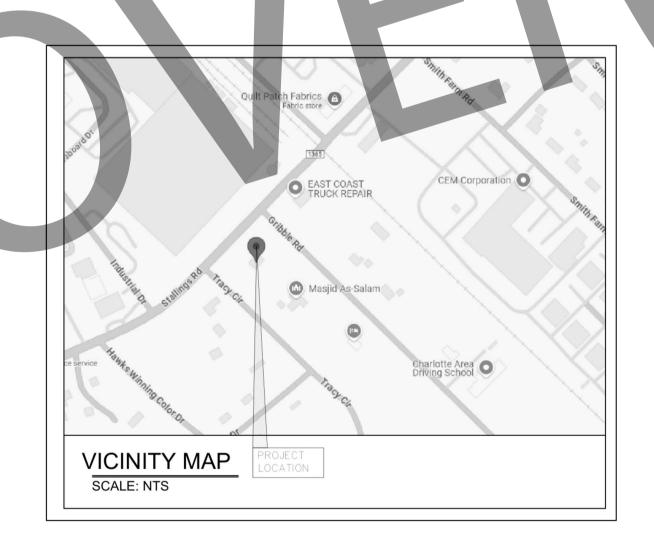


## PROPOSED CIVIL DESIGN CONSTRUCTION PLANS

TO SERVE

# JLN SPORTS AND GAMES LLC

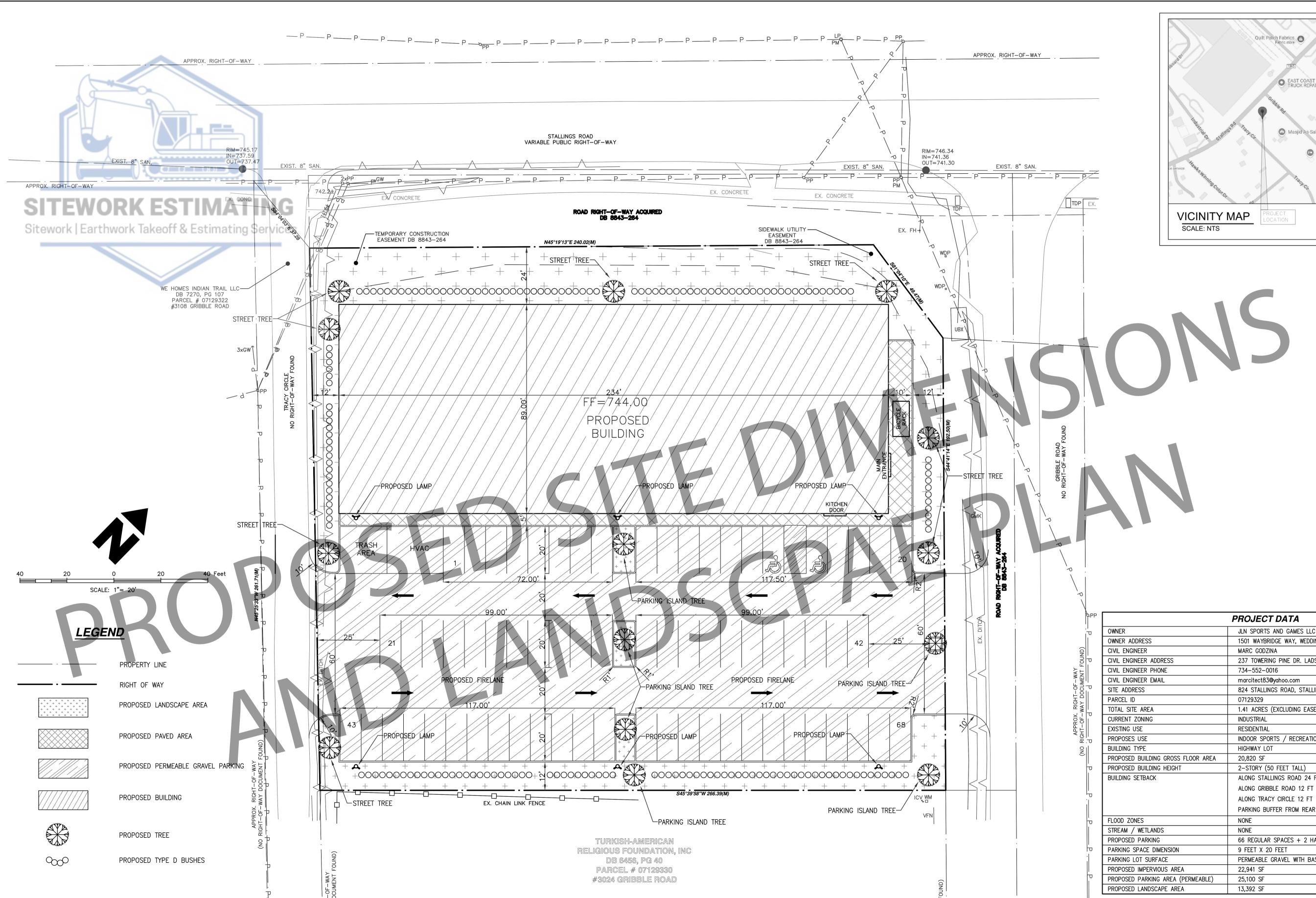
824 STALLINGS ROAD
STALLINGS, NC 28104
OCTOBER 2024

