



Administrative Approval Action

Case File / Name: SUB-0021-2022
DSL - Allora Pines

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

LOCATION: This site is located on the north side of Tryon Road, west of Lake Wheeler Road at 2300 & 2310 Tryon Rd.

REQUEST: Development of a 10.62 acre/462,829* sf tract zoned RX-4-CU and SRPOD. Subdivision with 3 proposed Open Lot tracts (New Tract 1 being 8.01 ac/348,997 sf; New Tract 2 being 1.9 ac/82,874 sf and New Tract 3 being .14 ac/5,910 sf) totaling 10.05 ac/437,781 with right-of-way dedication of proposed street "A" being .43 ac/18,817 sf. In addition, the development will dedicate right-of-way area along Tryon Rd of .14 ac/6,231 sf. The total net area of 10.05 ac/437,781* sf. *Note - the site data table showing the lot information breakdown, as shown on this approved preliminary subdivision plans set, will require revisions to be made, noted in the conditions of approval, at Site Permit Review.

Z-53-21 - 2300 & 2310 Tryon Rd - Rezoning to RX-4-CU. Adopted 2/1/22 & Effective 2/6/22.

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 September 16, 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. Demonstrate compliance with UDO Section 7.2.8.D (Retaining Walls).
2. The streets are all local in nature and the stop bars, STOP markings and high vis crosswalks at intersections need to be removed and replaced with stop signs. The driveways on private property can maintain these but stop signs need to also be added on the plan.
3. The site data table is revised on the coversheet for the net area



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Public Utilities

4. A Downstream Sewer Capacity Study in compliance with the City of Raleigh Public Utilities Department Handbook shall be submitted by the Project Engineer for review and approval.

Stormwater

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 nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).
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).
8. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).
9. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).

Urban Forestry

10. Submit a final tree conservation plan that includes metes and bounds descriptions of all tree conservation areas and tree protection fencing as required (UDO 9.1.5).
11. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.

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.
2. A recombination map shall be recorded recombining the site as shown on proposed subdivision (SUB-0021-2022)
3. Street names for this development shall be approved by the Raleigh GIS Division and by Wake County.
4. Demolition permit # shall be shown on all recorded plats for the removal of the existing structures.



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Engineering

5. 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.
6. 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)
7. 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)

Public Utilities

8. 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.
9. A Water and/or Sewer Assessment fee shall be paid to the Assessment Specialist in the City of Raleigh Engineering Services Department.

Stormwater

10. 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).
11. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.
12. The riparian buffers, in accordance with the preliminary plan and the State of North Carolina regulations, shall be shown on plats for recording along with required buffer statement (Recorded Map Checklist).



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13. 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).
14. 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).
15. The flood prone areas, as approved by the City Stormwater Engineer and shown on the preliminary plan, shall be shown on the recorded map (UDO 9.3.3.G).
16. 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

17. 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.
18. A public infrastructure surety for the 49 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.

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. Comply with all conditions of Z-53-2021
2. A demolition permit shall be obtained.

Public Utilities

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

Stormwater

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

Urban Forestry



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5. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 11 street trees along Tryon Rd and 38 street trees along the new proposed public street.
6. A public infrastructure surety for the 49 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.

Stormwater

3. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).
4. 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 2, 2025
Record at least ½ of the land area approved.

5-Year Sunset Date: November 2, 2027
Record entire subdivision.

I hereby certify this administrative decision.

Signed: _____ *Daniel L. Stegall* _____ **Date:** 11/02/2022
Development Services Dir/Designee
Staff Coordinator: Jermont Purifoy

Printed By: Tully, Cody Sheet Set: Allora Pines - Preliminary Subdivision Layout: C0.0 COVER SHEET September 19, 2022 06:27:25pm K:\VAL_LDC\104327000_Tryon_Road_MultiFamily_Planing_Phase_VTO_CAD_Files_V02_Plan_Sheet\PRELIMINARY SUBDIVISION V00 PRELIMINARY SUBDIVISION COVER SHEET.dwg

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:**
1. 5/13/2022: RESPONSE TO CITY COMMENTS
2. 7/26/2022: RESPONSE TO CITY COMMENTS
3. 9/16/2022: RESPONSE TO CITY COMMENTS



Preliminary Subdivision Application
Planning and Development
Planning and Development Customer Service Center • One Exchange Place, Suite 400 | Raleigh, NC 27601 | 919.996.2900

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 subdiv@raleighnc.gov.

