



Administrative Approval Action

Case File / Name: SUB-0026-2021
DSLCL - ACC Blvd Townes

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

LOCATION: This 5.78 acre site zoned R-10-CU (Z-41-20) is located on the north side of ACC Blvd, just west of the intersection of ACC Blvd and Alexander Town Blvd at 7630 and 7650 ACC Blvd. One of the current parcels comprising this site is outside the city limits and the other is within.

REQUEST: This is a Revision to a previously approved conventional town home subdivision consisting of 39 residential lots and one Common/HOA lot all served off of a private residential drive. The revision includes minor changes in lot layout and configuration as well as approval of an additional lot (previously 38 building lots and one common area lot were approved; 39 building lots and one common area lot for a total of 40 lots are approved with this revision). The revision requires a new appeal period and a new sunset date. The previous sunset date was 1/4/25. The new sunset date is 5/11/25.

**DESIGN
ADJUSTMENT(S)/
ALTERNATES, ETC:** SUR-0832-2022: DSENG - Surety/Infrastructure
SPR-0024-2022: DSLCL - Site Permitting Review/Major [Signature Set]
RCMP-0245-2022: DSLCL - Recorded Maps/Subdivision

FINDINGS: City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated October 22, 2021 by NV5 ENGINEERING.

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. As driveways associated with lots 25, 26, and 27 cross HOA maintained property to access the drive, a cross access easement for each driveway section needs to be shown and recorded or lots should be revised showing the driveways all on private property up to the access drive easement.
2. A 100' CP&L electric easement crosses the project diagonally. Provide verification that the utility company is in agreement with the encroachment of this easement. Provide a copy of the approval notification from the easement holder.
3. a) Lighting plan sheet needs to be revised to show the proposed (new) layout and lots. and
b) Sheets 200 and 201 - At the rear of lots 36-39 please label the new retaining wall and show a maintenance and access easement (as it crosses private lots).



Administrative Approval Action

Case File / Name: SUB-0026-2021
DSLCL - ACC Blvd Townes

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

Engineering

4. 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

5. A Downstream Sewer Capacity Study in compliance with the City of Raleigh Public Utilities Department Handbook shall be submitted by the Project Engineer for review and approval
6. The Developer shall provide a letter or e-mail from DUKE ENERGY authorizing new waterline encroachment across existing transmission easement prior to concurrent approval

Stormwater

7. The State of North Carolina shall approve any proposed disturbance within the riparian buffer prior to the issuance of any grading or site permit (UDO 9.2.3.E).
8. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).
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 stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).
11. Written permission from the power company must be provided for any proposed land disturbance in the power company easement.

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 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
-------------------------------------	---

--	--

☒ **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.



Administrative Approval Action

Case File / Name: SUB-0026-2021
DSLCL - ACC Blvd Townes

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

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.

Engineering

2. A public infrastructure surety is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).
3. A public infrastructure surety for 18 street trees is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).

Public Utilities

4. Infrastructure Construction Plans (concurrent submittal) must be approved by the City of Raleigh Public Utilities Department for all public water, sewer and private sewer extensions
5. A Water Assessment fee shall be paid to the Assessment Specialist in the City of Raleigh Engineering Services Department (\$3,596)
6. As part of the site is outside the city limits, 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

7. 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).
8. 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).
9. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.
10. 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).
11. The riparian buffers, in accordance with the preliminary plan and the State of North Carolina regulations, shall be shown on plats for recording along with required buffer statement (Recorded Map Checklist).



Administrative Approval Action

Case File / Name: SUB-0026-2021
DSLCL - ACC Blvd Townes

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

12. 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).
13. 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).

Urban Forestry

14. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes .61 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:

Public Utilities

1. A plat must be recorded at the Wake County Register of Deeds office for subdivision & utility easement dedication

Stormwater

2. An encroachment agreement for Stormwater pipes within the public right-of-way shall be approved by City Council and the City Council approved encroachment agreement shall be filed with the Development Services Department, and the encroachment agreement shall be recorded with the Wake County Register of Deeds. A recorded copy of these documents must be provided to the Development Services Department.
3. Impervious restrictions for each lot must be recorded on a plat prior to building permit issuance.

Urban Forestry

4. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 24 street trees along ACC Blvd.

The following are required prior to issuance of building occupancy permit:

General

1. All Water & Sanitary Sewer 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



Administrative Approval Action

Case File / Name: SUB-0026-2021
DSLCL - ACC Blvd Townes

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

Stormwater

3. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).
4. As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3).

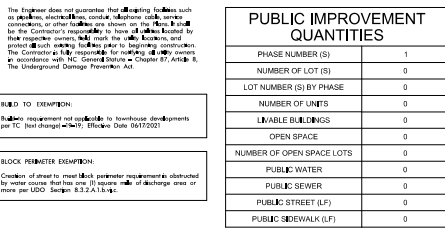
EXPIRATION DATES: If significant construction has not taken place on a project after preliminary subdivision approval, that approval may "sunset" and be declared void, requiring re-approval before permits may be issued. To avoid allowing this preliminary approval to "sunset", the following must take place by the following dates:

3-Year Sunset Date: May 11, 2025
Record at least ½ of the land area approved.

5-Year Sunset Date: May 11, 2027
Record entire subdivision.

I hereby certify this administrative decision.

Signed: *Daniel L. Stegall* Date: 01/12/2022
Development Services Director/Designee
Staff Coordinator: Michael Walters

[illegible][illegible]

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

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

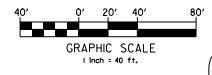
ZONING CONDITIONS

Conditions:

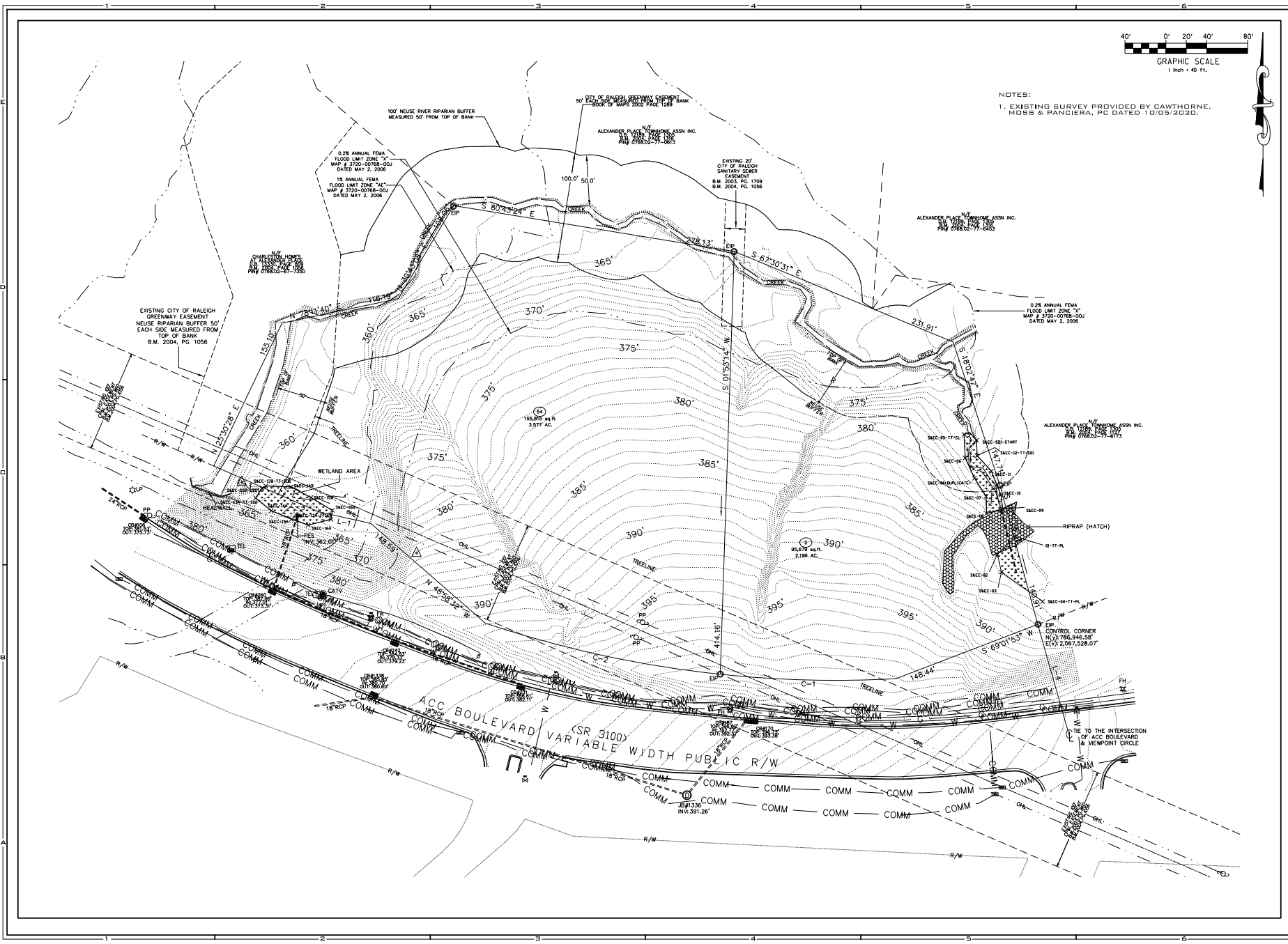
1. Along the eastern property line, an area where there is no dense Riparian Buffer or tree conservation area, the development shall include a six-foot planted buffer between the subject property and the Alexander Plant Townhome Association open space (PO# 076876172; David Book 21899, Page 1325). The planted buffer shall include four shade trees per 100 linear feet, three understory trees per 100 linear feet, and 40 shrubs per 100 linear feet.
- RESPONSE: The planted buffer has been incorporated into the Landscape Plan (Sheet 1405).
2. The 100-year floodplain shall remain undisturbed from added imperviousness for on-site, stormwater conveyance, roadway traffic, loading or other public improvements.
- RESPONSE: The 100-year floodplain will remain undisturbed.

<div style="display: flex; justify-content: space-between;"> <div> <p>ACC BLVD TOWNES</p> <p>PRELIMINARY SUBDIVISION PLAN</p> </div> <div> <p>Developer: GREENVIEW CONVENT 2416 White Oak Road Raleigh, NC 27607</p> <p>Owner: GREENVIEW OWNERS, LLC 2416 White Oak Road Raleigh, NC 27607</p> </div> </div>		<div style="display: flex; justify-content: space-between;"> <div> <p>PRELIMINARY DO NOT USE FOR CONSTRUCTION</p> </div> <div> <p>N15</p> <p>NWS Publishers & CONSULTANTS, INC. 2300 RESEARCH PARKWAY FARMERSVILLE, NC 27534 Tel: 919.851.1212 www.nwsp.com</p> <p>Mapmakers, Inc. Engineers & Constructors 10000 N. 10th Street, Suite 100 Raleigh, NC 27615 Tel: 919.877.7777 www.mapmakers.com</p> </div> </div>																	
<div style="display: flex; justify-content: space-between;"> <div> <p>REVISIONS</p> <table border="1"> <thead> <tr> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>01-23-2021</td> <td>REMARKS TOTAL</td> </tr> <tr> <td>02-22-2021</td> <td>2ND SUBMITTAL</td> </tr> <tr> <td>03-22-2021</td> <td>3RD SUBMITTAL</td> </tr> <tr> <td>10-22-2021</td> <td>REVISED LAYOUT SUBMITTAL</td> </tr> <tr> <td>01-22-2022</td> <td>4TH SUBMITTAL</td> </tr> <tr> <td>02-22-2022</td> <td>5TH SUBMITTAL</td> </tr> <tr> <td>03-22-2022</td> <td>6TH SUBMITTAL</td> </tr> </tbody> </table> </div> <div> <p>PROJECT HD: 2019.190.03</p> </div> </div>				DATE	DESCRIPTION	01-23-2021	REMARKS TOTAL	02-22-2021	2ND SUBMITTAL	03-22-2021	3RD SUBMITTAL	10-22-2021	REVISED LAYOUT SUBMITTAL	01-22-2022	4TH SUBMITTAL	02-22-2022	5TH SUBMITTAL	03-22-2022	6TH SUBMITTAL
DATE	DESCRIPTION																		
01-23-2021	REMARKS TOTAL																		
02-22-2021	2ND SUBMITTAL																		
03-22-2021	3RD SUBMITTAL																		
10-22-2021	REVISED LAYOUT SUBMITTAL																		
01-22-2022	4TH SUBMITTAL																		
02-22-2022	5TH SUBMITTAL																		
03-22-2022	6TH SUBMITTAL																		
<div style="display: flex; justify-content: space-between;"> <div> <p>DRAWN BY: DFB</p> <p>DWD, CHECKED BY: JAA</p> <p>SCALE: SEE PLAN</p> <p>DATE: 2021-04-23</p> </div> <div> <p>COVER</p> </div> </div>																			
<p>C-000</p>																			

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND / OR NC DOT STANDARDS AND SPECIFICATIONS



NOTES:
1. EXISTING SURVEY PROVIDED BY CAWTHORNE, MOSES & PANGIERA, PC DATED 10/05/2020.



NV 5

PRELIMINARY
DO NOT USE
FOR CONSTRUCTION

ACC BLVD TOWNES
PRELIMINARY SUBDIVISION PLAN

NO.	DATE	REVISIONS
1	05/22/2021	1ST SUBMITTAL
2	06/02/2021	2ND SUBMITTAL
3	06/02/2021	3RD SUBMITTAL
4	10/23/2021	REVISED LAYOUT SUBMITTAL
5		
6		
7		
8		
9		
10		

PROJECT NO: 2019190.03
DRAWN BY: DFB
OWN CHECKED BY: JAA
SCALE: SEE PLAN
DATE: 2021-04-23

EXISTING
CONDITIONS

C-001

OWNER: GREEN SEA PARTNERS, LLC
2416 White Oak Road
Raleigh, NC 27605-7612
DESIGNER: BLUE HILL DEVELOPMENT
3633 Harden Road, Suite 102
Raleigh, NC 27607
CONSULTANTS: NV5 ENGINEERS & CONSULTANTS, INC.
2715 W. Hargett Street, Suite 200
Raleigh, NC 27601
WWW.NV5.COM
NORTH CAROLINA ENGINEERING & CONSULTANTS

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND / OR NCDOT STANDARDS AND SPECIFICATIONS

SITE DATA

RN: 0768-07-9147 & 0768-77-3039
TAX MAP: 0768-02
EXISTING ZONING: R-10 CU
ACREAGES: 3.58 Ac. & 2.20 Ac.
WETLAND AREA: 2,475.75 SF
AREA IN FLOODPLAIN: 0.66 ACRES (100 YEAR ONLY)
WATERSHED: CRABTREE CREEK
FLOOR AREA RATIO: 6.75 UNITS/ACRE
HORIZONTAL DATUM: NAD 83 / 2011
VERTICAL DATUM: NAVD 88
NUMBER OF PROPOSED LOTS: 39

SITE LAYOUT NOTES

- EXISTING SURVEY PROVIDED BY CANTHORNE, MOSS & PANCERA, P.C. DATED 10/20/2020.
- EXISTING UTILITIES SHOWN SHALL BE VERIFIED IN THE FIELD PRIOR TO BEGINNING ANY CONSTRUCTION. CONTRACTOR SHALL CONTACT NC ONE CALL CENTER AT 1-800-432-4449 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 TRAVELLED 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.

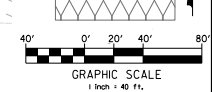
PARKING CALCULATIONS

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 = 0.578 ACRES
AMENITY AREA REQUIRED = 10% OF PARCEL SIZE = 0.578 ACRES
AMENITY AREA PROPOSED = 0.345 ACRES
AMENITY AREA #1 = 0.254 ACRES
AMENITY AREA #2 = 0.341 ACRES

AMENITY AREA



NV 5

PRELIMINARY DO NOT USE FOR CONSTRUCTION

ACC BLVD TOWNES PRELIMINARY SUBDIVISION PLAN

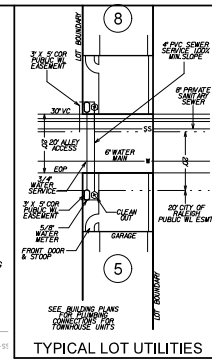
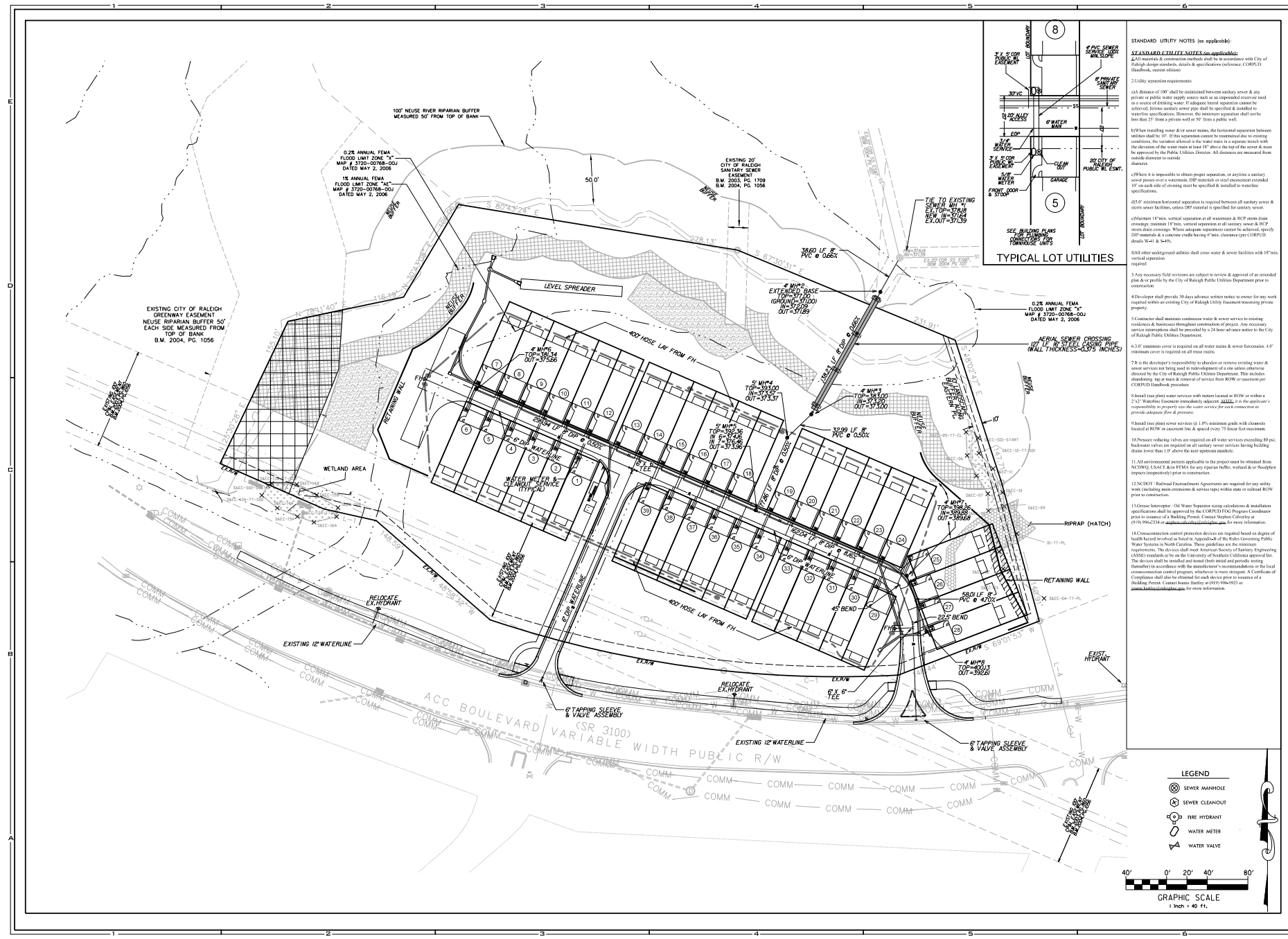
REVISIONS		DATE	DESCRIPTION
1	DATE	05/03/2021	2ND SUBMITTAL
2	DATE	05/03/2021	3RD SUBMITTAL
3	DATE	10/23/2021	REVISED LAYOUT SUBMITTAL
4	DATE	10/23/2021	REVISED LAYOUT SUBMITTAL
5	DATE	10/23/2021	REVISED LAYOUT SUBMITTAL
6	DATE	10/23/2021	REVISED LAYOUT SUBMITTAL
7	DATE	10/23/2021	REVISED LAYOUT SUBMITTAL
8	DATE	10/23/2021	REVISED LAYOUT SUBMITTAL

PROJECT NO: 2019190.03
DRAWN BY: DFB
OWN. CHECKED BY: JAA
SCALE: SEE PLAN
DATE: 2021-04-23

SITE PLAN

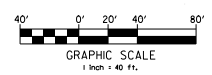
C-200

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND / OR NC DOT STANDARDS AND SPECIFICATIONS



- STANDARD UTILITY NOTES (as applicable):**
1. All materials & construction methods shall be in accordance with City of Raleigh design standards, details & specifications (reference: CORPUS Handbook, current edition).
2. Utility separation requirements
- a) A distance of 10' shall be maintained between sanitary sewer & any private or public water supply source such as an impounded reservoir used as a source of drinking water. If adequate lateral separation cannot be achieved, buried sanitary sewer pipe shall be specified & installed to meet the following specifications. However, the minimum separation shall not be less than 3' from a private well or 5' from a public well.
- b) When installing sewer & water mains, the horizontal separation between utilities shall be 10'. If this separation cannot be maintained due to existing conditions, the separation allowed is the water main in a separate trench with the diversion of the water main at least 10' above the top of the sewer & must be approved by the Public Utilities Director. All distances are measured from outside diameter to outside diameter.
- c) Where it is impossible to obtain proper separation, or anytime a sanitary sewer passes over a watermain, DTP materials or steel connected covered 18\"/>
3. Any necessary field services are subject to review & approval of an approved plan & profile by the City of Raleigh Public Utilities Department prior to construction.
4. Developer shall provide 90 days advance written notice to owner for any work required within an existing City of Raleigh Utility Department easement property.
5. Connector shall maintain continuous water & sewer service to existing residences & businesses throughout construction of project. Any necessary service interruption shall be preceded by a 24 hour advance notice to the City of Raleigh Public Utilities Department.
6. 4.5' minimum cover is required on all water main & sewer facilities. 4.0' minimum cover is required on all manholes.
7. It is the developer's responsibility to abandon or remove existing water & sewer service not being used in redevelopment of a site unless otherwise directed by the City of Raleigh Public Utilities Department. This includes abandoned, tap or work & removal of service from ROW or easement per CORPUS Handbook procedure.
8. Install test plan water service with meter located at ROW or within a 2' x 2' 'waterless' basement immediately adjacent, available to the applicant's responsibility to properly use the water service for each connection to provide adequate flow & pressure.
9. Install test plan sewer service (a) 1.0% minimum grade with cleanouts located at ROW or easement line & spaced every 75 linear feet maximum.
10. Pressure testing valves are required on all water services exceeding 80 psi; backwater valves are required on all sanitary sewer services having building drains lower than 1.0' above the test system manifold.
11. All environmental permits applicable to the project must be obtained from NCEM/USACE/NOA/FEMA for any riparian buffer, wetland, or floodplain impacts (respectively) prior to construction.
12. NCWQI (Water Quality) Agreements are required for any utility work creating new wetlands & riparian buffer, wetland, or floodplain prior to construction.
13. Grease Interceptor / Oil Water Separator using calculations & installation specifications shall be approved by the CORPUS/NOA. Program Compliance prior to issuance of a Building Permit. Contact Stephen Calabrese at (919) 996-7131 or stephen.calabrese@raleighnc.gov for more information.
14. Cross-connection control protection devices are required based on degree of health hazard as defined in the Appendix of the Rules Governing Public Water Systems in North Carolina. These guidelines are the minimum requirements. The devices shall meet American Society of Sanitary Engineering (ASSE) standards or be on the University of Maryland/Collins approved list. The devices that be installed and tested (initial and periodic testing). Beneficial to accordance with the manufacturer's recommendations on the local cross-connection control program, whenever it is more stringent. A Certificate of Compliance shall also be obtained for each device prior to issuance of a Building Permit. Contact Kate Harter at (919) 996-9923 or kate.harter@raleighnc.gov for more information.

- LEGEND**
- SEWER MANHOLE
 - SEWER CLEANOUT
 - FIRE HYDRANT
 - WATER METER
 - WATER VALVE



NV 5

NVS ENGINEERS & CONSULTANTS, INC.
2416 White Oak Road
Raleigh, NC 27608
www.nvs.com

PRELIMINARY DO NOT USE FOR CONSTRUCTION

ACC BLVD TOWNES PRELIMINARY SUBDIVISION PLAN

Owner: GREEN SEA PARTNERS, LLC
2416 White Oak Road, Suite 102
Raleigh, NC 27608-7612

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

NO.	DATE	REVISIONS
1	05/22/2021	1ST SUBMITTAL
2	06/01/2021	2ND SUBMITTAL
3	06/01/2021	3RD SUBMITTAL
4	10/23/2021	REVISED LAYOUT SUBMITTAL
5		
6		
7		
8		
9		

PROJECT NO: 2019190.03

DRAWN BY: DFB

OWN. CHECKED BY: J.A.A.

SCALE: SEE PLAN

DATE: 2021-04-23

UTILITY PLAN

C-400

