

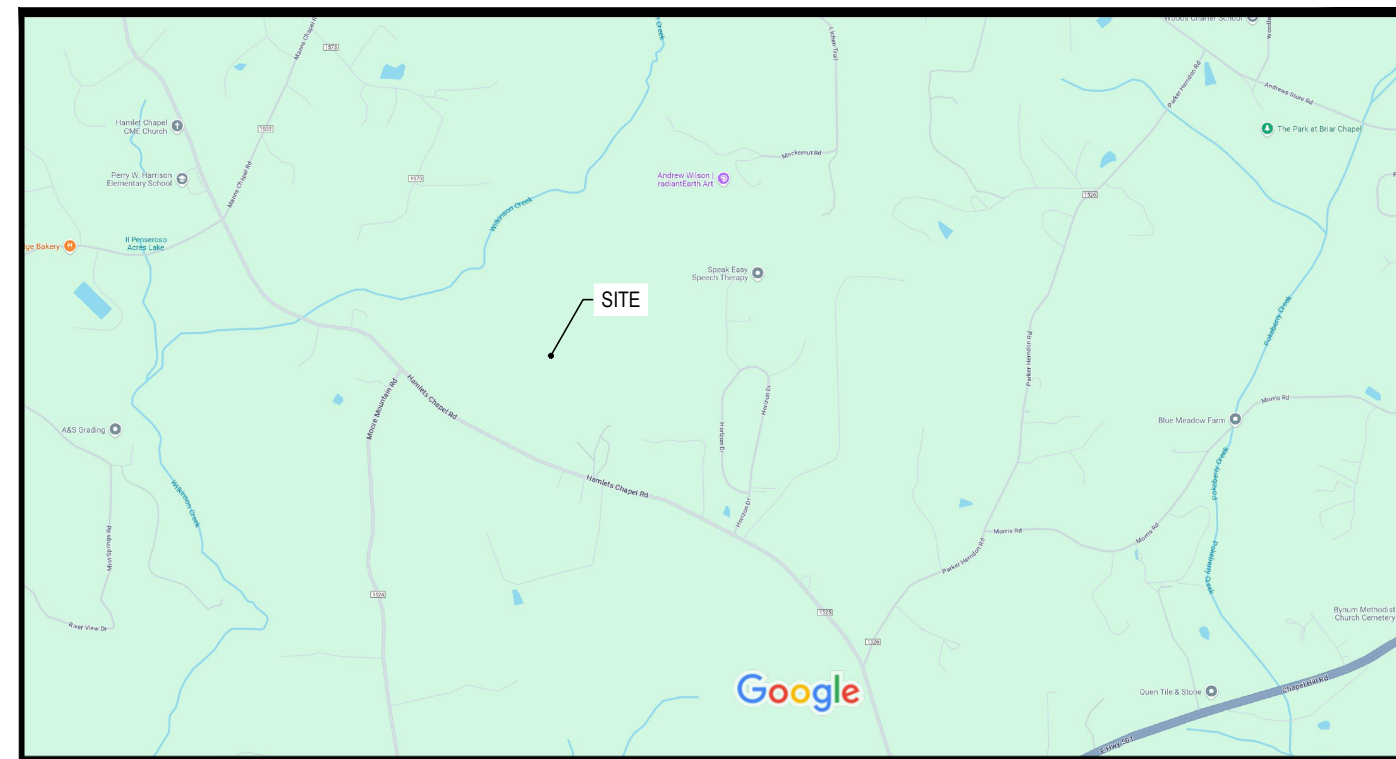
HAMLETS RESERVE

FIRST PLAT

FIRST PLAT SUBMITTAL 1: 10.18.24

1590 HAMLETS CHAPEL ROAD
PITTSBORO, NC 27312

CHATHAM COUNTY

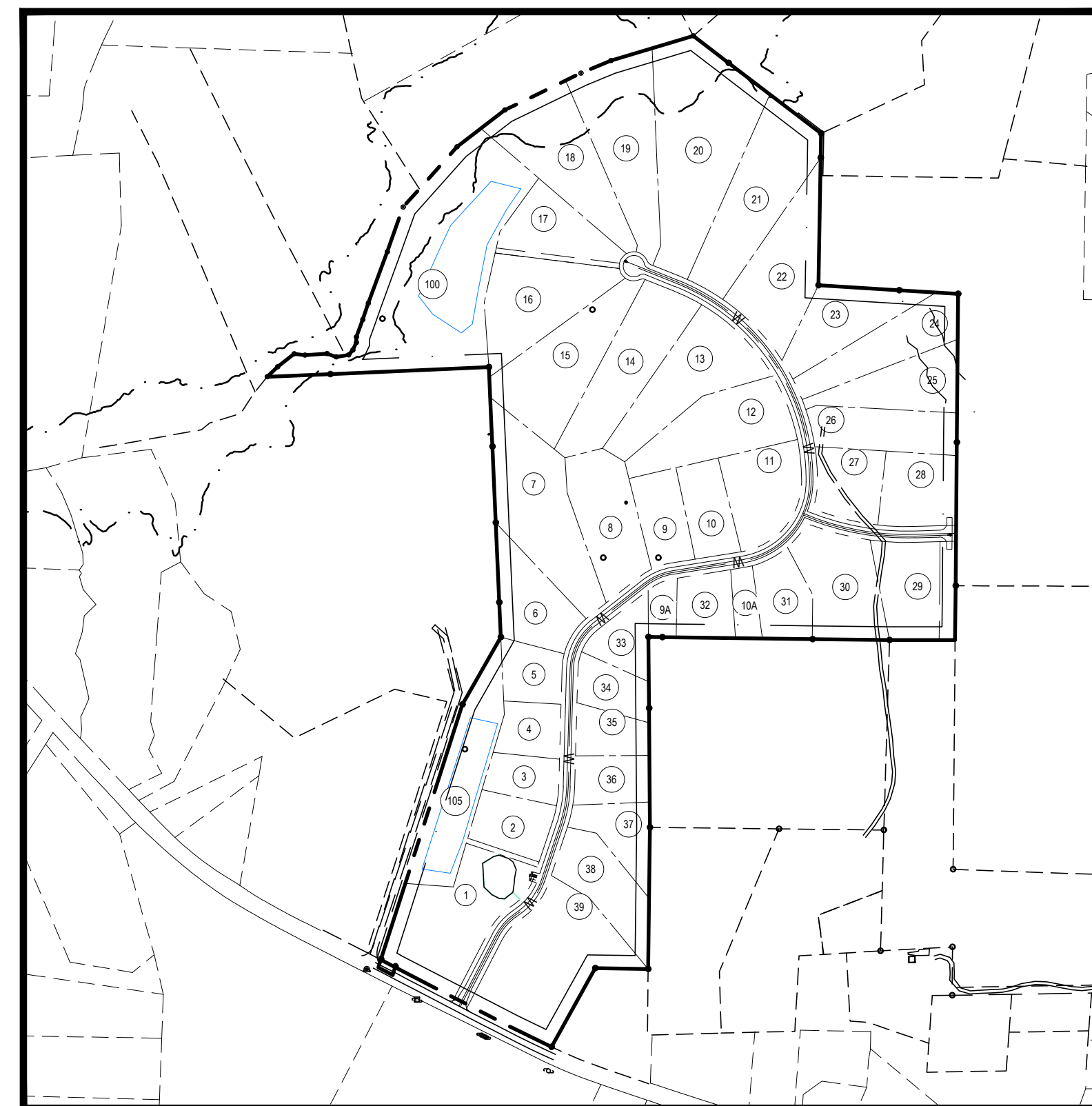


VICINITY MAP
SCALE: NTS

SITE DATA	
OWNER	HAMLETS RESERVE, LLC
SITE ADDRESS	HAMLETS CHAPEL RD PITTSBORO, NC 27312
PARCEL NUMBER	1795
PARCEL NUMBER	68866
PARCEL NUMBER	61669
PARCEL NUMBER	2102
PARCEL NUMBER	1900
EXISTING USE	VACANT
PROPOSED USE	RESIDENTIAL
ZONING	R-1
DEED BOOK	2205
DEED PAGE	640
WATER SUPPLY WATERSHED DISTRICT	HAW RIVER (WS-IV, NSW)
WATERSHED	JORDAN LAKE
RIVER BASIN	WILKINSON CREEK
FEMA MAP	MAP#3710975100K DATE 11.17.17
GROSS TRACT AREA	109.8 AC.
DEVELOPMENT TYPE - CONVENTIONAL SUBDIVISION	
EXISTING USE	VACANT
PROPOSED USE	RESIDENTIAL
UNITS PROVIDED	39 UNITS
MIN. LOT AREA	40,000 SF
MIN. LOT WIDTH	75'

