



STREET LENGTHS:
 DENALI DRIVE - 1423' (PHASE 1)+915'(PHASE 2)
 = 2338' TOTAL
 BERING CIRCLE - 1260'
 BARROW COURT - 213'

VICINITY MAP
 NOT TO SCALE

Larry King & Associates, R.L.S., P.A.
 P.O. Box 53787
 1333 Morganton Road, Suite 201
 Fayetteville, North Carolina, 28305
 P. (910) 483-4300 F. (910) 483-4052
 NC Firm License C-0887
 www.LKandA.com



No.	Date	Revision
1	8/2/21	PER REVIEW COMMENTS
2	10/5/22	LOT LINES REVISED
3	10/20/22	LOT LINES WEST OF DENALI REVISD
4	03/03/23	PROJECT OWNER CHANGED
5	04/05/23	PROJECT NAME CHANGED

Owner:
MATTAMY HOMES, LLC

 CONTACT:
 11000 REGENCY PARKWAY, STE 109
 CARY, NC 27513
 (919)625-9546

Project:
RIVERFALL PHASE 1

tax lot #: 0682-28-1492-000
 township: Black River
 county: Harnett
 state: NC

SITE PLAN

CONSTRUCTION DOCUMENTS
 Job no.: P19-037
 date: 04/05/23
 drawn by: JN
 survey by: LK
 checked by:
 sheet no.:

C-02

NOTES:
 OWNER-MATTAMY HOMES, LLC
 11000 REGENCY PARKWAY, SUITE 110
 CARY, NC 27518
 PIN= 0682-28-1492.000
 PROPOSED LOTS-30 (PHASE 1)
 ZONE= RA-30
 LAND USE CLASSIFICATION-AGRICULTURAL
 & LOW DENSITY RESIDENTIAL
 25,000SF MIN LOT
 MIN. LOT WIDTH-100'

SETBACKS:
 FRONT-35'
 REAR-25'
 SIDE-10'

NOTES:
 1. PROPOSED SANITARY SEWER-SEPTIC TANKS
 2. PROPOSED WATER BY HARNETT COUNTY,
 PROPOSED (30)3/4"WM (PHASE 1)
 PROPOSED PROJECTED WATER USAGE=
 AVERAGE DAILY FLOW=(0.26GPM X 30LOT (400GPD/LOT) =8.40 GPM (12,000 GPD)
 MAXIMUM DAILY FLOW=(0.42GPM X 30LOT (600GPD/LOT) =12.60 GPM (18,000 GPD)
 PEAK HOURLY FLOW=(0.58GPM X 30LOT (840GPD/LOT) =17.40 GPM (25,200 GPD)
 3. ALL DISTANCES ARE HORIZONTAL.
 4. AREA COMPUTED BY COORDINATES.
 5. NO NCGS MONUMENT FOUND WITHIN 2000' OF SUBJECT PROPERTY.
 6. SITE ADDRESS:ENNIS ROAD
 7. WATERSHED= WS-IV
 8. FLOOD ZONE=
 THIS SITE IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X
 AS SHOWN ON FLOOD INSURANCE RATE MAP NO. 3720068200J, WITH
 A DATE OF IDENTIFICATION OF OCTOBER 03, 2006, FOR COMMUNITY
 NUMBER 370328, IN HARNETT COUNTY, STATE OF NORTH CAROLINA
 WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE
 COMMUNITY IN WHICH SAID PROPERTY IS LOCATED.
 9. ALL STATE ENVIRONMENTAL CODES RELATING TO SPILLAGE
 AND POLLUTION PREVENTION AND RESPONSE METHODS WILL
 BE FOLLOWED BY APPLICANTS. NO HAZARDOUS MATERIALS
 WILL BE STORED ON SITE.
 10. PROPOSED STREETS WILL MEET THE FOLLOWING
 SPECIFICATION
 2" SF9.5B
 8" ABC STONE (COMPACTED)
 COMPACT SUBGRADE TO 95% STANDARD PROCTOR.
 11. IF A SIGN FOR THIS SITE IS PROPOSED THE SIGN WILL REQUIRE
 SEPARATE PERMIT AND REVIEW.
 12. THIS DEVELOPMENT IS WITHIN ONE MILE OF A VOLUNTARY AGRICULTURE DISTRICT.

