

JORDAN RETREAT FIRST PLAT

UNDERFOOT PROJECT - C20050.00

CHATHAM COUNTY CASE

LOCATION:
1092 JORDAN DAM ROAD

CONTACT INFORMATION

DEVELOPER / OWNER
OAK CREST COMMERCIAL, LLC.
1135 KILDAIRE FARM ROAD
CARY, NC 27511
NATE BYLICK
NATEBKOSCARY.COM

REFERENCES

SURVEY

MAERSTAN, PLLC
2411 US 64 BUSINESS W
PITTSBORO, NC 27312
CONTACT: RICHARD BULLOCK
PHONE: 919.444.3003

ENVIRONMENTAL CONSULTANT

SAGE ECOLOGICAL SERVICES
3707 SWIFT DRIVE
RALEIGH, NC 27606
CONTACT: DAVID GAINEY
PHONE: 919.335.6757

REVIEW AGENCIES / UTILITY CONTACTS

PLANNING APPROVAL
CHATHAM COUNTY PLANNING DEPARTMENT
12 EAST STREET
PITTSBORO, NC 27312
CONTACT: KIMBERLY TYSON
PHONE: 919.542.8204

ROADS

NC DOT - DIVISION 8 DISTRICT 1
300 DOT DRIVE
ASHEBORO, NC 27204
CONTACT: JENNIFER BRITT
PHONE: 336.318.4004

LANDSCAPE ARCHITECT

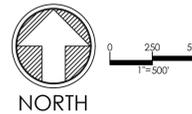
UNDERFOOT ENGINEERING, INC.
1149 EXECUTIVE CIRCLE, SUITE C, CARY, NC 27511
CONTACT: MIKE ROSELLI, PE, P.L.A.
PHONE: 919.576.9733

SEWER & WATER

CHATHAM COUNTY PUBLIC UTILITIES DEPARTMENT
192 WEST STREET
PITTSBORO, NC 27312
CONTACT: BLAKE MILLS
PHONE: 919.542.8238

EROSION CONTROL/STORMWATER

CHATHAM COUNTY WATERSHED PROTECTION DEPARTMENT
12 EAST STREET
PITTSBORO, NC 27312
CONTACT: JUSTIN HASENFUS
PHONE: 919.545.8344



PREPARED BY:



underfoot
ENGINEERING

1149 EXECUTIVE CIRCLE
CARY, NC 27511
919.576.9733
NCBELS C3847 | NCBOLA C683

CONTACT: LONDON M. LOVELACE, PE
LLOVELACE@UNDERFOOTENGINEERING.COM

SITE DATA

ADDRESS: 1092 JORDAN DAM ROAD
PIN: 9678-00-68-0000
PID: 0011433
EXISTING ZONING: R-1
PROPOSED ZONING: R-1 CONSERVATION SUBDIVISION
AREA: 2,272,590 SF 52.17 AC
WATERSHED: WS-IV-PA
ALLOWABLE NUMBER OF UNITS: 56 DU (52.17 AC /40,000 SF)
PROPOSED NUMBER OF LOTS: 33 (32 PROPOSED UNITS, 1 LOT FOR EXISTING CABIN)
PROPOSED UNIT DENSITY: 0.63 DU/AC
MINIMUM LOT SIZE SHOWN: 7,010 SF
AVG LOT SIZE: 67' X 120' (TYP.)
FRONT SETBACK: 20 FT
REAR SETBACK: 20 FT
SIDE SETBACKS: 7.5 FT
UTILITIES: WATER AND SEPTIC
SEPTIC SYSTEM: 32 - 48R DU = 480 GPD OF WASTE WATER
MAX. AVERAGE DAILY FLOW: TOTAL ANTICIPATED = 15,360 GPD OF WASTE WATER
MAX. ALLOWABLE IMPERVIOUS: 818,132 SF (18.78 AC) -> (36% OF SITE AREA)
PROPOSED IMPERVIOUS AREA
ROADWAYS: +/- 54,310 SF (1.25 AC) [20' WIDE PAVT.]
WASTEWATER TREATMENT PLANT: +/- 7,022 SF (0.16 AC)
LOTS: +/- 132,000 SF (3.03 AC) (BASED ON 4,000 SF/LOT MAX)
TOTAL IMPERVIOUS AREA: +/- 208,090 SF (4.44 AC) -> (9.2%)

