

CONTACT INFORMATION

DEVELOPER
MATTAMY HOMES, LLC.
NC 27 E
COATS, NC 27521

REFERENCES

SURVEY
ROBINSON & PLANTE, P.C.
970 TRINITY ROAD
RALEIGH, NC 27607
CONTACT NAME
PHONE: 919.859.6030

ENVIRONMENTAL ENGINEER
SAGE ECOLOGICAL SERVICES, INC.
3707 SWIFT DRIVE
RALEIGH, NC 27606
CONTACT: SEAN CLARK, PWS
PHONE: (919) 559-1537

REVIEW AGENCIES / UTILITY CONTACTS

PLANNING APPROVAL
TOWN OF COATS PLANNING ZONING & INSPECTIONS
25 EAST MAIN STREET
COATS, NC 27521
PHONE: 910.897.5183

SEWER
HARNETT REGIONAL WATER
700 MCKINNEY PARKWAY
LILINGTON, NC 27346
CONTACT: KATHERINE MOORE, SENIOR ENGINEER TECH
PHONE: 910.893.7575

ROADS - OFFSITE
NC DOT - DIVISION 6 DISTRICT 2
600 SOUTHERN AVENUE
FAYETTEVILLE, NC 28306
PHONE: 910.364.0601

EROSION CONTROL/STORMWATER
NCDEQ
225 GREEN STREET, SUITE 714
FAYETTEVILLE, NC 28301
PHONE: 910.433.3300

WATER
TOWN OF COATS PUBLIC WORKS
25 EAST MAIN STREET
COATS, NC 27521
PHONE: 910.591.4132

SITE DATA

PARCEL IDENTIFICATION NUMBER 0757-01-06-9581
ADDRESS NC 27 E, COATS NC 27521
EXISTING PARCEL ACREAGE (AC.) 49.32
EXISTING USE VACANT
PROPOSED USE RESIDENTIAL - SINGLE FAMILY TOWNHOMES
EXISTING ZONING RA
RECHONED TO SFR-3-TNDO
PROPOSED DENSITY 3 DU/AC,
PROPOSED SINGLE FAMILY UNITS 148
WATERSHED STIRRUP IRON CREEK WATERSHED
FEMA FIRM PANEL 3720075700K, EFFECTIVE 3/31/2015
REQUIRED OPEN SPACE (AC.) 2.52
PROVIDED OPEN SPACE (AC.) 16.80

PARKING REQUIREMENTS 2 SPACES / DU * 148 UNITS = 296 SPACES
(SEC. 5.11.6 OF COATS ZONING ORDINANCE)

PROPOSED PARKING 2 SPACES * 148 UNITS + 12 AMENITY SPACES = 308 SPACES

SUBDIVISION INFORMATION (SECTION 6.9 CZO):
SUBDIVISION LOTS 148
MINIMUM LOT SIZE 6,000 SF 6,000 SF
MINIMUM LOT WIDTH 50 FT 50 FT

STREET YARDS
FRONT SETBACK (FT) 20 20
REAR SETBACK (FT) 20 20
SIDE SETBACK (FT) 8 8
CORNER SETBACK (FT) 12 12
MAX BUILDING HEIGHT (FT) 35 35 MAX

PARKING REQUIREMENTS
MINIMUM VEHICULAR PARKING (SPACES/DU) 296 296
BICYCLE PARKING 3 3
ADA PARKING 1 1

INFRASTRUCTURE QUANTITIES
STREETS (LF) 6,333
6" DOMESTIC WATERLINE (FT) 104
8" DOMESTIC WATERLINE (FT) 6,199
12" DOMESTIC WATERLINE (FT) 954
FIRE HYDRANTS 8
8" SANITARY SEWER LINE 5,710
MANHOLES 32
DOMESTIC SEWER TAPS 148
DOMESTIC WATER TAPS 148
AVERAGE SEWER FLOW 148 DU * 360 GPD/DU = 53280 GPD

IMPERVIOUS SURFACES
OFFSITE IMPERVIOUS 77428 1.78
SIDEWALKS 56364 1.29
STREETS 177892 4.08
LOT IMPERVIOUS 333000 7.64
TOTAL 644674 14.80

DISTURBED AREA
DISTURBED AREA ONSITE 183251 4.21
DISTURBED AREA OFFSITE 1801423 41.35
TOTAL DISTURBED AREA 1984674 45.56

ROAD NAME LEGEND

ROAD NUMBERS	ROAD NAMES
R001	KINGSFISHER PL.
R002	STARLING DR.
R003	HAWK CREST CT.
R004	OSPREY LANE
R005	NIGHTHAWK WAY
R006	FINCH NEST DR.
R007	FINCH NEST DR.

