

# 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](mailto: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): <b>N/A</b>			
Development name (subject to approval): <b>Peace River Village</b>			
Property Address(es): <b>0 Blue Run Lane (5228 Needham Road)</b>			
Recorded Deed PIN(s): <b>1749110217</b>			
What is your project type?	<input checked="" type="checkbox"/> Single family <input type="checkbox"/> Apartment	<input checked="" type="checkbox"/> Townhouse <input type="checkbox"/> Non-residential	<input type="checkbox"/> Attached houses <input type="checkbox"/> Other: _____

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION	
<b>NOTE: Please attach purchase agreement when submitting this form</b>	
Company: <b>Dan Ryan Builders - North Carolina, LLC</b>	Owner/Developer Name and Title: <b>Trevor Dalton, Entitlement Manager</b>
Address: <b>3000 RDU Center Dr Suite 200, Morrisville, North Carolina, 27560</b>	
Phone #: <b>919-747-4970</b>	Email: <b>tdalton@drbgroup.com</b>
APPLICANT INFORMATION	
Company: <b>McAdams</b>	Contact Name and Title: <b>Curt Blazier, PE</b>
Address: <b>2905 Meridian Parkway, Durham, North Carolina, 27713</b>	
Phone #: <b>919-361-5000</b>	Email: <b>blazier@mcadamsco.com</b>

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**DEVELOPMENT TYPE + SITE DATE TABLE**

(Applicable to all developments)

**ZONING INFORMATION**

Gross site acreage: 29.66 Acres

Zoning districts (if more than one, provide acreage of each): R-10-CU

Overlay district: SHOD-1

Inside City limits? ☒ Yes ☐ No

Conditional Use District (CUD) Case # Z- NA

Board of Adjustment (BOA) Case # A- NA

**STORMWATER INFORMATION**

Existing Impervious Surface:

Acres: 0 Square Feet: 0

Proposed Impervious Surface:

Acres: Square Feet:

Neuse River Buffer ☒ Yes ☐ NoWetlands ☒ Yes ☐ NoIs this a flood hazard area? ☒ Yes ☐ No

If yes, please provide the following:

Alluvial soils: Yes

Flood study: Yes

FEMA Map Panel #: 3720173600J

**NUMBER OF LOTS AND DENSITY**

Total # of townhouse lots: Detached Attached 40

Total # of single-family lots: 78

Proposed density for each zoning district (UDO 1.5.2.F): 3.98 units/acre

Total # of open space and/or common area lots:

Total # of requested lots: 118

**SIGNATURE BLOCK**

I hereby designate McAdams Company & Dan Ryan Builders - North Carolina, LLC to serve as my agent regarding this application, to receive and response to administrative comments, to resubmit plans on my behalf, and to represent me 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 six consecutive months of inactivity.

Signature: C. Douglas ChappellDate: 1-13-21Printed Name: C. DOUGLAS CHAPPELL

Signature:

Date:

Printed Name:

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





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<b>DEVELOPMENT TYPE (UDO Section 2.1.2)</b>	
<input checked="" 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	
<b>GENERAL INFORMATION</b>	
Scoping/sketch plan case number(s): N/A	
Development name (subject to approval): Peace River Village	
Property Address(es): 0 Blue Run Lane (5228 Needham Road)	
Recorded Deed PIN(s): 1749110217	
What is your project type?	
<input checked="" 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
<b>CURRENT PROPERTY OWNER/DEVELOPER INFORMATION</b>	
NOTE: Please attach purchase agreement when submitting this form	
Company: Dan Ryan Builders	Owner/Developer Name and Title: Trevor Dalton
Address: 3000 RDU Center Dr Suite 202, Morrisville, North Carolina, 27560	
Phone #: 919-747-4970	Email: tddalton@drbggroup.com
<b>APPLICANT INFORMATION</b>	
Company: McAdams	Contact Name and Title: Ryan Akers, PE
Address: 2905 Meridian Parkway, Durham, North Carolina, 27713	
Phone #: 919-361-5000	Email: akers@mcadamsco.com

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revision 07.01.20

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<b>DEVELOPMENT TYPE • SITE DATE TABLE</b> (Applicable to all developments)	
<b>ZONING INFORMATION</b>	
Cross site acreage: 29.66 Acres	
Zoning districts (if more than one, provide acreage of each): R-10-CU	
Overlay district: SHOD-1	Inside City limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Conditional Use District (CUD) Case # Z- NA	Board of Adjustment (BOA) Case # A- NA
<b>STORMWATER INFORMATION</b>	
Existing Impervious Surface: Acres: 0 Square Feet: 418,059	Proposed Impervious Surface: Acres: 9.59 Square Feet: 418,059
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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If yes, please provide the following: Alluvial soils: Yes Flood study: Yes FEMA Map Panel #: 3720173600J	
<b>NUMBER OF LOTS AND DENSITY</b>	
Total # of townhouse lots:	Detached Attached 40
Total # of single-family lots: 78	
Proposed density for each zoning district (UDO 1.5.2.F):	3.98 units/acre
Total # of open space and/or common area lots: 8	
Total # of requested lots: 126	
<b>SIGNATURE BLOCK</b>	
I hereby designate, McAdams Company, to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf, and to represent me 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 substantial policy, which states applications will expire after six consecutive months of inactivity.	
Signature:	Date: 8/19/2021
Printed Name: Trevor Dalton	
Signature:	Date:
Printed Name:	

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

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## ZONING CONDITIONS

ORDINANCE 160 ZC 807  
EFFECTIVE 12/06/2020  
Z-31-19 - 5228 NEEDHAM ROAD, LOCATED NEAR THE INTERSECTION OF BLUE RUN LANE AND PINE DRIVE  
BEING WAKE COUNTY PIN 1746-11-2017, APPROXIMATELY 29.6 ACRES REZONED TO RESIDENTIAL-10-  
CONDITIONAL USE W/SPECIAL HIGHWAY OVERLAY DISTRICT-1 (R-10-CU W/SHOD-1).  
CONDITIONS DATED: OCTOBER 2, 2020

