



Administrative Approval Action

Case File / Name: ASR-0103-2019
The Summit at Sawyer

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

LOCATION: The project consists of three sites. Site 1 is generally located on the west side of Sawyer Road north of Peterson Street with a common street address of 1448 Sawyer Road. Site 2 is generally located at the northeast corner of Sawyer Road and Peterson Street, with common street addresses of 1506 Carnage Drive, and 1447, 1449 and 1451 Sawyer Road. Site 3 is generally located on the east side of Sawyer Road north of Peterson Street with common street addresses of 1421, 1425, 1433, and 1441 Sawyer Road.

REQUEST: Development of the RX-3 zoned property with 154 affordable dwelling units across six apartment buildings with a total gross floor area of approximately 164,855 square feet, plus associated parking and site improvements. Site 1 is approximately 0.65 acres containing one proposed building with 18 dwelling units. Site 2 is approximately 2.81 acres containing three proposed buildings with 76 dwelling units. Site 3 is approximately 1.72 acres containing two proposed buildings with 60 dwelling units.

Administrative Alternate (AAD-23-2020) allowing outdoor amenity area to be counted towards the primary street build-to requirement set forth in UDO Section 3.2.4.D for Building 1 along Sawyer Road, and granting relief from the side street build-to requirement set forth in UDO Section 3.24.D for Building 6 along Carnage Drive.

**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 February 5, 2021 by Solstice Partners LLC.

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:

Stormwater

1. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
2. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).



Administrative Approval Action

Case File / Name: ASR-0103-2019
The Summit at Sawyer

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

3. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved. Phosphosorb must be specified in the O&M manual. (UDO 9.2).

☒ **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:

Engineering

1. 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.
2. A transit deed of easement shall be approved by City staff and the location of the easement shall be shown on a plat 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 recording. If a recorded copy of the document is not provided, further recordings and building permit issuance will be withheld.
3. 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.
4. 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.

Stormwater

5. 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).
6. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.

☒ **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.



Administrative Approval Action

**Case File / Name: ASR-0103-2019
The Summit at Sawyer**

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

The following items must be approved prior to the issuance of building permits:

General

1. A recombination map shall be recorded prior to or in conjunction with the recording of lots, recombining the existing lots for each site into a single lot.

Engineering

2. A fee-in-lieu for transit infrastructure shall be paid to the City of Raleigh (UDO 8.1.10).
3. A public infrastructure surety shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).

Public Utilities

4. A plat must be recorded at the Wake County Register of Deeds office for all CORWLE dedications for the proposed water meters and FHs that are not within the R/W.

Stormwater

5. 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).
6. 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).
7. 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).

Urban Forestry

8. A public infrastructure surety for the required street trees shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).
9. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 4 street (shade) trees along Carnage Dr.; 10 street (shade) & 1 (understory) trees along Peterson St.; east side of Sawyer Rd. 34 street (understory) trees; and west side of Sawyer Rd. 2 street (understory) trees and 1 (shade) tree.

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

Stormwater



Administrative Approval Action

Case File / Name: ASR-0103-2019
The Summit at Sawyer

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

1. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).
2. As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3).

EXPIRATION DATES: 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: June 30, 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: Alysia Bailey Taylor Date: 03/03/2021
Development Services Dir/Designee
Staff Coordinator: Kasey Evans

THE SUMMIT AT SAWYER

PRELIMINARY SITE PLAN

CASE FILE: ASR- 0103-2019 SKETCH TRANSACTION No. 582785

CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA

PINs: 1703929031; 1703928212; 1703928226; 1703928331; 1703928444

1703928544; 1703928663; 1703928753; 1703926104; 1703926213

DEVELOPMENT SERVICES

Administrative Site Review Application

Development Services Bureau (open: 9:00 AM to 5:00 PM, Monday through Friday) (919) 856-4921

This form is required when submitting the plan as referenced in Unified Development Ordinance (UDO) Section 10.2.2. Please check the appropriate building types and include the plan checklist document when submitting.

Office Use Only: Transaction #	Planning Coordinator
<input type="checkbox"/> Detached	<input type="checkbox"/> General
<input type="checkbox"/> Attached	<input type="checkbox"/> Subdivision transaction #
<input type="checkbox"/> Apartment	<input type="checkbox"/> Sketch transaction #
<input type="checkbox"/> Townhouse	<input type="checkbox"/> Certificate of Appropriateness #
	<input type="checkbox"/> Board of Adjustment #
	<input type="checkbox"/> Zoning Case #
	<input type="checkbox"/> Administrative Alternative #

GENERAL INFORMATION

Development name: Summit at Sawyer

Is this a City project? ☐ Yes ☒ No

Property address: Sawyer Road, Raleigh, NC

Site P.I.N(s): 1703929031; 1703928212; 1703928226; 1703928331; 1703928444; 1703928544; 1703928663; 1703928753; 1703926104; 1703926213

Please describe the scope of work. Include any additional, replacement, and change of use.

Proposed installation of 6 apartment buildings.

Current Property Owner/Developer Contact Name: City of Raleigh is the Owner

NOTE: please attach purchase agreement when submitting this form.

Company City of Raleigh - Larry Jones

Phone # 919-856-4921

Applicant Name: Cathy Connors

Company: Solstice Partners, LLC

Phone # 919-610-7883

Address: 106 Muir Woods Drive, Cary, NC 27513

Email: cathy.connors@solsticepartners.net

Page 1 of 2

revisions in
raleigh.gov

Page 2 of 2

revisions in
raleigh.gov

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
MIKE ZACCARDO, PE
(919) 866-4951
mike.zaccardo@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

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 RIGHT-OF-WAY SERVICES@RALEIGHNC.GOV AT WWW.RALEIGH-NC.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 NC DOT STANDARD SPECIFICATION FOR ROADWAY STRUCTURES, NC DOT ROADWAY STANDARD DRAWING MANUAL, AND THE NC DOT SUPPLEMENT TO THE MUTCD.
- ALL PUBLIC SIDEWALKS MUST BE ACCESSIBLE TO PEDESTRIANS WHO ARE USUALLY 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 (PROVING). 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.

