



Administrative Approval Action

Case File / Name: SUB-0051-2024
DSLCL - Spring Arces

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 generally located on the east side of N New Hope Rd south of the intersection of N New Hope Rd and Wedgewood Drive, with a common street address of 4100 Wedgewood Drive. The site is outside the city limits.

REQUEST: Conventional subdivision of approximately 2.1 acres zoned R-6 to create 7 detached house lots.

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 February 22, 2026 by Harris Engineering.

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:

SITE PERMITTING REVIEW - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Site Permitting Review may be submitted upon receipt of this signed approval document.

The following items are required prior to approval of Site Permitting Review plans:

Public Utilities

1. This approval is conditioned on both (i) the filing of a Petition for Annexation into the City limits which shall be submitted in accordance with City Council policy for water and sewer service extensions and connections to properties currently outside of the City limits and (ii) pursuant to Sec. 8-2063 of the City of Raleigh Code of Ordinances, the approval of the City Council to extend and connect water and sewer service to the property(ies). The City Council's approval of the Petition for Annexation satisfies both of these conditions.

Stormwater

2. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
3. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).

Urban Forestry

4. Submit a final tree conservation plan that includes metes and bounds descriptions of all tree conservation areas and tree protection fencing as required (UDO 9.1.5).
5. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit or demolition permit, whichever comes first.



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LEGAL DOCUMENTS - Email to legaldocumentreview@raleighnc.gov. Legal documents must be approved, executed, and recorded prior to or in conjunction with the recorded plat on which the associated easements are shown. Copies of recorded documents must be returned to the City within one business day of recording to avoid withholding of further permit issuance.

<input checked="" type="checkbox"/>	Right of Way Deed of Easement Required
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<input checked="" type="checkbox"/>	Utility Placement Deed of Easement Required
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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 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)
2. 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.
3. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and shown on the map approved for recordation.

Public Utilities

4. Site Permit Review plans (SPR) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions.

Stormwater

5. If demolition causes a land disturbance of more than 12,000 sf, a mass grading permit will be required. (UDO 9.4.6)
6. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.

Urban Forestry



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7. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes 0.264 acres of tree conservation area.
8. A public infrastructure surety for 6 street trees 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.

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:

Stormwater

1. Impervious restrictions for each lot must be recorded on a plat prior to building permit issuance.
2. 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

3. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1).
4. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 6 street trees along New Hope Road.

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

General

1. All Water, Sanitary Sewer and Reuse facilities shall be installed, inspected, tested and accepted by the City of Raleigh Public Utilities Department for operations and maintenance.
2. Final inspection of all tree conservation areas and right-of-way street trees by Urban Forestry Staff

Stormwater

3. 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: March 20, 2029



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Record at least 1/2 of the land area approved.

5-Year Sunset Date: March 20, 2031

Record entire subdivision.

I hereby certify this administrative decision

Keegan.McDonald@raleighnc.gov

Signed: _____

Development Services Dir/Designee

Staff Coordinator: Sara Rogan

Date: 03/20/2026

GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL LOCAL, COUNTY, OR STATE REQUIRED BUILDING PERMITS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING ANY WORK ON THE SITE.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH THE APPROPRIATE UTILITY COMPANY'S (ELECTRIC, GAS, TELEPHONE, ETC.)
4. THE CONTRACTOR SHALL BE AWARE OF ANY OVERHEAD POWER LINES AND SHALL TAKE ALL NECESSARY PRECAUTION TO INSURE THAT PERSONNEL AND TRAFFIC ARE SAFE AT ALL TIMES.
5. THE UTILITY CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES, CHARTERED OR UNCHARTERED, LOCAL AND ALL WORK PERFORMED TO REPAIR UTILITIES DAMAGED BY THE UTILITY CONTRACTOR MUST MEET THE APPROVAL OF THE ASSOCIATED UTILITY COMPANY AND THE UTILITY CONTRACTOR WILL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH ANY SUCH REPAIRS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLACEMENT OF A SUITABLE BACKFILL MATERIAL AND SHALL PLACE MATERIAL IN 12" LAYERS AND COMPACT SAID FILL TO A 95% STANDARD PROCTOR.
7. THE CONTRACTOR SHALL BE COGNIZANT OF THE EROSION CONTROL DEVICES FOR THIS PROJECT AND SHALL MAKE EVERY EFFORT TO ASSURE THAT ALL SUCH DEVICES ARE KEPT CLEAN AND APPROPRIATE WORKING ORDER. AFTER EACH STORM OR RAINFALL EVENT, ALL COLLECTED SEDIMENT SHALL BE REMOVED AND THE DEVICES RETURNED TO THEIR ORIGINAL CONDITION. THE CONTRACTOR SHALL REIMBURSE ANY FINES, DUES TO EROSION CONTROL, FAILURES, TO THE OWNER/DEVELOPER.
8. THE CONTRACTOR SHALL MAINTAIN TRAFFIC CONTROL DURING ALL PHASES OF THIS CONSTRUCTION IN ACCORDANCE WITH NCDOT AND CITY OF RALEIGH STANDARDS.
9. THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH A MINIMUM AMOUNT OF INCONVENIENCE TO TRAFFIC.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL ADHERE TO THE PROVISIONS OF THE MUNICIPALITY (MOST CURRENT CODE).
11. THE CONTRACTOR SHALL OBTAIN A LANE CLOSURE PERMIT FOR ANY WORK WHICH REQUIRES THE CLOSURE OF A TRAFFIC LANE FROM THE PUBLIC WORKS DEPARTMENT-TRANSPORTATION OPERATION DIVISION AT LEAST 48 HOURS IN ADVANCE AND FOR STREET CLOSURES, AT LEAST 2 WEEKS IN ADVANCE. PROVIDE EXACT LOCATION, CROSS STREET, DATES FOR LANE CLOSURE, CONTACT PERSON AND FAX NUMBER.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE INSPECTIONS DEPARTMENT
13. A STREET CUT PERMIT (IF APPLICABLE) PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.
14. THE CONTRACTOR SHALL REPAIR ALL DRIVEWAYS, DRIVEWAY PIPES, CURBS AND GUTTERS, SIDEWALKS AND STREET TO EXISTING CONDITION OR BETTER.
15. ANY CHANGES OR DEVIATIONS FROM THESE PLANS NO MATTER HOW MINOR SHALL BE DONE ONLY WITH THE EXPRESS "PRE-APPROVAL" OF THE PROJECT ENGINEER.
16. IT IS REQUIRED BY THE STATE, THAT THE ENGINEER CERTIFY THE AS-BUILT CONDITIONS OF THE UTILITIES AFTER THEY HAVE BEEN CONSTRUCTED. IT IS THEREFORE NECESSARY THAT THE ENGINEER WITNESS AND MONITOR THE CONSTRUCTION PROCESS. IT IS THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE ENGINEER WITH AT LEAST 48 HOURS OF ADVANCE NOTICE OF WHEN THE CONSTRUCTION WILL TAKE PLACE SO THAT PROPER INSPECTIONS CAN BE MADE.
17. ALL EROSION CONTROL WORK SHALL CONFORM TO THE COR STANDARDS AND SPECIFICATIONS.
18. TO PREVENT SHORT CIRCULATING OF SEDIMENT TRAPS, ALL TRAPS CALL FOR SELF FLOW DIVERSIONS PER TRAPS DETAIL.
19. NO EROSION CONTROL MEASURES MAY BE REMOVED WITHOUT THE PRIOR APPROVAL OF BOTH THE PROJECT ENGINEER AND COR INSPECTOR.
20. THE ANGLE FOR GRADED SLOPES AND FILLS SHALL BE NO GREATER THAN THE ANGLE THAT CAN BE RETAINED BY VEGETATIVE COVER OR OTHER TYPES OF EROSION CONTROL DEVICES OR STRUCTURES. IN ANY EVENT, SLOPES LEFT EXPOSED WILL WITHIN 14 CALENDAR DAYS OF COMPLETION OF ANY PHASE OF GRADING, BE PLANTED OR OTHERWISE PROVIDED WITH TEMPORARY EROSION CONTROL STRUCTURES SUFFICIENT TO RESTRAIN EROSION. PERMANENT GROUND COVER WILL BE PROVIDED FOR ALL DISTURBED AREAS WITHIN 14 CALENDAR DAYS, PER GENERAL STATUTE 133A-57 PARAGRAPH 2 & 3.
21. NO DISTURBED AREA SHALL BE ALLOWED TO REMAIN UNPROTECTED AND MUST BE MULCHED AND SEEDED WITHIN 14 DAYS OF WHEN WORK WAS CONCLUDED.
22. SEEDING OF THE SHOULDERS SHALL BE IN ACCORDANCE WITH THE EROSION CONTROL DETAIL SHEET WITH THESE PLANS. THE WATER LINES SHALL BE BURIED A MINIMUM OF 3 FEET FROM THE TOP OF THE FINISHED GROUND ELEVATION TO THE TOP OF THE PIPE THROUGH THE ENTIRE LENGTH OF THE PIPE.
23. THE METERS SETTERS SHALL BE PLACED AT LEAST 50 (50) FEET FROM THE PROPERTY LINE BETWEEN THE LOTS AND NO MORE THAN TEN (10) FEET FROM THE PROPERTY LINE BETWEEN THE LOTS. THE METER SETTERS SHALL BE LOCATED ONE (1) FOOT WITHIN THE RIGHT-OF-WAY NEAR THE LOT CORNER OF EACH LOT (UNLESS RESTRICTED BY SIDEWALK IN WHICH CASE WILL BE PLACED A REASONABLE DISTANCE FROM THE SIDEWALK BUT NO FURTHER THAN 6 FEET).
24. EACH WATER LINE PUT SHALL BE INDIVIDUAL AND MADE A MINIMUM OF 12" APART.
25. THE MINIMUM CORNER CLEARANCE FROM THE CURB LINE OR EDGE OF PAVEMENT OF INTERSECTING STREETS SHALL BE AT LEAST TWENTY (20) FEET TANGENCY OF THE RADIUS CURVATURE, OR TWENTY (20) FEET FROM THE INTERSECTION OF RIGHT-OF-WAY LINES, WHICHEVER IS GREATER. THE RADIUS OF THE DRIVEWAY SHALL NOT ENCROACH ON THE DRIVEWAY CORNER GRADINGS.
26. WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO: SIGNAGE, LIGHT FIXTURES, SIGN SUPPORTS, SHARED VEHICLE OR OTHER OBJECT.
27. WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO: SIGNAGE, LIGHT FIXTURES, SIGN SUPPORTS, SHARED VEHICLE OR OTHER OBJECT.
28. EXISTING UNUSABLE UTILITY SERVICES SHALL BE ABANDONED AT MAIN AND REMOVED FROM THE ROW OR EASEMENT.

RIGHT-OF-WAY OBSTRUCTION NOTES

1. STREET, LANE, AND SIDEWALK CLOSURES OR DETOURS PRIOR TO ANY WORK THAT IMPACTS THE RIGHT-OF-WAY OR CLOSING OF ANY STREET, LANE, OR SIDEWALK. THE CONTRACTOR MUST APPLY FOR A PERMIT WITH RIGHT-OF-WAY SERVICES.
2. A PERMIT REQUEST WITH A TRAFFIC CONTROL AND/OR PEDESTRIAN PLAN SHALL BE SUBMITTED TO RIGHTWAYSERVICES@RALAIEGH.GOV AT WWW.RALEIGH.GOV KEYWORD "RIGHT-OF-WAY SERVICES."
3. PRIOR TO THE START OF WORK, THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE ENGINEERING INSPECTIONS COORDINATOR TO REVIEW THE SPECIFIC COMPONENTS OF THE APPROVED PLAN, AND ENSURE ALL PERMITS ARE ISSUED.
4. THE CITY OF RALEIGH REQUESTS RIGHT-OF-WAY OBSTRUCTION PERMITS FOR WORK ON ANY PUBLIC STREET OR SIDEWALK AND NCDOT ROAD WITHIN RALEIGH'S JURISDICTION.
5. ALL TRAFFIC CONTROL SIGNAGE AND PRACTICES SHALL ADHERE TO THE MANUAL ON UNIFORM TRAFFIC CONTROL, AND THE LATEST RIGHT-OF-WAY OBSTRUCTION PRECIFICATION FOR ROADWAY STRUCTURES, NCDOT "ROADWAY STANDARD DRAWING MANUAL", AND THE NCDOT SUPPLEMENT TO THE MUTCD.
6. ALL PUBLIC SIDEWALKS MUST BE ACCESSIBLE TO PEDESTRIANS WHO ARE VISUALLY IMPAIRED AND/OR PEOPLE WITH MOBILITY CONCERNS. EXISTING AND ALTERNATIVE PEDESTRIAN ROUTES DURING CONSTRUCTION SHALL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), THE ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
7. ALL PERMITS MUST BE AVAILABLE AND VISIBLE ON SITE DURING THE OPERATION.

