



# Administrative Approval Action

Case File / Name: SUB-0091-2021  
DSLCL - Blue Run Lane Subd

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 west side of Interstate-540, south of Buffalo Road at 7130 Blue Run Lane. It is outside the city limits.

**REQUEST:** Development of a vacant 33.02 acre tract zoned R-4 & CM with a SHOD 1 overlay with 4.98 acres of right-of-way dedication, leaving a net area of 28.02 acres. A proposed Conservation Subdivision Development consisting of 80 residential detached single-family lots and 3 HOA maintained Common Lots.

**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 October 10, 2022 by Timmons Group.

## **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. A set of proposed retaining wall elevations are provided with the Site Permit Review plans set, demonstrating grade, height and design elevations.
2. Additional dimensioning of the streetscape and updating the K value to a compliant K value on Street "E" as noted from Raleigh Street Design Manual Chapter 12 Table 13.

### **Engineering**

3. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering prior to concurrent review approval.

### **Stormwater**

4. 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).
5. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
6. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).



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7. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).

## Urban Forestry

8. 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).

☒ **LEGAL DOCUMENTS** - Email to [legaldocumentreview@raleighnc.gov](mailto:legaldocumentreview@raleighnc.gov). Legal documents must be approved, executed, and recorded prior to or in conjunction with the recorded plat on which the associated easements are shown. Copies of recorded documents must be returned to the City within one business day of recording to avoid withholding of further permit issuance.

<input checked="" type="checkbox"/>	Right of Way Deed of Easement Required
<input checked="" type="checkbox"/>	Utility Placement Deed of Easement Required

<input checked="" type="checkbox"/>	Slope Easement Deed of Easement Required
<input checked="" type="checkbox"/>	Stormwater Maintenance Covenant Required

☒ **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. A Petition for Annexation into the City limits shall be submitted prior to any approval of plat recordation.
2. Provide documentation indicating a Property Owner's Association has been established for the subject development.
3. Street names for this development shall be approved by the Raleigh GIS Division and by Wake County.
4. 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.
5. A note shall be placed on all maps for recording stating that all common open space lots are to be owned and maintained by the property owners association.

## Engineering

6. A fee-in-lieu for sidewalk and street stubs not being constructed to leave for future connection of both sidewalk and street is paid to the City of Raleigh (UDO 8.1.10).



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7. 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)
8. A sight distance easement shall be approved by the Transportation Department for recording in the Wake County Registry and shown on a plat approved for recordation.
9. 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)
10. 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)
11. 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.

## **Public Utilities**

12. 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.
13. 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**



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14. 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).
15. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.
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).
17. 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).
18. 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).
19. 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).
20. 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).

## Urban Forestry

21. A public infrastructure surety shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) for the required street trees in the public right-of-way.
22. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1).

☒ **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:***

## Public Utilities

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

## Stormwater

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



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## Urban Forestry

3. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way.

***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.
3. 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.
4. All street lights and street signs required as part of the development approval are installed.
5. Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.

## Stormwater

6. 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 15, 2025**  
**Record at least ½ of the land area approved.**

**5-Year Sunset Date: November 15, 2027**  
**Record entire subdivision.**

I hereby certify this administrative decision.

Signed: *Daniel L. Stegall* Date: 11/15/2022  
Development Services Dir/Designee  
Staff Coordinator: **Jermont Purifoy**







