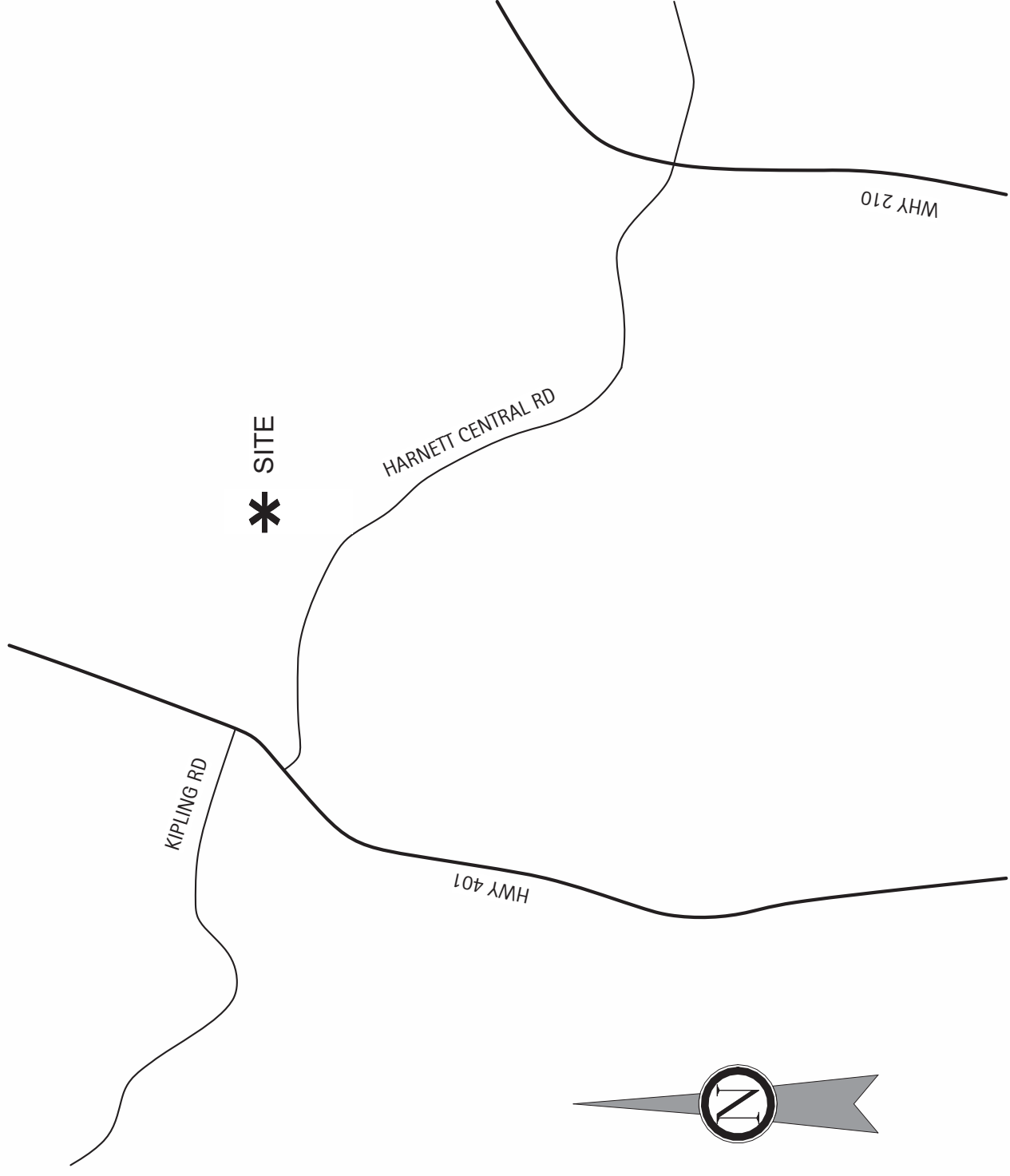
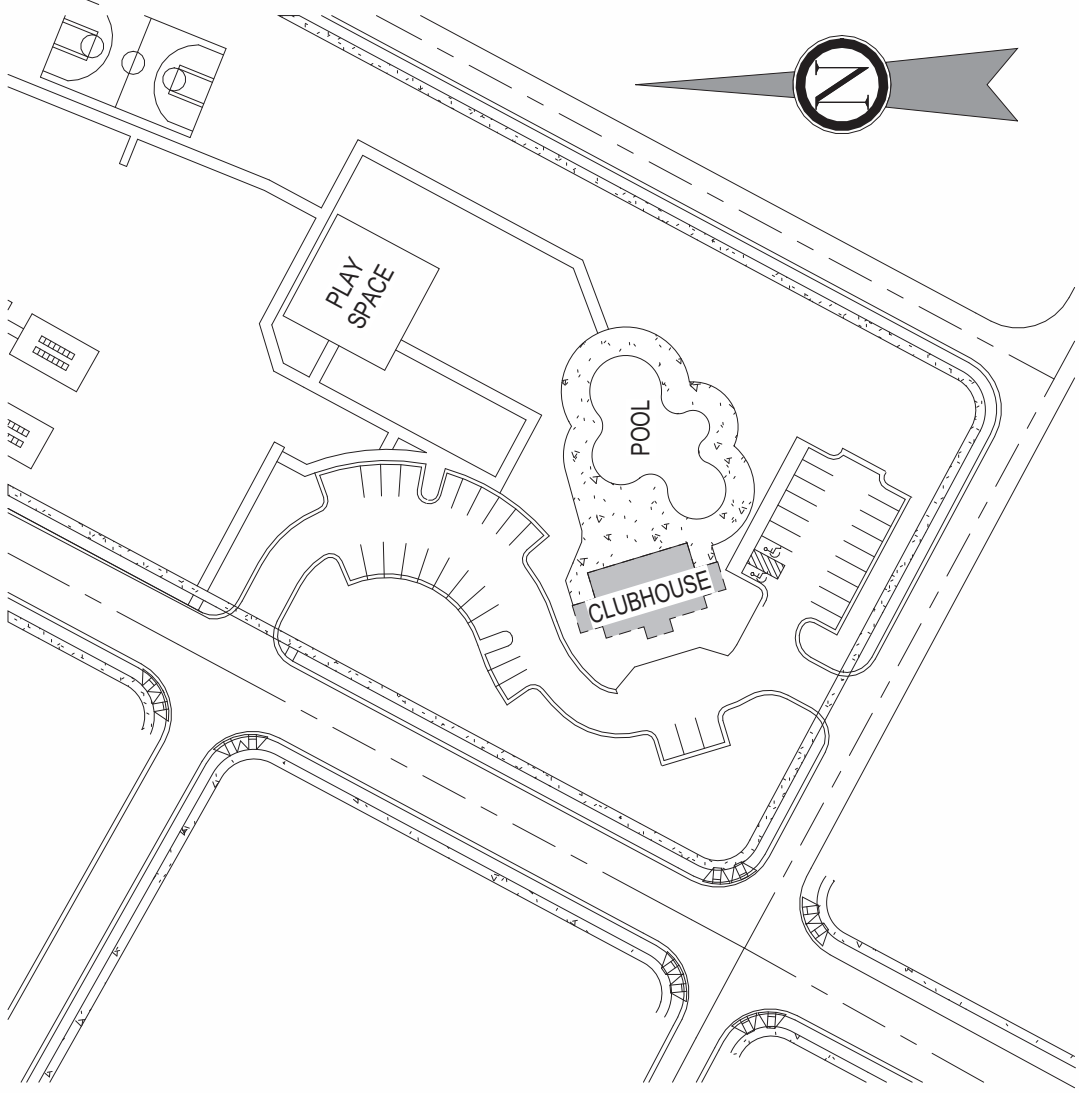


MATTHEWS LANDING

CLUBHOUSE & POOL LILLINGTON, NC



VICINITY MAP



SITE MAP

DRAWING INDEX												
SHEET NUMBER	SHEET NAME	REV 01	REV 02	REV 03	REV 04	REV 05						
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G0.2	BUILDING CODE SUMMARY											
G0.3	LIFE SAFETY PLAN											
G0.4	GENERAL NOTES											
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C0.0	COVER SHEET											
C2.0	OVERALL SITE PLAN											
C2.2	DETAILED SITE PLAN											
C3.0	OVERALL UTILITY PLAN											
C4.2	DETAILED GRADING PLAN											
C5.2	DETAILED PLANTING PLAN											
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A1.1	MAIN LEVEL PLAN											
A1.2	ATTIC PLAN											
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A4.0	ENLARGED PLANS & DETAILS											
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P1	PLUMBING NOTES & SCHEDULES											
P2	PLUMBING PLANS & RISERS											
15-MECHANICAL												
M1	MECHANICAL PLAN											
16-ELECTRICAL												
E1	ELECTRICAL NOTES & SCHEDULES											
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17-POOL												
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SP3.0	PIPING & ELECTRICAL PLAN											
SP4.0	SECTIONS & DETAILS											
SP4.1	SECTIONS & DETAILS											
SP5.0	SPECIFICATIONS											
SP5.1	SPECIFICATIONS											
SP5.2	SPECIFICATIONS											



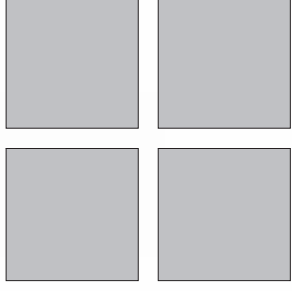
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MATTHEWS LANDING
DR HORTON
LILLINGTON, NC

NO. _____

REVISION _____

DATE _____

PROJECT #: 2025004
DATE ISSUED: 03/24/2025
DRAWING BY: LBG
CHECKED BY: PCJ/JMW
100% I.F.P.

COVER SHEET

G0.1

GENERAL NOTES

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The Work shall be done in accordance with all rules and regulations of the North Carolina State Building Code 2016 along with city, county, and state regulations. The General Contractor is responsible for securing and paying for all permits required for the Work and for the scheduling of all required inspections during the course of the Work.
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Framing/Subcontractor shall coordinated framing with locations of HVAC vents, plumbing and light fixtures so as to avoid conflict.
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All materials and systems shall be installed as per manufacturer's specifications and all construction shall be of industry standard or better. The Architect shall be ultimate judge of quality.
- 10

Only new items of recent manufacture, of standard quality, free from defects, will be permitted in the Work, unless otherwise noted. Rejected items shall be removed immediately from the Work and replaced with items of the quality specified. Failure to remove rejected materials and equipment shall not relieve the General Contractor from the responsibility for quality of items used nor from any other obligation imposed on him by the Contract.
- 11

General Contractor shall be responsible for notifying the Architect immediately of construction deviating from depicted or implied information herein. In the event of conflict between data shown on drawings and data shown in the specification, the specification shall govern. Detail drawings take precedent over drawings of larger scope. Should the General Contractor at any time discover an error in a drawing or specification, or any discrepancy, or variation between dimensions on the drawings and measurements at site, or lack of dimensions or other information, the Contractor shall not proceed with the work affected until the discrepancy is clarified by addendum, the more specific provision will take precedence over the less specific, more general precedence over less stringent, more expensive item will take precedence over less expensive. Better quality or greater quantity of Work shall be provided in accordance with Architect's interpretation. On Drawings, figures take precedence over scaled dimensions. Scaling of dimensions, if done, is done at the Contractor's own risk.
- 12

General Contractor shall verify that no conflict exist in locations of any and all mechanical, telephone, electrical, plumbing and hardware and security equipment. General contractor shall be responsible for verifying all field dimensions prior to ordering installation and maintenance of above equipment is provided. Elements in conflict shall be determined and reviewed with the Architect prior to work proceeding. Contractor to coordinate new work with existing conditions.
- 13

The General Contractor shall provide shop drawings for the Architect's review and approval for the following: All shop fabricated millwork, carpet layout, flooring, light fixtures, doors, misc. steel, metal fabrication, glass/glassing, sprinkler layouts, hardware. Shop drawings shall be submitted in the form of 3 sets of prints. Shop drawings shall not be reproductions of Contract documents. They shall be provided for wood, fasteners, acrylic, carpet, tile, base, paint, laminate and any other materials indicated in the shop drawing.
- 14

The General Contractor shall provide the Architect with manufacturer's cut sheets and specifications for all equipment including but not limited to: light fixtures, plumbing equipment, electrical equipment, fans, supplementary heating and cooling elements, all hardware and security equipment. General contractor shall be responsible for verifying all field dimensions prior to ordering equipment and/or casework.
- 15

The General Contractor shall not proceed with work for which he requests additional compensation beyond the contract amount with out written authorization from the Architect and Owner. Failure to obtain such authorization shall invalidate a claim for extra compensation. The Contractor shall not proceed with work which, if completed in strict conformance with the Construction Documents, will result in additional work beyond the scope of the Contract Documents or will result in additional work, shall be brought to the attention of the Architect prior to proceeding with work.
- 16

Contractor shall include all % and core drill costs. All core drilling of the slab shall be approved by the Lead Architect's Structural Engineer prior to proceeding with the Work. Contractor shall submit proposed locations to Architect and Structural Engineer for review prior to proceeding with the work.
- 17

Patch, repair and install all fireproofing as required by code. Fireproof any new penetrations required by the work.
- 18

General Contractor to coordinate and review size and location of all slab penetrations. All required penetrations shall be made in accordance with the Owner's standard approval procedures and methods. All penetrations shall be properly sealed according to the Architect and the Owner's requirements and applicable codes.
- 19

The General Contractor shall continuously check architectural and structural clearances for accessibility of equipment and mechanical and electrical systems. No allowances of any kind will be made for the General Contractor's negligence to foresee means of installing equipment into position.
- 21

The finished work shall be firm, well-anchored, in true alignment, plumb, level, with smooth, clean, uniform, appearance without waves, distortions, holes, marks cracks, stains, or discoloration. Joining shall be close fitting, neat and well scribed. The finished work shall have no exposed unsightly anchors or fasteners and shall not present hazardous, unsafe corners. All work shall be done in accordance with the applicable codes, ordinances, etc. as necessary to prevent cracks, buckling, and warping due to temperature and humidity conditions.
- 22

Attachments, connections or fasteners of any nature are to properly and permanently be secured in conformance with best practice and the General Contractor is responsible for improving them accordingly. The drawings highlight special conditions only and by no means illustrate every connection. The Contractor is responsible for improving connection accordingly.
- 23

General Contractor shall waive "Common Practice" and "Common Usage" as construction criteria wherever details and Contract documents of governing codes, ordinances, etc. require quality or better quality than common practice or common usage would require.
- # GENERAL NOTES
- 24

The General Contractor shall submit shop drawings and submittals order and schedule delivery of materials in ample time to avoid delays in construction. If an item is found to be unavailable or to have a long lead time, the General Contractor shall notify Architect immediately with a proposed alternative.

25

The General Contractor shall notify the Owner, the Landlord, and the Architect in writing of any deficiencies, errors, conflicts or omissions found in the construction documents and/or specifications prior to the commencement of the work in this area. Any unreported deficiencies will become the responsibility of the General Contractor to correct.

26

The General Contractor shall exercise extreme care and precaution during the construction of the Work, and schedule work to minimize disturbances to adjacent spaces and to structures and their occupants, property, public thoroughfares, etc. The General Contractor shall be responsible for any overtime costs incurred thereby.

27

All debris shall be removed from the site on a daily basis when possible. Upon completion of the work, remove all debris from the building created by the work provided under this Contract and leave all areas clean. Trash is not permitted to be burned on site.

28

All abandoned miscellaneous nails, hangers, staples, wires, conduits and debris shall be removed from the walls and areas of the building and placed in the trash. Patch existing slab as req. to maintain UL fire rating of floor slab where pipes and conduits have been removed.

29

Slab penetrations less than 2" around new and existing piping, conduit, ductwork, etc. shall be filled with acoustic foam and/or sealant to ensure acoustical separation between floor slabs. Slab penetrations greater than 2" around new and existing piping, conduit, ductwork, etc. shall be filled with concrete. All piping, conduit, ductwork, etc. shall be wrapped with expansion material prior to filling with concrete. Expansion material shall be approved by the MEP Engineer.

30

Contractor shall provide the Team with a construction schedule showing the proposed phasing. Any long lead items that will affect the Substantial Completion date shall be brought to the Architect's attention immediately.

31

Provide protection for existing finishes to remain, including restrooms, lobbies and corridors and repair damages as a result of construction. Document any existing conditions or damages prior to the start of construction

32

General Contractor shall be responsible for providing exhaust for dryers, bathrooms, and ranges to exterior with proper terminus (not to be located on street side elevation). Verify terminus type and location with owner prior to installation.

33

The Architect shall not be responsible for constructed variations from the information contained herein unless reviewed and approved by Architect.

34

Do not scale drawings, but rather inquire of Architect. Reproduction of these drawings is prohibited unless written permission is obtained from the Architect.

35

All Trades to caulk with Manicapsiply Approved "Fire Caulk" at all top plate penetrations.

TILE NOTES

1.

The tile shall be installed by a qualified installer with experience in commercial applications. The General Contractor shall submit shop drawings showing layout and 3 samples of each type of tile in color and in life and good for selection and approval by the Architect in accordance with the Construction Documents. Submit tile samples and grout to demonstrate the patterns.

2.

It is the responsibility of the General Contractor to obtain accurate field measurements and to verify dimensions. Any dimensions or field conditions which vary from the design intent of the drawings shall be brought to the attention of the Architect by the General Contractor for review prior to proceeding with work. It is the responsibility of the General Contractor to provide all necessary blocking.

3.

The tile shall be manufactured in compliance with Standard Grade Requirements of ANSI A137.1. Installation of tile shall be in compliance with requirements set forth in Handbook for Ceramic Tile Installation produced by the Tile Council of America. Provide all necessary caps, stops, returns, trimmers, and other shapes to complete installation, (color and finish to match adjacent tile). Provide a quantity equal to 2% of each type and color of tile from same production run as installed material for attr. stock. This set: TCA F122
c. Walls: Organic adhesive, TCA W242
d. Expansion Joints: TCA EJ171
e. Epoxy Adhesive: TCA F116
Ceramic Tile: ANSI A137.1
Selections: Refer to Schedule of Finishes
Floor Tile: Unglazed, Wall Tile: Glazed
Trim Tiles: Finish type, size, and color, to match field.
Wainscot Cap: Bulhouse
Inside Corners: Square Outside Corners: Bulhouse
Jambes: Bulhouse Where tiles project from jamb.

MILLWORK NOTES

1.

Millwork shall be fabricated and installed by a qualified woodworker with experience in commercial applications and shall be installed in accordance with the Construction Documents. The General Contractor shall provide cut sheets of all millwork hardware for review and approval by the Architect and in accordance with the Construction Documents. Shop drawings shall show the design and the dimensions and clearly indicate at a large scale to the Architect the method and means of construction. Fabrication of millwork shall not proceed until shop drawings have been reviewed by the Architect. Shop drawings shall be submitted with 3 sets of prints. Cabinet designer/ installer shall field measure area of work after installation of gypsum wallboard for proper fitting.

2.

The method of manufacturing, fabricating and installing millwork's equipment, and its structural components defined in the contract documents is representative and indicates design intent only. If the materials, details or dimensioned properties are at variance with the General Contractor's or manufacturer's recommendations, alternate details will be considered for review by the Architect. It is the responsibility of the General Contractor to guarantee that the millwork and equipment will have proper support, stability and fault-free performance and provide all necessary blocking. All work shall conform to American Woodworking Institute (AWI) standards for Premium Grade construction.

3.

All cabinets shall be of flush overlay construction with 4" satin chrome wire pulls UNO. Interior surfaces of cabinets not exposed to view shall be melamine with plastic laminate edgebanding to match melamine. All laminate exterior surfaces exposed to view shall be plastic laminate. All open cabinet shelving shall be plastic laminate with plastic laminate edgebanding to match. All counter supports shall be plastic laminate. All cabinet doors shall be constructed of 1 1/2" thick plywood with plastic laminate on all faces and edges. All casework shall comply with AWI Section 400 for premium grade construction.

4.

Millwork covered with plastic laminate shall be fabricated and assembled by skilled workmen to the satisfaction of the Architect. Exposed surfaces shall be free from dents, tool marks, warpage, buckling, or open joints. All joints, corners and mitered connections shall be made tightly so the edges are entirely concealed. It is the responsibility of the General Contractor to obtain accurate field measurements and to verify dimensions and to provide shop drawings to ensure an accurate fit.

5.

Only exposed hardware is specified in this document. The Contractor is to supply all other necessary hardware to complete the Work. All unspecified hardware shall be of the highest quality commercial grade heavy duty. The Contractor is to provide catalog cuts of all hardware for review by Architect. Provide plastic grommets at cabinet and counters for wire management as noted in the drawings. Submit catalog and samples to Architect for approval.

6.

Install millwork to be plumb, level, true and straight with no distortions. Shim as required using concealed shims. Provide all required blocking at new or existing construction for installation of millwork. Scribe and cut millwork to fit adjoining work. Provide sealant to match adjacent surfaces at all gaps. All exposed anchors, nail heads, screw heads, chips, indentations or imperfection in the wood surface to be painted shall be filled, sanded, sealed and prepared for painting. All lumber, particle board, finish wood, plywood, blocking, etc. shall be free from knots, splits, warpage, and other defects. All fasteners shall be of the highest quality commercial grade heavy duty. No exposed fasteners.

7.

The General Contractor shall be responsible for making certain that the millwork items are not delivered until areas are sufficiently dry so that the millwork will not be damaged by excessive changes in moisture content. All delivered units shall match the final approved shop drawings and samples. Units which are mitered, clipped or otherwise damaged shall be repaired or replaced as determined by the Architect. Units shall be protected of the Work, all protection shall be removed and all surfaces thoroughly cleaned to the complete satisfaction of the Architect. Surfaces shall then be covered and protected.

8.

Wood cabinets, countertops, trim and rails are to comply with AWI Section 400 and other applicable American Woodworking Institute Standards (AWI) for custom grade.

9.

Install millwork in compliance with AWI Section 1700. Premium Grade unless otherwise indicated. Flush wood millwork shall be installed in accordance with the Construction Documents. The General Contractor shall provide cut sheets and samples for review and approval by the Architect. See drawings for species and cut. Veneer shall be book matched, balance match panel faces and sequence between adjacent panels. Exposed edges to be veneered same species and finish as face. Provide sound back of similar species.

10.

To the greatest extent possible, furnish millwork with shop applied finishes. Defer only final touch-up, cleaning, and polishing until after installation. Shop applied finishes shall comply with AWI 1500, Premium Grade, FR-2 catalyzed lacquer, semi-gloss.

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3.

All cabinets shall be of flush overlay construction with 4" satin chrome wire pulls UNO. Interior surfaces of cabinets not exposed to view shall be melamine with plastic laminate edgebanding to match melamine. All laminate exterior surfaces exposed to view shall be plastic laminate. All open cabinet shelving shall be plastic laminate with plastic laminate edgebanding to match. All counter supports shall be plastic laminate. All cabinet doors shall be constructed of 1 1/2" thick plywood with plastic laminate on all faces and edges. All casework shall comply with AWI Section 400 for premium grade construction.

4.

Millwork covered with plastic laminate shall be fabricated and assembled by skilled workmen to the satisfaction of the Architect. Exposed surfaces shall be free from dents, tool marks, warpage, buckling, or open joints. All joints, corners and mitered connections shall be made tightly so the edges are entirely concealed. It is the responsibility of the General Contractor to obtain accurate field measurements and to verify dimensions and to provide shop drawings to ensure an accurate fit.

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To the greatest extent possible, furnish millwork with shop applied finishes. Defer only final touch-up, cleaning, and polishing until after installation. Shop applied finishes shall comply with AWI 1500, Premium Grade, FR-2 catalyzed lacquer, semi-gloss.

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Do not scale drawings. Stated & written dimensions govern. The General Contractor shall verify all dimensions in the field and replace any dimensions and those indicated on the drawings, unless they contribute to a change in the scope of the Work. Any difference which may be found shall be submitted to the Architect for decision prior to ordering, manufacturing, or proceeding with the Work. Horizontal dimensions indicated are to/from face of finish, unless noted otherwise. Vertical dimensions are from top of floor slab except where noted to be above finished floor (AFF). Dimensions are not adjustable without approval of Architect unless noted %.

6

General Contractor shall be responsible for comparing all dimensions in the construction documents and existing conditions in the field.

7

Framing/Subcontractor shall coordinated framing with locations of HVAC vents, plumbing and light fixtures so as to avoid conflict.

8

The General Contractor shall provide protection and be responsible for any existing finishes to remain and shall repair or replace any damaged areas as a result of the work. All existing finishes to remain shall be cleaned at the completion of construction.

9

All materials and systems shall be installed as per manufacturer's specifications and all construction shall be of industry standard or better. The Architect shall be ultimate judge of quality.

10

Only new items of recent manufacture, of standard quality, free from defects, will be permitted in the Work, unless otherwise noted. Rejected items shall be removed immediately from the Work and replaced with items of the quality specified. Failure to remove rejected materials and equipment shall not relieve the General Contractor from the responsibility for quality of items used nor from any other obligation imposed on him by the Contract.

11

General Contractor shall be responsible for notifying the Architect immediately of construction deviating from depicted or implied information herein. In the event of conflict between data shown on drawings and data shown in the specification, the specification shall govern. Detail drawings take precedent over drawings of larger scope. Should the General Contractor at any time discover an error in a drawing or specification, or any discrepancy, or variation between dimensions on the drawings and measurements at site, or lack of dimensions or other information, the Contractor shall not proceed with the work affected until the discrepancy is clarified by addendum, the more specific provision will take precedence over the less specific, more general precedence over less stringent, more expensive item will take precedence over less expensive. Better quality or greater quantity of Work shall be provided in accordance with Architect's interpretation. On Drawings, figures take precedence over scaled dimensions. Scaling of dimensions, if done, is done at the Contractor's own risk.

12

General Contractor shall verify that no conflict exist in locations of any and all mechanical, telephone, electrical, plumbing and hardware and security equipment. General contractor shall be responsible for verifying all field dimensions prior to ordering installation and maintenance of above equipment is provided. Elements in conflict shall be determined and reviewed with the Architect prior to work proceeding. Contractor to coordinate new work with existing conditions.

13

The General Contractor shall provide shop drawings for the Architect's review and approval for the following: All shop fabricated millwork, carpet layout, flooring, light fixtures, doors, misc. steel, metal fabrication, glass/glassing, sprinkler layouts, hardware. Shop drawings shall be submitted in the form of 3 sets of prints. Shop drawings shall not be reproductions of Contract documents. They shall be provided for wood, fasteners, acrylic, carpet, tile, base, paint, laminate and any other materials indicated in the shop drawing.

14

The General Contractor shall provide the Architect with manufacturer's cut sheets and specifications for all equipment including but not limited to: light fixtures, plumbing equipment, electrical equipment, fans, supplementary heating and cooling elements, all hardware and security equipment. General contractor shall be responsible for verifying all field dimensions prior to ordering equipment and/or casework.

15

The General Contractor shall not proceed with work for which he requests additional compensation beyond the contract amount with out written authorization from the Architect and Owner. Failure to obtain such authorization shall invalidate a claim for extra compensation. The Contractor shall not proceed with work which, if completed in strict conformance with the Construction Documents, will result in additional work beyond the scope of the Contract Documents or will result in additional work, shall be brought to the attention of the Architect prior to proceeding with work.

16

Contractor shall include all % and core drill costs. All core drilling of the slab shall be approved by the Lead Architect's Structural Engineer prior to proceeding with the Work. Contractor shall submit proposed locations to Architect and Structural Engineer for review prior to proceeding with the work.

17

Patch, repair and install all fireproofing as required by code. Fireproof any new penetrations required by the work.

18

General Contractor to coordinate and review size and location of all slab penetrations. All required penetrations shall be made in accordance with the Owner's standard approval procedures and methods. All penetrations shall be properly sealed according to the Architect and the Owner's requirements and applicable codes.

19

The General Contractor shall continuously check architectural and structural clearances for accessibility of equipment and mechanical and electrical systems. No allowances of any kind will be made for the General Contractor's negligence to foresee means of installing equipment into position.

GENERAL NOTES

1.

The tile shall be installed by a qualified installer with experience in commercial applications. The General Contractor shall submit shop drawings showing layout and 3 samples of each type of tile in color and in life and good for selection and approval by the Architect in accordance with the Construction Documents. Submit tile samples and grout to demonstrate the patterns.

2.

It is the responsibility of the General Contractor to obtain accurate field measurements and to verify dimensions. Any dimensions or field conditions which vary from the design intent of the drawings shall be brought to the attention of the Architect by the General Contractor for review prior to proceeding with work. It is the responsibility of the General Contractor to provide all necessary blocking.

3.

The tile shall be manufactured in compliance with Standard Grade Requirements of ANSI A137.1. Installation of tile shall be in compliance with requirements set forth in Handbook for Ceramic Tile Installation produced by the Tile Council of America. Provide all necessary caps, stops, returns, trimmers, and other shapes to complete installation, (color and finish to match adjacent tile). Provide a quantity equal to 2% of each type and color of tile from same production run as installed material for attr. stock. This set: TCA F122
c. Walls: Organic adhesive, TCA W242
d. Expansion Joints: TCA EJ171
e. Epoxy Adhesive: TCA F116
Ceramic Tile: ANSI A137.1
Selections: Refer to Schedule of Finishes
Floor Tile: Unglazed, Wall Tile: Glazed
Trim Tiles: Finish type, size, and color, to match field.
Wainscot Cap: Bulhouse
Inside Corners: Square Outside Corners: Bulhouse
Jambes: Bulhouse Where tiles project from jamb.

MILLWORK NOTES

1.

Millwork shall be fabricated and installed by a qualified woodworker with experience in commercial applications and shall be installed in accordance with the Construction Documents. The General Contractor shall provide cut sheets of all millwork hardware for review and approval by the Architect and in accordance with the Construction Documents. Shop drawings shall show the design and the dimensions and clearly indicate at a large scale to the Architect the method and means of construction. Fabrication of millwork shall not proceed until shop drawings have been reviewed by the Architect. Shop drawings shall be submitted with 3 sets of prints. Cabinet designer/ installer shall field measure area of work after installation of gypsum wallboard for proper fitting.

2.

The method of manufacturing, fabricating and installing millwork's equipment, and its structural components defined in the contract documents is representative and indicates design intent only. If the materials, details or dimensioned properties are at variance with the General Contractor's or manufacturer's recommendations, alternate details will be considered for review by the Architect. It is the responsibility of the General Contractor to guarantee that the millwork and equipment will have proper support, stability and fault-free performance and provide all necessary blocking. All work shall conform to American Woodworking Institute (AWI) standards for Premium Grade construction.

3.

All cabinets shall be of flush overlay construction with 4" satin chrome wire pulls UNO. Interior surfaces of cabinets not exposed to view shall be melamine with plastic laminate edgebanding to match melamine. All laminate exterior surfaces exposed to view shall be plastic laminate. All open cabinet shelving shall be plastic laminate with plastic laminate edgebanding to match. All counter supports shall be plastic laminate. All cabinet doors shall be constructed of 1 1/2" thick plywood with plastic laminate on all faces and edges. All casework shall comply with AWI Section 400 for premium grade construction.

4.

Millwork covered with plastic laminate shall be fabricated and assembled by skilled workmen to the satisfaction of the Architect. Exposed surfaces shall be free from dents, tool marks, warpage, buckling, or open joints. All joints, corners and mitered connections shall be made tightly so the edges are entirely concealed. It is the responsibility of the General Contractor to obtain accurate field measurements and to verify dimensions and to provide shop drawings to ensure an accurate fit.

5.

Only exposed hardware is specified in this document. The Contractor is to supply all other necessary hardware to complete the Work. All unspecified hardware shall be of the highest quality commercial grade heavy duty. The Contractor is to provide catalog cuts of all hardware for review by Architect. Provide plastic grommets at cabinet and counters for wire management as noted in the drawings. Submit catalog and samples to Architect for approval.

6.

Install millwork to be plumb, level, true and straight with no distortions. Shim as required using concealed shims. Provide all required blocking at new or existing construction for installation of millwork. Scribe and cut millwork to fit adjoining work. Provide sealant to match adjacent surfaces at all gaps. All exposed anchors, nail heads, screw heads, chips, indentations or imperfection in the wood surface to be painted shall be filled, sanded, sealed and prepared for painting. All lumber, particle board, finish wood, plywood, blocking, etc. shall be free from knots, splits, warpage, and other defects. All fasteners shall be of the highest quality commercial grade heavy duty. No exposed fasteners.

7.

The General Contractor shall be responsible for making certain that the millwork items are not delivered until areas are sufficiently dry so that the millwork will not be damaged by excessive changes in moisture content. All delivered units shall match the final approved shop drawings and samples. Units which are mitered, clipped or otherwise damaged shall be repaired or replaced as determined by the Architect. Units shall be protected of the Work, all protection shall be removed and all surfaces thoroughly cleaned to the complete satisfaction of the Architect. Surfaces shall then be covered and protected.

8.

Wood cabinets, countertops, trim and rails are to comply with AWI Section 400 and other applicable American Woodworking Institute Standards (AWI) for custom grade.

9.

Install millwork in compliance with AWI Section 1700. Premium Grade unless otherwise indicated. Flush wood millwork shall be installed in accordance with the Construction Documents. The General Contractor shall provide cut sheets and samples for review and approval by the Architect. See drawings for species and cut. Veneer shall be book matched, balance match panel faces and sequence between adjacent panels. Exposed edges to be veneered same species and finish as face. Provide sound back of similar species.

10.

To the greatest extent possible, furnish millwork with shop applied finishes. Defer only final touch-up, cleaning, and polishing until after installation. Shop applied finishes shall comply with AWI 1500, Premium Grade, FR-2 catalyzed lacquer, semi-gloss.

GENERAL NOTES

1

The General Contractor shall be both licensed and bonded in North Carolina and shall provide documents upon the Architect's request.

2

The Work shall be done in accordance with all rules and regulations of the North Carolina State Building Code 2016 along with city, county, and state regulations. The General Contractor is responsible for securing and paying for all permits required for the Work and for the scheduling of all required inspections during the course of the Work.

3

General Contractor shall be responsible for the provisions for job safety. These drawings do not contain provisions for job safety.

