Sanford/Lee County Zoning & Design Review Dept.

115 Chatham Street, Sanford, NC 27330 Phone 919-718-4656

SANFORD / LEE COUNTY / BROADWAY
TECHNICAL REVIEW COMMITTEE (TRC) MEMO

TO: SANFORD / LEE COUNTY / BROADWAY (TRC) MEMBERS
Sanford/Lee Co. Community Development Dept.: Marshall Downey, Director
Sanford/Lee Co. Community Development Dept.: David Montgomery, Long Range-Transportation Planner
Sanford/Lee Co. Zoning & Design Review Dept.: Thomas Mierisch, Planner II
Sanford/Lee Co. Zoning & Design Review Dept.: Amy J. McNeill, Zoning Administrator
Sanford/Lee County Building Inspections Dept.: Chris Riggins, Inspections Administrator
Sanford Public Works Dept. / Engineering Division: Mary DePina, Civil Engineer II
Sanford Public Works Dept. / Engineering Division: Fedd Walker, Public Works Manager
Sanford Fire Dept.: Wayne Barber, Chief & Ken Cotten, Deputy Chief / Fire Marshal
Sanford Police Dept.: Jamie Thomas, Assistant Police Chief
Lee County Office of Emergency Services: Aaron Bullard, Lee County Fire Marshal
Lee County Strategic Services Dept.: Don Kovasckitz, GIS Administrator
Lee County Schools: Reid Cagle, Transportation Director & Dr. Andy Bryan, Lee Co. Schools Superintendent
NCDOT: Janet James, Assistant District Engineer, Division 8, District 2
CC: TRC "CC" Members, Project Managers/Designers

FROM: SANFORD/LEE COUNTY ZONING & DESIGN REVIEW DEPT.
DATE: 04.05.2022

RE: TRC agenda for April 28, 2022. There will be a **virtual meeting held** among staff and applicants via HD Meeting (Office Suite). Please send in all comments pertaining to these projects to me by **April 28, 2022** (thomas.mierisch@sanfordnc.net):

TRC-04-19-22
Burns Drive Townhomes – Concept Plan Review
LOCATION: 0 Friars Drive (at the intersection of Burns Drive and Friars Drive)
LEE CO. PIN NO.: 9643-57-6362-00 and 9643-57-1338-00
ZONING: O & I (Office & Institutional)
ACRES: 7.2 +/-
DESCRIPTION: Proposed residential subdivision consisting of 45 single-family attached townhomes.
UTILITIES: Existing access to public water along Friars and Burns Drives, Sewer terminates right at the site along Friars Dr.
STREET(s): Friars Drive is a City-maintained street, and Burns Drive is an NCDOT-maintained roadway.
JURISDICTION: Subject property is within the City of Sanford's corporate limits.
APPLICANT: Mark Lyczkoski | 919.774.5464 | mark@fig.llc
PROJECT MANAGER: Beth Blackmon | 919.866.4509 | beth.blackmon@timmons.com
PLANNER: Thomas Mierisch | 919.718.4656 ext. 5396 | thomas.mierisch@sanfordnc.net
Note: Subject property must be rezoned in order to be developed as proposed.

TRC-04-20-22
Midtown Village South – Major Subdivision Review
LOCATION: 0 Lower Moncure Road (area between Lower Moncure Rd, US 421 Hwy, and Colon Rd.)
LEE CO. PIN NO.: 9653-17-6784-00; 9653-26-3853-00; 9653-15-4239-00; 9653-24-1951-00; 9653-25-6511-00; 9653-34-3218-00; 9653-36-6299-00; 9653-46-2729-00; 9653-46-6325-00; 9653-46-8365-00; 9653-56-8753-00; 9653-57-3523-00

IF YOU ARE UNABLE TO ATTEND THE MEETING, PLEASE FORWARD REVEW COMMENTS &/OR QUESTIONS TO THE PROJECT PLANNER. Thank you.

ZONING: Midtown Village South Conditional Zoning District (as of March 1st, 2022)
ACRES: 288.74 +/-
DESCRIPTION: Proposed development of single-family attached and detached homes of varying lot sizes.
UTILITIES: Public water exists along Colon and Lower Moncure Rds, public sewer must be extended to serve the site.
STREET(s): Existing access along Lower Moncure and Colon Roads.
JURISDICTION: Subject property is partially in the City limits, partially within the ETJ and Lee County jurisdiction.
APPLICANT: Mark Lyczkoski | 919.774.5464 | mark@fig.llc
PROJECT MANAGER: Beth Blackmon | 919.866.4509 | beth.blackmon@timmons.com
PLANNER: Thomas Mierisch | 919.718.4656 ext. 5396 | thomas.mierisch@sanfordnc.net
Note: Subject property must be annexed in order to be developed as proposed.

TRC-04-21-22
Otter Creek Subdivision – Concept Plan Review
LOCATION: 3905 NC 87 Hwy
LEE CO. PIN NO.: 9661-24-7824-00 and 9661-24-8442-00
ZONING: R-20/MH
ACRES: 10 +/-
DESCRIPTION: Proposed commercial subdivision to allow for several smaller outparcels to develop, while constructing stub streets that will serve the property to the east for future, undetermined development.
UTILITIES: Site has access to public water along NC 87 Hwy, but not public sewer.
STREET(s): Existing access from NC 87 Hwy, which is an NCDOT-maintained roadway.
JURISDICTION: Subject property is in City corporate limits.
APPLICANT: Ken Bright | 919.776.3444 | kwbright@kenbrightengineering.com
PROJECT MANAGER: Ken Bright | 919.776.3444 | kwbright@kenbrightengineering.com
PLANNER: Thomas Mierisch | 919.718.4656 ext. 5396 | thomas.mierisch@sanfordnc.net
Note: Subject property must be rezoned in order to be developed as commercial property.

TRC-04-22-22
Sanford Fire Dept. Station #5 – Concept Plan Review
LOCATION: 0 Colon Road (at intersection of US 1 Hwy and Colon Road)
LEE CO. PIN NO.: 9655-48-4471-00
ZONING: HC (Highway Commercial)
ACRES: 4.7 +/-
DESCRIPTION: Proposed construction of a new, 1-story, 12,000+ sf fire station for the Sanford Fire Dept. The building will have two apparatus bays and a residential portion occupied by firefighters, and will be constructed of light GA metal stud walls and roof strusses with CMU walls at the apparatus bays.
UTILITIES: Access to public water along Colon Road exists, with public sewer main on the property to the south and crossing Colon Rd
STREET(s): Existing access from Colon Road, which is NCDOT-maintained.
JURISDICTION: Subject property is in Lee County jurisdiction.
APPLICANT: Zak Pierce | 919.319.6716 | zpierce@clhdesignpa.com
PROJECT MANAGER: Paul Weeks | 919.777.1119 | paul.weeks@sanfordnc.net
PLANNER: Tanner O'Quin | 919.718.4656 ext. 5398 | tanner.oquin@sanfordnc.net
Note: Subject property must be annexed in order to be developed as proposed.

TRC-04-23-22

Sheetz Gas Station – Commercial Plan Review

LOCATION: 2304 Jefferson Davis Hwy (retail space across from Walgreens and CVS Pharmacies at the intersection of Center Church Road and US 1 Hwy).
LEE CO. PIN NO.: 9631-43-6709-00, 9631-43-6903-00, and 9631-43-3781-00
ZONING: HC (Highway Commercial) & RR (Restricted Residential)
ACRES: 2.18 +/-
DESCRIPTION: Proposed demolition of existing buildings, parking and associated utilities to be re-developed with a 6,000sf +/- convenience store and gas station. Proposed addition of 40 parking spaces, a drive-thru, and associated utilities.
UTILITIES: Site has access to public water along US 1 Hwy. Public sewer must be extended to serve the site.
STREET(s): Existing access along Jefferson Davis Hwy/US 1 Hwy., an NCDOT-maintained roadway.
JURISDICTION: Partially in City limits, partially in County jurisdiction.
APPLICANT: Doug Benoit | 781.769.5900 | doug@aristadevllc.com
PROJECT MANAGER: Gary Zurawski | 919.578.9000 | gzurawski@bohlereng.com
PLANNER: Tanner O'Quin | 919.718.4656 ext. 5398 | tanner.oquin@sanfordnc.net
Note: Subject property must be annexed and rezoned in order to be developed as proposed.

TRC-04-24-22

Service Off-Site Solutions – Industrial Plan Review

LOCATION: 0 Colon Road (intersection of Colon Rd. and Brickyard Rd.)
LEE CO. PIN NO.: 9654-26-8768-00
ZONING: HI (Heavy Industrial)
ACRES: 43 +/-
DESCRIPTION: Proposed redevelopment of an industrial site for a homebuilding component manufacturer.
UTILITIES: Existing access to public water from Colon Road, with public sewer to be extended to serve the site.
STREET(s): Existing access along Colon Road and Brickyard Road., both are NCDOT-maintained roadways.
JURISDICTION: Site was annexed into corporate city limits in January, 2022
APPLICANT: Samuel Nye | 919.835.4787 | srn@thesitegroup.net
PROJECT MANAGER: Samuel Nye | 919.835.4787 | srn@thesitegroup.net
PLANNER: Tanner O'Quin | 919.718.4656 ext. 5398 | tanner.oquin@sanfordnc.net

TRC-04-25-22

Knodding Donkey Brew Company – Concept Plan Review

LOCATION: 0 N. Main Street (next to Howards Dips & Dawgs at 120 N. Main Street)
LEE CO. PIN NO.: 9682-32-7840-00
ZONING: LI (Light Industrial)
ACRES: 1.69 +/-
DESCRIPTION: Proposed construction of a microbrewery.
UTILITIES: Site has access to public water and public sewer along N. Main Street
STREET(s): Existing access along N. Main Street, which is an NCDOT-maintained roadway.
JURISDICTION: Site is within town limits of Broadway.
APPLICANT: Charles W. Harwell | 919.264.8004 | knoddingdonkey@gmail.com
PROJECT MANAGER: Charles W. Harwell | 919.264.8004 | knoddingdonkey@gmail.com
PLANNER: Tanner O'Quin | 919.718.4656 ext. 5398 | tanner.oquin@sanfordnc.net



SITE DATA:

TOTAL AREA	7.2 +/- AC
21' X 100' TOWNHOMES	45
OPEN SPACE REQUIRED	0.4 +/- AC
OPEN SPACE PROVIDED	2.6 +/- AC
STORMWATER MANAGEMENT	0.24 +/- AC

BURNS DRIVE TOWNS - SANFORD, NC

Conceptual Development Plan - March 10, 2022

SCALE 1"=30'
0 30' 60'

N

TIMMONS GROUP
YOUR VISION ACHIEVED THROUGH OURS.

MIDTOWN VILLAGE SOUTH

PRELIMINARY PLAT

SANFORD, NORTH CAROLINA

SITE DATA

PROJECT:	MIDTOWN VILLAGE SOUTH
ENGINEER:	TIMMONS GROUP 5410 TRINITY ROAD, SUITE 102 RALEIGH, NC 27607 PHONE: 919-866-4509 FAX: 919-833-8124 BETH BLACKMON, PE EMAIL: BETH.BLACKMON@TIMMONS.COM
DEVELOPER:	ML CONSULTING OF SANFORD LLC 3018 CARRINGTON LN SANFORD, NC 27330 PHONE: 919-842-0334 MARK LYCZKOWSKI EMAIL: MARK@FIG.LLC
PROPERTY LOCATION:	LOWER MONCURE ROAD & COLON ROAD
PINS:	9653-17-6784, 9653-26-3853, 9653-15-4239, 9653-24-1951, 9653-25-6511, 9653-34-3218, 9653-36-6299, 9653-46-2729, 9653-46-6325, 9653-46-8365, 9653-56-5753, & 9653-57-3523
ZONING:	MIDTOWN VILLAGE SOUTH CONDITIONAL ZONING
TOWNSHIP:	SANFORD
PROPOSED USE:	SINGLE FAMILY DETACHED & ATTACHED RESIDENTIAL
EXISTING SITE AREA:	288.74 AC

ZONING CONDITIONS

THE SUBJECT PROPERTIES WOULD ONLY ALLOW RESIDENTIAL DWELLINGS, SINGLE FAMILY DETACHED AND SINGLE FAMILY ATTACHED TOWNHOMES AS INDICATED ON THE CONCEPT PLAN.

R-6 TOWNHOME AREA, AS DENOTED ON THE CONCEPTUAL DEVELOPMENT PLAN, WOULD ALLOW SINGLE-FAMILY ATTACHED DWELLINGS WITH A MINIMUM LOT SIZE OF 2,000 SF, MINIMUM LOT DEPTH OF 90-FEET, AND A MINIMUM LOT WIDTH OF 20-FEET. THE FOLLOWING MINIMUM BUILDING SETBACKS FOR PRINCIPLE STRUCTURES SHALL BE:

- FRONT: 20-FEET, AS MEASURED FROM THE RIGHT OF WAY OF THE PUBLIC STREET,
- REAR: 20-FEET, AS DETERMINED BY THE ORIENTATION OF THE HOUSE AND MEASURED FROM THE REAR PROPERTY LINE; AND
- BUILDING SEPARATION: 20-FEET.

R-6 SINGLE FAMILY AREA, AS DENOTED ON THE CONCEPTUAL DEVELOPMENT PLAN, WOULD ALLOW SINGLE-FAMILY DETACHED DWELLINGS WITH A MINIMUM LOT SIZE OF 6,000 SF, MINIMUM LOT DEPTH OF 100-FEET, AND A MINIMUM LOT WIDTH OF 50-FEET. THE FOLLOWING MINIMUM BUILDING SETBACKS FOR PRINCIPLE STRUCTURES SHALL BE:

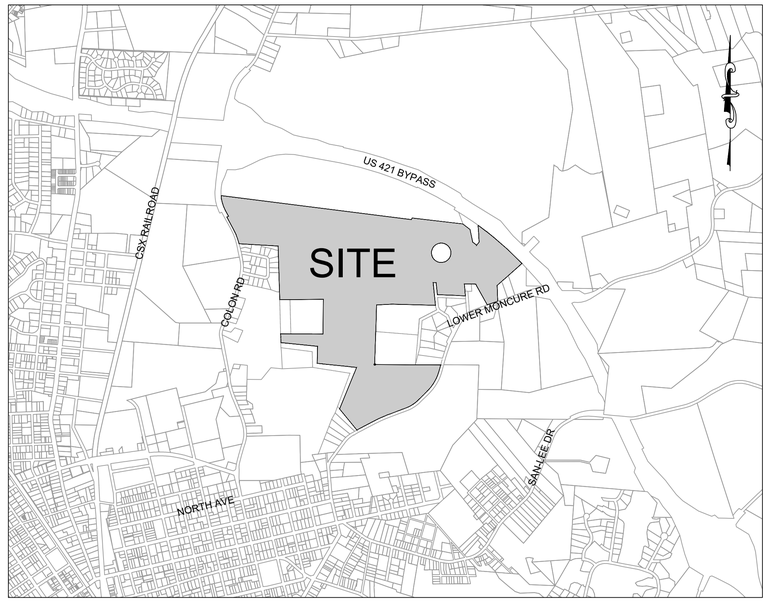
- FRONT: 20-FEET, AS MEASURED FROM THE RIGHT OF WAY OF THE PUBLIC STREET,
- REAR: 20-FEET, AS DETERMINED BY THE ORIENTATION OF THE HOUSE AND MEASURED FROM THE REAR PROPERTY LINE; AND
- SIDE: 5-FEET, AS MEASURED FROM THE LEFT AND RIGHT SIDE PROPERTY LINES; AND
- CORNER: 15-FEET, AS DETERMINED BY THE ORIENTATION OF THE HOUSE AND MEASURED FROM THE SIDE STREET

R-10 SINGLE FAMILY AREA, AS DENOTED ON THE CONCEPTUAL DEVELOPMENT PLAN, WOULD ALLOW SINGLE-FAMILY DETACHED DWELLINGS WITH A MINIMUM LOT SIZE OF 10,000 SF, MINIMUM LOT DEPTH OF 140-FEET, AND A MINIMUM LOT WIDTH OF 65-FEET. THE FOLLOWING MINIMUM BUILDING SETBACKS FOR PRINCIPLE STRUCTURES SHALL BE:

- FRONT: 20-FEET, AS MEASURED FROM THE RIGHT OF WAY OF THE PUBLIC STREET,
- REAR: 20-FEET, AS DETERMINED BY THE ORIENTATION OF THE HOUSE AND MEASURED FROM THE REAR PROPERTY LINE; AND
- SIDE: 5-FEET, AS MEASURED FROM THE LEFT AND RIGHT-SIDE PROPERTY LINES; AND
- CORNER: 15-FEET, AS DETERMINED BY THE ORIENTATION OF THE HOUSE AND MEASURED FROM THE SIDE STREET.

R-12 SINGLE FAMILY AREA, AS DENOTED ON THE CONCEPTUAL DEVELOPMENT PLAN, WOULD ALLOW SINGLE-FAMILY DETACHED DWELLINGS WITH A MINIMUM LOT SIZE OF 12,000 SF, MINIMUM LOT DEPTH OF 160-FEET, AND A MINIMUM LOT WIDTH OF 70-FEET. THE FOLLOWING MINIMUM BUILDING SETBACKS FOR PRINCIPLE STRUCTURES SHALL BE:

- FRONT: 20-FEET, AS MEASURED FROM THE RIGHT OF WAY OF THE PUBLIC STREET,
- REAR: 20-FEET, AS DETERMINED BY THE ORIENTATION OF THE HOUSE AND MEASURED FROM THE REAR PROPERTY LINE; AND
- SIDE-5' AS MEASURED FROM THE LEFT & RIGHT SIDE PROPERTY LINES.
- ALL CORNER LOTS SHALL HAVE TWO FRONT YARD SETBACKS, ONE FOR EACH ROAD FRONTAGE.



VICINITY MAP
1"=1500'

PROPERTY OWNERS

DONALD R SIMPSON
PIN: 9653-17-6784
503 CARTHAGE ST
DB:200 PG:583

PATRICIA C LUTTERLOH
PIN: 9653-26-3853
1817 CARTHAGE ST
DB:1486 PG:67

SUSAN REGISTER OLDHAM
PIN: 9653-56-5753
2412 BROOKWOOD TRAIL
DB:442 PG:59

HOWARD WOMACK LANDS LLC
PIN: 9653-24-1951
4712 SHADOW RIDGE CT
DB:1376 PG:322

HOWARD WOMACK LANDS LLC
PIN: 9653-25-6511
4712 SHADOW RIDGE CT
DB:1376 PG:322

HOWARD WOMACK LANDS LLC
PIN: 9653-15-4239
4712 SHADOW RIDGE CT
DB:1376 PG:322

HOWARD WOMACK LANDS LLC
PIN: 9653-34-3218
4712 SHADOW RIDGE CT
DB:1376 PG:322

REGISTER FAMILY LANDS LLC
PIN: 9653-36-6299
4712 SHADOW RIDGE CT
DB:1234 PG:414

REGISTER FAMILY LANDS LLC
PIN: 9653-46-2729
4712 SHADOW RIDGE CT
DB:1234 PG:414

REGISTER FAMILY LANDS LLC
PIN: 9653-46-6325
4712 SHADOW RIDGE CT
DB:1234 PG:414

REGISTER FAMILY LANDS LLC
PIN: 9653-46-8365
4712 SHADOW RIDGE CT
DB:1234 PG:414

MIDTOWN VILLAGE III LLC
PIN: 96537-3523-3523
4712 SHADOW RIDGE CT
DB:1060 PG:969

Sheet List Table

Sheet Number	Sheet Title
C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS
C2.0	OVERALL SITE PLAN
C2.1	DETAILED SITE PLAN - SHEET 1 OF 4
C2.2	DETAILED SITE PLAN - SHEET 2 OF 4
C2.3	DETAILED SITE PLAN - SHEET 3 OF 4
C2.4	DETAILED SITE PLAN - SHEET 4 OF 4
C3.0	OVERALL UTILITY PLAN
C3.1	DETAILED UTILITY PLAN - SHEET 1 OF 4
C3.2	DETAILED UTILITY PLAN - SHEET 2 OF 4
C3.3	DETAILED UTILITY PLAN - SHEET 3 OF 4
C3.4	DETAILED UTILITY PLAN - SHEET 4 OF 4
C3.5	OFFSITE UTILITY PLAN
C4.0	OVERALL LANDSCAPE PLAN
C4.1	DETAILED LANDSCAPE PLAN - SHEET 1 OF 4
C4.2	DETAILED LANDSCAPE PLAN - SHEET 2 OF 4
C4.3	DETAILED LANDSCAPE PLAN - SHEET 3 OF 4
C4.4	DETIALED LANDSCAPE PLAN - SHEET 4 OF 4

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF SANFORD AND NCDOT STANDARDS, SPECIFICATIONS, AND DETAILS.

811 KNOW WHAT'S BELOW. CALL 811 BEFORE YOU DIG.

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5410 Trinity Road, Suite 102 | Raleigh, NC 27607
TEL 919.866.4951 FAX 919.833.8124 www.timmons.com

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REVISION DESCRIPTION

DATE

REVIEW SET - NOT RELEASED FOR CONSTRUCTION

DATE 04/01/2022
DRAWN BY 331
DESIGNED BY 331
CHECKED BY B.BLACKMON
SCALE 1"=1500'

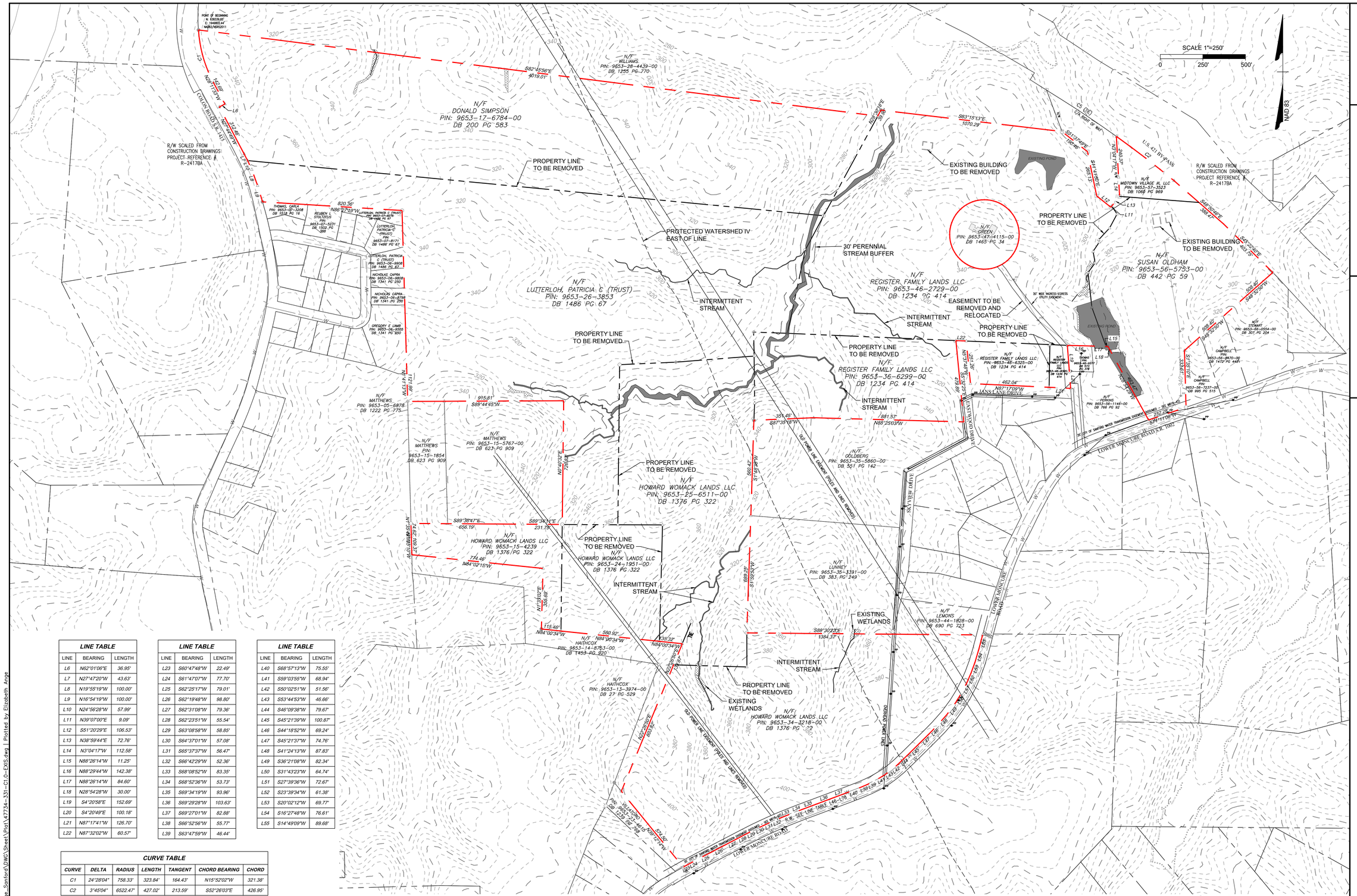
TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652

MIDTOWN VILLAGE SOUTH
SANFORD, LEE COUNTY, NORTH CAROLINA
COVER SHEET

JOB NO. 47734
SHEET NO. C0.0

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S:\331\47734-Midtown_Village_Sanford\DWG\Sheet\Plot\47734-331-C0.0-COVR.dwg | Plotted by Elizabeth Ange



LINE TABLE		
LINE	BEARING	LENGTH
L6	N62°01'06"E	36.95'
L7	N27°47'20"W	43.63'
L8	N19°55'19"W	100.00'
L9	N16°54'19"W	100.00'
L10	N24°56'28"W	57.99'
L11	N39°07'00"E	9.09'
L12	S51°20'29"E	106.53'
L13	N38°59'44"E	72.76'
L14	N3°04'17"W	112.58'
L15	N88°26'14"W	11.25'
L16	N88°29'44"W	142.38'
L17	N88°26'14"W	84.60'
L18	N28°54'28"W	30.00'
L19	S4°20'58"E	152.69'
L20	S4°20'49"E	100.18'
L21	N87°17'41"W	126.70'
L22	N87°32'02"W	60.57'

LINE TABLE		
LINE	BEARING	LENGTH
L23	S60°47'48"W	22.49'
L24	S61°47'07"W	77.70'
L25	S62°25'17"W	79.01'
L26	S62°19'48"W	98.80'
L27	S62°31'08"W	79.36'
L28	S62°23'51"W	55.54'
L29	S63°08'58"W	58.85'
L30	S64°37'01"W	57.08'
L31	S65°37'37"W	56.47'
L32	S66°42'29"W	52.36'
L33	S68°08'52"W	83.35'
L34	S68°52'36"W	53.73'
L35	S69°34'19"W	93.96'
L36	S69°29'28"W	103.63'
L37	S69°27'01"W	82.88'
L38	S66°52'56"W	55.77'
L39	S63°47'59"W	46.44'

LINE TABLE		
LINE	BEARING	LENGTH
L40	S68°57'13"W	75.55'
L41	S59°03'55"W	68.94'
L42	S50°02'51"W	51.56'
L43	S53°44'53"W	46.66'
L44	S46°09'38"W	79.67'
L45	S45°21'39"W	100.87'
L46	S44°18'52"W	69.24'
L47	S45°21'37"W	74.76'
L48	S41°24'13"W	87.83'
L49	S36°21'08"W	82.34'
L50	S31°43'23"W	64.74'
L51	S27°39'36"W	72.67'
L52	S23°39'34"W	61.38'
L53	S20°02'12"W	69.77'
L54	S16°27'48"W	76.61'
L55	S14°49'09"W	89.68'

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	24°28'04"	758.33'	323.84'	164.43'	N15°52'02"W	321.38'
C2	3°45'04"	6522.47'	427.02'	213.59'	S52°26'03"E	426.95'

NOTES

1. BOUNDARY TAKEN FROM SURVEY BY STOKES SURVEYING & MAPPING, PLLC DATED MARCH 16, 2022.
2. TOPOGRAPHIC INFORMATION TAKEN FROM LEE COUNTY GIS.
3. ENVIRONMENTAL INFORMATION TAKEN FROM REPORT BY TIMMONS GROUP DATED MARCH 25, 2022.
4. THE SUBJECT PROPERTY LIES IN ZONE X, PER FIRM MAP #3710965300J & #3710964300J EFFECTIVE DATE 09/06/2006.

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING WETLANDS

811 Know what's below. Call before you dig.

S:_131\47734-Midtown_Village_Sanford\DWG\Sheet\Plat\47734-331-C1.0-EXIS.dwg | Plotted by Elizabeth Ange

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TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652

MIDTOWN VILLAGE SOUTH

SANFORD, LEE COUNTY, NORTH CAROLINA

EXISTING CONDITIONS

JOB NO. 47734
SHEET NO. C1.0

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GENERAL SITE NOTES

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY OF SANFORD AND NCDOT STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE RESULTING FROM THEIR ACTIVITIES. CALL UTILITY LOCATOR SERVICE BEFORE DIGGING.
3. ALL STREETS SHALL BE PUBLIC.
4. ALL UTILITIES SHALL BE UNDERGROUND.
5. EACH LOT WILL BE SERVED BY CITY OF SANFORD PUBLIC WATER.
6. EACH LOT WILL BE SERVED BY CITY OF SANFORD PUBLIC SEWER.
7. NCDEQ EROSION CONTROL PERMIT WILL BE REQUIRED, AND ALL EROSION CONTROL REGULATIONS WILL BE COMPLIED WITH.
8. CONSTRUCTION DRAWINGS MUST BE APPROVED PRIOR TO CONSTRUCTION.
9. SIGNAGE SHALL BE APPROVED PRIOR TO INSTALLATION OF ANY SIGNAGE.
10. STREET NAMES MUST BE APPROVED BY CITY OF SANFORD/ LEE COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT PRIOR TO FINAL PLAT.

TYPICAL CROSS SECTION - 30' ROW (ONE WAY)

TYPICAL CROSS SECTION - 50' ROW

PHASE TABLE

	AREA	# OF LOTS
PHASE 1	124.95 AC	531
PHASE 2	83.81 AC	138
PHASE 3	71.92 AC	224

IMPERVIOUS AREA DATA

TOTAL SITE AREA	280.68 AC
EXISTING SITE IMPERVIOUS	0.00 AC
IMPERVIOUS IN 161 TOWNHOME LOTS (1,500 SF/LOT)	5.54 AC
IMPERVIOUS IN 732 SINGLE FAMILY LOTS (4,000 SF/LOT)	67.22 AC
IMPERVIOUS IN ROADWAY	33.58 AC
MAIL KIOSK IMPERVIOUS	0.30 AC
AMENITY SPACE IMPERVIOUS	4.00 AC
TOTAL IMPERVIOUS	110.64 AC
PERCENT IMPERVIOUS	39.4%

A HOMEOWNER'S ASSOCIATION (HOA) WILL OWN AND MAINTAIN ALL OPEN SPACE PARCELS AND WILL BE RESPONSIBLE FOR MAINTAINING ALL LANDSCAPING REQUIRED BY CITY OF SANFORD UNITED DEVELOPMENT ORDINANCE (UDO).

811 Know what's below. Call before you dig.

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF SANFORD AND NCDOT STANDARDS, SPECIFICATIONS, AND DETAILS.

STREET TABLE

STREET NAME	ROW	LENGTH (LF)
ROAD A	80	194
ROAD A	50	3,082
ROAD B	50	2,079
ROAD C	30	259
ROAD D	50	653
ROAD E	50	5,932
ROAD F	50	1,074
ROAD G	50	465
ROAD H	50	1,056
ROAD I	50	412
ROAD J	50	624
ROAD K	50	467
ROAD L	50	126
ROAD M	50	2,533
ROAD N	50	976
ROAD O	50	1,246
ROAD P	50	273
ROAD Q	50	851
ROAD R	50	232
ROAD S	50	228
ROAD T	50	308
ROAD U	50	470
ROAD V	50	2,175
ROAD W	50	966
ROAD X	50	2,443
ROAD Y	50	1,125
ROAD Z	50	886
ROAD AA	50	1,037
ROAD BB	50	782
ROAD CC	50	1,180
ROAD DD	50	5,385
ROAD EE	50	160
TOTAL		39,679

OPEN SPACE TABLE

OS 1	79,821 SF	1.83 AC
OS 2	260,123 SF	5.97 AC
OS 3	20,658 SF	0.47 AC
OS 4	10,930 SF	0.25 AC
OS 5	14,557 SF	0.33 AC
OS 6	15,085 SF	0.35 AC
OS 7	186,289 SF	4.28 AC
OS 8	20,972 SF	0.48 AC
OS 9	412,844 SF	9.48 AC
OS 10	923,752 SF	21.21 AC
OS 11	412,339 SF	9.47 AC
OS 12	23,212 SF	0.53 AC
OS 13	54,216 SF	1.24 AC
OS 14	300,063 SF	6.89 AC
OS 15	127,118 SF	2.92 AC
OS 16	21,273 SF	0.49 AC
OS 17	52,370 SF	1.20 AC
OS 18	70,425 SF	1.62 AC
OS 19	230,900 SF	5.30 AC
OS 20	304,365 SF	6.99 AC
OS 21	103,667 SF	2.38 AC
TOTAL	3,640,980 SF	83.68 AC

SETBACKS TABLE

SINGLE FAMILY	TOWNHOMES
FRONT YARD = 20'	FRONT YARD = 20'
SIDE YARD = 5'	REAR YARD = 20'
REAR YARD = 20'	BUILDING SEPARATION = 20'
CORNER YARD = 15'	

USPS NOTE

CLUSTER MAILBOXES TO BE LOCATED WITHIN NEIGHBORHOOD OPEN SPACE AREA 7. KIOSK LOCATION SHALL BE APPROVED BY USPS PRIOR TO SUBDIVISION APPROVAL. IF TEMPORARY LOCATIONS ARE REQUIRED, APPROVAL OF LOCATIONS SHALL BE RECEIVED FROM USPS.

SITE DATA

DEVELOPER:
ML CONSULTING OF SANFORD LLC
3018 CARRINGTON LN
SANFORD, NC 27330
PHONE: 919-842-0334
EMAIL: MARK@FIG.LLC

ENGINEER:
TIMMONS GROUP
BETH BLACKMON, PE
5410 TRINITY ROAD, STE. 102
RALEIGH, NC 27607
PHONE: 919-866-4509

PINs = 9653-17-6784, 9653-26-3853, 9653-15-4239, 9653-24-1951, 9653-25-6511, 9653-34-3218, 9653-36-6299, 9653-46-2729, 9653-46-6325, 9653-46-8365, 9653-56-5753, & 9653-57-3523

FIRM MAP# = 3710965300J & 3710964300J
EFF. 09/06/06

EXISTING TRACT ACREAGE = 288.74 acres
AREA TO BE DEDICATED = 5.85 acres
AREA RESERVED BY OWNER = 2.20 acres
ZONING = MIDTOWN VILLAGE SOUTH CONDITIONAL ZONING
LAND USE = RESIDENTIAL

PROPOSED NUMBER OF LOTS = 893
PROPOSED DENSITY = 3.18 du/a

SINGLE-FAMILY LOTS: 732
MINIMUM REQUIRED LOT WIDTH AT SETBACKS = 50 feet
MINIMUM LOT WIDTH PROVIDED = 50 feet
MINIMUM ALLOWABLE LOT SIZE = 6,000 sq.ft.
MINIMUM LOT SIZE PROVIDED = 6,000 sq.ft.
AVERAGE LOT SIZE = 8,401 sq.ft.

TOWNHOME LOTS: 161
MINIMUM REQUIRED LOT WIDTH AT SETBACKS = 20 feet
MINIMUM LOT WIDTH PROVIDED = 20 feet
MINIMUM ALLOWABLE LOT SIZE = 2,000 sq.ft.
MINIMUM LOT SIZE PROVIDED = 2,000 sq.ft.
AVERAGE LOT SIZE = 2,601 sq.ft.

PROVIDED OPEN SPACE AREA = 83.68 acres (29.8%)

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DESIGNED BY 331
CHECKED BY B.BLACKMON
SCALE 1"=250'

TIMMONS GROUP

NORTH CAROLINA LICENSE NO. C-1652

MIDTOWN VILLAGE SOUTH

SANFORD, LEE COUNTY, NORTH CAROLINA

OVERALL SITE PLAN

JOB NO. 47734
SHEET NO. C2.0

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MIDTOWN VILLAGE SOUTH

SANFORD, LEE COUNTY, NORTH CAROLINA

DETAILED SITE PLAN - SHEET 1 OF 4

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30' PUBLIC UTILITY EASEMENT

20' PRIVATE ACCESS & MAINTENANCE EASEMENT

SCM

PS
2,500 SF
0.06 AC

OS 11
412,339 SF
9.47 AC

ROAD P
50' ROW - 2' B-B

R45'
R57'

EXISTING POND

AREA TO BE DEDICATED
254,991 SF
5.85 AC

OS 12
23,212 SF
0.53 AC

ROAD O
50' ROW - 2' B-B

ROAD N
50' ROW - 2' B-B

ROAD M
50' ROW - 2' B-B

ROAD L
50' ROW - 2' B-B

ROAD K
50' ROW - 2' B-B

ROAD J
50' ROW - 2' B-B

ROAD I
50' ROW - 2' B-B

ROAD H
50' ROW - 2' B-B

ROAD G
50' ROW - 2' B-B

ROAD F
50' ROW - 2' B-B

ROAD E
50' ROW - 2' B-B

ROAD D
50' ROW - 2' B-B

ROAD C
50' ROW - 2' B-B

ROAD B
50' ROW - 2' B-B

ROAD A
50' ROW - 2' B-B

MATCHLINE C2.2
MATCHLINE C2.3

MATCHLINE C2.1
MATCHLINE C2.2

20' PUBLIC UTILITY EASEMENT

PHASE 1
PHASE 2

OS 13
64,216 SF
1.24 AC

OS 10
923,782 SF
21.21 AC

OS 9
182,845 SF
4.66 AC

PROTECTED WATERSHED IV
EAST OF LINE

PROTECTED WATERSHED IV
WEST OF LINE

JANS LANE DRIVE
60' R/W

EASTWOOD DRIVE
60' R/W

VIEW DRIVE
60' R/W

MATCHLINE C2.2
MATCHLINE C2.4

LEGEND

- PROPERTY LINE
- ZONING LINE
- PHASE LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOT LINE
- BUILDING SETBACK
- PROPOSED ROAD CENTER
- DRAINAGE EASEMENT
- SANITARY SEWER EASEMENT
- EXISTING WETLANDS
- OPEN SPACE

NAD 83

SCALE 1"=100'
0 100' 200'

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MIDTOWN VILLAGE SOUTH

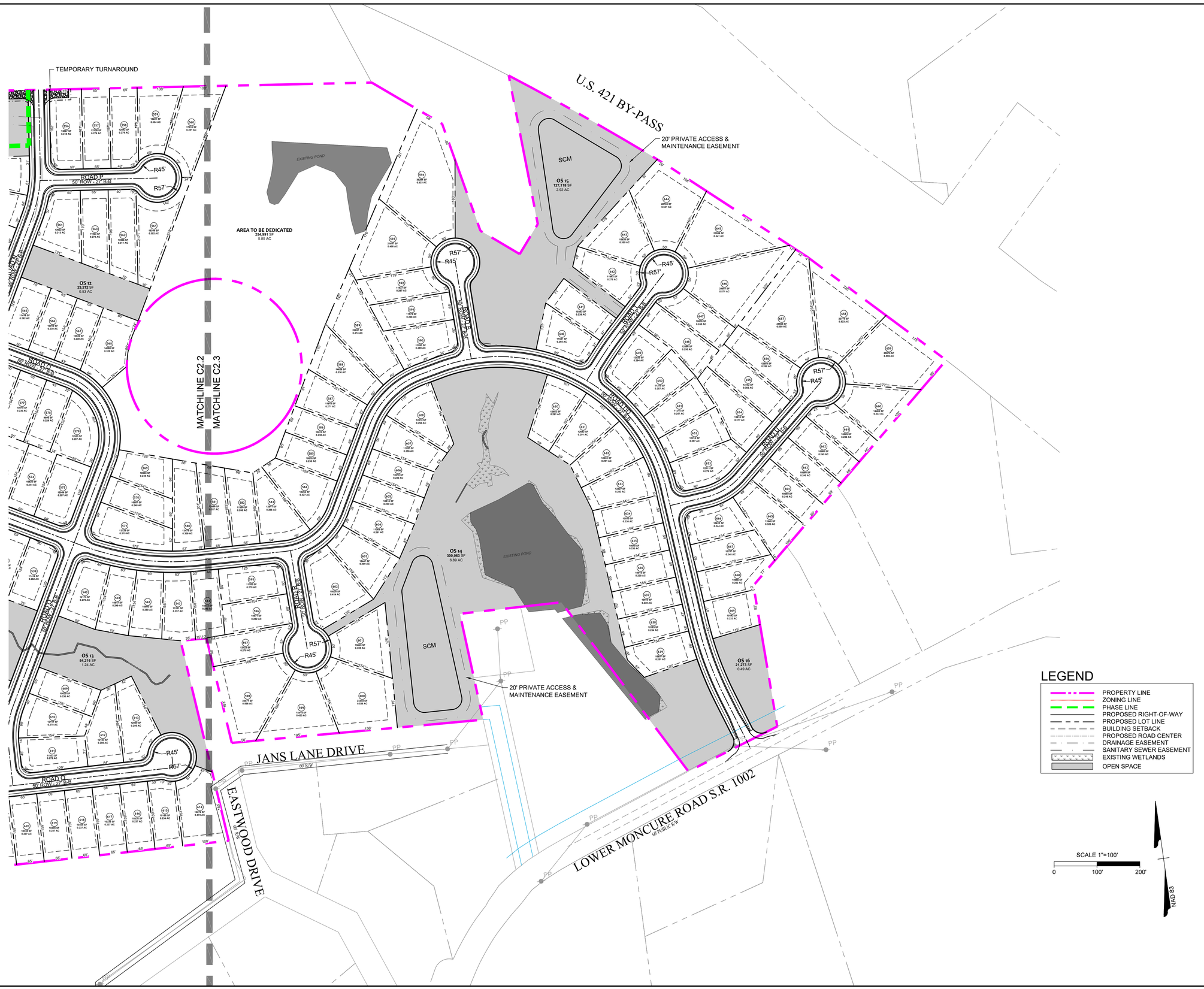
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DETAILED SITE PLAN - SHEET 2 OF 4

JOB NO. 47734
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LEGEND

- PROPERTY LINE
- ZONING LINE
- PHASE LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOT LINE
- BUILDING SETBACK
- PROPOSED ROAD CENTER
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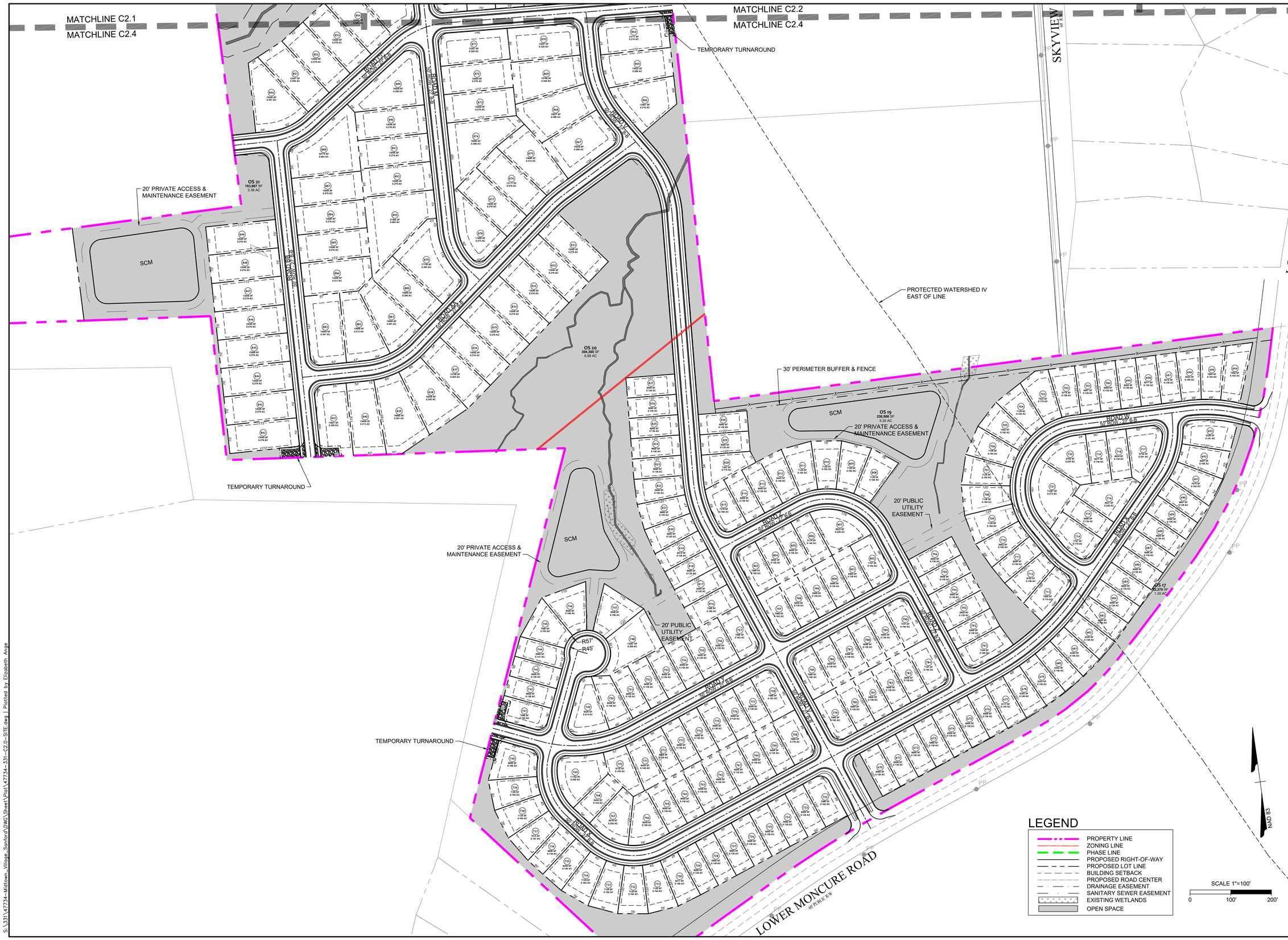
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DETAILED SITE PLAN - SHEET 3 OF 4

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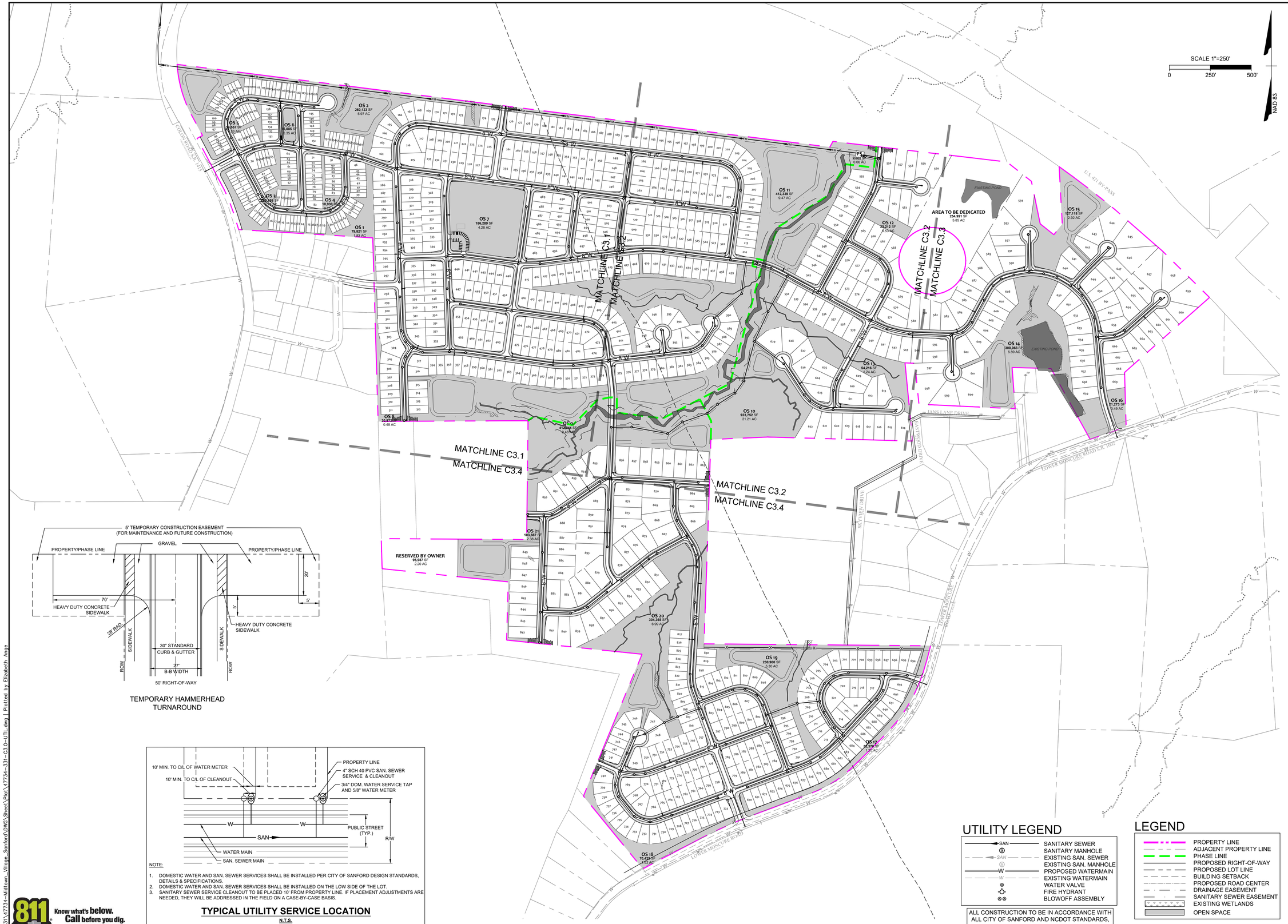
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DETAILED SITE PLAN - SHEET 4 OF 4

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TEMPORARY HAMMERHEAD TURNAROUND

NOTE:

1. DOMESTIC WATER AND SAN. SEWER SERVICES SHALL BE INSTALLED PER CITY OF SANFORD DESIGN STANDARDS, DETAILS & SPECIFICATIONS.
2. DOMESTIC WATER AND SAN. SEWER SERVICES SHALL BE INSTALLED ON THE LOW SIDE OF THE LOT.
3. SANITARY SEWER SERVICE CLEANOUT TO BE PLACED 10' FROM PROPERTY LINE. IF PLACEMENT ADJUSTMENTS ARE NEEDED, THEY WILL BE ADDRESSED IN THE FIELD ON A CASE-BY-CASE BASIS.

TYPICAL UTILITY SERVICE LOCATION

N.T.S.

811 Know what's below. Call before you dig.

UTILITY LEGEND

SAN	SANITARY SEWER
	SANITARY MANHOLE
SAN	EXISTING SAN. SEWER
	EXISTING SAN. MANHOLE
W	PROPOSED WATERMAIN
W	EXISTING WATERMAIN
	WATER VALVE
	FIRE HYDRANT
	BLOWOFF ASSEMBLY

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF SANFORD AND NCDOT STANDARDS, SPECIFICATIONS, AND DETAILS.

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- PHASE LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOT LINE
- BUILDING SETBACK
- PROPOSED ROAD CENTER
- DRAINAGE EASEMENT
- SANITARY SEWER EASEMENT
- EXISTING WETLANDS
- OPEN SPACE

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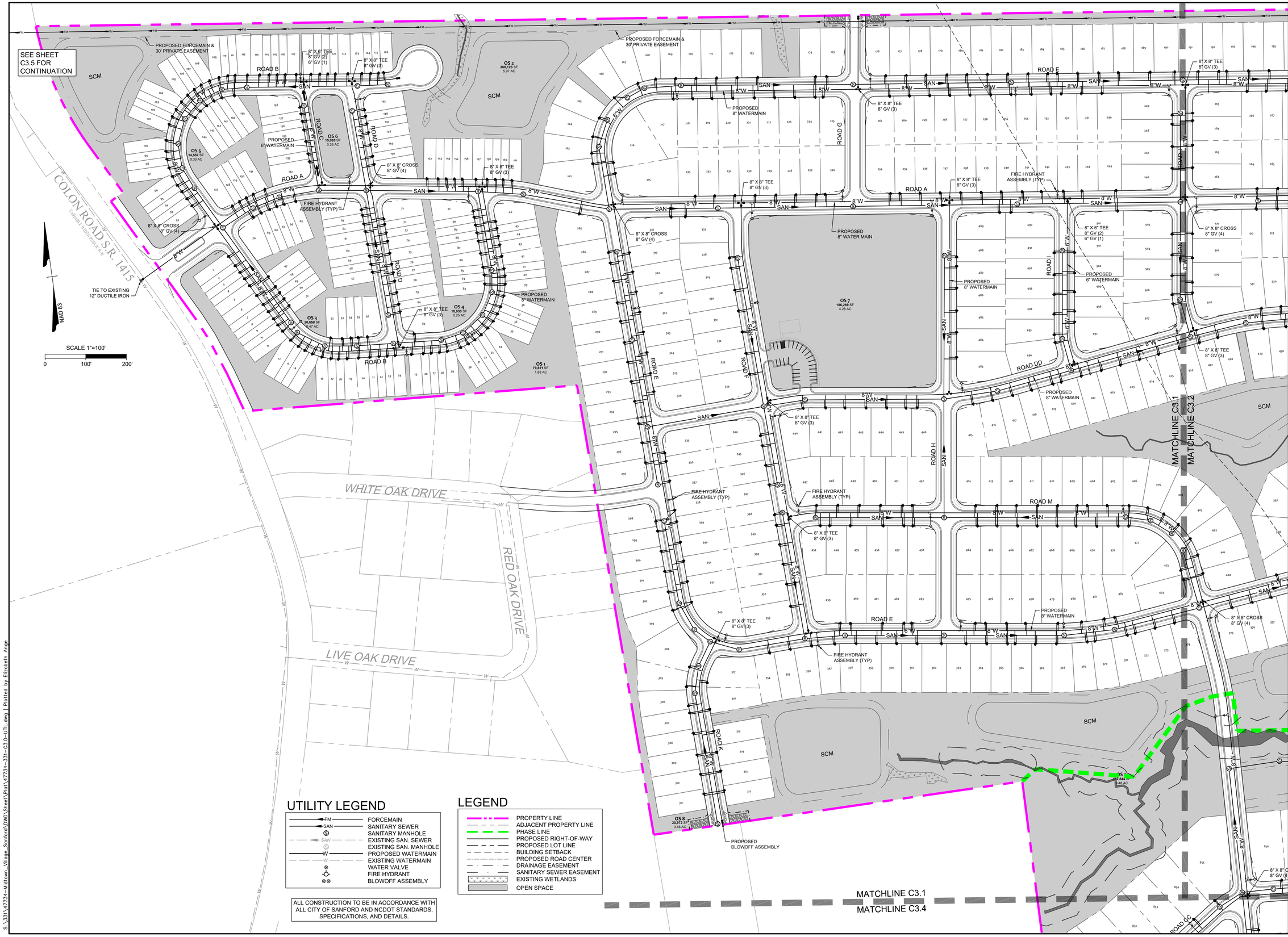
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OVERALL UTILITY PLAN

JOB NO. 47734
SHEET NO. C3.0

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UTILITY LEGEND

- FORCEMAIN
- SANITARY SEWER
- SANITARY MANHOLE
- EXISTING SAN. SEWER
- EXISTING SAN. MANHOLE
- PROPOSED WATERMAIN
- EXISTING WATERMAIN
- WATER VALVE
- FIRE HYDRANT
- BLOWOFF ASSEMBLY

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- PHASE LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOT LINE
- BUILDING SETBACK
- PROPOSED ROAD CENTER
- DRAINAGE EASEMENT
- SANITARY SEWER EASEMENT
- EXISTING WETLANDS
- OPEN SPACE

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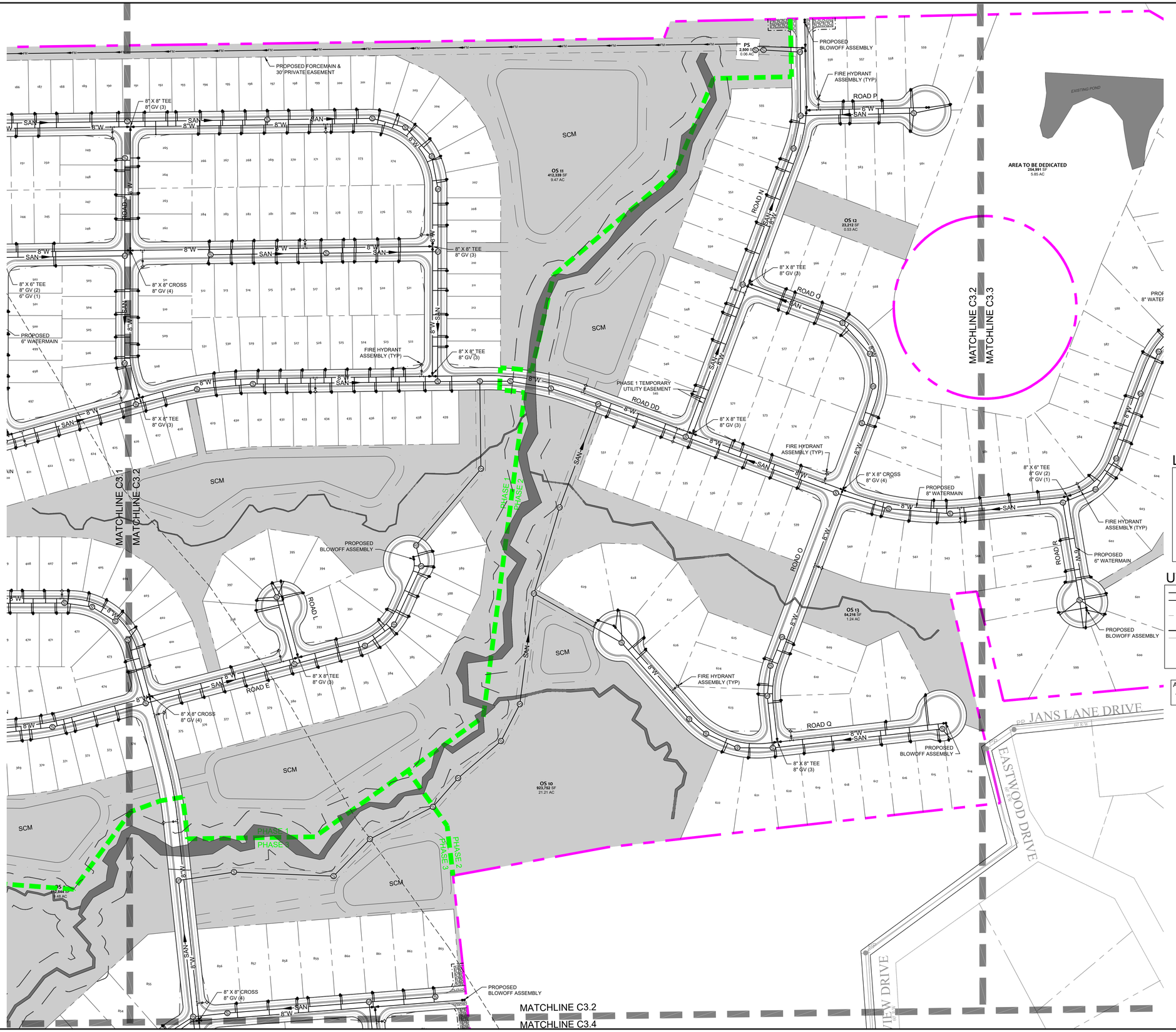
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DETAILED UTILITY PLAN - SHEET 1 OF 4

JOB NO. 47734
SHEET NO. C3.1

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LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- PHASE LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOT LINE
- BUILDING SETBACK
- PROPOSED ROAD CENTER
- DRAINAGE EASEMENT
- SANITARY SEWER EASEMENT
- EXISTING WETLANDS
- OPEN SPACE

UTILITY LEGEND

- FM — FORCEMAIN
- SAN — SANITARY SEWER
- SANITARY MANHOLE
- SAN — EXISTING SAN. SEWER
- EXISTING SAN. MANHOLE
- W — PROPOSED WATERMAIN
- W — EXISTING WATERMAIN
- WATER VALVE
- FIRE HYDRANT
- BLOWOFF ASSEMBLY

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MIDTOWN VILLAGE SOUTH
SANFORD, LEE COUNTY, NORTH CAROLINA

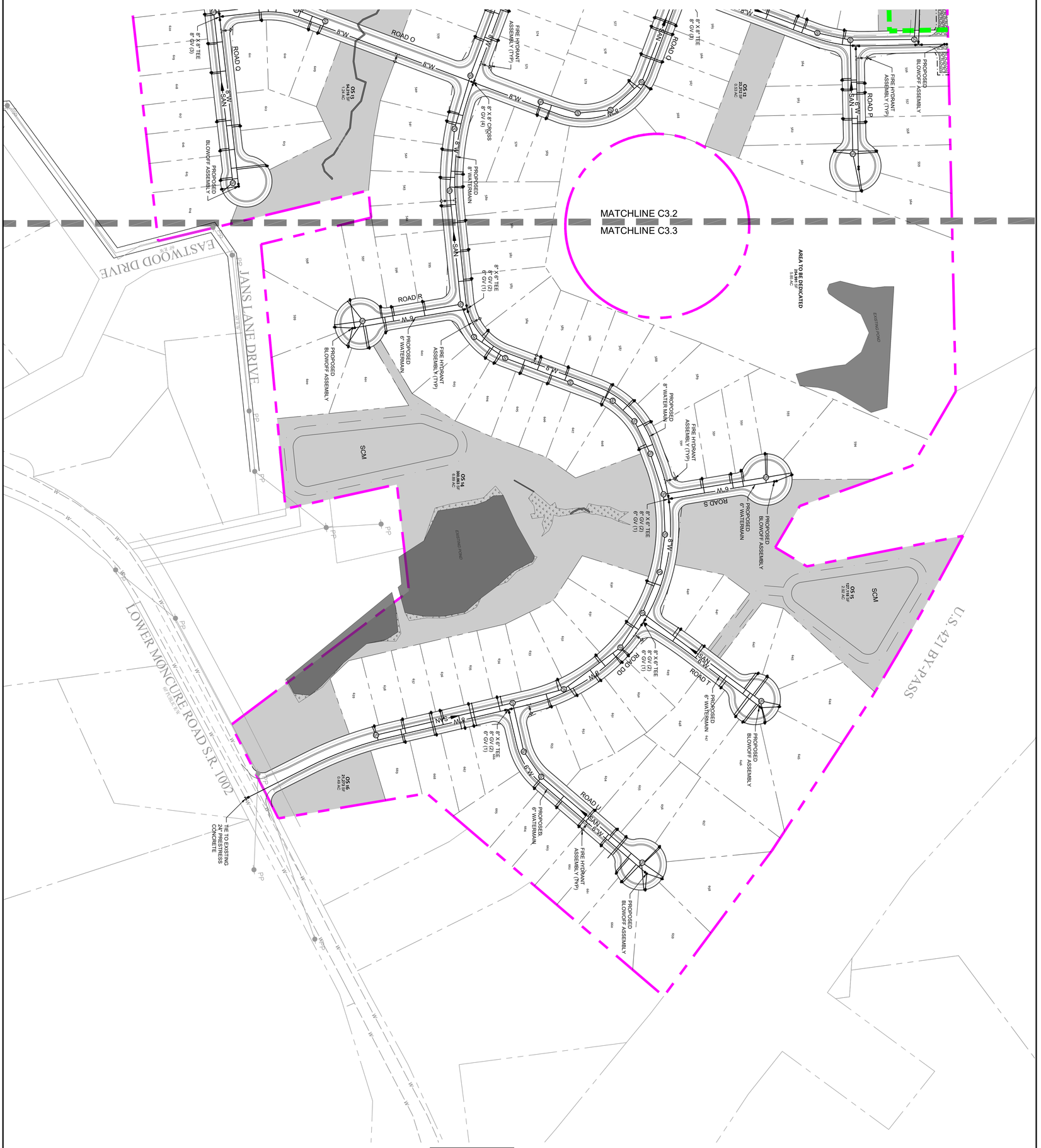
DETAILED UTILITY PLAN - SHEET 2 OF 4

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LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- PHASE LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOT LINE
- BUILDING SETBACK
- PROPOSED ROAD CENTER
- DRAINAGE EASEMENT
- SANITARY SEWER EASEMENT
- EXISTING WETLANDS
- OPEN SPACE

UTILITY LEGEND

- FORCEMAIN
- SANITARY SEWER
- SANITARY MANHOLE
- EXISTING SAN. MANHOLE
- PROPOSED WATERMAIN
- EXISTING WATERMAIN
- WATER VALVE
- FIRE HYDRANT
- BLOWOFF ASSEMBLY

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SCALE 1"=100'
0 100' 200'

NAD 83

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MIDTOWN VILLAGE SOUTH

SANFORD, LEE COUNTY, NORTH CAROLINA

DETAILED UTILITY PLAN - SHEET 3 OF 4

SHEET NO.	JOB NO.	SCALE	CHECKED BY	DESIGNED BY	DRAWN BY	DATE
C3.3	47734	1"=100'	B.BLACKMON	331	331	04/01/2022

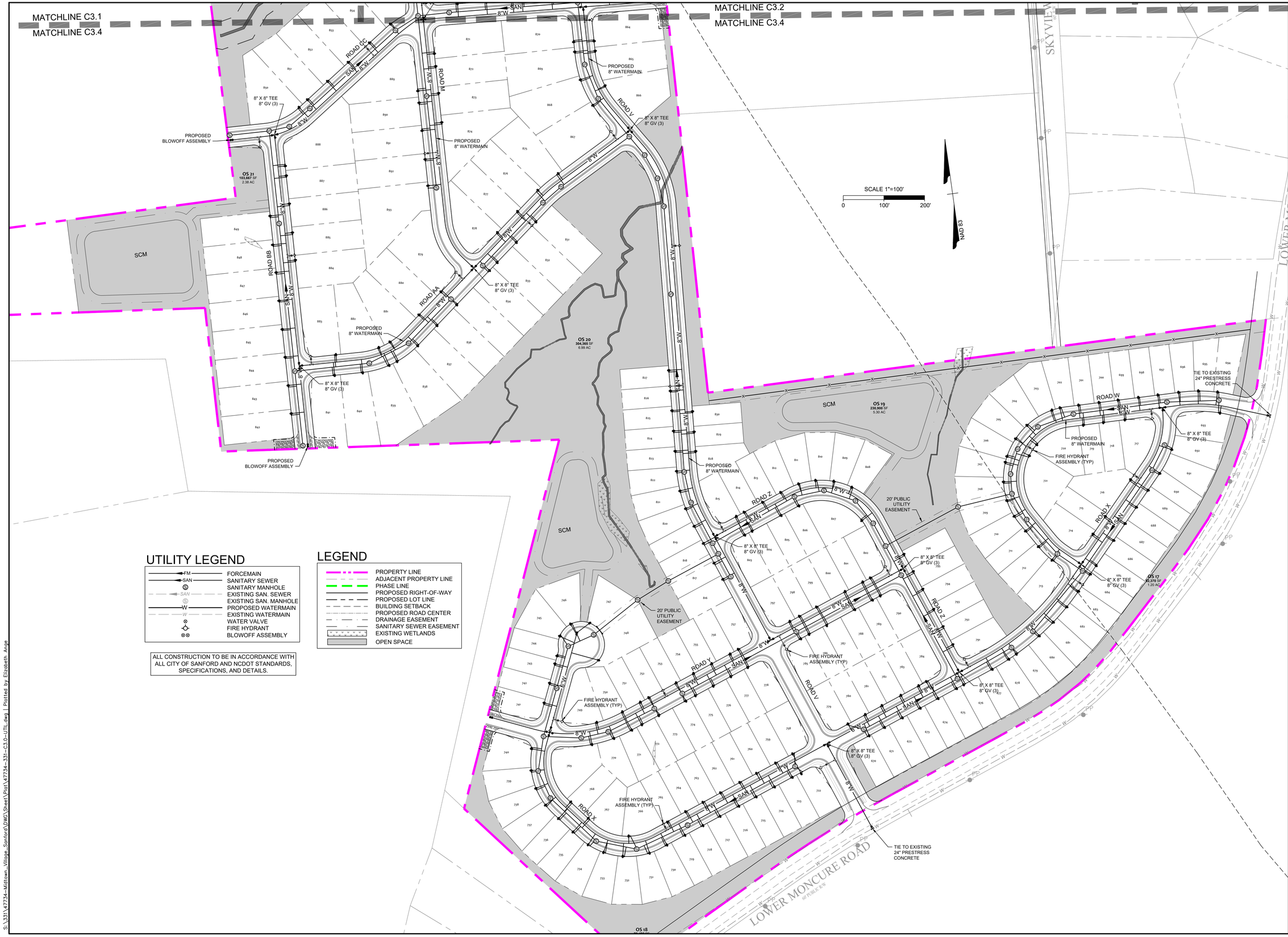
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MATCHLINE C3.1
MATCHLINE C3.4

MATCHLINE C3.2
MATCHLINE C3.4



UTILITY LEGEND

FM	FORCEMAIN
SAN	SANITARY SEWER
	SANITARY MANHOLE
SAN	EXISTING SAN. SEWER
	EXISTING SAN. MANHOLE
W	PROPOSED WATERMAIN
W	EXISTING WATERMAIN
	WATER VALVE
	FIRE HYDRANT
	BLOWOFF ASSEMBLY

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LEGEND

	PROPERTY LINE
	ADJACENT PROPERTY LINE
	PHASE LINE
	PROPOSED RIGHT-OF-WAY
	PROPOSED LOT LINE
	BUILDING SETBACK
	PROPOSED ROAD CENTER
	DRAINAGE EASEMENT
	SANITARY SEWER EASEMENT
	EXISTING WETLANDS
	OPEN SPACE

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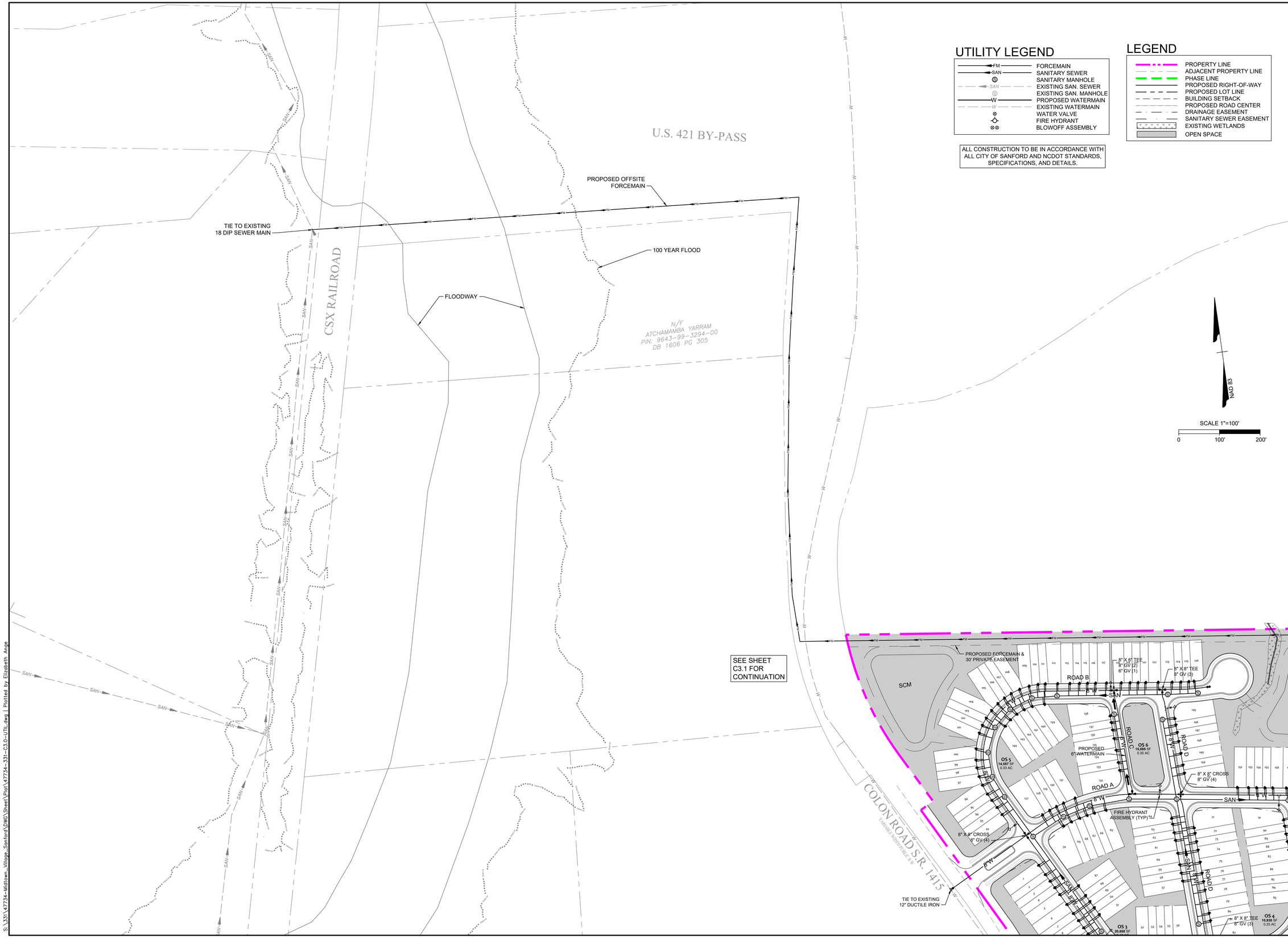
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DETAILED UTILITY PLAN - SHEET 4 OF 4

JOB NO. 47734
SHEET NO. C3.4

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UTILITY LEGEND

FM	FORCEMAIN
SAN	SANITARY SEWER
S	SANITARY MANHOLE
SAN	EXISTING SAN. SEWER
S	EXISTING SAN. MANHOLE
W	PROPOSED WATERMAIN
W	EXISTING WATERMAIN
	WATER VALVE
	FIRE HYDRANT
	BLOWOFF ASSEMBLY

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LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- PHASE LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOT LINE
- BUILDING SETBACK
- PROPOSED ROAD CENTER
- DRAINAGE EASEMENT
- SANITARY SEWER EASEMENT
- EXISTING WETLANDS
- OPEN SPACE

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TEL 919.866.4951 FAX 919.833.8124 www.timmons.com

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TIMMONS GROUP

NORTH CAROLINA LICENSE NO. C-1652

REVISION DESCRIPTION	DATE

DATE	04/01/2022
DRAWN BY	331
DESIGNED BY	331
CHECKED BY	B.BLACKMON
SCALE	1"=100'

MIDTOWN VILLAGE SOUTH

SANFORD, LEE COUNTY, NORTH CAROLINA

OFFSITE UTILITY PLAN

JOB NO.	47734
SHEET NO.	C3.5

REVIEW SET - NOT RELEASED FOR CONSTRUCTION

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S:\331\47734-Midtown_Village_Sanford\DWG\Sheet\Plot\47734-331-C3.0-UTIL.dwg | Plotted by Elizabeth Arge



LEGEND

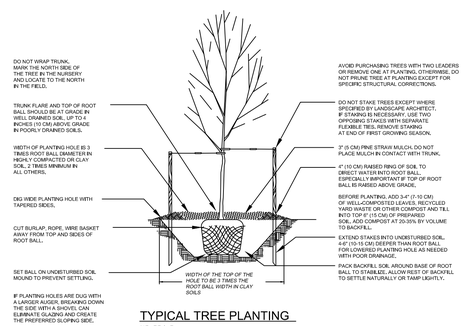
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- PHASE LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOT LINE
- BUILDING SETBACK
- PROPOSED ROAD CENTER
- DRAINAGE EASEMENT
- SANITARY SEWER EASEMENT
- EXISTING WETLANDS
- OPEN SPACE

NOTES:

1. PLACEMENT OF TREES SHALL AVOID DRIVEWAYS, WATER AND SEWER SERVICES, AND OTHER UTILITIES. CHOOSE LOCATION TO MINIMIZE DISTURBANCE TO EXISTING TREE ROOTS.
2. TREES SHALL BE MULCHED WITH 3" CLEAN PINE STRAW.
3. TREES SHALL BE WARRANTED FOR A PERIOD OF ONE YEAR FROM THE TIME OF ACCEPTANCE.
4. STREET TREES WILL BE PLACE 80' O.C. MAX.

ALLOWABLE STREET TREE PLANT LIST

PLANT NAME	SIZE
HIGHTOWER WILLOW OAK QUERCUS PHELLOS 'HIGHTOWER'	2" CAL 10 - 12' HT
BOSQUE ELM ULMUS PARVIFOLIA 'BOSQUE'	2" CAL 10 - 12' HT
JAPANESE ZELKOVA ZELKOVA SERRATA	2" CAL 10 - 12' HT
OVERCUP OAK QUERCUS LYRATA	2" CAL 10 - 12' HT
LACEBARK ELM ULMUS PARVIFOLIA 'LACEBARK'	2" CAL 10 - 12' HT
MAIDENHAIR TREE GINKGO BILLOBA	2" CAL 10 - 12' HT
TUPELO NYSSA SYLVATICA	2" CAL 10 - 12' HT



TYPICAL TREE PLANTING

No Scale

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SCALE 1"=250'

TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652

MIDTOWN VILLAGE SOUTH
SANFORD, LEE COUNTY, NORTH CAROLINA
OVERALL LANDSCAPE PLAN

JOB NO. 47734
SHEET NO. C4.0

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S:\33\47734-Midtown_Village_Sonford\DWG\Sheet\Plot\47734-331-C4.0-PLNT.dwg | Plotted by Elizabeth Ange



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DATE 04/01/2022
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DESIGNED BY 331
CHECKED BY B.BLACKMON
SCALE 1"=100'

TIMMONS GROUP

NORTH CAROLINA LICENSE NO. C-1652

MIDTOWN VILLAGE SOUTH

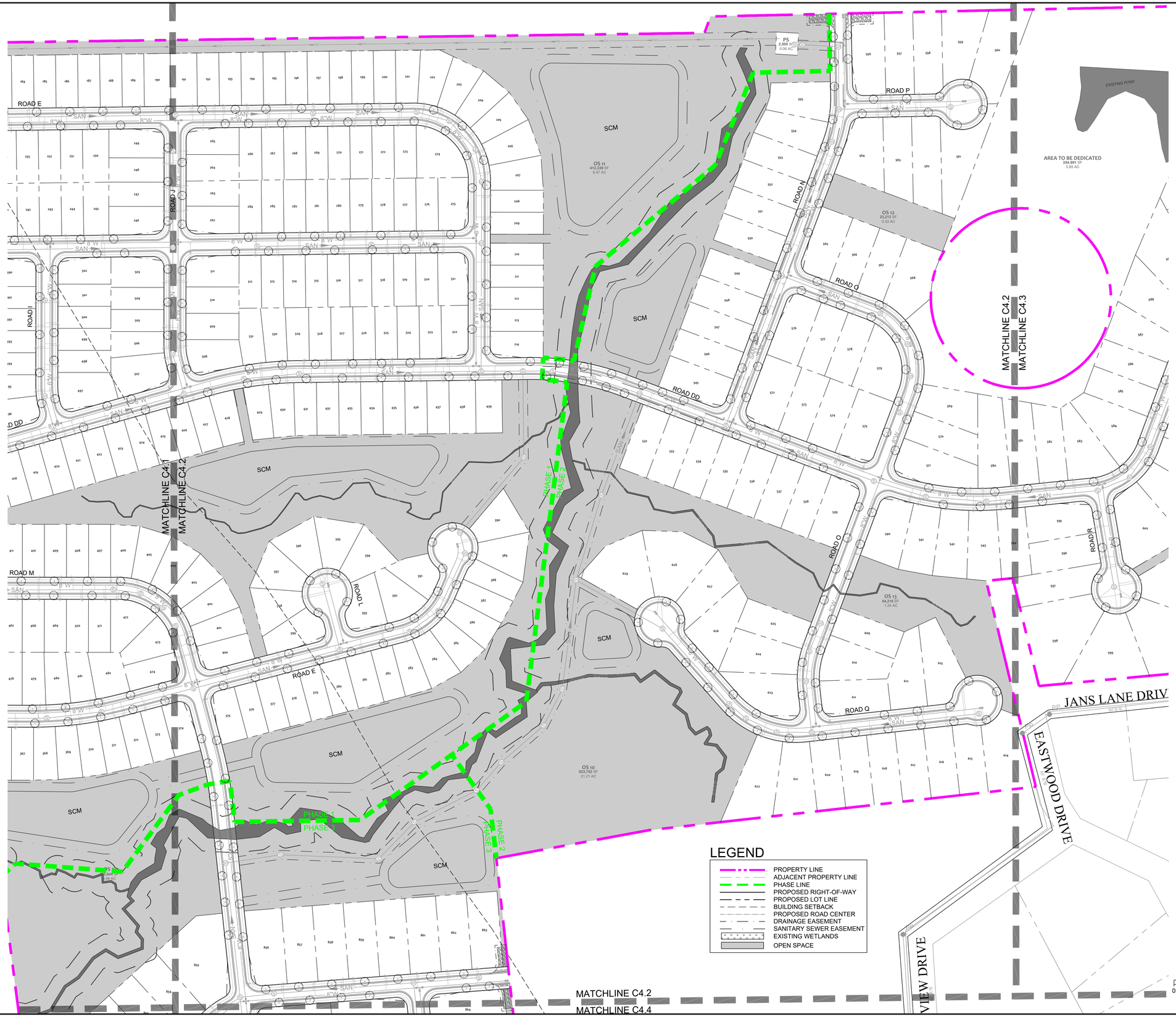
SANFORD, LEE COUNTY, NORTH CAROLINA

DETAILED LANDSCAPE PLAN - SHEET 1 OF 4

JOB NO. 47734
SHEET NO. C4.1

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DRAWN BY 331
DESIGNED BY 331
CHECKED BY B.BLACKMON
SCALE 1"=100'

TIMMONS GROUP

MIDTOWN VILLAGE SOUTH

NORTH CAROLINA LICENSE NO. C-1652

SANFORD, LEE COUNTY, NORTH CAROLINA

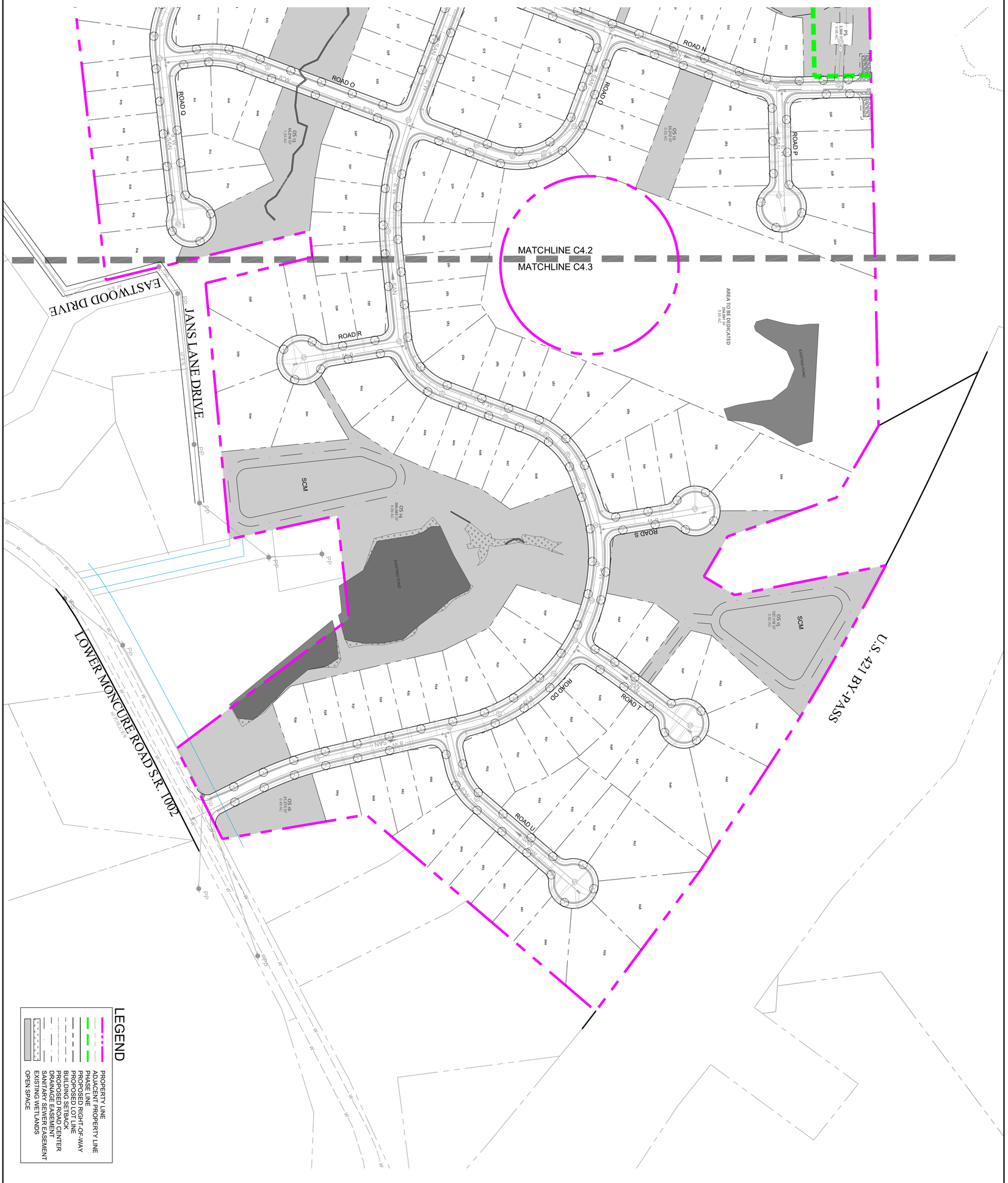
DETAILED LANDSCAPE PLAN - SHEET 2 OF 4

JOB NO. 47734
SHEET NO. C4.2

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S:\331\47734-Midtown_Village_Sanford\DWG\Sheet\Plat\47734-331-C4.0-PLNT.dwg | Plotted by: Elizabeth Ange

S:\331\47734-Midtown_Village_Sanford\DWG\Sheet\Plot\47734-331-C4.0-PLNT.dwg | Plotted by Elizabeth Ange



LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- PHASE LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED CURB LINE
- BUILDING SETBACK
- PROPOSED ROAD CENTER
- DRAINAGE EASEMENT
- SANITARY SEWER EASEMENT
- EXISTING WETLANDS
- OPEN SPACE

SCALE 1"=100'

0 100' 200'

NAD 83

TIMMONS GROUP

NORTH CAROLINA LICENSE NO. C-1652

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MIDTOWN VILLAGE SOUTH

SANFORD, LEE COUNTY, NORTH CAROLINA

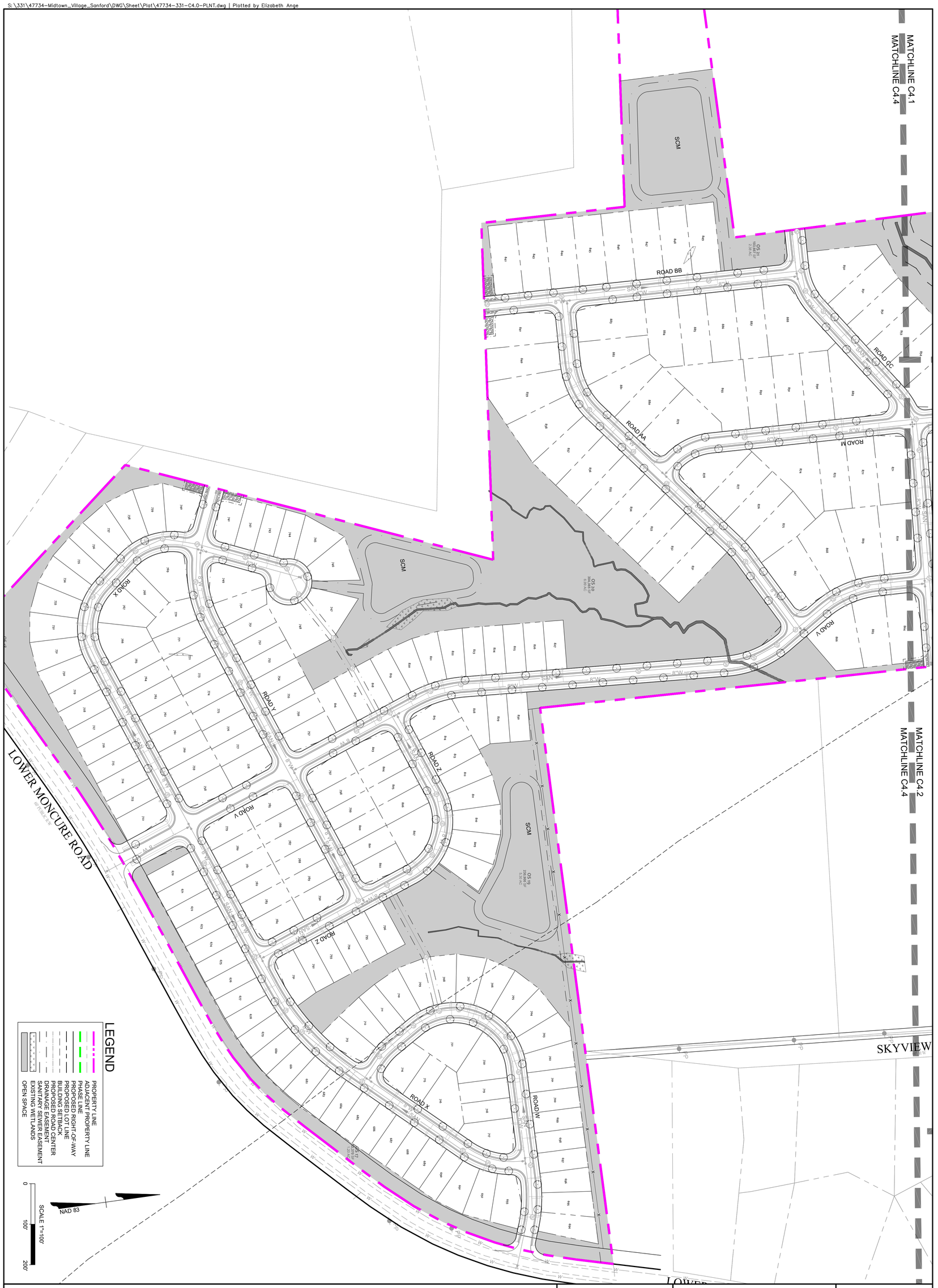
DETAILED LANDSCAPE PLAN - SHEET 3 OF 4

SHEET NO.	JOB NO.	SCALE	CHECKED BY	DESIGNED BY	DRAWN BY	DATE
C4.3	47734	1"=100'	B.BLACKMON	331	331	04/01/2022

DATE	REVISION DESCRIPTION

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MIDTOWN VILLAGE SOUTH

SANFORD, LEE COUNTY, NORTH CAROLINA

DETIALED LANDSCAPE PLAN - SHEET 4 OF 4

SHEET NO.	JOB NO.	SCALE	CHECKED BY	DESIGNED BY	DRAWN BY	DATE
C4.4	47734	1"=100'	B.BLACKMON	331	331	04/01/2022

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WILSON CAMERON WALKER
9661-34-5926-00
DB. 1489, P. 399
PLAT 2009 SLIDE 89
R-20

0 50 100 150

N

HWY 54 PARTNERS LLC
9661-25-5298-00
DB. 1668, P.407
C-2

USA MINI STORAGE LLC
9661-34-0152-00

OTTER CREEK PROPERTIES LLC
9661-23-8977-00

LOT 8
LOT 7
LOT 6
LOT 5
LOT 4
LOT 3
LOT 2
LOT 1

PROP 8" SEWER
PROP 6" WATER
PROP 5' SW
MIN 50' PUBLIC R/W
EXIST 36" RCP
HWY 87

EX SEPTIC TANK TO REMAIN UNTILL HOMES REMOVED.

LIFT STATION
PROP 3" SDR 11 HDPE FM
CONC ISLAND
END ISLAND
EXIST NCDOT R-2417C-362
EXIST RIP RAP
FIBER OPTIC MARKER
EXIST RIP RAP

966

CONCEPTUAL FOR TRC 4-1-2022

REVISIONS:

KEN BRIGHT ASSOCIATES PLLC
P-0781
CONSULTING ENGINEERS
P.O. BOX 553 2305 CARTHAGE ST.
SANFORD, NC 27331
PHONE: (919) 776-3444
e-mail: kwbright@kenbrightengineering.com
www.kenbrightengineering.com

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CONTACT:
KEN BRIGHT
P.O. BOX 553
SANFORD, NC 27331
(919) 356-4687
kwbright@kenbrightengineering.com

DATE: 4-1-2022

SCALE:

OTTER CREEEK CONCEPTUAL

FILE:
CONCEPTUAL-OAKWOOD-



SITE PLAN | SCALE: 1' = 30' - 0" | 1

adwarchitects
environmentsforlife
architecture planning interiors

six coliseum centre
2815 coliseum centre drive
suite 500
charlotte, north carolina 28217
t| 704 379 1919
f| 704 379 1920
www.adwarchitects.com

SANFORD
NORTH CAROLINA

SANFORD FIRE N C FIRE

SANFORD FIRE STATION No. 5

SANFORD, NC

SITE PLAN

DATE 01.03.2022
PROJECT NO 21017

REVISIONS
NO DATE DESCRIPTION:

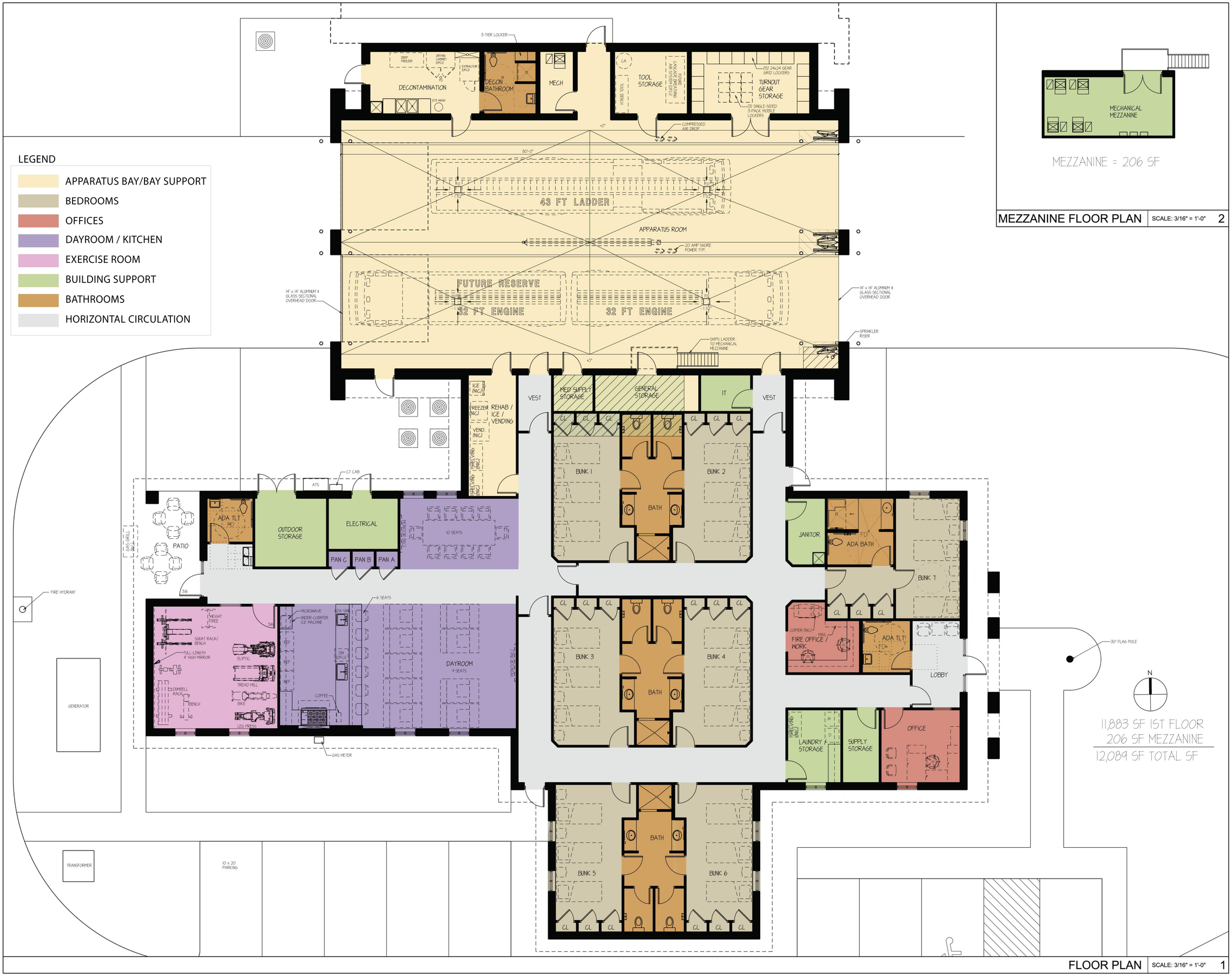
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SEAL

SHEET NUMBER AS100

LEGEND

- APPARATUS BAY/BAY SUPPORT
- BEDROOMS
- OFFICES
- DAYROOM / KITCHEN
- EXERCISE ROOM
- BUILDING SUPPORT
- BATHROOMS
- HORIZONTAL CIRCULATION



MEZZANINE = 206 SF

MEZZANINE FLOOR PLAN | SCALE: 3/16" = 1'-0" | 2

11,883 SF 1ST FLOOR
206 SF MEZZANINE
12,089 SF TOTAL SF

FLOOR PLAN | SCALE: 3/16" = 1'-0" | 1

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www.adwarchitects.com

SANFORD
NORTH CAROLINA

SANFORD FIRE STATION No. 5

SANFORD, NC

SCHEMATIC DESIGN

DATE 01.03.2022
PROJECT NO 21017

REVISIONS
NO DATE DESCRIPTION:

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SEAL

SHEET NUMBER A100

PROPOSED SITE PLAN DOCUMENTS

FOR

ARISTA Development, LLC

PROPOSED

SANFORD SHEETZ

LOCATION OF SITE

2304 JEFFERSON DAVIS HWY, SANFORD

LEE COUNTY, NC 27330

PIN: 9631-43-6709-00; 9631-43-6903-00; 9631-43-3781-00

ZONING ANALYSIS TABLE			
ZONING DISTRICT	HIGHWAY COMMERCIAL (HC) CITY OF SANFORD		
ZONE CRITERIA	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT FRONTAGE	50 FT	413 FT (CENTER CHURCH RD) 311 FT (JEFFERSON DAVIS)	413 FT (CENTER CHURCH RD) 328 FT (JEFFERSON DAVIS)
MAX. IMPERVIOUS COVERAGE	80%	38%	64.0%±
MIN. FRONT SETBACK	10 FT	83 FT	52.1 FT±
MIN. SIDE SETBACK	0 FT	16 FT	57.5 FT±
MIN. STREET PROTECTIVE YARD	8 FT	0 FT	8 FT
MIN. RESIDENTIAL PERIMETER BUFFER	20 FT	N/A	20 FT
MIN. PARKING SPACES	1 PER 200 GFA (31)	24 SPOTS	40 SPOTS
PARKING CRITERIA	1 STACKING PER PUMP 5 STACKING DRIVE THRU MIN. 9' X 18' DIMENSIONS		

PLAN REFERENCES AND CONTACTS

REFERENCES

♦BOUNDARY & TOPOGRAPHIC SURVEY:
BOHLER NC, PLLC
4130 PARKLAKE AVENUE SUITE 130
RALEIGH, NC 27612
PHONE: (919) 578-9000
DATED: 10/05/2021
SURVEY JOB #NS211038
ELEVATIONS: NAVD 1998

♦GEOTECHNICAL REPORT:
TERRACON CONSULTANTS , INC.
2401 BRENTWOOD RD, SUITE 107
RALEIGH, NC 27604
PHONE: (919) 873-2211
DATED: 03/14/2022

GOVERNING AGENCIES

♦CITY OF SANFORD PLANNING DEPARTMENT
115 CHATHAM STREET
SANFORD, NC 27330
PHONE: (919) 718-4657

♦INSPECTIONS DIVISION
115 CHATHAM STREET
SANFORD, NC 27330
PHONE: (919) 718-4654

♦FIRE DEPARTMENT
KEN COTTEN - FIRE CHIEF
HAWKINS AVE
SANFORD, NC 27330
PHONE: (919) 775-8310

♦PUBLIC WORKS DEPARTMENT
225 E WEATHERSPOON STREET
SANFORD, NC 27331
PHONE: (919) 777-1118

* THE ABOVE REFERENCED DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THESE PLANS, HOWEVER, BOHLER ENGINEERING DOES NOT CERTIFY THE ACCURACY OF THE WORK REFERENCED OR DERIVED FROM THESE DOCUMENTS, BY OTHERS.



LOCATION MAP
SCALE: 1" = 200'

OWNERS			
	9631-43-6709-00	9631-43-6903-00	9631-43-3781-00
OWNER NAME	SIMPSON, DAVID H	SIMPSON AND SIMPSON INC	MCNEILL BRADLEY DIXON
ADDRESS	503 CARTHAGE ST, SANFORD NC 27330	503 CARTHAGE ST, SANFORD NC 27330	1186 OVERLAKE AVE, FOREST VA 24551
PHONE NUMBER	919-774-6511	919-770-2104	434-841-4819

DEVELOPER
ARISTA DEVELOPMENT, LLC
520 PROVIDENCE HWY SUITE 9
NORWOOD, MA 02062
CONTACT: DOUG BENOIT PE
EMAIL: DOUG@ARISTADEVLLC.COM
PHONE: (781) 769-5900

PREPARED BY

BOHLER
BOHLER ENGINEERING NC, PLLC
NCBELS P-1132

CONTACT:
GARY ZURAWSKI, PE
GZURAWSKI@BOHLERENG.COM / (919) 578-9000

Sheet List Table	
Sheet Number	Sheet Title
C - 101	COVER
C - 102	NOTES
C - 201	ALTA SURVEY
C - 202	EXISTING CONDITIONS PLAN
C - 301	PROPOSED CONDITIONS PLAN
C - 401	GRADING PLAN
C - 501	UTILITY PLAN
C - 601	EROSION CONTROL PH. I
C - 602	EROSION CONTROL PH. III
C - 701	LANDSCAPE PLAN
C - 702	LAND DETAILS
C - 703	LIGHTING PLAN
C - 901	DETAILS I
C - 902	DETAILS III
C - 903	DETAILS IIII
C - 904	ARCHITECTURALS I
C - 905	ARCHITECTURALS II
C - 906	ARCHITECTURALS III
C - 907	ARCHITECTURALS IV
C - 908	ARCHITECTURALS V
C - 909	ARCHITECTURALS VI
C - 910	ARCHITECTURALS VII
C - 911	ARCHITECTURAL CROSS SECTION

NOTE: SITE TO BE ANNEXED AND REZONED TO HC

GENERAL NOTE:
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.

Mar 30, 2022
11:02:17 N:\NCR211038\CAD\DRAWINGS\PLAN SETS\CNDS - 0 - NCR211038-----LAYOUT: COVER

BOHLER™
BOHLER ENGINEERING NC, PLLC
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES
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REV	DATE	COMMENT	DRAWN BY CHECKED BY

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FOR CONCEPT PURPOSES ONLY

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PROJECT No.:	NCR211038
DRAWN BY:	OGT
CHECKED BY:	GJZ
DATE:	04/01/2022
CAD I.D.:	CNDS - 0

PROJECT:

PROP. SITE PLAN DOCUMENTS

FOR

ARISTA Development, LLC

PROPOSED DEVELOPMENT

2304 JEFFERSON DAVIS HWY
SANFORD, NC

BOHLER
BOHLER ENGINEERING NC, PLLC
NCBELS P-1132
4130 PARKLAKE AVENUE, SUITE 130
RALEIGH, NC 27612
Phone: (919) 578-9000
NC@BohlerEng.com

NORTH CAROLINA PROFESSIONAL SEAL 035395 ENGINEER GARY J. ZURAWSKI

SHEET TITLE:

COVER

SHEET NUMBER:

C - 101

ORG. DATE - 04/01/2022

GENERAL NOTES

(Rev. 2/2021)

1. THESE PLANS ARE SOLELY BASED ON INFORMATION THE OWNER AND OTHERS PROVIDED TO BOHLER ENGINEERING. NC, LLC (HEREIN "BOHLER") PRIOR TO THE DATE ON WHICH THE ENGINEER OF RECORD AND BOHLER PREPARED THESE PLANS. THE CONTRACTOR MUST FIELD VERIFY ALL EXISTING CONDITIONS AND IMMEDIATELY NOTIFY BOHLER , IN WRITING, IF ANY ACTUAL SITE CONDITIONS DIFFER FROM THOSE SHOWN ON THESE PLANS, OR IF THE PROPOSED WORK CONFLICTS WITH ANY OTHER SITE FEATURES.
2. THE CONTRACTOR MUST STRICTLY COMPLY WITH THESE NOTES AND ALL SPECIFICATIONS/REPORTS CONTAINED HEREIN. THE CONTRACTOR MUST ENSURE THAT ALL SUBCONTRACTORS FULLY AND COMPLETELY CONFORM TO AND COMPLY WITH THESE REQUIREMENTS, THESE NOTES, AND THE REQUIREMENTS ARTICULATED IN THE NOTES CONTAINED IN ALL THE OTHER DRAWINGS THAT COMPRISE THE PLAN SET OF DRAWINGS. ADDITIONAL NOTES AND SPECIFIC PLAN NOTES MAY BE FOUND ON THE INDIVIDUAL PLANS. THESE GENERAL NOTES APPLY TO THIS ENTIRE DOCUMENT PACKAGE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW ALL CONSTRUCTION CONTRACT DOCUMENTS INCLUDING, BUT NOT LIMITED TO, ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORK SCOPE, PRIOR TO THE INITIATION AND COMMENCEMENT OF CONSTRUCTION.
3. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST CONFIRM WITH THE ENGINEER OF RECORD AND BOHLER THAT THE LATEST EDITION OF THE DOCUMENTS AND/OR REPORTS REFERENCED WITHIN THE PLAN REFERENCES ARE BEING USED FOR CONSTRUCTION. THIS IS THE CONTRACTOR'S SOLE AND COMPLETE RESPONSIBILITY.
4. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST ENSURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION IS TO BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED THE COPY(S) OF APPROVED PLANS AND/OR PERMITS FOR THE WORK AUTHORIZED AND APPROVED BY THE GOVERNING AUTHORITIES AND HAS ALSO CONFIRMED THAT ALL NECESSARY AND REQUIRED PERMITS HAVE BEEN OBTAINED. THE CONTRACTOR MUST HAVE COPIES OF ALL PERMITS AND APPROVALS ON SITE AT ALL TIMES.
5. THE CONTRACTOR MUST ENSURE THAT ALL WORK IS PERFORMED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS/REPORTS AND CONDITIONS OF APPROVAL, AND ALL APPLICABLE REQUIREMENTS, RULES, REGULATIONS, STATUTORY REQUIREMENTS, CODES, LAWS AND STANDARDS OF ALL GOVERNMENTAL ENTITIES WITH JURISDICTION OVER THIS PROJECT, AND ALL PROVISIONS IN AND CONDITIONS OF THE CONSTRUCTION CONTRACT WITH THE OWNER/DEVELOPER INCLUDING ALL EXHIBITS, ATTACHMENTS AND ADDENDA TO SAME.
6. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST COORDINATE THE BUILDING LAYOUT BY CAREFULLY REVIEWING THE MOST CURRENT ARCHITECTURAL, CIVIL AND STRUCTURAL CONSTRUCTION DOCUMENTS (INCLUDING, BUT NOT LIMITED TO, MECHANICAL, ELECTRICAL, PLUMBING AND FIRE SUPPRESSION PLANS, WHERE APPLICABLE). THE CONTRACTOR MUST IMMEDIATELY NOTIFY OWNER, ARCHITECT AND ENGINEER OF RECORD AND BOHLER, IN WRITING, OF ANY CONFLICTS, DISCREPANCIES OR AMBIGUITIES WHICH EXIST BETWEEN THESE PLANS AND ANY OTHER PLANS THAT COMPRISE THE CONSTRUCTION DOCUMENTS.
7. CONTRACTOR MUST REFER TO AND ENSURE COMPLIANCE WITH THE APPROVED ARCHITECTURAL/BUILDING PLANS OF RECORD FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRY/EXIT POINTS, ELEVATIONS, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY LOCATIONS.
8. THE CONTRACTOR MUST FIELD VERIFY ALL DIMENSIONS AND MEASUREMENTS SHOWN ON THESE PLANS, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR MUST IMMEDIATELY NOTIFY ENGINEER OF RECORD AND BOHLER, IN WRITING, IF ANY CONFLICTS, DISCREPANCIES, OR AMBIGUITIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION. NO EXTRA COMPENSATION WILL BE PAID TO THE CONTRACTOR FOR WORK WHICH HAS TO BE RE-DONE OR REPAIRED DUE TO DIMENSIONS, MEASUREMENTS OR GRADES SHOWN INCORRECTLY ON THESE PLANS PRIOR TO RECEIPT BY THE CONTRACTOR OF WRITTEN NOTIFICATION OF SAME AND (B) ENGINEER OF RECORD AND BOHLER, THEREAFTER, PROVIDING THE CONTRACTOR WITH WRITTEN AUTHORIZATION TO PROCEED WITH SUCH ADDITIONAL WORK.
9. THE CONTRACTOR MUST VERIFY ALL DIMENSIONS AND MEASUREMENTS INCLUDED ON DESIGN DOCUMENTS HEREIN AND MUST NOT SCALE OFF THE DRAWINGS DUE TO POTENTIAL PRINTING INACCURACIES. ALL DIMENSIONS AND MEASUREMENTS ARE TO BE CHECKED AND CONFIRMED BY THE GENERAL CONTRACTOR DURING THE PREPARATION OF SHOP DRAWINGS AND THE LAYOUT AND CONSTRUCTION OF THE DEVELOPMENT OF SITE WORK. SITE PLAN DRAWINGS ARE NOT INTENDED AS SURVEY DOCUMENTS. DIMENSIONS SUPERSEDE GRAPHICAL REPRESENTATIONS. THE CONTRACTOR MUST MAKE CONTRACTOR'S OWN MEASUREMENTS FOR LAYOUT OF IMPROVEMENTS.
10. THE OWNER AND CONTRACTOR MUST BE FAMILIAR WITH AND ENSURE PROCUREMENT OF ANY AND ALL CERTIFICATIONS REQUIRED FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
11. WHEN INCLUDED AS ONE OF THE REFERENCED DOCUMENTS, THE GEOTECHNICAL REPORT, SPECIFICATIONS AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND, IN CASE OF CONFLICT, DISCREPANCY OR AMBIGUITY, THE MORE STRINGENT REQUIREMENTS AND/OR RECOMMENDATIONS CONTAINED IN: (A) THE PLANS; AND (B) THE GEOTECHNICAL REPORT AND RECOMMENDATIONS, MUST TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR MUST NOTIFY THE ENGINEER OF RECORD AND BOHLER, IN WRITING, OF ANY SUCH CONFLICT, DISCREPANCY OR AMBIGUITY BETWEEN THE GEOTECHNICAL REPORT AND PLANS AND SPECIFICATIONS, PRIOR TO PROCEEDING WITH ANY FURTHER WORK. IF A GEOTECHNICAL REPORT WAS NOT CREATED, THEN THE CONTRACTOR MUST FOLLOW AND COMPLY WITH ALL OF THE REQUIREMENTS OF ANY AND ALL MUNICIPAL, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE SPECIFICATIONS WHICH HAVE JURISDICTION OVER THIS PROJECT.
12. ENGINEER OF RECORD AND BOHLER ARE NEITHER LIABLE NOR RESPONSIBLE FOR ANY SUBSURFACE CONDITIONS AND FURTHER, HAS NO LIABILITY FOR ANY HAZARDOUS MATERIALS, HAZARDOUS SUBSTANCES, OR POLLUTANTS ON, ABOUT OR UNDER THE PROPERTY.
13. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING WHEN AND WHERE SHORING IS REQUIRED, INSTALLING ALL SHORING REQUIRED DURING EXCAVATION (TO BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS) AND ANY ADDITIONAL PRECAUTIONS TO BE TAKEN TO ASSURE THE STABILITY OF ADJACENT, NEARBY AND CONTIGUOUS STRUCTURES AND PROPERTIES. ALL OF THIS WORK IS TO BE PERFORMED AT CONTRACTOR'S SOLE COST AND EXPENSE.
14. THE CONTRACTOR MUST EXERCISE EXTREME CAUTION WHEN PERFORMING ANY WORK ACTIVITIES ADJACENT TO PAVEMENT, STRUCTURES, ETC. WHICH ARE TO REMAIN EITHER FOR AN INITIAL PHASE OF THE PROJECT OR AS PART OF THE FINAL CONDITION. THE CONTRACTOR IS RESPONSIBLE FOR TAKING ALL APPROPRIATE MEASURES REQUIRED TO ENSURE THE STRUCTURAL STABILITY OF SIDEWALKS AND PAVEMENT, UTILITIES, BUILDINGS, AND INFRASTRUCTURE WHICH ARE TO REMAIN, AND TO PROVIDE A SAFE WORK AREA FOR THIRD PARTIES, PEDESTRIANS AND ANYONE INVOLVED WITH THE PROJECT.
15. DEBRIS MUST NOT BE BURIED ON THE SUBJECT SITE. ALL DEMOLITION AND CONSTRUCTION WASTES, UNSUITABLE EXCAVATED MATERIAL, EXCESS SOIL AND DEBRIS (SOLID WASTE) MUST BE DISPOSED OF IN ACCORDANCE WITH ALL GOVERNMENTAL REGULATIONS, LOCAL, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE CODES WHICH HAVE JURISDICTION OVER THIS PROJECT OR OVER THE CONTRACTOR.
16. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO MAINTAIN RECORDS TO DEMONSTRATE PROPER AND FULLY COMPLIANT DISPOSAL ACTIVITIES, TO BE PROMPTLY PROVIDED TO THE OWNER UPON REQUEST.
17. THE CONTRACTOR MUST REPAIR, AT CONTRACTOR'S SOLE COST, ALL DAMAGE DONE TO ANY NEW OR EXISTING CONSTRUCTION OR PROPERTY DURING THE COURSE OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO, DAMAGE CAUSED BY CONSTRUCTION EQUIPMENT. THE CONTRACTOR MUST BEAR ALL COSTS ASSOCIATED WITH SAME TO INCLUDE, BUT NOT BE LIMITED TO, REDESIGN, RE-SURVEY, RE-PERMITTING AND CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR AND MUST REPLACE ALL SIGNAL INTERCONNECTION CABLE, WIRING CONDUITS, AND ANY UNDERGROUND ACCESSORY EQUIPMENT DAMAGED DURING CONSTRUCTION AND MUST BEAR ALL COSTS ASSOCIATED WITH SAME. THE REPAIR OF DAMAGE TO ANY NEW OR EXISTING CONSTRUCTION OR PROPERTY MUST RESTORE SUCH CONSTRUCTION OR PROPERTY TO A CONDITION EQUIVALENT TO OR BETTER THAN THE CONDITIONS NOTED PRIOR TO COMMENCEMENT OF CONSTRUCTION AS DEPICTED ON THE PLANS AND RELATED DOCUMENTS IN STRICT ACCORDANCE WITH THE APPROVED PLAN(S) AND DESIGN; AND, FURTHER, THE ENGINEER OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR ANY FAILURE TO MAINTAIN OR PRESERVE ALL PHYSICAL SITE FEATURES AND/OR DESIGN FEATURES DEPICTED ON THE PLANS AND RELATED DOCUMENTS, OWNER AGREES TO INDEMNIFY AND HOLD THE ENGINEER OF RECORD AND BOHLER PARTIES, HARMLESS FOR ALL INJURIES, DAMAGES AND COSTS THAT ENGINEER OF RECORD AND BOHLER INCUR AS A RESULT OF SAID FAILURE OR FAILURE TO PRESERVE.
18. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION ACTIVITIES AND MATERIALS COMPLY WITH AND CONFORM TO APPLICABLE FEDERAL, STATE AND LOCAL RULES AND REGULATIONS, LAWS, ORDINANCES, AND CODES, AND ALL APPLICABLE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, (29 U.S.C. 651 ET SEQ.) AS AMENDED, AND ANY MODIFICATIONS, AMENDMENTS OR REVISIONS TO SAME.
19. THE CONTRACTOR MUST STRICTLY COMPLY WITH THE LATEST AND CURRENT OSHA STANDARDS AND REGULATIONS, AND/OR ANY OTHER AGENCY WITH JURISDICTION OVER EXCAVATION AND TRENCHING PROCEDURES. ENGINEER OF RECORD AND BOHLER HAS NO RESPONSIBILITY FOR OR AS RELATED TO EXCAVATION AND TRENCHING PROCEDURES AND WORK.
20. THE CONTRACTOR AND THE OWNER MUST INSTALL ALL ELEMENTS AND COMPONENTS IN STRICT COMPLIANCE WITH AND IN ACCORDANCE WITH MANUFACTURER'S STANDARDS AND RECOMMENDED INSTALLATION CRITERIA AND SPECIFICATIONS. IF THE CONTRACTOR AND/OR OWNER FAIL TO DO SO, THEY AGREE TO JOINTLY, INDEPENDENTLY, SEPARATELY, COLLECTIVELY, AND SEVERALLY INDEMNIFY, DEFEND, PROTECT AND HOLD ENGINEER OF RECORD AND BOHLER PARTIES HARMLESS FOR ALL INJURIES, CLAIMS AND DAMAGES THAT ENGINEER AND BOHLER SUFFER AND ANY AND ALL COSTS THAT ENGINEER AND BOHLER INCUR AS RELATED TO SAME.
21. ALL CONTRACTORS MUST CARRY AT LEAST THE MINIMUM AMOUNT OF THE SPECIFIED AND COMMERCIALLY REASONABLE STATUTORY WORKER'S COMPENSATION INSURANCE, EMPLOYER'S LIABILITY INSURANCE AND COMMERCIAL GENERAL LIABILITY INSURANCE (CGL) INCLUDING ALSO ALL UMBRELLA COVERAGES. ALL CONTRACTORS MUST HAVE THEIR CGL POLICIES ENDORSED TO NAME BOHLER , AND ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS AS ADDITIONAL NAMED INSUREDS AND TO PROVIDE CONTRACTUAL LIABILITY COVERAGE SUFFICIENT TO INSURE (DEFEND, IF APPLICABLE) AND HOLD HARMLESS AND INDEMNITY OBLIGATIONS ASSUMED AND AGREED TO BY THE CONTRACTOR HEREIN. ALL CONTRACTORS MUST FURNISH BOHLER WITH CERTIFICATIONS OF INSURANCE OR CERTIFICATES OF INSURANCE AS EVIDENCE OF THE REQUIRED INSURANCE COVERAGES PRIOR TO COMMENCING ANY WORK AND UPON RENEWAL OF EACH POLICY DURING THE ENTIRE PERIOD OF CONSTRUCTION AND FOR TWO YEARS AFTER THE COMPLETION OF CONSTRUCTION AND AFTER ALL PERMITS ARE ISSUED, WHICHEVER DATE IS LATER. IN ADDITION, ALL CONTRACTORS AGREE THAT THEY WILL TO THE FULLEST EXTENT PERMITTED UNDER THE LAW, INDEMNIFY, DEFEND AND HOLD HARMLESS BOHLER AND ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS FROM AND AGAINST ANY DAMAGES, INJURIES, CLAIMS, ACTIONS, PENALTIES, EXPENSES, PUNITIVE DAMAGES, TORT DAMAGES, STATUTORY CLAIMS, STATUTORY CAUSES OF ACTION, LOSSES, CAUSES OF ACTION, LIABILITIES OR COSTS, INCLUDING, BUT NOT LIMITED TO, REASONABLE ATTORNEYS' FEES AND DEFENSE COSTS, ARISING OUT OF OR IN ANY WAY CONNECTED WITH OR TO THE PROJECT, INCLUDING ALL CLAIMS BY EMPLOYEES OF THE CONTRACTOR(S), ALL CLAIMS BY THIRD PARTIES AND ALL CLAIMS RELATED TO THE PROJECT. THE CONTRACTOR MUST NOTIFY ENGINEER, IN WRITING, AT LEAST THIRTY (30) DAYS PRIOR TO ANY TERMINATION, SUSPENSION OR CHANGE OF ITS INSURANCE HEREUNDER.
22. THE ENGINEER OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR CONSTRUCTION METHODS, MEANS, TECHNIQUES OR PROCEDURES, GENERALLY OR FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES OR PROCEDURES FOR COMPLETION OF THE WORK DEPICTED BOTH ON THESE PLANS, AND FOR ANY CONFLICTS IN SCOPE AND REVISIONS THAT RESULT FROM SAME. THE CONTRACTOR IS FULLY AND SOLELY RESPONSIBLE FOR DETERMINING THE MEANS AND METHODS FOR COMPLETION OF THE WORK, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
23. NEITHER THE PROFESSIONAL ACTIVITIES OF BOHLER, NOR THE PRESENCE OF BOHLER AND/OR ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS AT A CONSTRUCTION/PROJECT SITE (HEREIN "BOHLER PARTIES"), RELIEVES OR WILL RELIEVE THE CONTRACTOR AND ANY OF THE CONTRACTOR'S MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, OVERSEEING, SUPERINTENDING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND COMPLIANCE WITH ALL HEALTH AND SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES WITH JURISDICTION OVER THE PROJECT AND/OR PROPERTY. BOHLER PARTIES HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER ANY (OR ANY RESPONSIBILITY FOR) ANY CONSTRUCTION. THE CONTRACTOR OR ITS EMPLOYEES RELATING TO THEIR WORK AND ANY AND ALL HEALTH AND SAFETY PROGRAMS OR PROCEDURES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR JOB SITE SAFETY. THE CONTRACTOR MUST INDEMNIFY, DEFEND, PROTECT AND HOLD HARMLESS BOHLER PARTIES FOR AND FROM ANY LIABILITY TO BOHLER PARTIES RESULTING FROM THE CONTRACTOR'S WORK, SERVICES AND/OR VIOLATIONS OF THIS NOTE. THESE NOTES OR ANY NOTES IN THE PLAN SET AND, FURTHER, THE CONTRACTOR MUST NAME BOHLER AS AN ADDITIONAL INSURED UNDER THE GENERAL CONTRACTOR'S POLICIES OF GENERAL LIABILITY INSURANCE AS DESCRIBED ABOVE.
24. WHEN IT IS CLEARLY AND SPECIFICALLY WITHIN BOHLER'S SCOPE OF SERVICES CONTRACT WITH THE OWNER/DEVELOPER, BOHLER WILL REVIEW OR TAKE OTHER APPROPRIATE ACTION ON THE CONTRACTOR SUBMITTALS; SUCH AS SHOP DRAWINGS, PRODUCT DATA, SAMPLES, AND OTHER DATA, WHICH THE CONTRACTOR IS REQUIRED TO SUBMIT, BUT ONLY FOR THE LIMITED PURPOSE OF EVALUATING CONFORMANCE WITH THE DESIGN INTENT AND THE INFORMATION SHOWN IN THE CONSTRUCTION CONTRACT DOCUMENTS. CONSTRUCTION MEANS AND METHODS AND/OR TECHNIQUES OR PROCEDURES, COORDINATION OF THE WORK WITH OTHER TRADES, AND CONSTRUCTION SAFETY PRECAUTIONS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND BOHLER HAS NO RESPONSIBILITY OR LIABILITY FOR SAME. BOHLER WILL PERFORM ITS SHOP DRAWING REVIEW WITH REASONABLE PROMPTNESS, AS CONDITIONS PERMIT. ANY DOCUMENT, DOCUMENTING BOHLER'S REVIEW OF A SPECIFIC ITEM OR LIMITED SCOPE, MUST NOT INDICATE THAT BOHLER HAS REVIEWED THE ENTIRE ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. BOHLER IS NOT RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR MUST, IN WRITING, PROMPTLY AND IMMEDIATELY BRING ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS TO BOHLER'S ATTENTION. BOHLER IS NOT REQUIRED TO REVIEW PARTIAL SUBMISSIONS OR THOSE FOR WHICH SUBMISSIONS OF CORRELATED ITEMS HAVE NOT BEEN RECEIVED.
25. IF THE CONTRACTOR DEVIATES FROM THESE PLANS AND/OR SPECIFICATIONS, INCLUDING THE NOTES CONTAINED HEREIN, WITHOUT FIRST OBTAINING THE PRIOR WRITTEN AUTHORIZATION OF THE ENGINEER OF RECORD AND BOHLER FOR ALL DEVIATIONS WITHIN ENGINEER'S SCOPE, THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL COSTS INCURRED IN CONNECTION THEREWITH, INCLUDING ANY HARM PERFORMING DEVIATES FROM THE PLANS, ALL FINES AND/OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM AND, FURTHER, MUST DEFEND, INDEMNIFY, PROTECT, AND HOLD HARMLESS THE ENGINEER OF RECORD AND BOHLER PARTIES TO THE FULLEST EXTENT PERMITTED UNDER THE LAW, FOR AND FROM ALL FEES, ATTORNEYS' FEES, DAMAGES, COSTS, JUDGMENTS, CLAIMS, INJURIES, PENALTIES AND THE LIKE RELATED TO SAME.
26. THE CONTRACTOR IS RESPONSIBLE FOR A MAINTAINING AND PROTECTING THE TRAFFIC CONTROL PLAN AND ELEMENTS IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS, FOR ALL WORK THAT AFFECTS PUBLIC TRAVEL EITHER IN THE RIGHT OF WAY OR ON SITE. THE COST FOR THIS ITEM MUST BE INCLUDED IN THE CONTRACTOR'S PRICE AND IS THE CONTRACTOR'S SOLE RESPONSIBILITY
27. OWNER MUST MAINTAIN AND PRESERVE ALL PHYSICAL SITE FEATURES AND DESIGN FEATURES DEPICTED ON THE PLANS AND RELATED DOCUMENTS IN STRICT ACCORDANCE WITH THE APPROVED PLAN(S) AND DESIGN; AND, FURTHER, THE ENGINEER OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR ANY FAILURE TO MAINTAIN OR PRESERVE ALL PHYSICAL SITE FEATURES AND/OR DESIGN FEATURES DEPICTED ON THE PLANS AND RELATED DOCUMENTS, OWNER AGREES TO INDEMNIFY AND HOLD THE ENGINEER OF RECORD AND BOHLER PARTIES, HARMLESS FOR ALL INJURIES, DAMAGES AND COSTS THAT ENGINEER OF RECORD AND BOHLER INCUR AS A RESULT OF SAID FAILURE OR FAILURE TO PRESERVE.
28. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION ACTIVITIES AND MATERIALS COMPLY WITH AND CONFORM TO APPLICABLE FEDERAL, STATE AND LOCAL RULES AND REGULATIONS, LAWS, ORDINANCES, AND CODES, AND ALL APPLICABLE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, (29 U.S.C. 651 ET SEQ.) AS AMENDED, AND ANY MODIFICATIONS, AMENDMENTS OR REVISIONS TO SAME.
29. THE CONTRACTOR MUST STRICTLY COMPLY WITH THE LATEST AND CURRENT OSHA STANDARDS AND REGULATIONS, AND/OR ANY OTHER AGENCY WITH JURISDICTION OVER EXCAVATION AND TRENCHING PROCEDURES. ENGINEER OF RECORD AND BOHLER HAS NO RESPONSIBILITY FOR OR AS RELATED TO EXCAVATION AND TRENCHING PROCEDURES AND WORK.
30. THE CONTRACTOR AND THE OWNER MUST INSTALL ALL ELEMENTS AND COMPONENTS IN STRICT COMPLIANCE WITH AND IN ACCORDANCE WITH MANUFACTURER'S STANDARDS AND RECOMMENDED INSTALLATION CRITERIA AND SPECIFICATIONS. IF THE CONTRACTOR AND/OR OWNER FAIL TO DO SO, THEY AGREE TO JOINTLY, INDEPENDENTLY, SEPARATELY, COLLECTIVELY, AND SEVERALLY INDEMNIFY, DEFEND, PROTECT AND HOLD ENGINEER OF RECORD AND BOHLER PARTIES HARMLESS FOR ALL INJURIES AND DAMAGES THAT ENGINEER SUFFERS AND COSTS THAT ENGINEER INCURS AS A RESULT OF SAID FAILURE.
31. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN AN ON-SITE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IN COMPLIANCE WITH THE ENVIRONMENTAL PROTECTION AGENCY (EPA) REQUIREMENTS OR LOCAL GOVERNING AGENCY FOR SITES WHERE ONE (1) ACRE OR MORE IS DISTURBED BY CONSTRUCTION ACTIVITIES (UNLESS THE LOCAL JURISDICTION REQUIRES A DIFFERENT THRESHOLD). THE CONTRACTOR MUST ENSURE THAT ALL ACTIVITIES, INCLUDING THOSE OF ALL SUBCONTRACTORS, ARE IN COMPLIANCE WITH THE SWPPP, INCLUDING BUT NOT LIMITED TO LOGGING ACTIVITIES (MINIMUM ONCE PER WEEK AND AFTER RAINFALL EVENTS) AND CORRECTIVE MEASURES, AS APPROPRIATE AND FURTHER, THE CONTRACTOR IS SOLELY AND COMPLETELY RESPONSIBLE FOR FAILING TO DO SO.
32. AS CONTAINED IN THESE DRAWINGS AND ASSOCIATED DOCUMENTS PREPARED BY THE ENGINEER OF RECORD AND BOHLER, THE USE OF THE WORDS 'CERTIFY' OR 'CERTIFICATION' CONSTITUTE(S) AN EXPRESSION ONLY OF PROFESSIONAL OPINION REGARDING THE INFORMATION WHICH IS THE SUBJECT OF THE ENGINEER OF RECORD'S AND BOHLER KNOWLEDGE OR BELIEF AND IN ACCORDANCE WITH COMMON AND ACCEPTED PROCEDURE CONSISTENT WITH THE APPLICABLE STANDARDS OF PRACTICE, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE OF ANY NATURE OR TYPE, EITHER EXPRESSED OR IMPLIED, UNDER ANY CIRCUMSTANCES.

DEMOLITION NOTES

(Rev. 2/2021)

1. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES.
2. THE CONTRACTOR MUST CONDUCT DEMOLITION/REMOVALS ACTIVITIES IN SUCH A MANNER AS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, WALKWAYS, AND ALL OTHER ADJACENT FACILITIES. THE CONTRACTOR MUST OBTAIN ALL REQUIRED PERMITS FROM THE APPROPRIATE GOVERNMENTAL AUTHORITY(IES) PRIOR TO THE COMMENCEMENT OF ANY ROAD OPENING OR DEMOLITION ACTIVITIES IN OR ADJACENT TO THE RIGHT-OF-WAY.
3. WHEN DEMOLITION-RELATED ACTIVITIES IMPACT ROADWAYS AND/OR ROADWAY RIGHT-OF-WAY, THE CONTRACTOR MUST PROVIDE TRAFFIC CONTROL AND GENERALLY ACCEPTED SAFE PRACTICES IN CONFORMANCE WITH THE CURRENT FEDERAL HIGHWAY ADMINISTRATION "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), AND THE FEDERAL, STATE, AND LOCAL REGULATIONS.
4. THE DEMOLITION (AND/OR REMOVALS) PLAN IS INTENDED TO PROVIDE GENERAL INFORMATION AND TO IDENTIFY ONLY CONDITIONS REGARDING ITEMS TO BE DEMOLISHED, REMOVED, AND/OR TO REMAIN.
   A. THE CONTRACTOR MUST ALSO REVIEW ALL CONSTRUCTION DOCUMENTS AND INCLUDE WITHIN THE DEMOLITION ACTIVITIES ALL INCIDENTAL WORK NECESSARY FOR THE CONSTRUCTION OF THE NEW SITE IMPROVEMENTS.
   B. THIS PLAN IS NOT INTENDED TO PROVIDE DIRECTION REGARDING METHODS, MEANS, METHODS, SEQUENCING, TECHNIQUES AND PROCEDURES TO BE EMPLOYED TO ACCOMPLISH THE WORK. ALL MEANS, METHODS, SEQUENCING, TECHNIQUES AND PROCEDURES TO BE USED MUST BE IN STRICT ACCORDANCE AND CONFORMANCE WITH ALL STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR MUST COMPLY WITH ALL OSHA AND OTHER SAFETY PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK SITE FOR THE CONTRACTOR AND THE PUBLIC.
5. THE CONTRACTOR MUST PROTECT ALL EXISTING UTILITIES, WHETHER OR NOT SHOWN ON THESE PLANS, DURING DEMOLITION, OR COLLAPSE OF EXISTING STRUCTURES, AND ANY OTHER IMPROVEMENTS THAT ARE REMAINING ON OR OFF SITE. THE CONTRACTOR, AT THE CONTRACTOR'S SOLE COST, MUST REPAIR ALL DAMAGE TO ALL ITEMS AND FEATURES THAT ARE TO REMAIN, DURING DEMOLITION ACTIVITIES, TO THE SATISFACTION OF THE OWNER. THESE REPAIRS MUST INCLUDE THE RESTORATION OF ALL ITEMS AND FEATURES REPAIRED TO THEIR PRE-DEMOLITION CONDITION, OR BETTER. CONTRACTOR MUST PERFORM ALL REPAIRS AT THE CONTRACTOR'S SOLE EXPENSE.
6. ENGINEER OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION. THE CONTRACTOR MUST PROCEED WITH THE DEMOLITION IN A SYSTEMATIC AND SAFE MANNER, COMPLYING WITH ALL OSHA REQUIREMENTS, TO ENSURE THE SAFETY OF ADJACENT PROPERTIES, PUBLIC CONSTRUCTION WORKERS AND THE PUBLIC AT LARGE, DURING THE DEMOLITION.
7. THE CONTRACTOR IS RESPONSIBLE FOR JOB SITE SAFETY, WHICH MUST INCLUDE, BUT IS NOT LIMITED TO, THE INSTALLATION AND MAINTENANCE OF BARRIERS, FENCING, OTHER APPROPRIATE SAFETY MEASURES AS NECESSARY AND ITEMS NECESSARY TO PROTECT THE PUBLIC FROM ANY HAZARDOUS CONDITIONS OF CONSTRUCTION AND CONSTRUCTION ACTIVITIES. THE CONTRACTOR MUST SAFEGUARD THE SITE AS NECESSARY TO PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE ENTRY OF UNAUTHORIZED PERSONS DURING NON-WORK HOURS.
8. PRIOR TO THE COMMENCEMENT OF ANY SITE ACTIVITY AND ANY DEMOLITION ACTIVITY, THE CONTRACTOR MUST, IN WRITING, RAISE ANY QUESTIONS CONCERNING THE ACCURACY OR INTENT OF THESE PLANS AND/OR SPECIFICATIONS. ALL CONCERNS OR QUESTIONS REGARDING THE APPLICABLE SAFETY STANDARDS, AND/OR THE SAFETY OF THE CONTRACTOR AND/OR THIRD PARTIES IN PERFORMING THE WORK ON THIS PROJECT. ANY SUCH CONCERNS MUST BE CONVEYED TO THE ENGINEER OF RECORD AND BOHLER, IN WRITING, AT THE ADDRESS AND EMAIL ADDRESS AS SHOWN ON THESE PLANS, PRIOR TO THE ENGINEER OF RECORD AND BY BOHLER, IN WRITING. ALL DEMOLITION ACTIVITIES MUST BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THESE PLANS AND SPECIFICATIONS AND ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, RULES, REQUIREMENTS, STATUTES, ORDINANCES AND CODES.
9. THE CONTRACTOR MUST BECOME FAMILIAR WITH THE APPLICABLE UTILITY SERVICE PROVIDER REQUIREMENTS AND IS RESPONSIBLE FOR NOTIFICATIONS, COORDINATIONS AND DISCONNECTIONS AS SPECIFIED OR REQUIRED FOR THE PROJECT. THE CONTRACTOR MUST PROVIDE THE OWNER WITH WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES

NOTES:

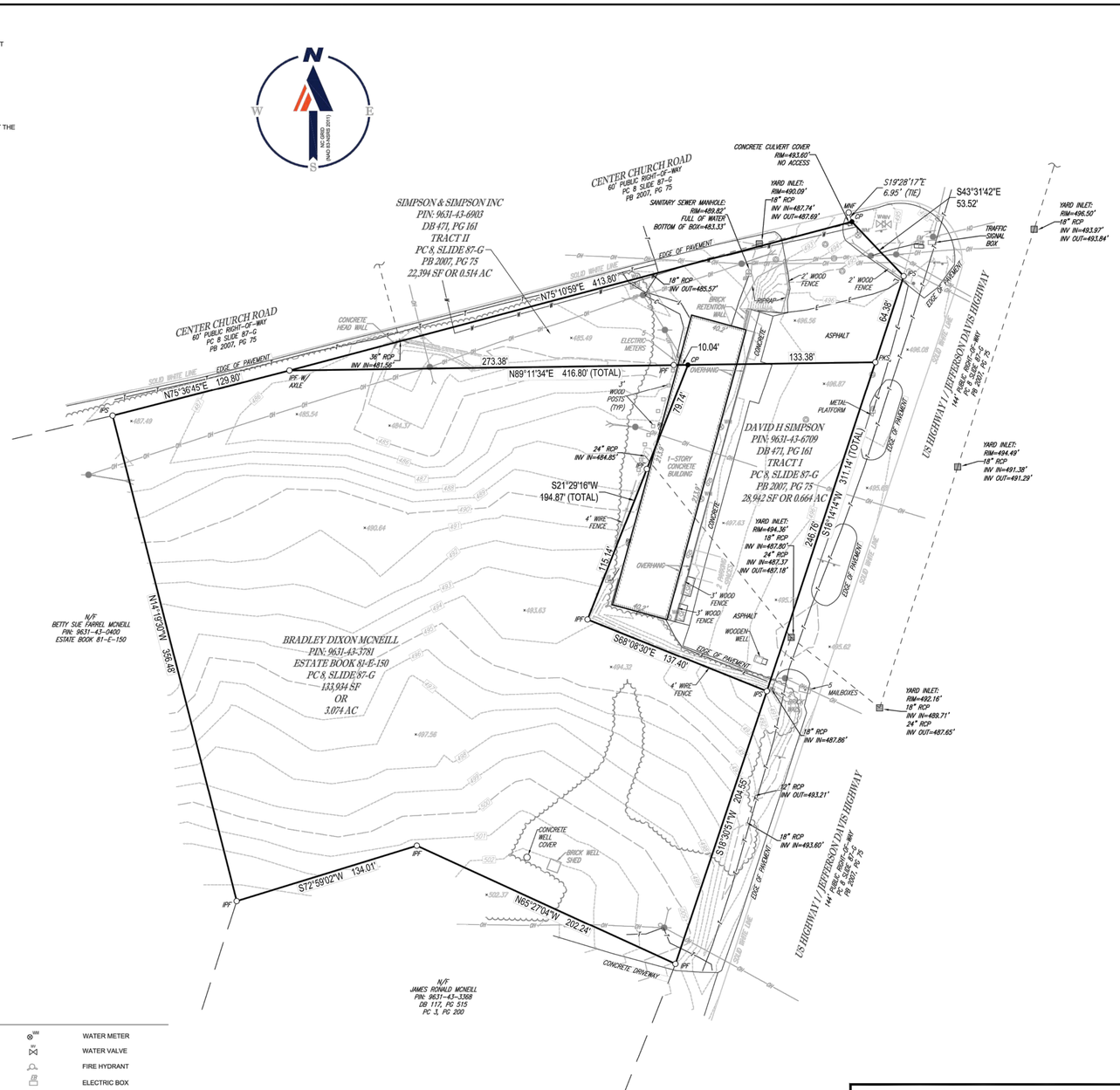
1. THE FIRM HAS RELIED UPON TITLE REPORT FURNISH BY STEWART TITLE GUARANTY COMPANY TITLE COMMITMENT: 2100070196 DATED SEPTEMBER 24, 2021 AT 8:00AM, WHILE AND IN PREPARING THIS SURVEY. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY TITLE EXCEPTIONS NOT DISCLOSED BY THE REFERENCED TITLE COMMITMENT.
2. AREAS COMPUTED BY COORDINATE METHOD.
3. PROPERTY SHOWN HEREON IS SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIONS OF RECORD.
4. ALL DISTANCES SHOWN ON SURVEY ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
5. RIGHTS-OF-WAY INFORMATION IS BASED ON DEEDS AND MAPS OF RECORD.
6. NC GRID COORDINATES (NAD83) OBTAINED BY USING GPS, PER THE NCVRS NETWORK.
7. BASIS OF BEARING SHOWN HEREON IS NC GRID (NAD 83 NSRS 2011).
8. VERTICAL DATUM SHOWN HEREON IS NAVD88.
9. THE PROPERTY SHOWN HEREON IS LOCATED IN FLOODZONE "ZONE X", AREA OF MINIMAL FLOODING, PER FLOOD INSURANCE RATE MAP 3710963100J, PANEL 9631 EFFECTIVE DATE SEPTEMBER 6, 2006.
10. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED AT THE TIME OF THE SURVEY.
11. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AT THE TIME OF THE SURVEY.

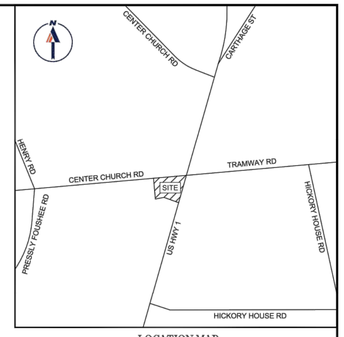
TITLE COMMITMENT
STEWART TITLE GUARANTEE COMPANY
COMMITMENT NUMBER: 21000070196
COMMITMENT DATE: SEPTEMBER 24, 2021 AT 8:00AM
SCHEDULE B - SECTION II - EXCEPTIONS

1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I - REQUIREMENTS ARE MET.
   NOT A SURVEY MATTER.
2. STANDARD EXCEPTIONS:
   a. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.
      NOT A SURVEY MATTER.
   b. ENCROACHMENTS, OVERLAPS, BOUNDARY LINE DISPUTES OR OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY AND INSPECTION OF THE PREMISES.
      SHOWN ON THE SURVEY AS APPLICABLE
   c. EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS.
      PLOTTABLE EASEMENTS ARE SHOWN ON THE SURVEY.
   d. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIAL HERETO OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
      NOT A SURVEY MATTER.
   e. RIGHTS OF DOWER, HOMESTEAD OR OTHER MARITAL RIGHTS OF THE SPOUSE, IF ANY, OF ANY INDIVIDUAL INSURED.
      NOT A SURVEY MATTER.
   f. ANY TITLES OR RIGHTS ASSERTED BY ANYONE INCLUDING BUT NOT LIMITED TO, PERSONS, CORPORATIONS, GOVERNMENTS OR OTHER ENTITIES, TO TIDE LANDS, OR LANDS COMPRISING THE SHORES OR BOTTOMS OF NAVIGABLE RIVERS, LAKES, BAYS, OCEANS OR GULF, OR LANDS BEYOND THE LINE OF THE HARBOR OR BULKHEAD LINES AS ESTABLISHED OR CHANGED BY THE UNITED STATES GOVERNMENT OR WATER RIGHTS, IF ANY.
      NOT A SURVEY MATTER.
   g. TAXES OR SPECIAL ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS.
      NOT A SURVEY MATTER
3. TAXES FOR THE YEAR 2021, WHICH ARE CURRENTLY DUE AND PAYABLE BUT NOT YET DELINQUENT, AND SUBSEQUENT YEARS.
   NOT A SURVEY MATTER.
4. RIGHTS OF TENANTS IN POSSESSION UNDER UNRECORDED LEASES.
   NOT A SURVEY MATTER.
5. ANY INACCURACY IN THE AREA, SQUARE FOOTAGE OR ACREAGE OF THE LAND OR ATTACHED PLAT, IF ANY. THE COMPANY DOES NOT INSURE THE AREA, SQUARE FOOTAGE OR ACREAGE OF THE LAND.
   SUBJECT PROPERTY SQUARE FOOTAGE AND ACREAGE IS SHOWN ON THE SURVEY.
6. RIGHTS OF THE PUBLIC, COUNTY, STATE OR MUNICIPALITY IN AND TO THAT PORTION OF THE LAND TAKEN OR USED FOR ROAD PURPOSES.
   RIGHTS-OF-WAY ALONG JEFFERSON DAVIS HWY AND CENTER CHURCH RD ARE SHOWN ON THE SURVEY.
7. ANY TRUST, RIGHT, INTEREST OR CLAIM THAT MAY EXIST, ARISE OR BE ASSERTED AGAINST THE TITLE UNDER OR PURSUANT TO THE PERISHABLE AGRICULTURAL COMMODITIES ACT OF 1930, AS AMENDED, 7 U.S.C. §499A, ET SEQ., OR ANY SIMILAR STATE OR FEDERAL LAW.
   NOT A SURVEY MATTER.
8. ANY TRUST, RIGHT, INTEREST OR CLAIM THAT MAY EXIST, ARISE, OR BE ASSERTED AGAINST THE TITLE UNDER OR PURSUANT TO THE PACKERS AND STOCKYARD ACT OF 1921, AS AMENDED, 7 U.S.C. §181, ET SEQ., OR ANY SIMILAR STATE OR FEDERAL LAW.
   NOT A SURVEY MATTER.
9. MINERALS OF WHATSOEVER KIND, SUBSURFACE AND SURFACE SUBSTANCES, INCLUDING BUT NOT LIMITED TO COAL, LIGNITE, OIL, GAS, URANIUM, CLAY, ROCK SAND AND GRAVEL IN, ON, UNDER AND THAT MAY BE PRODUCED FROM THE LAND, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, WHETHER OR NOT APPEARING IN THE PUBLIC RECORDS OR LISTED IN SCHEDULE B. THE COMPANY MAKES NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF ANY SUCH INTERESTS. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF INTERESTS THAT ARE NOT LISTED.
   NOT A SURVEY MATTER.
10. EASEMENTS, SETBACK LINES AND ANY OTHER MATTERS SHOWN OR NOTED ON PLAT(S) RECORDED IN PLAT BOOK 2, PAGE 120 ; PLAT BOOK 8, PAGE 87-G; PLAT BOOK 18, PAGE 92; AND PLAT BOOK 2007, PAGE 75, LEE COUNTY REGISTRY.
    AFFECTS SUBJECT PROPERTY. PLOTTABLE MATTERS ARE SHOWN ON THE SURVEY.
11. CONDEMNATION ACTION EVIDENCED BY MEMORANDUM OF ACTION RECORDED IN BOOK 87, PAGE 395 AND CONSENT JUDGMENT RECORDED IN BOOK 91, PAGE 588, LEE COUNTY REGISTRY.
    UNABLE TO PLOT PER RECORDED INFORMATION.
12. EASEMENT IN FAVOR OF CAROLINA POWER & LIGHT COMPANY, RECORDED IN BOOK 117, PAGE 74 , LEE COUNTY REGISTRY.
    AFFECTS SUBJECT PROPERTY. EASEMENT IS BLANKET IN TYPE.
13. NOTICE OF RESIDUAL PETROLEUM RECORDED IN BOOK 1623, PAGE 31, LEE COUNTY REGISTRY.
    AFFECTS SUBJECT PROPERTY. NO PLOTTABLE MATTERS.
14. TITLE TO THAT PORTION OF THE LAND LYING WITHIN THE RIGHT OF WAY OF JEFFERSON DAVIS HIGHWAY AND CENTER CHURCH ROAD.
    RIGHTS-OF-WAY ALONG JEFFERSON DAVIS HWY AND CENTER CHURCH RD ARE SHOWN ON THE SURVEY.

LEGEND

———	LINE SURVEYED	WM	WATER METER
— — —	LINE NOT SURVEYED	WV	WATER VALVE
— 123 —	EXISTING CONTOUR		FIRE HYDRANT
X 123.45	EXISTING SPOT ELEVATION	EB	ELECTRIC BOX
——X——	FENCE	EM	ELECTRIC METER
——#——	APPROX. LOC. UNDERGROUND WATER LINE PER UTILITY MARKOUT		MONITORING WELL
——C——	APPROX. LOC. UNDERGROUND CABLE LINE PER UTILITY MARKOUT		SIGN
——T——	APPROX. LOC. UNDERGROUND TEL. LINE PER UTILITY MARKOUT		MAIL BOX
——E——	APPROX. LOC. UNDERGROUND ELEC. LINE PER UTILITY MARKOUT		BOLLARD
—OH—	OVERHEAD WIRES		AREA LIGHT
	EDGE IF WOODS		CLEAN OUT
			GUY WIRE
		LSA	LANDSCAPED AREA
	UTILITY POLE	O IPF	IRON PIPE FOUND
	SANITARY MANHOLE	O MNF	IRON REBAR FOUND
	STORM DRAINAGE GRATE	O IPS	IRON PIPE SET
	ROOF DRAIN	O PKS	PK NAIL SET
		● CP	COMPUTED POINT





LOCATION MAP
NOT TO SCALE

REFERENCES:

DB 471, PG 161
DB 117, PG 515
DB 1623, PG 31
ESTATE BOOK 81-E-150
PC 3, SLIDE 200
PC 8, SLIDE 87-G
PB 2, PG 120
PB 18, PG 92
PB 2007, PG 75

SURVEYOR CERTIFICATION

I, THOMAS E. TEABO, PLS, HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, FROM DEED AND MAP REFERENCES AS NOTED ON SAID MAP; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FROM DEED AND MAP REFERENCES AS NOTED ON SAID MAP;

THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY OF THE SURVEY AS CALCULATED IS 1: 10,000+, THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION OF RECORD; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH TITLE 21, CHAPTER 56, NCAC, AS AMENDED;

I HEREBY CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

(1) CLASS OF SURVEY: "CLASS A"
(2) POSITIONAL ACCURACY: 0.04'
(3) TYPE OF GPS FIELD PROCEDURE: REAL-TIME KINEMATIC NETWORKS-NCVRS
(4) DATES OF SURVEY: 09/27/2021-09/28/2021
(5) DATUM/EPOCH: NAD 83 (2011) EPOCH 2010.00
(6) PUBLISHED/FIXED-CONTROL USE: NCVRS
(7) GEOID MODEL: 2012 (CONUS)
(8) COMBINED GRID FACTOR(S): 0.999859000
(9) UNITS: US SURVEY FEET

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 8TH DAY OF OCTOBER A.D., 2021.

PRELIMINARY - NOT FOR RECORDATION, SALES OR CONVEYANCES

SURVEYOR NC L-3920

NORTH CAROLINA PROFESSIONAL SEAL L-3920 LAND SURVEYOR THOMAS E. TEABO

TO: DONALD R. SIMPSON, DAVID H. SIMPSON, BRADLEY DIXON MCNEILL, ARISTA DEVELOPMENT LLC, STEWART TITLE GUARANTEE COMPANY, AND THEIR ASSIGNS:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7(A), 8, 9, 13, 16 & 17, OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 28, 2021.

THOMAS E. TEABO, PLS — DATE
NORTH CAROLINA PROFESSIONAL LAND SURVEYOR NO. L-3920
THIS CERTIFICATION IS MADE TO ONLY NAMED PARTIES FOR PURCHASE AND/OR MORTGAGE OF HEREIN DELINEATED PROPERTY BY THE NAMED PURCHASER. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY SURVEYOR FOR THE USE OF SURVEY FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO, USE OF SURVEY AFFIDAVIT, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY.

ALTA/NSPS LAND TITLE SURVEY
FOR
ARISTA DEVELOPMENT, LLC
PINS: 9631-43-3781, 9631-43-6709 & 9631-43-6903
SITE ADDRESSES: 2320, 2312 & 2304 JEFFERSON DAVIS HWY
DB 471, PG 161
PC 8, PG 87
PB 2007, PG 75
CITY OF SANFORD, POCKET TOWNSHIP
LEE COUNTY, NORTH CAROLINA
NCBELS: P-1132

FILE NO.	DATE	FIELD DATE	CREW CHIEF	DRAWN	REVIEWED	APPROVED	SCALE	DWG. NO.
NSR211038	10/05/2021	09/28/2021	PW	DET	TET	TET	1" = 40'	1 OF 1

BOHLER
4130 PARKLAKE AVENUE, SUITE 130 RALEIGH, NORTH CAROLINA 27612 919.578.9000
www.bohlerengineering.com
■ UPSTATE NEW YORK ■ BOSTON, MA ■ NEW YORK METRO ■ DARIEN, NJ ■ PHILADELPHIA/SOUTHERN NJ ■ LEHIGH VALLEY, PA ■ SOUTHEASTERN PA ■ BALTIMORE, MD ■ SOUTHERN MARYLAND ■ NORTHERN VIRGINIA ■ WASHINGTON, DC ■ CENTRAL VIRGINIA ■ CHARLOTTE, NC ■ RALEIGH, NC

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Mar 30, 2022
H:\2021\NCR211038\CAD\DRAWING\PLAN SETS\EXST - 0 - NCR211038-----LAYOUT: ALTA SURVEY

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PROJECT No.: NCR211038
DRAWN BY: CGT
CHECKED BY: GJZ
DATE: 04/01/2022
CAD I.D.: EXST - 0

PROJECT:

PROP. SITE PLAN DOCUMENTS

FOR

ARISTA Development, LLC

PROPOSED DEVELOPMENT
2304 JEFFERSON DAVIS HWY
SANFORD, NC

BOHLER
BOHLER ENGINEERING NC, PLLC
NCBELS P-1132
4130 PARKLAKE AVENUE, SUITE 130
RALEIGH, NC 27612
Phone: (919) 578-9000
NC@BohlerEng.com

NORTH CAROLINA PROFESSIONAL SEAL 049395 ENGINEER GARY J. ZURAWSKI

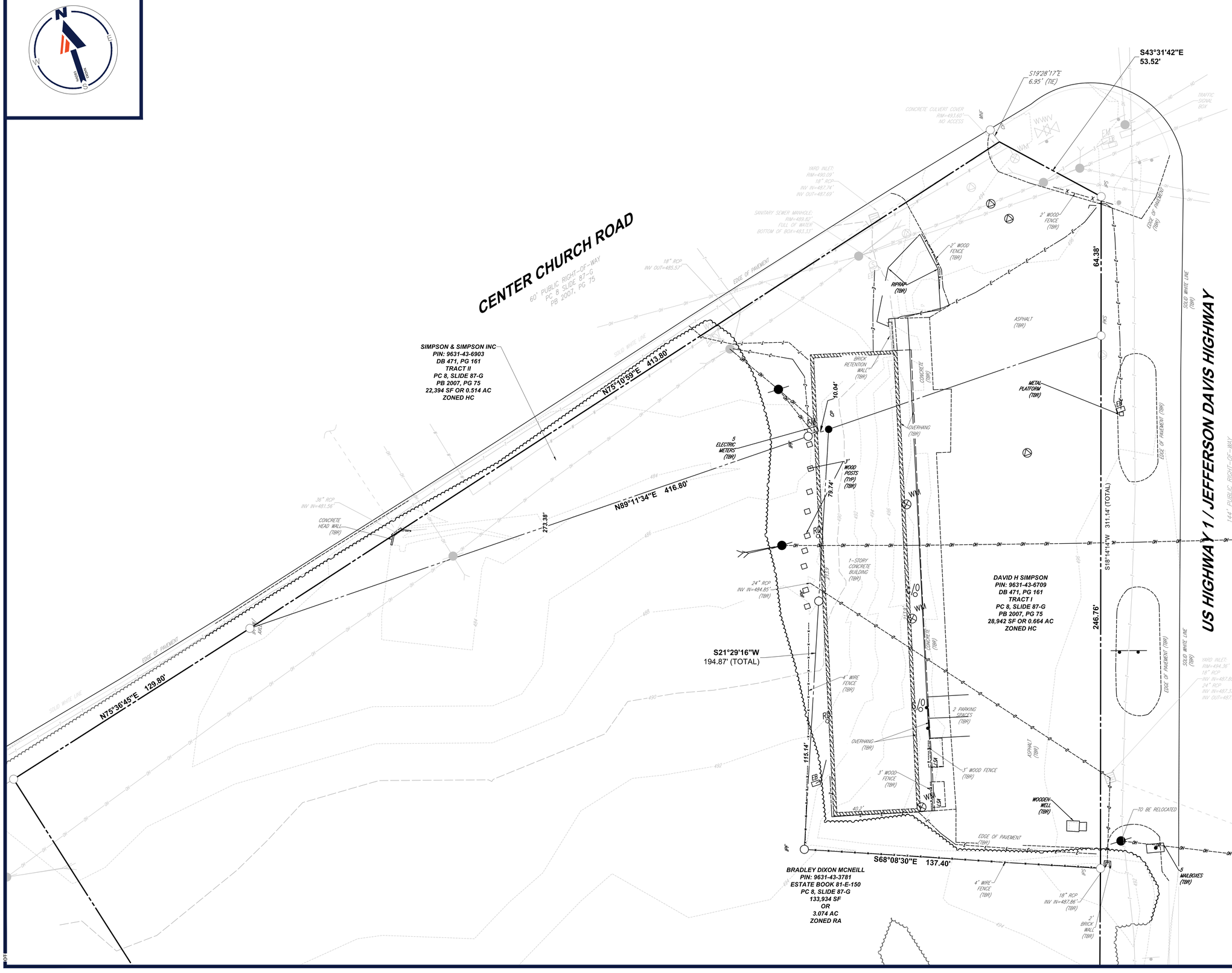
SHEET TITLE:

ALTA SURVEY

SHEET NUMBER:

C - 201

ORG. DATE - 04/01/2022



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PROJECT No.:	NCR211038
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DATE:	04/01/2022
CAD I.D.:	EXST - 0

PROJECT:

PROP. SITE PLAN DOCUMENTS

FOR

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PROPOSED DEVELOPMENT

2304 JEFFERSON DAVIS HWY
SANFORD, NC

BOHLER
BOHLER ENGINEERING NC, PLLC
NCBELS P-1132
4130 PARKLAKE AVENUE, SUITE 130
RALEIGH, NC 27612
Phone: (919) 578-9000
NC@BohlerEng.com

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 039395 GARY J. ZURAWSKI

SHEET TITLE:

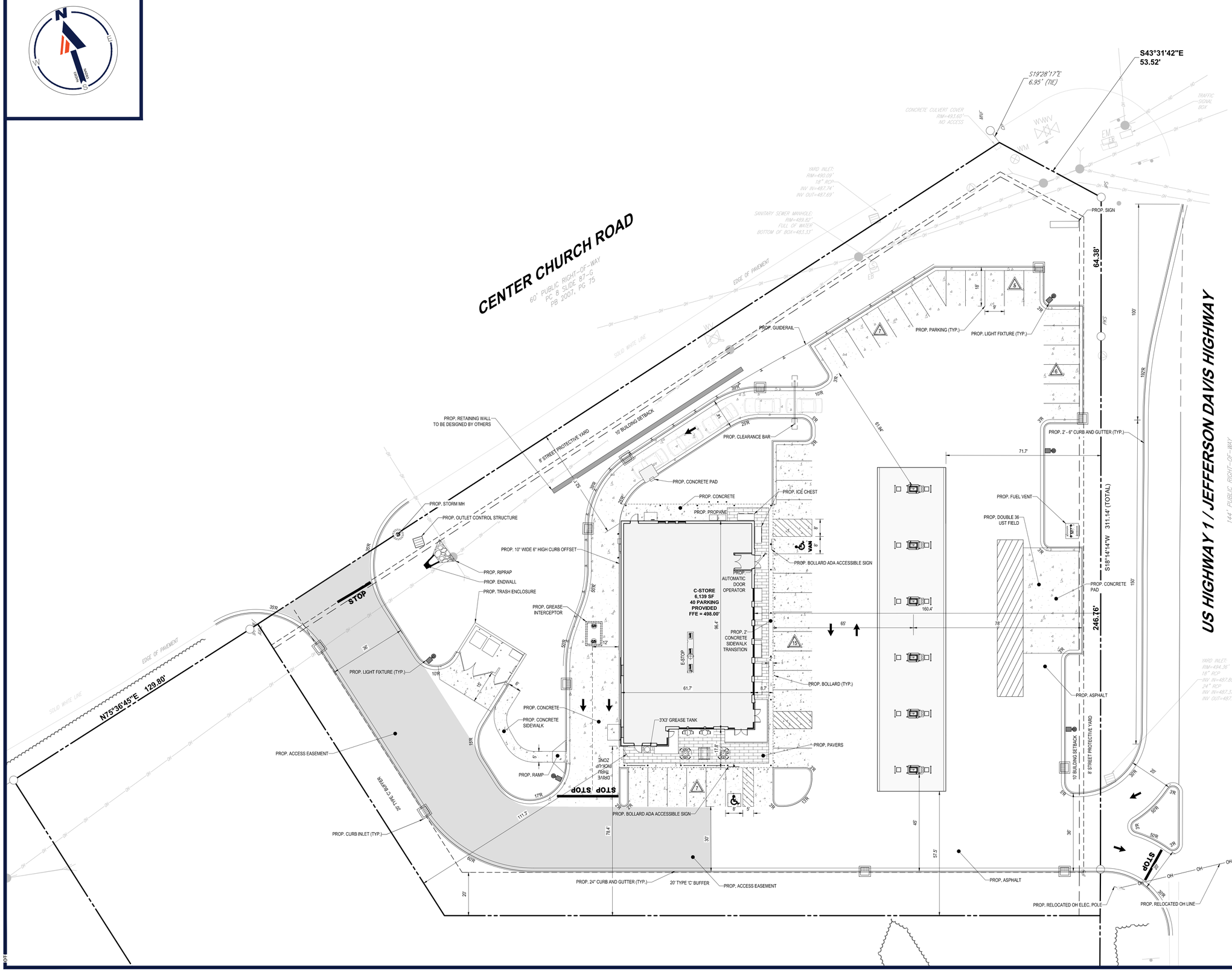
EXISTING CONDITIONS PLAN

SHEET NUMBER:

C - 202

ORG. DATE - 04/01/2022

Mar 30, 2022
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CGT



Mar 30, 2022
H:\2021\NCR211038\CAD\DRAWING\PLAN SET\SITE - 0 - NCR211038-----LAYOUT: PROPOSED CONDITIONS PLAN

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PROJECT No.:	NCR211038
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CHECKED BY:	GJZ
DATE:	04/01/2022
CAD I.D.:	SITE - 0

PROJECT:

PROP. SITE PLAN DOCUMENTS

FOR

ARISTA Development, LLC

PROPOSED DEVELOPMENT

2304 JEFFERSON DAVIS HWY
SANFORD, NC

BOHLER
BOHLER ENGINEERING NC, PLLC
NCBELS P-1132
4130 PARKLAKE AVENUE, SUITE 130
RALEIGH, NC 27612
Phone: (919) 578-9000
NC@BohlerEng.com

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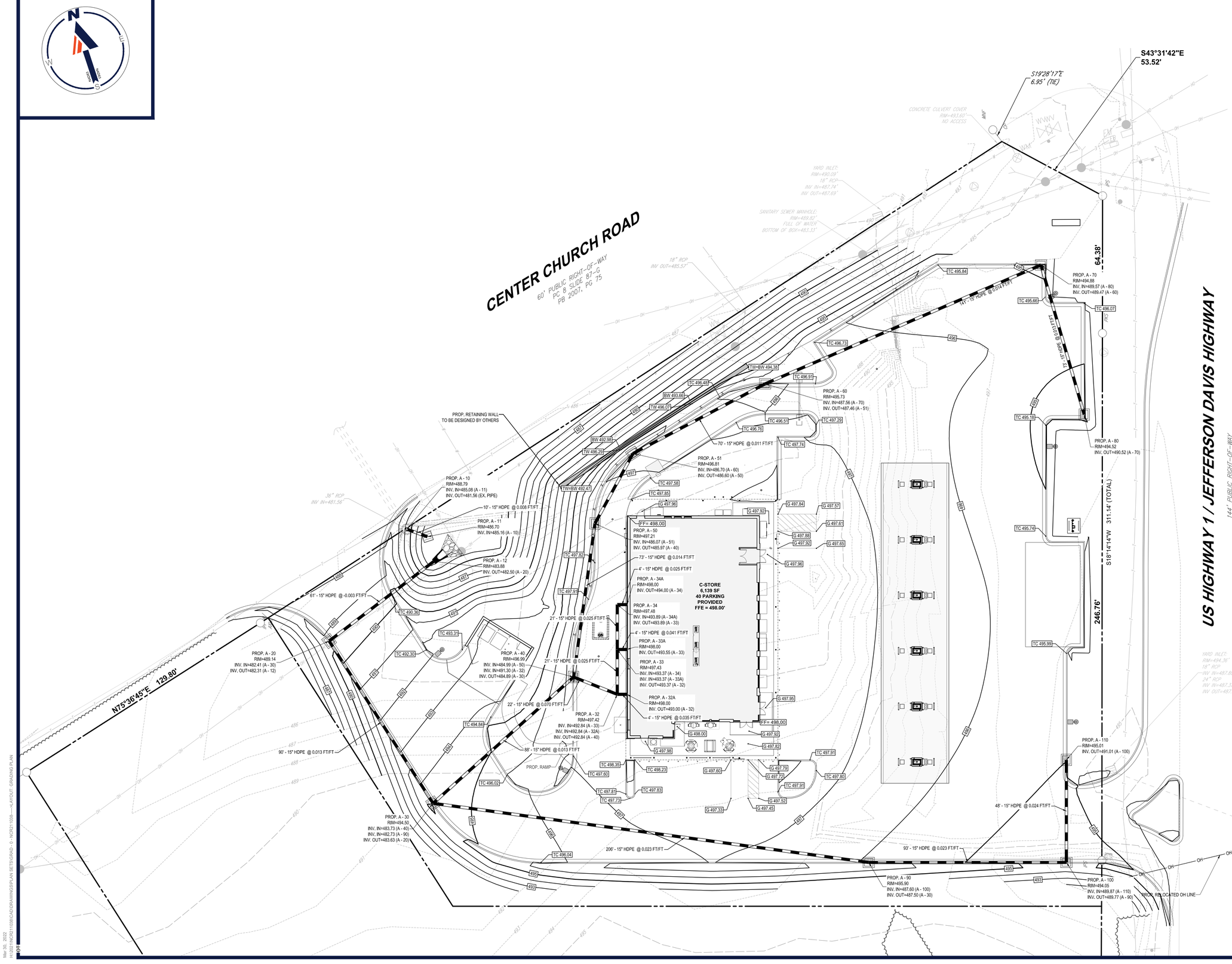
SHEET TITLE:

PROPOSED CONDITIONS PLAN

SHEET NUMBER:

C - 301

ORG. DATE - 04/01/2022



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PROJECT No.:	NCR211038
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CHECKED BY:	GJZ
DATE:	04/01/2022
CAD I.D.:	GRAD - 0

PROJECT:

PROP. SITE PLAN DOCUMENTS

FOR

ARISTA Development, LLC

PROPOSED DEVELOPMENT

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SANFORD, NC

BOHLER
BOHLER ENGINEERING NC, PLLC
NCBELS P-1132
4130 PARKLAKE AVENUE, SUITE 130
RALEIGH, NC 27612
Phone: (919) 578-9000
NC@BohlerEng.com

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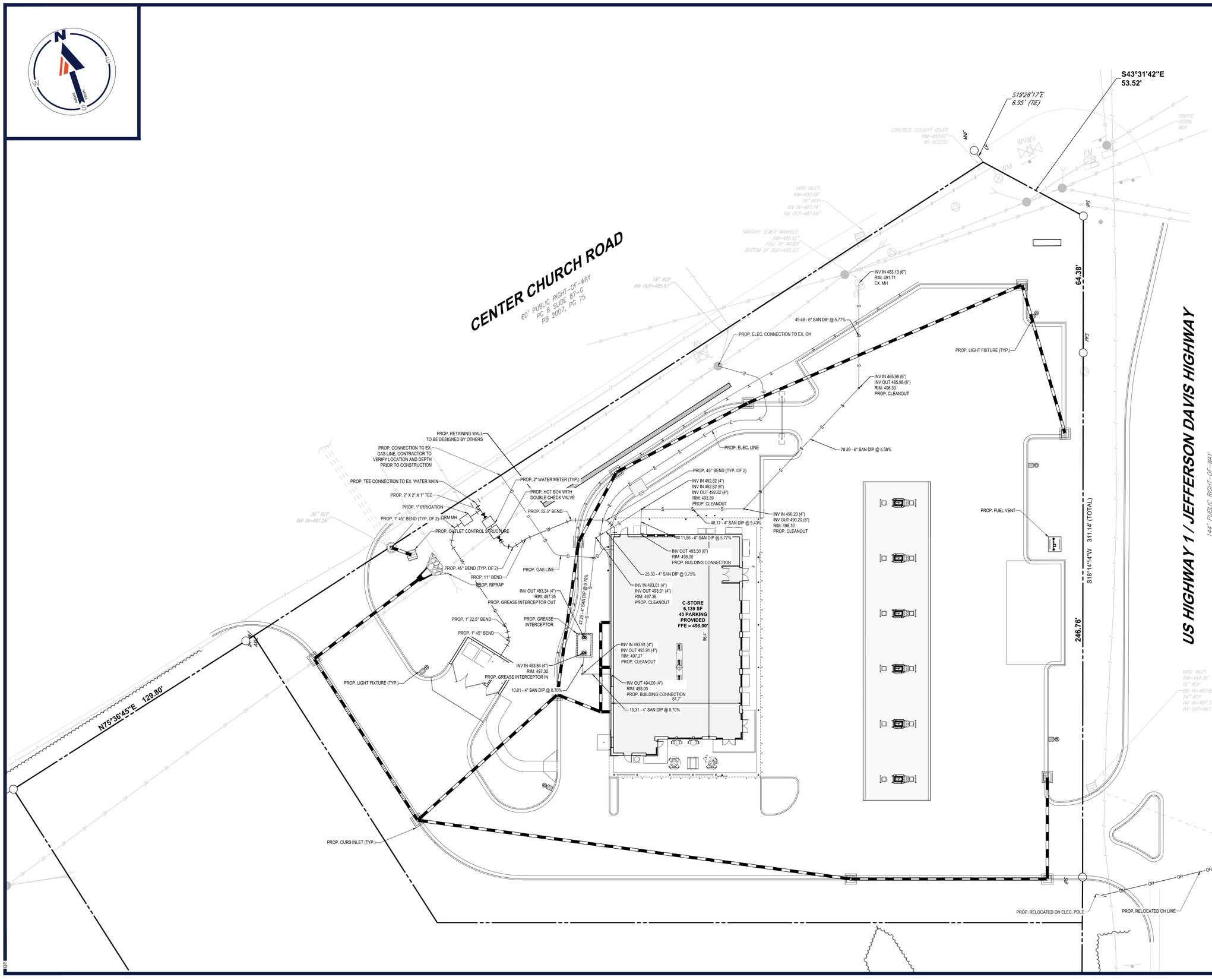
GRADING PLAN

SHEET NUMBER:

C - 401

ORG. DATE - 04/01/2022

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PROJECT No.:	NCR211038
DRAWN BY:	OGT
CHECKED BY:	GJZ
DATE:	04/01/2022
CAD I.D.:	UTIL - 0

PROJECT:

PROP. SITE PLAN DOCUMENTS

FOR

ARISTA Development, LLC

PROPOSED DEVELOPMENT

2304 JEFFERSON DAVIS HWY
SANFORD, NC

BOHLER
BOHLER ENGINEERING NC, PLLC
NCBELS P-1132

4130 PARKLAKE AVENUE, SUITE 130
RALEIGH, NC 27612
Phone: (919) 578-9000

NC@BohlerEng.com

NORTH CAROLINA PROFESSIONAL SEAL 038395 ENGINEER GARY J. ZURAWSKI

SHEET TITLE:

UTILITY PLAN

SHEET NUMBER:

C - 501

ORG. DATE - 04/01/2022

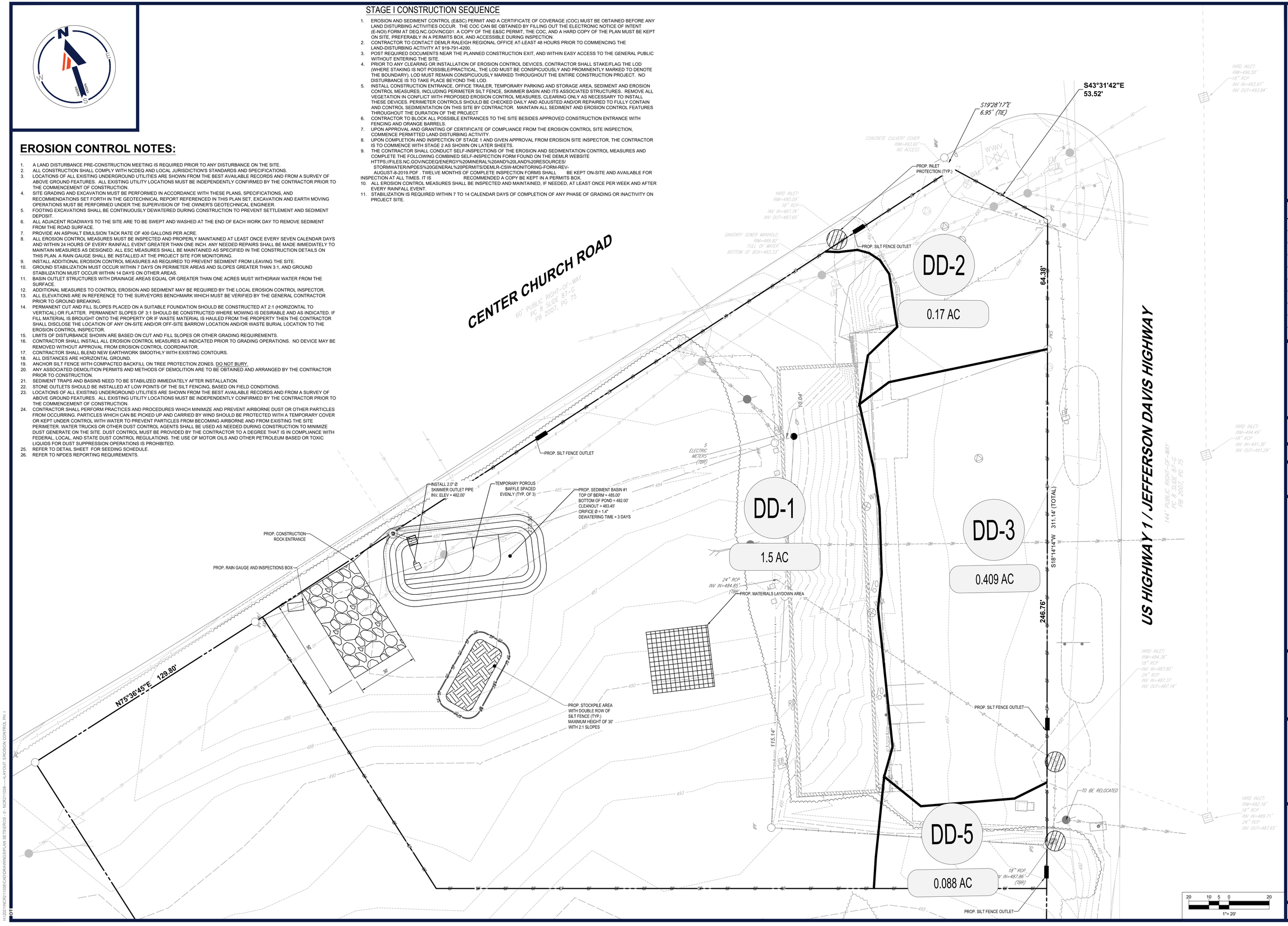
Mar 30, 2022
11:20:21 N:\CR211038\CAD\DRAWINGS\PLAN SETS\UTIL - 0 - NCR211038 - LAYOUT UTILITY PLAN

STAGE I CONSTRUCTION SEQUENCE

1. EROSION AND SEDIMENT CONTROL (E&SC) PERMIT AND A CERTIFICATE OF COVERAGE (COC) MUST BE OBTAINED BEFORE ANY LAND DISTURBING ACTIVITIES OCCUR. THE COC CAN BE OBTAINED BY FILLING OUT THE ELECTRONIC NOTICE OF INTENT (E-NOI) FORM AT DEQ.NC.GOV/NCG01. A COPY OF THE E&SC PERMIT, THE COC, AND A HARD COPY OF THE PLAN MUST BE KEPT ON SITE, PREFERABLY IN A PERMITS BOX, AND ACCESSIBLE DURING INSPECTION.
2. CONTRACTOR TO CONTACT DEMLR RALEIGH REGIONAL OFFICE AT-LEAST 48 HOURS PRIOR TO COMMENCING THE LAND-DISTURBING ACTIVITY AT 919-791-4200.
3. POST REQUIRED DOCUMENTS NEAR THE PLANNED CONSTRUCTION EXIT, AND WITHIN EASY ACCESS TO THE GENERAL PUBLIC WITHOUT ENTERING THE SITE.
4. PRIOR TO ANY CLEARING OR INSTALLATION OF EROSION CONTROL DEVICES, CONTRACTOR SHALL STAKE/FLAG THE LOD (WHERE STAKING IS NOT POSSIBLE/PRACTICAL, THE LOD MUST BE CONSPICUOUSLY AND PROMINENTLY MARKED TO DENOTE THE BOUNDARY). LOD MUST REMAIN CONSPICUOUSLY MARKED THROUGHOUT THE ENTIRE CONSTRUCTION PROJECT. NO DISTURBANCE IS TO TAKE PLACE BEYOND THE LOD.
5. INSTALL CONSTRUCTION ENTRANCE, OFFICE TRAILER, TEMPORARY PARKING AND STORAGE AREA, SEDIMENT AND EROSION CONTROL MEASURES, INCLUDING PERIMETER SILT FENCE, SKIMMER BASIN AND ITS ASSOCIATED STRUCTURES. REMOVE ALL VEGETATION IN CONFLICT WITH PROPOSED EROSION CONTROL MEASURES, CLEARING ONLY AS NECESSARY TO INSTALL THESE DEVICES. PERIMETER CONTROLS SHOULD BE CHECKED DAILY AND ADJUSTED AND/OR REPAIRED TO FULLY CONTAIN AND CONTROL SEDIMENTATION ON THIS SITE BY CONTRACTOR. MAINTAIN ALL SEDIMENT AND EROSION CONTROL FEATURES THROUGHOUT THE DURATION OF THE PROJECT
6. CONTRACTOR TO BLOCK ALL POSSIBLE ENTRANCES TO THE SITE BESIDES APPROVED CONSTRUCTION ENTRANCE WITH FENCING AND ORANGE BARRELS.
7. UPON APPROVAL AND GRANTING OF CERTIFICATE OF COMPLIANCE FROM THE EROSION CONTROL SITE INSPECTION, COMMENCE PERMITTED LAND DISTURBING ACTIVITY.
8. UPON COMPLETION AND INSPECTION OF STAGE 1 AND GIVEN APPROVAL FROM EROSION SITE INSPECTOR, THE CONTRACTOR IS TO COMMENCE WITH STAGE 2 AS SHOWN ON LATER SHEETS.
9. THE CONTRACTOR SHALL CONDUCT SELF-INSPECTIONS OF THE EROSION AND SEDIMENTATION CONTROL MEASURES AND COMPLETE THE FOLLOWING COMBINED SELF-INSPECTION FORM FOUND ON THE DEMLR WEBSITE HTTPS://FILES.NC.GOV/NCDEQ/ENERGY%20MINERAL%20AND%20LAND%20RESOURCES/STORMWATER/NPDES%20GENERAL%20PERMITS/DEMLR-CSW-MONITORING-FORM-REV-AUGUST-8-2019.PDF . TWELVE MONTHS OF COMPLETE INSPECTION FORMS SHALL BE KEPT ON-SITE AND AVAILABLE FOR INSPECTION AT ALL TIMES. IT IS RECOMMENDED A COPY BE KEPT IN A PERMITS BOX.
10. ALL EROSION CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED, IF NEEDED, AT LEAST ONCE PER WEEK AND AFTER EVERY RAINFALL EVENT.
11. STABILIZATION IS REQUIRED WITHIN 7 TO 14 CALENDAR DAYS OF COMPLETION OF ANY PHASE OF GRADING OR INACTIVITY ON PROJECT SITE.

EROSION CONTROL NOTES:

1. A LAND DISTURBANCE PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR TO ANY DISTURBANCE ON THE SITE.
2. ALL CONSTRUCTION SHALL COMPLY WITH NCDEQ AND LOCAL JURISDICTION'S STANDARDS AND SPECIFICATIONS.
3. LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN FROM THE BEST AVAILABLE RECORDS AND FROM A SURVEY OF ABOVE GROUND FEATURES. ALL EXISTING UTILITY LOCATIONS MUST BE INDEPENDENTLY CONFIRMED BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
4. SITE GRADING AND EXCAVATION MUST BE PERFORMED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS, AND RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT REFERENCED IN THIS PLAN SET. EXCAVATION AND EARTH MOVING OPERATIONS MUST BE PERFORMED UNDER THE SUPERVISION OF THE OWNER'S GEOTECHNICAL ENGINEER.
5. FOOTING EXCAVATIONS SHALL BE CONTINUOUSLY DEWATERED DURING CONSTRUCTION TO PREVENT SETTLEMENT AND SEDIMENT DEPOSIT.
6. ALL ADJACENT ROADWAYS TO THE SITE ARE TO BE SWEPT AND WASHED AT THE END OF EACH WORK DAY TO REMOVE SEDIMENT FROM THE ROAD SURFACE.
7. PROVIDE AN ASPHALT EMULSION TACK RATE OF 400 GALLONS PER ACRE.
8. ALL EROSION CONTROL MEASURES MUST BE INSPECTED AND PROPERLY MAINTAINED AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF EVERY RAINFALL EVENT GREATER THAN ONE INCH. ANY NEEDED REPAIRS SHALL BE MADE IMMEDIATELY TO MAINTAIN MEASURES AS DESIGNED. ALL ESC MEASURES SHALL BE MAINTAINED AS SPECIFIED IN THE CONSTRUCTION DETAILS ON THIS PLAN. A RAIN GAUGE SHALL BE INSTALLED AT THE PROJECT SITE FOR MONITORING.
9. INSTALL ADDITIONAL EROSION CONTROL MEASURES AS REQUIRED TO PREVENT SEDIMENT FROM LEAVING THE SITE.
10. GROUND STABILIZATION MUST OCCUR WITHIN 7 DAYS ON PERIMETER AREAS AND SLOPES GREATER THAN 3:1, AND GROUND STABILIZATION MUST OCCUR WITHIN 14 DAYS ON OTHER AREAS.
11. BASIN OUTLET STRUCTURES WITH DRAINAGE AREAS EQUAL OR GREATER THAN ONE ACRES MUST WITHDRAW WATER FROM THE SURFACE.
12. ADDITIONAL MEASURES TO CONTROL EROSION AND SEDIMENT MAY BE REQUIRED BY THE LOCAL EROSION CONTROL INSPECTOR.
13. ALL ELEVATIONS ARE IN REFERENCE TO THE SURVEYORS BENCHMARK WHICH MUST BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO GROUND BREAKING.
14. PERMANENT CUT AND FILL SLOPES PLACED ON A SUITABLE FOUNDATION SHOULD BE CONSTRUCTED AT 2:1 (HORIZONTAL TO VERTICAL) OR FLATTER. PERMANENT SLOPES OF 3:1 SHOULD BE CONSTRUCTED WHERE MOWING IS DESIRABLE AND AS INDICATED. IF FILL MATERIAL IS BROUGHT ONTO THE PROPERTY OR IF WASTE MATERIAL IS HAULED FROM THE PROPERTY THEN THE CONTRACTOR SHALL DISCLOSE THE LOCATION OF ANY ON-SITE AND/OR OFF-SITE BARROW LOCATION AND/OR WASTE BURIAL LOCATION TO THE EROSION CONTROL INSPECTOR.
15. LIMITS OF DISTURBANCE SHOWN ARE BASED ON CUT AND FILL SLOPES OR OTHER GRADING REQUIREMENTS.
16. CONTRACTOR SHALL INSTALL ALL EROSION CONTROL MEASURES AS INDICATED PRIOR TO GRADING OPERATIONS. NO DEVICE MAY BE REMOVED WITHOUT APPROVAL FROM EROSION CONTROL COORDINATOR.
17. CONTRACTOR SHALL BLEND NEW EARTHWORK SMOOTHLY WITH EXISTING CONTOURS.
18. ALL DISTANCES ARE HORIZONTAL GROUND.
19. ANCHOR SILT FENCE WITH COMPACTED BACKFILL ON TREE PROTECTION ZONES. DO NOT BURY.
20. ANY ASSOCIATED DEMOLITION PERMITS AND METHODS OF DEMOLITION ARE TO BE OBTAINED AND ARRANGED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
21. SEDIMENT TRAPS AND BASINS NEED TO BE STABILIZED IMMEDIATELY AFTER INSTALLATION.
22. STONE OUTLETS SHOULD BE INSTALLED AT LOW POINTS OF THE SILT FENCING, BASED ON FIELD CONDITIONS.
23. LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN FROM THE BEST AVAILABLE RECORDS AND FROM A SURVEY OF ABOVE GROUND FEATURES. ALL EXISTING UTILITY LOCATIONS MUST BE INDEPENDENTLY CONFIRMED BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
24. CONTRACTOR SHALL PERFORM PRACTICES AND PROCEDURES WHICH MINIMIZE AND PREVENT AIRBORNE DUST OR OTHER PARTICLES FROM OCCURRING. PARTICLES WHICH CAN BE PICKED UP AND CARRIED BY WIND SHOULD BE PROTECTED WITH A TEMPORARY COVER OR KEPT UNDER CONTROL WITH WATER TO PREVENT PARTICLES FROM BECOMING AIRBORNE AND FROM EXISTING THE SITE PERIMETER. WATER TRUCKS OR OTHER DUST CONTROL AGENTS SHALL BE USED AS NEEDED DURING CONSTRUCTION TO MINIMIZE DUST GENERATE ON THE SITE. DUST CONTROL MUST BE PROVIDED BY THE CONTRACTOR TO A DEGREE THAT IS IN COMPLIANCE WITH FEDERAL, LOCAL, AND STATE DUST CONTROL REGULATIONS. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
25. REFER TO DETAIL SHEET FOR SEEDING SCHEDULE.
26. REFER TO NPDES REPORTING REQUIREMENTS.



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PROJECT No.:	NCR211038
DRAWN BY:	OGT
CHECKED BY:	GJZ
DATE:	04/01/2022
CAD I.D.:	EROS - 0

PROJECT:

PROP. SITE PLAN DOCUMENTS

FOR

ARISTA Development, LLC

PROPOSED DEVELOPMENT

2304 JEFFERSON DAVIS HWY
SANFORD, NC

BOHLER
BOHLER ENGINEERING NC, PLLC
NCBELS P-1132
4130 PARKLAKE AVENUE, SUITE 130
RALEIGH, NC 27612
Phone: (919) 578-9000
NC@BohlerEng.com

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 045395 GARY J. ZURAWSKI

SHEET TITLE:

EROSION CONTROL PH. I

SHEET NUMBER:

C - 601

ORG. DATE - 04/01/2022

Mar 30, 2022
H:\2022 \NCR211038\CAD\DRAWINGS\PLAN SETS\EROS - 0 - NCR211038----LAYOUT EROSION CONTROL PH I

EROSION CONTROL NOTES:

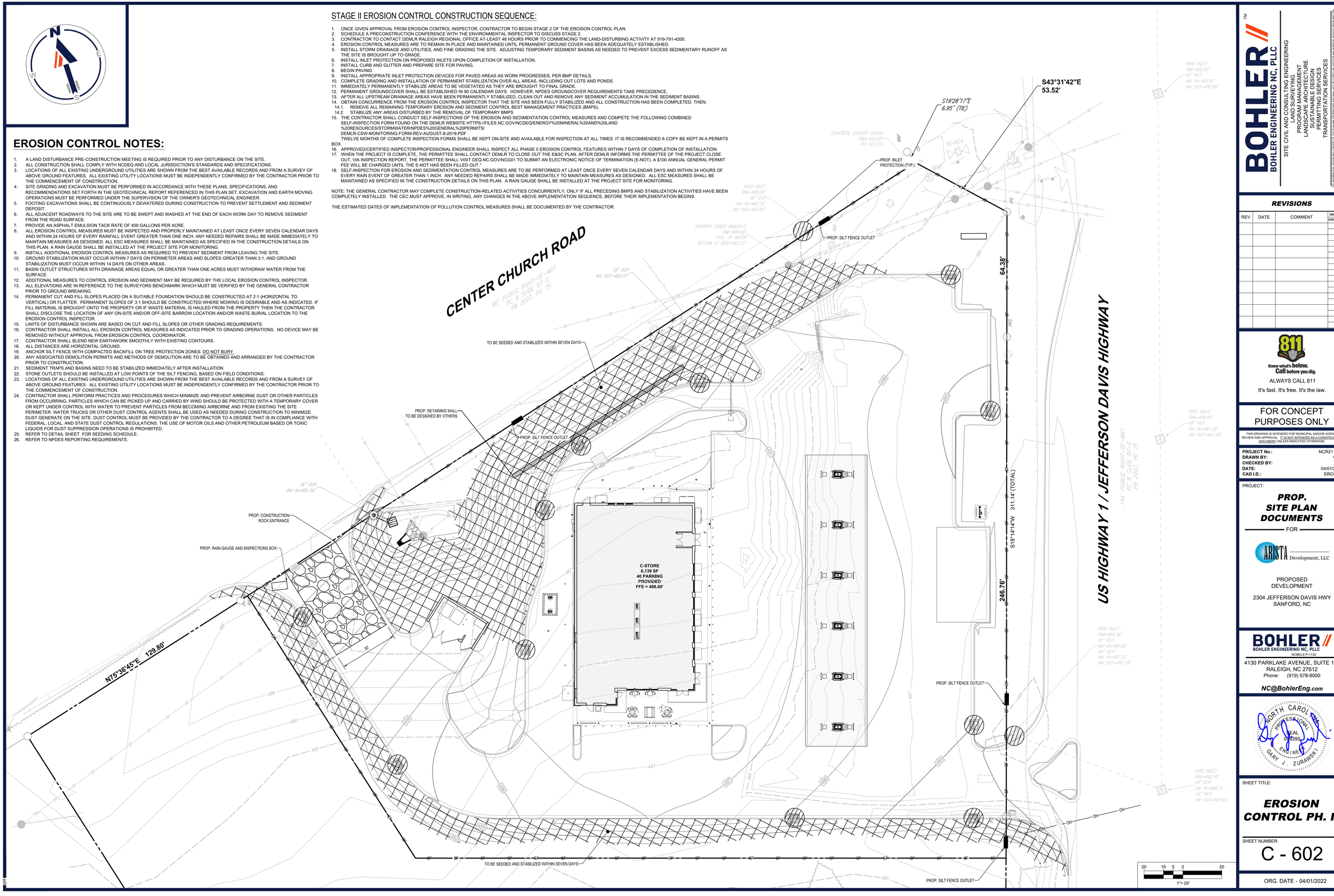
1. A LAND DISTURBANCE PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR TO ANY DISTURBANCE ON THE SITE.
2. ALL CONSTRUCTION SHALL COMPLY WITH NCDEQ AND LOCAL JURISDICTION'S STANDARDS AND SPECIFICATIONS.
3. LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN FROM THE BEST AVAILABLE RECORDS AND FROM A SURVEY OF ABOVE GROUND FEATURES. ALL EXISTING UTILITY LOCATIONS MUST BE INDEPENDENTLY CONFIRMED BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
4. SITE GRADING AND EXCAVATION MUST BE PERFORMED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS, AND RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT REFERENCED IN THIS PLAN SET. EXCAVATION AND EARTH MOVING OPERATIONS MUST BE PERFORMED UNDER THE SUPERVISION OF THE OWNER'S GEOTECHNICAL ENGINEER.
5. FOOTING EXCAVATIONS SHALL BE CONTINUOUSLY DEWATERED DURING CONSTRUCTION TO PREVENT SETTLEMENT AND SEDIMENT DEPOSIT.
6. ALL ADJACENT ROADWAYS TO THE SITE ARE TO BE SWEPT AND WASHED AT THE END OF EACH WORK DAY TO REMOVE SEDIMENT FROM THE ROAD SURFACE.
7. PROVIDE AN ASPHALT EMULSION TACK RATE OF 400 GALLONS PER ACRE.
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25. REFER TO DETAIL SHEET FOR SEEDING SCHEDULE.
26. REFER TO NPDES REPORTING REQUIREMENTS.

STAGE II EROSION CONTROL CONSTRUCTION SEQUENCE:

1. ONCE GIVEN APPROVAL FROM EROSION CONTROL INSPECTOR, CONTRACTOR TO BEGIN STAGE 2 OF THE EROSION CONTROL PLAN.
2. SCHEDULE A PRECONSTRUCTION CONFERENCE WITH THE ENVIRONMENTAL INSPECTOR TO DISCUSS STAGE 2.
3. CONTRACTOR TO CONTACT DEMLR RALEIGH REGIONAL OFFICE AT-LEAST 48 HOURS PRIOR TO COMMENCING THE LAND-DISTURBING ACTIVITY AT 919-791-4200.
4. EROSION CONTROL MEASURES ARE TO REMAIN IN PLACE AND MAINTAINED UNTIL PERMANENT GROUND COVER HAS BEEN ADEQUATELY ESTABLISHED.
5. INSTALL STORM DRAINAGE AND UTILITIES, AND FINE GRADING THE SITE. ADJUSTING TEMPORARY SEDIMENT BASINS AS NEEDED TO PREVENT EXCESS SEDIMENTARY RUNOFF AS THE SITE IS BROUGHT UP TO GRADE.
6. INSTALL INLET PROTECTION ON PROPOSED INLETS UPON COMPLETION OF INSTALLATION.
7. INSTALL CURB AND GUTTER AND PREPARE SITE FOR PAVING.
8. BEGIN PAVING
9. INSTALL APPROPRIATE INLET PROTECTION DEVICES FOR PAVED AREAS AS WORK PROGRESSES, PER BMP DETAILS.
10. COMPLETE GRADING AND INSTALLATION OF PERMANENT STABILIZATION OVER ALL AREAS, INCLUDING OUT LOTS AND PONDS.
11. IMMEDIATELY PERMANENTLY STABILIZE AREAS TO BE VEGETATED AS THEY ARE BROUGHT TO FINAL GRADE.
12. PERMANENT GROUNDCOVER SHALL BE ESTABLISHED IN 90 CALENDAR DAYS. HOWEVER, NPDES GROUNDCOVER REQUIREMENTS TAKE PRECEDENCE.
13. AFTER ALL UPSTREAM DRAINAGE AREAS HAVE BEEN PERMANENTLY STABILIZED, CLEAN OUT AND REMOVE ANY SEDIMENT ACCUMULATION IN THE SEDIMENT BASINS.
14. OBTAIN CONCURRENCE FROM THE EROSION CONTROL INSPECTOR THAT THE SITE HAS BEEN FULLY STABILIZED AND ALL CONSTRUCTION HAS BEEN COMPLETED, THEN:
    14.1. REMOVE ALL REMAINING TEMPORARY EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMPS).
    14.2. STABILIZE ANY AREAS DISTURBED BY THE REMOVAL OF TEMPORARY BMPS
15. THE CONTRACTOR SHALL CONDUCT SELF-INSPECTIONS OF THE EROSION AND SEDIMENTATION CONTROL MEASURES AND COMPETE THE FOLLOWING COMBINED SELF-INSPECTION FORM FOUND ON THE DEMLR WEBSITE HTTPS://FILES.NC.GOV/NCDEQ/ENERGY%20MINERAL%20AND%20LAND%20RESOURCES/STORMWATER/NPDES%20GENERAL%20PERMITS/DEMLR-CSW-MONITORING-FORM-REV-AUGUST-8-2019.PDF
    TWELVE MONTHS OF COMPLETE INSPECTION FORMS SHALL BE KEPT ON-SITE AND AVAILABLE FOR INSPECTION AT ALL TIMES. IT IS RECOMMENDED A COPY BE KEPT IN A PERMITS BOX.
16. APPROVED/CERTIFIED INSPECTOR/PROFESSIONAL ENGINEER SHALL INSPECT ALL PHASE II EROSION CONTROL FEATURES WITHIN 7 DAYS OF COMPLETION OF INSTALLATION.
17. WHEN THE PROJECT IS COMPLETE, THE PERMITTEE SHALL CONTACT DEMLR TO CLOSE OUT THE E&SC PLAN. AFTER DEMLR INFORMS THE PERMITTEE OF THE PROJECT CLOSE OUT, VIA INSPECTION REPORT, THE PERMITTEE SHALL VISIT DEQ.NC.GOV/NCG01 TO SUBMIT AN ELECTRONIC NOTICE OF TERMINATION (E-NOT). A $100 ANNUAL GENERAL PERMIT FEE WILL BE CHARGED UNTIL THE E-NOT HAS BEEN FILLED OUT.*
18. SELF-INSPECTION FOR EROSION AND SEDIMENTATION CONTROL MEASURES ARE TO BE PERFORMED AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF EVERY RAIN EVENT OF GREATER THAN 1 INCH. ANY NEEDED REPAIRS SHALL BE MADE IMMEDIATELY TO MAINTAIN MEASURES AS DESIGNED. ALL ESC MEASURES SHALL BE MAINTAINED AS SPECIFIED IN THE CONSTRUCTION DETAILS ON THIS PLAN. A RAIN GAUGE SHALL BE INSTALLED AT THE PROJECT SITE FOR MONITORING.

NOTE: THE GENERAL CONTRACTOR MAY COMPLETE CONSTRUCTION-RELATED ACTIVITIES CONCURRENTLY, ONLY IF ALL PRECEDING BMPS AND STABILIZATION ACTIVITIES HAVE BEEN COMPLETELY INSTALLED. THE CEC MUST APPROVE, IN WRITING, ANY CHANGES IN THE ABOVE IMPLEMENTATION SEQUENCE, BEFORE THEIR IMPLEMENTATION BEGINS.

THE ESTIMATED DATES OF IMPLEMENTATION OF POLLUTION CONTROL MEASURES SHALL BE DOCUMENTED BY THE CONTRACTOR.



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PROJECT NO.:	NCR211038
DRAWN BY:	CGT
CHECKED BY:	GJZ
DATE:	04/01/2022
CAD I.D.:	EROS - 0

PROJECT:

PROP. SITE PLAN DOCUMENTS

FOR

ARISTA Development, LLC

PROPOSED DEVELOPMENT

2304 JEFFERSON DAVIS HWY
SANFORD, NC

BOHLER
BOHLER ENGINEERING NC, PLLC
NCBELS P-1132
4130 PARKLAKE AVENUE, SUITE 130
RALEIGH, NC 27612
Phone: (919) 578-9000
NC@BohlerEng.com

NORTH CAROLINA PROFESSIONAL SEAL 049395 ENGINEER GARY J. ZURAWSKI

SHEET TITLE:

EROSION CONTROL PH. II

SHEET NUMBER:

C - 602

ORG. DATE - 04/01/2022

Mar 30, 2022
H:\2021\NCR211038\CAD\DRAWINGS\PLAN SETS\EROS - 0 - NCR211038---LAYOUT EROSION CONTROL PH II

PLANT SCHEDULE

TREES	QTY	STANDARD PLANTING AREAS	STREET YARD	TYPE C BUFFER	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER		
AS	6		6		ACER X FREEMANII 'SIENNA' TM	SIENNA GLEN MAPLE	2.5" CAL.	B&B		
BC	9			9	BETULA NIGRA `CULLY IMPROVED` TM	HERITAGE IMPROVED RIVER BIRCH	2.5" CAL. 10-12` OA HT X 6` SPRD	B&B		
CA	6			6	CORNUS FLORIDA 'APPALACHIAN SPRING'	APPALACHIAN SPRING DOGWOOD	1.5"-2" CAL. 6` OA HT X 4` SPRD	B&B		
CC	8	5		3	CERCIS CANADENSIS	EASTERN REDBUD	2" CAL. 8` OA HT X 5` SPRD	B&B		
NS	4	4			NYSSA SYLVATICA	TUPELO	2.5" CAL.	B&B		
TS	14	14			THUJA OCCIDENTALIS `SMARAGD`	EMERALD GREEN ARBORVITAE	4-5`	B&B		
SHRUBS	QTY	STANDARD PLANTING AREAS	STREET YARD	TYPE C BUFFER	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER		
AL	9			9	AMELANCHIER LAEVIS	ALLEGHENY SERVICEBERRY	3-4`	B&B		
GD	78			78	GARDENIA RADICANS	DWARF GARDENIA	3 GAL.	CONTAINER		
IC	72	20		52	ILEX CORNUTA `CARISSA`	CARISSA CHINESE HOLLY	2-3`	CONTAINER/B&B		
VR	38	9		29	VIBURNUM X RHYTIDOPHYLLOIDES 'ALLEGHANY'	ALLEGHANY LANTANAPHYLLUM VIBURNUM	3-4`	B&B		
GROUND COVERS	QTY	STANDARD PLANTING AREAS	STREET YARD	TYPE C BUFFER	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	SPACING
	362	52		310	CAREX PENSYLVANICA	PENNSYLVANIA SEDGE	6"	POT	18" O.C.	24" o.c.

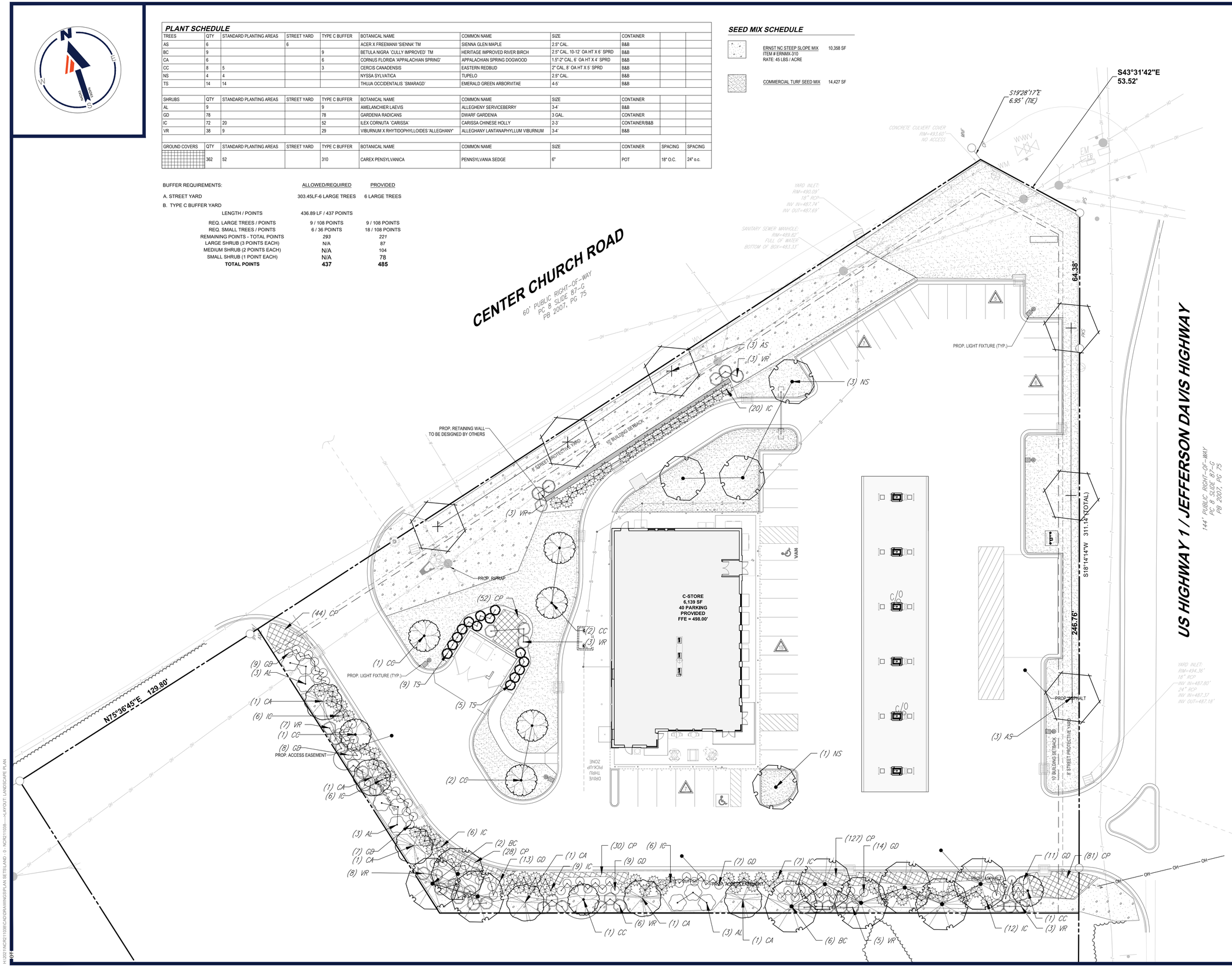
BUFFER REQUIREMENTS:

	ALLOWED/REQUIRED	PROVIDED
A. STREET YARD	303.45LF-6 LARGE TREES	6 LARGE TREES
B. TYPE C BUFFER YARD		
LENGTH / POINTS	436.89 LF / 437 POINTS	
REQ. LARGE TREES / POINTS	9 / 108 POINTS	9 / 108 POINTS
REQ. SMALL TREES / POINTS	6 / 36 POINTS	18 / 108 POINTS
REMAINING POINTS - TOTAL POINTS	*293*	*221*
LARGE SHRUB (3 POINTS EACH)	N/A	87
MEDIUM SHRUB (2 POINTS EACH)	N/A	104
SMALL SHRUB (1 POINT EACH)	N/A	78
TOTAL POINTS	**437**	**485**

SEED MIX SCHEDULE

ERNST NC STEEP SLOPE MIX — 10,358 SF
ITEM # ERNMX-310
RATE: 45 LBS / ACRE

COMMERCIAL TURF SEED MIX — 14,427 SF



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NCBELS P-1132
4130 PARKLAKE AVENUE, SUITE 130
RALEIGH, NC 27612
Phone: (919) 578-9000
NC@BohlerEng.com

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 053995 GARY J. ZURAWSKI

SHEET TITLE:

LANDSCAPE PLAN

SHEET NUMBER:

C - 701

ORG. DATE - 04/01/2022

Mar 30, 2022
H:\2021\NCR211038\CAD\DRAWINGS\PLAN SETS\LAND - 0 - NCR211038-----LAYOUT\ LANDSCAPE PLAN

LANDSCAPE SPECIFICATIONS

1. SCOPE OF WORK:
THE LANDSCAPE CONTRACTOR SHALL BE REQUIRED TO PERFORM ALL CLEARING, FINISHED GRADING, SOIL PREPARATION, PERMANENT SEEDING OR SODDING, PLANTING AND MULCHING INCLUDING ALL LABOR, MATERIALS, TOOLS AND EQUIPMENT NECESSARY FOR THE COMPLETION OF THIS PROJECT, UNLESS OTHERWISE CONTRACTED BY THE GENERAL CONTRACTOR.

2. MATERIALS

A. GENERAL - ALL HARDSCAPE MATERIALS SHALL MEET OR EXCEED SPECIFICATIONS AS OUTLINED IN THE STATE DEPARTMENT OF TRANSPORTATION'S SPECIFICATIONS.

B. TOPSOIL - NATURAL, FRIABLE, LOAMY SILT SOIL HAVING AN ORGANIC CONTENT NOT LESS THAN 5%, A PH RANGE BETWEEN 4.5-7.0. IT SHALL BE FREE OF DEBRIS, ROCKS LARGER THAN ONE INCH (1"), WOOD, ROOTS, VEGETABLE MATTER AND CLAY CLODS.

C. LAWN - ALL DISTURBED AREAS ARE TO BE TREATED WITH A MINIMUM SIX INCH (6") THICK LAYER OF TOPSOIL, OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT, AND SEEDED OR SODDED IN ACCORDANCE WITH THE PERMANENT STABILIZATION METHODS INDICATED WITHIN THE SOIL EROSION AND SEDIMENT CONTROL NOTES.
1.1. LAWN SEED MIXTURE SHALL BE FRESH, CLEAN NEW CROP SEED.
1.2. SOD SHALL BE STRONGLY ROOTED, WEED AND DISEASE/PEST FREE WITH A UNIFORM THICKNESS.
1.3. SOD INSTALLED ON SLOPES GREATER THAN 4:1 SHALL BE PEGGED TO HOLD SOD IN PLACE.

D. MULCH - AREAS SHOWN ON PLANS AND DETAILS SHALL BE MULCHED WITH A MINIMUM 3" LAYER OF DOUBLE SHREDDED HARDWOOD MULCH (DARK COLOR, NO RED), UNLESS OTHERWISE STATED ON THE LANDSCAPE PLAN.

E. FERTILIZER
1.1. FERTILIZER SHALL BE DELIVERED TO THE SITE MIXED AS SPECIFIED IN THE ORIGINAL UNOPENED STANDARD BAGS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. FERTILIZER SHALL BE STORED IN A WEATHERPROOF PLACE SO THAT IT CAN BE KEPT DRY PRIOR TO USE.
1.2. FOR THE PURPOSE OF BIDDING, ASSUME THAT FERTILIZER SHALL BE 10% NITROGEN, 6% PHOSPHORUS AND 4% POTASSIUM BY WEIGHT. A FERTILIZER SHOULD NOT BE SELECTED WITHOUT A SOIL TEST PERFORMED BY A CERTIFIED SOIL LABORATORY.

F. PLANT MATERIAL
1.1. ALL PLANTS SHALL IN ALL CASES CONFORM TO THE REQUIREMENTS OF THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1), LATEST EDITION, AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
1.2. IN ALL CASES, BOTANICAL NAMES SHALL TAKE PRECEDENCE OVER COMMON NAMES FOR ANY AND ALL PLANT MATERIAL.
1.3. PLANTS SHALL BE LEGIBLY TAGGED WITH THE PROPER NAME AND SIZE. TAGS ARE TO REMAIN ON AT LEAST ONE PLANT OF EACH SPECIES FOR VERIFICATION PURPOSES DURING THE FINAL INSPECTION.
1.4. TREES WITH ABRASION OF THE BARK, SUN SCALDS, DISFIGURATION OR FRESH CUTS OF LIMBS OVER 1¼", WHICH HAVE NOT BEEN COMPLETELY CALLUSED, SHALL BE REJECTED.PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES.
1.5. ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL HABIT OF GROWTH: WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS AND BE FREE OF DISEASE, INSECTS, PESTS, EGGS OR LARVAE.
1.6. CALIPER MEASUREMENTS OF NURSERY GROWN TREES SHALL BE TAKEN AT A POINT ON THE TRUNK SIX INCHES (6") ABOVE THE NATURAL GRADE FOR TREES UP TO AND INCLUDING A FOUR INCH (4") CALIPER SIZE. IF THE CALIPER AT SIX INCHES (6") ABOVE THE GROUND EXCEEDS FOUR INCHES (4") IN CALIPER, THE CALIPER SHOULD BE MEASURED AT A POINT 12" ABOVE THE NATURAL GRADE.
1.7. SHRUBS SHALL BE MEASURED TO THE AVERAGE HEIGHT OR SPREAD OF THE SHRUB, AND NOT TO THE LONGEST BRANCH.
1.8. TREES AND SHRUBS SHALL BE HANDLED WITH CARE BY THE ROOT BALL.

3. GENERAL WORK PROCEDURES

A. CONTRACTOR TO UTILIZE WORKMANLIKE INDUSTRY STANDARDS IN PERFORMING ALL LANDSCAPE CONSTRUCTION. THE SITE IS TO BE LEFT IN A CLEAN STATE AT THE END OF EACH WORKDAY. ALL DEBRIS, MATERIALS AND TOOLS SHALL BE PROPERLY STORED, STOCKPILED OR DISPOSED OF.

B. WASTE MATERIALS AND DEBRIS SHALL BE COMPLETELY DISPOSED OF AT THE CONTRACTOR'S EXPENSE. DEBRIS SHALL NOT BE BURIED, INCLUDING ORGANIC MATERIALS, BUT SHALL BE REMOVED COMPLETELY FROM THE SITE.

4. SITE PREPARATIONS

A. BEFORE AND DURING PRELIMINARY GRADING AND FINISHED GRADING, ALL WEEDS AND GRASSES SHALL BE DUG OUT BY THE ROOTS AND DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES OUTLINED HEREIN.

B. ALL EXISTING TREES TO REMAIN SHALL BE PRUNED TO REMOVE ANY DAMAGED BRANCHES. THE ENTIRE LIMB OF ANY DAMAGED BRANCH SHALL BE CUT OFF AT THE TRUNK. CONTRACTOR SHALL ENSURE THAT CUTS ARE SMOOTH AND STRAIGHT. ANY EXPOSED ROOTS SHALL BE CUT BACK WITH CLEAN, SHARP TOOLS AND TOPSOIL SHALL BE PLACED AROUND THE REMAINDER OF THE ROOTS. EXISTING TREES SHALL BE MONITORED ON A REGULAR BASIS FOR ADDITIONAL ROOT OR BRANCH DAMAGE AS A RESULT OF CONSTRUCTION. ROOTS SHALL NOT BE LEFT EXPOSED FOR MORE THAN ONE (1) DAY. CONTRACTOR SHALL WATER EXISTING TREES AS NEEDED TO PREVENT SHOCK OR DECLINE.

C. CONTRACTOR SHALL ARRANGE TO HAVE A UTILITY STAKE-OUT TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY LANDSCAPE MATERIAL. UTILITY COMPANIES SHALL BE CONTACTED THREE (3) DAYS PRIOR TO THE BEGINNING OF WORK.

5. TREE PROTECTION

A. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES TO REMAIN. A TREE PROTECTION ZONE SHALL BE ESTABLISHED AT THE DRIP LINE OR 15 FEET FROM THE TRUNK OR AT THE LIMIT OF CONSTRUCTION DISTURBANCE, WHICHEVER IS GREATER. LOCAL STANDARDS THAT MAY REQUIRE A MORE STRICT TREE PROTECTION ZONE SHALL BE HONORED.

B. A FORTY-EIGHT INCH (48") HIGH WOODEN SNOW FENCE OR ORANGE COLORED HIGH-DENSITY 'VISI-FENCE', OR APPROVED EQUAL, MOUNTED ON STEEL POSTS SHALL BE PLACED ALONG THE BOUNDARY OF THE TREE PROTECTION ZONE. POSTS SHALL BE LOCATED AT A MAXIMUM OF EIGHT FEET (8') ON CENTER OR AS INDICATED WITHIN THE TREE PROTECTION DETAIL.

C. WHEN THE TREE PROTECTION FENCING HAS BEEN INSTALLED, IT SHALL BE INSPECTED BY THE APPROVING AGENCY PRIOR TO DEMOLITION, GRADING, TREE CLEARING OR ANY OTHER CONSTRUCTION. THE FENCING ALONG THE TREE PROTECTION ZONE SHALL BE REGULARLY INSPECTED BY THE LANDSCAPE CONTRACTOR AND MAINTAINED UNTIL ALL CONSTRUCTION ACTIVITY HAS BEEN COMPLETED.

D. AT NO TIME SHALL MACHINERY, DEBRIS, FALLEN TREES OR OTHER MATERIALS BE PLACED, STOCKPILED OR LEFT STANDING IN THE TREE PROTECTION ZONE.

6. SOIL MODIFICATIONS

A. CONTRACTOR SHALL ATTAIN A SOIL TEST FOR ALL AREAS OF THE SITE PRIOR TO CONDUCTING ANY PLANTING. SOIL TESTS SHALL BE PERFORMED BY A CERTIFIED SOIL LABORATORY.

B. LANDSCAPE CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL. SOIL MODIFICATIONS, AS SPECIFIED HEREIN, MAY NEED TO BE CONDUCTED BY THE LANDSCAPE CONTRACTOR DEPENDING ON SITE CONDITIONS.

C. THE FOLLOWING AMENDMENTS AND QUANTITIES ARE APPROXIMATE AND ARE FOR BIDDING PURPOSES ONLY. COMPOSITION OF AMENDMENTS SHOULD BE REVISED DEPENDING ON THE OUTCOME OF A TOPSOIL ANALYSIS PERFORMED BY A CERTIFIED SOIL LABORATORY.
1.1. TO INCREASE A SANDY SOIL'S ABILITY TO RETAIN WATER AND NUTRIENTS, THOROUGHLY TILL ORGANIC MATTER INTO THE TOP 6-12". USE COMPOSTED BARK, COMPOSTED LEAF MULCH OR PEAT MOSS. ALL PRODUCTS SHOULD BE COMPOSTED TO A DARK COLOR AND BE FREE OF PIECES WITH IDENTIFIABLE LEAF OR WOOD STRUCTURE. AVOID MATERIAL WITH A PH HIGHER THAN 7.5.
1.2. TO INCREASE DRAINAGE, MODIFY HEAVY CLAY OR SILT (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) AND/OR AGRICULTURAL GYPSUM. COARSE SAND MAY BE USED IF ENOUGH IS ADDED TO BRING THE SAND CONTENT TO MORE THAN 60% OF THE TOTAL MIX. SUBSURFACE DRAINAGE LINES MAY NEED TO BE ADDED TO INCREASE DRAINAGE.
1.3. MODIFY EXTREMELY SANDY SOILS (MORE THAN 85%) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX.

7. FINISHED GRADING

A. UNLESS OTHERWISE CONTRACTED, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF TOPSOIL AND THE ESTABLISHMENT OF FINE-GRADING WITHIN THE DISTURBANCE AREA OF THE SITE.

B. LANDSCAPE CONTRACTOR SHALL VERIFY THAT SUBGRADE FOR INSTALLATION OF TOPSOIL HAS BEEN ESTABLISHED. THE SUBGRADE OF THE SITE MUST MEET THE FINISHED GRADE LESS THE REQUIRED TOPSOIL THICKNESS (1"±).

C. ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN AND UNIFORM PLANE WITH NO ABRUPT CHANGE OF SURFACE AS DEPICTED WITHIN THIS SET OF CONSTRUCTION PLANS, UNLESS OTHERWISE DIRECTED BY THE PROJECT ENGINEER OR LANDSCAPE ARCHITECT.

D. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER IN AND AROUND THE PLANTING BEDS. STANDING WATER SHALL NOT BE PERMITTED IN PLANTING BEDS.

8. TOPSOILING

A. CONTRACTOR SHALL PROVIDE A SIX INCH (6") THICK MINIMUM LAYER OF TOPSOIL, OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT, IN ALL PLANTING AREAS. TOPSOIL SHOULD BE SPREAD OVER A PREPARED SURFACE IN A UNIFORM LAYER TO ACHIEVE THE DESIRED COMPACTED THICKNESS.

B. ON-SITE TOPSOIL MAY BE USED TO SUPPLEMENT THE TOTAL AMOUNT REQUIRED. TOPSOIL FROM THE SITE MAY BE REJECTED IF IT HAS NOT BEEN PROPERLY REMOVED, STORED AND PROTECTED PRIOR TO CONSTRUCTION.

C. CONTRACTOR SHALL FURNISH TO THE APPROVING AGENCY AN ANALYSIS OF BOTH IMPORTED AND ON-SITE TOPSOIL TO BE UTILIZED IN ALL PLANTING AREAS. THE PH AND NUTRIENT LEVELS MAY NEED TO BE ADJUSTED THROUGH SOIL MODIFICATIONS AS NEEDED TO ACHIEVE THE REQUIRED LEVELS AS SPECIFIED IN THE MATERIALS SECTION ABOVE.

D. ALL PLANTING AND LAWN AREAS ARE TO BE CULTIVATED TO A DEPTH OF SIX INCHES (6"). ALL DEBRIS EXPOSED FROM EXCAVATION AND CULTIVATION SHALL BE DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES SECTION ABOVE. THE FOLLOWING SHALL BE TILLED INTO THE TOP FOUR INCHES (4") IN TWO DIRECTIONS (QUANTITIES BASED ON A 1,000 SQUARE FOOT AREA):
1.1. 20 POUNDS 'GROW POWER' OR APPROVED EQUAL
1.2. 20 POUNDS NITRO-FORM (COURSE) 38-0-0 BLUE CHIP

E. THE SPREADING OF TOPSOIL SHALL NOT BE CONDUCTED UNDER MUDDY OR FROZEN CONDITIONS.

9. PLANTING

A. INSOFAR THAT IT IS FEASIBLE, PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THAT THIS IS NOT POSSIBLE, LANDSCAPE CONTRACTOR SHALL PROTECT UNINSTALLED PLANT MATERIAL. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE DAY PERIOD AFTER DELIVERY. PLANTS THAT WILL NOT BE PLANTED FOR A PERIOD OF TIME GREATER THAN THREE DAYS SHALL BE HEALED IN WITH TOPSOIL OR MULCH TO HELP PRESERVE ROOT MOISTURE.

B. PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE. PLANTS SHALL NOT BE INSTALLED IN TOPSOIL THAT IS IN A MUDDY OR FROZEN CONDITION.

C. ANY INJURED ROOTS OR BRANCHES SHALL BE PRUNED TO MAKE CLEAN-CUT ENDS PRIOR TO PLANTING UTILIZING CLEAN, SHARP TOOLS. ONLY INJURED OR DISEASED BRANCHING SHALL BE REMOVED.

D. ALL PLANTING CONTAINERS AND NON-BIODEGRADABLE MATERIALS SHALL BE REMOVED FROM ROOT BALLS DURING PLANTING. NATURAL FIBER BURLAP MUST BE CUT FROM AROUND THE TRUNK OF THE TREE AND FOLDED DOWN AGAINST THE ROOT BALL PRIOR TO BACKFILLING.

E. POSITION TREES AND SHRUBS AT THEIR INTENDED LOCATIONS AS PER THE PLANS AND SECURE THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO EXCAVATING PITS, MAKING NECESSARY ADJUSTMENTS AS DIRECTED.

F. PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, THE PROPOSED LANDSCAPE, AS SHOWN ON THE APPROVED LANDSCAPE PLAN, MUST BE INSTALLED, INSPECTED AND APPROVED BY THE APPROVING AGENCY. THE APPROVING AGENCY SHALL TAKE INTO ACCOUNT SEASONAL CONSIDERATIONS IN THIS REGARD AS FOLLOWS. THE PLANTING OF TREES, SHRUBS, VINES OR GROUND COVER SHALL OCCUR ONLY DURING THE FOLLOWING PLANTING SEASONS:
1.1. PLANTS: MARCH 15 TO DECEMBER 15
1.2. LAWN: MARCH 15 TO JUNE 15 OR SEPT. 1 TO DECEMBER 1

G. PLANTINGS REQUIRED FOR A CERTIFICATE OF OCCUPANCY SHALL BE PROVIDED DURING THE NEXT APPROPRIATE SEASON AT THE MUNICIPALITY'S DISCRETION. CONTRACTOR SHOULD CONTACT APPROVING AGENCY FOR POTENTIAL SUBSTITUTIONS.

H. FURTHERMORE, THE FOLLOWING TREE VARIETIES ARE UNUSUALLY SUSCEPTIBLE TO WINTER DAMAGE. WITH TRANSPLANT SHOCK AND THE SEASONAL LACK OF NITROGEN AVAILABILITY, THE RISK OF PLANT DEATH IS GREATLY INCREASED. IT IS NOT RECOMMENDED THAT THESE SPECIES BE PLANTED DURING THE FALL PLANTING SEASON:

ACER RUBRUM	PLATANUS X ACERIFOLIA
BETULA VARIETIES	POPULOUS VARIETIES
CARPINUS VARIETIES	PRUNUS VARIETIES
CRATAEGUS VARIETIES	PYRUS VARIETIES
KOELREUTERIA	QUERCUS VARIETIES
LIQUIDAMBER STYRACIFLUA	TILIA TOMENTOSA
LIRIODENDRON TULIPIFERA	ZELKOVA VARIETIES

I. PLANTING PITS SHALL BE DUG WITH LEVEL BOTTOMS, WITH THE WIDTH TWICE THE DIAMETER OF ROOT BALL. THE ROOT BALL SHALL REST ON UNDISTURBED GRADE. EACH PLANT PIT SHALL BE BACKFILLED IN LAYERS WITH THE FOLLOWING PREPARED SOIL MIXED THOROUGHLY:
- 1 PART PEAT MOSS
- 1 PART COMPOSTED COW MANURE BY VOLUME
- 3 PARTS TOPSOIL BY VOLUME
- 21 GRAMS 'AGRIFORM' PLANTING TABLETS (OR APPROVED EQUAL) AS FOLLOWS:
  A) 2 TABLETS PER 1 GALLON PLANT
  B) 3 TABLETS PER 5 GALLON PLANT
  C) 4 TABLETS PER 15 GALLON PLANT
  D) LARGER PLANTS: 2 TABLETS PER ½" CALIPER OF TRUNK

J. FILL PREPARED SOIL AROUND BALL OF PLANT HALF-WAY AND INSERT PLANT TABLETS. COMPLETE BACKFILL AND WATER THOROUGHLY.

K. ALL PLANTS SHALL BE PLANTED SO THAT THE TOP OF THE ROOT BALL, THE POINT AT WHICH THE ROOT FLARE BEGINS, IS SET AT GROUND LEVEL AND IN THE CENTER OF THE PIT. NO SOIL IS TO BE PLACED DIRECTLY ON TOP OF THE ROOT BALL.

L. ALL PROPOSED TREES DIRECTLY ADJACENT TO WALKWAYS OR DRIVEWAYS SHALL BE PRUNED AND MAINTAINED TO A MINIMUM BRANCHING HEIGHT OF 7' FROM GRADE.

M. GROUND COVER AREAS SHALL RECEIVE A ½" LAYER OF HUMUS RAKED INTO THE TOP 1" OF PREPARED SOIL PRIOR TO PLANTING. ALL GROUND COVER AREAS SHALL BE WEEDED AND TREATED WITH A PRE-EMERGENT CHEMICAL AS PER MANUFACTURER'S RECOMMENDATION.

N. NO PLANT, EXCEPT GROUND COVERS, GRASSES OR VINES, SHALL BE PLANTED LESS THAN TWO FEET (2') FROM EXISTING STRUCTURES AND SIDEWALKS.

O. ALL PLANTING AREAS AND PLANTING PITS SHALL BE MULCHED AS SPECIFIED HEREIN TO FILL THE ENTIRE BED AREA OR SAUCER. NO MULCH IS TO TOUCH THE TRUNK OF THE TREE OR SHRUB.

P. ALL PLANTING AREAS SHALL BE WATERED IMMEDIATELY UPON INSTALLATION IN ACCORDANCE WITH THE WATERING SPECIFICATIONS AS LISTED HEREIN.

10. TRANSPLANTING (WHEN REQUIRED)

A. ALL TRANSPLANTS SHALL BE DUG WITH INTACT ROOT BALLS CAPABLE OF SUSTAINING THE PLANT.

B. IF PLANTS ARE TO BE STOCKPILED BEFORE REPLANTING, THEY SHALL BE HEALED IN WITH MULCH OR SOIL, ADEQUATELY WATERED AND PROTECTED FROM EXTREME HEAT, SUN AND WIND.

C. PLANTS SHALL NOT BE DUG FOR TRANSPLANTING BETWEEN APRIL 10 AND JUNE 30.

D. UPON REPLANTING, BACKFILL SOIL SHALL BE AMENDED WITH FERTILIZER AND ROOT GROWTH HORMONE.

E. TRANSPLANTS SHALL BE GUARANTEED FOR THE LENGTH OF THE GUARANTEE PERIOD SPECIFIED HEREIN.

F. IF TRANSPLANTS DIE, SHRUBS AND TREES LESS THAN SIX INCHES (6") DBH SHALL BE REPLACED IN KIND. TREES GREATER THAN SIX INCHES (6") DBH MAY BE REQUIRED TO BE REPLACED IN ACCORDANCE WITH THE MUNICIPALITY'S TREE REPLACEMENT GUIDELINES.

11. WATERING

A. NEW PLANTINGS OR LAWN AREAS SHALL BE ADEQUATELY IRRIGATED BEGINNING IMMEDIATELY AFTER PLANTING. WATER SHALL BE APPLIED TO EACH TREE AND SHRUB IN SUCH MANNER AS NOT TO DISTURB BACKFILL AND TO THE EXTENT THAT ALL MATERIALS IN THE PLANTING HOLE ARE THOROUGHLY SATURATED. WATERING SHALL CONTINUE AT LEAST UNTIL PLANTS ARE ESTABLISHED.

B. SITE OWNER SHALL PROVIDE WATER IF AVAILABLE ON SITE AT TIME OF PLANTING. IF WATER IS NOT AVAILABLE ON SITE, CONTRACTOR SHALL SUPPLY ALL NECESSARY WATER. THE USE OF WATERING BAGS IS RECOMMENDED FOR ALL NEWLY PLANTED TREES.

C. IF AN IRRIGATION SYSTEM HAS BEEN INSTALLED ON THE SITE, IT SHALL BE USED TO WATER PROPOSED PLANT MATERIAL, BUT ANY FAILURE OF THE SYSTEM DOES NOT ELIMINATE THE CONTRACTOR'S RESPONSIBILITY OF MAINTAINING THE DESIRED MOISTURE LEVEL FOR VIGOROUS, HEALTHY GROWTH.

12. GUARANTEE

A. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANTS FOR A PERIOD OF ONE (1) YEAR FROM APPROVAL OF LANDSCAPE INSTALLATION BY THE APPROVING AGENCY. CONTRACTOR SHALL SUPPLY THE OWNER WITH A MAINTENANCE BOND FOR TEN PERCENT (10%) OF THE VALUE OF THE LANDSCAPE INSTALLATION WHICH WILL BE RELEASED AT THE CONCLUSION OF THE GUARANTEE PERIOD AND WHEN A FINAL INSPECTION HAS BEEN COMPLETED AND APPROVED BY THE OWNER OR AUTHORIZED REPRESENTATIVE.

B. ANY DEAD OR DYING PLANT MATERIAL SHALL BE REPLACED FOR THE LENGTH OF THE GUARANTEE PERIOD. REPLACEMENT OF PLANT MATERIAL SHALL BE CONDUCTED AT THE FIRST SUCCEEDING PLANTING SEASON. ANY DEBRIS SHALL BE DISPOSED OF OFF-SITE, WITHOUT EXCEPTION.

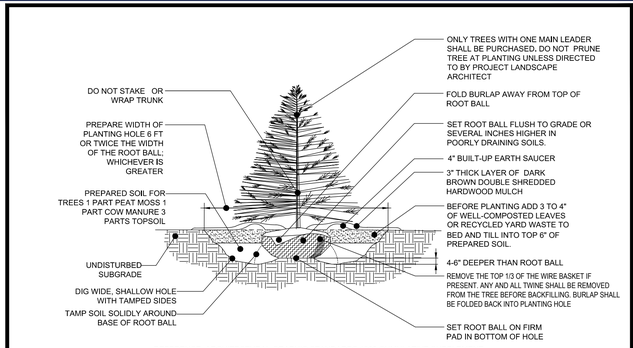
C. TREES AND SHRUBS SHALL BE MAINTAINED BY THE CONTRACTOR DURING CONSTRUCTION AND THROUGHOUT THE 90 DAY MAINTENANCE PERIOD AS SPECIFIED HEREIN. CULTIVATION, WEEDING, WATERING AND THE PREVENTATIVE TREATMENTS SHALL BE PERFORMED AS NECESSARY TO KEEP PLANT MATERIAL IN GOOD CONDITION AND FREE OF INSECTS AND DISEASE.

D. LAWNS SHALL BE MAINTAINED THROUGH WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING AND OTHER OPERATIONS SUCH AS ROLLING, REGARDING AND REPLANTING AS REQUIRED TO ESTABLISH A SMOOTH, ACCEPTABLE LAWN, FREE OF ERODED OR BARE AREAS.

13. CLEANUP

A. UPON THE COMPLETION OF ALL LANDSCAPE INSTALLATION AND BEFORE THE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL UNUSED MATERIALS, EQUIPMENT AND DEBRIS FROM THE SITE. ALL PAVED AREAS ARE TO BE CLEANED.

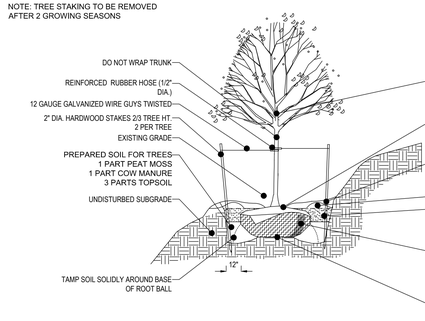
B. THE SITE SHALL BE CLEANED AND LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER OR AUTHORIZED REPRESENTATIVE.



REFERENCE: ARCHITECTURAL GRAPHIC STANDARDS 1998 CUMULATIVE SUPPLEMENT.

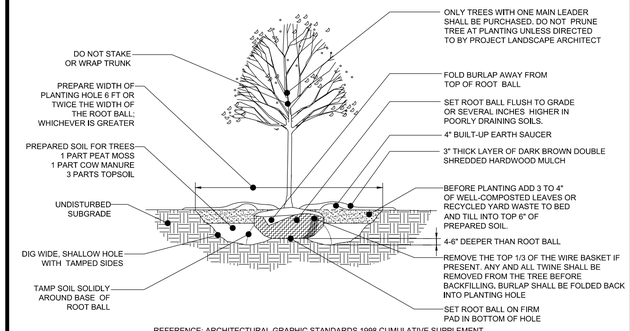
EVERGREEN TREE PLANTING DETAIL

NOT TO SCALE



TREE PLANTING ON SLOPE DETAIL

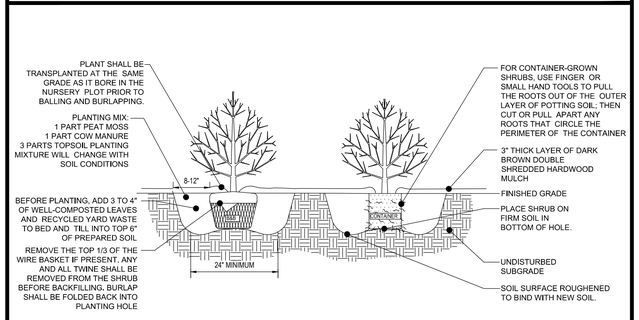
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REFERENCE: ARCHITECTURAL GRAPHIC STANDARDS 1998 CUMULATIVE SUPPLEMENT.

DECIDUOUS TREE PLANTING DETAIL

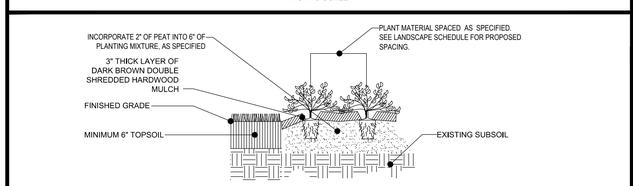
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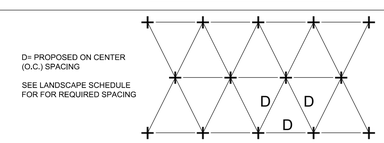
REFERENCE: ARCHITECTURAL GRAPHIC STANDARDS 1998 CUMULATIVE SUPPLEMENT

DECIDUOUS AND EVERGREEN SHRUB PLANTING DETAIL

NOT TO SCALE



TYPICAL PERENNIAL AND GROUND COVER PLANTING



TYPICAL PERENNIAL AND GROUND COVER SPACING & LAYOUT

PERENNIAL/GROUND COVER PLANTING DETAIL

NOT TO SCALE

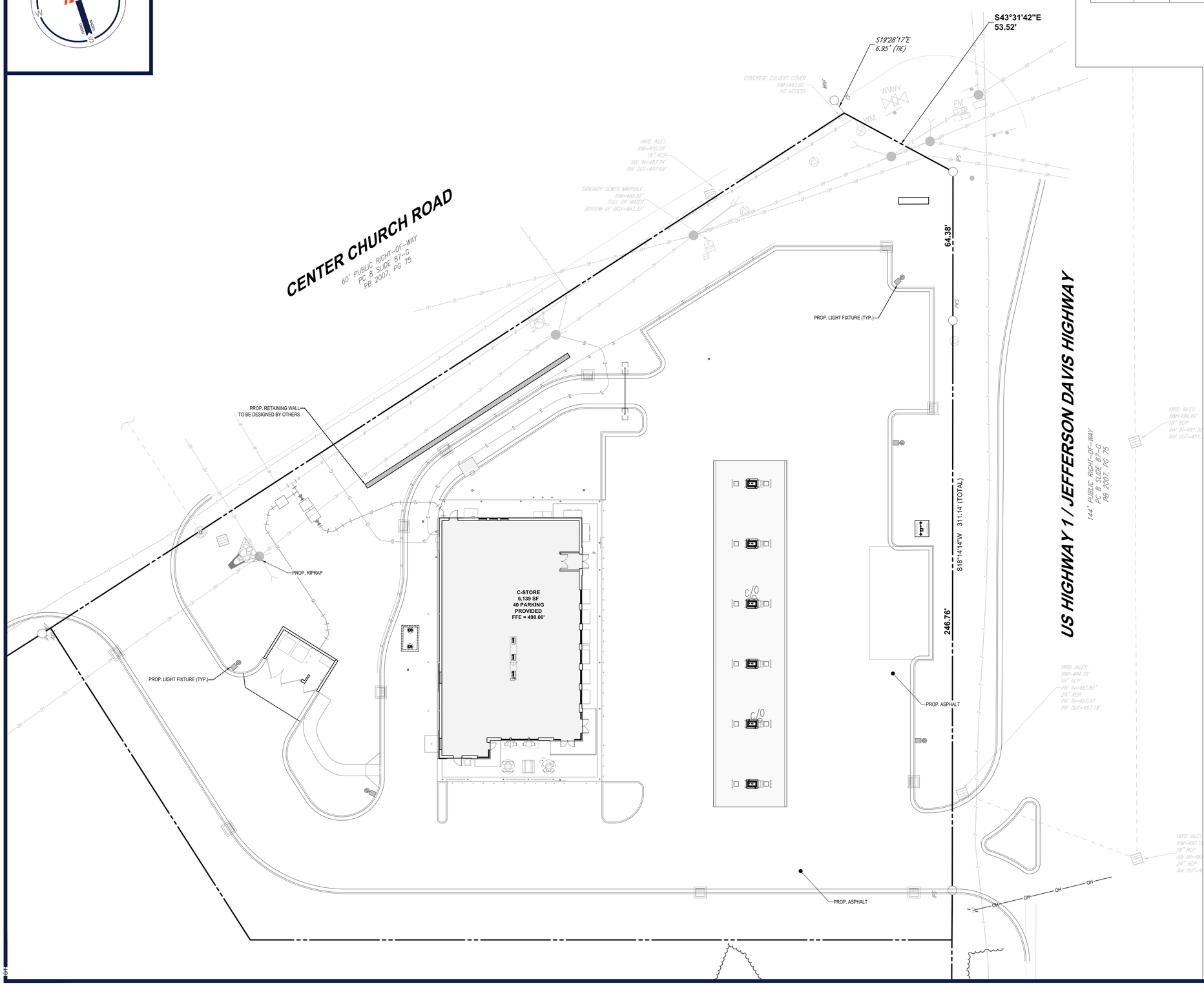
OWNER MAINTENANCE RESPONSIBILITIES

UPON OWNER'S (OR OWNER CONTRACTOR'S) COMPLETION OF LANDSCAPING WORK, THE OWNER IS FULLY RESPONSIBLE FOR ALL FUTURE MAINTENANCE, CARE, UPKEEP, WATERING, AND TRIMMING OF ALL INSTALLED VEGETATION, PLANTS, TREE, BUSHES, SHRUBS, GRASSES, GRASS, ORNAMENTAL PLANTS AND FLOWERS, FLOWERS, GROUND COVER, AND LANDSCAPING, INCLUDING ALL LANDSCAPE ISLANDS AND AREAS ADJACENT OR PART OF THE LANDSCAPED AREAS. THIS RESPONSIBILITY INCLUDES, BUT IS NOT LIMITED TO, THE FOLLOWING:

- TREES ADJACENT TO WALKWAYS AND AREAS OF PEDESTRIAN TRAFFIC MUST BE MAINTAINED TO ASSURE THAT ANY BRANCHES MUST BE LIMBED UP TO A CLEARANCE HEIGHT OF 7 FT. (FROM ALL PEDESTRIAN SURFACES) OR PRUNED BACK TO AVOID ANY INTERFERENCE WITH THE TYPICAL PATH OF TRAVEL.
- TREES WITHIN VEHICULAR SIGHT LINES, AS ILLUSTRATED ON THE LANDSCAPE PLAN, ARE TO BE TRIMMED TO A CLEARANCE HEIGHT OF 7 FT. (FROM ALL PAVED, TRAVELED SURFACES), OR AS OTHERWISE INDICATED ON THE PLANS.
- VEGETATIVE GROUND COVER, SHRUBS AND ORNAMENTAL PLANTS A

LUMINARE SCHEDULE

SYMBOL	QUANTITY	STYLE	ARRANGEMENT	MOUNT HEIGHT	LLF	DESCRIPTION
	5	GARDCO ECOFORM GEN-2 ECF-L LARGE AREA LUMINAIRE	SINGLE	25'	1.0000	ECF-L-80L-900-NW-G2-4
	0	GARDCO ECOFORM GEN-2 ECF-L LARGE AREA LUMINAIRE	BACK-TO-BACK	25'	1.0000	ECF-L-80L-900-NW-G2-4



GARDCO by @lignify

Site & Area

EcoForm

ECF-L Large area luminaire



Gardco EcoForm Gen-2 combines economy with performance in an LED area luminaire. Capable of delivering up to 52,500 lumens or more in a compact, low profile LED luminaire, EcoForm offers a new level of customer value. EcoForm features an innovative retrofit arm kit, simplifying site conversions to LED by eliminating the need to drill additional holes in most existing poles. Integral control systems available for further energy savings. Includes Service Tag, our innovative way to provide assistance throughout the life of the product.

Project:
Location:
Cat.No.:
Type:
Lamps: Qty:
Notes:

Ordering guide

example: ECF-L-96L-1A-CW-AR-AFR-90-120-DD-PCB-F1-SP1-TB-RPA-HIS-BK

Series	Number of LEDs	Input current	Color temperature	Arrangement	Mounting	Options	Finish
ECF-L	80L	900 mA	NW-G2	AR	Type 4		
	80L 80 LEDs (5 modules)	1A 1000mA	CW-G2	Arm Mount (standard)	Type 2 3 Rotated left 90° 4 Rotated right 270°	AFR Auto Front Row AFR-90 Auto Front Row, Rotated left 90° AFR-270 Auto Front Row, Rotated right 270°	120 120V 208 208V 240 240V 277 277V 347 347V 480 480V HVU 347-480V (50/60Hz)
	96L 96 LEDs (6 modules)	600 600mA 1A 1000mA 1.4A* 1400mA	CW-G2	The following must be ordered separately (See accessories): SP Slip Fitter (Fits to 2-1/4" O.D. tenon) Use 2 screws with surface conduit entry (conduit entry permitted through Retrofit arm mount kit) WB Wall Bracket	Type 3 3 Rotated left 90° 4 Rotated right 270° Type 4 3 Rotated left 90° 4 Rotated right 270° Type 5 5 Type 5 5W Type 5W	RLC Back-Light Control RLC-90 Back-Light Control rotated at 90° RLC-270 Back-Light Control rotated at 270°	

Options						
DD** 0-10V External dimming DCC** Dual Circuit Control FAWG*** Field Adjustable Wattage Selector L2** Integral wireless module BL*** Bi-level functionality SRDM*** SR driver connected to Zhaga socket	WHIP* Integral with 18" wire leads WHIP** Integral with 36" wire	PCB* PCB** TLR2*** TLR2**** TLRPC***** Tamper Resistant w/Photocell	Fusing FP Single (120, 277, 347VAC) FPP Double (208, 240, 480VAC) FPF Single/In-Line Fuse Holder FPPF Double/In-Line Fuse Holder SPD Surge Protection (20kA standard) SPD Increased 20kA	HSP Internal House Side Shield	Square Pole Adapter (included in standard) RPA** Round Pole Adapter** RPA1*** Round Pole Adapter** (for 3" O.D. pole) HSP Internal House Side Shield	Textured BK Black WH White BRZ Dark Gray MGY Medium Gray Customer specified RAL Specify optional RAL color (ex: RAL7024) CC Custom color (Consult factory for chip for required factory build)

1. BL-WIRED-T equipped with coil-boarded sensor housing when voltage is HVU (347-480V)
2. Includes 7-pin round pole with adapter included for mount options.
3. Limited to a maximum of 45 degrees aiming above horizontal.
4. Not available with motion sensor options.
5. Not available with motion sensor.
6. Not available with photocontrol.
7. Not available with fusing options.
8. Not available in GAT or HSV.
9. Must specify input voltage.
10. TLR2R, TLR2T and TLRPC receptacle are 4 & 8 are capped off when ordered with any of the Dimming controls (D) or (DCC).
11. Not available in 480V. Order photocell separately with TLR2A-T, TLR2S or TLRPC.
12. Not available with SCC and WBL WHAs provided with black finish standard.
13. HSS not available with Type 5, 5W, BLC, BLC-90, BLC-270, LCL, or RLC options.
14. Not available with DD, DCC and FAWG dimming control options.
15. Not available with DD, DCC, FAWG and LLC dimming control options.
16. When ordering SRDM, controller (by others) to be used on socket must be SR compatible (See specifications for more information). Not available with Type 5, 5W, BLC, BLC-90, BLC-270 receptacle are connected to SR driver. SRDM not available with TLR2R or TLRPC.
17. Not available with motion standard.
18. 120V or 277V only, not available with SRDM or any DynaDimmer options (due to driver limitations).

ECF-L_EcoForm_area_large 09/21 page 1 of 9

ECF-L EcoForm large

Area luminaire

Dimensions

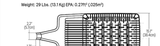
Standard Arm (AR)
Weight: 27 Lbs (12.2 Kg) EPA: 0.3 ft² (.028m²)



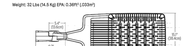
Wall (WB)
Weight: 35 Lbs. (14.1 Kg) EPA: 0.319 ft² (.030m²)



Retrofit Arm (RAM)
Weight: 29 Lbs. (13.1 Kg) EPA: 0.275 ft² (.025m²)



Slip fitter (SF)
Weight: 32 Lbs (14.5 Kg) EPA: 0.369 ft² (.033m²)



Outboard (MR-HVU sensor



Standard Arm (AR) drill pattern



Retrofit Arm (RAM) drill pattern



ECF-L_EcoForm_area_large 09/21 page 6 of 9

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PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABILITY DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

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PROJECT No.:	NCR211038
DRAWN BY:	CGT
CHECKED BY:	GJZ
DATE:	04/01/2022
CAD I.D.:	LGHT - 0

PROJECT:

PROP. SITE PLAN DOCUMENTS

FOR

ARISTA Development, LLC

PROPOSED DEVELOPMENT

2304 JEFFERSON DAVIS HWY
SANFORD, NC

BOHLER
BOHLER ENGINEERING NC, PLLC
NCBELS P-1132
4130 PARKLAKE AVENUE, SUITE 130
RALEIGH, NC 27612
Phone: (919) 578-9000
NC@BohlerEng.com

NORTH CAROLINA PROFESSIONAL SEAL 049395 ENGINEER GARY J. ZURAWSKI

SHEET TITLE:

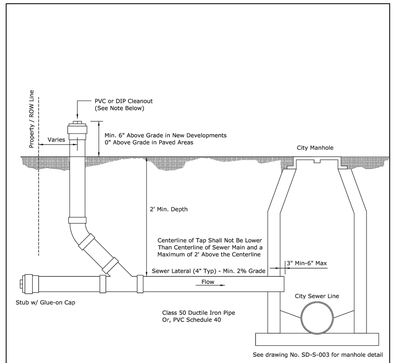
LIGHTING PLAN

SHEET NUMBER:

C - 703

ORG. DATE - 04/01/2022

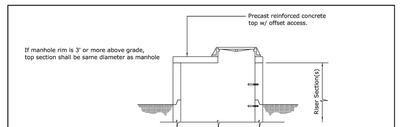
Mar 30, 2022
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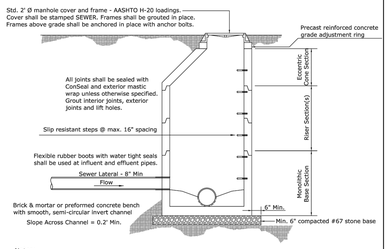
Notes:

1. Please contact the City of Sanford @ 919-777-1122 for specifications for commercial applications or laterals over 6" Ø.
2. Refer to City of Sanford drawing SD-R-003 for asphalt patch details if necessary.
3. All work within the street ROW shall be performed by a licensed utility contractor.
4. All sewer cleanout structures installed in asphalt or concrete shall be constructed with DIP risers and fittings, a traffic-rated cast iron assembly, and corrosion resistant bronze cap. Cleanout assemblies installed in non-paved surfaces shall be either DIP (as specified above, non-traffic-rated) or PVC.

Sewer Tap Into Manhole	Dwg. No. SD-S-002
City of Sanford Engineering Dept - P.O. Box 3729 - Sanford, NC 27331	Date: 10/16/2020
	Scale: Not To Scale
	Drawn By: Staff



Above Grade Manhole



Notes:

1. Refer to City of Sanford drawing SD-R-003 for asphalt patch details if necessary.
2. In paved or traffic areas manhole frame and cover shall be at grade. In other non-traffic areas frame and cover shall be a min. of 1" above grade.

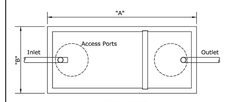
Sanitary Sewer Manhole	Dwg. No. SD-S-003
City of Sanford Engineering Dept - P.O. Box 3729 - Sanford, NC 27331	Date: 10/16/2020
	Scale: Not To Scale
	Drawn By: Staff

Notes:

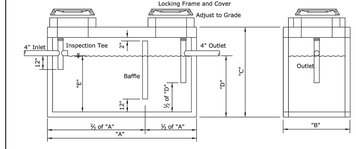
1. Please contact the Utility Connection Coordinator at 919-777-1243 for additional information.
2. Concrete: Minimum 4500 psi at 28 days.
3. Rebar: ASTM A515, Grade 60.
4. Loads: AASHTO H20 Bridge load
5. Effluent filter is required.
6. Some variations of dimensions and design shall be allowed due to each manufacturer's specifications for pre-cast units. Shop drawings shall be submitted for review in all cases.

Capacity*	"A"	"B"	"C"	"D"	"E"
1000	9'-0"	5'-0"	7'-3"	4'-3"	3'-10"
1250	9'-0"	5'-0"	7'-3"	5'-3"	4'-10"
1500	9'-0"	5'-8"	7'-3"	4'-4"	4'-0"
1750	11'-2"	5'-8"	7'-3"	4'-11"	4'-7"
2000	11'-2"	6'-8"	8'-0"	4'-3"	3'-10"
2500	12'-8"	6'-8"	8'-0"	5'-6"	4'-9"
2750	12'-8"	6'-8"	8'-0"	6'-0"	5'-3"
3000	15'-7"	9'-7"	8'-6"	6'-3"	5'-9"
4000	15'-7"	9'-7"	8'-6"	6'-3"	5'-0"
5000	19'-11"	9'-11"	8'-11"	6'-2"	4'-9"
6000	19'-11"	9'-11"	10'-5"	7'-2"	5'-9"

* - Measured in gallons

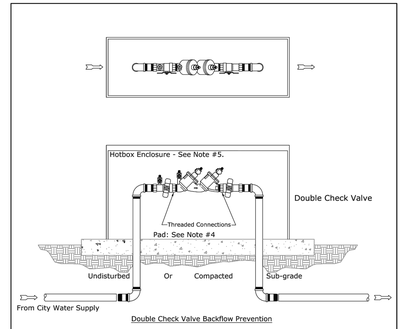


Top Section



Front Section End Section

Grease Interceptor	Dwg. No. SD-S-004
City of Sanford Engineering Dept - P.O. Box 3729 - Sanford, NC 27331	Date: 10/16/2020
	Scale: Not To Scale
	Drawn By: Staff

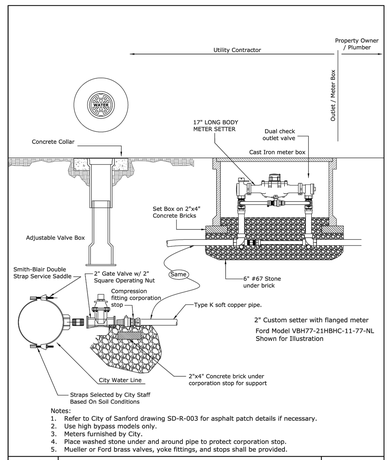


Double Check Valve Backflow Prevention

Notes:

1. All assemblies shall be installed in compliance with all applicable City of Sanford ordinances and State of NC codes.
2. Contact the City of Sanford Utilities Connections Coordinator for additional information.
3. Double Check Valve Backflow Prevention Assembly shall comply with ASSE 1015 and AWWA C510.
4. Pad shall be minimum 4" thick concrete - 3000 psi @ 28 days or approved pre-fab equivalent.
5. Hotbox enclosures shall comply with ASSE 1060.
6. If provided, electrical outlets shall be GFCI.
7. Property owner shall be responsible for freeze protection, operation, maintenance, testing and reporting.

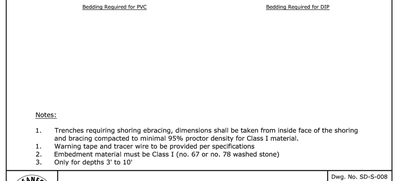
Double Check Valve ¾" ~ 2" Backflow Prevention Assembly	Dwg. No. SD-W-003
City of Sanford Engineering Dept - P.O. Box 3729 - Sanford, NC 27331	Date: 02/11/2020
	Scale: Not To Scale
	Drawn By: Staff



Notes:

1. Refer to City of Sanford drawing SD-R-003 for asphalt patch details if necessary.
2. Use high bypass models only.
3. Meters furnished by City.
4. Place washed stone under and around pipe to protect corporation stop.
5. Mueller or Ford brass valves, yoke fittings, and stops shall be provided.

Tap & Meter w/ Custom Setter	Dwg. No. SD-W-002
City of Sanford Engineering Dept - P.O. Box 3729 - Sanford, NC 27331	Date: 06/30/2020
	Scale: Not To Scale
	Drawn By: Staff

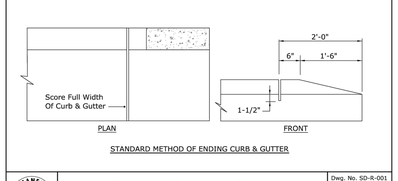


Bedding Required for PVC Bedding Required for DIP

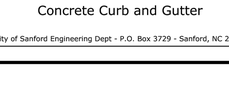
Notes:

1. Trenches requiring shoring ebracing, dimensions shall be taken from inside face of the shoring and bracing compacted to minimal 95% proctor density for Class I material.
1. Warning tape and tracer wire to be provided per specifications
2. Embedment material must be Class I (no. 67 or no. 78 washed stone)
3. Only for depths 3' to 10'

Pipe Trench Bedding for Sewer Mains	Dwg. No. SD-S-008
City of Sanford Engineering Dept - P.O. Box 3729 - Sanford, NC 27331	Date: 10/16/2020
	Scale: Not To Scale
	Drawn By: Staff



2' - 6" CURB & GUTTER



* = 1/8" Radius

TRANSVERSE EXPANSION JOINT IN CURB & GUTTER

STANDARD METHOD OF ENDING CURB & GUTTER

Concrete Curb and Gutter	Dwg. No. SD-R-001
City of Sanford Engineering Dept - P.O. Box 3729 - Sanford, NC 27331	Date: 07/10/14
	Scale: Not To Scale
	Drawn By: Staff

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PROJECT No.:	NCR211038
DRAWN BY:	OGT
CHECKED BY:	GJZ
DATE:	04/01/2022
CAD I.D.:	CNDS - 0

PROJECT:

PROP. SITE PLAN DOCUMENTS

FOR

ARISTA Development, LLC

PROPOSED DEVELOPMENT

2304 JEFFERSON DAVIS HWY
SANFORD, NC

BOHLER
BOHLER ENGINEERING NC, PLLC
NCBELS P-1132
4130 PARKLAKE AVENUE, SUITE 130
RALEIGH, NC 27612
Phone: (919) 578-9000
NC@BohlerEng.com

NORTH CAROLINA PROFESSIONAL SEAL 028395 ENGINEER GARY J. ZURAWSKI

SHEET TITLE:

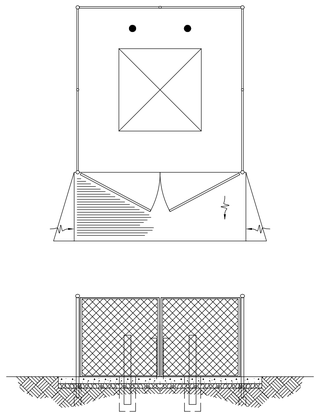
DETAILS I

SHEET NUMBER:

C - 901

ORG. DATE - 04/01/2022

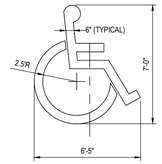
Mar 30, 2022
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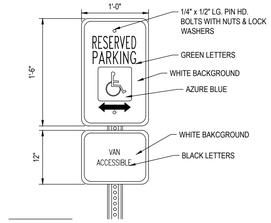
TRASH ENCLOSURE CHAIN LINK FENCE WITH VINYL SLATS — N.T.S.



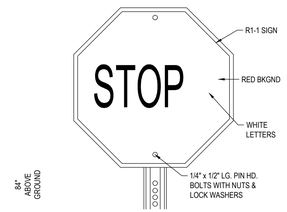
'NO LEFT TURN' SIGN



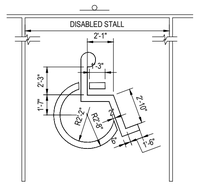
ACCESSIBLE PARKING SYMBOL — N.T.S.



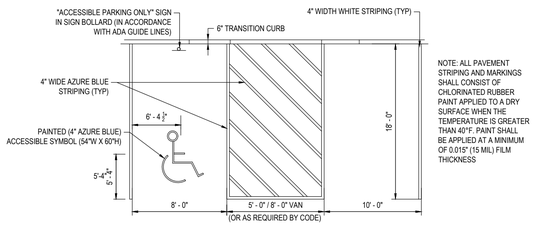
HANDICAP SIGN — N.T.S.



STOP SIGN — N.T.S.

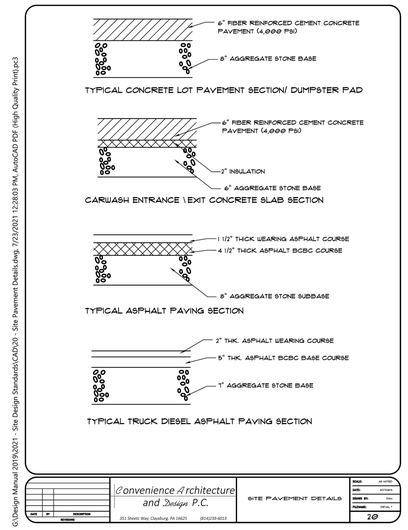


ACCESSIBLE PARKING SPACE PAINTING DETAIL — N.T.S.

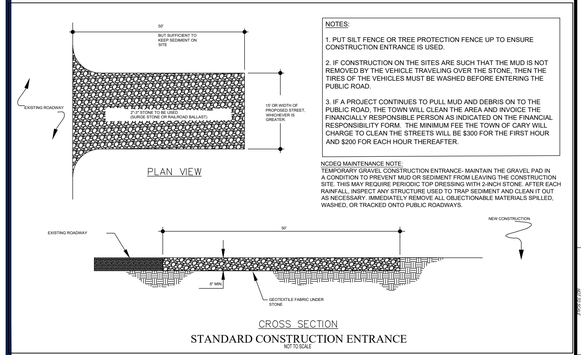


NOTE: ALL PAVEMENT STRIPING AND MARKINGS SHALL CONSIST OF CHLORINATED RUBBER PAINT APPLIED TO A DRY SURFACE WHEN THE TEMPERATURE IS GREATER THAN 40°F, PAINT SHALL BE APPLIED AT A MINIMUM OF 0.015" (15 MIL) FILM THICKNESS

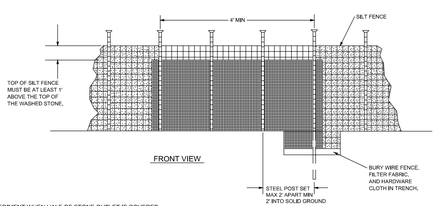
HANDICAPPED STALL MARKINGS & PARKING LOT STRIPING DETAIL — N.T.S.



NCDEQ MAINTENANCE NOTE:
TEMPORARY GRAVEL CONSTRUCTION ENTRANCE- MAINTAIN THE GRAVEL PAD IN A CONDITION TO PREVENT MUD OR SEDIMENT FROM LEAVING THE CONSTRUCTION SITE. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH 2-INCH STONE, AFTER EACH RAINFALL, INSPECT ANY STRUCTURE USED TO TRAP SEDIMENT AND CLEAN IT OUT AS NECESSARY. IMMEDIATELY REMOVE ALL OBJECTIONABLE MATERIALS SPILLED, WASHED, OR TRACKED ONTO PUBLIC ROADWAYS.



STANDARD CONSTRUCTION ENTRANCE
NOT TO SCALE



STANDARD SILT FENCE OUTLET

G:\Design Manual\ 2019\2021 - Site Design Standards\CAD\20 - Site Pavement Details.dwg, 7/23/2021 12:28:03 PM, AutoCAD PDF (High Quality Print).pc3

Mar 30, 2022
H:\2021\NCR211038\CAD\DRAWINGS\PLAN SETS\CNDS - 0 - NCR211038-----LAYOUT DETAILS II

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SITE CIVIL AND CONSULTING ENGINEERING
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Phone: (919) 578-9000
NC@BohlerEng.com

NORTH CAROLINA PROFESSIONAL SEAL 049395 ENGINEER GARY J. ZURAWSKI

SHEET TITLE:

DETAILS II

SHEET NUMBER:

C - 902

ORG. DATE - 04/01/2022

Seeding

Stabilization Guidelines

NPDES Stormwater Discharge Permit for Construction Activities (NCGO1)
NCDENR/Division of Water Quality
NEW STABILIZATION TIMEFRAMES
(Effective Aug. 3, 2011)

SITE AREA DESCRIPTION	STABILIZATION	TIMEFRAME EXCEPTIONS
Perimeter dikes, swales, ditches, slopes	7 days	None
Highly Quality Water (HQW) Zones	7 days	None
Slopes steeper than 3:1	7 days	If slopes are 10' or less in length and are not steeper than 2:1, 14 days are allowed.
Slopes 3:1 or flatter	14 days	7 days for slopes greater than 50' in length.
All other areas with slopes flatter than 4:1	14 days	None, except for perimeters and HQW Zones.

Seedbed Preparation:

1. Chisel compacted areas and spread topsoil three inches deep over adverse soil conditions, if available.
2. Rip the entire area to six inches deep.
3. Remove all loose rock, roots and other obstructions, leaving surface reasonably smooth and uniform.
4. Apply agricultural lime, fertilizer and superphosphate uniformly and mix with soil (see mixture below).
5. Continue tillage until a well-pulverized, firm, reasonably uniform seedbed is prepared four to six inches deep.
6. Seed on a freshly prepared seedbed and cover seed lightly with seeding equipment or cultipack after seeding.
7. Mulch immediately after seeding and anchor mulch.
8. Inspect all seeded areas and make necessary repairs or reseedings within the planting season, if possible. If stand should be more than 60% damaged, re-establish following the original lime, fertilizer and seeding rates.
9. Consult S&EC Environmental Engineers on maintenance treatment and fertilization after permanent cover is established.

Mixture

Agricultural Limestone	2 tons/acre (3 tons/acre in clay soils)
Fertilizer	1,000 lbs/acre – 10-10-10
Superphosphate	500 lbs/acre – 20% analysis
Mulch	2 tons/acre – small grain straw
Anchor	Asphalt emulsion at 300 gals/acre

Seding Schedule

For Shoulders, Side Ditches, Slopes (Max 3:1):

Date	Type	Planting Rate
Aug 15– Nov 1	Tall Fescue	300 lbs/acre
Nov 1– Mar 1	Tall Fescue & Abruzzi Rye	300 lbs/acre
Mar 1–Apr 15	Tall Fescue	300 lbs/acre
Apr 15– Jun 30	Hulled Common Bermudagrass	25 lbs/acre
Jul 1– Aug 15	Tall Fescue AND Browntop Millet or Sorghum-Sudan Hybrids***	125 lbs/acre (Tall Fescue); 35 lbs/acre (Browntop Millet); 30 lbs/acre (Sorghum-Sudan Hybrids)

For Shoulders, Side Ditches, Slopes (3:1 to 2:1):

Date	Type	Planting Rate
Mar 1– Jun 1	Sericea Lespedeza (scarified) and use the following combinations:	50 lbs/acre (Sericea Lespedeza);
Mar 1– Apr 15	Add Tall Fescue	120 lbs/acre
Mar 1– Jun 30	Or add Weeping Love grass	10 lbs/acre
Mar 1– Jun 30	Or add Hulled Common Bermudagrass	25 lbs/acre
Jun 1– Sept 1	Tall Fescue AND Browntop Millet or Sorghum-Sudan Hybrids***	120 lbs/acre (Tall Fescue); 35 lbs/acre (Browntop Mullet); 30 lbs/acre (Sorghum-Sudan Hybrids)
Sept 1– Mar 1	Sericea Lespedeza (unhulled – unscarified) AND Tall Fescue	70 lbs/acre (Sericea Lespedeza); 120 lbs/acre (Tall Fescue)
Nov 1– Mar 1	AND Abruzzi Rye	25 lbs/acre

Consult S&EC Environmental Engineers for additional information concerning other alternatives for vegetation of denuded areas. The above vegetation rates are those that do well under local conditions; other seeding rate combinations are possible.

NCDEQ CONSTRUCTION SPECIFICATIONS:
MATERIALS
1. USE A SYNTHETIC FILTER FABRIC OF AT LEAST 95% BY WEIGHT OF POLYOLEFINSON POLYESTER, WHICH IS CERTIFIED BY THE MANUFACTURER OF SUPPLIER AS CONFORMING TO THE REQUIREMENTS IN ASTM D 646. SYNTHETIC FILTER FABRIC SHOULD CONTAIN ULTRAVIOLET RAY INHIBITORS AND STABILIZERS TO PROVIDE A MINIMUM OF 6 MONTHS OF EXPECTED USABLE CONSTRUCTION LIFE AT A TEMPERATURE OF 0 TO 120°F.
2. ENSURE THAT POSTS FOR SEDIMENT FENCES ARE 1.25 LBS/LINEAR FT MINIMUM STEEL WITH A MINIMUM LENGTH OF 5 FEET. MAKE SURE THAT STEEL POSTS HAVE PROJECTIONS TO FACILITATE FASTENING THE FABRIC.
3. FOR REINFORCEMENT OF STANDARD STRENGTH FILTER FABRIC, USE WIRE FENCE WITH A MINIMUM 14 GAUGE AND A MAXIMUM MESH SPACING OF 6 INCHES.

CONSTRUCTION
1. CONSTRUCT THE SEDIMENT BARRIER OF STANDARD STRENGTH OR EXTRA STRENGTH SYNTHETIC FILTER FABRICS.
2. ENSURE THAT THE HEIGHT OF THE SEDIMENT FENCE DOES NOT EXCEED 24 INCHES ABOVE THE GROUND SURFACE. (HIGHER FENCES MAY IMPOUND VOLUMES OF WATER SUFFICIENT TO CAUSE FAILURE OF THE STRUCTURE.)
3. CONSTRUCT THE FILTER FABRIC FROM A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID JOINTS. WHEN JOINTS ARE NECESSARY, SECURELY FASTEN THE FILTER CLOTH ONLY AT A SUPPORT POST WITH 4' MINIMUM OVERLAP TO THE NEXT POST.
4. SUPPORT STANDARD STRENGTH FILTER FABRIC BY WIRE MESH FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS. EXTEND THE WIRE MESH SUPPORT TO THE BOTTOM OF THE TRENCH. FASTEN THE WIRE REINFORCEMENT, THEN THE FABRIC ON THE UPSLOPE SIDE OF THE FENCE POST. WIRE OR PLASTIC ZIP TIES SHOULD HAVE A MINIMUM 50 LB TENSILE STRENGTH.
5. WHEN A WIRE MESH SUPPORT FENCE IS USED, SPACE POSTS A MAXIMUM OF 8' APART. SUPPORT POSTS SHOULD BE DRIVEN INTO THE GROUND A MAXIMUM OF 24".
6. ENSURE STRENGTH FILTER FABRIC WITH 6' POST SPACING DOES NOT REQUIRE WIRE MESH SUPPORT FENCE. SECURELY FASTEN THE FILTER FABRIC DIRECTLY TO POSTS. WIRE OR PLASTIC ZIP TIES SHOULD HAVE A MINIMUM 50 LB TENSILE STRENGTH.
7. EXCAVATE A TRENCH APPROXIMATELY 4" WIDE AND 8" DEEP ALONG THE PROP. LINE OF POSTS AND UPSLOPE FROM THE BARRIER.
8. PLACE 12" OF THE FABRIC ALONG THE BOTTOM AND SIDE OF THE TRENCH.
9. BACKFILL THE TRENCH WITH SOIL PLACED OVER THE FILTER FABRIC AND COMPACT. THOROUGH COMPACTION OF THE BACKFILL IS CRITICAL TO SILT FENCE PERFORMANCE.
10. DO NOT ATTACH FILTER FABRIC TO EXISTING TREES.

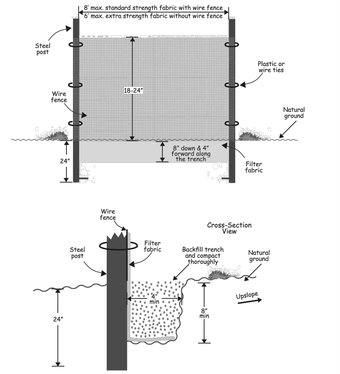


Figure 6.62a Installation detail of a sediment fence.

NCDEQ MAINTENANCE NOTE:
INSPECT FENCES AT LEAST ONCE PER WEEK AND AFTER EACH RAINFALL. MAKE ANY REQUIRED REPAIRS IMMEDIATELY. SHOULD THE FABRIC OF A SEDIMENT FENCE COLLAPSE, TEAR, DECOMPOSE, OR BECOME INEFFECTIVE, REPLACE IT PROMPTLY. REMOVE SEDIMENT DEPOSITS AS NECESSARY TO PROVIDE ADEQUATE STORAGE VOLUME FOR THE NEXT RAIN AND TO REDUCE PRESSURE ON THE FENCE. TAKE CARE TO AVOID UNDERMINING THE FENCE DURING CLEANOUT. REMOVE ALL FENCING MATERIALS AND UNSTABLE SEDIMENT DEPOSITS AND BRING THE AREA TO GRADE AND STABILIZE IT AFTER THE CONTRIBUTING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.

PART III
SELF-INSPECTION, RECORDKEEPING AND REPORTING

SECTION A: SELF-INSPECTION
Self-inspections are required during normal business hours in accordance with the table below. When adverse weather or site conditions would cause the safety of the inspection personnel to be in jeopardy, the inspection may be delayed until the next business day on which it is safe to perform the inspection. In addition, when a storm event of equal to or greater than 1.0 inch occurs outside of normal business hours, the self-inspection shall be performed upon the commencement of the next business day. Any time when inspections were delayed shall be noted in the Inspection Record.

Inspect	Frequency (during normal business hours)	Inspection records must include:
(1) Rain gauge maintained in good working order	Daily	Daily rainfall amounts. If no daily rain gauge observations are made during weekend or holiday periods, on-site rainfall data must be obtained from an available, record the cumulative rain measurement for those un attended days (amt this will determine if a site inspection is needed). Days on which no rainfall occurred shall be recorded as "zero." The permittee may use another rain-monitoring device approved by DWQ.
(2) E&SC Measures	At least once per 7 calendar days and within 24 hours of a rain event ≥ 1.0 inch in 24 hours	1. Identification of the measures inspected, 2. Date and time of the inspection, 3. Name of the person performing the inspection, 4. Indication of whether the measures were operating properly, 5. Description of maintenance needs for the measure, 6. Description, evidence, and date of corrective actions taken.
(3) Stormwater discharge outfalls (SDOs)	At least once per 7 calendar days and within 24 hours of a rain event ≥ 1.0 inch in 24 hours	1. Identification of the discharge outfalls inspected, 2. Date and time of the inspection, 3. Name of the person performing the inspection, 4. Evidence of indicators of stormwater pollution such as oil sheen, floating or suspended solids or discoloration, 5. Description, evidence, and date of corrective actions taken.
(4) Perimeter of site	At least once per 7 calendar days and within 24 hours of a rain event ≥ 1.0 inch in 24 hours	If visible sedimentation is found outside site limits, then a record of the following shall be made: 1. Actions taken to clean up or stabilize the sediment that has left the property, 2. Description, evidence, and date of corrective actions taken, and 3. An explanation as to the actions taken to control future releases.
(5) Streams or wetlands onsite or offsite (where accessible)	At least once per 7 calendar days and within 24 hours of a rain event ≥ 1.0 inch in 24 hours	If the stream or wetland has increased visible sedimentation or a visible increase in turbidity resulting from land disturbing activity, then a record of the following shall be made: 1. Description, evidence and date of corrective actions taken, and 2. Records of the required reports to the appropriate Division Regional Office per Part III, Section C, Item (2)(a) of this permit.
(6) Ground stabilization measures	After each phase of grading	1. The phase of grading (installation of perimeter E&SC measures, clearing and grubbing, installation of storm drainage facilities, rough grading, final grading, final stability, construction or redevelopment, permanent ground cover). 2. Documentation that the required ground stabilization measures have been provided within the required timeframes or an explanation that they will be provided as soon as possible.

NOTE: The rain inspection resets the required 7 calendar day inspection requirement.

PART III
SELF-INSPECTION, RECORDKEEPING AND REPORTING

SECTION B: RECORDKEEPING
1. E&SC Plan Documentation
The approved E&SC plan as well as any approved deviation shall be kept on the site. The approved E&SC plan must be kept up-to-date throughout the coverage under this permit. The following items pertaining to the E&SC plan shall be kept on site and available for inspection at all times during normal business hours.

Item to Document	Documentation Requirements
(a) Each E&SC measure has been installed and does not significantly deviate from the locations, dimensions and relative elevations shown on the approved E&SC plan.	Initial and date each E&SC measure on a copy of the approved E&SC plan or complete, date and sign an inspection report that lists each E&SC measure shown on the approved E&SC plan. This documentation is required upon the initial installation of the E&SC measures or if the E&SC measures are modified after initial installation.
(b) A phase of grading has been completed.	Initial and date a copy of the approved E&SC plan or complete, date and sign an inspection report to indicate completion of the construction phase.
(c) Ground cover is located and installed in accordance with the approved E&SC plan.	Initial and date a copy of the approved E&SC plan or complete, date and sign an inspection report to indicate compliance with approved ground cover specifications.
(d) The maintenance and repair requirements for all E&SC measures have been performed.	Complete, date and sign an inspection report.
(e) Corrective actions have been taken to E&SC measures.	Initial and date a copy of the approved E&SC plan or complete, date and sign an inspection report to indicate the completion of the corrective action.

2. Additional Documentation to be Kept on Site
In addition to the E&SC plan documents above, the following items shall be kept on the site and available for inspectors at all times during normal business hours, unless the Division provides a site-specific exemption based on unique site conditions that make this requirement not practical:

(a) This General Permit as well as the Certificate of Coverage, after it is received.

