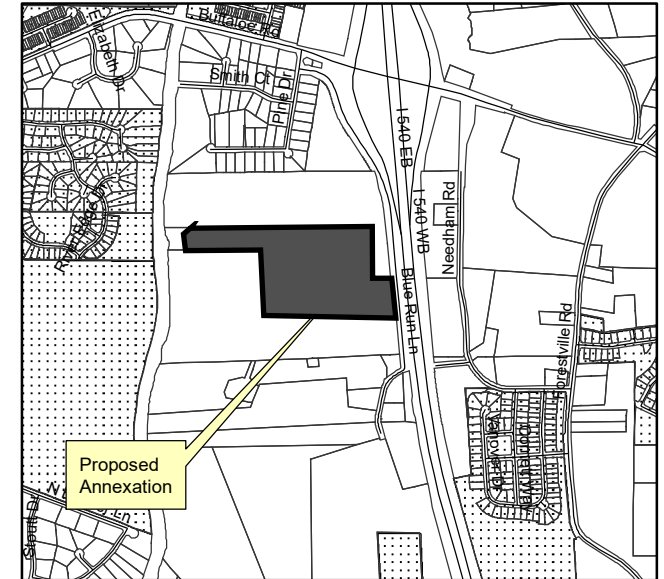


1 inch = 1,000 feet

**5228 NEEDHAM RD
CONTIGUOUS PETITION ANNEXATION
PROPOSED EFFECTIVE 9/15/21**



Proposed City Limits

Existing City Limits

ETJ

1 inch = 2,000 feet



ANNEXATION ORDINANCE# _____

ORDINANCE ADOPTION DATE _____

APPROVED EFFECTIVE DATE _____

Subdivision or Building Permit Transaction Reference Number _____

Council District C

Annexation Case File# AX-12-2021

THIS MAP IS NOT A CERTIFIED SURVEY AND NO RELIANCE ON IT AS TO METES AND BOUNDS OF INDIVIDUAL PROPERTIES MAY BE MADE.

This exhibit meets all statutory requirements for recording. _____

Planning Director / Wake County Review Officer

Date

Petition for Annexation into the Raleigh City Limits



RALEIGH
DEPARTMENT OF
CITY PLANNING



Department of City Planning | 1 Exchange Plaza, Suite 300 | Raleigh, NC 27601 | 919-996-2682

Section A Submittal Checklist

Please include all of the following (check off). If any information is missing from the application package, you will be asked to complete the application and re-submit the petition, so please check the list below carefully before you submit:

<input checked="" type="checkbox"/>	<u>Written</u> metes and bounds description of the property to be annexed must be attached to this application. See page 2.	
<input checked="" type="checkbox"/>	<u>Electronic Word document of the written metes and bounds</u> must be e-mailed to: JP.Mansolf@raleighnc.gov	
<input checked="" type="checkbox"/>	Survey or Plat showing above written metes and bounds description of the property to be annexed must be submitted electronically in .pdf format, if possible.	
<input checked="" type="checkbox"/>	City or County Property Map with parcels included in the annexation request clearly marked. An excerpt of a property map is acceptable, but the map number must appear on the excerpt. This map must show the existing and proposed city limits .	
<input checked="" type="checkbox"/>	Copy of Approved Preliminary Site Plan or Final Site Plan showing City Building Permit Transaction Number or Group Housing Number (GH-_____-13, etc.) or	Copy of Subdivision Plat submitted for lot recording approval with City file number (S-_____-13, etc.)
<input checked="" type="checkbox"/>	Projected Market Value of Development at build-out (land and improvements).	
<input checked="" type="checkbox"/>	General Annexation Area Data: Linear feet of public streets, total annexation area acreage, number of proposed residential units or square footage of commercial space, type of utility connections involved, specific land uses proposed.	
<input checked="" type="checkbox"/>	This application form completed, <u>dated and signed</u> by the property owner(s) and attested submitted by the deadlines noted in section B of this application, page 2.	
Required, but often missing information. Please make sure to include the following:		
<input checked="" type="checkbox"/>	Correct Parcel Identification Number(s) (PIN). Call Wake County Geographic Information Services at 919-856-6360, if there is any question about the parcel identifier. This is very important. Please indicate if the property being requested for annexation is only a portion of an existing parcel.	
<input checked="" type="checkbox"/>	Owner's Signatures and Date of Signatures. See page 3 of this application. All real property owners must sign the application, and the <u>date of signature MUST be filled in!</u>	
<input type="checkbox"/>	Corporate Seal for property owned by a corporation.	
<input type="checkbox"/>	<u>Rezoning Application</u> , if the property is currently outside <u>Raleigh's Extraterritorial Jurisdiction</u> .	
Optional, but necessary if petitioner desires to have development project waived from paying outside sewer connection charges prior to annexation effective date.		
<input type="checkbox"/>	Standard Payment Contract should be <u>dated, signed and notarized</u> and submitted with this application (see Section E).	

RECEIVED
JUN 03 2021
BY: *Jm*

Section B Submittal Deadlines				
Petitions for annexation are accepted by Planning & Development at any time. There are no fees required for submittal of an annexation petition. The annexation will become effective immediately upon adoption of the annexation ordinance at the scheduled public hearing unless notified otherwise by the City Clerk.				
(The City reserves the right to make exceptions to this general processing schedule when necessary.)				
Section C Summary Information / Metes and Bounds Descriptions				
Development Project Name Peace River Village				
Street Address 5228 Needham Rd				
City of Raleigh Subdivision approval # (S-_____-_____) or SUB-0005-2021		Building Permit Transaction # _____ or _____		Group Housing # (GH-_____-_____-_____)
Wake County Property Identification Number(s) list below				
P.I.N. 1746110217		P.I.N.		P.I.N.
P.I.N.		P.I.N.		P.I.N.
Acreage of Annexation Site 29.657 acres		Linear Feet of Public Streets within Annexation Boundaries ~4500 LF		
Annexation site is requesting connection to City of Raleigh Water <input checked="" type="checkbox"/> and/or Sewer <input checked="" type="checkbox"/>				
Number of proposed dwelling units 118				
Type of Units:	Single Family <u>78</u>	Townhouse <u>40</u>	Condo _____	Apartment _____
Building Square Footage of Non-Residential Space N/A				
Specific proposed use (office, retail, warehouse, school, etc.)				
Projected market value at build-out (land and improvements) \$ \$41,000,000				
Person to contact if there are questions about the petition Ryan Akers				
Name McAdams				
Address 2905 Meridian Parkway, Durham, NC 27713				
Phone 919-361-5000		Fax #		Email akers@mcadamsco.com
Written metes and bounds description of property to be annexed: Attach additional sheets if necessary. An electronic copy in word format must be e-mailed to: JP.Mansolf@raleighnc.gov				

Section D Annexation Petition

State of North Carolina, County of Wake, Petition of Annexation of Property to the City of Raleigh, North Carolina

Part 1 The undersigned, being all the owners of the real property described in this application (Section C) respectfully request the annexation of said property to the City of Raleigh, North Carolina. The petitioners understand and agree that all streets and utilities within the annexed area will be constructed and installed by the developer according to the Subdivision Ordinance and any utilities that must be extended to the annexed area are the responsibility of the developers or successive property owners. The property to be annexed is:

☒ Contiguous to the present corporate limits of the City of Raleigh, North Carolina, or

☒

Not Contiguous to the municipal limits of the City of Raleigh, North Carolina, not closer to the limits of any other municipality and is located within three miles of the municipal limits of the City of Raleigh, North Carolina (pursuant to Chapter 989 of the Sessions Law of North Carolina, 1967).

Part 2 NC General Statutes require petitioners of both contiguous and satellite annexations to file a signed statement declaring whether vested rights have been established in accordance with G.S.160A-385.1 or 153A-344.1 for properties subject to the petition.

Do you declare such vested rights for the property subject to this petition? ☒ Yes ☐ No

If yes, please submit proof that vested rights have been granted by governing board. I hereby declare that my failure to disclose existence of a vested right terminates any vested right previously acquired for this property.

Signed this 2 day of Apr, 20 21 by the owners of the property described in Section C.

Owner's Signature(s)

Signature Wallace R. Chappell Date 4-2-21

Signature _____ Date _____

Signature _____ Date _____

Signature _____ Date _____

Corporate Seal

Print owner name(s) and information

Name C. Douglas Chappell Phone _____

Address 4025 Louisbury Rd., Wake Forest, NC 27587

Name Wallace R. Chappell Phone _____

Address 4600 Westminster Dr., Raleigh, NC 27604

Name Brenda C. Starr Phone _____

Address 2421 Chippenham Ct., Winterville, NC 28590

Name _____ Phone _____

Address _____

Above signature(s) attested by

Received by the City Council of Raleigh, North Carolina, this _____ day of _____, 20 _____, at a Council

meeting duly held.
Signature of City Clerk and Treasurer _____

Section E Standard Payment Contract

If petitioner desires to be considered for waiver of outside sewer connection fees required by Raleigh City Code Section 10-6081(c), which is generally a \$200 fee per dwelling, business, or industrial unit charged at the time sewer connection permit is issued if a property is outside the city limits, petitioner should submit the standard payment contract (see Agreement, pages 4-5). The project will be eligible for waiver of this sewer connection fee: (1) if corresponding petition is administratively recommended to be approved by City Council and (2) if the following payment contract has been submitted to the City with appropriate signatures.

State of North Carolina

County of Wake

Agreement

This Agreement ("the Agreement") is made this the _____ day of _____, year of _____ by and between the City of Raleigh, North Carolina, (the "City") and _____, (the "Owner");

WITNESSETH

WHEREAS, The Owner has petitioned the City to be annexed into the corporate City limits, City File No. _____;

WHEREAS, The Owner has initiated a development project at 5228 NEEDHAM RD,

City file _____, and said development contains sewer connections with the utility system of the City; and

WHEREAS, The parties hereto intend that during the pendency of the annexation petition, and after the petition has been recommended by staff to be approved by the City Council, the Owner should pay the City the same utility connection charges paid for developments located inside the corporate limits of the City, and further, if the City Council rejects the petition, then within thirty days following said rejection, the Owner shall pay additional moneys so that the total payment by Owner to the City is the same utility connection charges paid for developments located outside the City limits as set forth in Raleigh City Code Section 10-6081(c).

NOW THEREFORE, in consideration for the mutual promises contained herein and other valuable consideration, the receipt of which is acknowledged by the parties, the parties hereto agree as follows:

1. Owner will be allowed to commence development without paying the City outside sewer connection charges.
2. That in the event that the annexation petition made by Owner is rejected by the City, Owner shall pay to the City all sewer connection fees required of developments located outside the City limits, as set forth in Raleigh City Code Section 10-6081 (c). Full payment shall be made within thirty days following the action of the City to deny the annexation petition.
3. That in the event Owner shall fail to make full payment to the City as required in paragraph two, the City in any cause of action for collection shall be entitled to interest at ten percent per annum plus reimbursement for all collection costs, including reasonable attorney fees.
4. That in the event Owner shall fail to make full payment to the City as required in paragraph two, the Owner agrees to allow the City to retain, as liquidated damages, any and all reimbursements owed to Owner by the City.
5. All rights granted herein in favor of the City are cumulative and supplemental to any other powers the City may have, and the rights established herein in favor of the City shall not in any way diminish or restrict the City from exercising its police powers.
6. This Agreement shall be binding on and shall inure to the benefit of the parties hereto and their respective successors and assigns.
7. This Agreement may only be amended in writing signed by the parties hereto or their respective successors.
8. This Agreement and the legal relations of the parties hereto shall be governed by the laws of the State of North Carolina.
9. The parties hereto for themselves, their agents, officials, employees and servants agree not to discriminate in any manner on the basis of race, color, creed, national origin, gender, age, handicap, or sexual orientation with reference to the subject matter of this Agreement, no matter how remote. The parties further agree in all respects to conform to the provisions and intent of the City of Raleigh Ordinance 1969-889, as amended. This provision is hereby incorporated into this Agreement for the benefit of the City of Raleigh and its residents, and may be enforced by action for specific performance, injunctive relief, or other remedy as by law provided.

In Witness Whereof, the parties hereto have caused this agreement to be executed the day and year first above written.

Owner

By

Wallace R. Crappell

Attest

Dorcy Haggell

Section D Annexation Petition**State of North Carolina, County of Wake, Petition of Annexation of Property to the City of Raleigh, North Carolina**

Part 1 The undersigned, being all the owners of the real property described in this application (Section C) respectfully request the annexation of said property to the City of Raleigh, North Carolina. **The petitioners understand and agree that all streets and utilities within the annexed area will be constructed and installed by the developer according to the Subdivision Ordinance and any utilities that must be extended to the annexed area are the responsibility of the developers or successive property owners.** The property to be annexed is:

☐**Contiguous** to the present corporate limits of the City of Raleigh, North Carolina, or☒**Not Contiguous** to the municipal limits of the City of Raleigh, North Carolina, not closer to the limits of any other municipality and is located within three miles of the municipal limits of the City of Raleigh, North Carolina (pursuant to Chapter 989 of the Sessions Law of North Carolina, 1967).