SHEET INDEX

#	SHEET NAME
C-000	COVER SHEET
C-100	EXISTING CONDITIONS
C-200	FIRST PLAT
C-300	GRADING AND DRAINAGE PLAN
C-400	UTILITY PLAN

PLAN REVISIONS

#	DATE	REVISION	BY
1	2023.09.14	CHATHAM COUNTY	RW



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PROJECT:

JORDAN
RETREAT
FIRST PLAT

1092 JORDAN DAM ROAD
MONCURE, NC 27559

PROJECT #: C20050
DRAWN BY: RW/JA
REVIEWED BY: LL
15% SUBMITTAL: 2023.08.18
SCALE: AS NOTED

PRELIMINARY
NOT FOR CONSTRUCTION

PREPARED FOR:

OAK CREST
COMMERCIAL, LLC

PREPARED BY:



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SEALED:



SHEET:

COVER SHEET

C-000

ALL CONSTRUCTION MUST BE PERFORMED IN ACCORDANCE WITH CURRENT
CHATHAM COUNTY AND NCDOT
STANDARDS, SPECIFICATIONS AND DETAILS IN PLACE AT TIME OF PLAN APPROVAL.

GRADING AND DRAINAGE NOTES

- REFER TO GENERAL NOTES ON SHEET C-100.
- ALL SITE GRADING MUST BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AS WELL AS RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT. THE CONTRACTOR IS RESPONSIBLE FOR MOVING AND REPLACING UNSUITABLE MATERIALS WITH SUITABLE MATERIALS AS SPECIFIED IN THE GEOTECHNICAL REPORT.
- ALL FILL, COMPACTION, AND BACKFILL MATERIALS REQUIRED SHALL BE PER THE RECOMMENDATIONS PROVIDED IN A GEOTECHNICAL REPORT. WHEN THE PROJECT DOES NOT HAVE A GEOTECHNICAL REPORT, FILL AND COMPACTION MUST, AT A MINIMUM, COMPLY WITH STATE DOT REQUIREMENTS AND SPECIFICATIONS. THE ENGINEER SHALL HAVE NO LIABILITY OR RESPONSIBILITY FOR OR AS RELATED TO FILL, COMPACTION, AND BACKFILL.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHIC INFORMATION AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCING ANY CONSTRUCTION. CONTRACTOR MUST CONFIRM AND ENSURE 0.75% MINIMUM SLOPE AGAINST ALL ISLAND, GUTTERS, AND CURBS; 1.0% ON ALL CONCRETE SURFACES; AND 1.5% MINIMUM ON ASPHALT (EXCEPT WHERE ADA REQUIREMENTS LIMIT GRADES), TO PREVENT PONDING.
- GRADE ELEVATIONS
 - ALL PROPOSED CONTOURS IN ROADWAYS, DRIVES, AND SIDEWALKS AND SPOT ELEVATIONS REFLECT FINISHED GRADES. THE TOPS OF EXISTING AND PROPOSED MANHOLES, INLET STRUCTURES, AND CLEANOUTS MUST BE ADJUSTED AS NECESSARY TO MATCH PROPOSED GRADES IN ACCORDANCE WITH ALL APPLICABLE STANDARDS, REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES, AND CODES.