PER NC STATE FIRE PREVENTION CODE, APPENDIX B:

- REQUIRED FIRE FLOW FOR BLDG TYPE V-B (CLUBHOUSE) 4,096 S.F., 1,750 GPM AT 20 PSI WITH NO REDUCTION
- REQUIRED FIRE FLOW FOR BLDG TYPE V-A (BUILDING #2) 32,404 S.F., 3,250 GPM WITH A 75% REDUCTION EQUALS 813 GPM BUT NOT LESS THAN 1,500 GPM AT 20 PSI
- REQUIRED FIRE FLOW FOR BLDG TYPE V-A (BUILDING #3) 26,424 S.F., 3,000 GPM WITH A 75% REDUCTION EQUALS 750 GPM BUT NOT LESS THAN 1,500 GPM AT 20 PSI
- REQUIRED FIRE FLOW FOR BLDG TYPE V-A (BUILDING #4) 24,880 S.F., 2,750 GPM WITH A 75% REDUCTION EQUALS 688 GPM BUT NOT LESS THAN 1,500 GPM AT 20 PSI
- REQUIRED FIRE FLOW FOR BLDG TYPE V-A (BUILDING #5) 17,852 S.F., 2,500 GPM WITH A 75% REDUCTION EQUALS 625 GPM BUT NOT LESS THAN 1,500 GPM AT 20 PSI
- PROVIDED FIRE FLOW 2,830 GPM @ 20 PSI AT FIRE HYDRANT.

SITE DATA TABLE

PROJECT NAME:	SUMMIT AT SAWYER
TOWNSHIP:	RALEIGH
PROPERTY ZONING:	RX-3
EXISTING USE:	SINGLE FAMILY
PROPOSED USE:	RESIDENTIAL (APARTMENT)
RIVER BASIN:	NEUSE
SURFACE WATER CLASSIFICATION:	NONE
WATERSHED:	NONE
TOTAL GROSS SITE AREA (BEFORE RW DEDICATION):	5.50 ACRES (239,625.06 SQFT)
TOTAL NET SITE AREA (AFTER RW DEDICATION):	5.18 ACRES (225,499.96 SQFT)

Sheet List Table

Sheet Number	Sheet Title
C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS PLAN
C1.1	DEMOLITION PLAN
C2.0	SITE PLAN
C2.1	BUILD-TO & ACCESSIBLE ROUTE PLAN
C2.2	SIGHT DISTANCE PLAN
C2.3	BLOCK PERIMETER PLAN
C2.4	LOT DEVELOPMENT PLAN
C3.0	GRADING AND DRAINAGE PLAN
C3.1	AVERAGE BUILDING GRADE PLAN
C4.0	UTILITY PLAN
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
C7.8	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 MGMT BUILDING PLANS
A1.05	BLDG 05 BUILDING PLANS
A1.06	BLDG 06 BUILDING PLANS
A1.10	ACCESSORY PLANS
A5.01	BLDG 01 BUILDING ELEVATIONS
A5.02	BLDG 02 BUILDING ELEVATIONS
A5.03	BLDG 03 BUILDING ELEVATIONS
A5.04	BLDG 04 MGMT BUILDING ELEVATIONS
A5.05	BLDG 05 BUILDING ELEVATIONS
A5.06	BLDG 06 BUILDING ELEVATIONS
A5.07	ACCESSORY STRUCTURE ELEVATIONS

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 18-INCH DIAMETER IN THE 65 FT, 32 FT, OR 50 FT TREE CONSERVATION BUFFER YARDS. THEREFORE, NO TREE CONSERVATION IS NEEDED.

AFFORDABLE HOUSING PARKING REDUCTION NOTE:

THIS AFFORDABLE HOUSING PROJECT IS IN COMPLIANCE WITH THE PARKING REDUCTION SET FORTH IN CITY OF RALEIGH UDO SECTION 7.1.4.B. VEHICLE PARKING REDUCTIONS - AFFORDABLE HOUSING.

ATTENTION CONTRACTORS

THE CONSTRUCTION CONTRACTOR RESPONSIBLE FOR THE EXTENSION OF WATER, SEWER AND/OR GAS, AS APPROVED IN THESE PLANS, IS RESPONSIBLE FOR CONTACTING THE PUBLIC WORKS DEPARTMENT AT (919) 996-2400 AND THE PUBLIC UTILITIES DEPARTMENT AT (919) 996-4400 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 FLOOD HAZARD MITIGATION PLAN, 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.



Know what's below.
Call before you dig.

Kasey Evans

PRELIMINARY - NOT RELEASED FOR CONSTRUCTION

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

PRELIMINARY
NOT FOR
CONSTRUCTION

THIS DRAWING PREPARED AT THE
RALEIGH OFFICE
5410 TRINITY ROAD, SUITE 102
RALEIGH, NC 27607
TEL: 919.866.4921 FAX: 919.833.4124 www.timmons.com

REVISION DESCRIPTION

YOUR VISION ACHIEVED THROUGH OURS.

