



Administrative Approval Action

Case File / Name: ASR-0004-2020
DSLC - Toulon Place

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

LOCATION: This site is located on the east side of Garner Road between Bragg Street and McMakin Street at 1200, 1205 & 1217 Sawyer Rd and 1201, 1204, 1205, 1208, 1209, 1212, 1213, 1220, 1221, 1224, 1228, 1232, 1236, 1240, 1244, 1248 Angelus Road.

REQUEST: Development of a 6.75 acre tract zoned RX-3 with .40 acres of right-of-way dedication leaving a net area of 6.35 acres. The existing use is single-family detached dwellings and the proposed use is a total of 7 buildings / 224,500 gross sf / 200 units of multi-family residential affordable housing apartments.

BOA-0046-2020 - A variance was approved to exempt the proposed 7 apartment buildings to be constructed from the required 2 ft ground floor elevation, per UDO Sec.1.5.7.B & Sec.2.2.4.F1. The BOA variance was approved and granted September 14, 2020.

AAD-24-20 - An administrative alternate was granted for build-to, for Buildings 1 & 4 along Bragg Street of the approved ASR plans set, as well as corner lot build-to area design and amenity area and relocation of plantings in the gazebo area. The alternate was approved and signed by the Planning Director, December 22, 2020.

Raleigh City Council: 1221 Garner Road Stormwater Easement - Per the consent agenda, December 1, 2020, a consent action was taken to recommend action to authorize conveyance of the requested stormwater and sidewalk easements to Solstice Partners LLC without monetary compensation & authorize City Officials to execute all documentation necessary to provide the easement.

**DESIGN
ADJUSTMENT(S)/
ALTERNATES, ETC:** N/A

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 April 15, 2021 by Timmons Group.

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:

General



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1. Retaining walls must show compliance with Guidelines for Land Disturbance Activities, Appendix B and UDO Section 7.2 for drainage easements.

Engineering

2. That the existing right-of-way for the Sawyer Road bulb is abandoned and a resolution number shown on all plats.

Public Utilities

3. A Downstream Sewer Capacity Study in compliance with the City of Raleigh Public Utilities Department Handbook shall be submitted by the Project Engineer for review and approval.

Stormwater

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

Urban Forestry

7. Tree protection fence for existing city trees that are to remain must be inspected by Urban Forestry staff prior to the issuance of a site permits.

☒ **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. Street names for this development shall be approved by the Raleigh GIS Division and by Wake County.
2. The plat instrument of recombination is approved and recorded with the Wake County Register of Deeds.
3. A demolition permit shall be issued and the permit number shown on all maps for recording.

Engineering



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4. A sidewalk deed of easement for any public sidewalk on private property shall be approved by City staff, and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the plat. A recorded copy of this document shall be provided to the Development Services Department within one day from authorization of lot recordation. If a recorded copy of this document is not provided, further recordings and building permit issuance will be withheld.
5. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and shown on the map approved for recordation.
6. A 5' utility placement easement and associated deed of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within one day from authorization of lot recordation. If recorded copies of the documents are not provided, further recordings and building permit issuance will be withheld.
7. The sight distance easements shall be approved by the Transportation Department for recording in the Wake County Registry and shown on a plat approved for recordation.

Public Utilities

8. Infrastructure Construction Plans (concurrent submittal) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions.

☒ **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:

General

1. The plat instrument of recombination and/or right-of-way dedication shall be recorded prior to building permit submittal.
2. A demolition permit shall be obtained.
3. Comply with all conditions of AAD-24-20 and BOA-0046-2020
4. An off-site sidewalk deed is approved and recorded with references on all future plans & plat recordings for the off-site sidewalk easement improvements on the City of Raleigh site 1221 Garner Rd (PIN#1703-93-9605)
5. The City Code Covenant shall be approved by the City and recorded with the county register of deeds office where the property is located, and a copy of the recorded document shall be provided to the City by the end of the next business day following the recordation of the final plat. Further recordings and building permits will be withheld if the recorded document is not provided to the City



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Engineering

6. A public infrastructure surety shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).
7. A fee-in-lieu for transit infrastructure shall be paid to the City of Raleigh (UDO 8.1.10).
8. A fee-in-lieu for existing sidewalk width less than 6-ft wide shall be paid to the City of Raleigh (UDO 8.1.10).

Public Utilities

9. 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).
10. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.

Stormwater

11. 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).
12. 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).
13. 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).
14. 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).

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

General

1. All Water, Sanitary Sewer and Reuse facilities shall be installed, inspected, tested and accepted by the City of Raleigh Public Utilities Department for operations and maintenance.
2. Final inspection of all existing city trees that are to remain by Urban Forestry Staff.

Stormwater



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3. 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: The expiration provisions of UDO Section 10.2.8 E, including the ability to request extensions in the expiration date, apply to this site plan. If significant construction has not taken place on a project after administrative site review approval, that approval may expire and be declared void, requiring re-approval before permits may be issued. To avoid allowing this plan approval to expire the following must take place by the following dates:

3-Year Expiration Date: September 9, 2024

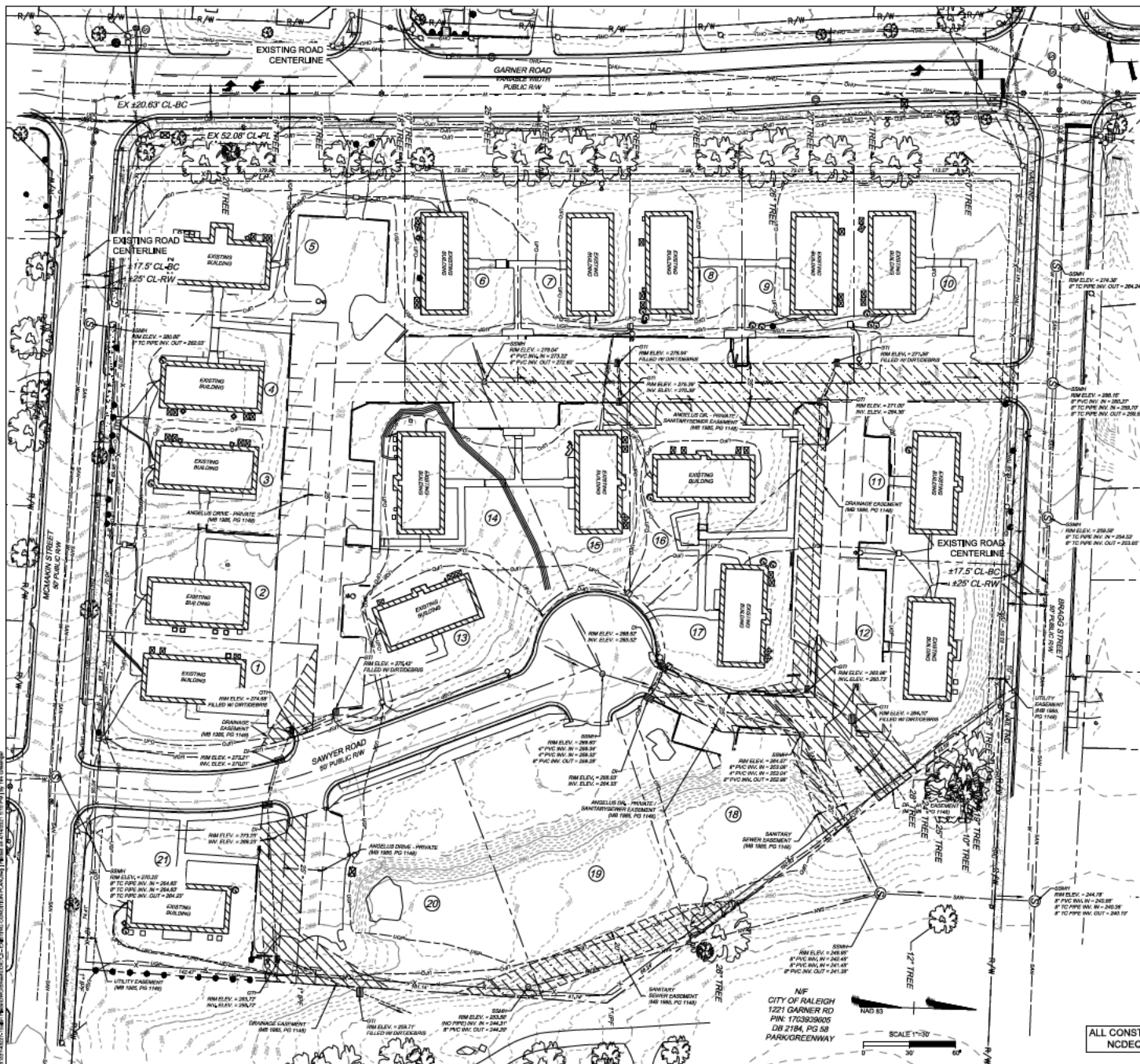
Obtain a valid building permit for the total area of the project, or a phase of the project.

