



# Administrative Approval Action

Case File / Name: SUB-0056-2022  
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 is located on the northwest corner of the intersection of Capital Hills Drive and Gresham Lake Road at 3901 Capital Hills Drive, inside the city limits.
- REQUEST:** Two lot conventional subdivision with public street right-of-way being created for a multifamily street on a 17.69 acre tract zoned CX-5 CU (Z-8-2022).
- DESIGN ADJUSTMENT(S)/ALTERNATES, ETC:** SUR-0051-2023: DSENG - Surety/Infrastructure  
ASR-0093-2022: DSLCL - Administrative Site Review [ASR]/Administrative Site Review
- 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 January 25, 2023 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

1. For ease of reference please correct the Case number on the cover sheet (SUB-0056-2022 and not PSP-0056-2022)
2. As Capital Hills Drive is a City maintained street, please coordinate the location of street trees (within the right of way or on site) with the Urban Forester. Should the Urban Forester require street trees on site (outside of the right of way), street trees proposed on site, should be shown outside of the slope easement. Coordinate with the planner (M. Walters)
3. Prior to SPR approval - a resolution must be obtained to the problem of the street trees along Capital Hills Drive being within a slope easement. (See street trees associated with Capital Hills Drive)

### Engineering

4. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to the City of Raleigh Transportation Department – Mobility Strategy and Infrastructure Division prior to Site Permit review approval.

### Stormwater



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5. A surety equal to the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
6. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B). [or show that the TN offset payment was already made]

**LEGAL DOCUMENTS** - Email to [legaldocumentreview@raleighnc.gov](mailto: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"/>	Right of Way Deed of Easement Required
<input checked="" type="checkbox"/>	Sidewalk Deed of Easement Required
<input checked="" type="checkbox"/>	Utility Placement Deed of Easement Required

<input checked="" type="checkbox"/>	Slope Easement Deed of Easement Required
<input checked="" type="checkbox"/>	Stormwater Maintenance Covenant Required
<input checked="" type="checkbox"/>	Public Access 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 1.9' public street right-of-way deed of easement on Capital Hills Drive, 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)



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3. 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)
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 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

6. 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.

## Stormwater

7. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.
8. 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).
9. 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



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10. A public infrastructure surety for (18 tree lawn) street trees 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.

**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:*

### Engineering

1. 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.

### Public Utilities

2. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.

### Stormwater

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 (13) street trees along Capital Hills Dr. and (5) street trees along Gresham Lake Rd.

**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: February 8, 2026**  
Record at least 1/2 of the land area approved.

**5-Year Sunset Date: February 8, 2028**  
Record entire subdivision.

I hereby certify this administrative decision.

Signed: \_\_\_\_\_ *Daniel L. Stegall* \_\_\_\_\_ Date: 02/08/2023  
Development Services Dir/Designee

Staff Coordinator: Michael Walters







**GENERAL NOTES**

SEE SHEET 1 FOR GENERAL NOTES AND LINE/CURVE TABLES

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

**GREYSTAR**  
The Global Leader in Rental Housing

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



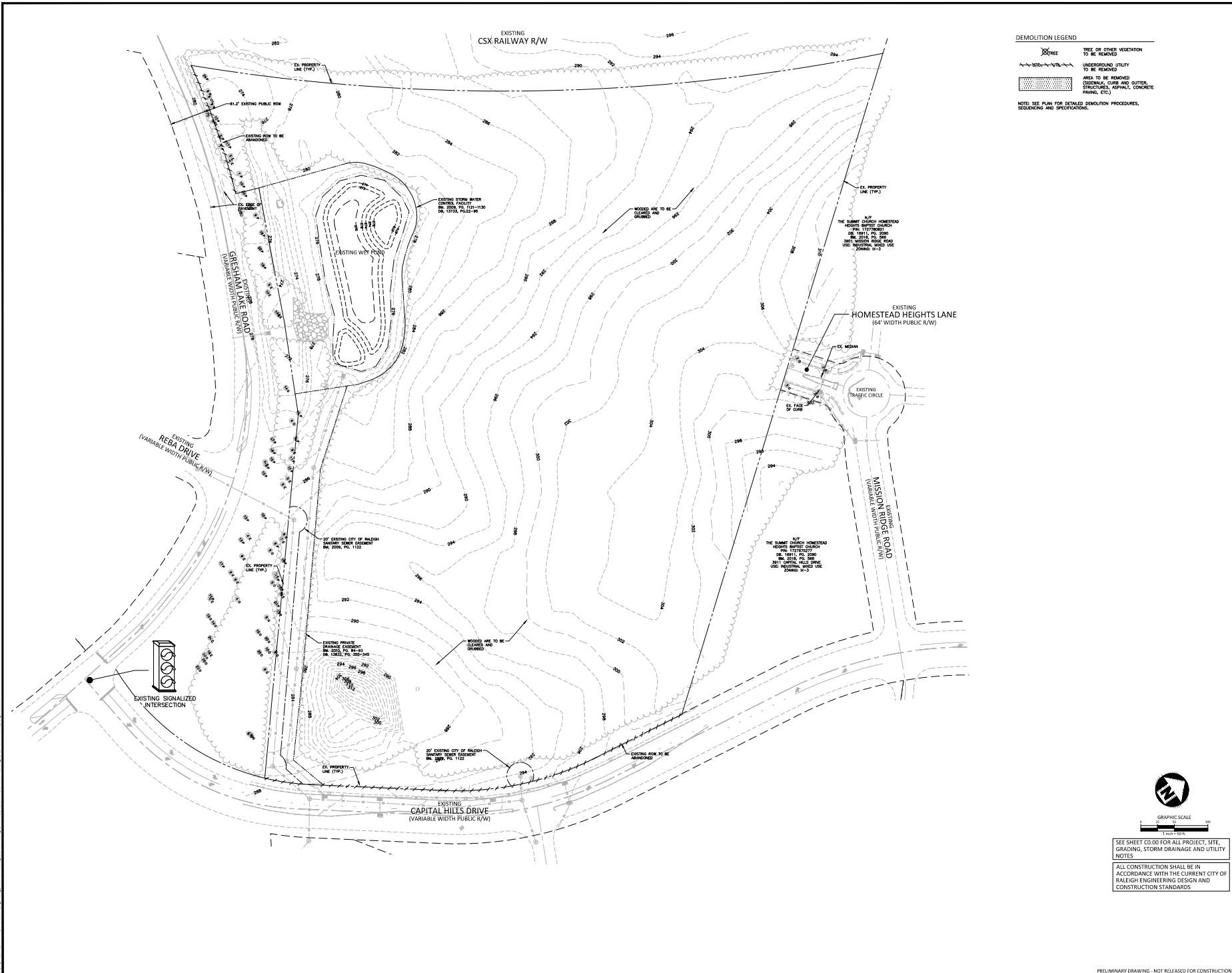
**REVISIONS**

NO.	DATE	DESCRIPTION
01	08.2022	PRE-CITY OF RALEIGH 031 P&P REVIEW
02	14.2022	PRE-CITY OF RALEIGH 2ND P&P REVIEW
03	10.2022	PRE-CITY OF RALEIGH 3RD P&P REVIEW
04	12.2022	PRE-CITY OF RALEIGH 4TH P&P REVIEW

**PLAN INFORMATION**

PROJECT NO.	GRE-2000
FILENAME	GRE2000-NCL
CHECKED BY	AC97MDS
DRAWN BY	MEM
SCALE	1" = 50'
DATE	01.25.2023

**SHEET**  
EXISTING  
CONDITIONS 2 OF 2  
**C1.01**



**DEMOLITION LEGEND**

TREE  
 TREE OR OTHER VEGETATION TO BE REMOVED  
 UNDERGROUND UTILITY TO BE REMOVED  
 AREA TO BE REMOVED (EXISTING CURB AND GUTTER, STRUCTURES, ASPHALT, CONCRETE, PAVING, ETC.)

NOTE: SEE PLAN FOR DETAILED DEMOLITION PROCEDURES, SEQUENCING AND SPECIFICATIONS.

**McADAMS**  
 The John R. McAdams Company, Inc.  
 One Greenwood Avenue  
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**PRELIMINARY SUBDIVISION PLAN**  
 3901 CAPITAL HILLS DRIVE  
 RALEIGH, NORTH CAROLINA 27616

**REVISIONS**

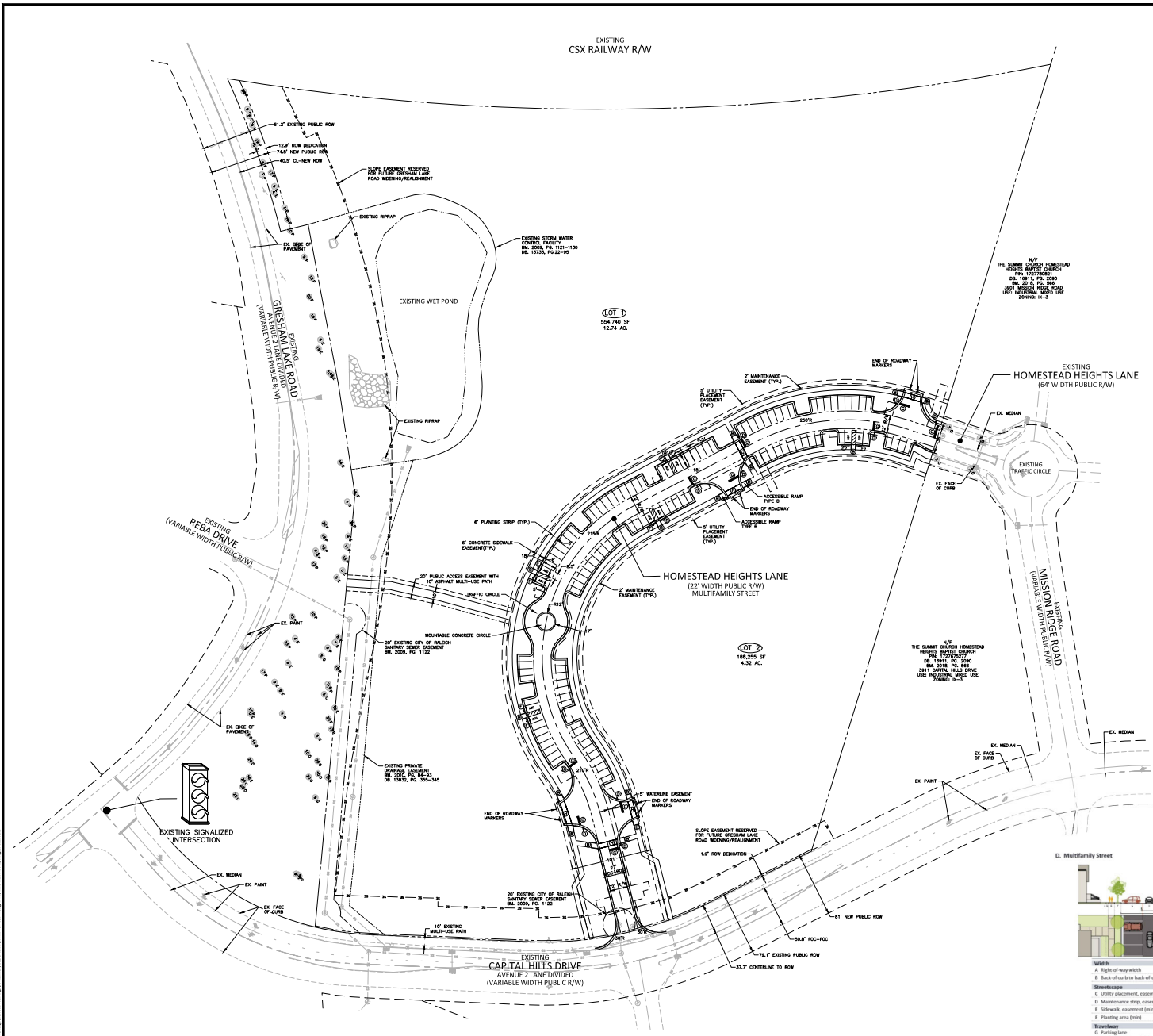
NO.	DATE	DESCRIPTION
01	01.25.2022	PRELIMINARY SUBDIVISION PLAN
02	01.25.2022	PRELIMINARY SUBDIVISION PLAN
03	01.25.2022	PRELIMINARY SUBDIVISION PLAN
04	01.25.2022	PRELIMINARY SUBDIVISION PLAN

**PLAN INFORMATION**  
 PROJECT NO. GRE-2000  
 FILENAME: GRE2000-001  
 CHECKED BY: AC9/MDS  
 DRAWN BY: M3A  
 SCALE: 1" = 50'  
 DATE: 01.25.2023

**SHEET**  
**OVERALL DEMOLITION PLAN**  
**C1.02**

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION





**SITE LEGEND**

[Symbol]	SONAGE
[Symbol]	YARD LIGHTS
[Symbol]	LIGHT POLE
[Symbol]	POWER POLE
[Symbol]	TRAFFIC DIRECTIONAL ARROW
[Symbol]	ACCESSIBLE PARKING STALL
[Symbol]	VAN ACCESSIBLE PARKING STALL
[Symbol]	PARKING SPACE COUNT
[Symbol]	ACCESSIBLE RAMPS
[Symbol]	ACCESSIBLE ROUTE
[Symbol]	PHASE LINE
[Symbol]	PRIORITY LINE
[Symbol]	RIGHT-OF-WAY LINE
[Symbol]	LOT LINE
[Symbol]	EASEMENT LINE
[Symbol]	CENTRELINE
[Symbol]	HEAVY DUTY ASPHALT PAVEMENT

**KEY LEGEND**

[Symbol]	LOW RAMP (TYPE R-1)
[Symbol]	CURB RAMP (TYPE R-2)
[Symbol]	ST-1 STOP SIGN
[Symbol]	ST-2 YIELD SIGN
[Symbol]	ACCESSIBLE PARKING SONAGE
[Symbol]	24" STOP BAR
[Symbol]	STANDING CROSSWALK
[Symbol]	10' HIGH VISIBILITY CROSSWALK
[Symbol]	10' HIGH VISIBILITY CROSSWALK

B. Avenue 2-Lane, Divided



**Width**

A. Right of way width	111'
B. Back-of-curb to back-of-curb	38'

**Streetwidth**

C. Maintenance strip (min)	1'
D. Sidewalk (min)	6'
E. Planting area (min)	0'
F. Bike Lane (min)	0'
G. Buffer (once planted, paved, or painted)	3.5'

**Travelway**

H. Travel Lane	11'
I. Center lane median or turn lane	11'

**General**

Walkway Type	Sidewalk
Planting Type	Tree/brush
Tree Spacing	40' o.c. avg
Minimum Diversity Spacing	200'

D. Multifamily Street



**Width**

A. Right of way width	22'
B. Back-of-curb to back-of-curb	varies

**Streetwidth**

C. Utility placement, easement (min)	0'
D. Maintenance strip, easement (min)	2'
E. Sidewalk, easement (min)	0'
F. Planting area (min)	0'

**Travelway**

G. Parking Lane	8'
H. Road in (latter side)	15.5'
I. Road in (latter side)	15.5'
J. Travel Lane	11'

**General**

Walkway Type	Sidewalk
Planting Type	Tree/brush
Tree Spacing	40' o.c. avg
Parking Type	Parallel, head-in, angle

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

SEE SHEET C033 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

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**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**

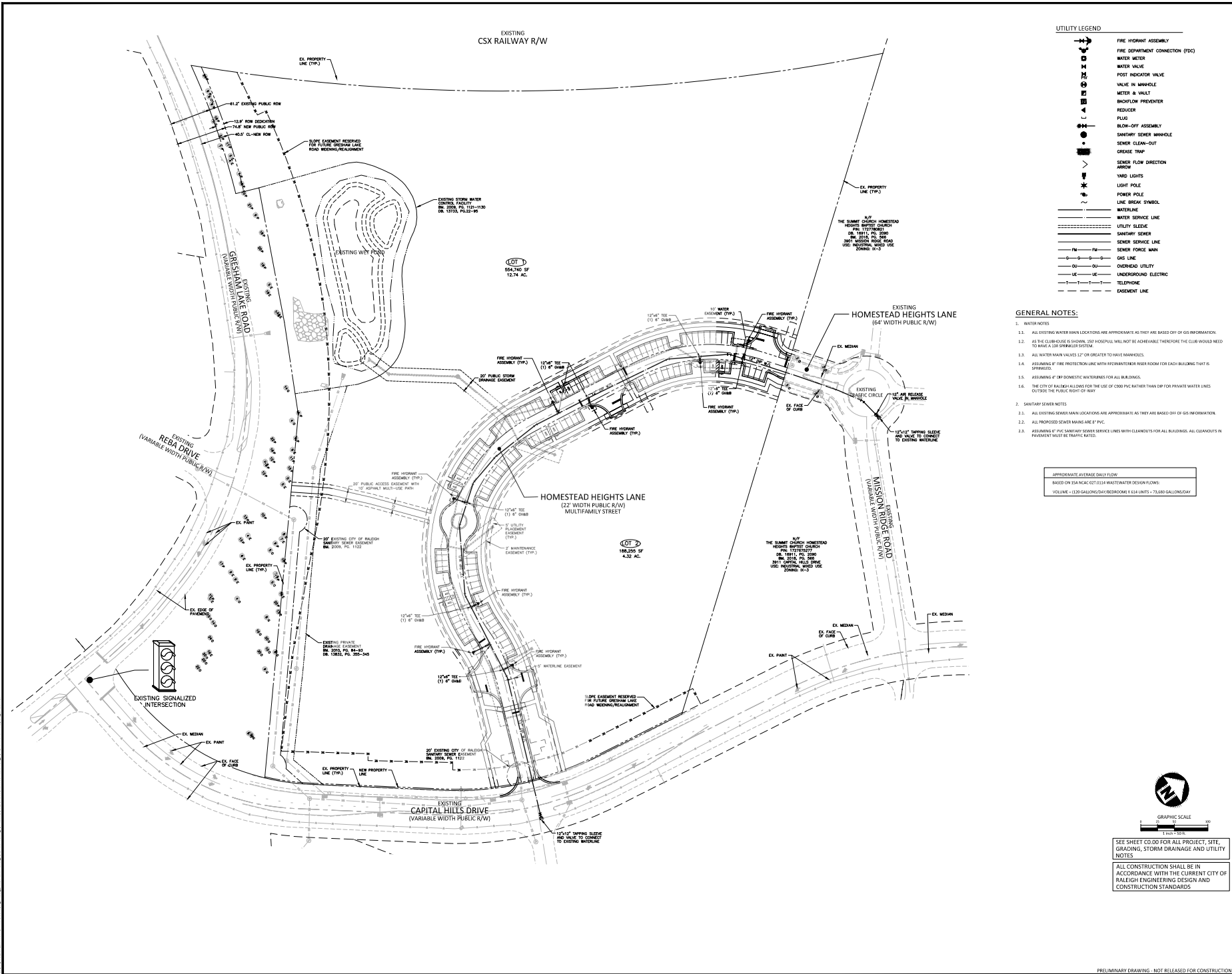
NO.	DATE	DESCRIPTION
01	08.2022	PRE-CITY OF RALEIGH 031 P&P REVIEW
02	11.14.2022	PRE-CITY OF RALEIGH 2ND P&P REVIEW
03	12.28.2022	PRE-CITY OF RALEIGH 3RD P&P REVIEW
04	01.23.2023	PRE-CITY OF RALEIGH 4TH P&P REVIEW

**PLAN INFORMATION**

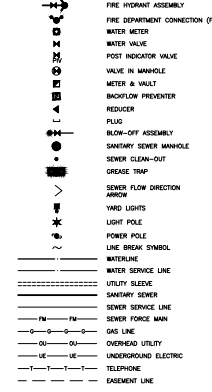
PROJECT NO.	GRE-22000
FILENAME	GRE22000-04S1
CHECKED BY	AC9/MDS
DRAWN BY	MEM
SCALE	1" = 50'
DATE	01.25.2023

**SHEET**

**OVERALL SITE PLAN**  
**C2.00**



**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. AS THE CURB TO CURB (C2C) ROSEHULL WILL NOT BE ACHIEVABLE THEREFORE THE CURB WOULD NEED TO HAVE A C2C SPRINKLER SYSTEM.
  - 1.3. ALL WATER MAIN VALVES 12" OR GREATER TO HAVE MANHOLES.
  - 1.4. ASSUMING 6" FIRE PROTECTION LINE WITH 100' INVERTER RIGOR ROOM FOR EACH BUILDING THAT IS SPANNED.
  - 1.5. ASSUMING 6" DRP DOMESTIC WATERLINES FOR ALL BUILDINGS.
  - 1.6. THE CITY OF RALEIGH ALLOWS FOR THE USE OF C200 PVC RATHER THAN DTP 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 TRAPGED.

APPROXIMATE AVERAGE DAILY FLOW
BASED ON ISA/NACAC 027.014 WASTEWATER DESIGN FLOWS:
VOLUME = (120 GALLONS/DAY/HOUSEHOLD) X 6.6 UNITS = 7920 GALLONS/DAY

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**REVISIONS**

NO.	DATE	DESCRIPTION
01	01.08.2022	PRE-CITY OF RALEIGH 031 P&P REVIEW
02	01.14.2022	PRE-CITY OF RALEIGH 2403 P&P REVIEW
03	01.20.2022	PRE-CITY OF RALEIGH 2403 P&P REVIEW
04	01.23.2022	PRE-CITY OF RALEIGH 470 P&P REVIEW

**PLAN INFORMATION**

PROJECT NO.	GRE-20002
FILE NAME	GRE20002-0401
CHECKED BY	AC9/MDS
DRAWN BY	CAW/MEM
SCALE	1" = 50'
DATE	01.25.2023

**SHEET**  
**OVERALL UTILITY PLAN**  
**C4.00**

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION





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**REVISIONS**

NO.	DATE	DESCRIPTION
10.	06.2022	PER CITY OF RALEIGH 1ST PSP REVIEW
11.	14.2022	PER CITY OF RALEIGH 2ND PSP REVIEW
12.	20.2022	PER CITY OF RALEIGH 3RD PSP REVIEW
01.	25.2023	PER CITY OF RALEIGH 4TH PSP REVIEW

**PLAN INFORMATION**

PROJECT NO. GRE-22002  
FILENAME GRE22002-L51  
CHECKED BY MPT  
DRAWN BY CMXY  
SCALE 1" = 50'  
DATE 01.25.2023

**SHEET**

**LANDSCAPE PLAN**

**L5.01**

**SITE LEGEND**

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

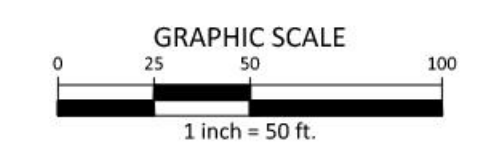
**PLANT SCHEDULE**

TREES	CODE	COMMON NAME	BOTANICAL NAME	CAL	HEIGHT
	CPB	European Hornbeam	Carpinus betulus	3" min	8' min
	LRT	Tulip Poplar	Liriodendron tulipifera	3" min	10' min
	OSI	Shumard Oak	Quercus shumardii	3" min	10' min
	TIA	American Linden	Tilia americana	3" min	10' min
	UPA	Princeton American Elm	Ulmus americana 'Princeton'	3" min	10' min

\*SEE NOTE #30 ON SHEET L5.02

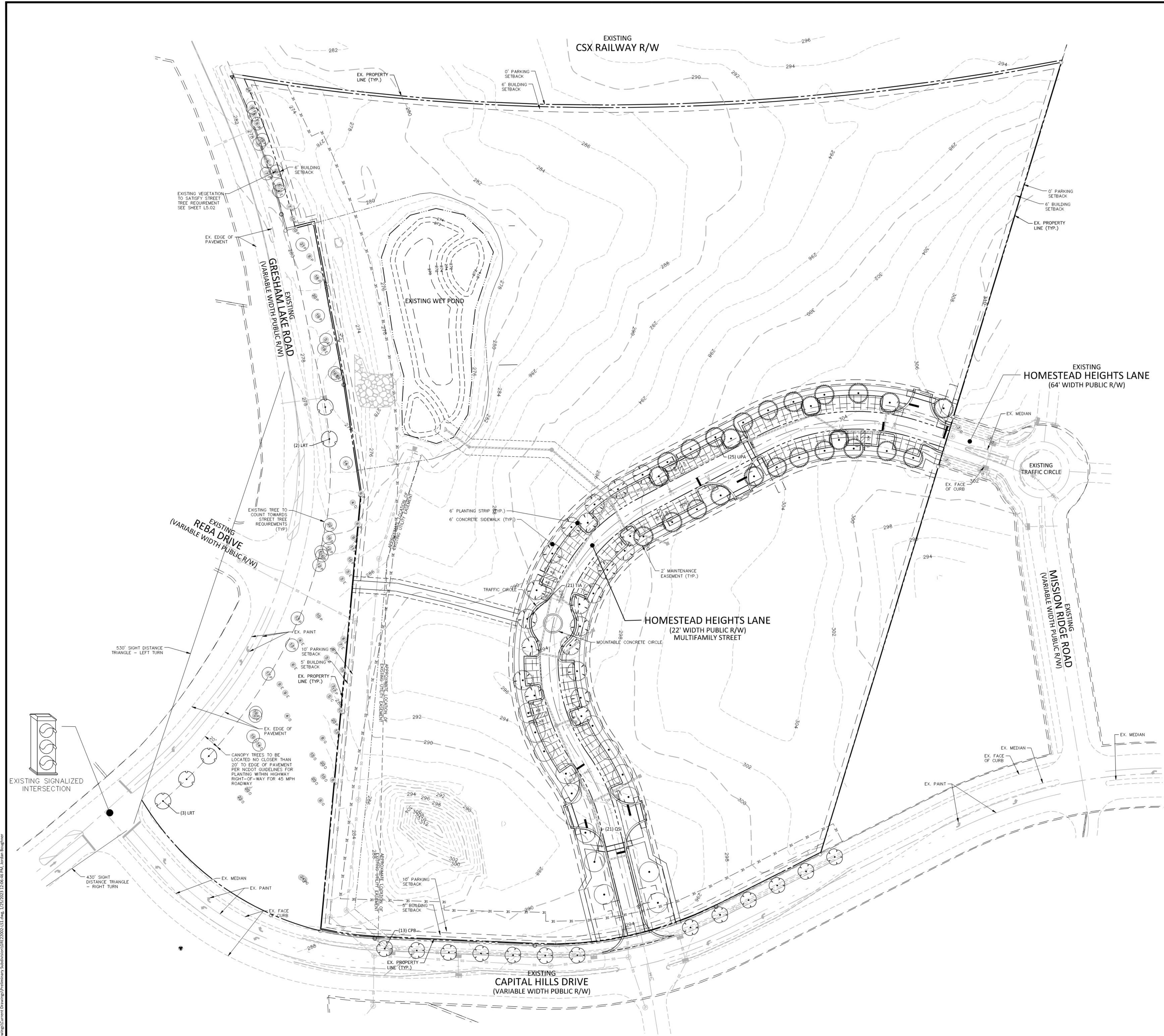
**Recommended Minimum Distance from Walks, Curbs and Utilities**

Sidewalk	2'
Back of curb	2'
Driveways	10'
Structures	10'
Manholes and catch basins	10'
Fire hydrants	10'
Water meters and other utility boxes	5'
Traffic signs	10'
Stop signs	30'
Light poles	20'
Other trees	15' or 25' variable depending on species
Water & sewer lines that cross the planting strip	10'
Sewer easements	Planting prohibited
All other services that cross the planting strip	10'



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

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M:\Projects\GRE\GRE22002\04-Production\Drawings\Current Drawings\Production\GRE22002-L51.dwg, 1/25/2023 11:06:46 PM, Jordan Baughner