



Administrative Approval Action

Case File / Name: ASR-0041-2022
DSLC - Allora Pines

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

LOCATION: The site is located on the north side of Tryon Road, east of Lake Wheeler Road at 2300 and 2310 Tryon Rd.

REQUEST: This proposal is for the development of 224 multi-family apartments in four buildings plus a clubhouse building totaling 255,635 square feet gross along with associated parking and infrastructure on an approximately 10.62 acre tract zoned RX-4-CU and SRPOD. This site is to be subdivided into three tracts and is subject to conditions of recently approved subdivision case SUB-0021-2022.

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 November 21, 2022 by Kimley-Horn.

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

1. The right of way dedication on the multifamily street needs to be updated at the intersection to include the curb and gutter radii.

Engineering

2. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to the City of Raleigh Transportation Department – Mobility Strategy and Infrastructure Division prior to Site Permit review approval.
3. A Traffic Control and Pedestrian (TCPED) Plan must be approved and a right-of-way occupancy permit must be obtained from Right-of-way Services for any construction activities within the right-of-way.

Public Utilities

4. SUBDIVISION SPR-0249-2022 MUST BE APPROVED

Stormwater



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5. The State of North Carolina shall approve any proposed disturbance within the riparian buffer prior to the issuance of any grading or site permit (UDO 9.2.3.E).
6. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
7. A 100-year floodplain analysis shall be submitted and approved by the Engineering Services Department prior to the issuance of any grading or site permit (UDO 9.3).

LEGAL DOCUMENTS - Email to legaldocumentreview@raleighnc.gov. Legal documents must be approved, executed, and recorded prior to or in conjunction with the recorded plat on which the associated easements are shown. Copies of recorded documents must be returned to the City within one business day of recording to avoid withholding of further permit issuance.

<input checked="" type="checkbox"/>	Right of Way Deed of Easement Required
<input checked="" type="checkbox"/>	Slope Easement Deed of Easement Required

<input checked="" type="checkbox"/>	Utility Placement Deed of Easement Required
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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. The greenway easement as shown on the preliminary plan shall be dedicated prior to, or in conjunction with the recording of a map in any phase affected by the greenway.

Engineering

2. A 5' utility placement easement deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)
3. A sight distance easement shall be approved by the Transportation Department for recording in the Wake County Registry and shown on a plat approved for recordation.



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4. A slope easement deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)
5. A public street right-of-way deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)
6. A public infrastructure surety shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.

Public Utilities

7. 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.

Urban Forestry

8. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes 1.32 acres of tree conservation area.

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. All conditions of approval for subdivision case SUB-0021-2022 shall be met and the subdivision shall be recorded. A copy of the final subdivision plat shall be provided to the City.
2. A demolition permit shall be obtained for existing buildings on site.



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3. Street names for this development shall be approved by the Raleigh GIS Division and by Wake County.

Public Utilities

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

Stormwater

5. 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).
6. Impervious restrictions for each lot must be recorded on a plat prior to building permit issuance.
7. 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).

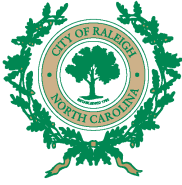
Urban Forestry

8. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 38 street trees along Public Street A and 11 street trees along Tryon Rd.
9. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1).
10. A public infrastructure surety for the required street trees shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure

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. All street lights and street signs required as part of the development approval are installed.
3. Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.
4. Final inspection of all tree conservation areas and right of way street trees by Urban Forestry Staff



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Stormwater

5. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).
6. 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: December 21, 2025

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: _____ *Daniel L. Stegall* _____ Date: 12/21/2022
Development Services Dir/Designee

Staff Coordinator: Rachel Smith

SUB-0021-2022
Z-53-21
SCOPE-0133-2021
ADMINISTRATIVE SITE REVIEW
ASR-0041-2022

ALLORA PINES

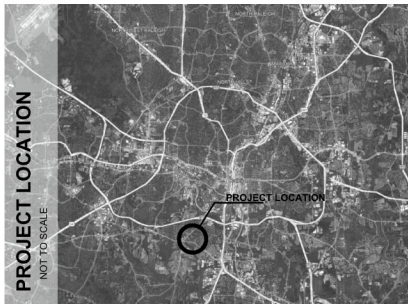
2300 & 2310 TRYON ROAD
RALEIGH, NORTH CAROLINA 27612

ASR SUBMITTAL SCHEDULE:

- 8/17/2022: RESPONSE TO CITY COMMENTS
- 10/14/2022: RESPONSE TO CITY COMMENTS #2
- 11/21/2022: RESPONSE TO CITY COMMENTS #3

GENERAL NOTES:

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND/OR NC DOT 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 BORROW 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 EVERGREEN 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) 996-2400.
- IF CONSTRUCTION PLANS FOR PUBLIC AND PRIVATE STREETS OR UTILITIES SHOWN ON THE PLAN ARE UNUSUAL, THEY MUST BE APPROVED BY THE PUBLIC WORKS DEPARTMENT AND PUBLIC UTILITIES DEPARTMENT PRIOR TO ISSUANCE OF PERMITS OR RECORDING OF APL FOR THE DEVELOPMENT.
- FIELD ADJUSTMENTS TO THE PLAN MAY BE REQUIRED BY CITY OF RALEIGH INSPECTORS AS NEEDED DURING CONSTRUCTION.
- EXISTING INFORMATION TAKEN FROM AN RECONNOITER AND TOPOGRAPHIC SURVEY PRODUCED BY SURVEY AND MAPPING LLC (SAM) 3641 SUMNER BLVD RALEIGH, NC 27616. PHONE: 919-797-9498 AND DATED JULY 20, 2021.
- WITHIN THE RIGHT TRIANGLES SHOWN ON THE PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED OR PART, OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, FENCE, POST, WALL, OR SIGNAGE.
- UNLESS NOTED, ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF 20 METERS.
- UNLESS OTHERWISE NOTED, ALL DIMENSIONS SHOW 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 NC ONE AT 811 FOR FIELD LOCATION OF UNDERGROUND UTILITIES.
- HANDICAP PARKING SPACES AND HANDICAP ACCESS (ASLESD) SHALL BE NO GREATER THAN TWO PERCENT (2%) WITHIN ANY DIRECTIONS AS PER ADA STANDARDS.
- PROVIDE SIGNAGE AND STRIPING OF HANDICAP SPACES AS PER ADA STANDARDS.
- ALL RETAINING WALLS GREATER THAN 30" IN HEIGHT TO INCLUDE FULL 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 THE MINIMUM CORNER CLEARANCE.
- WHEELCHAIR ACCESS RAMP SHALL BE PROVIDED IN ACCORDANCE WITH CITY OF RALEIGH PUBLIC WORKS DEPARTMENT STANDARDS, PROVIDING STANDARDS AND ADA SPECIFICATIONS.
- ALL WALKER AND HANDICAP SHALL BE CONFORM TO ANSI A117.1 AND ICCS STANDARDS AND SPECIFICATIONS.
- ALL ABOVE GROUND UTILITY DEVICES (TO INCLUDE BUT NOT LIMITED TO TELEPHONE AND CABLE PRELIMINARY ELECTRICAL TRANSFORMERS, SWITCHES, CONTROL BOXES, ETC.) SHALL BE CONFORM TO THE CITY OF RALEIGH PUBLIC WORKS DEPARTMENT STANDARDS, PROVIDING STANDARDS AND ADA SPECIFICATIONS.
- NO UTILITY CONNECTIONS OR DEVELOPMENT SHALL BE CONDUCTED WITHOUT APPROVAL OF THE SUBSTITUTION SPP OR THE SITE SPP, RESPECTIVELY.



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

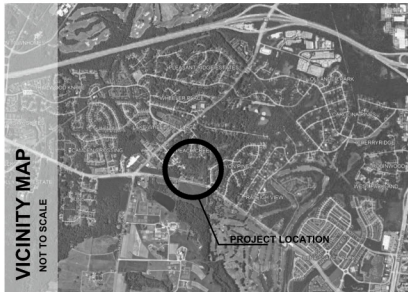
Please review UDO Section 10.2.8, as amended by text change case [TC-14-19](#) and [TC-11-21](#) to determine the site plan tier. If assistance determining a Site Plan Tier is needed a Site Plan Tier Verification request can be submitted online via the [Permit and Development Portal](#). (Note: There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



DEVELOPMENT TYPE & SITE DATA 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
	Existing gross floor area to be demolished: 0 SF
Gross site acreage: 10.62 AC	New gross floor area: 255,635 SF
Maximum # of parking spaces: 389	Total # of gross (to remain and new): 255,635 SF
# of parking spaces proposed: 243 (+50 Public Street A)	Proposed # of buildings: 5
Overlay District (if applicable): SRPOD	Proposed # of stories for each: Four: 4 story, One: 1 story
Existing use (UDO 6.1.4): Vacant and Single Family Residential	
Proposed use (UDO 6.1.4): Multi-Family Residential	

STORMWATER INFORMATION

Existing Impervious Surface: _____
 Acres: 0.06 Square Feet: 2655 Proposed Impervious Surface: _____
 Acres: 1.44 Square Feet: 214,187
 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: 224 Total # of hotel units: 0
 # of bedrooms: 1br 124 2br 73 3br 0 4br or more 0
 # of lots: 3 Is your project a cottage court? Yes No

SIGNATURE BLOCK

The undersigned indicates that the property owner 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: 11.21.2022
 Printed Name: Malene R Gross

Sheet List Table

Sheet Number	Sheet Title
C0.0	ASR COVER SHEET
C0.1	SUPPORTING DOCUMENTS
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
T1.0	TREE CONSERVATION
T1P.0	PLANTING PLAN AREA 'A'
T1P.2	PLANTING PLAN AREA 'B'
T1P.3	LANDSCAPE NOTES AND DETAILS
L1.0	LIGHTING PLAN
A1.1	BUILDING TYPE EXTERIOR ELEVATIONS
A1.2	BUILDING TYPE EXTERIOR ELEVATIONS
A1.3A	BUILDING TYPE EXTERIOR ELEVATIONS
A1.3B	BUILDING TYPE EXTERIOR ELEVATIONS
A1.4	CLUBHOUSE EXTERIOR ELEVATIONS
A1.5	ZONE C SECTIONS

