

# Preliminary Subdivision Application

## Planning and Development

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



**INSTRUCTIONS:** This form is used when submitting a Preliminary Subdivision (UDO Section 10.2.5). Please check the appropriate review type and include the plan checklist document. Please email all documents and your preliminary subdivision plans to [SiteReview@raleighnc.gov](mailto:SiteReview@raleighnc.gov).

DEVELOPMENT TYPE (UDO Section 2.1.2)			
Conventional Subdivision	Compact Development	Conservation Development	Cottage Court
NOTE: Subdivisions may require City Council approval if in a Metro Park Overlay or Historic Overlay District			
GENERAL INFORMATION			
Scoping/sketch plan case number(s):			
Development name (subject to approval):			
Property Address(es):			
Recorded Deed PIN(s):			
What is your project type?	Single family Apartment	Townhouse Non-residential	Attached houses Other: _____

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION	
<b>NOTE: Please attach purchase agreement when submitting this form</b>	
Company:	Owner/Developer Name and Title:
Address:	
Phone #:	Email:
APPLICANT INFORMATION	
Company:	Contact Name and Title:
	Address:
Phone #:	Email:

Continue to page 2 >>

DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
ZONING INFORMATION	
Gross site acreage:	
Zoning districts (if more than one, provide acreage of each):	
Overlay district:	Inside City limits?      Yes      No
Conditional Use District (CUD) Case # Z-	Board of Adjustment (BOA) Case # A-

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: _____ Square Feet: _____	Proposed Impervious Surface: Acres: _____ Square Feet: _____
Neuse River Buffer      Yes      No	Wetlands      Yes      No
Is this a flood hazard area?      Yes      No	
If yes, please provide the following:	
Alluvial soils: _____	
Flood study: _____	
FEMA Map Panel #:	
NUMBER OF LOTS AND DENSITY	
Total # of townhouse lots:	Detached      Attached
Total # of single-family lots:	
Proposed density for each zoning district (UDO 1.5.2.F):	
Total # of open space and/or common area lots:	
Total # of requested lots:	

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:	
Signature:	Date:
Printed Name:	

Please email your completed application to [SiteReview@raleighnc.gov](mailto:SiteReview@raleighnc.gov).

**DEVELOPMENT TYPE + SITE DATE TABLE**

(Applicable to all developments)

**ZONING INFORMATION**

Gross site acreage: 1.030 acres

Zoning districts (if more than one, provide acreage of each): R-10

Overlay district: none

Inside City limits? ☒ Yes ☐ No

Conditional Use District (CUD) Case # Z-

Board of Adjustment (BOA) Case # A-

**STORMWATER INFORMATION**

Existing Impervious Surface:

Acres: 0.1019

Square Feet: 4,440 SF

Proposed Impervious Surface:

Acres: 0.436

Square Feet: 18,978

Neuse River Buffer ☐ Yes ☒ NoWetlands ☐ Yes ☒ NoIs this a flood hazard area? ☐ Yes ☒ No

If yes, please provide the following:

Alluvial soils: \_\_\_\_\_

Flood study: \_\_\_\_\_

FEMA Map Panel #: \_\_\_\_\_

**NUMBER OF LOTS AND DENSITY**

Total # of townhouse lots:

Detached

Attached 12

Total # of single-family lots: 0

Proposed density for each zoning district (UDO 1.5.2.F): 11.65

Total # of open space and/or common area lots: 8,454 SF - 1 HOA lot

Total # of requested lots: 13

**SIGNATURE BLOCK**

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I, Alison A Pockat 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: 

Date:

2/10/2022

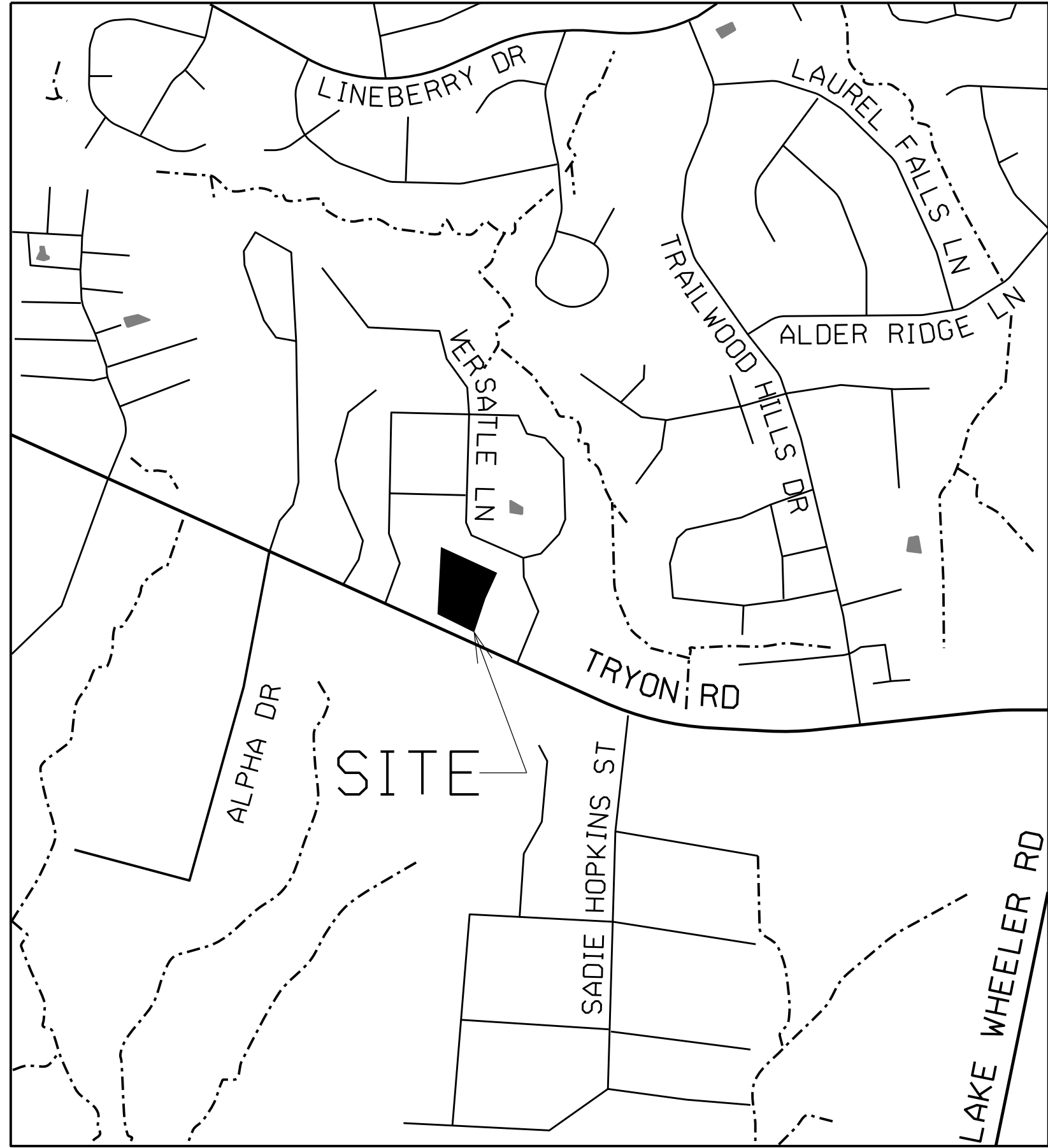
Printed Name: Angnes Lam

Signature: \_\_\_\_\_

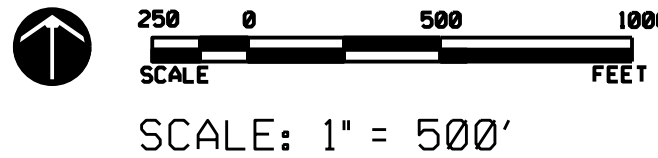
Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Please email your completed application to [SiteReview@raleighnc.gov](mailto:SiteReview@raleighnc.gov).