 - FOR RESIDENTIAL PROJECTS: DWELLING AND ADJACENT SPOT ELEVATIONS ARE SCHEMATIC FOR THE GENERAL BUILDING FOOTPRINTS AND REPRESENT PAD GRADES ACCOUNTING FOR A SLAB FOUNDATION OF 8". GRADES MUST BE ADJUSTED BASED ON FINAL ARCHITECTURAL PLANS TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING FOUNDATIONS IN ACCORDANCE WITH THE LATEST LOCAL AND STATE BUILDING CODE.
 - REFER TO PAVEMENT CROSS SECTION DATA TO ESTABLISH CORRECT SUBBASE OR AGGREGATE BASE COURSE ELEVATIONS TO BE CONSTRUCTED UNDER THIS CONTRACT.
 - WHERE RETAINING WALLS ARE IDENTIFIED ON PLANS, ELEVATIONS IDENTIFIED REPRESENT THE FINISHED GRADES OF THE EXPOSED PORTION OF THE WALL FOOTING/FOUNDATION. ELEVATIONS ARE NOT IDENTIFIED AND ARE TO BE DETERMINED BY THE WALL DESIGNER AND/OR THE CONTRACTOR BASED ON FINAL DESIGN DRAWINGS PREPARED BY THE APPROPRIATE PROFESSIONAL LICENSED IN THE STATE WHERE THE CONSTRUCTION OCCURS.
- UNLESS OTHERWISE NOTED, ALL STORM DRAINAGE PIPE SHALL BE REINFORCED CONCRETE PIPE (RCP) CLASS III WITH SILENT JOINTS. WATERTIGHT RCP SHALL MEET ASTM C443 WITH JOINTS DOUBLE WRAPPED IN NON-WOVEN FILTER FABRIC AND UPSTREAM STRUCTURES CONSTRUCTED WATERTIGHT. WHEN HIGH-DENSITY POLYETHYLENE PIPE (HDPE) IS NOTED, IT MUST CONFORM TO ASTM M294 TYPE S (SMOOTH INTERIOR) WITH GASKETS FOR WATERTIGHT JOINTS, AND BE INSTALLED ACCORDING TO ASTM D2321, D3212, AND F477 SPECIFICATIONS. PVC PIPE, WHEN USED FOR ROOF DRAIN CONNECTIONS, MUST BE SDR 26 OR SCHEDULE 40, CONFORM TO ASTM F497/528, INSTALLED WITH WATERTIGHT, WELDED JOINTS, AND TIED TO THE STORMWATER SYSTEM WITH WATERTIGHT JOINTS UNLESS OTHERWISE NOTED. PIPE LENGTHS ARE NOMINAL AND MEASURED CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
- STORMWATER DISCHARGES INTO THE SHADDOX CREEK - HAW RIVER WATERSHED, CAPE FEAR BASIN. THIS PROJECT IS FALLS UNDER THE STORMWATER REQUIREMENTS OF CHATHAM COUNTY AND MEETS THESE AS THEY ARE OUTLINED WITHIN THE CHATHAM COUNTY SUBDIVISION GUIDELINES AND WATERSHED ORDINANCE.
- A PRE-CONSTRUCTION MEETING SHALL BE REQUIRED FOR THIS PROJECT.
- THIS PROJECT INCLUDES CLEARING AND GRADING AS NECESSARY TO CONSTRUCT ROADWAYS, LOTS, UTILITIES, AND OTHER RELATED INFRASTRUCTURE AS SHOWN IN THESE PLANS.
- THE TREE PROTECTION FENCE SHALL BE MAINTAINED ON THE SITE UNTIL ALL SITE WORK IS COMPLETED AND THE FINAL SITE INSPECTION IS SCHEDULED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY (CO). THE FENCING SHALL BE REMOVED IMMEDIATELY PRIOR TO THE FINAL SITE INSPECTION FOR THE SITE.
- PROPOSED GRADING SHOWN FOR SITE AND LOTS. FINISHED PAD ELEVATIONS TO BE DECIDED AT THE TIME OF CONSTRUCTION DRAWINGS.

