



Administrative Approval Action

Case File / Name: SUB-S-76-2017
Wedgewood 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 at 4100 Wedgewood Drive and the PIN number is 1725759548
REQUEST: The applicant is proposing to subdivide a 2.18 acre tract into 6 single family lots. The proposed residential density on site is 2.75 units per acre in an Residential-6 (R-6) zoning district.

On June 27, 2019 the Development Services Director Designee approved a Design Adjustment request under case DA-17-2019. The approval for the Design Adjustment is based on Unified Development Ordinance Section 8.3.2.B2.B3.B6. The existing conditions and surrounding development prohibits a street connection.

**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 12, 2019 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:

Engineering

1. A right-of-way obstruction permit must be obtained from Right-of-way Services prior to the commencement of any construction activities within the right-of-way.
2. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering prior to concurrent review approval.

Stormwater

3. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).
4. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
5. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).

Urban Forestry



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6. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.
7. 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).

☒ **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"/>	Slope Easement Required
<input checked="" type="checkbox"/>	Cross Access Agreements Required
<input checked="" type="checkbox"/>	City Code Covenant Required

<input checked="" type="checkbox"/>	Utility Placement Easement Required
<input checked="" type="checkbox"/>	Stormwater Maintenance Covenant 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 5' utility placement easement and associated deed of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within one day from authorization of lot recordation. If recorded copies of the documents are not provided, further recordings and building permit issuance will be withheld.
2. A public infrastructure surety is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).
3. A cross access agreement among the proposed lots showing shared driveways shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded cross access easements shall be returned to the Development Services Department within one day of plat recordation. If a recorded copy of the document is not provided within this time, further recordings and building permit issuance will be withheld.
4. A 20' slope easement and associated deed of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within one day from authorization of lot recordation. If recorded copies of the documents are not provided, further recordings and building permit issuance will be withheld.



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5. 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

6. A Water and/or Sewer Assessment fee shall be paid to the Assessment Specialist in the City of Raleigh Engineering Services Department.
7. Infrastructure Construction Plans (SPR submittal) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions.
8. A Petition for Annexation into the City limits shall be submitted in accordance with City Council policy for extension of utility service to properties currently outside of the City limits. This voluntary annexation in no way obligates the City to extend utility services to the property.
9. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.

Stormwater

10. A payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans shall be paid by the developer to the City stormwater facility replacement fund (UDO 9.2.2.G.3).
11. A surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department (UDO 9.2.2.D.1.d).
12. The City form document entitled Declaration of Maintenance Covenant and Grant of Protection Easement for Stormwater Control Facilities shall be approved by the City and recorded with the county register of deeds office (UDO 9.2.2.G).

Urban Forestry

13. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes 0.265 acres of tree conservation area.

☒ **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:

Engineering

1. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering.



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

General

1. Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.
2. 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.

Stormwater

3. As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3).

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: September 18, 2022
Record at least ½ of the land area approved.

5-Year Sunset Date: September 18, 2024
Record entire subdivision.

I hereby certify this administrative decision.

