

# Preliminary Subdivision Application

## Planning and Development

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500



**INSTRUCTIONS:** This form is used when submitting a Preliminary Subdivision (UDO Section 10.2.5). Please check the appropriate review type and include the plan checklist document. Please email all documents and your preliminary subdivision plans to [SiteReview@raleighnc.gov](mailto:SiteReview@raleighnc.gov).

DEVELOPMENT TYPE (UDO Section 2.1.2)			
<input checked="" type="radio"/> Conventional Subdivision	<input type="radio"/> Compact Development	<input type="radio"/> Conservation Development	<input type="radio"/> Cottage Court
NOTE: Subdivisions may require City Council approval if in a Metro Park Overlay or Historic Overlay District			
GENERAL INFORMATION			
Scoping/sketch plan case number(s): <b>SCOPE-0101-2022</b>			
Development name (subject to approval): Capital Hills Subdivision Plans			
Property Address(es): <b>3901 Capital Hills Dr. 27339</b>			
Recorded Deed PIN(s): 1727671120			
What is your project type?	<input type="checkbox"/> Single family <input type="checkbox"/> Apartment	<input type="checkbox"/> Townhouse <input type="checkbox"/> Non-residential	<input type="checkbox"/> Attached houses <input checked="" type="checkbox"/> Other: <u>Subdivision</u>

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION	
<b>NOTE: Please attach purchase agreement when submitting this form</b>	
Company: GS Capital Hills Owner, LLC	Owner/Developer Name and Title: Zach Spencer, Vice President
Address: 555 Fayetteville Street, Suite 300, Raleigh, NC 27601	
Phone #: (919) 616-8241	Email: zach.spencer@greystar.com
APPLICANT INFORMATION	
Company: McAdams Company	Contact Name and Title: Adam Pike, PE - Sr. Project Manager
Address: 1 Glenwood Ave, Suite 201, Raleigh, NC 27603	
Phone #: 919 395 2272	Email: pike@mcadamsco.com

Continue to page 2 >>

DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
ZONING INFORMATION	
Gross site acreage: 17.69	
Zoning districts (if more than one, provide acreage of each): <p style="text-align: center;">CX-5-CU</p>	
Overlay district: NA	Inside City limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Conditional Use District (CUD) Case # Z- Z-8-2022	Board of Adjustment (BOA) Case # A-

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 0 Square Feet: 0	Proposed Impervious Surface: Acres: 9.98 Square Feet: 434,020
Neuse River Buffer <input type="checkbox"/> Yes <input type="checkbox"/> No	Wetlands <input type="checkbox"/> Yes <input type="checkbox"/> No
Is this a flood hazard area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, please provide the following: Alluvial soils: _____ Flood study: _____ FEMA Map Panel #: _____	
NUMBER OF LOTS AND DENSITY	
Total # of townhouse lots:	Detached 0 Attached 0
Total # of single-family lots: 0	
Proposed density for each zoning district (UDO 1.5.2.F): <b>N/A</b>	
Total # of open space and/or common area lots: N/A	
Total # of requested lots: 2	

SIGNATURE BLOCK	
<p>The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described in this application will be maintained in all respects in accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance.</p> <p>I, <u>Adam Pike</u> will serve as the agent regarding this application, and will receive and respond to administrative comments, resubmit plans and applicable documentation, and will represent the property owner(s) in any public meeting regarding this application.</p> <p>I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after 180 days of inactivity.</p>	
Signature: <i>Adam Pike</i>	Date: 8/16/22
Printed Name: Adam Pike	
Signature: <i>Zach Spencer</i>	Date: 08/17/22
Printed Name: Zach Spencer	

Please email your completed application to [SiteReview@raleighnc.gov](mailto:SiteReview@raleighnc.gov).



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**Planning and Development**

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Continue to page 2 >>

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If yes, please provide the following:	
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Flood study: _____	
FEMA Map Panel #: _____	

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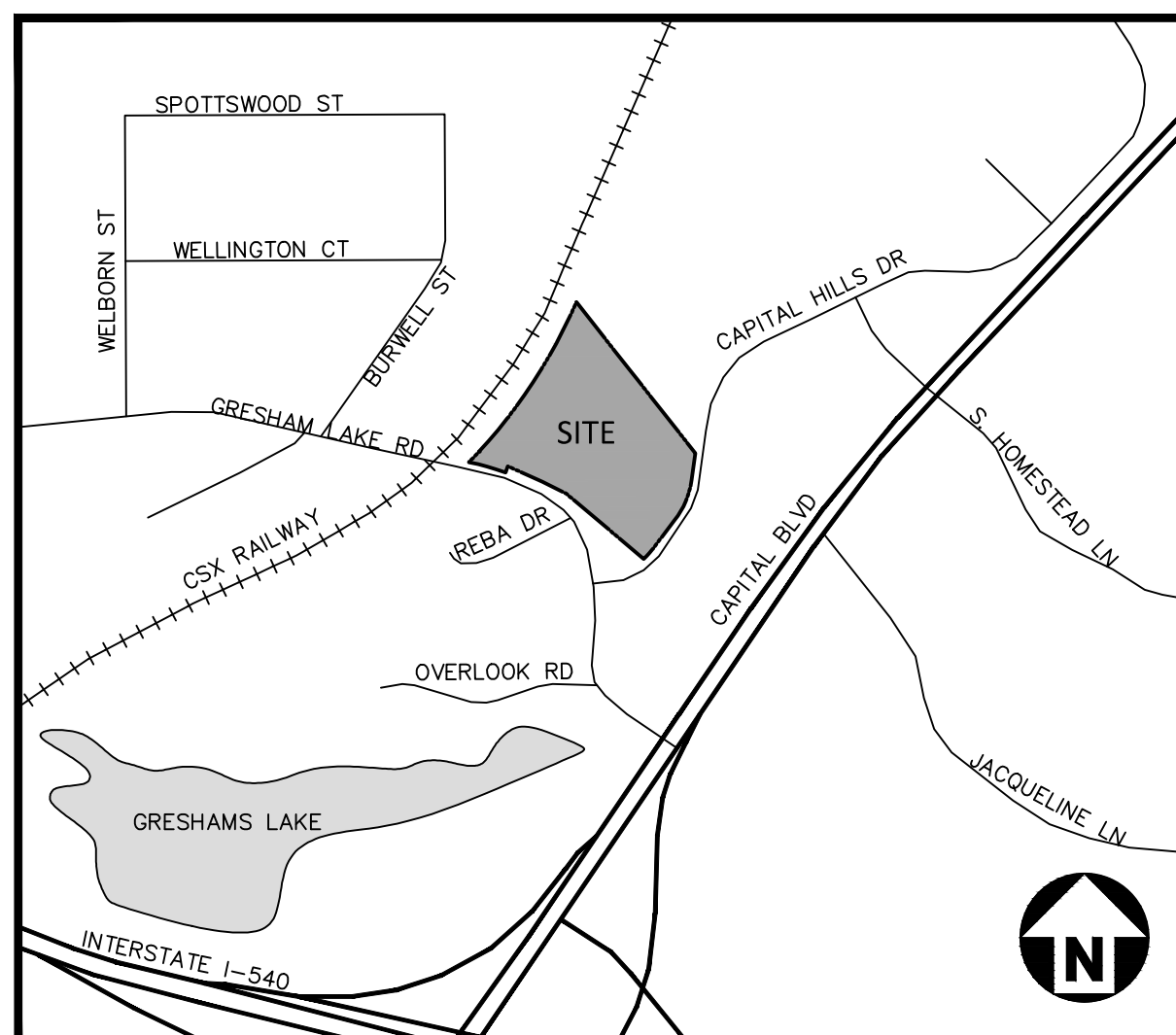
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Printed Name: Zach Spencer	

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Page 2 of 2

REVISION 02.19.21

[raleighnc.gov](http://raleighnc.gov)



**VICINITY MAP**  
N.T.S.

# CAPITAL HILLS APARTMENTS

## PRELIMINARY SUBDIVISION PLAN

3901 CAPITAL HILLS DRIVE  
 RALEIGH, NORTH CAROLINA, 27616

CITY OF RALEIGH CASE #: PSP-0056-2022  
 PROJECT NUMBER: GRE-22002

DATE: AUGUST 17, 2022  
 REVISED: OCTOBER 7, 2022

**SITE DATA**

SITE ADDRESS/PIN NUMBER	3901 CAPITAL HILLS DRIVE, RALEIGH, NORTH CAROLINA 27616 / PIN# 1727671120
EXISTING ZONING:	CX-5-CU
OVERLAY DISTRICT:	N/A
BLOCK PERIMETER:	MAX ALLOWABLE: 3,000 LF LOT 1 PROPOSED/EXISTING: 4,225 LF *SEE BLOCK PERIMETER NOTES* LOT 2 PROPOSED/EXISTING: 3,780 LF
WATER SUPPLY WATERSHED:	PERRY CREEK, LOWER NEUSE RIVER
FLOODPLAIN/RHM PANEL:	N/A
SITE AREA:	GROSS SITE AREA: 17.69 ACRES OR 770,576 SF. RIGHT-OF-WAY DEDICATION: 0.09 ACRES OR 4,751 SF. PROPOSED LOT 1 AREA: 12.74 ACRES OR 544,740 SF. PROPOSED LOT 2 AREA: 4.93 ACRES OR 215,255 SF. NET SITE AREA: 17.60 ACRES OR 786,825 SF.
TREE CONSERVATION:	REQUIRED: 0 AC OR 0 SF *SEE TREE CONSERVATION NOTES* PROPOSED: 0 AC OR 0 SF
IMPERVIOUS AREA:	EXISTING: 0.00 AC (0 SF) PROPOSED: 9.98 AC (434,022 SF) NET: +9.98 AC (434,022 SF)

**IMPERVIOUS AREA TRACKING TABLE**

	LOT 1	LOT 2	ROW
ACREAGE	12.74 AC.	4.32 AC.	0.54 AC.
MAX. IMPERVIOUS AREA	6.56 AC.	2.88 AC.	0.54 AC.

**ZONING CONDITIONS**

Z-8-2022 CAPITAL HILLS ROAD

CONDITIONS:

- THE FOLLOWING PRINCIPAL USES AS LISTED IN UDO SECTION 6.1.4, THAT ARE PERMITTED, LIMITED, OR SPECIAL USES IN THE CX-DISTRICT SHALL BE PROHIBITED: (I) CEMETERY; (II) ADULT ESTABLISHMENT; (III) GOLF COURSE; (IV) DETENTION CENTER, JAIL, PRISON; (V) VEHICLE FUEL SALES; (VI) CAR WASH; AND (VII) VEHICLE REPAIR (MINOR AND MAJOR).

RESPONSE: THE USE OF THE PROPOSED DEVELOPMENT IS APARTMENTS, WHICH IS NOT IN THE LIST OF PROHIBITED USES.

CONDITIONS UNDER B.M. 2010 P.G. 91:

- AT THE TIME OF SUBSEQUENT SUBDIVISION OF LOT 1 OR LOT 2 (NOTE THIS PROPOSED DEVELOPMENT IS LOT 9), OR SUBMISSION OF A SITE PLAN FOR ANY PORTION OF LOT 1 OR LOT 2, A ROADWAY CIRCULATION SYSTEM SHALL BE INCORPORATED INTO SUCH SUBDIVISION OR SITE PLAN TO ENSURE THAT A LOCAL PUBLIC ROAD SYSTEM WILL BE PROVIDED WITHIN THE AREA COMPROMISING LOTS 1 AND 2. SUCH PUBLIC ROAD SYSTEM SHALL CONNECT TO CAPITAL HILLS DRIVE AT TWO LOCATIONS AND SHALL CONFORM TO CURRENT CITY STANDARDS OR DEVIATIONS THEREFROM IN ACCORDANCE WITH DULY APPROVED REQUESTS FOR DESIGN EXCEPTIONS. A SECOND ROUTE OF INGRESS/EGRESS ON CAPITAL HILLS SHALL BE CONSTRUCTED PRIOR TO SUCH TIME THAT THE PROJECTED PEAK HOUR TRAFFIC VOLUMES ASSOCIATED WITH THE PROPOSED DEVELOPMENT ON LOT 1 AND/OR LOT 2 EXCEED 200 VEHICLES PER HOUR.

RESPONSE: A PROPOSED ROAD CONNECTS HOMESTEAD HEIGHTS LANE AND CAPITAL HILLS TO SATISFY THIS CONDITION.

**TREE CONSERVATION NOTES:**

TREE CONSERVATION AREA WAS PREVIOUSLY ESTABLISHED FOR THIS PROJECT SITE AT AN OFFSITE LOCATION PER B.M. 2010, P.G. 91 AND B.M. 2009, P.G. 0956-0471.

**STORMWATER NOTES:**

A STORMWATER CONTROL MEASURE WAS PREVIOUSLY ESTABLISHED FOR THIS PROJECT SITE. THE CITY ATTORNEY APPROVED A RESTRICTIVE COVENANT STATING THAT THE SITE WILL HAVE A MAXIMUM IMPERVIOUS SURFACE OF 481,338 SF RECORDED WITH THE REGISTER OF DEEDS OFFICE. THE PROPOSED IMPERVIOUS SURFACE AREA IS CALCULATED TO BE SMALLER THAN THE MAXIMUM ALLOWED AMOUNT SO NO ADDITIONAL STORMWATER PERMIT IS NEEDED.

**SOLID WASTE INSPECTION STATEMENT:**

- THE DEVELOPER ACKNOWLEDGES THAT THEY HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.
- THE SOLID WASTE REMOVAL FOR THIS PROJECT WILL BE HANDLED BY PRIVATE SERVICES. THE CITY OF RALEIGH SOLID WASTE SERVICES (SWS) WILL NOT SERVICE THIS DESIGN.

**BLOCK PERIMETER:**

BLOCK PERIMETER STANDARDS (UDO 8.3.2.4)

\*FC-01, 8.3.2.4.1(a) IN COMPLIANCE WITH THE MAXIMUM BLOCK PERIMETER STANDARDS, INCLUDING MAXIMUM ROAD SIDE STREET LENGTH SHALL NOT BE EXCEEDED. WATER ONE OR MORE OF THE FOLLOWING CONDITIONS:

- IF BLOCK PERIMETER IS EXCEEDED ON OR BEFORE SEPTEMBER 1, 2011, WHOSE BLOCK PERIMETER LENGTH DOES NOT EXCEED 150% OF THE MAXIMUM ALLOWED.

1. PER FC-01, 8.3.2.4.1(a) IF THE PROJECT SITE IS SEPARATE FROM BLOCK PERIMETER, THE BLOCK WAS ESTABLISHED BY 2006, WHICH IS BEFORE THE DATE EFFECTIVE BY THE UDO, THE BLOCK PERIMETER ALSO DOES NOT EXCEED 150% OF THE MAXIMUM BLOCK PERIMETER (LOD-1P-1, LOD-1A-1, LOD-1B-1).

**RIGHT-OF-WAY OBSTRUCTION NOTES**

- STREET, LANE, AND SIDEWALK CLOSURES OR DETOURS PRIOR TO ANY WORK THAT IMPACTS THE RIGHT-OF-WAY OR CLOSING OF ANY STREET, LANE, OR SIDEWALK, THE CONTRACTOR MUST APPLY FOR A PERMIT WITH RIGHT-OF-WAY SERVICES.
- A PERMIT REQUEST WITH A TRAFFIC CONTROL AND/OR PEDESTRIAN PLAN SHALL BE SUBMITTED TO [rightofwayservices@raleighnc.gov](mailto:rightofwayservices@raleighnc.gov) AT [www.raleighnc.gov](http://www.raleighnc.gov) KEYWORD "RIGHT-OF-WAY SERVICES".
- PRIOR TO THE START OF WORK, THE CLIENT SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE ENGINEERING INSPECTIONS COORDINATOR TO REVIEW THE SPECIFIC COMPONENTS OF THE APPROVED PLAN, AND ENSURE ALL PERMITS ARE ISSUED.
- THE CITY OF RALEIGH REQUIRES AN APPROVED RIGHT-OF-WAY OBSTRUCTION PERMIT FOR WORK ON ANY PUBLIC STREET OR SIDEWALK AND NCDOT ROAD WITHIN RALEIGH'S JURISDICTION.
- ALL TRAFFIC CONTROL, SIGAGE AND PRACTICES SHALL ADHERE TO THE MANUAL ON UNIFORM TRAFFIC CONTROL, AND THE LATEST EDITION OF THE NCDOT "STANDARD SPECIFICATION FOR ROADWAY STRUCTURES", NCDOT "ROADWAY STANDARD DRAWING MANUAL", AND THE NCDOT SUPPLEMENT TO THE MUTCD.
- ALL PUBLIC SIDEWALKS MUST BE ACCESSIBLE TO PEDESTRIANS WHO ARE VISUALLY IMPAIRED AND/OR PEOPLE WITH MOBILITY CONCERNS. EXISTING AND ALTERNATIVE PEDESTRIAN ROUTES DURING CONSTRUCTION SHALL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), THE ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- ALL PERMITS MUST BE AVAILABLE AND VISIBLE ON SITE DURING THE OPERATION.

**GENERAL NOTES:**

- NONE

**SPECIAL CONDITIONS OF SUBDIVISION APPROVAL**

- NONE

TOTAL LIMITS OF DISTURBANCE = 15.40 AC. (668,154 SF)

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

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

**HORIZONTAL DATUM: NAD 83**  
**VERTICAL DATUM: NAVD 88**

**ATTENTION CONTRACTORS**

The Construction Contractor responsible for the extension of water, sewer, and/or gas, as approved in these plans, is responsible for contacting the Public Works Department at (919) 996-2409, and the Public Utilities Department at (919) 996-4540 at least **twenty four hours** prior to beginning any of their construction.

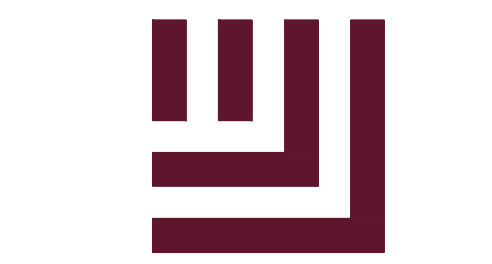
Failure to notify both City Departments in advance of beginning construction, will result in the issuance of **monetary fines**, and require reinstatement of any water or sewer facilities not inspected as a result of this notification failure.

Failure to call for inspection, install a Downstream Plug, have Permitted Plans on the jobsite, or any other Violation of City of Raleigh Standards will result in a **Fine and Possible Exclusion** from future work in the City of Raleigh.

CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4948) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.



Know what's below.  
Call before you dig.



**McADAMS**

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

phone 919.361.5000  
fax 919.361.2269  
license number: C-0293, C-187

[www.mcadamsco.com](http://www.mcadamsco.com)

**CONTACT**

ADAM PIKE  
pike@mccadamsco.com  
PHONE: 919. 823. 4300

**CLIENT**

GREYSTAR  
JINGA GOPALDAS  
521 E. MOREHEAD ST, SUITE 400  
CHARLOTTE, NC 28202  
PHONE: 860. 478. 3151



The Global Leader in Rental Housing

**PROJECT DIRECTORY**

DEVELOPER  
GREYSTAR  
521 E. MOREHEAD ST, SUITE 400  
CHARLOTTE, NORTH CAROLINA, 28202  
PHONE: 860. 478. 3151

CIVIL ENGINEER / LANDSCAPE ARCHITECTURE  
MCADAMS COMPANY  
621 HILLSBOROUGH STREET, SUITE 500  
RALEIGH, NORTH CAROLINA, 27603  
PHONE: 919. 823. 4300

ARCHITECT  
CI DESIGN INC.  
530 HILLSBOROUGH STREET, SUITE 100  
RALEIGH, NORTH CAROLINA, 27603  
PHONE: 919. 890. 8809

**REVISIONS**

NO. DATE  
1 10.06.2022 Per City of Raleigh 1st PSP Review

**PRELIMINARY SUBDIVISION PLANS FOR:**  
CAPITAL HILLS APARTMENTS  
RALEIGH, NC 27616  
PROJECT NUMBER: GRE-22002





McAdams

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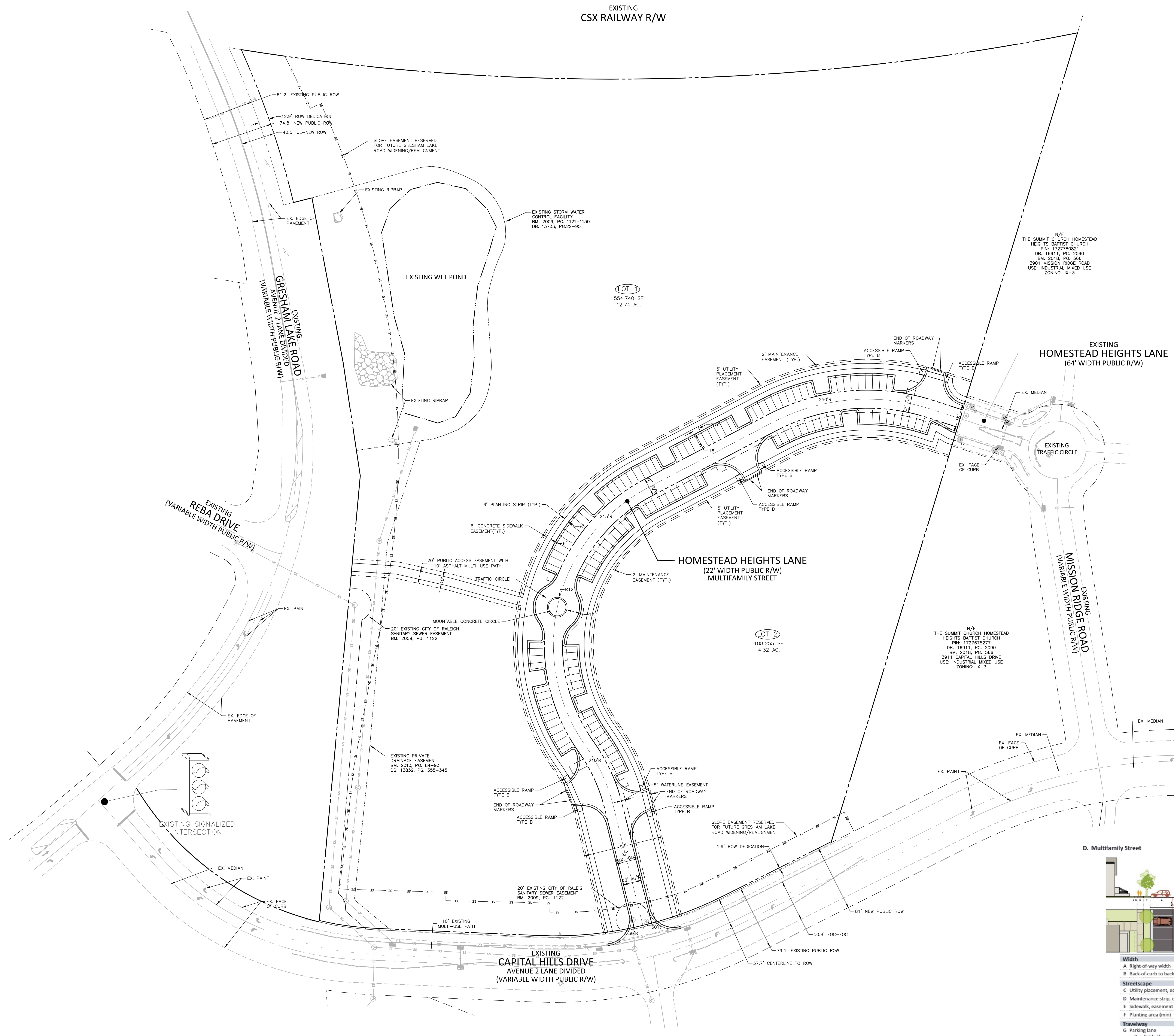
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CAPITAL HILLS APARTMENTS  
PRELIMINARY SUBDIVISION PLAN  
3901 CAPITAL HILLS DRIVE  
RALEIGH, NORTH CAROLINA 27616

SITE LEGEND

- SIGNAGE
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACCESSIBLE PARKING STALL
- VAN ACCESSIBLE PARKING STALL
- PARKING SPACE COUNT
- ACCESSIBLE RAMPS
- TYPE A
- TYPE B
- TYPE C
- ACCESSIBLE ROUTE
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- HEAVY DUTY ASPHALT PAVEMENT