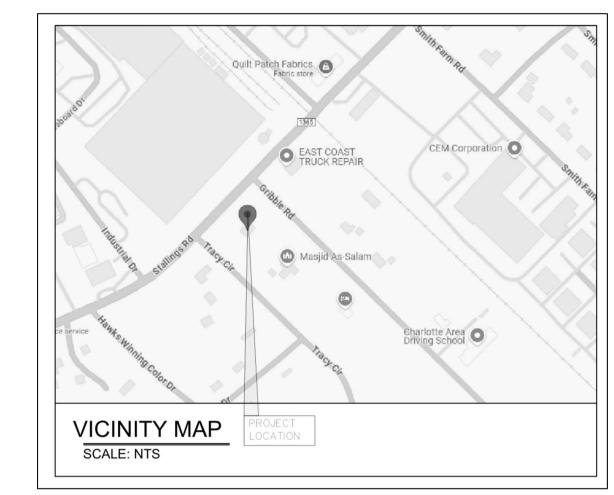


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REVISIONS
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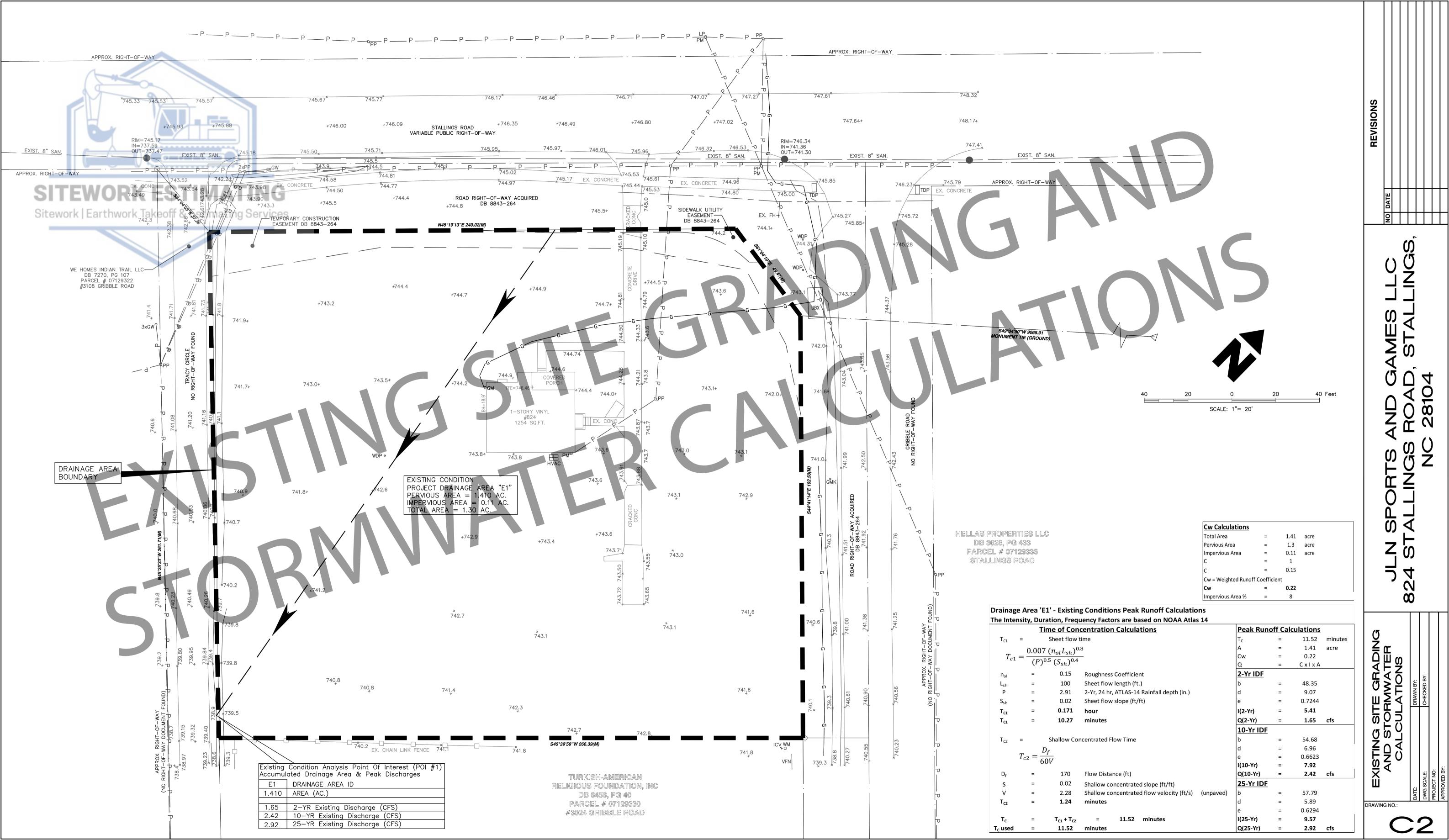
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824 STALLINGS ROAD, STALL
NC 28104