VICINITY MAP



LIST OF DRAWINGS		
SEQ. NO.	DWG. NO.	TITLE
1	C0-0	COVER SHEET
2		SURVEY
3	EC-1	EXISTING CONDITIONS PLAN
4	SP-1	SUBDIVISION LAYOUT
5	SP-2	PROPOSED SUBDIVISION LOTS
6	SP-3	PLANTING / ENTRY
7	U-1	WATER UTILITY
8	U-2	STORMWATER PLAN
9	D-1	SEWER DETAILS
10	D-2	WATER DETAILS
11	D-3	STORMWATER DETAILS
12	D-4	SITE DETAILS

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

DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.

# TRYON SQUARE SUBDIVISION

3132 TRYON RD.  
RALEIGH, NORTH CAROLINA

OWNER:  
CAROLINA 2013, LLC  
5301 DENISE DR.  
RALEIGH, NC 27606 - 3306  
OFFICE PHONE - 919 961-1818  
CONTACT: ANGNES LAM

## SITE DATA

ADDRESS: 3132 TRYON RD., 0 TRYON RD., RALEIGH  
PIN #: 0792254878, 0792265000 ACREAGE: 1.030 ACRES

LOTS COMBINED INTO SINGLE LOT AS PER BM 1999, PG 962

ZONING: R-10  
DEED BOOK 17186, PAGE 2063-2066  
LAND CLASS: LOW DENSITY RESIDENTIAL -  
LESS THAN 10 UNITS PER AC - HOMESITE  
WATERSHED: LOWER NEUSE  
NEUSE RIVER BASIN

PROPOSED USE - TOWNHOME

THE SITE IS A SUBDIVISION OF LOT NO. 2  
UF - RALEIGH, LLC

TOTAL GROSS SITE AREA FOR LOT = 44,869 SF, 1.030 ACRES  
EXISTING IMPERVIOUS SURFACE AREA FOR LOT = 4,440 SF  
PERCENT IMPERVIOUS (EXISTING COND.) FOR LOT 2 = 9.9%

PROPOSED USE - TWELVE RESIDENTIAL TOWNHOME LOTS  
DWELLING UNITS PER ACRE = 12.51 PROPOSED  
AREA TO BE DEDICATED TO RIGHT OF WAY - 3,110 SF  
TOTAL NET AREA OF LOT FOR DEVELOPMENT - 41,759 SF

PROJECTED WASTEWATER FLOW = 4,800 GPD  
12 DWELLINGS - 40 BEDROOMS TOTAL X 120 GRP

## Preliminary Subdivision Application Planning and Development

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DEVELOPMENT TYPE (UDO Section 2.1.2)			
Conventional Subdivision	Compact Development	Conservation Development	Cottage Court
NOTE: Subdivisions may require City Council approval if in a Metro Park Overlay or Historic Overlay District			
GENERAL INFORMATION			
Scoping/sketch plan case number(s): Scope-0106-2021			
Development name (subject to approval): Tryon Square Townhomes			
Property Address(es): 3132 Tryon Rd., Raleigh			
Recorded Deed PIN(s): 0792254878 • 0792265000			
What is your project type?	<input type="checkbox"/> Single family <input type="checkbox"/> Apartment	<input checked="" type="checkbox"/> Townhouse <input type="checkbox"/> Non-residential	<input type="checkbox"/> Other: <input type="checkbox"/> Attached houses

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION	
NOTE: Please attach purchase agreement when submitting this form	
Company: Carolina 2013, LLC	Owner/Developer Name and Title: Angnes Lam, Developer
Address: 5301 Denise Dr., Raleigh, NC 27606	
Phone #: 919 961-1818	Email: angneslam@gmail.com
APPLICANT INFORMATION	
Company: Alison A Pockat, ASLA	Contact Name and Title: Alison Pockat
	Address: 106 Steep Bank Dr., Cary, NC 27518
Phone #: 919 363-4415	Email: aapockat@earthlink.net

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REVISION 02.19.21  
raleighnc.gov

DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)	
ZONING INFORMATION	
Gross site acreage: 1.030 acres	
Zoning districts (if more than one, provide acreage of each): R-10	
Overlay district: none	Inside City limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Conditional Use District (CUD) Case # Z-	Board of Adjustment (BOA) Case # A-

STORMWATER INFORMATION					
Existing Impervious Surface: Acres: 0.1019 Square Feet: 4,440 SF	Proposed Impervious Surface: Acres: 0.436 Square Feet: 18,978				
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
Is this a flood hazard area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
If yes, please provide the following:					
Alluvial soils: _____					
Flood study: _____					
FEMA Map Panel #: _____					

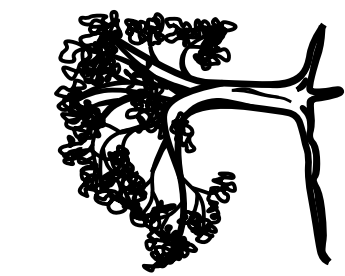
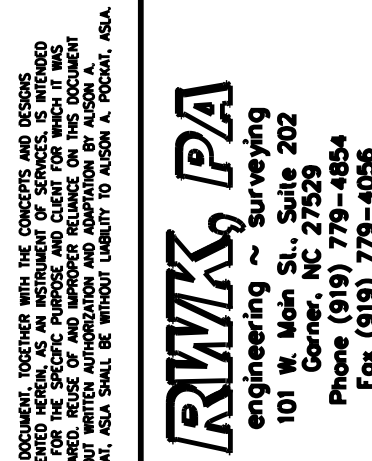
NUMBER OF LOTS AND DENSITY				
Total # of townhouse lots:	Detached	Attached 12		
Total # of single-family lots:	0			
Proposed density for each zoning district (UDO 1.5.2.F): 12.51				
Total # of open space and/or common area lots: 8,454 SF - 1 HOA lot				
Total # of requested lots: 13				

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I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after 180 days of inactivity.	
Signature: <i>Angnes Lam</i>	Date: 2/10/2022
Printed Name: Angnes Lam	Date: _____
Signature: _____	Date: _____
Printed Name: _____	Date: _____

Please email your completed application to [SiteReview@raleighnc.gov](mailto:SiteReview@raleighnc.gov).

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ALISON A. POCKAT, ASLA  
LANDSCAPE ARCHITECT  
LAND PLANNER  
(919) 363-4415  
106 STEEPBANK DRIVE  
CARY, NC 27518

DESIGNED: AAP

DRAWN:

APPROVED:

PROJECT 21007

TRYON SQUARE SUBDIVISION  
3132 TRYON RD., RALEIGH, NC

CAROLINA 2013, LLC  
5301 DENISE DR.  
RALEIGH, NC 27606 - 3306

REVISED	DATE	BY	REVISIONS
1	4.11.22	RALEIGH COMMENTS	3-16-22

SCALE: NTS

DATE: OCT. 16, 2021

SHEET NO.:

COVER SHEET  
CO-1

SEQUENCE NO. 1 OF 12

RALEIGH CASE NUMBER: SUB-0011-2022

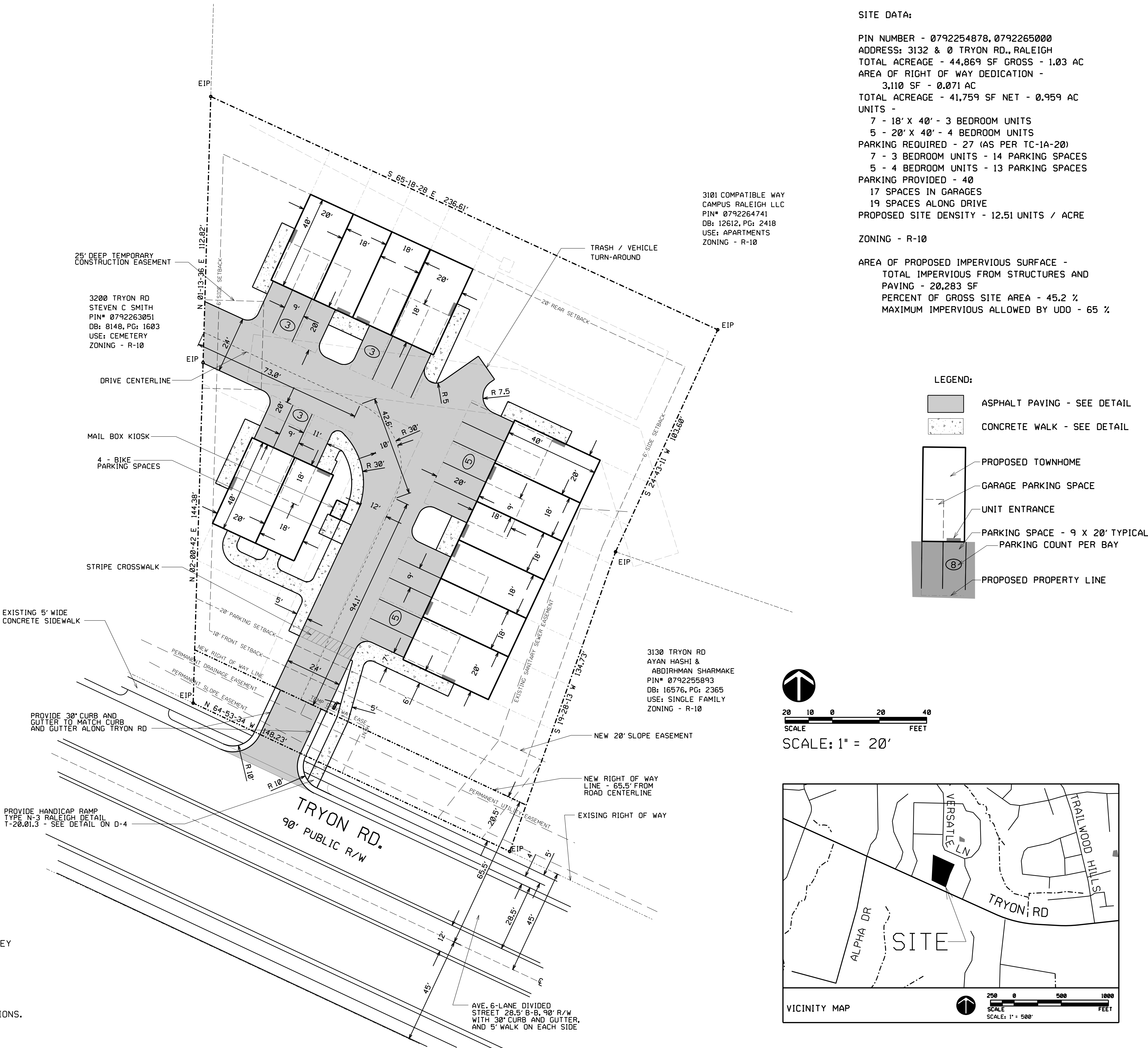


STAKING NOTES:

1. WRITTEN DIMENSIONS PREVAIL OVER GRAPHIC. DO NOT SCALE DRAWING UNLESS OTHERWISE NOTED.
2. DIMENSIONS ARE MEASURED TO THE FACE OF STRUCTURES AND TO THE EDGE OF PAVEMENT.
3. THE SURVEYOR SHALL CHECK THE BUILDING LAYOUT FOR THE PROPER SETBACK FROM THE PROPERTY LINES, RIGHT-OF-WAY, AND EASEMENTS. UPON THE DISCOVERY OF ANY DISCREPANCY, THE CONTRACTOR MUST NOTIFY THE ARCHITECT BEFORE PROCEEDING WITH CONSTRUCTION.
4. SEE THE ARCHITECTURAL PLAN FOR THE EXACT BUILDING DIMENSIONS.
5. CONTRACTOR SHALL MAINTAIN THE SITE CLEAN AND CLEAR OF ALL WASTE CONSTRUCTION DEBRIS.
6. TRYON ROAD IS AN NCDOT ROAD.