DATE

02/05/2021

DRAWN BY

T. GRISSINGER

DESIGNED BY

T. GRISSINGER

CHECKED BY

M. ZACCARDO

SCALE

1" = 50'

TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652

THE SUMMIT AT SAWYER
RALEIGH, NC (WAKE COUNTY)

COVER SHEET

JOB NO.
41909
SHEET NO.
C0.0

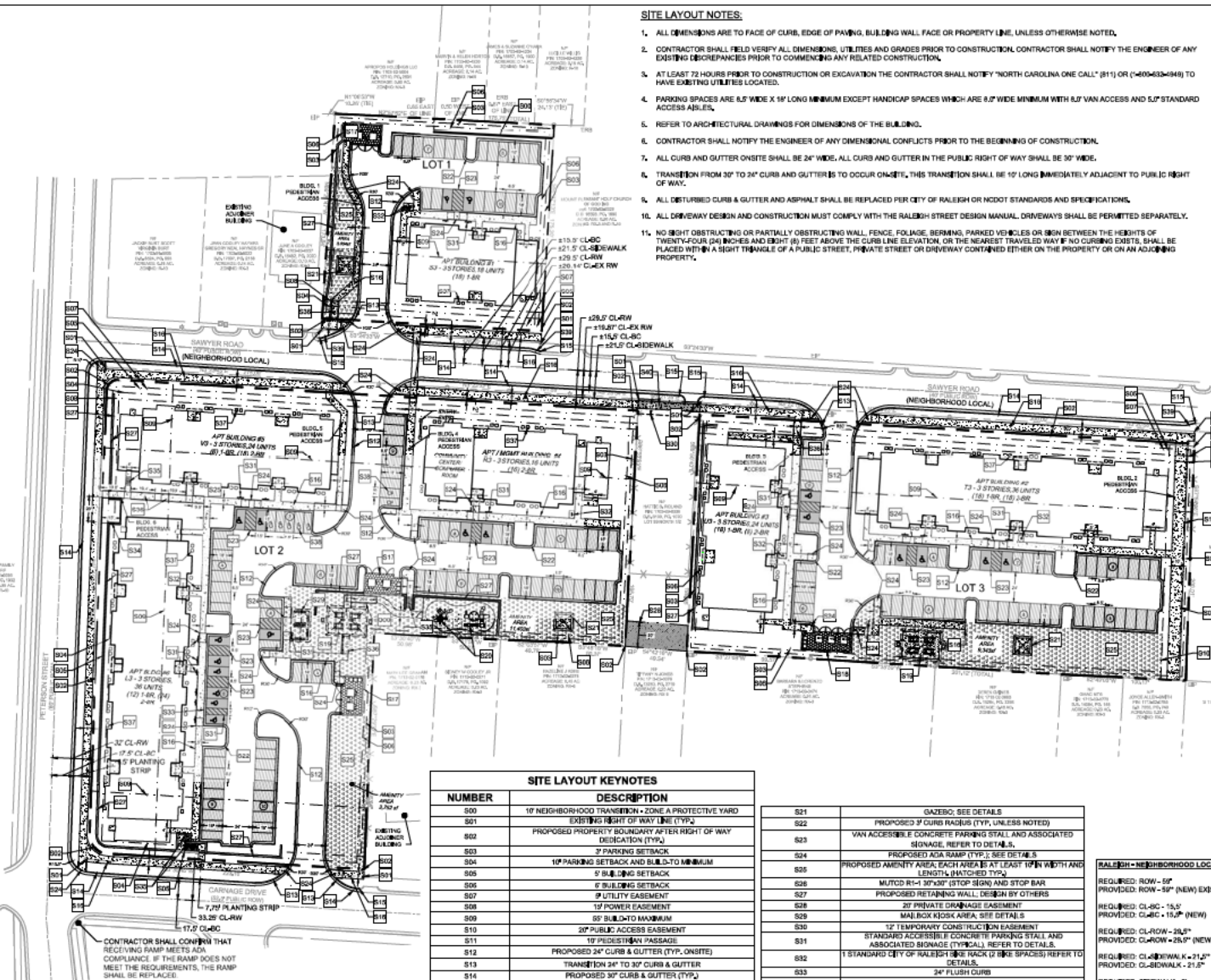
These plans and associated documents are the intellectual property of TIMMONS GROUP and may not be reproduced in whole or in part and may not be used for any purpose whatsoever, without the written consent of TIMMONS GROUP.

SITE LAYOUT NOTES:

1. ALL DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVING, BUILDING WALL FACE OR PROPERTY LINE, UNLESS OTHERWISE NOTED.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, UTILITIES AND GRADES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY EXISTING DISCREPANCIES PRIOR TO COMMENCING ANY RELATED CONSTRUCTION.
3. AT LEAST 72 HOURS PRIOR TO CONSTRUCTION OR EXCAVATION THE CONTRACTOR SHALL NOTIFY "NORTH CAROLINA ONE CALL" (811) OR (410)633-9469 TO HAVE EXISTING UTILITIES LOCATED.
4. PARKING SPACES ARE 8.5' WIDE X 19' LONG MINIMUM EXCEPT HANDICAP SPACES WHICH ARE 8.5' WIDE MINIMUM WITH 8.7' VAN ACCESS AND 5.7' STANDARD ACCESSIBLES.
5. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF THE BUILDING.
6. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DIMENSIONAL CONFLICTS PRIOR TO THE BEGINNING OF CONSTRUCTION.
7. ALL CURBS AND GUTTER ON-SITE SHALL BE 24" WIDE. ALL CURBS AND GUTTER IN THE PUBLIC RIGHT OF WAY SHALL BE 30" WIDE.
8. TRANSITION FROM 30" TO 24" CURB AND GUTTERS TO OCCUR ON-SITE. THIS TRANSITION SHALL BE 10' LONG IMMEDIATELY ADJACENT TO PUBLIC RIGHT OF WAY.
9. ALL DISTURBED CURB & GUTTER AND ASPHALT SHALL BE REPLACED PER CITY OF RALEIGH OR NCDOT STANDARDS AND SPECIFICATIONS.
10. ALL DRIVEWAY DESIGN AND CONSTRUCTION MUST COMPLY WITH THE RALEIGH STREET DESIGN MANUAL. DRIVEWAYS SHALL BE PERMITTED SEPARATELY.
11. NO OBSTACLES OR PARTIALLY OBSTRUCTING WALL, FENCE, FOLIAGE, BERMING, PARKED VEHICLES OR SIGN BETWEEN THE HEIGHTS OF TWENTY-FOUR (24) INCHES AND EIGHT (8) FEET ABOVE THE CURB LINE ELEVATION, OR THE NEAREST TRAVELED WAY IF NO CURBING EXISTS, SHALL BE PLACED WITHIN A EIGHT TRIANGLE OF A PUBLIC STREET, PRIVATE STREET OR DRIVEWAY CONTAINED EITHER ON THE PROPERTY OR ON AN ADJACENT PROPERTY.