Part 2 NC General Statutes require petitioners of both contiguous and satellite annexations to file a signed statement declaring whether vested rights have been established in accordance with G.S.160A-385.1 or 153A-344.1 for properties subject to the petition.

Do you declare such vested rights for the property subject to this petition? ☒ Yes ☐ No

If yes, please submit proof that vested rights have been granted by governing board. I hereby declare that my failure to disclose existence of a vested right terminates any vested right previously acquired for this property.

Signed this 2 day of Apr, 20 21 by the owners of the property described in Section C.**Owner's Signature(s)**Signature C. Douglas Chappell Date 4-1-21

Signature _____ Date _____

Signature _____ Date _____

Signature _____ Date _____

Corporate Seal**Print owner name(s) and information**Name C. Douglas Chappell Phone _____Address 4025 Louisbury Rd., Wake Forest, NC 27587Name Wallace R. Chappell Phone _____Address 4600 Westminster Dr., Raleigh, NC 27604Name Brenda C. Starr Phone _____Address 2421 Chippenham Ct., Winterville, NC 28590

Name _____ Phone _____

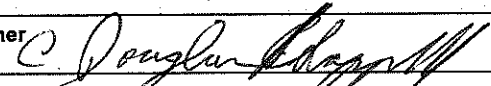
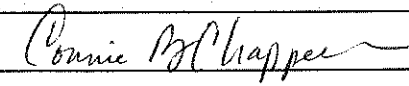
Address _____

Above signature(s) attested byConnie B. Chappell

Received by the City Council of Raleigh, North Carolina, this _____ day of _____, 20_____, at a Council meeting duly held.

Signature of City Clerk and Treasurer _____**Section E Standard Payment Contract**

If petitioner desires to be considered for waiver of outside sewer connection fees required by Raleigh City Code Section 10-6081(c), which is generally a \$200 fee per dwelling, business, or industrial unit charged at the time sewer connection permit is issued if a property is outside the city limits, petitioner should submit the standard payment contract (see **Agreement**, pages 4-5). The project will be eligible for waiver of this sewer connection fee: (1) if corresponding petition is administratively recommended to be approved by City Council and (2) if the following payment contract has been submitted to the City with appropriate signatures.

State of North Carolina	County of Wake	Agreement
<p>This Agreement ("the Agreement") is made this the _____ day of _____, year of _____ by and between the City of Raleigh, North Carolina, (the "City") and _____, (the "Owner");</p>		
WITNESSETH		
<p>WHEREAS, The Owner has petitioned the City to be annexed into the corporate City limits, City File No. _____;</p>		
<p>WHEREAS, The Owner has initiated a development project at <u>5228 NEEDHAM RD</u></p> <p>City file _____, and said development contains sewer connections with the utility system of the City; and</p>		
<p>WHEREAS, The parties hereto intend that during the pendency of the annexation petition, and after the petition has been recommended by staff to be approved by the City Council, the Owner should pay the City the same utility connection charges paid for developments located inside the corporate limits of the City, and further, if the City Council rejects the petition, then within thirty days following said rejection, the Owner shall pay additional moneys so that the total payment by Owner to the City is the same utility connection charges paid for developments located outside the City limits as set forth in Raleigh City Code Section 10-6081(c).</p>		
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<p>In Witness Whereof, the parties hereto have caused this agreement to be executed the day and year first above written.</p>		
<p>Owner By <u></u> Attest <u></u></p>		

Section D Annexation Petition

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If yes, please submit proof that vested rights have been granted by governing board. I hereby declare that my failure to disclose existence of a vested right terminates any vested right previously acquired for this property.

Signed this 2 day of Apr, 20 21 by the owners of the property described in Section C.

Owner's Signature(s)

Signature _____ Date _____

Signature _____ Date _____

Signature B. C. Starr Date 2 Apr 2021

Signature _____ Date _____

Corporate Seal

Print owner name(s) and information

Name C. Douglas Chappell Phone _____

Address 4025 Louisbury Rd., Wake Forest, NC 27587

Name Wallace R. Chappell Phone _____

Address 4600 Westminster Dr., Raleigh, NC 27604

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Name _____ Phone _____

Address _____

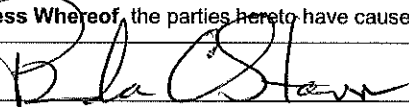
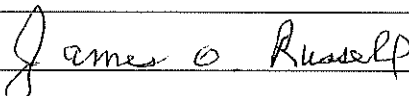
Above signature(s) attested by James O. Russell

Received by the City Council of Raleigh, North Carolina, this _____ day of _____, 20____, at a Council meeting duly held.

Signature of City Clerk and Treasurer _____

Section E Standard Payment Contract

If petitioner desires to be considered for waiver of outside sewer connection fees required by Raleigh City Code Section 10-6081(c), which is generally a \$200 fee per dwelling, business, or industrial unit charged at the time sewer connection permit is issued if a property is outside the city limits, petitioner should submit the standard payment contract (see **Agreement**, pages 4-5). The project will be eligible for waiver of this sewer connection fee: (1) if corresponding petition is administratively recommended to be approved by City Council and (2) if the following payment contract has been submitted to the City with appropriate signatures.

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<p>This Agreement ("the Agreement") is made this the _____ day of _____, year of _____ by and between the City of Raleigh, North Carolina, (the "City") and _____, (the "Owner");</p>		
W I T N E S S E T H		
<p>WHEREAS, The Owner has petitioned the City to be annexed into the corporate City limits, City File No. _____;</p> <p>WHEREAS, The Owner has initiated a development project at <u>5228 NEEDHAM RD</u> City file _____, and said development contains sewer connections with the utility system of the City; and</p> <p>WHEREAS, The parties hereto intend that during the pendency of the annexation petition, and after the petition has been recommended by staff to be approved by the City Council, the Owner should pay the City the same utility connection charges paid for developments located inside the corporate limits of the City, and further, if the City Council rejects the petition, then within thirty days following said rejection, the Owner shall pay additional moneys so that the total payment by Owner to the City is the same utility connection charges paid for developments located outside the City limits as set forth in Raleigh City Code Section 10-6081(c).</p> <p>NOW THEREFORE, in consideration for the mutual promises contained herein and other valuable consideration, the receipt of which is acknowledged by the parties, the parties hereto agree as follows:</p> <ol style="list-style-type: none"> 1. Owner will be allowed to commence development without paying the City outside sewer connection charges. 2. That in the event that the annexation petition made by Owner is rejected by the City, Owner shall pay to the City all sewer connection fees required of developments located outside the City limits, as set forth in Raleigh City Code Section 10-6081 (c). Full payment shall be made within thirty days following the action of the City to deny the annexation petition. 3. That in the event Owner shall fail to make full payment to the City as required in paragraph two, the City in any cause of action for collection shall be entitled to interest at ten percent per annum plus reimbursement for all collection costs, including reasonable attorney fees. 4. That in the event Owner shall fail to make full payment to the City as required in paragraph two, the Owner agrees to allow the City to retain, as liquidated damages, any and all reimbursements owed to Owner by the City. 5. All rights granted herein in favor of the City are cumulative and supplemental to any other powers the City may have, and the rights established herein in favor of the City shall not in any way diminish or restrict the City from exercising its police powers. 6. This Agreement shall be binding on and shall inure to the benefit of the parties hereto and their respective successors and assigns. 7. This Agreement may only be amended in writing signed by the parties hereto or their respective successors. 8. This Agreement and the legal relations of the parties hereto shall be governed by the laws of the State of North Carolina. 9. The parties hereto for themselves, their agents, officials, employees and servants agree not to discriminate in any manner on the basis of race, color, creed, national origin, gender, age, handicap, or sexual orientation with reference to the subject matter of this Agreement, no matter how remote. The parties further agree in all respects to conform to the provisions and intent of the City of Raleigh Ordinance 1969-889, as amended. This provision is hereby incorporated into this Agreement for the benefit of the City of Raleigh and its residents, and may be enforced by action for specific performance, injunctive relief, or other remedy as by law provided. 		
<p>In Witness Whereof, the parties hereto have caused this agreement to be executed the day and year first above written.</p>		
<p>Owner By <u></u> Attest <u></u></p>		

By Marchell Adams-David, City Manager Attest Gail G. Smith, City Clerk

Wake

Notary Public

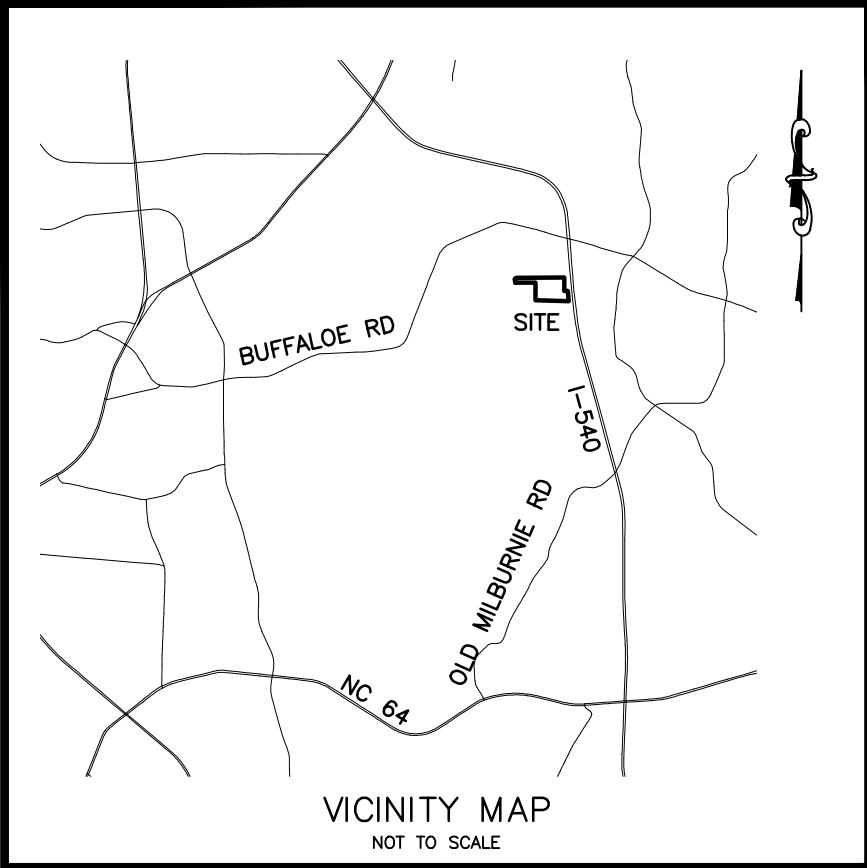
Seat

Notary Public _____

My commission expires _____

REVISION 12.15.20

beginning at a ;
thence N 87°56'10" W a distance of 1334.28' to a ;
thence N 00°24'33" W a distance of 702.02' to a ;
thence S 89°34'48" W a distance of 814.54' to a ;
thence N 07°58'00" W a distance of 143.07' to a ;
thence N 43°27'50" E a distance of 79.80' to a ;
thence N 89°46'32" E a distance of 1934.12' to a ;
thence S 00°13'28" E a distance of 534.72' to a ;
thence N 89°41'57" E a distance of 136.84' to a ;
thence S 06°08'02" E a distance of 419.67' to a ;
which is the point of beginning,
having an area of 1291869.1 square feet, 29.657 acres



GENERAL NOTES

THIS SHEET ONLY

- THIS IS A SURVEY OF AN EXISTING PARCEL(S) OF LAND. THIS IS AN ANNEXATION PLAT.
- BEARINGS FOR THIS SURVEY ARE BASED ON NAD 83 (2011).
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
- ZONING: R-4 PER WAKE COUNTY GIS
- AREA BY COORDINATE GEOMETRY.
- FLOOD NOTE: THIS PROPERTY IS PARTIALLY LOCATED IN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONES "AE" AND "X" AS DEFINED BY F.E.M.A F.I.R.M MAP NUMBER #3720174600J & #3720173600J DATED MAY 2, 2006.
- REFERENCES: AS SHOWN
- UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

SURVEYOR'S CERTIFICATE

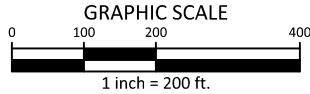
I, JAMES S. ARMSTRONG, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK _____, PAGE _____); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK 18214, PAGE 882 ; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS $\frac{1}{143,800} \pm$; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600). WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 20TH DAY OF MAY, A.D., 2021.

JAMES S. ARMSTRONG, PROFESSIONAL LAND SURVEYOR L-4411

TYPE OF PLAT

I HEREBY CERTIFY THIS PLAT OF THE FOLLOWING TYPE:
G.S. 47-30 (F)(11)(D). THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXEMPTION OR EXCEPTION TO THE DEFINITION OF SUBDIVISION.

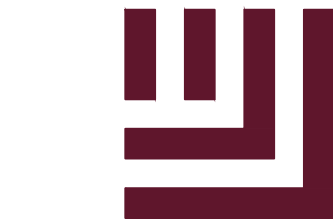
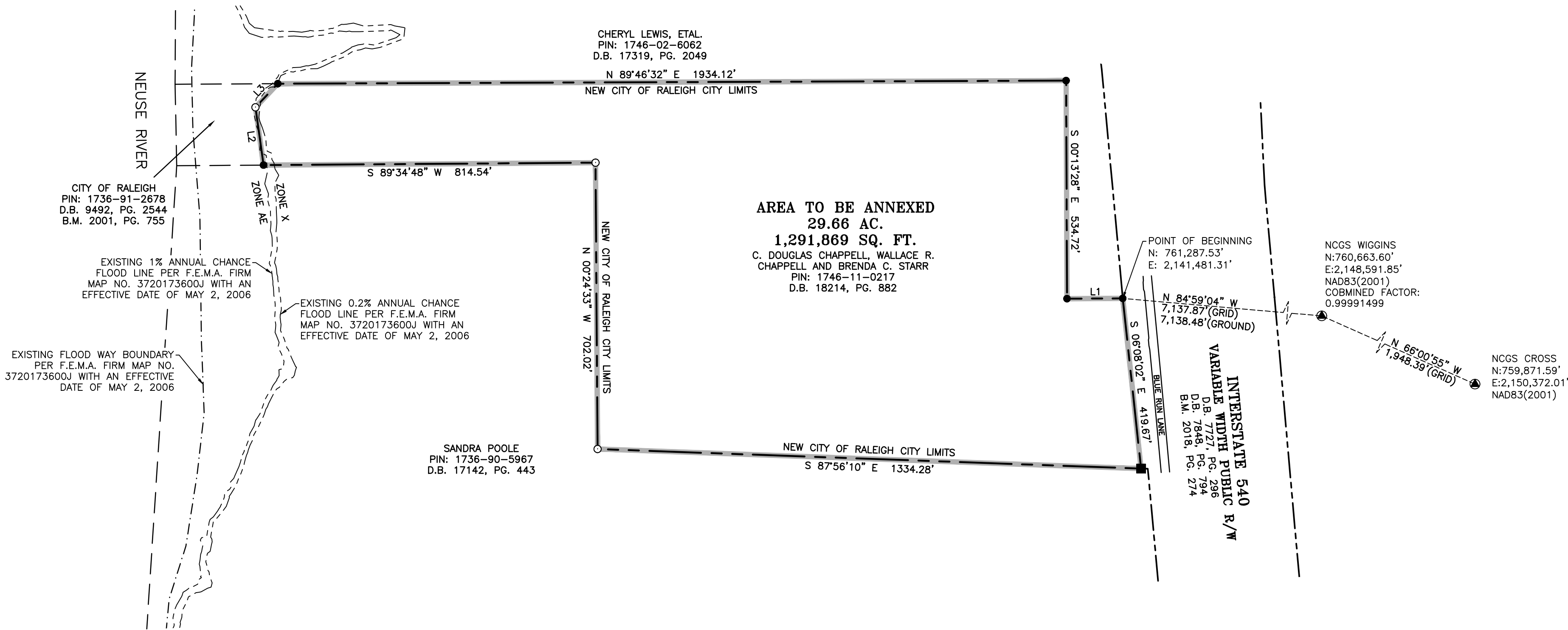
PROFESSIONAL LAND SURVEYOR



LEGEND(UNLESS OTHERWISE NOTED)

- ▲ CALCULATED POINT
- CONCRETE MONUMENT
- EXISTING IRON PIPE
- IRON PIPE SET

- ANNEXATION LINE
- ADJOINER
- BOUNDARY
- FLOOD LINE
- FLOODWAY BOUNDARY



McADAMS

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

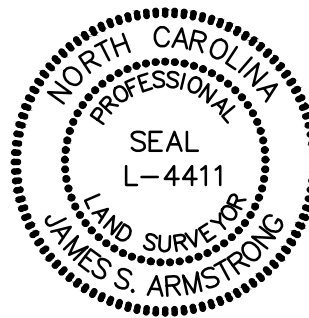
phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187

www.mcadamsco.com

CLIENT

DAN RYAN BUILDERS
3131 RDU CENTER DRIVE, SUITE 120
MORRISVILLE, NC 27560

BLUE RUN LANE
SATELLITE ANNEXATION PLAT
O BLUE RUN LANE
CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA



REVISIONS

NO. DATE

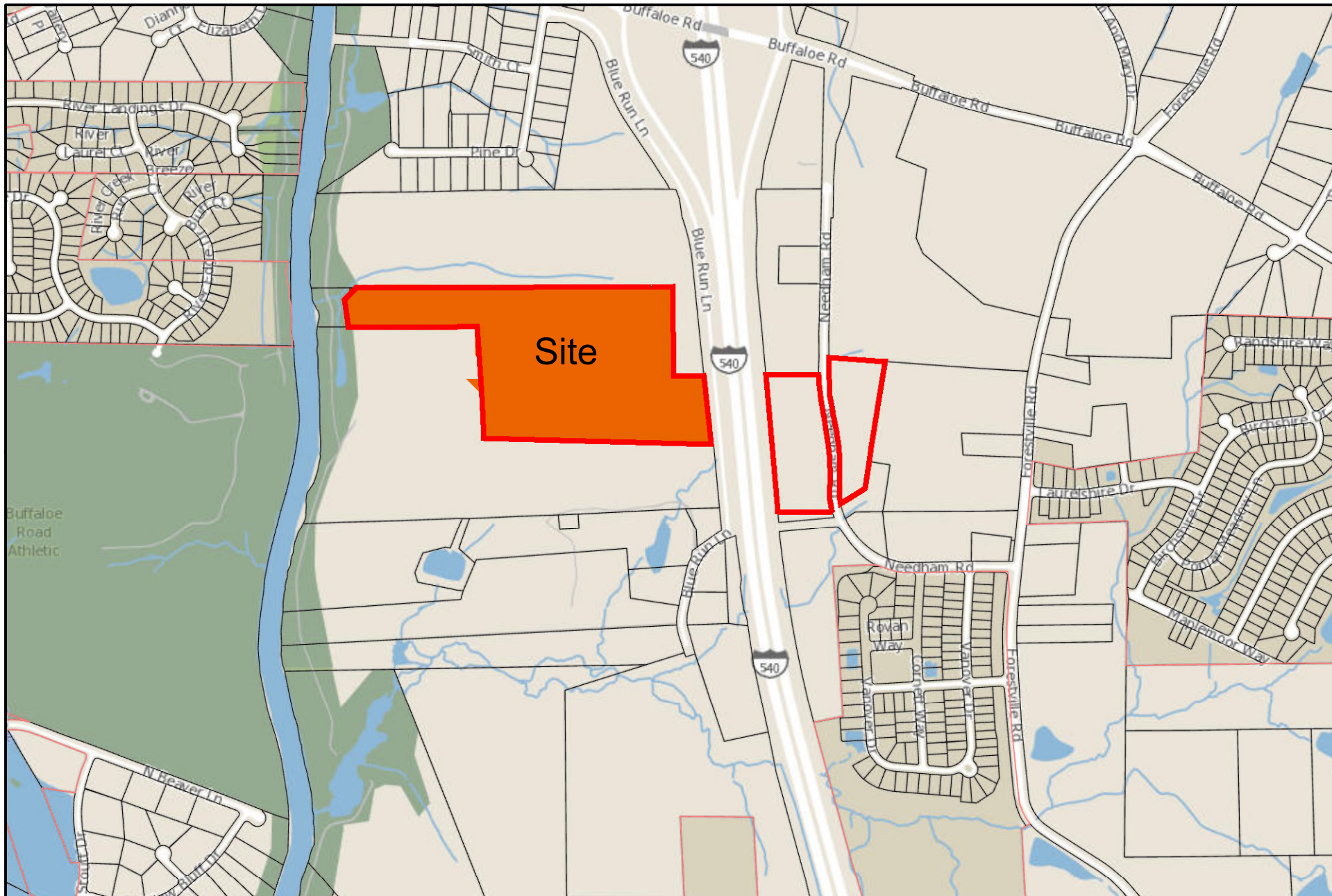
PLAN INFORMATION

PROJECT NO. DRB-18000
FILENAME DRB18000-F1
CHECKED BY JSA
DRAWN BY CBF
SCALE 1"=200'
DATE 05. 14. 2021

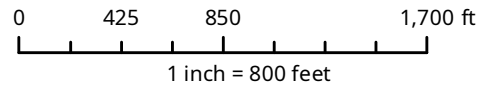
SHEET

SHEET TITLE

1-1



City Property Map



Disclaimer

*iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are **NOT** surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.*

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

Continue to page 2 >>

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 Chappell*

Date: 1-13-21

Printed Name: C. DOUGLAS CHAPPELL

Signature:

Date:

Printed Name:

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



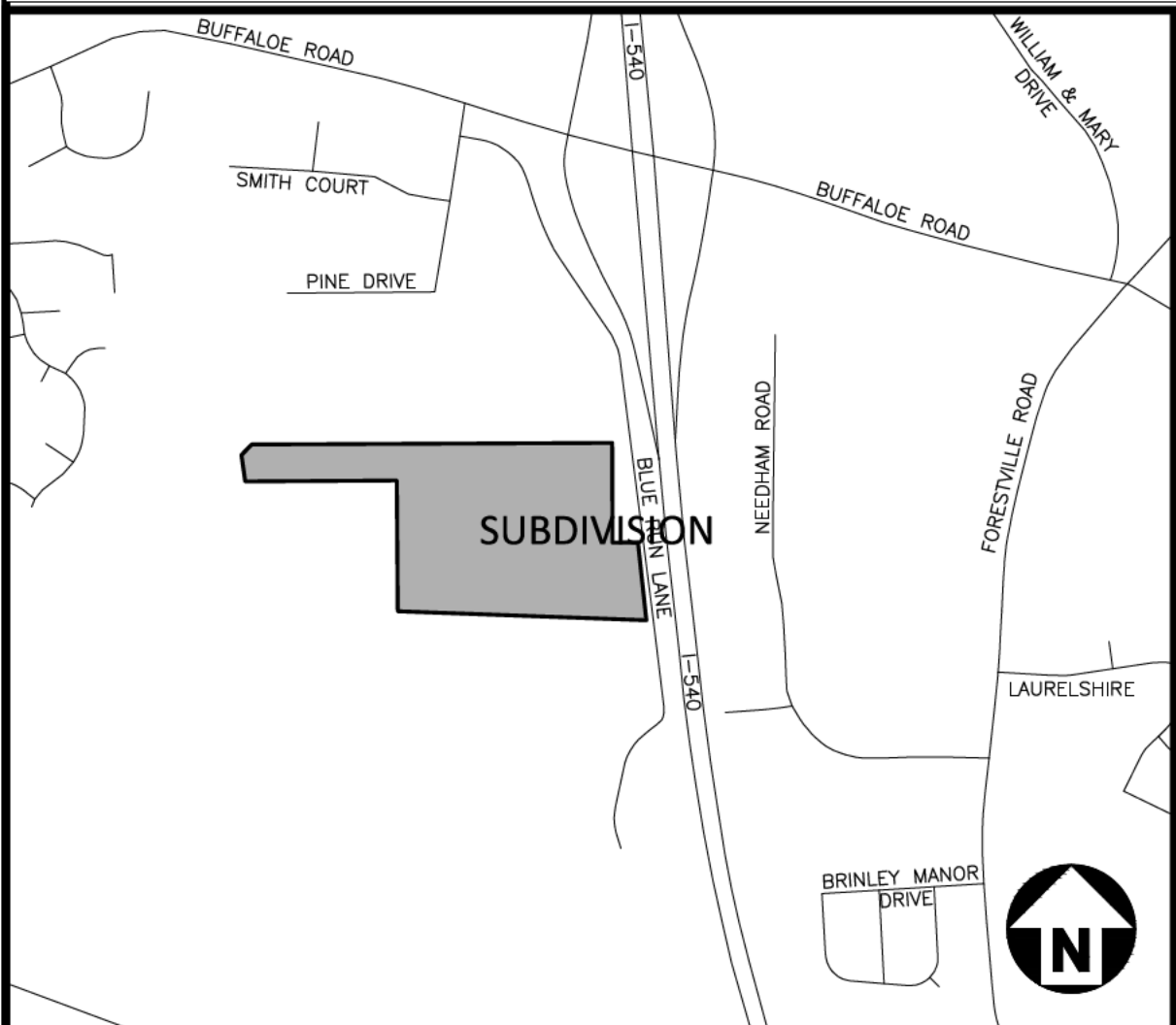
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NOTE: Subdivisions may require City Council approval if in a Metro Park Overlay or Historic Overlay District	
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NOTE: Please attach purchase agreement when submitting this form	
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Continue to page 2 >>

DEVELOPMENT TYPE • SITE DATA TABLE (Applicable to all developments)	
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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? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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: 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	
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: 6	
Total # of requested lots: 124	
SIGNATURE BLOCK	
I hereby designate: McAdams Company & Dan Ryan Builders - North Carolina, LLC 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 submittal policy, which states applications will expire after six consecutive months of inactivity.	
Signature: <i>Curt Blazier</i>	Date: 1-13-21
Printed Name: CURT BLAZIER	
Signature: <i>Wallace R. Chappell</i>	Date: 1-21-21
Printed Name: WALLACE R. CHAPPELL	

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



VICINITY MAP

N.T.S.

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 AN 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.
(AN 8' 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 C2.00 AND OVERALL UTILITY PLAN SHEET C4.00.)
- THE MAXIMUM IMPERVIOUS SURFACE COVERAGE FOR THE TOTAL DEVELOPMENT SHALL NOT EXCEED SIXTY-FIVE PERCENT (65%).
(OUTDOOR AMENITY AREA IS TREATING 1.25 INCHES OF RUNOFF FROM PROPOSED IMPERVIOUS SURFACES.)
(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 SCM IS TREATING 1.25 INCHES OF RUNOFF FROM PROPOSED IMPERVIOUS SURFACES.)
- 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 SCM IS TREATING 1.25 INCHES OF RUNOFF FROM PROPOSED IMPERVIOUS SURFACES.)
- THE ONLY 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.)

PARKING DATA

PROPOSED SINGLE-FAMILY: PROPOSED TOWNHOME:	3 BEDROOM: 78 UNITS (78 TWO CAR GARAGE UNITS) 3 BEDROOM: 40 UNITS (40 ONE CAR GARAGE UNITS)
PARKING DATA:	REQUIRED: 2 SPACES/UNIT*118 UNITS= 236 SPACES PROVIDED: 233 SPACES TOWNHOUSE SPACES: 80 SPACES (40 ONE GARAGE UNITS + 1 GARAGE SPACE + 1 DRIVEWAY SPACE/UNIT)+ 2 SPACES/UNIT SURFACE SPACES: 17 SPACES
VEHICLE PARKING:	REQUIRED: 2 TOTAL ACCESSIBLE SPACES, MIN. 2 VAN SPACES PROVIDED: 2 TOTAL ACCESSIBLE SPACES; 1 VAN SPACES
ACCESSIBLE PARKING:	REQUIRED: 40*1 SPACE/20 UNITS + 2 SPACES SHORT-TERM ONLY PROVIDED: 4 RACKS (8 SPACES)
BIKE PARKING:	REQUIRED: 40*1 SPACE/20 UNITS + 2 SPACES SHORT-TERM ONLY PROVIDED: 4 RACKS (8 SPACES)
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') PROPOSED: 2 STORIES (30')

SUBDIVISION DATA

DEVELOPER:	DAN RYAN BUILDERS ATTN: JAY COLVIN 3131 RDU CENTER DRIVE, SUITE 120 MORRISVILLE, NORTH CAROLINA, 2750 PHONE: 919-747-4970 EMAIL: jcolvin@drbgroup.com
OWNER/PARCEL:	0 BLUE RUN LANE (5228 NEEDHAM ROAD - existing address) C. DOUGLAS CHAPPELL, WALLACE R. CHAPPELL, BRENDA C. STARR 4025 LOUISBURY ROAD WAKE FOREST, NORTH CAROLINA 27567 PIN: 1746110217
GROSS SUBDIVISION AREA:	D.B. 18214, PG. 882 29.66 AC. / 1,291,990 SF
ROW DEDICATION:	4.94 AC. / 215,119 SF
NET SUBDIVISION AREA:	24.72 AC. / 1,076,871 SF
EXISTING ZONING:	R-10-CU
OVERLAY DISTRICT:	SHOD-1
CURRENT USE:	AGRICULTURE/WOODED
PROPOSED USE:	DETACHED SINGLE-FAMILY DWELLINGS, TOWNHOMES (CONVENTIONAL DEVELOPMENT)
EXISTING LOTS:	1
PROPOSED LOTS:	118 RES., 1 OUTDOOR AREA, 5 COMMON AREAS 1,076,803 SF / 24.72 AC.
MAXIMUM DENSITY:	4 UNITS/ACRE
PROPOSED DENSITY:	3.98 UNITS/ACRE
INSIDE CITY LIMITS:	YES
FEMA FIRM MAP:	3720173600J, DATED MAY 2, 2006
FEMA FLOOD HAZARD PRESENT:	YES
RIVER BASIN:	NEUSE RIVER
EXISTING IMPERVIOUS:	0 SF / 0 AC.
PROPOSED IMPERVIOUS:	418,059 SF / 9.59 AC.
BLOCK PERIMETER:	2,665' (3,000' MAX.)
OUTDOOR AMENITY AREA REQUIRED:	2.97 AC. / 129,199 SF (10%)
OUTDOOR AMENITY AREA PROVIDED:	3.00 AC. / 130,870 SF (10%)
TREE CONSERVATION REQUIRED:	2.47 AC. / 107,811 SF (10%)
TREE CONSERVATION PROVIDED:	2.92 AC. / 127,023 SF (11.8%)

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

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



Know what's below.
Call before you dig.

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.

SHEET INDEX

C0.00	PROJECT NOTES
C1.00	EXISTING CONDITIONS - OVERALL
C1.01	EXISTING CONDITIONS - OFFSUBDIVISION "A" AND "B"
C1.02	EXISTING CONDITIONS - OFFSITE "C"
C2.00	OVERALL SUBDIVISION PLAN
C2.01	SUBDIVISION PLAN - AREA "A"
C2.02	SUBDIVISION PLAN - AREA "B"
C2.03	SUBDIVISION PLAN - AREA "C"
C3.00	OVERALL GRADING PLAN
C3.01	GRADING PLAN - AREA "A"
C3.02	GRADING PLAN - AREA "B"
C3.03	GRADING PLAN - AREA "C"
C4.00	OVERALL UTILITY PLAN
C4.01	UTILITY PLAN - AREA "A"
C4.02	UTILITY PLAN - AREA "B"
C4.03	UTILITY PLAN - AREA "C"
C7.00	OFFSUBDIVISION UTILITY IMPROVEMENTS
C7.01	OFFSUBDIVISION UTILITY IMPROVEMENTS
C8.00	SUBDIVISION DETAILS
C8.01	SUBDIVISION DETAILS
L1.00	TREE CONSERVATION PLAN
L5.00	LANDSCAPE PLAN

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
Total Proposed	118 units	1,100	20	60	66	40
TIA dated 1/8/20 Multifamily Housing (Low-Rise) (220)	207 units	1,620	22	73	71	42
Difference (TIA - Proposed)		-520	-2	-13	-5	-2

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.



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

CONTACT

CURT BLAZIER, PE
blazier@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

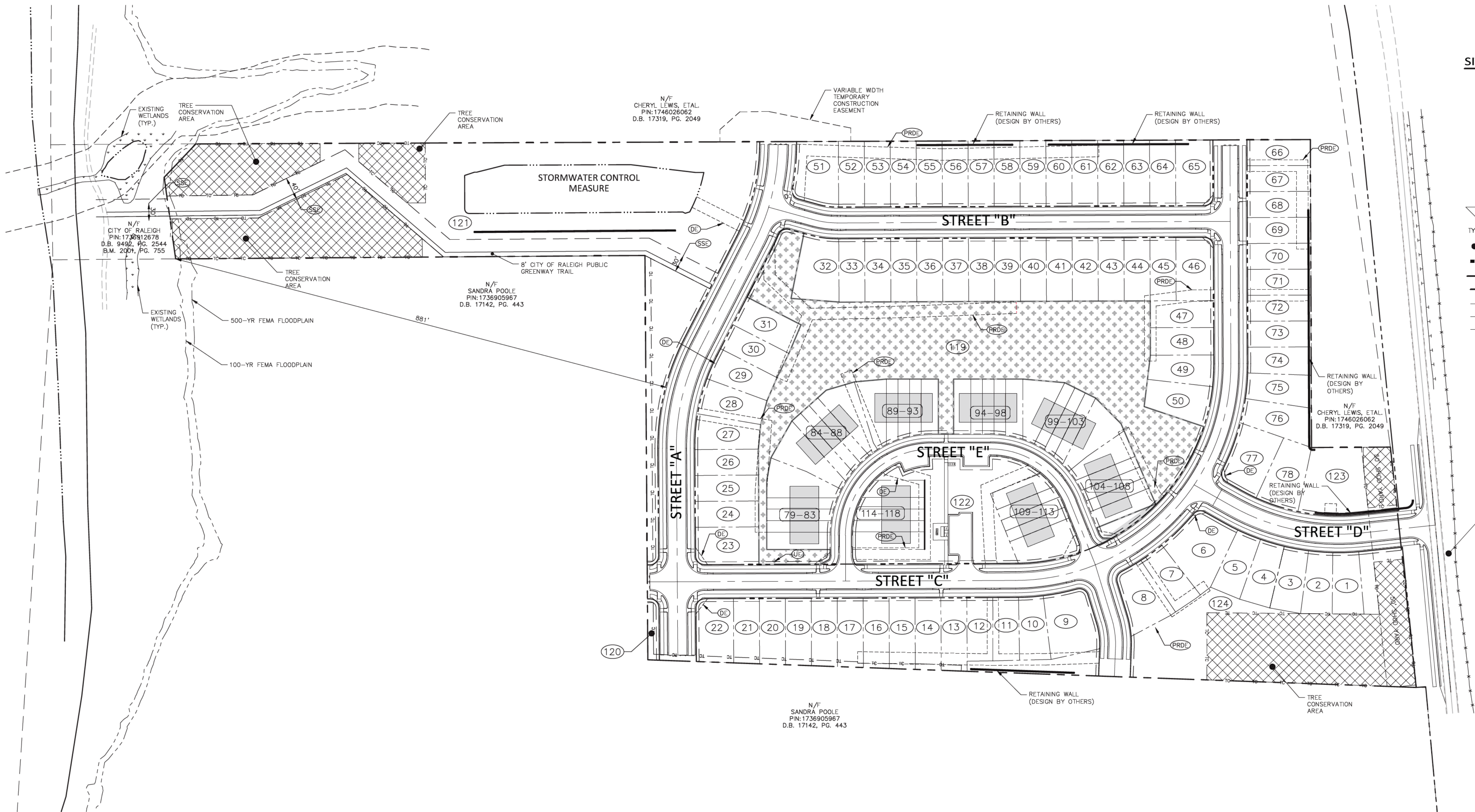
REVISIONS

NO.	DATE	PER CITY OF RALEIGH COMMENTS
1	03.12.2021	

PRELIMINARY SUBDIVISION PLAN FOR:

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

X:\Projects\DRB-18000\Land\Site Plan-Construction Drawings\Current Drawings\DRB18000-OAS1.dwg, 3/25/2021 2:42:50 PM, Kiliatch, Max

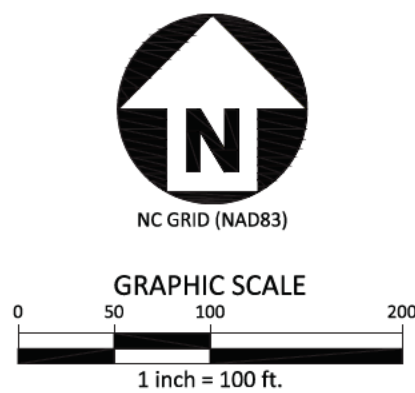


SITE LEGEND	
	SIGNAGE
	YARD LIGHTS
	LIGHT POLE
	POWER POLE
	TRAFFIC DIRECTIONAL ARROW
	ACCESSIBLE PARKING STALL
	VAN ACCESSIBLE PARKING STALL
	PARKING SPACE COUNT
	ACCESSIBLE RAMPS
	ACCESSIBLE ROUTE
	PHASE LINE
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE

EXISTING
BLUE RUN LANE (SR 4378)
AND I-540
(VARIABLE WIDTH 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

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 (HOA MAINTAINED)
	OUTDOOR AMENITY AREA



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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

www.mcadamsco.com

CLIENT

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

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

REVISIONS

NO.	DATE	PER CITY OF RALEIGH COMMENTS
1	03. 24. 2021	

PLAN INFORMATION

PROJECT NO.	DRB-18000
FILENAME	DRB18000-OAS1
CHECKED BY	RCA
DRAWN BY	SMB
SCALE	1"=100'
DATE	03. 24. 2021

SHEET

OVERALL
SUBDIVISION PLAN
C2.00