



Administrative Approval Action

Case File / Name: ASR-0001-2021
DSLCL - Fox Crossing Apartments

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

LOCATION: This site is located on the west side of Louisburg Road, north of Fox Road at 7001, 7101 Louisburg Rd.

REQUEST: Development of a 11.77 acre/512,779 sf tract zoned CX-3-PK. Two existing vacant parcels, proposed development: 240 multi-family units in 4 apartment buildings, and a clubhouse, 208,668 sf gross area and 4,162 sf gross area clubhouse. This development project is part of a Combined Plan Review (CPR) and also includes review of the civil drawing for Site Permit Review (SPR-0173-2021).

**DESIGN
ADJUSTMENT(S)/
ALTERNATES, ETC:** SUR-1197-2021: DSENG - Surety/Infrastructure
SPR-0173-2021: DSLCL - Site Permitting Review/Major [Signature Set]

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 September 20, 2021 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:

Engineering

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

Public Utilities

2. A Downstream Sewer Capacity Study in compliance with the City of Raleigh Public Utilities Department Handbook shall be submitted by the Project Engineer for review and approval.

Stormwater

3. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
4. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).
5. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).



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☒ **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.

<input checked="" type="checkbox"/>	Utility Placement Easement Required
<input checked="" type="checkbox"/>	Cross Access Agreements Required

<input checked="" type="checkbox"/>	Transit Easement Required
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☒ **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 PINs 1737425072 and 1737421292 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. 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. 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.

Public Utilities

4. 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.

Transportation

5. A transit deed of easement shall be approved by City staff and the location of the easement shall be shown on a plat 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 this document must be provided to the Development Services Department within one day from authorization of lot recording. If a recorded copy of the document is not provided, further recordings and building permit issuance will be withheld.



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Urban Forestry

6. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes 1.63 acres of tree conservation area.

☒ **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. Comply with all conditions of DA-0013-2021.
2. A recombination map shall be recorded, recombining the existing lots into a single tract.

Engineering

3. A public infrastructure surety shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).
4. A public infrastructure surety for 24 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.

Public Utilities

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

Stormwater

6. 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).
7. 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

8. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 24 street trees along Louisburg Road.
9. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1).



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

General

1. Final inspection of all tree conservation areas and right of way street trees by Urban Forestry Staff

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 2, 2025

Obtain a valid building permit for the total area of the project, or a phase of the project.

4-Year Completion Date:

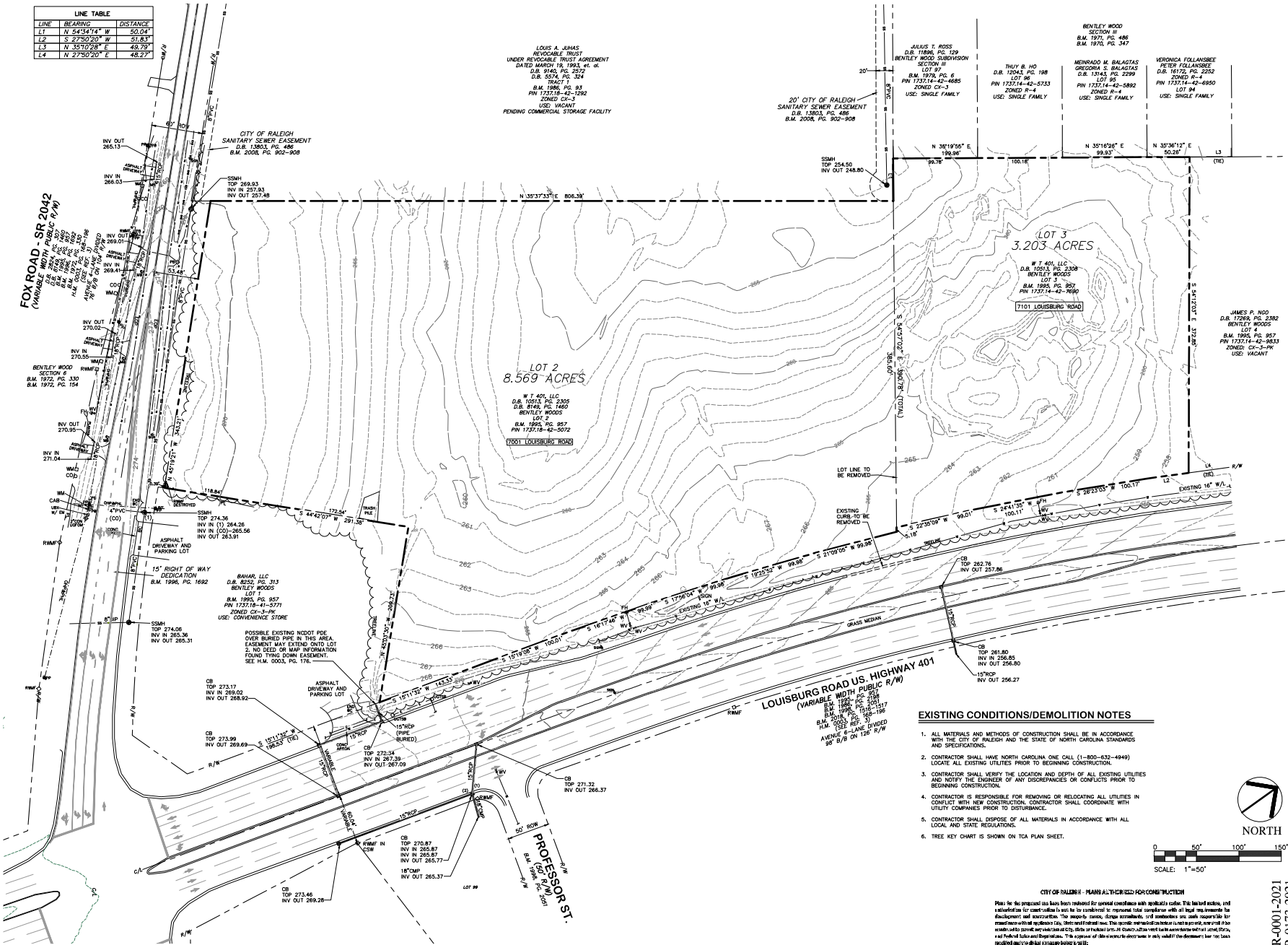
Within four years after issuance of the first building permit for the site plan, the construction of the entire site plan must be completed unless an applicant has been granted vested rights. Failure to complete construction within this specified time frame shall automatically void the approved site plan for which no building permits have been issued.

I hereby certify this administrative decision.

Signed: Alycia Bailey Taylor Date: 10/06/2021
Development Services Dir/Designee
Staff Coordinator: **Jermont Purifoy**

C:\Projects\DFR401\Drawings\Site\DFR401_SPR_sitebase.dwg - 1 - COVER Sep 17, '21 - 9:14am

LINE	BEARING	DISTANCE
L1	N 54°34'14" W	30.04'
L2	S 27°50'00" W	51.83'
L3	N 35°10'58" E	49.79'
L4	N 27°50'20" E	48.27'



HID
HIDMONTAINSHIP
8522-204 SIX FORKS ROAD
RALEIGH, NORTH CAROLINA 27615
919.845.7600 PHONE
919.845.7703 FAX
ENGR. FIRM LICENSE NO. F-0843

FOX CROSSING APARTMENTS

7001 & 7101 LOUISBURG ROAD
RALEIGH, NORTH CAROLINA

ISSUED: 28 JULY 2021

REVISIONS:

20 SEPT 2021 PER COR COMMENTS

DRAWN BY: CRP

CHECKED BY: JDL

PROJECT: DFR401

EXISTING
CONDUITS AND
DEMOLITION PLAN

DWG. NO. SITE 4

ASR-0001-2021
SPR-0173-2021



SCALE: 1"=50'

City of Raleigh Development Approval

FOX CROSSING APARTMENTS

7001 & 7101 LOUISBURG ROAD
RALEIGH, NORTH CAROLINA

ISSUED: 2 AUG 2021

REVISIONS:

20 SEPT 2021 PER COR COMMENTS

DRAWN BY: CRP

CHECKED BY: JDL

PROJECT: DFR401

SITE PLAN

DWG. NO. SITE 5

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 54°34'14" W	50.04'
L2	S 27°50'20" W	51.83'
L3	N 30°10'08" E	49.79'
L4	N 27°50'20" E	48.27'

FOX ROAD - SR 2042
(NORTH PUBLIC R/W)
BENTLEY WOOD
SECTION II
B.M. 1972, PG. 130
B.M. 1972, PG. 104
ZONED R-4
USE: SINGLE FAMILY

