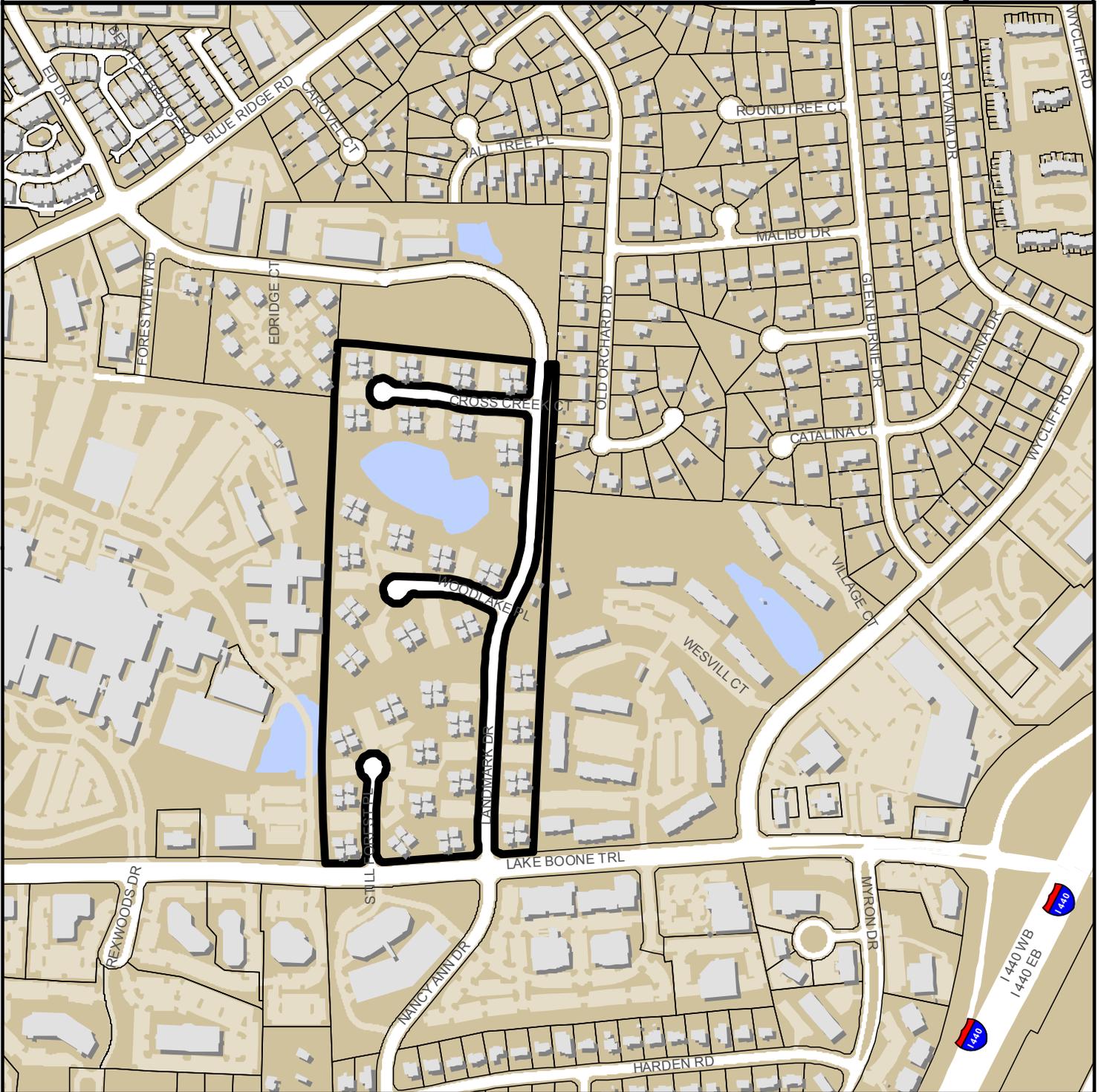


# Villages at Lake Boone Trail Phase 1 SR-9-2015



Zoning: **CX-5-PL, CX-5-CU, CX**

CAC: **Northwest**

Drainage Basin: **House**

Acreage: **7.32**

Square Feet: **217,524**

Planner: **Meade Bradshaw**  
Phone: **(919) 996-2664**  
Applicant: **LBT Apartments Phase I**  
Phone: **(404) 367-6546**





Administrative Action  
**Administrative Site Review**

City of Raleigh  
Development Plans Review Center  
One Exchange Plaza  
Raleigh, NC 27602  
(919) 996-2626  
www.raleighnc.gov

**Case File / Name:** SR-9-15 / The Villages @ Lake Boone Trail - Phase 1 (Lots 5 & 6)

**General Location:** This site is located at the intersection of Lake Boone Trail and Landmark Drive, inside the City limits.

**CAC:** Northwest

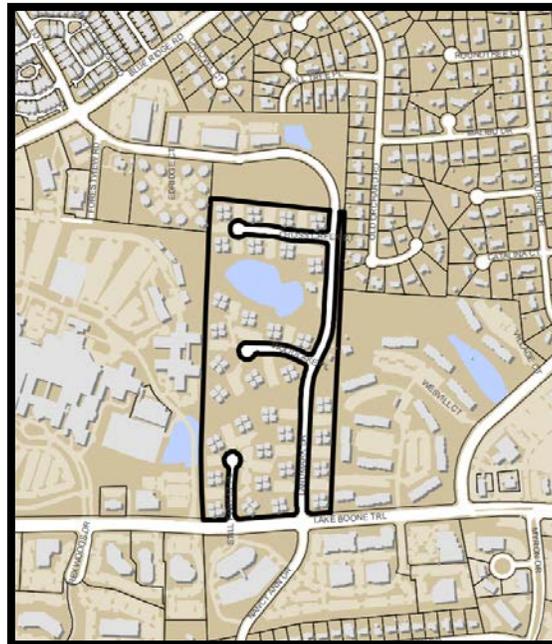
**Request:** Development of Lots 5, a 5.93 acre tract with two apartment buildings containing 182 units, and Lot 6, a 1.37 acre tract with one building containing 64 units, of S-50-14. The properties are zoned CX-4.

**Design Adjustment:** N/A

**Administrative Alternate:** N/A

**Contact:** Andy Padiak, The John R. McAdams Company, Inc.

**Cross-Reference:** Z-20-13 & S-50-14



**SR-9-15 – Location Map**



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**OFFICIAL ACTION: Approval with conditions**

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**CONDITIONS OF APPROVAL:**

**Prior to the issuance of any site permits, infrastructure construction plans or concurrent review process, whichever is applicable;**

1. That in accordance with Part 10A Section 9.4.4, a surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City;
2. That lots 5 and 6 are recorded in accordance with the conditions set forth in S-50-14;

**Prior to the issuance of any site permits, infrastructure construction plans or concurrent review process, whichever is applicable;**

3. That 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, including the designation of buffer areas and open space areas for stormwater purposes prior to grading or the approval of construction drawings whichever event comes first;
4. That a nitrogen offset payment must be made to a qualifying mitigation bank;

**Prior to issuance of building permits:**

5. That 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 and the plats shall contain the following note: "All private storm drainage easements & stormwater measures will be maintained by the property owners association;

**Prior to issuance of building occupancy permit:**

6. That in accordance with Part 10A Section 9.2.2, an as-built plan and certification any stormwater control device shall be reviewed and accepted by the City prior to final stormwater inspection approval or certificate;
7. That a cross access easement deed of easement is recorded with Wake County; and
8. That all road improvements required in the approved subdivision that apply to Phase I are accepted for maintenance by the Public works Department.

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I hereby certify this administrative decision.

**Signed:**

(Planning Dir.)

Ken Bauer (Cikluy)

Date:

11-6-15.

**Staff Coordinator:**

Meade Bradshaw

SEE LAST PAGE FOR IMPORTANT INFORMATION ON THE NEXT STEP IN THE PROCESS.

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**FINDINGS:** City Administration finds that this request, with the above conditions being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated 8/21/15, submitted by John R. McAdams, Inc.

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**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:** 11/6/18

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

**4-Year Completion Date:** 11/6/19

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.

**WHAT NEXT?:**

- MEET ALL CONDITIONS OF APPROVAL.
- COMPLETE INFRASTRUCTURE CONSTRUCTION DRAWINGS FOR ANY PUBLIC IMPROVEMENTS Streets, Utility lines to be owned and maintained by the City.
- HAVE A REGISTERED SURVEYOR PREPARE FINAL PLATS FOR RECORDING. These also must be submitted to the City for authorization signature prior to recording with the Wake County Register of Deeds.
- MEET THE REQUIREMENTS OF THE EXPIRATION THRESHOLDS AS NOTED ABOVE.

**FACILITY FEES  
REIMBURSEMENT:**

If oversized street construction takes place, or greenway or oversized public street right-of-way is conveyed to the public, the owner is responsible for application to the City for reimbursement allowed by Code. Reimbursement takes place twice a year in January and July; a written request must be filed with the Planning Department for greenway and street right-of-way; and in the Public Works Department for street construction; by the first working day in November and May each year.