

CONSTRUCTION PLANS FOR THE LEGACY PHASE 5A3 CHATHAM COUNTY, NORTH CAROLINA OCTOBER 6, 2017

REVISED: OCTOBER 11, 2017
REVISED: OCTOBER 31, 2017
REVISED: JANUARY 30, 2018

GENERAL CONSTRUCTION NOTES

- EXISTING UNDERGROUND STRUCTURES AND UTILITIES SHOWN ARE BASED ON FIELD SURVEYS AND BEST AVAILABLE RECORD DRAWINGS. THE CONTRACTOR SHALL FIELD VERIFY CONDITIONS, INCLUDING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES, PRIOR TO STARTING CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
- THE CONTRACTOR SHALL CONTACT NORTH CAROLINA ONE CALL AT 1-800-632-4949. THE CONTRACTOR SHALL CALL AT LEAST 48 HOURS PRIOR TO ANY DIGGING.
- ALL WATER UTILITY CONSTRUCTION SHALL CONFORM TO THE CHATHAM COUNTY STANDARDS AND SPECIFICATIONS.
- ALL SANITARY SEWER UTILITY CONSTRUCTION SHALL CONFORM TO LATEST AQUA OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
- THE SUBJECT PROPERTY IS LOCATED IN A FLOOD HAZARD AREA PER FEMA FIRM PANEL 9773, MAP NUMBER 3710977300J, DATED 02/02/07, & FEMA FIRM PANEL 9782, MAP NUMBER 3710978200J, DATED 02/02/07.
- AQUA PERSONNEL SHALL BE NOTIFIED 48 HOURS BEFORE CONSTRUCTION IS TO BEGIN, ANY TESTING IS SCHEDULED, OR BEFORE ANY PIPE IS COVERED.
- ALL WATER MAINS SHALL HAVE A MINIMUM OF 3.0' OF COVER AS MEASURED FROM FINISHED GRADE AT THE LOCATION WHERE INSTALLED.
- ALL WATER MAINS SHALL BE OVER THE PRESSURE SEWER MAIN WITH A MINIMUM OF 18" SEPARATION.
- ALL WATER MAINS AND FORCE MAINS CROSSING UNDER STORM DRAINAGE PIPING SHALL BE CONSTRUCTED WITH ONE (1) JOINT OF DUCTILE IRON PIPE CENTERED ON THE STORM PIPE CROSSING.
- INSTREAM WORK SHALL BE PROHIBITED FROM MARCH 15 THROUGH JUNE 30 TO MINIMIZE IMPACTS TO SPAWNING FISH.
- TOPOGRAPHIC INFORMATION PROVIDED BY CE GROUP, INC. RALEIGH, NC. PROFILE DATA FROM FIELD SURVEY BACKGROUND TOPOGRAPHY FROM AERIAL MAPPING.

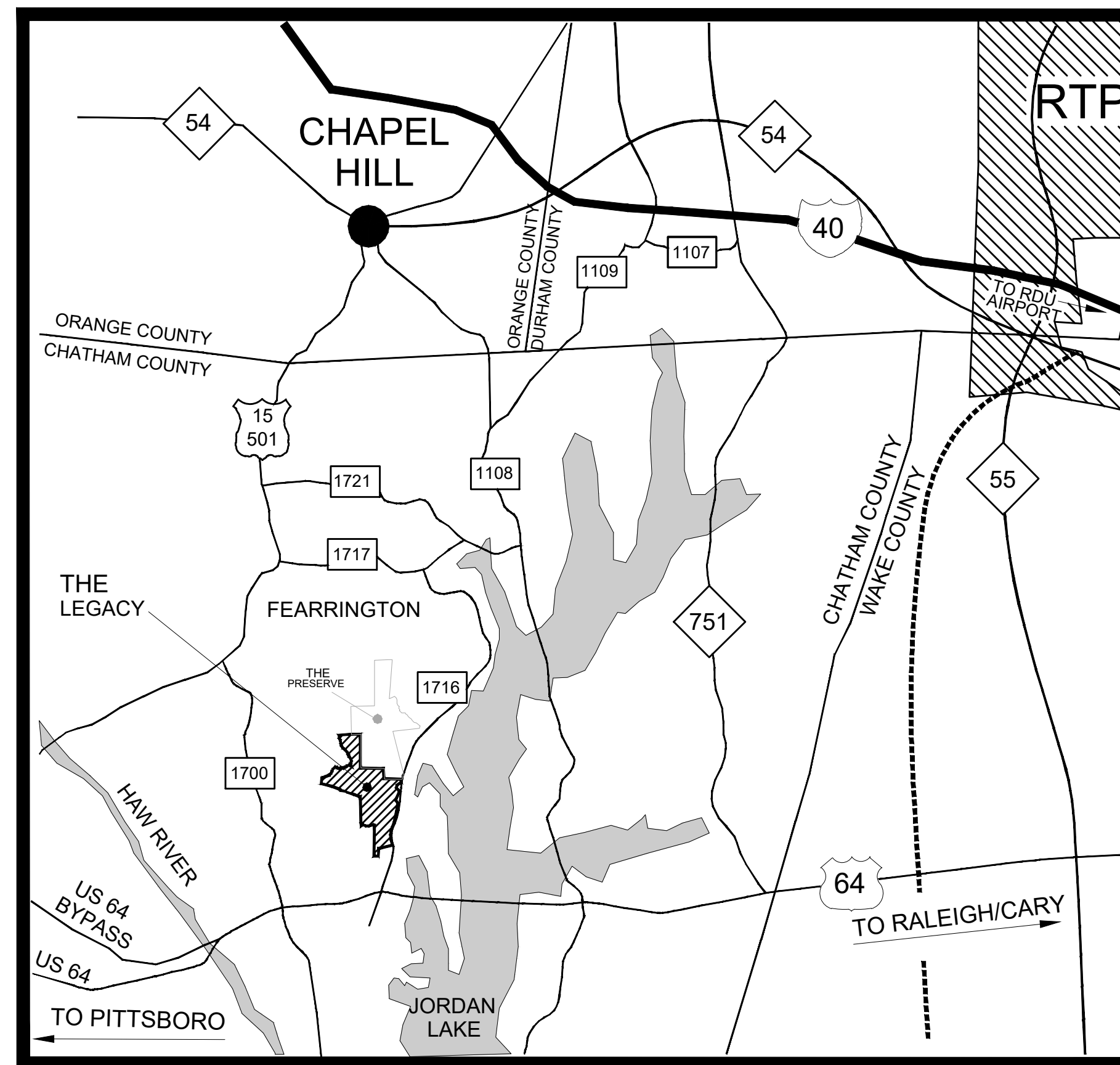
OWNER / DEVELOPER

F-L LEGACY OWNER, LLC
500 BOYLSTON ST., SUITE 1870
BOSTON, MA 02116
PHONE: 617.221.8400

SITE DATA

PIN # 9783 12 2642
ZONING: R-1 (RESIDENTIAL)
TOTAL TRACT AREA: 256.96 ACRES
PROJECT AREA (5A3): 9.36 ACRES

PHASE 5A3 = 17 LOTS



VICINITY MAP
SCALE: 1 INCH = 10,000 FEET



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RALEIGH, NC 27603
PHONE: 919-367-8790
www.cegroupinc.com



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ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CHATHAM COUNTY, NCDEQ PWSS, AND NCDOT STANDARDS AND SPECIFICATIONS.

NO.	REVISIONS	DATE
3	REVISIONS PER NCDOT COMMENTS	01/30/18
2	REVISIONS PER CHATHAM COUNTY WATER & AQUA COMMENTS	10/31/17
1	CLIENT REQUESTED REVISIONS	10/11/17