SEE FOX ROAD WIDENING
AND STRIPING PLAN FOR
WIDENING DETAILS

BENTLEY WOOD
SECTION II
B.M. 1972, PG. 130
B.M. 1972, PG. 104
ZONED R-4
USE: SINGLE FAMILY

15'x20' TRANSIT
EASEMENT

15'x40' TRANSIT
EASEMENT

15'x40' TRANSIT
EASEMENT

15'x40' TRANSIT
EASEMENT

15'x40' TRANSIT
EASEMENT

15'x40' TRANSIT
EASEMENT

15'x40' TRANSIT
EASEMENT

15'x40' TRANSIT
EASEMENT

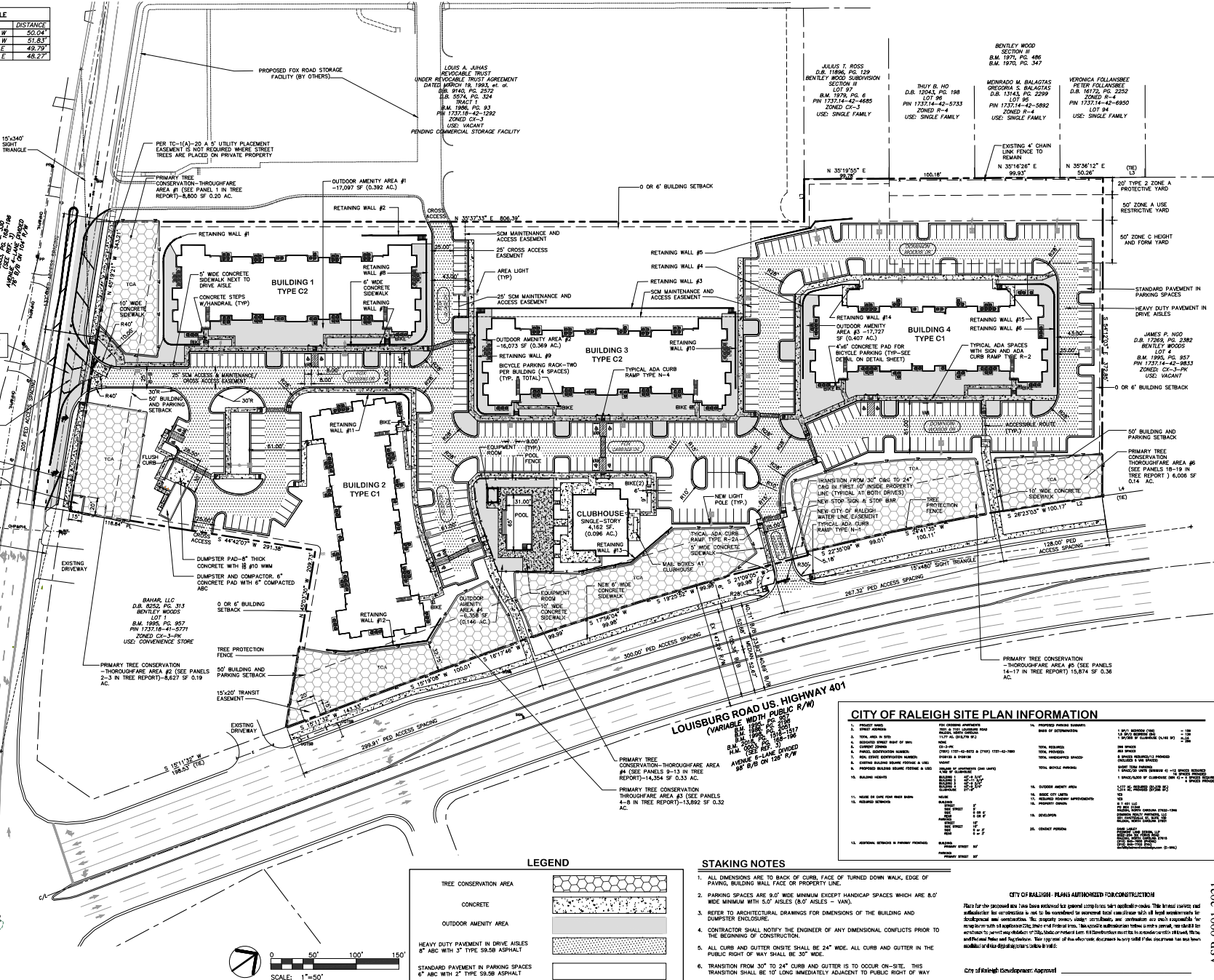
15'x40' TRANSIT
EASEMENT

15'x40' TRANSIT
EASEMENT

15'x40' TRANSIT
EASEMENT

15'x40' TRANSIT
EASEMENT

15'x40' TRANSIT
EASEMENT



LOUISBURG ROAD US. HIGHWAY 401
(VARIABLE WIDTH PUBLIC R/W)
B.M. 1972, PG. 130
B.M. 1972, PG. 104
ZONED R-4
USE: SINGLE FAMILY

CITY OF RALEIGH SITE PLAN INFORMATION			
1. PROJECT NAME	2. PROJECT LOCATION	3. PROJECT OWNER	4. PROJECT CONTACT
5. PROJECT DESCRIPTION	6. PROJECT PHASE	7. PROJECT STATUS	8. PROJECT DATE
9. PROJECT BUDGET	10. PROJECT RISK	11. PROJECT IMPACT	12. PROJECT BENEFIT
13. PROJECT CHALLENGE	14. PROJECT SOLUTION	15. PROJECT OUTCOME	16. PROJECT LESSON

LEGEND	
TREE CONSERVATION AREA	[Pattern]
CONCRETE	[Pattern]
OUTDOOR AMENITY AREA	[Pattern]
HEAVY DUTY PAVEMENT IN DRIVE AISLES 8" ABC WITH 3" TYPE 59.5B ASPHALT	[Pattern]
STANDARD PAVEMENT IN PARKING SPACES 6" ABC WITH 2" TYPE 59.5B ASPHALT	[Pattern]

- STAKING NOTES**
- ALL DIMENSIONS ARE TO BACK OF CURB, FACE OF TURNED DOWN WALK, EDGE OF PAVING, BUILDING WALL FACE OR PROPERTY LINE.
 - PARKING SPACES ARE 9.0' WIDE MINIMUM EXCEPT HANDICAP SPACES WHICH ARE 9.0' WIDE MINIMUM WITH 5.0' AISLES (8.0' AISLES - VAN).
 - REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF THE BUILDING AND DUMPSTER ENCLOSURE.
 - CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DIMENSIONAL CONFLICTS PRIOR TO THE BEGINNING OF CONSTRUCTION.
 - ALL CURB AND GUTTER ON-SITE SHALL BE 24" WIDE. ALL CURB AND GUTTER IN THE PUBLIC RIGHT-OF-WAY SHALL BE 30" WIDE.
 - TRANSITION FROM 30" TO 24" CURB AND GUTTER IS TO OCCUR ON-SITE. THIS TRANSITION SHALL BE 10' LONG IMMEDIATELY ADJACENT TO PUBLIC RIGHT-OF-WAY.

CITY OF RALEIGH: PLANS AUTHORIZED FOR CONSTRUCTION

These plans have been prepared by a professional engineer and are subject to the provisions of the North Carolina General Statutes, Chapter 188, and the rules and regulations of the North Carolina Board of Engineering and Surveying. The engineer and surveyor are not responsible for the accuracy of the information provided by the client or for the results of the construction of the project. The engineer and surveyor are not responsible for the results of the construction of the project.

