

Administrative Site Review Application

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500



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: Case #: _____	Planner (print): _____
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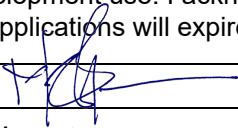
Please review UDO Section 10.2.8. as amended by text change case [TC-14-19](#) and [TC-11-21](#) to determine the site plan tier. If assistance determining a Site Plan Tier is needed a Site Plan Tier Verification request can be submitted online via the [Permit and Development Portal](#). (Note: There is a fee for this verification service.)

Site Plan Tier:	Tier Two Site Plan	Tier Three Site Plan	
	Building Type		Site Transaction History
	Detached	General	Subdivision case #: _____
	Attached	Mixed use	Scoping/sketch plan case #: _____
	Apartment	Open lot	Certificate of Appropriateness #: _____
	Townhouse	Civic	Board of Adjustment #: _____
			Zoning Case #: _____
			Administrative Alternate #: _____
GENERAL INFORMATION			
Development name:			
Inside City limits? Yes No			
Property address(es):			
Site P.I.N.(s):			
Please describe the scope of work. Include any additions, expansions, and change of use.			
Current Property Owner/Developer Contact Name:			
NOTE: please attach purchase agreement when submitting this form.			
Company:			Title:
Address:			
Phone #:		Email:	
Applicant Name:			
Company:		Address:	
Phone #:		Email:	

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):	Existing gross floor area (not to be demolished):
	Existing gross floor area to be demolished:
Gross site acreage:	New gross floor area:
Maximum # of parking spaces:	Total sf gross (to remain and new):
# of parking spaces proposed:	Proposed # of buildings:
Overlay District (if applicable):	Proposed # of stories for each: Four: 4 story, One: 1 story
Existing use (UDO 6.1.4):	
Proposed use (UDO 6.1.4):	

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

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

SIGNATURE BLOCK	
<p>The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described in this application will be maintained in all respects in accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance.</p> <p>I, _____ will serve as the agent regarding this application, and will receive and respond to administrative comments, resubmit plans and applicable documentation, and will represent the property owner(s) in any public meeting regarding this application.</p> <p>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.</p>	
Signature: 	Date:
Printed Name:	

Plotted By: Tully, Cody Sheet Set: ALLORA PINES - ADMINISTRATIVE SITE REVIEW Layout: CO.0 COVER SHEET October 14, 2022 03:35:10pm K:\VAL_LDEV\014327000_Tryon Road Multifamily\Planning Phase\010_CAD Files\02_Plan Sheets\ADMINISTRATIVE SITE REVIEW\A1.4 CLUBHOUSE EXTERIOR ELEVATIONS.dwg

SUB-0021-2022

Z-53-21

SCOPE-0133-2021

ADMINISTRATIVE SITE REVIEW

ASR-0041-2022

ALLORA PINES

2300 & 2310 TRYON ROAD
RALEIGH, NORTH CAROLINA 27612

ASR SUBMITTAL SCHEDULE:

- 8/17/2022: RESPONSE TO CITY COMMENTS
- 10/14/2022: RESPONSE TO CITY COMMENTS #2

GENERAL NOTES:

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND/OR NCDOT STANDARDS.
- THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH A MINIMUM AMOUNT OF INCONVENIENCE TO TRAFFIC.
- PRIOR TO COMMENCEMENT OF CONSTRUCTION, ALL SIGNAGE AND REQUIRED TRAFFIC CONTROL SHALL BE IN PLACE.
- THE CONTRACTOR SHALL REPAIR ALL DAMAGED INFRASTRUCTURE IN THE RIGHT-OF-WAY AND RESTORE IT TO PREVIOUS OR BETTER CONDITION.
- THE CONTRACTOR SHALL REPAIR ANY DAMAGES TO ADJACENT PROPERTIES AND RESTORE IT TO PREVIOUS OR BETTER CONDITION.
- IF UNFORESEEN CONDITIONS DEVELOP DURING PUBLIC STREET AND RIGHT OF WAY CONSTRUCTION, REFER TO "CITY OF RALEIGH STREET DESIGN MANUAL" AND CONTACT THE DEVELOPMENT SERVICES ENGINEERING INSPECTORS AT (919) 996-2409.
- IF CONSTRUCTION PLANS FOR PUBLIC AND PRIVATE STREETS OR UTILITIES SHOWN ON THIS PLAN ARE REQUIRED, THEY MUST BE APPROVED BY THE PUBLIC WORKS DEPARTMENT AND PUBLIC UTILITIES DEPARTMENT PRIOR TO ISSUANCE OF PERMITS OR RECORDING OF ANY PLAT FOR THIS DEVELOPMENT.
- FIELD ADJUSTMENTS TO THIS PLAN MAY BE REQUIRED BY CITY OF RALEIGH INSPECTOR AS NEEDED DURING CONSTRUCTION.
- EXISTING INFORMATION TAKEN FROM AN BOUNDARY & TOPOGRAPHIC SURVEY PROVIDED BY SURVEY AND MAPPING LLC (SAM) 3641 SUMNER BLVD RALEIGH, NC 27616. PHONE: 919-878-7466 AND DATED JULY 20, 2021.
- WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, FOLIAGE, FENCE, WALL, OR SIGNAGE.
- UNLESS NOTED, ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF 28' MINIMUM.
- UNLESS OTHERWISE NOTED, ALL DIMENSIONS SHOWN ARE TO FACE OF CURB.
- TRASH AND CARDBOARD DUMPSTERS) ENCLOSURE SHALL BE COMPATIBLE WITH MATERIAL AND/OR COLOR OF THE PRINCIPAL BUILDING.
- CONTRACTOR TO FIELD LOCATE AND VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO ENGINEER PRIOR TO ANY CONSTRUCTION ACTIVITIES. CONTACT NO ONE AT 811 FOR FIELD LOCATION OF UNDERGROUND UTILITIES.
- HANDICAP PARKING SPACE(S) AND HANDICAP ACCESS AISLE(S) SHALL BE NO GREATER THAN TWO PERCENT (2%) PITCH IN ANY DIRECTION(S) AS PER ADA STANDARDS.
- PROVIDE SIGNAGE AND STRIPES OF HANDICAP SPACES AS PER ADA STANDARDS.
- ALL RETAINING WALLS GREATER THAN 30" IN HEIGHT TO INCLUDE FALL PROTECTION RAILING OR FENCING.
- THE MINIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 20 FEET FROM THE POINT OF TANGENCY OF THE CURB; NO DRIVEWAYS SHALL ENCRUSH ON THIS MINIMUM CORNER CLEARANCE.
- WHEELCHAIR ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH CITY OF RALEIGH PUBLIC WORKS DEPARTMENT STANDARDS, PROWAG STANDARDS, AND ADAAG SPECIFICATIONS.
- ALL RAMPS AND HANDRAILS SHALL BE CONFORM TO ANSI, NCSC, AND ICC STANDARDS AND SPECIFICATIONS.
- ALL ABOVE GROUND UTILITY DEVICES (TO INCLUDE BUT NOT LIMITED TO TELEPHONE AND CABLE PEDESTALS, ELECTRICAL TRANSFORMERS, BACKFLOW DEVICE HOTBOX, ETC.) SHALL BE SCREENED FROM OFF-SITE VIEW BY EVERGREEN SHRUBS, FENCE, OR WALL.
- NO UTILITY CONNECTIONS OR DEVELOPMENT SHALL BE CONDUCTED WITHOUT APPROVAL OF THE SUBDIVISION SPR OR THE SITE SPR, RESPECTIVELY.

RIGHT-OF-WAY OBSTRUCTION NOTES:

- PRIOR TO ANY WORK THAT IMPACTS THE RIGHT-OF-WAY, CLOSING OR DETOURING OF ANY STREET, LANE, OR SIDEWALK, THE CONTRACTOR MUST APPLY FOR A PERMIT WITH RIGHT-OF-WAY SERVICES. PLEASE DIRECT ANY QUESTIONS TO RIGHTOFWAYSERVICES@RALEIGHNC.GOV
- A STREET, LANE, SIDEWALK, CLOSURE PERMIT IS REQUIRED FOR ANY CLOSURE ON CITY STREETS AND ALL NCDOT STREETS WITHIN RALEIGH'S JURISDICTION.
- A PERMIT REQUEST WITH A TCPE PLAN SHALL BE SUBMITTED TO RIGHT-OF-WAY SERVICES THROUGH THE CITY OF RALEIGH PERMIT AND DEVELOPMENT PORTAL.
- 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.
- ALL TCPE PLANS SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS AND STANDARDS, INCLUDING BUT NOT LIMITED TO:
 - MANUAL ON UNIFORM TRAFFIC CONTROL (MUTCD)
 - PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG)
 - AMERICAN DISABILITY ACT (ADA) REQUIREMENTS
 - RALEIGH STREET DESIGN MANUAL (RSDM)
- 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.

FIRE DEPARTMENT NOTES:

- THE APPARATUS ROAD SURFACE IS REQUIRED TO BE WITHIN 200 FEET (NFA 13R) OR 250 FEET (NFA13) TO ALL PORTIONS OF THE EXTERIOR WALL OF THE FIRST FLOOR OF THE BUILDING (NFC-503.1.1).
- FIRE HYDRANT SHALL BE LOCATED WITHIN 400' AS MEASURED ALONG THE PATH OF APPARATUS ACCESS ROAD (NFC-507.5.1).
- ALL NEW FIRE HYDRANTS SHALL BE EQUIPPED WITH NST THREADS AND WITH A 5 INCH STORZ CONNECTION.
- FIRE FLOW ANALYSIS MUST BE PROVIDED AT TIME OF BUILDING PERMITS PER THE 2012 NFC, SECTION 507.3.

ZONING CONDITIONS (Z-53-21):

