

Case File / Name: SUB-0056-2022 DSLC - CAPITAL HILLS SUBDIVISION & SITE PLANS

LOCATION: REQUEST:	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. 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: DSLC - 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:

☑ <u>SITE PERMITTING REVIEW</u> - 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)
- 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)
- 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

 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



Case File / Name: SUB-0056-2022 DSLC - CAPITAL HILLS SUBDIVISION & SITE PLANS

- 5. A surety equal to of 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]

☑ <u>LEGAL DOCUMENTS</u> - 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.

Ø	Right of Way Deed of Easement Required	V	Slope Easement Deed of Easement Required
V	Sidewalk Deed of Easement Required	V	Stormwater Maintenance Covenant Required
Ø	Utility Placement Deed of Easement Required	Ø	Public Access Deed of Easement Required

☑ <u>**RECORDED MAP(S)**</u> - 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)



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

Case File / Name: SUB-0056-2022 DSLC - CAPITAL HILLS SUBDIVISION & SITE PLANS

- 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



Case File / Name: SUB-0056-2022 DSLC - CAPITAL HILLS SUBDIVISION & SITE PLANS

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.

☑ <u>BUILDING PERMITS</u> - 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. Stearl.

Date: 02/08/2023

Development Services Dir/Designee Staff Coordinator: Michael Walters

CAPITAL HILLS APARTMENTS

INSTRUCTIONS: This form is used when submitting a Preliminary Sul	
appropriate review type and include the plan checklist document. Plea subdivision plans to <u>SiteReview@rateighnc.gov</u> .	ise email all documents and your preliminary

Preliminary Subdivision Application

Planning and Development

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	D	EVELOPMENT TYPE (L	IDO Section 2.1.2)	
Conventional	Subdivision	Compact Development	Conservation Development	Cottag
NOTE: Subdivisions	may require City	Council approval if in a N	letro Park Overlay or Historic Overla	ay District
		GENERAL INFO		
Scoping/sketch plan	case number(s):	SCOPE-0101	-2022	
Development name	(subject to approv	al):Capital Hills Subdi	vision Plans	
Property Address(es	^{):} 3901 Ca	pital Hills Dr.	27339	
Recorded Deed PIN	(8): 1727671120			
What is your project type?	Single far			Attached I

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION NOTE: Please attach purchase agreement when submitting this form							
Company.	GS Capital Hills Owner, LLC	Owner/Developer Name and Title:	Zach Spencer, Vice Pre				
Address:	555 Fayetteville Street, Suite 300, F	Caleigh, NC 27601					

		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 >>

	TYPE + SITE DATE TA to all developments)					
	3 INFORMATION					
Gross site acreage: 17,69		-	-	-	-	
Zoning districts (if more than one, provide acreage of						
-	CX-5	5-CU				
				_		
Overlay district:NA	Inside City limits			□ Nc		
Conditional Use District (CUD) Case # Z- Z-8-2022	Board of Adjustn	ment (B	OA) Car	se # A-		
07001800	TER INFORMATION					
Existing Impervious Surface:	Proposed Impe		Surface	è.		
Acres: 0 Square Feet: 0	Acres: 9.98		Squar	e Feet	434,0	20
Neuse River Buffer Yes No	Wetlands	ΠY	'es	Г	No	
Is this a flood hazard area? Yes V No						
If yes, please provide the following:						
Alluvial soils:				-		
Flood study:						
	LOTS AND DENSIT	Y				
Total # of townhouse lots: Detached 0	Attached 0					
Total # of single-family lots:0						
Proposed density for each zoning district (UDO 1.5.2	FENILA					
	N/A					
Total # of open space and/or common area lots:N/A						
Total # of requested lots:2						
The undersigned indicates that the property owner(s) i described in this application will be maintained in all re herewith, and in accordance with the provisions and re IAdam Pike and respond to administrative comments, resubmit pla	spects in accordance w gulations of the City of I will serve as the agent r ns and applicable docur	with the p Raleigh	unified	d speci Develo	fication pment	ordinance.
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VICINITY MAP

N.T.S.

6

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 REVISED: NOVEMBER 14, 2022** REVISED: DECEMBER 20, 2022 REVISED: JANUARY 25, 2023

SITE ADDRESS, VAN NUMBER	REAL CAPITAL HILLS DRIVE, RALEIGH, 1	NORTH CAROLINA 27616 / WNR 1727871130				
DISTING ZONING:	015-02					
OVERLAY DISTRICT:	N/A					
BLOCK PERIMETER:	MAX ALLOWABLE LOT 1 (MOMOSED/COSTING: LOT 2 (MOMOSED/COSTING:	5000 LF 4,225 LF *SEE BLOCK PERMETER NOTES* 1,780 LF				
WATER SUPPLY WATERSHED.	PERRY CREEK, LOWER NEUSE RIVER					
ROODPLAIN/REM FANEL:	N/A					
STE AREA:	PROPOSED LOT 1 AREA: 12.34 PROPOSED LOT 1 AREA: 12.34 PROPOSED LOT 2 AREA: 4.32 A	ACRES OR 778,576 SF. CRES OR 7,781,57 ACRES OR 556,780 SF. ORSE OR 108,255 SF. ACRES OR 716,825 SF.	IMPERVIOUS AREA 1	RACKING TAI	LOT 2	ī
THEE CONSERVATION	PROLUMED: PROPOSED	0 AC. OR 0 SF "SEE THRE CONSERVATION NOTES" 0 AC. OR 0 SF	ACREAGE	12.74 AC.	4.32 AC.	1
IMPERVIOUS AREA	DETNG: PROPOSED: DELTA	0.00 AC [0.57] 9.98 AC [404,522.57] +9.66 AC [304,522.57]	MAX. IMPERVIOUS AREA	6.56 AC.	2.88 AC.	1

ZONING CONDITIONS

2-8-2022 CAPITAL HILLS ROAD THE FOLLOWING PRINCIPAL USES AS LISTED IN UDO SECTION 6.1.4. THAT ARE PERMITTED, LIMITED, OR SPECIAL USES IN THE CI DESTRUCT SHALL BE PREMIRTED: (I) CENTETING (II) ADULT ESTABLEMENTS; (III) GOLT COURSE; (IV) DETENTION CENTER, IAU, PERSON; (V) VENUET DIEL SANSE; (VI) CAN WARD, MAD (VI) STIMLE REMAR INNOR AND NACOL. RESPONSE: THE USE OF THE PROPOSED DEVELOPMENT IS APARTMENTS. WHICH IS NOT IN THE UST OF PROHIBITED USES.

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

FOR DESIGN EXCEPTIONS. A SECOND NOUTE OF INGRESS/TORIESS ON CAPITAL HILLS SHALL BE CONSTRUCTED PRIOR TO TIME THAT THE PROJECTED PEAK HOUR TRAFFIC VOLUMES ASSOCIATED WITH THE PROPOSED DEVELOPMENT ON LO LOT 9 EXCEED 200 VEHICLES 9ER HOUR.

RESPONSE: A PROPOSED R TREE CONSERVATION NOTES:

TREE CONSERVATION AREA WAS PREVIOUSLY ESTABLISHED FOR THIS PROJECT SITE AT AN OFFSITE LOCATION FER B.M. 2010, P.G. 91 AND B.M. 2009, P.G. 0456-0471

STORMWATER NOTES:







RIGHT-OF-WAY OBSTRUCTION NOTES

GENERAL NOTES:

 STREET, LANE, AND SIDEWALK CLOSURES OR DETOURS: PRIOR TO ANY WORK THAT IMPACTS THE RIGHT-OF-WAY OR CLOSING 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 rightsframmenton gradeighne, gov AT www.caleighne.gov KTYWORD TROHT-OF-WAY SERVICES.

PROR TO THE START OF WORK, THE CUENT SHALL SCHEDULE A FRE-CONSTRUCTION MEETING WITH THE ENGINEERING INSPECTIONS COOPENINATOR TO REVIEW THE SPECIFIC COMPONENTS OF THE APPROVED FLAM, AND EMBLIRE ALL PERMITS ARE

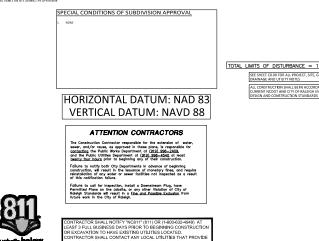
THE CITY OF RALEIGH REQURRES AN APPROVED RIGHT-OF-WAY OBSTRUCTION PERMIT FOR WORK ON ANY PUBLIC STREET OR SIDEWALK AND NODOT READ WITHIN RALEIGHTS JURISDICTION.

ALLTRAFFIC CONTROL SIGNAGE AND PRACTICES SHALL ADHERE TO THE MANUAL ON UNFORM TRAFFIC CONTROL, AND THE LATEST EDITION OF THE INCODT "STANDARD SPECIFICATION FOR ROADWAY STRUCTURES", NODOT "ROADWAY STANDARD DRIVINING MARAUL", AND THE INCOTS SUPPLICATION TO THE INTERD. ALL PUBLIC SIDEWALKS MUST BE ACCESSIBLE TO PEDISTRIANS WHO ARE VISUALLY IMPARED 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 GUIL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES IN 7. ALL PERMITS MUST BE AVAILABLE AND VISIBLE ON SITE DURING THE OPERATION

-r-below.

Call before you dia.



IEIR OWN LOCATOR SERVICES INDEPENDENT OF 'NC811'. PORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.

1 OF 1

SHEET INDEX C0.00 PROJECT NOTES C1.00 EXISTING CONDITIONS 1 OF 2 EXISTING CONDITIONS 2 OF 2 OVERALL DEMOLITION PLAN C1.01 C1.02 C2.00 OVERALL SITE PLAN OVERALL GRADING PLAN C3.00 OVERALL UTILITY PLAN SITE DETAILS C4.00 C8.00 C8.01 C8.02 SITE DETAILS WATER DETAILS C8 03 STORM DETAILS C8.04 STORM DETAILS 15.01 OVERALL LANDSCAPE PLAN L5.02 LANDSCAPE NOTES AND DETAILS

GREYSTAR^{*} The Global Leader in Rental H SUBDIVISION LOT 1 & 9 AND BOUNDARY SURVEY

PROJECT DIRECTORY DEVELOPER SREYSTAR 521 E. MOREHEAD ST, SUITE 400 CHARLOTTE, NORTH CAROLINA, 28202 PHONE: 860. 478. 3151 CIVIL ENGINEER / LANDSCAPE ARCHITECTURE MCADAMS COMPANY 621 HILLSBORDUGH 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

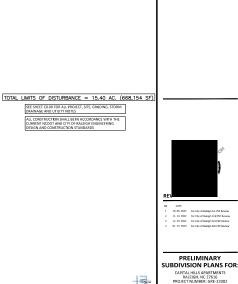
www.mcadamsco.co

The John R. McAdams Company, In One Glenwood Avenue Suite 201 Raleigh, NC 27603 phone 919. 823. 4300 fax 919. 361. 2269 ense number: C-0293, C-187

MCADAMS

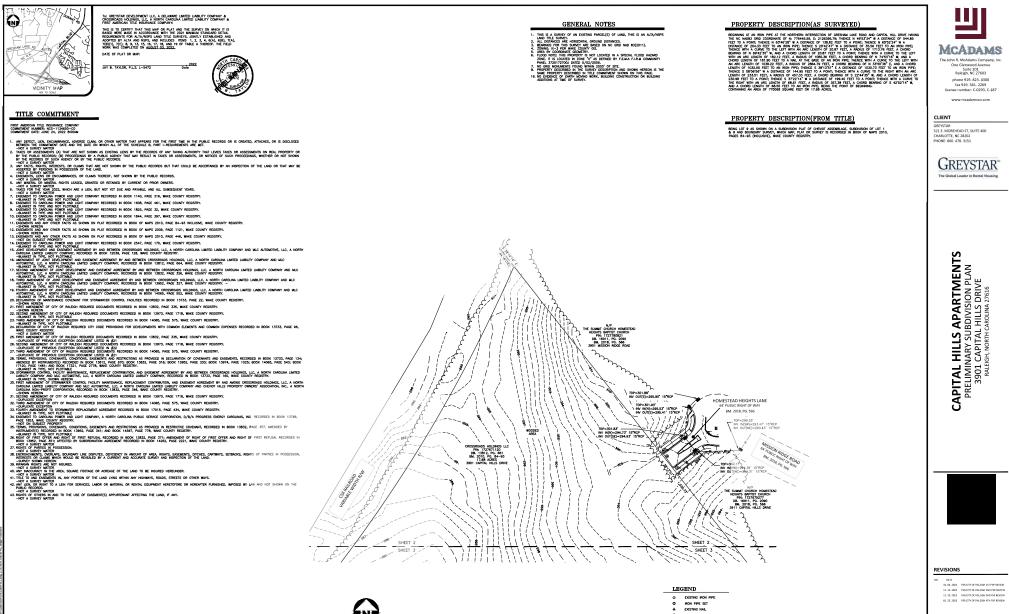
CONTACT ADAM PIKE pike@mcadamsco.com PHONE: 919. 823. 4300

