

# GRADING & EROSION CONTROL PLANS

FOR

## THE LEGACY

### PHASE 4A

CHATHAM COUNTY, NORTH CAROLINA

SEPTEMBER, 2014

(REVISED MAY 15, 2015)

#### GENERAL CONSTRUCTION NOTES

- EXISTING UNDERGROUND STRUCTURES AND UTILITIES SHOWN ARE BASED ON FIELD SURVEYS AND BEST AVAILABLE RECORD DRAWINGS. 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 800-451-7234 PRIOR TO ANY EXCAVATION OR UTILITY WORK.
- ALL WATER UTILITY CONSTRUCTION SHALL CONFORM TO THE CHATHAM COUNTY STANDARDS AND SPECIFICATIONS.
- ALL SANITARY SEWER UTILITY CONSTRUCTION SHALL CONFORM TO LATEST CHATHAM COUNTY STANDARDS AND SPECIFICATIONS.
- THE SUBJECT PROPERTY IS LOCATED IN A FLOOD HAZARD AREA PER FEMA PANEL 5782. MAP NUMBER 371992B01, DATED 02/02/07.
- AGUA PERSONNEL SHALL BE NOTIFIED 48 HOURS BEFORE CONSTRUCTION IS TO BEGIN. ANY TESTING IS SCHEDULED, OR BEFORE ANY PIPES 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.
- TOPOGRAHIC INFORMATION PROVIDED BY CE GROUP, INC. RALEIGH, NC AERIAL, MARKING.
- DISTURBANCE IS LIMITED TO NO MORE THAN 15 AC OF GRADE/UA SLOPED LAND AT ANY ONE TIME (0 - 14.9% SLOPE).
- DISTURBANCE IS LIMITED TO NO MORE THAN 10 AC OF AGROFORESTRY SLOPED LAND AT ANY ONE TIME (15 - 24.9% SLOPE).
- WHERE GRADUITY SEWER LINES ARE SHOWN DUE TO AERIAL SEPARATION REQUIREMENTS, THE DIP GRADUITY SEWER LINE SEGMENTS SHALL BE HYDROSTATICALLY TESTED WITH WATER TO ENSURE JOINT TIGHTNESS.