SITE SPECIFIC NOTES

1. THE DEVELOPER IS ANIL DHULLIA, PARADISE CONSTRUCTION COLLIC.
2. THE ENGINEER IS JOHN W. HARRIS, P.E. CONSULTING ENGINEER, 5112 BUR OAK CIRCLE, RALEIGH, NC 27612; (919) 789-0744.
3. THE SURVEYOR IS TURNING POINT SURVEYING, JEFFREY DAVIS OVERALL TOPOGRAPHIC INFORMATION WAS PROVIDED BY THE SURVEYOR.
4. BOUNDARY INFORMATION WAS PROVIDED BY THE SURVEYOR.
5. ALL LOTS WILL HAVE A MINIMUM LOT SIZE OF 1,260 SQ. FT.
6. ALL LOTS WILL BE SINGLE FAMILY RESIDENTIAL.
7. ALL LOTS WILL BE SERVED WITH PUBLIC CITY WATER/SEWER.
8. OUR DESIGN STARTS AND THE CLIENT ARE AWARE AND WILL BE IN COMPLIANCE OF THE REQUIREMENTS IN THE SOLID WASTE DESIGN MANUAL. FOR THIS SUBDIVISION WE WILL USE SOLID WASTE SERVICES (OWS) TO HANDLE TRASH RESIDUES.
9. SOLID WASTE CARTS WILL BE BROUGHT TO THE CURB OF THE NEAREST PUBLIC RIGHT-OF-WAY OR ALTERNATE TO THE CURB OF AN ACCESSIBLE PRIVATE DRIVE THAT MEETS THE CIRCULATION STANDARDS.
10. THE WATER AND SEWER LINE SHALL BE PUBLIC AND SHALL BE CONSTRUCTED IN STRICT ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE CITY OF RALEIGH PUBLIC UTILITIES.
11. WC ACCESS MARKS WILL BE PROVIDED IN ACCORDANCE WITH THE COR STANDARD, WHERE SIDEWALK IS NOT REQUIRED ALONGS THE PUBLIC ROW, CURBS TO BE DEEPENED AT ALL RAMP LOCATIONS.
12. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL COR STANDARDS AND SPECIFICATIONS.
13. NEW HOPE ROAD IS CLASSIFIED AS AN AVENUE 4 LANE DIVIDED STREET & WEDGEWOOD DRIVES IS CLASSIFIED AS A NEIGHBORHOOD STREET. ANY DAMAGE TO NEW HOPE ROAD OR WEDGEWOOD DRIVE WILL REQUIRE REPAIR TO THE DOT STANDARDS.
14. THIS PROJECT WAS PREVIOUSLY APPROVED UNDER SPR-0260-2019 (ORIGINAL SUBDIVISION CASE # SUBS-76-2017) BUT PERMITS EXPIRED BEFORE CONSTRUCTION COULD BE STARTED.

ATTENTION CONTRACTORS

The Construction Contractor responsible for the extension of water, sewer, and/or gas, as approved in these plans, is responsible for contacting the Public Works Department at (919)996-2409 and the Public Utilities Department at (919) 996-4540, at least twenty four hours prior to beginning any of their construction.

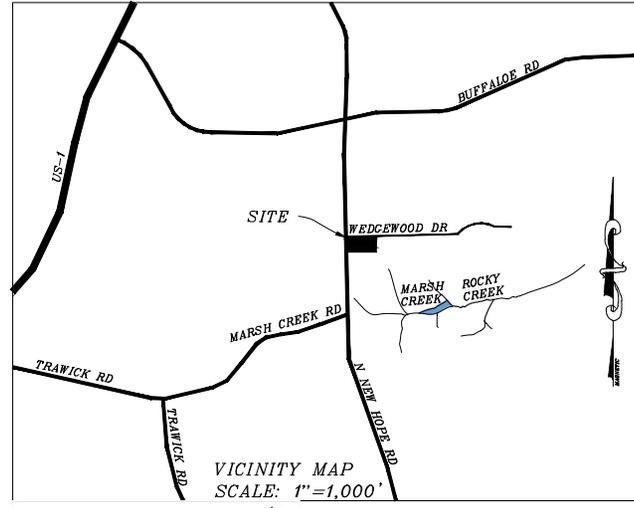
Failure to notify both City Departments in advance of beginning construction, will result in the issuance of monetary fines, and require installation of water or sewer facilities not inspected as a result of this notification failure.

Failure to call for inspection, install a Downstream Plug, have Permitted Plans on the jobsite, or any other violation of City of Raleigh standards will result in a fine and possible exclusion from future work in the City of Raleigh.

Spring Acres Subdivision

Preliminary Subdivision Plans

SUB-0051-2024



Preliminary Subdivision Application

Application for Subdivision of Land under the Subdivision Law, Chapter 216C, Article 1, of the General Statutes of North Carolina.

GENERAL INFORMATION

Applicant: Springfield Ventures LLC
 Address: 4100 Wedgewood Dr Raleigh, NC 27604

GENERAL INFORMATION

Project Name: Springfield Ventures LLC
 Address: 4100 Wedgewood Dr Raleigh, NC 27604

GENERAL INFORMATION

Project Name: Springfield Ventures LLC
 Address: 4100 Wedgewood Dr Raleigh, NC 27604

SITE DATA TABLE	
OWNER:	SPRINGFIELD VENTURES, LLC
OWNER ADDRESS:	4100 WEDGEWOOD DR RALEIGH NC 27604
TYPE OF PROJECT:	HOUSING DEVELOPMENT
COUNTY:	WAKE
SITE AREA:	2.19 (EX SURVEYED) 2.16 (GIS) 2.16 (POST)
NO. OF EXISTING BLDGS:	0
NO. OF PROPOSED BLDGS:	7
ZONING:	R-6
MINIMUM LOT WIDTH:	50'
MINIMUM LOT DEPTH:	80'
MINIMUM LOT SIZE:	6,000 SF
AVERAGE LOT SIZE:	15,648 SF (0.36 AC)
NUMBER OF LOTS:	7
R/W WIDTH:	WEDGEWOOD RD 60' EXISTING 62' PROPOSED NEW HOPE CHURCH RD 58.50' EXISTING 68' PROPOSED
R/W DEDICATION:	WEDGEWOOD RD 752.50 FT. (0.02 AC) NEW HOPE CHURCH RD 338.50 FT. (0.01 AC)
LAND USE AND CLASS:	SINGLFAM
PIN:	172579548
DEED BOOK & PAGE #:	8K016512 PG02303
TOWNSHIP:	ST MATTHEWS
WATERSHED:	NELISE

PUBLIC IMPROVEMENT QUANTITY	
Phase Number (s)	1
Number of Lot (s)	7
Lot Number (s) by SPr	1-7
Number of Units	7
Liveable Buildings	Future 7
Open Space	NO
Number of Open Space Lots	0
Public Water (LF)	433
Public Sewer (LF)	557
Public Street (LF) - FULL	0
Public Street (LF) - PARTIAL	0
Public Sidewalk (LF)	717
Street Signs (LF)	None
Water Service Stubs	7
Sewer Service Stubs	7

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N.C. UNDERGROUND UTILITIES

15 DAYS BEFORE DIGGING CALL TOLL FREE 811 OR (800)263-4949

A ONE CALL SYSTEM FOR COMMUNITY AND ONE SAFETY

HARRIS ENGINEERING

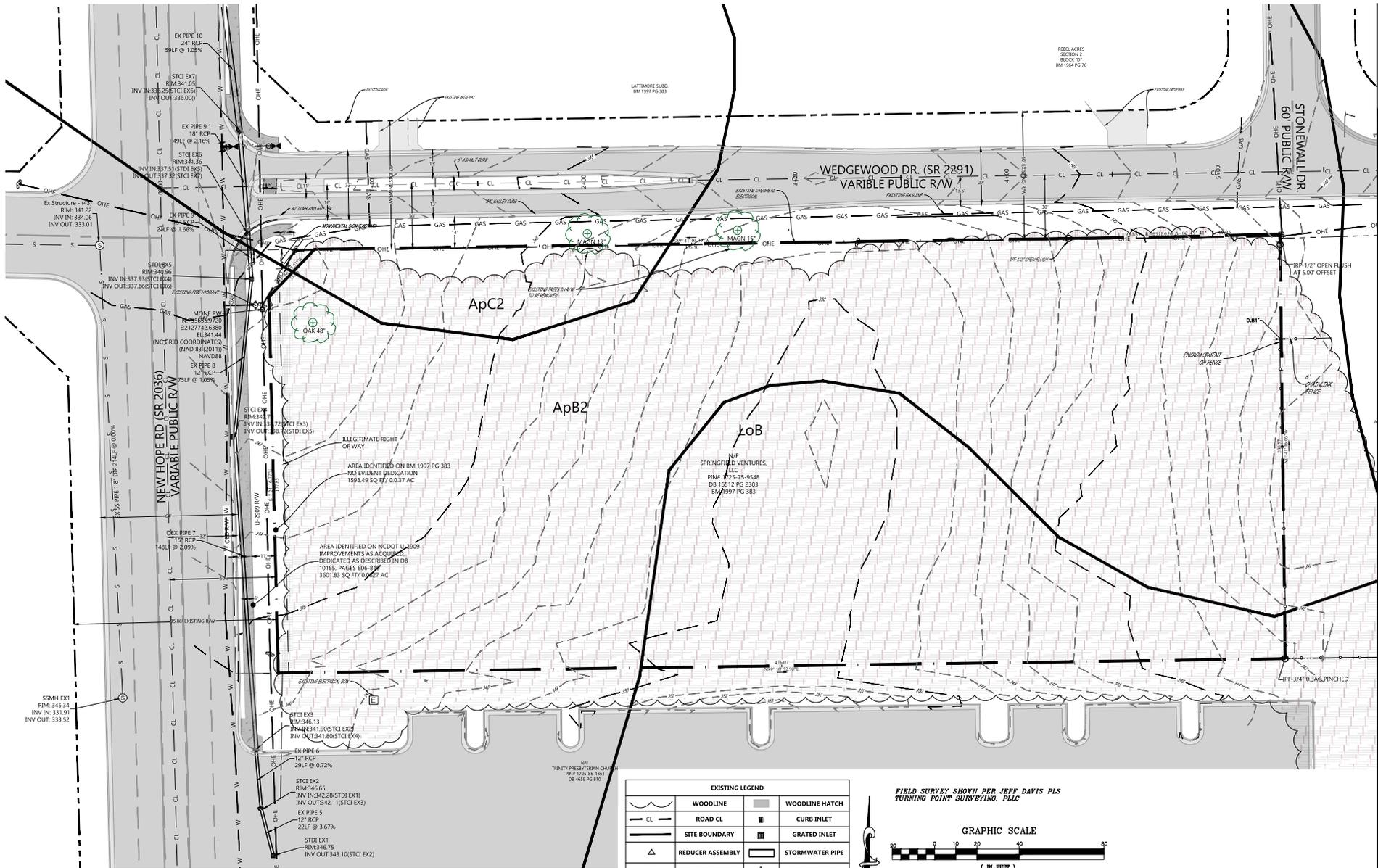
312 Lenoir Way
Morrisville, N.C. 27560
(919) 996-4545

