DEVELOPMENT SERVICES

Administrative Site Review Application

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

Raleigh

This form is required when submitting site plans as referenced in Unified Development Ordinance (UDO) Section 10.2.8. Please check the appropriate building types and include the plan checklist document when submitting.

Office Use Only: Transaction #: ASR-0004-2020 Planning Coordinator: J. Purifoy

Building Type		Site Transaction History
☐ Detached	☐ General	Subdivision transaction #:
☐ Attached	☐ Mixed use	Sketch transaction #: 585237
☑ Apartment	Open lot	Certificate of Appropriateness #:
☐ Townhouse	☐ Civic	Board of Adjustment #:
		Zoning Case #:
		Administrative Alternate #:

GENERAL INFORMATION

Development name: Toulon Place

Inside City limits? ☑ Yes ☐ No

Property address(es): 1248,1244,1240,1236,1232,1228,1224,1220,1216,1212,1208,1204,1200,1221,1213,1209,1205,1201 ANGELUS DR/ 1201,1205,1217 SAWYER RD

Site P.I.N.(s): 1703938430/ 1703938265/1703936470/1703935471/ 1703935570/1703935558/1703936653 1703937215/1703936256/1703935288/1703935207/1703934320/1703934442/1703934530/1703934538/1703934635/1703934723/1703935763/1703936793/1703937670/1703938521/

Please describe the scope of work. Include any additions, expansions, and change of use.
Proposed installation of 7 apartment buildings.

Current Property Owner/Developer Contact Name:
NOTE: please attach purchase agreement when submitting this form.

Company: Passage Home, Inc. / BB Redevelopment, LLC	Title: Seth Friedman, CEO
Address: 513 Branch St, Raleigh NC 27601	
Phone #: 919-679-2258	Email: Sfriedman@passagehome.org
Applicant Name: Danielle Kirk	
Company: Timmons Group	Address: 5410 Trinity Road, Suite 102, Raleigh, NC 27607
Phone #: 984-255-2364	Email: danielle.kirk@timmons.com

Developer: Cathy Connors
Company: Solstice Partners, LLC
Address: 106 Muir Woods Drive, Cary, NC 27513
Phone: 919-610-7883
Email: cathy.connors@solsticepartners.net

DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
SITE DATA	**BUILDING DATA**
Zoning district (if more than one, please provide the acreage of each): RX-3	Existing gross floor area (not to be demolished): 0
	Existing gross floor area to be demolished: Existing Buildings on Site ~37,284 SF
Gross site acreage: 5.84 ac	New gross floor area: 224,550 SF
# of parking spaces required: 220	Total sf gross (to remain and new): 224,550 SF
# of parking spaces proposed: 220	Proposed # of buildings: 7
Overlay District (if applicable):	Proposed # of stories for each: 3
Existing use (UDO 6.1.4): Residential Apartments	
Proposed use (UDO 6.1.4): Residential Apartments	

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 2.62 Square Feet: 114,347	Proposed Impervious Surface: Acres: 4.84 Square Feet: 210,964
Is this a flood hazard area? Yes ☑ No If yes, please provide: Alluvial soils: _____ Flood stu _____ FEMA Map Panel #: _____	
Neuse River Buffer Yes ☑ No	Wetlands Yes ☑ No

RESIDENTIAL DEVELOPMENTS	
Total # of dwelling units: 200	Total # of hotel units:
# of bedroom units: 1br: 78 2br: 92 3br: 30	4br or more:
# of lots:	Is your project a cottage court? Yes ☑ No

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 Timmons Group 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: Seth F	Date: 1/7/2020
Printed Name: Seth Friedman CEO	

DEVELOPMENT SERVICES

Administrative Site Review Checklist

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

Raleigh

Use this checklist as a guide for Administrative Site Review submittals requirements.
This checklist must be submitted with your application.

MAILED NOTIFICATION REQUIREMENTS
Mailed notice is required for projects that: 1. Include new buildings greater that 25,000 square feet, or additions that represent a 10% increase in building area or 25,000 square feet (whichever is greater), AND; 2. The subject property is located within 100 feet of a property that is zoned: R-1, R-2, R-4, R-6, R-10 If your project requires mailed notice, click here to download the letter template and other helpful information.
Please check one of the following: ✓ Yes, my project meets the mailed notification requirement and my letters are provided with this application. The mailed notification is not applicable for my project.

GENERAL REQUIREMENTS Applicant to provide the following plan information:	APPLICANT		CITY STAFF		
	YES	N/A	YES	NO	N/A
1. **Cover sheet and/or second sheet:** include project name and location; site data table (*include Property Identification Numbers (PINs), Zoning, Overlay District(s), Frontage Type, Current Use(s), Proposed Use(s), Building Square Footage(s), residential density and unit data, existing and proposed parking calculations*); general notes; sheet index and legend defining symbols with north arrow; contact information for owner, applicant, and all consultants; vicinity map no smaller than 1"=500" and no larger than 1"=1000'; and adopted zoning conditions (if any)	☑		☑	☐	
2. **Existing conditions sheet:** including, but not limited to - graphic scale; site size with meets and bounds; setbacks/ build-to lines; existing structures; utilities and easements; topography, infrastructure (*adjacent streets with names and r/w width, sidewalks, water, and sewer*); built improvements (*parking, driveways, alleys*); and vegetation	☑		☑	☐	
3. **Demolition plan:** Clearly indicate items to be removed	☑		☑	☐	
4. **Proposed site plan:** including but not limited to – north arrow and graphic scale; show and distinguish between existing and proposed conditions (*structures, streets, driveways, parking, storage areas, service areas, etc.*); setback/build-to lines; proposed property lines; streetscape; mechanical equipment (*HVAC, generators, etc.*); sidewalks, walkways, trails; solid waste facilities; parking and parking calculations (*UDO Section 7.1.2*); amenity area (*UDO Section 1.5.3.*) open space and/or greenways; transition protective yard (*UDO Section 7.2.4*); Site Data (*Square footages for proposed and existing uses; Parking calculations; amenity area calculations*; Setback/Build-to; transitional protective yard type (*UDO Section 7.2.4.A*); street protective yard type (*UDO Section 7.2.4.B.*)	☑		☑	☐	

Please continue to page two >

GENERAL REQUIREMENTS Applicant to provide the following plan information:	APPLICANT		CITY STAFF		
	YES	N/A	YES	NO	N/A
5. **Proposed grading plan:** including but not limited to - Limits of land disturbance; grading; structural improvements with finished floor elevations; stream buffers with labels; labeled impervious surfaces (and calculations); tree protection fencing information; retaining walls with top and bottom of wall; stormwater ponds, bioretention facilities, etc.	☑		☑	☐	
6. **Proposed stormwater plan:** include preliminary stormwater quantity and quality summary and calculations package. If not required, provide notes indicating such and reference UDO section on front cover	☑	☐	☑	☐	☐
7. **Proposed Utility Plan:** All utilities (shown underground); above ground utilities and equipment with required screening (*UDO Section 7.2.5.D.*); include Fire	☑	☐	☑	☐	☐
8. **Lighting Plan:** Pole mounted fixture locations and details (with height labeled to top of fixture; building mounted fixture locations; graphics and notes conveying compliance with UDO Section 7.4	☑	☐	☑	☐	☐
9. **Proposed tree conservation plan:** for secondary tree conservation areas, include two copies of the tree cover report completed by a certified arborist, NC licensed landscape architect, or NC registered forester. If not required, provide notes indicating such and reference UDO section on front cover	☐	☑	☐	☐	☑
10. **Proposed landscape plan:** (*UDO Section 7.2*) including but not limited to – existing vegetation to remain; proposed landscaping meeting minimum size and species mixing requirements; plant list; label yard types; show and label parking lot landscaping (*UDO Section 7.1.7.*) include existing and/or proposed parking lot light fixtures	☑	☐	☑	☐	☐
11. **Architectural Elevations** showing existing and/or proposed building height per UDO Section 1.5.7., 2.3, 3.2., and 3.3., transparency per UDO Section 1.5.9., 2.3 and 3.2, and blank wall area per UDO Section 1.5.10.	☑	☐	☑	☐	☐

NOTE: Revisions to previously approved site plans must contain the following minimum information:

REQUIREMENTS FOR REVISIONS TO EXISTING SITE PLANS Applicant to provide the following plan information:	APPLICANT		CITY STAFF		
	YES	N/A	YES	NO	N/A
1. Provide documentation showing Development Services Staff have approved the proposed site plan changes as a revision	☐	☐	☐	☐	☐
2. Provide narrative of the proposed revisions on the cover page and modify the project name to include revision	☐	☐	☐	☐	☐
3. List date of previously approved site plan.	☑	☑	☐	☐	☐
4. Cloud areas of proposed change on all applicable sheets, and provide a legend specifying the proposed changes on all applicable sheets	☐	☐	☐	☐	☐
5. Provide updated site data table including building square footages, parking calculations, etc.	☐	☐	☐	☐	☐
6. Provide documented history of impervious surfaces with dates	☐	☐	☐	☐	☐

