



CAPE OVERLOOK
OVERALL SITE DATA TABLE

SITE ADDRESS: ROSS ROAD LILLINGTON, NC
 TOWNSHIP: LILLINGTON
 CURRENT SITE OWNER (AREA / PIN / DB & PG): ROSS ROAD DEVELOPERS, LLC (0669-48-8729 - DB 4194 PG 2636)

TOTAL PROJECT AREA: 63.783 AC
 NATURAL OPEN SPACE REQ'D (20%): 12.75 AC
 NATURAL OPEN SPACE PROVIDED (27%): 19.50 AC
 USABLE OPEN SPACE REQ'D (3%): 1.91 AC
 USABLE OPEN SPACE PROVIDED (5.18%): 3.30 AC
 COMMON OPEN SPACE: 5.08 AC

DEVELOPER: TRIANGLE LAND PARTNERS
 DEVELOPER ADDRESS: PO BOX 5648 CARY, NC 27512
 WATERSHED: CAPE FEAR RIVER BASIN
 SUBWATERSHED: CAPE FEAR RIVER
 WATERSUPPLY CLASSIFICATION: WSIV-PA
 FEMA MAP NO.: 3720056800J
 FEMA PANEL EFFECTIVE DATE: October 3, 2006
 PROJECT DISTURBED AREA: 56.80 AC
 PROJECT IMPERVIOUS AREA: 25.85 AC (40.54%)
 AUTHORITY HAVING JURISDICTION: TOWN OF LILLINGTON
 CURRENT ZONING: CONDITIONAL ZONING RS10 CLUSTER
 PROPOSED ZONING: CONDITIONAL ZONING RS10 CLUSTER
 SETBACKS (PER ZONING CONDITIONS):

	TOWNHOMES	SINGLE FAMILY
FRONT	20	20
SIDE	0	5
SIDE STREET	15	15
REAR	10	20

PROPOSED DWELLING UNITS

	TOWNHOMES	SINGLE FAMILY
PHASE 1	12	38
PHASE 2	48	0
PHASE 3	0	93
PHASE 4	56	51
PROJECT TOTAL	116	182

PROPOSED DENSITY: 288 DU's / 63.783 AC = 4.67 DU/AC

PARKING

DESIGNATION	DETAILS
SINGLE-FAMILY ATTACHED - 2 PER UNIT (GARAGE/DRIVEWAY)	
TOWNHOME 2 PER UNIT + 0.33 PER UNIT FOR GUESTS	
TOTAL TOWNHOME UNITS	116
REQUIRED GUEST PARKING	38 SPACES
PROVIDED GUEST PARKING	97 SPACES
REQUIRED ACCESSIBLE PARKING	2 SPACES
PROVIDED ACCESSIBLE PARKING	4 SPACES

DESIGNATION: SINGLE FAMILY DETACHED

DESIGNATION	DETAILS
SINGLE FAMILY DETACHED	
DESIGNATION	SINGLE FAMILY DETACHED
DESIGNATION	1 PER 50 LOTS
TOTAL NEIGHBORHOOD LOTS	288
REQUIRED BICYCLE PARKING	6 SPACES
PROVIDED BICYCLE PARKING	6 SPACES

- GENERAL UTILITY NOTES**
- EXISTING UTILITIES ARE SHOWN FROM THE BEST AVAILABLE INFORMATION AND ARE APPROXIMATE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THESE AND OTHER UTILITIES PRIOR TO BEGINNING ANY DEMOLITION OR CONSTRUCTION. NOTIFY UTILITY LOCATING COMPANY (ONE CALL @ 1-800-632-4949) OR INDIVIDUAL UTILITY OWNERS FOR UNDERGROUND LOCATIONS AT LEAST 48 HOURS IN ADVANCE.
 - ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH THE TOWN OF LILLINGTON, HARNETT REGIONAL WATER (HRW) AND NCDEQ.
 - ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN AND/OR PROFILE BY THE TOWN OF LILLINGTON AND HRW PRIOR TO CONSTRUCTION.
 - 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 HRW.
 - CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE APPROPRIATE UTILITY COMPANY TO RELOCATE ANY EXISTING UTILITY POLES AND/OR STRUCTURES AS SHOWN ON THE PLANS, OR AS NEEDED FOR CONSTRUCTION. ALL EXISTING FACILITIES WHICH CONFLICT WITH THE IMPROVEMENTS UNDER THE SCOPE OF THIS PROJECT SHALL BE RELOCATED AT THE EXPENSE OF THE APPLICANT UPON APPROVAL.
 - CONTRACTOR IS RESPONSIBLE FOR ANY TRAFFIC CONTROL FOR WORK WITHIN NCDOT RIGHT-OF-WAY. BEFORE DOING WORK WITHIN RIGHT-OF-WAY, CONTACT NCDOT DISTRICT OFFICE AT LEAST 48 HOURS PRIOR TO BEGINNING WORK.
 - CONTRACTOR TO COORDINATE UTILITY PLAN WITH ELECTRICAL PLANS, BY OTHERS, FOR ELECTRICAL AND TELECOMMUNICATIONS ROUTING AND CONNECTION INFORMATION.
 - CONTRACTOR TO FIELD ADJUST VALVE BOXES, CLEAN-OUTS, AND MANHOLE RIMS TO MATCH FINAL GRADES.
 - SEE TOWN OF LILLINGTON WATER DETAIL W-12 ON SHEET 10 FOR WATER SERVICE INSTALLATION.
 - POOL DISCHARGE SHALL GO THROUGH SANITARY SEWER; IT SHALL NOT DISCHARGE TO TOWN OF LILLINGTON STORM DRAINAGE SYSTEM.
 - MAIL KIOSKS SHALL REMAIN OPEN AND AVAILABLE TO PUBLIC AT ALL TIMES DURING AMENITY CENTER CONSTRUCTION.
 - BACKFLOW PREVENTER SHALL BE INSTALLED INSIDE THE POOL HOUSE; SEE PLUMBING PLANS BY OTHERS.

- LEGEND**
- LED POLE TOP LIGHTS
 - 205W SITELIGHTER - DUKE ENERGY PROGRESS - 4000K LED FIXTURE W/ TYPE III THROW PATTERN - 205W - 30' MOUNTING HEIGHT
 - LED POLE TOP LIGHTS
 - 50W MITCHELL OPEN - DUKE ENERGY PROGRESS - 4000K LED FIXTURE W/ TYPE III THROW PATTERN - 50W - 16' MOUNTING HEIGHT
- LIGHTING NOTES**
- THE CE GROUP, INC. IS NOT RESPONSIBLE FOR SAFETY AND SECURITY RISKS DUE TO INADEQUATE LIGHTING LEVELS.
 - ALL FIXTURES TO MEET IESNA FULL CUTOFF CLASSIFICATION.
 - UNDERGROUND UTILITIES (EXISTING AND PROPOSED) ARE FOR INFORMATIONAL PURPOSES ONLY. SEE APPROPRIATE SHEET IN THIS SET FOR DETAILS. CONTRACTOR TO VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION, AND NOTIFY THE OWNER AND/OR ENGINEER OF ANY DISCREPANCIES PRIOR TO THE COMMENCEMENT OF WORK.

- GENERAL PAVEMENT MARKING & SIGNAGE NOTES:**
- CONTRACTOR TO COORDINATE FINAL LOCATION OF ALL STREET SIGNS WITHIN THE PUBLIC RIGHT-OF-WAY WITH NCDOT AND TOWN OF LILLINGTON PRIOR TO INSTALLATION.
 - ALL PARKING LOT PAINT TO MEET NCDOT STANDARDS AND SPECIFICATIONS.
 - ALL PARKING LOT PAINT TO HAVE MINIMUM OF TWO COATS.
 - ALL PARKING LOT SIGNS TO MOUNTED ON T-POSTS AND MEET NCDOT REQUIREMENTS. ALL APPLICABLE SIGNS SHALL CONFORM TO MUTCD STANDARDS.
 - SIGN VENDOR TO BE RESPONSIBLE FOR PROCURING ANY REQUIRED SIGN PERMITS.

CALL OR CLICK 811 BEFORE YOU DIG SAFEDIGGING PARTNER

811

NORTH

SCALE: 1" = 20'

0 20' 40'

REVISIONS

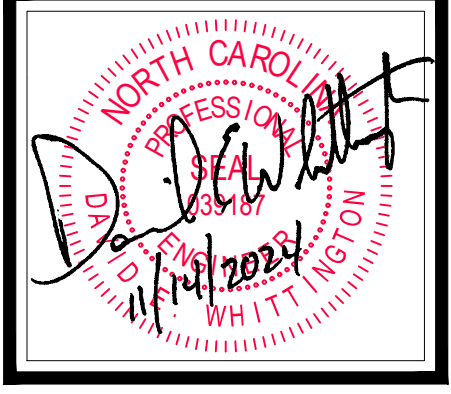
NO.	DATE

CE GROUP

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License # C-1739



CAPE OVERLOOK
AMENITY CENTER
SITE & UTILITY PLAN

LILLINGTON, NORTH CAROLINA

Date: NOVEMBER 14, 2024
 Scale: 1" = 20'
 Drawn: R,JH
 Checked: AJF
 Project No: 147-07
 Computer Dwg. Name: 147-07 amenity site plan
 Sheet No: 3 Of 10