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GENERAL NOTES

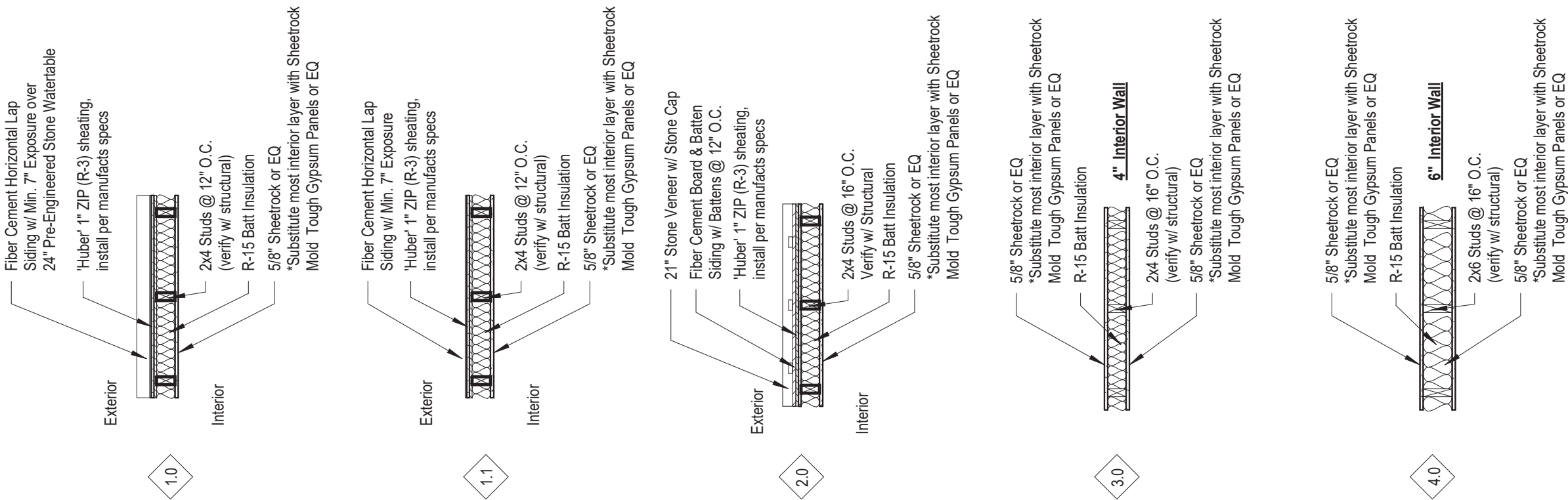
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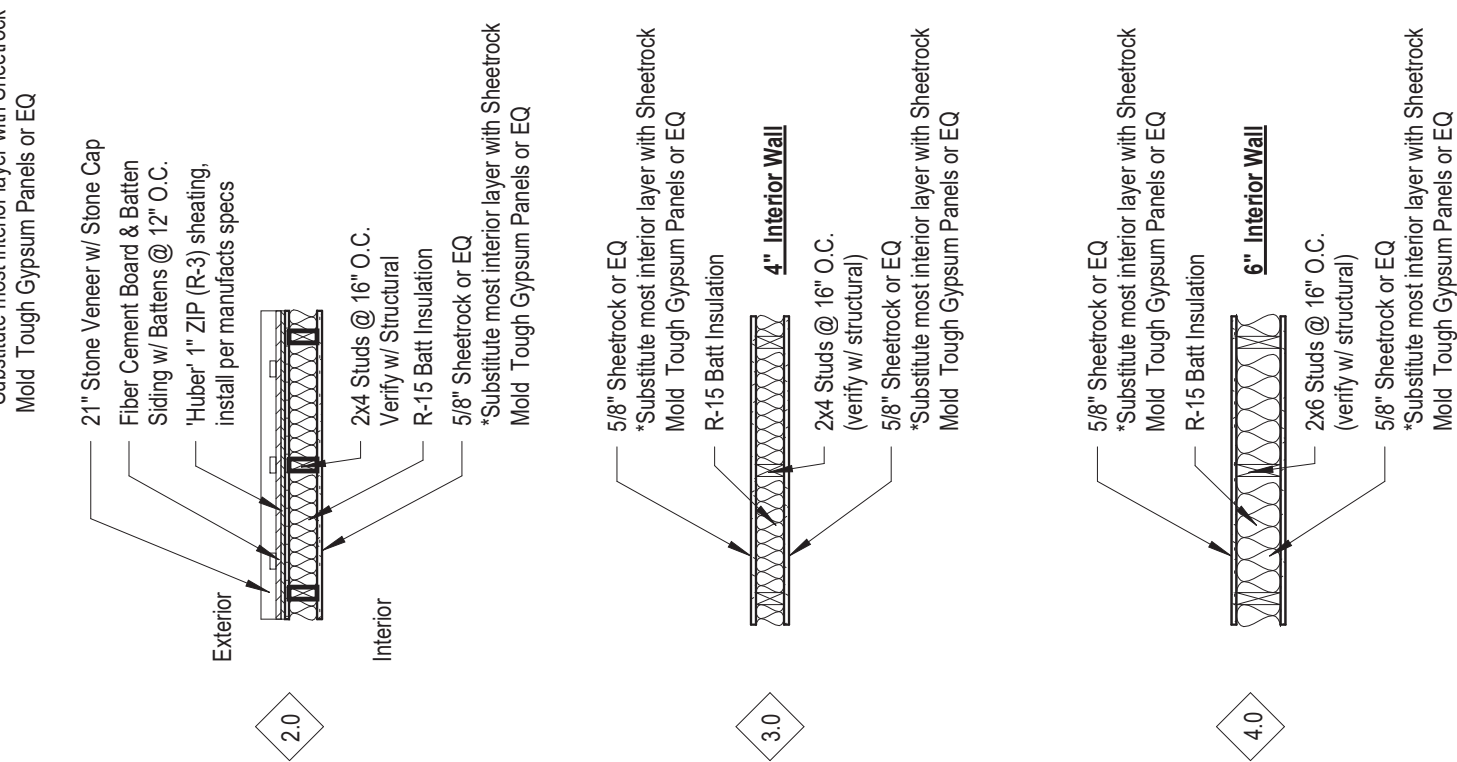
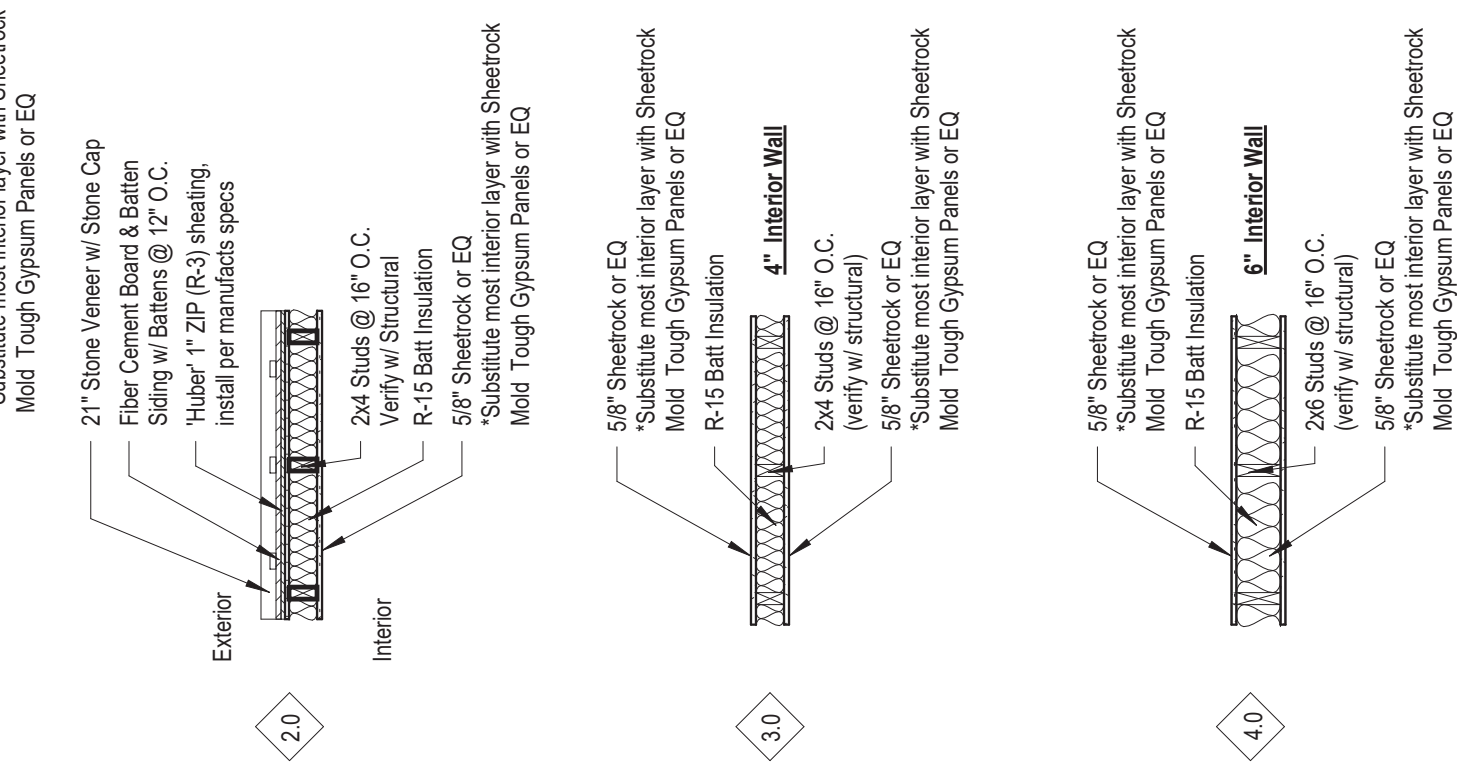
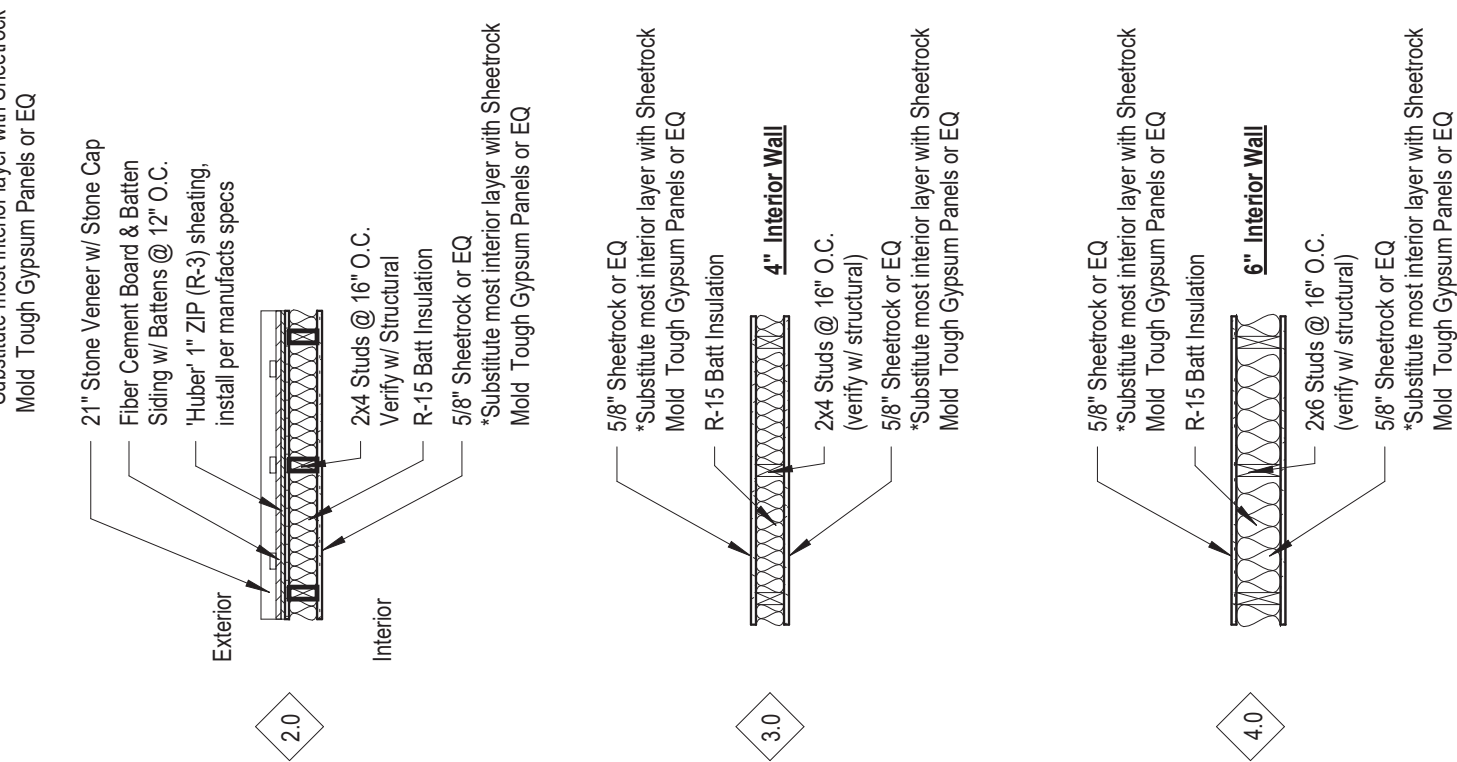
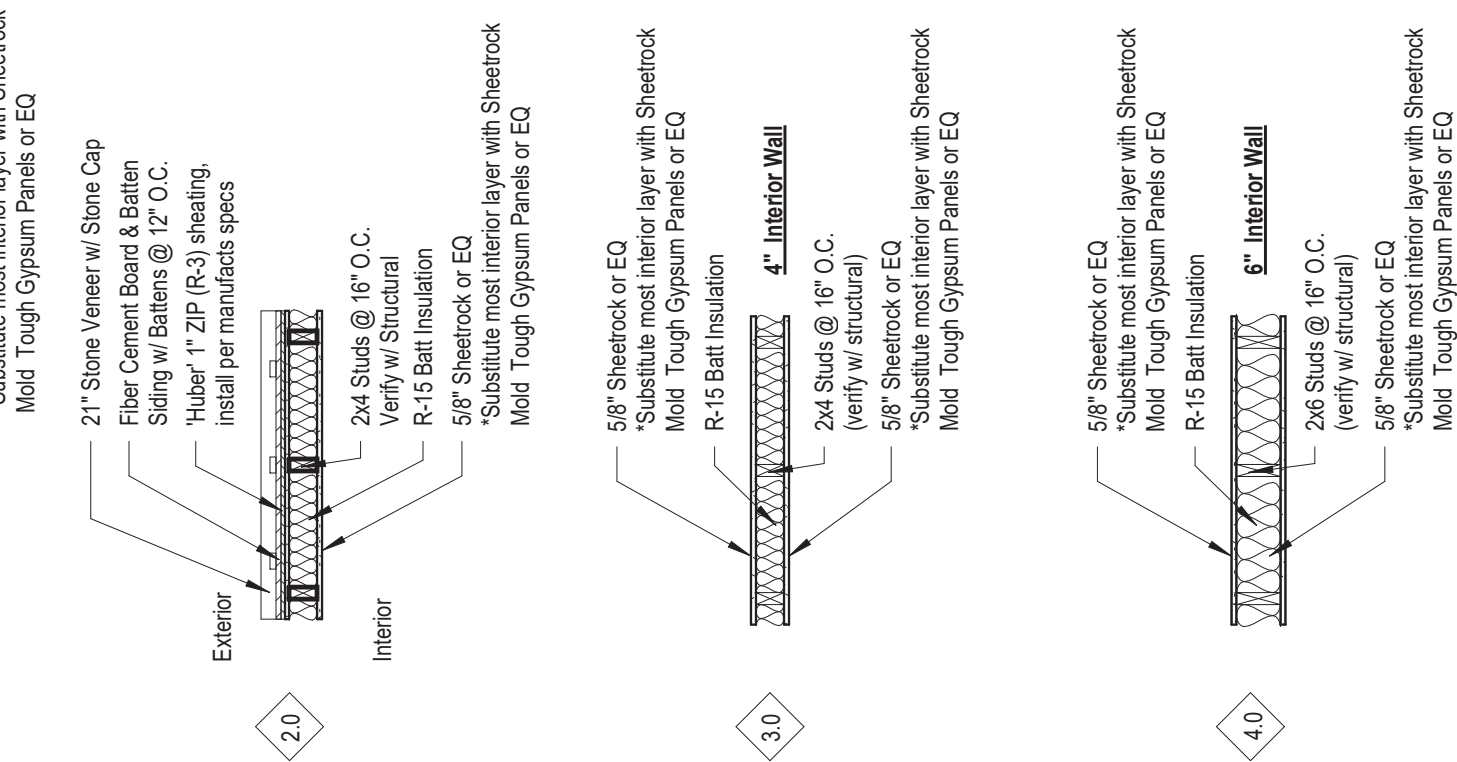
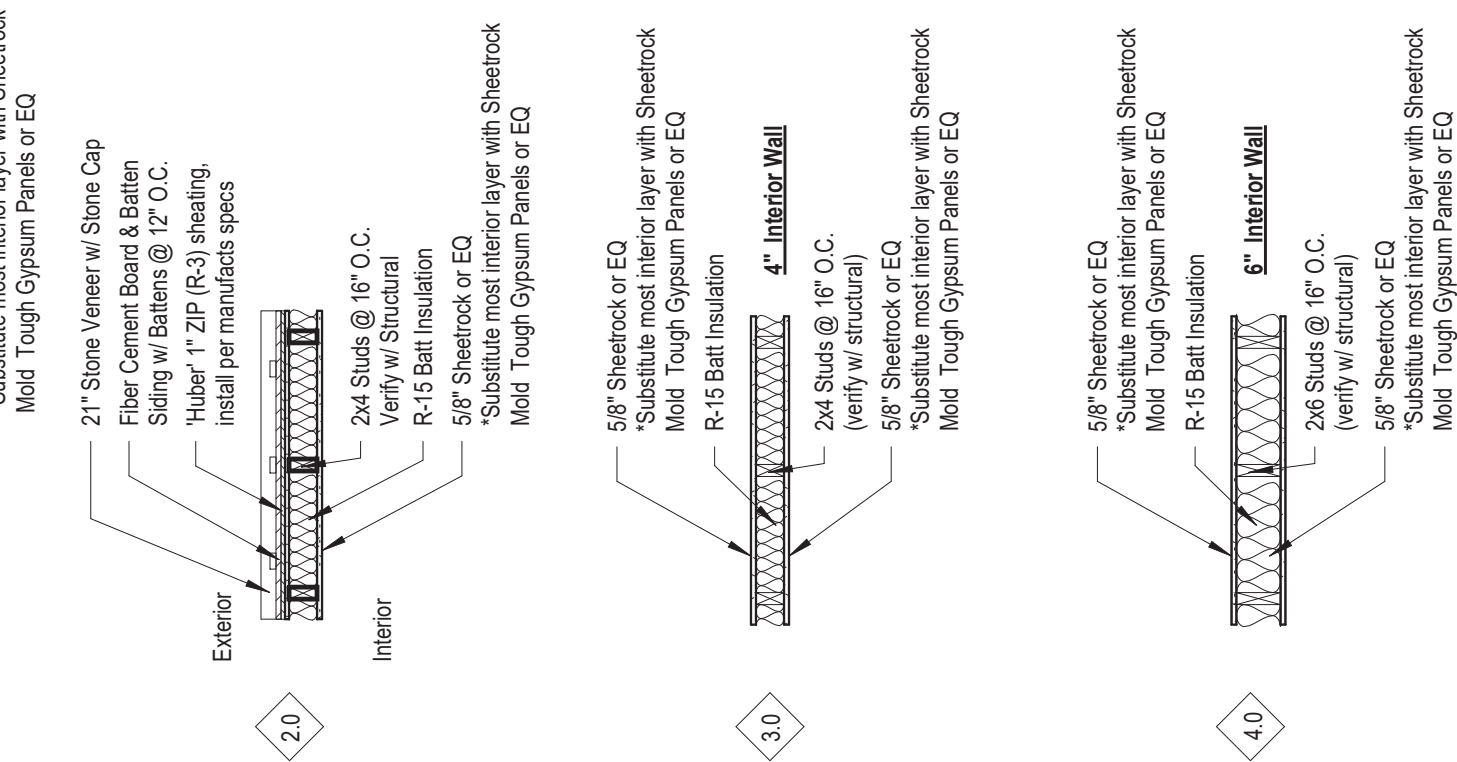
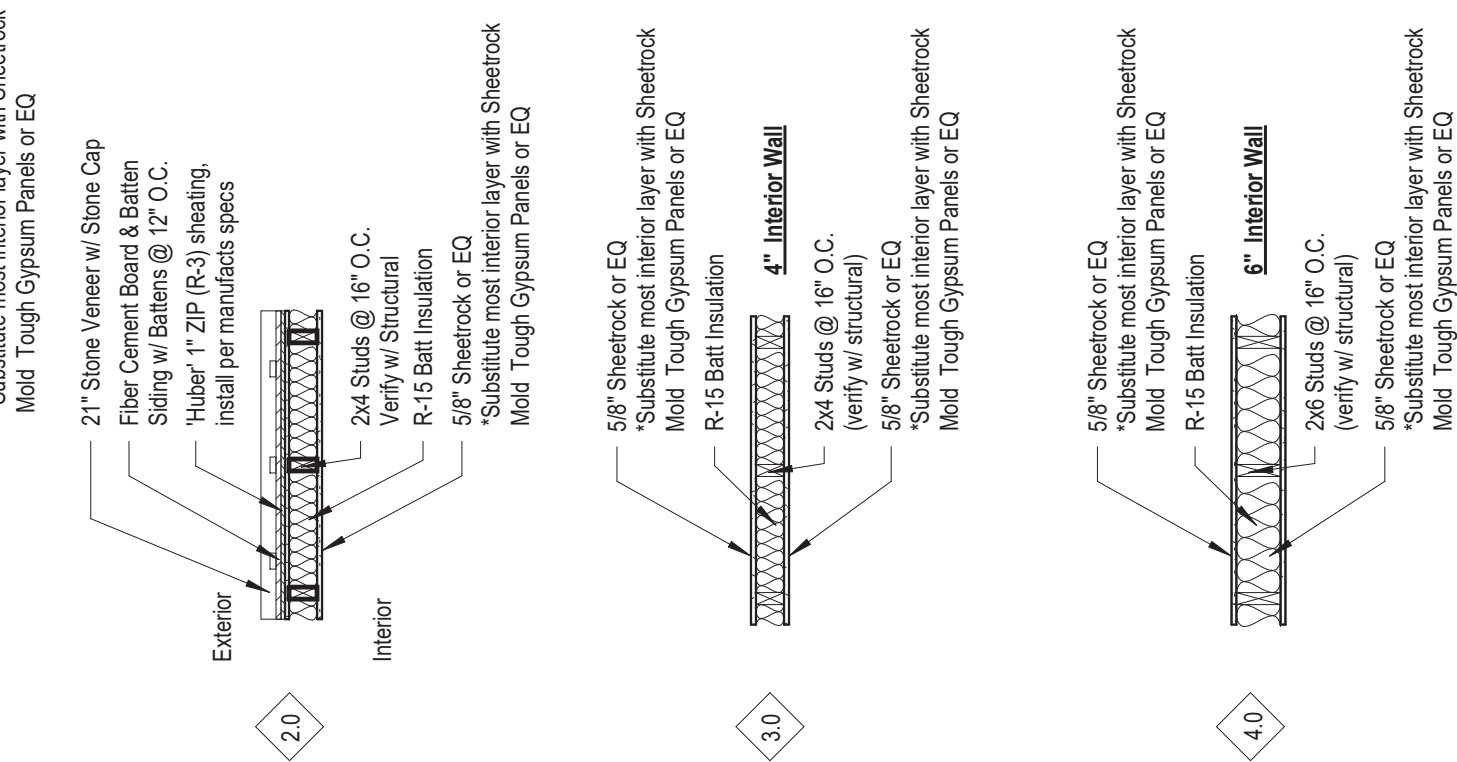
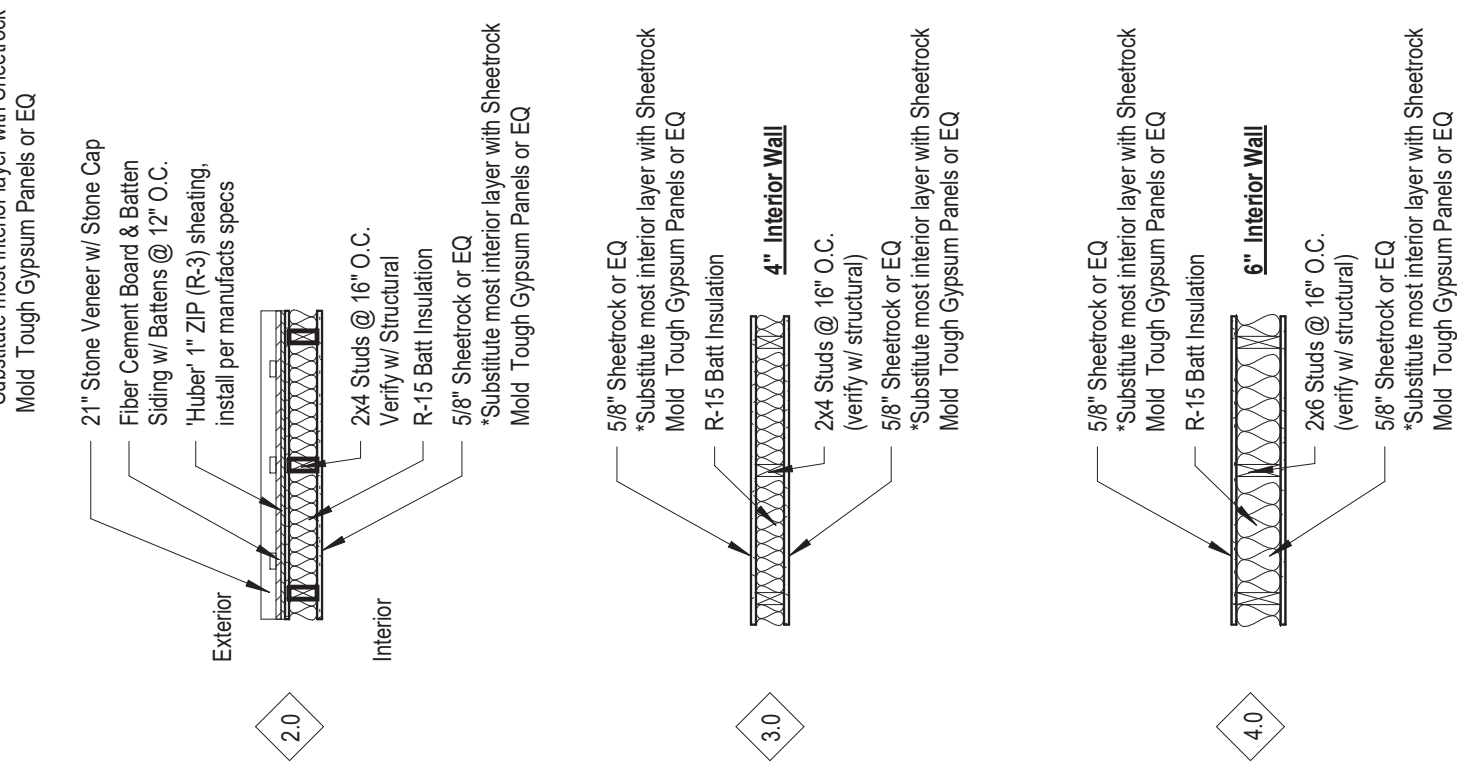
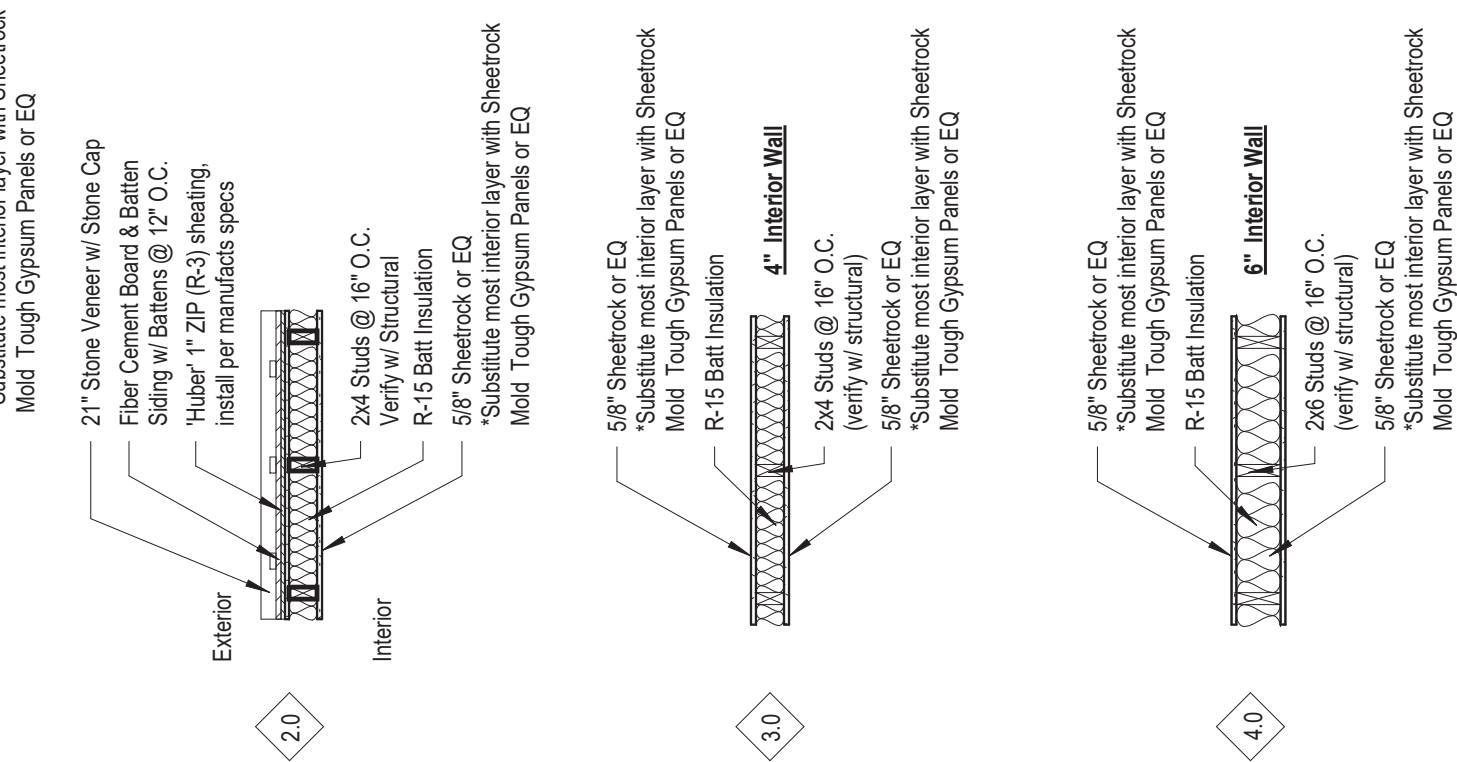
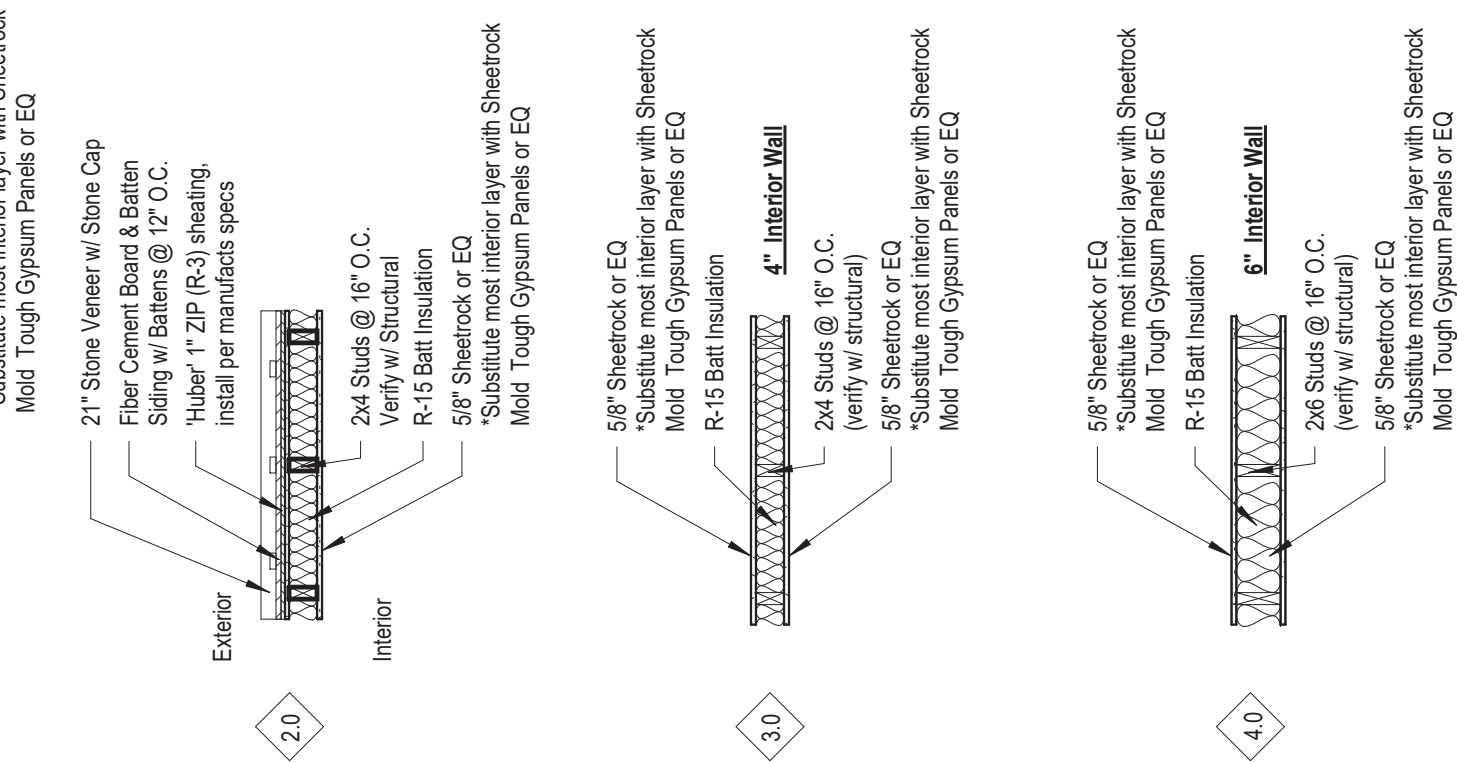
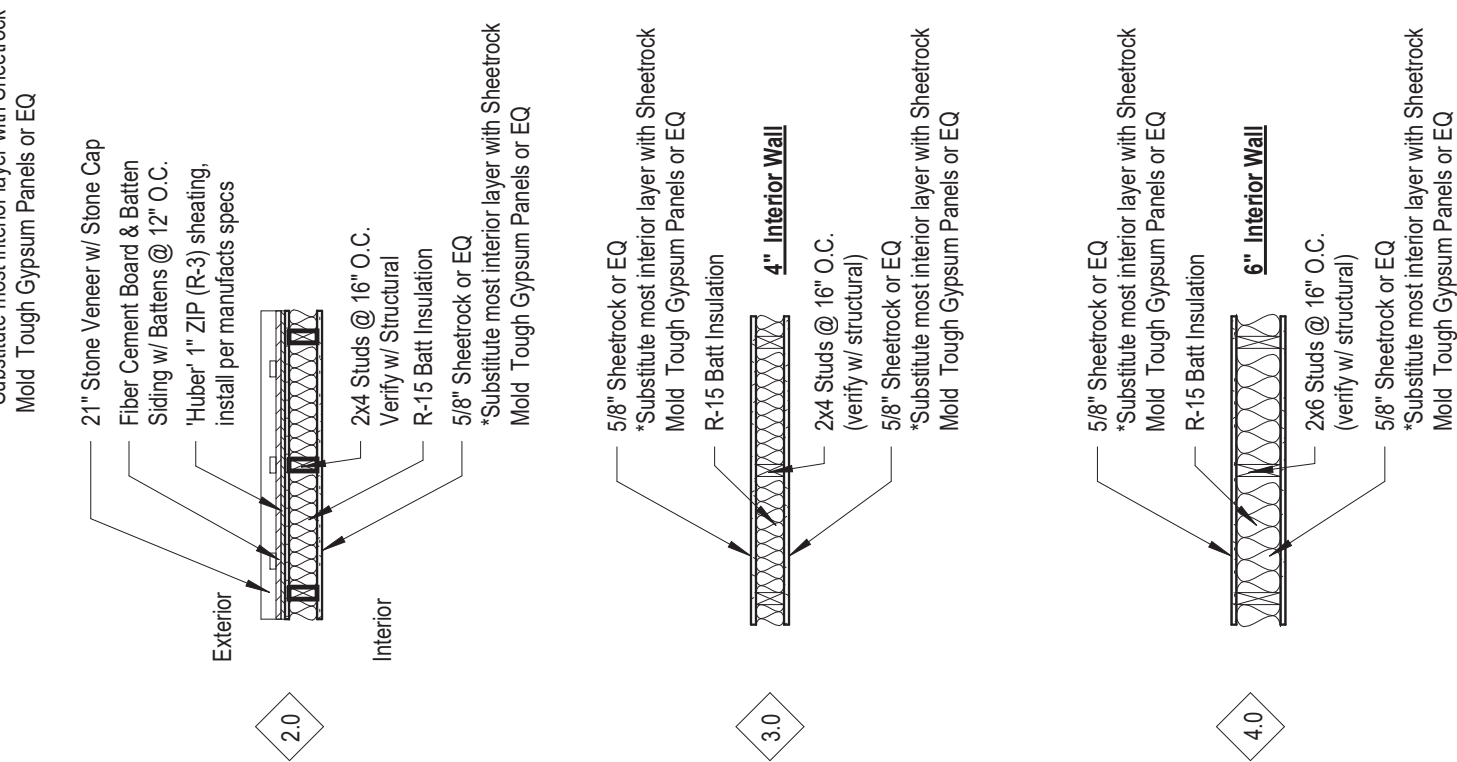
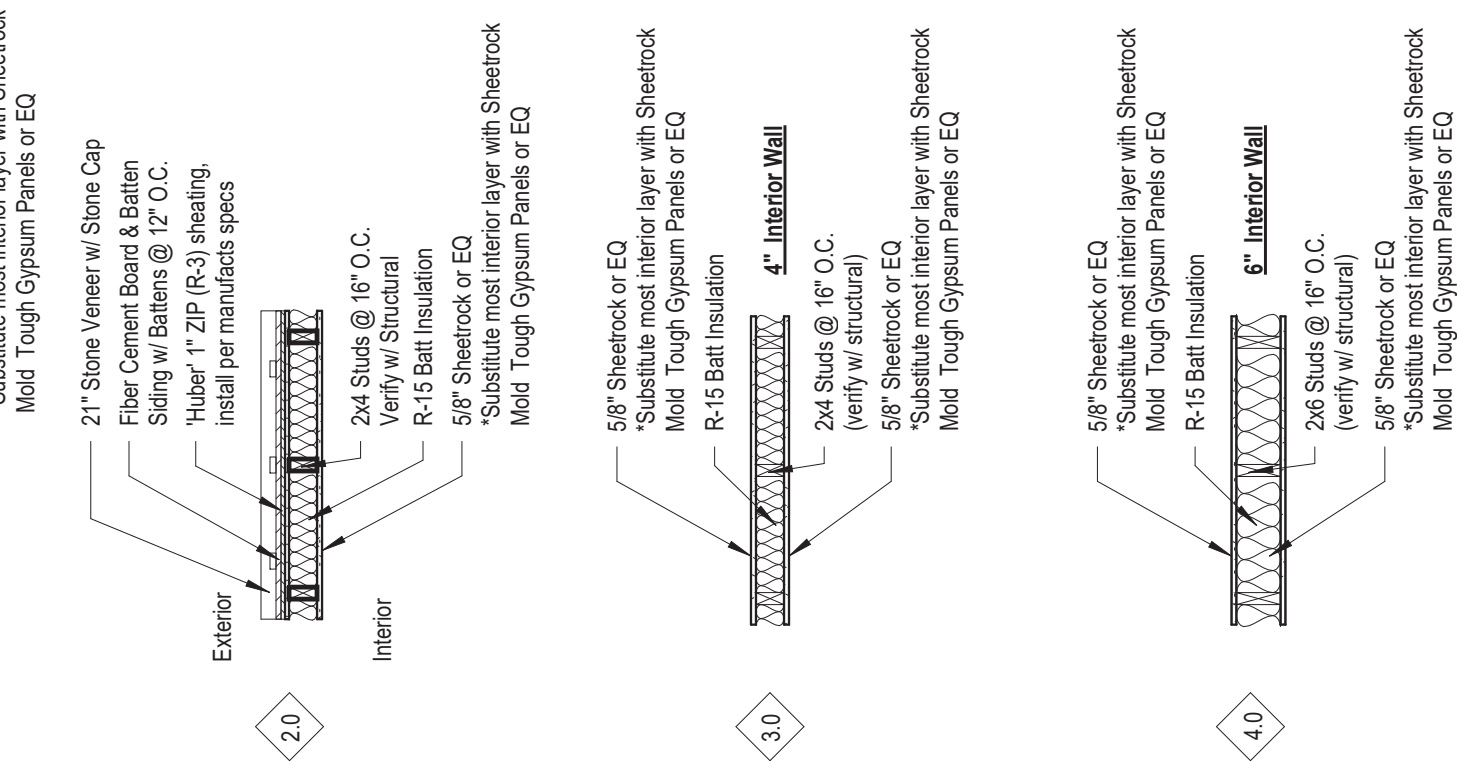
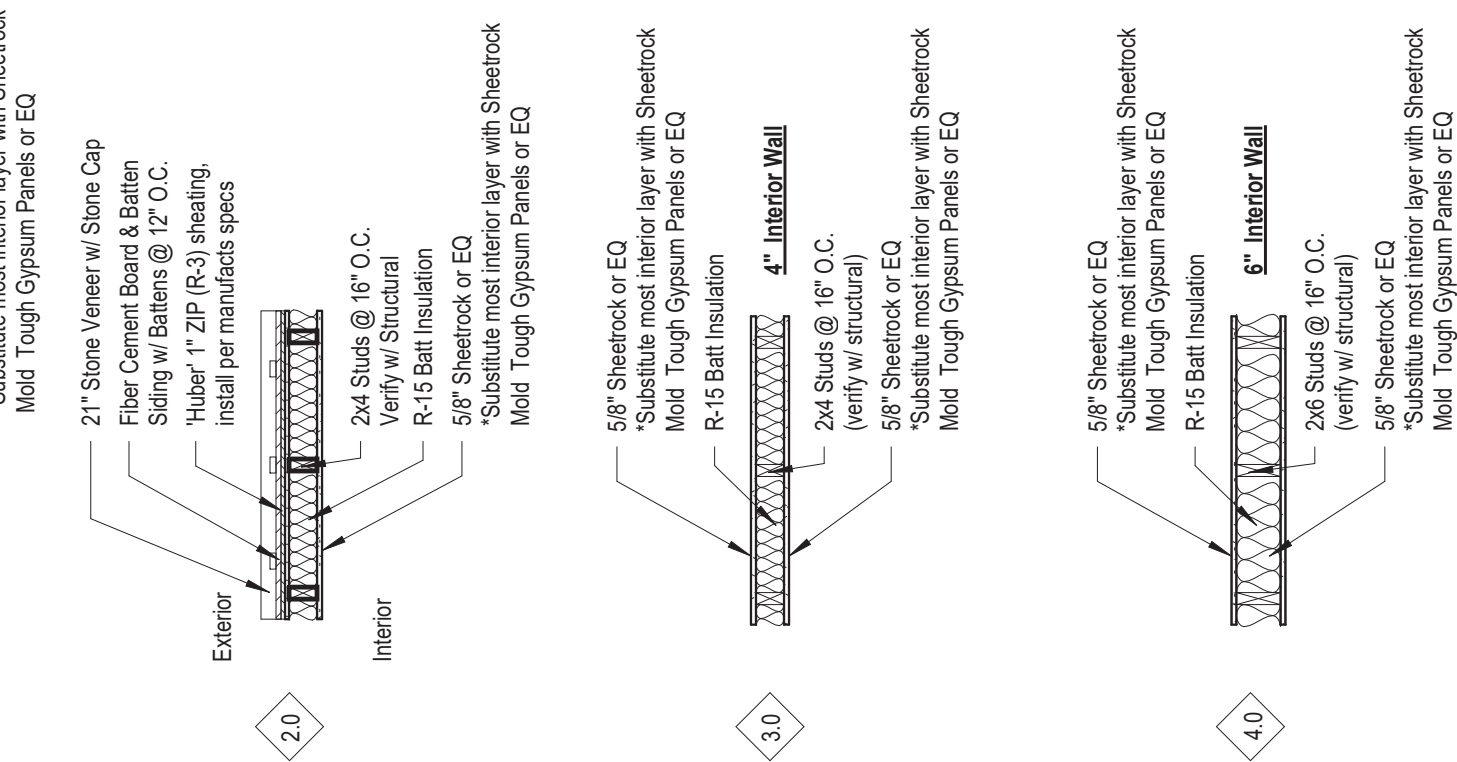
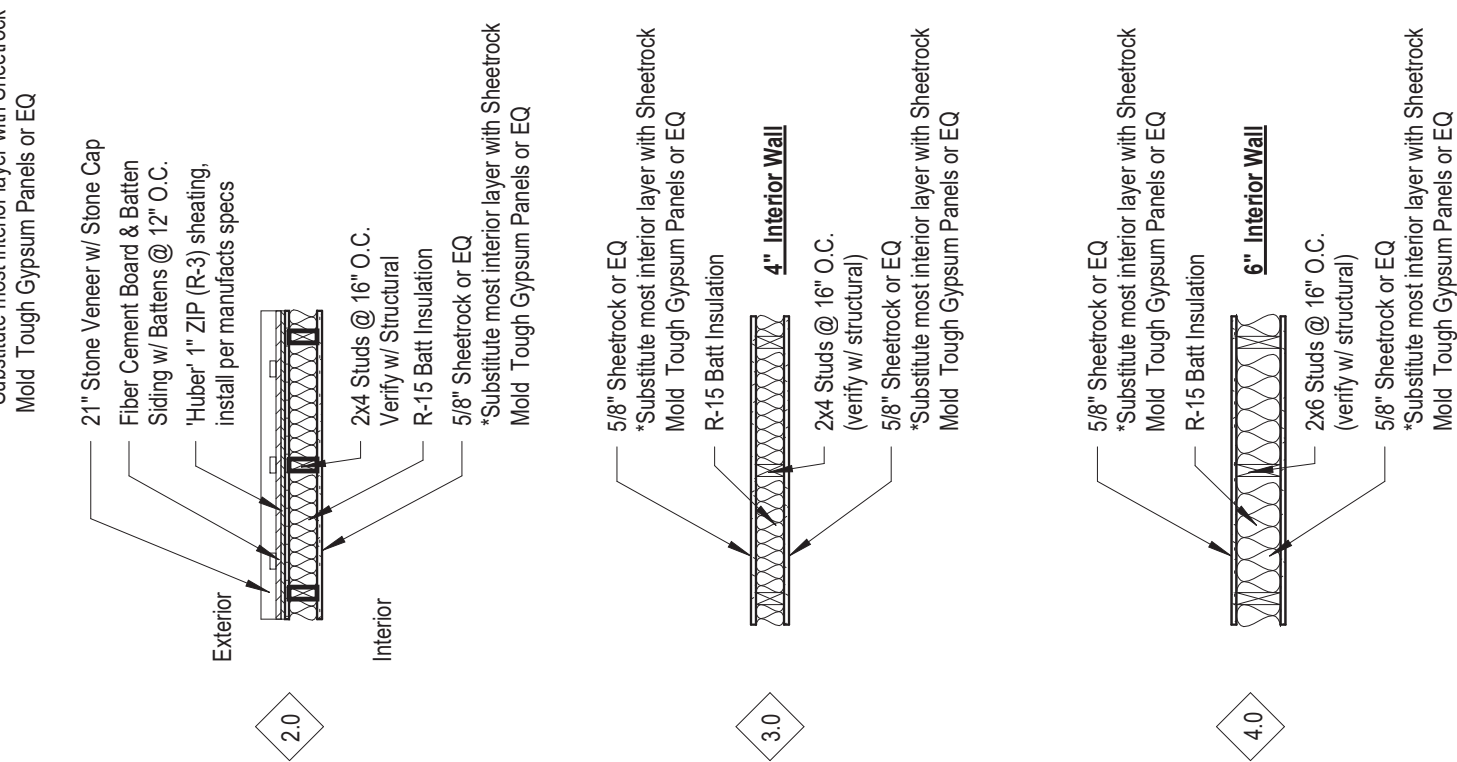
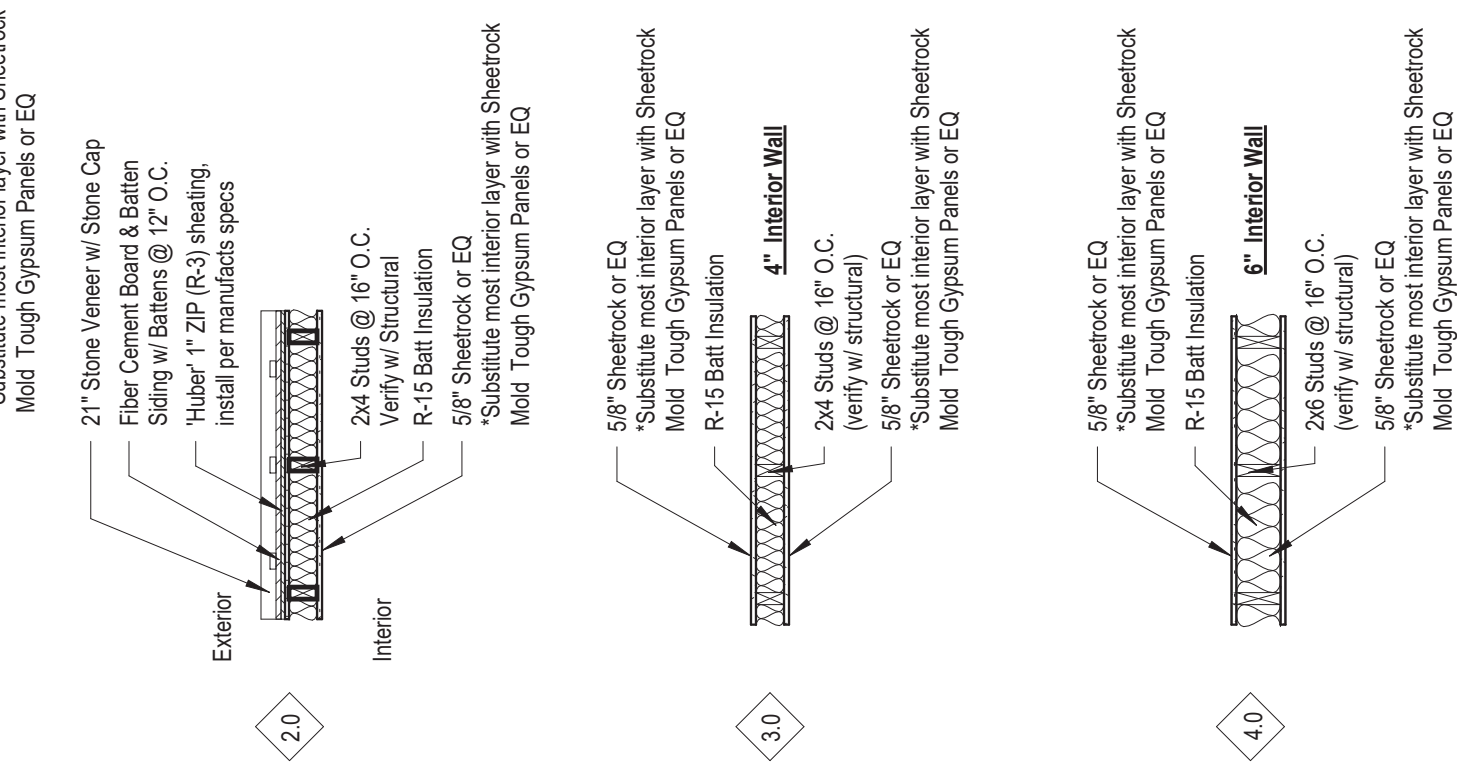
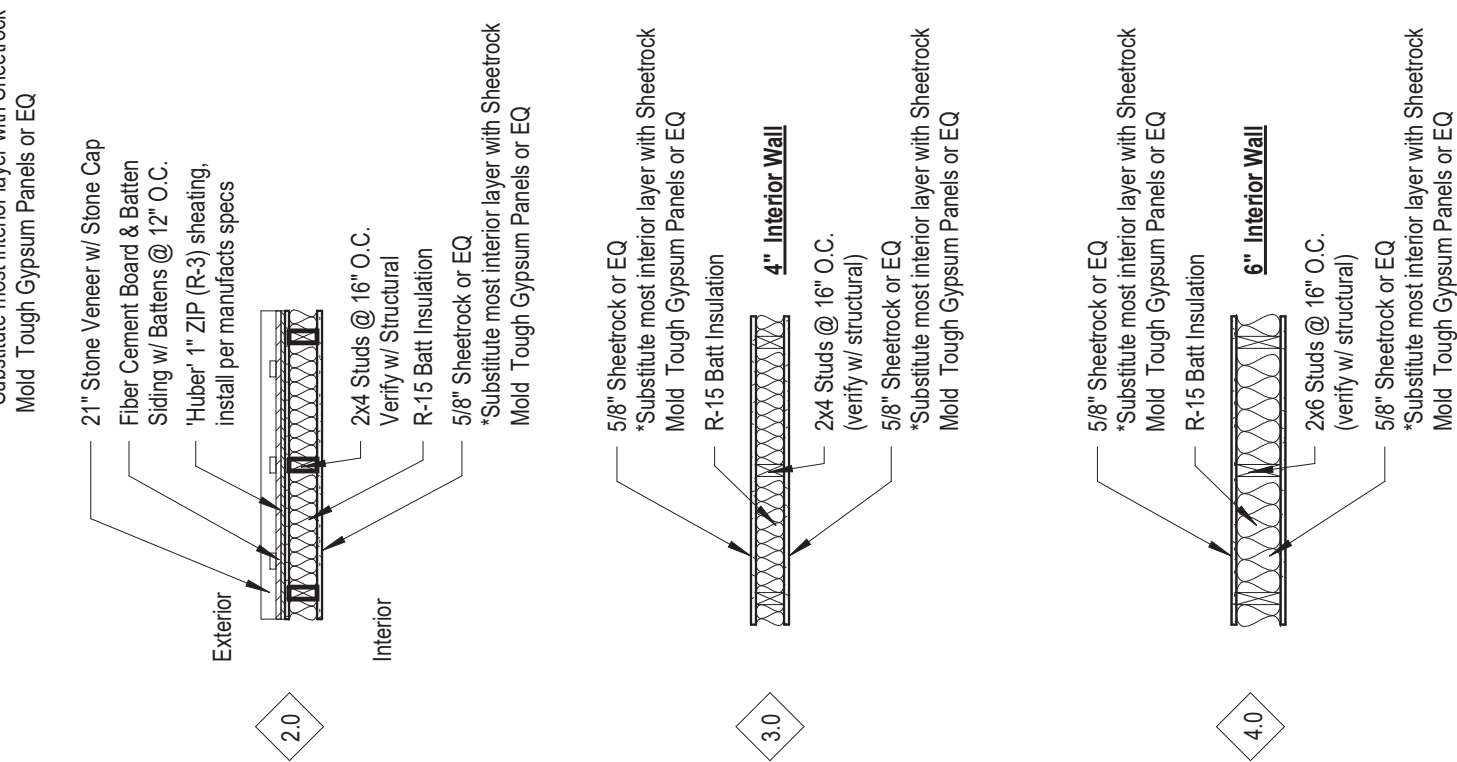
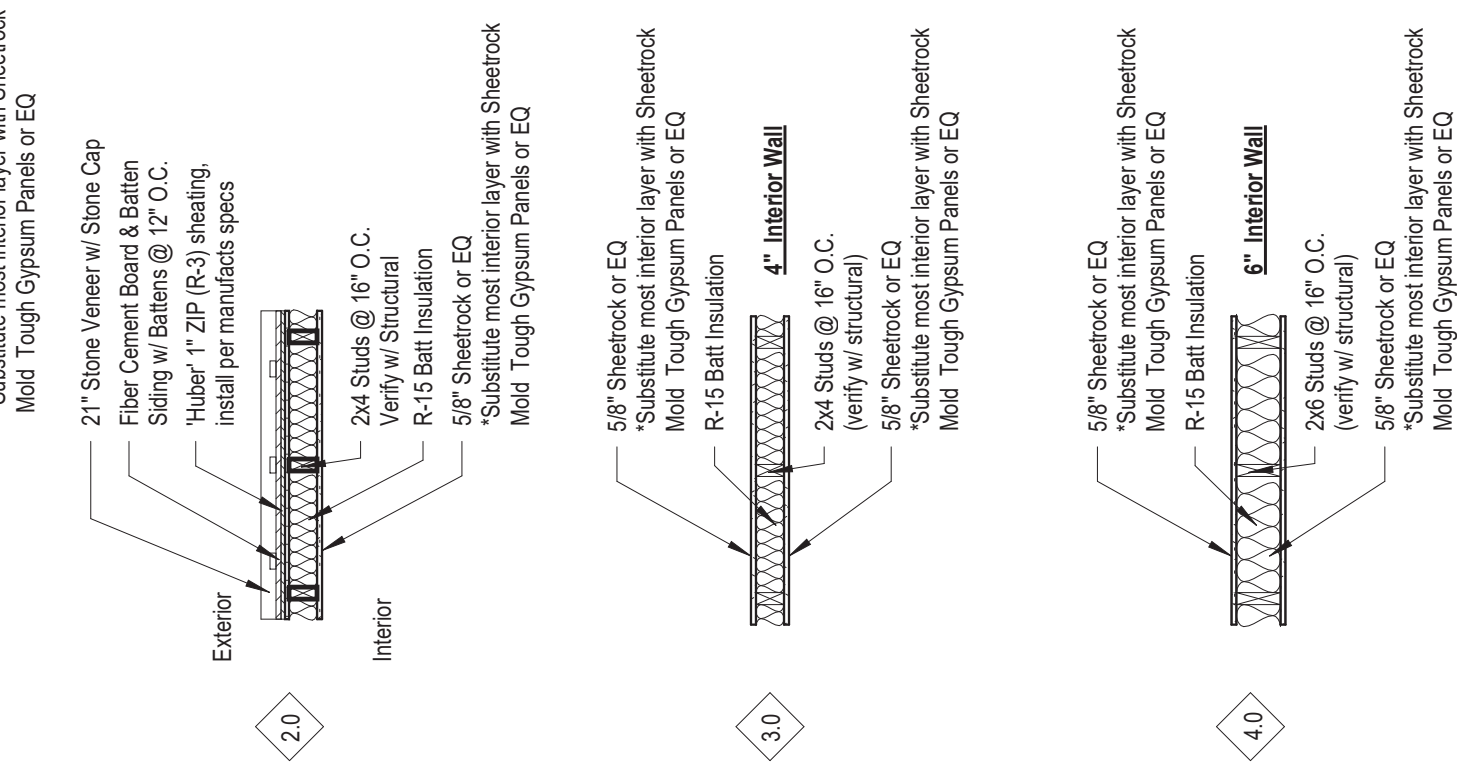
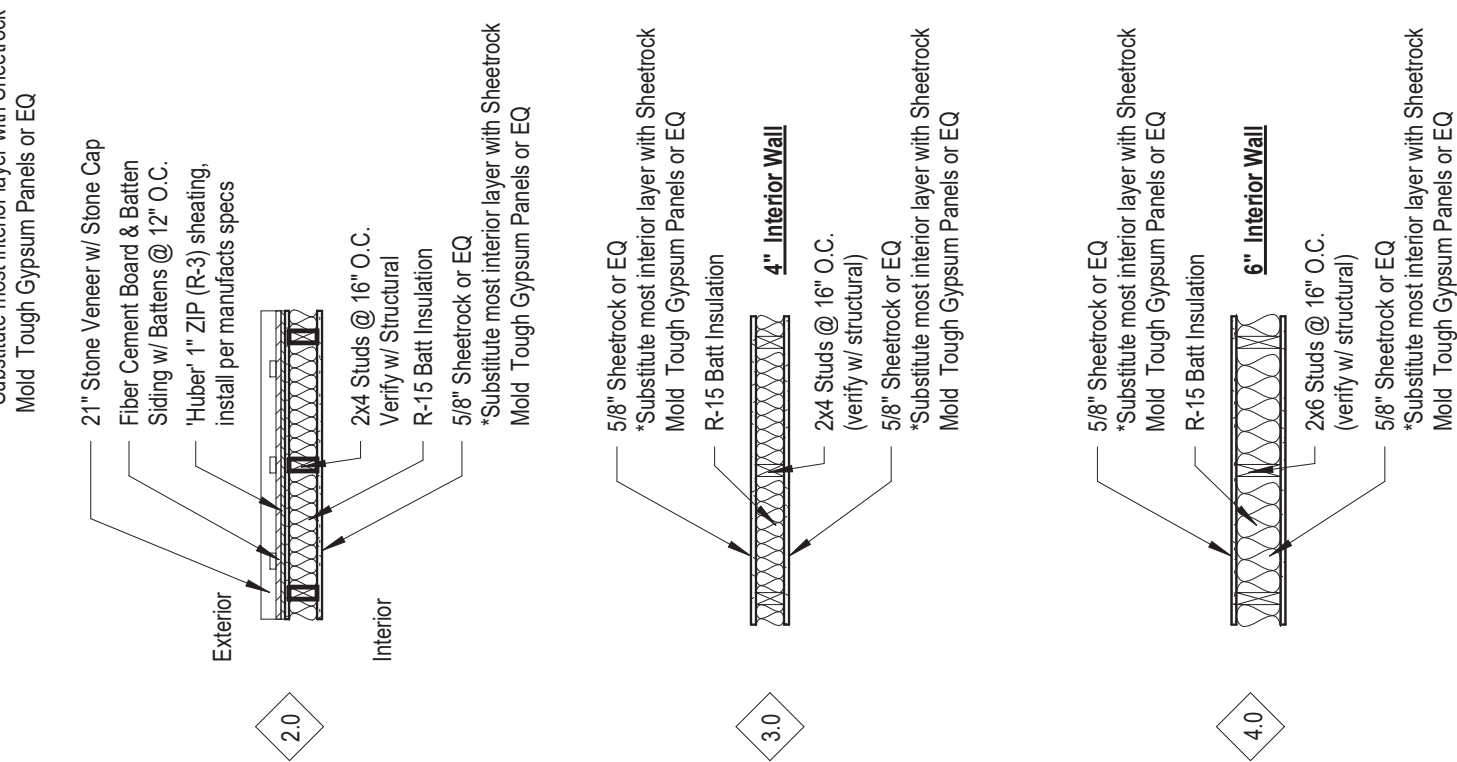
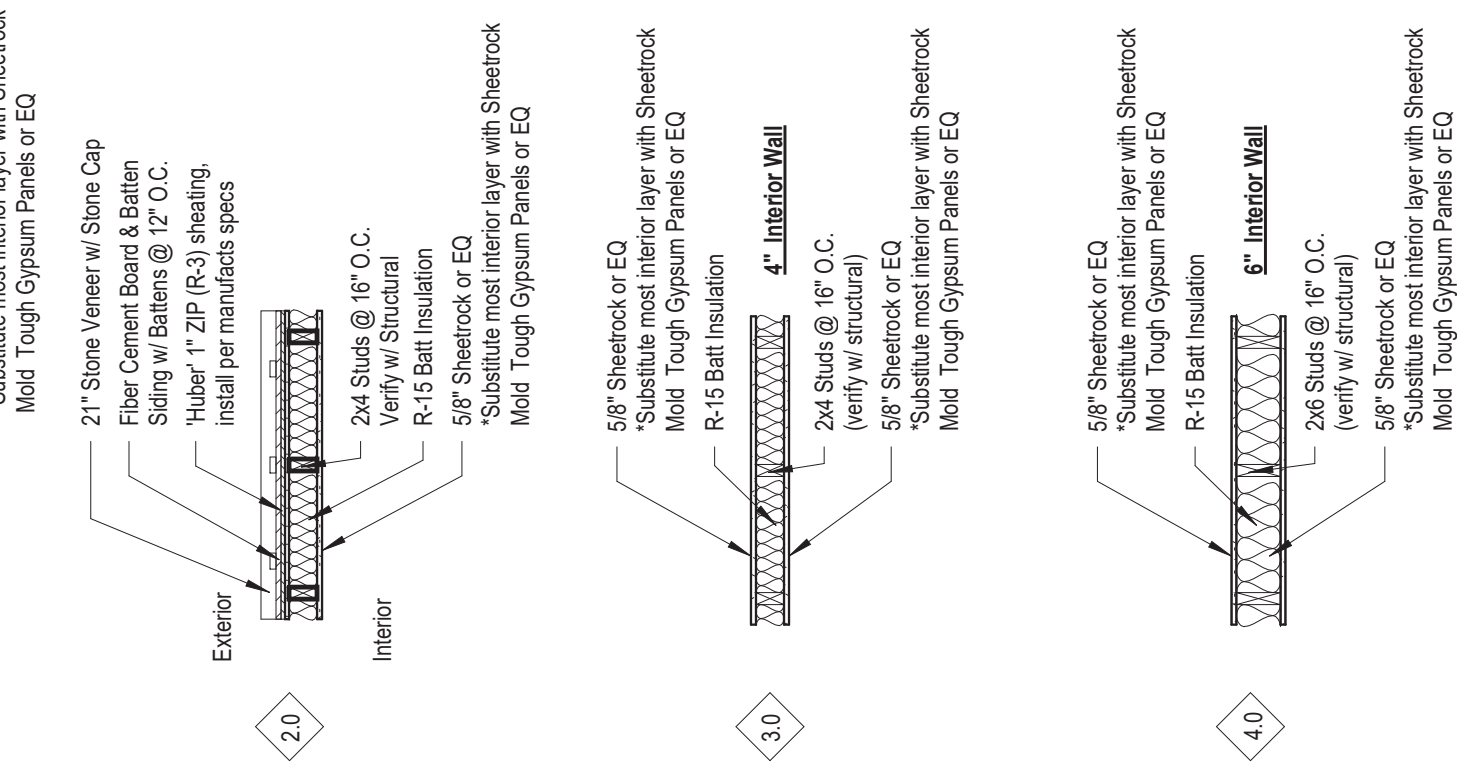
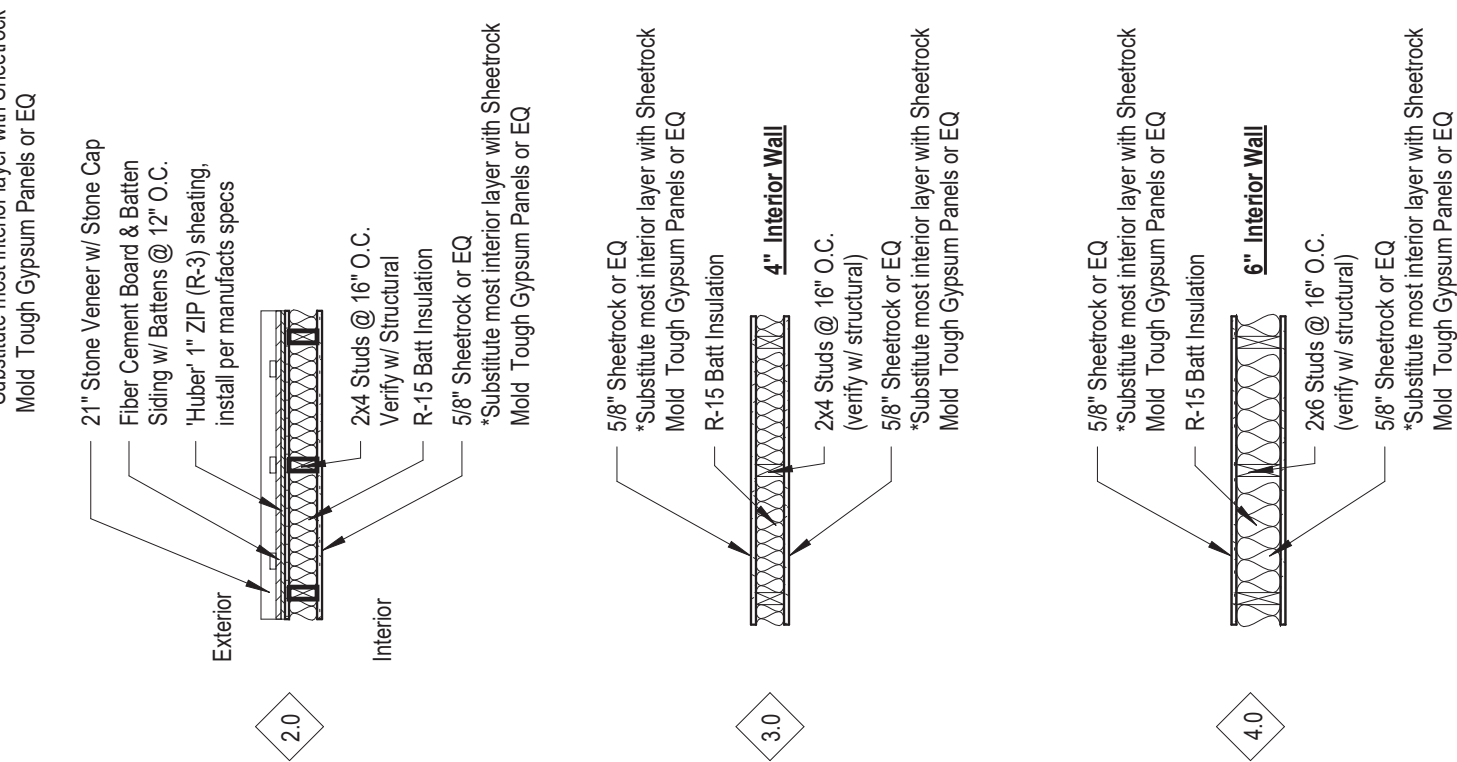
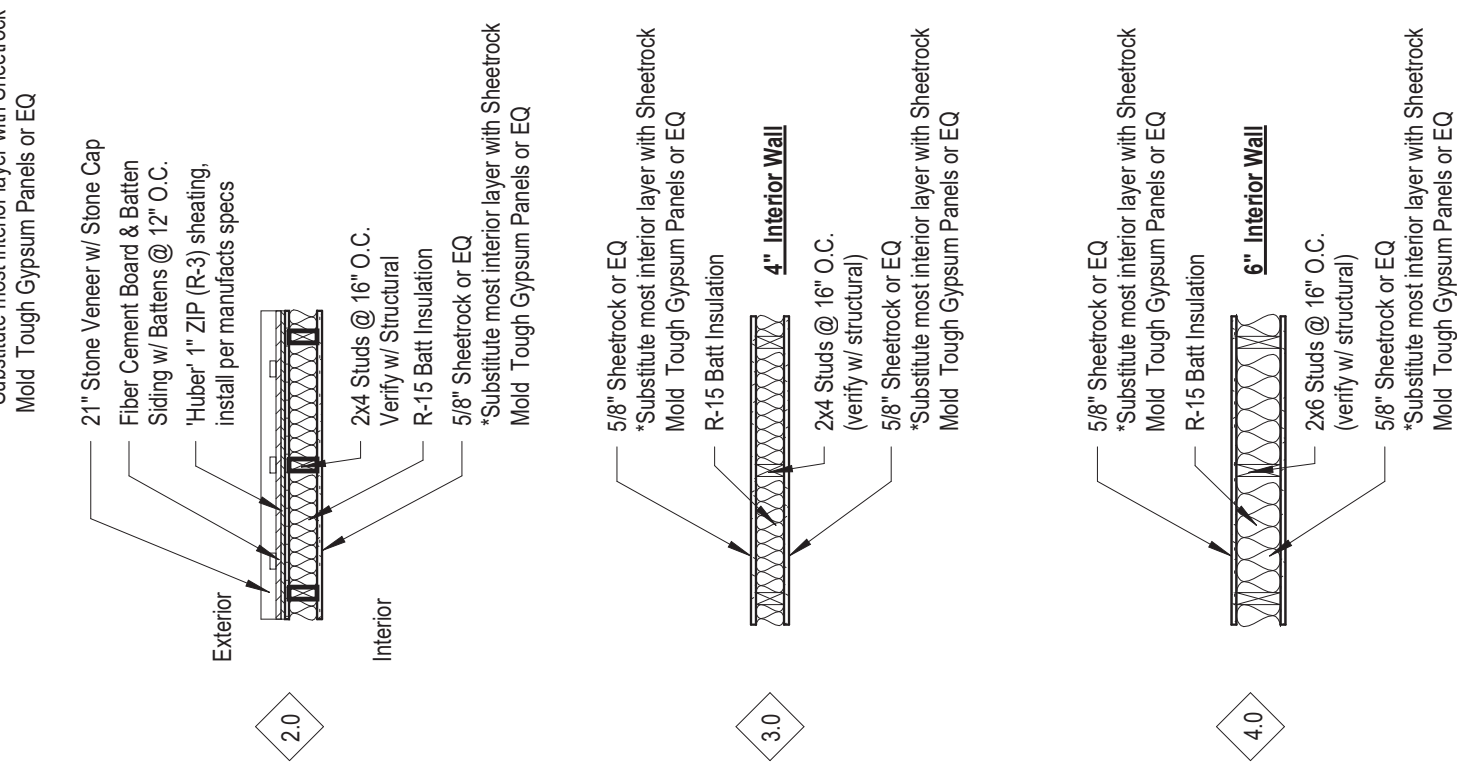
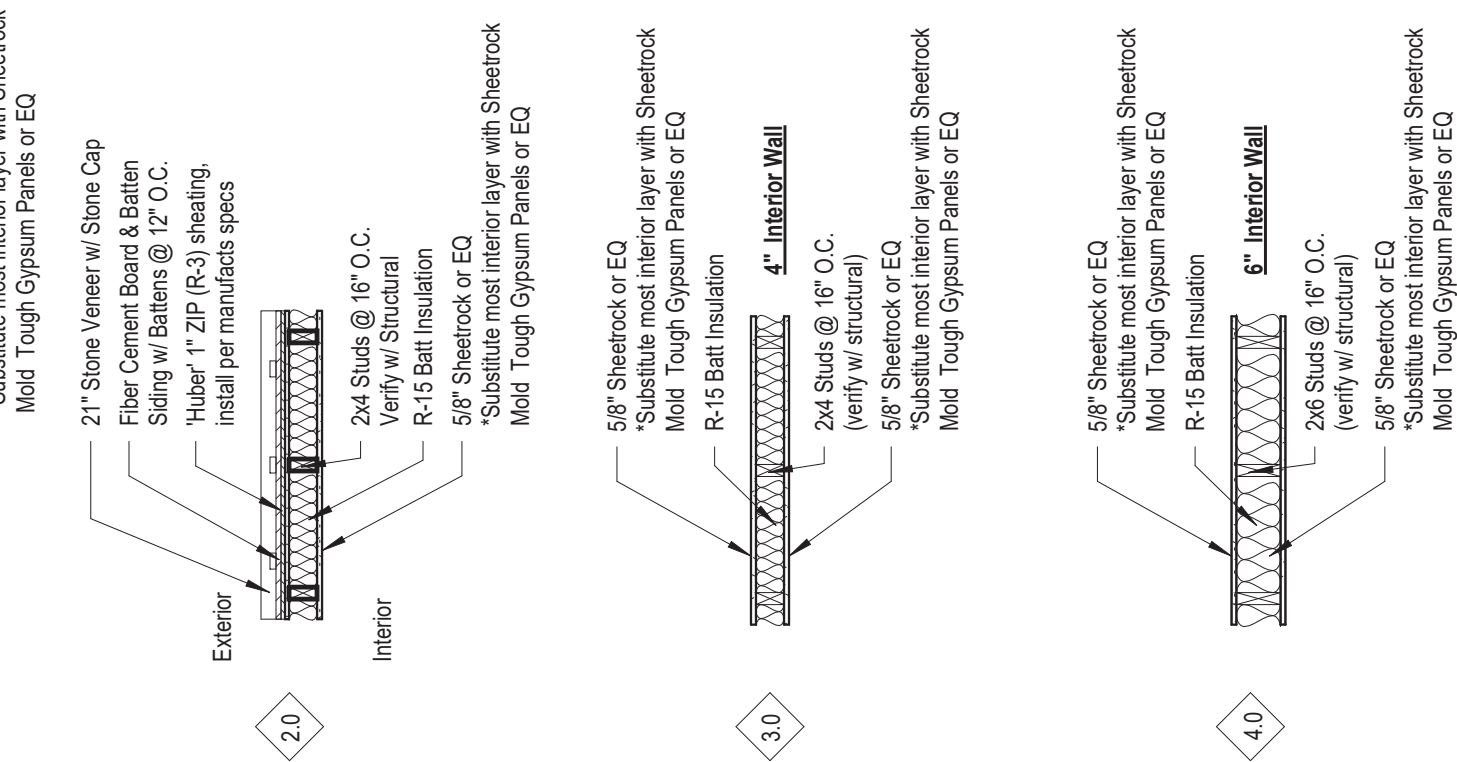
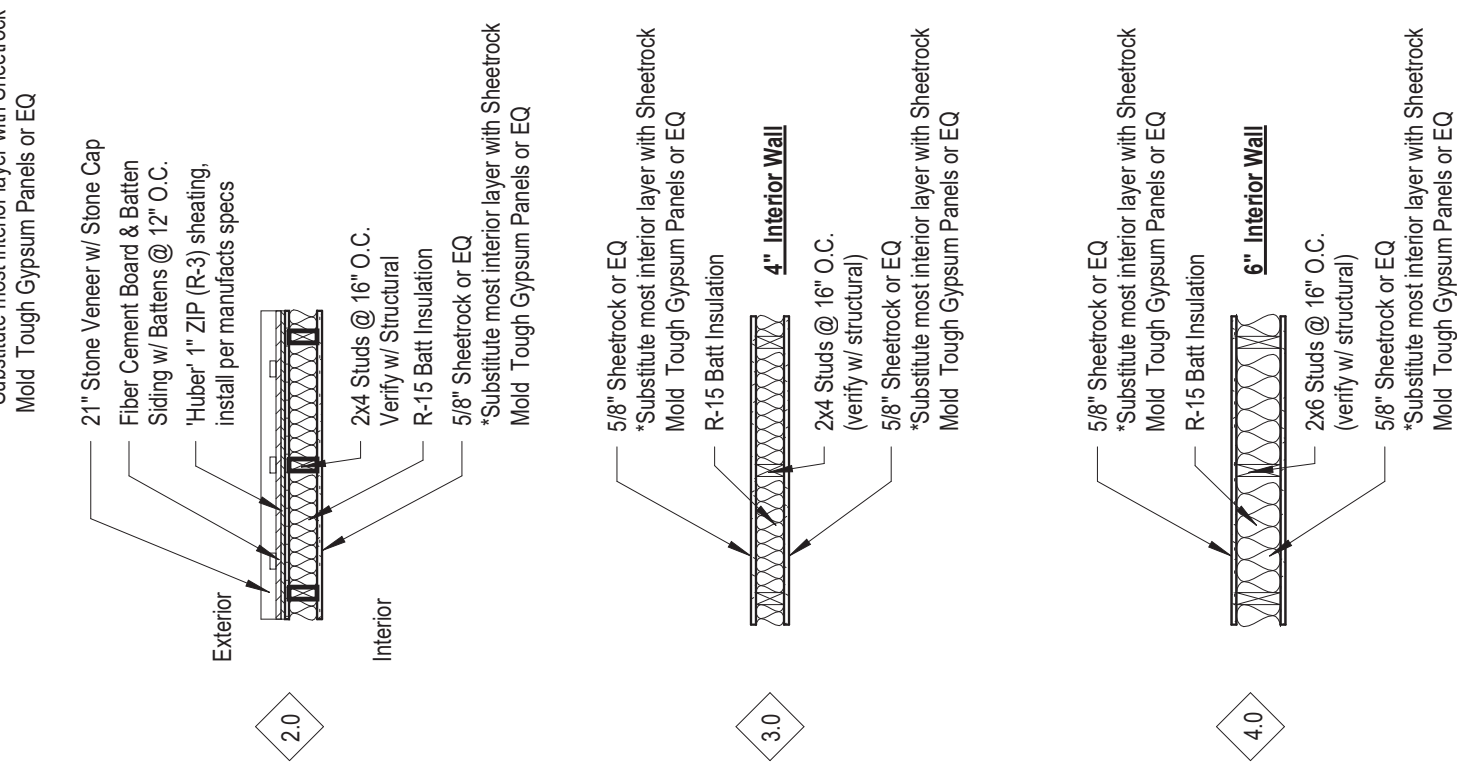
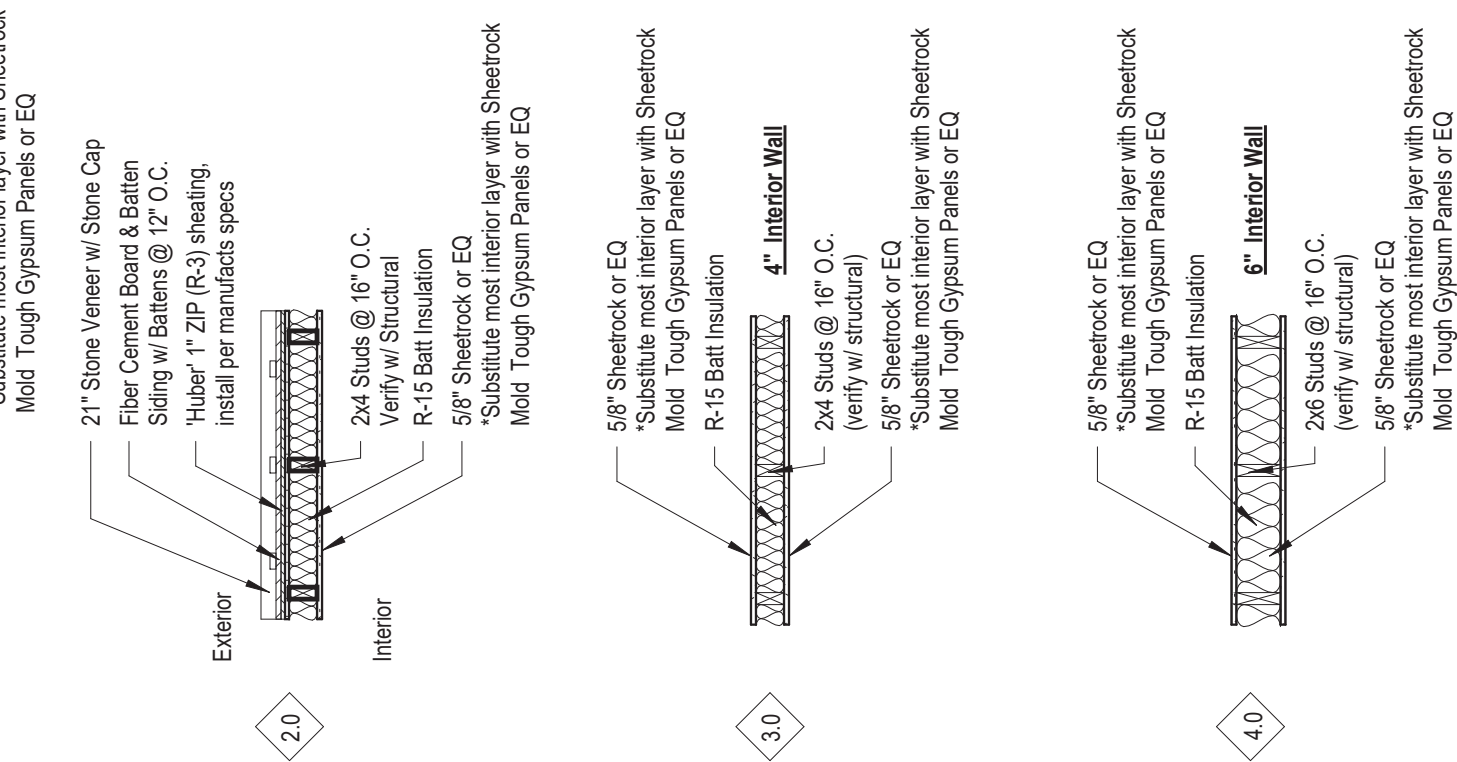
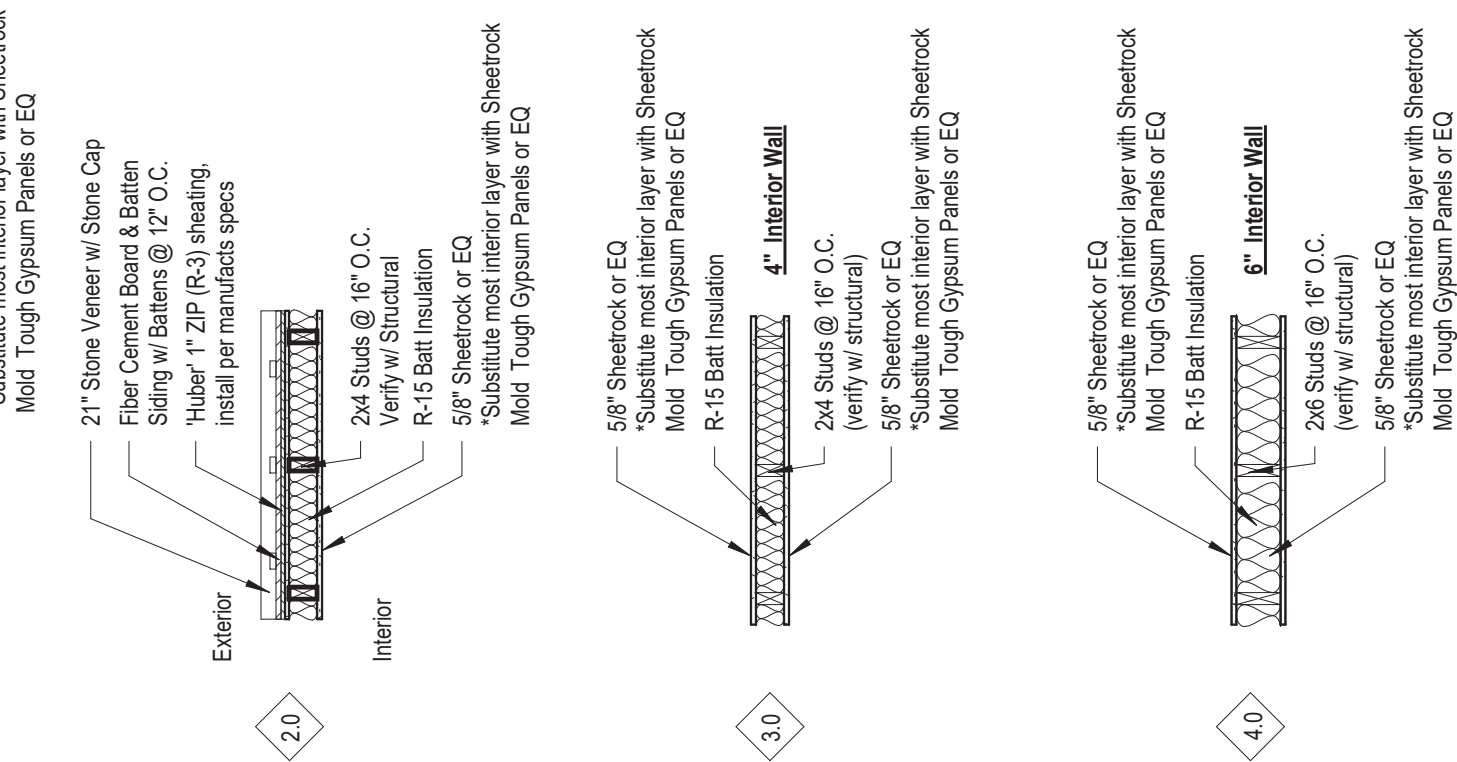
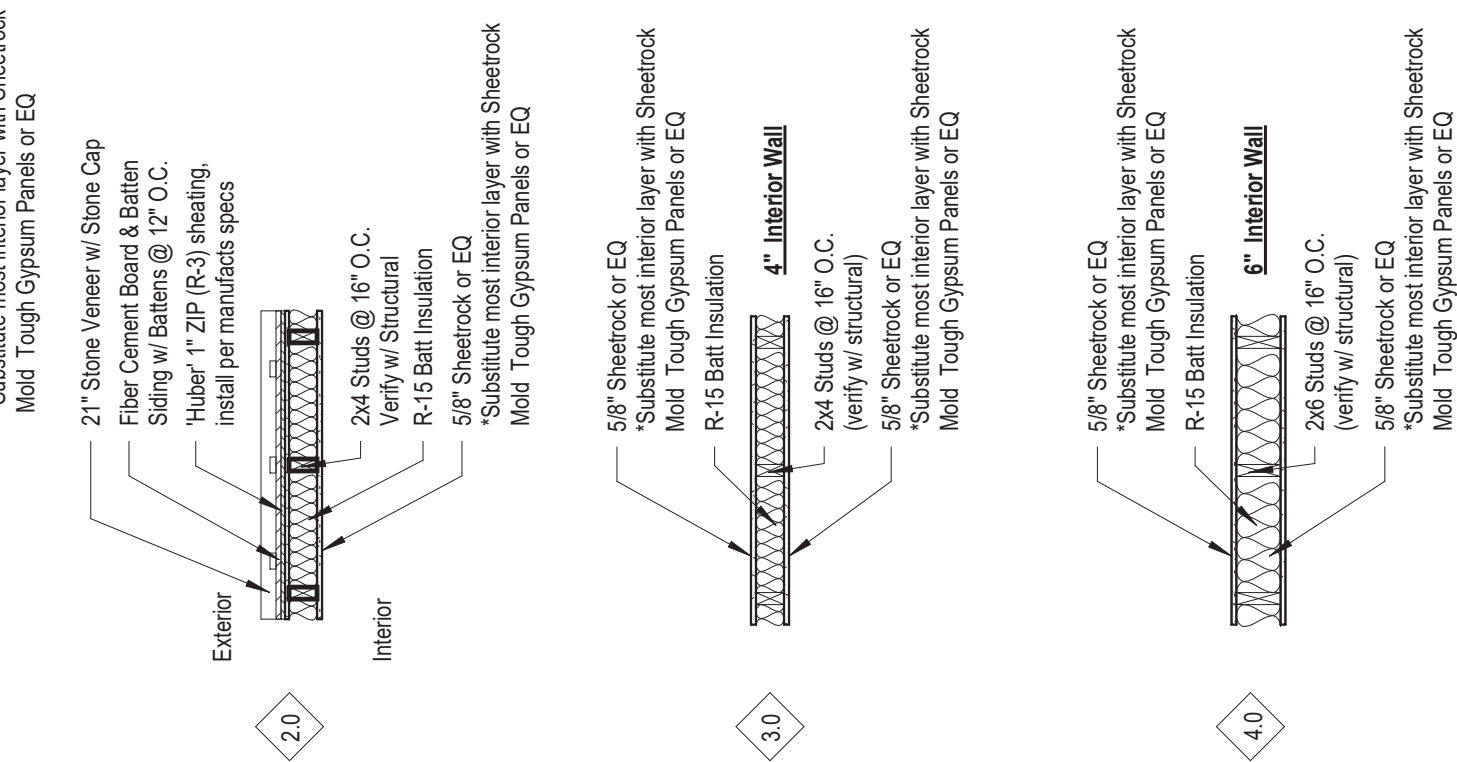
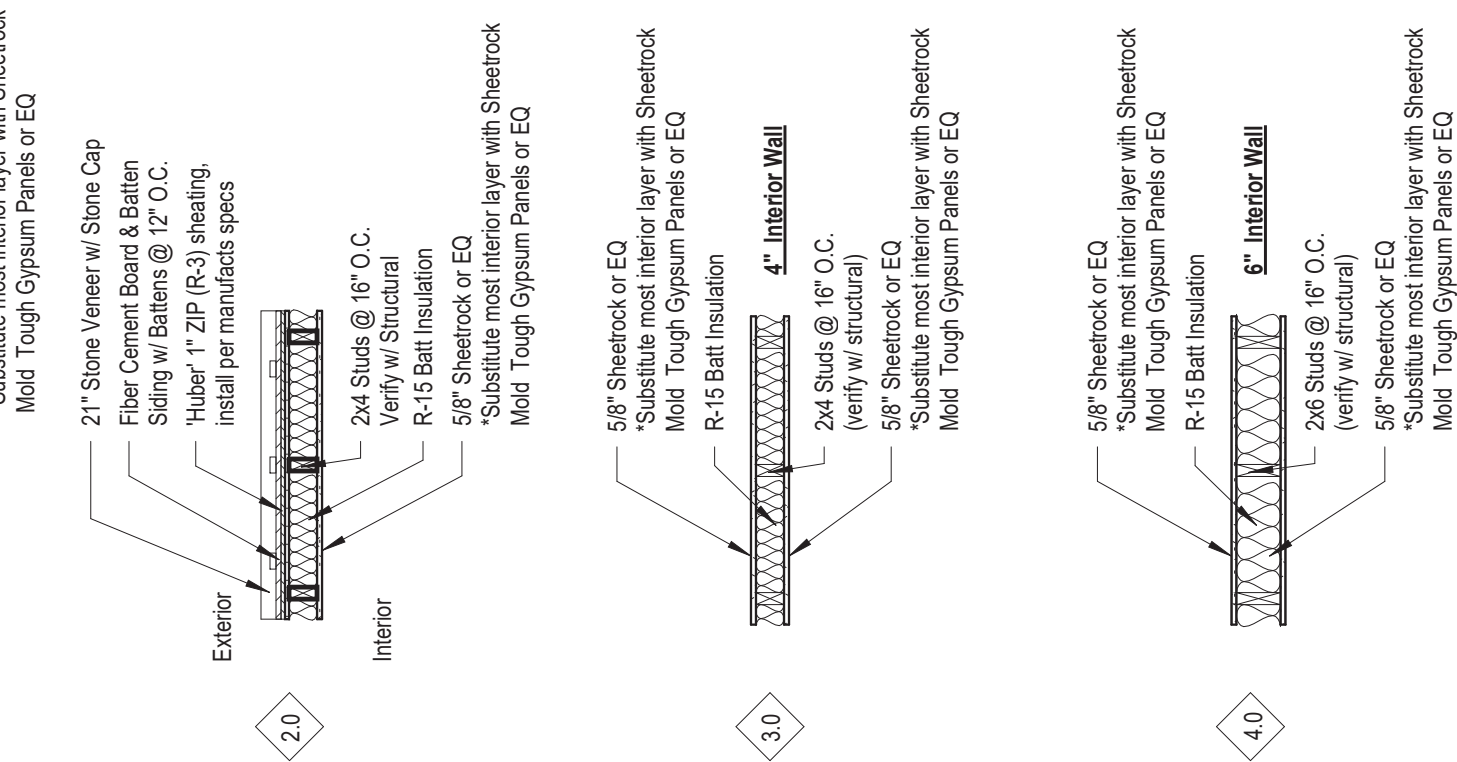
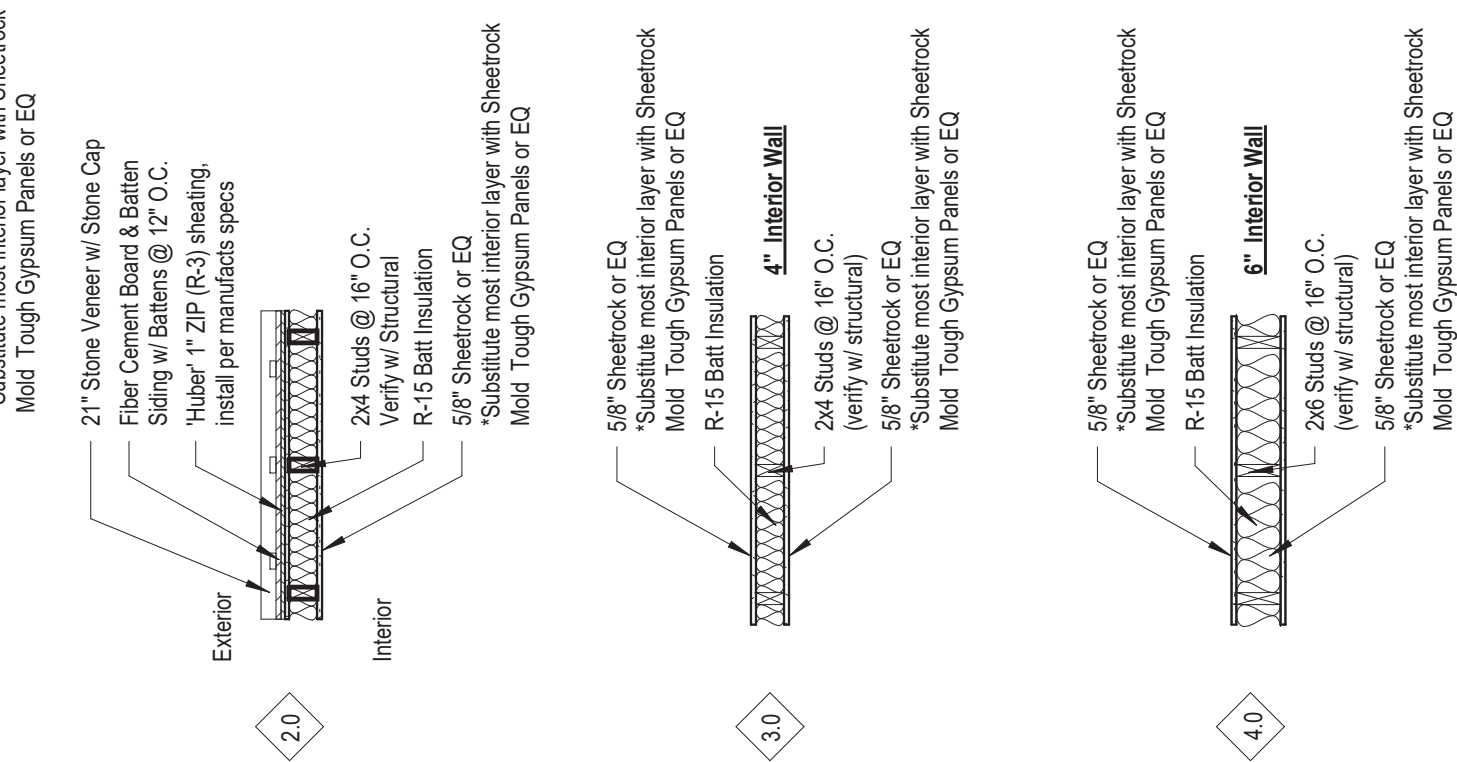
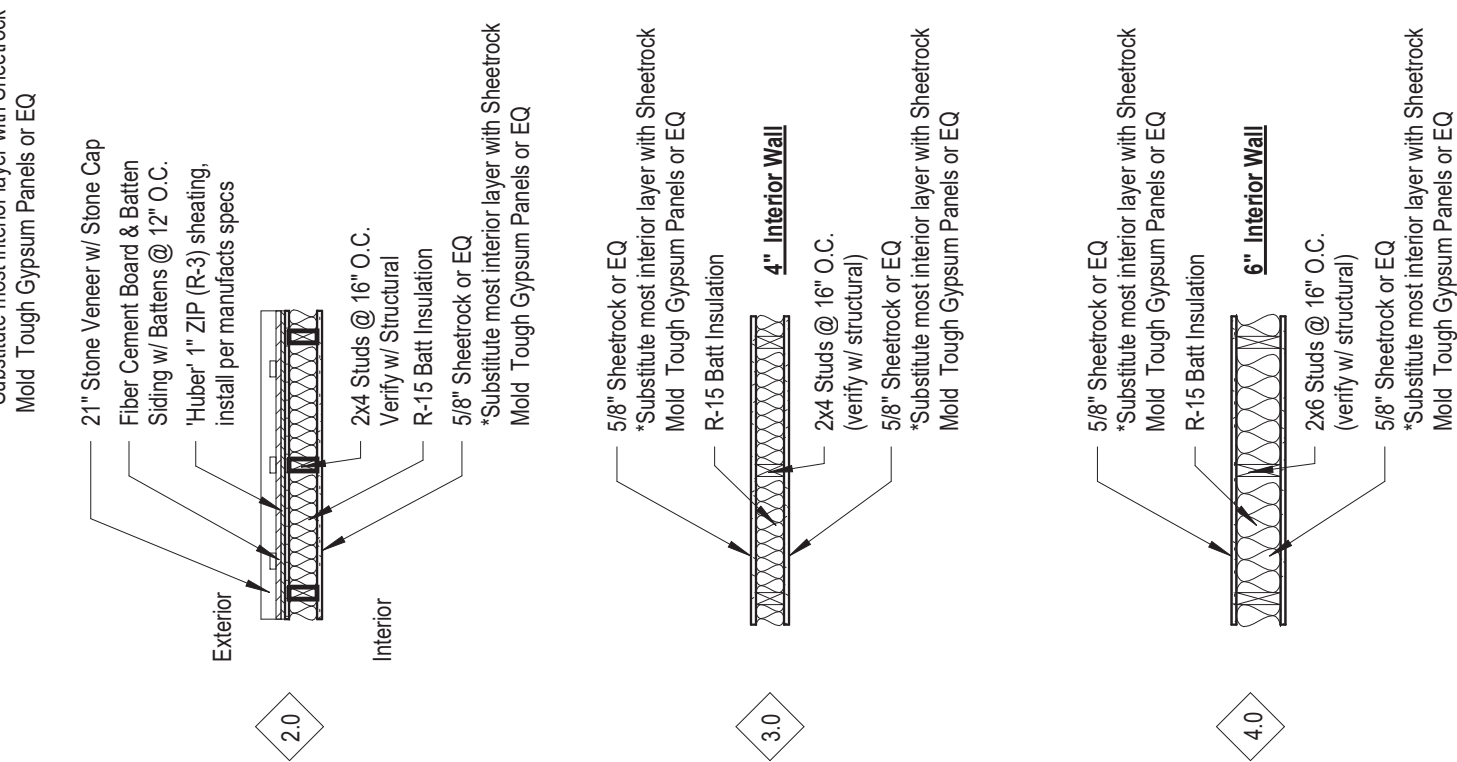
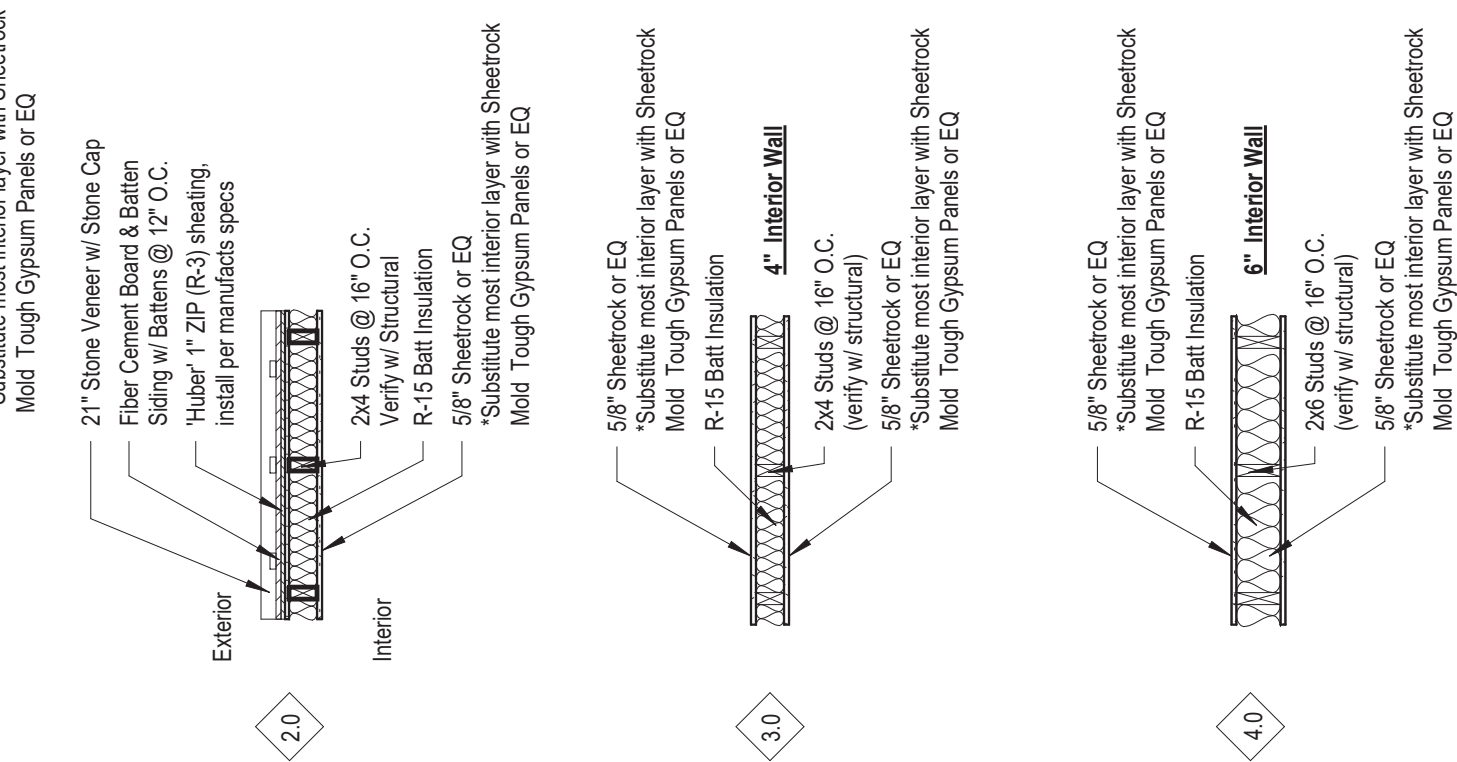
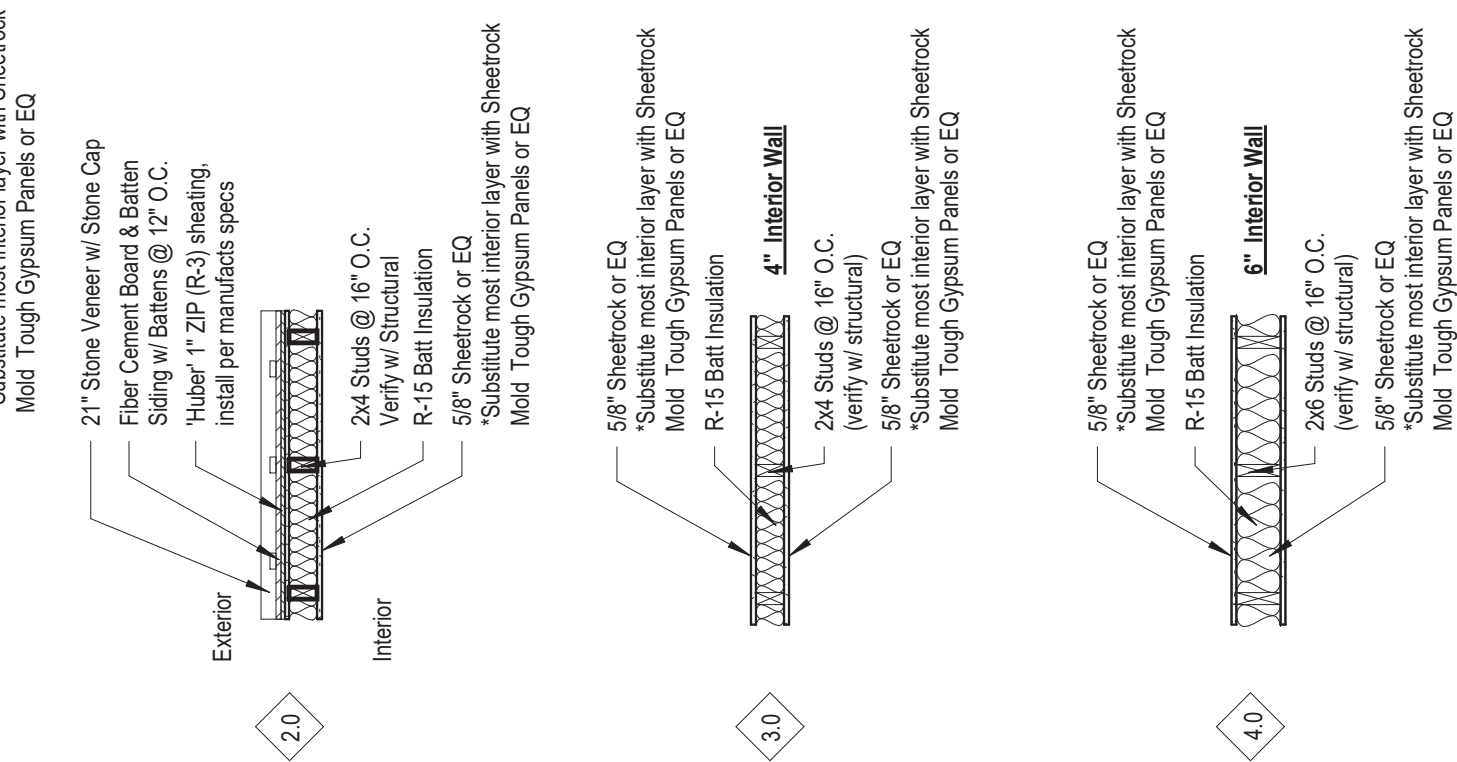
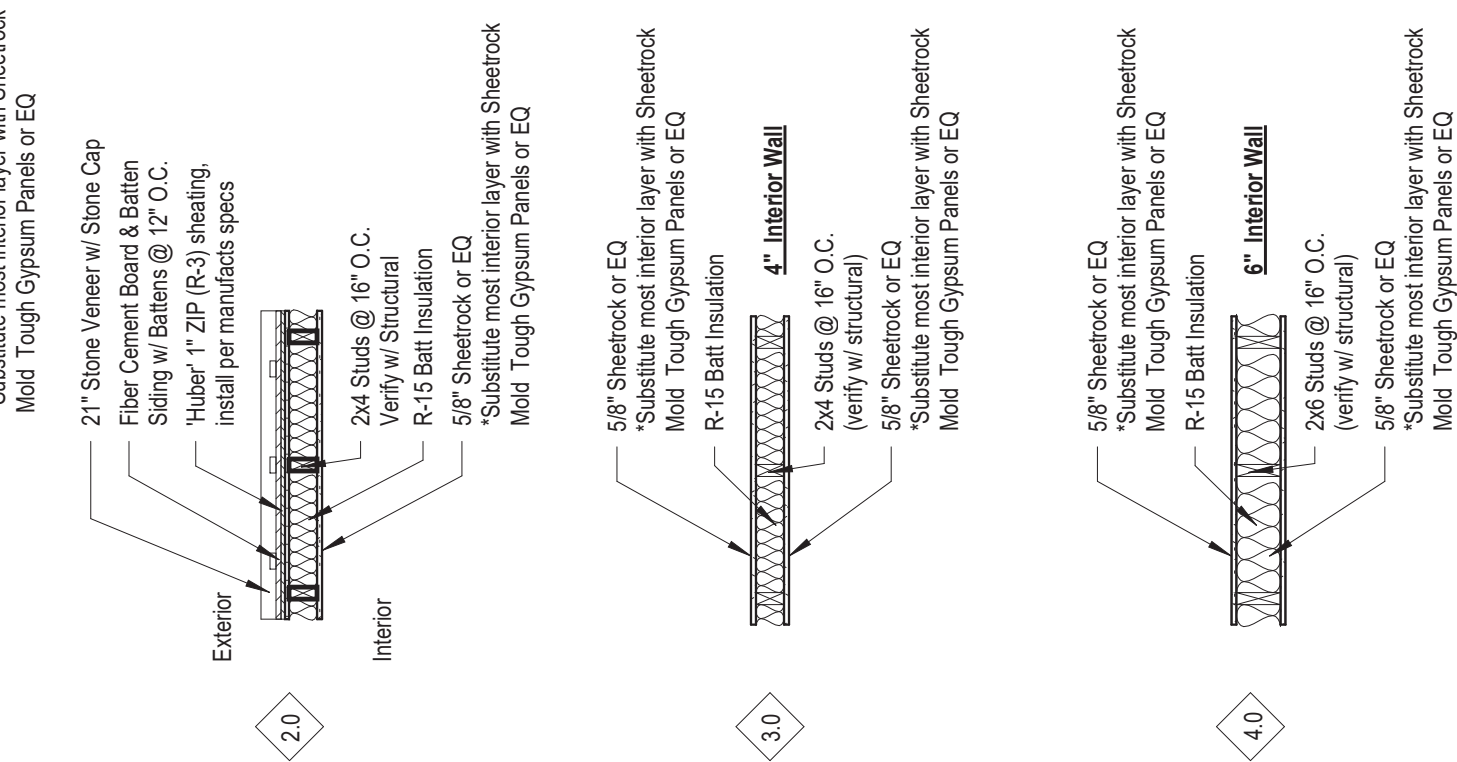
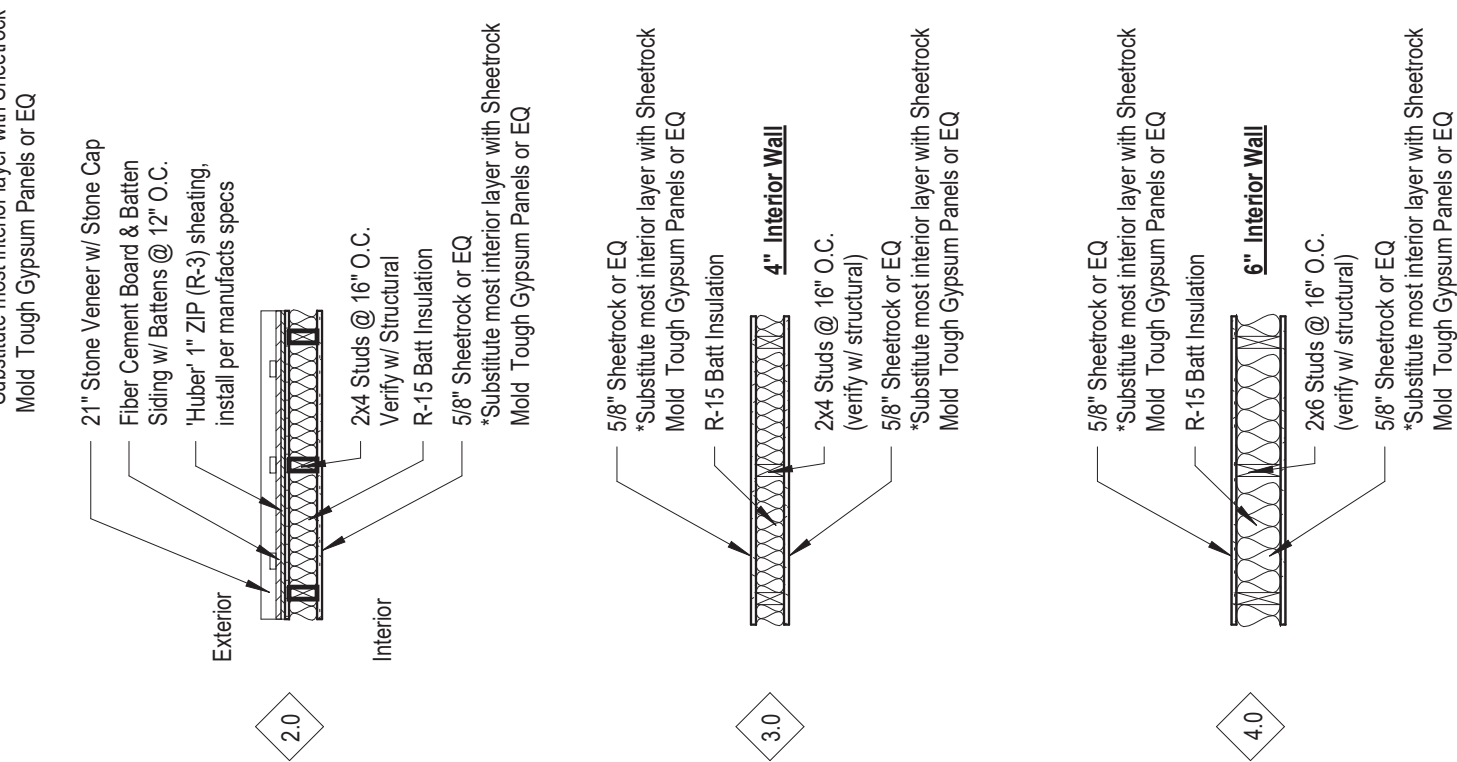
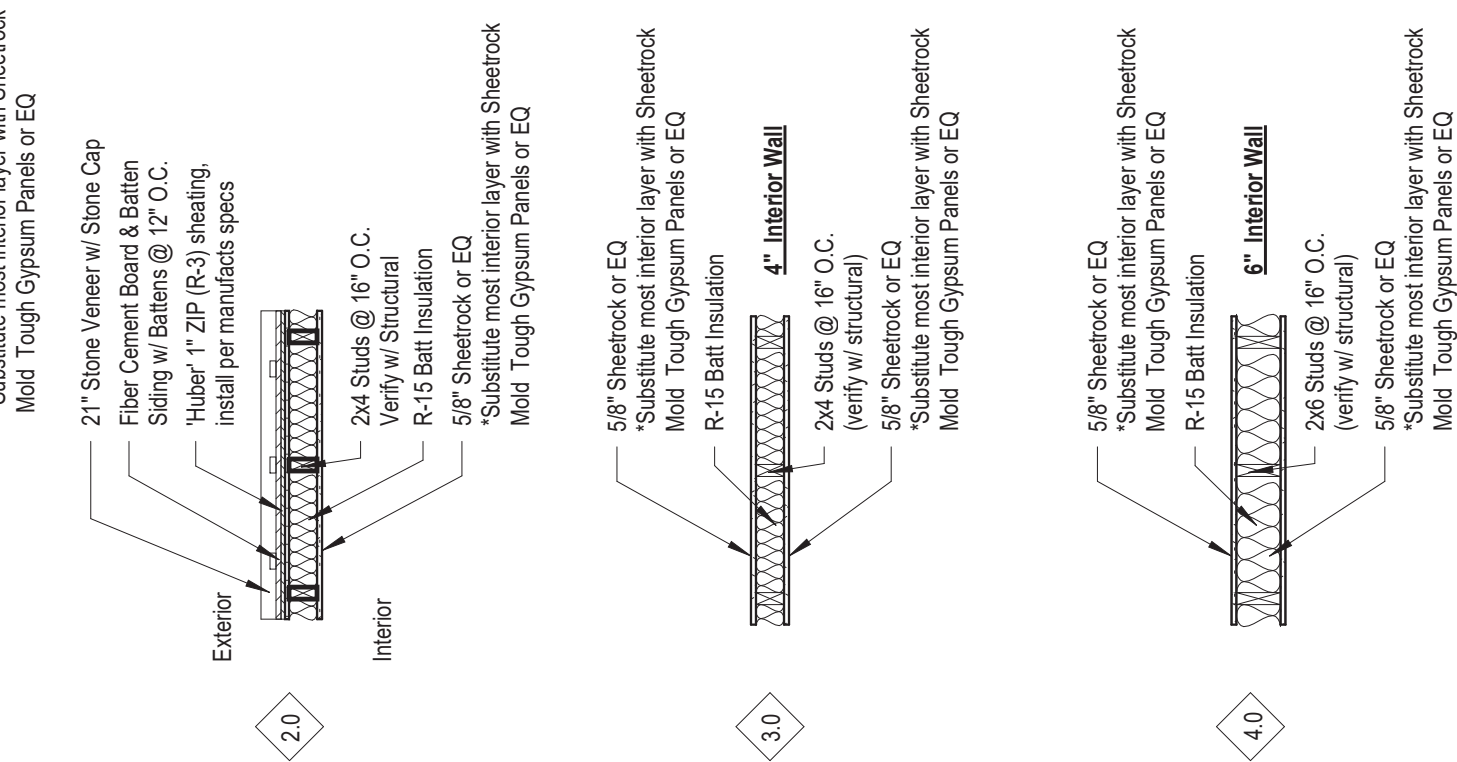
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WALL TYPE DETAILS

