



REVISIONS
ISSUED FOR CONSTRUCTION

PROJECT NAME
THE GROVE

SITE & LANDSCAPE PLAN

CLIENT
HATCHER CREEK, LLC

126 Brandon Drive
Lillington, North Carolina 27546
Phone: (919) 422-7065

PROJECT INFORMATION

DESIGNED BY:	SCOTT
DRAWN BY:	SCOTT
CHECKED BY:	CHRIS
PROJECT NUMBER:	1622

DRAWING SCALE

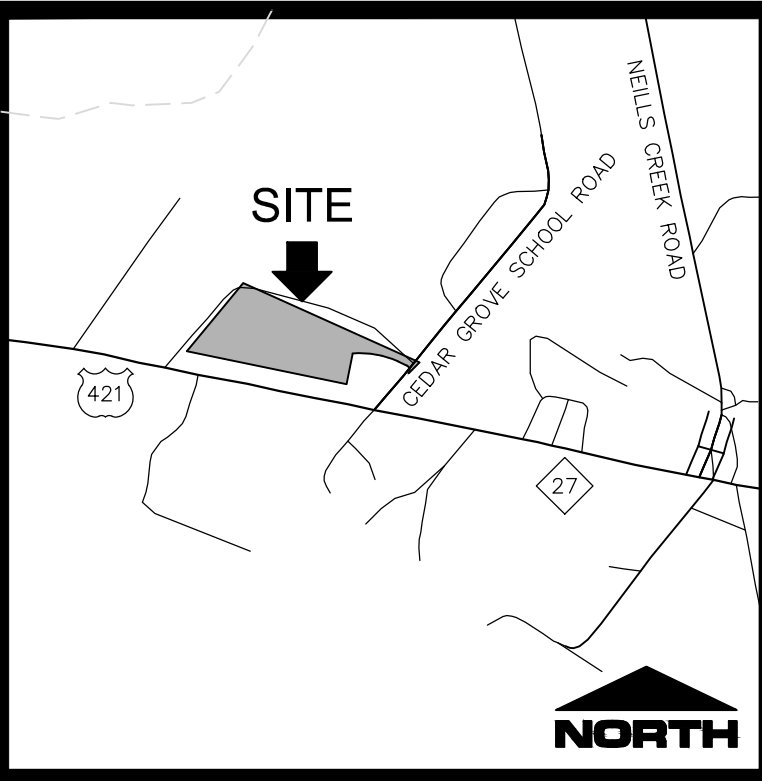
HORIZONTAL: 1"=50'

DATE RELEASED

SEPTEMBER 14, 2021

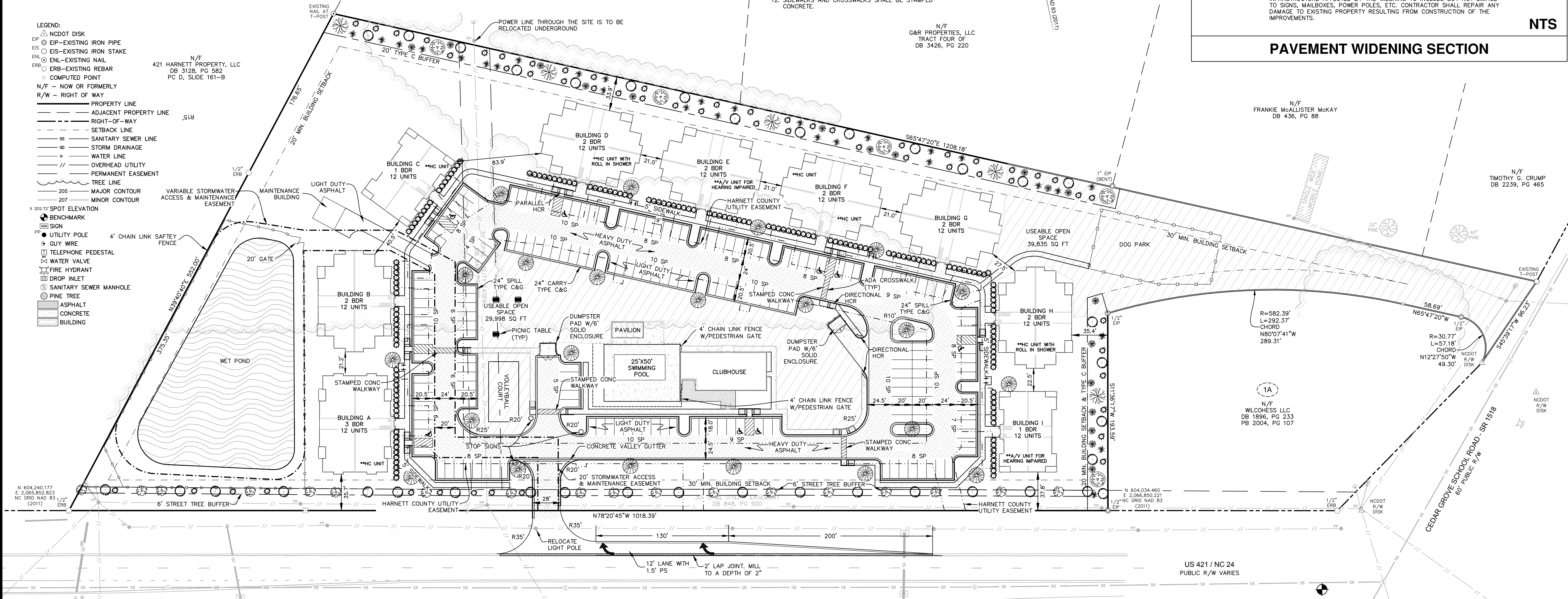
SHEET NUMBER

C-2.0

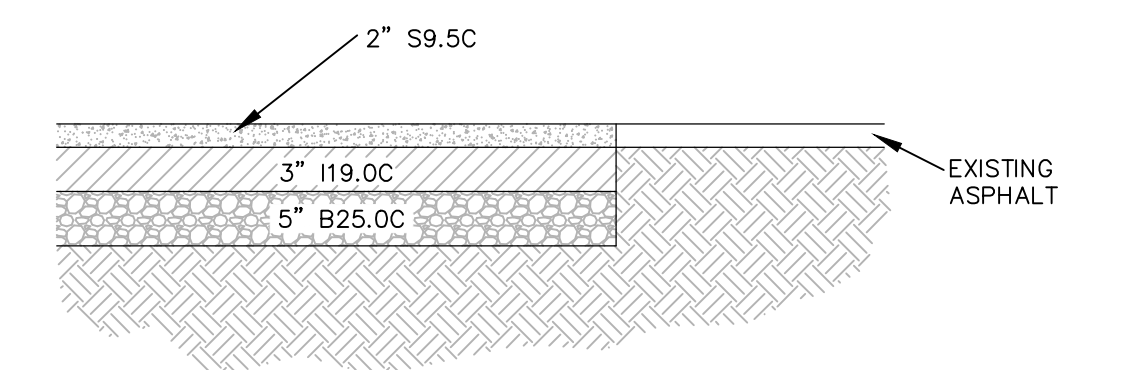


VICINITY MAP
NOT TO SCALE

- LEGEND:**
- △ NCDOT DISK
 - EP EIP-EXISTING IRON PIPE
 - EIS-EXISTING IRON STAKE
 - ENL-EXISTING NAIL
 - ERB-EXISTING REBAR
 - COMPUTED POINT
 - N/F - NOW OR FORMERLY
 - R/W - RIGHT OF WAY
 - PROPERTY LINE
 - ADJACENT PROPERTY LINE
 - RIGHT-OF-WAY
 - SETBACK LINE
 - SS SANITARY SEWER LINE
 - SD STORM DRAINAGE
 - W WATER LINE
 - /// OVERHEAD UTILITY
 - PERMANENT EASEMENT
 - TREE LINE
 - 205 MAJOR CONTOUR
 - 207 MINOR CONTOUR
 - x 2022.92 SPOT ELEVATION
 - BENCHMARK
 - PP SIGN
 - UTILITY POLE
 - GUY WIRE
 - TELEPHONE PEDESTAL
 - WATER VALVE
 - FIRE HYDRANT
 - DROP INLET
 - SANITARY SEWER MANHOLE
 - PINE TREE
 - ASPHALT
 - CONCRETE
 - BUILDING



- SITE NOTES**
- EXISTING UNDERGROUND UTILITIES ARE SHOWN ONLY WHERE EVIDENCE COULD BE FOUND TO VERIFY LOCATION. PRIOR TO CONSTRUCTION OR EXCAVATION OF THE SITE, THE GENERAL CONTRACTOR SHALL VERIFY ALL UTILITY COMPANIES TO VERIFY THE LOCATION OF THEIR RESPECTIVE UTILITIES. ALL DAMAGE INCURRED TO EXISTING UTILITIES DURING CONSTRUCTION SHALL BE REPAIRED AT THE GENERAL CONTRACTOR'S EXPENSE.
 - ASPHALT AND BASE TYPE SHALL BE PER THE DETAILS.
 - HANDICAP RAMP, SIGNAGE AND PARKING SPACES SHALL BE PROVIDED BY THE CONTRACTOR AND INSTALLED PER FEDERAL ADA AND LOCAL REQUIREMENTS.
 - ALL DIMENSIONS ARE TO THE BACK OF CURB OR TO THE FACE OF SIDEWALK UNLESS OTHERWISE NOTED.
 - ALL RADII ARE 5' UNLESS OTHERWISE NOTED.
 - PARKING STALLS MUST BE STRIPED WITH A 4 INCH CONTRASTING STRIPE (YELLOW ON CONCRETE AND YELLOW OR WHITE ON ASPHALT PARKING LOT).
 - HANDICAP PARKING SPACES ARE TO BE DESIGNATED BY BLUE STRIPING AND EITHER A BLUE SYMBOL ON A WHITE BACKGROUND OR A WHITE SYMBOL ON A BLUE BACKGROUND. ALL HANDICAP PARKING STALLS REQUIRE THE INSTALLATION OF THE PROPER SIGNAGE.
 - ALL PARKING SPACES ARE TO BE LAID OUT IN ACCORDANCE WITH THE SITE PLAN DIMENSIONS.
 - ALL WASTE MATERIAL SHALL BE DISPOSED OF OFF-SITE IN ACCORDANCE WITH STATE AND LOCAL LAWS AND REGULATIONS.
 - ALL SITE IMPROVEMENTS SHALL BE INSTALLED PER TOWN OF LILLINGTON AND STATE REGULATIONS.
 - ALL MECHANICAL EQUIPMENT ON THE OUTSIDE OF THE BUILDINGS SHALL BE SCREENED WITH SHRUBBERY.
 - SIDEWALKS AND CROSSWALKS SHALL BE STAMPED CONCRETE.



- ROAD WIDENING NOTES:**
- ALL PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH POLICY ON STREET AND DRIVEWAY ACCESS TO NORTH CAROLINA HIGHWAY MANUAL AND NCDOT STANDARD DRAWING 1205.04 AND 1205.05.
 - CONTRACTOR SHALL COORDINATE ALL ROAD WIDENING AND PAVEMENT MARKINGS WITH THE NCDOT DISTRICT OFFICE PRIOR TO CONSTRUCTION. CONTACT INFORMATION: FRANK WEST (910) 364-0606
 - CONTRACTOR IS RESPONSIBLE FOR ALL TRAFFIC CONTROL DURING THE ROAD WIDENING OPERATIONS.
 - CONTRACTOR SHALL NOTIFY ALL PROPERTY OWNERS THAT ARE AFFECTED BY THE ROAD WIDENING INCLUDING BUT NOT LIMITED TO DRIVEWAY REPAIR.
 - CONTRACTOR IS RESPONSIBLE FOR RELOCATING ALL UTILITIES AND INFRASTRUCTURE AFFECTED BY THE WIDENING TO INCLUDE BUT NOT LIMITED TO SIGNS, MAILBOXES, POWER POLES, ETC. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING PROPERTY RESULTING FROM CONSTRUCTION OF THE IMPROVEMENTS.