SITE DATA TABLE

PROJECT NAME:	THE SUMMIT AT SAWYER
APPLICANT/PROPERTY OWNER:	SOUTSIDE PARTNERS, LLC CATHERINE F CONIGS 106 MUR WOODS DRIVE CARY, NC 27513 (919) 610-7983
FIN:	1703-63-0031, 1703-63-0212, 1703-63-0206, 1703-63-0331, 1703-63-0444, 1703-63-0544, 1703-63-0651, 1703-63-0753, 1703-63-0854, & 1703-63-0913
DEED REFERENCE:	D.L. 09042 PG. 0163, D.L. 01435 PG. 01072, D.L. 01455 PG. 00136, D.L. 01455 PG. 00140, D.L. 01502 PG. 01571, D.L. 01502 PG. 01683, D.L. 01502 PG. 0099, D.L. 01502 PG. 01681, & D.L. 01502 PG. 01424
PLAT REFERENCE:	BLA 1885 PG. 29
PROPERTY ADDRESS:	1506 CARNAGE DR, RALEIGH, NC 27610 14211423143314411441448144814481451 SAWYER RD, RALEIGH, NC 27610
TOWNSHIP:	RALEIGH
PROPERTY ZONING:	R-60
CURRENT USE:	VACANT
PROPOSED USE:	RESIDENTIAL (APARTMENTS)
TOTAL GROSS SITE AREA (BEFORE NEW DEVELOPMENT):	5.50 ACRES (239,520.00 SQ FT)
TOTAL NET SITE AREA (AFTER DEVELOPMENT):	5.18 ACRES (225,490.00 SQ FT)
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'
REAR:	BLDG: 0' OR 5' PARKING: 0' OR 7'
PARKING REQUIRED:	72 ± 1 BEDROOM UNITS 82 ± 2 BEDROOM UNITS
PARKING PROVIDED:	72 SPACES (1 SPACE PER UNIT) + 7 (1 SPACE PER 10 UNITS FOR VISITORS)
BIKE PARKING REQUIRED:	1 SPACE PER 20 UNITS = LOT 1 = 16 UNITS = 0.8 → 4 SPACES (2 RACKS) LOT 2 = 76 UNITS = 3.8 → 19 SPACES (2 RACKS) LOT 3 = 60 UNITS = 3 → 15 SPACES (2 RACKS)
BIKE PARKING PROVIDED:	LOT 1 (4 SPACES + 2 RACKS), LOT 2 (4 SPACES + 2 RACKS), LOT 3 (4 SPACES + 2 RACKS) = 12 SPACES ON 6 U-POLLS (2 SPACES PER U-POLL)
IMPERVIOUS SURFACE SUMMARY:	
EXISTING ON-SITE IMPERVIOUS AREA:	0.24 ACRES
PROJ. ON-SITE POST-DEV. IMPERVIOUS AREA:	0.25 ACRES
OUTDOOR AMENITY AREA:	
LOT 1:	GROSS AREA = 30,728.20 SF (0.705 AC) NET AREA = 28,624.62 SF (0.657 AC) 10% REQUIRED AREA = 2,862 SF PROVIDED AREA = 3,268 SF (11.4%) GIR AREA LOCATED WITHIN AMENITY = N/A
LOT 2:	GROSS AREA = 129,394.71 SF (2.99 AC) NET AREA = 122,732.01 SF (2.81 AC) 10% REQUIRED AREA = 12,273 SF PROVIDED AREA = 15,193 SF (12.3%) GIR AREA LOCATED WITHIN AMENITY = N/A
LOT 3:	GROSS AREA = 79,927.16 SF (1.83 AC) NET AREA = 75,195.89 SF (1.72 AC) 10% REQUIRED AREA = 7,519 SF PROVIDED AREA = 9,343 SF (12.4%) GIR AREA LOCATED WITHIN AMENITY = N/A
LOT DATA:	
LOT 1 = 28,625 SQ FT (0.657 ACRES):	16 TOTAL UNITS (16-1 BEDROOM)
LOT 2 = 121,716 SQ FT (2.794 ACRES):	76 TOTAL UNITS (58-2 BEDROOM, 18-1 BEDROOM)
LOT 3 = 75,196 SQ FT (1.729 ACRES):	60 TOTAL UNITS (24-2 BEDROOM, 36-1 BEDROOM)



SITE LAYOUT KEYNOTES

NUMBER	DESCRIPTION
500	10' NEIGHBORHOOD TRANSITION - ZONE A PROTECTIVE YARD EXISTING RIGHT OF WAY (LINE TYPE)
501	PROPOSED PROPERTY BOUNDARY AFTER RIGHT OF WAY DEDICATION (TYPE)
502	10' PARKING SETBACK AND BUILD-TO MAXIMUM
503	5' BUILDING SETBACK
504	5' BUILDING SETBACK
505	5' BUILDING SETBACK
506	5' BUILDING SETBACK
507	5' BUILDING SETBACK
508	5' BUILDING SETBACK
509	5' BUILDING SETBACK
510	5' BUILDING SETBACK
511	5' BUILDING SETBACK
512	PROPOSED 24" CURB & GUTTER (TYPE, ON-SITE)
513	TRANSITION 24" TO 30" CURB & GUTTER
514	PROPOSED 30" CURB & GUTTER (TYPE)
515	THE PROPOSED 30" CURB AND GUTTER INTO EXISTING 30" CURB AND GUTTER
516	PROPOSED 30" CURB AND GUTTER INTO EXISTING 30" CURB AND GUTTER
517	DUAL CONTAINER DUMPER PAD & RECYCLE CENTER ENCLOSURE, SEE DETAILS
518	TRIPLE CONTAINER RECYCLE DUMPER PAD & ENCLOSURE, SEE DETAILS
519	COVERED PICNIC AREA, SEE DETAILS
520	TODDLER AND CHILD PLAYGROUND AREA BY OWNERS

521	PROPOSED 30" CURB & GUTTER (TYPE, ON-SITE)
522	VAN ACCESSIBLE CONCRETE PARKING STALL AND ASSOCIATED SIGNAGE, REFER TO DETAILS
523	PROPOSED ADA RAMP (TYPE); SEE DETAILS
524	PROPOSED AMENITY AREA (EXIST AREA IS AT LEAST 10' IN WIDTH AND LENGTH MATCHED TO PLAN)
525	MUTED R-1-1 30"X30" (STOP SIGN) AND STOP BAR
526	PROPOSED RETAINING WALL, DESIGN BY OTHERS
527	20' PRIVATE DRIVEWAY EASEMENT
528	MAIL BOX KIOSK AREA, SEE DETAILS
529	12" TEMPORARY CONSTRUCTION EASEMENT
530	STANDARD ACCESSIBLE CONCRETE PARKING STALL AND ASSOCIATED SIGNAGE (TYPICAL), REFER TO DETAILS
531	1 STANDARD CITY OF RALEIGH 5' RACK (2 SPACES) REFER TO DETAILS
532	30' FLUSH CURB
533	15' X 20' CITY OF RALEIGH TRANSIT EASEMENT
534	CONCRETE STAIRS AND HANDRAILS, SEE DETAILS
535	CONCRETE RAMPS AND HANDRAILS, SEE DETAILS
536	HVAC CONDENSATION UNITS (TYPICAL), REFER TO ARCHITECTURAL
537	PARKING SPACE TO BE MARKED "COMPACT PARKING", SEE DETAILS
538	4-1 TAPERS TO EXISTING CURB AND GUTTER
539	PERMANENT SIDEWALK EASEMENT
540	

RALEIGH - NEIGHBORHOOD LOCAL (SAWYER ROAD)

REQUIRED: ROW - 50'
PROVIDED: ROW - 50' (NEW) EXISTING ROW IS SHOWN AS 40'

REQUIRED: CL-ROW - 15.0'
PROVIDED: CL-ROW - 15.0' (NEW)

REQUIRED: CL-ROW - 20.0'
PROVIDED: CL-ROW - 20.0' (NEW)

REQUIRED: CL-ROW - 21.0'
PROVIDED: CL-ROW - 21.0' (NEW)

REQUIRED: SIDEWALK - 5'
PROVIDED: SIDEWALK - 5' (DIMENSIONED ON PLAN)

REQUIRED: MAINTENANCE STRIP - 2'
PROVIDED: MAINTENANCE STRIP - 2' (DIMENSIONED ON PLAN)

DIMENSIONS FROM CENTERLINE ARE SHOWN IN PLAN VIEW

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

PRELIMINARY - NOT RELEASED FOR CONSTRUCTION

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

TIMMONS GROUP

THE SUMMIT AT SAWYER
NORTH CAROLINA LICENSE NO. C-1652

THIS DOCUMENT IS THE PROPERTY OF TIMMONS GROUP AND MAY BE USED FOR THE PROJECT AND SITE ONLY. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF TIMMONS GROUP.

**PRELIMINARY
NOT FOR
CONSTRUCTION**

THIS DRAWING PREPARED AT THE
RALEIGH OFFICE
1421142314331441144144814481451
SAWYER RD, RALEIGH, NC 27610
TEL: 704.333.4333 FAX: 704.333.4334 WWW.TIMMONSGROUP.COM

YOUR VISION ACHIEVED THROUGH OURS

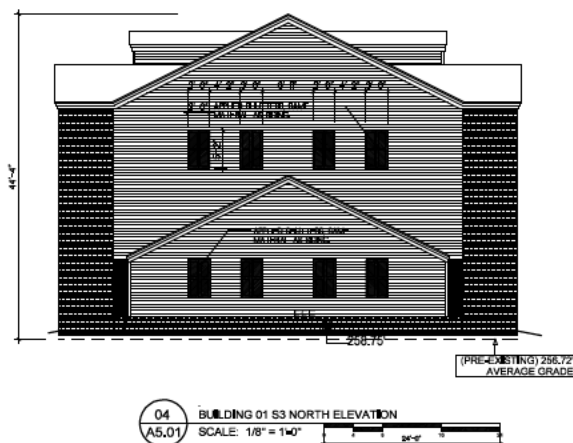
DATE: 02/05/2021
DRAWN BY: T. GRISSENGER
DESIGNED BY: T. GRISSENGER
CHECKED BY: M. ZACCARDI
SCALE: 1" = 40'