PROJECT NOTES

APPROVAL OF THIS PLAT/PLAN DOES NOT GUARANTEE SEWER CAPACITY. CURRENT/FUTURE CAPACITY MAY NOT BE AVAILABLE. THIS DEVELOPMENT MAY REQUIRE ADDITIONAL IMPROVEMENTS TO THE EXISTING SEWER SYSTEM TO MEET FUTURE SEWER DEMANDS PRIOR TO A PRELIMINARY PLAT, CONSTRUCTION PLAN AND/OR FINAL PLAT APPROVAL.

ISSUED FOR CONSTRUCTION

SIGNATURE DATE

SIGNATURE DATE

THIS DOCUMENT IS NOT ISSUED FOR CONSTRUCTION BY UNDERFOOT ENGINEERING WITHOUT TWO SIGNATURES ABOVE

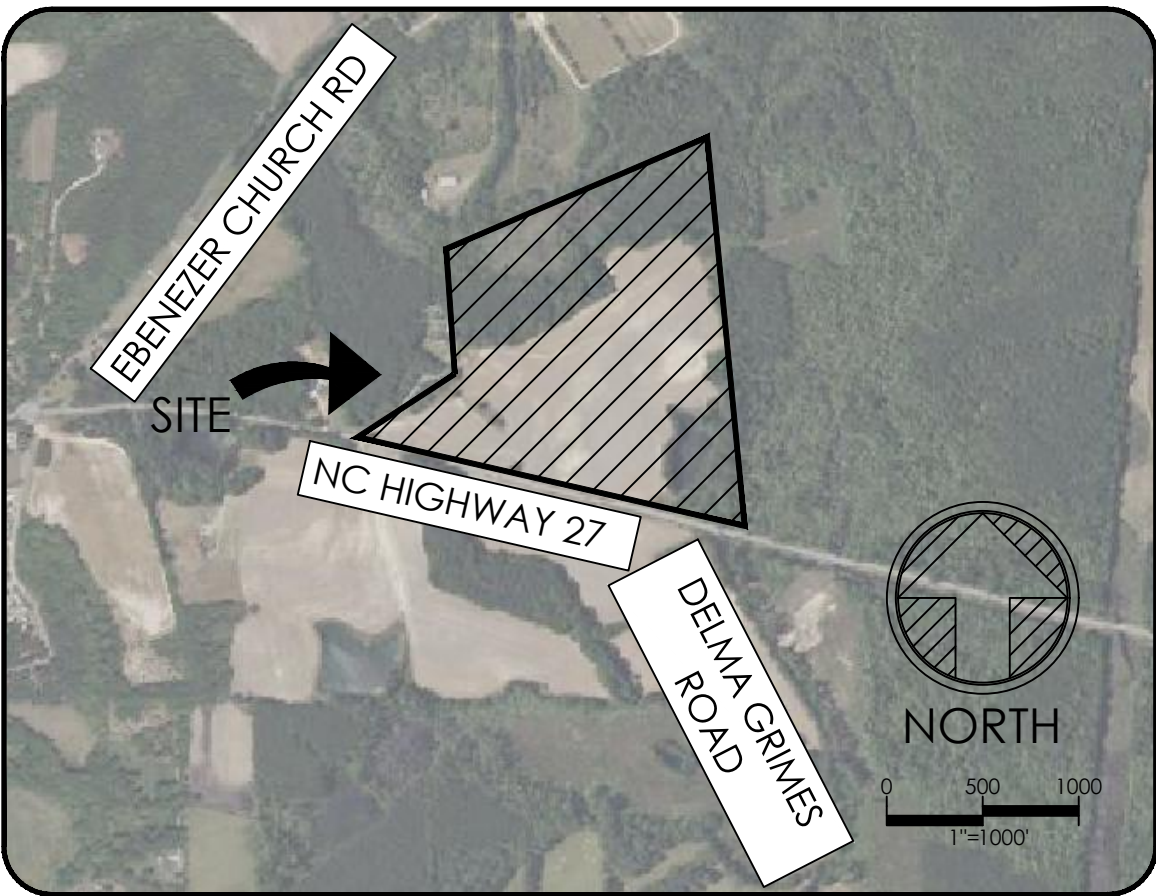
PROJECT #: C22008.00

REVISION DATE:

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL DRAWINGS AND SPECIFICATIONS PRIOR TO CONSTRUCTION, AND NOTIFY THE ENGINEER OF RECORD IN WRITING PRIOR TO STARTING CONSTRUCTION IF DISCREPANCIES ARE FOUND.

CARDINAL LANDING
CONSTRUCTION
DRAWINGS
UNDERFOOT PROJECT - C22008

LOCATION:
NC 27 E
COATS, NC 27521



PROJECT CONSTRUCTION SEQUENCE

THERE WILL BE NO FUTURE PLANNED DEVELOPMENT FOR THIS PROJECT.
THIS PROJECT WILL BE CONSTRUCTED IN ONE PHASE.

PROJECT NARRATIVE

- THIS PROJECT INVOLVES THE PROPOSED CONSTRUCTION OF 148 SINGLE FAMILY LOTS ALONG WITH ASSOCIATED STREETS, NC HWY 27 ROAD WIDENING, SIDEWALK, UTILITIES, GRADING, STORMWATER SYSTEM AND SCM, AND LANDSCAPING.

PREPARED BY:



underfoot
ENGINEERING

1149 EXECUTIVE CIRCLE
CARY, NC 27511
919.576.9733
NCBELS C3847 | NCBOLA C683

CONTACT: MIKE ROSELLI, PE, PLA
MROSELLI@UNDERFOOTENGINEERING.COM

SHEET INDEX

#	SHEET NAME
C-000	COVER SHEET
C-100	EXISTING CONDITIONS & DEMOLITION PLAN
C-200	OVERALL SUBDIVISION PLAN
C-201	SUBDIVISION PLAN (1 OF 3)
C-202	SUBDIVISION PLAN (2 OF 3)
C-203	SUBDIVISION PLAN (3 OF 3)
C-300	OVERALL GRADING & DRAINAGE PLAN
C-301	GRADING & DRAINAGE PLAN (1 OF 3)
C-302	GRADING & DRAINAGE PLAN (2 OF 3)
C-303	GRADING & DRAINAGE PLAN (3 OF 3)
C-304	STORM WATER SCHEDULE
C-400	OVERALL UTILITY PLAN
C-401	UTILITY PLAN (1 OF 3)
C-402	UTILITY PLAN (2 OF 3)
C-403	UTILITY PLAN (3 OF 3)
C-404	SANITARY SEWER SCHEDULE
C-405	HARNETT REGIONAL WATER NOTES
C-500	OVERALL EROSION CONTROL PLAN - PHASE 1
C-501	EROSION CONTROL PLAN - PHASE 1 (1 OF 3)
C-502	EROSION CONTROL PLAN - PHASE 1 (2 OF 3)
C-503	EROSION CONTROL PLAN - PHASE 1 (3 OF 3)
C-504	OVERALL EROSION CONTROL PLAN - PHASE 2
C-505	EROSION CONTROL PLAN - PHASE 2 (1 OF 3)
C-506	EROSION CONTROL PLAN - PHASE 2 (2 OF 3)
C-507	EROSION CONTROL PLAN - PHASE 2 (3 OF 3)
C-600	SCM I PLAN
C-601	SCM I PLANTING PLAN
C-602	SCM II PLAN
C-603	SCM II PLANTING PLAN
C-700	PLAN & PROFILE - KINGFISHER PL.
C-701	PLAN & PROFILE - STARLING DR. (1 OF 2)
C-702	PLAN & PROFILE - STARLING DR. (2 OF 2)
C-703	PLAN & PROFILE - HAWK CREST CT. (1 OF 2)
C-704	PLAN & PROFILE - HAWK CREST CT. (2 OF 2)
C-705	PLAN & PROFILE - OSPREY LANE
C-706	PLAN & PROFILE - NIGHTHAWK WAY (1 OF 2)
C-707	PLAN & PROFILE - NIGHTHAWK WAY (2 OF 2)
C-708	PLAN & PROFILE - FINCH NEST DR.
