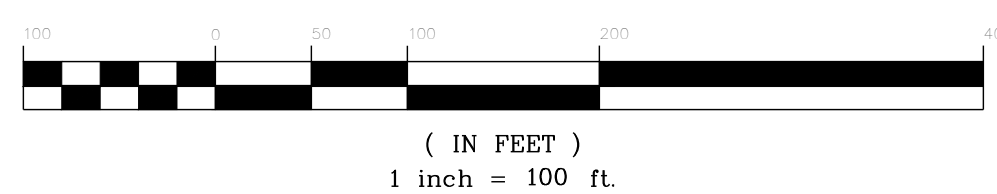


GRAPHIC SCALE



NOTES

1. ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH ALL CHATHAM COUNTY AND NCDOT STANDARDS AND SPECIFICATIONS.
2. ALL STREETS SHOWN ON THESE PLANS SHALL HAVE THE FULL WIDTH OF THE RIGHT-OF-WAY CLEARED AND GRADED WITHIN 50 FEET OF ALL STREET INTERSECTIONS.
3. BOUNDARY SURVEY PROVIDED BY CE GROUP, DATED FEBRUARY 2016.
4. TOPOGRAPHIC MAPPING PROVIDED BY SULLIVAN SURVEYING, 1143 S EXECUTIVE CIRCLE, CARY, NC 27511 (919-469-4738), DATED FEBRUARY 2016 AND AUGMENTED BY CHATHAM COUNTY GIS. ALL BEARINGS ARE N: GRID BEARINGS, NAVD 88 DATUM UTILIZED. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
5. ANY LOCATION OF LANDSCAPING WILL BE FIELD COORDINATED BY THE DEVELOPER TO ELIMINATE CONFLICTS.
6. THE DEVELOPER WILL NOT INSTALL STREET LIGHTS.
7. ALL NEW UTILITY LINES MUST BE UNDERGROUND.
8. THE CONTRACTOR IS RESPONSIBLE FOR ANY CONFLICTS WITH EXISTING OR PROPOSED UTILITIES, TRAFFIC SIGNAL DEVICES, UTILITY POLES, STREET SIGNS, ETC.
9. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES AND BE RESPONSIBLE FOR ANY DAMAGE RESULTING FROM HIS/HER ACTIVITIES. CALL UTILITY LOCATING SERVICE 72 HOURS PRIOR TO DIGGING AT 1-800-632-4949.
10. ALL OPEN SPACE NOT OWNED WITHIN AN INDIVIDUAL LOT SHALL BE MAINTAINED BY THE SUBDIVISION HOMEOWNERS ASSOCIATION.
11. THE MINIMUM CORNER CLEARANCE FROM THE CURB LINE OR EDGE OF PAVEMENT OF INTERSECTING STREETS SHALL BE AT LEAST TWENTY (20) FEET FROM THE POINT OF TANGENCY OF THE RADIUS CURVATURE, OR TWENTY (20) FEET FROM THE INTERSECTION OF RIGHT OF WAY LINES, WHICHEVER IS GREATER. THE RADIUS OF THE DRIVEWAY SHALL NOT ENDOACH ON THE MINIMUM CORNER CLEARANCE.
12. WITHIN THE AREA OF A DEFINED SIGHT TRIANGLE, THE AREA SHALL BE CLEAR OF OBSTRUCTIONS GREATER THAN FORTY-EIGHT (48) INCHES IN HEIGHT AS MEASURED FROM THE SURFACE ELEVATION OF ADJACENT DRIVEWAY OR ROADWAY.
13. PARKING REQUIRED BY DETACHED HOMESITES WILL BE PROVIDED IN THEIR GARAGES AND ON THEIR OWN DRIVEWAYS. ON-STREET PARKING AREAS ARE NOT SPECIFICALLY PROVIDED.
14. CONTRACTOR IS RESPONSIBLE FOR LOCATION AND CONTINUAL SERVICE FOR ALL EXISTING SERVICES THAT ARE TO REMAIN ON THE PROPERTY.
15. THE CONTRACTOR SHALL VERIFY CONDITIONS, INCLUDING THE HORIZONTAL AND VERTICAL LOCATIONS OF UTILITIES, PRIOR TO STARTING CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
16. ANY STOCKPILE AREAS WILL BE WITHIN THE LIMITS OF DISTURBANCE AND WILL BE WRAPPED WITH SILT FENCE TO PREVENT EROSION.

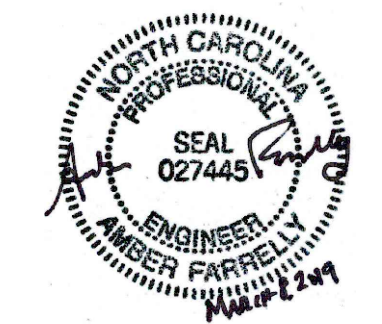
EROSION CONTROL LEGEND

- NOTE: NOT ALL ITEMS ARE SHOWN ON EACH PLAN
- LIMITS OF DISTURBANCE
 - TEMPORARY DIVERSION DITCH, W/ NAG DS75
 - TREE PROTECTION FENCING
 - SILT FENCE
 - TEMPORARY INLET PROTECTION
 - TEMPORARY WATTLE DITCH PROTECTION
 - TEMPORARY SEDIMENT BASIN
 - RIP-RAP OUTLET PROTECTION
 - CONSTRUCTION ENTRANCE & WASHOUT
- DITCH LINING KEY
- NORTH AMERICAN GREEN DS75 (NAG DS75)

GRADING/EROSION NOTES

1. REFER TO ROADWAY PLAN/PROFILES FOR DETAILED GRADING AND UTILITY INFORMATION.
2. REFER TO ROADWAY PLANS AT LARGER SCALE (C-50 THROUGH C-55) FOR DETAILED EROSION CONTROL INFORMATION.
3. LARGER SCALE TEMPORARY PUMP AROUND FOR STREAM CROSSING SHOWN ON SHEET C-50.
4. THERE ARE NO STOCKPILE LOCATIONS ON THE PLANS OTHER THAN IN FRONT YARD SETBACK AREAS SHOWN AS DISTURBED.
5. ADDITIONAL EROSION CONTROL MAY BE REQUIRED BY THE COUNTY LEAD EROSION AND SEDIMENT CONTROL OFFICER DUE TO SITE CONDITIONS.

B & F
CONSULTING
2805 Tobemory Lane
Raleigh, NC 27606
Phone No. (919) 818-0180
License No. C-2149



REVISIONS

NO.	DATE	DESCRIPTION

PROJECT INFORMATION

PROJECT MANAGER:	RJB
DRAWN BY:	AJF
APPROVED BY:	RJB
DRAWING NAME:	BASE-SUNSETGROV

PROJECT NAME

SUNSET GROVE SUBDIVISION PHASE 2
CHATHAM COUNTY NORTH CAROLINA

DEVELOPER

CHATHAM CAPITAL LLC

400 MARKET STREET
CHAPEL HILL, NC 27516

SHEET NAME

INITIAL CLEARING AND GRUBBING PLAN PHASE 2

DRAWING SCALE

1"=100'

