

LEGEND

	EX. PROPERTY LINE
	EX. RIGHT-OF-WAY
	EX. ADJACENT OWNERS
	EX. EASEMENT
	EX. ROAD CENTERLINE
	EX. MAJOR CONTOUR (10')
	EX. MINOR CONTOUR (2')
	EX. CHANNEL/STREAM
	EX. STREAM BUFFER
	EX. SOIL LINE
	EX. FENCE
	EX. OVERHEAD ELECTRIC LINE
	EX. WATER LINE
	EX. SANITARY SEWER
	EX. STORM SEWER
	EX. TREE LINE
	EX. UNSUITABLE SOILS
	EX. SHALLOW SUITABLE SOILS
	EX. WETLAND

NOTES

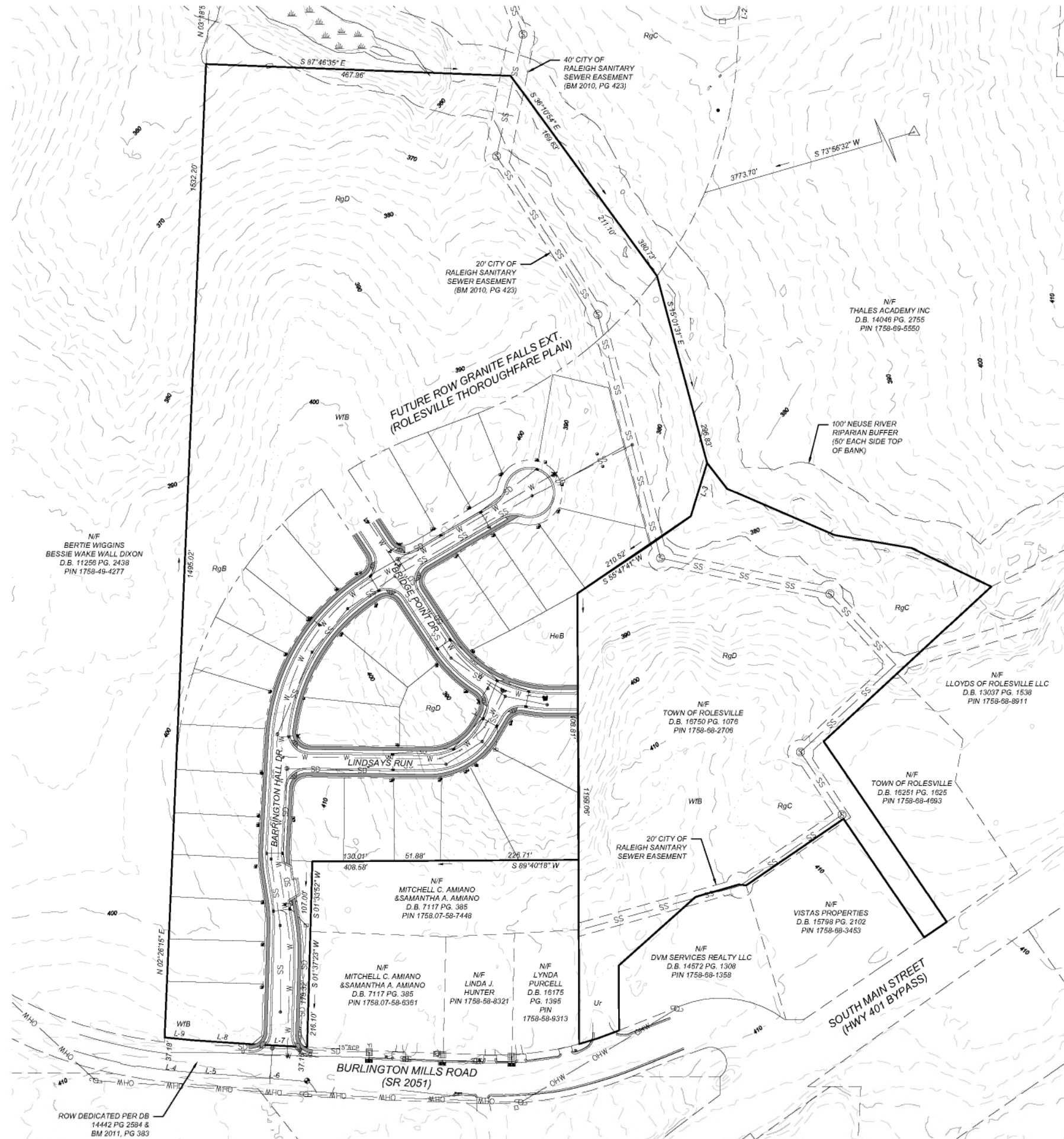
1. SURVEY DATA PROVIDED BY CAWTHORNE, MOSS & PANCIERA, PC ON OCTOBER 10, 2017. SURVEY SUPPLEMENTED WITH GIS PARCEL DATA.
2. THERE ARE NO FLOOD PRONE AREAS PRESENT PER FEMA FIRM PANEL NO. 3720175800J, EFFECTIVE MAY 2, 2006.
3. TREE LINES SHOWN PER AERIAL PHOTOGRAPHY.
4. THE UTILITIES SHOWN ARE NOT GUARANTEED TO BE A REPRESENTATION OF ALL UTILITIES WITHIN THE PROJECT EXTENT.
5. THE CONTRACTOR SHALL CALL THE NORTH CAROLINA ONE-CALL-CENTER AT LEAST 48 HOURS PRIOR TO BEGINNING WORK.
6. THE CONTRACTOR SHALL VERIFY DEPTHS AND LOCATIONS OF ALL UTILITIES PRIOR TO BEGINNING WORK AND SHALL USE CARE WHEN OPERATING AROUND EXISTING UTILITIES.
7. THE CONTRACTOR SHALL BE FINANCIALLY RESPONSIBLE FOR THE REPAIR OF ANY EXISTING UTILITIES DAMAGED DURING CONSTRUCTION.

