



Administrative Approval Action

Case File / Name: SUB-0009-2024
DSLCL - LAUREL HILLS SUBDIVISION

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2492
currentplanning@raleighnc.gov
www.raleighnc.gov

LOCATION: The site is located on the east side of Laurel Hills Road, specifically at 4124 Laurel Hills Road totaling 0.844 ac (36,755 sf). The site is zoned R-4.

REQUEST: The project is requesting a two (2) lot subdivision with Lot 1 being 0.43 ac (18,623 sf) and Lot 2 being 0.40 ac (17,6313 sf) with 0.01 ac (499 sf) of public ROW dedication. The application has requested the development to consist of detached single-family residential units.

DESIGN ADJUSTMENT(S)/ ALTERNATES, ETC: N/A

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 dated June 10, 2024 by Taylor Land Consultants, PLLC.

CONDITIONS OF APPROVAL and NEXT STEPS:

This document must be applied to the second sheet of all future submittals except for final plats. This is a preliminary plan and as such no permits have been issued with this approval. To obtain permits and/or completion of the project, the following steps are required:

RECORDED MAP(S) - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Site Permitting Review plans, if required, have been deemed ready for mylar signature.

The following items must be approved prior to recording the plat:

Engineering

1. A fee-in-lieu for sidewalk, roadway widening, and curb and gutter along Laurel Hills Road is paid to the City of Raleigh (UDO 8.1.10).
2. A 5' utility placement easement deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)
3. A public infrastructure surety shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.



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4. A public street right-of-way deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)

Stormwater

5. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.

Urban Forestry

6. A public infrastructure surety for (7) street trees shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 125% of the improvement cost for the City of Raleigh infrastructure.

BUILDING PERMITS - For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Site Permitting Review plans attached, if applicable. Permit sets may be reviewed prior to the recordation of required plats, but cannot be approved.

The following items must be approved prior to the issuance of building permits:

General

1. Sewer main extension required prior to building permit issuance.

Stormwater

2. These lots are exempt per UDO Section 9.2.2.A.2.b.i as a residential subdivision of one acre or less approved after May 1, 2001, but are subject to impervious limitations of subsection A.4 and subject to further review upon placement of impervious surface areas.
3. Impervious restrictions for each lot must be recorded on a plat prior to building permit issuance.
4. If total land disturbance will be over 12,000 sq. ft. for multiple houses, a separate site plan submittal & approval will be required. Site plans require an erosion control plan. (UDO 9.4.6.)

Urban Forestry

5. A tree impact permit must be obtained for the approved streetscape tree installation in the right-of-way. This development proposes (7) street trees along Laurel Hills Rd



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The following are required prior to issuance of building occupancy permit:

General

1. Final inspection of all right-of-way street trees by Urban Forestry Staff.

Stormwater

2. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).

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. To avoid allowing this preliminary approval to "sunset", the following must take place by the following dates:

3-Year Sunset Date: July 26, 2027
Record at least 1/2 of the land area approved.

5-Year Sunset Date: July 26, 2029
Record entire subdivision.

I hereby certify this administrative decision.

Signed: _____ *Jeff Caines* _____ Date: 07/26/2024
Development Services Dir/Designee
Staff Coordinator: **Jeff Caines**



NC GRID (NAD 83/2011)