Parent Item	Item Name	Square Feet	Ac
PANEL 101	LOT #1	9009	0.21
	LOT #2	7375	0.17
	LOT #3	6211	0.14
	LOT #4	6018	0.14
	LOT #5	6018	0.14
	LOT #6	6018	0.14
	LOT #7	6018	0.14
	LOT #8	5136	0.12
	LOT #9	6274	0.14
	LOT #10	6322	0.14
	LOT #11	6274	0.14
	LOT #12	5107	0.12
	LOT #13	6358	0.14
	LOT #14	6073	0.14
	LOT #15	8539	0.19
	LOT #16	7872	0.18
	LOT #17	12117	0.27
	LOT #18	7069	0.16
	LOT #19	6042	0.14
	LOT #20	6042	0.14
PANEL 102	LOT #21	6067	0.14
	LOT #22	7075	0.16
	LOT #23	6042	0.14
	LOT #24	6042	0.14
	LOT #25	6042	0.14
	LOT #26	6042	0.14
	LOT #27	6042	0.14
	LOT #28	10140	0.23
	LOT #29	8214	0.19
	LOT #30	6018	0.14
	LOT #31	6018	0.14
	LOT #32	6018	0.14
	LOT #33	6018	0.14
	LOT #34	6018	0.14
	LOT #35	6018	0.14
	LOT #36	6018	0.14
	LOT #37	6094	0.14
	LOT #38	6718	0.15
	LOT #39	7202	0.16
	LOT #40	6005	0.14
PANEL 103	LOT #41	6018	0.14
	LOT #42	6018	0.14
	LOT #43	6018	0.14
	LOT #44	6018	0.14
	LOT #45	6018	0.14
	LOT #46	6018	0.14
	LOT #47	6018	0.14
	LOT #48	6018	0.14
	LOT #49	6018	0.14
	LOT #50	6018	0.14
	LOT #51	6018	0.14
	LOT #52	8884	0.2
	LOT #53	8098	0.18
	LOT #54	6097	0.14
	LOT #55	6090	0.14
	LOT #56	6093	0.14
	LOT #57	6096	0.14
	LOT #58	5100	0.12
	LOT #59	6203	0.14
	LOT #60	6106	0.14
LOT #61	6306	0.14	
LOT #62	5112	0.12	
LOT #63	6119	0.14	
LOT #64	6139	0.14	
LOT #65	6309	0.14	
LOT #66	9245	0.21	
LOT #67	7230	0.16	
LOT #68	6126	0.14	
LOT #69	6130	0.14	
LOT #70	6121	0.14	
LOT #71	6130	0.14	
LOT #72	6130	0.14	
LOT #73	6134	0.14	
LOT #74	6137	0.14	
LOT #75	6140	0.14	
LOT #76	6141	0.14	
LOT #77	6146	0.14	
LOT #78	8370	0.19	
LOT #79	7411	0.17	
LOT #80	7830	0.18	
OPEN LOT #81	207609	4.76	
OPEN LOT #82	402000	9.28	