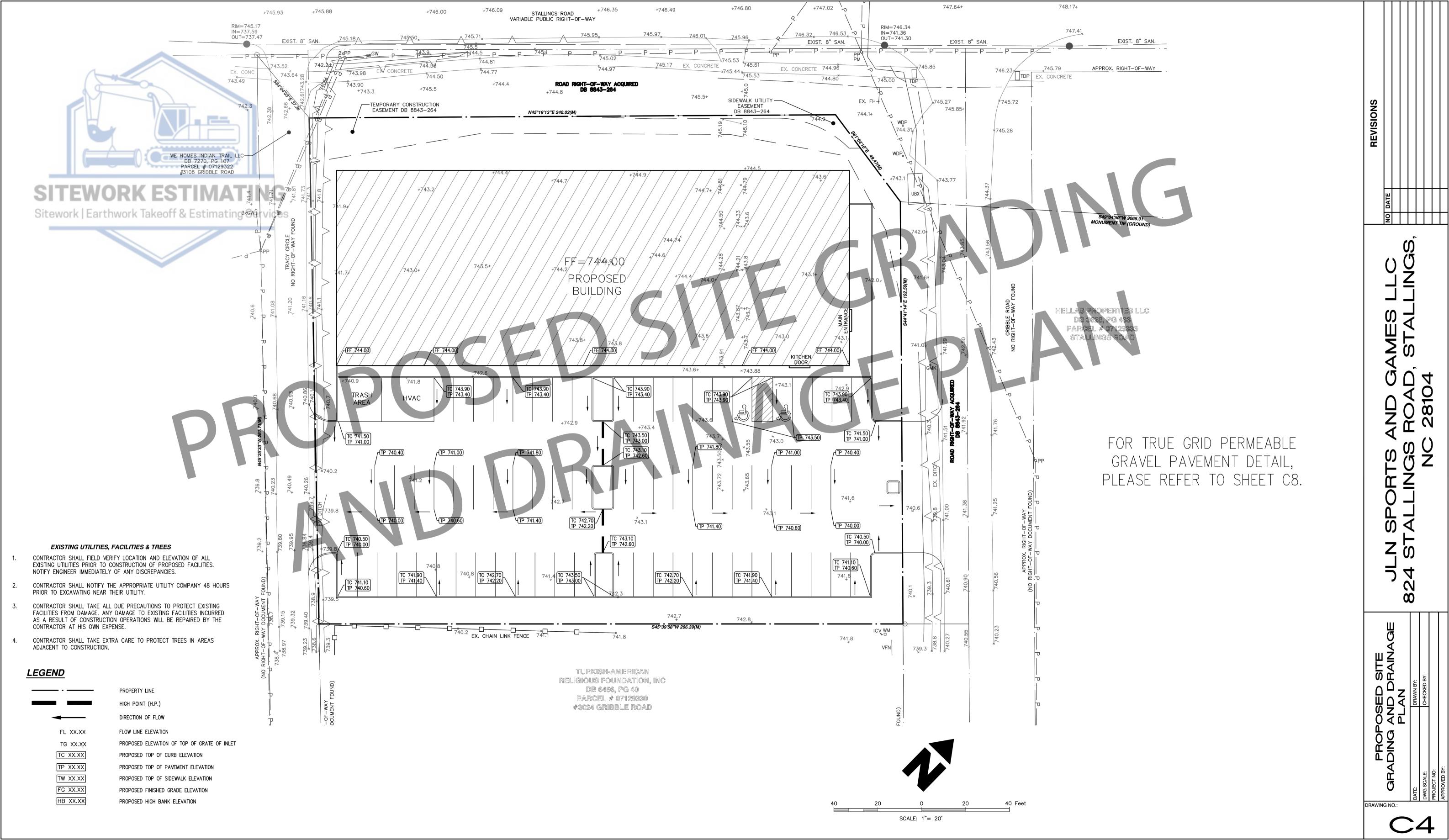


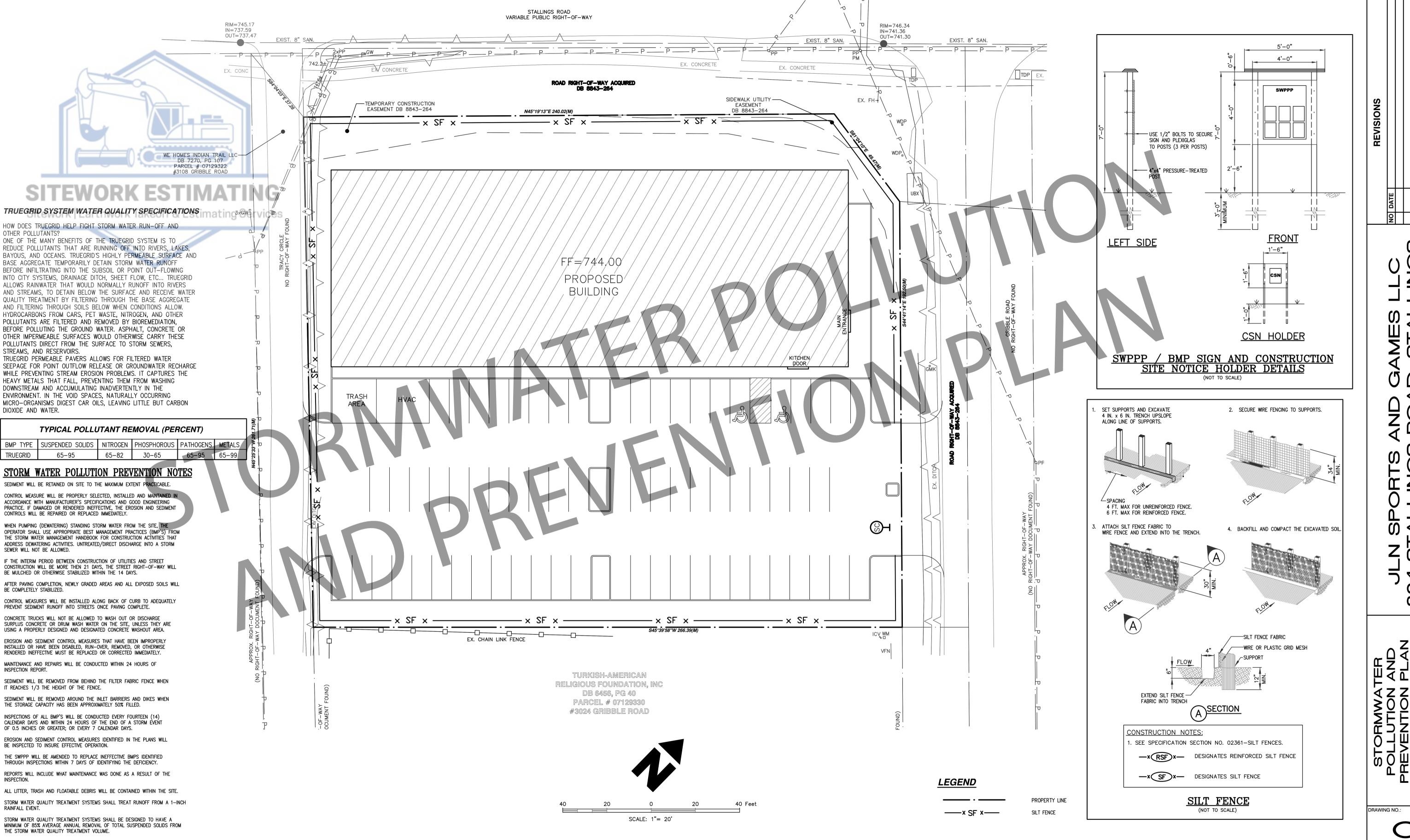
JLN SPORTS AND GAMES LLC 1501 WAYBRIDGE WAY, WEDDINGTON, NC 28104 237 TOWERING PINE DR. LADSON, SC 29456 824 STALLINGS ROAD, STALLINGS, NC 28104 1.41 ACRES (EXCLUDING EASEMENTS) INDOOR SPORTS / RECREATIONAL CLUB ALONG STALLINGS ROAD 24 FT ALONG GRIBBLE ROAD 12 FT ALONG TRACY CIRCLE 12 FT PARKING BUFFER FROM REAR OF PROPERTY 12 FT 66 REGULAR SPACES + 2 HANDICAPPED SPACES + 5 BICYCLE SPACES PERMEABLE GRAVEL WITH BASE LAYER GRAVEL USED FOR WATER STORAGE