PROJECT

**PRELIMINARY
SUBDIVISION PLAN
SUB-0009-2024**
**4124 LAUREL HILLS RD.
CITY OF RALEIGH
NORTH CAROLINA, 27612**

DATE
FEBRUARY 21, 2024

REVISIONS		
NO.	DESCRIPTION	DATE
1	MUNICIPAL REVIEW	4/30/24
2	MUNICIPAL REVIEW	8/10/24

DEVELOPER
ELM STREET BUILDERS, LLC
9121 ANSON WAY, SUITE 200
RALEIGH, NC, 27615

**PRELIMINARY
FOR MUNICIPAL
REVIEW**

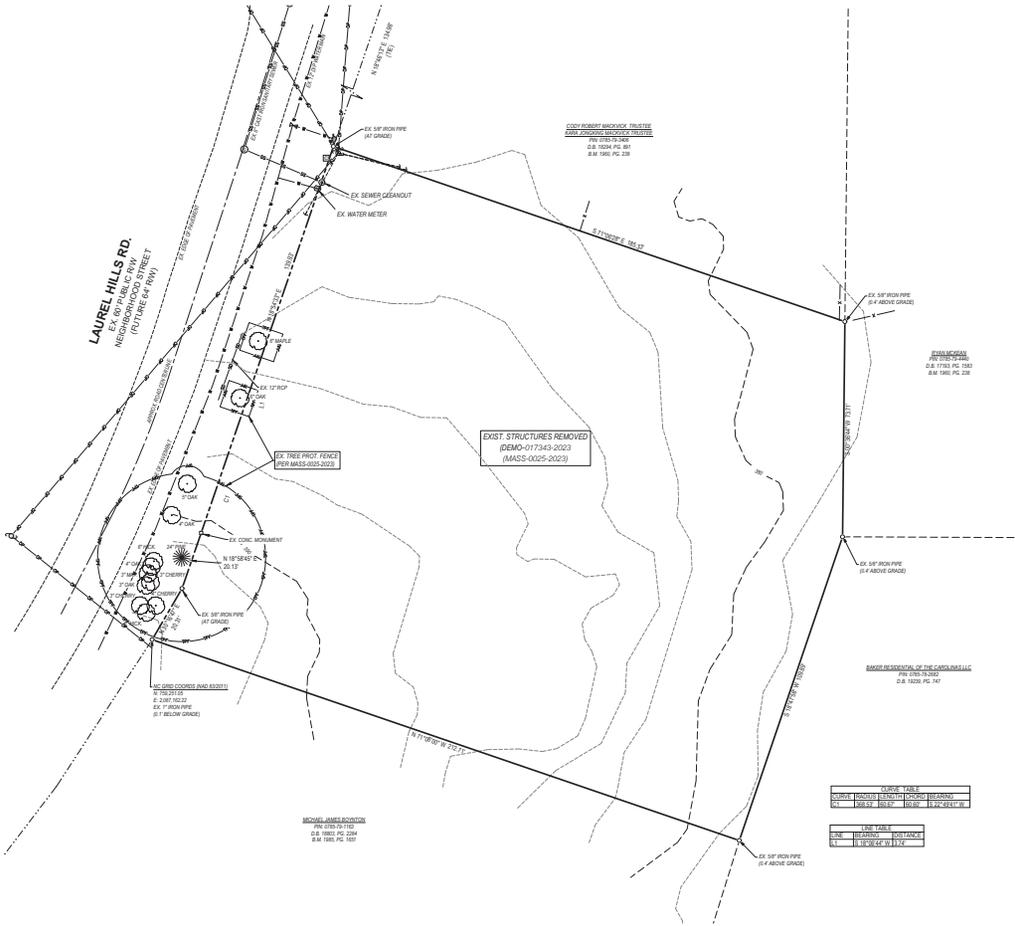


SHEET TITLE
**EXISTING
CONDITIONS**

SHEET NUMBER
C-02

SITE DATA	
CURRENT OWNER	ELM STREET BUILDERS LLC
SITE ADDRESS	4124 LAUREL HILLS ROAD
PIN	0785-79-2294 & 0785-79-2295
DEED REFERENCE	D.B. 18277, PG. 177
PLAT REFERENCE	B.M. 1960, PG. 238, LOT 8 B.M. 1972, PG. 68
ZONING	R-4

- NOTES:**
- ALL COORDINATES AND BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) USING THE NC REAL-TIME GPS NETWORK. ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD83). UNITS OF MEASUREMENT ARE US SURVEY FEET (GROUND DISTANCES).
 - SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
 - THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE "X" PER FEMA FLOOD INSURANCE RATE MAPS #3720078500K, DATED JULY 19, 2022.
 - REFERENCES (WAKE CO. REGISTER OF DEEDS)
B.M. 1960, PG. 238
B.M. 1972, PG. 68
D.B. 3771, PG. 632
(NOTE: SUBJECT PROPERTY CURRENTLY DEPICTED AS TWO PARCELS PER WAKE CO. GIS. HOWEVER, CITY STAFF HAS DETERMINED THE PARCELS WERE RECOMBINED VIA B.M. 1972, PG. 68 PER STAFF COMMENTS)
 - FIELD SURVEY PERFORMED JANUARY 2023.
 - NO NCGS GRID MONUMENT FOUND WITHIN 2000' OF SITE.



