



Administrative Approval Action

Case File / Name: ASR-0093-2022
DSLCL - CAPITAL HILLS SUBDIVISION & SITE PLANS

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

LOCATION: This 17.69 acre vacant site is located west of Capital Blvd, east of the railroad, north of Gresham Lake Rd, and south of Durant Rd, specifically located at 3901 Capital Hills Dr. It is identified as Lot 9 on the Cheviot Assemblage Subdivision Plat, recorded in Book of Maps 2010, Page 84-93.

REQUEST: This project proposes multi-unit living for the development of apartments, parking and associated infrastructure. The project proposes 13 buildings with a total of 404 dwelling units, and a 14th building to be used as a clubhouse for the development. The property is zoned CX-5-CU (Z-8-2022).

DESIGN ADJUSTMENT(S)/ ALTERNATES, ETC: SUB-0056-2022: DSLCL - Preliminary Subdivision/Preliminary 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 by McAdams Company.

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 Condition

1. SUB-0056-2022 must be recorded prior to releasing site permits for ASR-0093-2022.

Public Utilities

2. 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.

Stormwater

3. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
4. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B). If previous TN made for this impervious then just provide that information.
5. A stormwater control plan shall be approved (UDO 9.2).



Administrative Approval Action

Case File / Name: ASR-0093-2022
DSLCL - CAPITAL HILLS SUBDIVISION & SITE PLANS

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

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"/>	Utility Placement Deed of Easement Required
<input checked="" type="checkbox"/>	Right of Way Deed of Easement Required

<input checked="" type="checkbox"/>	Sidewalk Deed of Easement Required
<input checked="" type="checkbox"/>	Slope Easement Deed of Easement Required

RECORDED MAP(S) - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Site Permitting Review plans, if required, have been deemed ready for mylar signature.

The following items must be approved prior to recording the plat:

Engineering

1. A sidewalk deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)
2. A slope easement deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)
3. A public infrastructure surety shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure. (SUR-0051-2023)



Administrative Approval Action

Case File / Name: ASR-0093-2022
DSLCL - CAPITAL HILLS SUBDIVISION & SITE PLANS

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

4. A 5' utility placement easement deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)
5. A public street right-of-way deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)
6. A public access deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)

Public Utilities

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

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 all utility easement dedications.

Stormwater



Administrative Approval Action

Case File / Name: ASR-0093-2022
DSLCL - CAPITAL HILLS SUBDIVISION & SITE PLANS

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

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. 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).

Urban Forestry

4. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes (7) street trees along Capital Hills Dr.

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

General

1. All Water, Sanitary Sewer and Reuse facilities shall be installed, inspected, tested and accepted by the City of Raleigh Public Utilities Department for operations and maintenance.

Stormwater

2. As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3). If the existing SWMF has already been as-built, simply provide that information.

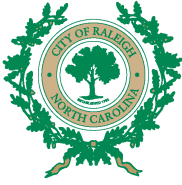
EXPIRATION DATES: The expiration provisions of UDO Section 10.2.8 E, including the ability to request extensions in the expiration date, apply to this site plan. If significant construction has not taken place on a project after administrative site review approval, that approval may expire and be declared void, requiring re-approval before permits may be issued. To avoid allowing this plan approval to expire the following must take place by the following dates:

3-Year Expiration Date: March 23, 2026

Obtain a valid building permit for the total area of the project, or a phase of the project.

4-Year Completion Date:

Within four years after issuance of the first building permit for the site plan, the construction of the entire site plan must be completed unless an applicant has been granted vested rights. Failure to complete construction within this specified time frame shall automatically void the approved site plan for which no building permits have been issued.



Administrative Approval Action

Case File / Name: ASR-0093-2022
DSLCL - CAPITAL HILLS SUBDIVISION & SITE PLANS

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

I hereby certify this administrative decision.

Signed: _____ *Daniel L. Stegall* _____ Date: 03/21/2023
Development Services Dir./Designee
Staff Coordinator: Jessica Gladwin

SITE PLAN NOTES

- 1. MINIMUM CLEARANCE REQUIREMENTS MAY INTERFERE...
2. STREET OR WAY SHALL BE CLEAR...
3. WITHIN THE AREA DEFINED...
4. MULTILANE STOP CONTROL...
5. ALL CONSTRUCTION SHALL CONFORM...
6. ALL DIMENSIONS SHOWN ON PLAN...
7. CONTRACTOR SHALL MAINTAIN AN AS-BUILT...
8. DRAINAGE IMPROVEMENTS DAMAGED...
9. THE CONTRACTOR SHALL NOTIFY...
10. CONTRACTOR SHALL BE RESPONSIBLE...
11. PRIOR TO BEGINNING CONSTRUCTION...
12. ALL DIMENSIONS AND GRADES SHOWN...
13. ALL DIMENSIONS SHALL BE ACCORDANCE...
14. ALL DIMENSIONS SHALL BE ACCORDANCE...
15. ALL DIMENSIONS SHALL BE ACCORDANCE...
16. ALL DIMENSIONS SHALL BE ACCORDANCE...
17. ALL DIMENSIONS SHALL BE ACCORDANCE...
18. ALL DIMENSIONS SHALL BE ACCORDANCE...
19. ALL DIMENSIONS SHALL BE ACCORDANCE...
20. ALL DIMENSIONS SHALL BE ACCORDANCE...

ADDITIONAL UTILITY NOTES

- 1. ALL WATER MAINS, SEWERES AND FIRE SERVICES...
2. ALL SEWER MAINS SHALL BE...
3. ALL FIRE HYDRANTS ADJACENT...
4. ALL SANITARY SEWER INTERCEPT...
5. ALL ACCESSORIES WITH SANITARY...
6. CHIMNEY UTILITY SHOWN...
7. ALL WATER AND SEWER MAINS...
8. CONTRACTOR SHALL NOTIFY...
9. ALL UTILITY SLEEVES SHALL BE...
10. ALL UTILITY SLEEVES SHALL BE...

RETAINING WALL NOTES

- 1. THE RETAINING WALL ALIGNMENT...
2. RETAINING WALLS ARE TO BE...
3. RETAINING WALLS SHALL BE...
4. THE TOP AND BOTTOM...
5. ALL RETAINING WALLS...
6. ANY TIEBACK SYSTEMS...
7. STORMWATER RUN-OFF...
8. ALL WORK TO BE CONSTRUCTED...

CITY OF RALEIGH PUBLIC UTILITIES STANDARD UTILITY NOTES (AS APPLICABLE)

- 1. ALL MATERIALS A CONSTRUCTION...
2. UTILITY SEPARATION REQUIREMENTS:
a) A DISTANCE OF 100'...
b) WHEN INSTALLING WATER...
c) WHEN IT IS POSSIBLE...
d) ALL UTILITY UNDERGROUND...
3. ANY NECESSARY FIELD...
4. CONTRACTOR SHALL MAINTAIN...
5. 6" MINIMUM COVER...
6. IF THE DEVELOPER'S...
7. INSTALL 1/2" MINIMUM...
8. INSURE PROTECTIVE...
9. ALL ENVIRONMENTAL...
10. NECESSARY FIELD...
11. BEFORE CONSTRUCTION...
12. BEFORE CONSTRUCTION...
13. BEFORE CONSTRUCTION...
14. BEFORE CONSTRUCTION...
15. BEFORE CONSTRUCTION...
16. BEFORE CONSTRUCTION...
17. BEFORE CONSTRUCTION...
18. BEFORE CONSTRUCTION...
19. BEFORE CONSTRUCTION...
20. BEFORE CONSTRUCTION...



November 9, 2022
Carson Mays
Marlowe Capital Hills
3901 Capital Hills Drive
Raleigh, NC 27616

RE: Marlowe Capital Hills, 3901 Capital Hills Drive, Raleigh, NC 27616

Dear Carson:

This letter serves as confirmation that GFL Environmental will provide waste and recycling services to the above property.

Sincerely,

Jessica McWilliams
National Account Executive
GFL Environmental
jmcwilliams@gflenv.com

3301 Benson Drive, Suite 601, Raleigh, NC 27609
Tel: 919-326-3000 | gflenv.com

McAdams logo and contact information: The John R. McAdams Company, Inc. 621 Hillsborough Street, Suite 500, Raleigh, NC 27603. Phone: 919-361-5000. Fax: 919-361-2269. License number: 02935, C-137. www.mcadamsco.com

CLIENT
GREYSTAR
521 E. MOREHEAD ST., SUITE 400
CHARLOTTE, NC 28202
PHONE: 800.478.3151

GREYSTAR logo and tagline: The Global Leader in Rental Housing

CAPITAL HILLS APARTMENTS
ADMINISTRATIVE SITE REVIEW
3901 CAPITAL HILLS DRIVE
RALEIGH, NORTH CAROLINA 27616

REVISIONS

Table with 3 columns: No., Date, Description. Row 1: 1, 11.29.2022, FOR PERMITS AND LOCAL AGENCY REVIEW. Row 2: 2, 02.07.2023, FOR PERMITS AND LOCAL AGENCY REVIEW.

PLAN INFORMATION

Table with 2 columns: Field Name, Value. Fields include PROJECT NO. (GRE-20002), FILENAME (GRE20002.N1), CHECKED BY (ACP/MDS), DRAWN BY (BAM), SCALE (N.T.S.), DATE (02.03.2023).

SHEET

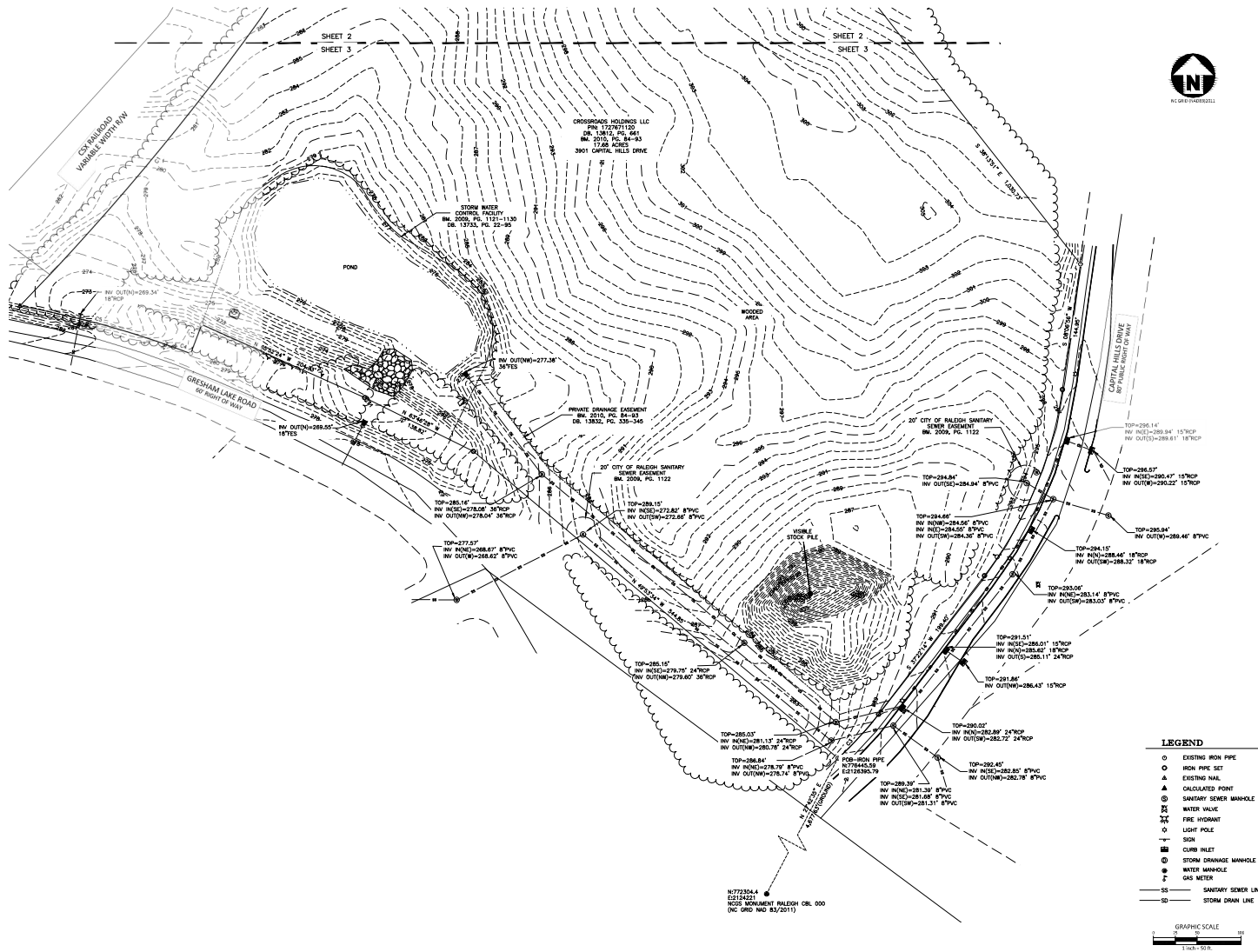
PROJECT NOTES

C0.00

SEE SHEET C0.00 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT CITY OF RALEIGH ENGINEERING DESIGN AND CONSTRUCTION STANDARDS.

GENERAL NOTES

SEE SHEET 1 FOR GENERAL NOTES AND LINE/CURVE TABLES



LEGEND

- EXISTING IRON PIPE
- IRON PIPE SET
- ▲ EXISTING NAL
- CALCULATED POINT
- SANITARY SEWER MANHOLE
- WATER VALVE
- FIRE HYDRANT
- LIGHT POLE
- SIGN
- CURB INLET
- STORM DRAINAGE MANHOLE
- WATER MANHOLE
- GAS METER
- S— SANITARY SEWER LINE
- SD— STORM DRAIN LINE

SEE SHEET C0.00 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT CITY OF RALEIGH ENGINEERING DESIGN AND CONSTRUCTION STANDARDS

GRAPHIC SCALE
1" = 50'

CLIENT
GREYSTAR
521 E. MOREHEAD ST. SUITE 400
CHARLOTTE, NC 28202
PHONE: 860.478.3153

CAPITAL HILLS APARTMENTS
ADMINISTRATIVE SITE REVIEW
3901 CAPITAL HILLS DRIVE
RALEIGH, NORTH CAROLINA 27616

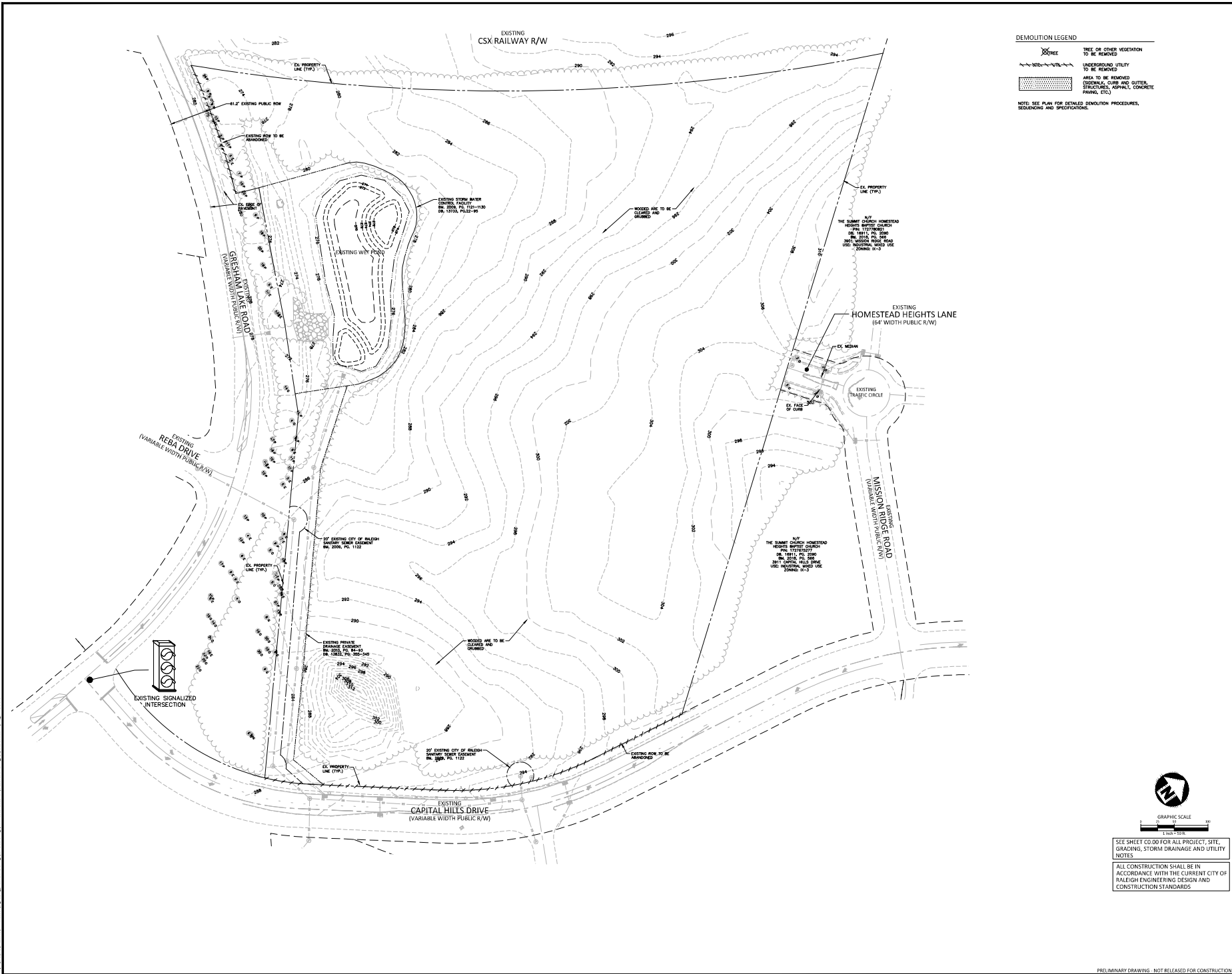
REVISIONS

NO.	DATE	DESCRIPTION
11	11.18.2022	FOR CITY OF RALEIGH 2ND REVIEW
05	01.2023	FOR CITY OF RALEIGH 2ND REVIEW
03	01.2023	FOR CITY OF RALEIGH 2ND REVIEW

PLAN INFORMATION

PROJECT NO. GRE-20002
FILENAME: GRE20002-NCL
CHECKED BY: ACY/MS
DRAWN BY: MEM
SCALE: 1" = 50'
DATE: 02.03.2023

SHEET
EXISTING
CONDITIONS 2 OF 2
C1.02



CLIENT
GREYSTAR
521 E. MOREHEAD ST. SUITE 400
CHARLOTTE, NC 28202
PHONE: 860.478.3153

CAPITAL HILLS APARTMENTS
ADMINISTRATIVE SITE REVIEW
3901 CAPITAL HILLS DRIVE
RALEIGH, NORTH CAROLINA 27616

REVISIONS

NO.	DATE	DESCRIPTION
11	01.2012	FOR CITY OF RALEIGH 101 AND REVIEW
02	01.2013	FOR CITY OF RALEIGH 280 AND REVIEW
03	03.2013	FOR CITY OF RALEIGH 300 AND REVIEW

PLAN INFORMATION

PROJECT NO.	GRE-20002
FILE NAME	GRE20002-001
CHECKED BY	ACJ/AMDS
DRAWN BY	MEM
SCALE	1" = 50'
DATE	02.03.2013

SHEET
OVERALL
DEMOLITION PLAN
C1.02

CLIENT
GREYSTAR
521 E. HUNTERHEAD ST. SUITE 400
CHARLOTTE, NC 28202
PHONE: 860.478.3153

**CAPITAL HILLS APARTMENTS
ADMINISTRATIVE SITE REVIEW
3901 CAPITAL HILLS DRIVE
RALEIGH, NORTH CAROLINA 27616**

REVISIONS

NO.	DATE	DESCRIPTION
1	11.01.2023	FOR CITY OF RALEIGH 2ND ADR REVIEW
2	01.01.2024	FOR CITY OF RALEIGH 2ND ADR REVIEW
3	03.01.2024	FOR CITY OF RALEIGH 2ND ADR REVIEW

PLAN INFORMATION
PROJECT NO. GRE-20002
FILENAME: GRE20002-04S1
CHECKED BY: AC9/MSM
DRAWN BY: MEM
SCALE: 1" = 50'
DATE: 02.03.2023

SHEET
OVERALL SITE PLAN
C2.00

SEE SHEET C0.00 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES
ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT CITY OF RALEIGH ENGINEERING DESIGN AND CONSTRUCTION STANDARDS

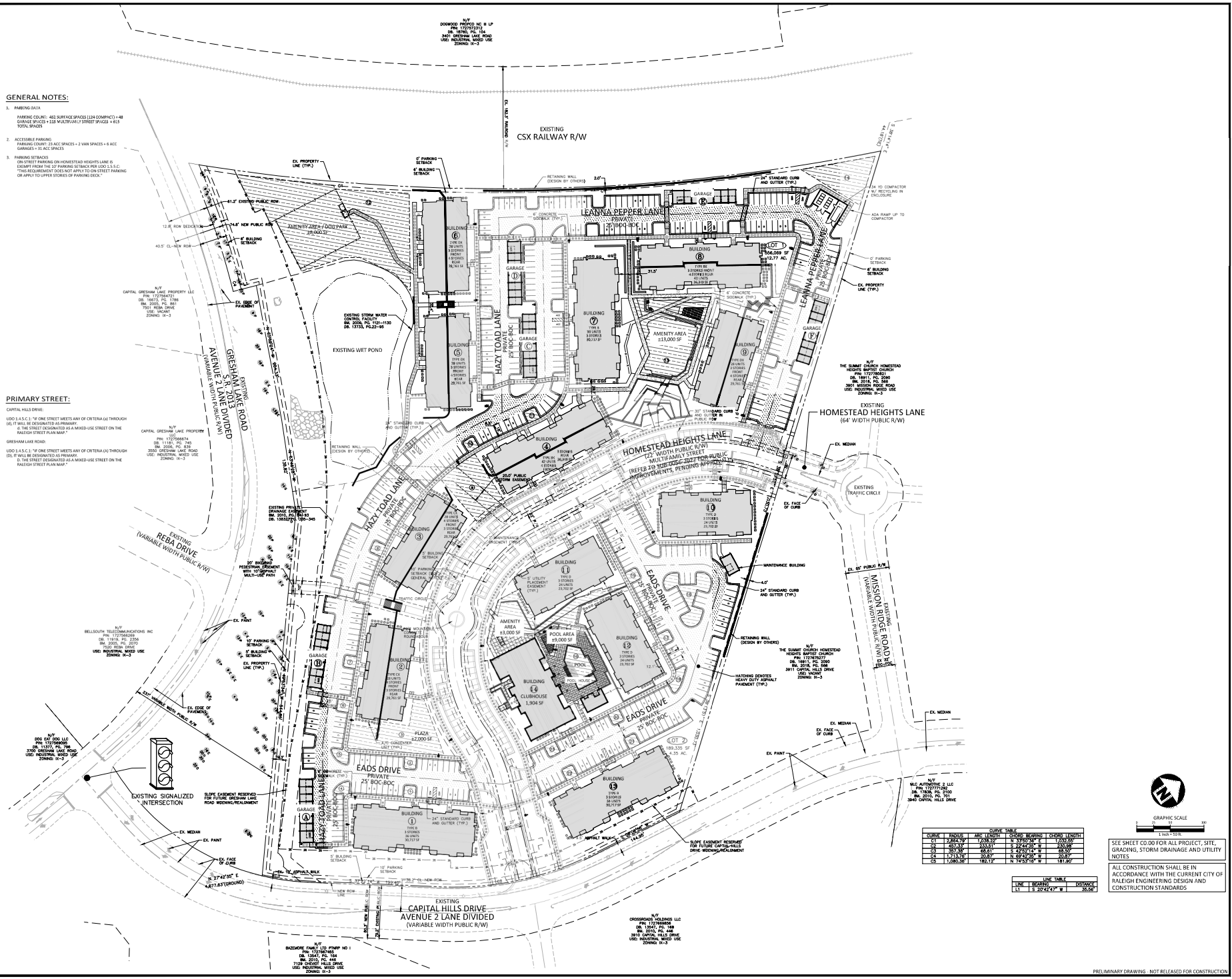
CURB	RAMP	ASLT	THRESH	WORLD	WORLD	WORLD	LENGTH
C4	2.25'x3'	2.25'x3'	2.25'x3'	2.25'x3'	2.25'x3'	2.25'x3'	17.00'x3'
C4	2.25'x3'	2.25'x3'	2.25'x3'	2.25'x3'	2.25'x3'	2.25'x3'	2.25'x3'
C4	2.25'x3'	2.25'x3'	2.25'x3'	2.25'x3'	2.25'x3'	2.25'x3'	2.25'x3'
C4	2.25'x3'	2.25'x3'	2.25'x3'	2.25'x3'	2.25'x3'	2.25'x3'	2.25'x3'
C4	2.25'x3'	2.25'x3'	2.25'x3'	2.25'x3'	2.25'x3'	2.25'x3'	2.25'x3'

LINE	THICKNESS	REFERENCE
LT	18.20x42.00"	38.56'



- GENERAL NOTES:**
- PARKING DATA**
PARKING COEFF: 483 SQUARE SPACES (228 COMPACT) + 48 GARAGE SPACES + 148 MULTIFAMILY STREET SPACES + 413 TOTAL SPACES
 - ACCESSIBLE PARKING**
PARKING COEFF: 23 ACCESS SPACES + 8 ACCESS GARAGES + 3 ACCESS SPACES
 - PARKING SETBACKS**
ON STREET PARKING ON HOMESTEAD HEIGHTS LANE IS CONTROLLED FROM THE 20' PARKING SETBACK FROM 0.00 S.C. THE REQUIREMENT DOES NOT APPLY TO ON STREET PARKING OR APPLY TO UPPER SIDES OF PARKING DECK.