Date Started: September 2024
 Drawn By: BAH
 Printed Date: 22 February 2026
 File: C:\Users\jrharris\Documents\Projects\14\14-0051-24-Subdivision\14-0051-24-Subdivision.dwg

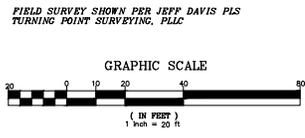
Revision:
 01-01-24 - Response to COR Comments
 02-01-26 - Response to COR Comments
 02-01-26 - Response to COR Comments

SUB-0051-2024
 Preliminary Subdivision Plan

Cover Sheet For Spring Acres Subdivision



EXISTING LEGEND			
	WOODLINE		WOODLINE HATCH
	ROAD CL		CURB INLET
	SITE BOUNDARY		GRATED INLET
	REDUCER ASSEMBLY		STORMWATER PIPE
	EXISTING WATERLINE		FIRE HYDRANT
	SOILS		SEWER LINE
	OVERHEAD UTILITY LINE		FENCELINE
	SEWER MANHOLE U/PROPOSED		WATER VALVE
	U/G GAS LINE		WATER BLOWOFF
	UTILITY POLE		TELEPHONE PULLBOX



SOIL CLASSIFICATION LEGEND	
	SOILS BOUNDARY
	APPC2 SPRING SANDY LOAM, 6-10% SLOPES, MODERATELY ERODED
	APPB2 SPRING SANDY LOAM, 2-6% SLOPES, MODERATE ERODED
	LOB LOUISBURG LOAMY SAND, 2-6% SLOPES

HARRIS ENGINEER
 312 Laneroff Way
 Morrisville, N.C. 27560
 (919) 996-9455

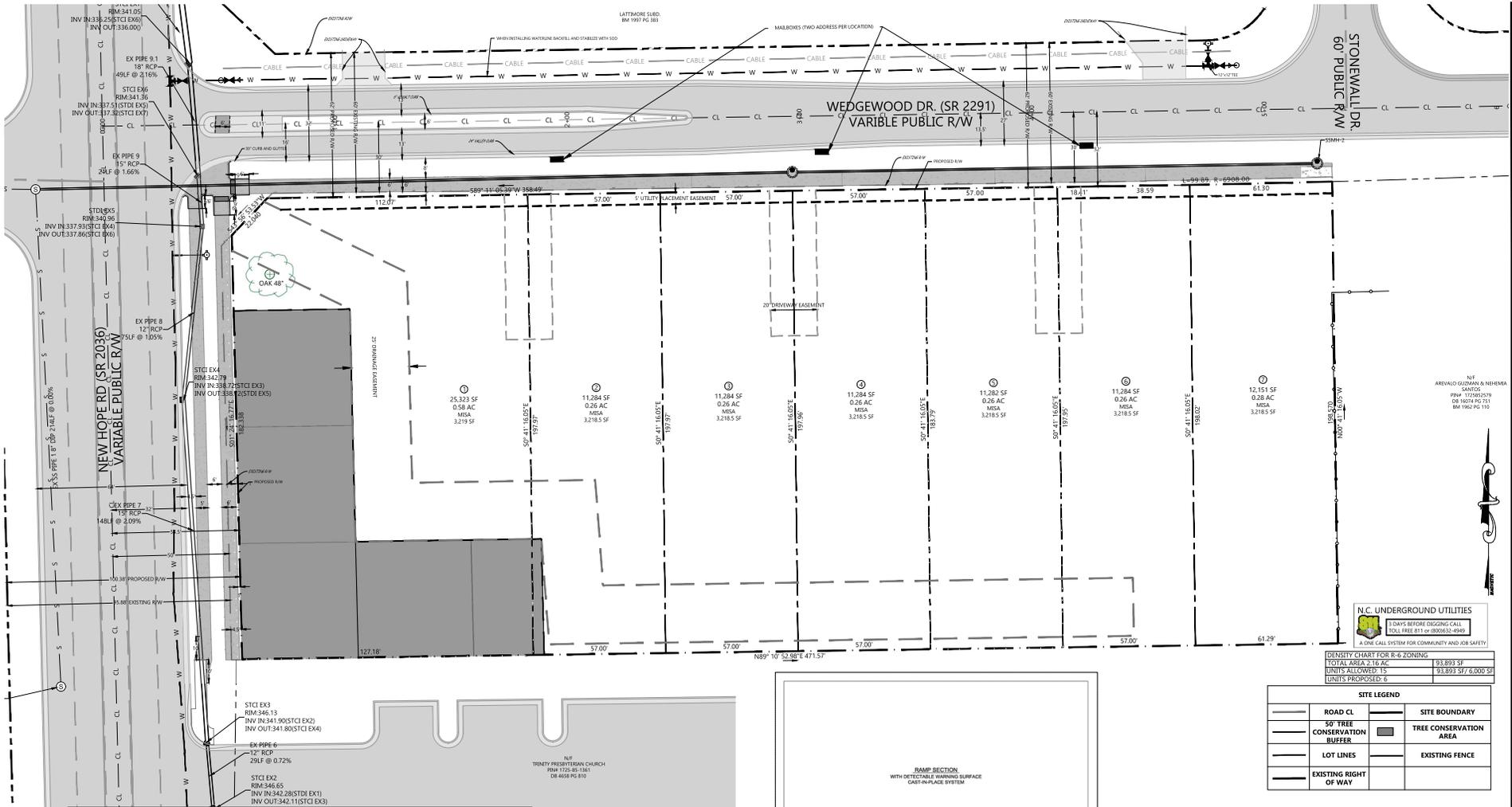
Date Started:
 1 September 2024
 Drawn By: BAH
 Printed Date:
 22 February 2026
 File: C:\Users\jdharris\Documents\Projects\Plan\WedgeWood\WedgeWood_N File.dwg

Revision:
 2024-09-26 - Response to CDR Comments
 2025-02-26 - Response to CDR Comments
 2025-02-27 - Response to CDR Comments

SUB-0051-2024
 Preliminary Subdivision
 Plan

Existing Conditions For
 Spring Acres Subdivision

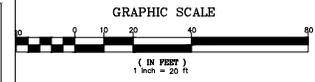




N.C. UNDERGROUND UTILITIES
 A ONE CALL SYSTEM FOR COMMUNITY AND JOB SAFETY
 11 DAYS BEFORE DIGGING CALL TOLL FREE 811 OR (800)633-4346

DENSITY CHART FOR R-6 ZONING	
TOTAL AREA: 2.16 AC	13,893 SF
UNITS ALLOWED: 15	93,893 SF / 6,000 SF
UNITS PROPOSED: 6	

SITE LEGEND			
	ROAD CL		SITE BOUNDARY
	50' TREE CONSERVATION BUFFER		TREE CONSERVATION AREA
	LOT LINES		EXISTING FENCE
	EXISTING RIGHT OF WAY		

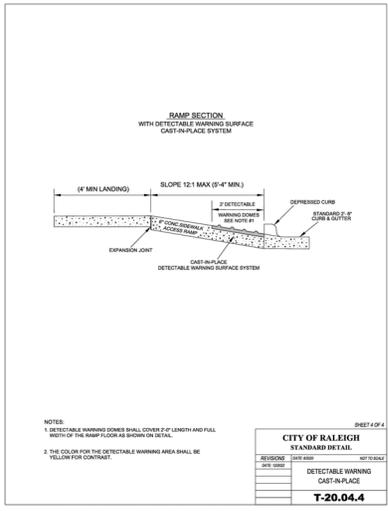


- NOTE:**
- MISA (MINIMUM IMPERVIOUS SURFACE AREA ALLOWED)
 - ANY DAMAGE TO NEW HOPE ROAD OR WEDGEWOOD DRIVE WILL REQUIRE REPAIR TO NC-DOT STANDARDS.

ATTENTION CONTRACTORS
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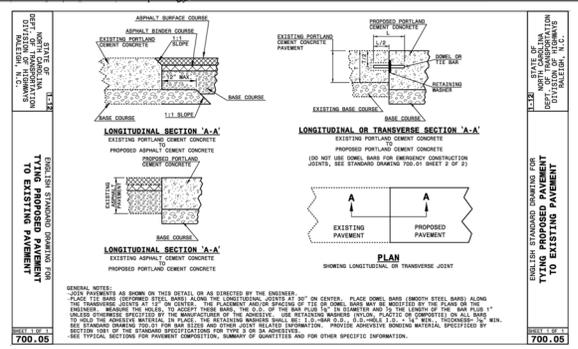
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Failure to call for inspection, install a Downstream Plug, have Permitted Plans on the jobsite, or any other violation of City of Raleigh standards will result in a fine and possible exclusion from future work in the City of Raleigh.



- NOTES:**
- DETECTABLE WARNING SURFACE SHALL COVER 6' BY 6' LENGTH AND FULL WIDTH OF THE RAMP FLOOR AS SHOWN ON DETAIL.
 - THE COLOR FOR THE DETECTABLE WARNING AREA SHALL BE YELLOW FOR CONTRAST.

CITY OF RALEIGH STANDARD DETAIL	
REVISION	DATE
1	DETECTABLE WARNING CAST-IN-PLACE
T-20.04.4	



GENERAL NOTES:

- WORK PRESENTED AS SHOWN ON THIS DETAIL OR AS DIRECTED BY THE ENGINEER.
- CONCRETE SHALL BE 4000 PSI COMPRESSIVE STRENGTH WITH 4% AIR ENTRAINMENT. PLACE CONCRETE BARS (EMBED STEEL BARS) ALONG THE TRANSVERSE JOINTS AT 24" ON CENTER. THE PLACEMENT AND/OR SPACING OF THE CONCRETE BARS MAY BE MODIFIED BY THE PLANS OR THIS SPECIFICATION. BEFORE THE POUR TO ACCEPT THESE NOTES, THE COLOR OF THE CONCRETE SHALL BE DETERMINED AND THE COLOR OF THE WORK SHALL BE HELD FOR APPROVED MATERIAL. IN PLACE THE RETAINING WALLS SHALL BE 12" MIN THICK, 4" D MAX, 12" x 12" MIN. THE WALLS SHALL BE 12" MIN THICK, 4" D MAX, 12" x 12" MIN. THE WALLS SHALL BE 12" MIN THICK, 4" D MAX, 12" x 12" MIN.
- SEE STANDARD SPECIFICATIONS FOR THE PROPOSED MATERIALS AND FOR THE DETAIL RELATED TO THE PROPOSED MATERIALS. SPECIFIED BY THE DESIGNER.
- SEE TYPICAL SECTIONS FOR PAVEMENT COMPOSITION, SUMMARY OF QUANTITIES AND FOR OTHER SPECIFIC INFORMATION.

