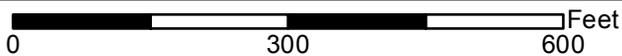


CHARTER SQUARE NORTH TOWER SP-44-2015



Zoning: **BUS**
CAC: **Central**
Drainage Basin: **Walnut Creek**
Acreage: **1.95**
Square Feet: **760,956**

Planner: **Justin RaMETTA**
Phone: **(919) 996-2665**
Applicant: **Dominion Realty
Partners**
Phone: **(919) 845-3306**





Planning & Development

Development Services
 Customer Service Center
 One Exchange Plaza
 1 Exchange Plaza, Suite 400
 Raleigh, North Carolina 27601
 Phone 919-996-2495
 Fax 919-516-2685

8P-44-2015

G#301737

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 <input type="checkbox"/> Preliminary Administrative Site Plans <input type="checkbox"/> Group Housing ** <input type="checkbox"/> Multifamily (Infill)** | <input type="checkbox"/> Subdivision* <input type="checkbox"/> Cluster Subdivision** <input type="checkbox"/> Infill Subdivision** <input type="checkbox"/> Expedited Subdivision Review <input type="checkbox"/> Conventional Subdivision <input type="checkbox"/> Compact Development <input type="checkbox"/> Conservation Subdivision | Transaction Number 436487 Assigned Project Coordinator CHIP Assigned Team Leader JUSTIN |
| * May require Planning Commission or City Council Approval ** Legacy Districts Only | | |

Has your project previously been through the Due Diligence process? If yes, provide the transaction #

GENERAL INFORMATION

Development Name Charter Square North Tower

Proposed Use Residential with Ground Floor Retail and Office

Property Address(es) 501 Fayetteville Street, Raleigh, North Carolina 27601

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

| | | | |
|--------------------------------------|----------------------|----------------------|----------------------|
| P.I.N. Recorded Deed 1703-76-1606 | P.I.N. Recorded Deed | P.I.N. Recorded Deed | P.I.N. Recorded Deed |
|--------------------------------------|----------------------|----------------------|----------------------|

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 | 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, the application is requesting a density greater than the base density of 40 DU/AC and a building height greater than 80' | | |
| CLIENT (Owner or Developer) | Dominion Realty Partners, LLC | | Name (s) Andy Andrews |
| | Address 700 Spring Forest Road Suite 121 | | |
| | Phone (919) 845-3306 | Email aandrews@DRP-LLC.com | Fax 919--845-9297 |
| CONSULTANT (Contact Person for Plans) | Company JDavis Architects, PLLC | | Name (s) Ken Thompson |
| | Address 510 Glenwood Avenue, Suite 201, Raleigh, North Carolina 27603 | | |
| | Phone 919-835-1500 | Email kent@jdavisarchitects.com | Fax 919-831-1510 |

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

CAL: central

Orange: Walnut

1703.42

| Zoning Information | Building Information |
|---|---|
| Zoning District(s) Business | Proposed building use(s) Apartment, Office, and Retail |
| If more than one district, provide the acreage of each N/A | Existing Building(s) sq. ft. gross 0 (Zero) SF (271,254 SF is Proposed by S-21-2013 -- Phase 1) |
| Overlay District Downtown Overlay District | Proposed Building(s) sq. ft. gross 489,702 SF |
| Total Site Acres 1.95 ac Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | Total sq. ft. gross (existing & proposed) 760,956 SF |
| Off street parking Required 761 Provided 761 | Proposed height of building(s) +/- 316' |
| COA (Certificate of Appropriateness) case # N/A | FAR (floor area ratio percentage) 8.83 |
| BOA (Board of Adjustment) case # A- N/A | Building Lot Coverage percentage 61.20 % (site plans only) |
| CUD (Conditional Use District) case # Z- N/A | |

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.

