



Administrative Action

Preliminary Subdivision

Cluster Unit Development

City of Raleigh
Development Plans Review Center
One Exchange Plaza
Raleigh, NC 27602
(919) 516-2626
www.raleighnc.gov

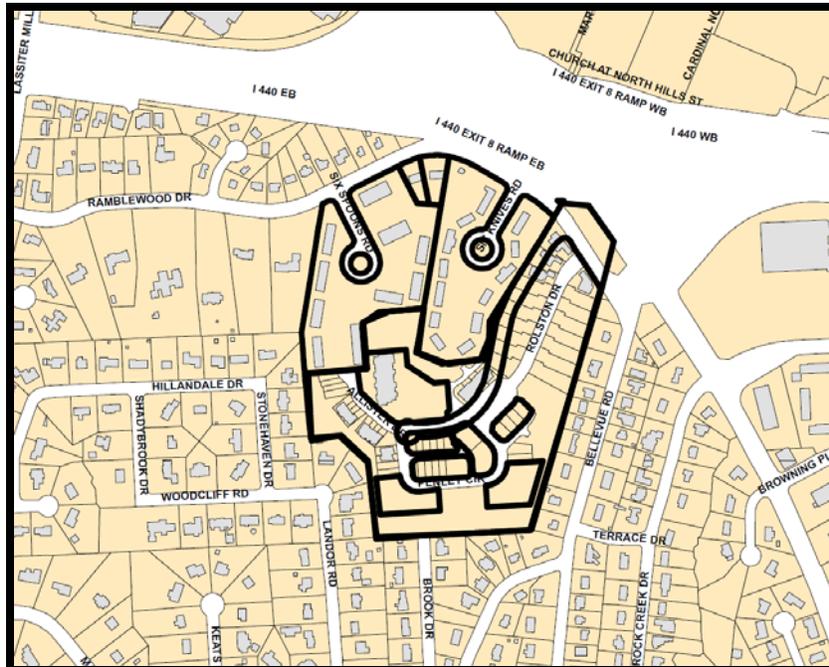
Case File / Name: S-21-11 / Ramblewood Lantern

General Location: The south side of Ramblewood Drive, just west of Six Forks Road

