

- SITE NOTES:**
- PROPERTY BOUNDARY AND INITIAL EXISTING CONDITIONS TAKEN FROM A FIELD SURVEY PROVIDED BY ENOCH ENGINEERS, P.A.
 - PROPOSED SITE CONDITIONS / ADDITIONAL EXISTING CONDITIONS INFORMATION TAKEN FROM FIELD SURVEY PROVIDED BY FLEET TEMPLE ENGINEERING, PLLC.
 - WETLAND AND STREAMS HAVE RECEIVED PRELIMINARY JURISDICTION DELINEATION FROM NC DIVISION OF WATER RESOURCES.
 - NO FLOOD HAZARD AREAS WITHIN PROJECT BOUNDARY PER FEMA MAP 372064000J DATED 10/03/2006
 - ALL STRIPING TO BE THERMOPLASTIC
 - ALL EXISTING ELEVATIONS, FEATURES AND UTILITIES TO BE FIELD VERIFIED
 - SURVEY INFORMATION BY OTHERS. ENGINEER HAS NOT VERIFIED THE ACCURACY OR COMPLETENESS OF THE INFORMATION PROVIDED AND SHALL NOT BE RESPONSIBLE FOR ERRORS OR OMISSIONS THAT MAY BE INCORPORATED AS A RESULT. THIS SHALL NOT BE CONSIDERED A CERTIFIED SURVEY
 - HOA WILL MAINTAIN ALL ASSOCIATED AMENITY AREAS
 - THERE SHALL BE NO PARKING IN THE ROW OF NORMAN AVENUE OR CHESTNUT OAK LANE ADJACENT TO THE AMENITY SITE.
 - ALL ENVIRONMENTAL FEATURES AND WETLAND IMPACTS ARE SHOWN IN THE APPROVED SUBDIVISION PLAN. THE DEVELOPMENT OF THE AMENITY SITE DOES NOT CONTRIBUTE TO ANY ADDITIONAL WETLAND IMPACTS.
 - HOA WILL BE RESPONSIBLE FOR MAINTENANCE AND REPAIR OF IMPROVEMENTS PLACED OVER THE TOL DRAINAGE EASEMENTS IN THE EVENT THEY ARE DAMAGED DUE TO MAINTENANCE, REPAIR, OR REPLACEMENT OF STORMWATER UTILITIES.
 - SANITARY SEWER SERVICE TO BE INSTALLED BY OPEN TRENCH-CUT. SEE DETAIL SHEET. ANY GEOSYNTHETIC MATERIAL INSTALLED FOR THE ROADWAY THAT IS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR. ROADWAY CUTS MUST BE REVIEWED AND APPROVED BY PUBLIC WORKS @ 910.893.2654 AND INSPECTED BY TOL ENGINEERING
 - WATER SERVICE TO BE INSTALLED BY REVERSE TAPPING TO THE WATER MAIN AND BY BORING AND JACKING UNDER CHESTNUT OAK LANE WITH A 4" DIP CASING. SEE DETAIL SHEET
 - POOL WATER IS TO BE DECHLORINATED AND DISCHARGED TO THE STORMWATER SYSTEM.

SITE DATA	
OWNER	KB HOMES
SITE ADDRESS	389 CHESTNUT OAK LANE LILLINGTON, NC 27546
PIN	0651-88-3211 0651-88-3293 0651-88-1716
EXISTING USE	VACANT
PROPOSED USE	AMENITY
ZONING	RS20
WATERSHED	WSIV
WATERSHED WATER SUPPLY	CAPE FEAR RIVER
RIVER BASIN	NEILLS CREEK
FEMA MAP	372064000J EFF 10.3.06
SOIL TYPE	LY AND NOB
GROSS TRACT AREA	1.05 AC. (45738 SF)
ROW DEDICATION	0 AC. (0 SF)
NET TRACT AREA	1.05 AC. (45738 SF)

BUILDING SETBACKS - AMENITY - RS20	
PRIMARY STREET	10'
SIDE STREET	10'
SIDE LOT LINE	5'
REAR LOT LINE	15'
FRONT LOT LINE	20'

PARKING	
MAIL KIOSK CALCS	1 SPACE / 30 UNITS
ENTERTAINMENT CALCS	1 SPACE / 500 SF
SINGLE FAMILY UNITS	372 / 30 = 12.4 SPACES
POOL AREA	3600 / 500 = 7.2 SPACES
CLUBHOUSE	700 / 500 = 1 SPACE
PARKING REQUIRED	21 SPACES
PARKING PROVIDED	27 SPACES
ADA PARKING CALCS.	1 TO 25 = 1
ADA PARKING REQUIRED	1 SPACES
ADA PARKING PROVIDED	2 SPACES
BIKE PARKING	1 TO 50 = 1
BIKE PARKING REQUIRED	1 SPACE
BIKE PARKING PROVIDED	3 SPACES

IMPERVIOUS	
NET TRACT AREA	1.05 AC. (45738 SF)
EXISTING IMPERVIOUS	0 AC. (0 SF)
POOL HOUSE	0.04 AC (1900 SF)
POOL DECK	0.12 AC (5250 SF)
ROADWAY B-B	0.24 AC (10,620 SF)
SIDEWALK	0.7 AC (3100 SF)
TOTAL IMPERVIOUS	0.48 AC (21070)
IMPERVIOUS PERCENT	45%