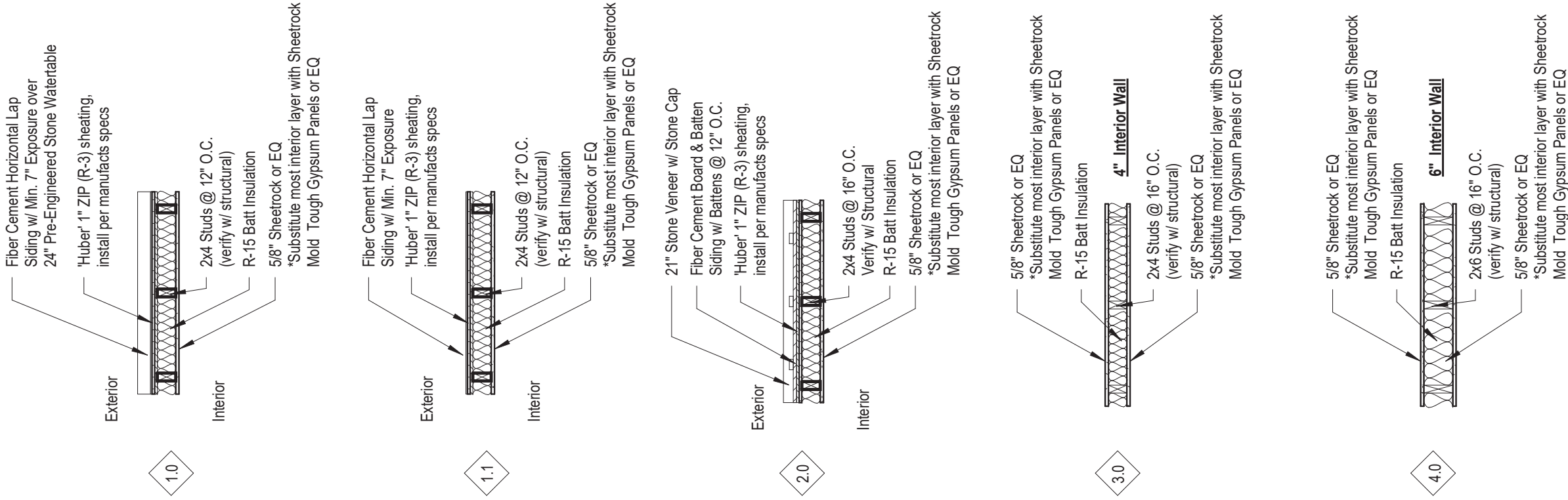


KEYNOTES

TAG	DISCUSSION	PROVIDED BY
A	HIGH / LOW WATER COOLER. SEE PLUMBING PLANS FOR SELECTIONS. SEE TYPICAL MOUNTING HEIGHT DETAILS.	C.P.C.J
B	LOW VOLTAGE PANEL TO BE INSTALLED ON WALL. CONTRACTOR TO VERIFY LOW VOLTAGE LAYOUT w/ GC PRIOR TO INSTALLATIONS	C.P.C.J
C	METER BASE & PANELS. SEE ELECTRICAL DWGS.	C.P.C.J
D	OPTIONAL FLOOR RECEPTION. SEE ELECTRICAL DWGS. CONTRACTOR TO VERIFY LOCATION w/ GC & OWNER PRIOR TO SLAB INSTALL.	C.P.C.J
E	*BEST ACCESS DOORS: BA-PH 22"x26" OR EQUAL FIRE RATED ACCESS DOOR IN CEILING. COORDINATE LOCATION w/ TRUSS MANUFACTURER	C.P.C.J
F	EXTERIOR RINSE SHOWER UNDER ROOF OVERHANG. SHOWER DRAIN TO DISCHARGE INTO SANITARY. SEE PLUMB DWGS.	C.P.C.J
G	MECHANICAL CONTRACTOR TO VERIFY THAT CONDENSATE LINES DO NOT DISCHARGE OVER HARDSCAPES. IF REQUIRED MC TO TIE DISCHARGE LINES INTO SANITARY.	C.P.C.J



WALL TYPE DETAILS



MATTHEWS LANDING

DR HORTON

LILLINGTON, NC

NO.	REVISION	DATE

PROJECT #:	2025004
DATE ISSUED:	03/24/2025
DRAWING BY:	LBG / JGM
CHECKED BY:	PGC/JGM
100% I.F.P.	

ATTIC PLAN

Attic Plan

ROOF NOTES

1. Roof decks shall be covered with approved roof coverings secured to the building or structure in accordance with the NCSBC. Roof coverings shall be designed and installed in accordance with the building code and the approved manufacturer's instructions.
2. Crickets or saddles shall be installed on the ridge side of any chimney or penetration greater than 30 inches wide as measured perpendicular to the slope. Cricket or saddle coverings shall be sheet metal or of the same material as the roof covering.
3. Asphalt shingles shall only be used on roof slopes of 2:12 or greater.
4. Roof slopes from 2:12 to 4:12, underlayment shall be two layers applied in the following manner. Apply a minimum 15" wide strip of underlayment felt parallel and overlapping all eaves, gables and valleys to hold in place. Starting at the eave, apply 36-inch-wide sheets of underlayment overlapping successive sheets 19 inches minimum and fasten in place.
5. Roof slopes from 4:12 or greater, underlayment shall be a minimum of one layer.
6. Flashing shall be installed at the wall and roof intersections, at gutters, and wherever there is a change in roof slope or direction and around roof openings. Where flashing is of metal, the metal shall be corrosion resistant with a thickness of not less than 0.019in (No. 26 galvanized sheet)
7. Areas prone to ice formation along eaves causing a backup of water shall have an ice barrier that consists of at least (2) two layers of underlayment cemented together or of a self-adhering polymer-modified bitumen sheet. Extend ice barrier min. 18" each side of valleys and other ice prone areas..
8. Overhangs: Truss manufacturer to provide shorter gable end trusses where overhangs exceed 1'-0" to allow for outriggers to be framed over the top cord of the end truss and attached to the top cord of the secondary truss towards the interior of the gable. GC to verify prior to manufacturing of trusses.
9. Light Location: Truss manufacture to coordinate truss layout with reflected ceiling plans, electrical plans, and mechanical plans to avoid conflicts

CEILING LEGEND

- MD - MOTION DETECTOR
LOCATE IN CEILING

FL - EXTERIOR FLOOD LIGHT

EE - EMERGENCY EXIT SIGN w/ SPOTLIGHTS

EL - EMERGENCY LIGHT w/ BATTERY BACKUP

EF - EXHAUST FAN

A - NOT USED

B - NOT USED

C - 6" I.E.D. CAN LIGHT

C1 - 6" LED. CAN LIGHT w/ BATTERY BACKUP

D - 1'x4' TROFFER LIGHT

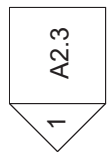
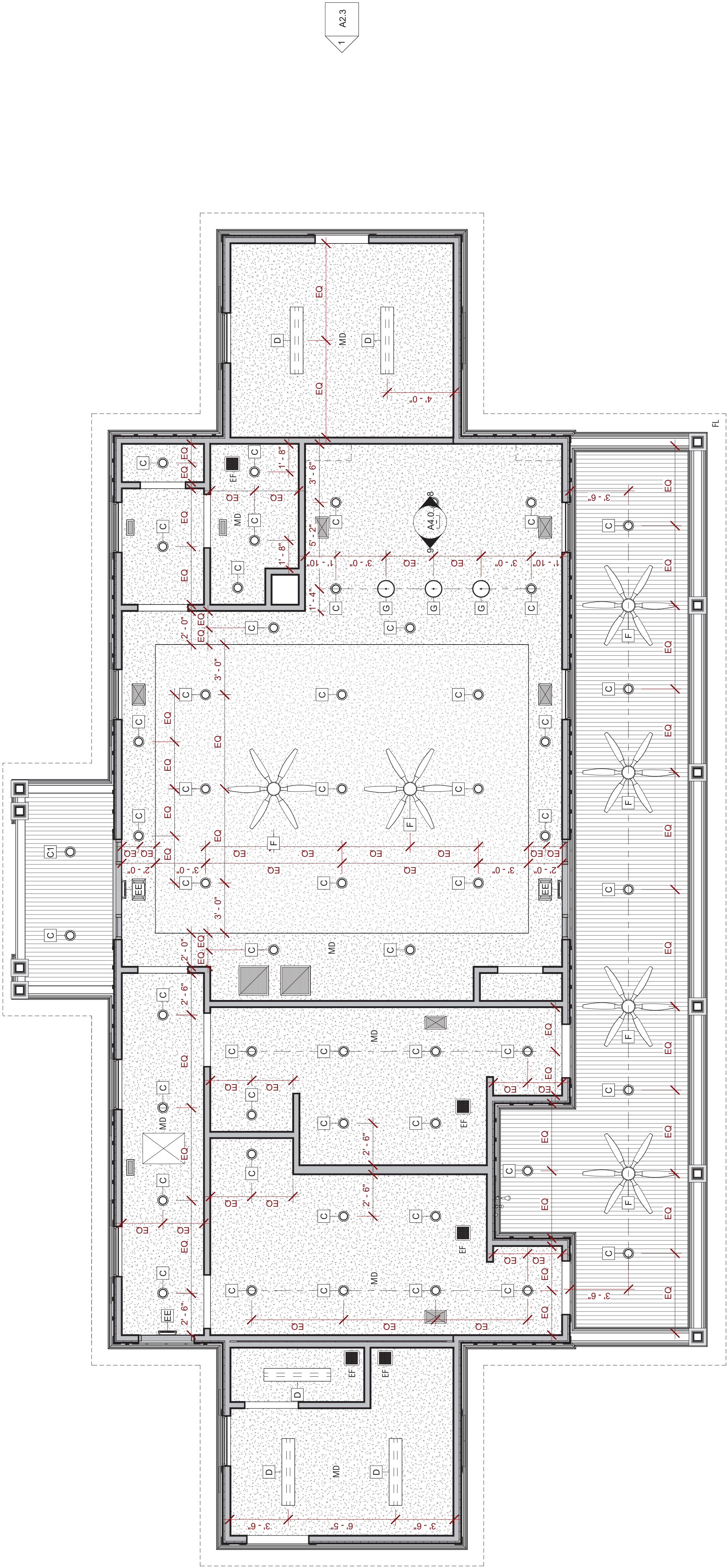
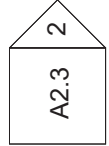
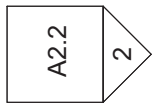
E - EXTERIOR 72" DIA. FAN w/o LIGHT KIT

F - FAN w/o LIGHT KIT
- CEILING MOUNTED SUPPLY
REGISTER, SEE MECH. PLANS
FOR SIZING

CEILING MOUNTED RETURN
REGISTER, SEE MECH. PLANS
FOR SIZING

*VERIFY ALL SELECTIONS
WITH OWNER / GC PRIOR TO ORDER

*VERIFY ATTIC ACCESS LOCATIONS WITH
APPROVED TRUSS LAYOUTS AND PROFILES



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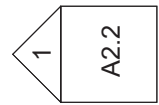
NO.	REVISION	DATE

PROJECT #:	2025004
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REFLECTED
CEILING PLAN

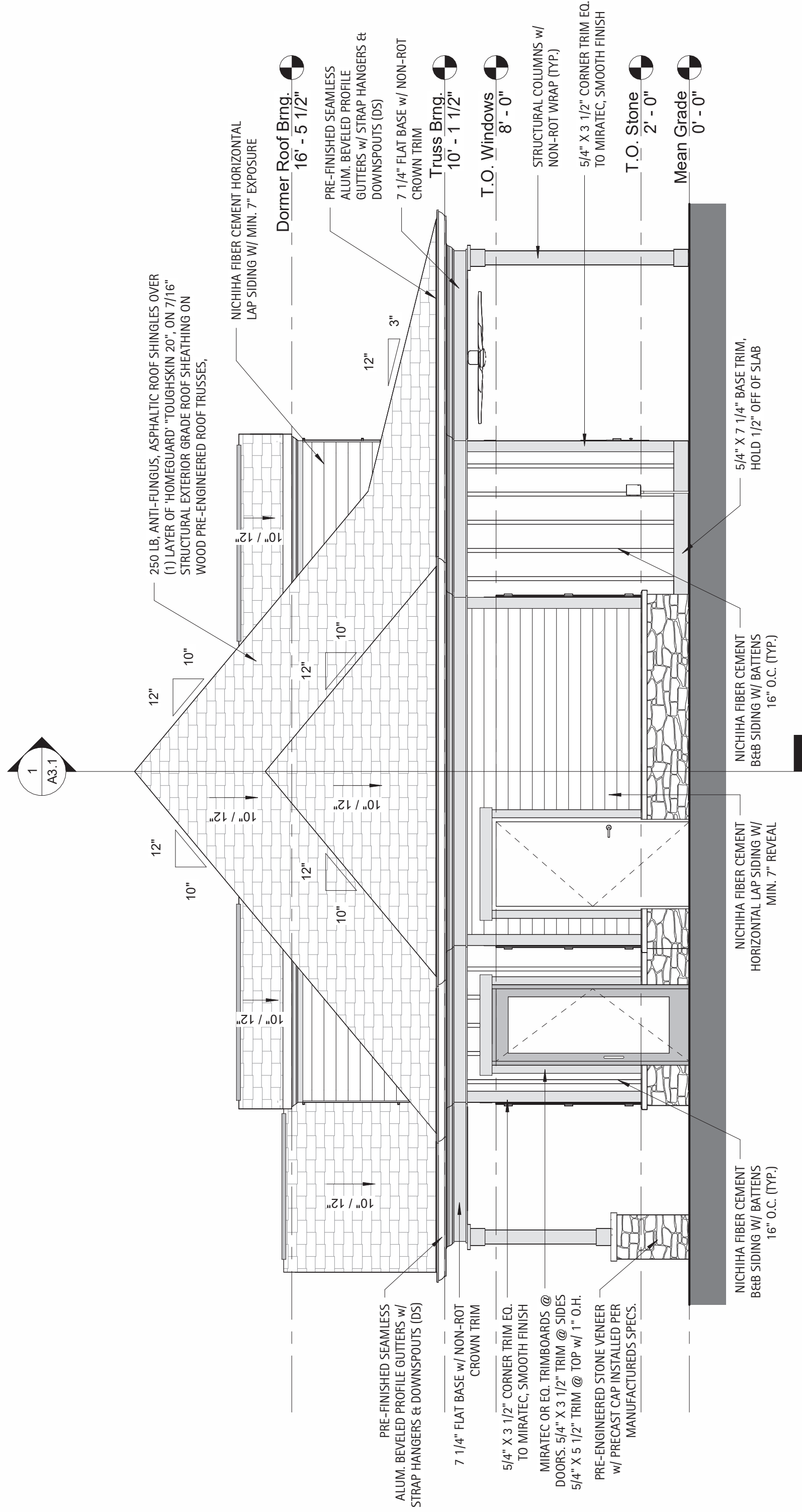
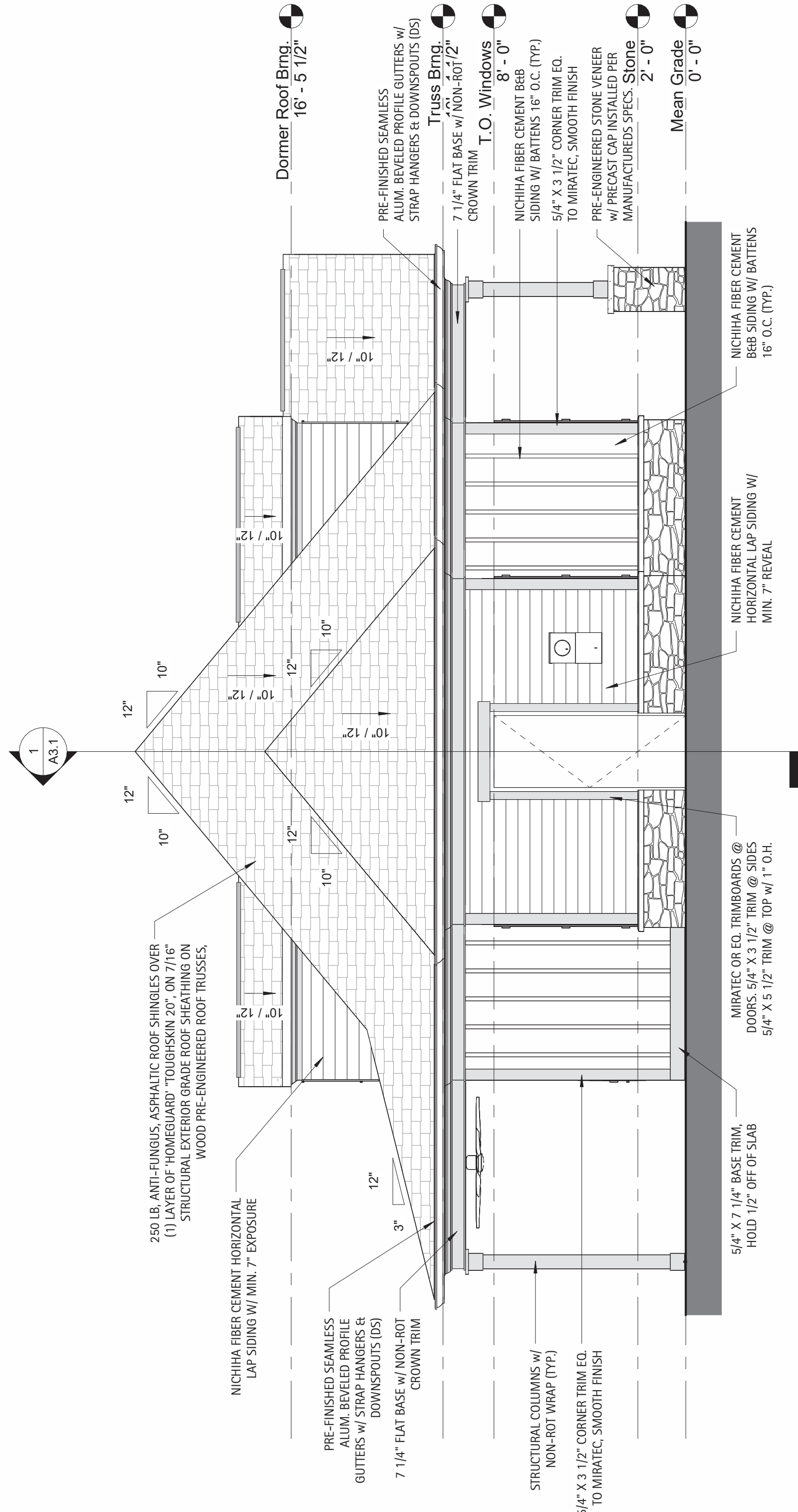
A1.3

Reflected Ceiling Plan



NO.	REVISION	DATE
PROJECT #: 2025004 DATE ISSUED: 03/24/2025 DRAWING BY: LBG CHECKED BY: PGC/JGM 100% I.F.P.		



 $1/4" = 1'-0"$ 

1

Elevation - Right

 $1/4" = 1'-0"$

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EXTERIOR ELEVATIONS

A2.1

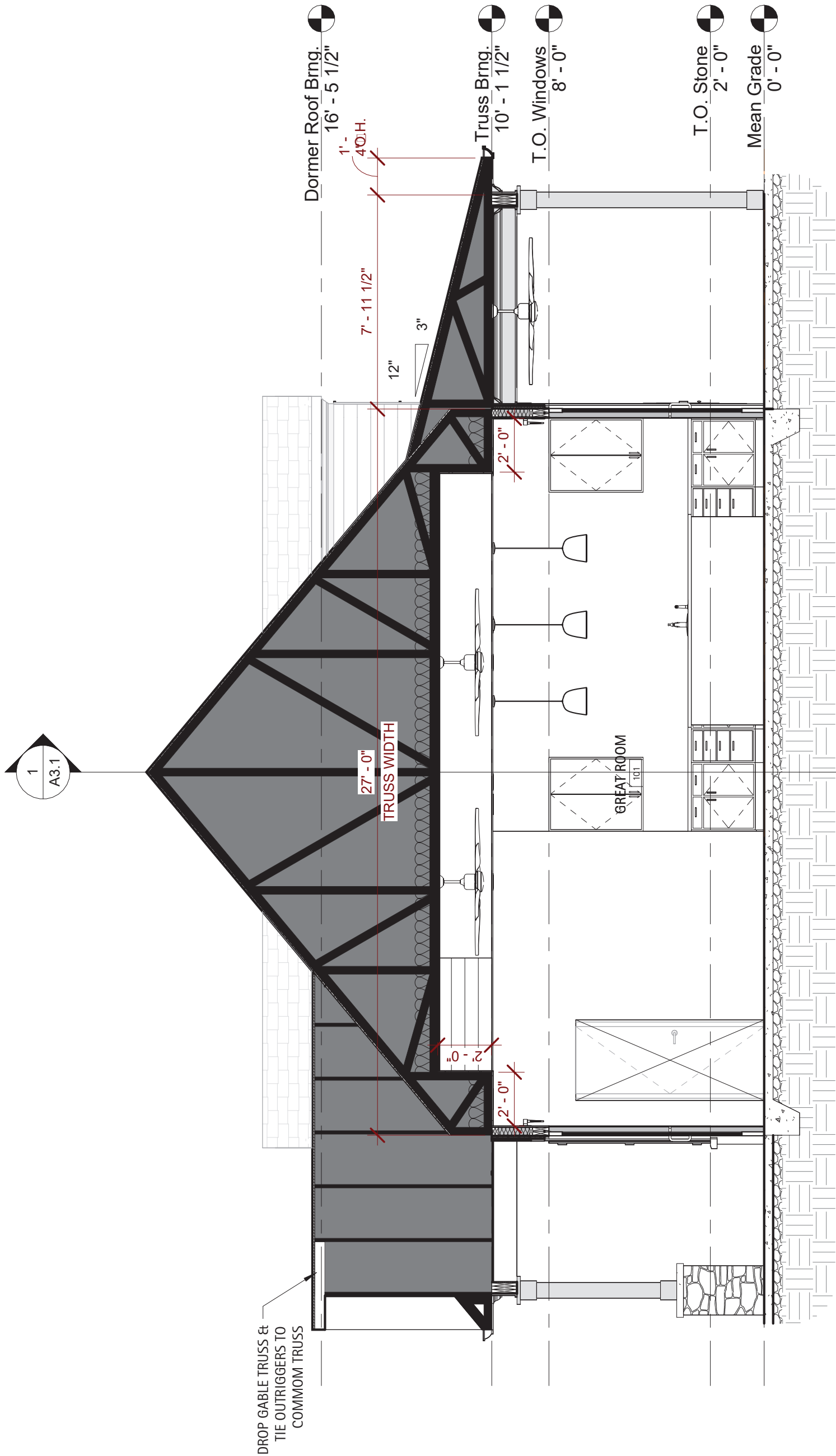


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DATE ISSUED:	03/24/2025	
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	100% I.F.P.	

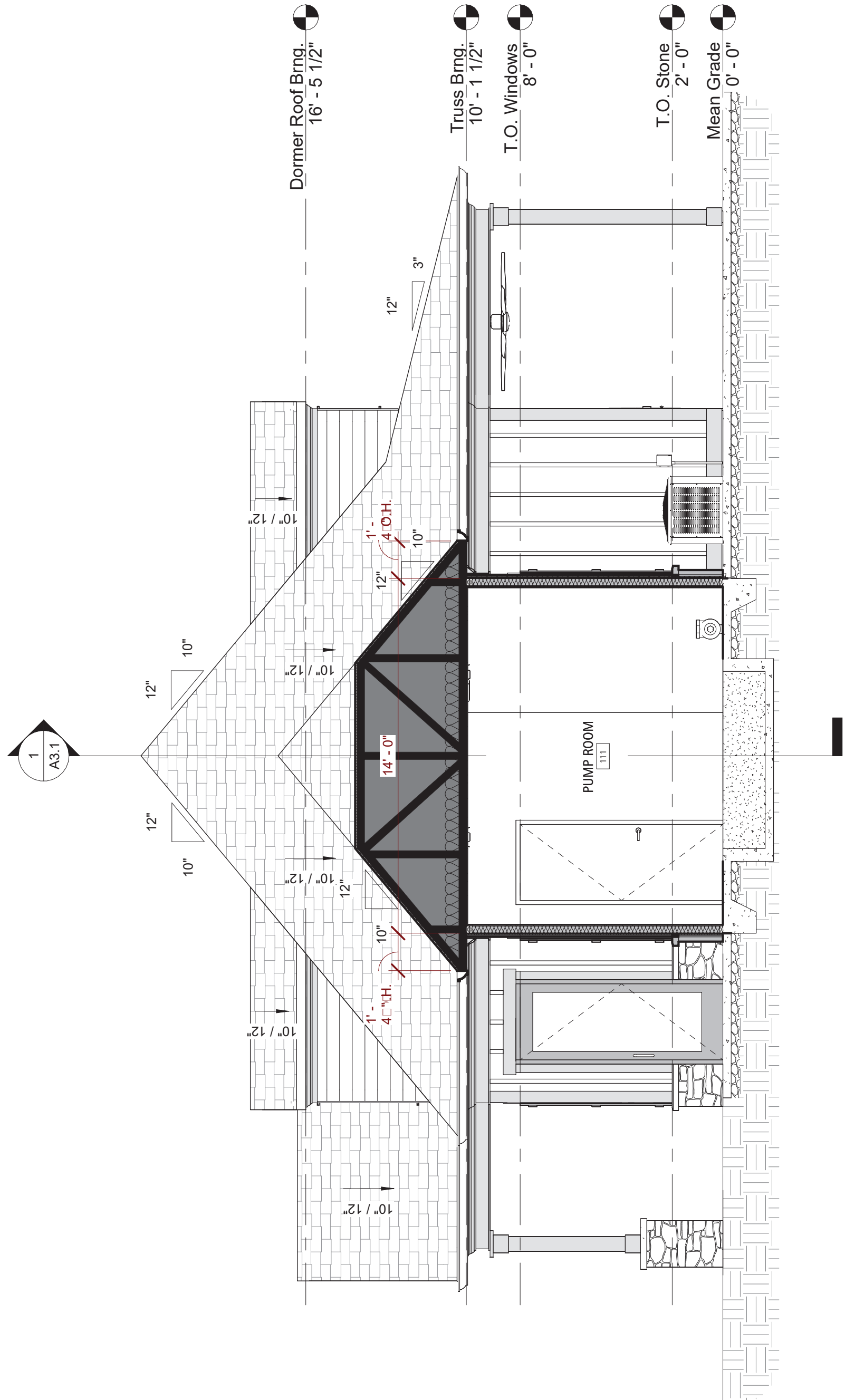
BUILDING
SECTIONS

A3.0



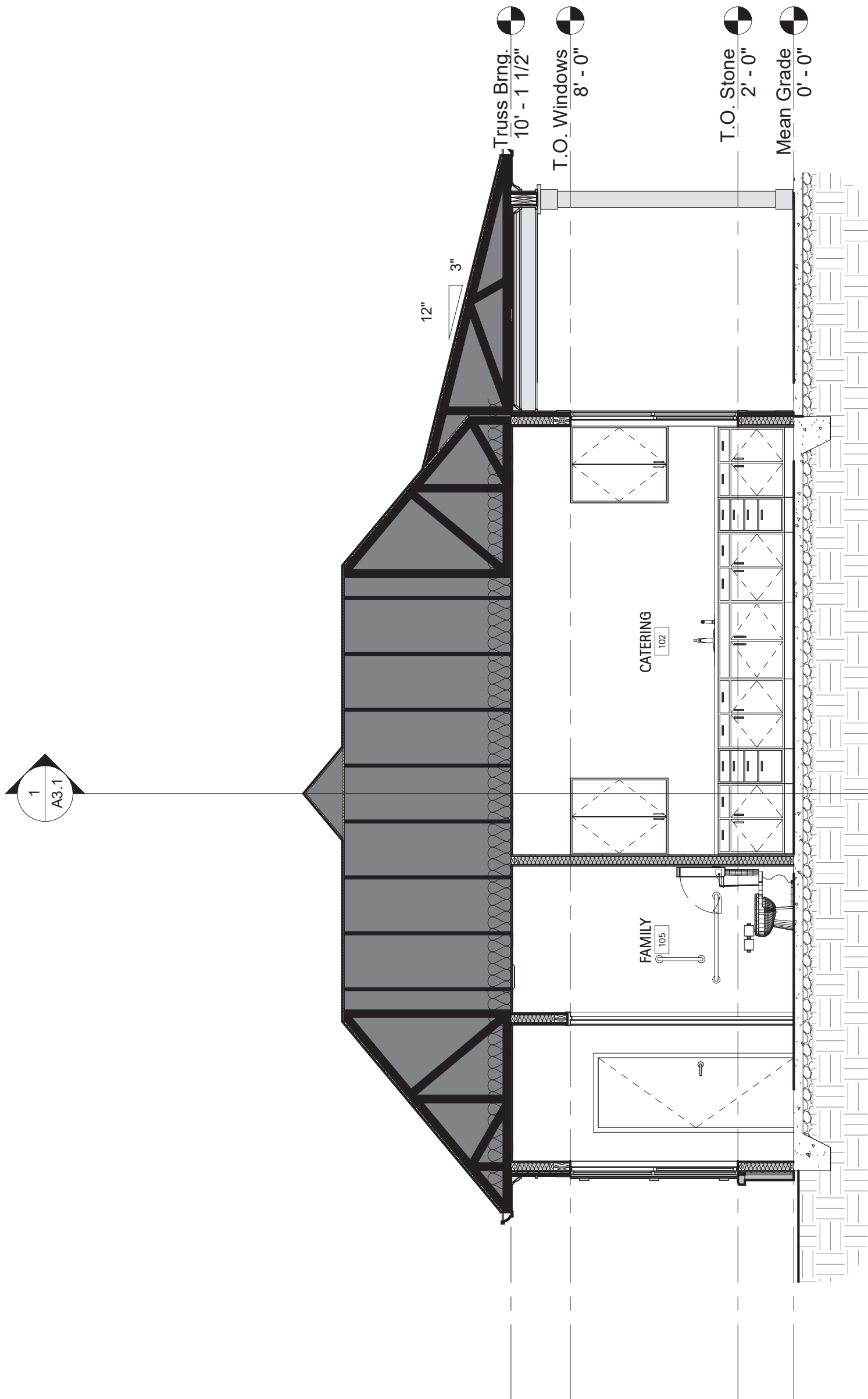
2 Through Greatroom

1/4" = 1'-0"



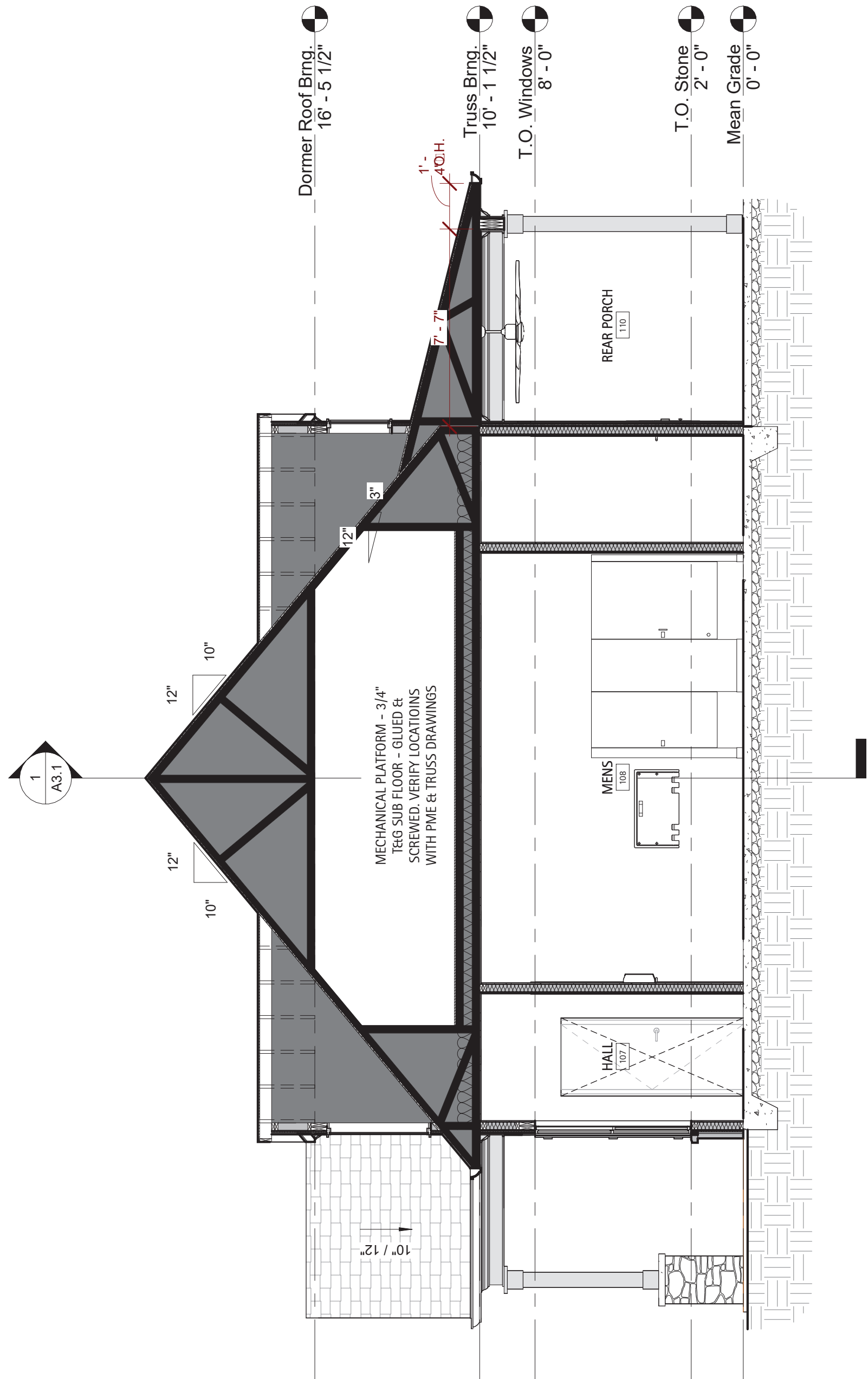
1 Through Pump Room

1/4" = 1'-0"



4 Through Catering

1/4" = 1'-0"



3 Through Dormers

1/4" = 1'-0"

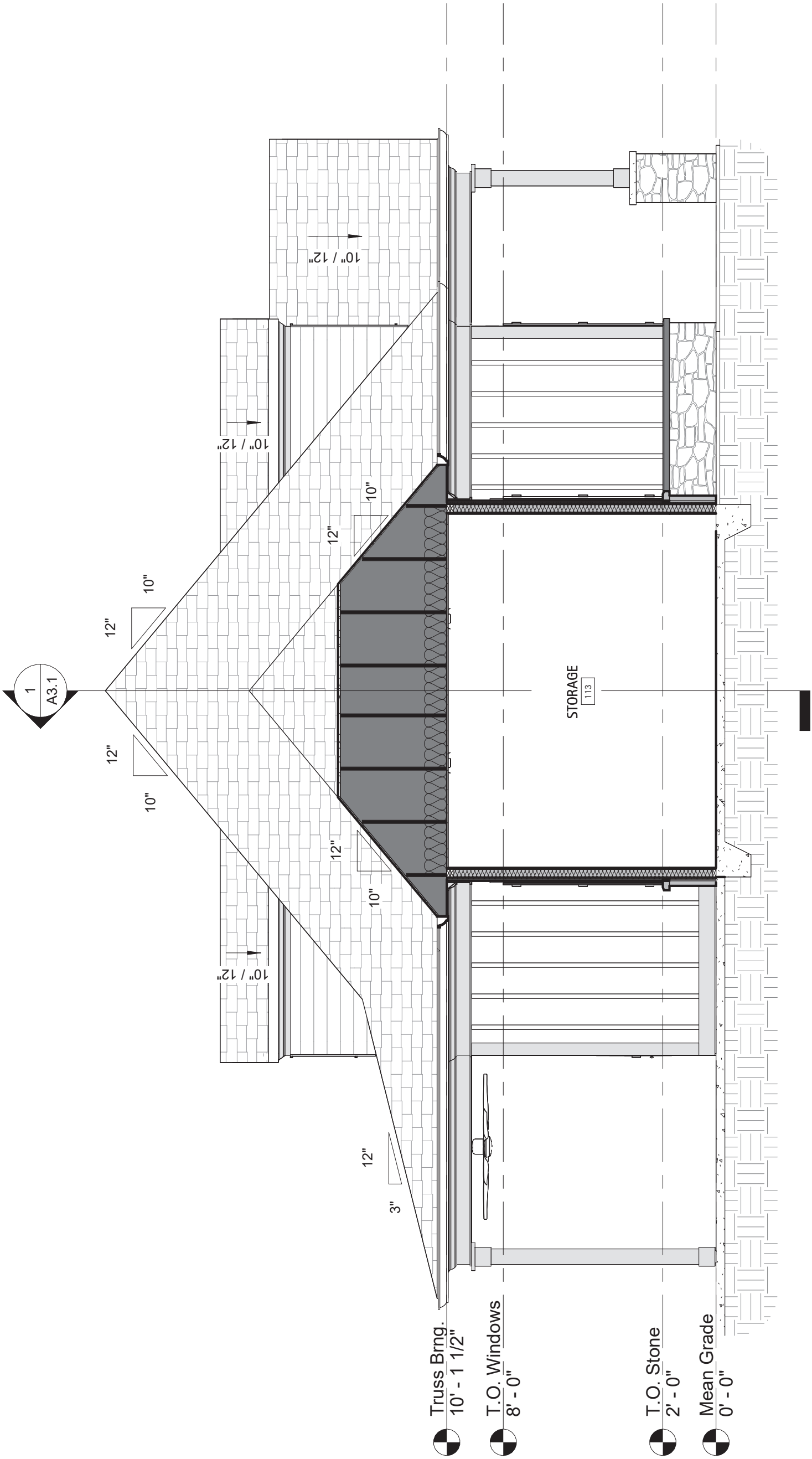


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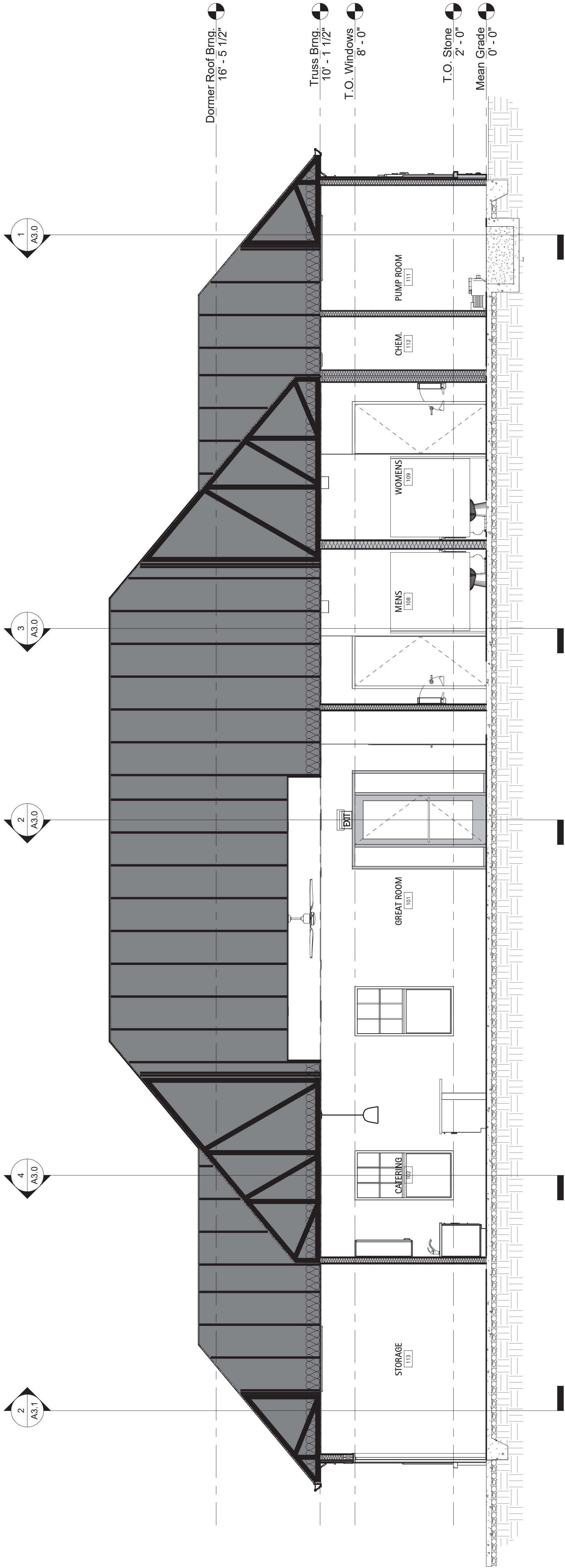
BUILDING
SECTIONS

A3.1



Through Storage Room

1/4" = 1'-0"



Through Main Ridge

1/4" = 1'-0"



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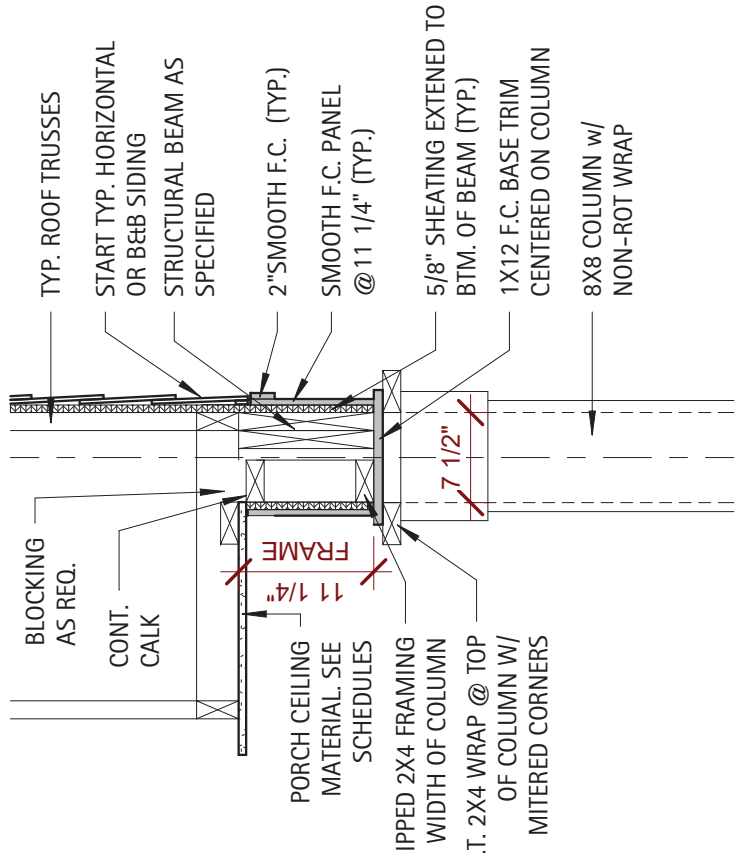
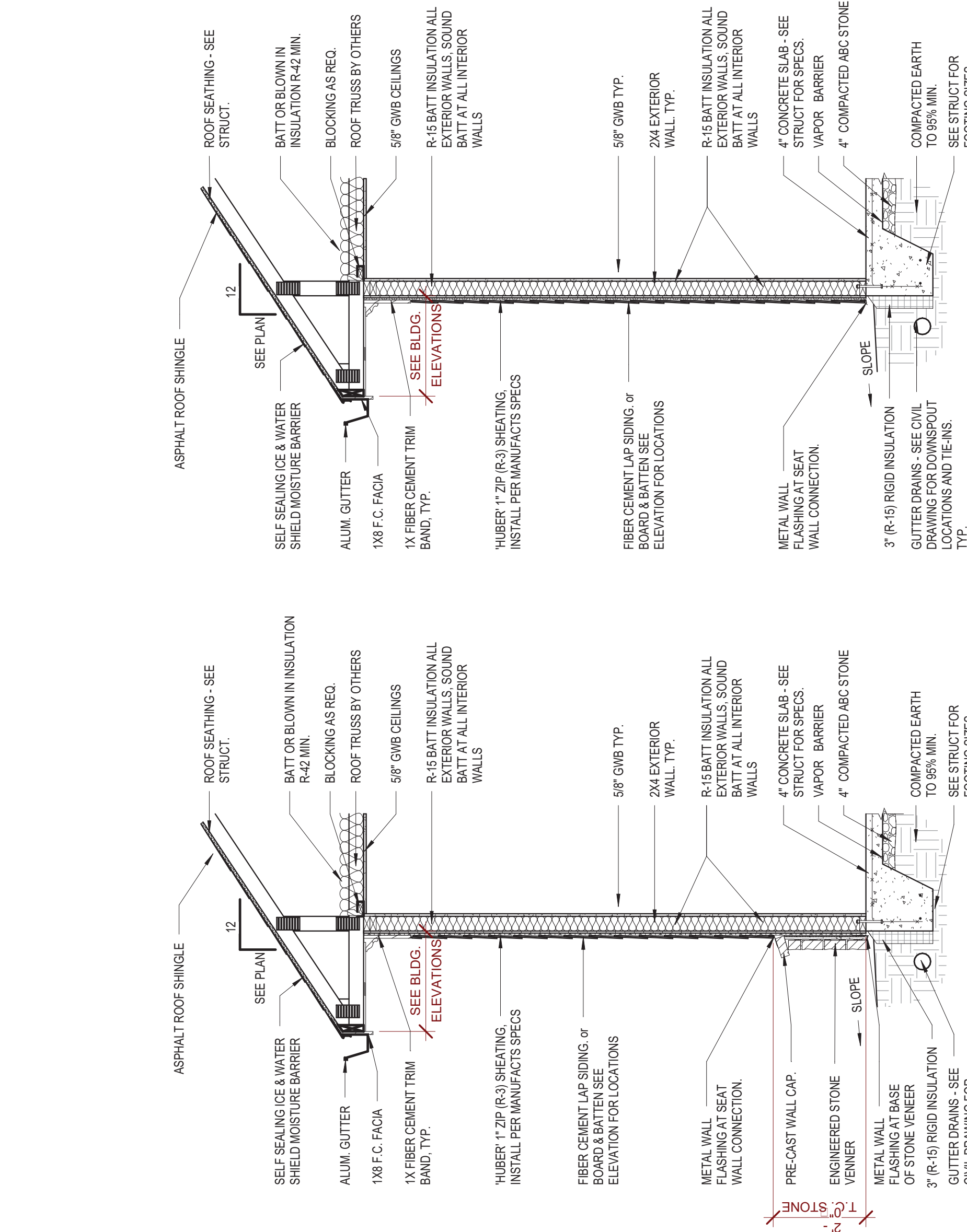
MATTHEWS LANDING

NO.	REVISION	DATE

PROJECT #:	2025004
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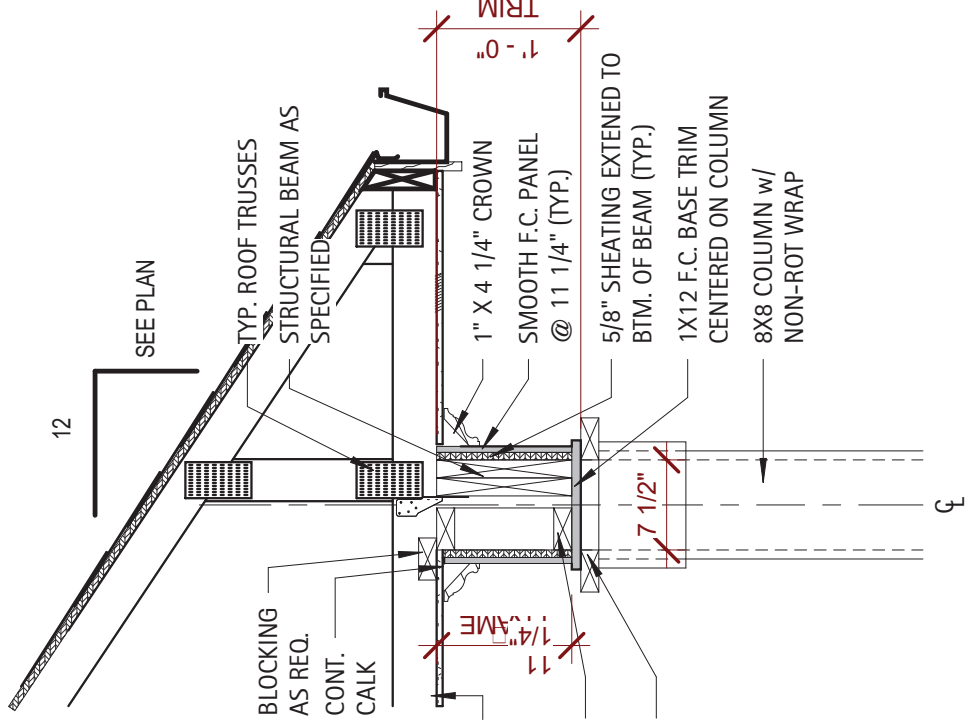
WALL
SECTIONS &
DETAILS