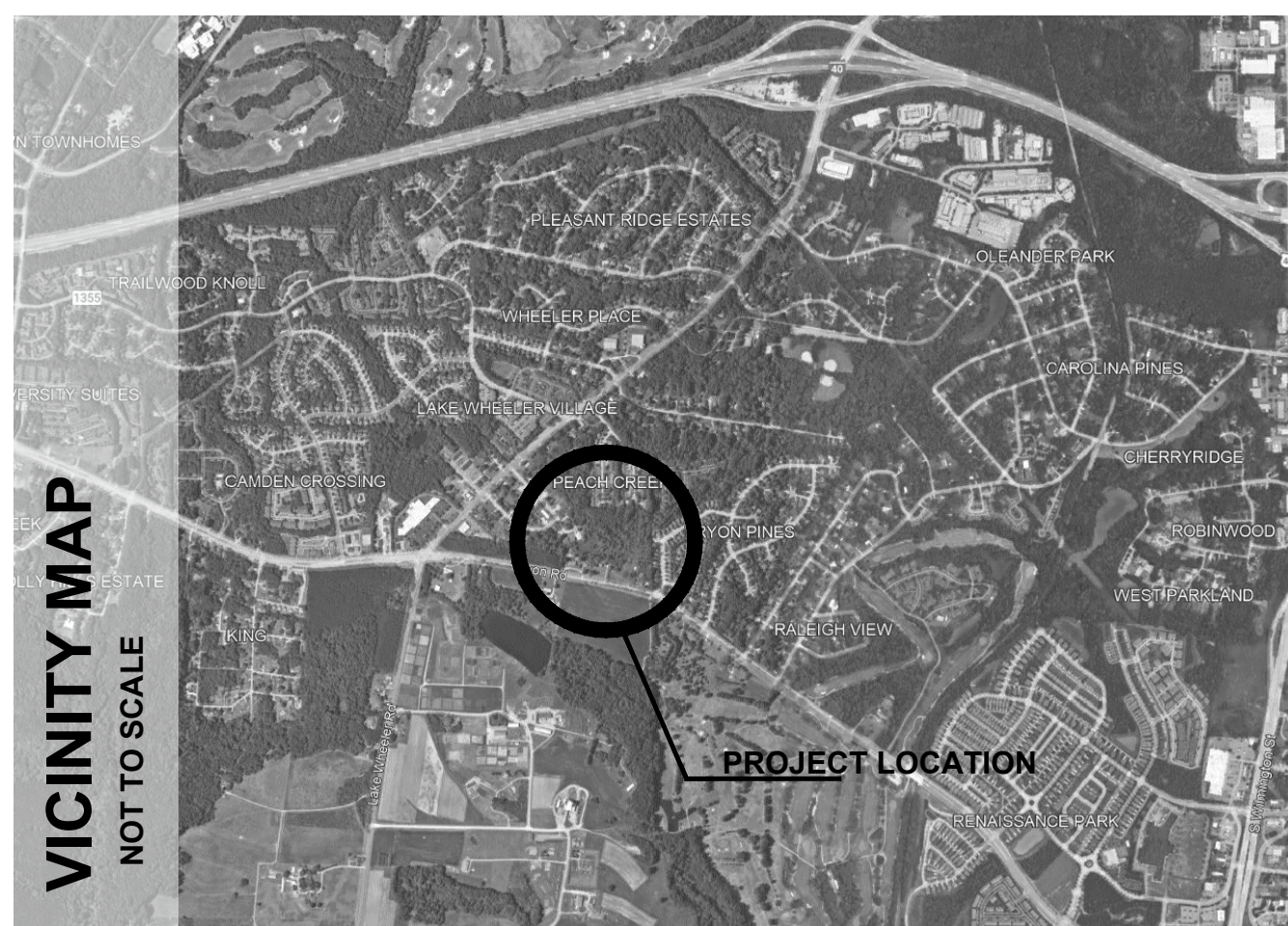
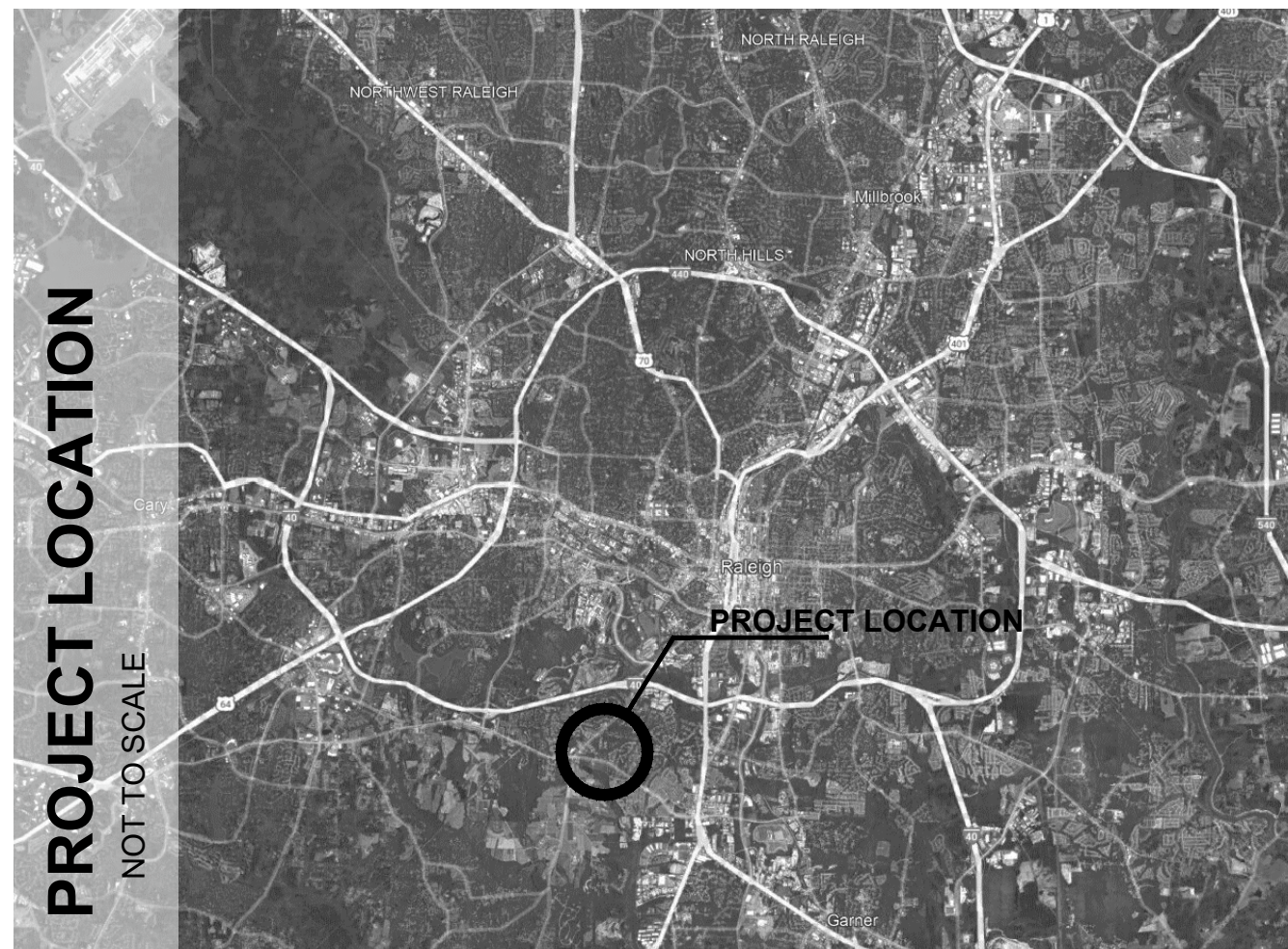
- CONDITION: RESIDENTIAL DENSITY SHALL NOT EXCEED 25 UNITS PER ACRE.
- MEANS OF COMPLIANCE: THE PROPOSED DEVELOPMENT PROPOSES 224 UNITS ON A 10.49 ACRE SITE. THIS UNIT QUANTITY PROPOSES A DENSITY OF 21 DWELLING UNITS PER ACRE. THIS DENSITY IS 4 UNITS PER ACRE LESS THAN THE MAX ALLOWABLE DENSITY.
- CONDITION: PRINCIPLE USES SHALL BE LIMITED TO SINGLE-UNIT LIVING, TWO-UNIT LIVING, AND MULTI-UNIT LIVING. ALL OTHER USES SHALL BE PROHIBITED.
- MEANS OF COMPLIANCE: THE PROPOSED USE IS FOR MULTI-FAMILY DEVELOPMENT AND ACCESSORY USES. NO OTHER USES ARE PROPOSED BY THIS SITE PLAN. THEREFORE, THE PROPOSED USES ARE PERMITTED ACCORDING TO THE USE RESTRICTIONS DESCRIBED WITHIN THE ZONING CONDITIONS.

BLOCK PERIMETER:

- PER SUB-0021-2022 THIS PLAN HAS PROVIDED PUBLIC STREET 'A' CONNECTING BOTH THE BETRY AND TISCHER STREET STUBS TO COMPLY WITH BLOCK PERIMETER REQUIREMENTS. ADDITIONALLY, IMPLEMENTATION OF AN ADDITIONAL PUBLIC STREET WOULD CONSUME MORE THAN 15% OF THE SITE'S DEVELOPABLE AREA (SECTION 8.3.2.1.A.B.IV) SEE BLOCK PERIMETER EXHIBIT.

LIGHTING PLAN

- LIGHTING/PHOTOMETRIC PLAN TO BE PROVIDED WITH SPR SUBMITTAL AND HAS BEEN COORDINATED WITH DUKE ENERGY.



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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: Case #: ASR-0041-2022 Planner (print): KASEY EVANS

Please review UDO Section 10.2.8, as amended by text change case [TC-14-19](#) and [TC-11-21](#) to determine the site plan tier. If assistance determining a Site Plan Tier is needed a Site Plan Tier Verification request can be submitted online via the [Permit and Development Portal](#). (Note: There is a fee for this verification service.)

Site Plan Tier: Tier Two Site Plan <input type="checkbox"/> Tier Three Site Plan <input checked="" type="checkbox"/>	
Building Type	Site Transaction History
<input type="checkbox"/> Detached	<input type="checkbox"/> General Subdivision case #: SUB-0021-2022
<input type="checkbox"/> Attached	<input type="checkbox"/> Mixed use Scoping/sketch plan case #: SCOPE-0133-2021
<input checked="" type="checkbox"/> Apartment	<input type="checkbox"/> Open lot Certificate of Appropriateness #: _____
<input type="checkbox"/> Townhouse	<input type="checkbox"/> Civic Board of Adjustment #: _____
	Zoning Case #: Z-53-21
	Administrative Alternate #: _____

GENERAL INFORMATION

Development name: Allora Pines
Inside City limits? Yes No

Property address(es): 2300 & 2310 Tryon Road
Site P.I.N.(s): 0792659674 & 0792657338

Please describe the scope of work. Include any additions, expansions, and change of use.
This project proposes the development of 224 multi-family apartments along Tryon Road in Raleigh, NC. This project proposes a public street (as identified in SUB-0021-2022) and 5 buildings with associated parking and infrastructure.

Current Property Owner/Developer Contact Name: Mark Matthews
NOTE: please attach purchase agreement when submitting this form.
 Company: CRP/Maple Pines, L.L.C. Title: Development Associate
 Address: 4509 Creedmore Road, Suite 308, Raleigh NC, 27612
 Phone #: 404-798-7927 Email: mmatthews@tcr.com
 Applicant Name: Matt Gross, PLA
 Company: Kimley-Horn and Associates, Inc. Address: 421 Fayetteville Street, Suite 600, Raleigh NC, 27601
 Phone #: 919-678-4170 Email: Matt.Gross@Kimley-Horn.com

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REVISION 06.02.22
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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-4-CU	Existing gross floor area (not to be demolished): 0 SF
Gross site acreage: 10.63 AC	Existing gross floor area to be demolished: 1,440 SF
Maximum # of parking spaces: 389	New gross floor area: 255,635 SF
# of parking spaces proposed: 243 (+50 Public Street A)	Total sf gross (to remain and new): 255,635 SF
Overlay District (if applicable): SRPOD	Proposed # of buildings: 5
Existing use (UDO 6.1.4): Vacant and Single Family Residential	Proposed # of stories for each: Four: 4 story, One: 1 story
Proposed use (UDO 6.1.4): Multi-Family Residential	

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 0.05 Square Feet: 2605	Proposed Impervious Surface: Acres: 4.94 Square Feet: 215,187
Is this a flood hazard area? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If yes, please provide: Alluvial soils: _____ Flood study: _____ FEMA Map Panel #: _____	
Neuse River Buffer Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Wetlands Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

RESIDENTIAL DEVELOPMENTS	
Total # of dwelling units: 224	Total # of hotel units: 0
# of bedroom units: 1br 151 2br 73 3br 0 4br or more 0	
# of lots: 3	Is your project a cottage court? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

SIGNATURE BLOCK

The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described in this application will be maintained in all respects in accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance.