(b) Records of inspections made during the previous twelve months. The permittee shall record the required observations on the Inspection Record Form provided by the Division or a similar inspection form that includes all the required elements. Use of electronically-available records in lieu of the required paper copies will be allowed if shown to provide equal access and utility at the hard-copy records.

3. Documentation to be Retained for Three Years
All data used to complete the e-NOI and all inspection records shall be maintained for a period of three years after project completion and made available upon request. [40 CFR 122.41]

PART II, SECTION G, ITEM (4)
DRAW DOWN OF SEDIMENT BASINS FOR MAINTENANCE OR CLOSE OUT

Sediment basins and traps that receive runoff from drainage areas of one acre or more shall use outlet structures that withdraw water from the surface when these devices need to be drawn down for maintenance or close out unless this is infeasible. The circumstances in which it is not feasible to withdraw water from the surface shall be rare (for example, times with extended cold weather). Non-surface withdrawals from sediment basins shall be allowed only when all of the following criteria have been met:

(a) The E&SC plan authority has been provided with documentation of the non-surface withdrawal and the specific time periods or conditions in which it will occur. The non-surface withdrawal shall not commence until the E&SC plan authority has approved these items,
(b) The non-surface withdrawal has been reported as an anticipated bypass in accordance with Part III, Section C, Item (2)(c) and (d) of this permit,
(c) Dewatering discharges are treated with controls to minimize discharges of pollutants from stormwater that is removed from the sediment basin. Examples of appropriate controls include properly sited, designed and maintained dewatering tanks, weir tanks, and filtration systems,
(d) Vegetated, upland areas of the sites or a properly designed store pad is used to the extent feasible at the outlet of the dewatering treatment devices described in item (c) above,
(e) Velocity dissipation devices such as check dams, sediment traps, and riprap are provided at the discharge points of all dewatering devices, and
(f) Sediment removed from the dewatering treatment devices described in item (c) above is disposed of in a manner that does not cause deposition of sediment into waters of the United States.

PART III
SELF-INSPECTION, RECORDKEEPING AND REPORTING

SECTION C: REPORTING
1. Occurrences that Must be Reported
Permittees shall report the following occurrences:
(a) Visible sediment deposition in a stream or wetland.

(b) Oil spills if:
- They are 25 gallons or more,
- They are less than 25 gallons but cannot be cleaned up within 24 hours,
- They cause sheen on surface waters (regardless of volume), or
- They are within 100 feet of surface waters (regardless of volume).

(c) Releases of hazardous substances in excess of reportable quantities under Section 311 of the Clean Water Act (Ref: 40 CFR 110.3 and 40 CFR 117.3) or Section 102 of CERCLA (Ref: 40 CFR 302.4) or G.S. 143-215.85.

(d) Anticipated bypasses and unanticipated bypasses.

(e) Noncompliance with the conditions of this permit that may endanger health or the environment.

2. Reporting Timeframes and Other Requirements
After a permittee becomes aware of an occurrence that must be reported, he shall contact the appropriate Division regional office within the timeframes and in accordance with the other requirements listed below. Occurrences outside normal business hours may also be reported to the Department's Environmental Emergency Center personnel at (800) 858-0368.

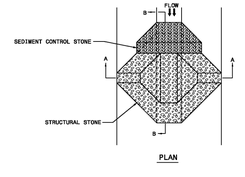
Occurrence	Reporting Timeframes (After Discovery) and Other Requirements
(a) Visible sediment deposition in a stream or wetland	• **Within 24 hours**, an oral or electronic notification. • **Within 7 calendar days**, a report that contains a description of the sediment and actions taken to address the cause of the deposition. Division staff may waive the requirement for a written report on a case-by-case basis. • If the stream is named on the NC 303(d) list as impaired for sediment-related causes, the permittee may be required to perform additional monitoring, inspections or apply more stringent practices if staff determine that additional requirements are needed to assure compliance with the federal or state impaired-waters conditions.
(b) Oil spills and release of hazardous substances per Item 1(b)-(c) above	• **Within 24 hours**, an oral or electronic notification. The notification shall include information about the date, time, nature, volume and location of the spill or release.
(c) Anticipated bypasses (40 CFR 122.41(m)(3))	• ***A report at least ten days before the date of the bypass, if possible.*** The report shall include an evaluation of the anticipated quality and effect of the bypass.
(d) Unanticipated bypasses (40 CFR 122.41(m)(3))	• **Within 24 hours**, an oral or electronic notification, • **Within 7 calendar days,** a report that includes an evaluation of the quality and effect of the bypass.
(e) Noncompliance with the conditions of this permit that may endanger health or the environment(40 CFR 122.41(l)(7))	• **Within 24 hours**, an oral or electronic notification. • **Within 7 calendar days**, a report that contains a description of the noncompliance, and its causes; the period of noncompliance, including exact dates and times, and if the noncompliance has not been corrected, the anticipated time noncompliance is expected to continue; and steps taken or planned to reduce, eliminate, and prevent reoccurrence of the noncompliance. [40 CFR 122.41(l)(6). • Division staff may waive the requirement for a written report on a case-by-case basis.

NORTH CAROLINA Environmental Quality

NCG01 SELF-INSPECTION, RECORDKEEPING AND REPORTING | EFFECTIVE: 04/01/19

MAINTENANCE NOTES:

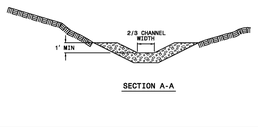
1. INSPECT CHECK DAMS AND CHANNELS AT LEAST WEEKLY AND AFTER EACH SIGNIFICANT (1/2 INCH OR GREATER) RAINFALL EVENT AND REPAIR IMMEDIATELY. CLEAN OUT SEDIMENT, STRAW, LIMBS, OR OTHER DEBRIS THAT COULD CLOG THE CHANNEL WHEN NEEDED.
2. ANTICIPATE SUBMERGENCE AND DEPOSITION ABOVE THE CHECK DAM AND EROSION FROM HIGH FLOWS AROUND THE EDGES OF THE DAM. CORRECT DAMAGE IMMEDIATELY. IF SIGNIFICANT EROSION OCCURS BETWEEN DAMS, ADDITIONAL MEASURES CAN BE TAKEN SUCH AS, INSTALLING A PROTECTIVE RIPRAP LINER IN THAT PORTION OF THE CHANNEL (PRACTICE 6.31, RIPRAP-LINE AND PAVED CHANNELS)
3. REMOVE SEDIMENT ACCUMULATED BEHIND THE DAMS AS NEEDED TO PREVENT DAMAGE TO CHANNEL VEGETATION, ALLOW THE CHANNEL TO DRAIN THROUGH THE STONE CHECK DAM, AND PREVENT LARGE FLOWS FROM CARRYING SEDIMENT OVER THE DA. ADD STONES TO DAMS AS NEEDED TO MAINTAIN DESIGN HEIGHT AND CROSS SECTION.



PLAN

NOTES

USE CLASS B EROSION CONTROL STONE FOR STRUCTURAL STONE.
USE NO. 5 OR NO. 57 STONE FOR SEDIMENT CONTROL STONE.



SECTION A-A

SECTION B-B

ROADWAY STANDARD DRAWING FOR TEMPORARY ROCK SILT CHECK TYPE A

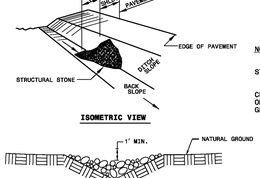
STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

C.I.M.

SHEET 1 OF 1
1633.01

MAINTENANCE NOTES:

1. INSPECT CHECK DAMS AND CHANNELS AT LEAST WEEKLY AND AFTER EACH SIGNIFICANT (1/2 INCH OR GREATER) RAINFALL EVENT AND REPAIR IMMEDIATELY. CLEAN OUT SEDIMENT, STRAW, LIMBS, OR OTHER DEBRIS THAT COULD CLOG THE CHANNEL WHEN NEEDED.
2. ANTICIPATE SUBMERGENCE AND DEPOSITION ABOVE THE CHECK DAM AND EROSION FROM HIGH FLOWS AROUND THE EDGES OF THE DAM. CORRECT DAMAGE IMMEDIATELY. IF SIGNIFICANT EROSION OCCURS BETWEEN DAMS, ADDITIONAL MEASURES CAN BE TAKEN SUCH AS, INSTALLING A PROTECTIVE RIPRAP LINER IN THAT PORTION OF THE CHANNEL (PRACTICE 6.31, RIPRAP-LINE AND PAVED CHANNELS)
3. REMOVE SEDIMENT ACCUMULATED BEHIND THE DAMS AS NEEDED TO PREVENT DAMAGE TO CHANNEL VEGETATION, ALLOW THE CHANNEL TO DRAIN THROUGH THE STONE CHECK DAM, AND PREVENT LARGE FLOWS FROM CARRYING SEDIMENT OVER THE DA. ADD STONES TO DAMS AS NEEDED TO MAINTAIN DESIGN HEIGHT AND CROSS SECTION.



ISOMETRIC VIEW

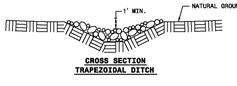
NOTES

USE CLASS B EROSION CONTROL STONE FOR STRUCTURAL STONE.

THE ENGINEER MAY DIRECT THE OPTION OF CLASS A STONE FOR SITES HAVING LESS THAN ONE (1) ACRE DRAINAGE AREA AND A DITCH GRADE LESS THAN 3%.



CROSS SECTION VEE DITCH



CROSS SECTION TRAPEZOIDAL DITCH

ELEVATION VIEW

ROADWAY STANDARD DRAWING FOR TEMPORARY ROCK SILT CHECK TYPE B

STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

C.I.M.

SHEET 1 OF 1
1633.02

GROUND STABILIZATION AND MATERIALS HANDLING PRACTICES FOR COMPLIANCE WITH THE NCG01 CONSTRUCTION GENERAL PERMIT
Implementing the details and specifications on this plan sheet will result in the construction activity being considered compliant with the Ground Stabilization and Materials Handling sections of the NCG01 Construction General Permit (Sections E and F, respectively). The permittee shall comply with the Erosion and Sediment Control plan approved by the delegated authority having jurisdiction. All details and specifications shown on this sheet may not apply depending on site conditions and the delegated authority having jurisdiction.

SECTION E: GROUND STABILIZATION

Site Area Description	Required Ground Stabilization Timeframes: Stabilize within this many calendar days after ceasing land disturbance	Timeframe variations
(a) Perimeter dikes, swales, ditches, and perimeter slopes	7	None
(b) High Quality Water (HQW) Zones	7	None
(c) Slopes steeper than 3:1	7	If slopes are 10' or less in length and are not steeper than 2:1, 14 days are allowed
(d) Slopes 3:1 to 4:1	14	-7 days for slopes greater than 50' in length and with slopes steeper than 4:1 -7 days for perimeter dikes, swales, ditches, perimeter slopes and HQW Zones -10 days for Falls Lake Watershed
(e) Areas with slopes flatter than 4:1	14	-7 days for perimeter dikes, swales, ditches, perimeter slopes and HQW Zones -10 days for Falls Lake Watershed unless there is zero slope

Note: After the permanent cessation of construction activities, any areas with temporary ground stabilization shall be converted to permanent ground stabilization as soon as practicable but in no case longer than 90 calendar days after the last land disturbing activity. Temporary ground stabilization shall be maintained in a manner to render the surface stable against accelerated erosion until permanent ground stabilization is achieved.

GROUND STABILIZATION SPECIFICATION
Stabilize the ground sufficiently so that rain will not dislodge the soil. Use one of the techniques in the table below:

Temporary Stabilization	Permanent Stabilization
• Temporary grass seed covered with straw or other mulches and tackifiers • Hydroseeding • Rolled erosion control products with or without temporary grass seed • Appropriately applied straw or other mulch • Plastic sheeting	• Permanent grass seed covered with straw or other mulches and tackifiers • Geotextile fabrics such as permanent soil reinforcement matting • Hydroseeding • Sprigs or other permanent plantings covered with mulch • Uniform and evenly distributed ground cover sufficient to restrain erosion • Structural methods such as concrete, asphalt or retaining walls • Rolled erosion control products with grass seed

POLYACRYLAMIDES (PAMS) AND FLOCCULANTS
1. Select flocculants that are appropriate for the soils being exposed during construction, selecting from the *NC DWR List of Approved PAMS/Flocculants.*
2. Apply flocculants at or before the inlets to Erosion and Sediment Control Measures.
3. Apply flocculants at the concentrations specified in the *NC DWR List of Approved PAMS/Flocculants* and in accordance with the manufacturer's instructions.
4. Provide ponding area for containment of treated Stormwater before discharging offsite.
5. Store flocculants in leak-proof containers that are kept under storm-resistant cover or surrounded by secondary containment structures.

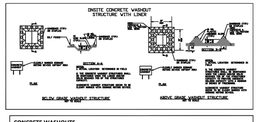
EQUIPMENT AND VEHICLE MAINTENANCE
1. Maintain vehicles and equipment to prevent discharge of fluids.
2. Provide drip pans under any stored equipment.
3. Identify leaks and repair as soon as feasible, or remove leaking equipment from the project.
4. Collect all spent fluids, store in separate containers and properly dispose as hazardous waste (recycle when possible).
5. Remove leaking vehicles and construction equipment from service until the problem has been corrected.
6. Bring used fuels, lubricants, coolants, hydraulic fluids and other petroleum products to a recycling or disposal center that handles these materials.

LITTER, BUILDING MATERIAL AND LAND CLEARING WASTE
1. Never bury or burn waste. Place litter and debris in approved waste containers.
2. Provide a sufficient number and size of waste containers (e.g dumpster, trash receptacle) on site to contain construction and domestic wastes.
3. Locate waste containers at least 50 feet away from storm drain inlets and surface waters unless no other alternatives are reasonably available.
4. Locate waste containers on areas that do not receive substantial amounts of runoff from upland areas and does not drain directly to a storm drain, stream or wetland.
5. Cover waste containers at the end of each workday and before storm events or provide secondary containment. Repair or replace damaged waste containers.
6. Anchor all lightweight items in waste containers during times of high winds.
7. Empty waste containers as needed to prevent overflow. Clean up immediately if containers overflow.
8. Dispose waste off-site at an approved disposal facility.
9. On business days, clean up and dispose of waste in designated waste containers.

PAINT AND OTHER LIQUID WASTE
1. Do not dump paint and other liquid waste into storm drains, streams or wetlands.
2. Locate paint washouts at least 50 feet away from storm drain inlets and surface waters unless no other alternatives are reasonably available.
3. Contain liquid wastes in a controlled area.
4. Containment must be labeled, sized and placed appropriately for the needs of site.
5. Prevent the discharge of soaps, solvents, detergents and other liquid wastes from construction sites.

PORTABLE TOILETS
1. Install portable toilets on level ground, at least 50 feet away from storm drains, streams or wetlands unless there is no alternative reasonably available. If 50 foot offset is not attainable, provide relocation of portable toilet behind silt fence or place on a gravel pad and surround with sand bags.
2. Provide staking or anchoring of portable toilets during periods of high winds or in high foot traffic areas.
3. Monitor portable toilets for leaking and properly dispose of any leaked material. Utilize a licensed sanitary waste hauler to remove leaking portable toilets and replace with properly operating unit.

EARTHEN STOCKPILE MANAGEMENT
1. Show stockpile locations on plans. Locate earthen-material stockpile areas at least 50 feet away from storm drain inlets, sediment basins, perimeter sediment controls and surface waters unless it can be shown no other alternatives are reasonably available.
2. Protect stockpile with silt fence installed along toe of slope with a minimum offset of five feet from the toe of stockpile.
3. Provide stable stone access point when feasible.
4. Stabilize stockpile within the timeframes provided on this sheet and in accordance with the approved plan and any additional requirements. Soil stabilization is defined as vegetative, physical or chemical coverage techniques that will restrain accelerated erosion on disturbed soils for temporary or permanent control needs.



CONCRETE WASHOUTS
1. Do not discharge concrete or cement slurry from the site.
2. Dispose of, or recycle settled, hardened concrete residue in accordance with local and state solid waste regulations and at an approved facility.
3. Manage washout from mortar mixers in accordance with the above item and in addition place the mixer and associated materials on impervious barrier and within lot perimeter silt fence.
4. Install temporary concrete washouts per local requirements, where applicable. If an alternate method or product is to be used, contact your approval authority for review and approval. If local standard details are not available, use one of the two types of temporary concrete washouts provided on this detail.
5. Do not use concrete washouts for dewatering or storing defective curb or sidewalk sections. Stormwater accumulated within the washout may not be pumped into or discharged to the storm drain system or receiving surface waters. Liquid waste must be pumped out and removed away project.
6. Locate washouts at least 50 feet from storm drain inlets and surface waters unless it can be shown that no other alternatives are reasonably available. At a minimum, install protection of storm drain inlet(s) closest to the washout which could receive spills or overflow.
7. Locate washouts in an easily accessible area, on level ground and install a stone entrance pad in front of the washout. Additional controls may be required by the approving authority.
8. Install at least one sign directing concrete trucks to the washout within the project limits. Post signage on the washout itself to identify this location.
9. Remove leavings from the washout when at approximately 75% capacity to limit overflow events. Replace the tarp, sand bags or other temporary structural components when no longer functional. When utilizing alternative or proprietary products, follow manufacturer's instructions.
10. At the completion of the concrete work, remove remaining leavings and dispose of in an approved disposal facility. Fill pit, if applicable, and stabilize any disturbance caused by removal of washout.

HERBICIDES, PESTICIDES AND RODENTICIDES
1. Store and apply herbicides, pesticides and rodenticides in accordance with label restrictions.
2. Store herbicides, pesticides and rodenticides in their original containers with the label, which lists directions for use, ingredients and first aid steps in case of accidental poisoning.
3. Do not store herbicides, pesticides and rodenticides in areas where flooding is possible or where they may spill or leak into wells, stormwater drains, ground water or surface water. If a spill occurs, clean area immediately.
4. Do not stockpile these materials onsite.

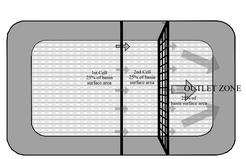
HAZARDOUS AND TOXIC WASTE
1. Create designated hazardous waste collection areas on-site.
2. Place hazardous waste containers under cover or in secondary containment.
3. Do not store hazardous chemicals, drums or bagged materials directly on the ground.

NORTH CAROLINA Environmental Quality

NCG01 GROUND STABILIZATION AND MATERIALS HANDLING | EFFECTIVE: 04/01/19

MAINTENANCE NOTES:

1. INSPECT BAFFLES AT LEAST ONCE A WEEK AND AFTER EACH RAINFALL. MAKE ANY REQUIRED REPAIRS IMMEDIATELY.
2. BE SURE TO MAINTAIN ACCESS TO THE BAFFLES. SHOULD THE FABRIC OF A BAFFLE COLLAPSE, TEAR, DECOMPOSE, OR BECOME INEFFECTIVE, REPLACE PROMPTLY.
3. REMOVE SEDIMENT DEPOSITS WHEN IT REACHES HALF FULL TO PROVIDE ADEQUATE STORAGE VOLUME FOR THE NEXT RAIN AND TO REDUCE PRESSURE ON THE BAFFLES. TAKE CARE TO AVOID DAMAGING THE BAFFLES DURING CLEANOUT, AND REPLACE IF DAMAGED DURING CLEANOUT OPERATIONS. SEDIMENT DEPTH SHOULD NEVER EXCEED HALF THE DESIGNED STORAGE DEPTH.
4. AFTER THE CONTRIBUTING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED, REMOVE ALL BAFFLE MATERIALS AND UNSTABLE SEDIMENT DEPOSITS, BRING THE AREA TO GRADE, AND STABILIZE IT.



NOTES:
1. BAFFLE MATERIAL SHOULD BE SECURED AT THE BOTTOM AND SIDES USING STAPLES OR BY TRENCHING AS FOR SILT FENCE.
2. MOST OF THE SEDIMENT WILL ACCUMULATE IN THE 1ST BAY, WHICH SHOULD BE READILY ACCESSIBLE FOR MAINTENANCE.
3. PROVIDE 3 BAFFLES (USE TWO IF LESS THAN 20 FEET IN LENGTH). PROVIDE 5 BAFFLES FOR DRAINAGE AREAS GREATER THAN 10 ACRES.
4. BAFFLE SHALL BE 700 G/M2 COIR FIBER DOSION BLANKET
5. TOPS OF BAFFLES SHOULD BE 2 INCHES LOWER THAN THE TOP OF THE BERMS
6. INSPECT BAFFLES FOR REPAIR ONCE A WEEK, AND AFTER EACH RAINFALL

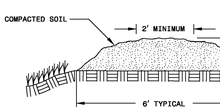
MAINTENANCE NOTES:

1. INSPECT DIVERSION CHANNELS ONCE A WEEK AND AFTER EVERY RAINFALL. IMMEDIATELY REMOVE SEDIMENT FROM THE FLOW AREA AND REPAIR THE DIKE.
2. CHECK OUTLETS, AND MAKE TIMELY REPAIRS AS NEEDED TO AVOID GULLY FORMATION. WHEN THE AREA ABOVE THE TEMPORARY DIVERSION DIKE IS PERMANENTLY STABILIZED, REMOVE THE DIKE, AND FILL AND STABILIZE THE CHANNEL TO BLEND WITH THE NATURAL SURFACE.

NOTES

EXCAVATE TEMPORARY DIVERSION WITH NON-VERTICAL SIDE SLOPES AND NOT GREATER THAN 1.5:1 SLOPE.

STABILIZE TEMPORARY DIVERSION AS DIRECTED.



CROSS SECTIONAL VIEW



SECTION VIEW AT OPENING

ROADWAY STANDARD DRAWING FOR TEMPORARY DIVERSION

STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEI

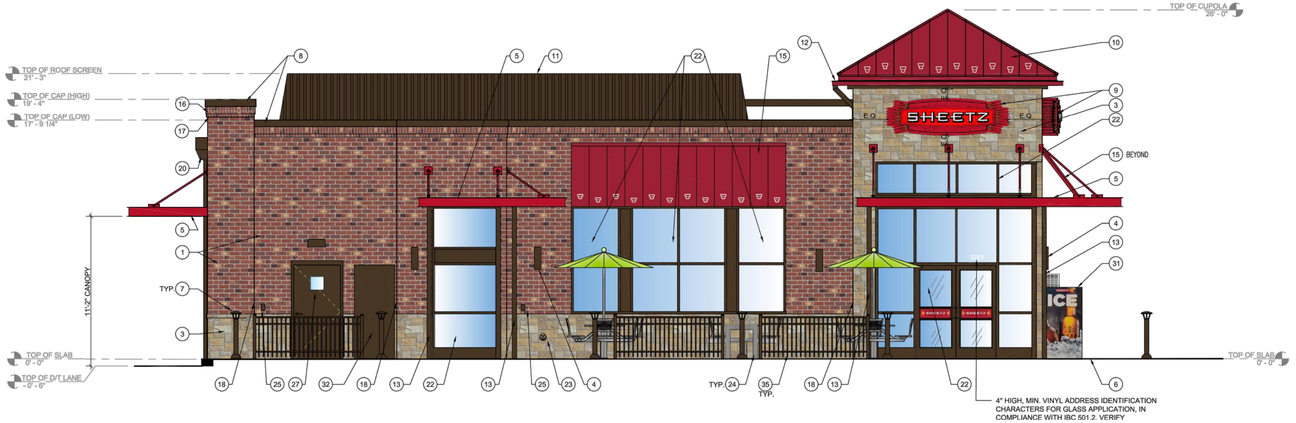


1 FRONT ELEVATION
1/4" = 1'-0"

- FIXTURES/EQUIPMENT BETWEEN TWO DOORS OR WINDOWS ARE TO BE CENTERED EQUALLY.
- EXTERIOR SEALANT FOR STONE SHALL COMPLY WITH SECTION 07 9005 JOINT SEALANTS, GENERAL BUILDING FASCADE WEATHER SEALANT AND SHALL MATCH THE COLOR OF THE STORE.

EXTERIOR ELEVATION KEYNOTES:

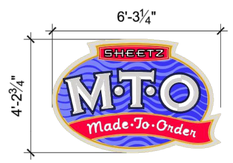
1. BRICK VENEER (0/S 680 MOD BY CONTINENTAL BRICK CO.)
2. CAST STONE SILL (COLOR = CRAB ORCHARD)
3. ANCHORED CAST STONE MASONRY VENEER (COLOR = CRAB ORCHARD)
4. EXTERIOR LIGHT FIXTURE, SEE ELEC DWGS
5. ARCHITECTURAL CANOPY (COLOR = REGAL RED, PREMIUM TWO-COAT KYNAR FINISH)
6. BRICK PAVER WALKWAY
7. LIGHTED BOLLARD
8. METAL COPING (COLOR = DARK BRONZE)
9. WALL MOUNTED BUILDING SIGN, INTERNALLY ILLUMINATED. SEE SHEET A200.
10. STANDING SEAM METAL ROOF (COLOR = BRITE RED)
11. ROOF EQUIPMENT SCREEN (COLOR = DARK BRONZE)
12. GUTTER (COLOR = RED)
13. DOWNSPOUT (COLOR = DARK BRONZE)
14. DRIVE-THRU WINDOW (IF APPLICABLE)
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17. BRICK ROWLOCK COURSE (0/S 680 MOD BY CONTINENTAL BRICK CO.)
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21. OVERFLOW SCUPPER
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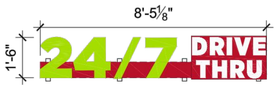
2 LEFT ELEVATION
1/4" = 1'-0"



A WALL MOUNTED "SHEETZ" BUILDING SIGN
1/2" = 1'-0"



B WALL MOUNTED "M.T.O" BUILDING SIGN
1/2" = 1'-0"



C WALL MOUNTED "24/7 DRIVE THRU" BUILDING SIGN
1/2" = 1'-0"

Convenience Architecture and Design P.C.
351 Sheetz Way, Claysburg, PA 16625

phone (814) 239-6013
email tcolumbu@sheetz.com
web site www.sheetz.com

PROJECT NAME:
NEW SHEETZ STORE
STORE #XXX

CITY STREET

Address Line 1
Address Line 2
City, ST XXXXX

OWNER:
SHEETZ, INC.

5700 SIXTH AVE.
ALTOONA, PA 16602

CONSULTANT

PROFESSIONAL

KEYPLAN

MARK	DATE	DESCRIPTION

ISSUE:	MM.DD.YYYY
SITE ID NO:	######
AUTHOR BY:	XX / XX
REVIEW BY:	XX / XX
VERSION:	6139_v1.0

EXTERIOR ELEVATIONS

A200

6139 PROTOTYPE - FY22_v1.0

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PROJECT No.:	NCR211038
DRAWN BY:	OGT
CHECKED BY:	GJZ
DATE:	04/01/2022
CAD I.D.:	ARCE - 0

PROJECT:

PROP. SITE PLAN DOCUMENTS

FOR

ARISTA Development, LLC

PROPOSED DEVELOPMENT

2304 JEFFERSON DAVIS HWY
SANFORD, NC

BOHLER
BOHLER ENGINEERING NC, PLLC
NCBELS P-1132
4130 PARKLAKE AVENUE, SUITE 130
RALEIGH, NC 27612
Phone: (919) 578-9000
NC@BohlerEng.com

NORTH CAROLINA PROFESSIONAL SEAL 049395 ENGINEER GARY J. ZURAWSKI

SHEET TITLE:

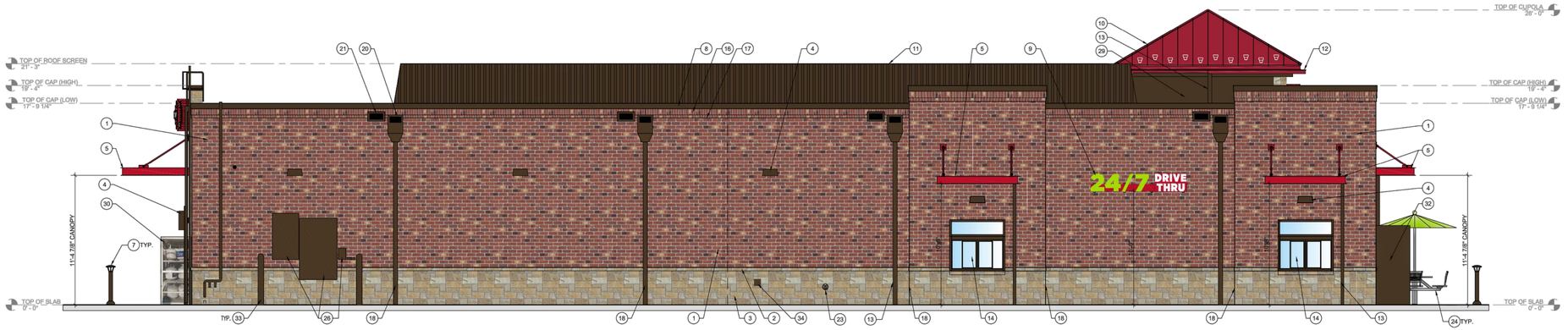
ARCHITECTURALS I

SHEET NUMBER:

C - 904

ORG. DATE - 04/01/2022

Mar 30, 2022
H:\2021\NCR211038\CAD\DRAWING\PLAN SET\SRARCE - 0 - NCR211038-----LAYOUT: ARCHITECTURALS I



3 REAR ELEVATION
1/4" = 1'-0"

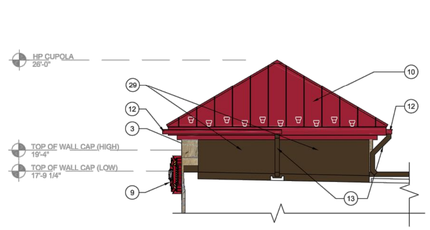
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EXTERIOR ELEVATION KEYNOTES:

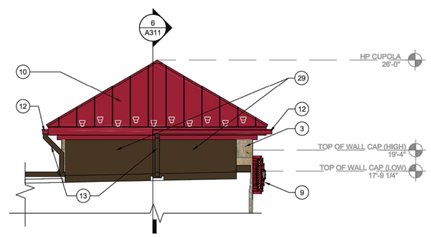
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4 RIGHT ELEVATION
1/4" = 1'-0"



5 CUPOLA FROM ROOF
1/4" = 1'-0"



6 CUPOLA FROM ROOF
1/4" = 1'-0"

Convenience Architecture and Design P.C.
351 Sheetz Way, Claysburg, PA 16625

phone (814) 239-6013
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web site www.sheetz.com

PROJECT NAME:
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STORE #XXX

CITY STREET

Address Line 1
Address Line 2
City, ST XXXXX

OWNER:
SHEETZ, INC.

5700 SIXTH AVE.
ALTOONA, PA 16602

CONSULTANT

PROFESSIONAL

KEYPLAN

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AUTHOR BY:	XX / XX
REVIEW BY:	XX / XX
VERSION:	6139_v1.0

EXTERIOR ELEVATIONS

A201

6139 PROTOTYPE - FY22_v1.0

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PROJECT No.:	NCR211038
DRAWN BY:	OGT
CHECKED BY:	GJZ
DATE:	04/01/2022
CAD I.D.:	ARCE - 0

PROJECT:
PROP. SITE PLAN DOCUMENTS
FOR
ARISTA Development, LLC
PROPOSED DEVELOPMENT
2304 JEFFERSON DAVIS HWY
SANFORD, NC

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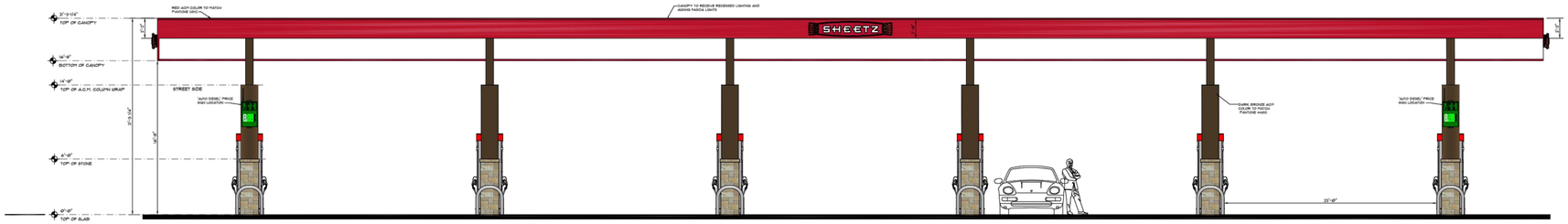
NORTH CAROLINA PROFESSIONAL SEAL 049395 ENGINEER GARY J. ZURAWSKI

SHEET TITLE:
ARCHITECTURALS II

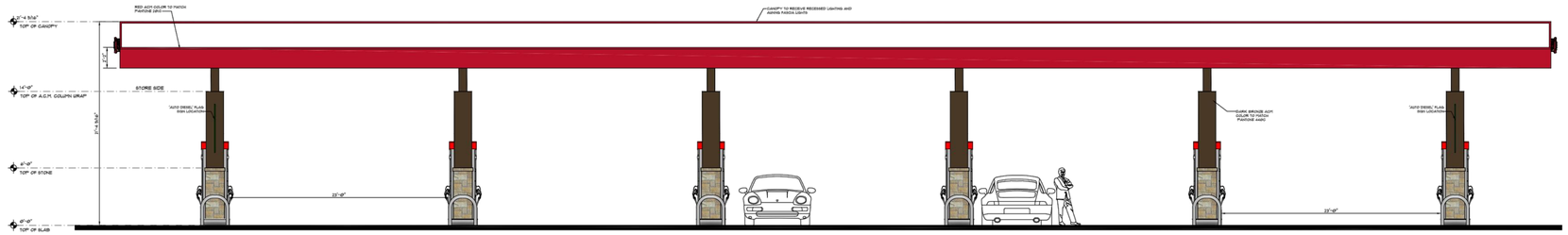
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C - 905

ORG. DATE - 04/01/2022

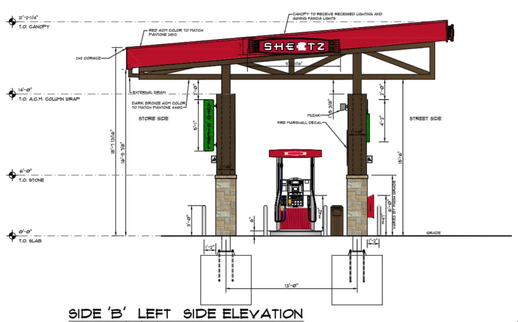
Mar 30, 2022
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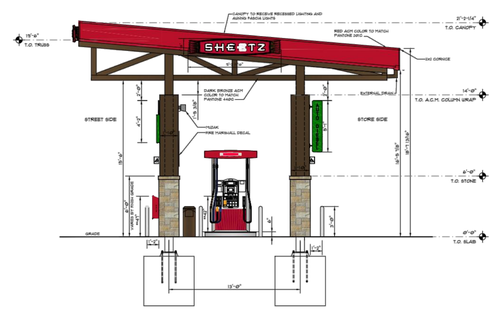
SIDE 'A' STREET SIDE ELEVATION
SCALE: 3/16" =1'-0"



SIDE 'D' STORE SIDE ELEVATION
SCALE: 3/16" =1'-0"



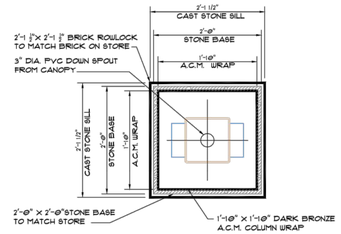
SIDE 'B' LEFT SIDE ELEVATION
SCALE: 3/16" =1'-0"



SIDE 'C' RIGHT SIDE ELEVATION
SCALE: 3/16" =1'-0"



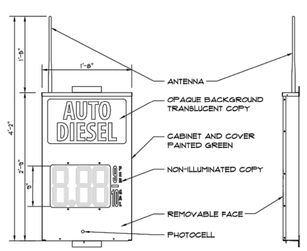
CANOPY MOUNTED SHEETZ SIGN DETAIL
SCALE: 1/4" =1'-0"



STONE COLUMN BASE DETAIL
SCALE: 1/4" =1'-0"

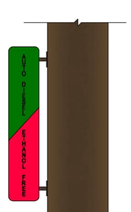


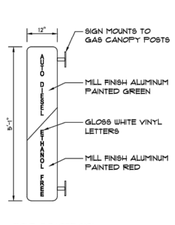




TOTAL SIGN AREA = 4.58 SQ. FT.
SINGLE FACE CABINET
2 REQUIRED

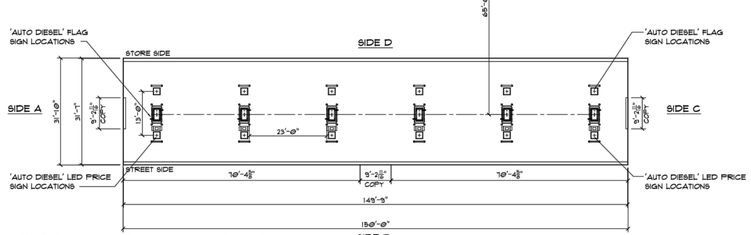
"AUTO DIESEL" PRICE SIGN ELEVATION AND DETAIL
SCALE: 1/4" =1'-0"



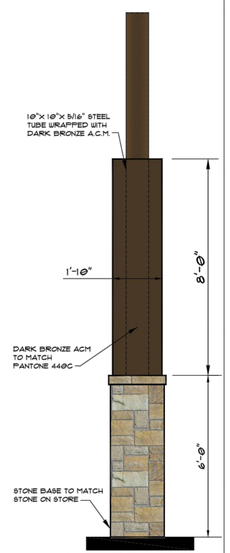


DOUBLE FACED SIGN
2 REQUIRED

"AUTO DIESEL" FLAG SIGN ELEVATION AND DETAIL
SCALE: 1/4" =1'-0"



PLAN VIEW FOR LOGO LOCATIONS



COLUMN ELEVATION
SCALE: 1/2" =1'-0"

Convenience Architecture and Design P.C.
351 Sheetz Way, Claysburg, PA 16625
phone (814) 239-6013
email tcolumbu@sheetz.com
web site www.sheetz.com

PROJECT NAME:
NEW SHEETZ SITE

OWNER:
SHEETZ, INC.

5700 SIXTH AVE.
ALTOONA, PA 16602

CONSULTANT

PROFESSIONAL

KEYPLAN

MARK	DATE	DESCRIPTION

ISSUE: 12/1/2021
PROJECT NO:
AUTHOR BY: DAH
REVIEW BY:
SHEET TITLE

GAS AWNING DETAILS

AWNING

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NORTH CAROLINA PROFESSIONAL SEAL 049395 ENGINEER GARY J. ZURAWSKI

SHEET TITLE:
ARCHITECTURALS III

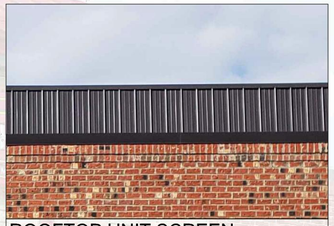
SHEET NUMBER:
C - 906

ORG. DATE - 04/01/2022

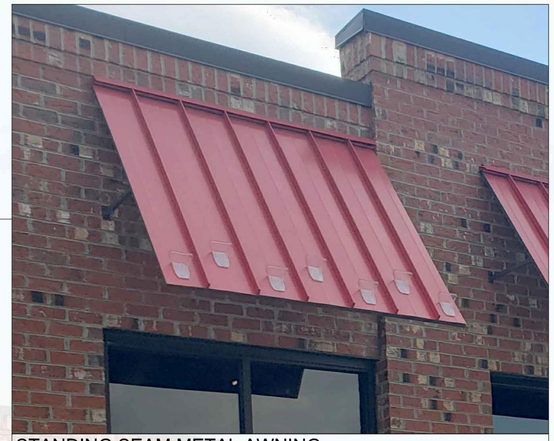
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H:\2021\NCR211038\CAD\DRAWINGS\PLAN SETS\ARCE - 0 - NCR211038----LAYOUT, ARCHITECTURALS III
EST
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ARCHITECTURAL CANOPY
MANUFACTURER: MAPES
MATERIAL: ALUMINUM
COLOR: REGAL RED



ROOFTOP UNIT SCREEN
MANUFACTURER: ASSEMBLED IN FIELD
MATERIAL: ALUMINUM PANELS
COLOR: MANSARD BROWN

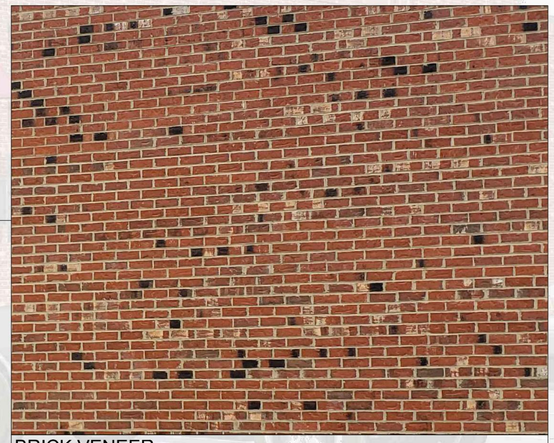


STANDING SEAM METAL AWNING
MANUFACTURER: BLAIR IMAGES / IMAGE ONE
MATERIAL: ALUMINUM
COLOR: CARDINAL RED



STOREFRONT SYSTEM
MANUFACTURER: KAWNEER / YKK
MATERIAL: ALUMINUM
COLOR: DARK BRONZE





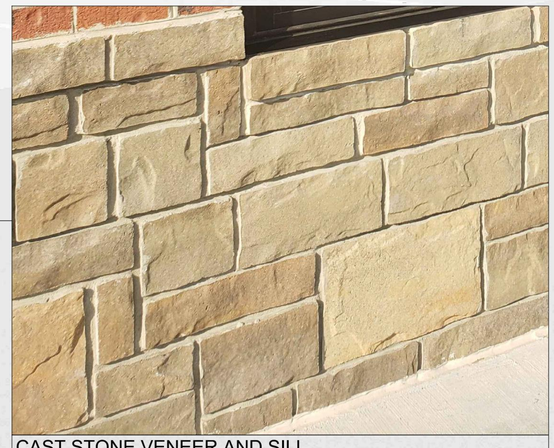
BRICK VENEER
MANUFACTURER: CONTINENTAL BRICK CO.
MATERIAL: RUNNING BOND BRICK VENEER
COLOR: 0/S 680 MOD



BRICK PAVER
MANUFACTURER: CLOUD CERAMICS
MATERIAL: PAVER
COLOR: CHEROKEE



STANDING SEAM METAL ROOF
MANUFACTURER: PAC-CLAD PETERSON, A CARLISLE COMPANY
MATERIAL: ALUMINUM
COLOR: CARDINAL RED



CAST STONE VENEER AND SILL
MANUFACTURER: ADAMS, AN OLDCASTLE COMPANY
MATERIAL: AGGREGATES
COLOR: CRAB ORCHARD

EXTERIOR FINISHES BOARD

Convenience Architecture and Design P.C.
351 Sheetz Way, Claysburg, PA 16625

phone (814) 239-6013
email tcolumbu@sheetz.com
web site www.sheetz.com

PROJECT NAME:
NEW SHEETZ STORE

OWNER:
SHEETZ, INC.

5700 SIXTH AVE.
ALTOONA, PA 16602

EXTERIOR FINISHES BOARD

MARK	DATE	DESCRIPTION

ISSUE: 4/14/2021
PROJECT NO: XXXXXX
AUTHOR BY: DTK
REVIEW BY: BDL
SHEET TITLE

BOHLER™
BOHLER ENGINEERING NC, PLLC
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
STRUCTURAL DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

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REV	DATE	COMMENT	DRAWN BY / CHECKED BY

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PROJECT No.:	NCR211038
DRAWN BY:	CGT
CHECKED BY:	GJZ
DATE:	04/01/2022
CAD I.D.:	ARCE - 0

PROJECT:
PROP. SITE PLAN DOCUMENTS
FOR
ARISTA Development, LLC

PROPOSED DEVELOPMENT

2304 JEFFERSON DAVIS HWY
SANFORD, NC

BOHLER
BOHLER ENGINEERING NC, PLLC
NCBELS P-1132
4130 PARKLAKE AVENUE, SUITE 130
RALEIGH, NC 27612
Phone: (919) 578-9000
NC@BohlerEng.com

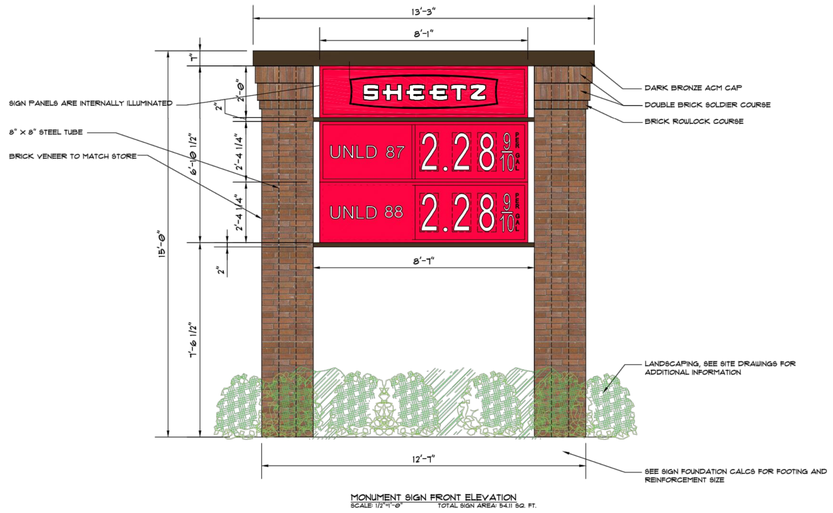
NORTH CAROLINA PROFESSIONAL SEAL 038395 ENGINEER GARY J. ZURAWSKI

SHEET TITLE:
ARCHITECTURALS IV

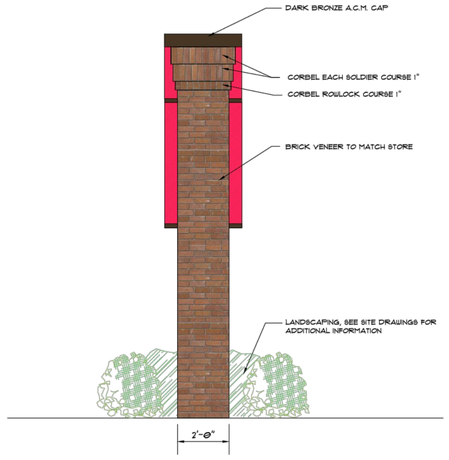
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C - 907

ORG. DATE - 04/01/2022

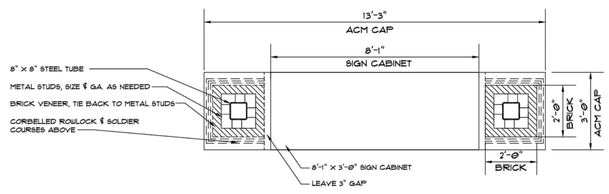
Mar 30, 2022
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GTI



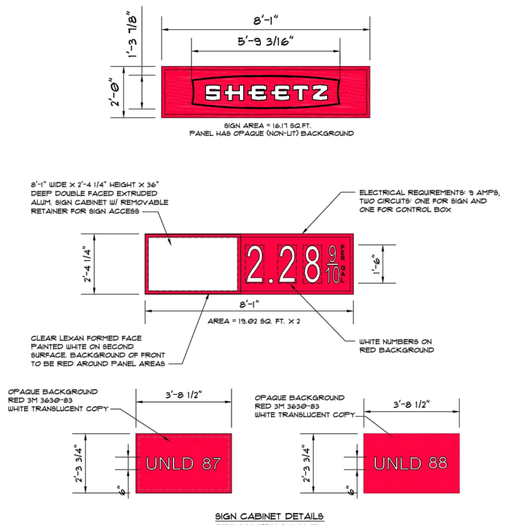
MONUMENT SIGN FRONT ELEVATION
SCALE: 1/2"=1'-0" TOTAL SIGN AREA: 54.11 SQ. FT.



MONUMENT SIGN SIDE ELEVATION
SCALE: 1/2"=1'-0"



PLAN VIEW
SCALE: 1/2"=1'-0"



SIGN CABINET DETAILS
TOTAL SIGN AREAS: 54.11 SQ. FT.

Convenience Architecture and Design P.C.
351 Sheetz Way, Claysburg, PA 16625
phone (814) 239-8013
email tcolumbu@sheetz.com
web site www.sheetz.com

PROJECT NAME:
NEW SHEETZ SITE

OWNER:
SHEETZ, INC.
5700 SIXTH AVE.
ALTOONA, PA 16602

CONSULTANT

PROFESSIONAL

KEYPLAN

MARK	DATE	DESCRIPTION

ISSUE: 12/1/2021
PROJECT NO:
AUTHOR BY: DAH
REVIEW BY:
SHEET TITLE

MONUMENT SIGN DETAILS

SIGN

BOHLER™
BOHLER ENGINEERING NC, PLLC
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES
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REV	DATE	COMMENT	DRAWN BY / CHECKED BY

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PROJECT No.:	NCR211038
DRAWN BY:	OGT
CHECKED BY:	GJZ
DATE:	04/01/2022
CAD I.D.:	ARCE - 0

PROJECT:

PROP. SITE PLAN DOCUMENTS

FOR

ARISTA Development, LLC

PROPOSED DEVELOPMENT

2304 JEFFERSON DAVIS HWY
SANFORD, NC

BOHLER
BOHLER ENGINEERING NC, PLLC
NCBELS P-1132
4130 PARKLAKE AVENUE, SUITE 130
RALEIGH, NC 27612
Phone: (919) 578-9000
NC@BohlerEng.com

NORTH CAROLINA PROFESSIONAL SEAL 043395 ENGINEER GARY J. ZURAWSKI

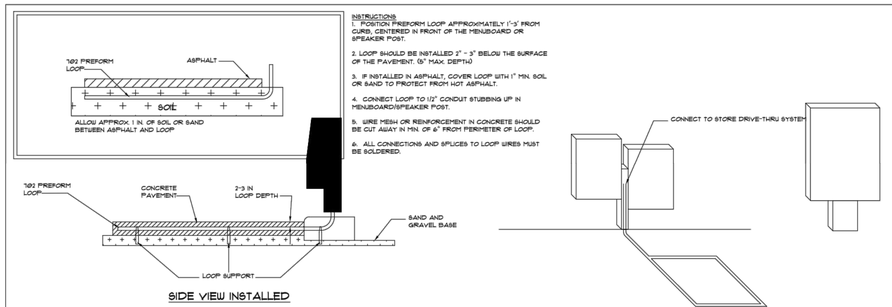
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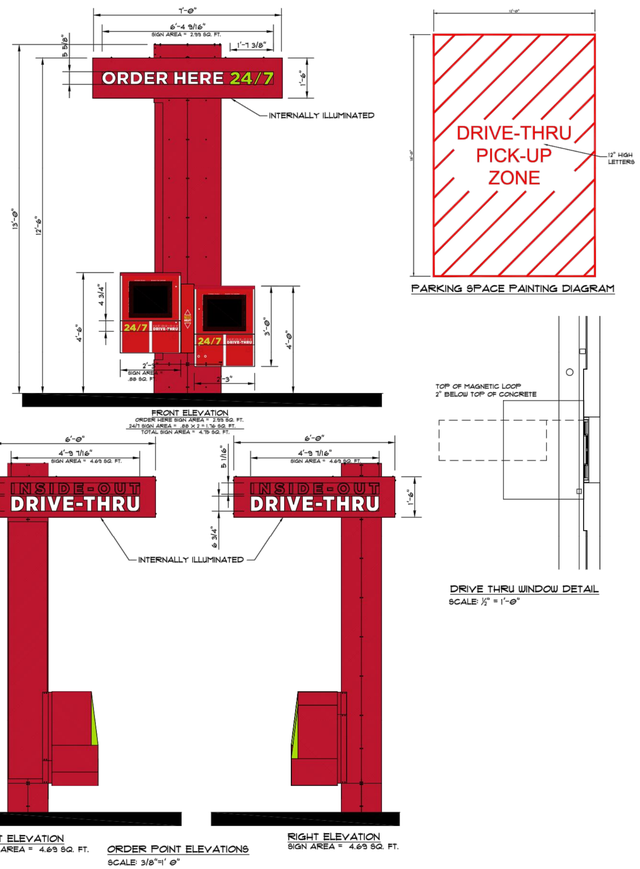
ARCHITECTURALS V

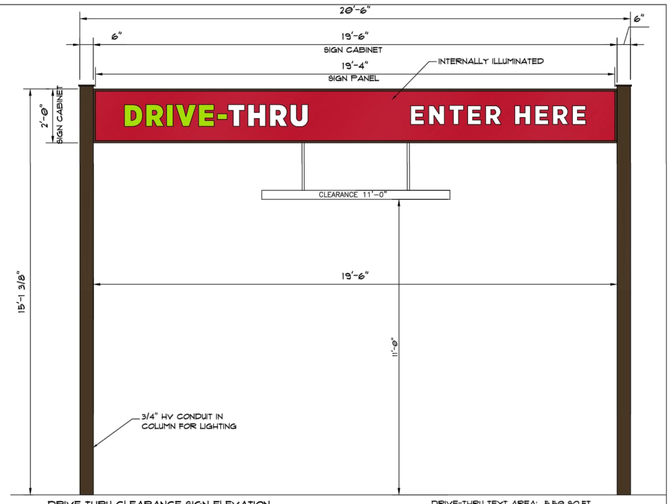
SHEET NUMBER:
C - 908

ORG. DATE - 04/01/2022

Mar 30, 2022
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Convenience Architecture and Design P.C.
351 Sheetz Way, Claysburg, PA 16625
phone (814) 239-6013
email tcolumbu@sheetz.com
web site www.sheetz.com

PROJECT NAME:
NEW SHEETZ SITE

OWNER:
SHEETZ, INC.
5700 SIXTH AVE.
ALTOONA, PA 16602

CONSULTANT

PROFESSIONAL

KEYPLAN

MARK	DATE	DESCRIPTION

ISSUE: 12/1/2021
PROJECT NO:
AUTHOR BY: DAH
REVIEW BY:
SHEET TITLE

DRIVE THRU
SIGN DETAILS

DT-1

BOHLER™
BOHLER ENGINEERING NC, PLLC
SITE CIVIL AND CONSULTING ENGINEERING
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PROGRAM MANAGEMENT
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PROJECT No.:	NCR211038
DRAWN BY:	OGT
CHECKED BY:	GJZ
DATE:	04/01/2022
CAD I.D.:	ARCE - 0

PROJECT:

PROP. SITE PLAN DOCUMENTS

FOR

ARISTA Development, LLC

PROPOSED DEVELOPMENT

2304 JEFFERSON DAVIS HWY
SANFORD, NC

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NCBELS P-1132
4130 PARKLAKE AVENUE, SUITE 130
RALEIGH, NC 27612
Phone: (919) 578-9000
NC@BohlerEng.com

NORTH CAROLINA PROFESSIONAL SEAL 039956 ENGINEER GARY J. ZURAWSKI

SHEET TITLE:

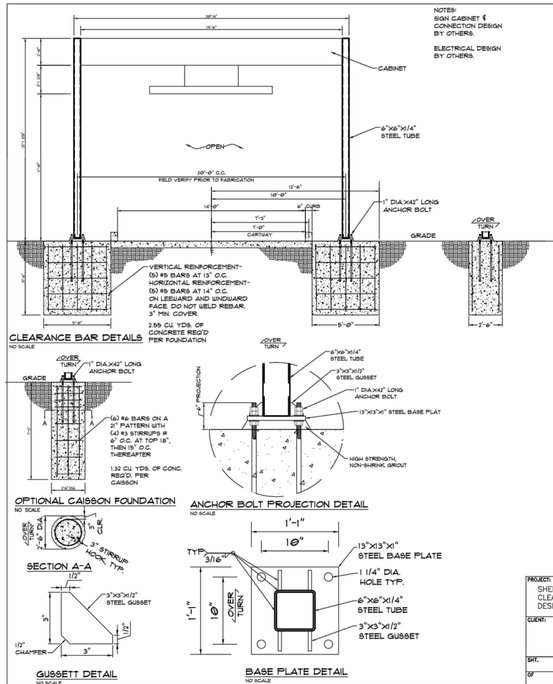
ARCHITECTURALS VI

SHEET NUMBER:

C - 909

ORG. DATE - 04/01/2022

Mar 30, 2022
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GJZ
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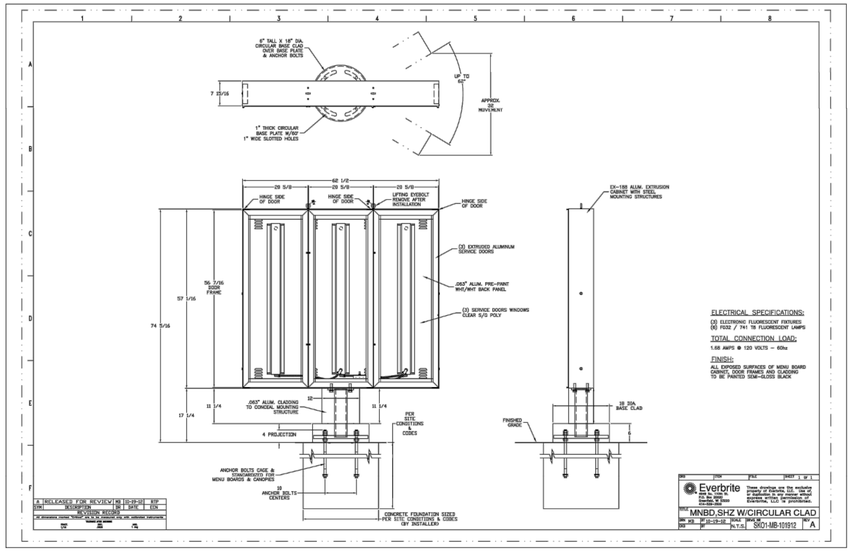


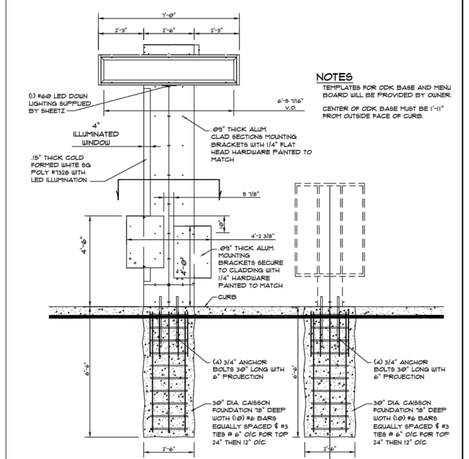
NOTES:
SIGN CABINET & CONNECTION DESIGN BY OTHERS.