- LEGEND & NOMENCLATURE**
- EX. PROPERTY CORNER
 - NEW 3/4\"/>
 - ⊙ COMPUTED POINT
 - D.B. DEED BOOK
 - B.M. BOOK OF MASSES
 - P.G. PAGE
 - PIN PARCEL ID NUMBER
 - S.F. SQUARE FEET
 - ACRES
 - FIRE HYDRANT
 - ⊕ WATER VALVE
 - POWER POLE
 - ⊕ CATCH BASIN
 - ⊕ WATER METER
 - ⊕ SANITARY CLEANOUT
 - ⊕ SANITARY SEWER MANHOLE
 - ⊕ STORM MANHOLE
 - FENCE
 - STORM PIPE

CROSS WALLS	
1	1.00' x 1.00' x 1.00'
2	1.00' x 1.00' x 1.00'

TIE WALLS	
1	1.00' x 1.00' x 1.00'
2	1.00' x 1.00' x 1.00'

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

SUMMARY INFORMATION

DEVELOPMENT NAME: LAUREL HILLS SUBDIVISION
 STREET ADDRESS: 4124 LAUREL HILLS ROAD
 PIN NUMBER(S): 0785792304, 0785792295
 TOTAL ACREAGE: 0.844 AC. (36,755 S.F.)
 PROPOSED SINGLE FAMILY LOTS: 2
 AVERAGE LOT SIZE: 18,377 S.F.
 MINIMUM LOT SIZE: 7,500 S.F.
 LOT 1: 0.40 AC. (18,623 S.F.)
 LOT 2: 0.40 AC. (17,631 S.F.)
 R/W: 0.01 AC. (499 S.F.)
 ZONING DISTRICT: R-4
 MINIMUM LOT AREA (SINGLE FAMILY): 7,500 S.F.
 MINIMUM LOT WIDTH: 65'
 MINIMUM LOT DEPTH: 100'
 JURISDICTION: CITY OF RALEIGH
 PROPOSED USE: DETACHED HOUSE - DWELLING/SINGLE FAMILY UNIT
 DEVELOPER: ELM STREET BUILDERS, LLC
 9121 ANSON WAY, SUITE 200
 RALEIGH, NC, 27615