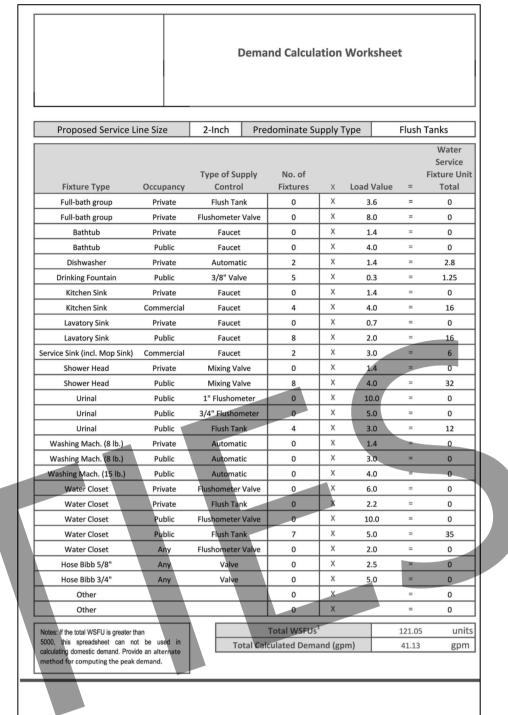
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PROPOSED SITE	DIMENSION AND	ANDSCAPE PLAN	DRAWN BY:	ייים מבייטבויט
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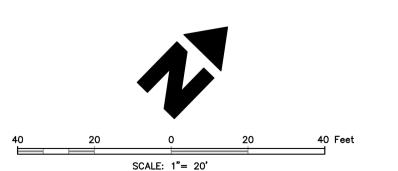
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								PRESS	URE R	ANGE	50-59 PSI	
				DEVE	LOPED	LENG	IH (F I)				METER AND	
	40	60	80	100	150	200	250	300	400	500	METER AND SERVICE PIPE SIZE	DISTRIBUTION PIPE SIZE
	3	3	2.5	2	1.5	1	1	1	0.5	0.5	0.75	0.5
	9.5	9.5	9.5	8.5	6.5	5	4.5	4	3	2.5	0.75	0.75
8	32	32	32	32	25	18.5	14.5	12	9.5	8	0.75	1
ate	32	32	32	32	30	22	16.5	13	10	8	1	1
Water Supply Fixture	32	32	32	32	32	32	32	32	29	24	0.75	1.25
늏	80	80	80	80	80	68	57	48	35	28	1	1.25
Ž	80	80	80	80	80	75	63	53	39	29	1.5	1.25
×	87 151	87 151	87 151	87 151	87 151	87 151	87 139	87 120	82 94	70 79	1	1.5 1.5
E I	151	151	151	151	151	151	146	120	97	81	1.5	1.5
e	87	87	87	87	87	87	87	87	87	87	1	2
Units	275	275	275	275	275	275	275	275	247	213	1.5	2
	365	365	365	365	365	365	365	329	272	232	2	2
	533	533	533	533	533	533	533	533	533	486	2	2.5
								RESSU	RE RA	NGE O	VER 60 PSI	
				DEVE	LOPED	LENG	IH (FT)					
	40	60	80	100	150	200	250	300	400	500	METER AND SERVICE PIPE SIZE	DISTRIBUTION PIPE SIZE
_		3	3	2.5	2	1.5	1.5	1	1	0.5	0.75	0.5
	3		9.5	9.5	7.5	6	5	4.5	3.5	3	0.75	0.75
	9.5	9.5				24	19.5	15.5	11.5	9.5	0.75	1
Wa	9.5 32	32	32	32	32		00	477				1
Water	9.5 32 32	32 32	32 32	32	32	28	28	17	12	9.5	1 0.75	
Water Su	9.5 32 32 32	32 32 32	32 32 32	32 32	32 32	28 32	32	32	32	30	0.75	1.25
Water Suppl	9.5 32 32 32 80	32 32 32 80	32 32 32 80	32 32 80	32 32 80	28 32 80	32 69	32 60	32 46	30 36	0.75 1	1.25 1.25
Water Supply F	9.5 32 32 32 80 80	32 32 32 80 80	32 32 32 80 80	32 32 80 80	32 32 80 80	28 32 80 80	32 69 76	32 60 65	32 46 50	30 36 38	0.75 1 1.5	1.25 1.25 1.25
Water Supply Fixtu	9.5 32 32 32 80 80	32 32 32 80 80 87	32 32 32 80 80	32 32 80 80 87	32 32 80 80 87	28 32 80 80 87	32 69 76 87	32 60 65 87	32 46 50 87	30 36 38 84	0.75 1 1.5 1	1.25 1.25 1.25 1.5
Water Supply Fixture	9.5 32 32 32 80 80 87 151	32 32 32 80 80 87 151	32 32 32 80 80 87 151	32 32 80 80 87 151	32 32 80 80 87 151	28 32 80 80 87 151	32 69 76 87 151	32 60 65 87 144	32 46 50 87 114	30 36 38	0.75 1 1.5 1 1.5	1.25 1.25 1.25 1.5 1.5
Water Supply Fixture Un	9.5 32 32 32 80 80	32 32 32 80 80 87	32 32 32 80 80	32 32 80 80 87	32 32 80 80 87	28 32 80 80 87	32 69 76 87	32 60 65 87	32 46 50 87	30 36 38 84 94	0.75 1 1.5 1	1.25 1.25 1.25 1.5
Water Supply Fixture Units	9.5 32 32 32 80 80 87 151	32 32 32 80 80 87 151	32 32 32 80 80 87 151	32 32 80 80 87 151	32 32 80 80 87 151	28 32 80 80 87 151	32 69 76 87 151 151	32 60 65 87 144 151	32 46 50 87 114 118	30 36 38 84 94	0.75 1 1.5 1 1.5 2	1.25 1.25 1.25 1.5 1.5 1.5
Water Supply Fixture Units	9.5 32 32 32 80 80 87 151 151	32 32 32 80 80 87 151 151	32 32 32 80 80 87 151 151	32 32 80 80 87 151 151	32 32 80 80 87 151 151	28 32 80 80 87 151 151	32 69 76 87 151 151 87	32 60 65 87 144 151 87	32 46 50 87 114 118 87	30 36 38 84 94 97	0.75 1 1.5 1 1.5 2	1.25 1.25 1.25 1.5 1.5 1.5