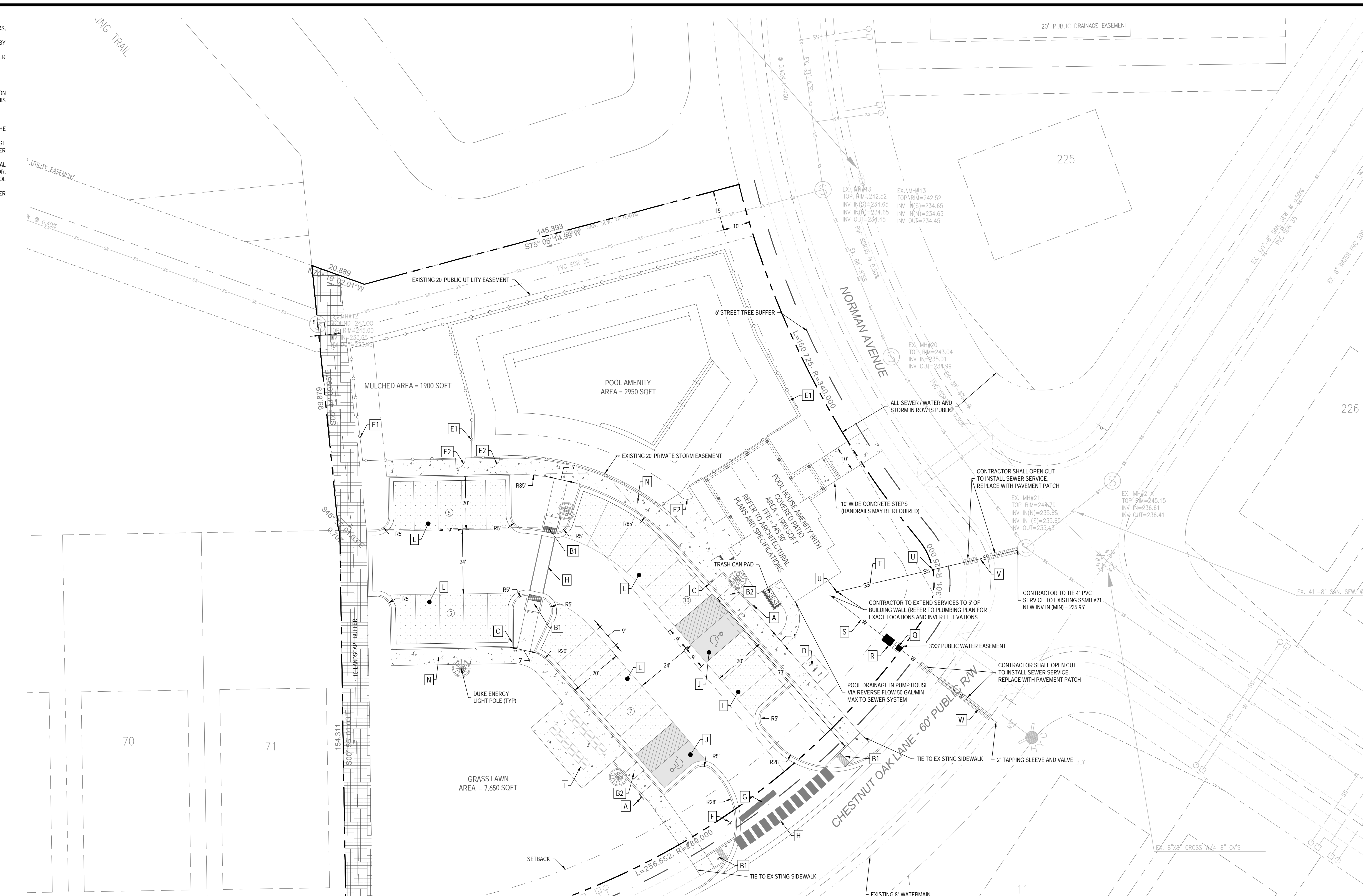
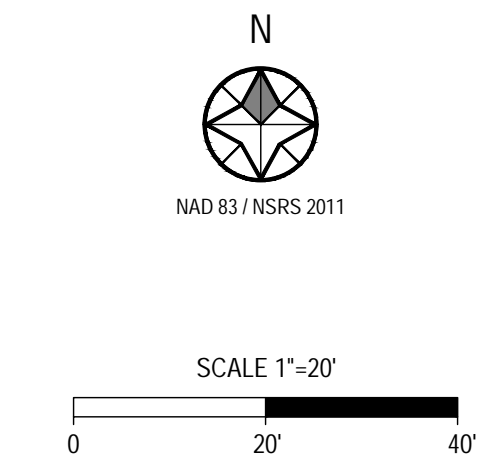
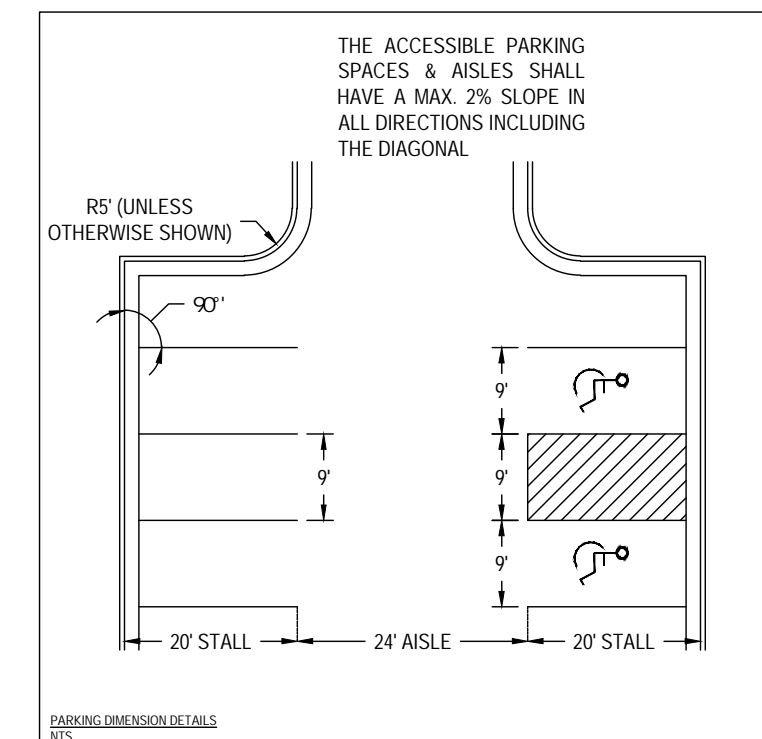
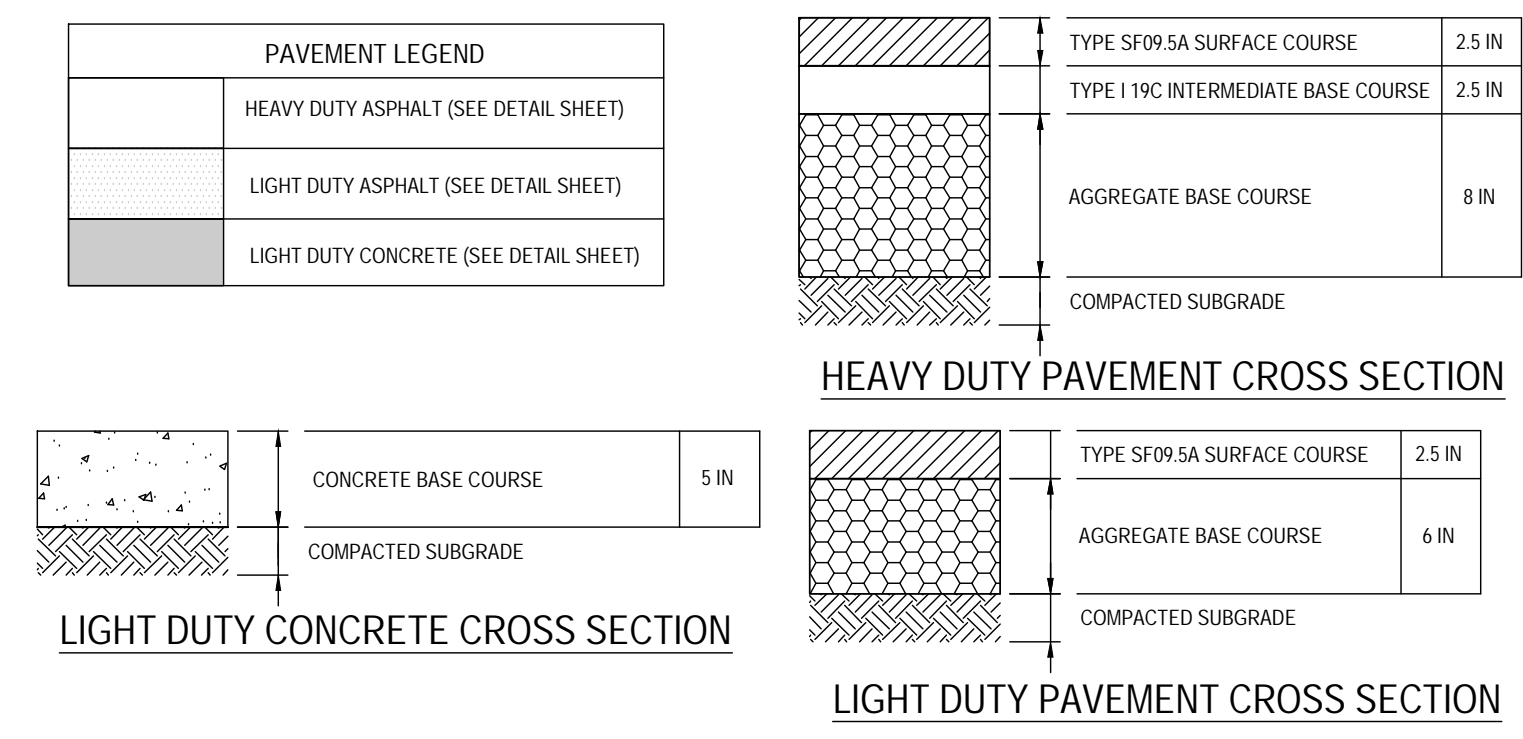
SITE LAYOUT KEY NOTES	
A	ACCESSIBLE SIGNAGE (SEE TRAFFIC CONTROL NOTES)
B1	ACCESSIBLE WHEELCHAIR RAMP TYPE 1 MODIFIED (SEE DETAIL SHEET)
B2	ACCESSIBLE WHEELCHAIR RAMP TYPE 2 (SEE DETAIL SHEET)
C	STANDARD 24" CURB & GUTTER (SEE DETAIL SHEET)
D	DESIGNATED BIKE PARKING WITH RACK
E1	5' PICKET FENCE (SEE DETAIL SHEET)
E2	5' PICKET FENCE GATE (SEE DETAIL SHEET)
F	STANDARD STOP SIGN (SEE TRAFFIC CONTROL NOTES)
G	24" SOLID WHITE STOP BAR (SEE TRAFFIC CONTROL NOTES)
H	5' WIDE H-VISIBILITY CROSSWALK (SEE TRAFFIC CONTROL NOTES)
I	MAIL KIOSK (SEE DETAIL SHEET)
J	LIGHT DUTY CONCRETE
L	LIGHT DUTY ASPHALT (SEE PAVEMENT SECTIONS THIS SHEET)
M	LIGHT POLE (SEE LIGHTING PLAN)
N	CONCRETE SIDEWALK 6'-0" UNLESS OTHERWISE NOTED
O	2" WATER METER (SEE DETAIL SHEET)
R	2" REDUCED PRESSURE BACKFLOW PREVENTOR (SEE DETAIL SHEET)
S	2" SCHEDULE 40 PVC PRIVATE WATER SERVICE LINE
T	4" SCHEDULE 40 PVC PRIVATE SANITARY SEWER SERVICE LINE @ 2% MIN
U	4" PVC PRIVATE SANITARY SEWER CLEANOUT
V	4" SCHEDULE 40 PVC PUBLIC SANITARY SEWER SERVICE LINE @ 2% MIN
W	2" DIP PUBLIC WATER SERVICE LINE WITH 4" STEEL CASING PIPE (SEE DETAIL SHEET)