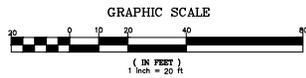
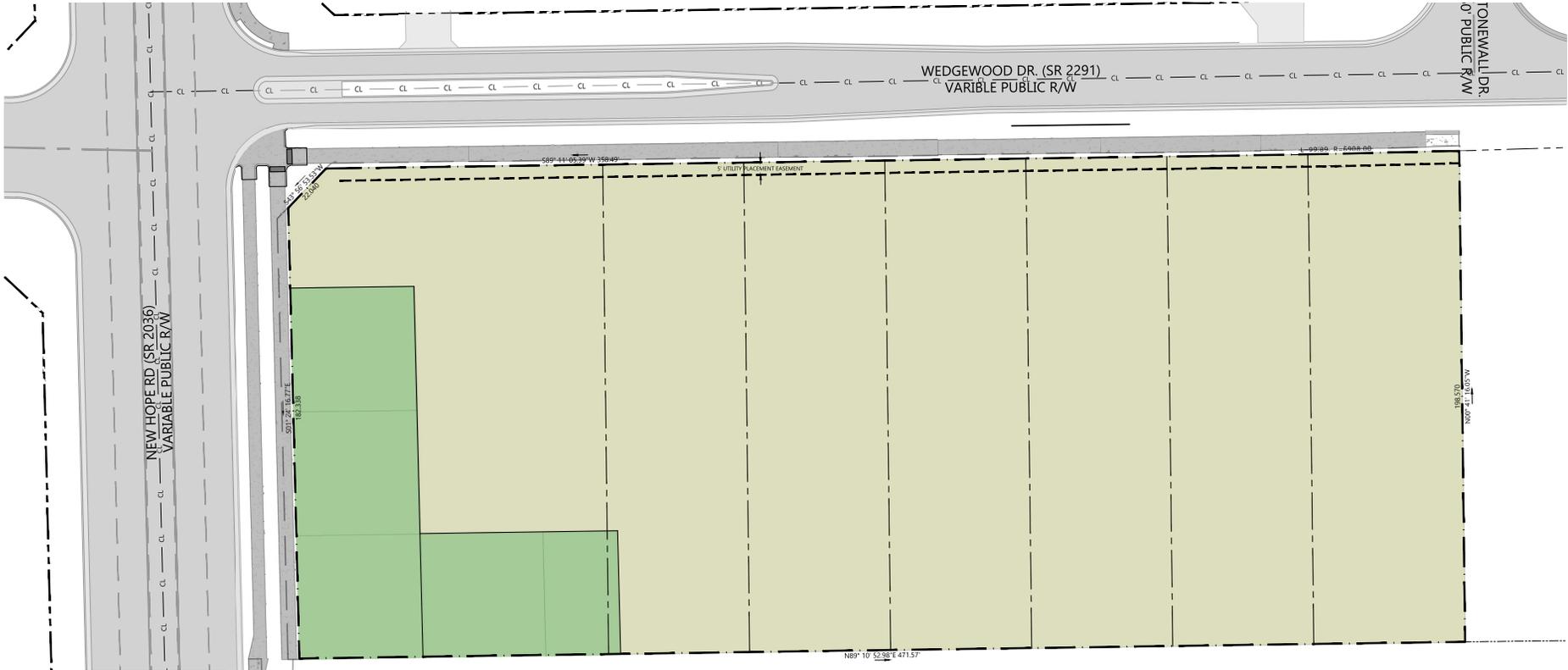
HARRIS ENGINEERING
 312 Lenoir Way
 Morrisville, NC 27560
 (919) 996-9455

Date Started: 1 September 2024
 Drawn By: BAH
 Printed Date: 22 February 2026
 File: C:\Users\jwharris\Documents\Projects\Plan\WedgeWood\WedgeWood_N_H.dwg

Revision:
 001-01-06 - Response to CDR Comments
 002-01-06 - Response to CDR Comments
 003-01-21 - Response to CDR Comments

SUB-0051-2024
 Preliminary Subdivision Plan

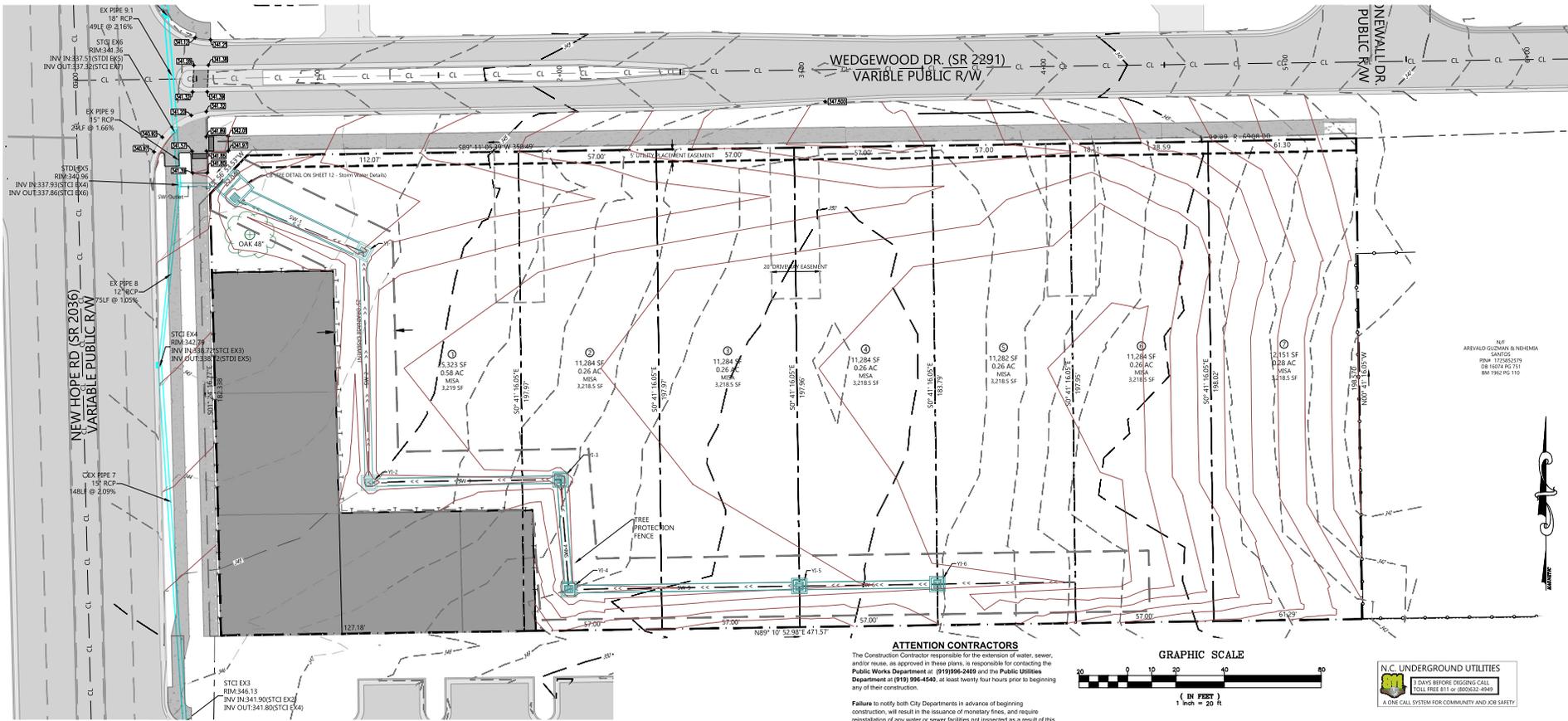
Site Plan
 For
Spring Acres Subdivision



POST NITROGEN LEGEND	
LOTS	
TREE CONSERVATION AREA	
LOT AREA	82,013 SQ.FT
TREE CONSERVATION AREA	11,500 SQ.FT

NOTE:
PROPOSED TOPO IS DESIGNED TO SHOW THE TIE INTO
EXISTING SURVEYED TOPO

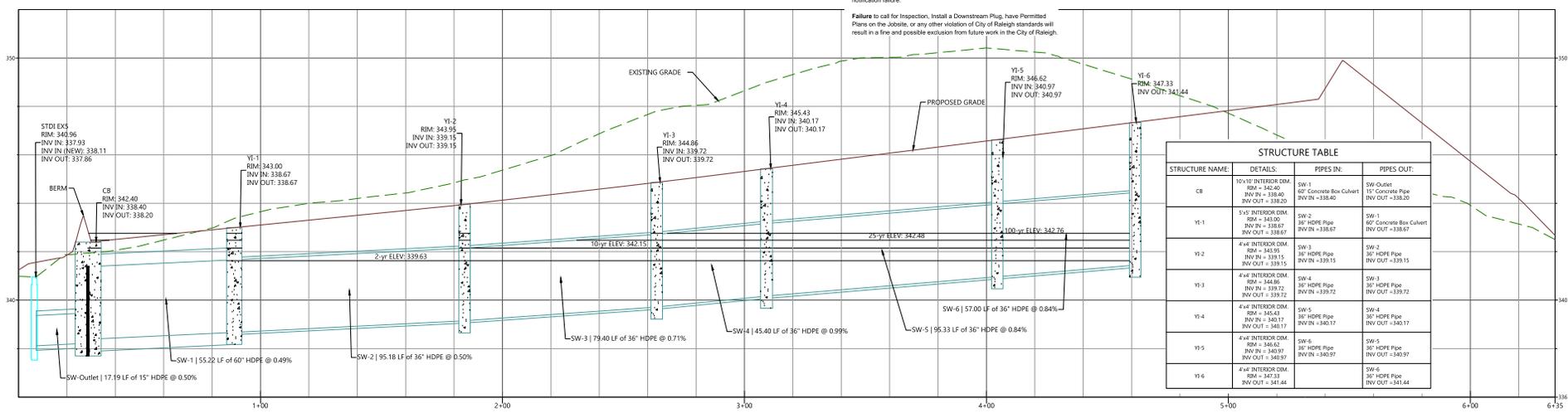
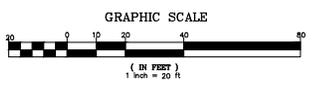




ATTENTION CONTRACTORS
 The Construction Contractor responsible for the extension of water, sewer, and/or gas, as approved in these plans, is responsible for contacting the Public Works Department at (919)996-2409 and the Public Utilities Department at (919) 996-4540, at least twenty four hours prior to beginning any of their construction.

Failure to notify both City Departments in advance of beginning construction, will result in the issuance of monetary fines, and require reinstallation of any water or sewer facilities not inspected as a result of this notification failure.

Failure to call for inspection, install a Downstream Plug, have Permitted Plans on the Jobsite, or any other violation of City of Raleigh standards will result in a fine and possible exclusion from future work in the City of Raleigh.



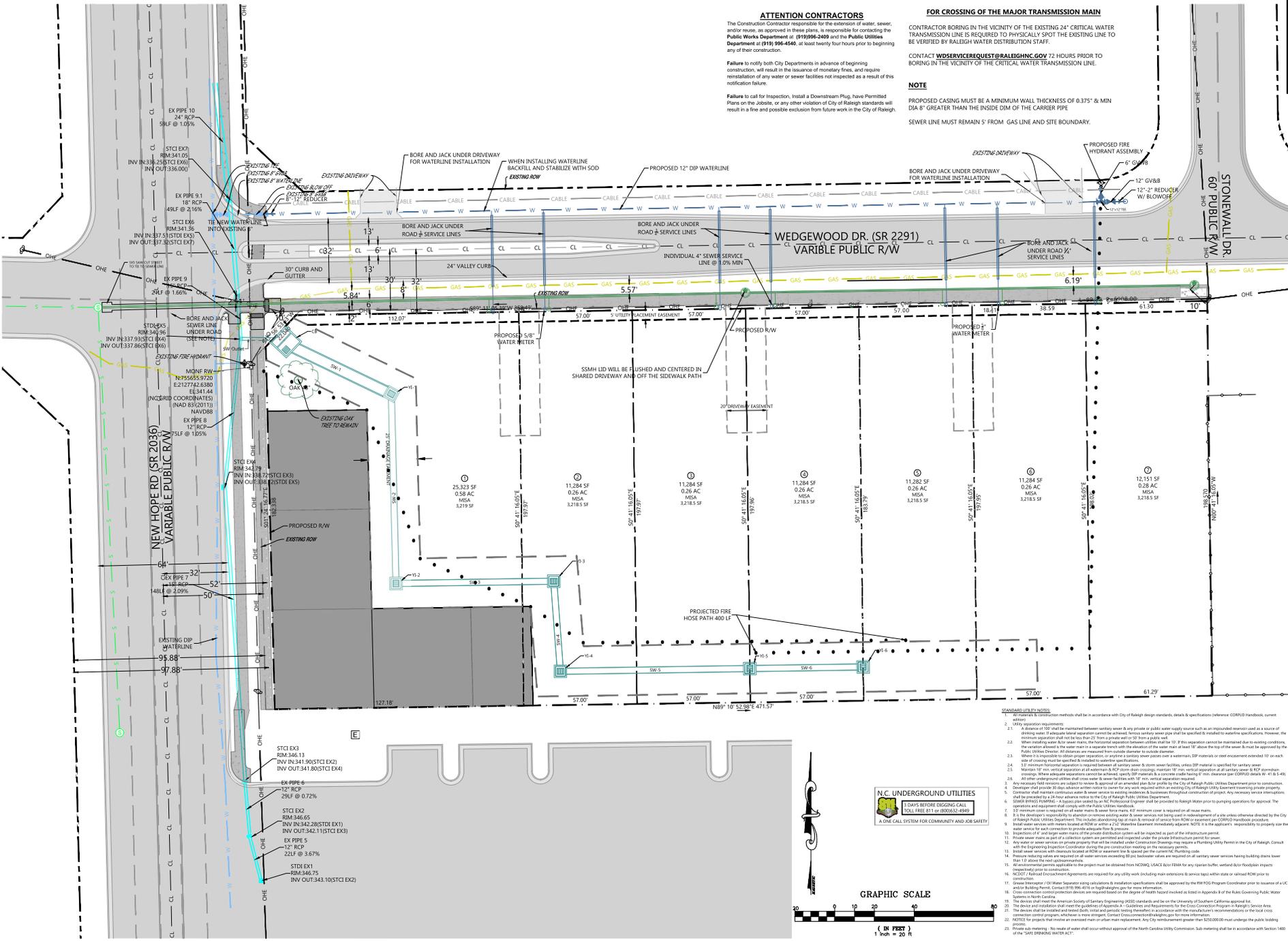
HARRIS ENGINEERING
 312 Lenoir Way
 Morrisville, N.C. 27560
 (919) 996-9455