SITE DATA		BUILDING CODE		
1	PROJECT ADDRESS	1745-18-2841		
2	PROJECT GROSS AREA	33 ACRES	1,437,400 SF	
3	PROPOSED FROM PAVED/NOT PAVED	4.98 ACRES	216,920 SF	
4	PROPOSED FROM OPEN SPACE	28.02 ACRES	1,220,551 SF	
5	ZONING	R-4 (DROS)	26 ACRES	1,170,022 SF
6		CR (METS)	26.86 ACRES	1,174,524 SF
7		CM (DROS)	6.14 ACRES	267,458 SF
8		CM (METS)	5.71 ACRES	248,728 SF
9	OVERLYING DISTRICT	SHOD-1		
10	EXISTING USE	VACANT		
11	PROPOSED USE	DETACHED SINGLE-FAMILY DWELLINGS		
12	PROPOSED # OF LOTS	80 LOTS		
13	PROPOSED # OF OPEN LOTS	31 OPEN LOTS		
14	WATERSHED	NEUSE RIVER		
15	<b>CONSERVATION DEVELOPMENT R-4 DETACH HOUS. STANDARDS:</b>			
16	MAX ALLOWED BLDG HEIGHT:	40 FEET		
17	PROPOSED # CM HEIGHT:	780		
18	MIN LOT AREA:	6,000 SF		
19	<b>PROPOSED HOUSING STANDARDS:</b>			
20	CORNERS LOT: EW X RSD	0' FT		
21	INTERIOR LOT: SW X RSD	10' FT		
22	<b>PARKING REQ:</b>			
23	MIN PARKING REQ 2 SPACES PER UNIT	0' FT		
24	PARKING PROVIDED: CARPORT, DRIVE, OR PARKING LOT	BUT OR B-2		
25	PROTECTIVE YARD RSD:	8' FT		
26	PROTECTIVE YARD PROVIDED:	B-1 SHOD-1		
27	MIN. LOT WIDTH ALLOWED:	50 FT		
28	<b>BUILDING SETBACKS:</b>			
29	FROM PRIMARY STREET:	10' MIN		
30	FROM SIDE STREET:	10' MIN		
31	FROM SIDE LOT LINE:	5' MIN		
32	FROM REAR LOT LINE:	20' MIN		
33	<b>CONSERVATION DEVELOPMENT R-4 OPEN LOT STANDARDS:</b>			
34	MIN. LOT WIDTH ALLOWED:	50 FT		
35	MIN. AREA:	6,000 SF		
36	OPEN LOT SETBACKS:	PARKING SETBACKS		
37	FROM PRIMARY STREET:	10' MIN	FROM PRIMARY STREET:	10' MIN
38	FROM SIDE STREET:	10' MIN	FROM SIDE STREET:	10' MIN
39	FROM SIDE LOT LINE:	10' MIN	FROM SIDE LOT LINE:	10' MIN
40	FROM REAR LOT LINE:	20' MIN	FROM REAR LOT LINE:	10' MIN
41	<b>CONSERVATION MANAGEMENT OPEN LOT STANDARDS:</b>			
42	OPEN LOT SETBACKS:	50' MIN		
43	FROM SIDE STREET:	50' MIN		
44	FROM SIDE LOT LINE:	50' MIN		
45	FROM REAR LOT LINE:	50' MIN		
46	<b>OPEN SPACE REQUIREMENTS:</b>			
47	MIN. % OF LOTS ABUTTING OPEN SPACE:	40% (4 X 40 LOTS) = 32 LOTS PER CONSERVATION SPACE		
48	MIN. OPEN SPACE REQUIRED:	40% (4 X 1,220,551 SF) (28.02 AC) = 488,308 SF (11.21 AC) REQUIRED		
49	PROVIDED LOTS ABUTTING OPEN SPACE:	61.25% (49 LOTS)		
50	OPEN SPACE PROVIDED:	667,644 SF (15.17 AC) 56.4%		
51	MIN. CONTIGUOUS AREA:	60% (4 X 667,644 SF) (17.51 AC) = 412,513 SF (9.47 AC) REQUIRED		
52	TOTAL CONTIGUOUS OPEN SPACE:	OPEN LOT #1 + OPEN LOT #2 = 641,809 SF (14.74 AC) 93.3%		
53	EXISTING OPEN SPACE:	0 AC	0 SF	
54	PROP. ONSET IMPROVEMENTS:	0 AC	0 SF	
55	IMPROVEMENTS IN ROADWAY:	2.86 AC	124,440 SF	
56	IMPROVEMENTS IN LOTS (B&E) STDS:	4.19 AC	182,515 SF	
57	MAX. ROAD IMPROVEMENT:	0.06 AC	2,487 SF	
58	TOTAL IMPROVEMENT AREA:	7.11 AC	309,442 SF	
59	PERCENT IMPROVEMENT AREA:	21.5%		

NOTE: PER CITY OF RALEIGH TC-SA-18, THE FOLLOWING PRIMARY STREET DESIGNATIONS ARE MADE: LOT 1 - ROAD B; LOT 13 - BLUE RUN LN; LOT 2 - 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



**811** Know what's below.  
Call before you dig.

PRELIMINARY - NOT RELEASED FOR CONSTRUCTION

YOUR VISION ACHIEVED THROUGH OURS.	DATE		10/10/2022
	DRAWN BY		

	331
	DESIGNED BY 331
	CHECKED BY A. STONE
	SCALE 1"=80'

•

LAN

**PROANE**  
NO. C-1652  
COUNTY, NORTH CAROLINA  
DIVISION I

**ONS G**  
NORTH CAROLINA LICENSE  
**BLUE RUN L**  
BLUE RUN LANE, RALEIGH, WAKE CO  
RALL PRELIMINARY SU

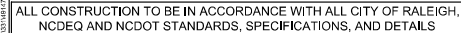
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	JOB NO. <b>10117</b>

