

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)			
Conventional Subdivision	Compact Development	<input checked="" type="checkbox"/> 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-0135-2021			
Development name (subject to approval): Blue Run Lane			
Property Address(es): 7130 Blue Run Lane			
Recorded Deed PIN(s): 1745-18-2841			
What is your project type?	<input checked="" type="checkbox"/> Single family <input type="checkbox"/> Apartment	<input type="checkbox"/> Townhouse <input type="checkbox"/> Non-residential	<input type="checkbox"/> Attached houses <input type="checkbox"/> Other: _____

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION	
NOTE: Please attach purchase agreement when submitting this form	
Company: TriPort, LLC	Owner/Developer Name and Title: Mark Kring, VP of New Construction - NC
Address: 8281 E. Gelding Dr, Scottsdale, AZ 85260	
Phone #: 919-398-4875	Email: mark.kring@tricolorcontracting.com
APPLICANT INFORMATION	
Company: Timmons Group	Contact Name and Title: Sean Hein
Address: 5410 Trinity Road, Suite 102, Raleigh, NC 27607	
Phone #: 919-866-4934	Email: sean.hein@timmons.com

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DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
ZONING INFORMATION	
Gross site acreage: 33.02	
Zoning districts (if more than one, provide acreage of each): R-4 (26.84 ac), CM (6.78 ac)	
Overlay district: -SHOD-1	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 _____ Square Feet: ⁰ _____	Proposed Impervious Surface: Acres: ^{7.18} _____ Square Feet: ^{312,543} _____
Neuse River Buffer <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Wetlands <input checked="" type="checkbox"/> Yes <input 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
Total # of single-family lots: 80	
Proposed density for each zoning district (UDO 1.5.2.F): 80 lots / 33.02 ac = 2.42	
Total # of open space and/or common area lots: 4	
Total # of requested lots: 84	

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>Sean Hein</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: 12/15/2021
Printed Name: Sean Hein	
Signature: _____	Date: _____
Printed Name: _____	

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

SKETCH PLAN REVIEW NUMBER: SCOPE-0135-2021
SUBDIVISION CASE NUMBER: SUB-0091-2021
FLOOD STUDY ID # 777

DEVELOPMENT TYPE + SITE DATA TABLE (Applicable to all developments)	
ZONING INFORMATION	
Gross site acreage: 33.02	
Zoning districts (if more than one, provide acreage of each): R-4 (26.86 ac), CM (6.14 ac).	
Overlay district: SH00-1	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: <u>5</u> Square Feet: <u>0</u>	Proposed Impervious Surface: Acres: <u>5.18</u> Square Feet: <u>512,642</u>
Neuse River Buffer <input type="checkbox"/> Yes <input type="checkbox"/> No	Wetlands <input checked="" type="checkbox"/> Yes <input 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 _____	
Total # of single-family lots: 80	
Proposed density for each zoning district (UDO 1.5.2.F): 80 lots / 33.02 ac = 2.42	
Total # of open space and/or common area lots: 4	
Total # of requested lots: 84	
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, <u>Sean Hohn</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.</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: 12/15/2021
Printed Name: Sean Hohn	
Signature: _____	Date: _____
Printed Name: _____	

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

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REVISION 02.15.21

raleighnc.gov



SITE DATA	
PROJECT:	BLUE RUN LANE
ENGINEER:	MIKE ZACCARDO, PE TIMMONS GROUP 5410 TRINITY ROAD; SUITE 102 RALEIGH, NC 27607 PHONE: 919-532-3281 FAX: 919-859-5663 EMAIL: MIKE.ZACCARDO@TIMMONS.COM
DEVELOPER:	TRICOR, LLC 8281 E. GELDING DR, SCOTTSDALE, AZ 85260 PHONE: 919-398-4875 EMAIL: MARK.KRING@TRICORCONTRACTING.COM
PIN:	1745-18-2841
ZONING:	R-4, CM
OVERLAY DISTRICT:	-SHOD-1
PROPOSED USE:	RESIDENTIAL - DETACHED HOUSING
TOTAL TRACT AREA:	R-4: 26.86 AC CM: 6.14 AC
NUMBER OF PROPOSED LOTS:	80