I, Kimley-Horn and Associates, Inc. will serve as the agent regarding this application, and will receive and respond to administrative comments, resubmit plans and applicable documentation, and will represent the property owner(s) 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: [Signature] Date: 10.14.2022
Printed Name: Matthew R Gross

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Sheet List Table

Sheet Number	Sheet Title
C0.0	ASR COVER SHEET
C1.0	EXISTING CONDITIONS
C1.1	DEMOLITION PLAN
C2.0	PRELIMINARY SITE PLAN
C2.1	FIRE ACCESS AND HOSE LAY PLAN
C3.0	PRELIMINARY GRADING AND DRAINAGE PLAN
C4.0	PRELIMINARY UTILITY PLAN
C5.0	AMENITY PLAN
TC1.0	TREE CONSERVATION
TPP1.0	PLANTING PLAN AREA 'A'
TPP2.0	PLANTING PLAN AREA 'B'
TPP3.0	LANDSCAPE NOTES AND DETAILS
TPP4.0	LIGHTING PLAN
A1.1	BUILDING TYPE I EXTERIOR ELEVATIONS
A1.2	BUILDING TYPE II EXTERIOR ELEVATIONS
A1.3A	BUILDING TYPE III EXTERIOR ELEVATIONS
A1.3B	BUILDING TYPE III EXTERIOR ELEVATIONS
A1.4	CLUBHOUSE EXTERIOR ELEVATIONS
A1.5	ZONE C SECTIONS

PROJECT OWNER AND CONSULTANTS

SITE DEVELOPER: CRP/MAPLE PINES, L.L.C. 4509 CREEDMORE RD., SUITE 308 RALEIGH, NORTH CAROLINA 27612 PHONE: (404) 798-7927 ATTN.: MARK MATTHEWS mmatthews@tcr.com	LEAD CONSULTANT: KIMLEY-HORN AND ASSOCIATES, INC. 421 FAYETTEVILLE ST., SUITE 600 RALEIGH, NORTH CAROLINA 27601 PHONE: (919) 678-4170 ATTN.: MATT GROSS, RLA, ASLA Matt.Gross@kimley-horn.com	SURVEYOR: SAM 2641-116 SUMNER BLVD. RALEIGH, NORTH CAROLINA 27616 PHONE: (919) 878-7466 ATTN.: THOMAS A. TAYLOR TTaylor@SAM.biz	ENVIRONMENTAL: SOIL & ENVIRONMENTAL CONSULTANTS, PA 8412 FALLS OF NEUSE RD., SUITE 104 RALEIGH, NORTH CAROLINA 27615 PHONE: (919) 256-4517 ATTN.: BOB ZARZECKI BZarzecki@Sandec.com
CIVIL ENGINEER: KIMLEY-HORN AND ASSOCIATES, INC. 421 FAYETTEVILLE ST., SUITE 600 RALEIGH, NORTH CAROLINA 27601 PHONE: (919) 678-4190 ATTN.: CORY HOWELL, P.E. Cory.Howell@kimley-horn.com	ARCHITECT: HENSLEY LAMKIN RACHEL, INC. 14881 QUORUM DR., SUITE 550 DALLAS, TEXAS 75254 PHONE: (469) 317-2189 ATTN.: MARIA G. RODRIGUEZ Maria@HLRinc.net	LANDSCAPE ARCHITECT: B+C STUDIO INC. 1320 ELLSWORTH INDUSTRIAL DR., SUITE A-1400 ATLANTA, GEORGIA 30318 PHONE: (678) 990-7691 EXT. 103 ATTN.: TRAE ADAMS, PLA TAdams@bcstudio.com	

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.



Know what's below.
Call before you dig.

PREPARED IN THE OFFICE OF:



© 2022 Kimley-Horn and Associates, Inc.
421 FAYETTEVILLE STREET - SUITE 600 - RALEIGH, NORTH CAROLINA 27601
PHONE: (919) 677-2000

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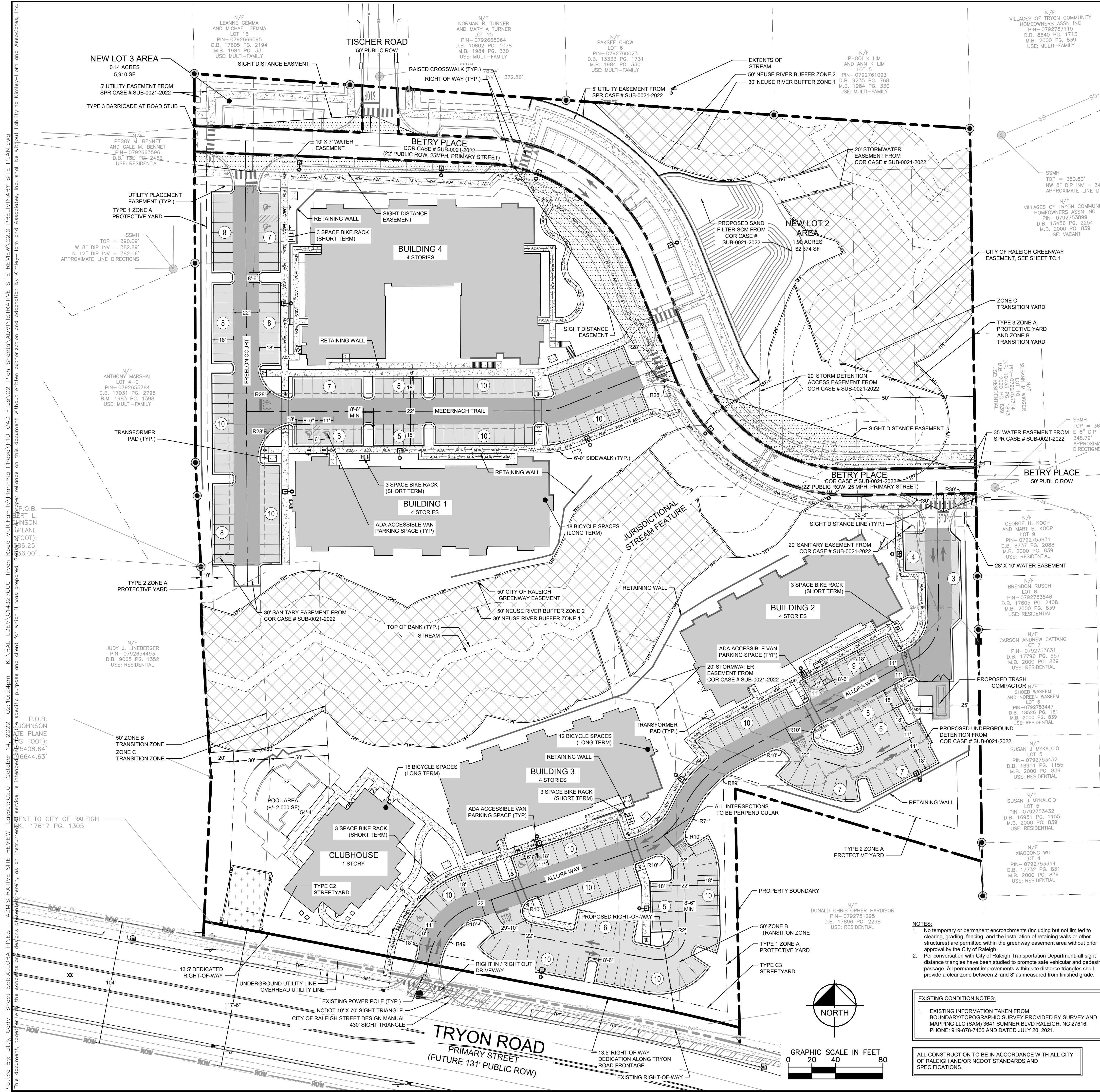
PRELIMINARY
NOT RELEASED FOR CONSTRUCTION

DRAWING:
COVER SHEET

SHEET NUMBER:
C0.0

DATE:
MAY 13, 2022

JOB NUMBER:
014327000



SITE LEGEND

	PROPERTY LINE		ACCESSIBLE PARKING MARKING (V INDICATES VAN ACCESSIBLE)
	EASEMENT LINE		DIRECTIONAL PAVEMENT ARROWS
	ROW DEDICATION LINE		DEPRESSED CURB RAMP
	ADA ROUTE		STANDARD ASPHALT
	STANDARD CURB AND GUTTER		HEAVY DUTY ASPHALT
	PARKING SPACE COUNT		RALEIGH GREENWAY EASEMENT/TCA
	SIGN (SEE PLAN)		SIGHT TRIANGLE EASEMENT
	RETAINING WALL		
	STEM WALL		

SITE DATA TABLE

SITE ADDRESS	2300 & 2310 TRYON ROAD
SITE PINS	PIN# 0792659674, PIN# 0792657338
FEMA DIGITAL FLOOD INSURANCE MAP:	DFIRM PANEL 3720079200J (EFFECTIVE MAY 2, 2006)
EXISTING ZONING	RX-4-CU (CASE # Z-53-21)
EXISTING ZONING OVERLAY	SPECIAL RESIDENTIAL PARKING OVERLAY DISTRICT (SRPOD)
EXISTING USE	UNDEVELOPED & SINGLE FAMILY
PROPOSED USE	MULTI-FAMILY RESIDENTIAL
FRONTAGE TYPE	N/A
GROSS SITE AREA:	10.63 AC (463,043 SF)
NET SITE AREA (LESS 13.5' TRYON RD ROW DEDICATION)	10.49 AC (456,812 SF)
SETBACKS	BUILDING: PRIMARY AND SIDE STREET - 5' SIDE/REAR LOT LINE - 0 OR 6' PARKING: PRIMARY AND SIDE STREET - 10' SIDE/REAR LOT LINE - 0'
RESIDENTIAL DENSITY	25 UNITS PER ACRE (MAXIMUM PER Z-53-21) NUMBER OF UNITS / GROSS SITE ACREAGE: 224 UNITS / 10.63 ACRES = 21.07 UNITS / ACRE TOTAL NUMBER OF 1 BEDROOM UNITS: 151 NUMBER OF 2 BEDROOM UNITS: 73 TOTAL NUMBER OF UNITS: 224
BUILDING TYPOLOGY	BUILDING TYPES ARE BASED UPON ARCHITECTURAL ELEVATIONS AND FLOORPLANS BUILDING TYPE I: BUILDING 1 BUILDING TYPE II: BUILDINGS 2 & 3 BUILDING TYPE III: BUILDING 4
PROPOSED BUILDING HEIGHT (REQUIREMENTS MEASURED PER TC-4-20)	MAXIMUM HEIGHT: 4 STORIES / 62 FEET (4 STORY ALLOWED; 68' MAX HEIGHT) BUILDING 1: 4 STORY, 61.3' TALL BUILDING 2: 4 STORY, 60.9' TALL BUILDING 3: 4 STORY, 60' TALL BUILDING 4: 4 STORY, 60' TALL CLUBHOUSE: 1 STORY, 33.7' TALL
BUILDING SQUARE FOOTAGE(S)	BUILDING 1: 60,956 SF BUILDING 2: 49,840 SF BUILDING 3: 49,840 SF BUILDING 4: 83,372 SF CLUBHOUSE: 6,719 SF
MAXIMUM ALLOWED VEHICLE PARKING	(151) 1 BEDROOM UNITS X 1.5 SPACES PER UNIT = 227 SPACES (73) 2 BEDROOM UNITS X 2.25 SPACES PER UNIT = 164 SPACES
PARKING PROVIDED	MAXIMUM ALLOWED VEHICLE PARKING = 391 SPACES TOTAL PARKING PROVIDED: 243 SPACES + 50 SPACES ON PUBLIC STREET
SHORT-TERM BICYCLE PARKING REQUIRED (MINIMUM)	224 UNITS X 1 SHORT-TERM SPACE PER 20 UNITS 12 SPACES (4 RACKS TOTAL)
SHORT-TERM BICYCLE PARKING PROVIDED	15 SPACES (5 RACKS TOTAL)
LONG-TERM BICYCLE PARKING REQUIRED (MINIMUM)	297 BEDROOMS X 1 LONG-TERM SPACE PER 7 BEDROOMS 42 SPACES
LONG-TERM BICYCLE PARKING PROVIDED	42 SPACES
TCA AREA REQUIRED:	10% OF NET SITE AREA; 10% X 10.49 AC (456,812 SF) = 1.04 AC (45,681 SF)
TCA PROVIDED:	12.5% (1.32 ACRES / 57,777 SF) SEE TREE CONSERVATION SHEET TC1.0
OUTDOOR AMENITY AREA REQUIRED:	10% OF NET SITE AREA; 10% X 10.49 AC (456,812 SF) = 1.04 AC (45,681 SF)
OUTDOOR AMENITY AREA PROVIDED:	1.29 AC (56,524 SF) SEE AMENITY PLAN SHEET C5.0

NOTES:

- No temporary or permanent encroachments (including but not limited to clearing, grading, fencing, and the installation of retaining walls or other structures) are permitted within the greenway easement area without prior approval by the City of Raleigh.
- Per conversation with City of Raleigh Transportation Department, all sight distance triangles have been studied to promote safe vehicular and pedestrian passage. All permanent improvements within site distance triangles shall provide a clear zone between 2' and 8' as measured from finished grade.

