



Administrative Approval Action

Case File / Name: SUB-0005-2021
Peace River Village

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

LOCATION: The site is generally located on the east side of Blue Run Lane south of the intersection of Blue Run Lane and Pine Drive, with a common street address of 0 Blue Run Lane.

REQUEST: Conventional subdivision of approximately 29.6 acres zoned R-10-CU (Z-31-19) to create 78 detached house lots, 40 townhouse lots and 7 open/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 September 16, 2021 by McAdams.

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. Demonstrate compliance with UDO Section 7.4 (Site Lighting).
3. The developer has shown the need for temporary construction easements for work associated at the stub end of Peace River Village. These easements must be obtained.
4. Demonstrate compliance with UDO Section 1.5.3 (Outdoor Amenity Area).
5. Verify and correct, as necessary, lot areas.
6. Provide verification that compliance will be met for Zoning Condition #5 from Z-31-19 [Ordinance (2020) 160 ZC 807].

Engineering

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

Public Utilities



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8. A deed shall be recorded prior to concurrent approval for all necessary offsite City of Raleigh Sanitary Sewer Easements to accommodate future sewer line construction.

Stormwater

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).
10. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).
11. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).

Urban Forestry

12. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.
13. Submit a final tree conservation plan that matches the Subdivision Tree Conservation Plan sheet and 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. 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"/>	Stormwater Maintenance Covenant Required
<input checked="" type="checkbox"/>	Slope Easement Required

<input checked="" type="checkbox"/>	Utility Placement Easement Required
<input checked="" type="checkbox"/>	Public Access Easement 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. Street names for this development shall be approved by the Raleigh GIS Division and by Wake County.
2. Lot 120 and Lot 125 must be labeled as permanently unoccupied in order to record the plat.
3. That a public access easement for the proposed greenway trail be shown on the final subdivision map for recording in accordance with Zoning Condition #5 of Z-31-19 [Ordinance (2020) 160 ZC 8

Engineering



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4. A public infrastructure surety for 200 street trees is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).
5. A fee-in-lieu for those portions of the street and sidewalk not fully extended to the property line is paid to the City of Raleigh (UDO 8.1.10).
6. A public infrastructure surety is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).
7. A 5' utility placement easement and associated deed of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. A 5' Utility Placement Easement is to be added to Blue Run Lane in addition to the streets within the subdivision. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within one day from authorization of lot recordation. If recorded copies of the documents are not provided, further recordings and building permit issuance will be withheld.
8. A Public Access deed of easement be approved by City staff, and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the plat. A recorded copy of this document shall be provided to the Development Services Department within one day from authorization of lot recordation. If a recorded copy of this document is not provided, further recordings and building permit issuance will be withheld.
9. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and shown on the map approved for recordation.
10. A Slope easement deed of easement shall be approved by City staff and the location of the easement shall be shown on a plat approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within one day from authorization of lot recording. If a recorded copy of the document is not provided, further recordings and building permit issuance will be withheld.

Public Utilities

11. Infrastructure Construction Plans (SPR submittal) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions.
12. 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

13. 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).



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14. 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).
15. 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).
16. 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).
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 maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.

Urban Forestry

19. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes 2.74 acres of tree conservation area.

☒ **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 Zoning Condition #5 of Z-31-19 [Ordinance (2020) 160 ZC 807] which states "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."

Public Utilities

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

Urban Forestry

3. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 9 street trees along Blue Run Lane, 44 street trees along Street A, 38 street trees along Street B, 72 street trees along Street C, 19 street trees along Street D.



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4. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1).

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. Final inspection of all tree conservation areas and right of way street trees by Urban Forestry Staff

Stormwater

3. 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: February 9, 2025
Record at least ½ of the land area approved.

5-Year Sunset Date: February 9, 2027
Record entire subdivision.

I hereby certify this administrative decision.

Signed: *Alysia Bailey Taylor*
Development Services Dir/Designee
Staff Coordinator: Kasey Evans

Date: 10/13/2021

Preliminary Subdivision Application
Planning and Development

Planning and Development Customer Service Center • One Orange Plaza, Suite 100 • Raleigh, NC 27601 • (919) 998-2000



INSTRUCTIONS: This form is used when submitting a Preliminary Subdivision (UD00 Section 2.1.2). Please check the appropriate boxes and include the plan in the enclosed document. Please email all documents and your preliminary subdivision plans to info@mcadamsco.com.

DEVELOPMENT TYPE (UD00 Section 2.1.2)	
<input checked="" type="checkbox"/> Conventional Subdivision	<input type="checkbox"/> Planned Development
NOTE: Subdivisions may require City Council approval if a 5-acre, Park Overlay or Historic Overlay District.	
GENERAL INFORMATION	
Development name (subject to approval): Peace River Village	
Property Address: 0 Blue Run Lane (5228 Needham Road)	
Recorded Deed (P/N): 1749110217	
What is your project type?	
<input checked="" type="checkbox"/> Single family	<input type="checkbox"/> Townhouse
<input type="checkbox"/> Apartment	<input type="checkbox"/> Non-residential
<input type="checkbox"/> Other	<input type="checkbox"/> Attached houses
CURRENT PROPERTY OWNER/DEVELOPER INFORMATION	
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 200 Morrisville, North Carolina, 27560	
Phone #: 919-747-4970	
Email: tdalton@danryandev.com	
APPLICANT INFORMATION	
Company: McAdams	
Address: 2905 Meridian Parkway, Durham, North Carolina, 27713	
Phone #: 919-361-5000	
Email: akers@mcadamsco.com	

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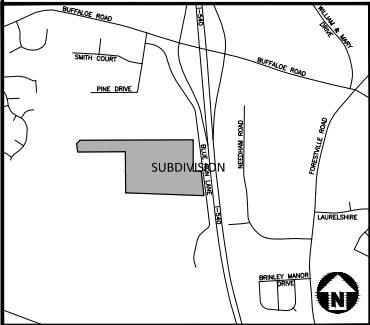
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DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)	
Gross site acreage: 20.66 Acres	
Zoning information:	
Overlay district: SHD-1	
Conditional Use District (CUD): Case # 2, NA	
Board of Adjustment (BOA): Case # 3, NA	
STORMWATER INFORMATION	
Existing Impervious Surface:	
Acres: 0.00	
Square Feet: 0	
Permeable Surface Area: 416,000	
Is this a flood hazard area? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If yes, please provide the following:	
Flood hazard: Yes	
Flood hazard: Yes	
FEMA Map Panel #: 1702171001	
NUMBER OF LOTS AND DENSITY	
Total # of lots: 100	
Total # of lots: 100	
Proposed density for each zoning district (UD00 1.5.2.1): 3.98 units/acre	
Total # of open space and/or common area lots: 0	
Total # of requested lots: 100	
SIGNATURE BLOCK	
I, Trevor Dalton , to serve as my agent	
and to represent me in any public meeting regarding this application.	
Use here to add, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development and I acknowledge that I am subject to the City's review and	
and submit policy, which states applications will expire after six consecutive months of inactivity.	
Signature: Trevor Dalton	
Date: 8/18/2021	
Printed Name: Trevor Dalton	
Date: 8/18/2021	
Please email your completed application to info@mcadamsco.com .	

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VICINITY MAP
N.T.S.