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



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PRELIMINARY DRAWING - NOT REL









TREE LEGEND (310 OAK

DOUBLE AND TRIPLE TRUNKS DI-0 DOUBLE OAK DI-0 TRIPLE OAK OUTON INCH SEE OF THEE OUTON INCH SEE OF THEE THE OF THEE THE OF THEE THE OF THEE

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PLAN INFORMATION

GRE22002-XC1

1" = 50'

01.25.2023

PROJECT NO. GRE-22002

FILENAME

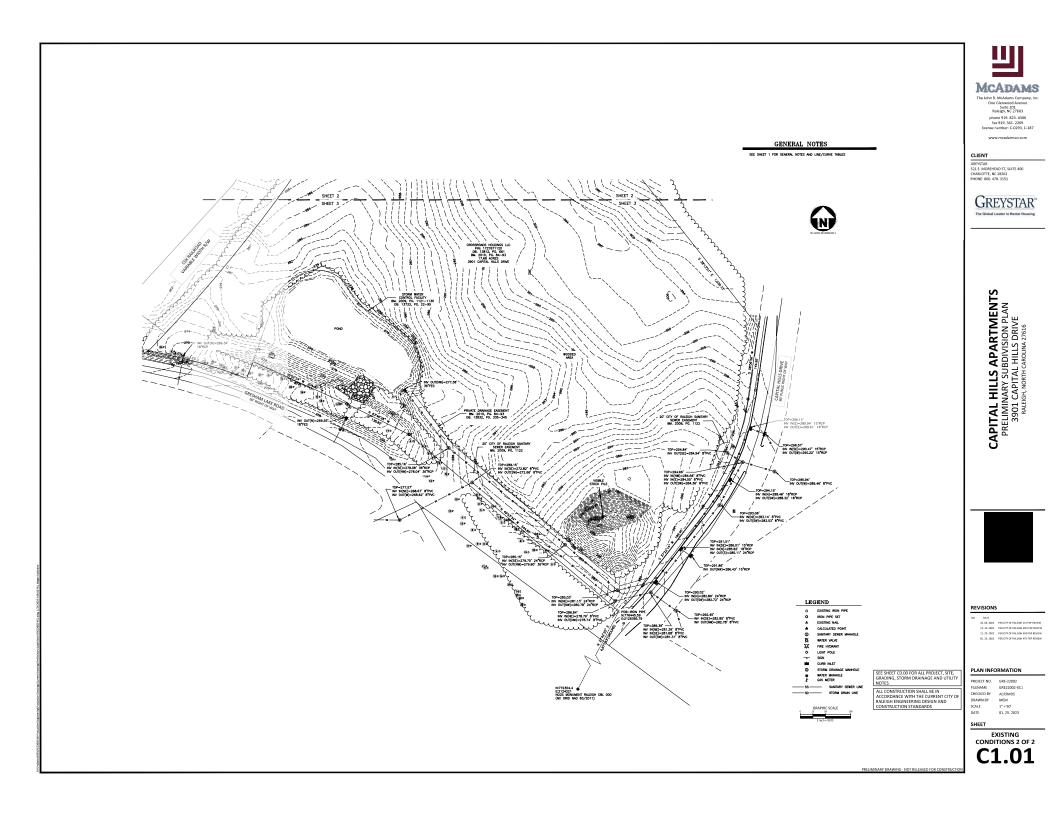
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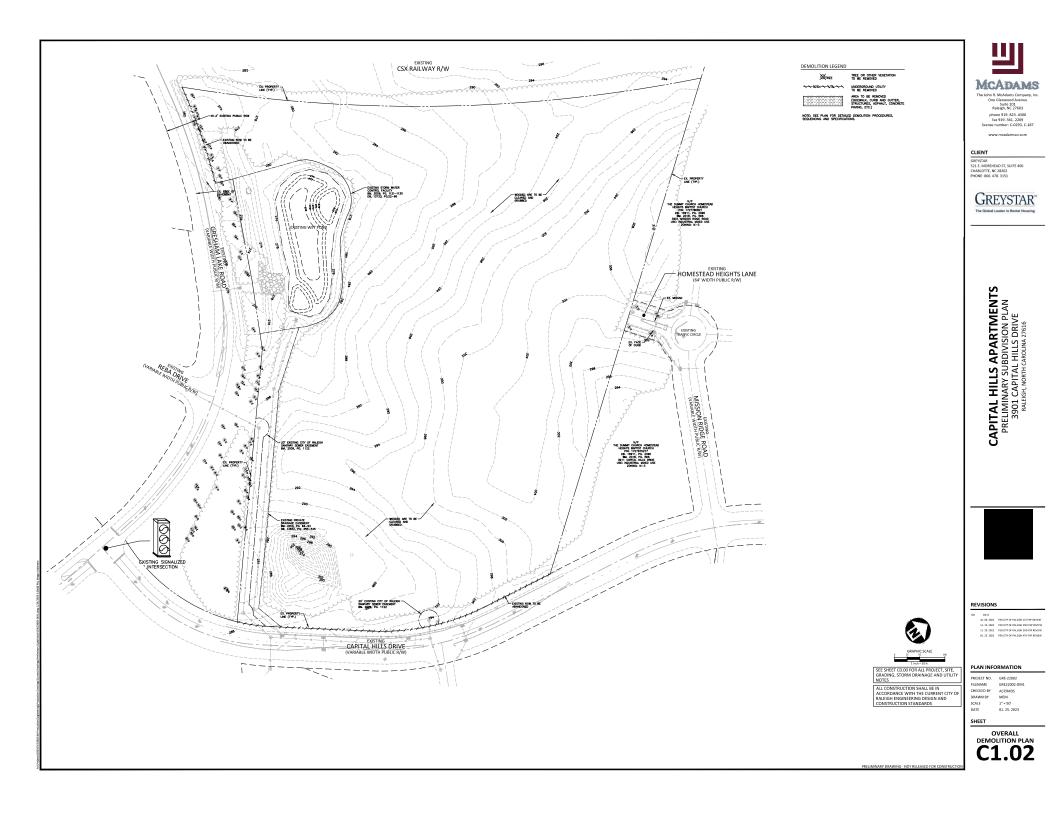
CHECKED BY ACP/MDS

