

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.


DEVELOPMENT TYPE (UDO Section 2.1.2)			
<input checked="" type="radio"/> Conventional Subdivision	<input type="radio"/> Compact Development	<input type="radio"/> Conservation Development	<input type="radio"/> 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-0133-2021			
Development name (subject to approval): Allora Pines			
Property Address(es): 2300 & 2310 Tryon Road			
Recorded Deed PIN(s): PIN# 0792659674, PIN# 0792657338			
What is your project type?	<input type="checkbox"/> Single family <input type="checkbox"/> Apartment	<input type="checkbox"/> Townhouse <input type="checkbox"/> Non-residential	<input type="checkbox"/> Attached houses <input checked="" type="checkbox"/> Other: <u>Open Lots</u>

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION	
NOTE: Please attach purchase agreement when submitting this form	
Company: Maple Multi Family Land SE LP Limited Partnership	Owner/Developer Name and Title: Mark Mathews, Development Associate
Address: 4509 Creedmoor Road, Suite 308 Raleigh, NC 27612	
Phone #: 404.798.7928	Email: mmathews@tcr.com
APPLICANT INFORMATION	
Company: Kimley-Horn & Associates	Contact Name and Title:
	Address: Matt Gross, Landscape Architect
Phone #: 919.678.4170	Email: matt.gross@kimley-horn.com

Continue to page 2 >>

DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
ZONING INFORMATION	
Gross site acreage: 10.62 ACRES	
Zoning districts (if more than one, provide acreage of each): RX-4-CU	
Overlay district: Special Residential Parking Overlay District (SRPOD)	Inside City limits? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Conditional Use District (CUD) Case # Z- 53-21	Board of Adjustment (BOA) Case # A-

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: <u>0.18 ACRES</u> Square Feet: <u>7,840 SF</u>	Proposed Impervious Surface: <u>(Excludes 0.43AC impervious within ROW)</u> Acres: <u>4.57 AC</u> Square Feet: <u>199,069SF</u>
Neuse River Buffer <input checked="" type="checkbox"/> Yes <input 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 0 Attached 0
Total # of single-family lots: 0	
Proposed density for each zoning district (UDO 1.5.2.F): RX-4-CU w/SRPOD - 25 UNITS PER ACRES	
Total # of open space and/or common area lots: 3	
Total # of requested lots: 3	

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>Mathew R Gross</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, 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: 09/15/2022
Printed Name: Mathew R Gross	
Signature:	Date:
Printed Name:	

Please email your completed application to SiteReview@raleighnc.gov.

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Plotted By: Tuffy, Cody Sheet Set: Allora Pines - Preliminary Subdivision Layout: CO.0 COVER SHEET September 19, 2022 06:27:21pm

PRELIMINARY SUBDIVISION PLAN FOR

ALLORA PINES

SUB-0021-2022
Z-53-21
SCOPE-0133-2021

2300 & 2310 TRYON ROAD
RALEIGH, NORTH CAROLINA 27612

PRELIMINARY SUBDIVISION PLAN
SUBMITTAL SCHEDULE:

- 5/13/2022: RESPONSE TO CITY COMMENTS
- 7/26/2022: RESPONSE TO CITY COMMENTS
- 9/16/2022: RESPONSE TO CITY COMMENTS



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Company: Kimley-Horn & Associates	Contact Name and Title:
Phone #: 919.678.4170	Address: Matt Gross, Landscape Architect Email: matt.gross@kimley-horn.com

DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
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Conditional Use District (CUD) Case # Z- 53-21	Board of Adjustment (BOA) Case # A- BOA-0035-2022

STORMWATER INFORMATION			
Existing Impervious Surface: Acres: 0.18 ACRES Square Feet: 77,840 SF		Proposed Impervious Surface: Acres: 4.57 AC Square Feet: 199,069SF	
Neuse River Buffer <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
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NUMBER OF LOTS AND DENSITY			
Total # of townhouse lots: Detached 0 Attached 0		Total # of single-family lots: 0	
Proposed density for each zoning district (UDO 1.5.2.F): RX-4-CU w/SRPOD - 25 UNITS PER ACRES			
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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:	Date: 09/15/2022
Printed Name: Mathew R Gross	
Signature: _____	Date: _____
Printed Name: _____	

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

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DRAWING:

PRELIM SUB PLAN

DATE:

MAY 09,2022

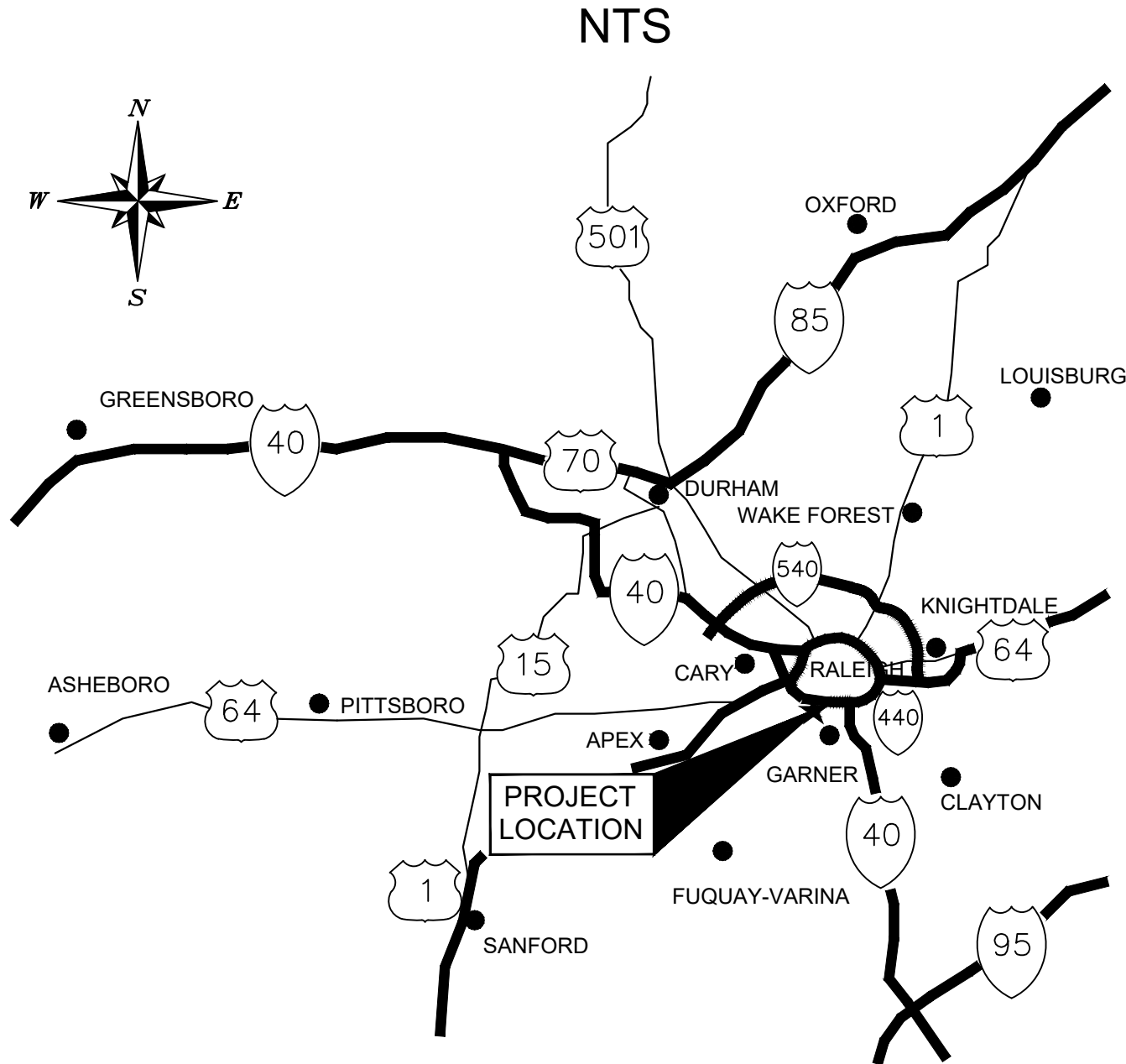
SHEET NUMBER:

C0.0

JOB NUMBER:

014327000

PROJECT LOCATION



Sheet List Table	
Sheet Number	Sheet Title
C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS
C1.1	DEMOLITION PLAN
C1.2	PRELIMINARY SUBDIVISION PLAN
C1.3	PRELIMINARY SUBDIVISION LOT PLAN
C1.4	SIGHT DISTANCE PLAN
L1.0	OVERALL LANDSCAPE PLAN
TC0.0	TREE SURVEY
TC1.0	TREE CONSERVATION
C3.0	PRELIMINARY GRADING AND DRAINAGE PLAN
C4.0	PRELIMINARY UTILITY PLAN