EXISTING CONDITION NOTES:

- EXISTING INFORMATION TAKEN FROM BOUNDARY TOPOGRAPHIC SURVEY PROVIDED BY SURVEY AND MAPPING LLC (SAM) 3641 SUMNER BLVD RALEIGH, NC 27616. PHONE: 919-878-7466 AND DATED JULY 20, 2021.

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.

Plotted By: DLV, COSY, SHEET: S01-ALLORA PINES - ADMINISTRATIVE SITE REVIEW - 02/10/2022 - 02:10:24pm - K:\RA\LEVA\014327000-Tryon Road Multi-Family Planning Phase\PI0-CAD_Files\02-Plan_Sheets\Administrative_Site_Review\C2.0 - PRELIMINARY SITE PLAN.dwg
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421 FAYETTEVILLE STREET, SUITE 600, RALEIGH, NC 27601
PHONE: 919-677-2000 FAX: 919-677-2050
WWW.KIMLEY-HORN.COM

PRELIMINARY
NOT RELEASED FOR CONSTRUCTION

KHA PROJECT	014327000
DATE	08/08/2022
SCALE	AS SHOWN
DESIGNED BY	
DRAWN BY	
CHECKED BY	

ALLORA PINES - ADMINISTRATIVE SITE REVIEW
 PREPARED FOR
 CRP/MAPLE PINES, L.L.C.

NORTH CAROLINA
 RALEIGH

SHEET NUMBER
C2.0

REVISIONS



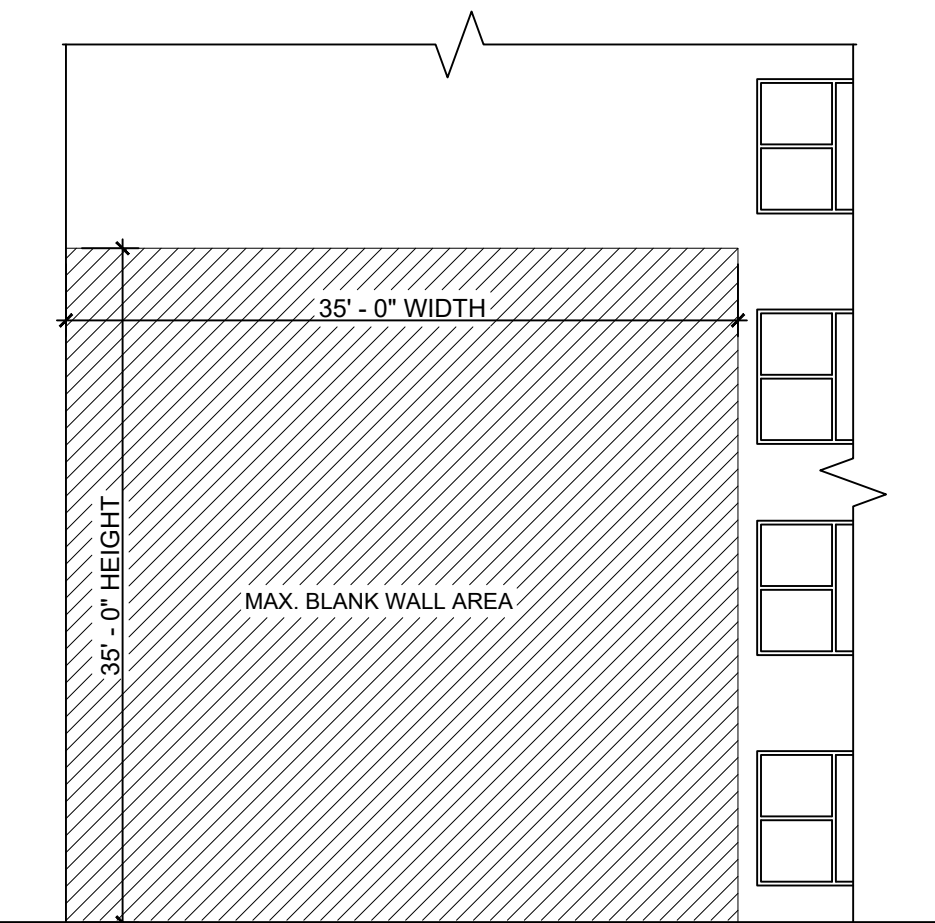
04 BUILDING #1 (TYPE I) - SIDE ELEVATION
 SCALE: 3/32" = 1'-0" EAST



03 BUILDING #1 (TYPE I) - SIDE ELEVATION
 SCALE: 3/32" = 1'-0" WEST

BLANK WALL AREA

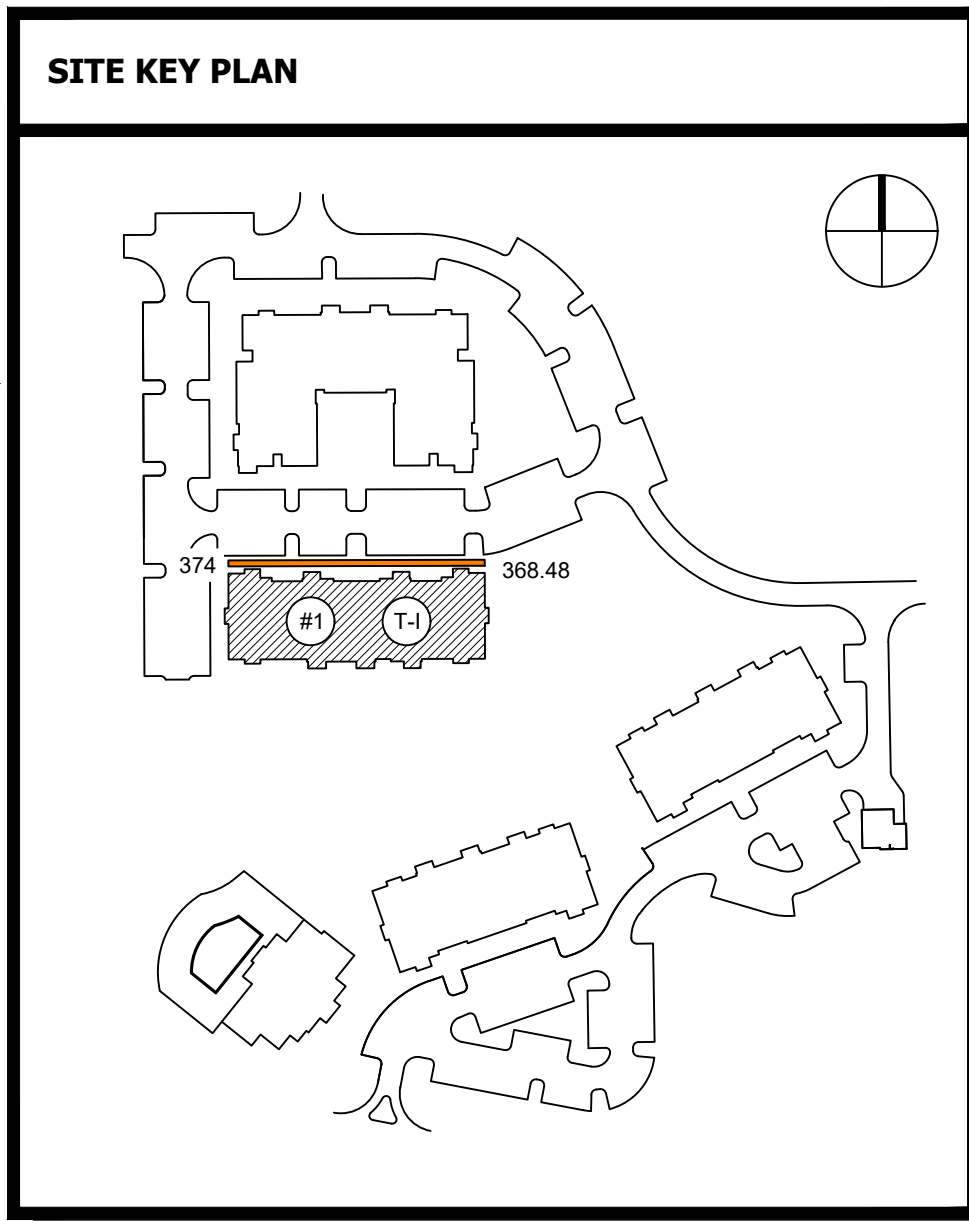
APPLICABLE CODE:
 UNIFIED DEVELOPMENT ORDINANCE:
 SEC. 1.5.10
 MAX. BLANK WALL SHALL NOT EXCEED 35 LINEAR FEET IN EITHER DIRECTION
MAX. BLANK WALL AREA: 35'H x 35'W
 BLDG 1 (TYPE I): COMPLIES
 BLDG 2 (TYPE II): COMPLIES
 BLDG 3 (TYPE II): COMPLIES
 BLDG 4 (TYPE III): COMPLIES
 CLUBHOUSE: COMPLIES
 *THERE ARE NO BLANK WALL AREAS THAT EXCEED 35' IN HEIGHT OR WIDTH



02 BUILDING #1 (TYPE I) - REAR ELEVATION
 SCALE: 3/32" = 1'-0" SOUTH

BUILDING AVERAGE GRADE

BLDG	BLDG. #1 (TYPE I)	HIGH	LOW	AVERAGE
		374' - 0"	368'-5 3/4"	371'-2 7/8"



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Project Title:
ALLORA PINES

CRP/MAPLE PINES, L.L.C.

City Submittal: 10.14.22
 DD Issue Set: -
 Pricing Issue Set: -
 Permit Issue Set: -
 Project ID: 21495
 Sheet No.