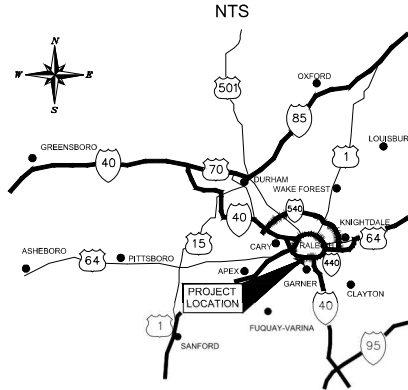
<input type="checkbox"/> Conventional Subdivision <input type="checkbox"/> Compact Development <input type="checkbox"/> Conservation Development <input type="checkbox"/> Cottage Court	
NOTE: Subdivisions may require City Council approval if in a Metro Park Overlay or Historic Overlay District.	
GENERAL INFORMATION	
Scoping/Sketch plan case number(s): SCOPE-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"/> Townhouse <input type="checkbox"/> Non-residential <input checked="" type="checkbox"/> Other: <input checked="" type="checkbox"/> Attached houses	
CURRENT PROPERTY OWNER/DEVELOPER INFORMATION	
NOTE: Please attach purchase agreement when submitting this form.	
Company: Maple Multi Family Land LLC (Limited Partnership) Owner/Developer Name and Title: Mark Mathews, Development Associate	
Address: 4509 Creedmore 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	

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-BOA-0035-2022	
STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 3.14 ACRES	Proposed Impervious Surface: Acres: 4.57 AC
Neouse 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: 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 15.2.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>Mark H. Gross</u> will serve as the agent regarding this application, and will receive and respond to administrative comments, rezoning plans and applicable documentation, and will represent the property owner(s) in any public meeting regarding this application.	
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: <u>[Signature]</u>	Date: <u>09/15/2022</u>
Printed Name: <u>Mark H. Gross</u>	Date: _____
Signature: _____	Date: _____
Printed Name: _____	Date: _____

DOWNS:	SHEET NUMBER:
PRELIM SUB PLAN	C0.0
DATE:	JOB NUMBER:
MAY 09, 2022	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 (462,617 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 (46,659 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, U.S. SURVEY FEET. SMO BEARINGS ORIGINATED FROM SMO COORDINATE SYSTEM BY GPS OBSERVATIONS AND OBSERVATIONS OF SELECTED STATIONS IN THE NATIONAL GEODETIC SURVEY CONTINUOUSLY OPERATING REFERENCE STATION (NCRS) NETWORK.
 VERTICAL DATUM - NAVD 83

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

REAL ESTATE ID:
 0486955 - 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 (AS50041-2022) shall adhere to this condition.
- CONDITION: Principle uses shall be limited to single-unit long, two-unit long, and multi-family long. All other uses shall be prohibited.
 MEANS OF COMPLIANCE: The proposed subdivision does not propose any buildings. Future development (AS50041-2022) 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 50 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 MULTI FAMILY LAND SE LP
 4509 CREEDMORE RD., SUITE 308
 RALEIGH, NORTH CAROLINA 27612
 PHONE: (404) 798-7927
 ATTN: MARK MATHEWS
mmathews@tcr.com

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

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

LANDSCAPE ARCHITECT:
 B+C STUDIO INC.
 1320 ELLSWORTH INDUSTRIAL DR., SUITE A-1400
 ATLANTA, GEORGIA 30318
 PHONE: (919) 256-4517
 ATTN: TRAE ADAMS, PLA
TAdams@bcstudio.com

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

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

PREPARED IN THE OFFICE OF:

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

Digitally signed by
 Matthew H. Gross
 DN: cn=Matthew H. Gross, o=Kimley-Horn and Associates, Inc., email=mmathews@tcr.com, c=US

