



# Administrative Approval Action

Case File / Name: SUB-0011-2022  
DSLCL - Tryon Square Townhomes

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

**LOCATION:** This 1.03 acre site zoned R-10 and SRPOD can be found on the north side of Tryon Road just west of the intersection of Tryon and Lake Wheeler Roads at 3132 Tryon Road. it is outside the city limits.

**REQUEST:** This is a townhome subdivision consisting of 12 residential lots and one HOA/community lot for a total of 13 lots.

**DESIGN  
ADJUSTMENT(S)/  
ALTERNATES, ETC:** FIL-0744-2022: DSENG - Fee-In-Lieu Estimator/Fee-In-Lieu Estimator

**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 July 27, 2022 by ALISON A POCKAT, ASLA.

## **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:***

### **Engineering**

1. An NCDOT driveway permit must be approved prior to SPR approval. The approved driveway permit and a copy of the approved NCDOT plans must be incorporated into the SPR plans showing required improvements on the City's site permitting set for review and signatures.

### **Public Utilities**

2. All RW recommendations on preliminary subdivision plan (listed in Energov) shall be incorporated into SPR design

### **Stormwater**

3. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
4. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).

☒ **RECORDED MAP(S)** - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Site Permitting Review plans, if required, have been deemed ready for mylar signature.



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***The following items must be approved prior to recording the plat:***

## **General**

1. A demolition permit shall be issued and this building permit number shown on all maps for recording.
2. Street names for this development shall be approved by the Raleigh GIS Division and by Wake County.

## **Engineering**

3. A fee-in-lieu for 1' of public sidewalk will be applied along the frontage of this development for Tryon Rd. The amount will be calculated when a plat is received for review and prior to approval of the plat to be recorded. (UDO Section 8.1.10)
4. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and shown on the map approved for recordation.
5. 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)

## **Public Utilities**

6. 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.
7. A Petition for Annexation into the City limits shall be submitted in accordance with City Council policy for extension of utility service to properties currently outside of the City limits. This voluntary annexation in no way obligates the City to extend utility services to the property.

## **Stormwater**

8. A payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans shall be paid by the developer to the City stormwater facility replacement fund (UDO 9.2.2.G.3).
9. A surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department (UDO 9.2.2.D.1.d).



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10. 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).
11. 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).
12. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.

☒ **BUILDING PERMITS** - For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Site Permitting Review plans attached, if applicable. Permit sets may be reviewed prior to the recordation of required plats, but cannot be approved.

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

## Engineering

1. 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

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

## Stormwater

3. Impervious restrictions for each lot must be recorded on a plat prior to building permit issuance.

## Urban Forestry

4. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 3 street trees along Tryon Road.
5. A public infrastructure surety for the 3 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 of infrastructure.

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

## General



# Administrative Approval Action

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DSLCL - Tryon Square Townhomes

City of Raleigh  
Development Services Department  
One Exchange Plaza  
Raleigh, NC 27602  
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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.

## Stormwater

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

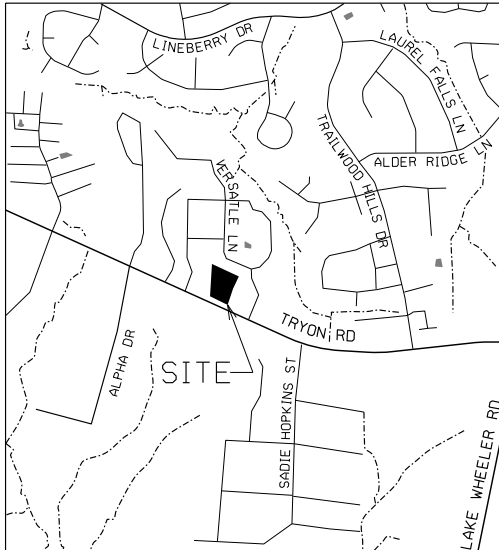
**EXPIRATION DATES:** If significant construction has not taken place on a project after preliminary subdivision approval, that approval may "sunset" and be declared void, requiring re-approval before permits may be issued. To avoid allowing this preliminary approval to "sunset", the following must take place by the following dates:

**3-Year Sunset Date: November 9, 2025**  
Record at least ½ of the land area approved.

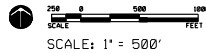
**5-Year Sunset Date: November 9, 2027**  
Record entire subdivision.

I hereby certify this administrative decision.

Signed: *Daniel L. Stegall* Date: 11/09/2022  
Development Services Dir/Designee  
Staff Coordinator: Michael Walters



VICINITY MAP



SCALE: 1" = 500'

## 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  
SUBDIVISION3132 TRYON RD.  
RALEIGH, NORTH CAROLINAOWNER:  
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, LLCTOTAL 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 SFPROJECTED WASTEWATER FLOW = 4,800 GPD  
12 DWELLINGS - 40 BEDROOMS TOTAL X 120 GRPPreliminary 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)	
<input type="checkbox"/> Conventional Subdivision	<input type="checkbox"/> Compact Development
<input type="checkbox"/> Conservation Development	<input type="checkbox"/> 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 checked="" type="checkbox"/> Townhouse
<input type="checkbox"/> Apartment	<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: aspockat@earthlink.net

