LOCATION: This site is located at the intersection of Louisburg Road (east side of road) and Fox Rd (both north and south sides of road) located within the corporate city limits of the City of Raleigh. The current addresses listed for the site are 4301 Fox Rd, PIN # 1726935704 & 4300 Fox Rd, PIN #1726947046.

REQUEST: An apartment development comprising 3 buildings and 90 units, totaling a new gross floor area of 81,561 square feet with associated improvements such as surface parking and access drives. Buildings 1 and 2, located on Lot 4, will comprise 36 1-bedroom units and 24 2-bedroom units. Building 3, located on Lot 1, will comprise 18 1-bedroom units and 12 2-bedroom units. The existing site is 2 parcels comprising of 1.776 and 1.165 acres, zoned NX-4-CU.

DESIGN ADJUSTMENT(S)/ALTERNATES, ETC: FIL-0025-2022: DSENG - Fee-In-Lieu Estimator/Fee-In-Lieu Estimator

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 February 7, 2022 by PIEDMONT LAND DESIGN, LLP (primary).

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. Remove note on Sheet PA-4 for Build to. Primary Street indicated on this sheet is not consistent with the rest of the plan set and build to is no longer a requirement for apartments per TC-19-19.

2. Attach DA-0023-2021 written decision for SPR review.

3. Correct elevations on sheet A2.10. As shown, the dotted line is not clearly showing the dimension from the average grade to the top of roof.

Stormwater

4. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).

5. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).
6. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).

☐ **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.

<table>
<thead>
<tr>
<th>☐ Cross Access Agreements Required</th>
<th>☐ Utility Placement Easement Required</th>
</tr>
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<tbody>
<tr>
<td>☐ Stormwater Maintenance Covenant</td>
<td></td>
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<tr>
<td>Required</td>
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</table>

☐ **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 cross access agreement among the lots identified as Lot 1 & PIN 1726.16-93-3461 and Lot 2 and PIN 1736.13-03-1637 shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded offer of cross access easement shall be returned to the Development Services Department within one day of plat recordation. If a recorded copy of the document is not provided within this time, further recordings and building permit issuance will be withheld.

2. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and shown on the map approved for recordation.

3. A 5’ utility placement easement and associated deed of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within one day from authorization of lot recordation. If recorded copies of the documents are not provided, further recordings and building permit issuance will be withheld.

**Stormwater**

4. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.

5. 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).
The following items must be approved prior to the issuance of building permits:

General

1. Street names for this development shall be approved by the Raleigh GIS Division and by Wake County.

Engineering

2. A public infrastructure surety 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.

3. A fee-in-lieu for 360 LF of Sidewalk at 1’ width along Louisburg Road and 360 LF of 1.5’ width widening along Louisburg Road shall be paid to the City of Raleigh (UDO 8.1.10).

Public Utilities

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

Stormwater

5. A surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department (UDO 9.2.2.D.1.d).

6. A payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans shall be paid by the developer to the City stormwater facility replacement fund (UDO 9.2.2.G.3).

7. 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

8. Tree impact permits must be obtained for the approved streetscape tree installations in the rights of way. This development proposes 13 street trees along Fox Road and 14 street trees along Louisburg Road for a total of 27 street trees.

9. A public infrastructure surety for 27 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.
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.

2. Final inspection of right of way street trees by Urban Forestry Staff.

Stormwater

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

EXPIRATION DATES: 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: June 29, 2025
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.

I hereby certify this administrative decision.

Signed: Alyxia Bailey Taylor
Date: 03/02/2022
Development Services Dir/Designee

Staff Coordinator: Cara Russell
ZONING CONDITIONS

4. Z-019 - 4300 & 4301 Fox Road, at the southeast and southwest corners of Fox Road and Leasling Road, approximately 0.7 miles north of New Hope Road, being Wake County, NC. Zoned R-2UER (1,500 ft.), M-1, M-2 (approximately 0.5 acres designated non-residential). Conditions stated: October 12, 2021

1. The following principal uses, if otherwise allowed in the NC districts, shall be prohibited: Utility, sewage, power substation; oil or gas wells; industrial storage; demolition of structures.

2. No tree shall be removed, nor shall any tree be pruned, except where necessary to ensure sightlines onto the property. Site plans must be submitted to the Zoning Administrator for approval.

3. All streets, sidewalks, and utilities shall be designed and installed in accordance with Wake County standards.

4. The developer shall provide all Briarwood Drive access to the Briarwood Drive area.

5. The developer shall provide all Briarwood Drive access to the Briarwood Drive area.

ZONING COMPLIANCE STATEMENT LOT 1 & 2

1. All area and lot dimensions, single-family dwelling, and setback requirements shall be in accordance with Wake County Zoning Ordinance. The developer shall provide all Briarwood Drive access to the Briarwood Drive area.

2. No tree shall be removed, nor shall any tree be pruned, except where necessary to ensure sightlines onto the property. Site plans must be submitted to the Zoning Administrator for approval.

3. All streets, sidewalks, and utilities shall be designed and installed in accordance with Wake County standards.

4. The developer shall provide all Briarwood Drive access to the Briarwood Drive area.

5. All area and lot dimensions, single-family dwelling, and setback requirements shall be in accordance with Wake County Zoning Ordinance. The developer shall provide all Briarwood Drive access to the Briarwood Drive area.

GENERAL NOTES

- The developer shall provide all Briarwood Drive access to the Briarwood Drive area.

- No tree shall be removed, nor shall any tree be pruned, except where necessary to ensure sightlines onto the property. Site plans must be submitted to the Zoning Administrator for approval.

- All streets, sidewalks, and utilities shall be designed and installed in accordance with Wake County standards.

- The developer shall provide all Briarwood Drive access to the Briarwood Drive area.

SITE DATA

- Site Name: WYNNSLOW PARK APARTMENTS
- Address: 4300 & 4301 FOX ROAD
- CITY: RALEIGH, NC
- ZIP: 27612
- PHONE: 919-855-4858
- DATE: 06/30/2021

RIGHT-OF-WAY OBSTRUCTION NOTES:

- Prior to any work that impairs the right-of-way, closing, or obstructing any street, lane, or sidewalk, the contractor must apply for a permit with Right-of-Way Services. Site plans shall be submitted to the Zoning Administrator for approval.

- The street, lane, sidewalk, or other public property is required for any purpose or city street and at MDOT's request, the property owner shall be responsible for maintaining the area.

- The developer shall provide all Briarwood Drive access to the Briarwood Drive area.

- The developer shall provide all Briarwood Drive access to the Briarwood Drive area.

SOLID WASTE SERVICES STATEMENT

- The developer recognizes that they have property owners who are part of the Wishing Well with respect to solid waste disposal.

- The developer shall provide all Briarwood Drive access to the Briarwood Drive area.

- The developer shall provide all Briarwood Drive access to the Briarwood Drive area.
STAKING NOTES:
1. All staking notes are subject to change as required by the engineer.
2. All staking notes are to be considered preliminary and subject to change.
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6. All staking notes are to be considered preliminary and subject to change.
7. All staking notes are to be considered preliminary and subject to change.

LEGEND:
- [Legend items and symbols]

ASR-0054-2021

STAKING PLAN

DRAWN BY: [Name]
CHECKED BY: [Name]

PROJECT: [Project Name]

DWG. NO.: PA.3

ISSUED: 16 JAN 2021