FOR SUBDIVISION, APARTMENT, TOWNHOUSE, CONDOMINIUM PROJECTS ONLY

| | |
|---|---|
| 1. Total # Of Townhouse Lots 0 Detached 0 Attached 0 | 11. Total number of all lots 1 |
| 2. Total # Of Single Family Lots 0 | 12. Is your project a cluster unit development? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| 3. Total # Of Apartment Or Condominium Units 194 units | If Yes, please answer the questions below: |
| 4. Total # Of Congregate Care Or Life Care Dwelling Units 0 | a) Total number of Townhouse Lots |
| 5. Total # Of Mobile Home Lots 0 | b) Total number of Single Family Lots |
| 6. Total Number of Hotel Units 0 | c) Total number of Group Housing Units |
| 7. Overall Total # Of Dwelling Units (1-6 Above) 194 | d) Total number of Open Space Lots |
| 8. Bedroom Units 1br 107 2br 39 3br 0 4br or more 0 | e) Minimum Lot Size |
| 9. Overall Unit(s)/Acre Densities Per Zoning District(s) 99.5 DU/AC | f) Total Number of Phases |
| 10. Total number of Open Space (only) lots 0 | 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) |

SIGNATURE BLOCK (Applicable to all developments)

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 subdivision plan as approved by the City.

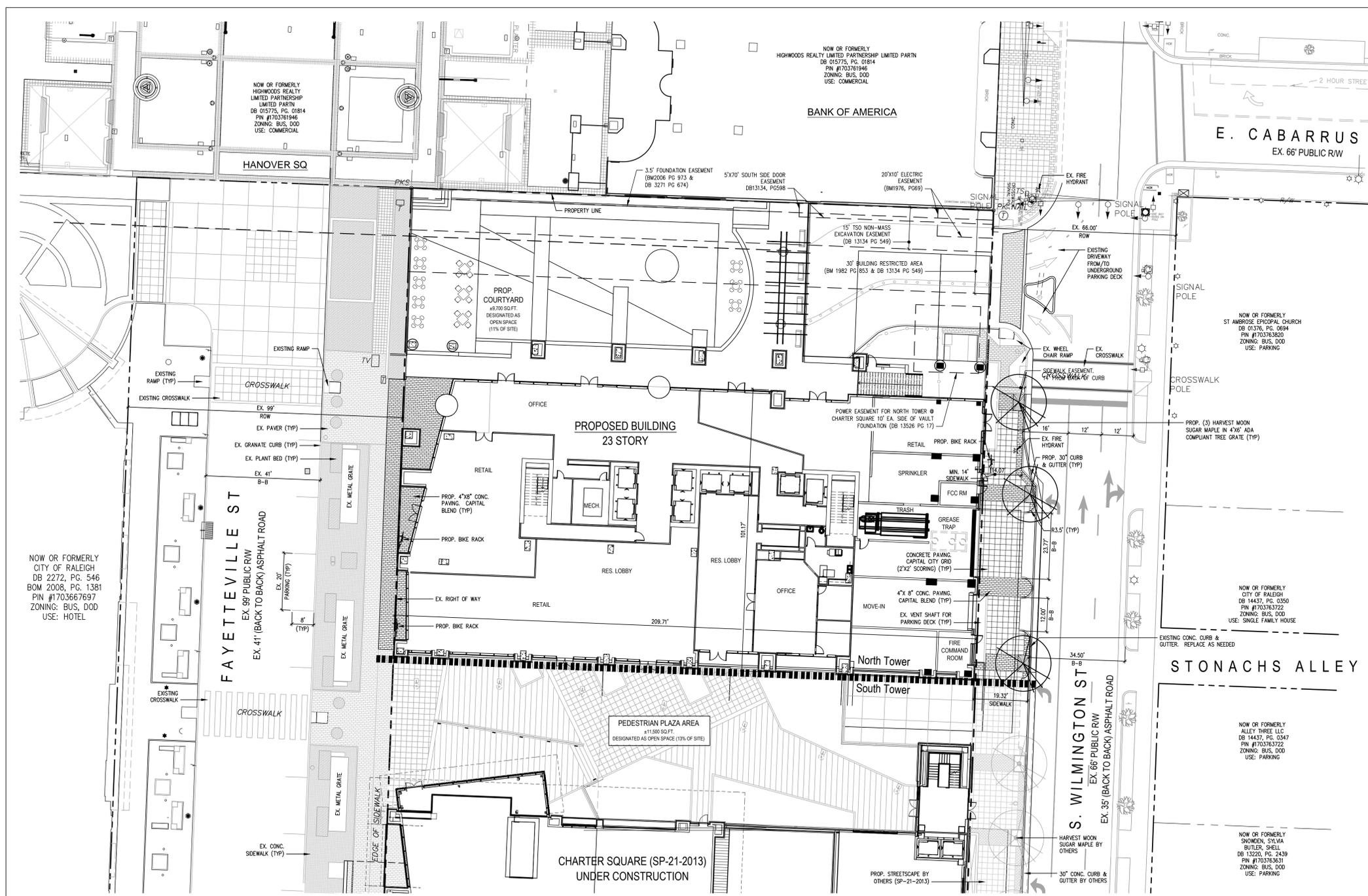
I hereby designate Kenneth Thompson to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf and to represent me in any public meeting regarding this application.