SOIL TYPES

- HeB - HELENA SANDY LOAM, 2 TO 6 PERCENT SLOPES
- RgB - RAWLINGS-RION COMPLEX, 2 TO 6 PERCENT SLOPES
- RgC - RAWLINGS-RION COMPLEX, 6 TO 10 PERCENT SLOPES
- RgD - RAWLINGS-RION COMPLEX, 10 TO 15 PERCENT SLOPES
- Ur - URBAN LAND
- WB - WEDOWEE-SAW COMPLEX, 2 TO 6 PERCENT SLOPES

LINE	LENGTH	BEARING
L-1	60.00'	S 68°25'15" E
L-2	122.59'	S 02°58'55" W
L-3	85.50'	S 16°57'45" W
L-4	24.50'	N 83°43'48" W
L-5	98.21'	N 85°48'34" W
L-6	97.16'	N 86°37'16" W
L-7	84.90'	S 86°59'05" E
L-8	91.17'	S 86°07'02" E
L-9	43.25'	S 84°15'53" E

CURVE	LENGTH	RADIUS	CHORD	BEARING
C-1	54.14'	380.00'	54.10'	S 25°39'39" W
C-2	103.87'	320.00'	103.41'	S 12°16'50" W
C-3	221.22'	630.00'	220.08'	N 13°02'29" E
C-4	148.08'	630.00'	147.74'	N 29°50'04" E

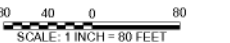


POST OFFICE BOX 91727
 RALEIGH, NORTH CAROLINA 27875
 PHONE: 919 810 1051
 FIRM NC LICENSE NUMBER C-4222

REVISION HISTORY			
REV #	DESCRIPTION	DATE	BY
1	TOWN OF ROLESVILLE COMMENTS	9/25/2018	FLM
2	ROLESVILLE TRC MEETING COMMENT	10/4/2018	FLM
3	BLDG FOOTPRINT ADJUSTMENTS	10/29/2018	FLM