- PRIMARY STREET:**
CAPITAL HILLS DRIVE
L100 3.4 S.C. IF ONE STREET MEETS ANY OF CRITERIA GO THROUGH BELT IT WILL BE DESIGNATED AS PRIMARY.
A. THE STREET DESIGNATED AS A MIXED-USE STREET ON THE PROPOSED STREET PLAN MAP.
GRESHAM LAKE ROAD
L100 3.4 S.C. IF ONE STREET MEETS ANY OF CRITERIA GO THROUGH BELT IT WILL BE DESIGNATED AS PRIMARY.
B. THE STREET DESIGNATED AS A MIXED-USE STREET ON THE PROPOSED STREET PLAN MAP.



CLIENT
GREYSTAR
521 E. MOREHEAD ST, SUITE 400
CHARLOTTE, NC 28202
PHONE: 800.478.3153

GREYSTAR
The Global Leader in Rental Housing

CAPITAL HILLS APARTMENTS
ADMINISTRATIVE SITE REVIEW
3901 CAPITAL HILLS DRIVE
RALEIGH, NORTH CAROLINA 27616

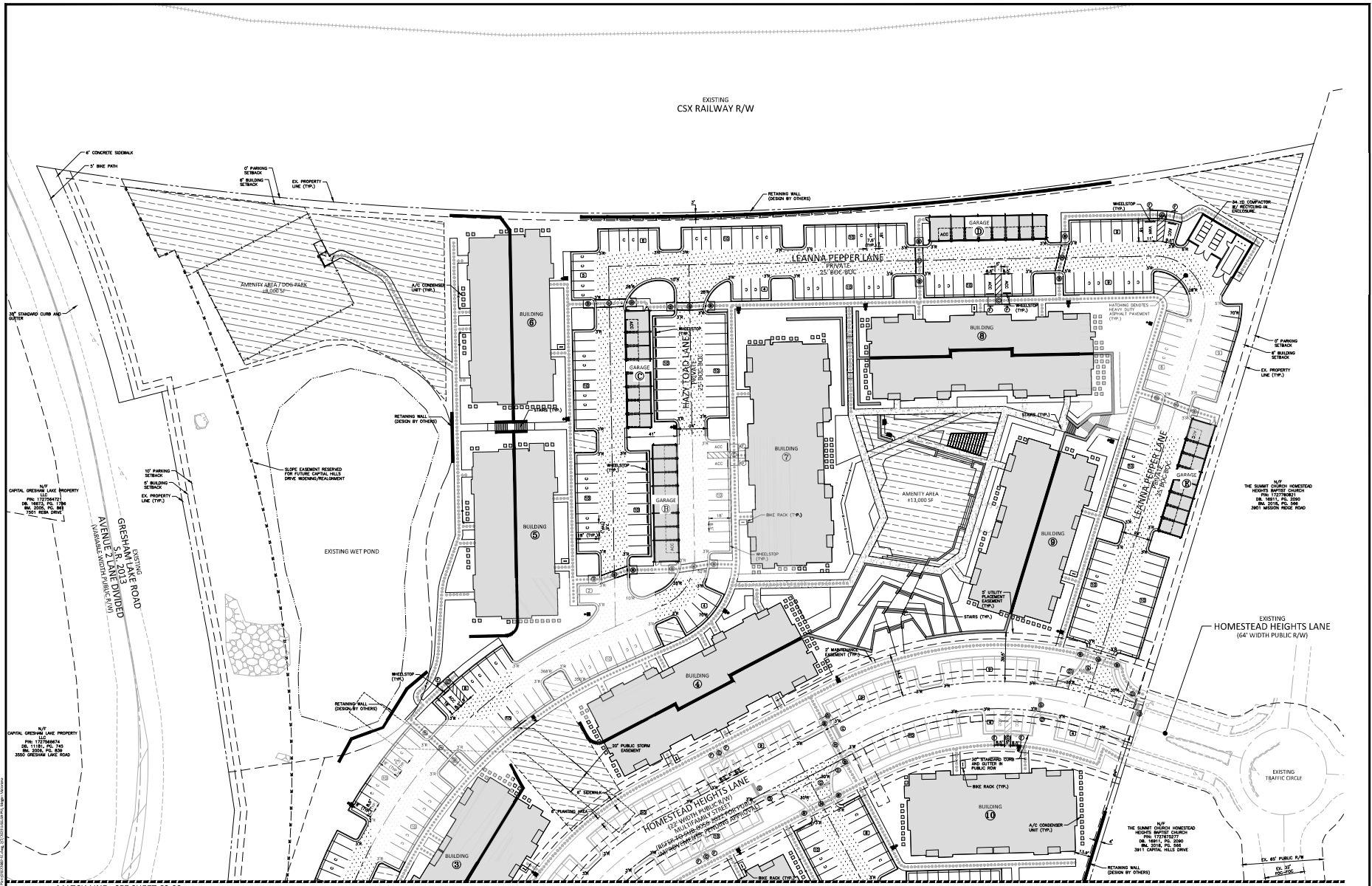
REVISIONS

NO.	DATE	DESCRIPTION
1	11.18.2012	FOR CITY OF RALEIGH ESD FOR REVIEW
2	01.01.2013	FOR CITY OF RALEIGH SAN AND WASTE REVIEW
3	01.01.2013	FOR CITY OF RALEIGH STREETS REVIEW

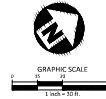
PLAN INFORMATION
PROJECT NO. GRE-20002
FILE NAME: GRE20002-51
CHECKED BY: ACJ/MMS
DRAWN BY: MEM
SCALE: 1" = 30'
DATE: 02.03.2013

SHEET
SITE PLAN AREA 'A'
C2.01

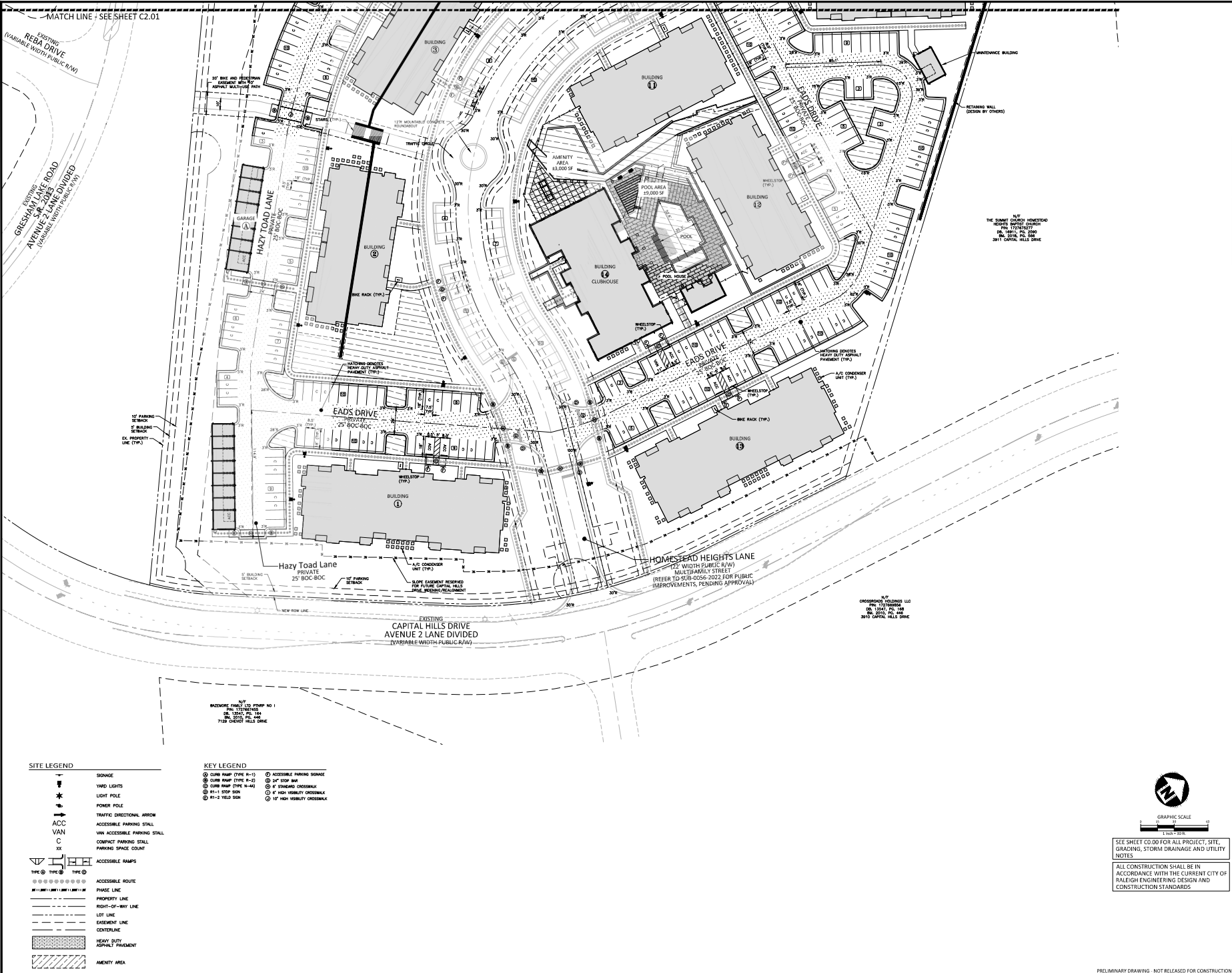
PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



SITE LEGEND		KEY LEGEND	
	SIGNAGE		ACCESSIBLE ROUTE
	YARD LIGHTS		PRIVATE LINE
	LIGHT POLE		PROPERTY LINE
	POWER POLE		RIGHT-OF-WAY LINE
	TRAFFIC DIRECTIONAL ARROW		LOT LINE
	ACC VAN		EASEMENT LINE
	C		CENTERLINE
	XX		HEAVY DUTY ASPHALT PAVEMENT
	ACCESSIBLE RAMP		AMENITY AREA
	TYPE 1		ACCESSIBLE RAMP (TYPE 1-1)
	TYPE 2		ACCESSIBLE RAMP (TYPE 1-2)
	TYPE 3		ACCESSIBLE RAMP (TYPE 1-3)
			30' STRIP MARK
			6' STAKING CROSSWALK
			6' HIGH VISIBILITY CROSSWALK
			11-1 STRIP MARK
			11-2 YIELD SIGN
			ACCESSIBLE PARKING SPACE
			30' STRIP MARK
			HIGH VISIBILITY CROSSWALK



SEE SHEET C2.00 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES
ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT CITY OF RALEIGH ENGINEERING DESIGN AND CONSTRUCTION STANDARDS



REVISIONS

NO.	DATE	DESCRIPTION
01	12.18.2023	FOR CITY OF RALEIGH 151 FOR REVIEW
02	01.02.2024	FOR CITY OF RALEIGH 280 FOR REVIEW
03	01.02.2024	FOR CITY OF RALEIGH 280 FOR REVIEW

PLAN INFORMATION

PROJECT NO.	GRE-2002
FILE NAME	GRE200201-S1
CHECKED BY	ACP/MS
DRAWN BY	MEM
SCALE	1" = 30'
DATE	02.03.2023

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

SITE LEGEND

	STORAGE
	YARD LIGHTS
	LIGHT POLE
	POWER POLE
	TRAFFIC DIRECTIONAL ARROW
	ACC VAN
	VAN ACCESSIBLE PARKING STALL
	COMPACT PARKING STALL
	PARKING SPACE COUNT
	ACCESSIBLE RAMPS
	ACCESSIBLE ROUTE
	PHASE LINE
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE
	HEAVY DUTY ASPHALT PAVEMENT
	AMENITY AREA

KEY LEGEND

	ACCESSIBLE PARKING SIGNAGE
	2" STOP BAR
	6" STANDARD CROSSWALK
	6" HIGH VISIBILITY CROSSWALK
	10" HIGH VISIBILITY CROSSWALK

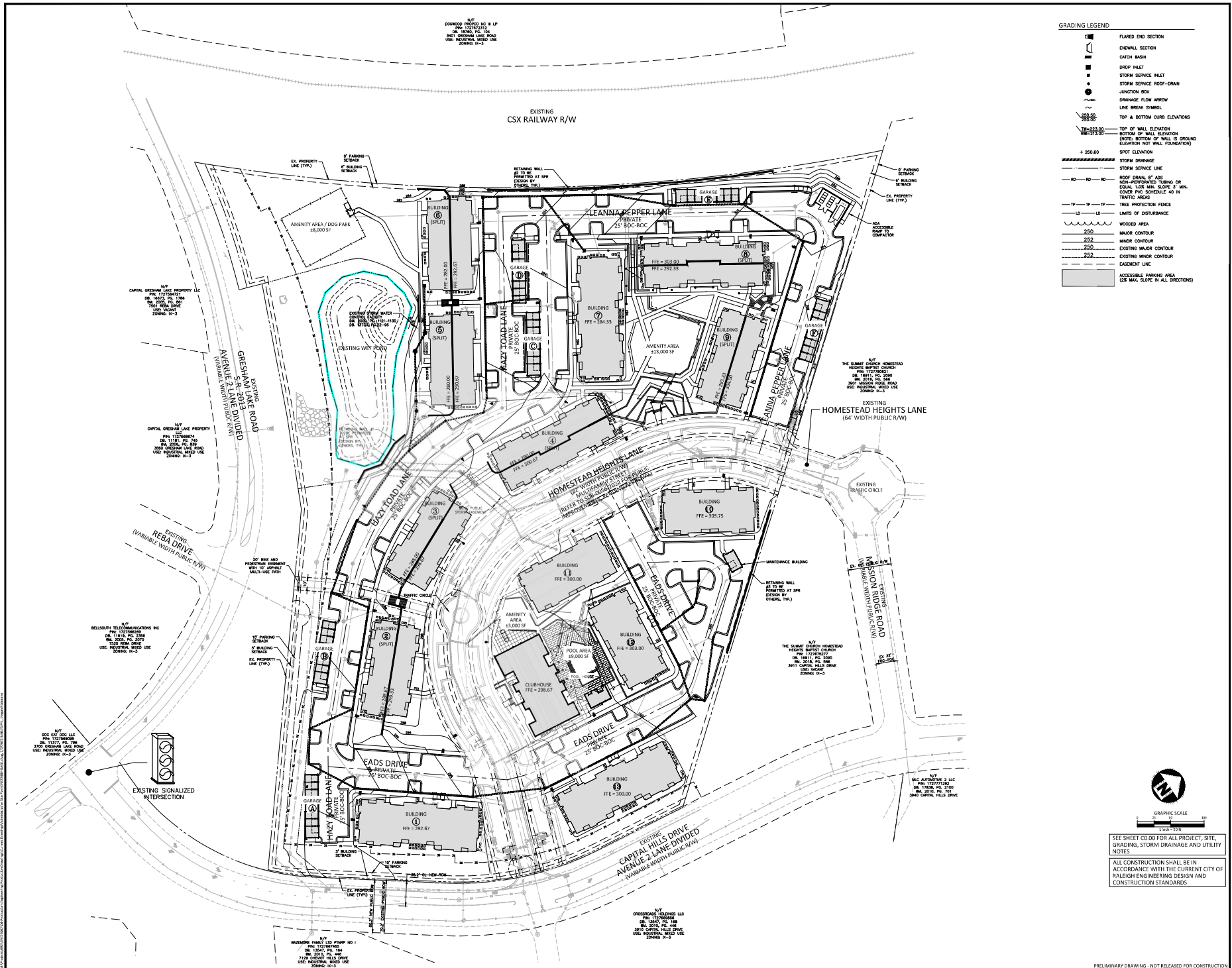
N/T
 MAZONEX FAMILY CO. PUMP NO. 1
 1000 TOWNHILL DRIVE
 SUITE 2000, RALEIGH, NC 27603
 7125 CHERRY HILLS DRIVE

N/T
 CROSSROADS HOLDINGS LLC
 600 TOWNHILL DRIVE
 SUITE 1000, RALEIGH, NC 27603
 3810 CAPITAL HILLS DRIVE

N/T
 THE SUMMIT GROUP HOMESIDE
 8000 W. HAYWOOD STREET
 SUITE 1000, RALEIGH, NC 27607
 3811 CAPITAL HILLS DRIVE



SITE SHEET C-02 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES
 ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT CITY OF RALEIGH ENGINEERING DESIGN AND CONSTRUCTION STANDARDS



GRADING LEGEND

	FLAMED END SECTION
	ENDWALL SECTION
	CATCH BASIN
	DROP INLET
	STORM SERVICE INLET
	STORM SERVICE ROOF-DRAIN
	JUNCTION BOX
	DRAINAGE FLOW ARROW
	LINE BREAK SYMBOL
	TOP & BOTTOM CURB ELEVATIONS
	TOP OF WALL ELEVATION
	BOTTOM OF WALL ELEVATION
	SPOT ELEVATION
	STORM DRAINAGE
	STORM SERVICE LINE
	ROOF DRAIN, 8" ADS
	NON-PERFORATED TURBIDITY OR EQUAL, 1/2" MAX. SLOPE OF MAN. COVER P/C SCHEDULE 40 IN TRAFFIC AREAS
	TREE PROTECTION FENCE
	LIMITS OF DISTURBANCE
	WOODED AREA
	MAJOR CONTOUR
	MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EASEMENT LINE
	ACCESSIBLE PARKING AREA (2% MAX. SLOPE IN ALL DIRECTIONS)

McADAMS
 The John R. McAdams Company, Inc.
 One Glenwood Avenue
 Suite 202
 Raleigh, NC 27603
 phone 919.823.4300
 fax 919.361.2269
 license number: C-02939, C-187
 www.mcadamsco.com

GREYSTAR
 The Global Leader in Rental Housing

CAPITAL HILLS APARTMENTS
 ADMINISTRATIVE SITE REVIEW
 3901 CAPITAL HILLS DRIVE
 RALEIGH, NORTH CAROLINA 27616

REVISIONS

NO.	DATE	DESCRIPTION
01	01.28.2023	FOR CITY OF RALEIGH 2ND REVIEW
02	01.28.2023	FOR CITY OF RALEIGH 2ND REVIEW
03	01.28.2023	FOR CITY OF RALEIGH 2ND REVIEW

PLAN INFORMATION

PROJECT NO. GRE-20002
 FILE NAME: GRE20002-04G1
 CHECKED BY: ACY/MMS
 DRAWN BY: CAW/MEM
 SCALE: 8"=1'-0"
 DATE: 02.03.2023

SHEET

OVERALL GRADING PLAN
C3.00

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

CAPITAL HILLS APARTMENTS
ADMINISTRATIVE SITE REVIEW
3901 CAPITAL HILLS DRIVE
RALEIGH, NORTH CAROLINA 27616

REVISIONS

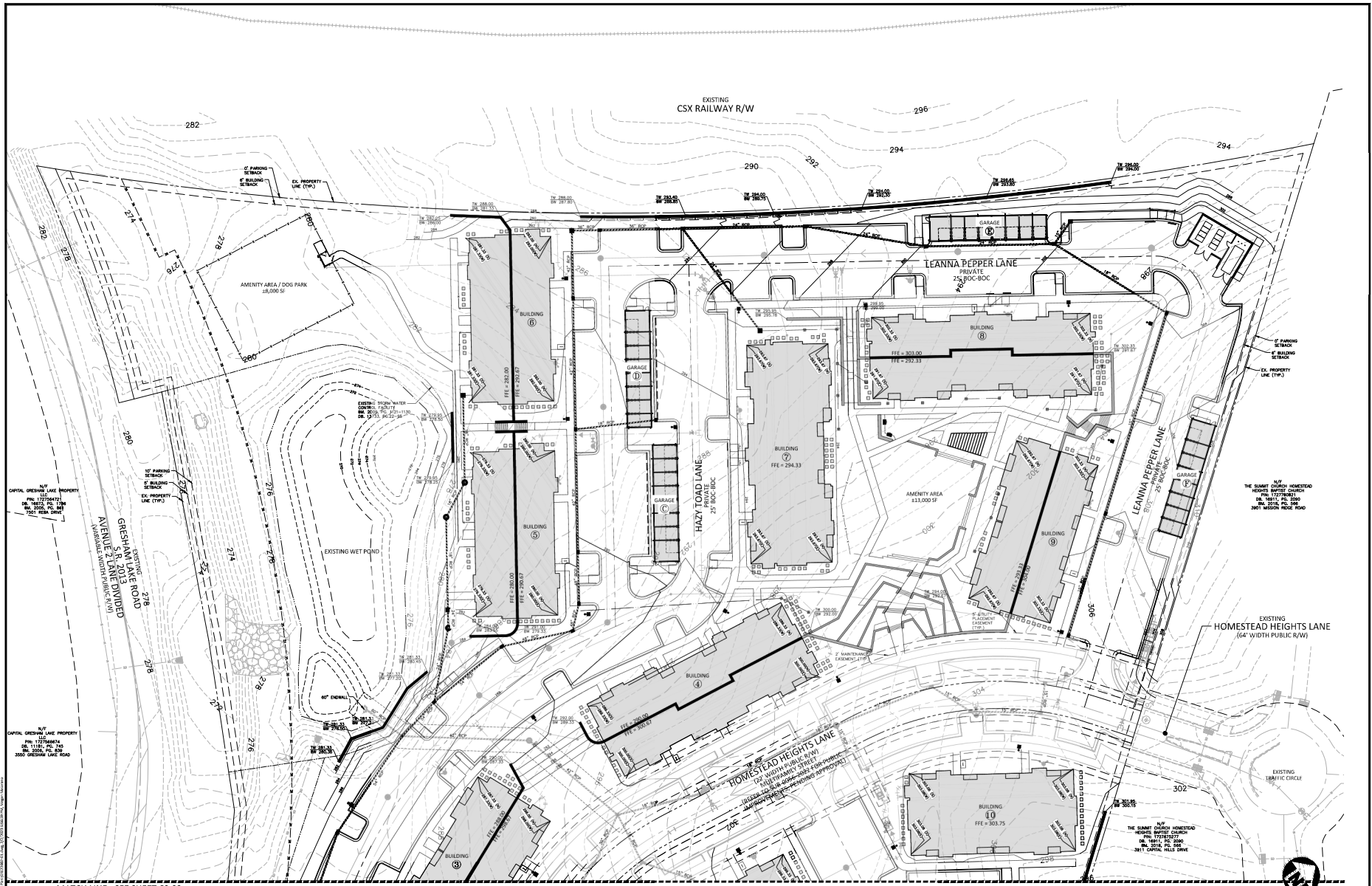
NO.	DATE	DESCRIPTION
1	12.18.2022	FOR CITY OF RALEIGH EIR FOR REVIEW
2	01.01.2023	FOR CITY OF RALEIGH 2ND ADR REVIEW
3	01.01.2023	FOR CITY OF RALEIGH 3RD ADR REVIEW