Date Started:
 1 September 2024
 Drawn By: BAH
 Printed Date:
 22 February 2026
 File: C:\Users\jsharts\Documents\Projects\Plan\WedgeWood\WedgeWood_N.Fls.dwg

Revision:
 2025-07-06 - Response to CDR Comm.
 2025-07-06 - Response to CDR Comm.
 2025-07-27 - Response to CDR Comm.

SUB-0051-2024
 Preliminary Subdivision
 Plan

Storm Water & Grading Plan
 For
 Spring Acres Subdivision



ATTENTION CONTRACTORS
 The Construction Contractor responsible for the extension of water, sewer, and/or gas, as approved in these plans, is responsible for contacting the Public Works Department at: (919)996-2409 and the Public Utilities Department at: (919) 996-4540, at least twenty four hours prior to beginning any of their construction.
 Failure to notify both City Departments in advance of beginning construction, will result in the issuance of monetary fines, and require reinstallation of any water or sewer facilities not inspected as a result of this notification failure.
 Failure to call for inspection, install a Downstream Plug, have Permitted Plans on the jobsite, or any other violation of City of Raleigh standards will result in a fine and possible exclusion from future work in the City of Raleigh.

FOR CROSSING OF THE MAJOR TRANSMISSION MAIN
 CONTRACTOR BORING IN THE VICINITY OF THE EXISTING 24" CRITICAL WATER TRANSMISSION LINE IS REQUIRED TO PHYSICALLY SPOT THE EXISTING LINE TO BE VERIFIED BY RALEIGH WATER DISTRIBUTION STAFF.
 CONTACT WDSERVICEREQUEST@RALEIGHNC.GOV 72 HOURS PRIOR TO BORING IN THE VICINITY OF THE CRITICAL WATER TRANSMISSION LINE.

NOTE
 PROPOSED CASING MUST BE A MINIMUM WALL THICKNESS OF 0.375" & MIN DIA 8" GREATER THAN THE INSIDE DIM OF THE CARRIER PIPE
 SEWER LINE MUST REMAIN 5' FROM GAS LINE AND SITE BOUNDARY.

HARRIS ENGINEERING
 312 Laneroot Way
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 (919) 996-9455

Date Started: 1 September 2024
 Drawn By: BAH
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 File: C:\Users\harrise\Documents\Projects\Plan\Wdgedwood\Wdgedwood_S1_Hls.dwg

Revision:
 001-01-06 - Response to CDR Comments
 001-02-06 - Response to CDR Comments
 001-03-21 - Response to CDR Comments

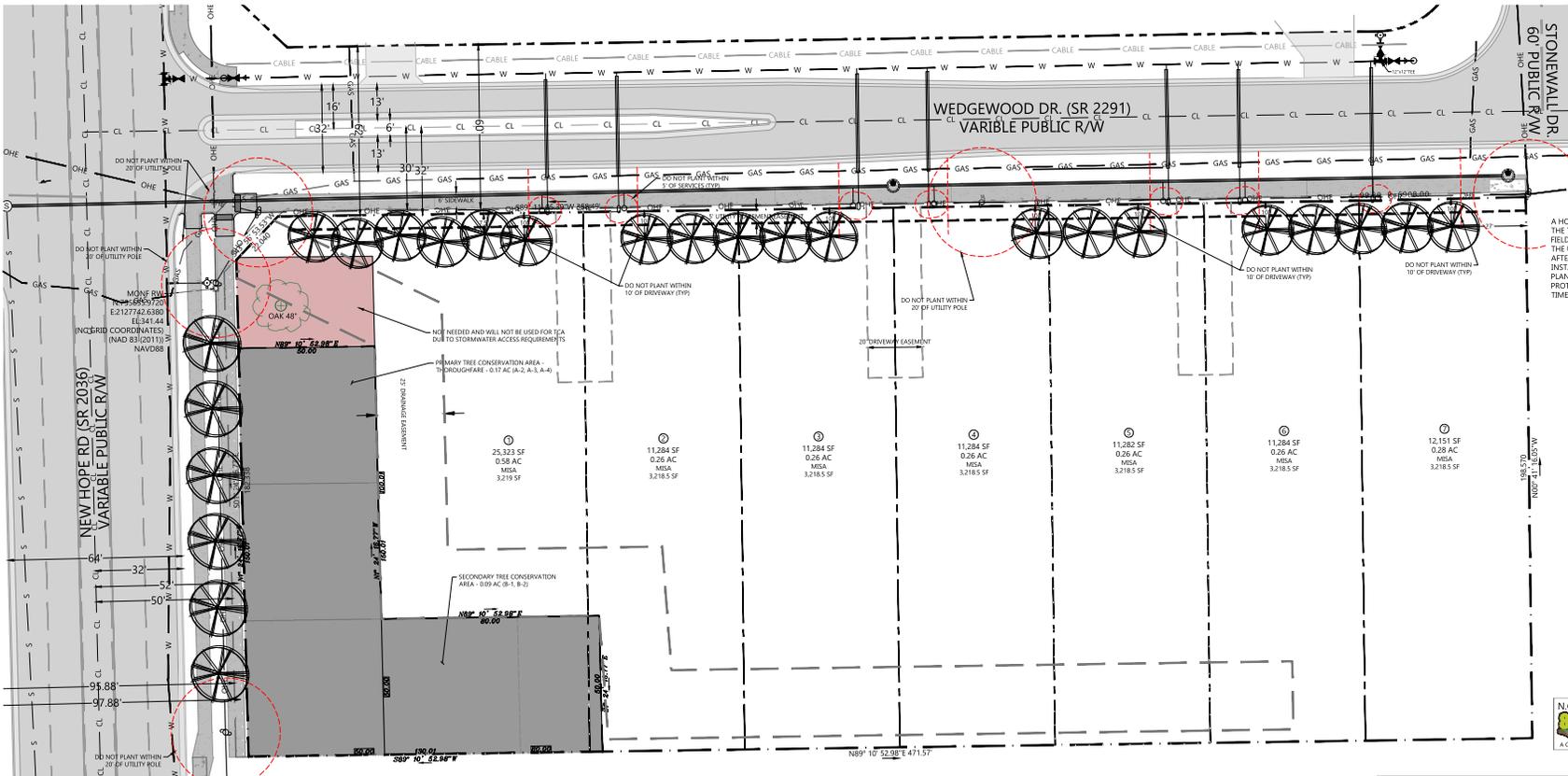
SUB-0051-2024
 Preliminary Subdivision Plan

Utility Plan
 For
Spring Acres Subdivision

GRAPHIC SCALE
 1 inch = 20 ft

N.C. UNDERGROUND UTILITIES
 11 DAYS BEFORE DIGGING CALL
 TOLL FREE 811 OR (800)632-4989
 A ONE CALL SYSTEM FOR COMMUNITY AND JOB SAFETY

STANDARD NOTES
 1. All utility construction methods shall be in accordance with City of Raleigh design standards, details & specifications (reference CORPFD Handbook, current edition).
 2. Utility operations shall be:
 2.1. Advance of 15' 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, access sanitary sewer pipe shall be specified to meet the specifications. However, the minimum separation shall be no less than 25' from a private water supply source. If the water supply source is a reservoir, the minimum separation shall be no less than 100' from a private water supply source. If the water supply source is a reservoir, the minimum separation shall be no less than 100' from a private water supply source. If the water supply source is a reservoir, the minimum separation shall be no less than 100' from a private water supply source.
 2.2. Where it is impossible to obtain proper separation, or where a sanitary sewer pipe must cross a waterline, DP materials or steel encasement installed 10' on each side of crossing must be specified to meet the specifications.
 2.3. Where it is impossible to obtain proper separation, or where a sanitary sewer pipe must cross a waterline, DP materials or steel encasement installed 10' on each side of crossing must be specified to meet the specifications.
 2.4. Minimum vertical separation shall be maintained between all sanitary sewer & gas water supply, unless DP materials or steel encasement installed 10' on each side of crossing. Where adequate separation cannot be achieved, sanitary DP materials or steel encasement shall be specified to meet the specifications.
 2.5. Maintain 18" min. vertical separation at all manholes & RCP street clean crossings, maintain 18" min. vertical separation at all sanitary sewer & RCP street clean crossings. Where adequate separation cannot be achieved, sanitary DP materials or steel encasement shall be specified to meet the specifications.
 2.6. All other underground utilities shall cross water & sewer lines with 18" min. vertical separation required.
 3. Any encasement that encloses any utility shall be approved by the City of Raleigh Public Utilities Department prior to construction.
 4. Developer shall provide 30 days advance written notice to owner for any work and within a meeting of the City of Raleigh Utility Department for any property.
 5. Contractor shall maintain a utility access road to be used for emergency maintenance & business throughout construction of project. Any necessary access information shall be provided to a utility service provider by the City of Raleigh Public Utilities Department.
 6. (SANDY BEACH FIREPLUG) - A plug pipe shall be installed by the N.C. Professional Engineer shall be provided to Raleigh Water prior to pouring operations to approved. The operation and equipment shall comply with the Public Utilities Department.
 7. 12" minimum cover is required on all water main & sewer lines. 42" minimum cover is required on all manholes.
 8. In the absence of a specific design, the minimum depth of all manholes shall be 42" minimum cover or as otherwise indicated by the City of Raleigh Public Utilities Department.
 9. All manholes shall be constructed in accordance with the standards of the American Society of Civil Engineers (ASCE) Handbook, 19th Edition.
 10. Inspections of 4" and larger water mains of the private distribution system will be required as part of the infrastructure project.
 11. Where sewer lines are part of a public utility system, they shall be installed in accordance with the standards of the City of Raleigh Public Utilities Department.
 12. Any water or sewer service on private property that will be installed under Construction Drawings shall require a Plumbing Utility Permit in the City of Raleigh. Contact the City of Raleigh Public Utilities Department for more information.
 13. The owner shall be notified and consent to all utility work in accordance with the standards of the City of Raleigh Public Utilities Department.
 14. 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 12" above the street finish.
 15. An environmental permit applicable to the project must be obtained from NCOWQ, USACE, and FEMA for any riparian buffer, wetland, and floodplain projects requiring permit for construction.
 16. NCOWQ Flood Encroachment Agreements are required for any utility work including man encasement barriers (top) within water or wetland R/W (P) or in floodplains.
 17. Flood Encroachment Agreements shall be obtained from the N.C. Department of Environment and Natural Resources (N.C. DENR) prior to construction of any utility work.
 18. Construction contract specifications shall be in accordance with the specifications included in the Appendix 5 of the Rules Governing Public Works Systems in North Carolina.
 19. The owner shall meet the American Society of Sanitary Engineering (ASSE) standards and the University of Southern California Approval list.
 20. The owner shall meet the American Society of Sanitary Engineering (ASSE) standards and the University of Southern California Approval list.
 21. The owner shall be notified and consent to all utility work in accordance with the standards of the City of Raleigh Public Utilities Department.
 22. NOTICE for projects that involve an increased man or urban man replacement. Any City replacement greater than \$250,000 must be in accordance with public bidding process.
 23. Private job markings: No use of water shall occur without approval of the North Carolina Utility Commission. Sub-marking shall be in accordance with paragraph 14(b) of the "Safe Digging" Manual.