TIMMONS GROUP

THE SUMMIT AT SAWYER
NORTH CAROLINA LICENSE NO. C-1652

TIMMONS GROUP

THE SUMMIT AT SAWYER
NORTH CAROLINA LICENSE NO. C-1652



BUILDING #3 - AVERAGE GRADE CALCULATION FOR BUILDING HEIGHT						
Elevations	Proposed grades (feet) (PG)			Existing grades (feet) (EG)		
	High (HP)	Low (LP)	Average	High (HP)	Low (LP)	Average
North	258.08	258.08	258.08	258.55	258.02	258.29
South	258.08	255.36	256.72	255.67	254.63	255.15
East	258.08	255.36	256.72	258.55	254.63	256.59
West	256.50	258.08	257.29	258.55	255.16	256.86
	Proposed Avg. Grade 257.20			Existing Avg. Grade 256.72		
Most Restrictive Average Grade 256.72						

BUILDING #1 - AVERAGE CURB LINE ELEVATION	
PG = 258.75	EG = 258.14 + 258.32 + 258.32 = 258.39
Average grade	

THE SUMMIT AT
 SAWYER
 WAKE COUNTY
 CITY OF RALEIGH, NC
 154 RESIDENTIAL UNITS
 CLIMATE ZONE 4

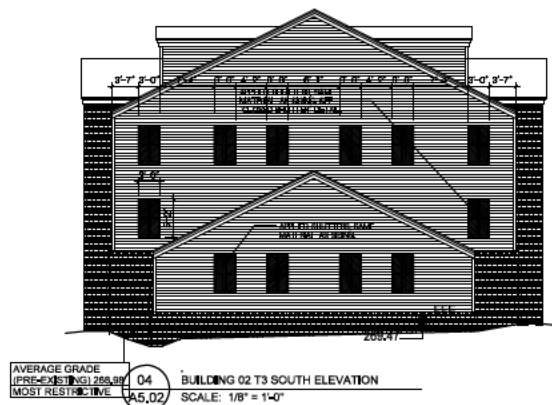
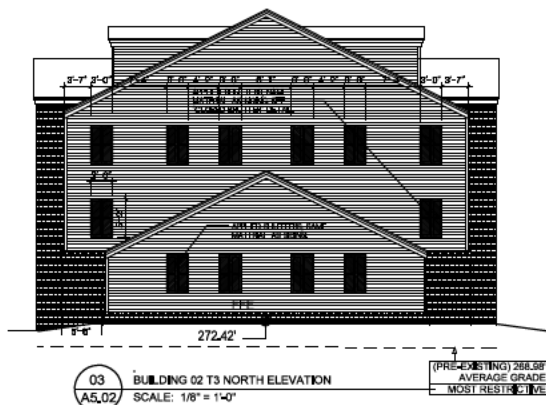
THESE DRAWINGS ARE THE
 PROPERTY OF
 JONES ARCHITECTURE, PLLC
 AND MAY NOT BE REPRODUCED
 WITHOUT WRITTEN PERMISSION

CONSENT BY
 JONES ARCHITECTURE, PLLC
 ALL RIGHTS RESERVED

JA-CDR-1811
 DATE: 10-14-2020
 FILE:
 REV:
 REV:
 REV:

CONSTRUCTION DOCUMENTS

BLDG 01 S3
 BUILDING ELEVATIONS
 A5.01



Elevations	BUILDING #2 - AVERAGE GRADE CALCULATION FOR BUILDING HEIGHT					
	Proposed grades (feet) (PG)	Existing grades (feet) (EG)		High (HP)	Low (LP)	Average
North	272.00	271.75	273.88	273.77	272.75	273.26
South	269.47	268.80	269.14	265.43	264.33	264.88
East	272.42	268.80	270.61	273.77	264.63	269.20
West	272.27	265.47	268.87	273.12	264.18	268.62
	Proposed Avg. Grade	270.12	Existing Avg. Grade	268.58		
	Most Restrictive Average Grade			268.58		

BUILDING #2 - AVERAGE CURB LINE ELEVATION	
PG = 269.47	269.47 + 271.41 = 540.88
EG = 268.89	268.89 + 268.89 = 537.78

Jones Architecture, PLLC
RALEIGH, NC 27607
TEL (919) 303-0404
JA

THE SUMMIT AT
SAWYER
WAKE COUNTY
CITY OF RALEIGH, NC
154 RESIDENTIAL UNITS
CLIMATE ZONE 4

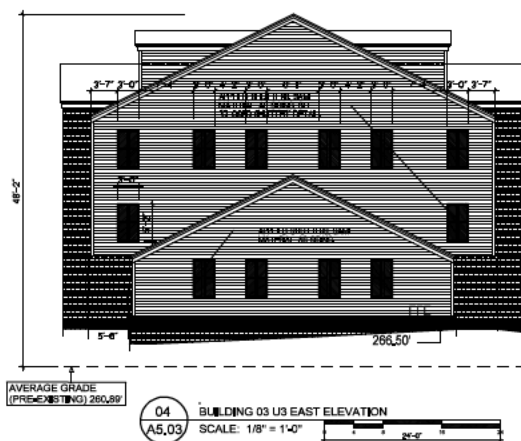
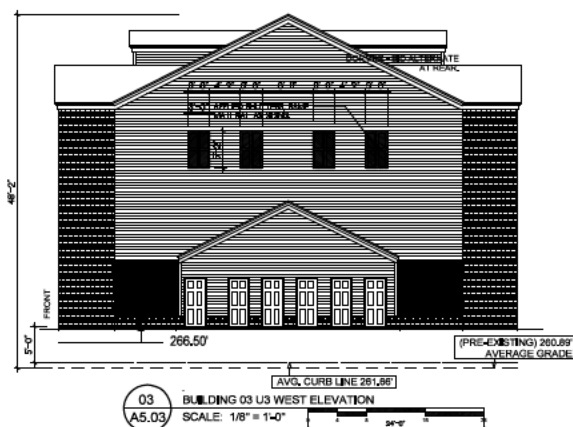
THESE DRAWINGS ARE THE
PROPERTY OF
JONES ARCHITECTURE, PLLC
AND MAY NOT BE REPRODUCED
WITHOUT WRITTEN PERMISSION