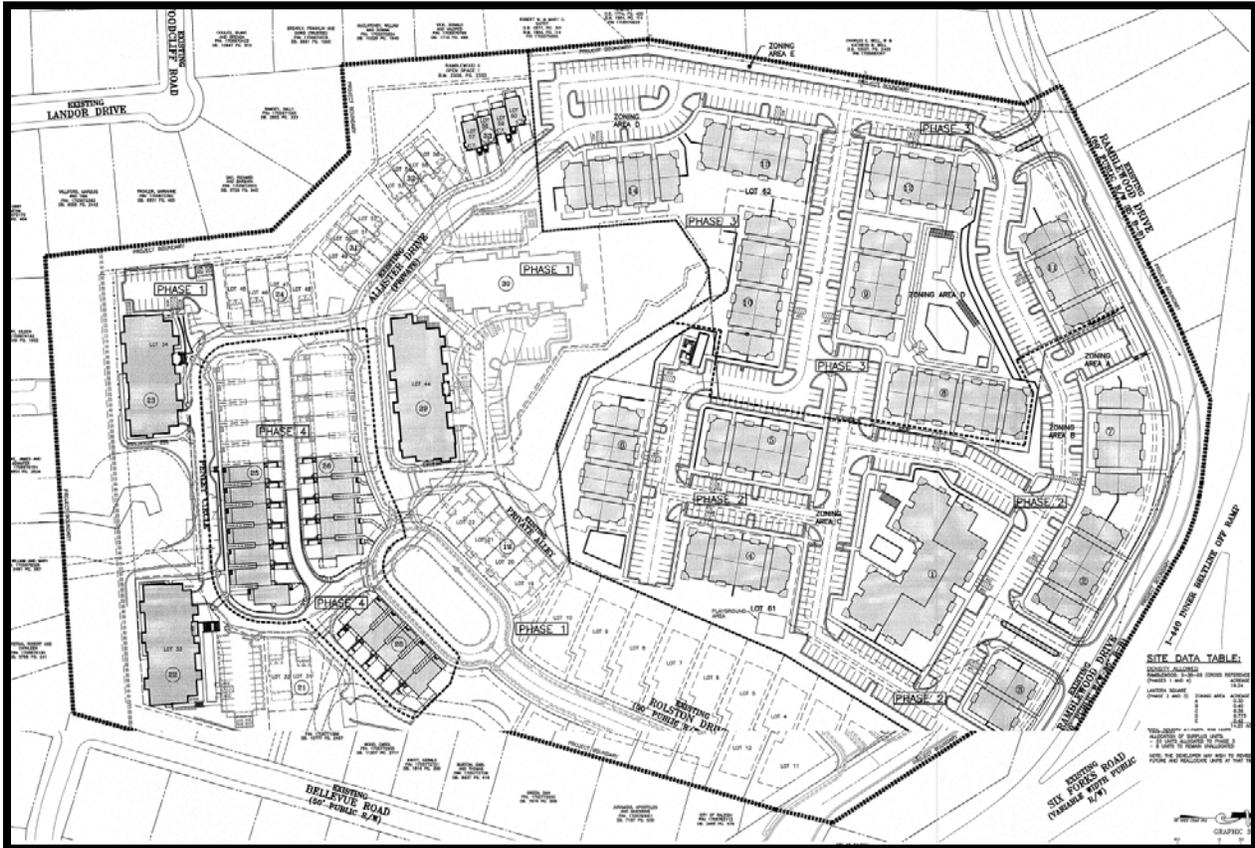
CAC: Midtown

Nature of Case: A revision and addition to a previously approved cluster unit development that will now contain a total of 500 residential dwelling units comprised of a total of 18 single family lots, 49 townhouse lots, and 433 multi-family units on a 33.49 acre site zoned R-6 Conditional Use District, R-10 Conditional Use District, R-15 Conditional Use District R-30 Conditional Use District and Conservation Management with Special Highway Overlay District -1. 84 of the multi-family units will be located in four buildings spread over 3 lots. Two of these buildings (#29 & #30) will each contain 24 dwelling units and will share a lot. The other two of these buildings (#22 & #23) will be located on individual lots and each contains 18 dwelling units. The remainder of the multifamily units will be considered as Group Housing and will be located in 14 buildings scattered over two lots. This revision includes the addition of 349 additional dwelling units and 14.25 acres to the previously approved cluster development (S-39-09) in the form of 14 additional multifamily buildings. These multifamily buildings are scattered over two lots with the lots identified as Lot 61 (Phase Two) containing 210 units in a total of 7 buildings and the lot identified as Lot 62 (Phase 3) containing 139 units in a total of 7 buildings. The total number of dwelling units for the entire subdivision is 500 which equates to an overall density of 14.92 dwelling units per acre.

Contact: Andy Padiak of the John R. McAdams Company, Inc.



S-21-11 / Ramblewood Lantern – Location Map



S-21-11/Ramblewood Lantern – Preliminary Subdivision Plan

- SUBJECT:** S-21-11 / Ramblewood Lantern
- CROSS-REFERENCE:** Z-38-05, z-10-07, S-78-05, S-38-06, S-39-09, Z-5-12 (pending)
- LOCATION:** This site is located on the south side of Ramblewood Drive, west of its intersection with Six Forks Road, inside the City Limits.
- REQUEST:** This request is to approve a revision and addition to a previously approved cluster unit development that will now contain a total of 500 residential dwelling units comprised of a total of 18 single family lots, 49 townhouse lots, and 433 multi-family units on a 33.49 acre site zoned R-6 Conditional Use District, R-10 Conditional Use District, R-15 Conditional Use District, R-30 Conditional Use District and Conservation Management with Special Highway Overlay District-1. This revision includes the addition of 349 additional dwelling units and 14.25 acres to the previously approved cluster development (S-39-09) in the form of 14 additional multifamily buildings.
- In accordance with City Code section 10-3006, at the time of approval, this subdivision shall meet all existing applicable zoning conditions in addition to proposed zoning conditions of Z-5-12.