This document, together with the concepts and designs presented herein, is an instrument of services, is intended only for the specific purpose and client for which it was prepared. Release of and improper reliance on this document without written authorization and approval by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

DATE: **MAY 13, 2022** SHEET NUMBER: **C0.0**
 JOB NUMBER: **014327000**

PRELIMINARY
NOT RELEASED FOR CONSTRUCTION

PROJECT OWNER AND CONSULTANTS

SITE DEVELOPER: CRP/MAPLE PINES, L.L.C. 4509 CREEDMORE RD., SUITE 308 RALEIGH, NORTH CAROLINA 27601 PHONE: (404) 798-7927 ATTN: MARK MATHEWS mmathews@crp.com	LEAD CONSULTANT: KIMLEY-HORN AND ASSOCIATES, INC. 421 FAYETTEVILLE ST., SUITE 600 RALEIGH, NORTH CAROLINA 27601 PHONE: (919) 678-4170 ATTN: MATT GROSS, PLA, 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: SOI & ENVIRONMENTAL CONSULTANTS, PA 8412 FALLS OF NEUSE RD., SUITE 104 RALEIGH, NORTH CAROLINA 27615 PHONE: (919) 258-4517 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: CODY HOWELL, P.E. Cody.Howell@kimley-horn.com	ARCHITECT: HENSLY LAMKIN RACHEL, INC. 14301 ELLSWORTH INDUSTRIAL DR., SUITE 550 ATLANTA, GEORGIA 30318 PHONE: (404) 991-2189 ATTN: MARIÁ G. RODRÍGUEZ Mara@HLR.net	LANDSCAPE ARCHITECT: B+C STUDIO, INC. 1302 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 NC DOT STANDARDS AND SPECIFICATIONS.



PREPARED IN THE OFFICE OF:
Kimley-Horn
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 421 FAYETTEVILLE STREET • SUITE 600 • RALEIGH, NORTH CAROLINA 27601
 PHONE: (919) 677-2000



Vertical text on the left edge of the page, likely a scanning artifact or page number.

From: **Marion Staley**
 To: **Carly Tully, City of Raleigh, NC**
 Subject: **2300-2310 TRYON ROAD, RALEIGH, NC**
 Date: **October 14, 2022 10:58 PM**

Subject: **2300-2310 TRYON ROAD, RALEIGH, NC**

Saturday Afternoon Greetings Coody,

This plan is approved to move forward in the process. Please transpire a copy of this approval email and the WR serve letter on the plans.

Kind Regards,

Marion

Marion O. Staley
 Code Compliance Supervisor
 Code Compliance Division
 City of Raleigh - Solid Waste Services
 919-996-4040 - Office
 919-918-6437 - Cell
 919-918-4890 - Fax
 Code Compliance Division - Our Mission is Simple - "Care for our People resources to Increase Service excellence to our Customers with an eye toward our Future"

From: Carly Tully <Carly.Tully@raleigh-nc.gov>
 Sent: Friday, October 14, 2022 8:30 AM
 To: Marion Staley <Marion.Staley@raleigh-nc.gov>; SMS Code Compliance DL <SMSCodeCompliance@raleigh-nc.gov>
 Cc: Cary Howell <cary.howell@raleigh-nc.gov>; Howell, Cary <Cary.Howell@raleigh-nc.gov>; Evans, Casey <Casey.Evans@raleigh-nc.gov>
 Subject: RE: Allora Pines ASR-0041-2022 (SMS Response 8.1.2022)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you verify that the attractive and content are safe. If you believe this email is suspicious, please click the "Phishing Alert" link in the banner to report this message.

Hey Marion,

I hope it's going well. For questions 1 and 2, see attached dumpster enclosure detail. For questions 3 and 4, see attached wall serve letter. Let me know if you need anything else.

Thanks,
 Carly Tully, BJ | Aesthetics
 Planning & Design | 1421 Regentville Street, Suite 600, Raleigh, NC 27601
 Direct: 919-954-4389 | carly.tully@raleigh-nc.gov

PATRIOT
 Sanitation Management

October 13, 2022

Dear Applicant and Associated Parties:

At the September 12th meeting of the Raleigh Board of Adjustment (the "Board"), the Board approved the following request with conditions:

While the protective yard located along Property's southeast property line, the following planting installation requirements apply, in addition to the planting requirements of UDO Sections 3.3.3.A.2 and 3.3.3.B.2:

- 1) All mandatory trees must have a minimum caliper of 2 inches and be at least 10 feet tall at time of planting; and
- 2) A minimum of 20 shrubs shall be a minimum of 16 inches tall at time of planting.

WHEREAS Maple Multi-Family Land SR, LP requests (1) a variance for from Unified Development Ordinance (UDO) 3.3.3.A.2 which requires a wall between 6.5 and 9 feet in height be provided in Zone A of a neighborhood transition area along the property line shared with PIN 0792741295 and (2) a variance from UDO Section 3.3.3.B.2 which requires a wall between 6.5 and 9 feet in height be provided in Zone A of a neighborhood transition area along the property line shared with PIN 0792741295 in association with the construction of an apartment building compliant with a 10.57-acre site zoned R24-CU and Special Residential Parking Overlay District (SRPOP) located at 2300 and 2310 Tryon Road

In accordance with N.C. Gen. Stat. § 160A-388, please find enclosed a copy of the Board's adopted written decision approving this request.

Variance Approval
 If the request was for a variance and the variance was approved, please note that, pursuant to the City of Raleigh (mailing address) | Post Office Box 800 | Raleigh, North Carolina 27602-0800

October 14, 2022

BOARD OF ADJUSTMENT DECISION

VIA ELECTRONIC MAIL TO: Maple Multi-Family Land SR, LP, throbbs@mv.com; Mark Frederick, markf@frederickson.com

Re: Board of Adjustment Case BOA-0015-2022
 Subject Property: 2300 and 2310 Tryon Road

Dear Applicant and Associated Parties:

At the September 12th meeting of the Raleigh Board of Adjustment (the "Board"), the Board approved the following request with conditions:

While the protective yard located along Property's southeast property line, the following planting installation requirements apply, in addition to the planting requirements of UDO Sections 3.3.3.A.2 and 3.3.3.B.2:

- 1) All mandatory trees must have a minimum caliper of 2 inches and be at least 10 feet tall at time of planting; and
- 2) A minimum of 20 shrubs shall be a minimum of 16 inches tall at time of planting.

WHEREAS Maple Multi-Family Land SR, LP requests (1) a variance for from Unified Development Ordinance (UDO) 3.3.3.A.2 which requires a wall between 6.5 and 9 feet in height be provided in Zone A of a neighborhood transition area along the property line shared with PIN 0792741295 and (2) a variance from UDO Section 3.3.3.B.2 which requires a wall or fence between 6.5 and 9 feet in height be provided in Zone A of a neighborhood transition area along the property line shared with PIN 0792741295 in association with the construction of an apartment building compliant with a 10.57-acre site zoned R24-CU and Special Residential Parking Overlay District (SRPOP) located at 2300 and 2310 Tryon Road

In accordance with N.C. Gen. Stat. § 160A-388, please find enclosed a copy of the Board's adopted written decision approving this request.

Variance Approval
 If the request was for a variance and the variance was approved, please note that, pursuant to the City of Raleigh (mailing address) | Post Office Box 800 | Raleigh, North Carolina 27602-0800

Raleigh Unified Development Ordinance (the "UDO"), the variance approval expires twelve (12) months from the date of approval by the Board, unless either: 1) a complete building permit application, including payment of all fees, has been filed by the applicant and accepted by the City; or 2) the use and structure were previously in existence prior to the requested variance. See UDO Section 10.2.10.F.

Should you have any questions concerning the decision of the Board, please do not hesitate to contact me at 919-996-2639 or email me at Lucky.Chase@raleigh-nc.gov.

Sincerely,
 Lucky Chase
 Planner
 Neotrust Decision

2300-2310 TRYON ROAD, RALEIGH, NC
 CASE BOA-0015-2022

**CITY OF RALEIGH BOARD OF ADJUSTMENT
 FINDINGS OF FACT AND CONCLUSIONS FOLLOW**

This application for three (3) variances from Sections 3.3.3.A.2 and 3.3.3.B.2 of the City of Raleigh Unified Development Ordinance (the "UDO") came before the Raleigh Board of Adjustment (the "BOA") on September 12, 2022 for an advisory hearing. Based on the testimony of the witnesses, the documentary evidence, the Variance Application, and related materials, the Board has taken evidence presented at the September 12, 2022 hearing. The BOA finds that the Variance should be granted, with conditions, and in support thereof makes the following findings of fact and Conclusions of Fact:

FINDINGS OF FACT:

1. The Property at issue (the "Property") consists of approximately 10.57 acres in size. The Property is located at 2300 and 2310 Tryon Road, PIN 0792741295 and 0792741295 in Raleigh, NC.
2. The Property is zoned Residential Mixed Use, 4 stories maximum (R24-CU) and SRPOP.
3. The Property Owner is Maple Multi-Family Land SR, LP (the "Property Owner").
4. The Property's southeast (SE) property line shares Tryon Road. The Property's eastern (E), northern (N) and western (W) property lines SRPOP that are zoned Residential (R-10).
5. The Property Owner wishes to construct at the Property a new apartment building complex (the "Project").
6. Pursuant to the UDO, the Property must provide a neighborhood transition area along the portion of the Property that abuts the adjacent R-10 properties where the abutting residential vacant or underuse an existing detached house, large house or attached house used for residential purposes.
7. Pursuant to UDO Section 3.3.3.A.2, the protective yard in Zone A (Type 1) must include, among other things, a wall between 6.5 and 9 feet in height. Pursuant to UDO Section 3.3.3.B.2, the protective yard in Zone A (Type 2) must include, among other things, a wall or fence between 6.5 and 9 feet in height.
8. In order to construct the Project the Property Owner requests the following variances from the UDO protective yard requirements:

1. a variance for complete relief from UDO Section 3.3.3.A.2 which requires a wall between 6.5 and 9 feet in height be provided in Zone A of a neighborhood transition area along the property line shared with PIN 0792741295;

2. a variance for complete relief from UDO Section 3.3.3.B.2 which requires a wall or fence between 6.5 and 9 feet in height be provided in Zone A of a neighborhood transition area along the property line shared with PIN 0792741295;

3. a variance for complete relief from UDO Section 3.3.3.B.2 which requires a wall or fence between 6.5 and 9 feet in height be provided in Zone A of a neighborhood transition area along the property line shared with PIN 0792741295.