CONTRIBUTED BY
JONES ARCHITECTURE, PLLC
ALL RIGHTS RESERVED

JA CORP 1811
DATE 10-14-2020
FILE
REV
REV
REV

CONSTRUCTION DOCUMENTS

BLDG 02 T3
BUILDING ELEVATIONS
A5.02



BUILDING #3 - AVERAGE GRADE CALCULATION FOR BUILDING HEIGHT						
Elevations	Proposed grades (feet) (PG)			Existing grades (feet) (EG)		
	High (HP)	Low (LP)	Average	High (HP)	Low (LP)	Average
North	265.83	262.41	264.12	262.38	260.92	261.65
South	266.50	266.00	266.25	266.20	266.01	266.11
East	266.38	263.88	265.13	262.23	260.01	261.12
West	266.50	265.83	266.17	263.20	260.14	260.67
	Proposed Avg. Grade			Existing Avg. Grade		
	265.42			260.89		
	Most Restrictive Average Grade					

BUILDING #3 - AVERAGE CURB LINE ELEVATION		
Front	260.50	(260.89 + 263.49) / 2 = 262.19
West grade		

THE SUMMIT AT
SAWYER

WAKE COUNTY
CITY OF RALEIGH, NC
154 RESIDENTIAL UNITS
CLIMATE ZONE 4

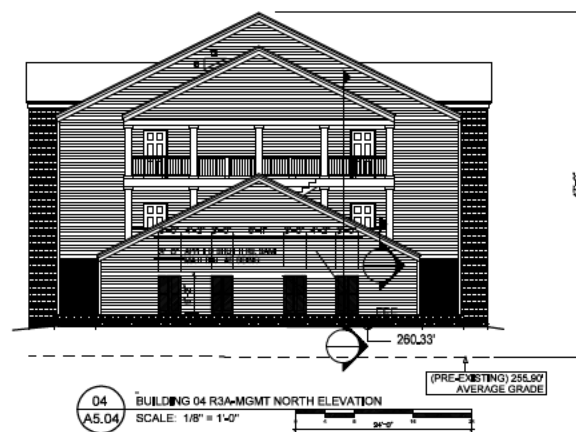
THESE DRAWINGS ARE THE
PROPERTY OF
JONES ARCHITECTURE, PLLC
AND MAY NOT BE REPRODUCED
WITHOUT WRITTEN PERMISSION

COMPILED BY
JONES ARCHITECTURE, PLLC
ALL RIGHTS RESERVED

JA-CDM-1811
DATE: 10-14-2020
FILE:
REV:
REV:
REV:

CONSTRUCTION DOCUMENTS

BLDG 03 U3
BUILDING ELEVATIONS
A5.03



BUILDING 04 - AVERAGE GRADE CALCULATION FOR BUILDING HEIGHT						
Elevations	Proposed grades (feet) (PG)			Existing grades (feet) (EG)		
	High (HP)	Low (LP)	Average	High (HP)	Low (LP)	Average
North	259.66	259.05	259.66	257.57	256.18	256.88
South	259.33	256.66	259.00	255.05	254.73	255.19
East	260.25	258.66	259.46	256.30	253.52	254.91
West	260.33	259.00	259.67	257.57	255.65	256.61
Proposed Avg. Grade			259.44	Existing Avg. Grade		
Most Restrictive Average Grade						

BUILDING 04 - AVERAGE CURB LINE ELEVATION		
HP	259.66	(259.66 + 256.18 + 254.73) / 3 = 256.88
LP	256.66	

THE SUMMIT AT
SAWYER
WAKE COUNTY
CITY OF RALEIGH, NC
154 RESIDENTIAL UNITS
CLIMATE ZONE 4

THESE DRAWINGS ARE THE
PROPERTY OF
JONES ARCHITECTURE, PLLC
AND MAY NOT BE REPRODUCED
WITHOUT WRITTEN PERMISSION.

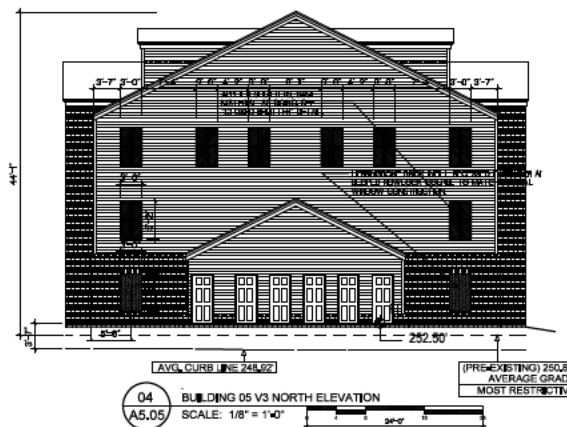
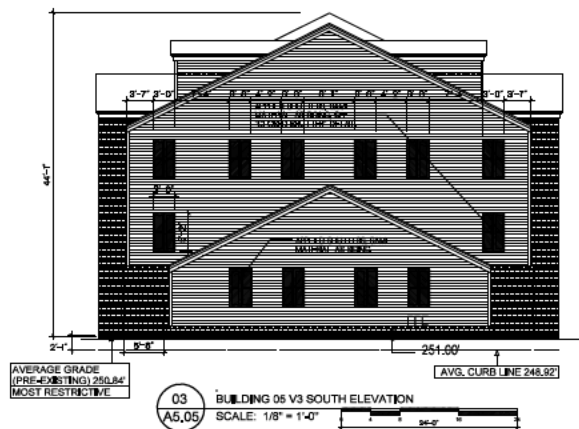
CONVERTED BY
JONES ARCHITECTURE, PLLC
ALL RIGHTS RESERVED.