| Lot | # acres | #units | Density |
|---------------------------|----------------|------------------|---------------------------|
| Townhouse Tract | 11.73 | 49 TH Units | 4.17 d/u per acre |
| Single Family Lots | 4.02 | 18 Lots | 4.47 d/u per acre |
| Lot 44 (Bldgs 29 & 30) | 2.05 | 48 Units | 23.41 d/u per acre |
| Lot 34 (Bldg 23) | .70 | 18 Units | 25.7 d/u per acre |
| Lot 33 (Bldg 22) | .74 | 18 Units | 34.32 d/u per acre |
| Lot 62 (Bldg 1-7) | 7.09 | 210 Units | 29.6 d/u per acre |
| Lot 64 (Bldg 8-14) | 7.16 | 139 Units | 19.4 d/u per acre |
| Total Proposed | 33.49 | 500 Units | 15.16 d/u per acre |

OFFICIAL ACTION: Approval with conditions

CONDITIONS OF APPROVAL:

Prior to issuance of a land disturbing permit for the site:

- (1) 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 10 Chapter 9, including the designation of buffer areas and open space areas for both projects for stormwater purposes prior to grading or the approval of construction drawings, whichever event comes first;
- (2) That prior to the issuance of a grading permit, the final tree conservation plan must be approved by the Forestry Specialist in the Inspections Department. The plan must show metes and bounds descriptions of all tree conservation areas, and tree protection fence around all tree conservation areas. Tree protection fence must be located in the field and inspected by the Inspections Department. A copy of the approved plan is placed on file in the Planning Department;
- (3) That prior to grading permit issuance, the nitrogen offset payment must be made to a qualifying mitigation bank;

Prior to approval of construction drawings for public improvements:

- (4) That prior to issuance of a land disturbing permit for phase 4, private drainage easements are required for all storm drainage and must be recorded prior to as-built certification. This easement must provide access to the BMP's from a public right of way;

Prior to issuance of building permits in the Inspections Department:

- (5) That the easement exchanges for utility lines shown as part of phase 3 and phase 4 must be approved by the Raleigh City Council prior to recordation of plats for each phase;
- (6) That the property is annexed into the Master Declaration for Ramblewood as amended and that Wake County recorded copies are provided to the Planning Department within 14 days of recording;

- (7) That the City form document entitled Declaration of Maintenance Covenant and Grant of Protection Easement for Stormwater Control Facilities shall be recorded with the county register of deeds office where the property is located prior to any recordation of a subdivision or recombination plat and a copy of the recorded documents be provided to the Planning Department within the 14-day period, further recordings and building permits authorization will be withheld if the recorded document is not provided to the Planning Department;
- (8) That a petition to close the existing right of way on Six Knives and Six Spoons is submitted to the Planning Department and approved as a separate action by the Raleigh City Council, and that the adopted street closing resolution number and effective date of closing is shown as a note on all recorded plats;
- (9) That the City form document entitled Declaration of City of Raleigh Required City Code Provisions for Developments with Common Elements and Common Expenses shall be recorded with the county register of deeds office where the property is located prior to any recordation of a subdivision or recombination plat, and a copy of the recorded documents be provided to the Planning Department within the 14 day period; further plan recordings and building permits authorization will be withheld if the recorded document is not provided to the Planning Department;
- (10) That construction plans for public improvements and private streets be approved by the Public Works Department;
- (11) That a security in the form of a letter of credit in the amount of 1.5 times the cost of street improvements will be provided to the City for all proposed private and public streets;
- (12) That a tree conservation map be recorded with metes and bound showing the designated Tree Conservation Areas and shall be in compliance with Code section 10-2082.14;
- (13) That a recombination map be recorded prior to or in conjunction with the recording of lots, recombining the lots into the lot configuration shown on the preliminary subdivision plan;
- (14) That 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, grad, 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 NC Division of Water Quality in accordance with the Riparian Buffer Protection Rules (15A NCAC 2B.0233 or .0259)."
- (15) That permanently protected undisturbed open space areas, as designated on the final stormwater and nitrogen control plan, used to meet the nitrogen reduction requirements of Part 10 Chapter 9, be shown along with a note

stating: "Within permanently protected undisturbed open space areas used for stormwater treatment, there must not be any land disturbing activity, as defined in Part 10 Chapter 2 of the Raleigh City Code, any new development or expansion thereof, or new use, construction, or encroachment will require updated stormwater calculations for verification of stormwater compliance."

- (16) That the 40 foot and 100 foot wide natural protective yards specified in accordance with zoning conditions 4 and 5 of Z-38-05 are shown on the plat.
- (17) That if during any period of time that the lands subject to the declaration of covenants and restrictions governing the homeowner's association legal documents total less than 10 acres, a restrictive covenant prepared in accordance with Raleigh City Code Section 10-3071(b)(9)b shall be placed on the remaining unrecorded phases of the approved cluster unit development;
- (18) That the Zoning Reviewer verify that Z-38-05 zoning condition 2 is followed: All structures residential in character with the principle roof structure either flat with parapets or having a minimum 3: 12 pitch; all structures faced with brick or concrete masonry, synthetic stucco or wood, or cementitious, wood or vinyl siding and trim; windows and doors combined represent no less than 15% and no greater than 60% of the front facade;
- (19) That the Zoning Reviewer verify that Z-38-05 zoning condition 3 is followed: all structures no greater than four stories (three stores of residential dwellings above one story of parking) with a maximum of 65 feet in height; setbacks adjusted at a 1: 1 ratio based on the tallest structure over 40 feet and in accordance with Section 10-2076 of the Zoning Ordinance;
- (20) That the developer shall pay to the City a stormwater facility replacement fund payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans;
- (18) That prior to recording of lots in phase 2, the applicant submit a cumulative map showing all lots, open space, and public rights-of-way that have been recorded to date along with subdivision case numbers, and a table showing the total units approved in each phase, total and net acreage in each phase, zoning districts and open space allocated for each phase, recorded book and page numbers of required legal documents including amendments and successive annexations to each phase, number of units transferred, and total of all units, acres, and open space for the entire cluster unit development;
- (20) That the Zoning Reviewer verify that Z-10-07 zoning condition 2 is followed: All structures shall be residential in character with the principal roof structure either flat with parapets or having a minimum 3: 12 pitch. All structures shall be faced with brick or concrete masonry; synthetic stucco or wood; or cementitious, wood or vinyl siding and trim. Windows and doors combined shall represent no less than 15% and no greater than 60% of the front facade of any building containing dwelling units;
- (21) That the Zoning Reviewer verify that Z-1 0-07 zoning condition 3 is followed: All structures shall be no greater than sixty five (65) feet in height. Setbacks shall be adjusted at a 1: 1 ratio based on the tallest structure over 40 feet in accordance with Section 10-2076 of the Zoning Ordinance;

- (22) That all conditions of Z-38-05 and Z-10-07 and pending Z-5-12 are met; In accordance with 10-3006, all subdivisions must comply with pending zoning cases.
- (23) That As-built BMP certification for the sand filter and underground detention in Phase 2 must be accepted by the City of Raleigh prior to permitting a fourth building in Phase 3 of Ramblewood Lantern;
- (24) That prior to the issuance of a building permit for the Property, the owner of the Property shall deed to the City a transit easement measuring twenty (20) feet in length and fifteen (15) feet in width. The location of the transit easement shall be approved by the Transit Division of the City and the City Attorney or his associate shall approve the transit easement deed prior to recordation;
- (25) That street names for this development be approved by the Raleigh City Planning Department, and Wake County and recorded by Wake County;
- (27) That a demolition permit be issued and closed out by the Inspections Department for all buildings in phase 3 before building permits are issued for phase 3 and this building permit number be shown on all maps for recording;

Prior to issuance of an occupancy permit in the Inspections Department:

- (28) That as-built BMP certification for underground detention in Phase 3 must be accepted by the City of Raleigh prior to issuance of the final building CO within Phase 3;
- (29) That prior to the issuance of an occupancy permit for any units within Phases 2 or 3, the applicants re-stripe the Ramblewood Drive/Lassiter Mill Road Intersection in accordance with the recommendations of the Transportation Impact Analysis associated with Z -5-12 through coordination with the City's Public Works Department;
- (30) That as stormwater control facilities and permanently protected open space areas are to be owned and maintained by a property owners' association. The conveyance of the stormwater control facilities and permanently protected open space areas shall occur before the issuance of any occupancy permit per to the property owners' association.

I hereby certify this administrative decision.

Signed:

(Planning Dir.) Mitchell Silm (C. Hayes) Date: 1-25-12

Staff Coordinator:

Eric Hodge, AICP

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

FINDINGS:

City Administration finds that this request, with the above conditions being met, conforms to Chapter 2, Part 10, Sections 10-2019, 10-2021, 10-2022, 10-25, 10-2030, 10-2058, 10-2101, 10-2103, 10-2107, 10-2108, 10-2109, Chapter 3, Part 10, Sections 10-3001-3071-3074. This approval is based on a preliminary plan

dated 1/18/12, owned by Ramblewood Lantern LLC, submitted by The John R. McAdams Company, Inc.

**CLUSTER
STANDARDS:**

**ZONING
DISTRICTS:**

Residential-6 Conditional Use District, Residential-10 Conditional Use District, Residential-15 Conditional Use District, Residential-30 Conditional Use District, Conservation Management and Special Highway Overlay District-1.

Z-38-05 – Tara Drive, east and west sides, being Wake County PIN 1705-67-4860. Approximately 19.24 acres rezoned from Residential-15 and Conservation Management With Special Highway Overlay District-1 to Residential-10 Conditional Use and Conservation Management With Special Highway Overlay District-1.

Conditions dated: August 15, 2005

1. Redevelopment of the subject property will be limited to residential use – including townhomes and condominiums, and their allowable accessory uses.
2. All structures shall be residential in character with the principal roof structure either flat with parapets or having a minimum 3:12 pitch. All structures shall be faced with brick or concrete masonry; synthetic stucco or wood; or cementitious, wood or vinyl siding and trim. Windows and doors combined to represent no less than 15% and no greater than 60% of the front facade.
3. All structures shall be no greater than four (4) stories (three stories of residential dwellings above one story of parking), with a maximum of sixty-five (65) feet in height. Setbacks shall be adjusted at a 1:1 ratio based on the tallest structure over 40 feet and in accordance with Section 10-2076 of the Zoning Ordinance.
4. Transitional protective yards adjacent to existing single-family developed lots will be a minimum of 40 feet in width. Land disturbance within the 40-foot transitional protective yard shall not exceed 50% of yard area and will consist of preserved existing vegetation or new plantings equivalent to 10 trees (minimum of 50% evergreen) and 20 shrubs per 100 linear feet of yard.
5. A transitional protective yard interior in the subject property adjacent to the CM district along the southern boundary will be a minimum of 20 feet in width and will consist of preserved existing vegetation or new plantings equivalent to 6 trees and 28 shrubs per 100 linear feet of yard. The southern boundary is further described as the common boundary with parcels identified by Wake County PIN Numbers 1705672172, 1705674162, 1705676154, 1705678028, 1705679130 and 1705770133.

Z-10-07 – Ramblewood Drive on the south side of Ramblewood Drive, west of its intersection with Tara Drive, being Wake County PIN's 1705687254, 1705686607, 1705685636 and 1705684442. Approximately 15.01 acres to Residential-6 Conditional Use, R-15 Conditional Use and R-30 Conditional Use.

Conditions: 05/09/07

As used herein, the "Property" refers to all of those certain tracts or parcels of land containing a total of approximately 15.01 acres located on Ramblewood Drive near Six Forks Road intersection, and having Wake County PINs 1705-68-4442 (Book 11872, Page 147, Wake County Registry), 1705-68-7254 (Book 11872, Page 147, Wake County Registry), 1705-68-6607 (Book 11709, Page 1300, Wake County Registry), and 1705-68-5636 (Book 11709, Page 1300, Wake County Registry).