SHEET NO.  
C2.0

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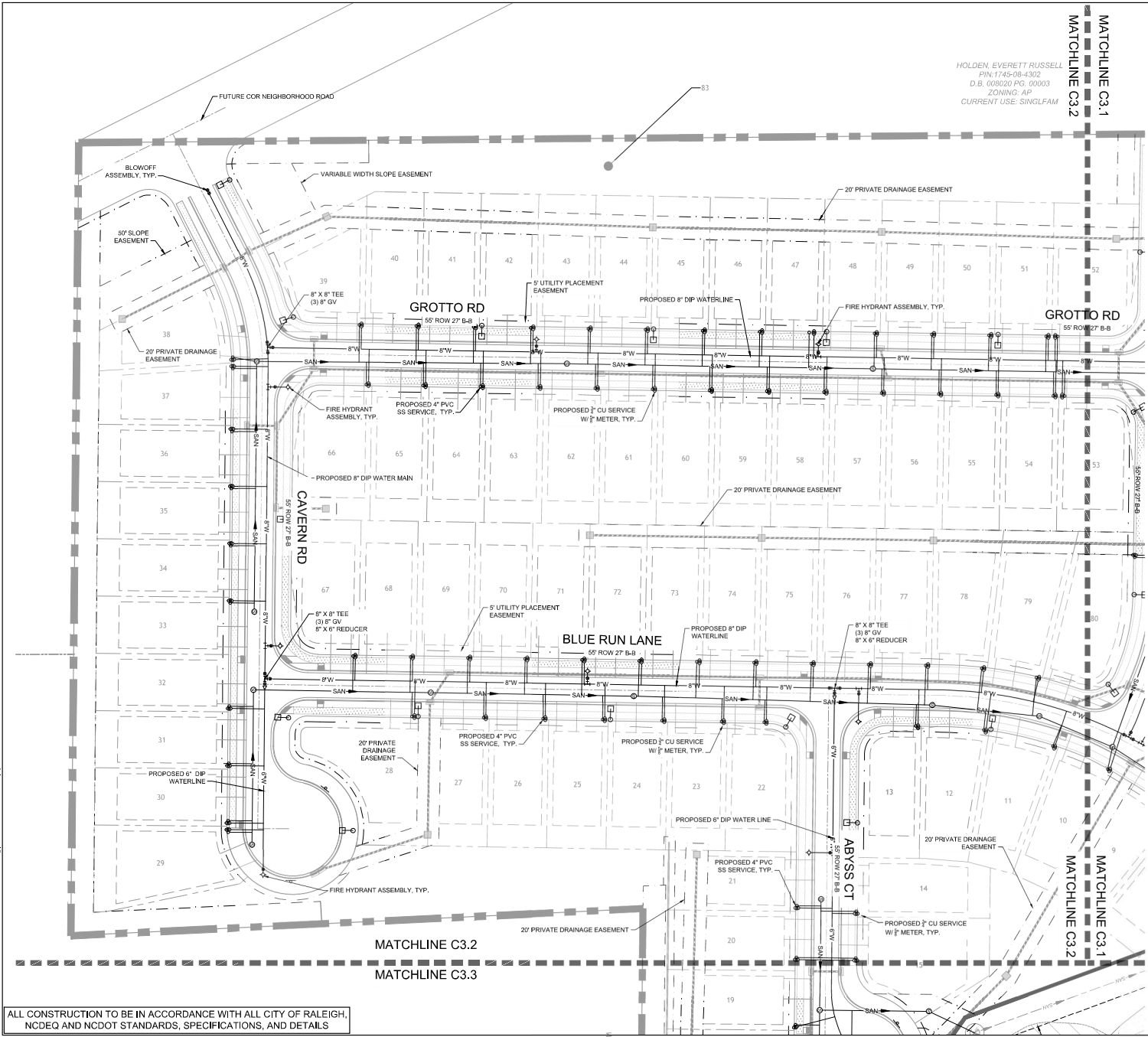