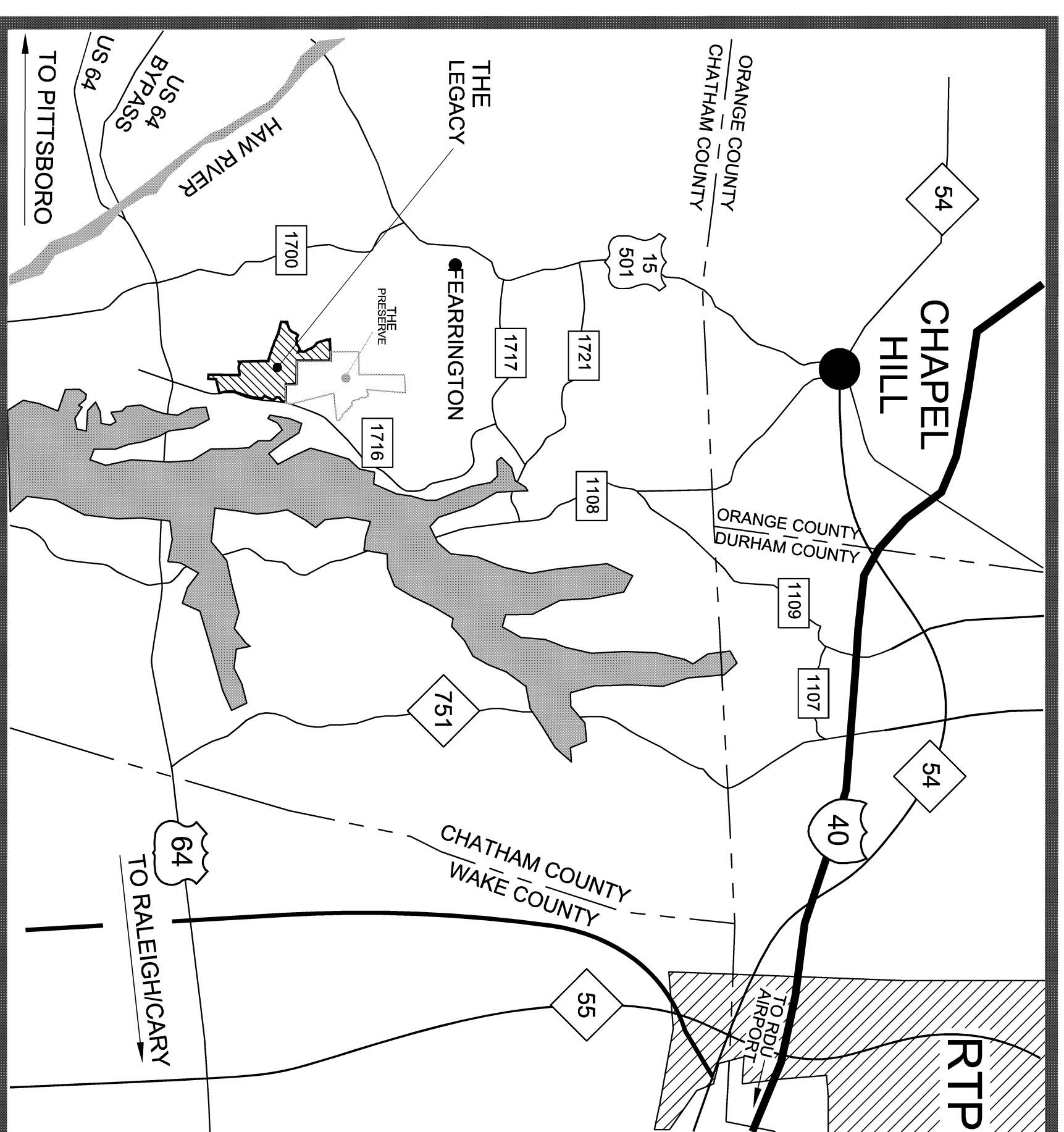
#### OWNER / DEVELOPER

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

#### SITE DATA

PIN # 9783 12 2842  
ZONING: R-1 (RESIDENTIAL)  
TOTAL TRACT AREA: 256.96 ACRES

PHASE 4A = 109 LOTS



VICINITY MAP  
SCALE: 1 INCH = 10,000 FEET



#### EROSION CONTROL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS.
- SUFFICIENT EROSION CONTROL PRACTICES MUST BE INSTALLED AND MAINTAINED TO REMAIN SEMENT WITHIN THE BOUNDARIES OF THE SITE PRIOR TO AND THROUGHOUT CONSTRUCTION. TEMPORARY GROUND COVER WILL BE INSTALLED ON ALL EXPOSED SLOPES IN 7 OR 14 DAYS. REMAINING DAYS OR 90 CALENDAR DAYS (WHICHEVER IS SHORTER), FOLLOWING COMPLETION OF CONSTRUCTION OR DEVELOPMENT.
- MAINTENANCE: ALL EROSION AND SEDIMENT CONTROL PRACTICES TO BE INSPECTED WEEKLY AND AFTER EVERY RAINOFF PRODUCING RAINFALL EVENT. NEEDED REPAIRS WILL BE MADE IMMEDIATELY.
- MAXIMUM GRADED SLOPE SHALL NOT EXCEED THREE (3) TO ONE (1).
- THIS PHASE IS NOT LOCATED WITHIN 100 YEAR FLOOD PLAIN ACCORDING TO FEMA MAP NUMBER 371992B01 DATED 02/07.
- SEE SHEETS 8 & 9 FOR EROSION CONTROL DETAILS.

PREVIOUSLY APPROVED DISTURBED AREA= 41.5 AC  
ADDITIONAL DISTURBED AREA= 1.4 AC  
TOTAL DISTURBED AREA= 42.9 AC

#### INDEX OF DRAWINGS

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307 GLENWOOD AVE, 220  
RALEIGH, NC 27602  
PHONE: 919-367-8790  
FAX: 919-322-0032  
www.cegroupinc.com  
License # C-1739

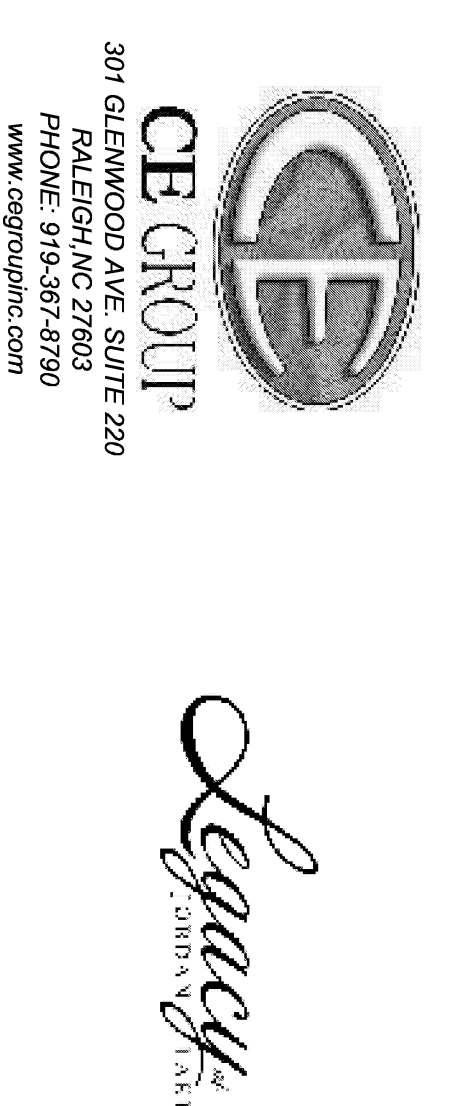
SEAL  
18994  
MAY 15 2015  
NORTH CAROLINA