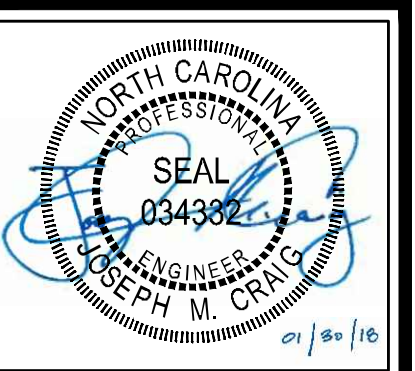


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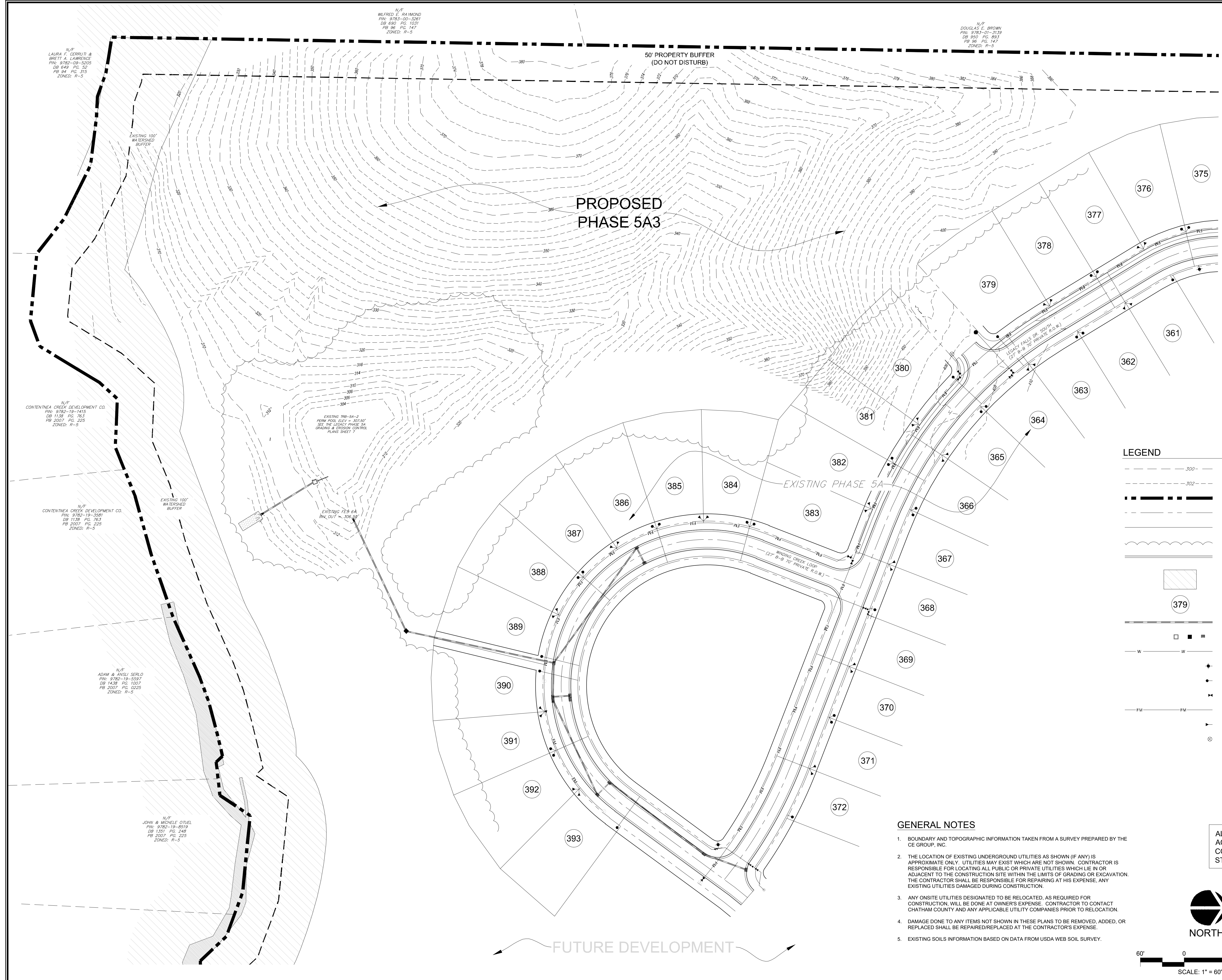
License # C-1739



THE LEGACY PHASE 5A3
CONSTRUCTION PLANS
COVER
CHATHAM COUNTY, NC

Date:	10/06/17
Scale:	N/A
Drawn:	TAN
Checked:	JMC
Project No.:	330-05 Phase 5A3
Computer Dwg. Name:	1 - Cover

Sheet No:
1
Of 13



PROPOSED PHASE 5A3

EXISTING PHASE 5A

FUTURE DEVELOPMENT

LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING PROPERTY BOUNDARY
- EXISTING R.O.W.
- EXISTING PROPERTY LINE
- EXISTING TREE LINE
- EXISTING CURB & GUTTER
- EXISTING WATERSHED BUFFER
- EXISTING LOT NUMBER
- EXISTING STORM DRAINAGE PIPE
- EXISTING STORM DRAINAGE STRUCTURE
- EXISTING WATER MAIN
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING WATER VALVE
- EXISTING SEWER FORCE MAIN
- EXISTING SEWER SERVICE
- EXISTING SEWER CLEANOUT

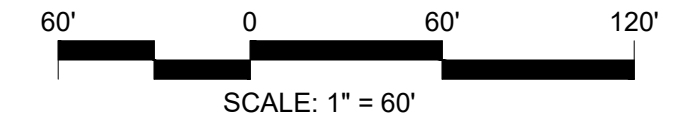
GENERAL NOTES

1. BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A SURVEY PREPARED BY THE CE GROUP, INC.
2. THE LOCATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN (IF ANY) IS APPROXIMATE ONLY. UTILITIES MAY EXIST WHICH ARE NOT SHOWN. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL PUBLIC OR PRIVATE UTILITIES WHICH LIE IN OR ADJACENT TO THE CONSTRUCTION SITE WITHIN THE LIMITS OF GRADING OR EXCAVATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING AT HIS EXPENSE, ANY EXISTING UTILITIES DAMAGED DURING CONSTRUCTION.
3. ANY ONSITE UTILITIES DESIGNATED TO BE RELOCATED, AS REQUIRED FOR CONSTRUCTION, WILL BE DONE AT OWNER'S EXPENSE. CONTRACTOR TO CONTACT CHATHAM COUNTY AND ANY APPLICABLE UTILITY COMPANIES PRIOR TO RELOCATION.
4. DAMAGE DONE TO ANY ITEMS NOT SHOWN IN THESE PLANS TO BE REMOVED, ADDED, OR REPLACED SHALL BE REPAIRED/REPLACED AT THE CONTRACTOR'S EXPENSE.
5. EXISTING SOILS INFORMATION BASED ON DATA FROM USDA WEB SOIL SURVEY.

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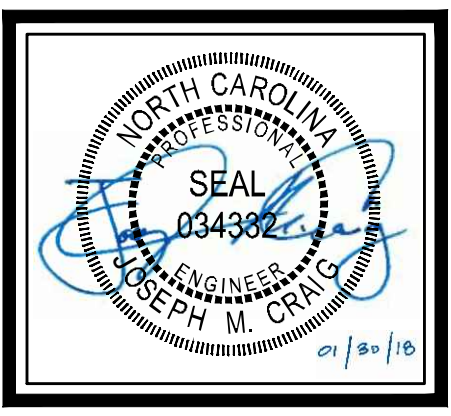
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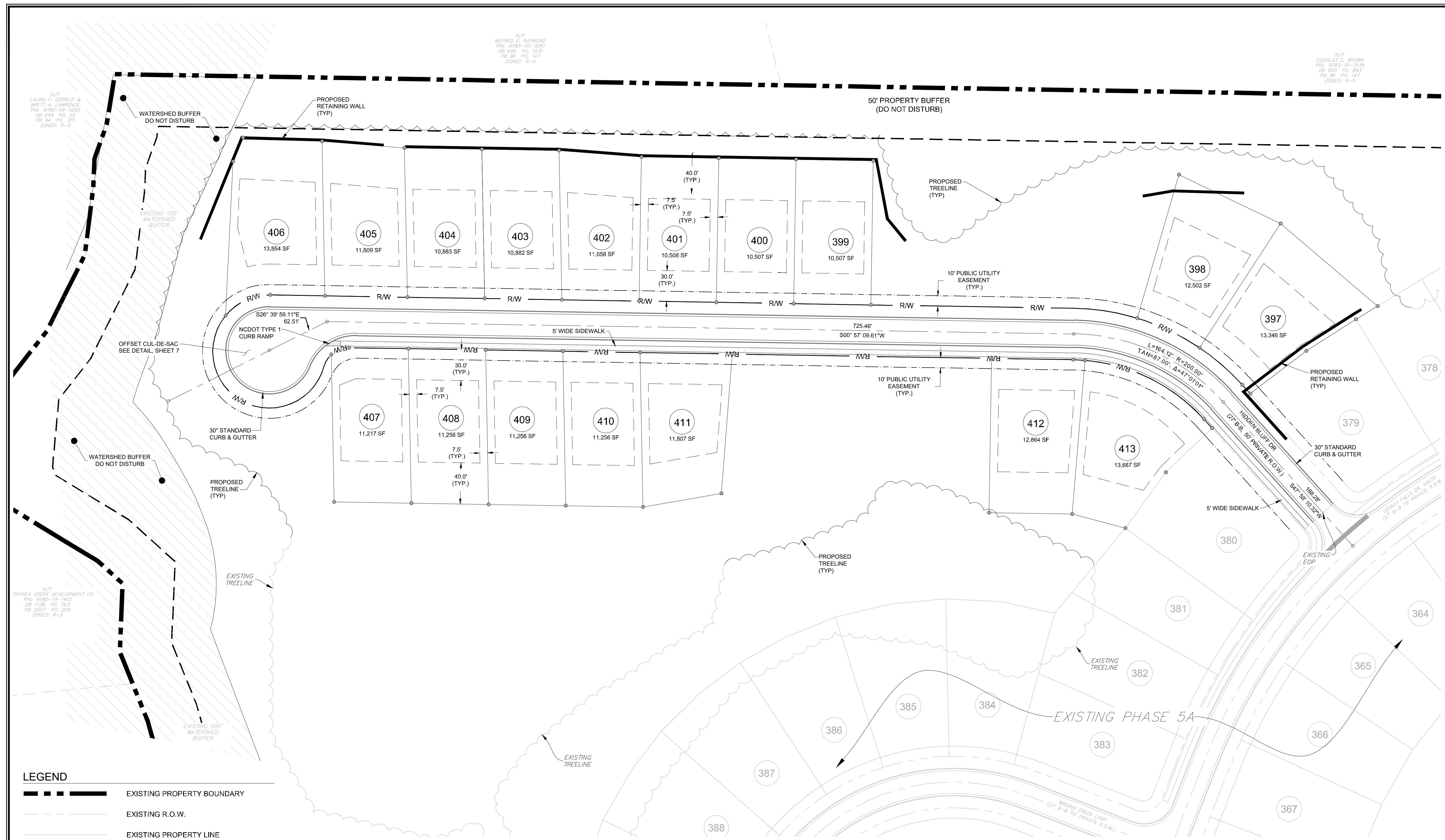
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THE LEGACY PHASE 5A3
CONSTRUCTION PLANS
EXISTING CONDITIONS PLAN
 CHATHAM COUNTY, NC