ELECTRICAL DESIGN BY OTHERS.

NOTES:
1. DESIGN IS BASED ON 90 TO 120 MPH 3 SECOND GUST DESIGN WIND SPEED MAX. PER IBC 2009. EXPOSURE C.
2. FOUNDATIONS ARE BASED ON A SAFE LATERAL SOIL BEARING PRESSURE MINIMUM OF 3000 PSF PER FOOT OF DEPTH. SOIL REPORT WAS NOT FURNISHED. ALLOWABLE BEARING PRESSURE SHOULD BE VERIFIED PRIOR TO PLACEMENT OF CONCRETE. DO NOT PLACE FOUNDATION IN FILL.
3. CONCRETE SHALL BE MIXED TO ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI IN 28 DAYS.
4. SUPPORT MEMBER SHALL BE FREE FROM DEFECTS AND SHALL MEET ASTM A500 GRADE B WITH A MINIMUM YIELD STRENGTH OF 46000 PSI FOR TUBE. PLATE AND ANGLE SHALL MEET ASTM A36.
5. STRUCTURAL BOLTS SHALL BE ZINC COATED A325 UNLESS OTHERWISE NOTED.
6. ANCHOR BOLTS SHALL BE CUT FROM A36 ROUND STOCK. EXPOSED SURFACES SHALL BE GALVANIZED OR COATED TO PREVENT CORROSION.
7. ALL VOIDS BETWEEN COLUMN BASE PLATE AND FOUNDATION SURFACE SHALL BE COMPLETELY FILLED WITH HIGH STRENGTH, NON-SHRINK GROUT.
8. WELDS SHALL BE MADE WITH E70XX ELECTRODES BY PERSONS QUALIFIED IN ACCORDANCE WITH AWS STANDARDS WITHIN THE PAST TWO YEARS.
9. STEEL REINFORCING BARS SHALL CONFORM TO ASTM A615 GRADE 60 WITH DEFORMATIONS IN ACCORDANCE WITH ASTM A-305. WELDING OF REINFORCING BARS IS PROHIBITED.
10. THIS DESIGN IS PROTOTYPICAL AND SHOULD NOT BE USED FOR SITE SPECIFIC APPLICATIONS UNLESS DEEMED SUITABLE BY A COMPETENT PROFESSIONAL ENGINEER.

PROJECT:	SHEETZ CLEARANCE BAR DESIGN INTENT UP TO 120MPH MAX.		
CLIENT:	BLAIR SIGN COMPANY 81497 RUSSELL AVENUE, ASTORIA, PENNSYLVANIA 16001 PHONE: (814) 949-8397 FAX: (814) 949-8395		
SHT. 1 OF	BY: HMA DATE: 04/25/12	Project Number: 12-0282 Drawing Number: B107360	

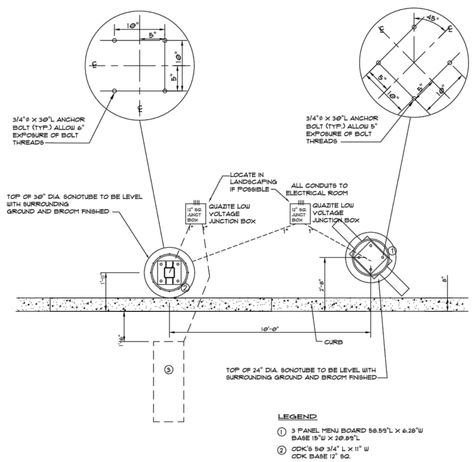




NOTES
TEMPLATES FOR CDK BASE AND MENU BOARD WILL BE PROVIDED BY OWNER.

CENTER OF CDK BASE MUST BE 1'-11" FROM OUTSIDE FACE OF CURB.

DRIVE THRU ORDER POINT PAD ELEVATION
SCALE: 3/8"=1'-0"



LEGEND
1. 3 PANEL MENU BOARD 59.59"L x 6.28"W BASE 19'-2" x 20.85"L
2. CDK'S 59 3/4" L x 11" W CDK BASE 12" SQ.
3. TOP OF 9-4"x 18" MAGNETIC LOOP 2" BELOW TOP OF CONCRETE

DRIVE THRU ORDER POINT LAYOUT
SCALE 3/8"=1'-0"



DRIVE THRU ORDER POINT ELEVATION
SCALE 3/8"=1'-0"

Convenience Architecture and Design P.C.
351 Sheetz Way, Claysburg, PA 16625
phone (814) 239-6013
email toolumbu@sheetz.com
web site www.sheetz.com

PROJECT NAME:
NEW SHEETZ SITE

OWNER:
SHEETZ, INC.

5700 SIXTH AVE.
ALTOONA, PA 16602

CONSULTANT

PROFESSIONAL

KEYPLAN

MARK	DATE	DESCRIPTION

ISSUE: **12/2/2021**
PROJECT NO:
AUTHOR BY: DAH
REVIEW BY:
SHEET TITLE

DRIVE THRU
SIGN DETAILS

DT-2

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PERMITTING SERVICES
TRANSPORTATION SERVICES

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PROJECT No.:	NCR211038
DRAWN BY:	OGT
CHECKED BY:	GJZ
DATE:	04/01/2022
CAD I.D.:	ARCE - 0

PROJECT:

PROP. SITE PLAN DOCUMENTS

FOR

ARISTA Development, LLC

PROPOSED DEVELOPMENT

2304 JEFFERSON DAVIS HWY
SANFORD, NC

BOHLER
BOHLER ENGINEERING NC, PLLC
NCBELS P-1132
4130 PARKLAKE AVENUE, SUITE 130
RALEIGH, NC 27612
Phone: (919) 578-9000
NC@BohlerEng.com

NORTH CAROLINA PROFESSIONAL SEAL 040395 ENGINEER GARY J. ZURAWSKI

SHEET TITLE:

ARCHITECTURALS VII

SHEET NUMBER:
C - 910

ORG. DATE - 04/01/2022

Mar 30, 2022
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BOHLER™
BOHLER ENGINEERING NC, PLLC
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
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LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
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PROJECT No.:	NCR211038
DRAWN BY:	OGT
CHECKED BY:	GJZ
DATE:	04/01/2022
CAD I.D.:	ARCE - 0

PROJECT:

PROP. SITE PLAN DOCUMENTS

FOR

ARISTA Development, LLC

PROPOSED DEVELOPMENT

2304 JEFFERSON DAVIS HWY
SANFORD, NC

BOHLER
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NCBELS P-1132
4130 PARKLAKE AVENUE, SUITE 130
RALEIGH, NC 27612
Phone: (919) 578-9000
NC@BohlerEng.com

NORTH CAROLINA PROFESSIONAL SEAL 049395 ENGINEER GARY J. ZURAWSKI

SHEET TITLE:

ARCHITECTURAL CROSS SECTION

SHEET NUMBER:

C - 911

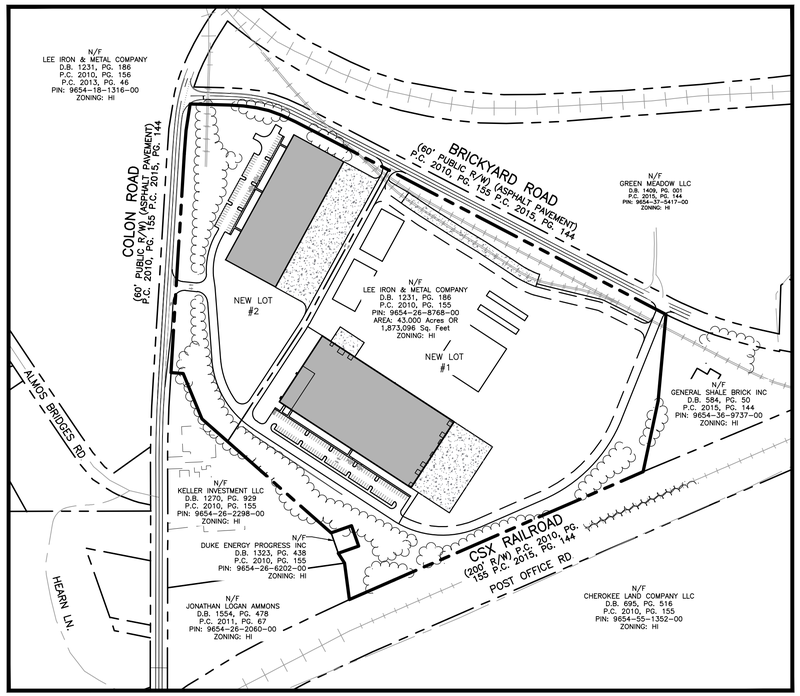
ORG. DATE - 04/01/2022

Mar 30, 2022
H:\2021\NCR211038\CAD\DRAWINGS\PLAN SETS\ARCE - 0 - NCR211038-----LAYOUT_ARCHITECTURAL_CROSS SECTION
PLOT

SOS I & II MANUFACTURING

0 Colon Road
Sanford, North Carolina

CONSTRUCTION DOCUMENTS



DRAWINGS INDEX:

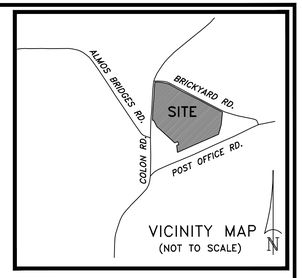
SITE 001	COVER SHEET
SITE 100	EXISTING CONDITIONS
SITE 200	SITE LAYOUT PLAN
SITE 201	COLON RD. TURN LANE & WIDENING
SITE 300	GRADING PLAN
SITE 301	INITIAL EROSION CONTROL PLAN
SITE 302	FINAL EROSION CONTROL PLAN
SITE 302A	NPDES PLAN
SITE 303	STORM PLAN & PROFILE
SITE 304	STORM PLAN & PROFILE
SITE 305	STORM PLAN & PROFILE
SITE 400	UTILITY & SITE LIGHTING PLAN
SITE 401	SEWER PLAN & PROFILE
SITE 402	SEWER PLAN & PROFILE
SITE 500	LANDSCAPE PLAN
SITE 600	DETAILS
SITE 601	DETAILS
SITE 602	DETAILS
SITE 603	DETAILS
SITE 604	DETAILS

FLOODPLAIN NOTE:

FEMA REFERENCE DATA:
FEMA FIRM PANEL No.: 3710965400J
EFFECTIVE DATE: SEP 06, 2006

FOR SITES WITH FLOODPLAIN: PORTIONS OF THIS SITE ARE WITHIN THE SPECIAL FLOOD HAZARD AREAS OR FUTURE CONDITIONS FLOOD HAZARD AREAS, AS SHOWN ON FIRM PANEL 3710965400J DATED 09/06/2006

THE PROPOSED LIMITS OF DISTURBANCE FOR THIS PROJECT ARE WITHIN ZONE X OF THE FEMA FIRM PANEL No. 3710965400J.



SITE DATA SUMMARY

PROJECT NAME:	SOS I & II MANUFACTURING
SITE ADDRESS:	0 COLON ROAD
JURISDICTION:	CITY OF SANFORD
PIN:	9654-26-8768-00
OWNER:	LEE IRON & METAL COMPANY 2219 S. HORNER BLVD., STANFORD, NC 27330
EXISTING ZONING:	HI
EXISTING LOT AREA:	43.00 AC.
NEW LOT 1 AREA:	30.68
NEW LOT 2 AREA:	12.32
WATERSHED:	CAPE FEAR
OVERLAY ZONING DESIGNATION:	N/A
DEVELOPMENT TIER:	COMMERCIAL
EXISTING & PROPOSED USE:	VACANT/MANUFACTURING
EXISTING BUILDING SQUARE FOOTAGE:	3,035 SF. TOTAL
BUILDING 1 SQUARE FOOTAGE:	151,250 SF. TOTAL
USAGE BREAKDOWN:	7,500 SF. OFFICE/ 143,750 SF. WAREHOUSE
BUILDING 2 SQUARE FOOTAGE:	100,000 SF.
MINIMUM BUILDING SETBACKS:	
FRONT:	30 FT
SIDE:	0 FT
REAR:	0 FT
EXISTING TREE COVERAGE AREA:	407,612 AC. (21.7%)
EXISTING TREE COVERAGE PRESERVED:	125,527 AC. (6.7%)
EXISTING IMPERVIOUS AREA:	651,168 SF./14.95 AC.
PROPOSED IMPERVIOUS AREA:	1,259,089 SF./28.90 AC.
MAXIMUM IMPERVIOUS SURFACE:	36%
REQUESTED SPECIAL INTENSITY ALLOCATION–MAX ALLOWED:	70%
LOT 1 TOTAL IMPERVIOUS AREA:	20.79 (68% OF SITE) (GRAVEL 85% IMPERVIOUS)
LOT 2 TOTAL IMPERVIOUS AREA:	5.37 AC. (43.6% OF SITE)
PARKING SUMMARY:	
BASIS OF DETERMINATION	1 SPACE PER 300 SF OFFICE SPACE MANUFACTURING – 2 PER 3 EMPLOYEES AT MAX SHIFT
BUILDING I	7,500 SF. OFFICE (25 SPACES) 100 EMPLOYEES AT MAX SHIFT (67 SPACES) TOTAL SPACES (92 SPACES)
BUILDING II	25 EMPLOYEES AT MAX SHIFT (17 SPACES)
PARKING PROVIDED:	172 SPACES (INCLUDES 8 ADA SPACES)

GENERAL NOTES

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CONTACT:
SAMUEL R. NYE, PE
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1111 OBERLIN ROAD
RALEIGH, NC 27605
PHONE: (919) 835–4787
FAX: (919) 839–2255
EMAIL: srn@thesitegroup.net

CLIENT:
RANDY THORPE
TRI PROPERTIES INC
EMAIL: RTHORPE@TRIPROP.COM

NORTH

COVER SHEET

SCALE: 1" = 200' (DRAWING SCALED FOR 24x36 INCH PLOTS)

0 200 400 600 800

THE SITE GROUP, PLLC
LANDSCAPE ARCHITECTURAL CORPORATION
CERT. NO. 353
NORTH CAROLINA
RALEIGH, NC

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 34981 SAMUEL R. NYE

PRELIMINARY FOR REVIEW ONLY

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CIVIL ENGINEERS • LANDSCAPE ARCHITECTS
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1111 Oberlin Road
Raleigh, NC 27605-1136 USA
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Fax: 919.839.2255
E Mail: SRN@thesitegroup.net

SITE PLANS FOR:
SOS I & II MANUFACTURING
0 COLON RD.
SANFORD, NORTH CAROLINA

Drawn By NLB
Checked By SRN

DATE:
31 MAR 2022

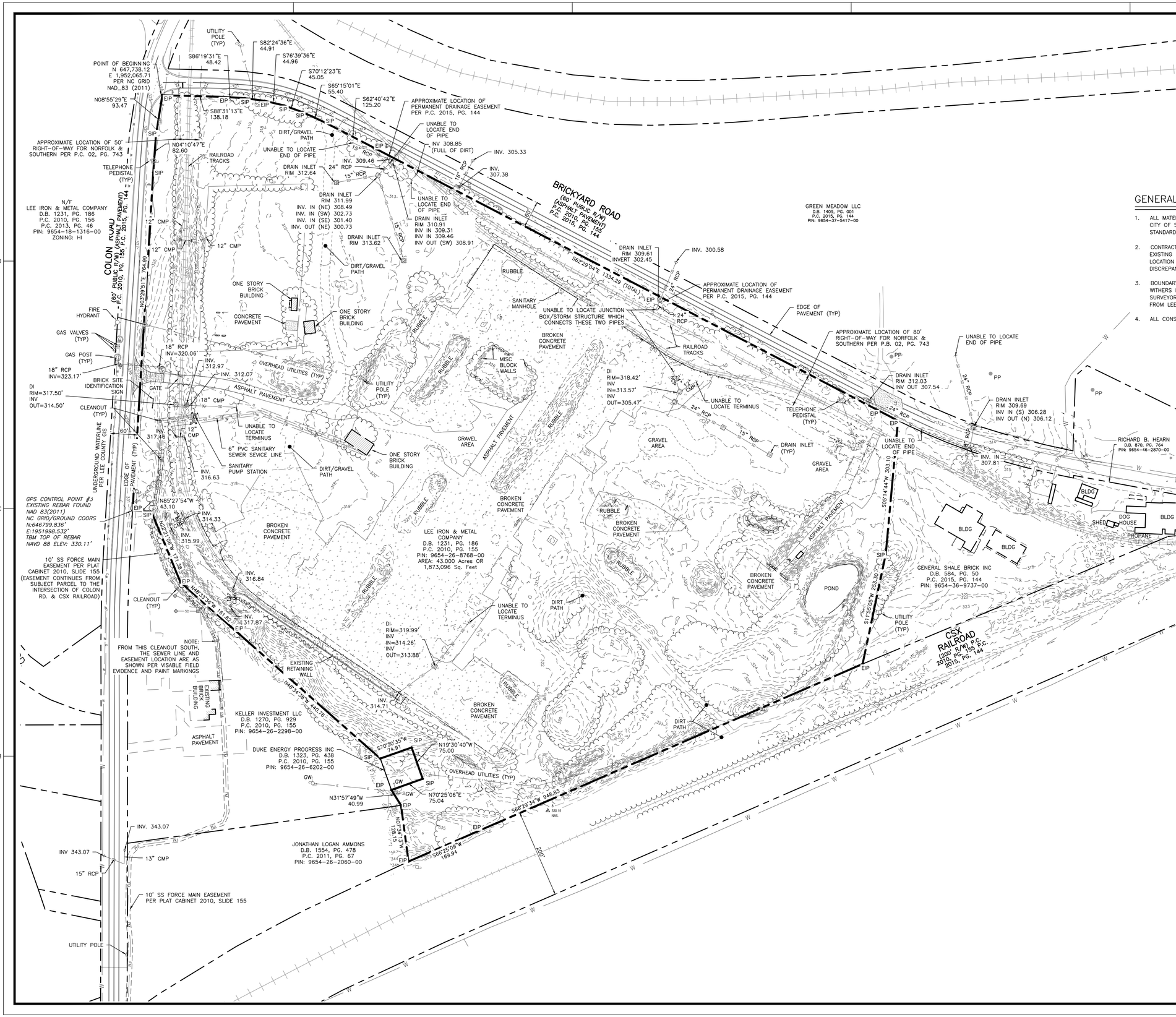
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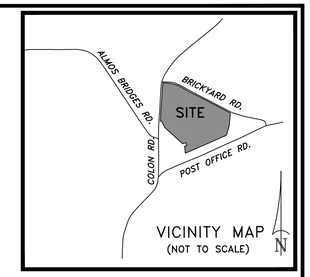
COVER SHEET

Job Code TPSOS

Dwg No.
SITE 001

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SURVEY LEGEND

SYMBOLS

- Ex. iron pipe/rod or nail
- Ex. concrete monument
- New iron pipe
- Calculated point
- Cable pedestal
- Telephone pedestal
- Electric pedestal
- Fiber-optic marker
- Traffic signal box
- Water meter
- Fire hydrant
- Valve (water or gas)
- Sanitary sewer manhole
- Sanitary sewer cleanout
- Storm curb inlet
- Drainage inlet (w/ grate)
- Storm drain manhole
- Utility pole
- Lamp post
- Signal pole
- Guy wire
- Sign post

LINE LEGEND

- PROPERTY BOUNDARY LINE
- ADJACENT LOT LINE
- SETBACK LINE
- EXISTING EASEMENTS
- EXISTING BUFFER LINE
- EXISTING TREE LINE
- EXISTING FENCE LINE
- EXISTING ROW LINE
- PROPOSED ROW LINE
- SS — EXISTING SANITARY SEWER LINE
- W — EXISITNG WATER LINE
- SD — EXISTING STORM DRAIN LINE
- E — EXISTING ELECTRIC

NORTH

EXISTING CONDITIONS

SCALE: 1" = 100' (DRAWING SCALED FOR 24x36 INCH PLOTS)

0 100 200 300 400

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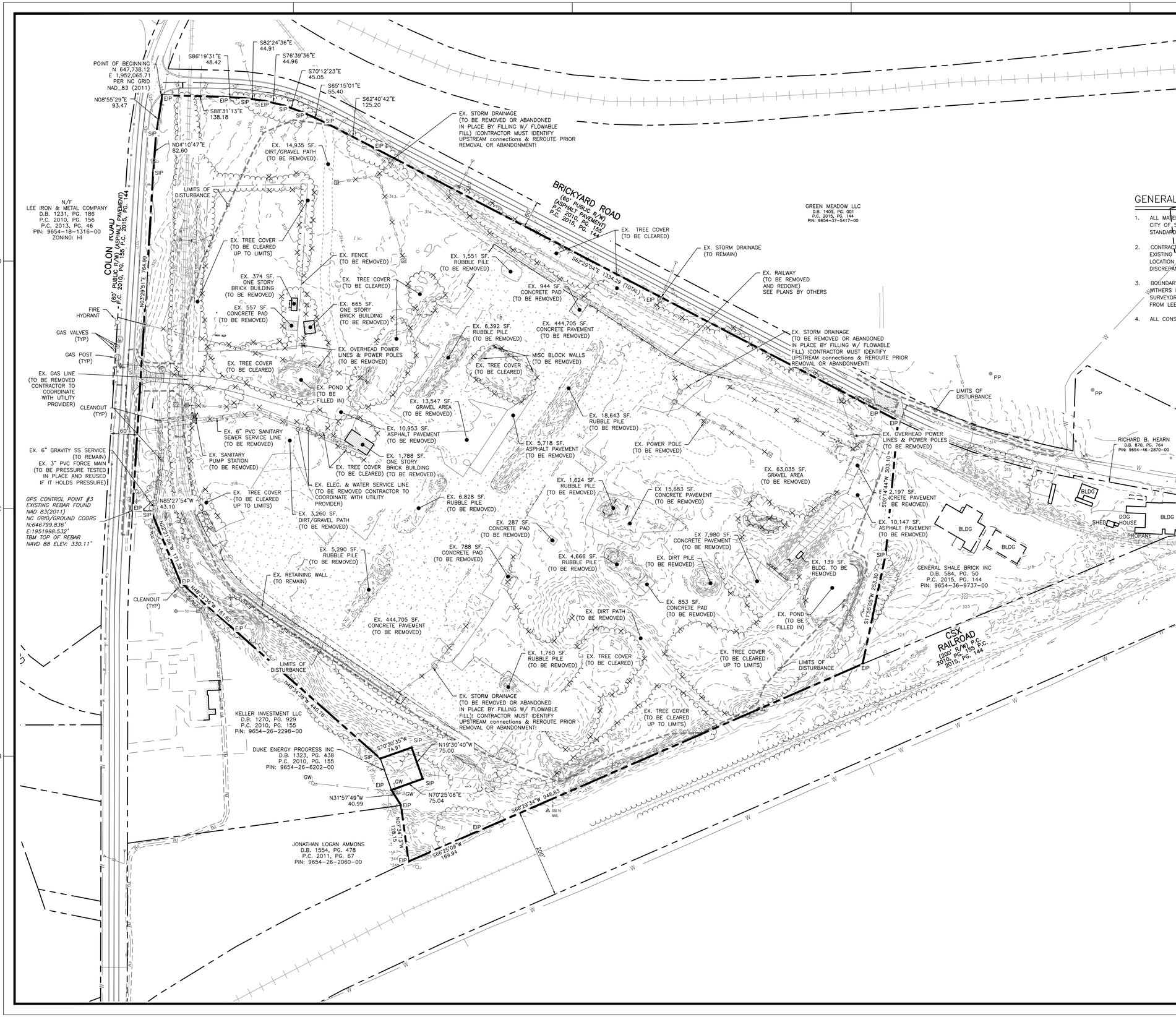
CONSTRUCTION DOCUMENTS

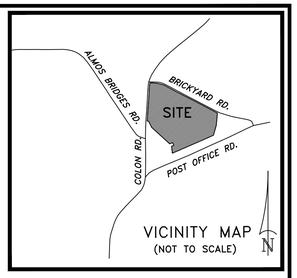
EXISTING CONDITIONS & DEMOLITION PLAN

Job Code TPSOS

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SITE 100

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- T Telephone pedestal
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- E EXISTING ELECTRIC

NORTH

DEMOLITION PLAN

SCALE: 1" = 100'

(DRAWING SCALED FOR 24x36 INCH PLOTS)

0 100 200 300 400

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SITE PLANS FOR:
SOS I & II MANUFACTURING
0 COLON RD.
SANFORD, NORTH CAROLINA

Drawn By WRR
Checked By SRN

DATE:
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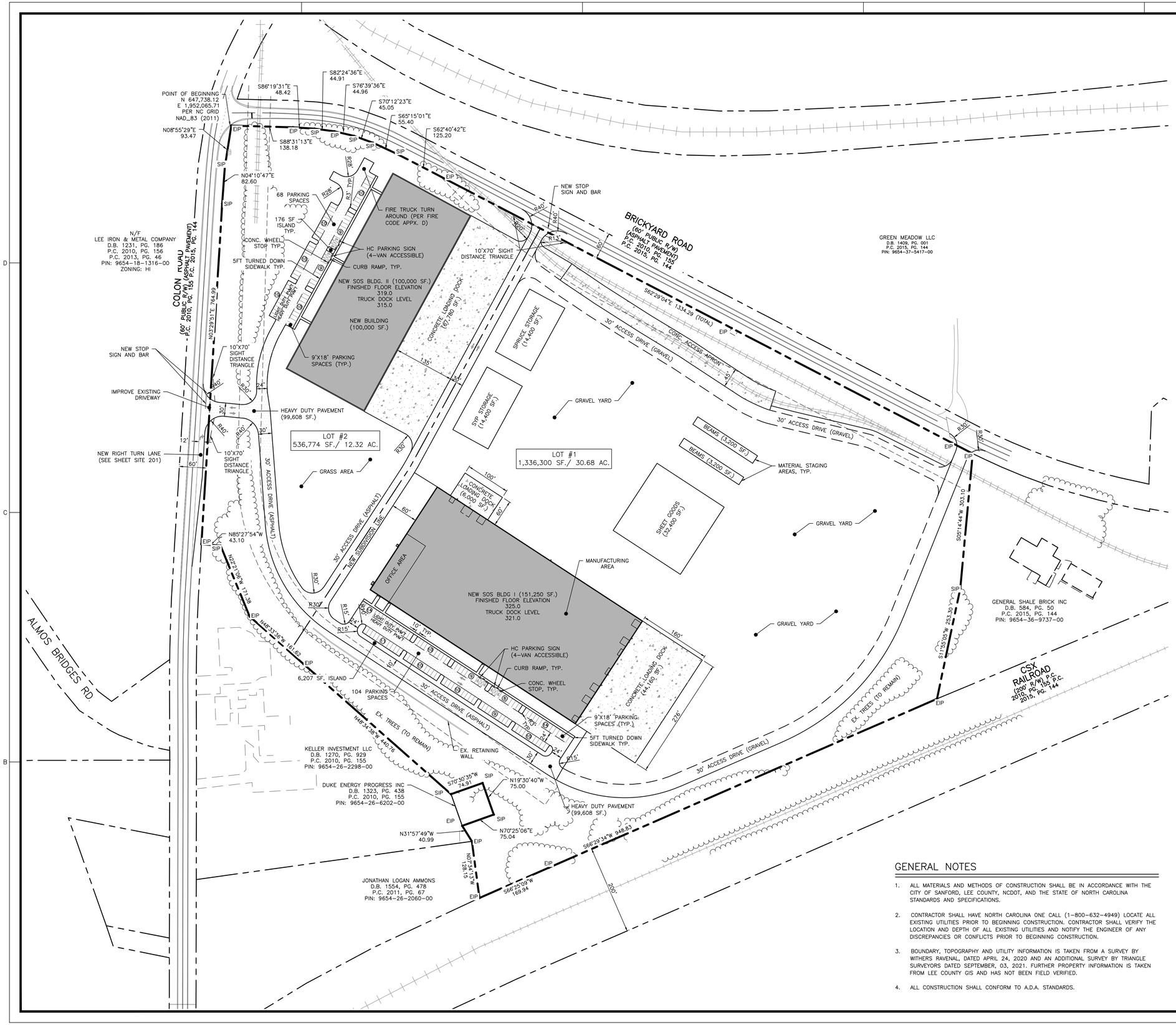
CONSTRUCTION DOCUMENTS

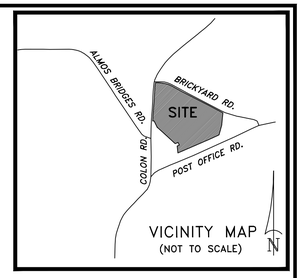
DEMOLITION PLAN

Job Code TPSOS

Dwg No.
SITE 101

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SITE DATA SUMMARY

PROJECT NAME:	SOS I & II MANUFACTURING
SITE ADDRESS:	0 COLON ROAD
JURISDICTION:	CITY OF SANFORD
PIN:	9654-26-8768-00
OWNER:	LEE IRON & METAL COMPANY 2219 S. HORNER BLVD., STANFORD, NC 27330
EXISTING ZONING:	HI
EXISTING LOT AREA:	43.00 AC.
NEW LOT 1 AREA:	30.68
NEW LOT 2 AREA:	12.32
WATERSHED:	CAPE FEAR
OVERLAY ZONING DESIGNATION:	N/A
DEVELOPMENT TIER:	COMMERCIAL
EXISTING & PROPOSED USE:	VACANT/MANUFACTURING
EXISTING BUILDING SQUARE FOOTAGE:	3,035 SF. TOTAL
BUILDING 1 SQUARE FOOTAGE:	151,250 SF. TOTAL
USAGE BREAKDOWN:	7,500 SF. OFFICE/ 143,750 SF. WAREHOUSE
BUILDING 2 SQUARE FOOTAGE:	100,000 SF.
MINIMUM BUILDING SETBACKS:	
FRONT:	30 FT
SIDE:	0 FT
REAR:	0 FT
EXISTING TREE COVERAGE AREA:	407,612 AC. (21.7%)
EXISTING TREE COVERAGE PRESERVED:	125,527 AC. (6.7%)
EXISTING IMPERVIOUS AREA:	651,168 SF./14.95 AC.
PROPOSED IMPERVIOUS AREA:	1,259,089 SF./28.90 AC.
MAXIMUM IMPERVIOUS SURFACE:	36%
REQUESTED SPECIAL INTENSITY ALLOCATION-MAX ALLOWED:	70%
LOT 1 TOTAL IMPERVIOUS AREA:	20.79 (68% OF SITE) (GRAVEL 85% IMPERVIOUS)
LOT 2 TOTAL IMPERVIOUS AREA:	5.37 AC. (43.6% OF SITE)
PARKING SUMMARY:	
BASIS OF DETERMINATION	1 SPACE PER 300 SF OFFICE SPACE MANUFACTURING – 2 PER 3 EMPLOYEES AT MAX SHIFT
BUILDING I	7,500 SF. OFFICE (25 SPACES) 100 EMPLOYEES AT MAX SHIFT (67 SPACES) TOTAL SPACES (92 SPACES)
BUILDING II	25 EMPLOYEES AT MAX SHIFT (17 SPACES)
PARKING PROVIDED:	172 SPACES (INCLUDES 8 ADA SPACES)

LINE & HATCH LEGEND

- PROPERTY BOUNDARY LINE
- ADJACENT LOT LINE
- EXISTING EASEMENTS
- PROPOSED EASEMENTS
- EXISTING BUFFER LINE
- EXISTING FENCE LINE
- EXISTING ROW LINE
- PROPOSED ROW LINE
- HEAVY DUTY PAVEMENT HATCH
- CONCRETE HATCH

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SITE PLAN

SCALE: 1" = 100' (DRAWING SCALED FOR 24x36 INCH PLOTS)

0 100 200 300 400

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Drawn By NLB
Checked By SRN

DATE:
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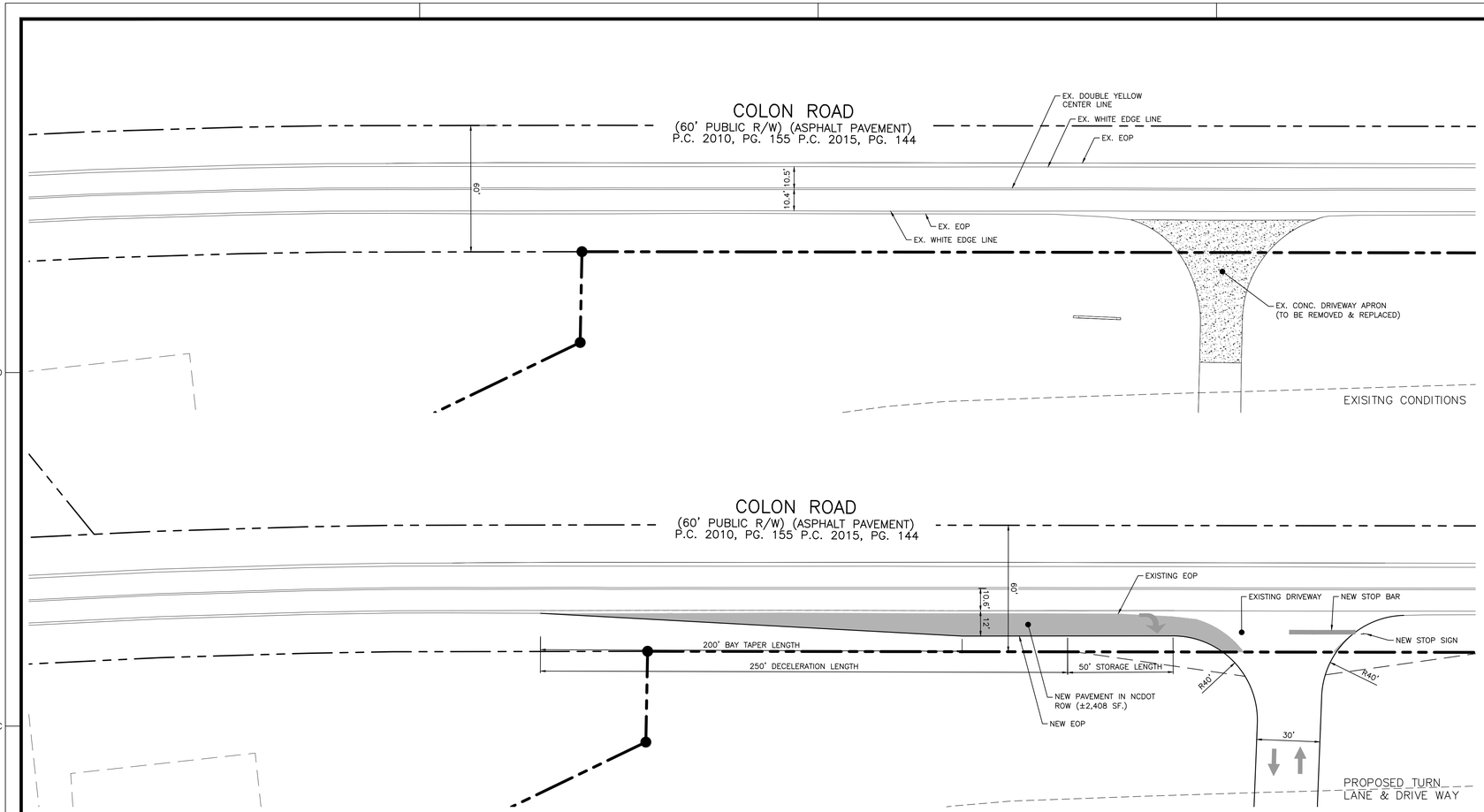
CONSTRUCTION DOCUMENTS

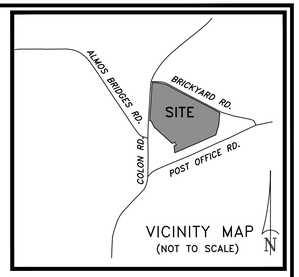
SITE PLAN

Job Code TPSOS

Dwg No. SITE 200

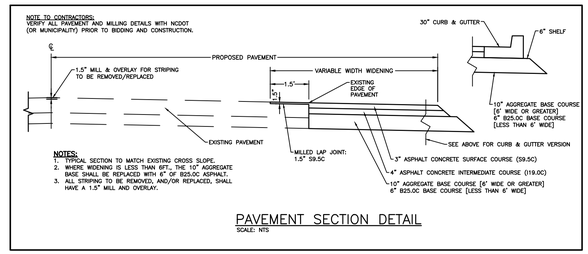
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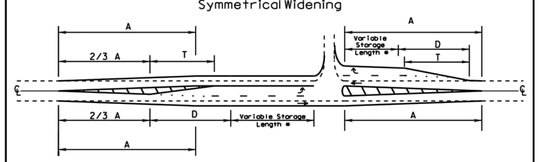
PAVEMENT SECTION DETAIL
SCALE: NTS

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- SETBACK LINE
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Recommended Treatment for Turn Lanes

Symmetrical Widening



Design Speed (mph)	Posted Speed (mph)	Minimum Deceleration Length (D)	Desirable Deceleration Length (D)	Bay Taper Length (T)	Approach / Departure Taper (A)
30	≤ 25	100'	150'	75'	A = WS²/60 (IF S ≤ 40 MPH)
35	30	100'	150'	75'	A = WS (IF S > 40 MPH)
40	35	150'	200'	100'	S = Design Speed
45	40	150'	250'	100'	W = Width of Lateral Shift
50	45	150'	300'	100'	* Storage length for waiting vehicles should be calculated based on the latest version of the Highway Capacity Manual or Policy on Street and Driveway Access to North Carolina Highways.
55	50	200'	500'	150'	
60	55	250'	575'	200'	

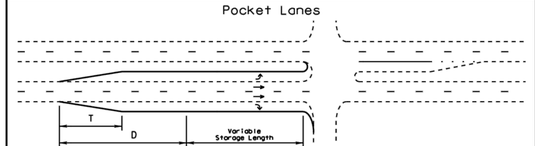
From *Policy on Street and Driveway Access to North Carolina Highways*

Geometrics – Turn Lanes
SIGNALS & GEOMETRICS SECTION
TRAFFIC ENGINEERING AND SAFETY SYSTEMS BRANCH
NORTH CAROLINA DEPARTMENT OF TRANSPORTATION

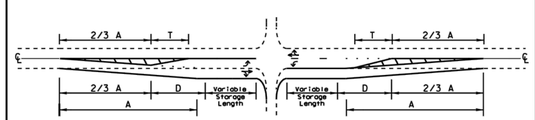
7-04 | STD. NO. 12.0 | SHEET 1 OF 2

Recommended Treatment for Turn Lanes

Pocket Lanes



Near Side Widening



All values to be determined using the table on the previous page.

From *Policy on Street and Driveway Access to North Carolina Highways*

Geometrics – Turn Lanes
SIGNALS & GEOMETRICS SECTION
TRAFFIC ENGINEERING AND SAFETY SYSTEMS BRANCH
NORTH CAROLINA DEPARTMENT OF TRANSPORTATION

7-04 | STD. NO. 12.0 | SHEET 2 OF 2

NORTH

COLON RD TURN LANE & WIDENING

SCALE: 1" = 30' (DRAWING SCALED FOR 24x36 INCH PLOTS)

0 30 60 90 120

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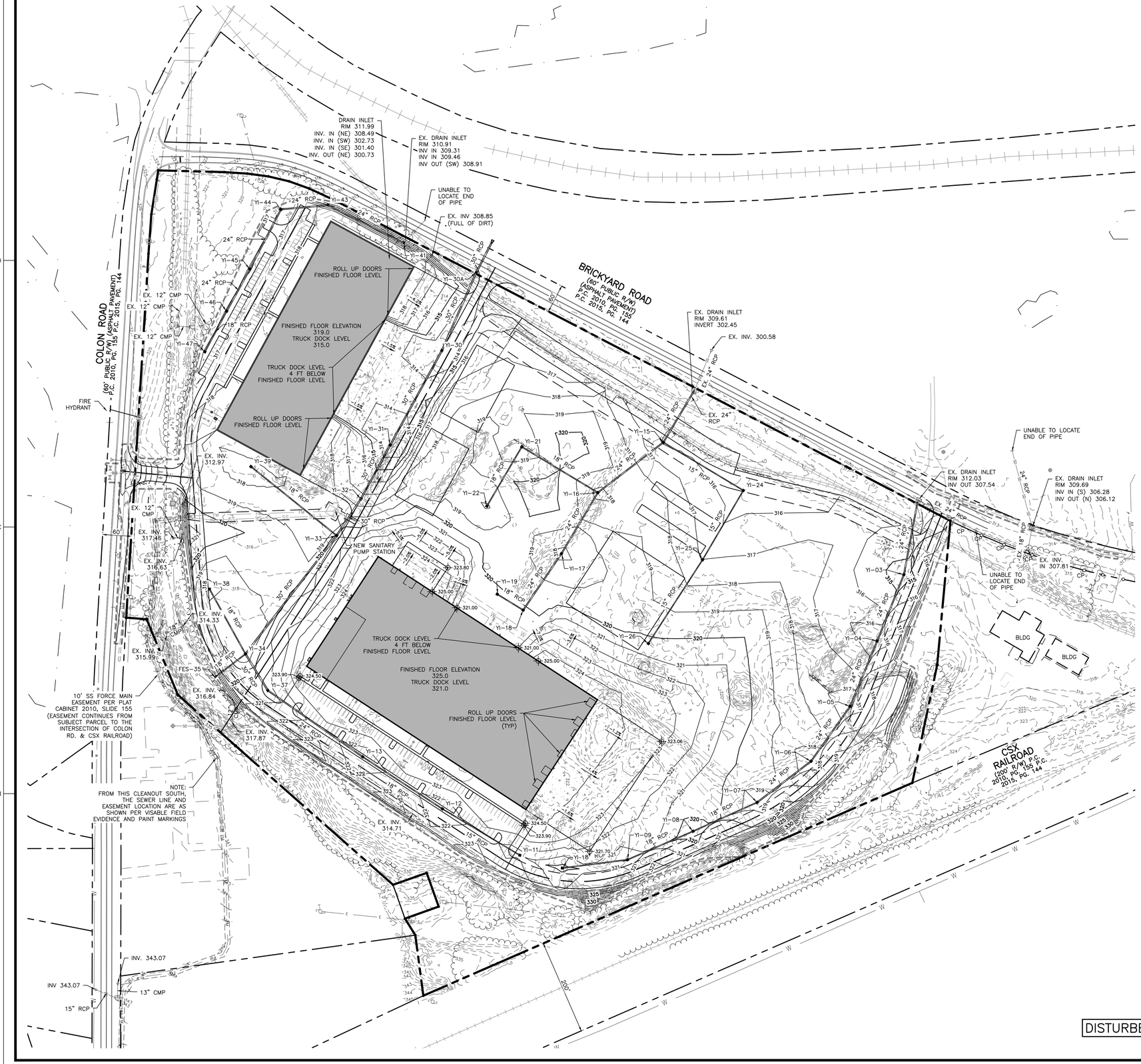
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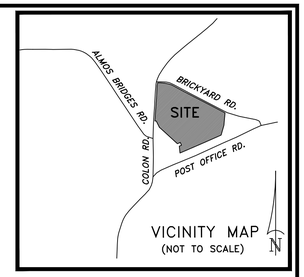
COLON RD. TURN LANE & WIDENING

Job Code TPSOS

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SITE 201

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GRADING PLAN

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0 100 200 300 400

DISTURBED AREA 36.20 AC

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DATE:
31 MAR 2022

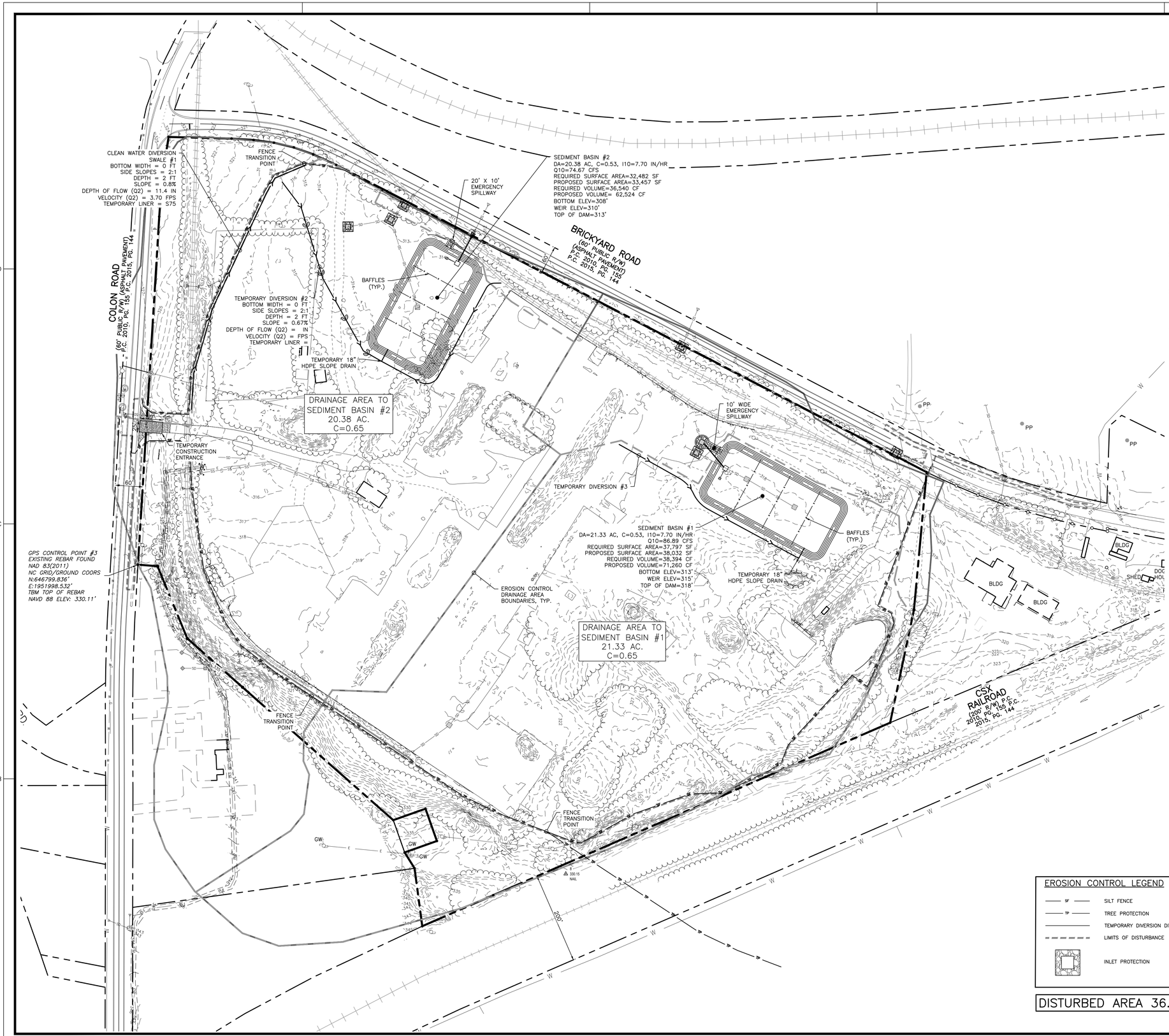
CONSTRUCTION DOCUMENTS

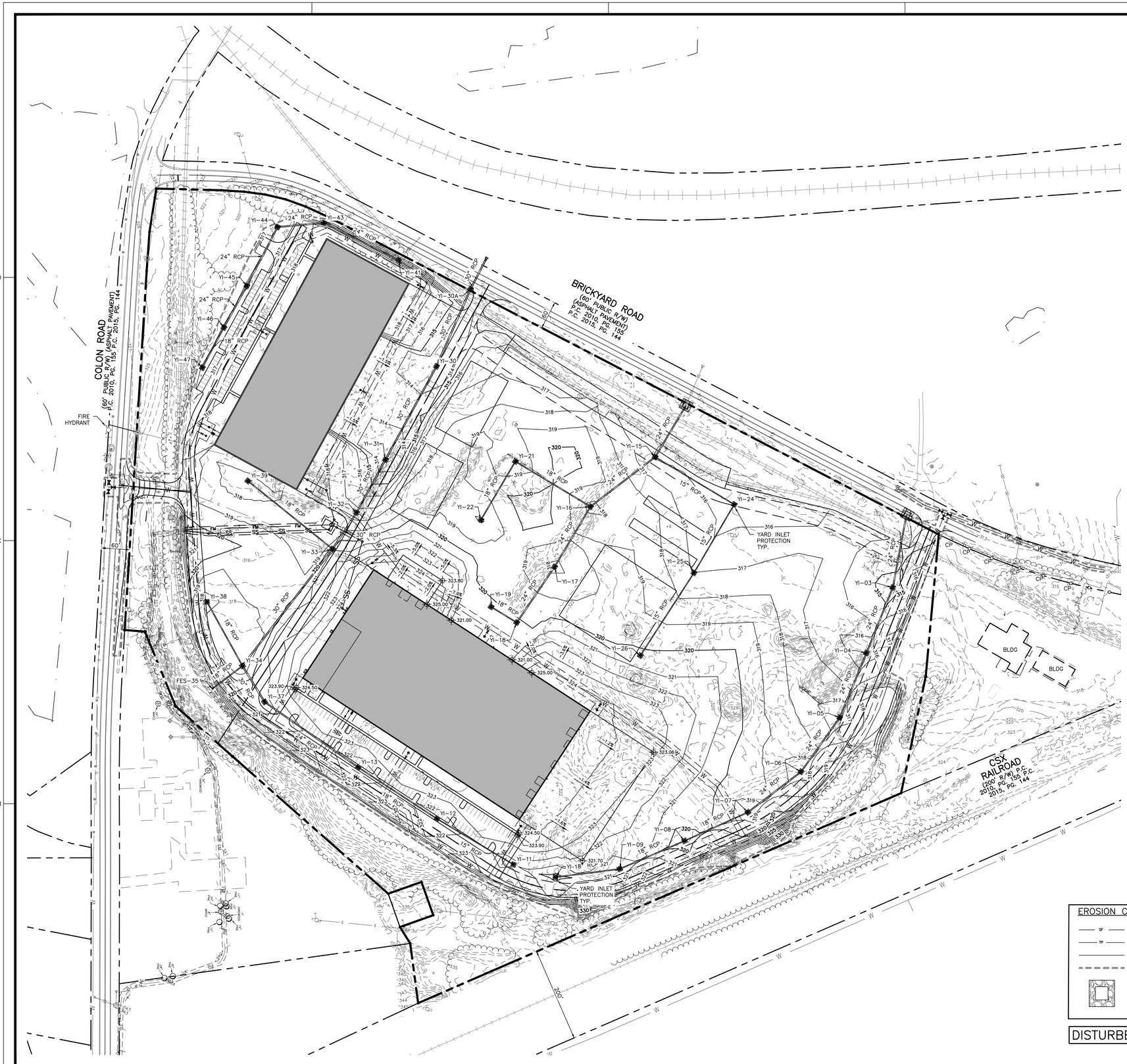
GRADING PLAN

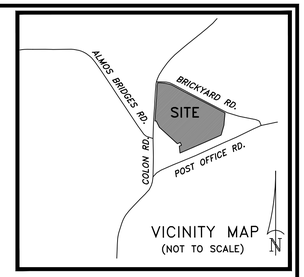
Job Code TPSOS

Dwg No.
SITE 300

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CLEAN WATER DIVERSION SWALE #1
BOTTOM WIDTH = 0 FT
SIDE SLOPES = 2:1
DEPTH = 2 FT
SLOPE = 0.8%
DEPTH OF FLOW (Q2) = 11.4 IN
VELOCITY (Q2) = 3.70 FPS
TEMPORARY LINER = S75
FENCE TRANSITION POINT
SEDIMENT BASIN #2
DA=20.38 AC, C=0.53, I10=7.70 IN/HR
Q10=74.67 CFS
REQUIRED SURFACE AREA=32,482 SF
PROPOSED SURFACE AREA=33,457 SF
REQUIRED VOLUME=36,540 CF
PROPOSED VOLUME= 62,524 CF
BOTTOM ELEV=308'
WEIR ELEV=310'
TOP OF DAM=313'
20' X 10' EMERGENCY SPILLWAY
BRICKYARD ROAD
(60' PUBLIC R/W)
(ASPHALT PAVEMENT)
P.C. 2010, PG. 135
P.C. 2015, PG. 144
COLON ROAD
(60' PUBLIC R/W) (ASPHALT PAVEMENT)
P.C. 2010, PG. 135 P.C. 2015, PG. 144
BAFFLES (TYP.)
TEMPORARY DIVERSION #2
BOTTOM WIDTH = 0 FT
SIDE SLOPES = 2:1
DEPTH = 2 FT
SLOPE = 0.67%
DEPTH OF FLOW (Q2) = IN
VELOCITY (Q2) = FPS
TEMPORARY LINER =
TEMPORARY 18" HDPE SLOPE DRAIN
DRAINAGE AREA TO SEDIMENT BASIN #2
20.38 AC.
C=0.65
10' WIDE EMERGENCY SPILLWAY
TEMPORARY CONSTRUCTION ENTRANCE
60'
TEMPORARY DIVERSION #3
SEDIMENT BASIN #1
DA=21.33 AC, C=0.53, I10=7.70 IN/HR
Q10=86.89 CFS
REQUIRED SURFACE AREA=37,797 SF
PROPOSED SURFACE AREA=38,032 SF
REQUIRED VOLUME=38,394 CF
PROPOSED VOLUME=71,260 CF
BOTTOM ELEV=313'
WEIR ELEV=315'
TOP OF DAM=318'
BAFFLES (TYP.)
TEMPORARY 18" HDPE SLOPE DRAIN
EROSION CONTROL DRAINAGE AREA BOUNDARIES, TYP.
DRAINAGE AREA TO SEDIMENT BASIN #1
21.33 AC.
C=0.65
GPS CONTROL POINT #3
EXISTING REBAR FOUND
NAD 83(2011)
NC GRID/GROUND COORS
N:646799.836'
E:1951998.532'
TBM TOP OF REBAR
NAVD 88 ELEV: 330.11'
FENCE TRANSITION POINT
FENCE TRANSITION POINT
FENCE TRANSITION POINT
GW
GW
GW
330.15 NAIL
200
CSX RAILROAD
(200' R/W) P.C. 105, PG. 144
P.C. 2015, PG. 144
BLDG
BLDG
BLDG
SHED
PP
PP
PP
W
W
W





GENERAL NOTES

1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF SANFORD, LEE COUNTY, NCDOT, AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (1-800-632-4949) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
3. BOUNDARY, TOPOGRAPHY AND UTILITY INFORMATION IS TAKEN FROM A SURVEY BY WITHERS RAVENAL, DATED APRIL 24, 2020 AND AN ADDITIONAL SURVEY BY TRIANGLE SURVEYORS DATED SEPTEMBER, 03, 2021. FURTHER PROPERTY INFORMATION IS TAKEN FROM LEE COUNTY GIS AND HAS NOT BEEN FIELD VERIFIED.
4. ALL CONSTRUCTION SHALL CONFORM TO A.D.A. STANDARDS.