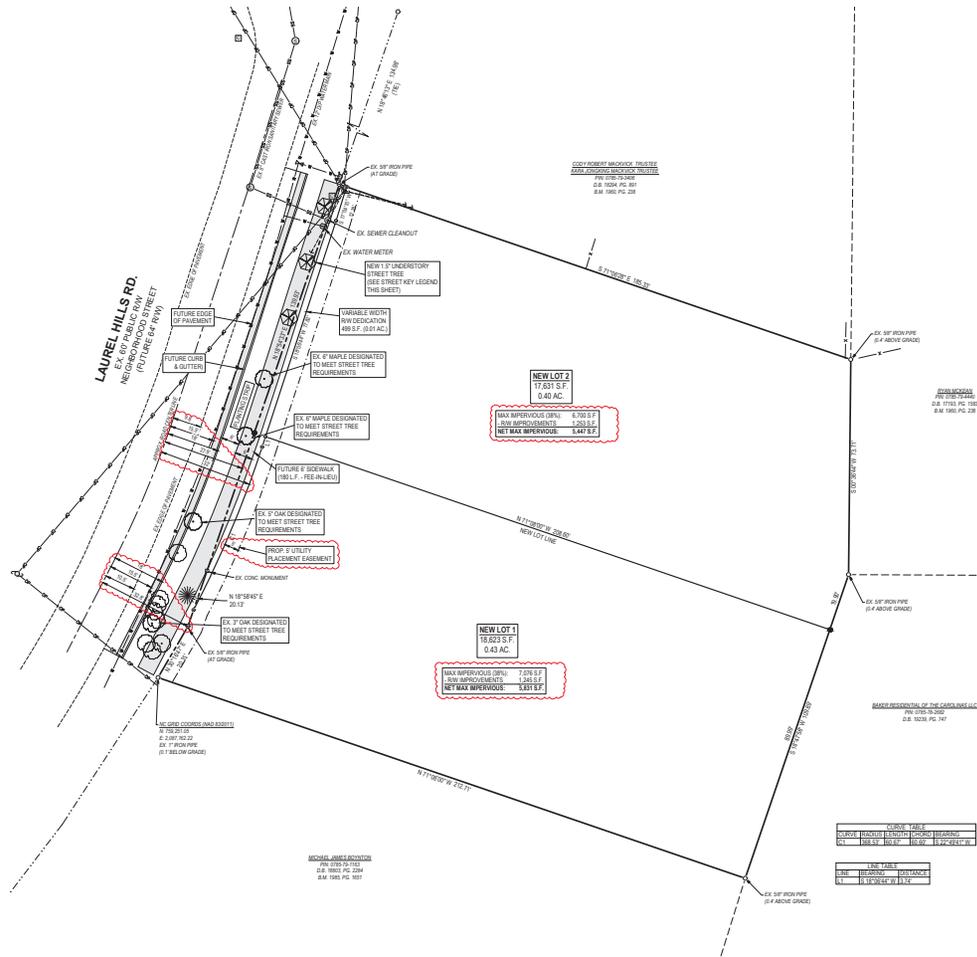
STREET TREE PLANTING KEY

PROPOSED 1.8" CALIPER EASTERN REDBUD (CERCIS CANADENSIS)
 3 TOTAL AT 20' SPACING

EXISTING HARDWOOD TREE (AS LABELED) DESIGNATED TO MEET STREET REQUIREMENTS

STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY TREE MANUAL. ALL STREET TREES ARE TO BE PLANTED IN ACCORDANCE WITH THE CITY OF RALEIGH STANDARD DETAIL TPP-03.

- NOTES:**
- THIS SITE IS EXEMPT FROM BLOCK PERIMETER REQUIREMENTS DUE TO THE SITE AREA PER UDO SECTION 8.3.2.A.2.b
 - THIS SITE IS EXEMPT FROM CROSS ACCESS REQUIREMENTS DUE TO SITE ARE PER UDO SECTION 8.3.5.D.5.