PLAN INFORMATION

PROJECT NO.	GRE-20002
FILE NAME	GRE20002-G1
CHECKED BY	ACP/MDS
DRAWN BY	CAW/MEM
SCALE	1" = 30'
DATE	02.03.2023

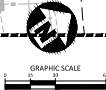
SHEET
GRADING PLAN
AREA 'A'
C3.01

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



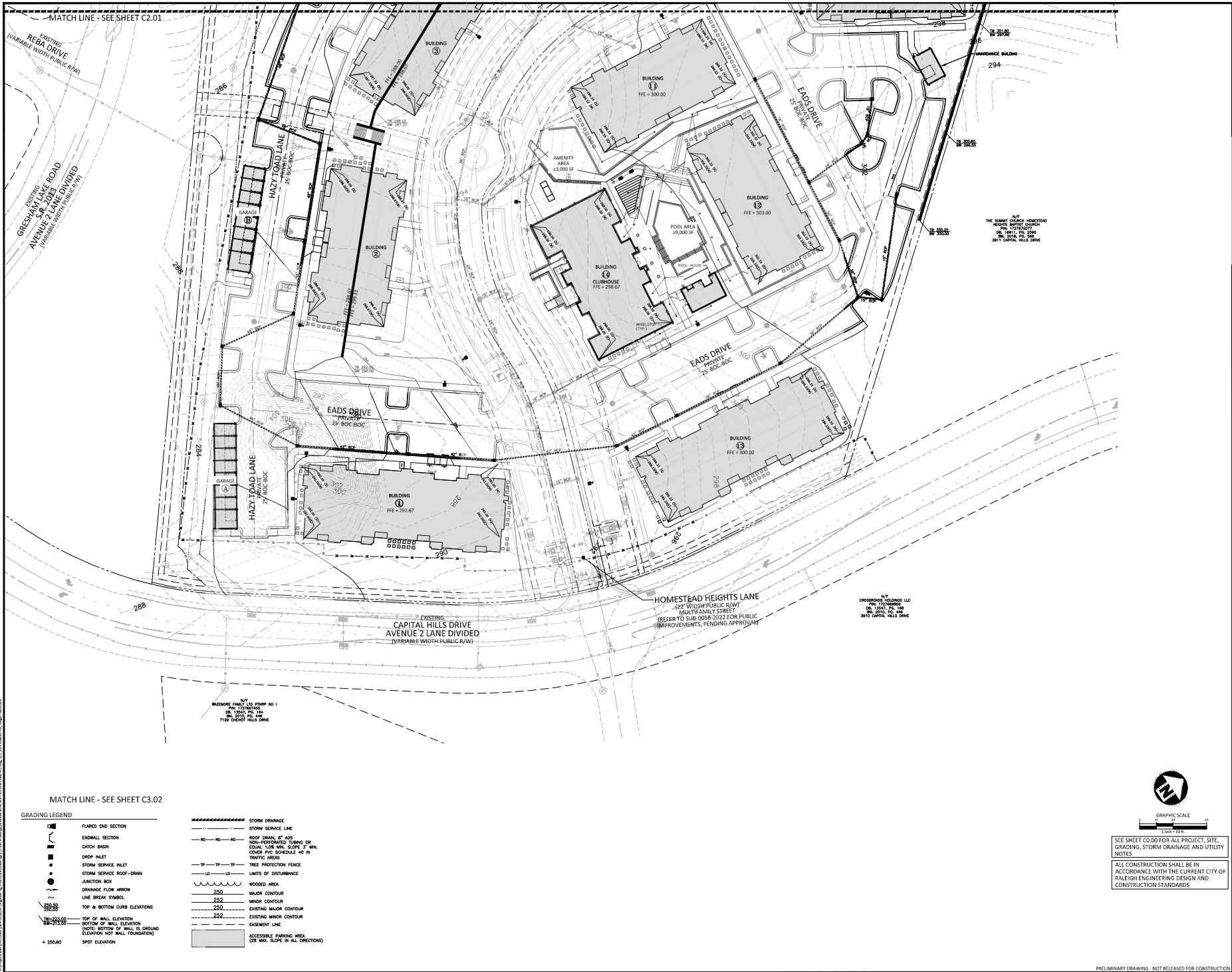
GRADING LEGEND

	FLARED END SECTION		STORM DRAINAGE
	ENDWALL SECTION		STORM SERVICE LINE
	CATCH BASIN		ROOF DRAIN, 8" AGS NON-PERFORATED TURNING OR EQUIV. 1/2" MIN. SLOPE 2" MIN. COVER P/IC SCHEDULE 40 IN TRAFFIC AREAS
	DROP INLET		LIMITS OF DISTURBANCE
	STORM SERVICE Pallet		TREE PROTECTION FENCE
	STORM SERVICE ROOF-DRAIN		WOODED AREA
	JUNCTION BOX		MAJOR CONTOUR
	DRAINAGE FLOW ARROW		MINOR CONTOUR
	LINE BREAK SYMBOL		EXISTING MAJOR CONTOUR
	TOP & BOTTOM CURB ELEVATIONS		EXISTING MINOR CONTOUR
	TOP OF WALL ELEVATION		GASMAIN LINE
	BOTTOM OF WALL ELEVATION (NOTE: BOTTOM OF WALL IS GROUND ELEVATION NOT WALL FOUNDATION)		ACCESSIBLE PARKING AREA (2% MAX. SLOPE IN ALL DIRECTIONS)
	SPOT ELEVATION		



SEE SHEET C0.01 FOR ALL PROJECT, SITE,
GRADING, STORM DRAINAGE AND UTILITY
NOTES

ALL CONSTRUCTION SHALL BE IN
ACCORDANCE WITH THE CURRENT CITY OF
RALEIGH ENGINEERING DESIGN AND
CONSTRUCTION STANDARDS



CAPITAL HILLS APARTMENTS
ADMINISTRATIVE SITE REVIEW
3901 CAPITAL HILLS DRIVE
RALEIGH, NORTH CAROLINA 27616

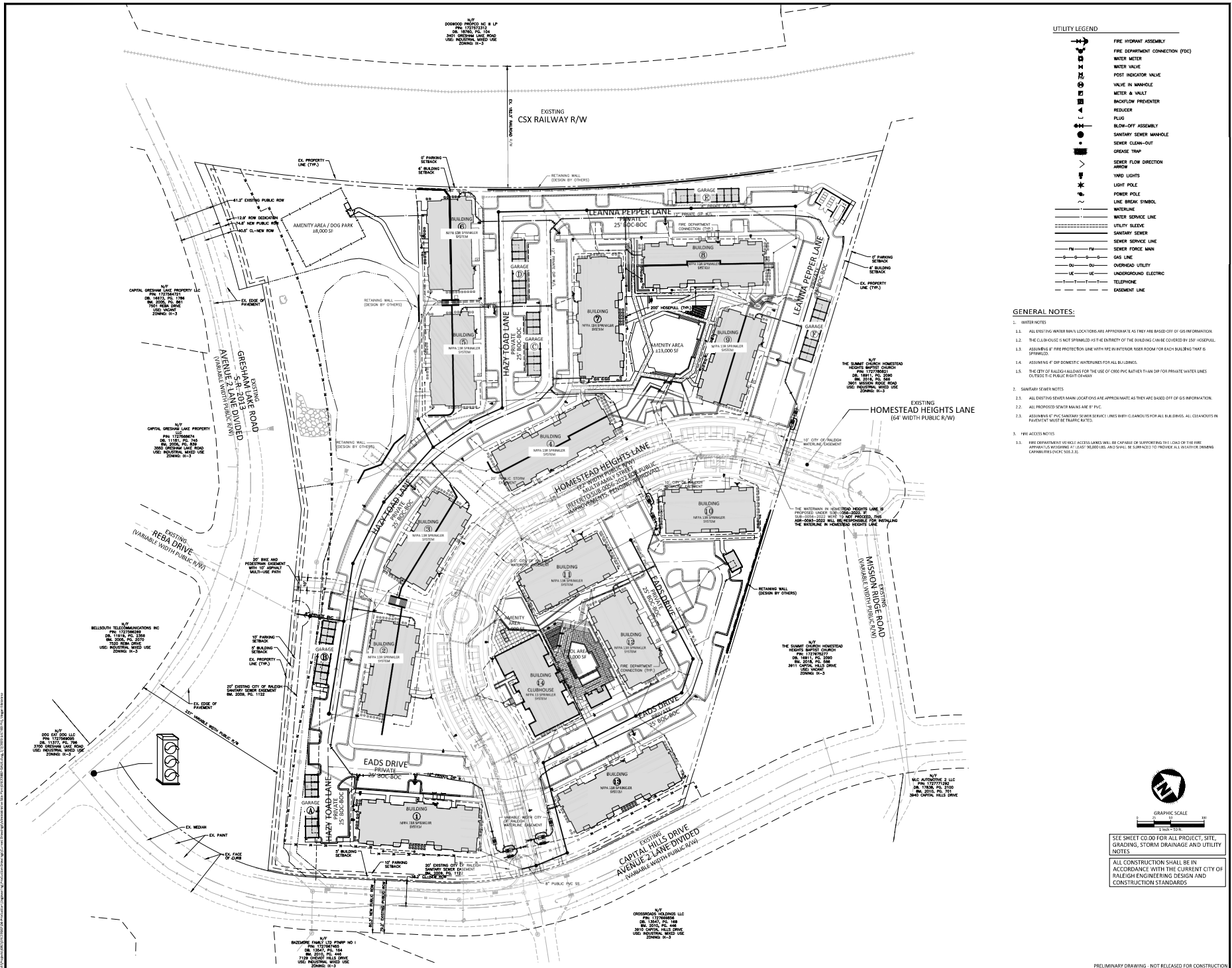
REVISIONS

NO.	DATE	DESCRIPTION
1	11.18.2022	FOR CITY OF RALEIGH EIR FOR REVIEW
2	01.01.2023	FOR CITY OF RALEIGH 2ND ASR REVIEW
3	03.03.2023	FOR CITY OF RALEIGH 3RD ASR REVIEW

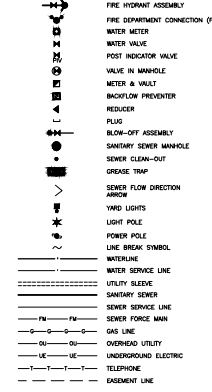
PLAN INFORMATION

PROJECT NO.	GRE-22002
FILENAME	GRE22002-C1
CHECKED BY	ACP/MMS
DRAWN BY	CAW/MEM
SCALE	1" = 30'
DATE	02.03.2023

SHEET
GRADING PLAN
AREA 'B'
C3.02



UTILITY LEGEND



GENERAL NOTES:

1. WATER NOTES
 - 1.1. ALL EXISTING WATER MAIN LOCATIONS ARE APPROXIMATE AS THEY ARE BASED OFF OF GIS INFORMATION.
 - 1.2. THE CLEAR-ROOF IS NOT SPRAWLED AS THE EXTREITY OF THE BUILDING CAN BE COVERED BY 150' HOSEPOOL.
 - 1.3. ASSUMES IF FIRE PROTECTION LINE WITH FIRE VENTILATION ROOM FOR EACH BUILDING THAT IS SPRAWLED.
 - 1.4. ASSUMING IF DIP DOMESTIC WATERPINES FOR ALL BUILDINGS.
2. THE CITY OF RALEIGH ALLOWED FOR THE USE OF 2" HDPE PIPES WITH 1" HDPE FOR PRIVATE WATER LINES OUTSIDE THE PUBLIC RIGHT-OF-WAY.
3. SANITARY SEWER NOTES
 - 2.1. ALL EXISTING SEWER MAIN LOCATIONS ARE APPROXIMATE AS THEY ARE BASED OFF OF GIS INFORMATION.
 - 2.2. ALL PROPOSED SEWER MAINS ARE 8" PVC.
 - 2.3. ASSUMING IF PVC SANITARY SEWER SERVICE LINES WITH 4" MANHOLETS FOR ALL BUILDINGS, ALL CLEANOUTS IN PARKING LOT MUST BE PLUMBED.
3. THE ACCESS NOTES
 - 3.1. FIRE DEPARTMENT VEHICLES ACCESS LINES WILL BE CAPABLE OF SUPPORTING THE LOAD OF THE FIRE APPARATUS WORKING AT LEAST 10,000 LBS. AND SHALL BE SURFACED TO PROVIDE ALL WEATHER DRIVING CAPABILITIES (SICP 202.2.2).

McADAMS
The John R. McAdams Company, Inc.
One Glenwood Avenue
Suite 202
Raleigh, NC 27603
phone 919.823.4300
fax 919.361.2269
license number: C-0239, C-187
www.mcadamsco.com

CLIENT
GREYSTAR
521 E. MOREHEAD ST., SUITE 400
CHARLOTTE, NC 28202
PHONE: 800.478.3153

GREYSTAR
The Global Leader in Rental Housing

CAPITAL HILLS APARTMENTS
ADMINISTRATIVE SITE REVIEW
3901 CAPITAL HILLS DRIVE
RALEIGH, NORTH CAROLINA 27616

REVISIONS

NO.	DATE	DESCRIPTION
1	11.19.2023	FOR CITY OF RALEIGH 1ST FOR REVIEW
2	01.01.2024	FOR CITY OF RALEIGH 2ND FOR REVIEW
3	03.03.2024	FOR CITY OF RALEIGH 3RD FOR REVIEW

PLAN INFORMATION

PROJECT NO. GRE-2002
FILE NAME: GRE2002-0401
CHECKED BY: ACJ/MMS
DRAWN BY: CAW/MEM
SCALE: 1" = 50'
DATE: 02.03.2023

SHEET

OVERALL UTILITY
PLAN
C4.00

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

CAPITAL HILLS APARTMENTS
ADMINISTRATIVE SITE REVIEW
3901 CAPITAL HILLS DRIVE
RALEIGH, NORTH CAROLINA 27616

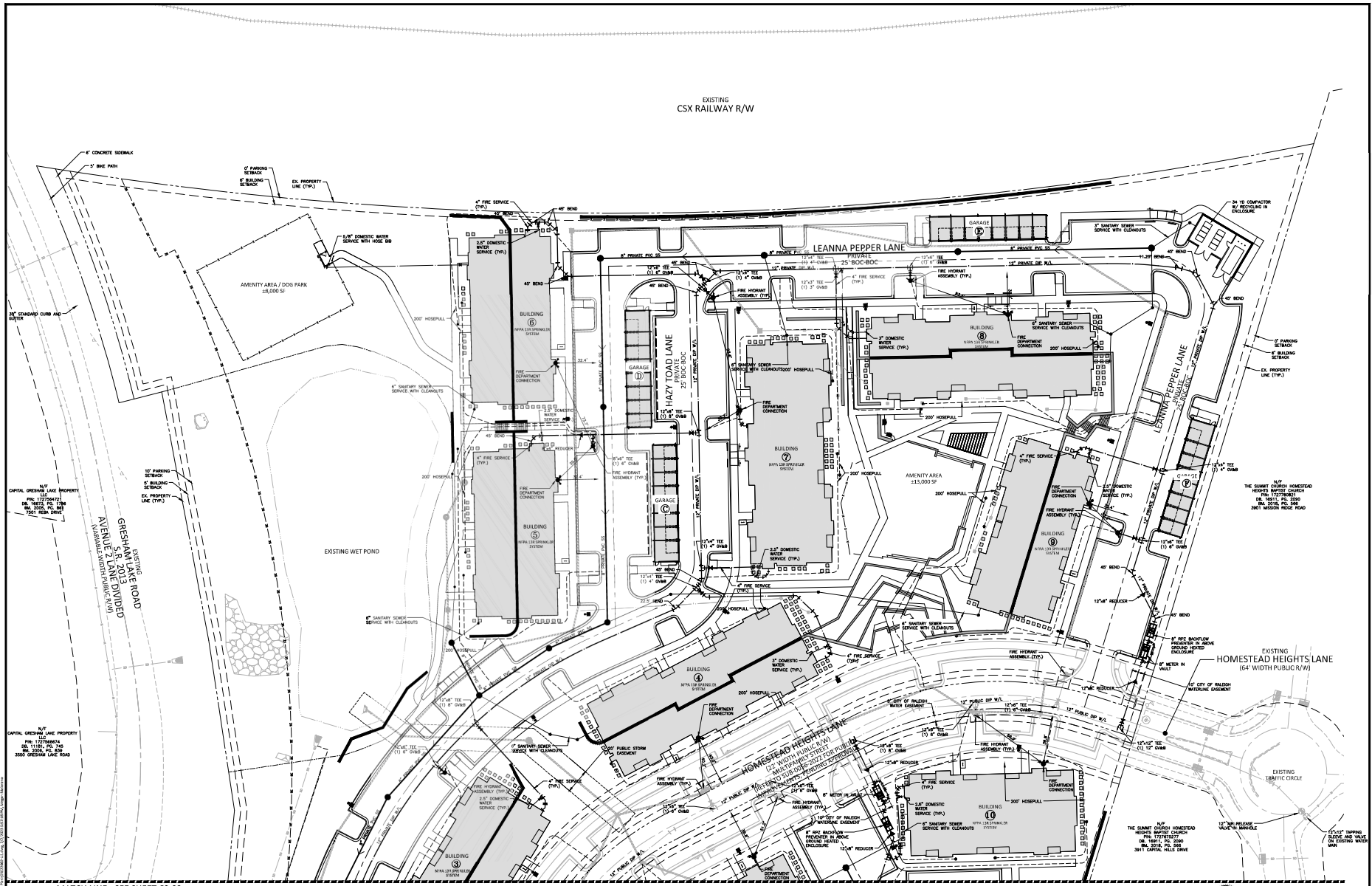
REVISIONS

NO.	DATE	DESCRIPTION
01	01.28.2012	FOR CITY OF RALEIGH 151 DAY REVIEW
02	01.20.2013	FOR CITY OF RALEIGH 280 DAY REVIEW
03	03.01.2013	FOR CITY OF RALEIGH 360 DAY REVIEW

PLAN INFORMATION

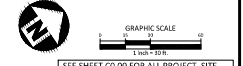
PROJECT NO.	GRE-2002
FILENAME	GRE200201
CHECKED BY	AC9/PM5
DRAWN BY	MEM
SCALE	1" = 30'
DATE	02.03.2013

SHEET
UTILITY PLAN AREA
'A'
C4.01

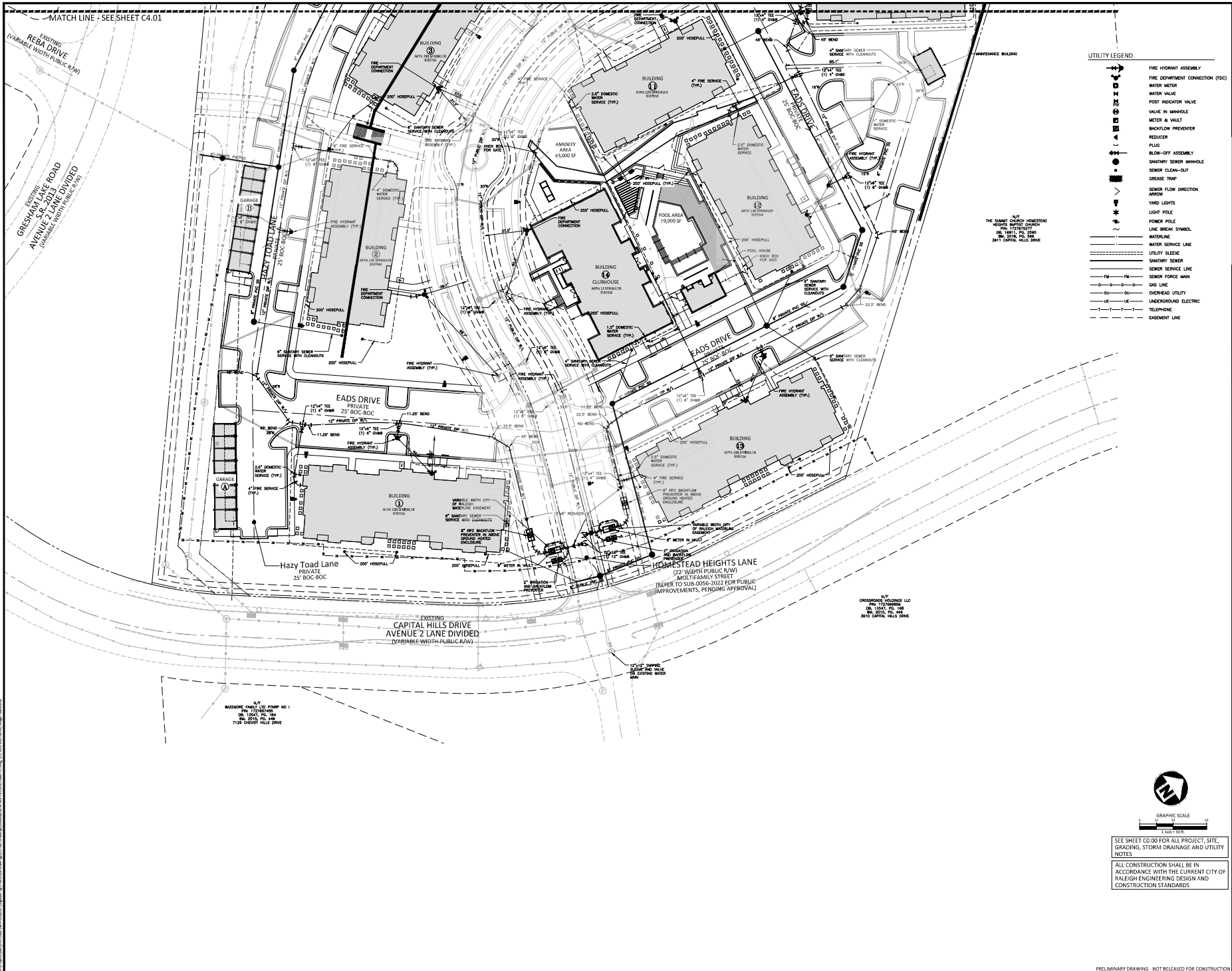


UTILITY LEGEND

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



SEE SHEET C4.02 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES
ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT CITY OF RALEIGH ENGINEERING DESIGN AND CONSTRUCTION STANDARDS



