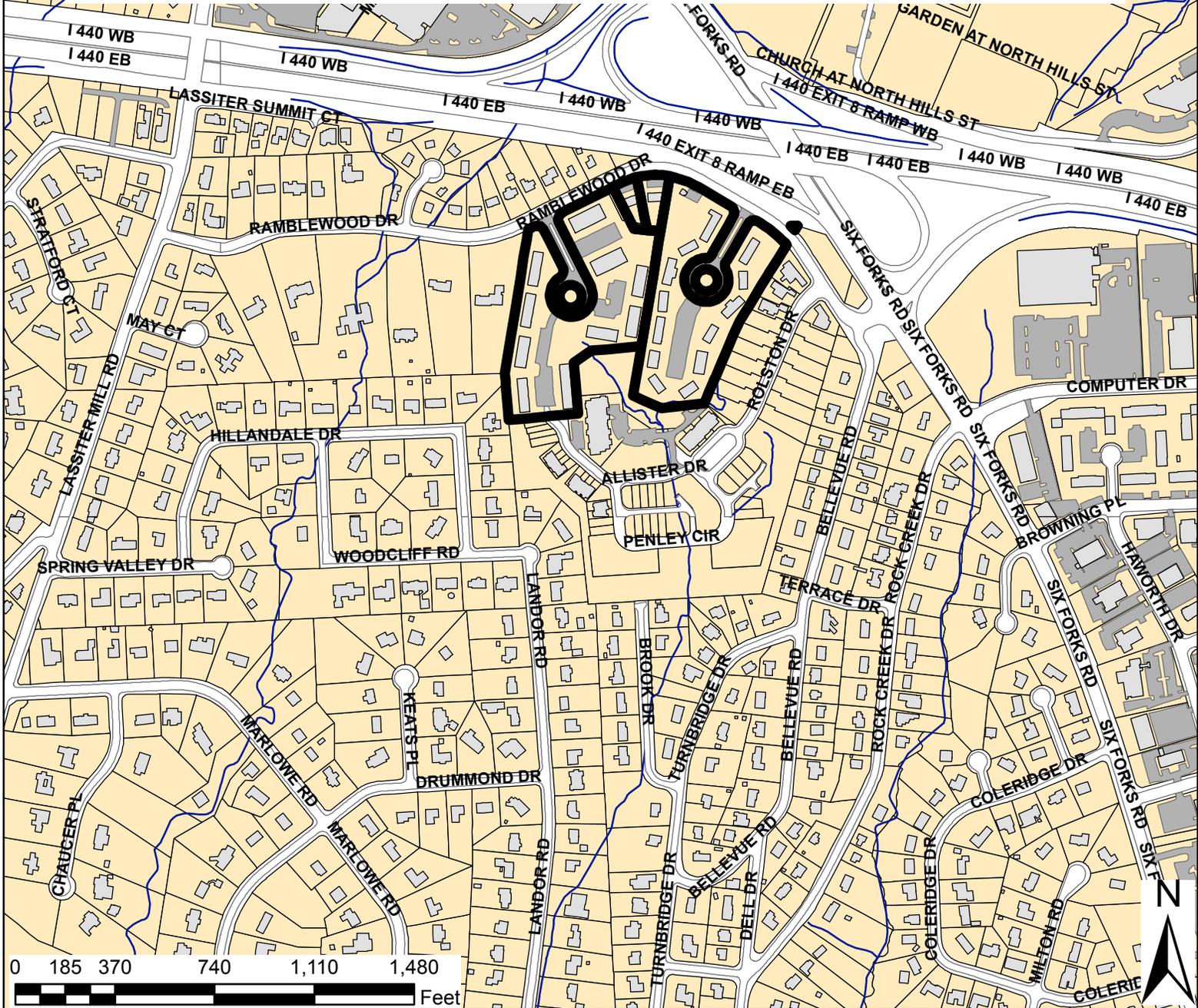


RAMBLEWOOD LANTERN PHASE 4 REVISION S-21-2012



Zoning: **R-15 CUD, R-6, R-10**
 CAC: **Midtown**
 Drainage **Crabtree Basin**
 Basin:
 Acreage: **33.49**