PROJECT

PRELIMINARY SUBDIVISION PLAN
 SUB-0009-2024

4124 LAUREL HILLS RD.
 CITY OF RALEIGH
 NORTH CAROLINA, 27612

DATE

FEBRUARY 21, 2024

REVISIONS

NO.	DESCRIPTION	DATE
1	MUNICIPAL REVIEW	4/30/24
2	MUNICIPAL REVIEW	8/10/24

CLIENT

ELM STREET BUILDERS, LLC
 9121 ANSON WAY, SUITE 200
 RALEIGH, NC, 27615

PRELIMINARY FOR MUNICIPAL REVIEW



SHEET TITLE

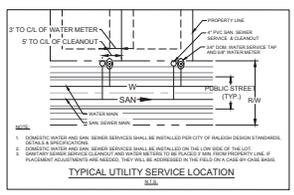
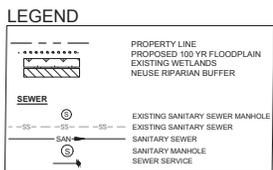
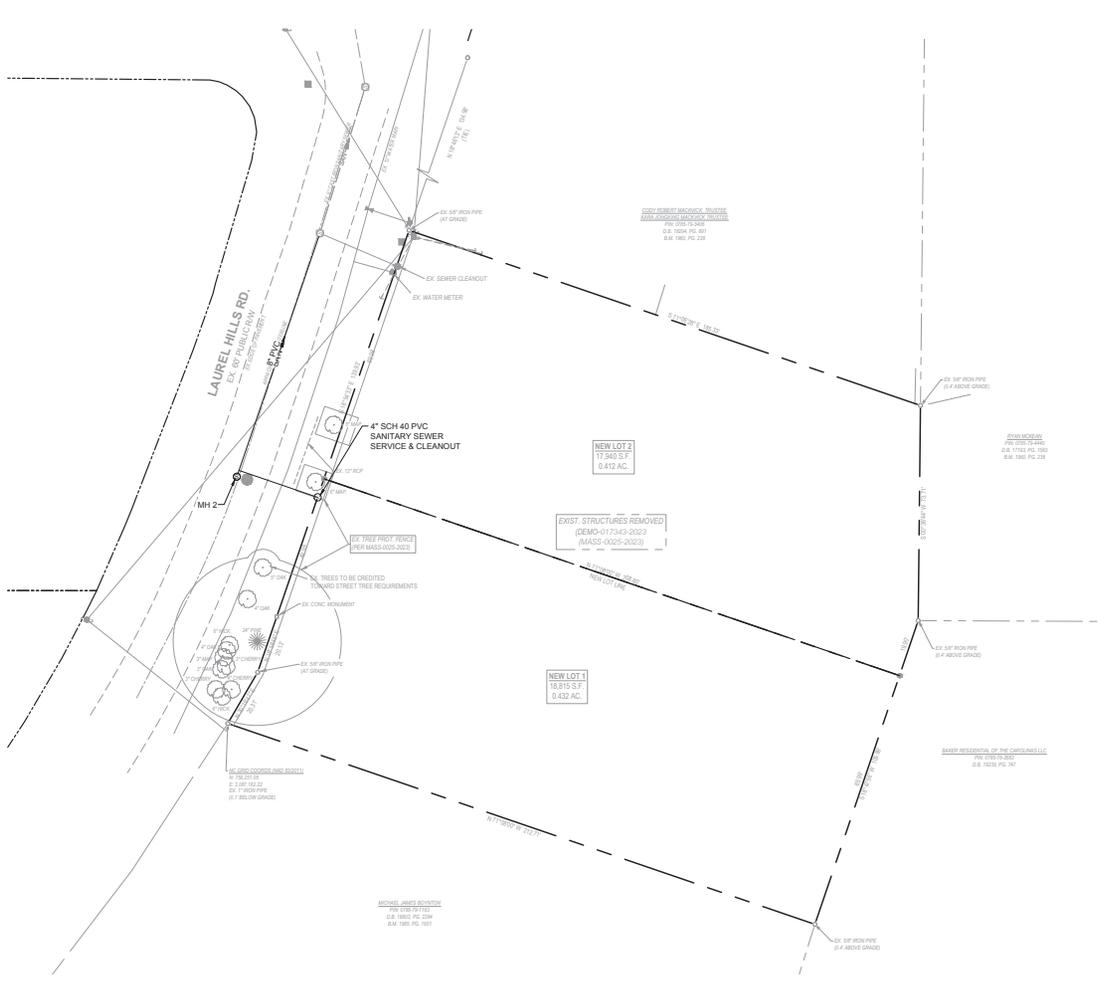
SITE AND LANDSCAPE PLAN

SHEET NUMBER

C-03

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

S:\311\87947-1125_Laurel_Hills_Road_Sewer_Extension\DWG\17344-334-C1-0-011.dwg | Printed on 4/26/2024 12:02 PM | by Logan Wapner