(the "Variance Request"). The Variance Request requires approval from the BOA, pursuant to the UDO.

5. Generally, the location of Variance Request #1 is the northwest corner of the Property and the location of Variance Request #2 and #3 is the southeast corner of the Property.

7. The Project will be located (once along the Property's eastern property line. The Project was requested to comply with UDO Sections 3.3.3.A.2 and 3.3.3.B.2 at the northwest corner of the Property, which would result in a neighborhood transition area along the Property's eastern property line, as the fence would transition to an existing wall when adjacent to the project that requires the neighborhood transition yard.

8. The Project also includes a retaining wall at the Property's southeast corner, the retaining wall is partially located in the same location that the UDO would require a wall to meet the neighborhood transition yard requirements.

12. If the Project would provide a wall or fence along the southeast corner of the Property, pursuant to UDO Sections 3.3.3.A.2 and 3.3.3.B.2, the perimeter of the Property would be more consistent with the UDO's intent because the UDO does not require a wall or fence along other parts of the Property's perimeter.

13. The Project will be consistent with the regulations of the Property's zoning district. The landscaping will be more consistent with the regulations of the Property's zoning district.

14. There is no an existing privacy fence on the property adjacent to the southeast corner of the Property, which currently complies with physical property line, as the fence would be adjacent to the Property.

CONCLUSIONS OF LAW:

Pursuant to the foregoing FINDINGS OF FACT and UDO Section 10.2.10.F, the BOA makes the following conclusions of law:

1. Variance Request #1 should be granted.
2. Variance Request #2 and #3 should be approved with the following condition:
 - While the protective yard (retaining) Property's southeast property line, the following

While the protective yard located along Property's southeast property line, the following planting installation requirements apply, in addition to the planting requirements of UDO Sections 3.3.3.A.2 and 3.3.3.B.2:

- (1) All mandatory trees must have a minimum caliper of 2 inches and be at least 10 feet tall at time of planting; and
- (2) A minimum of 20 shrubs shall be a minimum of 16 inches tall at time of planting.

The Applicant Property Owner has submitted competent, material and substantial evidence to establish that:

- (1) an unnecessary hardship would result from the strict application of UDO Section 3.3.3.A.2 and 3.3.3.B.2 to the Property;
- (2) the hardship results from conditions that are peculiar to the Property;
- (3) the hardship did not result from actions taken by the Property Owner;
- (4) the requested variances are consistent with the public interest and that the ordinance, such that public safety is secured, and substantial justice be achieved.

ACCORDINGLY, based on the foregoing FINDINGS OF FACT and CONCLUSIONS OF LAW, the BOA hereby grants the Variance Request, with conditions, as set forth above.

This BOA Decision is dated 10/14/2022.

Mark Frederick
 Board Chair

NO.	DATE	REVISIONS
1	8/17/22	MRC
2	10/14/22	MRC
3	11/21/22	MRC

Kimley»Horn

421 FAYETTEVILLE STREET, SUITE 400, RALEIGH, NC 27601
 PHONE: 919-977-2000
 WWW.KIMLEY-HORN.COM

PROJECT NO. 2300-2310 TRYON ROAD
 SHEET NO. 1
 DATE: 11/21/22

PRELIMINARY
 NOT RELEASED FOR CONSTRUCTION

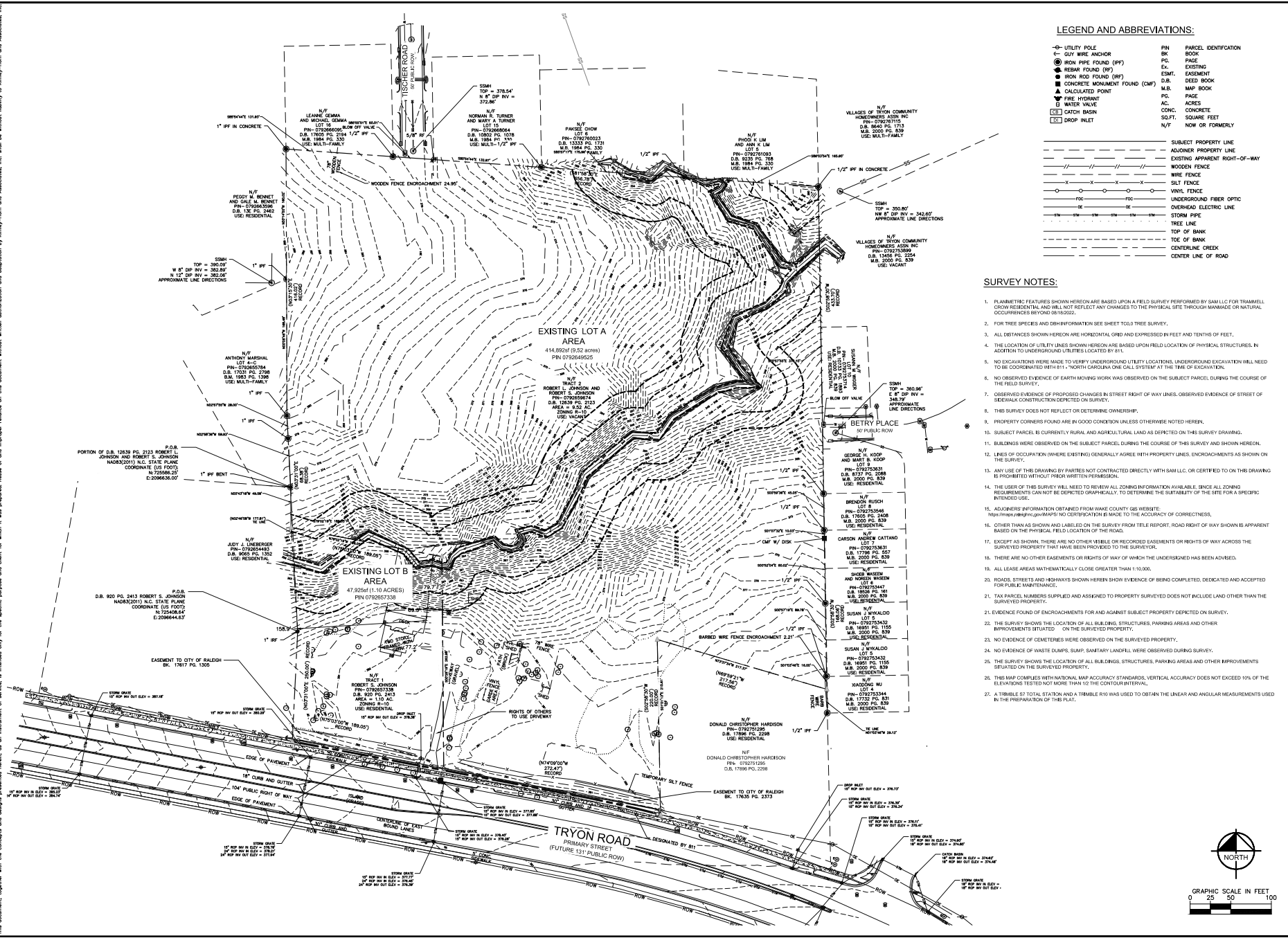
KHA PROJECT NO.	2300-2310 TRYON ROAD
DATE	08/09/2022
SCALE	AS SHOWN
DESIGNED BY	BOB CHASE
DRAWN BY	BOB CHASE
CHECKED BY	BOB CHASE

SUPPORTING DOCUMENTS

ALLORA PINES - ADMINISTRATIVE SITE REVIEW
 PREPARED FOR
CR/PMAPLE PINES, L.L.C.
 RALEIGH, NORTH CAROLINA

SHEET NUMBER
C0.1

ALL INFORMATION SHOWN ON THIS DRAWING IS BASED ON A FIELD SURVEY PERFORMED BY SAM LLC FOR TRAMMELL CROW RURAL AND WILL NOT REFLECT ANY CHANGES TO THE PHYSICAL SITE THROUGH MANMADE OR NATURAL OCCURRENCES BEYOND 9/30/2022.