NOTES

- PUBLIC WATER IS NOT PRESENTLY AVAILABLE TO THE SUBDIVISION
- A NON-DISCHARGE PERMIT IS NOT REQUIRED FOR THIS SUBDIVISION
- SUBDIVISION WILL CONSIST OF INDIVIDUAL SEPTIC SYSTEMS



PROJECT PLAN

SCALE: 1" = 500'

Sheet List Table	
Sheet Number	Sheet Title
C000	COVER
C100	EXISTING CONDITIONS
C200	OVERALL SITE PLAN
C201	SITE PLAN WITH SEPTIC SOILS
C400	OVERALL UTILITY PLAN

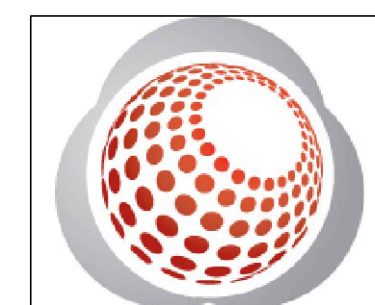
P230xx_PROJECT NAME

OWNER:

HAMLETS RESERVE, LLC
JASON DELL
50051 GOVERNORS DRIVE
CHAPEL HILL, NC 27517
P: 919.929.6288

ENGINEER:

BATEMAN CIVIL SURVEY COMPANY
DOUGLAS COOPER, PE
2524 RELIANCE AVE.
APEX, NC 27539



Bateman Civil Survey Company

Engineers • Surveyors • Planners

2524 Reliance Avenue, Apex, North Carolina 27539

Phone: 919.577.1080 Fax: 919.577.1081

NCBELS FIRM No. C-2378





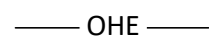

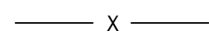


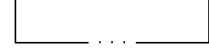

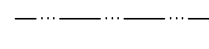
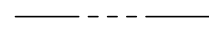
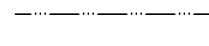
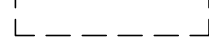


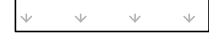



KNOW WHAT IS BELOW
CALL BEFORE YOU DIG

Date:	xx.xx.23
Project #:	P230xxx
SHEET	
C000	

REV#	DATE	DESCRIPTION

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LEGEND:

-  DEMOLITION
-  DEMOLITION TREES
-  EXISTING OVERHEAD ELECTRIC LINE
-  EXISTING ELECTRIC POLE
-  EXISTING FENCE
-  EXISTING MAJOR CONTOURS
-  EXISTING MINOR CONTOURS
-  EXISTING POND
-  EXISTING PROPERTY CORNER
-  EXISTING RIPARIAN BUFFER
-  EXISTING RIGHT-OF-WAY
-  EXISTING STREAM
-  EXISTING STRUCTURES
-  EXISTING TREE LINE
-  EXISTING TREES
-  EXISTING WETLAND
-  IRON PIPE SET
-  TREE PROTECTION FENCE
-  FLOODPLAIN

