LOCATION: This 5.59 acre site zoned CX-5-PK and within the Urban Watershed Protection Overlay District is located at the northwest corner of the intersection of Capital Blvd (US 1) and Popes Creek Drive. The site is also located at the northeast corner of the intersection of Common Oaks Drive and Popes Creek Drive. The address of the parent tract is 14525 Popes Creek Drive.

REQUEST: The development of an apartment community consisting of two buildings with a total of 195,372 square feet of building space containing 146 dwelling units, associated parking and infrastructure.

One Design Adjustment has been approved by the Board of Adjustment for this project, noted below.

A Design Adjustment has been approved granting relief from the block perimeter requirement (8.3) as well as the allowance of an alternative streetscape cross section. (A-106-19)

DESIGN ADJUSTMENT(S)/ALTERNATES, ETC: N/A

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 30, 2020 by J DAVIS ARCHITECTS.

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:

Engineering

1. A right-of-way obstruction permit must be obtained from Right-of-way Services prior to the commencement of any construction activities within the right-of-way.

2. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering prior to concurrent review approval.

Stormwater

3. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).

4. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).
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 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).

Urban Forestry

7. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.

☐ 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.

☐ Utility Placement Easement Required  ☐ Slope Easement Required  ☐ Public Access 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. 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.

2. 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.

3. Slope easements 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.
4. Public access 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.

Public Utilities

5. 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

6. 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).

7. 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).

Legal documents are required. The original Wakefield Park, Lot 4 subdivision, S-26-09, had a shared stormwater solution. We are now adding more impervious surface area and a StormFilter and underground detention to treat the increased runoff. While all I require is approved legal documents, you may wish to verify through your attorneys if an amendment can be used or if a modification to the original legal documents is required.

8. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording. This lot is now draining to 2 different Stormwater Management Facilities and the impervious allocation needs to be defined for each.

**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:

General

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

Engineering

2. A fee-in-lieu for 1’ in sidewalk width along the Popes Creek and Common Oaks Drive frontages shall be paid to the City of Raleigh (UDO 8.1.10.) Additionally, 6’ sidewalks along the Capital Boulevard frontage are to be part of a fee in lieu.
3. A public infrastructure surety shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).

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).

Urban Forestry

6. A public infrastructure surety for street trees shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).

7. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 3 street trees along Common Oaks Drive.

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

General

1. Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.

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).

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: February 26, 2023
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: ________________________________  Date: 02/27/2020

Development Services Dir/Desigee

Staff Coordinator: Michael Walters
REFERENCE:

ASR-SR-17-2018
Administrative Site Review
1st Submittal: February 26, 2018
2nd Submittal: August 28, 2019
3rd Submittal: December 20, 2019
4th Submittal: January 30, 2020

Wakefield Station
0 Capital Blvd
Raleigh, North Carolina 27614

Sheet Index

Notes

Project Team

Owner
Rex Wakefield Enterprises LLC
440 Capital Blvd
Raleigh, NC 27601
800-992-8283
info@rexwakefield.com

Developer
Brown Investment Properties
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www.browninvestmentproperties.com

Architect
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919-835-1510
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Contractor
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Surveyor
WSP USA Inc
1850 Metro Center Drive - Suite 115
Raleigh, NC 27605
919-835-1500
919-835-1510
kent@jdavisarchitects.com

Utility Plan

1/30/2020 10:22 AM
before you dig
Call
0.0
matta@jdavisarchitects.com
kent@jdavisarchitects.com
chetbrown@bipinc.com
J
Know what's
919.835.1510 (fax)
919.835.1500
336.379.8771
336.379.8771
C
I
4130 Parklake Ave- Suite 130
4420 Lake Boone Trl.
JDavis Architects, PLLC
ARCHITECT
LANDSCAPE ARCHITECT
CHECKED BY:
S
L
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V
S
I
WORKS DEPARTMENT AND PUBLIC UTILITIES DEPARTMENT PRIOR TO ISSUANCE OF PERMITS OR RECORDING OF ANY PLAT FOR THIS DEVELOPMENT.

IF CONSTRUCTION PLANS FOR PUBLIC AND PRIVATE STREETS OR UTILITIES SHOWN ON THIS PLAN ARE REQUIRED, THEY MUST BE APPROVED BY THE PUBLIC
SERVICES ENGINEERING INSPECTORS AT (919) 996-2409.

ALL ABOVE GROUND UTILITY DEVICES (TO INCLUDE BUT NOT LIMITED TO TELEPHONE AND CABLE PEDESTALS, ELECTRICAL TRANSFORMERS, BACKFLOW DEVICE
THE NEUSE ROAD AND FOREST PINES DRIVE. REFER TO BM 2008, PG 245-247 FOR EXISTING TREE CONSERVATION AREAS ON THIS PROJECT.

HAVE BEEN RECORDED AS TREE CONSERVATION AREAS. TREE CONSERVATION AREAS EXIST ALONG THE STREET FRONTAGE OF CAPITAL BOULEVARD, NEW FALLS OF
2nd Review Comments

27.
HANDICAP PARKING SPACE(S) AND HC ACCESS AISLE(S) SHALL BE NO GREATER THAN TWO PERCENT (2%) PITCH IN ANY DIRECTION(S) AS PER ADA STANDARDS.

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SOLID WASTE SERVICES ARE TO BE PROVIDED BY PRIVATE VENDOR.

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FIRST ADMINISTRATIVE SITE REVIEW OF THIS SITE HAS BEEN SUBMITTED PRIOR TO FEBRUARY 2019
RECYCLING ENCLOSURE: SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

RECYCLING ENCLOSURE: NORTH ELEVATION
SCALE: 1/4" = 1'-0"

RECYCLING ENCLOSURE: EAST ELEVATION
SCALE: 1/4" = 1'-0"

RECYCLING ENCLOSURE: WEST ELEVATION
SCALE: 1/4" = 1'-0"