Sheet List Table	
Sheet Number	Sheet Title
C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS
C1.1	TREE SURVEY SHEET - SHEET 1 OF 3
C1.2	TREE SURVEY SHEET - SHEET 2 OF 3
C1.3	TREE SURVEY SHEET - SHEET 3 OF 3
C2.0	OVERALL PRELIMINARY SUBDIVISION PLAN
C2.01	OPEN SPACE
C2.02	TREE CONSERVATION AREAS
C2.03	BLOCK PERIMETER AND DEAD END STREET PLAN
C2.1	DETAILED PRELIMINARY SUBDIVISION PLAN - SHEET 1 OF 3
C2.2	DETAILED PRELIMINARY SUBDIVISION PLAN - SHEET 2 OF 3
C2.3	DETAILED PRELIMINARY SUBDIVISION PLAN - SHEET 3 OF 3
C3.0	OVERALL PRELIMINARY UTILITY PLAN
C3.1	DETAILED PRELIMINARY UTILITY PLAN - SHEET 1 OF 3
C3.2	DETAILED PRELIMINARY UTILITY PLAN - SHEET 2 OF 3
C3.3	DETAILED PRELIMINARY UTILITY PLAN - SHEET 3 OF 3
C4.0	OVERALL PRELIMINARY GRADING & DRAINAGE PLAN
C4.1	DETAILED PRELIMINARY GRADING & DRAINAGE PLAN - SHEET 1 OF 3
C4.2	DETAILED PRELIMINARY GRADING & DRAINAGE PLAN - SHEET 2 OF 3
C4.3	DETAILED PRELIMINARY GRADING & DRAINAGE PLAN - SHEET 3 OF 3
C4.4	FUTURE COR ROAD PROFILE
C4.5	THEATER RD & CAVERN RD PLAN & PROFILE
C5.0	PRELIMINARY LANDSCAPING PLAN
C5.1	PRELIMINARY LANDSCAPE PLANTS LIST
C6.0	LIGHTING PLAN
C7.1	SITE NOTES AND DETAILS
C7.2	UTILITY NOTES AND DETAILS

PROPERTY OWNER: HUDSON VALLEY DEVELOPMENT CO., LLC
4016 BARRETT DR STE 201
RALEIGH NC 27609-6623

PER CITY OF RALEIGH TC-5A-18, THE FOLLOWING PRIMARY STREET DESIGNATIONS ARE MADE: LOT 1 - ROAD B; LOT 13 - BLUE RUN LN; LOT 22 - BLUE RUN LN; LOT 52 - ROAD C; LOT 53 - ROAD C; LOT 66 - ROAD C; LOT 67 - BLUE RUN LN; LOT 80 - BLUE RUN LN

NOTE: SOLID WASTE FOR EACH RESIDENCE WILL BE MANAGED THROUGH CURB SIDE PICK UP 0.AS PROVIDED BY THE CITY OF RALEIGH'S SOLID WASTE SERVICE DEPARTMENT AND IN ACCORDANCE WITH THE SOLID WASTE SERVICES DESIGN MANUAL. REFUSE CONTAINERS ARE TO BE STORED IN GARAGES.

NOTE: BLOCKS C AND D ON SHEET 2.03 ARE EXEMPT FROM
BLOCK PERIMETER LENGTH BASED ON SECTION 8.3.2.A

PRELIMINARY - NOT RELEASED FOR CONSTRUCTION

<div><div>TIMMONS GROUP</div><div>NORTH CAROLINA LICENSE NO. C-1652</div></div>		<div>YOUR VISION ACHIEVED THROUGH OURS.</div>		<div>THIS DRAWING PREPARED AT THE RALEIGH OFFICE 5410 Trinity Road, Suite 102 Raleigh, NC 27607 TEL 919.866.4951 FAX 919.833.8124 www.timmons.com</div>	
<div><div>BLUE RUN LANE</div><div>7130 BLUE RUN LANE RALEIGH, WAKE COUNTY, NORTH CAROLINA</div><div>COVER SHEET</div></div>		JOB NO.		49147	
		SHEET NO.		C0.0	
		SCALE		SEE MAP	
		CHECKED BY		A. STONE	
		DESIGNED BY		331	
DRAWN BY		331			
DATE		10/10/2022			
REVISION DESCRIPTION					