Continue to page 2 &gt;&gt;

Page 1 of 2

REVISION 02.10.21  
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	
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: 18,878
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 15.2.F): 12.51	
Total # of open space and/or common area lots: 8,454 SF - 1 HOA lot	
Total # of requested lots: 13	
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, <u>Alison A Pockat</u> 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, acknowledged, and affirm that this project is conforming to all application requirements applicable with the proposed development plan. I acknowledge that this application is subject to the filing calendar and submittal policy, which states application of fees after 180 days of inactivity.	
Signature: <u>Alison A Pockat</u>	Date: <u>2/10/2022</u>
Printed Name: _____	Date: _____
Signature: <u>Angnes Lam</u>	Date: _____
Printed Name: _____	Date: _____

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

Page 2 of 2

REVISION 02.10.21  
raleighnc.govALISON A. POCKAT, ASLA  
LANDSCAPE ARCHITECT  
LAND PLANNER  
(919) 363-4415  
106 STEEP BANK DRIVE  
CARY, NC 27518DESIGNED: AAP  
DRAWN:  
APPROVED:

PROJECT 21009

TRYON SQUARE SUBDIVISION  
3132 TRYON RD., RALEIGH, NC  
CAROLINA 2013, LLC  
5301 DENISE DR.  
RALEIGH, NC 27606 - 3306REVISIONS  
1. 11.11.22 RALEIGH COMMENTS 3.16.22

SCALE: NTS

DATE: OCT. 16, 2021

SHEET NO. 1

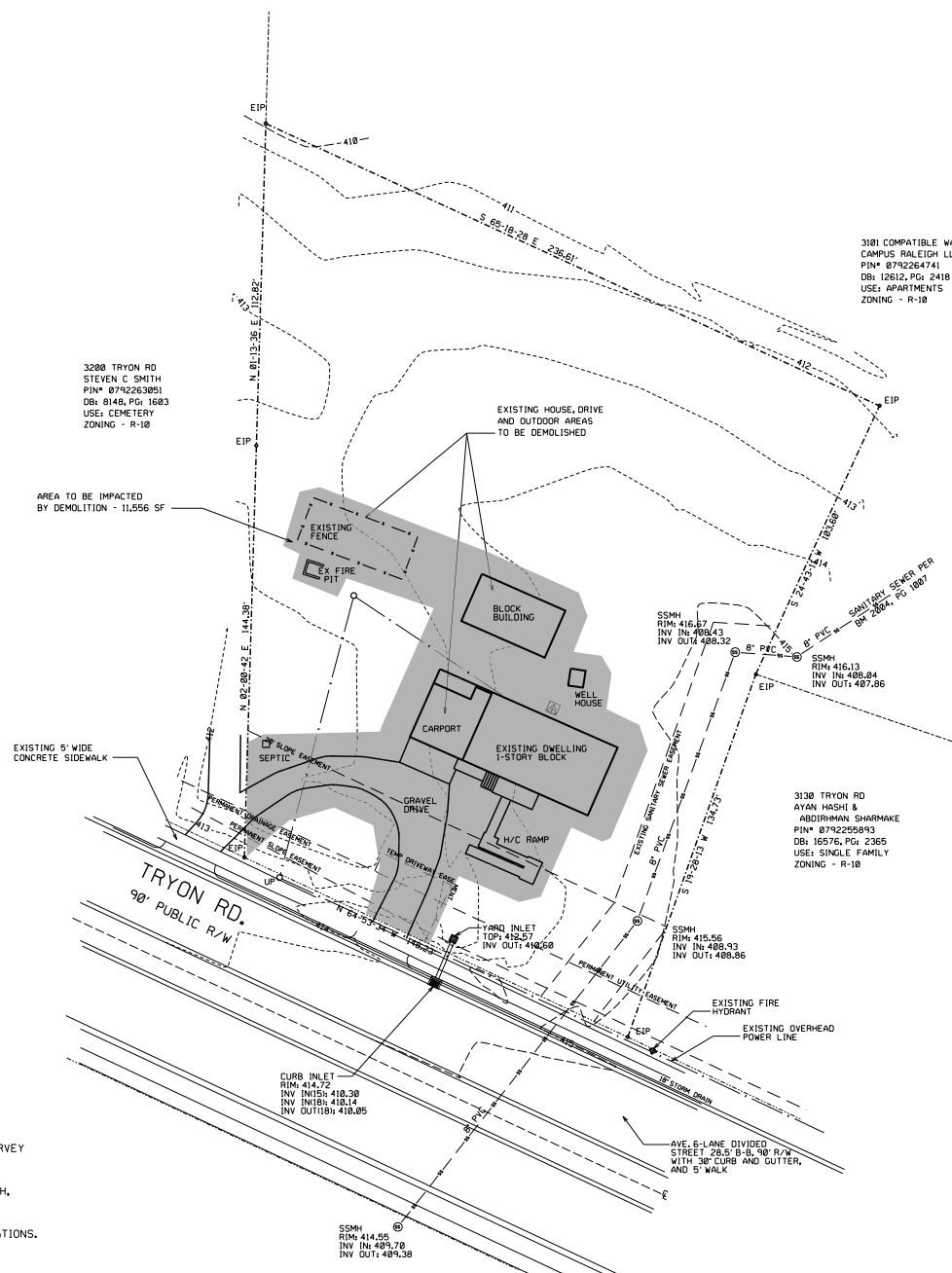
COVER SHEET

CO-1

SEQUENCE NO. 1 OF 12







SITE DATA:

PIN NUMBER - 0792254878, 0792265000  
ADDRESS: 3132 & 0 TRYON RD., RALEIGH  
GREATER PART OF LOT 2 -  
PROPERTY OF EDWARD & ALYCE WILLIAMS  
BOM 1999, PAGE 962  
DB 18645, PAGE 2172  
TOTAL ACREAGE - 44,869 SF - 1.03 AC  
EXISTING IMPERVIOUS AREA - 4,440 SF - 0.102 AC  
HOUSE - 1,770 SF, WALK - 400 SF  
GRAVEL DRIVE - 1,440 SF, BLOCK BUILDING - 580 SF  
MISCELLANEOUS - 250 SF  
EXISTING HOUSE / WALK / DRIVE / ACCESSORY  
STRUCTURES TO BE DEMOLISHED  
AREA TO BE DISTURBED BY DEMOLITION = 11,556 SF

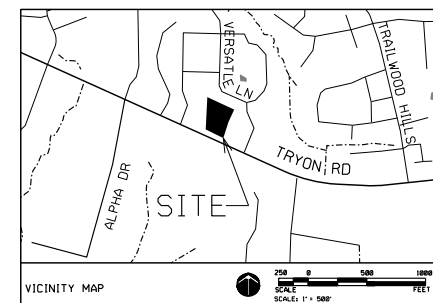
ZONING - R-10

LEGEND:

- PROPERTY LINE
- RIGHT OF WAY
- EXISTING EASEMENTS
- EXISTING GRADE CONTOURS
- EXISTING FIRE HYDRANT



SCALE: 1" = 20'



PROPERTY NOTES:

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



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

DESIGNED: AAP

DRAWN:

APPROVED:



PROJECT 21004

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

REVISIONS
1. 15.05.22 RALEIGH COMMENT REVISIONS
2. 7.27.22 RALEIGH COMMENTS - 7.13.22

SCALE: NTS  
DATE: OCT. 15, 2021

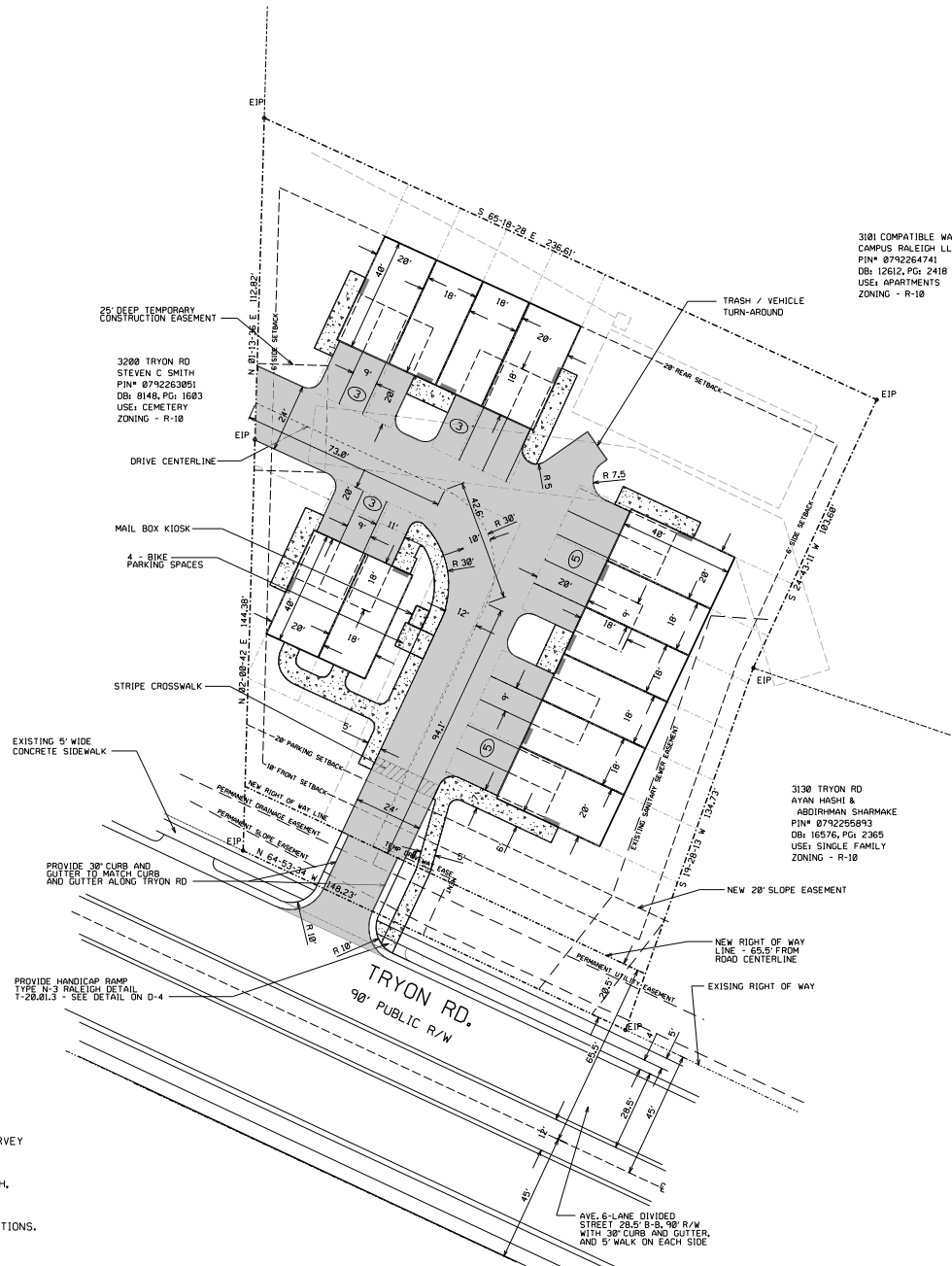
SHEET NO. 1  
EXISTING CONDITIONS /  
DEMOLITION