PAVEMENT WIDENING SECTION
NTS

SITE DATA

DEVELOPER	HATCHER CREEK, LLC
MAILING ADDRESS	126 BRANDON DRIVE
CITY, STATE	LILLINGTON, NORTH CAROLINA 27546
PIN NUMBER	0660-64-6241.000
TOTAL SITE AREA	397,177 SF (9.12 AC)
AREA TO BE DEVELOPED	397,177 SF (9.12 AC)
PROPOSED ZONING	CD-RMF
EXISTING USE	VACANT
PROPOSED USE	APARTMENTS
DISTURBED/DENUDED AREA	8.4 AC

OPEN SPACE	
REQUIRED TOTAL (15% OF SITE)	59,577 SF (1.37 AC)
USEABLE (5% OF TOTAL)	19,859 SF (0.46 AC)
25% REDUCTION IN OPEN SPACE FOR CLUBHOUSE AND POOL:	
REQUIRED TOTAL (15% OF SITE)	44,682 SF (1.03 AC)
USEABLE (5% OF TOTAL)	14,894 SF (0.34 AC)
PROVIDED TOTAL	69,833 SF (1.60 AC)
USEABLE	69,833 SF (1.60 AC)

CD-RMF SETBACKS REQUIRED:	
FRONT & CORNER SIDE	30 FT
SIDE	20 FT OR 15' ADJACENT RESIDENTIAL
REAR	30 FT

IMPERVIOUS:	
PROPOSED BUILDING	56,836 SF
PROPOSED PAVEMENT	92,595 SF
TOTAL	149,431 SF

PARKING:	
REQUIRED TOTAL (INCLUDING HANDICAP)	149
PROPOSED TOTAL (INCLUDING HANDICAP)	183
BICYCLE PARKING SPACES PROVIDED	16

QTY.	TYPE	PLANTING SIZE	MIN. HEIGHT	SCIENTIFIC NAME
CANOPY TREES				
5	WILLOW OAK	3" CALIPER	6'	QUERCUS PHellos
5	TULIP POPLAR	3" CALIPER	6'	LIRIODENDRON TULIPIFERA
22	AMERICAN BEECH	3" CALIPER	6'	FAGUS GRANDIFOLIA
UNDERSTORY TREES				
18	FLOWERING DOGWOOD	1.5" CALIPER	6'	CORNUS FLORIDA
37	CRAPE MYRTLE	1.5" CALIPER	6'	LAGERSTROEMIA INDICA
SHRUBS				
205	JAPANESE HOLLY	5 GAL.	18"	ILEX ORENATA
18	NANDINA	2 GAL.	18"	NANDINA DOMESTICA
28	BRIGHT BRILLIANT CHOKEBERRY	5 GAL.	24"	ARONIA ARBUTIFOLIA 'BRILLANTISSIMA'

STREETSCAPE FRONTAGE: 1,114 LF
 1/4" = 38 SHADE TREES
 STREETSCAPE IS WITHIN POWER EASEMENT
 UNDERSTORY TREES USED
 BUFFER YARD LENGTH: 1809 FT
 1809 X 1 = 18 CANOPY TREES
 1809 X 2 = 36 UNDERSTORY TREES
 1809 X 8 = 145 SHRUBS
 PARKING LANDSCAPING: 188 PARKING SPACES
 CANOPY TREE WITHIN 60' OF ALL SPACES

- LANDSCAPING NOTES**
- LARGE TREES MUST BE A MINIMUM SIZE OF 3" CALIPER, MEASURED 6" ABOVE THE PROPER PLANTING LEVEL.
 - SHRUBS SHALL BE A MINIMUM OF 2' IN HEIGHT AT THE TIME OF PLANTING
 - THE PARKING AREA TO THE WEST OF THE ENTRANCE HAS BEEN SCREENED WITH THE REQUIRED SHRUBS PLACED BETWEEN THE STREET TREES. SHRUBS WERE NOT ADDED TO THE EAST OF THE ENTRANCE AS THE PARKING AREA IS 5-8' HIGHER THAN THE ROADWAY IN FRONT OF THE SITE CREATING A TOPOGRAPHIC BARRIER FOR SCREENING.