UTILITY NOTES

- EXISTING CONDITIONS AS SHOWN HAVE BEEN COMPILED FROM A SITE SURVEY PREPARED BY TIMMONS GROUP ON 12/07/2021 AND GIS DATA RECEIVED FROM WAKE COUNTY.
- ALL UNDERGROUND FEATURES INDICATED ON THE PLANS SHOULD BE CONSIDERED APPROXIMATE IN LOCATION AND SHOULD BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION. NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF ANY DISCREPANCIES ARE NOTED.
- COORDINATE WITH THE CITY OF RALEIGH UTILITY DEPARTMENT AND PUBLIC WORKS DEPARTMENT FOR UTILITIES THAT ARE TO REMAIN UNDISTURBED.
- COORDINATE ALL COMMUNICATIONS, TELEPHONE, FIBER OPTIC, OVERHEAD POWER, AND UNDERGROUND UTILITY REMOVAL OR RELOCATION WITH THE UTILITY PROVIDER, THE CITY OF RALEIGH UTILITY DEPARTMENT AND THE CITY OF RALEIGH PUBLIC WORKS DEPARTMENT.
- CURB STOPS ARE REQUIRED FOR 3/4" METERS AND SHALL BE LOCATED 1 FOOT FROM THE METER BOX. CURB STOPS SHALL BE INSTALLED IN A CURB STOP BOX AS MANUFACTURED BY FORD, A.Y. McDONALD, OR TRUMBULL.
- SERVICE SADDLES SHALL BE ALL BRONZE WITH DOUBLE BRONZE STRAPS WITH A NEOPRENE "O" RING GASKET ATTACHED TO THE BODY.
- ALL WATER METERS SHALL BE PROVIDED AND INSTALLED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT METERS DIVISION.
- METERS WILL BE THE SAME SIZE IN DIAMETER AS THE SERVICE.
- A 3' CLEAR SPACE SHALL BE MAINTAINED AROUND ALL WATER METERS.
- ALL 4" SANITARY SEWER SERVICES MAY BE TAPPED DIRECTLY INTO 12" OR SMALLER MAINS OR MANHOLES IN ACCORDANCE TO CITY OF RALEIGH DETAILS S-31 AND S-32.
- UTILITY TRENCHES SHALL BE CUT AND PAVEMENT REPAIRED TO CITY OF RALEIGH STANDARDS.
- ALL DISTURBED HARDSCAPE AND LANDSCAPING (CONCRETE, ASPHALT, BRICK, TREES, SHRUBS, ETC) SHALL BE REPLACED ACCORDING TO CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.

STANDARD UTILITY NOTES

- ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION)
- UTILITY SEPARATION REQUIREMENTS
 - a) A DISTANCE OF 18" SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPOUNDED RESERVOIR USED AS A SOURCE OF DRINKING WATER, IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 20" FROM A PRIVATE WELL OR 50" FROM A PUBLIC WELL.
 - b) WHEN INSTALLING WATER & RCP SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 18" ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR.
 - c) ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
 - d) WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIAL IS OR STEEL ENCASUREMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
 - e) 5'0" MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
 - f) MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS, MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 4" MIN. CLEARANCE (PER CORPUD DETAILS W-41 & S-40)
 - g) ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED
- ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION
- DEVELOPER SHALL PROVIDE 30 DAYS ADVANCE WRITTEN NOTICE TO OWNER FOR ANY WORK REQUIRED WITHIN AN EXISTING CITY OF RALEIGH UTILITY EASEMENT TRAVERSING PRIVATE PROPERTY.
- CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT
- 3/4" MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCEMAINS. 4'0" MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS
- IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN DEVELOPMENT OF A SITE UNLESS OTHERWISE DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUD HANDBOOK PROCEDURE
- INSTALL 1/2" COPPER WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2'X2' WATERLINE EASEMENT IMMEDIATELY ADJACENT. NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE
- INSTALL 4" PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM
- PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI. BACKFLOW VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1/2' ABOVE THE NEXT UPSTREAM MANHOLE
- ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDWM, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
- NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION
- GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPUD FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT STEPHEN CAVERLEY AT (919) 966-2334 OR STEPHEN.CAVERLEY@RALEIGHNC.GOV FOR MORE INFORMATION
- CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA. THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST. THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH INITIAL AND PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. A CERTIFICATE OF COMPLIANCE SHALL ALSO BE OBTAINED FOR EACH DEVICE PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT JOANIE HARTLEY AT (919) 966-9523 OR JOANIE.HARTLEY@RALEIGHNC.GOV FOR MORE INFORMATION.

SIT: PERMITTING APPROVAL

Water and Sewer Permits (if applicable)

The City of Raleigh consents to the connection and extension of the City's Public Sewer System as shown on this plan. The material and construction methods used for this project shall conform to the standards and specifications of the City's Public Utilities Handbook, City of Raleigh Public Utilities Department Permit # _____

The City of Raleigh consents to the connection and extension of the City's Public Water System as shown on this plan. The material and construction methods used for this project shall conform to the standards and specifications of the City's Public Utilities Handbook, City of Raleigh Public Utilities Department Permit # _____

The City of Raleigh consents to the connection to its public sewer system and extension of the private sewer collection system as shown on this plan. The material and construction methods used for this project shall conform to the standards and specifications of the City's Public Utilities Handbook.