- TRAFFIC CONTROL NOTES**
- ALL SITE SIGNAGE SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND NCDOT STANDARDS.
 - ALL SIGNS SHALL BE MOUNTED WITH A 5-FT MINIMUM VERTICAL CLEARANCE TO THE BOTTOM OF THE SIGN ON 2-LB GALVANIZED STEEL U-CHANNEL POST SET IN 18-IN DEEP X 8-IN DIAMETER CONCRETE FOOTING. SIGNS MOUNTED ADJACENT TO SIDEWALKS MUST BE MOUNTED WITH 7-FT MINIMUM VERTICAL CLEARANCE TO THE BOTTOM OF THE SIGN.
 - ALL PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE MUTCD AND NCDOT STANDARDS AND PROJECT SPECIFICATIONS.
 - ALL PAVEMENT MARKINGS SHALL BE RESIN TYPE PAINT AS REQUIRED BY THE TOWN

SIGN	MUTCD STANDARD	SIZE
STOP SIGN	R1-1	30-IN X 30-IN
VAN ACCESSIBLE	R7-8A	12-IN X 6-IN

MARKINGS	NCDOT STANDARD	SIZE	COLOR
PARKING SPACE	1205.01	4-IN	WHITE
NO PARKING - FIRE LANE	1205.01	4-IN	YELLOW
STOPBAR	1205.01	24-IN	WHITE
CROSSWALK	1205.07	8-IN	WHITE

*NO PARKING - FIRE LANE MARKINGS SHALL CONSIST OF A 4-IN SOLID YELLOW STRIPE AND 8-IN HIGH YELLOW TEXT "NO PARKING - FIRE LANE" AT 40' INTERVALS. STRIPING SHALL BE PLACED AS INDICATED BY THE FOLLOWING LINE TYPE

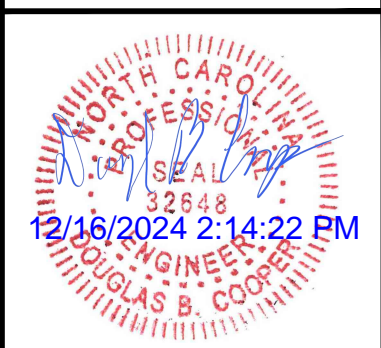


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UTILITY SERVICE NOTES:
ELECTRICAL PROVIDER: DUKE ENERGY PROGRESS (800)452-2777
WATER - SEWER PROVIDER: HARNETT REGIONAL WATER (910)893-7575

REV #	DATE	DESCRIPTION

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Bateman Civil Survey Company
Engineers • Surveyors • Planners
2524 Reliance Avenue, Apex, North Carolina 27539
Phone: 919.577.1080 Fax: 919.577.1081
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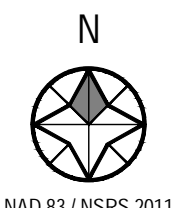
MATTHEWS RIDGE AMENITY
SITE CONSTRUCTION PLAN