#### GENERAL NOTES - COMMERCIAL DEVELOPMENT:

PRIOR TO ANY FIELD CHANGES TO PROPOSED MATERIALS OR DESIGN, CONTRACTOR SHALL COORDINATE WITH DWU PIPELINE INSPECTION AND THE ENGINEER OF RECORD. FIELD CHANGES REQUIRE REVISED PLAN REVIEW AND APPROVAL BY THE CITY REVIEW ENGINEER AND IS TO BE COORDINATED THROUGH THE U.C.W. PIPELINE INSPECTOR AND ENGINEER OF RECORD.

WATER AND WASTEWATER EASEMENTS SHALL ALSO INCLUDE ADDITIONAL AREA OF WORKING SPACE FOR

#### CONSTRUCTION AND MAINTENANCE OF SYSTEM. WATER METERS/SERVICES SHALL BE LOCATED:

- NO LESS THAN 2 FT BEYOND PROPOSED CURB OR AS SHOWN, NO CLOSER THAN 3 FT (FOR < 1") OR 4 FT (FOR >1") IN SPACING BETWEEN METERS WITHIN PUBLIC SIDEWALK WHERE PRESENT OR OTHER ALLOWABLE PROTECTED LOCATION
- NOT BE INSTALLED IN DRIVEWAYS NOR ANY VEHICULAR PATHS ALL WASTEWATER LATERALS SHALL BE PLACED WITHIN PAVED SIDEWALKS AND NOT WITHIN VEHICULAR PATHS, UNLESS OTHERWISE APPROVED BY U.C.W. INSPECTOR. SIZED AND REFERENCED AS FOLLOWS: "P"= 1-6"LAT TOTAL: 1-6". LATERAL CLEANOUTS SHALL BE INSTALLED BY PERMIT ALONG WITH THE CONNECTION TO PRIVATE PLUMBING.

ALL 8" THROUGH 15" PVC WASTEWATER MAINS SHALL BE ASTM 3034 (SDR-35), UNLESS NOTED OTHERWISE. WASTEWATER LATERALS SHALL BE ASTM 3034 (SDR-35), UNLESS NOTED OTHERWISE.

THE MAXIMUM TRENCH WIDTH IS 32" FOR ALL PIPES DIAMETERS EQUAL TO OR SMALLER THAN 12".

THE CERTIFICATE OF ACCEPTANCE (COA) WILL NOT BE ISSUED UNTIL ALL OF THE FOLLOWING ITEMS HAVE BEEN COMPLETED:
ALL WATER AND WASTEWATER APPURTENANCES HAVE BEEN ADJUSTED TO THEIR FINAL POSITION AND A FINAL INSPECTION FOR THE P-CONTRACT HAS BEEN SUCCESSFULLY COMPLETED AND;
THE FINAL PLAT HAS BEEN FILED WITH THE COUNTY (IF APPLICABLE) AND MATCHES THE DESIGN PLANS AND;
ALL FEES OWED TO THE CITY HAVE BEEN PAID AND;
A PAY AFFIDAVIT SENT TO PRIVATE DEVELOPMENT STATING THAT THE CONTRACTOR HAS BEEN PAID IN FULL.

FIRE HYDRANTS SHALL BE CONSTRUCTED PER U.C.W. STANDARDS DRAWINGS MANUAL PG. 224. HYDRANTS SHALL BE A MINIMUM OF 2.5' AND A MAXIMUM OF 7.5' FROM THE BACK OF CURB WITH 36" OF CLEARANCE FROM ALL OBSTRUCTIONS. ALL FIRE HYDRANTS SHALL BE INSTALLED IN ACCORDANCE WITH U.C.W. STANDARDS PRIOR TO THE MAIN BEING PLACED IN SERVICE AND THE HYDRANTS PAINTED BY U.C.W.. ANY DELAYS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR IF THE HYDRANT HAS NOT BEEN INSTALLED PER U.C.W. STANDARDS. IT IS RECOMMENDED THAT EXISTING URBS, SIDEWALKS, FINAL GROUND ELEVATIONS, AND OTHER FEATURES BE STAKED BY THE CONTRACTOR AS NEEDED TO ENSURE COMPLIANCE WITH U.C.W. STANDARDS AND AVOID ADDITIONAL ADJUSTMENTS OR RELOCATIONS THAT MAY DELAY APPROVALS.

BEDMENT FOR WATER MAINS SHALL BE PER THE CURRENT U.C.W. STANDARD DRAWINGS ANNUAL.