A HOLD WILL BE PLACED ON THIS CASE NUMBER UNTIL THE TREE PROTECTION FENCE IS INSTALLED IN THE FIELD AND INSPECTION IS COMPLETED. PLEASE CALL THE URBAN FORESTER DOUG WHITE (919-996-4865) AFTER THE TREE PROTECTION FENCE IS COMPLETELY INSTALLED TO SET UP AN INSPECTION. A COPY OF PLANS SHOWING THE LOCATION OF THE TREE PROTECTION FENCE WILL NEED TO BE ON SITE AT THE TIME OF THE INSPECTION.

N.C. UNDERGROUND UTILITIES
 11 DAYS BEFORE DIGGING CALL
 1-800-FREE-811 OR 1-800-454-4545
 A ONE CALL SYSTEM FOR COMMUNITY AND JOB SAFETY

Tree Species Conserved Within Tree Conservation Area (New)

Common Name (Water Oak) = WAO
 Pinus taeda (Loblolly Pine) = LOP
 Quercus laevis (Water Oak) = WAO
 Liquidambar styraciflua (Sweetgum) = SGT
 Fraxinus pennsylvanica (Green Ash) = GA
 Liriodendron tulipifera (Tulip Poplar) = TLP
 Thuja occidentalis (Eastern Red Cedar) = ERC
 Taxus canadensis (Canadian Hemlock) = CH
 Pinus strobus (White Pine) = WP
 Pinus resinosa (Millers Pine) = MP
 Pinus taeda (Loblolly Pine) = LOP
 Pinus strobus (White Pine) = WP
 Pinus resinosa (Millers Pine) = MP
 Pinus taeda (Loblolly Pine) = LOP
 Pinus strobus (White Pine) = WP
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 Pinus taeda (Loblolly Pine) = LOP
 Pinus strobus (White Pine) = WP
 Pinus resinosa (Millers Pine) = MP

Wedgewood Dr through Secondary Tree Conservation Area

Tree Conservation Plan Data Sheet
 UDD 9.1.a.1 Tree Conservation
 (Include applicable information on the plan sheet)

Project Name: Wedgewood Site

Gross Site Acres: 2.19 ac
 Right-of-way to be dedicated with this project: 0.40 ac
 Net Site Acres: 2.15 ac

Tree Inventory Table	Tree Species	Height (ft)	Caliper (in)	Spread (ft)	Reason	Type
A1	WAO	7.67	10	3	35.52	Good
A2	WAO	6.08	17	3	117.12	Good
A3	WAO	8.50	22	3	200.65	Good
A4	WAO	8.94	24	3	196.15	Good
B1	WAO	7.42	21	3	100.16	Good
B2	WAO	8.29	16	4	151.29	Good

UDD 9.1.A.4. Primary Tree Conservation Areas

Area	Tree Species	Height (ft)	Caliper (in)	Spread (ft)	Reason	Type
1. Primary Tree Conservation Area - S1/OD 1	WAO	0	0	0	0	0%
2. Primary Tree Conservation Area - Parkway Frontage	WAO	0	0	0	0	0%
3. Primary Tree Conservation Area - CM	WAO	0	0	0	0	0%
4. Primary Tree Conservation Area - MP/OD	WAO	0	0	0	0	0%
5. Primary Tree Conservation Area - Champion Tree xxx' dbh species	WAO	0	0	0	0	0%
6. Primary Tree Conservation Area - Hardscape Buffer Zone 2	WAO	0	0	0	0	0%
7. Primary Tree Conservation Area - 45% Slopes	WAO	0	0	0	0	0%
8. Primary Tree Conservation Area - Throughlines	WAO	0.172	0	0	0.80	0%

Subtotal of Primary Tree Conservation Areas: 6.172 ac, 28.90%

UDD 9.1.A.4.2 Tree Conservation Area - Greenway

Area	Tree Species	Height (ft)	Caliper (in)	Spread (ft)	Reason	Type
UDD 9.1.A.4.2 Tree Conservation Area - Greenway	WAO	0	0	0	0	0%

UDD 9.1.A.4.1.a & b. Secondary Tree Conservation Areas

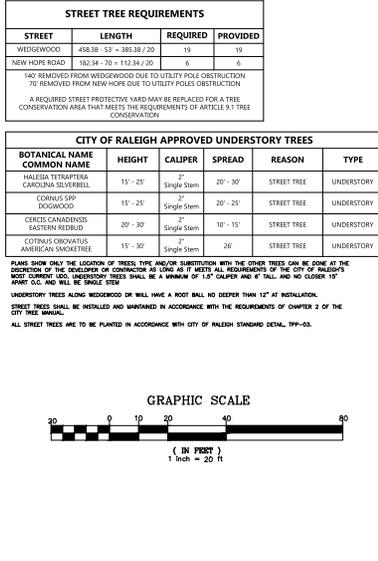
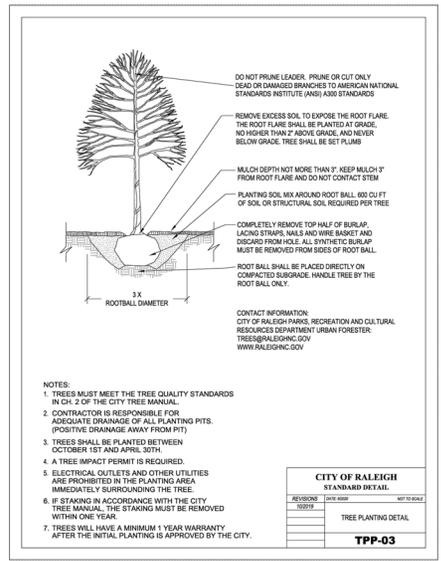
Area	Tree Species	Height (ft)	Caliper (in)	Spread (ft)	Reason	Type
UDD 9.1.A.4.1.a & b. Secondary Tree Conservation Areas	WAO	0.092	0	0	0.28	0%

UDD 9.1.A.4.1.c & d. Individual Tree Secondary Tree Conservation Areas

Area	Tree Species	Height (ft)	Caliper (in)	Spread (ft)	Reason	Type
UDD 9.1.A.4.1.c & d. Individual Tree Secondary Tree Conservation Areas	WAO	0	0	0	0	0%

Subtotal of Secondary Tree Conservation Areas: 6.092 ac, 28.28%

TOTAL ALL TREE CONSERVATION AREA PROVIDED: 6.264 ac, 29.28%



HARRIS ENGINEERING
 312 Lenoir Way
 Morrisville, N.C. 27560
 (919) 996-9455

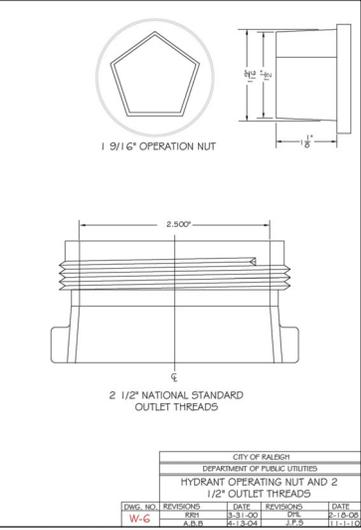
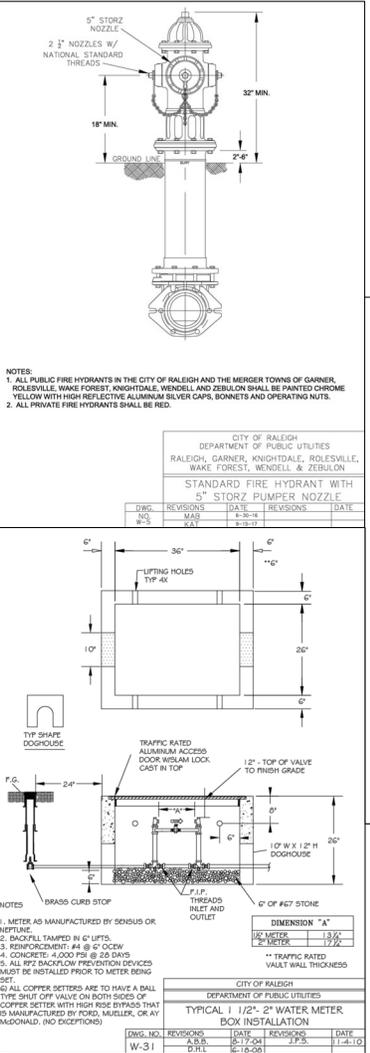
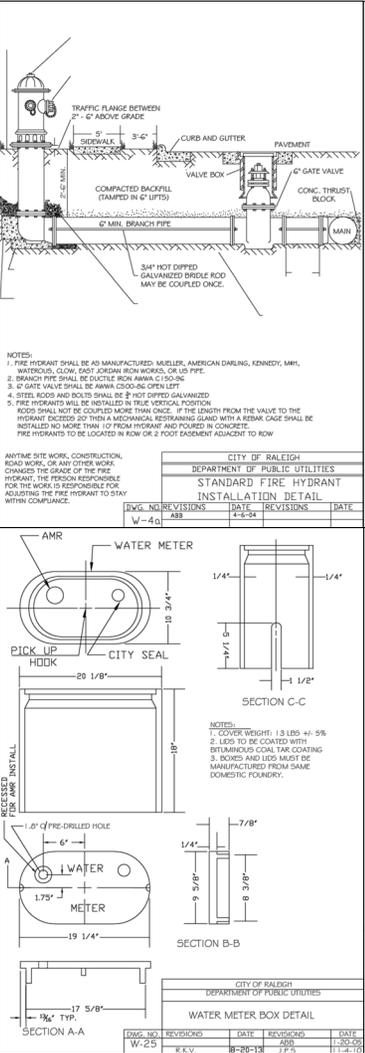
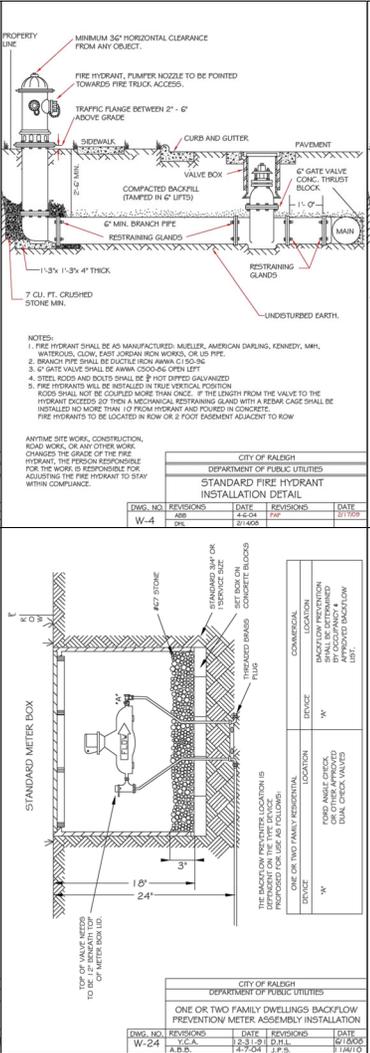
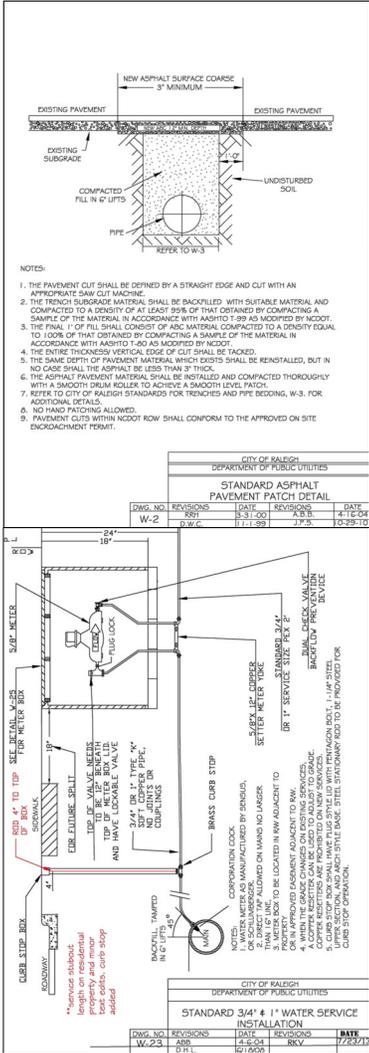
Date Started: 1 September 2024
 Drawn By: BAH
 Printed Date: 22 February 2026
 File: C:\Users\jrharris\Documents\Projects\Plan\Wedgewood\Wedgewood N File.dwg

Revision:
 001-01-05 - Response to CDR Comm.
 002-01-06 - Response to CDR Comm.
 003-01-21 - Response to CDR Comm.