S:\31148147-Blue Run Lndwgs\Sheet\Prelim Site Plan\48147-331-C2-2-SITE.dwg | Printed on 10/17/2022 1:10 PM | by Allison Stone



LEGEND

- PROPERTY LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOT LINE
- BUILDING SETBACK
- PROPOSED ROAD CENTER
- PROTECTIVE YARD
- DRAINAGE EASEMENT
- SANITARY SEWER EASEMENT
- EXISTING CITY OF RALEIGH
- SANITARY SEWER EASEMENT
- UTILITY EASEMENT
- RETAINING WALL EASEMENT
- EXISTING WETLANDS
- PRIMARY OPEN SPACE
- SECONDARY OPEN SPACE
- TERTIARY OPEN SPACE
- NEUSE RIPARIAN BUFFER
- PROPOSED SIDEWALK
- PROPOSED 10' MUP
- 100 YEAR FLOODPLAIN
- EXISTING STREAM
- ZONING
- FLOODWAY
- CITY OF RALEIGH GREENWAY EASEMENT

Parcel Name	Square Feet	Acres
LOT #1	9009	0.207
LOT #2	7175	0.165
LOT #3	6231	0.143
LOT #4	6018	0.138
LOT #5	6018	0.138
LOT #6	6018	0.138
LOT #7	6018	0.138
LOT #8	6146	0.141
LOT #9	6274	0.144
LOT #10	6322	0.145
LOT #11	6274	0.144
LOT #12	6167	0.142
LOT #13	6358	0.146
LOT #14	6073	0.139
LOT #15	8539	0.196
LOT #16	9872	0.227
LOT #17	12117	0.278
LOT #18	7069	0.162
LOT #19	6042	0.139
LOT #20	6042	0.139
LOT #21	6067	0.139
LOT #22	7075	0.162
LOT #23	6042	0.139
LOT #24	6042	0.139
LOT #25	6042	0.139
LOT #26	6042	0.139
LOT #27	6042	0.139
LOT #28	10340	0.237
LOT #29	8214	0.189
LOT #30	6018	0.138
LOT #31	6018	0.138
LOT #32	6018	0.138
LOT #33	6018	0.138
LOT #34	6018	0.138
LOT #35	6018	0.138
LOT #36	6018	0.138
LOT #37	6094	0.14
LOT #38	6718	0.154
LOT #39	7202	0.165
LOT #40	6005	0.138
LOT #41	6018	0.138
LOT #42	6018	0.138
LOT #43	6018	0.138
LOT #44	6018	0.138
LOT #45	6018	0.138
LOT #46	6018	0.138
LOT #47	6018	0.138
LOT #48	6018	0.138
LOT #49	6018	0.138
LOT #50	6018	0.138
LOT #51	6018	0.138
LOT #52	8834	0.203
LOT #53	8088	0.186
LOT #54	6087	0.14
LOT #55	6090	0.14
LOT #56	6093	0.14
LOT #57	6096	0.14
LOT #58	6100	0.14
LOT #59	6103	0.14
LOT #60	6106	0.14
LOT #61	6109	0.14
LOT #62	6112	0.14
LOT #63	6119	0.14
LOT #64	6119	0.14
LOT #65	6109	0.14
LOT #66	8245	0.189
LOT #67	7220	0.166
LOT #68	6126	0.141
LOT #69	6120	0.141
LOT #70	6121	0.141
LOT #71	6130	0.141
LOT #72	6130	0.141
LOT #73	6134	0.141
LOT #74	6137	0.141
LOT #75	6140	0.141
LOT #76	6143	0.141
LOT #77	6146	0.141
LOT #78	6830	0.157
LOT #79	7411	0.17
LOT #80	8377	0.192
OPEN LOT #81	207600	4.766
OPEN LOT #82	442009	10.147
OPEN LOT #83	45788	1.051

SITE LAYOUT NOTES:

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS.
- ALL DIMENSIONS ARE TO BACK OF CURB, EDGE OF PAVING, BUILDING WALL FACE OR PROPERTY LINE, UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, UTILITIES AND GRADES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY EXISTING DISCREPANCIES PRIOR TO COMMENCING ANY RELATED CONSTRUCTION.
- AT LEAST 72 HOURS PRIOR TO CONSTRUCTION OR EXCAVATION THE CONTRACTOR SHALL NOTIFY "NORTH CAROLINA ONE CALL" (811) OR (1-800-632-4949) TO HAVE EXISTING UTILITIES LOCATED.
- PARKING SPACES ARE 9.0' WIDE X 18' LONG MINIMUM EXCEPT HANDICAP SPACES WHICH ARE 8.0' WIDE MINIMUM WITH 8.0' VAN ACCESS AND 5.0' STANDARD ACCESS AISLES.
- REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF THE BUILDING.
- CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DIMENSIONAL CONFLICTS PRIOR TO THE BEGINNING OF CONSTRUCTION.
- ALL CURB AND GUTTER IN THE PUBLIC RIGHT OF WAY SHALL BE 30" WIDE.
- ALL DRIVEWAY DESIGN AND CONSTRUCTION MUST COMPLY WITH THE RALEIGH STREET DESIGN MANUAL. DRIVEWAYS SHALL BE PERMITTED SEPARATELY.
- NO SIGHT OBSTRUCTING OR PARTIALLY OBSTRUCTING WALL, FENCE, FOLIAGE, BERMING, PARKED VEHICLES OR SIGN BETWEEN THE HEIGHTS OF TWENTY-FOUR (24) INCHES AND EIGHT (8) FEET ABOVE THE CURB LINE ELEVATION, OR THE NEAREST TRAVELED WAY IF NO CURBING EXISTS, SHALL BE PLACED WITHIN A SIGHT TRIANGLE OF A PUBLIC STREET, PRIVATE STREET OR DRIVEWAY CONTAINED EITHER ON THE PROPERTY OR ON AN ADJOINING PROPERTY.
- MUST COMPLY WITH REQUIREMENTS FOR FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION (CHAPTER 14, 2012 NC FIRE CODE, NFPA 241 AND CHAPTER 33, 2012 NC BUILDING CODE).

SITE DATA:

PIN:	1745-18-2841	1,437,480 SF
PROJECT GROSS AREA:	33 ACRES	210,929 SF
PROPOSED ROW DEDICATED:	4.98 ACRES	1,220,561 SF
PROJECT NET AREA:	28.02 ACRES	1,170,022 SF
ZONING:	(R-4, GROSS)	26.86 ACRES
	(R-4, NET)	22.31 ACRES
	(CM, GROSS)	6.14 ACRES
	(CM, NET)	5.71 ACRES

OVERLAY DISTRICT: -SHOD-1
EXISTING USE: VACANT
PROPOSED USE: DETACHED SINGLE-FAMILY DWELLINGS
PROPOSED # OF LOTS: 80 LOTS
PROPOSED # OF OPEN LOTS: 3 LOTS
WATERSHED: NEUSE RIVER

CONSERVATION DEVELOPMENT (R-4) DETACHED HOUSE STANDARDS:

MAX. ALLOWED BLDG HEIGHT: 40 FEET
PROPOSED BLDG HEIGHT: TBD
MIN. LOT AREA: 6,000 SF

PROPOSED HOUSE DIMENSIONS:
CORNER LOT: 65W X 80D
INTERIOR LOT: 50W X 80D

PARKING REQ.:
MIN. PARKING REQ. 2 SPACES PER UNIT
PARKING PROVIDED: 2 CAR DRIVEWAY PER UNIT

PROTECTIVE YARD REQ.: B-1 OR B-2
PROTECTIVE YARD PROVIDED: B-1, -SHOD-1
MIN. LOT WIDTH ALLOWED: 50 FT

BUILDING SETBACKS:
FROM PRIMARY STREET: 10' MIN.
FROM SIDE STREET: 10' MIN.
FROM SIDE LOT LINE: 5' MIN.
FROM REAR LOT LINE: 20' MIN.