ZONING CONDITIONS

ORDINANCE 160 ZC 807
EFFECTIVE 1/26/2012
2.1.1-19: 5228 NEEDHAM ROAD, LOCATED NEAR THE INTERSECTION OF BLUE RUN LANE AND PINE DRIVE
BINGE WARE COUNTY PIN 1748-11-0021, APPROXIMATELY 28.4 ACRES, RESIDENTIAL TO RESIDENTIAL-UD
CONDITIONAL USE W/SPECIAL HIGHWAY OVERLAY DISTRICT-18-10-CU W/SHD-1.
CONDITIONS DATED OCTOBER 2, 2020

1. THE FOLLOWING PRINCIPAL USES AS SET FORTH IN UD00 SECTION 6.1.4. ALLOWED PRINCIPAL USE TABLE SHALL BE PROHIBITED:
BOARDING HOUSE, BED AND BREAKFAST, HOSPITALITY HOUSE,
(PROPOSED USES ARE ONLY SINGLE FAMILY DWELLINGS AND TOWNHOMES.)
2. THE APARTMENT BUILDING TYPE SHALL BE PROHIBITED.
(NO APARTMENTS ARE PROPOSED AS PART OF THE PROJECT.)
3. THE PROPERTY SHALL BE DEVELOPED WITH NO MORE THAN A RESIDENTIAL DWELLING UNITS PER ACRE.
(PROPOSED DENSITY IS 3.98 RESIDENTIAL DWELLING UNITS PER ACRE.)
4. WITHIN TWENTY FEET (20') OF THE SOUTHERN SHARED PROPERTY LINE WITH THE PARCEL LOCATED AT 7131 BLUE RUN LANE (PIN 1736-50-5907) (DEED BOOK 1742, PAGE 443, WARE 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. A FENCE WITH A MINIMUM HEIGHT OF 3 FEET, MEASURED PERPENDICULAR TO THE CENTER OF THE CROWN
B. A MINIMUM 4 SHADY TREES AND 4 UNSHADY TREES PER 100 FEET, WITHIN TWENTY FEET (20') OF THE SHARED PROPERTY LINE. EXISTING SHADE AND UNSHADY 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 UNSHADY AND SHADE TREES ARE PROPOSED FOR THE SCREENING OF THE PROPERTY WITH PIN 1736-50-5907. SEE LANDSCAPE PLAN SHEET C.03.)
5. CONTINGENT UPON: (I) THE CITY OF RALEIGH GRANTING THE DEVELOPER ACCESS ONTO THE CITY'S PROPERTY (DEED BOOK 9402, PAGE 2544) AND USE OF ITS EXISTING GREENWAY EASEMENT (BOOK OF MAPS 2001, PAGE 790, WARE COUNTY REGISTRY), AND (II) THE EASEMENT OF THE EIGHTY-NINTH (89TH) BUILDING PERMIT, OR 79% OF THE TOTAL BUILDING LOTS PERMITTED BY THE SUBDIVISION PLAN, WHOEVER OCCURS FIRST, THE DEVELOPER SHALL PROVIDE AND CONSTRUCT A 4'-6" GRADE PEDESTRIAN CONNECTION TO THE EXISTING NEEDHAM PEDESTRIAN PASSAGE TO THE CITY OF RALEIGH GREENWAY EASEMENT SHALL BE RECORDED AS A CITY OF RALEIGH PUBLIC GREENWAY TRAIL. THE EXTENT OF TRAIL FROM THE PUBLIC ROW GREENWAY PEDESTRIAN PASSAGE TO THE CITY OF RALEIGH GREENWAY EASEMENT WOULD BE SEPARATELY OWNED AND MAINTAINED. ALL SEGMENTS OF TRAIL WITHIN THE 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 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 TO PROVIDE TO CONNECT THE EXISTING RALEIGH GREENWAY TO THE PROPOSED PUBLIC GREENWAY WITHIN THE DEVELOPMENT. (SEE OVERALL SUBDIVISION PLAN SHEET C.03.)
6. NO PRINCIPAL STRUCTURES, STREETS, OR PARKING AREAS SHALL BE LOCATED WITHIN RIGHT-OF-WAY (ROW) OF THE SHARED PROPERTY LINE WITH THE CITY OF RALEIGH'S PROPERTY HAVING WARE COUNTY PROPERTY IDENTIFICATION NUMBER 1746-91-2618 (DEED BOOK 9402, PAGE 2544, WARE COUNTY REGISTRY).
7. NO PRINCIPAL STRUCTURES, STREETS, OR PARKING AREAS ARE LOCATED WITHIN THE ROW DEVELOPMENT RESTRICTED AREA. SEE SUBDIVISION PLAN SHEET C.03.
8. WITHIN THE ROW 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-YEAR FLOODPLAIN LOCATED WITHIN THE ROW DEVELOPMENT RESTRICTED AREA SHALL BE SANITARY SEWER MAINS TIE-IN TO EXISTING SEWER MAIN AND PROPOSED PEDESTRIAN TRAIL CONNECTION TO EXISTING RALEIGH GREENWAY. (SEE OVERALL SUBDIVISION PLAN SHEET C.03 AND OVERALL UTILITY PLAN SHEET C4.03.)
9. 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.)
10. 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 CITY OF RALEIGH REGULATED 2 INCHES OF RUNOFF FROM IMPERVIOUS SURFACES.
(THE PROPOSED STORMWATER SCUM TREATING 1.25 INCHES OF RUNOFF FROM PROPOSED IMPERVIOUS SURFACES.)
11. ONLY THE DETACHED HOUSE BUILDING TYPE SHALL BE ALLOWED ON LOTS ADJACENT TO THE PARCELS LOCATED AT 7131 BLUE RUN LANE (PIN 1736-50-5907) (DEED BOOK 9402, PAGE 443, WARE COUNTY REGISTRY) OR 5228 NEEDHAM ROAD (PIN 1746-02-6062) (DEED BOOK 17419, PAGE 2049, WARE COUNTY REGISTRY).
12. SINGLE FAMILY DETACHED HOUSE BUILDINGS ARE BEING PROPOSED FOR LOTS ADJACENT PARCELS WITH PIN 1736-50-5907 AND 1746-02-6062.)

Blue Run Lane Trip Generation Summary

Land Use (ITE Code)	Intensity	Weekday Daily Traffic (vph)	Weekday AM Peak Hour Trips (vph)		Weekday PM Peak Hour Trips (vph)	
			Enter	Exit	Enter	Exit
Single Family Detached (220)	70 units	800	13	45	50	30
Multifamily Housing (Low-Density) (220)	40 units	300	5	15	10	10
Total Proposed	110 units	1,100	20	60	60	40
TTA dated 1/16/20						
Multifamily Housing (Low-Density) (220)	207 units	1,620	22	73	71	42
Difference (TTA - Proposed)		-520	-2	-13	-5	-2

SUBDIVISION DATA

DEVELOPER:	DAN RYAN BUILDERS ATTN: JIM COLEMAN 3131 RDU CENTER DRIVE, SUITE 120 MORRISVILLE, NORTH CAROLINA, 27560 PHONE: 919-747-4970 EMAIL: jimcolem@danryandev.com
OWNER/PARCEL:	0 BLUE RUN LANE (5228 NEEDHAM ROAD - existing address) C. DOUGLAS CAMPBELL, WALLACE R. CAMPBELL, BRENDA C. STARR 4025 LOUGHEEY ROAD WAKE FOREST, NORTH CAROLINA 27687 174011021 D.B. 1814, PG. 882
GROSS SUBDIVISION AREA:	20.66 AC. / 1,291,990 SF
RAW ACQUISITION:	5.15 AC. / 324,478 SF
NET SUBDIVISION AREA:	24.72 AC. / 1,067,514 SF
EXISTING ZONING:	SHD-1
OVERLAY DISTRICT:	SHD-1
CURRENT USE:	AGRICULTURE/WOODS
PROPOSED USE:	DETACHED SINGLE-FAMILY DWELLINGS, TOWNHOMES (CONVENTIONAL DEVELOPMENT)
EXISTING LOTS:	118 LOTS, 4 H.O.A. OUTDOOR AREA, 5 COMMON AREAS 1,076,803 SF / 14,742 AC.
PROPOSED LOTS:	100 LOTS
MAXIMUM DENSITY:	4 UNITS/ACRE
PROPOSED DENSITY:	3.98 UNITS/ACRE
INSIDE CITY LIMITS:	YES
FEMA FIRM MAP:	1702173001, DATED MAY 2, 2006
FLOOD HAZARD PRESENT:	YES
WATER MAIN:	WATER MAIN
EXISTING IMPERVIOUS:	0 SF / 0 AC.
PROPOSED IMPERVIOUS:	392,622 SF / 5.61 AC.
BLANK FEMETER:	2,600' (5,000' MAX)
OUTDOOR AMENITY AREA:	1,807 AC. / 129,199 SF (10%)
OUTDOOR AMENITY AREA:	1,802 AC. / 126,470 SF (12.9%)
TREE CONSERVATION REQUIRED:	1,247 AC. / 107,811 SF (10%)
TREE CONSERVATION PROVIDED:	1,241 AC. / 113,748 SF (10.8%)



SOLID WASTE COMPLIANCE STATEMENT:

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

SHEET INDEX

C.00	PROJECT NOTES
C.1.00	EXISTING CONDITIONS - OVERALL
C.1.01	EXISTING CONDITIONS - SUBDIVISION "A" AND "B"
C.1.02	EXISTING CONDITIONS - OFFSITE "C"
C.2.00	BLOCK PERIMETER PLAN
C.2.01	OVERALL SUBDIVISION PLAN
C.2.02	SUBDIVISION PLAN - AREA "A"
C.2.03	SUBDIVISION PLAN - AREA "B"
C.2.04	SUBDIVISION PLAN - AREA "C"
C.3.00	OVERALL GRADING PLAN
C.3.01	GRADING PLAN - AREA "A"
C.3.02	GRADING PLAN - AREA "B"
C.3.03	GRADING PLAN - AREA "C"
C.4.00	OVERALL UTILITY PLAN
C.4.01	UTILITY PLAN - AREA "A"
C.4.02	UTILITY PLAN - AREA "B"
C.4.03	UTILITY PLAN - AREA "C"
C.5.00	PLAN AND PROFILE PEACE RIVER DRIVE
C.5.01	PLAN AND PROFILE RANGER GROVE WAY
C.7.00	OFFSUBDIVISION UTILITY IMPROVEMENTS
C.7.01	OFFSUBDIVISION UTILITY IMPROVEMENTS
C.8.00	SUBDIVISION DETAILS
C.8.01	SUBDIVISION DETAILS
C.8.02	STORM DRAINAGE DETAILS
C.8.03	WATER DETAILS
C.8.04	SEWER DETAILS
L.1.00	TREE CONSERVATION PLAN
L.5.00	LANDSCAPE PLAN

PARKING DATA

PROPOSED STREET/STREET	1. 1800000 - 1800000 (ON TWO CAR GARAGE LOTS)
PROPOSED TOWN/ROAD	2. 1800000 - 1800000 (ON TWO CAR GARAGE LOTS)
PROPOSED TOWN/ROAD	3. 1800000 - 1800000 (ON TWO CAR GARAGE LOTS)
PROPOSED TOWN/ROAD	4. 1800000 - 1800000 (ON TWO CAR GARAGE LOTS)
PROPOSED TOWN/ROAD	5. 1800000 - 1800000 (ON TWO CAR GARAGE LOTS)
PROPOSED TOWN/ROAD	6. 1800000 - 1800000 (ON TWO CAR GARAGE LOTS)
PROPOSED TOWN/ROAD	7. 1800000 - 1800000 (ON TWO CAR GARAGE LOTS)
PROPOSED TOWN/ROAD	8. 1800000 - 1800000 (ON TWO CAR GARAGE LOTS)
PROPOSED TOWN/ROAD	9. 1800000 - 1800000 (ON TWO CAR GARAGE LOTS)
PROPOSED TOWN/ROAD	10. 1800000 - 1800000 (ON TWO CAR GARAGE LOTS)
PROPOSED TOWN/ROAD	11. 1800000 - 1800000 (ON TWO CAR GARAGE LOTS)
PROPOSED TOWN/ROAD	12. 1800000 - 1800000 (ON TWO CAR GARAGE LOTS)
PROPOSED TOWN/ROAD	13. 1800000 - 1800000 (ON TWO CAR GARAGE LOTS)
PROPOSED TOWN/ROAD	14. 1800000 - 1800000 (ON TWO CAR GARAGE LOTS)
PROPOSED TOWN/ROAD	15. 1800000 - 1800000 (ON TWO CAR GARAGE LOTS)
PROPOSED TOWN/ROAD	16. 1800000 - 1800000 (ON TWO CAR GARAGE LOTS)
PROPOSED TOWN/ROAD	17. 1800000 - 1800000 (ON TWO CAR GARAGE LOTS)
PROPOSED TOWN/ROAD	18. 1800000 - 1800000 (ON TWO CAR GARAGE LOTS)
PROPOSED TOWN/ROAD	19. 1800000 - 1800000 (ON TWO CAR GARAGE LOTS)
PROPOSED TOWN/ROAD	20. 1800000 - 1800000 (ON TWO CAR GARAGE LOTS)

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"	47-61, 66-80
STREET "D"	81-95
STREET "E"	96-110

ATTENTION CONTRACTORS

The Construction Contractor responsible for the extension of water, sewer, and/or gas, as approved in these plans, is responsible for obtaining the Public Works Department at (919) 998-2400, and the Public Utilities Department at (919) 998-5540 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 Eviction 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.

REVISIONS

NO.	DATE	REVISION
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

Kasey Evans

PRELIMINARY DRAWINGS - NOT RELEASED FOR CONSTRUCTION

CONTACT

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akers@mcadamsco.com
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CLIENT

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PHONE: 919. 747. 4970

PROJECT DIRECTORY

DEVELOPER
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PHONE: 919. 747. 4970

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



James S. Amick

Jim Armstrong
Jan 15 2021

REVISIONS

NO	DATA
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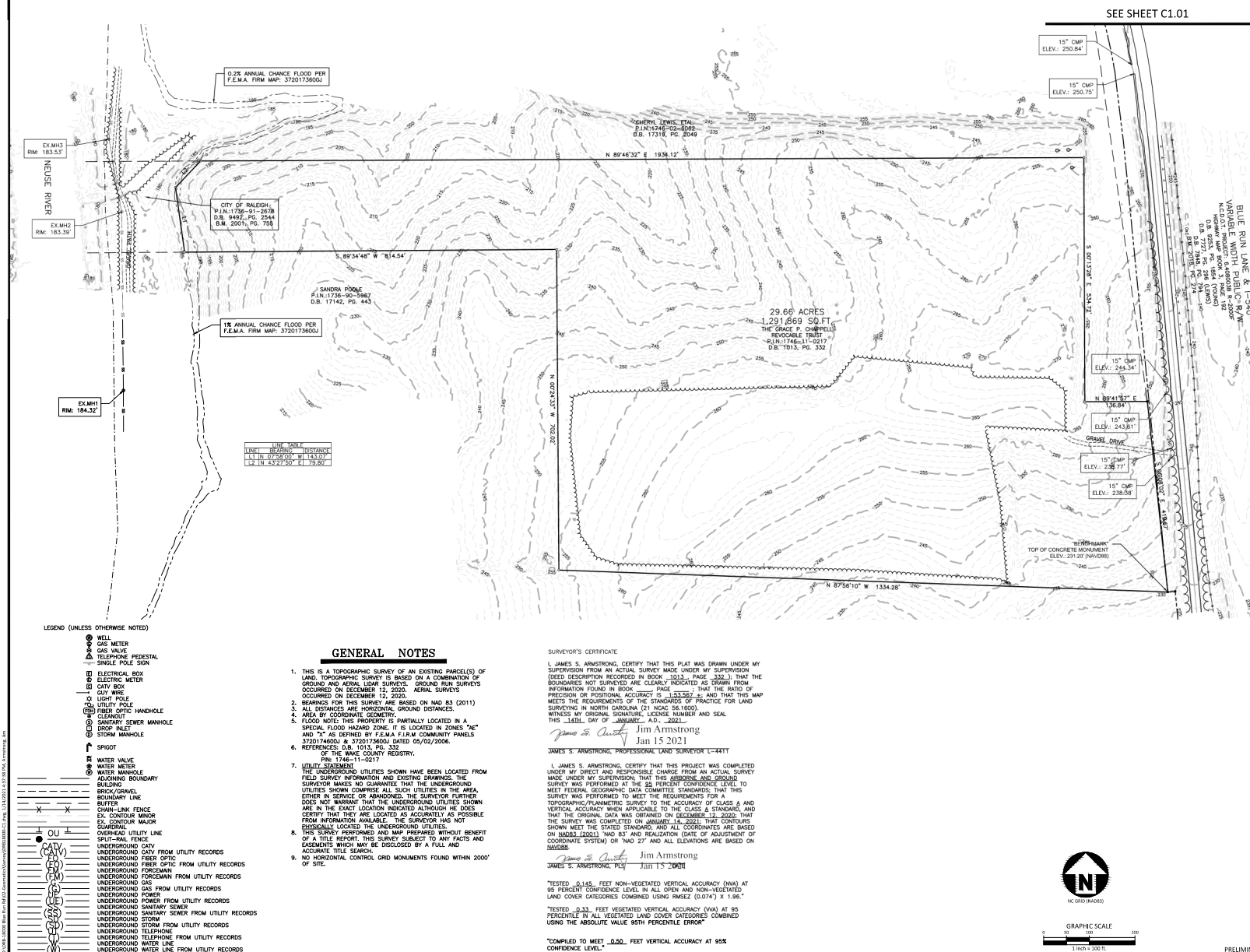
PLAN INFORMATION