1779 MATTHEWS ROAD
LILLINGTON, NC 27566
HARNETT COUNTY

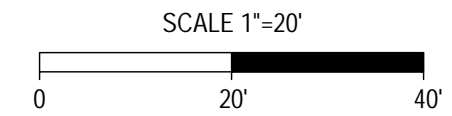
SITE AND UTILITY PLAN

Design By: JMW
Date: 11.30.23
Project #: P230463
SHEET C200

- NOTES:
- TOTAL DISTURBED AREA = 0.99 AC
 - ALL EXISTING VAULTS, MANHOLES, STORM DRAIN STRUCTURES, VALVES, BOXES, CLEANOUTS, ETC SHALL BE ADJUSTED AS NEEDED TO MATCH FINISHED GRADING AND INSTALLATION OF EROSION CONTROL.
 - ALL BACKFILL, COMPACTION, SOIL TESTING, ETC. SHALL BE PERFORMED BY THE OWNERS INDEPENDENT TESTING LABORATORY.
 - ALL SPOT ELEVATIONS INDICATED ARE AT PAVEMENT/GROUND, UNLESS OTHERWISE NOTED.
 - SPOT ELEVATIONS WITH TC INDICATE TOP BACK OF CURB ELEVATION.
 - SITE IS NOT WITHIN 100 YEAR FLOOD PLAIN.
 - A RECONSTRUCTION MEETING MUST BE SCHEDULED PRIOR TO WORK, GRADING AND INSTALLATION OF EROSION CONTROL.
 - UTILITY LOCATIONS ARE TO BE FOUND BY CALLING NC ONE CALL.
 - ALL HANDICAP PARKING SPACES AND STRIPPED ACCESSIBILITY AISLES ARE TO HAVE NO MORE THAN 1:50 SLOPE IN ALL DIRECTIONS.
 - ALL SIDEWALKS ARE TO HAVE NO MORE THAN A 1:20 SLOPE FOR THE LENGTH OF THE SIDEWALK AND NO MORE THAN A 1:50 SLOPE FOR THE WIDTH OF THE SIDEWALK.
 - IF CONTRACTOR NOTICES ANY DISCREPANCIES IN ANY OF THESE SLOPES REQUIREMENTS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE ENGINEER PRIOR TO POURING ANY CONCRETE SO THAT A SOLUTION CAN BE FOUND.
 - ALL SLOPES TO BE VEGETATED WITH GRASS SHALL BE A MAXIMUM OF 3:1.
 - ALL ROOF DRAINS SHALL BE DIRECTED TO THE STORM DRAIN SYSTEM.



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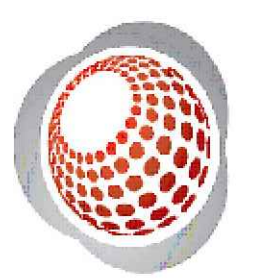


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 SITE CONSTRUCTION PLAN

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 HARRETT COUNTY

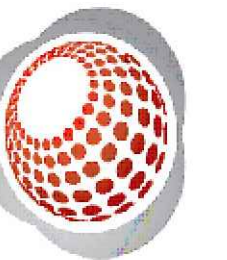
GRADING AND STORM DRAINAGE PLAN

Design By: *JMW*
 Date: 11.30.23
 Project #: P230463

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 C300



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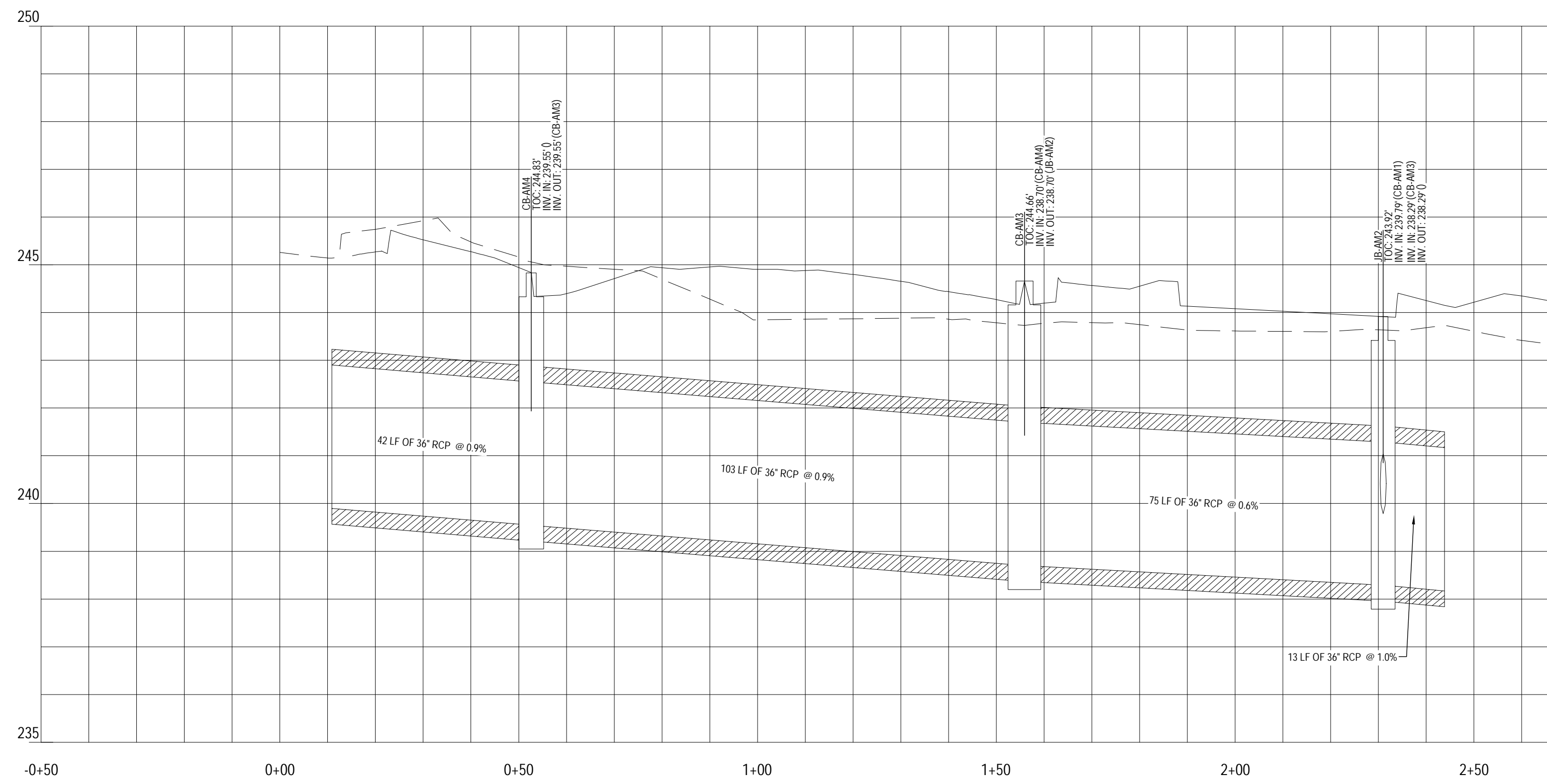
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Design By: JMW