- THE FOLLOWING PRINCIPAL USES AS SET FORTH IN UDO SECTION 6.1.4. ALLOWED PRINCIPAL USE TABLE SHALL BE PROHIBITED:  
BOARDINGHOUSE; BED AND BREAKFAST; HOSPITALITY HOUSE.  
(PROPOSED USES ARE ONLY SINGLE FAMILY DWELLINGS AND TOWNHOMES.)
- THE APARTMENT BUILDING TYPE SHALL BE PROHIBITED.  
(NO APARTMENTS ARE PROPOSED AS PART OF THE PROJECT.)
- THE PROPERTY SHALL BE DEVELOPED WITH NO MORE THAN 4 RESIDENTIAL DWELLING UNITS PER ACRE.  
(PROPOSED DENSITY IS 3.98 RESIDENTIAL DWELLING UNITS PER ACRE.)
- WITHIN TWENTY FEET (20') OF THE SOUTHERN SHARED PROPERTY LINE WITH THE PARCEL LOCATED AT 7111 BLUE RUN LANE (PIN 1736-90-5967) (DEED BOOK 17142, PAGE 443, WAKE COUNTY REGISTRY) (THE "SCREENING AREA"), AS SHOWN ON THE ATTACHED EXHIBIT A, PROPERTY OWNER SHALL INCORPORATE ONE OF, OR A COMBINATION OF, THE FOLLOWING SCREENING TYPES:
  - A BERM WITH A MINIMUM HEIGHT OF 3 FEET, MEASURED PERPENDICULAR TO THE CENTER OF THE CROWN
  - A FENCE WITH A MINIMUM HEIGHT OF 6.5 FEET
  - A MINIMUM 4 SHADE TREES AND 4 UNDERSTORY TREES PER 100 FEET, WITHIN TWENTY FEET (20') OF THE SHARED PROPERTY LINE. EXISTING SHADE AND UNDERSTORY TREES WITHIN TWENTY FEET (20') OF THE SHARED PROPERTY LINE MAY BE COUNTED TOWARDS THE MINIMUM PLANTING REQUIREMENT.THIS CONDITION SHALL NOT APPLY TO THOSE AREAS ALONG THE SHARED PROPERTY LINE WHICH ARE DESIGNATED AND RECORDED AS TREE CONSERVATION AREAS.
- (A COMBINATION OF EXISTING AND PROPOSED UNDERSTORY AND SHADE TREES ARE PROPOSED FOR THE SCREENING OF THE PROPERTY WITH PIN 1736-90-5967. SEE LANDSCAPE PLAN SHEET LS.00.)
- CONTINGENT UPON (I) THE CITY OF RALEIGH GRANTING THE DEVELOPER ACCESS ONTO THE CITY'S PROPERTY (DEED BOOK 9492, PAGE 2544) AND USE OF ITS EXISTING GREENWAY EASEMENT (BOOK OF MAPS 2001, PAGE 755, WAKE COUNTY REGISTRY), AND (II) THE ISSUANCE OF THE EIGHTY-NINTH (89TH) BUILDING PERMIT, OR 75% OF THE TOTAL BUILDING LOTS PERMITTED BY THE SUBDIVISION PLAN, WHICHEVER OCCURS FIRST, THE DEVELOPER SHALL PROVIDE AND CONSTRUCT AN AT-GRADE PEDESTRIAN CONNECTION TO THE EXISTING NEUSE RIVER TRAIL. ALL PORTIONS OF THE TRAIL CONNECTION WITHIN CITY OF RALEIGH PROPERTY OR CITY OF RALEIGH GREENWAY EASEMENT SHALL BE RECORDED AS A "CITY OF RALEIGH PUBLIC GREENWAY TRAIL." THE EXTENT OF TRAIL FROM THE PUBLIC ROW (SIDEWALK/PEDESTRIAN PASSAGE) TO THE CITY OF RALEIGH EASEMENT WOULD BE PRIVATELY OWNED AND MAINTAINED. ALL SEGMENTS OF TRAIL WITHIN CITY OF RALEIGH GREENWAY EASEMENT OR CITY-OWNED LAND SHALL BE DEVELOPED TO CITY OF RALEIGH DESIGN STANDARDS. ALL PORTIONS OF THE TRAIL CONNECTION OUTSIDE OF CITY OF RALEIGH PROPERTY OR CITY OF RALEIGH GREENWAY EASEMENT SHALL BE RECORDED WITHIN A PUBLIC ACCESS EASEMENT.  
(A 10' WIDE AT-GRADE PEDESTRIAN TRAIL IS PROVIDED TO CONNECT THE EXISTING RALEIGH GREENWAY TO THE PROPOSED PUBLIC SIDEWALK WITHIN THE DEVELOPMENT. SEE OVERALL SUBDIVISION PLAN SHEET C2.00.)
- NO PRINCIPAL STRUCTURES, STREETS, OR PARKING AREAS SHALL BE LOCATED WITHIN EIGHT HUNDRED FEET (800') OF THE SHARED PROPERTY LINE WITH THE CITY OF RALEIGH'S PROPERTY HAVING WAKE COUNTY PROPERTY IDENTIFICATION NUMBER 1736-91-2678 (DEED BOOK 9492, PAGE 2544, WAKE COUNTY REGISTRY).  
(NO PRINCIPAL STRUCTURES, STREETS, OR PARKING AREAS ARE LOCATED WITHIN THE 800' DEVELOPMENT RESTRICTED AREA. SEE SUBDIVISION PLAN SHEET C2.00.)
- WITHIN THE 800' DEVELOPMENT-RESTRICTED AREA DESCRIBED IN CONDITION #6, THE 100-YEAR FLOODPLAIN SHALL REMAIN UNDISTURBED FROM ADDED FILL EXCEPT FOR THE INSTALLATION OF UTILITIES, STORMWATER CONVEYANCES, GREENWAY TRAILS, FENCING, OR OTHER PUBLIC IMPROVEMENTS.  
(THE ONLY DEVELOPMENT WITHIN THE 100-YR FLOODPLAIN (LOCATED WITHIN THE 800' DEVELOPMENT RESTRICTED AREA) SHALL BE SANITARY SEWER MAIN TIE-IN TO EXISTING SEWER MAIN AND PROPOSED PEDESTRIAN TRAIL CONNECTION TO EXISTING RALEIGH GREENWAY. SEE OVERALL SUBDIVISION PLAN SHEET C3.00 AND OVERALL UTILITY PLAN SHEET C4.00.)
- THE MAXIMUM IMPERVIOUS SURFACE COVERAGE FOR THE TOTAL DEVELOPMENT SHALL NOT EXCEED SIXTY-FIVE PERCENT (65%).  
(IMPERVIOUS SURFACE COVERAGE IS AT 32.3% FOR THE SUBDIVISION.)
- TO PROVIDE BETTER TREATMENT BEFORE DRAINAGE TO THE NEUSE RIVER, DEVELOPER WILL TREAT 1.25 INCHES OF RUNOFF FROM PROPOSED IMPERVIOUS SURFACES IN PLACE OF THE CITY OF RALEIGH REGULATED 1 INCH OF RUNOFF FROM IMPERVIOUS SURFACES.  
(THE PROPOSED STORMWATER SWM IS TREATING 1.25 INCHES OF RUNOFF FROM PROPOSED IMPERVIOUS SURFACES.)
- ONLY THE DETACHED HOUSE BUILDING TYPE SHALL BE ALLOWED ON LOTS ABUTTING THE PARCELS LOCATED AT 7111 BLUE RUN LANE (PIN 1736-90-5967) (DEED BOOK 17142, PAGE 443, WAKE COUNTY REGISTRY) OR 5136 NEEDHAM ROAD (PIN 1746-02-6062) (DEED BOOK 17319, PAGE 2049, WAKE COUNTY REGISTRY).  
(SINGLE FAMILY DETACHED HOUSE BUILDINGS ARE BEING PROPOSED FOR LOTS ABUTTING PARCELS WITH PIN 1736-90-5967 AND 1746-02-6062.)