PROJECT NO.	DRB-18000
FILENAME	DRB18000-C
CHECKED BY	JSA
DRAWN BY	JSA
SCALE	1"=100'
DATE	01.15.2021

SHEET

**EXISTING CONDITIONS
OVERALL**

C1.00



CLIENT
DAN RYAN BUILDERS
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MORRISVILLE, NORTH CAROLINA, 27560
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**PEACE RIVER VILLAGE
PRELIMINARY SUBDIVISION PLAN
O BLUE RUN LANE**
RALEIGH, NORTH CAROLINA, 27604



James S. Armstrong
Jim Armstrong
Jan 15 2021

REVISIONS

NO. DATE

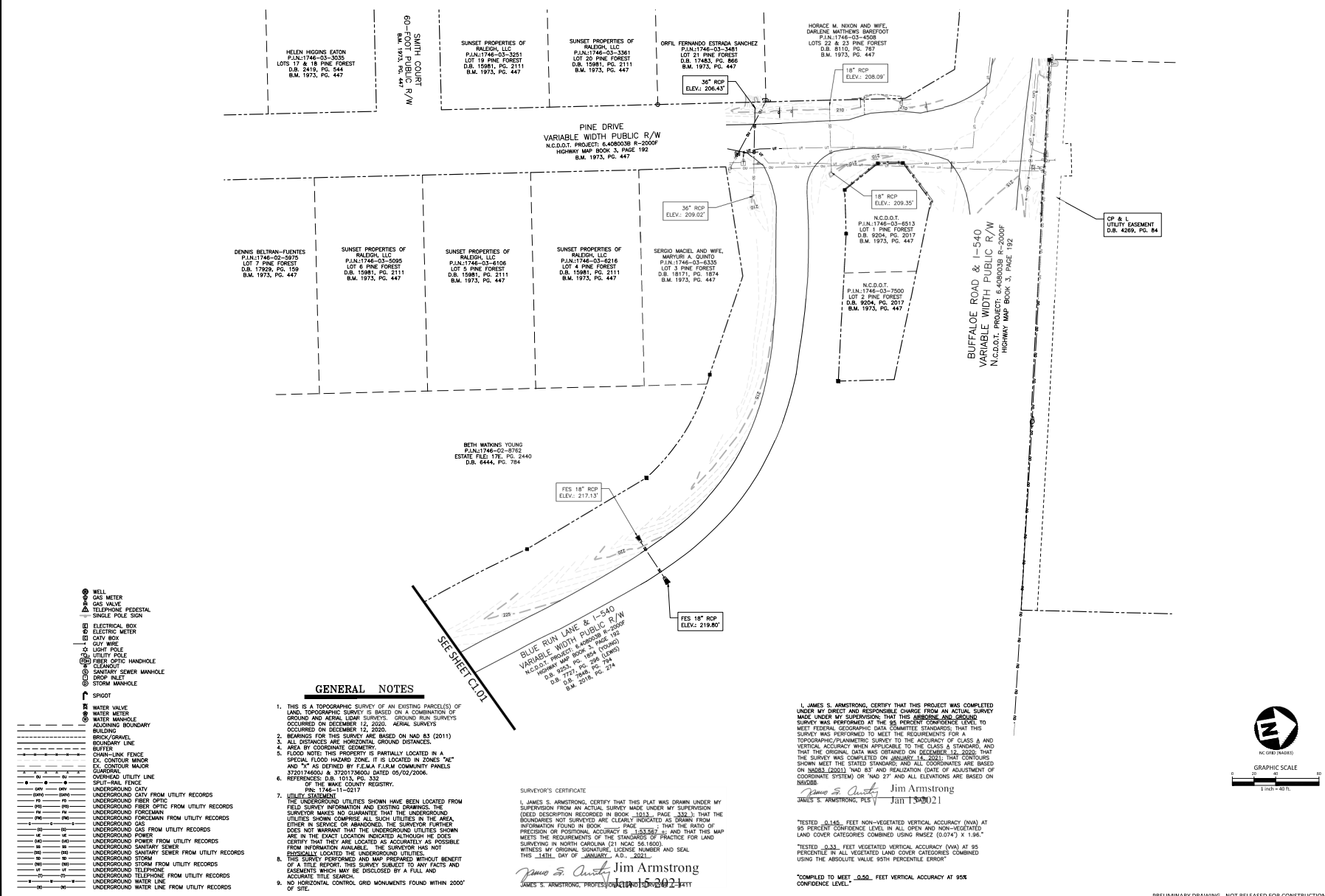
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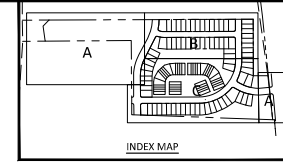
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FILENAME DRB18000-C1
CHECKED BY JSA
DRAWN BY JSA
SCALE 1"=40'
DATE 01.15.2021

SHEET

**EXISTING CONDITIONS
OFFSITE "C"**

C1.02





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



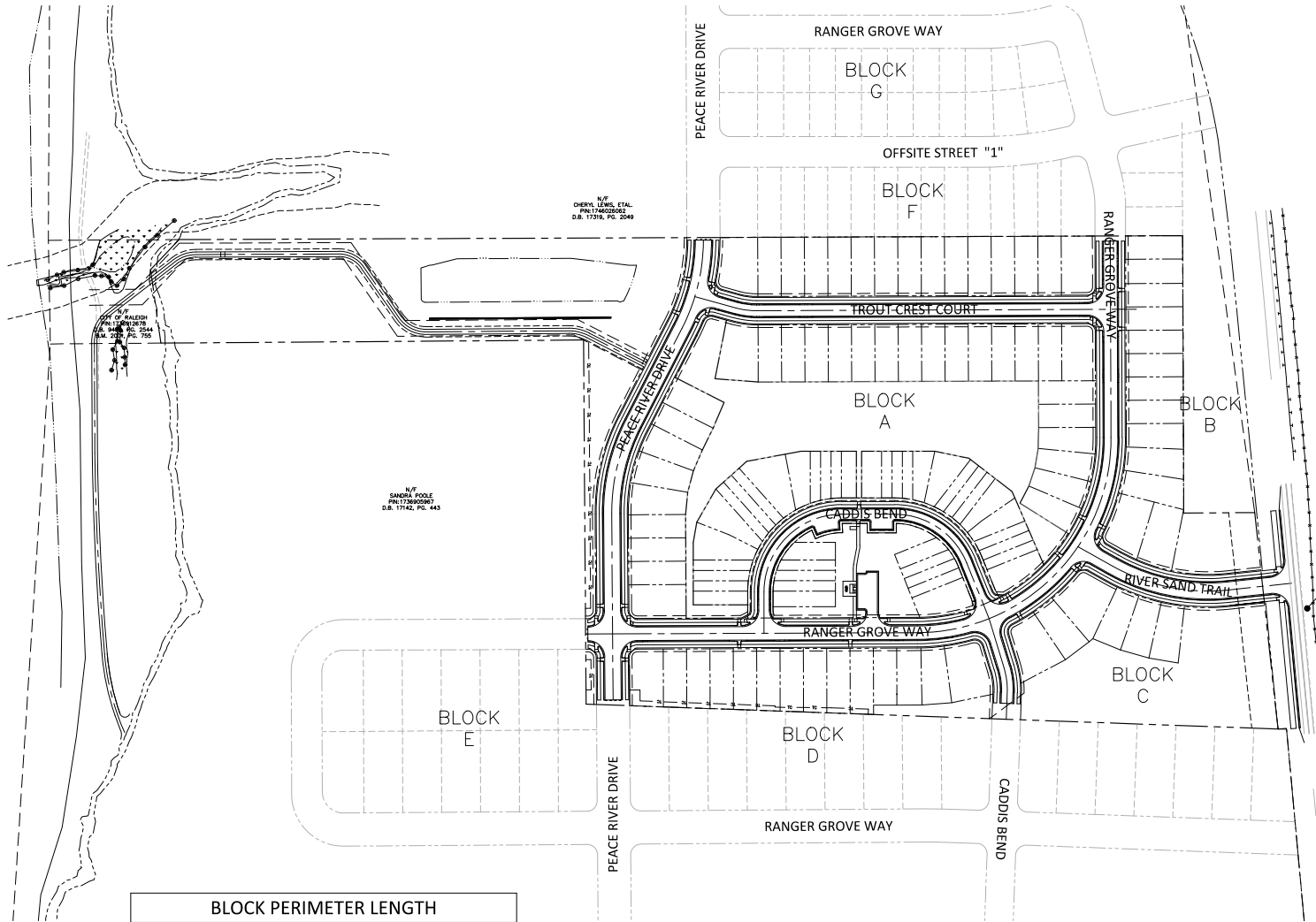
REVISIONS

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-OAS1
CHECKED BY	RCA
DRAWN BY	SMB
SCALE	1"=100'
DATE	08.23.2021

SHEET
BLOCK PERIMETER
PLAN
C2.00



BLOCK PERIMETER LENGTH			
BLOCK	STREETS	LENGTH	BLOCK PERIMETER (MAX.)
A	STREET "A", STREET "B", STREET "C",	2,667 LF	3,125 LF
B	BLUE RUN LANE, STREET "C", OFFSITE STREET "1"	2,131 LF	2,500 LF
C	BLUE RUN LANE, STREET "C", STREET "E", STREET "D"	1,877 LF	2,500 LF
D	STREET "C", STREET "E", STREET "A"	1,986 LF	2,500 LF
E	STREET "C", STREET "A"	1,634 LF	2,500 LF
F	OFFSITE STREET "1", STREET "C", STREET "A", STREET "B"	1,918 LF	2,500 LF
G	OFFSITE STREET "1", STREET "C", STREET "A",	1,644 LF	2,500 LF

ALL BLOCKS INTERNAL TO THIS PROJECT (EXCLUDING OFF-SITE ROADS) MEET BLOCK PERIMETER STANDARDS.

BASE STANDARD LENGTH: 2500 LF
25% INCREASE WITH TC-6-19
SECTION 2.B.5 AVERAGE OF ALL
BLOCK PERIMETERS IN THE PHASE
DO NOT EXCEED THE MAXIMUM: 625 LF
BLOCK PERIMETER (MAX.): 3,125 LF

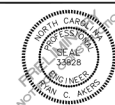


PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

CLIENT

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



REVISIONS

NO.	DATE	PER CITY OF RALEIGH COMMENT
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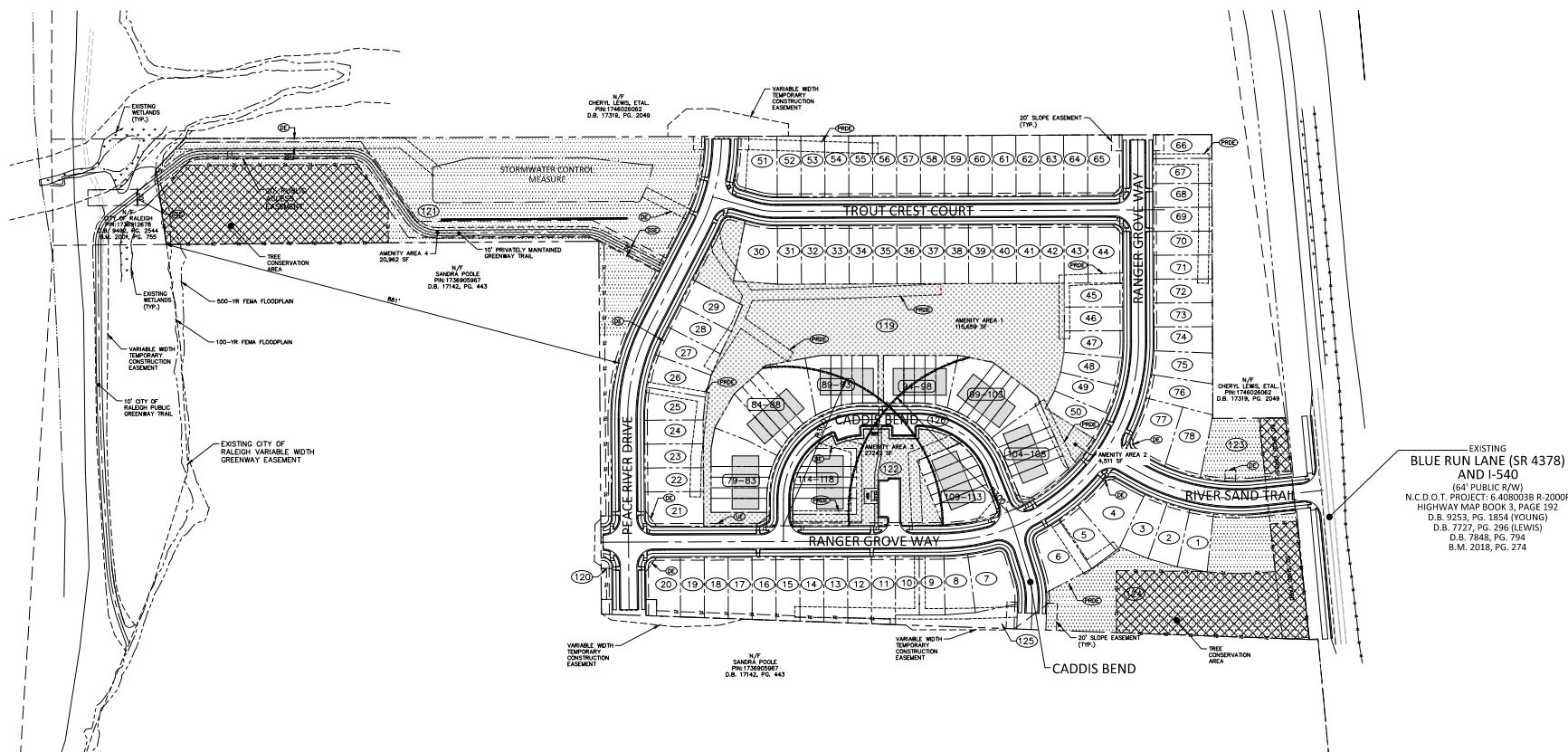
PLAN INFORMATION

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



SITE LEGEND

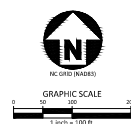
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	LIGHT POLE
	POWER POLE
	TRAFFIC DIRECTIONAL ARROW
	ACCESSIBLE PARKING STALL
	VAN ACCESSIBLE PARKING STALL
	PARKING SPACE COUNT
	ACCESSIBLE RAMPS
	TYPE 1
	TYPE 2
	TYPE 3
	ACCESSIBLE ROUTE
	PHASE LINE
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	EASEMENT LINE

TREE CONSERVATION &
OPEN SPACE LEGEND

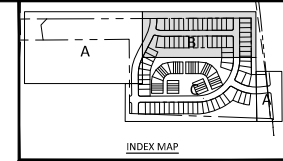
 TREE CONSERVATION AREA
 COMMON AREA LOT (HOA MAINTAINED)
 OUTDOOR AMENITY AREA

EASEMENT LEGEND

- ☐ **DE** PUBLIC STORM DRAINAGE EASEMENT
- ☐ **PRDE** PRIVATE STORM DRAINAGE EASEMENT
- ☐ **RE** RETAINING WALL MAINTENANCE EASEMENT
- ☐ **SCS** CITY OF RALEIGH SANITARY SEWER EASEMENT
- ☐ **UE** 5' UTILITY PLACEMENT EASEMENT
- ☐ **SDT** SIGHT DISTANCE TRIANGLE



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



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

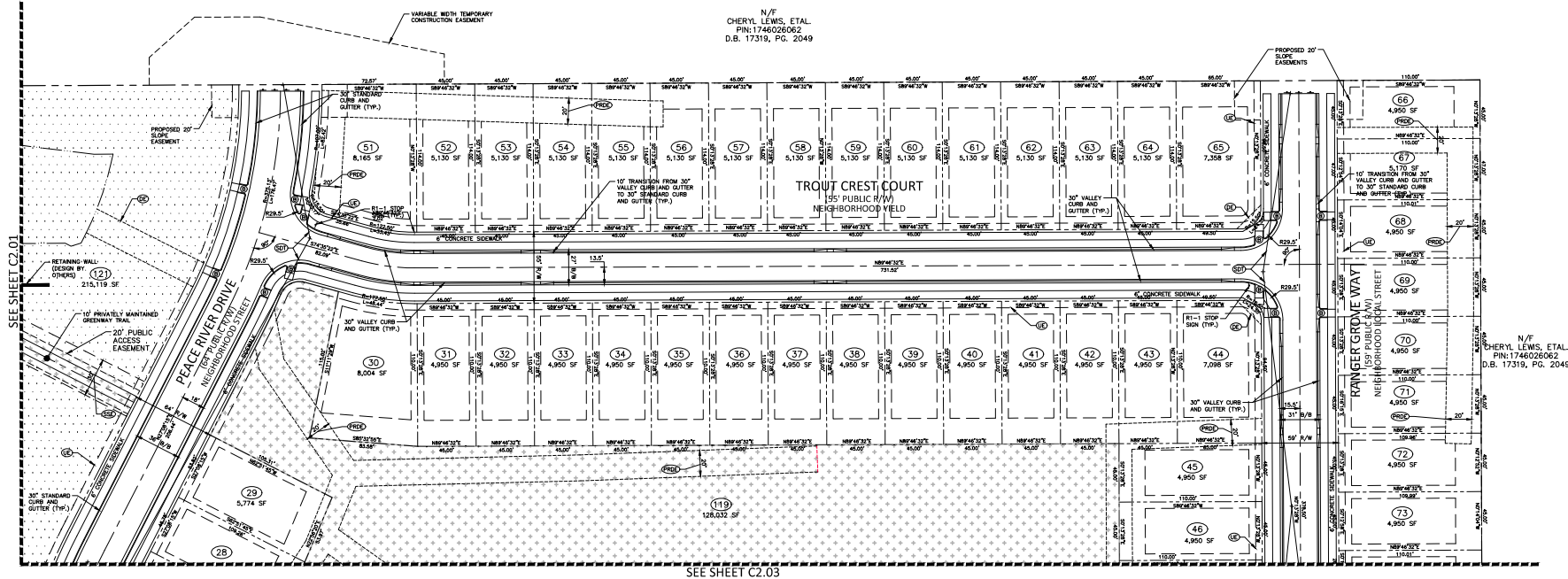


REVISIONS

NO.	DATE	DESCRIPTION
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

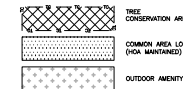
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PROJECT NO. DRB-18000
FILENAME DRB18000-S1
CHECKED BY RCA
DRAWN BY SMB
SCALE 1"=40'
DATE 08.23.2021

SHEET
SUBDIVISION PLAN
AREA "B"
C2.03

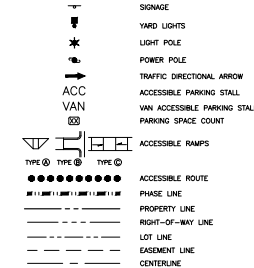


SEE SHEET C2.03

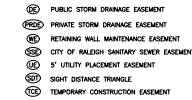
TREE CONSERVATION & OPEN SPACE LEGEND



SITE LEGEND



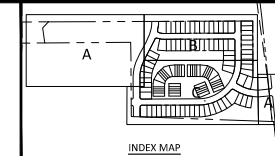
EASEMENT LEGEND



SIGHT DISTANCE TRIANGLE TABLE

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

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



INDEX MAP

UTILITY LEGEND

- FIRE HYDRANT ASSEMBLY
- FIRE DEPARTMENT CONNECTION (FDC)
- WATER METER
- WATER VALVE
- POST INDICATOR VALVE
- VALVE IN MANHOLE
- METER & VAULT
- BACKFLOW PREVENTER
- REDUCER
- PLUG
- BLOW-OFF ASSEMBLY
- SANITARY SEWER MANHOLE
- SEWER CLEAN-OUT
- GREASE TRAP
- SEWER FLOW DIRECTION ARROW
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- LINE BREAK SYMBOL
- WATERLINE
- WATER SERVICE LINE
- UTILITY SLEEVE
- SANITARY SEWER
- SEWER SERVICE LINE
- SEWER FORCE MAIN
- GAS LINE
- OVERHEAD UTILITY
- UNDERGROUND ELECTRIC
- TELEPHONE
- EASEMENT LINE

APPROXIMATELY 2,730 LF OF 12" DP WATER MAIN EXTENSION TO 15' DEEP TSBY AT BUFFALO ROAD INCLUDES 12" TEE AND BLOWOFF ASSEMBLY AT PINE ROAD INTERSECTION

EXISTING BLUE RUN LANE (SR 4378) AND I-540 (64' PUBLIC R/W)
N.C.D.O.T. PROJECT: 6.4080038 R-2000F
HIGHWAY MAP BOOK 3, PAGE 192
D.B. 9253, PG. 1854 (YOUNG)
D.B. 7727, PG. 236 (LEWIS)
D.B. 7848, PG. 794
B.M. 2018, PG. 274

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
1" = 100' 0"

TREE CONSERVATION & OPEN SPACE LEGEND

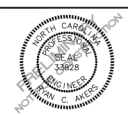
- TREE CONSERVATION AREA
- COMMON AREA LOT (HVA MAINTAINED)
- OUTDOOR AMENITY AREA

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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



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	DRB18000-04U1
CHECKED BY	RCA
DRAWN BY	MJP
SCALE	1"=100'
DATE	08.23.2021

