BARRINGTON SUBDIVISION

PHASE 5

CONSTRUCTION PLANS FOR A SINGLE FAMILY SUBDIVISION

ZEBULON, NORTH CAROLINA

IDT PROJECT # XXXX

PROJECT STATISTICS

PROPERTY DEVELOPER ..... DREAM FINDERS HOMES, LLC
7200 FALLS OF NEUSE RD., RALEIGH, NC 27615
703-930-3069

PROJECT ADDRESS ..... 0 OLD BUNN ROAD, ZEBULON, NC
WAKE COUNTY PIN(S) 2705-89-8278, 2705-98-7903, 2705-98-6388

EXISTING ZONING ..... R-13 SUD
FUTURE LAND USE ..... GR
PROPOSED FUTURE LAND USE ..... GR
WATERSHED ..... WITHIN LITTLE CREEK WATERSHED

GROSS PROJECT AREA OF THIS SUBMITTAL: ..... 33.96 AC
- DISTURBED AREA ..... 28.00 AC
- IMPERVIOUS AREA ..... 10.07 AC
- AREA IN PUBLIC RIGHT-OF-WAY ..... 5.34 AC
- TOTAL OPEN SPACE (PRIVATE) ..... 18.43 AC
- REQUIRED OPEN SPACE (10%) ..... 3.40 AC
- PROVIDED OPEN SPACE (54.21%) (PRIVATE) ..... 18.43 AC
- AREA IN PAIRED SINGLE FAMILY LOTS ..... 10.14 AC

NUMBER OF PAIRED SINGLE FAMILY LOTS 88
TOTAL NUMBER OF LOTS 88
% OF LOTS TO BE GRADED PRIOR TO FIRST PLAT 100%

MINIMUM LOT WIDTH
- PAIRED SINGLE FAMILY DWELLING ..... 22'

SETBACKS
- PAIRED SINGLE FAMILY
  - FRONT ..... 20 FEET
  - SIDE ..... 5 FEET
  - CORNER SIDE ..... 15 FEET
  - REAR ..... 20 FEET

IMPERVIOUS
- SINGLE FAMILY ATTACHED HOMES (2,470 SF EACH) ..... 5.00 AC
- SIDEWALKS ..... 0.70 AC
- ROADS AND PARKING ..... 4.24 AC

VERTICAL DATUM - NAVD88

HORIZONTAL DATUM - NAD83

ALL PUBLIC FACILITIES, INCLUDING UTILITIES, SIDEWALKS AND HANDICAP RAMPS ARE TO BE CONSTRUCTED ON ALL STREETS AS SPECIFIED BY TOWN STANDARDS. THESE FACILITIES HAVE BEEN APPROVED BY THE TOWN OF ZEBULON AND SHALL BE SO INSTALLED UNLESS A CHANGE IS APPROVED BY THE TOWN OF ZEBULON.

CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING OF ANY EXCAVATION. EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE AND ALL ARE NOT SHOWN.

NOTE: ALL CONSTRUCTION TO BE IN ACCORDANCE WITHALL TOWN OF ZEBULON, WAKE COUNTY, CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT AND/OR NCDOT STANDARDS AND SPECIFICATIONS

PUBLIC
WATER DISTRIBUTION/EXTENTION SYSTEM

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 # W-XXXX

PUBLIC
SEWER COLLECTION / EXTENTION SYSTEM

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 # S-XXXX

CITY OF RALEIGH SITE 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 constructions 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

PLANS FOR THE PROPOSED USE HAVE BEEN REVIEWED FOR GENERAL COMPLIANCE WITH APPLICABLE CODES. THIS LIMITED REVIEW, AND AUTHORIZATION FOR CONSTRUCTION IS NOT TO BE CONSIDERED TO REPRESENT TOTAL COMPLIANCE WITH ALL LEGAL REQUIREMENTS FOR DEVELOPMENT AND CONSTRUCTION. THE PROPERTY OWNER, DESIGN CONSULTANTS, AND CONTRACTORS ARE EACH RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE CITY, STATE OR FEDERAL LAWS. THIS SPECIFIC AUTHORIZATION BELOW IN NOT A PERMIT, NOR SHALL IT BE CONSTRUED TO PERMIT ANY VIOLATION OF CITY, STATE OR FEDERAL LAW. ALL CONSTRUCTION MUST BE IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL RULES AND REGULATIONS.

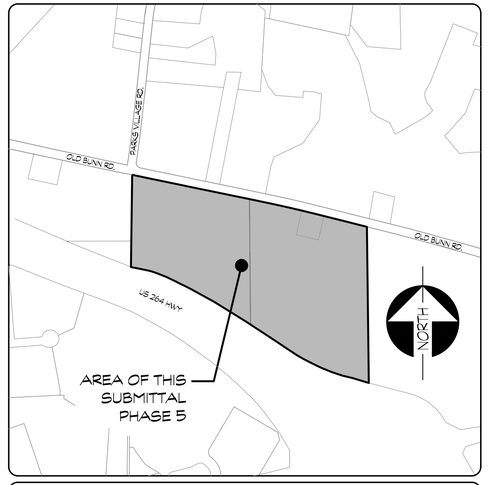
ELECTRONIC APPROVAL: THIS APPROVAL IS BEING ISSUED ELECTRONICALLY. THIS APPROVAL IS VALID ONLY UPON THE SIGNATURE OF A CITY OF RALEIGH REVIEW OFFICER BELOW. THE CITY WILL RETAIN A COPY OF THE APPROVED PLANS. ANY WORK AUTHORIZED BY THIS APPROVAL MUST PROCEED IN ACCORDANCE THE THE PLANS KEPT OH FILE WITH THE CITY. THIS ELECTRONIC APPROVAL MAY NOT BE EDITED ONCE ISSUED. ANY MODIFICATION TO THIS APPROVAL ONCE ISSUED WILL INVALIDATE THIS APPROVAL.

CITY OF RALEIGH DEVELOPMENT APPROVAL _____
CITY OF RALEIGH REVIEW OFFICER

EROSION CONTROL, STORMWATER AND FLOODPLAIN MANAGEMENT

APPROVED
EROSION CONTROL ☐ S-_____
STORMWATER MGMT. ☐ S-_____
FLOOD STUDY ☐ S-_____
DATE _____

ENVIRONMENTAL CONSULTANT SIGNATURE



VICINITY MAP 1"=500'

CONSULTANT:

PRIEST, CRAVEN & ASSOCIATES, INC.
3803 - B Computer Drive, Suite 104, Raleigh, N.C. 27609
Phone 919 / 781-0300 Fax 919 / 782-1288
PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS
Email pca@priestcraven.com FIRM#: C-0488

OWNER

DFC BARRINGTON, LLC
13000 SAWGRASS VILLAGE CIRCLE, SUITE 24
PONTE VERDA BEACH, FL 32082
919-291-1090

811 Know what's below. Call before you dig.

ATTENTION CONTRACTORS

The Contractor responsible for the extension of water, sewer, and/or reuse, as approved in these plans, is responsible for contacting the Public Utilities Inspector at 919-996-3245 or https://cityworks.raleighnc.gov/puconstractors/New and schedule a Pre-construction meeting prior to beginning any construction. Raleigh Water must be contacted at (919) 996-4540 at least twenty-four hours prior to beginning any work activity around critical water and sewer infrastructure.

FAILURE to notify the Divisions 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.

SPECIAL USE PERMIT - SU 2017-01

GENERAL NOTES:

1. BOUNDARY INFORMATION IS TAKEN FROM A SURVEY BY PRIEST, CRAVEN & ASSOCIATES, INC.
2. SITE TOPOGRAPHIC INFORMATION IS TAKEN FROM A SURVEY BY THIS OFFICE AND WAKE COUNTY GIS DATA. EXISTING STREETS AND BUILDING INFORMATION TAKEN FROM A SURVEY BY PRIEST, CRAVEN & ASSOCIATES, INC. AND DIGITIZED FROM AERIAL PHOTOS.
3. ALL MATERIALS AND CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE TOWN OF ZEBULON, CITY OF RALEIGH, WAKE COUNTY, NCDOT, AND NCDENR STANDARDS AND SPECIFICATIONS.
4. FEMA DESIGNATED FLOOD ZONES ARE LOCATED ON THIS PROPERTY PER FEMA FLOOD PANEL 3720-1851-00K//J.
5. THIS SITE IS LOCATED WITHIN THE NEUSE RIVER BASIN.

REVISIONS:

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SHEET INDEX

SHEET #	SHEET TITLE
C0.00	COVER SHEET
G1.00	GENERAL NOTES
G1.01	ZEBULON NOTES
G1.02	SUP NOTES
C1.00	EXISTING CONDITIONS
C2.00	SITE LAYOUT
C3.00	UTILITY PLAN
C4.00	GRADING PLAN
C5.00	SCM 18.1 WETPOND
C5.01	SCM 18.2 DRYPOND
C5.02	SCM 19.1 WETPOND
C5.10	SCM PLANTING PLAN
C6.00	HAUXTON WAY PLAN & PROFILE
C6.01	HAUXTON WAY PLAN & PROFILE
C6.02	FOWLMERE PATH PLAN & PROFILE
C6.03	BARRINGTON ELM ROAD & FULBOURN COURT PLAN & PROFILE
C6.04	BARNARDS TRAIL & THORLEY LANE PLAN & PROFILE
C7.00	UTILITY PLAN & PROFILE
C7.01	UTILITY PLAN & PROFILE
C7.02	UTILITY PLAN & PROFILE
C7.03	UTILITY PLAN & PROFILE
C7.04	UTILITY PLAN & PROFILE
C7.05	UTILITY PLAN & PROFILE
C7.06	UTILITY PLAN & PROFILE
C7.07	UTILITY PLAN & PROFILE
C7.08	UTILITY PLAN & PROFILE
C7.09	UTILITY PLAN & PROFILE
C8.00	EROSION NOTES AND SEEDING
C8.01	EROSION NOTES AND DETAILS
C8.02	EROSION NOTES AND DETAILS
C8.03	EROSION CONTROL STAGE 1
C8.04	EROSION CONTROL STAGE 2
C8.05	EROSION CONTROL STAGE 3
C8.06	NCG01 SELF INSPECTION AND STABILIZATION
C9.00	ZEBULON DETAILS
C9.01	ZEBULON DETAILS
C9.02	ZEBULON DETAILS
C9.03	CITY OF RALEIGH DETAILS
WP1.00	RETAINING WALL PLAN
WP1.01	RETAINING WALL DETAILS
LS1.00	LANDSCAPING PLAN
LT1.00	LIGHTING PLAN

PUBLIC IMPROVEMENTS

INFRASTRUCTURE IMPROVEMENT QUANTITY	
ITEM	QUANTITY (LF)
SEWER STUBS	88
WATER STUBS	98
L.F. OF 6" WATER LINE	0
L.F. OF 8" WATER LINE	3,715
L.F. OF 12" WATER LINE	0
TOTAL L.F. OF WATERLINE	3,715
6" B.O.	0
8" B.O.	1
12" B.O.	0
# FIRE HYDRANT ASSEMBLIES	10
6" GATE VALVES	0
8" GATE VALVES	19
12" GATE VALVES	0
6" REDUCER VALVES	0
8" REDUCER VALVES	0
L.F. OF 8" SANITARY SEWER	3,321
L.F. OF 10" SANITARY SEWER	0
L.F. OF 12" SANITARY SEWER	0
TOTAL L.F. OF SEWER LINE	3,321

	PIPE TYPE	HOA LF / QUANTITY	PUBLIC LF / QUANTITY
1	12 RCP	0	10
2	12 HDPE	555	0
3	15 RCP	1,663	1,630
4	18 RCP	347	404
5	24 RCP	333	185
6	30 RCP	1,458	214
7	36 RCP	479	188
8	42 RCP	0	0
9	FES	10	0
10	LANDSCAPE INLETS	38	0
11	CURB INLETS	0	47
NOTE - NO HDPE AND SEE COMMENTS REGARDING OWERSHIP AND MAINTENANCE			

INFRASTRUCTURE IMPROVEMENT QUANITY	
ITEM	QUANTITY (LF)
LF OF PUBLIC ROADS	3,422
LF OF 5' PUBLIC SIDEWALK (TOTAL)	1,616
LF OF 6' PUBLIC SIDEWALK (TOTAL)	3,675

SITE IMPERVIOUS CHART	
COVER CONDITION	ACRES
ROADS	3.07
SIDEWALK	0.69
SINGLE FAMILY	6.31
TOTAL IMPERVIOUS	10.07

STREET LIGHTING	
DESCRIPTION	QUANTITY
STREET LIGHTS	35
TOTAL FIXTURES	35

LINEAR FEET OF PUBLIC STREETS				
STREET	DESIGNATION	STREET TYPE	ROW WIDTH	LINEAR FOOTAGE
BARNARDS TRAIL	SINGLE FAMILY	LOCAL	45	747
BARRINGTON ELM	SINGLE FAMILY	LOCAL	45	172
FOWLMERE PATH	SINGLE FAMILY	LOCAL	45	724
FULBOURN COURT	SINGLE FAMILY	LOCAL	45	423
HAUXTON WAY	SINGLE FAMILY	LOCAL	45	1,552
THORLEY LANE	SINGLE FAMILY	LOCAL	45	304
TOTAL				3,922

ORIGINAL DATE: JULY 2, 2025

GENERAL NOTES:

1. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL JOB SITE SAFETY, INCLUDING BUT NOT LIMITED TO TRENCH SAFETY, DURING ALL PHASES OF CONSTRUCTION.

2. THE LOCATION AND SIZE OF EXISTING UTILITIES AS SHOWN IS APPROXIMATE. THE CONTRACTOR IS RESPONSIBLE FOR HORIZONTALLY AND VERTICALLY LOCATING AND PROTECTING ALL PUBLIC OR PRIVATE UTILITIES (SHOWN OR NOT SHOWN) WHICH LIE IN OR ADJACENT TO THE CONSTRUCTION SITE. AT LEAST 48 HOURS PRIOR TO ANY DEMOLITION, GRADING, OR CONSTRUCTION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE NORTH CAROLINA ONE-CALL UTILITIES LOCATION SERVICE (ULOCO) AT 1-800-632-4949 FOR PROPER IDENTIFICATION OF EXISTING UTILITIES WITHIN THE SITE.

3. THE CONTRACTOR SHALL SALVAGE AND PROTECT ALL SIGNS, MANHOLES, TELEPHONE RISERS, WATER VALVES, ETC. DURING ALL CONSTRUCTION PHASES. THE CONTRACTOR SHALL REPAIR, AT HIS OWN EXPENSE, ANY EXISTING UTILITIES DAMAGED DURING CONSTRUCTION. ALL PROPOSED UTILITIES ON-SITE SHALL BE UNDERGROUND AND ALL EXISTING ON-SITE POWER LINES WILL BE PLACED UNDERGROUND.

4. TRAFFIC CONTROL ON PUBLIC STREETS IS THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE IN CONFORMANCE WITH THE TRAFFIC CONTROL PLAN, THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES," AND AS FURTHER DIRECTED BY TOWN AND STATE INSPECTORS.

5. ALL MANUFACTURERS' PRODUCTS SPECIFIED IN THESE PLANS OR USED AS APPROVED ALTERNATES SHALL BE INSTALLED PER THE MANUFACTURERS' CURRENT SPECIFICATIONS.

6. ANY DISCREPANCIES FOUND BETWEEN THE DRAWINGS AND SPECIFICATIONS AND SITE CONDITIONS OR ANY INCONSISTENCIES OR AMBIGUITIES IN DRAWINGS OR SPECIFICATIONS SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER, IN WRITING, WHO SHALL PROMPTLY ADDRESS SUCH INCONSISTENCIES OR AMBIGUITIES. WORK DONE BY THE CONTRACTOR AFTER HIS DISCOVERY OF SUCH DISCREPANCIES, INCONSISTENCIES, OR AMBIGUITIES SHALL BE DONE AT THE CONTRACTOR'S RISK.

7. A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL ARRANGE THE MEETING WITH THE TOWN OF WAKE COUNTY, ZEBULON, ENGINEER, AND OWNER.

8. CONTRACTOR IS RESPONSIBLE FOR VERIFYING OR OBTAINING ALL REQUIRED PERMITS AND APPROVALS PRIOR TO COMMENCING CONSTRUCTION.

9. THE FRAMES AND COVERS OF ALL EXISTING AND PROPOSED DRAINAGE, SANITARY SEWER, WATER MAIN, GAS, AND WIRE UTILITY STRUCTURES SHALL BE ADJUSTED TO MATCH PROPOSED FINISHED ELEVATIONS AND SLOPES.

10. ROADWAYS MUST BE CAPABLE OF SUPPORTING FIRE APPARATUS DURING CONSTRUCTION.

11. PLANEMETRIC AND TOPOGRAPHIC INFORMATION FOR AREAS OUTSIDE OF THE OVERALL DEVELOPMENT ARE TAKEN FROM WAKE COUNTY GIS INFORMATION.

12. NO TITLE SEARCH WAS PERFORMED BY THIS OFFICE FOR THIS PROPERTY. THIS PLAN MAY NOT SHOW ALL ENCUMBRANCES OR EASEMENTS THAT A TITLE SEARCH MAY DISCLOSE.

13. ALL PRIVATE STORM DRAINAGE EASEMENTS & STORMWATER MEASURES WILL BE MAINTAINED BY THE OWNER'S ASSOCIATION.

14. ALL STREET DIMENSIONS SHOWN ON PLANS ARE FROM THE BACK OF CURB (B-B), FACE OF CURB (F-F), OR EDGE OF PAVEMENT (EOP) ON NON-CURB AND GUTTER STREETS UNLESS OTHERWISE NOTED.

15. ALL LAND DISTURBING ACTIVITIES SHALL BE CONDUCTED IN ACCORDANCE WITH AN APPROVED EROSION CONTROL PLAN.

16. ALL CONSTRUCTION AND MATERIALS TO BE IN STRICT ACCORDANCE WITH CURRENT TOWN OF ZEBULON, CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT, DWQ, NCDENR, AND NCDOT STANDARDS AND SPECIFICATIONS AS APPLICABLE.

17. HORIZONTAL RELATION OF WATER MAINS TO SEWERS LATERAL SEPARATION OF SEWERS AND WATER MAINS. WATER MAINS SHALL BE LAID AT LEAST 10 FEET LATERALLY FROM EXISTING OR PROPOSED SEWERS, UNLESS LOCAL CONDITIONS OR BARRIERS PREVENT A 10 FOOT LATERAL SEPARATION - - IN WHICH CASE:

A. THE TOP OF THE SEWER IS AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN AND THERE IS A MINIMUM 3 FEET OF HORIZONTAL SEPARATION FROM THE CLOSEST EDGES OF THE PIPES.

18. VERTICAL RELATION OF WATER MAINS TO SEWERS CROSSING A WATER MAIN OVER A SEWER. WHENEVER IT IS NECESSARY FOR A WATER MAIN TO CROSS OVER A SEWER, THE WATER MAIN SHALL BE LAID AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER, UNLESS LOCAL CONDITIONS OR BARRIERS PREVENT AN 18 INCH VERTICAL SEPARATION -- IN WHICH CASE BOTH THE WATER MAIN AND SEWER SHALL BE CONSTRUCTED OF FERROUS MATERIALS AND WITH JOINTS THAT ARE EQUIVALENT TO WATER MAIN STANDARDS.

CROSSING A WATER MAIN UNDER A SEWER. WHENEVER IT IS NECESSARY FOR A WATER MAIN TO CROSS UNDER A SEWER, BOTH THE WATER MAIN AND THE SEWER SHALL BE CONSTRUCTED OF FERROUS MATERIALS AND WITH JOINTS EQUIVALENT TO WATER MAIN STANDARDS A SECTION OF WATER MAIN PIPE SHALL BE CENTERED AT THE POINT OF CROSSING.

19. VERTICAL RELATION OF SANITARY SEWER MAINS TO STORM SEWER WHEN A SANITARY SEWER IS CROSSING OVER OR UNDER A STORM SEWER, A VERTICAL SEPARATION OF 24 INCHES SHALL BE MAINTAINED UNLESS BOTH LINES ARE OF A FERROUS MATERIAL, ENCASED IN CONCRETE, OR VOID SPACE FILLED WITH CONCRETE. PER CITY OF RALEIGH STANDARDS.

20. GENERAL VERTICAL CLEARANCE WHEN OTHER UNDERGROUND UTILITIES ARE ENCOUNTERED, 18 INCHES OF SEPARATION SHALL BE MAINTAINED.

21. SEWER SERVICES

TYPICAL SEWER SERVICE TO EACH LOT IS TO BE 4" PVC. BACKWATER VALVES TO BE INSTALLED AS REQUIRED. ALL SERVICES TO MEET THE APPLICABLE NC PLUMBING CODE.

22. WATER SERVICE TYPICAL WATER SERVICE TO EACH LOT TO BE AS SHOWN ON THE PLANS.

23. ALL PRIVATE STORM SEWER LINES TO BE LOCATED WITHIN A PRIVATE DRAINAGE EASEMENT.

24. CURB, GUTTER, AND PAVEMENT TO BE FIELD ADJUSTED AS REQUIRED TO PROVIDE ADEQUATE DRAINAGE AND TO PREVENT ANY PONDING OF WATER.

25. NO INFRASTRUCTURE TO BE CONSTRUCTED PRIOR TO CONSTRUCTION PLAN APPROVAL AND UTILITY PERMIT ISSUANCE BY THE TOWN OF ZEBULON AND THE CITY OF RALEIGH.

26. CONTRACTOR RESPONSIBLE FOR COORDINATING FRANCHISE UTILITIES AND OTHER SERVICES (I.E. GAS, ELECTRIC, CABLE, PHONE, MAIL, WASTE COLLECTION, ETC.).

27. CONTRACTOR RESPONSIBLE FOR COORDINATING LOCATION, SIZE, AND INSTALLATIONS OF SLEEVES REQUIRED FOR OTHER UTILITY INSTALLATION INCLUDING, BUT NOT LIMITED TO ELECTRIC, PHONE, CABLE, GAS, IRRIGATION, ETC

28. CURB RAMPS SHALL BE LOCATED AND INSTALLED PER THE TOWN OF ZEBULON LATEST DETAILS. CONTRACTOR SHALL CONFIRM LOCATIONS, GRADE AND DETAILS WITH THE TOWN INSPECTOR PRIOR TO PLACING CONCRETE.

RETAINING WALL AND HEADWALL NOTES:

1. HEADWALLS AND FLARED END SECTIONS TO BE PER NCDOT AND TOWN OF ZEBULON STANDARDS AND SPECIFICATIONS. SEE NCDOT 838.80 AND OTHER DETAILS.

2. ALL RETAINING WALLS WITHIN THE SITE TO BE PER DESIGNED BY OTHERS (INCLUDING MATERIAL, HEIGHT, WIDTH, ALIGNMENT, ELEVATIONS, FOOTINGS, ETC.). SPOT ELEVATIONS SHOWN ARE APPROXIMATE AND FOR REFERENCE ONLY.

3. CONTRACTOR TO INSTALL GRAVITY WALLS AS REQUIRED IN AREAS WHERE GEO-GRID CANNOT BE USED AND/OR WHERE RETAINING WALLS ABUT PUBLIC EASEMENTS AND/OR UNDISTURBED/PROTECTED BUFFERS.

4. A HANDRAIL OR FENCE SHALL BE INSTALLED ALONG THE TOP OF ALL RETAINING WALLS, HEADWALLS, AND DOWN THE TOPS OF ALL WINGWALLS WHERE THE DROP FROM THE TOP OF THE RETAINING WALL OR HEADWALL TO THE BASE OF THE WALL OR INVERT OF THE PIPE IS GREATER THAN OR EQUAL TO 36". HAND RAILING SHALL INCLUDE NO MORE THAN TWO HORIZONTAL MEMBERS (E.G., ONE NEAR THE BOTTOM, AND ONE AT THE TOP) AND SHALL INCLUDE VERTICAL PICKETING SPACED AT SIX INCHES ON CENTER.

5. GUARDRAILS TO BE INSTALLED IN AREAS IF INDICATED ON THE PLANS.

6. ALL RETAINING WALLS ON SITE TO BE HOA MAINTAINED AND PLACED IN HOA MAINTENANCE EASEMENTS AT PLATTING STAGE.

STORM DRAINAGE

1. THE CONTRACTOR SHALL VERIFY AND COORDINATE ALL DIMENSIONS SHOWN, INCLUDING THE HORIZONTAL AND VERTICAL LOCATION OF CURB INLETS AND GRATE INLETS AND ALL UTILITIES CROSSING THE STORM SEWER.

2. THE SITE UTILITY CONTRACTOR SHALL PROVIDE ALL MATERIALS AND APPURTENANCES NECESSARY FOR COMPLETE INSTALLATION OF THE STORM SEWER.

3. THE INSPECTOR SHALL INSPECT ALL PUBLIC AND PRIVATE CONSTRUCTION. THE CONTRACTOR'S BID PRICE SHALL INCLUDE ALL INSPECTION FEES. THE TOWN OF ZEBULON IS RESPONSIBLE FOR INSPECTION OF PUBLIC DRAINAGE EASEMENTS.

4. ALL RCP SEWER MAINS AND LATERALS SHALL BE MINIMUM CLASS III REINFORCED CONCRETE PIPE WITH 2' MINIMUM COVER OR CLASS IV/V IS REQUIRED PER TOWN STANDARDS AND SPECIFICATIONS. CLASS IV/V RCP TO BE USED IF INDICATED.

5. WHERE PROPOSED STORM SEWER PIPING TIE TO EXISTING STRUCTURES, PIPES, SWALES, ETC., THE CONTRACTOR SHALL FIELD ADJUST PROPOSED STORM SEWERS AS REQUIRED TO MATCH THE LOCATIONS OF THESE EXISTING FEATURES.

6. SEE CURRENT TOWN OF ZEBULON UDO FOR ADDITIONAL NOTES AND DETAILS.

EXISTING UTILITIES NOTES:

1. CONTRACTOR TO WORK CLOSELY WITH ALL UTILITY COMPANIES TO ENSURE THAT ONCE FINAL GRADES HAVE BEEN ESTABLISHED, PROPER DEPTH AND COVER IS MAINTAINED ON ALL EXISTING UTILITY LINES. CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ANY NECESSARY RELOCATIONS OF EXISTING UTILITIES.

PROPOSED UTILITY NOTES:

1. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE REQUIREMENTS SET FORTH BY THE TOWN OF ZEBULON.

2. IN THE EVENT THAT A UTILITY ITEM IS NOT COVERED BY THESE PLANS, THEN THE STANDARDS AND SPECIFICATIONS OF THE TOWN OF ZEBULON OR CITY OF RALEIGH COVERING SUCH ITEMS SHALL APPLY.

3. WATER MAINS SHALL HAVE A MINIMUM COVER OF 36" BELOW PROPOSED GRADE.

4. ALL UNDERGROUND UTILITIES AND FIRE HYDRANTS MUST BE FUNCTIONALLY APPROVED PRIOR TO STRUCTURAL CONSTRUCTION.

5. CLEAN OUT SYMBOLS SHOWN ON THESE PLANS REPRESENT LOCATION OF SURFACE ACCESS POINT. CONTRACTOR SHALL LOCATE WYE APPROPRIATELY BASED ON PIPE DEPTH.

6. ALL MANHOLES (IF SHOWN) SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TOWN OF ZEBULON AND CITY OF RALEIGH STANDARDS. MANHOLE DIAMETER SHALL VARY DEPENDING ON PIPE DIAMETER AND DEPTH. SEE PROFILES AND TOWN OF ZEBULON AND CITY OF RALEIGH STANDARDS AND SPECIFICATIONS FOR MANHOLE SIZES.

7. THE SITE UTILITY CONTRACTOR SHALL PROVIDE ALL MATERIALS AND APPURTENANCES NECESSARY FOR COMPLETE INSTALLATION OF THE UTILITIES. ALL PUBLIC PIPE, STRUCTURES, AND FITTINGS SHALL BE INSPECTED BY THE TOWN/CITY INSPECTOR PRIOR TO BEING COVERED. THE INSPECTOR MUST ALSO BE PRESENT DURING TAPPING, DISINFECTION, AND PRESSURE TESTING OF ALL MAINS. THE CONTRACTOR'S BID PRICE SHALL INCLUDE ALL INSPECTION FEES.

GRADING:

1. REFER TO SITE CONSTRUCTION PLANS FOR CLEARING LIMITS AND TEMPORARY EROSION CONTROL DEVICES TO BE INSTALLED PRIOR TO COMMENCING CONSTRUCTION. PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR TO INSTALLATION OF MEASURES.

2. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED CONTINUOUSLY, RELOCATED WHEN AND AS NECESSARY, AND SHALL BE CHECKED AFTER EVERY RAINFALL. SEEDED AREAS SHALL BE CHECKED REGULARLY AND SHALL BE WATERED, FERTILIZED, RESEEDED, AND MULCHED AS NECESSARY TO OBTAIN A DENSE STAND OF GRASS.

3. ALL AREAS SHALL BE GRADED FOR POSITIVE DRAINAGE, AND AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SITE DRAINAGE DURING ALL PHASES OF CONSTRUCTION. FIELD ADJUSTMENTS TO BE MADE BY CONTRACTOR AS REQUIRED TO MAINTAIN ADEQUATE POSITIVE DRAINAGE THROUGHOUT PROJECT. IN ADDITION TO THE MEASURES SHOWN IN THESE PLANS, THE CONTRACTOR SHALL USE INTERIM SILT FENCES, DIVERSION DITCHES, BERMS, OR OTHER METHODS AS REQUIRED TO DIRECT DRAINAGE AS SHOWN ON THESE PLANS AND TO PREVENT SILT AND CONSTRUCTION DEBRIS FROM FLOWING ONTO ADJACENT PROPERTIES. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE STATE AND LOCAL EROSION, CONSERVATION, AND SILTATION ORDINANCES. CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION CONTROL DEVICES UPON COMPLETION OF PERMANENT DRAINAGE FACILITIES AND THE ESTABLISHMENT OF A STAND OF GRASS OR OTHER GROWTH TO PREVENT EROSION.

4. THE CONTRACTOR SHALL CLEAR AND GRUB THE SITE AND PLACE, COMPACT, AND MOISTURE CONDITION ALL FILL PER THE PROJECT GEOTECHNICAL ENGINEER'S SPECIFICATIONS. THE FILL MATERIAL TO BE USED SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT.

5. GRADING CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANIES FOR ANY REQUIRED UTILITY ADJUSTMENTS AND/OR RELOCATIONS.

6. ALL MATERIALS USED FOR ALL FILLING OPERATIONS SHALL BE PLACED AT THE DIRECTION OF THE GEOTECHNICAL ENGINEER.

7. TOP OF WALL ("TW") AND BOTTOM OF WALL ("BW") GRADES SHOWN ON THESE PLANS REPRESENT FINISHED GROUND ADJACENT TO WALL. THE RETAINING WALL DESIGNER/CONTRACTOR SHALL PROVIDE ADDITIONAL WALL HEIGHT AS NECESSARY FOR FOOTINGS AND CAP BLOCKS.

8. ALL DEMOLITION DEBRIS SHALL BE HAULED OFF-SITE AS DIRECTED BY THE OWNER AND PROPERLY DISPOSED OF.

9. NO TREE WITHIN THE TREE PROTECTION AREA SHALL BE REMOVED OR DAMAGED WITHOUT PRIOR AUTHORIZATION OF THE TOWN. MINIMUM DIMENSIONAL REQUIREMENTS: THE EXTENT OF THE CRITICAL ROOT ZONE (CRZ) OF THE TREE OR TREES AT THE OUTER EDGES OF THE TREE SAVE AREA SHALL CONSTITUTE THE LIMITS OF CONSTRUCTION FOR THE PURPOSES OF THIS SUB-SECTION. THE CRZ IS THE CIRCULAR AREA OF GROUND SURROUNDING A TREE EXTENDING FROM THE CENTER OF TREE TO THE GREATER OF:
   1. 1.5 FEET PER CALIPER INCH DBH OF THE TREE,
   2. THE DRIPLINE (FURTHEST EXTENT OF TREE CANOPY) OF THE TREE, OR
   3. 6 FEET.

   IF ANY TREE(S) USED FOR PRESERVATION CREDIT IS IMPROPERLY PROTECTED OR DETERMINED TO BE HAZARDOUS, THE ADMINISTRATOR MAY REQUIRE NEW TREES BE PLANTED EQUAL TO THE NUMBER OF CREDIT TREES.

10. THE TREE PROTECTION FENCE SHALL BE MAINTAINED ON THE SITE UNTIL ALL SITE WORK IS COMPLETED AND THE FINAL SITE INSPECTION IS COMPLETE.

11. BUILDING PAD AND PAVING SUB GRADE INFORMATION TO BE PER GEOTECHNICAL ENGINNEER'S RECOMMENDATION AND DIRECTION.

12. PROPOSED CONTOURS AND GUTTER GRADIENTS ARE APPROXIMATE. PROPOSED SPOT ELEVATIONS AND ROADWAY PROFILES ARE TO BE USED IN CASE OF DISCREPANCY.

13. WHERE FILL IS TO BE PLACED ON EXISTING SLOPES STEEPER THAN 4:1, CONTRACTOR SHALL EXCAVATE BENCHES WITH A MAXIMUM DEPTH OF 3'.

14. THE CONTRACTOR SHALL STABILIZE ALL SLOPES STEEPER THAN 3:1 WITH MEASURES INDICATED WITHIN THESE PLANS.

15. THE CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR BLASTING ROCK IF BLAST ROCK IS ENCOUNTERED. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL BLASTING AND SAFETY REQUIREMENTS.

16. THE CONTRACTOR SHALL NOTE THAT THE PLACEMENT OF ANY FILL MATERIAL MUST BE CONDUCTED UNDER THE OBSERVATION OF A QUALIFIED LICENSED GEOTECHNICAL ENGINEER. AFTER COMPLETION OF THE EARTHWORK ACTIVITIES IT IS REQUESTED THAT THE OWNER, BE PROVIDED A FINAL GRADING REPORT THAT INCLUDES THE CORRESPONDING COMPACTIONS TEST RESULTS AND CERTIFIES THE TYPE OF FILL MATERIAL AND ITS PROPER PLACEMENT.

SOIL EROSION AND SEDIMENT CONTROL

1. THE CONTRACTOR SHALL NOTE THAT A SOIL EROSION CONTROL PERMIT IS REQUIRED.

2. SEE EROSION CONTROL SHEETS FOR ADDITIONAL NOTES AND DETAILS.

PAVING/CURBING

1. CONTRACTOR TO MAKE APPROPRIATE FIELD ADJUSTMENT TO PROVIDE A SMOOTH TRANSITION FROM EXISTING CURB AND GUTTER/PAVEMENT TO PROPOSED CURB & GUTTER/PAVEMENT.

2. ALL PAVEMENT SUB GRADES SHALL BE SCARIFIED TO A DEPTH OF 8 INCHES AND COMPACTED TO A MINIMUM DENSITY OF 100 PERCENT OF ASTM 0-1557 DENSITY AT OPTIMUM MOISTURE CONTENT UNLESS OTHERWISE INDICATED IN TOWN OF ZEBULON STANDARDS OR OTHERWISE DIRECTED BY THE GEOTECHNICAL ENGINEER. FILL SHALL BE PLACED AND COMPACTED PER GEOTECHNICAL ENGINEER. IN AREAS WHERE ROCK IS ENCOUNTERED AT FINAL SUB GRADE ELEVATION, THE EXPOSED ROCK SHALL BE TOPPED WITH A LEVELING COURSE OF SANDY CLAY OR CLAYEY SAND (P.I. BETWEEN 4 AND 15) AS NEEDED OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER TO PROVIDE A SMOOTH SURFACE FOR PAVING.

3. THE CONTRACTOR SHALL CLEAR AND GRUB THE SITE AND PLACE, COMPACT, AND MOISTURE CONDITION ALL FILL PER THE PROJECT GEOTECHNICAL ENGINEER'S SPECIFICATIONS. THE FILL MATERIAL TO BE USED SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT.

4. ALL CURB JOINTS SHALL EXTEND THROUGH THE CURB. MINIMUM LENGTH OF OFFSET JOINTS AT RADIUS POINTS IS 1.5 FEET. ALL JOINTS SHALL BE SEALED WITH JOINT SEALANT.

5. TESTING OF MATERIALS REQUIRED FOR THE CONSTRUCTION OF THE PAVING IMPROVEMENTS SHALL BE PERFORMED BY AN APPROVED AGENCY FOR TESTING MATERIALS. THE NOMINATION OF THE TESTING LABORATORY AND THE PAYMENT OF SUCH TESTING SERVICES SHALL BE MADE BY THE CONTRACTOR. THE OWNER SHALL APPROVE THE LABORATORY NOMINATED TO DO THE TESTING OF MATERIALS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO SHOW BY STANDARD TESTING PROCEDURES THAT THE WORK CONSTRUCTED DOES MEET THE REQUIREMENTS OF THE TOWN'S SPECIFICATIONS.

6. ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES ON PUBLIC STREETS SHALL CONFORM TO MUTCD, NCDOT, AND TOWN OF ZEBULON STANDARDS.

7. ALL PAINT FOR PAVEMENT MARKINGS SHALL ADHERE TO TOWN OF ZEBULON AND NCDOT STANDARDS.

8. CONTRACTOR TO INSTALL SPILL GUTTER IN AREAS AS REQUIRED TO PREVENT ANY PONDING OF WATER IN THE GUTTER. CONTRACTOR TO SET CURB STRING LINE AND IDENTIFY SPILL GUTTER AREAS PRIOR TO CONSTRUCTION OF CURB AND GUTTER. PARTICULAR ATTENTION SHOULD BE PLACED ON INTERSECTION RADII.

9. SEE CURRENT TOWN OF ZEBULON UDO FOR ADDITIONAL NOTES AND DETAILS.

SANITARY SEWER COLLECTOR LINES & SERV. NOTES:

1. ALL SANITARY SEWER MAINS, LATERALS, AND SERVICES ARE TO BE CONSTRUCTED IN STRICT ACCORDANCE WITH THE APPLICABLE NORTH CAROLINA PLUMBING CODE AND/OR MUST BE CONSTRUCTED IN ACCORDANCE WITH ALL APPLICABLE NCDENR AND CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.

2. THE MINIMUM SLOPE ON 4" SANITARY SERVICE AND COLLECTOR LINES IS 1.0%

3. ALL SANITARY SEWER COLLECTOR LINES SHALL HAVE A MINIMUM COVER OF 5 FEET (MEASURED FROM THE TOP OF FINISHED GRADE) IN TRAFFIC AREAS TO PIPE CROWN UNLESS D.I.P. IS PROVIDED IN CLASS 1 BEDDING WHERE MINIMUM COVER SHALL BE 3 FEET. MAINS AND SERVICES IN NON-TRAFFIC AREAS SHALL HAVE A MINIMUM COVER OF 3 FEET (MEASURED FROM TOP OF FINISHED GRADE) TO THE PIPE CROWN. ANY SANITARY SEWER MAINS OR SERVICES WITH A DEPTH GREATER THAN 12.0 FEET ARE TO BE D.I.P.

4. CLEANOUTS ARE TO BE INSTALLED ON ALL 4" SANITARY SERVICE LINES IN ACCORDANCE WITH NORTH CAROLINA PLUMBING CODE.

5. CONTRACTOR TO VERIFY INVERTS AND ELEVATIONS OF ALL UTILITIES WHERE 4" SANITARY SEWER SERVICE COLLECTOR LINES MUST CROSS STORM SEWER LINES, WATER MAINS, AND/OR OTHER UNDERGROUND UTILITIES. CONTRACTOR TO LAY SEWER LINES/SERVICES IN THESE LOCATIONS AT A MAXIMUM / MINIMUM DEPTH AND MAXIMIUM / MINIMUM SLOPE (PER CODE) TO MAINTAIN A MINIMUM CLEARANCE OF 18" (24" FOR STORM SEWER) BETWEEN UTILITIES (FROM TOP / BOTTOM OF 1ST PIPE TO TOP / BOTTOM OF 2ND PIPE). IF 18" (24" FOR STORM SEWER) OF SEPARATION BETWEEN SANITARY SEWER SERVICES AND OTHER UTILITIES CANNOT BE MAINTAINED, SEWER SERVICE LINES MAY NEED TO BE DUCTILE IRON PIPE AND/OR ENCASED IN CONCRETE AT THE CROSSINGS. CONTRACTOR TO WORK WITH CITY INSPECTORS TO ENSURE THAT ADEQUATE SEPARATION AND PROTECTION IS PROVIDED FOR SERVICE LINES AND OTHER UTILITIES. ALL SERVICE LINES TO BE INSTALLED IN ACCORDANCE WITH THE APPLICABLE NORTH CAROLINA PLUMBING CODE AND/OR THE CITY OF RALEIGH AND NCDENR STANDARDS AND SPECIFICATIONS.

6. ANYTIME A WATER MAIN CROSSES UNDER A SANITARY SEWER COLLECTOR MAIN, BOTH THE WATER MAIN AND THE SEWER LINE MUST BE CONSTRUCTED OF D.I.P. CONTRACTOR TO ADJUST MATERIAL ACCORDINGLY.

7. SANITARY SERVICE CLEANOUT LOCATIONS SHOWN ARE APPROXIMATE AND MAY NEED TO BE ADJUSTED DURING CONSTRUCTION. CLEANOUT LOCATION AND CONSTRUCTION TO MEET THE APPLICABLE NORTH CAROLINA PLUMBING CODE AND/OR CITY OF RALEIGH AND NCDENR STANDARDS AND SPECIFICATIONS. CLEANOUT LOCATIONS SHOWN ON THESE PLANS REPRESENT THE SURFACE ACCESS POINT. CONTRACTOR SHALL INSTALL ALL WYE'S, ANGLES, BENDS, AND OTHER APPURTENACES AS REQUIRED.

CITY OF RALEIGH STANDARD UTILITY NOTES:

1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION)

2. UTILITY SEPARATION REQUIREMENTS:

   A) A DISTANCE OF 100' 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 25' FROM A PRIVATE WELL OR 50 FROM A PUBLIC WELL

   B) WHEN INSTALLING WATER &/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 & 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 WATERMAIN, DIP MATERIALS OR STEEL ENCASEMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS

   D) 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER

   E) MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS; MAINTAIN 24" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE (PER CORPUD DETAILS W-41 & S-49)

   F) ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED

3. 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

4. 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

5. 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

6. 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCEMAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS

7. IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & 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 & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CITY OF RALEIGH HANDBOOK PROCEDURE

8. INSTALL ¾" 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

9. INSTALL 4" PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM

10. 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 1.0' ABOVE THE NEXT UPSTREAM MANHOLE

11. ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDWQ, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.

12. NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION

13. GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE RW FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A UC / BLDG PERMIT. CONTACT (919) 996-4516 OR FOG@RALEIGHNC.GOV FOR MORE INFORMATION

14. 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 FROM THE RW CROSS CONNECTION COORDINATOR FOR EACH DEVICE PRIOR TO ISSUANCE OF A UC / BLDG PERMIT. CONTACT (919) 996-5923 OR CROSS.CONNECTION@RALEIGHNC.GOV FOR MORE INFORMATION

SYMBOL LEGEND

WATER & SEWER
- FIRE HYDRANT (WITH 6" G.V.)
- GATE VALVE
- BLOW OFF AND G.V.
- AIR RELEASE W/MANHOLE
- FIRE DEPT. CONNECTION (FDC)
- WATER METER (WM)
- WATER REDUCER
- SEWER MANHOLE
- C.O. — SANITARY SEWER CLEANOUT
- D.I. — DUCTAL IRON

DRAINAGE
- FLARED END SECTION (WITH RIP RAP LEVEL SPREADER APRON)
- HEADWALL (WITH RIP RAP LEVEL SPREADER APRON)
- RIP RAP LEVEL SPREADER APRON
- CATCH BASIN
- STORM MANHOLE
- YARD INLET
- GRATED INLET
- SWALE / DITCH
- PRIVATE DRAINAGE ESMT. (PDE)

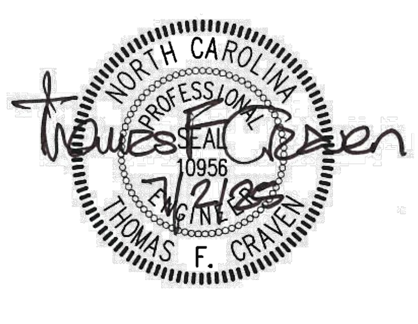
SURVEY SYMBOL LEGEND

CABLE PEDESTAL	UE — UNDERGROUND ELECTRIC
CTV — CABLE TV	UP — UNDERGROUND POWER
CATCH BASIN	OHP — OVERHEAD POWER
CLEAN OUT	UT — UNDERGROUND TELEPHONE
CURB INLET	UTILITY POLE
ELECTRIC BOX	WL — WATER LINE
FIRE HYDRANT	WATER LINE MANHOLE
GV — GAS VALVE	WATER METER
GRATED INLET	WV — WATER VALVE
LIGHT POLE	TELEPHONE PEDESTAL
SEWER MANHOLE	TELEPHONE MANHOLE
STORM MANHOLE	TEMPORARY BENCHMARK
SWAMP	FO — FIBER OPTIC
YARD INLET	FLARED END SECTION
TREE	G — GAS
FENCE LINE	

ALL PUBLIC FACILITIES, INCLUDING UTILITIES, SIDEWALKS, AND HANDICAP RAMPS ARE TO BE CONSTRUCTED ON ALL STREETS AS SPECIFIED BY TOWN STANDARDS. THESE FACILITIES HAVE BEEN APPROVED BY THE TOWN OF ZEBULON AND SHALL BE SO INSTALLED UNLESS A CHANGE IS APPROVED BY THE TOWN OF ZEBULON.

CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING OF ANY EXCAVATION. EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE AND ALL ARE NOT SHOWN.

NOTE: ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL TOWN OF ZEBULON, WAKE COUNTY, CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT AND/OR NCDOT STANDARDS AND SPECIFICATIONS



CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION

Electronic Approval: This approval is being issued 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 this approval.

City of Raleigh Development Approval ____________________
Raleigh Water Review Officer

BARRINGTON SUBDIVISION PHASE 5

SPONSORED BY: DFC BARRINGTON, LLC — ZEBULON, NORTH CAROLINA

SCALE:	N/A
DATE:	07/02/2025
PROJECT NUMBER:	0021-009.001
CLIENT:	DREAM FINDERS HOMES, LLC
PLAN TYPE:	CONSTRUCTION DRAWINGS

GENERAL NOTES

RELEASED FOR CONSTRUCTION DATE: (SEE COVER) ■ NO ☐ YES

PRIEST, CRAVEN & ASSOCIATES, INC.
LAND USE CONSULTANTS PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS
3803 - B Computer Drive, Suite 104 Raleigh, N.C. 27609 . Phone 919 / 781-0300 . Fax 919 / 782-1288 . Email PCA@PriestCraven.com / Firm #: C-0488

SHEET #
G1.00

TOWN OF ZEBULON ROADWAY NOTES:

- ROADWAY/GREENWAY SUB-GRADE: THE BASE SOIL ELEVATION DETERMINED BY APPROVED ENGINEERED DRAWINGS PRIOR TO PLACEMENT OF ROADWAY ABC AND ASPHALT.
- ROADWAY/GREENWAY STONE GRADE: THE APPROVED COMPACTED ROADWAY SUB-GRADE PLUS THE COMPACTED STONE GRADE PRIOR TO PLACEMENT OF ASPHALT.
- IN ALL CASES, THE ROADWAY/GREENWAY SUB-GRADE MUST PAST A PROOF-ROLL TEST BEFORE PLACEMENT OF STONE. THE DEVELOPER/OWNER/CONTRACTOR SHOULD PROVIDE THIRD PARTY NCDOT CERTIFIED GEOTECHNICAL FIRM TO PERFORM DENSITY TESTING OF SUB-GRADE EVERY 300 FEET AND ROADWAY/GREENWAY ABC EVERY 150 FEET VIA A NUCLEAR GAUGE. THE TOWN OF ZEBULON CONSTRUCTION INSPECTOR WILL SELECT VARIOUS LOCATIONS OF THE DENSITY TESTING. IT IS RECOMMENDED THAT TESTING BE PERFORMED AT FILL LOCATIONS OR UTILITY CUTS. A TOWN OF ZEBULON CONSTRUCTION INSPECTOR MUST BE PRESENT DURING ALL TESTING. ALL TEST RESULTS SHALL BE SUBMITTED TO AND APPROVED BY THE TOWN OF ZEBULON PUBLIC WORKS DIRECTOR BEFORE ROADWAY STONE IS INSTALLED.
- PROOF ROLL STANDARD- A FULLY LOADED TANDEM DUMP TRUCK (MOTOR GRADER THAT HAS A MINIMUM GROSS WEIGHT OF AT LEAST 40,000 POUNDS (20 TONS) UNDER THE OBSERVATION OF THE TOWN OF ZEBULON REPRESENTATIVE. NO OTHER METHOD WILL BE ACCEPTED, ALL AREAS OF THE ROADWAY/GREENWAY SUB-GRADE OR ROADWAY STONE SHALL BE COVERED BY THE WHEELS OF THE PROOF-ROLLER OPERATING AT WALKING SPEED (TWO TO THREE MILES PER HOUR) OR 225 TO 300 FEET PER MINUTE.
- IT IS THE CONTRACTOR RESPONSIBILITY TO PROTECT ALL STRUCTURAL FACILITIES ON THE PROJECT SUCH AS BRIDGES, BOX CULVERTS, PIPE CULVERTS, AND UTILITIES FROM DAMAGE FROM PROOF ROLLING EQUIPMENT.
- PROOF ROLLS ARE REQUIRED AT THE ROADWAY/GREENWAY SUB-GRADE CONSTRUCTION PHASE AND ROADWAY/GREENWAY STONE CONSTRUCTION PHASE
- ANY AND ALL AREAS, WHICH RUT OR PUMP EXCESSIVELY UNDER THE WHEELS OF THE PROOF-ROLLER SHALL BE REPAIRED BY THE DEVELOPER/CONTRACTOR BEFORE ROADWAY STONE OR ASPHALT IS INSTALLED
- PROOF ROLL AREAS AGAIN FOLLOWING THE COMPLETION OF THE NECESSARY CORRECTIONS. ALL COST ASSOCIATED WITH THE PROOF ROLLING PROCESS IS THE RESPONSIBILITY OF DEVELOPER/OWNER OR CONTRACTOR.
- THE TOWN SHALL NOT BE RESPONSIBLE FOR ENSURING PROPER GRADES AND ALIGNMENT OF ROADWAY/GREENWAY AND CURB AND GUTTER. IF THE ALIGNMENT AND GRADES ARE INCORRECT; IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR/DEVELOPER/OWNER TO MAKE CORRECTIVE REPAIRS AT THEIR OWN EXPENSE.
- REQUIREMENTS: 98% STANDARD PROCTOR ON ALL SOILS EVERY 300'. ALL LOCATIONS TESTED SHALL MEET THE 98% TESTING REQUIREMENTS. AVERAGING OF DENSITY SCORES TO MEET STANDARD IS NOT ALLOWED.
- SUCCESSFUL PROOF-ROLLS REQUIRED FOR ALL SUB-GRADE SOILS. ALL ROADWAY SUB-GRADE MUST PASS A PROOF-ROLL TEST (NO EXCEPTIONS).
- ROADWAY/GREENWAY SUB GRADE THAT DOES NOT PASS THE PROOF ROLL TEST OR DENSITY TEST WILL REQUIRE REMEDIAL REPAIRS. REPAIR RECOMMENDATIONS FROM GEO-TECHNICAL FIRM CAN BE MADE BY USING SEVERAL METHODS INCLUDING THE USE OF GEO-GRID STABILIZATION FABRIC AND ADDING THE USE OF ABC STONE, CEMENT STABILIZATION, LIME STABILIZATION OR REPLACEMENT OF UNSUITABLE SOILS WITH DRIER/MORE SUITABLE SOILS. REGARDLESS OF THE METHOD CHOSEN BY THE CONTRACTOR, GEOTECHNICAL FIRM, DEVELOPER OR OWNER FOR REMEDIAL REPAIRS; A SUCCESSFUL PROOF-ROLL MUST BE OBTAINED PRIOR TO PLACEMENT OF ABC STONE CAN BEGIN.
- IF REPAIRS WERE MADE TO THE ROADWAY/GREENWAY SUB GRADE INVOLVE USING GEO-GRID/STABILIZATION FABRIC AND ADDITIONAL STONE; NO DENSITY ADDITIONAL TESTING IS REQUIRED. IF REPAIRS TO THE ROADWAY SUB GRADE INVOLVE UNDERCUTTING UNSUITABLE SOILS AND REPLACEMENT WITH OTHER MORE SUITABLE SOILS THEN DENSITY TESTING IS REQUIRED TO VERIFY COMPLIANCE OF 98% COMPACTION REQUIREMENT. THE CONTRACTOR/GEO-TECHNICAL FIRM MUST PROVIDE THE TOWN OF ZEBULON INSPECTOR WITH DENSITY TEST RESULTS PRIOR TO PLACEMENT OF ABC STONE WERE REQUIRED. ALL COST OF DENSITY TESTING SHALL BE BY THE DEVELOPER OR OWNER.
- NOTE: IF THE ROADWAY/GREENWAY SUB-GRADE IS EXPOSED TO PRECIPITATION (RAIN, SNOW, ICE, ETC.) GREATER THAN A 1/10 OF INCH BEFORE IT IS COVERED WITH ABC STONE, THE EXPOSED SUB-GRADE MUST PASS AN ADDITIONAL PROOF-ROLL. ADDITIONAL DENSITY TESTING IS NOT REQUIRED UNDER THESE CONDITIONS.

- REQUIREMENTS: 98% STANDARD PROCTOR ON ALL ROADWAY/GREENWAY ABC EVERY 150'. ALL LOCATIONS TESTED SHALL MEET THE 98% TESTING REQUIREMENTS. AVERAGING OF DENSITY SCORES TO MEET STANDARD IS NOT ALLOWED. SUCCESSFUL PROOF-ROLLS REQUIRED FOR ALL ROADWAY/GREENWAY ABC STONE.
- ROADWAY/GREENWAY ABC STONE MUST BE INSTALLED PER TOWN OF ZEBULON MINIMUM REQUIREMENTS AND/OR APPROVED ENGINEERING ROADWAY DRAWINGS. ROADWAY ABC STONE SHALL BE INSTALLED IN COMPACTED LIFTS PER MANUFACTURE EQUIPMENT RECOMMENDATIONS. A MINIMUM OF SIX INCHES OF COMPACTED ABC STONE SHALL BE INSTALLED UNDER CURB AND GUTTER. ROADWAYS SHALL HAVE A MINIMUM OF EIGHT INCHES OF COMPACTED ABC STONE. THE PLACEMENT OF ROADWAY ABC STONE IS REQUIRED TO PASS A PROOF-ROLL AND PASS DENSITY TESTING OF 98% MINIMUM EVERY 150 FEET. THE ZEBULON CONSTRUCTION INSPECTOR MUST HAVE DENSITY TESTING RESULTS PRIOR TO START OF PAVING. THE ROADWAY STONE CROSS-SLOPE, FROM CROWN TO CURB, SHALL BE CHECKED WITH A STRING LINE PRIOR TO THE PLACEMENT OF ASPHALT.
- THE ROADWAY/GREENWAY STONE SHALL BE PROOF ROLLED JUST PRIOR TO THE PLACEMENT OF ASPHALT. IF A SECTION OF ROADWAY FAILS PRIOR TO PLACEMENT OF ASPHALT AFTER ALL OTHER SUCCESSFUL TESTS; ADDITIONAL ASPHALT AT THE DIRECTION OF THE CONSTRUCTION INSPECTOR MAY BE ALLOWED. ONE INCH OF ASPHALT MAY BE SUBSTITUTED FOR EVERY TWO INCHES OF STONE.
- NOTE: IF THE ROADWAY/GREENWAY ABC IS EXPOSED TO PRECIPITATION (RAIN, SNOW, ICE, ETC.) GREATER THAN 1/10 INCH BEFORE IT IS COVERED WITH ABC STONE, THE EXPOSED SUB-GRADE MUST PASS AN ADDITIONAL PROOF-ROLL. ADDITIONAL DENSITY TESTING IS NOT REQUIRED UNDER THESE CONDITIONS.

- ASPHALT PLACEMENT SHOULD BE IN ACCORDANCE WITH ENGINEERING DRAWINGS, SIGNED AND SEALED BY A LICENSED NORTH CAROLINA PROFESSIONAL ENGINEER. THE CONTRACTOR SHALL INSTALL ASPHALT IN TWO LAYERS. THE FINAL 1" OVERLAY WILL BE AT THE 80% BUILDING PERMIT LEVEL FOR EACH PHASE OR AT THE DIRECTION OF THE PUBLIC WORKS DIRECTOR. ASPHALT CORES WILL BE TAKEN AT BOTH OVERLAYS TO INSURE COMPLIANCE WITH ENGINEERING DRAWINGS FOR THICKNESS.

Mix Type	Single Lift Depths – min/max	Max layer total depths	Density
SF4.75A	.5-1.0 inches	2" Depth	85%
SF9.5C &D	1.5-2.0 inches	3" Depth	92%
SF9.5B	1.0 -1.5 inches	3" Depth	90%
I-19.OC	2.5 -4" inches	4" Depth	92%
B25.0C	3.0-5.5 inches	No limit	92%

- A. SF 9.5A - 1.0- 1.5 INCHES
- B. SF9.5C - 1.5-2.0 INCHES
- ASPHALT MIXTURES SHALL NOT BE PLACED DURING RAINY WEATHER, WHEN SUBGRADE OR COURSE IS FROZEN, OR WHEN THE MOISTURE ON THE SURFACE TO BE PAVED WOULD PREVENT A PROPER BOND. ASPHALT MATERIAL MUST NOT BE PLACED WHEN THE AIR TEMPERATURE MEASURED IN THE SHADE AWAY FROM ARTIFICIAL HEAT AT THE LOCATION OF THE PAVING OPERATION AND THE ROAD SURFACE TEMPERATURE IN THE SHADE AT THE PAVING SITE IS BELOW 40 DEGREES AIR TEMPERATURE AND 50 DEGREES MINIMUM SURFACE TEMPERATURE.
- A TACK COAT OF LIQUID ASPHALT IS REQUIRED FOR EXISTING LAYERS OF ASPHALT OR CONCRETE SURFACES TO PROMOTE A BOND BETWEEN OLD PAVEMENT SURFACES AND THE NEW ASPHALT LAYER. PRIOR TO PLACING ASPHALT TACK THE FOLLOWING CONDITIONS MUST BE MET:
- A. EXISTING PAVEMENT SURFACE MUST BE CLEAN.
- B. RATE OF APPLICATION MUST COMPLY WITH NCDOT STANDARDS.
- C. UNIFORMED COVERAGE OVER THE ENTIRE AREAS TO BE PAVED.
- D. ALLOW TACK TO THOROUGHLY CURE BEFORE PLACING THE NEW ASPHALT.

ASPHALT CORE SAMPLE SHOULD BE SELECTED EVERY 300' FEET OR MINIMUM OF TWO CORES PER ROADWAY FOR ANALYSIS OF THICKNESS AND DENSITY. ASPHALT PAVEMENT SPECIFIC GRAVITY. THE CONTRACTOR IS RESPONSIBLE FOR DEVELOPING/CREATING A CHART/MAP IF THE CORED LOCATIONS FOR SUBMITTAL WITH THE TESTING. CORES WILL BE RAMDOMLY TAKEN ALONG THE LONGITUDINAL DIRECTIONS ACROSS THE ROADWAY BUT NOT WITHIN ONE FOOT OF THE EDGE OF PAVEMENT. THE RESULTS OF SAMPLES GREATER THAT 10 FEET APART WITH NOT BE AVERAGE AND USED TO VERIFY COMPLIANCE WITH THE TOWN OF ZEBULON SPECIFICATIONS. (SECTION 2.6.H)

- GENERAL: TESTING FOR ASPHALT DENSITY IS TO FOLLOW NCDOT 'STANDARD SPECIFICATIONS FOR ROADS AND STRUCTURES,' SECTION 609-9, 'FIELD COMPACTION QUALITY MANAGEMENT,' LATEST REVISION, ALL OTHER APPLICABLE SECTIONS OF SECTION 609 OF THE NCDOT 'STANDARD SPECIFICATIONS FOR ROAD AND STRUCTURES' SHALL APPLY RELATING TO QUALITY CONTROL PLAN, MIX DESIGN, CONTROL LIMITS, CORRECTIVE ACTION, EQUIPMENT AND MEASUREMENT UNLESS ONLINE IN SPECIFICATIONS.
- ALL WATER AND SEWER UTILITY WORK WILL BE IN ACCORDANCE TO THE CITY OF RALEIGH HANDBOOK OR SPECIAL CONSTRUCTION DETAILS PROVIDED BY ENGINEER OF RECORD.
- ALL LANDSCAPING ISLANDS WITHIN THE ROW ARE THE RESPONSIBILITY OF THE HOA TO MAINTAIN ALL LANDSCAPE MATERIAL INCLUDING PLANTINGS AND GRASS.

TOWN OF ZEBULON CONSTRUCTION NOTES:

- ALL ROADWAY AND GREENWAY INFRASTRUCTURE CONSTRUCTION SHALL CONFORM TO THE TOWN OF ZEBULON STANDARDS AND SPECIFICATIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR SUBMITTING A TRAFFIC CONTROL PLAN TO THE TOWN OF ZEBULON CONSTRUCTION INSPECTOR JASON BROWN FOR APPROVAL. THE GOAL IS NOT TO RESTRICT TRAFFIC DURING PEAK BUSINESS HOURS OF 6:00AM AND UNTIL 9:00 AM AND 4:30PM TO 6:30 PM MONDAY THROUGH FRIDAY. ALL TRAFFIC CONTROL MUST COMPLY WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- CONSTRUCTION INSPECTION WILL BE PROVIDED BY JASON BROWN OR THIRD PARTY ENGINEER. JASON BROWN CAN BE REACHED AT 919-795-5840. CONTRACTOR SHALL PROVIDE A MINIMUM OF 72 HOURS OF NOTICE TO THE TOWN PRIOR TO BEGINNING CONSTRUCTION. A PRE-CONSTRUCTION MEETING SHALL BE HELD WITH INSPECTOR PRIOR TO BEGINNING CONSTRUCTION.
- ALL ROADWAY, GREENWAY, SIDEWALK AND STORM DRAINAGE IMPROVEMENTS IN ROW OR DEDICATED PUBLIC EASEMENTS WILL BE REQUIRED TO BE DEDICATED TO THE TOWN OF ZEBULON AT COMPLETION OF THE PROJECT.
- AS-BUILT SITE PLANS FOR ROADWAY, GREENWAY AND UTILITY WORK MUST BE SUBMITTED AND APPROVED PRIOR TO FINAL ACCEPTANCE. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RED-LINE LINE DRAWINGS.
- DEVELOPER/OWNER IS RESPONSIBLE FOR CONTRACTING WITH THIRD PARTY NCDOT CERTIFIED TESTING FIRM. THE FIRM MUST BE APPROVED BY TOWN OF ZEBULON. MATERIAL TESTING IS REQUIRED FOR ALL ROADWAY AND GREENWAY TRAIL WORK. FINAL REPORTING AND CERTIFICATION(SEALED) IS REQUIRED AT COMPLETION OF THE PROJECT BY THE GEO-TECHNICAL ENGINEER. TESTING IS REQUIRED FOR SUBGRADE, ROADWAY/GREENWAY STONE, ASPHALT, AND CURB AND GUTTER PER TOWN OF ZEBULON.
- AT THE COMPLETION OF THE PROJECT, THE DEVELOPER SHALL DEDICATE ALL ROW IMPROVEMENTS.
- AT THE COMPLETION OF THE PROJECT, THE DEVELOPER SHALL PROVIDE THE TOWN OF ZEBULON WITH A ONE YEAR WARRANTY FOR ALL DEDICATED IMPROVEMENTS.
- ALL FLAGGING OPERATIONS WITHIN TOZ RIGHT OF WAY REQUIRE QUALIFIED AND TRAINED WORK ZONE FLAGGERS. THE CONTRACTOR SHALL PROVIDE ALL BARRICADES, SIGNS, ETC. TO PROTECT AND SECURE THE CONSTRUCTION AREA, EQUIPMENT AND MATERIALS FROM THE PUBLIC.
- ANY EXISTING ROADWAYS, DRIVEWAYS, CURB AND GUTTER, SIDEWALK, SIGNAGE OR DRAINAGE STRUCTURES THAT ARE DAMAGED DURING THE CONSTRUCTION SHALL BE REPAIRED TO THEIR ORIGINAL CONDITION. THE CONTRACTOR SHALL KEEP THE ROADWAY CLEAN OF DIRT AND DEBRIS AT ALL TIMES THROUGHOUT THE DURATION OF THE PROJECT. EXCAVATED MATERIALS SHALL NOT BE PLACED ON THE ROADWAY AT ANY TIME. EXCAVATIONS SHALL NOT BE LEFT OPEN OR UNSAFE DURING OVERNIGHT HOURS.
- AT THE END OF EACH WORKING DAY, EQUIPMENT SHALL BE PARKED A MINIMUM OF 15' FROM THE BACK OF THE CURB TO ENSURE SAFETY OF VEHICLE TRAFFIC.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE LOCATION OF OTHER UTILITIES WITHIN THE PROJECT SCOPE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING OTHER UTILITIES OWNERS AND PROVIDING PROTECTION AND SAFEGUARDS TO PREVENT DAMAGE OR INTERRUPTION TO EXISTING FACILITIES AND TO MAINTAIN ACCESSIBILITY TO EXISTING UTILITIES.

TOWN OF ZEBULON CONCRETE NOTES:

- ALL CURB AND GUTTER REQUIRES CONCRETE TESTING FOR THE FOLLOWING REQUIREMENTS - SECTION 2.1.1
- 4" CONCRETE SLUMP
- TEMPERATURE - 50 AND 90 DEGREES
- AIR MIXTURE RANGE 3.5% TO 6.5%
- STRUCTURAL STRENGTH BREAK TEST - 7,14,28 DAYS @ 3000 PSI @ 28 DAYS
- SAMPLES EVERY 1000 LF OF CURB AND GUTTER TO ENSURE QUALITY
- MAX WATER -CEMENT RATIO BY WEIGHT: 0.594
- MINIMUM CEMENT CONTENT (LBS/CY): 602
- CONCRETE SIDEWALK TESTING IS NOT REQUIRED, UNLESS CONSTRUCTION INSPECTOR DETERMINES THAT THE QUALITY IS INFERIOR AND DOES NOT MEET INDUSTRY STANDARDS. CONTRACTOR MUST MAINTAIN A 4 INCH SLUMP FOR ALL SIDEWALK WORK. AIR TEMPERATURES AT PLACEMENT MUST BE 40 DEGREES AND RISING. SURFACE TEMPERATURES SHALL BE 50 DEGREES OR GREATER. (SECTION 2.2.2 E)

TOWN OF ZEBULON STORMWATER DRAINAGE NOTES:

A) ALL STORM DRAINAGE PIPE ARE TO BE CLASS III NCDOT APPROVED RCP WITH 2' COVER MINIMUM OR CLASS IV OR V PIPE IS REQUIRED UNLESS OTHER WISE NOTED.

B) THE TOWN OF ZEBULON WILL BE RESPONSIBLE FOR ALL STREET DRAINAGE WITHIN ROW AND DEDICATED PUBLIC DRAINAGE EASEMENTS UNTIL THE STILLING BASIN. ALL STORMWATER DRAINAGE SYSTEMS BEHIND LOTS SHOWN IN EASEMENTS WILL BE OWNED AND MAINTAINED BY HOA. ALL BMP/DRY AND WET DETENTION PONDS WILL BE OWNED AND MAINTAINED BY HOA.

C) PIPE SYSTEMS, CHANNELS, DITCHES OR RETAINING WALLS LOCATED IN OPEN SPACE ARE TO BE OWNED AND MAINTAINED BY THE HOA.

Town of Zebulon
Special Use Permit Granted

SU 2017-01 – Barrington Subdivision

On September 10, 2018, the Board of Commissioners for the Town of Zebulon convened a hearing to consider an application for a Special Use Permit for the purpose of developing a residential subdivision with single family homes, paired single family homes and townhomes known as Barrington Subdivision located on Old Bunn Road. The property is approximately 163.24 acres with the North Carolina Parcel Identification Numbers (NC PINs) 2706819852, 2716005664 (R-30), 2705899809; Real Estate Identification Numbers (REIDs) 0010041, 0010043 (R-30), 0010042, and current zoning classification of Residential (R-20 and R-30).

Applicant: 264 Investments, LLC
8398 Six Forks Road, Suite 201
Raleigh, North Carolina 27615

Property Owner: 264 Investments, LLC
933 Old Knight Road
Knightdale, North Carolina 27545

Property Location: 601 Parks Village Road,
1745 Old Bunn Road, and
0 Old Bunn Road (unaddressed parcel)
Zebulon, NC 27597

Approved use of property: Residential Subdivision with single family homes, paired family homes and townhomes – Barrington

Approved zoning of property: R-13-SUD

Having heard all the evidence and arguments presented at the hearing, the Board of Commissioners finds that the application is complete, that the application complies with all the applicable requirements of the Town of Zebulon Code of Ordinances for the development proposed, and the purpose indicated is hereby approved subject to the conditions attached and subject to all applicable existing provisions of the Zebulon Code of Ordinance, Street and Storm Drainage Specifications Manual, and adopted Plans.