B. Avenue 2-Lane, Divided



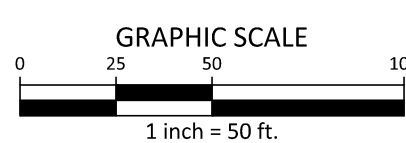
Width	
A Right-of-way width	81'
B Back-of-curb to back-of-curb	38'
Streetscape	
C Maintenance strip (min)	1'
D Sidewalk (min)	6'
E Planting area (min)	6'
F Bike Lane (min)	5'
G Buffer (min; planted, paved, or paver)	3.5'
Travelway	
H Travel lane	11'
I Center lane median or turn lane	11'
General	
Walkway type	Sidewalk
Planting type	Tree lawn
Tree spacing	40' o.c. avg
Minimum Driveway Spacing	200'

D. Multifamily Street



Width	
A Right-of-way width	22'
B Back-of-curb to back-of-curb	varies
Streetscape	
C Utility placement, easement (min)	5'
D Maintenance strip, easement (min)	2'
E Sidewalk, easement (min)	6'
F Planting area (min)	6'
Travelway	
G Parking lane	
Parallel (either side)	8'
Head in (either side)	18'
60° angle (either side)	19.8'
H Travel lane	11'
General	
Walkway type	Sidewalk
Planting type	Tree lawn
Tree spacing	40' o.c. avg
Parking type	Parallel, head in, angle

Building setbacks are measured from the "maintenance strip, easement" noted in "D". This street can only be used in conjunction with townhouse and apartment building types.



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

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	2,864.79'	1,038.22'	N 33°50'36" E	1,032.55'
C2	457.33'	233.51'	S 22°44'35" W	230.98'
C3	357.38'	68.61'	S 42°52'14" W	68.50'
C4	1,713.76'	20.87'	N 69°42'35" W	20.87'
C5	1,080.36'	182.12'	N 74°53'16" W	181.90'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 20°42'47" W	35.56'

REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO. GRE-22002  
FILENAME GRE22002-OAS1  
CHECKED BY ACP/MDS  
DRAWN BY MEM  
SCALE 1" = 50'  
DATE 10.06.2022

SHEET

OVERALL SITE PLAN

C2.00

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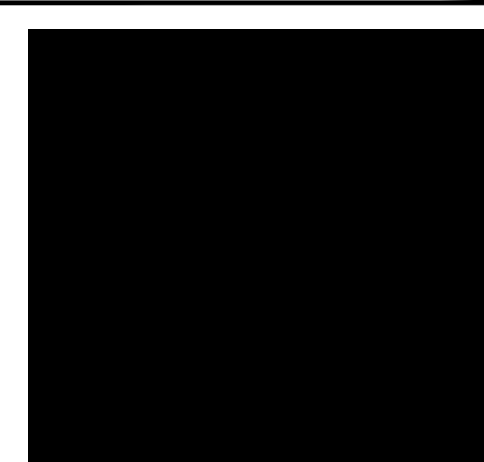
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**CAPITAL HILLS APARTMENTS**  
PRELIMINARY SUBDIVISION PLAN  
3901 CAPITAL HILLS DRIVE  
RALEIGH, NORTH CAROLINA 27616



**REVISIONS**

NO. DATE

**PLAN INFORMATION**

PROJECT NO. GRE-22002  
FILENAME GRE22002-OAG1  
CHECKED BY ACP/MDS  
DRAWN BY MEM  
SCALE 1" = 50'  
DATE 10.06.2022

**SHEET**

**OVERALL GRADING PLAN**  
**C3.00**

**GRADING LEGEND**

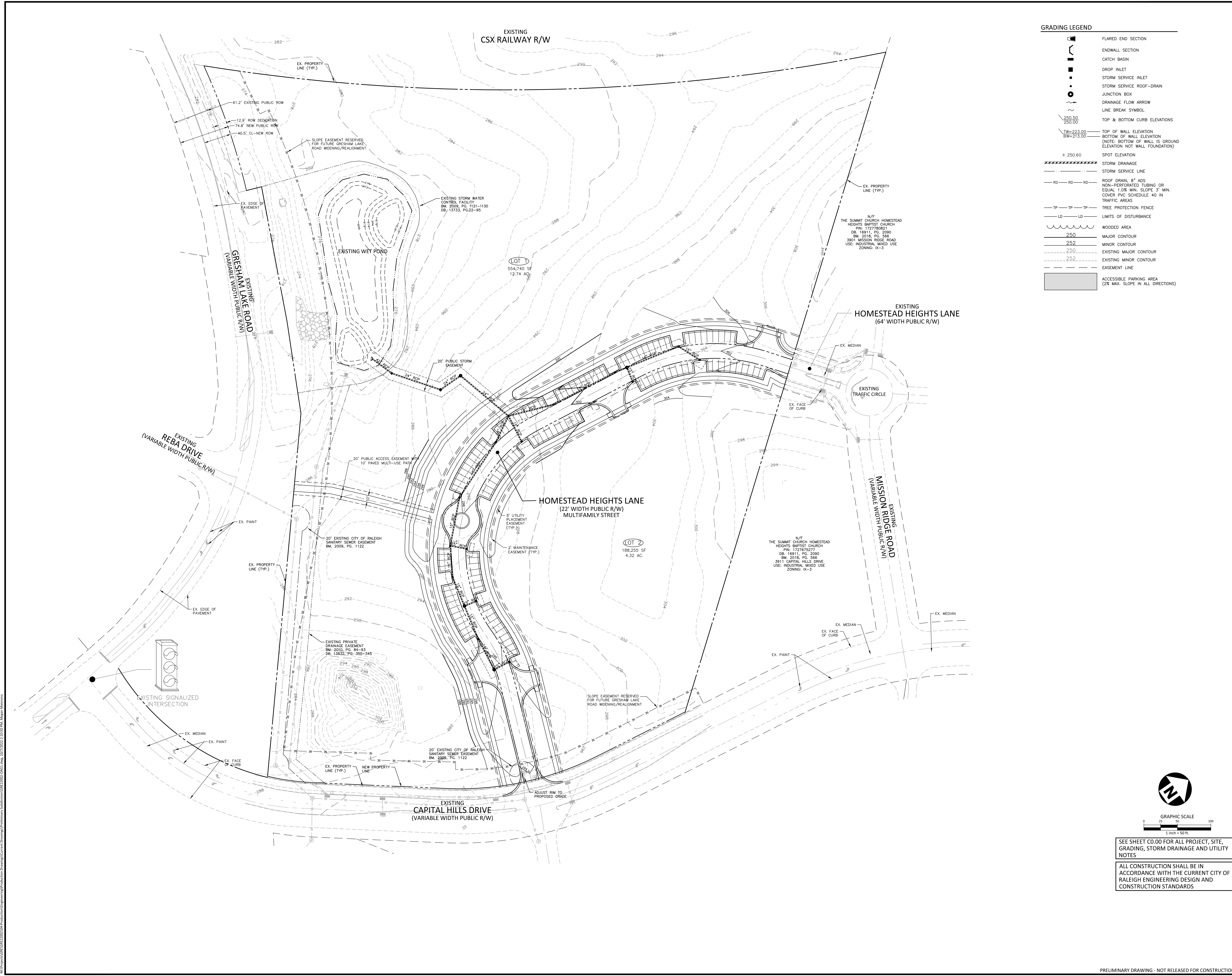
- FLARED END SECTION
- ENDWALL SECTION
- CATCH BASIN
- DROP INLET
- STORM SERVICE INLET
- STORM SERVICE ROOF-DRAIN
- JUNCTION BOX
- DRAINAGE FLOW ARROW
- LINE BREAK SYMBOL
- TOP & BOTTOM CURB ELEVATIONS
- SPOT ELEVATION
- STORM DRAINAGE
- STORM SERVICE LINE
- ROOF DRAIN, 8" ADS  
NON-PERFORATED TUBING OR  
EQUAL 1.0% MIN. SLOPE 3" MIN.  
COVER PVC 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)



GRAPHIC SCALE  
0 25 50 100  
1 inch = 50 ft.

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

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ACCORDANCE WITH THE CURRENT CITY OF  
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**McAdams**

The John R. McAdams Company, Inc.  
One Glenwood Avenue  
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phone 919.823.4300  
fax 919.361.2269  
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PHONE: 860.478.3151



The Global Leader in Rental Housing

**CAPITAL HILLS APARTMENTS  
PRELIMINARY SUBDIVISION PLAN  
3901 CAPITAL HILLS DRIVE  
RALEIGH, NORTH CAROLINA 27616**



**REVISIONS**

NO. DATE

**PLAN INFORMATION**

PROJECT NO. GRE-22002  
FILENAME GRE22002-OAU1  
CHECKED BY ACP/MDS  
DRAWN BY CAW/MEM  
SCALE 1" = 50'  
DATE 10.06.2022

**SHEET**

**OVERALL UTILITY  
PLAN**

**C4.00**

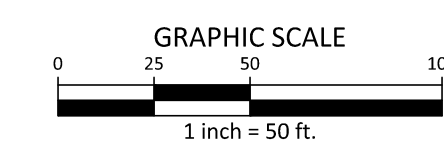
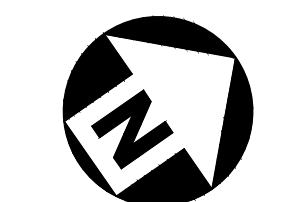
**UTILITY LEGEND**

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

**GENERAL NOTES:**

1. WATER NOTES
  - 1.1. ALL EXISTING WATER MAIN LOCATIONS ARE APPROXIMATE AS THEY ARE BASED OFF OF GIS INFORMATION.
  - 1.2. AS THE CLUBHOUSE IS SHOWN, 150' HOSE PULL WILL NOT BE ACHIEVABLE THEREFORE THE CLUB WOULD NEED TO HAVE A 13R SPRINKLER SYSTEM.
  - 1.3. ALL WATER MAIN VALVES 12" OR GREATER TO HAVE MANHOLES.
  - 1.4. ASSUMING 8" FIRE PROTECTION LINE WITH RPZ IN INTERIOR RISER ROOM FOR EACH BUILDING THAT IS SPRINKLED.
  - 1.5. ASSUMING 4" DIP DOMESTIC WATERLINES FOR ALL BUILDINGS.
  - 1.6. THE CITY OF RALEIGH ALLOWS FOR THE USE OF C900 PVC RATHER THAN DIP FOR PRIVATE WATER LINES OUTSIDE THE PUBLIC RIGHT-OF-WAY.
2. 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 6" PVC SANITARY SEWER SERVICE LINES WITH CLEANOUTS FOR ALL BUILDINGS. ALL CLEANOUTS IN PAVEMENT MUST BE TRAFFIC RATED.

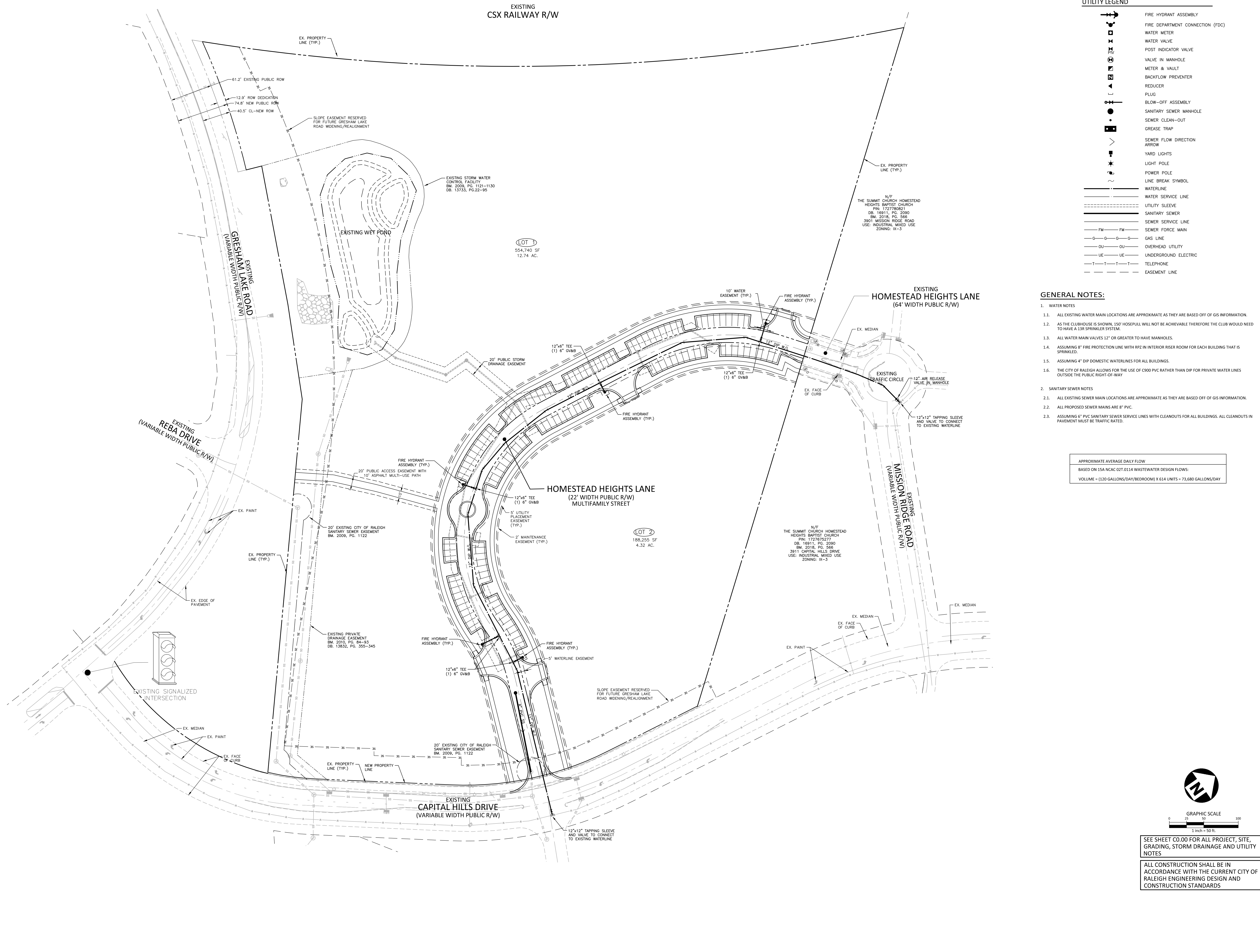
APPROXIMATE AVERAGE DAILY FLOW
BASED ON 15A NCAC 02T 0114 WASTEWATER DESIGN FLOWS.
VOLUME = (120 GALLONS/DAY/BEDROOM) X 614 UNITS = 73,680 GALLONS/DAY



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

EXISTING CSX RAILWAY R/W



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