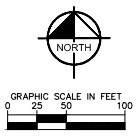


LEGEND AND ABBREVIATIONS:

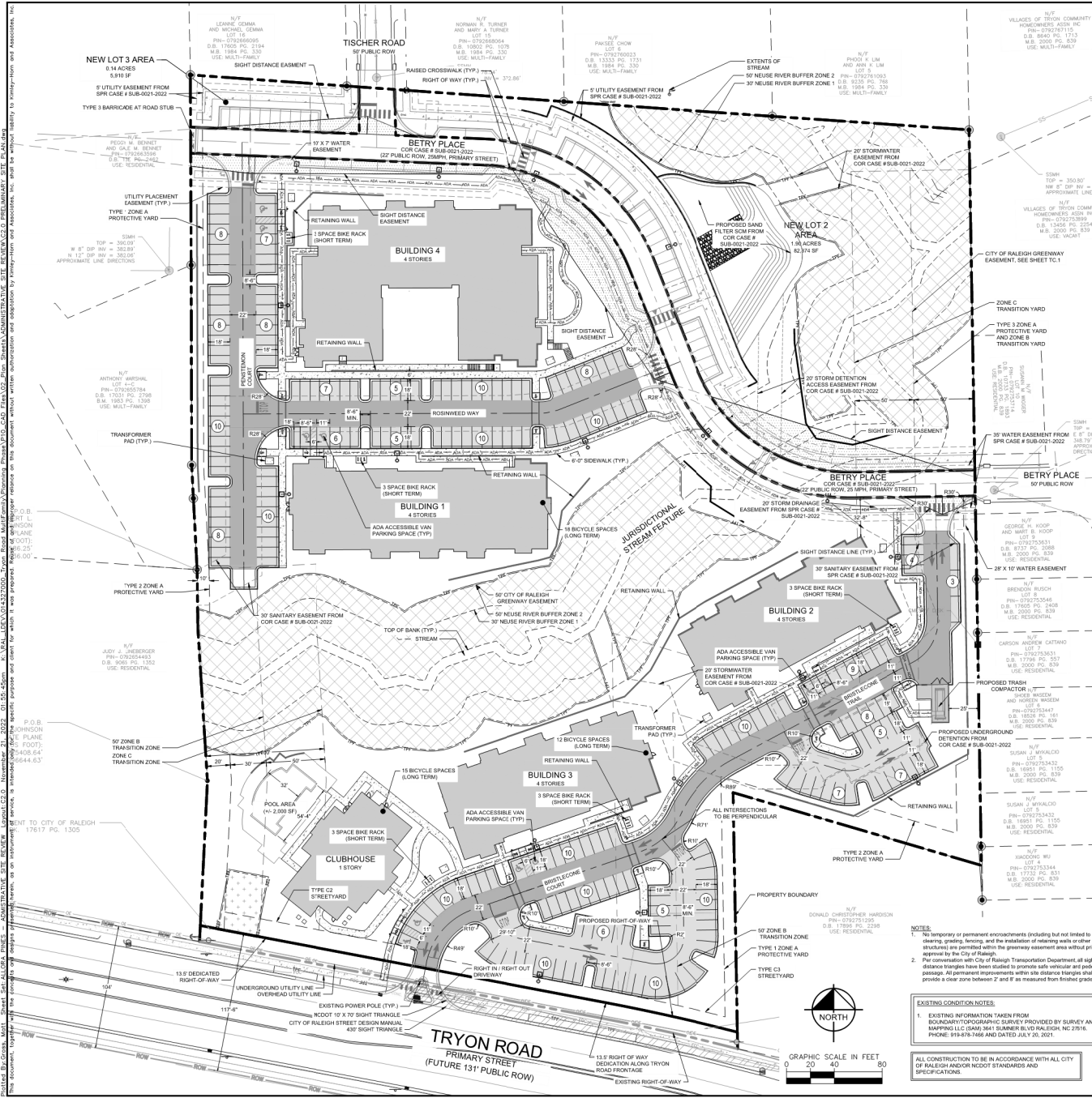
- | | | |
|---------------------------------|--------|-----------------------|
| ○ UTILITY POLE | PN | PARCEL IDENTIFICATION |
| — GUY WIRE ANCHOR | BK | BOOK |
| ● IRON PIPE FOUND (IPF) | PG. | PAGE |
| ● REBAR FOUND (RF) | EX. | EXISTING |
| ● IRON ROD FOUND (IRF) | ESMT. | EASEMENT |
| ● CONCRETE MONUMENT FOUND (CMP) | D.B. | DEED BOOK |
| ▲ CALCULATED POINT | M.B. | MAP BOOK |
| ■ FIRE HYDRANT | PG. | PAGE |
| □ WATER VALVE | AC. | ACRES |
| ■ CONC. | CONC. | CONCRETE |
| ■ CATCH BASIN | SO.FT. | SQUARE FEET |
| ■ DROP INLET | NY/F | NOW OR FORMERLY |
-
- | | |
|-----|------------------------------------|
| --- | SUBJECT PROPERTY LINE |
| --- | ADJONER PROPERTY LINE |
| --- | EXISTING APPURTENANCE RIGHT-OF-WAY |
| --- | WOODEN FENCE |
| --- | WIRE FENCE |
| --- | SILT FENCE |
| --- | VINYL FENCE |
| --- | UNDERGROUND FIBER OPTIC |
| --- | OVERHEAD ELECTRIC LINE |
| --- | STORM PIPE |
| --- | TREE LINE |
| --- | TOP OF BANK |
| --- | TOE OF BANK |
| --- | CONTINGENT CREEK |
| --- | CENTER LINE OF ROAD |

SURVEY NOTES:

- PLANIMETRIC FEATURES SHOWN HEREON ARE BASED UPON A FIELD SURVEY PERFORMED BY SAM LLC FOR TRAMMELL CROW RURAL AND WILL NOT REFLECT ANY CHANGES TO THE PHYSICAL SITE THROUGH MANMADE OR NATURAL OCCURRENCES BEYOND 9/30/2022.
- FOR TREE SPECIES AND DBH INFORMATION SEE SHEET T003 TREE SURVEY.
- ALL DISTANCES SHOWN HEREON ARE HORIZONTAL, GRID AND EXPRESSED IN FEET AND TENTHS OF FEET.
- THE LOCATION OF UTILITY LINES SHOWN HEREON ARE BASED UPON FIELD LOCATION OF PHYSICAL STRUCTURES, IN ADDITION TO UNDERGROUND UTILITIES LOCATED BY 811.
- NO EXCAVATIONS WERE MADE TO VERIFY UNDERGROUND UTILITY LOCATIONS. UNDERGROUND EXCAVATION WILL NEED TO BE COORDINATED WITH 811 - NORTH CAROLINA ONE CALL SYSTEM AT THE TIME OF EXCAVATION.
- NO OBSERVED EVIDENCE OF EARTH MOVING WORK WAS OBSERVED ON THE SUBJECT PARCEL DURING THE COURSE OF THE FIELD SURVEY.
- OBSERVED EVIDENCE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, OBSERVED EVIDENCE OF STREET OF BROWLAKE CONSTRUCTION DETECTED ON SURVEY.
- THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.
- PROPERTY CORNERS FOUND ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED HEREBY.
- SUBJECT PARCEL IS CURRENTLY RURAL AND AGRICULTURAL LAND AS DETICED ON THIS SURVEY DRAWING.
- BUILDINGS WERE OBSERVED ON THE SUBJECT PARCEL DURING THE COURSE OF THIS SURVEY AND SHOWN HEREON.
- LINE OF OCCUPATION (WHERE EXISTING) GENERALLY AGREES WITH PROPERTY LINES, ENCROACHMENTS AS SHOWN ON THE SURVEY.
- ANY USE OF THE DRAWING BY PARTIES NOT CONTRACTED DIRECTLY WITH SAM LLC, OR CERTIFIED TO ON THIS DRAWING IS PROHIBITED WITHOUT PRIOR WRITTEN PERMISSION.
- THE USER OF THIS SURVEY WILL NEED TO REVIEW ALL ZONING INFORMATION AVAILABLE, SINCE ALL ZONING REQUIREMENTS CANNOT BE DETICED GRAPHICALLY, TO DETERMINE THE SUITABILITY OF THE SITE FOR A SPECIFIC INTENDED USE.
- ADJONERS INFORMATION OBTAINED FROM WAKE COUNTY GIS WEBSITE. <https://www.wakegov.com/gis/maps/> NO CERTIFICATION IS MADE TO THE ACCURACY OF CORRECTNESS.
- OTHER THAN AS SHOWN AND LABELED ON THE SURVEY FROM TITLE REPORT, ROAD RIGHT OF WAY SHOWN IS APPARENT BASED ON THE PHYSICAL FIELD LOCATION OF THE ROAD.
- EXCEPT AS SHOWN, THERE ARE NO OTHER VISIBLE OR RECORDED EASEMENTS OR RIGHTS OF WAY ACROSS THE SURVEYED PROPERTY THAT HAVE BEEN PROVIDED TO THE SURVEYOR.
- THERE ARE NO OTHER EASEMENTS OR RIGHTS OF WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED.
- ALL LEASE AREAS MATHEMATICALLY CLOSE GREATER THAN 1:10,000.
- ROADS, STREETS AND HIGHWAYS SHOWN HEREON SHOW EVIDENCE OF BEING COMPLETED, DEDICATED AND ACCEPTED FOR PUBLIC MAINTENANCE.
- TAX PARCEL NUMBERS SUPPLIED AND ASSIGNED TO PROPERTY SURVEYED DOES NOT INCLUDE LAND OTHER THAN THE SURVEYED PROPERTY.
- EVIDENCE FOUND OF ENCROACHMENTS FOR AND AGAINST SUBJECT PROPERTY DETICED ON SURVEY.
- THE SURVEY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES, PARKING AREAS AND OTHER IMPROVEMENTS SITUATED ON THE SURVEYED PROPERTY.
- NO EVIDENCE OF CEMETERIES WERE OBSERVED ON THE SURVEYED PROPERTY.
- NO EVIDENCE OF WASTE DUMPS, SLUMP, SANITARY LANDFILL WERE OBSERVED DURING SURVEY.
- THE SURVEY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES, PARKING AREAS AND OTHER IMPROVEMENTS SITUATED ON THE SURVEYED PROPERTY.
- THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS. VERTICAL ACCURACY DOES NOT EXCEED 10% OF THE ELEVATIONS TESTED NOT MORE THAN 1/2 THE CONTOUR INTERVAL.
- A TRIMBLE S7 TOTAL STATION AND A TRIMBLE R10 WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAN.



	PRELIMINARY NOT PREPARED FOR CONSTRUCTION			
KHA PROJECT NO. 2022-001 DATE 08/09/2022 SCALE AS SHOWN DESIGNED BY DRAWN BY CHECKED BY	EXISTING CONDITIONS			
ALLOA PINES - ADMINISTRATIVE SITE REVIEW PREPARED FOR CR/PMABLE PINES, L.L.C.				NORTH CAROLINA RALEIGH
SHEET NUMBER C1.0				DATE 8/17/22 MRC



SITE LEGEND

	PROPERTY LINE		ACCESSIBLE PARKING MARKING (V-INDICATES VAN ACCESSIBLE)
	EASEMENT LINE		DIRECTIONAL PAVEMENT ARROWS
	ROW DEDICATION LINE		STANDARD CURB AND GUTTER
	ADA ROUTE		HEAVY DUTY ASPHALT
	ADA		RALEIGH GREENWAY EASEMENT/C
	PARKING SPACE COUNT		SIGHT TRIANGLE EASEMENT
	SIGN (SEE PLAN)		
	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:	10.62 AC (462,817 SF)
TRYON ROAD DEDICATION	0.14 AC (6,241 SF)
PUBLIC STREET 'A' - BETSY PLACE	0.43 AC (18,817 SF)
NET SITE AREA (LESS PUBLIC ROW DEDICATION)	10.05 AC (437,779 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 (1 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 BUILDING: 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 + 48 SPACES ON PUBLIC STREET = 291 TOTAL PARKING SPACES
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 10.05 AC (437,779 SF) = 1.01 AC (43,778 SF)
TCA PROVIDED:	14.53% (14.46 ACRES / 63,598 SF) SEE TREE CONSERVATION SHEET C11.0
OUTDOOR AMENITY AREA REQUIRED:	10% OF NET SITE AREA: 10% X 10.05 AC (437,779 SF) = 1.01 AC (43,778 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 identified within the greenway easement area without prior approval by the City of Raleigh.
- For consultation with City of Raleigh Transportation Department at sight distance triangles have been studied to promote safe vehicle and pedestrian passage. All permanent improvements within the distance triangles shall provide a clear zone between '2' and '3' as measured from finished grade.

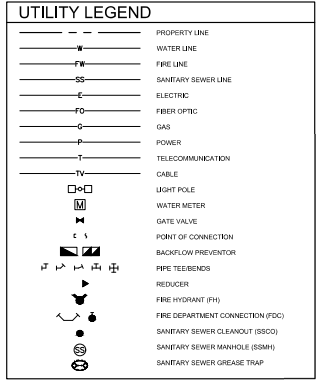
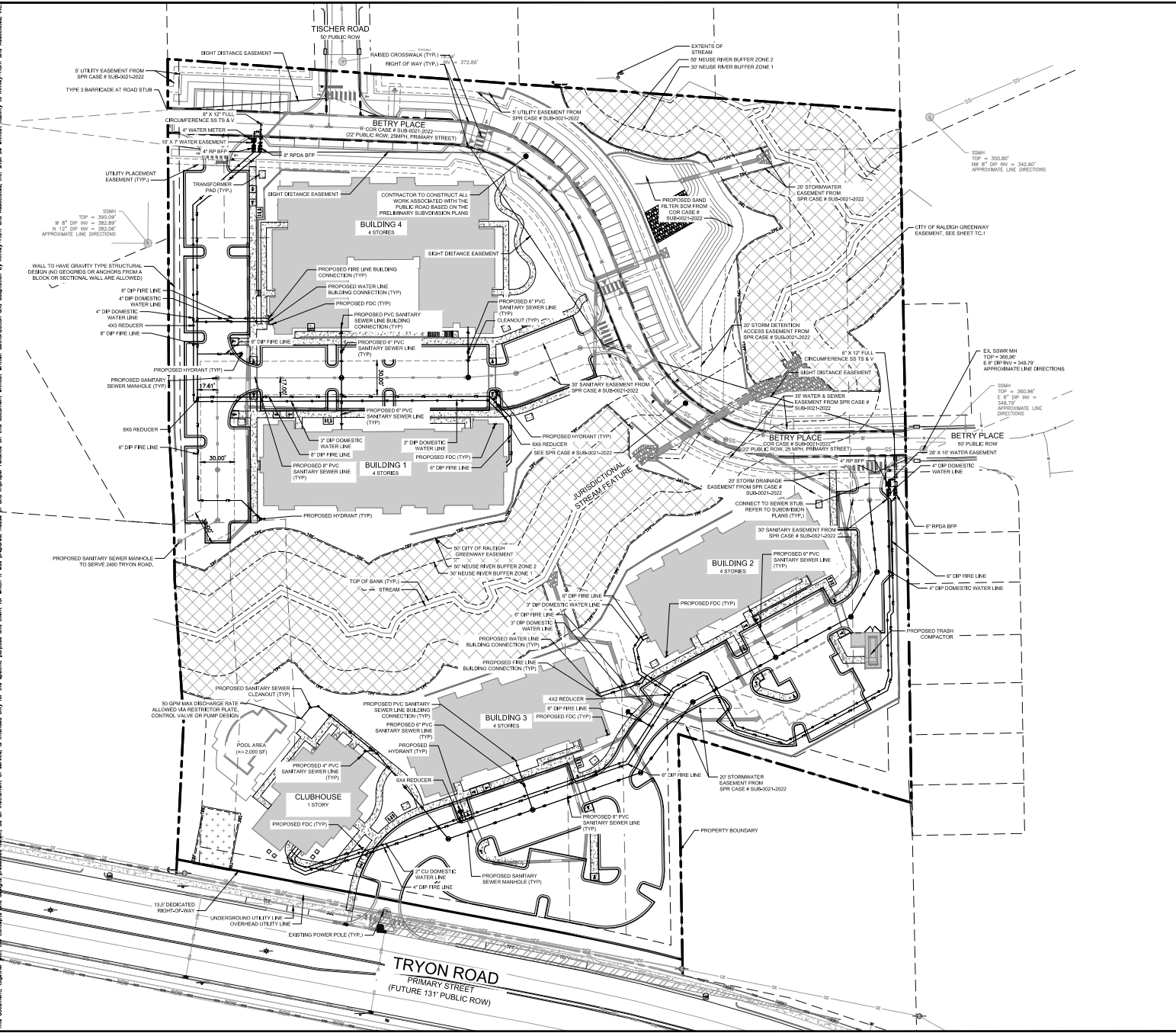
EXISTING CONDITION NOTES:

- EXISTING INFORMATION TAKEN FROM BOUNDARY TOPOGRAPHIC SURVEY PROVIDED BY SURVEY AND MAPPING L.L.C. (DATE: MAY 14, 2021) AND SURVEY AND MAPPING L.L.C. (DATE: MAY 14, 2021) AND DATED JULY 20, 2021.

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH (AND/OR NC DOT) STANDARDS AND SPECIFICATIONS.

<p>Kimley-Horn © 2022 KIMLEY-HORN AND ASSOCIATES, INC. 421 FAYETTEVILLE STREET, SUITE 400, RALEIGH, NC 27601 PHONE: 919-877-1000 WWW.KIMLEY-HORN.COM</p>	<p>PRELIMINARY NOT FOR CONSTRUCTION</p>	<p>PRELIMINARY SITE PLAN</p>	<p>ALLORA PINES - ADMINISTRATIVE SITE REVIEW PREPARED FOR: CRP/MAPLE PINES, L.L.C.</p>	<p>11/21/22 MRC 10/14/22 MRC 8/17/22 MRC</p>	<p>DATE</p>
<p>RESPONSE TO CITY COMMENTS #2</p>	<p>RESPONSE TO CITY COMMENTS #1</p>	<p>RESPONSE TO CITY COMMENTS #2</p>	<p>RESPONSE TO CITY COMMENTS #1</p>	<p>REVISIONS</p>	<p>DATE</p>
<p>BY</p>	<p>BY</p>	<p>BY</p>	<p>BY</p>	<p>BY</p>	<p>DATE</p>
<p>SHEET NUMBER</p>	<p>C2.0</p>	<p>RALEIGH</p>	<p>NORTH CAROLINA</p>	<p>CHECKED BY</p>	<p>DATE</p>
<p>SCALE: AS SHOWN</p>	<p>DESIGNED BY</p>	<p>DRAWN BY</p>	<p>DATE</p>	<p>DATE</p>	<p>DATE</p>

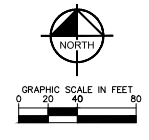
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DRAWN BY: JKH
CHECKED BY: JKH
DATE: 08/08/2022
SCALE: AS SHOWN
DESIGNED BY: JKH
DRAWN BY: JKH
CHECKED BY: JKH



NOTES

1. No temporary or permanent encroachments (including but not limited to lighting, 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.

2. Any construction with City of Raleigh Transportation Department, all eight distance from FHs have been studied to promote safe vehicle and pedestrian passage. All permanent improvements with six distance from FHs shall provide a clear zone between FH and F as measured from finished grade.