City of Raleigh Developer: Approved

FOX CROSSING APARTMENTS

7001 & 7101 LOUISBURG ROAD
RALEIGH, NORTH CAROLINA

ISSUED: 2 AUG 2021

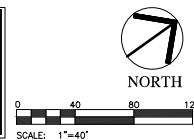
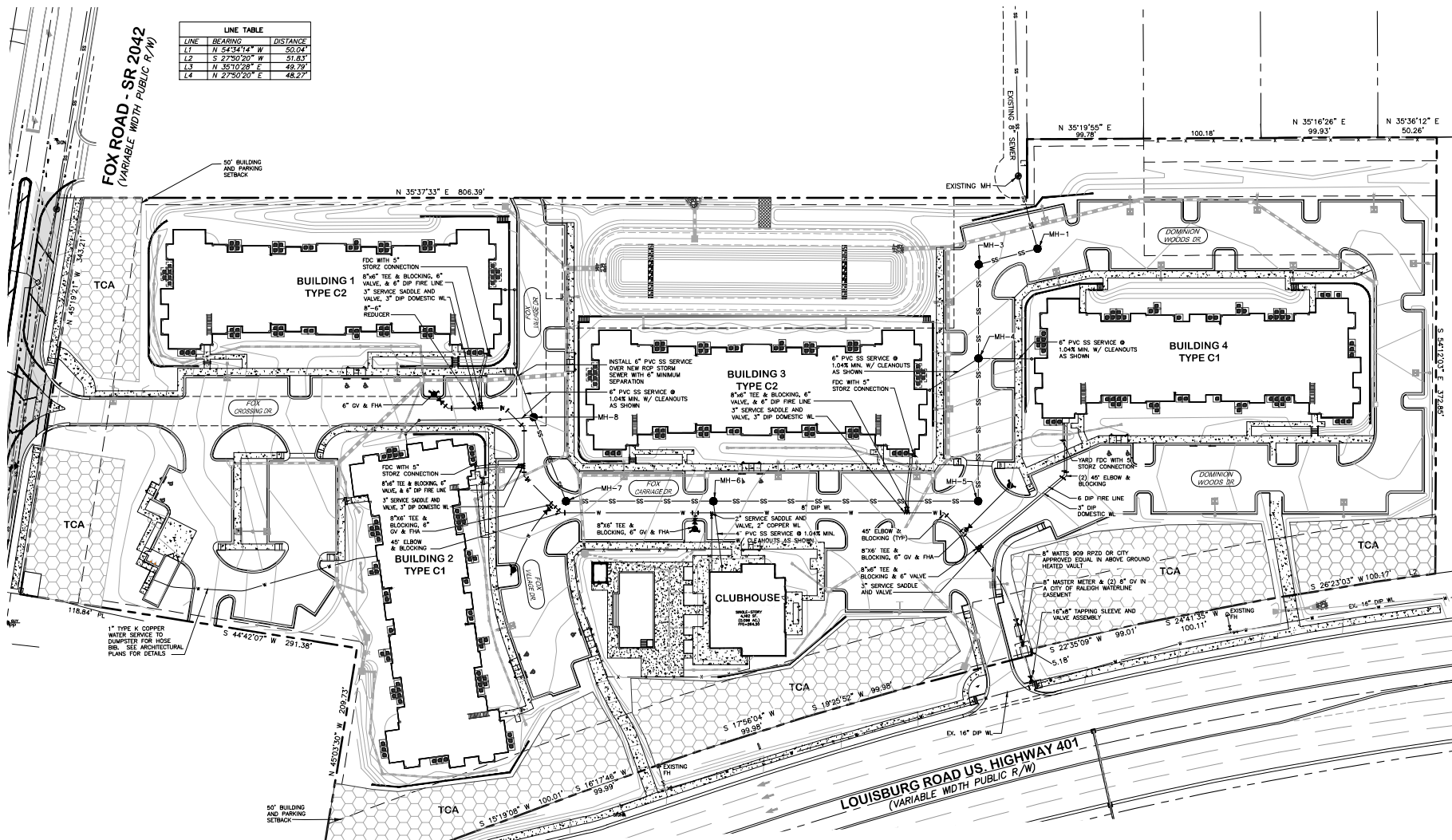
REVISIONS:

▲ 20 SEPT 2021 PER COR. COMMENTS

DRAWN BY: MLS
CHECKED BY: JDL
PROJECT: DFR401

UTILITY PLAN

DWG. NO. **SITE 16**



CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION

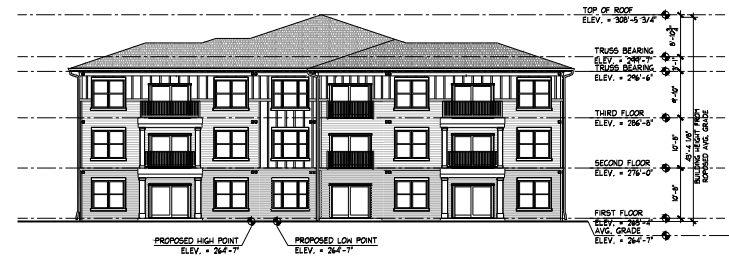
Plans for this project have been reviewed for general compliance with applicable codes. The limited review and certification for code review is not to be construed as a representation of the City of Raleigh or its employees for design and construction. The project owner, design professional, and contractor are each responsible for compliance with all applicable laws, ordinances and rules. The project owner is responsible for obtaining all necessary permits and approvals from the City of Raleigh and the State of North Carolina. The project owner is responsible for obtaining all necessary permits and approvals from the City of Raleigh and the State of North Carolina. The project owner is responsible for obtaining all necessary permits and approvals from the City of Raleigh and the State of North Carolina.