City of Raleigh Public Utilities Department Permit # _____

CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION

Electronic Approval: This approval is deemed final and irrevocable. This approval is valid upon the signature of a City of Raleigh Review Officer below. The City will retain a copy of the approved plans. Any work authorized by this approval must proceed in accordance with the plans kept on file with the City. This electronic approval may not be edited once issued. Any modification to this approval once issued will invalidate the approval.

City of Raleigh Development Approval _____

Raleigh Water Review Officer _____



ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH, NCDOT AND NCDOT STANDARDS, SPECIFICATIONS, AND DETAILS

THE DRAWING PREPARED AT THE RALEIGH OFFICE

5400 Tenth Street, Raleigh, NC 27607

TEL 919.966.9521 FAX 919.933.4124 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

REVISION DESCRIPTION

NO.	DATE	DESCRIPTION

TIMMONS GROUP

LAUREL HILLS ROAD SEWER EXTENSION
CITY OF RALEIGH, WAKE COUNTY - NORTH CAROLINA

SITE AND UTILITY PLAN

JOB NO.
57947

SHEET NO.
C-04

CHECKED BY
M. ZACCARDO

DESIGNED BY
331

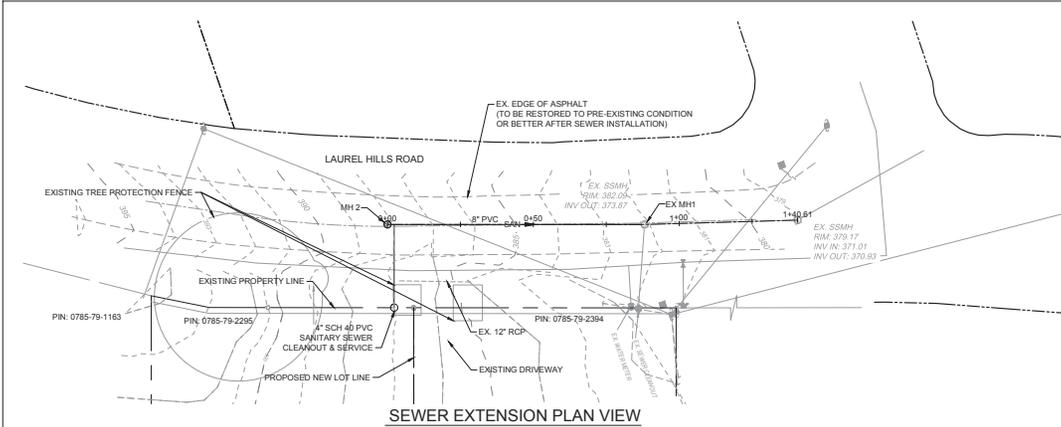
DRAWN BY
331

DATE
04/26/2024

SCALE
1" = 20'