A3.2



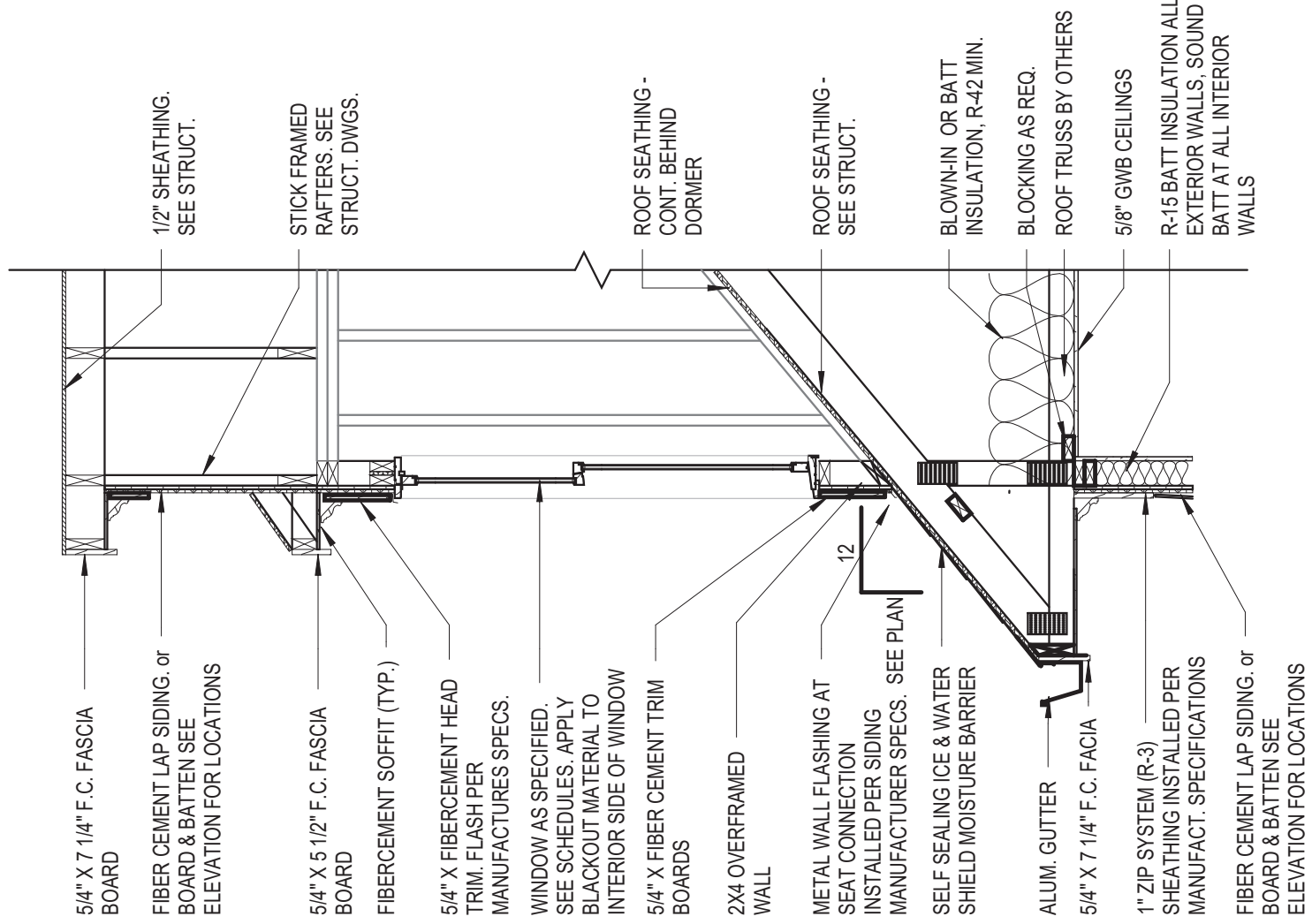
4 Detail - Typ. Trim Band @ Gables

A3.2 3/4" = 1'-0"



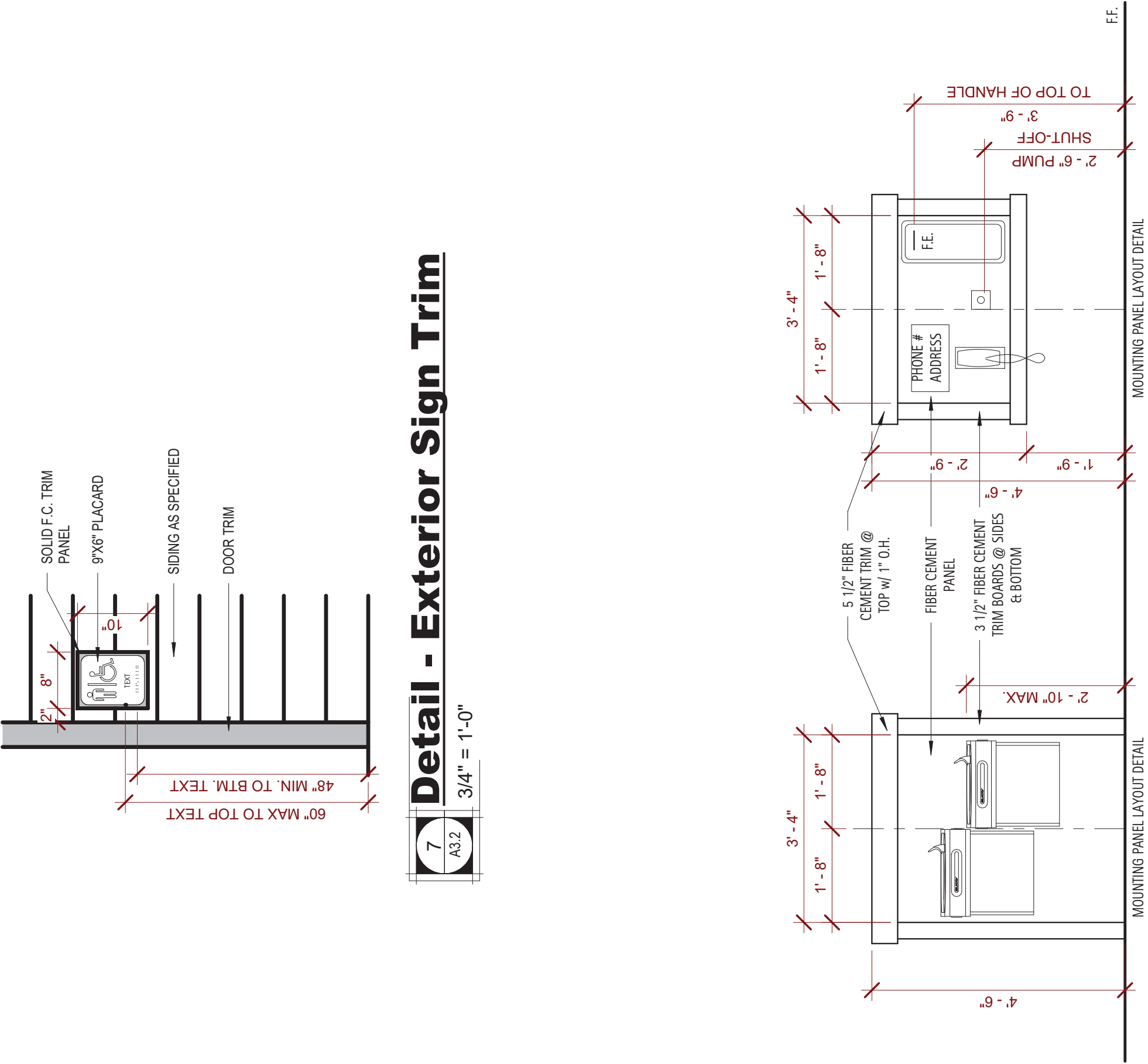
3 Detail - Typ. Trim Band @ Soffits

A3.2 3/4" = 1'-0"



2 Detail - Typical Dormer

A3.2 1/2" = 1'-0"

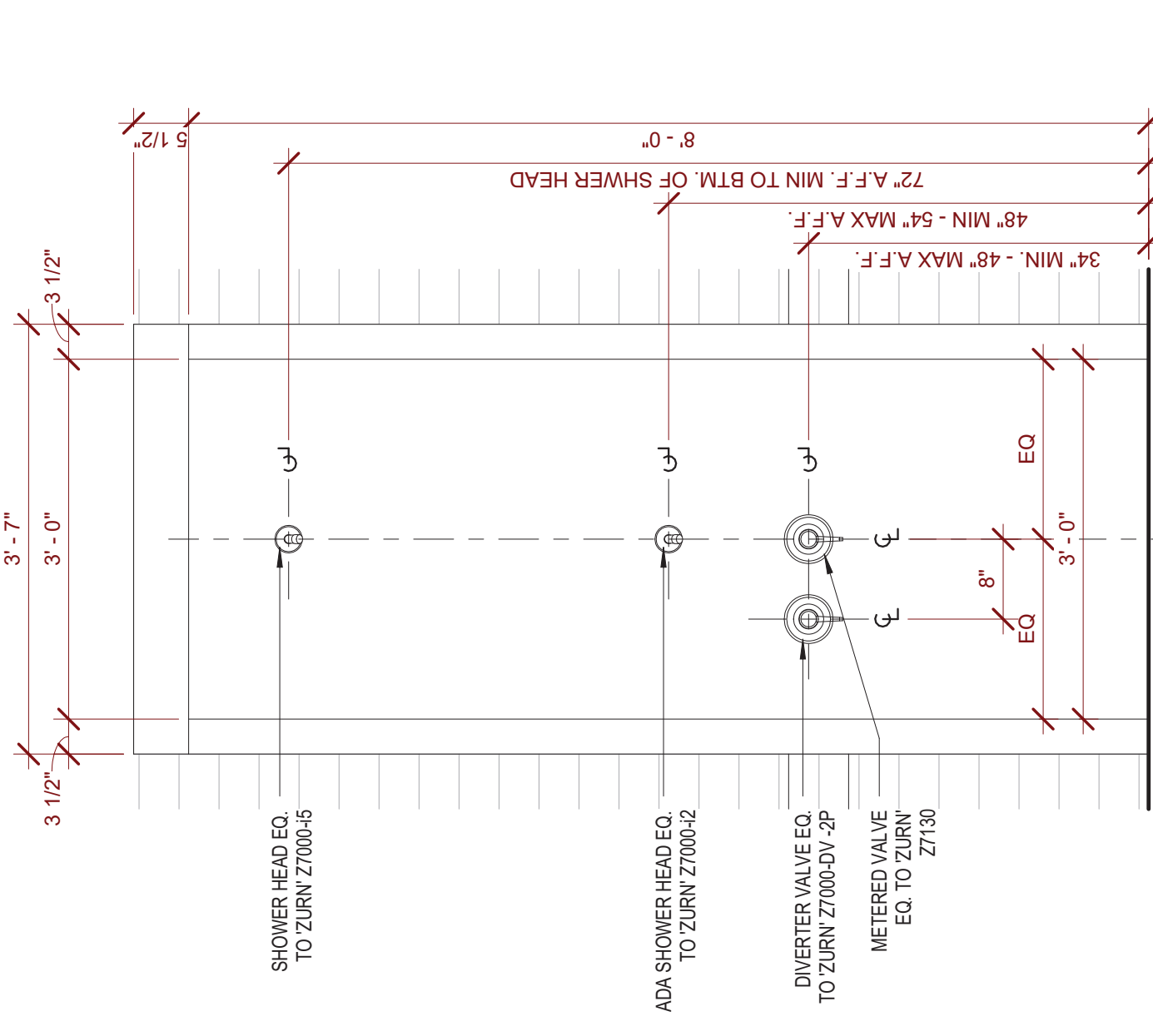


7 Detail - Exterior Sign Trim

A3.2 3/4" = 1'-0"

6 Detail - Water Cooler & Emergency

A3.2 1/2" = 1'-0"



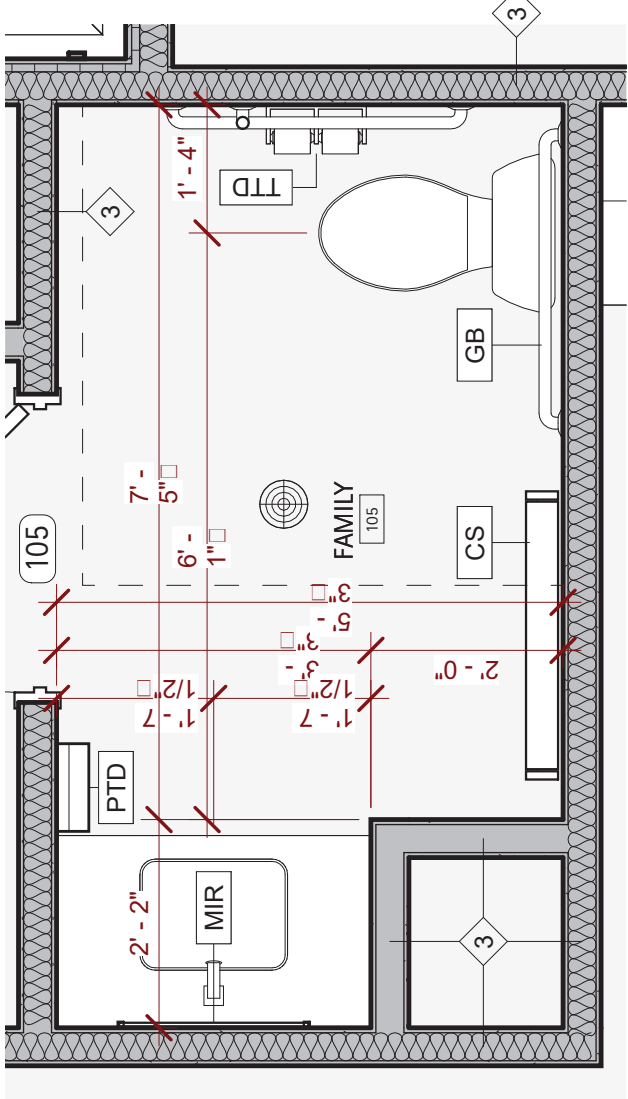
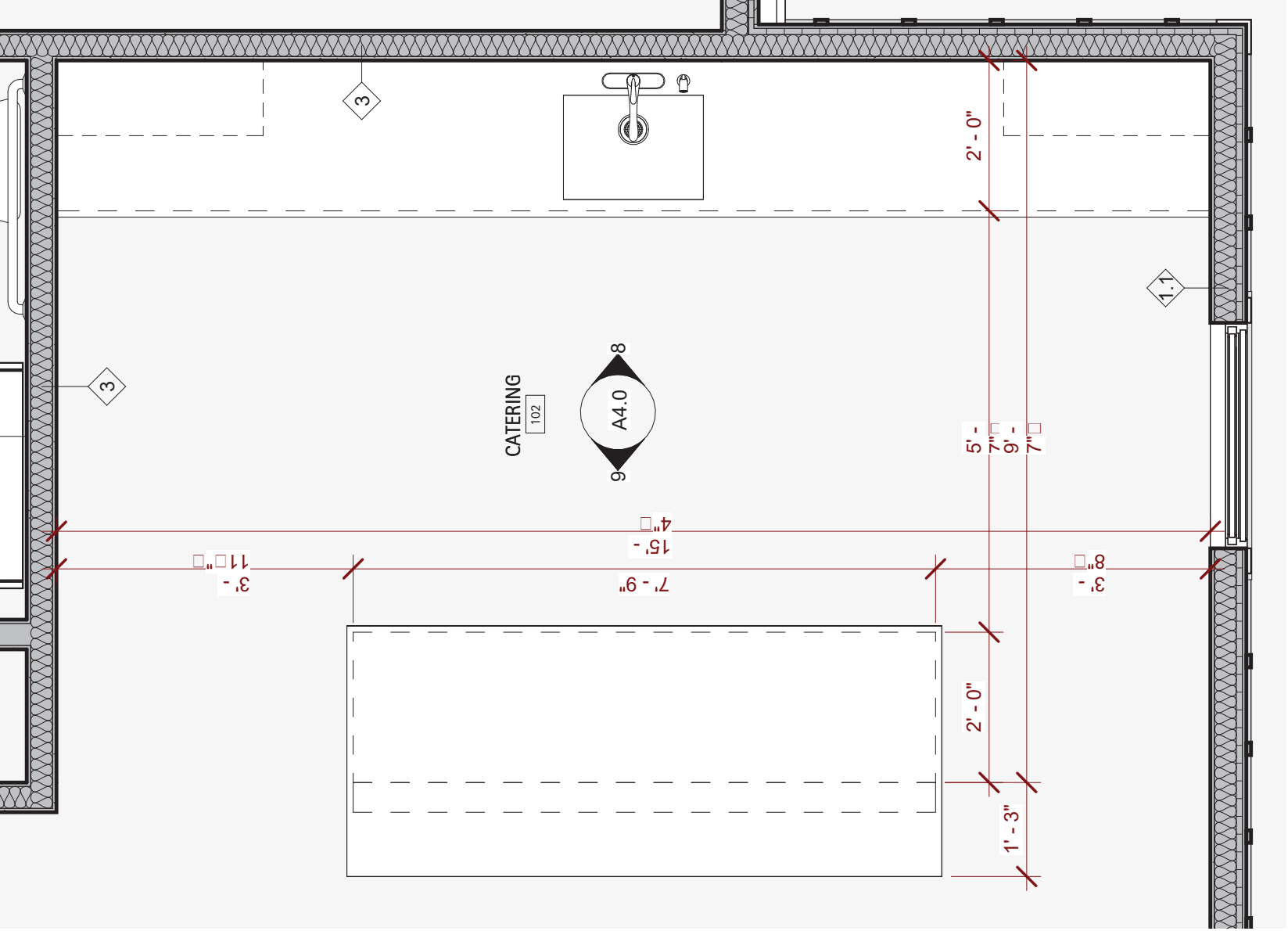
1041.7 OUTDOOR RINSE SHOWERS. OUTDOOR RINSE SHOWERS SHALL PROVIDE AT LEAST TWO FIXED SHOWER HEADS. ONE FIXED SHOWER HEAD SHALL BE 48 INCHES (1220 MM) MINIMUM AND 54 INCHES (1370 MM) MAXIMUM ABOVE THE GROUND SURFACE. AND ONE FIXED SHOWER HEAD SHALL BE 72 INCHES (1830 MM) MINIMUM ABOVE THE GROUND SURFACE. EXCEPTION: A HAND HELD SHOWER SPRAY UNIT COMPLYING WITH 808.6 SHALL BE PERMITTED INSTEAD OF THE FIXED SHOWER HEAD 48 INCHES (1220 MM) MINIMUM AND 54 INCHES (1370 MM) MAXIMUM ABOVE GROUND SURFACE

5 Detail - Rinse Shower

A3.2 3/4" = 1'-0"

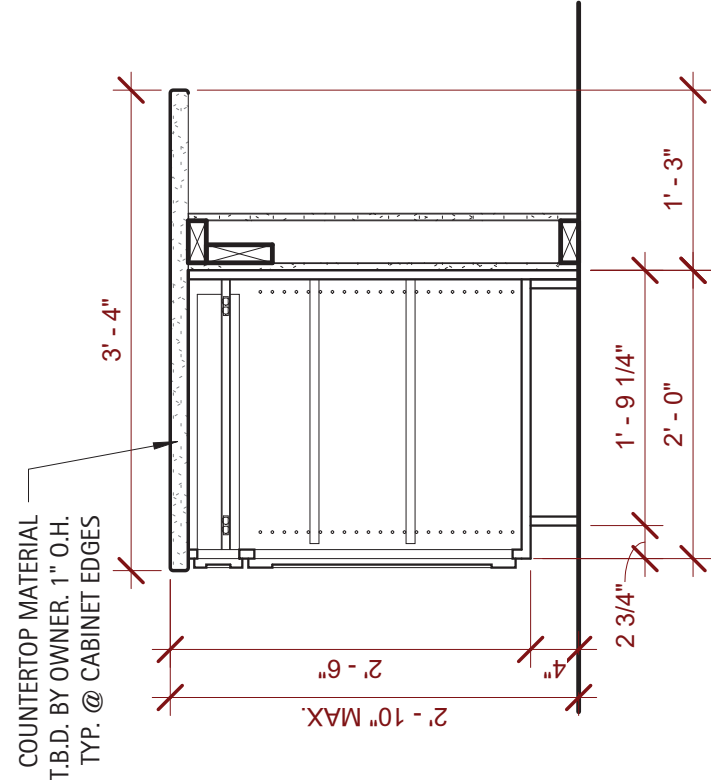
TOILET ACCESSORIES

MARK	ITEM	MANUFACTURER	MODEL NUMBER
TTD	SURFACE MOUNTED DUAL ROLL TOILET TISSUE HOLDER	AMERICAN SPECIALTIES, INC	0715
GB	GBAB BAR - 1 1/2" DIA. S/S, PREENED GRIP, SNAP FLANGE 36", 42" & 18"	AMERICAN SPECIALTIES, INC	3800 TYPE-01
MIR	INTERLOCK S.S. FRAMED MIRROR W/ SHATTER RESISTANT GLASS	BY OTHERS	N/A
CH	SURFACE MOUNTED COAT HOOK	AMERICAN SPECIALTIES, INC	0714
PTD	SURFACE MOUNTED PAPER TOWEL DISPENSER	AMERICAN SPECIALTIES, INC	0210
CS	SURFACE MOUNTED BABY CHANGING STATION	AMERICAN SPECIALTIES, INC	9812
ST	FOLDING SHOWER SEAT, RECTANGULAR SOLID PHENOLIC SEAT	AMERICAN SPECIALTIES, INC	8203-33
TP	TOILET PARTITION - FLOOR-SUPPORTED W/ HEADRAIL, POWDER COATED STEEL FINISH	GENERAL PARTITIONS	SERIES 40-S



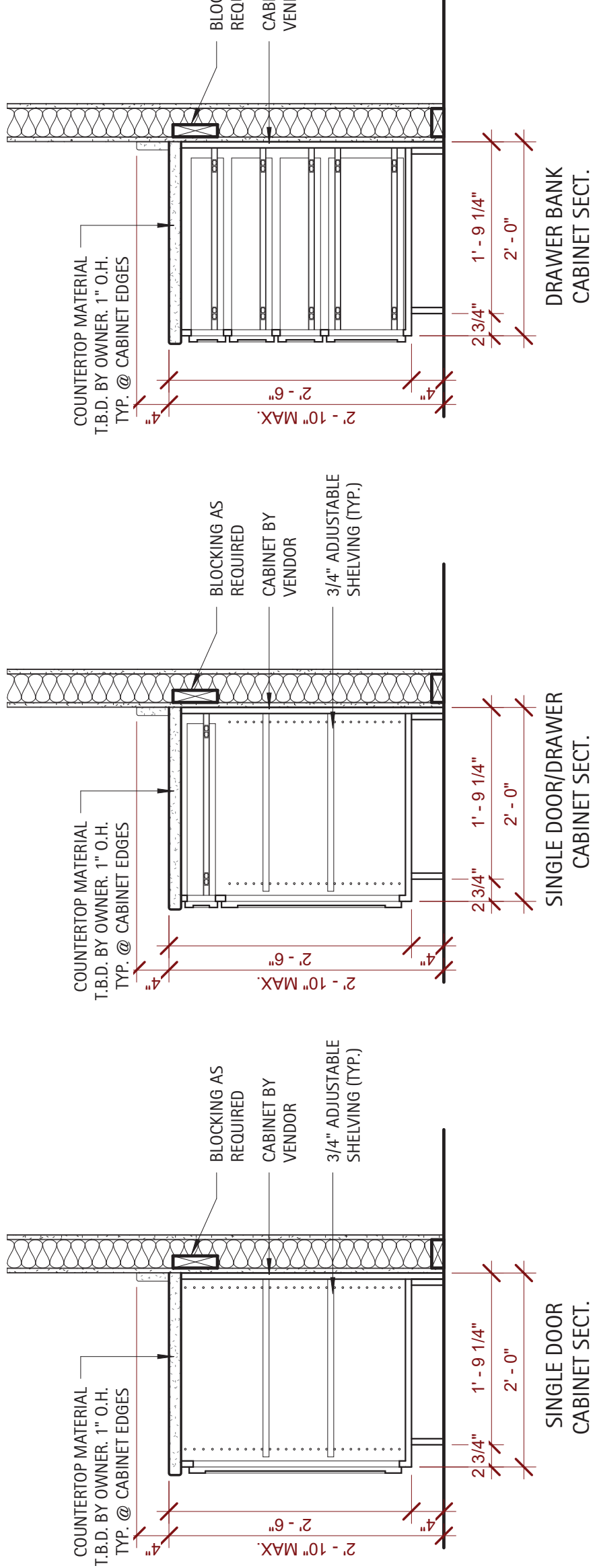
9 Millwork - Catering Island

1/2" = 1'-0"



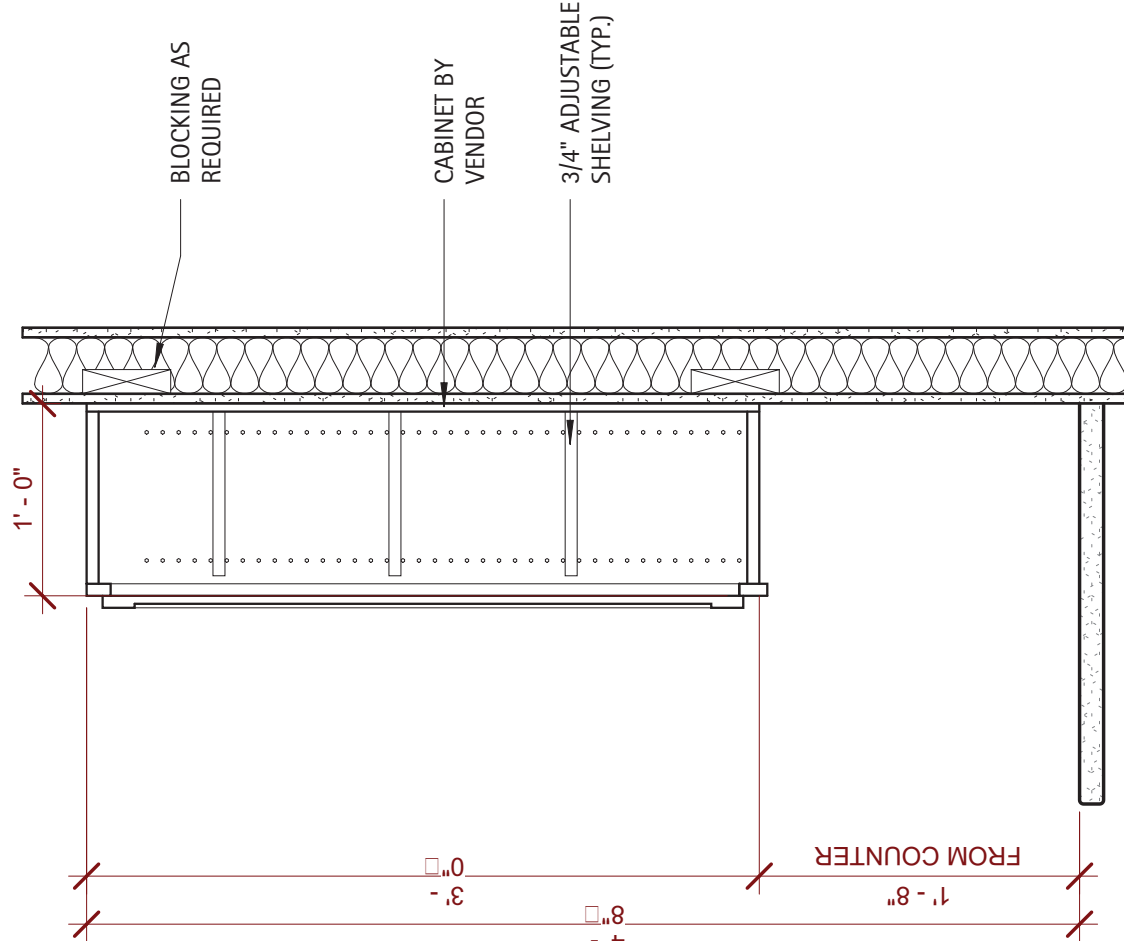
8 Millwork - Catering Back Wall

1/2" = 1'-0"



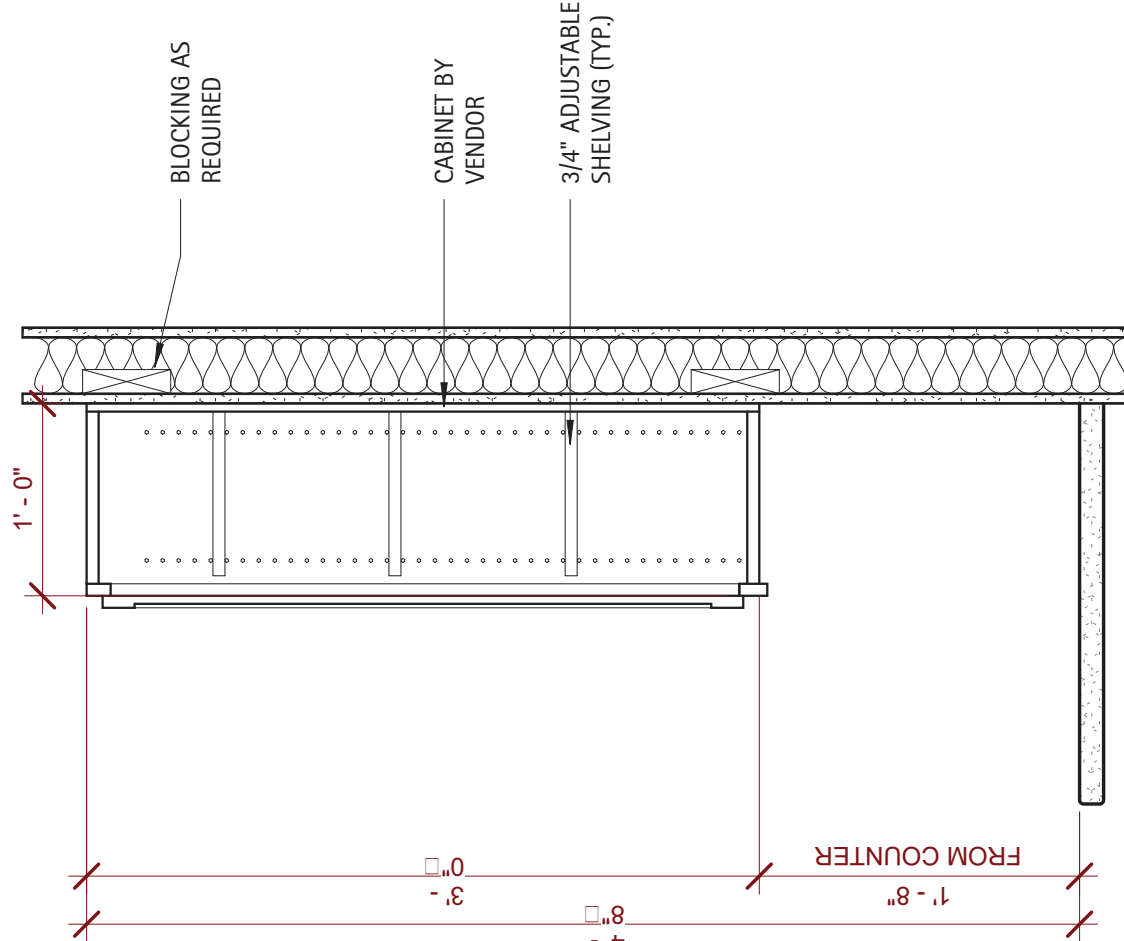
7 Detail - Typ. Island Section

3/4" = 1'-0"



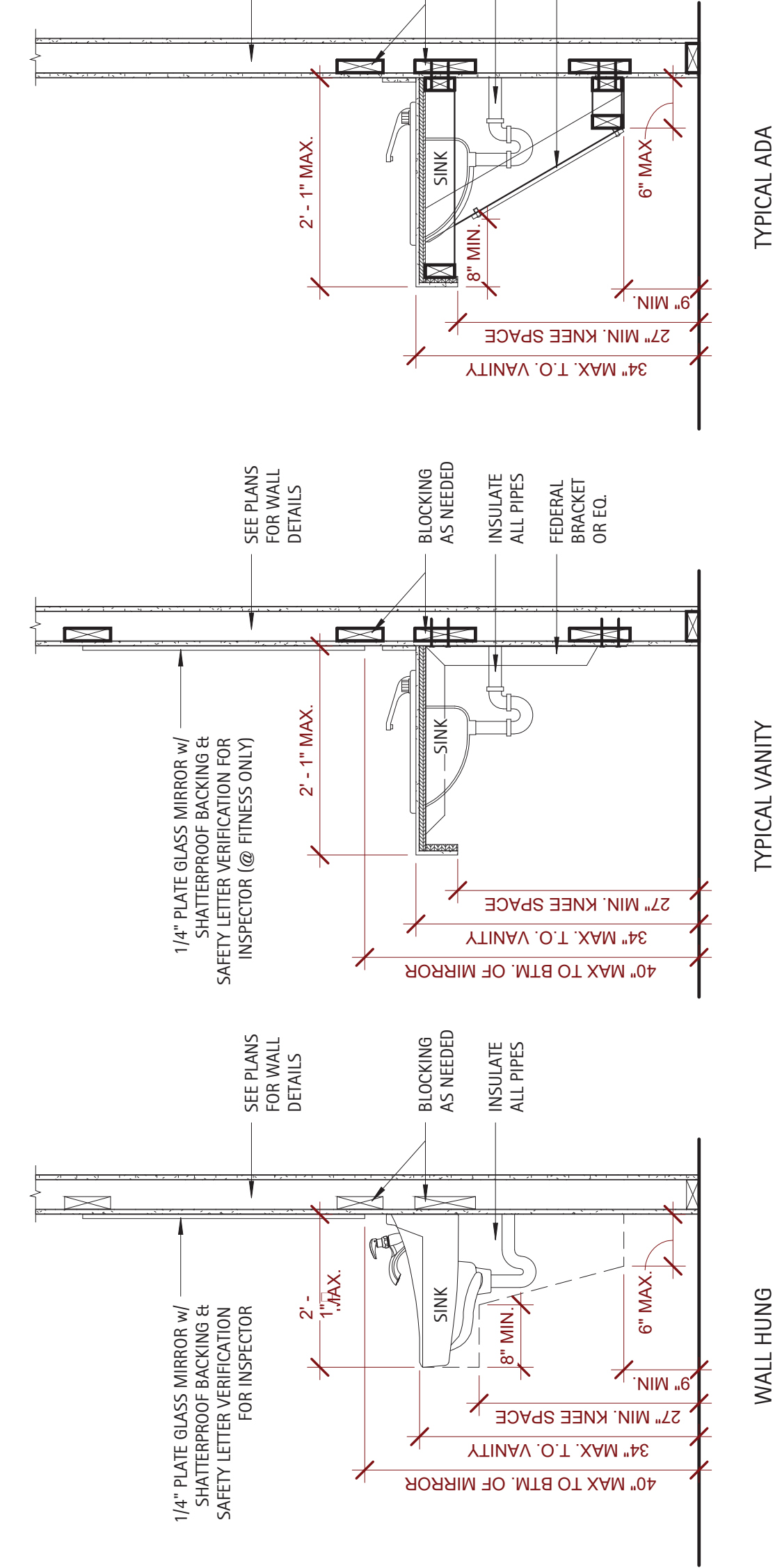
6 Detail - Typ. Upper Cabinets

1" = 1'-0"



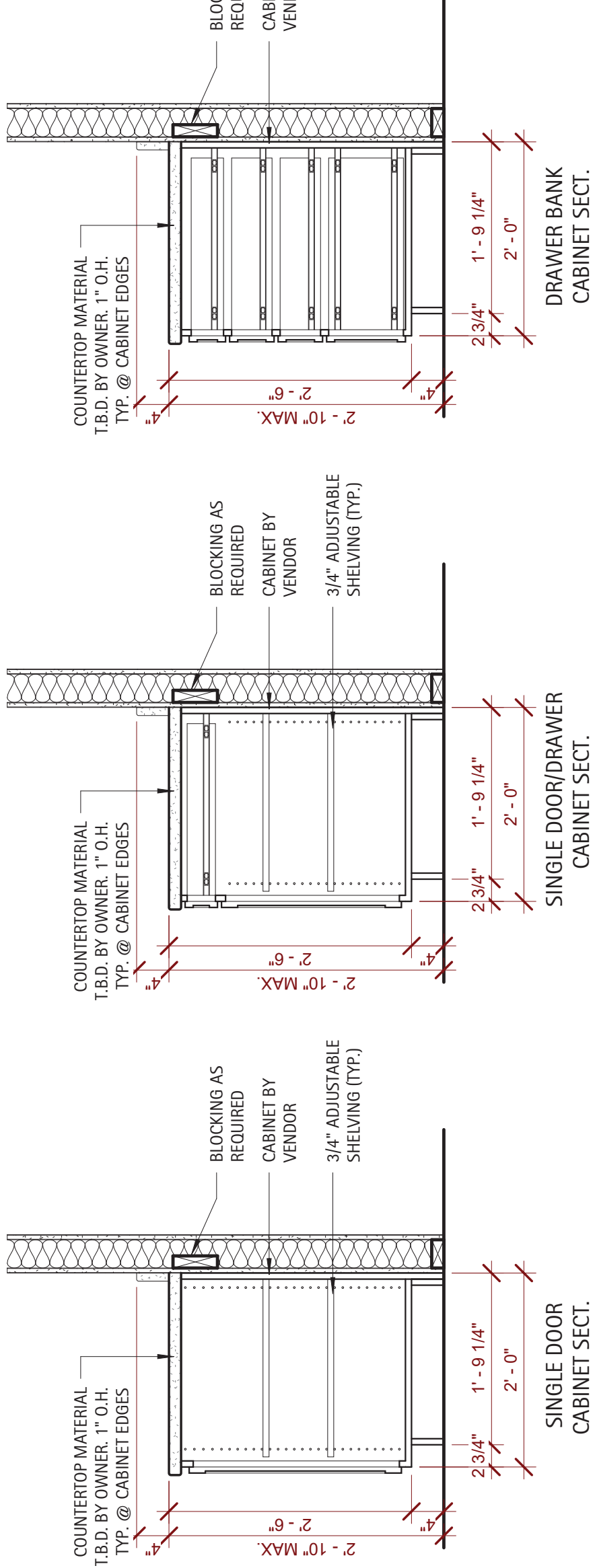
4 Detail - Typ. Sink Sections

3/4" = 1'-0"



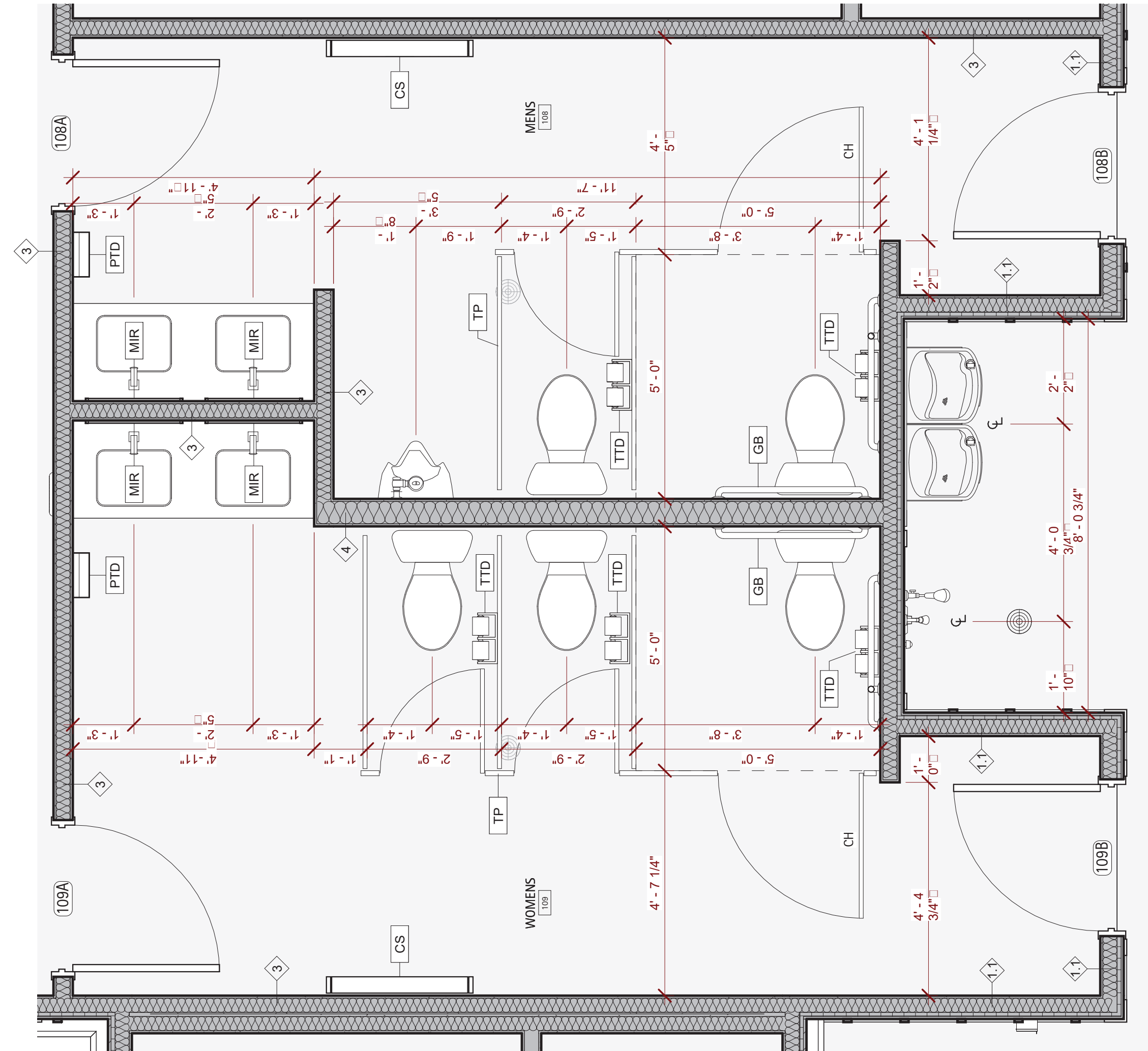
5 Detail - Typ. Cabinet Section

3/4" = 1'-0"



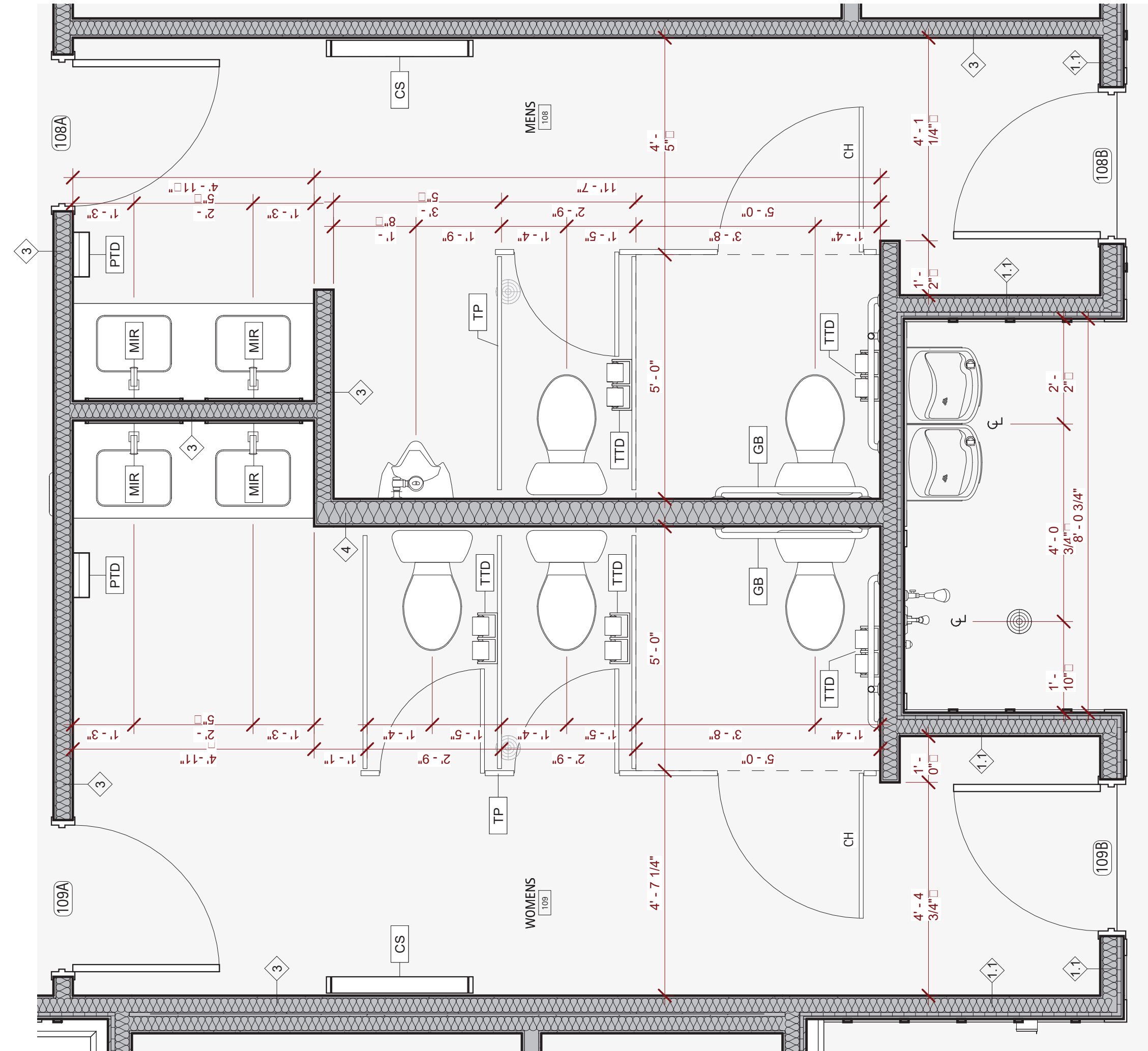
3 Enlarged Family Restroom

1/2" = 1'-0"



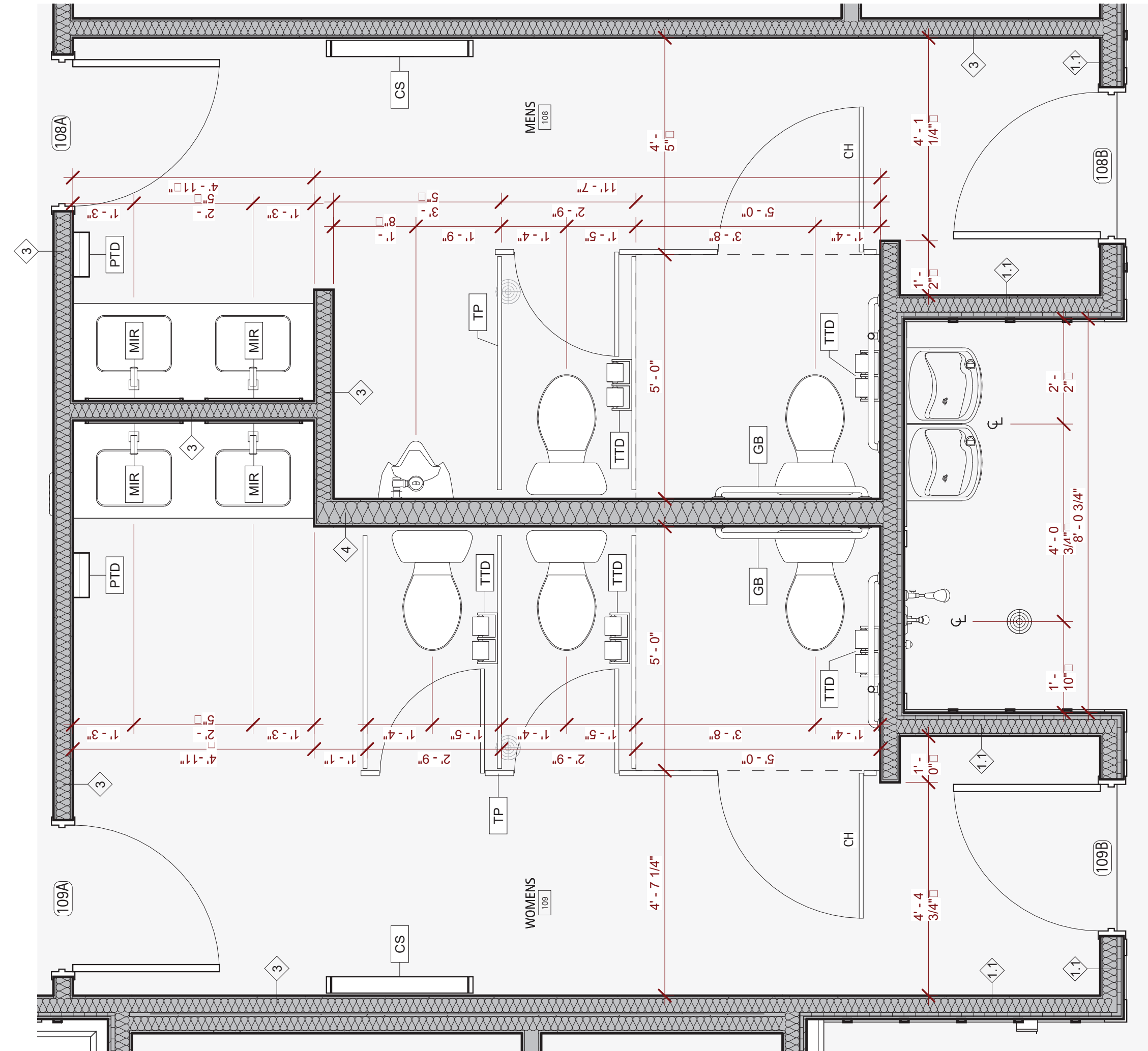
1 Enlarged Restrooms

1/2" = 1'-0"



2 Enlarged Catering

1/2" = 1'-0"





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DR HORTON

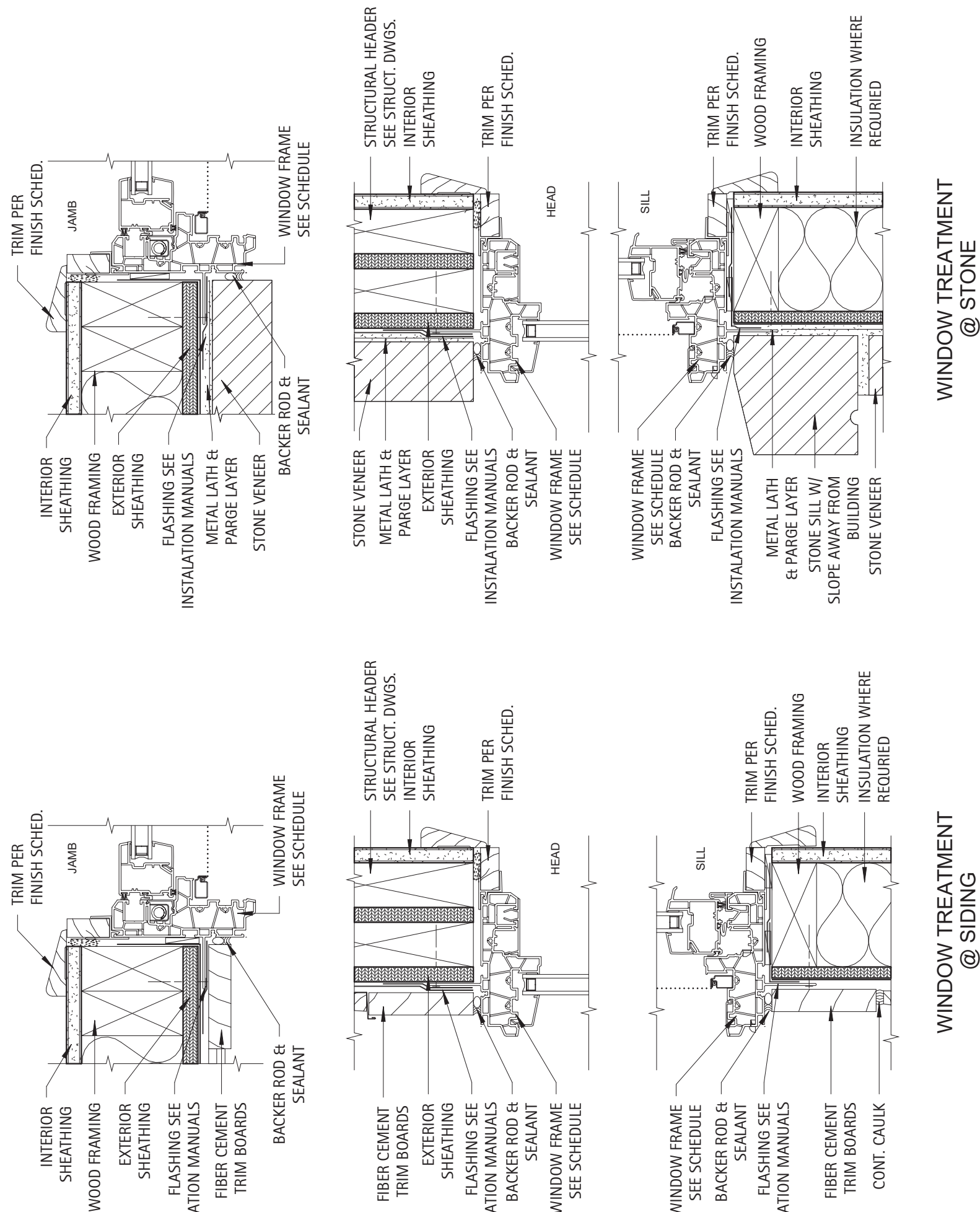
LILLINGTON, NC

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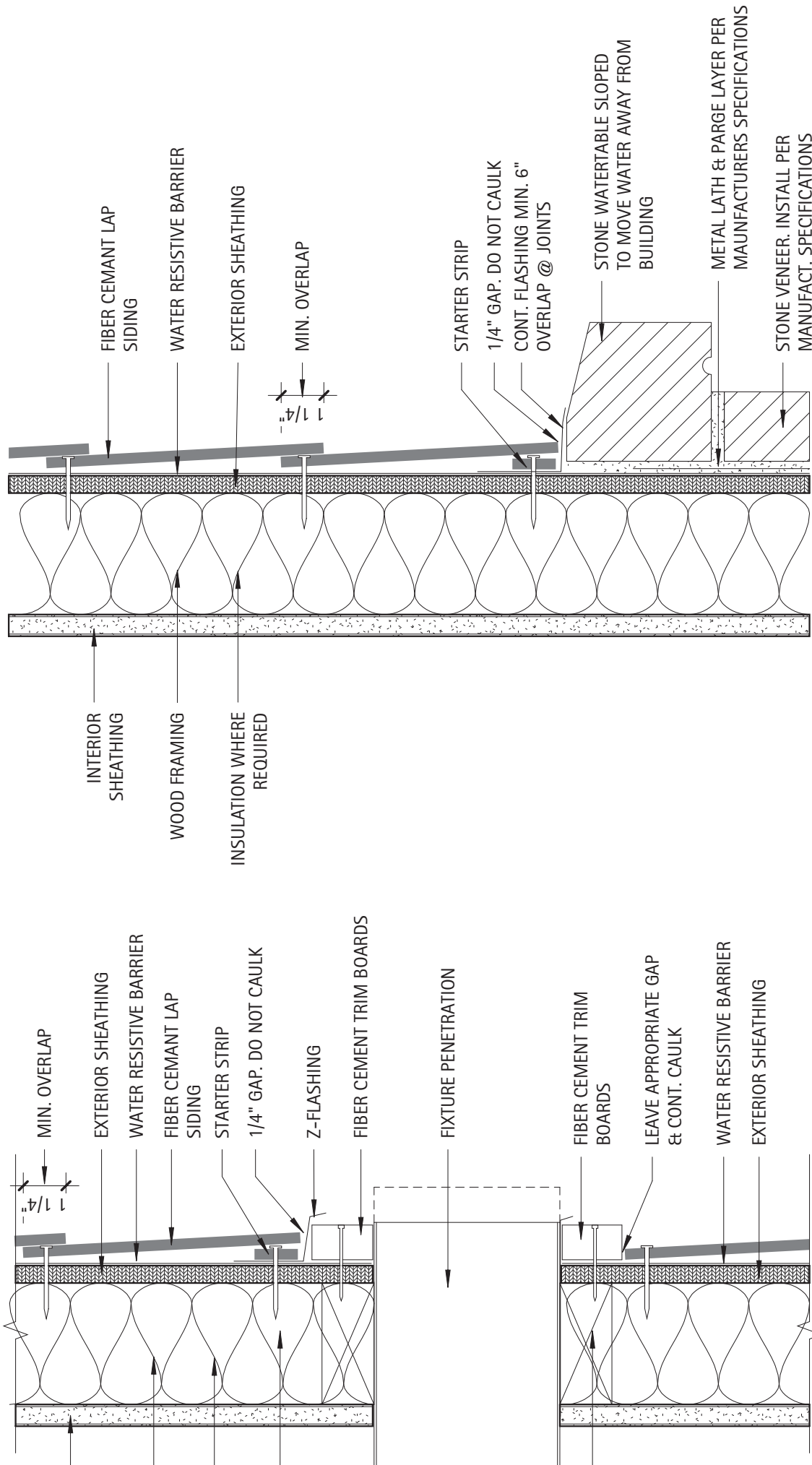
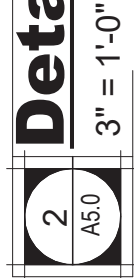
PROJECT #:	2025004
DATE ISSUED:	03/24/2025
DRAWING BY:	LBG / JSM
CHECKED BY:	PCJ/JSM
100% I.F.P.	

GENERAL BUILDING DETAILS

A5.0



Detail - Window Treatments

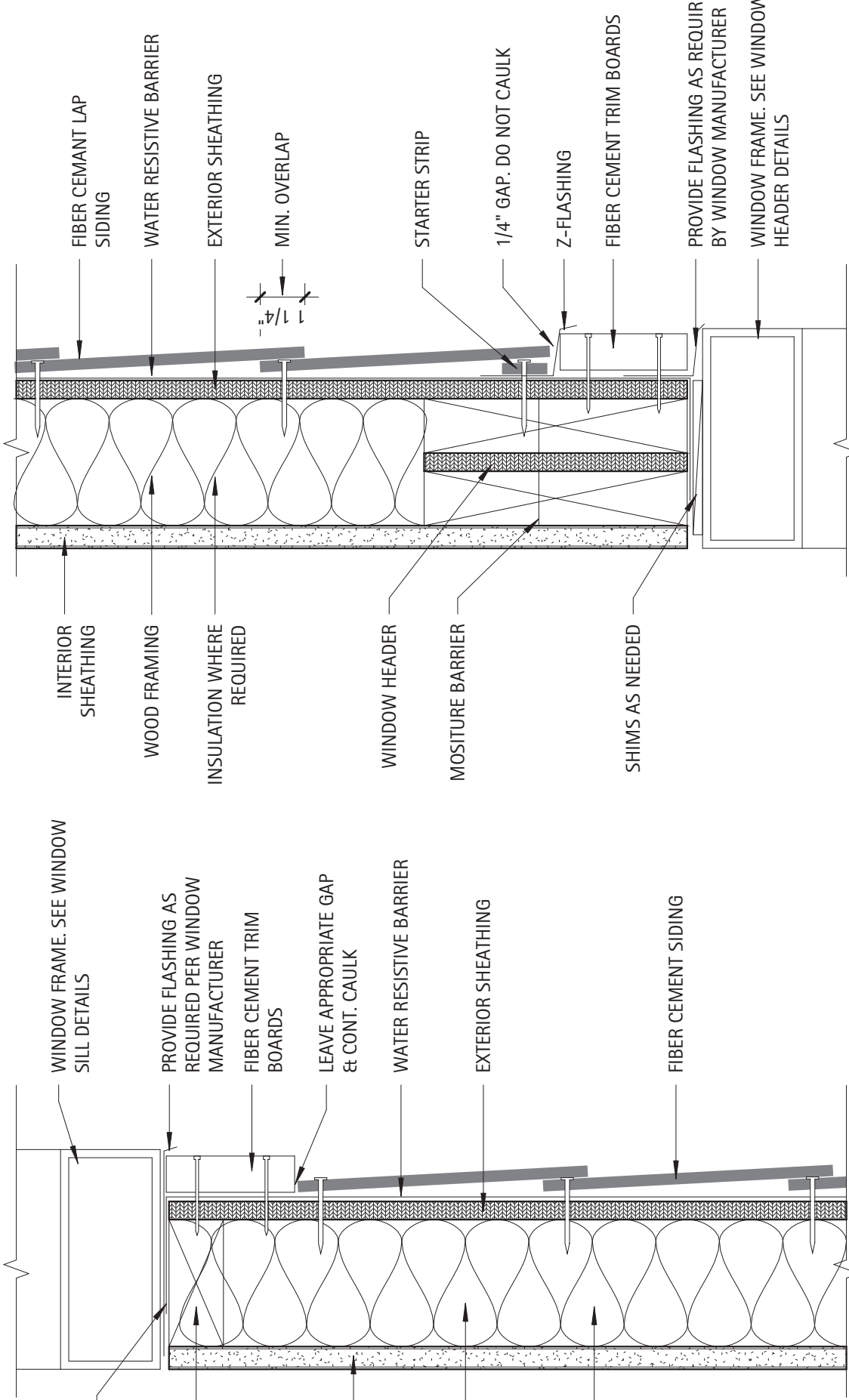
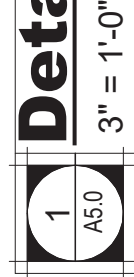


SIDING @ STONE VENEER

TYPICAL WINDOW SILL TRIM

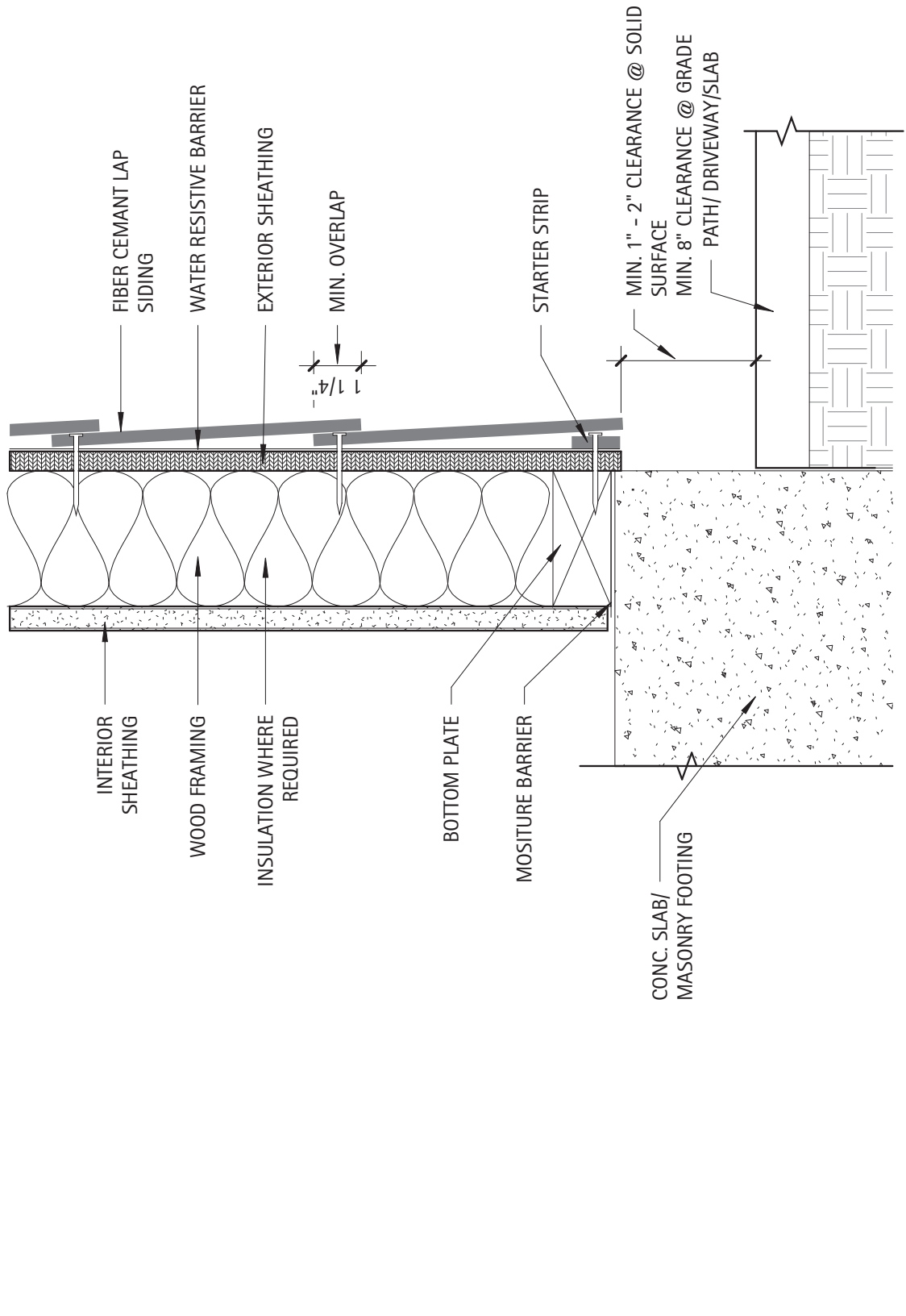
TYPICAL WINDOW HEADER TRIM

Detail - Fiber Cement Siding



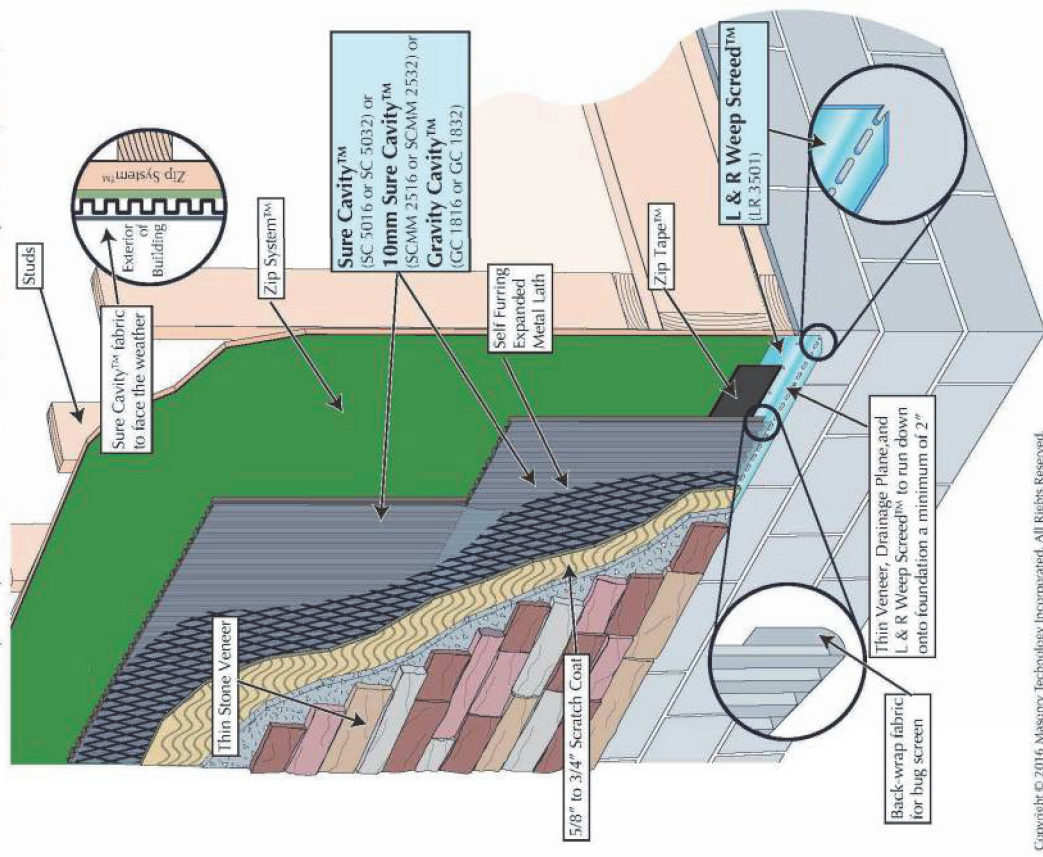
TYPICAL WINDOW SILL TRIM

SIDING @ FOUNDATION



L&R Weep Screed at Bottom of Thin Stone Veneer Wall With Zip System™

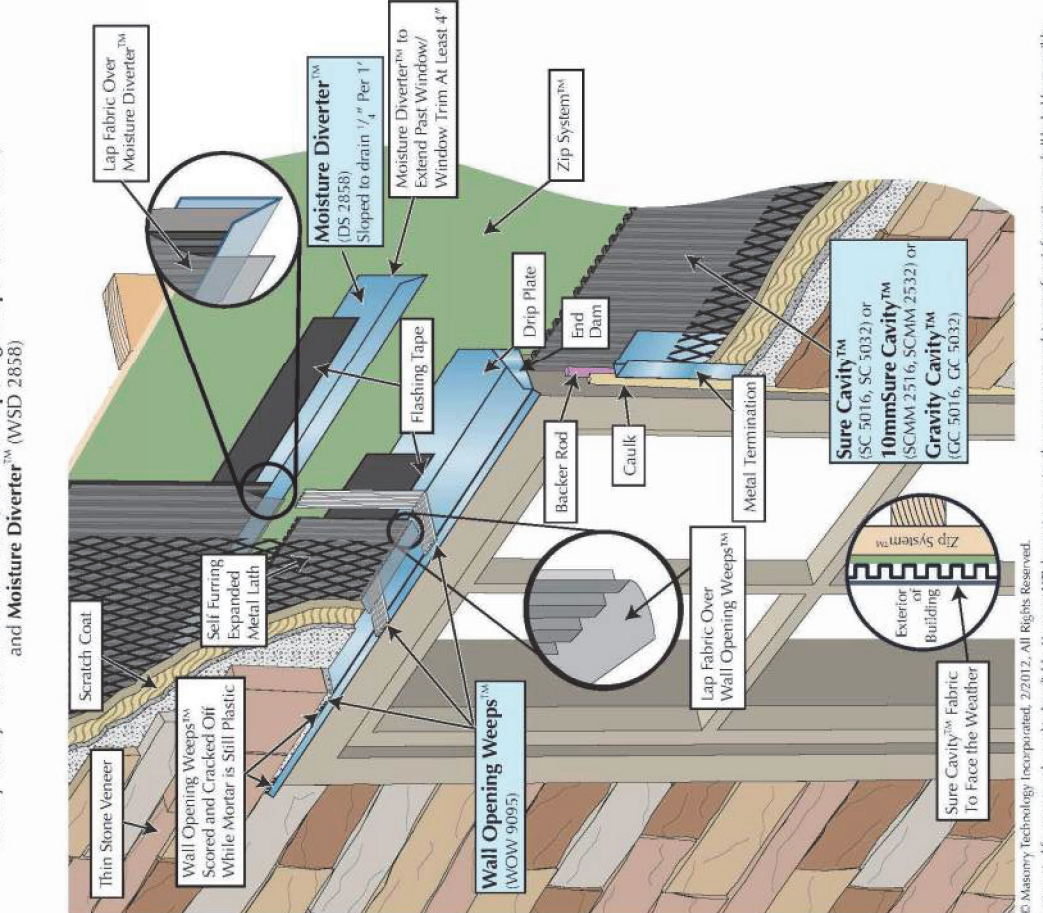
Sure Cavity™ SC-2016 or SC-2023 or Thin Sure Cavity™ SCAM-2316 or SCAM-2323 or Gravity Cavity™ GC-1816 or GC-1823 and L&R Weep Screed™ (L&R-3501)



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Thin Stone Veneer with Drainage Plane and Weeps on Zip System™

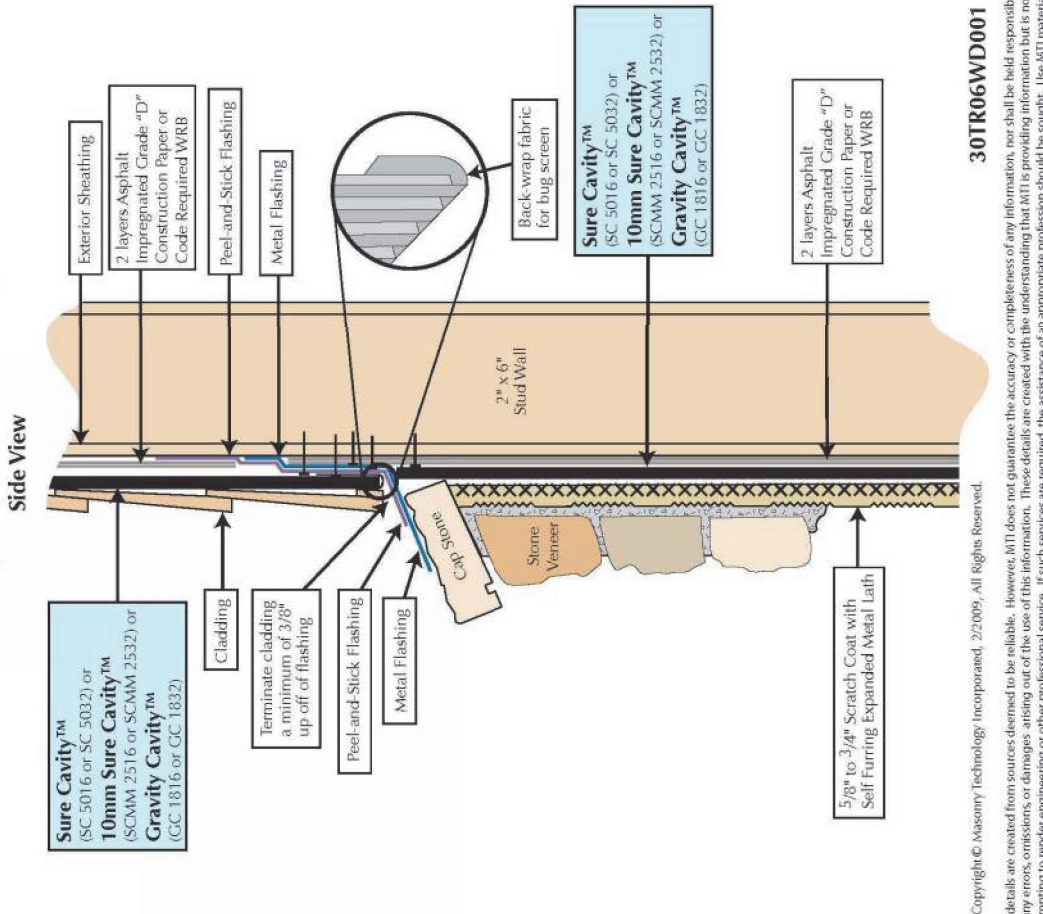
Sure Cavity™ SC-2016 or SC-2023 or Thin Sure Cavity™ SCAM-2316 or SCAM-2323 or Gravity Cavity™ GC-1816 or GC-1823 and Moisture Diverter™ (MDM-9095)



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Cladding Systems to Thin Stone Veneer Installation

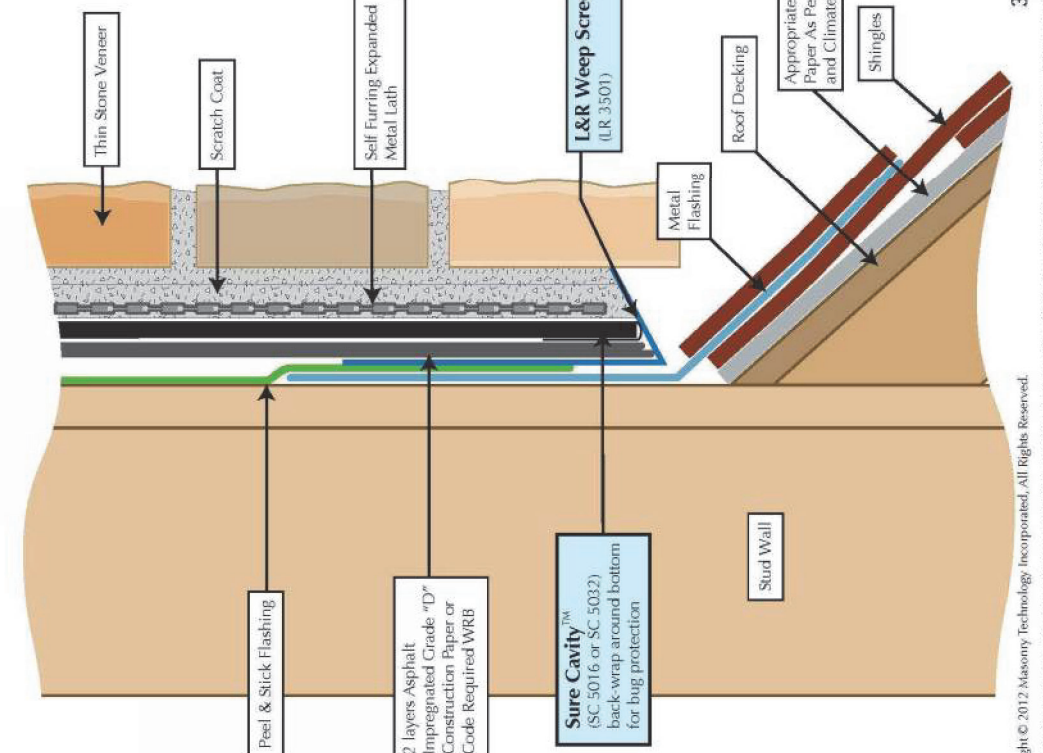
Sure Cavity™ SC-2016 or SC-2023 or Thin Sure Cavity™ SCAM-2316 or SCAM-2323 or Gravity Cavity™ GC-1816 or GC-1823



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Thin Stone Veneer Side Wall to Roof Termination Detail

Sure Cavity™ SC-2016 or SC-2023 and L&R Weep Screed™ (L&R-3501)



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Refer to Door and Hardware Schedule for extent, type and additional notes. Acceptable wood door manufacturers to be Weyerhaeuser, Eggers, Mohawk or Architect approved type. General Contractor shall provide a hardware schedule and catalogue cuts for all finish hardware for approval by the Architect indicating location of hardware set, cross-referenced to indications on Drawings, manufacturer's name and product number, finish, and other similar information describing hardware to be provided. Items of hardware not definitely specified, but needed for satisfactory installation of hardware shall be provided. Such items shall be of type and quality suitable for service needed and comparable to adjacent hardware.