Number of Lots:
 Planner:
 Phone:
 Applicant Contact:
 Phone:

123
Eric Hodge, AICP
(919) 516-2630
John R. McAdams Co.
(919) 361-5000



Development SERVICES

FIRE • INSPECTIONS • PLANNING
PUBLIC UTILITIES • PUBLIC WORKS

S-21-2012

Customer Service Center
One Exchange Plaza, Suite 400
Raleigh, North Carolina 27601
Phone 919-516-2495
Fax 919-516-2685

5-21-2012

Preliminary Development Plan Application

When submitting plans, please check appropriate review type and include the Plan Checklist document.

Preliminary Approvals		FOR OFFICE USE ONLY
<input type="checkbox"/> Site Plans for Planning Commission or City Council <input type="checkbox"/> Preliminary Administrative Site Plans <input type="checkbox"/> Group Housing * <input type="checkbox"/> Multifamily (Infill)*	<input type="checkbox"/> Subdivision* <input type="checkbox"/> Infill Subdivision* <input type="checkbox"/> Infill Recombination* <input checked="" type="checkbox"/> Cluster Subdivision <input type="checkbox"/> Expedited Subdivision Review	Transaction Number  34110
* May require Planning Commission or City Council Approval		

Section A

GENERAL INFORMATION

Development Name **Ramblewood Lantern** (Revisions to Phase 4 of previously approved Cluster Subdivision)

Proposed Use **Multi-Family**

Property Address(es) **109 Ramblewood Drive**

Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:

P.I.N. ~~1705687361~~ **1705683147** P.I.N. ~~1705684442~~ **1705687356** P.I.N. ~~1705685636~~ P.I.N. ~~1705686667~~

What is your project type? Apartment Banks Elderly Facilities Hospitals Hotels/Motels Industrial Building
 Mixed Residential Non-Residential Condo Office Religious Institutions Residential Condo Retail School Shopping Center
 Single Family Telecommunication Tower Townhouse Other: If other, please describe:

PRELIMINARY ADMINISTRATIVE REVIEW	Per City Code Section 10-2132.2, summarize the reason(s) this plan can be reviewed administratively <u>not</u> requiring Planning Commission or City Council approval. This project complies with all requirements of the existing zoning.
PLANNING COMMISSION OR CITY COUNCIL REVIEW	Per City Code Section 10-2132.2, summarize the reason(s) this plan requires Planning Commission or City Council Preliminary Approval. N/A
CLIENT (Owner or Developer)	Company Ashton Woods Homes
	Name (s) Morgan Bryan
	Address 5711 Six Forks Road, Suite 300
	Phone 919-369-1842 Email mbryan@ashtonwoods.com Fax
CONSULTANT (Contact Person for Plans)	Company The John R. McAdams Company
	Name (s) Andrew Padiak

919-475-5514 (cell)
919-361-5000 (work)

DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)

Has your project previously been through the pre-submittal process? If yes, provide the transaction #

Zoning Information	Building Information
Zoning District(s) R-10, and R-30 (see density data table, see C-2)	Proposed building use(s) Townhomes
If more than one district, provide the acreage of each See C-2	Existing Building(s) sq. ft. gross 0
Overlay District SHOD	Proposed Building(s) sq. ft. gross 141,375 sf
Total Site Acres 33.49 Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed) 141,375 sf
Off street parking Required 2-3 Provided 2-4 per unit	Proposed height of building(s) 36 to 65 feet
COA (Certificate of Appropriateness) case # N/A	FAR (floor area ratio percentage) 0.35
BOA (Board of Adjustment) case # A-N/A	Building Lot Coverage percentage 0.59 (site plans only)
CUD (Conditional Use District) case # Z-38-05	