01 BUILDING #1 (TYPE I) - FRONT ELEVATION
 SCALE: 3/32" = 1'-0" SIDE FACING PRIMARY STREET - NORTH

TRANSPARENCY

APPLICABLE CODE:
 UNIFIED DEVELOPMENT ORDINANCE:
 SEC. 1.5.9

GROUND STORY	(ACTUAL 24%) > 20% MIN
UPPER STORY	(ACTUAL 22%) > 15% MIN

A1.1
 BUILDING TYPE I
 EXTERIOR ELEVATIONS

REVISIONS



05 BUILDING #2, #3 (TYPE II) - SIDE ELEVATION
 SCALE: 3/32" = 1'-0"
 EAST

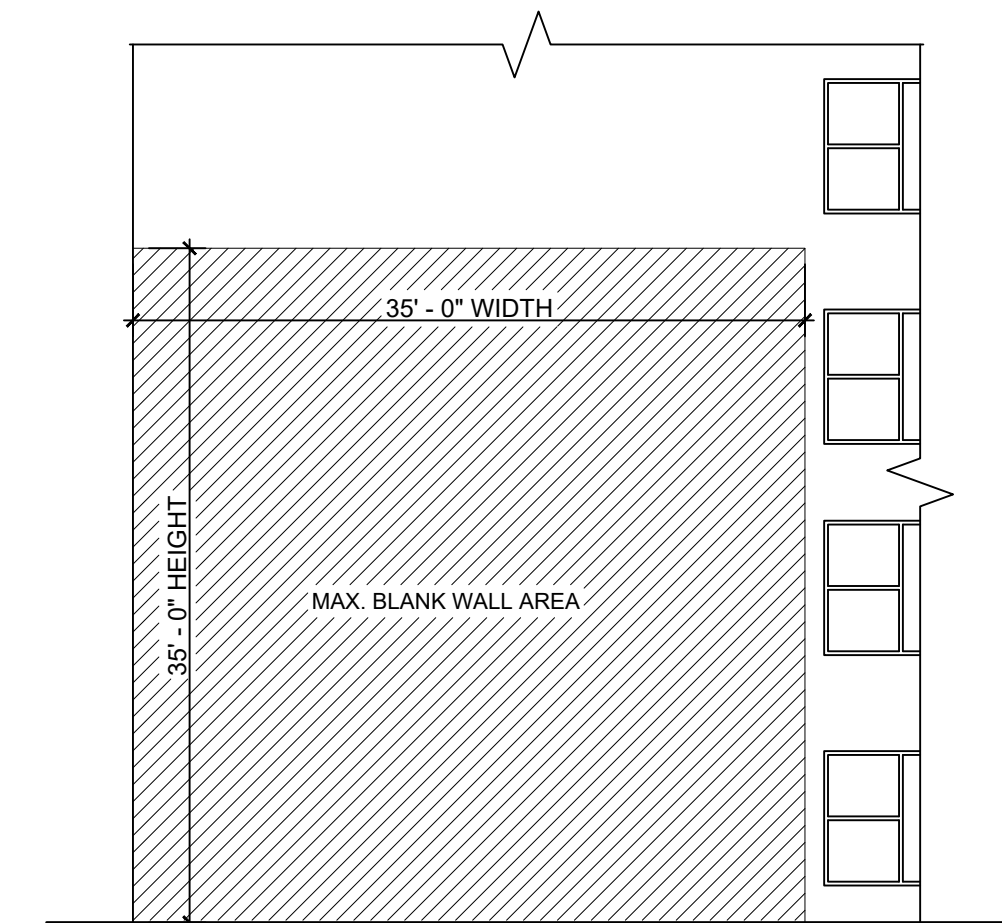
05 BUILDING #2, #3 (TYPE II) - SIDE ELEVATION
 SCALE: 3/32" = 1'-0"
 WEST

BLANK WALL AREA

APPLICABLE CODE:
 UNIFIED DEVELOPMENT ORDINANCE:
 SEC. 1.5.10
 MAX. BLANK WALL SHALL NOT EXCEED 35 LINEAR FEET IN EITHER DIRECTION
MAX. BLANK WALL AREA: 35'H x 35'W

BLDG 1 (TYPE I):	COMPLIES
BLDG 2 (TYPE II):	COMPLIES
BLDG 3 (TYPE II):	COMPLIES
BLDG 4 (TYPE III):	COMPLIES
CLUBHOUSE:	COMPLIES

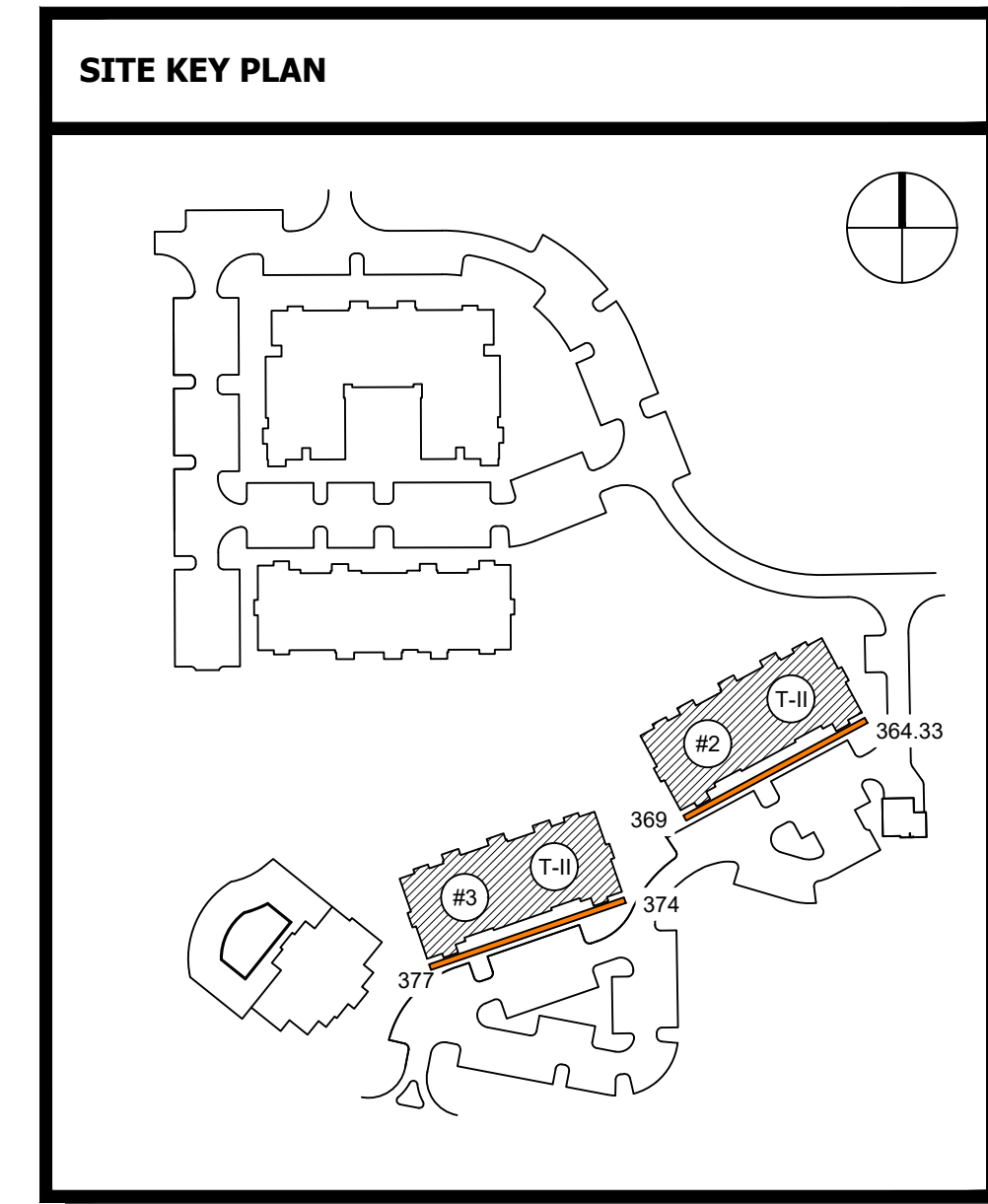
*THERE ARE NO BLANK WALL AREAS THAT EXCEED 35' IN HEIGHT OR WIDTH



02 BUILDING #2, #3 (TYPE II) - REAR ELEVATION
 SCALE: 3/32" = 1'-0"
 NORTH

BUILDING AVERAGE GRADE

BLDG	BLDG. #2 (TYPE II)	BLDG. #3 (TYPE II)	HIGH	LOW	AVERAGE
			369' - 0"	364' - 4"	366' - 8"
			377' - 0"	374' - 0"	375' - 6"



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Project Title:
ALLORA PINES

CRP/MAPLE
 PINES, L.L.C.

City Submittal: 10.14.22
 DD Issue Set: -
 Pricing Issue Set: -
 Permit Issue Set: -
 Project ID: 21495

Sheet No.
A1.2
 BUILDING TYPE II
 EXTERIOR ELEVATIONS



01 BUILDING #2, #3 (TYPE II) - FRONT ELEVATION
 SCALE: 3/32" = 1'-0"
 SIDE FACING PRIMARY STREET - SOUTH

TRANSPARENCY

APPLICABLE CODE:
 UNIFIED DEVELOPMENT ORDINANCE:
 SEC. 1.5.9

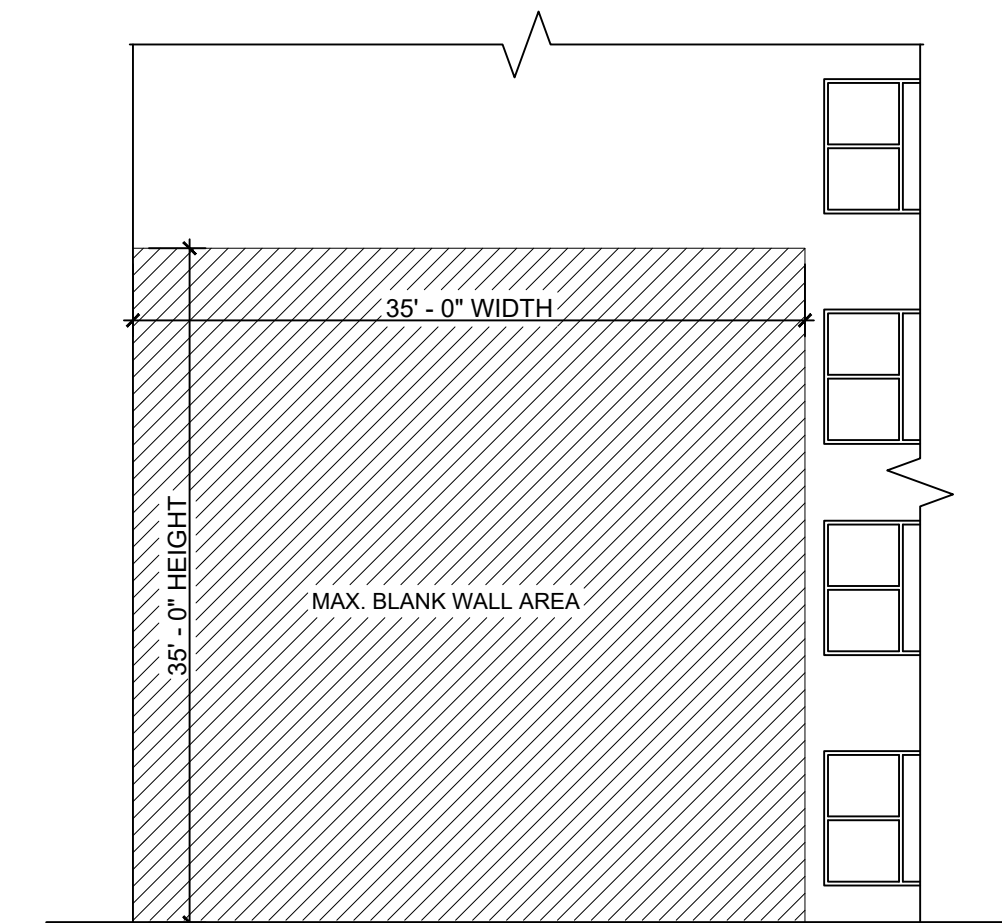
GROUND STORY	(ACTUAL 25%) > 20% MIN
UPPER STORY	(ACTUAL 28%) > 15% MIN