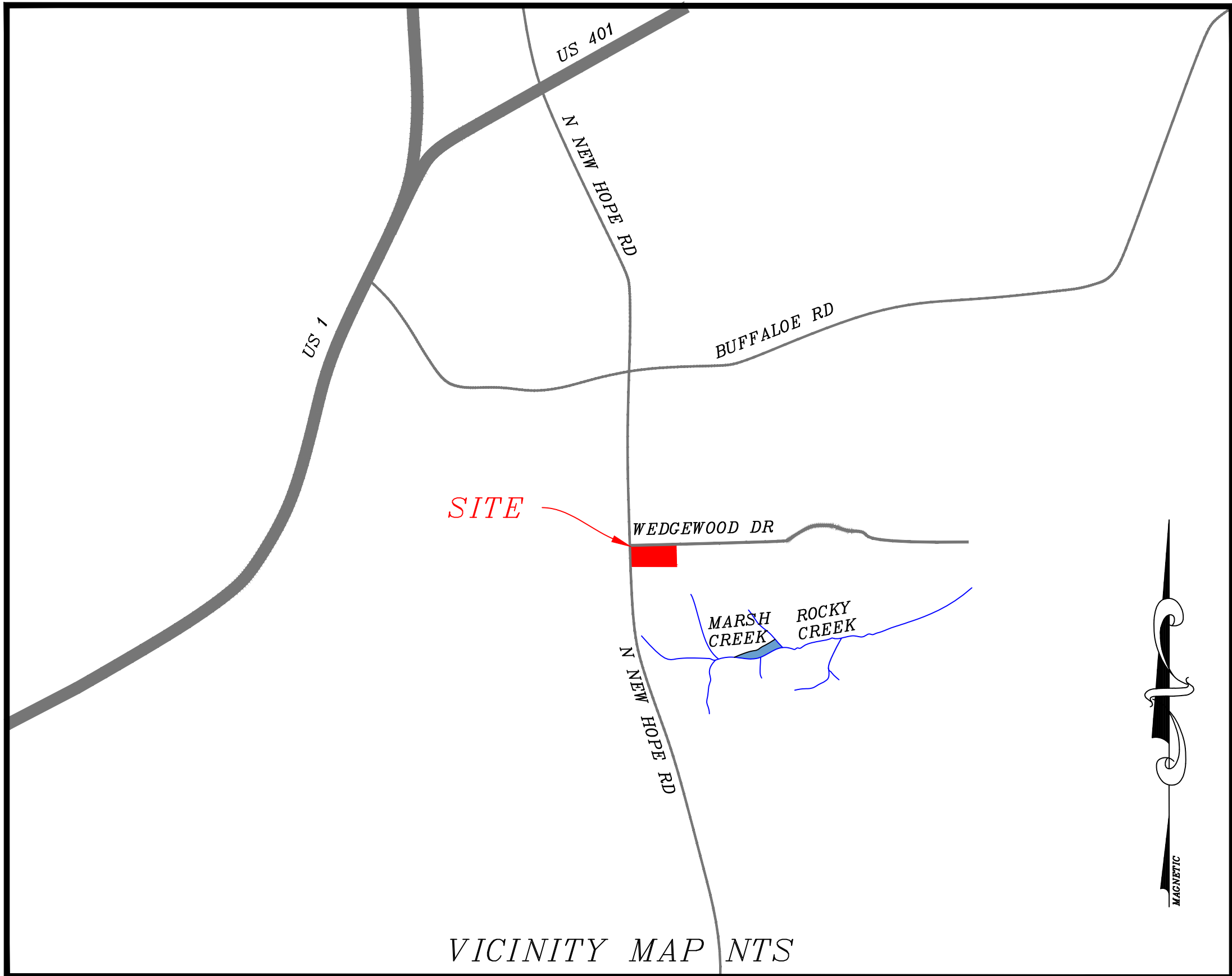
Signed: _____

[Signature]
Development Services Dir/Designee

Date: 09/19/2019

Staff Coordinator: Daniel Stegall

Wedgewood Subdivision



- SITE SPECIFIC NOTES:
1. THE DEVELOPER IS: ANIL DHULIA, PARADISE CONSTRUCTION CO.LLC
 2. THE ENGINEER IS: JOHN W. HARRIS, P.E. CONSULTING ENGINEER, 5112 BUR OAK CIRCLE, RALEIGH, N.C. 27612; (919) 789-0744.
 3. THE SURVEYOR IS: TURNING POINT SURVEYING, JEFFREY DAVIS
 4. OVERALL TOPOGRAPHIC INFORMATION WAS PROVIDED THE SURVEYOR.
 5. BOUNDARY INFORMATION WAS PROVIDED BY THE SURVEYOR
 6. PIN #: 1725759548
 7. DEED REFERENCE: BK:016512 PG:02303
 8. ZONING: R-6
 9. APPROXIMATE TOTAL ACRES OF LAND TO BE SUBDIVIDED: = 2.12 (BY RECENT FIELD SURVEY)
 10. ALL LOTS WILL HAVE A MINIMUM LOT SIZE OF 7,260 SQ.FT.
 11. ALL LOTS WILL BE SINGLE FAMILY RESIDENTIAL.
 12. ALL LOTS WILL BE SERVED WITH PUBLIC CITY WATER.

SITE DATA TABLE	
OWNER:	SPRINGFIELD VENTURES, LLC
OWNER ADDRESS:	4100 WEDGEWOOD DR RALEIGH NC 27604
TYPE OF PROJECT:	HOUSING DEVELOPEMENT
COUNTY:	WAKE
SITE AREA:	2.12 (SURVEYED) 2.18 (GIS)
NO. OF EXISTING BLDs:	0
NO. OF PROPOSED BLDGS:	6
FRONT SETBACK	10'
SIDE SETBACK	5'
CORNER SETBACK	20'
BACK SETBACK	20'
MINIMUM LOT WIDTH:	57'
AVERAGE LOT SIZE:	0.34 AC
MINIMUM LOT SIZE:	7,260 SF(REQUIRED)
NUMBER OF LOTS:	6
R/W WIDTH:	60' EXISTING
LAND USE AND CLASS:	SINGLFAM
PIN:	1725759548
DEED BOOK & PAGE #:	BK:016512 PG:02303
ZONING:	R-6
TOWNSHIP:	ST. MATTHEW'S
WATERSHED:	NEUSE

STANDARD UTILITY NOTES (as applicable):

1. ALL MATERIALS AND CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS AND SPECIFICATIONS (REFERENCE: C.O.R.P.U.D. HANDBOOK, CURRENT EDITION).
2. UTILITY REQUIREMENTS:
 - A. A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER AND 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 AND INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL.
 - B. WHEN INSTALLING WATER AND/OR 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 AND MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
 - C. WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATER MAIN, D.I.P. MATERIALS OR STEEL ENCASEMENT EXTENDED 10" ON EACH SIDE OF THE CROSSING MUST BE SPECIFIED AND INSTALLED TO WATERLINE SPECIFICATIONS.
 - D. 5' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER AND STORM SEWER FACILITIES UNLESS D.I.P. MATERIAL IS SPECIFIED FOR SANITARY SEWER.
 - E. MAINTAIN 18" MINIMUM VERTICAL SEPARATION AT ALL WATER MAIN AND R.C.P. STORM DRAIN CROSSINGS. MAINTAIN 24" MINIMUM VERTICAL SEPARATION AT ALL SANITARY SEWER AND R.C.P. STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY D.I.P. MATERIALS AND A CONCRETE CRADLE HAVING 6" MINIMUM CLEARANCE (PER C.O.R.P.U.D. DETAILS W-41 AND S-49).
 - F. ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER AND SEWER FACILITIES WITH 18" MINIMUM VERTICAL SEPARATION REQUIRED.
3. ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW AND APPROVAL FROM AN AMENDED PLAN AND/OR PROFILE BY CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.
4. CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER AND SEWER SERVICES TO EXISTING RESIDENCES AND BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCED NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT.
5. 3' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS AND SEWER FORCE MAINS. 4' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
6. IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER AND SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE UNLESS OTHERWISE DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TAP AT MAIN AND REMOVAL OF SERVICE FROM R.O.W. OR EASEMENT PER C.O.R.P.U.D. HANDBOOK PROCEDURE.
7. INSTALL 3/4" COPPER WATER SERVICES WITH METERS LOCATED AT R.O.W. OR WITHIN A 2x2' WATERLINE EASEMENT IMMEDIATELY ADJACENT. NOTE: IT IS THE APPLICANTS RESPONSIBILITY TO APPROPRIATELY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW AND PRESSURE.
8. INSTALL 4" PVC SEWER SERVICES AT 1% MINIMUM GRADE WITH CLEANOUTS LOCATED AT R.O.W. OR EASEMENT LINE AND SPACE EVERY 75 LINEAR FEET MAXIMUM.
9. PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI. BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1' ABOVE THE NEXT UPSTREAM MANHOLE.
10. ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECTS MUST BE OBTAINED FROM N.C.D.W.U., U.S.A.C.E., AND/OR F.E.M.A. FOR ANY RIPARIAN BUFFER, WETLAND, AND/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
11. N.C.D.O.T./RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS AND SERVICE TAPS) WITHIN STATE OR RAILROAD R.O.W. PRIOR TO CONSTRUCTION.
12. GREASE INTERCEPTOR/ OIL WATER SEPARATOR SIZING CALCULATIONS AND INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE C.O.R.P.U.D. P.O.S. PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT TIM BEASLEY AT (919) 996-2334 OR TIMOTHY BEASLEY@RALEIGHNC.GOV FOR MORE INFORMATION.
13. 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 ENGINEERS (A.S.S.E.) STANDARDS OR BE IN THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST. THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH INITIAL AND PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. CONTACT JOANIE HARTLEY AT (919) 996-5923 OR JOANIE.HARTLEY@RALEIGH.NC.GOV FOR MORE INFORMATION.

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 ENSURE THAT PERSONNEL AND TRAFFIC ARE SAFE AT ALL TIMES.
5. THE UTILITY CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES, CHARTED OR UNCHARTED, LOCATED OR UNLOCATED. ANY 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 IN 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, DUE 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 MUTCD (MOST CURRENT EDITION).
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)
14. PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.
15. THE CONTRACTOR SHALL REPAIR ALL DRIVEWAYS, DRIVEWAY PIPES, CURB AND GUTTER, SIDEWALKS AND STREET TO EXISTING CONDITION OR BETTER.
16. ANY CHANGES OR DEVIATIONS FROM THESE PLANS NO MATTER HOW MINOR SHALL BE DONE ONLY WITH THE EXPRESS 'PRE-APPROVAL' OF THE PROJECT ENGINEER.
17. 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.
18. ALL EROSION CONTROL WORK SHALL CONFORM TO THE COR STANDARDS AND SPECIFICATIONS.
19. TO PREVENT SHORT CIRCUITING OF SEDIMENT TRAPS, ALL TRAPS CALL FOR SILT FENCE FLOW DIVERSIONS PER TRAPS DETAIL.
20. NO EROSION CONTROL MEASURES MAY BE REMOVED WITHOUT THE PRIOR APPROVAL OF BOTH THE PROJECT ENGINEER AND COR INSPECTOR.
21. THE ANGLE FOR GRADED SLOPES AND FILLS SHALL BE NO GREATER THAN THE ANGLE THAT CAN BE RETAINED BY VEGETATIVE COVER OR OTHER ADEQUATE 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 GROUND COVER, DEVICES OR STRUCTURES SUFFICIENT TO RESTRAIN EROSION. PERMANENT GROUNDCOVER WILL BE PROVIDED FOR ALL DISTURBED AREAS WITHIN 14 CALENDAR DAYS. (PER GENERAL STATUTE 113A-57 PARAGRAPH 2 & 3).
22. NO DISTURBED AREA SHALL BE ALLOWED TO REMAIN UNPROTECTED AND MUST BE MULCHED AND SEEDED WITHIN 14 DAYS OF WHEN WORK WAS CONDUCTED.
23. SEEDING OF THE SHOULDERS SHALL BE IN ACCORDANCE WITH THE EROSION CONTROL DETAIL SHEET WITH THESE PLANS.
24. OUR DESIGN STAFF 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 (SWS) TO HANDLE TRASH NEEDS
25. SOLID WASTE CARTS WILL BE BROUGHT TO THE CURB OF THE NEAREST PUBLIC RIGHT OF WAY OR ALLEY OR TO THE CURB OF AN ACCESSIBLE PRIVATE DRIVE THAT MEETS THE CIRCULATION STANDARDS.
26. 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.
27. THE WATER LINES SHALL BE BURIED A MINIMUM OF 3' DEEP, FROM THE TOP OF THE FINISHED GROUND ELEVATION TO THE TOP OF THE PIPE THROUGH THE ENTIRE LENGTH OF THE PIPE.
28. THE METER SETTERS SHALL BE PLACED AT LEAST SIX (6) 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). EACH WATER LINE TAP SHALL BE INDIVIDUAL AND MADE A MINIMUM OF 12" APART.
29. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL COR STANDARDS AND SPECIFICATIONS.
30. EXISTING UNUSED UTILITY SERVICES SHALL BE ABANDONED AT MAIN AND REMOVED FROM THE ROW OR EASEMENT.
- 31.

Preliminary Subdivision Plan Application

Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | eFax 919-996-1831
Litchford Satellite Office | 8320 - 130 Litchford Road | Raleigh, NC 27601 | 919-996-4200

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

Office Use Only:	Transaction #	Project Coordinator	Team Leader
PRELIMINARY APPROVALS			
<input checked="" type="checkbox"/> Subdivision * <input type="checkbox"/> Conventional Subdivision <input type="checkbox"/> Compact Development <input type="checkbox"/> Conservative Subdivision			
*May require City Council approval if in a Metro Park Overlay or Historic Overlay District.			
If your project has been through the Due Diligence process, provide the transaction #:			
GENERAL INFORMATION			
Development Name: Wedgewood			
Proposed Use: Subdivision			
Property Address(es): 4100 Wedgewood Dr, Raleigh, N.C. 27604			
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:			
PIN Recorded Deed 1725759548	PIN Recorded Deed	PIN Recorded Deed	PIN Recorded Deed
What is your project type?			
<input checked="" type="checkbox"/> Single family <input type="checkbox"/> Townhouse <input type="checkbox"/> Subdivision in a non-residential zoning district			
<input type="checkbox"/> Other (describe):			
OWNER/DEVELOPER INFORMATION			
Company Name: Paradise Construction Company		Owner/Developer Name: Anil Dhulia	
Address: 4221 Iry Hill Road			
Phone: 919-272-6115		Email: Anidhu@gmail.com	Fax: N/A
CONSULTANT/CONTACT PERSON FOR PLANS			
Company Name: John W. Harris, P.E. Consulting Engineer, Inc.		Contact Name: Bryan Harris	
Address: 5112 Bur Oak Circle, Raleigh, N.C 27612			
Phone: 919-789-0744		Email: BryanHarris@harriseng.net	Fax: 919-789-0784

DEVELOPMENT TYPE AND SITE DATE TABLE (Applicable to all developments)	
ZONING INFORMATION	
Zoning District(s) R-6	
If more than one district, provide the acreage of each:	
Overlay District?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Inside City Limits?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
CUD (Conditional Use District) Case # Z-	
COA (Certificate of Appropriateness) Case #	
BOA (Board of Adjustment) Case # A-	
STORMWATER INFORMATION	
Existing Impervious Surface	acres/sf
Proposed Impervious Surface	2.18/94960.8 acres/sf
Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Neuse River Buffer: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Wetlands: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If in a Flood Hazard Area, provide the following:	
Alluvial Soils	Flood Study: N/A FEMA Map Panel #
NUMBER OF LOTS AND DENSITY	
Total # of Townhouse Lots:	Detached: 0 Attached
Total # of Single Family Lots	6
Overall Unit(s)/Acre Densities Per Zoning Districts: 2.75	
Total # of Open Space and/or Common Area Lots: 0	
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 _____ 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.	
Signature: Anil Dhulia, Springfield Ventures, LLC	Date: 10-30-17
Signature: _____	Date: _____



SHEET INDEX

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John W. Harris, P.E.
Consulting Engineer, Inc.



5112 Bur Oak Circle
Raleigh, N.C. 27612
(919) 789-0744
www.harriseng.net

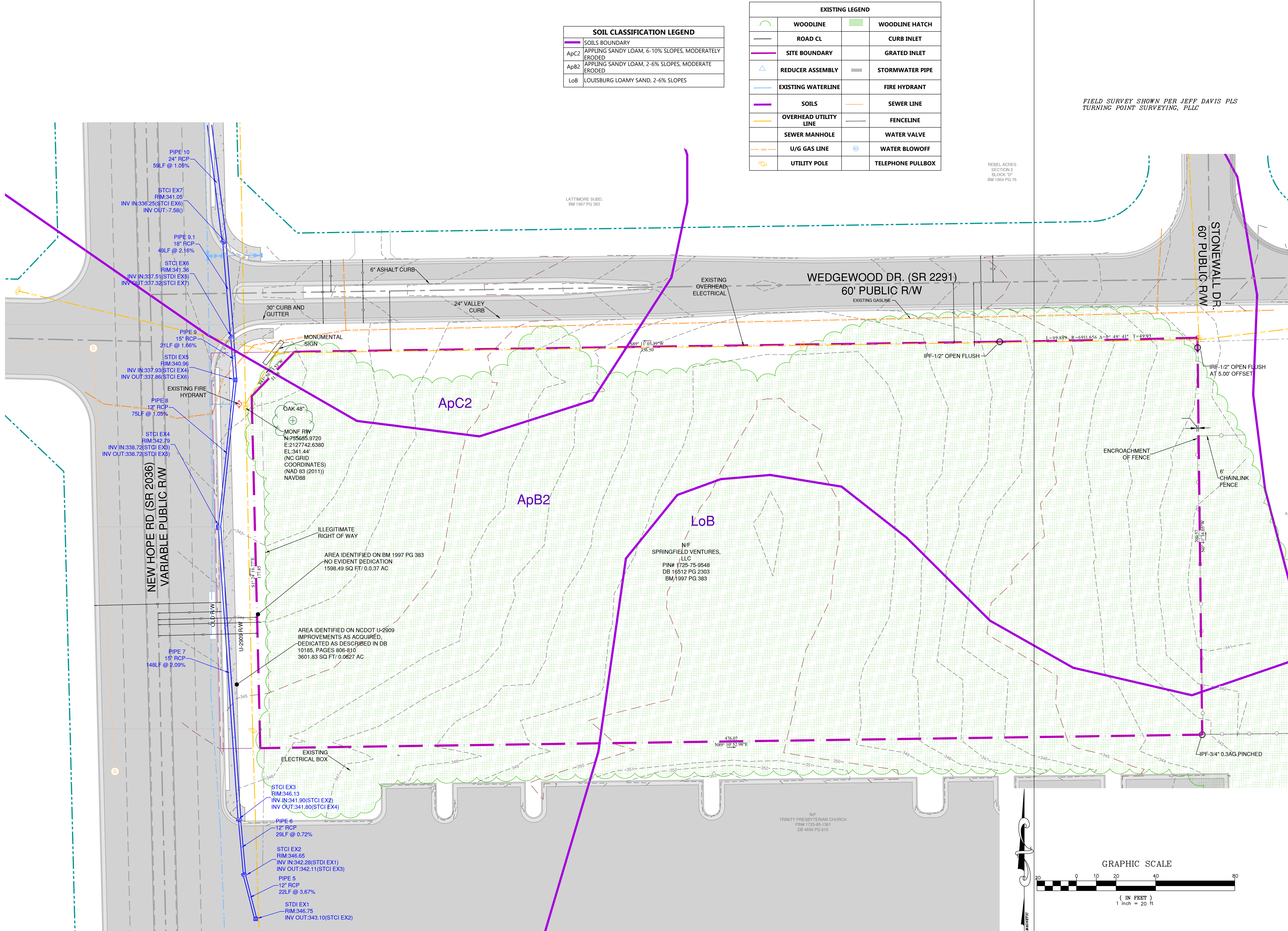
Revision: 03-07-2018 / 12 JUN
2019 (BAH)

Date Started: June 12, 2019
Scale: NTS
Drawn By: SMK, EDS
Job #: 206-0717
Printed Date: 2 August 2019
Files: M:\Project
Files\Wedgewood\Wedgewood
X-File.dwg

Cover
For

Wedgewood Subdivision

1



SOIL CLASSIFICATION LEGEND	
	SOILS BOUNDARY
ApC2	APPLING SANDY LOAM, 6-10% SLOPES, MODERATELY ERODED
ApB2	APPLING SANDY LOAM, 2-6% SLOPES, MODERATE ERODED
LoB	LOUISBURG LOAMY SAND, 2-6% SLOPES

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		WATER VALVE
	U/G GAS LINE		WATER BLOWOFF
	UTILITY POLE		TELEPHONE PULLBOX

FIELD SURVEY SHOWN PER JEFF DAVIS PLS
TURNING POINT SURVEYING, PLLC

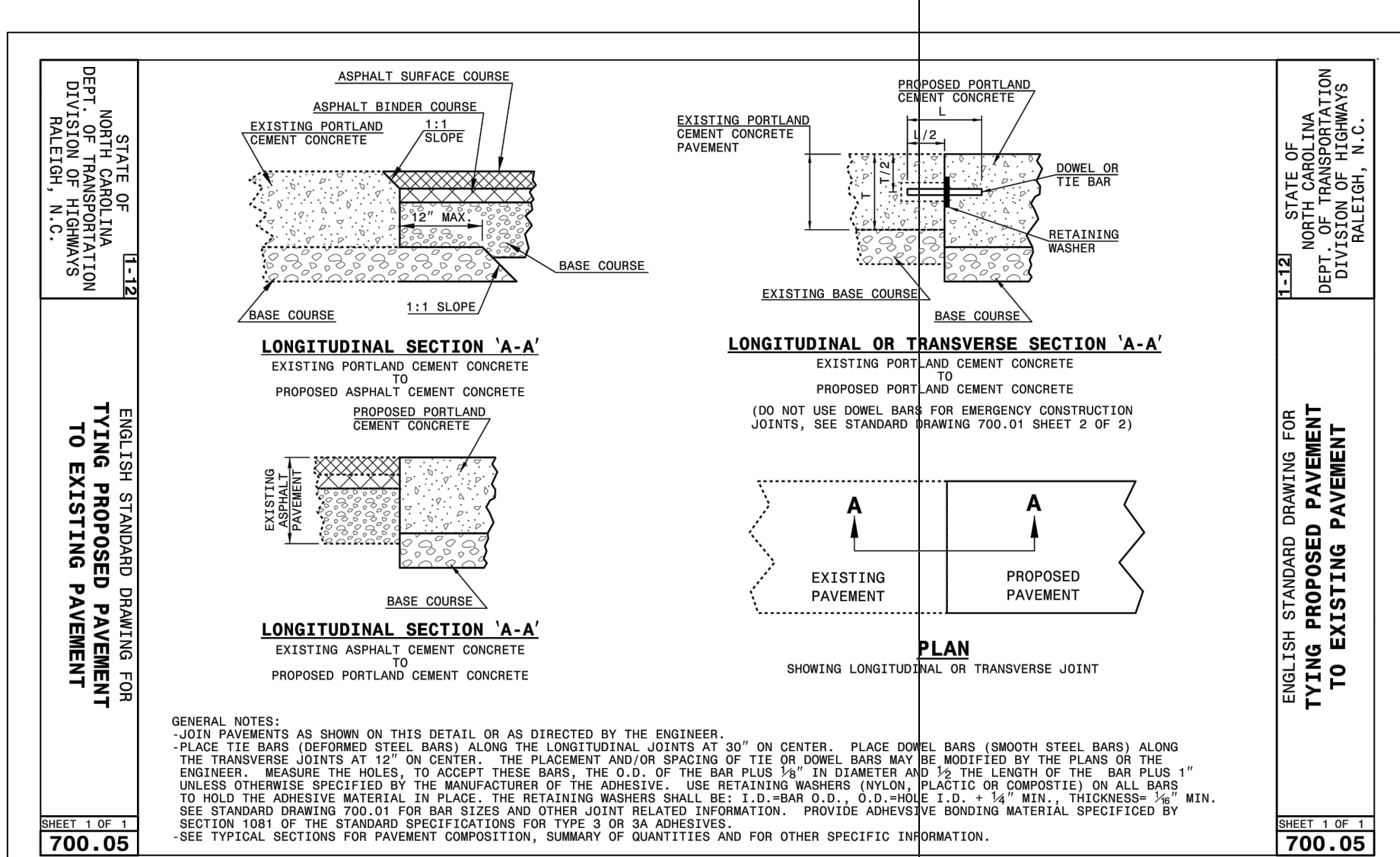
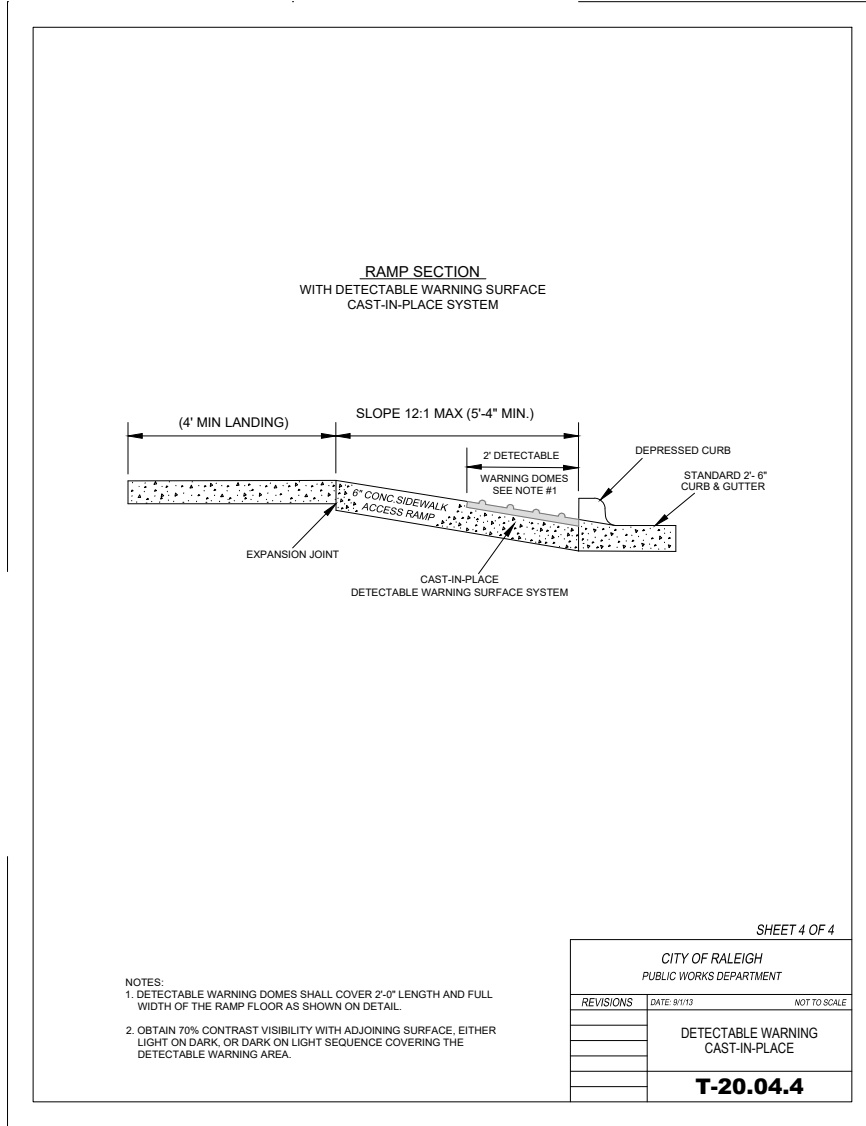
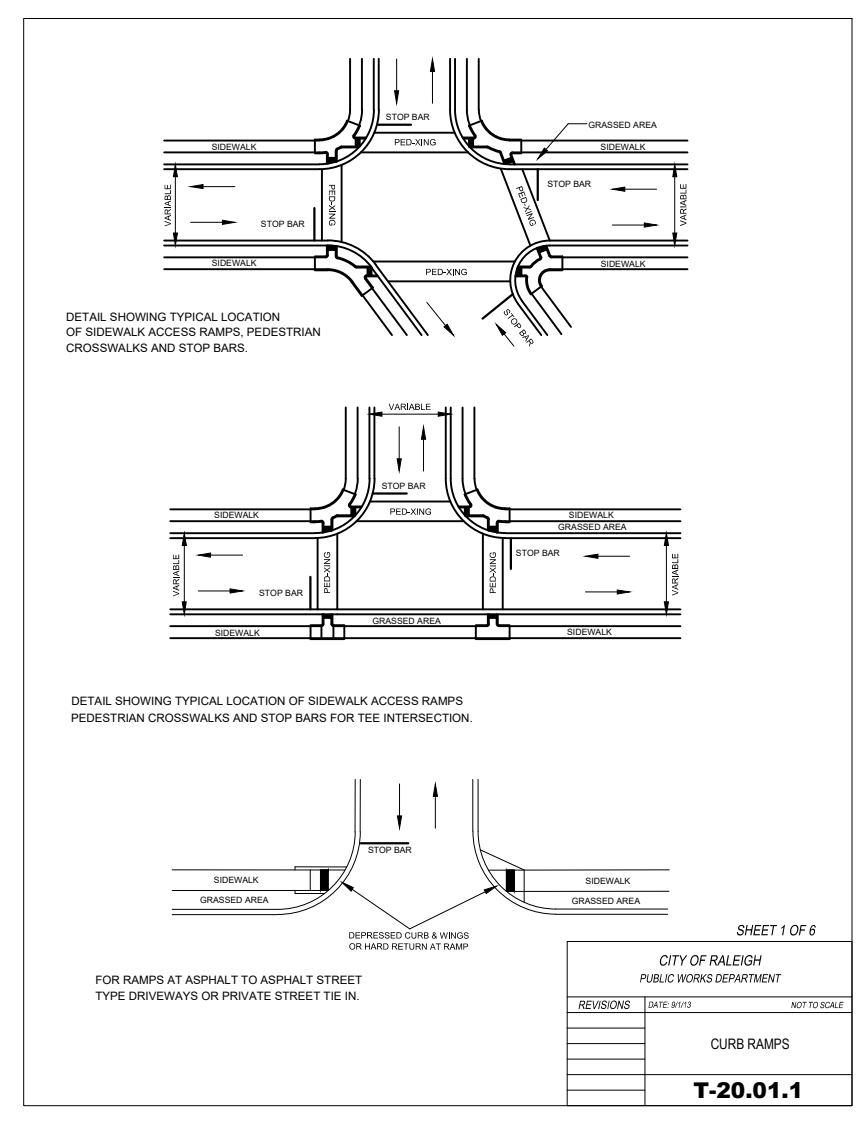
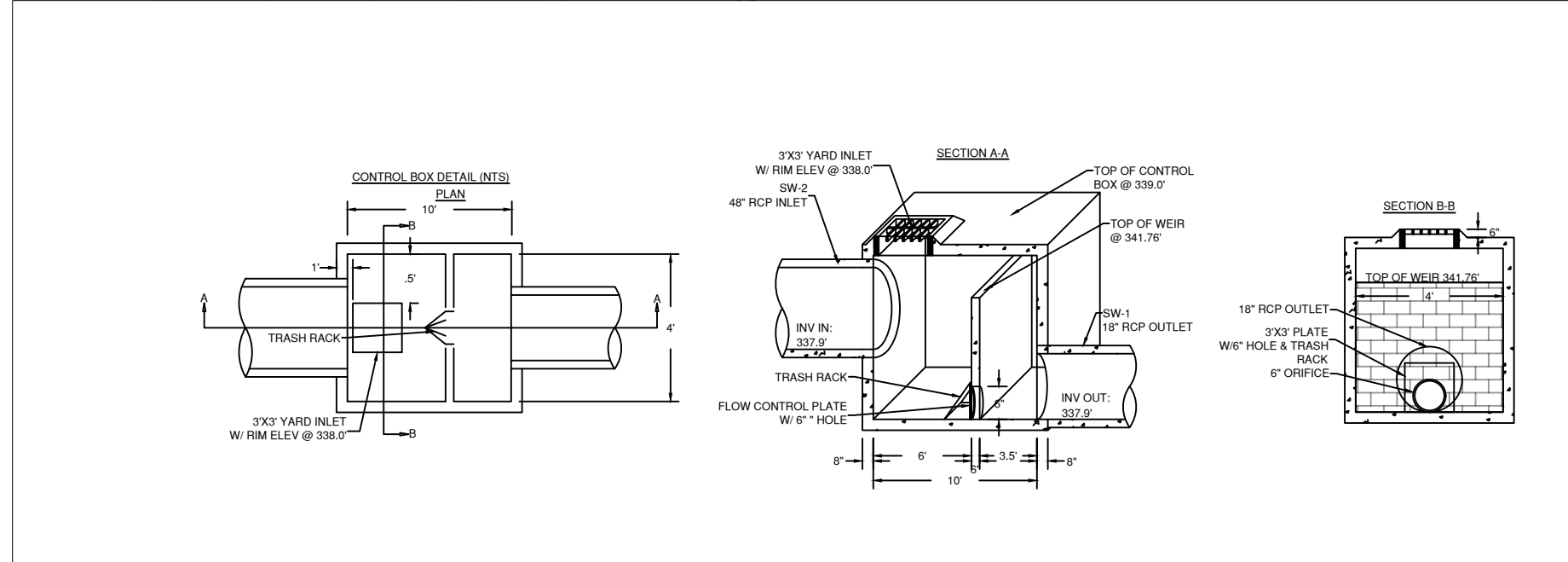
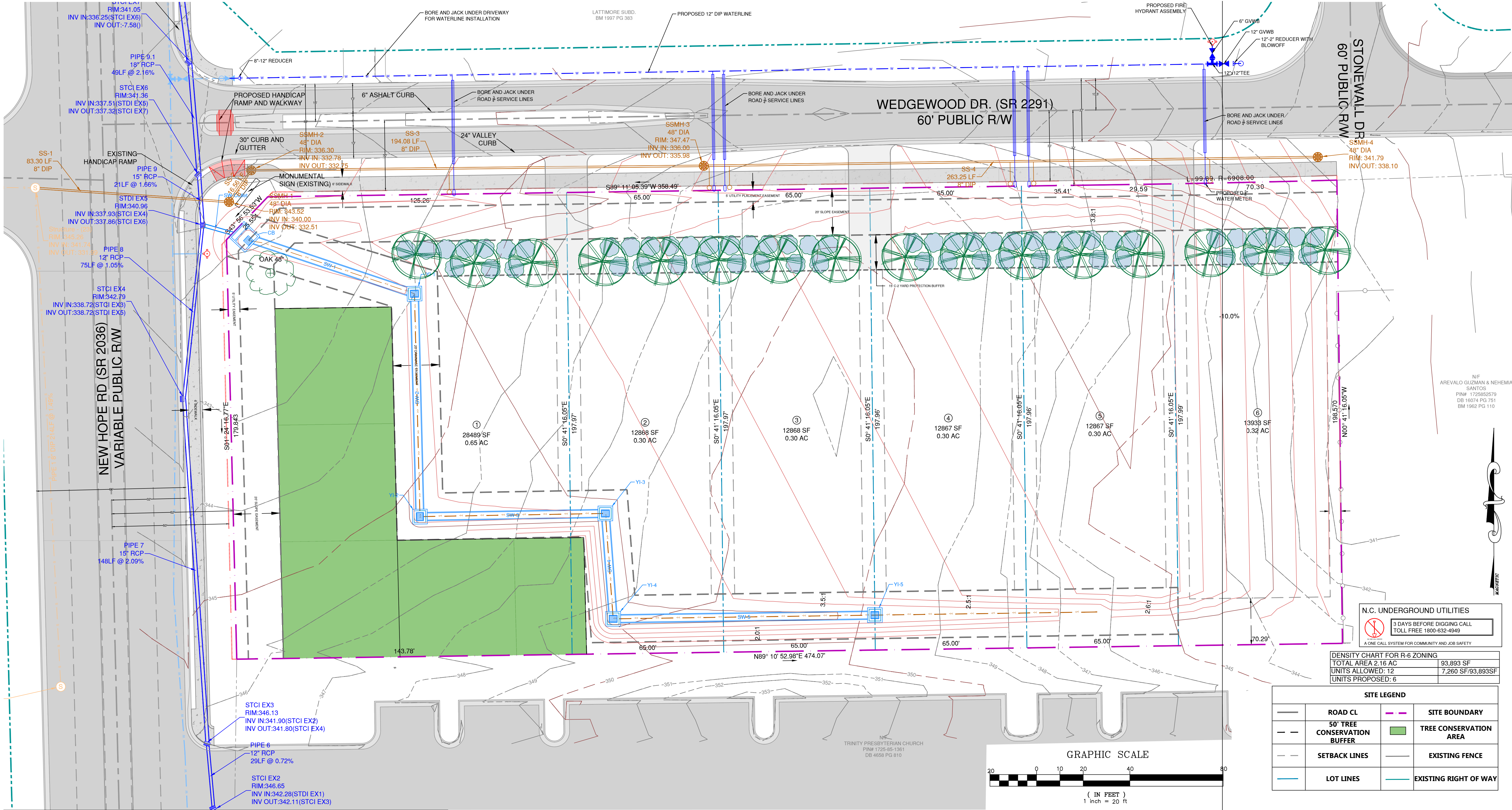
John W. Harris, P.E.
Consulting Engineer, Inc.
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(919) 789-0744
www.harriseng.net

Revision: 03-07-2018 / 12 JUN
2019 (BAH)

Date Started: 12 June 2019
Scale: 1" = 20'
Drawn By: SMK, EDS
Job #: 206-0717
Printed Date: 2 August 2019
File: M:\Project
Files\Wedgewood\Wedgewood
X-File.dwg

Existing Conditions For Wedgewood Subdivision





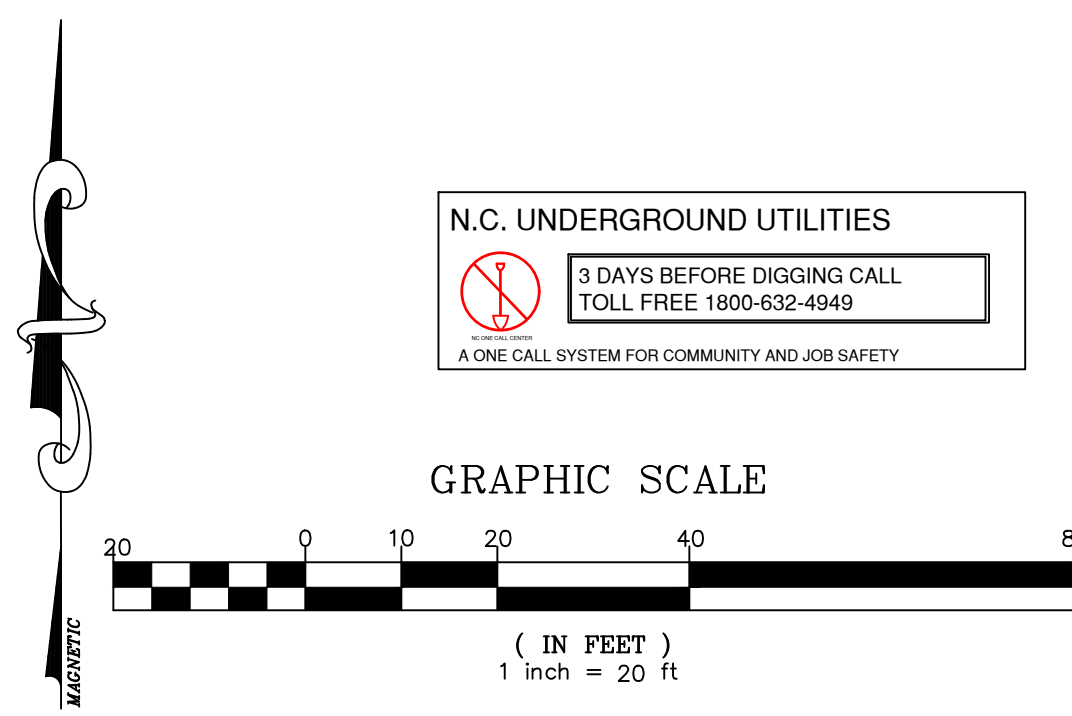
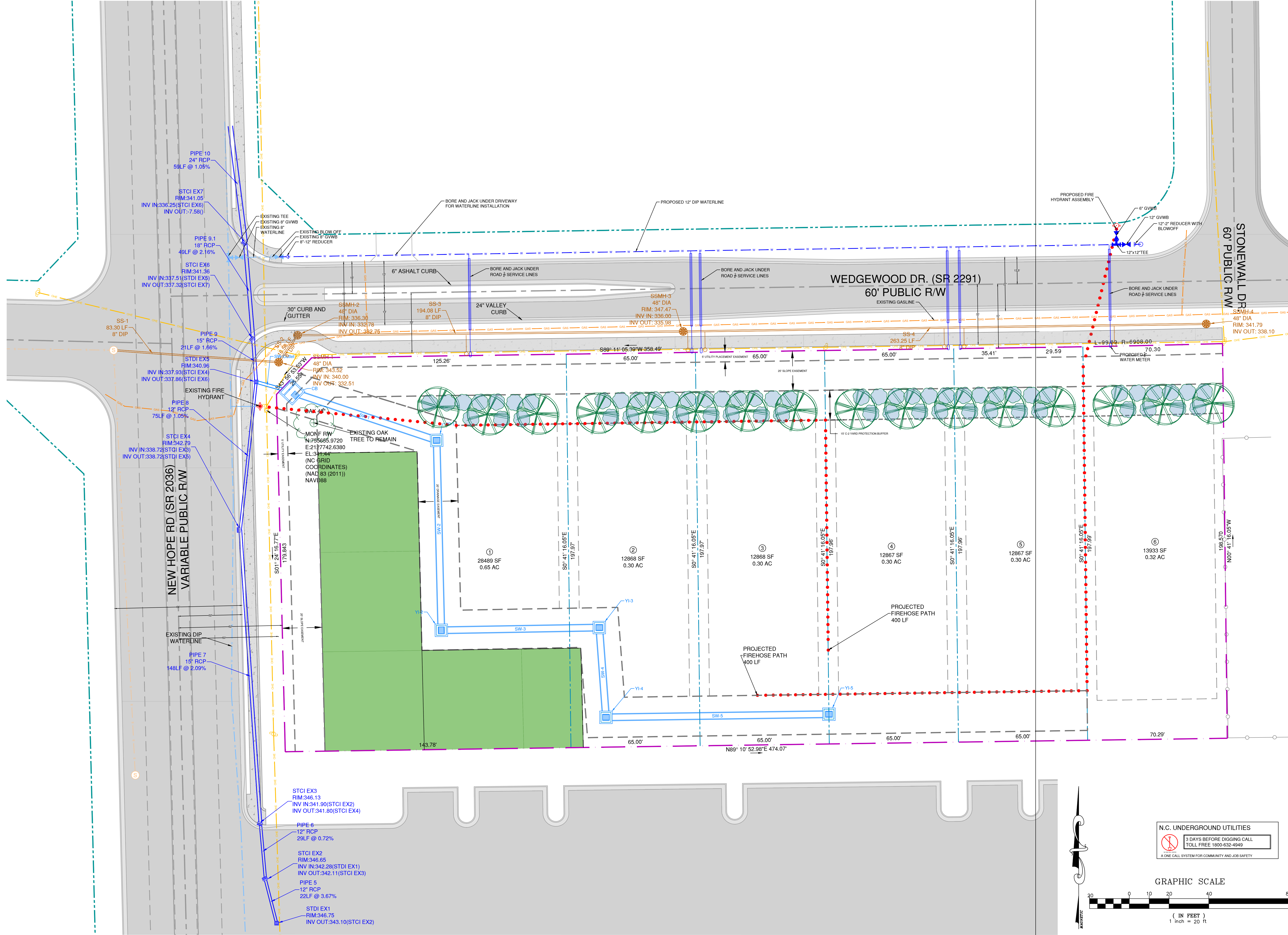
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File: M:\Project
X-File.dwg