CLIENT
GREYSTAR
521 E. MOREHEAD ST. SUITE 400
CHARLOTTE, NC 28202
PHONE: 800.478.3153



CAPITAL HILLS APARTMENTS
ADMINISTRATIVE SITE REVIEW
3901 CAPITAL HILLS DRIVE
RALEIGH, NORTH CAROLINA 27616

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

BY THE SUMMIT GROUP HOMEDECO
REGINA THRENTON
PL. 10/11/20
3901 CAPITAL HILLS DRIVE

BY CROSSROADS HOLDINGS LLC
PH. 12/20/20
08. 10/07, PC. 108
10/10/2020, PL. 108
3901 CAPITAL HILLS DRIVE

BY BACKWIRE ENGINEERING PLLC
PH. 12/20/20
08. 10/07, PC. 108
10/10/2020, PL. 108
7189 CHELSEA DRIVE



SITE SHEET CO-01 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES
ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT CITY OF RALEIGH ENGINEERING DESIGN AND CONSTRUCTION STANDARDS

REVISIONS

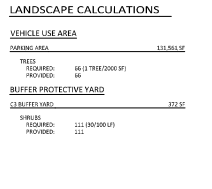
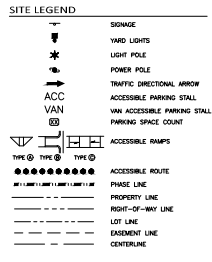
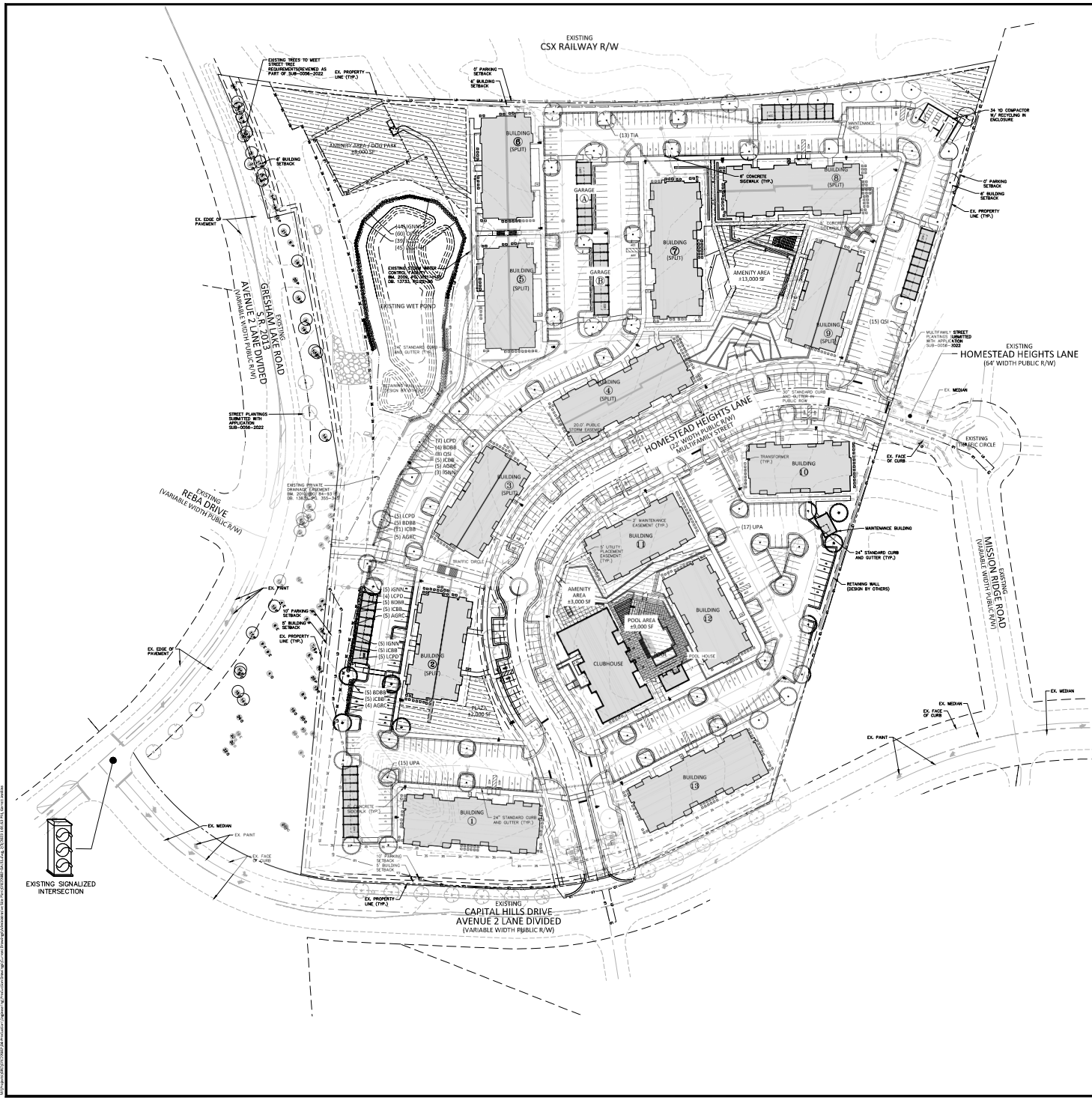
NO.	DATE	DESCRIPTION
01	02.03.2023	FOR CITY OF RALEIGH 101 DMR REVIEW
02	01.01.2023	FOR CITY OF RALEIGH 200 ASH REVIEW
03	01.01.2023	FOR CITY OF RALEIGH 200 ASH REVIEW

PLAN INFORMATION

PROJECT NO.	GRE-20002
FILE NAME	GRE20002-01
CHECKED BY	AC9/AMDS
DRAWN BY	MEM
SCALE	1" = 30'
DATE	02.03.2023

SHEET
UTILITY PLAN AREA
'B'

C4.02

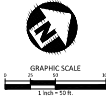


PLANT SCHEDULE OVERALL LANDSCAPE PLAN

TREE CODE	CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	HEIGHT
CS1	23	Skunkhnut Oak	Quercus shumardii	3" min	50' min	
TIA	1A	American Linden	Tilia americana	3" min	50' min	
UPA	32	Princeton American Elm	Ulmus americana 'Princeton'	3" min	50' min	
AGAC	19	Rose Creek Ash	Fraxinus agrifolia 'Rose Creek'	18"		
ICSS2	39	Steady Spine Holly	Ilex cornuta 'Steady'	18"		
IGM5	57	Night Honeysuckle	Ilex glabra 'Night'	18"		
INSH	45	Nickel & Stoney Holly	Ilex x 'Nickel & Stoney'	30"		
LEPD	21	Fringe Elder	Cornus alternifolia 'Purple Diamond'	18"		
ICRCKR1K1R1R1R1	QTY	COMMON NAME	BOTANICAL NAME	CODE	HEIGHT	
BOB6	19	Butterfly Bush	Buddleia davidii	18"		
ICRCKR1K1R1R1R1	QTY	COMMON NAME	BOTANICAL NAME	CODE	HEIGHT	
ICB3	36	Burford Chinese Holly	Ilex cornuta 'Burfordii'	18"		
OTSD	60	Sweet Olive	Olea europaea	18"		

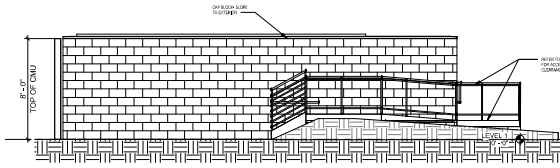
QTY: (CIRCUMFERENCE AT BREAST HEIGHT) TREE TYPE

PLANTING SCHEDULES:
 C=CYPRESS
 E=ELDER
 H=HOLLY
 S=SHRUB
 T=TREE
 O=ORNAMENTAL

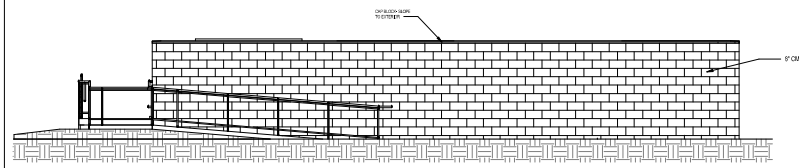


SEE SHEET C0.00 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

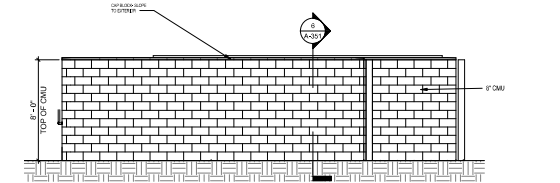
ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT CITY OF RALEIGH ENGINEERING DESIGN AND CONSTRUCTION STANDARDS



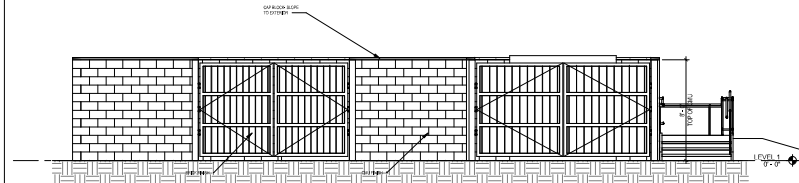
TRASH COMPACTOR RIGHT ELEVATION
1/4" = 1'-0"



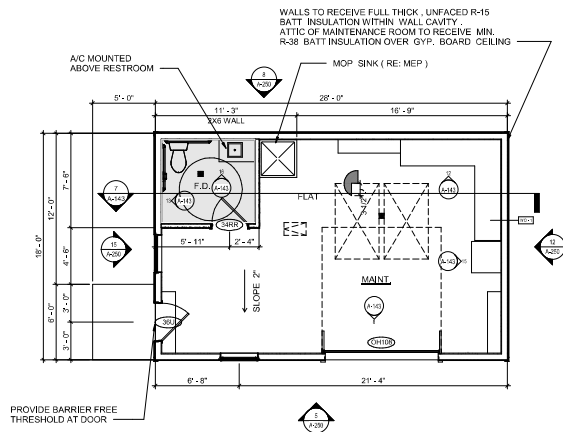
TRASH COMPACTOR REAR ELEVATION
1/4" = 1'-0"



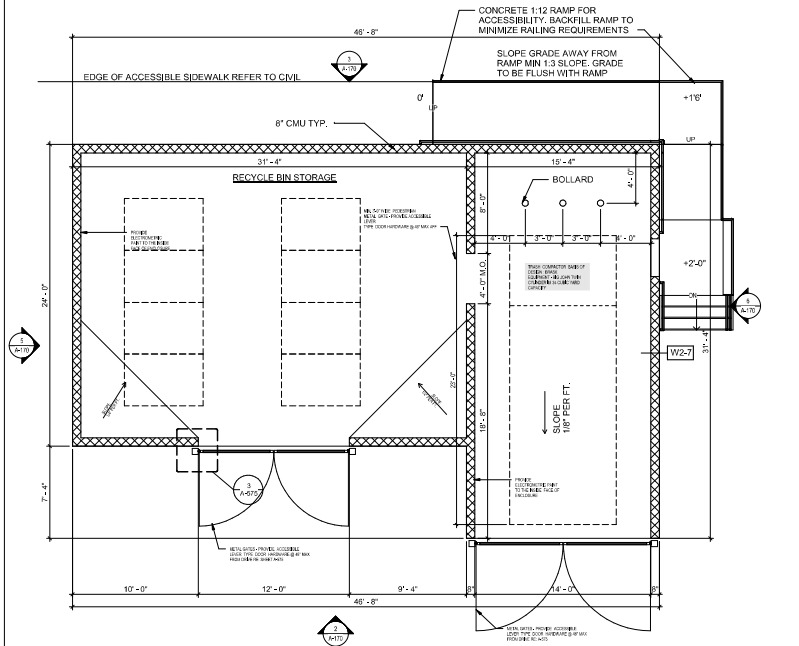
TRASH COMPACTOR LEFT ELEVATION
1/4" = 1'-0"



TRASH COMPACTOR FRONT ELEVATION
1/4" = 1'-0"



MAINTENANCE
1/4" = 1'-0"



TRASH COMPACTOR PLAN
1/4" = 1'-0"

CONSTRUCTION PLAN GENERAL NOTES

1. DIMENSIONS ARE TAKEN TO THE FACE OF STUDY LIND.
2. EXTERIOR FINISHES ARE TAKEN FROM FACE OF STUDY LIND.
3. DOORS TO BE SET AS SHOWN IN FINISH LIND.
4. FINISHING - 1/2" OR 3/4" SAND FINISH AT THE INTERSECTIONS AT 90° CORNERS ALONG THE LENGTH OF WALL AND AT FLOOR/GRADE LEVELS OF CONCRETE. FINISHES WHERE FINISH LIND SETBACK FROM FACE OF STUDY LIND. APPLICABLE EXTERIOR FINISHES TO CONCRETE OR FLYWOOD SUBFLOOR SETBACK FROM FACE OF STUDY LIND.
5. EXTERIOR WALL FOUNDATION - 2" REINFORCING STEEL TREATED WITH FLUORINATED SOLUBLE SALTS TO PROTECT FROM CORROSION. REINFORCING STEEL SHALL BE TIED TO FOUNDATION REINFORCING STEEL.
6. EXTERIOR WALL FOUNDATION - 2" REINFORCING STEEL TREATED WITH FLUORINATED SOLUBLE SALTS TO PROTECT FROM CORROSION. REINFORCING STEEL SHALL BE TIED TO FOUNDATION REINFORCING STEEL.
7. EXTERIOR WALL FOUNDATION - 2" REINFORCING STEEL TREATED WITH FLUORINATED SOLUBLE SALTS TO PROTECT FROM CORROSION. REINFORCING STEEL SHALL BE TIED TO FOUNDATION REINFORCING STEEL.
8. TYPICAL CONCRETE SLAB - SEE STRUCTURAL DRAWINGS FOR REQUIRED THICKNESS. CONCRETE SLAB TO BE INSTALLED OVER 1" MIN. GYPH BAR. OVER CONCRETE SLAB, FILL CONTRACTOR SHALL OBTAIN RESPONSIBILITY FOR CONFIRMING WITH ENVIRONMENTAL ENGINEER IF NECESSARY MAY BE REQUIRED.
9. ALL UTILITIES TO BE SUPPLIED AND INSTALLED BY CONTRACTOR UNLESS SPECIFICALLY NOTED OTHERWISE.
10. COORDINATE SEQUENCE OF WORK TO PROTECT ADJACENT SPACES FROM CONSTRUCTION ZONE. PROTECT BARRIERS SEPARATION AS REQUIRED AND DIRECTED BY GENERAL CONTRACTOR AND SCHED.
11. PROVIDE AND INSTALL ADEQUATE SLOPE FREE RESISTANT WOOD BLOCKING AT ALL EXTERIOR JOINTS AND PARTITIONS TO SUPPORT MINIMUM 100 LB. SHELVING. UNMOUNTED EQUIPMENT, ALUMINUM ACCESSORIES, ETC. BLOCKING TO COMPLY WITH ALL APPLICABLE CODES AND REQUIREMENTS.
12. ALL FINISHING AND TRIM TO BE COORDINATED WITH ANY OTHER TRADES AND TO CONSTRUCTION. ALL PARTITIONS SHALL BE FINE STUCCO AND SEALANT ACCORDING TO APPLICABLE LISTED MANUFACTURER'S INSTRUCTIONS.
13. CONTRACTOR TO COORDINATE LOCATION OF PLUMBING CLEANOUT ACCESS PANELS NOTED ON PLUMBING DRAWINGS WITH ANY CONSTRUCTION.
14. REFER TO STRUCTURAL AND MEPP DRAWINGS AND SPECIFICATIONS FOR MORE INFORMATION.

WALL TYPE SUMMARY

- EXTERIOR WALL - CMU WITH EXTERIOR FINISHES**
- CMU STUDS - FINISHED SIDE OF WALL WITH 1/2" GYPH OR 1/2" BACKER & VIB GYH IN SET (CONCRETE)
- TYPICAL EXTERIOR WALLS (GROUP BATTINS FROM INTERIOR SIDE ONLY) USE 2" OR 3" GYPH (MIN. 2" STUDS) WITH FULL THICK UNFACED P-R15 BATT INSULATION, FINISH INTERIOR WITH F.C.G. GYH. FINISH OF INTERIOR INDICATED ON ELEVATION OVER A-JOB, OVER EXTERIOR SHEATHING.**
- EXTERIOR WALLS (GROUP BATTINS - 2" USE 2" OR 3" GYPH (MIN. 2" STUDS) WITH FULL THICK UNFACED P-R15 BATT INSULATION OVER EXTERIOR SHEATHING.**
- EXTERIOR WALLS (GROUP BATTINS - 3" USE 2" OR 3" GYPH (MIN. 2" STUDS) WITH FULL THICK UNFACED P-R15 BATT INSULATION OVER EXTERIOR SHEATHING.**
- EXTERIOR WALLS (GROUP BATTINS - 4" USE 2" OR 3" GYPH (MIN. 2" STUDS) WITH FULL THICK UNFACED P-R15 BATT INSULATION OVER EXTERIOR SHEATHING.**
- EXTERIOR WALLS (GROUP BATTINS - 5" USE 2" OR 3" GYPH (MIN. 2" STUDS) WITH FULL THICK UNFACED P-R15 BATT INSULATION OVER EXTERIOR SHEATHING.**
- EXTERIOR WALLS (GROUP BATTINS - 6" USE 2" OR 3" GYPH (MIN. 2" STUDS) WITH FULL THICK UNFACED P-R15 BATT INSULATION OVER EXTERIOR SHEATHING.**
- EXTERIOR WALLS (GROUP BATTINS - 8" USE 2" OR 3" GYPH (MIN. 2" STUDS) WITH FULL THICK UNFACED P-R15 BATT INSULATION OVER EXTERIOR SHEATHING.**
- CONCRETE EXTERIOR WALL AT STEPPED BUILDING CORNER (GROUP BATTINS - 12" MIN. CONCRETE WALL RE-STRUCT.)**

ROOF CONSTRUCTION NOTES

1. PROVIDE COMPRESSIVE STRENGTH (CLASS) OF ONE (1) UNFACED BATT INSULATION OVER 1/2" OR 3/4" EXTERIOR FINISHES. ALL CEILING, WOOD OR GYH WITH METAL CURVED AT PARTI NOT OVER FINISH.
2. PROVIDE 1" MIN. SLOPE AWAY FROM EXTERIOR WALLS AT BOTTOM OF SLOPE AND CENTERED ON ALL VALLEYS AT PARTI, EXTEND TO 1/2" BELOW FROM THE EXTERIOR FACE OF THE EXTERIOR WALL.

ROOF / CEILING ASSEMBLY SUMMARY

- ROOF / CEILING ASSEMBLY SUMMARY (GROUP BATTINS - 12" USE 2" OR 3" GYPH (MIN. 2" STUDS) WITH FULL THICK UNFACED P-R15 BATT INSULATION OVER EXTERIOR SHEATHING.)**
1. PROVIDE 1" MIN. SLOPE AWAY FROM EXTERIOR WALLS AT BOTTOM OF SLOPE AND CENTERED ON ALL VALLEYS AT PARTI, EXTEND TO 1/2" BELOW FROM THE EXTERIOR FACE OF THE EXTERIOR WALL.



1000 Lancaster Street
Suite 430
Suffolk, VA 23202
T: 410.384.4244
F: 443.569.4430
www.ci-designinc.com
250 Summer Street
2nd Floor
Boston, Massachusetts 02210
T: 617.848.9511
F: 617.878.5606
www.ci-designinc.com
530 Hibernough Street
Raleigh, North Carolina 27603
T: 919.879.8809
F: 919.878.5606
www.ci-designinc.com



SQUAREVILLE STREET
SALFORD, NC 28781

PRELIMINARY
FOR REVIEW ONLY
THESE DOCUMENTS ARE FOR DESIGN
REVIEW AND NOT INTENDED FOR
BIDDING, CONSTRUCTION, OR
PERMIT PURPOSES. THEY WERE
PREPARED BY OR UNDER THE
SUPERVISION OF
CI DESIGN.

MARLOWE CAPITAL HILLS
RALEIGH, NORTH CAROLINA

DESIGN DELIVERABLE: 2ND AIA REVISIT/ISSUE DATE: 01/04/2025
DRAWN BY: AUTHOR
CHECKED BY: CHECKER
PROJECT NUMBER: 300.10.22128-150

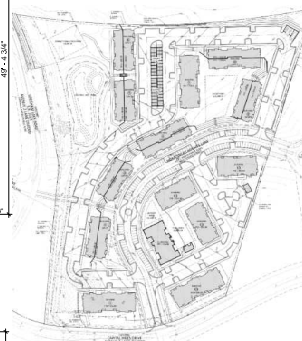
TRASH COMPACTOR & MAINTENANCE BLDG PLAN

NOT FOR CONSTRUCTION

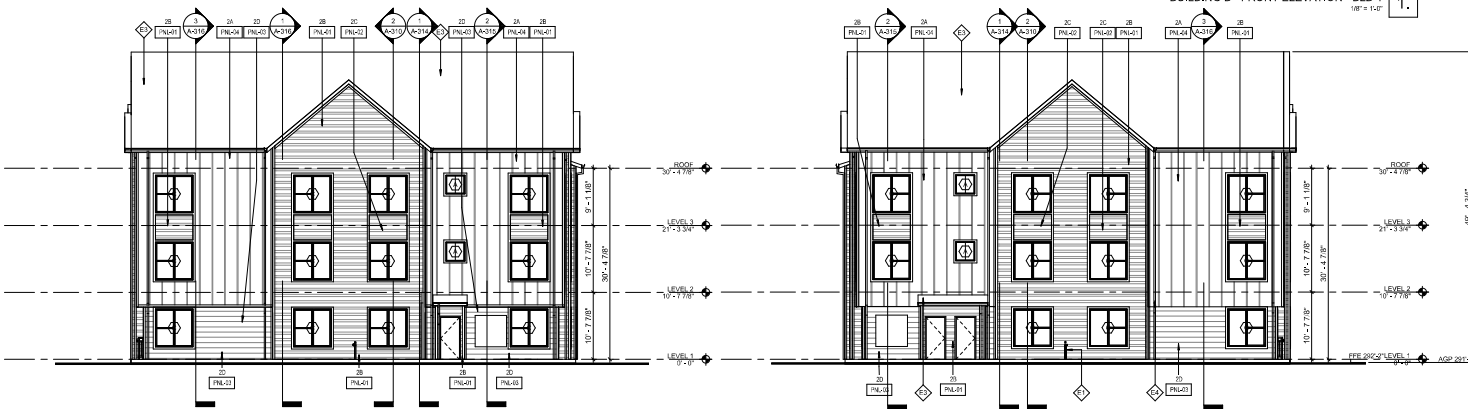
A-170

AVERAGE GRADE PLANE CALCULATION			
BUILDING 1			
SEGMENT	POINT 1 ELEVATION (ft)	POINT 2 ELEVATION (ft)	SEGMENT LENGTH (ft)
A	291.5	291.5	175.75
B	291.5	291.5	65.75
C	291.5	291.5	175.75
D	291.5	291.5	65.75
E			
F			
G			
H			
I			
J			
TOTALS		485	343.75

AVERAGE GRADE PLANE = 291.30
 (I-ELEVATION TOTAL / TOTAL SEGMENT LENGTH)



BUILDING B - FRONT ELEVATION - BLD 1
 1/8" = 1'-0"



BUILDING B - LEFT ELEVATION - BLD 1
 1/8" = 1'-0"

BUILDING B - RIGHT ELEVATION - BLD 1
 1/8" = 1'-0"



BUILDING B - REAR ELEVATION - BLD 1
 1/8" = 1'-0"



1000 Lancaster Street
 Suite 430
 Burlington, NC 21202
 T: 410.384.4244
 F: 443.549.4430
 www.ci-designinc.com

250 Summer Street
 2nd Floor
 Boston, Massachusetts 02210
 T: 617.848.9511
 F: 617.878.5606
 www.ci-designinc.com

530 Hibernian Street
 Raleigh, North Carolina 27603
 T: 919.890.8809
 F: 919.878.5606
 www.ci-designinc.com



330 WARE TILLER STREET
 RALEIGH, NC 27603

PRELIMINARY
 FOR REVIEW ONLY
 THESE DOCUMENTS ARE FOR DESIGN
 REVIEW AND NOT INTENDED FOR
 BIDDING, CONSTRUCTION, OR
 PERMIT PURPOSES. THEY WERE
 PREPARED BY OR UNDER THE
 SUPERVISION OF
 CI DESIGN.