All doors shall be set 6" off adjacent perpendicular wall, UON. Doors shall not be undercut, UON. All levers, pulls, and locks are to be provided per the schedule. All hinges and other miscellaneous exposed hardware shall be in similar and compatible finishes as indicated on Hardware Schedule.

General Contractor shall coordinate keying system with Owner (Building Management), Landlord, and Architect. General Contractor shall coordinate security system with system vendor and scheduled hardware and the submittal of all security hardware specifications and cut sheets to the proper authorities for review and approval during building permit process

Provide hardware, door pulls, hinges, closers, electromagnetic devices, etc. needed to provide a full and complete installation. Provide silencers at metal frame doors. Provide floor mounted door stops unless existing conditions require wall mounted. Ensure adequate blocking for wall mounted stops. Submit to Architect for approval.

Provide 4 1/2" x 1/2" full mortise, template, 5-knuckle, heavy duty, button tip hinges with non-rising loose pins and anti-friction, ball type bearing. Doors with locksets shall be furnished with non-removable pins hinges. Provide 1-1/2" pair hinges for doors up to 90" in height. Add 1 hinge for every additional 30" in height.

heavy duty cylindrical locksets and latches shall conform to ANSI A156.2, Series 4000, Grade 1. Functions as listed in schedule. Heavy duty mortise locksets and latches, levers shall conform to ANSI A156.3, Series 1000, Grade 1. Overhead Closers shall be surface mounted or concealed overhead as noted in the hardware schedule and shall be heavy duty, fully hydraulic, rack and pinion action and sized to be in compliance with requirements for accessibility for handicapped and recommendations of manufacturer. Furnish complete with all necessary hardware. Furnish 2 keys per lock with a maximum of 8 keys per keyed alike set. Before final completion, adjust hardware so that doors operate in perfect order. Test and adjust hardware for quiet, smooth operation and adjust closers for proper operation. At final completion, properly tag and identify keys and deliver to owner.

7 All Hardware shall be medium grade commercial if not otherwise noted or specified. See allowance per door.

3 All interior egress doors and a minimum of one exterior egress door shall be readable open/albe from the egress side without use of a key or special knowledge.

All Glazing within 24" of either side of a door in a closed position, and on the same wall plane shall be tempered. Tempered glass shall be installed by code in the following locations:

- a. Door Glazing;
- b. Glazing for bathroom fixture enclosures (showers, etc)
- c. Glazing less than 60" above tub and shower drains;
- d. Glazing within 24" of an adjacent door w/ sill less than 60 degrees;

10 Provide an interior door signage allowance of \$25.00 per door.

11 Fire Extinguisher cabinets shall be similar to JL Industries Mod. Clear VU 1525F26 with a clear bubble and A#10 S/S Finish. ADA approved and mounted. Place where shown on plans (FX)

12 Door closers shall be LCN series 4040 or equivalent

ELEVATIONS FOR EXTERIOR

0
1
1
2
0
3
3
2

NOTE: EXTERIOR GLAZING

GLAZING

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NO.	REVISION	DATE

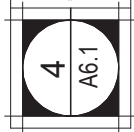
PROJECT #:	2025004
DATE ISSUED:	03/24/2025
DRAWING BY:	LBG / JGM
CHECKED BY:	JGM/PGC
100% I.F.P.	

STOREFRONT ELEVATIONS AND DETAILS

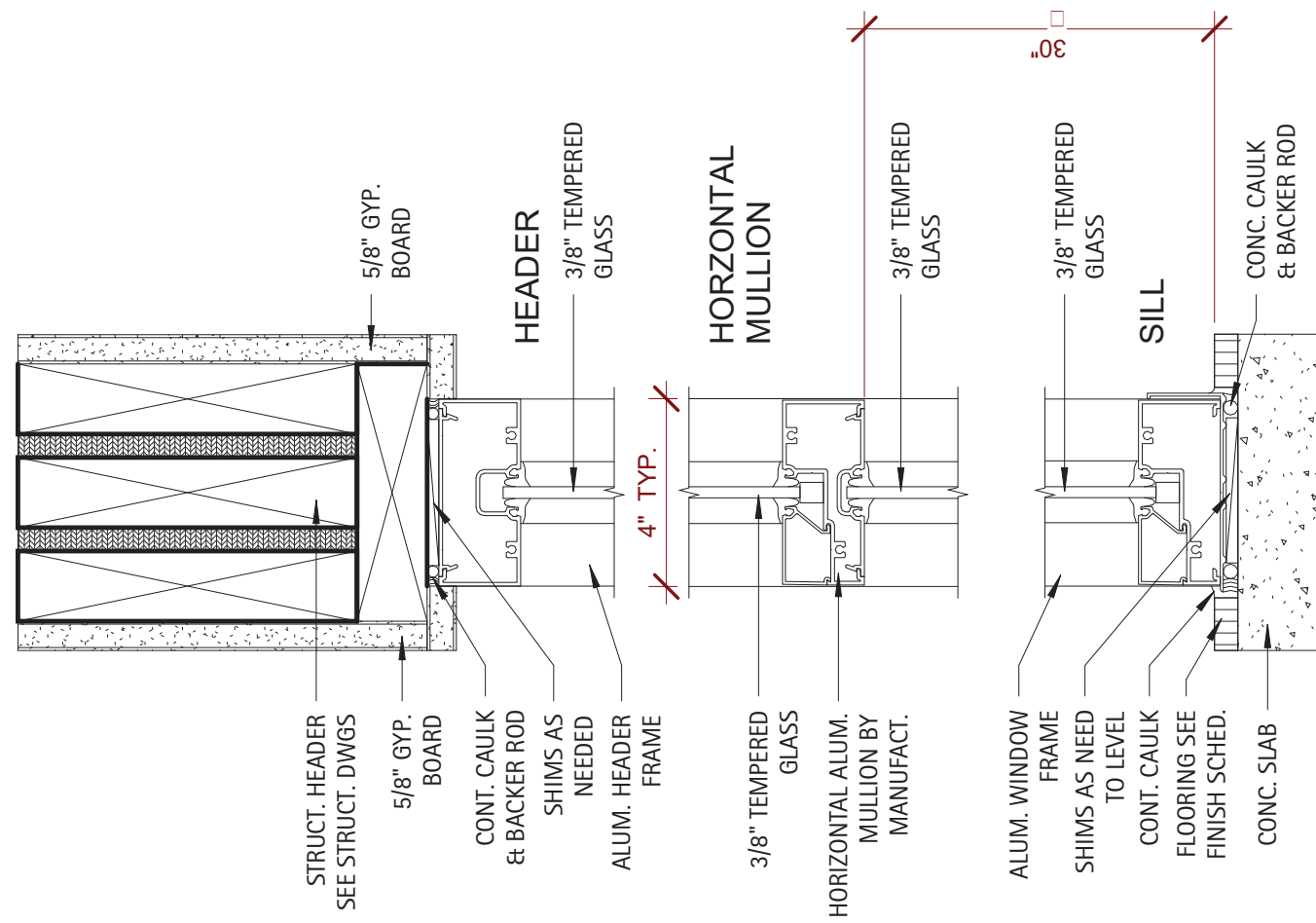
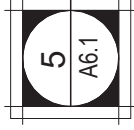
A6.1



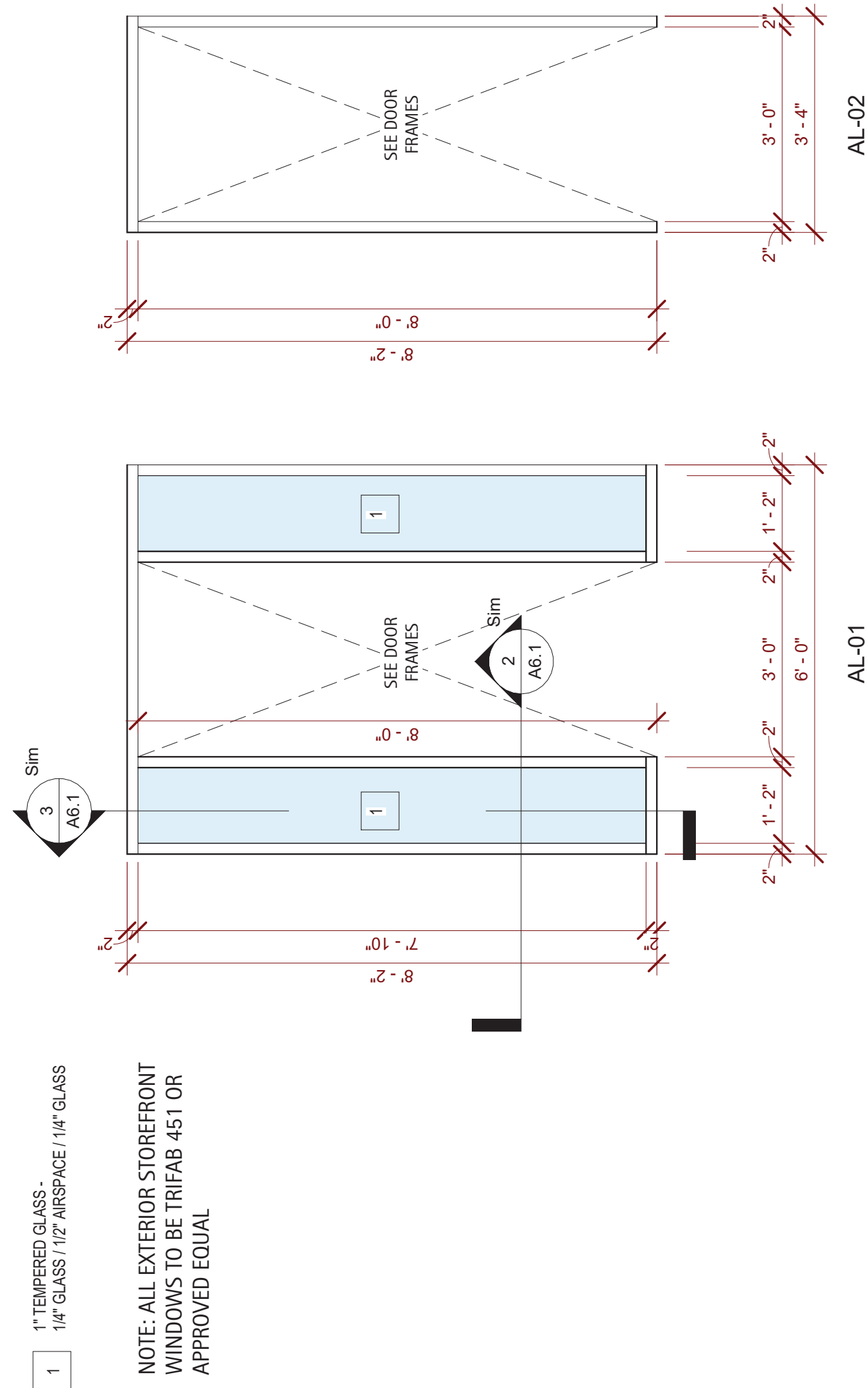
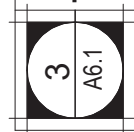
Detail - Typ. Door Jambs



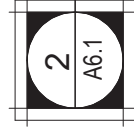
Detail - Typ. Thresholds



Detail - Storefront Vertical Sect.



Detail - Storefront Horiz. Sect.



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LILLINGTON, NC

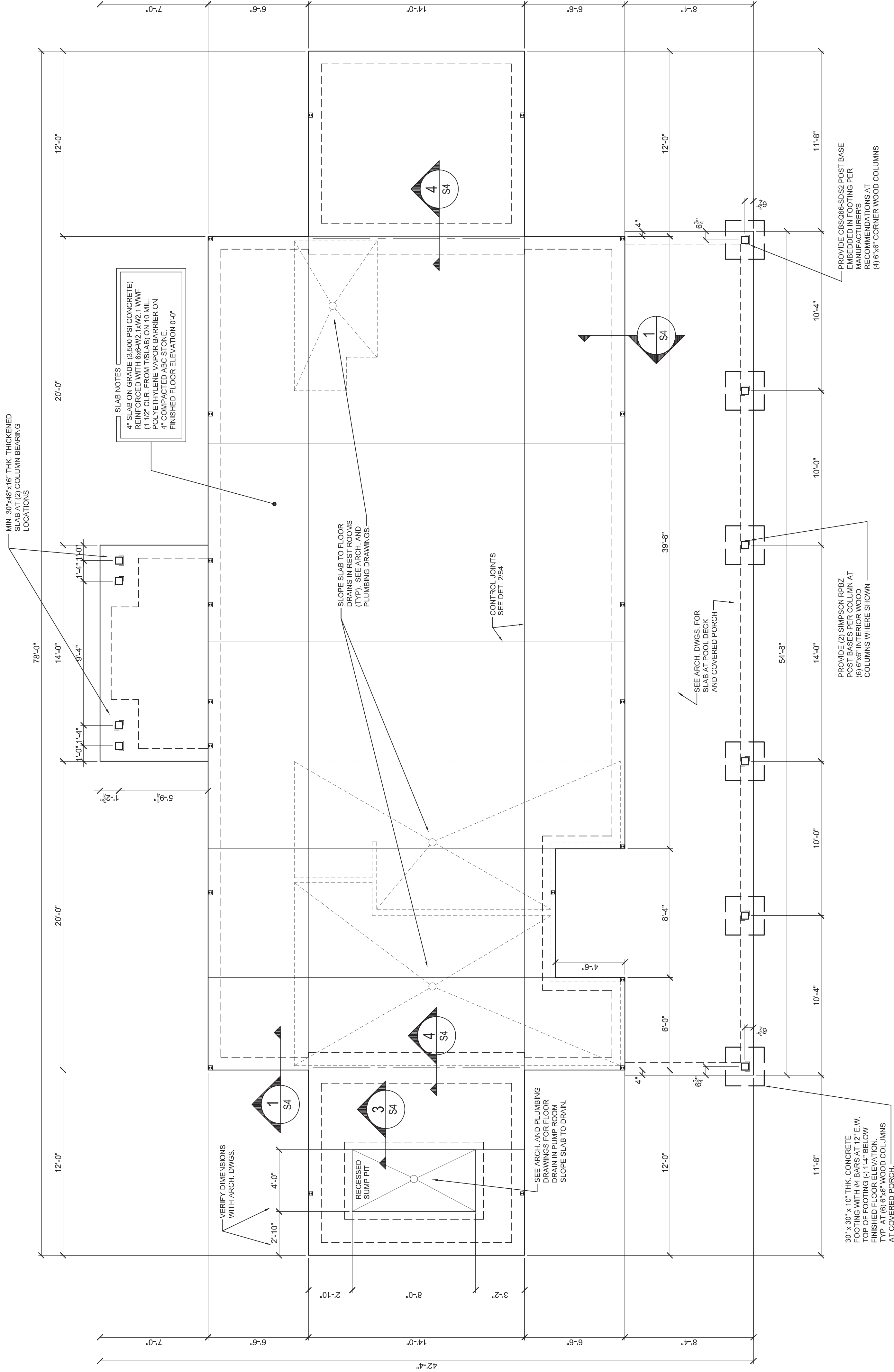
ON 'NOTION' NC

NO.	REVISION	DATE

PROJECT #:	C250202
DATE ISSUED:	3/18/2025
DRAWING BY:	BR
CHECKED BY:	BR/JM

Slab and Foundation Plan

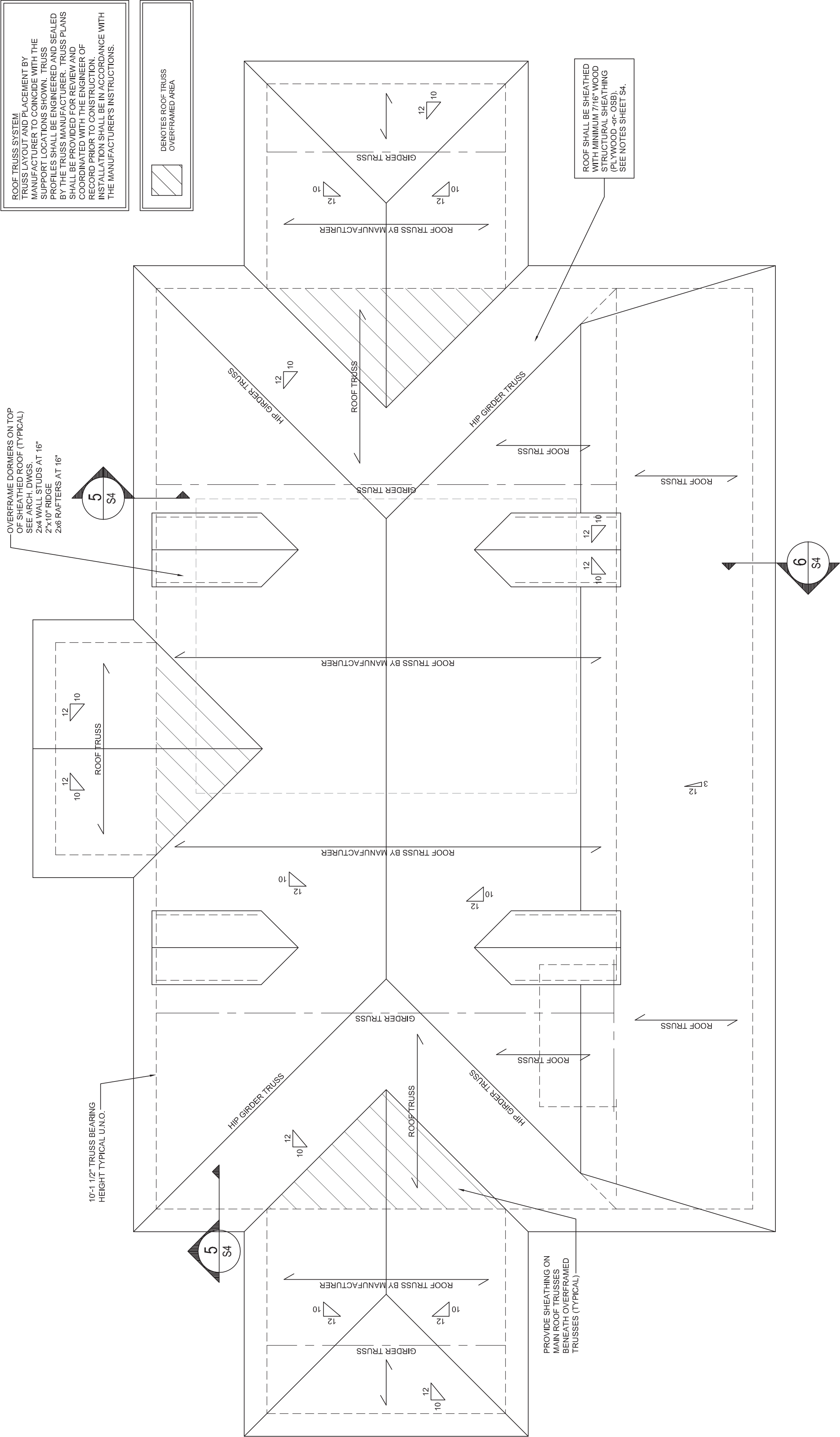
15



1 SLAB AND FOUNDATION PLAN

NO.	REVISION	DATE

PROJECT #:	C250202
DATE ISSUED:	3/18/2025
DRAWING BY:	BR
CHECKED BY:	BR/JM



1 ROOF FRAMING PLAN

1/4" = 1'-0"

S3

I. GENERAL

1. DESIGN CODES
NORTH CAROLINA BUILDING CODE, 2018 EDITION
(AMENDED 2019 BY INTERIM TYPICAL BUILDING CODE)
ACI BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE (ACI 318-14)
AISC MANUAL OF STEEL CONSTRUCTION - ALLOWABLE STRESS DESIGN NINTH EDITION
ASCE 7-10 MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES
ASCE 7-10 MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES
FLOOR: 100 PSF
ROOF: 20 PSF
ULTIMATE DESIGN WIND SPEED: 117 MPH
GROUND SNOW LOAD: 16 PSF
SEISMIC DESIGN CATEGORY: C
SITE CLASS: D
S_s = 0.184
S₁ = 0.086
2. DESIGN LOADS
LIVE LOADS:
ULTIMATE DESIGN WIND SPEED: 117 MPH
GROUND SNOW LOAD: 16 PSF
SEISMIC DESIGN CATEGORY: C
SITE CLASS: D
S_s = 0.184
S₁ = 0.086
3. ALL ELEVATIONS ARE REFERENCED FROM FINISHED FLOOR ELEVATION OF 6'-0".
SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
4. DETAILED SHOP DRAWINGS SHALL BE PROVIDED FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
5. ENGINEERS SEAL APPLIES TO STRUCTURAL COMPONENTS ONLY AND DOES NOT CERTIFY ARCHITECTURAL LAYOUT OR DIMENSIONAL ACCURACY.
6. ROSS LINDEN ENGINEERS PC ASSUMES NO LIABILITY FOR CHANGES OR OMISSIONS OF ANY KIND. THE USER SHALL BE RESPONSIBLE FOR CONSTRUCTION METHODS, OR FOR ANY DEVIATION FROM THESE DRAWINGS.

II. CONCRETE

1. UNLESS OTHERWISE NOTED, ALL CONCRETE SHALL HAVE THE FOLLOWING STRENGTH AND SLUMP REQUIREMENTS:
3,500 PSI 28-DAY COMPRESSIVE STRENGTH, MAX. 5" SLUMP.
2. ALL CONCRETE SHALL BE MOIST CURED PER ACI 301 OR CURED WITH AN APPROVED CURING COMPOUND. CONTRACTOR SHALL VERIFY THAT THE CURING COMPOUND IS COMPATIBLE WITH FLOOR COVERING ADHESIVES, COATINGS, OR TOPPOINGS TO BE USED. CONCRETE SHALL BE CURED FOR A MINIMUM OF 7 DAYS.
3. UNLESS OTHERWISE NOTED, ALL REINFORCING STEEL SHALL BE NEW BILLET STEEL, CONFORMING TO ASTM A615, GRADE 60, DEFORMED.
4. UNLESS OTHERWISE NOTED, ALL DETAILING, FABRICATION, AND PLACING OF REINFORCING STEEL SHALL CONFORM TO THE MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES (ACI 315)
5. ALL BAR SPICES SHALL BE CLASS "B" TENSION SPLICES PER ACI 318-14, UNLESS OTHERWISE SHOWN.
6. ANCHOR BOLTS TO BE ASTM A36 OR A307.

7. CONTRACTOR SHALL REFER TO DRAWINGS OF OTHER TRADES AND VENDOR DRAWINGS FOR EMBEDDED ITEMS AND RECESSES NOT SHOWN ON THE STRUCTURAL DRAWINGS.
8. ALL SPREAD FOOTINGS BEARING ON NATIVE SOIL OR STRUCTURAL FILL ARE DESIGNED FOR AN ALLOWABLE BEARING PRESSURE OF 2,500 PSF. A CONTRACTOR SHALL REFER TO THE MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES (ACI 315) TO CONFIRM ALLOWABLE BEARING PRESSURES.
9. PROVIDE TWO (2) #5 x 4'-0" LONG DIAGONAL BARS IN TOP FACE OF ALL SLABS (1" CLEAR) AT ALL RE-ENTRANT CORNERS. SEE PLAN FOR LOCATIONS.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING, PROTECTING, AND RELOCATING AS REQUIRED ALL SERVICE AND UTILITY LINES IN VICINITY OF THE WORK SITE.
11. CONTRACTOR SHALL VERIFY ALL SIZES AND LOCATIONS OF ALL MECHANICAL AND ELECTRICAL OPENINGS AND EQUIPMENT PADS WITH THE MECHANICAL AND ELECTRICAL CONTRACTORS. CONTRACTOR SHALL BE RESPONSIBLE FOR THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL OPENINGS AND SLEEVES FOR PROPER DISTRIBUTION FOR ALL UTILITIES THROUGHOUT THE BUILDING.
12. ALL DOWELS WHICH ARE TO BE DRILLED AND GROUTED INTO EXISTING CONCRETE SHALL BE DONE WITH AN EPOXY GROUT. DRILL HOLE WITH DIAMETER 1/8" LARGER THAN DOVEL OR AS RECOMMENDED BY GROUT SUPPLIER. USE MIXTURE 600 V3 BY HILTI OR APPROVED EQUAL.

STRUCTURAL DESIGN

DESIGN LOADS:
Occupancy Category: _____
Importance Factors: Wind (IW) 1.0
Snow (IS) 1.0
Seismic (IE) 1.0
Live Loads: Roof 20 psf
Mezzanine N/A psf
Floor 100 psf
Ground Snow Load: 15 psf
Wind Load: Ultimate Wind Speed 117 mph (ASCE 7-10)
Exposure Category: B
Wind Base Shears (for MWFRS): V_x = 6.5K
V_y = 19.9K

SEISMIC DESIGN CATEGORY: ☐ A ☐ B ☒ C ☐ D
Provide the following Seismic Design Parameters:

Spectral Response Acceleration SS 0.184 %g
Site Classification D ☐ Field Test ☒ Presumptive ☐ Historical Data
S₁ 0.086 %g

Basic structural system (check one)
☒ Bearing Wall ☐ Dual w/Special Moment Frame
☐ Building Frame ☐ Dual w/Intermediate RC or Special Steel
☐ Moment Frame ☐ Inverted Pendulum
Seismic base shear V_x = 1.7K
Analysis Procedure Simplified ☒ Equivalent Lateral Force ☐ Modal
Architectural, Mechanical, Components anchored: _____

Lateral design Control: Earthquake _____ Wind ☒ X
Soil Bearing Capacities:
Field Test (provide copy of test report) _____ psf
Presumptive Bearing capacity _____ psf
Pile size, type, and capacity _____

III. WOOD

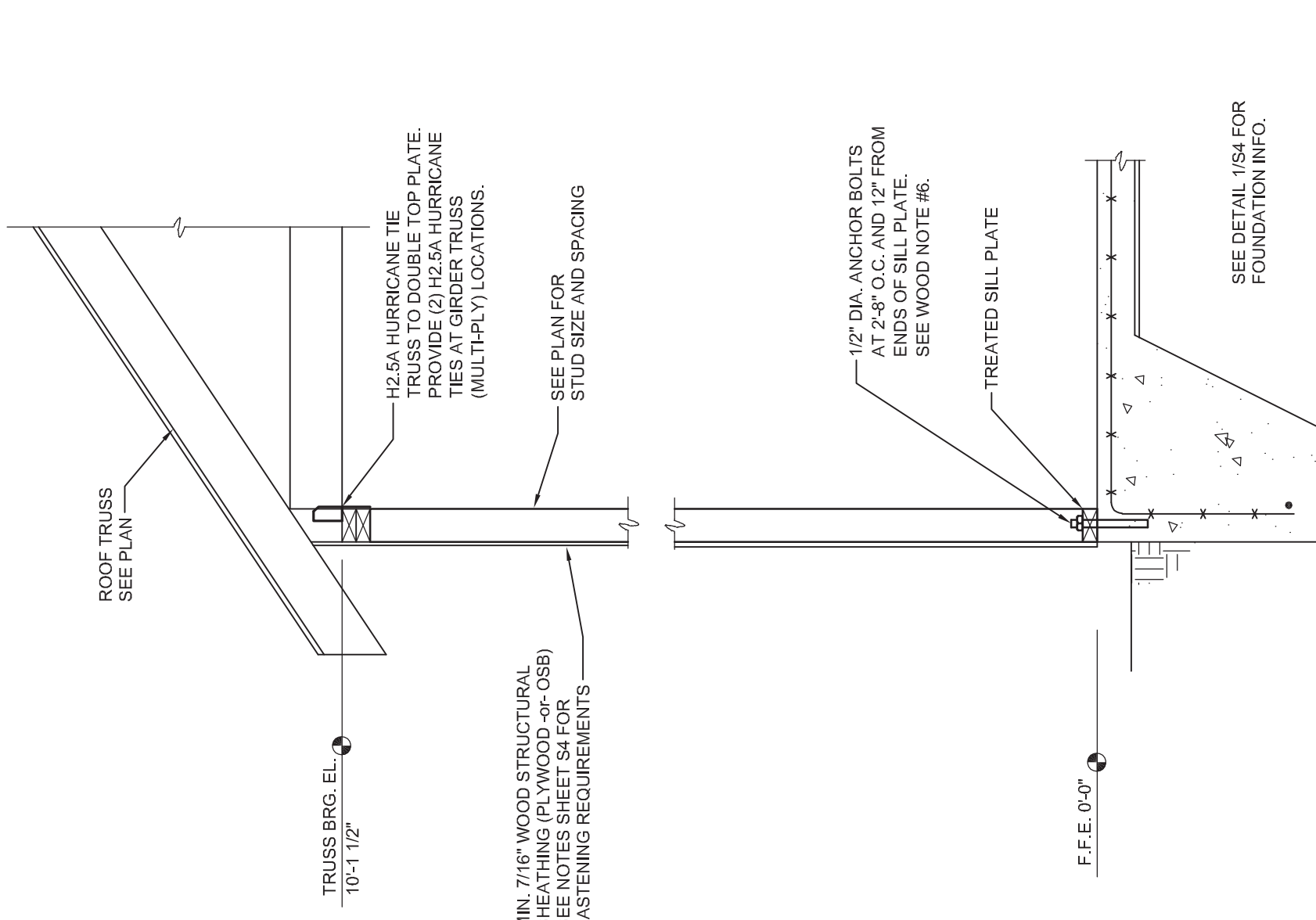
1. FRAMING LUMBER SHALL BE #2 SOUTHERN YELLOW PINE (SYP) WITH THE FOLLOWING DESIGN PROPERTIES:
F_b = 900 PSI F_v = 175 PSI E = 1,465 PSI
2. FRAMING LUMBER EXPOSED TO WEATHER OR IN CONTACT WITH THE GROUND, CONCRETE OR MASONRY SHALL BE #2 SOUTHERN YELLOW PINE (SYP) TREATED IN ACCORDANCE WITH NAYPA C22 WITH THE FOLLOWING DESIGN PROPERTIES:
F_b = 680 PSI F_v = 175 PSI E = 1,465 PSI
3. ENGINEERED WOOD BEAMS SHALL BE LAMINATED VENEER LUMBER (LVL) OR LAMINATED VENEER LUMBER (PSL) WITH THE FOLLOWING MINIMUM DESIGN PROPERTIES:
F_b = 2800 PSI F_v = 285 PSI E = 1,966 PSI
4. ENGINEERED WOOD BEAMS SHALL BE INSTALLED WITH ALL CONNECTIONS PER MANUFACTURER'S INSTRUCTIONS.
5. SOLID BLOCKING SHALL BE PROVIDED AT ALL POINT LOADS TO TRANSFER LOADS TO THE FOUNDATION. BLOCKING SHALL BE CONTINUOUS TO THE FOUNDATION OR TO OTHER STRUCTURAL ELEMENTS.
6. WOOD SILL PLATES SHALL BE ANCHORED TO THE FOUNDATION WITH 1/2" DIA. ANCHOR BOLTS AT 2'-0" O.C. AND 12" FROM ENDS OF SILL PLATE. SEE WOOD NOTE #6.
TURN WWF INTO SLAB EDGE
7. ALL EXTERIOR WALLS SHALL BE SHEATHED WITH MINIMUM 7/16" WOOD STRUCTURAL SHEATHING (PLYWOOD -or- OSB) WITH BLOCKING AT ALL JOINTS. INTERMEDIATE FRAMING SHALL BE PROVIDED TO SUPPORT SHEATHING AT INTERMEDIATE FRAMING. AT DOUBLE TOP PLATE, FASTEN PANELS WITH A DOUBLE ROW OF 8d NAILS STAGGERED AT 3" o.c. ALL FASTENERS SHALL HAVE 1-3/8" PENETRATION INTO THE FRAMING MEMBERS.
8. PROVIDE MINIMUM 1/2" GYPSUM BOARD ON BOTH SIDES OF FULL-HEIGHT INTERIOR WALLS WITH INTERMEDIATE SUPPORT AT ALL JOINTS. FASTEN ALL PANELS WITH 1 1/4" SCREWS AT 7" o.c. AT TOP AND BOTTOM PLATES AND ALL STUDS. GYPSUM SHALL BE FASTENED PERPENDICULAR TO FRAMING.
9. SEE TYPICAL WALL SECTION FOR ADDITIONAL INFORMATION.

IV. WOOD TRUSSES

1. ENGINEERED ROOF TRUSS SYSTEMS SHALL BE PROVIDED FOR REVIEW AND COORDINATED WITH THE ENGINEER OF RECORD. INSTALLATION SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. ROOF TRUSS DRAWINGS SHALL BE SIGNED AND SEALED BY THE MANUFACTURER AND REVIEWED BY THE ENGINEER OF RECORD PRIOR TO CONSTRUCTION.
2. ALL TRUSSES SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH BCSP 1-403 "GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING & BRACING OF METAL PLATE CONNECTED WOOD TRUSSES."
3. THE TOP CHORD OF ALL ROOF TRUSSES SHALL BE SHEATHED WITH MINIMUM 7/16" WOOD STRUCTURAL SHEATHING (PLYWOOD -or- OSB). PROVIDE PLYWOOD PLANE BRACING IN ACCORDANCE WITH BCSP-403 TRUSS INSTALLATION AND BRACING REQUIREMENTS. BRACING SHALL BE INSTALLED PER MANUFACTURER'S REINFORCEMENT."
4. PROVIDE PERMANENT BOTTOM CHORD TRUSS BRACING AND WEB MEMBER BRACING IN ACCORDANCE WITH BCSP-403 TRUSS INSTALLATION AND BRACING REQUIREMENTS. BRACING SHALL BE INSTALLED PER MANUFACTURER'S REINFORCEMENT."

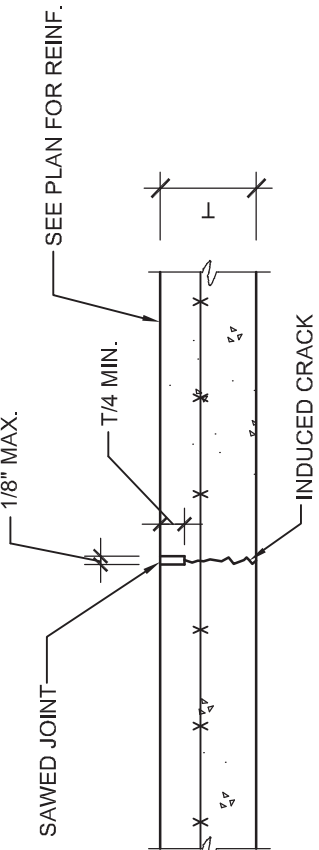
3 SECTION AT SUMP

S4 3/4" = 1'-0"



5 TYPICAL WALL SECTION

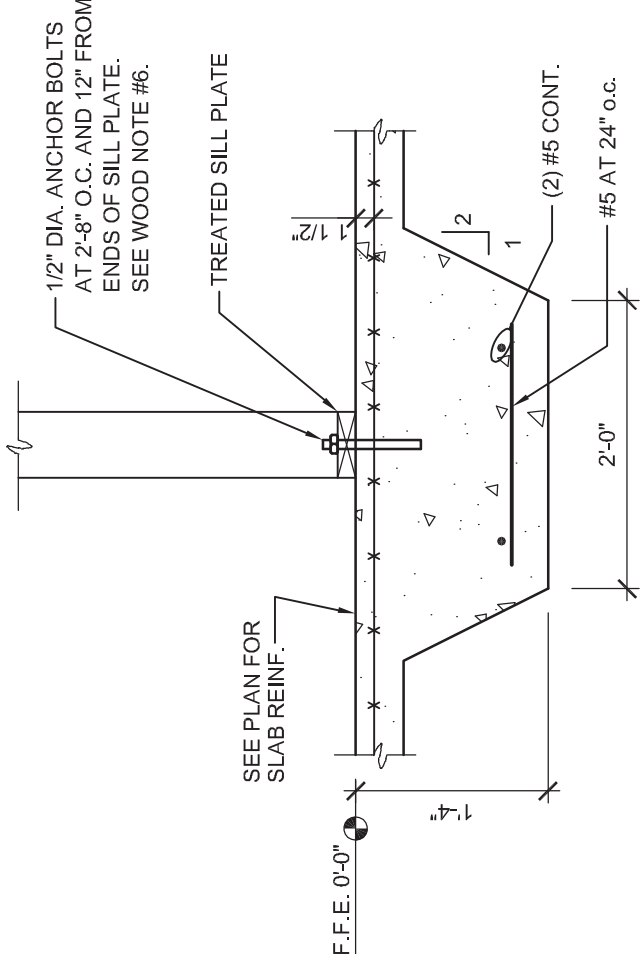
S4 3/4" = 1'-0"



- NOTES: 1. SAW JOINTS AS SOON AS CONCRETE WILL NOT RAVEL UNDER SAW BLADE.
2. ADD 20" LONG SMOOTH DOWELS WITH INSERTS AT ALL CONSTRUCTION JOINTS (IF USED).
3. CONTRACTOR'S OPTION TO CUT ALTERNATING JOINTS FOR ADDITIONAL CRACK CONTROL.

2 DETAIL - TYP. SLAB CONTROL JOINT

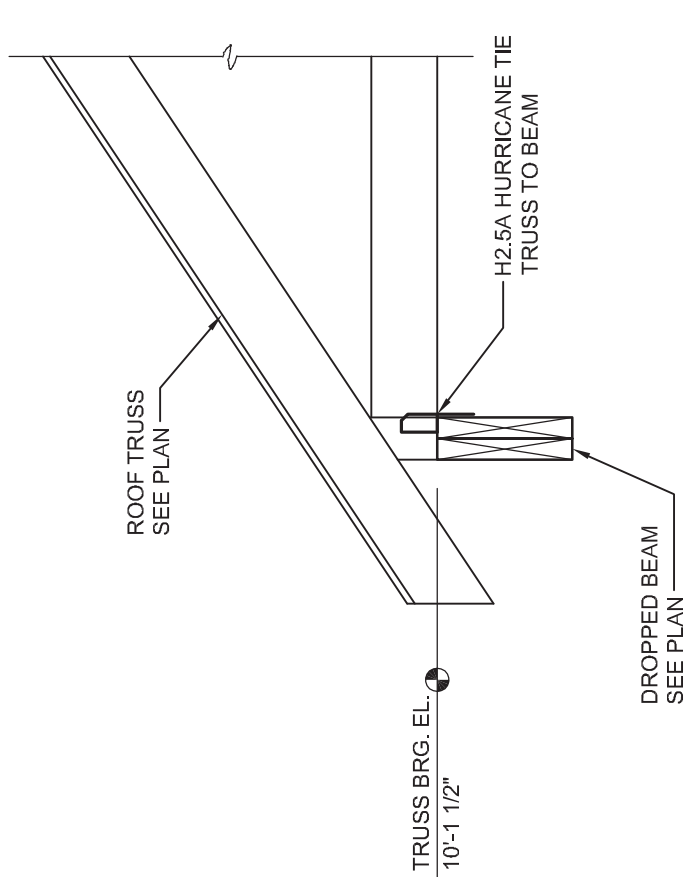
S4 1" = 1'-0"



4 DETAIL - THICKENED SLAB

S4 3/4" = 1'-0"

SEE PLAN FOR LOCATIONS



6 FRAMING SECTION

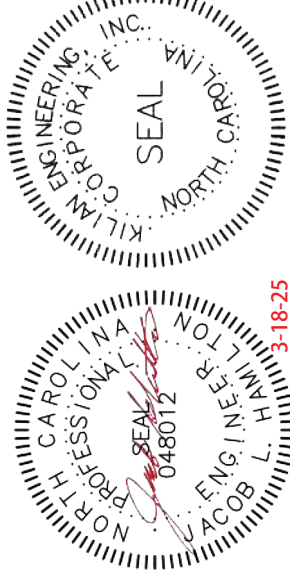
S4 3/4" = 1'-0"

MATTHEWS LANDING
D.R. HORTON
LILLINGTON, NC

ROSS LINDEN
ENGINEERS PC
709 W. JONES STREET, RALEIGH, NC 27603
WWW.ROSSLINDEN.COM NC LICENSE NO. C-234



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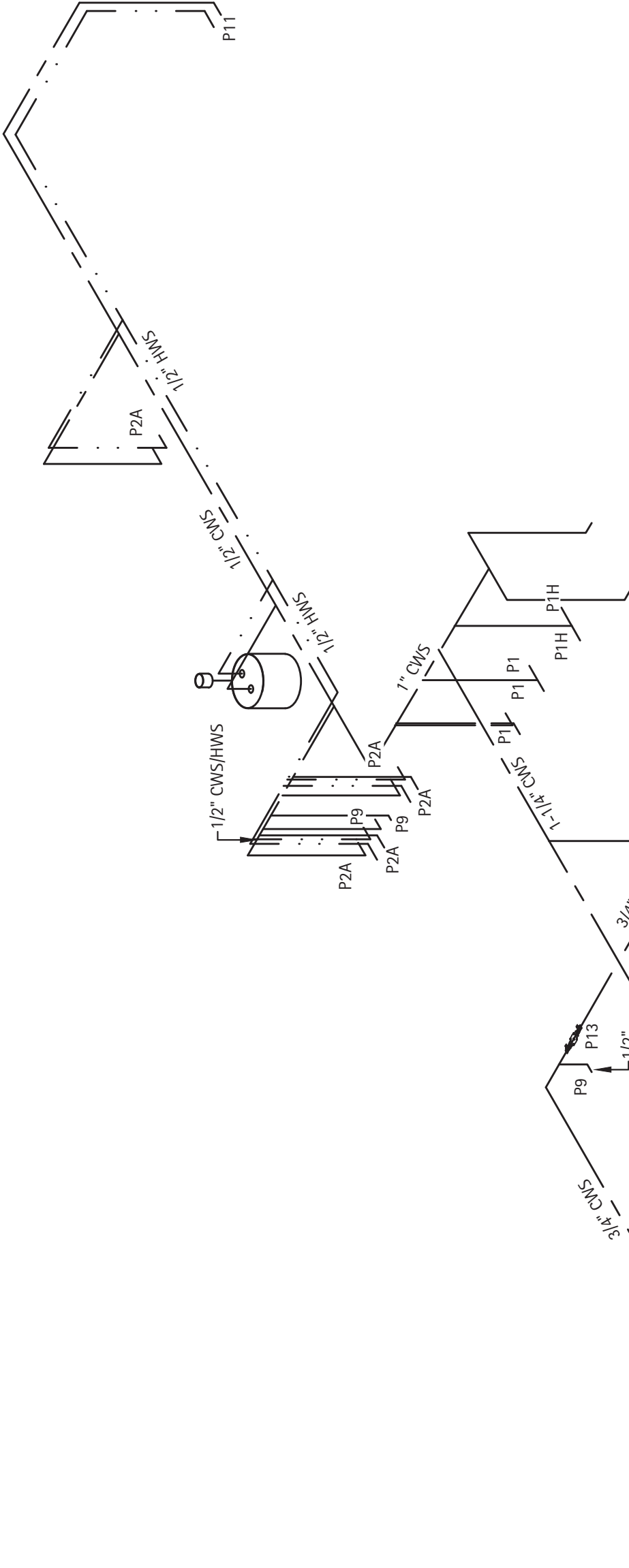
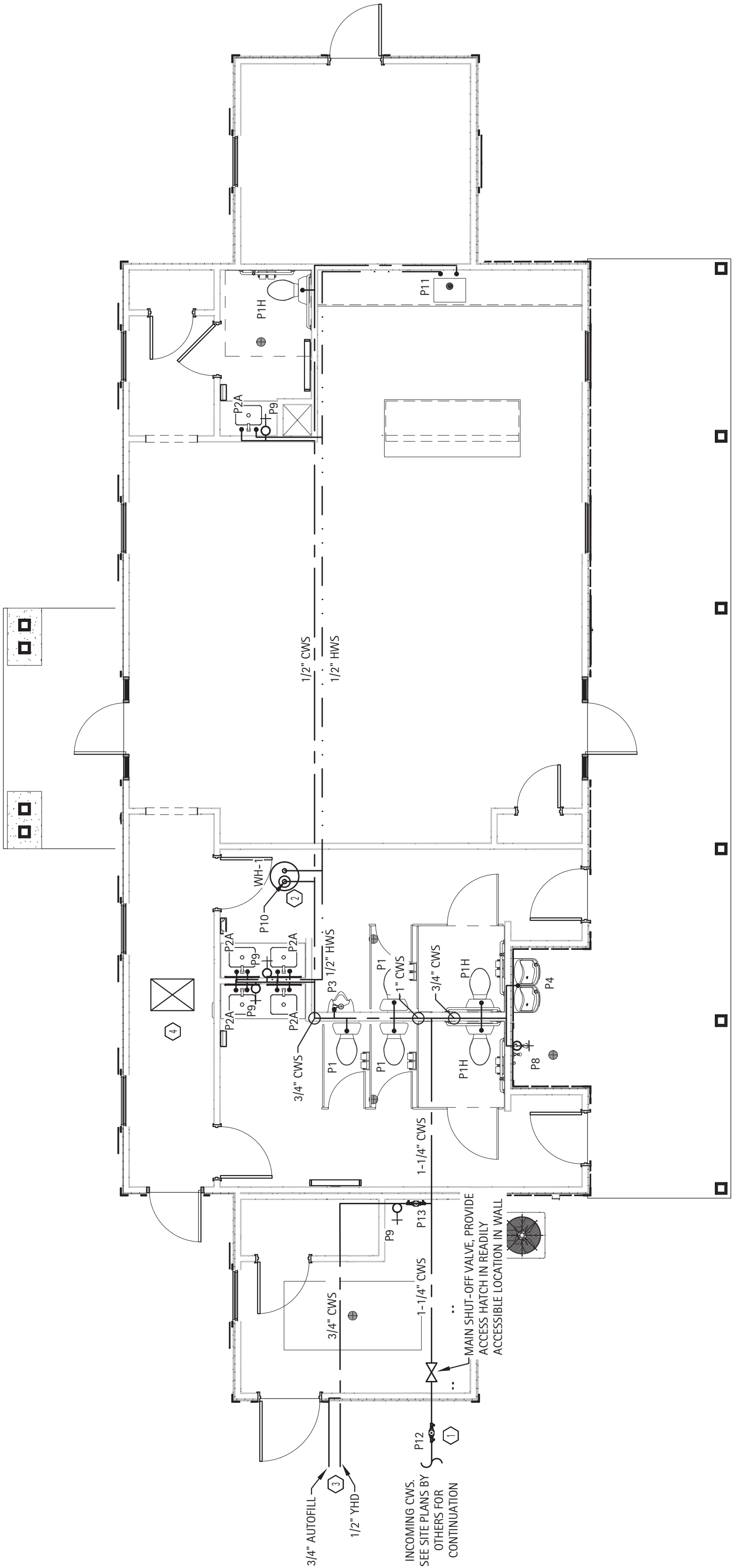


MATTHEW'S LANDING

D.R. HORTON

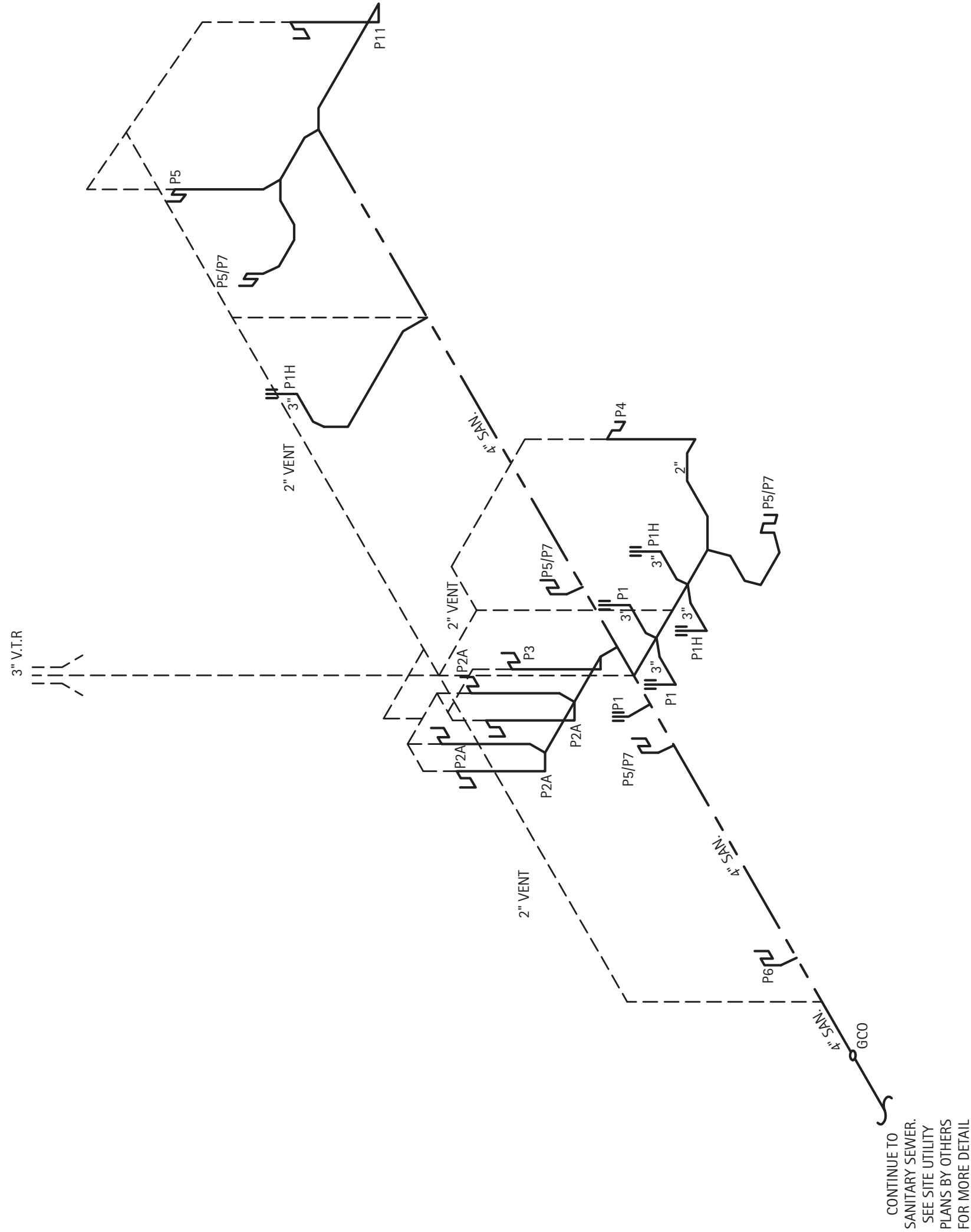
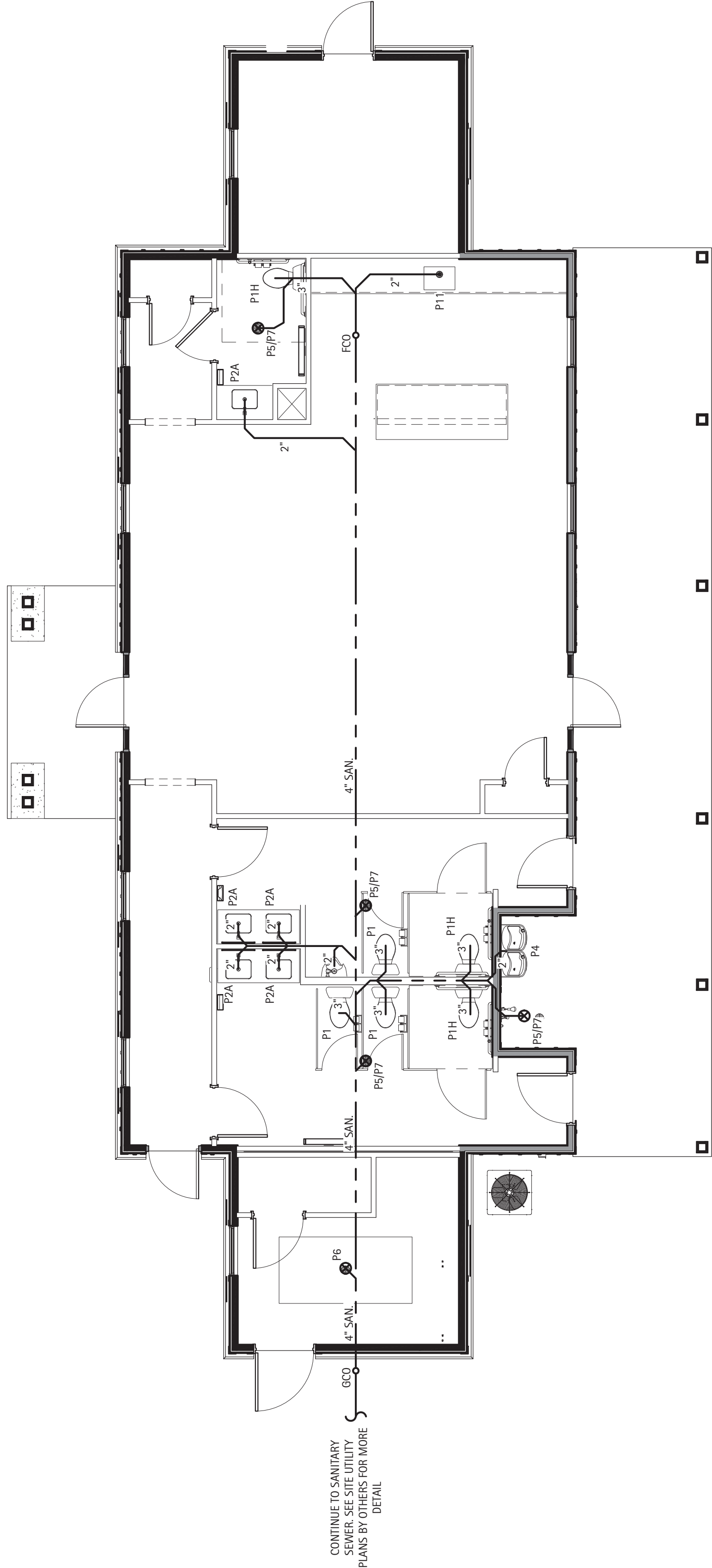
LILLINGTON, NC

DOMESTIC WATER SUPPLY PLAN - SCALE: 3/16" = 1'-0" 2



- SUPPLY PLAN HEX NOTES**
1. CONTINUE 1-1/4" DOMESTIC WATER LINE TO BACKFLOW PREVENTION IN HOTBOX. PC TO PROVIDE 1-1/4" RPZ (P12) IN HOTBOX. SEE SITE PLAN BY OTHERS FOR HOTBOX AND METER LOCATIONS.
 2. WATER HEATER MOUNTED ABOVE CEILING.
 3. VERIFY EXACT LOCATION OF YARD HYDRANT WITH ARCHITECT/GC.
 4. ATTIC ACCESS. SEE ARCHITECTURAL PLANS FOR MORE INFORMATION.
 5. PC TO COORDINATE WITH EC TO PROVIDE HEAT TRACE FOR FIXTURES WITH THIS NOTE.

DOMESTIC WATER SUPPLY RISER - NO SCALE 1



SANITARY WASTE RISER - NO SCALE 3

SANITARY WASTE PLAN - SCALE: 3/16" = 1'-0" 4

PROJECT #: 250127
DATE ISSUED: 2025 03 18
DRAWING BY: AJP
CHECKED BY: JLH
00% I.F.B.

PLUMBING
PLANS & RISERS



D.R. HORTON
LILLINGTON, NC

LIGHT PLAN - SCALE: 1/4" = 1'-0"	1
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NO.	REVISION	DATE
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PROJECT #:	250127
DATE ISSUED:	2025 03 18
DRAWING BY:	AJP
CHECKED BY:	JUH
00% I.F.B.	

LIGHTING & POWER PLANS

2E

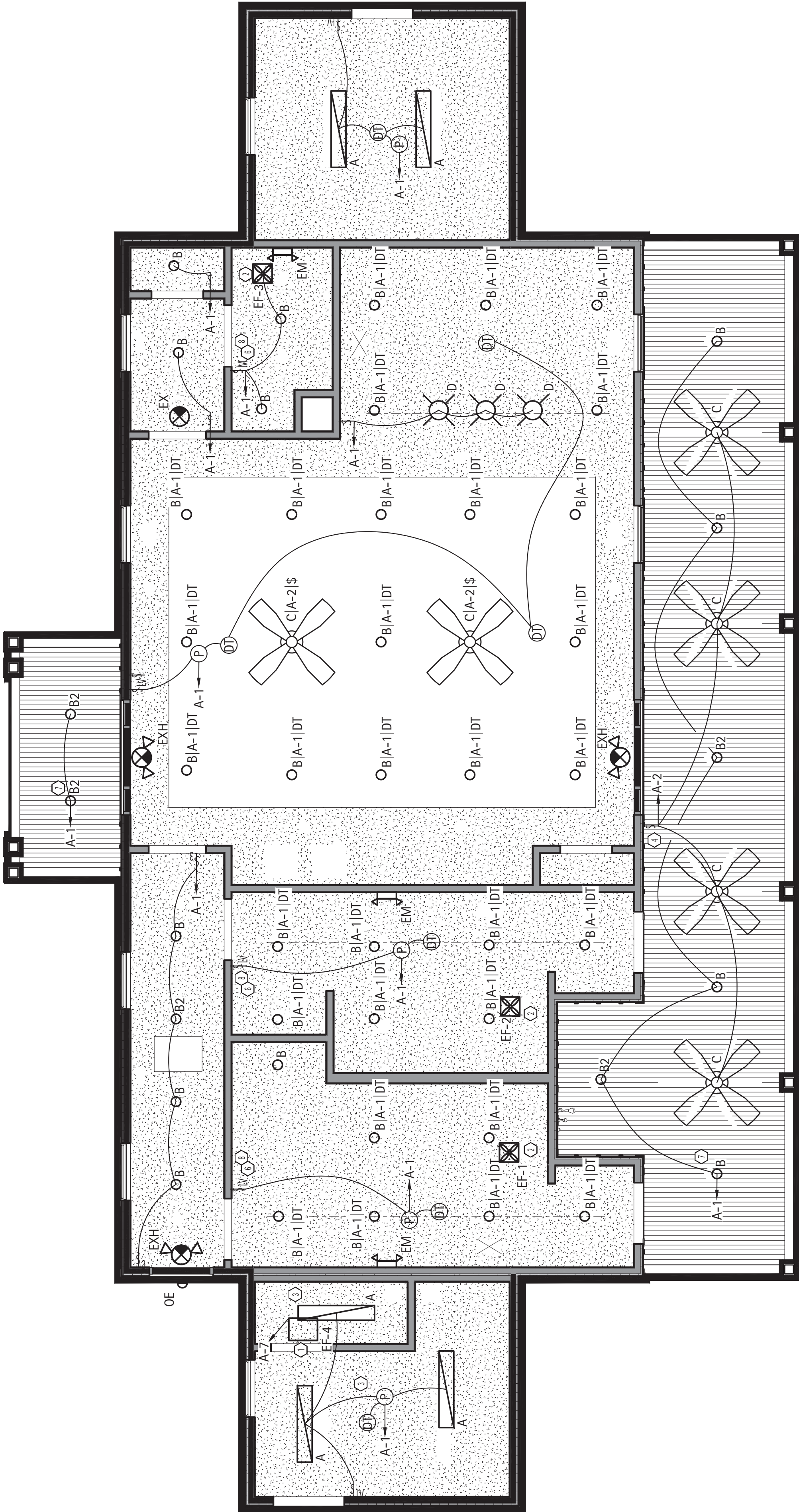
POWER PLAN - SCALE: 1/4" = 1'-0"	2
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LIGHTING PLAN HEX NOTES

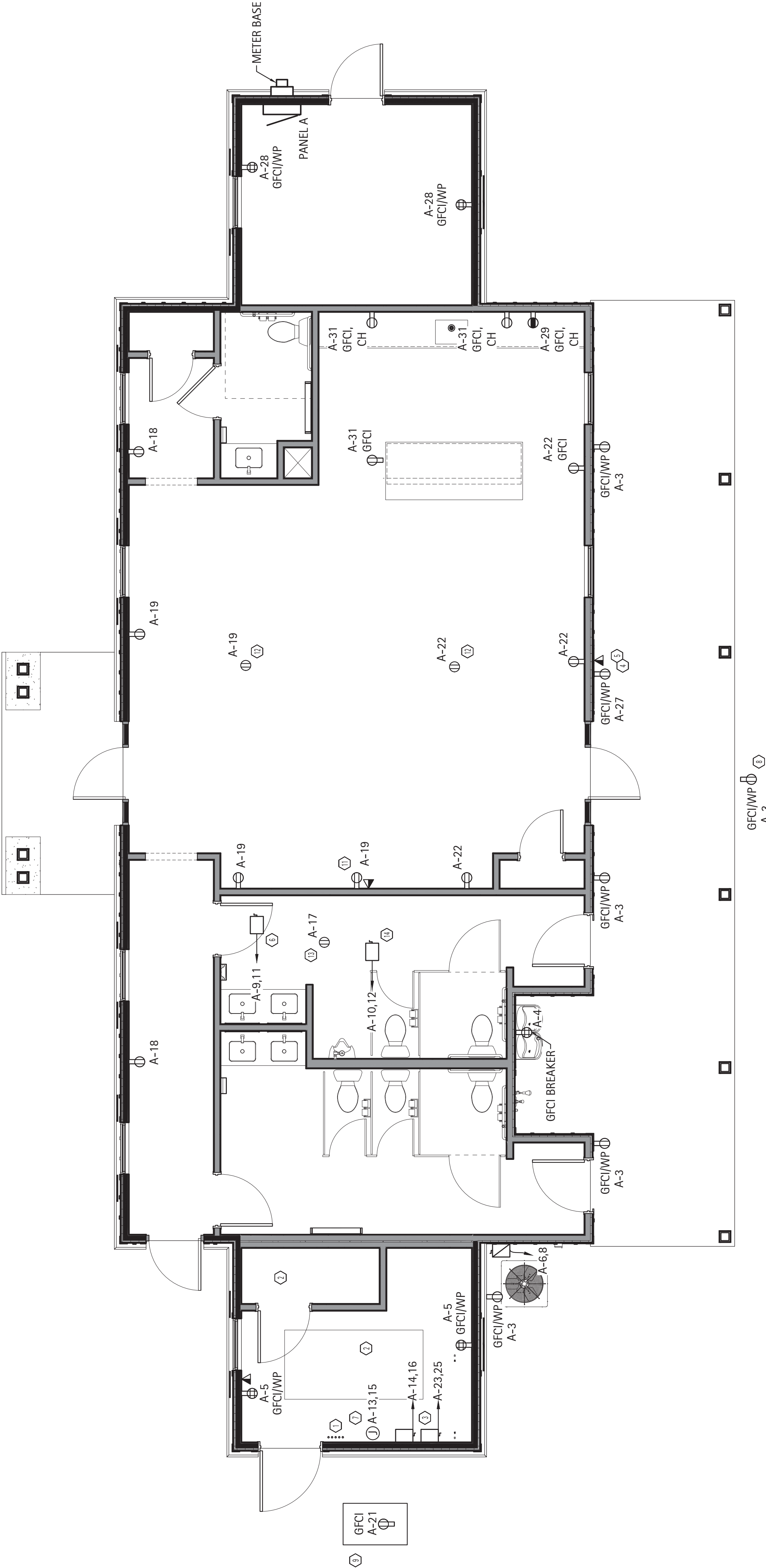
1. EXHAUST FAN SUPPLIED IN ATTIC TO BE WIRED FOR CONTINUOUS OPERATION. COORDINATE WITH M.C. PROVIDE LOCKABLE BREAKER AT PANEL.
2. EC TO THE EXHAUST FAN AND LIGHTING FIXTURES TO SAME MOTION SENSOR.
3. PLUMB ROOM AND CHEM. ROOM LIGHTS TO BE TIED TO SAME MOTION SENSOR.
4. PROVIDE 60 MINUTE SWITCH FOR FAN. PROVIDE IN WEATHERPROOF ENCLOSURE.
5. FLOOD LIGHT HAS BUILT IN MOTION DETECTION. AIM TOWARD POOL DECK.
6. MOTION SENSOR TO BE SET ON 20 MINUTE TIMER.
7. LIGHTING CIRCUIT CONTROLLED VIA PHOTOCELL LOCATED ON NORTH FACE OF BUILDING.
8. BATHROOM SWITCHES TO BE KEYS

EMERGENCY BATTERY BACK UP LIGHTS AT EXITS



POWER PLAN HEX NOTES

1. PROVIDE (2) 1" CONDUITS WITH CIRCUITS AS SHOWN TO POOL LIGHTS AND OTHER POOLSIDE EQUIPMENT.
2. PROVIDE (2) 1" CONDUITS WITH CIRCUITS AS SHOWN AND (3) 1" CONDUITS ELECTRICAL ROOM. COORDINATE EXACT CAP RIGHT OUTSIDE ELECTRICAL ROOM. COORDINATE EXACT LOCATIONS WITH GC. AND POOL CONTRACTOR. CIRCUIT TO BE WIRED VIA INTERMATIC JUNCTION BOX TRANSFORMER. (MODEL PBX622010). REFER TO PANEL SCHEDULE FOR CIRCUIT DESIGNATIONS.
3. AREA IS CORROSIVE ENVIRONMENT PER NEC 680.14.
4. PROVIDE POWER TO SHUNT TRIP BREAKER FOR DISCONNECT MEANS FOR POOL AND FEATURE PUMPS. PUMPS MUST HAVE GFCI PROTECTION. PROVIDE GFI BREAKER IN PANEL. BREAKER MUST HAVE NEMA 4X-EXTENDED ENCLOSURE. COORDINATE EXACT LOCATION WITH GC. AND POOL CONTRACTOR. CIRCUIT TO BE WIRED VIA INTERMATIC JUNCTION BOX TRANSFORMER. (MODEL PBX622010). REFER TO PANEL SCHEDULE FOR CIRCUIT DESIGNATIONS.
5. PROVIDE POWER TO EMERGENCY PHONE RECEPTACLE. FIELD VERIFY LOCATION WITH LOCAL A/H.
6. PROVIDE EMERGENCY "PUSH IN" POWER OFF SWITCH FOR POOL PUMPS. VERIFY LOCATION WITH LOCAL A/H. WIRE TO SHUNT TRIP BREAKER IN PUMP ROOM (HEX 3).
7. WATER HEATER DISCONNECT LOCATED ABOVE CEILING.
8. FLUSH MOUNT JUNCTION BOX FOR UNIT HEATER.
9. E.C. TO COORDINATE WITH POOL CONTRACTOR TO ENSURE A/GC/HEATER RECEPTACLE IS WITHIN 20" OF EDGE OF POOL (BUT NO CROSER THAN 6") AS REQUIRE BY NEC 680.22(A)(1).
10. RECEPTACLE IN HOTBOX FOR FREEZE PROTECTION. VERIFY E.C. TO COORDINATE WITH UTILITY PLANS BY OTHERS.
11. E.C. TO COORDINATE WITH POOL CONTRACTOR ON COLD WATER SUPPLY LINES. USE FREE CIRCUITS IN PANEL A.
12. RECEPTACLE MOUNTED @ 72" AFF. VERIFY EXACT LOCATION/MOUNTING HEIGHT WITH OWNER/ARCHITECT.
13. E.C. TO CONFIRM LOCATION OF FLOOR OUTLET WITH OWNER PRIOR TO SLAB INSTALLATION.
14. SERVICE RECEPTACLE ABOVE CEILING FOR AIR HANDLER. E.C. TO COORDINATE EXACT LOCATION WITH M/C AND GC. AIR HANDLER DISCONNECT LOCATED ABOVE CEILING.





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DR HORTON
LILLINGTON, NC

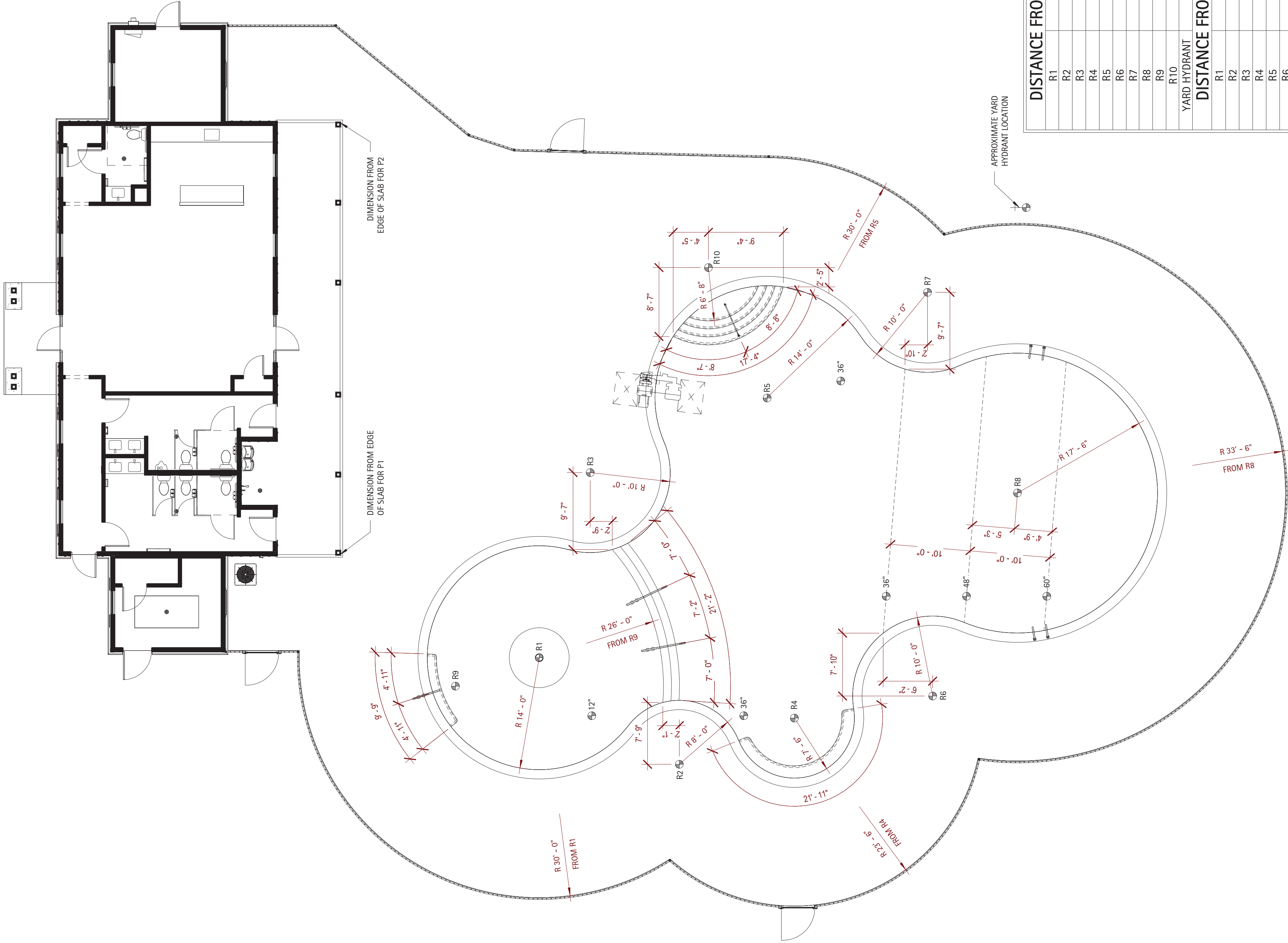
NO.	REVISION	DATE

PROJECT #: 2025004
DATE ISSUED: 03/14/2025
DRAWING BY: JVD
CHECKED BY: JH
100% BEE.

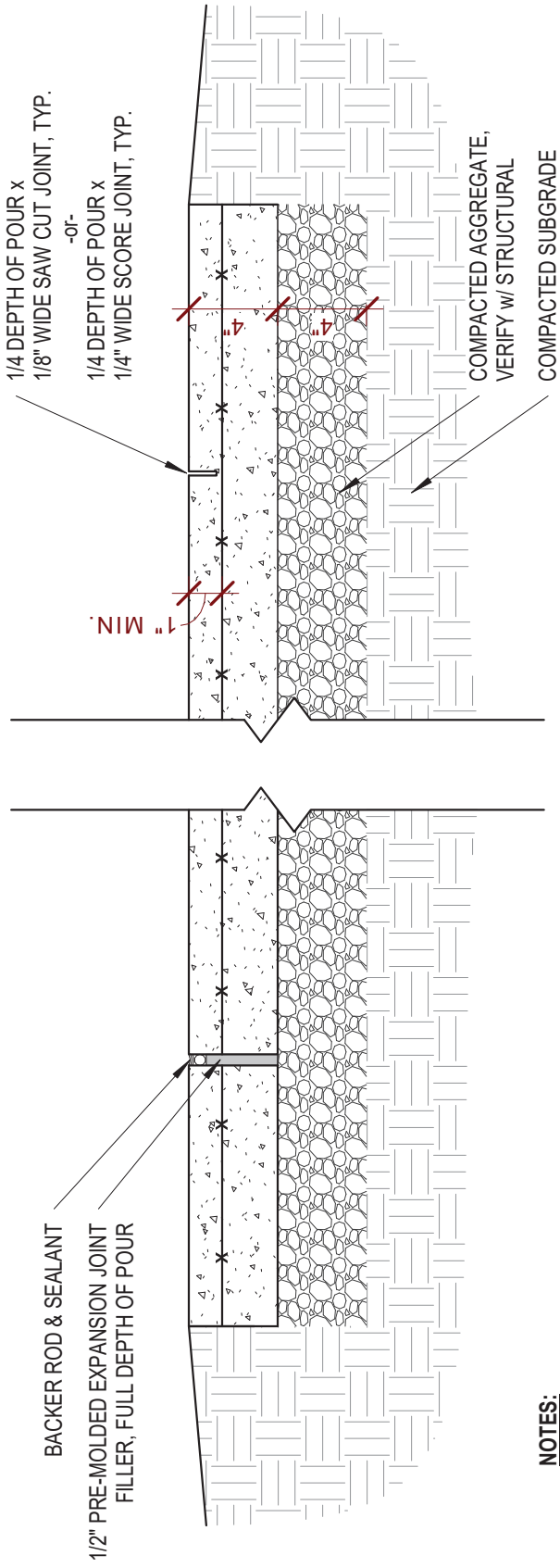
CONTROL
JOINT &
DIMENSION

SP1.0

DISTANCE FROM P1	
R1	28' 1"
R2	49' 10"
R3	32' 11"
R4	60' 4"
R5	56' 10"
R6	76' 2"
R7	80' 5"
R8	85' 0"
R9	21' 11"
R10	58' 4"
YARD HYDRANT 96' 1"	
DISTANCE FROM P2	
R1	71' 5"
R2	90' 9"
R3	53' 9"
R4	93' 8"
R5	63' 6"
R6	103' 1"
R7	76' 5"
R8	96' 6"
R9	71' 11"
R10	49' 6"
YARD HYDRANT 86' 5"	

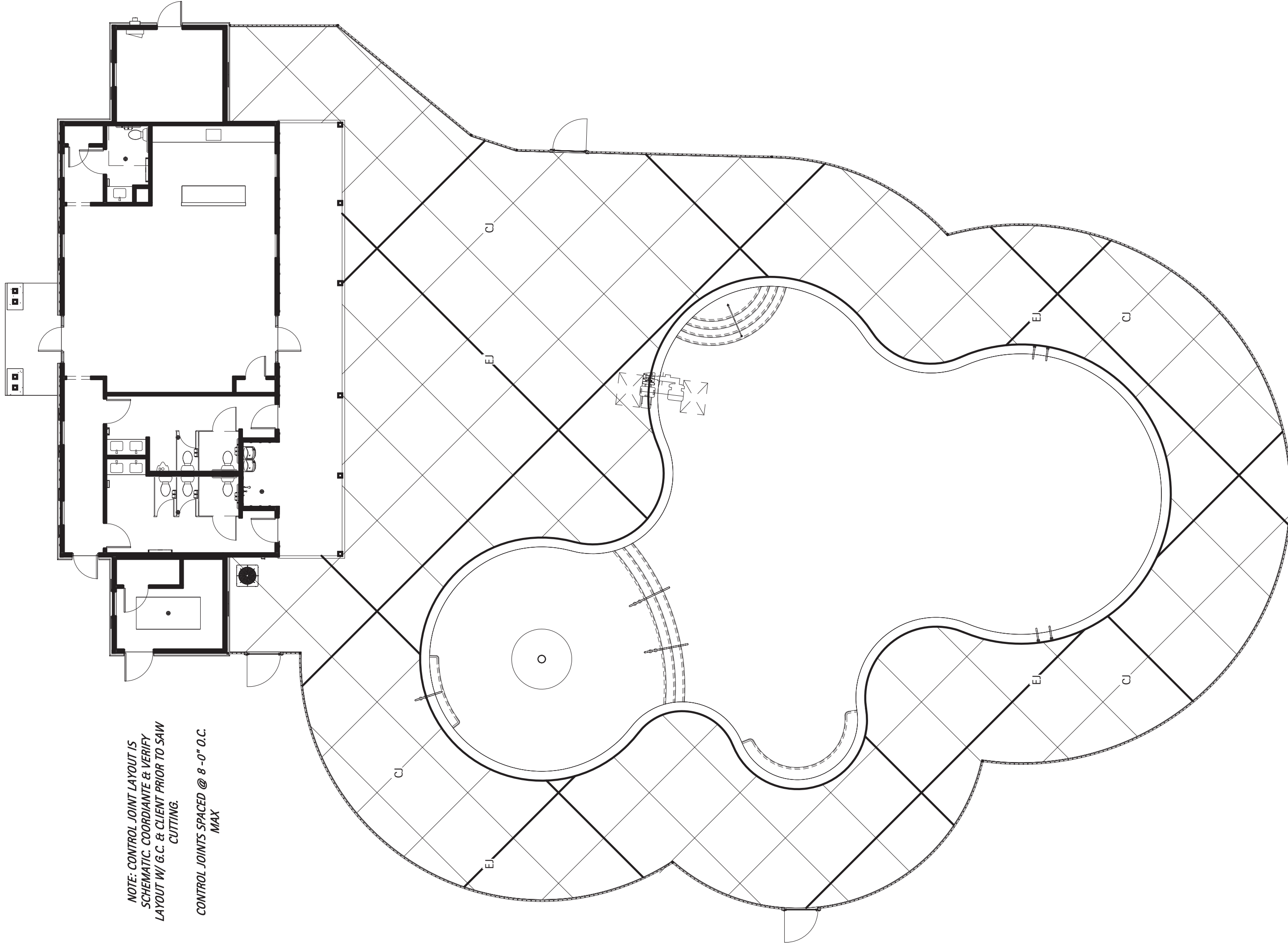


1 Pool Dimension Plan
SP1.0 1/8" = 1'-0"



- NOTES:
- ALL JOINTS TO BE CUT W/ WET WALK BEHIND SAW TO ENSURE ALL CUTS ARE PERPENDICULAR W/ FACE OF CONCRETE.
 - MAXIMUM CONTROL JOINT SPACING SHALL BE 10 FT. IN EACH DIRECTION UNLESS SHOWN OTHERWISE ON PLAN. SEE STRUCT.
 - PROVIDE EXPANSION JOINT WHERE SLABS ARE POURED AGAINST VERTICAL SURFACES AND/OR DIFFERENT PAVING MATERIALS AND AS SPECIFIED ON PLANS OR 25'-0" MAX O.C.

2 Detail - Typ Pool Control Joint
SP1.0 1 1/2" = 1'-0"



NOTE: CONTROL JOINT LAYOUT IS
SCHEMATIC COORDINATE & VERIFY
LAYOUT W/ O.C. CUTTING PRIOR TO SAW
CUTTING.
CONTROL JOINTS SPACED @ 8'-0" O.C.
MAX

3 Pool Control Joint Plan
SP1.0 3/32" = 1'-0"



MATTHEWS LANDING
DR HORTON
LILLINGTON, NC

NO.	REVISION	DATE

PROJECT #:	2025004
DATE ISSUED:	03/14/2025
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CHECKED BY:	JLH
100% E&P	

PIPING &
ELECTRICAL
PLAN

SP3.0

POOL EQUIPMENT SCHEDULE

TAG	COUNT	MANUFACTURER	MODEL	COMMENTS
1	2	PENTAIR	XFEET-20 (022034)	5 HP SELF-PRIMING PUMP W/ STRAINER BASKET + EXTRA BASKET
2	2	PENTAIR	PN 263080 - 140316	FULLFLOW 3" HIGH RATE PUSH PULL BACKWASH VALVE
3	2	PENTAIR	TR-440C	38" DIA HIGH RATE SAND FILTER W/ 7.06 SF OF MEDIA
4	1	PENTAIR	HC3315	HIGH CAPACITY CHLORINE/BROMINE FEEDER
5	2	BLUE-WHITE	F-30300P	3" VARIABLE AREA FLOW METER
6	4	AQUASTAR	WAY12VR101 W/ FBS-50-812-4	12"x12" VGB SUCTION OUTLET COVER W/ A.S.A. MFG FIBERGLASS SUMP
7	1	AQUASTAR	HVC101	SELF-CONTAINED HYDROSTATIC RELIEF VALVE
8	8	AQUASTAR	SKR101	WHITE COMMERCIAL GRADE SKIMMER
9	2	AQUASTAR	ES1022SI2001 W/ V/LK15T01	VACUUM LINE FITTING W/ LOCK CAP
10	1	AQUASTAR	GDD101	WHITE COMMERCIAL OVERFLOW DRAIN
11	14	AQUASTAR	ES1022SI2001 W/ 8T01	DIRECTIONAL WALL RETURN INLET
12	2	AQUASTAR	ES1022SI2001 W/ BP101	FLOOR RETURN INLET W/ BUBBLER PLATE
13	1	AQUASTAR	AFB101	FILLSTAR- AUTOFILL LINE - WHITE
14	1	NAT. STRUCT.	1800-17-96	MUSHROOM SPRAY FOUNTAIN
15	1	PENTAIR	602T04	190W EQUIVALENCY GLOBE/BRITE WHITE LED LIGHT
16	5	PENTAIR	602T45	300W EQUIVALENCY INTELLIBRITE WHITE LED LIGHT
17	2	INTERMATIC	PJB41775	4 LIGHT CONNECTION POOL & SPA JUNCTION BOX
18	1	SR SMITH	DMS-101B-MG	MARINE GRADE DECK MOUNTED HANDRAIL - SHORT
19	2	SR SMITH	DMS-102B - MG	MARINE GRADE DECK MOUNTED HANDRAIL - STANDARD
20	1	SR SMITH	3HR-4	MARINE GRADE 3-BEND ADA HANDRAIL
21	2	SR SMITH	10056-MG	MARINE GRADE COMMERCIAL LADDER
HC	1	SR SMITH	MULTILIFT	ADA COMPLIANT MULTILIFT

PUMP FLOW PIPE SIZING

CIRCULATION:

XFEET-20 PUMP FLOW AT 65 FT OF WATER IS
210 GPM, WITH SPECIFIED:
4" MAIN DRAIN PIPING VELOCITY IS 5.29 FPS.
4" SKIMMER PIPING VELOCITY IS 5.29 FPS.
3" RETURN PIPING VELOCITY IS 9.12 FPS.

FEATURE:

XFEET-20 PUMP FLOW AT 65 FT OF WATER IS
210 GPM, WITH SPECIFIED:
4" MAIN DRAIN PIPING VELOCITY OF 5.29 FPS.
3" RETURN PIPING VELOCITY IS 9.12 FPS.

UNDERWATER LIGHTING DATA

MAIN POOL AREA: 3,182 SQFT.
3,182 SF x 0.5 WATTS = 1,591 WATTS

LIGHTING PROVIDED (12V LED EQ)
1 GLOWBRITE @ 190 WATTS
5 INTELLIBRITE @ 300 WATTS

TOTAL LIGHTING PROVIDED
1,690 WATTS

CHEMICAL STORAGE DATA

CHEMICAL STORAGE REQUIREMENTS FOR A 70,151 GALLON POOL ARE:

5 SF FOR FIRST 10,000 GALLONS OF POOL +
+1 SF FOR EACH ADDITIONAL 3,000 GALLONS OF POOL UP TO
100 SF OF STORAGE

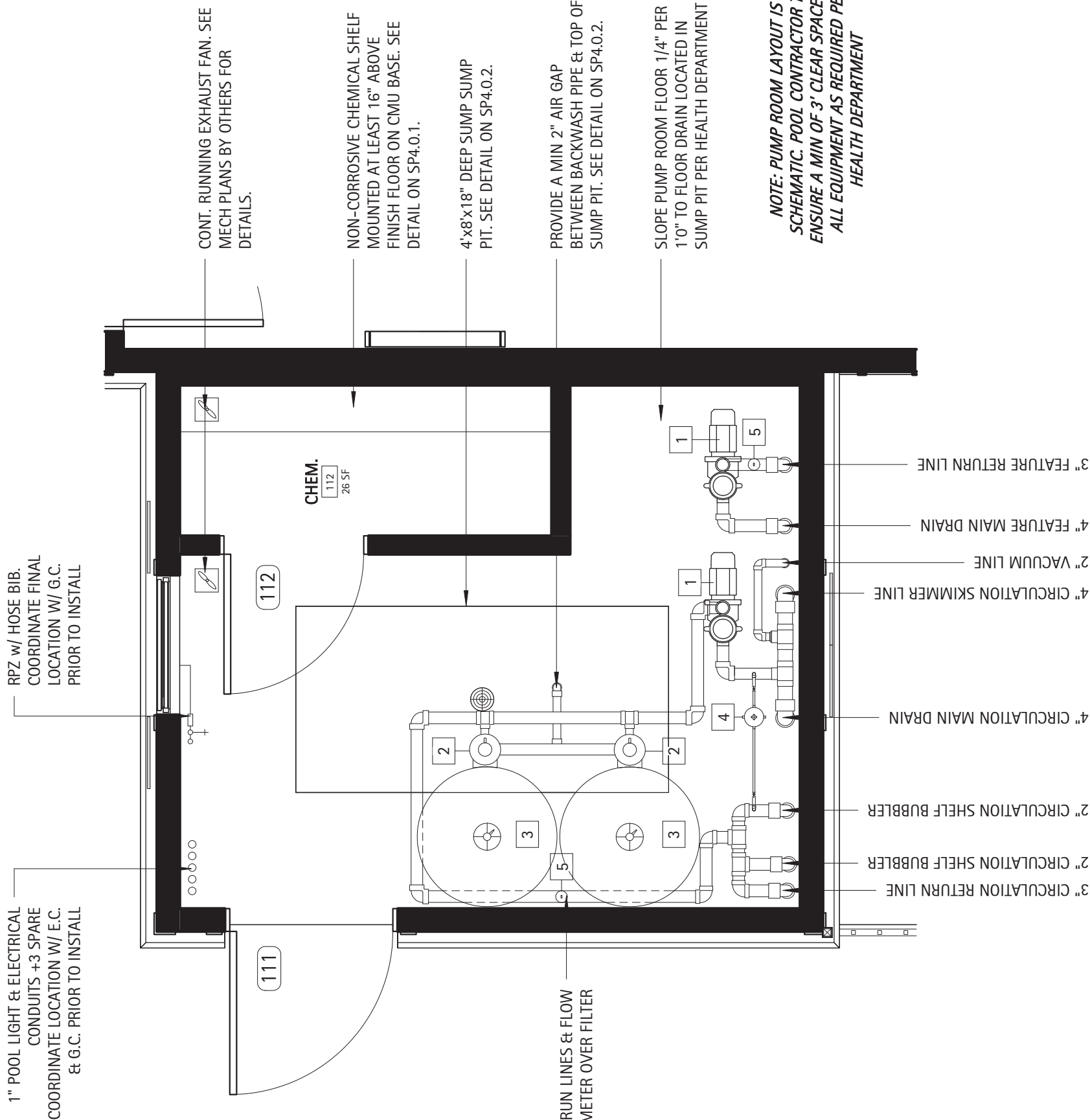
+21 SF (1 SF PER 3,000)[60,151/3,000 = 20.05]

POOL REQUIRES A MIN OF 26 SF FOR CHEMICAL STORAGE
-SEE BUILDING PLANS BY OTHERS FOR EXACT LAYOUT. 26 SF PROV.

-SEE DETAIL ON SP4.0.1. FOR CHEMICAL ROOM SHELVING w/ QUANTITIES

MAIN POOL DATA

POOL DIMENSIONS:	61'-6" X 94'-1" OVERALL IRREGULAR SHAPE.
POOL DEPTHS:	12" SHELF W/ 3'-5"
POOL VOLUME:	70,151 GALLONS
SURFACE AREA:	3,182 SQFT.
PERIMETER:	264 LF
COPING:	BULLNOSE INDEPENDENT
CIRC REQ. FLOW:	195 GPM @ 65 TDH
CIRC DESIGN FLOW:	210 GPM @ 65 TDH
FEAT DESIGN FLOW:	210 GPM @ 65 TDH
SHELL MATERIAL:	4000 PSI SHOTCRETE
INTERIOR FINISH:	QUARTZ PLASTER
BATHER LOAD:	266 PERSONS
BACKWASH TO:	SANITARY SEWER
WATER SOURCE:	IN-LINE AUTOFILL
PIPE SIZING:	
CIRC MAIN DRAINS:	(2) 4" SCH 40 PVC
FEAT MAIN DRAINS:	(2) 4" SCH 40 PVC
SKIMMERS:	(8) 4" SCH 40 PVC
VACUUM LINE:	(2) 2" SCH 40 PVC
CIRC INLETS:	(16) 3" SCH 40 PVC
FILTER TYPE:	HIGH RATE SAND
SIZE PROVIDED:	2 @ 7.06 SF (EA) = 14.12
SIZE REQUIRED:	12.67 SF TOTAL
MEDIA CIRC. RATE:	15 GPM/SF
BACKWASH RATE:	6 GPM/SF
TURNOVER RATE:	6 HOURS



2
SP3.0
Enlarged Pump Room Plan

3/8" = 1'-0"

1
SP3.0
Overall Piping & Electrical Plan

1/8" = 1'-0"

THE GROVE AT MATTHEWS LANDING AMENITY

CONSTRUCTION DRAWINGS LILLINGTON, HARNETT COUNTY, NORTH CAROLINA

SITE DATA TABLE

PROJECT NAME:	MATTHEWS LANDING AMENITY
PROPERTY OWNER:	MATTHEWS LANDING DEVELOPMENT, LLC 4925 GREENVILLE AVENUE DALLAS, TX 75206-4026 PHONE: 989-255-4526 CONTACT: RICHARD CRITTENDEN
DEVELOPER:	MATTHEWS LANDING DEVELOPMENT, LLC 4925 GREENVILLE AVENUE DALLAS, TX 75206-4026 RICHARD CRITTENDEN
PROJECT ADDRESS:	PART OF PIN 0652-69-7689
PIN:	0652-78-2903
DEED REFERENCE:	DB 4074 PG 0356
MAP BOOK:	MB 2025 PG 273
TOWNSHIP:	BLACK RIVER
ZONING:	CD-RS10
WATERSHED:	CAPE FEAR WS-IV
CURRENT USE:	RESIDENTIAL, COMMERCIAL, & VACANT
PROPOSED USE:	RESIDENTIAL/AMENITY
TOTAL PROJECT AREA:	3.58 AC
EXISTING IMPERVIOUS SURFACE AREA:	0.20 AC (0.06%)
PROPOSED IMPERVIOUS SURFACE AREA:	1.01 AC (28.2%)
TOTAL IMPERVIOUS SURFACE AREA:	1.21 AC (28.8%)
PARKING REQUIRED:	NONE
PARKING PROVIDED:	TOTAL: 44 SPACES VAN ACCESSIBILITY: 4 SPACES

IMPERVIOUS SURFACE

EXISTING IMPERVIOUS	
IMPERVIOUS ASPHALT PAVEMENT =	5,629 SF
IMPERVIOUS SIDEWALK =	1,085 SF
MAIL KIOSK IMPERVIOUS AREA =	1,922 SF
TOTAL EXISTING SURFACE =	8,636 SF

PROPOSED IMPERVIOUS	
IMPERVIOUS ASPHALT PAVEMENT =	20,723 SF
IMPERVIOUS PICKLEBALL COURT =	3,526 SF
IMPERVIOUS BASKETBALL COURT =	5,640 SF
IMPERVIOUS SIDEWALK =	5,675 SF
BUILDING SURFACE =	2,400 SF
POOL DECK =	6,198 SF
TOTAL PROPOSED SURFACE =	44,162 SF

INFRASTRUCTURE DATA

LF OF PUBLIC STREETS	0 LF
LF OF PUBLIC SIDEWALK	0 LF
LF OF PUBLIC CURB AND GUTTER	0 LF
NUMBER OF SCMS	0
LF 4" SDR 35 PVC SANITARY SEWER	0 LF
LF 1-1/4" DIP WATERMAIN	0 LF
LF 8" DIP WATERMAIN	0 LF
3/4" DOMESTIC WATER SERVICE	0
1" DOMESTIC WATER SERVICE	157 LF
3" DOMESTIC WATER SERVICE	0
6" FIRE SERVICE	0
4" SEWER SERVICE	153 LF
FIRE HYDRANTS	0



VICINITY MAP
1"=200'

TOWN OF LILLINGTON SPECIFIC NOTES:	
1.	ALL PUBLIC FACILITIES, INCLUDING UTILITIES, SIDEWALKS, AND HANDICAP RAMPS ARE TO BE CONSTRUCTED ON ALL STREETS AS SPECIFIED BY TOWN OR NCDOT STANDARDS. THESE FACILITIES HAVE BEEN APPROVED BY THE TOWN OF LILLINGTON AND SHALL BE SO INSTALLED UNLESS A CHANGE IS APPROVED BY THE TOWN OF LILLINGTON.
2.	OWNER HEREBY CERTIFIES AND AGREES TO TAKE SUCH ACTIONS AS MAY BE REQUIRED BY THE TOWN OF LILLINGTON TO CORRECT ANY ERRORS, OMISSIONS OR NON-COMPLIANCE WITH TOWN STANDARDS AND/OR CONDITIONS DESCRIBED IN THIS CONSTRUCTION PLAN, INCLUDING RE-SUBMISSION OR RE-EXECUTION OF THIS CONSTRUCTION PLAN WITH THE APPROPRIATE CORRECTIONS AND/OR REVISIONS.

CONTRACTOR NOTES

PRIOR TO ANY LAND DISTURBANCE OR IMPROVEMENTS, CONTRACTOR TO NOTIFY AND COORDINATE WITH ALL UTILITY PROVIDERS FOR LOCATION OF UTILITIES, REQUIRED IMPROVEMENTS, OR REMEDIATION IN AFFECTED WORK AREAS. CONTRACTOR IS TO NOTIFY PROJECT ENGINEER OF ANY REQUIRED ADJUSTMENTS TO THE PLANS BASED ON ANY UTILITY PROVIDER'S REQUIREMENTS AND IS TO REMEDIATE OR UNDERTAKE WORK ONLY AFTER CONSULTATION WITH THE UTILITY PROVIDER, OWNER, AND PROJECT ENGINEER.

CONTRACTOR IS TO NOTIFY THE ENGINEER OF ANY CHANGES TO THE PLANS REQUIRED DUE TO APPLICABLE CODES, STANDARDS, AND OR PRACTICES WHICH MIGHT TAKE PRECEDENCE OVER THE DRAWING PLANS PRIOR TO DISTURBANCE AND INSTALLATION OF IMPROVEMENTS. CONTRACTOR WILL BE HELD LIABLE AND WILL INCUR ALL COST ASSOCIATED WITH CORRECTING INSTALLED IMPROVEMENTS IF CONTRACTOR PROCEEDS WITHOUT WITH NOTIFICATION AND/OR IN VIOLATION OF KNOWN CODES, STANDARDS, OR PRACTICES.

CONTRACTOR IS TO NOTIFY THE PROJECT ENGINEER IF CONFLICTS ARE FOUND WITHIN THE PLAN SET PRIOR TO ANY DISTURBANCE AND INSTALLATION OF IMPROVEMENTS. CONTRACTOR WILL BE HELD LIABLE AND WILL INCUR ALL COST ASSOCIATED WITH RECTIFYING IMPROVEMENTS IF CONTRACTOR PROCEEDS WITHOUT WITH NOTIFICATION.

GENERAL NOTES:

- FIELD TOPOGRAPHIC SURVEY PERFORMED BY BATEMAN CIVIL SURVEY COMPANY ON APRIL 12, 2021.
- THE CONTRACTOR SHALL CONTACT NC ONE CALL CENTER PRIOR TO ANY DIGGING.
- ALL PUBLIC WATER AND SANITARY SEWER IMPROVEMENTS SHALL CONFORM TO ALL TOWN OF LILLINGTON PUBLIC WORKS DEPT. AND NCDEQ PWS AND DWQ STANDARDS AND SPECIFICATION.
- THE CONTRACTOR SHALL CHECK PLANS AND FIELD CONDITIONS FOR CONFLICTS AND DISCREPANCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY CONFLICT BEFORE PERFORMING WORK IN THE AFFECTED AREA.
- THE CONTRACTOR IS RESPONSIBILITY FOR REPAIRING ANY DAMAGE TO EXISTING FACILITIES, ABOVE AND BELOW GROUND THAT MAY OCCUR AS A RESULT OF THE WORK PERFORMED BY THE CONTRACTOR.
- IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY WITH AND ENFORCE ALL APPLICABLE SAFETY REGULATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXCAVATION AGAINST COLLAPSE AND SHALL PROVIDE BRACING, SHEETING, OR SHORING AS NECESSARY. TRENCHES SHALL BE KEPT DRY WHILE PIPES ARE BEING PLACED. DEWATERING SHALL BE USED AS REQUIRED, AND PERMITTED THROUGH LOCAL GOVERNMENT AGENCIES AND WATER MANAGEMENT DISTRICT PER CURRENT REGULATIONS AT THE SOLE COST OF THE CONTRACTOR.
- WORK BEING PERFORMED UNDER THIS CONTRACT SHALL INTERFACE SMOOTHLY WITH OTHER WORK BEING PERFORMED IN THE AREA BY OTHER CONTRACTORS AND UTILITY COMPANIES. IT WILL BE NECESSARY FOR THE CONTRACTOR TO COORDINATE AND SCHEDULE HIS ACTIVITIES, WHERE NECESSARY, WITH OTHER CONTRACTORS AND UTILITY COMPANIES.

Sheet List Table	
Sheet Number	Sheet Title
C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS
C2.0	OVERALL SITE PLAN
C2.1	DETAILED SITE PLAN (SHEET 1 OF 2)
C2.2	DETAILED SITE PLAN (SHEET 2 OF 2)
C3.0	OVERALL UTILITY PLAN
C4.0	OVERALL GRADING AND DRAINAGE PLAN
C4.1	DETAILED GRADING AND DRAINAGE PLAN (SHEET 1 OF 2)
C4.2	DETAILED GRADING AND DRAINAGE PLAN (SHEET 2 OF 2)
C4.3	STORM DRAINAGE PROFILES
	PH2B & 2C SUBDIVISION GRADING PLANS
	PH2B & 2C SUBDIVISION GRADING PLANS
	PH2B & 2C SUBDIVISION SCM PLAN AND PROFILE
C5.0	OVERALL PLANTING AND LIGHTING PLAN
C5.1	DETAILED PLANTING AND LIGHTING PLAN (SHEET 1 OF 2)
C5.2	DETAILED PLANTING AND LIGHTING PLAN (SHEET 2 OF 2)
C6.0	EROSION AND SEDIMENT CONTROL PLAN
C7.0	DUKE LIGHTING PLAN
C7.1	PLAY COURTS LIGHTING PLANS
C7.2	PLAY COURTS LIGHTING PLANS
C7.3	PLAY COURTS LIGHTING - NOTES AND DETAILS
C8.0	NOTES AND DETAILS
C8.1	NOTES AND DETAILS
C8.2	NOTES AND DETAILS
C8.3	NOTES AND DETAILS
A1.1	MAIN LEVEL PLAN
A2.0	EXTERIOR ELEVATIONS
A2.1	EXTERIOR ELEVATIONS

*NOTE: PH2B & 2C SUBDIVISION SHEETS ARE FOR REFERENCE ONLY

OWNER:

MATTHEWS LANDING DEVELOPMENT, LLC
4925 GREENVILLE AVENUE
DALLAS, TX 75206-4026
989-255-4526
CONTACT: RICHARD CRITTENDEN

ARCHITECT:

D. CLUGSTON, INC.
2506 RELIANCE AVE.
APEX, NC 27529
CONTACT: DERIK JONES
PHONE: 304-761-0140

DEVELOPER:

MATTHEWS LANDING DEVELOPMENT, LLC
4925 GREENVILLE AVENUE
DALLAS, TX 75206-4026
989-255-4526
CONTACT: RICHARD CRITTENDEN

CIVIL ENGINEER:

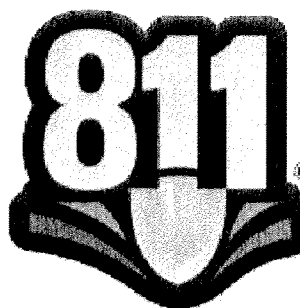
TIMMONS GROUP
5410 TRINITY ROAD
SUITE 102
RALEIGH, NC 27607

ENGINEER OF RECORD:

ALLISON STONE, P.E.
PHONE: 919-866-4518
EMAIL: ALLISON.STONE@TIMMONS.COM

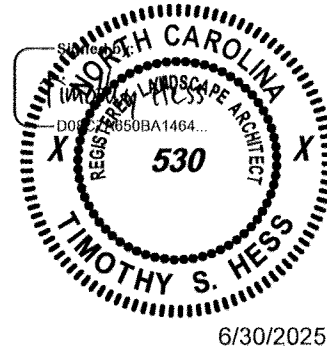
TIMOTHY HESS, RLA
PHONE: 984-255-2367

EMAIL: TIM.HESS@TIMMONS.COM



A HOMEOWNERS ASSOCIATION (HOA) WILL BE RESPONSIBLE FOR MAINTAINING ALL OPEN SPACES AND ANY IMPROVEMENTS INCLUDED THEREIN.

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF TOWN OF LILLINGTON, HARNETT COUNTY, NCDEQ AND NCDOT STANDARDS, SPECIFICATIONS, AND DETAILS



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REVISION DESCRIPTION

REVISIONS PER TOWN OF LILLINGTON COMMENTS DATED 05/20/2025

DATE

06/30/2025

DRAWN BY

331

DESIGNED BY

331

CHECKED BY

T. HESS

SCALE

THE GROVE AT MATTHEWS LANDING AMENITY
LILLINGTON, HARNETT COUNTY, NORTH CAROLINA
COVER SHEET

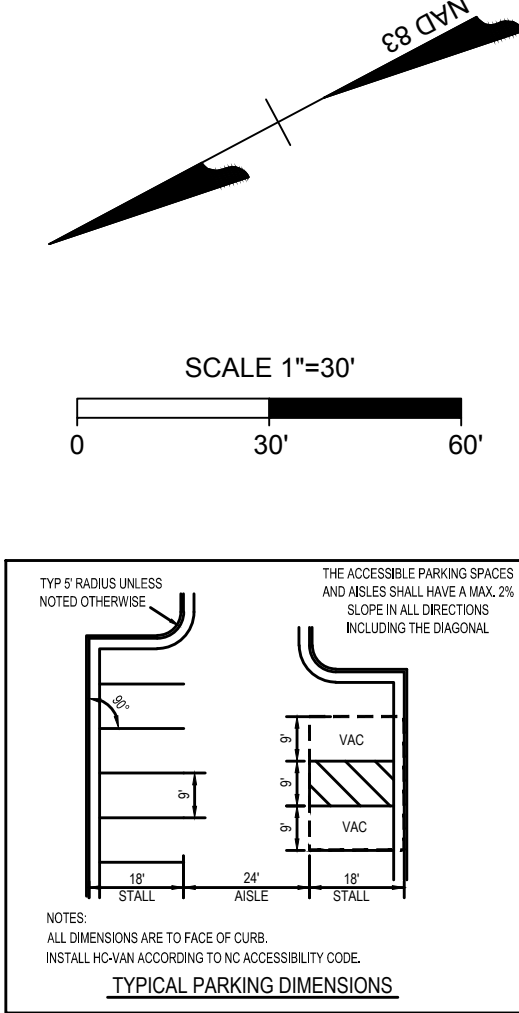
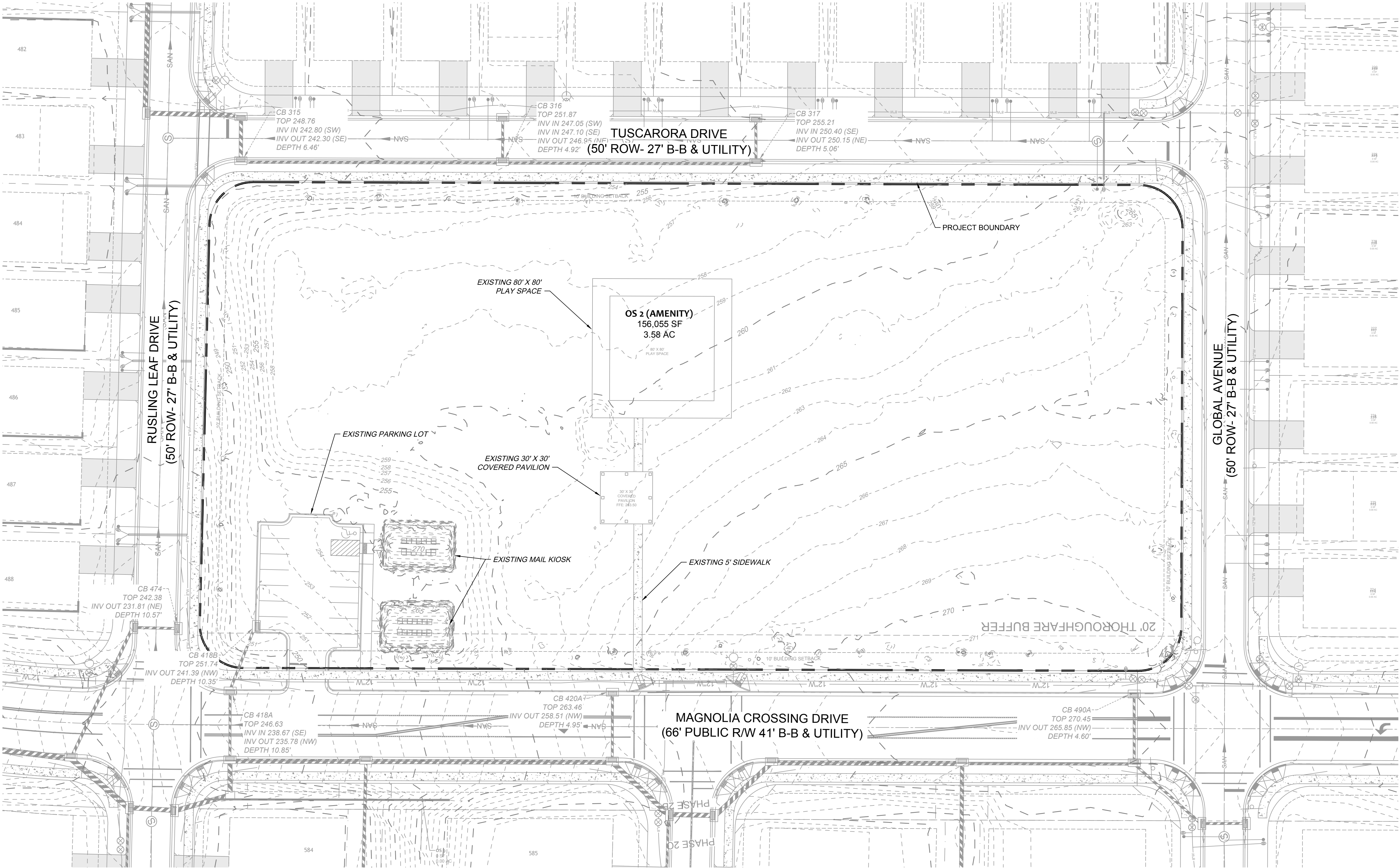
JOB NO.

54948

SHEET NO.

C0.0

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LEGEND	
	PROPERTY LINE
	EXISTING RIGHT OF WAY
	EXISTING WATERMAIN
	EXISTING FIRE HYDRANT
	EXISTING MANHOLE
	EXISTING SANITARY SEWER
	EXISTING GRADE



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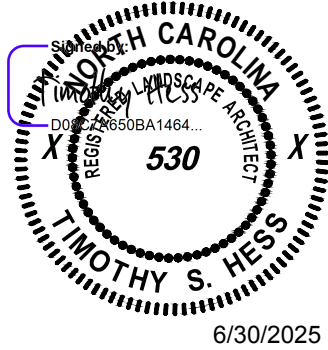
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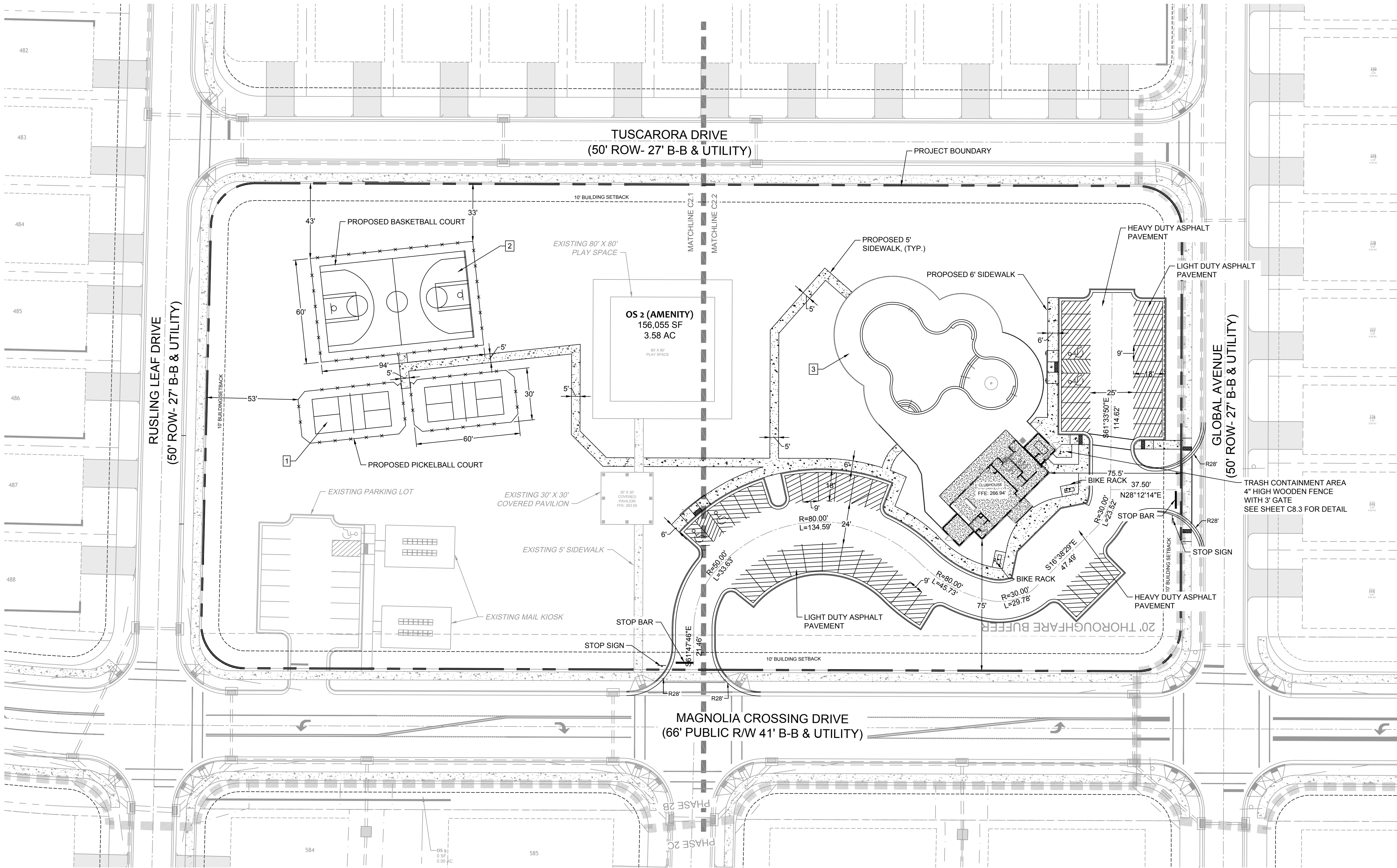
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TIMMONS GROUP

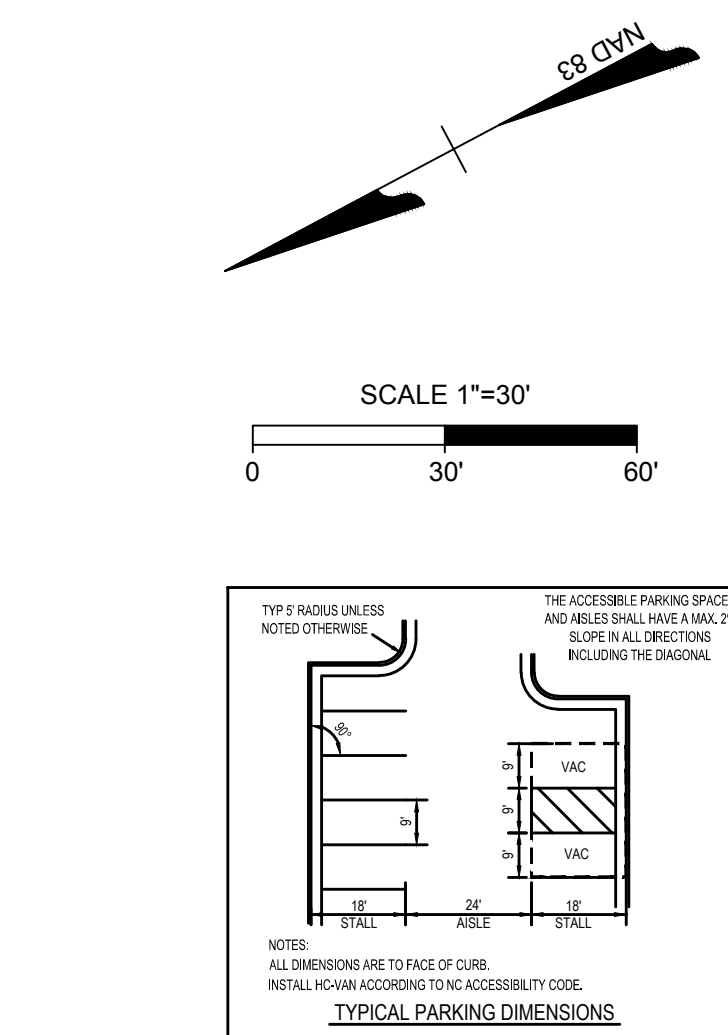
THE GROVE AT MATTHEWS LANDING AMENITY
LILLINGTON, HARNETT COUNTY, NORTH CAROLINA
EXISTING CONDITIONS

JOB NO.	54948
SHEET NO.	C1.0



CLUBHOUSE DATA	
ENCLOSED AREA:	1,884 SF
COVERED AREA:	547 SF
TOTAL AREA:	2,431 SF
FFE:	266.94

SITE MATERIAL INDEX:	
1	9" PICKLE BALL COURT BASE: CONTRACTOR TO FURNISH AND INSTALL 6" OF CRUSHED AGGREGATE, MIXED, COMPACTED AND FINE GRADED 3" OF ASPHALT. TWO SURFACE COURSES EACH COMPACTED TO 1 1/2"
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3	POOL DECK 4" BRUSHED CONCRETE



SITE LAYOUT NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH TOWN OF LILLINGTON, HARNETT COUNTY AND NCDOT STANDARDS AND SPECIFICATIONS.
- ALL DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVING, BUILDING WALL FACE OR PROPERTY LINE UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, UTILITIES AND GRADES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY EXISTING DISCREPANCIES PRIOR TO COMMENCING ANY RELATED CONSTRUCTION.
- AT LEAST 3-12 BUSINESS DAYS PRIOR TO CONSTRUCTION OR EXCAVATION THE CONTRACTOR SHALL NOTIFY "NORTH CAROLINA ONE CALL" (811) OR (1-800-632-4949) TO HAVE EXISTING UTILITIES LOCATED.
- REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF THE BUILDING.
- CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DIMENSIONAL CONFLICTS PRIOR TO THE BEGINNING OF CONSTRUCTION.
- ALL CURB AND GUTTER ONSITE SHALL BE 30" WIDE.
- ALL DISTURBED CURB & GUTTER AND ASPHALT SHALL BE REPLACED PER TOWN OF LILLINGTON, HARNETT COUNTY OR NCDOT STANDARDS AND SPECIFICATIONS.
- ALL DRIVEWAY DESIGN AND CONSTRUCTION MUST COMPLY WITH TOWN OF LILLINGTON. DRIVEWAYS SHALL BE PERMITTED SEPARATELY.
- DRIVEWAYS SHALL BE A MINIMUM OF 20-FEET FROM ANY INTERSECTION MEASURED ALONG THE RIGHT OF WAY.
- NO SIGHT OBSTRUCTING OR PARTIALLY OBSTRUCTING WALL, FENCE, FOLIAGE, BERMING, PARKED VEHICLES OR SIGN BETWEEN THE HEIGHTS OF TWENTY-FOUR (24) INCHES AND EIGHT (8) FEET ABOVE THE CURB LINE ELEVATION, OR THE NEAREST TRAVELED WAY IF NO CURBING EXISTS, SHALL BE PLACED WITHIN A SIGHT TRIANGLE OF A PUBLIC STREET, PRIVATE STREET OR DRIVEWAY CONTAINED EITHER ON THE PROPERTY OR ON AN ADJOINING PROPERTY.
- CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE RESULTING FROM THEIR ACTIVITIES. CALL UTILITY LOCATOR SERVICE BEFORE DIGGING.
- ALL STREETS SHALL BE PUBLIC.
- ALL UTILITIES SHALL BE UNDERGROUND.
- ALL PRIVATE DRAINAGE WILL BE MAINTAINED BY THE HOA.
- EACH LOT WILL BE SERVED BY HARNETT COUNTY PUBLIC WATER.
- EACH LOT WILL BE SERVED BY HRW WATER AND SEWER.
- NCDOT EROSION CONTROL PERMIT WILL BE REQUIRED, AND ALL EROSION CONTROL REGULATIONS WILL BE COMPLIED WITH.
- CONSTRUCTION DRAWINGS MUST BE APPROVED AND STAMPED 'RELEASED FOR CONSTRUCTION' PRIOR TO CONSTRUCTION.
- SIGNAGE SHALL BE APPROVED PRIOR TO INSTALLATION OF ANY SIGNAGE.
- STREET NAMES MUST BE APPROVED BY HARNETT COUNTY GIS PRIOR TO FINAL PLAT.
- CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL MATERIALS ORDERED PRIOR TO FINAL, APPROVED PLANS THAT ARE RELEASED FOR CONSTRUCTION, AND IS RESPONSIBLE FOR MAKING ALL ADJUSTMENTS TO THOSE MATERIALS TO MEET THE FINAL, APPROVED DESIGN, SUCH AS STRUCTURE HEIGHTS, ANGLES, PIPE MATERIALS, ETC., WITHOUT ADDITIONAL COST TO DEVELOPER OR ENGINEER.
- THERE SHALL BE NO UNPERMITTED DISTURBANCE WITHIN THE WETLANDS.
- NO HAZARDOUS CHEMICALS WILL BE STORED ON SITE.
- THERE SHALL BE NO PARKING IN THE ROW.

NOTE:
CONTRACTOR TO CONTACT HC ENVIRONMENTAL HEALTH
REGARDING POOL INSPECTION AND REQUIRED PERMITS

CONTRACTOR NOTES

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DAYS/HOURS OF OPERATION

POOL
DAYS: 7 DAYS PER WEEK (SUMMER SEASON)
HOURS: 8AM TO DUSK

PLAY COURTS

DAYS: 7 DAYS PER WEEK (ALL YEAR)
HOURS: 8AM TO 9PM WITH AUTOMATIC CUT-OFF LIGHTING

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 5'-FT MIN. VERTICAL CLEARANCE TO THE BOTTOM OF THE SIGN ON 2'-LB. GALV. STEEL U-CORNER POST SET IN 18"-IN DEEP x 8"-IN DIA. CONCRETE FOOTING. SIGNS MOUNTED ADJACENT TO SIDEWALKS MUST BE MOUNTED WITH 7'-FT MIN. VERTICAL CLEARANCE TO THE BOTTOM OF SIGN.
- ALL PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE MUTCD AND NCDOT STANDARDS AND THE PROJECT SPECIFICATIONS.
- ALL PAVEMENT MARKINGS SHALL BE RESIN TYPE PAINT AS REQUIRED BY THE COUNTY.

LEGEND

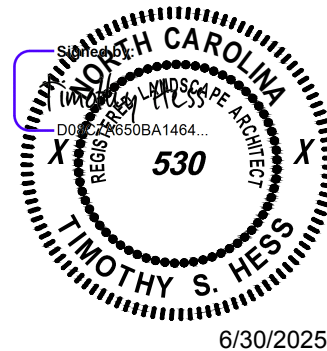
---	PROJECT BOUNDARY
---	EXISTING RIGHT OF WAY
---	EXISTING ROAD CENTERLINE
---	PROPOSED ROAD CENTERLINE
---	PROPOSED UTILITY EASEMENT
---	PROPOSED EOP



Know what's below.
Call before you dig.

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REVISION DESCRIPTION
REVISIONS PER TOWN OF LILLINGTON COMMENTS DATED 05/20/2025

DATE
06/30/2025

DRAWN BY

331

DESIGNED BY

331

CHECKED BY

T. HESS

SCALE

THE GROVE AT MATTHEWS LANDING AMENITY
LILLINGTON, HARNETT COUNTY, NORTH CAROLINA

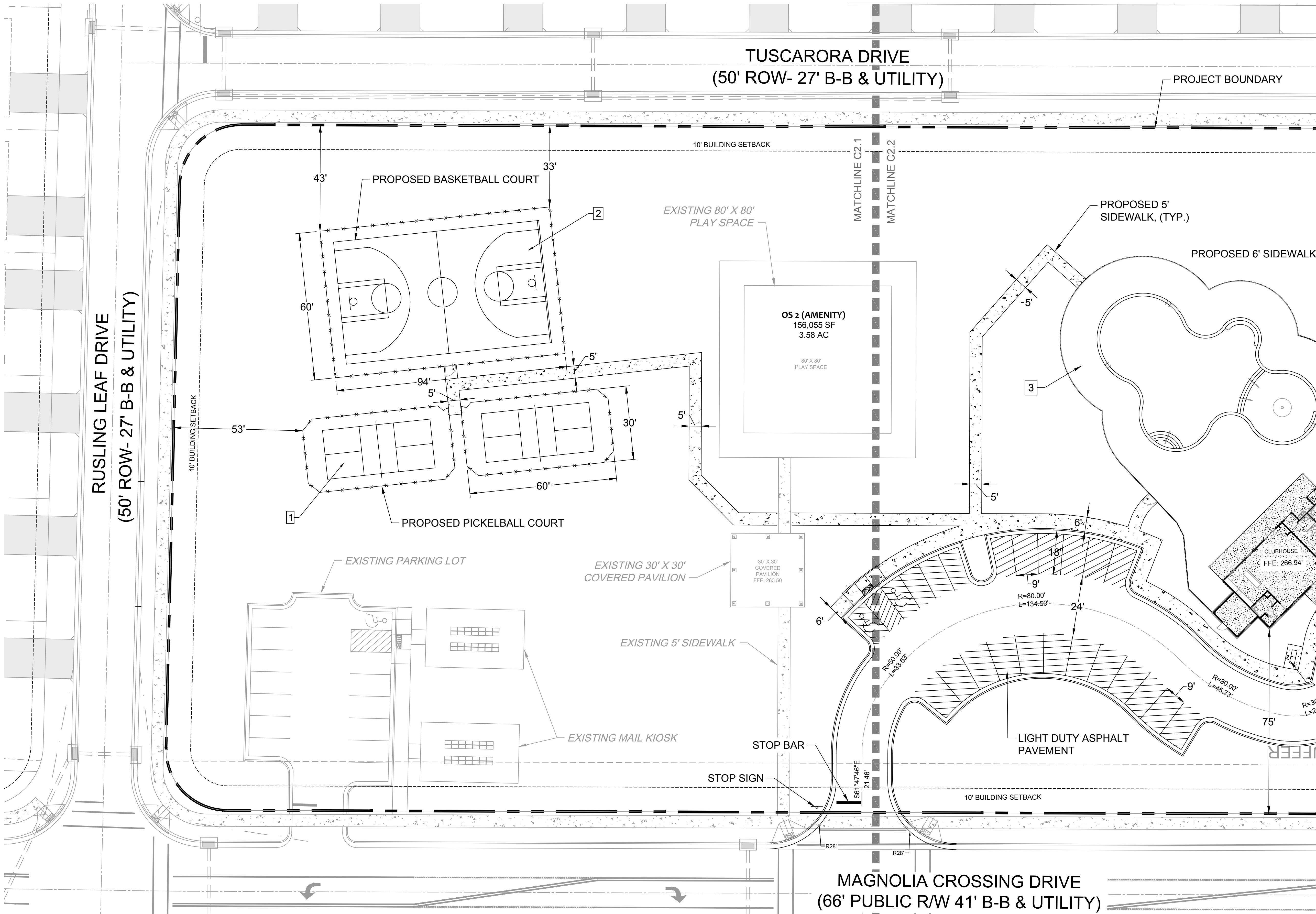
OVERALL SITE PLAN

JOB NO.

54948

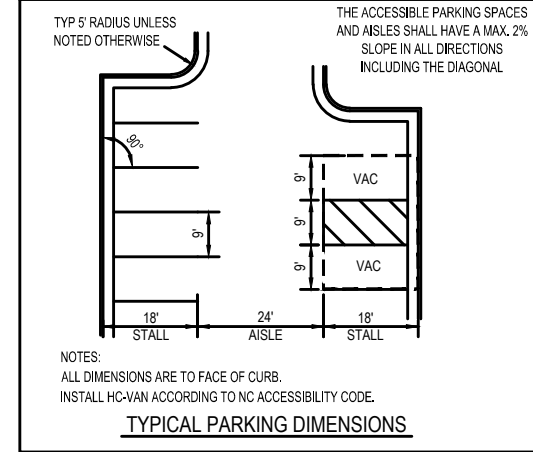
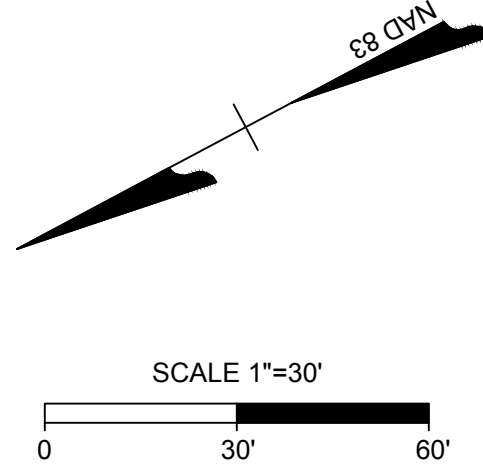
SHEET NO.