Date: 11.30.23

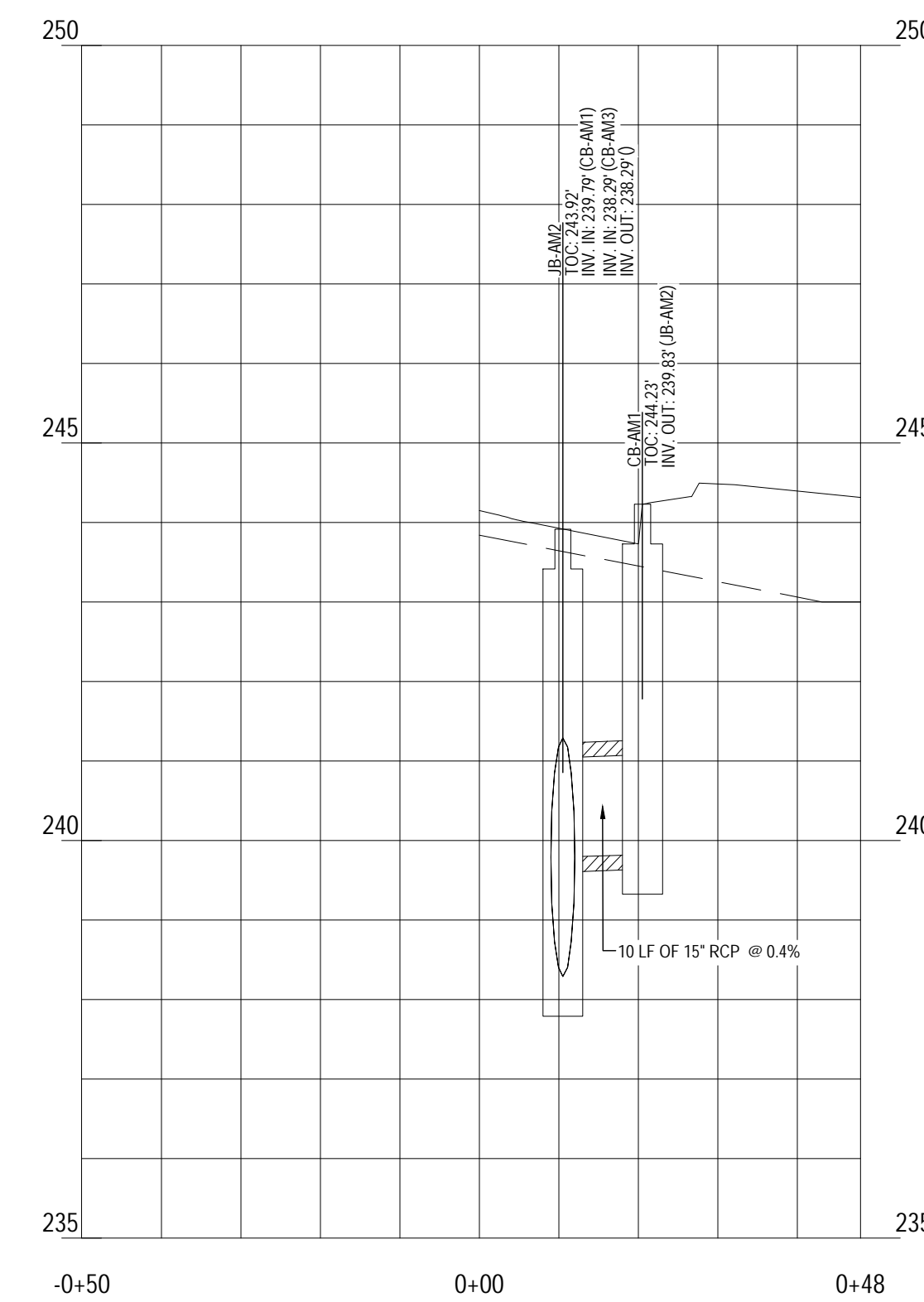
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PROFILE SCALE
 1" = 20' HORIZ
 1" = 2' VERT.

PROPOSED STORM PROFILE : MAIN LINE



PROFILE SCALE
 1" = 20' HORIZ
 1" = 2' VERT.