THE LEGACY  
PHASE 4A  
GRADING & EROSION CONTROL PLANS  
COVER  
CHATHAM COUNTY, NC

Date: SEPTEMBER, 2014  
Scale: N/A  
Drawn: CPM  
Checked: MPA  
Project No: 330-04  
Consultant Draw Name: 330-04 Phd Cover 12/14

FINAL DESIGN  
RELEASED  
FOR CONSTRUCTION

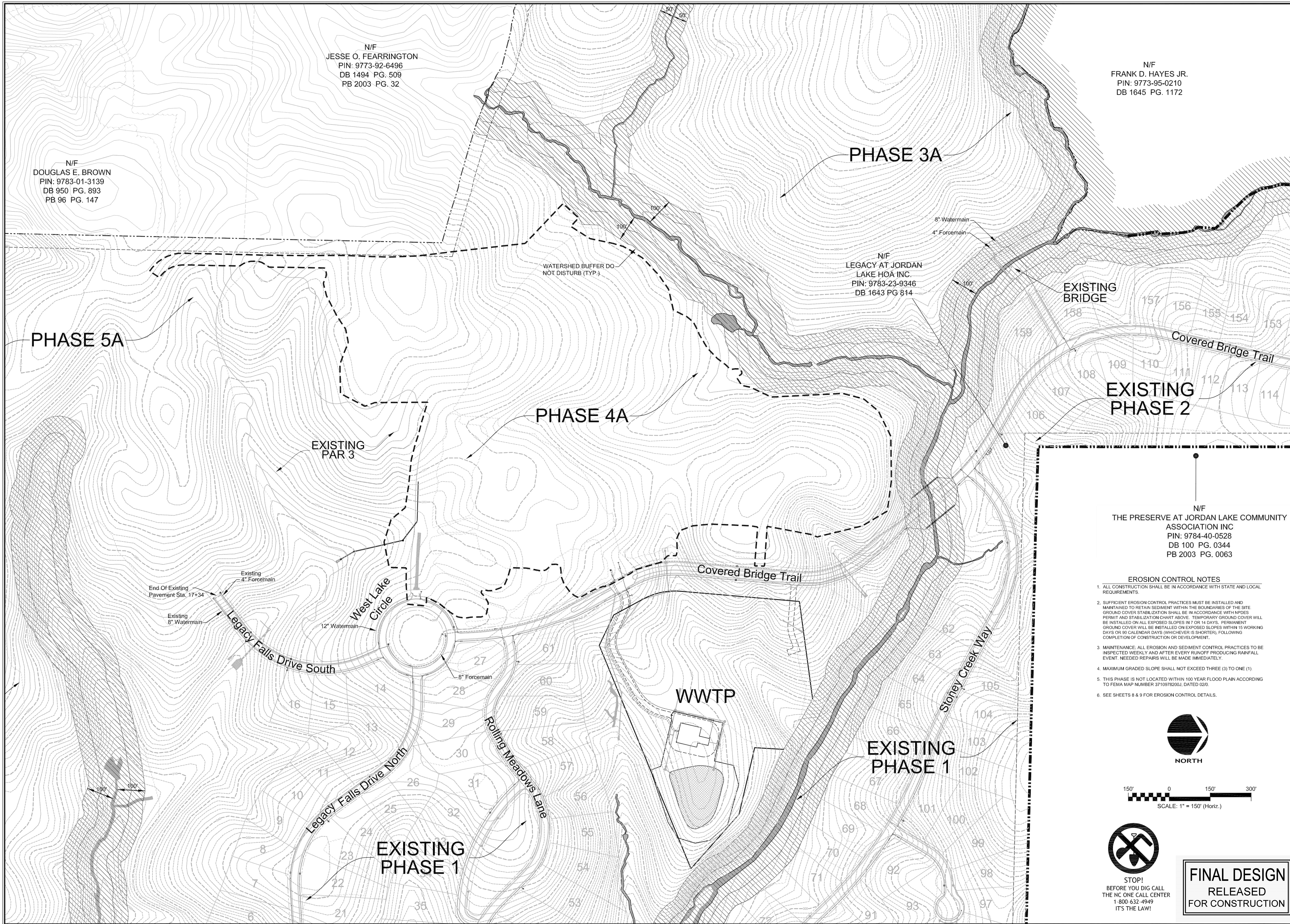
NO.	REVISIONS	DATE
2	REVISED DISTURBANCE LIMITS.	05/15/15
1	REVISED PER CHATHAM COUNTY 1st REVIEW COMMENTS.	12/12/14