REVISIONS

BLANK WALL AREA

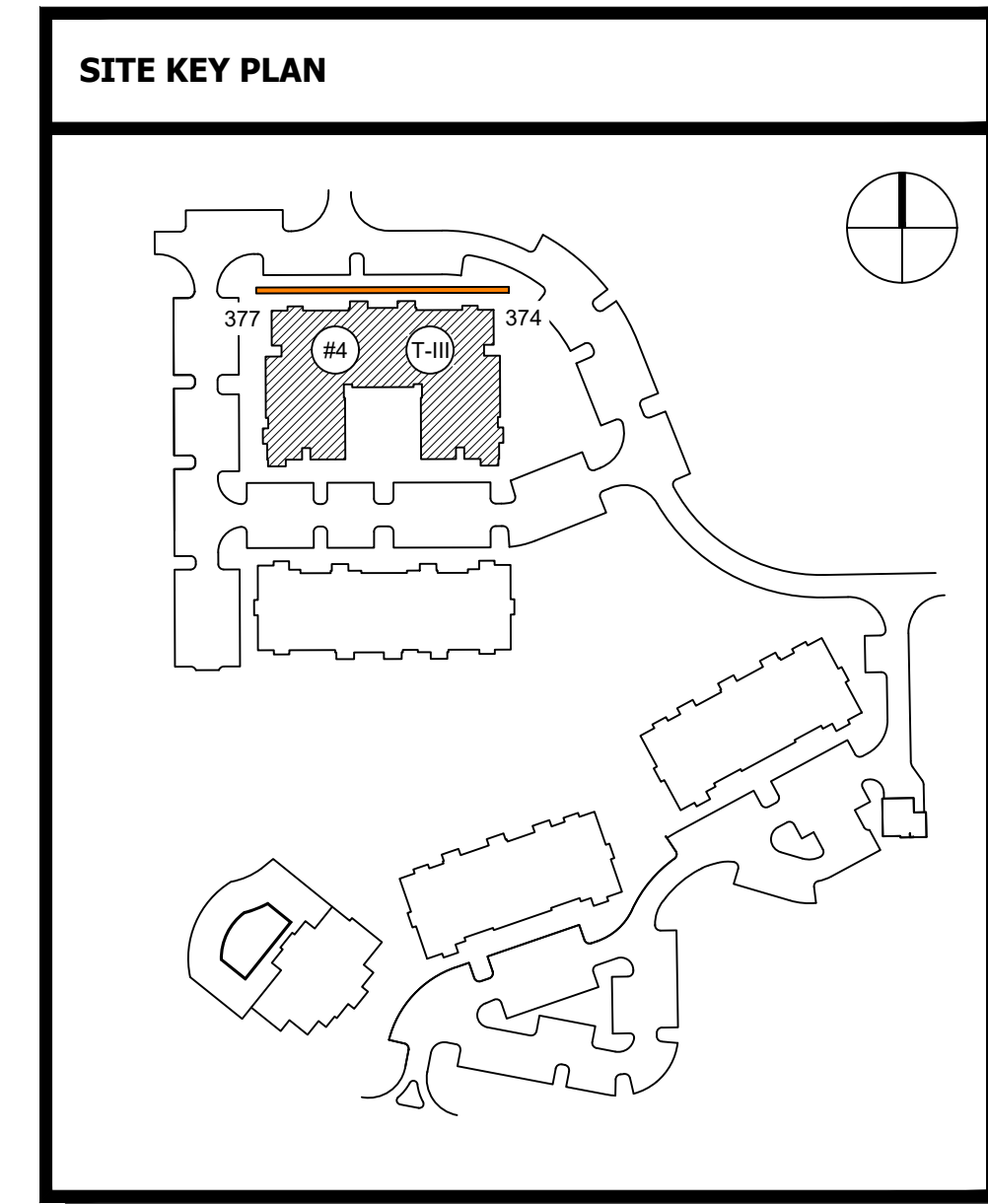
APPLICABLE CODE:
 UNIFIED DEVELOPMENT ORDINANCE:
 SEC. 1.5.10
 MAX. BLANK WALL SHALL NOT EXCEED 35 LINEAR FEET IN EITHER DIRECTION
MAX. BLANK WALL AREA: 35'H x 35'W

BLDG 1 (TYPE I): COMPLIES
 BLDG 2 (TYPE II): COMPLIES
 BLDG 3 (TYPE II): COMPLIES
 BLDG 4 (TYPE III): COMPLIES
 CLUBHOUSE: COMPLIES
 *THERE ARE NO BLANK WALL AREAS THAT EXCEED 35' IN HEIGHT OR WIDTH



BUILDING AVERAGE GRADE

BLDG	BLDG. #4 (TYPE III)	HIGH	LOW	AVERAGE
		377' - 0"	374' - 0"	375' - 6"



TRANSPARENCY

APPLICABLE CODE:
 UNIFIED DEVELOPMENT ORDINANCE:
 SEC. 1.5.9

GROUND STORY (ACTUAL 23%) > 20% MIN
 UPPER STORY (ACTUAL 25%) > 15% MIN

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Project Title:
ALLORA PINES

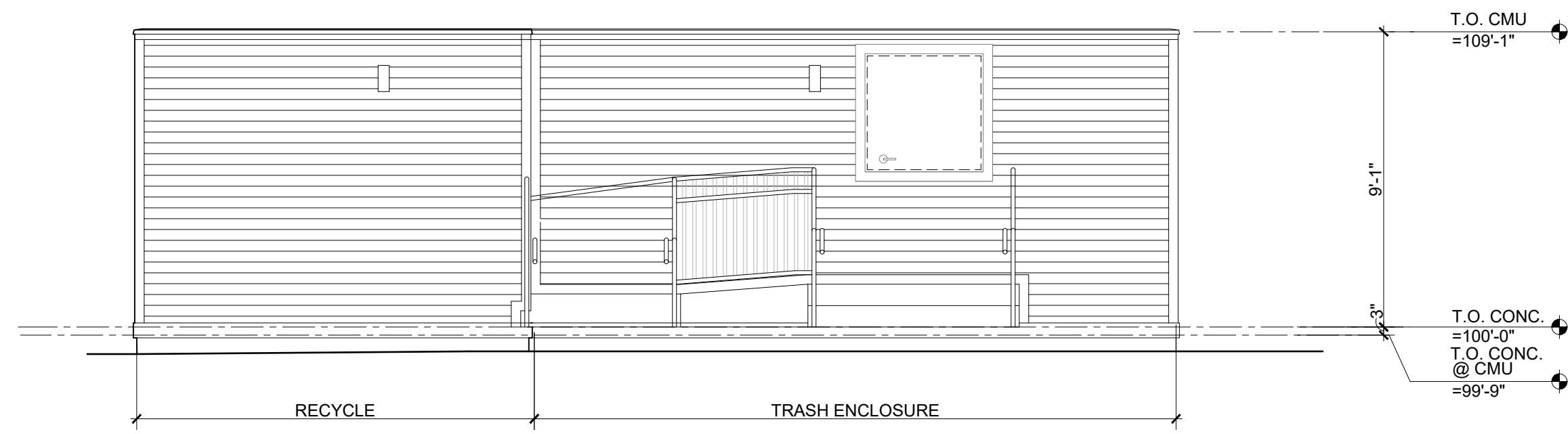
CRP/MAPLE PINES, L.L.C.

City Submittal: 10.14.22
 DD Issue Set: -
 Pricing Issue Set: -
 Permit Issue Set: -
 Project ID: 21495

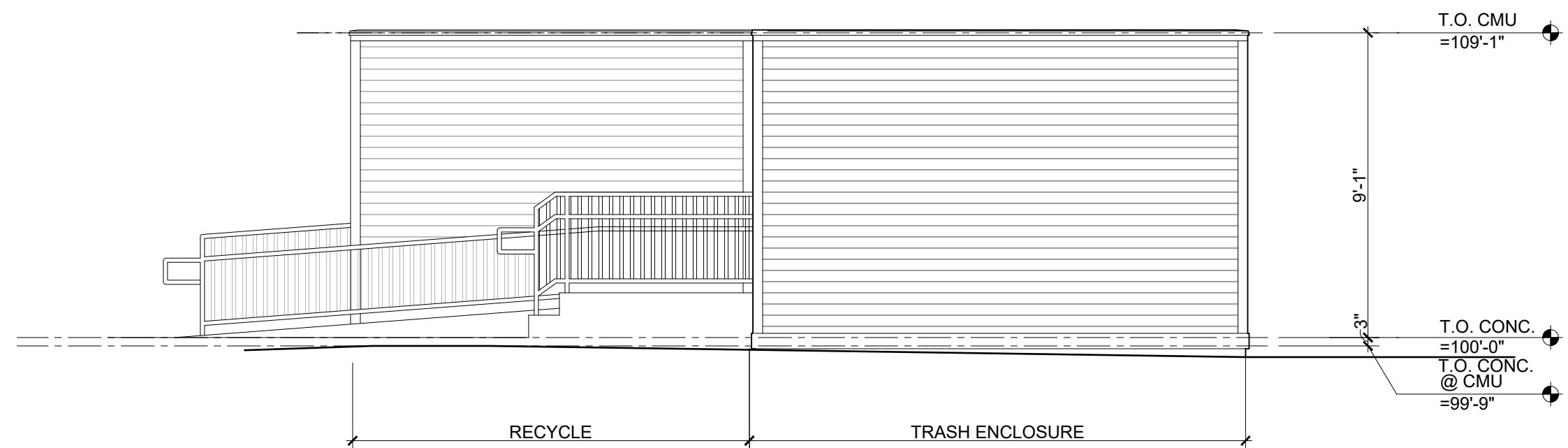
Sheet No.
A1.3A
 BUILDING TYPE III
 EXTERIOR ELEVATIONS