## Blue Run Lane Trip Generation Summary

Land Use (ITE Code)	Intensity	Weekday Daily Traffic (vpd)	Weekday AM Peak Hour Trips (vph)		Weekday PM Peak Hour Trips (vph)	
			Enter	Exit	Enter	Exit
Single Family Detached (210)	78 units	800	15	45	50	30
Multifamily Housing (Low-Rise) (220)	40 units	300	5	15	16	10
<b>Total Proposed</b>	<b>118 units</b>	<b>1,100</b>	<b>20</b>	<b>60</b>	<b>66</b>	<b>40</b>
TIA dated 1/8/20 Multifamily Housing (Low-Rise) (220)	207 units	1,620	22	73	71	42
<b>Difference (TIA - Proposed)</b>		<b>-520</b>	<b>-2</b>	<b>-13</b>	<b>-5</b>	<b>-2</b>

## PARKING DATA

PROPOSED SINGLE-FAMILY:	3 BEDROOM: 78 UNITS (78 TWO CAR GARAGE UNITS)
PROPOSED TOWNHOME:	3 BEDROOM: 40 UNITS (40 ONE CAR GARAGE UNITS)
PARKING DATA:	REQUIRED: 2 SPACES/UNIT* 118 UNITS* 236 SPACES PROVIDED: 253 SPACES TOWNHOUSE SPACES: 80 SPACES (40 ONE GARAGE UNITS + 1 GARAGE SPACE + 1 DRIVEWAY SPACE/UNIT)* 2 SPACES/UNIT SURFACE SPACES: 17 SPACES
ACCESSIBLE PARKING:	REQUIRED: 2 TOTAL ACCESSIBLE SPACES; MIN. 2 VAN SPACES PROVIDED: 2 TOTAL ACCESSIBLE SPACES; 1 VAN SPACES
BIKE PARKING:	REQUIRED: 40*2 SPACE/20 UNITS + 4 SPACES SHORT-TERM ONLY PROVIDED: 4 TRAILS (8 SPACES)
TOWNHOUSE PARKING SETBACK:	PRIMARY: 20' SIDE STREET: 10' SIDE LOT LINE: 0' OR 3' REAR LOT LINE: 3' ALLEY GARAGE ONLY: 4'
BUILDING HEIGHT:	MAXIMUM ALLOWED: 3 STORIES (45' - TOWNHOUSE) 3 STORIES (40' - SINGLE FAMILY) 2 STORIES (30')
PROPOSED:	

ALL CONSTRUCTION SHALL CONFORM WITH THE LATEST VERSION OF THE CITY OF RALEIGH AND NCDOT STANDARDS, SPECIFICATIONS AND DETAILS.

## STREET FRONTAGE BY LOT NUMBER

STREET	LOT NUMBERS
STREET "A"	23-31
STREET "B"	32-46, 51-65
STREET "C"	4-22, 47-50, 66-76
STREET "D"	1-3, 77-78
STREET "E"	79-118

## ATTENTION CONTRACTORS

The **Construction Contractor** responsible for the extension of water, sewer, and/or reuse, as approved in these plans, is responsible for **contacting the Public Works Department at (919) 996-2409**, and the **Public Utilities Department at (919) 996-4540** at least **twenty four hours** prior to beginning any of their construction.

**Failure to notify both City Departments** in advance of beginning construction, will result in the issuance of **monetary fines**, and require reinstallation of any water or sewer facilities not inspected as a result of this notification failure.

**Failure to call for Inspection, Install a Downstream Plug, have Permitted Plans on the Jobsite, or any other Violation of City of Raleigh Standards** will result in a **Fine and Possible Exclusion** from future work in the **City of Raleigh**.

**CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.**



## SOLID WASTE COMPLIANCE STATEMENT:

- THE DEVELOPER ACKNOWLEDGES THAT THEY HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.
- THE SOLID WASTE REMOVAL FOR THIS PROJECT WILL BE HANDLED BY THE CITY OF RALEIGH.

IF A CLOSURE OR DETOUR, ALONG ANY SECTION OF THE NEUSE RIVER GREENWAY TRAIL, IS NECESSARY TO ACCOMMODATE CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY AND PROVIDE CLOSURE/DETOUR SIGNAGE DETAILS TO THE PKCR GREENWAY MANAGER DAVID HAMILTON (WILLIAM.HAMILTON@RALEIGHNC.GOV) A MINIMUM OF 30 DAYS PRIOR TO ANY PLANNED CLOSURE OR DETOUR. ALL CLOSURE OR DETOUR SIGNAGE SHOULD INCLUDE THE REASON FOR THE CLOSURE OR DETOUR, CONTACT INFORMATION FOR QUESTIONS, AND THE ESTIMATED TIMELINE FOR THE CLOSURE OR DETOUR. ALL CLOSURE OR DETOUR SIGNAGE SHALL BE PLACED AT BOTH ENDS OF ANY CLOSURE OR DETOUR.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



McADAMS

The John R. McAdams Company, Inc.  
2905 Meridian Parkway  
Durham, NC 27713

phone 919. 361. 5000  
fax 919. 361. 2269  
license number: C-0293, C-187

[www.mcadamsco.com](http://www.mcadamsco.com)

## CONTACT

RYAN AKERS, PE  
akers@mcadamsco.com  
PHONE: 919. 361. 5000

## CLIENT

DAN RYAN BUILDERS  
3131 RDU CENTER DRIVE, SUITE 120  
MORRISVILLE, NORTH CAROLINA, 27560  
PHONE: 919. 747. 4970

## PROJECT DIRECTORY

DEVELOPER  
DAN RYAN BUILDERS  
3131 RDU CENTER DRIVE, SUITE 120  
MORRISVILLE, NORTH CAROLINA, 27560  
PHONE: 919. 747. 4970

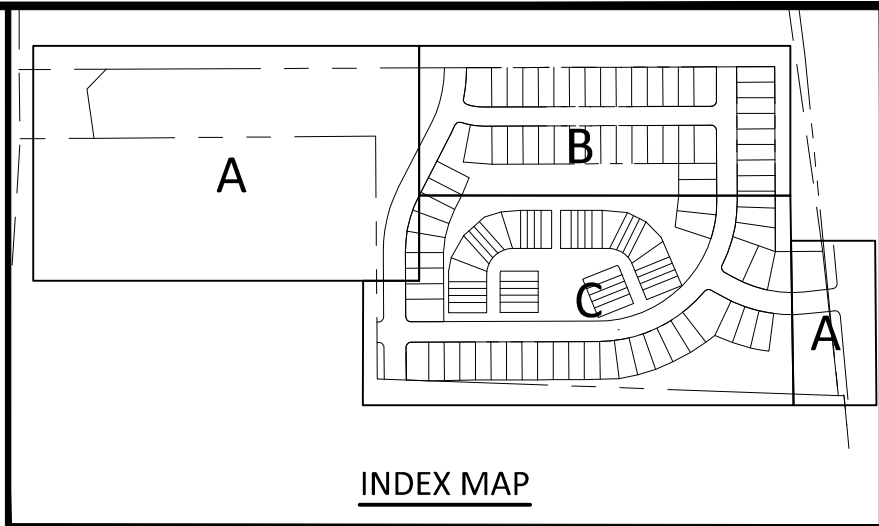
## REVISIONS

NO.	DATE	
1	03. 12. 2021	PER CITY OF RALEIGH COMMENTS
2	06. 03. 2021	PER CITY OF RALEIGH COMMENTS
3	07. 26. 2021	PER CITY OF RALEIGH COMMENTS
4	08.20.2021	PER CITY OF RALEIGH COMMENTS
5	09.08.2021	PER CITY OF RALEIGH COMMENTS

## PRELIMINARY SUBDIVISION PLAN FOR:

PEACE RIVER VILLAGE  
RALEIGH, NORTH CAROLINA, 27604  
PROJECT NUMBER: DRB-18000





**McADAMS**  
The John R. McAdams Company, Inc.  
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Durham, NC 27713

phone 919. 361. 5000  
fax 919. 361. 2269  
license number: C-0293, C-187

www.mcadamsco.com

#### CLIENT

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MORRISVILLE, NORTH CAROLINA, 27560  
PHONE: 919. 747. 4970

## PEACE RIVER VILLAGE PRELIMINARY SUBDIVISION PLAN 0 BLUE RUN LANE RALEIGH, NORTH CAROLINA, 27604

EXISTING  
BLUE RUN LANE (SR 4378)  
AND I-540  
(64' PUBLIC R/W)  
N.C.D.O.T. PROJECT: 6.408003B R-2000F  
HIGHWAY MAP BOOK 3, PAGE 192  
D.B. 9253, PG. 1854 (YOUNG)  
D.B. 7727, PG. 296 (LEWIS)  
D.B. 7848, PG. 794  
B.M. 2018, PG. 274

#### SITE LEGEND

- |  |                              |
|--|------------------------------|
|  | SIGNAGE                      |
|  | YARD LIGHTS                  |
|  | LIGHT POLE                   |
|  | POWER POLE                   |
|  | TRAFFIC DIRECTIONAL ARROW    |
|  | ACCESSIBLE PARKING STALL     |
|  | VAN ACCESSIBLE PARKING STALL |
|  | PARKING SPACE COUNT          |
|  | ACCESSIBLE RAMPS             |
|  | ACCESSIBLE ROUTE             |
|  | PHASE LINE                   |
|  | PROPERTY LINE                |
|  | RIGHT-OF-WAY LINE            |
|  | LOT LINE                     |
|  | EASEMENT LINE                |
|  | CENTERLINE                   |

#### TREE CONSERVATION & OPEN SPACE LEGEND

- |  |                                  |
|--|----------------------------------|
|  | TREE CONSERVATION AREA           |
|  | COMMON AREA LOT (HOA MAINTAINED) |
|  | OUTDOOR AMENITY AREA             |

#### EASEMENT LEGEND

- |  |   |
|--|---|
|  | PUBLIC STORM DRAINAGE EASEMENT          |
|  | PRIVATE STORM DRAINAGE EASEMENT         |
|  | RETAINING WALL MAINTENANCE EASEMENT     |
|  | CITY OF RALEIGH SANITARY SEWER EASEMENT |
|  | 5' UTILITY PLACEMENT EASEMENT           |
|  | SIGHT DISTANCE TRIANGLE                 |



GRAPHIC SCALE  
0 50 100 200  
1 inch = 100 ft.

#### REVISIONS

NO.	DATE	
1	03.24.2021	PER CITY OF RALEIGH COMMENTS
2	06.03.2021	PER CITY OF RALEIGH COMMENTS
3	07.26.2021	PER CITY OF RALEIGH COMMENTS
4	08.23.2021	PER CITY OF RALEIGH COMMENTS

#### PLAN INFORMATION

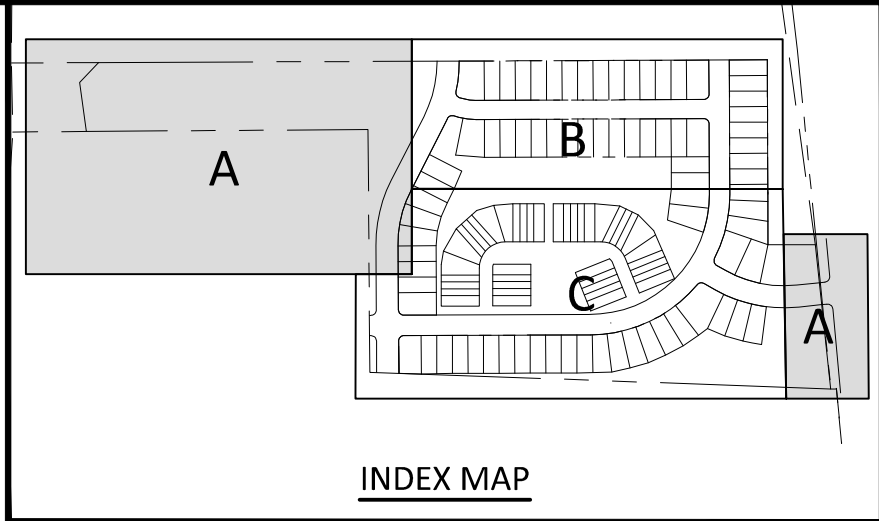
PROJECT NO.	DRB-18000
FILENAME	DRB18000-OAS1
CHECKED BY	RCA
DRAWN BY	SMB
SCALE	1"=100'
DATE	08.23.2021

#### SHEET

OVERALL  
SUBDIVISION PLAN  
**C2.01**

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION





**CLIENT**

DAN RYAN BUILDERS  
3131 RDU CENTER DRIVE, SUITE 120  
MORRISVILLE, NORTH CAROLINA, 27560  
PHONE: 919. 747. 4970

**PEACE RIVER VILLAGE**  
PRELIMINARY SUBDIVISION PLAN  
O BLUE RUN LANE  
RALEIGH, NORTH CAROLINA, 27604



**REVISIONS**

NO.	DATE	REVISION
1	03.24.2021	PER CITY OF RALEIGH COMMENTS
2	06.03.2021	PER CITY OF RALEIGH COMMENTS
3	07.26.2021	PER CITY OF RALEIGH COMMENTS
4	08.23.2021	PER CITY OF RALEIGH COMMENTS

**PLAN INFORMATION**

PROJECT NO. DRB-18000  
FILENAME DRB18000-S1  
CHECKED BY RCA  
DRAWN BY SMB  
SCALE 1"=40'  
DATE 08.23.2021

**SHEET**

**SUBDIVISION PLAN**  
**AREA "A"**

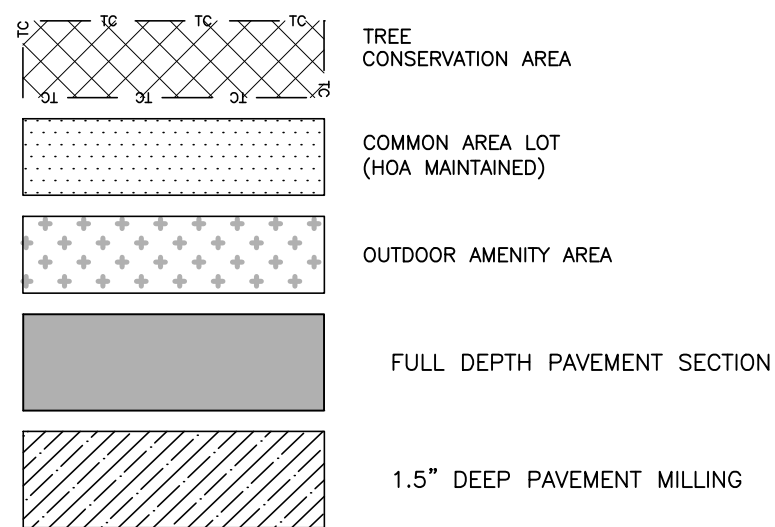
**C2.02**

SIGHT DISTANCE TRIANGLE TABLE		
SPEED LIMIT	LEFT TURN	RIGHT TURN
NEIGHBORHOOD YIELD / NEIGHBORHOOD LOCAL 25 MPH (2 LANE UNDIVIDED) STREET "B", STREET "C"	15'x280'	15'x240'
NEIGHBORHOOD STREET (COLLECTOR) 35 MPH (2 LANE UNDIVIDED) STREET "A"	15'x390'	15'x340'
NCDOT ROADS 45 MPH (2 LANE UNDIVIDED) BLUE RUN LANE	15'x500'	15'x430'

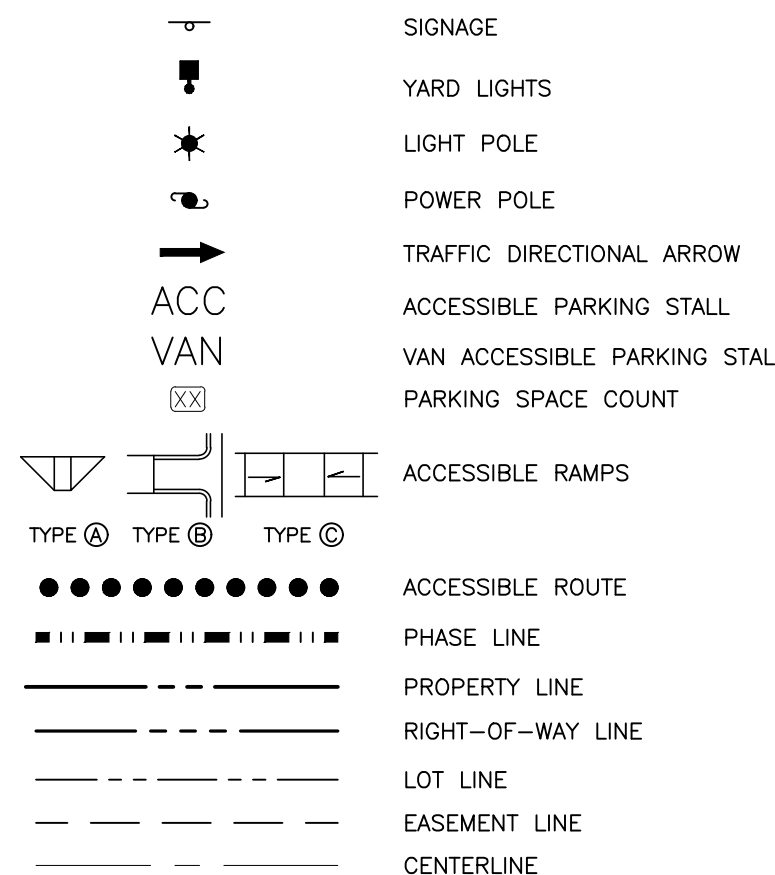
**INSET "A"**

EXISTING  
**BLUE RUN LANE (SR 4378)**  
**AND I-540**  
(64' PUBLIC R/W)  
N.C.D.O.T. PROJECT: 6.408003B R-2000F  
HIGHWAY MAP BOOK 3, PAGE 192  
D.B. 9253, PG. 1854 (YOUNG)  
D.B. 7727, PG. 296 (LEWIS)  
D.B. 7848, PG. 794  
B.M. 2018, PG. 274

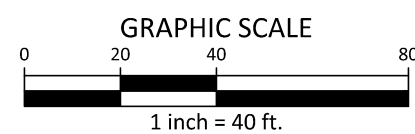
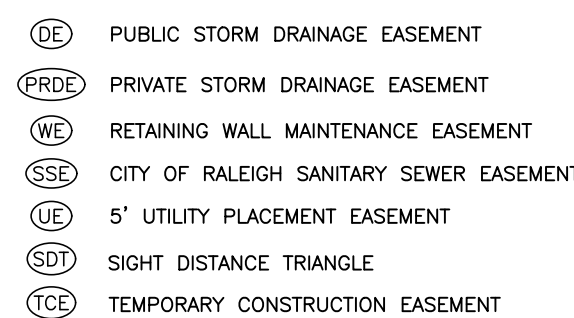
**TREE CONSERVATION & OPEN SPACE LEGEND**



**SITE LEGEND**

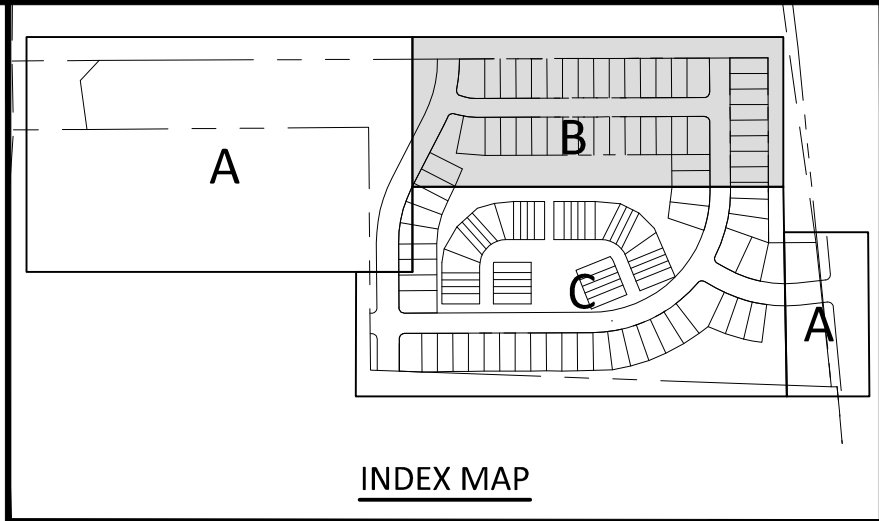


**EASEMENT LEGEND**



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION





**PEACE RIVER VILLAGE**  
PRELIMINARY SUBDIVISION PLAN  
0 BLUE RUN LANE  
RALEIGH, NORTH CAROLINA, 27604

**REVISIONS**

NO.	DATE	REVISION
1	03.24.2021	PER CITY OF RALEIGH COMMENTS
2	06.03.2021	PER CITY OF RALEIGH COMMENTS
3	07.26.2021	PER CITY OF RALEIGH COMMENTS
4	08.23.2021	PER CITY OF RALEIGH COMMENTS

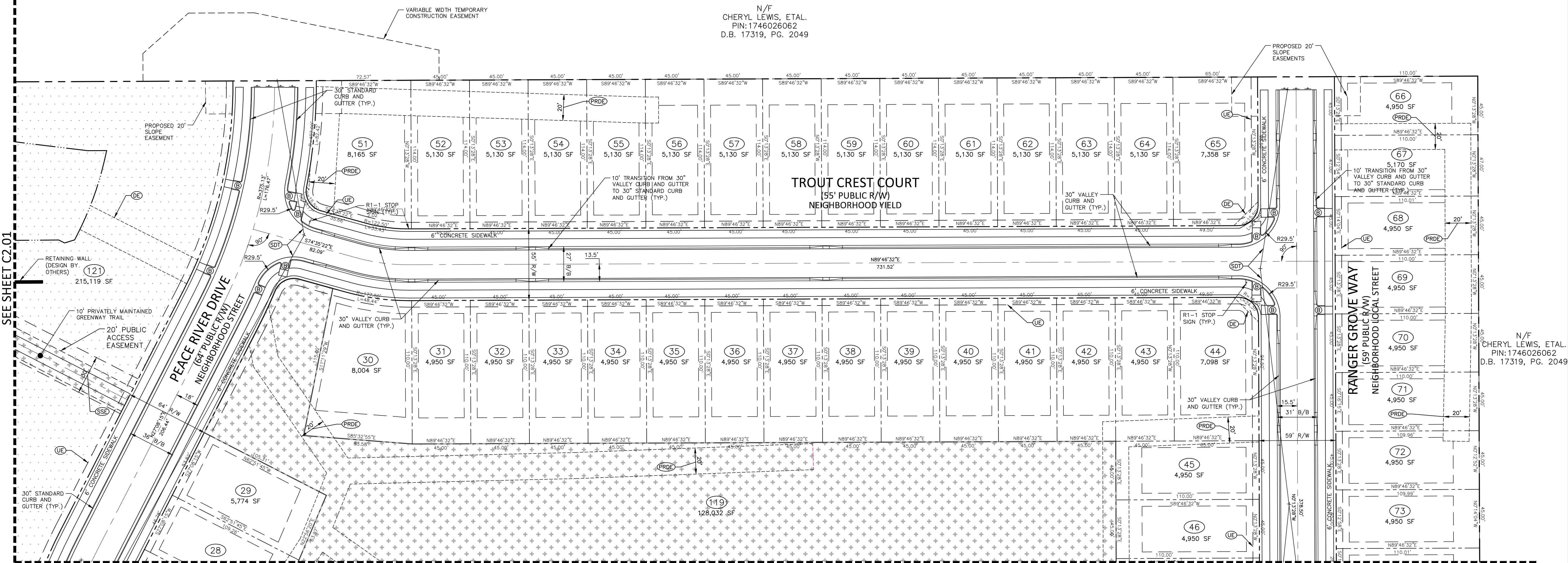
**PLAN INFORMATION**

PROJECT NO.	DRB-18000
FILENAME	DRB18000-S1
CHECKED BY	RCA
DRAWN BY	SMB
SCALE	1"=40'
DATE	08.23.2021

**SHEET**

**SUBDIVISION PLAN**  
**AREA "B"**

**C2.03**

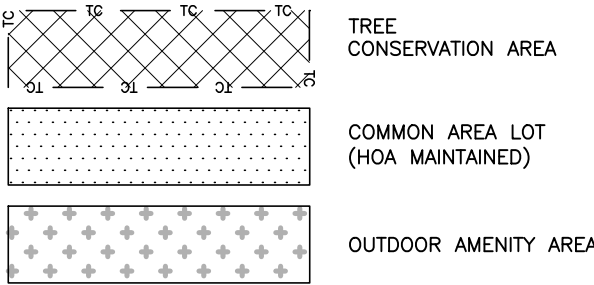


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CHERYL LEWIS, ETAL.  
PIN: 1746026062  
D.B. 17319, PG. 2049

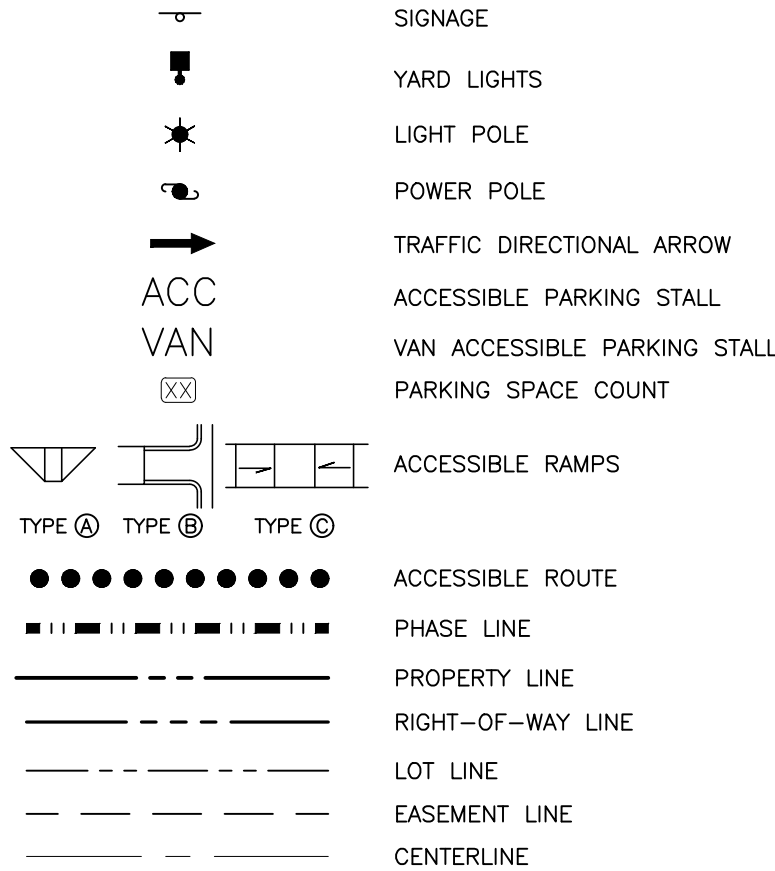
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CHERYL LEWIS, ETAL.  
PIN: 1746026062  
D.B. 17319, PG. 2049

SEE SHEET C2.03

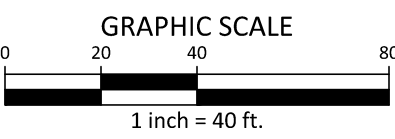
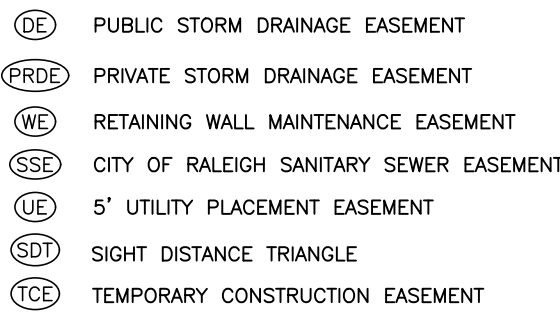
**TREE CONSERVATION & OPEN SPACE LEGEND**



**SITE LEGEND**



**EASEMENT LEGEND**



SIGHT DISTANCE TRIANGLE TABLE		
SPEED LIMIT	LEFT TURN	RIGHT TURN
NEIGHBORHOOD YIELD / NEIGHBORHOOD LOCAL 25 MPH (2 LANE UNDIVIDED) STREET "B", STREET "C"	15'x280'	15'x240'
NEIGHBORHOOD STREET (COLLECTOR) 35 MPH (2 LANE UNDIVIDED) STREET "A"	15'x390'	15'x340'
NC DOT ROADS 45 MPH (2 LANE UNDIVIDED) BLUE RUN LANE	15'x500'	15'x430'





McADAMS

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PHONE: 919. 747. 4970

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0 BLUE RUN LANE  
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PLAN INFORMATION

PROJECT NO. DRB-18000  
FILENAME DRB18000-S1  
CHECKED BY RCA  
DRAWN BY SMB  
SCALE 1"=40'  
DATE 08.23.2021

SHEET

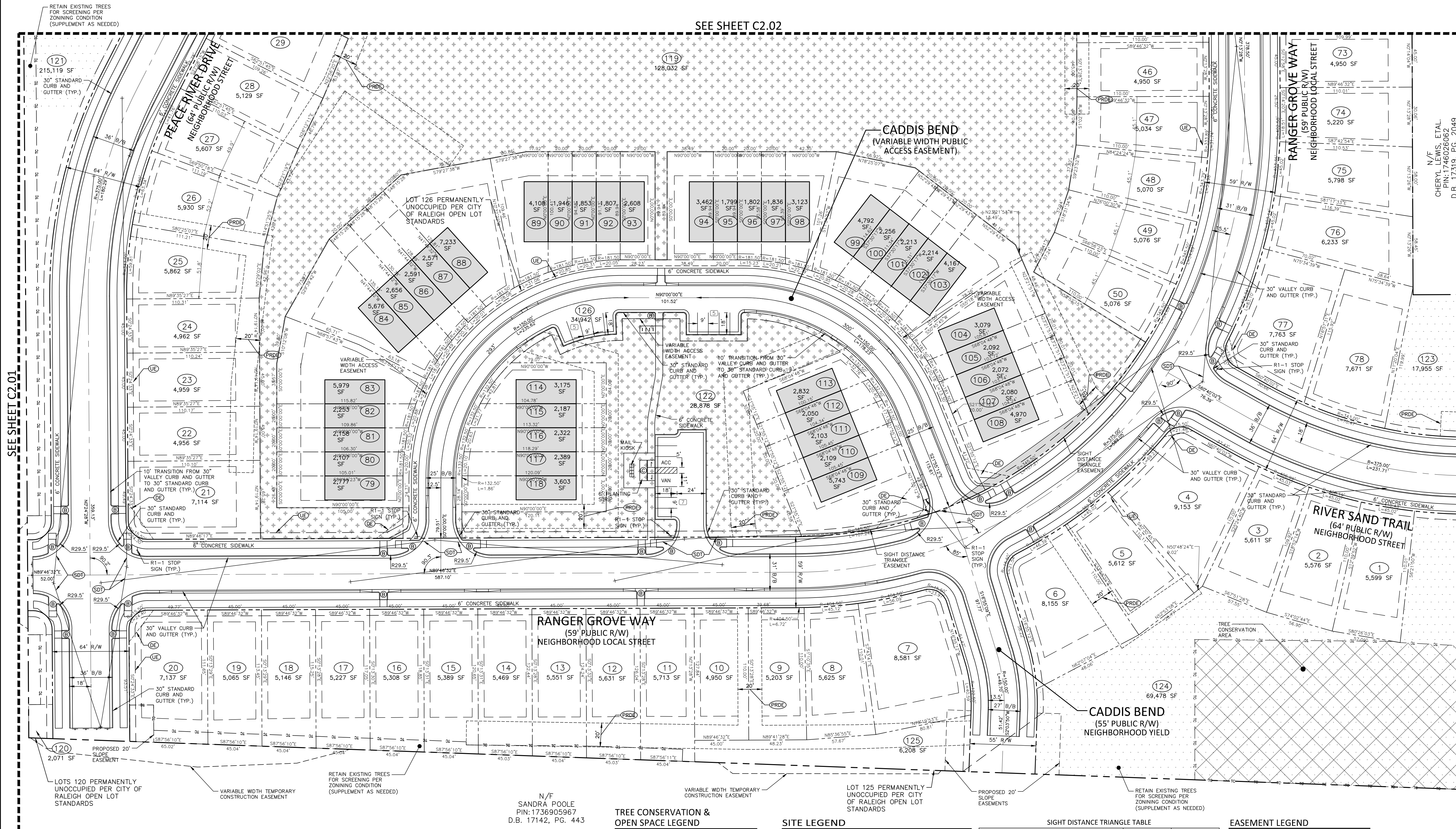
SUBDIVISION PLAN  
AREA "C"

C2.04

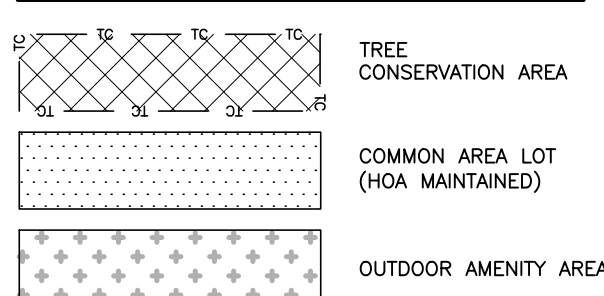
SEE SHEET C2.02

SEE SHEET C2.01

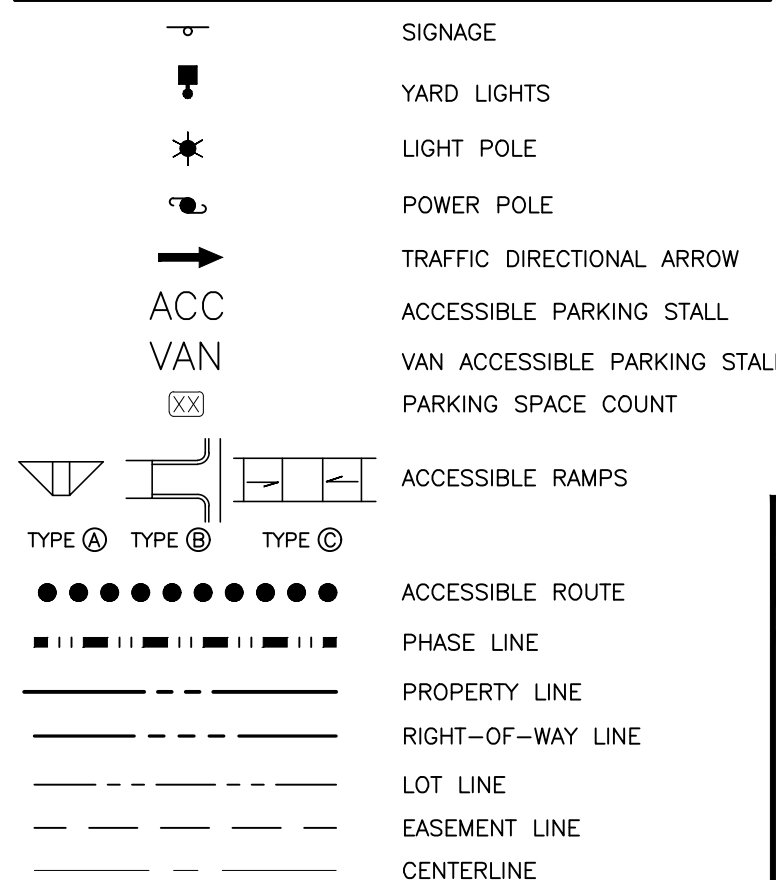
SEE INSET "A" - SHEET C2.01



TREE CONSERVATION & OPEN SPACE LEGEND



SITE LEGEND

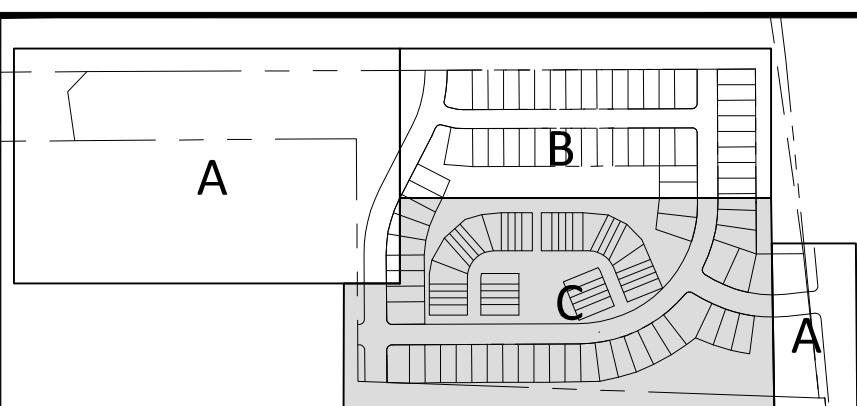
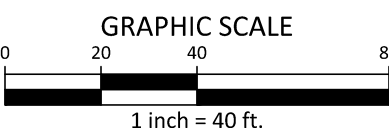


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EASEMENT LEGEND

DE	PUBLIC STORM DRAINAGE EASEMENT
PRDE	PRIVATE STORM DRAINAGE EASEMENT
WE	RETAINING WALL MAINTENANCE EASEMENT
SSE	CITY OF RALEIGH SANITARY SEWER EASEMENT
UE	5' UTILITY PLACEMENT EASEMENT
SDT	SIGHT DISTANCE TRIANGLE
TCE	TEMPORARY CONSTRUCTION EASEMENT



INDEX MAP

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION