

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="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			
GENERAL INFORMATION			
Scoping/sketch plan case number(s):			
Development name (subject to approval):			
Property Address(es):			
Recorded Deed PIN(s):			
What is your project type?	<input type="checkbox"/> Single family <input type="checkbox"/> Apartment	<input type="checkbox"/> Townhouse <input type="checkbox"/> Non-residential	<input type="checkbox"/> Attached houses Other: _____

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION	
NOTE: Please attach purchase agreement when submitting this form	
Company:	Owner/Developer Name and Title:
Address:	
Phone #:	Email:
APPLICANT INFORMATION	
Company:	Contact Name and Title:
	Address:
Phone #:	Email:

Continue to page 2 >>

DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
ZONING INFORMATION	
Gross site acreage:	
Zoning districts (if more than one, provide acreage of each):	
Overlay district:	Inside City limits? Yes No
Conditional Use District (CUD) Case # Z-	Board of Adjustment (BOA) Case # A-

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: _____ Square Feet: _____	Proposed Impervious Surface: Acres: _____ Square Feet: _____
Neuse River Buffer Yes No	Wetlands <input checked="" type="checkbox"/> Yes No
Is this a flood hazard area? Yes No	
If yes, please provide the following:	
Alluvial soils: _____	
Flood study: _____	
FEMA Map Panel #:	
NUMBER OF LOTS AND DENSITY	
Total # of townhouse lots:	Detached Attached
Total # of single-family lots:	
Proposed density for each zoning district (UDO 1.5.2.F):	
Total # of open space and/or common area lots:	
Total # of requested lots:	

SIGNATURE BLOCK	
<p>I hereby designate _____ 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.</p> <p>I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after six consecutive months of inactivity.</p>	
Signature: <i>Julie G</i>	Date:
Printed Name:	
Signature: <i>Whitt Cozart</i>	Date:
Printed Name:	

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

SITE DATA:	
APPLICANT:	BLUE HEEL DEVELOPMENT 3633 Harden Road, Suite 102 Raleigh, NC 27607
CONTACT:	JONATHAN A. ALLEN, PE NV5 ENGINEERS & CONSULTANTS 3300 Regency Parkway, Suite 100 Cary, NC 27518 (919) 858-1831
FIN:	0768-67-9147 & 0768-77-3039
TAX MAP:	0768-02
EXISTING ZONING:	R-10 CU
ACREAGES:	3.58 Ac. & 2.20 Ac.
WETLAND AREA:	589.46 SF & 1,886.29 SF
AREA IN FLOODPLAIN:	0.66 ACRES (100 YEAR ONLY)
WATERSHED:	CRABTREE CREEK
MAXIMUM DENSITY	10 UNITS /ACRE (UDO SEC. 2.2.3.A4)
FLOOR AREA RATIO	6.57 Units /Acre
HORIZONTAL DATUM	NAD 83 / 2011
VERTICAL DATUM	NAVD 88
NUMBER OF PROPOSED LOTS	38

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DEVELOPMENT TYPE (UDO Section 2.1.2)	
Conventional Subdivision	Compact Development
Conservation Development	Cottage Court
NOTE: Subdivisions may require City Council approval if in a Metro Park Overlay or Historic Overlay District	
GENERAL INFORMATION	
Scoping/sketch plan case number(s): SCOPE-0005-2021	
Development name (subject to approval): ACC Blvd Townes	
Property Address(es): 7630, 7650 ACC Boulevard	
Recorded Deed PIN(s): 0768773039, 0768679147	
What is your project type?	<input type="checkbox"/> Single family Apartment <input checked="" type="checkbox"/> Townhouse 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: Green Sea Partners, LLC	Owner/Developer Name and Title:
Address: 2416 White Oak Road, Raleigh, NC 27609	
Phone #:	Email:
APPLICANT INFORMATION	
Company: NV5 Engineers + Consultants	Contact Name and Title: Jonathan Allen, Project Manager
Address: 3300 Regency Parkway, Suite 100, Cary, NC 27518	
Phone #: 919-924-2510	Email: Jonathan.Allen@nv5.com

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REVISION 07.07.20

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CITY OF RALEIGH PROJECT NUMBER SUB-0026-2021

DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
ZONING INFORMATION	
Gross site acreage: 5.78 Acres	
Zoning districts (if more than one, provide acreage of each): R-10-CU	
Overlay district: N/A	Inside City limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Conditional Use District (CUD) Case # Z- 41-2020	Board of Adjustment (BOA) Case # A- N/A

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 0 Square Feet: 0	Proposed Impervious Surface: Acres: 1.98 Acres Square Feet: 90,000 sf
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: None Flood study: Detailed Study - Zone AE FEMA Map Panel #: 1720078800J Dated May 2, 2008	
NUMBER OF LOTS AND DENSITY	
Total # of townhouse lots:	Detached 38 Attached
Total # of single-family lots:	N/A
Proposed density for each zoning district (UDO 1.5.2.F): 6.57 units/acre	
Total # of open space and/or common area lots:	
Total # of requested lots: 38	

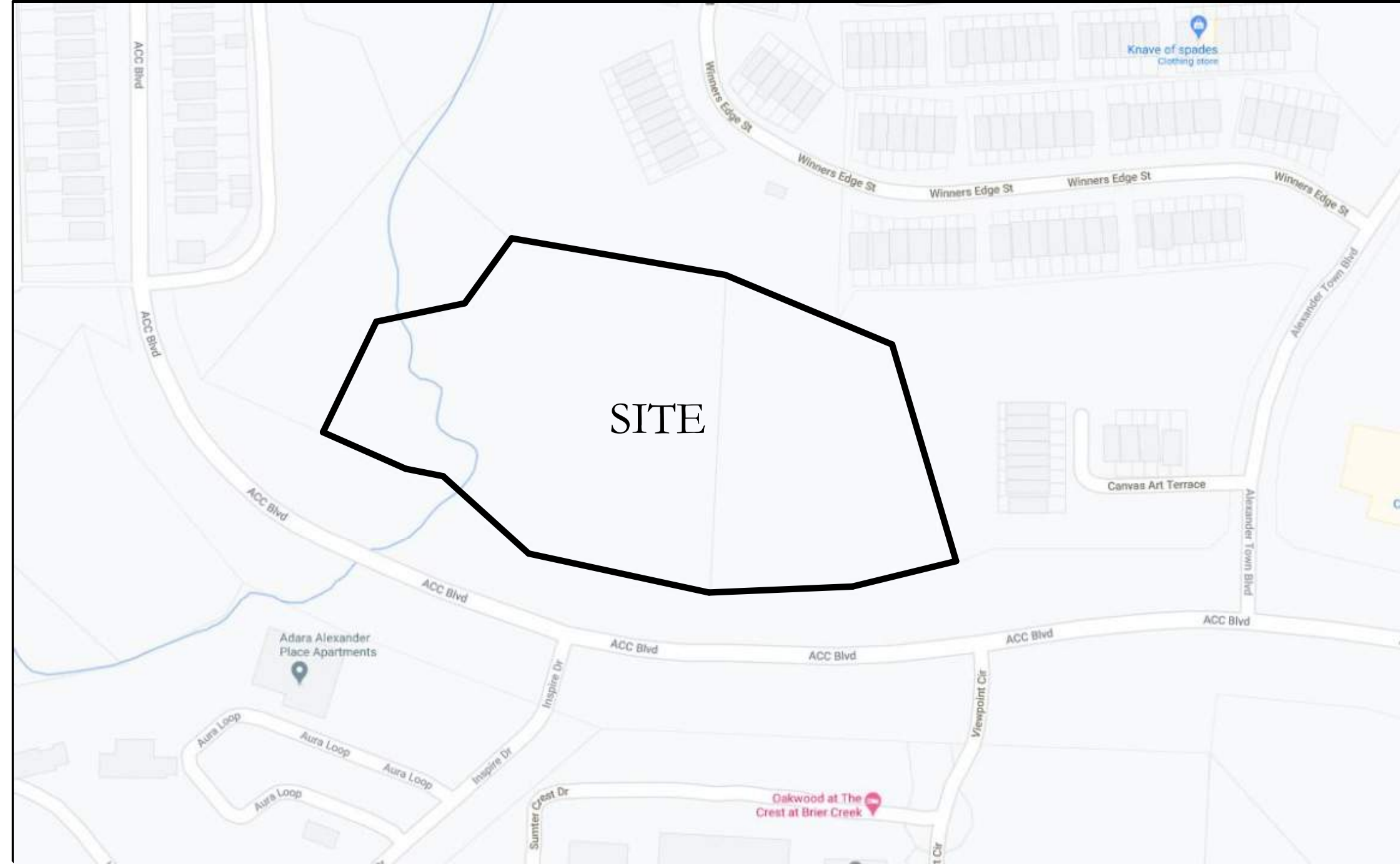
SIGNATURE BLOCK	
I hereby designate <u>Jonathan Allen, NV5 Engineers + Consultants</u> to serve as my agent regarding this application, to receive and response to administrative comments, to resubmit plans on my behalf, and to represent me in any public meeting regarding this application.	
I/we have 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: <u>Julie G</u>	Date: 4.7.21
Printed Name: Julie Gavanhan, COO	
Signature: <u>Whitt Cogant</u>	Date: 4.7.21
Printed Name: Whitt Cogant	

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

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VICINITY MAP
NOT TO SCALE

This note shall apply to each and every sheet in this set.

The Engineer does not guarantee that all existing facilities such as pipelines, electrical lines, conduit, telephone cable, service connections, or other facilities are shown on the Plans. It shall be the Contractor's responsibility to have all utilities located by their respective owners, field mark the utility locations, and protect all such existing facilities prior to beginning construction. The Contractor is fully responsible for notifying all utility owners in accordance with NC General Statute - Chapter 87, Article 8, The Underground Damage Prevention Act.

BUILD TO EXEMPTION:
Build-to requirement not applicable to townhouse developments per TC (text change) -19-19; Effective Date 06/17/2021

BLOCK PERIMETER EXEMPTION:
Creation of street to meet block perimeter requirement is obstructed by water course that has one (1) square mile of discharge area or more per UDO Section 8.3.2.A.1.b.v.c.

PUBLIC IMPROVEMENT QUANTITIES

PHASE NUMBER (S)	1
NUMBER OF LOT (S)	0
LOT NUMBER (S) BY PHASE	0
NUMBER OF UNITS	0
LIVABLE BUILDINGS	0
OPEN SPACE	0
NUMBER OF OPEN SPACE LOTS	0
PUBLIC WATER	0
PUBLIC SEWER	0
PUBLIC STREET (LF)	0
PUBLIC SIDEWALK (LF)	0

INDEX OF SHEETS

C-000	COVER
C-001	EXISTING CONDITIONS
C-100	TYPICAL SECTIONS
C-200	SITE PLAN
C-201	LOTS & EASEMENTS PLAN
C-202	SITE ENLARGEMENTS
C-300	GRADING & DRAINAGE
C-400	UTILITY PLAN
L-100	LANDSCAPE PLAN
TC-01	TREE CONSERVATION PLAN
SHEET 1	LIGHTING PLAN

GENERAL NOTES:

- All construction shall be in accordance with applicable municipality standards, specifications, and details. Work in this project shall also conform to these plans, the City of Raleigh Standards and Specifications, the latest editions of the North Carolina Department of Transportation (NCDOT) Road and Bridge Specifications, the Road and Bridge Standards, the North Carolina Erosion and Sediment Control Handbook, the North Carolina erosion and Sediment Control Regulations, the final geotechnical report, and General Design Standards. In the event of conflict between any of the standards, specifications, or plans, the most stringent shall govern.
- The contractor shall be solely responsible for trench safety during all phases of construction.
- The location and size of existing utilities as shown is approximate only; the contractor is responsible for horizontally and vertically locating and protecting all public or private utilities that lie in or adjacent to the construction site. The Contractor is fully responsible for notifying all utility owners in accordance with NC General Statute - Chapter 87, Article 8, The Underground Damage Prevention Act.
- The contractor shall salvage and protect all existing power poles, signs, manholes, telephone risers, water valves, etc. during all construction phases. The contractor shall repair, at his own expense, any existing utilities damaged during construction.
- Traffic control on public streets shall be in conformance with the traffic control plan, the "Manual of Uniform Traffic Control Devices," and as further directed by City and State Inspectors.
- Any discrepancies found between the drawings and specifications and site conditions or any inconsistencies or ambiguities in drawings or specifications shall be immediately reported to the engineer, in writing, who shall promptly address such inconsistencies or ambiguities. Work done by the Contractor after his discovery of such discrepancies, inconsistencies, or ambiguities shall be done at the contractor's risk.
- Contractor is responsible for verifying all required permits and approvals prior to commencing construction.
- All areas shall be graded for positive drainage, and as shown on these plans. The contractor shall maintain adequate site drainage during all phases of construction. The contractor shall use all methods approved by the engineer and applicable municipality as required to prevent all and construction debris from flowing onto adjacent properties. Contractor shall comply with all applicable federal, state, or local erosion, conservation, and siltation ordinances. Contractor shall remove all temporary erosion control devices upon completion of permanent drainage facilities and the establishment of a stand of grass or other growth to prevent erosion.
- The contractor shall clear and grub the site and place, compact, and moisture condition all fill per the project geotechnical engineer's specifications. The fill material to be used shall be approved by the Geotechnical Engineer prior to placement.

GENERAL NOTES CONTINUED:

- Fill type, compaction, and moisture condition should be according to the Geotechnical Engineer's specifications, but at a minimum, the following must be met:
Materials used to construct embankments for any purpose, backfill around drainage structures, or in utility trenches or any other depression requiring fill or backfill shall be compacted to 95% of maximum density as determined by the modified proctor test as set out in ASTM Standard D-968. The contractor shall, prior to any operations involving filling or backfilling, submit the results of the proctor test together with a certification that the soil tested is representative of the materials to be used on the project. Tests shall be conducted by a certified materials testing laboratory and the certifications made by a licensed professional engineer representing the laboratory.
- Proposed contours and gutter gradients are approximate. Proposed spot elevations and roadway profiles/super-elevations/typical sections are to be used in case of discrepancy.
- The contractor shall verify and coordinate all dimensions shown, including the horizontal and vertical location of curb inlets and grate inlets and all utilities crossing the storm sewer.
- All distances shown represent horizontal ground distances.
- Rem elevations are given as top of curb for Catch Basins, top of grate for Drop Inlets, and top of cover for Junctions Boxes.
- Storm Sewer (RCP) shall be constructed to the following classes:
Cover less than 10 feet - Class C bedding, Class III walls
Cover 10 feet to 15 feet - Class B bedding, Class III walls
Cover greater than 15 feet and less than 2 feet - Class B bedding Class IV walls
- All curb joints shall extend through the curb. Minimum length of offset joints at radius points is 1.5 feet. All joints shall be sealed with joint sealant.
- All handicap ramps and associated pavement markings shall conform to ADA requirements, North Carolina State Building Code and the City of Raleigh Standard Details.
- Existing water and sewer main/services to the property are to be verified by the contractor prior to the start of construction. The project engineer has attempted to verify sizes from relevant plans, however, exact sizes/dimensions can only be determined from field exposure of the relevant line.
- NCDOT Right-of-Way - contract project engineers and obtain all permits and encroachments (cross-check plans with special provisions, keep copies on construction site, also contact NCDOT District Office 24 hours in advance before placing curb and gutter).
- The contractor shall be responsible for contacting the City of Raleigh Inspections Department at (919) 516-2495 to obtain a street cut permit.

GENERAL NOTES CONTINUED:

- Within the sight triangles shown on this plan, no obstruction between 2 feet and 8 feet in height above the curb line elevation shall be located in whole or part. Obstructions include but are not limited to any berm, foliage, fence, wall, sign, parked vehicle or other object.
- All construction shall be in accordance with all City of Raleigh Standards and Specifications.
- All NCDOT driveway and/or encroachment permits must be obtained prior to building permit issuance.
- Solid Waste: Collection carts to be stored in unit garages and will be wheeled out to street for collection by city solid waste vehicles.
- A portion of the subject property is in a special flood hazard area per map number 3720-0768-001 (Effective Date May 2nd, 2006). Said map was downloaded on 03-02-2021 from the following website: "WWW.NCFLOODMAPS.COM"

ZONING CONDITIONS

Z-41-20

Conditions:

1. Along the eastern property line, in areas where there is no Neuse Riparian Buffer or tree conservation area, the development will include a ten-foot planted buffer between the subject property and the Alexander Place Townhome Association open space (PIN 0768776173; Deed Book 12189, Page 1305). The planted buffer shall include four shade trees per 100 lined feet, three understory trees per 100 lined feet, and 40 shrubs per 100 lined feet.

RESPONSE: The planted buffer has been incorporated into the Landscape Plan (Sheet L-100).

2. The 100-year floodplain shall remain undisturbed from added fill except for the installation of utilities, stormwater conveyance, gateway trails, fencing or other public improvements.

RESPONSE: The 100-year floodplain will remain undisturbed.

NV5

NV5 ENGINEERS & CONSULTANTS, INC.
3300 REGENCY PARKWAY
CARY, NC 27518
P: 919.851.1912
WWW.NV5.COM
NC License # F-1333
Formerly CALV Engineers & Consultants

PRELIMINARY
DO NOT USE
FOR CONSTRUCTION

ACC BLVD TOWNES PRELIMINARY SUBDIVISION PLAN

Developer:
BLUE HEEL DEVELOPMENT
3633 Harden Road, Suite 102
Raleigh, NC 27607

Owner:
GREEN SEA PARTNERS, LLC
2416 White Oak Road
Raleigh, NC 27609-7612

NO.	DATE	REVISIONS	REMARKS
1.	04/22/2021	1ST SUBMITTAL	
2.	06/22/2021	2ND SUBMITTAL	
3.	08/05/2021	3RD SUBMITTAL	
4.			
5.			
6.			
7.			
8.			

PROJECT NO: 2019190.03

DRAWN BY: DFB
DWS CHECKED BY: JAA
SCALE: SEE PLAN
DATE: 2021-04-23

COVER

C-000

SITE DATA

PIN: 0768-67-9147 & 0768-77-3039
TAX MAP: 0768-02
EXISTING ZONING: R-10 CU
ACREAGESF: 3.58 Ac. & 2.20 Ac.
WETLAND AREA: 589.46 SF & 1,886.29 SF
AREA IN FLOODPLAIN: 0.66 ACRES (100 YEAR ONLY)
WATERSHED: CRABTREE CREEK
FLOOR AREA RATIO: 6.57 Units / Acre
HORIZONTAL DATUM: NAD 83 / 2011
VERTICAL DATUM: NAVD 88
NUMBER OF PROPOSED LOTS: 38

SITE LAYOUT NOTES

- EXISTING SURVEY PROVIDED BY CAWTHORNE, MOSS & PANCIERA, PC, DATED 10/5/2020.
- EXISTING UTILITIES SHOWN SHALL BE VERIFIED IN THE FIELD PRIOR TO BEGINNING ANY CONSTRUCTION. CONTRACTOR SHALL CONTACT NC ONE CALL CENTER AT 1-800-432-4949 FOR LOCATION OF EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING AROUND EXISTING UTILITIES TO REMAIN.
- ALL CONSTRUCTION TO BE PERFORMED IN ACCORDANCE WITH CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS.
- BLOCK PERIMETER FOR DEVELOPMENT IS APPROXIMATELY 1,700 LF; THEREFORE, BLOCK PERIMETER NOT APPLICABLE FOR THIS PROJECT (MAXIMUM BLOCK PERIMETER LENGTH IN R-10 DISTRICT IS 2,500 LF).
- WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN TWO (2) FEET AND EIGHT (8) FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION OR THE NEAREST TRAVELED WAY, IF NO CURBING EXISTS.
- UNLESS NOTED, ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF 28' MINIMUM.
- WC ACCESS RAMPS SHALL BE PROVIDED IN ACCORDANCE WITH THE CITY OF RALEIGH PUBLIC WORKS DEPARTMENT STANDARDS, PROWAG STANDARDS AND ADAAG SPECIFICATIONS.
- A RETAINING WALL MAINTENANCE AND ACCESS EASEMENT SHALL BE PROVIDED ACROSS INDICATED LOTS FOR MAINTENANCE AND REPAIR OF THE RETAINING WALL BY THE HOMEOWNERS ASSOCIATION.

PARKING CALCULATIONS

PARKING REQUIRED (FOR 3-BEDROOM UNITS) = 2 SPACES PER UNIT
PARKING PROPOSED = 2 SPACES PER UNIT (2 IN GARAGE)
BIKE PARKING REQUIRED = 1 SPACE PER 20 UNITS, (MIN. 4)
BIKE PARKING PROVIDED = 4 BIKE SPACES

AMENITY AREA CALCS

SIZE OF PARCELS = 5.78 ACRES
AMENITY AREA REQUIRED = 10% OF PARCEL SIZE = 0.578 ACRES
AMENITY AREA PROPOSED = 0.588 ACRES
AMENITY AREA #1 = 0.308 ACRES
AMENITY AREA #2 = 0.280 ACRES

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4.		
5.		
6.		
7.		
8.		

PROJECT NO: 2019190.03

DRAWN BY: DFB
DWG. CHECKED BY: JAA
SCALE: SEE PLAN
DATE: 2021-04-23

SITE PLAN

C-200