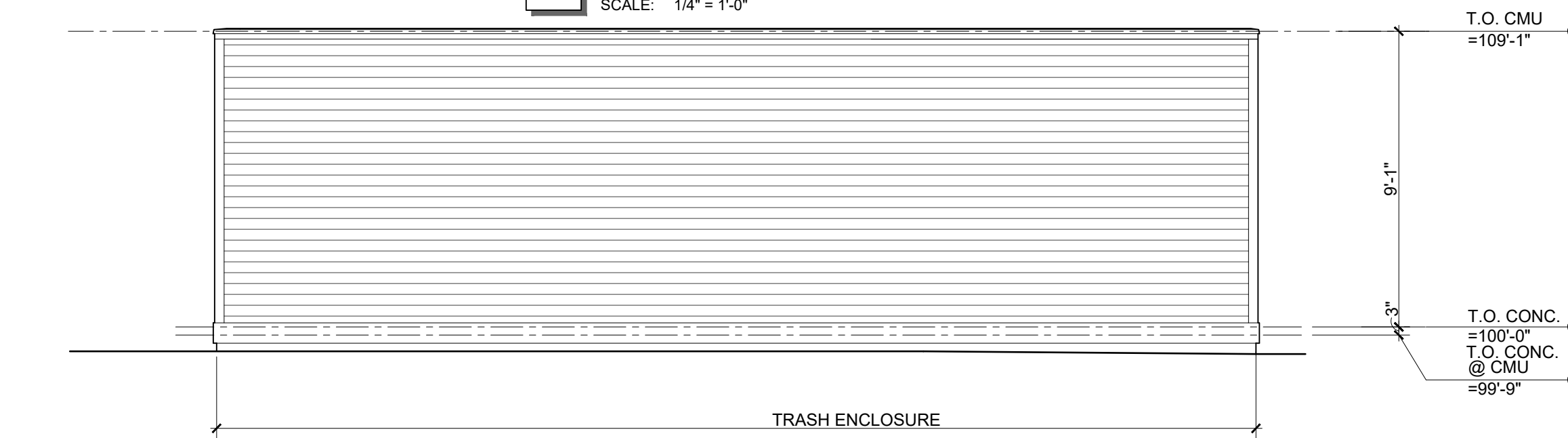
REVISIONS



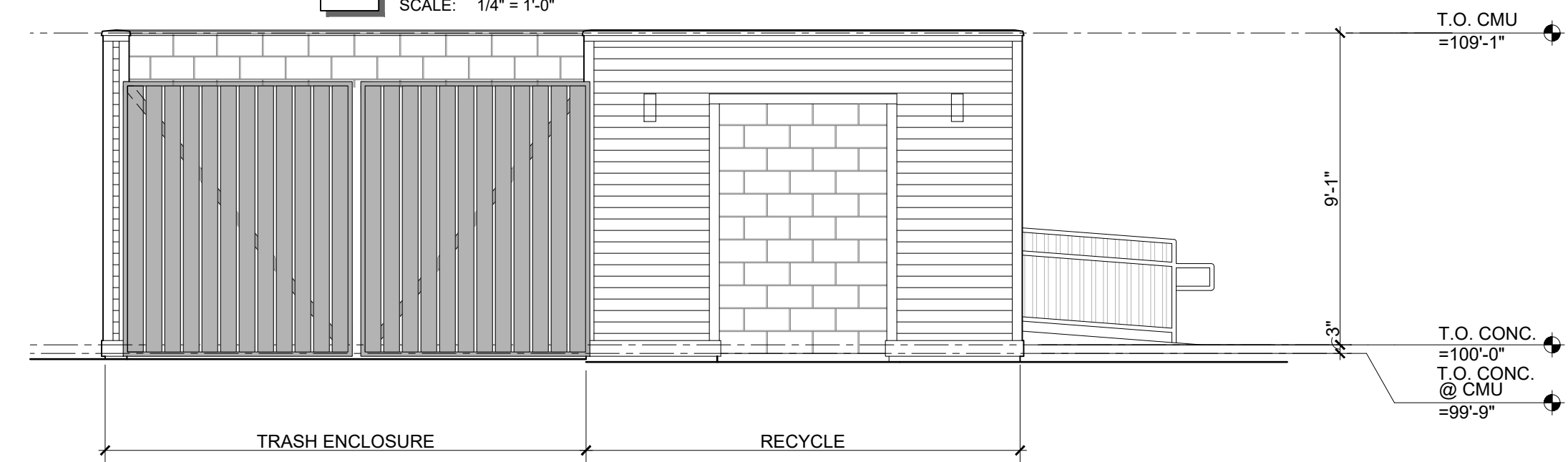
06 TRASH COMPACTOR & RECYCLING SIDE ELEVATION
 SCALE: 1/4" = 1'-0"



04 TRASH COMPACTOR & RECYCLING REAR ELEVATION
 SCALE: 1/4" = 1'-0"



05 TRASH COMPACTOR & RECYCLING SIDE ELEVATION
 SCALE: 1/4" = 1'-0"



03 TRASH COMPACTOR & RECYCLING FRONT ELEVATION
 SCALE: 1/4" = 1'-0"



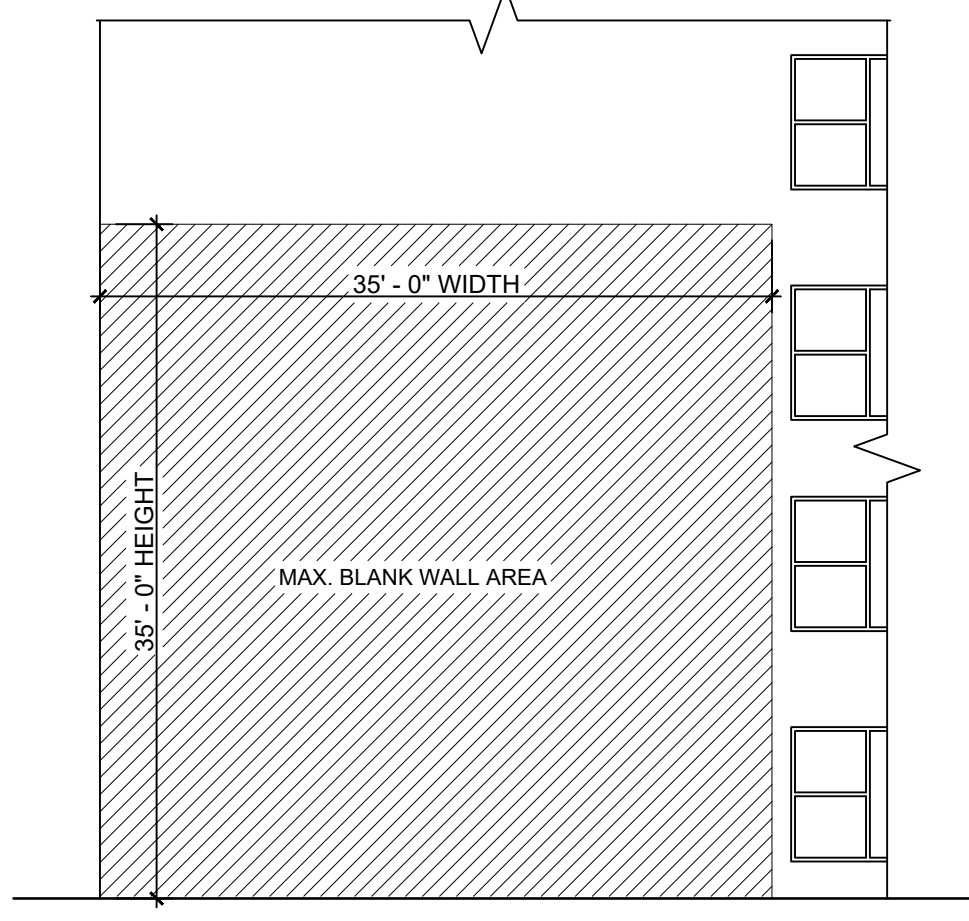
02 BUILDING #4 (TYPE III) - SIDE ELEVATION WEST
 SCALE: 3/32" = 1'-0"



01 BUILDING #4 (TYPE III) - SIDE ELEVATION EAST
 SCALE: 3/32" = 1'-0"

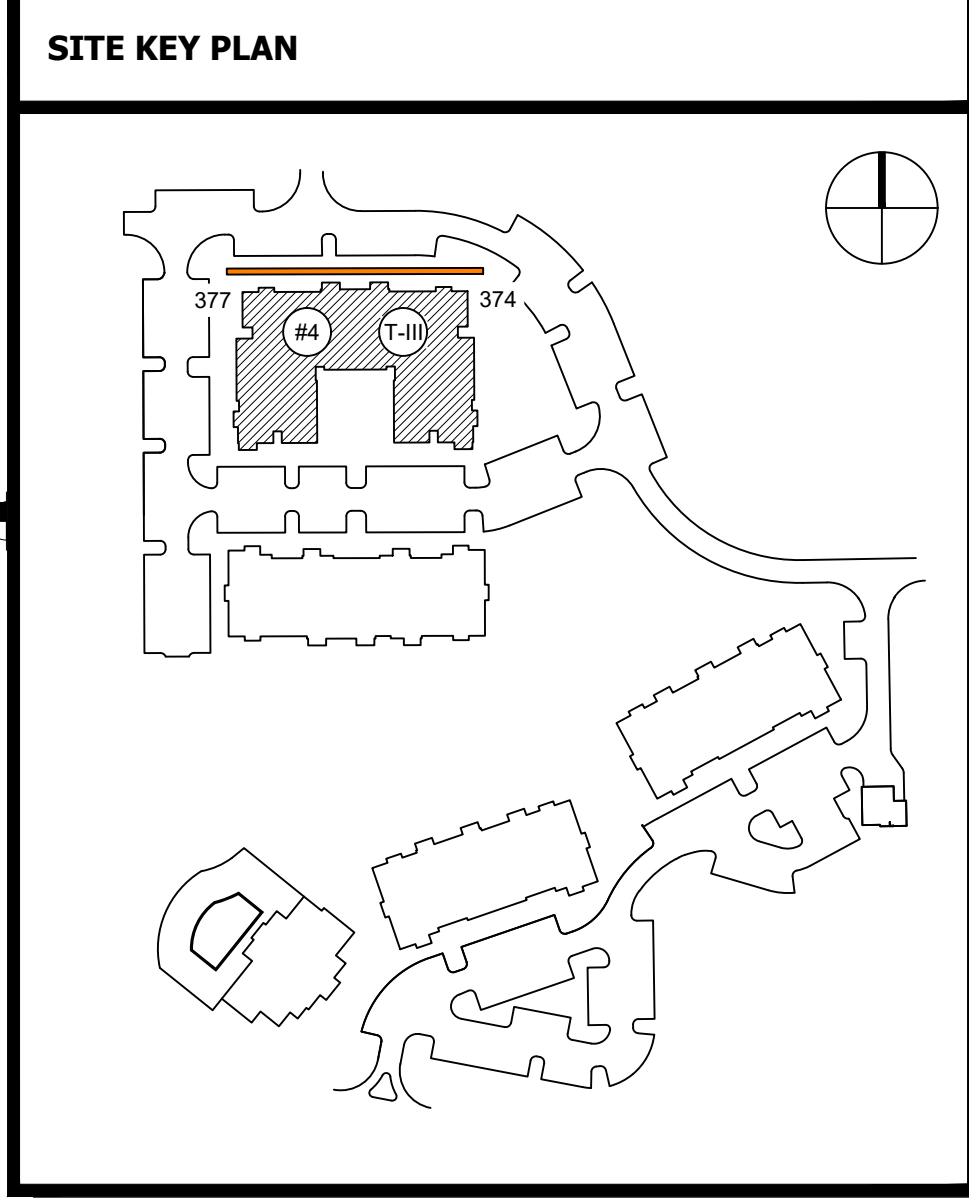
BLANK WALL AREA

APPLICABLE CODE:
 UNIFIED DEVELOPMENT ORDINANCE:
 SEC. 1.5.10
 MAX. BLANK WALL SHALL NOT EXCEED 35 LINEAR FEET IN EITHER DIRECTION
MAX. BLANK WALL AREA: 35'H x 35'W
 BLDG 1 (TYPE I): COMPLIES
 BLDG 2 (TYPE II): COMPLIES
 BLDG 3 (TYPE II): COMPLIES
 BLDG 4 (TYPE III): COMPLIES
 CLUBHOUSE: COMPLIES
 *THERE ARE NO BLANK WALL AREAS THAT EXCEED 35' IN HEIGHT OR WIDTH



BUILDING AVERAGE GRADE

BLDG	BLDG. #4 (TYPE III)	HIGH	LOW	AVERAGE
		377' - 0"	374' - 0"	375' - 6"