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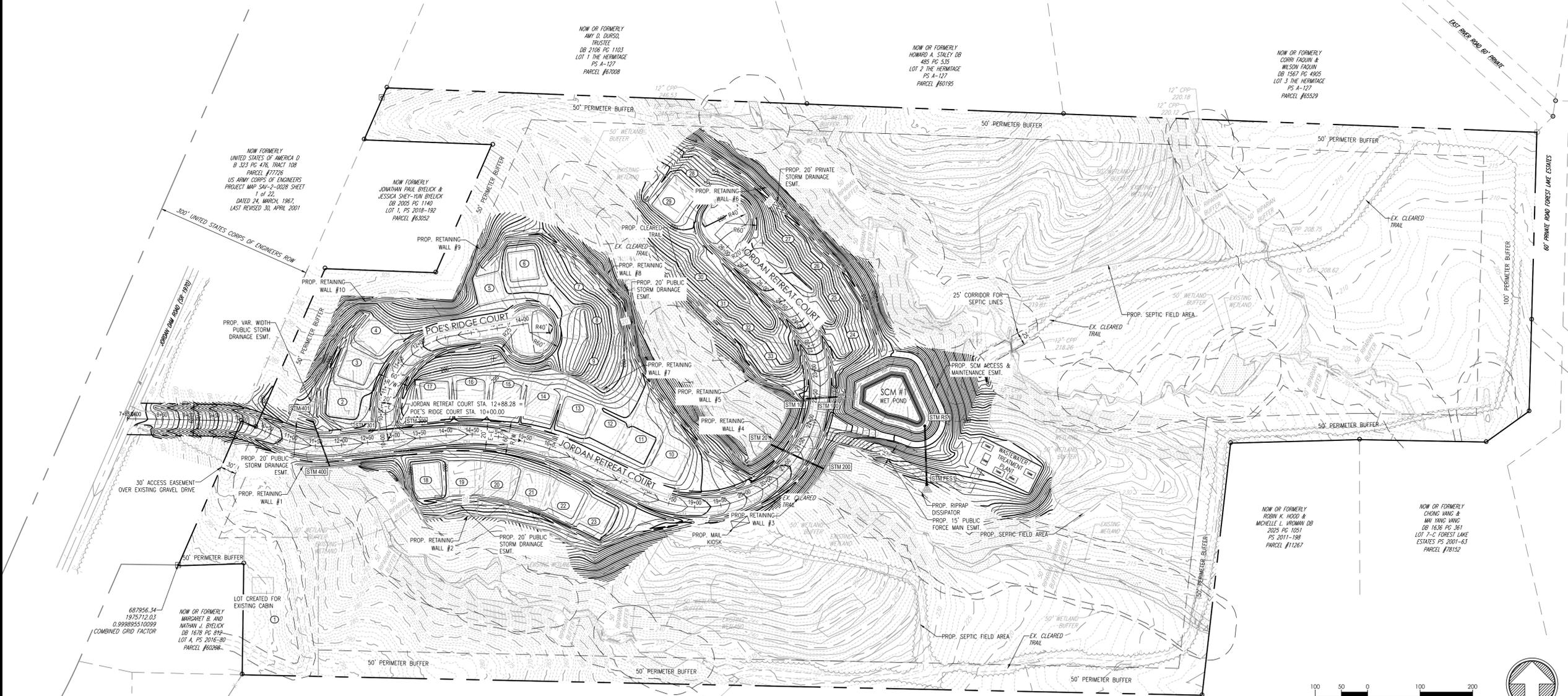
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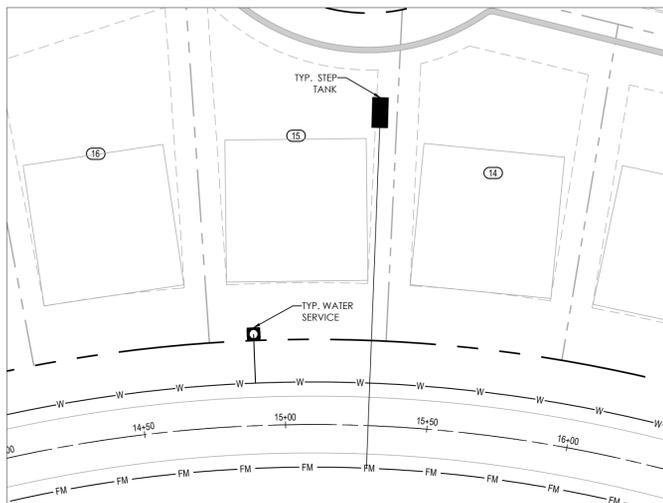
GRADING AND DRAINAGE PLAN