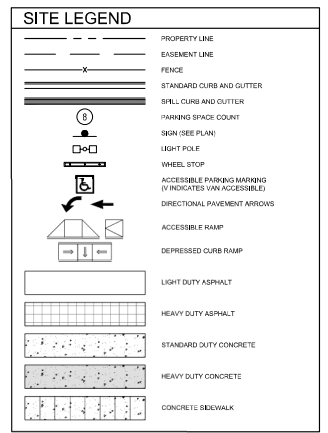
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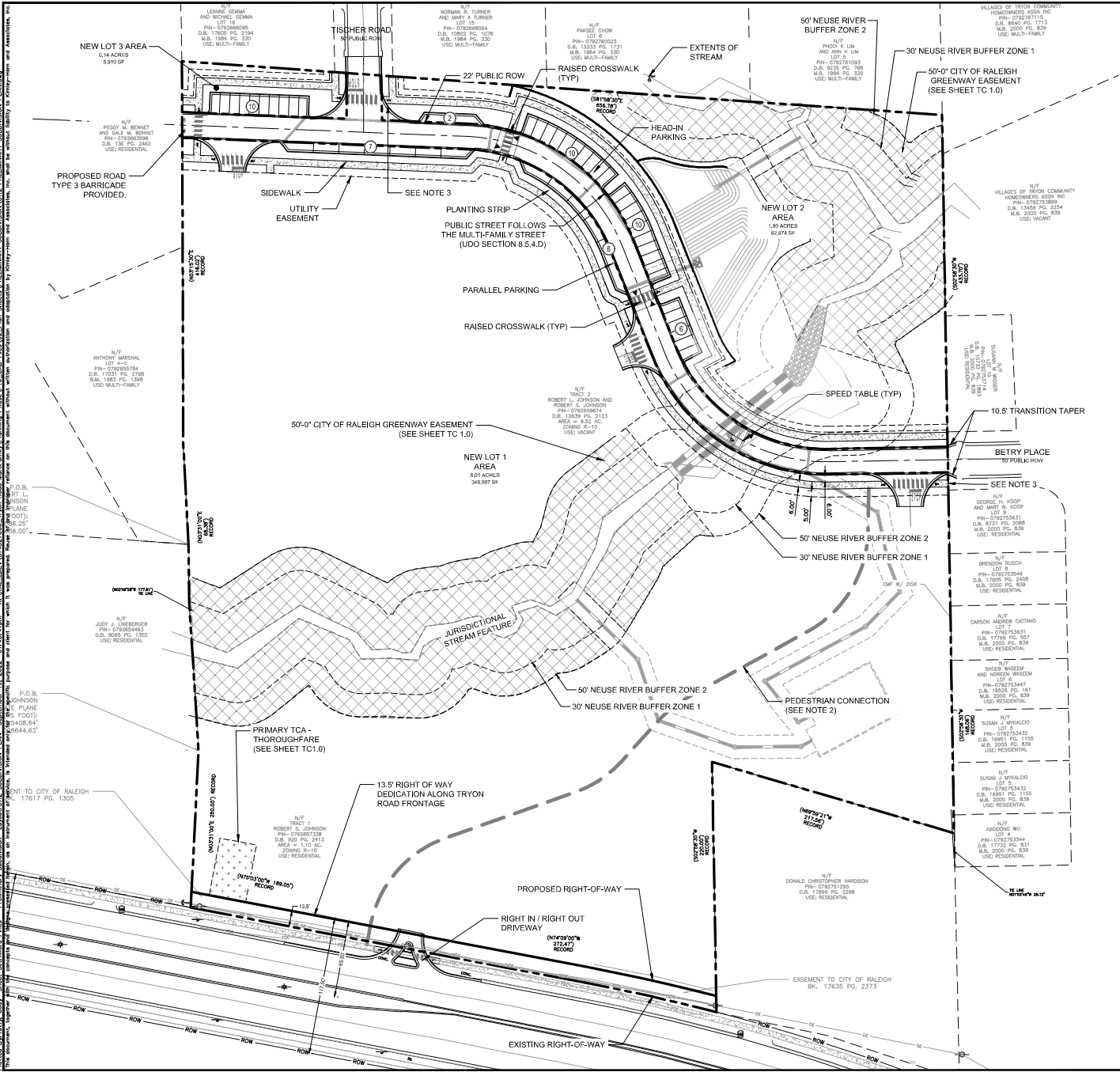
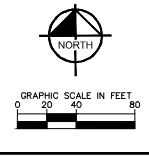
ALLORRA PINES - PRELIMINARY SUBDIVISION PLAN
 PREPARED BY: KIMLEY-HORN AND ASSOCIATES, INC.
 PROJECT NO. 2022-001
 SHEET NO. 1 OF 2
 DATE: 07/26/2022
 SCALE: AS SHOWN
 DRAWN BY: CAT
 CHECKED BY: MRC