NO.	REVISIONS	DATE	BY
1	RESPONSE TO CITY COMMENTS #3	8/7/22	JKH
2	RESPONSE TO CITY COMMENTS #2	8/17/22	JKH
3	RESPONSE TO CITY COMMENTS #1	11/21/22	JKH

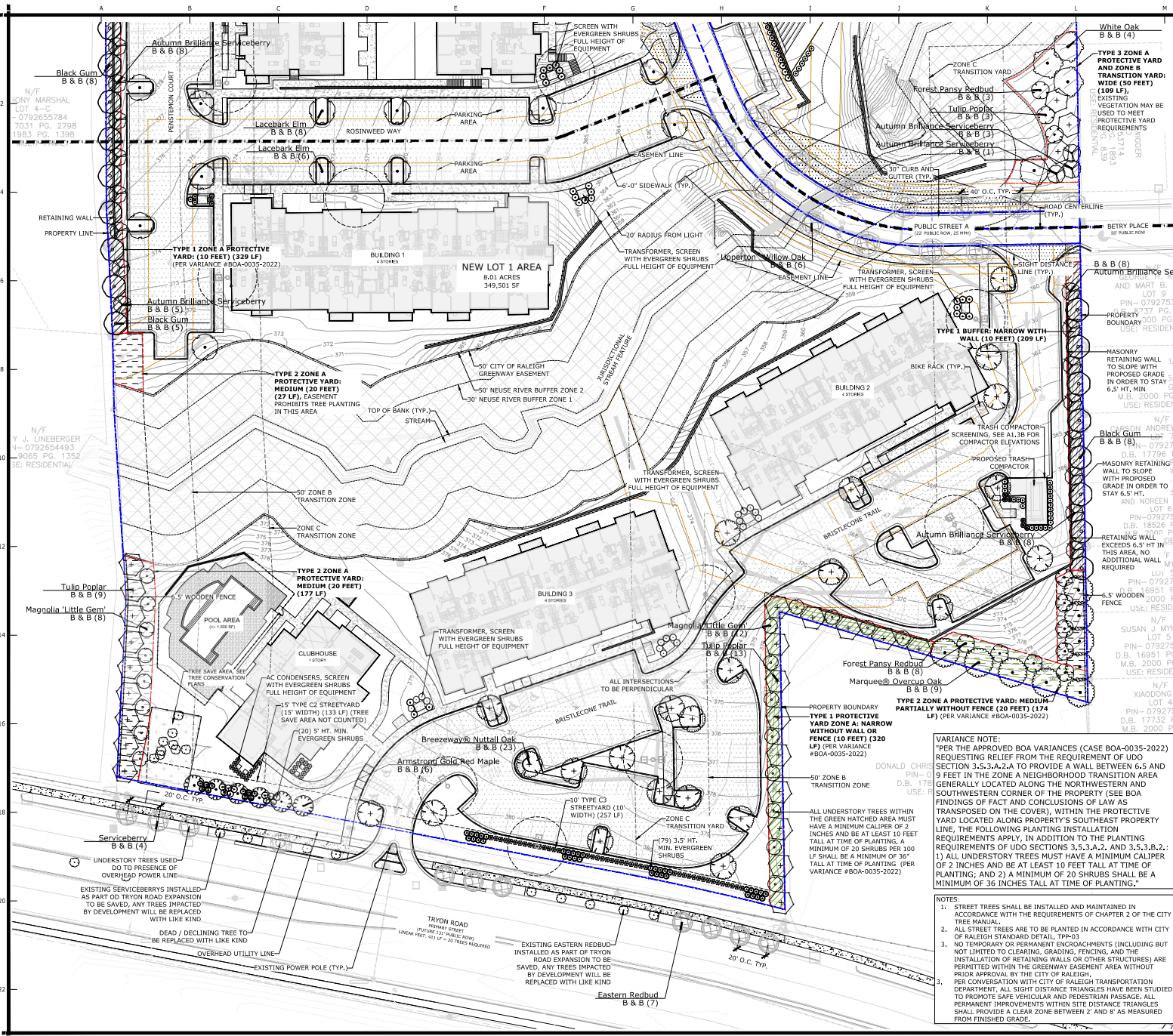
KHA PROJECT	UTL000
DATE	08/08/2022
SCALE	AS SHOWN
DESIGNED BY	JKH
DRAWN BY	JKH
CHECKED BY	JKH

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

PRELIMINARY UTILITY PLAN

PRELIMINARY
NOT READY FOR CONSTRUCTION

Kimley»Horn
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#P-0702

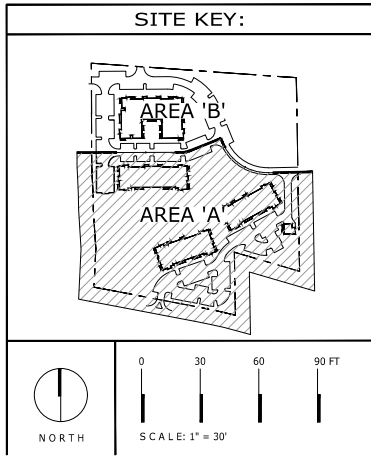


PLANT SCHEDULE:

	ARMSTRONG GOLD RED MAPLE ACER RUBRUM 'JFS-KW78' PP25301
	SERVICEBERRY AMELANCHIER ALNIFOLIA
	AUTUMN BRILLIANCE SERVICEBERRY AMELANCHIER ALBOREA 'AUTUMN BRILLIANCE'
	EASTERN REDBUD CERCIS CANADENSIS
	FOREST PANSY REDBUD CERCIS CANADENSIS 'FOREST PANSY' TM
	TULIP POPLAR LIRIODENDRON TULIPIFERA
	MAGNOLIA 'LITTLE GEM' QUERCUS GRANDIFLORA 'LITTLE GEM'
	BLACK GUM NYSSA SYLVATICA
	WHITE OAK QUERCUS ALBA
	MARQUEE® OVERCUP OAK QUERCUS LYRATA 'HOPEULKIT' PP 28,402
	BREEZEWAY® NUTTALL OAK QUERCUS NUTTALLII 'OCHLOCKNEE' PP 28,444
	'UPPERTON' WILLOW OAK QUERCUS PHellos 'RT3' PP16,444
	LACEBARK ELM ULMUS PARVIFOLIA

LEGEND:

	STREET TREES
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VARIANCE NOTE:
 *PER THE APPROVED BOA VARIANCES (CASE BOA-0035-2022) REQUESTING RELIEF FROM THE REQUIREMENT OF UDO SECTION 3.5.3.A.2.1 TO PROVIDE A WALL BETWEEN 6.5 AND 9 FEET IN THE ZONE A NEIGHBORHOOD TRANSITION AREA GENERALLY LOCATED ALONG THE NORTHWESTERN AND SOUTHWESTERN CORNER OF THE PROPERTY (SEE BOA FINDINGS OF FACT AND CONCLUSIONS OF LAW AS TRANPOSED ON THE COVER), WITHIN THE PROTECTIVE YARD LOCATED ALONG PROPERTY'S SOUTHEAST PROPERTY LINE, THE FOLLOWING PLANTING INSTALLATION REQUIREMENTS APPLY. IN ADDITION TO THE PLANTING REQUIREMENTS OF UDO SECTIONS 3.5.3.A.2, AND 3.5.3.B.2.1) ALL UNDERSTORY TREES MUST HAVE A MINIMUM CALIPER OF 2 INCHES AND BE AT LEAST 10 FEET TALL AT TIME OF PLANTING; AND 2) A MINIMUM OF 36 INCHES TALL AT TIME OF PLANTING; AND 3) A MINIMUM OF 20 SHRUBS SHALL BE A MINIMUM OF 36 INCHES TALL AT TIME OF PLANTING.

NOTES:
 1. STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY TREE MANUAL.
 2. ALL STREET TREES ARE TO BE PLANTED IN ACCORDANCE WITH CITY OF RALEIGH STANDARD DETAIL, TPW-03
 3. 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.

1320 Oberlin Industrial Blvd.
 Suite 4100
 Apex, North Carolina 27516
 878.995.7891 | www.bpluscstudio.com

Landscape Architecture, Design + Planning
 10.13.22 LANDSCAPE PLAN
 08.17.22 LANDSCAPE PLAN REV. 1
 05.24.22 LANDSCAPE PLAN REV. 2
 11.21.21 LANDSCAPE PLAN REV. 3

RELEASE

10.13.22 LANDSCAPE PLAN
 08.17.22 LANDSCAPE PLAN REV. 1
 05.24.22 LANDSCAPE PLAN REV. 2
 11.21.21 LANDSCAPE PLAN REV. 3

ALLORA PINES

2300 TRYON RD., RALEIGH, NC 27603
 PREPARED FOR: CRP / MARLE PINES, L.L.C.
 3715 NORTHSIDE PKWY, BLDG 200 SUITE 800, ATLANTA, GA. 30327

LANDSCAPE DEVELOPMENT PLAN

PLANTING PLAN AREA 'A'

PROJ. NO: 02-CR-AP1
 DRAWN: LG
 CHECKED: TA
 DATE: 04/29/2022

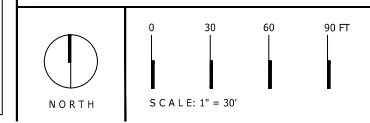
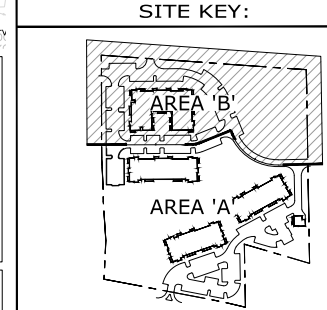
SHEET NUMBER:
TPP1.0

PLANT SCHEDULE:

	ARMSTRONG GOLD RED MAPLE ACER RUBRUM 'JFS-KW78' PP25301
	SERVICEBERRY AMELANCHIER ALNIFOLIA
	AUTUMN BRILLIANCE SERVICEBERRY AMELANCHIER ARBOREA 'AUTUMN BRILLIANCE'
	EASTERN REDBUD CERCIS CANADENSIS
	FOREST PANSY REDBUD CERCIS CANADENSIS 'FOREST PANSY' TM
	TULIP POPLAR LIRIODENDRON TULIPIFERA
	MAGNOLIA 'LITTLE GEM' MAGNOLIA GRANDIFLORA 'LITTLE GEM'
	BLACK GUM NYSSA SYLVATICA
	WHITE OAK QUERCUS ALBA
	MARQUEE® OVERCUP OAK QUERCUS LYRATA 'HOPEULKIT' PP 28,402
	BREEZEWAY® NUTTALL OAK QUERCUS NUTTALLII 'OCHLOCKNEE' PP 28,344
	'UPPERTON' WILLOW OAK QUERCUS PHELLOS 'RT3' PP16,444
	LACEBARK ELM ULMUS PARVIFOLIA