I/we have read, acknowledge and affirm that this project is conforming to all application requirements applicable with the proposed development use.

Signed [Signature] Date 5.28.15

Signed _____ Date _____

| TO BE COMPLETED BY APPLICANT | | | TO BE COMPLETED BY CITY STAFF | | |
|---|-------------------------------------|-------------------------------------|-------------------------------|----|-----|
| | YES | N/A | YES | NO | N/A |
| General Requirements | | | | | |
| 1. Filing Fee for Plan Review – Payments may be made by cash, Visa, Master Card or check made payable to: City of Raleigh (No fee for Infill recombination) | <input type="checkbox"/> | | | | |
| 2. Preliminary Development Plan Application completed and signed by the property owner | <input checked="" type="checkbox"/> | | | | |
| 3. Client must complete and print page 1 and 2 of the Preliminary Development Plan Application to the plan cover sheet (not applicable for infill recombination) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | | |
| 4. I have referenced the Preliminary Development Plan Checklist and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh | <input checked="" type="checkbox"/> | | | | |
| 5. Provide the following plan sheets: | <input checked="" type="checkbox"/> | | | | |
| a) Cover sheet: includes general notes, owner’s name, contact’s name, telephone number, mailing address and email address | <input checked="" type="checkbox"/> | | | | |
| b) Existing Conditions Sheet | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | | |
| c) Proposed Site or Subdivision Plan | <input checked="" type="checkbox"/> | | | | |
| d) Proposed Grading and Stormwater Plan | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | | |
| e) Proposed Utility Plan, including Fire | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | | |
| f) Proposed Tree Conservation Plan | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | |
| g) Proposed Landscaping Plan (Landscape Plan not required for commercial subdivisions) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | | |
| h) Building elevations that show maximum height from natural and finished grade, buildings to be removed | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | | |
| i) Transportation Plan | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | |
| 6. Ten (10) sets of proposed plans to engineering scale (1" = 20', 1" =100', etc.), and date of preparation. <u>For re-submittals only – include all revision dates</u> | <input checked="" type="checkbox"/> | | | | |
| 7. Plan size 18"x24" or 24"x36" | <input checked="" type="checkbox"/> | | | | |
| 8. A vicinity map no smaller/less than 1"=500' and no larger than 1"=1000' to the inch, showing the position of the subdivision with its relation to surrounding streets and properties, and oriented in the same direction as the preliminary plan | <input checked="" type="checkbox"/> | | | | |
| 9. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map | <input checked="" type="checkbox"/> | | | | |
| 10. Digital copy of only the plan and elevations. Label the CD with the plan name, case file number, and indicate how many times the plan has been resubmitted for review | <input checked="" type="checkbox"/> | | | | |
| 11. Wake County School Form, if dwelling units are proposed | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | | |
| 12. Preliminary stormwater quantity and quality summary and calculations package | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | | |
| 13. For secondary tree conservation areas, include two (2) copies of the tree cover report completed by a certified arborist, North Carolina licensed landscape architect, or North Carolina registered forester | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | |



EXISTING SITE DATA:

| | |
|---------------|---|
| SITE ADDRESS: | 501 FAYETTEVILLE STREET, RALEIGH, NC 27601 |
| PN NUMBER: | 1703-76-1606 |
| DEED BOOK: | DB 013662, PG 00440; DB 015507, PG 01976; DB 015507, PG 01983 |
| ZONING(S): | BUS WITH DOWNTOWN OVERLAY DISTRICT |
| ACREAGE: | 1.95 AC |
| EXISTING USE: | UNDERGROUND PARKING DECK |