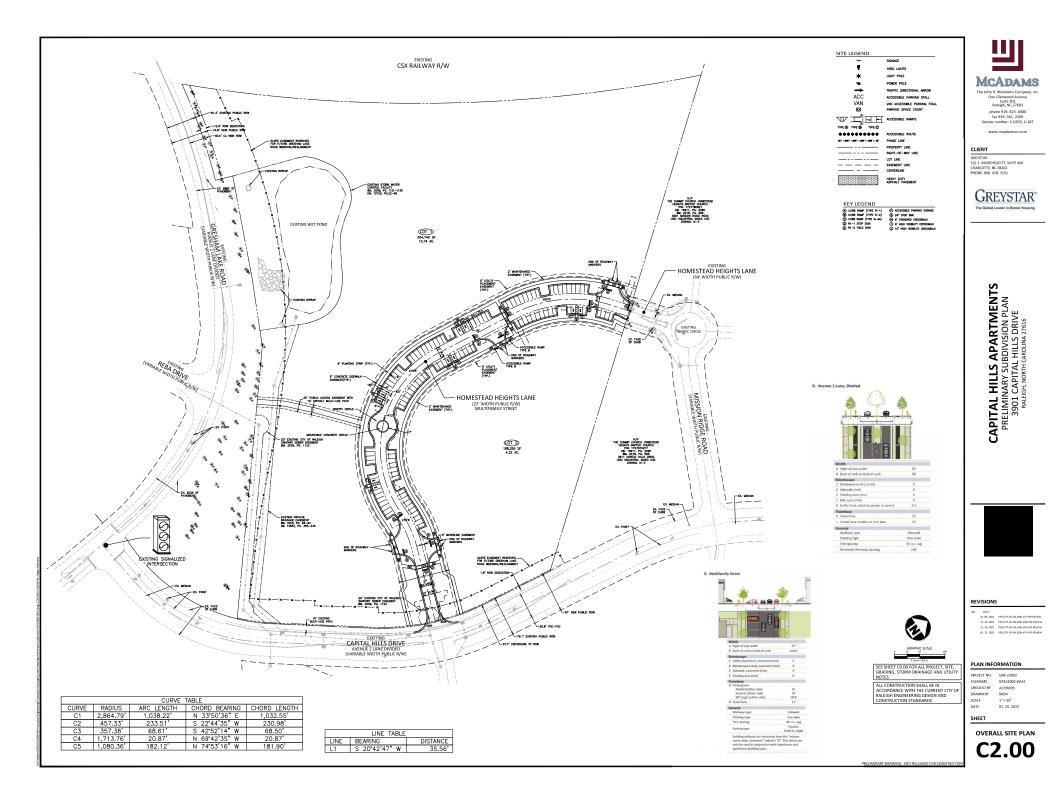
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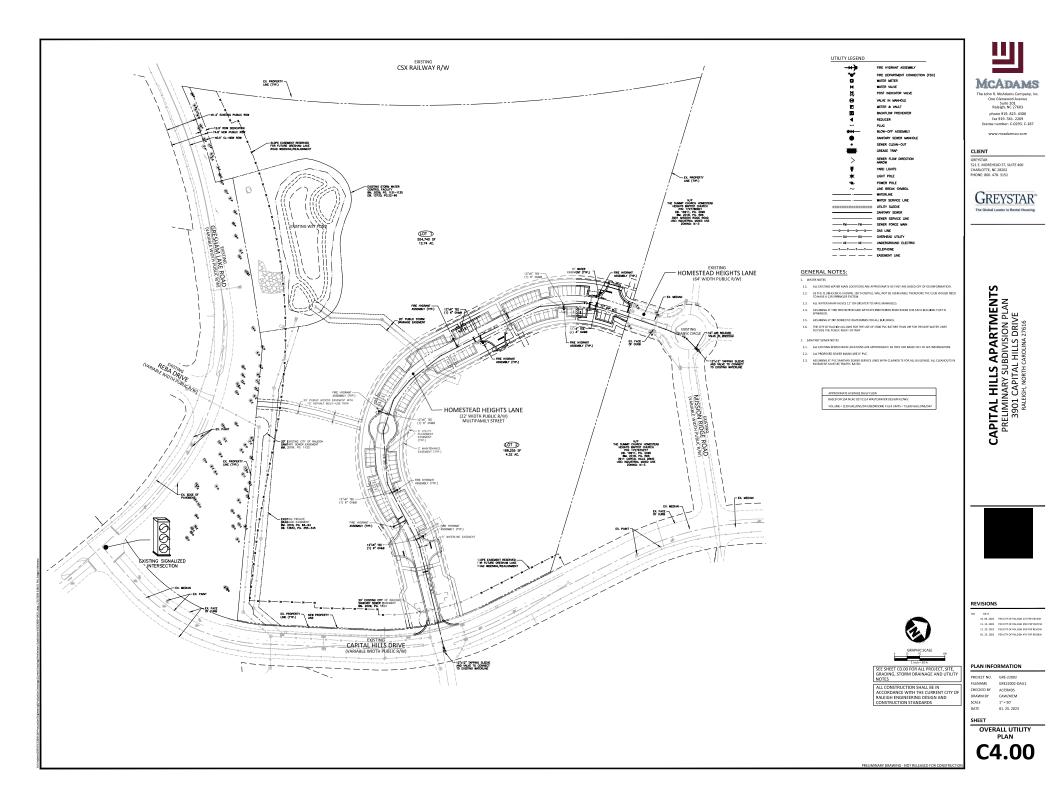
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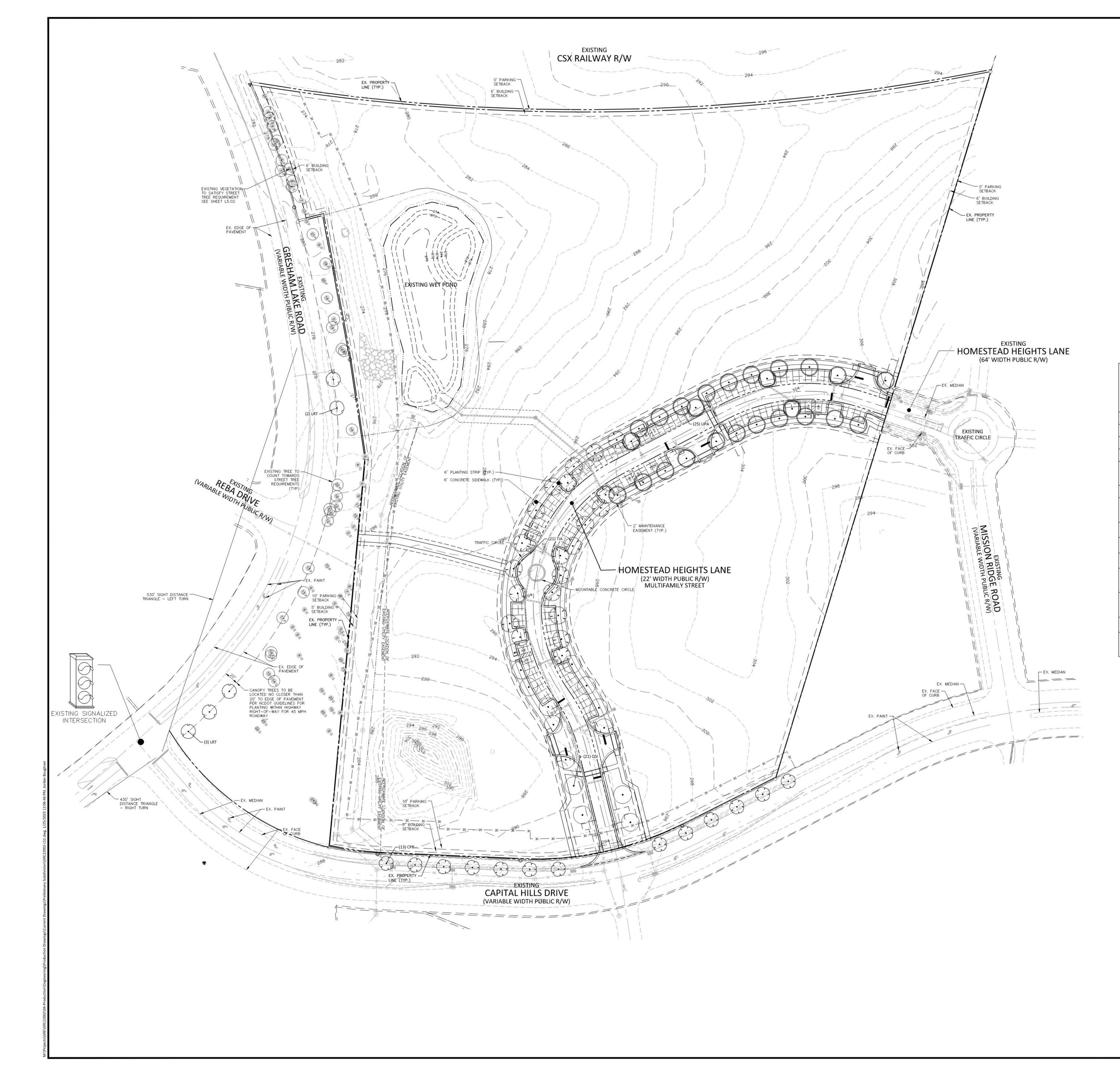
DATE











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SITE LEGEND	
	SIGNAGE
Ŧ	YARD LIGHTS
*	LIGHT POLE
	POWER POLE
→	TRAFFIC DIRECTIONAL ARROW
ACC	ACCESSIBLE PARKING STALL
VAN	VAN ACCESSIBLE PARKING STALL PARKING SPACE COUNT
	ACCESSIBLE RAMPS
	ACCESSIBLE ROUTE
	PHASE LINE
<u> </u>	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
	\bigcirc	СРВ	European Hornbeam	Carpinus betulus	3" min	8` min
٢.		LRT	Tulip Poplar	Liriodendron tulipifera	3" min	10` min
~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	$(\cdot)$	QSI	Shumard Oak	Quercus shumardii	3" min	10` min
€.	3	TIA	American Linden	Tilia americana	3" min	10` min
-		UPA	Princeton American Elm	Ulmus americana 'Princeton'	3" min	10` min
	*SEE NOTE #3	30 ON SH	EET 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 dependi on species
Water & sewer lines that cross the planting strip	10'
Sewer easements	Planting prohibited
All other services that cross the planting strip	10'



GRAPHIC SCALE 0 

1 inch = 50 ft.

SEE SHEET CO.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