Date:	10/06/17
Scale:	1" = 60'
Drawn:	TAN
Checked:	JMC
Project No.:	330-05 Phase 5A3
Computer Dwg. Name:	2 - Exst Cond
Sheet No.:	2 Of 13



N/P
LAURA P. GERRITS &
BRIET A. LAMANCE
P.L. 9785-00-3201
DB 644 PG. 22
PB 94 PG. 315
ZONED: R-5

N/P
WILFRED E. RAINBOND
P.L. 9783-00-3201
DB 644 PG. 1031
PB 96 PG. 147
ZONED: R-5

N/P
DOUGLAS E. BROWN
P.L. 9783-01-3139
DB 645 PG. 383
PB 96 PG. 147
ZONED: R-5

N/P
ENTINEA CREEK DEVELOPMENT CO.
P.L. 9782-10-1415
DB 1138 PG. 763
PB 2001 PG. 225
ZONED: R-5

LEGEND

	EXISTING PROPERTY BOUNDARY
	EXISTING R.O.W.
	EXISTING PROPERTY LINE
	EXISTING TREE LINE
	EXISTING CURB & GUTTER
	EXISTING WATERSHED BUFFER
	EXISTING LOT NUMBER
	PROPOSED STREET CENTERLINE
	PROPOSED R.O.W.
	PROPOSED PROPERTY LINE
	PROPOSED SETBACK
	PROPOSED EASEMENT
	PROPOSED TREE LINE
	PROPOSED CURB & GUTTER
	PROPOSED LOT NUMBER
	PROPOSED RETAINING WALL (DESIGNED BY OTHERS)

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GENERAL NOTES

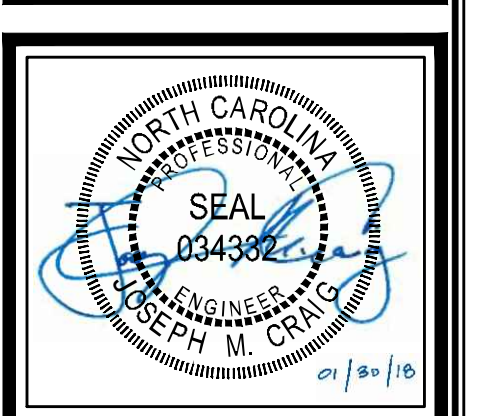
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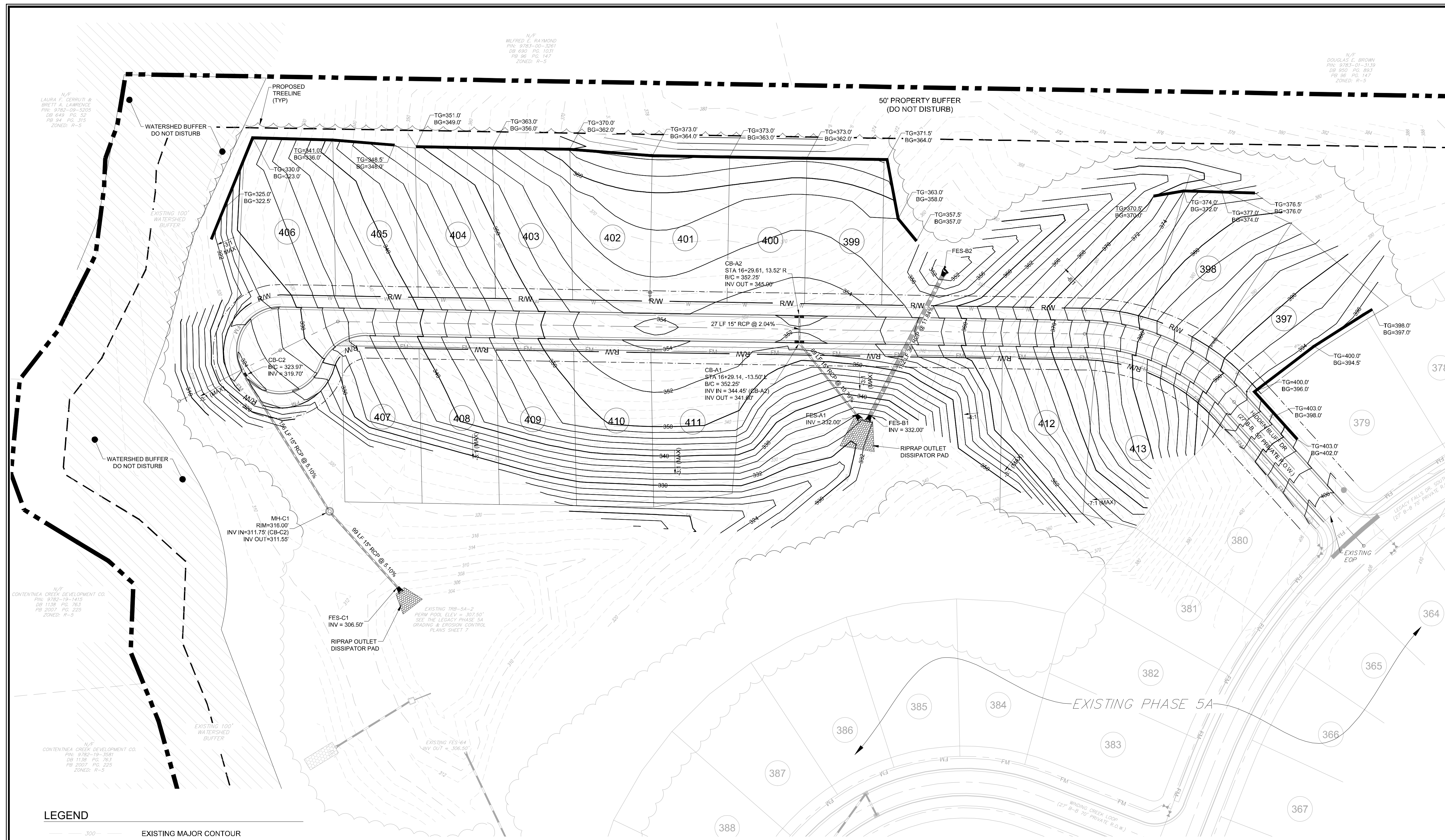
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THE LEGACY PHASE 5A3
CONSTRUCTION PLANS
OVERALL LAYOUT PLAN
CHATHAM COUNTY, NC

Date:	10/06/17
Scale:	1" = 50'
Drawn:	TAN
Checked:	JMC
Project No.:	330-05 Phase 5A3
Computer Dwg. Name:	3 - Layout

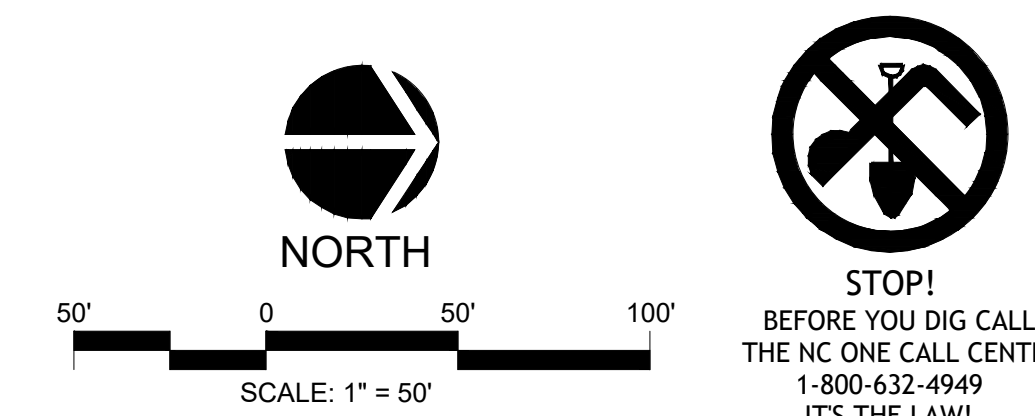


LEGEND

	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EXISTING TREE LINE
	EXISTING WATER MAIN
	EXISTING SEWER FORCE MAIN
	EXISTING STORM DRAINAGE PIPE
	EXISTING STORM DRAINAGE STRUCTURE
	PROPOSED STORM PIPE
	PROPOSED FLARED END SECTION
	PROPOSED STORM MANHOLE
	PROPOSED CURB INLET
	PROPOSED DOUBLE CURB INLET
	PROPOSED TOP GRADE AT WALL
	PROPOSED BOTTOM GRADE AT WALL
	PROPOSED RETAINING WALL (DESIGNED BY OTHERS)
	PROPOSED RIP-RAP OUTLET DISSIPATOR