Stormwater Information

Existing Impervious Surface 8.34 acres/square feet	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface 1.31 acres/square feet	If Yes, please provide
Neuse River Buffer <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Alluvial Soils Flood Study FEMA Map Panel #

CONFORMITY WITH THE COMPREHENSIVE PLAN (Applicable to all developments)

Provide a description of how your plan conforms to the guidelines of the Comprehensive Plan 2030. This project complies with the guidelines described in the Comprehensive Plan 2030 because it contains the following design elements: (1) Access to the adjacent to the mall site via a public sidewalk, (2) The site is located in the North Hills Planning District and no Small Area Plan apply to the site, which is generally designated for suburban residential development and (3) The site is currently within 1/4 mile of 2 existing transit routes.

FOR SUBDIVISIONS, MULTIFAMILY OR GROUP HOUSING PROJECTS ONLY

1. Total # Of Townhouse Lots 81 Detached N/A Attached X	11. Total number of Open Space (only) lots 3
2. Total # Of Single Family Lots 18	12. Total number of all lots 123
3. Total # Of Apartment Or Condominium Units 434 Longterm, 105 Flexible 105 173 Ramblewood	13. Is your project a cluster unit development? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
4. Total # Of Congregate Care Or Life Care Dwelling Units 0	If Yes, please answer the questions below: a) Total number of Townhouse Lots 81 b) Total number of Single Family Lots 18 c) Total number of Group Housing Units 458 d) Total number of Open Space Lots 6 e) Minimum Lot Size 0.06 acres f) Total Number of Phases 4 g) Perimeter Protective Yard Provided <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No h) Must provide open space quotient per City Code 10-3071 (5)
5. Total # Of Mobile Home Lots 0	
6. Total Number of Hotel Units 0	
7. Overall Total # Of Dwelling Units (1-6 Above) 657 123	
8. Bedroom Units 1br 2br 63 3br 60 4br or more	
9. Overall Unit(s)/Acre Densities Per Zoning District(s) See Density Table	
10. If your project is an infill subdivision, provide the infill calculations per City Code 10-3032 on the front cover of your drawing sets	

SIGNATURE BLOCK (Applicable to all developments)

In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed subdivision plan as approved by the City.

I hereby designate Andrew Padiak to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf and to represent me in any public meeting regarding this application.