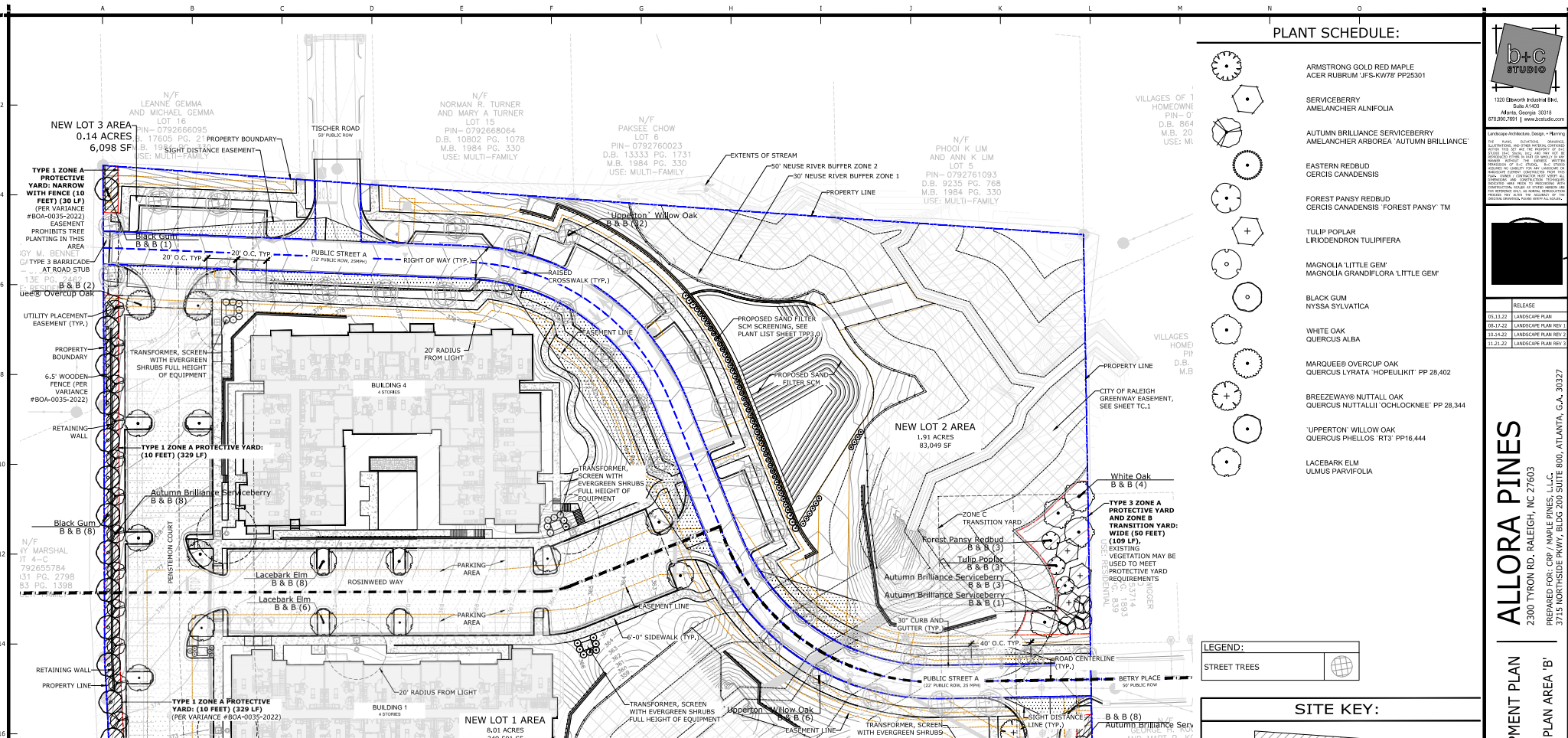
LEGEND:

	STREET TREES
--	--------------



VARIANCE NOTE:
 *PER THE APPROVED BOA VARIANCES (CASE BOA-0035-2022) REQUESTING RELIEF FROM THE REQUIREMENT OF UDO SECTION 3.5.3.A.1 TO PROVIDE A WALL BETWEEN 6.5 AND 9 FEET IN THE ZONE A NEIGHBORHOOD TRANSITION AREA GENERALLY LOCATED ALONG THE NORTHWESTERN AND SOUTHWESTERN CORNER OF THE PROPERTY (SEE BOA FINDINGS OF FACT AND CONCLUSIONS OF LAW AS TRANPOSED ON THE COVER), WITHIN THE PROTECTIVE YARD LOCATED ALONG PROPERTY'S SOUTHEAST PROPERTY LINE, THE FOLLOWING PLANTING INSTALLATION REQUIREMENTS APPLY. IN ADDITION TO THE PLANTING REQUIREMENTS OF UDO SECTIONS 3.5.3.A.2, AND 3.5.3.B.2.:
 1) ALL UNDERSTORY TREES MUST HAVE A MINIMUM CALIPER OF 2 INCHES AND BE AT LEAST 10 FEET TALL AT TIME OF PLANTING; AND 2) A MINIMUM OF 20 SHRUBS SHALL BE A MINIMUM OF 36 INCHES TALL AT TIME OF PLANTING.*

- NOTES:**
1. STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY TREE MANUAL.
 2. ALL STREET TREES ARE TO BE PLANTED IN ACCORDANCE WITH CITY OF RALEIGH STANDARD DETAIL, TYP-03
 3. 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.



LANDSCAPE ARCHITECTURE DESIGN + PLANNING

10.13.22	LANDSCAPE PLAN
08.31.22	LANDSCAPE PLAN REV. 1
05.24.22	LANDSCAPE PLAN REV. 2
11.21.21	LANDSCAPE PLAN REV. 3

ALLORA PINES
 2300 TYRON RD., RALEIGH, NC 27603
 PREPARED FOR: CRP / MARLE PINES, L.L.C.
 3715 NORTHSHORE PKWY, BLDG 200 SUITE 800, ATLANTA, GA. 30327

LANDSCAPE DEVELOPMENT PLAN
 PLANTING PLAN AREA 'B'

PROJ. NO: 02-TCR-API
 DRAWN: LG
 CHECKED: TA
 DATE: 04/29/2022

SHEET NUMBER:
TPP2.0



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



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



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

BLANK WALL AREA

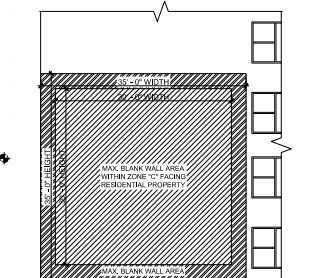
APPLICABLE CODE:
UNIFIED DEVELOPMENT ORDINANCE:
SEC. 15.0.0

MAX. BLANK WALL SHALL NOT EXCEED 35 LINEAR FEET IN EITHER DIRECTION
SEC. 23.5.5 DOME 1'C

MAX. BLANK WALL AREA SHALL NOT EXCEED 30 LINEAR FEET IN EITHER DIRECTION WHEN WITHIN ZONE 1'C FACING RESIDENTIAL PROPERTY.

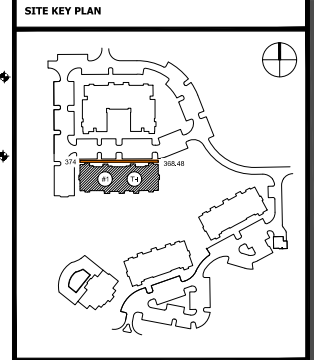
BLDG 1 (TYPE I):	COMPLIES
BLDG 2 (TYPE III):	COMPLIES
BLDG 3 (TYPE III):	COMPLIES
BLDG 4 (TYPE III):	COMPLIES
CLUBHOUSE:	COMPLIES

*THERE ARE NO BLANK WALL AREAS THAT EXCEED 30' IN HEIGHT AND WIDTH.



BUILDING AVERAGE GRADE

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



TRANSPARENCY

APPLICABLE CODE:
UNIFIED DEVELOPMENT ORDINANCE:
SEC. 15.0

GROUND STORY (ACTUAL 24%) > 20% MIN

UPPER STORY (ACTUAL 22%) > 15% MIN



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



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



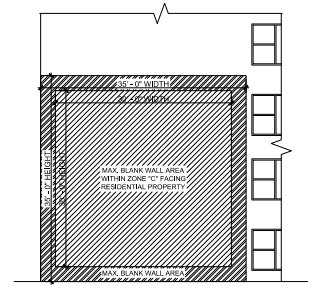
01 BUILDING #2, #3 (TYPE II) - FRONT ELEVATION
SCALE: 3/32" = 1'-0"
SIDE FACING PRIMARY STREET - SOUTH

BLANK WALL AREA

APPLICABLE CODE:
UNIFIED DEVELOPMENT ORDINANCE:
SEC. 15.0.0
MAX. BLANK WALL SHALL NOT EXCEED 35 LINEAR FEET IN EITHER DIRECTION
SEC. 23.5.5 DOME 10"
MAX. BLANK WALL AREA SHALL NOT EXCEED 30 LINEAR FEET IN EITHER DIRECTION WHEN WITHIN ZONE 1C FACING RESIDENTIAL PROPERTY.

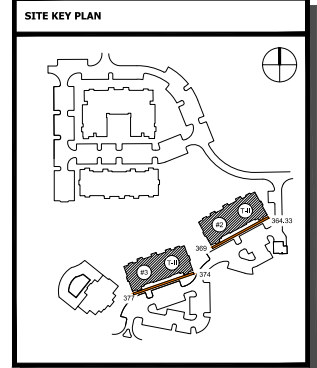
BLDG 1 (TYPE I): COMPLES
BLDG 2 (TYPE III): COMPLES
BLDG 3 (TYPE III): COMPLES
BLDG 4 (TYPE III): COMPLES
CLUBHOUSE: COMPLES

*THERE ARE NO BLANK WALL AREAS THAT EXCEED 30' IN HEIGHT AND WIDTH.