EC-1

SEQUENCE NO. 3 OF 12

# 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.



# 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

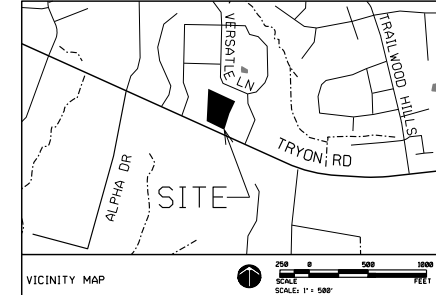
AREA OF PROPOSED IMPERVIOUS SURFACE -  
 TOTAL IMPERVIOUS FROM STRUCTURES AND  
 PAVING - 28,283 SF  
 PERCENT OF GROSS SITE AREA - 45.2 %  
 MAXIMUM IMPERVIOUS ALLOWED BY UDD - 65 %

# LEGEND:

- ASPHALT PAVING - SEE DETAIL
- CONCRETE WALK - SEE DETAIL
- PROPOSED TOWNHOME
- GARAGE PARKING SPACE
- UNIT ENTRANCE
- PARKING SPACE - 9' X 20' TYPICAL
- PARKING COUNT PER BAY
- PROPOSED PROPERTY LINE



SCALE: 1" = 20'



# 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.

**RWK, PA**  
 101 W. MAIN ST., SUITE 202  
 GARNER, NC 27529  
 PHONE: (919) 779-4854  
 FAX: (919) 779-4006

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

DESIGNED BY	AAP
DRAWN BY	
APPROVED BY	

**PROJECT 21009**

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

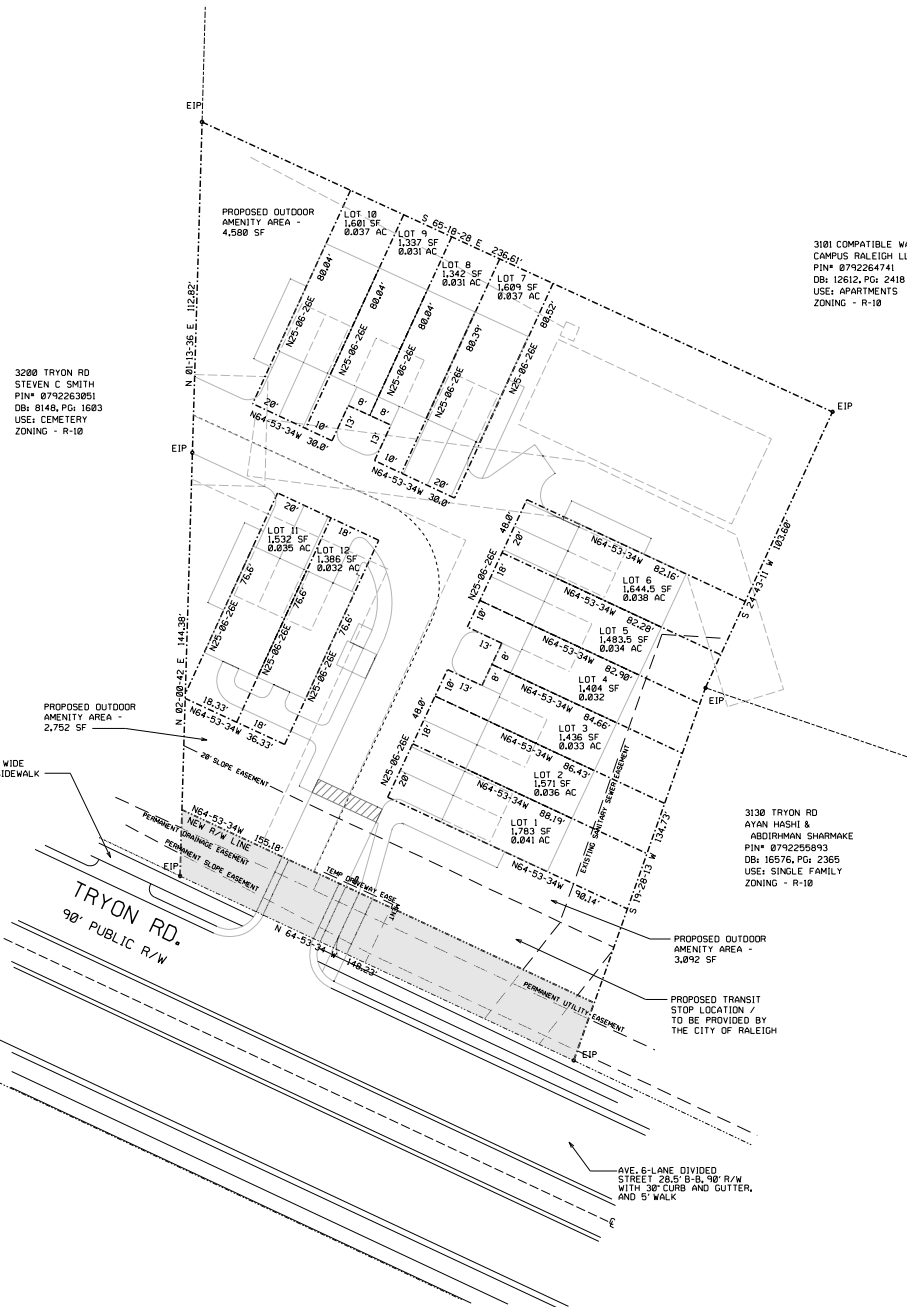
REVISIONS
1. 10.15.22 RALEIGH COMMENT REVISIONS
2. 7.27.22 RALEIGH COMMENTS - 7.13.22

SCALE: NTS  
 DATE: OCT. 15, 2021  
 SHEET NO. 1  
 PROPOSED LAYOUT PLAN  
 SP-1  
 SEQUENCE NO. 4 OF 12



# SITE NOTES:

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.



# SITE DATA:

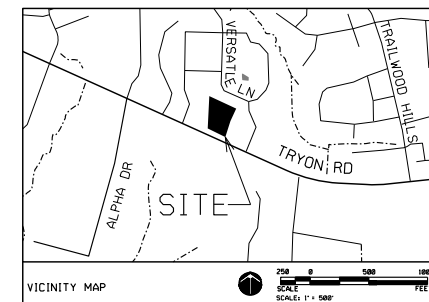
PIN NUMBER - 0792254878, 0792265000  
ADDRESS: 3132 & 0 TRYON RD., RALEIGH  
TOTAL NET ACREAGE - 41,759 SF - 0.959 AC  
UNITS PROPOSED - 12  
SITE SQUARE FOOTAGE PER UNIT = 3,283 SF  
LOT AREA -  
LOT 1 - 1,783 SF - 0.041 AC  
LOT 2 - 1,571 SF - 0.036 AC  
LOT 3 - 1,436 SF - 0.033 AC  
LOT 4 - 1,404 SF - 0.032 AC  
LOT 5 - 1,483.5 SF - 0.034 AC  
LOT 6 - 1,644.5 SF - 0.038 AC  
LOT 7 - 1,609 SF - 0.037 AC  
LOT 8 - 1,342 SF - 0.031 AC  
LOT 9 - 1,337 SF - 0.031 AC  
LOT 10 - 1,601 SF - 0.037 AC  
LOT 11 - 1,532 SF - 0.035 AC  
LOT 12 - 1,386 SF - 0.032 AC  
AMENITY AREA -  
AMENITY AREA N - 4,580 SF - 0.105 AC  
AMENITY AREA W - 2,752 SF - 0.063 AC  
AMENITY AREA E - 3,092 SF - 0.071 AC  
HOME OWNERS ASSOCIATION AREA -  
AREA OTHER THAN AMENITY AREA -  
13,204 SF - 0.303 AC  
OUTDOOR AMENITY AREA REQ. =  
10% OF NET SITE AREA  
OUTDOOR AMENITY AREA PROVIDED = 10,424 SF  
PROPOSED AREA = 24.96 % OF NET SITE AREA

# LEGEND:

- PROPERTY LINE
- EXISTING RIGHT OF WAY
- PROPOSED RIGHT OF WAY
- PROPOSED TOWNHOME LOT
- AREA DEDICATED TO NEW R/W



SCALE: 1" = 20'



# 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.



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

DESIGNED: AAP  
DRAWN:  
APPROVED:



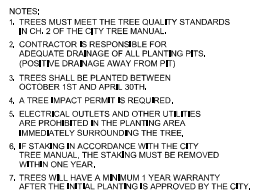
PROJECT 21009

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

DATE	REVISIONS
1 15.05.22	RALEIGH COMMENT REVISIONS
2 7.27.22	RALEIGH COMMENTS - 7.13.22

SCALE: NTS  
DATE: OCT. 15, 2021  
SHEET NO. 1  
PROPOSED SUBDIVISION PLAN

SP-2  
SEQUENCE NO. 5 OF 12



CITY OF RALEIGH		
STANDARD DETAIL		
DATE	DATE-0000	NOT TO SCALE
FIG.		
	TREE PLANTING DETAIL	
	<b>TPP-03</b>	

LEGEND:

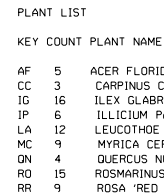
PROPOSED PLANT MATERIAL

PLANT KEY

PLANT COUNT

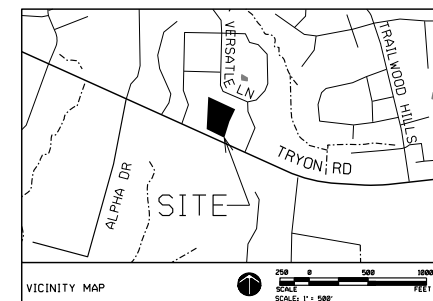
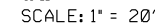
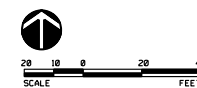
UTILITY LINE / EASEMENT

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.



PLANT NOTES

1. THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES SHALL BE DETERMINED AND VERIFIED IN THE FIELD BY THE LANDSCAPE CONTRACTOR. PLANTING SHALL BE ADJUSTED TO AVOID CONFLICT WITH SAID UTILITIES.
2. SUBSOIL CONDITIONS AND SUBSURFACE DRAINAGE REQUIREMENTS OF ALL PLANT MATERIALS SHALL BE DETERMINED IN THE FIELD BY THE LANDSCAPE CONTRACTOR.
3. ALL PLANT MATERIAL SHALL BEAR THE SAME RELATIONSHIP TO THE NEW GRADE THAT THEY BORE TO THE PREVIOUS GRADE.
4. THE LANDSCAPE CONTRACTOR SHALL STAKE THE LOCATION OF ALL TREES AND SHRUBS AND CHECK FOR CORRECT SPACING PRIOR TO PLANTING.
5. ALL PLANT MATERIALS ARE AS STATED, NO SUBSTITUTIONS WITHOUT THE CONSENT OF THE LANDSCAPE ARCHITECT.
6. ALL NYLOTEX OR NYLONESTER TREATED BURD AND SYNTHETIC ROPING SHALL BE REMOVED FROM THE PLANTING AREA. ALL STAKING MATERIALS SHALL BE REMOVED NO LATER THAN 12 MONTHS AFTER PLANTING AS PER CITY OF DALLAS ORDINANCE 100-100.
7. IN AREAS TO BE GRASSED, FINISH GRADE AND RAKE SOIL SURFACE, APPLY A 2" LAYER OF LEAF OR COMPARABLE COMPOST AND TILL TO DEPTH OF 6" TO 8". SEED SHALL BE PROVIDED BY ARCHITECT. SEEDING IN GRASSHOGS OR LIKE HYBRID BERMUDA AT A RATE OF 15 LBS. OF SEED PER 1000 SQ. FT. THE OPTIMUM SEEDING TIME IS LATE JUNE. IF PLANTING AFTER JUNE 15, SEED SHALL BE PROVIDED BY ARCHITECT FOR GRASSING ALTERNATIVES. ALL SEED SHALL BE CERTIFIED (OBTAINED MEETING ALL REQUIREMENTS FOR PURCHASE) AND SHALL BE TESTED FOR PURITY. SEED SHALL BE APPLIED TO ALL AREAS TO BE GRASSED AT A RATE OF 48 LBS PER 1000 SQ. FT. WITH A 1/2" TO 1" DEEP PRIMARY SOIL COMBINATION. ALL AREAS NOT MULCHED ARE TO BE GRASSED.
8. ALL AREAS NOT MULCHED ARE TO BE GRASSED. THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS FOR THE SIZES SPECIFIED. BEDS SHALL BE TILLED TO A DEPTH OF 6" AND AMENDED WITH 1/2" LAYER OF LEAF OR COMPARABLE COMPOST. APPLY 1/2" LAYER WITH 8-8-8 FERTILIZER AT A RATE OF 25 LBS PER 5,000 SQ. FT. AND 1/2" LAYER OF COMPOST. ALL AREAS TO BE GRASSED SHALL BE TESTED. THESE RATES ARE TO BE ADJUSTED AS PER SOIL TESTING RESULTS AS NEEDED. ALL AREAS TO BE MULCHED SHALL BE MULCHED WITH 2" LAYER OF HARDWOOD MULCH. PLANTS SHALL BE WATERED THOROUGHLY IMMEDIATELY UPON INSTALLATION. MULCH ALL TREES AND SHRUB PLANTINGS.
9. ALL AREAS TO BE MULCHED SHALL BE MULCHED WITH 2" LAYER OF HARDWOOD MULCH. PLANTS SHALL BE WATERED THOROUGHLY IMMEDIATELY UPON INSTALLATION. MULCH ALL TREES AND SHRUB PLANTINGS.
10. THE PLANTING SEASON, FROM OCTOBER 1 - APRIL 30 PER CITY OF DALLAS STANDARD DE 100-100.
11. THE CONTRACTOR SHALL PROVIDE AN 18 MONTH GUARANTEE ON ALL PLANT MATERIAL AND WORK.
12. ALL SOIL SURFACES ARE TO BE COVERED WITH PLANTS, MULCH, BUILDING OR PAVING. LEAVE NO SOIL BARE. ALL PLANTINGS SHALL BE BEDDED.



**RWK, PA**  
engineering ~ Surveying  
101 W. Main St., Suite 202  
Coroner, NC 27529  
Phone (919) 779-4854  
Fax (919) 779-4056



ALISON A. POCKAT, ASLA  
LANDSCAPE ARCHITECT  
LAND PLANNER

106 STEEPBANK DRIVE  
CARY, NC 27518

DESIGNED: AAP

**DRAWN:**

**APPROVED:**

PROJECT	21009
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TRYON SQUARE  
UNIT AND PARKING PLAN  
31312 TRYON RD., RALEIGH, NC

P.O. BOX 3883  
CARY, NC 27519

REVISION		REVISION COMMENTS - 7.13.22
2	7.27.22	
1	7.27.22	
1	7.27.22	
1	7.27.22	

SCALE: NTS

DATE: OCT. 15, 2021

SHEET NO.:

PROPOSED

## PLANTING

## PLAN

CD 2

SP-3

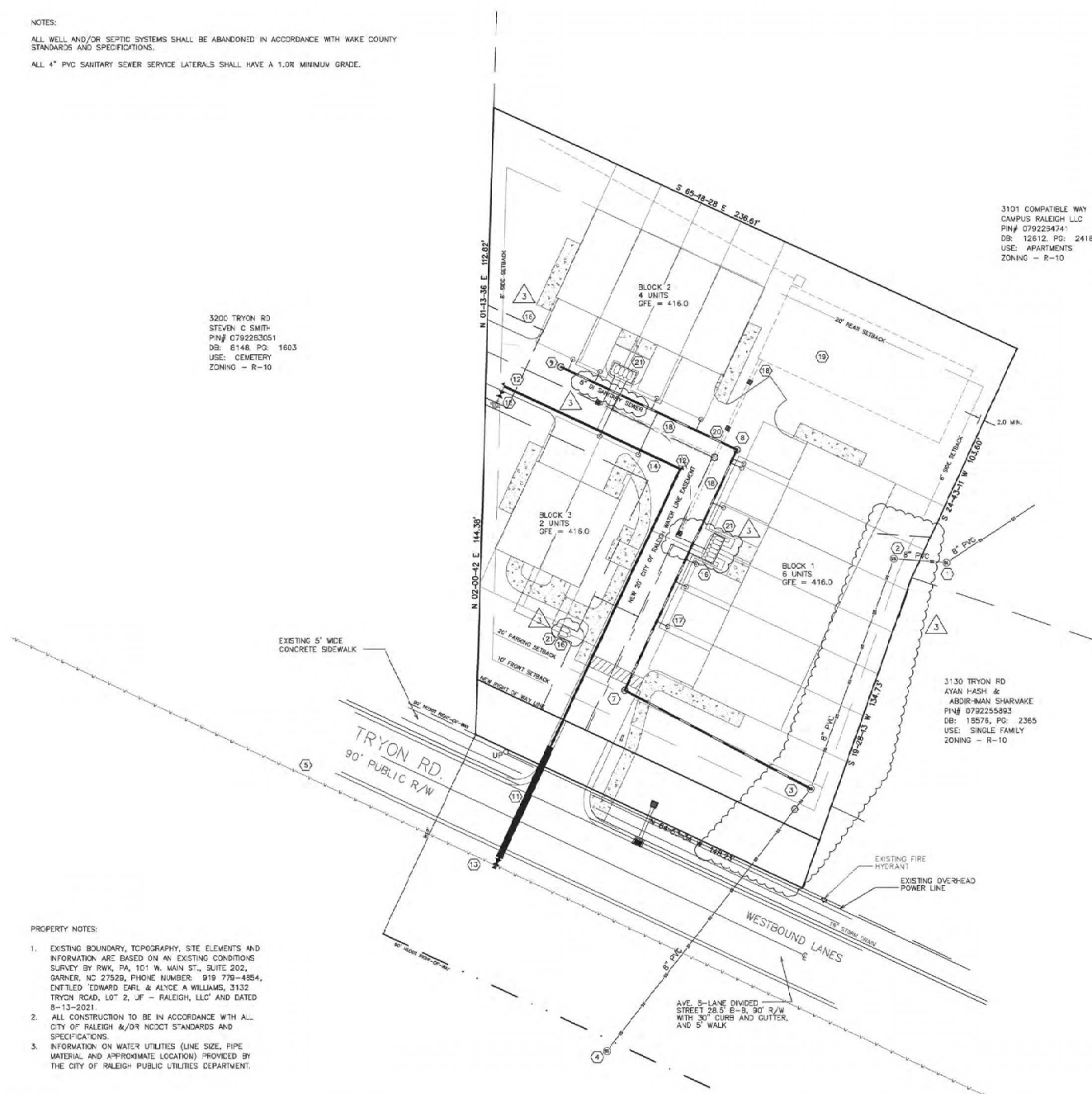
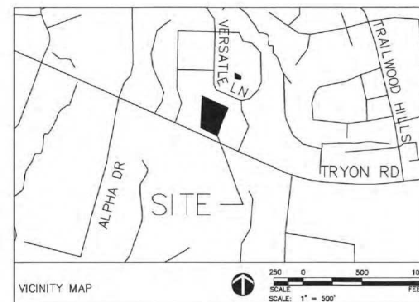
SEQUENCE NO. 6 OF 12

ALL WELL AND/OR SEPTIC SYSTEMS SHALL BE ABANDONED IN ACCORDANCE WITH WAKE COUNTY STANDARDS AND SPECIFICATIONS.

ALL 4" PVC SANITARY SEWER SERVICE LATERALS SHALL HAVE A 1.0% MINIMUM GRADE.

3200 TRYON RD  
STEVEN C SMITH  
PIN# 0792263051  
DB: 8148 PG: 1603  
USE: CEMETERY  
ZONING - R-10

3101 COMPATIBLE WAY  
CAMPUS RALEIGH LLC  
PIN# 0792254741  
DB: 12612, PG: 2418  
USE: APARTMENTS  
ZONING - R-10



- AC AIR CONDITIONER
- BC BACK OF CURB
- BFP BACK FLOW PREVENTER
- C CLEANOUT
- CI CURE INLET
- DMS DRILL HOLE SET
- ICM EXISTING CONCRETE MONUMENT
- EDH EXISTING DRILL HOLE
- EIS EXISTING IRON STAKE
- EIP EXISTING IRON PIPE
- EM ELECTRIC METER
- EPK EXISTING PK NAIL
- ES EXISTING STRUCTURE
- FLARED END SECTION
- FH FIRE HYDRANT
- FOP FIBER OPTIC PEDESTAL
- GM GAS METER

- ① SSMH  
RIM 415.13  
INV. IN 408.04  
INV. CLT 407.86
- ② SSMH  
RIM 416.67  
INV. IN 408.43  
INV. OUT 408.32
- ③ SSMH  
RIM 415.56  
INV. IN 408.97  
NEW INV. N 409.

6 OMITTED

7 NEW SSMH  
INV. IN 409.83  
INV. OUT 409.83

(10) NEW PRIVATE 8" DI SEWER LINE @ 0.5%

PROPOSED WATER LINE

(11) NEW 50 L.F. 14"x25" STEEL ENCASUREMENT PIPE WITH 60 L.F. DI WATER PIPE WITH SPACERS INSTALLED BY DRY BORE AND JACK

(12) 8"x80' DI ELL W/ BLOCKING

(13) NEW 12"x6" STAINLESS STEEL TAPPING SLEEVE AND VALVE W/ BOX

(14) NEW 6" DI WATER LINE

(15) NEW FIRE HYDRANT W/ 8"x80' DI ELL WITH BLOCKING TO 10' DI PIPE 6" GATE VALVE W/ BOX HYDRANT

- 16 NEW GAGE METER ASSEMBLY:  
5/8" WATER METERS AND BOXES  
WITH 3/4" TYPE K COPPER  
WATER SERVICE PIPE (TYP.)
- 17 NEW 4" SANITARY SEWER SERVICE  
CLEAN OUT AND 4" SCH 40 PVC  
SANITARY SEWER SERVICE PIPE (TYP.)
- 18 STORM SEWER COLLECTION SYSTEM
- 19 STORMWATER CONTROL MEASURE

20 CONCRETE CRADLE BETWEEN NEW  
SANITARY SEWER AND STORM SEWER  
PER CITY OF RALEIGH DETAIL S-49

BASEMENT (TO ACCOMMODATE THE  
METER AND CONNECTION TO THE  
6-INCH WATER MAIN)



20 10 0 20 40  
SCALE FEET  
SCALE: 1" = 20'  
CONTOUR INTERVAL = 1'

WE DOCUMENT, TOGETHER WITH THE CONCEPTS AND DETAILS OF YOUR PROJECT, THE DESIGN AND CONSTRUCTION OF YOUR PROJECT. WE ONLY PUT THE SPECIFIC PURPOSES AND CLIENT FOR WHICH IT WAS DESIGNED. WE USE ALL THE INFORMATION WE CAN GET FROM THE DOCUMENTS, AND WE WILL BE WITHOUT LIABILITY TO ALIGN A POCKET, AREA.

**RWPK, PA**  
 engineering ~ surveying  
 101 W. Main St., Suite 202  
 Garner, NC 27529  
 Phone (919) 779-4854  
 Fax (919) 779-4055



**ALISON A. POCKAT, ASLA**  
LANDSCAPE ARCHITECT  
LAND PLANNER  
(919) 363-4415  
106 STEEPBANK DRIVE  
CLOV, NC 27009

DESIGNED:	AAP
DRAWN:	
APPROVED:	

PROJECT 21029

TRYON SQUARE  
WATER AND SEWER PLAN  
3532 TRYON RD., RALEIGH, NC  
CAROLINA 2013 LLC  
P.O. BOX 3883  
CARY, NC 27519

1	6-9-22	NEW WATER LINE CONNECTION, NEW SANITARY SEWER CONNECTION, ENCASEMENT PIPE SIZE, WATER METER CONFIGURATION, SIDEWALK WATER LINE EASEMENT, SANITARY SEWER RELOCATION
2	8-8-22	
3	9-23-22	WATER LINE EASEMENT, SANITARY SEWER RELOCATION/PIPE MATERIAL EASEMENT REMOVAL

SCALE:	NTS
DATE:	JAN. 25, 202
SHEET NO.:	

PROPOSED  
WATER UTILIT  
PLAN

U-1  
SEQUENCE NO. 7 OF 12