- a.) Prior to the issuance of a building permit for the Property, the owner of the Property shall deed to the City a transit easement measuring twenty (20) feet in length and fifteen (15) feet in width. The location of the transit easement shall be approved by the Transit Division of the City and the City Attorney or his associate shall approve the transit easement deed prior to recordation.
- b.) All structures shall be residential in character with the principal roof structure either flat with parapets or having a minimum 3:12 pitch. All structures shall be faced with brick or concrete masonry; synthetic stucco or wood; or cementitious, wood or vinyl siding and trim. Windows and doors combined shall represent no less than 15% and no greater than 60% of the front façade of any building containing dwelling units.
- c.) All structures shall be no greater than sixty five (65) feet in height. Setbacks shall be adjusted at a 1:1 ratio based on the tallest structure over 40 feet in accordance with Section 10-2076 of the Zoning Ordinance.
- d.) All lighting for any structured parking built on the Property shall utilize full cutoff light fixtures directed away from adjacent R-4 zoned residential development.
- e.) A traffic impact analysis ("TIA") shall not be required for development of the Property so long as development does not exceed 174 dwelling units. In the event the owner of the Property seeks to develop more than 174 dwelling units, then the City may require the owner to conduct a TIA before or concurrent with site plan approval for all dwelling units in excess of 174. In addition to transportation improvements otherwise required by the City Code for the redevelopment of the Property, any transportation improvements associated with the development of the property in excess of 174 dwelling units will be established pursuant to an approved TIA produced pursuant to this rezoning condition.

Z-5-12 pending, conditions below

EXHIBIT C. Request for Zoning Change

Please use this form only – form may be photocopied. Please type or print. See instructions in *Filing Addendum*

Conditional Use District requested: _____

Narrative of conditions being requested:

As used herein, the "Property" refers to all of those certain parcels of land containing a total of approximately 16.42 acres located on Ramblewood Drive just west of the intersection with Six Forks Road and having Wake County PINs 1705-78-2455, 1705-68-4442, 1705-67-5908, P/O 1705-67-6214, 1705-67-1864, 1705-67-1872, 1705-67-1890 and 1705-67-2708.

1. The density on the Property shall be restricted to no more than 28 units per gross acre.
2. All structures shall be residential in character with the principal roof structure either flat with parapets or have a minimum pitch of 3:12. All structures shall be faced with brick or concrete masonry; synthetic stucco or wood; cementitious wood or vinyl siding and trim. Windows and doors combined shall represent no less than 15% and no greater than 60% of the front façade of any building containing dwelling units.
3. All structures shall be no greater than sixty five (65) feet in height. Setbacks shall be adjusted at a 1:1 ratio based on the tallest structure over 40 feet in accordance with Section 10-2076 of the Zoning Ordinance.
4. All lighting for any structured parking built on the property shall utilize full cutoff light fixtures directed away from adjacent R-4 zoned residential development.

DEVELOPMENT

DENSITY: The number of units allowed in these zoning districts for these parcels of land is 508. The proposed plan contains 500 units. There are 33 units being transferred out of the land area associated with Phases 1 and 4 into Phase 3. An additional 8 units remain unallocated at this time.

PHASING: There are four phases in this development. All phases are being approved now. The overall density, parking and open space for existing and approved phases approved to date collectively conform to the zoning districts and number of units proposed. Phase 1 and 4 were previously approved to contain 151 dwelling units, which has not changed with this project. The parcels of land slated for phase 2 of this development currently contain 67 dwelling units that will be demolished to make way for the 210 dwelling units associated with phase 2. The parcel of land slated for phase 3 of the development currently contains 90

dwelling units that will be demolished to make way for the 139 units associated with phase 3.

LOTS / SETBACK

HEIGHT:

The minimum lot size proposed for single family lots in this cluster is 7,848 square feet. Setbacks from public streets and property lines conform to Section 10-2103(b). The minimum setback for single-family homes from public streets is shown to be 10'. The aggregate side yard setback for single-family homes is 15'. There shall be no less than 5' of side yard setback on any single-family lot in this development. Private outdoor living areas in the multi-family buildings and townhomes maintain a 40' separation if parallel to each other or oriented at less than a 45' angle. Vehicular surface areas other than individual driveways are no less than 5' to a building wall. Building-to-building setbacks are shown in accordance with 10-21039b). Buildings greater than 28' in height maintain a 30' setback from perimeter property lines.