Site Plan For Wedgewood Subdivision





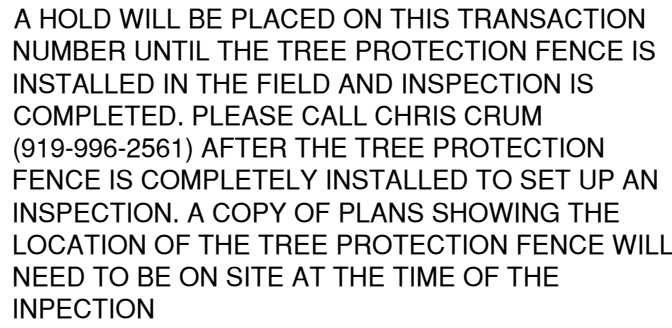
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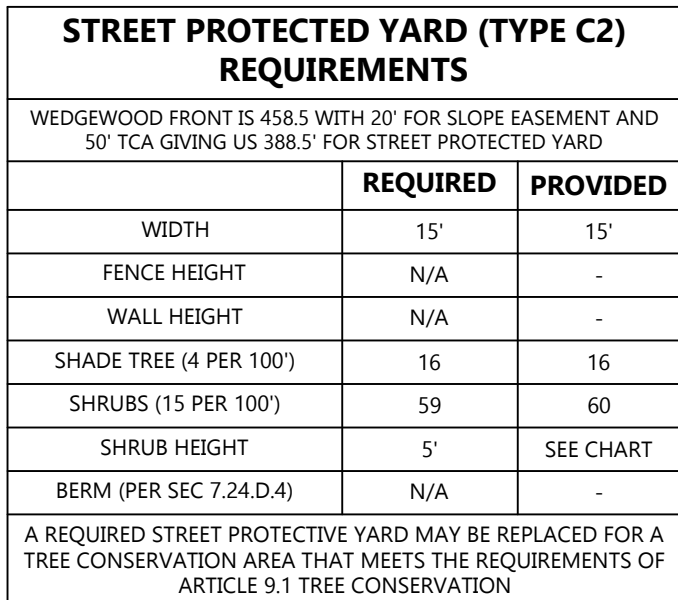
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Printed Date: 2 August 2019	File: M:\Project
Files: Wedgewood\Wedgewood	X-File.dwg

Utility Plan
For
Wedgewood Subdivision



 **3 DAYS BEFORE DIGGING CALL**
TOLL FREE 1800-632-4949

A ONE CALL SYSTEM FOR COMMUNITY AND JOB SAFETY



*See key for species on separate sheet

Primary TCA-Thoroughfare

WedgeWood Site Secondary TCA Areas B

WedgeWood Site Secondary TCA Areas B

WedgeWood Site Secondary TCA Areas B

SHRUBS

CANOPY / SHADE TREES

PLANS SHOW ONLY THE LOCATION OF TREE/SHRUBS; TYPE AND/OR SUBSTITUTION WITH THE OTHER TREES CAN BE DONE AT THE DISCRETION OF THE DEVELOPER OR CONTRACTOR AS LONG AS IT MEETS ALL REQUIREMENTS OF THE CITY OF RALEIGH'S MOST CURRENT UDO. SHADE TREES SHALL BE A MINIMUM OF 3" CALIPER AND 10' TALL, AND 25' APART O.C. / SHRUBS WILL BE LESS THAN 20' HIGH AT MATURITY.