WATER MAINS SIZED 12" AND UNDER SHALL BE A MINIMUM OF 4-FT UNDER IMPROVED SURFACES AND 6-FT UNDER

STREET AND ALLEY CUTS WILL FOLLOW THE LATEST EDITION OF CITY OF STALLINGS, NC DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION PAVEMENT CUT AND REPAIR STANDARDS MANUAL. ALL WATER AND WASTEWATER SERVICE CUTS IN PAVEMENT SHALL HAVE THE DITCH LINE FILLED TO PAVEMENT BASE LINE WITH LOW STRENGTH FAST FIX FLOWABLE FILL. CONSTRUCTION SPECIFICATIONS AND APPURTENANCES WILL BE COVERED BY THE CURRENT EDITIONS (AS OF THE TIME

OF CONSTRUCTION COMMENCEMENT) OF THE FOLLOWING MANUALS: UNION COUNTY WATER UTILITIES STANDARD

DRAWINGS FOR WATER AND WASTEWATER CONSTRUCTION, STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION STANDARDS, THE CITY OF STALLINGS, NC. COUNCIL OF GOVERNMENTS PUBLIC WORKS CONTRACTOR WILL REMOVE EXISTING WATER METERS NOT USED FOR PROPOSED DEVELOPMENT. REMOVE METERS AND METER LIDS IN A WAY AS TO NOT DAMAGE THE METER NOR LID AND DELIVER SALVAGED METERS TO THE TOWN OF

MATTHEW. CONTACT (704)-847-4411 48-HOURS PRIOR TO METER DELIVERY. CONTRACTOR SHALL KILL EXISTING DEADHEAD SERVICE FOR REMOVED METERS AT THE MAIN LINE. PRIOR TO THE START OF INSTALLATION WORK, APPROVED RIGHT OF WAY PERMIT, APPROVED TRAFFIC CONTROL PLAN, AND CUT—SHEETS FOR WATER AND WASTEWATER INSTALLATION SHOULD BE SUBMITTED TO U.C.W. PIPELINE

THE CITY OF STALLINGS, NC DEPARTMENT OF PUBLIC WORKS WILL APPROVE AND/OR DETERMINE THE TRAFFIC CONTROL PLAN AND WORKING HOURS. CONTACT 704-244-8273 TO COORDINATE THE SUBMITTAL, REVIEW AND

CONTRACTOR MAY ONLY LAY PIPE WHEN TEMPERATURE IS 36 DEGREES F AND RISING. ANY SPECIAL METHODOLOGY OR PROCEDURES FOR LAYING PIPE AT LESS THAN 36 DEGREES REQUIRES THE APPROVAL OF U.C.W. PIPELINE INSPECTION SUPERINTENDENT.

LOW-STRENGTH FLOWABLE FILL SHALL BE USED AS BACKFILL MATERIAL AROUND NEW MANHOLES LOCATED WITHIN

EXISTING OR NEW PAVEMENT.

ALL NEW MANHOLES OR EXISTING MANHOLES AFFECTED BY CONSTRUCTION OF THIS CONTRACT SHALL HAVE THE INTERIOR COATED WITH RAVEN 405 OR APPROVED EQUAL. COATING MUST BE APPLIED BY CERTIFIED APPLICATOR. SPRAY, BRUSH, OR ROLLER APPLICATION TO A MINIMUM OF 200 MIL THICKNESS. CONTRACTOR SHALL REPLACE ALL IEAD-COVERED WATER PIPE FITTINGS ENCOUNTERED WITH NEW DWU APPROVED

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL REQUIRED FITTINGS/COUPIINGS IN A TIMELY MANNER. ANY DELAY DUE TO SHUT DOWN AND CONNECTION ISSUES DURING WATER MAIN TIE—IN ARE CONSIDERED INCIDENTAL WORK AND SHALL BE BORNE BY THE CONTRACTOR. ANY SPECIALIZED FITTING/COUPLINGS SHALL BE INSTALLED BY QUALIFIED PERSONNEL WITH THAT SPECIFIC SKILL.

ALL FIRE HYDRANTS SHALL BE INSTALLED IN ACCORDANCE WITH U.C.W. STANDARDS PRIOR TO THE MAIN BEING PLACED IN SERVICE AND THE HYDRANTS PAINTED BYU.C.W. ANY DELAYS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR IF THE HYDRANT HAS NOT BEEN INSTALLED PER U.C.W. STANDARDS. IT IS RECOMMENDED THAT EXISTING CURBS, SIDEWALKS, FINAL GROUND ELEVATIONS, AND OTHER FEATURES BE STAKED BY THE CONTRACTOR AS NEEDED TO ENSURE COMPLIANCE WITH U.C.W. STANDARDS AND AVOID ADDITIONAL ADJUSTMENTS OR RELOCATIONS THAT MAY DELAY APPROVALS.