PLAN SET

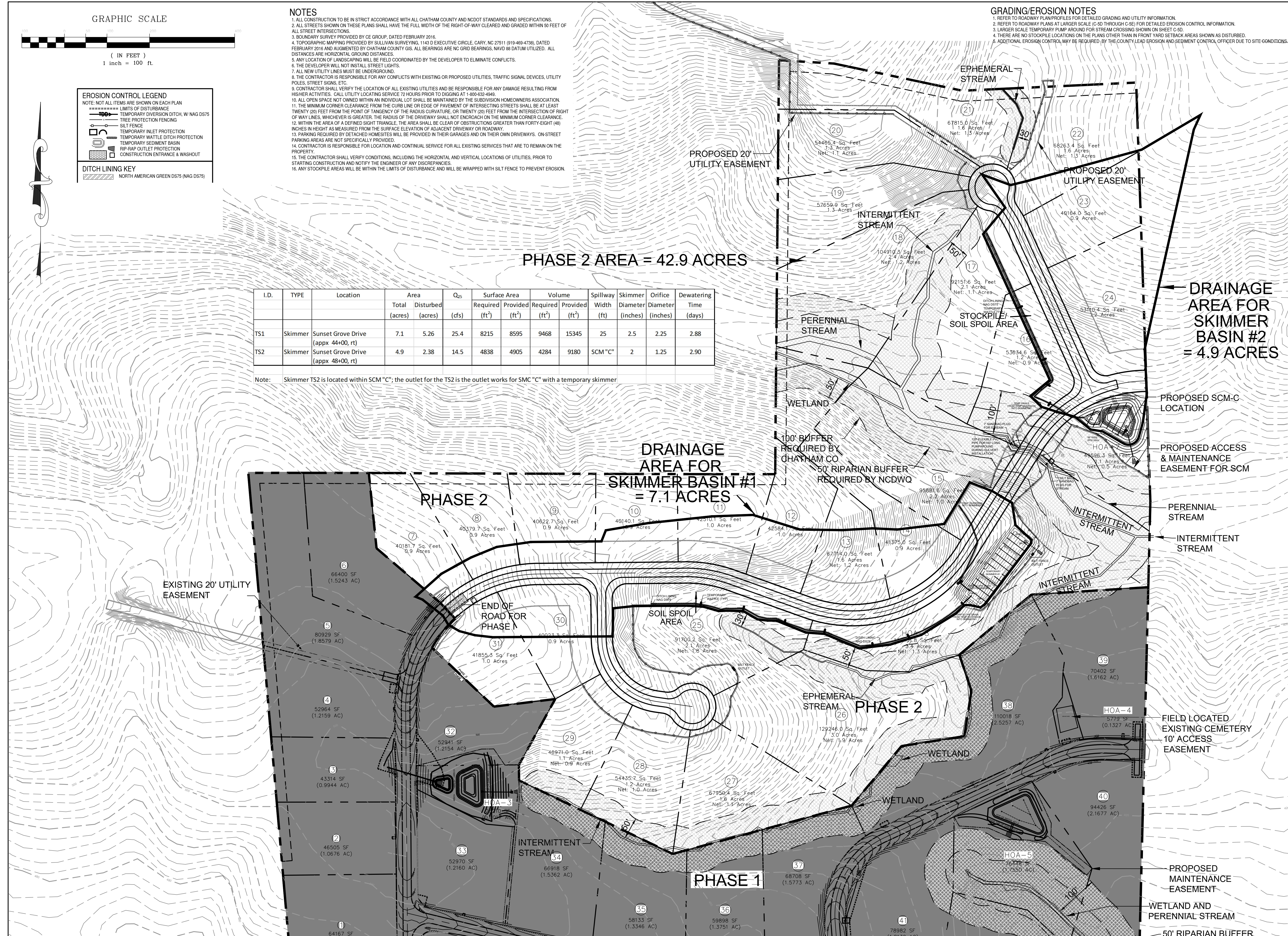
CONSTRUCTION DRAWINGS

DATE

3-8-2019

SHEET NUMBER

C-5

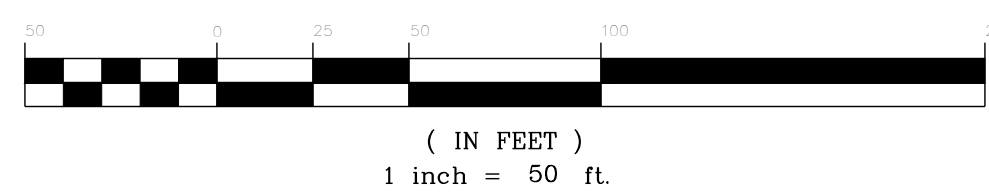


I.D.	TYPE	Location	Area		Q ₂₅ (cfs)	Surface Area		Volume		Spillway Width (ft)	Skimmer Diameter (inches)	Orifice Diameter (inches)	Dewatering Time (days)
			Total (acres)	Disturbed (acres)		Required (ft ²)	Provided (ft ²)	Required (ft ³)	Provided (ft ³)				
TS1	Skimmer	Sunset Grove Drive (appx 44+00, rt)	7.1	5.26	25.4	8215	8595	9468	15345	25	2.5	2.25	2.88
TS2	Skimmer	Sunset Grove Drive (appx 48+00, rt)	4.9	2.38	14.5	4838	4905	4284	9180	SCM "C"	2	1.25	2.90

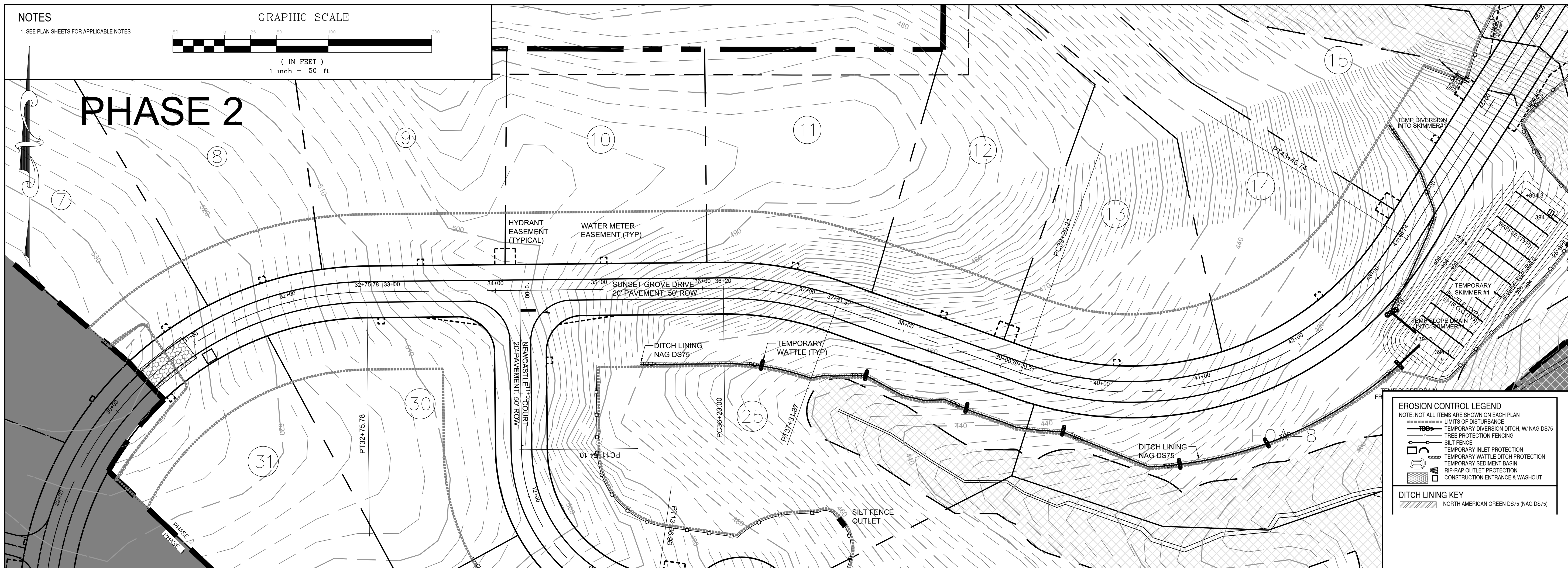
Note: Skimmer TS2 is located within SCM "C"; the outlet for the TS2 is the outlet works for SCM "C" with a temporary skimmer

NOTES
1. SEE PLAN SHEETS FOR APPLICABLE NOTES

GRAPHIC SCALE



PHASE 2

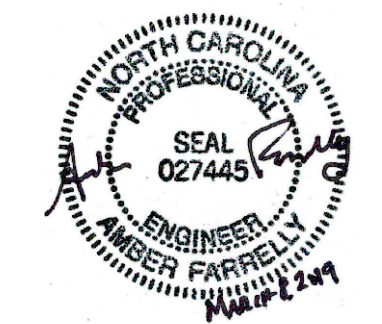


EROSION CONTROL LEGEND
NOTE: NOT ALL ITEMS ARE SHOWN ON EACH PLAN

- LIMITS OF DISTURBANCE
- TEMPORARY DIVERSION DITCH W/ NAG DS75
- TREE PROTECTION FENCING
- SILT FENCE
- TEMPORARY INLET PROTECTION
- TEMPORARY WATTLE DITCH PROTECTION
- TEMPORARY SEDIMENT BASIN
- RIP-RAP OUTLET PROTECTION
- CONSTRUCTION ENTRANCE & WASHOUT

DITCH LINING KEY
NORTH AMERICAN GREEN DS75 (NAG DS75)

B&F
CONSULTING
2805 Tobemary Lane
Raleigh, NC 27606
Phone No. (919) 618-0180
License No. C-2149



REVISIONS

NO.	DATE	DESCRIPTION

PROJECT INFORMATION

PROJECT MANAGER:	RJB
DRAWN BY:	AJF
APPROVED BY:	RJB
DRAWING NAME:	BASE-SUNSETGROV

PROJECT NAME

SUNSET GROVE SUBDIVISION PHASE 2
CHATHAM COUNTY NORTH CAROLINA

DEVELOPER

CHATHAM CAPITAL LLC

400 MARKET STREET
CHAPEL HILL, NC 27516

SHEET NAME

INITIAL CLEARING AND GRUBBING PLAN
SUNSET GROVE RD

DRAWING SCALE

1"=50'

PLAN SET

CONSTRUCTION DRAWINGS

DATE

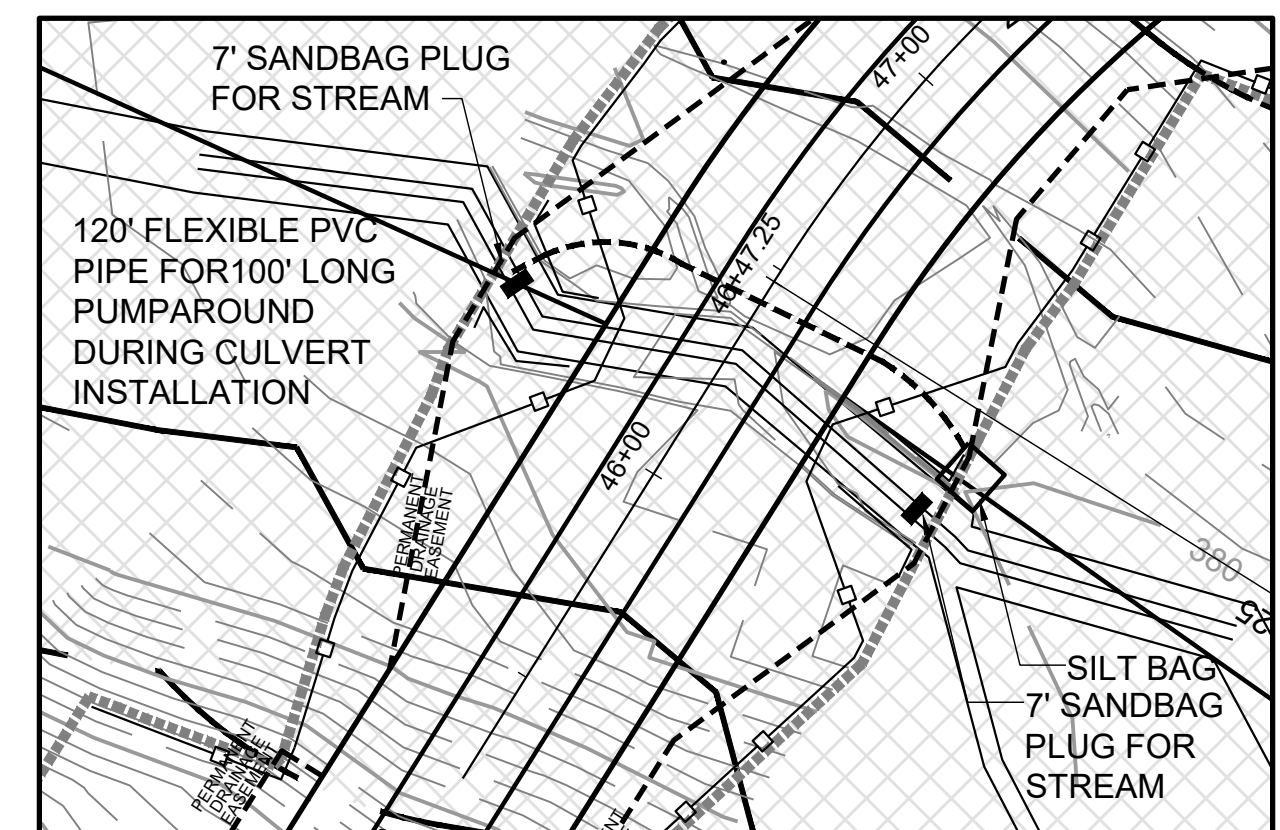
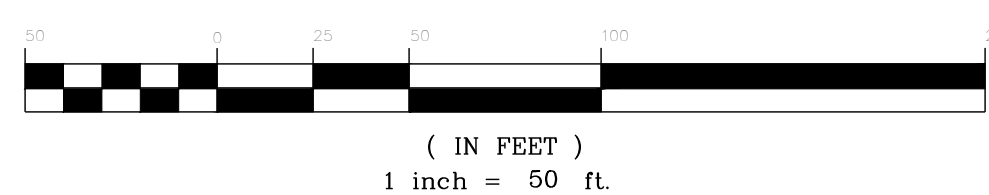
3-8-2019