PROPOSED STORM PROFILE : SECONDARY

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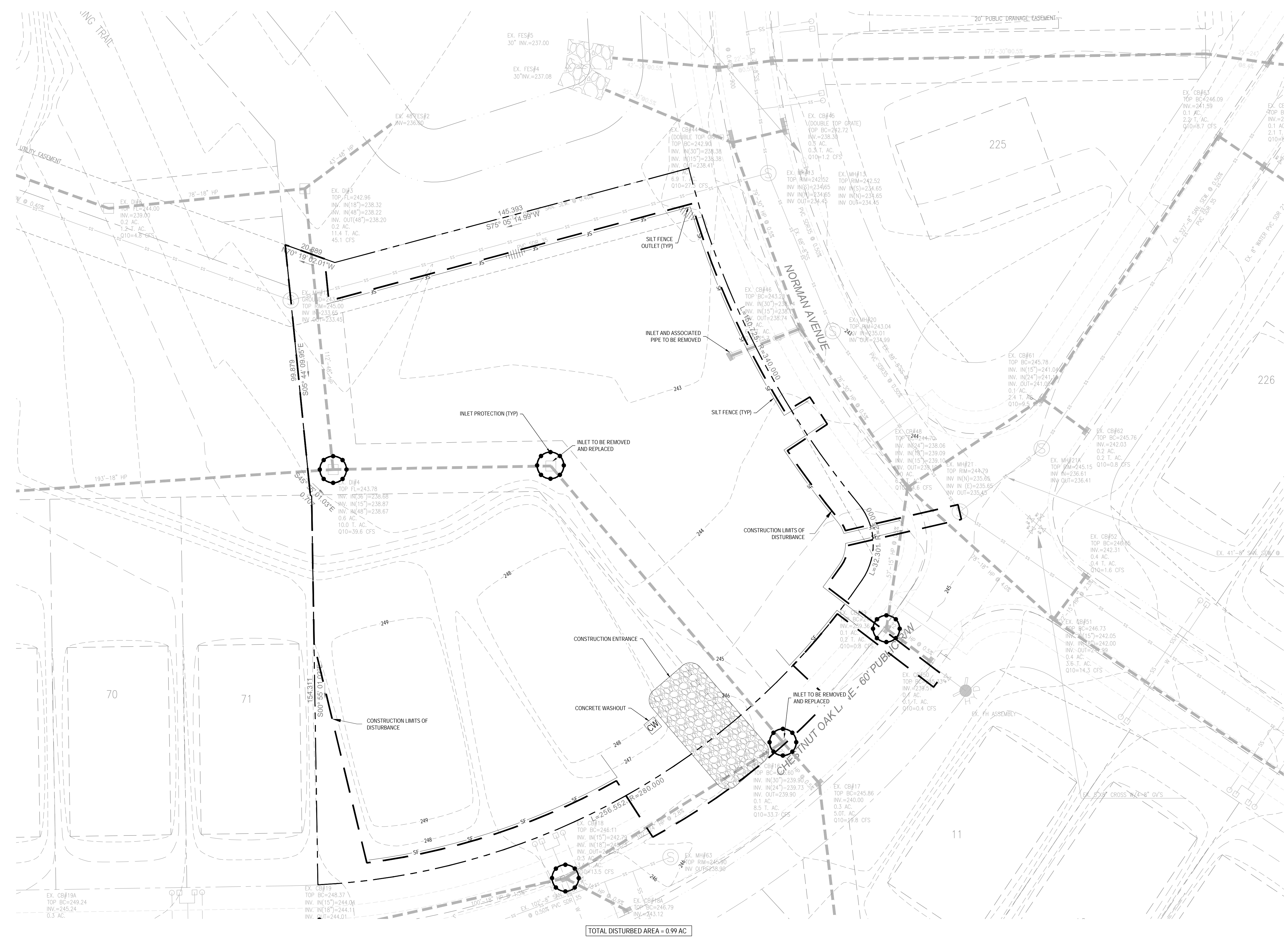
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- CONTACT THE TOWN OF LILLINGTON ENGINEERING DEPARTMENT PRIOR TO CONVERSION OF ANY SCM ON-SITE FROM AN EROSION CONTROL DEVICE TO A STORMWATER CONTROL MEASURE.
- ALL SLOPES TO BE VEGETATED WITH GRASS SHALL BE A MAXIMUM OF 3:1.
- ALL ROOF DRAINS SHALL BE DIRECTED TO THE STORM DRAIN SYSTEM.
- AT THE CONCLUSION OF THE PROJECT ALL SCMS INSTALLED ON-SITE MUST BE CERTIFIED BY A DESIGN PROFESSIONAL AND HARNETT COUNTY ENGINEERING DEPARTMENT MUST RECEIVE ALL AS BUILT DRAWINGS PRIOR TO RECEIVING THE CERTIFICATE OF OCCUPANCY.

LEGEND:

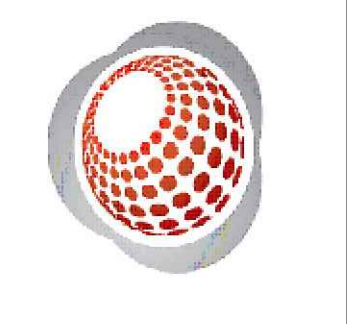
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	EXISTING MINOR CONTOURS
	EXISTING MAJOR CONTOURS
	LIMITS OF DISTURBANCE
	PROPOSED MINOR CONTOURS
	PROPOSED MAJOR CONTOURS
	ROCK PIPE INLET PROTECTION
	SEDIMENT BASIN BAFFLES
	SILT FENCE
	SILT FENCE OUTLET
	SKIMMER
	TEMPORARY DIVERSION DITCH



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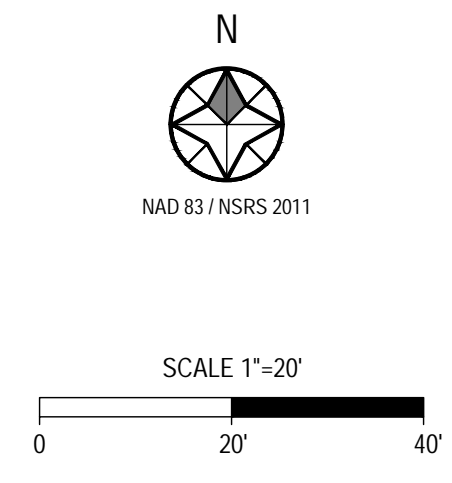
MATTHEWS RIDGE AMENITY
SITE CONSTRUCTION PLAN

EROSION CONTROL PLAN - PHASE 1

Design By: *JMW*
Date: 11.30.23
Project #: P230463
SHEET
C400

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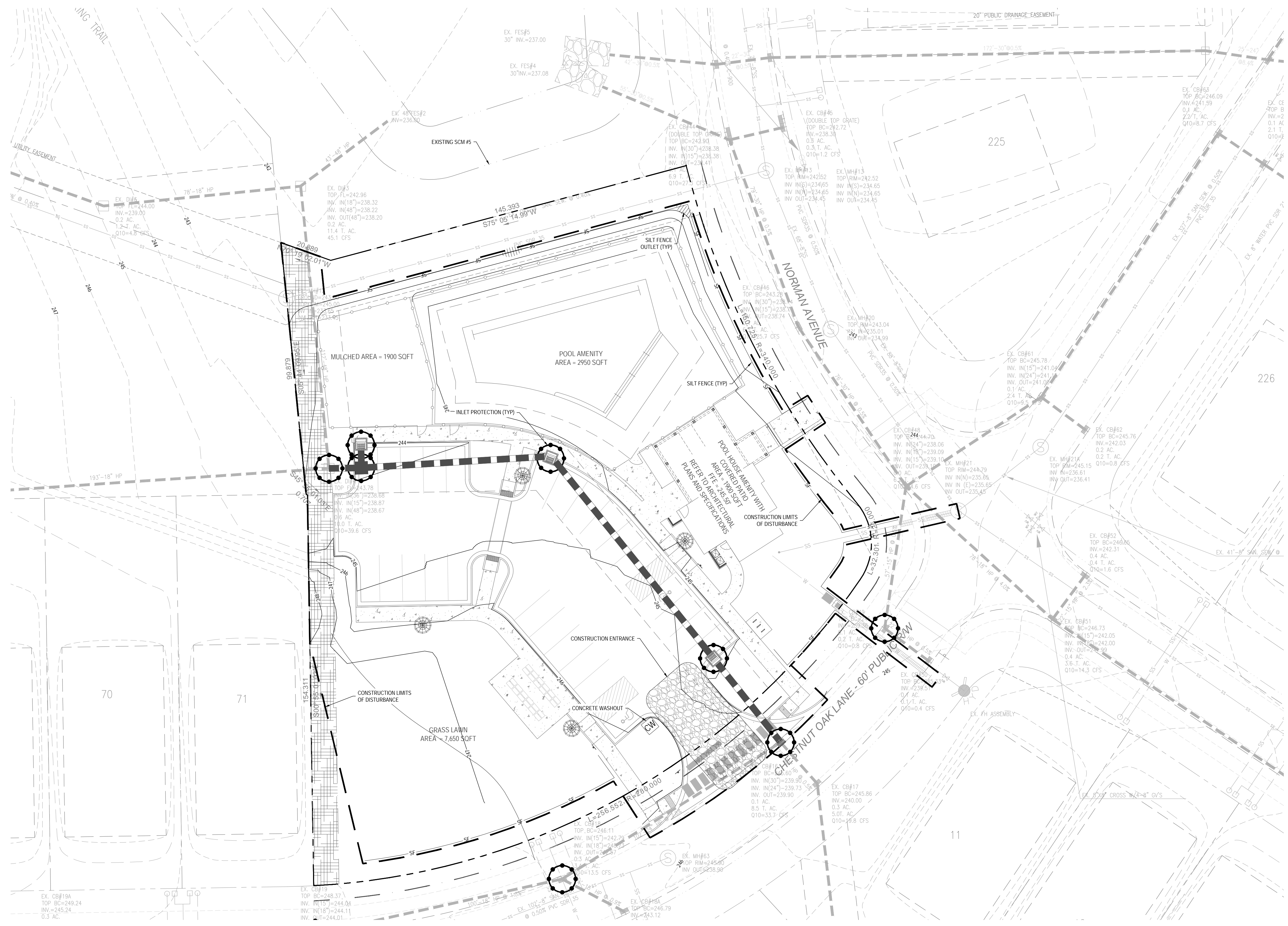
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GRADING LEGEND:

- OHE EXISTING OVERHEAD ELECTRIC LINE
- EXISTING ELECTRIC POLE
- EXISTING FENCE
- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- EXISTING RIPARIAN BUFFER
- EXISTING STREAM
- EXISTING TREES
- EXISTING WETLAND
- PROPOSED CATCH BASIN
- PROPOSED DRAIN INLET
- PROPOSED FLARED END SECTION
- PROPOSED MAJOR CONTOURS
- PROPOSED MINOR CONTOURS
- PROPOSED RIP RAP
- PROPOSED STORM MANHOLE
- PROPOSED STORM PIPE
- PROPOSED YARD INLET

EROSION LEGEND:

- CLOTH AND GRAVEL INLET PROTECTION
- CONSTRUCTION ENTRANCE
- LIMITS OF DISTURBANCE
- SILT FENCE
- SILT FENCE OUTLET

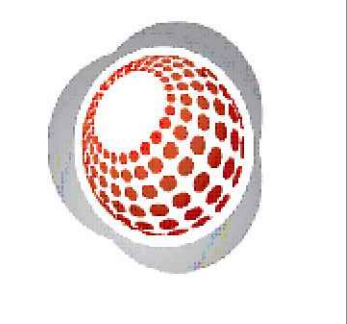


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MATTHEWS RIDGE AMENITY
 SITE CONSTRUCTION PLAN

EROSION CONTROL - PHASE 2

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