C2.0



CLUBHOUSE DATA	
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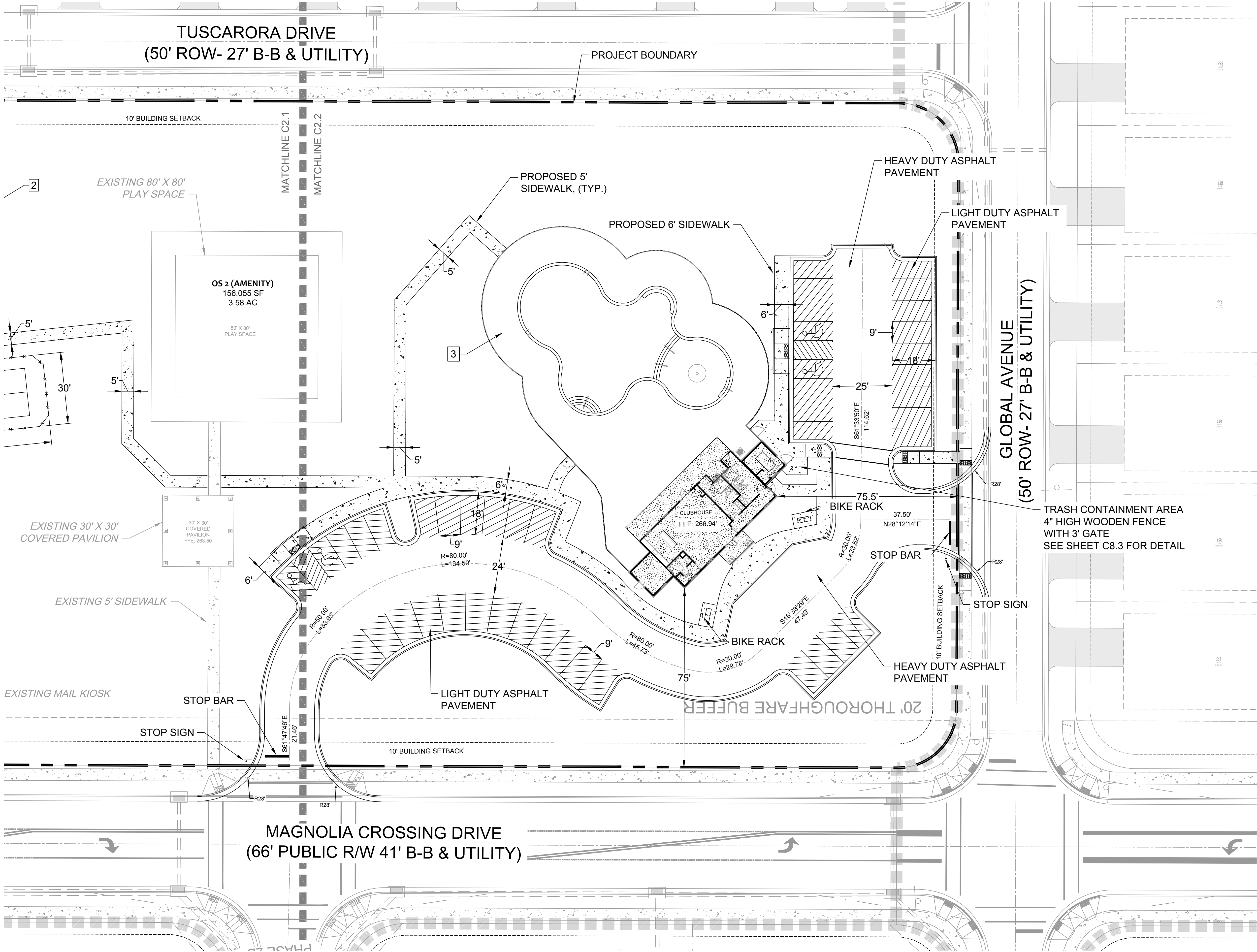
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LEGEND	
---	PROJECT BOUNDARY
---	EXISTING RIGHT OF WAY
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---	PROPOSED ROAD CENTERLINE
---	PROPOSED UTILITY EASEMENT
---	PROPOSED EOP

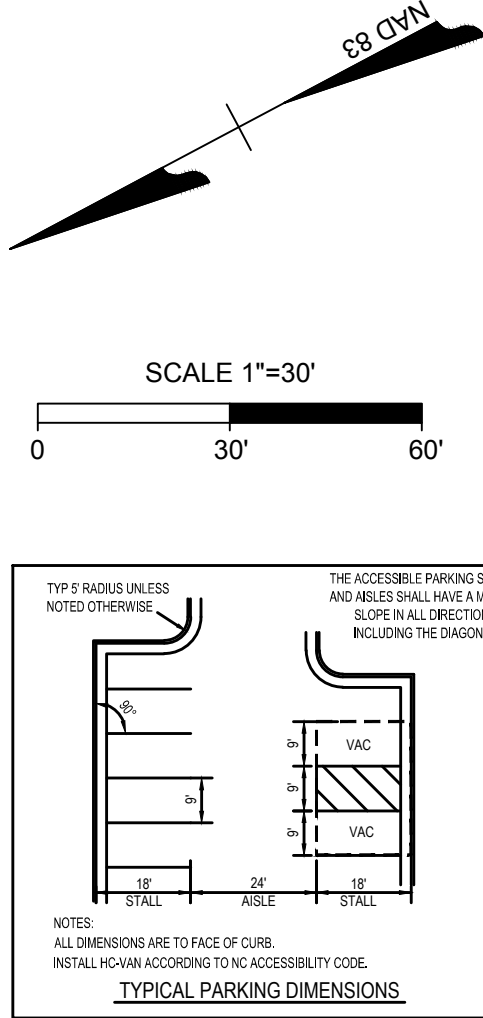
TRAFFIC CONTROL NOTES

1. ALL SITE SIGNAGE SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND NCDOT STANDARDS.			
STOP	MUTCD STATE	SIZE	
ADVISORY PARKING 8'-11"	12" X 18"	30"	
SIGN	R-1	30"	
2. ALL SIGNS SHALL BE MOUNTED WITH 5'-11" MIN. VERTICAL CLEARANCE TO THE BOTTOM OF THE SIGN ON 2-LANE, GUY-SELF-TO-CHANNEL POST SET IN 18-IN DEEP x 8-IN DIA. CONCRETE FOOTING. SIGNS MOUNTED ADJACENT TO SIDEWALKS MUST BE MOUNTED WITH 7'-11" MIN. VERTICAL CLEARANCE TO THE BOTTOM OF SIGN.			
3. ALL PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE MUTCD AND NCDOT STANDARDS AND THE PRODUCT SPECIFICATIONS:			
MARKING	NCDOT STATE	SIZE	COLOR
PARKING SPACE	---	4"-N	WHT.
NO PARKING - FIRE LANE *	1200.07	4"-N	YEL.
CROSSWALK	---	4"-N	WHT.
* NO PARKING - FIRE LANE MARKING SHALL CONSIST OF A 4" SOLID YELLOW STRIPE AND 8" HIGHT YELLOW TEXT "NO PARKING - FIRE LANE" AT 40° INTERVALS. STRIPING SHALL BE PLACED AS INDICATED BY THE FOLLOWING LINEUP: ---			
4. ALL PAVEMENT MARKINGS SHALL BE RESIN TYPE PAVT AS REQUIRED BY THE COUNTY.			



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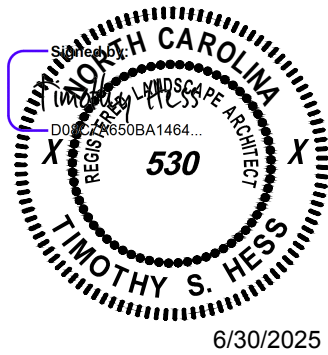


LEGEND	
	PROJECT BOUNDARY
	EXISTING RIGHT OF WAY
	EXISTING ROAD CENTERLINE
	EXISTING ROAD CENTERLINE
	PROPOSED UTILITY EASEMENT
	PROPOSED EOP



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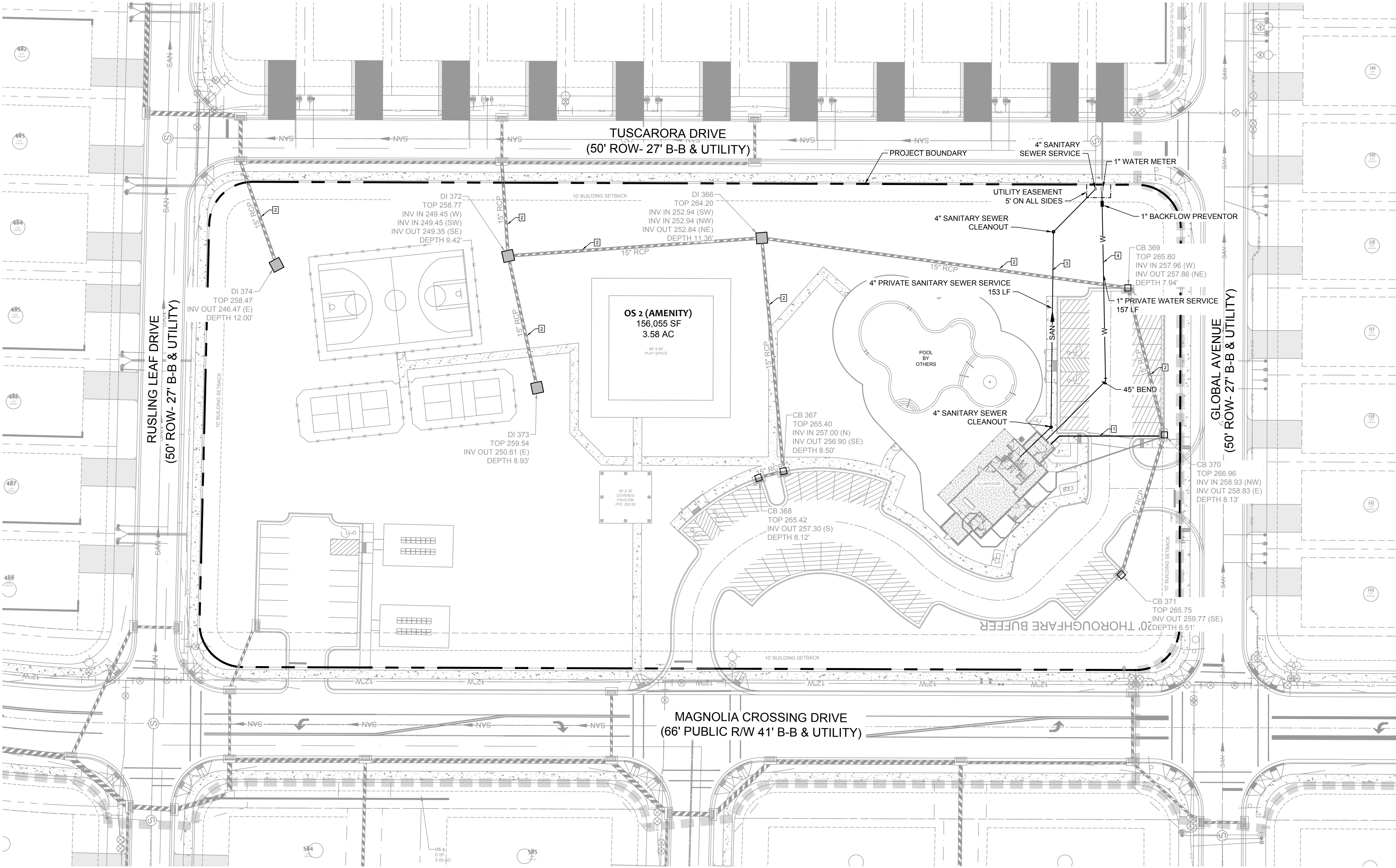
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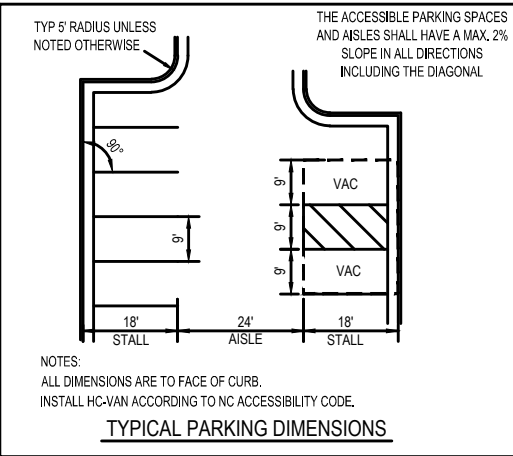
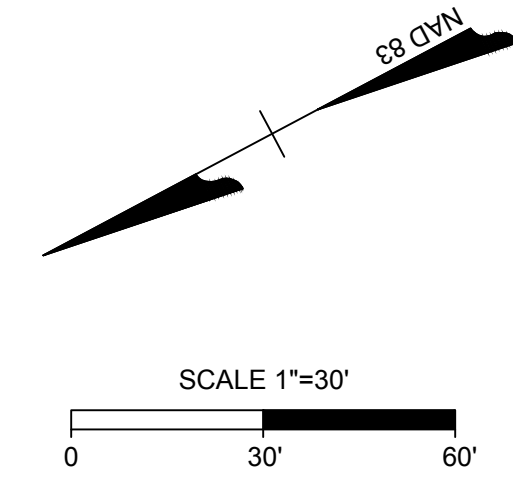
TIMMONS GROUP

THE GROVE AT MATTHEWS LANDING AMENITY
LILLINGTON, HARNETT COUNTY, NORTH CAROLINA
DETAILED SITE PLAN (SHEET 2 OF 2)

JOB NO.	54948
SHEET NO.	C2.2



- NOTES:
- 2" BACKWASH LINE - DECHLORINATED AND THEN DISCHARGED INTO STORM SEWER SYSTEM. DISCHARGE TO BE LESS THAT 50 GPM.
 - ALL STORM WATER LINES ON SITE TO BE PRIVATE AND MAINTAINED BY THE HOA.
 - 4" PRIVATE PVC SANITARY SERVICE LINE
 - 1" PRIVATE PVC WATER SERVICE



- LEGEND
- PROJECT BOUNDARY
 - EXISTING RIGHT OF WAY
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- SEWER**
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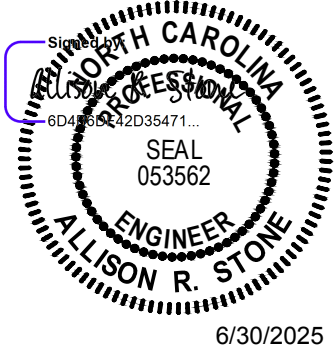
CONTRACTOR NOTES

PRIOR TO ANY LAND DISTURBANCE OR IMPROVEMENTS, CONTRACTOR TO NOTIFY AND COORDINATE WITH ALL UTILITY PROVIDERS FOR LOCATION OF UTILITIES, REQUIRED IMPROVEMENTS, OR REMEDIATION IN AFFECTED WORK AREAS. CONTRACTOR IS TO NOTIFY PROJECT ENGINEER OF ANY REQUIRED ADJUSTMENTS TO THE PLANS BASED ON ANY UTILITY PROVIDER'S REQUIREMENTS AND IS TO REMEDIATE OR UNDERTAKE WORK ONLY AFTER CONSULTATION WITH THE UTILITY PROVIDER, OWNER, AND PROJECT ENGINEER.

CONTRACTOR IS TO NOTIFY THE ENGINEER OF ANY CHANGES TO THE PLANS REQUIRED DUE TO APPLICABLE CODES, STANDARDS, AND OR PRACTICES WHICH MIGHT TAKE PRECEDENCE OVER THE DRAWING PLANS PRIOR TO DISTURBANCE AND INSTALLATION OF IMPROVEMENTS. CONTRACTOR WILL BE HELD LIABLE AND WILL INCUR ALL COST ASSOCIATED WITH CORRECTING INSTALLED IMPROVEMENTS IF CONTRACTOR PROCEEDS WITHOUT WITH NOTIFICATION AND/OR IN VIOLATION OF KNOWN CODES, STANDARDS, OR PRACTICES.

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THE GROVE AT MATTHEWS LANDING AMENITY
LILLINGTON, HARNETT COUNTY, NORTH CAROLINA

OVERALL UTILITY PLAN

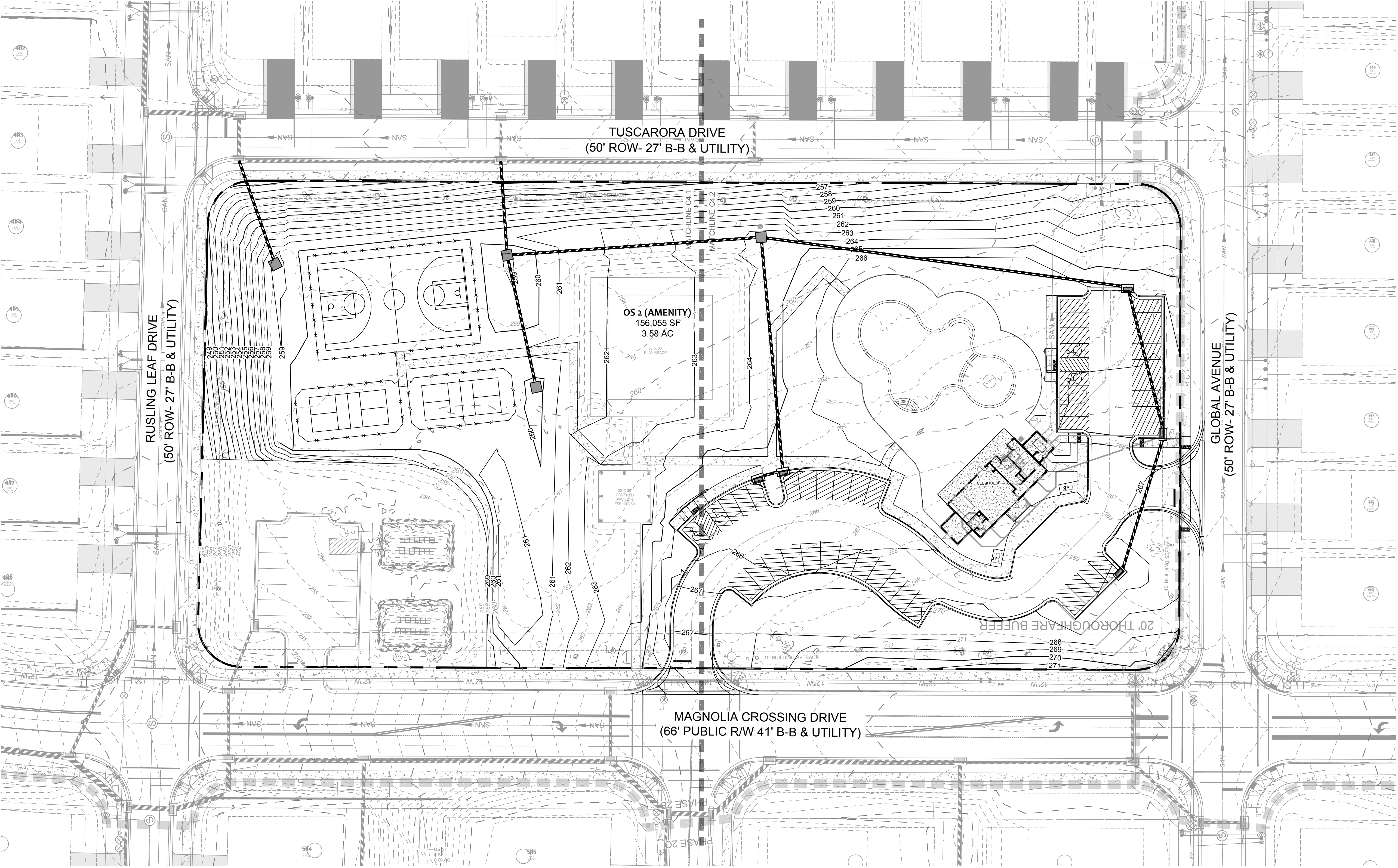
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SHEET NO.

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GRADING AND DRAINAGE NOTES:

- ANY GRADING BEYOND THE DENUDE LIMITS INDICATED ON THE CONSTRUCTION DOCUMENTS IS A VIOLATION AND IS SUBJECT TO A FINE.
- GRADING MORE THAN ONE ACRE WITHOUT AN APPROVED EROSION CONTROL PLAN IS A VIOLATION AND IS SUBJECT TO A FINE.
- ALL FINAL STREET GRADES AT INTERSECTIONS SHALL BE COORDINATED WITH INSPECTOR.
- SIGHT TRIANGLES INDICATED ARE THE MINIMUM REQUIRED.
- APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ON ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNER(S).
- THE CONTRACTOR SHALL MAINTAIN EACH STREAM, CREEK, OR BACKWASH CHANNEL IN AN UNOBSTRUCTED CONDITION AND SHALL REMOVE FROM THESE AREAS ALL DEBRIS, LOGS, TIMBER, TRASH, JUNK AND OTHER ACCUMULATIONS.
- FOR SLOPE CONSTRUCTION 3:1 AND STEEPER THE CONTRACTOR SHALL COORDINATE WITH A GEOTECHNICAL ENGINEER ON THE SUITABILITY OF SOILS PLANNED FOR THESE SLOPES AND FOLLOW RECOMMENDATIONS SET FORTH BY THE GEOTECHNICAL ENGINEER FOR SLOPE CONSTRUCTION. ALL SLOPES SHOULD BE TRACKED TOP TO BOTTOM AND STABILIZED WITH NORTH AMERICAN GREEN S150, OR APPROVED OTHER, STAKED TO MANUFACTURER'S RECOMMENDATIONS. TOP SOIL PLACEMENT ON SLOPES SHALL BE INSTALLED IN A BENCHED PATTERN.
- "AS-BUILT" DRAWINGS AND PLANS OF THE STORM DRAINAGE SYSTEM, INCLUDING DESIGNED DITCHES, MUST BE SUBMITTED PRIOR TO FINAL INSPECTION TO THE CITY/COUNTY ENGINEERING DEPARTMENT IN ACCORDANCE WITH COUNTY ORDINANCE.
- ALL DISTURBED AREAS MUST BE SEEDED AND MULCHED WITHIN 14 CALENDAR DAYS.
- SLOPES SHALL BE GRADED NO STEEPER THAN 2:1. FILL SLOPES GREATER THAN 10' REQUIRE ADEQUATE TERRACING. SEE DETAIL.
- A GRADING PLAN MUST BE SUBMITTED FOR ANY LOT GRADING EXCEEDING ONE ACRE THAT WAS NOT PREVIOUSLY APPROVED.
- ALL PIPE SHALL BE HDPE UNLESS OTHERWISE NOTED.
- ALL DRAINAGE ON SITE SHALL BE PRIVATELY MAINTAINED.

GENERAL CONTRACTOR

PRIOR TO BEGINNING ANY CONSTRUCTION, FIELD SURVEY SHALL VERIFY LOCATION, DEPTH SIZE MATERIAL, AND CONDITION OF ALL EXISTING UTILITIES. IN CASE OF CONFLICT OR IF DIFFERENT THAN PLAN, NOTIFY ENGINEER. CONTRACTOR TO CONTACT UTILITY OWNER PRIOR TO RELOCATION IF NECESSARY.

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TRAFFIC CONTROL NOTES

- ALL SITE SIGNAGE SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND NCDOT STANDARDS.

TYPE	MUTCD STD.	SIZE
ACCESSIBLE PARKING STOP	R7-1	12"x18" 30"x30"
- ALL SIGNS SHALL BE MOUNTED WITH 5'-FT MIN. VERTICAL CLEARANCE TO THE BOTTOM OF THE SIGN ON 2x12 GALV. STEEL U-CHANNEL POST SET IN 18-IN DEEP x 8-IN DIA. CONCRETE FOOTING. SIGNS MOUNTED ADJACENT TO SIDEWALKS MUST BE MOUNTED WITH 7'-FT MIN. VERTICAL CLEARANCE TO THE BOTTOM OF SIGN.
- ALL PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE MUTCD AND NCDOT STANDARDS AND THE PROJECT SPECIFICATIONS.

MARKING	NCDOT STD.	SIZE	COLOR
PARKING SPACE	R7-1	4'-IN	WHIT.
NO PARKING - FIRE LANE	4'-IN	4'-IN	YEL.
CROSSWALK	1205.07	4'-IN	WHIT.

* NO PARKING - FIRE LANE MARKING SHALL CONSIST OF A 4" SOLID YELLOW STRIPE AND 8" HIGH YELLOW TEXT "NO PARKING - FIRE LANE" AT 40' INTERVALS. STRIPING SHALL BE PLACED AS INDICATED BY THE FOLLOWING LINETYPE: - - - - -
- ALL PAVEMENT MARKINGS SHALL BE RESIN TYPE PAINT AS REQUIRED BY THE COUNTY.

LEGEND

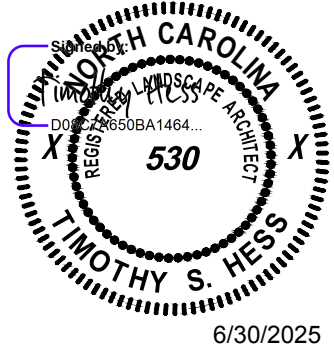
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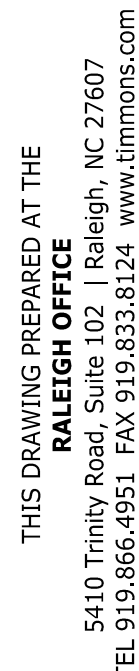
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SCALE	

TIMMONS GROUP

THE GROVE AT MATTHEWS LANDING AMENITY
LILLINGTON, HARNETT COUNTY, NORTH CAROLINA
OVERALL GRADING AND DRAINAGE PLAN

JOB NO.
54948
SHEET NO.
C4.0

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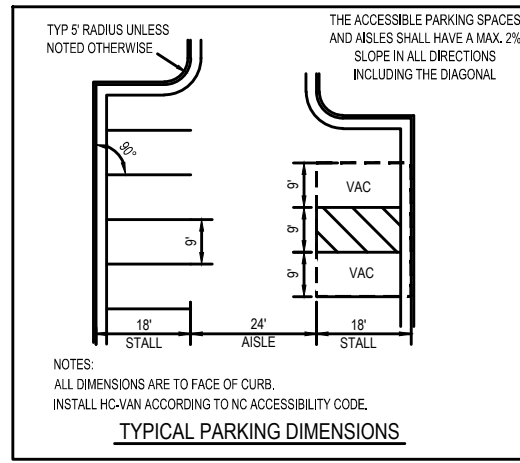
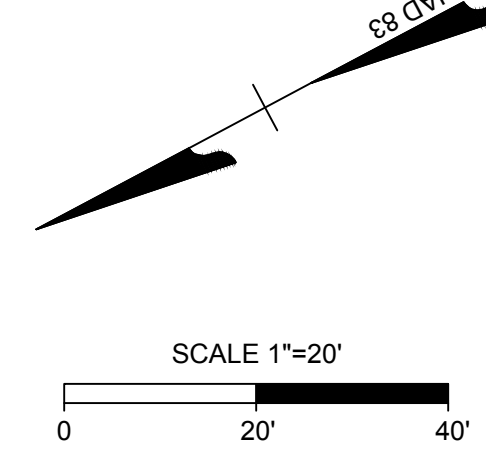
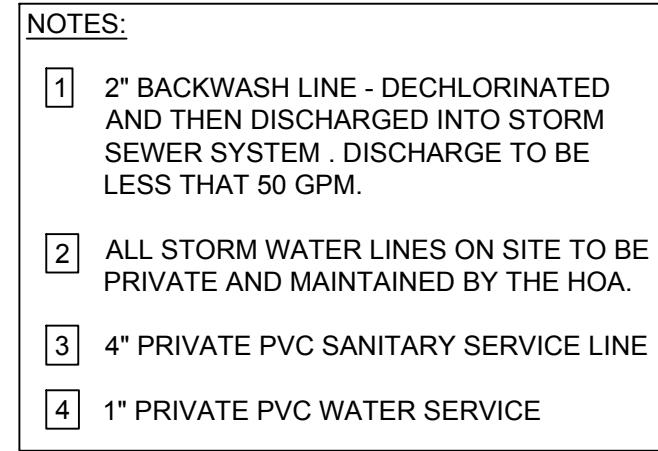
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THE GROVE AT MATTHEWS LANDING AMENITY
LILLINGTON, HARNETT COUNTY, NORTH CAROLINA
DETAILED GRADING AND DRAINAGE PLAN (SHEET 1 OF 2)

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- ## LEGEND

- 
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 EXISTING ROAD CENTERLINE
 PROPOSED ROAD CENTERLINE
 PROPOSED UTILITY EASEMENT
 PROPOSED EOP
 EXISTING GRADE
 PROPOSED GRADE

- LEGEND**

<u>SEWER</u>		EXISTING SANITARY SEWER
		SANITARY SEWER
		SANITARY MANHOLE
<u>WATER</u>		EXISTING WATER LINE
		PROPOSED WATER LINE
		WATER VALVE
		FIRE HYDRANT
		BLOWOFF ASSEMBLY



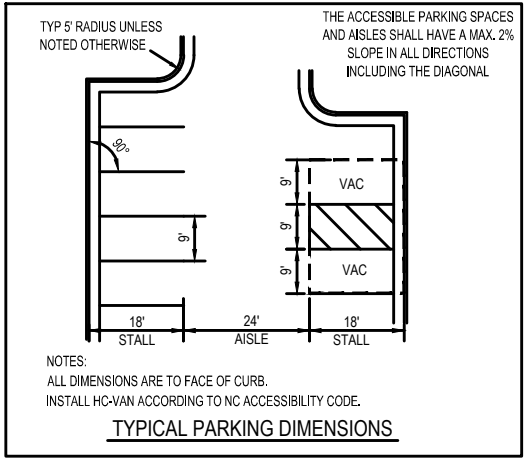
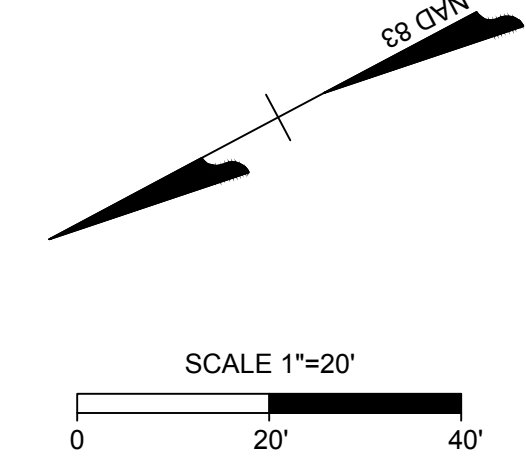
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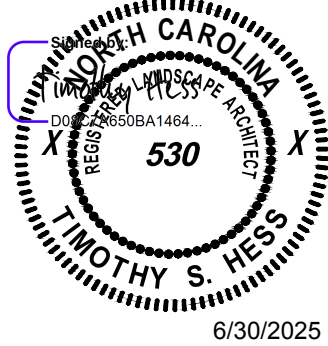
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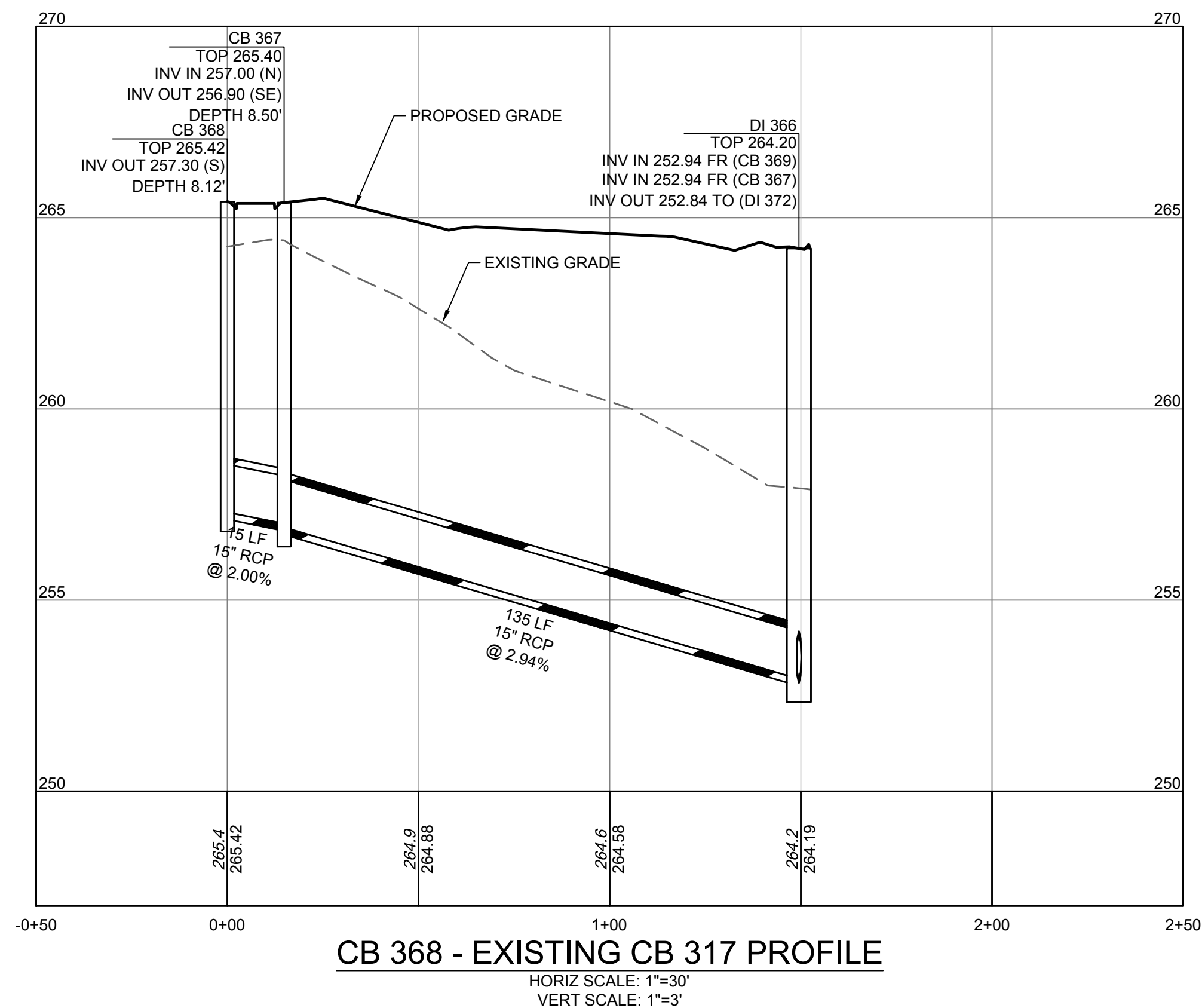
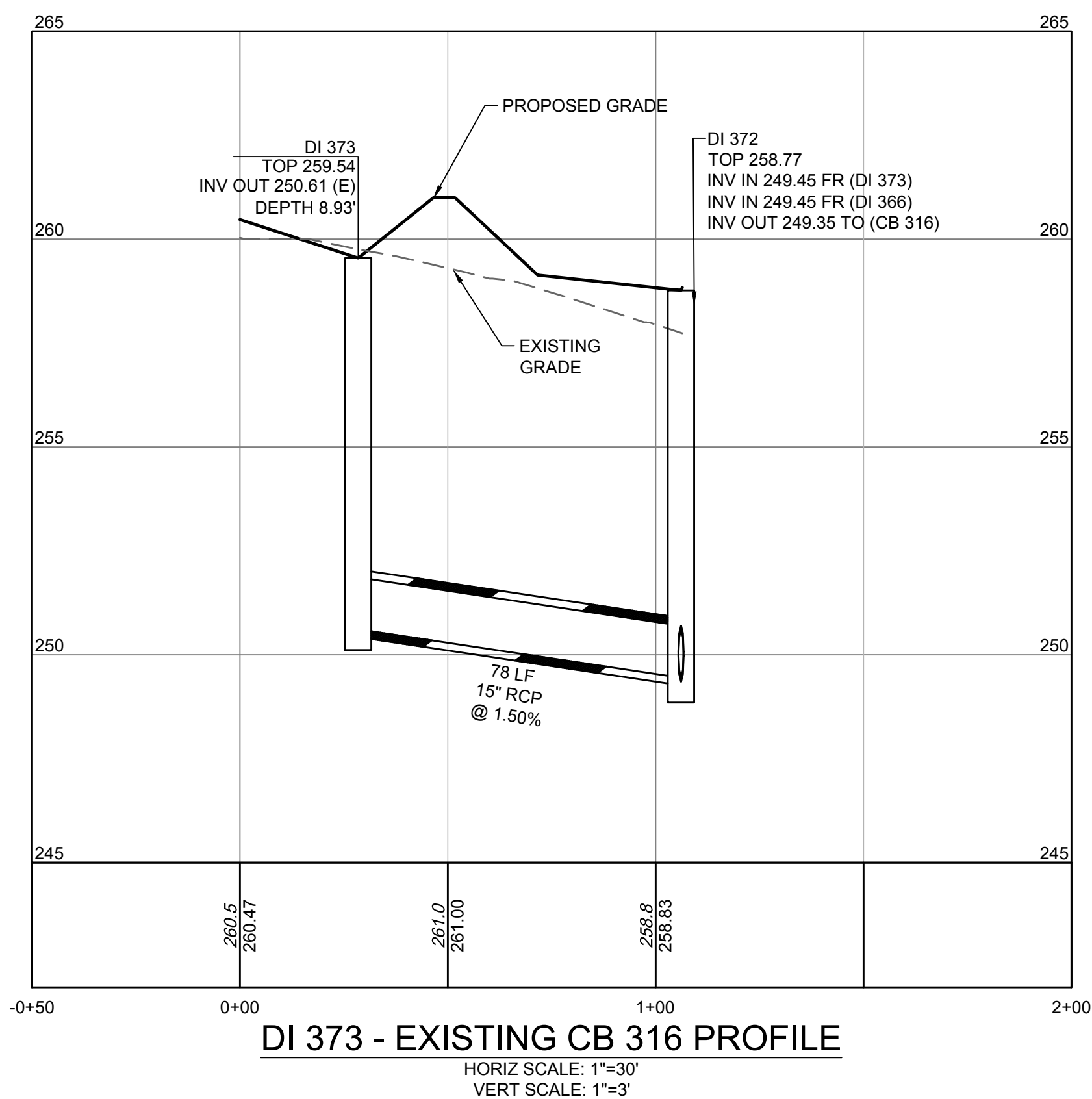
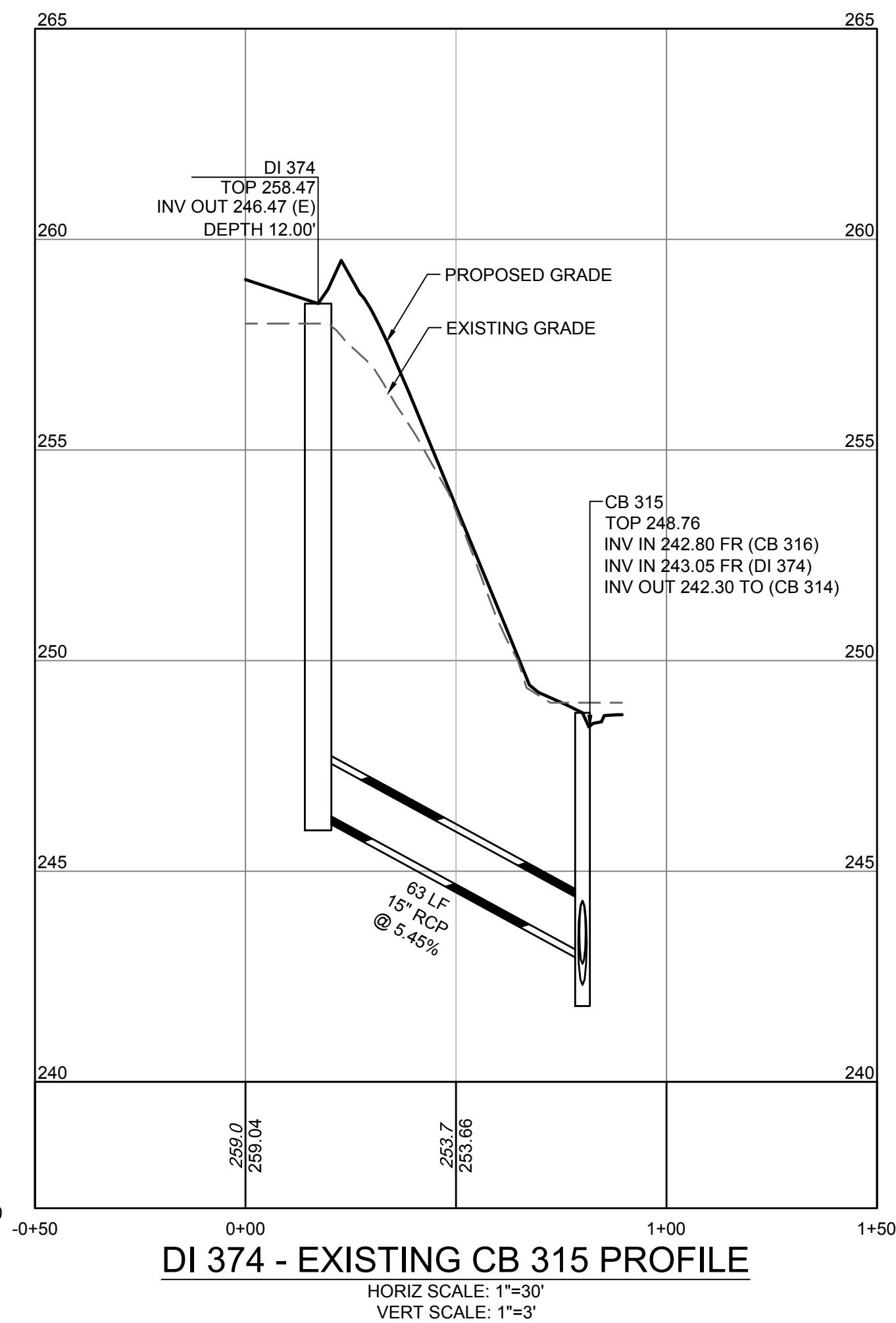
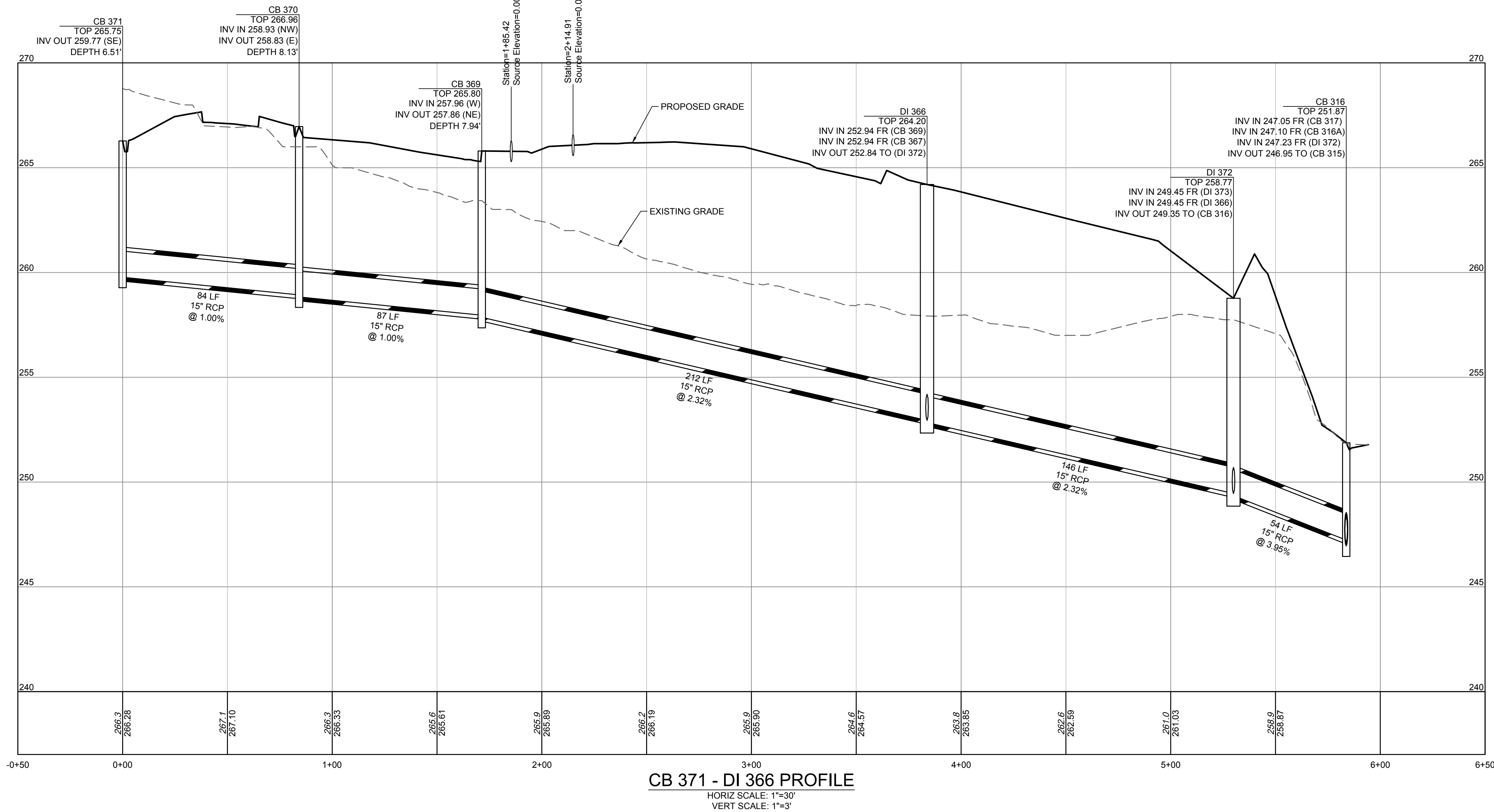
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THE GROVE AT MATTHEWS LANDING AMENITY
LILLINGTON, HARNETT COUNTY, NORTH CAROLINA
DETAILED GRADING AND DRAINAGE PLAN (SHEET 2 OF 2)

JOB NO.	54948
SHEET NO.	C4.2

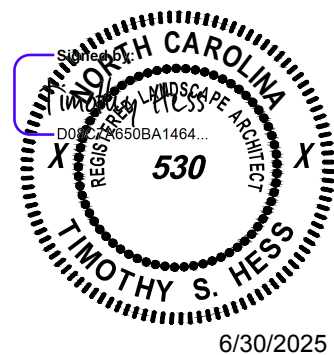
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THE GROVE AT MATTHEWS LANDING AMENITY

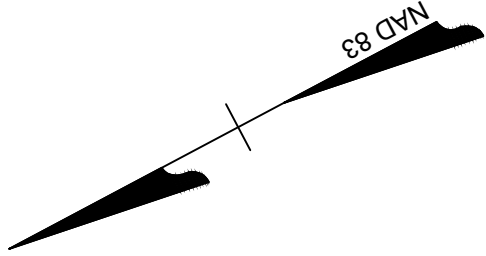
LILLINGTON, HARNETT COUNTY, NORTH CAROLINA

STORM DRAINAGE PROFILES

JOB NO.
54948

SHEET NO.
C4.3

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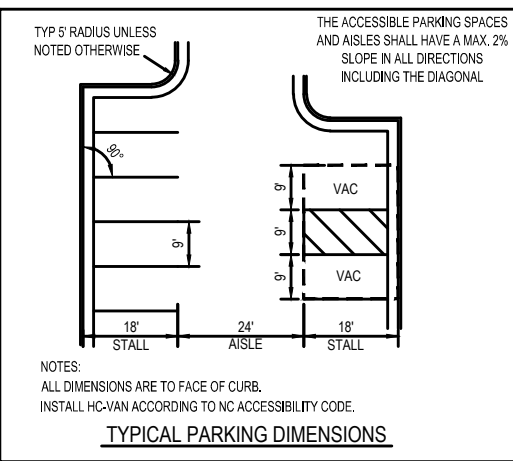
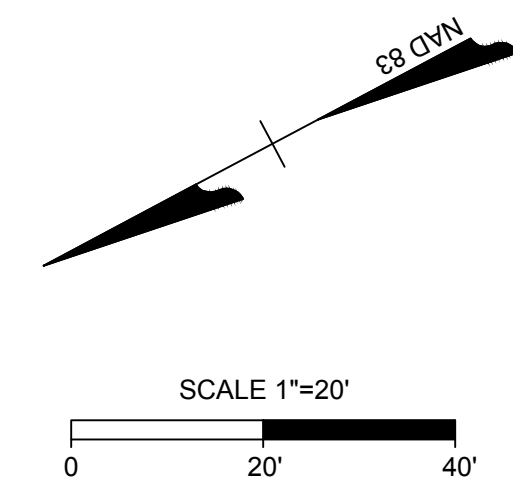
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THE GROVE AT MATTHEWS LANDING AMENITY
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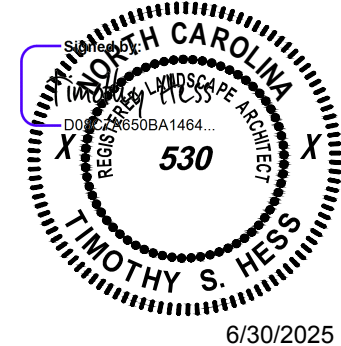
LEGEND

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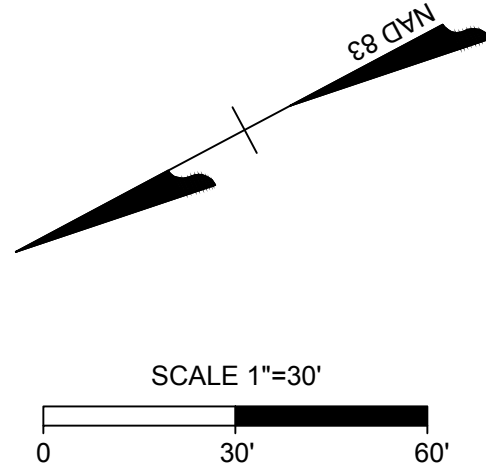
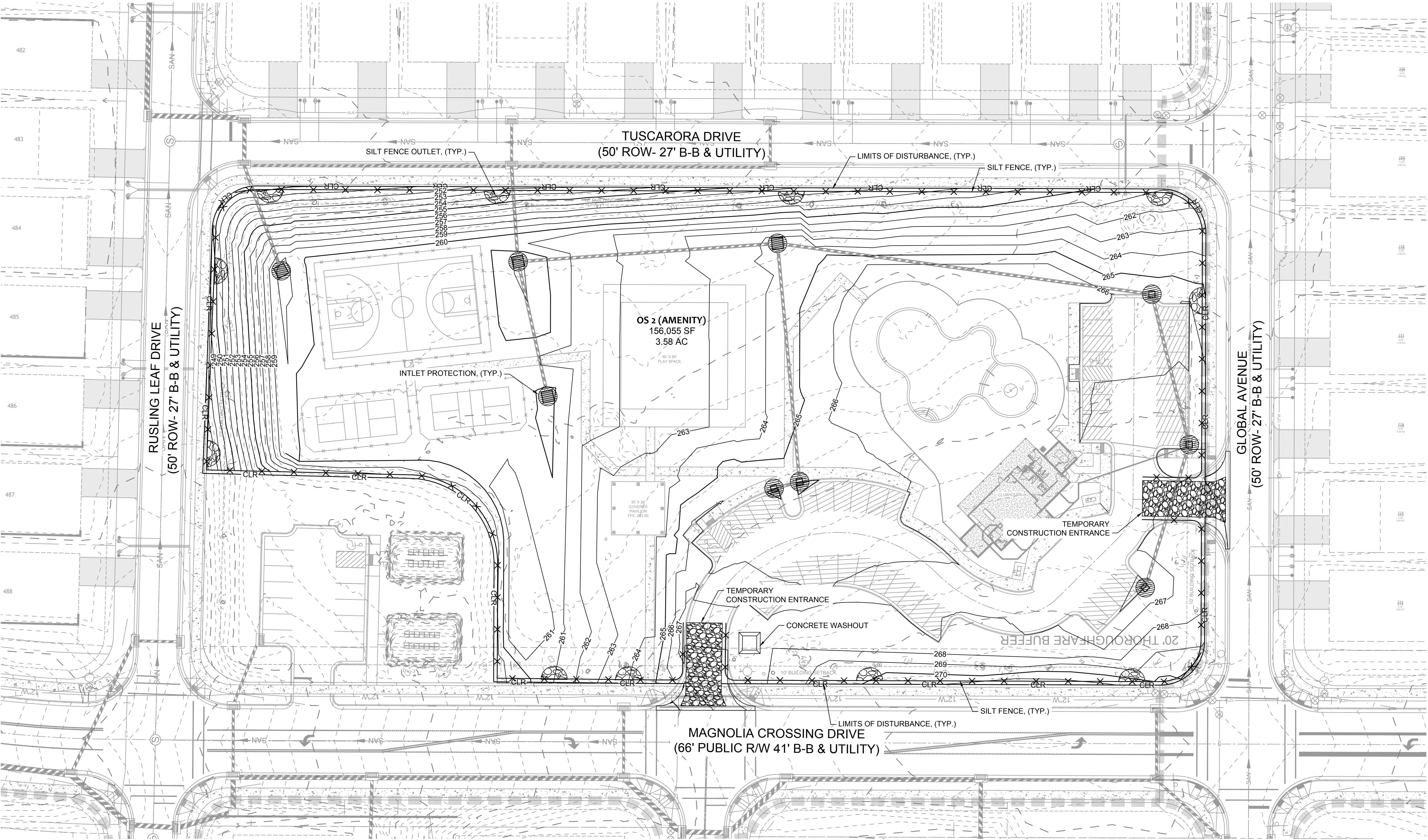
THE GROVE AT MATTHEWS LANDING AMENITY

DETAILED PLANTING AND LIGHTING PLAN (SHEET 2 OF 2)

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SHEET NO.
C5.2



EROSION LEGEND

- CLR — LIMITS OF DISTURBANCE
- X — X — PROPOSED SILT FENCE
- PROPOSED SILT FENCE OUTLET

LEGEND

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GENERAL EROSION AND SEDIMENT CONTROL NOTES:

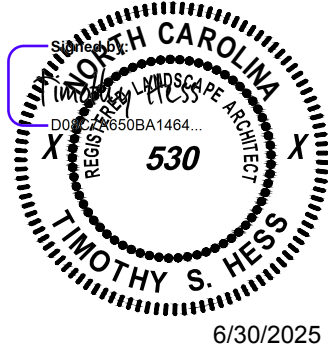
- ALL CONSTRUCTION SHALL COMPLY WITH TOWN OF LILLINGTON STANDARDS AND SPECIFICATIONS.
- A COPY OF THE APPROVED EROSION CONTROL PLAN MUST BE ON FILE AT THE JOB SITE AT ALL TIMES.
- FAILURE TO FOLLOW THE APPROVED PLAN SEQUENCE AND DETAILS COULD SUBJECT THE CONTRACTOR TO FINES AND PENALTIES ISSUED BY DEQ.
- FIELD VERIFY ALL DIMENSIONS AND GRADES ON THESE PLANS PRIOR TO CONSTRUCTION. FAILURE TO NOTIFY THE OWNER OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH PLAN OR GRADE CHANGES, MAY RESULT IN NO EXTRA COMPENSATION PAID TO THE CONTRACTOR FOR ANY WORK DONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY.
- EXCAVATION AND EARTH MOVING OPERATIONS SHALL BE CONDUCTED UNDER THE SUPERVISION OF THE GEOTECHNICAL ENGINEER.
- VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. EXISTING UTILITIES SHOWN ARE FROM THE BEST AVAILABLE RECORDS AND FROM A SURVEY OF ABOVE GROUND FEATURES. NO WARRANTY IS GIVEN OR IMPLIED AS TO THE ACCURACY OF THE INFORMATION. ALL EXISTING UTILITIES SHOULD BE CONSIDERED APPROXIMATE IN LOCATION AND VERIFIED PRIOR TO COMMENCING ACTIVITY ON SITE.
- ALL ADJACENT ROADS TO THE SITE ARE TO BE SWEEPED AND WASHED AT THE END OF EACH WORK DAY TO ENSURE NO SEDIMENT COLLECTS ON THE ROADWAYS.
- INSPECT AND PROPERLY MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES WEEKLY AND AFTER EVERY RAINFALL EVENT.
- INSTALL ANY ADDITIONAL EROSION CONTROL MEASURES AS NECESSARY TO PREVENT SEDIMENT RUNOFF.
- PROVIDE NCDEQ WITH THE LOCATION OF OFFSITE STOCKPILES USED TO STORE EXCAVATED SOIL FROM THE SITE. THE LOCATION OF OFFSITE STOCKPILES MUST BE AN UPLAND AREA. IF AN OFFSITE BORROW OR SPOIL SITE IS UTILIZED, THEN THE DISTURBED AREA FOR THE BORROW/SPOIL SITE MUST BE INCLUDED IN THE LAND DISTURBANCE PERMIT. THE CONTRACTOR WILL PROVIDE THE LOCATION OF ALL EXCAVATED SOILS USED FOR THIS PROJECT TO NCDEQ. THIS AREA MUST ALSO BE AN UPLAND AREA.
- CONCRETE WASHOUT TO BE LOCATED A MINIMUM OF 50' FROM ANY DRAINAGE STRUCTURE.
- THE EROSION CONTROL MEASURES INDICATED ON THE PLANS ARE THE MINIMUM REQUIREMENTS.
- ADDITIONAL MEASURES MAY BE REQUIRED, AS DIRECTED BY THE ENGINEER, ENFORCEMENT OFFICER, OR OTHER GOVERNING AGENCY.

CONTRACTOR NOTES

PRIOR TO ANY LAND DISTURBANCE OR IMPROVEMENTS, CONTRACTOR TO NOTIFY AND COORDINATE WITH ALL UTILITY PROVIDERS FOR LOCATION OF UTILITIES, REQUIRED IMPROVEMENTS, OR REMEDIATION IN AFFECTED WORK AREAS. CONTRACTOR IS TO NOTIFY PROJECT ENGINEER OF ANY REQUIRED ADJUSTMENTS TO THE PLANS BASED ON ANY UTILITY PROVIDER'S REQUIREMENTS AND IS TO REMEDIATE OR UNDERTAKE WORK ONLY AFTER CONSULTATION WITH THE UTILITY PROVIDER, OWNER, AND PROJECT ENGINEER.

CONTRACTOR IS TO NOTIFY THE ENGINEER OF ANY CHANGES TO THE PLANS REQUIRED DUE TO APPLICABLE CODES, STANDARDS, AND OR PRACTICES WHICH MIGHT TAKE PRECEDENCE OVER THE DRAWING PLANS PRIOR TO DISTURBANCE AND INSTALLATION OF IMPROVEMENTS. CONTRACTOR WILL BE HELD LIABLE AND WILL INCUR ALL COST ASSOCIATED WITH CORRECTING INSTALLED IMPROVEMENTS IF CONTRACTOR PROCEEDS WITHOUT WITH NOTIFICATION AND/OR IN VIOLATION OF KNOWN CODES, STANDARDS, OR PRACTICES.

CONTRACTOR IS TO NOTIFY THE PROJECT ENGINEER IF CONFLICTS ARE FOUND WITHIN THE PLAN SET PRIOR TO ANY DISTURBANCE AND INSTALLATION OF IMPROVEMENTS. CONTRACTOR WILL BE HELD LIABLE AND WILL INCUR ALL COST ASSOCIATED WITH RECTIFYING IMPROVEMENTS IF CONTRACTOR PROCEEDS WITHOUT WITH NOTIFICATION.