WATER VALVES SHOULD BE ACCESSIBLE AND READY FOR PERMANENT ACCESSIBILITY BEFORE WATER MAIN CAN BE PLACED IN SERVICE AND TIE-INS COMPLETED. VALVES SHOULD BE PROPERLY BACKFILLED AND PLACED TO GRADE AND NOT COVERED BY PLATES, BACKFILL, OR OTHER CONSTRUCTION MATERIALS. PVC VALVE STACKS ARE NOT

ANY TRAFFIC CONTROL PLAN (TCP) MUST BE SUBMITTED TO THE DEPARTMENT OF PUBLIC WORKS FOR REVIEW AND APPROVAL BY TRAFFIC SAFETY COORDINATORS PRIOR TO START OF CONSTRUCTION, NO TRAFFIC LANE OR SIDEWALK ALONG ANY PUBLIC STREET OR ALLEY IS TO BE CLOSED WITHOUT FIRST OBTAINING THE APPROPRIATE PERMIT(S). CLOSURE OF ANY TRAFFIC LANE MUST BE RESTRICTED TO THE HOURS OF 9: 30A.M. TO 3: 30 P.M. WORKDAYS (HOURS MAY DIFFER IN SCHOOL ZONES).
CONTRACTOR MUST CALL 704-244-8273
TO REQUEST APPROVAL OF TCP AND TO

OBTAIN A RIGHT -OF-WAY PERMIT.

LEGEND

OTES BY SYMBOL

\_\_\_\_ **G** \_\_\_\_\_ GAS LINE

© <sub>SSMH</sub>

WATER LINE

CLEAN-OUT

FIRE HYDRANT

WATER VALVE WATER METER

GAS METER

SANITARY SEWER MA

SEWER MANHOLE

FLOW DIRECTION

SANITARY SEWER LIN

. ALL EXISTING UTILITY LOCATIONS ARE APPROXIMATE AND WILL BE ON FIRMED BY CONTRACTOR PRIOR TO CONSTRUCTION. 2. WHERE A NEW PVC WASTEWATER MAIN OR LATERAL (WITH A MINIMUM PRESSURE RATING OF 150 PSI) CROSSES UNDER AN EXISTING WATER LINE, AN ABSOLUTE MINIMUM SEPARATION DISTANCE OF 6 INCHES BETWEEN OUTSIDE DIAMETERS SHALL BE MAINTAINED, ONE SEGMENT OF THE SEWER PIPE SHALL BE CENTERED ON THE WATER LINE SUCH THAT THE JOINTS OF THE SEWER PIPE ARE EQUIDISTANT AND AT LEAST 9 FEET HORIZONTALLY FROM THE CENTERLINE OF THE WATER LINE. WHENEVER POSSIBLE, THE CROSSING SHALL BE CENTERED BETWEEN THE JOINTS OF THE WATERLINE. THE SANITARY SEWER MAIN SHALL BE EMBEDDED IN FLOW ABLE FILL FROM ONE-QUARTER OF THE DIAMETER OF THE SANITARY SEWER MAIN BELOW THE CENTERLINE OF THE PIPE UP TO 12 INCHES ABOVE TOP OF PIPE FOR THE TOTAL LENGTH OF ONE PIPE SEGMENT, MINIMUM 9 FEET IN EACH DIRECTION FROM WATER LINE, PLUS 12 INCHES BEYOND THE 3. CONTRACTOR SHALL COORDINATE WITH DEVELOPER FOR ALL UTILITY SERVICES NEEDED FOR ANY AUXILIARY STRUCTURES OR AMENITIES, UNLESS OTHERWISE NOTED IN

### NOTES:

ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION FOR STALLINGS, NORTH CAROLINA, LATEST EDITION, AND THE CITY OF UNION COUNTY DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION

DURING THE CONSTRUCTION OF THESE IMPROVEMENTS, ANY INTERPRETATION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION FOR STALLINGS, NORTH CAROLINA, AND ANY MATTER WHICH REQUIRES THE APPROVAL OF THE OWNER, MUST BE APPROVED BY THE DIRECTOR OF PUBLIC WORKS AND TRANSPORTATION OR HIS DESIGNEE BEFORE ANY CONSTRUCTION INVOLVING THAT DECISION COMMENCES. ASSUMPTIONS ABOUT WHAT THESE DECISIONS MIGHT BE WHICH ARE MADE DURING THE BIDDING PHASE WILL HAVE NO BEARING ON THE DECISION.

FOR ADJUSTMENT OF UNION COUNTY WATER UTILITIES APPURTENANCES OR TO VERIFY LOCATIONS OF EXISTING WATER AND WASTE WATER MAINS IN AREA, CALL (704) 296-4210 AT LEAST (3) THREE WORKING DAYS PRIOR TO CONSTRUCTION.

STREETS, ALLEYS, SIDEWALKS, DRIVEWAYS, AND STORM DRAINAGE FACILITIES IN THE PUBLIC RIGHT-OF-WAY SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE CITY OF UNION COUNTY, STANDARD CONSTRUCTION DETAILS, FILE 251D-1, LATEST EDITION. E. ALL CONCRETE FOR PAVEMENT SHALL BE 4000 PSI FOR MACHINE FINISH AND 4500 PSI IF IT IS NECESSARY FOR HAND FINISH.

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PRAWING NO.: