LOCATION: This site is located on the west side of Landmark Drive, north of Lake Boone Trail at 4112 and 4122 Lake Boone Trail.

REQUEST: Development of a 1.61 acre/69,696 sf tract zone CX-5-PL-CU & CX-5-CU consisting of existing Lots 3 and 4, recorded in BM 2015 PG 2011. Lot 3 (.87 acres) is a proposed Open Lot and will remain vacant with no development with exception of 2 proposed cross-access drives. Existing Lot 4 will be developed into a proposed 4,000 sf restaurant building with a 650 sf patio area with 37 provided parking spaces.

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 July 13, 2020 by McAdams.

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. Place a copy of the Solid Waste Service agreement with a private contractor in the Site Permit Review plan set.

2. Demonstrate compliance with UDO Sec.1.5.7. for measuring building height.

3. Demonstrate compliance with UDO Article Sec.7.4 regarding site lighting and building lighting

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).

☑ 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. That the arrow direction the use of the turn lane into the site is removed from the pavement as shown on the site plan and the Signing and Marking Manager in Transportation Operations RDOT approves the removal.

2. That a City of Raleigh standard concrete pad for the relocated Transit stop is constructed per the Plans and inspected by the Transit Division of RDOT.

Public Utilities

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

Stormwater

4. 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

5. 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 Lake Boone Trail.

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

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

Stormwater

1. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).

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: August 20, 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: 08/20/2020

Development Services Dir/Designee

Staff Coordinator: Jermont Purifoy
CITY BARBEQUE
LAKE BOONE TRAIL
4122 LAKE BOONE TRAIL
RALEIGH, NORTH CAROLINA, 27607
ADMINISTRATIVE SITE REVIEW
PROJECT NUMBER: CBQ-19000
CITY OF RALEIGH CASE #: ASR-0008-2020
DATE: MARCH 6, 2020
REVISED: APRIL 21, 2020
REVISED: JUNE 5, 2020
REVISED: JULY 13, 2020

SHEET INDEX
C1.00 PROJECT NOTES
C1.01 EXISTING CONDITIONS
C1.02 DEMOLITION PLAN
C2.00 SITE PLAN
C3.00 GRADING & STORM DRAINAGE PLAN
C4.00 UTILITY PLAN
C7.00 PAVEMENT MARKING PLAN - LAKE BOONE TRAIL
C8.00 SITE DETAILS
C8.01 WATER AND SANITARY SEWER DETAILS
C8.02 STORM DRAINAGE DETAILS
L.00 LANDSCAPE PLAN
L.01 LIGHTING PLAN
A2.00 CONCEPT FIT PLAN
A4.5 EXTERIOR ELEVATIONS
A4.6 EXTERIOR ELEVATIONS

RIGHT-OF-WAY OBSTRUCTION NOTES
1. RIGHT-OF-WAY OBSTRUCTION NOTES Should be submitted to the City of Raleigh, in accordance with the City of Raleigh Right-of-Way Ordinance. The City of Raleigh will review the Right-of-Way Obstruction Notes and provide comments.
2. Right-of-Way Obstruction Notes should include a detailed description of the proposed construction activity, including the location, extent, and duration of the activity.
3. Right-of-Way Obstruction Notes should be submitted to the City of Raleigh at least 30 days prior to the start of the proposed construction activity.
4. Right-of-Way Obstruction Notes should include a plan showing the extent of the construction activity and the area to be affected.
5. Right-of-Way Obstruction Notes should include a statement of the steps that will be taken to minimize the impact of the construction activity on the public right-of-way.

CONDITION OF APPROVAL
1. The construction permit is conditioned upon the approval of the City of Raleigh. The City of Raleigh reserves the right to approve or deny the construction permit at any time.
2. The construction permit is effective for a period of 2 years from the date of approval.
3. The construction permit is subject to the approval of the City of Raleigh at any time during the construction period.

NOTE:
1. The color of the lines and hatching on the plans is not indicative of the actual color of the materials.
2. The plans are subject to change at any time during the construction period.

SOLID WASTE INSPECTION STATEMENT:
1. The permit is conditioned upon the construction of a permanent solid waste disposal facility.
2. The construction of the permanent solid waste disposal facility is subject to the approval of the City of Raleigh at any time during the construction period.

CONSTRUCTION PERMIT NOT TO BE TRANSFERRED TO ANY PERSON OTHER THAN THE PERSON TO WHOM IT IS ISSUED.
CONSTRUCTION PERMIT NOT TO BE RESALE OR TRANSFERRED TO ANY PERSON OTHER THAN THE PERSON TO WHOM IT IS ISSUED.

ADMINISTRATIVE SITE REVIEW FOR:
CITY BARBEQUE
LAKE BOONE TRAIL
4122 LAKE BOONE TRAIL
RALEIGH, NORTH CAROLINA, 27607

Digitally signed by
Jermont Purifoy
Reason: I am approving this document
Date: 2020.08.14
14:05:53-04'00'

REVISIONS
1. MARCH 6, 2020
2. APRIL 21, 2020
3. JUNE 5, 2020
4. JULY 13, 2020

ATTENTION CONTRACTORS
The City of Raleigh has the authority to approve or deny the construction permit at any time during the construction period. The contractor is responsible for the implementation of the approved plans and specifications.

NOTICE TO CONTRACTORS:
1. The contractor shall submit a construction plan to the City of Raleigh for review and approval.
2. The contractor shall implement the approved construction plan in accordance with the approved construction specifications.
3. The contractor shall notify the City of Raleigh of any deviations from the approved construction plan.
4. The contractor shall provide the City of Raleigh with a copy of the final construction plan.

NOTICE TO PROPERTY OWNERS:
1. Property owners shall be notified of any proposed construction activity on their property.
2. Property owners shall be notified of any restrictions on the use of their property.
3. Property owners shall be notified of any changes in the property's appearance.

811 DIGITALLY SIGNED - 2020.08.14 - 14:05:53-04'00'

Raleigh
Jermont Purifoy

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PHOTOGRAPHIC DRAFT - NOT RELEASED FOR COMPLETION USE.