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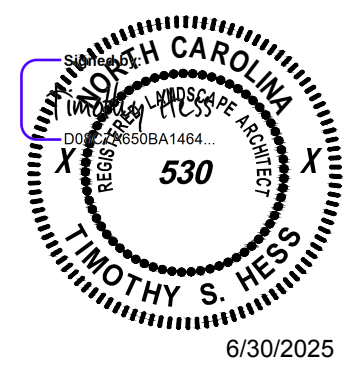
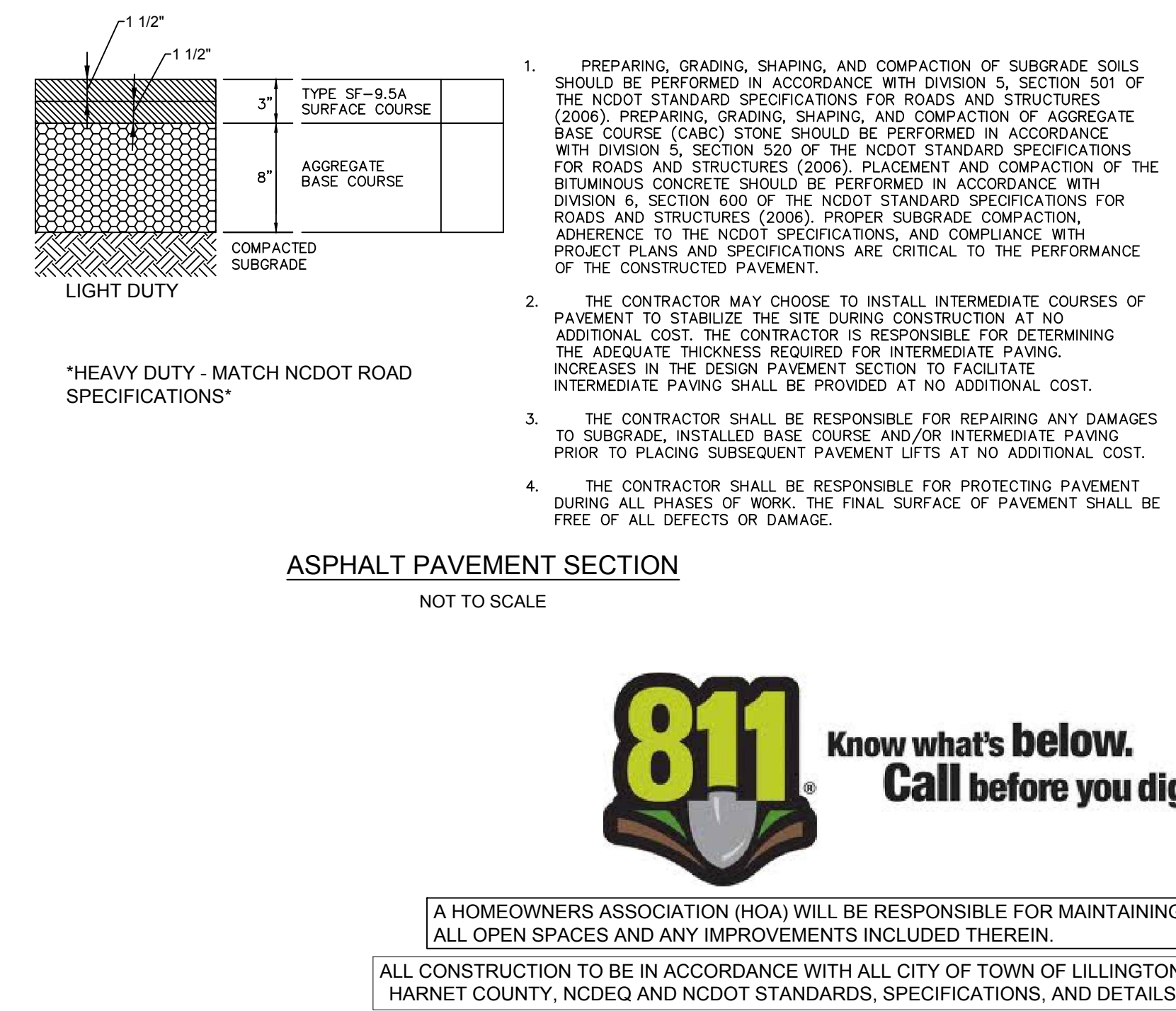
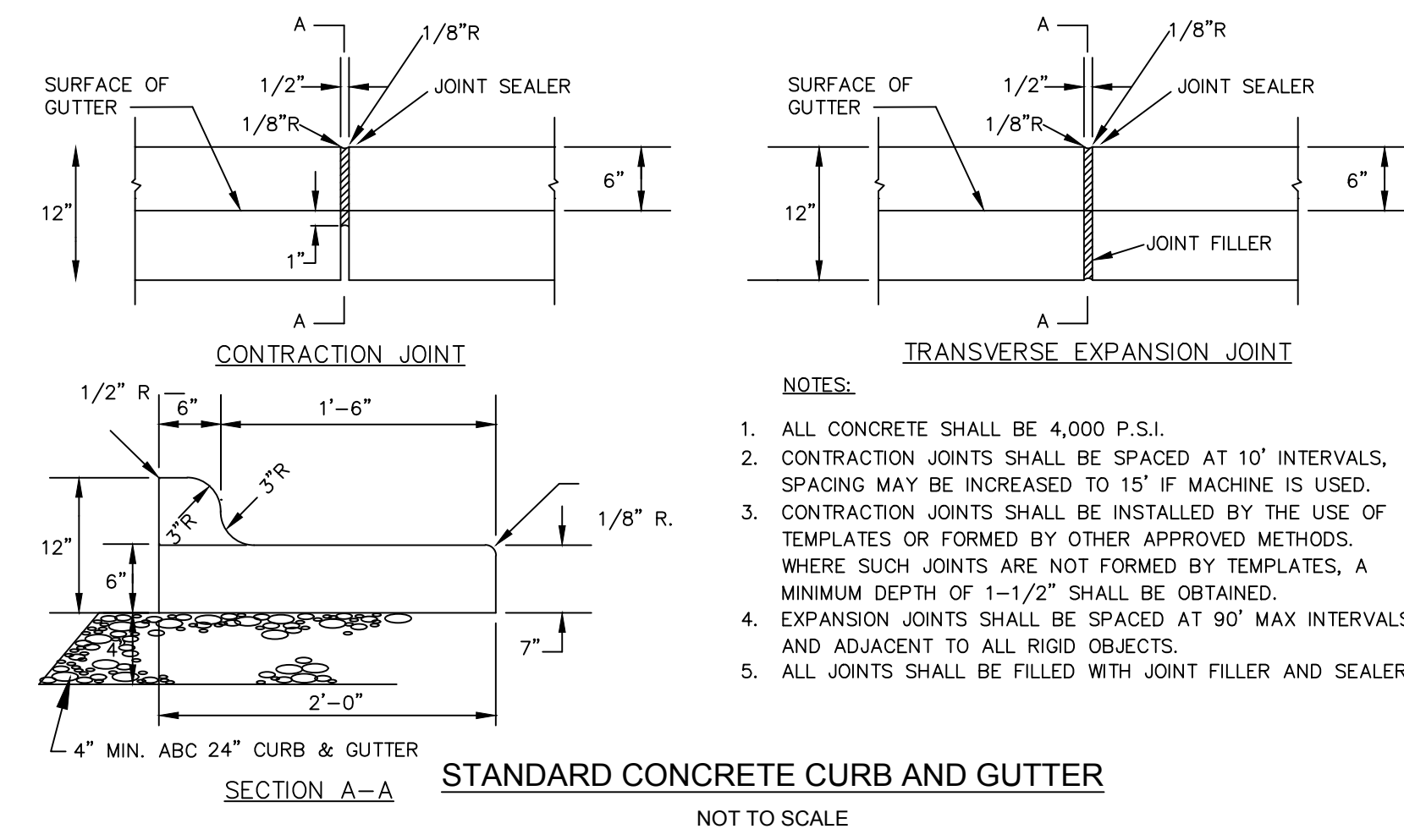
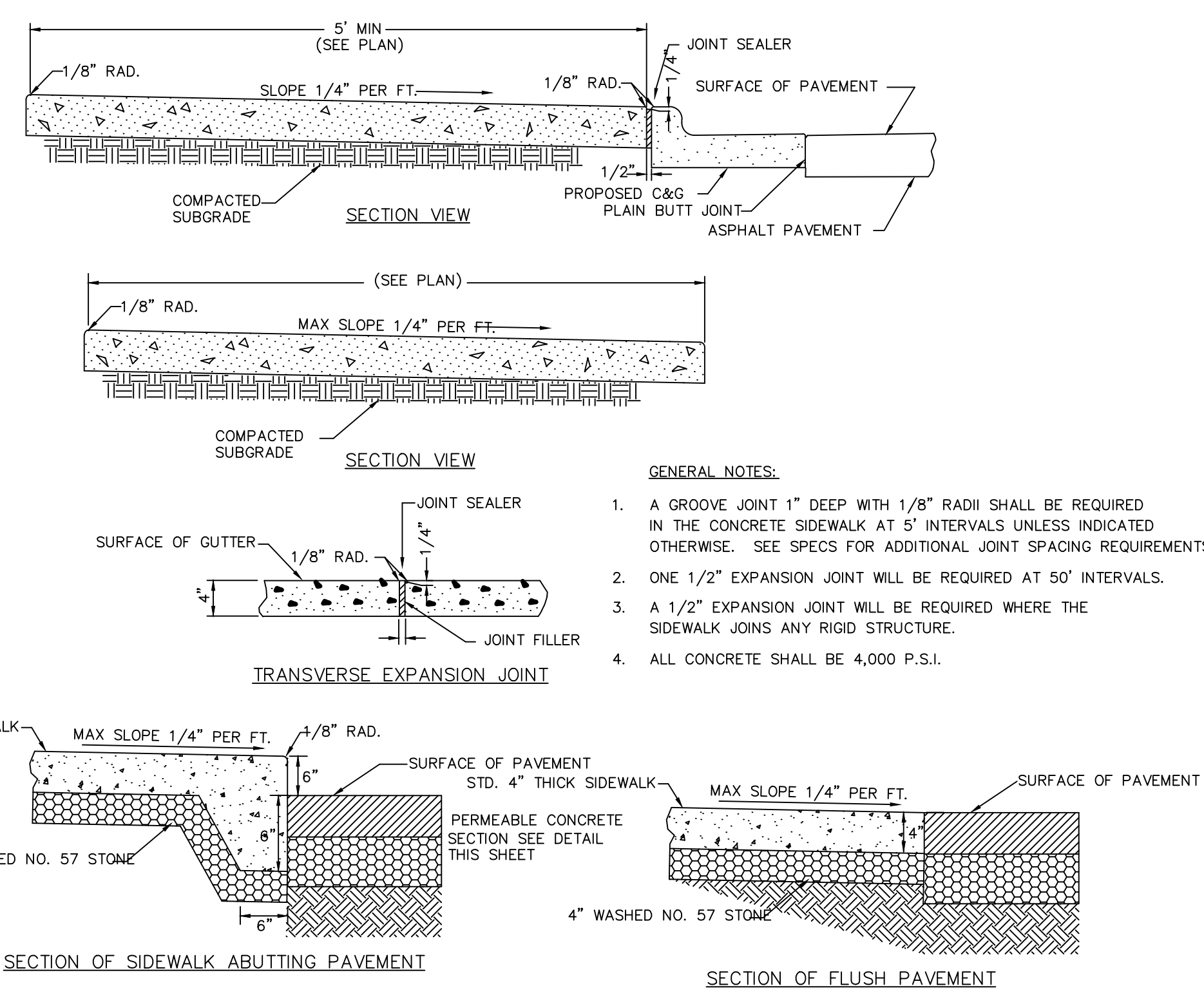
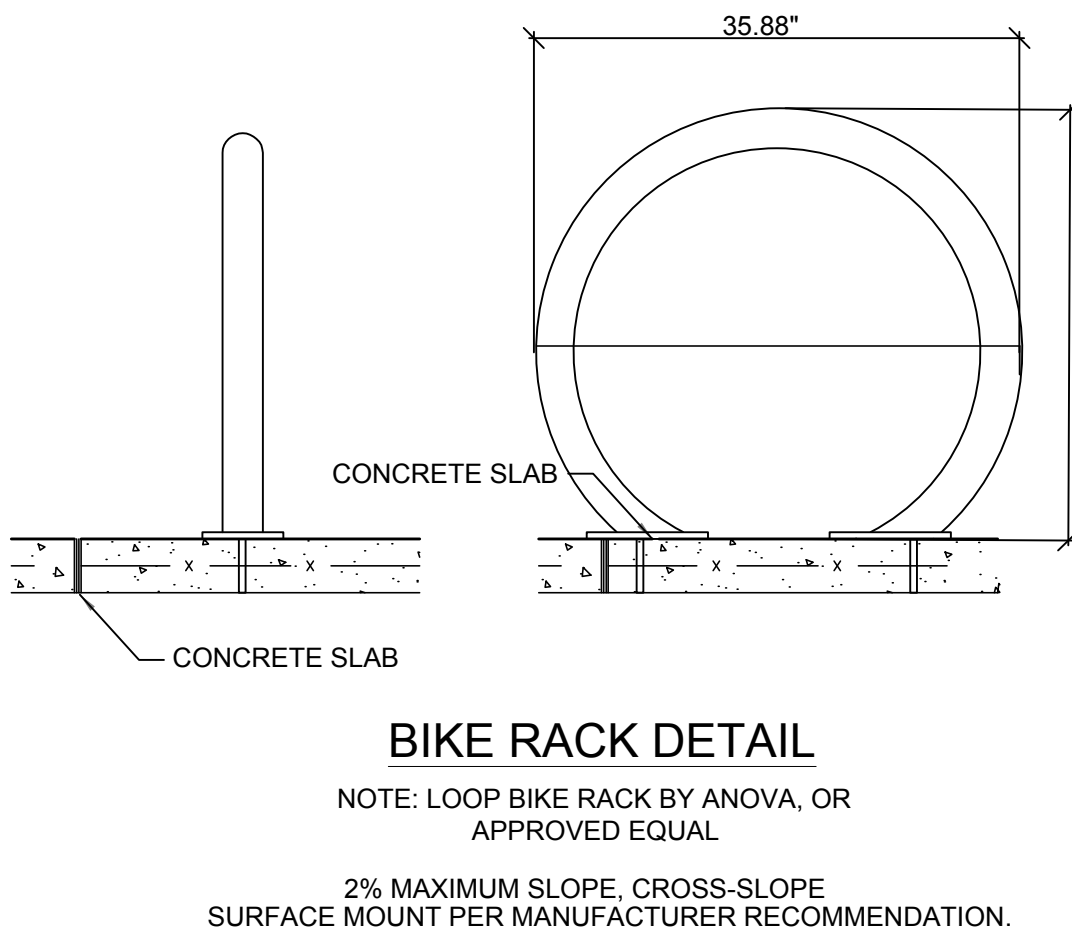
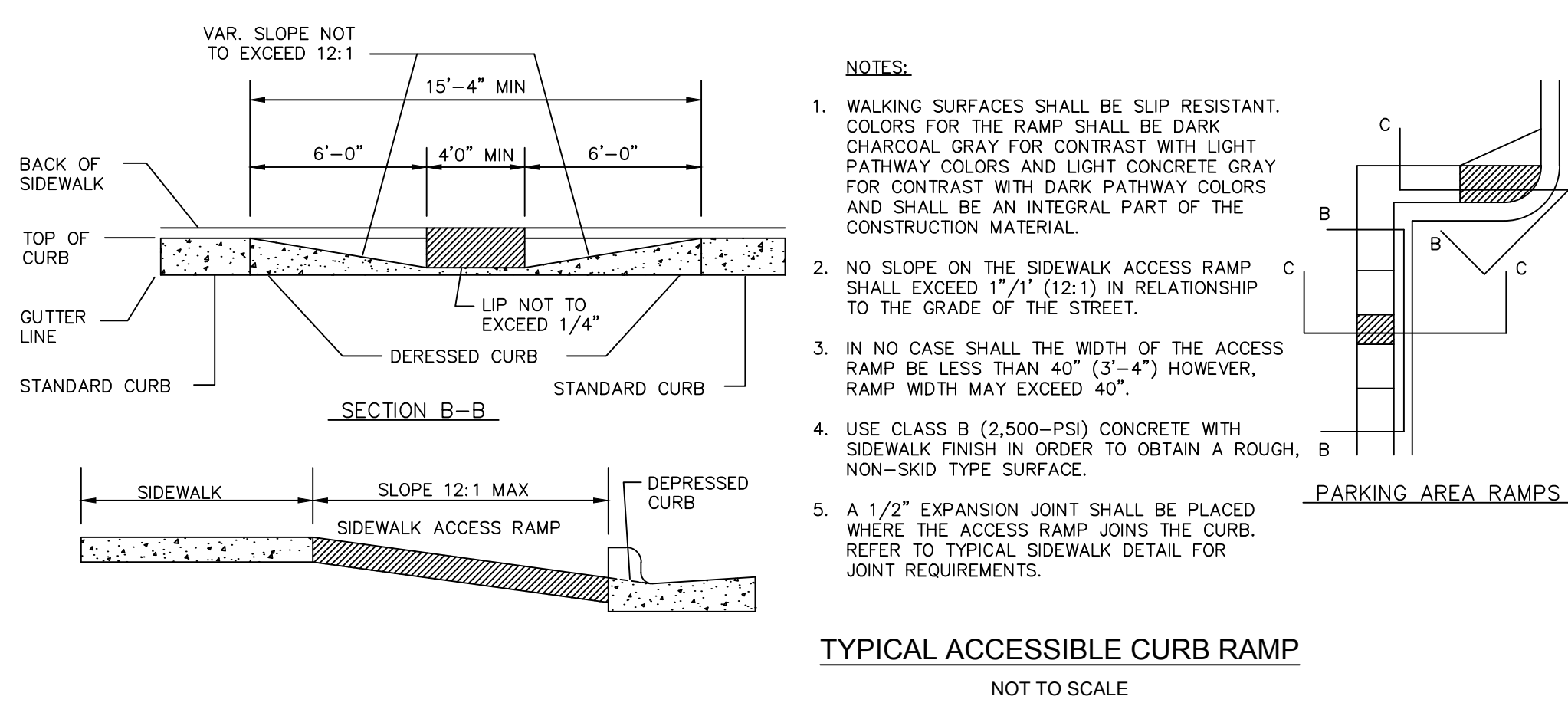
REVISION DESCRIPTION
REVISIONS PER TOWN OF LILLINGTON COMMENTS DATED 05/20/2025

DATE	
06/13/2025	
06/30/2025	
DRAWN BY	331
DESIGNED BY	331
CHECKED BY	T. HESS
SCALE	

TIMMONS GROUP

THE GROVE AT MATTHEWS LANDING AMENITY
LILLINGTON, HARNETT COUNTY, NORTH CAROLINA
EROSION AND SEDIMENT CONTROL PLAN

JOB NO.	54948
SHEET NO.	C6.0



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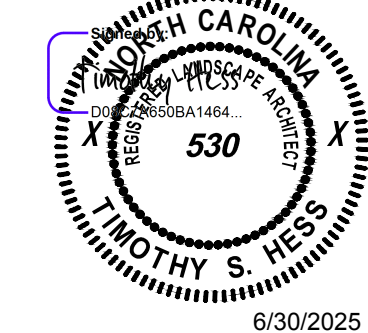
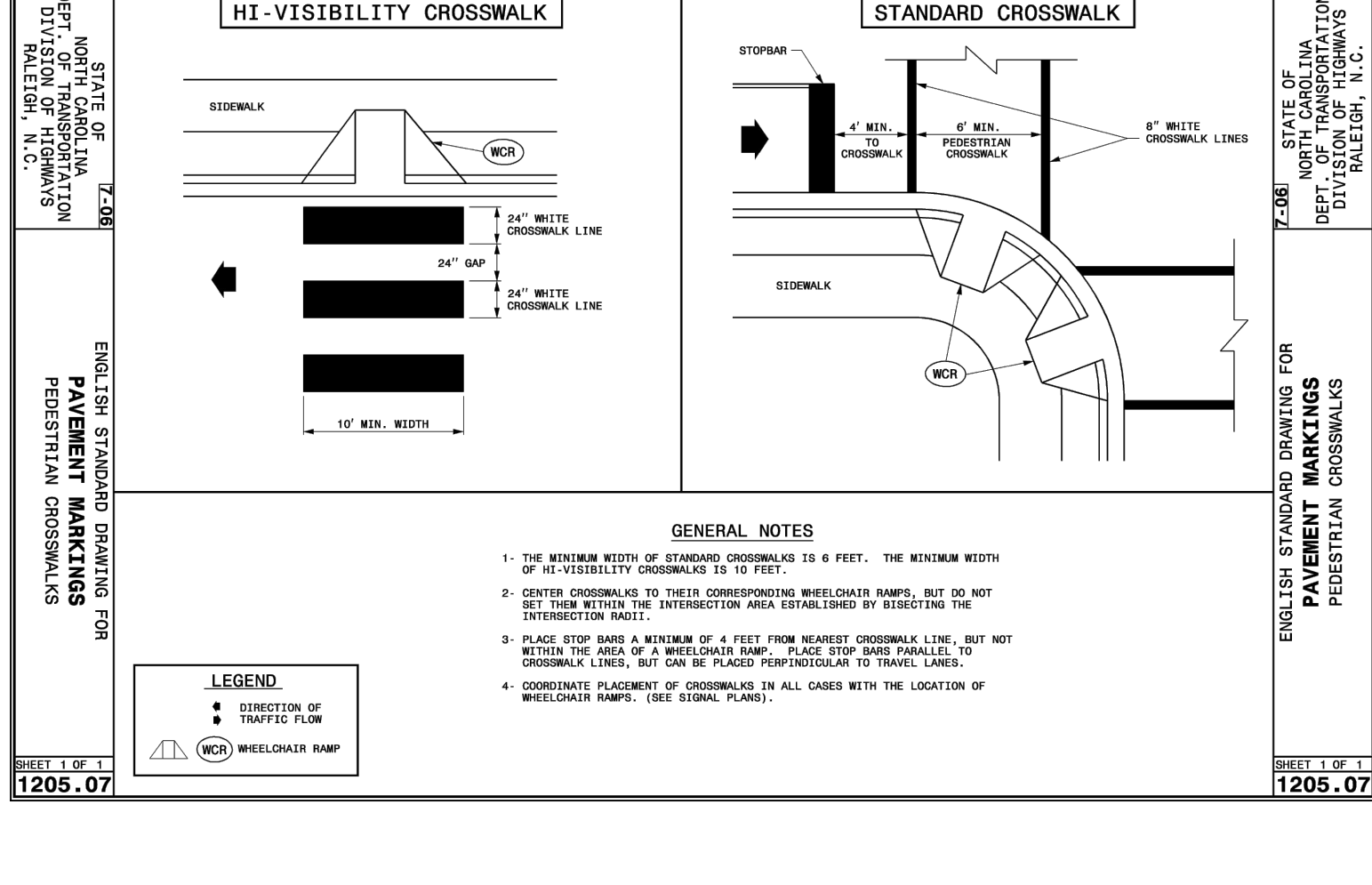
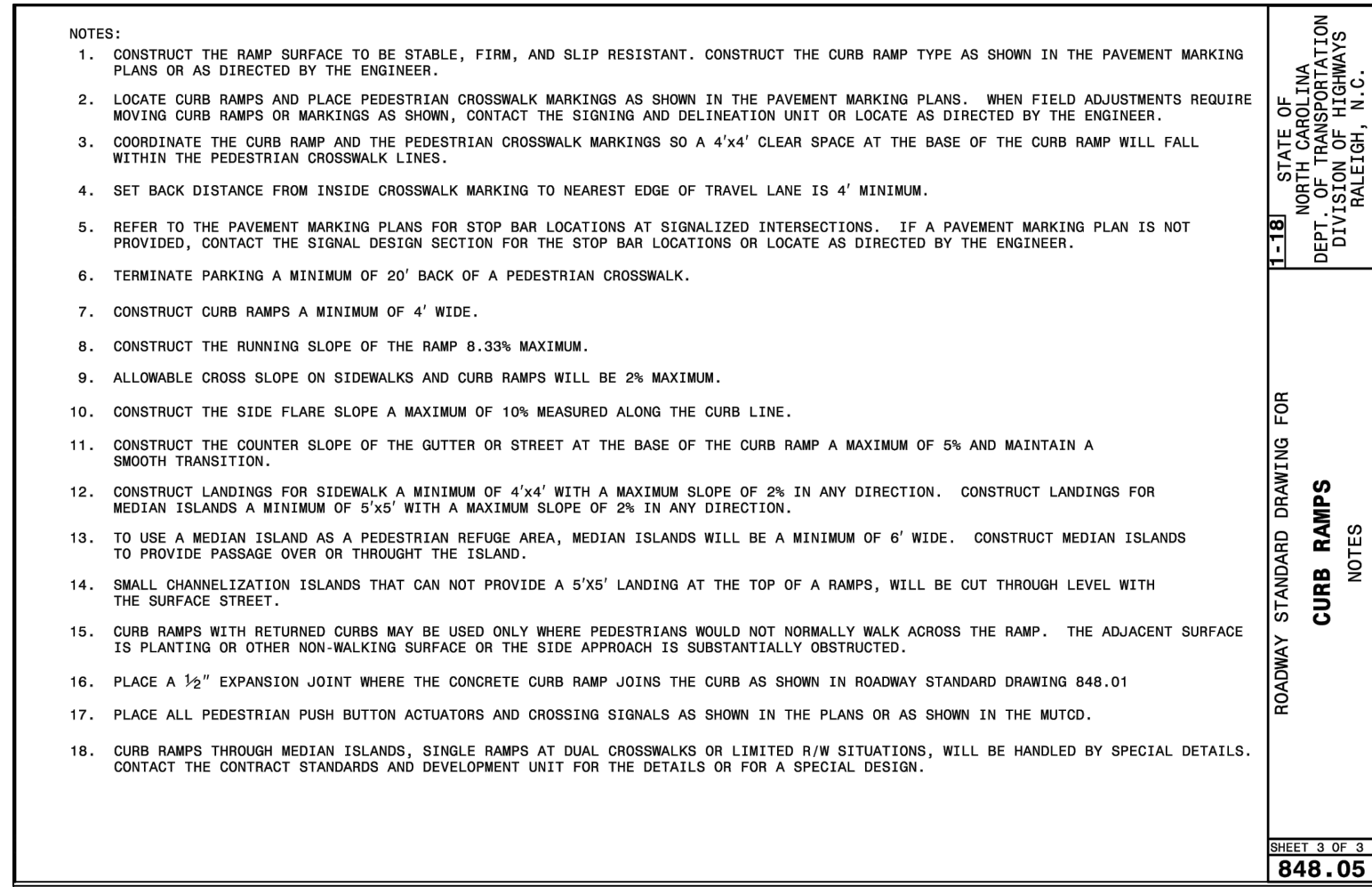
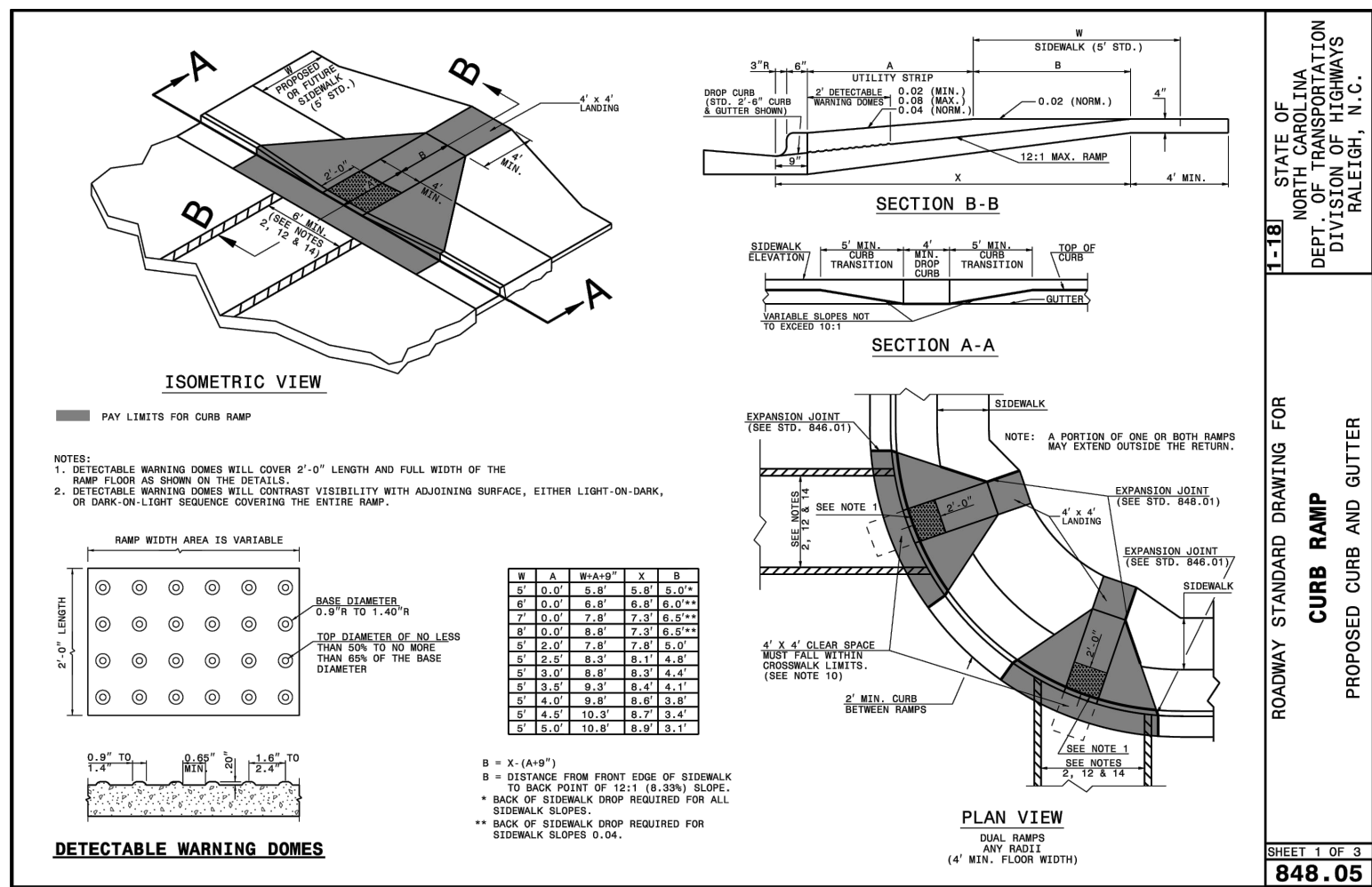
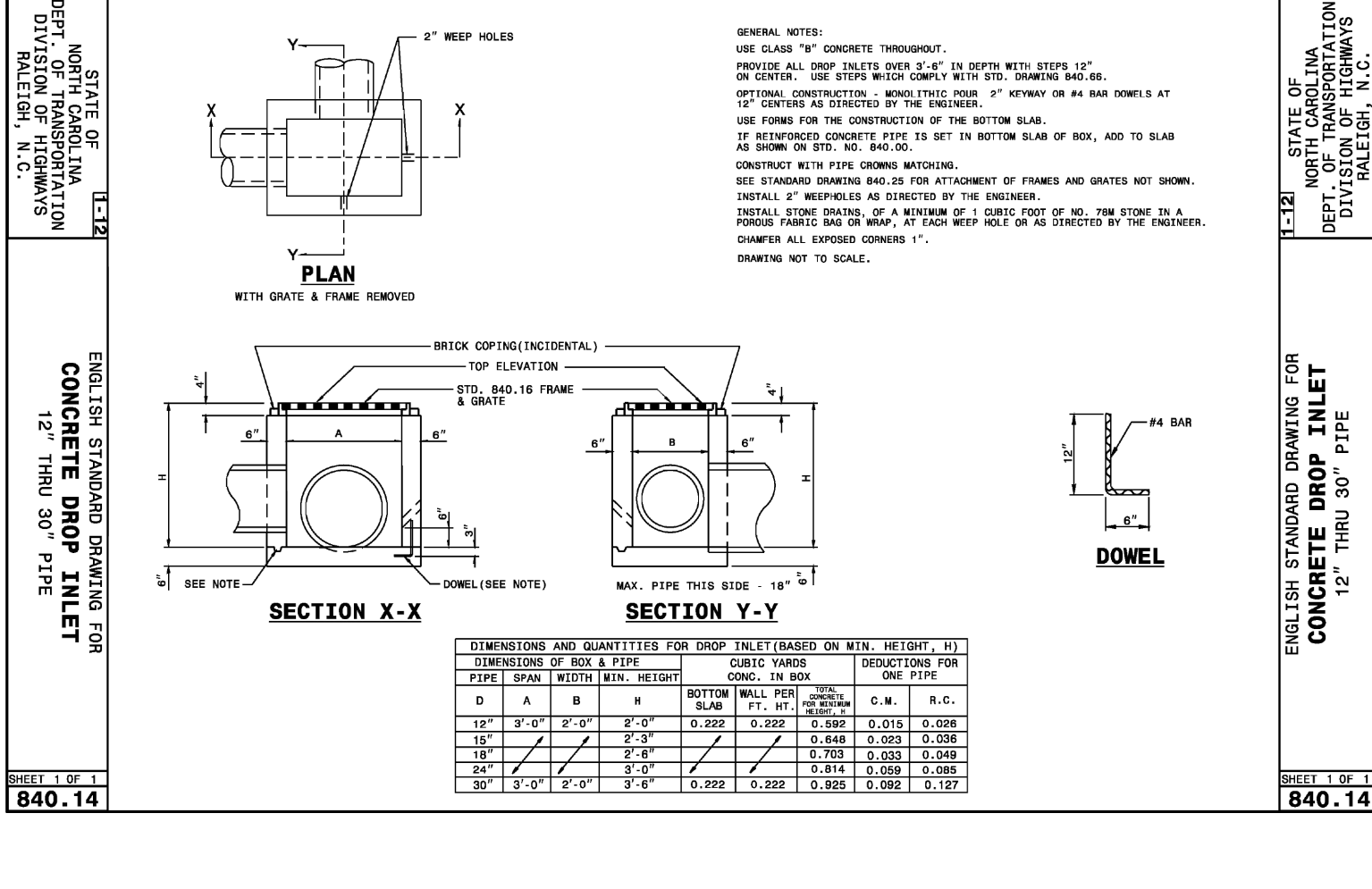
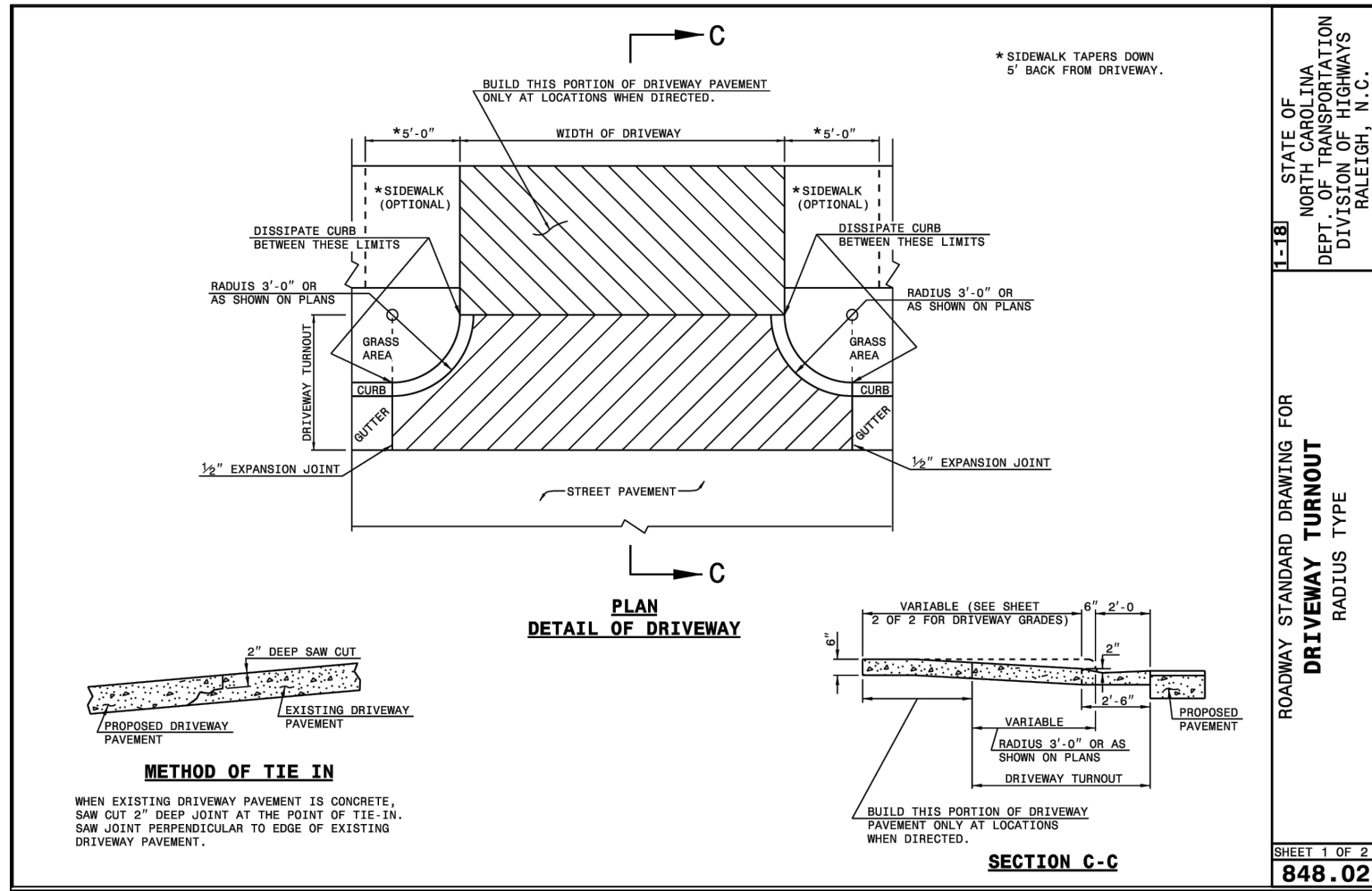
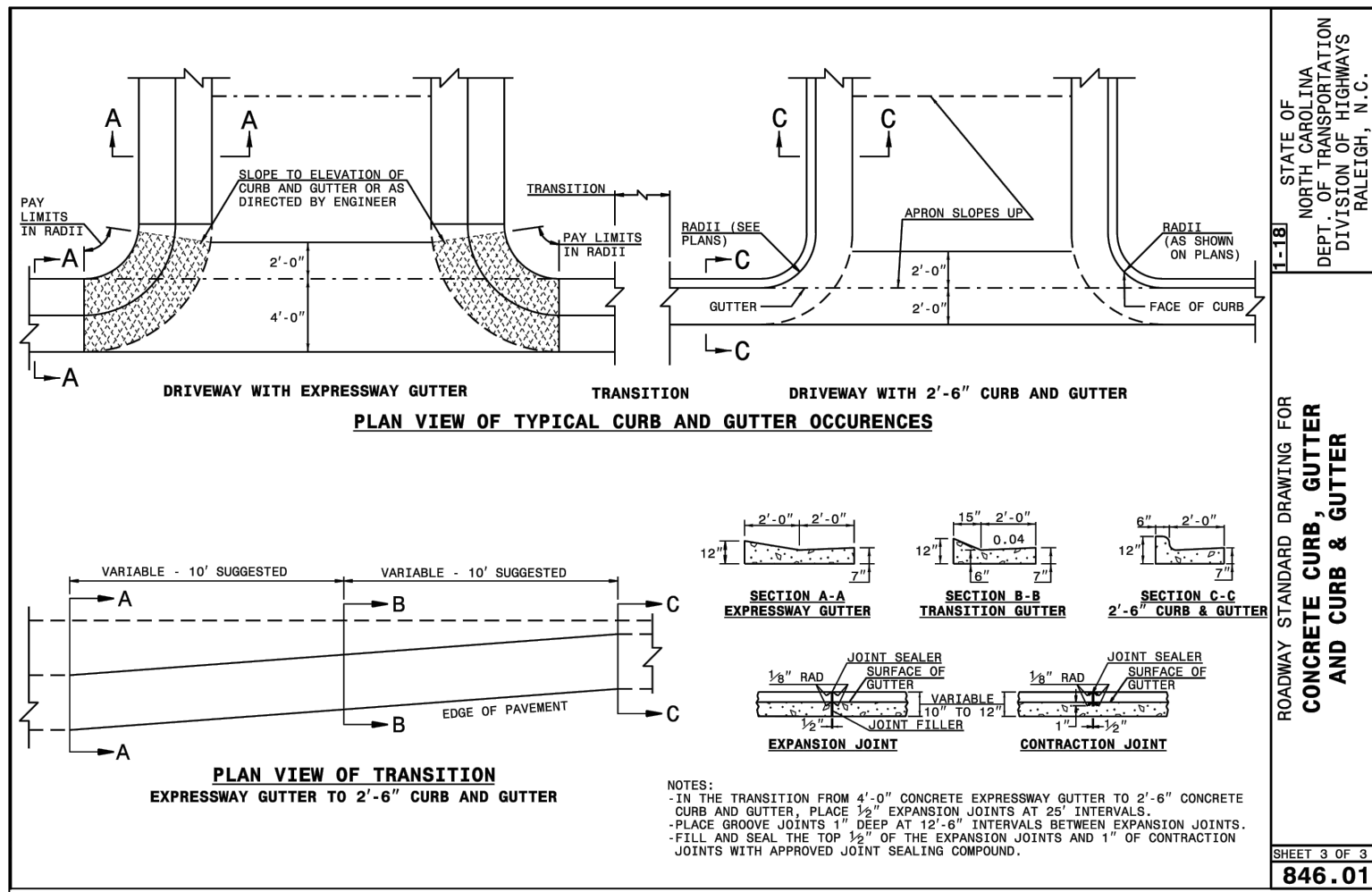
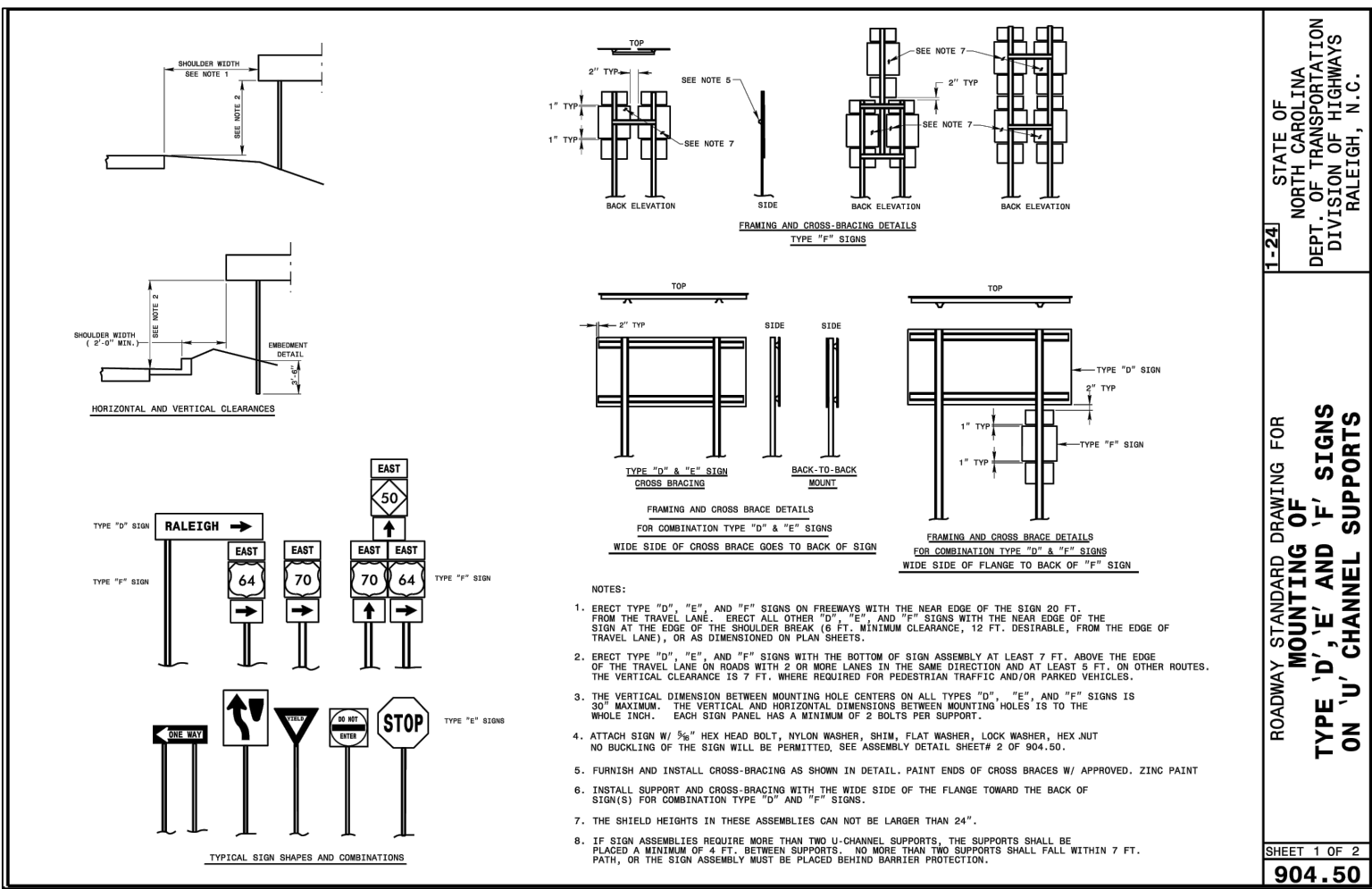
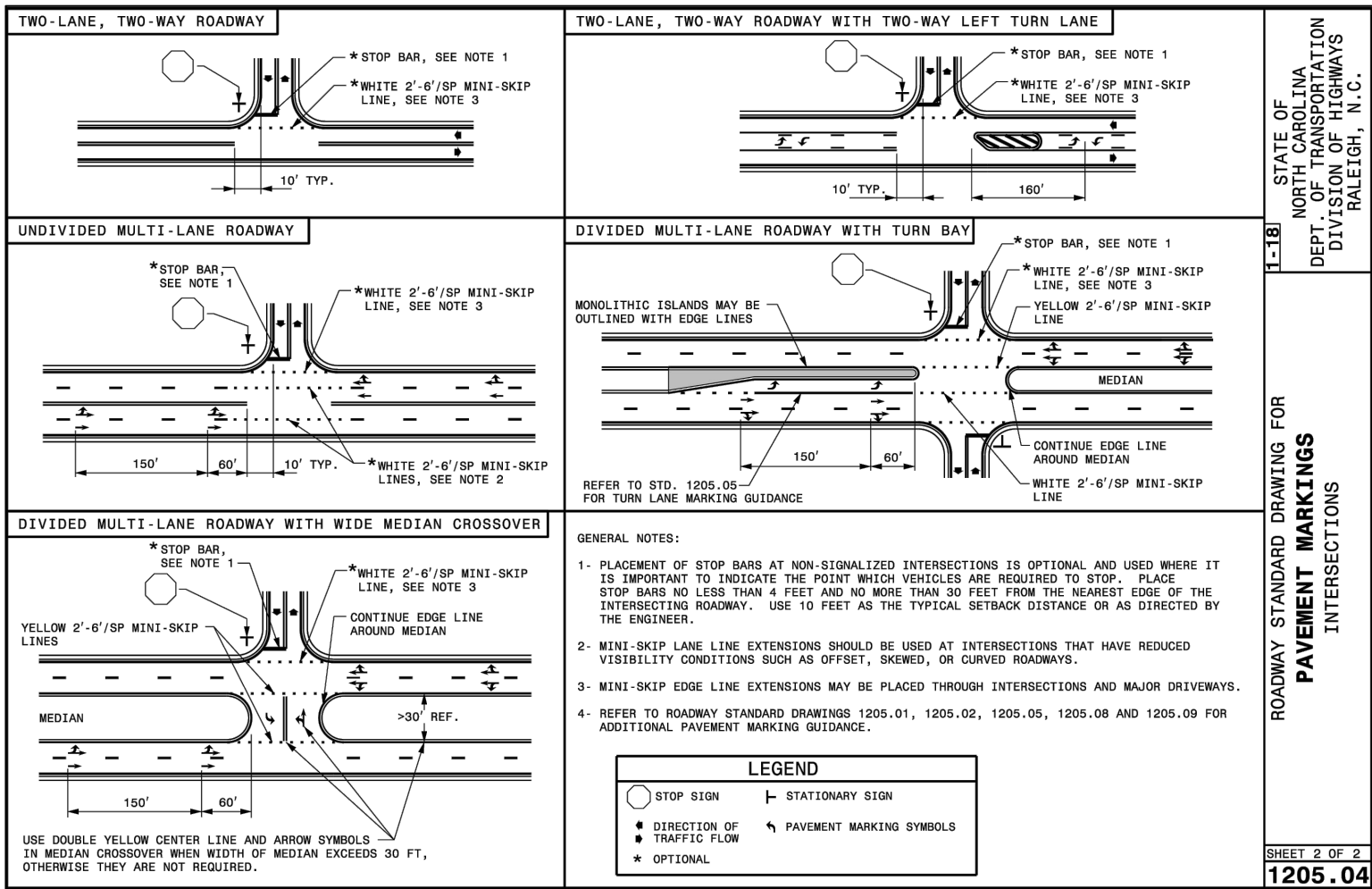
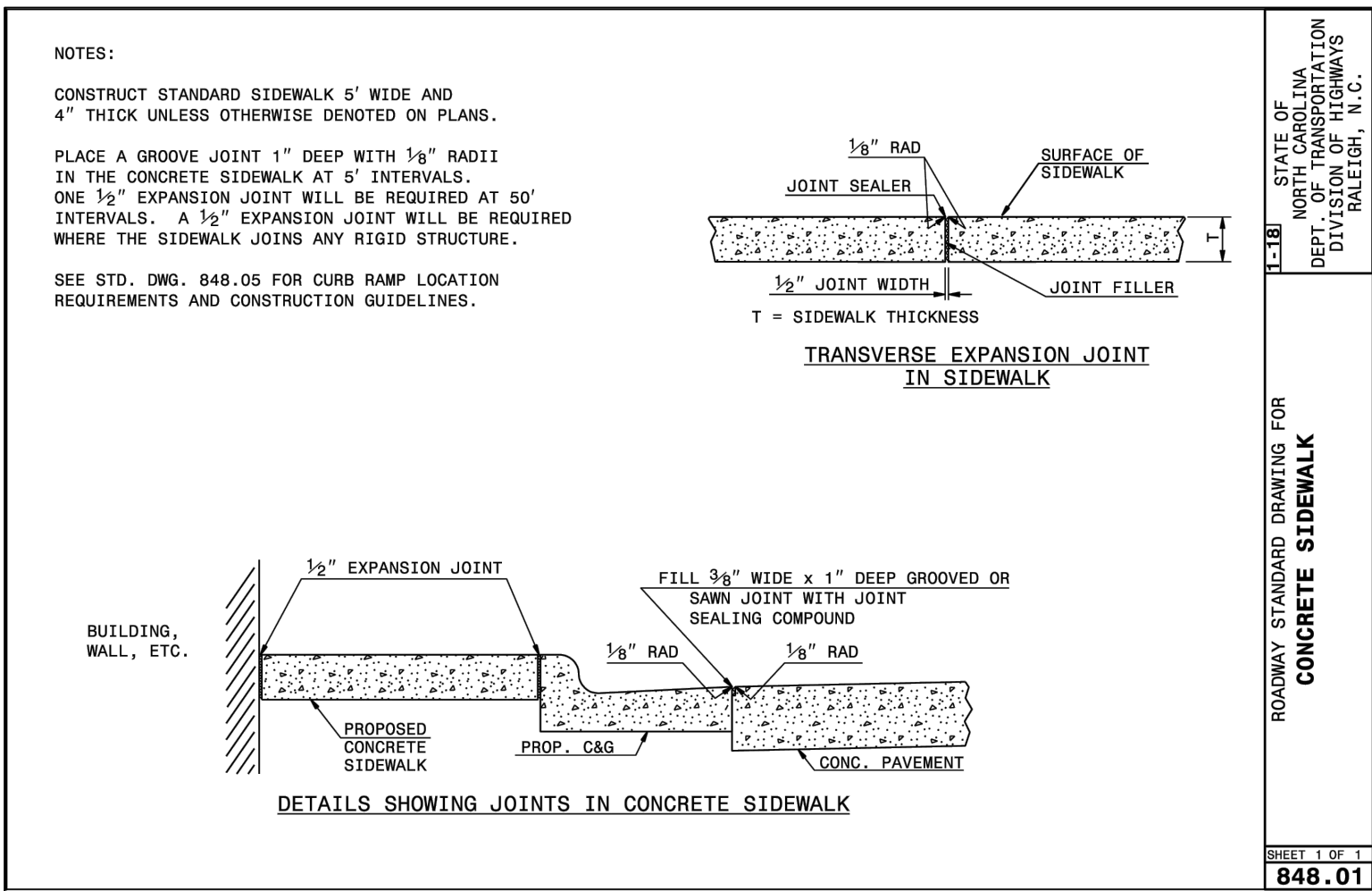
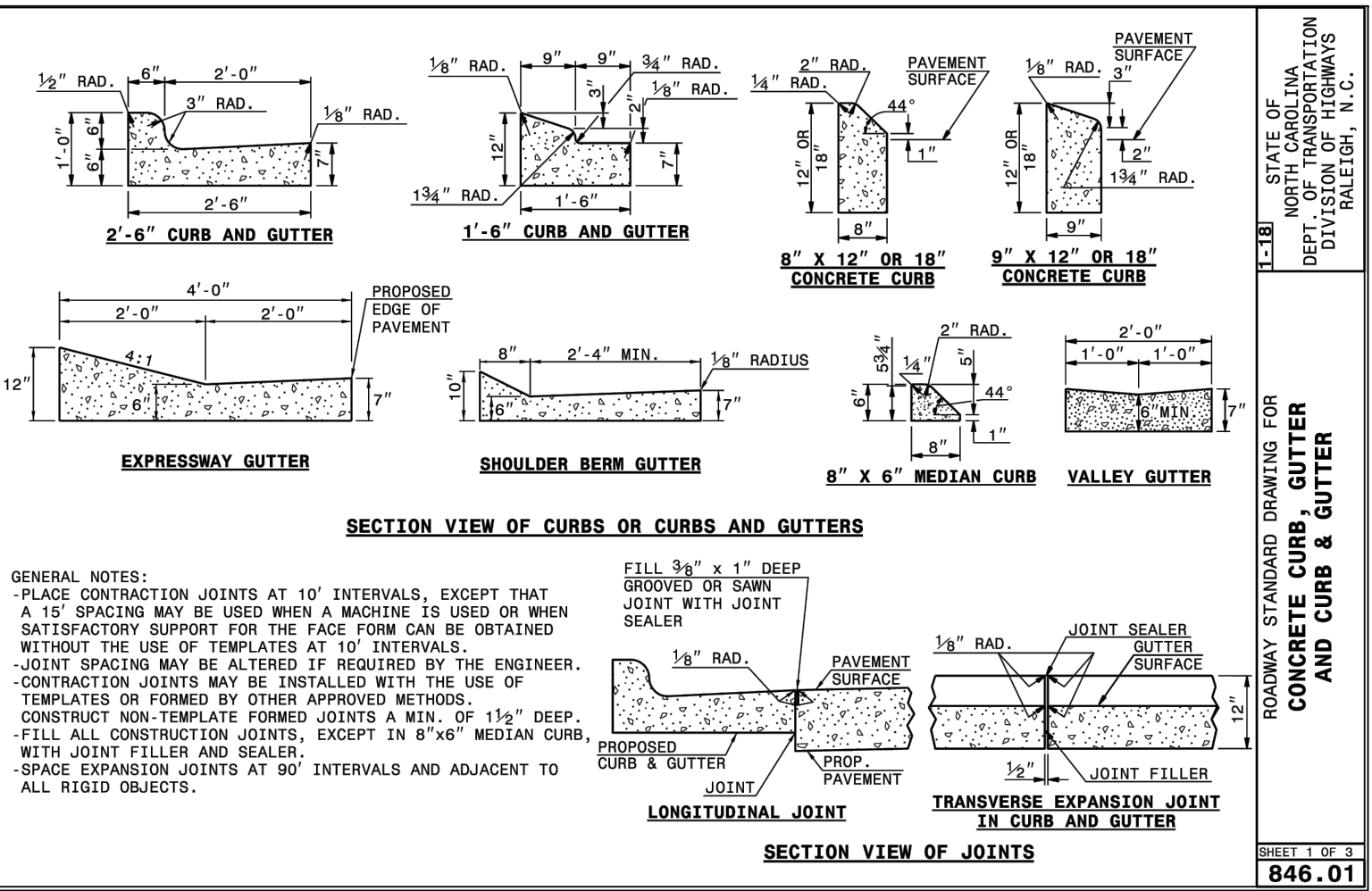
THE GROVE AT MATTHEWS LANDING AMENITY
LILLINGTON, HARNETT COUNTY, NORTH CAROLINA
NOTES AND DETAILS

JOB NO.

54948

SHEET NO.
C80

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06/13/2025	

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DESIGNED BY
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SCALE

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THE GROVE AT MATTHEWS LANDING AMENITY
LILLINGTON, HARNETT COUNTY, NORTH CAROLINA

NOTES AND DETAILS

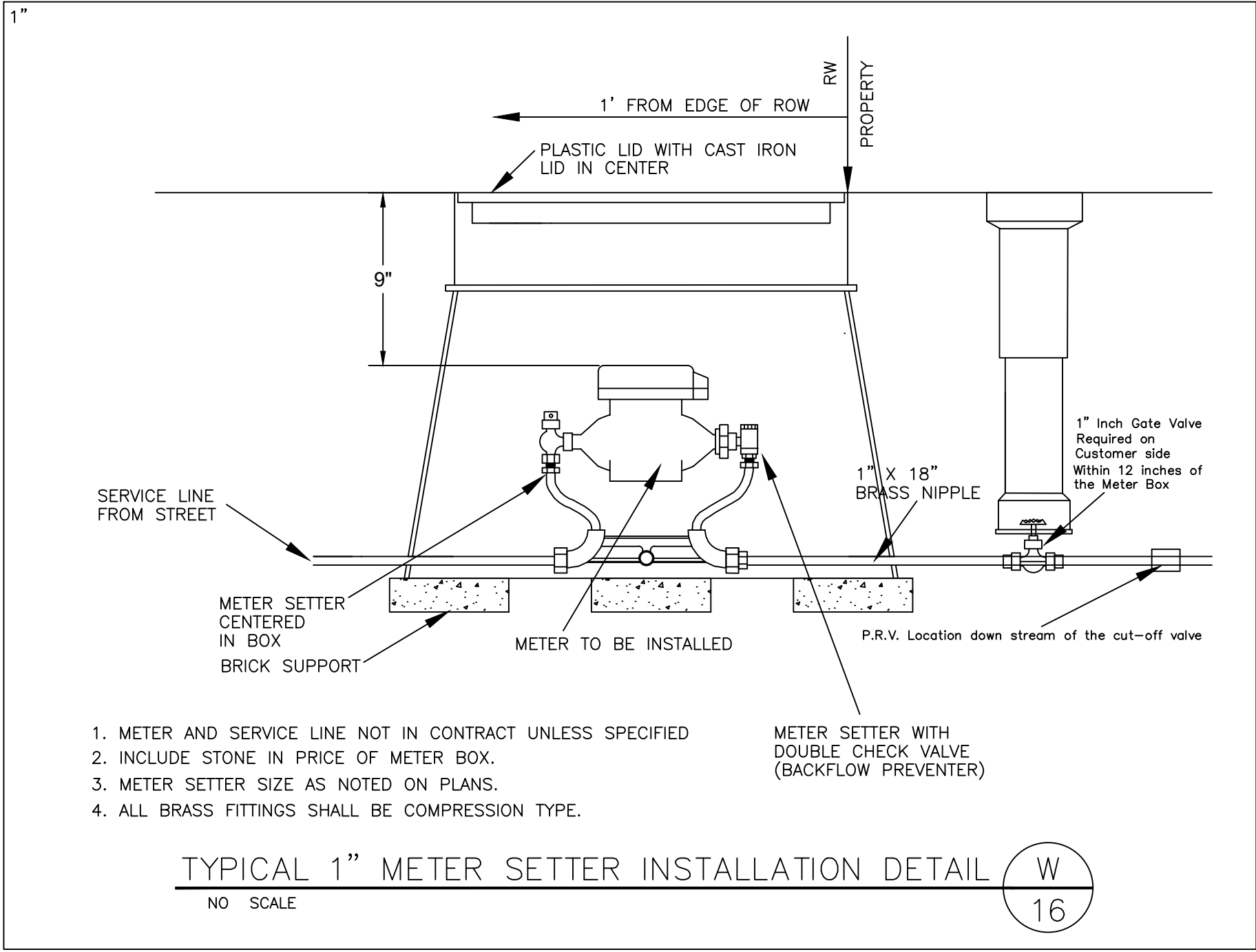
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SHEET NO.
C8.2



A HOMEOWNERS ASSOCIATION (HOA) WILL BE RESPONSIBLE FOR MAINTAINING ALL OPEN SPACES AND ANY IMPROVEMENTS INCLUDED THEREIN.

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF TOWN OF LILLINGTON, HARNETT COUNTY, NCDEQ AND NCDOT STANDARDS, SPECIFICATIONS, AND DETAILS



Outdoor Lighting

MITCHELL LED SERIES

LED (Light-emitting diode) 50 | 70 watts (Mitchell Open)

Mounting height 12' - 17'

Color Black Green (Special conditions) Fiberglass

Pole Smooth round concrete Style V Style VI Style VII Style I

Light source: LED (white)

Lumens: 4,332 - 6,850 (Fixture Dependent)

Color temperature: 3,000K | 4,000K

Light distribution patterns

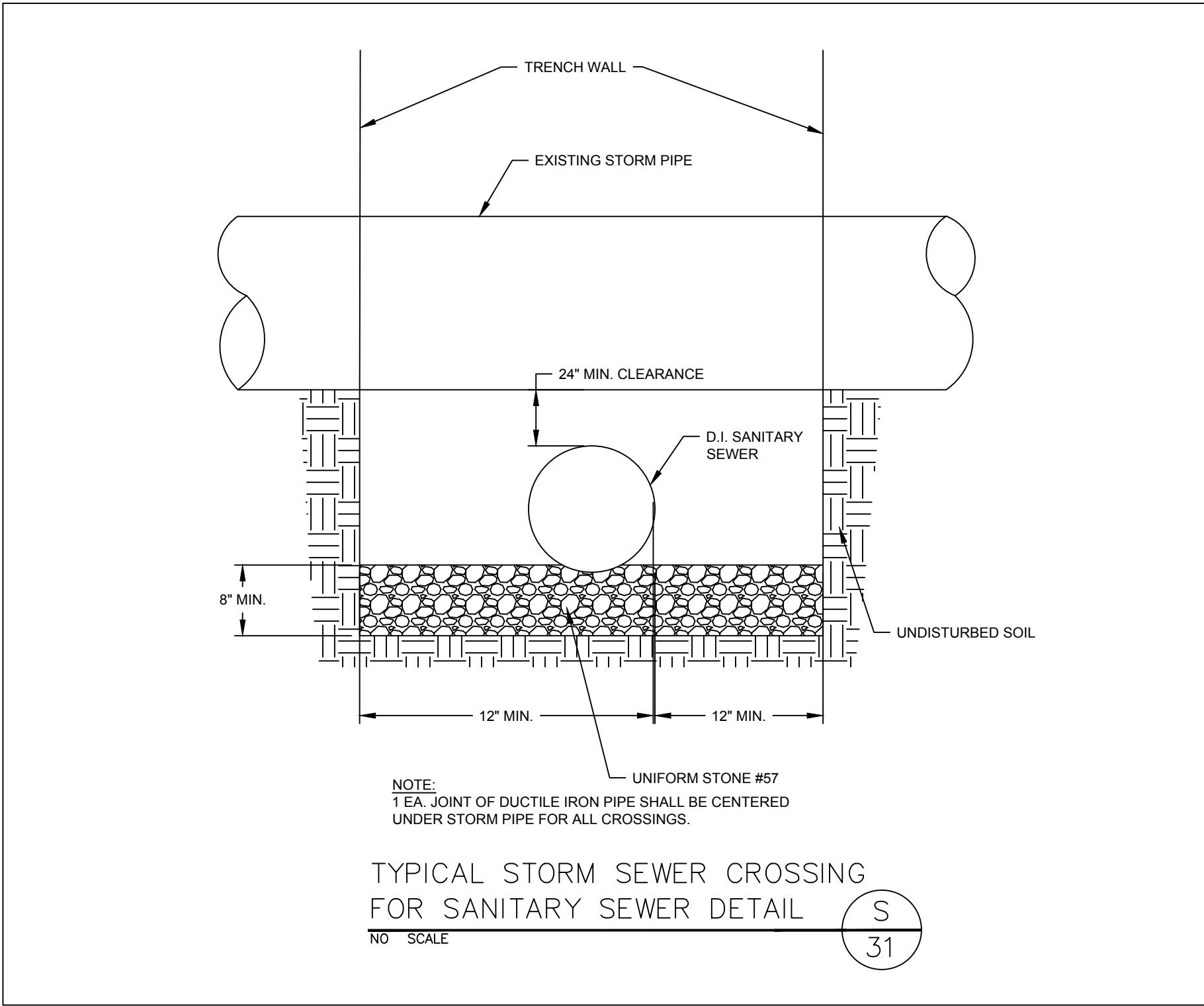
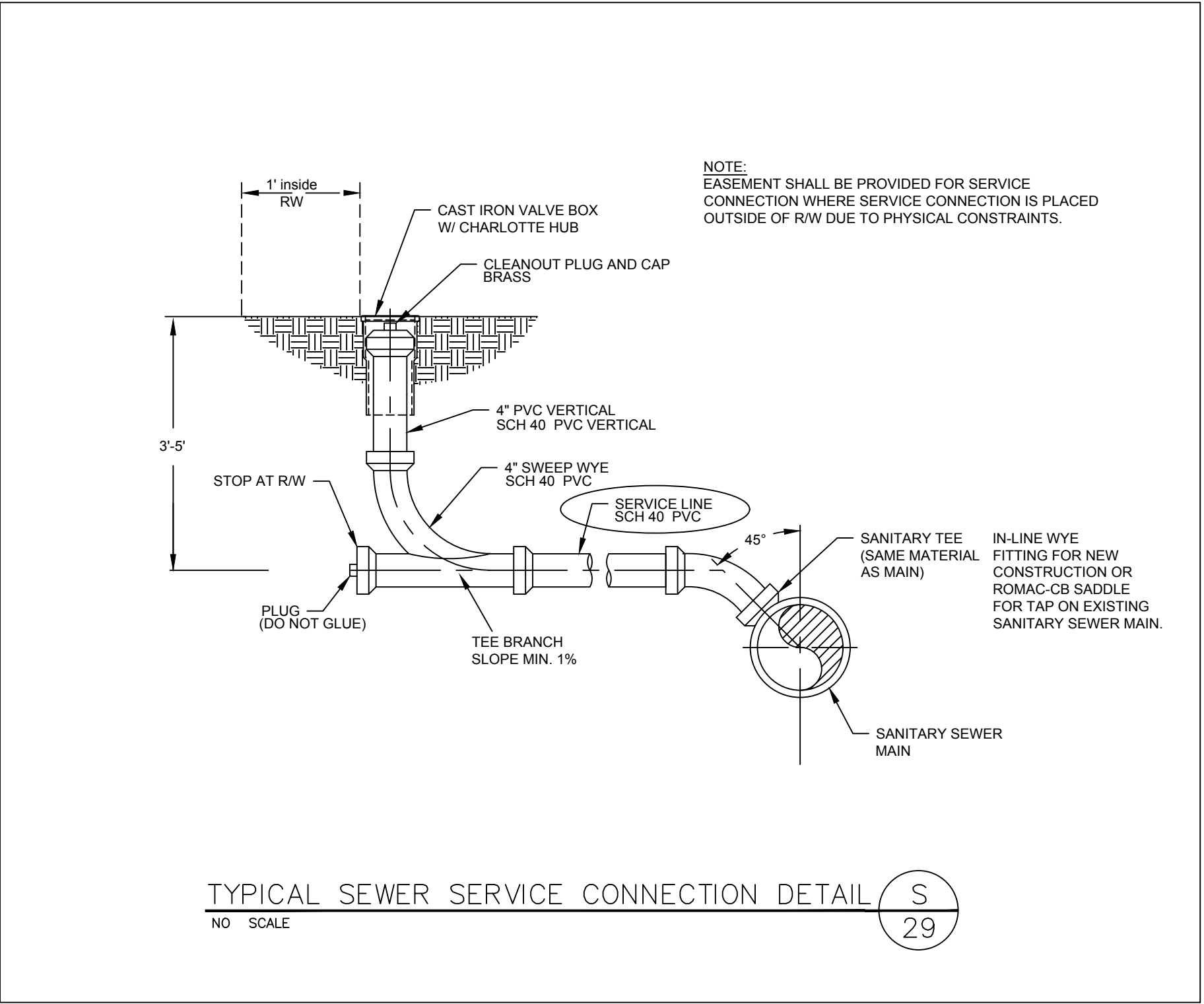
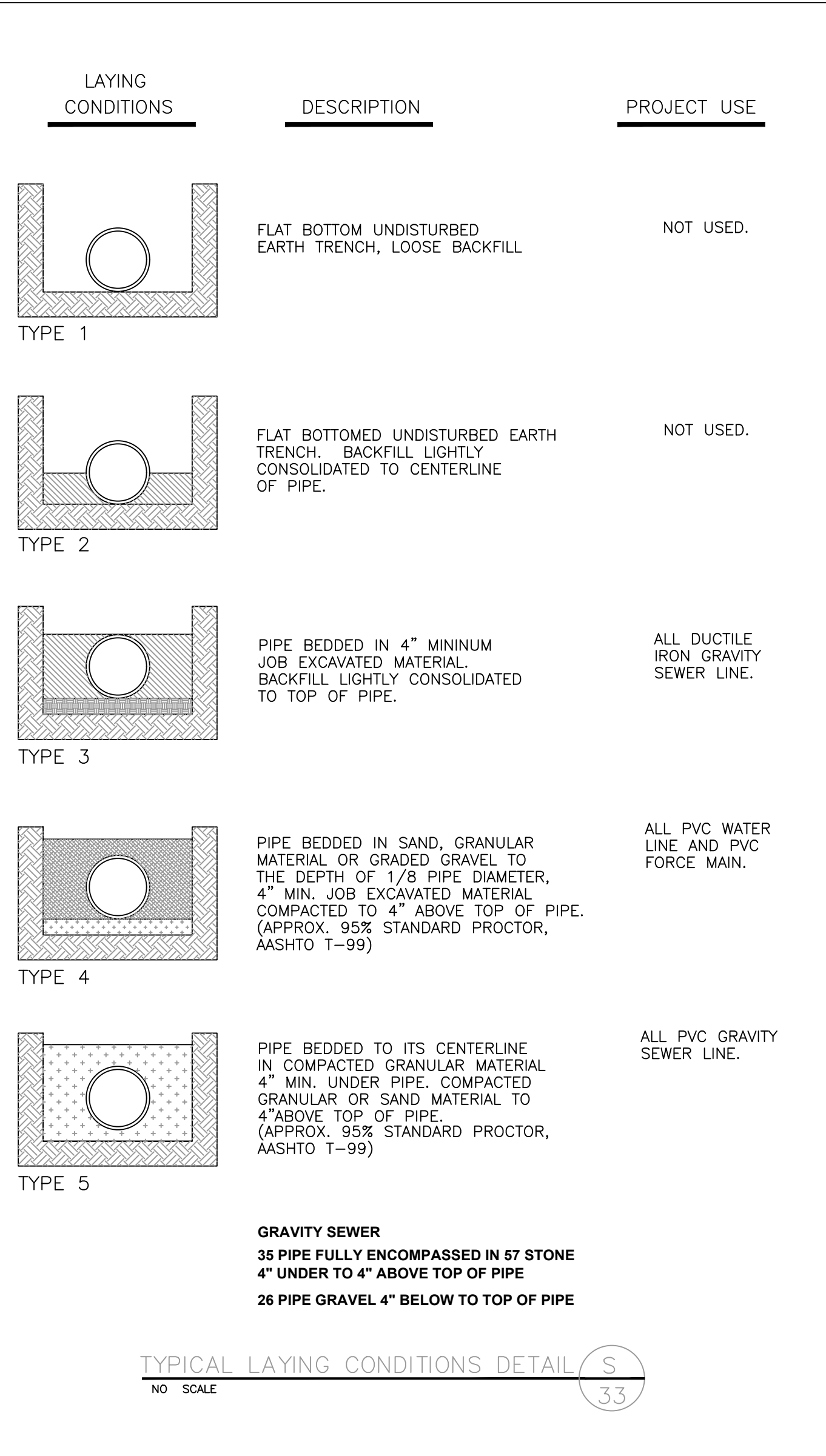
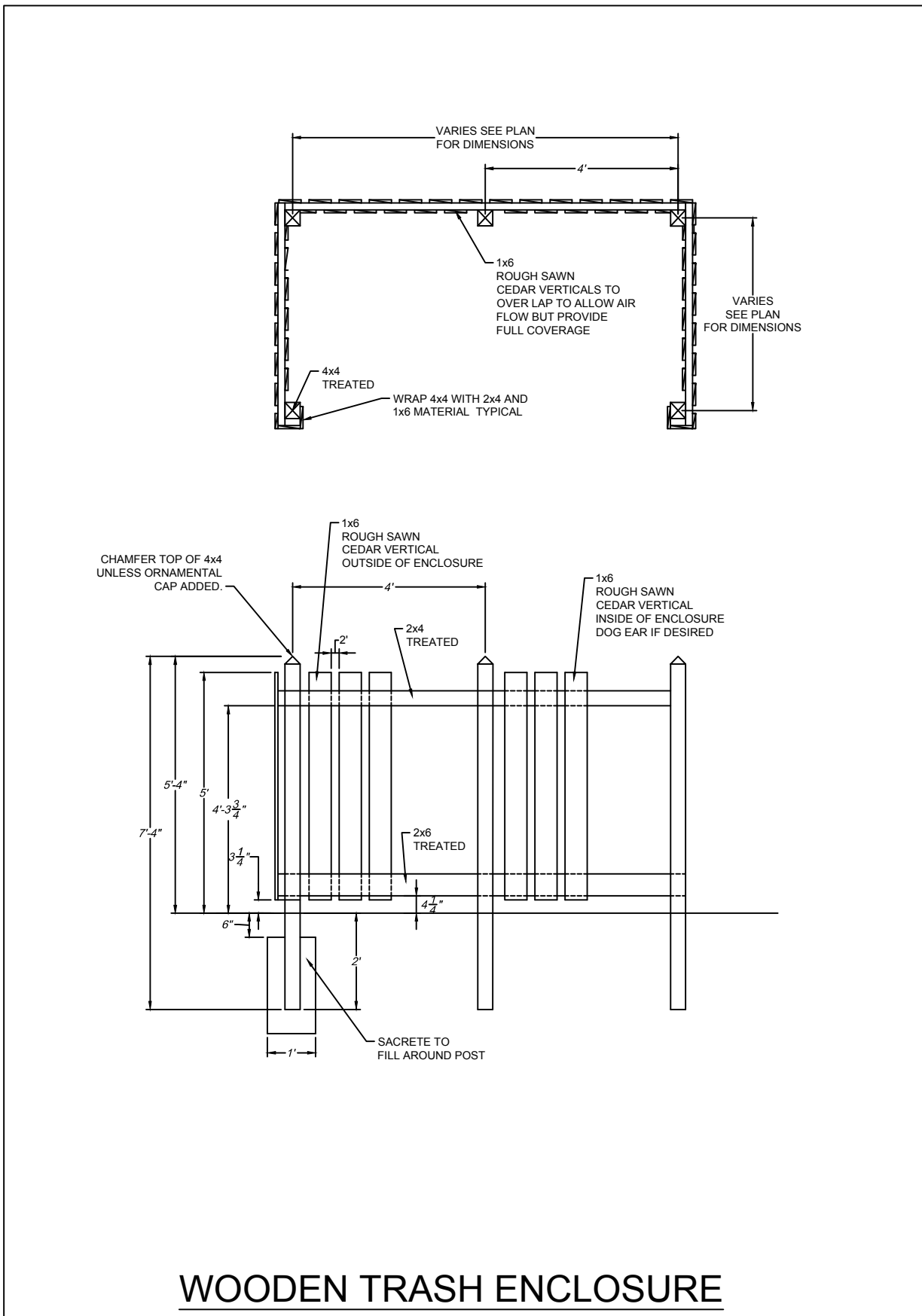
LIGHTING	WATTS	TYPE	BUG RATING
Mitchell	50	III, V	B2UG3 (Type III) B3UAG3 (Type V)
Mitchell Top Hat	50	III, V	B2UAG3 (Type III, 3,000K) B2UAG4 (Type II, 4,000K) B3UG3 (Type V)
Mitchell Open	50, 70	III, V (70W Only)	B1UGG1 (50W, Type III) B2UG2 (70W, Type III) B3UG1 (70W, Type V)
Mitchell Ribs Bands Medallions	50	III, V	B2UAG3 (Type III, 3,000K) B2UG3 (Type II, 4,000K) B3UAG3 (Type V, 3,000K 4,000K)
Top Hat Ribs Bands Medallions	50	III, V	B2UG3 (Type III) B3UG3 (Type V)

POLE AVAILABLE	MOUNTING HEIGHT	COLOR
Aluminum	12', 15', 17'	Black
Fiberglass	10'	Black
Fluted concrete	13'	Black
Decorative Aluminum	12', 16'	Black

For additional information, contact us at ODLCarolina@duke-energy.com.

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ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF TOWN OF LILLINGTON, HARNETT COUNTY, NCDEQ AND NCDOT STANDARDS, SPECIFICATIONS, AND DETAILS

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THE GROVE AT MATTHEWS LANDING AMENITY
LILLINGTON, HARNETT COUNTY, NORTH CAROLINA

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