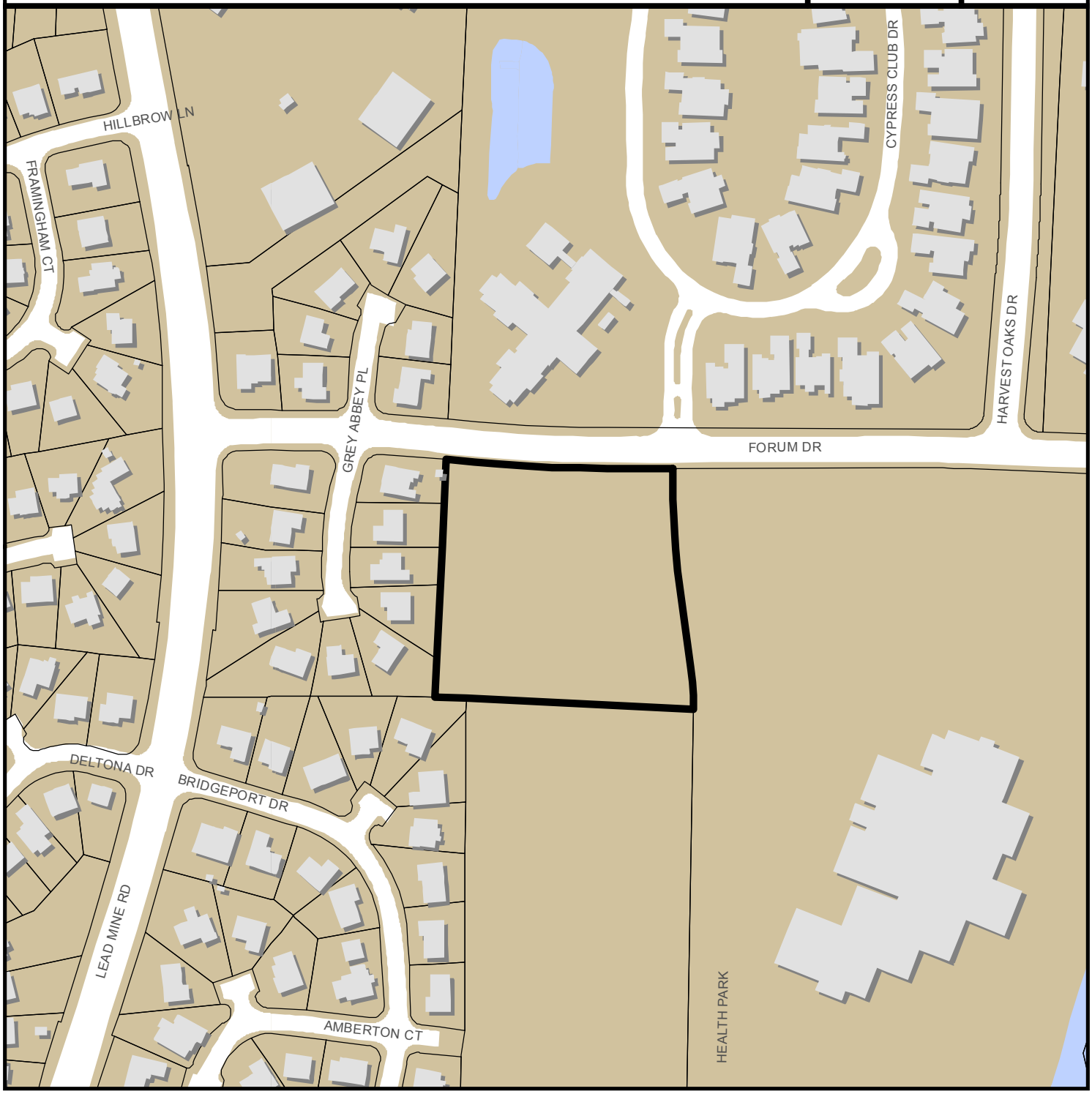
SINGLETON PLACE SUBDIVISION
S-37-2015



Zoning: **R-4**
CAC: **North**
Drainage Basin: **Mine**
Acreage: **2.9**
Number of Lots: **9**

Planner: **Meade Bradshaw**
Phone: **(919) 996-2664**
Applicant: **Legacy Custom Homes**
Phone: **(919) 422-3134**

Planning & Development

Development Services
Customer Service Center
One Exchange Plaza
1 Exchange Plaza, Suite 400
Raleigh, North Carolina 27601
Phone 919-996-2495
Fax 919-516-2685

Preliminary Development Plan Application

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

Preliminary Approvals		FOR OFFICE USE ONLY
☐ Site Plans for Planning Commission ☐ Preliminary Administrative Site Plans ☐ Group Housing ** ☐ Multifamily (Infill)**	☐ Subdivision* ☐ Cluster Subdivision** ☐ Infill Subdivision** ☐ Expedited Subdivision Review ☐ Conventional Subdivision ☐ Compact Development ☐ Conservation Subdivision	Transaction Number 436599 Assigned Project Coordinator Hodgo Assigned Team Leader Walters S-37-15
* May require Planning Commission or City Council Approval	** Legacy Districts Only	

Has your project previously been through the Due Diligence process? If yes, provide the transaction #

GENERAL INFORMATION

Development Name: Singleton Place

Proposed Use: Detached Homes

Property Address(es): 9701 Forum Drive

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

P.I.N. Recorded Deed	P.I.N. Recorded Deed	P.I.N. Recorded Deed	P.I.N. Recorded Deed
1708014532			

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 not requiring Planning Commission or City Council approval.

Single Family Detached Subdivision

PLANNING COMMISSION

Per City Code Section 10-2132.2, summarize the reason(s) this plan requires Planning Commission or City Council Preliminary Approval.

CLIENT (Owner or Developer)

Company	Name (s)	
Legacy Custom Homes	Ward Russell	
Address: 3304 Six Forks Road, Suite 100 - Raleigh, NC 27609		
Phone: 919-781-3800	Email: ward@legacycustomhomes.com	Fax

CONSULTANT (Contact Person for Plans)

Company	Name (s)	
John A. Edwards & Company	Johnny A. Edwards	
Address: 333 Wade Ave. - Raleigh, NC 27605		
Phone: 919-828-4428	Email: info@jaeco.com	Fax: 919-828-4711

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

Zoning Information	Building Information
Zoning District(s) R-4	Proposed building use(s) Residential
If more than one district, provide the acreage of each	Existing Building(s) sq. ft. gross
Overlay District	Proposed Building(s) sq. ft. gross
Total Site Acres 2.9 Inside City Limits ☒ Yes ☐ No	Total sq. ft. gross (existing & proposed)
Off street parking Required 18 Provided 18	Proposed height of building(s)
COA (Certificate of Appropriateness) case #	FAR (floor area ratio percentage)
BOA (Board of Adjustment) case # A-	Building Lot Coverage percentage (site plans only)
CUD (Conditional Use District) case # Z-	

Stormwater Information	
Existing Impervious Surface 0 acres/square feet 0	Flood Hazard Area ☐ Yes ☒ No
Proposed Impervious Surface 1.2 acres/square feet	If Yes, please provide
Neuse River Buffer ☐ Yes ☒ No Wetlands ☐ Yes ☑ 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.

Moderate Density Residential

FOR SUBDIVISION, APARTMENT, TOWNHOUSE, CONDOMINIUM PROJECTS ONLY

1. Total # Of Townhouse Lots Detached 0 Attached 0	11. Total number of all lots 9
2. Total # Of Single Family Lots 8	12. Is your project a cluster unit development? ☐ Yes ☒ No
3. Total # Of Apartment Or Condominium Units 0	If Yes, please answer the questions below:
4. Total # Of Congregate Care Or Life Care Dwelling Units 0	a) Total number of Townhouse Lots
5. Total # Of Mobile Home Lots 0	b) Total number of Single Family Lots
6. Total Number of Hotel Units 0	c) Total number of Group Housing Units
7. Overall Total # Of Dwelling Units (1-6 Above) 8	d) Total number of Open Space Lots
8. Bedroom Units 1br 2br 3br ■ 4br or more	e) Minimum Lot Size
9. Overall Unit(s)/Acre Densities Per Zoning District(s) 2.8 units/ac	f) Total Number of Phases
10. Total number of Open Space (only) lots 1	g) Perimeter Protective Yard Provided ☐ Yes ☐ No
	h) Must provide open space quotient per City Code 10-3071 (5)

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 John Edwards 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 _____ 6-15-13 Date

Signed _____ Date

TO BE COMPLETED BY APPLICANT			TO BE COMPLETED BY CITY STAFF		
General Requirements	YES	N/A	YES	NO	N/A
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)	☑		✓		
2. **Preliminary Development Plan Application** completed and signed by the property owner	☑		✓		
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)	☑	☐	✓		
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	☑		✓		
5. Provide the following plan sheets:	☑		•		
a) Cover sheet: includes general notes, owner's name, contact's name, telephone number, mailing address and email address	☑		✓		
b) Existing Conditions Sheet	☑	☐	✓		
c) Proposed Site or Subdivision Plan	☑		✓		
d) Proposed Grading and Stormwater Plan	☑	☐	✓		
e) Proposed Utility Plan, including Fire	☑	☐	✓		
f) Proposed Tree Conservation Plan	☑	☐	✓		
g) Proposed Landscaping Plan (Landscape Plan not required for commercial subdivisions)	☑	☐	✓		
h) Building elevations that show maximum height from natural and finished grade, buildings to be removed	☐	☑			✓
i) Transportation Plan	☑	☐	✓		
6. Ten (10) sets of proposed plans to engineering scale (1" = 20', 1" =100', etc.), and date of preparation. For re-submittals only – include all revision dates	☑		✓		
7. Plan size 18"x24" or 24"x36"	☑		✓		
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	☑		✓		
9. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map	☑		✓		
10. Digital copy of only the plan and elevations. Label the CD with the plan name, case file number, and indicate how many times the plan has been resubmitted for review	☑		✓		
11. Wake County School Form, if dwelling units are proposed	☑	☐	✓		
12. Preliminary stormwater quantity and quality summary and calculations package	☑	☐	✓		
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	☑	☐	✓		

BOUNDARY CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	197.68'	2030.00'	005°34'46"	197.60'	S87° 18' 20"E
C2	105.62'	800.00'	007°33'51"	105.54'	S03° 55' 05"E
C3	61.85'	380.77'	009°18'23"	61.78'	S03° 09' 32"E

LEGEND

BM BOOK OF MAPS
DB DEED BOOK
PG PAGE
N/F NOW OR FORMERLY
R/W RIGHT OF WAY
EIP EXISTING IRON PIPE
EMAG EXISTING MAG NAIL
EPK EXISTING PK NAIL
ERRS EXISTING RAILROAD SPIKE
ENAIL EXISTING NAIL FOUND
ECM EXISTING CONCRETE MONUMENT
ERB EXISTING REBAR FOUND
IPS IRON PIPE SET
CAP JAECO BRASS CAP SET
CP COMPUTED POINT
SS SANITARY SEWER
CO SANITARY SEWER CLEAN OUT
MH MANHOLE
ST STORM
DI STORM DROP INLET
CB STORM CATCH BASIN
JB STORM JUNCTION BOX
RCP REINFORCED CONCRETE STORM PIPE
CONC CONCRETE
PP POWER POLE
GUY GUY ANCHORS

HANDICAPPED PARKING SPACE
WATER VALVE
FIRE HYDRANT
WATER METER
POWER POLE
LIGHT/LAMP POST
MONITORING WELL
STORM DROP INLET
STORM CATCH BASIN
STORM DRAINAGE JUNCTION BOX
SANITARY SEWER MANHOLE
SANITARY SEWER CLEAN OUT
TRAFFIC BOX
SIGNAL BOX
WATER VALVE
WATER MANHOLE

XXX BUILDING ADDRESS
DENOTES CONCRETE
DENOTES BRICK

BOUNDARY LINE
RIGHT OF WAY LINE
LINES NOT SURVEYED
EASEMENT LINES
E OVERHEAD ELECTRICAL LINES
W WATER LINE
SS SANITARY SEWER LINE
STORM DRAINAGE LINE
BUILDING LINE
FEMA 100 YR. FLOOD PLAIN
X X FENCE

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

DATE	REVISION	BY
-	-	-

[redacted]

JOHN A. EDWARDS & COMPANY
Consulting Engineers
NC License F-0289
333 Wade Ave., Raleigh, N.C. 27605
Phone: (919) 828-4428
Fax: (919) 828-4711
E-mail: info@jaeco.com

SINGLETON PLACE

RALEIGH WAKE COUNTY NORTH CAROLINA

EXISTING CONDITIONS

SCALE: 1" = 30'
DATE: 6-18-15
FLD. BK. & PAGE
DRAWN BY: BF
FILE NO:
CHECKED BY: -

SHEET
CE-1

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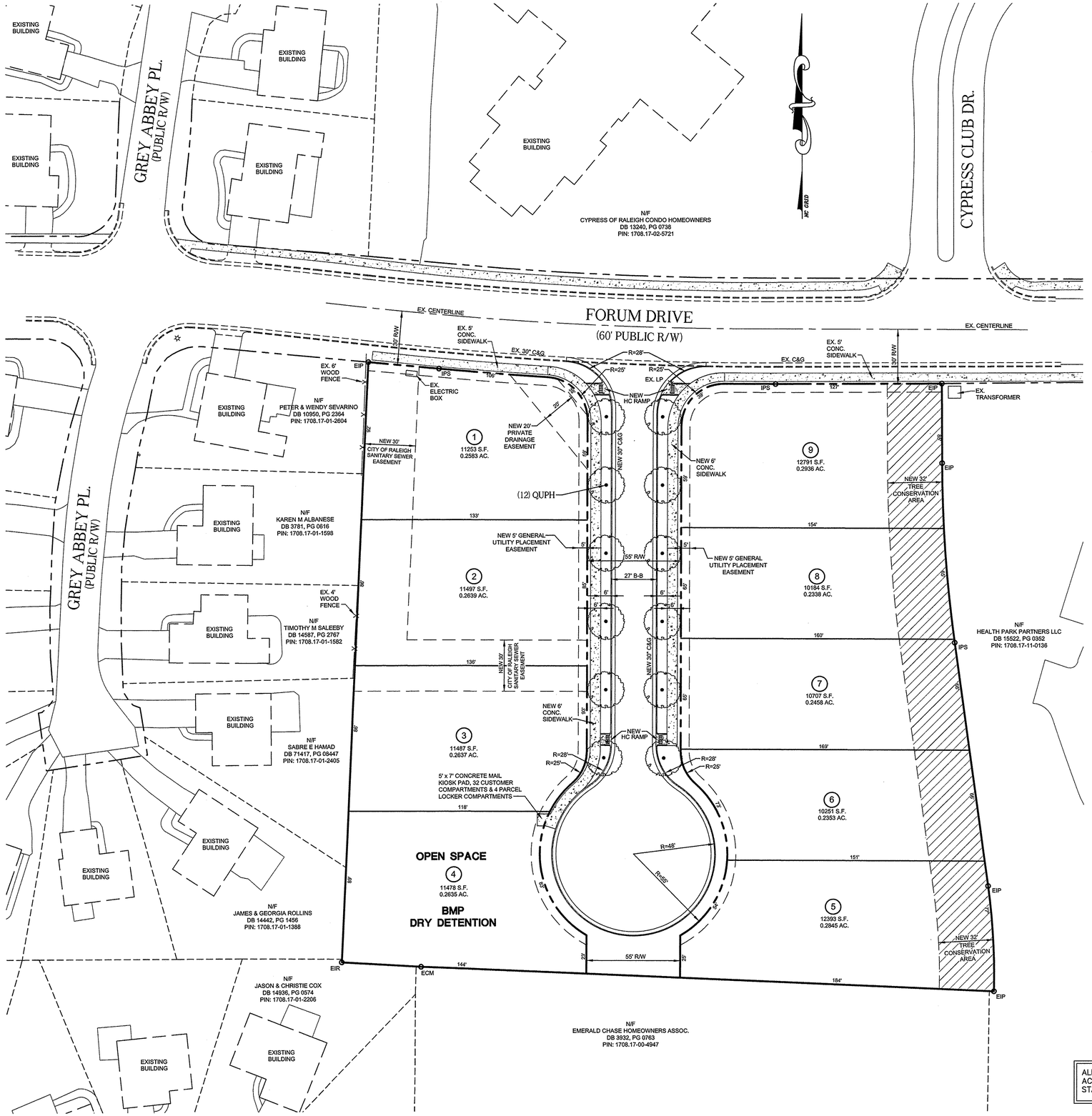
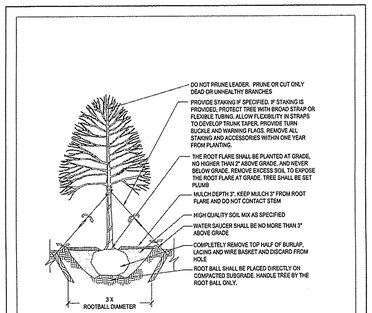


PLANT SCHEDULE

KEY	BOTANICAL / COMMON NAME	SIZE	ROOT	SPACING
QUPH	Quercus phellos / Willow Oak	3" Cal. /10' HT.	CONT./ B & B	40' O.C.



NOTES:
1. CONTRACTOR IS RESPONSIBLE FOR ADEQUATE DRAINAGE OF ALL PLANTING PITS. (POSITIVE DRAINAGE AWAY FROM PIT)
2. ADHERE TO STANDARDS IN THE CITY TREE MANUAL
3. STREET TREES MUST BE 3" CALIPER AT INSTALLATION WITH A 5' MINIMUM FIRST BRANCH HEIGHT.
4. PLANTING SEASON OCTOBER - APRIL
5. A TREE IMPACT PERMIT IS REQUIRED.
6. ELECTRICAL OUTLETS AND OTHER UTILITIES ARE PROHIBITED IN THE PLANTING AREA IMMEDIATELY SURROUNDING THE TREE.

CONTACT INFORMATION:
CITY OF RALEIGH PARKS, RECREATION AND CULTURAL RESOURCES DEPARTMENT URBAN FORESTER:
TREES@RALEIGHNC.GOV
WWW.RALEIGHNC.GOV

CITY OF RALEIGH
PARKS, RECREATION AND CULTURAL RESOURCES DEPT

REVISIONS	DATE BY/AT	NOT TO SCALE
		TREE PLANTING DETAIL
		PRCR-03

TREE PLANTING DETAIL

NTS

TRANSPORTATION NOTES:
1. RIGHT-OF-WAY SHALL BE CLEARED AND GRUBBED WITHIN 50 FEET OF ALL RESIDENTIAL OR RESIDENTIAL COLLECTOR INTERSECTIONS. RIGHT-OF-WAY SHALL BE CLEARED AND GRUBBED WITHIN 100 FEET OF ALL OTHER STREET INTERSECTIONS.
2. HANDICAPPED RAMPS TO BE CONSTRUCTED AT ALL INTERSECTIONS IN ACCORDANCE WITH CITY OF RALEIGH TRANSPORTATION DETAILS 20.01-20.04.
3. SIGHT TRIANGLES TO BE LOCATED AT ALL INTERSECTIONS IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS, AREAS WHERE SIGHT TRIANGLE ARE LOCATED OUTSIDE THE RIGHT-OF-WAY SHALL BE RECORDED AS SIGHT EASEMENTS. FINAL LAYOUT OF SIGHT TRIANGLES TO BE APPROVED WITH CONSTRUCTION DRAWINGS.
4. NO SIGHT OBSTRUCTING OR PARTIALLY OBSTRUCTING WALL, FENCE, FOILAGE, BERM, PARKED VEHICLES, SIGN OR OTHER OBJECTS BETWEEN THE HEIGHTS OF 2 FEET AND 8 FEET ABOVE THE CURB LINE ELEVATION, OR NEAREST TRAVELED WAY IF NO CURBING EXISTS, SHALL BE PLACED WITHIN A SIGHT TRIANGLE.
5. ALL STREET SECTIONS SHALL MEET OR EXCEED SPECIFICATIONS DETAILED IN CITY OF RALEIGH STREET DESIGN MANUAL AND STREET DESIGN STANDARD DETAILS.
6. ALL STREETS AND RIGHT-OF-WAYS WITHIN AND ADJACENT TO THE PROJECT ARE CONSISTANT WITH THE RALEIGH COMPREHENSIVE PLAN WITH REGARD TO PROPOSED ROADWAY LOCATIONS AND RIGHT-OF-WAY REQUIREMENTS.
7. TURNOUT RADII TO BE MINIMUM OF 28' AT ALL PUBLIC STREET INTERSECTIONS.
8. DRIVEWAYS SHALL NOT BE LOCATED WITHIN THE 20' MINIMUM CLEARANCE DISTANCE AS MEASURED FROM THE INTERSECTION RADIUS AT THE POINT OF TANGENCY TO THE POINT OF TANGENCY OF THE DRIVEWAY. DRIVEWAYS MAY NOT BE LOCATED WITHIN 3.5' OF ADJACENT PROPERTY LINES.

LEGEND

BM	BOOK OF MAPS		CONCRETE
DB	DEED BOOK		PROPERTY LINE
PG	PAGE		RIGHT-OF-WAY LINE
R/W	RIGHT-OF-WAY		ADJOINER LOT LINE
AC.	ACREAGE		NEW LOT LINE
S.F.	SQUARE FEET		EASEMENT LINE
EIP	EXISTING IRON PIPE		NEW BUILDING
IPS	IRON PIPE SET		EXISTING BUILDING
N/F	NOW OR FORMERLY		FEMA 100 YR. FLOOD PLAIN
ELEV.	ELEVATION	-X-X-X-	FENCE LINE
EX.	EXISTING	FW FW	FLOODWAY
RCP	REINFORCED CONCRETE PIPE		
EOP	EDGE OF PAVEMENT		
CB	CATCH BASIN		
DI	DROP INLET		
JB	JUNCTION BOX		
HW	HEADWALL		
FES	FLARED END SECTION		
SS	SANITARY SEWER		
PVC	POLYVINYL CHLORIDE PIPE		
MH	MANHOLE		
WL	WATER LINE		
WM	WATER METER		
WS	WATER SERVICE		
FH	FIRE HYDRANT		
BO	BLOWOFF		
HC	HANDICAP		
TC	TOP OF CURB		
TW	TOP OF WALL		
BW	BOTTOM OF WALL		
HB	HANDICAP BOTTOM		
HT	HANDICAP TOP		
MIN.	MINIMUM		
TYP	TYPICAL		
INV.	INVERT		
SW	SIDEWALK		
ESMT.	EASEMENT		
CONC.	CONCRETE		
FFE	FINISHED FLOOR ELEVATION		
C&G	CURB AND GUTTER		

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

BY	REVISION	DATE
-	-	-

JOHN A. EDWARDS & COMPANY
Consulting Engineers
NC License F-0289
333 Wade Ave., Raleigh, N.C. 27605
Phone: (919) 828-4428
Fax: (919) 828-4711
E-mail: info@jaeco.com

SINGLETON PLACE
RALEIGH WAKE COUNTY NORTH CAROLINA
SITE PLAN / STREETSCAPE

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
1" = 30'	6-18-15	BF	-
FLD. BK. & PAGE:		FILE NO:	