SHEET NUMBER

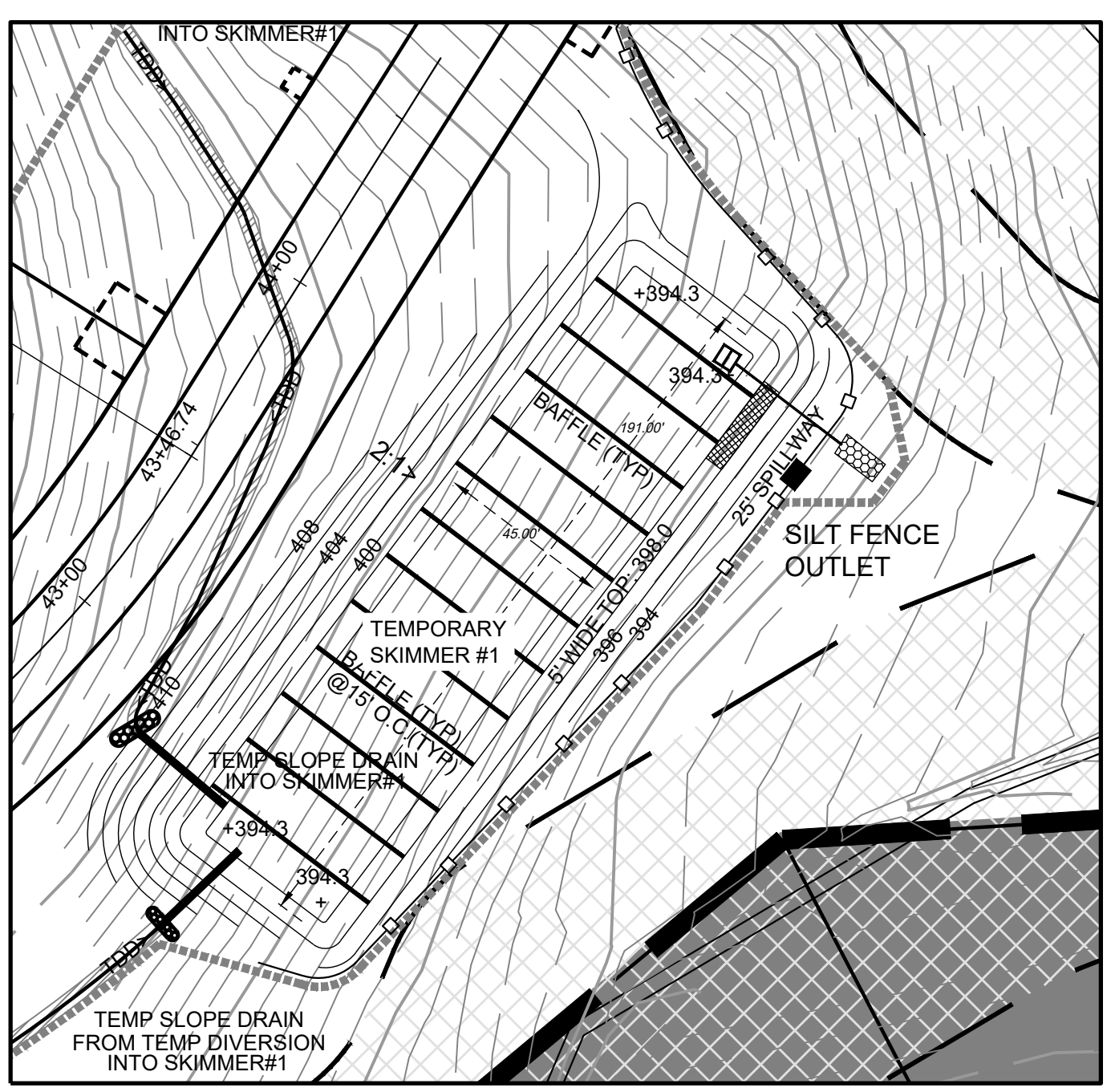
C-5A

NOTES
1. SEE PLAN SHEETS FOR APPLICABLE NOTES

GRAPHIC SCALE



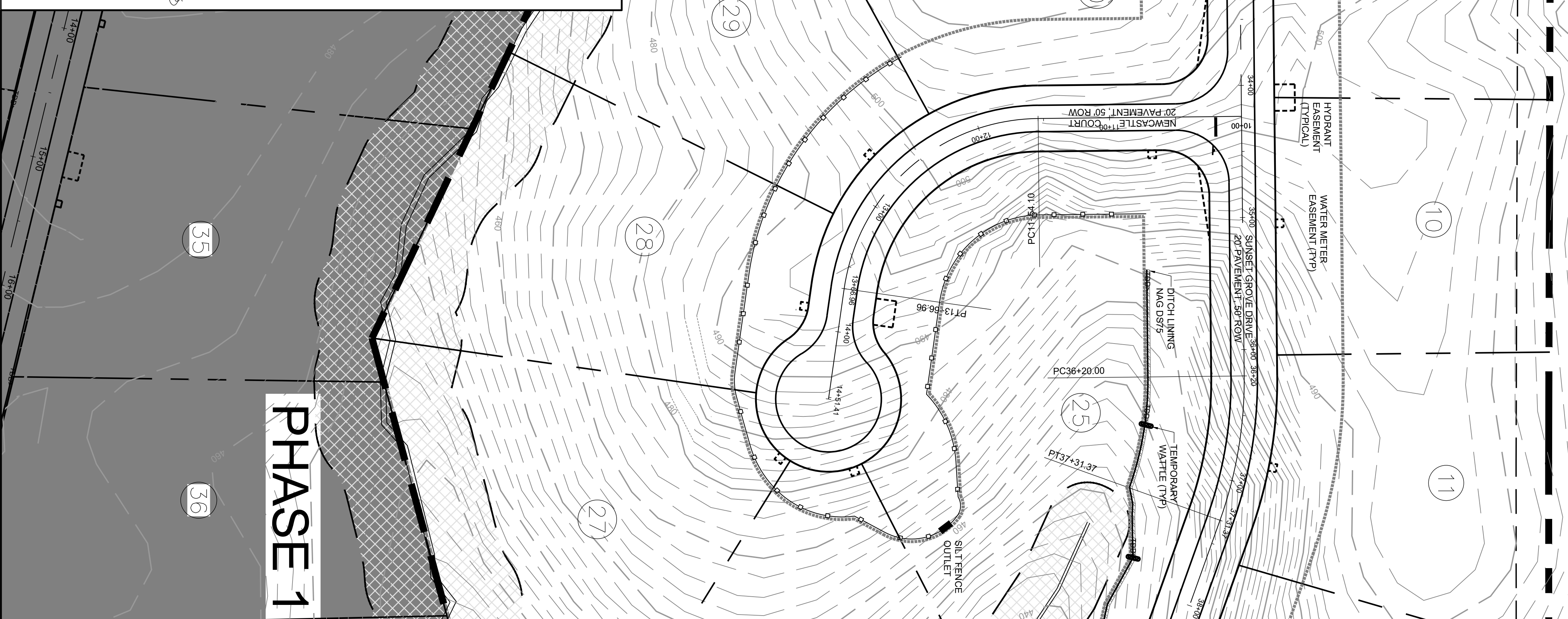
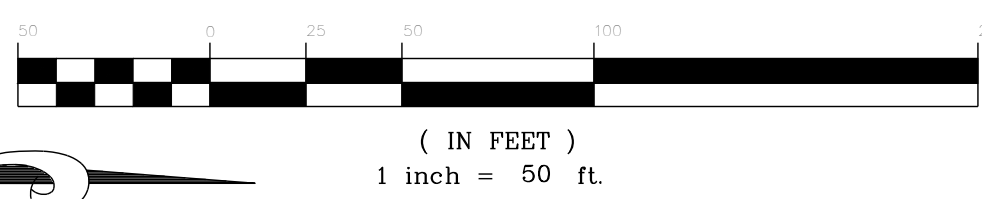
TEMPORARY STREAM ROUTING FOR CULVERT INSTALLATION
SEE CONSTRUCTION SEQUENCE, SHEET C-1 AND DETAILS, SHEET D-2 FOR INFORMATION
SCALE: 1"=40'