307 GLENWOOD AVE, SUITE 220  
RALEIGH, NC 27603  
PHONE: 919-367-8790  
www.cegroupinc.com

Leachy & Co.  
CONSULTANTS





N/F  
 JESSE O. FEARRINGTON  
 PIN: 9773-92-6496  
 DB 1494 PG. 509  
 PB 2003 PG. 32

N/F  
 DOUGLAS E. BROWN  
 PIN: 9783-01-3139  
 DB 950 PG. 893  
 PB 96 PG. 147

N/F  
 FRANK D. HAYES JR.  
 PIN: 9773-95-0210  
 DB 1645 PG. 1172

PHASE 3A

N/F  
 LEGACY AT JORDAN  
 LAKE HOA INC.  
 PIN: 9783-23-9346  
 DB 1643 PG 814

EXISTING  
 BRIDGE

PHASE 5A

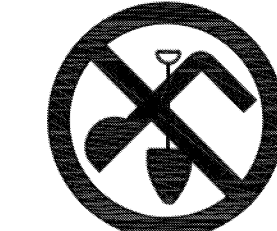
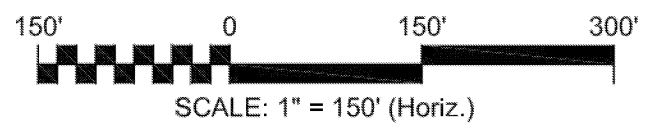
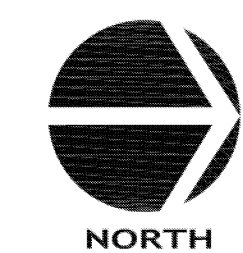
PHASE 4A

EXISTING  
 PHASE 2

EXISTING  
 PAR 3

N/F  
 THE PRESERVE AT JORDAN LAKE COMMUNITY  
 ASSOCIATION INC  
 PIN: 9784-40-0528  
 DB 100 PG. 0344  
 PB 2003 PG. 0063

- EROSION CONTROL NOTES**
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS.
  2. SUFFICIENT EROSION CONTROL PRACTICES MUST BE INSTALLED AND MAINTAINED TO RETAIN SEDIMENT WITHIN THE BOUNDARIES OF THE SITE. GROUND COVER STABILIZATION SHALL BE IN ACCORDANCE WITH NPDES PERMIT AND STABILIZATION CHART ABOVE. TEMPORARY GROUND COVER WILL BE INSTALLED ON ALL EXPOSED SLOPES IN 7 OR 14 DAYS. PERMANENT GROUND COVER WILL BE INSTALLED ON EXPOSED SLOPES WITHIN 15 WORKING DAYS OR 90 CALENDAR DAYS (WHICHEVER IS SHORTER), FOLLOWING COMPLETION OF CONSTRUCTION OR DEVELOPMENT.
  3. MAINTENANCE: ALL EROSION AND SEDIMENT CONTROL PRACTICES TO BE INSPECTED WEEKLY AND AFTER EVERY RUNOFF PRODUCING RAINFALL EVENT. NEEDED REPAIRS WILL BE MADE IMMEDIATELY.
  4. MAXIMUM GRADED SLOPE SHALL NOT EXCEED THREE (3) TO ONE (1)
  5. THIS PHASE IS NOT LOCATED WITHIN 100 YEAR FLOOD PLAIN ACCORDING TO FEMA MAP NUMBER 371097820J, DATED 02/01.
  6. SEE SHEETS 8 & 9 FOR EROSION CONTROL DETAILS.



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

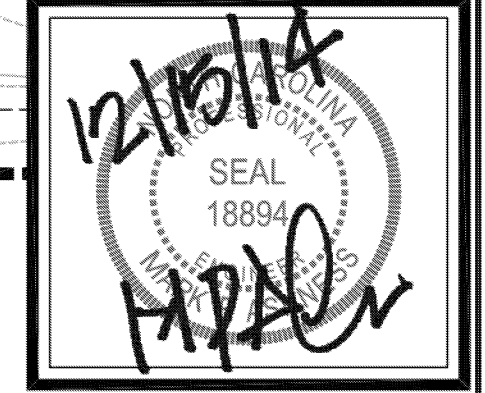
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**CE GROUP**

301 GLENWOOD AVE. 220  
 RALEIGH, NC 27603  
 PHONE: 919-367-8790  
 FAX: 919-322-0032

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 License # C-1739



**THE LEGACY  
 PHASE 4A  
 EROSION CONTROL PLANS  
 EXISTING CONDITIONS AND SUBPHASING  
 CHATHAM COUNTY, NC**

Date:	SEPTEMBER, 2014
Scale:	N/A
Drawn:	CPM
Checked:	MPA
Project No.:	330-04
Computer Dwg. Name:	330-04 Ph4 02 ex cond

Sheet No: **2** Of **2**



N/F  
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PB 96 PG. 147

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DB 1494 PG. 509  
PB 2003 PG. 32

N/F  
FRANK D. HAYES JR.  
PIN: 9773-95-0210  
DB 1645 PG. 1172

SHEET 4

SHEET 5 & 7

TEMP. ACCESS ROAD  
BETWEEN PHASES

SHEET 4

EXISTING  
BRIDGE

EXISTING  
PHASE 2

PHASE 5A

EXISTING  
PAR 3

TSB-1

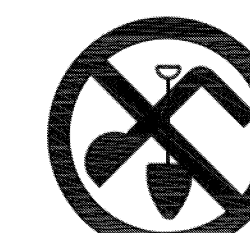
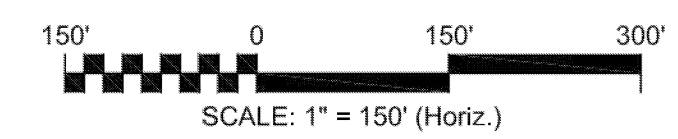
PHASE 4A

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PIN: 9783-23-9346  
DB 1643 PG 814

N/F  
THE PRESERVE AT JORDAN LAKE COMMUNITY  
ASSOCIATION INC  
PIN: 9784-40-0528  
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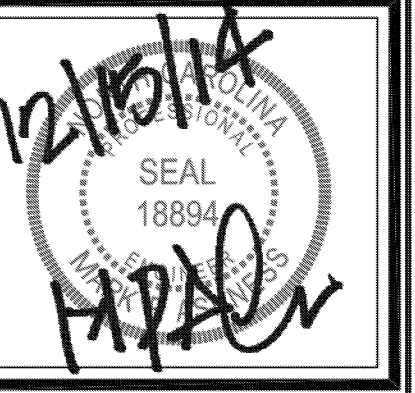


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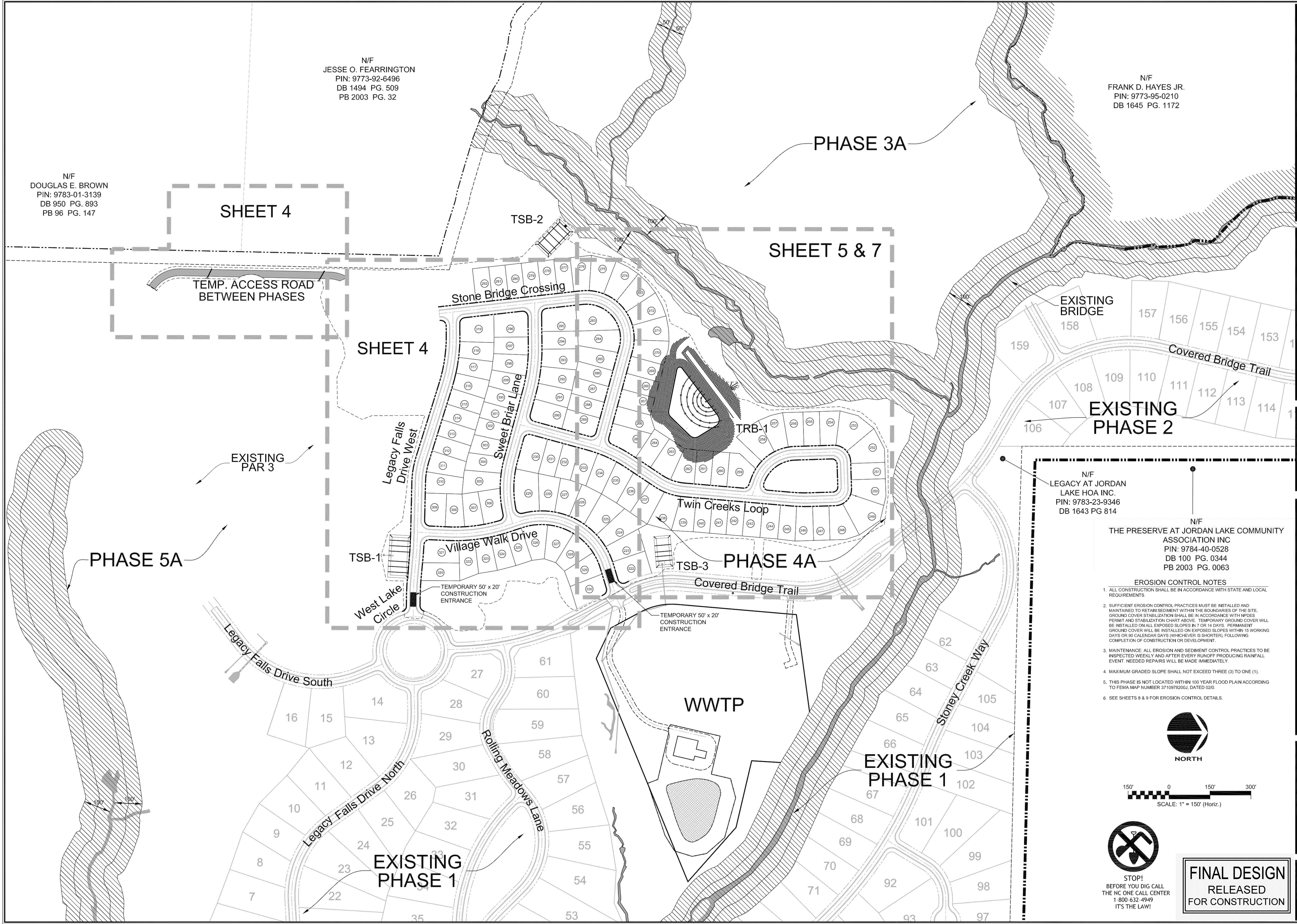
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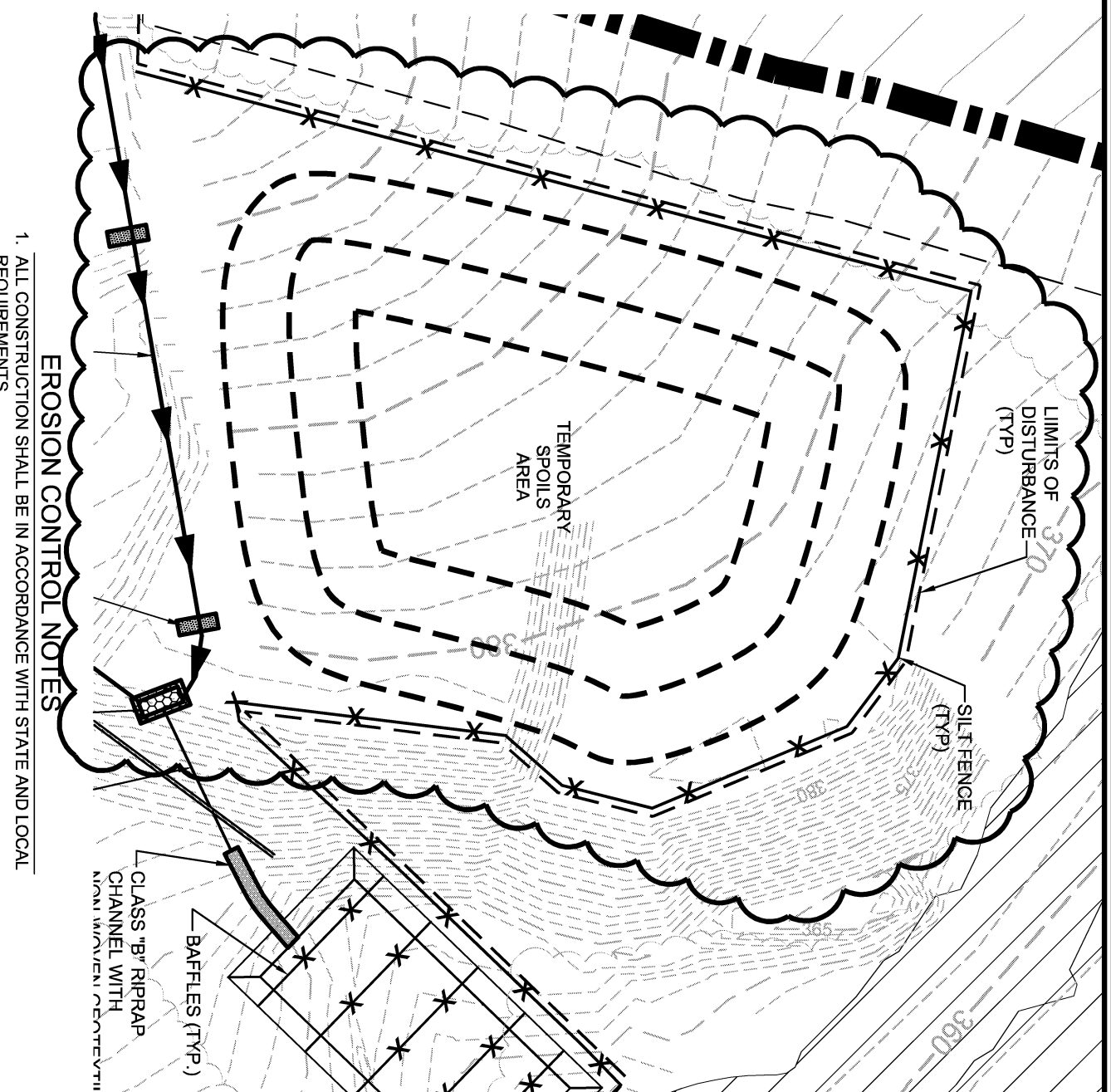
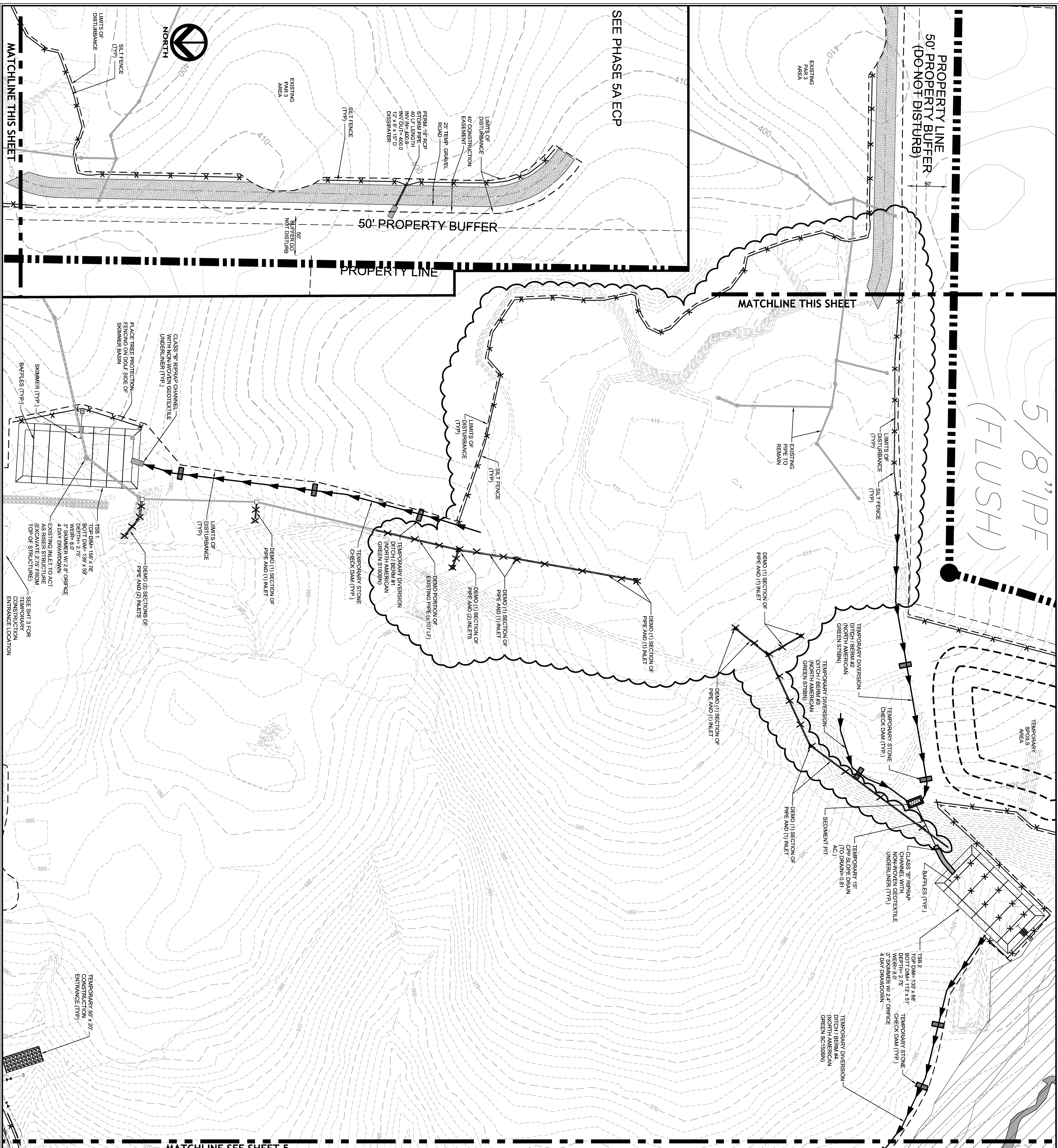
**THE LEGACY  
PHASE 4A  
EROSION CONTROL PLANS  
OVERALL LAYOUT  
CHATHAM COUNTY, NC**

Date: SEPTEMBER, 2014  
Scale: 1" = 50'  
Drawn: CPM  
Checked: MPA  
Project No: 330-04  
Computer Draw Name: 330-04 Ph4 03 overall layout

Sheet No: **3** Of **3**







**EROSION CONTROL NOTES**

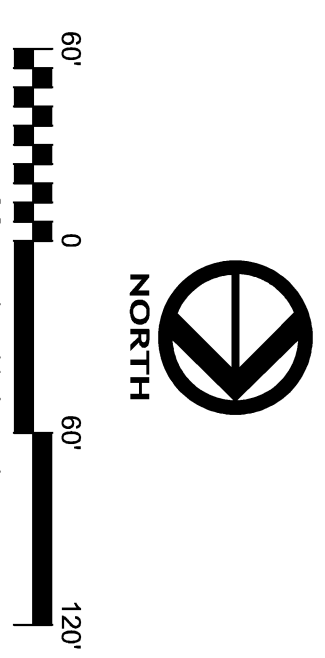
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS.
2. SURFACING EROSION CONTROL PRACTICES MUST BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION. TEMPORARY EROSION CONTROL PRACTICES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION. TEMPORARY EROSION CONTROL PRACTICES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.
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4. MAXIMUM GRADED SLOPE SHALL NOT EXCEED THREE (3) TO ONE (1).
5. THIS PHASE IS NOT LOCATED WITHIN 100 YEAR FLOOD PLAIN ACCORDING TO FEMA MAP NUMBER 37092202L DATED 02/07/02.
6. SEE SHEETS 8 & 9 FOR EROSION CONTROL DETAILS.

**LEGEND**

- TEMPORARY SEDIMENT TRAP / RISSEB BASIN
- TEMPORARY DIVERSION
- TEMPORARY SILT FENCE
- TEMPORARY STONE CHECK DAM
- CONSTRUCTION LIMITS

**GENERAL CONSTRUCTION NOTES**

1. EXISTING UNDERGROUND UTILITIES AND UTILITIES SHOWN ARE BASED ON FIELD SURVEYS AND BEST AVAILABLE RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY CONDITIONS, INCLUDING THE STARTING CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
2. THE CONTRACTOR SHALL CONTACT NORTH CAROLINA ONE CALL AT 1-800-248-2444. THE CONTRACTOR SHALL CALL AT LEAST 48 HOURS PRIOR TO ANY DIGGING.
3. ALL WATER UTILITY CONSTRUCTION SHALL CONFORM TO THE CHATHAM COUNTY STANDARDS AND SPECIFICATIONS.
4. ALL SANITARY SEWER UTILITY CONSTRUCTION SHALL CONFORM TO LATEST AQA OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
5. THE SUBJECT PROPERTY IS LOCATED IN A FLOOD HAZARD AREA PER FEMA PANEL 37092202L DATED 02/07/02. A FEMA PANEL MAP NUMBER 37092202L DATED 02/07/02.
6. AQA PERSONNEL SHALL BE NOTIFIED 48 HOURS BEFORE CONSTRUCTION IS TO BEGIN. ANY TESTING IS SCHEDULED ON BEFORE ANY PIPE IS COVERED.
7. ALL WATER MAINS SHALL HAVE A MINIMUM OF 3.0' OF COVER AS MEASURED FROM FINISHED GRADE AT THE LOCATION WHERE INSTALLED.
8. ALL WATER MAINS SHALL BE OVER THE PRESSURE SEWER MAIN WITH A MINIMUM OF 18" SEPARATION.
9. 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.
10. INSTRUMENT WORK SHALL BE PROHIBITED FROM MARCH 15 THROUGH JUNE 30 TO MINIMIZE IMPACTS TO SPawning FISH.
11. TOPOGRAPHIC INFORMATION PROVIDED BY CE GROUP, INC. (RALEIGH, NC. AERIAL PHOTOGRAPHY FROM FIELD SURVEY) BACKGROUND TOPOGRAPHY FROM AERIAL PHOTOGRAPHY.
12. EROSION CONTROL IS TO BE MAINTAINED THROUGHOUT CONSTRUCTION AND AT ANY ONE TIME (1) 10% SLOPED LAND AT ANY ONE TIME (1) 10% SLOPED.
13. EROSION CONTROL IS TO BE MAINTAINED THROUGHOUT CONSTRUCTION AND AT ANY ONE TIME (1) 10% SLOPED LAND AT ANY ONE TIME (1) 10% SLOPED.
14. BEFORE ANY EROSION CONTROL PRACTICES ARE INSTALLED, THE CONTRACTOR SHALL VERIFY CONDITIONS, INCLUDING THE STARTING CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.



**FINAL DESIGN  
RELEASED  
FOR CONSTRUCTION**

**THE LEGACY  
PHASE 4A  
EROSION CONTROL PLANS  
STAGE 1  
CHATHAM COUNTY, NC**

SEAL  
18994  
5/15/11

**CE GROUP**  
307 GLENWOOD AVE, 220  
RALEIGH, NC 27602  
PHONE: 919-367-8790  
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NO.	REVISIONS	DATE
2	REVISED DISTURBANCE LIMITS.	05/15/11
1	REVISED PER CHATHAM COUNTY 1st REVIEW COMMENTS.	12/12/14

Drawn: CPM  
Checked: MPA  
Project No: 330-04  
Computer Draw Name: 330-04-04 ECP Phase 1  
Sheet No: **4** Of **1**  
Date: SEPTEMBER, 2014  
Scale: 1" = 60'