City of Raleigh Development Approval

ASR-0001-2021
SPR-0173-2021



**BUILDING 1
NORTH ELEVATION**
Scale: 3/32" = 1'-0"



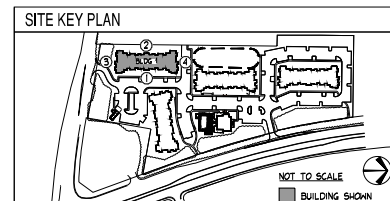
**BUILDING 1
SOUTH ELEVATION**
Scale: 3/32" = 1'-0"



**BUILDING 1
WEST ELEVATION**
Scale: 3/32" = 1'-0"



**BUILDING 1
EAST ELEVATION**
Scale: 3/32" = 1'-0"



CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION

Filing for the proposed use has been reviewed for general compliance with applicable codes. This limited review, not authorization for construction, is not to be considered to represent total compliance with all legal requirements for development and construction. The applicant, owner, design consultants, and contractors are each responsible for compliance with all applicable city, state and federal laws. The specific rules, codes and regulations, as well as all other laws, codes and regulations, shall be the responsibility of the applicant, owner, design consultants, and contractors. All construction must be in accordance with all local, state and federal laws and regulations. This approval of the submitted documents is only valid if the documents are not altered and the design signature is below the seal.

City of Raleigh Development Approval _____



**BUILDING 2
WEST ELEVATION**
4
Scale: 3/32" = 1'-0"



**BUILDING 2
EAST ELEVATION**
3
Scale: 3/32" = 1'-0"

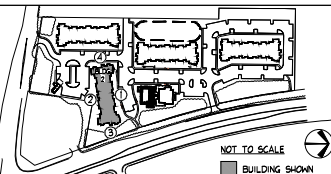


**BUILDING 2
SOUTH ELEVATION**
2
Scale: 3/32" = 1'-0"



**BUILDING 2
NORTH ELEVATION**
1
Scale: 3/32" = 1'-0"

SITE KEY PLAN



CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION

Plans for the proposed use have been reviewed for general compliance with applicable codes. This limited review and authorization for construction is not to be considered to represent total compliance with all legal requirements for development and construction. The property owner, design team, and contractors are each responsible for compliance with all applicable City, State and Federal laws. This specific authorization, below is not a permit, nor shall it be construed to permit any violation of City, State or Federal laws. All Contractors must be in accordance with all local, State and Federal Rules and Regulations. This aspect of this electronic document is only valid if the document has not been modified and the digital signature below is valid:

City of Raleigh Development Approval _____



RULE JOY TRAMMELL | RUBIO
ARCHITECTURE | INTERIOR DESIGN
300 Galleria Parkway Suite 740 Atlanta, Georgia 30339
(404) 770-6611 (phone) 770-6611-1493 (fax)
www.rjtrdesign.com

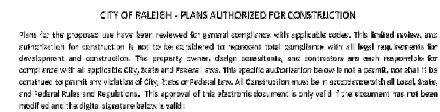
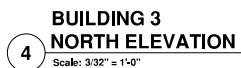
DATE	ISSUE/REVISION
09-10-20	HDR PRE-APPLICATION
01-05-21	ASR
01-15-21	SCHEMATIC DESIGN
04-30-21	ASR #2
07-02-21	ASR #3
08-02-21	SPR

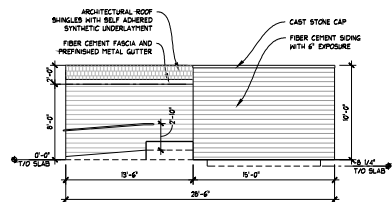
FOX ROAD APTS
RALEIGH, NORTH CAROLINA

CONSTRUCTION NO. 20-00000

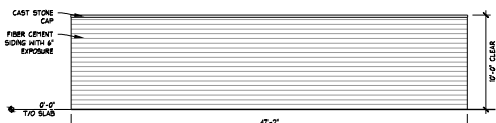
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NOT ISSUED FOR CONSTRUCTION

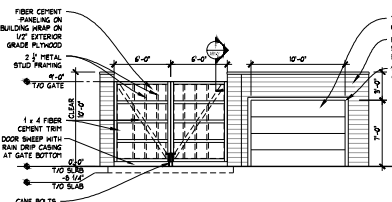




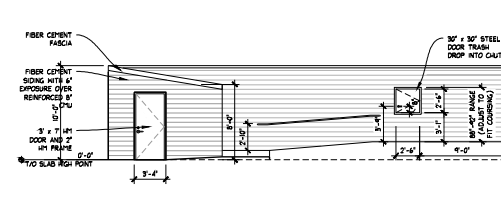
**TRASH ENCLOSURE
REAR ELEVATION**
8
Scale: 3/16" = 1'-0"



**TRASH ENCLOSURE
LEFT ELEVATION**
7
Scale: 3/16" = 1'-0"



**TRASH ENCLOSURE
FRONT ELEVATION**
6
Scale: 3/16" = 1'-0"



**TRASH ENCLOSURE
RIGHT ELEVATION**
5
Scale: 3/16" = 1'-0"



**BUILDING 4
NORTH ELEVATION**
4
Scale: 3/32" = 1'-0"



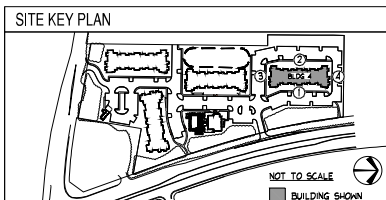
**BUILDING 4
SOUTH ELEVATION**
3
Scale: 3/32" = 1'-0"



**BUILDING 4
WEST ELEVATION**
2
Scale: 3/32" = 1'-0"



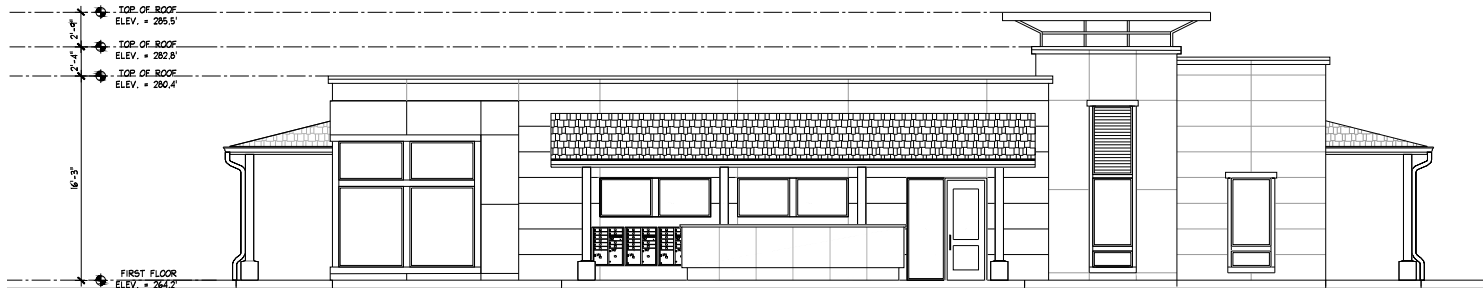
**BUILDING 4
EAST ELEVATION**
1
Scale: 3/32" = 1'-0"



CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION

Plans for the proposed use have been reviewed for general compliance with applicable codes. This limited review, and authorization for construction is not to be considered to represent total compliance with all legal requirements for development and construction. The property owner, design consultants, and contractors are each responsible for compliance with all applicable City, State and Federal laws. This specific authorization below is not a permit, nor shall it be construed to permit any violation of City, State or Federal laws. All construction shall be in accordance with all local, state, and Federal rules and regulations. This approval is in effect only if the use complies with all applicable laws and regulations. This approval is not a permit and is not a guarantee of the City of Raleigh's approval.

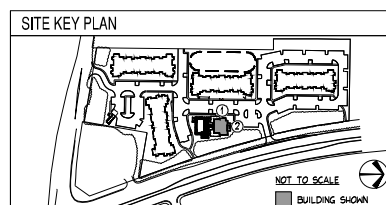
CITY OF RALEIGH Development Approval: _____



2 CLUBHOUSE
NORTH ELEVATION
Scale: 1/4" = 1'-0"



1 CLUBHOUSE
WEST ELEVATION
Scale: 1/4" = 1'-0"



CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION

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City of Raleigh Development Approval _____



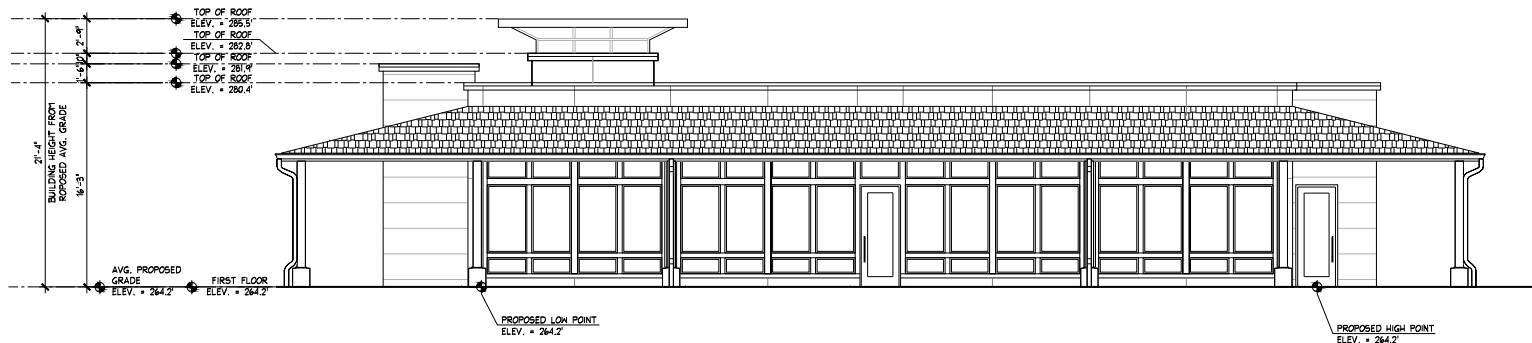
RULE JOY TRAMMELL | RUBIO
ARCHITECTURE | INTERIOR DESIGN
300 Galleria Parkway Suite 740 Atlanta, Georgia 30339
www.rjtrdesign.com
(404) 525-1111

DATE	ISSUE/REVISION
08-10-20	1/16 PRE-APPLICATION
01-08-21	ASR
01-15-21	SCHEMATIC DESIGN
04-30-21	ASR #2
07-02-21	ASR #3
08-02-21	SPR

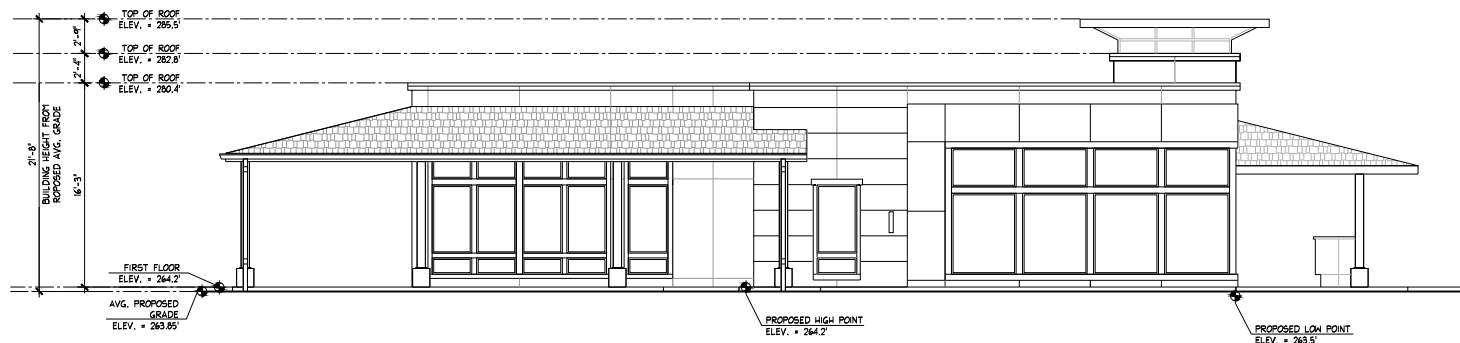
CLUBHOUSE ELEVATIONS
FOX ROAD APTS
RALEIGH, NORTH CAROLINA

CONSTRUCTION NO. 10-000-01
DRAWING NO.

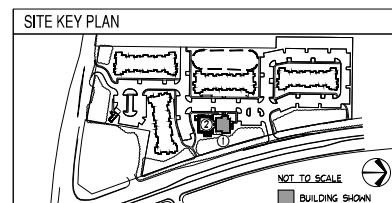
AC5-01



2 CLUBHOUSE SOUTH ELEVATION
Scale: 1/4" = 1'-0"



1 CLUBHOUSE EAST ELEVATION
Scale: 1/4" = 1'-0"



CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION

Plans for the proposed new have been reviewed for general compliance with applicable codes. This limited review and endorsement for construction is not to be considered to represent total compliance with all legal requirements for development and construction. The property owner, design consultant and contractor are each responsible for compliance with all applicable City, State and Federal laws. This specific author or below is not a plan's approval. It is intended to permit the review of City, State or Federal Law. All construction must be in accordance with all local, State, and Federal laws and regulations. This statement of compliance is only valid if the document has not been modified and the signed appears below in ink.

City of Raleigh Development Approval _____