SUB-0051-2024
 Preliminary Subdivision Plan

TCA Plan & Landscape Plan
 For
 Spring Acres Subdivision

CITY OF RALEIGH



HARRIS ENGINEERING
 312 Laneroff Way
 Morrisville, N.C. 27560
 (919) 596-5455

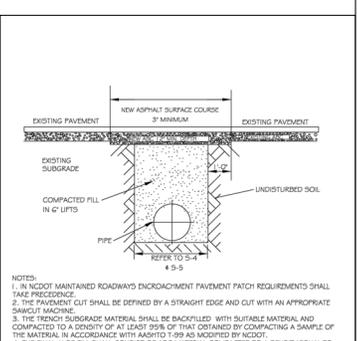
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 Drawn By: SMK, EDS
 Printed Date: 22 February 2026
 File: C:\Users\harrise\OneDrive\Project Files\Water\Standard\WaterDetail D File.dwg

Revision: 03.03.2018 12 JUN 2019 (BAH) / 13 FEB 2020 (COO) / 17 JULY 2021

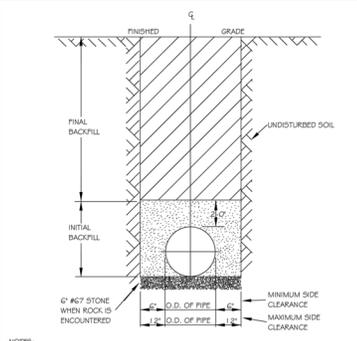
SUB-0051-2024
 Preliminary Subdivision Plan

Water Details For Spring Arces Subdivision

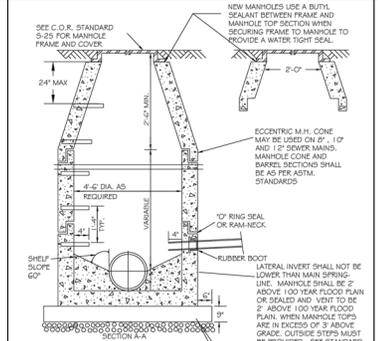
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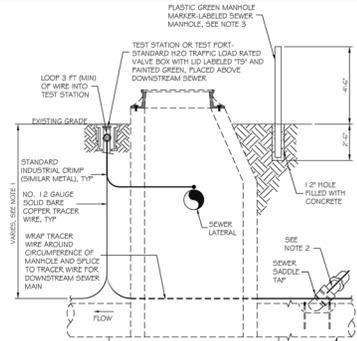
- NOTES:
1. IN NCDOT MAINTAINED ROADWAYS ENCRoACHMENT PAVEMENT PATCH REQUIREMENTS SHALL TAKE PRECEDENCE.
 2. THE PAVEMENT CUT SHALL BE DEFINED BY A STRAIGHT EDGE AND CUT WITH AN APPROPRIATE SAWCUT MACHINE.
 3. THE TRENCH SUBGRADE MATERIAL SHALL BE BACKFILLED WITH SUITABLE MATERIAL AND COMPACTED TO A DENSITY OF AT LEAST 95% OF THAT OBTAINED BY COMPACTING A SAMPLE OF THE MATERIAL IN ACCORDANCE WITH AASHTO T-99 AS MODIFIED BY NCDOT.
 4. THE FINAL 1" OF FILL SHALL CONSIST OF ABC MATERIAL COMPACTED TO A DENSITY EQUAL TO THAT OBTAINED BY COMPACTING A SAMPLE OF THE MATERIAL IN ACCORDANCE WITH AASHTO T-99 AS MODIFIED BY NCDOT.
 5. THE ENTIRE THICKNESS AND VERTICAL EDGE OF CUT SHALL BE TACKED.
 6. THE SAME DEPTH OF PAVEMENT MATERIAL, WHICH EXISTS SHALL BE REINSTALLED, BUT IN NO CASE SHALL THE ASPHALT BE LESS THAN 3" THICK.
 7. THE ASPHALT PAVEMENT MATERIAL SHALL BE INSTALLED AND COMPACTED THOROUGHLY WITH A SMOOTH DRUM ROLLER TO ACHIEVE A SMOOTH LEVEL PATCH.
 8. REFER TO CITY OF RALEIGH STANDARDS FOR TRENCHES AND PIPE BEDDING (4-4-5-5) FOR ADDITIONAL DETAILS.
 9. NO HAND PATCHING ALLOWED.
 10. PAVEMENT CUTS WITHIN NCDOT ROW SHALL CONFORM TO THE APPROVED ON SITE ENCRoACHMENT PERMIT.



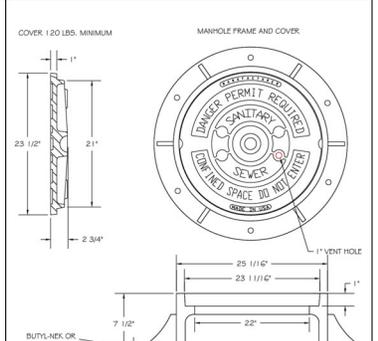
- NOTES:
1. TRENCHES REQUIRING SHORING AND BRACING, DIMENSIONS SHALL BE TAKEN FROM THE INSIDE FACE OF THE SHORING AND BRACING.
 2. NO ROCKS OR BOLLERS 4" OR LARGER TO BE USED IN INITIAL BACKFILL.
 3. ALL BACKFILL MATERIAL SHALL BE SUITABLE NATIVE MATERIAL.
 4. BACKFILL SHALL BE TAMPED IN 6" LIFTS IN TRAFFIC AREAS, 12" IN NON-TRAFFIC AREAS.
 5. ACHIEVE 90% COMPACTION IN NON-TRAFFIC AREAS, AND 95% COMPACTION IN TRAFFIC AREAS.
 6. IF IN EXISTENCE 4" TOPSOIL, AND 12" CLEAN SELECT FILL MAY BE REQUIRED.
 7. NO BOLLERS 2" IN DIAMETER OR GREATER ALLOWED IN FINAL BACKFILL.



- NOTES:
1. THE TRACER WIRE SHALL BE CONTINUOUS TO THE GREATEST EXTENT POSSIBLE. FOR GRAVITY MAIN AND OR LATERAL INSTALLATION LESS THAN 6 FT. THE TRACING WIRE SHALL BE ATTACHED TO THE PIPE. TRACER WIRE SHALL BE LEAD FLAT AND SECURELY APPLIED TO THE PIPE AT 10 FOOT INTERVALS FOR GRAVITY MAIN AND OR LATERAL INSTALLATION DEEPER THAN 6 FT. THE TRACER WIRE SHALL BE INSTALLED AT A DEPTH OF 7-8 FT. THE WIRE SHALL BE PROTECTED FROM DAMAGE DURING THE EXECUTION OF THE WORK. NO BREAKS OF CUTS IN THE TRACER WIRE SHALL BE PERMITTED. WHERE LATERAL TAPS ARE MADE BY SERVICE SADDLES, THE TRACER WIRE SHALL NOT BE ALLOWED TO BE PLACED BETWEEN THE SADDLE AND MAIN.
 2. MANHOLE MARKERS SHALL BE PLACED ADJACENT TO MANHOLES AT THE DISCRETION OF OWNER OR OWNER'S REPRESENTATIVE.



- NOTES:
1. THE TRACER WIRE SHALL BE CONTINUOUS TO THE GREATEST EXTENT POSSIBLE. FOR GRAVITY MAIN AND OR LATERAL INSTALLATION LESS THAN 6 FT. THE TRACING WIRE SHALL BE ATTACHED TO THE PIPE. TRACER WIRE SHALL BE LEAD FLAT AND SECURELY APPLIED TO THE PIPE AT 10 FOOT INTERVALS FOR GRAVITY MAIN AND OR LATERAL INSTALLATION DEEPER THAN 6 FT. THE TRACER WIRE SHALL BE INSTALLED AT A DEPTH OF 7-8 FT. THE WIRE SHALL BE PROTECTED FROM DAMAGE DURING THE EXECUTION OF THE WORK. NO BREAKS OF CUTS IN THE TRACER WIRE SHALL BE PERMITTED. WHERE LATERAL TAPS ARE MADE BY SERVICE SADDLES, THE TRACER WIRE SHALL NOT BE ALLOWED TO BE PLACED BETWEEN THE SADDLE AND MAIN.
 2. MANHOLE MARKERS SHALL BE PLACED ADJACENT TO MANHOLES AT THE DISCRETION OF OWNER OR OWNER'S REPRESENTATIVE.



- NOTES:
1. ALL MANHOLE FRAMES SHALL BE DOMESTICALLY CAST.
 2. FRAME SHALL BE A MINIMUM HEIGHT OF 1.65 LBS. WITHIN PUBLIC ROW AND 1.60 LBS. WITHIN PATIERS.
 3. COVER SHALL WEIGH A MIN. OF 120 LBS.
 4. ALL MANHOLE FRAMES OUTSIDE OF PAVED SURFACES SHALL BE BOLTED TO THE CONC. SECTION OR RING WITH A MINIMUM OF 4" BOLTS PER FRAME.