PROPERTY NOTES:

1. EXISTING BOUNDARY, TOPOGRAPHY, SITE ELEMENTS AND INFORMATION ARE BASED ON AN EXISTING CONDITIONS SURVEY BY RWK, PA, 101 W. MAIN ST., SUITE 202, GARNER, NC 27529, PHONE NUMBER: 919 779-4854, ENTITLED 'EDWARD EARL & ALYCE A WILLIAMS, 3132 TRYON ROAD, LOT 2, UF - RALEIGH, LLC' AND DATED 8-13-2021.
2. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH &/OR NCDOT STANDARDS AND SPECIFICATIONS.



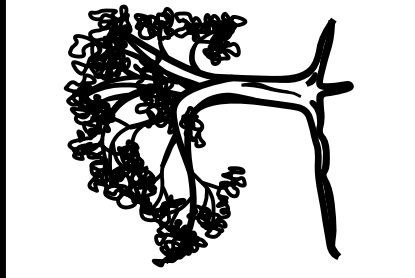
SITE DATA:

PIN NUMBER - 0792254878, 0792265000  
ADDRESS: 3132 & 0 TRYON RD., RALEIGH  
TOTAL ACREAGE - 44,869 SF GROSS - 1.03 AC  
AREA OF RIGHT OF WAY DEDICATION -  
3,110 SF - 0.071 AC  
TOTAL ACREAGE - 41,759 SF NET - 0.959 AC  
UNITS -  
7 - 18' X 40' - 3 BEDROOM UNITS  
5 - 20' X 40' - 4 BEDROOM UNITS  
PARKING REQUIRED - 27 (AS PER TC-1A-20)  
7 - 3 BEDROOM UNITS - 14 PARKING SPACES  
5 - 4 BEDROOM UNITS - 13 PARKING SPACES  
PARKING PROVIDED - 40  
17 SPACES IN GARAGES  
19 SPACES ALONG DRIVE  
PROPOSED SITE DENSITY - 12.51 UNITS / ACRE

ZONING - R-10

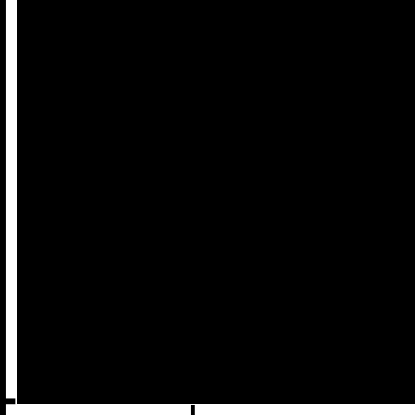
AREA OF PROPOSED IMPERVIOUS SURFACE -  
TOTAL IMPERVIOUS FROM STRUCTURES AND  
PAVING - 20,283 SF  
PERCENT OF GROSS SITE AREA - 45.2 %  
MAXIMUM IMPERVIOUS ALLOWED BY UDO - 65 %

**RWK, PA**  
Professional Surveyors  
101 W. Main St., Suite 202  
Garner, NC 27529  
Phone (919) 779-4854  
Fax (919) 779-4056



**ALISON A. POCKAT, ASLA**  
LANDSCAPE ARCHITECT  
LAND PLANNER  
(919) 363-4415  
106 STEEPBANK DRIVE  
CARY, NC 27518

**DESIGNED:** AAP  
**DRAWN:**  
**APPROVED:**



TRYON SQUARE  
UNIT AND PARKING PLAN  
3132 TRYON RD., RALEIGH, NC  
CAROLINA 2013 LLC  
P.O. BOX 3883  
CARY, NC 27519

REVISIONS	
1	5.15.22 RALEIGH COMMENT REVISIONS
2	7.27.22 RALEIGH COMMENTS - 7.13.22

**SCALE:** NTS  
**DATE:** OCT. 15, 2021

**SHEET NO. 1**  
**PROPOSED LAYOUT PLAN**

**SP-1**  
**SEQUENCE NO. 4 OF 12**

1. THE SITE IS 0.9044 ACRES, UNDER SECTION 9.1.3 OF THE UDO NO TREE CONSERVATION PLAN WILL BE REQUIRED.
2. EXISTING HOUSE, WALK, DRIVEWAY AND OTHER STRUCTURES ARE TO BE REMOVED. A DEMOLITION PERMIT IS REQUIRED PRIOR TO THE APPROVAL OF A RECORDED PLAT. THE DEMO PERMIT NUMBER SHALL BE SHOWN ON ALL MAPS FOR RECORDING.
3. ALL CONSTRUCTION IS TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NCDOT STANDARDS.
4. THE DEVELOPER IS RESPONSIBLE FOR THE INSTALLATION OF ALL UTILITY LINES NECESSARY TO PROVIDE SERVICE TO THESE SITES.
5. A TREE IMPACT PERMIT FEE IS REQUIRED WHEN PLOT PLANS ARE SUBMITTED FOR BUILDING PERMIT IN ORDER TO PLANT TREES IN THE PUBLIC RIGHT-OF-WAY.
6. STREET TREES SHALL BE INSTALLED AND MAINTAINED PER CHAPTER 2 OF THE RALEIGH CITY TREE MANUAL.
7. A FEE-IN-LIEU FOR 6' OF WALK ALONG TRYON IS REQUIRED AND A SURETY BOND IS REQUIRED FOR THE PROPOSED STREET TREES INDICATED ON THE PLAN.
8. A SURETY BOND IS REQUIRED FOR ALL PUBLIC INFRASTRUCTURE IMPROVEMENTS PRIOR TO MAP RECORDATION. SEE RALEIGH STREET DESIGN MANUAL SECTION 5.3.4. THE BOND LETTER OF CREDIT OR CERTIFIED CHECK IS REQUIRED FOR ALL INCOMPLETE PUBLIC IMPROVEMENTS BASED ON 125% OF ESTIMATED CONSTRUCTION COSTS PRIOR TO MAP RECORDATION. SEE RSDM SECTION 5.6.
11. SUBDIVISION PLAN CREATES TWELVE LOTS.
12. INFILL SUBDIVISION RULES MAY APPLY TO THIS DEVELOPMENT AS PER UDO SEC. 2.2.7.
13. ANY EXISTING WATER OR SEWER COMPONENTS THAT ARE TO BE ABANDONED SHALL BE ABANDONED AS PER CORPUD STANDARDS - PUBLIC UTILITY HANDBOOK, PAGES 67 AND 125.
14. BLOCK PERIMETER REQUIREMENTS ARE NOT APPLICABLE TO THIS SITE UNDER UDO SEC. 8.3.2.A.1 (THE SITE IS LESS THAN THREE ACRES) AND SEC. 8.3.2.A.1.vi.a (THE CREATION OF A STREET WOULD BE OBSTRUCTED BY EXISTING APARTMENT DEVELOPMENT AND SINGLE FAMILY DEVELOPMENT).
15. THE MAXIMUM BUILDING HEIGHT BY UDO 2.2.3.E IS 45' / THREE STORIES.
16. GARBAGE AND RECYCLING COLLECTION IS TO BE INDIVIDUAL ROLL-OUT CARTS.

1. EXISTING BOUNDARY, TOPOGRAPHY, SITE ELEMENTS AND INFORMATION ARE BASED ON AN EXISTING CONDITIONS SURVEY BY RWK, PA, 101 W. MAIN ST., SUITE 202, GARNER, NC 27529, PHONE NUMBER: 919 779-4854, ENTITLED 'EDWARD EARL & ALYCE A WILLIAMS, 3132 TRYON ROAD, LOT 2, UF - RALEIGH, LLC' AND DATED 8-13-2021.
2. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH &/OR NCDOT STANDARDS AND SPECIFICATIONS.



**APPROVED:**

CAROLINA 2013 LLC  
P.O. BOX 3883  
CARY, NC 27519

[illegible]

SHEET NO.:

SP-2