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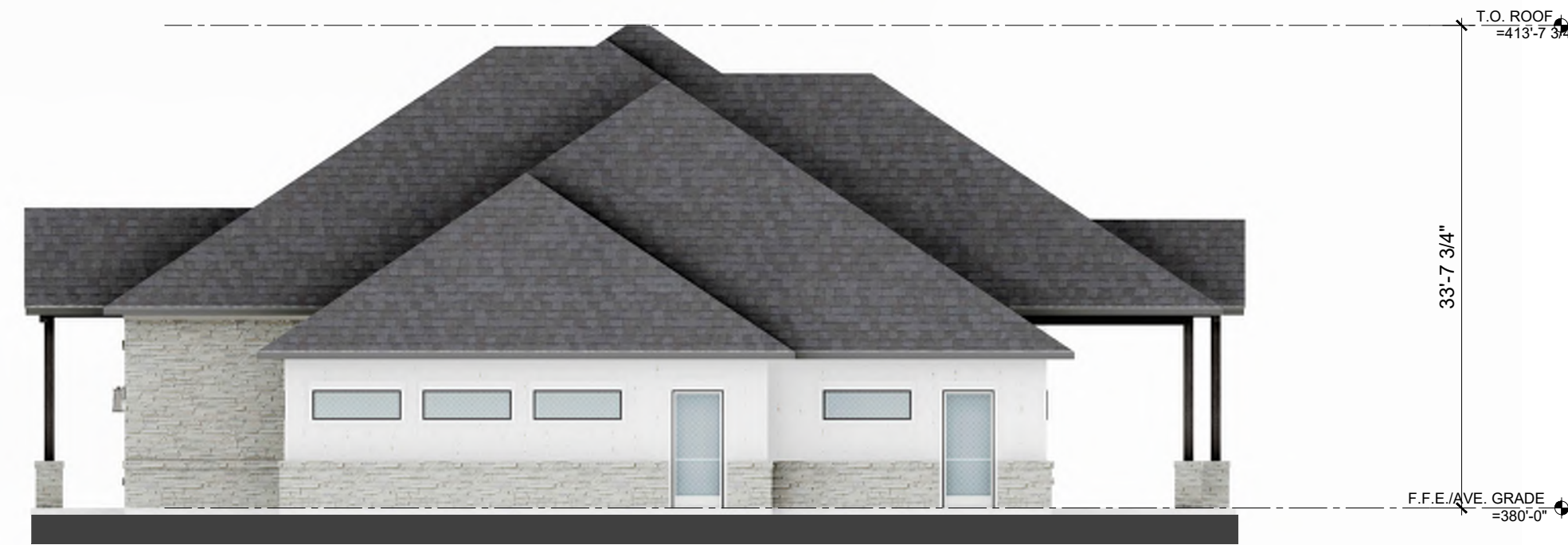
Project Title:
ALLORA PINES

CRP/MAPLE
 PINES, L.L.C.

City Submittal: 10.14.22
 DD Issue Set: -
 Pricing Issue Set: -
 Permit Issue Set: -
 Project ID: 21495

Sheet No.
A1.3B
 BUILDING TYPE III
 EXTERIOR ELEVATIONS

REVISIONS



04 CLUBHOUSE - SIDE ELEVATION (NORTHEAST)
 SCALE: 3/32" = 1'-0"
 CLUBHOUSE



03 CLUBHOUSE - SIDE ELEVATION (SOUTHWEST)
 SCALE: 3/32" = 1'-0"
 CLUBHOUSE



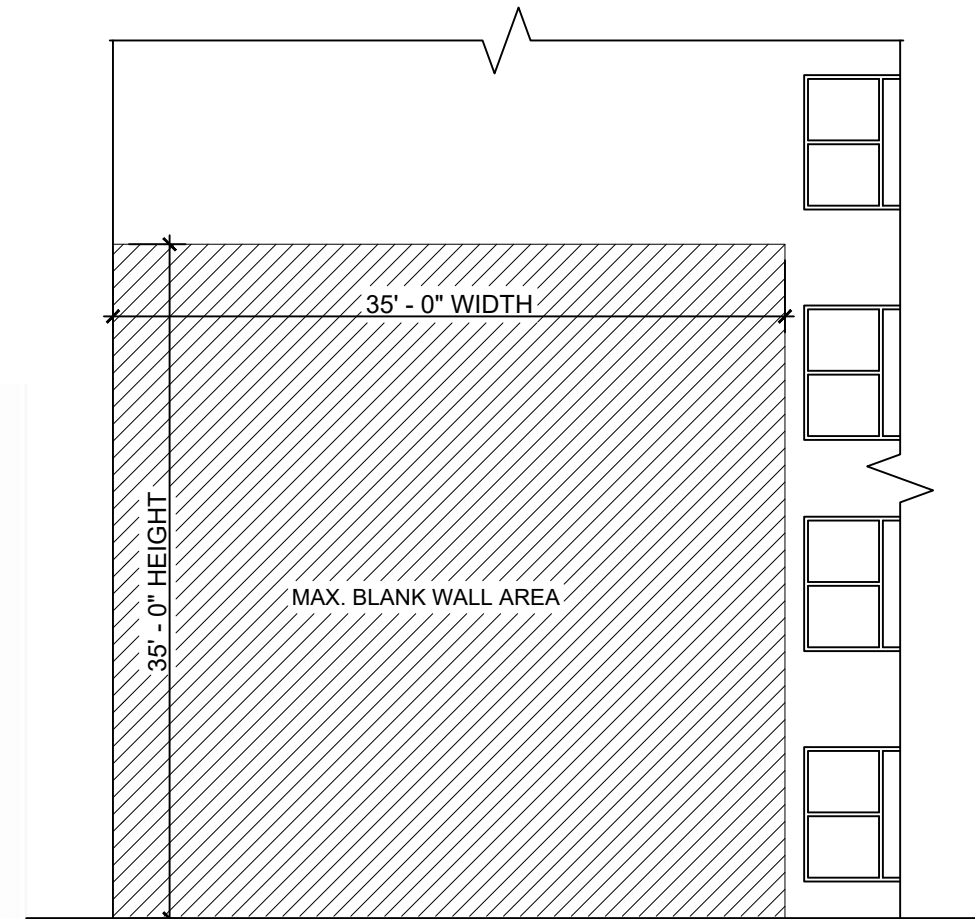
02 CLUBHOUSE - REAR ELEVATION (NORTHWEST)
 SCALE: 3/32" = 1'-0"
 CLUBHOUSE



01 CLUBHOUSE - FRONT ELEVATION (SOUTHEAST)
 SCALE: 3/32" = 1'-0"
 SIDE FACING PRIMARY STREET - CLUBHOUSE

BLANK WALL AREA

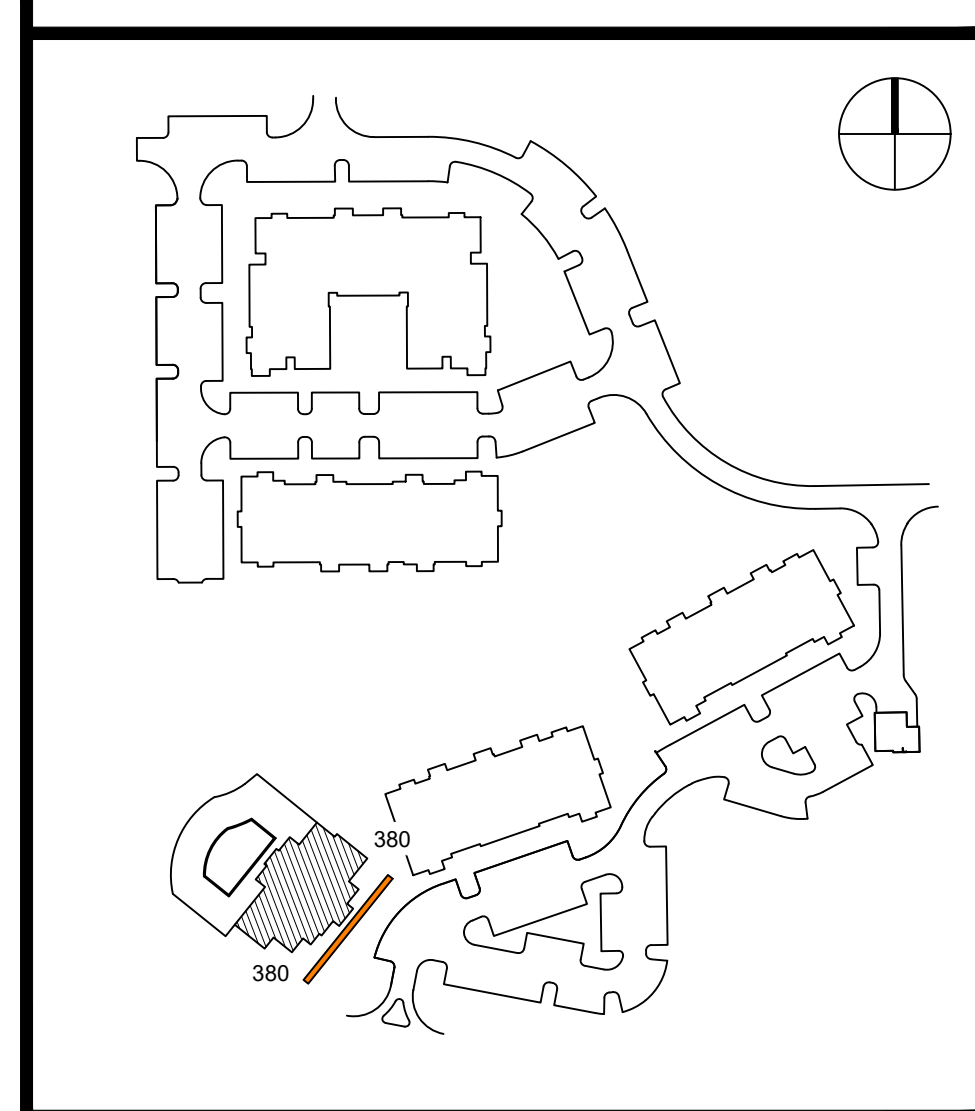
APPLICABLE CODE:
 UNIFIED DEVELOPMENT ORDINANCE:
 SEC. 1.5.10
 MAX. BLANK WALL SHALL NOT EXCEED 35 LINEAR FEET IN EITHER DIRECTION
MAX. BLANK WALL AREA: 35'H x 35'W
 BLDG 1 (TYPE I): COMPLIES
 BLDG 2 (TYPE II): COMPLIES
 BLDG 3 (TYPE II): COMPLIES
 BLDG 4 (TYPE III): COMPLIES
 CLUBHOUSE: COMPLIES
 *THERE ARE NO BLANK WALL AREAS THAT EXCEED 35' IN HEIGHT OR WIDTH



BUILDING AVERAGE GRADE

BLDG CLUBHOUSE	HIGH	LOW	AVERAGE
	380' - 0"	380' - 0"	380' - 0"

SITE KEY PLAN



TRANSPARENCY

APPLICABLE CODE:
 UNIFIED DEVELOPMENT ORDINANCE:
 SEC. 1.5.9
 GROUND STORY (ACTUAL 21%) > 20% MIN
 UPPER STORY (ACTUAL) > 15% MIN

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Project Title:
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 PINES**

**CRP/MAPLE
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DD Issue Set: -

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Permit Issue Set: -

Project ID: 21495

Sheet No.

A1.4
 CLUBHOUSE
 EXTERIOR ELEVATIONS