4-Year Completion Date:

Within four years after issuance of the first building permit for the site plan, the construction of the entire site plan must be completed unless an applicant has been granted vested rights. Failure to complete construction within this specified time frame shall automatically void the approved site plan for which no building permits have been issued.

I hereby certify this administrative decision.

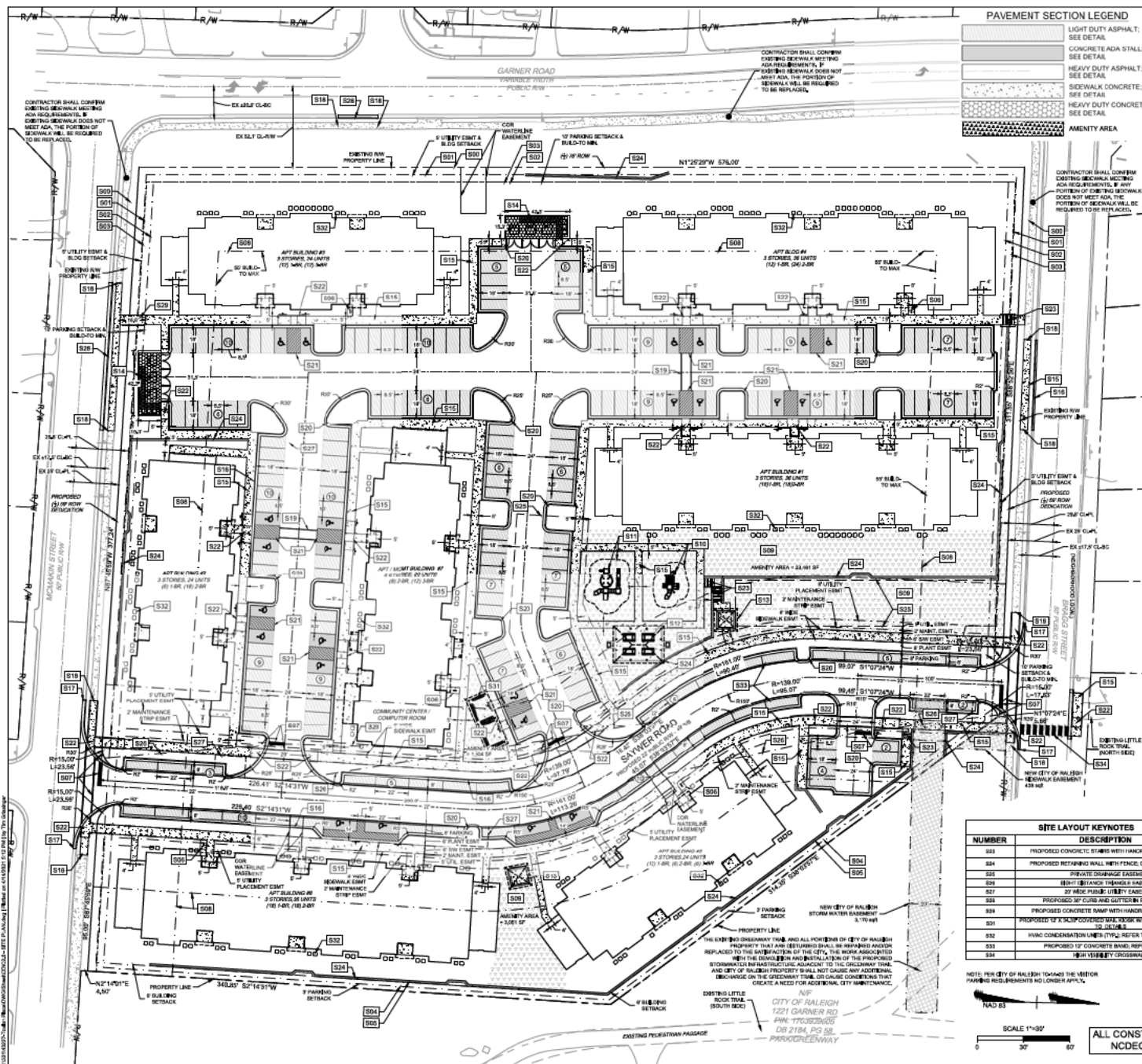
Signed: Alycia Bailey Taylor Date: 05/13/2021
Development Services Dir/Designee
Staff Coordinator: Jermont Purifoy



- SURVEY NOTES:**
1. THIS SURVEY WAS PREPARED FOR: SOLISTICE PARTNERS, LLC
 2. FROM THE PLANNING DEPARTMENT, THE PROPERTY IS LOCATED IN AN AREA DESIGNATED AS ZONE X PER FORM MAP NO. 202100011, PARCEL 1700, EFFECTIVE DATE MAY 2, 2000.
 3. HORIZONTAL CONTROL IS BASED ON NC STATE GRID, NAD83 (1983) AS DETERMINED BY GPS.
 4. VERTICAL CONTROL IS BASED ON NC STATE GRID, NAD83 (1983) AS DETERMINED BY GPS.
 5. THE LOCATION OF ALL SURFACE UTILITIES AS SHOWN HEREON, IF ANY, ARE BASED ON FIELD LOCATION OF SURFACE UTILITIES AND MARKINGS PROVIDED BY TIMMONS GROUP AND ARE NOT GUARANTEED. OTHER SUBSURFACE UTILITIES MAY EXIST ON THIS SITE THAT ARE NOT INCLUDED IN THIS SURVEY.
 6. THIS SURVEY DOES NOT UNLESS OTHERWISE SHOWN, SHOW THE LOCATION OF ANY ADJACENT INTERESTS THAT MAY EXIST ON THIS PROPERTY.
 7. THIS SURVEY IS FOR PLANNING PURPOSES ONLY AND SHOULD NOT BE USED FOR THE TRANSFER OF REAL PROPERTY. THIS MAP IS NOT SUITABLE FOR RECORDING.
 8. THIS SURVEY WAS COMPLETED WITHOUT BENEFIT OF A TITLE SEARCH.

REFERENCE:

BM 1000, PG 1001	BM 1001, PG 1002
BM 1002, PG 1003	BM 1003, PG 1004
BM 1004, PG 1005	BM 1005, PG 1006
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BM 1524, PG 1525	BM 1525, PG 1526
BM 1	



PAVEMENT SECTION LEGEND	
	LIGHT DUTY ASPHALT: SEE DETAIL
	CONCRETE ADA STALLS: SEE DETAIL
	HEAVY DUTY ASPHALT: SEE DETAIL
	SIDEWALK CONCRETE: SEE DETAIL
	HEAVY DUTY CONCRETE: SEE DETAIL
	AMENITY AREA

SITE DATA TABLE		
PROJECT NAME:	TOLLON PLACE	
APPLICANT/PROPERTY OWNER:	BOLSTICE PARTNERS, LLC CATHERINE M. CONNORS 108 MILL WOODS DRIVE CARY, NC 27513 (919) 676-7863	
DEED REFERENCE(S):	1703039245, 1703039243, 1703039251, 1703039769, 1703039783, 1703039784, 1703034723, 1703034820, 1703034828, 1703034838, 1703034842, 1703034826, 1703035007, 1703035008, 1703035009, 1703035174, 1703035470, 1703035471, 1703035578, 1703035588, 1703035673, 1703035682 DB 2184, PG 56, DB 1803, PG 2038, DB 1802, PG 2179, DB 1844, PG 1232, DB 1800, PG 427, DB 1805, PG 427, DB 1802, PG 144, DB 1802, PG 182, DB 1804, PG 2037, DB 1804, PG 2033, DB 1807, PG 2421	
PLAT REFERENCE(S):	BM 1885, PG 807, BM 1888, PG 1148, BM 680, PG 1604, BM 2002, PG 2006, BM 2007, BM 2087, PG 2002, BM 2008, BM 2010, PG 2003	
PROPERTY ADDRESS:	1200, 1201, 1202, 1217 SAWYER ROAD, 1201, 1204, 1206, 1208, 1209, 1212, 1213, 1216, 1220, 1221, 1224, 1226, 1232, 1236, 1248, 1249, 1258 ANGELLE DRIVE	
TOWNSHIP:	RALEIGH	
PROPERTY ZONING:	R04 (RESIDENTIAL, MIXED USE)	
CURRENT USE:	RESIDENTIAL (APARTMENTS)	
PROPOSED USE:	MULTI-FAMILY (RESIDENTIAL, APARTMENTS)	
TOTAL SITE AREA (BEFORE NEW DEVELOPMENT):	6,748 ACRES (293,529 SQFT)	
TOTAL SITE AREA (AFTER NEW DEVELOPMENT):	6,748 ACRES (293,529 SQFT)	
NET NEW DEVELOPMENT:	14.8 ACRES (7,748 SQFT)	
RIVER BASIN:	NEUSE	
SURFACE WATER CLASSIFICATION:	C: NEW	
WATERSHED:	WALNUT CREEK	
FRONT (FROM PRIMARY STREET) SETBACK:	BLDG. 5'	PARKING 10'
SIDE STREET SETBACK:	BLDG. 5'	PARKING 10'
FROM REAR LOT LINE SETBACK:	BLDG. 0' OR 5'	PARKING 0' OR 5'
FROM REAR LOT SETBACK:	BLDG. 0' OR 5'	PARKING 0' OR 5'
PARKING REQUIREMENTS PER UDOT 1.1A.B. (TO 400'±)	STANDARD PARKING: (1 SPACE PER UNIT) = 78 SPACES AFFORDABLE HOUSING REDUCTION PARKING (1 SPACE PER UNIT) = 78 SPACES STANDARD PARKING (1.5 SPACES PER UNIT) = 92 X 1.5 = 138 SPACES AFFORDABLE HOUSING REDUCTION PARKING (1.5 SPACE PER UNIT) = 92 SPACES	
PARKING REQUIREMENTS: 92 - 2 BEDROOM UNITS	STANDARD PARKING (2 SPACES PER UNIT) = 30 X 2 = 60 SPACES AFFORDABLE HOUSING REDUCTION PARKING (1 SPACE PER UNIT) = 30 SPACES	
PARKING REQUIREMENTS: 30 - 3 BEDROOM UNITS	STANDARD PARKING (2 SPACES PER UNIT) = 30 X 2 = 60 SPACES AFFORDABLE HOUSING REDUCTION PARKING (1 SPACE PER UNIT) = 30 SPACES	
STANDARD PARKING REQUIREMENT	276 SPACES	
REDUCTION PARKING REQUIREMENT	200 SPACES	
VEHICLE PARKING REQUIREMENT	NO REQUIREMENT PER TO 400'	
TOTAL PARKING REQUIRED (AFFORDABLE HOUSING REDUCTION PARKING)	200 SPACES - 200 SPACES (74 ADA SPOTS)	
PARKING PROVIDED:	216 SPACES (INCLUDING 24 ADA SPOTS)	
(BI-CYCLE) PARKING PROVIDED:	1 SPACE PER 20 UNITS = 10	
(BI-CYCLE) PARKING REQUIRED:	10 SPACES ON 5 UNITS (2 SPACES PER 1 UNIT)	
IMPERVIOUS SURFACE SUMMARY:	DISTINGUISHING IMPERVIOUS AREA: 1,208 SF 7.80 ACRES PROP. ONSITE PAVED IMPERVIOUS: 191,864 SF 4.40 ACRES OUTDOOR AMENITY AREA REQUIRED (10%): 27,038 SF 0.63 ACRES OUTDOOR AMENITY AREA PROVIDED: 28,016 SF 0.63 ACRES PARKWAY STREET (PG 25A-16): BRAGG STREET & GARNER ROAD	

SITE LAYOUT KEYNOTES	
NUMBER	DESCRIPTION
500	EXISTING AREA OF WAY AND
501	IF UTILITY CUNT AND BULDS DETRACK
502	TOP FENCING BETWEEN A BUILDING MAIL
503	EXISTING UTILITY ENCLOSURE
504	IF FENCE DETRACK
505	IF BUILDING DETRACK
506	1 TO 10' DETRACK IF NOT SPACED DETRACK TO DETAIL
507	MATCHED 18" 30" W/ DETAIL, STOP BAR AND CROSSWALK
508	30' 0" TO MARK
509	ADJACENT AREA (NOT DETAIL) 17' 0"
510	FENCING TO TYPICAL PLANS BY OWNER
511	FENCING IN COLLECT PLANS, BY OWNER
512	COVERED 10' 0" AREA, REFER TO ARCHITECTURAL PLANS
513	COVERED GARDENS REFER TO ARCHITECTURAL PLANS
514	EXISTING CONTACT AREA WITH THE EXISTING DETAIL
515	CORNERSTONE (REMARK: K) LAMINATE CORNERSTONE DETRACK DETAIL 5' 0"
516	PROPOSED 30' 0" CURB AND DETAIL (TOP, ONE 1' 0")
517	DETAIL OF CURB AND DETAIL AND THE DETAIL INTO CURB AND DETAIL
518	TRANSITION PROPOSED CURB DETRACK DETAIL INTO CURB AND DETAIL
519	CROSSWALK (NOT DETAIL) 17' 0"
520	PROPOSED 3' 0" CURB (17' 0") LAMINATE DETAIL
521	STANDARD W/ 10' 0" TRANSITION DETRACK DETAIL INTO CURB AND DETAIL
522	PROPOSED AREA (17' 0") SEE DETAIL 5' 0"


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

PRELIMINARY
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CONSTRUCTION

THIS DRAWING PREPARED AT THE
BALDWIN OFFICE
5410 Trinity Road, Suite 102, | Raleigh, NC 27607
TEL 919.456.4951 FAX 919.433.6124 www/bmofo.com

DATE	CITY
09-04-2020	CITY
11-01-2020	CITY
01-04-2021	CITY
03-08-2021	CITY
04-15-2021	CITY

	DRAWN BY T. GRISSINGER
	DESIGNED BY T. GRISSINGER
	CHECKED BY M. ZACCARDO
	SCALE 1" = 30'

[illegible]

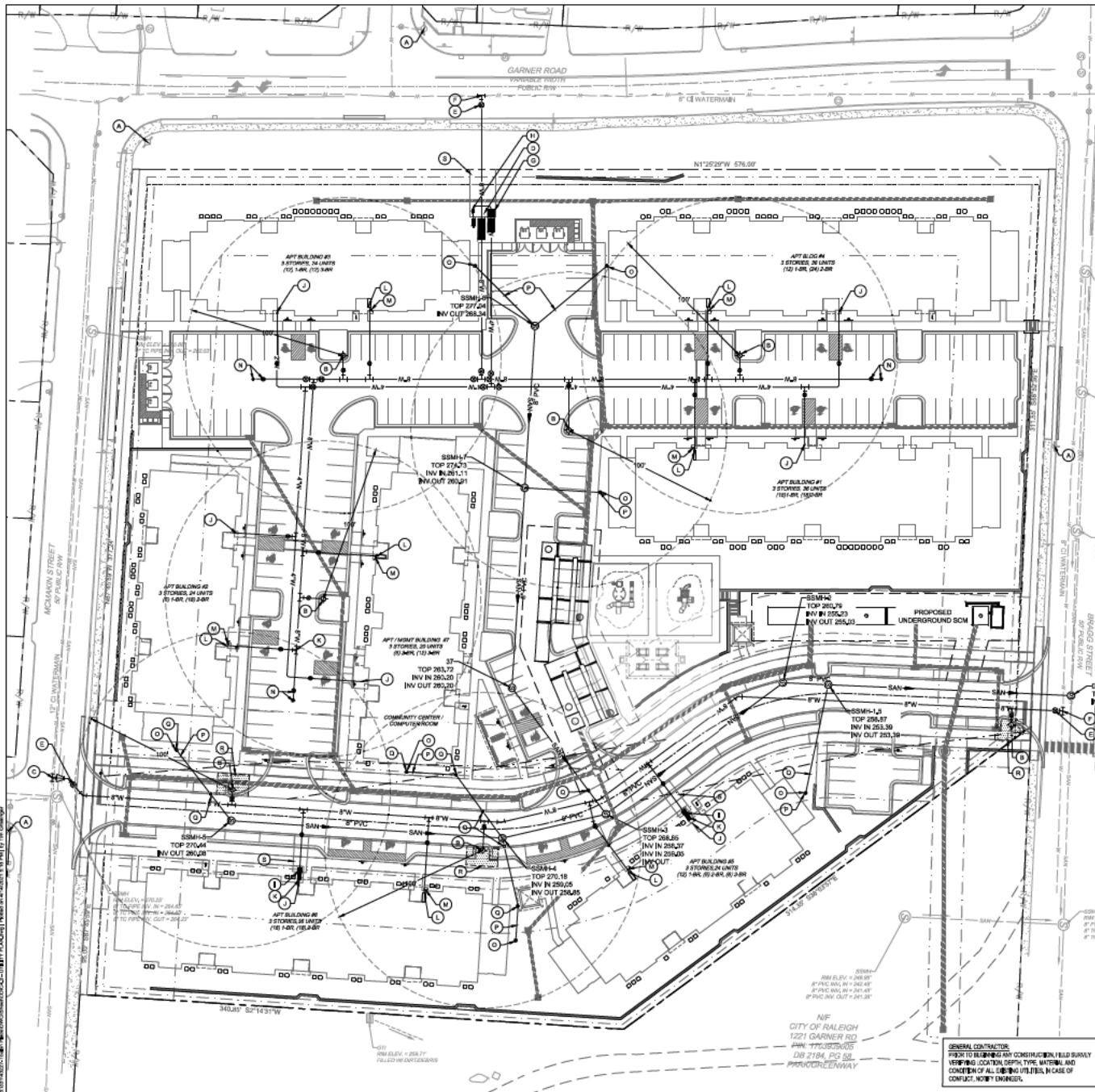
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5

10

CONS GRC
NORTH CAROLINA LICENSE NO. C-1655

		
	JOB NO.	43227
	SHEET NO.	C2.0

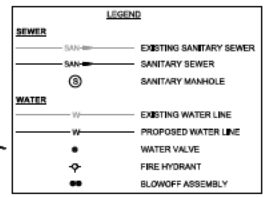


KEY NOTES

- A EXISTING FIRE HYDRANT ASSEMBLY, SEE DETAIL SHEET.
- B PROPOSED FIRE HYDRANT ASSEMBLY, SEE DETAIL SHEET.
- C CONNECT TO EXISTING 12" WATER MAIN WITH 12"x12"x12" TEE
- D 8" RPZ BACKFLOW IN HEATED ENCLOSURE
- E GATE VALVE
- F CONNECT TO EXISTING 8" WATER MAIN WITH 8"x8"x8" TEE
- G 4" DOMESTIC METER AND VALVE WITH CORRESPONDING RPZ
- H BACKFLOW IN HEATED ENCLOSURE
- I 1/2" FIRE HYDRANT METER AND VALVE WITH CORRESPONDING RPZ BACKFLOW IN HEATED ENCLOSURE
- J 2" WATER METER AND BOX, SEE DETAIL SHEET
- K 2" DOMESTIC WATER TIE, CONTRACTOR SHALL USE 2" PVC FROM THE WATER METER TO THE BUILDING
- L 2" RPZ BACKFLOW IN HEATED ENCLOSURE
- M EXTEND 4" PVC FIRE MAIN TO 104" ABOVE FINISH FLOOR FOR FIRE PROTECTION CONNECTION, COORDINATE WITH FIRE PROTECTION PLANS FOR EXACT LOCATION, ALL BACKFLOW DEVICES ARE TO BE LOCATED WITHIN THE RISER ROOMS, REFER TO THE PROTECTION PLANS FOR LOCATION AND MODEL NUMBERS.
- N FIRE DEPARTMENT CONNECTION (FDC) WITH 2-1/2" NATIONAL STANDARD TO BE LOCATED ON BUILDING WALL, REFER TO FIRE PROTECTION PLANS FOR EXACT LOCATION.
- O WATER MAIN BLOW OFF ASSEMBLY, SEE DETAIL SHEET.
- P EXTEND SERVICES TO WITHIN 5' OF BUILDING WALL, REFER TO PLUMBING PLANS FOR EXACT LOCATION AND INVERT ELEVATION, TYP. FOR ALL BLDG SERVICE CONNECTIONS.
- Q 6" SANITARY SEWER SERVICE TIE, CONTRACTOR SHALL USE 8" PVC FROM THE CLEANOUT TO THE BUILDING.
- R 20" WIDE PUBLIC UTILITY EASEMENT
- S CITY OF RALEIGH WATER LINE EASEMENT

STANDARD UTILITY NOTES:

1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS, REFERENCES TO THE CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS SHALL BE TO THE CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS.
2. CONTRACTOR SHALL LOCATE AND PROTECT ALL EXISTING PUBLIC AND PRIVATE UTILITIES AND NOTIFY THE OWNER OF ANY DISCOVERY ON CONSTRUCTION TO THE RALEIGH DEPARTMENT OF PUBLIC WORKS.
3. UTILITY SEPARATION REQUIREMENTS:
 - 3.1. A SEPARATION OF 18" SHALL BE MAINTAINED BETWEEN SANITARY SEWER AND SANITARY SEWER SERVICE WATER SUPPLY SERVICES SUCH AS AN UNPOLLUTED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF SEPARATION LATERAL SEPARATION IS REQUIRED, THE SEPARATION SHALL BE MAINTAINED AT ALL TIMES. THE SEPARATION SHALL BE MAINTAINED AT ALL TIMES. THE SEPARATION SHALL BE MAINTAINED AT ALL TIMES.
 - 3.2. WHEN INSTALLING WATER AND SANITARY SEWER, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 18". IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO LIMITED SPACE, THE SEPARATION SHALL BE MAINTAINED AT ALL TIMES. THE SEPARATION SHALL BE MAINTAINED AT ALL TIMES.
 - 3.3. WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, ON ANY SANITARY SEWER SERVICE OVER A WATER MAIN, OF MATERIALS OR FITS, ENCLOSURE EXTENDED BY 18" OR MORE FROM THE WATER MAIN SHALL BE USED. THE SEPARATION SHALL BE MAINTAINED AT ALL TIMES. THE SEPARATION SHALL BE MAINTAINED AT ALL TIMES.
 - 3.4. SANITARY SEWER SERVICE SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER AND SANITARY SEWER SERVICE, UNLESS OF MATERIALS OR FITS SPECIFIED FOR SANITARY SEWER.
 - 3.5. MINIMUM 18" MIN VERTICAL SEPARATION SHALL BE MAINTAINED BETWEEN ALL SANITARY SEWER AND SANITARY SEWER SERVICE, UNLESS OF MATERIALS OR FITS SPECIFIED FOR SANITARY SEWER.
 - 3.6. MINIMUM 18" MIN VERTICAL SEPARATION AT ALL SANITARY SEWER AND SANITARY SEWER SERVICE, UNLESS OF MATERIALS OR FITS SPECIFIED FOR SANITARY SEWER.
 - 3.7. ALL UTILITY UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN VERTICAL SEPARATION REQUIRED.
4. ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN ADEQUATE PLAN OR PROGRESS BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.
5. CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE DISRUPTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT.
6. CONTRACTOR SHALL CONDUCT THE LOCATION AND DEPTH OF ALL OVERHEAD AND UNDERGROUND COMMUNICATION LINES, ELECTRIC AND GAS SERVICES WITH THE APPROPRIATE UTILITY COMPANY AND/OR THE CITY OF RALEIGH PRIOR TO CONSTRUCTION. CONTRACTOR SHALL PROVIDE CONSIDERABLE CARE TO THE UTILITY COMPANIES AND/OR THE CITY OF RALEIGH TO MAINTAIN THE LOCATION AND DEPTH OF ALL OVERHEAD AND UNDERGROUND UTILITIES.
7. IF THE DEVELOPER RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED BY THE DEVELOPER, THE CONTRACTOR SHALL PROVIDE CONSIDERABLE CARE TO THE UTILITY COMPANIES AND/OR THE CITY OF RALEIGH TO MAINTAIN THE LOCATION AND DEPTH OF ALL OVERHEAD AND UNDERGROUND UTILITIES.
8. INSTALL 4" TYPE "C" COPPER WATER SERVICE WITH METER LOCATED AT ROW OR WITHIN A 10' WATERLINE EASEMENT IMMEDIATELY ADJACENT.
9. INSTALL 4" SCHEDULE 40 STEEL SERVICE SERVICES @ 1.2% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75' LINEAR FEET MAXIMUM.
10. PRESSURE REDUCED VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEPT 1/2" WATER MAIN. VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES EXCEPT 1/2" SANITARY SEWER. VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES EXCEPT 1/2" SANITARY SEWER. VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES EXCEPT 1/2" SANITARY SEWER.
11. ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDCOL, LEASE AND/OR FROM ANY TOWNSHIP, COUNTY, STATE & FEDERAL AGENCIES PRIOR TO CONSTRUCTION.
12. CROSS-CONNECTION CONTROL: PROTECTION DEVICES ARE REQUIRED BASED ON DESIGN OF HEALTH HAZARD INVOLVED AS SET FORTH IN THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA. THESE CROSS-CONNECTION CONTROL DEVICES ARE REQUIRED BASED ON DESIGN OF HEALTH HAZARD INVOLVED AS SET FORTH IN THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA. THESE CROSS-CONNECTION CONTROL DEVICES ARE REQUIRED BASED ON DESIGN OF HEALTH HAZARD INVOLVED AS SET FORTH IN THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA.
13. CONTRACTORS WORKING (EXCAVATION, BORING, OR OTHER SUBSURFACE SEARCH) AND/OR ON THE VELOCITY OF EXISTING WATER LINES 12 INCHES IN DIAMETER OR LARGER SHALL BE REQUIRED TO PHYSICALLY OPEN THE EXISTING LINE TO BE SEARCHED BY FLUID DISTRIBUTION STAFF OR INSPECTION STAFF & OTHER QUALIFIED PERSONNEL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF THE EXISTING LINE. STAFF OF THE LEVEL OF SUBSURFACE INVESTIGATION NEEDED TO LOCATE THE EXISTING LINE.



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PRELIMINARY NOT FOR CONSTRUCTION

THE DRAWING PREPARED AT THE
 TOLSON PLACE
 1221 GARNER RD
 RALEIGH, NC 27601
 TEL: 919.376.1234 FAX: 919.376.1234 WWW.TIMMONSGROUP.COM

REVISION DISCUSSION

DATE	BY	DESCRIPTION
04/15/2021	T. GRISSENGER	CITY OF RALEIGH 1221 GARNER RD
04/15/2021	T. GRISSENGER	CITY OF RALEIGH 1221 GARNER RD
04/15/2021	T. GRISSENGER	CITY OF RALEIGH 1221 GARNER RD
04/15/2021	T. GRISSENGER	CITY OF RALEIGH 1221 GARNER RD

YOUR DESIGN ACHIEVED THROUGH OURS

DATE
 04/15/2021
 DRAWN BY
 T. GRISSENGER
 DESIGNED BY
 T. GRISSENGER
 CHECKED BY
 M. ZACCARDO
 SCALE
 1" = 30'

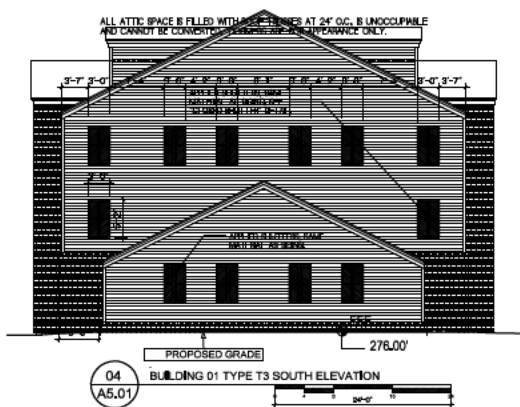
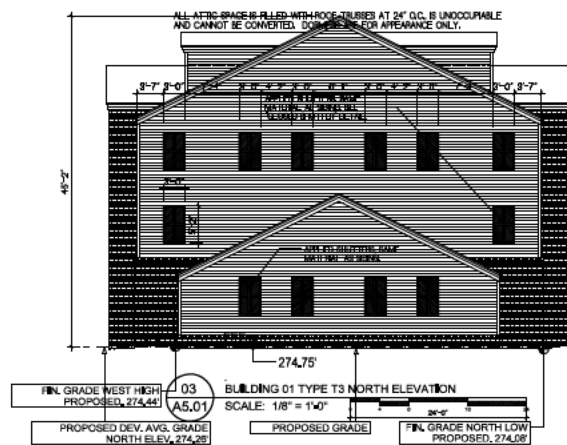
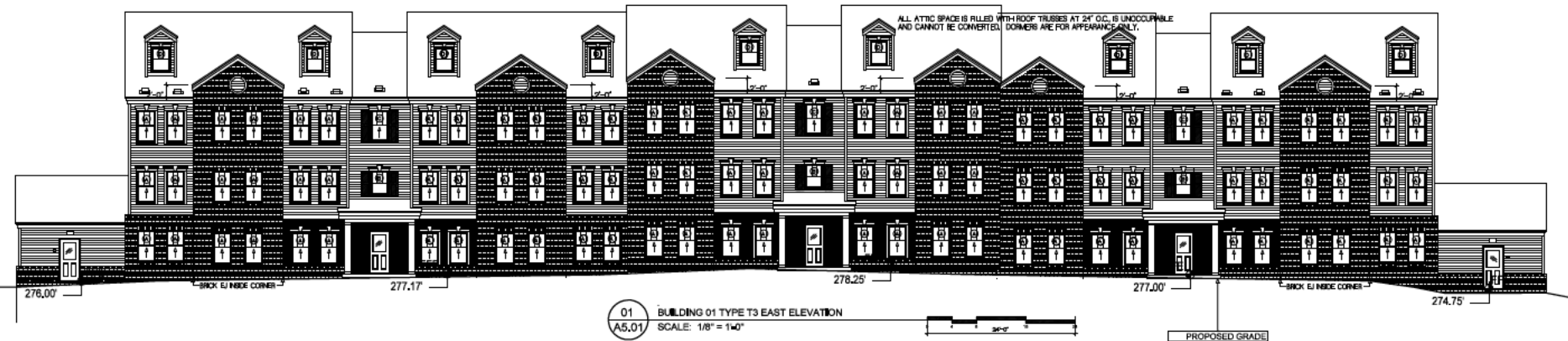
TIMMONS GROUP

TOULON PLACE
 NORTH CAROLINA LICENSE NO. C-1652
 UTILITY SHEET

JOB NO.
 43227
 SHEET
 C4.0

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A1.11



BUILDING #1 - AVERAGE GRADE CALCULATION FOR BUILDING HEIGHT

Primary Street Elevations	Bragg Street Proposed grades (feet) (FG)	Garner Street Proposed grades (feet) (FG)
	High (HP) Low (LP) Average	High (HP) Low (LP) Average
North	274.44 274.08 274.25	278.25 274.08 276.17
West		
	Proposed Avg. Grade 274.25	Proposed Avg. Grade 276.17
	Proposed Development Average Grade North Elevation 274.25	Proposed Development Average Grade West Elevation 276.17

BUILDING ELEVATION NOTES
1. ALL ATTIC SPACE IN ALL BUILDING IS FILLED WITH ROOF TRUSSES AT 24" O.C. IS UNOCCUPABLE AND CANNOT BE CONVERTED. DORMERS ARE FOR APPEARANCE ONLY. SEE BUILDING SECTION 01/400 ILLUSTRATING THE UNOCCUPABLE ATTIC CONDITION.
2. SEE BOA-2048-2020 FOR EXEMPTION OF 3FT MIN FROM CURB BUILDING GROUND FLOOR ELEVATION REQUIREMENT.



TOULON PLACE
WAKE COUNTY
CITY OF RALEIGH, NC
200 RESIDENTIAL UNITS
CLIMATE ZONE 4

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JL, CORP. 1814
DATE: 04-04-2021
FILE
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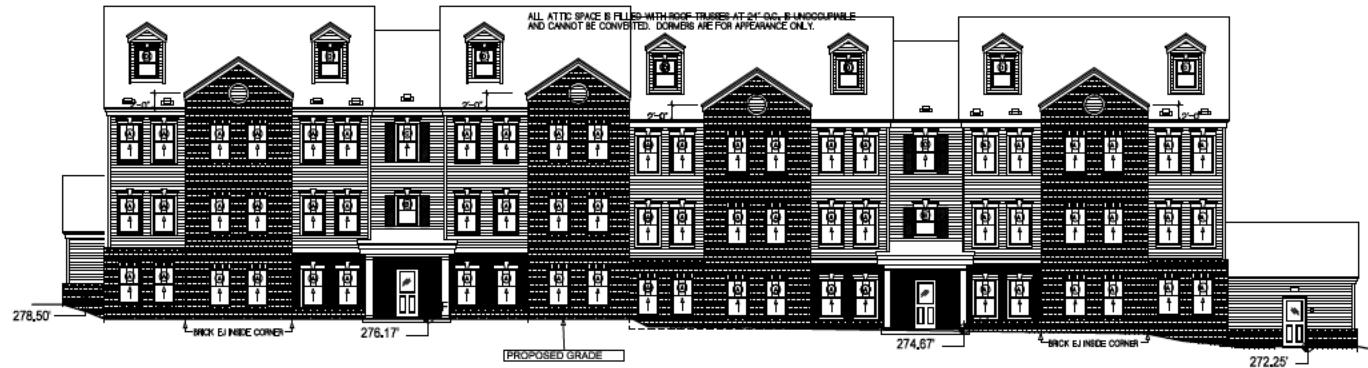
CONSTRUCTION DOCUMENTS

BUILDING ELEVATIONS
BLDG 01 T3

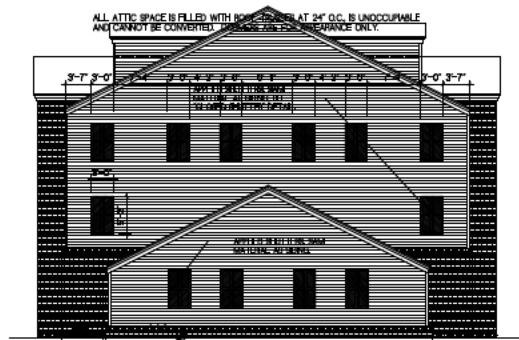
A5.01



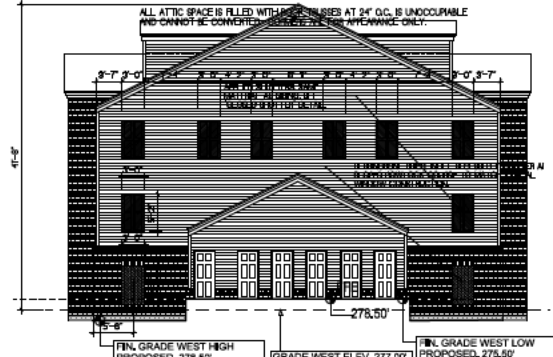
01
A5.02 BUILDING 02 TYPE V3 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



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"

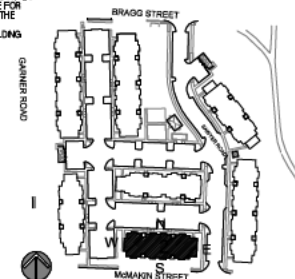


04
A5.02 BUILDING 02 TYPE V3 WEST ELEVATION
SCALE: 1/8" = 1'-0"

BUILDING 02 - AVERAGE GRADE CALCULATION FOR BUILDING HEIGHT

Primary Street Elevations	Bragg Street Proposed grades (feet) (FG)	Garner Street Proposed grades (feet) (FG)
	High (HP) Low (LP) Average	High (HP) Low (LP) Average
North	278.50 271.58 275.04	278.50 275.50 277.00
West		
	Proposed Avg. Grade 275.04	Proposed Avg. Grade 277.00
	Proposed Development Average Grade North Elevation	Proposed Development Average Grade West Elevation
		275.04 277.00

BUILDING ELEVATION NOTES:
1. ALL ATTIC SPACE IN ALL BUILDINGS IS FILLED WITH ROOF TRUSSES AT 24" O.C. IS UNOCCUPABLE AND CANNOT BE CONVERTED. DORMERS ARE FOR APPEARANCE ONLY. SEE BUILDING SECTION 01/4001 ILLUSTRATING THE NON-OCCUPABLE ATTIC CONDITION.
2. SEE 804-0048-2020 FOR EXEMPTION OF 3" MIN FROM CURB BUILDING GROUND FLOOR ELEVATION REQUIREMENT.



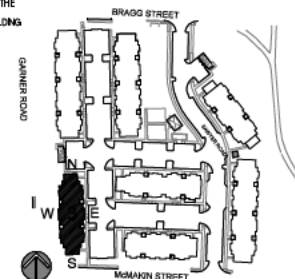
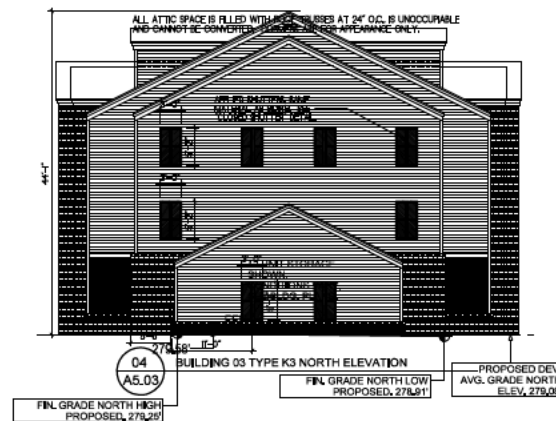


BUILDING #3 - AVERAGE GRADE CALCULATION FOR BUILDING HEIGHT

Primary Street Elevations	Bragg Street Proposed grades (feet) (FG)	Garner Street Proposed grades (feet) (FG)
	High (HP) Low (LP) Average	High (HP) Low (LP) Average
North	279.25 278.91 279.08	
West		284.50 278.91 281.71

Proposed Avg. Grade 279.08 Proposed Avg. Grade 281.71
 Proposed Development Average Grade North Elevation 278.08
 Proposed Development Average Grade West Elevation 283.71

BUILDING ELEVATION NOTES:
 1. ALL ATTIC SPACE IN ALL BUILDING IS FILLED WITH ROOF TRUSSES AT 24" O.C. IS UNOCCUPABLE AND CANNOT BE CONVERTED. DORMERS ARE FOR APPEARANCE ONLY. SEE BUILDING SECTION 01/AA01 ILLUSTRATING THE UNOCCUPABLE ATTIC CONDITION.
 2. SEE BOCA-1046-2020 FOR EXEMPTION OF 3FT MIN FROM CURB BUILDING GROUND FLOOR ELEVATION REQUIREMENT.



TOULON PLACE
 WAKE COUNTY
 CITY OF RALEIGH, NC
 200 RESIDENTIAL UNITS
 CLIMATE ZONE 4

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JL, CORP. 1814
 DATE: 04-04-2021
 FILE:
 REV:
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CONSTRUCTION DOCUMENTS

BUILDING ELEVATIONS
 BLDG 03 K3

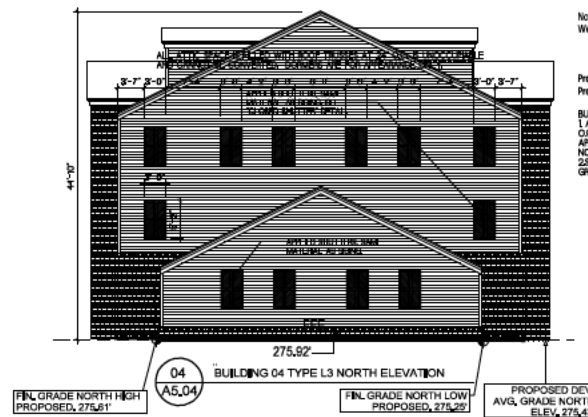
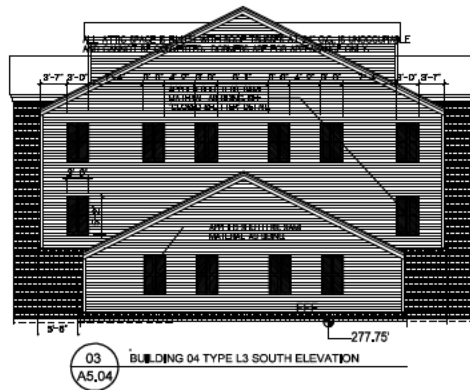
A5.03



BUILDING 04 - AVERAGE GRADE CALCULATION FOR BUILDING HEIGHT

Primary Street Elevations			Garner Street Proposed grades (feet) (FG)		
High (HP)	Low (LP)	Average	High (HP)	Low (LP)	Average
North	275.61	275.25	275.67	275.25	277.46
West	275.61	275.25	275.67	275.25	277.46
Proposed Avg. Grade			277.46		
Proposed Development Average Grade North Elevation			275.43		
Proposed Development Average Grade West Elevation			277.46		

BUILDING ELEVATION NOTES:
1. ALL ATTIC SPACE IN ALL BUILDINGS IS FILLED WITH ROOF TRUSSES AT 24" O.C. IS UNOCCUPABLE AND CANNOT BE CONVERTED. DORMERS ARE FOR APPEARANCE ONLY. SEE BUILDING SECTION 04/A5.01 ILLUSTRATING THE NON-OCCUPABLE ATTIC CONDITION.
2. SEE 304-1046-2000 FOR CLIMATON OF SET MIN FROM CURB BUILDING GROUND FLOOR ELEVATION REQUIREMENT.



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CITY OF RALEIGH, NC
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CONSTRUCTION DOCUMENTS

BUILDING ELEVATIONS
BLDG 04 L3

A5.04



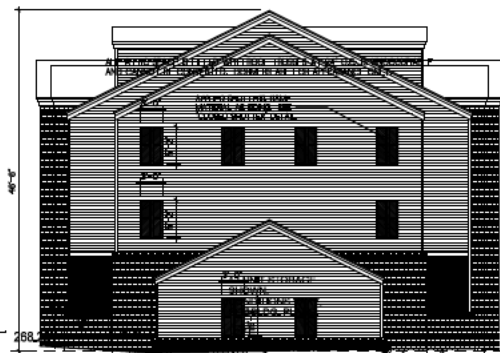
01 BUILDING 05 TYPE J3 WEST ELEVATION
 A5.05 SCALE: 1/8" = 1'-0"



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



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



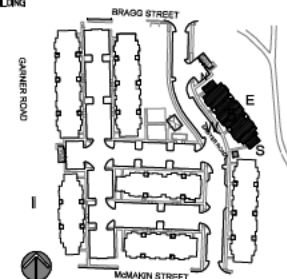
04 BUILDING 05 TYPE J3 NORTH ELEVATION
 A5.05 SCALE: 1/8" = 1'-0"

BUILDING #5 - AVERAGE GRADE CALCULATION FOR BUILDING HEIGHT
 Primary Street Elevations: Bragg Street Proposed grades (feet) (EG)

	High (H)	Low (L)	Average
North	264.52	255.92	264.22

Existing Avg. Grade: 264.22
 Proposed Development Average Grade North Elevation: 264.22

BUILDING ELEVATION NOTES:
 1. ALL ATTIC SPACE IN ALL BUILDINGS IS FILLED WITH ROOF TRUSSES AT 24" O.C. IS UNOCCUPABLE AND CANNOT BE CONVERTED. DORMERS ARE FOR APPEARANCE ONLY. SEE BUILDING SECTION 05/400 ILLUSTRATING THE NON-OCCUPABLE ATTIC CONDITION.
 2. SEE 304-1004-2020 FOR EXEMPTION OF 2FT MIN FROM CURB BUILDING GROUND FLOOR ELEVATION REQUIREMENT.



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 WAKE COUNTY
 CITY OF RALEIGH, NC
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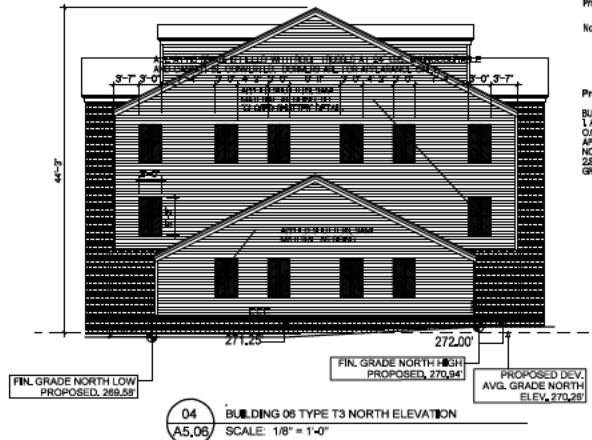
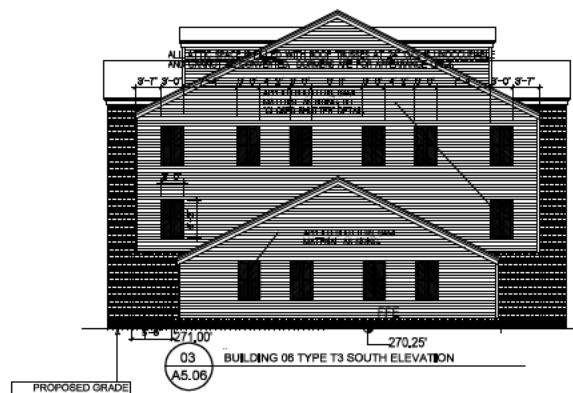
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CONSTRUCTION DOCUMENTS

BUILDING ELEVATIONS
 BLDG 05 J3

A5.05

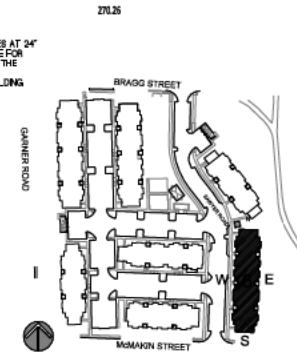


BUILDING #6 - AVERAGE GRADE CALCULATION FOR BUILDING HEIGHT

Primary Street Elevations	Bragg Street Proposed grades (Red) (EG)	
	High (HP)	Low (LP)
North	270.94	269.58

Existing Avg. Grade 270.26
 Proposed Development Average Grade North Elevation

BUILDING ELEVATION NOTES:
 1. ALL ATTIC SPACE IN ALL BUILDINGS IS FILLED WITH ROOF TRUSSES AT 24" O.C. IS UNOCCUPABLE AND CANNOT BE CONVERTED. DOWNING ARE FOR APPEARANCE ONLY. SEE BUILDING SECTION 01/AA01 ILLUSTRATING THE NON-OCCUPABLE ATTIC CONDITION.
 2. SEE 304-1046-2000 FOR ELEVATION OF 0FT MIN FROM CURB BUILDING GROUND FLOOR ELEVATION REQUIREMENT.



TOULON PLACE
 WAKE COUNTY
 CITY OF RALEIGH, NC
 200 RESIDENTIAL UNITS
 CLIMATE ZONE 4

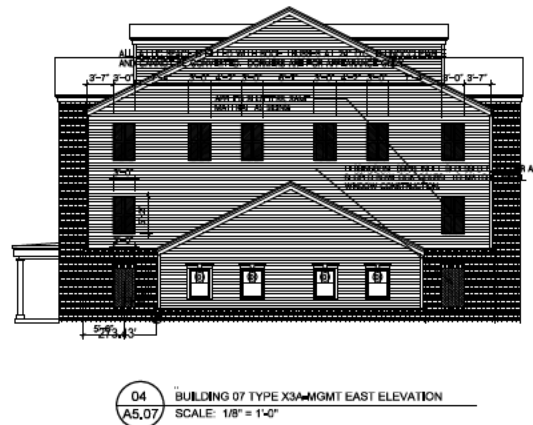
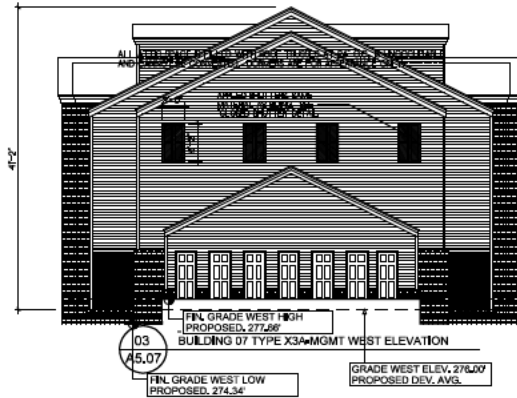
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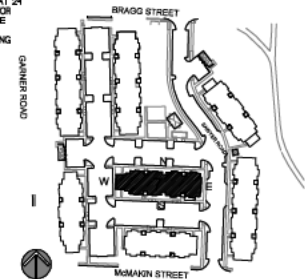
BUILDING ELEVATIONS
 BLDG 06 T3

A5.06



BUILDING #7 - AVERAGE GRADE CALCULATION FOR BUILDING HEIGHT						
Primary Street Elevations	Bragg Street Proposed grades (feet) (PG)			Garner Street Proposed grades (feet) (PG)		
	High (HP)	Low (LP)	Average	High (HP)	Low (LP)	Average
North	277.87	277.76	275.22			
West				277.86	274.34	276.00
	Proposed Avg. Grade		275.22	Proposed Avg. Grade		276.00
Proposed Development Average Grade North Elevation			275.22	Proposed Development Average Grade West Elevation		
			276.00			

BUILDING ELEVATION NOTES:
 1. ALL ATTIC SPACE IN ALL BUILDINGS IS FILLED WITH ROOF TRUSSES AT 24" O.C. IS UNCONVERTIBLE AND CANNOT BE CONVERTED. DORMERS ARE FOR APPEARANCE ONLY. SEE BUILDING SECTION 01/AA01 ILLUSTRATING THE NON-CONVERTIBLE ATTIC CONDITION.
 2. SEE BOA-1046-2020 FOR EXEMPTION OF 2FT MIN FROM CURB BUILDING GROUND FLOOR ELEVATION REQUIREMENT.



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BUILDING ELEVATIONS
 BLDG 07 X3A-MGMT

A5.07