C-300



ALL CONSTRUCTION MUST BE PERFORMED IN ACCORDANCE WITH CURRENT STANDARDS, SPECIFICATIONS AND DETAILS IN PLACE AT TIME OF PLAN APPROVAL.

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TYP. UTILITY SERVICE DETAIL
1"=30'

UTILITY NOTES

1. REFER TO GENERAL NOTES SHEET C-100
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CHATHAM COUNTY STANDARD SPECIFICATIONS AND DETAILS THAT ARE CURRENT AT THE TIME OF PLAN APPROVAL.
3. WATER MAINS SHALL BE 2" MINIMUM OFF EDGE OF CURB UNLESS SHOWN OTHERWISE.
4. WATER MAINS SHALL BE LAID AT LEAST 10" Laterally MEASURED EDGE TO EDGE FROM EXISTING OR PROPOSED SANITARY OR STORM SEWER UNLESS ELEVATIONS OF THE BOTTOM OF THE WATER MAIN IS AT LEAST 18" ABOVE THE TOP OF THE SEWER WITH A HORIZONTAL SEPARATION OF AT LEAST 3'. WHERE A WATER MAIN AND SANITARY SEWER CROSS, AND THE VERTICAL SEPARATION IS LESS THAN 18" OR THE WATERLINE PASSES UNDER THE SANITARY SEWER, THE SEWER MAIN SHALL BE DUCTILE IRON PIPE. ALL WATERLINES SHALL BE DUCTILE IRON PIPE.
5. ALL DOMESTIC WATER SERVICES SHALL BE 3/4" TYPE K COPPER AND ALL SEWER SERVICES SHALL BE 4" SCHEDULE 40 PVC UNLESS OTHERWISE NOTED.
6. CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHOWN ON PLANS IS BASED ON BEST AVAILABLE INFORMATION BUT CAN BE CONSIDERED ONLY AS APPROXIMATE.
7. MINIMUM SLOPE FOR 4" SANITARY SERVICES SHALL BE 1%. ALL CLEANOUTS SHALL BE INSTALLED PER CHATHAM COUNTY STANDARDS AND SPECIFICATIONS.
8. NO DRY UTILITIES (SUCH AS CABLE, PHONE, POWER) SHALL BE ALLOWED TO RUN LONGITUDINALLY UNDER PAVEMENT AND SHOULD BE INSTALLED BEHIND THE CURB.
9. THIS DESIGN MEETS ALL CURRENT CHATHAM COUNTY AND NCDOT STANDARDS AND SPECIFICATIONS.
10. WATER LOCATIONS ARE SHOWN GRAPHICALLY AND ARE TO BE CONSIDERED APPROXIMATE. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONSTRUCT THE LINES PER TOWN STANDARDS AND SPECIFICATIONS USING BENDS AS SHOWN HEREIN. PIPE DEFLECTION WHEN BENDS ARE ARE NOT SHOWN, AND AS OTHERWISE REQUIRED TO MEET ALL APPLICABLE STANDARDS.
11. WATER LINE AND SANITARY SEWER FORCE MAIN SIZES TO BE PROVIDED AT TIME OF CONSTRUCTION DRAWINGS.