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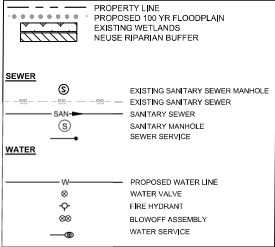


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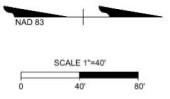
HOLDEN, EVERETT RUSSELL  
PIN:1745-08-4302  
D.B. 008020 PG. 00003  
ZONING: AP  
CURRENT USE: SINGLEFAM

LEGEND



UTILITY NOTES

- EXISTING CONDITIONS AS SHOWN HAVE BEEN COMPILED FROM A SITE SURVEY PREPARED BY TIMMONS GROUP IN AUGUST 2018 AND GIS DATA RECEIVED FROM LORRA SAMPLE.
- ALL UNDERGROUND FEATURES INDICATED ON THE PLANS SHOULD BE CONSIDERED APPROXIMATE IN LOCATION AND SHOULD BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION. NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF ANY DISCREPANCIES ARE NOTED.
- COORDINATE WITH THE CITY OF RALEIGH UTILITY DEPARTMENT AND PUBLIC WORKS DEPARTMENT FOR UTILITIES THAT ARE TO REMAIN UNDISTURBED.
- COORDINATE ALL COMMUNICATIONS, TELEPHONE, FIBER OPTIC, OVERHEAD POWER, AND UNDERGROUND UTILITY REMOVAL OR RELOCATION WITH THE UTILITY PROVIDER, THE CITY OF RALEIGH UTILITY DEPARTMENT AND THE CITY OF RALEIGH PUBLIC WORKS DEPARTMENT.
- CURB STOPS ARE REQUIRED FOR 34' METERS AND SHALL BE LOCATED 1' FOOT FROM THE METER BOX. CURB STOPS SHALL BE INSTALLED IN A CURB STOP BOX AS MANUFACTURED BY FORD, A.Y. McDONALD, OR TRUMBULL.
- SERVICE SADDLES SHALL BE ALL BRONZE WITH DOUBLE BRONZE STRAPS WITH A NEOPRENE 10" RING GASKET ATTACHED TO THE BODY.
- ALL WATER METERS SHALL BE PROVIDED AND INSTALLED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT METERS DIVISION.
- METERS WILL BE THE SAME SIZE IN DIAMETER AS THE SERVICE.
- A 3' CLEAR SPACE SHALL BE MAINTAINED AROUND ALL WATER METERS.
- ALL 4" SANITARY SEWER SERVICES MAY BE TAPPED DIRECTLY INTO 12" OR SMALLER MAINS OR MANHOLES IN ACCORDANCE TO CITY OF RALEIGH DETAILS S-31 AND S-32.
- UTILITY TRENCHES SHALL BE CUT AND PAVEMENT REPAIRED TO CITY OF RALEIGH STANDARDS.
- ALL DISTURBED HARDSCAPE AND LANDSCAPING (CONCRETE, ASPHALT, BRICK, TREES, SHRUBS, ETC) SHALL BE REPLACED ACCORDING TO CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.



PRELIMINARY - NOT RELEASED FOR CONSTRUCTION

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

BLUE RUN LANE  
17130 BLUE RUN LANE, RALEIGH, WAKE COUNTY, NORTH CAROLINA  
DETAILED PRELIMINARY UTILITY PLAN - SHEET 2 OF 3

DATE: 10/10/2022  
DRAWN BY: 331  
DESIGNED BY: 331  
CHECKED BY: A. STONE  
SCALE: 1" = 40'