JA-CDM-1811
DATE: 10-14-2020
FILE:
REV:
REV:

CONSTRUCTION DOCUMENTS

BLDG 04 R3A-MGMT
BUILDING ELEVATIONS

A5.04



BUILDING 05 - AVERAGE GRADE CALCULATION FOR BUILDING HEIGHT						
Elevations	Proposed grades (feet) (PG)			Existing grades (feet) (EG)		
	High (HP)	Low (LP)	Average	High (HP)	Low (LP)	Average
North	253.08	252.41	252.75	253.43	253.32	253.38
South	250.91	250.33	250.62	247.92	248.95	248.44
East	252.41	250.33	251.37	253.57	248.34	250.96
West	252.93	250.25	251.59	253.43	247.92	250.68
Proposed Avg. Grade			251.58	Existing Avg. Grade		
Most Restrictive Average Grade						
						250.84

BUILDING 05 - AVERAGE CURB LINE ELEVATION	
CLL = 251.17'	(250.84' + 251.50' ÷ 2) = 251.17'
(Round grade)	

THE SUMMIT AT
 SAWYER
 WAKE COUNTY
 CITY OF RALEIGH, NC
 154 RESIDENTIAL UNITS
 CLIMATE ZONE 4

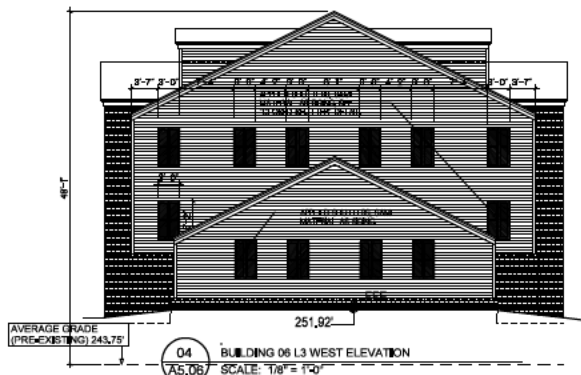
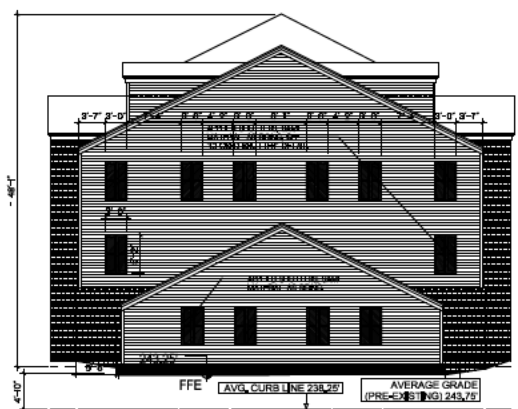
THESE DRAWINGS ARE THE
 PROPERTY OF
 JONES ARCHITECTURE, PLLC
 AND MAY NOT BE REPRODUCED
 WITHOUT WRITTEN PERMISSION.

DESIGNED BY
 JONES ARCHITECTURE, PLLC
 ALL RIGHTS RESERVED.

JA, CORP. 1811
 DATE: 10-04-2020
 FILE:
 REV:
 REV:
 REV:

CONSTRUCTION DOCUMENTS

BLDG 05 V3
 BUILDING ELEVATIONS
 A5.05



BUILDING #6 - AVERAGE GRADE CALCULATION FOR BUILDING HEIGHT						
Elevations	Proposed grades (feet) (PG)			Existing grades (feet) (EG)		
	High (HP)	Low (LP)	Average	High (HP)	Low (LP)	Average
North	249.08	242.58	245.83	251.09	239.23	245.16
South	251.92	242.58	247.25	246.23	237.87	242.05
East	245.00	242.58	243.79	240.44	237.87	239.16
West	251.25	249.08	250.17	251.09	246.17	248.63
	Proposed Avg. Grade			Existing Avg. Grade		
	246.76			243.75		
Most Restrictive Average Grade						
	243.75			243.75		

BUILDING #6 - AVERAGE CURB LINE ELEVATION	
FFL	243.75
AVG. CURB	(239.29 + 244.25) / 2 = 241.77
Final grade	

THE SUMMIT AT
SAWYER
WAKE COUNTY
CITY OF RALEIGH, NC
154 RESIDENTIAL UNITS
CLIMATE ZONE 4

THESE DRAWINGS ARE THE
PROPERTY OF
JONES ARCHITECTURE, PLLC
AND MAY NOT BE REPRODUCED
WITHOUT WRITTEN PERMISSION

DESIGNED BY
JONES ARCHITECTURE, PLLC
ALL RIGHTS RESERVED

J.A. JONES 1811
DATE: 10-14-2020
FILE:
REV:
REV:
REV:

CONSTRUCTION DOCUMENTS

BLDG 06 L3
BUILDING ELEVATIONS
A5.06