- GENERAL GRADING NOTES**
- REFER TO THE OVERALL SITE LAYOUT FOR RELATED NOTES.
 - BOUNDARY & TOPOGRAPHIC INFORMATION TAKEN FROM A SURVEY PREPARED BY THE CE GROUP, INC.
 - FINISHED WALK AND CURB ELEVATIONS SHALL BE 6" ABOVE FINISHED PAVEMENT GRADE UNLESS NOTED DIFFERENTLY ON THE PLANS.
 - THE CONTRACTOR SHALL NOTE THAT THE PLANS ARE SCHEMATIC IN NATURE AND DO NOT SHOW EVERY OFFSET, TRANSITION, GRADE CHANGE, ETC. THAT MAY BE REQUIRED FOR A COMPLETE AND WORKING SYSTEM.
 - CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES BEFORE BEGINNING CONSTRUCTION.
 - CONTRACTOR SHALL BLEND NEW EARTHWORK SMOOTHLY TO TRANSITION BACK TO EXISTING GRADE.
 - ALL FILL TO BE COMPACTED TO 98% DRY DENSITY (STANDARD PROCTOR) UNDER PAVEMENT AND BUILDING PADS OR AS SPECIFIED IN PROJECT GEOTECHNICAL REPORT BY OTHERS.
 - THE PROPOSED CONTOURS SHOWN ARE FINISHED ELEVATIONS. REFER TO PAVEMENT AND SIDEWALK DETAILS TO ESTABLISH CORRECT SUBBASE OR AGGREGATE BASE COURSE ELEVATIONS TO BE COMPLETED UNDER THIS CONTRACT.
 - CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE SO THAT RUNOFF WILL FLOW BY GRAVITY AWAY FROM BUILDINGS AND ACROSS NEW PAVEMENT AND/OR LANDSCAPE AREAS TO NEW OR EXISTING STORM DRAIN INLETS, SWALES, DITCHES OR OVERLAND SHEET FLOW.
 - GRADE BUILDING PAD(S) TO A LEVEL BELOW FINISHED FLOOR ELEVATION EQUAL TO THE FLOOR SLAB THICKNESS TO AN ACCURACY OF 1/10TH OF A FOOT.
 - TO MINIMIZE DAMAGE TO EXISTING TREES NEAR THE EXTERIOR EDGE OF BUFFERS AND STREETScape, THE CONTRACTOR SHALL CUT MINIMUM 2" TRENCHES ALONG THE LIMITS OF DISTURBANCE SO AS TO CUT, RATHER THAN TEAR, ROOTS.
 - ALL STORM DRAINAGE PIPING SHALL BE CLASS III REINFORCED CONCRETE PIPE (RCP) UNLESS OTHERWISE NOTED.
 - SEE SHEET 11 FOR DRAINAGE STRUCTURE DETAILS.
 - STORMWATER MANAGEMENT FOR PHASE 5A3 IS PROVIDED BY EXISTING STORMWATER POND 5A-2, DESIGNED AND APPROVED WITH "THE LEGACY - PHASE 5A" CONSTRUCTION PLANS.

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CHATHAM COUNTY, NCDEQ PWSS, AND NCDOT STANDARDS AND SPECIFICATIONS.

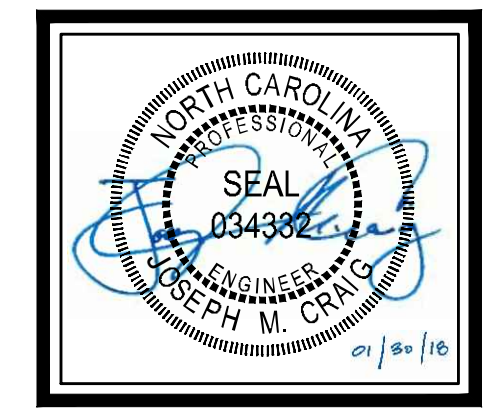


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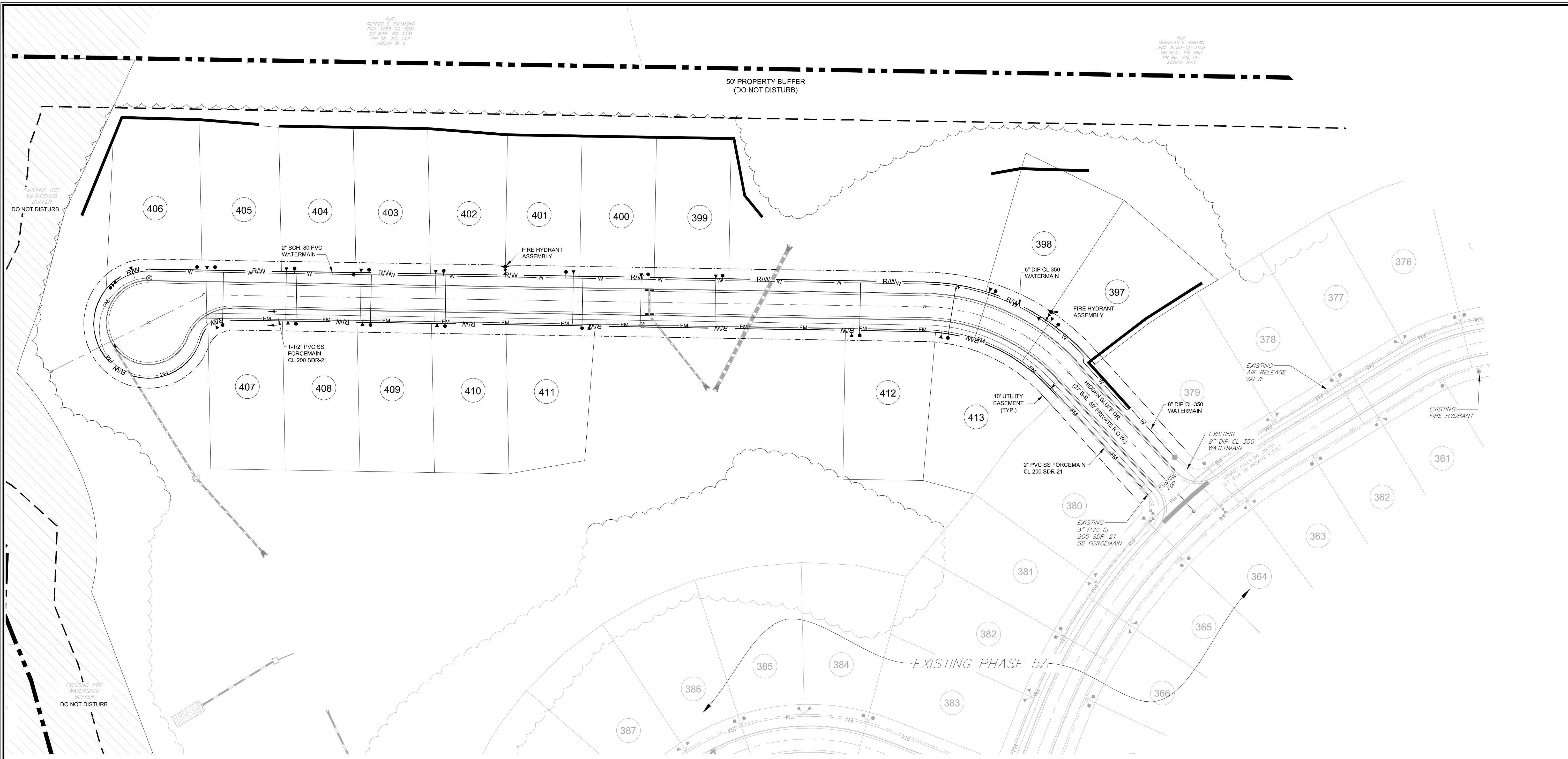
THE LEGACY PHASE 5A3

CONSTRUCTION PLANS

OVERALL GRADING AND DRAINAGE PLAN

CHATHAM COUNTY, NC

Date:	10/06/17
Scale:	1" = 50'
Drawn:	TAN
Checked:	JMC
Project No.:	330-05 Phase 5A3
Computer Dwg. Name:	4 - Grad & Drain
Sheet No.:	4
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N.P.
WILFRED E. RAYMOND
P.N. 9382-071-3129
DS 690 PIG 1031
PS 96 PIG 147
ZONED: R-5

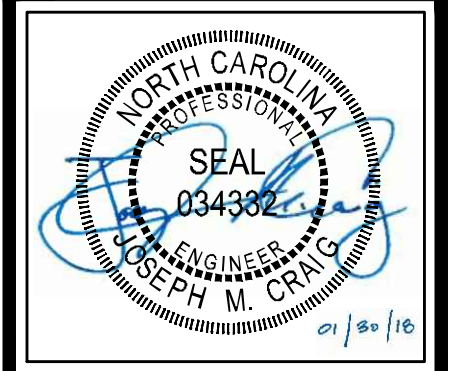
N.P.
DOUGLAS E. BROWN
P.N. 9382-071-3129
DS 690 PIG 883
PS 96 PIG 147
ZONED: R-5

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THE LEGACY PHASE 5A3

CONSTRUCTION PLANS

OVERALL UTILITY PLAN

CHATHAM COUNTY, NC

LEGEND

— W —	EXISTING WATER MAIN
◆	EXISTING FIRE HYDRANT
●	EXISTING WATER METER
— FM —	EXISTING SEWER FORCE MAIN
⊗	EXISTING SEWER STRUCTURE
▶	EXISTING SEWER CLEANOUT
— FM —	PROPOSED SEWER FORCE MAIN
⊗	PROPOSED SEWER FORCE MAIN BLOWOFF ASSEMBLY
—	PROPOSED SEWER SERVICE
— W —	PROPOSED WATER MAIN
●	PROPOSED WATER METER
▶	PROPOSED GATE VALVE
◆	PROPOSED FIRE HYDRANT ASSEMBLY
◀	PROPOSED WATERLINE REDUCER
⊗	PROPOSED WATERLINE BLOWOFF ASSEMBLY

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 - ANY LOT WHICH CONNECTS TO THE GRAVITY SANITARY SEWER VIA A GRAVITY SERVICE CONNECTION WILL REQUIRE A SEWER BACKWATER VALVE IF THE FINISHED FLOOR ELEVATION IS LOWER THAN THE UPSTREAM MANHOLE RIM ELEVATION.
 - REFER TO ROADWAY PLAN / PROFILES FOR DETAILED UTILITY INFORMATION.
 - ALL LOTS ON THIS OVERALL UTILITY PLAN SHALL HAVE A WILKENS 70 SERIES WATER PRESSURE REDUCING VALVE MODEL 70SS INSTALLED BEYOND THE METER ON EACH LOT.
 - ALL MATERIALS AND CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CHATHAM COUNTY PUBLIC UTILITIES AND WATER DIVISION STANDARDS AND REGULATIONS.
 - ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN AND/OR PROFILE BY CHATHAM COUNTY AND THE ENGINEER OF RECORD PRIOR TO CONSTRUCTION.
 - CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF THE PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO CHATHAM COUNTY AND/OR THE UTILITY COMPANY.
 - 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS AND SEWER FORCEMAINS.
 - CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE APPROPRIATE UTILITY COMPANY TO RELOCATE ANY UTILITY POLES AND/OR STRUCTURES AS SHOWN ON THE PLANS OR OTHERWISE, AS NEEDED FOR CONSTRUCTION. ALL EXISTING FACILITIES WHICH CONFLICT WITH THE IMPROVEMENTS UNDER THE SCOPE OF THIS PROJECT SHALL BE RELOCATED AT THE EXPENSE OF THE APPLICANT UPON APPROVAL.
 - CONTRACTOR TO COORDINATE UTILITY PLAN WITH PLUMBING PLANS, BY OTHERS, FOR EXACT LOCATION OF WATER AND SEWER CONNECTIONS INTO THE BUILDING(S).
 - CONTRACTOR TO COORDINATE UTILITY PLAN WITH ELECTRICAL PLANS, BY OTHERS, FOR ELECTRICAL AND TELECOMMUNICATIONS ROUTING AND CONNECTION INFORMATION.
 - CONTRACTOR TO FIELD ADJUST VALVE BOXES, CLEAN-OUTS AND MANHOLES TO MATCH FINISHED GRADE.
 - ALL BENDS ON WATERLINES SHALL HAVE THRUST BLOCKING PER CHATHAM COUNTY PUBLIC UTILITIES & WATER DIVISION DETAILS AND SPECIFICATIONS.

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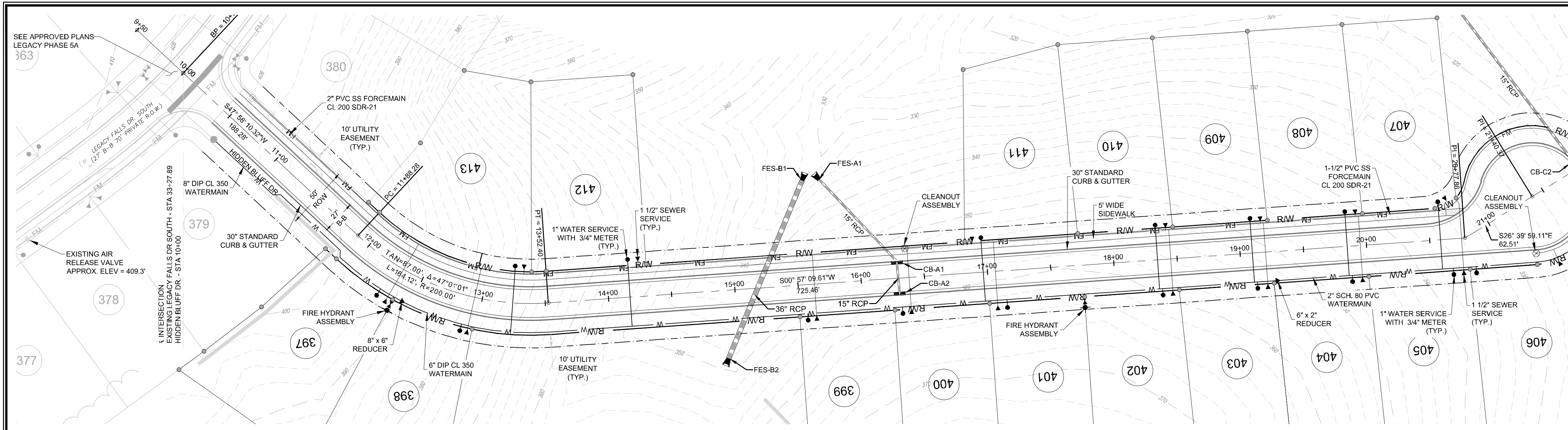
Scale: 1" = 50'

Project No: 330-05 Phase 5A3

Computer Dwg. Name: 5 - Utility

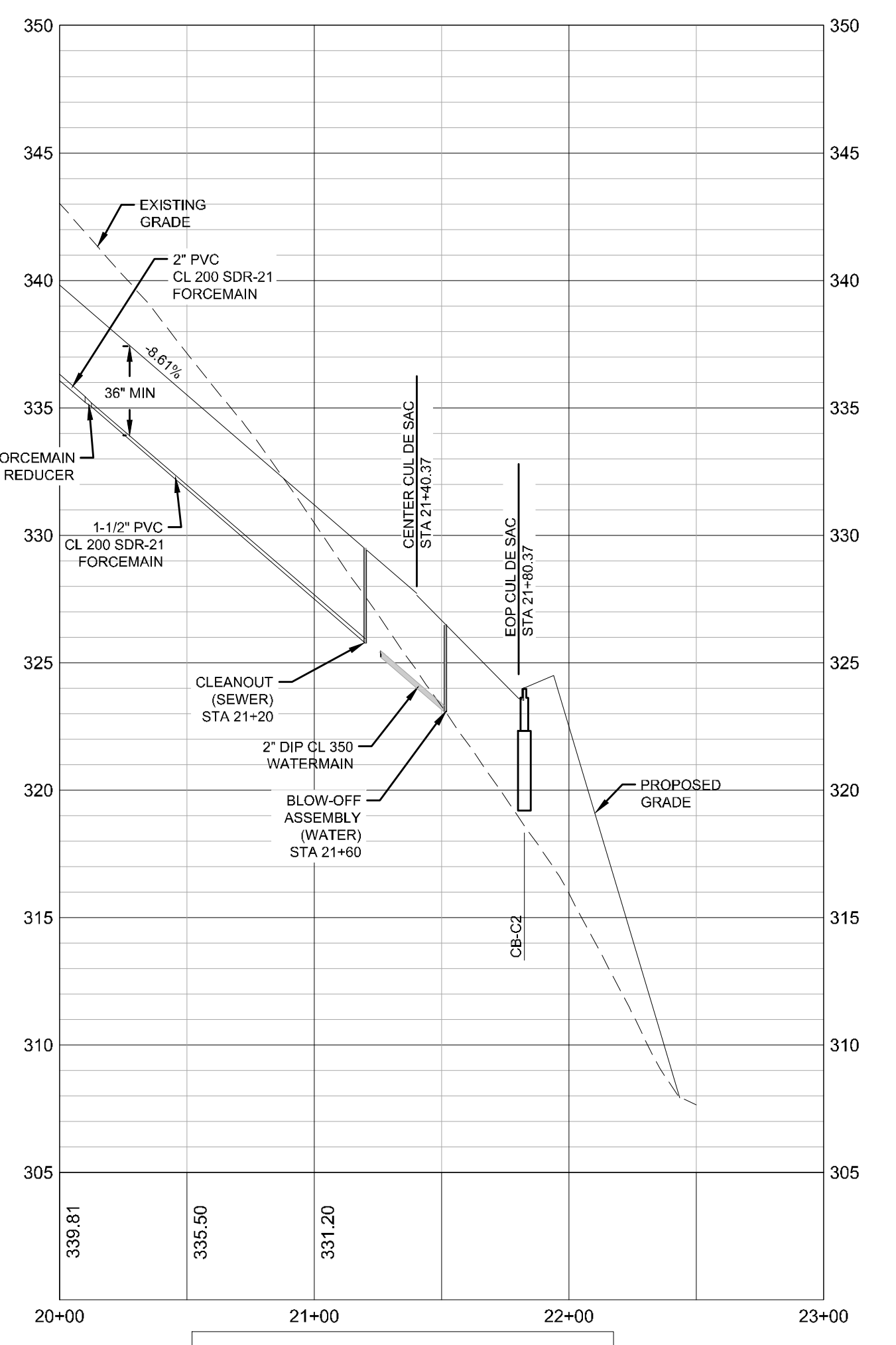
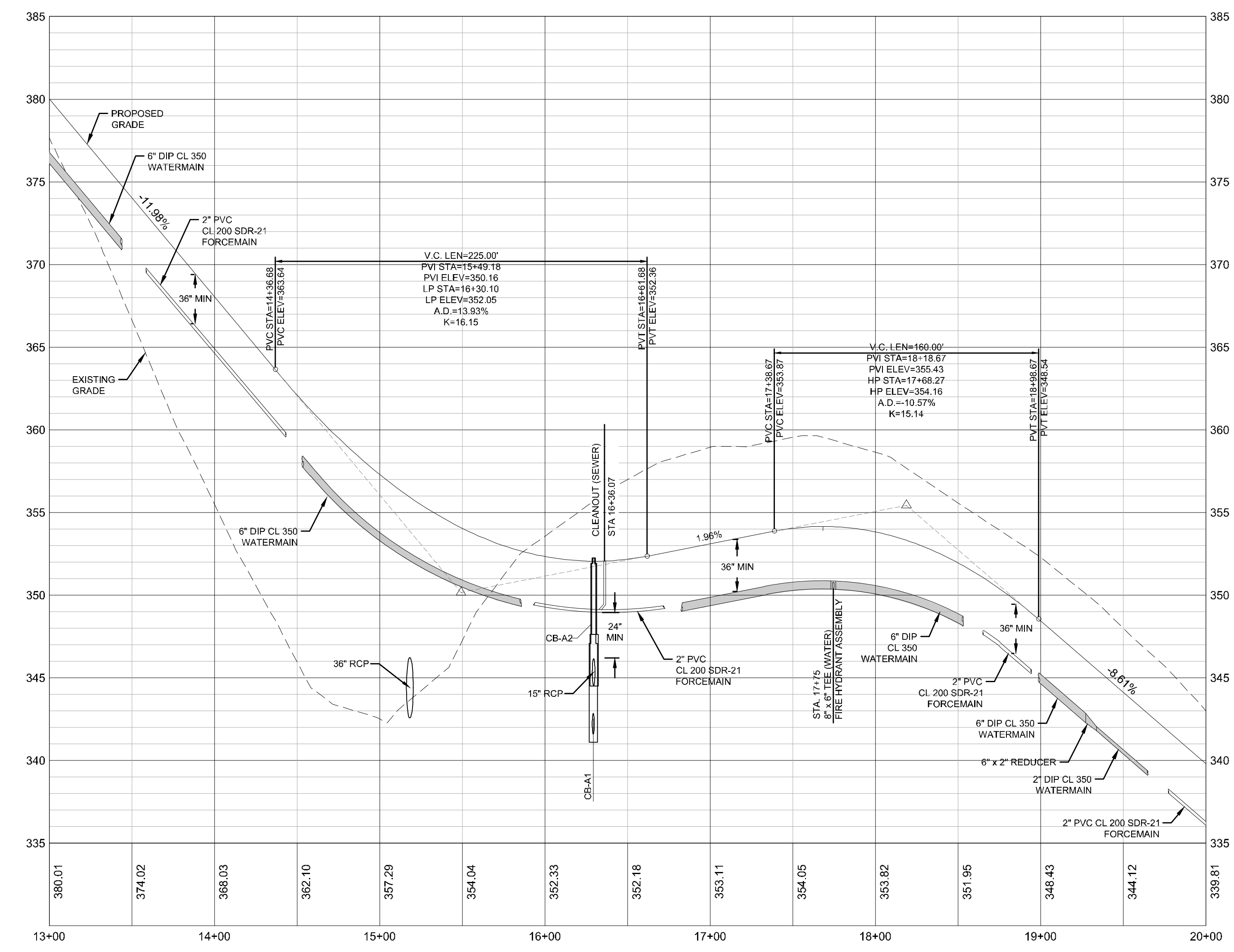
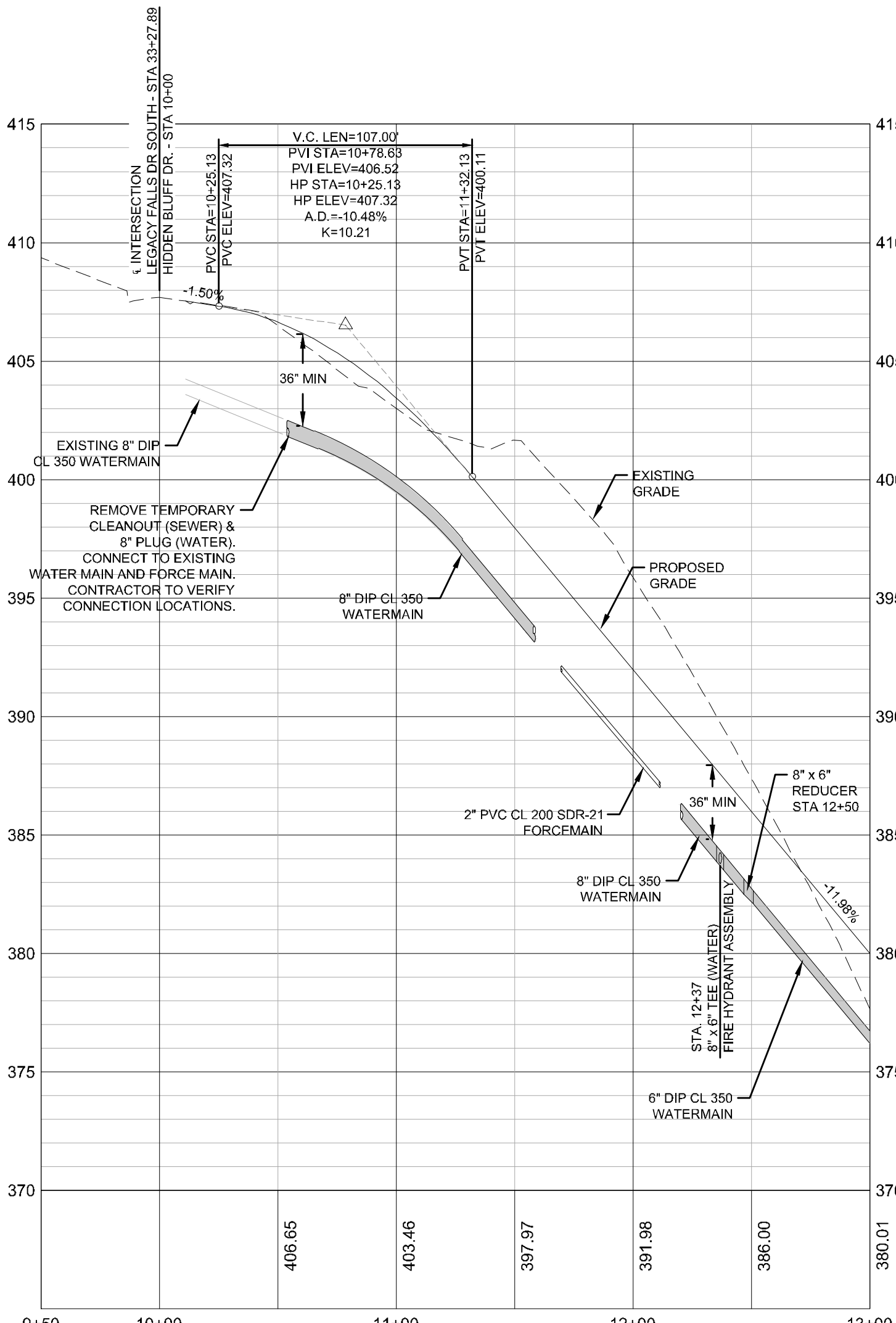
Sheet No: **5** Of 13

