THE VILLAGES OF LAKE BOONE TRAIL
S-50-2014

Zoning: NX-4 OX-4, OX-3 & CX-4- all w/CU
CAC: Northwest
Drainage Basin: House
Acreage: 34.29
Number of Lots: 12

Planner: Daniel Stegall
Phone: (919) 996-2712

Applicant: Tribridge Residential, LLC
Phone: (404) 367-6546
LOCATION: The site is located on the north side of Lake Boone Trail, east of the intersection of Blue Ridge Road. The site address is 2521 and 2520 Landmark Drive. The PIN numbers are 0785-93-3119 and 0785-93-7030.

REQUEST: The applicant is requesting a sunset extension and revision to S-50-14, a previously approved plan. Subdivision of 30.65-acre parcel into 10 lots zoned CX-5-PL-CU, CX-4-PL-CU, CX-4-CU, CX-5-CU, NX-4-CU, OX-3-CU, OX-4-CU, located inside the city limits. The site has zoning conditions in case Z-20-13. Please note there were 12 lots under the initial approval. This revision shows 10 lots. In Phase 2 Lots 7 and 8 were combined to create lot 7, in addition to this revision lots 10 and 11 in Phase 3 were combined to create lot 11.

DESIGN ADJUSTMENT(S)/ ALTERNATES, ETC: One Design Adjustment was approved by the Public Works Director Designee for this project under the original Transaction# 412776:

1. A Design Adjustment from UDO Section 8.3.6 - Block Perimeter

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 submitted by David L. Dunn of Bnk, Inc.

CONDITIONS OF APPROVAL and NEXT STEPS:

Note: This document must be applied to the second sheet of all future submittals with the exception of final plats.

Planning: A summary of revisions are noted on the cover sheet of the subdivision plan, case S-50-14 Sunset Extension and Revision.

The ASR and concurrent plans for Phase 1 have been approved under Transaction 444458. In Phase 1 lot 1, 2, 3, 4, 5 and 6 are recorded in Book of Maps 2015 Page 02011.

PRIOR TO THE ISSUANCE OF ANY SITE PERMITS OR APPROVAL OF CONCURRENT REVIEW PROCESS, WHICHER IS APPLICABLE:

ENGINEERING
1. Next Step: 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.

STORMWATER
2. The State of North Carolina shall approve any proposed disturbance within the riparian buffer prior to the issuance of a mass grading permit or other site permit, whichever comes first.

3. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved by the Stormwater Engineer in compliance with Part 10A Chapter 9 of the Unified Development Ordinance.
4. In accordance with Part 10A Section 9.4.4 of the Unified Development Ordinance, a surety equal to the cost of clearing, grubbing and reseeding a site, shall be paid to the City.

**URBAN FORESTRY**

5. Obtain tree impact permits from the City of Raleigh.

6. **Next Step:** Tree protection fence must be located in the field and inspected by Urban Forestry staff prior to the issuance of a mass grading permit or other site permit, whichever comes first.

**PRIOR TO AUTHORIZATION TO RECORD LOTS:**

**GENERAL**

7. The public right of way for Cross Creek Court and Woodlake Place must be abandoned prior to lot recordation. Proof of approval by City of Raleigh City Council to abandon the rights of way shall be provided to the Development Services Department.

8. The City form document entitled Declaration of City of Raleigh Required City Code Provisions for Developments with Common Elements and Common Expenses shall be approved by the City and recorded with the county register of deeds office where the property is located and a copy of the recorded document shall be provided to the City by the end of the next business day following the recordation of the final plat; further recordings and building permit authorization will be withheld if the recorded document is not provided to the City.

9. A demolition permit shall be issued and this building permit number be shown on all maps for recording.

10. **Next Step:** Concurrent Review Plans for public infrastructure and site grading shall be approved by the City of Raleigh, including obtaining stub permits, tree impact permit and a street lighting plan, if applicable.

**ENGINEERING**

11. 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.

12. A 5’ general utility 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 (1) day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within 14 days from authorization of lot recordation. If a recorded copy of the documents are not provided within this 14 day period, further recordings and building permit issuance may be withheld.