Site Data Table

PARCEL NUMBER:	PIN# 0792659674, PIN# 0792657338		
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RESIDENTIAL DENSITY:	MAXIMUM 25 DU / ACRE (PER ZONING CONDITIONS)		
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50' CITY OF RALEIGH GREENWAY EASEMENT DEDICATION:	80.208SF		
TCA AREA REQUIRED:	10% X 10.48 AC (456,586 SF) = 1.05 AC (45,659 SF)		
TCA PROVIDED:	12.59% (57,433SF (1.32AC))		
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. 12.1.8 (JULY 1, 2016)		



- NOTES:**
- NO TEMPORARY OR PERMANENT ENCROACHMENTS (INCLUDING BUT NOT LIMITED TO CLEARING, GRADING, FENCING, AND THE INSTALLATION OF RETAINING WALLS OR OTHER STRUCTURES) ARE PERMITTED WITHIN THE GREENWAY EASEMENT AREA WITHOUT PRIOR APPROVAL BY THE CITY OF RALEIGH.
 - PEDESTRIAN CONNECTION TO TRYON ROAD SHALL BE PROVIDED THROUGH THE SITE AND SHALL BE REFLECTED ON ASR AND SPR PLAN SHEETS.
 - SIDEWALK AND CURBS AND GUTTER ARE TO MATCH EXISTING CONDITIONS.



Kimley-Horn

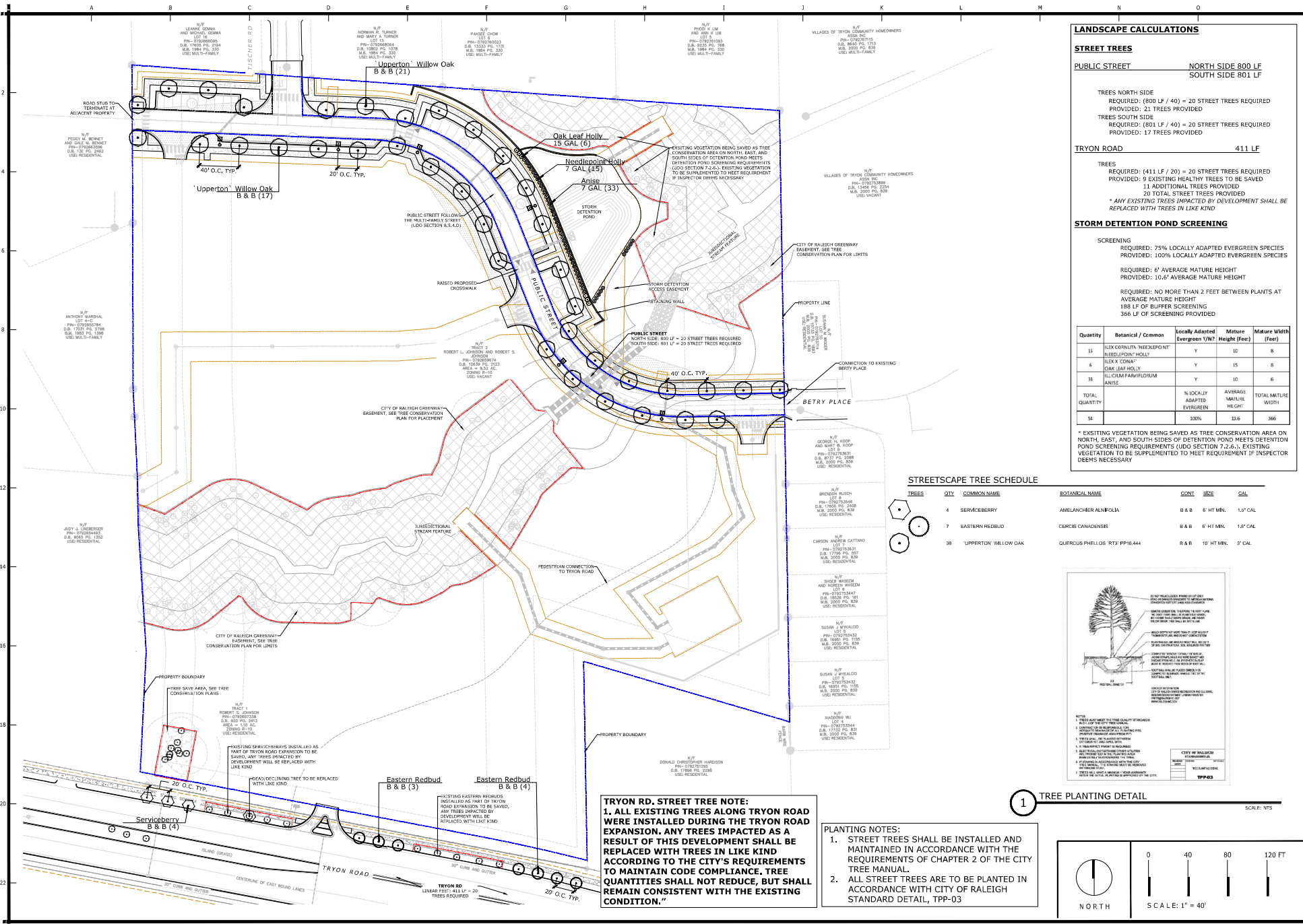
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
421 FAYETTEVILLE STREET, SUITE 400, RALEIGH, NC 27601
PHONE: 919-979-4000 FAX: 919-977-2050
WWW.KIMLEY-HORN.COM
#F-0102