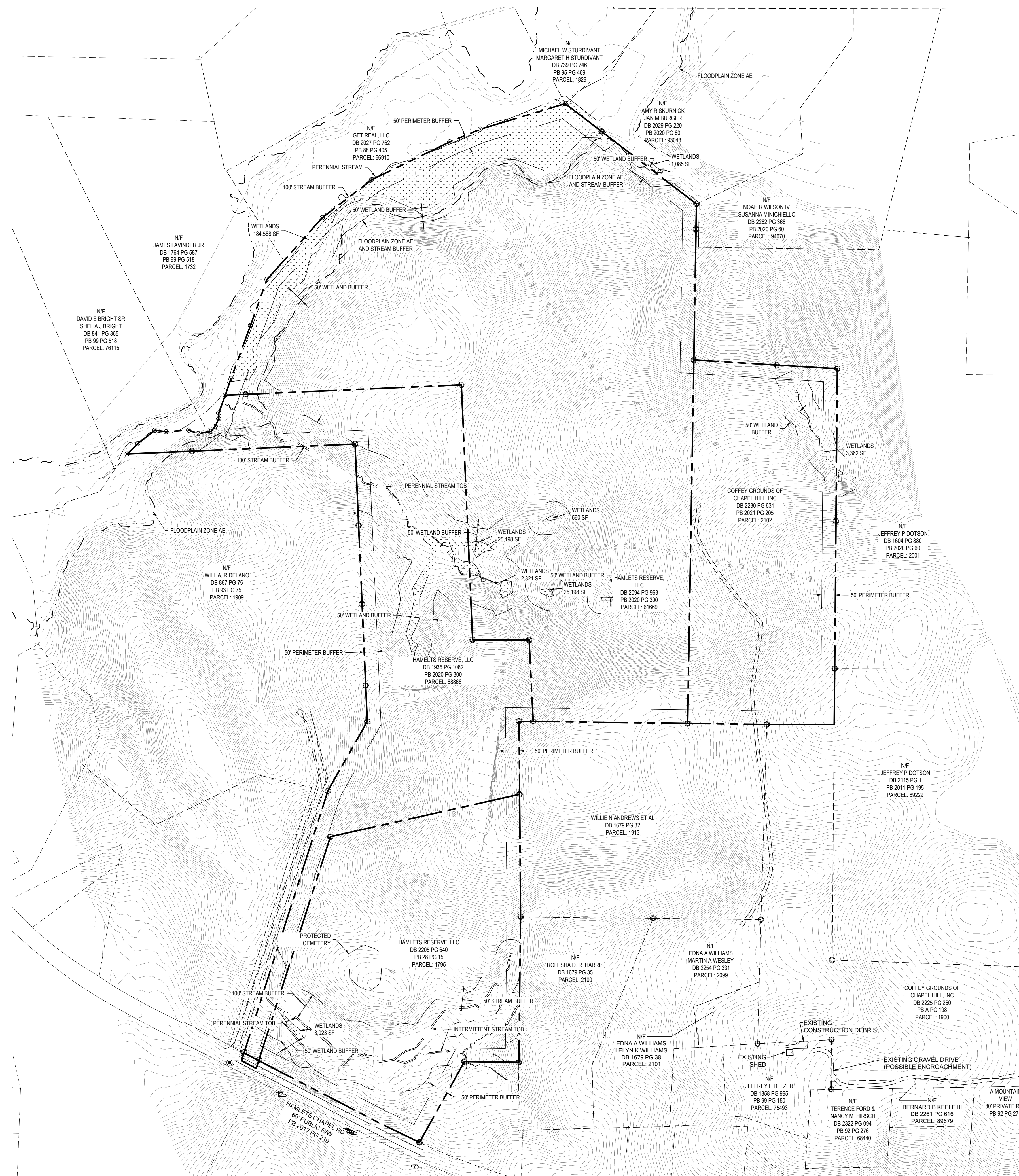
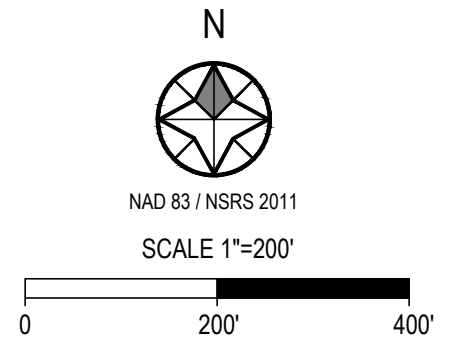
GENERAL NOTES:

1. ALL UTILITIES OR STRUCTURES NOT INDICATED FOR REMOVAL OR MODIFICATION ARE TO REMAIN AND BE PROTECTED FROM DAMAGE.
2. ALL WASTE MATERIAL GENERATED FROM CLEARING AND DEMOLITION ACTIVITIES SHALL BE DISPOSED OF OFF-SITE IN ACCORDANCE WITH ALL APPLICABLE RULES AND REGULATIONS.
3. REMOVE TOPSOIL AND STOCKPILE APPROPRIATELY ON-SITE. ON-SITE TEMPORARY STOCKPILES SHALL BE LOCATED WITHIN THE CONSTRUCTION LIMITS.
4. ALL PAVEMENT OR CONCRETE TO BE REMOVED SHALL BE SAW CUT TO PROVIDE A STRAIGHT AND UNIFORM JOINT WITH NEW CONSTRUCTION. ANY EXISTING PAVEMENT, SIDEWALK, CURB & GUTTER, ETC. THAT MUST BE REMOVED TO ALLOW NEW CONSTRUCTION SHALL BE REMOVED AND REPAIRED PER SPECIFICATIONS AND DETAILS OR TO MATCH EXISTING CONDITIONS (WHETHER OR NOT SHOWN ON THE DRAWINGS TO BE REMOVED). UTILITY INSTALLATIONS MAY UTILIZE OPEN CUT OF PAVEMENTS UNLESS INDICATED OTHERWISE. TRENCH IN EXISTING ASPHALT SHALL BE PATCHED PER PAVEMENT REPAIR DETAIL.
5. PROTECT ALL ADJACENT PROPERTIES, THE GENERAL PUBLIC AND ALL OF THE OWNER'S FACILITIES. SHOULD DAMAGE OCCUR, NOTIFY THE ENGINEER IMMEDIATELY.
6. THE CONTRACTOR SHALL EMPLOY A QUALIFIED UTILITY LOCATOR SERVICE TO LOCATE ALL UNDERGROUND UTILITIES (INCLUDING, BUT NOT LIMITED TO ELECTRICAL, TELEPHONE, GAS, CABLE AND FIBER OPTIC) WITHIN THE LIMITS OF CONSTRUCTION.
7. VERIFY ALL ILLUSTRATED KNOWN UNDERGROUND ELEMENTS. EXERCISE REASONABLE EFFORTS TO PROTECT ANY UNKNOWN UNDERGROUND ELEMENTS. NOTIFY THE ENGINEER IMMEDIATELY IF UNKNOWN ELEMENTS ARE DISCOVERED THAT WOULD NECESSITATE MODIFICATION TO THE PROPOSED DESIGN.
8. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE LOCAL, STATE AND OSHA REGULATIONS.
9. EXISTING MANHOLES, VALVE BOXES, VAULTS, CLEANOUTS, UTILITY POLES, ETC. TO REMAIN WITHIN THE GRADING LIMITS SHALL BE ADJUSTED AS NEEDED TO FUNCTION PROPERLY WITH THE PROPOSED FINISHED GRADES (WHETHER INDICATED OR NOT TO BE MODIFIED).
10. GENERAL CONTRACTOR TO COORDINATE ALL PEDESTRIAN ACCESS PATHS, LOCATIONS, LIGHTING, ETC. WITH OWNER.
11. CONTRACTOR SHALL INSPECT ALL EXISTING SIDEWALK AND SHALL REPLACE OR REPAIR ANY BROKEN OR DAMAGED SECTIONS.
12. CONTRACTOR SHALL COMPLY WITH CHATHAM COUNTY CONSTRUCTION STANDARDS AND SPECS.

EXISTING CONDITIONS NOTES

1. BOUNDARY AND FIELD TOPOGRAPHIC SURVEY PROVIDED BY BATEMAN CIVIL SURVEY COMPANY, 2022.
2. ADDITIONAL BASE INFORMATION PER CHATHAM COUNTY GIS.
3. PROJECT SITE IS LOCATED WITHIN ANY SPECIAL FLOOD HAZARD AREAS OR FUTURE CONDITIONS FLOOD HAZARD AREAS, AS SHOWN ON FIRM PANEL #371097400K (ZONE A) DATED NOVEMBER 17, 2017.
4. EXISTING CONDITIONS AS SHOWN ON THESE PLANS ARE GENERAL AND ILLUSTRATIVE IN NATURE AND DO NOT INCLUDE MECHANICAL, ELECTRICAL AND MISCELLANEOUS STRUCTURES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW THE PROJECT SITE AND FAMILIARIZE WITH ACTUAL FIELD CONDITIONS PRIOR TO BIDDING AND COMMENCING WORK. IF FIELD CONDITIONS ARE FOUND TO BE SIGNIFICANTLY DIFFERENT THE CONTRACTOR SHALL NOTIFY THE PROJECT LANDSCAPE ARCHITECT OR ENGINEER IMMEDIATELY.
5. SURVEY INFORMATION BY OTHERS. ENGINEER HAS NOT VERIFIED THE ACCURACY OF COMPLETENESS OF THE INFORMATION PROVIDED AND SHALL NOT BE RESPONSIBLE FOR ERRORS OR OMISSION THAT MAY BE INCORPORATED AS A RESULT. THIS SHALL NOT BE CONSIDERED A CERTIFIED SURVEY.

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH LOCAL MUNICIPALITY, NCDEQ AND NCDOT STANDARDS, SPECIFICATIONS, AND DETAILS



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REV#	DATE	DESCRIPTION

Bateman Civil Survey Company
Engineers • Surveyors • Planners
2524 Reliance Avenue, Apex, North Carolina 27539
Phone: 919.577.1080 Fax: 919.577.1081
NCBELS FIRM No. C-2378



**HAMELTS RESERVE
FIRST PLAT**
HAMELTS CHAPEL ROAD
PITTSBORO, NC 27312
CHATHAM COUNTY

EXISTING CONDITIONS

Design By: **WKB**
Date: **09.27.24**
Project #: **P220749B**

SHEET
C100

LEGEND:

	DEMOLITION
	DEMOLITION TREES
	EXISTING OVERHEAD ELECTRIC LINE
	EXISTING ELECTRIC POLE
	EXISTING FENCE
	EXISTING MAJOR CONTOURS
	EXISTING MINOR CONTOURS
	EXISTING POND
	EXISTING PROPERTY CORNER
	EXISTING RIPARIAN BUFFER
	EXISTING RIGHT-OF-WAY
	EXISTING STREAM
	FLOODPLAIN
	FLOODPLAIN AND STREAM BUFFER
	EXISTING STRUCTURES
	EXISTING TREE LINE
	EXISTING TREES
	EXISTING WETLAND
	IRON PIPE SET

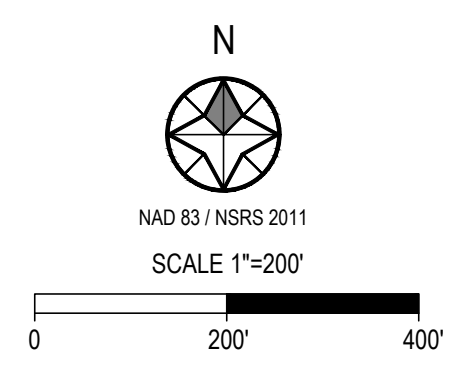
SITE DATA

OWNER	HAMLETS RESERVE, LLC
SITE ADDRESS	HAMLETS CHAPEL RD PITTSBORO, NC 27312
PARCEL NUMBER	1795
PARCEL NUMBER	68866
PARCEL NUMBER	61669
PARCEL NUMBER	2102
PARCEL NUMBER	1900
EXISTING USE	VACANT
PROPOSED USE	RESIDENTIAL
ZONING	R-1
DEED BOOK	2205
DEED PAGE	640
WATER SUPPLY WATERSHED	HAW RIVER (WS-IV, NSW)
DISTRICT	JORDAN LAKE
WATERSHED	WILKINSON CREEK
FEMA MAP	MAP#3710975100K DATE 11.17.17
GROSS TRACT AREA	109.8 AC.
DEVELOPMENT TYPE - CONVENTIONAL SUBDIVISION	
EXISTING USE	VACANT
PROPOSED USE	RESIDENTIAL
UNITS PROVIDED	39 UNITS
MIN. LOT AREA	40,000 SF
MIN. LOT WIDTH	75'

LINEAR FEET OF PROPOSED STREET
 HAMLETS RESERVE DRIVE 3820 LF
 OPHELIA DRIVE 565 LF

LOTS WITH RIPARIAN BUFFERS

LOT NUMBER	TOTAL ACERAGE	ACREAGE OF STREAM FEATURE	ACERAGE OF LOT WITHOUT STREAM FEATURE
1	3.36	1.64	1.72
7	3.93	0.85	3.08
8	2.63	1.37	1.26
15	3.42	0.89	2.53
16	3.02	0.01	3.01
18	3.35	1.29	2.06
19	3.6	1.19	2.41
20	5.69	1.3	4.39
37	1.31	0.24	1.07
38	2	0.84	1.16
39	4.69	2.77	1.92



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REV#	DATE	DESCRIPTION

Bateman Civil Survey Company
 Engineers • Surveyors • Planners
 2524 Reliance Avenue, Apex, North Carolina 27539
 Phone: 919.577.1080 Fax: 919.577.1081
 NCBELS FIRM No. C-2378



**HAMLETS RESERVE
 FIRST PLAT**
 HAMLETS CHAPEL ROAD
 PITTSBORO, NC 27312
 CHATHAM COUNTY

OVERALL SITE PLAN

Design By: **WKB**
 Date: **09.27.24**
 Project #: **P220749B**

SHEET
C200

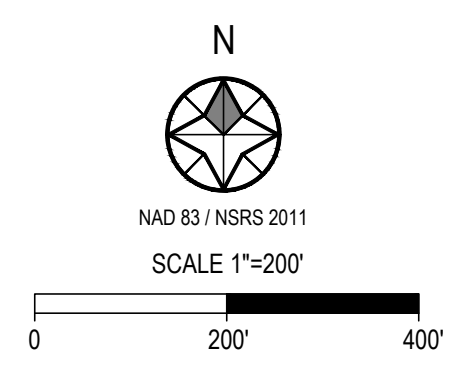
LEGEND:

	DEMOLITION
	DEMOLITION TREES
	EXISTING OVERHEAD ELECTRIC LINE
	EXISTING ELECTRIC POLE
	EXISTING FENCE
	EXISTING MAJOR CONTOURS
	EXISTING MINOR CONTOURS
	EXISTING POND
	EXISTING PROPERTY CORNER
	EXISTING RIPARIAN BUFFER
	EXISTING RIGHT-OF-WAY
	EXISTING STREAM
	FLOODPLAIN
	FLOODPLAIN AND STREAM BUFFER
	EXISTING STRUCTURES
	EXISTING TREE LINE
	EXISTING TREES
	EXISTING WETLAND
	IRON PIPE SET

SOILS / SEPTIC LEGEND:

	UNSUITABLE TOPOGRAPHY
	SUBSURFACE DRIP AREA
	LOW-PROFILE CHAMBER AREA
	SHALLOW CONVENTIONAL AREA

SITE DATA	
OWNER	HAMLETS RESERVE, LLC
SITE ADDRESS	HAMLETS CHAPEL RD PITTSBORO, NC 27312
PARCEL NUMBER	1795
PARCEL NUMBER	68866
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WATER SUPPLY WATERSHED DISTRICT	HAW RIVER (WS-IV, NSW)
WATERSHED	JORDAN LAKE
RIVER BASIN	WILKINSON CREEK
FEMA MAP	MAP#3710975100K DATE 11.17.17
GROSS TRACT AREA	109.8 AC.
DEVELOPMENT TYPE - CONVENTIONAL SUBDIVISION	
EXISTING USE	VACANT
PROPOSED USE	RESIDENTIAL
UNITS PROVIDED	39 UNITS
MIN. LOT AREA	40,000 SF
MIN. LOT WIDTH	75'



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REV#	DATE	DESCRIPTION

PRELIMINARY
NOT FOR CONSTRUCTION

Bateman Civil Survey Company
Engineers • Surveyors • Planners
2524 Reliance Avenue, Apex, North Carolina 27539
Phone: 919.577.1080 Fax: 919.577.1081
NCBELS FIRM No. C-2376



**HAMLETS RESERVE
FIRST PLAT**
HAMLETS CHAPEL ROAD
PITTSBORO, NC 27312
CHATHAM COUNTY

SITE PLAN WITH SEPTIC SOILS

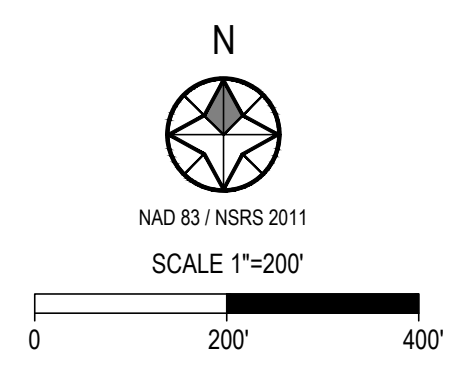
Design By: **WKB**
Date: **09.27.24**
Project #: **P220749B**

SHEET
C201

- UTILITY NOTES**
- COORDINATE AND SCHEDULE INSTALLATION OF ALL UTILITIES WITH OTHER PRIME CONTRACTORS, UTILITY COMPANIES AND OTHER TRADES INCLUDING BUT NOT LIMITED TO: NATURAL GAS, ELECTRICITY, TELEPHONE, AND CATV.
 - VERIFY EXISTING CONDITIONS AND CONNECTIONS TO EXISTING UTILITIES PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT IF ANY DISCREPANCIES ARE DISCOVERED.
 - CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGES DURING CONSTRUCTION AND SHALL MAKE REPAIRS AT NO EXPENSE TO THE OWNER.
 - ALL CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE NCSBC AND OSHA REQUIREMENTS.
 - THE CONTRACTOR SHALL PROVIDE AN AS-BUILT SURVEY OF ALL UTILITY AND STORM DRAINAGE IMPROVEMENTS FOLLOWING CONSTRUCTION.
 - CONTRACTOR SHALL PHASE DEMOLITION AND NEW CONSTRUCTION TO ENSURE UNINTERRUPTED ACCESS AND UTILITY SERVICE TO ADJACENT FACILITIES.
 - SEE GENERAL NOTES ON EXISTING CONDITIONS AND DEMOLITION PLAN FOR REQUIREMENTS FOR REMOVAL AND PATCHING OF PAVEMENT FOR UTILITY INSTALLATION.
 - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL LOCAL JURISDICTION STANDARDS AND SPECIFICATIONS.
 - CONTRACTOR TO PROVIDE TESTING FOR FILL ON SEWER LINE.
 - CONTRACTOR WILL NEED TO HAVE A PRE-CONSTRUCTION MEETING WITH CHATHAM COUNTY STAFF PRIOR TO RELEASE OF APPROVED PERMITTED PLANS.
 - CHATHAM COUNTY REPRESENTATIVE WILL NEED TO BE AT THE PRE-CON MEETING FOR THE UTILITIES.

LEGEND:

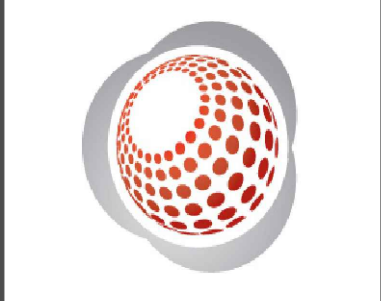
	BACK FLOW PREVENTER (BFP)
	BACK WATER VALVE
	CABLE STRUCTURE
	ELECTRIC STRUCTURE
	EXISTING CABLE LINE
	EXISTING FIBER OPTIC LINE
	EXISTING OVERHEAD ELECTRIC LINE
	EXISTING ELECTRIC POLE
	EXISTING LIGHT POLE
	EXISTING SEWER LINE
	EXISTING TELEPHONE LINE
	EXISTING TREES
	EXISTING ELECTRICAL LINE
	EXISTING WATER LINE
	FIRE DEPARTMENT CONNECTION (FDC)
	FIRE HYDRANT ASSEMBLY (FHA)
	GAS LINE
	GRINDER PUMP & GATE VALVE
	HAND HOLE
	PROPOSED LIGHT POLE
	PROPOSED SEWER LINE
	PROPOSED WATER LINE
	4" DIA. SEWER CLEAN OUT (CO)
	SEWER MANHOLE (SMH)
	SEWER SERVICE
	TELEPHONE STRUCTURE
	TRANSFORMER
	WATER MANHOLE (WMH)
	WATER METER (WM)
	WATER REDUCER
	WATER SERVICE
	WATER VALVE (WV)



REV#	DATE	DESCRIPTION

PRELIMINARY
NOT FOR CONSTRUCTION

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NCBELS FRM No. C-2378



**HAMLETS RESERVE
FIRST PLAT**
HAMLETS CHAPEL ROAD
PITTSBORO, NC 27312
CHATHAM COUNTY

OVERALL UTILITY PLAN

Design By: **WKB**
Date: **09.27.24**
Project #: **P220749B**

SHEET
C400

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