TEMPORARY SKIMMER BASIN #1
SCALE: 1"=40'

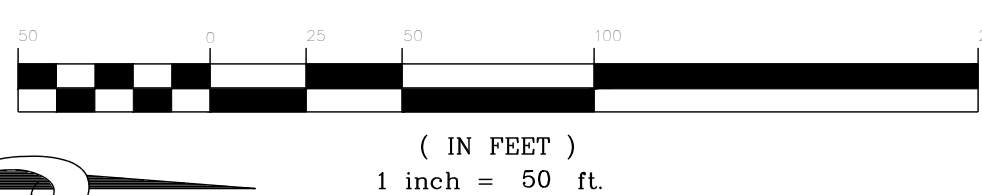
NOTES
1. SEE PLAN SHEETS FOR APPLICABLE NOTES

GRAPHIC SCALE



NOTES
1. SEE PLAN SHEETS FOR APPLICABLE NOTES

GRAPHIC SCALE

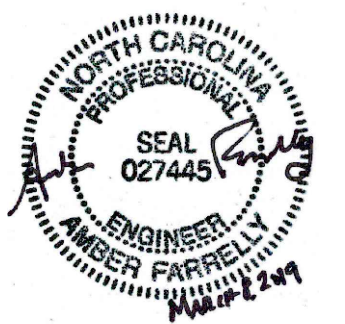


EROSION CONTROL LEGEND
NOTE: NOT ALL ITEMS ARE SHOWN ON EACH PLAN

- LIMITS OF DISTURBANCE
- TEMPORARY DIVERSION DITCH, W/ NAG DS75
- TREE PROTECTION FENCING
- SILT FENCE
- TEMPORARY INLET PROTECTION
- TEMPORARY WATTLE DITCH PROTECTION
- TEMPORARY SEDIMENT BASIN
- RIP-RAP OUTLET PROTECTION
- CONSTRUCTION ENTRANCE & WASHOUT

DITCH LINING KEY
--- NORTH AMERICAN GREEN DS75 (NAG DS75)

B&F
CONSULTING
2805 Tobemory Lane
Raleigh, NC 27606
Phone No. (919) 618-0180
License No. C-2149



REVISIONS

NO.	DATE	DESCRIPTION

PROJECT INFORMATION

PROJECT MANAGER:	RJB
DRAWN BY:	AJF
APPROVED BY:	RJB
DRAWING NAME:	BASE-SUNSETGROV

PROJECT NAME

SUNSET GROVE SUBDIVISION PHASE 2
CHATHAM COUNTY NORTH CAROLINA

DEVELOPER

CHATHAM CAPITAL LLC

400 MARKET STREET
CHAPEL HILL, NC 27516

SHEET NAME

**INITIAL CLEARING AND GRUBBING PLAN
NEWCASTLE COURT
SHADOW RIDGE WAY**

DRAWING SCALE

1"=50'

PLAN SET

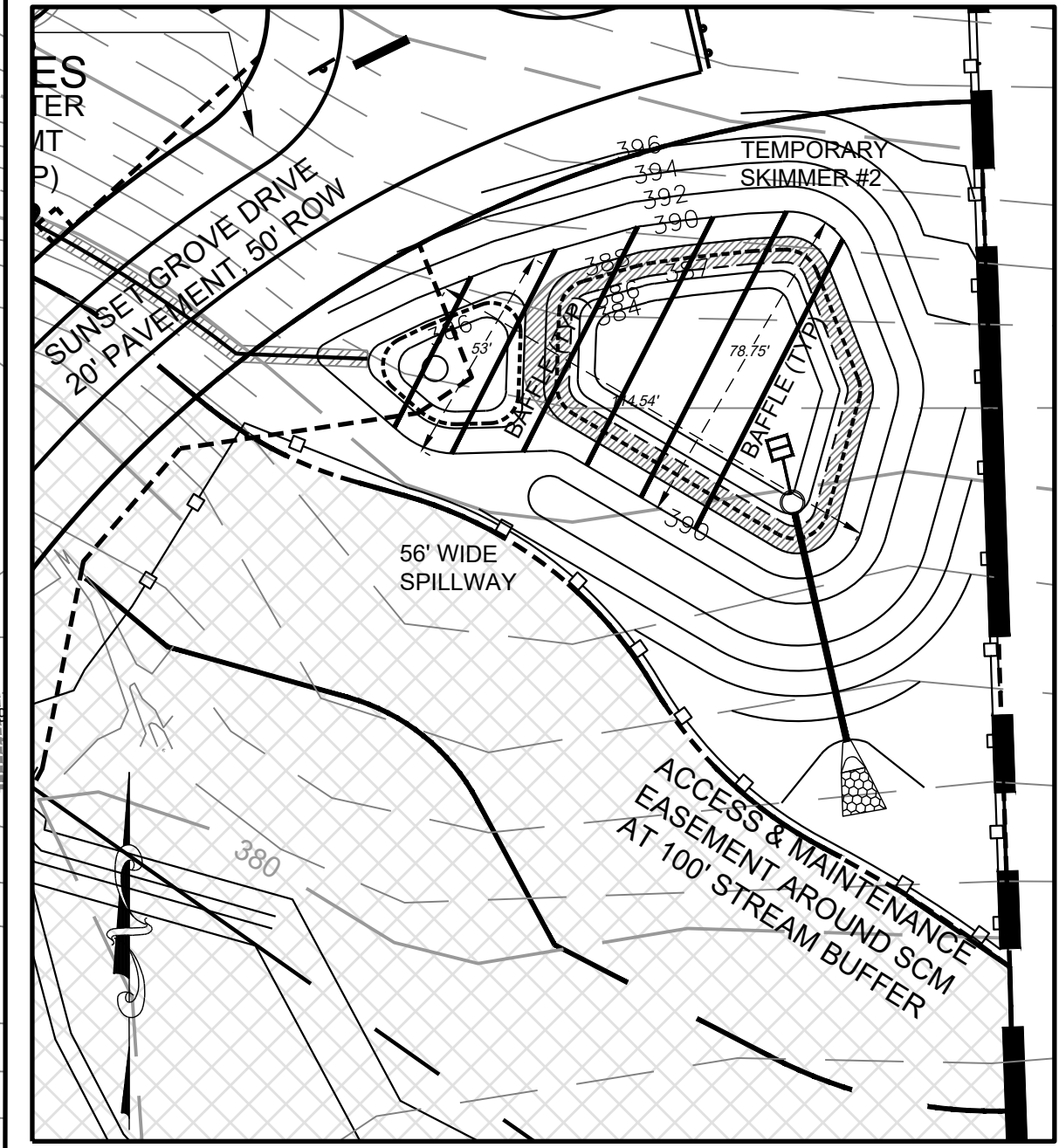
CONSTRUCTION DRAWINGS

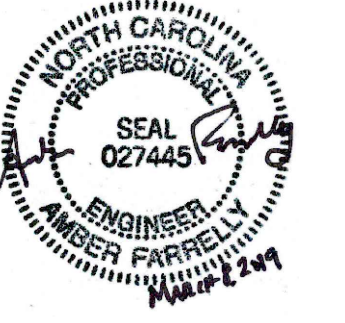
DATE

3-8-2019

SHEET NUMBER

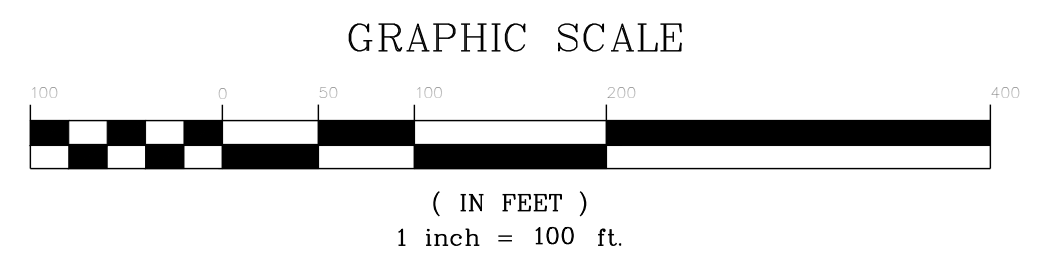
C-5B





- GRADING/EROSION NOTES**
1. REFER TO ROADWAY PLAN PROFILES FOR DETAILED GRADING AND UTILITY INFORMATION.
 2. REFER TO ROADWAY PLANS AT LARGER SCALE (C-50 THROUGH C-5E) FOR DETAILED EROSION CONTROL INFORMATION.
 3. LARGER SCALE TEMPORARY PUMP AROUND FOR STREAM CROSSING SHOWN ON SHEET C-5D.
 4. ADDITIONAL EROSION CONTROL MAY BE REQUIRED BY THE COUNTY LEAD EROSION AND SEDIMENT CONTROL OFFICER DUE TO SITE CONDITIONS.

- NOTES**
1. ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH ALL CHATHAM COUNTY AND NCDOT STANDARDS AND SPECIFICATIONS.
 2. ALL STREETS SHOWN ON THESE PLANS SHALL HAVE THE FULL WIDTH OF THE RIGHT-OF-WAY CLEARED AND GRADED WITHIN 90 FEET OF ALL STREET INTERSECTIONS.
 3. BOUNDARY SURVEY PROVIDED BY CE GROUP, DATED FEBRUARY 2016.
 4. TOPOGRAPHIC MAPPING PROVIDED BY SULLIVAN SURVEYING, 1418 S EXECUTIVE CIRCLE, CARY, NC 27511 (919-469-4738), DATED FEBRUARY 2016 AND AUGMENTED BY CHATHAM COUNTY GIS. ALL BEARINGS ARE NC GRID BEARINGS. NAVD 88 DATUM UTILIZED. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
 5. ANY LOCATION OF LANDSCAPING WILL BE FIELD COORDINATED BY THE DEVELOPER TO ELIMINATE CONFLICTS.
 6. THE DEVELOPER WILL NOT INSTALL STREET LIGHTS.
 7. ALL NEW UTILITY LINES MUST BE UNDERGROUND.
 8. THE CONTRACTOR IS RESPONSIBLE FOR ANY CONFLICTS WITH EXISTING OR PROPOSED UTILITIES, TRAFFIC SIGNAL DEVICES, UTILITY POLES, STREET SIGNS, ETC.
 9. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES AND BE RESPONSIBLE FOR ANY DAMAGE RESULTING FROM HIS/HER ACTIVITIES. CALL UTILITY LOCATING SERVICE 72 HOURS PRIOR TO DIGGING AT 1-800-632-4949.
 10. ALL OPEN SPACE NOT OWNED WITHIN AN INDIVIDUAL LOT SHALL BE MAINTAINED BY THE SUBDIVISION HOMEOWNERS ASSOCIATION.
 11. THE MINIMUM CORNER CLEARANCE FROM THE CURB LINE OR EDGE OF PAVEMENT OF INTERSECTING STREETS SHALL BE AT LEAST TWENTY (20) FEET FROM THE POINT OF TANGENCY OF THE RADIUS CURVATURE, OR TWENTY (20) FEET FROM THE INTERSECTION OF RIGHT OF WAY LINES, WHICHEVER IS GREATER. THE RADIUS OF THE DRIVEWAY SHALL NOT ENCRDACH ON THE MINIMUM CORNER CLEARANCE.
 12. WITHIN THE AREA OF A DEFINED SIGHT TRIANGLE, THE AREA SHALL BE CLEAR OF OBSTRUCTIONS GREATER THAN FORTY-EIGHT (48) INCHES IN HEIGHT AS MEASURED FROM THE SURFACE ELEVATION OF ADJACENT DRIVEWAY OR ROADWAY.
 13. PARKING REQUIRED BY DETACHED HOMESITES WILL BE PROVIDED IN THEIR GARAGES AND ON THEIR OWN DRIVEWAYS. ON-STREET PARKING AREAS ARE NOT SPECIFICALLY PROVIDED.
 14. CONTRACTOR IS RESPONSIBLE FOR LOCATION AND CONTINUAL SERVICE FOR ALL EXISTING SERVICES THAT ARE TO REMAIN ON THE PROPERTY.
 15. THE CONTRACTOR SHALL VERIFY CONDITIONS, INCLUDING THE HORIZONTAL AND VERTICAL LOCATIONS OF UTILITIES, PRIOR TO STARTING CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
 16. ANY STOCKPILE AREAS WILL BE WITHIN THE LIMITS OF DISTURBANCE AND WILL BE WRAPPED WITH SILT FENCE TO PREVENT EROSION.
 17. DASHED LINES ADJACENT TO RIGHT OF WAY INDICATE HYDRANT, METER, WATER OR STORMWATER EASEMENTS.
 18. SLOPES THAT ARE MORE STEEP THAN 5:1 ARE LABELED ON THE PLANS (BACK SIDE OF NC DOT ROADSIDE DITCHES AND CULDESAC THE GRADING) AND ARE TO REQUIRE MATTING. CONTRACTOR SHALL ALSO MAT SLOPES ADJACENT TO BUFFERS TO PREVENT EROSION.



EROSION CONTROL LEGEND

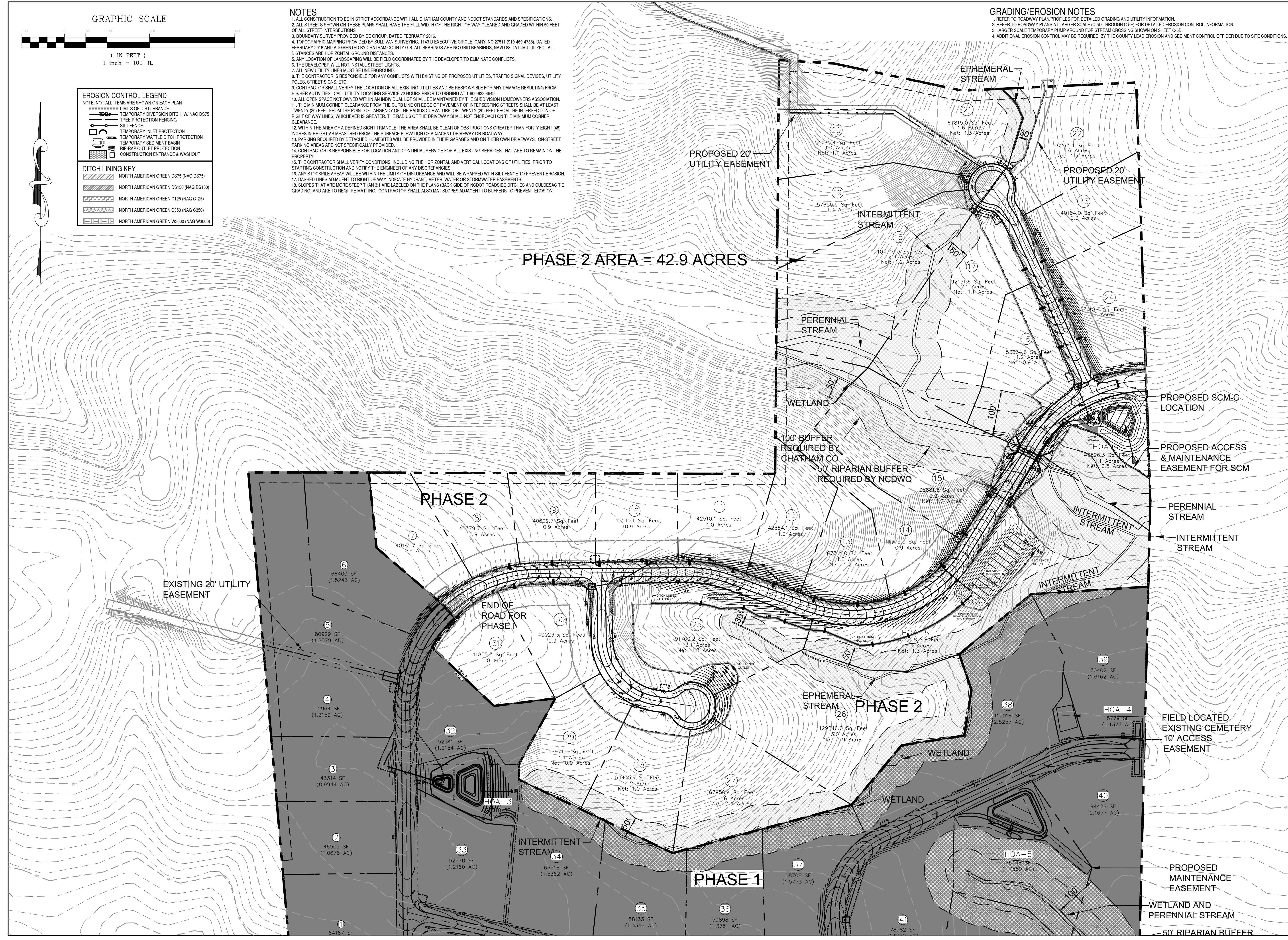
NOTE: NOT ALL ITEMS ARE SHOWN ON EACH PLAN

- LIMITS OF DISTURBANCE
- TEMPORARY DIVERSION DITCH, W/ NAG DS75
- TREE PROTECTION FENCING
- SILT FENCE
- TEMPORARY INLET PROTECTION
- TEMPORARY WATTLE DITCH PROTECTION
- TEMPORARY SEDIMENT BASIN
- RIP-RAP OUTLET PROTECTION
- CONSTRUCTION ENTRANCE & WASHOUT

DITCH LINING KEY

- NORTH AMERICAN GREEN DS75 (NAG DS75)
- NORTH AMERICAN GREEN DS150 (NAG DS150)
- NORTH AMERICAN GREEN C125 (NAG C125)
- NORTH AMERICAN GREEN C350 (NAG C350)
- NORTH AMERICAN GREEN W3000 (NAG W3000)

PHASE 2 AREA = 42.9 ACRES



REVISIONS

NO.	DATE	DESCRIPTION

PROJECT INFORMATION

PROJECT MANAGER:	RJB
DRAWN BY:	AJF
APPROVED BY:	RJB
DRAWING NAME:	BASE-SUNSETGROV

PROJECT NAME

SUNSET GROVE SUBDIVISION PHASE 2

CHATHAM COUNTY NORTH CAROLINA

DEVELOPER

CHATHAM CAPITAL LLC

400 MARKET STREET
CHAPEL HILL, NC 27516

SHEET NAME

EROSION CONTROL PLAN PHASE 2

DRAWING SCALE

1"=100'