JOB NO.: 49147  
SHEET NO.: C3.2

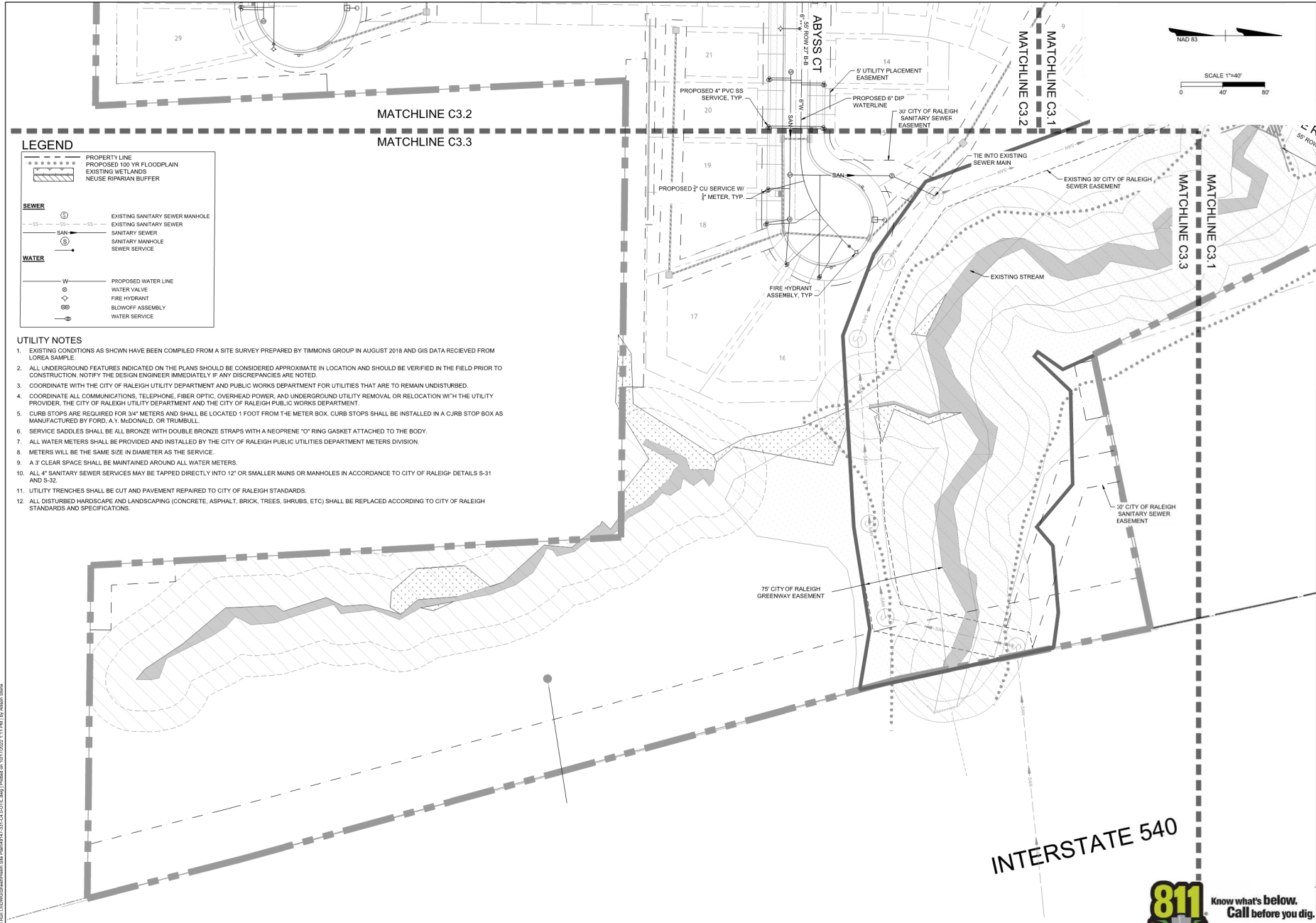
YOUR VISION ACHIEVED THROUGH CURS.

THE DRAWING PREPARED AT THE RALEIGH OFFICE  
5401 PARK ROAD, SUITE 200, RALEIGH, NC 27607  
TEL: 919.896.4961 FAX: 919.833.8124 WWW.TIMMONSGROUP.COM

REVISION DESCRIPTION

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		

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**LEGEND**

**PROPERTY LINE**  
PROPOSED 100 YR FLOODPLAIN  
EXISTING WETLANDS  
NEUSE RIPARIAN BUFFER

**SEWER**

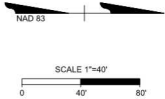
- ① EXISTING SANITARY SEWER MANHOLE
- SS— EXISTING SANITARY SEWER
- SAN— SANITARY SEWER
- ② SANITARY MANHOLE SEWER SERVICE


**WATER**

- W— PROPOSED WATER LINE
- ⊕ WATER VALVE
- ⊙ FIRE HYDRANT
- ⊗ BLOWOFF ASSEMBLY
- WS— WATER SERVICE

- UTILITY NOTES**
1. EXISTING CONDITIONS AS SHOWN HAVE BEEN COMPILED FROM A SITE SURVEY PREPARED BY TIMMONS GROUP IN AUGUST 2018 AND GIS DATA RECEIVED FROM LOREJA SAMPLE.
  2. ALL UNDERGROUND FEATURES INDICATED ON THE PLANS SHOULD BE CONSIDERED APPROXIMATE IN LOCATION AND SHOULD BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION. NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF ANY DISCREPANCIES ARE NOTED.
  3. COORDINATE WITH THE CITY OF RALEIGH UTILITY DEPARTMENT AND PUBLIC WORKS DEPARTMENT FOR UTILITIES THAT ARE TO REMAIN UNDISTURBED.
  4. COORDINATE ALL COMMUNICATIONS, TELEPHONE, FIBER OPTIC, OVERHEAD POWER, AND UNDERGROUND UTILITY REMOVAL OR RELOCATION WITH THE UTILITY PROVIDER, THE CITY OF RALEIGH UTILITY DEPARTMENT AND THE CITY OF RALEIGH PUBLIC WORKS DEPARTMENT.
  5. CURB STOPS ARE REQUIRED FOR 30" METERS AND SHALL BE LOCATED 1 FOOT FROM THE METER BOX. CURB STOPS SHALL BE INSTALLED IN A CURB STOP BOX AS MANUFACTURED BY FORD, A.Y. McDONALD, OR TRUMBULL.
  6. SERVICE SADDLES SHALL BE ALL BRONZE WITH DOUBLE BRONZE STRAPS WITH A NEOPRENE "O" RING GASKET ATTACHED TO THE BODY.
  7. ALL WATER METERS SHALL BE PROVIDED AND INSTALLED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT METERS DIVISION.
  8. METERS WILL BE THE SAME SIZE IN DIAMETER AS THE SERVICE.
  9. A 3' CLEAR SPACE SHALL BE MAINTAINED AROUND ALL WATER METERS.
  10. ALL 4" SANITARY SEWER SERVICES MAY BE TAPPED DIRECTLY INTO 12" OR SMALLER MAINS OR MANHOLES IN ACCORDANCE TO CITY OF RALEIGH DETAILS S-31 AND S-32.
  11. UTILITY TRENCHES SHALL BE CUT AND PAVEMENT REPAIRED TO CITY OF RALEIGH STANDARDS.
  12. ALL DISTURBED HARDSCAPE AND LANDSCAPING (CONCRETE, ASPHALT, BRICK, TREES, SHRUBS, ETC) SHALL BE REPLACED ACCORDING TO CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.

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





**TIMMONS GROUP**  
NORTH CAROLINA LICENSE NO. C-1652

BLUE RUN LANE  
7130 BLUE RUN LANE, RALEIGH, WAKE COUNTY, NORTH CAROLINA  
DETAILED PRELIMINARY UTILITY PLAN - SHEET 3 OF 3

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REVISION DESCRIPTION	
DATE	DESCRIPTION
10/10/2022	
DRAWN BY	331
DESIGNED BY	331
CHECKED BY	A. STONE
SCALE	1" = 40'

JOB NO.	49147
SHEET NO.	C3.3

THE DRAWING PREPARED AT THE  
**RALEIGH OFFICE**  
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