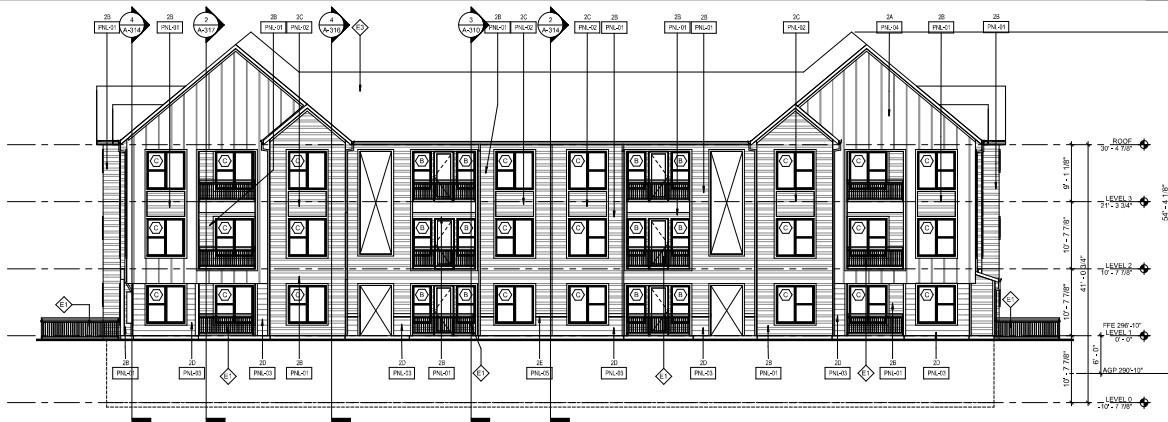
MARLOWE CAPITAL HILLS
 RALEIGH, NORTH CAROLINA

DESIGN: DO PROGRESS
 DELIVERABLE:
 ISSUE DATE: 09/30/22
 DRAWN BY: CE/MBB/3-All Rights Reserved
 CHECKED BY: Checker
 PROJECT NUMBER: 300.10.22128-150

BUILDING 1 TYPE B
 GRADE PLANE

NOT FOR CONSTRUCTION

SHEET NUMBER
 AS-201



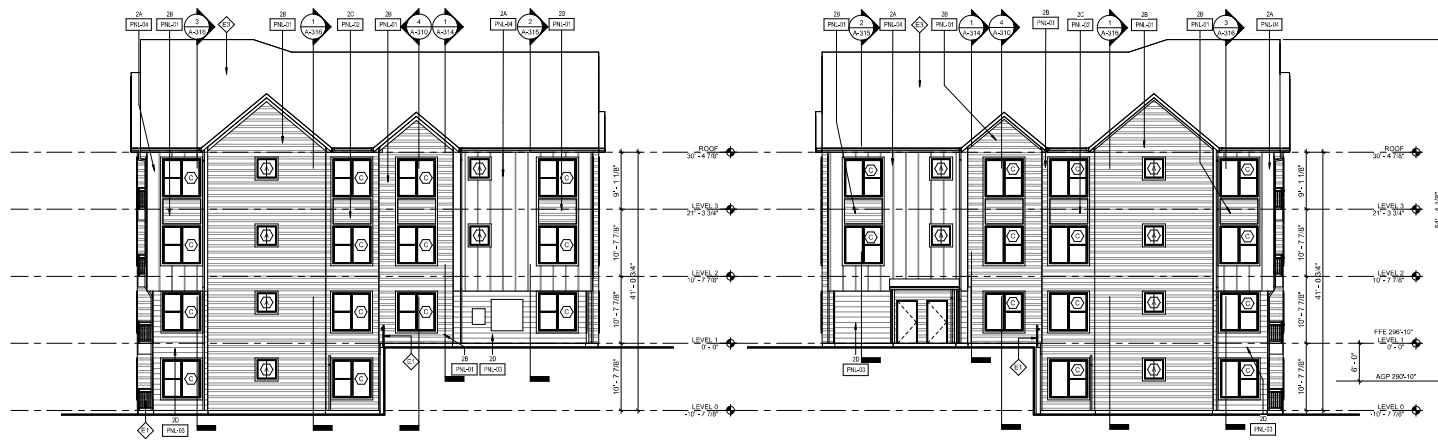
BUILDING Cx (Basement Option) - FRONT ELEVATION - BLD 2
1/8" = 1'-0"

BUILDING 2

AVERAGE GRADE PLANE CALCULATION

SEGMENT	POINT 1 ELEVATION (ft)	POINT 2 ELEVATION (ft)	SEGMENT LENGTH (ft)	ELEVATION TOTAL (AVG ELEV. * LENGTH)
A	296.37	295.11	133.17	39441.9589
B	296.37	285.5	68.75	20996.90625
C	285.5	285.5	133.17	38400.036
D	285.5	295.17	68.75	20999.90625
E				0
F				0
G				0
H				0
I				0
J				0
TOTALS			403.84	117401.8034

AVERAGE GRADE PLANE = 290.84



BUILDING Cx (Basement Option) - LEFT ELEVATION - BLD 2
1/8" = 1'-0"

BUILDING Cx (Basement Option) - RIGHT ELEVATION - BLD 2
1/8" = 1'-0"



BUILDING Cx (Basement Option) - REAR ELEVATION - BLD 2
1/8" = 1'-0"



1000 Lancaster Street
Suite 430, AFD 21202
Raleigh, NC 27603
T: 410.384.4244
F: 410.384.4430
www.ci-designinc.com

250 Summer Street
2nd Floor
Boston, Massachusetts 02210
T: 617.848.9511
F: 617.878.5656
www.ci-designinc.com

530 Hibernian Street
Raleigh, North Carolina 27603
T: 919.879.8809
F: 919.878.5656
www.ci-designinc.com



SQUARE TALKER STREET
RALEIGH, NC 27603

PRELIMINARY
FOR REVIEW ONLY
THESE DOCUMENTS ARE FOR DESIGN
REVIEW AND NOT INTENDED FOR
BIDDING, CONSTRUCTION, OR
PERMIT PURPOSES. THEY WERE
PREPARED BY OR UNDER THE
SUPERVISION OF
CI DESIGN.

MARLOWE CAPITAL HILLS
RALEIGH, NORTH CAROLINA

DESIGN DO PROGRESS
DELIVERABLE:
ISSUE DATE: 09/30/22
Checked by: CE/MSB/RL/All Rights Reserved

DESIGN BY: AUTHOR
CHECKED BY: CHECKER
PROJECT NUMBER: 300.10.22128-150

**BUILDING 2 TYPE Cx
GRADE PLANE**

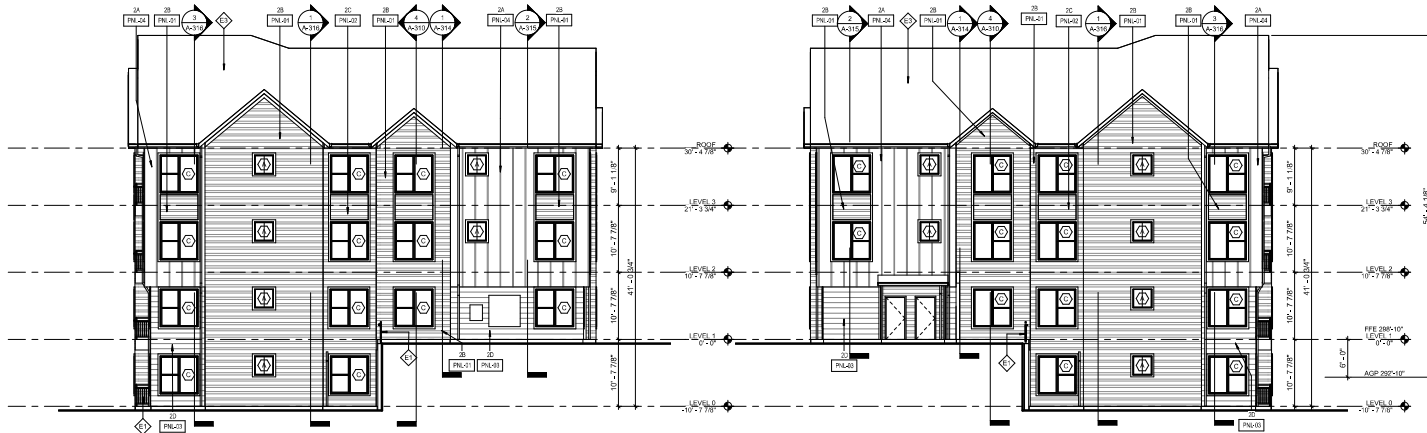
NOT FOR CONSTRUCTION

AS-202

BM13007/Marlowe Capital Hill/Minimum Ground Hill (BLD 2) Type Cx/09/30/22 9:58:10 AM

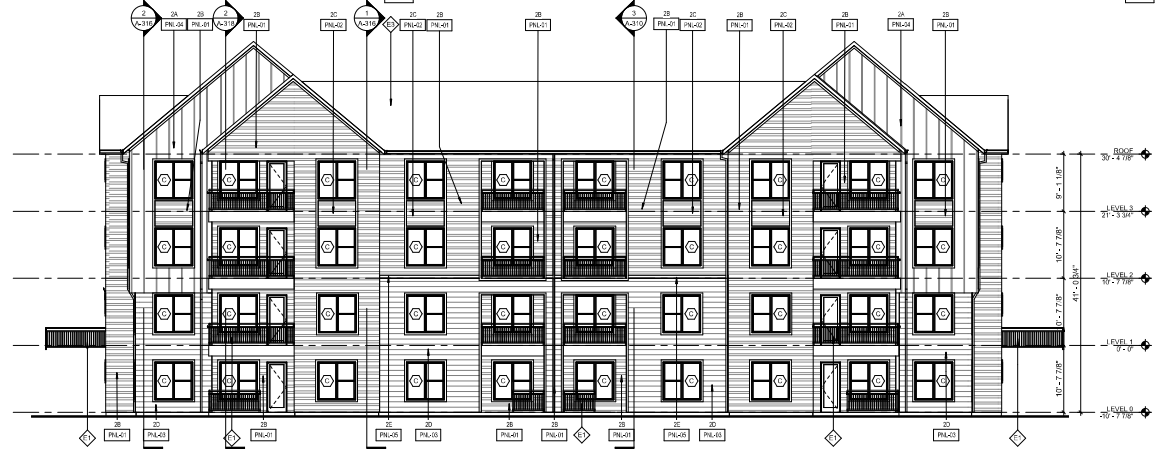


BUILDING Cx (Basement Option) - FRONT ELEVATION - BLD 3
1/8" = 1'-0" 1.



BUILDING Cx (Basement Option) - LEFT ELEVATION - BLD 3
1/8" = 1'-0" 2.

BUILDING Cx (Basement Option) - RIGHT ELEVATION - BLD 3
1/8" = 1'-0" 3.



BUILDING Cx (Basement Option) - REAR ELEVATION - BLD 3
1/8" = 1'-0" 4.

AVERAGE GRADE PLANE CALCULATION BUILDING 3			
SEGMENT	POINT 1 ELEVATION (ft)	POINT 2 ELEVATION (ft)	ELEVATION TOTAL (AVG ELEV * LENGTH)
A	298.17	298.17	133.17
B	298.17	297.75	48.17
C	297.75	297.75	133.17
D	297.75	298.17	48.17
E			0
F			0
G			0
H			0
I			0
J			0
TOTALS			403.85

AVERAGE GRADE PLANE = 293.81



1000 Lancaster Street
Suite 430
Spartanburg, SC 29126
1-803-735-5656
www.ci-designinc.com

250 Summer Street
2nd Floor
Boston, Massachusetts 02210
1-617-848-9511
1-800-978-5656
www.ci-designinc.com

530 Hibernian Street
Raleigh, North Carolina 27603
1-919-879-8809
1-800-978-5656
www.ci-designinc.com



5500 WILKIE STREET
DALLAS, TX 75218

PRELIMINARY
FOR REVIEW ONLY
THESE DOCUMENTS ARE FOR DESIGN
REVIEW AND NOT INTENDED FOR
BIDDING, CONSTRUCTION, OR
PERMIT PURPOSES. THEY WERE
PREPARED BY OR UNDER THE
SUPERVISION OF
CI DESIGN.

MARLOWE CAPITAL HILLS
RALEIGH, NORTH CAROLINA

REV. DATE DESCRIPTION
A 09/30/22 DESIGN TO PROGRESS
DELIVERABLE:
ISSUE DATE: 09/30/22
Designer: [Name], [Title]

DRAWN BY: [Name]
CHECKED BY: [Name]
PROJECT NUMBER: 300.10.22128-150

BUILDING 3 TYPE Cx
GRADE PLANE

NOT FOR CONSTRUCTION
SHEET NUMBER

AS-203

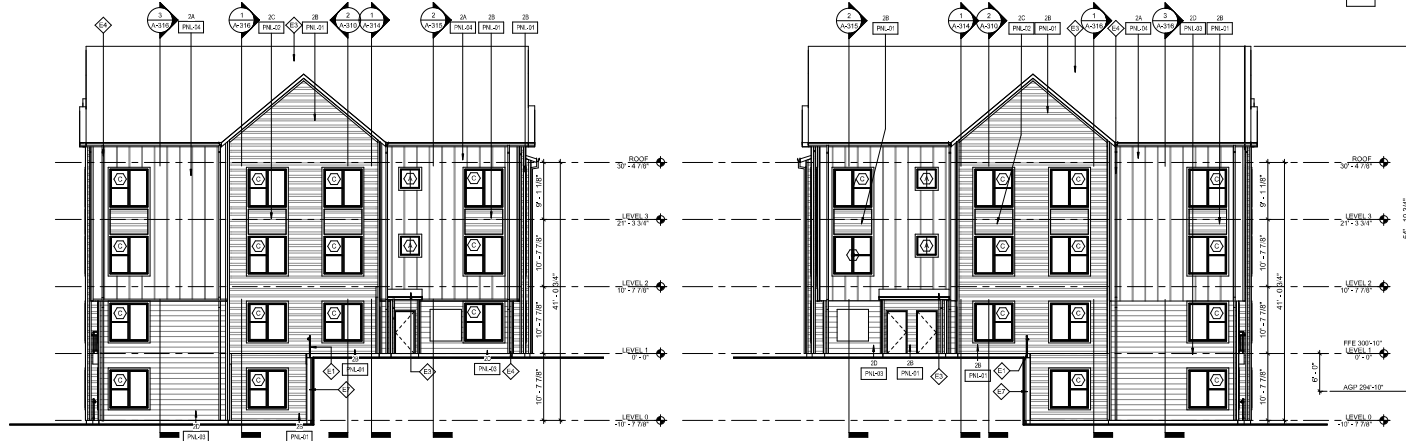


AVERAGE GRADE PLANE CALCULATION BUILDING 4			
SEGMENT	POINT 1 ELEVATION (ft)	POINT 2 ELEVATION (ft)	ELEVATION TOTAL (AVERAGE LENGTH)
A	300.17	300.17	176.75
B	300.17	289.5	65.75
C	289.5	289.5	376.75
D	289.5	300.17	65.75
E			
F			
G			
H			
I			
J			
TOTALS			485

AVERAGE GRADE PLANE = 294.84
3-SEPARATION TOTAL / PERCENTAGE CHANGE

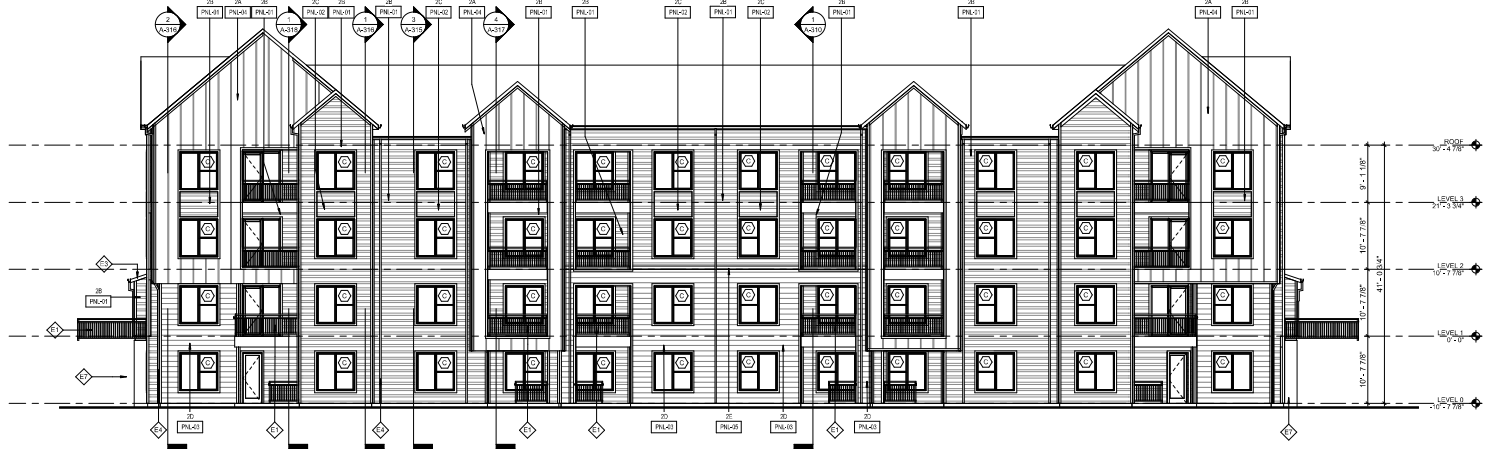


BUILDING Bx - FRONT ELEVATION - BLD 4
 1/8" = 1'-0"



BUILDING Bx - LEFT ELEVATION - BLD 4
 1/8" = 1'-0"

BUILDING Bx - RIGHT ELEVATION - BLD 4
 1/8" = 1'-0"



BUILDING Bx - REAR ELEVATION - BLD 4
 1/8" = 1'-0"



1000 Lancaster Street
 Suite 430
 Burlington, NC 27022
 P: 410.384.4244
 F: 440.559.4430
 www.ci-designinc.com



530 Hibernian Street
 Raleigh, North Carolina 27603

PRELIMINARY
 FOR REVIEW ONLY
 THESE DOCUMENTS ARE FOR DESIGN
 REVIEW AND NOT INTENDED FOR
 BIDDING, CONSTRUCTION, OR
 PERMIT PURPOSES. THEY WERE
 PREPARED BY OR UNDER THE
 SUPERVISION OF
 CI DESIGN.

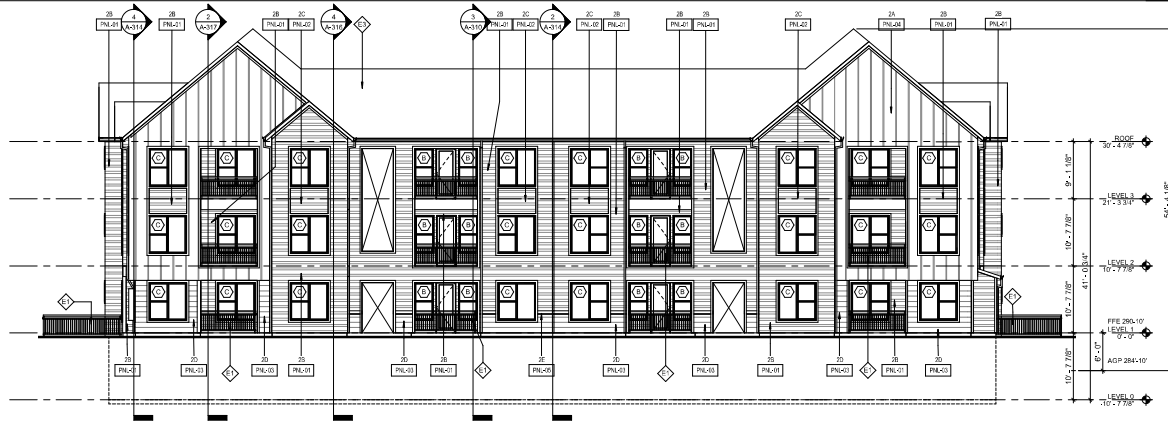
MARLOWE CAPITAL HILLS
 RALEIGH, NORTH CAROLINA

DESIGN: DD PROGRESS
 DELIVERABLE:
 ISSUE DATE: 09/30/22
 DRAWN BY: CEH/BJB - All Rights Reserved
 CHECKED BY: Checker
 PROJECT NUMBER: 300.10.22128-150

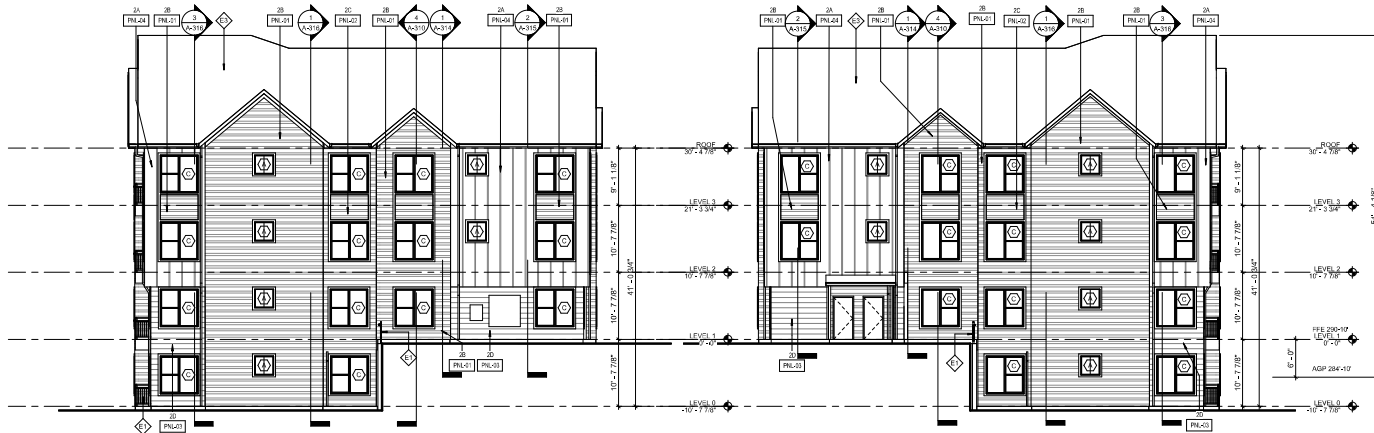
BUILDING 4 TYPE Bx
 GRADE PLANE

NOT FOR CONSTRUCTION
 SHEET NUMBER
 AS-204

BLD 3007/Marlowe Capital Hills/Minimum Ground Floor Type
 09/30/22 9:58:19 AM

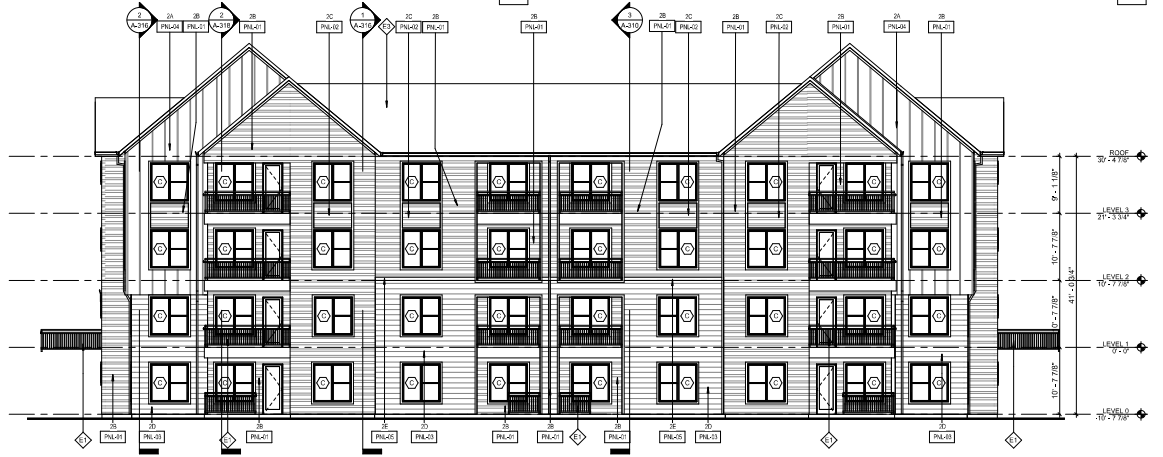


BUILDING Cx (Basement Option) - FRONT ELEVATION - BLD 5
1/8" = 1'-0"



BUILDING Cx (Basement Option) - LEFT ELEVATION - BLD 5
1/8" = 1'-0"

BUILDING Cx (Basement Option) - RIGHT ELEVATION - BLD 5
1/8" = 1'-0"



BUILDING Cx (Basement Option) - REAR ELEVATION - BLD 5
1/8" = 1'-0"

AVERAGE GRADE PLANE CALCULATION BUILDING 5				
SEGMENT	POINT 1 ELEVATION (ft)	POINT 2 ELEVATION (ft)	SEGMENT LENGTH (ft)	ELEVATION TOTAL (AVE ELEV * LENGTH)
A	290.17	290.17	1.7625	53387.5475
B	290.17	279.5	65.5	18727.5625
C	279.5	279.5	1.7625	49802.845
D	279.5	290.17	65.5	18727.5625
E				0
F				0
G				0
H				0
I				0
J				0
TOTALS			188	138,444.975



AVERAGE GRADE PLANE	
AVE. GRADE PLANE	284.81

(ft ELEVATION TOTAL / TOTAL SEGMENT LENGTH)



1000 Lancaster Street
Suite 430
Spartanburg, SC 29126
P: 410.384.4244
F: 443.569.4430
www.ci-designinc.com

250 Summer Street
2nd floor
Boston, Massachusetts 02210
P: 617.848.9511
F: 617.878.5656
www.ci-designinc.com

530 Hibernian Street
Raleigh, North Carolina 27603
P: 919.899.8809
F: 919.878.5656
www.ci-designinc.com



SQUARE TULLER STREET
SALMON RD

PRELIMINARY
FOR REVIEW ONLY
THESE DOCUMENTS ARE FOR DESIGN
REVIEW AND NOT INTENDED FOR
BIDDING, CONSTRUCTION, OR
PERMIT PURPOSES. THEY WERE
PREPARED BY OR UNDER THE
SUPERVISION OF
CI DESIGN.

MARLOWE CAPITAL HILLS
RALEIGH, NORTH CAROLINA

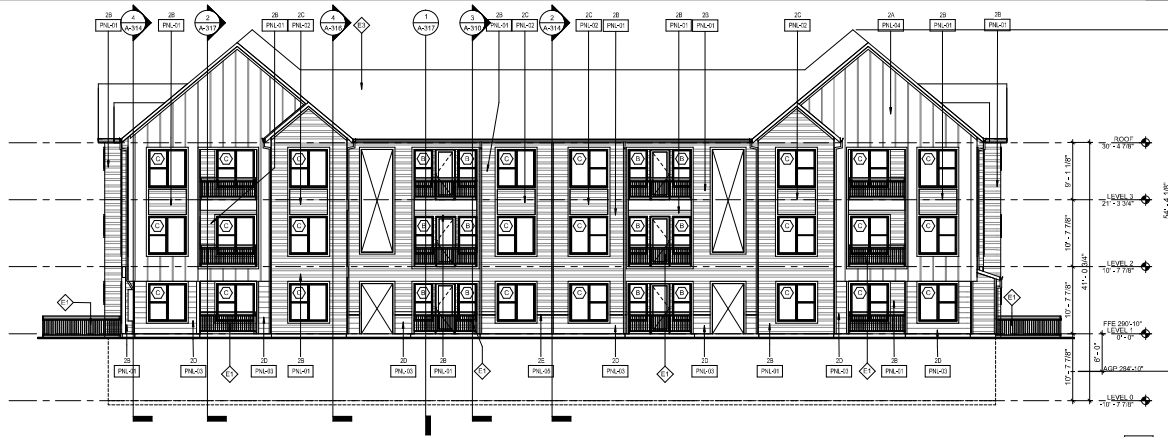
DESIGN: DO PROGRESS
DELIVERABLE:
ISSUE DATE: 09/30/22
Checked by: CE/Arch/3: All Rights Reserved

DESIGN BY: AUTHOR
CHECKED BY: CHECKER
PROJECT NUMBER: 300.10.22128-150

BUILDING 5 TYPE Cx
GRADE PLANE

NOT FOR CONSTRUCTION
SHEET NAME:
AS-205

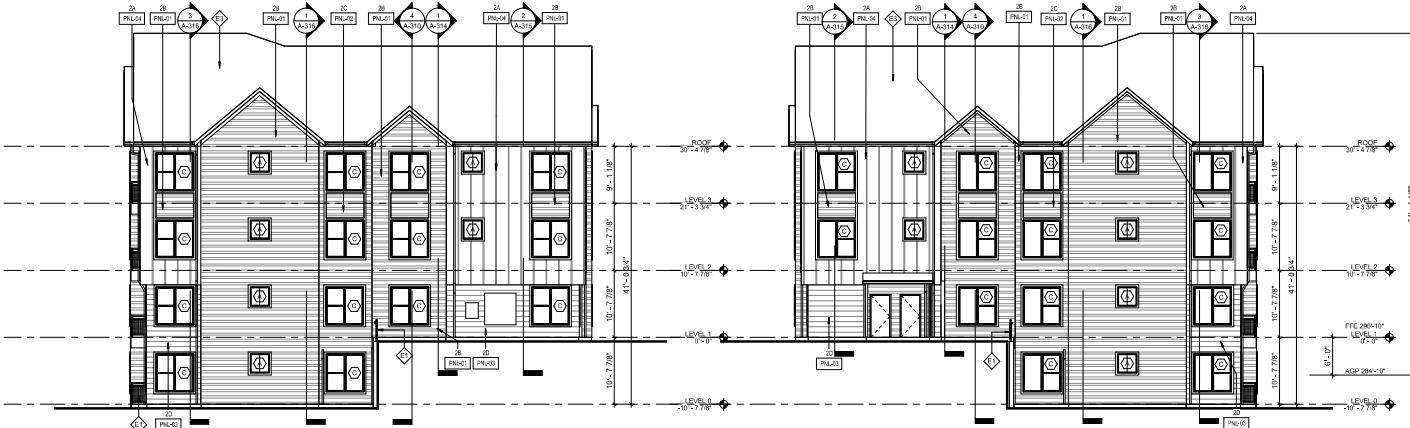
BM13007 (Marlowe Capital Hill) - Marlowe Capital Hill (BLD 5)
09/20/22 9:52:24 AM



BUILDING Cx (Basement Option) - FRONT ELEVATION - BLD 6
1/8" = 1'-0"

AVERAGE GRADE PLANE CALCULATION BUILDING 6			
SEGMENT	POINT 1 ELEVATION (ft)	POINT 2 ELEVATION (ft)	ELEVATION TOTAL (AVE ELEV * LENGTH)
A	296.17	296.17	5327.5475
B	296.17	279.5	8727.9025
C	279.5	279.5	4963.605
D	279.5	296.17	8727.9025
E			0
F			0
G			0
H			0
I			0
J			0
TOTALS			488 13824.975

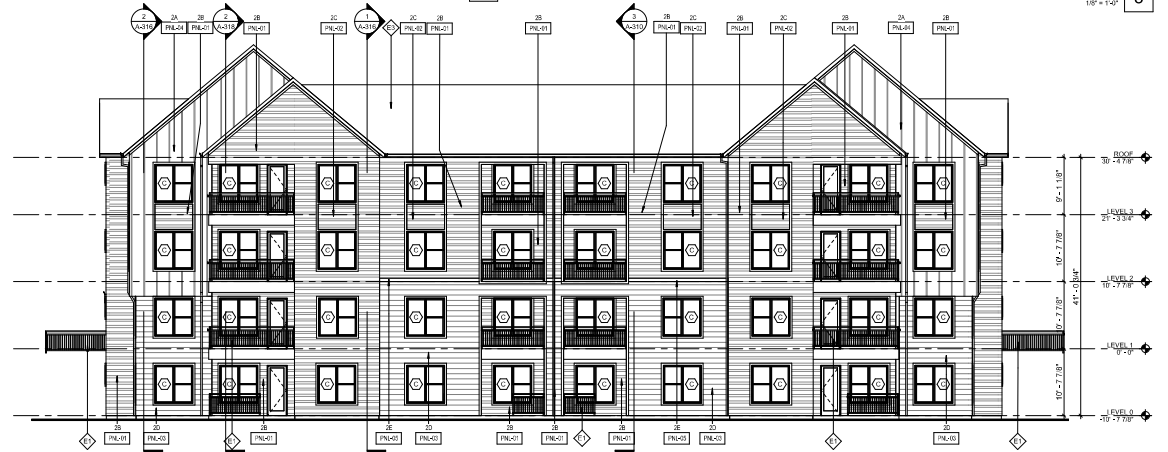
AVERAGE GRADE PLANE	
ELEVATION TOTAL / TOTAL SEGMENT LENGTH	281.84



BUILDING Cx (Basement Option) - LEFT ELEVATION - BLD 6
1/8" = 1'-0"



BUILDING Cx (Basement Option) - RIGHT ELEVATION - BLD 6
1/8" = 1'-0"



BUILDING Cx (Basement Option) - REAR ELEVATION - BLD 6
1/8" = 1'-0"



1000 Lancaster Street
Suite 430
Boston, MA 02120
T: 410.384.4244
F: 443.569.4430
www.ci-designinc.com

250 Summer Street
2nd floor
Boston, Massachusetts 02210
T: 617.848.9511
F: 617.878.5606
www.ci-designinc.com

530 Hillsborough Street
Raleigh, North Carolina 27603
T: 919.879.8809
F: 919.878.5606
www.ci-designinc.com



SQUARE TALKIE STREET
RALEIGH, NC 27601

PRELIMINARY
FOR REVIEW ONLY
THESE DOCUMENTS ARE FOR DESIGN
REVIEW AND NOT INTENDED FOR
BIDDING, CONSTRUCTION, OR
PERMIT PURPOSES. THEY WERE
PREPARED BY OR UNDER THE
SUPERVISION OF
CI DESIGN.

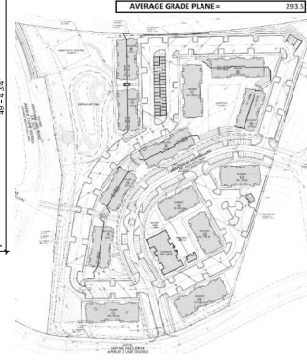
MARLOWE CAPITAL HILLS
RALEIGH, NORTH CAROLINA

REV	DATE	DESCRIPTION	BY	DD	PROGRESS
1	09/30/22	ISSUE DATE			

BUILDING 6 TYPE Cx
GRADE PLANE

NOT FOR CONSTRUCTION
AS-206

AVERAGE GRADE PLANE CALCULATION BUILDING 7				
SEGMENT #	POINT 1 ELEVATION (ft)	POINT 2 ELEVATION (ft)	SEGMENT LENGTH (ft)	ELEVATION TOTAL / AVG ELEVATION
A	293.5	293.5	176.75	5176.125
B	293.5	293.5	65.75	1957.625
C	293.5	293.5	176.75	5176.125
D	293.5	293.5	65.75	1957.625
E				0
F				0
G				0
H				0
I				0
J				0
TOTALS			685	14187.5



AVERAGE GRADE PLANE = 293.5



1000 Lancaster Street
Suite 430
Spartanburg, SC 29126
1-803-735-5656
www.ci-designinc.com

250 Summer Street
2nd Floor
Boston, Massachusetts 02210
1-617-848-9511
1-800-978-5656
www.ci-designinc.com

530 Hibernia Street
Raleigh, North Carolina 27603
1-919-870-8809
1-800-978-5656
www.ci-designinc.com



3500 WILKIE STREET
RALEIGH, NC 27604

PRELIMINARY
FOR REVIEW ONLY
THESE DOCUMENTS ARE FOR DESIGN
REVIEW AND NOT INTENDED FOR
BIDDING, CONSTRUCTION, OR
PERMIT PURPOSES. THEY WERE
PREPARED BY OR UNDER THE
SUPERVISION OF
CI DESIGN.

MARLOWE CAPITAL HILLS
RALEIGH, NORTH CAROLINA

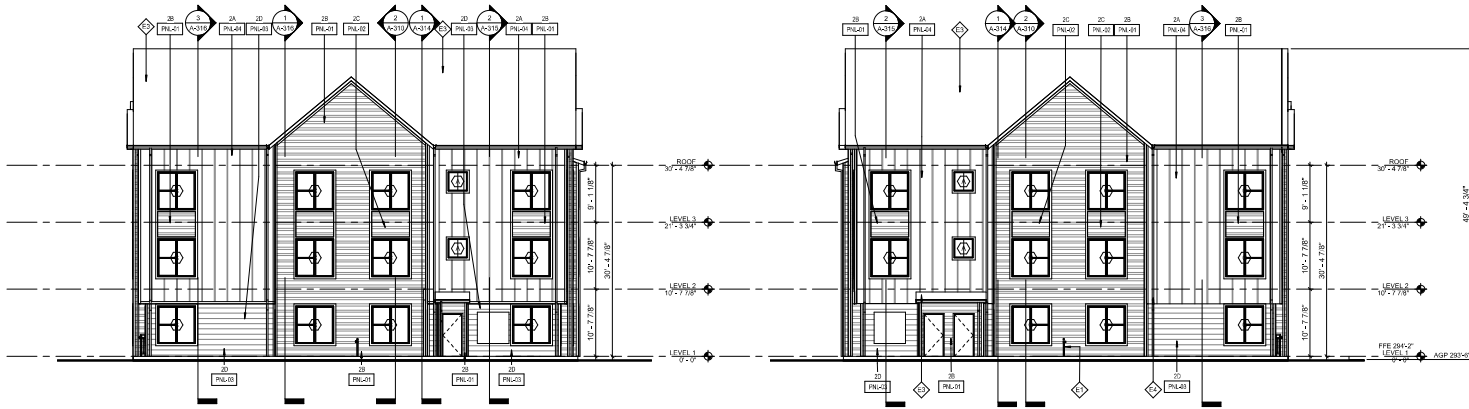
DESIGN: DD PROGRESS
DELIVERABLE:
ISSUE DATE: 09/30/22
DRAWN BY: AUSTIN
CHECKED BY: CHESTER
PROJECT NUMBER: 300.10.22128-150

BUILDING 7 TYPE B
GRADE PLANE

NOT FOR CONSTRUCTION
SHEET NUMBER
AS-207



BUILDING B - FRONT ELEVATION - BLD 7
1/8" = 1'-0"



BUILDING B - LEFT ELEVATION - BLD 7
1/8" = 1'-0"

BUILDING B - RIGHT ELEVATION - BLD 7
1/8" = 1'-0"



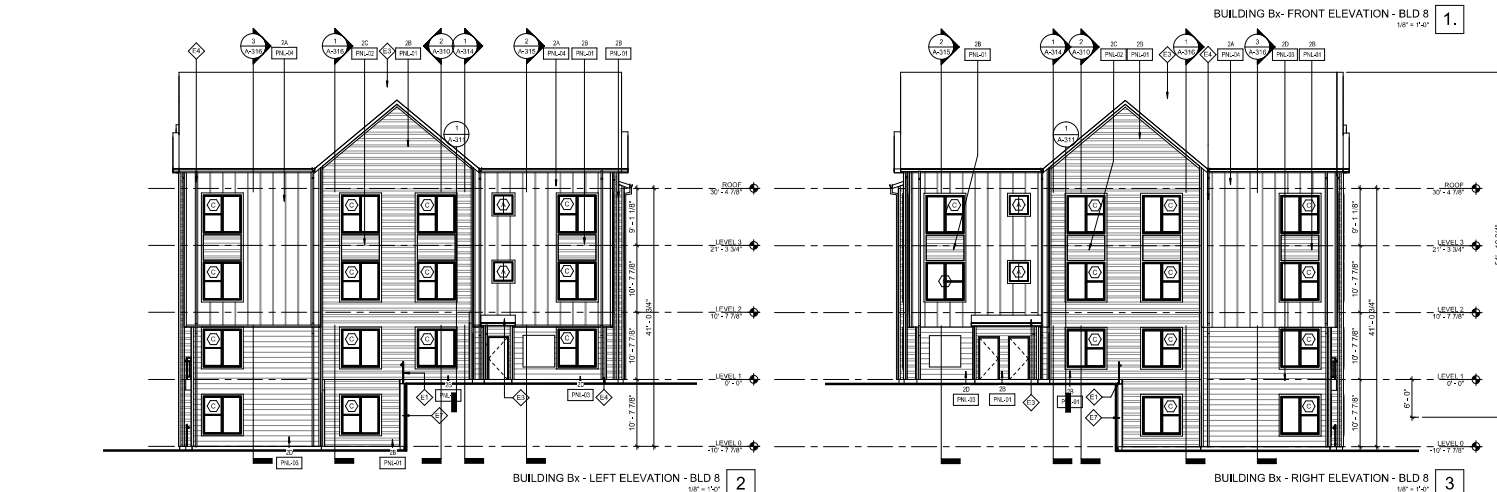
BUILDING B - REAR ELEVATION - BLD 7
1/8" = 1'-0"

BML 3002 Marlowe Capital Hill - Marlowe Capital Hill (BLD 7) Type B
 09/30/22 9:53:33 AM



AVERAGE GRADE PLANE CALCULATION BUILDING 8				
SEGMENT	POINT 1 ELEVATION (ft)	POINT 2 ELEVATION (ft)	SEGMENT LENGTH (ft)	ELEVATION TOTAL (AVG ELEV. * LENGTH)
A	302.5	302.5	176.75	13466.875
B	302.5	291.83	65.75	19538.59875
C	291.83	291.83	176.75	11560.99375
D	291.83	302.5	65.75	19538.59875
E				0
F				0
G				0
H				0
I				0
J				0
TOTALS			485	144135.025

AVERAGE GRADE PLANE * 297.105
(ELEVATION TOTAL / TOTAL SEGMENT LENGTH)



1000 Lancaster Street
Suite 430
Boston, MA 02120
1-410-384-4244
F-443.569.4430
www.ci-designinc.com



250 Summer Street
2nd floor
Boston, Massachusetts 02210
1-617-848-9511
F-603-976-5606
www.ci-designinc.com

530 Hibernough Street
Raleigh, North Carolina 27603
1-919-899-8809
F-800-976-5606
www.ci-designinc.com

PRELIMINARY
FOR REVIEW ONLY
THESE DOCUMENTS ARE FOR DESIGN
REVIEW AND NOT INTENDED FOR
BIDDING, CONSTRUCTION, OR
PERMIT PURPOSES. THEY WERE
PREPARED BY OR UNDER THE
SUPERVISION OF
CI DESIGN.

MARLOWE CAPITAL HILLS
RALEIGH, NORTH CAROLINA

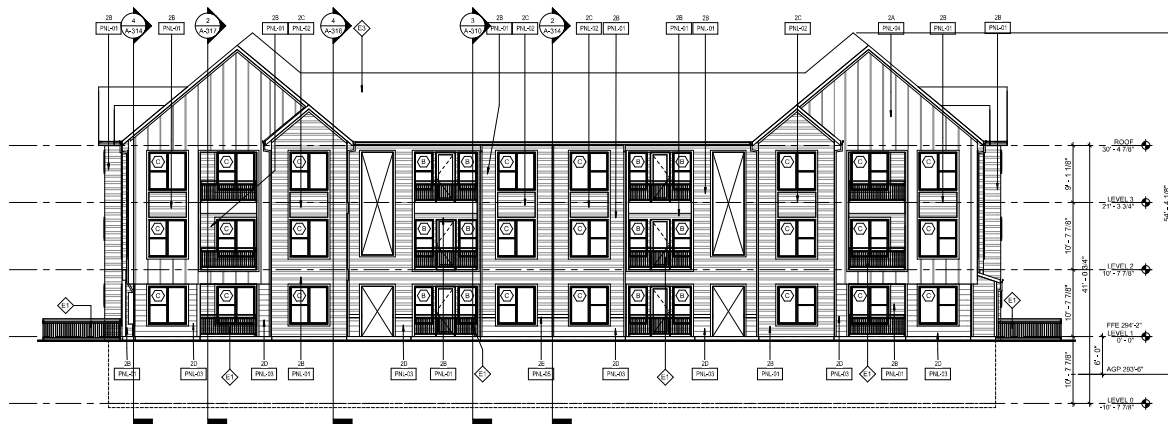
DATE	DESCRIPTION
09/30/22	DD PROGRESS
09/30/22	ISSUE DATE

DESIGNED BY: AUTHOR
CHECKED BY: CHECKER
PROJECT NUMBER: 300.10.22128-150

BUILDING 8 TYPE Bx
GRADE PLANE

NOT FOR CONSTRUCTION
AS-208

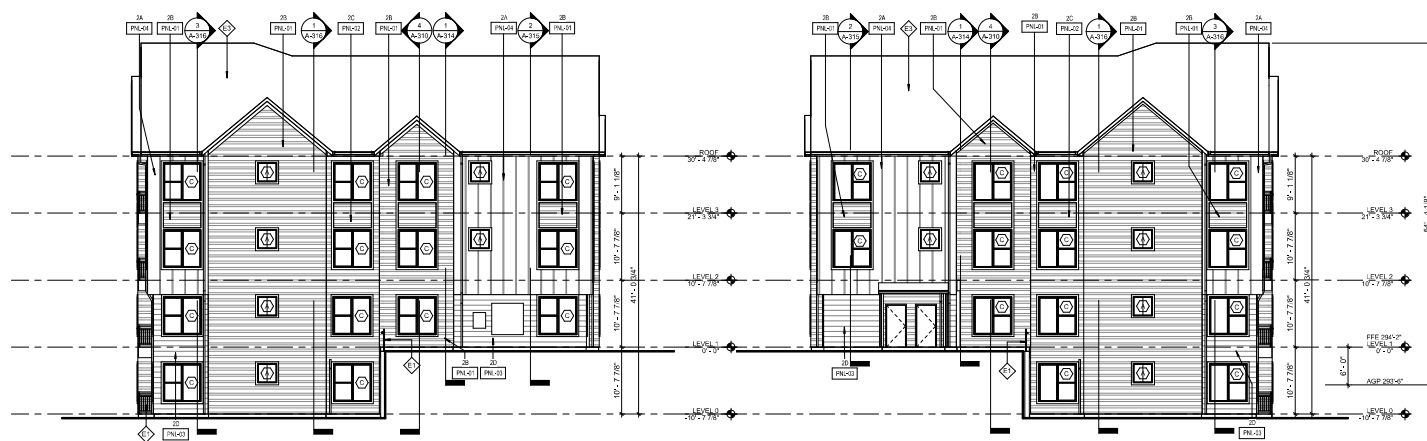
BM13007-Marlowe Capital Hill-Preliminary-Grade-Plane-02122.dwg
10/20/2022 9:30:39 AM



BUILDING Cx (Basement Option) - FRONT ELEVATION - BLD 9
1/8" = 1'-0"

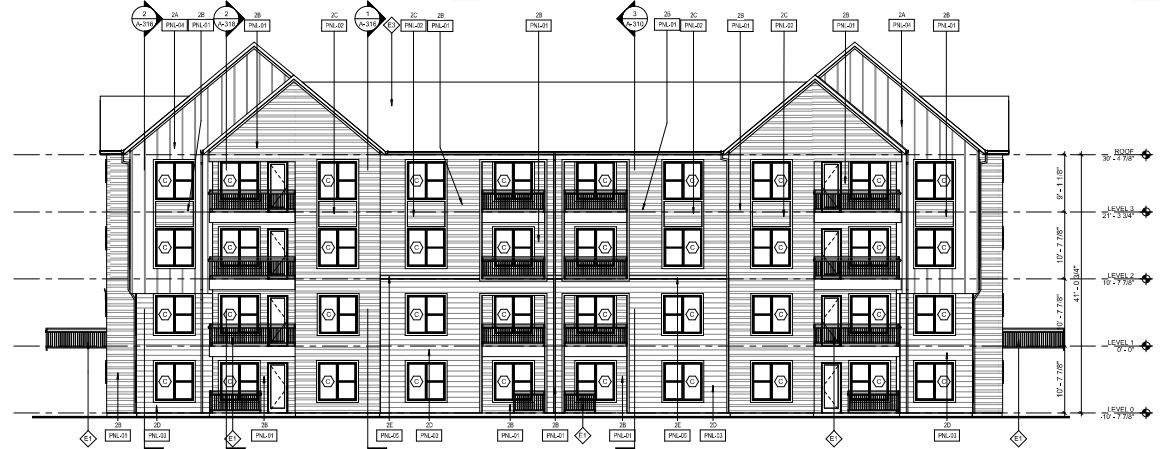
AVERAGE GRADE PLANE CALCULATION BUILDING 9				
SEGMENT	POINT 1 ELEVATION (1)	POINT 2 ELEVATION (2)	SEGMENT LENGTH (L)	ELEVATION TOTAL (AVG ELEV * LENGTH)
A	303.5	303.5	153.17	4641.096
B	303.5	292.83	48.77	2<498.84375
C	292.83	292.83	153.17	3095.173
D	292.83	303.5	48.77	2<498.84375
E				0
F				0
G				0
H				0
I				0
J				0
TOTALS			403.88	12040.0936

AVERAGE GRADE PLANE = 298.103
(= ELEVATION TOTAL / TOTAL SEGMENT LENGTHS)



BUILDING Cx (Basement Option) - LEFT ELEVATION - BLD 9
1/8" = 1'-0"

BUILDING Cx (Basement Option) - RIGHT ELEVATION - BLD 9
1/8" = 1'-0"



BUILDING Cx (Basement Option) - REAR ELEVATION - BLD 9
1/8" = 1'-0"



1000 Lancaster Street
 Suite 430, AND 21202
 F: 410.384.4244
 F: 443.565.4430
 www.ci-designinc.com

250 Summer Street
 2nd floor
 Boston, Massachusetts 02210
 F: 617.848.9511
 F: 800.978.5656
 www.ci-designinc.com

530 Hibernia Street
 Raleigh, North Carolina 27603
 F: 919.890.8809
 F: 800.978.5656
 www.ci-designinc.com



3240 WILKIE STREET
 RALEIGH, NC 27607

PRELIMINARY
 FOR REVIEW ONLY
 THESE DOCUMENTS ARE FOR DESIGN
 REVIEW AND NOT INTENDED FOR
 BIDDING, CONSTRUCTION, OR
 PERMIT PURPOSES. THEY WERE
 PREPARED BY OR UNDER THE
 SUPERVISION OF
 CI DESIGN.

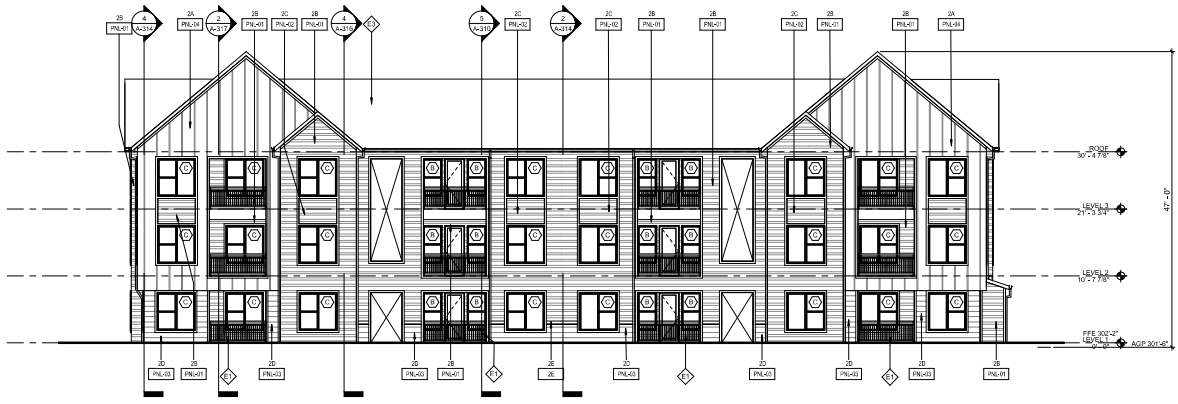
MARLOWE CAPITAL HILLS
 RALEIGH, NORTH CAROLINA

DESIGN: DO PROGRESS
 DELIVERABLE:
 ISSUE DATE: 09/30/22
 DRAWN BY: AUTHOR
 CHECKED BY: CHECKER
 PROJECT NUMBER: 300.10.22128-150

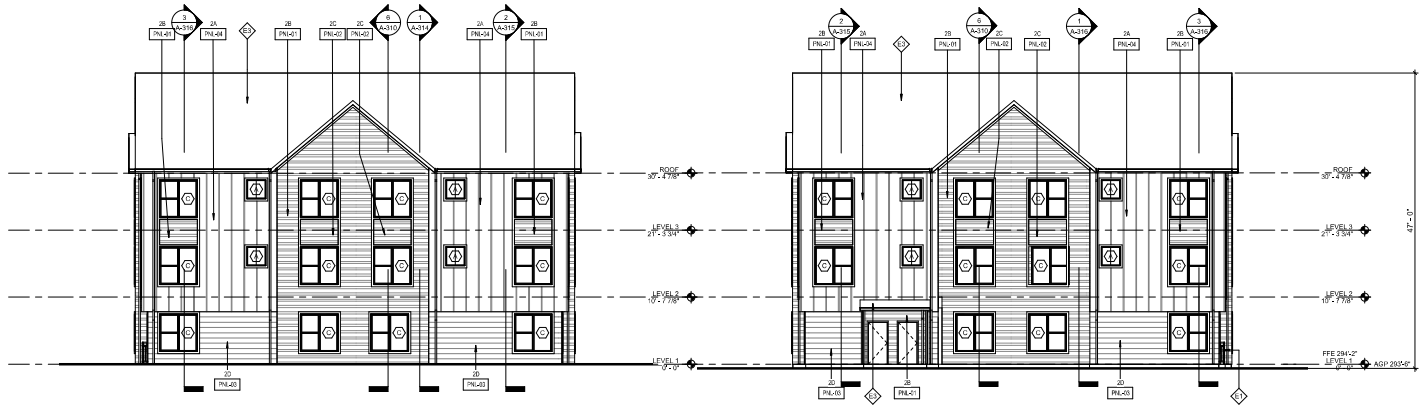
BUILDING 9 TYPE Cx
 GRADE PLANE

NOT FOR CONSTRUCTION
 SHEET NUMBER
 AS-209

BM13007/Marlowe Capital Hill/Minimum Ground Hill (BLD 9)
 09/20/22 3:43:43 AM

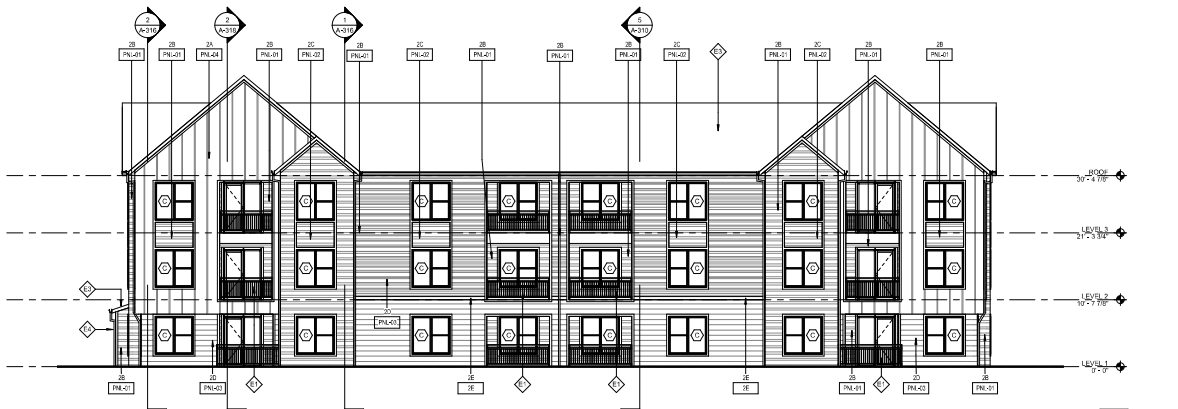


BUILDING D - FRONT ELEVATION - BLD 10
1/8" = 1'-0"



BUILDING D - LEFT ELEVATION - BLD 10
1/8" = 1'-0"

BUILDING D - RIGHT ELEVATION - BLD 10
1/8" = 1'-0"




BUILDING D - REAR ELEVATION - BLD 10
1/8" = 1'-0"

AVERAGE GRADE PLANE CALCULATION
BUILDING 10

SEGMENT	POINT 1 ELEVATION (ft)	POINT 2 ELEVATION (ft)	SEGMENT LENGTH (ft)	ELEVATION TOTAL (AVG ELEV * LENGTH)
A	301.5	301.5	132.00	40770.00
B	301.5	301.5	65.75	20821.63
C	301.5	301.5	132.00	40072.00
D	301.5	301.5	65.75	20821.63
E				0
F				0
G				0
H				0
I				0
TOTALS			397.50	112485.26

AVERAGE GRADE PLANE = 301.5





1000 Lancafter Street
Suite 430, AND 21202
1-410.384.4244
F-443.569.4430
www.ci-designinc.com

250 Summer Street
2nd floor
Boston, Massachusetts 02210
1-617-848-9511
F-800-978-5656
www.ci-designinc.com

530 Hibernborough Street
Raleigh, North Carolina 27603
1-919-890-8809
F-800-978-5656
www.ci-designinc.com

PRELIMINARY
FOR REVIEW ONLY
THESE DOCUMENTS ARE FOR DESIGN
REVIEW AND NOT INTENDED FOR
BIDDING, CONSTRUCTION, OR
PERMIT PURPOSES. THEY WERE
PREPARED BY OR UNDER THE
SUPERVISION OF
CI DESIGN.

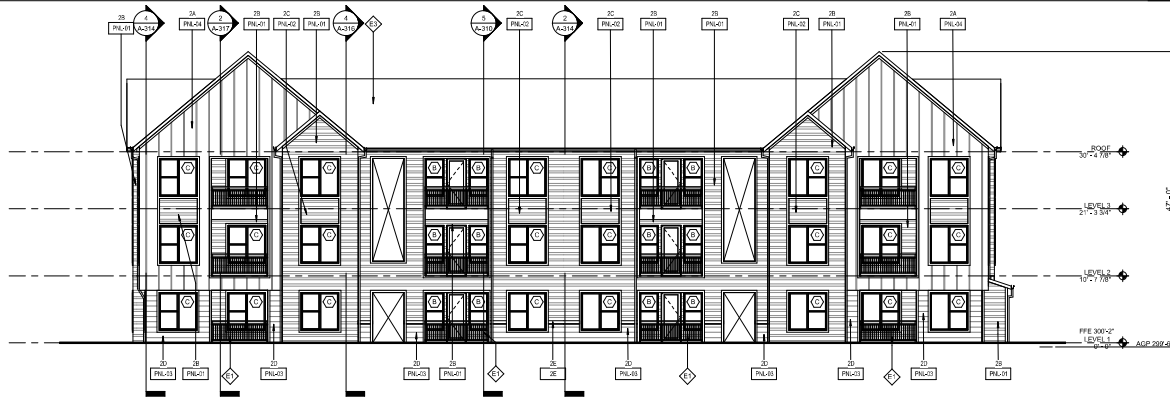
MARLOWE CAPITAL HILLS
RALEIGH, NORTH CAROLINA

REV. DATE	DESCRIPTION

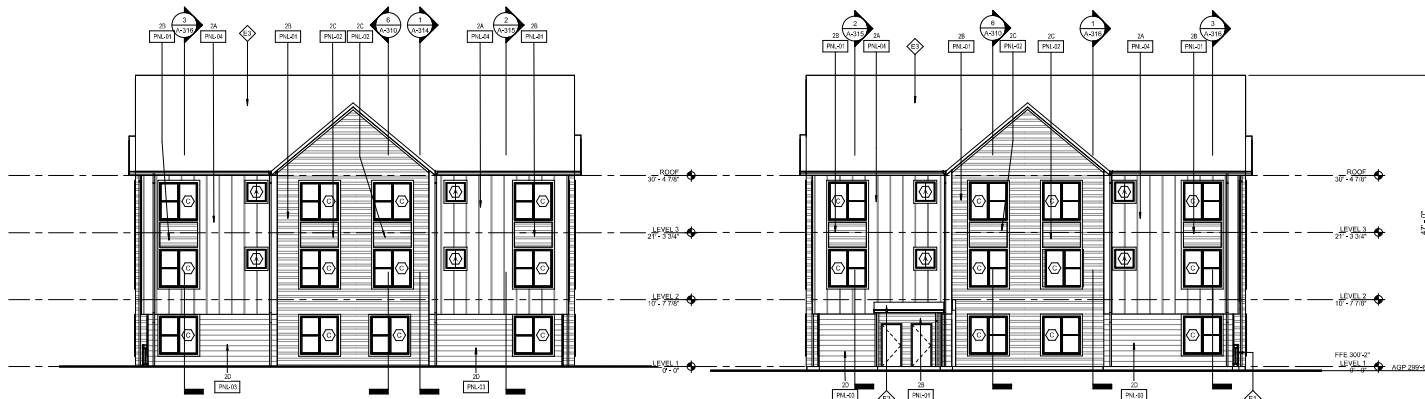
DESIGN: DO PROGRESS
DELIVERABLE:
ISSUE DATE: 09/30/22
Drawn (CI Design): All Rights Reserved
DESIGN BY: Author
CHECKED BY: Checker
PROJECT NUMBER: 300.10.22128-150

**BUILDING 10 TYPE D
GRADE PLANE**

NOT FOR CONSTRUCTION
SHEET NAME:
AS-210

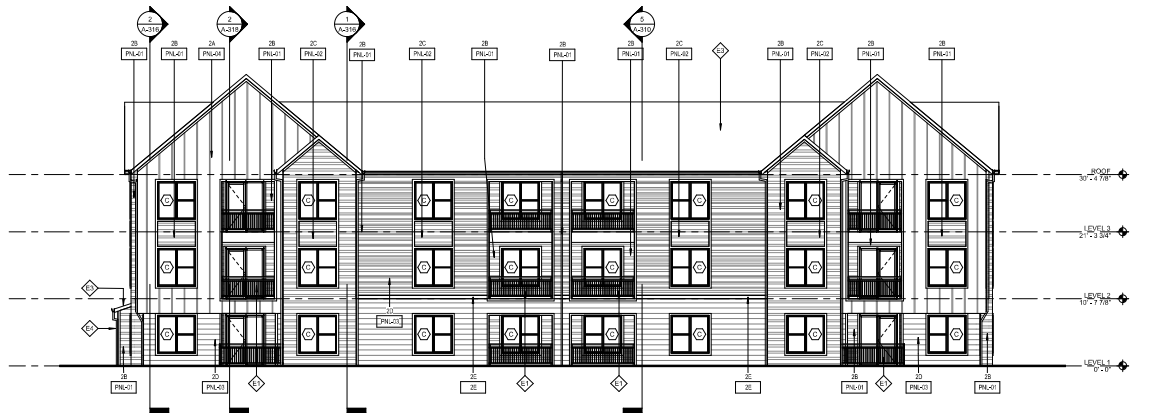


BUILDING D - FRONT ELEVATION - BLD 11
1/8" = 1'-0"



BUILDING D - LEFT ELEVATION - BLD 11
1/8" = 1'-0"

BUILDING D - RIGHT ELEVATION - BLD 11
1/8" = 1'-0"



BUILDING D - REAR ELEVATION - BLD 11
1/8" = 1'-0"

AVERAGE GRADE PLANE CALCULATION BUILDING 11				
SEGMENT	POINT 1 ELEVATION (ft)	POINT 2 ELEVATION (ft)	SEGMENT LENGTH (ft)	ELEVATION TOTAL (AVG ELEV. * LENGTH)
A	299.5	299.5	132.22	39809.34
B	299.5	299.5	65.75	19652.125
C	299.5	299.5	132.22	39809.34
D	299.5	299.5	65.75	19652.125
E				0
F				0
G				0
H				0
TOTALS			397.94	119023.94

AVERAGE GRADE PLANE = 299.5

(FROM AVERAGE TOTAL AREA, SEGMENT GRADE)



1000 Lancaster Street
Suite 430, RD 21202
1-410-384-4244
F-443.559.4430
www.ci-designinc.com

250 Summer Street
2nd Floor
Boston, Massachusetts 02210
1-617-848-9511
F-603-978-5656
www.ci-designinc.com

530 Hibernian Street
Raleigh, North Carolina 27603
1-919-890-8809
F-919-878-5656
www.ci-designinc.com



SQUARE TULLAH STREET
SALISBURY, NC 28158

PRELIMINARY
FOR REVIEW ONLY
THESE DOCUMENTS ARE FOR DESIGN
REVIEW AND NOT INTENDED FOR
BIDDING, CONSTRUCTION, OR
PERMIT PURPOSES. THEY WERE
PREPARED BY OR UNDER THE
SUPERVISION OF
CI DESIGN.

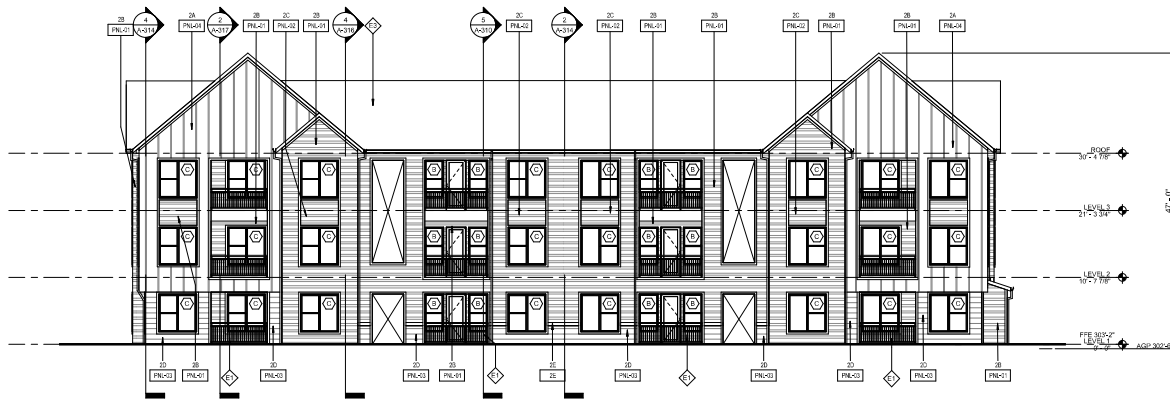
MARLOWE CAPITAL HILLS
RALEIGH, NORTH CAROLINA

DESIGN: DO PROGRESS
DELIVERABLE:
ISSUE DATE: 09/30/22
Designer: CE/Architect: All Rights Reserved
DRAWN BY: Author
CHECKED BY: Checker
PROJECT NUMBER: 300.10.22128-150

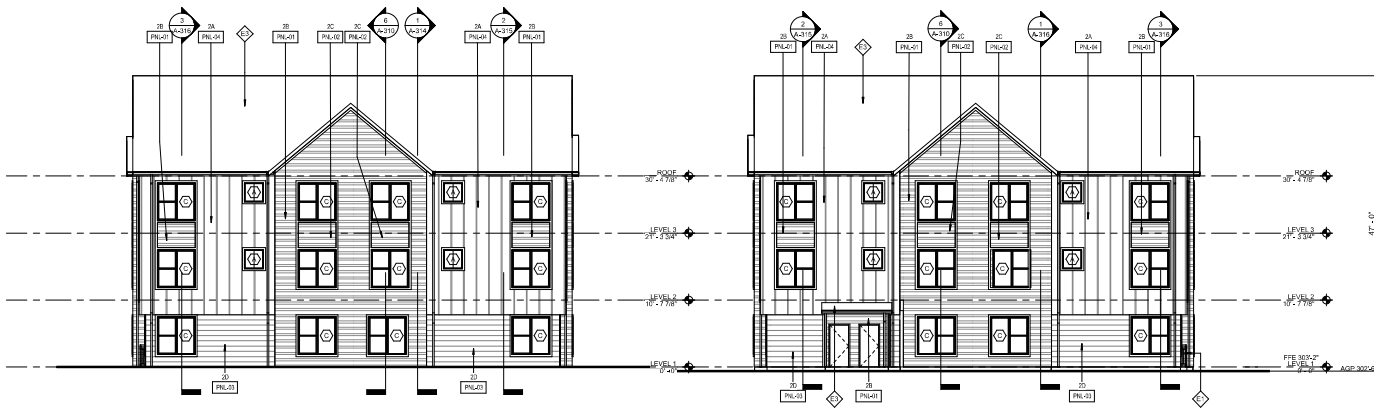
BUILDING 11 TYPE D
GRADE PLANE

NOT FOR CONSTRUCTION

AS-211

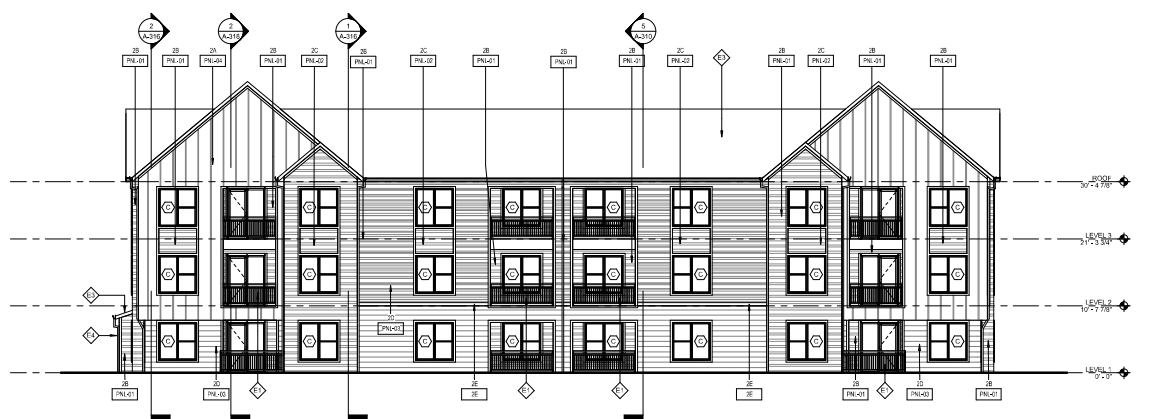


BUILDING D - FRONT ELEVATION - BLD 12
1/8" = 1'-0"



BUILDING D - LEFT ELEVATION - BLD 12
1/8" = 1'-0"

BUILDING D - RIGHT ELEVATION - BLD 12
1/8" = 1'-0"



BUILDING D - REAR ELEVATION - BLD 12
1/8" = 1'-0"

AVERAGE GRADE PLANE CALCULATION				
BUILDING 12				
SEGMENT	POINT 1 ELEVATION (ft)	POINT 2 ELEVATION (ft)	SEGMENT LENGTH (ft)	ELEVATION TOTAL (AVERAGE ELEVATION * LENGTH)
A	302.5	302.5	131.82	40208.3
B	302.5	302.5	85.75	19889.375
C	302.5	302.5	131.82	40208.3
D	302.5	302.5	85.75	19889.375
E				0
F				0
G				0
H				0
I				0
J				0
TOTALS			395.14	120195.95
			AVERAGE GRADE PLANE =	103.5



1000 Lanchester Street
Suite 430
Spartanburg, SC 29126
P: 410.384.4244
F: 443.569.4430
www.ci-designinc.com

250 Summer Street
2nd Floor
Boston, Massachusetts 02210
P: 617.848.9511
F: 617.775.5606
www.ci-designinc.com

530 Hillsborough Street
Raleigh, North Carolina 27603
P: 919.890.8809
F: 919.775.5606
www.ci-designinc.com



1000 LANCASHIRE STREET
Spartanburg, SC 29126

PRELIMINARY
FOR REVIEW ONLY
THESE DOCUMENTS ARE FOR DESIGN
REVIEW AND NOT INTENDED FOR
BIDDING, CONSTRUCTION, OR
PERMIT PURPOSES. THEY WERE
PREPARED BY OR UNDER THE
SUPERVISION OF
CI DESIGN.

MARLOWE CAPITAL HILLS
RALEIGH, NORTH CAROLINA

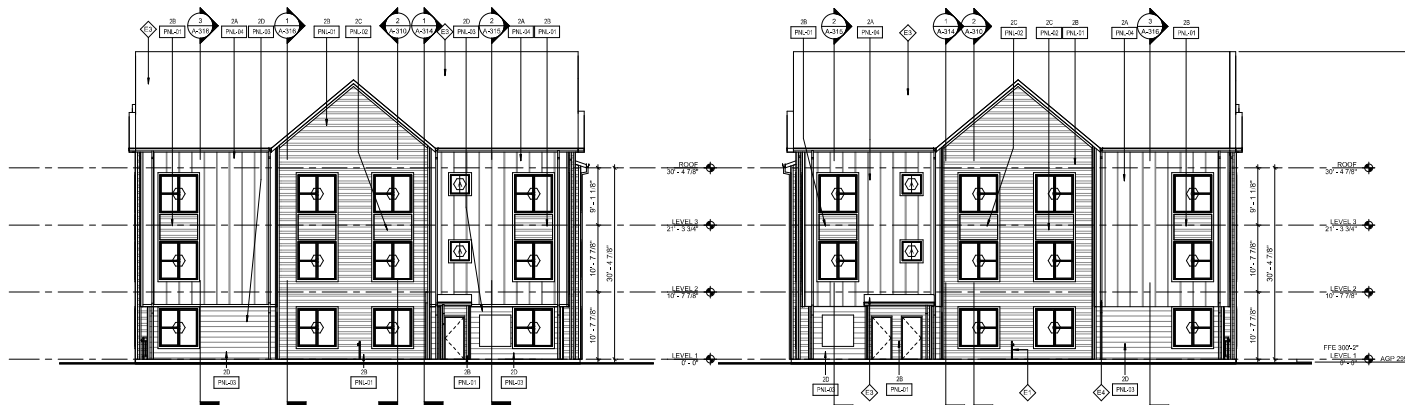
DESIGN: DO PROGRESS
DELIVERABLE:
ISSUE DATE: 09/30/22
DRAWN BY: JB
CHECKED BY: TR
PROJECT NUMBER: 300.10.22128-150

BUILDING 12 TYPE D
GRADE PLANE

NOT FOR CONSTRUCTION
SHEET NUMBER
AS-212



BUILDING B - FRONT ELEVATION - BLD 13
1/8" = 1'-0"



BUILDING B - LEFT ELEVATION - BLD 13
1/8" = 1'-0"

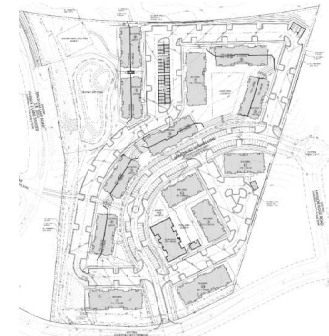
BUILDING B - RIGHT ELEVATION - BLD 13
1/8" = 1'-0"



BUILDING B - REAR ELEVATION - BLD 13
1/8" = 1'-0"

BUILDING 13				
SEGMENT	POINT 1 ELEVATION (ft)	POINT 2 ELEVATION (ft)	SEGMENT LENGTH (ft)	ELEVATION TOTAL (ft) (ELEV * LENGTH)
A	299.5	299.5	176.75	52936.225
B	299.5	299.5	45.75	13692.125
C	299.5	299.5	176.75	52936.225
D	299.5	299.5	45.75	13692.125
E	0	0	0	0
F	0	0	0	0
G	0	0	0	0
H	0	0	0	0
I	0	0	0	0
TOTALS			485	145257.5

AVERAGE GRADE PLANE = 299.3
(ELEVATION TOTAL / TOTAL SEGMENT LENGTH)



1000 Lancaster Street
 Suite 430
 Burlington, MA 01803
 1-410-384-4244
 F-443.549.4430
 www.ci-designinc.com

250 Summer Street
 2nd Floor
 Boston, Massachusetts 02210
 1-617-848-9511
 F-603-978-5606
 www.ci-3designinc.com

530 Hibernough Street
 Raleigh, North Carolina 27603
 1-919-890-8809
 F-919-878-5606
 www.ci-3designinc.com



3000 TILLAMORE STREET
 RALEIGH, NC 27603

PRELIMINARY
 FOR REVIEW ONLY
 THESE DOCUMENTS ARE FOR DESIGN
 REVIEW AND NOT INTENDED FOR
 BIDDING, CONSTRUCTION, OR
 PERMIT PURPOSES. THEY WERE
 PREPARED BY OR UNDER THE
 SUPERVISION OF
 CI DESIGN.

MARLOWE CAPITAL HILLS
 RALEIGH, NORTH CAROLINA

DESIGN: DD PROGRESS
 DELIVERABLE: DD PROGRESS
 ISSUE DATE: 09/30/22
 DRAWN BY: JH
 CHECKED BY: JH
 PROJECT NUMBER: 300.10.22128-150

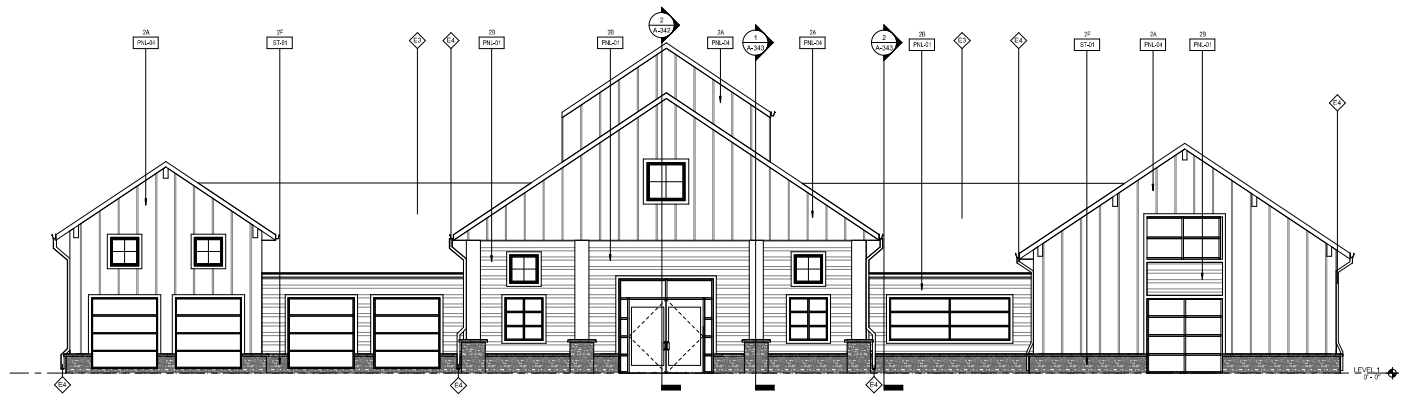
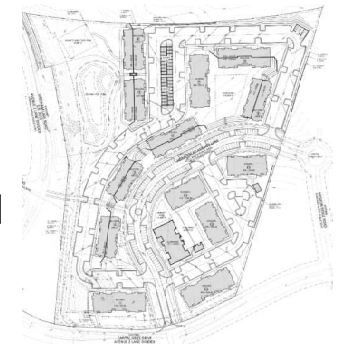
BUILDING 13 TYPE B
 GRADE PLANE

NOT FOR CONSTRUCTION
 SHEET NUMBER
 AS-213

BLD 1300 - Marlowe Capital Hill - Mountain Capital Hill (BLD Type)
 09/20/22 9:45:53 AM

BUILDING 14 - CLUBHOUSE				
SEGMENT	POINT 1 ELEVATION (ft)	POINT 2 ELEVATION (ft)	SEGMENT LENGTH (ft)	ELEVATION TOTAL (AVG ELEV * LENGTH)
A	297.5	297.5	136.5	40381.25
B	297.5	297.5	71.5	21262.25
C	297.5	297.5	133.5	40381.25
D	297.5	297.5	71.5	21262.25
E				0
F				0
G				0
H				0
I				0
J				0
TOTALS			412	123545

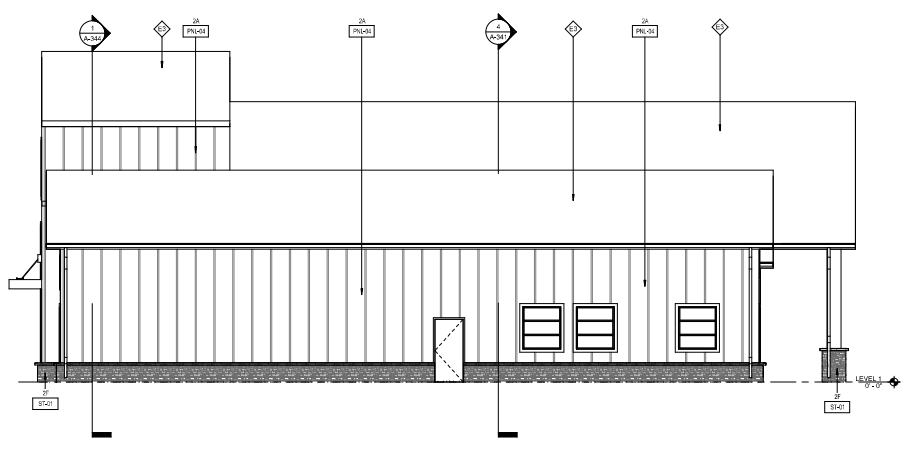
AVERAGE GRADE PLANE = 297'
 (ELEVATION TOTAL / TOTAL SEGMENT LENGTH)



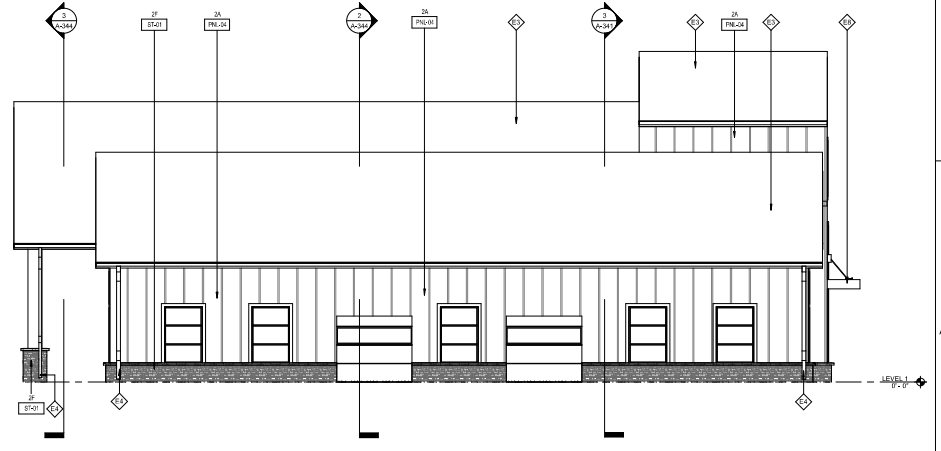
CLUBHOUSE FRONT ELEVATION BLDG 14
 3/16" = 1'-0" 4



CLUBHOUSE REAR ELEVATION BLDG 14
 3/16" = 1'-0" 3



CLUBHOUSE LEFT ELEVATION BLDG 14
 3/16" = 1'-0" 2



CLUBHOUSE RIGHT ELEVATION BLDG 14
 3/16" = 1'-0" 1



1000 Lancaster Street
 Suite 430
 Durham, NC 27602
 T: 410.384.4244
 F: 443.569.4430
 www.ci-designinc.com

250 Summer Street
 2nd Floor
 Boston, Massachusetts 02210
 T: 617.848.9511
 F: 617.976.5606
 www.ci-designinc.com

530 Hibernia Street
 Raleigh, North Carolina 27603
 T: 919.890.8809
 F: 919.876.5606
 www.ci-designinc.com



5500 TULLY STREET
 SALEM, NC 27168

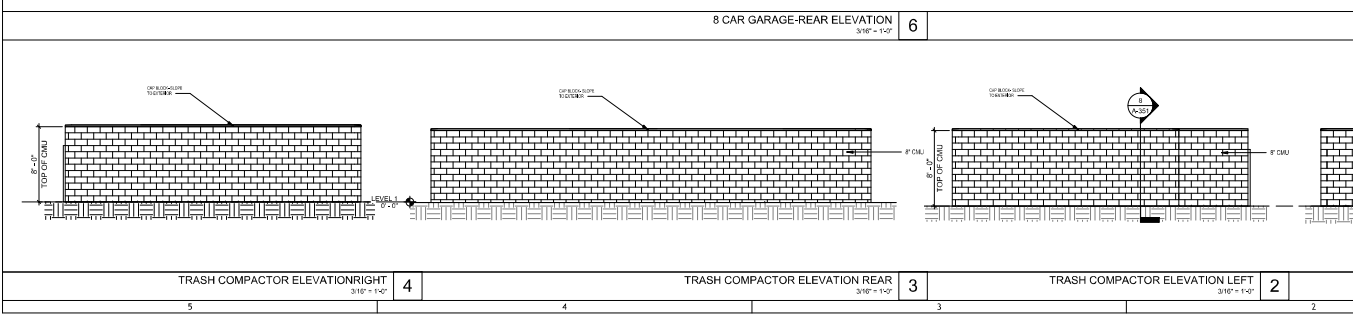
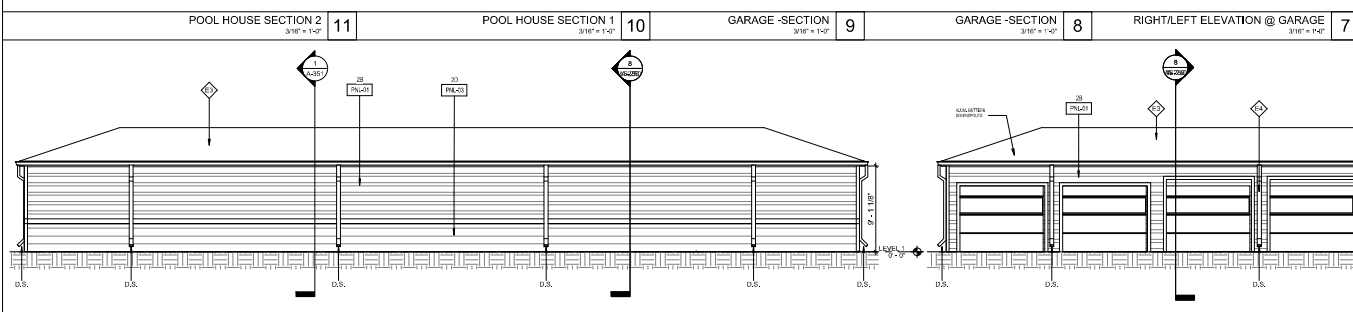
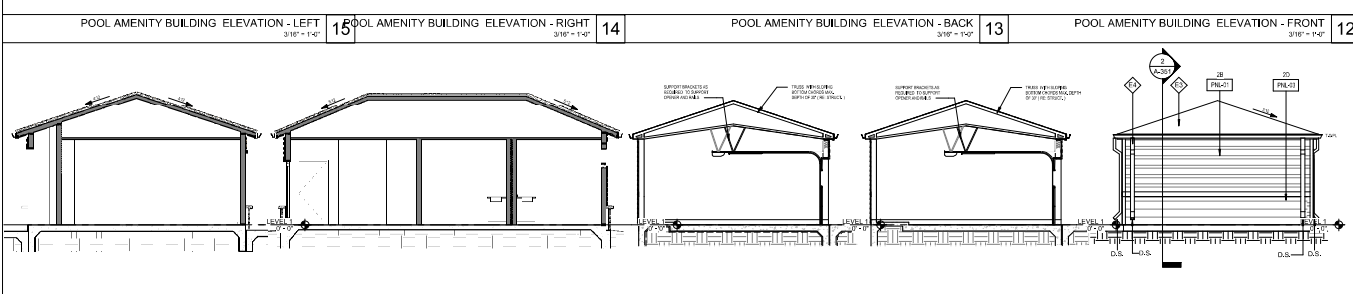
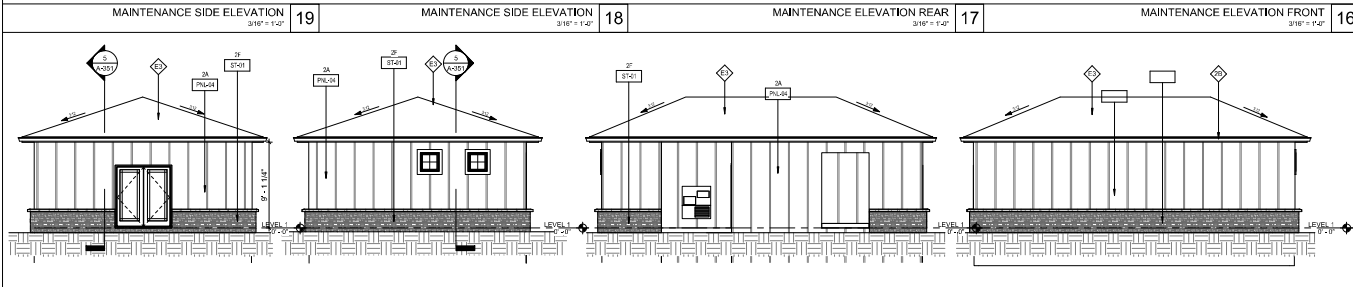
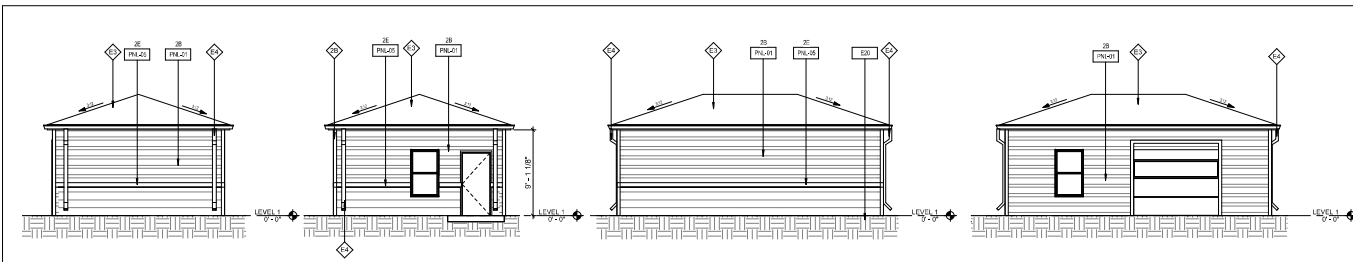
PRELIMINARY FOR REVIEW ONLY
 THESE DOCUMENTS ARE FOR DESIGN
 REVIEW AND NOT INTENDED FOR
 BIDDING, CONSTRUCTION, OR
 PERMIT PURPOSES. THEY WERE
 PREPARED BY OR UNDER THE
 SUPERVISION OF
 CI DESIGN.

MARLOWE CAPITAL HILLS
 RALEIGH, NORTH CAROLINA

DESIGN: [] DATE: []
 DESIGN: [] DD PROGRESS: []
 DELIVERABLE: []
 ISSUE DATE: 09/30/22
 Designer: [] CE: []
 DRAWN BY: []
 CHECKED BY: []
 PROJECT NUMBER: 300.10.22128-150

BUILDING 14
 CLUBHOUSE

NOT FOR CONSTRUCTION
 SHEET NUMBER
 AS-240



AVERAGE GRADE PLANE CALCULATION GARAGE C					AVERAGE GRADE PLANE CALCULATION GARAGE A				
SEGMENT	POINT 1 ELEVATION (ft)	POINT 2 ELEVATION (ft)	SEGMENT LENGTH (ft)	ELEVATION TOTAL (ft)	SEGMENT	POINT 1 ELEVATION (ft)	POINT 2 ELEVATION (ft)	SEGMENT LENGTH (ft)	ELEVATION TOTAL (ft)
A	232.50	232.50	30.75	7357.50	A	238.17	238.17	16.75	3984.41
B	232.50	232.50	20.25	4706.25	B	238.17	238.17	20.25	4824.41
C	232.50	232.50	42.75	9906.75	C	238.17	238.17	54.75	13064.41
D	232.50	232.50	20.25	4706.25	D	238.17	238.17	20.25	4824.41
E	0	0	0	0	E	0	0	0	0
F	0	0	0	0	F	0	0	0	0
G	0	0	0	0	G	0	0	0	0
H	0	0	0	0	H	0	0	0	0
I	0	0	0	0	I	0	0	0	0
J	0	0	0	0	J	0	0	0	0
TOTALS	232.50	232.50	114.00	22576.75	TOTALS	238.17	238.17	116.00	26697.63

AVERAGE GRADE PLANE = 232.5

AVERAGE GRADE PLANE = 238.17

ci

1300 Lancaster Street
Suite 430
Spartanburg, SC 29302
P: 410.384.4244
F: 443.565.4430
www.ci-designinc.com

250 Summer Street
2nd Floor
Boston, Massachusetts 02210
P: 617.848.9511
F: 617.875.5636
www.ci-designinc.com

530 Hibernian Street
Raleigh, North Carolina 27603
P: 919.890.8809
F: 919.875.5636
www.ci-designinc.com

GREYSTAR

550 WATKINSVILLE STREET
RALEIGH, NC 27601

PRELIMINARY
FOR REVIEW ONLY
THESE DOCUMENTS ARE FOR DESIGN
REVIEW AND NOT INTENDED FOR
BIDDING, CONSTRUCTION, OR
PRINT PURPOSES. THEY WERE
PREPARED BY OR UNDER THE
SUPERVISION OF
CI DESIGN.

MARLOWE CAPITAL HILLS
RALEIGH, NORTH CAROLINA

POOL HOUSE, GARAGE, & MAINTENANCE ELEVATIONS NOT FOR CONSTRUCTION

DATE: 11/23/22
DESIGN: ASB RESUBMITTAL
DESIGNER: MARLOWE
ISSUE DATE: 11/23/22
DRAWN BY: ANTHONY
CHECKED BY: CHESTER
PROJECT NUMBER: 300_10_22128-150

AS-250

BM13007 (Master Control) (H) (Minimum) Columns and Garage (E) (1)
11/23/2022 10:57:14 AM