PLAN SET

CONSTRUCTION DRAWINGS

DATE

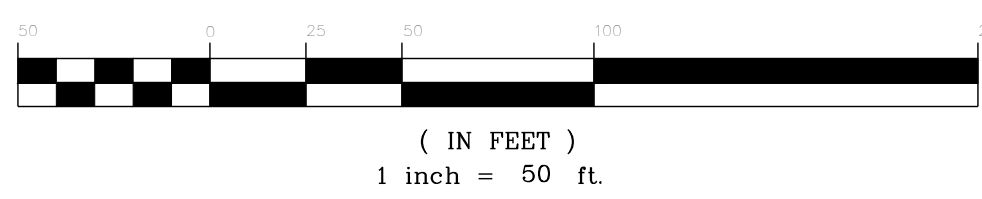
3-8-2019

SHEET NUMBER

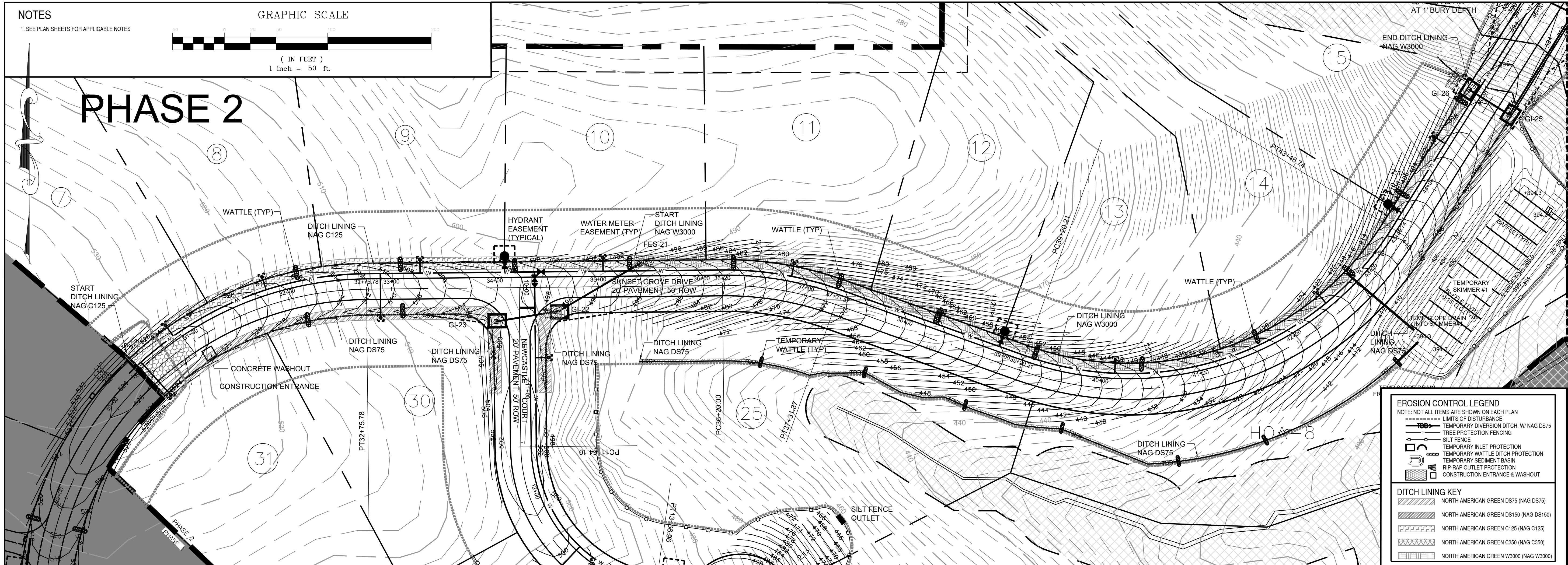
C-5C

NOTES
1. SEE PLAN SHEETS FOR APPLICABLE NOTES

GRAPHIC SCALE



PHASE 2



EROSION CONTROL LEGEND
NOTE: NOT ALL ITEMS ARE SHOWN ON EACH PLAN

- LIMITS OF DISTURBANCE
- TEMPORARY DIVERSION DITCH (W/ NAG DS75)
- TREE PROTECTION FENCING
- SILT FENCE
- TEMPORARY WATTLE PROTECTION
- TEMPORARY WATTLE DITCH PROTECTION
- TEMPORARY SEDIMENT BASIN
- RIP-RAP OUTLET PROTECTION
- CONSTRUCTION ENTRANCE & WASHOUT

DITCH LINING KEY

- NORTH AMERICAN GREEN DS75 (NAG DS75)
- NORTH AMERICAN GREEN DS150 (NAG DS150)
- NORTH AMERICAN GREEN C125 (NAG C125)
- NORTH AMERICAN GREEN C350 (NAG C350)
- NORTH AMERICAN GREEN W3000 (NAG W3000)

B&F
CONSULTING
2805 Tobemory Lane
Raleigh, NC 27606
Phone No. (919) 618-0180
License No. C-2149



REVISIONS

NO.	DATE	DESCRIPTION

PROJECT INFORMATION

PROJECT MANAGER:	RJB
DRAWN BY:	AJF
APPROVED BY:	RJB
DRAWING NAME:	BASE-SUNSETGROV

PROJECT NAME

SUNSET GROVE SUBDIVISION PHASE 2
CHATHAM COUNTY NORTH CAROLINA

DEVELOPER

CHATHAM CAPITAL LLC

400 MARKET STREET
CHAPEL HILL, NC 27516

SHEET NAME

EROSION CONTROL SUNSET GROVE RD

DRAWING SCALE

1"=50'

PLAN SET

CONSTRUCTION DRAWINGS

DATE

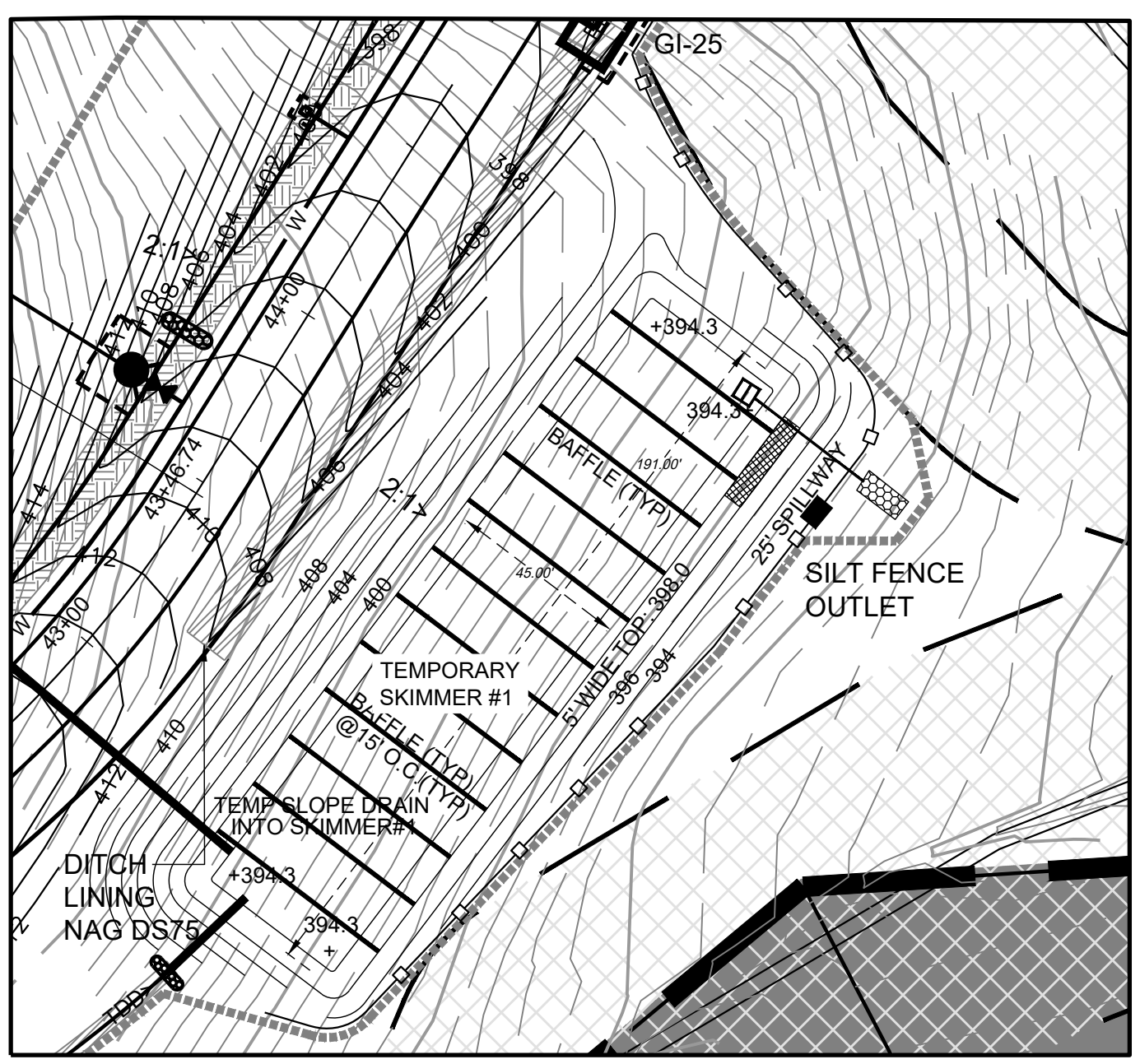
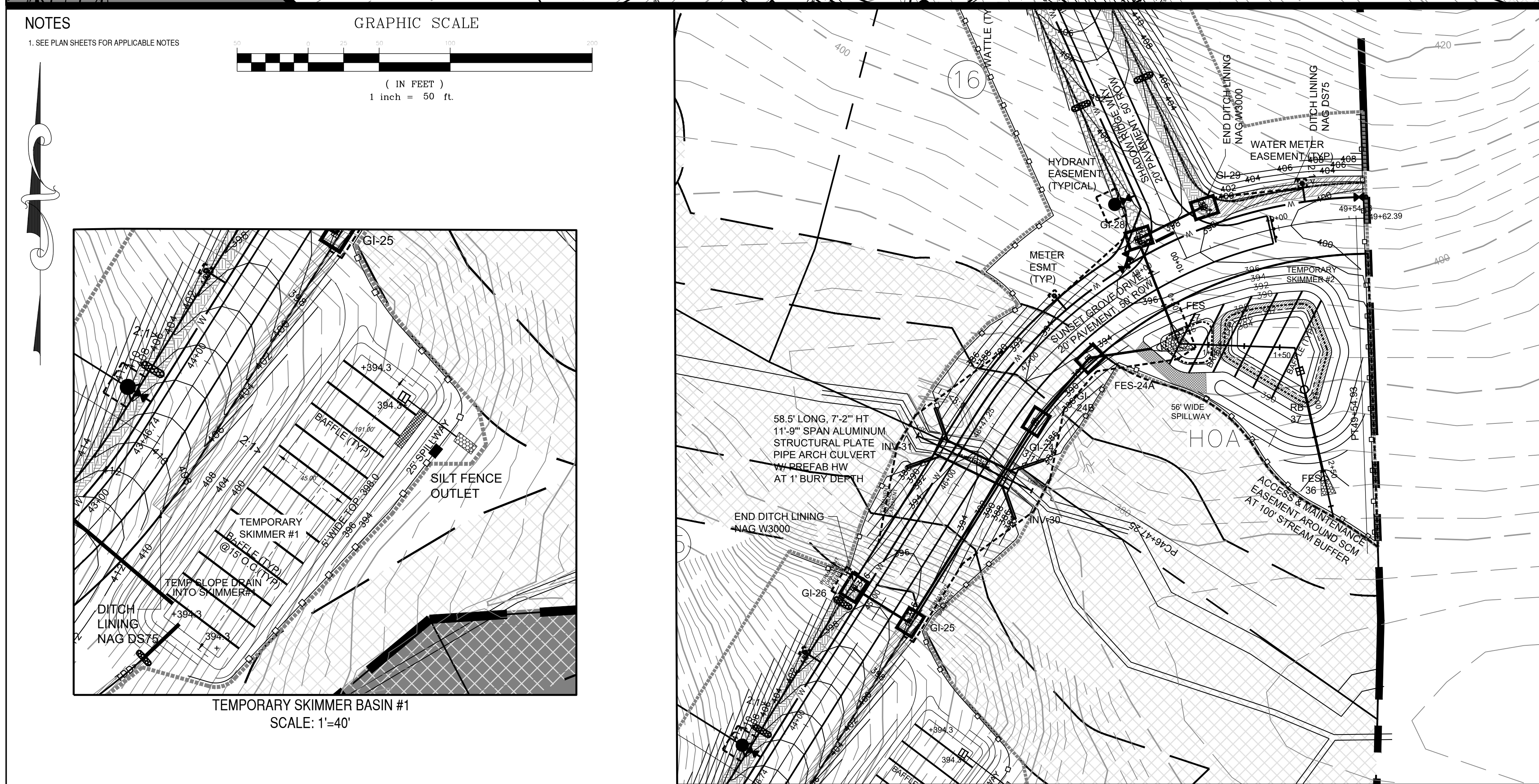
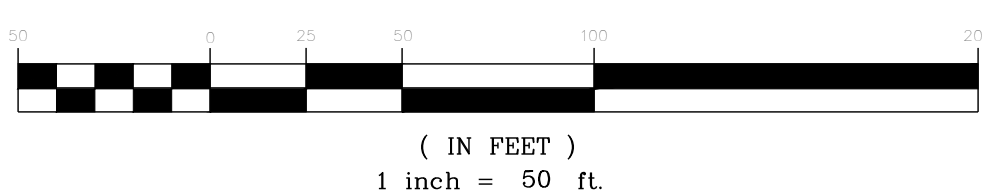
3-8-2019