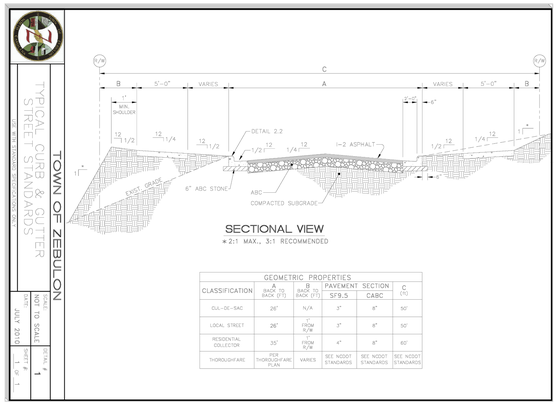
Conditions of Approval:

Stipulations Specific to the Development

1. Recordation: Special use permit and updated Illustrative Land Plan must be recorded with the Wake County Register of Deeds.
2. Illustrative Land Plan: Special use permit and an updated Illustrative Land Plan addressing the approved special use permit conditions and applicable timelines shall be submitted no later than ninety (90) days following approval.
3. Site Plan: Site plan review and approval by the Zebulon Technical Review Committee (ZTRC) shall be required.
4. Site Plan (Phasing): Site plan review by the ZTRC may be submitted by phase or through submittal of an overall development plan. If a phased approach is preferred, phases shall require a separate submittal. The applicant may group phases together and phases may be submitted out of numerical order as shown on the recorded Illustrative Plan.
5. Site Plan (Greenways): Greenway trails such as the Beaverdam Creek Sewer Outfall Connector and Corridor #2 may submit separate site plans for each individual phase for review and approval by the ZTRC.
6. Adopted Plans/Policies: All town ordinances, plans, and adopted policies shall be adhered to and enforced by the ZTRC in addition to the special use permit approved conditions.
7. Lot Sizes (Single Family Dwellings): The minimum lot sizes for single family detached dwellings shall be 5,400 square feet.
8. Lot Widths: The minimum lot widths for each residential use type shall be as follows:

Land Use Type	*Minimum Lot Width*
Single Family Detached Dwelling	45'
Paired Single Family Dwellings	22'
Townhomes	16'

9. Signage (Main Entrance): One main entrance monument sign will be allowed along Old Bunn Road and shall be made of brick, stone, or masonry material. Signage shall not exceed sixty-four square feet (64 SF) and must be setback at least ten feet (10') from the public right-of-way.
10. Signage (Secondary Entrances): Up to a total of four (4) secondary entrance monument signs are allowed along Old Bunn Road and Parks Village Road and shall be made of brick, stone, or masonry material. Each secondary entrance monument shall not exceed thirty-two square feet (32 SF) and must be setback at least ten feet (10') from the public right-of-way.



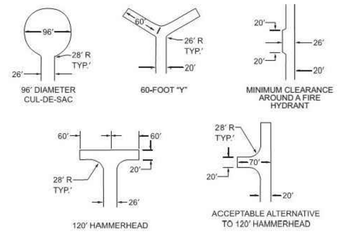


FIGURE D103.1 DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND

PAVING SCHEDULE:

50 ROW LOCAL STREETS - 26' B-B SHALL BE:

- 2 INCH LAYER OF SF9.5C (FIRST LAYER)
- 1 INCH SF9.5C @ 80% BUILDOUT (SECOND LAYER)
- 8" CABC STONE

NOTE: THESE DEPTHS ARE MINIMUM DEPTHS REQUIREMENTS

60 ROW - RESIDENTIAL COLLECTOR - 35' B-B SHALL BE

- 2.5" INCH LAYER OF I19.0C(1ST LAYER)
- 1.5 INCH LAYER OF SF9.5C @ 80% BUILD OUT (SECOND LAYER)
- 8" CABC STONE

NOTE: THESE DEPTHS ARE MINIMUM DEPTHS REQUIREMENTS

PARKING AREA

PAVEMENT DESIGN:
2" S-9.5 C
8" ABC.

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 10856 THOMAS F. CRAVEN

ALL PUBLIC FACILITIES, INCLUDING UTILITIES, SIDEWALKS, AND HANDICAP RAMPS ARE TO BE CONSTRUCTED ON ALL STREETS AS SPECIFIED BY TOWN STANDARDS. THESE FACILITIES HAVE BEEN APPROVED BY THE TOWN OF ZEBULON AND SHALL BE SO INSTALLED UNLESS A CHANGE IS APPROVED BY THE TOWN OF ZEBULON.

CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING OF ANY EXCAVATION. EXISTING UTILITIES SHOWN HEREON, ARE APPROXIMATE AND ALL ARE NOT SHOWN.

NOTE, ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL TOWN OF ZEBULON, WAKE COUNTY, CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT AND/OR NCDOT STANDARDS AND SPECIFICATIONS

CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION

Electronic Approval: This approval is being issued 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 this approval.

City of Raleigh Development Approval _____
Raleigh Water Review Officer

BARRINGTON SUBDIVISION PHASE 5

SPONSORED BY: DFC BARRINGTON, LLC — ZEBULON, NORTH CAROLINA

SCALE:	N/A
DATE:	07/02/2025
PROJECT NUMBER:	0021-009.001
CLIENT:	DREAM FINDERS HOMES, LLC
PLAN TYPE:	CONSTRUCTION DRAWINGS

ZEBULON NOTES

RELEASED FOR CONSTRUCTION DATE (SEE COVER) ■ NO ☐ YES

PRIEST, CRAVEN & ASSOCIATES, INC.
LAND USE CONSULTANTS PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS
3803 - B Computer Drive, Suite 104 Raleigh, N.C. 27609 . Phone 919 / 781-0300 . Fax 919 / 782-1288 . Email PCA@PriestCraven.com / Firm #: C-0488

SHEET # G1.01

Stipulations Specific to the Homeowner's Association

11. Homeowner's Association: All owners of developable lots shall immediately become members of the Homeowner's Association.
12. Homeowner's Association: A Declaration of Covenants, Conditions, and Restrictions (CC&R) and bylaws for the Homeowner's Association shall be reviewed, approved and recorded with the Phase I final plat.
13. Homeowner's Association: Homeowner's Association, or if applicable a Homeowner's Association management firm, shall be in place to enforce and abate all community association covenants, conditions, and restrictions.
14. Homeowner's Association: Homeowner's Association, or if applicable a Homeowner's Association management firm, shall enforce tall grass, trash, debris and rubbish along with the removal of any junked, abandoned, or nuisance automobiles as defined by the adopted town ordinances.
15. Homeowner's Association: Homeowner's Association, or if applicable a Homeowner's Association management firm, shall be responsible for the maintenance and upkeep of all open space and improvements built therein, landscaped center islands, roadway medians, or roundabouts located throughout the development.
16. Homeowner's Association: Homeowner's Association, or if applicable a Homeowner's Association management firm, shall be responsible for the maintenance and upkeep of all drainage easements and Detention/Retention/Water Quality Pond Areas as described in the Town of Zebulon Street and Storm Drainage Standards & Specifications Manual.

Stipulations Relating to Setbacks

17. Setbacks (Old Bunn Road and Parks Village Road): All residential lot lines (single family, paired single family, townhomes) shall be setback at least thirty feet (30') from Old Bunn Road and Parks Village Road.
18. Setbacks (US 64 and 264 Highways): All residential lot lines (single family, paired single family, townhomes) shall be setback at least fifty feet (50') from US 64 and 264 Highways.

19. Setbacks (Residential Buildings): Setbacks shall be measured from the lot line to the building wall. Building eaves, at-grade patios, and at-grade stoops shall be allowed in the setback area. Decks, porches or other building extensions shall not be permitted in the setback area. The minimum setbacks from the lot lines to the buildings for each residential use type shall be as follows:

Land Use Type	*Minimum Front Setback*	*Minimum Side Setback*	*Minimum Side Setback (Adjacent to Street)*	*Minimum Rear Setback*
Single Family Dwelling	20'	5'	15'	20'
Paired Single Family Dwellings	20'	5'	15'	20'
Townhomes (Internally Served)	15' (From Sidewalk)	15' (Building to Building)	15'	20'
Townhomes (Street Access)	15'	15' (Building to Building)	15'	20'

Stipulations Relating to Recreation Amenities

20. Recreation Amenities: All recreation amenities shall be detailed on a site plan and recreation master plan to show the location and proposed use of all parks, open spaces, and passive recreation areas. This plan will be reviewed and approved by the Zebulon Technical Review Committee.
21. Recreation Amenities: Permits for the construction of the community building, bathhouse with bathrooms/showers, junior Olympic swimming pool, sundeck, parking lot, bike racks, and playing field shall be pulled prior to the issuance of the 100th Certificate of Occupancy for homes within the development or within twenty-four (24) months following the issuance of the final plat for Phase I of the development, whichever comes first.
22. Recreation Amenities: A Certificate of Occupancy must be issued for the community building, bathhouse, and pool prior to the issuance of the 150th Certificate of Occupancy for homes within the development or within thirty-six (36) months following the issuance of the final plat for Phase I of the development, whichever comes first.
23. Junior Olympic Pool: Minimum specifications for the pool shall include seventy-five-foot (75') long lanes with a minimum of six (6) swimming lanes each being seven feet (7') wide. Pool shall include a zero-entry area with a minimum size measuring twenty-five feet (25') by forty-five feet (45'), or a minimum area of 1,125 square feet.
24. Playing Field/Equipment: The recreation area shall be a minimum of four (4) acres. Playground equipment shall be included for toddlers ages 2-5 and children ages 5-12. A minimum of two (2) bike racks holding eight (8) bikes each shall be provided. A minimum of two (2) benches, two (2) trash receptacles and one (1) dog waste station shall be provided. The playing field shall be a minimum of half an acre. A pair of soccer goals shall be installed on the playing field.

Stipulations Relating to Greenways

25. Greenway Trail (General): The public greenway trail is to be in accordance with the latest version of the Town of Zebulon Street and Storm Drainage Standards and Specifications Manual and the latest version of the Town of Zebulon Greenway, Bicycle, and Pedestrian Master Plan specifications. Greenway engineered drawings are required to be submitted with each phase of construction to the Zebulon Technical Review Committee for approval. Zebulon Technical Review Committee approved engineer drawings for the proposed public greenway trails and associated trailhead connections will be required prior to final plat approval for each phase.
26. Greenway Trail (General): Installation and dedication of the required public greenway trails and trailhead connection improvements must be completed prior to final plat approval for each phase of construction. Upon dedication and acceptance, all maintenance of the public greenway trails and trailhead connections will be the responsibility of the Town of Zebulon.
27. Greenway Trail (Beaverdam Creek Connector): A complete design for a minimum ten-foot (10') public greenway trail with a minimum twenty-foot (20') wide public greenway easement and associated trailhead connections along Beaverdam Creek adjacent to phases 32, 33, and 34 as shown in the recorded Illustrative Plan shall be engineer designed, approved by ZTRC, and installed.
28. Greenway Trail (Beaverdam Creek Connector): A minimum of three (3) greenway trailhead connections for the single family residential area adjacent to phases 32, 33, and 34 as shown on the Illustrative Plan shall be provided at each cul-de-sac near the greenway trail based on a minimum pavement width of ten feet (10') and a minimum 6.25-ton load capacity for any necessary bridges or boardwalks.
29. Greenway Trail (Beaverdam Creek Connector) Timeline: The greenway along the Beaverdam Creek Sewer Outfall adjacent to the single family residential phases 32, 33, and 34 as shown in the recorded Illustrative Plan must have design plan approval no later sixty (60) months after approval of the special use permit and construction approval not later than seventy-two (72) months after approval of the special use permit.
30. Greenway Trail (Corridor #2 – Parks Village Road): South of Old Bunn and Parks Village Road, the portion of greenway that will connect under US Highway 264 (to Wal-Mart) will require an approved sealed engineer estimate for construction (not to include the culvert under US Highway 264). Following approval of the engineer's estimate, a fee-in-lieu will be required for half of the approved estimate. A ten foot (10') wide easement with an adjacent five foot (5') wide construction easement shall be dedicated to the Town of Zebulon. Fee-in-lieu payment shall be paid no later than twelve (12) months following the special use permit's approval.
31. Greenway Trail (Corridor #2 – Parks Village Road): The portion of Corridor #2 from the intersection of Old Bunn Road running north along Parks Village Road shall be located on the east side of Parks Village Road. A ten foot (10') wide greenway shall run continuously, within project limits, along Parks Village Road and must include a minimum of one pedestrian crossing and greenway trail to the culvert under US Highway 64. Builders will pay a fee-in-lieu instead of construction for a sidewalk not within project limits.
32. Greenway Trail (Corridor #2 – Parks Village Road) Timeline: Parks Village Road portion of Corridor #2 must have construction approved and completed as part of the final plat approval for the adjacent phases 3, 4, 5, 6, 7, 8, 9, 10, 11, and 12 as shown in the recorded Illustrative Plan.
33. Greenway Trail (Corridor #2 – US Highway 64 Culvert): Builders will pay a fee-in-lieu, at the time of each building permit, of $225.00 towards the construction of the futures culvert under US 64 or towards greenway connectivity in that area. Total assessment for the development will be paid no later than thirty-six (36) months after the approval of Phase 1 final plats.
34. Greenway Trail (Corridor #2 – US Highway 64 Culvert) Timeline: Builders will pay a fee-in-lieu, at the time of each building permit, of $225.00 towards the construction of the futures culvert under US 64 or towards greenway connectivity in that area. Total assessment for the development will be paid no later than thirty-six (36) months after the approval of Phase 1 final plats.
35. Greenway Connectivity: Connectivity to greenways shall be provided with each phase. This shall be accomplished through trailheads, sidewalks, and internal trail connections as specified in Barrington Special Use Application dated September 28, 2016. All internal trail connections shall be designated as open space and maintained by the Homeowner's Association, or if applicable a Homeowner's Association management firm.

Stipulations Relating to Transportation

36. Intersection driveways (Old Bunn Road): Intersection driveways shall be consolidated such that there are no more than two (2) full access intersection driveways and two (2) right-in/right-out intersection driveways along Old Bunn Road with appropriate channelization, center median island, and handicap accessibility.
37. Intersection driveways (Parks Village Road): Intersection driveways shall be consolidated such that there are no more than two (2) full access intersection driveways along Parks Village Road with appropriate channelization, center median island, and handicap accessibility.
38. Turn Lanes: The Transportation Impact Analysis (TIA) by Ramey Kemp and Associates dated October 2016 and sealed November 1, 2016, recommends auxiliary turn lanes at the intersection of Parks Village Road and Old Bunn Road, and Old Bunn Road and Site Drive #10. All turn lanes as recommended in the TIA will be required to have a minimum of one hundred feet (100') of storage.
39. Turn Lanes: Additional turn lanes at the intersection of NC 97 Highway and Old Bunn Road shall be installed. The southbound right turn lane shall have a minimum of one hundred feet (100') of full width storage and the eastbound left turn lane shall have a minimum of one hundred fifty feet (150') of full width storage. Off-site roadway improvements shall have site plan design approvals and construction approvals prior to the issuance of the 500th Certificate of Occupancy for the development or when the TIA requires the improvement, whichever comes first.
40. Turn Lanes: Additional turn lanes at the intersection of Old Bunn Road and Shepard School Road shall be installed. A westbound left turn lane with a minimum of one hundred feet (100') of full width storage on Old Bunn Road at Shepard School Road

shall have site plan design approvals and construction approvals prior to the issuance of the 500th Certificate of Occupancy for the development or when the TIA requires the improvement, whichever comes first.

41. Traffic Impact Analysis Recommendations: Recommendations from the TIA by Ramey Kemp and Associates dated October 2016 and sealed November 1, 2016 will be incorporated into site plan review by the ZTRC for conformance with Town and NCDOT standards.
42. Additional Right-of-Way (Parks Village Road): Dedication of additional right-of-way along Parks Village Road shall be included with each final plat. Dedication amounts may vary depending on current widths; however, the total amount shall be required to equal a total right-of-way width of a minimum of seventy feet (70') or as directed by the North Carolina Department of Transportation.
43. Additional Right-of-Way (Old Bunn Road): Dedication of additional right-of-way along Old Bunn Road shall be included with each final plat. Dedication amounts may vary depending on current widths; however, total amount shall be required to equal a total right-of-way width of a minimum of one hundred feet (100') or as directed by the North Carolina Department of Transportation.
44. New Roadways: Installation and dedication of any roadway infrastructure, improvements, or right-of-way widths for any and all phases of the development as shown on the Illustrative Land Plan for Barrington Subdivision shall be in accordance with the latest version of the Town of Zebulon Street and Storm Drainage Standards and Specifications Manual specifications. Engineer certification of the roadway must be provided by a licensed engineer with acceptable bonding information during the final plat process for the development.
45. Public Roadways: All streets within the Barrington Subdivision shall be public and in accordance with the latest version of the Town of Zebulon Street and Storm Drainage Standards and Specifications Manual specifications.
46. Curb and Gutter: All curb and gutter installations throughout the subdivision and along all rights-of-way should be in accordance with the latest version of the Town of Zebulon Street and Storm Drainage Standards and Specifications Manual specifications.
47. Bonding: Developer is responsible for posting a bond for final roadway, sidewalk or amenities improvements for each phase prior to the issuance of the first building permit. Developer is fully responsible for all necessary roadway repairs of dedicated streets prior to final overlay and striping. Regardless of residential construction progress the final overlay of dedicated streets shall be over-laid within eighteen (18) months of the original roadway acceptance date for that phase.
48. Sidewalks: Each street within the subdivision will be required to have a five foot (5') wide sidewalk on one side of the street.
49. Sidewalks: Installation of five foot (5') wide sidewalks is required along both sides of Old Bunn Road. Sidewalks shall be continuous and not interrupted along the interior roadway development perimeters or as directed by the North Carolina Department of Transportation. Installation of five foot (5') wide sidewalks is required along both sides of Parks Village Road. Sidewalks shall be continuous and not interrupted along the interior roadway development perimeters or as directed by the North Carolina Department of Transportation. Installation of a minimum ten-foot (10') public greenway along the east side of Parks Village Road shall fulfill this requirement for the east side of Parks Village Road. Optional fee-in-lieu for portions of the sidewalk with design complications associated with offsite improvements may be considered at technical review.
50. Pedestrian Crossing: Pedestrian crossings across Old Bunn Road and Parks Village Road shall be in accordance with the latest version of the North Carolina Department of Transportation's specifications. Each roadway shall have at least one pedestrian crossing.
51. Street Signage: All street signage shall be decorative and must be in accordance with the latest version of the Town of Zebulon Street and Storm Drainage Standards and Specifications Manual specifications.
52. Street Lights: The developer is responsible for coordination with Duke Energy on the lighting plan layout; however, the Town of Zebulon will be approving the lighting plan.
53. Street Lights: The developer is responsible for paying the current Duke Energy fee per pole to the Town of Zebulon prior to installation.
54. Street Lights: All street lights shall be decorative and must in accordance with the latest version of the Town of Zebulon Street and Storm Drainage Standards and Specifications Manual specifications.
55. Street Lights: All street lights shall be decorative Mitchell 50 Watt Series LED unless otherwise specified and authorized by the Town of Zebulon Public Works Director.
56. Street Lights: All street lights shall be a minimum of 125 linear feet with a maximum of 140 linear feet apart with alternate spacing on either side of the street.
57. Entrances: All entrances shall be reviewed and approved by the Town of Zebulon and the North Carolina Department of Transportation during the appropriate site plan approval process.
58. Driveways: All individual driveways shall be concrete and able to accommodate at least two vehicles outside of the public right-of-way (inclusive of the garage) and should be in accordance with the latest version of the Town of Zebulon Street and Storm Drainage Standards and Specifications Manual specifications.
59. Driveway Restrictions: No driveways to individual lots should be located within the circulating roadway of any internal roundabouts and should be located as far away from the entrance to the circulating roadway as practical.
60. Additional Parking: Local streets shall incorporate off-street parking where practical.

Stipulations Relating to Landscaping/Buffers

61. Open Space: All lands within areas required to be maintained as open space by the Homeowner's Association, or if applicable a Homeowner's Association management

firm, shall be protected by a permanent conservation easement and restrictive covenant, prohibiting further development, and recorded upon final plat approval as "Open Space".

62. Streetscaping: Old Bunn Road and Park Village Road shall have streetscaping along both sides of each street. A minimum of one large shade tree every thirty-five feet (35') with at least five (5) bushes minimum three (3) gallon container and eighteen inches (18") in height must be planted three feet (3') apart. As submitted in the special use application the frontages along Old Bunn Road shall have a unified opaque buffer consisting of shade trees with a minimum caliper of three inches (3") shall be placed every fifty feet (50') on center, with groupings of three (3) ornamental trees eight to ten feet (8'-10') high placed one hundred fifty feet (150') on center and a continuous double row of evergreen/flowering shrubs. All spacing requirements allow for field adjustments to address obstructions.
63. Streetscaping: Street trees shall be planted a minimum of one hundred feet (100') on each side of all local and residential collector streets with alternating spacing and shall be planted within a landscape easement. Trees shall be deciduous and shall be a minimum size of two and a half inches (2.5") caliper at time of planting. Tree varieties shall be approved by the Technical Review Committee.
64. Lot Tree Requirement: One deciduous shade tree shall be planted in the front yard of each single family and paired single family home with a minimum caliper of two and a half inches (2.5") at time of planting.
65. Landscape Buffer (Property Perimeters): A fifteen foot (15') wide Type "A" landscape buffer with three inch (3") caliper trees shall be installed along all outer property perimeters except in areas where greenway easements are dedicated along the perimeter. Preservation of any existing trees are encouraged and may be used as a credit toward the buffer requirement.

Stipulations Relating to Architecture

66. Garages: One hundred percent (100%) of all single family and paired single family, and fifty percent (50%) of all townhomes within the subdivision shall have at least a one-stall garage.
67. Building Materials: Exterior building materials will be brick or stone veneer, vinyl or fiber cement (such as hardieplank) siding.
68. Building Facade: Fifty percent of all homes (single family, paired single family, townhomes) must have a front façade comprised of brick or stone equal to a minimum of twenty-five percent (25%) overall coverage.
69. Foundations: Foundations will be slab on grade, stem wall, crawl space or basement as determined by the site grading and topography or as determined by the builder.
70. Housing Square Footage: The minimum heated square footage for each residential use type shall be as follows:

Land Use Type	*Minimum Heated Square Footage (SF)*
Single Family Detached Dwelling	1,400 SF
Paired Single Family Dwellings	1,400 SF
Townhomes – Two (2) Bedrooms	1,000 SF
Townhomes – Three (3) Bedrooms	1,250 SF

71. Housing Type Percentages: The maximum unit count for the development shall not exceed 837 and the minimum and maximum percentages of the housing types shall be as follows:

Land Use Type	*Minimum*	*Maximum*
Single Family Detached Dwelling	25%	100%
Paired Single Family Dwellings	8%	50%
Townhomes – Two (2) Bedrooms	1%	20%
Townhomes – Three (3) Bedrooms and above	25%	50%

Stipulations Relating to Environment

72. Environmentally Sensitive Areas: No unauthorized disturbances of environmentally sensitive areas as defined by U.S. Army Corps of Engineers, NCDEQ, Wake County Environmental Services and the Town of Zebulon Planning Department.
73. Floodplain: No portion of any lot shall contain wetlands, riparian buffers, floodplain or floodway.
74. Rock Formations: Rock outcropping appearing above the surface prior to construction in the pre-determined Open Space areas shall be preserved.

Stipulations Relating to Utilities

75. Water and Sewer Allocation: Water and sewer allocation shall be authorized during the final plat process. Allocation requests shall be limited to 50,000 gallons per day (GPD) with a not to exceed amount of 200 dwelling units per phase.
76. Solid Waste and Recycling: All homes (single family, paired single family, townhomes) within the subdivision will receive trash collection and recycling services.
77. Yard Waste and Leaf Collection: Only single family and paired single family dwellings will receive yard waste and leaf collection. Yard waste and leaf collection for townhomes must be provided by the Homeowner's Association, or if applicable a Homeowner's Association management firm.
78. Storm Drainage Infrastructure: Certification of the storm drainage infrastructure must be provided by a licensed engineer. Bonding will be applied to drainage structures not completed prior to final plat recording. Best Management Practices (BMP's) are not converted from erosion control to permanent stormwater devices until most of the home construction is complete. BMP certification will be completed as directed by the Stormwater Administrator.
79. Water, Sewer and Pump Station Improvements: All water, sewer and pump station improvements will be reviewed and approved by the City of Raleigh Public Utilities during the Zebulon Technical Review Committee site plan review process. The utility improvements must be in accordance with the City of Raleigh adopted plans, policies, ordinances, and handbook requirements.

Stipulations Relating to Mailbox Kiosk

80. Mailbox Kiosk: Installation and maintenance of mailbox kiosks shall be accordance to the United States Post Office standards. Access and parking for the mailbox kiosk site should be in accordance with the latest version of the Town of Zebulon Code of Ordinances and the Street and Storm Drainage Standards and Specifications Manual specifications.
81. Mailbox Kiosk: A mailbox kiosk shall be installed prior to final plat approval. There shall be a minimum of three (3) mailbox kiosks installed for the development. One serving the development area bounded by US Highway 64 and Parks Village Road, one serving the development area bounded by Old Bunn Road and Parks Village Road, and one serving the development area bounded by Old Bunn Road and US Highway 264.

Stipulations Relating to Fire Code and Blasting

82. Fire Code: Development must comply with the 2012 NC Fire Prevention Code or current edition adopted for use by the Town of Zebulon. This includes, but is not limited to, the access roadway requirements, hydrant locations, and blasting.
83. Blasting: Blasting operations shall be conducted in accordance with the provisions of the NC Fire Prevention Code.

Settlement Agreement

84. The additional Open Space on the eastern boundary designated in the revised Illustrative Plan submitted into the Record on 13 August 2018 shall be designated as "Open Space" on the final plat and may be maintained by the Hendricksons consistent with and pursuant to the terms of a lease and settlement agreement between Hendrickson and the applicant.
85. Existing trees shall be preserved in the additional Open Space on the eastern boundary designated in the revised Illustrative Plan submitted into the Record on 13 August 2018; however, the Hendricksons may remove damaged, dead, dying, or diseased trees from the additional Open Space consistent with and pursuant to the terms of a lease and settlement agreement between Hendrickson and the applicant.

Nothing authorized by the permit may be done until the property owner properly executes and returns to the Town of Zebulon the attached acknowledgement of the issuance of this permit so that the Town of Zebulon may have it on file in the Planning Department.

IN WITNESS WHEREOF, the Town of Zebulon has caused this permit to be issued in its name, and the undersigned, being all of the property owners of the property above described, do hereby accept this Special Use Permit, together with all its conditions, as binding on them and their successors in interest.

Town of Zebulon

By: _____
Robert S. Matheny—Mayor

Attest: _____
Lisa M. Markland—Town Clerk





ALL PUBLIC FACILITIES, INCLUDING UTILITIES, SIDEWALKS, AND HANDICAP RAMPS ARE TO BE CONSTRUCTED ON ALL STREETS AS SPECIFIED BY TOWN STANDARDS. THESE FACILITIES HAVE BEEN APPROVED BY THE TOWN OF ZEBULON AND SHALL BE SO INSTALLED UNLESS A CHANGE IS APPROVED BY THE TOWN OF ZEBULON.

CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING OF ANY EXCAVATION. EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE AND ALL ARE NOT SHOWN.

NOTE: ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL TOWN OF ZEBULON, WAKE COUNTY, CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT AND/OR NCDOT STANDARDS AND SPECIFICATIONS

CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION

Electronic Approval: This approval is being issued 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 this approval.

City of Raleigh Development Approval _____
Raleigh Water Review Officer

BARRINGTON SUBDIVISION PHASE 5

SPONSORED BY: DFC BARRINGTON, LLC — ZEBULON, NORTH CAROLINA

SCALE:	N/A
DATE:	07/02/2025
PROJECT NUMBER:	0021-009.001
CLIENT:	DREAM FINDERS HOMES, LLC
PLAN TYPE:	CONSTRUCTION DRAWINGS

SUP NOTES

RELEASED FOR CONSTRUCTION DATE: (SEE COVER) ■ NO ☐ YES

PRIEST, CRAVEN & ASSOCIATES, INC.
LAND USE CONSULTANTS PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS
3803 - B Computer Drive, Suite 104 Raleigh, N.C. 27609 . Phone 919 / 781-0300 . Fax 919 / 782-1288 . Email PCA@PriestCraven.com / Firm #: C-0488

SHEET # G1.02

F:\SHARED\ENGINEERING\2019-003.001 HH HOMES - BARRINGTON-5\DRAWINGS\SHEET\CONSTRUCTION\G1.02 SUP NOTES.DWG , JU 02, 2025 - 11:54 AM .

OLD BUNN ROAD

EX. RIGHT-OF-WAY

20' RIGHT-OF-WAY DEDICATION

EX. FENCE

EX. POND

(EX. PROPERTY LINE TO BE REMOVED)

10' WETLAND BUFFER BUILDING SETBACK

WETLANDS

EX. 40' OCB SANITARY SEWER EASEMENT (BM2015, PG47)

EX. 24" SANITARY SEWER

EX. 10' GREENWAY EASEMENT (BM2020, PG171)

EX. BUILDING TO BE REMOVED

EX. FENCE TO BE REMOVED

EX. FENCE

10' WETLAND BUFFER BUILDING SETBACK

WETLANDS

EX. POND

US HWY 264 (EBL)

US HWY 264 (WBL)

GENERAL NOTES:

1. BOUNDARY INFORMATION IS TAKEN FROM A SURVEY BY PRIEST, CRAVEN & ASSOCIATES, INC.
2. SITE TOPOGRAPHIC INFORMATION IS TAKEN FROM A SURVEY BY THIS OFFICE AND WAKE COUNTY GIS DATA. EXISTING STREETS AND BUILDING INFORMATION TAKEN FROM A SURVEY BY PRIEST, CRAVEN & ASSOCIATES, INC. AND DIGITIZED FROM AERIAL PHOTOS.
3. ALL MATERIALS AND CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE TOWN OF ZEBULON, CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT WAKE COUNTY, NCDOT, AND NCDENR STANDARDS AND SPECIFICATIONS.
4. FEMA DESIGNATED FLOOD ZONES ARE LOCATED ON THIS PROPERTY PER FEMA FLOOD PANEL 3720-1851-GGK/J.
5. THIS SITE IS LOCATED WITHIN THE NEUSE RIVER BASIN.

HATCH LEGEND

- DRAINAGE EASEMENTS (PDE)
  PR-DE = PRIVATE DRAINAGE EASEMENT
  PU-DE = TOA PUBLIC DRAINAGE EASEMENT
- PRIVATE SCM MAINTENANCE & ACCESS EASEMENT
- TOZ PUBLIC UTILITY SANITARY SEWER EASEMENT
- STREAM BUFFER
- WETLANDS

NORTH

GRAPHIC SCALE
120 60 30 0 60 180
1" = 60'

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 10956 THOMAS F. CRAVEN

CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION

ELECTRONIC APPROVAL: THIS APPROVAL IS BEING ISSUED 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 THIS APPROVAL.

CITY OF RALEIGH DEVELOPMENT APPROVAL _____

RALEIGH WATER REVIEW OFFICER _____

BARRINGTON SUBDIVISION PHASE 5

SPONSORED BY: DFC BARRINGTON, LLC — ZEBULON, NORTH CAROLINA

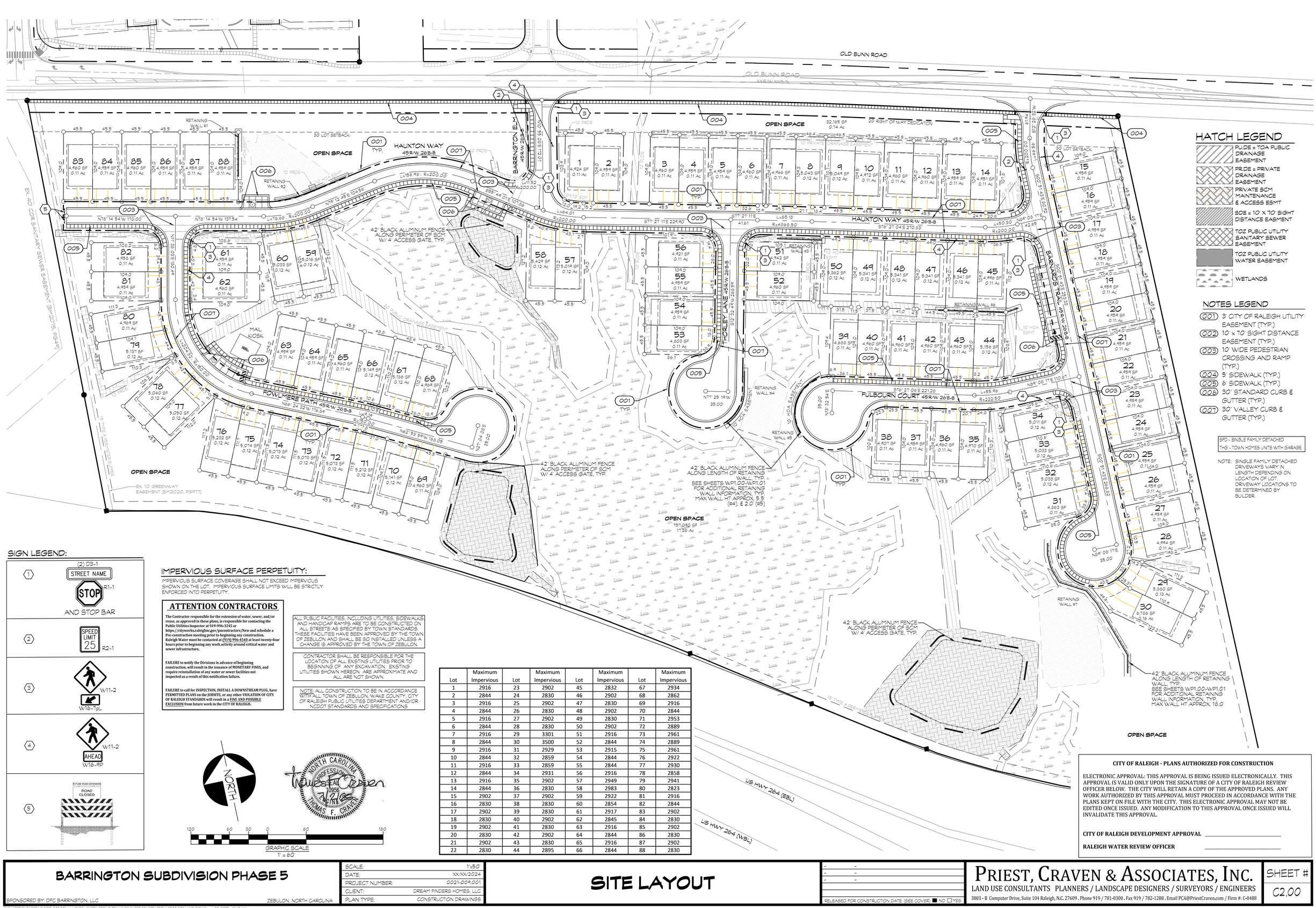
SCALE:	1"=60'
DATE:	XX/XX/2024
PROJECT NUMBER:	0021-009.001
CLIENT:	DREAM FINDERS HOMES, LLC
PLAN TYPE:	CONSTRUCTION DRAWINGS

EXISTING CONDITIONS

RELEASED FOR CONSTRUCTION DATE: (SEE COVER) ■ NO □ YES

PRIEST, CRAVEN & ASSOCIATES, INC.
LAND USE CONSULTANTS PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS
3803 - B Computer Drive, Suite 104 Raleigh, N.C. 27609 . Phone 919 / 781-0300 . Fax 919 / 782-1288 . Email PCA@PriestCraven.com / Firm #: C-0488

SHEET # C1.00



HATCH LEGEND

- PUDE = TOA PUBLIC DRAINAGE EASEMENT
- PRDE = PRIVATE DRAINAGE EASEMENT
- PRIVATE SCM MAINTENANCE & ACCESS ESMT
- SDE = 10' X 70' SIGHT DISTANCE EASMENT
- TOZ PUBLIC UTILITY SANITARY SEWER EASEMENT
- TOZ PUBLIC UTILITY WATER EASEMENT
- WETLANDS

NOTES LEGEND

(001) 3' CITY OF RALEIGH UTILITY EASEMENT (TYP.)
(002) 10' x 70' SIGHT DISTANCE EASEMENT (TYP.)
(003) 10' WIDE PEDESTRIAN CROSSING AND RAMP (TYP.)
(004) 5' SIDEWALK (TYP.)
(005) 6' SIDEWALK (TYP.)
(006) 30" STANDARD CURB & GUTTER (TYP.)
(007) 30" VALLEY CURB & GUTTER (TYP.)

SFD - SINGLE FAMILY DETACHED
THG - TOWN HOMES UNITS WITH GARAGE

NOTE: SINGLE FAMILY DETACHED DRIVEWAYS VARY IN LENGTH DEPENDING ON LOCATION OF LOT. DRIVEWAY LOCATIONS TO BE DETERMINED BY BUILDER.

SIGN LEGEND:

(1) (2) D3-1 — STREET NAME / STOP R1-1 — AND STOP BAR
(2) SPEED LIMIT 25 R2-1
(3) W11-2 / W16-7PL
(4) W11-2 / AHEAD W16-9P
(5) FUTURE ROAD EXTENSION — ROAD CLOSED

IMPERVIOUS SURFACE PERPETUITY:

IMPERVIOUS SURFACE COVERAGE SHALL NOT EXCEED IMPERVIOUS SHOWN ON THE LOT. IMPERVIOUS SURFACE LIMITS WILL BE STRICTLY ENFORCED INTO PERPETUITY.

ATTENTION CONTRACTORS

The Contractor responsible for the extension of water, sewer, and/or reuse, as approved in these plans, is responsible for contacting the Public Utilities Inspector at 919-996-3245 or https://cityworks.raleighnc.gov/pucontractors/New and schedule a Pre-construction meeting prior to beginning any construction. Raleigh Water must be contacted at (919) 996-4540 at least twenty-four hours prior to beginning any work activity around critical water and sewer infrastructure.

FAILURE to notify the Divisions 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.

ALL PUBLIC FACILITIES, INCLUDING UTILITIES, SIDEWALKS AND HANDICAP RAMPS ARE TO BE CONSTRUCTED ON ALL STREETS AS SPECIFIED BY TOWN STANDARDS. THESE FACILITIES HAVE BEEN APPROVED BY THE TOWN OF ZEBULON AND SHALL BE SO INSTALLED UNLESS A CHANGE IS APPROVED BY THE TOWN OF ZEBULON.

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NOTE: ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL TOWN OF ZEBULON, WAKE COUNTY, CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT AND/OR NCDOT STANDARDS AND SPECIFICATIONS

Lot	Maximum Impervious	Lot	Maximum Impervious	Lot	Maximum Impervious	Lot	Maximum Impervious
1	2916	23	2902	45	2832	67	2934
2	2844	24	2830	46	2902	68	2862
3	2916	25	2902	47	2830	69	2916
4	2844	26	2830	48	2902	70	2844
5	2916	27	2902	49	2830	71	2953
6	2844	28	2830	50	2902	72	2889
7	2916	29	3301	51	2916	73	2961
8	2844	30	3500	52	2844	74	2889
9	2916	31	2929	53	2915	75	2961
10	2844	32	2859	54	2844	76	2922
11	2916	33	2859	55	2844	77	2930
12	2844	34	2931	56	2916	78	2858
13	2916	35	2902	57	2949	79	2941
14	2844	36	2830	58	2983	80	2823
15	2902	37	2902	59	2922	81	2916
16	2830	38	2830	60	2854	82	2844
17	2902	39	2830	61	2917	83	2902
18	2830	40	2902	62	2845	84	2830
19	2902	41	2830	63	2916	85	2902
20	2830	42	2902	64	2844	86	2830
21	2902	43	2830	65	2916	87	2902
22	2830	44	2895	66	2844	88	2830

GRAPHIC SCALE 1" = 60'

CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION

ELECTRONIC APPROVAL: THIS APPROVAL IS BEING ISSUED 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 THIS APPROVAL.

CITY OF RALEIGH DEVELOPMENT APPROVAL _____

RALEIGH WATER REVIEW OFFICER _____

BARRINGTON SUBDIVISION PHASE 5

SPONSORED BY: DFC BARRINGTON, LLC — ZEBULON, NORTH CAROLINA

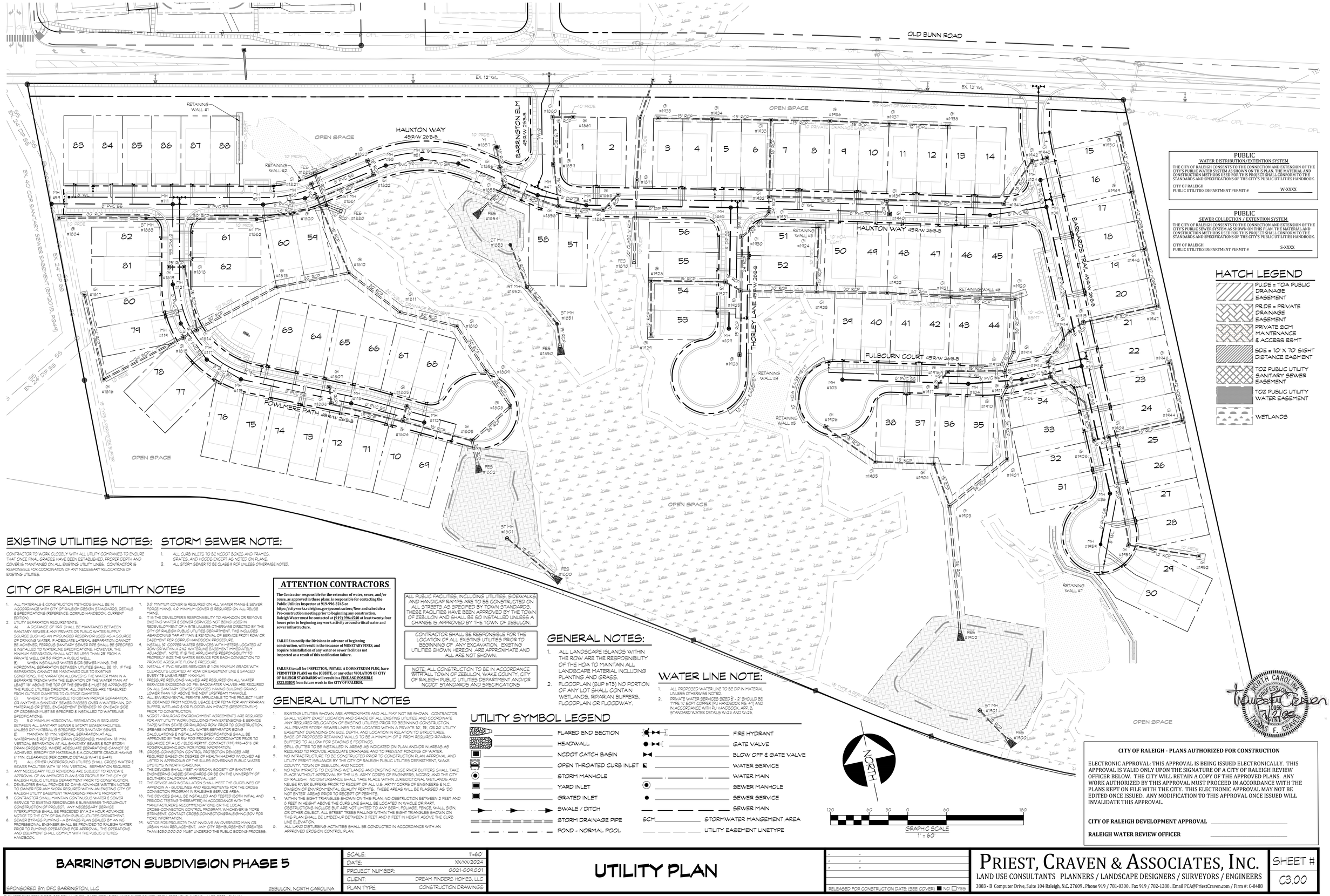
SCALE:	1"=50'
DATE:	XX/XX/2024
PROJECT NUMBER:	0021-009.001
CLIENT:	DREAM FINDERS HOMES, LLC
PLAN TYPE:	CONSTRUCTION DRAWINGS

SITE LAYOUT

RELEASED FOR CONSTRUCTION DATE: (SEE COVER) ■ NO □ YES

PRIEST, CRAVEN & ASSOCIATES, INC.
LAND USE CONSULTANTS PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS
3803 - B Computer Drive, Suite 104 Raleigh, N.C. 27609 . Phone 919 / 781-0300 . Fax 919 / 782-1288 . Email PCA@PriestCraven.com / Firm #: C-0488

SHEET # C2.00



PUBLIC
WATER DISTRIBUTION/EXTENTION SYSTEM

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 # W-XXXX

PUBLIC
SEWER COLLECTION / EXTENTION SYSTEM

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 # S-XXXX

HATCH LEGEND

- PUDE = TOA PUBLIC DRAINAGE EASEMENT
- PRDE = PRIVATE DRAINAGE EASEMENT
- PRIVATE SCM MAINTENANCE & ACCESS ESMT
- SDE = 10' X 70' SIGHT DISTANCE EASMENT
- TOZ PUBLIC UTILITY SANITARY SEWER EASEMENT
- TOZ PUBLIC UTILITY WATER EASEMENT
- WETLANDS

EXISTING UTILITIES NOTES:

CONTRACTOR TO WORK CLOSELY WITH ALL UTILITY COMPANIES TO ENSURE THAT ONCE FINAL GRADES HAVE BEEN ESTABLISHED, PROPER DEPTH AND COVER IS MAINTAINED ON ALL EXISTING UTILITY LINES. CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ANY NECESSARY RELOCATIONS OF EXISTING UTILITIES.

STORM SEWER NOTE:

1. ALL CURB INLETS TO BE NCDOT BOXES AND FRAMES, GRATES, AND HOODS EXCEPT AS NOTED ON PLANS.
2. ALL STORM SEWER TO BE CLASS III RCP UNLESS OTHERWISE NOTED.

CITY OF RALEIGH UTILITY NOTES

1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE CORPUD HANDBOOK, CURRENT EDITION).
2. UTILITY SEPARATION REQUIREMENTS:
   A) A DISTANCE OF 120' 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 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL.
   B) WHEN INSTALLING WATER &/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 & 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 ANYTHING A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASEMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
   D) 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
   E) 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 6" MIN. CLEARANCE (PER CORPUD DETAILS W-41 & S-44).
   F) ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
3. 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.
4. 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.
5. 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.
6. SEWER BYPASS PUMPING - A BYPASS PLAN SEALED BY AN N.C. PROFESSIONAL ENGINEER SHALL BE PROVIDED TO RALEIGH WATER PRIOR TO PUMPING OPERATIONS FOR APPROVAL. THE OPERATIONS AND EQUIPMENT SHALL COMPLY WITH THE PUBLIC UTILITIES HANDBOOK.
7. 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCE MAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
8. IT IS THE DEVELOPERS RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & 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 & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUD HANDBOOK PROCEDURE.
9. INSTALL ¾" COPPER WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2½' 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.
10. INSTALL 4" PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75' (ASME/ANSI A112.6.3).
11. 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 1.0' ABOVE THE NEXT UPSTREAM MANHOLE.
12. ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDWQ, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
13. NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
14. GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE RWI FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A UC / BLDG PERMIT. CONTACT (919) 496-4516 OR FOG@RALEIGHNC.GOV FOR MORE INFORMATION.
15. 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.
16. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA'S LIST OF APPROVED.
17. THE DEVICE AND INSTALLATION SHALL MEET THE GUIDELINES OF APPENDIX A - GUIDELINES AND REQUIREMENTS FOR THE CROSS CONNECTION PROGRAM IN RALEIGH'S SERVICE AREA.
18. THE DEVICES SHALL BE INITIALLY 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 CROSS.CONNECTION@RALEIGHNC.GOV FOR MORE INFORMATION.
19. NOTICE FOR PROJECTS THAT INVOLVE AN OVERSIZED MAIN OR URBAN MAIN REIMBURSEMENT. ANY CITY REIMBURSEMENT GREATER THAN $250,000.00 MUST UNDERGO THE PUBLIC BIDDING PROCESS.

ATTENTION CONTRACTORS

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ALL PUBLIC FACILITIES, INCLUDING UTILITIES, SIDEWALKS, AND HANDICAP RAMPS ARE TO BE CONSTRUCTED ON ALL STREETS AS SPECIFIED BY TOWN STANDARDS. THESE FACILITIES HAVE BEEN APPROVED BY THE TOWN OF ZEBULON AND SHALL BE SO INSTALLED UNLESS A CHANGE IS APPROVED BY THE TOWN OF ZEBULON.

CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING OF ANY EXCAVATION. EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE AND ALL ARE NOT SHOWN.

NOTE: ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL TOWN OF ZEBULON, WAKE COUNTY, CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT AND/OR NCDOT STANDARDS AND SPECIFICATIONS

GENERAL UTILITY NOTES

1. EXISTING UTILITIES SHOWN ARE APPROXIMATE AND ALL MAY NOT BE SHOWN. CONTRACTOR SHALL VERIFY EXACT LOCATION AND GRADE OF ALL EXISTING UTILITIES AND COORDINATE ANY REQUIRED RELOCATION OF EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
2. ALL PRIVATE STORM SEWER LINES TO BE LOCATED WITHIN A PRIVATE 10', 15', OR 20' UTILITY EASEMENT DEPENDING ON SIZE, DEPTH, AND LOCATION IN RELATION TO STRUCTURES.
3. BASE OF PROPOSED RETAINING WALLS TO BE A MINIMUM OF 2' FROM REQUIRED RIPARIAN BUFFERS TO ALLOW FOR STAGING & FOOTINGS.
4. SPILL GUTTER TO BE INSTALLED IN AREAS AS INDICATED ON PLAN, AND/OR IN AREAS AS REQUIRED TO PROVIDE ADEQUATE DRAINAGE AND TO PREVENT PONDING OF WATER.
5. NO INFRASTRUCTURE TO BE CONSTRUCTED PRIOR TO CONSTRUCTION PLAN APPROVAL AND UTILITY PERMIT ISSUANCE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT, WAKE COUNTY, TOWN OF ZEBULON, AND NCDOT.
6. NO NEW IMPACTS TO EXISTING WETLANDS AND EXISTING NEUSE RIVER BUFFERS SHALL TAKE PLACE WITHOUT APPROVAL BY THE U.S. ARMY CORPS OF ENGINEERS, NCDEQ, AND THE CITY OF RALEIGH. NO DISTURBANCE SHALL TAKE PLACE WITHIN JURISDICTIONAL WETLANDS AND NEUSE RIVER BUFFERS PRIOR TO RECEIPT OF ALL U.S. ARMY CORPS OF ENGINEERS & N.C. DIVISION OF ENVIRONMENTAL QUALITY PERMITS. THESE AREAS WILL BE FLAGGED AS 'DO NOT ENTER AREAS PRIOR TO RECEIPT OF PERMITS.
7. WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, FOLIAGE, FENCE, WALL, SIGN, OR OTHER OBJECT. ALL STREET TREES FALLING WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN SHALL BE LIMBED-UP BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION.
8. ALL LAND DISTURBING ACTIVITIES SHALL BE CONDUCTED IN ACCORDANCE WITH AN APPROVED EROSION CONTROL PLAN.

GENERAL NOTES:

1. ALL LANDSCAPE ISLANDS WITHIN THE ROW ARE THE RESPONSIBILITY OF THE HOA TO MAINTAIN ALL LANDSCAPE MATERIAL INCLUDING PLANTING AND GRASS.
2. FLOODPLAIN (SUP #73) NO PORTION OF ANY LOT SHALL CONTAIN WETLANDS, RIPARIAN BUFFERS, FLOODPLAIN OR FLOODWAY.

WATER LINE NOTE:

1. ALL PROPOSED WATER LINE TO BE DIP IN MATERIAL UNLESS OTHERWISE NOTED.
2. PRIVATE WATER SERVICES SIZED ¾" - 2" SHOULD BE TYPE 'K' SOFT COPPER (PU HANDBOOK PG. 47) AND IN ACCORDANCE WITH PU HANDBOOK, APP. B, STANDARD WATER DETAILS W-23 AND W-25.

UTILITY SYMBOL LEGEND

- FLARED END SECTION
- HEADWALL
- NCDOT CATCH BASIN
- OPEN THROATED CURB INLET
- STORM MANHOLE
- YARD INLET
- GRATED INLET
- SWALE / DITCH
- STORM DRAINAGE PIPE
- POND - NORMAL POOL
- FIRE HYDRANT
- GATE VALVE
- BLOW OFF & GATE VALVE
- WATER SERVICE
- WATER MAIN
- SEWER MANHOLE
- SEWER SERVICE
- SEWER MAIN
- SCM — STORMWATER MANGEMENT AREA
- UTILITY EASEMENT LINETYPE

NORTH

GRAPHIC SCALE
120 60 30 0 60 180
1" = 60'

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 19956 THOMAS F. CRAVEN

CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION

ELECTRONIC APPROVAL: THIS APPROVAL IS BEING ISSUED 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 THIS APPROVAL.

CITY OF RALEIGH DEVELOPMENT APPROVAL _____

RALEIGH WATER REVIEW OFFICER _____

BARRINGTON SUBDIVISION PHASE 5

SPONSORED BY: DFC BARRINGTON, LLC — ZEBULON, NORTH CAROLINA

SCALE:	1"=60'
DATE:	XX/XX/2024
PROJECT NUMBER:	0021-009.001
CLIENT:	DREAM FINDERS HOMES, LLC
PLAN TYPE:	CONSTRUCTION DRAWINGS

UTILITY PLAN

RELEASED FOR CONSTRUCTION DATE: (SEE COVER) ■ NO □ YES

PRIEST, CRAVEN & ASSOCIATES, INC.
LAND USE CONSULTANTS PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS
3803 - B Computer Drive, Suite 104 Raleigh, N.C. 27609 . Phone 919 / 781-0300 . Fax 919 / 782-1288 . Email PCA@PriestCraven.com / Firm #: C-0488

SHEET # C3.00

F:\SHARED\ENGINEERING\2015-003.001 HH HOMES - BARRINGTON-5\DRAWINGS\SHEET\CONSTRUCTION\ C300 UTIL PLAN.DWG , Jul 02, 2025 - 11:41 AM ,



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EXISTING UTILITIES NOTES:

CONTRACTOR TO WORK CLOSELY WITH ALL UTILITY COMPANIES TO ENSURE THAT ONCE FINAL GRADES HAVE BEEN ESTABLISHED, PROPER DEPTH AND COVER IS MAINTANED ON ALL EXISTING UTILITY LINES. CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ANY NECESSARY RELOCATIONS OF EXISTING UTILITIES.

STORM SEWER NOTE:

1. ALL CURB INLETS TO BE NCDOT BOXES AND FRAMES, GRATES, AND HOODS EXCEPT AS NOTED ON PLANS.
2. ALL STORM SEWER TO BE CLASS III RCP UNLESS OTHERWISE NOTED.

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NORTH

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 10956 THOMAS F. CRAVEN

120 60 30 0 60 180
GRAPHIC SCALE
1" = 60'

CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION

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CITY OF RALEIGH DEVELOPMENT APPROVAL ____________

RALEIGH WATER REVIEW OFFICER ____________

BARRINGTON SUBDIVISION PHASE 5

SPONSORED BY: DFC BARRINGTON, LLC — ZEBULON, NORTH CAROLINA

SCALE:	1"=60'
DATE:	XX/XX/2024
PROJECT NUMBER:	0021-009.001
CLIENT:	DREAM FINDERS HOMES, LLC
PLAN TYPE:	CONSTRUCTION DRAWINGS

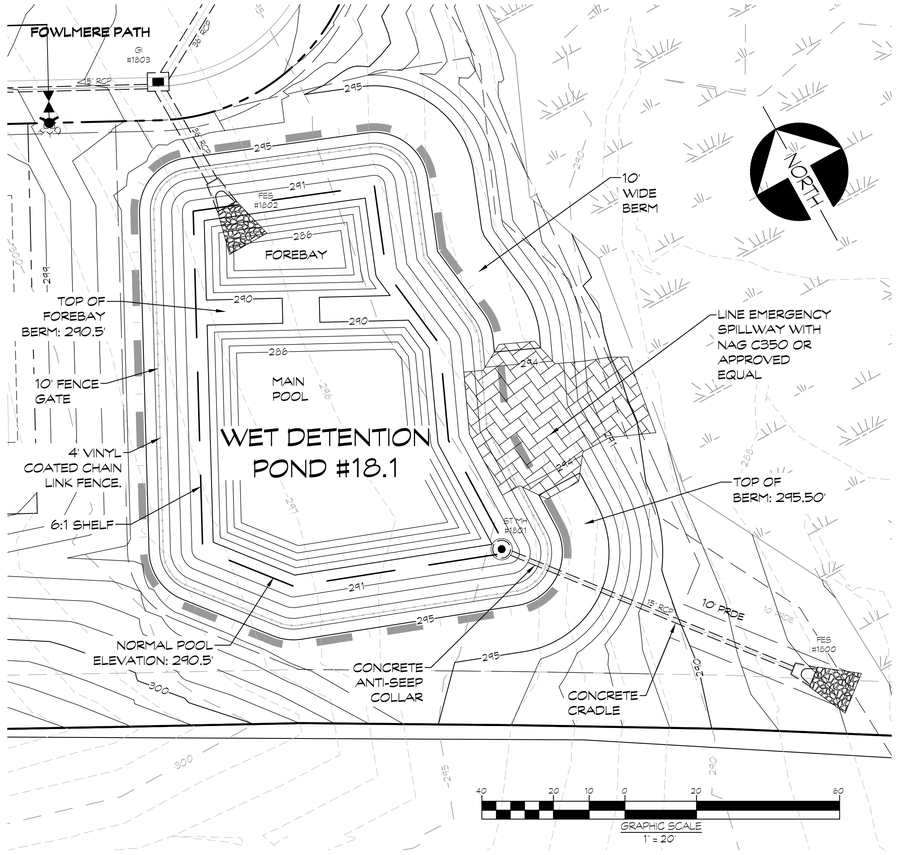
GRADING PLAN

RELEASED FOR CONSTRUCTION DATE: (SEE COVER) ■ NO □ YES

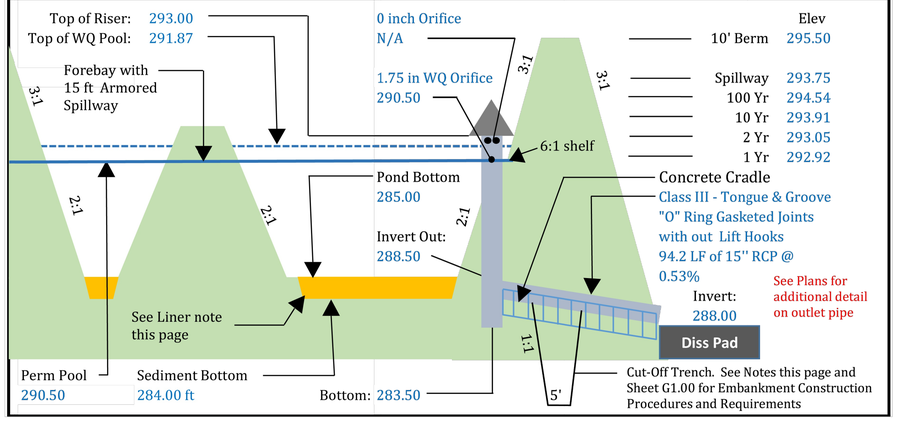
PRIEST, CRAVEN & ASSOCIATES, INC.
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SHEET # C4.00

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Pond Detail (not to scale)



*IMPERMEABLE SOIL/CLAY GEOMEMBRANE LINER

THE STORMWATER CONTROL MEASURE IS INTENDED TO MAINTAIN THE WATER ELEVATION AT THE NORMAL POOL ELEVATION INDEFINITELY ASSUMING NO EVAPORATION. BASED ON THE EXISTING SOILS, AND THE LEVEL OF THE SEASONALLY HIGH WATER TABLE, A LINER MAY BE REQUIRED TO ENSURE THE ACTUAL RATE OF DROP OF THE WATER SURFACE IS LESS THAN 0.24 INCHES PER DAY, NOT INCLUDING EVAPOTRANSPIRATION.

IT IS THE CONTRACTORS RESPONSIBILITY, IN CONSULTATION WITH THE PROJECT GEOTECHNICAL ENGINEER OR THE CONTRACTORS GEOTECHNICAL ENGINEER, TO DETERMINE IF A LINER IS NEEDED PRIOR TO CONVERTING THE STORMWATER CONTROL MEASURE FROM A TEMPORARY EROSION CONTROL MEASURE TO A PERMANENT STORMWATER CONTROL MEASURE.

IF A CLAY LINER IS USED, PRIOR TO PLACEMENT, THE CONTRACTOR IS RESPONSIBLE FOR HAVING THE PROJECT GEOTECHNICAL ENGINEER TEST THE LINER MATERIAL PERMEABILITY, DEVELOP ANY SPECIAL CONDITIONS OF THE INSTALLATION SUCH AS PLACING THE LINER MATERIAL ON THE WET SIDE OF OPTIMUM MOISTURE CONTENT, AND CONFIRMING THAT THE EXPECTED POND INFILTRATION RATE WITH THE PROPOSED CLAY LINER WILL REDUCE SEEPAGE LOSS RATES TO THE PROJECT REQUIREMENTS. FOLLOWING INSTALLATION, THE CLAY LINER THICKNESS IS TO BE CHECKED AT RANDOM LOCATION BY THE PROJECT GEOTECHNICAL ENGINEER TO VERIFY COMPLIANCE. IF A SYNTHETIC LINER IS USED, A QUALIFIED LINER DESIGNER SHALL BE CONSULTED. THE MANUFACTURER'S INSTALLATION INSTRUCTIONS SHALL BE REVIEWED BY THE CONTRACTOR, THE LINER DESIGNER, AND THE PROJECT GEOTECHNICAL ENGINEER PRIOR TO INSTALLATION TO DETERMINE IF ADDITIONAL MEASURES ARE NECESSARY BASED ON LOCAL SITE CONDITIONS. IN NO CASE SHALL THE DEPTH OF SOIL OVER THE LINER BE LESS THAN 12 INCHES IN ORDER TO PROTECT THE LINER FROM DAMAGE. THE DEPTH OF SOIL COVER OVER THE LINER SHALL BE CHECKED AT RANDOM LOCATIONS BY THE PROJECT GEOTECHNICAL ENGINEER TO VERIFY COMPLIANCE. THE CONTRACTOR SHALL WARN THE LANDSCAPING SUBCONTRACTOR ABOUT THE PRESENCE OF THE LINER. THE LANDSCAPING SUBCONTRACTOR SHALL TAKE CARE IN THE INSTALLATION OF THE PLANTING NOT TO DAMAGE THE LINER. PRIOR TO INSTALLATION OF THE REQUIRED PLANT MATERIAL, THE VALVE FROM THE WETLAND BASIN SHALL BE CLOSED, THE POND FILLED, AND THE ABILITY TO HOLD WATER PER THE PROJECT REQUIREMENTS CONFIRMED. THIS TEST SHALL BE REPEATED AFTER THE INSTALLATION OF THE PLANT MATERIAL.

REGARDLESS OF THE CARE TAKEN DURING INSTALLATION AND THE TESTING AND SUPPORTING DOCUMENTATION OF THE PROJECT GEOTECHNICAL ENGINEER, IF THE LOSS RATE FROM THE POND EXCEEDS THE PROJECT REQUIREMENTS, THE CONTRACTOR IS RESPONSIBLE FOR REDUCING THAT RATE TO THE PROJECT REQUIREMENTS BY MEANS THAT STILL PROVIDE ACCEPTABLE WATER QUALITY AND CONDITIONS APPROPRIATE FOR PLANT GROWTH, AT HIS COST. THE CONTRACTOR IS RESPONSIBLE FOR QUALITY CONTROL TESTING DURING CONSTRUCTION TO VERIFY THAT THE CLAY OR SYNTHETIC IS INSTALLED IN ACCORDANCE WITH THE PLANS, RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER, AND MANUFACTURER'S INSTRUCTIONS. A REPORT OF THE INSTALLATION AND AS BUILT CONDITIONS SHALL BE PROVIDED TO THE OWNER BY THE CONTRACTOR'S PROJECT GEOTECHNICAL ENGINEER AFTER CONSTRUCTION. IF FOR ANY REASON THE LOSS RATE EXCEEDS THE PROJECT STANDARD, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING REMEDIAL MEASURES, UNDER THE SUPERVISION OF A QUALIFIED GEOTECHNICAL ENGINEER, TO BRING THE LOSS RATE INTO COMPLIANCE WITH THE ABOVE STANDARD.

Surface Area to Drainage Area Ratio for Permanent Pool Sizing

Drainage Area to SCM	
Impervious Area	Acres
Offsite Impervious Area	0.000
Onsite Impervious Area	2.895
Total Impervious Area	2.895
Total Drainage Area To SCM	9.16
Percent Impervious Area	32%

Required Surface Area of Permanent Pool *(Forebay & Main Pond Combined)*

Average Depth (ft) =	4.0
SA/DA Ratio =	1.40
Required SA (ft2) =	5,588
SA as Shown (ft2) =	6,660

SA/DA Ratio from latest NCDENR BMP Manual

Water Quality and Quantity Volumes (Above Permanent / Normal Pool)

Elevation (ft)	Main Area (sf)	Forebay Area (sf)	Depth (ft)	Inc Total Vol (cf)	Accum' Total Vol (cf)	Notes
				Permanent Pool Elevation		
290.5	5123	1537	0.00			
291.0	8035		0.50	3674	3674	
292.0	9157		1.50	8596	12270	
293.0	10336		2.50	9747	22016	
294.0	11571		3.50	10954	32970	
295.0	12863		4.50	12217	45187	
295.5	13530		5.00	6598	51785	
			0.00	0	51785	
Total			**5.0**			

Top of Water Quality Elevation / Begin Temporary Pool Elevation

Elevation	Area (sf)	Depth	Volume	Notes
291.87	9007	1.37	11120	WQE / TPE

Verify the Average Depth of Pool (D_{avg}) - Equation 3.

$d_{avg} = [V_{perm\ pool} - [0.5 \times Depth_{max\ over\ shelf} \times Perimeter_{perm\ pool} \times Width_{submerged\ part\ of\ shelf}] / A_{bottom\ of\ shelf}$

V_{perm} =	18,512 S.F. (Main Pond)
$A_{bottom\ shelf}$ =	4,420 S.F. (Main Pond)
Depth of Water $_{over\ shelf}$ =	0.5 FT
Perimeter $_{perm\ pool}$ =	290 L.F. (Main Pond)
Width $_{submerged\ part\ of\ shelf}$ =	3.00 FT
D_{avg} =	4.14 FT
Depth for SA/DA =	**4.00 FT (Round D_{av} down to nearest 0.5 ft)**

Water Quality Runoff Volume Calculation

Using the runoff volume calculations in the "Simple Method" as described by Schueler (1987)

Where: Rv = Runoff Coefficient, in/in

I = Percent Impervious	I=	31.6%
Rv = 0.05 + 0.009(I)	Rv =	0.334
1.0 inch runoff volume (Required)		
Runoff volume, S=(Design rainfall) (Rv) (Drainage Area)		% of Req' Volume
Design Rainfall =	1.0 inch	100%
Drainage Area =	9.16 acres	
Storage Required =	**11,120 cu. ft.**	

Volume Storage For 1.0" Runoff Above Permanent Pool (Provided)

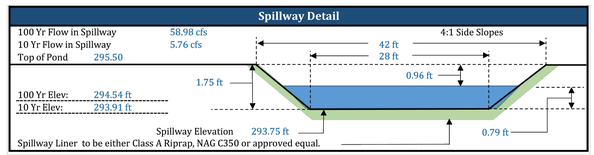
Depth (FT)	PPE SA (SF)	Top Temp Pool SA (SF)	Volume (CF)	Elevation
1.37	6,660	9,007	11,120	291.87

Size Water Quality Orifice for (2-5) Day Drawdown for WQ Design Volume

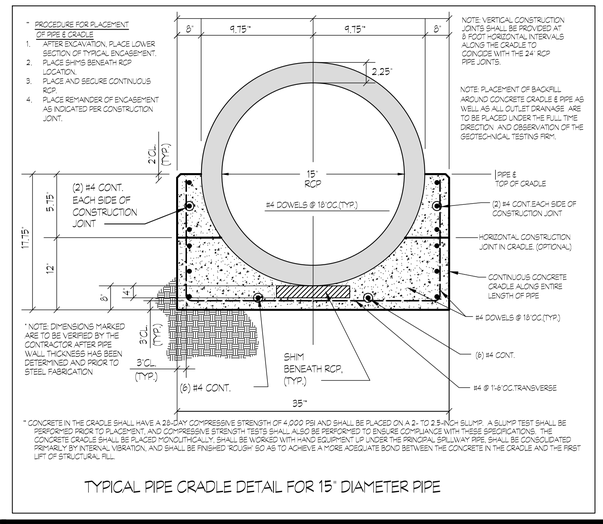
$Q_{1.0} = CdA(2g(H_0/3))^{1/2}$	(Orifice Equation; Cd=0.60, H_0/3 per NCDENR recommendation)
1.75	Orfice Diameter (inches)
1.29	Driving Head to Centroid of Orfice (ft)
0.05	Q1.0" Drawdown Rate (cfs)
11,120	Water Quality Volume (V_{WQ})
$V_{WQ}/(Q1" \times 86{,}400)$	Drawdown Time (days)
2.4	**Drawdown Time (days) (2 - 5 days)**

Spillway Detail

100 Yr Flow in Spillway	58.98 cfs
10 Yr Flow in Spillway	5.76 cfs
Top of Pond	295.50
100 Yr Elev:	294.54 ft
10 Yr Elev:	293.91 ft
Spillway Elevation	293.75 ft

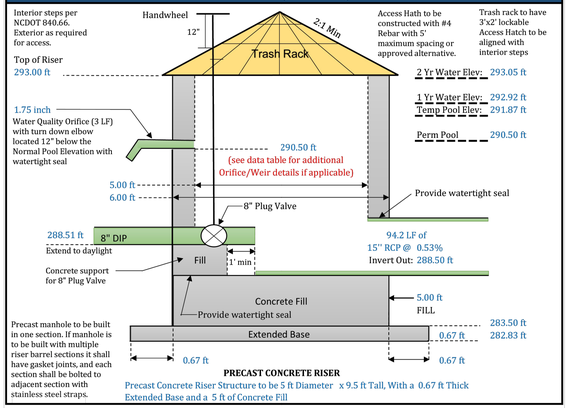


Spillway Liner to be either Class A Riprap, NAG C350 or approved equal.