SHEET
OVERALL
UTILITY PLAN
C4.00



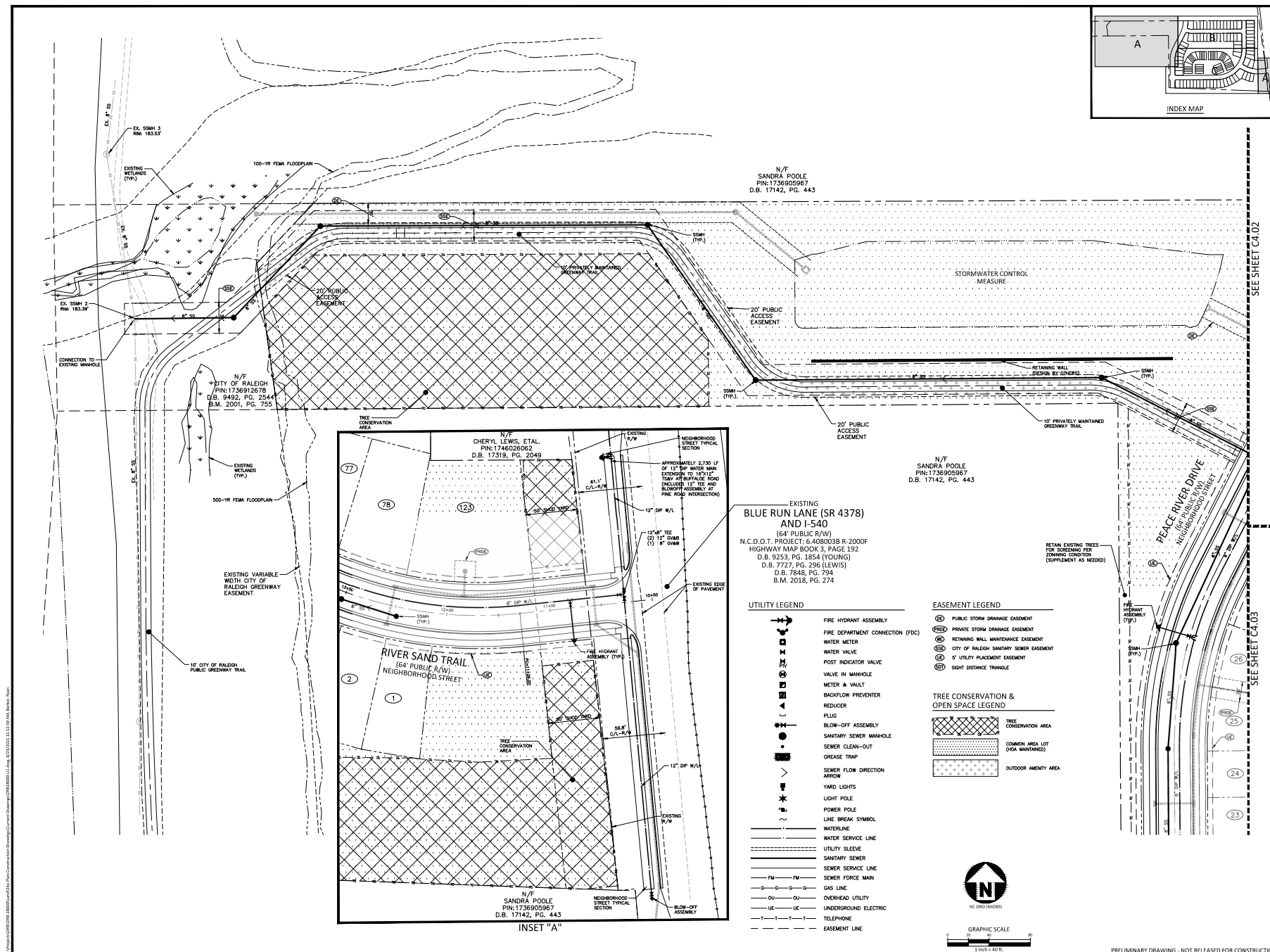
RALEIGH, NORTH CAROLINA, 27604



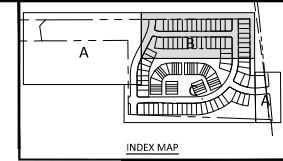
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2	06.03.2021	PER CITY OF RALEIGH COMMENTS:
3	07.26.2021	PER CITY OF RALEIGH COMMENTS:
4	08.20.2021	PER CITY OF RALEIGH COMMENTS:

PROJECT NO.	DRB-18000
FILENAME	DRB18000-U1
CHECKED BY	RCA
DRAWN BY	MJP
SCALE	1"=40'
DATE	08.20.2021

C4.01



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



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



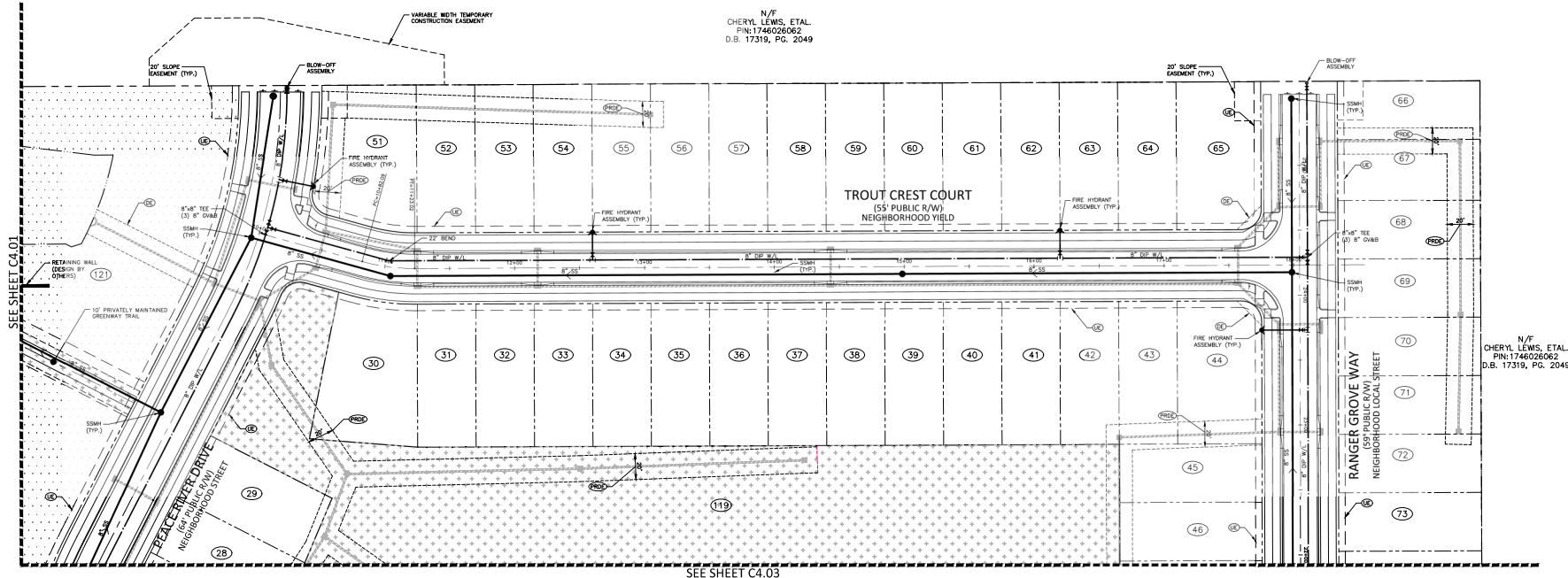
REVISIONS

NO.	DATE	DESCRIPTION
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	08.10.2021	PER CITY OF RALEIGH COMMENTS

PLAN INFORMATION

PROJECT NO.	DRB-18000
FILENAME	DRB18000-U1
CHECKED BY	RCA
DRAWN BY	MJP
SCALE	1"=40'
DATE	08.20.2021

SHEET
**UTILITY PLAN
AREA "B"**
C4.02



SEE SHEET C4.01

SEE SHEET C4.03

UTILITY LEGEND

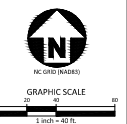
- FIRE HYDRANT ASSEMBLY
- FIRE DEPARTMENT CONNECTION (FDC)
- WATER METER
- WATER VALVE
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- SEWER FORCE MAIN
- GAS LINE
- OVERHEAD UTILITY
- UNDERGROUND ELECTRIC
- TELEPHONE
- EASEMENT LINE

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

TREE CONSERVATION & OPEN SPACE LEGEND

- TREE CONSERVATION AREA
- COMMON AREA LOT (NO MAINTENANCE)
- OUTDOOR AMENITY AREA



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



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



REVISIONS

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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

