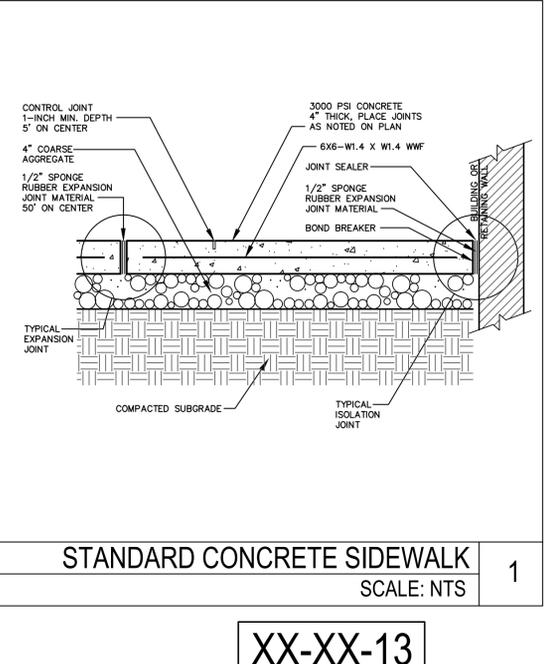
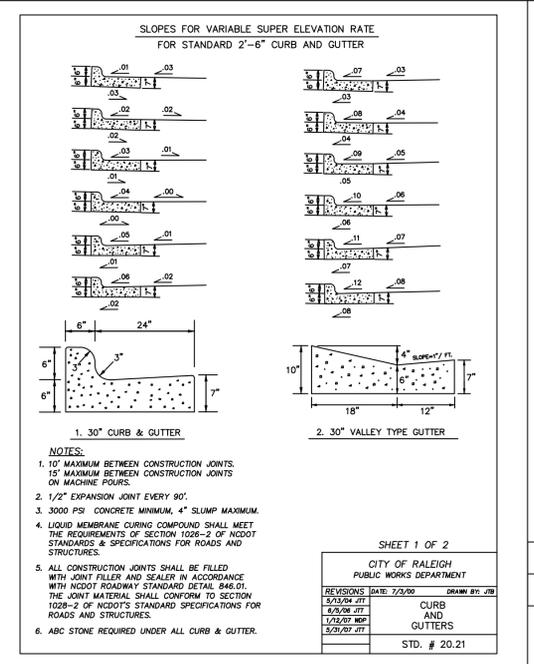
SITE ADDRESS:	501 FAYETTEVILLE STREET, RALEIGH, NC 27601
PIN NUMBER:	1703761606
DEED BOOK:	DB 13306/P/0475
ZONING(S):	BUS w/ DOWNTOWN OVERLAY DISTRICT
ACREAGE:	1.95 (BY DEED)
PROPOSED USE:	OFFICE
REQUIRED PARKING SPACE:	583
PROPOSED PARKING SPACE:	489

SEE LS3.01 FOR SITE DETAILS.

- GENERAL NOTES:**
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS.
 - ALL BASE MAP INFORMATION PROVIDED TO J.DAVIS ARCHITECTS BY KIMLEY-HORN AND SUPPLEMENTAL INFORMATION WAS OBTAINED FROM WAKE COUNTY GIS IN APRIL 2013.
 - 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.
 - WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, FOLIAGE, FENCE, WALL, SIGN, OR PARKED VEHICLE.
 - ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF 28' MINIMUM.
 - TRASH AND CARDBOARD DUMPSTER(S) ENCLOSURE SHALL MATCH MATERIAL AND/OR COLOR OF THE PRINCIPAL BUILDING.
 - ALL HVAC UNIT TO BE WITHIN EACH UNIT.
 - CONTRACTOR TO FIELD LOCATE AND VERIFY ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION ACTIVITIES. CONTACT NO ONE AT 911 FOR FIELD LOCATION OF UNDERGROUND UTILITIES.
 - SLOPE IN HANDICAP PARKING AREAS NOT TO EXCEED 2% AS PER ADA STANDARDS.
 - PROVIDE SIGNAGE AND STRIPPING OF HANDICAP SPACES AS PER ADA STANDARDS.
 - ALL RETAINING WALLS GREATER THAN 42" IN HEIGHT TO INCLUDE SAFETY/HAND RAIL.
 - IN ACCORDANCE WITH THE CITY OF RALEIGH STREETS, SIDEWALKS, AND DRIVEWAY ACCESS HANDBOOK, ALL STREAM CROSSINGS THAT ARE REQUIRED BY THE PROVISIONS OF THE HANDBOOK MAY BE CONDITIONALLY APPROVED AS PART OF THE SUBDIVISION APPROVAL. ALL OTHER STREAM CROSSINGS SHALL BE REQUIRED TO BE APPROVED BY THE REQUIRED AGENCY PRIOR TO APPROVAL OF THE SUBDIVISION BY THE CITY OF RALEIGH.
 - 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 ENCRUSH ON THIS MINIMUM CORNER CLEARANCE.
 - WC ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH RALEIGH ENGINEERING STANDARD DRAWING STD #20.11. WHERE SIDEWALK IS NOT REQUIRED ALONG THE PUBLIC ROW, CURB IS TO BE DERESSED AT ALL RAMP LOCATIONS SHOWN ON STD #20.11.
 - ALL RAMPS AND HANDRAILS SHALL BE CONFORM TO ANSI STANDARDS.
 - 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.

City of Raleigh zoning requirements
Project: Charter Square
Date: 05.02.13 (revised xx.xx.xx)

Overall Site Data	
1 Zoning	Business with DOD overlay
2 Building setbacks and height requirements	
Front yard	0 FT
Aggregate front/rear yard	0 FT
Side yard (other than corner)	0 FT
Aggregate side yard	0 FT
Corner lot side yard	0 FT
Rear yard	0 FT
allowed height	(PC approval required if >80') 80 FT
open space required	5 %
Floor area ratio	no maximum
Lot coverage	no maximum
3 Tract area	
parcel 1703761606	1.95 AC
4 Building Height	
Allowed height	80 FT (PC approval required if >80')
Proposed building height in feet	212 FT
Proposed building height in stories	11 stories
5 Proposed building square footage	
Retail area (leasable)	27,875 SF
Office area (gross)	243,379 SF
Total gross square footage	271,254 SF
6 Floor area ratio	
Allowed floor area ratio	no maximum
Tract area	84,942 SF
Total gross square footage	271,254 SF
Proposed floor area ratio	3.19
7 Lot coverage	
Allowed lot coverage	no maximum
Tract area	84,942 SF
Proposed building footprint	29,299 SF
Proposed lot coverage ratio	34.49%
8 Required open space	
Minimum required common outdoor space	0.05 x (1.95 x 43,560) = 4,247 SF
Common open space provided	4,500 SF
9 Parking minimum required	
Retail - first 30K SF exempt	0 spaces
Office - first 10K SF exempt	0 spaces
Office - 1 space per 400 SF	233,379 / 400 x 1.0 = 583 spaces
Total required	583 spaces
Parking Provided	
Standard spaces	480 spaces
Handicap spaces	9 spaces
Total spaces provided	489 spaces
Parking reduction request	114 / 583 19.6%



CITY OF RALEIGH STANDARD DETAIL
SCALE: NTS 2

SITE & GRADING PLAN
SCALE: 1" = 30'

811 Know what's below. Call before you dig.

NAD 83 F & NAVD 88 F
SCALE: 1" = 30'

PRELIMINARY

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

DATE	
PROJECT:	DRP-13026 APRIL 2013
ISSUE:	SITE PLAN 05.02.2013
REVISIONS:	
DRAWN BY: TMH/TSB	
CHECKED BY: KDT	
CONTENT: SITE & GRADING PLAN	

LS1.01

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5/2/2013 9:19 AM P:\land\13026-CHARTER_SQ.dwg | 3/20/2013 9:19:02 AM, L1

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