TYPICAL PIPE CRADLE DETAIL FOR 15" DIAMETER PIPE

Riser Detail (not to scale)



PRECAST CONCRETE RISER

Precast Concrete Riser Structure to be 5 ft Diameter x 9.5 ft Tall, With a 0.67 ft Thick Extended Base and a 5 ft of Concrete Fill

Outlet Protection

Design Freq:	Pipe Capacity	Zone	Fig. 8.06.b.1: 2
Qmax	9.90 cfs	D50	Fig. 8.06.b.2: 8 in
V =	12.60 fps	DMAX	12 in
		Riprap Class	B
		Apron Thickness	18 in
		Apron Length	8 ft
		Apron Width	3.75 ft
		Apron Ending Width	7.5 ft

Anti-Bouyancy Calculations for the Riser Structure

Riser Dimensions		Weight of Structure		Displaced Volume	
Outside Dia'	6.00 ft	Walls =	12305 LBS	V = LxWx(HT+Footer) = C.F.	
Inside Dia'	5.00 ft	Base =	4250 LBS		
		Fill =	14718.75 LBS	Displaced Water =	
				C.F. * 62.4 PCF = LBS	
Height	9.50 ft	Outlet Pipe =	92 LBS		
Base Thick' (ft)	0.67 ft	WQ Orifice =	1 LBS	Add 15% Factor of Safety	
Add Concrete (ft)	5.00 ft				
Wall Thick' (ft)	0.50 ft				
Extend' Base (ft)	0.67 ft	Weir #1 =	0 LBS	V =	297 C.F.
Areas removed from Riser		Weir #2 =	0 LBS	Disp. Water =	18,521 LBS
Outlet Pipe	1.23 ft	Weir #3 =	0 LBS	15% F.S. =	2,778 LBS
WQ Orifice	0.02 ft	Weir #4 =	0 LBS		
Orifice #1	0.00 ft	Orifice #2 =	88 LBS	Min Weight=	21,299 LBS
Orifice #2	0.00 ft				
Orifice #3	0.00 ft	**Weight =**	**31,092 LBS LBS**	**Saftey Factor**	**167.88%**
Orifice #4	0.00 ft	**Precast Concrete Riser Structure to be 5 ft Diameter x 9.5 ft Tall, With a 0.67 ft Thick Extended Base and a 5 ft of Concrete Fill**			
Other	1.18 ft				

Pond / Riser Data & Elevations

Pond Type	Wet Pond			
TSS Removal	85%			
Top of Pond / Berm	295.50	ft		
Secondary Spillway Width	28.00	ft		
Bottom of Secondary Spillway	293.75	ft		
1 Top of Riser	293.00	ft	(at least 1' Above TPE)	
Riser Type / Size	5.00	ft	Dia' Precast Reinforced Concrete Manhole	
Top of Water Quality / Temp Pool Elev	291.87	ft	(1" Runoff)	
Top of Veg. Shelf	291.00	ft	(0.5 ft above PPE)	
Permanent Pool Elevation (Normal Pool)	290.50	ft		
2 Water Quality Orifice Elevation & Size	290.50	ft	1.75	in
3 Secondary Orifice Elevation & Size (if applicable)	N/A	ft	0	in (Qty) & Size 4
5 Additional Orifice Elevation & Size (if applicable)	0.00	ft	0	in 6
Bottom of Veg. Shelf	290.00	ft	(0.5 ft below PPE)	
7 Top of Sediment Storage / Pond Bottom	285.00	ft		
Bottom of Sediment Storage	284.00	ft	(Min 1 ft)	
8 Invert Out of Riser	288.50	ft		
Outlet Pipe Size	15.00	in	Diameter RCP	9.90 Q10 CFS
Outlet Pipe Length & Slope	94.20	ft	0.53	%
Downstream Outlet Elevation	288.00	ft	0.000	
1 Yr Water Surface Elev / Peak Flow (CFS)	292.92	ft	0.12	CFS
2 Yr Water Surface Elev Peak Flow (CFS)	293.05	ft	0.92	CFS
10 Yr Water Surface Elev Peak Flow (CFS)	293.91	ft	16.66	CFS
100 Yr Water Surface Elev Peak Flow (CFS)	294.54	ft	76.80	CFS

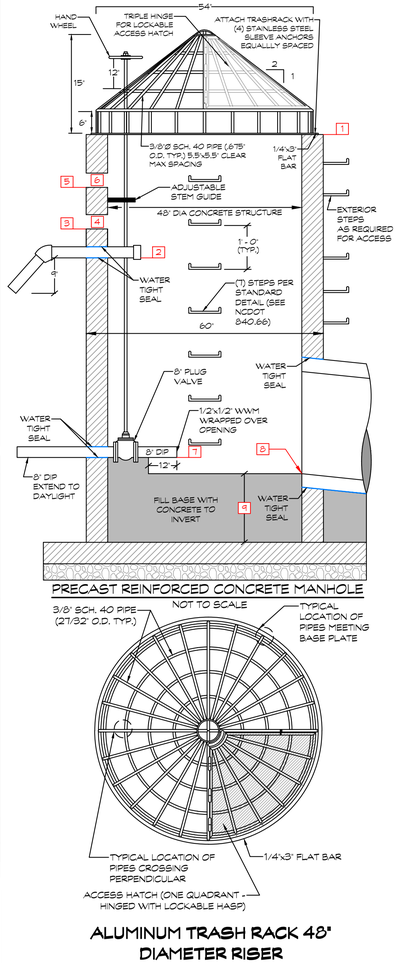
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- HEADWALL
- NCDOT CATCH BASIN
- OPEN THROATED CURB INLET
- STORM MANHOLE
- YARD INLET
- GRATED INLET
- SWALE / DITCH
- STORM DRAINAGE PIPE
- POND - NORMAL POOL
- SCM _____ STORMWATER MANGEMENT AREA





ALUMINUM TRASH RACK 48" DIAMETER RISER

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CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION

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City of Raleigh Development Approval _____

Raleigh Water Review Officer

BARRINGTON SUBDIVISION PHASE 5

SPONSORED BY: DFC BARRINGTON, LLC — ZEBULON, NORTH CAROLINA

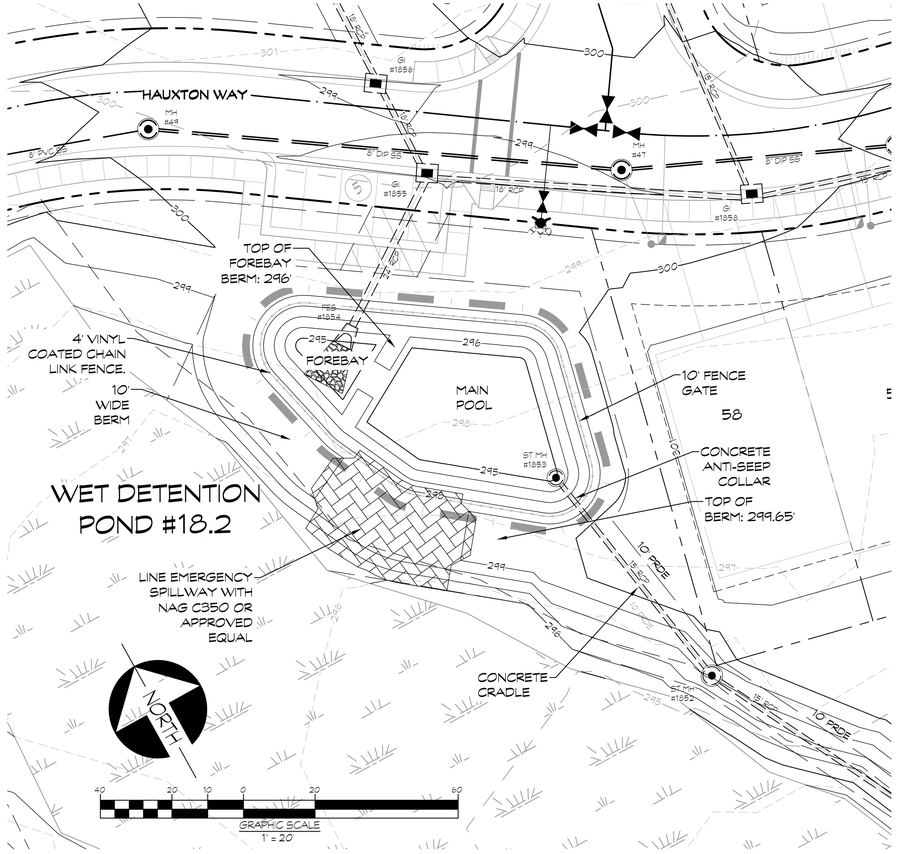
SCALE:	1:20
DATE:	07/02/2025
PROJECT NUMBER:	0021-004.001
CLIENT:	DREAM FINDERS HOMES, LLC
PLAN TYPE:	CONSTRUCTION DRAWINGS

SCM 18.1 WETPOND

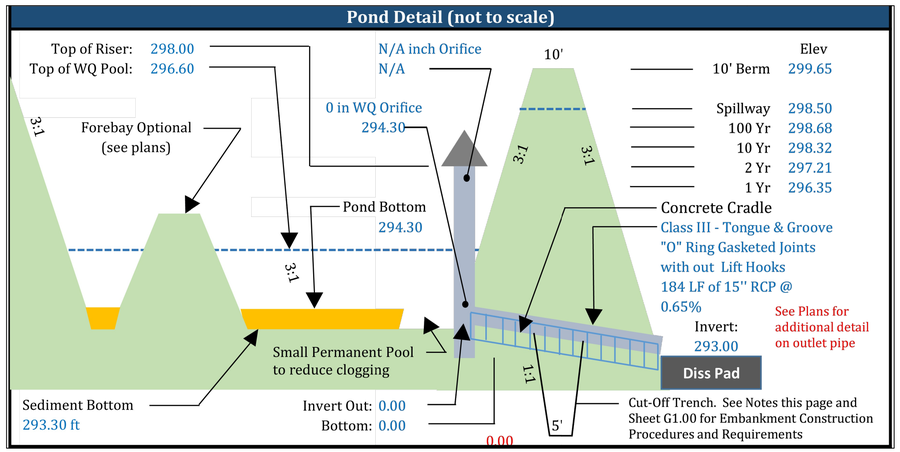
RELEASED FOR CONSTRUCTION DATE: (SEE COVER) ■ NO ☐ YES

PRIEST, CRAVEN & ASSOCIATES, INC.
LAND USE CONSULTANTS PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS
3803 - B Computer Drive, Suite 104 Raleigh, N.C. 27609 , Phone 919 / 781-0300 , Fax 919 / 782-1288 , Email PCA@PriestCraven.com / Firm #: C-0488

SHEET # C5.00



Pond Detail (not to scale)



*IMPERMEABLE SOIL/CLAY GEOMEMBRANE LINER

THE STORMWATER CONTROL MEASURE IS INTENDED TO MAINTAIN THE WATER ELEVATION AT THE NORMAL POOL ELEVATION INDEFINITELY ASSUMING NO EVAPORATION. BASED ON THE EXISTING SOILS, AND THE LEVEL OF THE SEASONALLY HIGH WATER TABLE, A LINER MAY BE REQUIRED TO ENSURE THE ACTUAL RATE OF DROP OF THE WATER SURFACE IS LESS THAN 0.24 INCHES PER DAY, NOT INCLUDING EVAPOTRANSPIRATION.

IT IS THE CONTRACTOR'S RESPONSIBILITY, IN CONSULTATION WITH THE PROJECT GEOTECHNICAL ENGINEER OR THE CONTRACTOR'S GEOTECHNICAL ENGINEER, TO DETERMINE IF A LINER IS NEEDED PRIOR TO CONVERTING THE STORMWATER CONTROL MEASURE FROM A TEMPORARY EROSION CONTROL MEASURE TO A PERMANENT STORMWATER CONTROL MEASURE.

IF A CLAY LINER IS USED, PRIOR TO PLACEMENT, THE CONTRACTOR IS RESPONSIBLE FOR HAVING THE PROJECT GEOTECHNICAL ENGINEER TEST THE LINER MATERIAL PERMEABILITY, DEVELOP ANY SPECIAL CONDITIONS OF THE INSTALLATION SUCH AS PLACING THE LINER MATERIAL ON THE WET SIDE OF OPTIMUM MOISTURE CONTENT, AND CONFIRMING THAT THE EXPECTED POND INFILTRATION RATE WITH THE PROPOSED CLAY LINER WILL REDUCE SEEPAGE LOSS RATES TO THE PROJECT REQUIREMENTS. FOLLOWING INSTALLATION THE CLAY LINER THICKNESS IS TO BE CHECKED AT RANDOM LOCATION BY THE PROJECT GEOTECHNICAL ENGINEER TO VERIFY COMPLIANCE. IF A SYNTHETIC LINER IS USED, A QUALIFIED LINER DESIGNER SHALL BE CONSULTED. THE MANUFACTURER'S INSTALLATION INSTRUCTIONS SHALL BE REVIEWED BY THE CONTRACTOR, THE LINER DESIGNER, AND THE PROJECT GEOTECHNICAL ENGINEER PRIOR TO INSTALLATION TO DETERMINE IF ADDITIONAL MEASURES ARE NECESSARY BASED ON LOCAL SOIL CONDITIONS. IN NO CASE SHALL THE DEPTH OF SOIL OVER THE LINER BE LESS THAN 12 INCHES IN ORDER TO PROTECT THE LINER FROM DAMAGE. THE DEPTH OF SOIL COVER OVER THE LINER SHALL BE CHECKED AT RANDOM LOCATIONS BY THE PROJECT GEOTECHNICAL ENGINEER TO VERIFY COMPLIANCE. THE CONTRACTOR SHALL WARN THE LANDSCAPING SUBCONTRACTOR ABOUT THE PRESENCE OF THE LINER. THE LANDSCAPING SUBCONTRACTOR SHALL TAKE CARE IN THE INSTALLATION OF THE PLANTING NOT TO DAMAGE THE LINER. PRIOR TO INSTALLATION OF THE REQUIRED PLANT MATERIAL, THE VALVE FROM THE WETLAND BASIN SHALL BE CLOSED, THE POND FILLED, AND THE ABILITY TO HOLD WATER PER THE PROJECT REQUIREMENTS CONFIRMED. THIS TEST SHALL BE REPEATED AFTER THE INSTALLATION OF THE PLANT MATERIAL.

REGARDLESS OF THE CARE TAKEN DURING INSTALLATION AND THE TESTING AND SUPPORTING DOCUMENTATION OF THE PROJECT GEOTECHNICAL ENGINEER, IF THE LOSS RATE FROM THE POND EXCEEDS THE PROJECT REQUIREMENTS, THE CONTRACTOR IS RESPONSIBLE FOR REDUCING THAT RATE TO THE PROJECT REQUIREMENTS BY MEANS THAT STILL PROVIDE ACCEPTABLE WATER QUALITY AND CONDITIONS APPROPRIATE FOR PLANT GROWTH, AT HIS COST. THE CONTRACTOR IS RESPONSIBLE FOR QUALITY CONTROL TESTING DURING CONSTRUCTION TO VERIFY THE LINER. CLAY OR SYNTHETIC, IS INSTALLED IN ACCORDANCE WITH THE PLANS, RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER, AND MANUFACTURER'S INSTRUCTIONS. A REPORT OF THE INSTALLATION AND AS BUILT CONDITIONS SHALL BE PROVIDED TO THE OWNER BY THE CONTRACTOR'S PROJECT GEOTECHNICAL ENGINEER AFTER CONSTRUCTION. IF FOR ANY REASON THE LOSS RATE EXCEEDS THE PROJECT STANDARD, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING REMEDIAL MEASURES, UNDER THE SUPERVISION OF A QUALIFIED GEOTECHNICAL ENGINEER, TO BRING THE LOSS RATE INTO COMPLIANCE WITH THE ABOVE STANDARD.

Water Quality and Quantity Volumes

Elevation (ft)	Main Area (sf)	Forebay Area (sf)	Depth (ft)	Inc Total Vol (cf)	Accum' Total Vol (cf)	Notes
294.30	1080	98	0.00	Permanent Pool Elevation		
295.0	1360	202	0.70	959	959	
296.0	1803	398	1.70	1882	2840	
297.0	2984		2.70	2593	5433	
298.0	3684		3.70	3334	8767	
299.0	4440		4.70	4062	12829	
299.65	4962		5.35	3056	15885	
			0.00	0	15885	
Total			**5.3**			

Top of Water Quality Elevation / Begin Temporary Pool Elevation

Elevation	Area (sf)	Depth	Volume	Notes
296.60	2508	2.30	4389	WQE / TPE

Water Quality Runoff Volume Calculation

Using the runoff volume calculations in the "Simple Method" as described by Schueler (1987)

Where: Rv = Runoff Coefficient, in/in

I = Percent Impervious	I=	42.8%
Rv = 0.05 + 0.009(I)	Rv =	0.435
1.0 inch runoff volume (Required)		
Runoff volume, S=(Design rainfall) (Rv) (Drainage Area)		% of Req' Volume
Design Rainfall =	1.0 inch	100%
Drainage Area =	2.78 acres	
Storage Required =	**4,389 cu. ft.**	

Volume Storage Provided for 1.0"

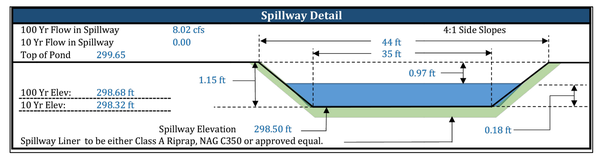
Depth (FT)	Top Temp Pool SA (SF)	Volume (CF)	Elevation
2.30	2,508	4,389	296.60

Size Water Quality Orifice for (2-5) Day Drawdown for WQ Design Volume

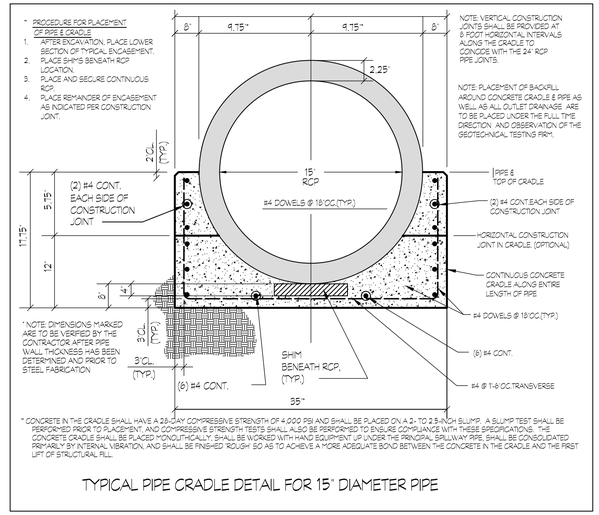
(Orifice Equation; Cd=0.60, Ho/3 per NCDENR recommendation)	
Orifice Diameter (inches)	
Driving Head to Centroid of Orifice (ft)	
Q1.0" Drawdown Rate (cfs)	
Water Quality Volume (V_{WQ})	
Drawdown Time (days)	
Drawdown Time (days) (2 - 5 days)	

Spillway Detail

100 Yr Flow in Spillway	8.02 cfs
10 Yr Flow in Spillway	0.00
Top of Pond	299.65
100 Yr Elev:	298.68 ft
10 Yr Elev:	298.32 ft
Spillway Elevation	298.50 ft



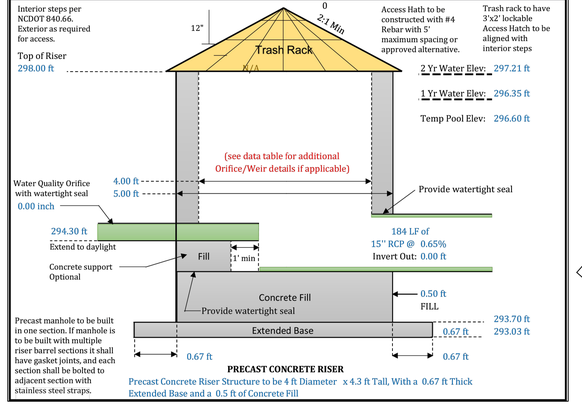
Spillway Liner to be either Class A Riprap, NAG C350 or approved equal.



* CONCRETE IN THE CRADLE SHALL HAVE A 28-DAY COMPRESSIVE STRENGTH OF 4,000 PSI AND SHALL BE PLACED ON A 2- TO 2.5-INCH SLUMP. A SLUMP TEST SHALL BE PERFORMED PRIOR TO PLACEMENT, AND COMPRESSIVE STRENGTH TESTS SHALL ALSO BE PERFORMED TO ENSURE COMPLIANCE WITH THESE SPECIFICATIONS. THE CONCRETE CRADLE SHALL BE PLACED MONOLITHICALLY, SHALL BE WORKED WITH HAND EQUIPMENT UP UNDER THE PRINCIPAL SPILLWAY PIPE, SHALL BE CONSOLIDATED PRIMARILY BY INTERNAL VIBRATION, AND SHALL BE FINISHED ROUGH SO AS TO ACHIEVE A "MORE ADEQUATE BOND BETWEEN THE CONCRETE IN THE CRADLE AND THE FIRST LIFT OF STRUCTURAL FILL.

TYPICAL PIPE CRADLE DETAIL FOR 15" DIAMETER PIPE

Riser Detail (not to scale)



PRECAST CONCRETE RISER

Precast Concrete Riser Structure to be 4 ft Diameter x 4.3 ft Tall, With a 0.67 ft Thick Extended Base and a 0.5 ft of Concrete Fill

Outlet Protection

Design Freq:	Pipe Capacity	Zone	Fig. 8.06.b.1:	2
Qmax	5.05 cfs	D50	Fig. 8.06.b.2:	8 in
V =	10.72 fps	DMAX		12 in
		Riprap Class		B
		Apron Thickness		18 in
		Apron Length		8 ft
		Apron Width		3.75 ft
		Apron Ending Width		7.5 ft

Anti-Bouyancy Calculations for the Riser Structure

Riser Dimensions		Weight of Structure		Displaced Volume	
Outside Dia'	5.00 ft	Walls =	4557 LBS	V = LxWx(HT+Footer) = C.F.	
Inside Dia'	4.00 ft	Base =	3171 LBS		
		Fill =	942 LBS	Displaced Water =	
				C.F. * 62.4 PCF = LBS	
Height	4.30 ft	Outlet Pipe =	92 LBS		
Base Thick' (ft)	0.67 ft	WQ Orifice =	0 LBS	Add 15% Factor of Safety	
Add Concrete (ft)	0.50 ft				
Wall Thick' (ft)	0.50 ft				
Extend' Base (ft)	0.67 ft	Weir #1 =	0 LBS	V =	106 C.F.
Areas removed from Riser		Weir #2 =	0 LBS	Disp. Water =	6,585 LBS
Outlet Pipe	1.23 ft	Weir #3 =	0 LBS	15% F.S. =	0.988 LBS
WQ Orifice	0.00 ft	Weir #4 =	0 LBS		
Orifice #1	0.00 ft	Orifice #2 =	0 LBS	Min Weight=	7,573 LBS
Orifice #2	0.00 ft				
Orifice #3	0.00 ft	**Weight =**	**8,578 LBS LBS**	**Saftey Factor**	**130.27%**
Orifice #4	0.00 ft	Precast Concrete Riser Structure to be 4 ft Diameter x 4.3 ft Tall, With a 0.67 ft Thick Extended Base and a 0.5 ft of Concrete Fill			
Other	0.00 ft				

Pond / Riser Data & Elevations

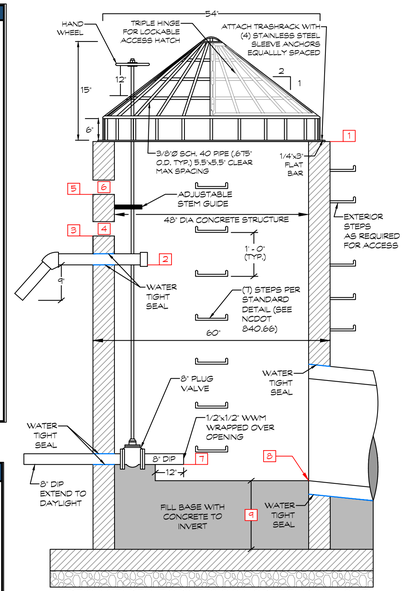
	Top of Pond / Berm	299.65 ft		
	Secondary Spillway Width	35.00 ft		
	Bottom of Secondary Spillway	298.50 ft		
1	Top of Riser	298.00 ft	(at least 1' Above TPE)	
	Riser Type / Size	4.00 ft	Dia' Precast Reinforced Concrete Manhole	
	Top of Water Quality / Temp Pool Elev	296.60 ft	(1" Runoff)	
	Secondary Orifice/Weir Elev & Size (if applicable)	N/A ft	N/A in (Qty) & Size	4
	Additional Orifice/Weir Elev & Size (if applicable)	N/A ft	N/A in	5
2	Water Quality Orifice Elevation & Size	294.30 ft	0.00 in	
7	Top of Sediment Storage / Pond Bottom	294.30 ft		
	Bottom of Sediment Storage	293.30 ft	(Min 1 ft)	
8	Invert Out of Riser	294.20 ft		
	Outlet Pipe Size	15.00 in	Diameter RCP	5.05 Q10 CFS
	Outlet Pipe Length & Slope	184.00 ft	0.65 %	
	Downstream Outlet Elevation	293.00 ft		
	1 Yr Water Surface Elev / Peak Flow (CFS)	296.35 ft	0.33 CFS	
	2 Yr Water Surface Elev Peak Flow (CFS)	297.21 ft	0.39 CFS	
	10 Yr Water Surface Elev Peak Flow (CFS)	298.32 ft	7.30 CFS	
	100 Yr Water Surface Elev Peak Flow (CFS)	298.68 ft	25.79 CFS	

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ALUMINUM TRASH RACK 48" DIAMETER RISER

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City of Raleigh Development Approval

Raleigh Water Review Officer

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 10956 AGINEER THOMAS F. CRAVEN

SCALE:	1=20
DATE:	07/02/2025
PROJECT NUMBER:	0021-009.001
CLIENT:	DREAM FINDERS HOMES, LLC
PLAN TYPE:	CONSTRUCTION DRAWINGS

BARRINGTON SUBDIVISION PHASE 5

SPONSORED BY: DFC BARRINGTON, LLC — ZEBULON, NORTH CAROLINA

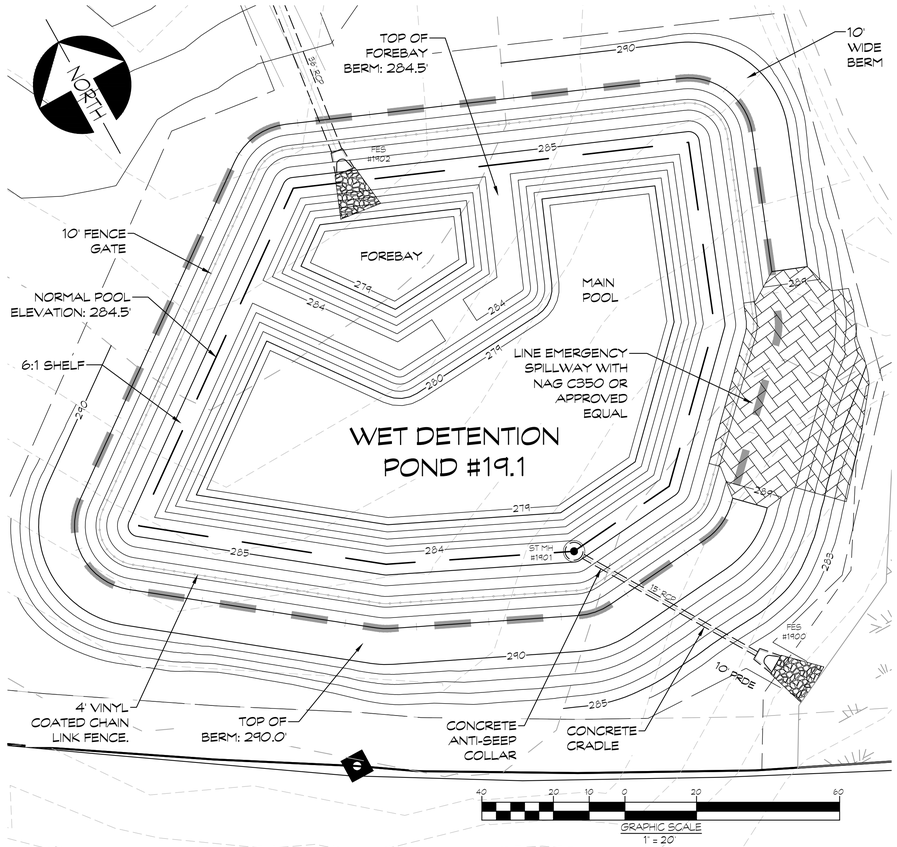
SCM 18.2 DRYPOND

RELEASED FOR CONSTRUCTION DATE: (SEE COVER) ■ NO □ YES

PRIEST, CRAVEN & ASSOCIATES, INC.
LAND USE CONSULTANTS PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS
3803 - B Computer Drive, Suite 104 Raleigh, N.C. 27609 , Phone 919 / 781-0300 , Fax 919 / 782-1288 , Email PCA@PriestCraven.com / Firm #: C-0488

SHEET # C5.01

F:\SHARED\ENGINEERING\2018-003.001 HH HOMES - BARRINGTON-5\DRAWINGS\SHEET\CONSTRUCTION\ C500 SCM PLAN.DWG , Jul 02, 2025 - 11:43 AM ,



Surface Area to Drainage Area Ratio for Permanent Pool Sizing

Drainage Area to SCM		Required Surface Area of Permanent Pool (*Forebay & Main Pond Combined*)	
Impervious Area	Acres		
Offsite Impervious Area	0.040	Average Depth (ft) =	4.0
Onsite Impervious Area	5.404	SA/DA Ratio =	1.40
Total Impervious Area	5.445	Required SA (ft2) =	7,017
Total Drainage Area To SCM	11.51	SA as Shown (ft2) =	13,537
Percent Impervious Area	47%	*SA/DA Ratio from latest NCDENR BMP Manual*	

Water Quality and Quantity Volumes (Above Permanent / Normal Pool)

Elevation (ft)	Main Area (sf)	Forebay Area (sf)	Depth (ft)	Inc Total Vol (cf)	Accum' Total Vol (cf)	Notes
284.5	11129	2408	0.00	Permanent Pool Elevation		
285.0	15555		0.50	7273	7273	
286.0	17044		1.50	16300	23573	
287.0	18590		2.50	17817	41390	
288.0	20192		3.50	19391	60781	
289.0	21850		4.50	21021	81802	
290.0	23565		5.50	22708	104509	
			0.00	0	104509	
Total			**5.5**			

Top of Water Quality Elevation / Begin Temporary Pool Elevation

Elevation	Area (sf)	Depth	Volume	Notes
285.77	16706	1.27	19876	WQE / TPE

Verify the Average Depth of Pool (D_{avg}) - Equation 3.

d_{avg} = [$V_{perm\ pool}$ - [0.5 x Depth $_{max\ over\ shelf}$ x Perimeter $_{perm\ pool}$ x Width $_{submerged\ part\ of\ shelf}$] / $A_{bottom\ of\ shelf}$

V_{perm} =	43,720 S.F. (Main Pond)
$A_{bottom\ shelf}$ =	9,914 S.F. (Main Pond)
Depth of Water $_{over\ shelf}$ =	0.5 FT
Perimeter $_{perm\ pool}$ =	290 L.F. (Main Pond)
Width $_{submerged\ part\ of\ shelf}$ =	3.00 FT
D_{avg} =	4.39 FT
Depth for SA/DA =	**4.00 FT (Round D_{av} down to nearest 0.5 ft)**

Water Quality Runoff Volume Calculation

Using the runoff volume calculations in the "Simple Method" as described by Schueler (1987)

Where: Rv = Runoff Coefficient, in/in

I = Percent Impervious	I=	47.3%
Rv = 0.05 + 0.009(I)	Rv =	0.476
1.0 inch runoff volume (Required)		
Runoff volume, S=(Design rainfall) (Rv) (Drainage Area)		% of Req' Volume
Design Rainfall =	1.0 inch	100%
Drainage Area =	11.51 acres	
Storage Required =	**19,876 cu. ft.**	

Volume Storage For 1.0" Runoff Above Permanent Pool (Provided)

Depth (FT)	PPE SA (SF)	Top Temp Pool SA (SF)	Volume (CF)	Elevation
1.27	13,537	16,706	19,876	285.77

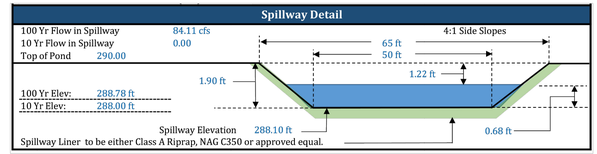
Size Water Quality Orifice for (2-5) Day Drawdown for WQ Design Volume

$Q_{1'} = CdA(2g(H_0/3))^{1/2}$ (Orifice Equation; Cd=0.60, H_0/3 per NCDENR recommendation)

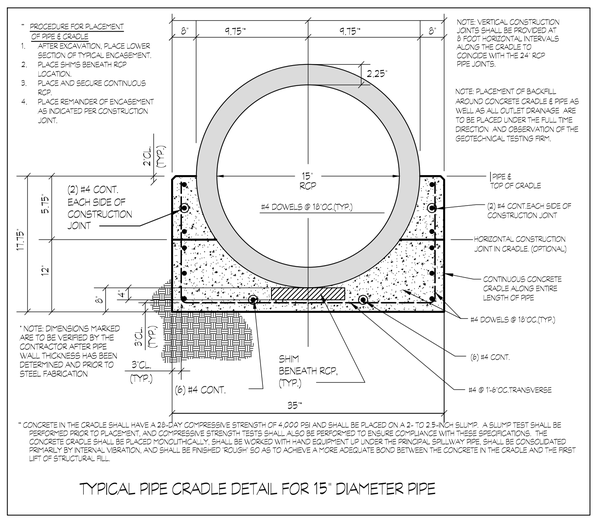
2.50	Orfice Diameter (inches)
1.17	Driving Head to Centroid of Orfice (ft)
0.10	Q1.0" Drawdown Rate (cfs)
19,876	Water Quality Volume (V_{WQ})
V_{WQ}/(Q1" x 86,400)	Drawdown Time (days)
2.2	**Drawdown Time (days) (2 - 5 days)**

Spillway Detail

100 Yr Flow in Spillway	84.11 cfs
10 Yr Flow in Spillway	0.00
Top of Pond	290.00
100 Yr Elev:	288.78 ft
10 Yr Elev:	288.00 ft
Spillway Elevation	288.10 ft



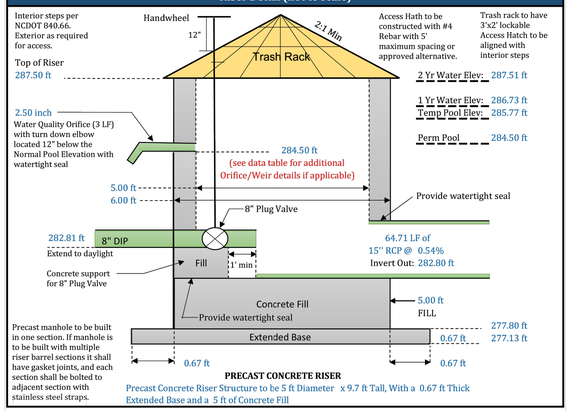
Spillway Liner to be either Class A Riprap, NAG C350 or approved equal.



* CONCRETE IN THE CRADLE SHALL HAVE A 28-DAY COMPRESSIVE STRENGTH OF 4,000 PSI AND SHALL BE PLACED ON A 2- TO 2.5-INCH SLUMP. A SLUMP TEST SHALL BE PERFORMED PRIOR TO PLACEMENT, AND COMPRESSIVE STRENGTH TESTS SHALL ALSO BE PERFORMED TO ENSURE COMPLIANCE WITH THESE SPECIFICATIONS. THE CONCRETE CRADLE SHALL BE PLACED MONOLITHICALLY. SHALL BE WORKED WITH HAND EQUIPMENT (F.I.) UNDER THE PRINCIPAL SPILLWAY PIPE. SHALL BE CONSOLIDATED PRIMARILY BY INTERVAL VIBRATION, AND SHALL BE FINISHED 'ROUGH' SO AS TO ACHIEVE A MORE ADEQUATE BOND BETWEEN THE CONCRETE IN THE CRADLE AND THE FIRST LIFT OF STRUCTURAL FILL.

TYPICAL PIPE CRADLE DETAIL FOR 15" DIAMETER PIPE

Riser Detail (not to scale)



Precast manhole to be built in one section. If manhole is to be built with multiple riser barrel sections it shall have gasket joints, and each section shall be bolted to adjacent section with stainless steel straps.

PRECAST CONCRETE RISER

Precast Concrete Riser Structure to be 5 ft Diameter x 9.7 ft Tall, With a 0.67 ft Thick Extended Base and a 5 ft of Concrete Fill

Outlet Protection

Design Freq:	Pipe Capacity	Zone	Fig. 8.06.b.1: 2
Qmax	#DIV/0! cfs	D50	Fig. 8.06.b.2: 8 in
V =	#DIV/0! fps	DMAX	12 in
		Riprap Class	B
		Apron Thickness	18 in
		Apron Length	8 ft
		Apron Width	3.75 ft
		Apron Ending Width	7.5 ft

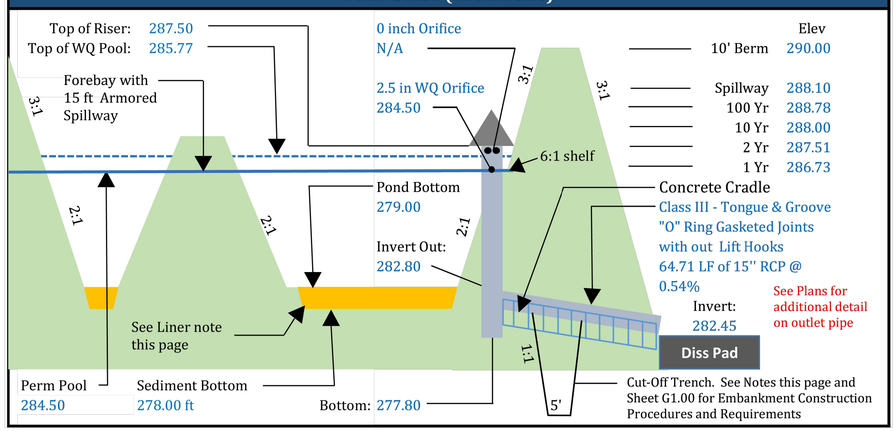
Anti-Bouyancy Calculations for the Riser Structure

Riser Dimensions		Weight of Structure		Displaced Volume	
Outside Dia'	6.00 ft	Walls =	12564 LBS	V = LxWx(HT+Footer) = C.F.	
Inside Dia'	5.00 ft	Base =	4250 LBS		
		Fill =	14718.75 LBS	Displaced Water =	
				C.F. * 62.4 PCF = LBS	
Height	9.70 ft	Outlet Pipe =	92 LBS		
Base Thick' (ft)	0.67 ft	WQ Orifice =	3 LBS	Add 15% Factor of Safety	
Add Concrete (ft)	5.00 ft				
Wall Thick' (ft)	0.50 ft				
Extend' Base (ft)	0.67 ft	Weir #1 =	0 LBS	V =	302 C.F.
Areas removed from Riser		Weir #2 =	0 LBS	Disp. Water =	18,873 LBS
Outlet Pipe	1.23 ft	Weir #3 =	0 LBS	15% F.S. =	2,831 LBS
WQ Orifice	0.03 ft	Weir #4 =	0 LBS		
Orifice #1	0.00 ft	Orifice #2 =	0 LBS	Min Weight=	21,704 LBS
Orifice #2	0.00 ft				
Orifice #3	0.00 ft	**Weight =**	**31,439 LBS LBS**	**Saftey Factor**	**166.58%**
Orifice #4	0.00 ft	**Precast Concrete Riser Structure to be 5 ft Diameter x 9.7 ft Tall, With a 0.67 ft Thick Extended Base and a 5 ft of Concrete Fill**			
Other	0.00 ft				

Pond / Riser Data & Elevations

	Pond Type	Wet Pond			
	TSS Removal	85%			
	Top of Pond / Berm	290.00 ft			
	Secondary Spillway Width	50.00 ft			
	Bottom of Secondary Spillway	288.10 ft			
1	Top of Riser	287.50 ft	(at least 1' Above TPE)		
	Riser Type / Size	5.00 ft	Dia' Precast Reinforced Concrete Manhole		
	Top of Water Quality / Temp Pool Elev	285.77 ft	(1" Runoff)		
	Top of Veg. Shelf	285.00 ft	(0.5 ft above PPE)		
	Permanent Pool Elevation (Normal Pool)	284.50 ft			
2	Water Quality Orifice Elevation & Size	284.50 ft		2.50 in	
3	Secondary Orifice Elevation & Size (if applicable)	N/A ft		0 in (Qty) & Size	4
5	Additional Orifice Elevation & Size (if applicable)	0.00 ft		0 in	6
	Bottom of Veg. Shelf	284.00 ft	(0.5 ft below PPE)		
7	Top of Sediment Storage / Pond Bottom	279.00 ft			
	Bottom of Sediment Storage	278.00 ft	(Min 1 ft)		
8	Invert Out of Riser	282.80 ft			
	Outlet Pipe Size	15.00 in	Diameter RCP	#DIV/0!	Q10 CFS
	Outlet Pipe Length & Slope	64.71 ft		0.54 %	
	Downstream Outlet Elevation	282.45 ft		0.000	
	1 Yr Water Surface Elev / Peak Flow (CFS)	286.73 ft		0.24 CFS	
	2 Yr Water Surface Elev Peak Flow (CFS)	287.51 ft		0.49 CFS	
	10 Yr Water Surface Elev Peak Flow (CFS)	288.00 ft		11.80 CFS	
	100 Yr Water Surface Elev Peak Flow (CFS)	288.78 ft		105.60 CFS	

Pond Detail (not to scale)



*IMPERMEABLE SOIL/CLAY GEOMEMBRANE LINER

THE STORMWATER CONTROL MEASURE IS INTENDED TO MAINTAIN THE WATER ELEVATION AT THE NORMAL POOL ELEVATION INDEFINITELY ASSUMING NO EVAPORATION. BASED ON THE EXISTING SOILS, AND THE LEVEL OF THE SEASONALLY HIGH WATER TABLE, A LINER MAY BE REQUIRED TO ENSURE THE ACTUAL RATE OF DROP OF THE WATER SURFACE IS LESS THAN 0.24 INCHES PER DAY, NOT INCLUDING EVAPOTRANSPIRATION.

IT IS THE CONTRACTORS RESPONSIBILITY, IN CONSULTATION WITH THE PROJECT GEOTECHNICAL ENGINEER OR THE CONTRACTORS GEOTECHNICAL ENGINEER, TO DETERMINE IF A LINER IS NEEDED PRIOR TO CONVERTING THE STORMWATER CONTROL MEASURE FROM A TEMPORARY EROSION CONTROL MEASURE TO A PERMANENT STORMWATER CONTROL MEASURE.

IF A CLAY LINER IS USED, PRIOR TO PLACEMENT, THE CONTRACTOR IS RESPONSIBLE FOR HAVING THE PROJECT GEOTECHNICAL ENGINEER TEST THE LINER MATERIAL PERMEABILITY, DEVELOP ANY SPECIAL CONDITIONS OF THE INSTALLATION SUCH AS PLACING THE LINER MATERIAL ON THE WET SIDE OF OPTIMUM MOISTURE CONTENT, AND CONFIRMING THAT THE EXPECTED POND INFILTRATION RATE WITH THE PROPOSED CLAY LINER WILL REDUCE SEEPAGE LOSS RATES TO THE PROJECT REQUIREMENTS. FOLLOWING INSTALLATION THE CLAY LINER THICKNESS IS TO BE CHECKED AT RANDOM LOCATION BY THE PROJECT GEOTECHNICAL ENGINEER TO VERIFY COMPLIANCE. IF A SYNTHETIC LINER IS USED, A QUALIFIED LINER DESIGNER SHALL BE CONSULTED. THE MANUFACTURER'S INSTALLATION INSTRUCTIONS SHALL BE REVIEWED BY THE CONTRACTOR, THE LINER DESIGNER, AND THE PROJECT GEOTECHNICAL ENGINEER PRIOR TO INSTALLATION TO DETERMINE IF ADDITIONAL MEASURES ARE NECESSARY BASED ON LOCAL SITE CONDITIONS. IN NO CASE SHALL THE DEPTH OF SOIL OVER THE LINER BE LESS THAN 12 INCHES IN ORDER TO PROTECT THE LINER FROM DAMAGE. THE DEPTH OF SOIL COVER OVER THE LINER SHALL BE CHECKED AT RANDOM LOCATIONS BY THE PROJECT GEOTECHNICAL ENGINEER TO VERIFY COMPLIANCE. THE CONTRACTOR SHALL WARN THE LANDSCAPING SUBCONTRACTOR SHALL TAKE CARE IN THE INSTALLATION OF THE PLANTING NOT TO DAMAGE THE LINER PRIOR TO INSTALLATION OF THE REQUIRED PLANT MATERIAL. THE VALVE FROM THE WETLAND BASIN SHALL BE CLOSED, THE POND FILLED, AND THE ABILITY TO HOLD WATER PER THE PROJECT REQUIREMENTS CONFIRMED. THIS TEST SHALL BE REPEATED AFTER THE INSTALLATION OF THE PLANT MATERIAL.

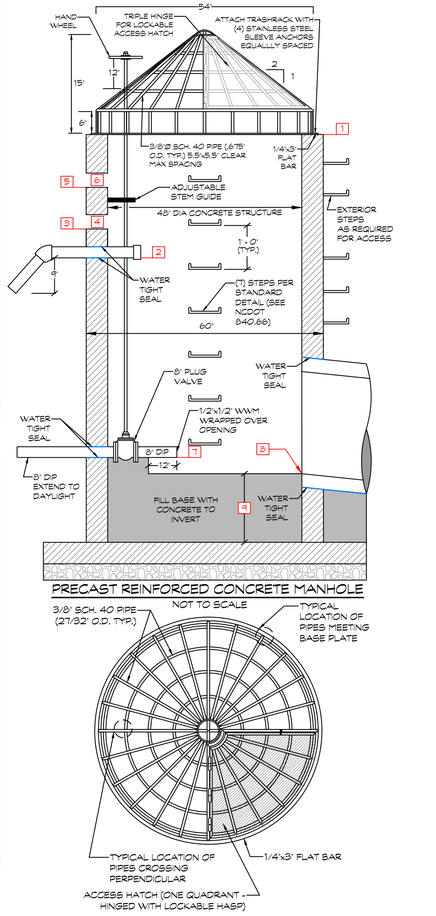
REGARDLESS OF THE CARE TAKEN DURING INSTALLATION AND THE TESTING AND SUPPORTING DOCUMENTATION OF THE PROJECT GEOTECHNICAL ENGINEER, IF THE LOSS RATE FROM THE POND EXCEEDS THE PROJECT REQUIREMENTS, THE CONTRACTOR IS RESPONSIBLE FOR REDUCING THAT RATE TO THE PROJECT REQUIREMENTS BY MEANS THAT STILL PROVIDE ACCEPTABLE WATER QUALITY AND CONDITIONS APPROPRIATE FOR PLANT GROWTH, AT HIS COST. THE CONTRACTOR IS RESPONSIBLE FOR QUALITY CONTROL TESTING DURING CONSTRUCTION TO VERIFY THE LINER, CLAY OR SYNTHETIC, IS INSTALLED IN ACCORDANCE WITH THE PLANS, RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER, AND MANUFACTURER'S INSTRUCTIONS. A REPORT OF THE INSTALLATION AND AS BUILT CONDITIONS SHALL BE PROVIDED TO THE OWNER BY THE CONTRACTORS PROJECT GEOTECHNICAL ENGINEER AFTER CONSTRUCTION. IF FOR ANY REASON THE LOSS RATE EXCEEDS THE PROJECT STANDARD, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING REMEDIAL MEASURES, UNDER THE SUPERVISION OF A QUALIFIED GEOTECHNICAL ENGINEER, TO BRING THE LOSS RATE INTO COMPLIANCE WITH THE ABOVE STANDARD.

EMBANKMENT CUTOFF TRENCH (KEYWAY)

THE CUTOFF TRENCH SHALL BE EXCAVATED INTO IMPERVIOUS MATERIAL ALONG OR PARALLEL TO THE CENTERLINE OF THE EMBANKMENT AS SHOWN ON THE PLANS AND AS DIRECTED BY THE GEOTECHNICAL ENGINEER. THE BOTTOM WIDTH SHALL BE A MINIMUM OF 5 FEET. THE DEPTH SHALL BE AT LEAST FOUR FEET BELOW THE EXISTING GRADE, OR BOTTOM OF ANY PROPOSED TRENCH OR EXCAVATION WHICHEVER IS DEEPER OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER. THE SIDE SLOPES OF THE TRENCH SHALL BE 1 TO 1 OR FLATTER. THE BACKFILL SHALL BE COMPACTED WITH CONSTRUCTION EQUIPMENT, ROLLERS, OR HAND TAMPERS TO ASSURE MAXIMUM DENSITY AND MINIMUM PERMEABILITY.

UTILITY SYMBOL LEGEND

- FLARED END SECTION
- HEADWALL
- NCDOT CATCH BASIN
- OPEN THROATED CURB INLET
- STORM MANHOLE
- YARD INLET
- GRATED INLET
- SWALE / DITCH
- STORM DRAINAGE PIPE
- POND - NORMAL POOL
- SCM STORMWATER MANGEMENT AREA



ALUMINUM TRASH RACK 48" DIAMETER RISER

ATTENTION CONTRACTORS

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

Failure to notify both Public Utilities 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.

ALL PUBLIC FACILITIES, INCLUDING UTILITIES, SIDEWALKS, AND HANDICAP RAMPS ARE TO BE CONSTRUCTED ON ALL STREETS AS SPECIFIED BY TOWN STANDARDS. THESE FACILITIES HAVE BEEN APPROVED BY THE TOWN OF ZEBULON AND SHALL BE SO INSTALLED UNLESS A CHANGE IS APPROVED BY THE TOWN OF ZEBULON.

CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING OF ANY EXCAVATION. EXISTING UTILITIES SHOWN HEREON, ARE APPROXIMATE AND ALL ARE NOT SHOWN.

NOTE: ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL TOWN OF ZEBULON, WAKE COUNTY, CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT AND/OR NCDOT STANDARDS AND SPECIFICATIONS

CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING OF ANY EXCAVATION. EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE AND ALL ARE NOT SHOWN.



CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION

Electronic Approval: This approval is being issued 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 this approval.

City of Raleigh Development Approval _____

Raleigh Water Review Officer

BARRINGTON SUBDIVISION PHASE 5

SPONSORED BY: DFC BARRINGTON, LLC — ZEBULON, NORTH CAROLINA

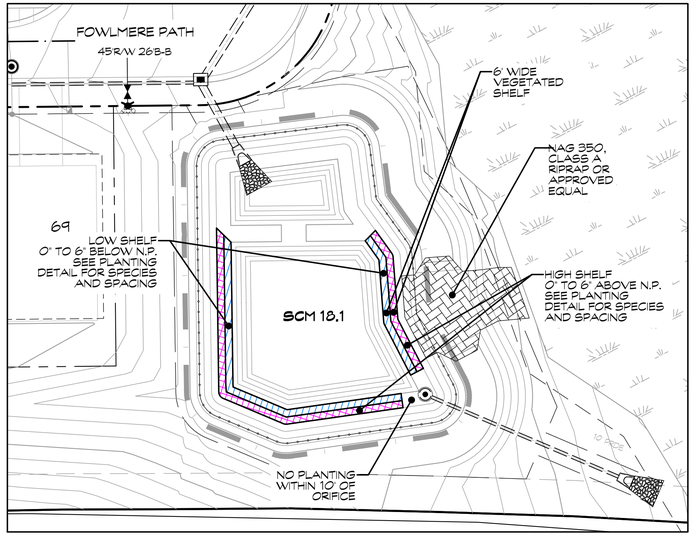
SCALE:	1"=20'
DATE:	07/02/2025
PROJECT NUMBER:	0021-004.001
CLIENT:	DREAM FINDERS HOMES, LLC
PLAN TYPE:	CONSTRUCTION DRAWINGS

SCM 19.1 WETPOND

RELEASED FOR CONSTRUCTION DATE: (SEE COVER) ■ NO □ YES

PRIEST, CRAVEN & ASSOCIATES, INC.
LAND USE CONSULTANTS PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS
3803 - B Computer Drive, Suite 104 Raleigh, N.C. 27609 . Phone 919 / 781-0300 . Fax 919 / 782-1288 . Email PCA@PriestCraven.com / Firm #: C-0488

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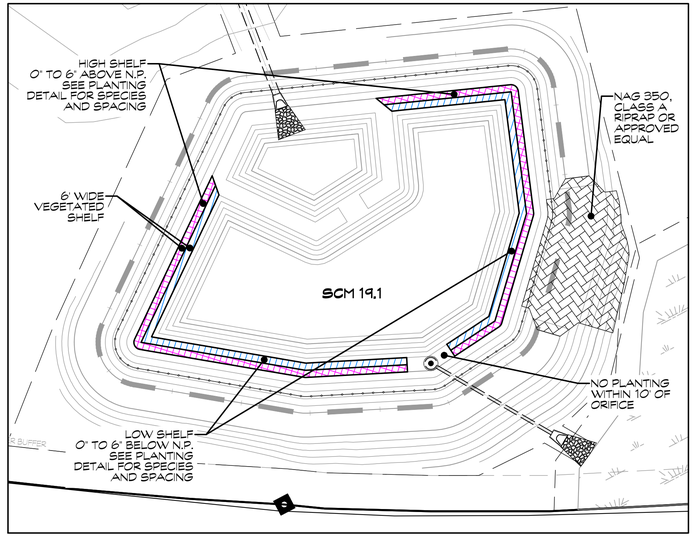


1"=30'

WET POND #6 PLANTING PLAN

SCM #18.1	LANDSCAPE CALCULATIONS & PLANT LIST				
DAM/BERM		VEGETATION REQUIRED: NON-CLUMPING TURF GRASS			
VEGETATED SHELF	SHALLOW LAND	50 PLANTS PER 200 SF:	AREA= 626 SF		157
KEY	BOTANICAL NAME	COMMON NAME	TYPE	SPACING	QTY. (2" PLUGS)
AA	ACORUS AMERICANUS	SWEETFLAG	PERENNIAL	24" OC (MAX.)	63
AI	ASCLEPIAS INCARNATA	SWAMP MILKWEED	PERENNIAL	24" OC (MAX.)	63
JE	JUNCUS EFFUSUS	SOFT RUSH	PERENNIAL	24" OC (MAX.)	62
ED	EUPATORIUM DUBIUS	DWARF JOE PYE WEED	PERENNIAL	24" OC (MAX.)	62
				TOTAL PROVIDED:	**250**
VEGETATED SHELF	SHALLOW WATER	50 PLANTS PER 200 SF:	AREA= 598 SF		150
KEY	BOTANICAL NAME	COMMON NAME	TYPE	SPACING	QTY. (2" PLUGS)
CG	CHELONE GLABRA	WHITE TURTLEHEAD	PERENNIAL	24" OC (MAX.)	61
HC	HIBISCUS COCCINEUS	SCARLET ROSE MALLOW	PERENNIAL	24" OC (MAX.)	61
LC	LOBELIA CARDINALIS	CARDINAL FLOWER	PERENNIAL	24" OC (MAX.)	60
SB	SACCHARUM BALDWINII	NARROW PLUMEGRASS	PERENNIAL	24" OC (MAX.)	60
				TOTAL PROVIDED:	**242**

NOTE: VARIATIONS OF APPROVED WETLAND PLANTINGS ARE LOCATED IN THE APPROVED NCDENR SCM MANUAL, PART C-3.



1"=30'

WET POND #8 PLANTING PLAN

SCM #19.1	LANDSCAPE CALCULATIONS & PLANT LIST				
DAM/BERM		VEGETATION REQUIRED: NON-CLUMPING TURF GRASS			
VEGETATED SHELF	SHALLOW LAND	50 PLANTS PER 200 SF:	AREA= 1109 SF		278
KEY	BOTANICAL NAME	COMMON NAME	TYPE	SPACING	QTY. (2" PLUGS)
AA	ACORUS AMERICANUS	SWEETFLAG	PERENNIAL	24" OC (MAX.)	71
AI	ASCLEPIAS INCARNATA	SWAMP MILKWEED	PERENNIAL	24" OC (MAX.)	71
JE	JUNCUS EFFUSUS	SOFT RUSH	PERENNIAL	24" OC (MAX.)	71
ED	EUPATORIUM DUBIUS	DWARF JOE PYE WEED	PERENNIAL	24" OC (MAX.)	71
				TOTAL PROVIDED:	**284**
VEGETATED SHELF	SHALLOW WATER	50 PLANTS PER 200 SF:	AREA= 1043 SF		261
KEY	BOTANICAL NAME	COMMON NAME	TYPE	SPACING	QTY. (2" PLUGS)
CG	CHELONE GLABRA	WHITE TURTLEHEAD	PERENNIAL	24" OC (MAX.)	69
HC	HIBISCUS COCCINEUS	SCARLET ROSE MALLOW	PERENNIAL	24" OC (MAX.)	69
LC	LOBELIA CARDINALIS	CARDINAL FLOWER	PERENNIAL	24" OC (MAX.)	68
SB	SACCHARUM BALDWINII	NARROW PLUMEGRASS	PERENNIAL	24" OC (MAX.)	68
				TOTAL PROVIDED:	**274**

NOTE: VARIATIONS OF APPROVED WETLAND PLANTINGS ARE LOCATED IN THE APPROVED NCDENR SCM MANUAL, PART C-3.

SCM SOIL AND PLANTING NOTES:

1. IN-SITU TOPSOIL TO BE STOCKPILED ON-SITE FOR USE IN THE VEGETATED SHELF PLANTING AREAS.
2. TOPSOIL SHOULD BE SPREAD TO A MINIMUM DEPTH OF 4" THROUGHOUT THE VEGETATED SHELF, INCLUDING THE DAM PRIOR TO SEEDING/PLANTING VEGETATION. TOPSOIL SHOULD BE HAND-TAMPED AND LIGHTLY COMPACTED WHILE MAINTAINING THE MINIMUM 4" OF TOPSOIL DEPTH FOR PLANT GROWTH. CONTRACTOR TO ACCOUNT FOR SETTLING OF LOOSELY COMPACTED SOILS FOR THE WETLAND PLANTING SUCH THAT ONCE SETTLING OCCURS THE FINAL GRADES AS SHOWN ON THESE PLANS ARE MAINTAINED.
3. SEE NOTES RELATED TO VEGETATED SHELF SOIL ANALYSIS AND TREATMENT ON THIS PAGE.
4. ACCEPTABLE FERTILIZERS CAN BE: MINERAL, ORGANIC (MANURE), COMPOST OR GREEN CROPS.
5. CONTRACTOR TO WORK WITH SOIL SCIENTIST TO ENSURE SOILS ARE ADEQUATE TO SUPPORT ESTABLISHMENT AND GROWTH OF THE PLANTINGS. CONTRACTOR TO AMEND SOILS AND INSTALL SOILS IN PLANT AREAS PER DETAILS, SOIL SPECIFICATIONS, NCDENR SPECIFICATION, AND SOIL SCIENTIST RECOMMENDATIONS.
6. THE OPTIMAL PERIOD FOR PLANTING HERBACEOUS VEGETATION EXTENDS FROM LATE MARCH TO EARLY JUNE. THE BEST TIME TO PLANT SHRUBS IN A WET POND IS FROM NOVEMBER TO MID MARCH. CONTRACTOR SHOULD SCHEDULE PLANT INSTALLATION ACCORDINGLY.
7. ONCE THE PLANTINGS HAVE BEEN DELIVERED TO THE SITE FROM THE NURSERY THEY SHOULD BE FREQUENTLY WATERED, FERTILIZED AND SHADED UNTIL THEY ARE INSTALLED.
8. ALL DISTURBED AREAS AROUND THE OUTSIDE OF THE WET POND SHALL BE SEEDED WITH A LAWN AREA SEED MIX (PER SEEDING SPECIFICATIONS) NATIVE GRASSES, LEGUMES, CLOVERS AND WILDFLOWERS.
9. PLANTING AREAS SHOWN IN THE VEGETATED SHELF SHALL BE PLANTED IN A 'NATURALIZED' MANNER WITH PLANTS GROUPED WITHIN THE VEGETATED SHELF AND SPACED ON-CENTER AS OUTLINED IN THE CHART.
10. IF THE WET POND WAS USED DURING CONSTRUCTION AS FOR EROSION CONTROL, THE BASIN MUST BE CLEANED OUT, GRADED, APPROPRIATE AREAS COVERED WITH 4" OF TOPSOIL AS SPECIFIED IN NOTE #2 ABOVE, AND VEGETATED WITHIN 14 DAYS OF CONSTRUCTION COMPLETION. THE CONVERSION OF THE DEVICE TO A PERMANENT DEVICE SHOULD NOT OCCUR UNTIL ALL CONSTRUCTION IS COMPLETE AND THE DRAINAGE AREA TO THE SCM IS COMPLETELY STABILIZED WITH PAVEMENT, STRUCTURES, AND VEGETATION OR BASED ON ALTERNATIVE DIRECTION BY THE REVIEWING AGENCY. PLANTINGS ON THE VEGETATED SHELF SHOULD BE INSTALLED PER NOTES ABOVE.
11. THE SCM DRAIN SHOULD BE FULLY OPENED FOR NO MORE THAN 3 DAYS PRIOR TO THE PLANTING DATE TO PRESERVE SOIL MOISTURE AND WORKABILITY.
12. ALL NEW PLANTINGS ON THE VEGETATED SHELF ARE TO BE WATERED AS REQUIRED DURING INITIAL GROWING SEASON TO KEEP PLANTS HEALTHY AND PROMOTE GROWTH.
13. A MINIMUM TWO-YEAR WARRANTY PERIOD SHALL BE PROVIDED BY THE CONTRACTOR FOR PLANT SURVIVAL/REPLACEMENT.
14. AT THE END OF THE FIRST YEAR AND AGAIN AT THE END OF THE TWO-YEAR WARRANTY PERIOD, ALL PLANTS THAT DO NOT SURVIVE MUST BE REPLACED. ESTABLISHMENT PROCEDURES, SUCH AS CONTROL OF INVASIVE WEEDS, ANIMAL AND VANDAL DAMAGE, MULCHING, RE-STAKING, WATERING, AND MESH OR TUBE PROTECTION REPLACEMENT, SHALL BE IMPLEMENTED TO THE EXTENT NEEDED TO ENSURE PLANT SURVIVAL. STAKING MUST BE REMOVED AFTER ESTABLISHMENT (APPROXIMATELY 12 MONTHS), TO PREVENT GIRDLING (STRANGLING) OF ALL WOODY PLANTS.

VEGETATED SHELF SOILS ANALYSIS AND TREATMENT:

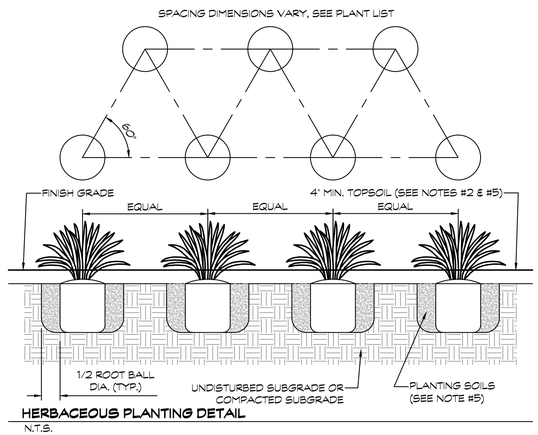
1. CONTRACTOR TO WORK WITH GEOTECHNICAL ENGINEER OR SOIL SCIENTIST TO PERFORM A SOIL ANALYSIS WITHIN THE STORMWATER FACILITY AREA TO DETERMINE VIABILITY OF SOILS TO ASSURE HEALTHY VEGETATION GROWTH IN THE VEGETATED SHELF AND TO PROVIDE ADEQUATE FILTRATION RATES THROUGH THE TOPSOIL LAYER. IMPORTED OR IN-SITU SOILS SHOULD BE AMENDED WITH ORGANIC MATERIAL PER THE GEOTECHNICAL ENGINEER/SOIL SCIENTIST RECOMMENDATIONS BASED ON THE RESULTS OF THE SOIL ANALYSIS.
2. THE SOIL ANALYSIS SHALL AT A MINIMUM INCLUDE THE FOLLOWING: SOIL pH (WHETHER ACID, NEUTRAL, OR ALKALINE), SOIL TEXTURE, SOIL TEST NCDA & CS (NUTRIENT CONTENT), CONTENT (PERCENT CLAY, ORGANIC MATERIAL, ETC.), HYDRAULIC CONDUCTIVITY, AND INFILTRATION RATE.
3. SOILS USED WITHIN THE VEGETATED SHELF SHOULD BE UNIFORM AND FREE OF STONES, STUMPS, ROOTS, OR OTHER SIMILAR MATERIAL GREATER THAN 2 INCHES.
4. THE pH SHOULD BE BETWEEN 4.5 AND 7.0. IF THE PH FALLS OUTSIDE OF THIS RANGE, IT MAY BE MODIFIED WITH LIME TO INCREASE THE pH OR IRON SULFATE AND SULFUR TO LOWER THE pH. THE LIME OR IRON SULFATE MUST BE MIXED UNIFORMLY INTO SOIL PRIOR TO USE.
5. IN-SITU EXCAVATED SOIL MAY BE USED FOR THE VEGETATED SHELF IF THE SOIL ANALYSIS BY THE GEOTECHNICAL ENGINEER/SOIL SCIENTIST DETERMINES THE IN-SITU SOILS ARE ADEQUATE TO SUSTAIN HEALTHY VEGETATION GROWTH WHILE PROVIDING ADEQUATE INFILTRATION RATES THROUGH THE TOPSOIL. IN-SITU SOILS SHOULD BE AMENDED AS REQUIRED TO PROVIDE FOR AN ADEQUATE GROWING ENVIRONMENT FOR THE PLANTINGS ON THE VEGETATED SHELF.
6. CONTRACTOR TO WORK WITH QUALIFIED INDIVIDUALS, SUCH AS A GEOTECHNICAL ENGINEER, SOIL SCIENTIST, OR THE LOCAL COOPERATIVE EXTENSION OR NRCS OFFICE, TO DETERMINE IN WRITING THE RECOMMENDED SOIL AMENDMENTS, APPLICATION RATES, AND TECHNIQUES FOR INCORPORATING ANY REQUIRED AMENDMENTS TO THE IN SITU SOILS BASED ON THE SOIL ANALYSIS. CONTRACTOR TO AMEND IN-SITU SOILS IN ACCORDANCE WITH RECOMMENDATIONS OF SOILS SCIENTIST OR OTHER QUALIFIED PROFESSIONAL.
7. AVOID SMEARING/SMOOTHING OF SOILS WHEN EXCAVATING VEGETATED SHELF. INSTALL TOPSOIL LOOSELY COMPACTED IN THE VEGETATED SHELF AREA.
8. CONTRACTOR TO ACCOUNT FOR SETTLING OF LOOSELY COMPACTED SOILS FOR THE PLANTINGS SUCH THAT ONCE SETTLING OCCURS THE FINAL GRADES AS SHOWN ON THESE PLANS ARE MAINTAINED.
9. CONTRACTOR TO OBTAIN AND FAMILIARIZE THEMSELVES WITH THE MOST RECENT EDITION OF THE NCDENR SCM MANUAL AND THE TOWN OF WAKE FOREST STANDARDS AND SPECIFICATIONS. CONTRACTOR TO REFER TO THESE RESOURCES FOR ADDITIONAL DETAIL, DESIGN, CONSTRUCTION, INFORMATION, AND REQUIREMENTS FOR THE STORMWATER BMP FACILITIES.

GEESE/ANIMAL PEST CONTROL NOTE:

CONTRACTOR SHOULD NOTE THAT GEESE ARE PRESENT IN AND AROUND THIS SITE. GEESE ARE VERY DAMAGING TO WETLAND PLANTINGS, PARTICULARLY AFTER THEY ARE FIRST PLANTED BEFORE THE ROOT SYSTEM BECOMES ESTABLISHED AND THE PLANTINGS HAVE AT LEAST ONE GROWING SEASON TO MATURE. CONTRACTOR TO INCLUDE WITHIN BID PRICE PROVISIONS FOR GEESE/BIRD/ANIMAL CONTROL TO PREVENT GEESE/BIRDS/ANIMALS FROM EATING, DAMAGING, OR DESTROYING NEWLY PLANTED WETLAND VEGETATION. MEASURES SHOULD BE INSTALLED TO PROTECT PLANTS UNTIL THE WETLAND PLANTINGS ARE WELL ESTABLISHED. POSSIBLE PROVISIONS INCLUDE, MESH/NETTING TO PROTECT PLANTS, HIRING OUTSIDE PARTIES WITH PEST CONTROL EXPERIENCE, NON-TOXIC SPRAYS APPLIED TO PLANTINGS, ARTIFICIAL FLOATING PREDATORS, ETC. CONTRACTOR TO WORK WITH QUALIFIED PARTY EXPERIENCED IN GEESE/PEST CONTROL AS NECESSARY TO PROTECT NEW WETLANDS.