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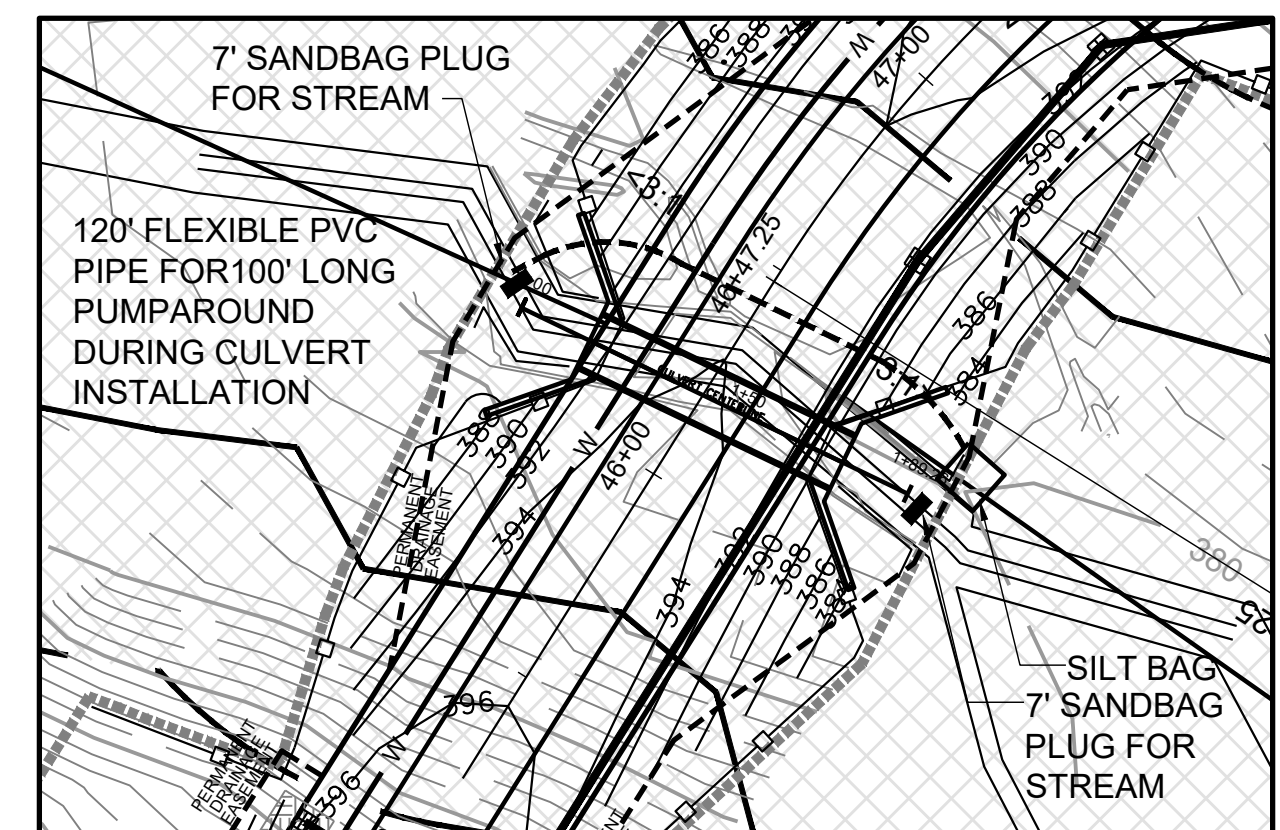
C-5D

NOTES
1. SEE PLAN SHEETS FOR APPLICABLE NOTES

GRAPHIC SCALE



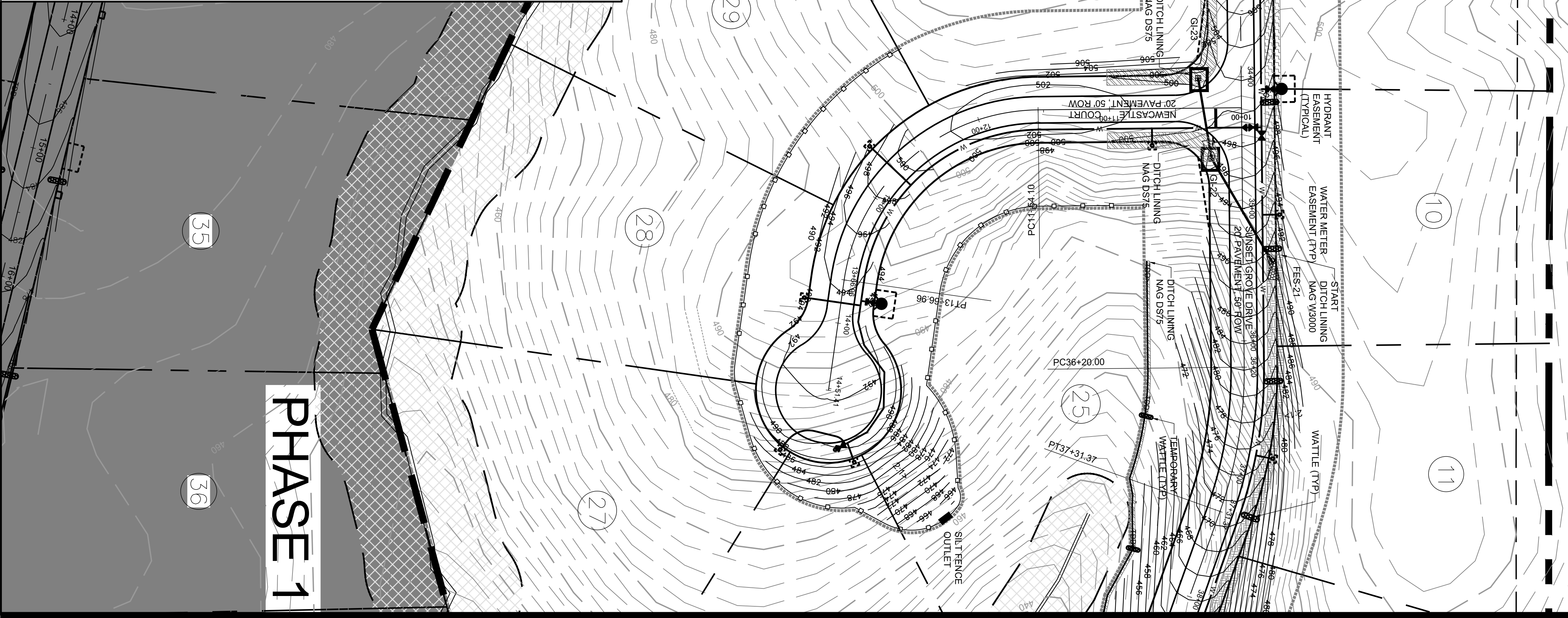
TEMPORARY SKIMMER BASIN #1
SCALE: 1"=40'



TEMPORARY STREAM ROUTING FOR CULVERT INSTALLATION
SEE CONSTRUCTION SEQUENCE, SHEET C-1 AND DETAILS, SHEET D-2 FOR INFORMATION
SCALE: 1"=40'

NOTES
1. SEE PLAN SHEETS FOR APPLICABLE NOTES

GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.