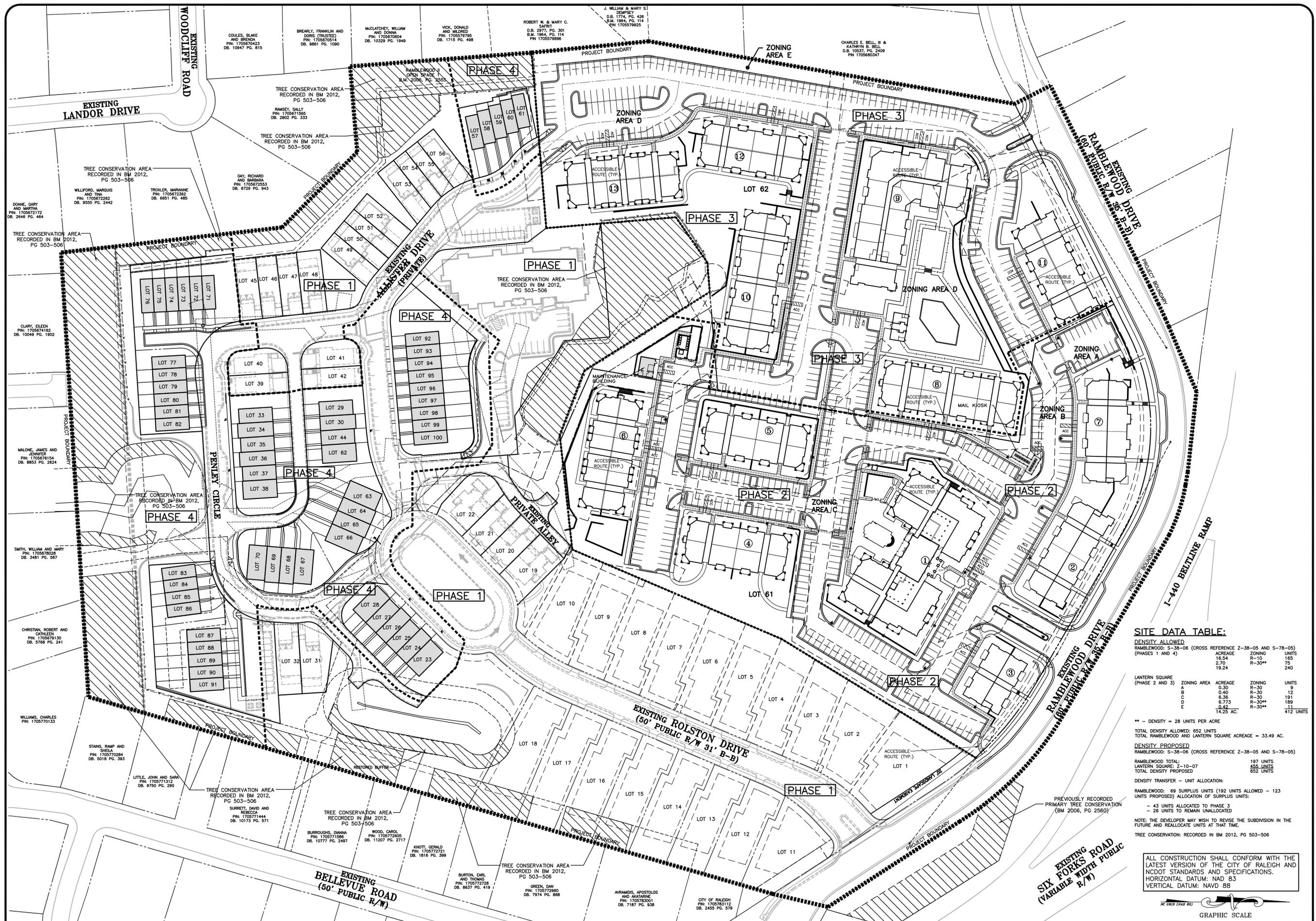
I/we have read, acknowledge and affirm that this project is conforming to all application requirements applicable with the proposed development use.

Signed [Signature] Date 8-8-12

Signed _____ Date _____

Section B

	TO BE COMPLETED BY APPLICANT		TO BE COMPLETED BY CITY STAFF		
	YES	N/A	YES	NO	N/A
General Requirements					
1. Filing Fee for Plan Review – Payments may be made by cash, Visa, Master Card or check made payable to: City of Raleigh (No fee for Infill recombination)	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
2. Preliminary Development Plan Application completed and signed by the property owner	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
3. Client must complete and print page 1 and 2 of the Preliminary Development Plan Application to the plan cover sheet (not applicable for infill recombination)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
4. I have referenced the Preliminary Development Plan Checklist and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
5. Provide the following plan sheets:	<input checked="" type="checkbox"/>				
a) Cover sheet: includes general notes, owner's name, contact's name, telephone number, mailing address and email address	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
b) Existing Conditions Sheet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
c) Proposed Site, Subdivision Plan, or Recombination Plan	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
d) Proposed Grading and Stormwater Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
e) Proposed Utility Plan, including Fire	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
f) Proposed Tree Conservation Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
g) Proposed Landscaping Plan (Landscape Plan not required for commercial subdivisions)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
h) Building elevations that show maximum height from natural and finished grade, buildings to be removed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
6. Ten (10) sets of proposed plans to engineering scale (1" = 20', 1" = 100', etc.), and date of preparation. <u>For re-submittals only – include all revision dates</u>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
7. Plan size 18"x24" or 24"x36"	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
8. A vicinity map no smaller/less than 1"=500' and no larger than 1"=1000' to the inch, showing the position of the subdivision with its relation to surrounding streets and properties, and oriented in the same direction as the preliminary plan	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
9. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
10. Digital copy of only the plan and elevations, if applicable. The purpose of this image is to illustrate the basic character of the preliminary plan. It should contain only such basic information as: building outline, landscaping, parking and drives, stormwater facilities, and lot boundary. The digital image should be provided in the form of .pdf on a CD. If the plan was not digitally created, provide an 8 ½" x 11" reduction of the plan. Label the CD with the plan name, case file number, and indicate how many times the plan has been resubmitted for review	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
11. Wake County School Form, if dwelling units are proposed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
12. Preliminary stormwater quantity and quality summary and calculations package	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
13. For secondary tree conservation areas, include two (2) copies of the tree cover report completed by a certified arborist, North Carolina licensed landscape architect, or North Carolina registered forester	<input type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>



SITE DATA TABLE:

DENSITY ALLOWED				
RAMBLEWOOD: S-38-06 (CROSS REFERENCE Z-38-05 AND S-78-05) (PHASES 1 AND 4)				
	ACREAGE	ZONING	UNITS	
A	16.54	R-10	165	
B	2.70	R-30**	75	
D	19.24	R-30**	240	
LANTERN SQUARE (PHASE 2 AND 3)				
	ACREAGE	ZONING	UNITS	
A	0.30	R-30	9	
B	0.40	R-30	12	
C	6.36	R-30	191	
D	6.73	R-30**	189	
E	0.42	R-30**	11	
	14.25 AC.		412 UNITS	

** - DENSITY = 28 UNITS PER ACRE

TOTAL DENSITY ALLOWED: 652 UNITS
 TOTAL RAMBLEWOOD AND LANTERN SQUARE ACREAGE = 33.49 AC.

DENSITY PROPOSED				
RAMBLEWOOD: S-38-06 (CROSS REFERENCE Z-38-05 AND S-78-05)				
	ACREAGE	ZONING	UNITS	
A	19.7	R-10	197	
B	2.7	R-30	75	
D	19.24	R-30**	240	
	31.61 AC.		412 UNITS	

DENSITY TRANSFER - UNIT ALLOCATION:
 RAMBLEWOOD: 69 SURPLUS UNITS (192 UNITS ALLOWED - 123 UNITS PROPOSED) ALLOCATION OF SURPLUS UNITS:
 - 43 UNITS ALLOCATED TO PHASE 3
 - 26 UNITS TO REMAIN UNALLOCATED

NOTE: THE DEVELOPER MAY WISH TO REVISE THE SUBDIVISION IN THE FUTURE AND REALLOCATE UNITS AT THAT TIME.

TREE CONSERVATION: RECORDED IN BM 2012, PG 503-506

ALL CONSTRUCTION SHALL CONFORM WITH THE LATEST VERSION OF THE CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS.
 HORIZONTAL DATUM: NAD 83
 VERTICAL DATUM: NAVD 88

GRAPHIC SCALE
 1 inch = 60 ft.

NOTE: RAMBLEWOOD LOTS RECORDED IN BM 2007, PAGE 2921

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

THE JOHN R. McADAMS COMPANY, INC.
 ENGINEERS • PLANNERS • SURVEYORS • ENVIRONMENTAL
 2905 Meridian Parkway, Durham, NC 27713
 919-253-5616 • www.johnr-mcadams.com • License No.: C-6293



REVISIONS:

OWNER:
 RAMBLEWOOD LANTERN LLC
 4321 LASSITER AT NORTH HILLS AVE
 SUITE 200
 RALEIGH, NORTH CAROLINA 27609

LANTERN SQUARE AT RAMBLEWOOD
 SITE PLAN
 RALEIGH, NORTH CAROLINA
OVERALL SITE PLAN

PROJECT NO. AWH-12010
 FILENAME: AWH12010-OAS
 DESIGNED BY: SRW, DLP
 DRAWN BY: SRW, DLP
 SCALE: 1"=60'
 DATE: 01-18-2012
 SHEET NO. **C-1.1**
McADAMS