PRELIMINARY SUBDIVISION PLAN

ALLORRA PINES - PRELIMINARY SUBDIVISION PLAN
PREPARED BY: KIMLEY-HORN AND ASSOCIATES, INC.
MAPLE MULTI-FAMILY LAND SE. LP., RALEIGH, NORTH CAROLINA

NO.	DATE	REVISIONS
1	07/26/2022	RESPONSE TO CITY COMMENTS
2	07/27/2022	RESPONSE TO CITY COMMENTS
3	07/27/2022	RESPONSE TO CITY COMMENTS

SHEET NUMBER
C1.2



LANDSCAPE CALCULATIONS

STREET TREES
PUBLIC STREET NORTH SIDE 800 LF
 SOUTH SIDE 801 LF

TREES NORTH SIDE
 REQUIRED: (800 LF / 40) = 20 STREET TREES REQUIRED
 PROVIDED: 21 TREES PROVIDED

TREES SOUTH SIDE
 REQUIRED: (801 LF / 40) = 20 STREET TREES REQUIRED
 PROVIDED: 17 TREES PROVIDED

TRYON ROAD 411 LF

TREES
 REQUIRED: (411 LF / 20) = 20 STREET TREES REQUIRED
 PROVIDED: 9 EXISTING HEALTHY TREES TO BE SAVED
 11 ADDITIONAL TREES PROVIDED
 20 TOTAL STREET TREES PROVIDED

* ANY EXISTING TREES IMPACTED BY DEVELOPMENT SHALL BE REPLACED WITH TREES IN LIKE KIND

STORM DETENTION POND SCREENING

SCREENING
 REQUIRED: 75% LOCALLY ADAPTED EVERGREEN SPECIES
 PROVIDED: 100% LOCALLY ADAPTED EVERGREEN SPECIES

REQUIRED: 6' AVERAGE MATURE HEIGHT
 PROVIDED: 10.6' AVERAGE MATURE HEIGHT

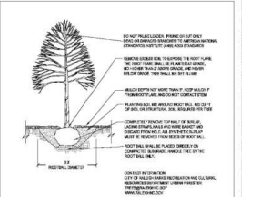
REQUIRED: NO MORE THAN TWO FEET BETWEEN PLANTS AT AVERAGE MATURE HEIGHT
 188 LF OF BUFFER SCREENING
 356 LF OF SCREENING PROVIDED

Quantity	Botanical / Common	Locally Adapted Evergreen Y/N?	Mature Height (Feet)	Mature Width (Feet)
55	ALEX CORNUTA 'NEEDLEPOINT' / NEEDLEPOINT HOLLY	Y	10	8
6	ALEX X CORNUT' / OAK LEAF HOLLY	Y	15	8
33	ILLICIAM FANFOLIUM / ANISE	Y	10	6
TOTAL QUANTITY		100%	10.6	366

* EXISTING VEGETATION BEING SAVED AS TREE CONSERVATION AREA ON NORTH, EAST, AND SOUTH SIDES OF DETENTION POND MEETS DETENTION POND SCREENING REQUIREMENTS (UDO SECTION 7.2.6.5). EXISTING VEGETATION TO BE SUPPLEMENTED TO MEET REQUIREMENT IF INSPECTOR DEEMS NECESSARY

STREETSCAPE TREE SCHEDULE

TREES	QTY	COMMON NAME	BOTANICAL NAME	CONT.	SIZE	GAL.
4	SERVICEBERRY	AMELANCHER ALABOLIA	B & B	6' HT MIN.	1.0' CAL.	
7	EASTERN REDBUD	CERCIS CANADENSIS	B & B	6' HT MIN.	1.0' CAL.	
38	'UPPERTON' WILLOW OAK	QUERCUS PHELLOCS 'RT3' PP16,444	B & B	10' HT MIN.	3' CAL.	



NOTES:

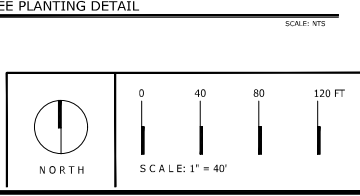
- TREE PLANTING TO BE DONE BY QUALIFIED PERSONNEL
- SOIL TO BE TESTED AND AMENDED AS NECESSARY
- CONSTRUCTION OF ROOT BALL TO BE DONE BY QUALIFIED PERSONNEL
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CITY OF RALEIGH
 PLANNING DEPARTMENT
 3715 NORTHSIDE PKWY., SUITE 800, ATLANTA, GA. 30327
 TFP-03

TRYON RD. STREET TREE NOTE:
 1. ALL EXISTING TREES ALONG TRYON ROAD WERE INSTALLED DURING THE TRYON ROAD EXPANSION. ANY TREES IMPACTED AS A RESULT OF THIS DEVELOPMENT SHALL BE REPLACED WITH TREES IN LIKE KIND ACCORDING TO THE CITY'S REQUIREMENTS TO MAINTAIN CODE COMPLIANCE. TREE QUANTITIES SHALL NOT REDUCE, BUT SHALL REMAIN CONSISTENT WITH THE EXISTING CONDITION."

PLANTING NOTES:

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



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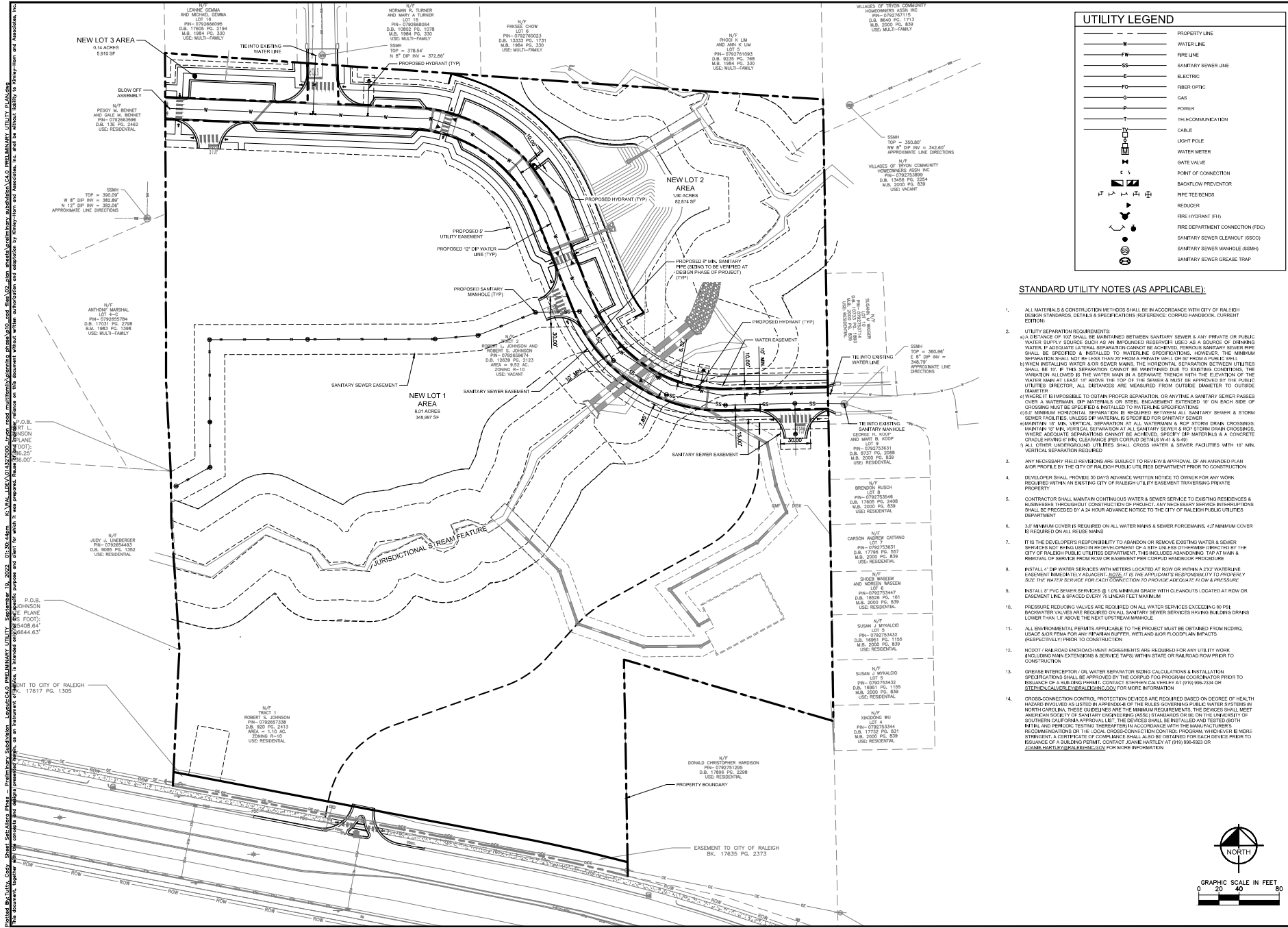


05.11.23 RELEASE
 07.25.24 RESPONSE TO CITY COMMENTS
 09.19.24 RESPONSE TO CITY COMMENTS

ALLORA PINES
 2300 TRYON RD., RALEIGH, NC 27603
 PREPARED FOR: MAPLE MULTI-FAMILY LAND SE, LP
 3715 NORTHSIDE PKWY., BLDG 200 SUITE 800, ATLANTA, GA. 30327

PRELIMINARY SUBDIVISION PLAN
OVERALL LANDSCAPE PLAN

PROJ. NO: 02-TCR-AP1
 DRAWN: LG
 CHECKED: TA
 DATE: 09/25/2022
 SHEET NUMBER:
L1.0

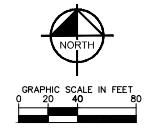


UTILITY LEGEND

---	PROPERTY LINE
---	WATER LINE
FW	FIRE LINE
SS	SANITARY SEWER LINE
E	ELECTRIC
FO	FIBER OPTIC
P	POWER
T	TELECOMMUNICATION
C	CABLE
⊙	LIGHT POLE
⊙	WATER METER
⊙	GATE VALVE
⊙	POINT OF CONNECTION
⊙	BACKFLOW PREVENTOR
⊙	FIRE TEE/BENDS
⊙	REDUCER
⊙	FIRE HYDRANT (FH)
⊙	FIRE DEPARTMENT CONNECTION (FDC)
⊙	SANITARY SEWER CLEANOUT (SSCO)
⊙	SANITARY SEWER MANHOLE (SSMH)
⊙	SANITARY SEWER GREASE TRAP

STANDARD UTILITY NOTES (AS APPLICABLE):