City of Raleigh zoning requirements
Project: Charter Square North Tower
Date: 05.28.2015 (revised xx.xx.2015)

| Overall Site Data | Business with DOD overlay |
|--|--|
| 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 | (PC approval required if >80') 80 FT |
| Proposed building height in feet | 316 FT |
| Proposed building height in stories | 23 stories |
| 5 Proposed building square footage (NT) | |
| Residential area | 192,197 SF |
| Retail area (leaseable) | 9,836 SF |
| Office area (gross) | 287,669 SF |
| Total gross square footage | 489,702 SF |
| 6 Floor area ratio (NT & ST) | |
| Allowed floor area ratio | no maximum |
| Tract area | 192,197 SF |
| Total gross square footage | 489,702 SF |
| Proposed floor area ratio | 5.77 |
| 7 Lot coverage (NT & ST) | |
| Allowed lot coverage | no maximum |
| Tract area | 84,942 SF |
| Proposed building footprint | 51,985 SF |
| Proposed lot coverage ratio | 61.20% |
| 8 Proposed DU (NT) | |
| 1 Bedroom | 155 DU |
| 2 Bedroom | 39 DU |
| Total units proposed | 194 DU |
| 9 Density bonus Criteria | |
| Base allowed density (DOD overlay) | 40 DU/AC |
| Tier 1, location within the central downtown area | 60 DU/AC |
| Total | 100 DU/AC |
| Allowed density | 1.95 AC x 100 DU = 195.0 DU |
| Proposed density | 194 DU / 1.95 AC = 99.5 DU/AC |
| 10 Open Space (NT & ST) | |
| Minimum required common outdoor space | 0.05 x (1.95 x 43,560) = 4,247 SF |
| Common open space provided | 11500 + 9700 = 21,200 SF |
| 11 Parking minimum required (NT) | |
| 1.0 spaces per DU unit (1st 10 units exempted) | 194 DU x 1.0 = 194 spaces |
| 1.0 space per 400 SF of retail (30K SF exempt) | (9,836-30,000)/400 x 1.0 = 0 spaces |
| 1.0 space per 400 SF of office (10K SF exempt) | (18,683-10,000)/400 x 1.0 = 894 spaces |
| Total required | 888 spaces |
| Parking Provided | |
| Standard spaces onsite | 300 spaces |
| Standard spaces offsite | 588 spaces |
| Total spaces provided | 888 spaces |
| 12 Bicycle Storage Required | |
| 1.0 space per 20 parking spaces | 300 / 20 = 15 spaces |
| Space provided (street, 6; bldg, 9) | 6 + 9 = 15 spaces |

Project: Charter Square North Tower
Date: 05.28.2015 (revised xx.xx.2015)

| Street Protective Yards | S. Wilmington Street |
|-------------------------|----------------------|
| Street name | S. Wilmington Street |
| Required width | none |
| Proposed width | none |

| Street name | Fayetteville Street |
|----------------|---------------------|
| Street name | Fayetteville Street |
| Required width | none |
| Proposed width | none |

| Vehicular Surface Area | |
|-------------------------------------|-------------------------|
| Area in parking lots and driveway | 0 SF |
| Trees required | 0 SF / 2000 SF = 0.0 EA |
| Trees provided (2" caliper minimum) | 0 EA |
| Shrubs required | 0 SF / 500 SF = 0.0 EA |
| Shrubs provided (18" tall minimum) | 0 EA |

Dominion Realty Partners
Charter Square North Tower
 501 Fayetteville Street
 Raleigh, North Carolina 27601

PRELIMINARY

FOR REVIEW ONLY
 NOT FOR
 CONSTRUCTION

| PROJECT: | DPR-14036 | DATE | 06.17.2015 |
|-------------|-----------------------|------|------------|
| ISSUE: | Preliminary Plan | | 06.17.2015 |
| REVISIONS: | | | |
| DRAWN BY: | SB | | |
| CHECKED BY: | KT | | |
| CONTENT: | SITE & LANDSCAPE PLAN | | |

LS1.1

- HC RAMPS:**
- ALL HC RAMPS TO BE FIELD ADJUSTED WITH INPUT FROM THE CITY OF RALEIGH FIELD INSPECTOR PRIOR TO INSTALLATION.
 - POWER POLES WHICH CONFLICT WITH FIELD LOCATED HC RAMPS ARE TO BE RELOCATED BY APPROPRIATE UTILITY COMPANY.

SEE LS3.1 & LS3.2 FOR SITE AND LANDSCAPE DETAILS.

PLANT LIST

| SYM. | QTY. | BOTANICAL NAME | COMMON NAME | CALIPER | HEIGHT | SPREAD | ROOT | REMARKS |
|-----------|------|-----------------------------|--------------------------|-----------|-----------|--------|-------|--------------|
| T R E E S | | | | | | | | |
| AS | 3 | ACER SACCHARUM HARVEST MOON | HARVEST MOON SUGAR MAPLE | 3" - 3.5" | 10' - 12' | | B & B | STREET TREES |

LEGEND:

| | |
|--|------------------------------|
| | EX FIRE HYDRANT |
| | PROP. BIKE RACK |
| | PROP. 4' X 6' ADA TREE GRATE |
| | EX. TREE |
| | PROP. TREE |
| | PROJECT BOUNDARY |
| | EX. ADJACENT PROPERTY LINE |
| | EX. RIGHT OF WAY LINE |
| | EX. EASEMENT |
| | PROP. SIDEWALK EASEMENT |

- GENERAL NOTES:**
- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS.
 - IF UNFORESEEN CONDITIONS DEVELOP DURING CONSTRUCTION, REFER TO 'CITY OF RALEIGH STREET DESIGN MANUAL' AND CONTACT PUBLIC WORKS DEPARTMENT FOR FURTHER GUIDANCE.
 - PRIOR TO START OF CONSTRUCTION THE CONTRACTOR SHALL SCHEDULE A MEETING WITH THE CITY OF RALEIGH, PUBLIC DEPARTMENT/TRANSPORTATION OPERATIONS DIVISION TO REVIEW THE SPECIFIC COMPONENTS OF THE PLAN AND OPERATION OF THESE FACILITIES DURING CONSTRUCTION. CONTACT SHALL BE:
 - REBECCA DUFFY: 919-996-4091 OR Rebecca.Duffy@raleighnc.gov
 - TERRY PHINIZY: 919-996-4035 OR Terry.Phinizy@raleighnc.gov
 - THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY PERMIT FOR ANY WORK WHICH REQUIRES THE CLOSURE OF A TRAVEL LANE(S) AND/OR SIDEWALK FROM THE TRANSPORTATION OPERATION DIVISION/PUBLIC WORKS DEPARTMENT.
 - 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.
 - FIELD ADJUSTMENTS TO THIS PLAN MAY BE REQUIRED BY CITY OF RALEIGH INSPECTOR AS NEEDED DURING CONSTRUCTION.
 - ALL SURVEY INFORMATION PROVIDED TO JDAVIS ARCHITECTS BY KCI ASSOCIATES OF NORTH CAROLINA IN RALEIGH, NORTH CAROLINA IN DIGITAL FORMAT IN MAY 2015, AND SUPPLEMENTAL INFORMATION WAS OBTAINED FROM WAKE COUNTY GIS IN MAY 2015.
 - 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.
 - UNLESS NOTED, ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF 20' MINIMUM.
 - TRASH AND CARDBOARD DUMPSTER(S) ENCLOSURE SHALL MATCH MATERIAL AND/OR COLOR OF THE PRINCIPAL BUILDING.
 - ALL HVAC UNITS SHALL BE SCREENED FROM VIEW OF THE PUBLIC RIGHT OF WAY.
 - CONTRACTOR TO FIELD LOCATE AND VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT PRIOR TO ANY CONSTRUCTION ACTIVITIES. CONTACT NC ONE AT 811 FOR FIELD LOCATION OF UNDERGROUND UTILITIES.
 - HANDICAP PARKING SPACE(S) AND HC ACCESS AISLE(S) SHALL BE NO GREATER THAN TWO PERCENT (2%) PITCH IN ANY DIRECTION(S) AS PER ADA STANDARDS.
 - PROVIDE SIGNAGE AND STRIPING OF HANDICAP SPACES AS PER ADA STANDARDS.
 - ALL RETAINING WALLS GREATER THAN 30" IN HEIGHT TO INCLUDE SAFETY/HAND RAIL.
 - 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 ENCRONCH ON THIS MINIMUM CORNER CLEARANCE.
 - WC ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH CITY OF RALEIGH PUBLIC WORKS DEPARTMENT STANDARDS, PROWAG STANDARDS AND ADAAG SPECIFICATIONS
 - 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.
 - ALL SIDEWALKS MUST BE ACCESSIBLE TO PERSONS WHO ARE BLIND, HAVE LOW VISION AND PEOPLE WITH MOBILITY DISABILITIES. PEDESTRIAN EXISTING ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

REFERENCE: SP-21-2013

XX-XX-15

SITE & LANDSCAPE PLAN