STOP!
BEFORE YOU DIG CALL
THE NC ONE CALL CENTER
1-800-632-4949
IT'S THE LAW!

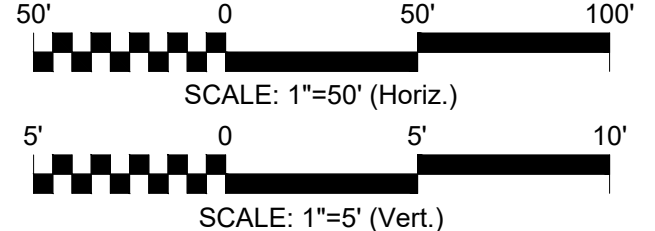


- ### GENERAL CONSTRUCTION NOTES
- EXISTING UNDERGROUND STRUCTURES AND UTILITIES SHOWN ARE BASED ON FIELD SURVEYS AND BEST AVAILABLE RECORD DRAWINGS. THE CONTRACTOR SHALL FIELD VERIFY CONDITIONS, INCLUDING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES, PRIOR TO STARTING CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
 - THE CONTRACTOR SHALL CONTACT NORTH CAROLINA ONE CALL AT 1-800-632-4949. THE CONTRACTOR SHALL CALL AT LEAST 48 HOURS PRIOR TO ANY DIGGING.
 - ALL WATER UTILITY CONSTRUCTION SHALL CONFORM TO THE CHATHAM COUNTY STANDARDS AND SPECIFICATIONS.
 - ALL SANITARY SEWER UTILITY CONSTRUCTION SHALL CONFORM TO LATEST AQUA OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
 - THE SUBJECT PROPERTY IS LOCATED IN A FLOOD HAZARD AREA PER FEMA FIRM PANEL 9773, MAP NUMBER 3710977300J, DATED 02/02/07, & FEMA FIRM PANEL 9782, MAP NUMBER 3710978200J, DATED 02/02/07.
 - AQUA PERSONNEL SHALL BE NOTIFIED 48 HOURS BEFORE CONSTRUCTION IS TO BEGIN. ANY TESTING IS SCHEDULED, OR BEFORE ANY PIPE IS COVERED.
 - ALL WATER MAINS SHALL HAVE A MINIMUM OF 3' OF COVER AS MEASURED FROM FINISHED GRADE AT THE LOCATION WHERE INSTALLED.
 - ALL WATER MAINS SHALL BE OVER THE SEWER MAIN AND SERVICES WITH A MINIMUM OF 18" SEPARATION.
 - ALL WATER MAINS AND FORCE MAINS CROSSING UNDER STORM DRAINAGE PIPING SHALL BE CONSTRUCTED WITH ONE (1) JOINT OF DUCTILE IRON PIPE CENTERED ON THE STORM PIPE CROSSING.
 - INSTREAM WORK SHALL BE PROHIBITED FROM MARCH 15 THROUGH JUNE 30 TO MINIMIZE IMPACTS TO SPAWNING FISH.
 - TOPOGRAPHIC INFORMATION PROVIDED BY CE GROUP, INC. RALEIGH, NC. PROFILE DATA FROM FIELD SURVEY BACKGROUND TOPOGRAPHY FROM AERIAL MAPPING.

HIDDEN BLUFF DRIVE PLAN & PROFILE
SCALE: 1"=50' H, 1"=5' V

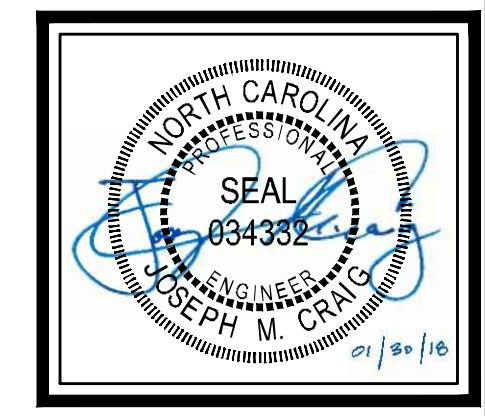


ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CHATHAM COUNTY, NCDEQ PWSS, AND NCDOT STANDARDS AND SPECIFICATIONS.



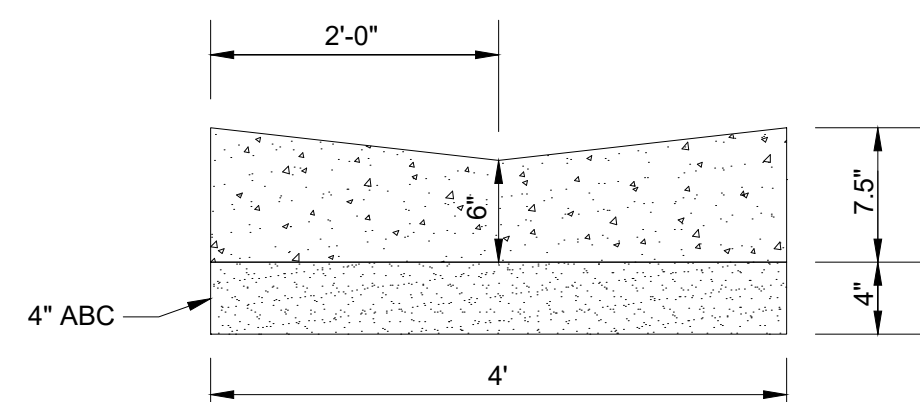
NO.	REVISIONS	DATE
1	REVISED PER NCDOT COMMENTS	01/30/18
2	REVISED PER CHATHAM COUNTY WATER & AQUA COMMENTS	03/11/17
3	CLIENT REQUESTED REVISIONS	10/11/17

CE GROUP
301 GLENWOOD AVE. 220
RALEIGH, NC 27603
PHONE: 919-367-8790
FAX: 919-322-0032
www.cegroupinc.com
License # C-1739



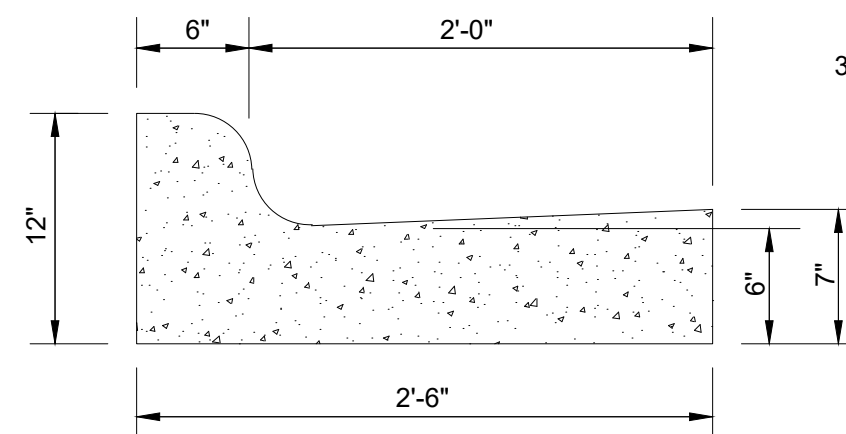
**THE LEGACY PHASE 5A3
PHASE 5A3
HIDDEN BLUFF DRIVE PLAN AND PROFILE
STA. 10+00 TO 21+80.37
CHATHAM COUNTY, NC**

Date:	10/06/17
Scale:	AS NOTED
Drawn:	TAN
Checked:	JMC
Project No.:	330-05 Phase 5A3
Computer Dwg. Name:	6 - STA P&P



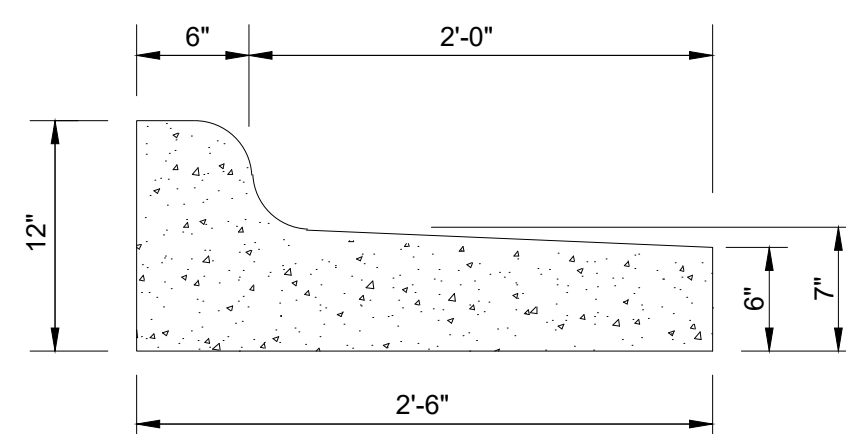
TYPICAL CONCRETE VALLEY

NOT TO SCALE
(MIN. 3500 PSI CONCRETE)



30" - STANDARD CURB & GUTTER

NOT TO SCALE
(MIN. 3500 PSI CONCRETE)

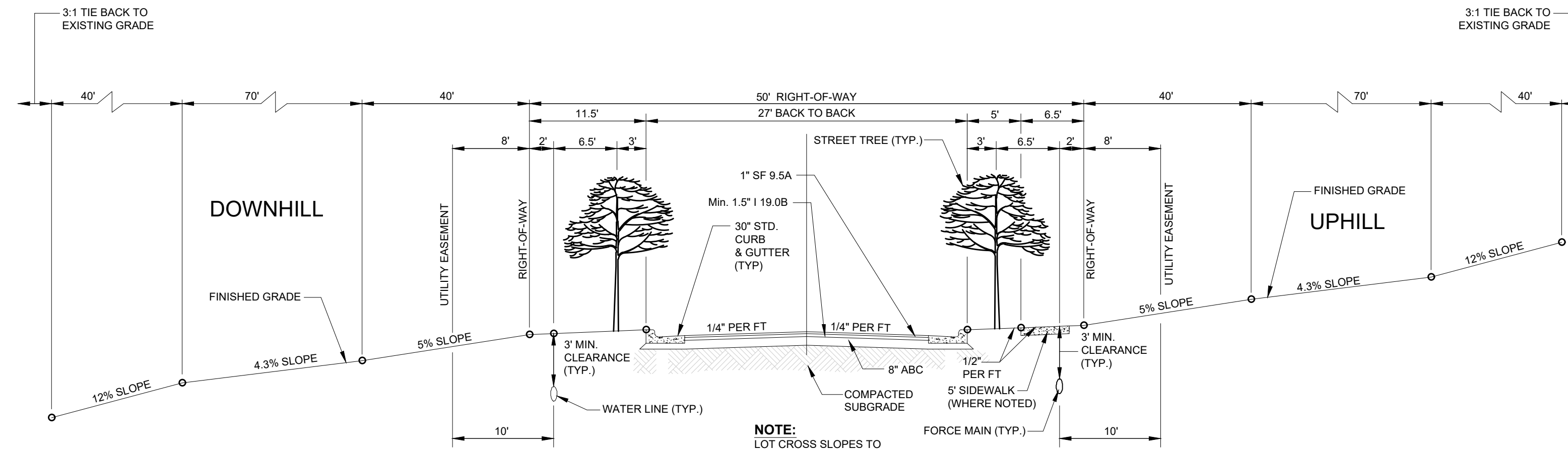


30" - SPILL CURB & GUTTER

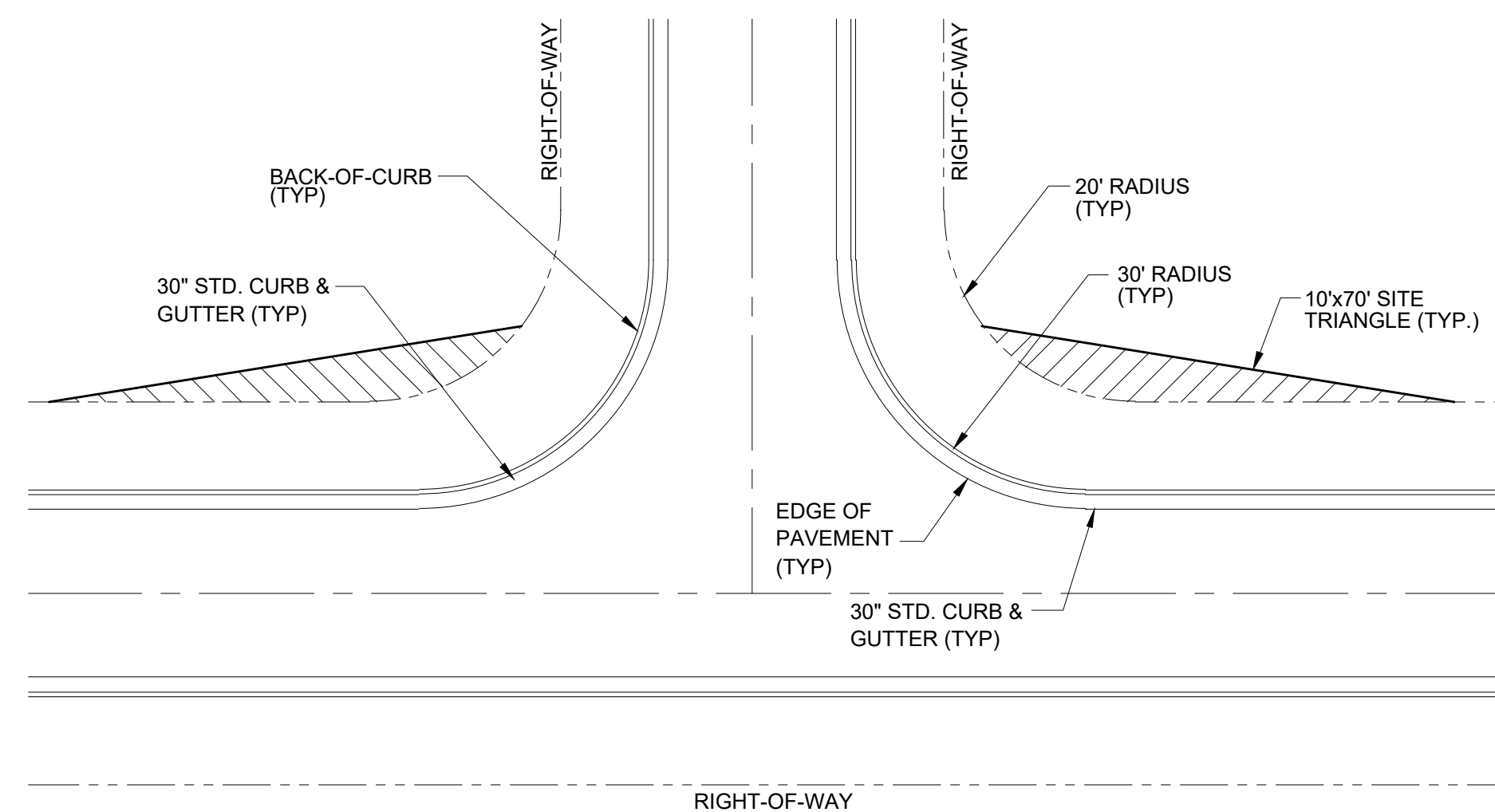
NOT TO SCALE
(MIN. 3500 PSI CONCRETE)

NOTES:

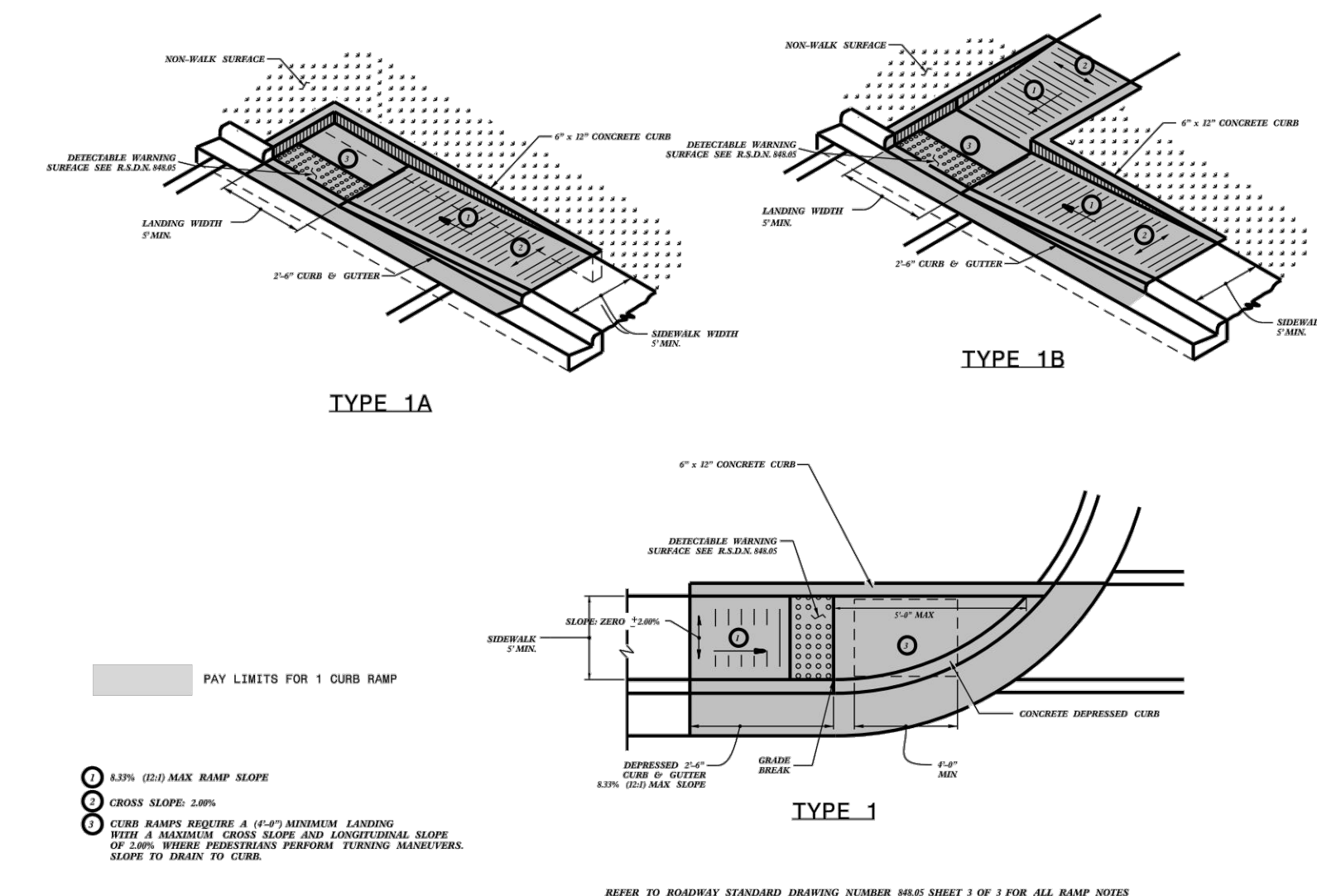
- 1 ALL SIDEWALK RAMPS SHALL CONFORM TO N.C.D.O.T. STD. 848.05.
- 2 THE 2'-6" CURB & GUTTER AND 1'-6" CURB & GUTTER SHALL CONFORM TO N.C.D.O.T. STD. 846.01.
- 3 ALL ROADS WITHIN PHASE 5A3 ARE PRIVATE



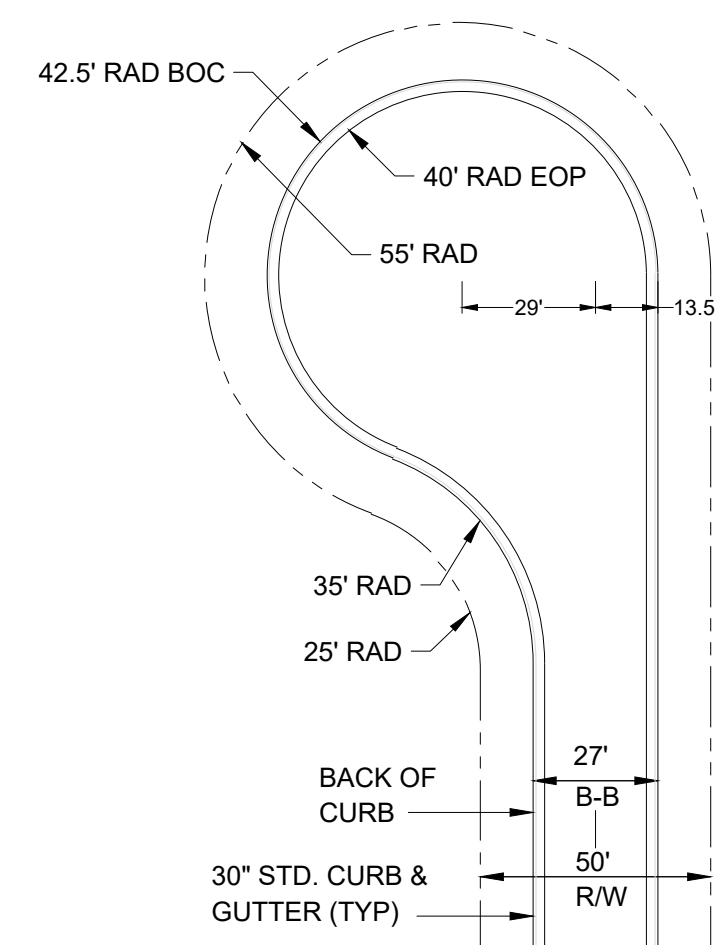
TYPICAL ROADWAY SECTION & WATER LINE / FORCE MAIN LOCATION DETAIL
NOT TO SCALE



TYPICAL INTERSECTION DETAIL
NOT TO SCALE



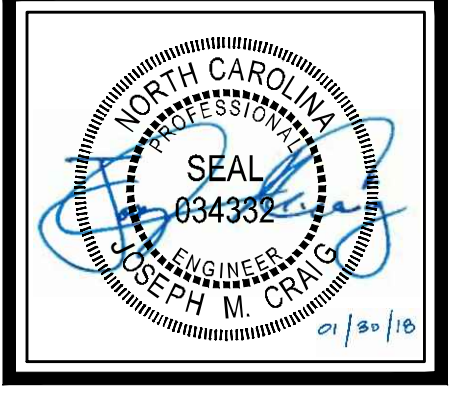
NCDOT CURB RAMP DETAIL
NOT TO SCALE



CUL-DE-SAC DETAIL
NOT TO SCALE

NO.	REVISIONS	DATE
1	CLIENT REQUESTED REVISIONS	10/17/17
2	REVISIONS PER CHATHAM COUNTY WATER & AQUA COMMENTS	03/17/17
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THE LEGACY PHASE 5A3
CONSTRUCTION PLANS
SITE AND ROADWAY DETAILS
CHATHAM COUNTY, NORTH CAROLINA

Date:	10/06/17
Scale:	AS NOTED
Drawn:	TAN
Checked:	MPA
Project No.:	330-05
Computer Dwg. Name:	7 - Site Details

Sheet No:
7
Of 13

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CHATHAM COUNTY, NCDEQ PWSS, AND NCDOT STANDARDS AND SPECIFICATIONS.