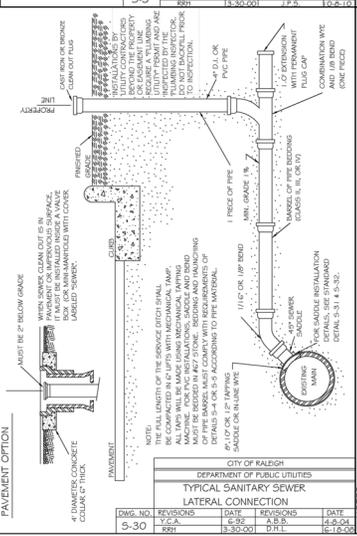
CITY OF RALEIGH			
DEPARTMENT OF PUBLIC UTILITIES			
STANDARD ASPHALT PAVEMENT PATCH DETAIL			
DWG. NO.	REVISIONS	DATE	DATE
5-3	RRH	11-30-00	11-30-00

CITY OF RALEIGH			
DEPARTMENT OF PUBLIC UTILITIES			
TRENCH BOTTOM DIMENSIONS & BACKFILLING REQUIREMENTS FOR DUCTILE IRON			
DWG. NO.	REVISIONS	DATE	DATE
5-4	RRH	3-30-00	3-30-00

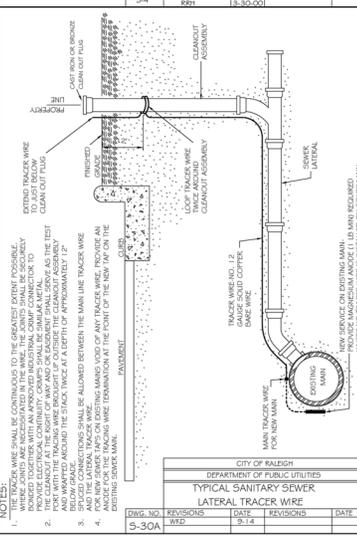
CITY OF RALEIGH			
DEPARTMENT OF PUBLIC UTILITIES			
STANDARD PRECAST SANITARY SEWER MANHOLES			
DWG. NO.	REVISIONS	DATE	DATE
5-20	RRH	3-30-00	3-30-00

CITY OF RALEIGH			
DEPARTMENT OF PUBLIC UTILITIES			
GRAVITY SEWER MAIN TRACER WIRE AND MANHOLE MARKER			
DWG. NO.	REVISIONS	DATE	DATE
5-20A	RRH	10-15	10-15

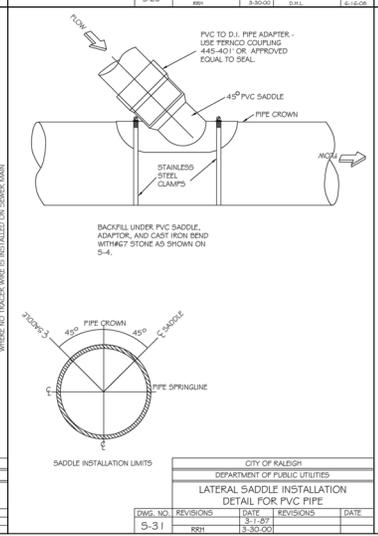
CITY OF RALEIGH			
DEPARTMENT OF PUBLIC UTILITIES			
STANDARD MANHOLE COVER			
DWG. NO.	REVISIONS	DATE	DATE
5-25	RRH	3-1-97	3-1-97
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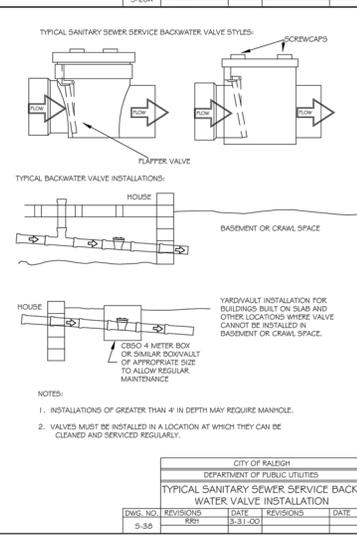
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DEPARTMENT OF PUBLIC UTILITIES			
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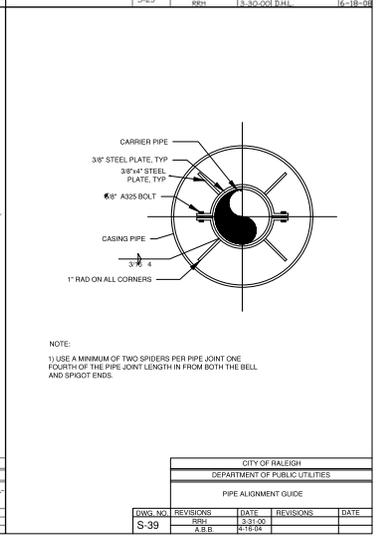
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CITY OF RALEIGH			
DEPARTMENT OF PUBLIC UTILITIES			
LATERAL SADDLE INSTALLATION DETAIL FOR PVC PIPE			
DWG. NO.	REVISIONS	DATE	DATE
5-31	RRH	3-30-00	



CITY OF RALEIGH			
DEPARTMENT OF PUBLIC UTILITIES			
TYPICAL SANITARY SEWER SERVICE BACKWATER VALVE INSTALLATION			
DWG. NO.	REVISIONS	DATE	DATE
5-34	RRH	5-31-00	



CITY OF RALEIGH			
DEPARTMENT OF PUBLIC UTILITIES			
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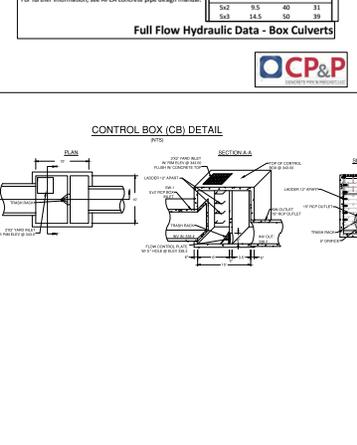
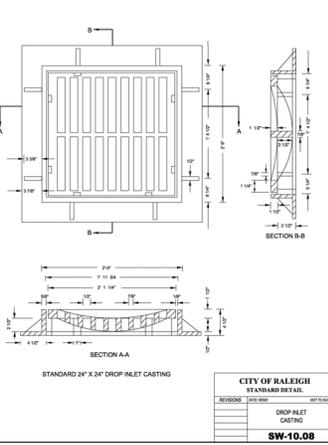
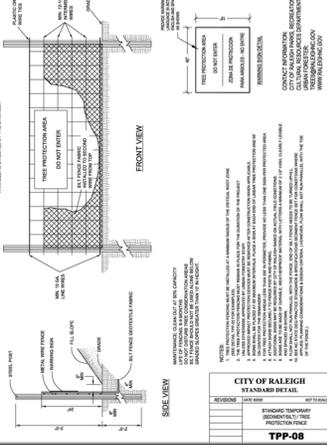
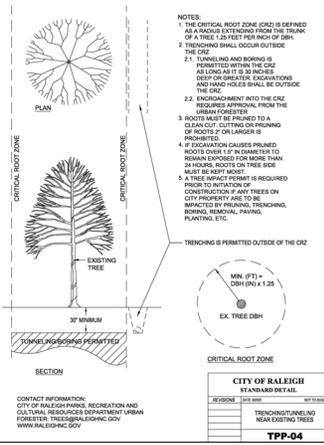
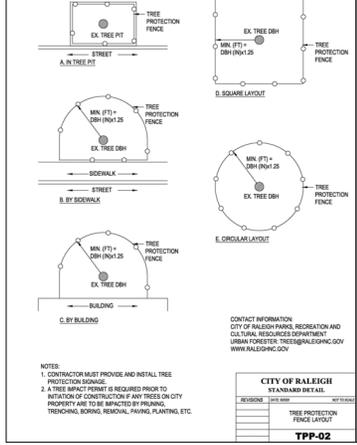
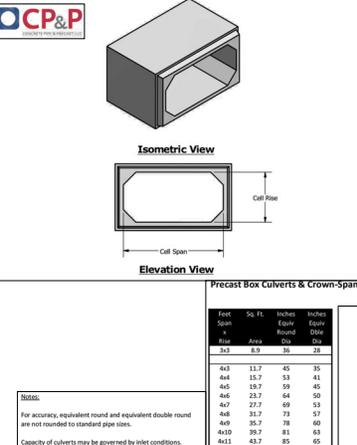
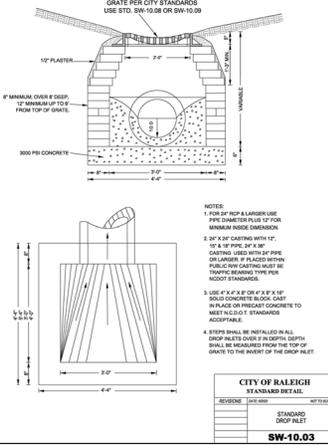
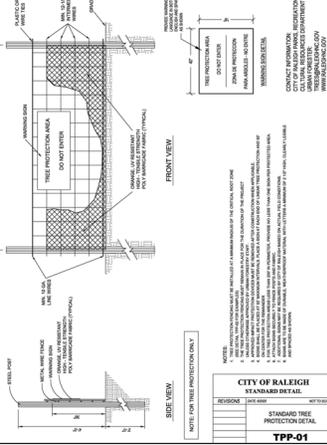
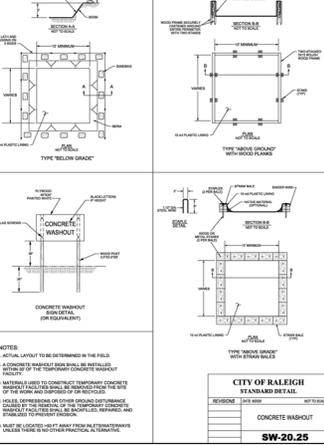
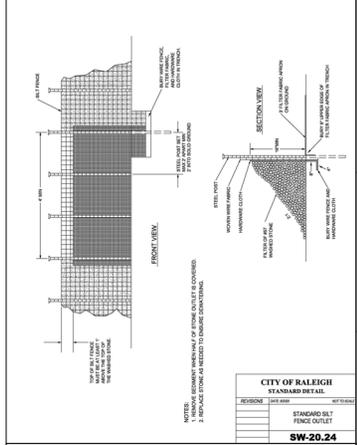
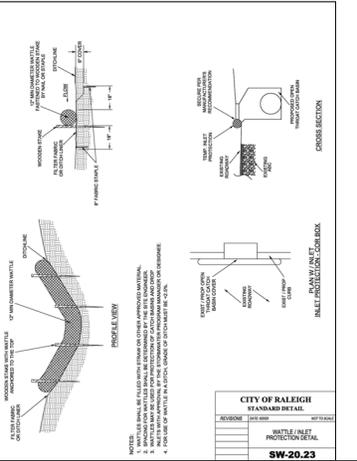
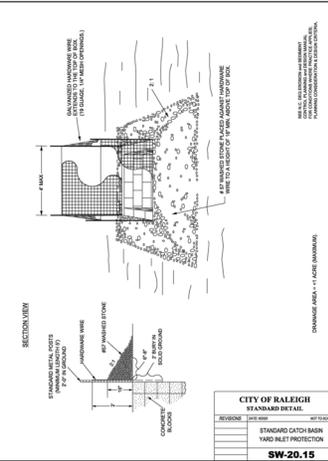
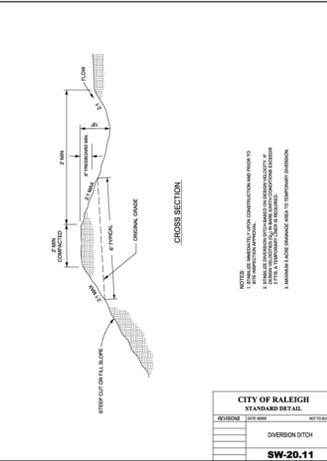
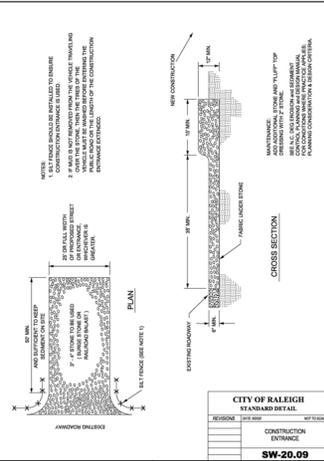
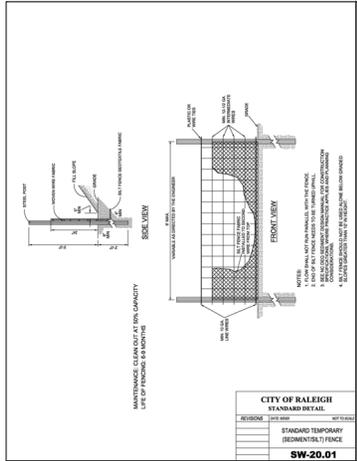
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Revision:
 01-07-2018 / 12 JUN 2019 (BAH) / 13
 (PER 2019) (C) / 19 JULY 2021
 (BAH) - (BAH) (BAH) (BAH)

SUB-0051-2024
Preliminary Subdivision Plan

Sewer Details
For
Spring Arces Subdivision



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Revision: 01-07-2024 / 12 JUN 2019 (BAH) / 13 FEB 2020 (CAG) / 19 JULY 2021 (SMK) - (CAG) (BAH) (EDS)

SUB-0051-2024
Preliminary Subdivision Plan

Storm Water Details
for
Spring Arces Subdivision

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