13. In accordance with Part 10A Section 8.1.10, a fee-in-lieu for the remainder of the street stub and streetscape that cannot be constructed between lots 9 and 12 is paid to the City of Raleigh.

14. A cross access agreement among proposed lot 5, lot 7, and lot 11 shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded cross access easement shall be returned to the Development Services Department within 1 day of lot recordation. A recorded copy of these documents shall be provided to the
Development Services Department within 14 days from authorization of lot recording. If a recorded copy of the documents are not provided within this 14 day period, further recordings and building permit issuance may be withheld.

15. **Next Step**: In accordance with Part 10A Section 8.1.3, a public infrastructure surety is provided to the City of Raleigh Development Services – Development Engineering program.

**PUBLIC UTILITIES**
16. 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**
17. 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.

18. The riparian buffers, in accordance with the preliminary plan and the State of North Carolina regulations, shall be shown on plats for recording along with a note stating: "The areas shown on the recorded plat identified as Neuse River Riparian Buffer shall be maintained in their natural or mitigated condition, No person or entity shall fill, grade, excavate, or perform any other land-disturbing activities; nor cut, remove, or harm any vegetation; nor construct any structures nor add any additional impervious surface, nor allow animal grazing or water or any other agricultural use on such protected areas without written authorization from the state of North Carolina in accordance with the Riparian Buffer Protection Rules (15A NCAC 2B.0233 or .0259)."

**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. In accordance with UDO Section 10.2.5 E 8c, one 3-year extension is approved for this project. To avoid allowing this preliminary approval to "sunset", the following must take place by the following dates:

3-Year Sunset Date: 8-8-2021
Record the entire subdivision.

I hereby certify this administrative decision.

**Signed**: (Planning Dir./Designee) [Signature] Date: 8/8/2018

**Staff Coordinator**: Daniel L. Stegall
THE VILLAGES OF LAKE BOONE TRAIL

PRELIMINARY SUBDIVISION
SUNSET EXTENSION AND REVISION

TRANSACTION #551024
ORIGINAL CITY OF RALEIGH TRANSACTION #412776

CITY OF RALEIGH CASE # S-50-14
3412 LANDMARKS DRIVE
RALEIGH, NORTH CAROLINA

PROJECT NUMBER: TBR-14000
DATE: APRIL 10, 2018
MAY 15, 2018

REFER TO SHEET C-0 FOR LIST OF ZONING CONDITIONS AND SUMMARY OF ZONING CONDITIONS COMPLIANCE
THE ASR AND CONCURRENT PLANS FOR PHASE 1 HAVE BEEN APPROVED AND THE LOTS HAVE BEEN PLATTED. THE PHASE 1 LOTS ARE RECORDED IN BM 2015 PG 02011.

THE CONCURRENT REVIEW PLANS WERE APPROVED AS TRANSACTION 444458.
The Villages of Lake Boone Trail Preliminary Subdivision plan was previously prepared by The McAdams Company and approved by the City of Raleigh on May 18, 2015 as Case No. S-50-14. This submission is for a Sunset Extension and Revision. A summary of the revisions is included on the cover sheet. Most of the information included on this sheet was originally prepared by The McAdams Company. BNK made revisions as needed for the Sunset Extension and Revision Request and to address the City of Raleigh comments.
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THE VILLAGES OF LAKE BOONE TRAIL PRELIMINARY SUBDIVISION PLAN WAS PREVIOUSLY PREPARED BY THE MCADAMS COMPANY AND APPROVED BY THE CITY OF RALEIGH ON MAY 18, 2015 AS CASE NO. S-50-14. THIS SUBMITTAL IS FOR A SUNSET EXTENSION AND REVISION. A SUMMARY OF THE REVISIONS IS INCLUDED ON THE COVER SHEET. MOST OF THE INFORMATION INCLUDED ON THIS SHEET WAS ORIGINALLY PREPARED BY THE MCADAMS COMPANY. BNK MADE REVISIONS AS NEEDED FOR THE SUNSET EXTENSION AND REVISION REQUEST AND TO ADDRESS THE CITY OF RALEIGH COMMENTS.
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