SHEET
CE-2

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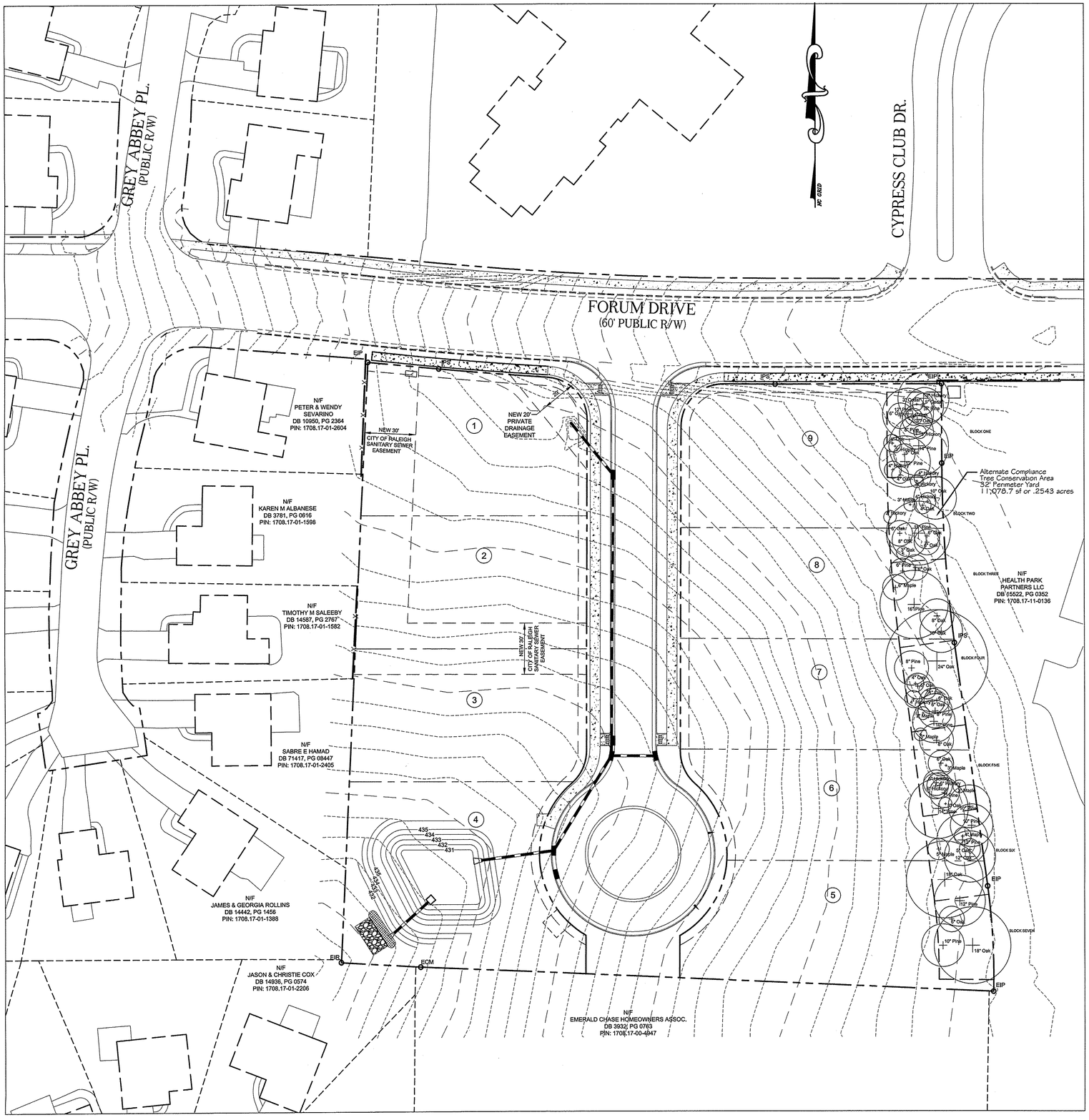


BLOCK 1
COMPOSITION: MIXED STAND OF 17+ TREES: HICKORY, CEDAR, PINE, AND OAK.
CHARACTERISTICS OF TREE STAND: PINE AND HARDWOOD, SLOPING
SMALLEST CALIPER TREE: 3"
LARGEST DBH: 14"
TYPICAL DBH: 6"-8"
TYPICAL SPACING: 10'-15'
BASAL AREA CALCULATION / ACRE: 148.46
GENERAL HEALTH: GOOD

BLOCK 2
COMPOSITION: MIXED STAND OF 13+ TREES: PINE, MAPLE, HICKORY, AND OAK
CHARACTERISTICS OF TREE STAND: HARDWOOD ON A SLOPE
SMALLEST CALIPER TREE: 3"
LARGEST DBH: 15"
TYPICAL DBH: 4"-6"
TYPICAL SPACING: 10'-25'
BASAL AREA CALCULATION / ACRE: 66.13
GENERAL HEALTH: GOOD