Site Data Table	
PARCEL NUMBER:	PIN# 0792659674, PIN# 0792657338
EXISTING ZONING:	RX-4-CU (RESIDENTIAL MIXED-USE)
EXISTING ZONING OVERLAY	SPECIAL RESIDENTIAL PARKING OVERLAY DISTRICT (SRPOD)
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL
RESIDENTIAL DENSITY:	MAXIMUM 25 DU / ACRE (PER ZONING CONDITIONS)
GROSS SITE AREA:	10.62 AC (462,817 SF)
TRYON ROAD ROW DEDICATION:	0.14 AC (6,231 SF)
NUMBER OF PROPOSED LOTS:	3 LOTS
LOTS:	LOT 1 (OPEN LOT): 8.01 AC (348,997 SF) LOT 2 (PARKING): 1.90 AC (82,874 SF) LOT 3 (PARKING): 0.14 AC (5,910 SF) TOTAL LOT AREAS: 10.05 AC (437,781 SF)
PUBLIC STREET 'A' ROW DEDICATION:	0.43 AC (18,817 SF)
NET SITE AREA:	10.48 AC (456,586 SF)
50' CITY OF RALEIGH GREENWAY EASEMENT DEDICATION:	80,208SF
TCA AREA REQUIRED:	10% OF NET SITE AREA; 10% X 10.48 AC (456,586 SF) = 1.05 AC (45,659 SF)
TCA PROVIDED:	12.59% (57,433SF (1.32AC))



Know what's below.
Call before you dig.

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

SURVEY DATA:

HORIZONTAL DATUM - BASED UPON THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM, NAD83, US SURVEY FEET. SAID BEARINGS ORIGINATED FROM SAID COORDINATE SYSTEM BY GPS OBSERVATIONS AND OBSERVATIONS OF SELECTED STATIONS IN THE NATIONAL GEODETIC SURVEY CONTINUOUSLY OPERATING REFERENCE STATION (NGS CORS) NETWORK.
VERTICAL DATUM - NAVD 88

ZONING INFORMATION

ZONED:
RX-4-CU FOR PARCEL WITH PIN# 0792659674
RX-4-CU FOR PARCEL WITH PIN# 0792657338

REAL ESTATE ID:

0489565 - MAPLE MULTI FAMILY LAND SE LP LIMITED PARTNERSHIP
0150609 - MAPLE MULTI FAMILY LAND SE LP LIMITED PARTNERSHIP

APPROVED ZONING CONDITIONS:

- CONDITION: Residential density shall not exceed 25 units per acre.

MEANS OF COMPLIANCE: The proposed subdivision does not propose any buildings. Future development (ASR-0041-2022) shall adhere to this Condition.
- CONDITION: Principle uses shall be limited to single-unit living, two-unit living, and multi-family living. All other uses shall be prohibited.

MEANS OF COMPLIANCE: The proposed subdivision does not propose any buildings. Future development (ASR-0041-2022) shall adhere to this Condition.

BLOCK PERIMETER EXEMPTION:

SECTION 8.3.2, (A.1.B.II) "THE RESULTING STREET CONNECTION, IF COMPLETED, WOULD NEITHER REDUCE THE PERIMETER OF THE OVERSIZED BLOCK BY AT LEAST 20 PERCENT NOR RESULT IN CONFORMING BLOCK PERIMETERS." THE STREET CONNECTION WOULD REDUCE THE PERIMETER BY 10% AND THE RESULTING BLOCK LENGTH WILL NOT BE CONFORMING, THEREFORE THIS PROJECT IS EXEMPT FROM PROVIDING ADDITIONAL ROW FROM THE NEW BETRY PLACE ROW TO TRYON ROAD.