CONSERVATION DEVELOPMENT (R-4) OPEN LOT STANDARDS:

MIN. LOT WIDTH ALLOWED: 50 FT
MIN. AREA: 6,000 SF

OPEN LOT SETBACKS:
FROM PRIMARY STREET: 10' MIN.
FROM SIDE STREET: 10' MIN.
FROM SIDE LOT LINE: 10' MIN.
FROM REAR LOT LINE: 20' MIN.

CONSERVATION MANAGEMENT OPEN LOT STANDARDS:

OPEN LOT SETBACKS:
FROM PRIMARY STREET: 50' MIN.
FROM SIDE STREET: 50' MIN.
FROM SIDE LOT LINE: 50' MIN.
FROM REAR LOT LINE: 50' MIN.

OPEN SPACE REQUIREMENTS:

MIN. % OF LOTS ABUTTING OPEN SPACE: 40% (0.4 X 80 LOTS) = 32 LOTS PER CONSERVATION STDS.
MIN. OPEN SPACE REQUIRED: 40% (0.4 X 1,220,561 SF) (28.02 AC) = 488,308 SF (11.21 AC) PER CONSERVATION STDS.

PROVIDED LOTS ABUTTING OPEN SPACE PROVIDED: 61.25% (49 LOTS)
687,644 SF (15.79 AC) 56.4%

MIN. CONTIGUOUS AREA: 60% (0.6 X 687,644 SF) (15.79 AC) = 412,513 SF (9.47 AC) PER CONSERVATION STDS.

TOTAL CONTIGUOUS OPEN SPACE: OPEN LOT #1 + OPEN LOT #2 = 641,860 SF (14.74 AC) 93.3%

EXISTING ONSITE IMPERVIOUS: 0 AC 0 SF
PROF. ONSITE POST-DEV IMPERVIOUS: 2.86 AC 124,440 SF
IMPERVIOUS IN ROADWAY: 4.19 AC 182,571 SF
IMPERVIOUS IN 80 LOTS (8882 SF/LOT): 0.06 AC 2,487 SF
MAIL KIOSK IMPERVIOUS: 0.06 AC 2,487 SF
TOTAL IMPERVIOUS AREA: 7.11 AC 309,498 SF
IMPERVIOUS PERCENT: 21.5%

NOTE: PER CITY OF RALEIGH TC-5A-18, THE FOLLOWING PRIMARY STREET DESIGNATIONS ARE MADE: LOT 1 - ROAD B; LOT 13 - BLUE RUN LN; LOT 22 - BLUE RUN LN; LOT 52 - ROAD C; LOT 53 - ROAD C; LOT 66 - ROAD C; LOT 67 - BLUE RUN LN; LOT 80 - BLUE RUN LN

NOTE: 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

ROAD	LENGTH (LF)
BLUE RUN LANE	1523
ROAD B	546
ROAD C	807
ROAD D	325
ROAD E	571

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH, NCDEQ AND NCDOT STANDARDS, SPECIFICATIONS, AND DETAILS

PRELIMINARY - NOT RELEASED FOR CONSTRUCTION

THIS DRAWING PREPARED AT THE
RALEIGH OFFICE
5410 Trinity Road, Suite 102 | Raleigh, NC 27607
TEL 919.866.4951 FAX 919.833.8124 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

DATE
10/10/2022

DRAWN BY
331

DESIGNED BY
331

CHECKED BY
A. STONE

SCALE
1"=80'

TIMMONS GROUP

BLUE RUN LANE
7130 BLUE RUN LANE, RALEIGH, WAKE COUNTY, NORTH CAROLINA
NORTH CAROLINA LICENSE NO. C-1652

OVERALL PRELIMINARY SUBDIVISION PLAN

JOB NO.
49147

SHEET NO.
C2.0

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