BUILDING AVERAGE GRADE

BLDG	HIGH	LOW	AVERAGE
BLDG #2 (TYPE II)	369' - 0"	354' - 4"	366' - 8"
BLDG #3 (TYPE II)	377' - 0"	374' - 0"	375' - 0"



TRANSPARENCY

APPLICABLE CODE:
UNIFIED DEVELOPMENT ORDINANCE:
SEC. 15.0.9

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

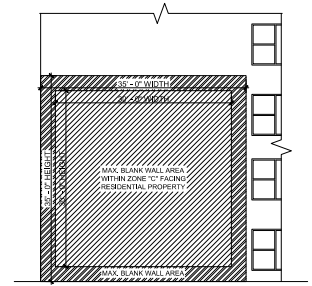
BLANK WALL AREA

APPLICABLE CODE:
UNIFIED DEVELOPMENT ORDINANCE:
SEC. 1.5.0.0

MAX. BLANK WALL SHALL NOT EXCEED 35 LINEAR FEET IN EITHER DIRECTION
SEC. 2.5.5.5 DOME 1C)
MAX. BLANK WALL AREA SHALL NOT EXCEED 30 LINEAR FEET IN EITHER DIRECTION WHEN WITHIN ZONE 1C) FACING RESIDENTIAL PROPERTY.

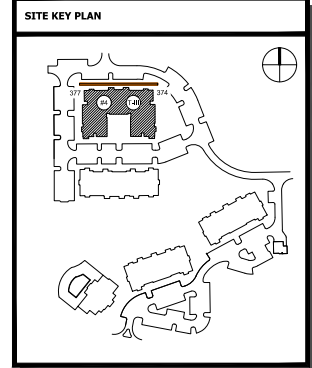
BLDG 1 (TYPE I): COMPLES
BLDG 2 (TYPE III): COMPLES
BLDG 3 (TYPE III): COMPLES
BLDG 4 (TYPE III): COMPLES
CLUBHOUSE: COMPLES

*THERE ARE NO BLANK WALL AREAS THAT EXCEED 30' IN HEIGHT AND WIDTH.



BUILDING AVERAGE GRADE

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



TRANSPARENCY

APPLICABLE CODE:
UNIFIED DEVELOPMENT ORDINANCE:
SEC. 1.5.0.0

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



ROBERT W. LAMKIN
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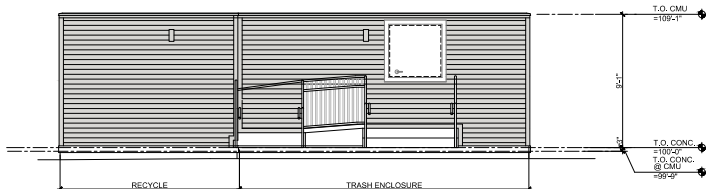
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Project Title:
ALLORA PINES

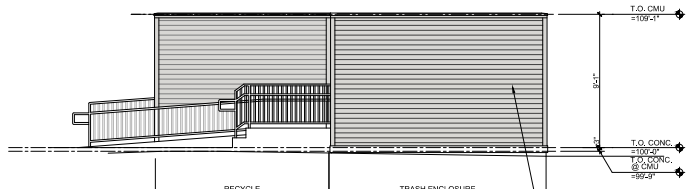
CRP/MAPLE PINES, L.L.C.

City Submittal: 11.11.22
DD Issue Set: -
Pricing Issue Set: -
Permit Issue Set: -
Project ID: 21495
Sheet No.

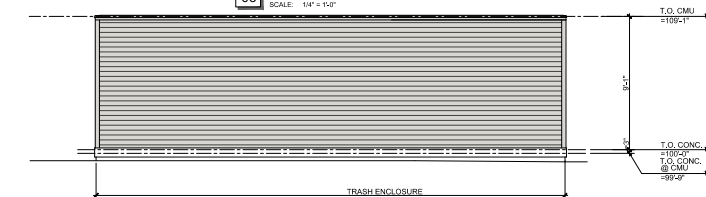
A1.3A
BUILDING TYPE III
EXTERIOR ELEVATIONS



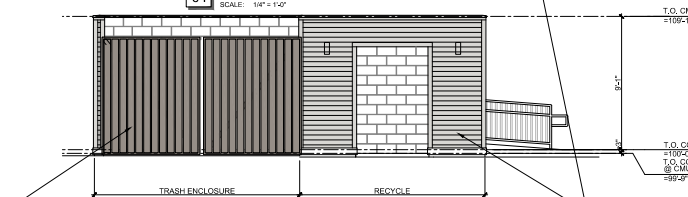
06 TRASH COMPACTOR & RECYCLING SIDE ELEVATION
SCALE: 1/4" = 1'-0"



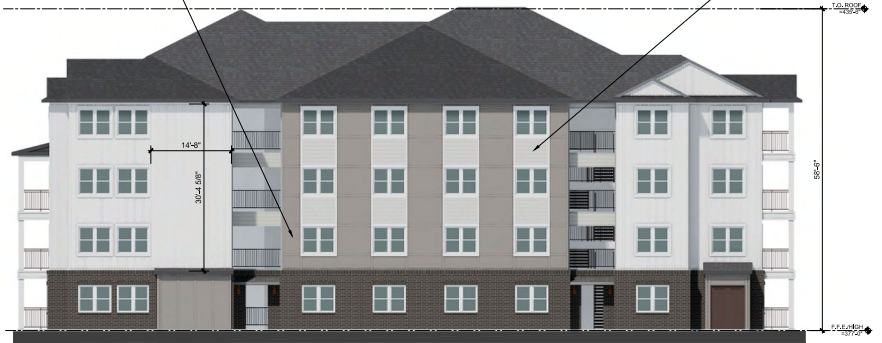
04 TRASH COMPACTOR & RECYCLING REAR ELEVATION
SCALE: 1/4" = 1'-0"



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
SCALE: 3/32" = 1'-0"



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

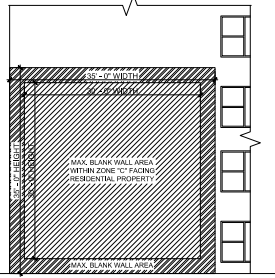
BLANK WALL AREA

APPLICABLE CODE:
UNIFIED DEVELOPMENT ORDINANCE:
SEC. 15.5.00

MAX. BLANK WALL SHALL NOT EXCEED 35 LINEAR FEET IN EITHER DIRECTION
SEC. 15.5.00E.1C1
MAX. BLANK WALL AREA SHALL NOT EXCEED 30 LINEAR FEET IN EITHER DIRECTION WHEN WITHIN ZONE "C" FACING RESIDENTIAL PROPERTY.

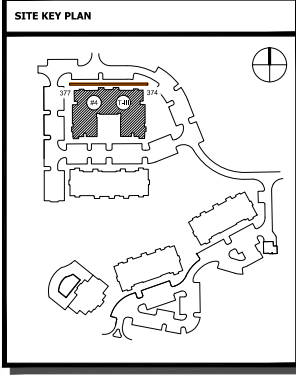
BLDG 1 (TYPE I): COMPLEX
BLDG 2 (TYPE III): COMPLEX
BLDG 3 (TYPE III): COMPLEX
BLDG 4 (TYPE III): COMPLEX
CLUBHOUSE: COMPLEX

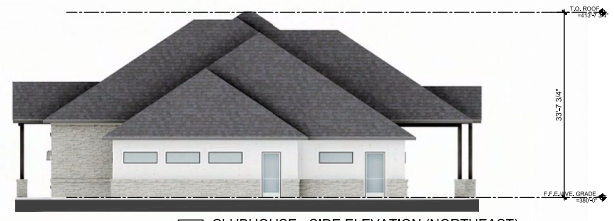
*THERE ARE NO BLANK WALL AREAS THAT EXCEED 30' IN HEIGHT AND WIDTH.



BUILDING AVERAGE GRADE

BLDG	HIGH	LOW	AVERAGE
BLDG 8, BLDG 84 (TYPE B)	377'-0"	374'-0"	375'-6"





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



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



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

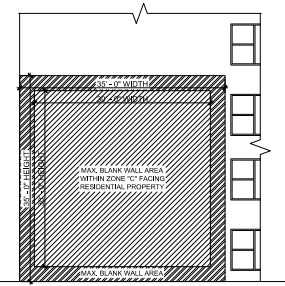


01 CLUBHOUSE - FRONT ELEVATION (SOUTHEAST)
 SCALE: 3/32" = 1'-0"
 SIDE FACING PRIMARY STREET - CLUBHOUSE

BLANK WALL AREA

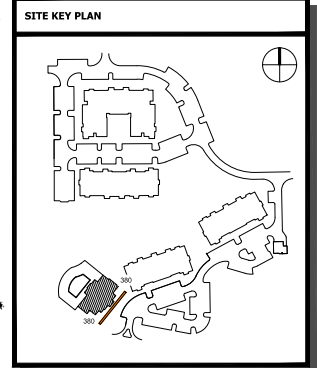
APPLICABLE CODE:
 UNIFIED DEVELOPMENT ORDINANCE:
 SEC. 15.5.10
 MAX. BLANK WALL SHALL NOT EXCEED 35 LINEAR FEET IN EITHER DIRECTION
 SEC. 23.5.5 DOME 10"
 MAX. BLANK WALL AREA SHALL NOT EXCEED 30 LINEAR FEET IN EITHER DIRECTION WHEN WITHIN ZONE 10' FACING RESIDENTIAL PROPERTY.
 *THERE ARE NO BLANK WALL AREAS THAT EXCEED 30' IN HEIGHT AND WIDTH.

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



BUILDING AVERAGE GRADE

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



TRANSPARENCY

APPLICABLE CODE:
 UNIFIED DEVELOPMENT ORDINANCE:
 SEC. 15.9

GROUND STORY (ACTUAL 21%) > 20% MIN
 UPPER STORY (ACTUAL) > 15% MIN

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Project Title:
ALLORA PINES

CRP/MAPLE PINES, L.L.C.

City Submittal: 11.11.22
 DD Issue Set: -
 Pricing Issue Set: -
 Permit Issue Set: -
 Project ID: 21495

Sheet No.
A1.4
 CLUBHOUSE
 EXTERIOR ELEVATIONS