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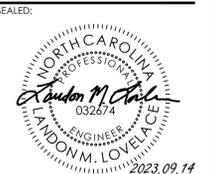
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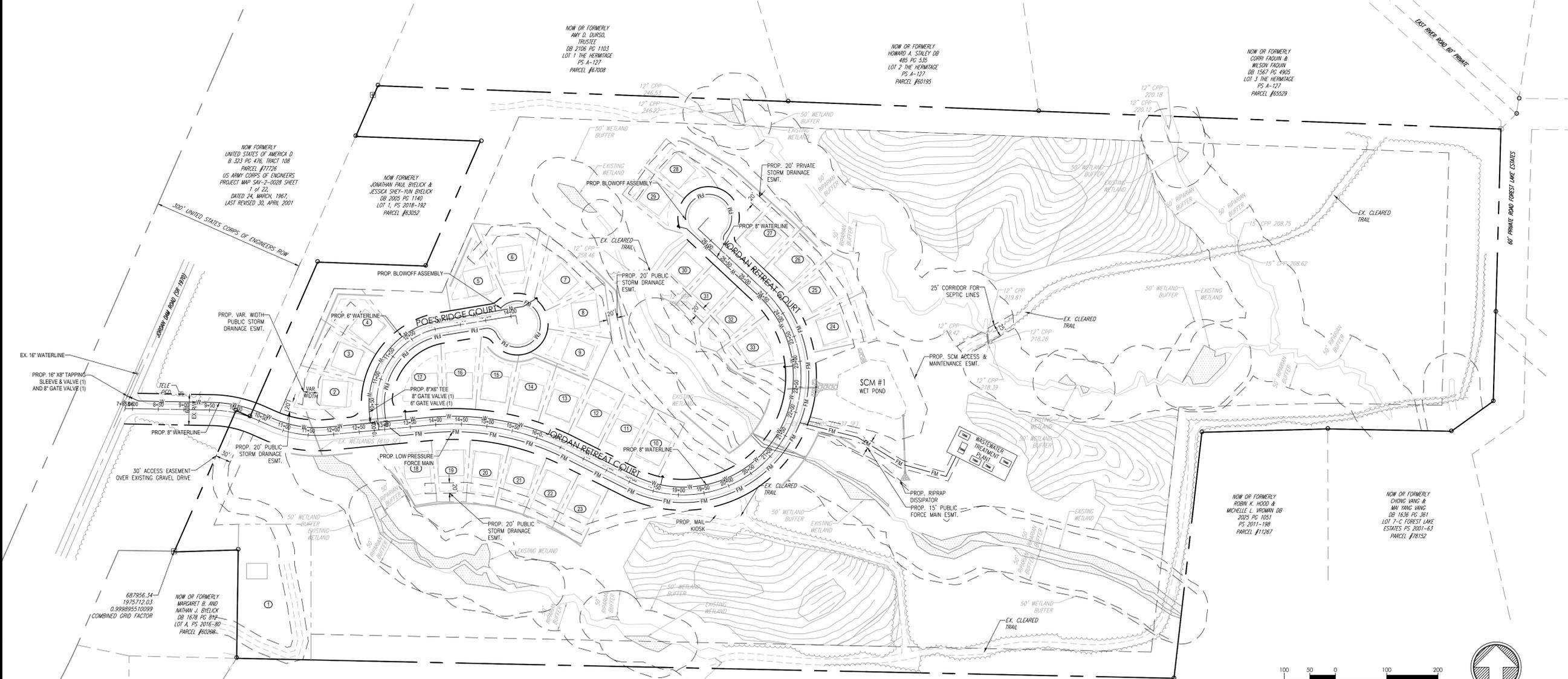
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SHEET:
UTILITY PLAN

C-400



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