ORIGINAL PLAN SIZE: 24" X 36"

ISSUED FOR PERMITTING
 DO NOT USE FOR CONSTRUCTION



SCALE ADJUSTMENT
 THIS BAR IS 1 INCH IN LENGTH ON ORIGINAL DRAWING
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REVISED MASTER PLANS FOR BARRINGTON SUBDIVISION PHASE 2
BURLINGTON MILLS ROAD ROLESVILLE, NC

BARRINGTON DEVELOPMENT, LLC

DATE:	07-25-2018
SCALE:	AS SHOWN
DESIGNED BY:	FLM
APPROVED BY:	FLM
PROJECT NO.:	18049

EXISTING CONDITIONS

C-2
 SHEET 2 OF 4

CALL 48 HOURS BEFORE YOU DIG

 NORTH CAROLINA ONE-CALL CENTER
 1-800-632-4949

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SUMMARY INFORMATION

DEVELOPMENT NAME: BARRINGTON SUBDIVISION
STREET ADDRESS: BURLINGTON MILLS ROAD
PIN NUMBERS: 1758-59-6451 & 1758-68-2706
TOTAL ACREAGE: 26.21 AC (19.70 AC RESIDENTIAL & 6.51 ACRES COMMERCIAL)
LESS ROAD R/W: 5.38 AC (4.60 AC RESIDENTIAL & 0.78 AC COMMERCIAL)
NET ACREAGE: 20.83 AC (15.10 AC RESIDENTIAL & 5.73 AC COMMERCIAL)
EXISTING USE: SINGLE FAMILY RESIDENTIAL / VACANT
PROPOSED USE: RESIDENTIAL AND PLANNED UNIT DEVELOPMENT
JURISDICTION: TOWN OF ROLESVILLE
ZONING DISTRICT: R&PD
OVERALL DENSITY REQUIREMENTS (SEE NOTE #3):
MAXIMUM DENSITY ALLOWED: 4 UNITS PER GROSS ACRE
PROPOSED DENSITY: 72 TOTAL UNITS / 26.21 ACRES = 2.74 UNITS PER ACRE
 (33 SINGLE FAMILY UNITS, 32 TOWNHOME UNITS AND 7 COMMERCIAL UNITS)
PROPOSED LINEAR FOOTAGE OF ROADS: 1,088 LF
OPEN SPACE REQUIRED:
SINGLE FAMILY OPEN SPACE REQUIREMENT: 8.80 ACRES (LESS R/W) x 10% = 0.88 AC REQUIRED
SINGLE FAMILY OPEN SPACE PROVIDED: 1.03 AC (0.63 AC SUITABLE FOR IMPROVED RECREATION)
TOWNHOME OPEN SPACE REQUIREMENT: 6.30 ACRES (LESS R/W) x 15% = 0.945 AC REQUIRED
TOWNHOME OPEN SPACE PROVIDED: 5.01 AC (4.28 AC SUITABLE FOR IMPROVED RECREATION)
TOWNHOME IMPROVED RECREATION REQUIREMENT: 35% OF THE REQUIRED OPEN SPACE SHALL BE IMPROVED.
 (0.945 * 35%) = 0.33 AC = 14,408 SF IMPROVED RECREATION.
TOWNHOME IMPROVED RECREATION PROVIDED: 14,500 SF
TOTAL OPEN SPACE PROVIDED: 6.04 AC (4.91 AC SUITABLE FOR ACTIVE RECREATION)
R&PD - R-3 TOWNHOMES AND APARTMENTS
REQUIRED MAXIMUM UNITS PER STRUCTURE: 8
PROPOSED MAXIMUM UNITS PER STRUCTURE: 8
R-3 SECTION DENSITY REQUIREMENTS (SEE NOTE #3):
MAXIMUM DENSITY ALLOWED: 8 UNITS PER GROSS ACRE
PROPOSED DENSITY: 32 UNITS / 8.56 AC = 3.74 UNITS PER ACRE
PARKING REQUIREMENTS:
TOWNHOME PARKING:
 TWO SPACES PER UNIT PLUS 0.5 SPACE PER BEDROOM OVER 2 BEDROOMS PLUS
 1 GUEST PARKING SPACE PER 4 UNITS.
TOWNHOME PARKING REQUIRED (FOR 32 UNITS WITH 4 BEDROOMS): 104 SPACES
 (2 SPACES * 32 UNITS) + (0.5 SPACES * 2 ADDITIONAL BEDROOMS/UNIT * 32 UNITS) + (1 SPACE / 4 UNITS * 32 UNITS)
TOWNHOME PARKING PROVIDED:
 (2 SPACES PER DRIVEWAY + 2 SPACES PER GARAGE x 32 UNITS) + 8 GUEST = 136 SPACES
MAIL KIOSK PARKING REQUIRED (FOR 32 UNITS):
 52 OR LESS MAILBOXES REQUIRES 2 SHORT-TERM PARKING SPACES (ONE OF WHICH IS ADA ACCESSIBLE).
MAIL KIOSK PARKING PROVIDED:
 2 SPACES FOR MAIL KIOSK (1 IS ADA ACCESSIBLE)
TOTAL PARKING PROVIDED:
 136 TOWNHOME SPACES + 2 MAIL KIOSK SPACES = 138 SPACES (1 IS ADA ACCESSIBLE)
MINIMUM LOT SPECIFICATIONS:
MINIMUM LOT WIDTH: 20'
MINIMUM FRONT SETBACK: 15' FROM ROW
MINIMUM REAR SETBACK: 15' FROM PROPERTY LINE
DEVELOPER:
 BARRINGTON DEVELOPMENT, LLC
 1661 CASH ROAD
 CREEDMOOR, NC 27525
 919.215.3956
ENGINEER:
 FLM ENGINEERING, INC.
 PO BOX 91727
 RALEIGH, NC 27675
 919.423.8975