FOR REVIEW ONLY: NOT FOR CONSTRUCTION

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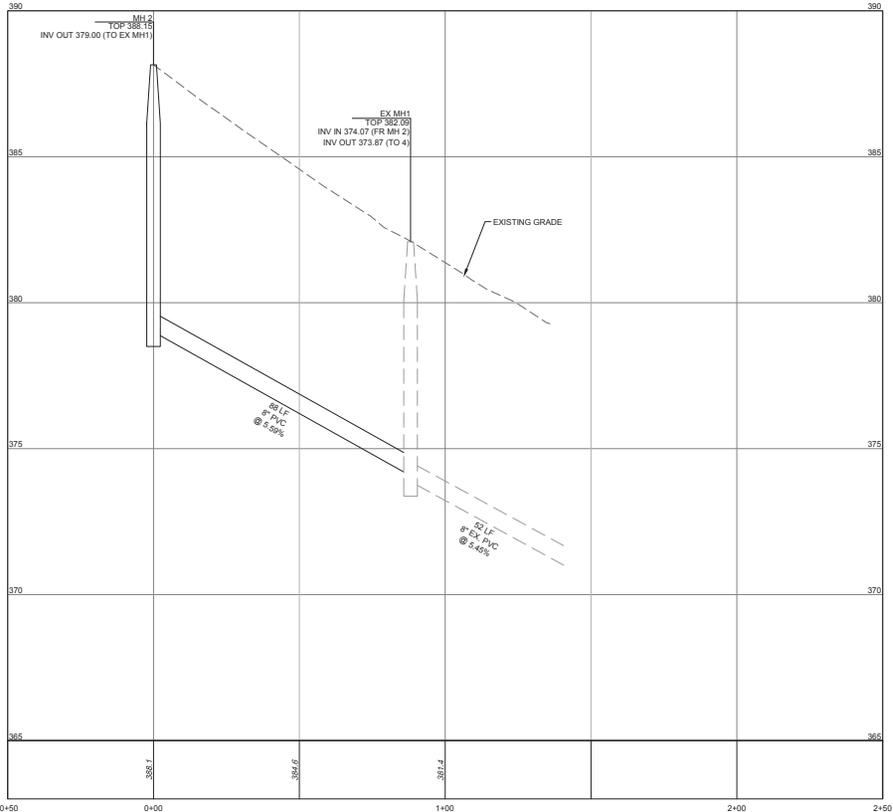
SCALE 1"=20'

UTILITY NOTES:

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
- MINIMUM UTILITY HORIZONTAL SEPARATION DISTANCES:
 WATER AND SANITARY SEWER MAINS - 10 FT.
 WATER AND STORM SEWER MAINS - 5 FT.
 SANITARY SEWER AND STORM SEWER MAINS - 5 FT.
 GRAVITY SANITARY SEWER AND FORCE MAINS - 5 FT.
- MINIMUM UTILITY VERTICAL SEPARATION DISTANCES:
 WATER AND SANITARY SEWER MAINS - 18 IN.
 WATER AND STORM SEWER MAINS - 18 IN.
 SANITARY SEWER AND STORM SEWER MAINS - 24 IN.
- CLASS 1 STRUCTURAL MATERIAL REQUIRED FROM EXISTING GROUND TO SPRING LINE OF PROPOSED PIPE IN FILL CONDITIONS.



UTILITY LEGEND



2
0
PROFILE SCALE

MH 2 - EX MH 1 PROFILE
 HORIZ SCALE: 1"=20'
 VERT SCALE: 1"=2'



ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH, NCDEQ AND NCDOT STANDARDS, SPECIFICATIONS, AND DETAILS

SIT: PERMITTING APPROVAL

Water and Sewer Permits (if applicable)

The City of Raleigh consents to the connection and extension of the City's Public Sewer System as shown on this plan. The material and construction methods used for this project shall conform to the standards and specifications of the City's Public Utilities Handbook. City of Raleigh Public Utilities Department Permit # _____

The City of Raleigh consents to the connection and extension of the City's Public Water System as shown on this plan. The material and construction methods used for this project shall conform to the standards and specifications of the City's Public Utilities Handbook. City of Raleigh Public Utilities Department Permit # _____

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CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION

Electronic Approval: This approval is deemed electronically. This approval is valid only upon the signature of a City of Raleigh Review Officer below. The City will retain a copy of the approved plans. Any work authorized by this approval must proceed in accordance with the plans kept on file with the City. This electronic approval may not be edited once issued. Any modification to this approval once issued will invalidate the approval.

City of Raleigh Development Approval _____
 Raleigh Water Review Officer _____

THE DRAWING PREPARED AT THE RALEIGH OFFICE
 5407 Trinity Road, Raleigh, NC 27607
 TEL 919.896.9761 FAX 919.833.6124 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

REVISION DESCRIPTION	DATE
	04/26/2024

DRAWN BY: 331
 DESIGNED BY: 331
 CHECKED BY: M. ZACCARDO
 SCALE: 1" = 20'

FOR REVIEW ONLY: NOT FOR CONSTRUCTION

TIMMONS GROUP

LAUREL HILLS ROAD SEWER EXTENSION
 CITY OF RALEIGH, WAKE COUNTY - NORTH CAROLINA
 SEWER EXTENSION PLAN & PROFILE

JOB NO:
57947

SHEET NO:
C-05

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