EROSION CONTROL LEGEND
NOTE: NOT ALL ITEMS ARE SHOWN ON EACH PLAN

- ===== LIMITS OF DISTURBANCE
- TEMPORARY DIVERSION DITCH, W/ NAG DS75
- TREE PROTECTION FENCING
- SILT FENCE
- TEMPORARY INLET PROTECTION
- TEMPORARY WATTLE DITCH PROTECTION
- TEMPORARY SEDIMENT BASIN
- RIP-RAP OUTLET PROTECTION
- CONSTRUCTION ENTRANCE & WASHOUT

DITCH LINING KEY

- ▨ NORTH AMERICAN GREEN DS75 (NAG DS75)
- ▨ NORTH AMERICAN GREEN DS150 (NAG DS150)
- ▨ NORTH AMERICAN GREEN C125 (NAG C125)
- ▨ NORTH AMERICAN GREEN C350 (NAG C350)
- ▨ NORTH AMERICAN GREEN W3000 (NAG W3000)

B & F
CONSULTING
2805 Tobemory Lane
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License No. C-2149



REVISIONS

NO.	DATE	DESCRIPTION

PROJECT INFORMATION

PROJECT MANAGER:	RJB
DRAWN BY:	AJF
APPROVED BY:	RJB
DRAWING NAME:	BASE-SUNSETGROV

PROJECT NAME
SUNSET GROVE SUBDIVISION PHASE 2
CHATHAM COUNTY
NORTH CAROLINA

DEVELOPER
CHATHAM CAPITAL LLC
400 MARKET STREET
CHAPEL HILL, NC 27516

SHEET NAME
EROSION CONTROL NEWCASTLE COURT SHADOW RIDGE WAY

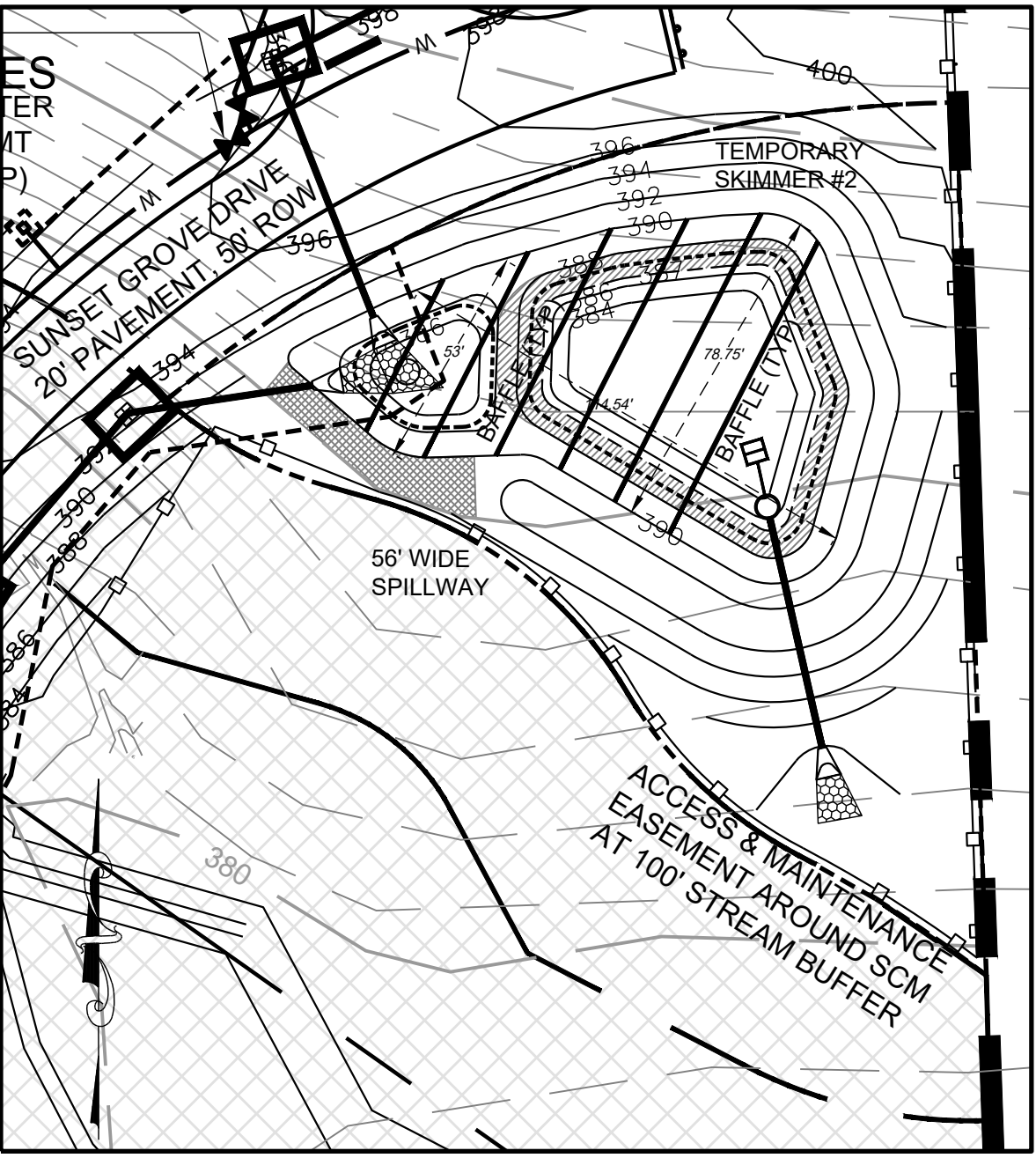
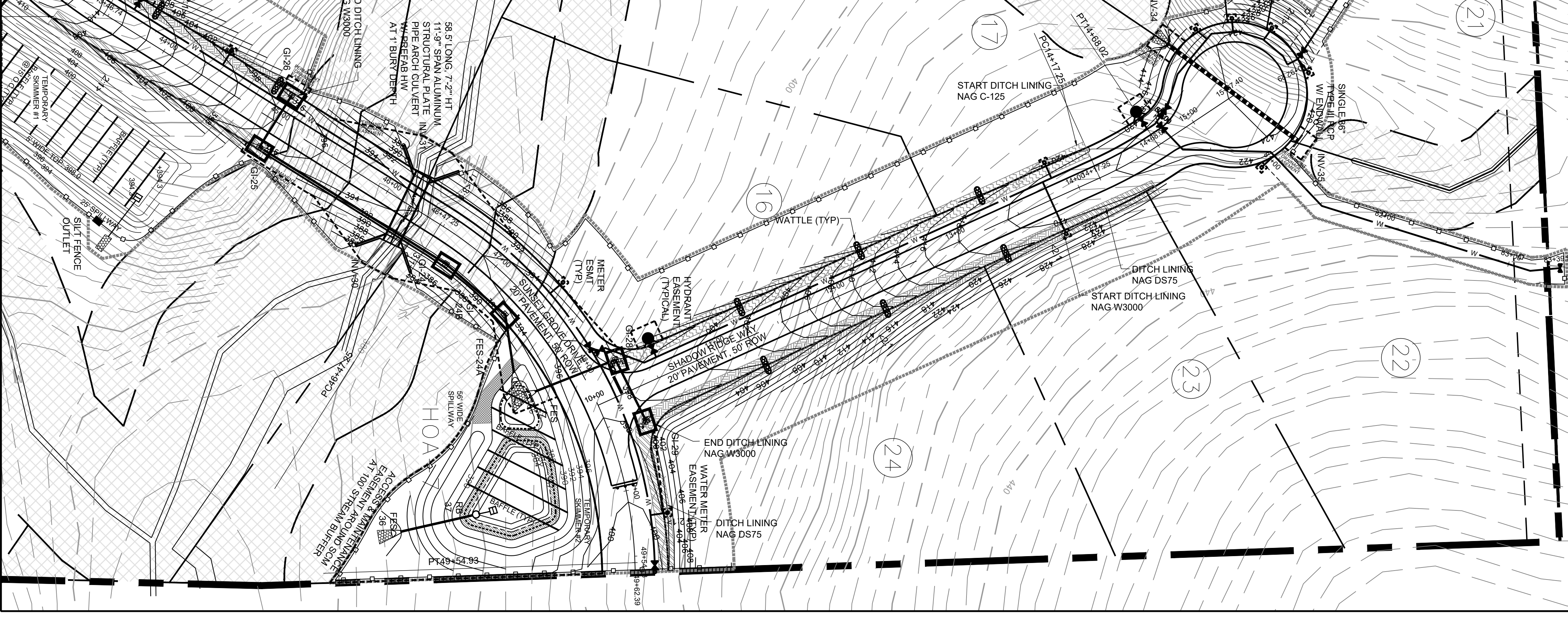
DRAWING SCALE
1"=50'
PLAN SET
CONSTRUCTION DRAWINGS

DATE
3-8-2019

SHEET NUMBER
C-5E

NOTES
1. SEE PLAN SHEETS FOR APPLICABLE NOTES

GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.



TEMPORARY SKIMMER BASIN #2
SCALE: 1"=40'