CONTRACTOR SHOULD CONTACT LOCAL NURSERIES FOR PLANT SELECTION

CILL IDE NATIVE PLANT NURSERY	621 STARBURST LANE, RALEIGH, NC 27603	(919) 662-5566
NICHE GARDENS	1111 DAWSON ROAD, CHAPEL HILL, NC 27516	(919) 967-0078
PLANT DELIGHTS NURSERY	9241 SAULS ROAD, RALEIGH, NC 27603	(919) 772-4794
TARHEEL NATIVE TREES	4339 PEELE ROAD, CLAYTON, NC 27520	(919) 553-5427
TAYLORS NURSERY, INC.	3705 NEW BERN AVE., RALEIGH, NC 27610	(919) 231-6161
MELLOW MARSH FARM	1312 WOODY STORE ROAD, SILER CITY, NC 27344	(919) 742-1200



HERBACEOUS PLANTING DETAIL

N.T.S.

HATCH LEGEND

SHALLOW LAND PLANTING AREA

SHALLOW WATER PLANTING AREA



CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION

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City of Raleigh Development Approval _____

Raleigh Water Review Officer

BARRINGTON SUBDIVISION PHASE 5

SPONSORED BY: DFC BARRINGTON, LLC — ZEBULON, NORTH CAROLINA

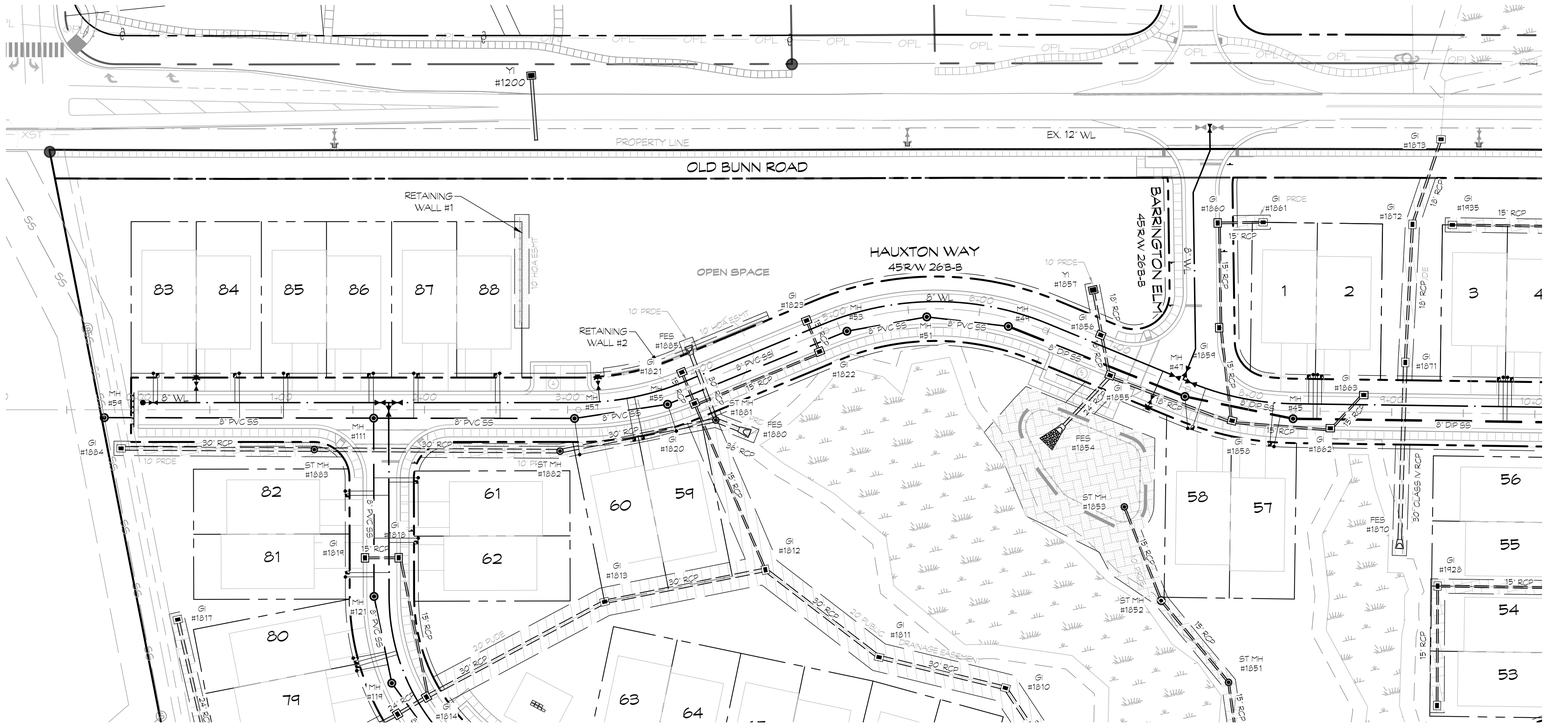
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DATE:	07/02/2025
PROJECT NUMBER:	0021-009.001
CLIENT:	DREAM FINDERS HOMES, LLC
PLAN TYPE:	CONSTRUCTION DRAWINGS

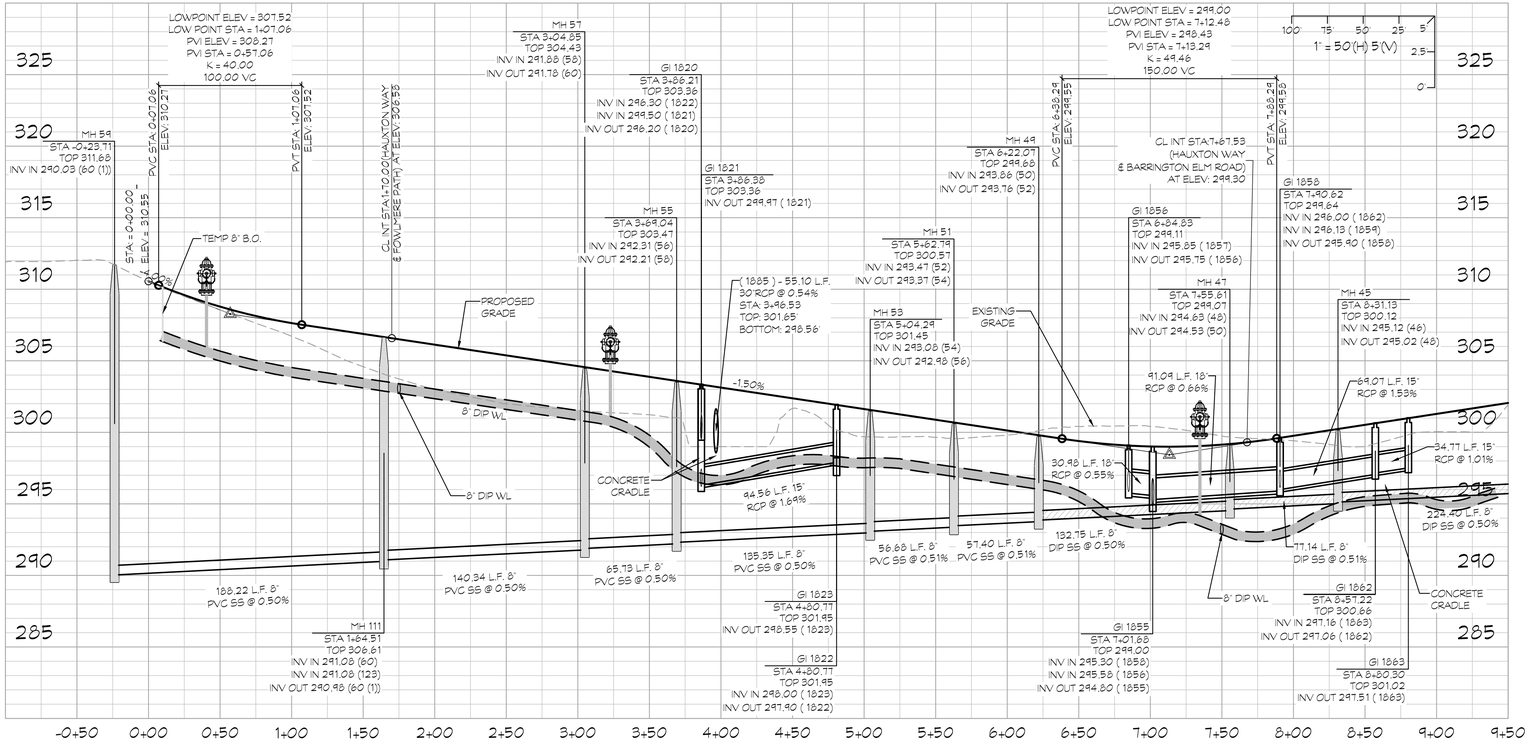
SCM PLANTING PLAN

RELEASED FOR CONSTRUCTION DATE: (SEE COVER) ■ NO □ YES

PRIEST, CRAVEN & ASSOCIATES, INC.
LAND USE CONSULTANTS PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS
3803 - B Computer Drive, Suite 104 Raleigh, N.C. 27609 . Phone 919 / 781-0300 . Fax 919 / 782-1288 . Email PCA@PriestCraven.com / Firm #: C-0488

SHEET # C5.10





330

330

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 039561 THOMAS F. CRAVEN

PUBLIC
WATER DISTRIBUTION/EXTENTION SYSTEM
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 # W-XXXX

PUBLIC
SEWER COLLECTION / EXTENTION SYSTEM
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CITY OF RALEIGH
PUBLIC UTILITIES DEPARTMENT PERMIT # S-XXXX

NORTH
100 50 25 0 50 150
GRAPHIC SCALE
1" = 50'

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City of Raleigh Development Approval
Raleigh Water Review Officer

BARRINGTON SUBDIVISION PHASE 5

SPONSORED BY: DFC BARRINGTON, LLC — ZEBULON, NORTH CAROLINA

SCALE:	VERT: 1"=5' HORZ: 1"=50'
DATE:	07/02/2025
PROJECT NUMBER:	0021-004.001
CLIENT:	DREAM FINDERS HOMES, LLC
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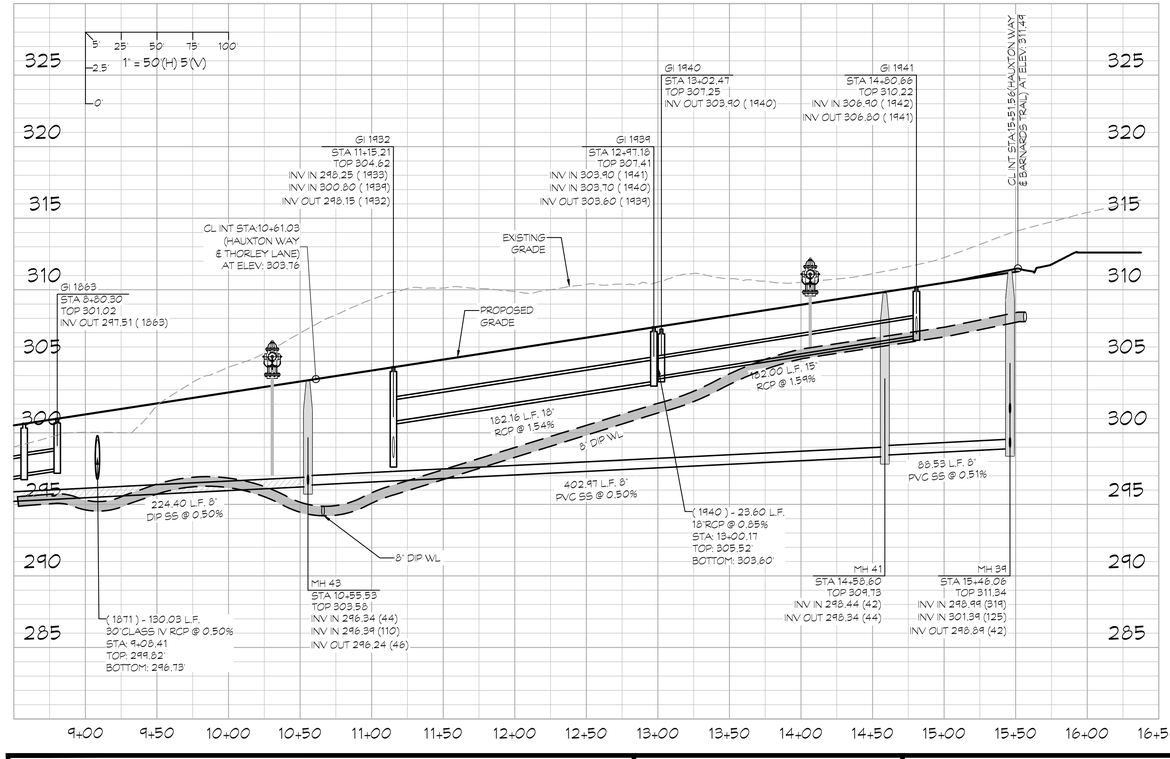
HAUXTON WAY PLAN & PROFILE

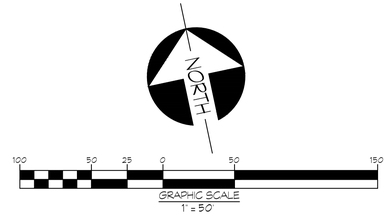
RELEASED FOR CONSTRUCTION DATE: (SEE COVER) ■ NO □ YES

PRIEST, CRAVEN & ASSOCIATES, INC.
LAND USE CONSULTANTS PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS
3803 • B Computer Drive, Suite 104 Raleigh, N.C. 27609 . Phone 919 / 781-0300 . Fax 919 / 782-1288 . Email PCA@PriestCraven.com / Firm #: C-0488

SHEET # C6.00









PUBLIC
WATER DISTRIBUTION/EXTENTION SYSTEM

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PUBLIC
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City of Raleigh Development Approval

Raleigh Water Review Officer

BARRINGTON SUBDIVISION PHASE 5

SPONSORED BY: DFC BARRINGTON, LLC — ZEBULON, NORTH CAROLINA

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PLAN TYPE:	CONSTRUCTION DRAWINGS

HAUXTON WAY PLAN & PROFILE

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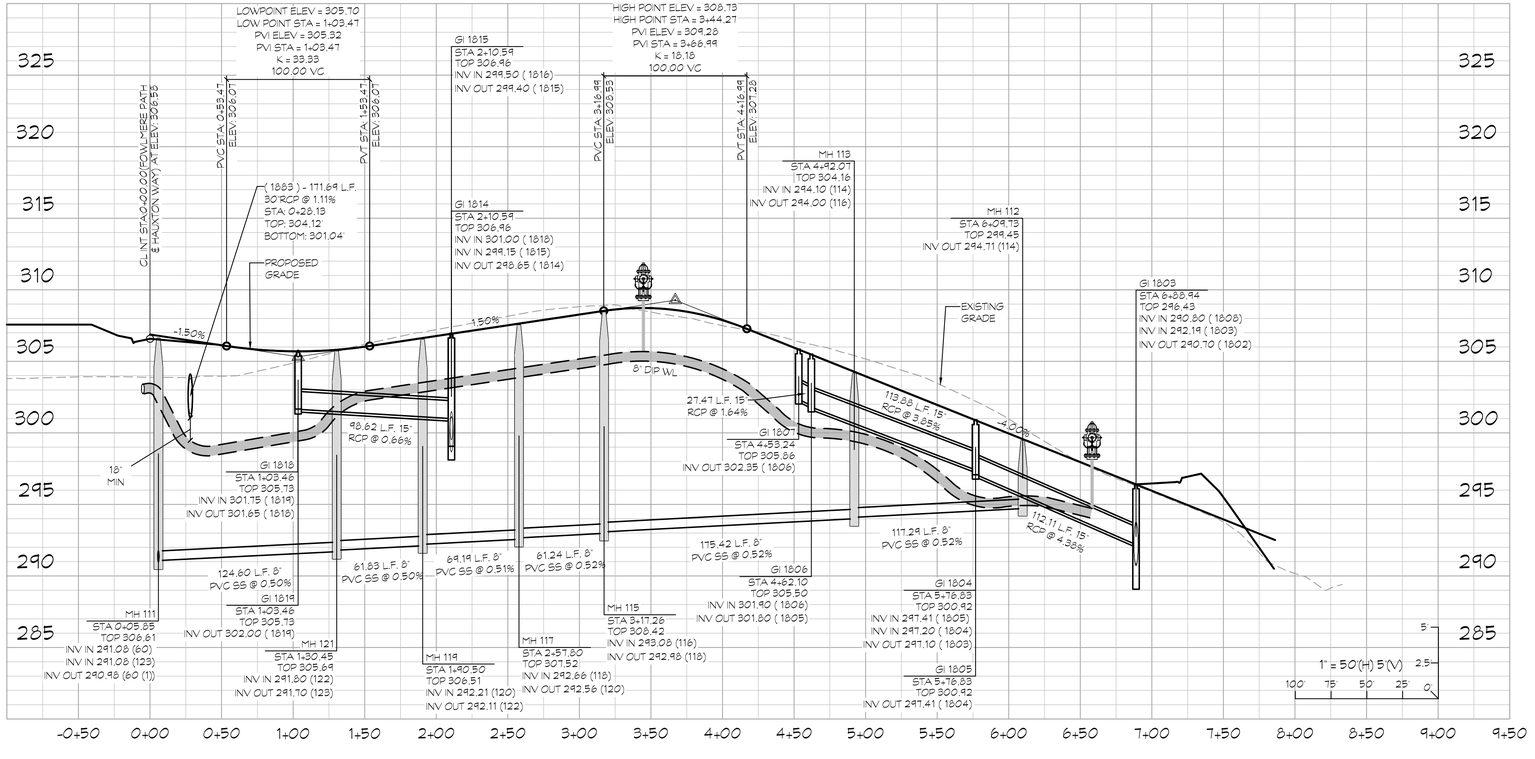
SHEET # C6.01

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NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 0956 THOMAS F. CRAVEN

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Raleigh Water Review Officer

BARRINGTON SUBDIVISION PHASE 5

SPONSORED BY: DFC BARRINGTON, LLC — ZEBULON, NORTH CAROLINA

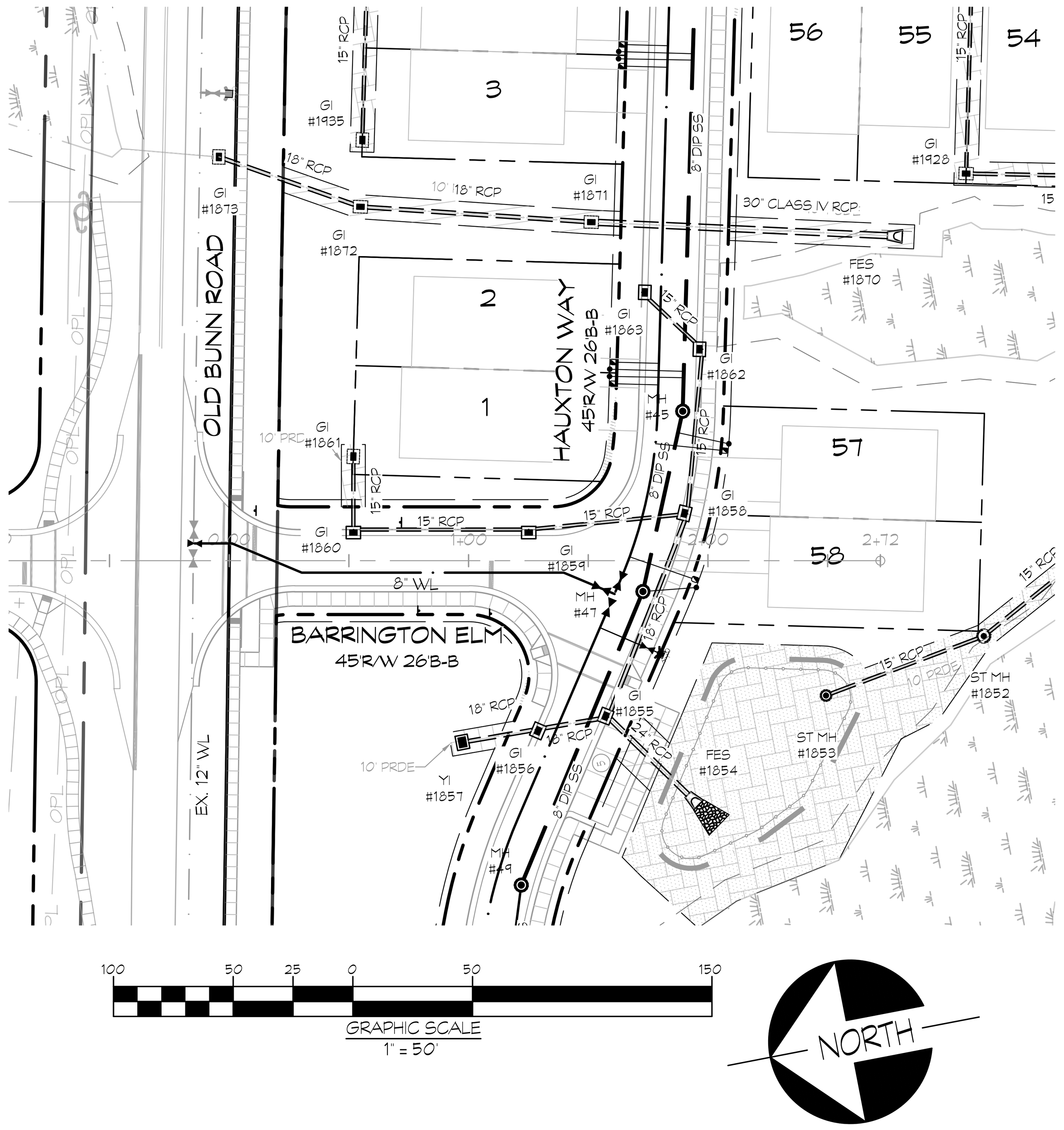
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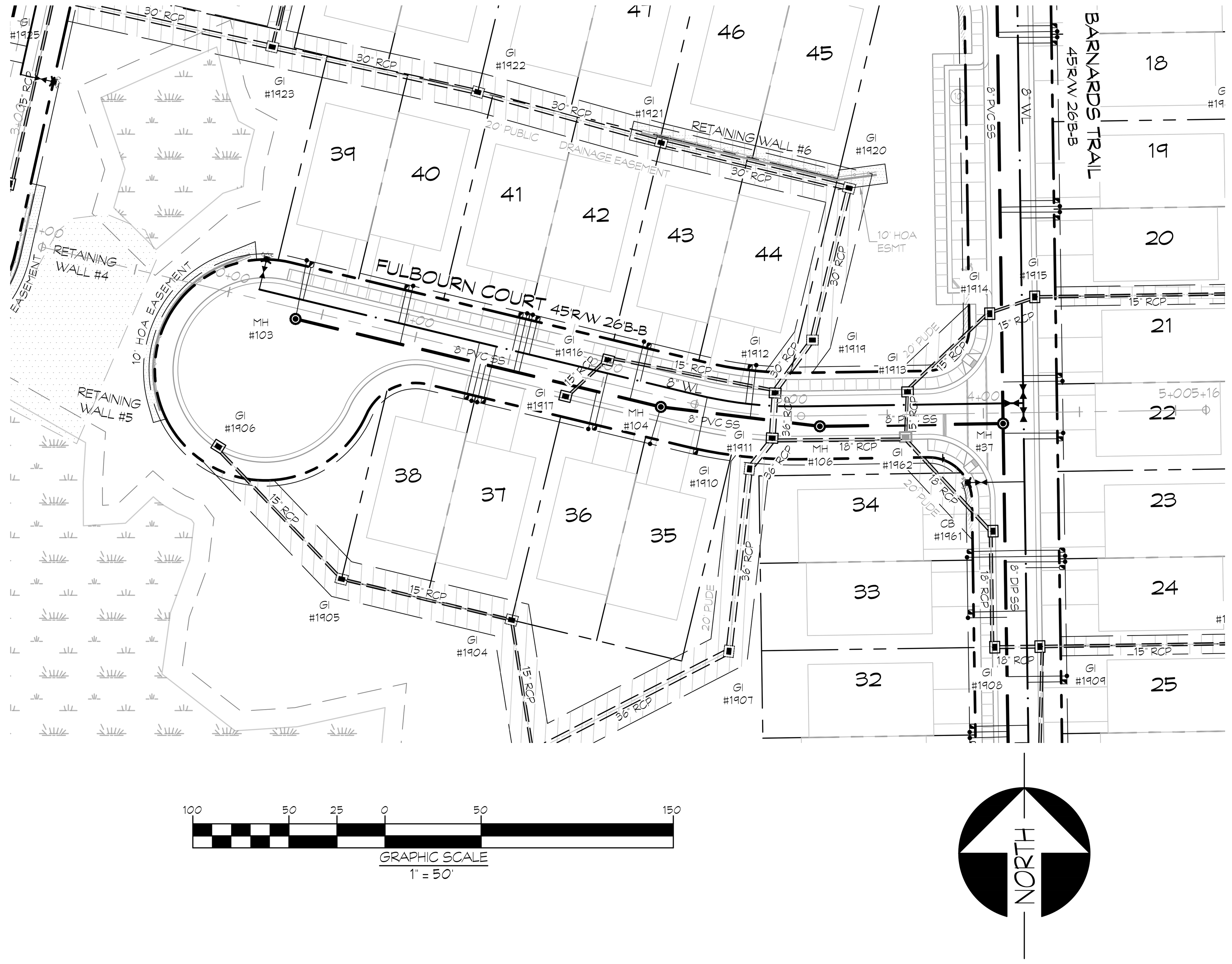
FOWLMERE PATH PLAN & PROFILE

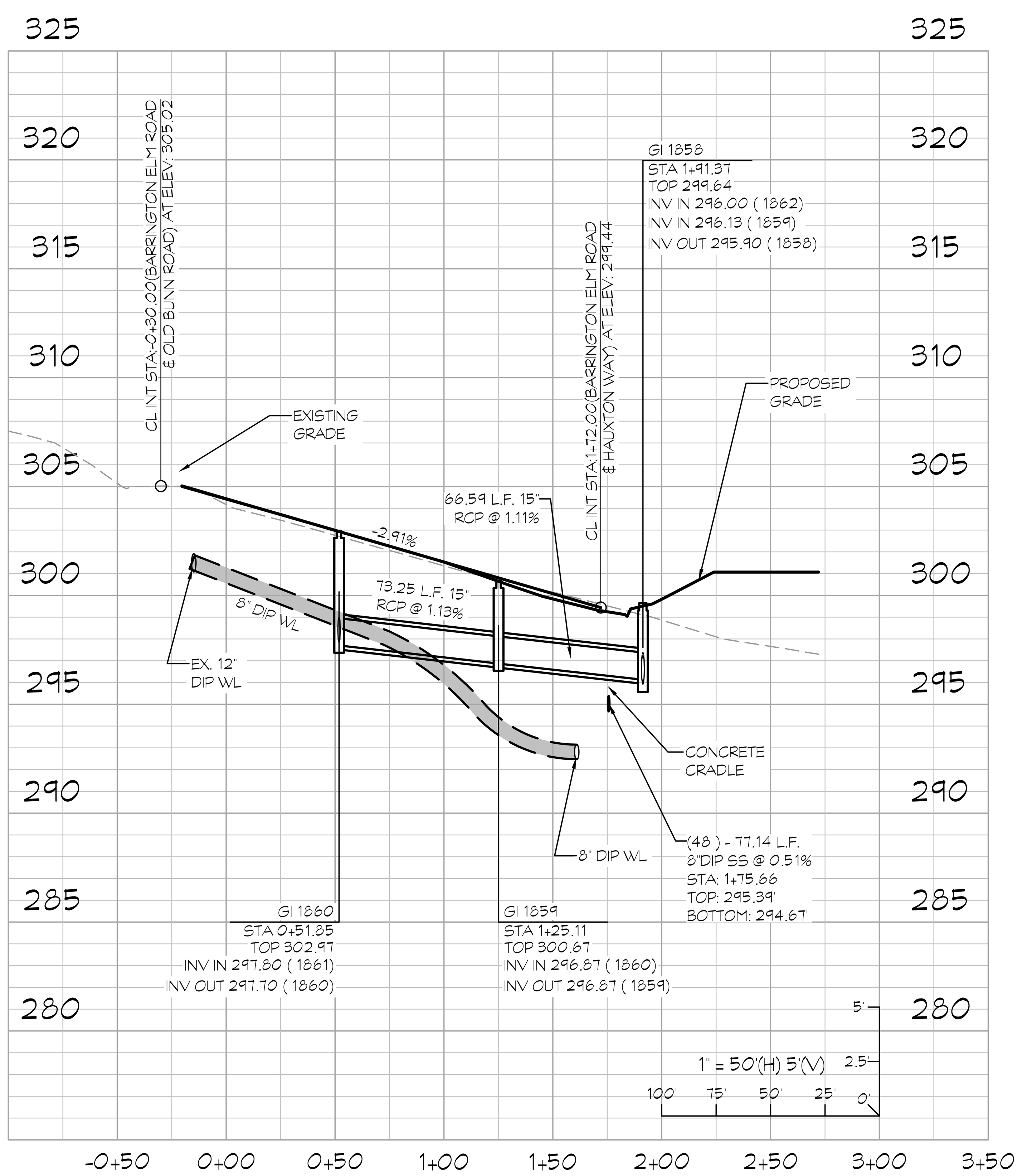
RELEASED FOR CONSTRUCTION DATE: (SEE COVER) ■ NO ☐ YES

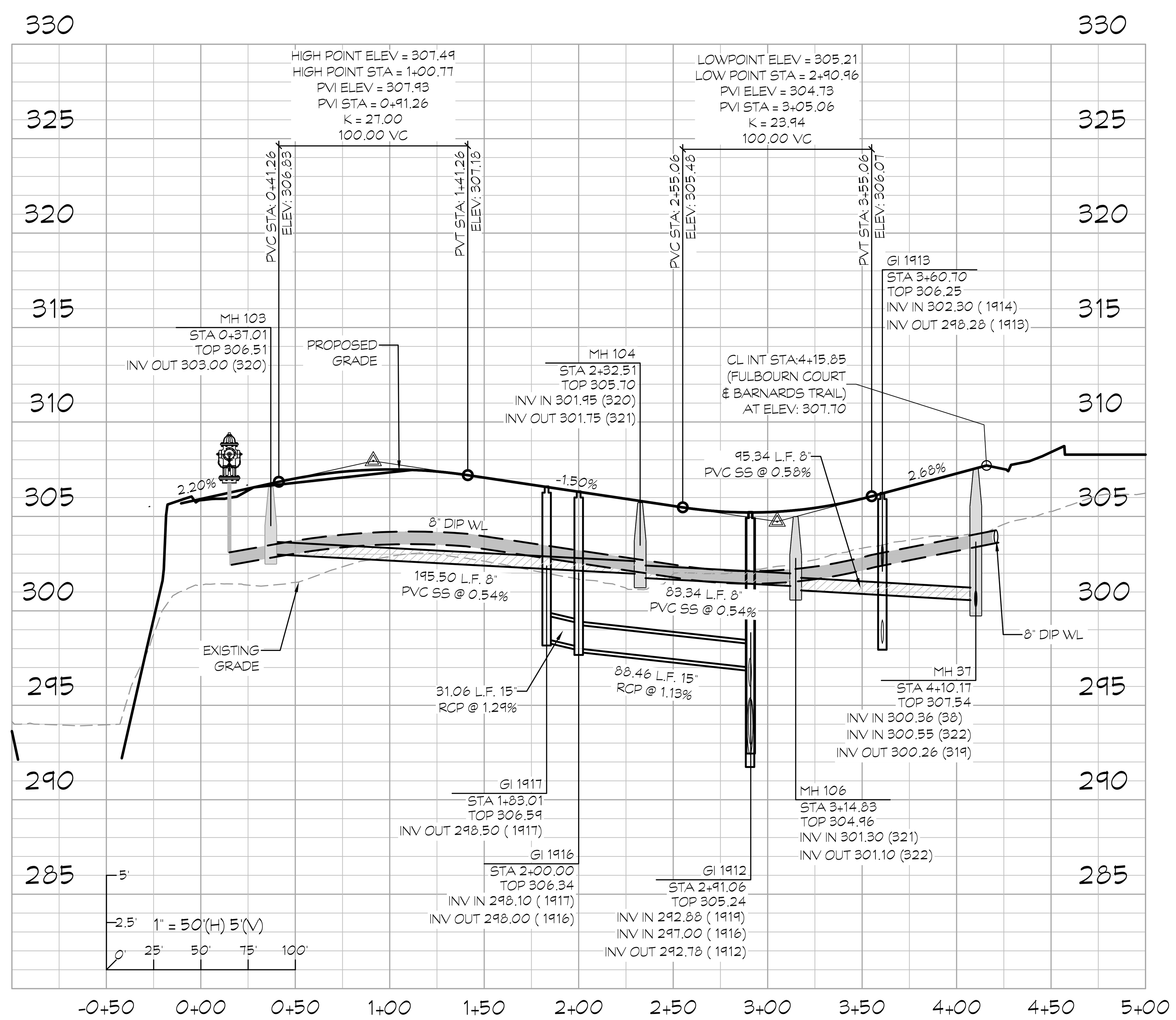
PRIEST, CRAVEN & ASSOCIATES, INC.
LAND USE CONSULTANTS PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS
3803 - B Computer Drive, Suite 104 Raleigh, N.C. 27609 . Phone 919 / 781-0300 . Fax 919 / 782-1288 . Email PCA@PriestCraven.com / Firm #: C-0488

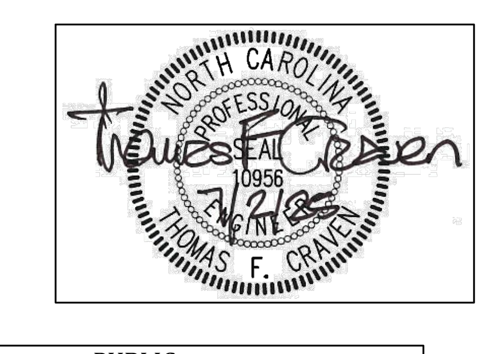
SHEET # C6.02











PUBLIC
WATER DISTRIBUTION/EXTENTION SYSTEM

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CITY OF RALEIGH
PUBLIC UTILITIES DEPARTMENT PERMIT # W-XXXX

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City of Raleigh Development Approval ____________________
Raleigh Water Review Officer

BARRINGTON SUBDIVISION PHASE 5

SPONSORED BY: DFC BARRINGTON, LLC
ZEBULON, NORTH CAROLINA

SCALE:	VERT: 1"=5' HORZ: 1"=50'
DATE:	07/02/2025
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CLIENT:	DREAM FINDERS HOMES, LLC
PLAN TYPE:	CONSTRUCTION DRAWINGS

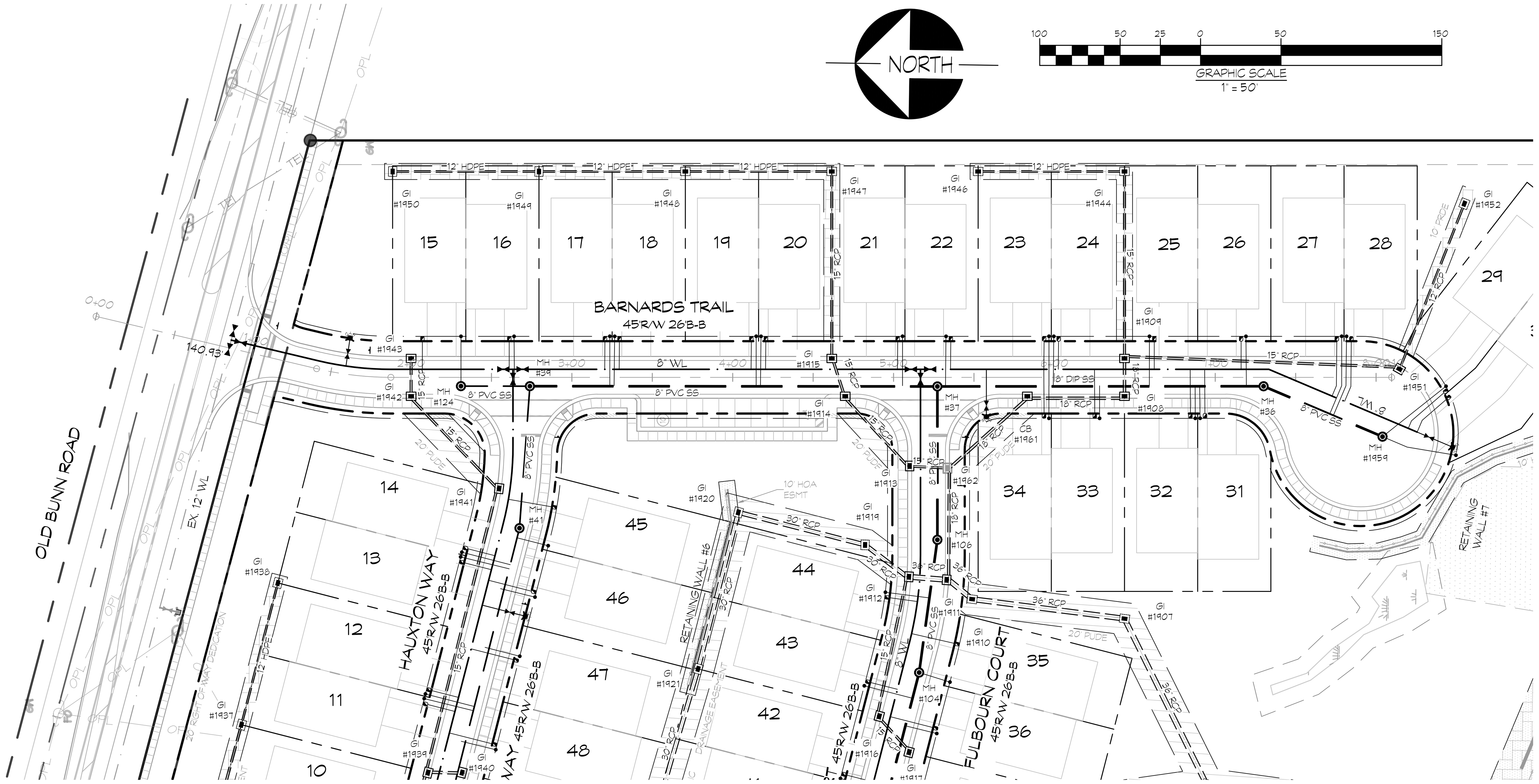
BARRINGTON ELM ROAD & FULBOURN COURT PLAN & PROFILE

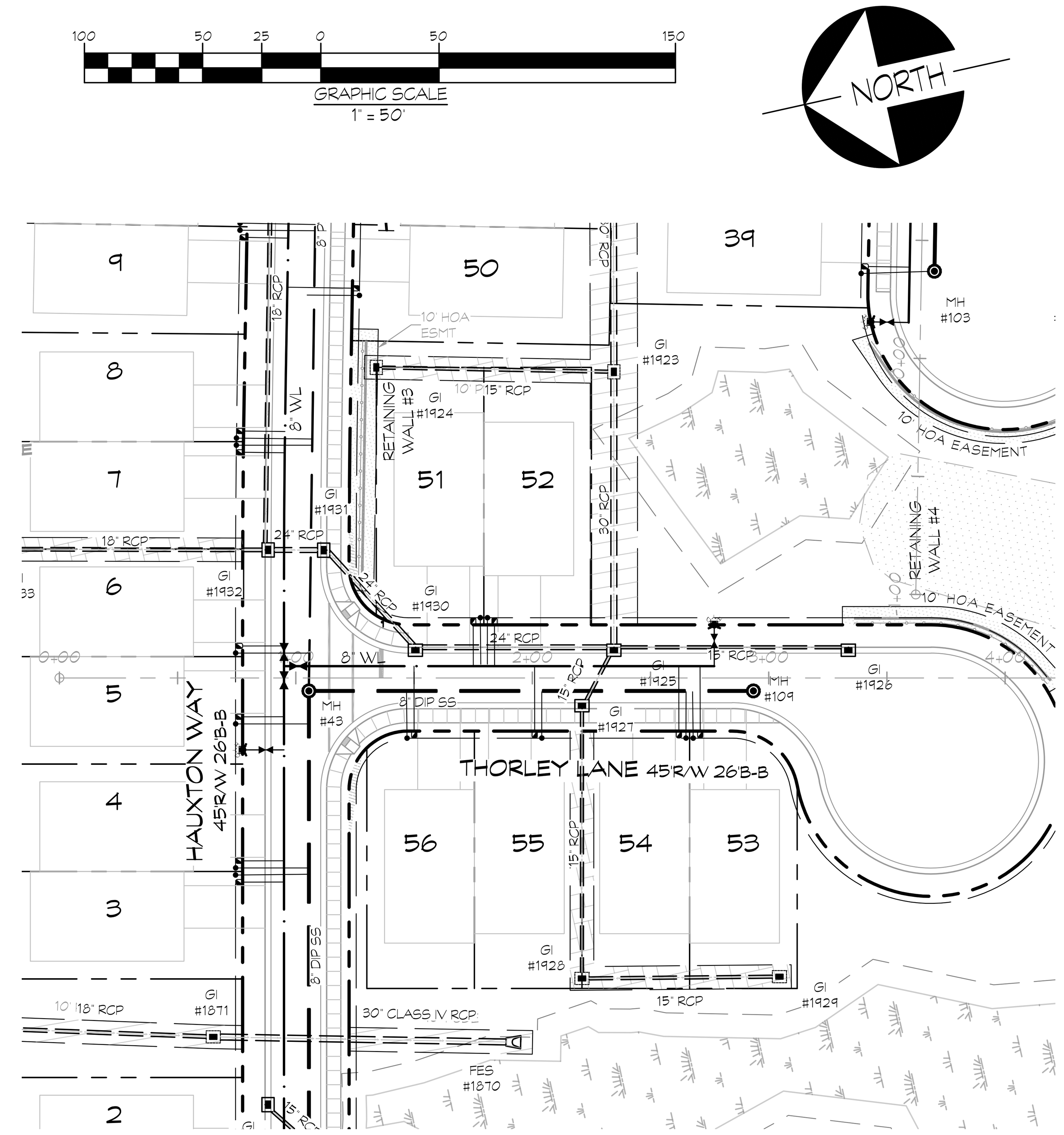
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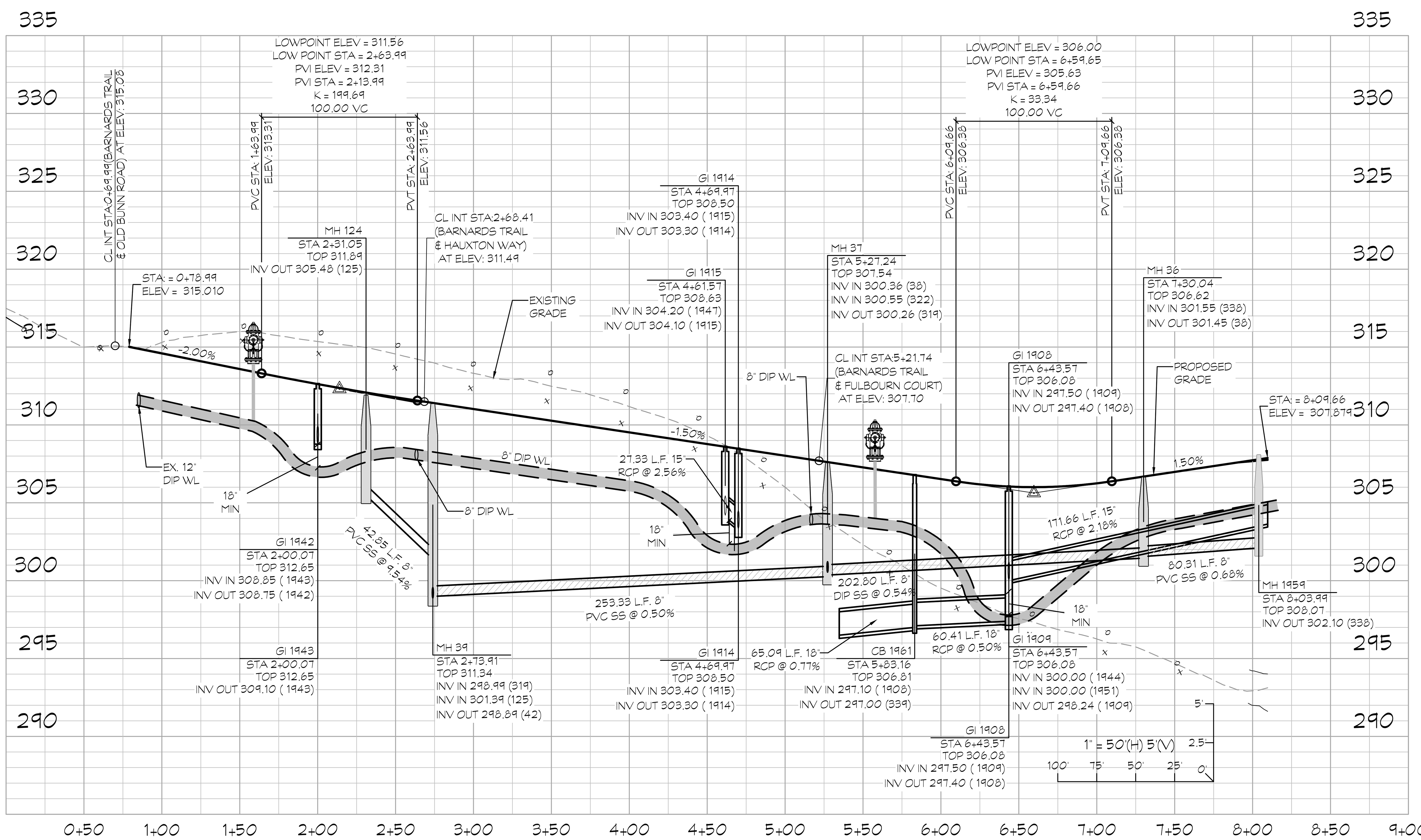
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LAND USE CONSULTANTS PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS
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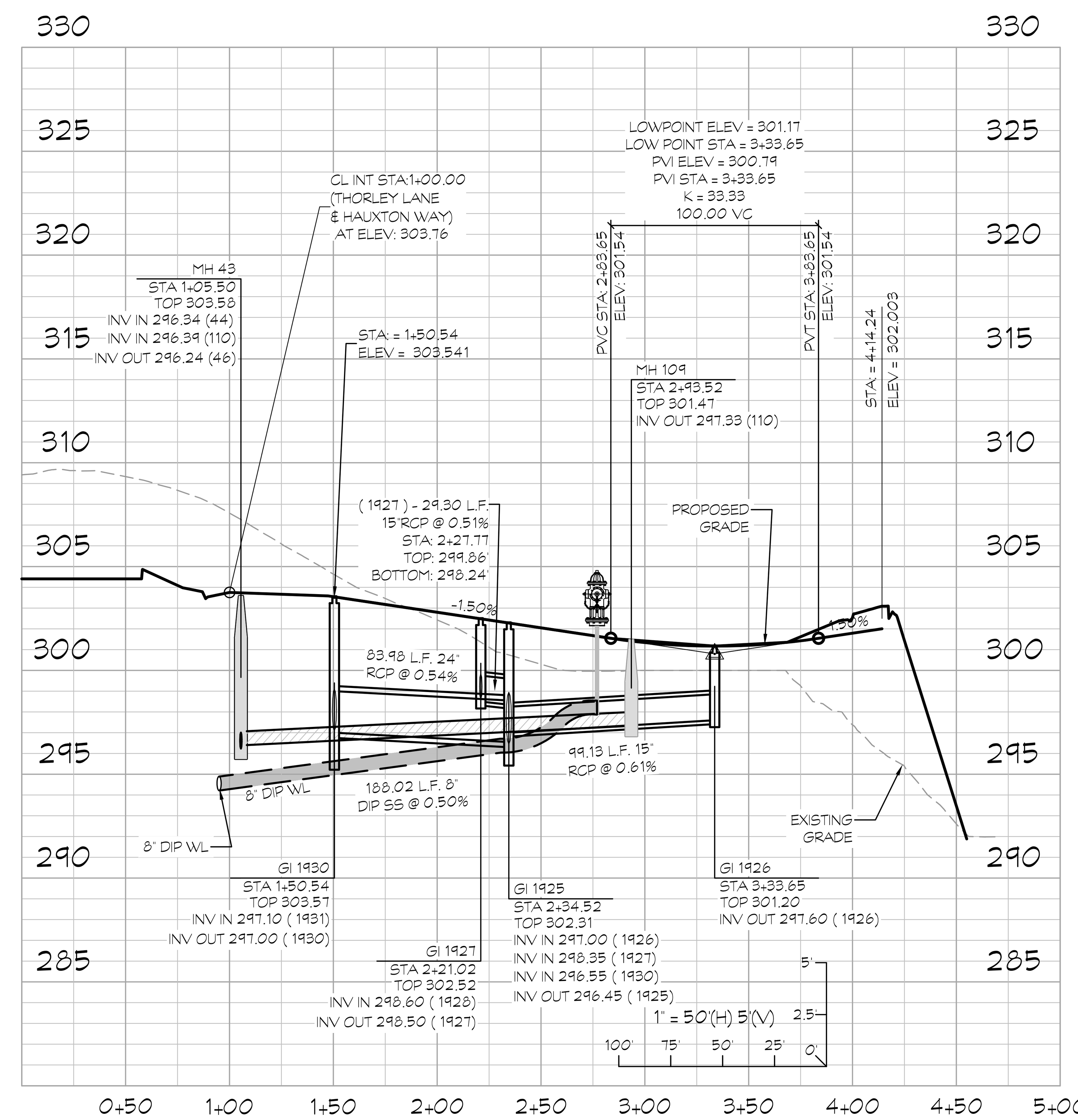
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C6.03

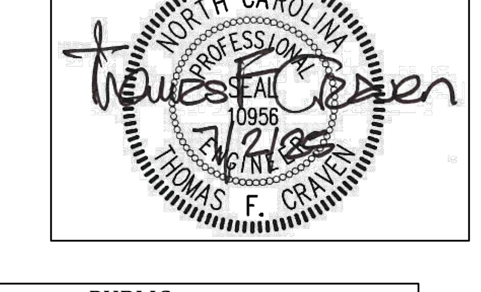
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PUBLIC
WATER DISTRIBUTION/EXTENTION SYSTEM

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PUBLIC
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City of Raleigh Development Approval ____________
Raleigh Water Review Officer

BARRINGTON SUBDIVISION PHASE 5

SPONSORED BY: DFC BARRINGTON, LLC
ZEBULON, NORTH CAROLINA

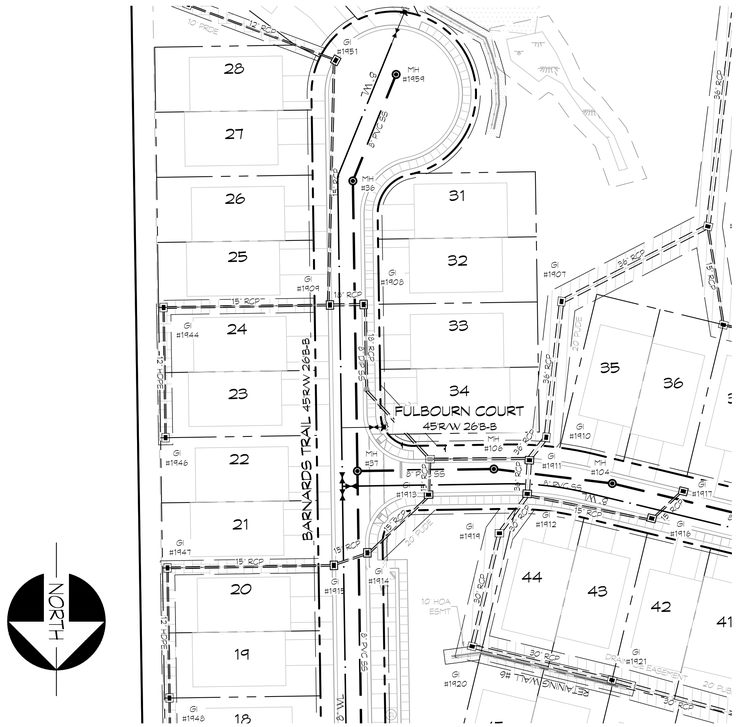
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PLAN TYPE:	CONSTRUCTION DRAWINGS

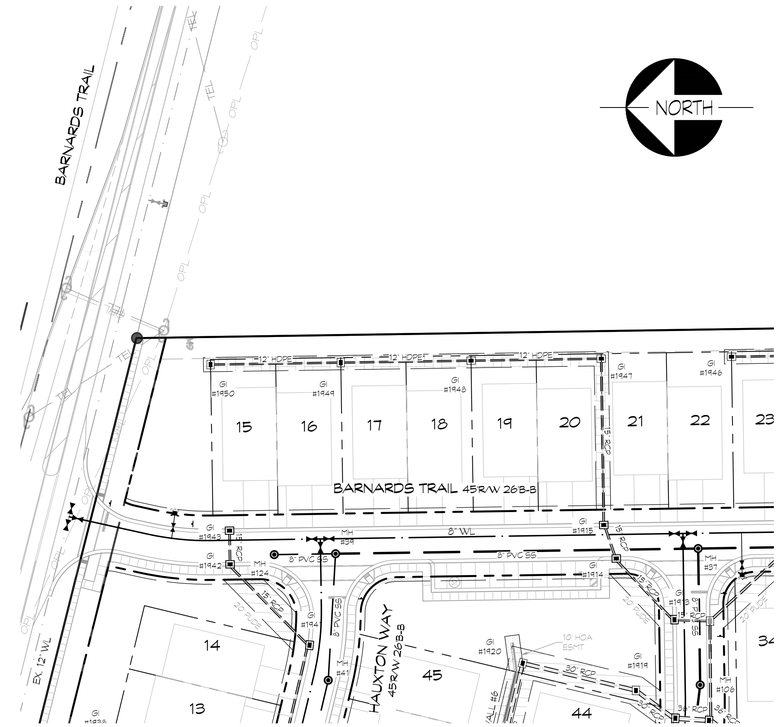
BARNARDS TRAIL & THORLEY LANE PLAN & PROFILE

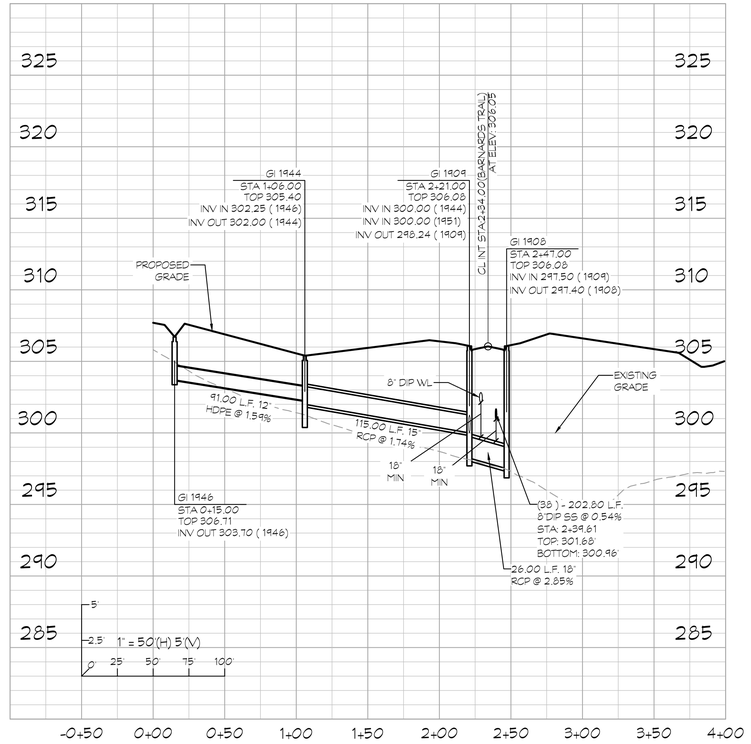
RELEASED FOR CONSTRUCTION DATE: (SEE COVER) ■ NO ☐ YES

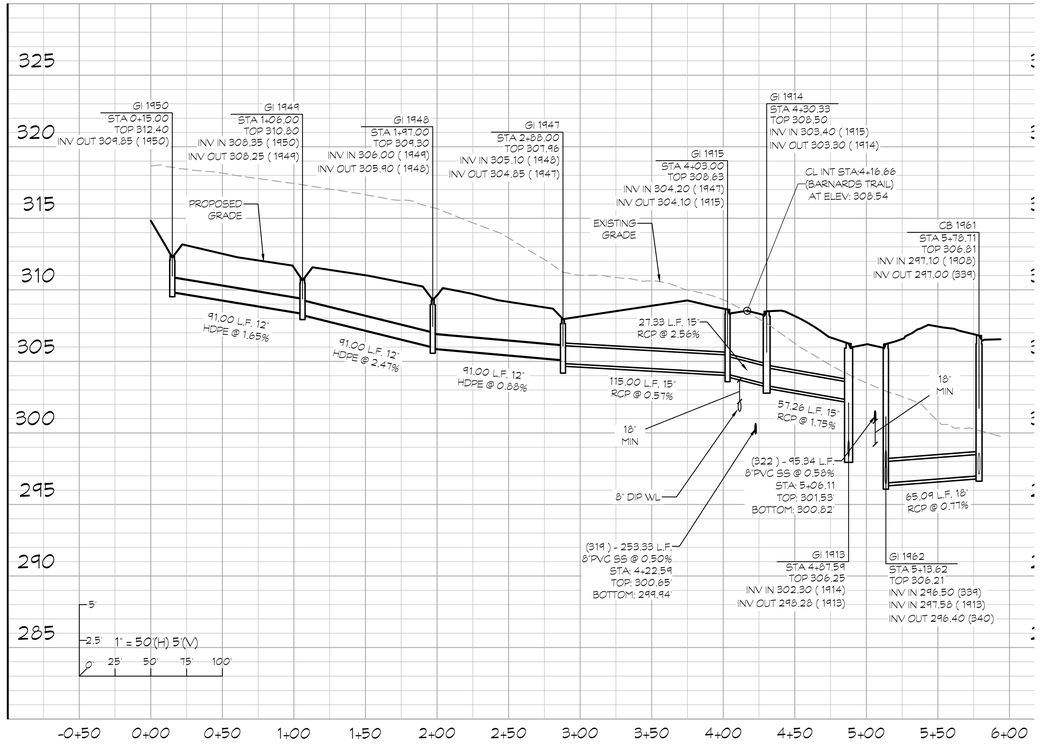
PRIEST, CRAVEN & ASSOCIATES, INC.
LAND USE CONSULTANTS PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS
3803 - B Computer Drive, Suite 104 Raleigh, N.C. 27609 . Phone 919 / 781-0300 . Fax 919 / 782-1288 . Email PCA@PriestCraven.com / Firm #: C-0488

SHEET #
C6.04









NORTH CAROLINA
PROFESSIONAL ENGINEER
SEAL
10956
THOMAS F. CRAVEN

100 50 25 0 50 150
GRAPHIC SCALE
1" = 50'

PUBLIC
WATER DISTRIBUTION/EXTENTION SYSTEM

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Raleigh Water Review Officer

BARRINGTON SUBDIVISION PHASE 5

SPONSORED BY: DFC BARRINGTON, LLC — ZEBULON, NORTH CAROLINA

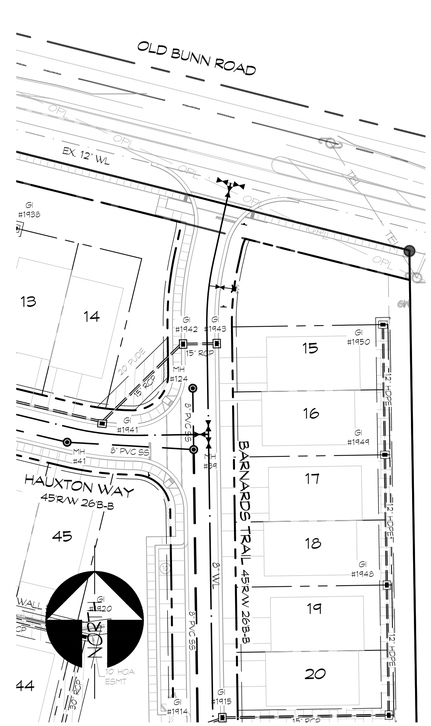
SCALE:	VERT: 1=5 HORZ: 1=50'
DATE:	01/02/2025
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CLIENT:	DREAM FINDERS HOMES, LLC
PLAN TYPE:	CONSTRUCTION DRAWINGS

UTILITY PLAN & PROFILE

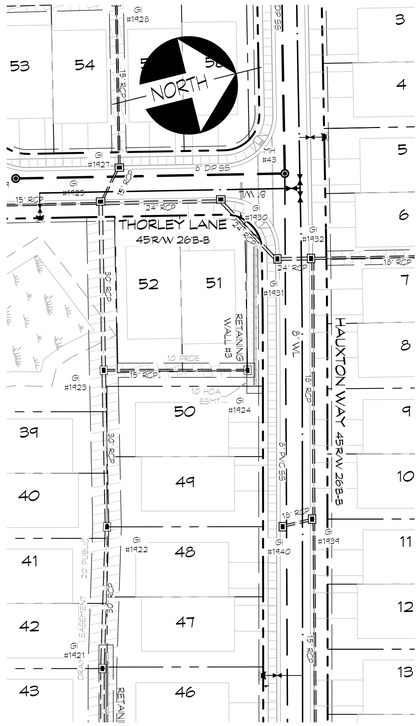
RELEASED FOR CONSTRUCTION DATE: (SEE COVER) ■ NO ☐ YES

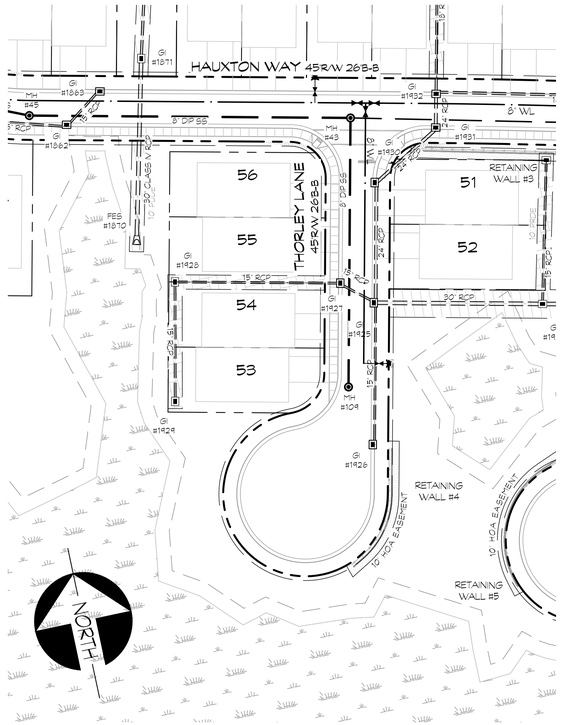
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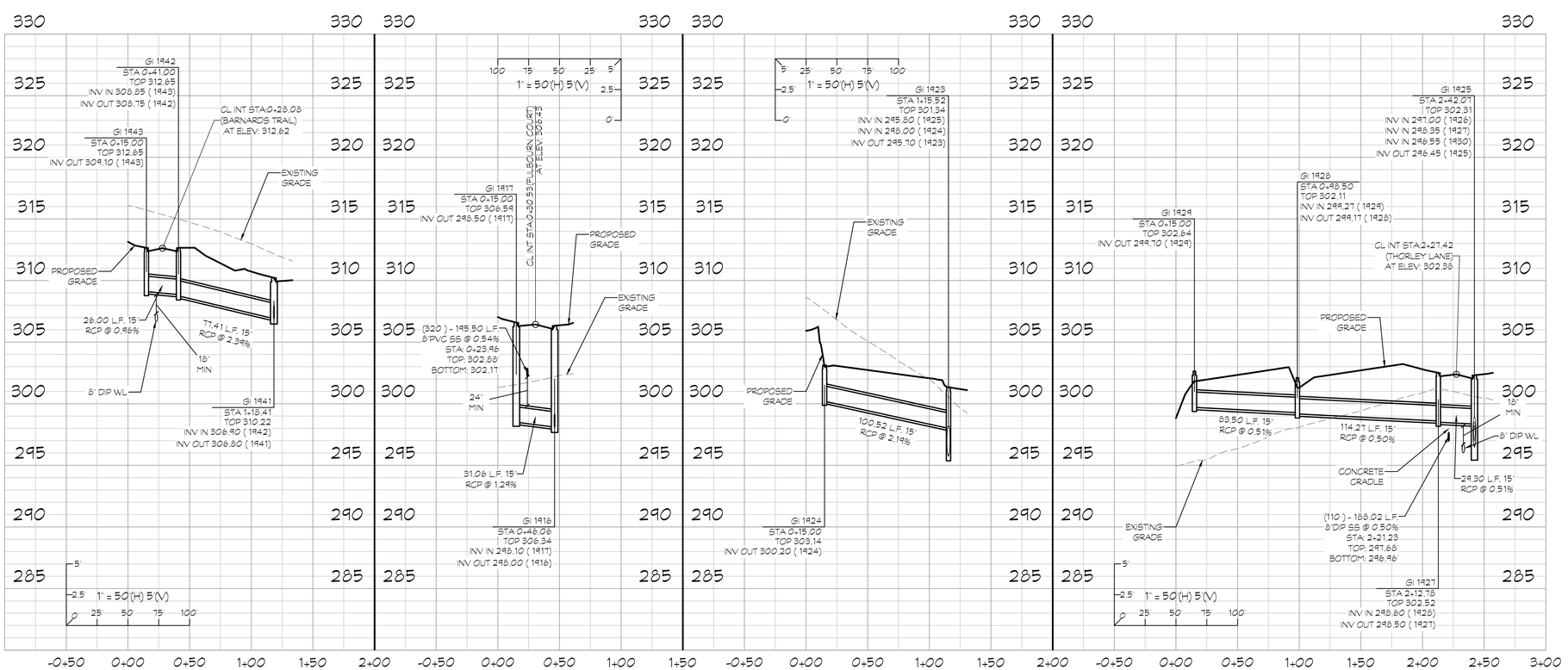
SHEET # C7.00













PUBLIC
WATER DISTRIBUTION/EXTENTION SYSTEM

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Raleigh Water Review Officer

BARRINGTON SUBDIVISION PHASE 5

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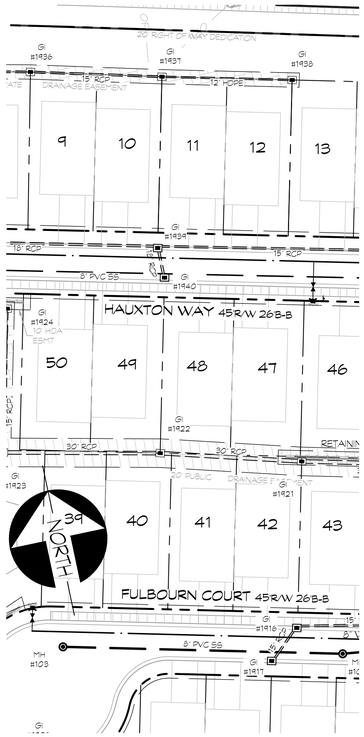
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CLIENT:	DREAM FINDERS HOMES, LLC
PLAN TYPE:	CONSTRUCTION DRAWINGS

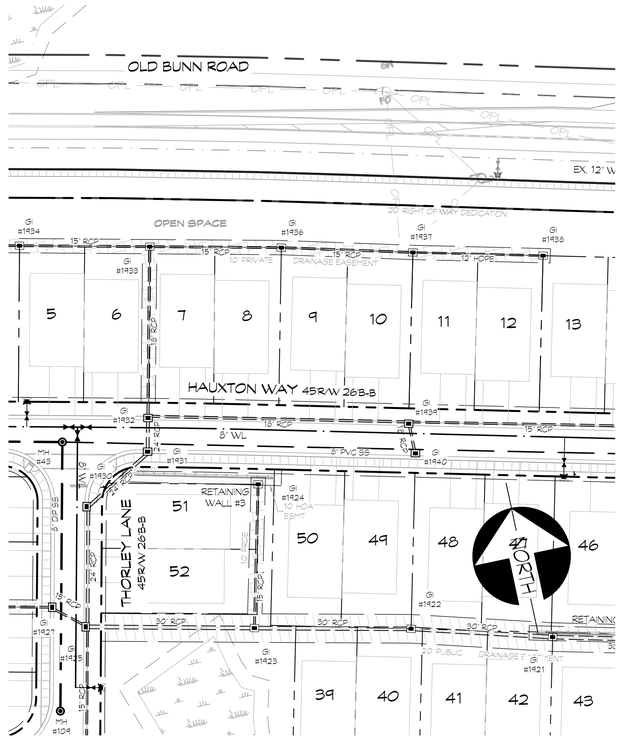
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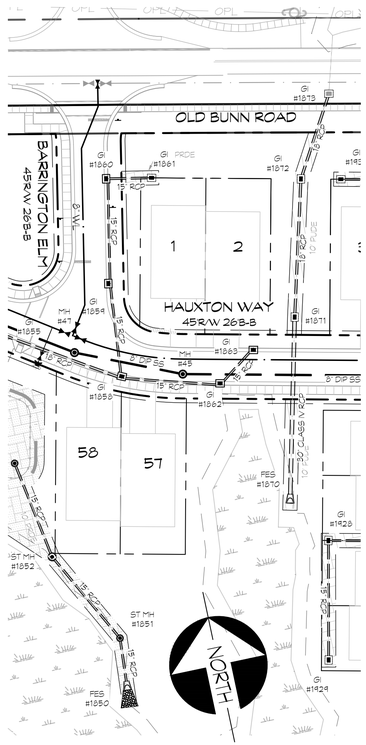
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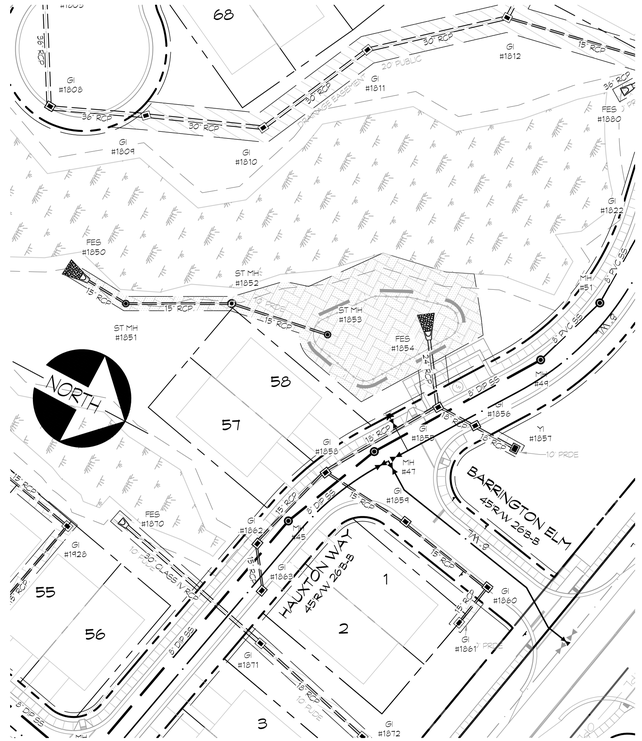
PRIEST, CRAVEN & ASSOCIATES, INC.
LAND USE CONSULTANTS PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS
3803 - B Computer Drive, Suite 104 Raleigh, N.C. 27609 . Phone 919 / 781-0300 . Fax 919 / 782-1288 . Email PCA@PriestCraven.com / Firm #: C-0488

SHEET # C7.01

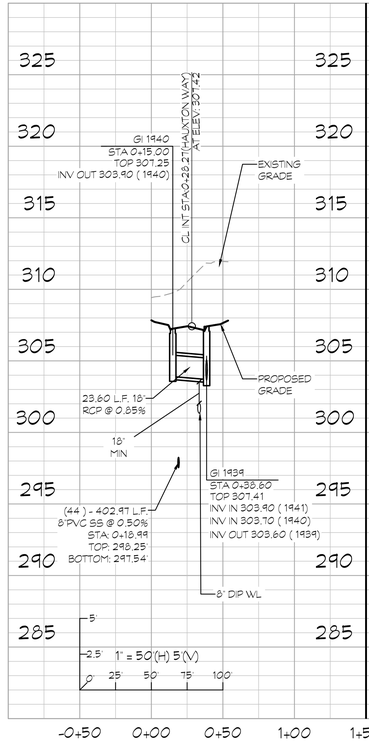


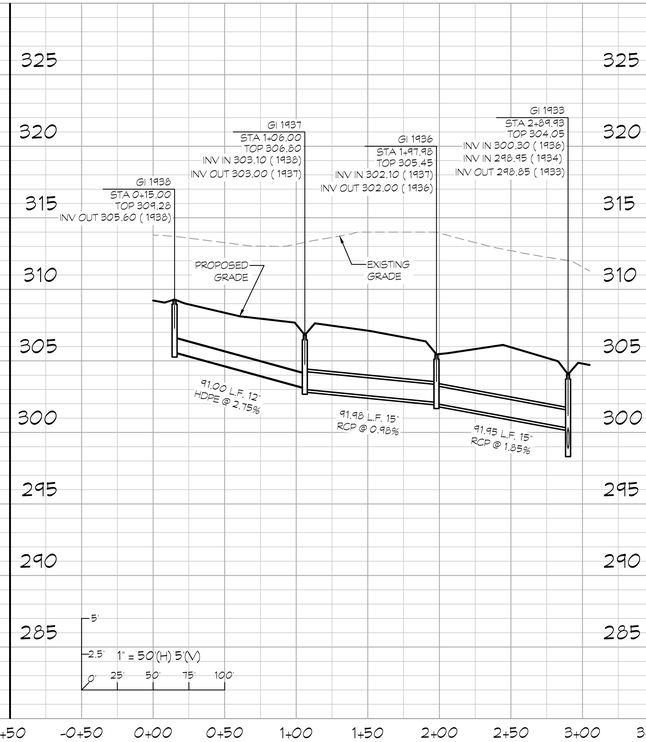


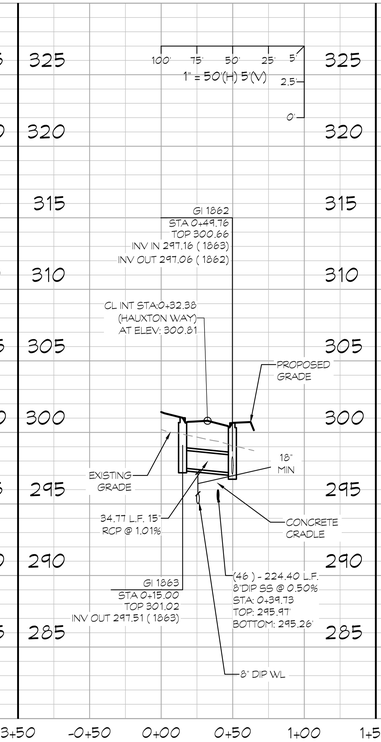


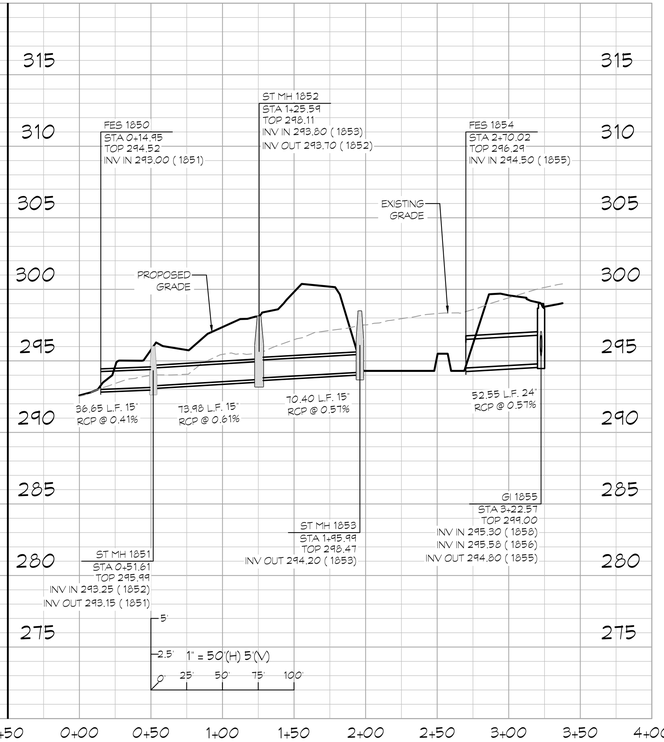


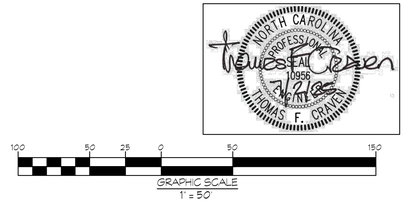
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PUBLIC
WATER DISTRIBUTION/EXTENTION SYSTEM

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 # W-XXXX

PUBLIC
SEWER COLLECTION / EXTENTION SYSTEM

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CITY OF RALEIGH
PUBLIC UTILITIES DEPARTMENT PERMIT # S-XXXX

CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION

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City of Raleigh Development Approval

Raleigh Water Review Officer

BARRINGTON SUBDIVISION PHASE 5

SPONSORED BY: DFC BARRINGTON, LLC — ZEBULON, NORTH CAROLINA

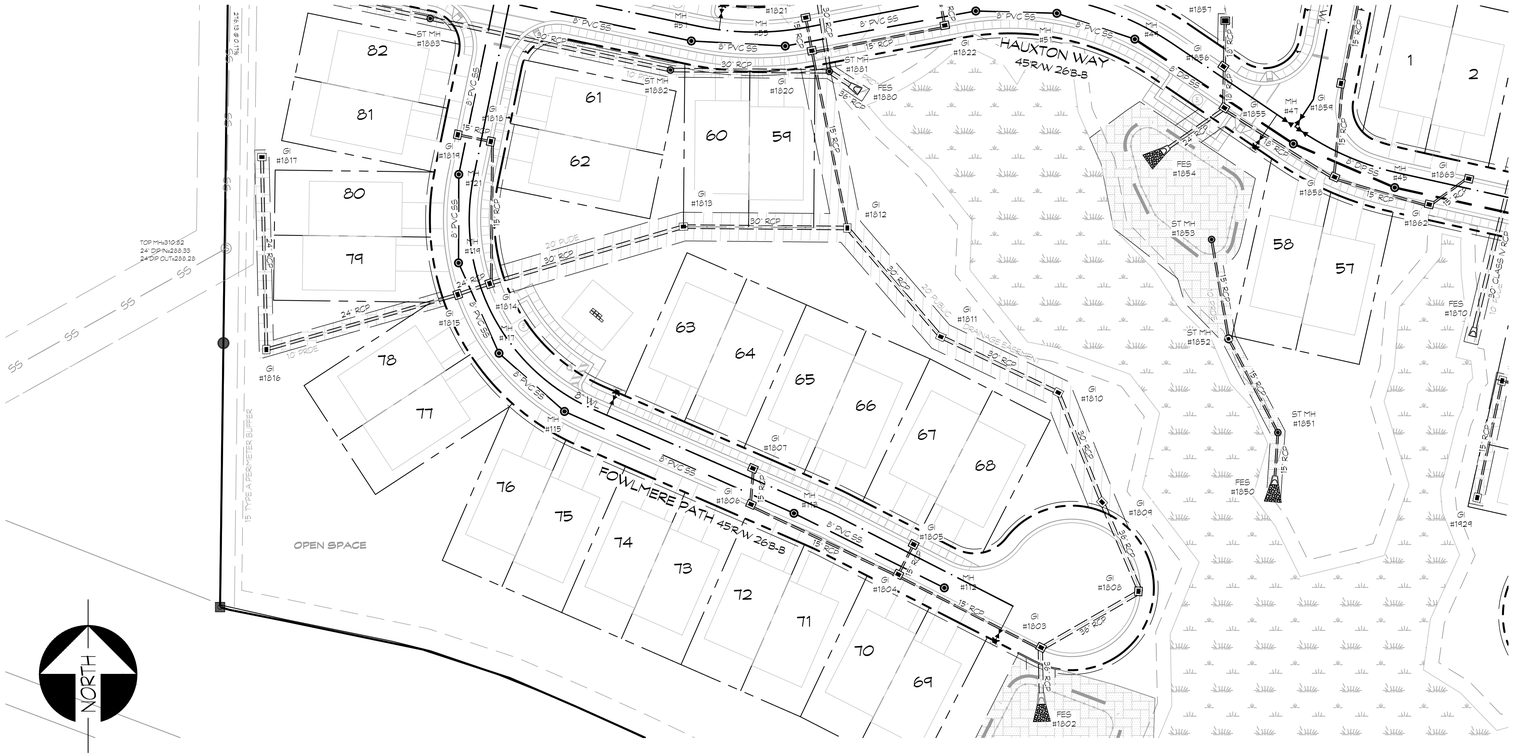
SCALE:	VERT: 1"=5' HORZ: 1"=50'
DATE:	07/02/2025
PROJECT NUMBER:	0021-009.001
CLIENT:	DREAM FINDERS HOMES, LLC
PLAN TYPE:	CONSTRUCTION DRAWINGS

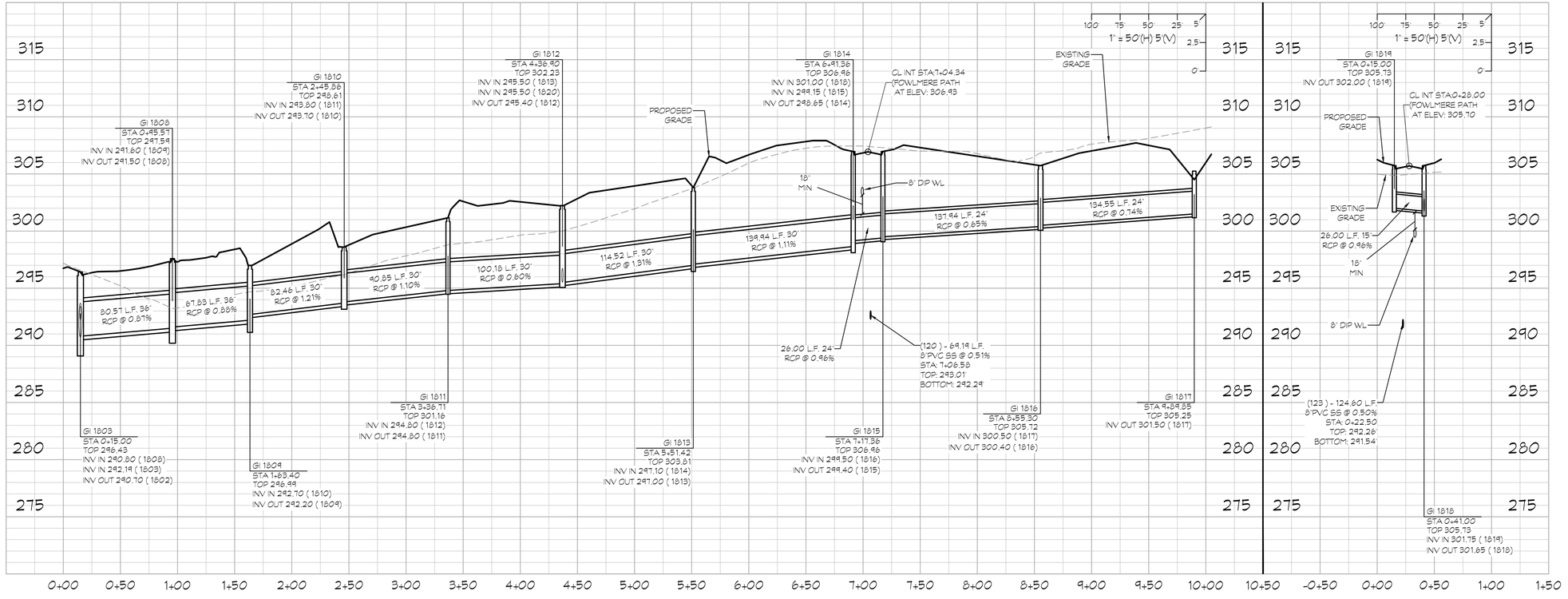
UTILITY PLAN & PROFILE

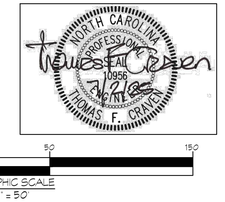
RELEASED FOR CONSTRUCTION DATE: (SEE COVER) ■ NO □ YES

PRIEST, CRAVEN & ASSOCIATES, INC.
LAND USE CONSULTANTS PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS
3803 - B Computer Drive, Suite 104 Raleigh, N.C. 27609 . Phone 919 / 781-0300 . Fax 919 / 782-1288 . Email PCA@PriestCraven.com / Firm #: C-0488

SHEET # C7.02







PUBLIC
WATER DISTRIBUTION/EXTENTION SYSTEM

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CITY OF RALEIGH
PUBLIC UTILITIES DEPARTMENT PERMIT # W-XXXX

PUBLIC
SEWER COLLECTION / EXTENTION SYSTEM

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CITY OF RALEIGH
PUBLIC UTILITIES DEPARTMENT PERMIT # S-XXXX

CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION

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City of Raleigh Development Approval

Raleigh Water Review Officer

BARRINGTON SUBDIVISION PHASE 5

SPONSORED BY: DFC BARRINGTON, LLC — ZEBULON, NORTH CAROLINA

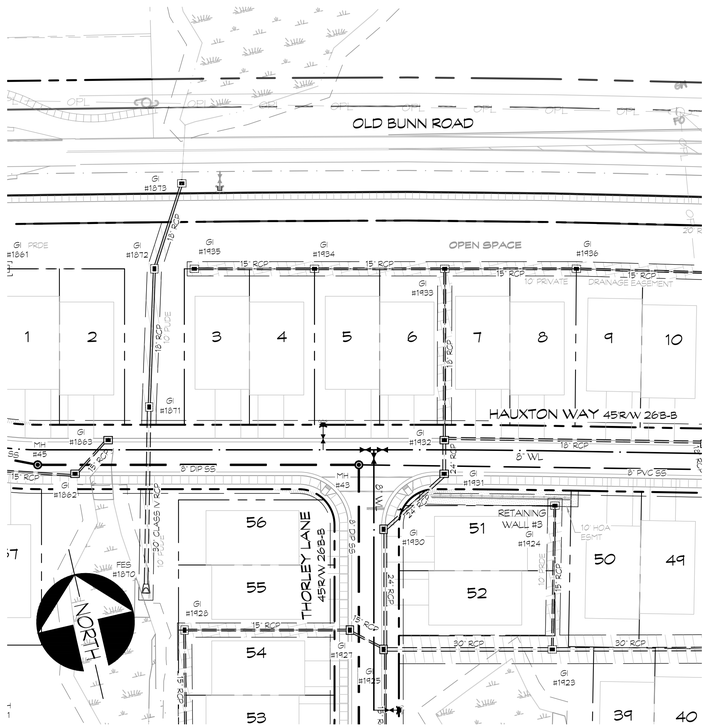
SCALE:	VERT: 1"=5' HORZ: 1"=50
DATE:	07/02/2025
PROJECT NUMBER:	0021-009.001
CLIENT:	DREAM FINDERS HOMES, LLC
PLAN TYPE:	CONSTRUCTION DRAWINGS

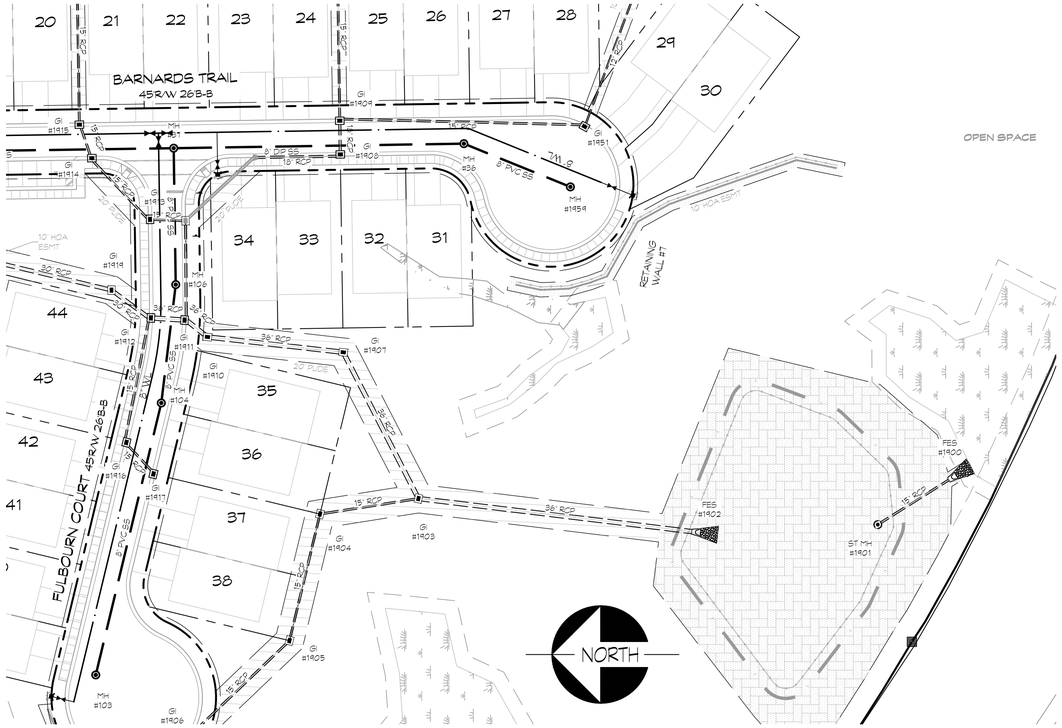
UTILITY PLAN & PROFILE

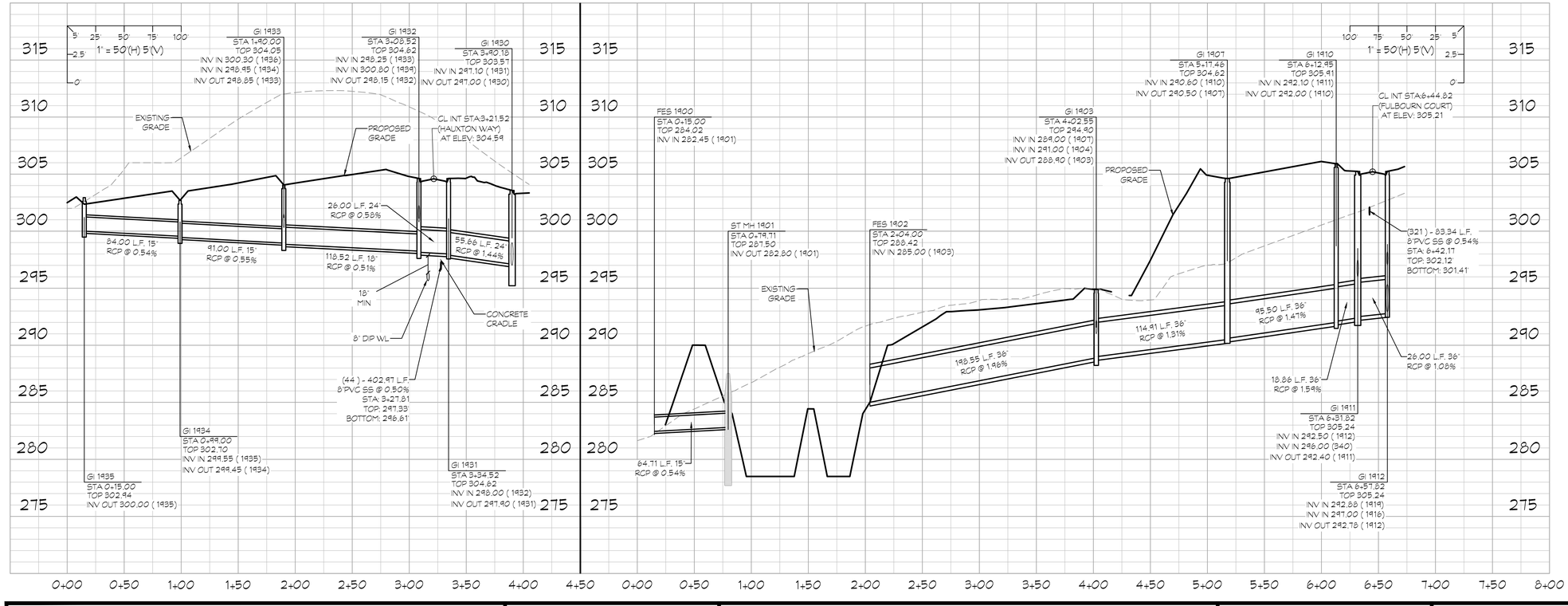
RELEASED FOR CONSTRUCTION DATE: (SEE COVER) ■ NO □ YES

PRIEST, CRAVEN & ASSOCIATES, INC.
LAND USE CONSULTANTS PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS
3803 - B Computer Drive, Suite 104 Raleigh, N.C. 27609 . Phone 919 / 781-0300 . Fax 919 / 782-1288 . Email PCA@PriestCraven.com / Firm #: C-0488

SHEET # C7.03









PUBLIC
WATER DISTRIBUTION/EXTENTION SYSTEM

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CITY OF RALEIGH
PUBLIC UTILITIES DEPARTMENT PERMIT # W-XXXX

PUBLIC
SEWER COLLECTION / EXTENTION SYSTEM

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CITY OF RALEIGH
PUBLIC UTILITIES DEPARTMENT PERMIT # S-XXXX

CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION

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City of Raleigh Development Approval

Raleigh Water Review Officer

BARRINGTON SUBDIVISION PHASE 5

SPONSORED BY: DFC BARRINGTON, LLC — ZEBULON, NORTH CAROLINA

SCALE:	VERT: 1"=5' HORZ: 1"=50'
DATE:	07/02/2025
PROJECT NUMBER:	0021-004.001
CLIENT:	DREAM FINDERS HOMES, LLC
PLAN TYPE:	CONSTRUCTION DRAWINGS

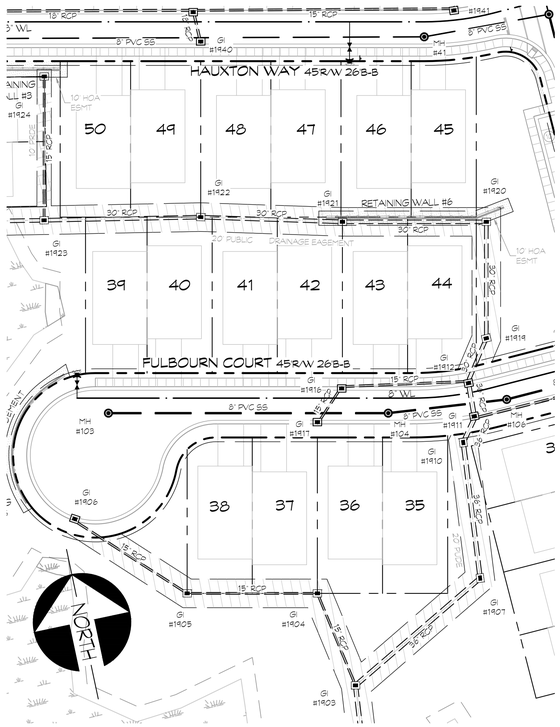
UTILITY PLAN & PROFILE

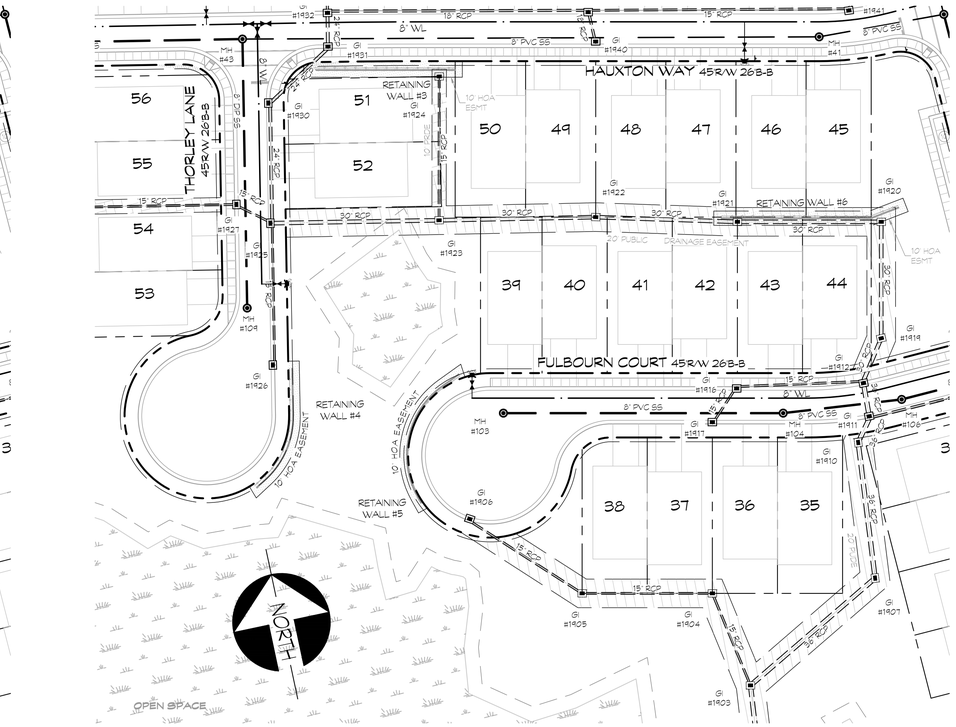
RELEASED FOR CONSTRUCTION DATE: (SEE COVER) ■ NO ☐ YES

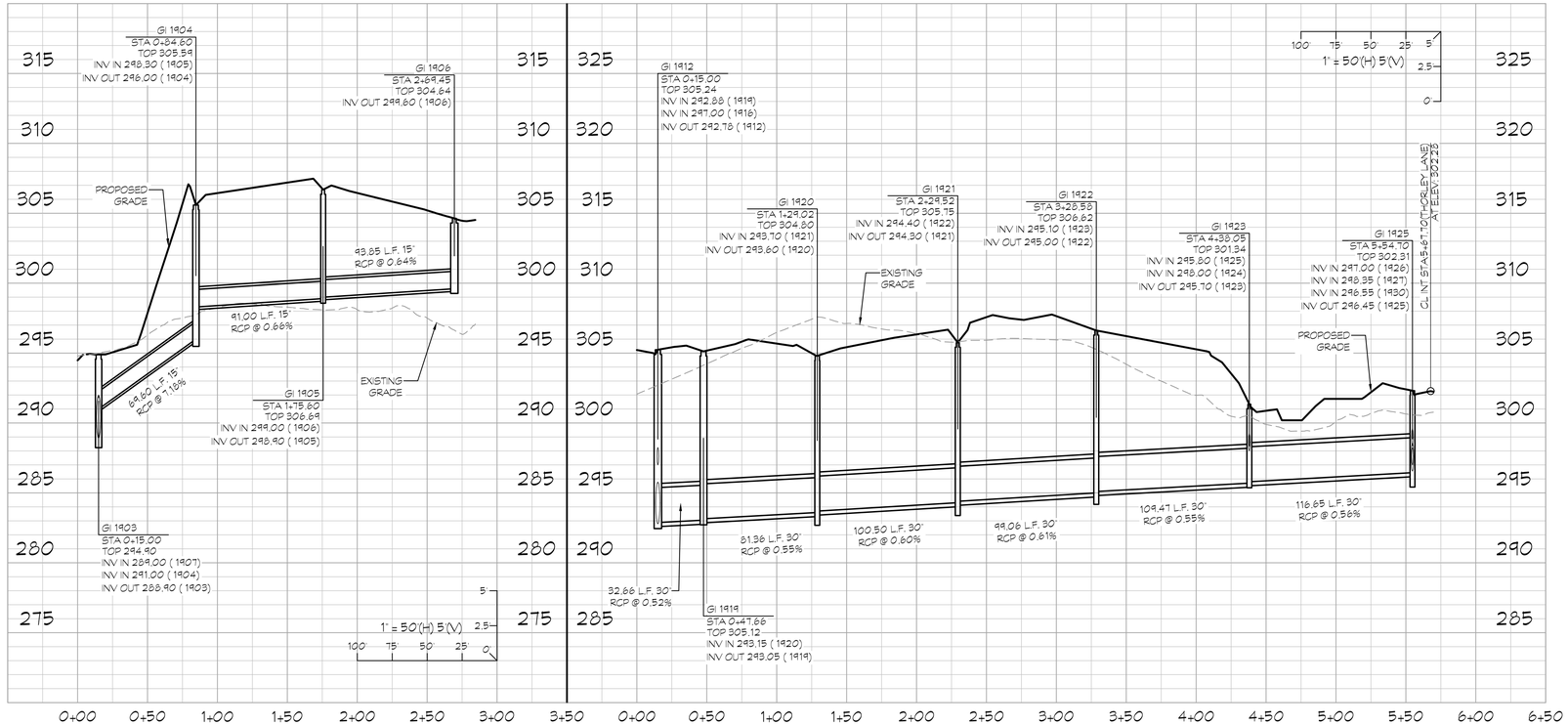
PRIEST, CRAVEN & ASSOCIATES, INC.
LAND USE CONSULTANTS PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS
3803 - B Computer Drive, Suite 104 Raleigh, N.C. 27609 . Phone 919 / 781-0300 . Fax 919 / 782-1288 . Email PCA@PriestCraven.com / Firm #: C-0488

SHEET # C7.04

F:\SHARED\ENGINEERING\2015-003.001 HH HOMES - BARRINGTON-5\DRAWINGS\SHEET\CONSTRUCTION\ C704 UTIL PLAN & PROF.DWG , JU 02, 2025 - 11:54 AM ,









100 50 25 0 50 150

GRAPHIC SCALE
1" = 50'

PUBLIC
WATER DISTRIBUTION/EXTENTION SYSTEM

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 # W-XXXX

PUBLIC
SEWER COLLECTION / EXTENTION SYSTEM

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CITY OF RALEIGH
PUBLIC UTILITIES DEPARTMENT PERMIT # S-XXXX

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City of Raleigh Development Approval

Raleigh Water Review Officer

BARRINGTON SUBDIVISION PHASE 5

SPONSORED BY: DFC BARRINGTON, LLC — ZEBULON, NORTH CAROLINA

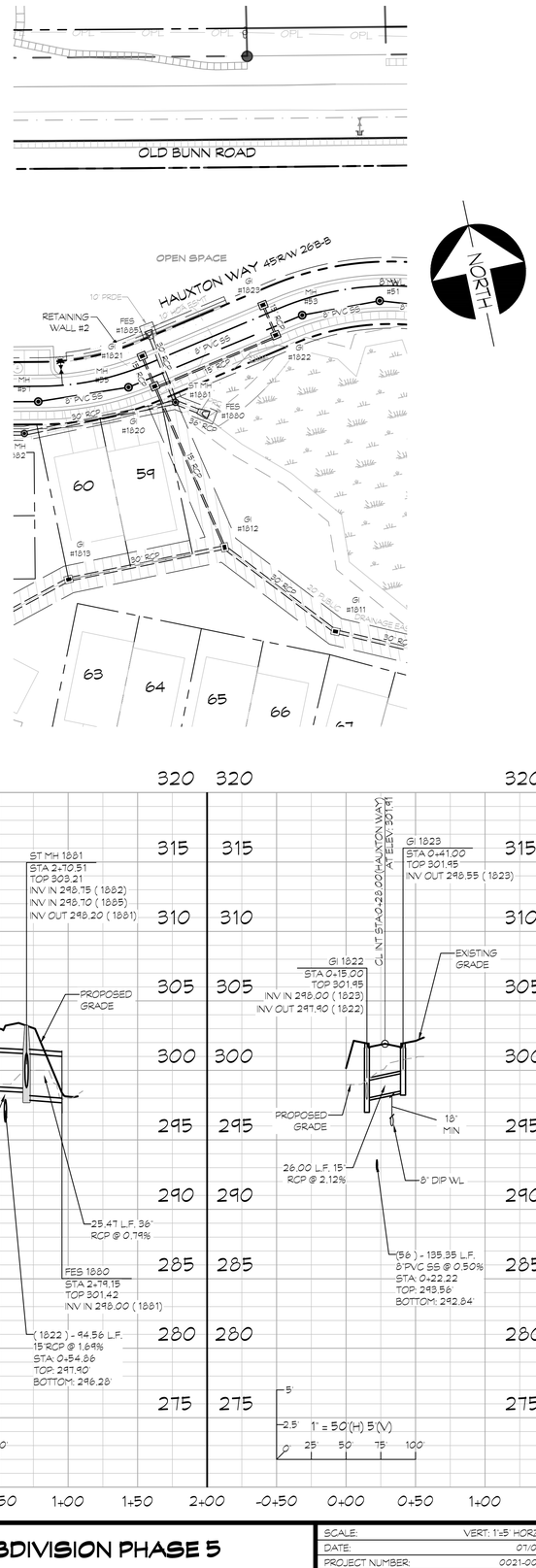
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PROJECT NUMBER:	0021-004.001
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PLAN TYPE:	CONSTRUCTION DRAWINGS

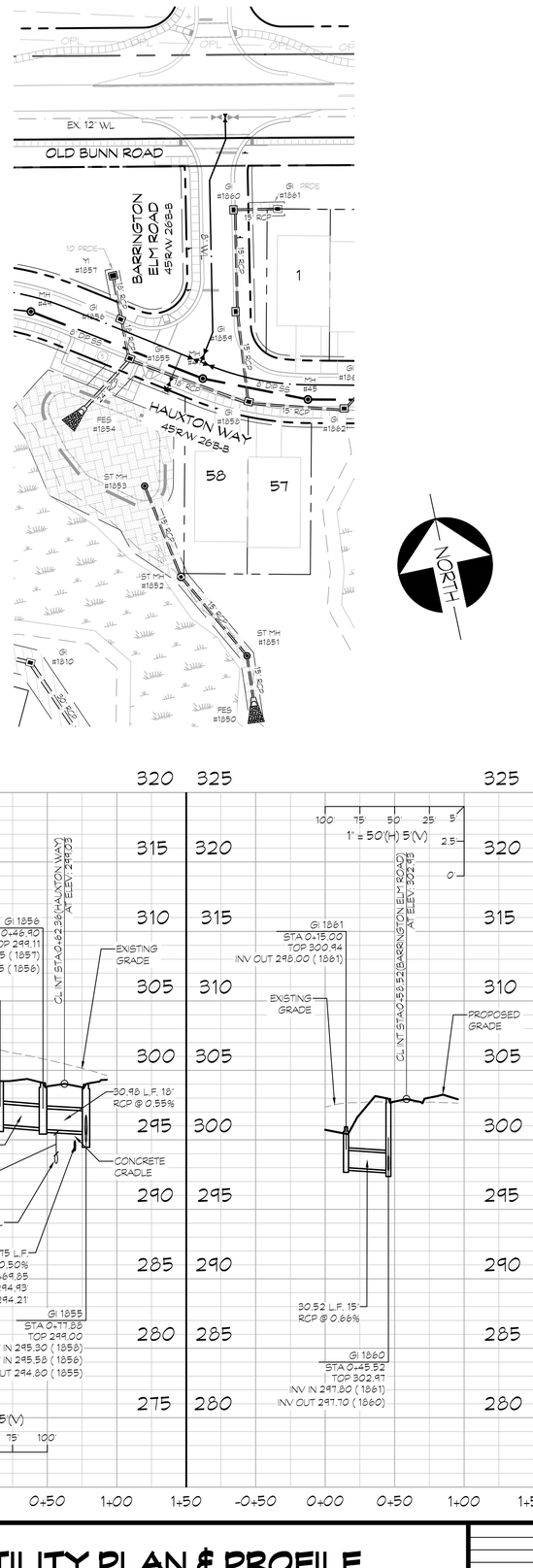
UTILITY PLAN & PROFILE

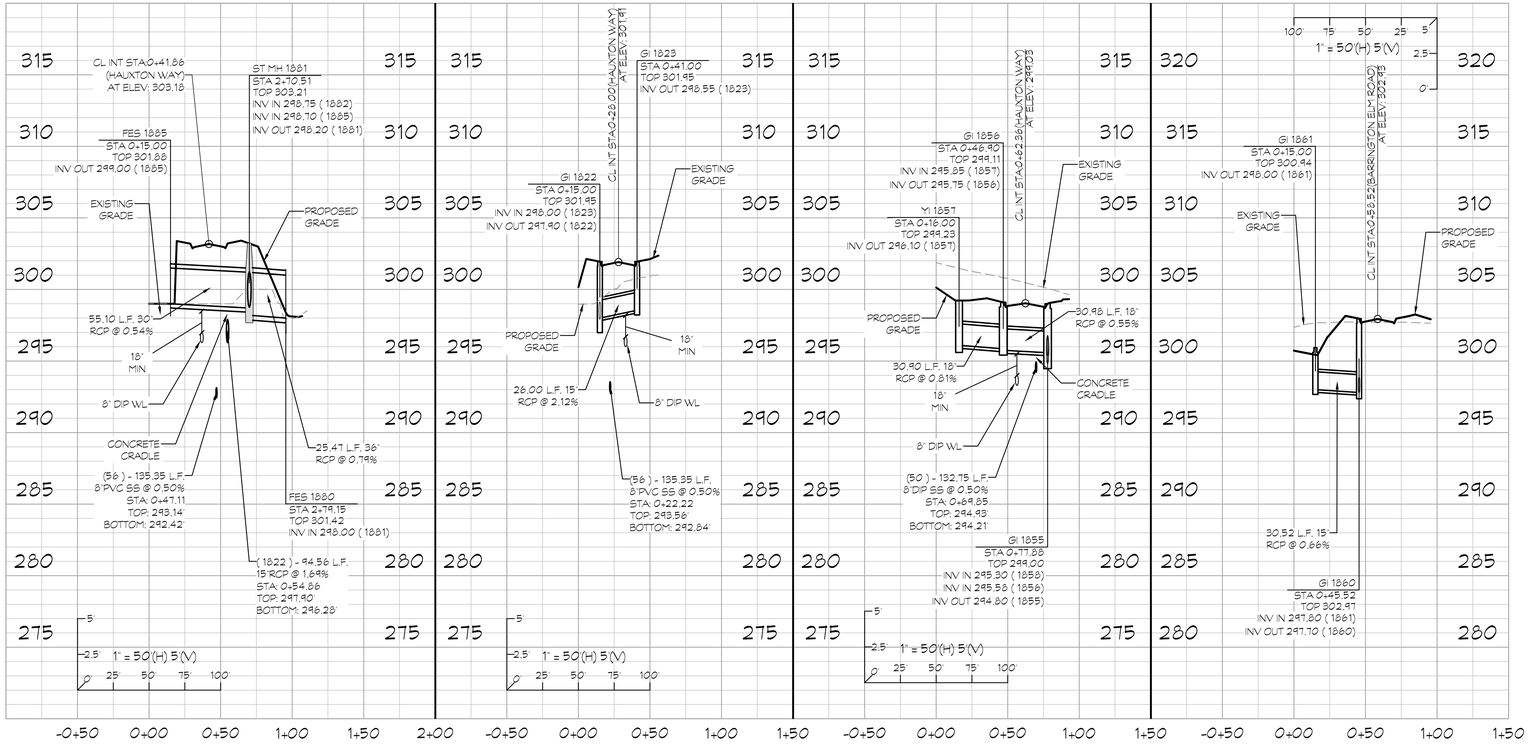
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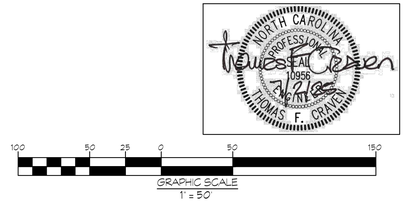
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SHEET # C7.05









100 50 25 0 50 150

GRAPHIC SCALE
1" = 50

PUBLIC
WATER DISTRIBUTION/EXTENTION SYSTEM

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CITY OF RALEIGH
PUBLIC UTILITIES DEPARTMENT PERMIT # W-XXXX

PUBLIC
SEWER COLLECTION / EXTENTION SYSTEM

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CITY OF RALEIGH
PUBLIC UTILITIES DEPARTMENT PERMIT # S-XXXX

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City of Raleigh Development Approval

Raleigh Water Review Officer

BARRINGTON SUBDIVISION PHASE 5

SPONSORED BY: DFC BARRINGTON, LLC — ZEBULON, NORTH CAROLINA

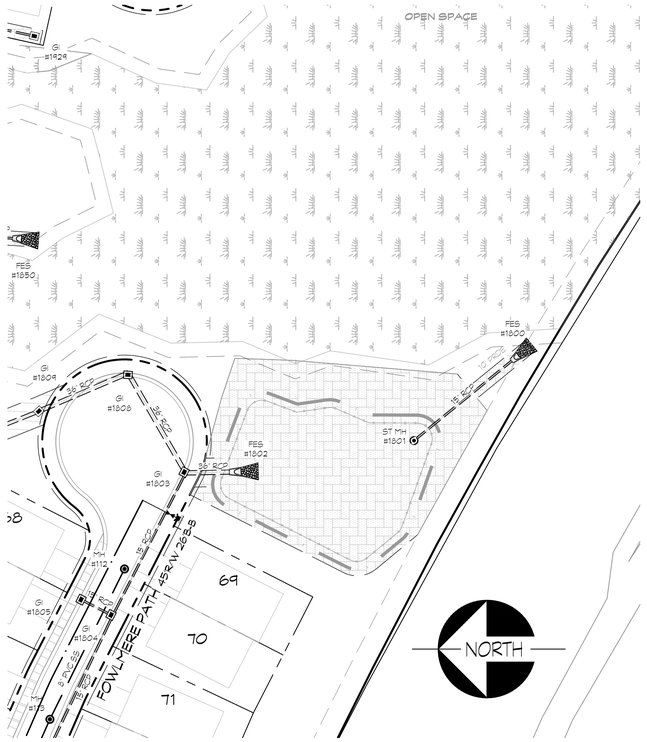
SCALE:	VERT: 1"=5' HORZ: 1"=50'
DATE:	07/02/2025
PROJECT NUMBER:	0021-009.001
CLIENT:	DREAM FINDERS HOMES, LLC
PLAN TYPE:	CONSTRUCTION DRAWINGS

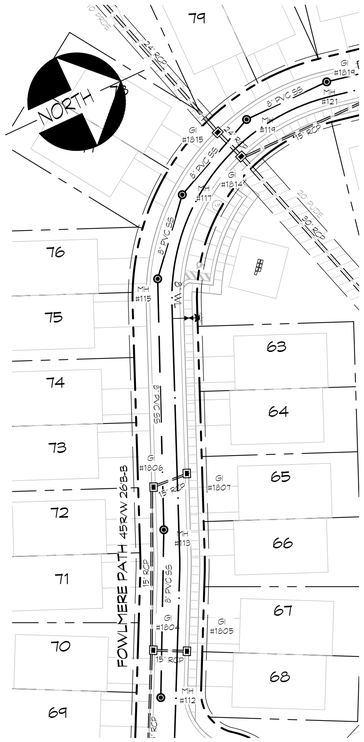
UTILITY PLAN & PROFILE

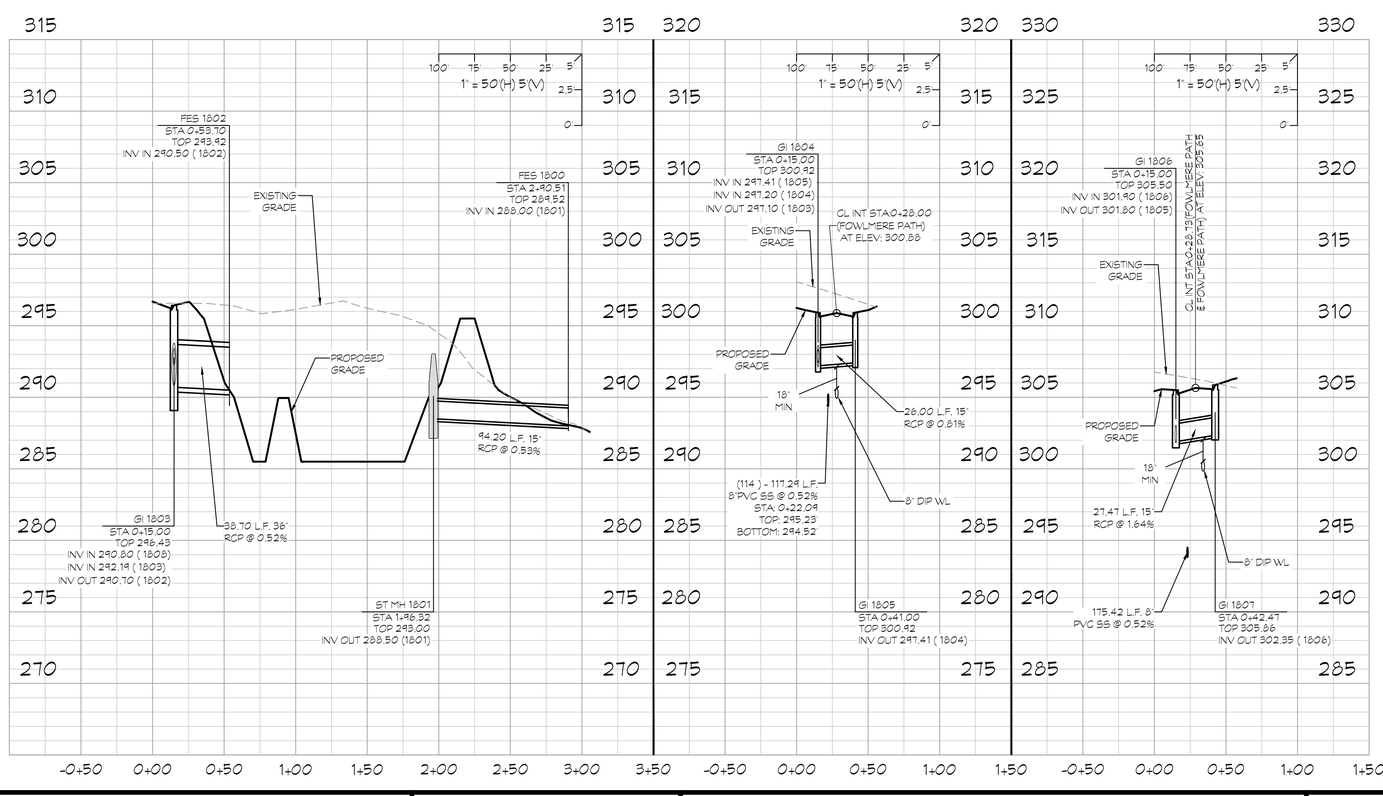
RELEASED FOR CONSTRUCTION DATE: (SEE COVER) ■ NO □ YES

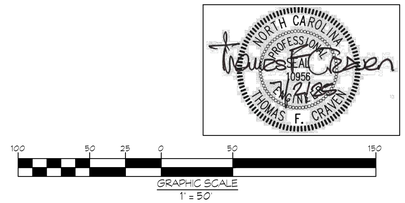
PRIEST, CRAVEN & ASSOCIATES, INC.
LAND USE CONSULTANTS PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS
3803 - B Computer Drive, Suite 104 Raleigh, N.C. 27609 . Phone 919 / 781-0300 . Fax 919 / 782-1288 . Email PCA@PriestCraven.com / Firm #: C-0488

SHEET # C7.06









PUBLIC
WATER DISTRIBUTION/EXTENTION SYSTEM

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CITY OF RALEIGH
PUBLIC UTILITIES DEPARTMENT PERMIT # W-XXXX

PUBLIC
SEWER COLLECTION / EXTENTION SYSTEM

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CITY OF RALEIGH
PUBLIC UTILITIES DEPARTMENT PERMIT # S-XXXX

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City of Raleigh Development Approval

Raleigh Water Review Officer

BARRINGTON SUBDIVISION PHASE 5

SPONSORED BY: DFC BARRINGTON, LLC — ZEBULON, NORTH CAROLINA

SCALE:	VERT: 1"=5' HORZ: 1"=50'
DATE:	07/02/2025
PROJECT NUMBER:	0021-009.001
CLIENT:	DREAM FINDERS HOMES, LLC
PLAN TYPE:	CONSTRUCTION DRAWINGS

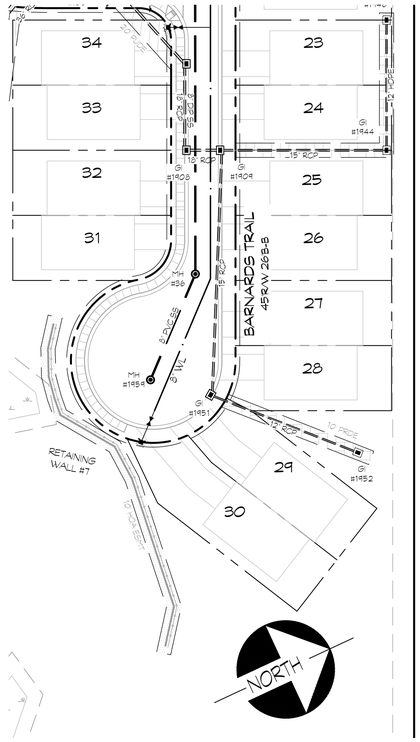
UTILITY PLAN & PROFILE

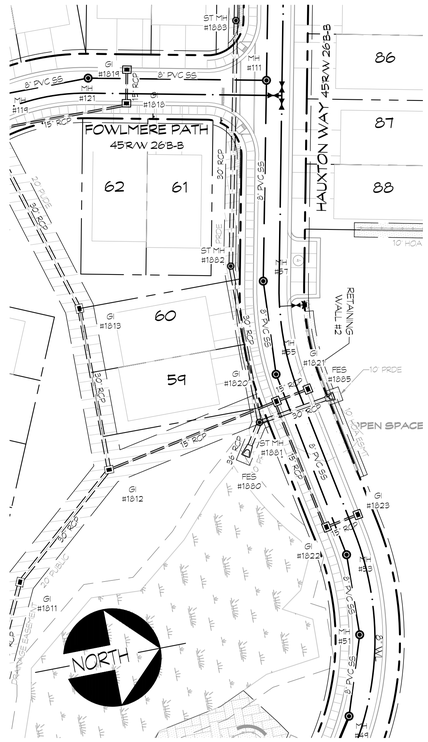
RELEASED FOR CONSTRUCTION DATE: (SEE COVER) ■ NO □ YES

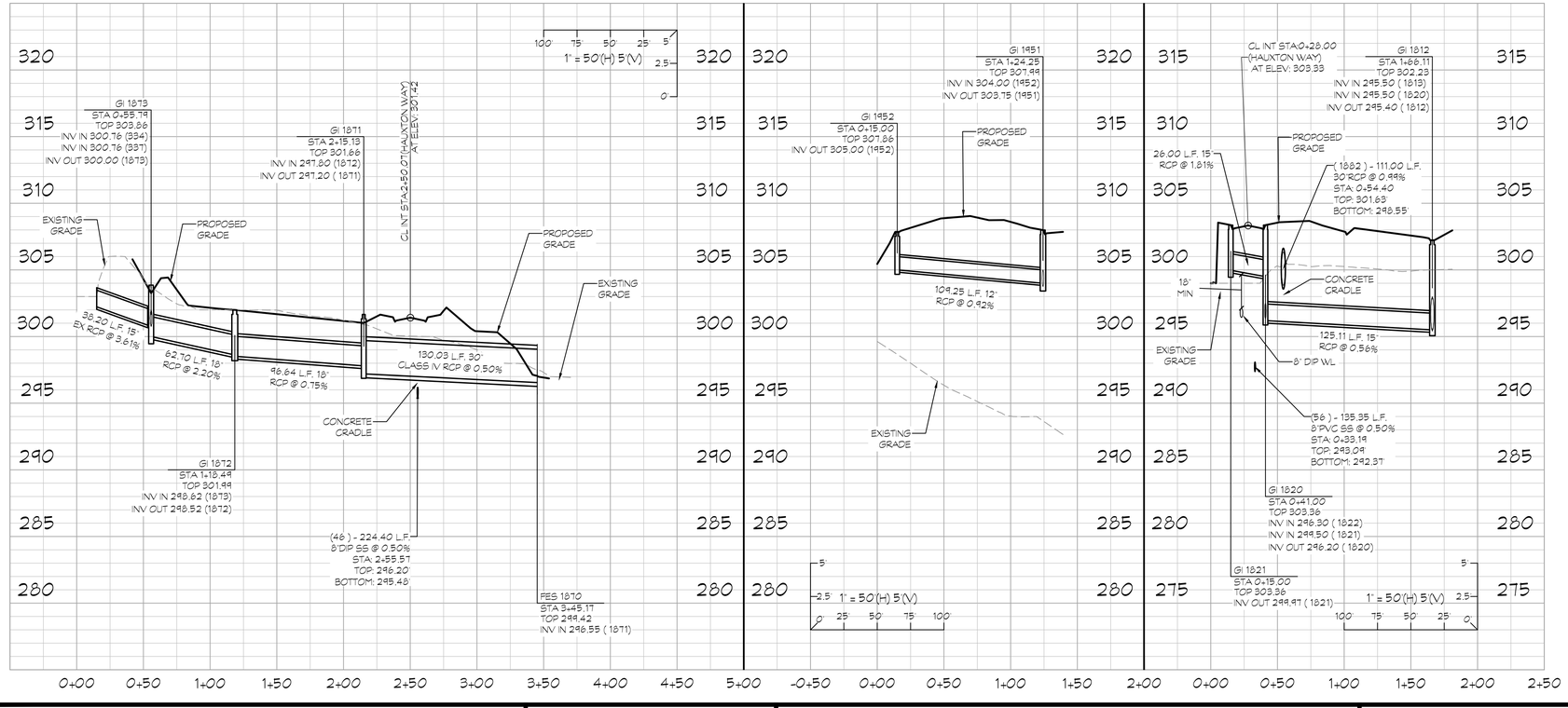
PRIEST, CRAVEN & ASSOCIATES, INC.
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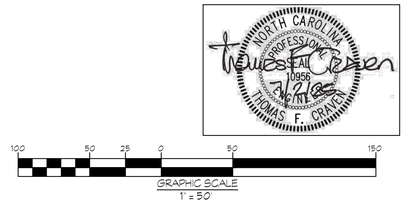
SHEET # C7.07











PUBLIC
WATER DISTRIBUTION/EXTENTION SYSTEM

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CITY OF RALEIGH
PUBLIC UTILITIES DEPARTMENT PERMIT # W-XXXX

PUBLIC
SEWER COLLECTION / EXTENTION SYSTEM

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 # S-XXXX

CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION

Electronic Approval: This approval is being issued 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 this approval.

City of Raleigh Development Approval

Raleigh Water Review Officer

BARRINGTON SUBDIVISION PHASE 5

SPONSORED BY: DFC BARRINGTON, LLC — ZEBULON, NORTH CAROLINA

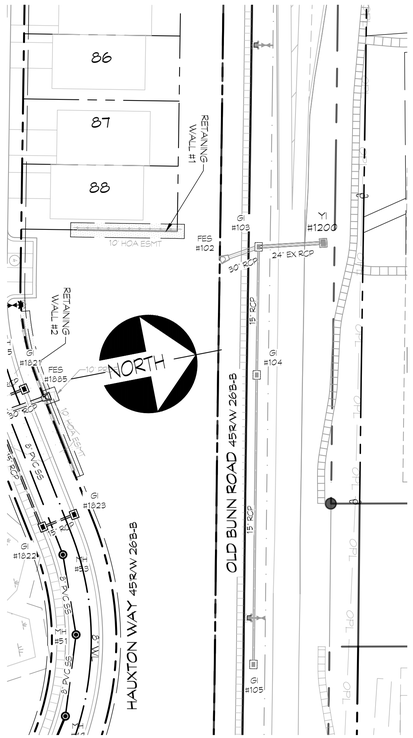
SCALE:	VERT: 1"=5' HORZ: 1"=50'
DATE:	07/02/2025
PROJECT NUMBER:	0021-004.001
CLIENT:	DREAM FINDERS HOMES, LLC
PLAN TYPE:	CONSTRUCTION DRAWINGS

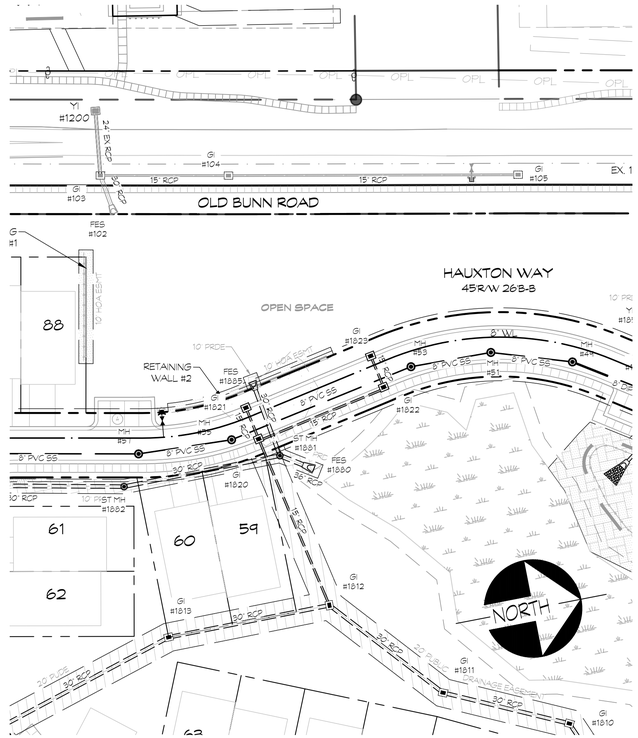
UTILITY PLAN & PROFILE

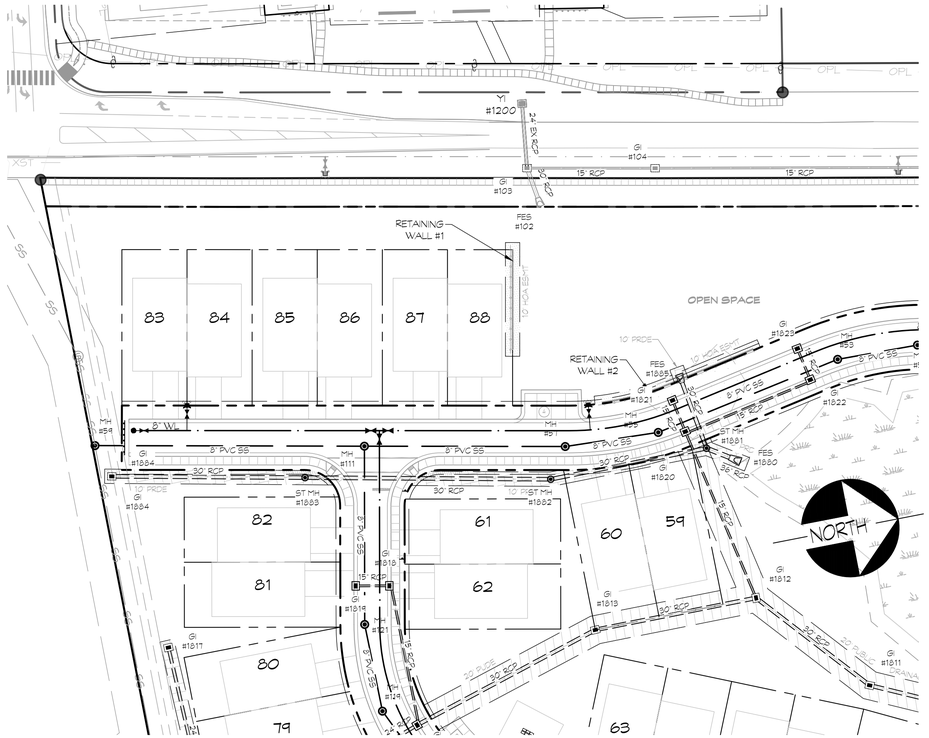
RELEASED FOR CONSTRUCTION DATE: (SEE COVER) ■ NO □ YES

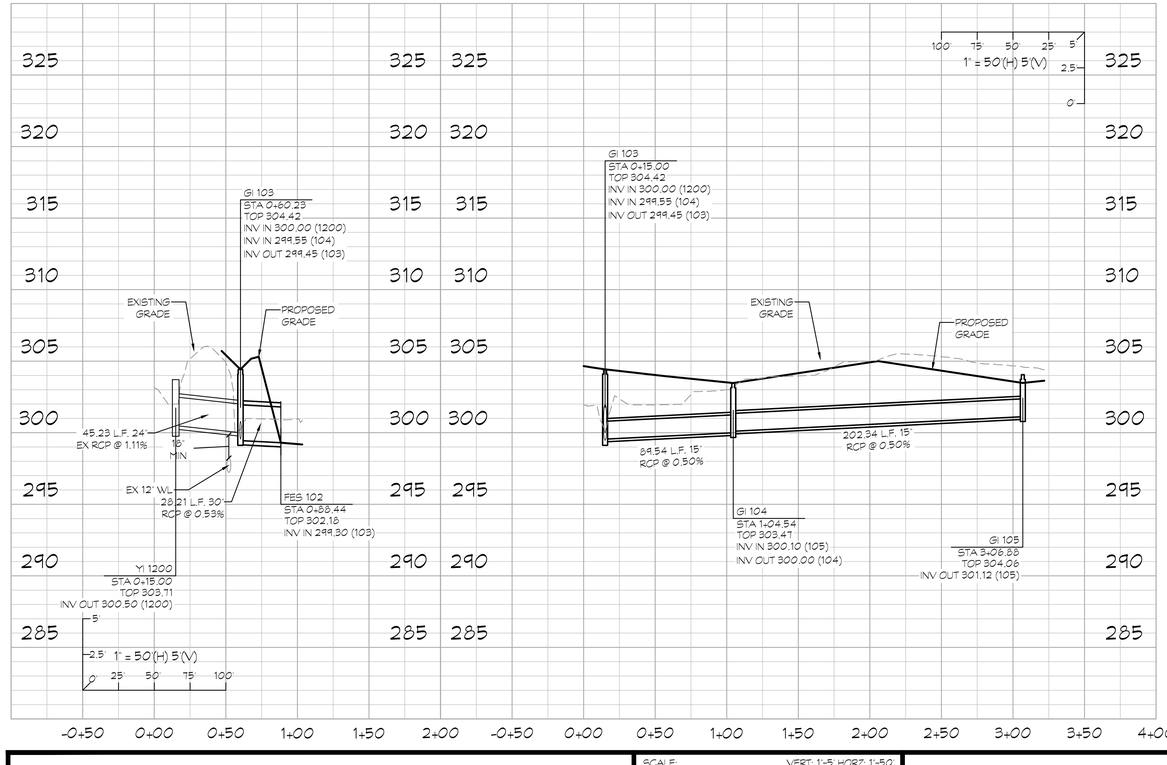
PRIEST, CRAVEN & ASSOCIATES, INC.
LAND USE CONSULTANTS PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS
3803 - B Computer Drive, Suite 104 Raleigh, N.C. 27609 . Phone 919 / 781-0300 . Fax 919 / 782-1288 . Email PCA@PriestCraven.com / Firm #: C-0488

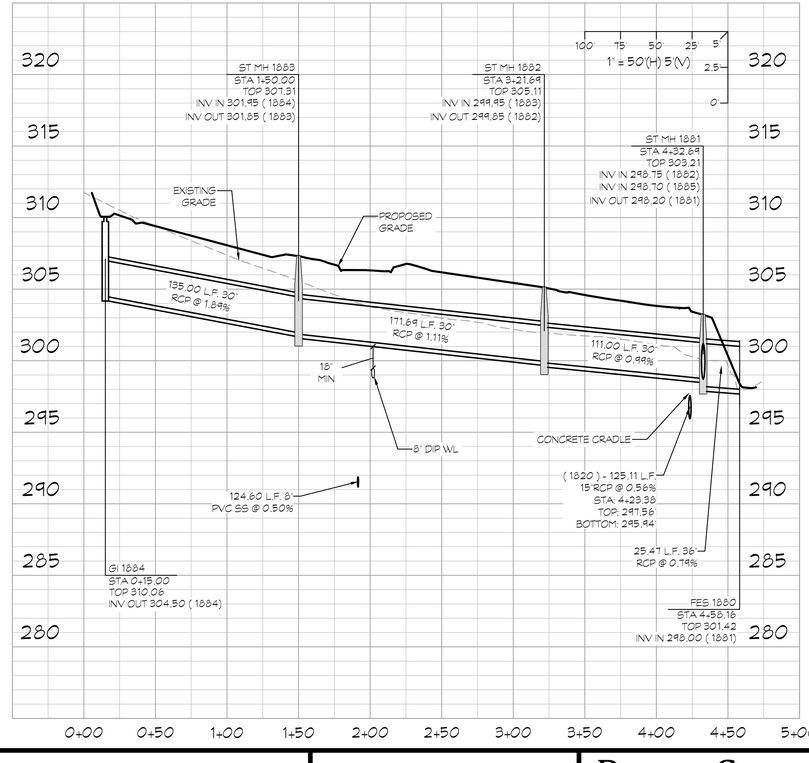
SHEET # C7.08













PUBLIC
WATER DISTRIBUTION/EXTENTION SYSTEM

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 # W-XXXX

PUBLIC
SEWER COLLECTION / EXTENTION SYSTEM

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 # S-XXXX

CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION

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City of Raleigh Development Approval
Raleigh Water Review Officer

BARRINGTON SUBDIVISION PHASE 5

SPONSORED BY: DFC BARRINGTON, LLC — ZEBULON, NORTH CAROLINA

SCALE:	VERT: 1"=5' HORZ: 1"=50'
DATE:	07/02/2025
PROJECT NUMBER:	0021-009.001
CLIENT:	DREAM FINDERS HOMES, LLC
PLAN TYPE:	CONSTRUCTION DRAWINGS

UTILITY PLAN & PROFILE

RELEASED FOR CONSTRUCTION DATE: (SEE COVER) ■ NO □ YES

PRIEST, CRAVEN & ASSOCIATES, INC.
LAND USE CONSULTANTS PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS
3803 - B Computer Drive, Suite 104 Raleigh, N.C. 27609 . Phone 919 / 781-0300 . Fax 919 / 782-1288 . Email PCA@PriestCraven.com / Firm #: C-0488

SHEET # C7.09

P:\SHARED ENGINEERING\2015-003.001 RH HOMES - BARRINGTON-5\DRAWINGS\SHEET\CONSTRUCTION\ C7.09 UTIL PLAN & PROF.DWG , JUL 02, 2025 - 11:54 AM ,

NARRATIVE:

PHASING, SEQUENCING, AND CONSTRUCTION DESIGN DETAIL ARE OUTLINED WITHIN THESE EROSION CONTROL PLANS. THE NATURE OF THIS CONSTRUCTION ACTIVITY WILL BE TO CLEAR, GRUB AND GRADE FOR A RESIDENTIAL DEVELOPMENT.

EROSION CONTROL NOTES:

1. ALL LAND DISTURBING ACTIVITIES SHALL BE CONDUCTED IN ACCORDANCE WITH WAKE COUNTY STANDARDS, & SPECIFICATIONS.
2. WAKE COUNTY IS RESPONSIBLE FOR REVIEWING AND ISSUING THE SEDIMENTATION AND EROSION CONTROL PERMIT.
3. THIS EROSION AND SEDIMENT CONTROL PLAN HAS BEEN PREPARED IN ACCORDANCE WITH WAKE COUNTY'S EROSION AND SEDIMENT CONTROL ORDINANCE AND STANDARDS.
4. THE ON-SITE DISTURBED / GRADED AREA IS ± 28.0 ACRES.
5. ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE MAINTAINED IN PROPER WORKING CONDITION THROUGHOUT ALL STAGES OF CONSTRUCTION.
6. CONTRACTOR TO MAINTAIN ALL PROPOSED SILT / TREE PROTECTION FENCING AND ENSURE ITS FUNCTIONALITY THROUGHOUT THE CONSTRUCTION PROCESS. SEDIMENT BUILD-UP SHOULD BE REMOVED PROMPTLY AND ANY FAILURES SHOULD BE REPAIRED AS SOON AS POSSIBLE.
7. CONTRACTOR TO MAINTAIN ALL TEMPORARY SEDIMENT BASINS AS LONG AS POSSIBLE DURING CONSTRUCTION. DURING THE GRADING OPERATION, RUNOFF INTO BASINS SHOULD BE MAXIMIZED. ONCE FINAL GRADE HAS BEEN ESTABLISHED, CONSTRUCTION IS COMPLETE, AND THE SITE HAS BEEN STABILIZED, THE CONTRACTOR MAY REMOVE TEMPORARY BASINS AND CONVERT OTHER BASINS TO PERMANENT BMP STORMWATER DEVICES. ALL FILL SLOPES SHOULD BE STABILIZED AS SOON AS FINISHED GRADE HAS BEEN ESTABLISHED. ALL DISTURBED AREAS SHOULD BE STABILIZED AS SOON AS POSSIBLE. CONTRACTOR TO WORK WITH EROSION CONTROL INSPECTOR DURING THIS PROCESS AND SHOULD INSTALL ANY ADDITIONAL EROSION CONTROL DEVICES NECESSARY TO PREVENT SEDIMENTATION OUTSIDE OF DISTURBED LIMITS.
8. CONTRACTOR TO GRADE ALL DIVERSION SWALES SO POSITIVE DRAINAGE IS MAINTAINED TO ALL TEMPORARY SEDIMENT BASINS.
9. CONTRACTOR TO TAIL DITCH AS REQUIRED TO DIVERT RUNOFF FROM DISTURBED AREAS TO SEDIMENT BASINS.
10. DURING CONSTRUCTION, CONTRACTOR TO INSTALL ADDITIONAL EROSION CONTROL DEVICES BASED ON FIELD CONDITIONS AS NECESSARY TO PREVENT OFF-SITE OR DOWNSTREAM SEDIMENTATION. CONTRACTOR TO WORK WITH WAKE COUNTY WATERSHED MANAGER THROUGHOUT THE CONSTRUCTION PROCESS.
11. CONTRACTOR TO MAINTAIN ALL EROSION CONTROL DEVICES IN PROPER WORKING ORDER THROUGHOUT ALL STAGES OF CONSTRUCTION OF THIS PROJECT. ALL DEVICES TO BE INSPECTED AND CLEANED OUT AS OFTEN AS REQUIRED TO MAINTAIN FUNCTIONALITY.
12. DIVERSION SWALE LOCATIONS SHOWN ARE APPROXIMATE. DIVERSION LOCATIONS AND ELEVATIONS MAY NEED TO BE FIELD ADJUSTED TO MAINTAIN POSITIVE DRAINAGE TO TEMPORARY SEDIMENT BASINS.
13. IF EROSION OR RUTTING OCCURS WITHIN GRASSED SWALES, ADDITIONAL EROSION CONTROL MEASURES SUCH AS SOD-LINING AND/OR EROSION CONTROL NETTING SHOULD BE INSTALLED TO STABLIZE THE SWALE.
14. CONTRACTOR IS RESPONSIBLE FOR NOTIFYING ALL APPROPRIATE PARTIES PRIOR TO DISTURBANCE WITHIN ANY EXISTING EASEMENTS OR RIGHT-OF-WAYS.
15. SEE WAKE COUNTY EROSION CONTROL DETAILS AND SPECIFICATIONS, THE LATEST EDITION OF THE NCDEQ EROSION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL, AND PROPOSED NCDEQ EROSION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL REVISIONS FOR ADDITIONAL DESIGN SPECIFICATIONS, STANDARDS, & DETAILS.
16. CONTRACTOR TO PROVIDE GROUND COVER ON EXPOSED SLOPES WITHIN 14 CALENDAR DAYS FOLLOWING COMPLETION OF ANY PHASE OF GRADING. PERMANENT GROUND COVER FOR ALL DISTURBED AREAS WITHIN 14 DAYS FOLLOWING COMPLETION OF CONSTRUCTION OR DEVELOPMENT.
17. CONTRACTOR MUST KEEP PUBLIC ROADS CLEAN AT ALL TIMES OR A WASH STATION WILL BE REQUIRED. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.
18. NO DISTURBANCE SHALL TAKE PLACE TO WETLANDS OR WITHIN THE NEUSE RIVER BUFFERS PRIOR TO WRITTEN APPROVAL FROM THE U.S. ARMY CORPS OF ENGINEERS, NC DEQ, WAKE COUNTY, AND THE TOWN OF ZEBULON.
19. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE EROSION AND SEDIMENT CONTROL PLAN AND THE STATE OF NORTH CAROLINA DEPARTMENT OF ENVIRONMENT QUALITY GENERAL PERMIT TO DISCHARGE STORMWATER UNDER THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS. CONTRACTOR RESPONSIBLE FOR ALL REQUIRED MONITORING, REPORTING, INSPECTIONS, AND COMPLIANCE.
20. GENERAL CONTRACTOR SHALL DETERMINE THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
21. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
22. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOATATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
23. DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
24. TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORMWATER DISCHARGE INTO DRAINAGE DITCHES OR JURISDICTIONAL WATERS.
25. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER.
26. CONTRACTORS OR SUBCONTRACTORS SHALL BE RESPONSIBLE FOR REMOVING SEDIMENT FROM THE EROSION CONTROL BASINS AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.
27. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
28. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, DIVERSION DITCHES, ETC.) TO PREVENT EROSION.
29. ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY. THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.
30. WHEN A STONE CONSTRUCTION ENTRANCE HAS BEEN COVERED WITH SOIL OR HAS BEEN PUSHED INTO THE SOIL BY CONSTRUCTION TRAFFIC, IT SHALL BE REPLACED WITH A DEPTH OF STONE EQUAL TO THAT OF THE ORIGINAL APPLICATION.
31. STABILIZATION MEASURES SHALL BE APPLIED TO STRUCTURES SUCH AS DAMS, DIKES AND DIVERSIONS IMMEDIATELY AFTER INSTALLATION.
32. ANY GRADING BEYOND THE DISTURBED LIMITS SHOWN ON THE PLAN IS A VIOLATION OF THE NORTH CAROLINA EROSION CONTROL ORDINANCE, AND IS SUBJECT TO A FINE.
33. ON-SITE BURIAL PITS REQUIRE AN ON-SITE DEMOLITION LANDFILL PERMIT FROM THE ZONING ADMINISTRATOR.
34. ALL SEDIMENT AND EROSION CONTROL DEVICES SHALL BE INSPECTED DAILY BY THE PROJECT SUPERINTENDENT, BI-WEEKLY BY THE CONTRACTOR'S COMPLIANCE OFFICER, AND MONTHLY BY THE OWNER'S CONSTRUCTION MANAGER AND BY THE PROJECT SUPERINTENDENT AFTER EACH RAINFALL OCCURRENCE THAT EXCEEDS ONE-HALF (1/2) INCH. DAMAGED OR INEFFECTIVE DEVICES SHALL BE REPAIRED OR REPLACED, AS NECESSARY BY THE CONTRACTOR.
35. PROVIDE SILT FENCE AND/OR OTHER CONTROL DEVICES AS THEY MAY BE REQUIRED, TO CONTROL SOIL EROSION DURING UTILITY CONSTRUCTION. ALL DISTURBED AREAS SHALL BE CLEANED, GRADED, AND STABILIZED WITH GRASSING IMMEDIATELY AFTER THE UTILITY INSTALLATION.
36. CONTRACTOR RESPONSIBLE FOR FIELD ADJUSTING SILT FENCE OUTLET LOCATIONS AND ADDING ADDITIONAL SILT FENCE OUTLETS AS REQUIED BASED ON ACTUAL FIELD/DRAINAGE CONDITIONS.

EROSION CONTROL MAINTENANCE:

1. ALL MEASURES SHOWN ON THE EROSION AND SEDIMENTATION CONTROL PLANS, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT, WHICHEVER IS MORE STRINGENT, AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:
2. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND OF GRASS IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEEDED AS NEEDED TO MAINTAIN A HEALTHY STAND OF GRASS.
3. CONTRACTOR TO MAINTAIN ALL PROPOSED SILT / TREE PROTECTION FENCING AND ENSURE ITS FUNCTIONALITY THROUGHOUT THE CONSTRUCTION PROCESS. SEDIMENT BUILD-UP SHOULD BE REMOVED PROMPTLY AND ANY FAILURES SHOULD BE REPAIRED AS SOON AS POSSIBLE.
4. THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES SHOULD BE PERFORMED AS CONDITIONS DEMAND.
5. OUTLET STRUCTURES IN THE SEDIMENTATION BASINS SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
6. CONTRACTOR SHALL MAINTAIN AN EROSION CONTROL INSPECTION AND MAINTENANCE LOG ON SITE. COPIES OF THE LOG ARE TO BE GIVEN TO WAKE COUNTY IF REQUESTED.

WAKE COUNTY CONSTRUCTION SEQUENCE

1. SCHEDULE A PRECONSTRUCTION CONFERENCE WITH THE WATERSHED MANGER, KARYN PAGEAU. OBTAIN A LAND-DISTURBING PERMIT.
2. INSTALL GRAVEL CONSTRUCTION PAD, TEMPORARY DIVERSIONS, SILT FENCE, SEDIMENT BASINS OR OTHER MEASURES AS SHOWN ON THE APPROVED PLAN. CLEAR ONLY AS NECESSARY TO INSTALL THESE DEVICES. SEED TEMPORARY DIVERSIONS, BERMS AND BASINS IMMEDIATELY AFTER CONSTRUCTION.
3. CALL 919-796-8764 FOR AN ONSITE INSPECTION BY THE WATERSHED MANAGER TO OBTAIN A CERTIFICATE OF COMPLIANCE.
4. BEGIN CLEARING AND GRUBBING. MAINTAIN DEVICES AS NEEDED. ROUGH GRADE SITE.
5. INSTALL STORM SEWER, IF SHOWN, AND PROTECT INLETS WITH BLOCK AND GRAVEL INLET CONTROLS, SEDIMENT TRAPS OR OTHER APPROVED MEASURES AS SHOWN ON THE PLAN. BEGIN CONSTRUCTION, BUILDING, ETC.
6. STABILIZE SITE AS AREAS ARE BROUGHT UP TO FINISH GRADE WITH VEGETATION, PAVING, DITCH LININGS, ETC. SEED AND MULCH DENUDED AREAS PER GROUND STABILIZATION TIME FRAMES.
7. WHEN CONSTRUCTION IS COMPLETE AND ALL AREAS ARE STABILIZED COMPLETELY, CALL 919-796-8764 FOR AN INSPECTION BY THE WATERSHED MANAGER.
8. IF SITE IS APPROVED, REMOVE TEMPORARY DIVERSIONS, SILT FENCE, SEDIMENT BASINS, ETC., AND SEED OUT OR STABILIZE ANY RESULTING BARE AREAS. ALL REMAINING PERMANENT EROSION CONTROL DEVICES, SUCH AS VELOCITY DISSIPATORS, SHOULD NOW BE INSTALLED.
9. WHEN VEGETATION HAS BECOME ESTABLISHED, CALL FOR A FINAL SITE INSPECTION BY THE WATERSHED MANAGER, KARYN PAGEAU. OBTAIN A CERTIFICATE OF COMPLETION.

*SEE BELOW FOR A MORE DETAILED EROSION CONTROL SEQUENCE

STAGE I EROSION CONTROL CONSTRUCTION SEQUENCE

1. SCHEDULE A PRE-CONSTRUCTION MEETING WITH STORMWATER INSPECTOR, AFTER WHICH A LAND DISTURBANCE PERMIT WILL BE ISSUED.
2. FLAGGING OF ALL DISTURBED LIMITS SHALL BE PERFORMED PRIOR TO THE PRE-CONSTRUCTION MEETING. CONTRACTOR TO ALSO VERIFY ANY ADDITIONAL REQUIRED FLAGGING TO BE PERFORMED WITH WAKE COUNTY WATERSHED MANAGER AND HAVE IT COMPLETED PRIOR TO THE MEETING.
3. INSTALL GRAVEL CONSTRUCTION ENTRANCE, TEMPORARY HDPE PIPES, TEMPORARY DIVERSIONS, SILT FENCE, SEDIMENT BASINS, PERMANENT CULVERT, AND OTHER MEASURES AS SHOWN ON THE APPROVED PLAN. CLEAR ONLY AS NECESSARY TO INSTALL THESE DEVICES AND IN AREAS INDICATED. IN ORDER TO HANDLE EXCAVATED MATERIAL FROM SEDIMENT BASINS ONLY ONCE, CONTRACTOR TO CLEAR PROPOSED FILL AREAS AROUND BASINS SUFFICIENT TO PLACE AND COMPACT MATERIAL EXCAVATED TO CONSTRUCT SEDIMENT BASINS. SEED TEMPORARY DIVERSIONS, BERMS, AND BASINS IMMEDIATELY AFTER CONSTRUCTION.
4. SEED TEMPORARY DIVERSIONS, BERMS, AND BASINS IMMEDIATELY AFTER CONSTRUCTION. PRIOR TO SEEDING SEDIMENT BASINS, 4" OF TOPSOIL TO BE SPREAD OVER ALL DAM AND EMBANKMENT AREAS. ALL SEEDBED PREPARATION, SOIL AMENDMENTS, AND SEEDING TO BE AS SPECIFIED ON THIS SHEET.
5. CALL WAKE COUNTY WATERSHED MANAGER AT FOR AN ON-SITE INSPECTION TO OBTAIN A CERTIFICATE OF COMPLIANCE.
6. CLEAR AND GRUB REMAINDER OF SITE. BEGIN ROUGH GRADING. MAINTAIN DEVICES AS NEEDED THROUGHOUT CONSTRUCTION.
7. THIS ENDS STAGE I EROSION CONTROL CONSTRUCTION AND BY STARTING TO ROUGH GRADE SITE IS THE TRANSITION INTO PHASE II EROSION CONTROL CONSTRUCTION.

STAGE II EROSION CONTROL CONSTRUCTION SEQUENCE

1. CONTINUE ROUGH GRADING OF SITE.
2. CONTRACTOR TO GRADE TO THE MAXIMUM EXTENT POSSIBLE AROUND THE BASIN PRIOR TO REMOVAL. CONTRACTOR TO WORK WITH THE WAKE COUNTY WATERSHED MANAGER TO DETERMINE THE APPROPRIATE TIME TO REMOVE BASINS 18.9 AND 18.2.
3. START INSTALLATION OF RETAINING WALLS.
4. STABILIZE SITE AS AREAS ARE BROUGHT UP TO FINISHED GRADE WITH VEGETATION, DITCH LININGS, SLOPE MATTING, ETC. SEED AND MULCH DENUDED AREAS WITHIN FOURTEEN (14) DAYS OF COMPLETION OF ANY PHASE OF CONSTRUCTION. ALL SEEDBED PREPARATION, SOIL AMENDMENTS, AND SEEDING TO BE AS SPECIFIED.
5. INSTALL PERMANENT STORM SEWER AND REMOVE TEMPORARY CLEAN WATER DITCH.
6. INSTALL REMAINDER OF STORM SEWER AT THE APPROPRIATE TIME DURING ROUGH GRADING OF THE SITE AND PROTECT INLETS WITH BLOCK AND GRAVEL INLET CONTROLS, SEDIMENT TRAPS OR OTHER APPROVED MEASURES AS SHOWN ON THE PLANS AND DETAILS.
7. AS GRADING CONTINUES ADJUST EROSION CONTROL MEASURES.
8. BEGIN UTILITY CONSTRUCTION.
9. BEGIN ROADWAY CONSTRUCTION, ETC.
10. BEGIN CURB AND GUTTER INSTALLATION. AT THE APPROPRIATE TIME AS UTILITY AND ROADWAY CONSTRUCTION PROGRESSES, FINE GRADE SITE, AND BACKFILL CURB.
11. THIS ENDS STAGE II EROSION CONTROL CONSTRUCTION AND BY STARTING TO FINE GRADE SITE IS THE TRANSITION INTO PHASE III EROSION CONTROL CONSTRUCTION.

STAGE III EROSION CONTROL CONSTRUCTION SEQUENCE

1. CONTINUE WITH CURB AND GUTTER, STONE, AND ASPHALT INSTALLATION.
2. ONCE CURB AND ASPHALT INSTALLATION IS COMPLETED AT THE VARIOUS INLETS, PROTECT INLETS WITH GUTTERBUDDY DEVICES OR APPROVED EQUALS.
3. STABILIZE SITE AS AREAS ARE BROUGHT UP TO FINISHED GRADE WITH VEGETATION, PAVING, DITCH LININGS, SLOPE MATTING, ETC. SEED AND MULCH DENUDED AREAS WITHIN FOURTEEN (14) DAYS OF COMPLETION OF ANY PHASE OF CONSTRUCTION. ALL SEEDBED PREPARATION, SOIL AMENDMENTS, AND SEEDING TO BE AS SPECIFIED ON THIS SHEET.
4. REMOVE ANY REMAINING STOCKPILE AREAS.
5. ONCE AREAS UPSTREAM OF SEDIMENT BASIN 18.1 ARE STABILIZED, ADJUST THE POND CONTOURS TO THE FINAL DESIGN GRADES.
6. WHEN CONSTRUCTION IS COMPLETE AND ALL AREAS ARE STABILIZED COMPLETELY, CALL THE WAKE COUNTY WATERSHED MANAGER FOR AN INSPECTION.
7. IF SITE IS APPROVED, REMOVE TEMPORARY DIVERSIONS, SILT FENCE, SEDIMENT BASINS, ETC. AND SEED OUT OR STABILIZE ANY RESULTING BARE AREAS. ALL REMAINING PERMANENT EROSION CONTROL DEVICES, SUCH AS VELOCITY DISSIPATERS, SHOULD NOW BE INSTALLED.
8. ONCE VEGETATION HAS BECOME ESTABLISHED, CONSTRUCTION IS APPROXIMATELY 75% BUILT-OUT, THE SITE IS NEARLY STABILIZED, AND THE TOWN INSPECTOR HAS GIVEN APPROVAL, SEDIMENT BASINS ARE TO BE CONVERTED AND PERMANENT BMP STORM WATER DEVICES SHOULD BE INSTALLED AND FINALIZED TO THEIR FULL DESIGN SPECIFICATIONS. ONCE PLANTED, CONTRACTOR RESPONSIBLE FOR PROTECTING WETLAND PLANTINGS FROM SEDIMENTATION.
9. CALL FOR A SITE INSPECTION BY THE WAKE COUNTY WATERSHED MANAGER.
10. SITE STABILIZATION IS REQUIRED PRIOR TO FINAL APPROVAL. GRASS UTILIZED AS PERMANENT GROUND COVER MUST BE AT A MOWABLE HEIGHT THAT GENERALLY PROVIDES AT LEAST 80% COVERAGE THROUGHOUT THE SITE, WITH NO LARGE BARE PATCHES OR EVIDENCE OF EROSION.
11. ONCE GRADING IS COMPLETE, TEMPORARY MEASURES ARE REMOVED, AND THE SITE IS STABILIZED CALLTO SCHEDULE A STORMWATER FINAL INSPECTION.

SEEDING SCHEDULE (PER WAKE COUNTY)

(PER WAKE COUNTY)

FOR SHOULDERS, SIDE DITCHES, SLOPES (MAX 3:1):

DATE	TYPE	PLANTING RATE
AUG 15 - NOV 1	TALL FESCUE	300 LBS/ACRE
NOV 1 - MAR 1	TALL FESCUE & ABRUZZI RYE	300 LBS/ACRE
MAR 1 - APR 15	TALL FESCUE	300 LBS/ACRE
APR 15-JUN 30	HULLED COMMON BERMUDAGRASS	25 LBS/ACRE
JUL 1- AUG 15	TALL FESCUE AND BROWNTOP MILLET OR SORGHUM-SUDAN HYBRIDS**	

FOR SHOULDERS, SIDE DITCHES, SLOPES (3:1 TO 2:1):

DATE	TYPE	PLANTING RATE
MAR 1 - JUN 1	SERICEA LESPEDEZA (SCARIFIED) AND FOLLOWING COMBINATIONS:	USE THE 50 LBS/ACRE (SERICEA LESPEDEZA);
MAR 1 - APR 15	ADD TALL FESCUE	120 LBS/ACRE
MAR 1 - JUN 30	OR ADD WEEPING LOVE GRASS	10 LBS/ACRE
MAR 1 - JUN 30	OR ADD HULLED COMMON BERMUDAGRASS	25 LBS/ACRE
JUN 1 - SEPT 1	TALL FESCUE AND BROWNTOP MILLET OR SORGHUM-SUDAN HYBRIDS**	
SEPT 1 - MAR 1	SERICEA LESPEDEZA (UNHULLED - UNSCARIFIED) AND TALL FESCUE	
NOV 1 - MAR 1	AND ABRUZZI RYE	25 LBS/ACRE

CONSULT SEEC ENVIRONMENTAL ENGINEERS FOR ADDITIONAL INFORMATION CONCERNING OTHER ALTERNATIVES FOR VEGETATION OF DENUDED AREAS. THE ABOVE VEGETATION RATES ARE THOSE THAT DO WELL UNDER LOCAL CONDITIONS; OTHER SEEDING RATE COMBINATIONS ARE POSSIBLE.

** TEMPORARY. RESEED ACCORDING TO OPTIMUM SEASON FOR DESIRED PERMANENT VEGETATION. DO NOT ALLOW TEMPORARY COVER TO GROW MORE THAN 12" IN HEIGHT BEFORE MOWING; OTHERWISE, FESCUE MAY BE SHADED OUT.

STABILIZATION NOTES:

1. STABILIZE PERMANENT SWALES WITH SEED AND MATTING AS SHOWN.
2. PRIOR TO INSTALLATION OF SLOPE AND SWALE MATTING, SOIL TO BE PREPARED AND SEEDED IN ACCORDANCE WITH THE SEEDBED PREPARATION, SOIL AMENDMENTS, AND SEEDING SCHEDULE AS SHOWN ON THIS SHEET.
3. ALL SLOPE AND SWALE MATTING CAN BE INSTALLED AS APPROVED EQUALS AND ARE TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS STANDARDS, SPECIFICATIONS, AND INSTRUCTIONS.
4. IN LIEU OF MATTING, DEVELOPER MAY USE JUNIPER OR OTHER VEGETATION TYPES CAPABLE OF STABILIZING SLOPES GREATER THAN 3:1.

SEEDBED PREPERATION

1. CHISEL COMPACTED AREAS AND SPREAD TOPSOIL FOUR INCHES DEEP OVER ADVERSE SOIL CONDITIONS AS WELL AS ALL AREAS TO BE SEEDED/SODDED, AS AVAILABLE. SEE TOPSOIL STOCKPILE NOTES.
2. RIP THE ENTIRE AREA TO SIX INCHES DEEP.
3. REMOVE ALL LOOSE ROCK, ROOTS AND OTHER OBSTRUCTIONS, LEAVING SURFACE REASONABLY SMOOTH AND UNIFORM.
4. APPLY AGRICULTURAL LIME, FERTILIZER AND SUPERPHOSPHATE UNIFORMLY AND MIX WITH SOIL (SEE AMENDMENTS BELOW).
5. CONTINUE TILLAGE UNTIL A WELL-PULVERIZED, FIRM, REASONABLY UNIFORM SEEDBED IS PREPARED FOUR TO SIX INCHES DEEP.
6. SEED ON A FRESHLY PREPARED SEEDBED AND COVER SEED LIGHTLY WITH SEEDING EQUIPMENT OR CULTIPACK AFTER SEEDING.
7. MULCH IMMEDIATELY AFTER SEEDING AND ANCHOR MULCH.
8. INSPECT ALL SEEDED AREAS AND MAKE NECESSARY REPAIRS OR RESEEDINGS WITHIN THE PLANTING SEASON, IF POSSIBLE. IF STAND SHOULD BE MORE THAN 60% DAMAGED, RE-ESTABLISH FOLLOWING THE ORIGINAL LIME, FERTILIZER AND SEEDING RATES.
9. CONSULT SEEC ENVIRONMENTAL ENGINEERS ON MAINTENANCE TREATMENT AND FERTILIZATION AFTER PERMANENT COVER IS ESTABLISHED.

SOIL AMENDMENTS TO APPLY (PER WAKE COUNTY)

AGRICULTURAL LIMESTONE - 2 TONS/ACRE (3 TONS/ACRE IN CLAY SOILS)

FERTILIZER - 1,000 LBS/ACRE - 10-10-10

SUPERPHOSPHATE - 500 LBS/ACRE - 20% ANALYSIS

MULCH - 2 TONS/ACRE - SMALL GRAIN STRAW

ANCHOR - ASPHALT EMULSION AT 400 GALS/ACRE

STABILIZE ALL SLOPES GREATER THAN 3:1 (TEMPORARY OR PERMANENT) WITH SEED AND NAG SC150 MATTING (UNLESS OTHERWISE NOTED) AS SHOWN ON THIS PLAN WITHIN 14 DAYS OF COMPLETION

EXISTING UTILITIES NOTE:

CONTRACTOR TO CONTACT AND COORDINATE WITH ALL APPROPRIATE COMPANIES FOR THE REMOVAL AND / OR RELOCATION OF EXISTING UTILITIES (I.E. POWER, PHONE, ETC.) AS REQUIRED.

PRELIMINARY FOR REVIEW ONLY

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT THOMAS F. CRAVEN

811 Know what's below. Call before you dig.

NOTE:

ALL SILT FENCING AND TREE PROTECTION FENCING SHOWN SHALL BE PLACED AT THE LIMIT OF DISTURBANCE

STOCKPILE HEIGHT SHALL NOT EXCEED 35 FEET.

SEE SHEET C8.01 & 8.02 FOR ADDITIONAL NOTES, DETAILS, AND CONSTRUCTION SEQUENCING INFORMATION PER WAKE COUNTY

BARRINGTON PHASE 5 RESIDENTIAL OVERALL DISTURBED AREA: 28.0 AC

CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION

ELECTRONIC APPROVAL: THIS APPROVAL IS BEING ISSUED 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 THIS APPROVAL.

CITY OF RALEIGH DEVELOPMENT APPROVAL _____

RALEIGH WATER REVIEW OFFICER _____

BARRINGTON SUBDIVISION PHASE 5

SPONSORED BY: DFC BARRINGTON, LLC — ZEBULON, NORTH CAROLINA

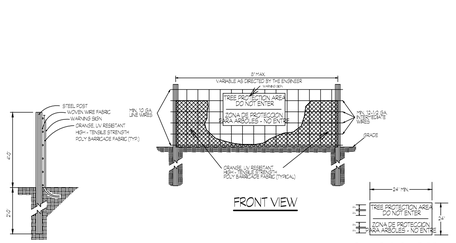
SCALE:	N/A
DATE:	XX/XX/2024
PROJECT NUMBER:	0021-009.001
CLIENT:	DREAM FINDERS HOMES, LLC
PLAN TYPE:	CONSTRUCTION DRAWINGS

EROSION NOTES AND SEEDING

RELEASED FOR CONSTRUCTION DATE: (SEE COVER) ■ NO ☐ YES

PRIEST, CRAVEN & ASSOCIATES, INC.
LAND USE CONSULTANTS PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS
3803 - B Computer Drive, Suite 104 Raleigh, N.C. 27609 . Phone 919 / 781-0300 . Fax 919 / 782-1288 . Email PCA@PriestCraven.com / Firm #: C-0488

SHEET # C8.00

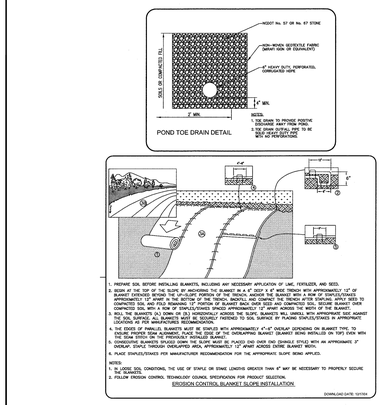


NOTES:

1. WARNING SIGNS TO BE MADE OF DURABLE, WEATHERPROOF MATERIAL.
2. LETTERS TO BE 3" HIGH MINIMUM, CLEARLY LEGIBLE AND SPACED AS DETAILED.
3. SIGNS SHALL BE PLACED AT 150' MAXIMUM INTERVALS.
4. PLACE A SIGN AT EACH END OF LINEAR TREE PROTECTION AND 150' ON CENTER THEREAFTER.
5. FOR TREE PROTECTION AREAS LESS THAN 200' IN PERIMETER, PROVIDE NO LESS THAN ONE SIGN PER PROTECTION AREA.
6. ATTACH SIGNS SECURELY TO FENCE POSTS AND FABRIC MAINTAIN TREE PROTECTION FENCE THROUGHOUT DURATION OF PROJECT. ADDITIONAL SIGNS MAY BE REQUIRED BY TOWN OF MORRISVILLE INSPECTIONS DEPARTMENT BASED ON ACTUAL FIELD CONDITIONS.
7. FENCING TO BE PLACED A MIN. OF 1' FROM DRIPLINE
8. PLACE FENCE AT GRADING/CLEARING LIMIT LINE .2.
9. AT THE START OF GRADING INVOLVING THE LOWERING OF EXISTING GRADE AROUND A TREE OR STIPPING OF TOPSOIL A CLEAN, SHARP, VERTICAL CUT SHALL BE MADE AT THE EDGE OF THE TREE SAVE AREA AT THE SAME TIME AS OTHER EROSION CONTROL MEASURES ARE INSTALLED.
10. THE TREE PROTECTION FENCING SHALL BE INSTALLED ON THE SIDE OF THE CUT FARTHEST AWAY FROM THE TREE TRUNK AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IN THE VICINITY OF THE TREES IS COMPLETE.
11. NO STORAGE OF MATERIALS,FILLOR EQUIPMENT AND NO TRESSPASSING SHALL BE ALLOWED WITHIN THE BOUNDARY OF THE PROTECTED AREA.

STANDARD TREE PROTECTION DETAIL

NOTE FOR TREE PROTECTION ONLY



EROSION CONTROL BLANKET SLOPE INSTALLATION

NOTE

INSTALL ALL EROSION CONTROL MATTING PER CURRENT MANUFACTURERS INSTRUCTIONS, DIRECTIONS, AND DETAILS.

FAIRCLOTH ORIFICE SIZING CHART

feet = 4,803 = 8.12 square inches of orifice required. Calculate the orifice radius using Area = π r² and solving for r, r = √(8.12/3.14) and r = 1.61". As a practical matter 1.6" is about as close as the cutter can be adjusted and the orifice cut.

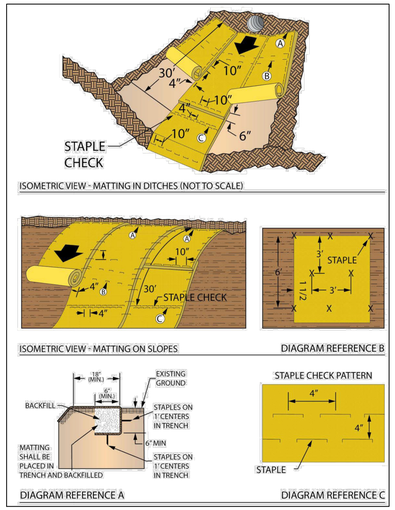
Factors (in cubic feet of flow per square inch of opening through a round orifice with the head for that skimmer and for the drawdown times shown) for determining the orifice radius for a basin's volume to be drained. This quick method works because the orifice is centered and has a constant head (given above in Step 1).

1¼" skimmer:	960 to drain in 24 hours	3,840 to drain in 4 days
	1,920 to drain in 2 days	5,720 to drain in 7 days
	2,880 to drain in 3 days	
2" skimmer:	1,123 to drain in 24 hours	4,492 to drain in 4 days
	2,246 to drain in 2 days	7,861 to drain in 7 days
	3,369 to drain in 3 days	
2½" skimmer:	1,270 to drain in 24 hours	5,080 to drain in 4 days
Revised 11-5-07	2,540 to drain in 2 days	8,890 to drain in 7 days
	3,810 to drain in 3 days	
3" skimmer:	1,382 to drain in 24 hours	5,528 to drain in 4 days
	2,765 to drain in 2 days	9,677 to drain in 7 days
	4,146 to drain in 3 days	
4" skimmer:	1,601 to drain in 24 hours	6,404 to drain in 4 days
Revised 11-5-07	3,202 to drain in 2 days	11,207 to drain in 7 days
	4,803 to drain in 3 days	
6" skimmer:	1,642 to drain in 24 hours	6,568 to drain in 4 days
	3,283 to drain in 2 days	11,491 to drain in 7 days
	4,926 to drain in 3 days	
6" skimmer:	1,814 to drain in 24 hours	7,256 to drain in 4 days
	3,628 to drain in 2 days	12,701 to drain in 7 days
	5,442 to drain in 3 days	
8" skimmer:	1,987 to drain in 24 hours	7,948 to drain in 4 days
	3,974 to drain in 2 days	13,909 to drain in 7 days
	5,961 to drain in 3 days	

J. W. Faircloth & Son, Inc.
Post Office Box 787
412-A Buttonwood Drive
Hillsborough, North Carolina 27278
Telephone (919) 732-1344 FAX (919) 732-1266
Faircloth@skimmer.com jwfaircloth@embarqmail.com

Orifice sizing Revised 2-3-01; 3-3-06; 3-1-07; 11-6-07

November 6, 2007



TEMPORARY LINER DETAIL

FILTER BASIN MAINTENANCE REQUIREMENTS

I. GENERAL MAINTENANCE
- A. MAINTAIN ALL FILTER BASINS PER NCDENR STANDARDS AND SPECIFICATIONS.
- B. SEDIMENT BASIN SHALL BE CLEANED OUT REGULARLY AND VEGETATIVE COVER ESTABLISHED
- C. CLEAN OUT FOREBAYS AFTER EACH RUNOFF EVENT.

II. INSPECT MONTHLY, OR AFTER EVERY RUNOFF- PRODUCING RAINFALL EVENT, WHICHEVER COMES FIRST
- A. REMOVE DEBRIS FROM THE TRASH RACK.
- B. CHECK AND CLEAR THE ORIFICE OF ANY OBSTRUCTIONS.
- C. CHECK THE POND SIDE SLOPES. REMOVE TRASH, REPAIR ERODED AREAS BEFORE THE NEXT RAINFALL EVENT.
- D. REMOVE ALL WOODY VEGETATION FROM THE EMBANKMENT.

III. QUARTERLY OR AS REQUIRED
- A. INSPECT THE COLLECTION SYSTEM (I.E., CATCH BASINS, PIPING) FOR PROPER FUNCTIONING.
- B. CLEAR ACCUMULATED TRASH FROM BASIN GRATES AND BASIN BOTTOMS, AND CHECK PIPING FOR OBSTRUCTIONS.
- C. CHECK POND INLET PIPES FOR UNDERCUTTING, REPLACE RIP RAP, AND REPAIR BROKEN PIPES. REPAIR ERODED AREAS IMMEDIATELY.

IV. EVERY 6 MONTHS OR AS REQUIRED
- A. REMOVE ACCUMULATED SEDIMENT FROM THE BOTTOM OF THE OUTLET

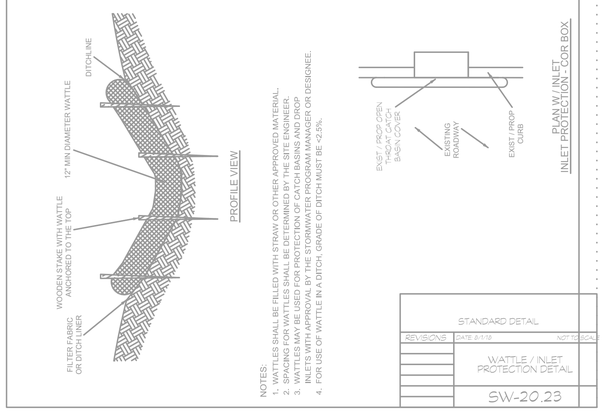
EMBANKMENT CONSTRUCTION PROCEDURES AND REQUIREMENTS

1. NO WORK SHALL TAKE PLACE ON THE DAM WITHOUT COORDINATING THE OBSERVATION AND TESTING OF THE PROJECT GEOTECHNICAL ENGINEER. ALL SOIL MATERIALS ARE TO BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO INCORPORATION INTO THE EMBANKMENT.
2. INSTALL EROSION CONTROL DEVICES PER THE PLAN, CALL FOR INSPECTION AND OBTAIN CERTIFICATE OF COMPLIANCE.
3. CUT ALL TREES AND REMOVE ALL EXISTING VEGETATION FROM THE EMBANKMENT SITE.
4. GRUB ALL TREE STUMPS, REMOVE ALL ROOT MAT, TOPSOIL, ORGANICS, POCKETS OF LOOSE SAND, GRAVEL, AND ANY UNSUITABLE MATERIAL FOUND ALONG THE EMBANKMENT SITE.
5. THE CONTRACTOR SHALL TAKE THE APPROPRIATE MEASURES AS NECESSARY TO PROTECT THE AREA OF CONSTRUCTION FROM STREAM FLOW AND STORMWATER RUNOFF.
6. EXCAVATE, BACKFILL AND COMPACT THE CUT OFF TRENCH PER THE PLANS AND DIRECTION OF THE GEOTECHNICAL ENGINEER.
7. INSTALL OUTLET STRUCTURE AS INDICATED ON THE PLAN.
8. REMOVE ANY LOOSE OR SOFT, WET SOILS FROM THE AREA AND BACKFILL. ALL VISIBLE ORGANIC DEBRIS SUCH AS ROOTS AND LIMBS SHALL BE REMOVED FROM THE FILL MATERIAL PRIOR TO COMPACTION TO THE REQUIRED DENSITY. SOILS WITH ORGANIC MATTER CONTENT EXCEEDING 5% BY WEIGHT SHALL NOT BE USED. STONES GREATER THAN 3-INCHES SHALL BE REMOVED FROM FILL PRIOR TO COMPACTION.
9. FOUNDATION AREAS MAY REQUIRE UNDERCUTTING OF COMPRESSIBLE AND/OR UNSUITABLE SOILS IN ADDITION TO THAT INDICATED ON THE PLANS. ALL SUCH UNDERCUTTING SHALL BE PERFORMED AT THE DISCRETION OF THE GEOTECHNICAL ENGINEER AND SHALL BE MONITORED AND DOCUMENTED. NO PORTIONS OF THE FOUNDATION SOILS MAY BE STABILIZED WITH CRUSHED STONE.
10. PLACE EMBANKMENT MATERIAL IN 8 INCH LOOSE LIFTS AND COMPACT TO A DENSITY OF AT LEAST 95% STANDARD PROCTOR. COMPACTION TESTING SHALL BE PERFORMED BY THE GEOTECHNICAL ENGINEER AT LOCATIONS AND FREQUENCY TO BE DETERMINED BY THE GEOTECHNICAL ENGINEER BASED ON THEIR JUDGMENT AND EXPERIENCE. SCARIFY EACH LIFT TO FORM A GOOD BOND WITH THE NEXT LIFT. BENCH EACH LIFT INTO THE EXISTING SLOPE. TESTS FOR PERCENT COMPACTION OF THE PLACED FILL IN THE DAM MUST BE PERFORMED AS QUALITY CONTROL FOR THE CONSTRUCTION OF THE DAM. CONTRACTOR SHALL COORDINATE SO THAT THESE TESTS CAN BE DONE. ALL PORTIONS NOT CONFORMING TO THE SPECIFIED DEGREE OF COMPACTION SHALL BE REWORKED OR REBUILT. ALL PORTIONS MUST ACHIEVE SPECIFIED MINIMUM DEGREE OF COMPACTION.
11. THE EMBANKMENT FILL SHALL BE SLIGHTLY SLOPED TOWARD DOWNSTREAM TO PROMOTE THE DRAINAGE OF SURFACE WATER DURING CONSTRUCTION.
12. THE SURFACE OF THE EMBANKMENT SHALL BE SEALED OFF WITH A SMOOTH DRUM ROLLER PRIOR TO ANY PROLONGED DELAY SUCH AS AT THE END OF THE WEEK OR BEFORE A FORECASTED STORM. SCARIFY THE SMOOTH SURFACE BEFORE PLACING THE NEXT LIFT.
13. ANY EMBANKMENT FILL MATERIAL THAT IS FROZEN OR SOFTENED BY SURFACE WATER OR ICE SHALL BE REMOVED PRIOR TO THE PLACEMENT OF THE NEXT LIFT.
14. ANY COMPACTION WITHIN THREE FEET FROM THE CONCRETE WALLS AND OTHER STRUCTURES SHALL BE PERFORMED BY A PORTABLE COMPACTER TO AVOID DAMAGE TO THE STRUCTURE. THE MAXIMUM LOOSE LIFT THICKNESS SHALL BE 4 INCHES, AND MINIMUM COMPACTION SHALL BE TO 95% STANDARD PROCTOR. COMPACTION TESTING FREQUENCY SHALL BE AS DETERMINED BY THE GEOTECHNICAL ENGINEER.
15. EARTHWORK COMPACTION WITHIN 3-FEET OF ANY STRUCTURES SHALL BE ACCOMPLISHED BY MEANS OF HAND TAMPERS, MANUALLY DIRECTED POWER TAMPERS OR PLATE COMPACTORS OR MINIATURE SELF-PROPELLED ROLLERS.
16. THE CONSTRUCTION SITE SHALL BE KEPT DRY AT ALL TIMES BY MEANS OF COFFERDAMS, SUMP PUMPS, TRENCHES, PIPES AND ANY OTHER MEASURES OR EQUIPMENT THAT IS REQUIRED.
17. MOISTURE CONTENT OF THE EMBANKMENT FILL DURING PLACEMENT SHALL BE NO MORE THAN 1% BELOW TO 2% ABOVE OPTIMUM MOISTURE CONTENT, DEPENDING ON CONDITIONS, DRYING OR SPRINKLING MAY BE REQUIRED DURING CONSTRUCTION.
18. THE EMBANKMENT FILL SHALL BE PLACED AND COMPACTED IN A UNIFORM, CONTINUOUS FASHION. CONTROLLED FILL, AS SPECIFIED BY THE GEOTECHNICAL ENGINEER.
19. LOOSE LAYERS WITHIN 3-FEET OF EITHER SIDE OF THE PRINCIPAL SPILLWAY PIPE TO A DEPTH OF 2-FEET OVER THE PIPE) AND SHALL BE COMPACTED TO A DENSITY OF NO LESS THAN 95% OF THE STANDARD PROCTOR MAXIMUM DENSITY IN A MOISTURE CONTENT OF +/- 2% OF THE OPTIMUM MOISTURE CONTENT IN ACCORDANCE WITH ASTM D698, OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER.
20. NO COMPACTION BY DROP WEIGHTS FROM A CRANE OR HOIST IS ALLOWED.
21. AFTER CONSTRUCTION, A 4-INCH LAYER OF TOP SOIL IS TO BE PLACED ON THE DISTURBED EMBANKMENT SURFACE AND THE AREA SEEDED AND MULCHED OR HYDROSSEEDED.
22. THE GROUND COVER FOR THE DAM EMBANKMENT SHALL BE A K-31 TALL FESCUE COVER. A 4-IN DEPTH OF TOPSOIL ON THE DAM IS REQUIRED PRIOR TO SEEDING/MULCHING.

BASIN REMOVAL SEQUENCE:

1. SCHEDULE A SITE MEETING WITH THE WAKE COUNTY WATERSHED MANAGER TO DETERMINE IF THE BASINS CAN BE REMOVED YET. INSTALL SILT FENCING OR OTHER TEMORARY EROSION CONTROL MEASURES AS NEEDED PRIOR TO REMOVAL OF CUSTOM BASINS.
2. REMOVE CUSTOM BASIN(S) AND ASSOCIATED TEMPORARY DIVERSION DITCHES. IF CULVERT PIPES NEED TO BE EXTENDED, PERFORM THIS OPERATION AT THIS TIME. FINE GRADE AREA IN PREPARATION FOR SEEDING.
3. PERFORM SEEDBED PREPARATION, SEED, MULCH AND ASPHALT TACK ANY RESULTING BARE AREAS.
4. INSTALL VELOCITY DISSIPATORS AND/OR LEVEL SPREADERS AS REQUIRED ON THE EROSION CONTROL PLAN.
5. WHEN SITE IS FULLY STABILIZED, CALL WAKE COUNTY WATERSHED MANAGER FOR APPROVAL OF REMOVING REMAINING TEMPORARY EROSION CONTROL MEASURES AND ADVICE ON WHEN SITE CAN BE ISSUED A CERTIFICATE OF COMPLETION.

811 Know what's below. Call before you dig.



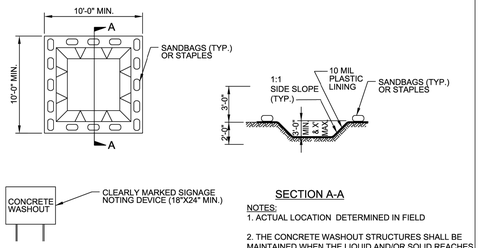
NOTES:
1. WATTLES SHALL BE FILLED WITH STRAW OR OTHER APPROVED MATERIAL.
2. SPACING FOR WATTLES SHALL BE DETERMINED BY THE SITE ENGINEER.
3. WATTLES MAY BE USED FOR PROTECTION OF CATCH BASINS AND DROP INLETS WHERE SHEET FLOW IS THE PREDOMINANT FLOW PATTERN AS DIRECTED BY THE ENGINEER OR DESIGNEE.
4. FOR USE OF WATTLE IN A DITCH, GRADE OF DITCH MUST BE <2.5%

STANDARD DETAIL

REVISIONS	DATE 8-1-19	NOT TO SCALE
	WATTLE / INLET PROTECTION DETAIL	
	SW-20.23	

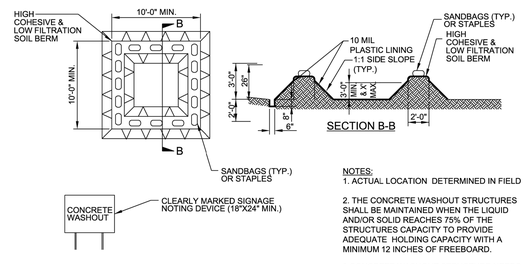
WITH LINER, NO GRAVEL APPROACH

ONSITE CONCRETE WASHOUT STRUCTURE WITH LINER



NOTES:
1. ACTUAL LOCATION DETERMINED IN FIELD
2. THE CONCRETE WASHOUT STRUCTURES SHALL BE MAINTAINED WHEN THE LIQUID AND/OR SOLID REACHES 75% OF THE STRUCTURES CAPACITY.
3.CONCRETE WASHOUT STRUCTURE NEEDS TO BE CLEARY MARKED WITH SIGNAGE NOTING DEVICE.

BELOW GRADE WASHOUT STRUCTURE
NOT TO SCALE



NOTES:
1. ACTUAL LOCATION DETERMINED IN FIELD
2. THE CONCRETE WASHOUT STRUCTURES SHALL BE MAINTAINED WHEN THE LIQUID AND/OR SOLID REACHES 75% OF THE STRUCTURES CAPACITY TO PROVIDE ADEQUATE HOLDING CAPACITY WITH A MINIMUM 12 INCHES OF FREEBOARD.
3.CONCRETE WASHOUT STRUCTURE NEEDS TO BE CLEARY MARKED WITH SIGNAGE NOTING DEVICE.

ABOVE GRADE WASHOUT STRUCTURE
NOT TO SCALE

PRELIMINARY DESIGN NOT FOR CONSTRUCTION

FILTER BASIN NOTES

ALL FILTER BASINS TO BE CLEANED AT MAXIMUM 6 MONTH INTERVALS OR AS REQUIRED.

WITH THE APPROVAL OF THE INSPECTOR, THE BASIN DIMENSIONS MAY BE ALTERED TO ADJUST FOR FIELD CONDITIONS AND EXISTING TREES, AS LONG AS THE VOLUME OF THE BASIN IS NOT DECREASED.

REQUIRED VOLUME & SURFACE AREA SHOWN IS BASED ON THE MAXIMUM DISTURBED / DRAINAGE AREA DRAINING TO BASIN (I.E. GREATER OF PRE / POST GRADING CONDITIONS.)

PRELIMINARY FOR REVIEW ONLY

CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION

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CITY OF RALEIGH DEVELOPMENT APPROVAL _____

RALEIGH WATER REVIEW OFFICER _____

BARRINGTON SUBDIVISION PHASE 5

SPONSORED BY: DFC BARRINGTON, LLC — ZEBULON, NORTH CAROLINA

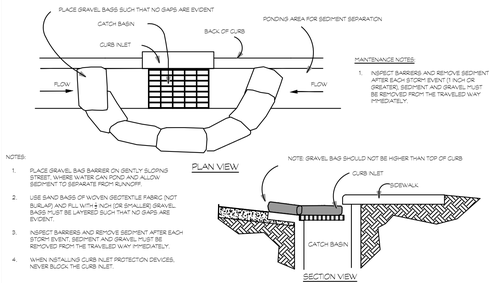
SCALE:	N/A
DATE:	XX/XX/2024
PROJECT NUMBER:	0021-009.001
CLIENT:	DREAM FINDERS HOMES, LLC
PLAN TYPE:	CONSTRUCTION DRAWINGS

EROSION NOTES AND DETAILS

RELEASED FOR CONSTRUCTION DATE (SEE COVER) ■ NO ☐ YES

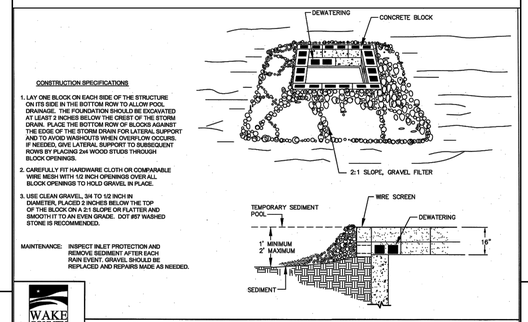
PRIEST, CRAVEN & ASSOCIATES, INC.
LAND USE CONSULTANTS PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS
3803 - B Computer Drive, Suite 104 Raleigh, N.C. 27609 , Phone 919 / 781-0300 , Fax 919 / 782-1288 , Email PCA@PriestCraven.com / Firm #: C-0488

SHEET # C8.01



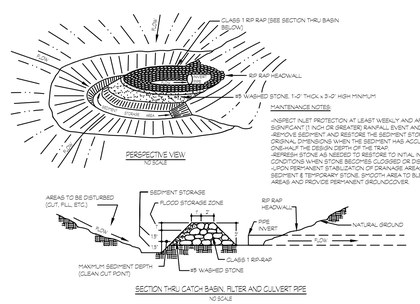
STANDARD GRAVEL BAG CURB INLET PROTECTION

EFFECTIVE: 01/31/08



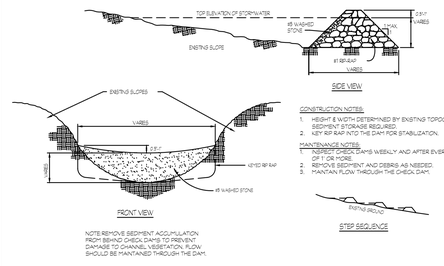
STANDARD BLOCK & GRAVEL DROP INLET PROTECTION

EFFECTIVE: 01/31/08



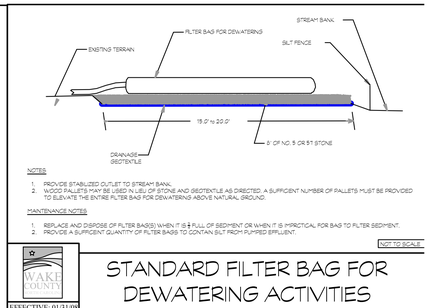
STANDARD HORSESHOE INLET PROTECTION

EFFECTIVE: 01/31/08



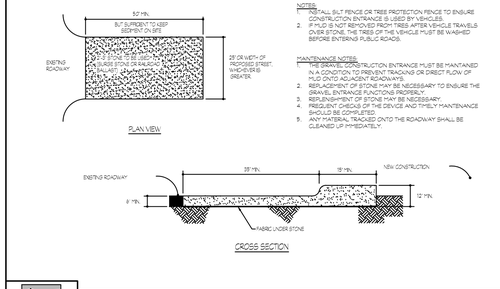
STANDARD CHECK DAM

EFFECTIVE: 01/31/08



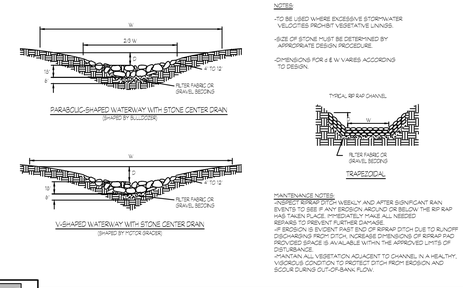
STANDARD FILTER BAG FOR DEWATERING ACTIVITIES

EFFECTIVE: 01/31/08



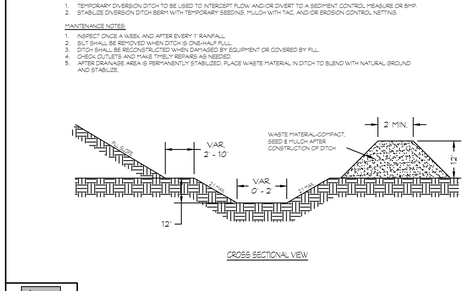
STANDARD CONSTRUCTION ENTRANCE

EFFECTIVE: 01/31/08



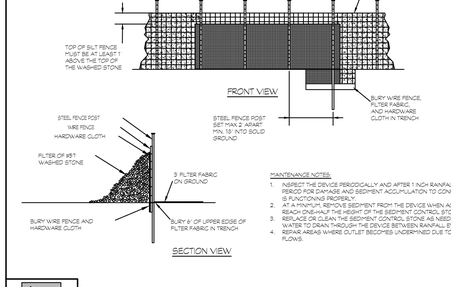
STANDARD RIP-RAP LINED CHANNELS

EFFECTIVE: 01/31/08



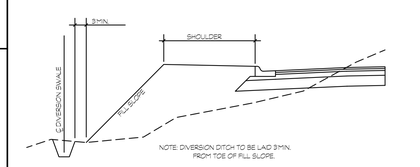
STANDARD TEMPORARY DIVERSION DITCH

EFFECTIVE: 01/31/08

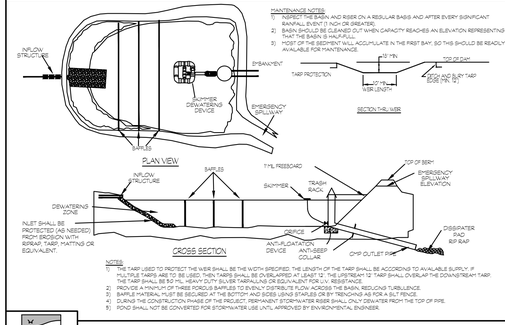


STANDARD SILT FENCE OUTLET

EFFECTIVE: 01/31/08

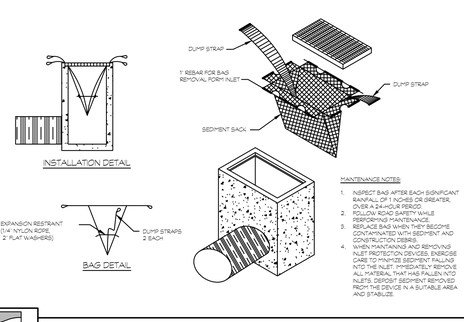


FILL SLOPE PROTECTION METHOD



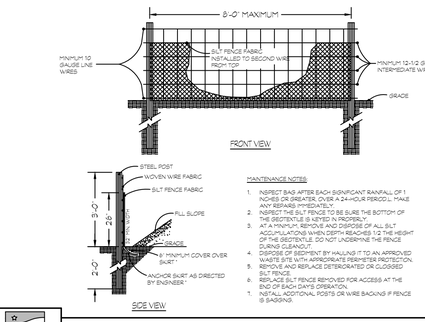
STANDARD SKIMMER ATTACHED TO PERMANENT RISER

EFFECTIVE: 01/31/08



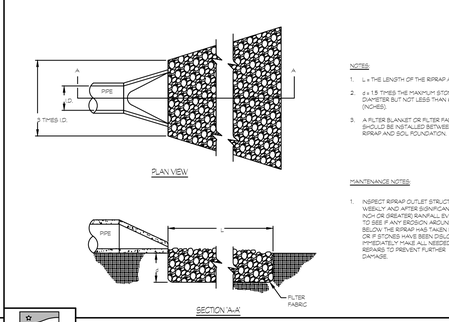
STANDARD SILT BAG - INLET SEDIMENT CONTROL DEVICE

EFFECTIVE: 01/31/08



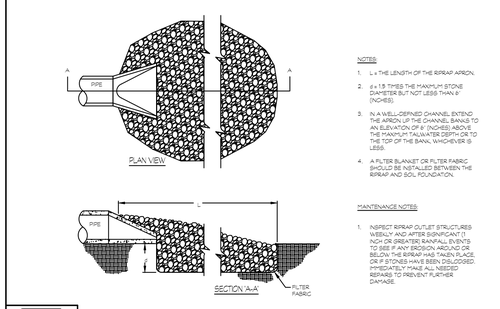
STANDARD TEMPORARY SILT FENCE

EFFECTIVE: 01/31/08



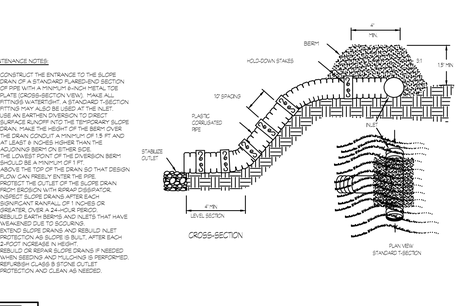
STANDARD PIPE OUTLET TO FLAT AREA NO WELL-DEFINED CHANNEL

EFFECTIVE: 01/31/08



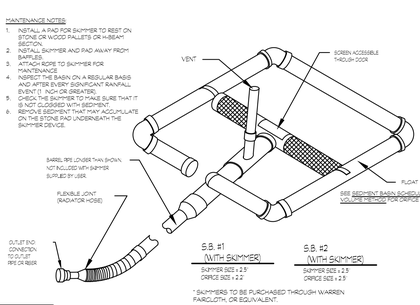
STANDARD PIPE OUTLET TO WELL-DEFINED CHANNEL

EFFECTIVE: 01/31/08



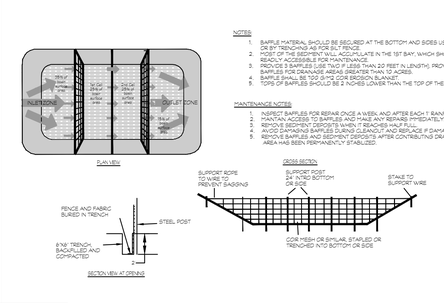
STANDARD TEMPORARY SLOPE DRAIN

EFFECTIVE: 01/31/08



STANDARD SKIMMER DETAIL

EFFECTIVE: 01/31/08



STANDARD BAFFLES DETAIL

EFFECTIVE: 01/31/08

PRELIMINARY FOR REVIEW ONLY

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CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION

ELECTRONIC APPROVAL: THIS APPROVAL IS BEING ISSUED 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 THIS APPROVAL.

CITY OF RALEIGH DEVELOPMENT APPROVAL _____

RALEIGH WATER REVIEW OFFICER _____

BARRINGTON SUBDIVISION PHASE 5

SPONSORED BY: DFC BARRINGTON, LLC — ZEBULON, NORTH CAROLINA

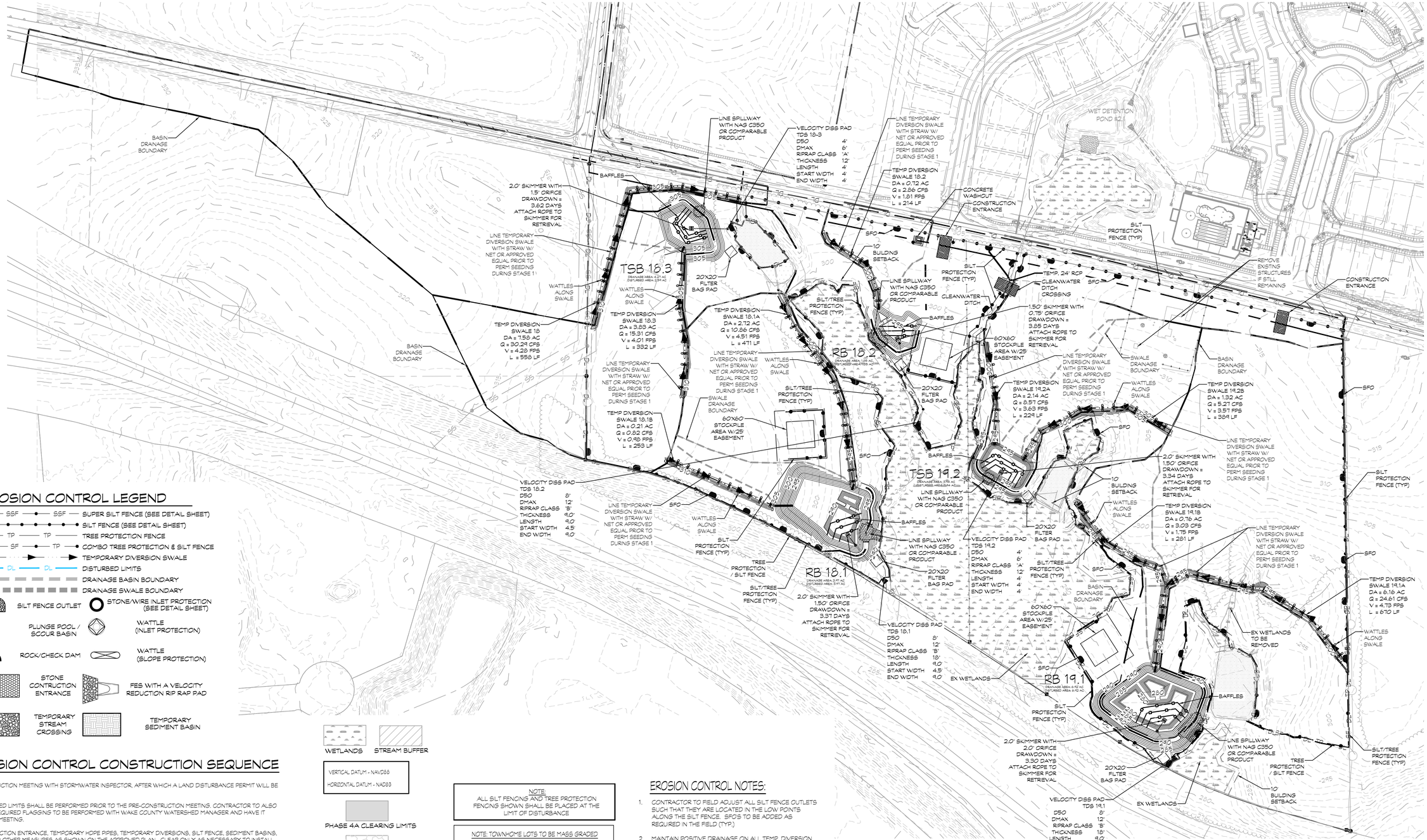
SCALE:	N/A
DATE:	XX/XX/2024
PROJECT NUMBER:	0021-009.001
CLIENT:	DREAM FINDERS HOMES, LLC
PLAN TYPE:	CONSTRUCTION DRAWINGS

EROSION NOTES AND DETAILS

RELEASED FOR CONSTRUCTION DATE: (SEE COVER) ■ NO ☐ YES

PRIEST, CRAVEN & ASSOCIATES, INC.
LAND USE CONSULTANTS PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS
3803 - B Computer Drive, Suite 104 Raleigh, N.C. 27609 . Phone 919 / 781-0300 . Fax 919 / 782-1288 . Email PCA@PriestCraven.com / Firm #: C-0488

SHEET # C8.02



EROSION CONTROL LEGEND

- SSF — SSF — SUPER SILT FENCE (SEE DETAIL SHEET)
- SILT FENCE (SEE DETAIL SHEET)
- TP — TP — TREE PROTECTION FENCE
- SF — TP — COMBO TREE PROTECTION & SILT FENCE
- TEMPORARY DIVERSION SWALE
- DL — DL — DISTURBED LIMITS
- DRAINAGE BASIN BOUNDARY
- DRAINAGE SWALE BOUNDARY
- SILT FENCE OUTLET
- STONE/WIRE INLET PROTECTION (SEE DETAIL SHEET)
- PLUNGE POOL / SCOUR BASIN
- WATTLE (INLET PROTECTION)
- ROCK/CHECK DAM
- WATTLE (SLOPE PROTECTION)
- STONE CONTRUCTION ENTRANCE
- FES WITH A VELOCITY REDUCTION RIP RAP PAD
- TEMPORARY STREAM CROSSING
- TEMPORARY SEDIMENT BASIN

STAGE 1 EROSION CONTROL CONSTRUCTION SEQUENCE

1. SCHEDULE A PRE-CONSTRUCTION MEETING WITH STORMWATER INSPECTOR, AFTER WHICH A LAND DISTURBANCE PERMIT WILL BE ISSUED.
2. FLAGGING OF ALL DISTURBED LIMITS SHALL BE PERFORMED PRIOR TO THE PRE-CONSTRUCTION MEETING. CONTRACTOR TO ALSO VERIFY ANY ADDITIONAL REQUIRED FLAGGING TO BE PERFORMED WITH WAKE COUNTY WATERSHED MANAGER AND HAVE IT COMPLETED PRIOR TO THE MEETING.
3. INSTALL GRAVEL CONSTRUCTION ENTRANCE, TEMPORARY HOPE PIPES, TEMPORARY DIVERSIONS, SILT FENCE, SEDIMENT BASINS, PERMANANT CULVERT, AND OTHER MEASURES AS SHOWN ON THE APPROVED PLAN. CLEAR ONLY AS NECESSARY TO INSTALL THESE DEVICES AND IN AREAS INDICATED. IN ORDER TO HANDLE EXCAVATED MATERIAL FROM SEDIMENT BASINS ONLY ONCE, CONTRACTOR TO CLEAR PROPOSED FILL AREAS AROUND BASINS SUFFICIENT TO PLACE AND COMPACT MATERIAL EXCAVATED TO CONSTRUCT SEDIMENT BASINS. SEED TEMPORARY DIVERSIONS, BERMS, AND BASINS IMMEDIATELY AFTER CONSTRUCTION.
4. SEED TEMPORARY DIVERSIONS, BERMS, AND BASINS IMMEDIATELY AFTER CONSTRUCTION. PRIOR TO SEEDING SEDIMENT BASINS, 4' OF TOPSOIL TO BE SPREAD OVER ALL DAM AND EMBANKMENT AREAS. ALL SEEDBED PREPARATION, SOIL AMENDMENTS, AND SEEDING TO BE AS SPECIFIED ON THIS SHEET.
5. CALL WAKE COUNTY WATERSHED MANAGER AT FOR AN ON-SITE INSPECTION TO OBTAIN A CERTIFICATE OF COMPLIANCE.
6. CLEAR AND GRUB REMAINDER OF SITE. BEGIN ROUGH GRADING. MAINTAIN DEVICES AS NEEDED THROUGHOUT CONSTRUCTION.
7. THIS ENDS STAGE I EROSION CONTROL CONSTRUCTION AND BY STARTING TO ROUGH GRADE SITE IS THE TRANSITION INTO PHASE II EROSION CONTROL CONSTRUCTION.

WETLANDS

STREAM BUFFER

VERTICAL DATUM - NAVD88

HORIZONTAL DATUM - NAD83

PHASE 4A CLEARING LIMITS

APPROVED PHASE 1 CLEARING LIMITS

APPROVED PHASE 2 CLEARING LIMITS

AREA OF PHASE 1 TO BE REMOVE FROM PERMIT # SEC-0078171-2018 ADDED TO PHASE 4A PERMIT # SEC-093581-2022

NOTE:
ALL SILT FENCING AND TREE PROTECTION FENCING SHOWN SHALL BE PLACED AT THE LIMIT OF DISTURBANCE

NOTE: TOWNHOME LOTS TO BE MASS GRADED

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL TOWN OF ZEBULON, CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS

CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING OF ANY EXCAVATION. EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE AND ALL ARE NOT SHOWN.

EXISTING UTILITIES NOTE:
CONTRACTOR TO CONTACT AND COORDINATE WITH ALL APPROPRIATE COMPANIES FOR THE REMOVAL AND / OR RELOCATION OF EXISTING UTILITIES (I.E. POWER, PHONE, ETC.) AS REQUIRED.

EROSION CONTROL NOTES:

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2. MAINTAIN POSITIVE DRAINAGE ON ALL TEMP. DIVERSION SWALES. FIELD ADJUST AS REQUIRED.
3. SILT FENCE / TREE PROTECTION NOTE: ONLY INSTALL COMBO FENCE IN AREAS WHERE THERE ARE EXISTING TREES. (TYPICAL)
4. INSTALL ALL SILT FENCE AT CLEARING LIMITS (TYPICAL)
5. CONTRACTOR TO INSTALL STORM SEWER THAT CAPTURES THE DIVERSION SWALES ON THE LOW SIDE OF THE SITE FIRST IN CONJUNCTION WITH THE CONSTRUCTION OF THE RETAINING WALLS.
6. DOUBLE SILT FENCE SHALL CONSIST OF ONE ROW OF SILT/TREE PROTECTION COMBO FENCING, AND ONE ROW OF STANDARD SILT FENCE IN AREAS WHERE THERE ARE EXISTING TREES.

PRELIMINARY FOR REVIEW ONLY

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CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION

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CITY OF RALEIGH DEVELOPMENT APPROVAL _____

RALEIGH WATER REVIEW OFFICER _____

BARRINGTON SUBDIVISION PHASE 5

SPONSORED BY: DFC BARRINGTON, LLC — ZEBULON, NORTH CAROLINA

SCALE:	N/A
DATE:	XX/XX/2024
PROJECT NUMBER:	0021-009.001
CLIENT:	DREAM FINDERS HOMES, LLC
PLAN TYPE:	CONSTRUCTION DRAWINGS

EROSION CONTROL STAGE 1

RELEASED FOR CONSTRUCTION DATE (SEE COVER) ■ NO ☐ YES

PRIEST, CRAVEN & ASSOCIATES, INC.
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3803 - B Computer Drive, Suite 104 Raleigh, N.C. 27609 , Phone 919 / 781-0300 , Fax 919 / 782-1288 , Email PCA@PriestCraven.com / Firm #: C-0488

SHEET # C8.03



EROSION CONTROL LEGEND

- SSF — SSF — SUPER SILT FENCE (SEE DETAIL SHEET)
- SILT FENCE (SEE DETAIL SHEET)
- TP — TP — TREE PROTECTION FENCE
- SF — TP — COMBO TREE PROTECTION & SILT FENCE
- TEMPORARY DIVERSION SWALE
- DL — DL — DISTURBED LIMITS
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- WATTLE (INLET PROTECTION)
- ROCK/CHECK DAM
- WATTLE (SLOPE PROTECTION)
- STONE CONTRUCTION ENTRANCE
- FES WITH A VELOCITY REDUCTION RIP RAP PAD
- TEMPORARY STREAM CROSSING
- TEMPORARY SEDIMENT BASIN

STAGE II EROSION CONTROL CONSTRUCTION SEQUENCE

1. CONTINUE ROUGH GRADING OF SITE.
2. CONTRACTOR TO GRADE TO THE MAXIMUM EXTENT POSSIBLE AROUND THE BASIN PRIOR TO REMOVAL. CONTRACTOR TO WORK WITH THE WAKE COUNTY WATERSHED MANAGER TO DETERMINE THE APPROPRIATE TIME TO REMOVE BASINS 18.3 AND 19.2.
3. START INSTALLATION OF RETAINING WALLS.
4. STABILIZE SITE AS AREAS ARE BROUGHT UP TO FINISHED GRADE WITH VEGETATION, DITCH LININGS, SLOPE MATTING, ETC. SEED AND MULCH DENUDED AREAS WITHIN FOURTEEN (14) DAYS OF COMPLETION OF ANY PHASE OF CONSTRUCTION. ALL SEEDBED PREPARATION, SOIL AMENDMENTS, AND SEEDING TO BE AS SPECIFIED.
5. INSTALL PERMANENT STORM SEWER AND REMOVE TEMPORARY CLEAN WATER DITCH.
6. INSTALL REMAINDER OF STORM SEWER AT THE APPROPRIATE TIME DURING ROUGH GRADING OF THE SITE AND PROTECT INLETS WITH BLOCK AND GRAVEL INLET CONTROLS, SEDIMENT TRAPS OR OTHER APPROVED MEASURES AS SHOWN ON THE PLANS AND DETAILS.
7. AS GRADING CONTINUES ADJUST EROSION CONTROL MEASURES.
8. BEGIN UTILITY CONSTRUCTION.
9. BEGIN ROADWAY CONSTRUCTION, ETC.
10. BEGIN CURB AND GUTTER INSTALLATION. AT THE APPROPRIATE TIME AS UTILITY AND ROADWAY CONSTRUCTION PROGRESSES, FINE GRADE SITE, AND BACKFILL CURB.
11. THIS ENDS STAGE II EROSION CONTROL CONSTRUCTION AND BY STARTING TO FINE GRADE SITE IS THE TRANSITION INTO PHASE III EROSION CONTROL CONSTRUCTION.

WETLANDS — STREAM BUFFER

VERTICAL DATUM - NAVD88
HORIZONTAL DATUM - NAD83

PHASE 4A CLEARING LIMITS

APPROVED PHASE 1 CLEARING LIMITS

APPROVED PHASE 2 CLEARING LIMITS

AREA OF PHASE 1 TO BE REMOVE FROM PERMIT # SEC-007877-2018

ADDED TO PHASE 4A PERMIT # SEC-093581-2022

NOTE:
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NOTE: TOWNHOME LOTS TO BE MASS GRADED

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2. MAINTAIN POSITIVE DRAINAGE ON ALL TEMP. DIVERSION SWALES. FIELD ADJUST AS REQUIRED.
3. SILT FENCE / TREE PROTECTION NOTE: ONLY INSTALL COMBO FENCE IN AREAS WHERE THERE ARE EXISTING TREES. (TYPICAL)
4. INSTALL ALL SILT FENCE AT CLEARING LIMITS (TYPICAL)
5. CONTRACTOR TO INSTALL STORM SEWER THAT CAPTURES THE DIVERSION SWALES ON THE LOW SIDE OF THE SITE FIRST IN CONJUNCTION WITH THE CONSTRUCTION OF THE RETAINING WALLS.
6. DOUBLE SILT FENCE SHALL CONSIST OF ONE ROW OF SILT/TREE PROTECTION COMBO FENCING, AND ONE ROW OF STANDARD SILT FENCE IN AREAS WHERE THERE ARE EXISTING TREES.

NORTH CAROLINA
PRELIMINARY FOR REVIEW ONLY
THOMAS F. CRAVEN

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CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION

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CITY OF RALEIGH DEVELOPMENT APPROVAL _____

RALEIGH WATER REVIEW OFFICER _____

BARRINGTON SUBDIVISION PHASE 5

SPONSORED BY: DFC BARRINGTON, LLC — ZEBULON, NORTH CAROLINA

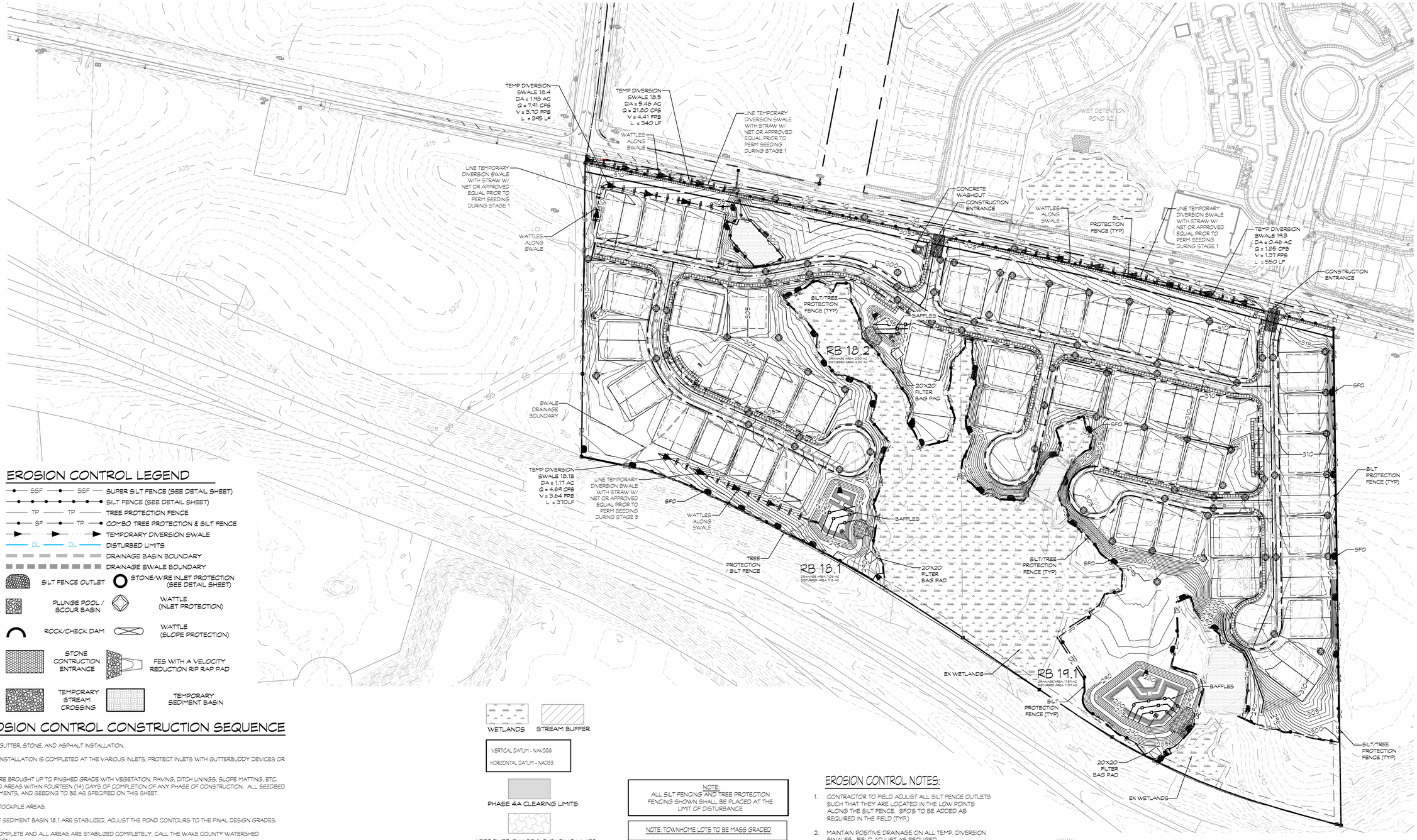
SCALE:	N/A
DATE:	XX/XX/2024
PROJECT NUMBER:	2021-009.001
CLIENT:	DREAM FINDERS HOMES, LLC
PLAN TYPE:	CONSTRUCTION DRAWINGS

EROSION CONTROL STAGE 2

RELEASED FOR CONSTRUCTION DATE: (SEE COVER) ■ NO ☐ YES

PRIEST, CRAVEN & ASSOCIATES, INC.
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3803 - B Computer Drive, Suite 104 Raleigh, N.C. 27609 . Phone 919 / 781-0300 . Fax 919 / 782-1288 . Email PCA@PriestCraven.com / Firm #: C-0488

SHEET # C8.04



EROSION CONTROL LEGEND

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- SILT FENCE (SEE DETAIL SHEET)
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- WATTLE (INLET PROTECTION)
- ROCK/CHECK DAM
- WATTLE (SLOPE PROTECTION)
- STONE CONTRUCTION ENTRANCE
- FES WITH A VELOCITY REDUCTION RIP RAP PAD
- TEMPORARY STREAM CROSSING
- TEMPORARY SEDIMENT BASIN

STAGE III EROSION CONTROL CONSTRUCTION SEQUENCE

1. CONTINUE WITH CURB AND GUTTER, STONE, AND ASPHALT INSTALLATION.
2. ONCE CURB AND ASPHALT INSTALLATION IS COMPLETED AT THE VARIOUS INLETS, PROTECT INLETS WITH GUTTERBUDDY DEVICES OR APPROVED EQUALS.
3. STABILIZE SITE AS AREAS ARE BROUGHT UP TO FINISHED GRADE WITH VEGETATION, PAVING, DITCH LININGS, SLOPE MATTING, ETC. SEED AND MULCH DENUDED AREAS WITHIN FOURTEEN (14) DAYS OF COMPLETION OF ANY PHASE OF CONSTRUCTION. ALL SEEDBED PREPARATION, SOIL AMENDMENTS, AND SEEDING TO BE AS SPECIFIED ON THIS SHEET.
4. REMOVE ANY REMAINING STOCKPILE AREAS.
5. ONCE AREAS UPSTREAM OF SEDIMENT BASIN 18.1 ARE STABILIZED, ADJUST THE POND CONTOURS TO THE FINAL DESIGN GRADES.
6. WHEN CONSTRUCTION IS COMPLETE AND ALL AREAS ARE STABILIZED COMPLETELY, CALL THE WAKE COUNTY WATERSHED MANAGER FOR AN INSPECTION.
7. IF SITE IS APPROVED, REMOVE TEMPORARY DIVERSIONS, SILT FENCE, SEDIMENT BASINS, ETC. AND SEED OUT OR STABILIZE ANY RESULTING BARE AREAS. ALL REMAINING PERMANENT EROSION CONTROL DEVICES, SUCH AS VELOCITY DISSIPATERS, SHOULD NOW BE INSTALLED.
8. ONCE VEGETATION HAS BECOME ESTABLISHED, CONSTRUCTION IS APPROXIMATELY 75% BUILT-OUT, THE SITE IS NEARLY STABILIZED, AND THE TOWN INSPECTOR HAS GIVEN APPROVAL, SEDIMENT BASINS ARE TO BE CONVERTED AND PERMANENT BMP STORM WATER DEVICES SHOULD BE INSTALLED AND FINALIZED TO THEIR FULL DESIGN SPECIFICATIONS. ONCE PLANTED, CONTRACTOR RESPONSIBLE FOR PROTECTING WETLAND PLANTINGS FROM SEDIMENTATION.
9. CALL FOR A SITE INSPECTION BY THE WAKE COUNTY WATERSHED MANAGER.
10. SITE STABILIZATION IS REQUIRED PRIOR TO FINAL APPROVAL. GRASS UTILIZED AS PERMANENT GROUND COVER MUST BE AT A MOWABLE HEIGHT THAT GENERALLY PROVIDES AT LEAST 80% COVERAGE THROUGHOUT THE SITE, WITH NO LARGE BARE PATCHES OR EVIDENCE OF EROSION.
11. ONCE GRADING IS COMPLETE, TEMPORARY MEASURES ARE REMOVED, AND THE SITE IS STABILIZED CALLTO SCHEDULE A STORMWATER FINAL INSPECTION.

WETLANDS
STREAM BUFFER

VERTICAL DATUM - NAVD88
HORIZONTAL DATUM - NAD83

PHASE 4A CLEARING LIMITS

APPROVED PHASE 1 CLEARING LIMITS

APPROVED PHASE 2 CLEARING LIMITS

AREA OF PHASE 1 TO BE REMOVE FROM PERMIT # SEC-007877-2018

ADDED TO PHASE 4A PERMIT # SEC-093581-2022

NOTE:
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4. INSTALL ALL SILT FENCE AT CLEARING LIMITS (TYPICAL)
5. CONTRACTOR TO INSTALL STORM SEWER THAT CAPTURES THE DIVERSION SWALES ON THE LOW SIDE OF THE SITE FIRST IN CONJUNCTION WITH THE CONSTRUCTION OF THE RETAINING WALLS.
6. DOUBLE SILT FENCE SHALL CONSIST OF ONE ROW OF SILT/TREE PROTECTION COMBO FENCING, AND ONE ROW OF STANDARD SILT FENCE IN AREAS WHERE THERE ARE EXISTING TREES.

PRELIMINARY FOR REVIEW ONLY
NORTH CAROLINA
THOMAS F. CRAVEN

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CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION

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CITY OF RALEIGH DEVELOPMENT APPROVAL _____

RALEIGH WATER REVIEW OFFICER _____

BARRINGTON SUBDIVISION PHASE 5

SPONSORED BY: DFC BARRINGTON, LLC — ZEBULON, NORTH CAROLINA

SCALE:	N/A
DATE:	XX/XX/2024
PROJECT NUMBER:	0021-009.001
CLIENT:	DREAM FINDERS HOMES, LLC
PLAN TYPE:	CONSTRUCTION DRAWINGS

EROSION CONTROL STAGE 3

RELEASED FOR CONSTRUCTION DATE: (SEE COVER) ■ NO □ YES

PRIEST, CRAVEN & ASSOCIATES, INC.
LAND USE CONSULTANTS PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS
3803 - B Computer Drive, Suite 104 Raleigh, N.C. 27609 . Phone 919 / 781-0300 . Fax 919 / 782-1288 . Email PCA@PriestCraven.com / Firm #: C-0488

SHEET # C8.05

PART III
SELF-INSPECTION, RECORDKEEPING AND REPORTING

SECTION A: SELF-INSPECTION

Self-inspections are required during normal business hours in accordance with the table below. When adverse weather or site conditions would cause the safety of the inspection personnel to be in jeopardy, the inspection may be delayed until the next business day on which it is safe to perform the inspection. In addition, when a storm event of equal to or greater than 1.0 inch occurs outside of normal business hours, the self-inspection shall be performed upon the commencement of the next business day. Any time when inspections were delayed shall be noted in the Inspection Record.

Inspect	Frequency (during normal business hours)	Inspection records must include:
(1) Rain gauge maintained in good working order	Daily	Daily rainfall amounts. If no daily rain gauge observations are made during weekend or holiday periods, and no individual-day rainfall information is available, record the cumulative rain measurement for those un-attended days (and this will determine if a site inspection is needed). Days on which no rainfall occurred shall be recorded as "zero." The permittee may use another rain-monitoring device approved by the Division.
(2) E&SC Measures	At least once per 7 calendar days and within 24 hours of a rain event ≥ 1.0 inch in 24 hours	1. Identification of the measures inspected, 2. Date and time of the inspection, 3. Name of the person performing the inspection, 4. Indication of whether the measures were operating properly, 5. Description of maintenance needs for the measure, 6. Description, evidence, and date of corrective actions taken.
(3) Stormwater discharge outfalls (SDOs)	At least once per 7 calendar days and within 24 hours of a rain event ≥ 1.0 inch in 24 hours	1. Identification of the discharge outfalls inspected, 2. Date and time of the inspection, 3. Name of the person performing the inspection, 4. Evidence of indicators of stormwater pollution such as oil sheen, floating or suspended solids or discoloration, 5. Indication of visible sediment leaving the site, 6. Description, evidence, and date of corrective actions taken.
(4) Perimeter of site	At least once per 7 calendar days and within 24 hours of a rain event ≥ 1.0 inch in 24 hours	If visible sedimentation is found outside site limits, then a record of the following shall be made: 1. Actions taken to clean up or stabilize the sediment that has left the site limits, 2. Description, evidence, and date of corrective actions taken, and 3. An explanation as to the actions taken to control future releases.
(5) Streams or wetlands onsite or offsite (where accessible)	At least once per 7 calendar days and within 24 hours of a rain event ≥ 1.0 inch in 24 hours	If the stream or wetland has increased visible sedimentation or a stream has visible increased turbidity from the construction activity, then a record of the following shall be made: 1. Description, evidence and date of corrective actions taken, and 2. Records of the required reports to the appropriate Division Regional Office per Part III, Section C, Item (2)(a) of this permit.
(6) Ground stabilization measures	After each phase of grading	1. The phase of grading (installation of perimeter E&SC measures, clearing and grubbing, installation of storm drainage facilities, completion of all land-disturbing activity, construction or redevelopment, permanent ground cover). 2. Documentation that the required ground stabilization measures have been provided within the required timeframe or an assurance that they will be provided as soon as possible.

NOTE: The rain inspection resets the required 7 calendar day inspection requirement.

PART III
SELF-INSPECTION, RECORDKEEPING AND REPORTING

SECTION B: RECORDKEEPING

1. E&SC Plan Documentation

The approved E&SC plan as well as any approved deviation shall be kept on the site. The approved E&SC plan must be kept up-to-date throughout the coverage under this permit. The following items pertaining to the E&SC plan shall be kept on site and available for inspection at all times during normal business hours.

Item to Document	Documentation Requirements
(a) Each E&SC measure has been installed and does not significantly deviate from the locations, dimensions and relative elevations shown on the approved E&SC plan.	Initial and date each E&SC measure on a copy of the approved E&SC plan or complete, date and sign an inspection report that lists each E&SC measure shown on the approved E&SC plan. This documentation is required upon the initial installation of the E&SC measures or if the E&SC measures are modified after initial installation.
(b) A phase of grading has been completed.	Initial and date a copy of the approved E&SC plan or complete, date and sign an inspection report to indicate completion of the construction phase.
(c) Ground cover is located and installed in accordance with the approved E&SC plan.	Initial and date a copy of the approved E&SC plan or complete, date and sign an inspection report to indicate compliance with approved ground cover specifications.
(d) The maintenance and repair requirements for all E&SC measures have been performed.	Complete, date and sign an inspection report.
(e) Corrective actions have been taken to E&SC measures.	Initial and date a copy of the approved E&SC plan or complete, date and sign an inspection report to indicate the completion of the corrective action.

2. Additional Documentation to be Kept on Site

In addition to the E&SC plan documents above, the following items shall be kept on the site and available for inspectors at all times during normal business hours, unless the Division provides a site-specific exemption based on unique site conditions that make this requirement not practical:

(a) This General Permit as well as the Certificate of Coverage, after it is received.

(b) Records of inspections made during the previous twelve months. The permittee shall record the required observations on the Inspection Record Form provided by the Division or a similar inspection form that includes all the required elements. Use of electronically-available records in lieu of the required paper copies will be allowed if shown to provide equal access and utility as the hard-copy records.

3. Documentation to be Retained for Three Years

All data used to complete the e-NOI and all inspection records shall be maintained for a period of three years after project completion and made available upon request. [40 CFR 122.41]

PART III
SELF-INSPECTION, RECORDKEEPING AND REPORTING

SECTION C: REPORTING

1. Occurrences that Must be Reported

Permittees shall report the following occurrences:

(a) Visible sediment deposition in a stream or wetland.

(b) Oil spills if:
- They are 25 gallons or more,
- They are less than 25 gallons but cannot be cleaned up within 24 hours,
- They cause sheen on surface waters (regardless of volume), or
- They are within 100 feet of surface waters (regardless of volume).

(c) Releases of hazardous substances in excess of reportable quantities under Section 311 of the Clean Water Act (Ref: 40 CFR 110.3 and 40 CFR 117.3) or Section 102 of CERCLA (Ref: 40 CFR 302.4) or G.S. 143-215.85.

(d) Anticipated bypasses and unanticipated bypasses.

(e) Noncompliance with the conditions of this permit that may endanger health or the environment.

2. Reporting Timeframes and Other Requirements

After a permittee becomes aware of an occurrence that must be reported, he shall contact the appropriate Division regional office within the timeframes and in accordance with the other requirements listed below. Occurrences outside normal business hours may also be reported to the Department's Environmental Emergency Center personnel at (800) 858-0368.

Occurrence	Reporting Timeframes (After Discovery) and Other Requirements
(a) Visible sediment deposition in a stream or wetland	• ***Within 24 hours***, an oral or electronic notification. • ***Within 7 calendar days***, a report that contains a description of the sediment and actions taken to address the cause of the deposition. Division staff may waive the requirement for a written report on a case-by-case basis. • If the stream is named on the NC 303(d) list as impaired for sediment-related causes, the permittee may be required to perform additional monitoring, inspections or apply more stringent practices if staff determine that additional requirements are needed to assure compliance with the federal or state impaired-waters conditions.
(b) Oil spills and release of hazardous substances per Item 1(b)-(c) above	• ***Within 24 hours***, an oral or electronic notification. The notification shall include information about the date, time, nature, volume and location of the spill or release.
(c) Anticipated bypasses [40 CFR 122.41(m)(3)]	• ***A report at least ten days before the date of the bypass, if possible***. The report shall include an evaluation of the anticipated quality and effect of the bypass.
(d) Unanticipated bypasses [40 CFR 122.41(m)(3)]	• ***Within 24 hours***, an oral or electronic notification. • ***Within 7 calendar days,*** a report that includes an evaluation of the quality and effect of the bypass.
(e) Noncompliance with the conditions of this permit that may endanger health or the environment[40 CFR 122.41(l)(7)]	• ***Within 24 hours***, an oral or electronic notification. • ***Within 7 calendar days***, a report that contains a description of the noncompliance, and its causes; the period of noncompliance, including exact dates and times, and if the noncompliance has not been corrected, the anticipated time noncompliance is expected to continue; and steps taken or planned to reduce, eliminate, and prevent reoccurrence of the noncompliance. [40 CFR 122.41(l)(6). • Division staff may waive the requirement for a written report on a case-by-case basis.

PART II, SECTION G, ITEM (4)
DRAW DOWN OF SEDIMENT BASINS FOR MAINTENANCE OR CLOSE OUT

Sediment basins and traps that receive runoff from drainage areas of one acre or more shall use outlet structures that withdraw water from the surface when these devices need to be drawn down for maintenance or close out unless this is infeasible. The circumstances in which it is not feasible to withdraw water from the surface shall be rare (for example, times with extended cold weather). Non-surface withdrawals from sediment basins shall be allowed only when all of the following criteria have been met:

a. The E&SC plan authority has been provided with documentation of the non-surface withdrawal and the specific time periods or conditions in which it will occur. The non-surface withdrawal shall not commence until the E&SC plan authority has approved these items,
b. The non-surface withdrawal has been reported as an anticipated bypass in accordance with Part III, Section C, Item (2)(c) and (d) of this permit,
c. Dewatering discharges are treated with controls to minimize discharges of pollutants from stormwater that is removed from the sediment basin. Examples of appropriate controls include properly sited, designed and maintained dewatering tanks, weir tanks, and filtration systems,
d. Vegetated, upland areas of the sites or a properly designed stone pad is used to the extent feasible at the outlet of the dewatering treatment devices described in Item (c) above,
e. Velocity dissipation devices such as check dams, sediment traps, and riprap are provided at the discharge points of all dewatering devices, and
f. Sediment removed from the dewatering treatment devices described in Item (c) above is disposed of in a manner that does not cause deposition of sediment into waters of the United States.

NCGO1 SELF-INSPECTION, RECORDKEEPING AND REPORTING

GROUND STABILIZATION AND MATERIALS HANDLING PRACTICES FOR COMPLIANCE WITH THE NCG01 CONSTRUCTION GENERAL PERMIT

Implementing the details and specifications on this plan sheet will result in the construction activity being considered compliant with the Ground Stabilization and Materials Handling sections of the NCG01 Construction General Permit (Sections E and F, respectively). The permittee shall comply with the Erosion and Sediment Control plan approved by the delegated authority having jurisdiction. All details and specifications shown on this sheet may not apply depending on site conditions and the delegated authority having jurisdiction.

SECTION E: GROUND STABILIZATION

Required Ground Stabilization Timeframes		
Site Area Description	Stabilize within this many calendar days after ceasing land disturbance	Timeframe variations
(a) Perimeter dikes, swales, ditches, and perimeter slopes	7	None
(b) High Quality Water (HQW) Zones	7	None
(c) Slopes steeper than 3:1	7	If slopes are 10' or less in length and are not steeper than 2:1, 14 days are allowed
(d) Slopes 3:1 to 4:1	14	-7 days for slopes greater than 50' in length and with slopes steeper than 4:1 -7 days for perimeter dikes, swales, ditches, perimeter slopes and HQW Zones -10 days for Falls Lake Watershed
(e) Areas with slopes flatter than 4:1	14	-7 days for perimeter dikes, swales, ditches, perimeter slopes and HQW Zones -10 days for Falls Lake Watershed unless there is zero slope

Note: After the permanent cessation of construction activities, any areas with temporary ground stabilization shall be converted to permanent ground stabilization as soon as practicable but in no case longer than 90 calendar days after the last land disturbing activity. Temporary ground stabilization shall be maintained in a manner to render the surface stable against accelerated erosion until permanent ground stabilization is achieved.

GROUND STABILIZATION SPECIFICATION

Stabilize the ground sufficiently so that rain will not dislodge the soil. Use one of the techniques in the table below:

Temporary Stabilization	Permanent Stabilization
• Temporary grass seed covered with straw or other mulches and tackifiers • Hydroseeding • Rolled erosion control products with or without temporary grass seed • Appropriately applied straw or other mulch • Plastic sheeting	• Permanent grass seed covered with straw or other mulches and tackifiers • Geotextile fabrics such as permanent soil reinforcement matting • Hydroseeding • Shrubs or other permanent plantings covered with mulch • Uniform and evenly distributed ground cover sufficient to restrain erosion • Structural methods such as concrete, asphalt or retaining walls • Rolled erosion control products with grass seed

POLYACRYLAMIDES (PAMS) AND FLOCCULANTS

1. Select flocculants that are appropriate for the soils being exposed during construction, selecting from the NC DWR List of Approved PAMS/Flocculants .
2. Apply flocculants at or before the inlets to Erosion and Sediment Control Measures.
3. Apply flocculants at the concentrations specified in the NC DWR List of Approved PAMS/Flocculants and in accordance with the manufacturer's instructions.
4. Provide ponding area for containment of treated Stormwater before discharging offsite.
5. Store flocculants in leak-proof containers that are kept under storm-resistant cover or surrounded by secondary containment structures.

EQUIPMENT AND VEHICLE MAINTENANCE

1. Maintain vehicles and equipment to prevent discharge of fluids.
2. Provide drip pans under any stored equipment.
3. Identify leaks and repair as soon as feasible, or remove leaking equipment from the project.
4. Collect all spent fluids, store in separate containers and properly dispose as hazardous waste (recycle when possible).
5. Remove leaking vehicles and construction equipment from service until the problem has been corrected.
6. Bring used fuels, lubricants, coolants, hydraulic fluids and other petroleum products to a recycling or disposal center that handles these materials.

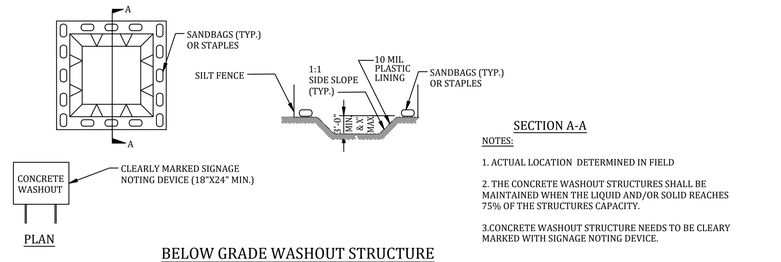
LITTER, BUILDING MATERIAL AND LAND CLEARING WASTE

1. Never bury or burn waste. Place litter and debris in approved waste containers.
2. Provide a sufficient number and size of waste containers (e.g dumpster, trash receptacle) on site to contain construction and domestic wastes.
3. Locate waste containers at least 50 feet away from storm drain inlets and surface waters unless no other alternatives are reasonably available.
4. Locate waste containers on areas that do not receive substantial amounts of runoff from upland areas and does not drain directly to a storm drain, stream or wetland.
5. Cover waste containers at the end of each workday and before storm events or provide secondary containment. Repair or replace damaged waste containers.
6. Anchor all lightweight items in waste containers during times of high winds.
7. Empty waste containers as needed to prevent overflow. Clean up immediately if containers overflow.
8. Dispose waste off-site at an approved disposal facility.
9. On business days, clean up and dispose of waste in designated waste containers.

PAINT AND OTHER LIQUID WASTE

1. Do not dump paint and other liquid waste into storm drains, streams or wetlands.
2. Locate paint washouts at least 50 feet away from storm drain inlets and surface waters unless no other alternatives are reasonably available.
3. Contain liquid wastes in a controlled area.
4. Containment must be labeled, sized and placed appropriately for the needs of site.
5. Prevent the discharge of soaps, solvents, detergents and other liquid wastes from construction sites.

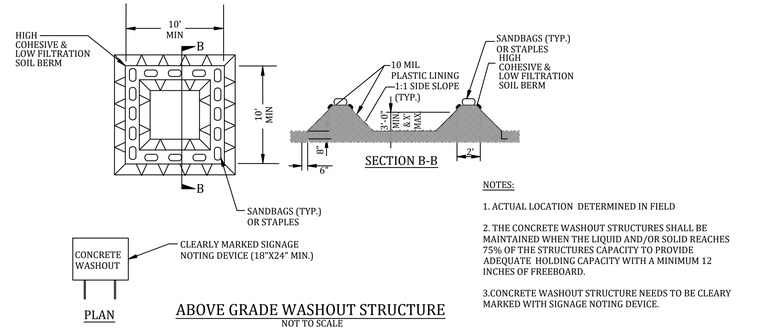
ONSITE CONCRETE WASHOUT STRUCTURE WITH LINER



NOTES:

1. ACTUAL LOCATION DETERMINED IN FIELD
2. THE CONCRETE WASHOUT STRUCTURES SHALL BE MAINTAINED WHEN THE LIQUID AND/OR SOLID REACHES 75% OF THE STRUCTURES CAPACITY.
3. CONCRETE WASHOUT STRUCTURE NEEDS TO BE CLEARY MARKED WITH SIGNAGE NOTING DEVICE.

BELOW GRADE WASHOUT STRUCTURE
NOT TO SCALE



NOTES:

1. ACTUAL LOCATION DETERMINED IN FIELD
2. THE CONCRETE WASHOUT STRUCTURES SHALL BE MAINTAINED WHEN THE LIQUID AND/OR SOLID REACHES 75% OF THE STRUCTURES CAPACITY TO PROVIDE ADEQUATE HOLDING CAPACITY WITH A MINIMUM 12 INCHES OF FREEBOARD.
3. CONCRETE WASHOUT STRUCTURE NEEDS TO BE CLEARY MARKED WITH SIGNAGE NOTING DEVICE.

ABOVE GRADE WASHOUT STRUCTURE
NOT TO SCALE

CONCRETE WASHOUTS

1. Do not discharge concrete or cement slurry from the site.
2. Dispose of, or recycle settled, hardened concrete residue in accordance with local and state solid waste regulations and at an approved facility.
3. Manage washout from mortar mixers in accordance with the above item and in addition place the mixer and associated materials on impervious barrier and within lot perimeter silt fence.
4. Install temporary concrete washouts per local requirements, where applicable. If an alternate method or product is to be used, contact your approval authority for review and approval. If local standard details are not available, use one of the two types of temporary concrete washouts provided on this detail.
5. Do not use concrete washouts for dewatering or storing defective curb or sidewalk sections. Stormwater accumulated within the washout may not be pumped into or discharged to the storm drain system or receiving surface waters. Liquid waste must be pumped out and removed from project.
6. Locate washouts at least 50 feet from storm drain inlets and surface waters unless it can be shown that no other alternatives are reasonably available. At a minimum, install protection of storm drain inlet(s) closest to the washout which could receive spills or overflow.
7. Locate washouts in an easily accessible area, on level ground and install a stone entrance pad in front of the washout. Additional controls may be required by the approving authority.
8. Install at least one sign directing concrete trucks to the washout within the project limits. Post signage on the washout itself to identify this location.
9. Remove leavings from the washout when at approximately 75% capacity to limit overflow events. Replace the tarp, sand bags or other temporary structural components when no longer functional. When utilizing alternative or proprietary products, follow manufacturer's instructions.
10. At the completion of the concrete work, remove remaining leavings and dispose of in an approved disposal facility. Fill pit, if applicable, and stabilize any disturbance caused by removal of washout.

PORTABLE TOILETS

1. Install portable toilets on level ground, at least 50 feet away from storm drains, streams or wetlands unless there is no alternative reasonably available. If 50 foot offset is not attainable, provide relocation of portable toilet behind silt fence or place on a gravel pad and surround with sand bags.
2. Provide staking or anchoring of portable toilets during periods of high winds or in high foot traffic areas.
3. Monitor portable toilets for leaking and properly dispose of any leaked material. Utilize a licensed sanitary waste hauler to remove leaking portable toilets and replace with properly operating unit.

EARTHEN STOCKPILE MANAGEMENT

1. Show stockpile locations on plans. Locate earthen-material stockpile areas at least 50 feet away from storm drain inlets, sediment basins, perimeter sediment controls and surface waters unless it can be shown no other alternatives are reasonably available.
2. Protect stockpile with silt fence installed along toe of slope with a minimum offset of five feet from the toe of stockpile.
3. Provide stable stone access point when feasible.
4. Stabilize stockpile within the timeframes provided on this sheet and in accordance with the approved plan and any additional requirements. Soil stabilization is defined as vegetative, physical or chemical coverage techniques that will restrain accelerated erosion on disturbed soils for temporary or permanent control needs.

HERBICIDES, PESTICIDES AND RODENTICIDES

1. Store and apply herbicides, pesticides and rodenticides in accordance with label restrictions.
2. Store herbicides, pesticides and rodenticides in their original containers with the label, which lists directions for use, ingredients and first aid steps in case of accidental poisoning.
3. Do not store herbicides, pesticides and rodenticides in areas where flooding is possible or where they may spill or leak into wells, stormwater drains, ground water or surface water. If a spill occurs, clean area immediately.
4. Do not stockpile these materials onsite.

HAZARDOUS AND TOXIC WASTE

1. Create designated hazardous waste collection areas on-site.
2. Place hazardous waste containers under cover or in secondary containment.
3. Do not store hazardous chemicals, drums or bagged materials directly on the ground.

811 Know what's below. Call before you dig.

PRELIMINARY FOR REVIEW ONLY
NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT THOMAS F. CRAVEN

CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION

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CITY OF RALEIGH DEVELOPMENT APPROVAL _____

RALEIGH WATER REVIEW OFFICER _____

NCGO1 GROUND STABILIZATOIN AND MATERIALS HANDLING

BARRINGTON SUBDIVISION PHASE 5

SPONSORED BY: DFC BARRINGTON, LLC — ZEBULON, NORTH CAROLINA

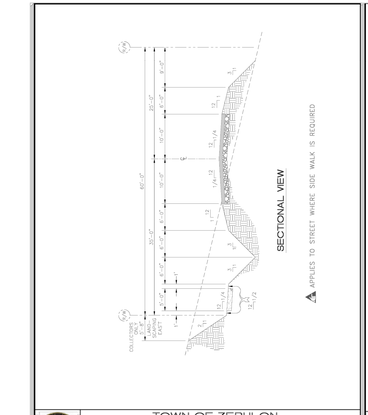
SCALE:	N/A
DATE:	XX/XX/2024
PROJECT NUMBER:	0021-009.001
CLIENT:	DREAM FINDERS HOMES, LLC
PLAN TYPE:	CONSTRUCTION DRAWINGS

NCGO1 SELF INSPECTION AND STABILIZATION

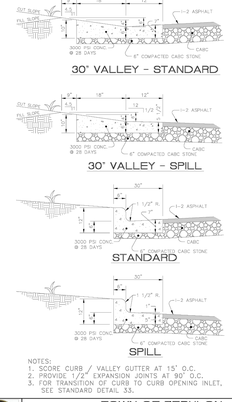
RELEASED FOR CONSTRUCTION DATE: (SEE COVER) ■ NO ☐ YES

PRIEST, CRAVEN & ASSOCIATES, INC.
LAND USE CONSULTANTS PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS
3803 - B Computer Drive, Suite 104 Raleigh, N.C. 27609 . Phone 919 / 781-0300 . Fax 919 / 782-1288 . Email PCA@PriestCraven.com / Firm #: C-0488

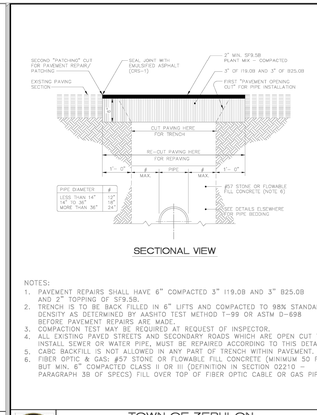
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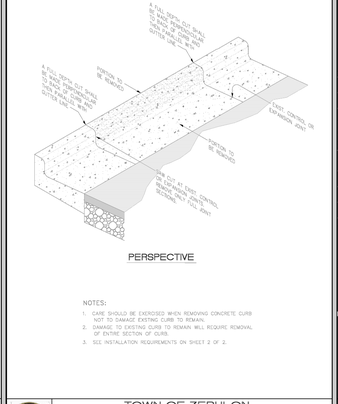
TOWN OF ZEBULON
TYPICAL ASYMETRIC X-SECTION WITH SIDEWALK (ON CUT SLOPE)
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DATE: JULY 2010 | SHEET #: 1 of 1
USE WITH STANDARD SPECIFICATIONS ONLY



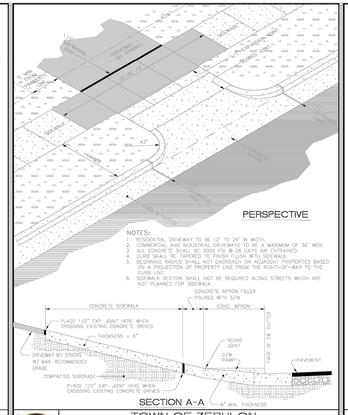
TOWN OF ZEBULON
STD. CURB & GUTTER & VALLEY GUTTER DETAIL
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DATE: JULY 2010 | SHEET #: 1 of 1
USE WITH STANDARD SPECIFICATIONS ONLY



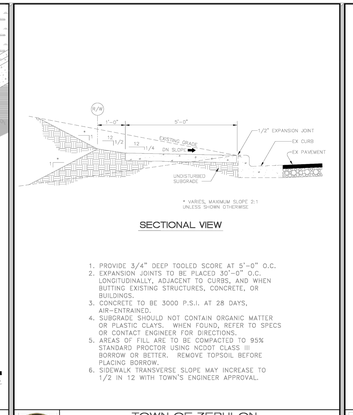
TOWN OF ZEBULON
FULL DEPTH ASPHALT REPAIR DETAIL FOR UTILITY CUTS
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DATE: JULY 2010 | SHEET #: 1 of 1
USE WITH STANDARD SPECIFICATIONS ONLY



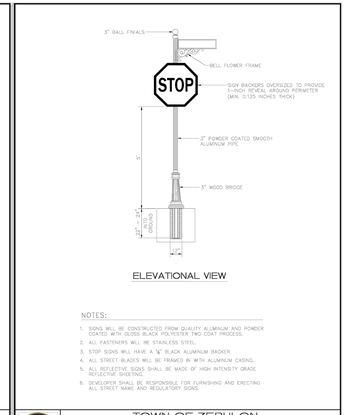
TOWN OF ZEBULON
STREET CURB CUT FOR DRIVEWAYS ON C&G STREETS
SCALE: NOT TO SCALE | DETAIL #: 8
DATE: JULY 2010 | SHEET #: 1 of 2
USE WITH STANDARD SPECIFICATIONS ONLY

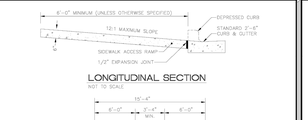


TOWN OF ZEBULON
TYP SIDEWALK in CUT or FILL SECTIONS
SCALE: NOT TO SCALE | DETAIL #: 12
DATE: JULY 2010 | SHEET #: 1 of 1
USE WITH STANDARD SPECIFICATIONS ONLY

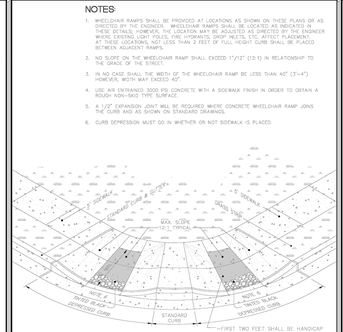


TOWN OF ZEBULON
PREMIUM SIGN INSTALLATION DETAIL
SCALE: NOT TO SCALE | DETAIL #: 31
DATE: JULY 2010 | SHEET #: 1 of 1
USE WITH STANDARD SPECIFICATIONS ONLY

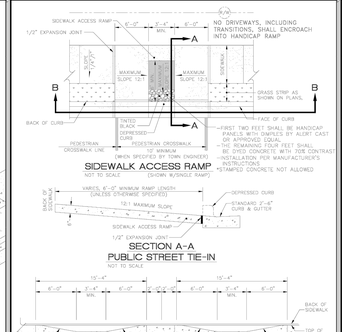




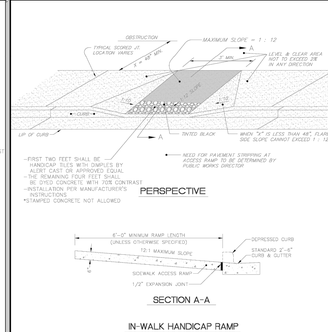
TOWN OF ZEBULON
SINGLE HANDICAP RAMP DETAIL
SCALE: NOT TO SCALE | DETAIL #: 20
DATE: JULY 2010 | SHEET #: 1 of 3
USE WITH STANDARD SPECIFICATIONS ONLY



TOWN OF ZEBULON
DOUBLE HANDICAP RAMP DETAIL
SCALE: NOT TO SCALE | DETAIL #: 21
DATE: JULY 2010 | SHEET #: 1 of 2
USE WITH STANDARD SPECIFICATIONS ONLY



TOWN OF ZEBULON
DOUBLE HANDICAP RAMP DETAIL
SCALE: NOT TO SCALE | DETAIL #: 21
DATE: JULY 2010 | SHEET #: 2 of 2
USE WITH STANDARD SPECIFICATIONS ONLY



TOWN OF ZEBULON
HANDICAP PARKING STALL DETAIL *
SCALE: NOT TO SCALE | DETAIL #: 22
DATE: JULY 2010 | SHEET #: 1 of 1
USE WITH STANDARD SPECIFICATIONS ONLY



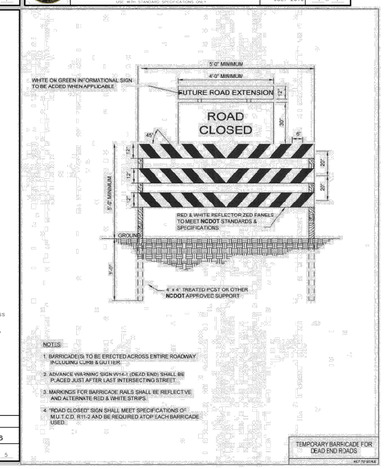
TOWN OF ZEBULON
10' CURB DEPRESSION
SCALE: NOT TO SCALE | DETAIL #: 26
DATE: JULY 2010 | SHEET #: 1 of 1
USE WITH STANDARD SPECIFICATIONS ONLY

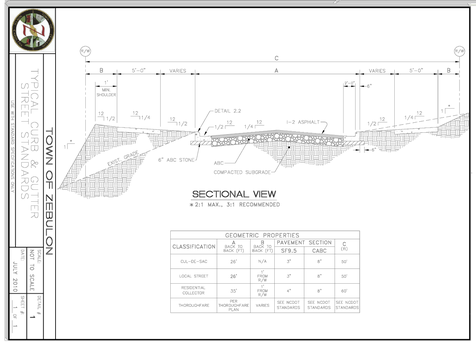
Table 3 Standard TRENCH Installations Soils and Minimum Compaction Requirements

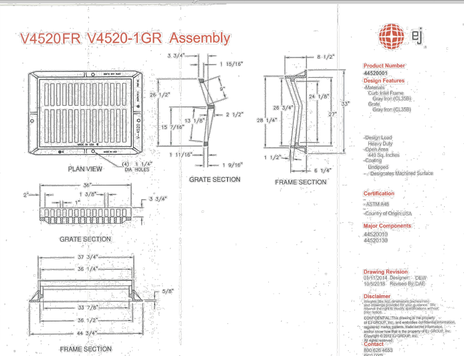
Installation Type	Bedding Thickness	Haunch Outer Bedding	Lower Side
Type 1	D_o/24 minimum, not less than 75 mm (3"). If rock foundation, use D_o/12 minimum, not less than 150 mm (6").	98% Category I	90% Category I, 95% Category II, or 100% Category III
Type 2	D_o/24 minimum, not less than 75 mm (3"). If rock foundation, use D_o/12 minimum, not less than 100 mm (6").	90% Category I or 95% Category II	85% Category I, 90% Category II, or 95% Category III
Type 3	D_o/24 minimum, not less than 75 mm (3"). If rock foundation, use D_o/12 minimum, not less than 100 mm (6").	85% Category I, 90% Category II, or 95% Category III	85% Category I, 90% Category II, or 95% Category III
Type 4	D_o/24 minimum, not less than 75 mm (3"). If rock foundation, use D_o/12 minimum, not less than 150 mm (6").	No compaction required, except in Category III, use 85% Category II	No compaction required, except in Category III, use 85% Category II

Notes:
1. Compaction and soils symbols – i.e. "98% Category I" refers to Category I soil materials with minimum standard Proctor compaction of 98%. See Table 1 for equivalent modified Proctor values.
2. The trench top elevation shall be no lower than 0.1 H below finished grade or, for roadways, its top shall be no lower than an elevation at 0.3 m (1') below the bottom of the pavement base material.
3. Soil in bedding and haunch zones shall be compacted to at least the same compaction as specified for the majority of soil in the backfill zone.
4. The trench width shall be wider than shown if required for adequate space to attain the specified compaction in the haunch and bedding zone.
5. For trench walls that are within 10 degrees of vertical, the compaction or firmness of the soil in the trench walls and lower side zone need not be considered.
6. For trench walls with greater than 10 degrees slopes that consist of embankment, the lower side shall be compacted to at least the same compaction as specified for the soil in the backfill zone.
7. Type 1 Installation = relatively high quality material & high compaction effort. Type 4 Installation = little or no control over material and compaction.

TOWN OF ZEBULON
STD. TRENCH INSTALLATION (TRENCH CONDITION SHOWN)
SCALE: NOT TO SCALE | DETAIL #: 36
DATE: JULY 2010 | SHEET #: 3 of 3
USE WITH STANDARD SPECIFICATIONS ONLY







Decorative Aluminum Poles with V-Loc®

When pairing decorative aluminum poles with TAPCO's V-Loc® anchors, you get both the ease of installation and the safety of an NCHRP 350 approved breakaway anchor system. V-Loc® is the state of the art, reusable breakaway anchor, allowing you to replace posts literally in minutes. It anchors posts for signs, mailboxes and other applications. The V-Loc® anchor socket can be installed in concrete, asphalt or dirt safely by one person in a matter of minutes either by hand or power driver. Once the V-Loc® anchor is installed, you simply insert your post and drive in the patented wedge, locking the post into the anchor without the need for any additional hardware. V-Loc fins require no concrete in soil. It's simple, solid and safe. Each V-Loc includes a locking wedge easily replaced after a vehicle impact. Other diameter post and ground settings are available.

23-1157, for post with 2 3/8" O.D. (concrete)	634-40012
23-1182, for post with 2 3/8" O.D. (soil)	634-40014
36-1181, for post with 3" O.D. (concrete)	634-30136
36-1182, for post with 3" O.D. (soil)	634-40002

NOTE:
ALL STREET SIGNAGE SHALL INCLUDE MUTCD APPROVE BREAK-AWAWY VLOC MODELS VR2/VERS OR APPROVED EQUAL SEE ATTACHMENTS

ALL PUBLIC FACILITIES, INCLUDING UTILITIES, SIDEWALKS, AND HANDICAP RAMPS ARE TO BE CONSTRUCTED ON ALL STREETS AS SPECIFIED BY TOWN STANDARDS. THESE FACILITIES HAVE BEEN APPROVED BY THE TOWN OF ZEBULON AND SHALL BE SO INSTALLED UNLESS A CHANGE IS APPROVED BY THE TOWN OF ZEBULON.

CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING OF ANY EXCAVATION. EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE AND ALL ARE NOT SHOWN.

NOTE: ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL TOWN OF ZEBULON, WAKE COUNTY, CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT AND/OR NCDOT STANDARDS AND SPECIFICATIONS

ATTENTION CONTRACTORS

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

Failure to notify both Public Utilities 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.

CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION

Electronic Approval: This approval is being issued 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 this approval.

City of Raleigh Development Approval _____

Raleigh Water Review Officer

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 10956 THOMAS F. CRAVEN

BARRINGTON SUBDIVISION PHASE 5

SPONSORED BY: DFC BARRINGTON, LLC — ZEBULON, NORTH CAROLINA

SCALE:	N/A
DATE:	07/02/2025
PROJECT NUMBER:	0021-004.001
CLIENT:	DREAM FINDERS HOMES, LLC
PLAN TYPE:	CONSTRUCTION DRAWINGS

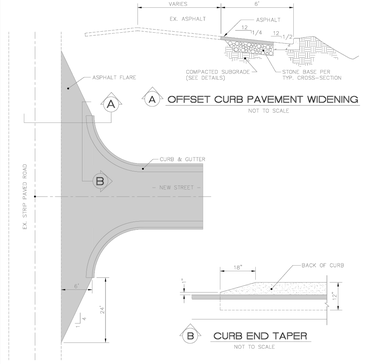
ZEBULON DETAILS

RELEASED FOR CONSTRUCTION DATE: (SEE COVER) ■ NO □ YES

PRIEST, CRAVEN & ASSOCIATES, INC.
LAND USE CONSULTANTS PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS
3803 - B Computer Drive, Suite 104 Raleigh, N.C. 27609 . Phone 919 / 781-0300 . Fax 919 / 782-1288 . Email PCA@PriestCraven.com / Firm #: C-0488

SHEET # C9.00

F:\SHARED\ENGINEERING\2015-003.001 MH HOMES - BARRINGTON\5 DRAWINGS\SHEET CONSTRUCTION\ 09.00-09.02 ZEBULON DETAILS.DWG , JU 02, 2025 - 12:04 PM ,

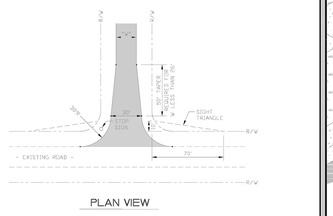


TOWN OF ZEBULON

TERMINAL END OF CURB at SHOULDER SECTIONS

USE WITH STANDARD SPECIFICATIONS ONLY

SCALE: NOT TO SCALE | DETAIL #: 4
DATE: JULY 2010 | SHEET #: 1 OF 1



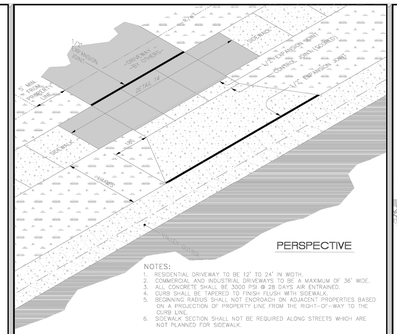
PLAN VIEW

TOWN OF ZEBULON

TIE-IN OF STREETS at DOT SHOULDER ROADS – STREETS

USE WITH STANDARD SPECIFICATIONS ONLY

SCALE: NOT TO SCALE | DETAIL #: 7
DATE: JULY 2010 | SHEET #: 1 OF 1

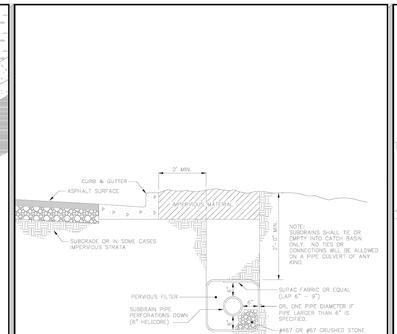


TOWN OF ZEBULON

FLARED DRIVEWAY ENTRANCE TO VALLEY GUTTER

USE WITH STANDARD SPECIFICATIONS ONLY

SCALE: NOT TO SCALE | DETAIL #: 9
DATE: JULY 2010 | SHEET #: 1 OF 1

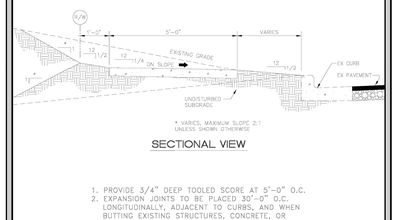


TOWN OF ZEBULON

STD. SUBDRAIN BEHIND CURB & GUTTER

USE WITH STANDARD SPECIFICATIONS ONLY

SCALE: NOT TO SCALE | DETAIL #: 11
DATE: JULY 2010 | SHEET #: 1 OF 1



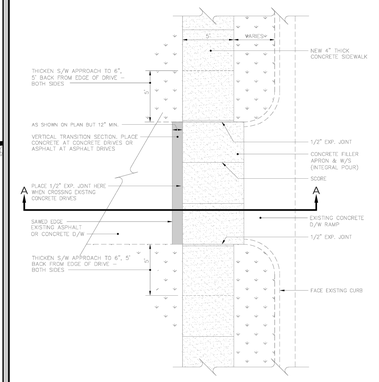
1. PROVIDE 3/4" DEEP TOOLED SCORE AT 5'-0" O.C.
2. EXPANSION JOINTS TO BE PLACED 30'-0" O.C. LONGITUDINALLY, ADJACENT TO CURBS, AND WHEN BUTTING EXISTING STRUCTURES, CONCRETE, OR BUILDINGS.
3. CONCRETE TO BE 3000 P.S.I. AT 28 DAYS, AIR-ENTRAINED.
4. SUBGRADE SHOULD NOT CONTAIN ORGANIC MATTER OR PLASTIC CLAYS. WHEN FOUND, REFER TO SPECS OR CONTACT ENGINEER FOR DIRECTIONS.
5. AREAS OF FILL ARE TO BE COMPACTED TO 95% STANDARD PROCTOR USING NCDOT CLASS III BORROW OR BETTER. REMOVE TOPSOIL BEFORE PLACING BORROW.
6. SIDEWALK TRANSVERSE SLOPE MAY INCREASE TO 1/2 IN 12 WITH TOWN'S ENGINEER APPROVAL.

TOWN OF ZEBULON

TYP SIDEWALK in CUT or FILL SECTIONS

USE WITH STANDARD SPECIFICATIONS ONLY

SCALE: NOT TO SCALE | DETAIL #: 13
DATE: JULY 2010 | SHEET #: 1 OF 1

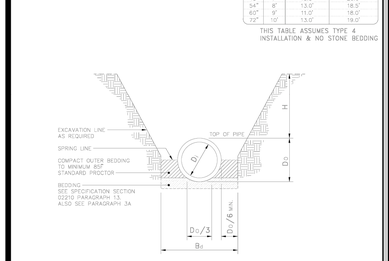


TOWN OF ZEBULON

SIDEWALK DETAIL X-ING EX. DRIVEWAYS

USE WITH STANDARD SPECIFICATIONS ONLY

SCALE: NOT TO SCALE | DETAIL #: 14
DATE: JULY 2010 | SHEET #: 1 OF 1

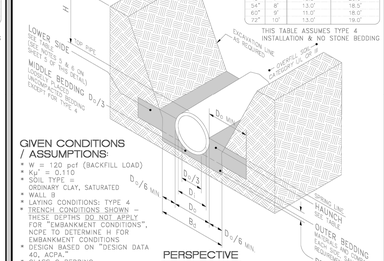


TOWN OF ZEBULON

CATCH BASIN – SEDIMENT CONTROL DEVICES

USE WITH STANDARD SPECIFICATIONS ONLY

SCALE: NOT TO SCALE | DETAIL #: 50
DATE: JULY 2010 | SHEET #: 1 OF 1

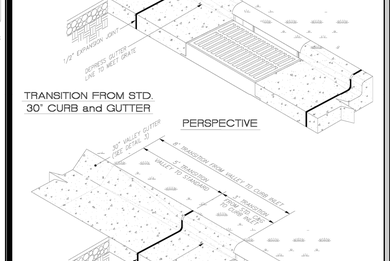


TOWN OF ZEBULON

ROUND ABOUT STD. TRAFFIC CIRCLE DETAIL

USE WITH STANDARD SPECIFICATIONS ONLY

SCALE: NOT TO SCALE | DETAIL #: 24
DATE: JULY 2010 | SHEET #: 1 OF 2

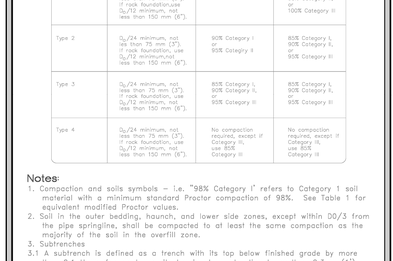


TOWN OF ZEBULON

ISLAND ENTRANCE TO EXISTING STRIP PAVED

USE WITH STANDARD SPECIFICATIONS ONLY

SCALE: NOT TO SCALE | DETAIL #: 27
DATE: JULY 2010 | SHEET #: 1 OF 2

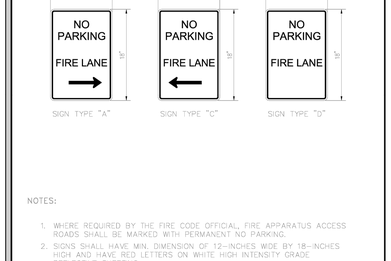


TOWN OF ZEBULON

ISLAND ENTRANCE TO EXISTING STRIP PAVED

USE WITH STANDARD SPECIFICATIONS ONLY

SCALE: NOT TO SCALE | DETAIL #: 27
DATE: JULY 2010 | SHEET #: 2 OF 2



TOWN OF ZEBULON

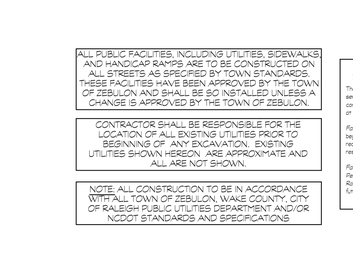
2x3 DROP INLET

USE WITH STANDARD SPECIFICATIONS ONLY

SCALE: NOT TO SCALE | DETAIL #: 34
DATE: JULY 2010 | SHEET #: 1 OF 1

END SECTION DIMENSIONS					
DIA.	A	B	C	D	E
15"	7"	2'-3 1/4"	3'-11 1/2"	6'-2 3/4"	2'-6"
18"	9"	2'-5"	3'-11 3/4"	6'-2 3/4"	3'-0"
24"	9"	3'-7"	3'-1"	6'-8"	3'-11 3/4"
30"	1'-0"	4'-6 1/2"	1'-10 1/2"	6'-5"	5'-0"
36"	1'-4"	5'-0"	2'-1 1/2"	8'-1 1/2"	5'-11"
42"	1'-10 1/4"	5'-1 3/8"	3'-1"	8'-2 3/8"	6'-5 1/4"

NOTES:
1. DESIGN OF END-SECTION SHALL CONFORM TO STANDARD REINFORCED SECTIONAL CONCRETE CULVERT PIPE.
2. ANY TWIN BARREL SYSTEM GREATER THAN 42" RCP REQUIRES A HEADWALL.
3. ANY SYSTEM OF MORE THAN 2 PIPES REQUIRES A HEADWALL.
4. SEE NCDOT "ROADWAY STANDARD DRAWINGS" FOR HEADWALL CONSTRUCTION DETAILS.

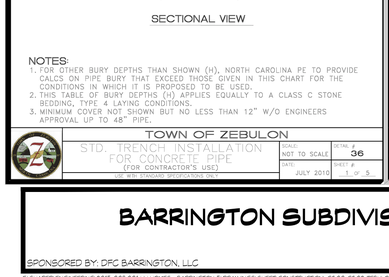


TOWN OF ZEBULON

STD. FLARED END SECTIONS DESIGN AND DETAIL

USE WITH STANDARD SPECIFICATIONS ONLY

SCALE: NOT TO SCALE | DETAIL #: 35
DATE: JULY 2010 | SHEET #: 1 OF 1



PIPE D	MAX. B_d	MAX. BURY H CLASS III (0.01 CRACK)	MAX. BURY H CLASS IV (0.01 CRACK)
15"	4'	9.5'	14.5'
18"	4'	9.5'	15.0'
24"	4'	12.0'	23.5'
30"	5.5'	10.0'	17.0'
36"	6'	10.5'	18.0'
42"	6.5'	13.0'	19.0'
48"	7'	13.5'	20.0'
54"	8'	13.0'	18.5'
60"	9'	11.0'	18.0'
72"	11'	13.0'	19.0'

THIS TABLE ASSUMES TYPE 4 INSTALLATION & NO STONE BEDDING

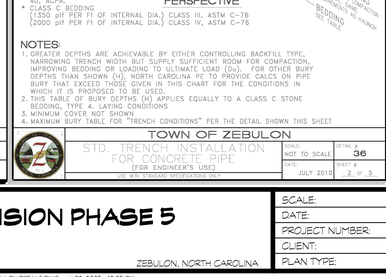
NOTES:
1. FOR OTHER BURY DEPTHS THAN SHOWN (H), NORTH CAROLINA PE TO PROVIDE CALCS ON PIPE BURY THAT EXCEED THOSE GIVEN IN THIS CHART FOR THE CONDITIONS IN WHICH IT IS PROPOSED TO BE USED.
2. THIS TABLE OF BURY DEPTHS (H) APPLIES EQUALLY TO A CLASS C STONE BEDDING, TYPE 4 LAYING CONDITIONS.
3. MINIMUM COVER NOT SHOWN BUT NO LESS THAN 12" W/O ENGINEERS APPROVAL UP TO 48" PIPE.

TOWN OF ZEBULON

STD. TRENCH INSTALLATION FOR CONCRETE PIPE (FOR CONTRACTOR'S USE)

USE WITH STANDARD SPECIFICATIONS ONLY

SCALE: NOT TO SCALE | DETAIL #: 36
DATE: JULY 2010 | SHEET #: 1 OF 5



PIPE D	MAX. B_d	MAX. BURY H CLASS III (0.01 CRACK)	MAX. BURY H CLASS IV (0.01 CRACK)
15"	4'	9.5'	14.5'
18"	4'	9.5'	15.0'
24"	4'	12.0'	23.5'
30"	5.5'	10.0'	17.0'
36"	6'	10.5'	18.0'
42"	6.5'	13.0'	19.0'
48"	7'	13.5'	20.0'
54"	8'	13.0'	18.5'
60"	9'	11.0'	18.0'
72"	11'	13.0'	19.0'

THIS TABLE ASSUMES TYPE 4 INSTALLATION & NO STONE BEDDING

GIVEN CONDITIONS / ASSUMPTIONS:
- W = 120 pcf (BACKFILL LOAD)
- $K\mu$ = 0.110
- SOIL TYPE = ORDINARY CLAY, SATURATED
- WALL B
- LAYING CONDITIONS: TYPE 4
- TRENCH CONDITIONS SHOWN – THESE DEPTHS DO NOT APPLY FOR "EMBANKMENT CONDITIONS", NOR TO DETERMINE H FOR EMBANKMENT CONDITIONS
- DESIGN BASED ON "DESIGN DATA 4G, ACPA"
- CLASS C BEDDING (1350 psf PER FT OF INTERNAL DIA.) CLASS III, ASTM C-76 (2000 psf PER FT OF INTERNAL DIA.) CLASS IV, ASTM C-76

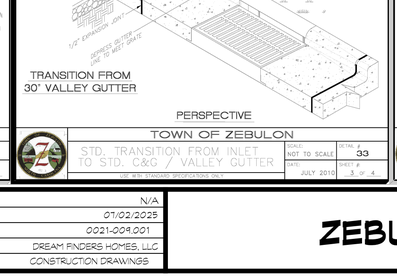
NOTES:
1. GREATER DEPTHS ARE ACHIEVABLE BY EITHER CONTROLLING BACKFILL TYPE, NARROWING TRENCH WIDTH BUT SUPPLY SUFFICIENT ROOM FOR COMPACTION, IMPROVING BEDDING OR LOADING TO ULTIMATE LOAD (D_U). FOR OTHER BURY DEPTHS THAN SHOWN (H), NORTH CAROLINA PE TO PROVIDE CALCS ON PIPE BURY THAT EXCEED THOSE GIVEN IN THIS CHART FOR THE CONDITIONS IN WHICH IT IS PROPOSED TO BE USED.
2. THIS TABLE OF BURY DEPTHS (H) APPLIES EQUALLY TO A CLASS C STONE BEDDING, TYPE 4, LAYING CONDITIONS
3. MINIMUM COVER NOT SHOWN
4. MAXIMUM BURY TABLE FOR "TRENCH CONDITIONS" PER THE DETAIL SHOWN THIS SHEET

TOWN OF ZEBULON

STD. TRENCH INSTALLATION FOR CONCRETE PIPE (FOR ENGINEER'S USE)

USE WITH STANDARD SPECIFICATIONS ONLY

SCALE: NOT TO SCALE | DETAIL #: 36
DATE: JULY 2010 | SHEET #: 2 OF 5



TOWN OF ZEBULON

STD. TRANSITION FROM INLET TO STD. C&G / VALLEY GUTTER

USE WITH STANDARD SPECIFICATIONS ONLY

SCALE: NOT TO SCALE | DETAIL #: 33
DATE: JULY 2010 | SHEET #: 3 OF 4

Table 2. Standard EMBANKMENT Installation Soils and Minimum Compaction Requirements			
Installation Type*	Bedding Thickness	Haunch and Outer Bedding	Lower Side
Type 1	$D_O/24$ minimum, not less than 75 mm (3"). If rock foundation,use $D_O/12$ minimum, not less than 150 mm (6").	98% Category I	90% Category I, 95% Category II, or 100% Category III
Type 2	$D_O/24$ minimum, not less than 75 mm (3"). If rock foundation, use $D_O/12$ minimum,not less than 150 mm (6").	90% Category I or 95% Category II	85% Category I, 90% Category II, or 95% Category III
Type 3	$D_O/24$ minimum, not less than 75 mm (3"). If rock foundation, use $D_O/12$ minimum, not less than 150 mm (6").	85% Category I, 90% Category II or 95% Category III	85% Category I, 90% Category II, or 95% Category III
Type 4	$D_O/24$ minimum, not less than 75 mm (3"). If rock foundation, use $D_O/12$ minimum, not less than 150 mm (6").	No compaction required, except if Category III, use 85% Category III	No compaction required, except if Category III, use 85% Category III

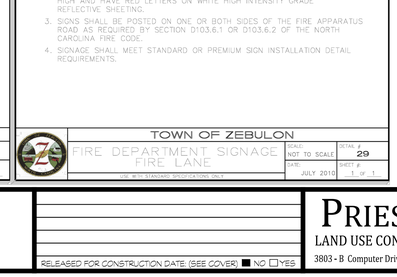
Notes:
1. Compaction and soils symbols – i.e. "98% Category I" refers to Category 1 soil material with a minimum standard Proctor compaction of 98%. See Table 1 for equivalent modified Proctor values.
2. Soil in the outer bedding, haunch, and lower side zones, except within D0/3 from the pipe springline, shall be compacted to at least the same compaction as the majority of the soil in the overfill zone.
3. Subtrenches
3.1 A subtrench is defined as a trench with its top below finished grade by more than 0.1 H or, for roadways, its top is at an elevation lower than 0.3 m (1') below the bottom of the pavement base material.
3.2 The minimum width of a subtrench shall be 1.33 D_O or wider if required for adequate space to attain the specified compaction in the haunch and bedding zones.
3.3 For subtrenches with wall of natural soil, any portion of the lower side zone in the subtrench wall shall be at least as firm as an equivalent soil placed to the compaction requirements specified for the lower side zone and as firm as the majority of soil in the overfill zone, or shall be removed and replaced with soil compacted to the specified level.
4. Type 1 installation = relatively high quality material & high compaction effort. Type 4 installation = little or no control over material and compaction.

TOWN OF ZEBULON

STD. TRENCH INSTALLATION (TRENCH CONDITION SHOWN)

USE WITH STANDARD SPECIFICATIONS ONLY

SCALE: NOT TO SCALE | DETAIL #: 36
DATE: JULY 2010 | SHEET #: 4 OF 5



NOTES:
1. WHERE REQUIRED BY THE FIRE CODE OFFICIAL, FIRE APPARATUS ACCESS ROADS SHALL BE MARKED WITH PERMANENT NO PARKING.
2. SIGNS SHALL HAVE MIN. DIMENSION OF 12–INCHES WIDE BY 18–INCHES HIGH AND HAVE RED LETTERS ON WHITE HIGH INTENSITY GRADE REFLECTIVE SHEETING.
3. SIGNS SHALL BE POSTED ON ONE OR BOTH SIDES OF THE FIRE APPARATUS ROAD AS REQUIRED BY SECTION D103.6.1 OR D103.6.2 OF THE NORTH CAROLINA FIRE CODE.
4. SIGNAGE SHALL MEET STANDARD OR PREMIUM SIGN INSTALLATION DETAIL REQUIREMENTS.

TOWN OF ZEBULON

FIRE DEPARTMENT SIGNAGE FIRE LANE

USE WITH STANDARD SPECIFICATIONS ONLY

SCALE: NOT TO SCALE | DETAIL #: 29
DATE: JULY 2010 | SHEET #: 1 OF 1

ALL PUBLIC FACILITIES, INCLUDING UTILITIES, SIDEWALKS AND HANDICAP RAMPS ARE TO BE CONSTRUCTED ON ALL STREETS AS SPECIFIED BY TOWN STANDARDS. THESE FACILITIES HAVE BEEN APPROVED BY THE TOWN OF ZEBULON, AND SHALL BE SO INSTALLED UNLESS A CHANGE IS APPROVED BY THE TOWN OF ZEBULON.

CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING OF ANY EXCAVATION. EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE AND ALL ARE NOT SHOWN.

NOTE: ALL CONSTRUCTION TO BE IN ACCORDANCE WITHALL TOWN OF ZEBULON, WAKE COUNTY, CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT AND/OR NCDOT STANDARDS AND SPECIFICATIONS

ATTENTION CONTRACTORS

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

Failure to notify both Public Utilities 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.

CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION

Electronic Approval: This approval is being issued 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 this approval.

City of Raleigh Development Approval

Raleigh Water Review Officer

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 10056 THOMAS F. CRAVEN

BARRINGTON SUBDIVISION PHASE 5

SPONSORED BY: DFC BARRINGTON, LLC

ZEBULON, NORTH CAROLINA

SCALE:	N/A
DATE:	07/02/2025
PROJECT NUMBER:	0021-009.001
CLIENT:	DREAM FINDERS HOMES, LLC
PLAN TYPE:	CONSTRUCTION DRAWINGS

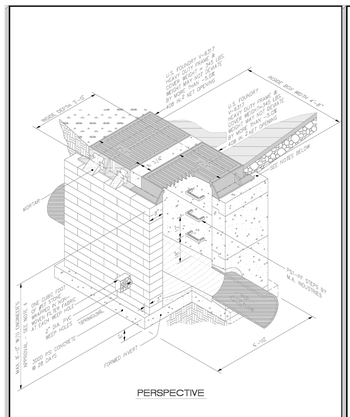
ZEBULON DETAILS

RELEASED FOR CONSTRUCTION DATE: (SEE COVER) ■ NO □ YES

PRIEST, CRAVEN & ASSOCIATES, INC.
LAND USE CONSULTANTS PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS
3803 - B Computer Drive, Suite 104 Raleigh, N.C. 27609 . Phone 919 / 781-0300 . Fax 919 / 782-1288 . Email PCA@PriestCraven.com / Firm #: C-0488

SHEET # C9.01

F:\SHARED\ENGINEERING\2015-003.001 HH HOMES - BARRINGTON-5\DRAWINGS\SHEET\CONSTRUCTION\ C9.00-C9.02 ZEBULON DETAILS.DWG , Jul 02, 2025 - 12:05 PM ,

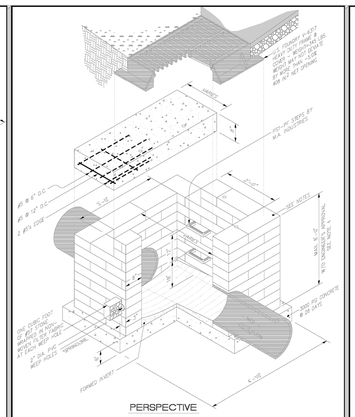


TOWN OF ZEBULON

STD. MULTIPLE 2' x 3' CATCH BASIN DETAIL

USE WITH STANDARD SPECIFICATIONS ONLY

SCALE: NOT TO SCALE | DETAIL #: 38
DATE: JULY 2010 | SHEET #: 1 OF 1

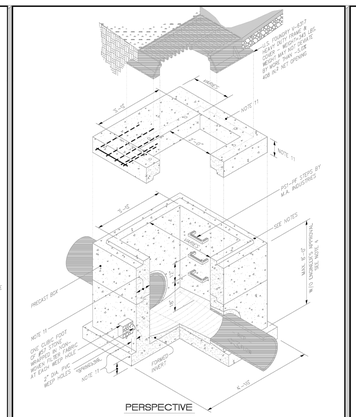


TOWN OF ZEBULON

STD. 3' x VARIABLE LENGTH BOX WITH 2' x 3' C.B.

USE WITH STANDARD SPECIFICATIONS ONLY

SCALE: NOT TO SCALE | DETAIL #: 39
DATE: JULY 2010 | SHEET #: 1 OF 2

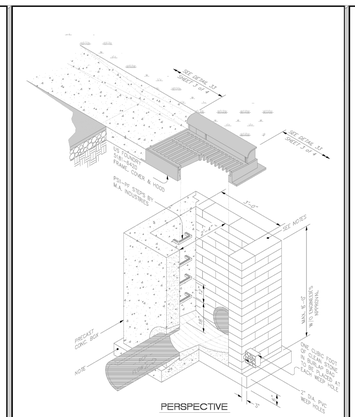


TOWN OF ZEBULON

STD. 3' x VARIABLE LENGTH PRECAST BOX WITH 2' x 3' C.B.

USE WITH STANDARD SPECIFICATIONS ONLY

SCALE: NOT TO SCALE | DETAIL #: 39
DATE: JULY 2010 | SHEET #: 2 OF 2

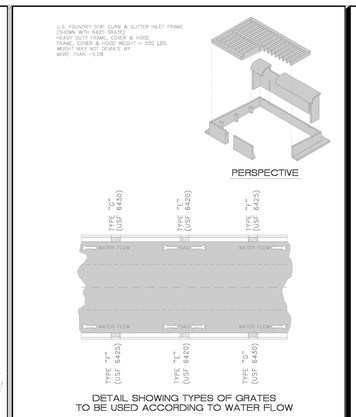


TOWN OF ZEBULON

STD. C&G INLET W/HOOD DETAIL

USE WITH STANDARD SPECIFICATIONS ONLY

SCALE: NOT TO SCALE | DETAIL #: 33
DATE: JULY 2010 | SHEET #: 1 OF 4

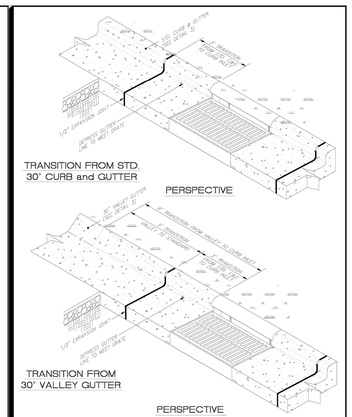


TOWN OF ZEBULON

STD. C&G INLET W/HOOD DETAIL

USE WITH STANDARD SPECIFICATIONS ONLY

SCALE: NOT TO SCALE | DETAIL #: 33
DATE: JULY 2010 | SHEET #: 2 OF 4

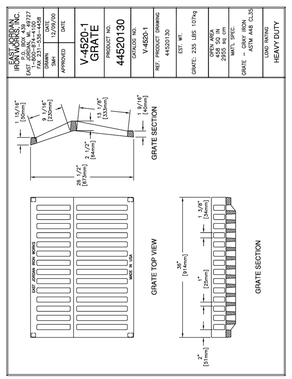


TOWN OF ZEBULON

STD. TRANSITION FROM INLET TO STD. C&G / VALLEY GUTTER

USE WITH STANDARD SPECIFICATIONS ONLY

SCALE: NOT TO SCALE | DETAIL #: 33
DATE: JULY 2010 | SHEET #: 3 OF 4



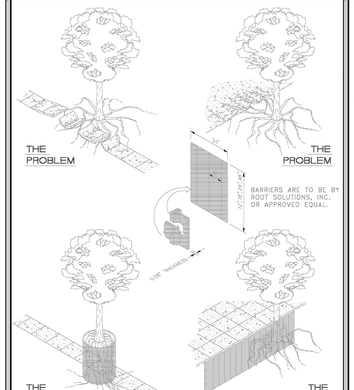
NOTE: USE EAST JORDAN IRON WORKS V-4520-1 GRATE OR EQUIVALENT BY US FOUNDRY.

TOWN OF ZEBULON

DETAIL FOR STORM DRAIN WITH DRIVEWAY CONFLICT

USE WITH STANDARD SPECIFICATIONS ONLY

SCALE: NOT TO SCALE | DETAIL #: 33
DATE: JULY 2010 | SHEET #: 4 OF 4

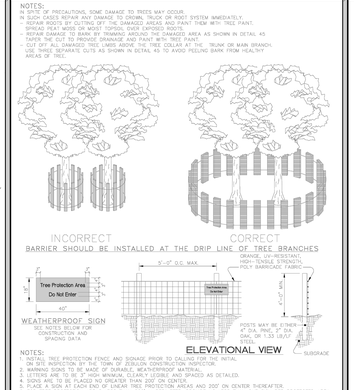


TOWN OF ZEBULON

STANDARD ROOT BARRIER DETAIL

USE WITH STANDARD SPECIFICATIONS ONLY

SCALE: NOT TO SCALE | DETAIL #: 47
DATE: JULY 2010 | SHEET #: 1 OF 1

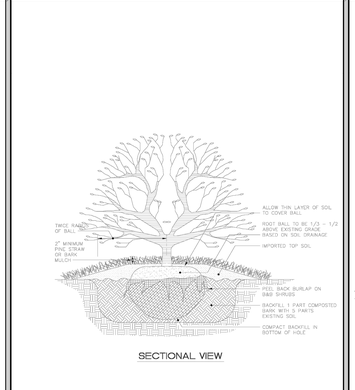


TOWN OF ZEBULON

STANDARD TREE PROTECTION DETAIL

USE WITH STANDARD SPECIFICATIONS ONLY

SCALE: NOT TO SCALE | DETAIL #: 46
DATE: JULY 2010 | SHEET #: 1 OF 1

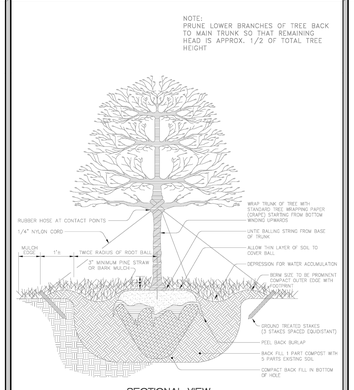


TOWN OF ZEBULON

TYPICAL SHRUB PLANTING DETAIL

USE WITH STANDARD SPECIFICATIONS ONLY

SCALE: NOT TO SCALE | DETAIL #: 43
DATE: JULY 2010 | SHEET #: 1 OF 1

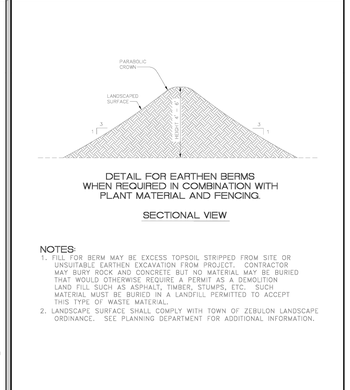


TOWN OF ZEBULON

TYPICAL TREE STAKING and PLANTING DETAIL

USE WITH STANDARD SPECIFICATIONS ONLY

SCALE: NOT TO SCALE | DETAIL #: 44
DATE: JULY 2010 | SHEET #: 1 OF 1

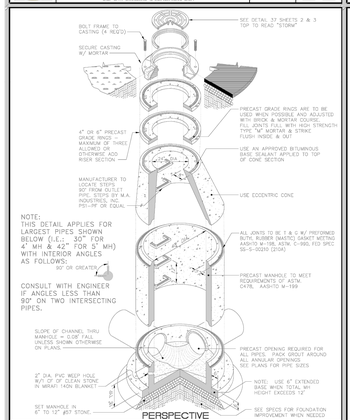


TOWN OF ZEBULON

STANDARD LANDSCAPE BERM — NOISE BARRIER DETAIL

USE WITH STANDARD SPECIFICATIONS ONLY

SCALE: NOT TO SCALE | DETAIL #: 48
DATE: JULY 2010 | SHEET #: 1 OF 1

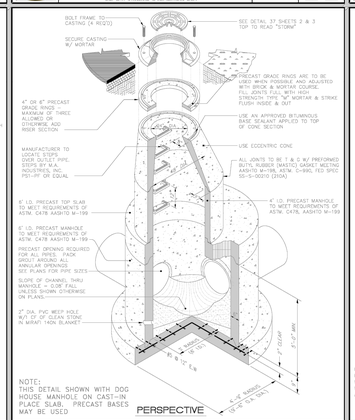


TOWN OF ZEBULON

PRECAST CONCRETE 4' DIA. MH JB

USE WITH STANDARD SPECIFICATIONS ONLY

SCALE: NOT TO SCALE | DETAIL #: 40
DATE: JULY 2010 | SHEET #: 1 OF 1

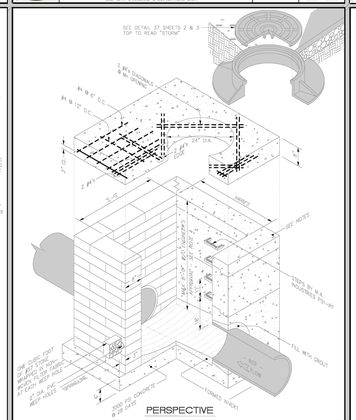


TOWN OF ZEBULON

PRECAST CONCRETE 6' TO 4' DIA. MH JB

USE WITH STANDARD SPECIFICATIONS ONLY

SCALE: NOT TO SCALE | DETAIL #: 41
DATE: JULY 2010 | SHEET #: 1 OF 1

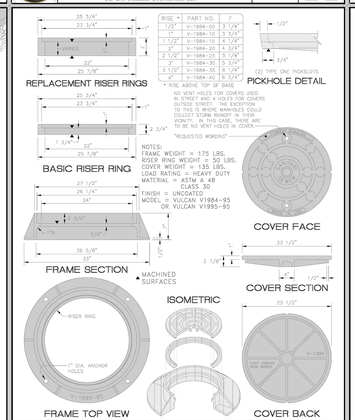


TOWN OF ZEBULON

STD. M.H. J.B. VARIABLE LENGTH

USE WITH STANDARD SPECIFICATIONS ONLY

SCALE: NOT TO SCALE | DETAIL #: 37
DATE: JULY 2010 | SHEET #: 1 OF 3

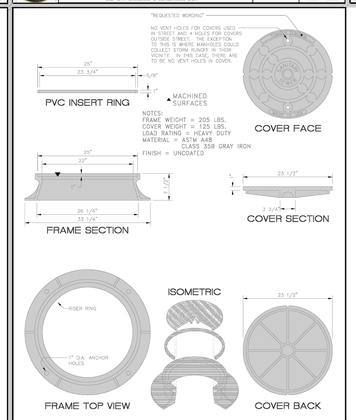


TOWN OF ZEBULON

STANDARD MANHOLE COVER & RING, ADJUSTABLE - EAST JORDAN IRON WORKS V-1984

USE WITH STANDARD SPECIFICATIONS ONLY

SCALE: NOT TO SCALE | DETAIL #: 37
DATE: JULY 2010 | SHEET #: 2 OF 3



TOWN OF ZEBULON

STANDARD MANHOLE & RING — US FOUNDRY 700 KL

USE WITH STANDARD SPECIFICATIONS ONLY

SCALE: NOT TO SCALE | DETAIL #: 37
DATE: JULY 2010 | SHEET #: 3 OF 3

ALL PUBLIC FACILITIES, INCLUDING UTILITIES, SIDEWALKS AND HANDICAP RAMPS ARE TO BE CONSTRUCTED ON ALL STREETS AS SPECIFIED BY TOWN STANDARDS. THESE FACILITIES HAVE BEEN APPROVED BY THE TOWN OF ZEBULON AND SHALL BE SO INSTALLED UNLESS A CHANGE IS APPROVED BY THE TOWN OF ZEBULON.

CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING OF ANY EXCAVATION. EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE AND ALL ARE NOT SHOWN.

NOTE: ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL TOWN OF ZEBULON, WAKE COUNTY, CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT AND/OR NCDOT STANDARDS AND SPECIFICATIONS

ATTENTION CONTRACTORS

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

Failure to notify both Public Utilities 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 the 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.

CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION

Electronic Approval: This approval is being issued 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 will invalidate this approval.

City of Raleigh Development Approval _____

Raleigh Water Review Officer

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 10956 THOMAS F. CRAVEN

BARRINGTON SUBDIVISION PHASE 5

SPONSORED BY: DFC BARRINGTON, LLC — ZEBULON, NORTH CAROLINA

SCALE:	N/A
DATE:	07/02/2025
PROJECT NUMBER:	0021-009.001
CLIENT:	DREAM FINDERS HOMES, LLC
PLAN TYPE:	CONSTRUCTION DRAWINGS

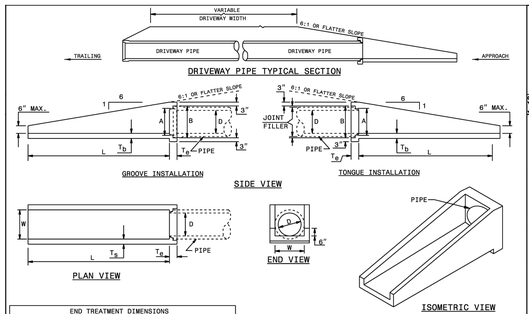
ZEBULON DETAILS

RELEASED FOR CONSTRUCTION DATE: (SEE COVER) ■ NO □ YES

PRIEST, CRAVEN & ASSOCIATES, INC.
LAND USE CONSULTANTS PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS
3803 - B Computer Drive, Suite 104 Raleigh, N.C. 27609 . Phone 919 / 781-0300 . Fax 919 / 782-1288 . Email PCA@PriestCraven.com / Firm #: C-0488

SHEET # C9.02

F:\SHARED\ENGINEERING\2015-2023.001 HH HOMES - BARRINGTON-5\DRAWINGS\SHEET CONSTRUCTION\ C9.00-C9.02 ZEBULON DETAILS.DWG , JU 02, 2025 - 12:05 PM ,



DRIVEWAY PIPE TYPICAL SECTION

END TREATMENT DIMENSIONS							
D	L	W	T_S	T_D	T_E	A	B
15"	7'-6"	19"	4"	4"	6"	17¾"	20⅞"
18"	9'-0"	23"	4"	4"	6"	21⅛"	25"
24"	12'-6"	30"	4"	4"	6"	27⅞"	32"

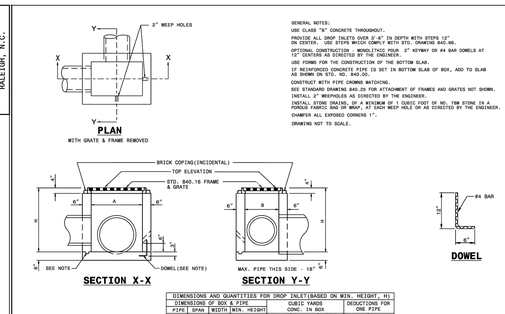
NOTES:
1. CONSTRUCT PIPE END SECTION USING #4 REBAR SPACED 9" EACH WAY AND MEET ALL REQUIREMENTS OF STD. SPEC. 310.
2. CHAMFER ALL EXPOSED CORNERS ¾".

STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

1-18

ROADWAY STANDARD DRAWING FOR
PARALLEL PIPE END SECTION
PRECAST CONCRETE SECTION FOR 15" TO 24" PIPE

SHEET 1 OF 1
310.02



GENERAL NOTES:
USE CLASS "B" CONCRETE THROUGHOUT.
PROVIDE ALL DROP INLETS OVER 3'-6" IN DEPTH WITH STEPS 12" ON CENTER. USE STEPS WHICH COMPLY WITH STD. DRAWING 840.66.
OPTIONAL CONSTRUCTION: MONOLITHIC WITH 2" KEYWAY OR #4 BAR DOWELS AT 24" CENTERS EMBEDDED 12" INTO BOTTOM SLAB.
USE FORMS FOR THE CONSTRUCTION OF THE BOTTOM SLAB.
IF REINFORCED CONCRETE PIPE IS SET IN BOTTOM SLAB OF BOX, ADD TO SLAB AS SHOWN ON STD. NO. 840.00.
CONSTRUCT WITH PIPE CROWNS MATCHING.
SEE STANDARD DRAWING 840.25 FOR ATTACHMENT OF FRAMES AND GRATES NOT SHOWN.
INSTALL 2" WEEPHOLES AS DIRECTED BY THE ENGINEER.
INSTALL STONE BRACING, OF A MINIMUM OF 1 CUBIC FOOT OF NO. 78M STONE IN A POROUS FABRIC BAG OR WRAP, AT EACH WEEP HOLE OR AS DIRECTED BY THE ENGINEER.
CHAMFER ALL EXPOSED CORNERS ¾".
DRAWING NOT TO SCALE.

DIMENSIONS AND QUANTITIES FOR DROP INLET(BASED ON MIN. HEIGHT, H)								
DIMENSIONS OF BOX & PIPE				CUBIC YARDS CONC. IN BOX		DEDUCTIONS FOR ONE PIPE		
PIPE	SPAN	WIDTH	MIN. HEIGHT	BOTTOM SLAB	WALL PER FOOT HT.	CUBIC YARDS CONCRETE IN MONOLITHIC BOTTOM SLAB	C.Y.	R.C.
D	A	B	H					
12"	3'-0"	2'-0"	3'-0"	0.222	0.222	0.592	0.015	0.008
15"	/	/	3'-3"	/	/	0.648	0.023	0.008
18"	/	/	3'-6"	/	/	0.704	0.033	0.049
24"	/	/	4'-0"	/	/	0.814	0.059	0.065
30"	3'-0"	3'-0"	3'-6"	0.222	0.222	0.925	0.092	0.127

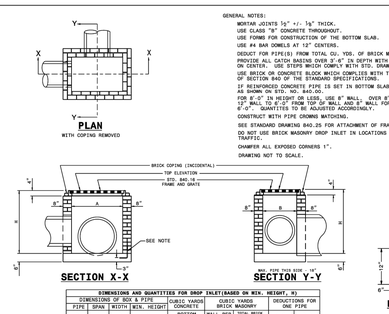
SECTION X-X
SECTION Y-Y
DOWEL

STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

1-18

ROADWAY STANDARD DRAWING FOR
CONCRETE DROP INLET
12" THRU 30" PIPE

SHEET 1 OF 1
840.14



GENERAL NOTES:
MORTAR JOINTS ½" +/- ¼" THICK.
USE CLASS "B" CONCRETE THROUGHOUT.
USE FORMS FOR CONSTRUCTION OF THE BOTTOM SLAB.
USE #4 BAR DOWELS AT 12" CENTERS.
DEDUCT FOR PIPE(S) FROM TOTAL CU. YDS. OF BRICK MASONRY.
PROVIDE ALL CATCH BASINS OVER 3'-6" IN DEPTH WITH STEPS 12" ON CENTER. USE STEPS WHICH COMPLY WITH STD. DRAWING 840.66.
USE BRICK OR CONCRETE BLOCK WHICH COMPLIES WITH THE REQUIREMENTS OF SECTION 840 OF THE STANDARD SPECIFICATIONS.
IF REINFORCED CONCRETE PIPE IS SET IN BOTTOM SLAB OF BOX, ADD TO SLAB AS SHOWN ON STD. NO. 840.00.
FOR 8'-0" IN HEIGHT OR LESS, USE 8" WALL. OVER 8'-0" IN HEIGHT, USE 12" WALL TO 8'-0" FROM TOP OF WALL AND 8" WALL FOR THE REMAINING 8'-0". QUANTITIES TO BE ADJUSTED ACCORDINGLY.
CONSTRUCT WITH PIPE CROWNS MATCHING.
SEE STANDARD DRAWING 840.25 FOR ATTACHMENT OF FRAMES AND GRATES.
DO NOT USE BRICK MASONRY DROP INLET IN LOCATIONS SUBJECT TO TRAFFIC.
CHAMFER ALL EXPOSED CORNERS ¾".
DRAWING NOT TO SCALE.

DIMENSIONS AND QUANTITIES FOR DROP INLET(BASED ON MIN. HEIGHT, H)								
DIMENSIONS OF BOX & PIPE				CUBIC YARDS CONCRETE	CUBIC YARDS BRICK MASONRY	DEDUCTIONS FOR ONE PIPE		
PIPE	SPAN	WIDTH	MIN. HEIGHT	BOTTOM SLAB	WALL PER FOOT HT.	TOTAL BRICK MASONRY IN MONOLITHIC BOTTOM SLAB	C.S.	R.C.
D	A	B	H					
12"	3'-0"	2'-0"	3'-0"	0.268	0.313	0.522	0.022	0.032
15"	/	/	3'-3"	0.268	0.313	0.600	0.031	0.047
18"	/	/	3'-6"	0.268	0.313	0.678	0.044	0.065
24"	/	/	4'-0"	0.268	0.313	0.835	0.078	0.113
30"	3'-0"	3'-0"	3'-6"	0.268	0.313	0.991	0.122	0.170

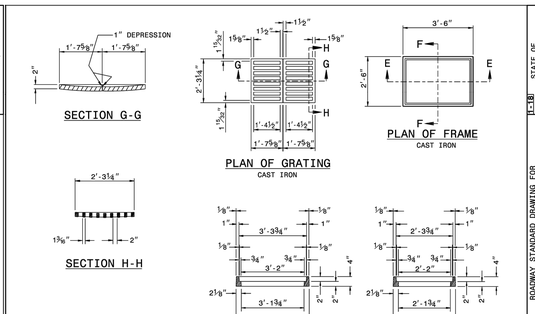
SECTION X-X
SECTION Y-Y
DOWEL

STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

1-18

ROADWAY STANDARD DRAWING FOR
BRICK DROP INLET
12" THRU 30" PIPE

SHEET 1 OF 1
840.15

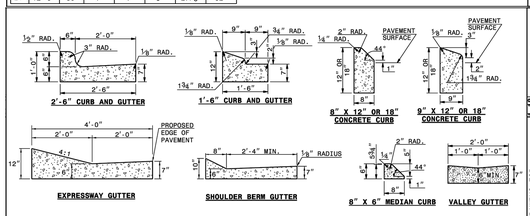


STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

1-18

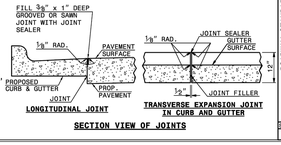
ROADWAY STANDARD DRAWING FOR
DROP INLET FRAME AND GRATES
FOR USE WITH STD. DWG.S 840.14 AND 840.15

SHEET 1 OF 1
840.16



SECTION VIEW OF CURBS OR CURBS AND GUTTERS

GENERAL NOTES:
-PLACE CONTRACTION JOINTS AT 10' INTERVALS, EXCEPT THAT A 15' SPACING MAY BE USED WHEN A MACHINE IS USED OR WHEN SATISFACTORY SUPPORT FOR THE FACE FORM CAN BE OBTAINED WITHOUT THE USE OF TEMPLATES AT 10' INTERVALS.
-JOINT SPACING MAY BE ALTERED IF REQUIRED BY THE ENGINEER.
-CONTRACTION JOINTS MAY BE INSTALLED WITH THE USE OF TEMPLATES OR FORMED BY OTHER APPROVED METHODS.
CONSTRUCT NON-TEMPLATE FORMED JOINTS A MIN. OF 1½" DEEP.
-FILL ALL CONSTRUCTION JOINTS, EXCEPT IN 8"x6" MEDIAN CURB, WITH JOINT FILLER AND SEALER.
-SPACE EXPANSION JOINTS AT 90' INTERVALS AND ADJACENT TO ALL RIGID OBJECTS.



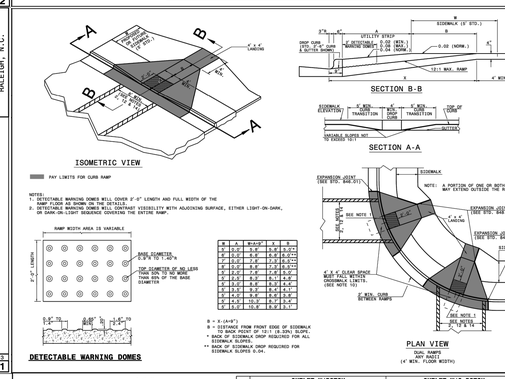
SECTION VIEW OF JOINTS

STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

1-18

ROADWAY STANDARD DRAWING FOR
CONCRETE CURB, GUTTER AND CURB & GUTTER

SHEET 1 OF 3
846.01



R	A	B=A-2'	X	Y
3'-0"	3.6'	1.6'	3.1'	
4'-0"	4.8'	2.8'	4.1'	
5'-0"	6.0'	4.0'	5.1'	
6'-0"	7.2'	5.2'	6.1'	
7'-0"	8.4'	6.4'	7.1'	
8'-0"	9.6'	7.6'	8.1'	
9'-0"	10.8'	8.8'	9.1'	
10'-0"	12.0'	10.0'	10.1'	

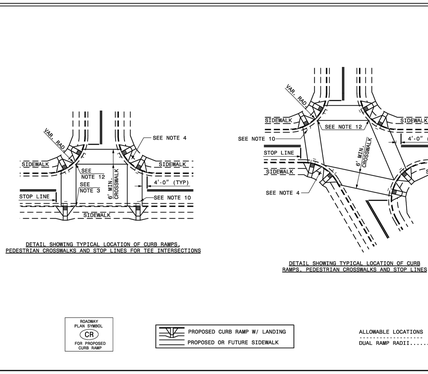
R = X-(A÷2')
X = DISTANCE FROM FACE OF CURB OF SIDEWALK TO BACK OF RAMP TO 12:1 (8.33%) SLOPE.
Y = BACK OF SIDEWALK DROP REQUIRED FOR SIDEWALK SLOPES 5.0%
** BACK OF SIDEWALK DROP REQUIRED FOR SIDEWALK SLOPES 5.0%

STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

1-18

ROADWAY STANDARD DRAWING FOR
CURB RAMP
PROPOSED CURB AND GUTTER

SHEET 1 OF 3
848.05



STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

1-18

ROADWAY STANDARD DRAWING FOR
CURB RAMP
PROPOSED CURB AND GUTTER

SHEET 2 OF 3
848.05

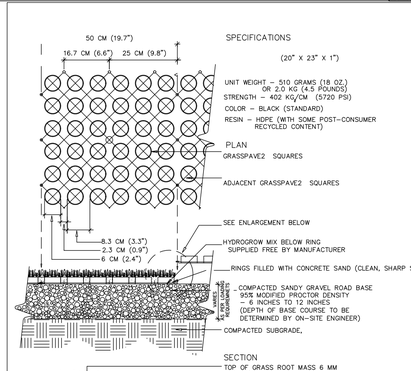
NOTES:
1. CONSTRUCT THE RAMP SURFACE TO BE STABLE, FIRM, AND SLIP RESISTANT. CONSTRUCT THE CURB RAMP TYPE AS SHOWN IN THE PAVEMENT MARKING PLANS OR AS DIRECTED BY THE ENGINEER.
2. LOCATE CURB RAMPS AND PLACE PEDESTRIAN CROSSWALK MARKINGS AS SHOWN IN THE PAVEMENT MARKING PLANS. WHEN FIELD ADJUSTMENTS REQUIRE MOVING CURB RAMPS OR MARKINGS AS SHOWN, CONTACT THE SIGNING AND DELINEATION UNIT OR LOCATE AS DIRECTED BY THE ENGINEER.
3. COORDINATE THE CURB RAMP AND THE PEDESTRIAN CROSSWALK MARKINGS SO A 4'x4' CLEAR SPACE AT THE BASE OF THE CURB RAMP WILL FALL WITHIN THE PEDESTRIAN CROSSWALK LINES.
4. SET BACK DISTANCE FROM INSIDE CROSSWALK MARKING TO NEAREST EDGE OF TRAVEL LANE IS 4' MINIMUM.
5. REFER TO THE PAVEMENT MARKING PLANS FOR STOP BAR LOCATIONS AT SIGNALIZED INTERSECTIONS. IF A PAVEMENT MARKING PLAN IS NOT PROVIDED, CONTACT THE SIGNAL DESIGN SECTION FOR THE STOP BAR LOCATIONS OR LOCATE AS DIRECTED BY THE ENGINEER.
6. TERMINATE PARKING A MINIMUM OF 20' BACK OF A PEDESTRIAN CROSSWALK.
7. CONSTRUCT CURB RAMPS A MINIMUM OF 4' WIDE.
8. CONSTRUCT THE RUNNING SLOPE OF THE RAMP 8.33% MAXIMUM.
9. ALLOWABLE CROSS SLOPE ON SIDEWALKS AND CURB RAMPS WILL BE 2% MAXIMUM.
10. CONSTRUCT THE SIDE FLARE SLOPE A MAXIMUM OF 10% MEASURED ALONG THE CURB LINE.
11. CONSTRUCT THE COUNTER SLOPE OF THE GUTTER ON STREET AT THE BASE OF THE CURB RAMP A MAXIMUM OF 5% AND MAINTAIN A SMOOTH TRANSITION.
12. CONSTRUCT LANDINGS FOR SIDEWALK A MINIMUM OF 4'x4' WITH A MAXIMUM SLOPE OF 2% IN ANY DIRECTION. CONSTRUCT LANDINGS FOR MEDIAN ISLANDS A MINIMUM OF 5'x5' WITH A MAXIMUM SLOPE OF 2% IN ANY DIRECTION.
13. TO USE A MEDIAN ISLAND AS A PEDESTRIAN REFUGE AREA, MEDIAN ISLANDS WILL BE A MINIMUM OF 6' WIDE. CONSTRUCT MEDIAN ISLANDS TO PROVIDE PASSAGE OVER OR THROUGHT THE ISLAND.
14. SMALL CHANNELIZATION ISLANDS THAT CAN NOT PROVIDE A 5'X5' LANDING AT THE TOP OF A RAMPS, WILL BE CUT THROUGH LEVEL WITH THE SURFACE STREET.
15. CURB RAMPS WITH RETURNED CURBS MAY BE USED ONLY WHERE PEDESTRIANS WOULD NOT NORMALLY WALK ACROSS THE RAMP. THE ADJACENT SURFACE IS PLANTING OR OTHER NON-WALKING SURFACE ON THE SIDE APPROACH IS SUBSTANTIALLY OBSTRUCTED.
16. PLACE A ½" EXPANSION JOINT WHERE THE CONCRETE CURB RAMP JOINS THE CURB AS SHOWN IN ROADWAY STANDARD DRAWING 848.01
17. PLACE ALL PEDESTRIAN PUSH BUTTON ACTUATORS AND CROSSING SIGNALS AS SHOWN IN THE PLANS OR AS SHOWN IN THE MUTCD.
18. CURB RAMPS THROUGH MEDIAN ISLANDS, SINGLE RAMPS AT DUAL CROSSWALKS OR LIMITED R/W SITUATIONS, WILL BE HANDLED BY SPECIAL DETAILS. CONTACT THE CONTRACT STANDARDS AND DEVELOPMENT UNIT FOR THE DETAILS OR FOR A SPECIAL DESIGN.

STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

1-18

ROADWAY STANDARD DRAWING FOR
CURB RAMPS
NOTES

SHEET 3 OF 3
848.05



NOTE: GRASS/PLANT TYPES SHALL BE SPECIFIED BY A LANDSCAPE ARCHITECT OR LANDSCAPE DESIGNER.

TYPICAL GRASSPAVE2 DETAIL

CHOOSE THIS PRODUCT FOR REINFORING GRASS WEARING SURFACES

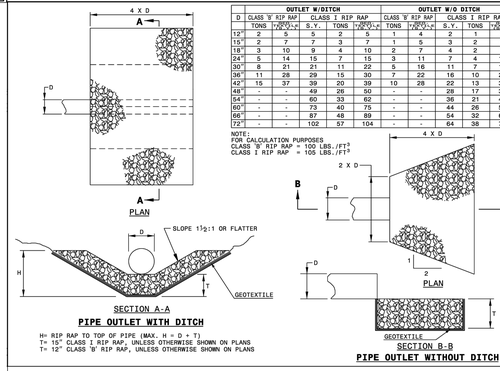
1 OF 1

NOT TO SCALE
Invisible Structures, Inc.
GPDET2DWG

1600 Jackson St., Ste. 310
GOLDEN, COLORADO 80401
800-233-1510 OR 303-233-8383
FAX: 800-233-1522 OR 303-233-8282
www.invisiblestructures.com
rev. 10/05

DESIGNED TO SUPPORT MINIMUM OF 80,000 LBS

GRASS PAVE WITHIN FIRELANE
NOT TO SCALE



D	OUTLET W/DITCH						OUTLET W/O DITCH					
	CLASS 'B' RIP RAP		CLASS I RIP RAP				CLASS 'B' RIP RAP		CLASS I RIP RAP			
	TONS	$T_{(FT)}$	TONS	$T_{(FT)}$	S.Y.	$T_{(FT)}$	TONS	$T_{(FT)}$	S.Y.	TONS	$T_{(FT)}$	S.Y.
12"	2	1	5	2	5	1	1	1	4	2	1	4
15"	2	1	7	3	7	1	1	1	5	3	2	6
18"	3	1	10	4	10	2	2	1	7	4	2	8
24"	5	1	14	6	15	3	3	1	11	7	4	12
30"	8	1	21	11	22	5	5	1	16	11	7	17
36"	11	2	28	15	30	7	7	2	22	16	10	23
42"	15	2	37	20	39	10	10	2	28	22	13	30
48"	-	-	-	26	50	-	-	-	-	28	17	38
54"	-	-	60	33	62	-	-	-	36	21	47	
60"	-	-	73	40	75	-	-	-	44	26	56	
66"	-	-	87	48	89	-	-	-	54	32	67	
72"	-	-	102	57	104	-	-	-	64	38	78	

NOTE:
FOR CALCULATION PURPOSES
CLASS 'B' RIP RAP = 100 LBS./FT³
CLASS I RIP RAP = 105 LBS./FT³

H= RIP RAP TO TOP OF PIPE (MAX. H = D + T)
T= 15" CLASS I RIP RAP, UNLESS OTHERWISE SHOWN ON PLANS
T= 12" CLASS 'B' RIP RAP, UNLESS OTHERWISE SHOWN ON PLANS

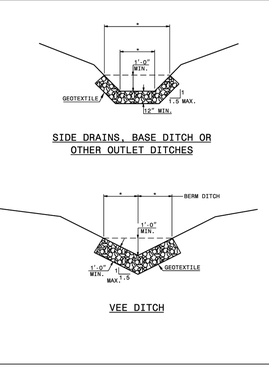
STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

1-18

ROADWAY STANDARD DRAWING FOR
GUIDE FOR RIP RAP AT PIPE OUTLETS

SHEET 1 OF 1
876.02

GENERAL NOTES:
-USE CLASS 'B' RIP RAP.
-CONSTRUCT WIDTH AND SHAPE OF THE DITCHES AS SHOWN OR DIRECTED BY THE ENGINEER.
-USE GEOTEXTILE UNDER CLASS 'B' RIP RAP IF SPECIFIED ON PLANS.
*AS SPECIFIED ON PLANS.

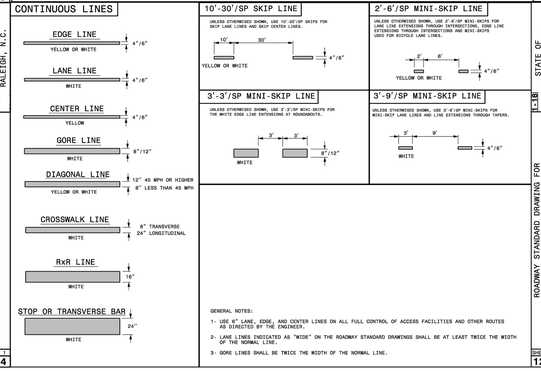


STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

1-18

ROADWAY STANDARD DRAWING FOR
DRAINAGE DITCHES WITH CLASS 'B' RIP RAP

SHEET 1 OF 1
876.04

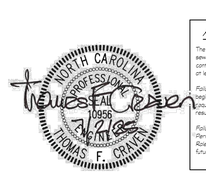


STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

1-18

ROADWAY STANDARD DRAWING FOR
PAVEMENT MARKINGS
LINE TYPES AND OFFSETS

SHEET 1 OF 4
1205.01



ATTENTION CONTRACTORS

The Construction Contractor responsible for the extension of water, sewer, and/or reuse, as approved in these plans, is responsible for contacting the the Public Utilities Department at (919) 850-4540 at least twenty four hours prior to beginning any of their construction.

Failure to notify both Public Utilities 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.

ALL PUBLIC FACILITIES, INCLUDING UTILITIES, SIDEWALKS, AND HANDICAP RAMPS ARE TO BE CONSTRUCTED ON ALL STREETS AS SPECIFIED BY TOWN STANDARDS. THESE FACILITIES HAVE BEEN APPROVED BY THE TOWN OF ZEBULON AND SHALL BE SO INSTALLED UNLESS A CHANGE IS APPROVED BY THE TOWN OF ZEBULON.

CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING OF ANY EXCAVATION. EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE AND ALL ARE NOT SHOWN.

NOTE: ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL TOWN OF ZEBULON, WAKE COUNTY, CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT AND/OR NCDOT STANDARDS AND SPECIFICATIONS

CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION

Electronic Approval: This approval is being issued 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 this approval.

City of Raleigh Development Approval _____

Raleigh Water Review Officer

BARRINGTON SUBDIVISION PHASE 5

SPONSORED BY: DFC BARRINGTON, LLC — ZEBULON, NORTH CAROLINA

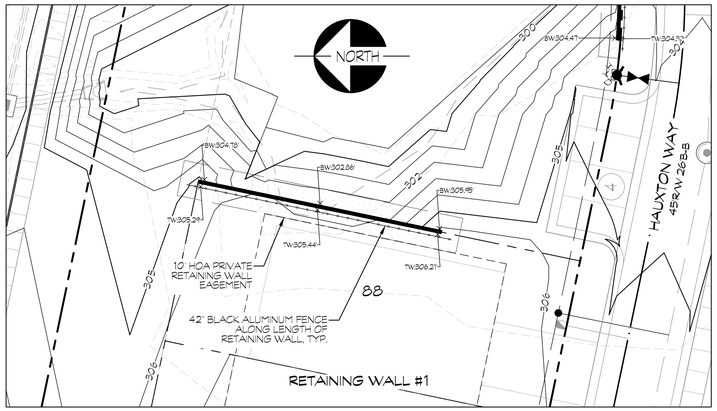
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PROJECT NUMBER:	0021-009.001
CLIENT:	DREAM FINDERS HOMES, LLC
PLAN TYPE:	CONSTRUCTION DRAWINGS

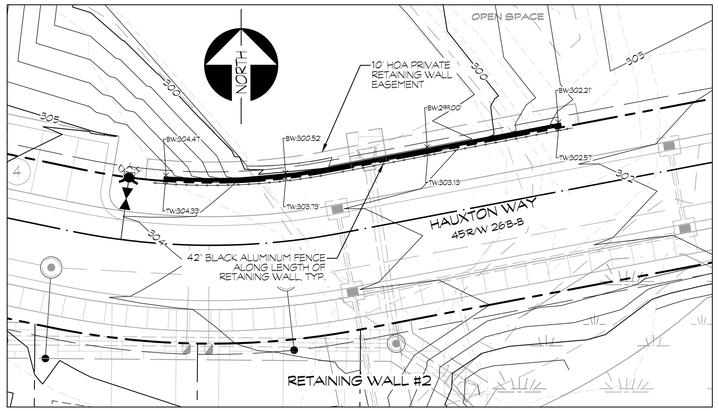
CITY OF RALEIGH DETAILS

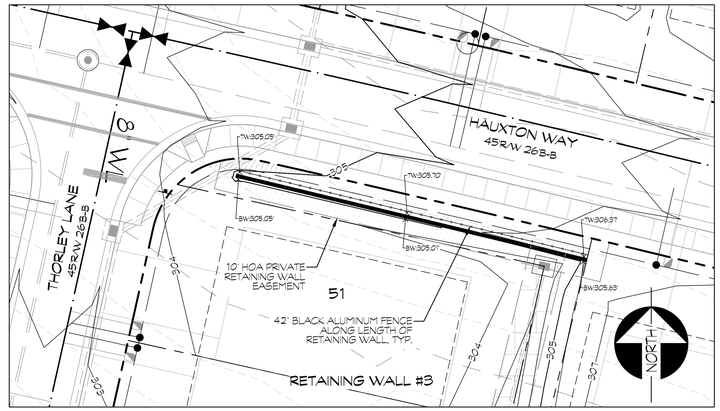
RELEASED FOR CONSTRUCTION DATE: (SEE COVER) ■ NO □ YES

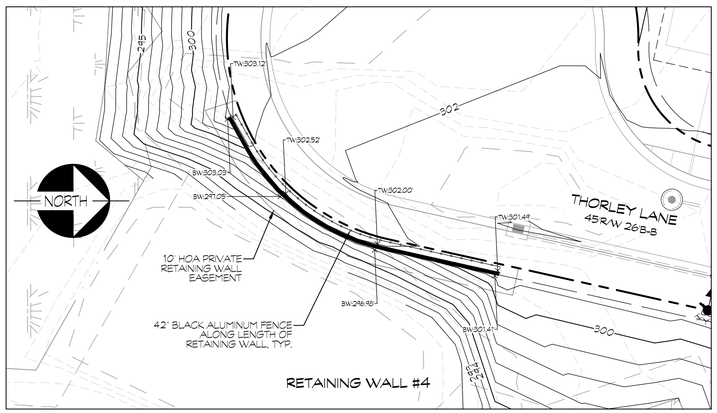
PRIEST, CRAVEN & ASSOCIATES, INC.
LAND USE CONSULTANTS PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS
3803 - B Computer Drive, Suite 104 Raleigh, N.C. 27609 . Phone 919 / 781-0300 . Fax 919 / 782-1288 . Email PCA@PriestCraven.com / Firm #: C-0488

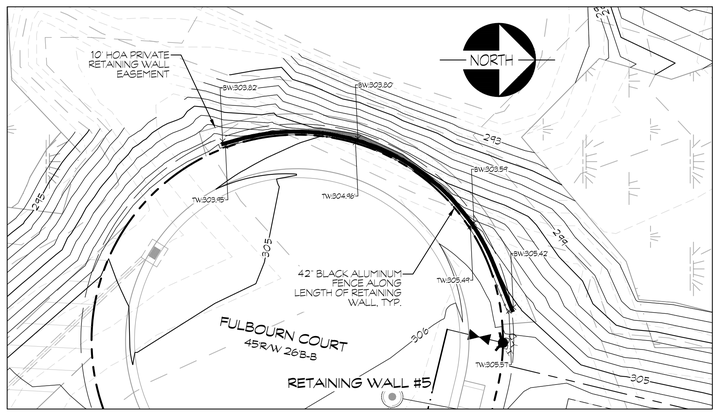
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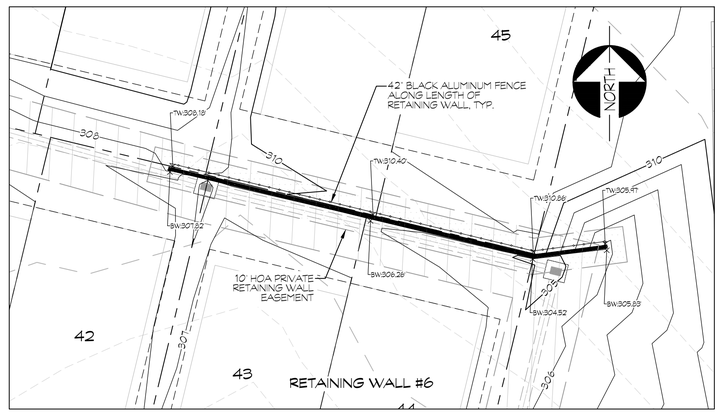


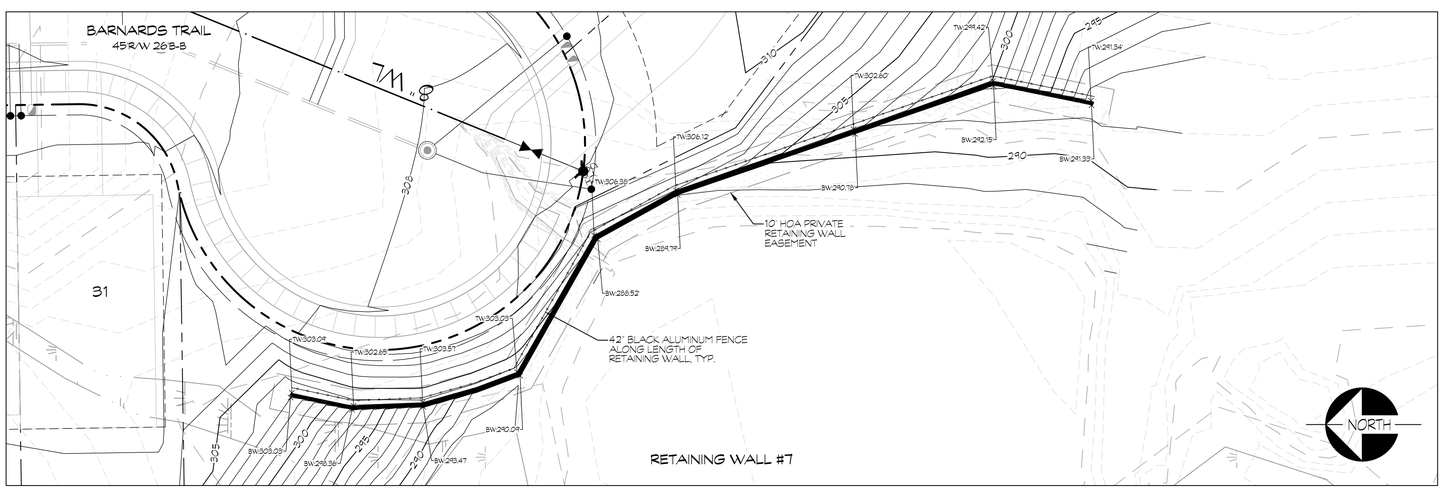












GRAPHIC SCALE
1" = 20



CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION

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City of Raleigh Development Approval

Raleigh Water Review Officer

BARRINGTON SUBDIVISION PHASE 5

SPONSORED BY: DFC BARRINGTON, LLC — ZEBULON, NORTH CAROLINA

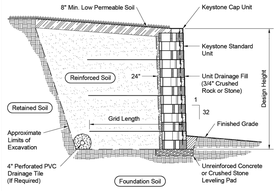
SCALE:	1"=20'
DATE:	07/02/2025
PROJECT NUMBER:	0021-004.001
CLIENT:	DREAM FINDERS HOMES, LLC
PLAN TYPE:	CONSTRUCTION DRAWINGS

RETAINING WALL PLAN

RELEASED FOR CONSTRUCTION DATE: (SEE COVER) ■ NO □ YES

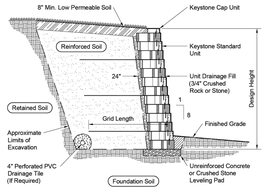
PRIEST, CRAVEN & ASSOCIATES, INC.
LAND USE CONSULTANTS PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS
3803 - B Computer Drive, Suite 104 Raleigh, N.C. 27609 . Phone 919 / 781-0300 . Fax 919 / 782-1288 . Email PCA@PriestCraven.com / Firm #: C-0488

SHEET # WP1.00



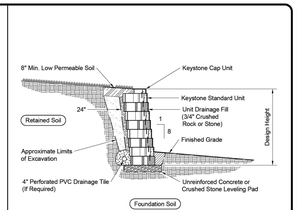
Typical Reinforced Wall Section

Standard Unit - Near Vertical Setback



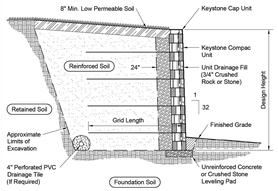
Typical Reinforced Wall Section

Standard Unit - 1" Setback



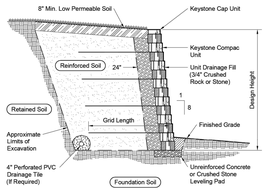
Typical Gravity Wall Section

Standard Unit - 1" Setback



Typical Reinforced Wall Section

Compac Unit - Near Vertical Setback

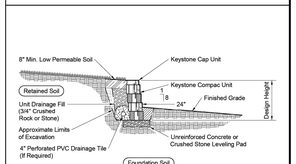


Typical Reinforced Wall Section

Compac Unit - 1" Setback

General Notes:

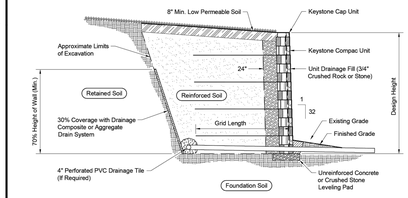
Wrap 4" Perforated PVC Drainage Tile in 3/4" Aggregate and Filter Fabric at Toe, if Required.



Typical Gravity Wall Section

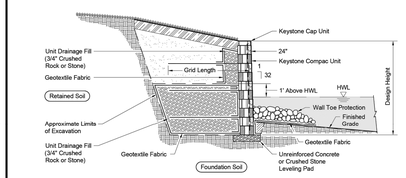
Compac Unit - 1" Setback

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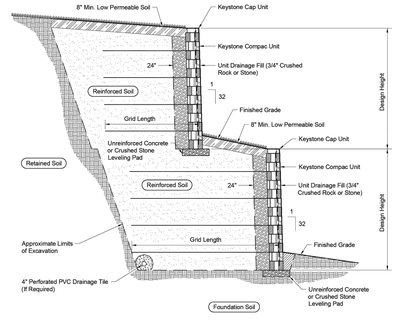
Typical Reinforced Cut Wall Section

Compac Unit - Near Vertical Setback



Typical Reinforced Water Wall Section

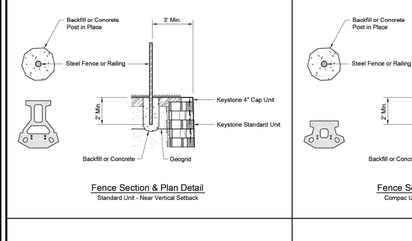
Compac Unit - Near Vertical Setback



Typical Reinforced Tiered Wall Section

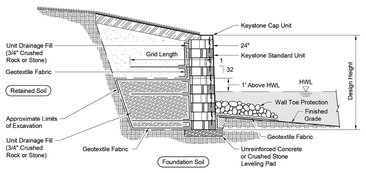
Compac Unit - Near Vertical Setback

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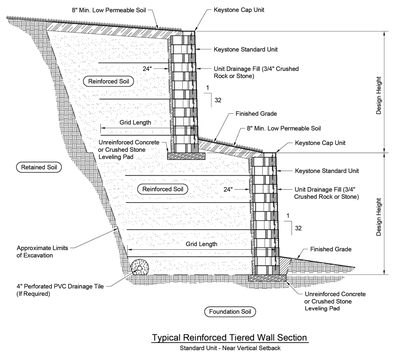
Typical Reinforced Cut Wall Section

Standard Unit - Near Vertical Setback



Typical Reinforced Water Wall Section

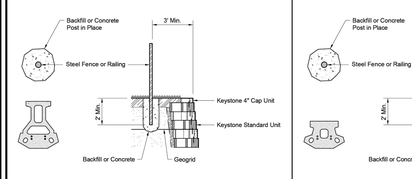
Standard Unit - Near Vertical Setback



Typical Reinforced Tiered Wall Section

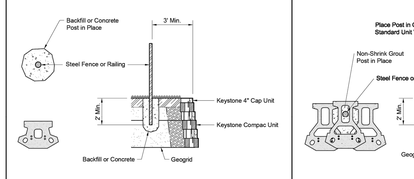
Standard Unit - Near Vertical Setback

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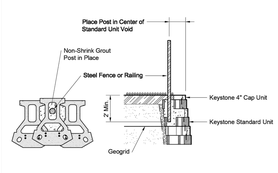
Fence Section & Plan Detail

Standard Unit - Near Vertical Setback



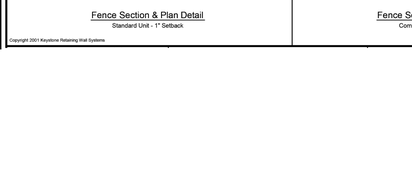
Fence Section & Plan Detail

Compac Unit - Near Vertical Setback



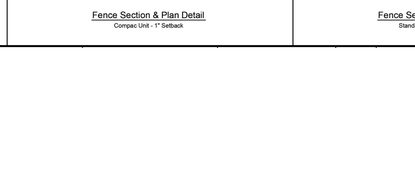
Fence Section & Plan Detail

Standard Unit - Near Vertical Setback



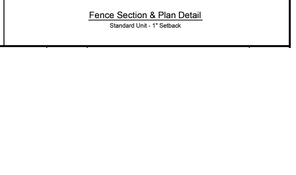
Fence Section & Plan Detail

Standard Unit - 1" Setback



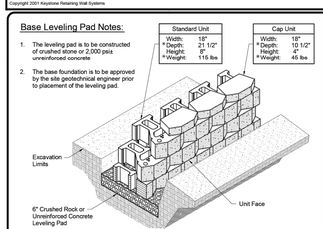
Fence Section & Plan Detail

Compac Unit - 1" Setback



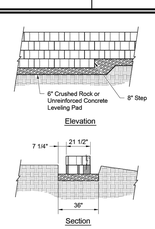
Fence Section & Plan Detail

Standard Unit - 1" Setback

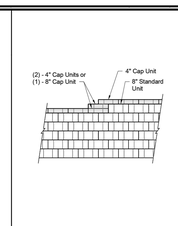


Standard Unit/Base Pad Isometric Section View

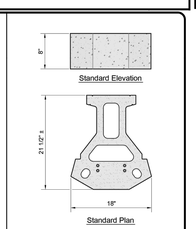
*Dimensions & Weight May Vary by Region



Leveling Pad Detail

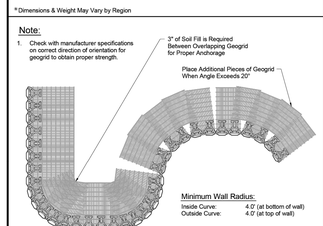


Top of Wall Steps

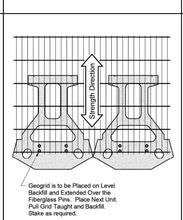


Standard Unit

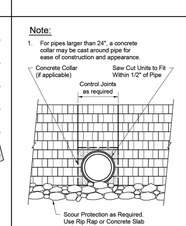
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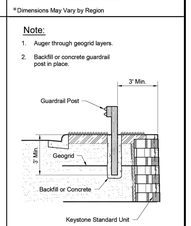
Geogrid Installation on Curves



Grid & Pin Connection



Typical Pipe Outlet Detail



Typical Guardrail Detail

Copyright 2001 Keystone Retaining Wall Systems

- THESE DETAILS ARE FOR REFERENCE ONLY. SHOP DRAWINGS WILL BE SUBMITTED UNDER SEPARATE COVER BY OTHERS.



CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION

Electronic Approval: This approval is being issued 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 this approval.

City of Raleigh Development Approval _____

Raleigh Water Review Officer

BARRINGTON SUBDIVISION PHASE 5

SPONSORED BY: DFC BARRINGTON, LLC — ZEBULON, NORTH CAROLINA

SCALE:	N/A
DATE:	01/02/2025
PROJECT NUMBER:	0021-004.001
CLIENT:	DREAM FINDERS HOMES, LLC
PLAN TYPE:	CONSTRUCTION DRAWINGS

RETAINING WALL DETAILS

RELEASED FOR CONSTRUCTION DATE: (SEE COVER) ■ NO □ YES

PRIEST, CRAVEN & ASSOCIATES, INC.
LAND USE CONSULTANTS PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS
3803 - B Computer Drive, Suite 104 Raleigh, N.C. 27609 . Phone 919 / 781-0300 . Fax 919 / 782-1288 . Email PCA@PriestCraven.com / Firm #: C-0488

SHEET # WP1.01



HATCH LEGEND

- DRAINAGE EASEMENTS (PDE) PU-DE = PUBLIC DRAINAGE EASEMENT
- DRAINAGE EASEMENTS (PDE) PR-DE = PRIVATE DRAINAGE EASEMENT
- SEWER EASEMENT
- WATER EASEMENT
- PRESERVED WOODED AREA
- HOA OPEN SPACE
- WETLANDS

TYPICAL LOT DETAILS

LOT TREE REQUIREMENT: ONE DECIDUOUS SHADE TREE SHALL BE PLANTED IN THE FRONT YARD OF EACH SINGLE FAMILY AND PAIRED SINGLE FAMILY HOME WITH A MINIMUM CALIPER OF TWO AND A HALF INCHES (2.5") AT TIME OF PLANTING.

NOTE: SINGLE FAMILY DETACHED DRIVEWAYS VARY IN LENGTH DEPENDING ON LOCATION OF LOT. DRIVEWAY LOCATIONS TO BE DETERMINED BY BUILDER.

SUP STREETSCAPING AND LOT TREE REQUIREMENTS

Streetscaping: Old Bunn Road and Park Village Road shall have streetscaping along both sides of each street. A minimum of one large shade tree every thirty-five feet (35') with at least five (5) bushes minimum three (3) gallon container and eighteen inches (18") in height must be planted three feet (3') apart. As submitted in the special use application the frontages along Old Bunn Road shall have a unified opaque buffer consisting of shade trees with a minimum caliper of three inches (3") shall be placed every fifty feet (50') on center, with groupings of three (3) ornamental trees eight to ten feet (8'-10') high placed one hundred fifty feet (150') on center and a continuous double row of evergreen/flowering shrubs. All spacing requirements allow for field adjustments to address obstructions.

Streetscaping: Street trees shall be planted a minimum of one hundred feet (100') on each side of all local and residential collector streets with alternating spacing and shall be planted within a landscape easement. Trees shall be deciduous and shall be a minimum size of two and a half inches (2.5") caliper at time of planting. Tree varieties shall be approved by the Technical Review Committee.

Lot Tree Requirement: One deciduous shade tree shall be planted in the front yard of each single family and paired single family home with a minimum caliper of two and a half inches (2.5") at time of planting.

Landscape Buffer (Property Perimeters): A fifteen foot (15') wide Type "A" landscape buffer with three inch (3") caliper trees shall be installed along all outer property perimeters except in areas where greenway easements are dedicated along the perimeter. Preservation of any existing trees are encouraged and may be used as a credit toward the buffer requirement.

LANDSCAPE EASEMENT

LANDSCAPE EASEMENT REQUIRED IF STREET TREE CANNOT BE PLANTED IN ROW. ALL TREES MUST BE A MINIMUM OF 5' FROM ANY WATER SERVICES, SEWER SERVICES, AND FIRE HYDRANTS

KEY SYMBOL

TREES			SHRUBS	
NS		CL		
CF		FP		
IV		PS		
QC		KP		
CF		SHRUBS	CN	
ACU			PC	

STREET TREE PLANT LIST

ZELKOVA SERRATA VILLAGE GREEN (NS)	VILLAGE GREEN ZELKOVA	25 TREES
FRAXINUS PENNSYLVANICA (FP)	GREEN ASH	26 TREES
QUERCUS COCCINEA (QC)	SCARLET OAK	25 TREES
TOTAL (1 STREET TREE EVERY 100 LF.) (SEE SUP STREET TREE REQUIREMENTS THIS SHEET)		76 TREES

TYPE "A" PERIMETER BUFFER

THUJA GREEN GIANT (TH)	ARBORVITAE	92 TREES
PRUNUS CAROLINIANA (PC)	CARLINA CHERRY-LAUREL	452 SHRUBS

15' LANDSCAPE BUFFER & EASEMENT NOTE

15 FOOT BUFFER AND LANDSCAPE EASEMENT TO BE MAINTAINED BY THE HOA. ALL PLANTINGS WITHIN THE BUFFER SHALL BE MAINTAINED BY THE PROPERTY OWNER AND THE HOA AND LEFT UNDISTURBED. ANY DEAD OR REMOVED PLANT MATERIAL MUST BE REPLACED WITH EQUAL NUMBERS, SPECIES AND SIZES TO THE DEAD OR REMOVED PLANTS.

ATTENTION CONTRACTORS

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

Failure to notify both Public Utilities 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 Fire and Possible Exclusion from future work in the City of Raleigh.

ALL PUBLIC FACILITIES, INCLUDING UTILITIES, SIDEWALKS, AND HANDICAP RAMPS ARE TO BE CONSTRUCTED ON ALL STREETS AS SPECIFIED BY TOWN STANDARDS. THESE FACILITIES HAVE BEEN APPROVED BY THE TOWN OF ZEBULON, AND SHALL BE SO INSTALLED UNLESS A CHANGE IS APPROVED BY THE TOWN OF ZEBULON.

CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING OF ANY EXCAVATION. EXISTING UTILITIES SHOWN HEREON, ARE APPROXIMATE AND ALL ARE NOT SHOWN.

NOTE: ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL TOWN OF ZEBULON, WAKE COUNTY, CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT, AND/OR NCDOT STANDARDS AND SPECIFICATIONS

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 19055 THOMAS F. CRAVEN

GRAPHIC SCALE
100 50 25 0 50 150
1" = 50'

CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION

ELECTRONIC APPROVAL: THIS APPROVAL IS BEING ISSUED 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 THIS APPROVAL.

CITY OF RALEIGH DEVELOPMENT APPROVAL _____

RALEIGH WATER REVIEW OFFICER _____

BARRINGTON SUBDIVISION PHASE 5

SPONSORED BY: DFC BARRINGTON, LLC — ZEBULON, NORTH CAROLINA

SCALE:	1"=60'
DATE:	XX/XX/2024
PROJECT NUMBER:	0021-009.001
CLIENT:	DREAM FINDERS HOMES, LLC
PLAN TYPE:	CONSTRUCTION DRAWINGS

LANDSCAPING PLAN

RELEASED FOR CONSTRUCTION DATE: (SEE COVER) ■ NO ☐ YES

PRIEST, CRAVEN & ASSOCIATES, INC.
LAND USE CONSULTANTS PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS
3803 - B Computer Drive, Suite 104 Raleigh, N.C. 27609 . Phone 919 / 781-0300 . Fax 919 / 782-1288 . Email PCA@PriestCraven.com / Firm #: C-0488

SHEET # LS1.00

F:\SHARED\ENGINEERING\2019-003.001 HH HOMES - BARRINGTON-5\DRAWINGS\SHEET\CONSTRUCTION\LS100.DWG , JU 02, 2025 - 12:08 PM ,

OLD BUNN ROAD
XX'R/W XX'B-S

HAUXTON WAY 45'R/W 26'B-B

BARRINGTON ELM 45'R/W 26'B-B

THORLEY LANE 45'R/W 26'B-B

FOWLMERE PATH 45'R/W 26'B-B

FULBOURN COURT 45'R/W 26'B-B

BARNARDS TRAIL 45'R/W 26'B-B

EX. 40' CORSANITARY SEWER EASEMENT (BK12015, PG947)

OPEN SPACE

30' LOT SETBACK

10' PRIVATE DRAINAGE EASEMENT

30' PUBLIC DRAINAGE EASEMENT

10' HOA ESMT

10' PRDE

RETAINING WALL #1

RETAINING WALL #2

RETAINING WALL #3

RETAINING WALL #4

RETAINING WALL #5

RETAINING WALL #6

RETAINING WALL #7

PROPOSED STREET LIGHT, TYP.

HATCH LEGEND

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- DRAINAGE EASEMENTS (PDE) PR-DE = PRIVATE DRAINAGE EASEMENT
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- WATER EASEMENT
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- WETLANDS

Outdoor Lighting



MITCHELL LED SERIES

Mitchell LED, Mitchell Top Hat LED, Mitchell LED with ribs, bands and medallions, Mitchell Open LED, Mitchell Top Hat LED with ribs, bands and medallions

LED (Light-emitting diode)	50 | 70 watts (Mitchell Open)
Mounting height	12' – 17'
Color	Black Green (Special conditions)
Pole	Fiberglass Smooth round concrete Style V Style VI Style VII Style I

Light source: LED *(white)*
Lumens: 4,332 – 6,850 (Fixture Dependent)
Color temperature: 3,000K | 4,000K



Light distribution patterns

LIGHTING	WATTS	TYPE	BUG RATING
Mitchell	50	III, V	B2U5G3 (Type III) B3U4G3 (Type V)
Mitchell Top Hat	50	III, V	B2U4G3 (Type III, 3,000K) B2U4G4 (Type III, 4,000K) B3U3G3 (Type V)
Mitchell Open	50, 70	III, V (70W Only)	B1U0G1 (50W, Type III) B2U0G2 (70W, Type III) B3U0G1 (70W, Type V)
Mitchell Ribs Bands Medallions	50	III, V	B2U4G3 (Type III, 3,000K) B2U5G3 (Type III, 4,000K) B3U4G3 (Type V, 3,000K | 4,000K)
Top Hat Ribs Bands Medallions	50	III, V	B2U3G3 (Type III) B3U3G3 (Type V)

POLE AVAILABLE	MOUNTING HEIGHT	COLOR
Aluminum	12', 15', 17'	Black
Fiberglass	16'	Black
Fluted concrete	13'	Black
Decorative Aluminum	12', 16'	Black

For additional information, contact us at **ODLCarolinas@duke-energy.com.**

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NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 19956 THOMAS F. CRAVEN

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DATE:	XX/XX/2024
PROJECT NUMBER:	0021-009.001
CLIENT:	DREAM FINDERS HOMES, LLC
PLAN TYPE:	CONSTRUCTION DRAWINGS

LIGHTING PLAN

RELEASED FOR CONSTRUCTION DATE: (SEE COVER) ■ NO □ YES

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SHEET # LT1.00