1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORP/UD-HANDBOOK, CURRENT EDITION).
2. UTILITY SEPARATION REQUIREMENTS:
 - a) DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN UNDERGROUND RESERVOIR (USE: AS A SOURCE OF DRINKING WATER, IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL).
 - b) WHEN INSTALLING WATER AND SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED BY THE WATER MAIN IS A SEPARATION TRENCH WITH THE SEPARATION OF THE WATER MAIN AT LEAST 1' ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL ENTRANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
 - c) WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATER MAIN, CP MATERIALS OR STEEL ENCAGEMENT EXTENDED 10' ON EACH SIDE OF CROSSINGS MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
 - d) 6" MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER POLICIES, UNLESS OTHERWISE SPECIFIED FOR SANITARY SEWERS.
 - e) MAINTAIN 10' MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & STORM DRAIN CROSSINGS, WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY CP MATERIALS & A CONCRETE CIRCLE RAINFALL MARK CLEARANCE PER CORP/UD STANDARDS & SPEC.
 - f) ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 15' MIN. VERTICAL SEPARATION REQUIRED.
3. ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN AND REQUIRED WITHIN AN EXISTING CITY OF RALEIGH UTILITY EASEMENT TO OVERSEER PRIVATE PROPERTY.
4. DEVELOPER SHALL PROVIDE 30 DAYS ADVANCE WRITTEN NOTICE TO OWNER FOR ANY WORK REQUIRED WITHIN AN EXISTING CITY OF RALEIGH UTILITY EASEMENT TO OVERSEER PRIVATE PROPERTY.
5. CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT.
6. 3/4" MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORMERMS, 4" MINIMUM COVER IS REQUIRED ON ALL PIPES MAINS.
7. IF THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN DEVELOPMENT OF A SITE UNLESS OTHERWISE DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT, THE INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORP/UD HANDBOOK PROCEDURE.
8. INSTALL 4" DP WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2' XZ WATERLINE EASEMENT (MINIMUM 1' ALACRANT) BEYOND THE PROPERTY'S RESPONSIBILITY TO PROPERTY'S SIDE. THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE.
9. INSTALL 4" DP SEWER SERVICES @ 1/4% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 10' TO NEAREST MANHOLE.
10. PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI. BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 2' ABOVE THE NEXT UPSTREAM MANHOLE.
11. ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCOWA, USACE AND FEMA FOR ANY RIPARIAN BUFFER, WETLAND AND FLOODPLAIN IMPACTS, RESPECTIVELY PRIOR TO CONSTRUCTION.
12. NCCOY - HANDBOOK ENDOCHORINATION AGREEMENTS ARE REQUIRED FOR ANY UTILITY BY WORK INCLUDING MAIN EXTENSIONS & SERVICE TAPS WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
13. GREASE INTERCEPTOR, OR WATER SEPARATOR DESIGN CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORP/UD PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT STEVEN CALVERT AT (919) 996-0333 OR STEVEN.CALVERT@RALEIGH.ORG FOR MORE INFORMATION.
14. CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS DETERMINED IN AGREEMENT OF THE REGULATORY OVERSIGHT PUBLIC UTILITIES NORTH CAROLINA. THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERS (ASSE) STANDARDS ON FILE WITH THE DIVISION OF SOUTHERN CALIFORNIA APPROVAL LIST. THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH IN-PIPE AND PERIODIC TESTING PERFORMED) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS ON THE LOCAL CROSS-CONNECTION CONTROL PROGRAM. WHENEVER A MORE STRINGENT CERTIFICATE OF COMPLIANCE SHALL ALSO BE OBTAINED FOR EACH CONNECTION PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT JOANIE HARTLEY AT (919) 996-8263 OR JOANIE.HARTLEY@RALEIGH.ORG FOR MORE INFORMATION.



No.	REVISIONS	DATE
1	RESPONSE TO CITY COMMENTS	5/13/22 MRC
2	RESPONSE TO CITY COMMENTS	7/25/22 MRC
3	RESPONSE TO CITY COMMENTS	9/14/22 MRC

Kimley»Horn
 421 FAYETTEVILLE STREET, SUITE 400, RALEIGH, NC 27601
 PHONE 919-876-6000
 WWW.KIMLEY-HORN.COM
 #F-002

KHA PROJECT NO.	07-16-000
DATE	07/26/2022
SCALE	AS SHOWN
DESIGNED BY	MRC
DRAWN BY	CAT
CHECKED BY	MRC