TOULON PLACE

PRELIMINARY SITE PLAN

SKETCH PLAN NO. 585237, CASE NO. ASR-0004-2020

CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA

PINs: 1703938265, 1703938430, 1703938521, 1703937670, 1703936793, 1703935763, 1703934723, 1703934635, 1703934538, 1703934530, 1703934442, 1703934320, 1703935207, 1703935288, 1703936256, 1703937215, 1703936470, 1703935471, 1703935570, 1703935558, 1703936653

PRELIMINARY NOT FOR CONSTRUCTION

SITE DATA TABLE

PROJECT NAME:	TOULON PLACE
TOWNSHIP:	RALEIGH
PROPERTY ZONING:	RX-3
EXISTING USE:	SINGLE FAMILY
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL (APARTMENT)
RIVER BASIN:	NEUSE
SURFACE WATER CLASSIFICATION:	NONE
WATERSHED:	NONE
PRIMARY STREETS (PER TC-5A-18)	BRAGG STREET & GARNER ROAD
TOTAL GROSS SITE AREA (BEFORE R/W DEDICATION):	6.247 ACRES (272,114.71 SQFT)
TOTAL NET SITE AREA (AFTER R/W DEDICATION):	6.349 ACRES (276,569.40 SQFT)

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Phone #: 919-679-2258	Email: Sfriedman@passagehome.org
Applicant Name: Danielle Kirk	
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REVISION 05.01.19

raleighnc.gov

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(Applicable to all developments)

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Is this a flood hazard area? Yes ☑ No	
If yes, please provide:	
Alluvial soils:	
Flood stu	
FEMA Map Panel #:	
Neuse River Buffer Yes ☑ No	Wetlands Yes ☑ No

RESIDENTIAL DEVELOPMENTS

Total # of dwelling units: 200	Total # of hotel units:
# of bedroom units: 1br: 78 2br: 92 3br: 30 4br or more:	
# of lots:	Is your project a cottage court? Yes ☑ No

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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: 11/7/2020

Printed Name: Seth Friedman CEO

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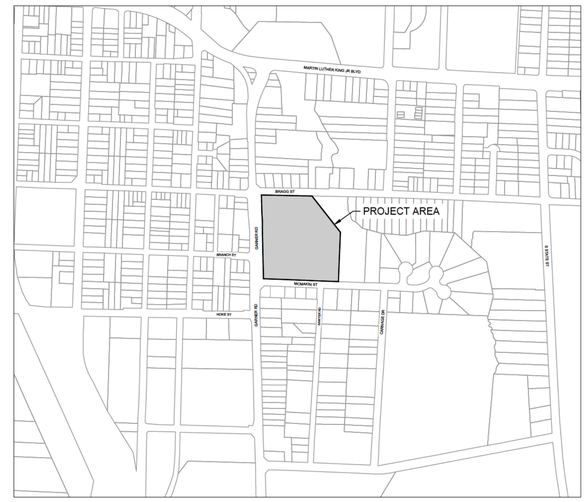


VICINITY MAP
SCALE: 1" = 500'

Sheet List Table

Sheet Number	Sheet Title
C0.0	COVER SHEET
C1.0	EXISTING CONDITION PLAN
C1.1	DEMOLITION PLAN
C2.0	SITE PLAN
C2.1	BUILD-TO, AMENITY AREA AND ACCESSIBLE ROUTE PLAN
C2.2	SITE DISTANCE PLAN
C2.3	BLOCK PERIMETER
C3.0	GRADING AND DRAINAGE PLAN
C4.0	UTILITY PLAN
C5.0	PLAN & PROFILE
C7.0	DETAIL SHEET
C7.1	DETAIL SHEET
C7.2	DETAIL SHEET
C7.3	DETAIL SHEET
C7.4	DETAIL SHEET
C7.5	DETAIL SHEET
C7.6	DETAIL SHEET
C7.7	DETAIL SHEET
L1.0	LANDSCAPE PLAN
L1.1	LANDSCAPE DETAILS
L2.0	LIGHTING PLAN
A1.01	BLDG 01 BUILDING PLANS
A1.02	BLDG 02 BUILDING PLANS
A1.03	BLDG 03 BUILDING PLANS
A1.04	BLDG 04 BUILDING PLANS
A1.05	BLDG 05 BUILDING PLANS
A1.06	BLDG 06 BUILDING PLANS
A1.07	BLDG 07 BUILDING PLANS
A1.11	ACCESSORY PLANS
A5.01	BUILDING ELEVATIONS BLDG 01
A5.02	BUILDING ELEVATIONS BLDG 02
A5.03	BUILDING ELEVATIONS BLDG 03
A5.04	BUILDING ELEVATIONS BLDG 04
A5.05	BUILDING ELEVATIONS BLDG 05
A5.06	BUILDING ELEVATIONS BLDG 06
A5.07	BUILDING ELEVATIONS BLDG 07

APPLICANT:
SOLSTICE PARTNERS, LLC
106 MUIR WOODS DRIVE
CARY, NORTH CAROLINA 27513
CATHERINE F. CONNORS
(919) 610-7883
cathy.connors@solsticepartners.net

CIVIL ENGINEER:
TIMMONS GROUP
5410 TRINITY ROAD, STE. 102
RALEIGH, NC 27607
DANIELLE KIRK, PE
(984) 866-2364
Danielle.Kirk@timmons.com

ARCHITECT:
WAYNE JONES, REGISTERED ARCHITECT
JONES ARCHITECTURE, PLLC
2005 BEECHAM CIRCLE
RALEIGH, NC 27607
(919) 302-0404
wayne@wjonesarchitecture.com

SURVEYOR:
TIMMONS GROUP
5410 TRINITY ROAD, STE. 102
RALEIGH, NC 27607
CHIP SHANKLE
(984) 255-2355
chip.shankle@timmons.com

ATTENTION CONTRACTORS

*THE **CONSTRUCTION CONTRACTOR** RESPONSIBLE FOR THE EXTENSION OF WATER, SEWER AND/OR REUSE, AS APPROVED IN THESE PLANS, IS RESPONSIBLE FOR **CONTACTING** THE **PUBLIC WORKS DEPARTMENT** at **(919) 996-2409**, AND THE **PUBLIC UTILITIES DEPARTMENT** AT **(919) 996-4540** AT LEAST **TWENTY FOUR HOURS** PRIOR TO BEGINNING ANY OF THEIR CONSTRUCTION.*

***FAILURE** TO NOTIFY BOTH **CITY DEPARTMENTS** IN ADVANCE OF BEGINNING CONSTRUCTION, WILL RESULT IN THE ISSUANCE OF **MONETARY FINES**, AND REQUIRE REINSTALLATION OF ANY WATER OR SEWER FACILITIES NOT INSPECTED AS A RESULT OF THIS NOTIFICATION FAILURE.*

***FAILURE** TO CALL FOR **INSPECTION, INSTALL A DOWNSTREAM PLUG**, HAVE **PERMITTED PLANS** ON THE **JOBSITE**, OR ANY OTHER **VIOLATION** OF **CITY OF RALEIGH STANDARDS** WILL RESULT IN A **FINE AND POSSIBLE EXCLUSION** FROM FUTURE WORK IN THE **CITY OF RALEIGH**.*

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

Toulon Place
Project Data Summary Date: 7/26/2019
Building Summary

Bldg. Number		1 BR 1 BA	2 BR 2 BA	3 BR 2 BA	Total	Unit Net	Bldg Area	Unit Net/Bldg Area
1 Residential Building	T-3	18	18		36	31,626	37,474	**0.84**
2 Residential Building	V-3	6	18		24	22,914	26,684	**0.86**
3 Residential Building	K-3	12		12	24	22,776	26,703	**0.85**
4 Residential Building	L-3	12	24		36	33,456	39,301	**0.85**
5 Residential Building	J-3	12	6	6	24	21,930	26,559	**0.83**
6 Residential Building	T-3	18	18		36	31,626	37,474	**0.84**
7 Residential Building	X3A-MGMT		8	12	20	22,312	30,355	**0.74**
Total		**78**	**92**	**30**	**200**	**186,640**	**224,550**	**0.83**
		39%	46%	15%		100%		
Total number of residential units		**200**						
						186,640		check total
Building Ht. (Mean Roof Height - Residential Buildings)	36 Feet		max					200

Residential Units SF	**Net**	**# Units**	**Net Total**	**Heated**
1 Bedroom / 1 Bath Apartment Unit	726	78	56,628	690
2 Bedroom / 2 Bath Apartment Unit	1,031	92	94,852	987
3 Bedroom / 2 Bath Apartment Unit	1,172	30	35,160	1,123

Bldg Area	**1**	**2**	**3**	**4**	**5**	**6**	**7**	
	T-3	**V-3**	**K-3**	**L-3**	**J-3**	**T-3**	**X3A-MGMT**	
3rd Floor	11,802	8,465	8,419	12,411	8,488	11,802	9,652	
2nd Floor	11,802	8,465	8,419	12,411	8,488	11,802	9,652	
1st Floor	13,870	9,754	9,865	14,479	9,583	13,870	11,051	
	37,474	26,684	26,703	39,301	26,559	37,474	30,355	**224,550**

	1 BR	2 BR	3 BR	Total	
Type A	4	4	2	10	5.0%
Type A with Roll in Shower	4	4	2	10	5.0%
Subtotal	8	8	4	20	10.0%

RIGHT-OF-WAY OBSTRUCTION NOTES:

- STREET, LANE, AND SIDEWALK CLOSURES OR DETOURS: PRIOR TO ANY WORK THAT IMPACTS THE RIGHT-OF-WAY OR CLOSING OF ANY STREET, LANE, OR SIDEWALK, THE CONTRACTOR MUST APPLY FOR A PERMIT WITH RIGHT-OF-WAY SERVICES.
- A PERMIT REQUEST WITH A TRAFFIC CONTROL AND/OR PEDESTRIAN PLAN SHALL BE SUBMITTED TO RIGHTOFWAYSERVICES@RALEIGHNC.GOV AT WWW.RALEIGHNC.GOV KEYWORD "RIGHT-OF-WAY SERVICES.
- PRIOR TO THE START OF WORK, THE CLIENT SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE ENGINEERING INSPECTIONS COORDINATOR TO REVIEW THE SPECIFIC COMPONENTS OF THE APPROVED PLAN, AND ENSURE ALL PERMITS ARE ISSUED.
- THE CITY OF RALEIGH REQUIRES AN APPROVED RIGHT-OF-WAY OBSTRUCTION PERMIT FOR WORK ON ANY PUBLIC STREET OR SIDEWALK AND NCDOT ROAD WITHIN RALEIGH'S JURISDICTION.
- ALL TRAFFIC CONTROL SIGNAGE AND PRACTICES SHALL ADHERE TO THE MANUAL ON UNIFORM TRAFFIC CONTROL, AND THE LATEST EDITION OF THE NCDOT "STANDARD SPECIFICATION FOR ROADWAY STRUCTURES", NCDOT "ROADWAY STANDARD DRAWING MANUAL", AND THE NCDOT SUPPLEMENT TO THE MUTCD.
- ALL PUBLIC SIDEWALKS MUST BE ACCESSIBLE TO PEDESTRIANS WHO ARE VISUALLY IMPAIRED AND/OR PEOPLE WITH MOBILITY CONCERNS. EXISTING AND ALTERNATIVE PEDESTRIAN ROUTES DURING CONSTRUCTION SHALL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), THE ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- ALL PERMITS MUST BE AVAILABLE AND VISIBLE ON SITE DURING THE OPERATION.

TREE CONSERVATION NOTE:

1) THIS SITE IS LARGER THAN THE 2.0 ACRE THRESHOLD SET WITHIN UDO SECTION 9.1.2. THERE ARE NO WOODED AREAS OR TREES 10-INCH DIAMETER IN THE 65 FT, 32 FT, OR 50 FT TREE CONSERVATION BUFFER YARDS. THEREFORE, NO TREE CONSERVATION IS NEEDED.

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH, NCDEQ AND NCDOT STANDARDS, SPECIFICATIONS, AND DETAILS

THIS DRAWING PREPARED AT THE **RALEIGH OFFICE**
5410 Trinity Road, Suite 102 | Raleigh, NC 27607
TEL 919.866.4951 FAX 919.833.8124 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

REVISION DESCRIPTION	DATE
CITY OF RALEIGH 1st ASR COMMENT REVISIONS	05-04-2020

DATE 05/04/2020
DRAWN BY T GRISSINGER
DESIGNED BY T GRISSINGER
CHECKED BY J CHANDLER
SCALE NTS

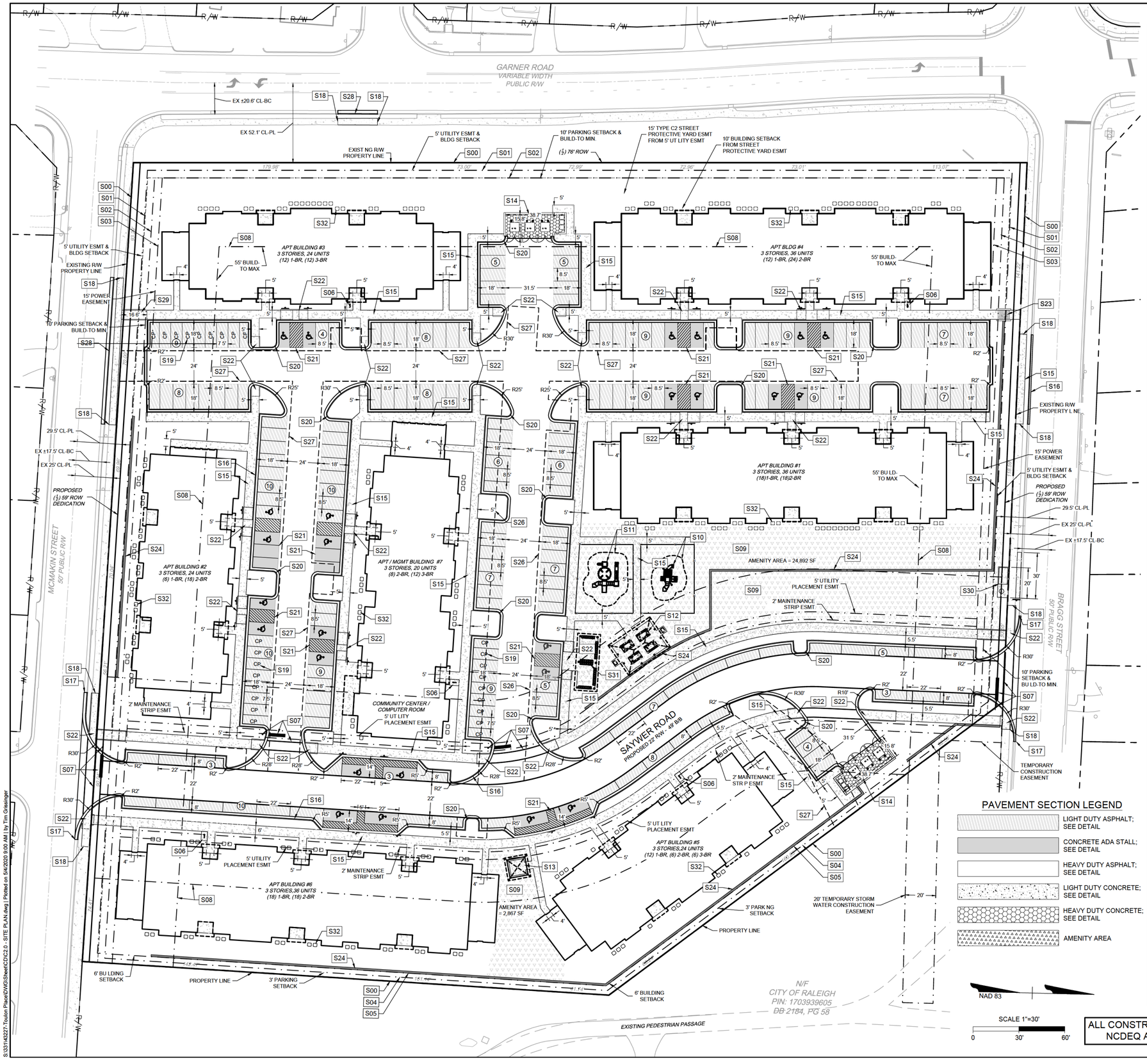
TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652

TOULON PLACE
COVER SHEET

JOB NO. 43227
SHEET NO. C0.0

These plans and associated documents are the exclusive property of TIMMONS GROUP and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of TIMMONS GROUP.