C-709	PLAN & PROFILE - FINCH NEST DR.
C-800	SITE DETAILS (1 OF 2)
C-801	SITE DETAILS (2 OF 2)
C-802	GRADING & DRAINAGE DETAILS
C-803	WATER DETAILS (1 OF 2)
C-804	WATER DETAILS (2 OF 2)
C-805	SANITARY SEWER DETAILS
C-806	SCM DETAILS
C-807	EROSION CONTROL DETAILS (1 OF 2)
C-808	EROSION CONTROL DETAILS (2 OF 2)
1 OF 2	NCG01
2 OF 2	NCG01
L-100	LANDSCAPE PLAN
L-200	OVERALL AMENITY PLAN
L-201	EAST ENTRANCE PLANTING PLAN
L-203	OPEN SPACE #3 AMENITY PLAN
L-204	OPEN SPACE #4 AMENITY PLAN
L-205	OPEN SPACE #5 AMENITY PLAN
L-206	PEDESTRIAN TRAIL LANDSCAPE PLAN
L-207	MONUMENT PLAN
1 OF 1	SITE LIGHTING ARRANGEMENT
RW - 0.0	ROAD WIDENING PLANS COVER SHEET
RW - 1.0	OVERALL ROAD WIDENING IMPROVEMENT PLANS
RW - 1.1	ROAD WIDENING IMPROVEMENT PLANS (1 OF 3)
RW - 1.2	ROAD WIDENING IMPROVEMENT PLANS (2 OF 3)
RW - 1.3	ROAD WIDENING IMPROVEMENT PLANS (3 OF 3)
RW - 2.0	GRADING AND EROSION CONTROL PLAN (1 OF 3)
RW - 2.1	GRADING AND EROSION CONTROL PLAN (2 OF 3)
RW - 2.2	GRADING AND EROSION CONTROL PLAN (3 OF 3)
RW - 3.0	ROAD WIDENING DETAILS
RW - 3.1	ROAD WIDENING DETAILS II
RW - 3.2	ROAD WIDENING DETAILS III
C-101	FORCE MAIN & ELECTRIC PLANS (BY OTHERS) COVER SHEET
C-102	GENERAL NOTES
C-103	OVERALL SITE PLAN & PUMP STATION PLAN
C-104	FORCE MAIN PLAN AND PROFILE - 1
C-105	FORCE MAIN PLAN AND PROFILE - 2
C-106	FORCE MAIN PLAN AND PROFILE - 3
C-107	FORCE MAIN PLAN AND PROFILE - 4
C-108	FORCE MAIN PLAN AND PROFILE - 5
D-101	DETAILS - 1 OF 3
D-102	DETAILS - 2 OF 3
D-103	DETAILS - 3 OF 3
E-101	ELECTRICAL DETAILS - 1 OF 2
E-102	ELECTRICAL DETAILS - 2 OF 2

ALL CONSTRUCTION MUST BE PERFORMED IN ACCORDANCE WITH CURRENT TOWN OF COATS, NC DOT, NCDEQ, HARNETT COUNTY STANDARDS, SPECIFICATIONS AND DETAILS IN PLACE AT TIME OF PLAN APPROVAL

PLAN REVISIONS

#	DATE	REVISION	BY
1	2024.01.04	HRW COMMENTS	JT
2	2024.02.28	TOWN OF COATS & HRW COMMENTS	JT
3	2024.04.05	TOWN OF COATS COMMENTS	JT



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PROJECT:

CARDINAL
LANDING
CONSTRUCTION
DRAWINGS

NC 27 E
COATS, NC 27521

PROJECT #: C22008
DRAWN BY: JT
REVIEWED BY: MAR
1ST SUBMITTAL: 2023.06.05
SCALE: AS NOTED

FOR REVIEW
AND APPROVAL

PREPARED FOR:



PREPARED BY:



underfoot
ENGINEERING

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SHEET:



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COVER SHEET

C-000