LEGEND

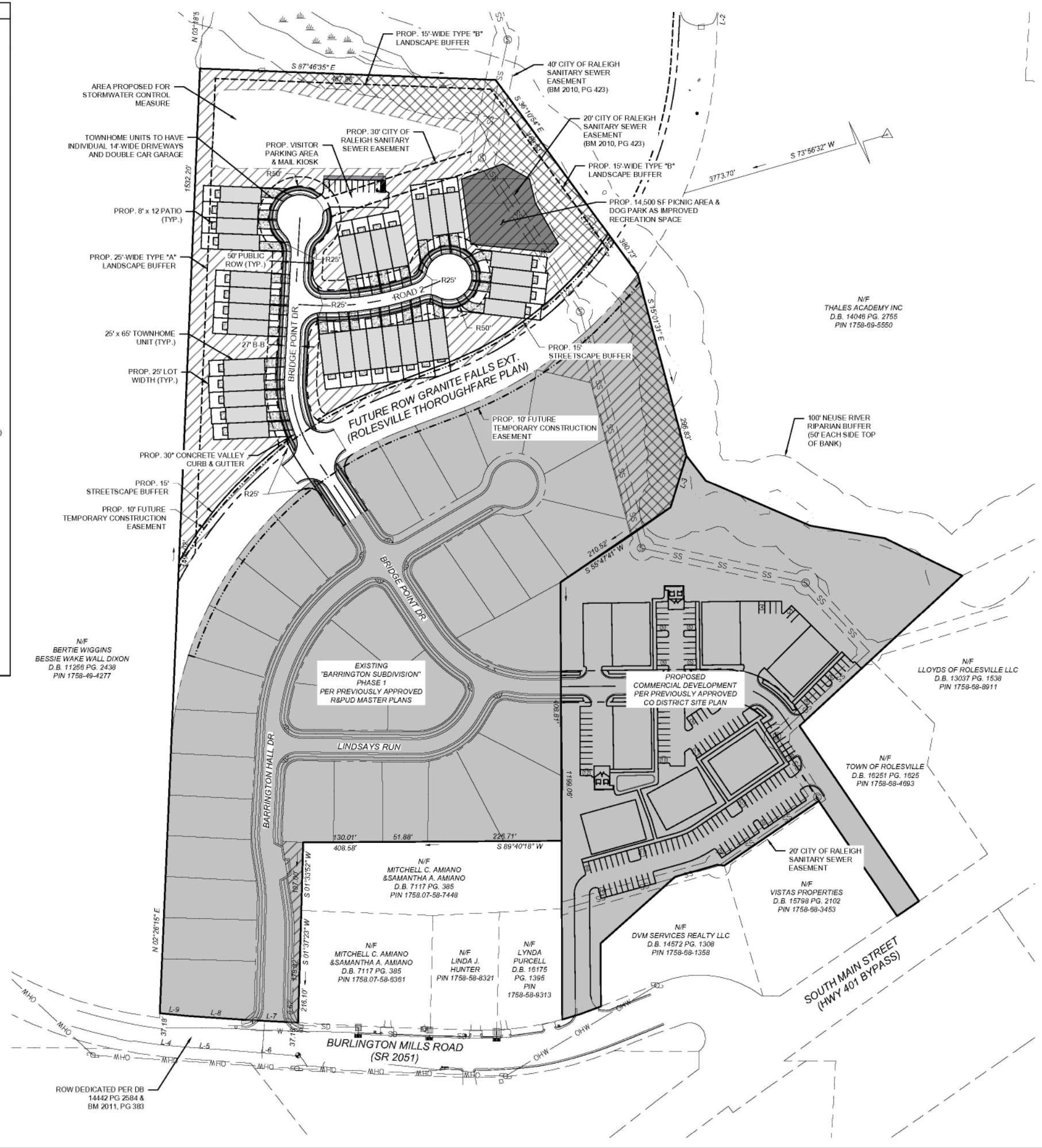
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- - - EX. CHANNEL/STREAM
- - - EX. CHANNEL/STREAM BUFFER
- - - PROP. PARCEL BOUNDARY
- - - PROP. LOT LINES
- - - PROP. RIGHT-OF-WAY
- - - PROP. SETBACK LINE
- - - PROP. EASEMENT
- ▨ PROP. OPEN SPACE SUITABLE FOR IMPROVED RECREATION
- ▩ PROP. OPEN SPACE UNSUITABLE FOR IMPROVED RECREATION
- PROP. IMPROVED RECREATION SPACE

NOTES

1. ALL ROADWAYS TO BE CONSTRUCTED IN ACCORDANCE WITH NCDOT STANDARDS AND SPECIFICATIONS.
2. ALL LOTS/TOWNHOMES TO HAVE CITY OF RALEIGH WATER & SEWER SERVICE.
3. MAXIMUM OVERALL DENSITY FOR THE AGGREGATE RESIDENTIAL PORTIONS OF THE PLANNED UNIT DEVELOPMENT SHALL BE 4 UNITS PER GROSS ACRE OF THE ENTIRE TRACT AND NO INDIVIDUAL SUBDIVISION, SECTION, OR DEVELOPMENT PHASE SHALL EXCEED 8 UNITS PER ACRE, EXCEPT TOWNHOME UNITS, WHICH SHALL NOT EXCEED 8 UNITS PER ACRE AND APARTMENT UNITS, WHICH SHALL NOT EXCEED 12 UNITS PER ACRE.

CALL 48 HOURS BEFORE YOU DIG

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REVISION HISTORY

REV #	DESCRIPTION	DATE	BY
1	TOWN OF ROLESVILLE COMMENTS	9/25/2018	FLM
2	ROLESVILLE TRC MEETING COMMENT	10/4/2018	FLM
3	BLDG FOOTPRINT ADJUSTMENTS	10/29/2018	FLM

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 BURLINGTON MILLS ROAD
 ROLESVILLE, NC

BARRINGTON DEVELOPMENT, LLC

DATE:	07-25-2018
SCALE:	AS SHOWN
DESIGNED BY:	FLM
APPROVED BY:	FLM
PROJECT NO.:	18049

SITE PLAN

C-3
 SHEET 3 OF 4

LEGEND

- EX. PROPERTY LINE
- - - EX. RIGHT-OF-WAY
- - - EX. SUBDIVISION LINE
- - - EX. ADJACENT OWNERS
- - - EX. EASEMENT
- - - EX. ROAD CENTERLINE
- - - EX. CHANNEL/STREAM
- - - EX. CHANNEL/STREAM BUFFER
- W — W — EX. WATER LINE
- SS — SS — EX. SANITARY SEWER
- SD — SD — EX. STORM SEWER
- OHW — OHW — EX. OVERHEAD ELECTRIC LINE
- PROP. PARCEL BOUNDARY
- - - PROP. RIGHT-OF-WAY
- - - PROP. SETBACK LINE
- - - PROP. EASEMENT
- W — W — PROP. WATER LINE
- SS — SS — PROP. SANITARY SEWER

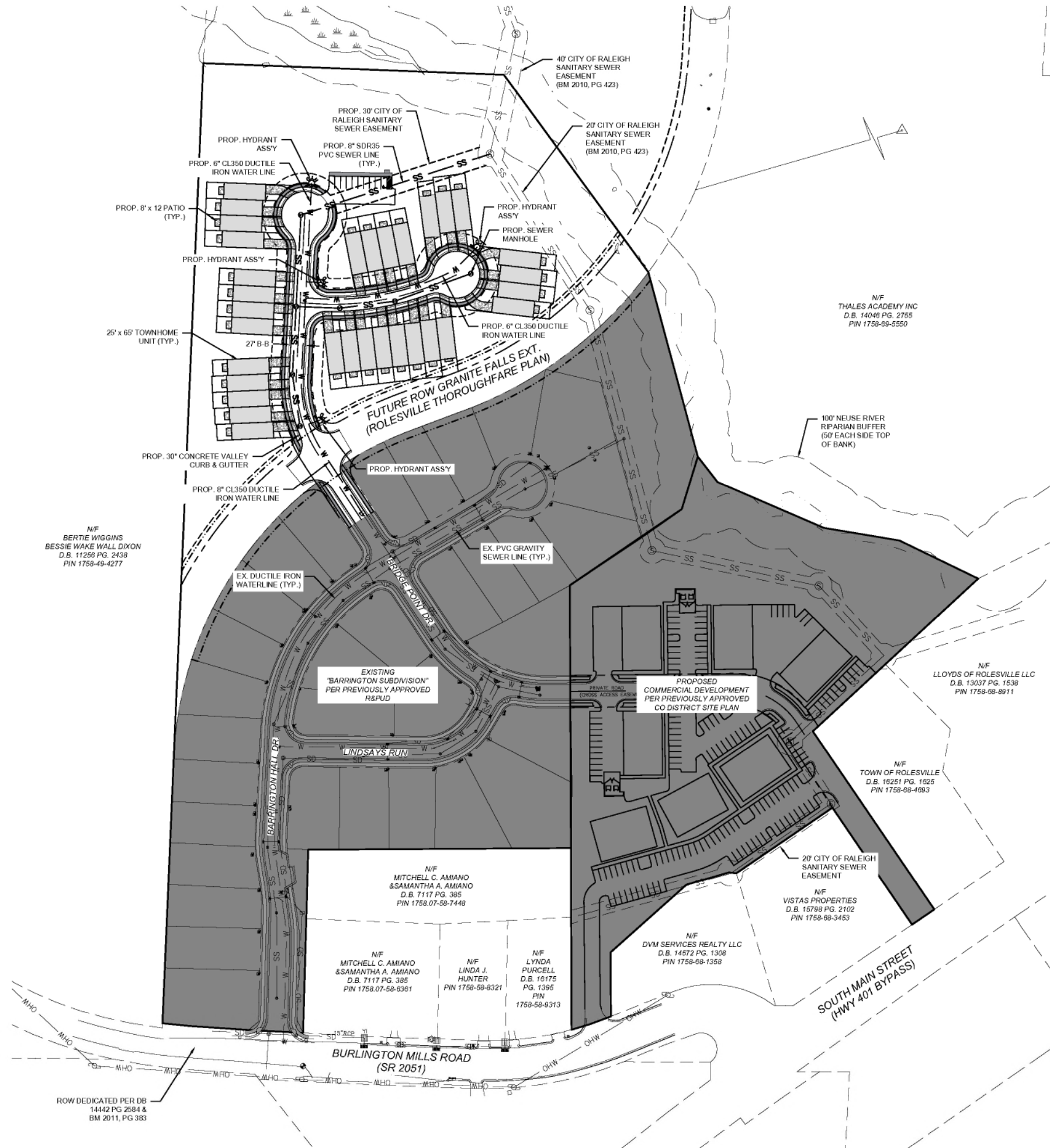
CITY OF RALEIGH UTILITY NOTES

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 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPROVED 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 ENCASUREMENT 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 DETAIL S-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. 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.
5. 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCEMAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
6. 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 CORPUD HANDBOOK PROCEDURE.
7. INSTALL 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.
8. INSTALL PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75' LINEAR FEET MAXIMUM.
9. PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI; BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1.0' ABOVE THE NEXT UPSTREAM MANHOLE.
10. ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDWR, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
11. NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
12. GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPUD FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT TIM BEASLEY AT (919) 996-2334 OR timothy.beasley@raleighnc.gov FOR MORE INFORMATION.
13. CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA. THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY 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. CONTACT JOANIE HARTLEY AT (919) 996-5923 OR joanie.hartley@raleighnc.gov FOR MORE INFORMATION.

GENERAL UTILITY NOTES

1. WATER AND SANITARY SEWER SERVICES TO BE COORDINATED WITH HOUSE PLUMBING PLANS.
2. THERE SHALL BE NO INTERCONNECTION BETWEEN CITY SUPPLIED WATER AND WATER FROM OTHER SOURCES INCLUDING WELLS.
5. THE UTILITIES SHOWN ARE NOT GUARANTEED TO BE A REPRESENTATION OF ALL UTILITIES WITHIN THE PROJECT EXTENT.
6. THE CONTRACTOR SHALL CALL THE NORTH CAROLINA ONE-CALL-CENTER AT LEAST 48 HOURS PRIOR TO BEGINNING WORK.
7. THE CONTRACTOR SHALL VERIFY DEPTHS AND LOCATIONS OF ALL UTILITIES PRIOR TO BEGINNING WORK AND SHALL USE CARE WHEN OPERATING AROUND EXISTING UTILITIES.
8. THE CONTRACTOR SHALL BE FINANCIALLY RESPONSIBLE FOR THE REPAIR OF ANY EXISTING UTILITIES DAMAGED DURING CONSTRUCTION.
9. WATER AND SEWER SERVICES SHALL BE CONTAINED WITHIN THE PORTION OF THE PARCEL UNDER TOWN OF ROLESVILLE JURISDICTION. THERE SHALL BE NO INTERCONNECTION WITH THE EXISTING OFF-SITE WELLS.

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North Carolina 811
 www.nc811.com
 NORTH CAROLINA ONE-CALL CENTER
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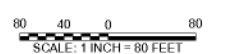
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UTILITY PLAN
C-4
 SHEET 4 OF 4