S:\33143227-Toulon Place\DWG\Sheet\CD\C0.0 - COVER SHEET.dwg | Plotted on 5/4/2020 8:56 AM | by Tim Grissinger



SITE DATA TABLE

PROJECT NAME:	TOULON PLACE
APPLICANT/ PROPERTY OWNER:	SOLSTICE PARTNERS, LLC CATHERINE F CONNORS 106 MUIR WOODS DRIVE CARY, NC 27513 (919) 610-7883
PIN(S):	**1703938265, 1703938430, 1703938521, 1703937670, 1703936793, 1703935763, 1703934723, 1703934635, 1703934538, 1703934530, 1703934442, 1703934320, 1703935207, 1703935288, 1703936256, 1703937215, 1703936470, 1703935471, 1703935570, 1703935558, 1703936653**
DEED REFERENCE(S):	*DB 2184, PG 58, DB 8505, PG 2038, DB 14382, PG 2179, DB 14444, PG 1235, DB 14805, PG 421, DB 14805, PG 427, DB 14943, PG 144, DB 16462, PG 392, DB 16654, PG 2331, DB 16654, PG 2333, DB 16670, PG 2421*
PLAT REFERENCE(S):	*BM 1985, PG 901, BM 1985, PG 1148, BM 1985, PG 1404, BM 2002, PG 2086, BM 2002, PG 2087, BM 2002, PG 2088, BM 2012, PG 535*
PROPERTY ADDRESS:	1200, 1201,1205, 1217 SAWYER ROAD/ 1201, 1204, 1205, 1208, 1209, 1212, 1213, 1216, 1220, 1221, 1224, 1228, 1232, 1236, 1240, 1244, 1248 ANGELUS DRIVE
TOWNSHIP:	RALEIGH
PROPERTY ZONING:	RX-3 (RESIDENTIAL MIXED USE)
CURRENT USE:	RESIDENTIAL (APARTMENTS)
PROPOSED USE:	MULT-FAMILY RESIDENTIAL (APARTMENTS)
TOTAL SITE AREA (BEFORE R/W DEDICATION):	6.247 ACRES (272,114.71 SQFT)
TOTAL SITE AREA (AFTER R/W DEDICATION):	6.349 ACRES (276,569.40 SQFT)
RIVER BASIN:	NEUSE
SURFACE WATER CLASSIFICATION:	C; NSW
WATERSHED:	WALNUT CREEK
SETBACKS:	
FRONT (FROM PRIMARY STREET):	BLDG.: 5' PARKING:10'
SIDE STREET:	BLDG.: 5' PARKING: 10'
FROM SIDE LOT LINE:	BLDG.: 5' PARKING: 10'
FROM REAR LOT LINE:	BLDG.: 3' PARKING: 6'
PARKING REQUIRED:	
78 - 1 BEDROOM UNITS	78 SPACES (1 SPACE PER UNIT) + 8 (1 SPACE PER 10 UNITS FOR VISITORS)
92 - 2 BEDROOM UNITS	92 SPACES (1 SPACE PER UNIT) + 9 (1 SPACE PER 10 UNITS FOR VISITORS)
30 - 3 BEDROOM UNITS	30 SPACES (1 SPACE PER UNIT) + 3 (1 SPACE PER 10 UNITS FOR VISITORS)
PARKING REQUIRED FOR 200 TOTAL UNITS (AFFORDABLE HOUSING REDUCTION)	220 SPACES (INCLUDING 7 ADA SPOTS)
PARKING PROVIDED:	220 SPACES (INCLUDING 22 ADA SPOTS)
BICYCLE PARKING REQUIRED:	1 SPACE PER 20 UNITS = 10
BICYCLE PARKING PROVIDED:	10 SPACES ON 5 U-RAILS (2 SPACES PER U-RAIL)
IMPERVIOUS SURFACE SUMMARY:	
EXISTING ONSITE IMPERVIOUS AREA:	1.80 ACRES
PROP. ONSITE POST-DEV. IMPERVIOUS:	4.40 ACRES
OUTDOOR AMENITY AREA:	
REQUIRED (10%):	27,657 SF
PROVIDED:	27,759 SF
PRIMARY STREET (PER TC-5A-18):	BRAGG STREET & GARNER ROAD

SITE LAYOUT KEYNOTES

NUMBER	DESCRIPTION
S00	EXISTING RIGHT OF WAY LINE
S01	5' UTILITY ESMT & BLDG SETBACK
S02	10' PARKING SETBACK & BUILD-TO MIN.
S03	15' POWER EASEMENT
S04	3' PARKING SETBACK
S05	6' BUILDING SETBACK
S06	1 STANDARD CITY OF RALEIGH BIKE RACK (2 BIKE SPACES) REFER TO DETAILS.
S07	MUTCD R1-1 30"x30" (STOP SIGN), STOP BAR AND CROSSWALK
S08	55' BUILD- TO MAX
S09	AMENITY AREA (HATCHED TYP.)
S10	FENCED IN TOT PLAY AREA; BY OWNER
S11	FENCED IN CHILD PLAY AREA; BY OWNER
S12	COVERED PICNIC AREA; REFER TO ARCHITECTURAL PLANS
S13	COVERED GAZEBO; REFER TO ARCHITECTURAL PLANS
S14	TRIPLE CONTAINER DUMPSTER PAD & RECYCLE CENTER ENCLOSURE; SEE DETAILS
S15	CONCRETE SIDEWALK, 6' UNLESS OTHERWISE NOTED; SEE DETAILS
S16	PROPOSED 24" CURB & GUTTER (TYP. ONSITE)
S17	TRANSITION 24" CURB AND GUTTER AND TIE INTO EXISTING CURB & GUTTER WIDTH
S18	TRANSITION PROPOSED CONCRETE SIDEWALK INTO EXISTING CONCRETE SIDEWALK WIDTH
S19	PARKING SPACE TO BE MARKED "COMPACT PARKING"; SEE DETAIL
S20	PROPOSED 3' CURB RADIUS (TYP. UNLESS NOTED)
S21	STANDARD WIDTH VAN ASSESSABLE CONCRETE PARKING STALL AND ASSOCIATED SIGNAGE, REFER TO DETAILS.
S22	PROPOSED ADA RAMP (TYP.); SEE DETAILS
S23	PROPOSED CONCRETE STAIRS WITH HANDRAILS; SEE DETAILS
S24	PROPOSED RETAINING WALL WITH FENCE; DESIGN BY OTHERS
S25	20' PRIVATE DRAINAGE EASEMENT
S26	30' WIDE PUBLIC UTILITY EASEMENT
S27	20' WIDE PUBLIC UTILITY EASEMENT
S28	PROPOSED 30" CURB AND GUTTER IN RIGHT OF WAY
S29	PROPOSED CONCRETE RAMP WITH HANDRAILS; SEE DETAILS
S30	BUS TRANSIT SHELTER ON 15' X 20' CONCRETE PAD & BUS STOP SIGN PER APPLICABLE COR DETAILS TT-01 - TT-10. REFER TO DETAILS.
S31	PROPOSED 12' X 34.33' COVERED MAIL KIOSK W/ 20 MAIL UNITS. REFER TO DETAILS
S32	HVAC CONDENSATION UNITS (TYP.); REFER TO ARCHITECTURAL

PAVEMENT SECTION LEGEND

- LIGHT DUTY ASPHALT; SEE DETAIL
- CONCRETE ADA STALL; SEE DETAIL
- HEAVY DUTY ASPHALT; SEE DETAIL
- LIGHT DUTY CONCRETE; SEE DETAIL
- HEAVY DUTY CONCRETE; SEE DETAIL
- AMENITY AREA

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH, NCDEQ AND NCDOT STANDARDS, SPECIFICATIONS, AND DETAILS

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REVISION DESCRIPTION	DATE
CITY OF RALEIGH 1st ASR COMMENT REVISIONS	05-04-2020

DATE 05/04/2020
DRAWN BY D HOJSAN
DESIGNED BY T GRISSINGER
CHECKED BY J CHANDLER
SCALE 1" = 30'

TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652

TOULON PLACE
SITE PLAN

JOB NO. 43227
SHEET NO. C2.0

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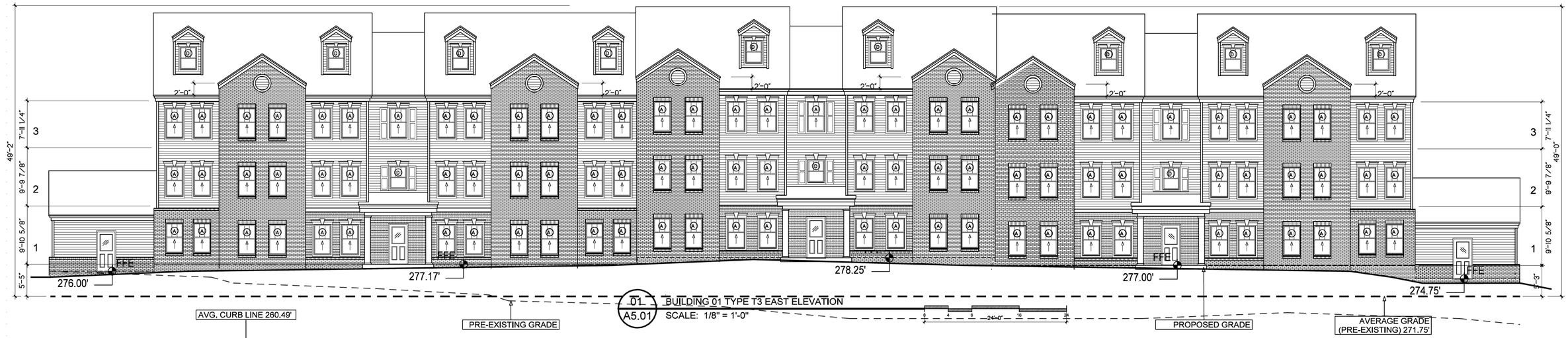
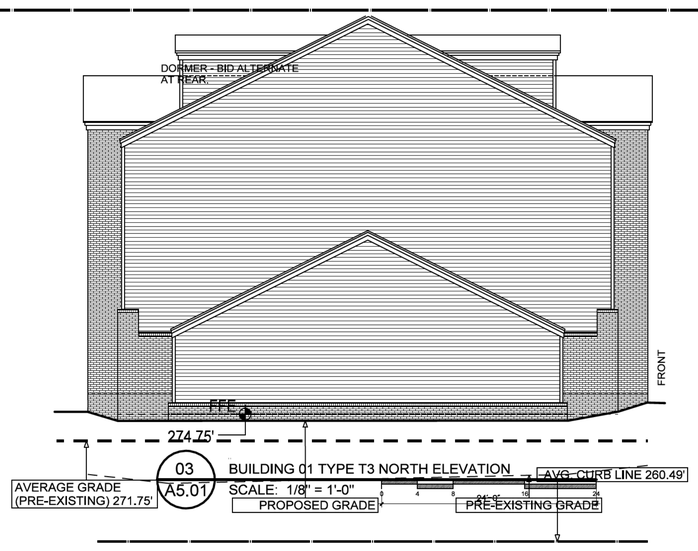
S:\33144227-Toulon Place\DWG\Sheet\CD\C2.0 - SITE PLAN.dwg | Plotted on 5/4/2020 9:00 AM | by Tim Grissinger

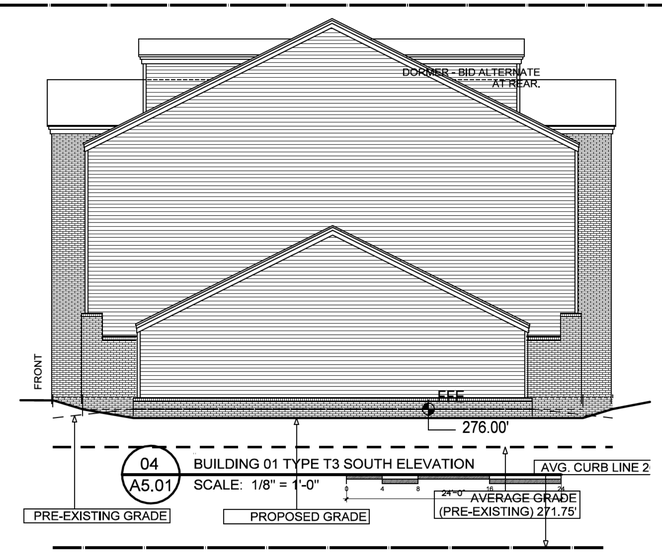


01 A5.01 BUILDING 01 TYPE T3 EAST ELEVATION
SCALE: 1/8" = 1'-0"

02 A5.01 BUILDING 01 TYPE T3 WEST ELEVATION
SCALE: 1/8" = 1'-0"



03 A5.01 BUILDING 01 TYPE T3 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



04 A5.01 BUILDING 01 TYPE T3 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

Bldg 01 T3						
Elevation	Proposed Grades		**Average**	Pre-existing Grades		**Average**
	High	Low		High	Low	
North	274	274	**274.00**	268	267	**267.50**
East	278	274	**276.00**	276	267	**271.50**
South	275	275	**275.00**	276	276	**276.00**
West	278	274	**276.00**	276	268	**272.00**
Average Grade	***Bldg 01 T3***		**275.25**			**271.75**
Most Restrictive Avg. Grade						***271.75***

BUILDING #1 - AVERAGE CURB LINE ELEVATION	
FFE = 274.75'	(261.90' + 259.08' =)/2 = 260.49'
(lowest grade)	

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TOULON PLACE

WAKE COUNTY
CITY OF RALEIGH, NC

200 RESIDENTIAL UNITS
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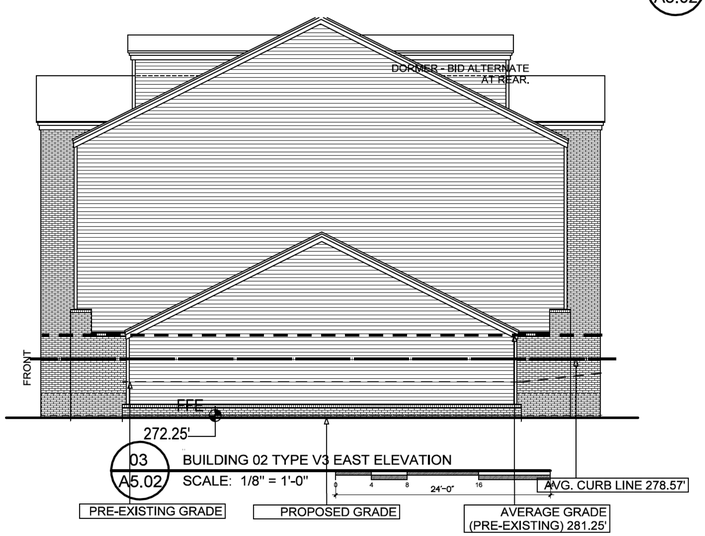
CONSTRUCTION DOCUMENTS

BUILDING ELEVATIONS
BLDG 01 T3

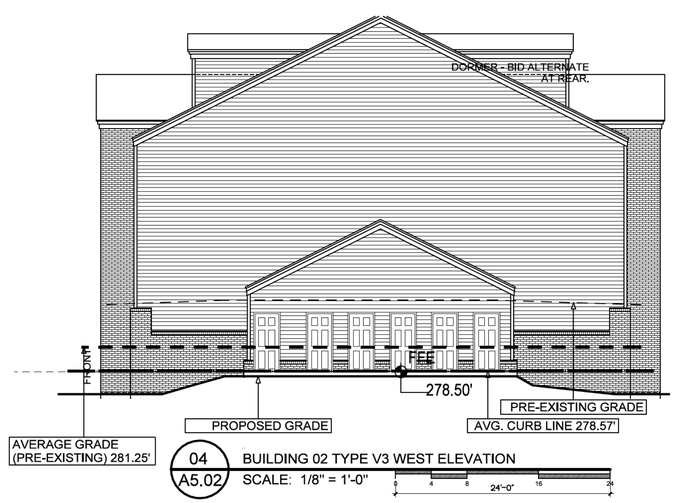
A5.01

01 / A5.02 BUILDING 02 TYPE V3 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

02 / A5.02 BUILDING 02 TYPE V3 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



03 / A5.02 BUILDING 02 TYPE V3 EAST ELEVATION
SCALE: 1/8" = 1'-0"



04 / A5.02 BUILDING 02 TYPE V3 WEST ELEVATION
SCALE: 1/8" = 1'-0"

Bldg 02 V3						
Elevation	Proposed Grades		**Average**	Pre-existing Grades		**Average**
	High	Low		High	Low	
East	272	272	**272.00**	276	276	**276.00**
North	278	272	**275.00**	286.5	276	**281.25**
South	278	272	**275.00**	286.5	276	**281.25**
West	276	276	**276.00**	286.5	286.5	**286.50**
Average Grade	***Bldg 02 V3***		**274.50**			**281.25**
Most Restrictive Avg. Grade						***281.25***

BUILDING #2 - AVERAGE CURB LINE ELEVATION	
FFE = 272.25'	(272.60' + 284.53' =)/2 = 278.57'
(lowest grade)	

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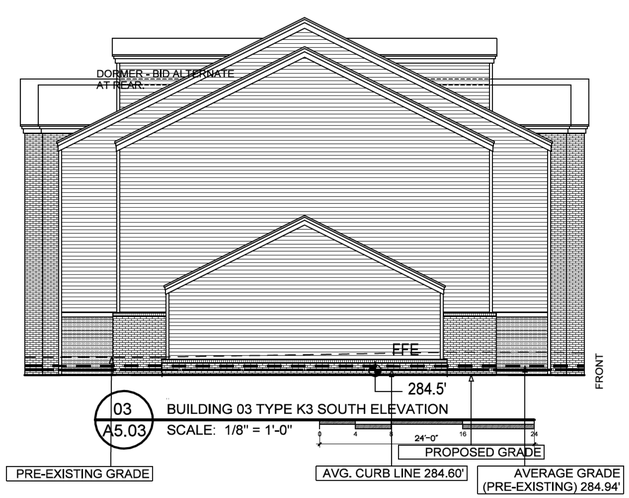
BUILDING ELEVATIONS
BLDG 02 V3

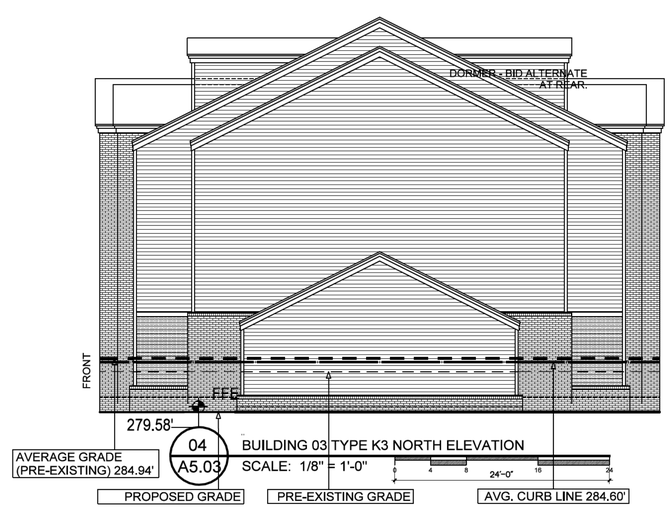
A5.02

01 A5.03 BUILDING 03 TYPE K3 EAST ELEVATION
SCALE: 1/8" = 1'-0"

02 A5.03 BUILDING 03 TYPE K3 WEST ELEVATION
SCALE: 1/8" = 1'-0"



03 A5.03 BUILDING 03 TYPE K3 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



04 A5.03 BUILDING 03 TYPE K3 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

Bldg 03 K3						
Elevation	Proposed Grades		**Average**	Pre-existing Grades		**Average**
	High	Low		High	Low	
East	284	279	**281.50**	286.5	283.5	**285.00**
North	279	279	**279.00**	283.5	283.5	**283.50**
South	284	284	**284.00**	286.5	286	**286.25**
West	284	279	**281.50**	286.5	283.5	**285.00**
Average Grade	***Bldg 03 K3***		**281.50**			**284.94**
Most Restrictive Avg. Grade						***284.94***

BUILDING #3 - AVERAGE CURB LINE ELEVATION	
FFE = 279.58'	(281.60' + 287.59' =)/2 = 284.60'
(lowest grade)	

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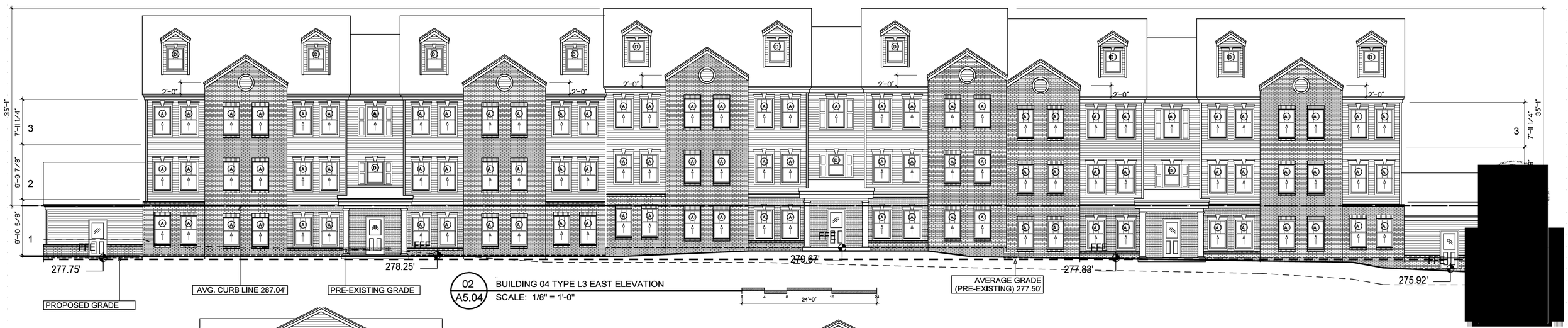
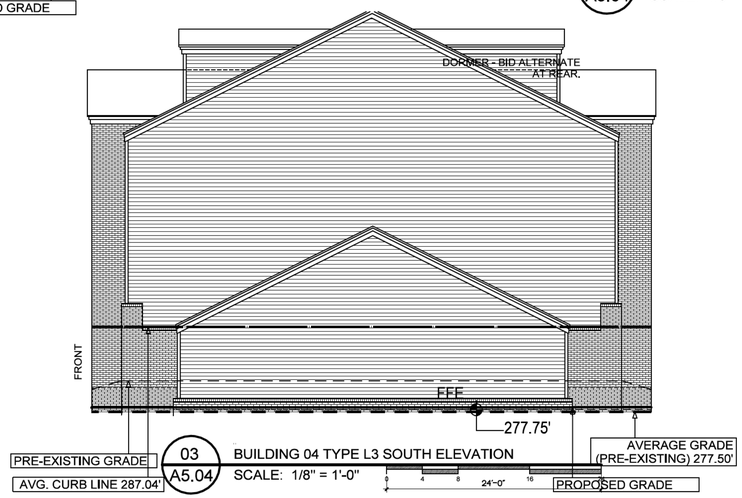
BUILDING ELEVATIONS
BLDG 03 K3

A5.03

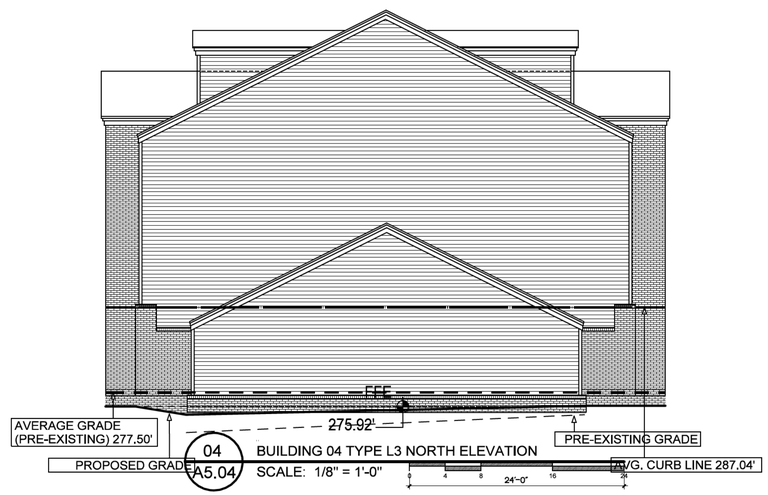
01 A5.04 BUILDING 04 TYPE L3 WEST ELEVATION
SCALE: 1/8" = 1'-0"



02 A5.04 BUILDING 04 TYPE L3 EAST ELEVATION
SCALE: 1/8" = 1'-0"



03 A5.04 BUILDING 04 TYPE L3 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



04 A5.04 BUILDING 04 TYPE L3 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

Bldg 04 L3						
Elevation	Proposed Grades		**Average**	Pre-existing Grades		**Average**
	High	Low		High	Low	
East	278	275	**276.50**	281	273	**277.00**
North	276	275	**275.50**	275	273	**274.00**
South	278	278	**278.00**	281	281	**281.00**
West	278	276	**277.00**	281	275	**278.00**
Average Grade	***Bldg 04 L3***		**276.75**			**277.50**
Most Restrictive Avg. Grade						

BUILDING #4 - AVERAGE CURB LINE ELEVATION	
FFE = 275.92'	(285.26' + 288.81' =)/2 = 287.04'
(lowest grade)	

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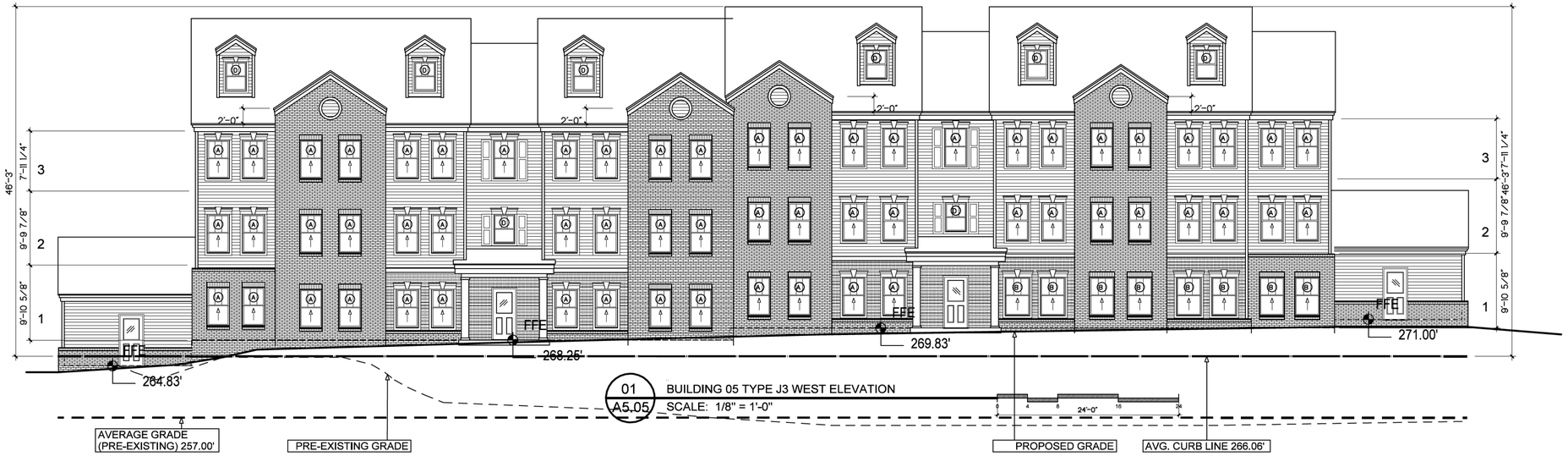
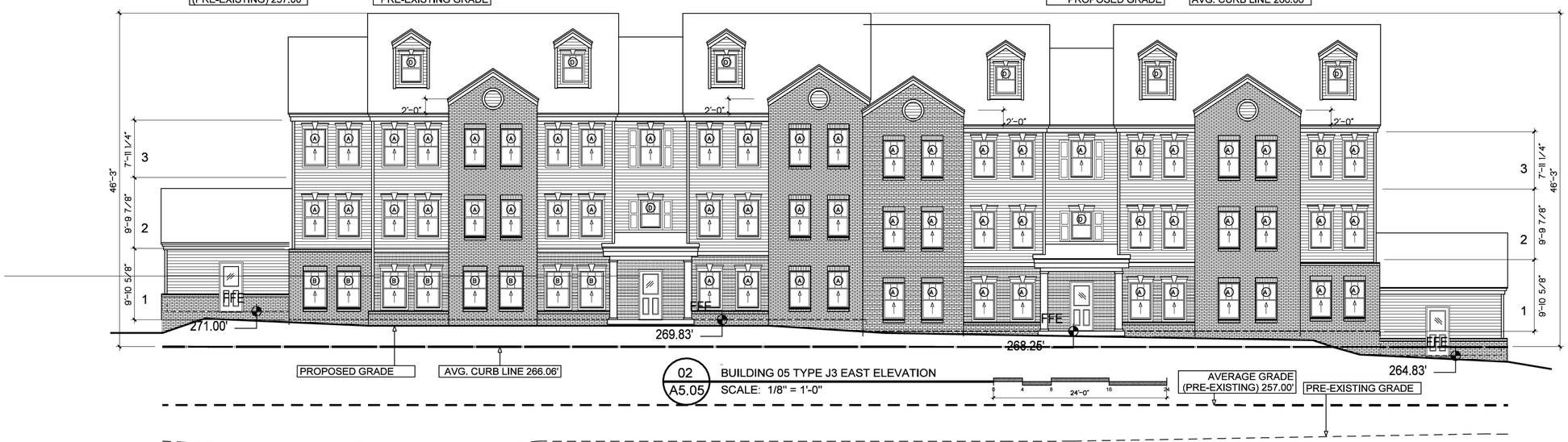
CONSTRUCTION DOCUMENTS

BUILDING ELEVATIONS
BLDG 04 L3

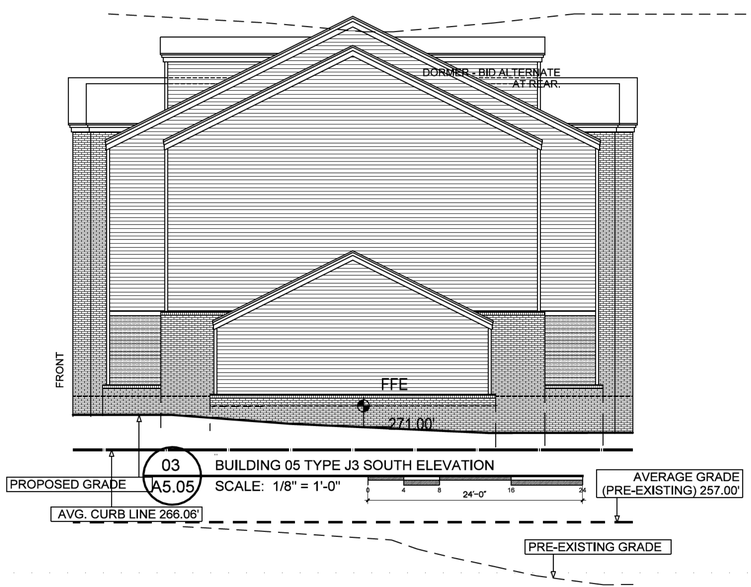
A5.04



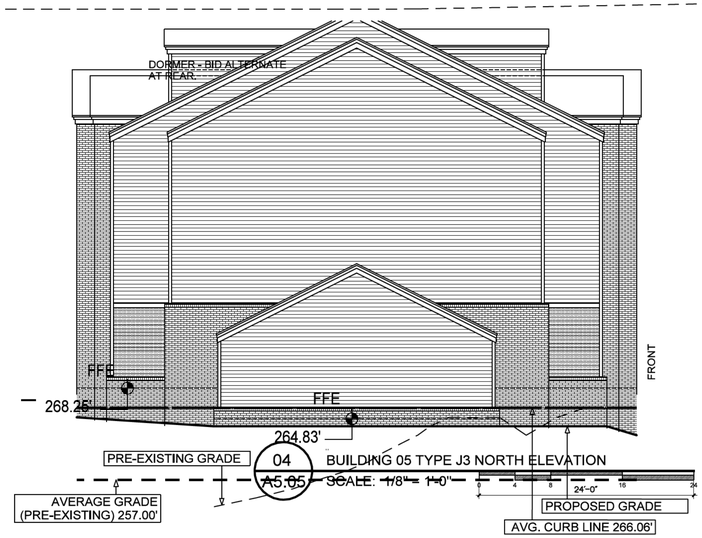
01 A5.05 BUILDING 05 TYPE J3 WEST ELEVATION
SCALE: 1/8" = 1'-0"



02 A5.05 BUILDING 05 TYPE J3 EAST ELEVATION
SCALE: 1/8" = 1'-0"



03 A5.05 BUILDING 05 TYPE J3 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



04 A5.05 BUILDING 05 TYPE J3 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

Bldg 05 J3						
Elevation	Proposed Grades		**Average**	Pre-existing Grades		**Average**
	High	Low		High	Low	
East	270	264	**267.00**	255	251	**253.00**
North	265	264	**264.50**	266	253	**259.50**
South	270	268	**269.00**	257	251	**254.00**
West	277	264	**270.50**	266	257	**261.50**
Average Grade	***Bldg 05 J3***		**267.75**			**257.00**
Most Restrictive Avg. Grade						***257.00***

BUILDING #5 - AVERAGE CURB LINE ELEVATION	
FFE = 264.83'	(262.44' + 269.68' =)/2 = 266.06'
(lowest grade)	

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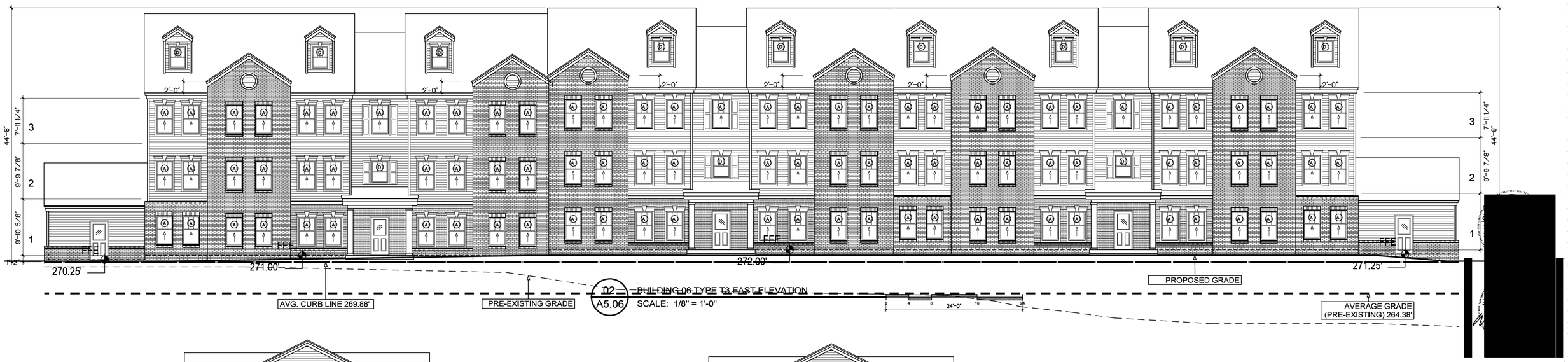
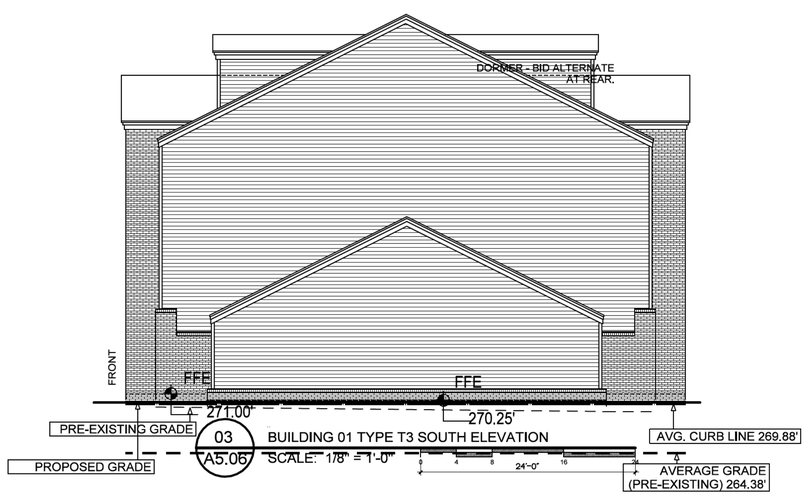
BUILDING ELEVATIONS
BLDG 05 J3

A5.05

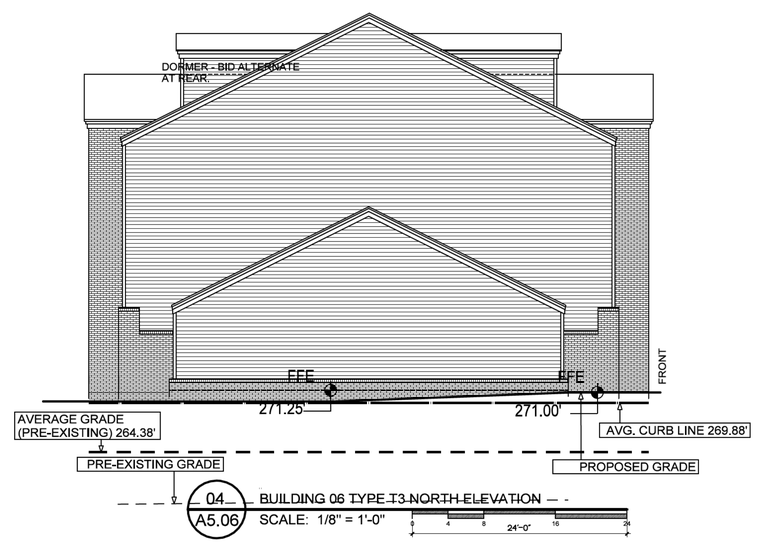
01 A5.06 BUILDING 06 TYPE T3 WEST ELEVATION
SCALE: 1/8" = 1'-0"



02 A5.06 BUILDING 06 TYPE T3 EAST ELEVATION
SCALE: 1/8" = 1'-0"



03 A5.06 BUILDING 01 TYPE T3 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



04 A5.06 BUILDING 06 TYPE T3 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

Bldg 06 T3						
Elevation	Proposed Grades		**Average**	Pre-existing Grades		**Average**
	High	Low		High	Low	
East	271	270	**270.50**	269	258.5	**263.75**
North	271	270	**270.50**	261	258.5	**259.75**
South	270	270	**270.00**	270	269	**269.50**
West	271	270	**270.50**	270	259	**264.50**
Average Grade	***Bldg 06 T3***		**270.38**			**264.38**
Most Restrictive Avg. Grade						***264.38***

BUILDING #6 - AVERAGE CURB LINE ELEVATION	
FFE = 270.25'	(269.44' + 270.32' =)/2 = 269.88'
(lowest grade)	

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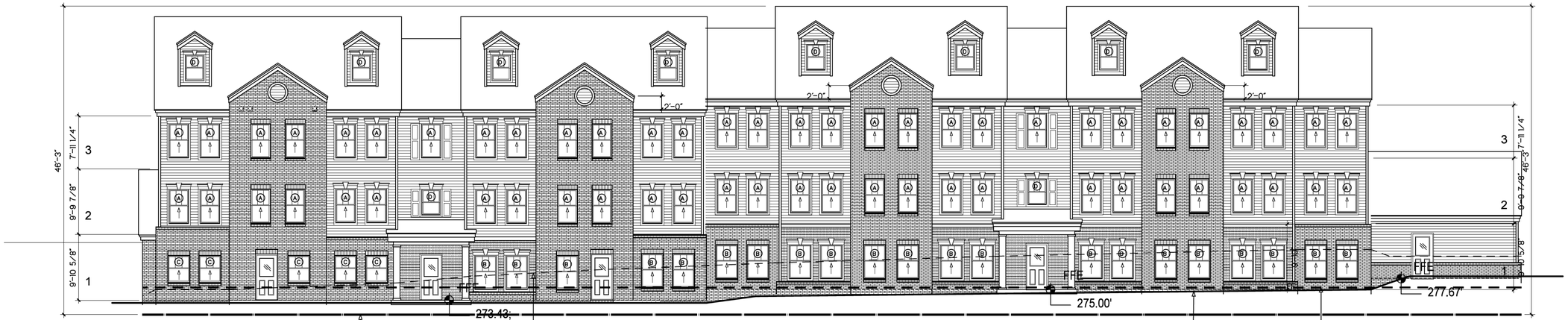
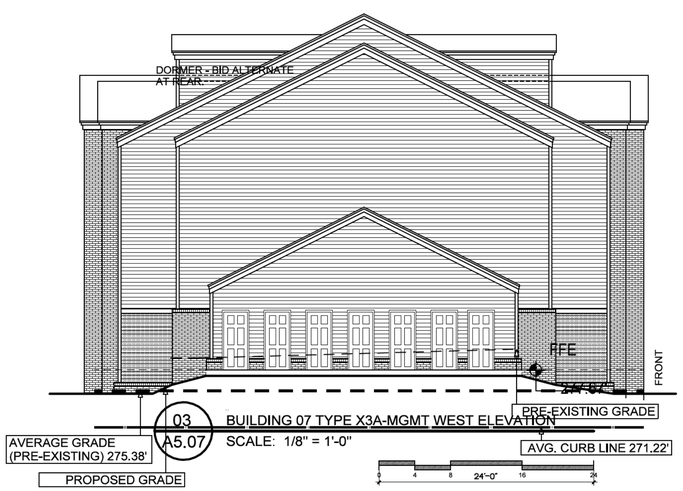
BUILDING ELEVATIONS
BLDG 06 T3

A5.06

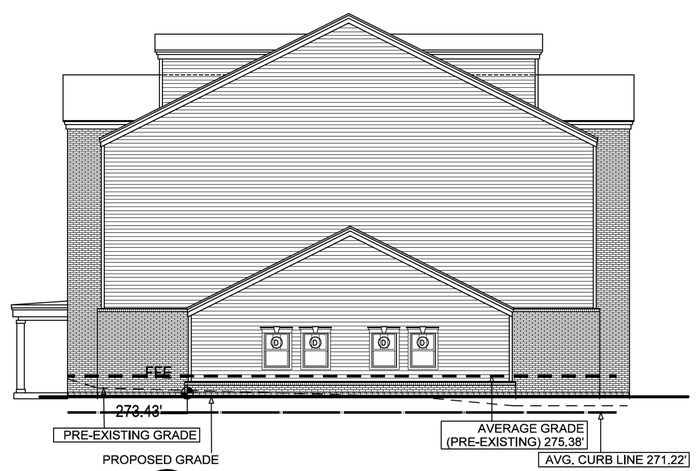
01 A5.07 BUILDING 07 TYPE X3A-MGMT SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



02 A5.07 BUILDING 07 TYPE X3A-MGMT NORTH ELEVATION
SCALE: 1/8" = 1'-0"



03 A5.07 BUILDING 07 TYPE X3A-MGMT WEST ELEVATION
SCALE: 1/8" = 1'-0"



04 A5.07 BUILDING 07 TYPE X3A-MGMT EAST ELEVATION
SCALE: 1/8" = 1'-0"

Bldg 07 X3A-MGMT						
Elevation	Proposed Grades		**Average**	Pre-existing Grades		**Average**
	High	Low		High	Low	
East	273	273	**273.00**	275	272	**273.50**
North	277	273	**275.00**	279	272	**275.50**
South	277	273	**275.00**	281	274	**277.50**
West	277	277	**277.00**	280	270	**275.00**
Average Grade	***Bldg 07 X3A-MGMT***		**275.00**			**275.38**
Most Restrictive Avg. Grade						***275.38***

BUILDING #7 - AVERAGE CURB LINE ELEVATION	
FFE = 273.42'	(271.01' + 271.42' =)/2 = 271.22'
(lowest grade)	

JA
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TOULON PLACE

WAKE COUNTY
CITY OF RALEIGH, NC

200 RESIDENTIAL UNITS
CLIMATE ZONE 4

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JA JOB#: 1814
DATE: 04-27-2020
FILE:
REV:
REV:
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CONSTRUCTION DOCUMENTS

BUILDING ELEVATIONS
BLDG 07 X3A-MGMT

A5.07