PROJECT OWNER AND CONSULTANTS

SITE DEVELOPER:

MAPLE MULTIFAMILY LAND SE LP
4509 CREEDMORE RD., SUITE 308
RALEIGH, NORTH CAROLINA 27612
PHONE: (404) 798-7927
ATTN.: MARK MATHEWS
mmathews@tcr.com

CIVIL ENGINEER:

KIMLEY-HORN AND ASSOCIATES, INC.
421 FAYETTEVILLE ST., SUITE 600
RALEIGH, NORTH CAROLINA 27601
PHONE: (919) 678-4190
ATTN.: CORY HOWELL
Cory.Howell@kimley-horn.com

SURVEYOR:

SAM
2641-116 SUMNER BLVD.
RALEIGH, NORTH CAROLINA 27616
PHONE: (919) 878-7466
ATTN.: THOMAS A. TAYLOR
TTaylor@SAM.biz

PREPARED IN THE OFFICE OF:

Kimley»Horn

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421 FAYETTEVILLE STREET - SUITE 600 - RALEIGH, NORTH CAROLINA 27601
PHONE: (919) 677-2000

LEAD CONSULTANT:

KIMLEY-HORN AND ASSOCIATES, INC.
421 FAYETTEVILLE ST., SUITE 600
RALEIGH, NORTH CAROLINA 27601
PHONE: (919) 678-4170
ATTN.: MATT GROSS, RLA, ASLA
Matt.Gross@kimley-horn.com

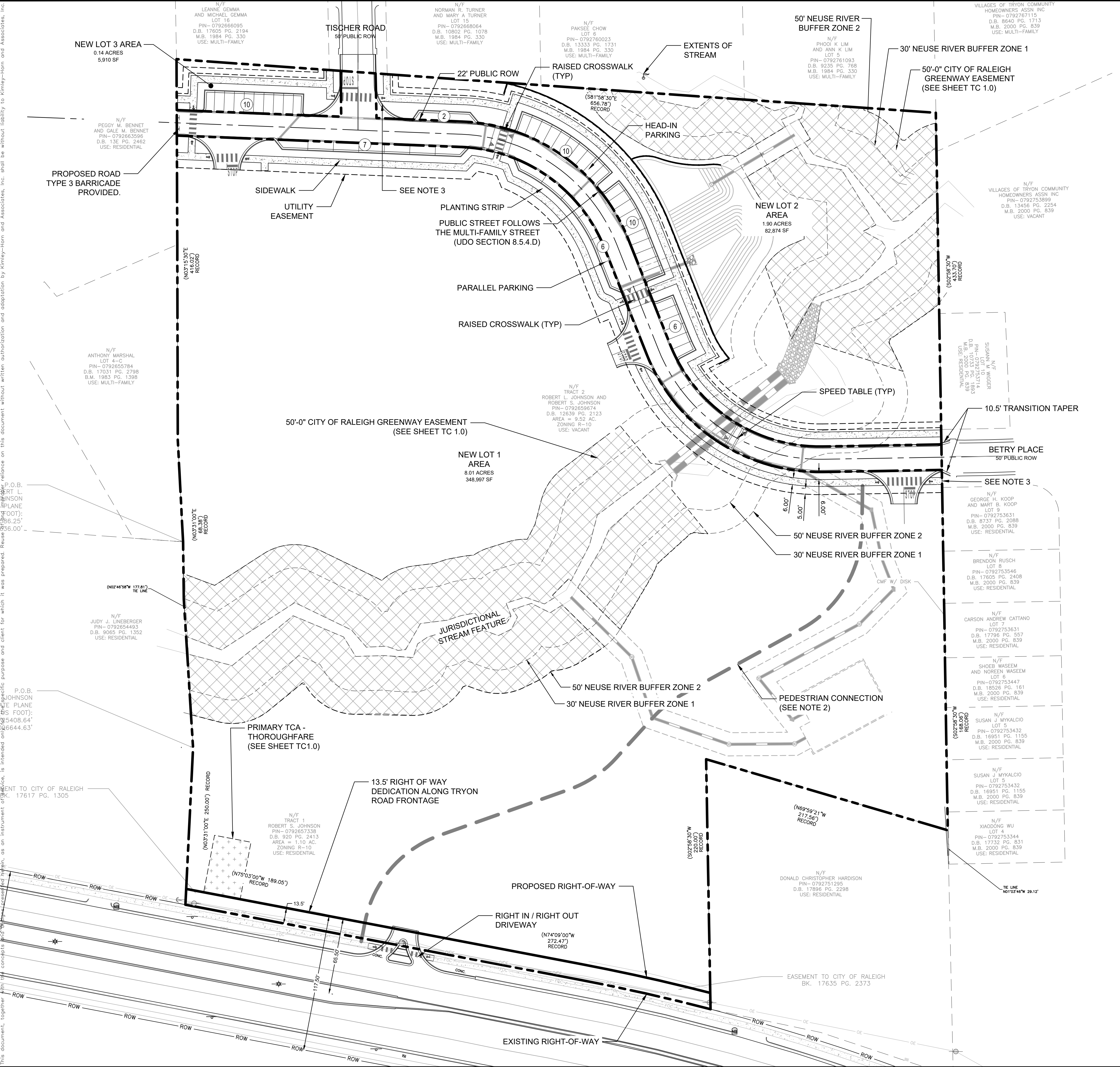
LANDSCAPE ARCHITECT:

B+C STUDIO INC.
1320 ELLSWORTH INDUSTRIAL DR., SUITE A-1400
ATLANTA, GEORGIA 30318
PHONE: (678) 990-7691 EXT. 103
ATTN.: TRAE ADAMS, PLA
TAdams@bcstudio.com

ENVIRONMENTAL:

SOIL & ENVIRONMENTAL CONSULTANTS, PA
8412 FALLS OF NEUSE RD., SUITE 104
RALEIGH, NORTH CAROLINA 27615
PHONE: (919) 256-4517
ATTN.: BOB ZARZECKI
BZarzecki@Sandec.com

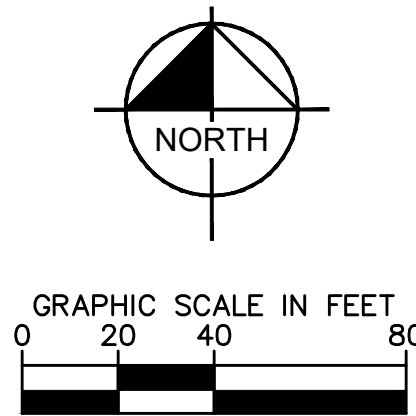
Plotted By: Duly, Cody. Sheet: Set: Allora Pines - Preliminary Subdivision. Layout: C1.2. SUBDIVISION PLAN. September 19, 2022. 01:40:47pm. K:\RAL\DEVA\014327000 - Tryon Road MultiFamily\Planning Phase\102_CAD Files\02_Plan Sheets\PRELIMINARY SUBDIVISION\C1.2 PRELIMINARY SUBDIVISION PLAN.dwg
This document, together with all exhibits and attachments, is intended for the specific purpose and client for which it was prepared. Reuse of this document for any other purpose without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



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STREET WIDTH TRANSITION TAPER:	L=(W+S^2)/60 L=(4+25^2)/60 L=10.5' PER CITY OF RALEIGH STREET DESIGN MANUAL SEC. 12.1.6 (JULY 1, 2018)		

SITE LEGEND	
	PROPERTY LINE
	EASEMENT LINE
	FENCE
	STANDARD CURB AND GUTTER
	SPILL CURB AND GUTTER
	PARKING SPACE COUNT
	SIGN (SEE PLAN)
	LIGHT POLE
	WHEEL STOP
	ACCESSIBLE PARKING MARKING (V INDICATES VAN ACCESSIBLE)
	DIRECTIONAL PAVEMENT ARROWS
	ACCESSIBLE RAMP
	DEPRESSED CURB RAMP
	LIGHT DUTY ASPHALT
	HEAVY DUTY ASPHALT
	STANDARD DUTY CONCRETE
	HEAVY DUTY CONCRETE
	CONCRETE SIDEWALK

- NOTES:
- NO TEMPORARY OF 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.
 - PEDESTRIAN CONNECTION TO TRYON ROAD SHALL BE PROVIDED THROUGH THE SITE AND SHALL BE REFLECTED ON ASR AND SPR PLAN SHEETS.
 - SIDEWALK AND CURB AND GUTTER ARE TO MATCH EXISTING CONDITIONS.



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421 FAYETTEVILLE STREET, SUITE 600, RALEIGH, NC 27601
PHONE: 919-677-2000 FAX: 919-677-2050
WWW.KIMLEY-HORN.COM
#-0102

KHA PROJECT	D14327000
DATE	07/26/2022
SCALE	AS SHOWN
DESIGNED BY	MRG
DRAWN BY	CAT
CHECKED BY	MRG

ALLORA PINES -
PRELIMINARY SUBDIVISION
PREPARED FOR
MAPLE MULTIFAMILY LAND SE. LP.

RALEIGH
NORTH CAROLINA

PRELIMINARY
SUBDIVISION PLAN

SHEET NUMBER
C1.2