PARKING:

Off Street Parking conforms to minimum requirements. The single-family lots will provide parking spaces in driveways and garages on each lot. The townhouses require 123 parking spaces based on 2 parking spaces per two-bedroom unit, 2.5 spaces per three-bedroom unit and 3 spaces per four-bedroom unit. 131 parking spaces are being provided for the townhouses through a combination of parking spaces on private streets, parking in driveways and garages. The multi-family condominium buildings located in Phase 1 require a total of 50 spaces based on the same standards used for townhouses and 50 spaces are being provided. The multifamily condominium buildings, pool and clubhouse located in phase 2 require a total of 348 parking spaces based on the same standards used for townhouses and 1 space per studio unit. A 10% reduction in required parking spaces for provision of landscape areas is being utilized as allowed by Code Section 10-2082.6(c)(6). This equates to a reduction of 34 off-street parking spaces which changes the overall required parking for Phase 2. A 17 space reduction is also being utilized given unit proximity to the pool/clubhouse as allowed by Code. As such 297 parking spaces are required and 297 parking spaces are being provided within phase 2. The multifamily condominium buildings and pool located in phase 3 require a total of 256 parking spaces based on the same standards used for townhouses and 1 space per studio unit. A 10% reduction in required parking spaces for provision of landscape areas is being utilized as allowed by Code Section 10-2082.6(c)(6). This equates to a reduction of 25 off-street parking spaces which changes the overall required parking for Phase 2. A 27 space reduction is also being utilized given unit proximity to the pool/clubhouse as allowed by Code. As such 204 parking spaces are required and 310 parking spaces are being provided within phase 3.

BLOCK LAYOUT:

The proposed street layout conforms to City Code, providing for efficient circulation of traffic within the entire neighborhood area. The maximum block length in this development meets the 1500-foot standard as noted in the Streets, Sidewalk and Driveway Access Manual. No dead end street in this development exceeds 800 feet in length.

OPEN SPACE:

Open space conforms to minimum requirements in Raleigh City Code Section 10-2103(d). 10% or 3.34 acres of open space is required. 4.31 acres of open space has been provided within Phase 1 of the development which fulfills the overall requirement for the entirety of the subdivision. Five additional open space areas are also being provided. Additional open space areas were also provided within phase 1 including 1.01 acres located on a remnant parcel located across Ramblewood Drive. Open space meets the standards for topography (a maximum average slope of 8% for the lesser of 1/3 or two acres of the required open space). The subdivision is not divided by a thoroughfare.

LANDSCAPING: Street yard landscaping in conformity with Section 10-2082.5 is shown. Vehicular surface area landscaping in conformity with Section 10-2082.6 is shown. This is a medium density residential use under Section 10-2082.8. Transitional protective yards are shown in compliance with City standards in the following locations:

| <u>Location</u> | <u>Yard type required</u> | <u>Width proposed</u> |
|---------------------|---------------------------|-----------------------|
| Southeast/Southwest | 10' Type D | 40' Type D |
| South | 10' Type D | 100' Type D |
| West | 20' Type C | 20' Type C |

The Transitional Protective Yards are provided in keeping with Zoning Conditions.

TREE CONSERVATION: A preliminary tree conservation plan in accordance with code section 10-2082.14 is included with this proposal and has been approved by the Forestry Specialist in the Inspections Department. 10% or 3.35 acres of tree conservation area is required. 10.1 % or 3.36 acres is provided. An additional .32 acres of tree conservation area is provided on a parcel remnant across Ramblewood Drive from the subject parcel in a SHOD-1 area. A final tree conservation plan has been submitted, approved and recorded for 2.32 acres. An additional 1.04 acres of new tree conservation is being added with this development plan.

OTHER GROUP HOUSING STANDARDS: Private dead-end streets exceeding 150 feet provide turnarounds with a minimum interior curb radius of 30 feet. Fire hydrants, loop water system and fire truck access meet the standards of 10-2103(g). The main circulation route through this site meets private street standards. Sidewalks are shown to be provided from the main entrance of each dwelling unit and from all recreation facilities to the public sidewalk system.

COMPREHENSIVE PLAN:

GREENWAY: There is no greenway on this site.

THOROUGHFARE / COLLECTOR PLAN: No dedication of right-of-way or construction of public streets is required by the Thoroughfare and Collector Street Plan. A Transportation Impact Analysis was performed in association with a pending zoning case (Z-5-12). That TIA was based on the assumption that 9.91 acres of this cluster unit development was being rezoned from R-6 CUD, R-10 CUD W/ SHOD-1 and R-15 CUD to R-30 CUD and SHOD-1. As the number of units allowed if rezoned is higher than the number units associated with this approval of the Cluster Unit Development, staff accepted this TIA to meet the requirement and to use the TIA to review this proposal. As such, the applicants have offered to restripe the westbound Ramblewood Drive at Lassiter Mill Road to provide separate left-turn and right-turn lanes. This restriping has been agreed to be done by the applicant at this time and is a condition of approval prior to the issuance of any certificates of occupancy associated with phases 2 or 3 of this development.

TRANSIT: Prior to the issuance of a building permit for the Property, the owner of the Property shall deed to the City a transit easement measuring twenty (20) feet in length and fifteen (15) feet in width. The location of the transit easement shall be

approved by the Transit Division of the City and the City Attorney or his associate shall approve the transit easement deed prior to recordation. This site is within ¼ of a mile of 2 existing transit routes.

URBAN FORM: This site is designated for moderate density (6-14 units per acre) residential development in the 2030 Comprehensive Plan for the City of Raleigh. The proposed density of 14.92 units per acre falls within the designated range.

**SUBDIVISION
STANDARDS:**

PUBLIC UTILITIES: City water and sewer services are available. The subdivider is responsible for installation of all lines necessary to provide service to this site. All lines serving more than one lot and located outside public street r/w or City of Raleigh water or sewer easement shall be owned and maintained by the non-profit owner's association.

SOLID WASTE: Refuse collection is to be provided based on the standards in the Solid Waste Manual.

CIRCULATION: Proposed street improvements shall conform to City construction standards.

PEDESTRIAN: Proposed sidewalk locations conform to City regulations. Public sidewalks are shown along this side of Ramblewood Drive and are provided along both sides of the public portion of Rolston Drive. Private sidewalks are provided along at least one side of the private streets within this development.

FLOOD HAZARD: There are no flood hazard areas on this site.

**STORMWATER
MANAGEMENT:**

From a stormwater perspective, this submittal was reviewed as 2 developments for compliance; Ramblewood II and Ramblewood Lantern. The proposed increase of 0.12 acres of impervious within the boundary of the Ramblewood II project, which had previously been approved, was addressed through the designation of 1.87 acres of Permanently Protected Undisturbed Open Space (PPUOS) within Ramblewood II. PPUOS area should consist of a combination of Neuse Riparian buffer (non-restored) and previously recorded Tree Conservation Areas (BM2006, page 2560). The Ramblewood II Stormwater calculations have been updated to reflect this designation and the nitrogen loading is demonstrated to be within the allowable range. Detention requirements remain satisfied. The Ramblewood Lantern project will meet Stormwater compliance through the utilization of 2 underground detention facilities for runoff detention and a sand filter for nitrogen loading reduction.

**WETLANDS
/ RIPARIAN
BUFFERS:**

Neuse River riparian buffers are required on this site and are provided for on this plan.

STREET NAMES: New street names were required for this development. A street name application must be approved

**OTHER
REGULATIONS:**

Developer shall meet all City requirements, including underground utility service (§10-3059), flood protection measures (Part 10, Chapter 4), and the soil erosion ordinance (Part 10, Chapter 5), unless specifically varied by this approval.

SUNSET DATES: If significant lot recording 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. To avoid allowing this preliminary approval to "sunset", the following must take place by the following dates:

3-Year Sunset Date: 1/25/2015
Record at least ½ of the land area approved.

5-Year Sunset Date: 1/25/2017
Record entire subdivision.

WHAT NEXT?:

- MEET ALL CONDITIONS OF APPROVAL.
- COMPLETE CONSTRUCTION DRAWINGS FOR ANY PUBLIC IMPROVEMENTS Streets, Utility lines to be owned and maintained by the City. and submit them to the Development Plans Review Center for approval.
- HAVE A REGISTERED SURVEYOR PREPARE FINAL PLATS FOR RECORDING. These also must be submitted to the Development Plans Review Center for authorization signature prior to recording with the Wake County Register of Deeds.
- MEET THE REQUIREMENTS OF THE SUNSET 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 Engineering Department for street construction; by the first working day in November and May each year.