PLAN INFORMATION

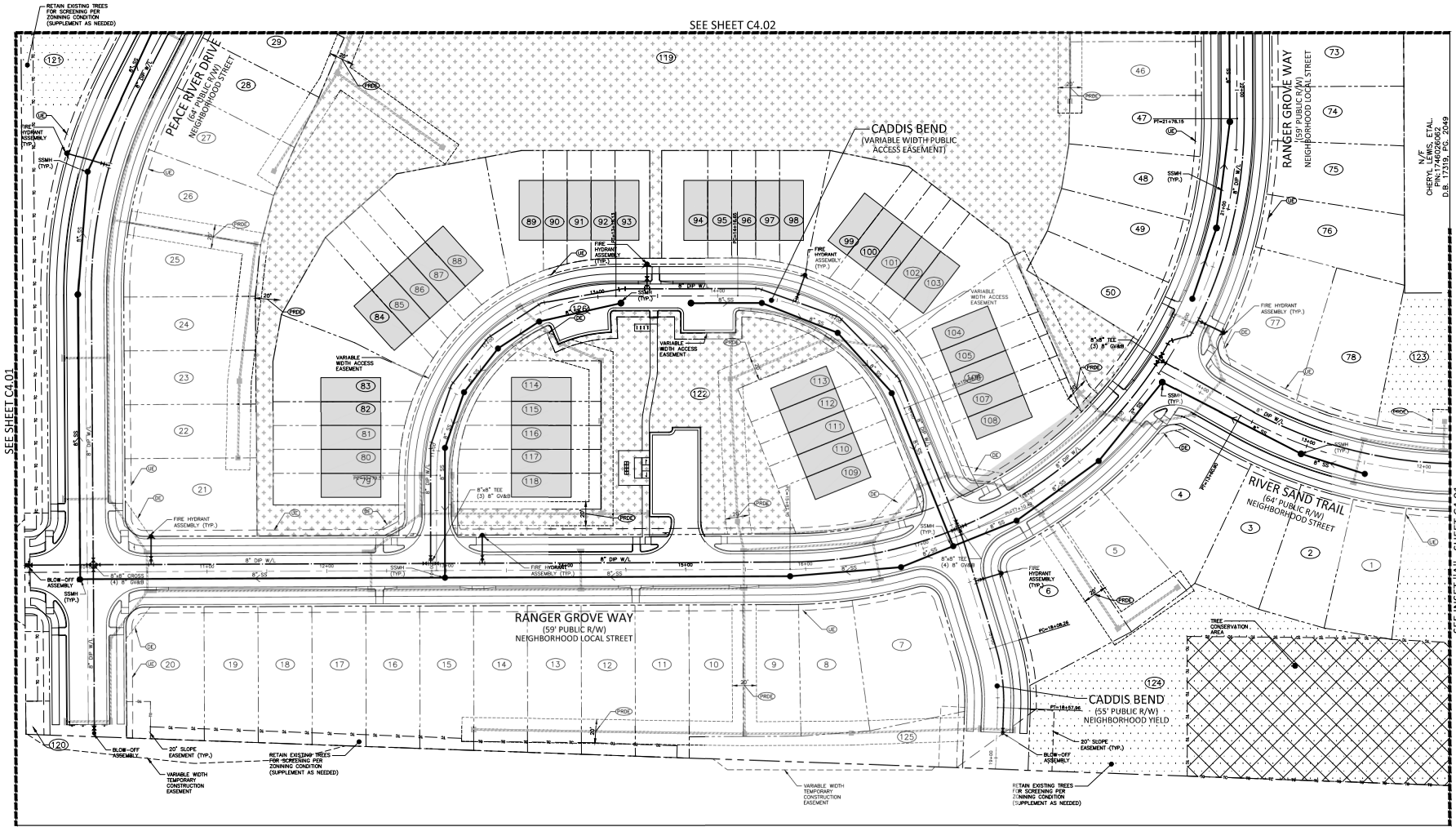
PROJECT NO. DRB-18000
FILENAME: DRB18000-U1
CHECKED BY: RCA
DRAWN BY: MJP
SCALE: 1"=40'
DATE: 08.20.2021

SHEET

**UTILITY PLAN
AREA "C"**

C4.03

SEE SHEET C4.02



UTILITY LEGEND

- FIRE HYDRANT ASSEMBLY
- FIRE DEPARTMENT CONNECTION (FDC)
- WATER METER
- POST INDICATOR VALVE
- VALVE IN MANHOLE
- METER & VAULT
- BACKFLOW PREVENTER
- REDUCER
- PLUG
- BLOW-OFF ASSEMBLY
- SANITARY SEWER MANHOLE
- SEWER CLEAN-OUT
- GREASE TRAP
- SEWER FLOW DIRECTION ARROW

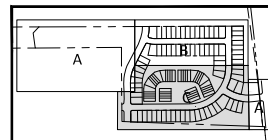
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- LINE BREAK SYMBOL
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- SANITARY SEWER
- SEWER SERVICE LINE
- SEWER FORCE MAIN
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- OVERHEAD UTILITY
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- TELEPHONE
- EASEMENT LINE

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

TREE CONSERVATION & OPEN SPACE LEGEND

- TREE CONSERVATION AREA
- COMMON AREA LOT (DO NOT MAINTAIN)
- OUTDOOR AMENITY AREA



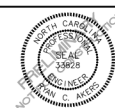
INDEX MAP

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

CLIENT

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PHONE: 919.747.4970

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



REVISIONS

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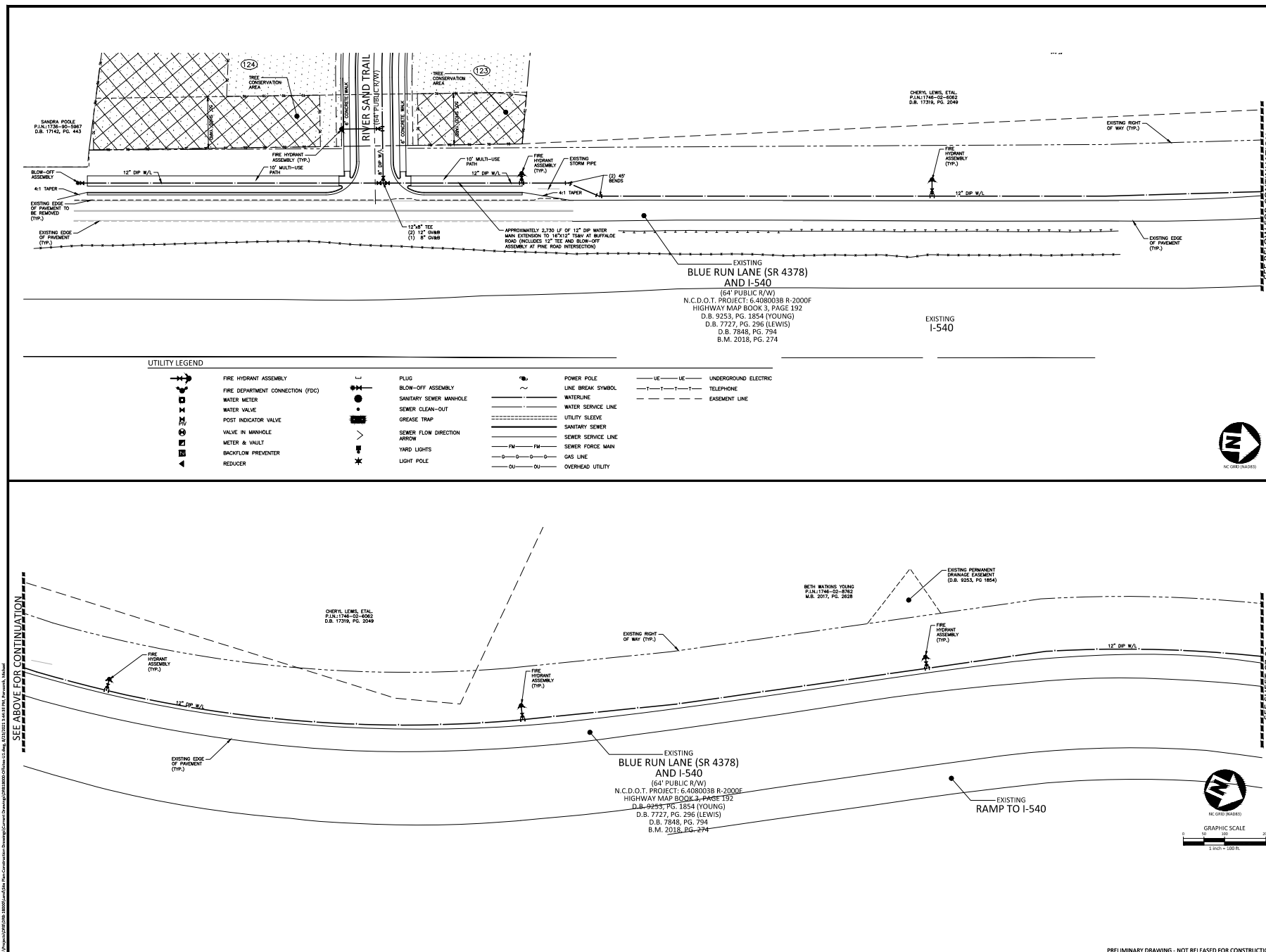
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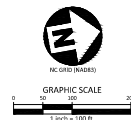
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FILENAME DRB18000-Offsites-U1
CHECKED BY RCA
DRAWN BY MJP
SCALE 1"=40'
DATE 08.23.2021

SHEET

OFFSITE
UTILITY IMPROVEMENTS

C7.00





OFFSITE
UTILITY IMPROVEMENTS
C7.01