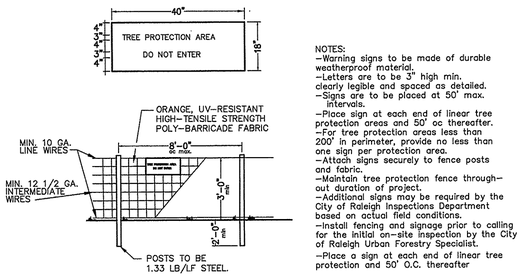
BLOCK 3
COMPOSITION: MIXED STAND OF 8+ TREES: PINE, MAPLE, AND OAK
CHARACTERISTICS OF TREE STAND: PINE AND HARDWOOD, SLOPING
SMALLEST CALIPER TREE: 6"
LARGEST DBH: 16"
TYPICAL DBH: 8"-10"
TYPICAL SPACING: 8'-15'
BASAL AREA CALCULATION / ACRE: 78.47
GENERAL HEALTH: GOOD

BLOCK 4
COMPOSITION: MIXED STAND OF 12+ TREES: OAK, HICKORY, PINE, AND MAPLE
CHARACTERISTICS OF TREE STAND: PINE AND HARDWOOD, SLOPING
SMALLEST CALIPER TREE: 3"
LARGEST DBH: 24"
TYPICAL DBH: 10"
TYPICAL SPACING: 2'-20'
BASAL AREA CALCULATION / ACRE: 144.00
GENERAL HEALTH: GOOD

BLOCK 5
COMPOSITION: MIXED STAND OF 12+ TREES: PINE, MAPLE, HICKORY, AND OAK
CHARACTERISTICS OF TREE STAND: PINE AND HARDWOOD, SLOPING
SMALLEST CALIPER TREE: 3"
LARGEST DBH: 14"
TYPICAL DBH: 6"-8"
TYPICAL SPACING: 3'-14'
BASAL AREA CALCULATION / ACRE: 87.53
GENERAL HEALTH: GOOD

BLOCK 6
COMPOSITION: MIXED STAND OF 7+ TREES: PINE, OAK, AND MAPLE
CHARACTERISTICS OF TREE STAND: PINE AND HARDWOOD, SLOPING
SMALLEST CALIPER TREE: 4"
LARGEST DBH: 18"
TYPICAL DBH: 8"-12"
TYPICAL SPACING: 3'-20'
BASAL AREA CALCULATION / ACRE: 115.62
GENERAL HEALTH: GOOD

BLOCK 7
COMPOSITION: MIXED STAND OF 4+ TREES: PINE, AND OAK
CHARACTERISTICS OF TREE STAND: PINE AND HARDWOOD, SLOPING
SMALLEST CALIPER TREE: 6"
LARGEST DBH: 18"
TYPICAL DBH: 12"-15"
TYPICAL SPACING: 12'-17'
BASAL AREA CALCULATION / ACRE: 89.76
GENERAL HEALTH: GOOD



NOTES:
–Warning signs to be made of durable weatherproof material.
–Letters are to be 3" high min. clearly legible and spaced as detailed.
–Signs are to be placed at 50' max. intervals.
–Place sign at each end of linear tree protection areas and 50' oc thereafter.
–For tree protection areas less than 200' in perimeter, provide no less than one sign per protection area.
–Attach signs securely to fence posts and fabric.
–Maintain tree protection fence throughout duration of project.
–Additional signs may be required by the City of Raleigh Inspections Department based on actual field conditions.
–Install fencing and signage prior to calling for the initial on-site inspection by the City of Raleigh Urban Forestry Specialist.
–Place a sign at each end of linear tree protection and 50' O.C. thereafter

1 / LA-1 TREE PROTECTION FENCE
NTS

Alternate Compliance
Tree Conservation Area
32' perimeter yard
11,078.7 sf or .25 acres

Total Site Acres: 2.88 Acres or 125,452.8 SF
Minus ROW of cul-de-sac: 22,193.7 sf = 103,259.1 sf
x 10% = 10,325.9 SF of required Tree Conservation Area
TOTAL Tree Conservation Area provided: 11,078.7 sf or .25 acres

TREE CONSERVATION PLAN

C7 COALY DESIGN
LANDSCAPE ARCHITECTURE
537 E. Martin Street
Raleigh, NC 27601
919.539.0012

LEGACY CUSTOM HOMES

9701 FORUM DRIVE
RALEIGH, NC

TREE CONSERVATION PLAN

Consultants

Professional Seals

[redacted]

Date Issued: 6.17.15
Scale 1"=30'
Drawn by: RBS
Checked by: KJW

30 15 0 30

Revisions			
No.	Description	Date	By

LA-1