SURVEY LEGEND

SYMBOLS

- Ex. iron pipe/rod or nail
- Ex. concrete monument
- New iron pipe
- Calculated point
- Cable pedestal
- Telephone pedestal
- Electric pedestal
- Fiber-optic marker
- Traffic signal box
- Water meter
- Fire hydrant
- Valve (water or gas)
- Sanitary sewer manhole
- Sanitary sewer cleanout
- Storm curb inlet
- Drainage inlet (w/ grate)
- Storm drain manhole
- Utility pole
- Lamp post
- Signal pole
- Guy wire
- Sign post

LINE LEGEND

- PROPERTY BOUNDARY LINE
- ADJACENT LOT LINE
- SETBACK LINE
- EXISTING EASEMENTS
- EXISTING BUFFER LINE
- EXISTING FENCE LINE
- EXISTING ROW LINE
- PROPOSED ROW LINE
- EX. SANITARY SEWER LINE
- EX. WATER LINE
- EXISTING STORM DRAIN LINE
- EXISTING ELECTRIC

EROSION CONTROL LEGEND

- SILT FENCE
- TREE PROTECTION
- TEMPORARY DIVERSION DITCH
- LIMITS OF DISTURBANCE
- INLET PROTECTION

DISTURBED AREA 36.20 AC

NORTH

EROSION CONTROL PLAN

SCALE: 1" = 100'

(DRAWING SCALED FOR 24x36 INCH PLOTS)

0 100 200 300 400

THE SITE GROUP, PLLC
LANDSCAPE ARCHITECTURAL CORPORATION
CERT. NO. 353
NORTH CAROLINA
RALEIGH, NC

NORTH CAROLINA PROFESSIONAL SEAL 34981 ENGINEER SAMUEL R. NITE

PRELIMINARY FOR REVIEW ONLY

THE SITE GROUP
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS
THE SITE GROUP, PLLC.
1111 Oberlin Road
Raleigh, NC 27605-1136 USA
Office: 919.835.4787
Fax: 919.839.2255
E Mail: SRN@thesitegroup.net

SITE PLANS FOR:
SOS I & II MANUFACTURING
0 COLON RD.
SANFORD, NORTH CAROLINA

Drawn By WRR
Checked By SRN

DATE:
31 MAR 2022

CONSTRUCTION DOCUMENTS

EROSION CONTROL PLAN

Job Code TPSOS

Dwg No.
SITE 302

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GROUND STABILIZATION AND MATERIALS HANDLING PRACTICES FOR COMPLIANCE WITH THE NCG01 CONSTRUCTION GENERAL PERMIT

Implementing the details and specifications on this plan sheet will result in the construction activity being considered compliant with the Ground Stabilization and Materials Handling sections of the NCG01 Construction General Permit (Sections E and F, respectively). The permittee shall comply with the Erosion and Sediment Control plan approved by the delegated authority having jurisdiction. All details and specifications shown on this sheet may not apply depending on site conditions and the delegated authority having jurisdiction.

SECTION E: GROUND STABILIZATION

Required Ground Stabilization Timeframes		
Site Area Description	**Stabilize within this many calendar days after ceasing land disturbance**	**Timeframe variations**
(a) Perimeter dikes, swales, ditches, and perimeter slopes	7	None
(b) High Quality Water (HQW) Zones	7	None
(c) Slopes steeper than 3:1	7	If slopes are 10' or less in length and are not steeper than 2:1, 14 days are allowed
(d) Slopes 3:1 to 4:1	14	-7 days for slopes greater than 50' in length and with slopes steeper than 4:1 -7 days for perimeter dikes, swales, ditches, perimeter slopes and HQW Zones -10 days for Falls Lake Watershed
(e) Areas with slopes flatter than 4:1	14	-7 days for perimeter dikes, swales, ditches, perimeter slopes and HQW Zones -10 days for Falls Lake Watershed unless there is zero slope

Note: After the permanent cessation of construction activities, any areas with temporary ground stabilization shall be converted to permanent ground stabilization as soon as practicable but in no case longer than 90 calendar days after the last land disturbing activity. Temporary ground stabilization shall be maintained in a manner to render the surface stable against accelerated erosion until permanent ground stabilization is achieved.

GROUND STABILIZATION SPECIFICATION

Stabilize the ground sufficiently so that rain will not dislodge the soil. Use one of the techniques in the table below:

Temporary Stabilization	Permanent Stabilization
• Temporary grass seed covered with straw or other mulches and tackifiers • Hydroseeding • Rolled erosion control products with or without temporary grass seed • Appropriately applied straw or other mulch • Plastic sheeting	• Permanent grass seed covered with straw or other mulches and tackifiers • Geotextile fabrics such as permanent soil reinforcement matting • Hydroseeding • Shrubs or other permanent plantings covered with mulch • Uniform and evenly distributed ground cover sufficient to restrain erosion • Structure methods such as concrete, asphalt or retaining walls • Rolled erosion control products with grass seed

POLYACRYLAMIDES (PAMS) AND FLOCCULANTS

1. Select flocculants that are appropriate for the soils being exposed during construction, selecting from the *NC DWR List of Approved PAMS/Flocculants*.
2. Apply flocculants at or before the inlets to Erosion and Sediment Control Measures.
3. Apply flocculants at the concentrations specified in the *NC DWR List of Approved PAMS/Flocculants* and in accordance with the manufacturer's instructions.
4. Provide ponding area for containment of treated Stormwater before discharging offsite.
5. Store flocculants in leak-proof containers that are kept under storm-resistant cover or surrounded by secondary containment structures.

EQUIPMENT AND VEHICLE MAINTENANCE

1. Maintain vehicles and equipment to prevent discharge of fluids.
2. Provide drip pans under any stored equipment.
3. Identify leaks and repair as soon as feasible, or remove leaking equipment from the project.
4. Collect all spent fluids, store in separate containers and properly dispose as hazardous waste (recycle when possible).
5. Remove leaking vehicles and construction equipment from service until the problem has been corrected.
6. Bring used fuels, lubricants, coolants, hydraulic fluids and other petroleum products to a recycling or disposal center that handles these materials.

LITTER, BUILDING MATERIAL AND LAND CLEARING WASTE

1. Never bury or burn waste. Place litter and debris in approved waste containers.
2. Provide a sufficient number and size of waste containers (e.g dumpster, trash receptacle) on site to contain construction and domestic wastes.
3. Locate waste containers at least 50 feet away from storm drain inlets and surface waters unless no other alternatives are reasonably available.
4. Locate waste containers on areas that do not receive substantial amounts of runoff from upland areas and does not drain directly to a storm drain, stream or wetland.
5. Cover waste containers at the end of each workday and before storm events or provide secondary containment. Repair or replace damaged waste containers.
6. Anchor all lightweight items in waste containers during times of high winds.
7. Empty waste containers as needed to prevent overflow. Clean up immediately if containers overflow.
8. Dispose waste off-site at an approved disposal facility.
9. On business days, clean up and dispose of waste in designated waste containers.

PAINT AND OTHER LIQUID WASTE

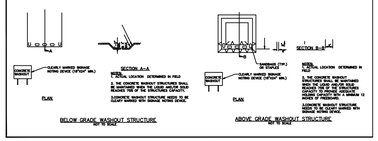
1. Do not dump paint and other liquid waste into storm drains, streams or wetlands.
2. Locate paint washouts at least 50 feet away from storm drain inlets and surface waters unless no other alternatives are reasonably available.
3. Contain liquid wastes in a controlled area.
4. Containment must be labeled, sized and placed appropriately for the needs of site.
5. Prevent the discharge of soaps, solvents, detergents and other liquid wastes from construction sites.

PORTABLE TOILETS

1. Install portable toilets on level ground, at least 50 feet away from storm drains, streams or wetlands unless there is no alternative reasonably available. If 50 foot offset is not attainable, provide relocation of portable toilet behind silt fence or place on a gravel pad and surround with sand bags.
2. Provide staking or anchoring of portable toilets during periods of high winds or in high foot traffic areas.
3. Monitor portable toilets for leaking and properly dispose of any leaked material. Utilize a licensed sanitary waste hauler to remove leaking portable toilets and replace with properly operating unit.

EARTHEN STOCKPILE MANAGEMENT

1. Show stockpile locations on plans. Locate earthen-material stockpile areas at least 50 feet away from storm drain inlets, sediment basins, perimeter sediment controls and surface waters unless it can be shown no other alternatives are reasonably available.
2. Protect stockpile with silt fence installed along toe of slope with a minimum offset of five feet from the toe of stockpile.
3. Provide stable stone access point when feasible.
4. Stabilize stockpile within the timeframes provided on this sheet and in accordance with the approved plan and any additional requirements. Soil stabilization is defined as vegetative, physical or chemical coverage techniques that will restrain accelerated erosion on disturbed soils for temporary or permanent control needs.



CONCRETE WASHOUTS

1. Do not discharge concrete or cement slurry from the site.
2. Dispose of, or recycle settled, hardened concrete residue in accordance with local and state solid waste regulations and at an approved facility.
3. Manage washout from mortar mixers in accordance with the above item and in addition place the mixer and associated materials on impervious barrier and within lot perimeter silt fence.
4. Install temporary concrete washouts per local requirements, where applicable. If an alternate method or product is to be used, contact your approval authority for review and approval. If local standard details are not available, use one of the two types of temporary concrete washouts provided on this detail.
5. Do not use concrete washouts for dewatering or storing defective curb or sidewalk sections. Stormwater accumulated within the washout may not be pumped into or discharged to the storm drain system or receiving surface waters. Liquid waste must be pumped out and removed from project.
6. Locate washouts at least 50 feet from storm drain inlets and surface waters unless it can be shown that no other alternatives are reasonably available. At a minimum, install protection of storm drain inlet(s) closest to the washout which could receive spills or overflow.
7. Locate washouts in an easily accessible area, on level ground and install a stone entrance pad in front of the washout. Additional controls may be required by the approving authority.
8. Install at least one sign directing concrete trucks to the washout within the project limits. Post signage on the washout itself to identify this location.
9. Remove leavings from the washout when at approximately 75% capacity to limit overflow events. Replace the tarp, sand bags or other temporary structural components when no longer functional. When utilizing alternative or proprietary products, follow manufacturer's instructions.
10. At the completion of the concrete work, remove remaining leavings and dispose of in an approved disposal facility. Fill pit, if applicable, and stabilize any disturbance caused by removal of washout.

HERBICIDES, PESTICIDES AND RODENTICIDES

1. Store and apply herbicides, pesticides and rodenticides in accordance with label restrictions.
2. Store herbicides, pesticides and rodenticides in their original containers with the label, which lists directions for use, ingredients and first aid steps in case of accidental poisoning.
3. Do not store herbicides, pesticides and rodenticides in areas where flooding is possible or where they may spill or leak into wells, stormwater drains, ground water or surface water. If a spill occurs, clean area immediately.
4. Do not stockpile these materials onsite.

HAZARDOUS AND TOXIC WASTE

1. Create designated hazardous waste collection areas on-site.
2. Place hazardous waste containers under cover or in secondary containment.
3. Do not store hazardous chemicals, drums or bagged materials directly on the ground.

NCG01 GROUND STABILIZATION AND MATERIALS HANDLING | EFFECTIVE: 04/01/19

PART III
SELF-INSPECTION, RECORDKEEPING AND REPORTING

SECTION A: SELF-INSPECTION

Self-inspections are required during normal business hours in accordance with the table below. When adverse weather or site conditions would cause the safety of the inspection personnel to be in jeopardy, the inspection may be delayed until the next business day on which it is safe to perform the inspection. In addition, when a storm event of equal to or greater than 1.0 inch occurs outside of normal business hours, the self-inspection shall be performed upon the commencement of the next business day. Any time when inspections were delayed shall be noted in the Inspection Record.

Inspect	Frequency (during normal business hours)	Inspection records must include:
(1) Rain gauge maintained in good working order	Daily	Daily rainfall amounts. If no daily rain gauge observations are made during weekend or holiday periods, and no individual-day rainfall information is available, record the cumulative rain measurement for those un-attended days (and this will determine if a site inspection is needed). Days on which no rainfall occurred shall be recorded as "zero." The permittee may use another rain-monitoring device approved by the Division.
(2) E&SC Measures.	At least once per 7 calendar days and within 24 hours of a rain event ≥ 1.0 inch in 24 hours.	1. Identification of the measures inspected, 2. Date and time of the inspection, 3. Name of the person performing the inspection, 4. Indication of whether the measures were operating properly, 5. Description of maintenance needs for the measure, 6. Description, evidence, and date of corrective actions taken.
(3) Stormwater discharge outfalls (SDOs)	At least once per 7 calendar days and within 24 hours of a rain event ≥ 1.0 inch in 24 hours.	1. Identification of the discharge outfalls inspected, 2. Date and time of the inspection, 3. Name of the person performing the inspection, 4. Evidence of indications of stormwater pollution such as oil sheen, floating or suspended solids or discoloration, 5. Indication of visible sediment leaving the site, 6. Description, evidence, and date of corrective actions taken.
(4) Perimeter of site	At least once per 7 calendar days and within 24 hours of a rain event ≥ 1.0 inch in 24 hours.	If visible sedimentation is found outside site limits, then a record of the following shall be made: 1. Actions taken to clean up or stabilize the sediment that has left the site limits, 2. Description, evidence, and date of corrective actions taken, and 3. An explanation as to the actions taken to control future releases.
(5) Streams or wetlands onsite or offsite (where accessible)	At least once per 7 calendar days and within 24 hours of a rain event ≥ 1.0 inch in 24 hours.	If the stream or wetland has increased visible sedimentation or a stream has visible increased turbidity from the construction activity, then a record of the following shall be made: 1. Description, evidence and date of corrective actions taken, and 2. Records of the required reports to the appropriate Division Regional Office per Part III, Section C, Item (2)(g) of this permit.
(6) Ground stabilization measures	After each phase of grading	1. The phase of grading (installation of perimeter E&SC measures, clearing and grubbing, installation of storm drainage facilities, completion of all land-disturbing activity, construction or redevelopment, permanent ground cover). 2. Documentation that the required ground stabilization measures have been provided within the required timeframe or an assurance that they will be provided as soon as possible.

NOTE: The rain inspection resets the required 7 calendar day inspection requirement.

PART III
SELF-INSPECTION, RECORDKEEPING AND REPORTING

SECTION B: RECORDKEEPING

1. E&SC Plan Documentation

The approved E&SC plan as well as any approved deviation shall be kept on the site. The approved E&SC plan must be kept up-to-date throughout the coverage under this permit. The following items pertaining to the E&SC plan shall be kept on site and available for inspection at all times during normal business hours.

Items to Document	Documentation Requirements
(a) Each E&SC measure has been installed and does not significantly deviate from the locations, dimensions and relative elevations shown on the approved E&SC plan.	Initial and date each E&SC measure on a copy of the approved E&SC plan or complete, date and sign an inspection report that lists each E&SC measure shown on the approved E&SC plan. This documentation is required upon the initial installation of the E&SC measures or if the E&SC measures are modified after initial installation.
(b) A phase of grading has been completed.	Initial and date a copy of the approved E&SC plan or complete, date and sign an inspection report to indicate completion of the construction phase.
(c) Ground cover is located and installed in accordance with the approved E&SC plan.	Initial and date a copy of the approved E&SC plan or complete, date and sign an inspection report to indicate compliance with approved ground cover specifications.
(d) The maintenance and repair requirements for all E&SC measures have been performed.	Complete, date and sign an inspection report.
(e) Corrective actions have been taken to E&SC measures.	Initial and date a copy of the approved E&SC plan or complete, date and sign an inspection report to indicate the completion of the corrective action.

2. Additional Documentation to be Kept on Site

In addition to the E&SC plan documents above, the following items shall be kept on the site and available for inspectors at all times during normal business hours, unless the Division provides a site-specific exemption based on unique site conditions that make this requirement not practical:

(a) This General Permit as well as the Certificate of Coverage, after it is received.

(b) Records of inspections made during the previous twelve months. The permittee shall record the required observations on the Inspection Record Form provided by the Division or a similar inspection form that includes all the required elements. Use of electronically-available records in lieu of the required paper copies will be allowed if shown to provide equal access and utility as the hard-copy records.

3. Documentation to be Retained for Three Years

All data used to complete the e-NOI and all inspection records shall be maintained for a period of three years after project completion and made available upon request. [40 CFR 122.41]

PART III
SELF-INSPECTION, RECORDKEEPING AND REPORTING

SECTION C: REPORTING

1. Occurrences that Must be Reported

Permittees shall report the following occurrences:

(a) Visible sediment deposition in a stream or wetland.

(b) Oil spills if:
- They are 25 gallons or more,
- They are less than 25 gallons but cannot be cleaned up within 24 hours,
- They cause sheen on surface waters (regardless of volume), or
- They are within 100 feet of surface waters (regardless of volume).

(c) Releases of hazardous substances in excess of reportable quantities under Section 311 of the Clean Water Act (Ref: 40 CFR 110.3 and 40 CFR 117.3) or Section 102 of CERCLA (Ref: 40 CFR 302.4) or G.S. 143-215.85.

(d) Anticipated bypasses and unanticipated bypasses.

(e) Noncompliance with the conditions of this permit that may endanger health or the environment.

2. Reporting Timeframes and Other Requirements

After a permittee becomes aware of an occurrence that must be reported, he shall contact the appropriate Division regional office within the timeframes and in accordance with the other requirements listed below. Occurrences outside normal business hours may also be reported to the Department's Environmental Emergency Center personnel at (800) 858-0368.

Occurrence	Reporting Timeframes (After Discovery) and Other Requirements
(a) Visible sediment deposition in a stream or wetland	• ***Within 24 hours***, an oral or electronic notification. • ***Within 7 calendar days***, a report that contains a description of the sediment and actions taken to address the cause of the deposition. Division staff may waive the requirement for a written report on a case-by-case basis. • If the stream is named on the NCSHAPO list as impaired for sediment-related causes, the permittee may be required to perform additional monitoring, inspections or apply more stringent practices if staff determine that additional requirements are needed to assure compliance with the federal or state impairedwaters conditions.
(b) Oil spills and release of hazardous substances per Item 1(b)-(c) above	• ***Within 24 hours***, an oral or electronic notification. The notification shall include information about the date, time, nature, volume and location of the spill or release.
(c) Anticipated bypasses (40 CFR 122.41(m)(3))	• ***A report at least ten days before the date of the bypass, if possible.*** The report shall include an evaluation of the anticipated quality and effect of the bypass.
(d) Unanticipated bypasses (40 CFR 122.41(m)(3))	• ***Within 24 hours***, an oral or electronic notification. • ***Within 7 calendar days***, a report that includes a reevaluation of the quality and effect of the bypass.
(e) Noncompliance with the conditions of this permit that may endanger health or the environment(40 CFR 122.41(l)(7))	• ***Within 24 hours***, an oral or electronic notification. • ***Within 7 calendar days***, a report that contains a description of the noncompliance, and its cause; the period of noncompliance, including exact dates and times, and if the noncompliance has not been corrected, the anticipated time noncompliance is expected to continue; and steps taken or planned to reduce, eliminate, and prevent reoccurrence of the noncompliance. [40 CFR 122.41(l)(6). • Division staff may waive the requirement for a written report on a case-by-case basis.

PART II, SECTION G, ITEM (4)
DRAW DOWN OF SEDIMENT BASINS FOR MAINTENANCE OR CLOSE OUT

Sediment basins and traps that receive runoff from drainage areas of one acre or more shall use outlet structures that withdraw water from the surface when these devices need to be drawn down for maintenance or close out unless this is infeasible. The circumstances in which it is not feasible to withdraw water from the surface shall be rare (for example, times with extended cold weather). Non-surface withdrawals from sediment basins shall be allowed only when all of the following criteria have been met:

(a) The E&SC plan authority has been provided with documentation of the non-surface withdrawal and the specific time periods or conditions in which it will occur. The non-surface withdrawal shall not commence until the E&SC plan authority has approved these items,
(b) The non-surface withdrawal has been reported as an anticipated bypass in accordance with Part III, Section C, Item (2)(c) and (d) of this permit,
(c) Dewatering discharges are treated with controls to minimize discharges of pollutants from stormwater that is removed from the sediment basin. Examples of appropriate controls include properly sited, designed and maintained dewatering tanks, weir tanks, and filtration systems,
(d) Vegetated, upland areas of the sites or a properly designed stone pad is used to the extent feasible at the outlet of the dewatering treatment devices described in Item (c) above,
(e) Velocity dissipation devices such as check dams, sediment traps, and riprap are provided at the discharge points of all dewatering devices, and
(f) Sediment removed from the dewatering treatment devices described in Item (c) above is disposed of in a manner that does not cause deposition of sediment into waters of the United States.

NCG01 SELF-INSPECTION, RECORDKEEPING AND REPORTING | EFFECTIVE: 04/01/19

NPDES PLAN NOTES

1. THIS PAGE IS SUBMITTED TO COMPLY WITH NPDES GENERAL STORMWATER PERMIT NCG010000.
2. THIS PAGE CAN BE APPROVED BY THE COUNTY DRB PURSUANT TO NPDES GENERAL STORMWATER PERMIT NCG010000 ONLY.
3. THIS PAGE OF THE APPROVED PLANS IS ENFORCEABLE EXCLUSIVELY PURSUANT TO NPDES GENERAL STORMWATER PERMIT NCG010000.
4. THE COUNTY IS NOT AUTHORIZED TO ENFORCE THIS PAGE OF THE PLANS AND IT IS NOT PART OF THE APPROVED PLANS FOR PURPOSES OF ENFORCEMENT ACTION UNDER THE COUNTY CODE.
5. DOCUMENTATION REQUIRED UNDER THE SITE NPDES STORMWATER PERMIT FOR CONTRACTION ACTIVITY SHALL BE SUBMITTED TO THE COUNTY.

THE SITE GROUP, PLLC
LANDSCAPE ARCHITECTURAL CORPORATION
CERT. NO. 353
NORTH CAROLINA
RALEIGH, NC

NORTH CAROLINA PROFESSIONAL SEAL 34981 ENGINEER SAMUEL R. NIE

PRELIMINARY FOR REVIEW ONLY

THE SITE GROUP
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS
THE SITE GROUP, PLLC.
1111 Oberlin Road
Raleigh, NC 27605-1136 USA
Office: 919.835.4787
Fax: 919.839.2255
E Mail: SRN@thesitegroup.net

SITE PLANS FOR:
SOS I & II MANUFACTURING
0 COLON RD.
SANFORD, NORTH CAROLINA

Drawn By NLB
Checked By SRN

DATE:
31 MAR 2022

CONSTRUCTION DOCUMENTS

NPDES PLAN

Job Code TPSOS

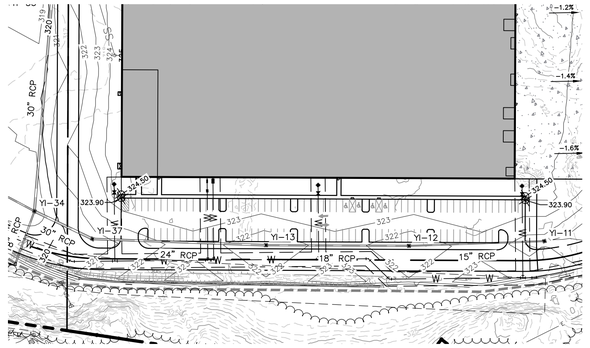
Dwg No.
SITE 302A

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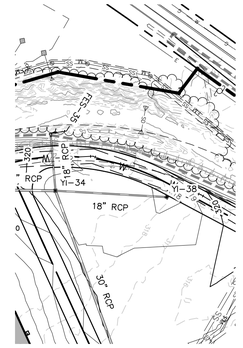
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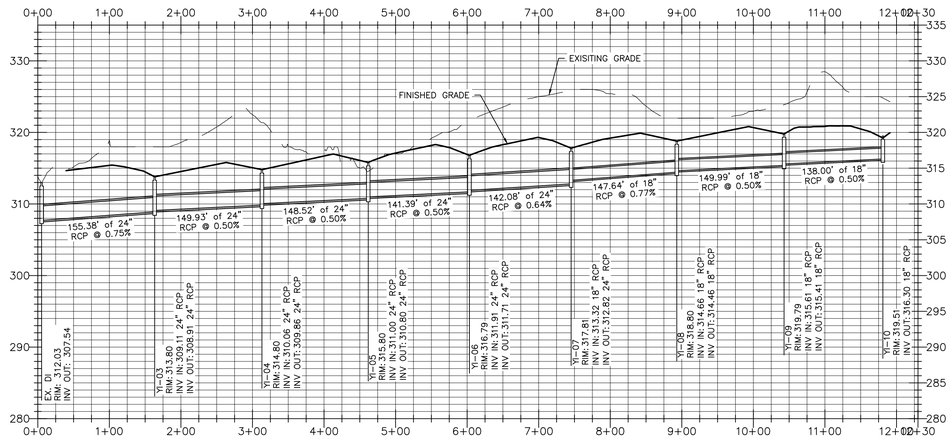
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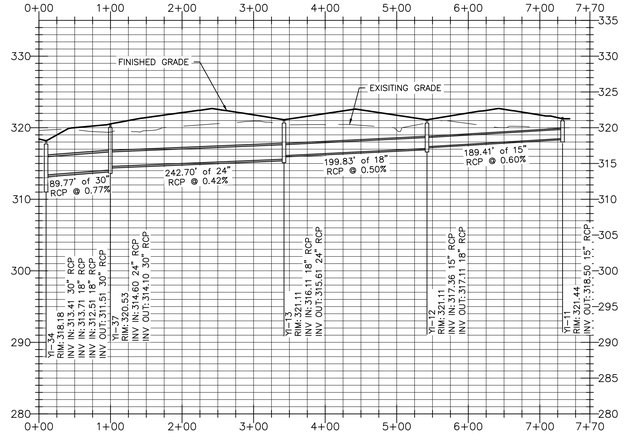
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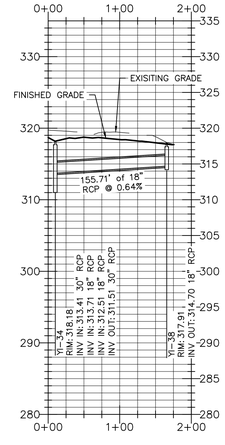


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CIVIL ENGINEERS • LANDSCAPE ARCHITECTS
THE SITE GROUP, PLLC.
1111 Oberlin Road
Raleigh, NC 27605-1136 USA
Office: 919.835.4787
Fax: 919.839.2255
E Mail: SRN@thesitegroup.net

THE SITE GROUP, PLLC
LANDSCAPE ARCHITECTURAL CORPORATION
CERT. NO. 353
NORTH CAROLINA
RALEIGH, NC

NORTH CAROLINA PROFESSIONAL SEAL 34981 ENGINEER SAMUEL R. NITE

PRELIMINARY FOR REVIEW ONLY

SITE PLANS FOR:
SOS I & II MANUFACTURING
0 COLON RD.
SANFORD, NORTH CAROLINA

Drawn By NLB
Checked By SRN

DATE:
31 MAR 2022

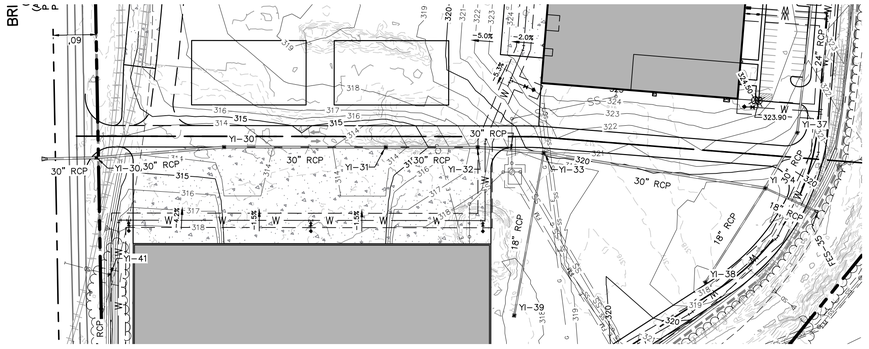
CONSTRUCTION DOCUMENTS

STORM PLAN & PROFILE

Job Code TPSOS

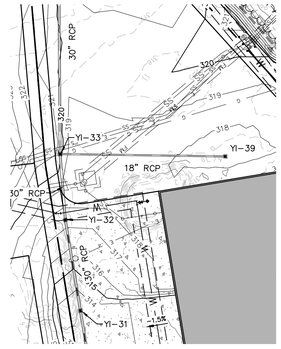
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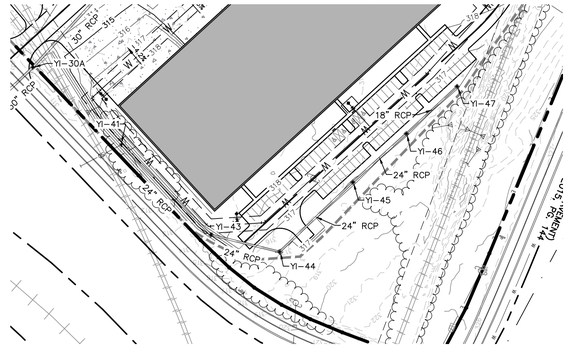
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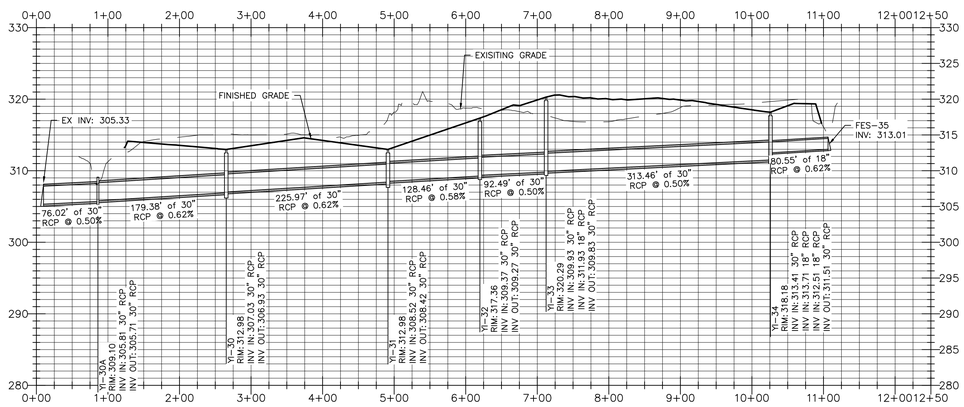
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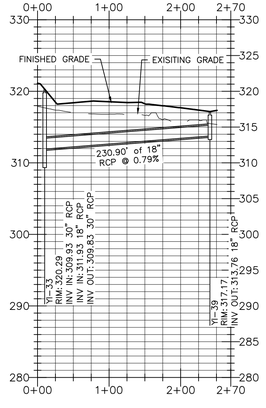
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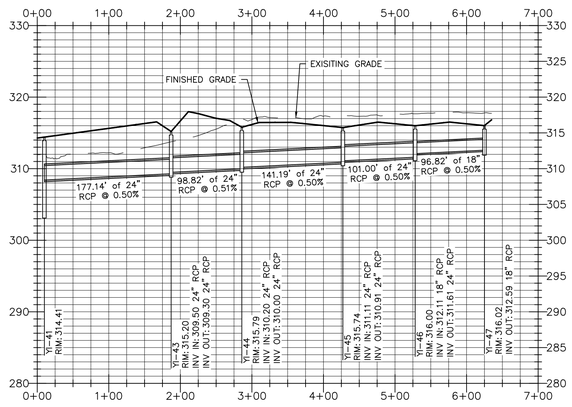


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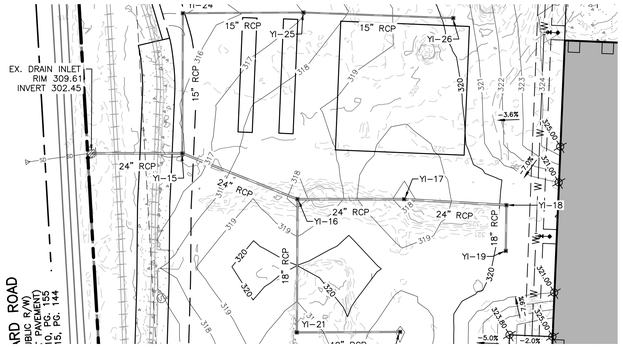
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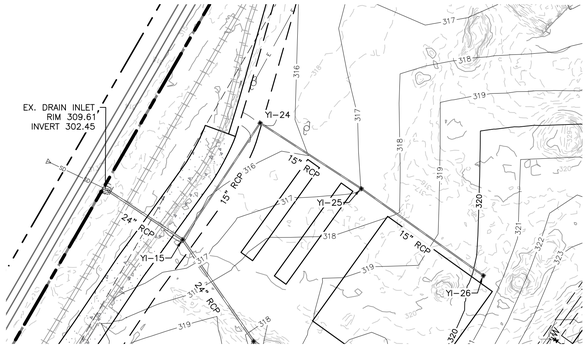
STORM PLAN & PROFILE

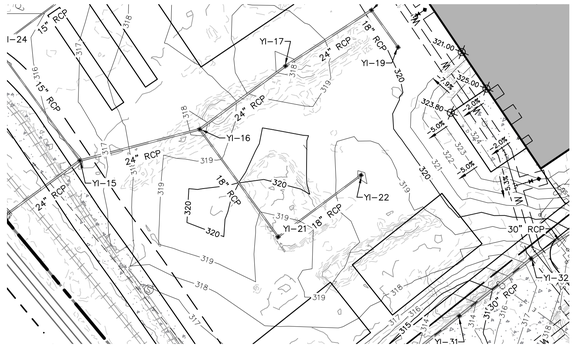
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Dwg No.
SITE 304

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PROFILE: 1"=100' HORIZ.
1"=10' VERT.

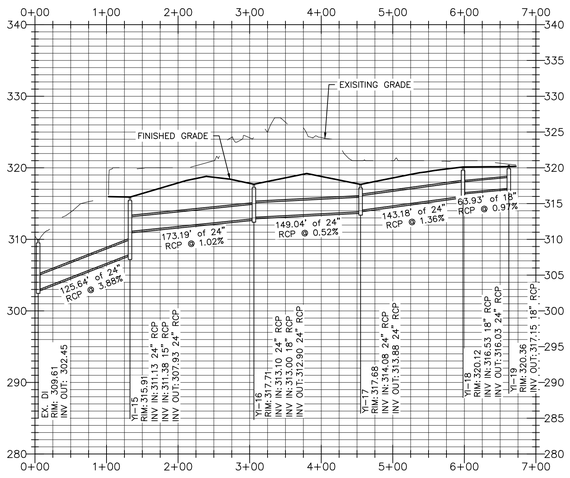
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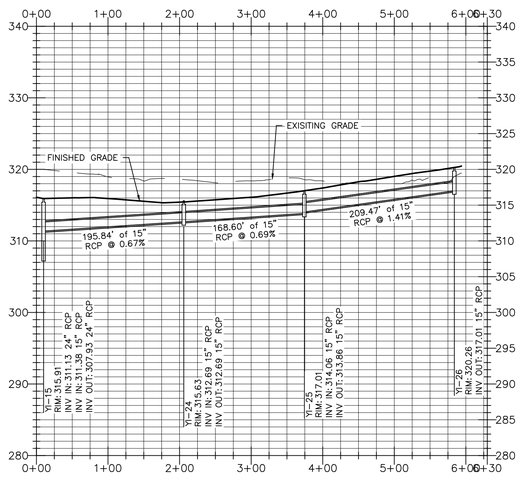
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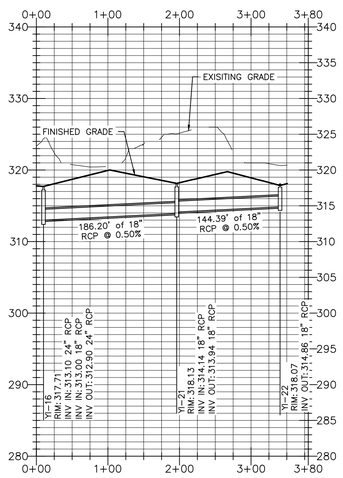
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CONSTRUCTION DOCUMENTS

STORM PLAN & PROFILE

Job Code TPSOS

Dwg No.
SITE 305

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GENERAL NOTES

1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF SANFORD, LEE COUNTY, NCDOT, AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (1-800-632-4949) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
3. BOUNDARY, TOPOGRAPHY AND UTILITY INFORMATION IS TAKEN FROM A SURVEY BY WITHERS RAVENAL, DATED APRIL 24, 2020 AND AN ADDITIONAL SURVEY BY TRIANGLE SURVEYORS DATED SEPTEMBER, 03, 2021. FURTHER PROPERTY INFORMATION IS TAKEN FROM LEE COUNTY GIS AND HAS NOT BEEN FIELD VERIFIED.
4. ALL CONSTRUCTION SHALL CONFORM TO A.D.A. STANDARDS.

UTILITY NOTES

1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF SANFORD, LEE COUNTY, NCDOT, AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (1-800-632-4949) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
3. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
4. RAVENAL, DATED APRIL 24, 2020 AND AN ADDITIONAL SURVEY BY TRIANGLE SURVEYORS DATED SEPTEMBER, 03, 2021. FURTHER PROPERTY INFORMATION IS TAKEN FROM LEE COUNTY GIS AND HAS NOT BEEN FIELD VERIFIED.
5. ALL CONSTRUCTION SHALL CONFORM TO A.D.A. STANDARDS.
6. CONTRACTOR SHALL COORDINATE THE LOCATION OF THE ELECTRIC, GAS AND TELEPHONE SERVICE WITH THE APPROPRIATE UTILITY COMPANY PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL PROVIDE CONDUITS AS REQUIRED FOR THESE UTILITIES UNDER PAVED AREAS.
7. THE EXACT LOCATION OF THE FORCE MAIN & GRAVITY SEWER WITHIN RECORDED EASEMENT IS UNKNOWN. CONTRACTOR SHALL CONFIRM LOCATIONS AT TIE-IN POINT PRIOR TO BEGINNING CONSTRUCTION.
8. THIS PLAN IS DIAGRAMMATIC AND REPRESENTS THE APPROXIMATE LOCATION OF UTILITIES UNLESS SPECIFICALLY DIMENSIONED. THE CONTRACTOR SHALL COORDINATE THE ACTUAL AND PROPOSED LOCATION OF UTILITIES TO AVOID CONFLICTS.
9. AN NCDOT PERMIT IS REQUIRED PRIOR TO STARTING ANY WORKING IN THE NCDOT RIGHT OF WAY.

SURVEY LEGEND

SYMBOLS

- Ex. iron pipe/rod or nail
- Ex. concrete monument
- New iron pipe
- Calculated point
- Cable pedestal
- Telephone pedestal
- Electric pedestal
- Fiber-optic marker
- Traffic signal box
- Water meter
- Fire hydrant
- Valve (water or gas)
- Sanitary sewer manhole
- Sanitary sewer cleanout
- Storm curb inlet
- Drainage inlet (w/ grate)
- Storm drain manhole
- Utility pole
- Lamp post
- Signal pole
- Guy wire
- Sign post

LINE LEGEND

- PROPERTY BOUNDARY LINE
- ADJACENT LOT LINE
- SETBACK LINE
- EXISTING EASEMENTS
- EXISTING BUFFER LINE
- EXISTING FENCE LINE
- EXISTING ROW LINE
- PROPOSED ROW LINE
- EX. SANITARY SEWER LINE
- EX. WATER LINE
- EXISTING STORM DRAIN LINE
- EXISTING ELECTRIC

NORTH

UTILITY PLAN

SCALE: 1" = 100'

(DRAWING SCALED FOR 24x36 INCH PLOTS)

0 100 200 300 400

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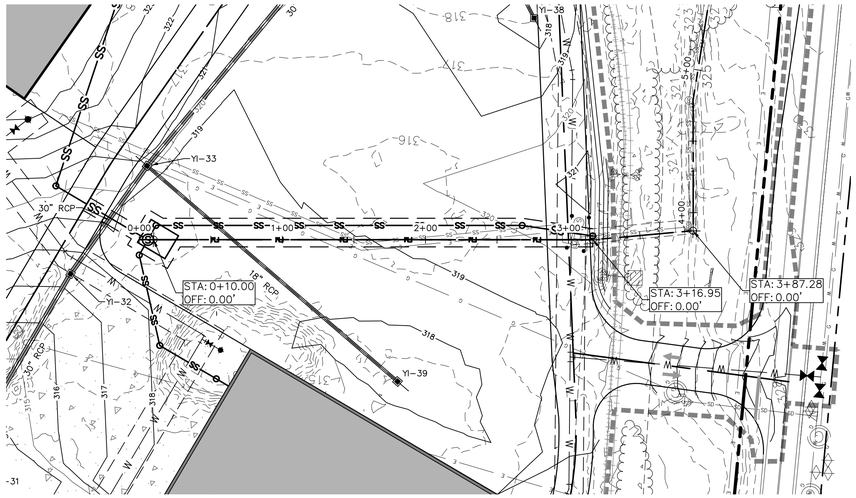
CONSTRUCTION DOCUMENTS

UTILITY PLAN

Job Code TPSOS

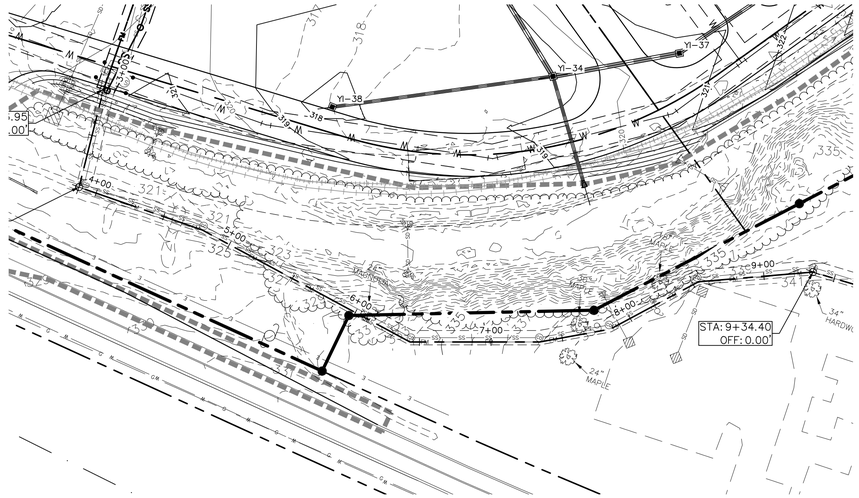
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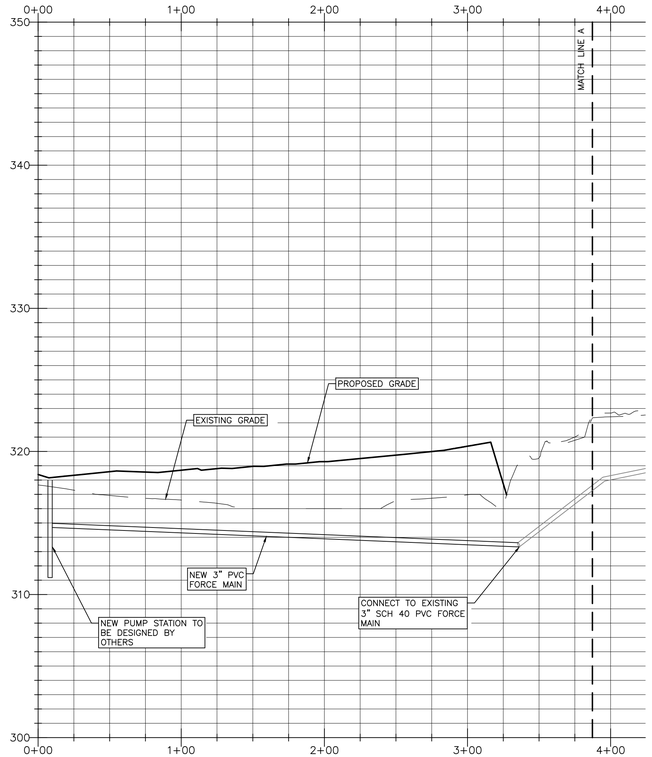
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1"= 5' VERT.

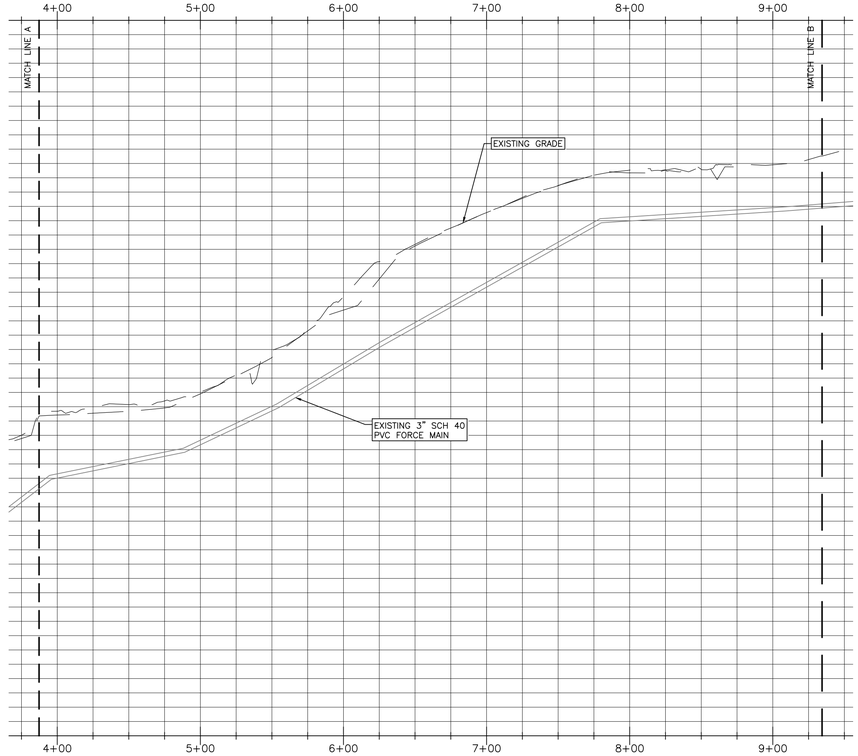
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PLAN: 1"=50'
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1"= 5' VERT.

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CONSTRUCTION DOCUMENTS

SEWER OUTFALL PLAN

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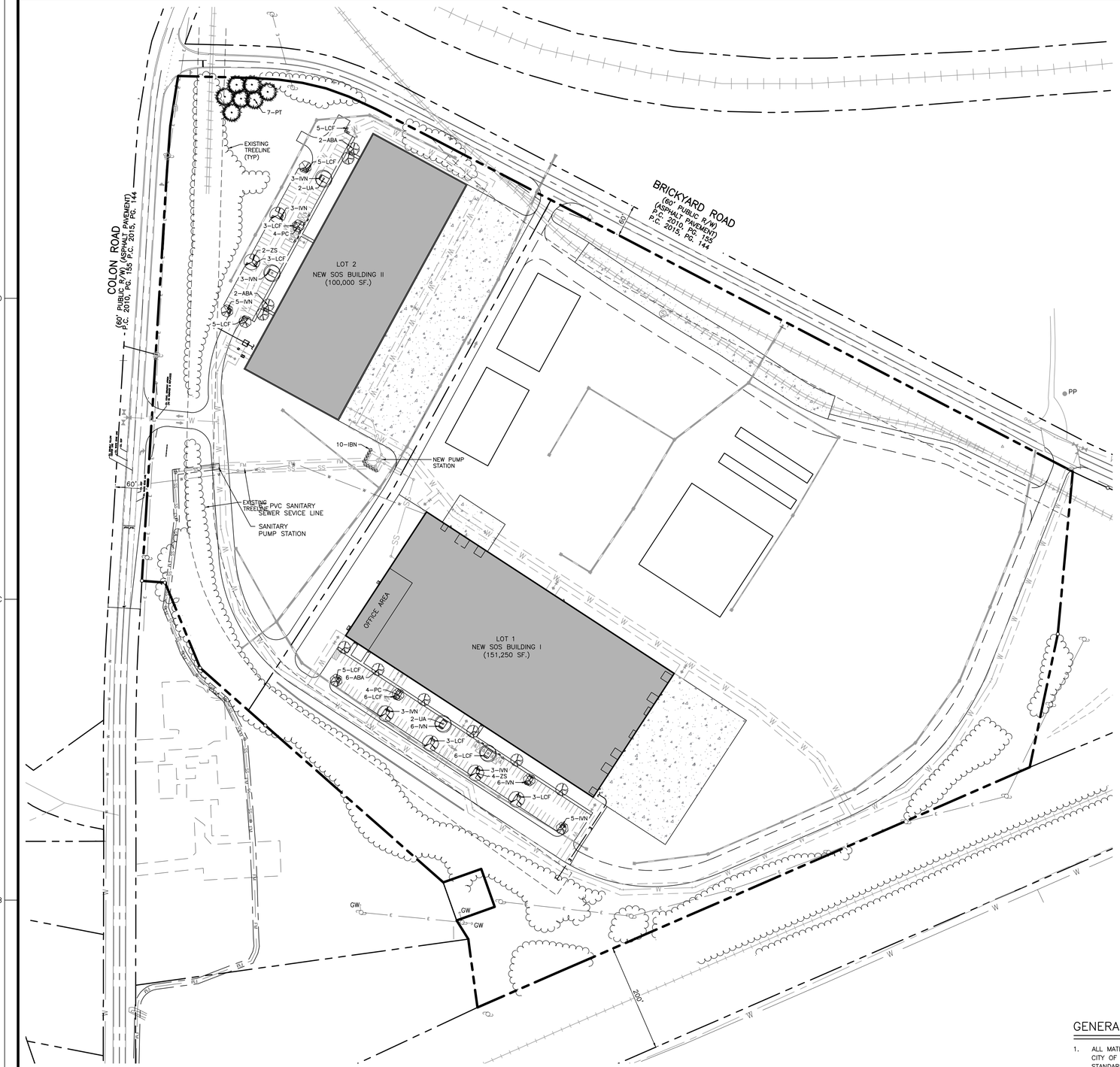
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SEWER OUTFALL PLAN

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OVERALL PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SIZE	ROOT	REMARKS
CANOPY TREES							
PT	7	PINUS TAEDA	LOBLOLLY PINE	8–10'	2" CAL.	B&B	MATCHING
UA	4	ULMUS AMERICANA 'PRINCETON'	PRINCETON ELM	8–10'	2" CAL.	B&B	MATCHING
ZS	6	ZELKOVA SERRATA	JAPANESE ZELKOVA	8–10'	2" CAL.	B&B	MATCHING
UNDERSTORY TREES							
ABA	10	ACER BUERGERIANUM 'AERYN'	AERYN TRIDENT MAPLE	6–8'	2" CAL.	B&B	MATCHING
PC	8	PISTACHIA CHINENSIS	CHINESE PISTACHE	6–8'	2" CAL.	B&B	MATCHING
SHRUBS							
IBN	10	ILEX CORNUTA 'BUFORDII NANA'	DWARF BURFORD HOLLY	24" HT. MIN.	3 GAL.	CONT.	MATCHING
IVN	37	ILEX VOMITORIA 'NANA'	DWARF YAUPON HOLLY	24" HT. MIN.	3 GAL.	CONT.	MATCHING
LCF	44	LOROPETALUM CHINENSE 'CRIMSON FIRE'	CRIMSON FIRE LOROPETALUM	24" HT. MIN.	3 GAL.	CONT.	MATCHING

PLANTING GUIDELINES:
LOCATE PLANTS AND PLANTING BEDS BY USING SCALED DIMENSIONS FROM STREET, PROPERTY LINES, BACK OF CURB, BUILDINGS, WALLS, ETC. ALL PLANTS SHALL MEET OR EXCEED THE MINIMUM STANDARDS SET BY THE U.S.D.A. FOR NURSERY STOCK SPONSORED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC., WASHINGTON, D.C. NO SUBSTITUTIONS SHALL BE PERMITTED WITHOUT WRITTEN APPROVAL FROM THE OWNER AND/OR THE LANDSCAPE ARCHITECT.

SYMBOLS: B&B = BALLED & BURLAPPED; B.R. = BARE ROOT; CONT. = CONTAINER, O.C. = ON-CENTER, (R) = TO REMAIN

MULCH: MULCH ALL BED AREAS WITH SHREDDED HARDWOOD MULCH TO A DEPTH OF 3". PINE STRAW IS PROHIBITED AS A LANDSCAPE COVER MATERIAL WITHIN 10' OF BUILDINGS WITH COMBUSTIBLE EXTERIOR CONSTRUCTION.

NOTES:
1. ANY BRANCHES IN SIGHT TRIANGLES WILL BE LIMBED UP TO A HEIGHT OF 6'. ALL SHRUBS LOCATED IN SIGHT TRIANGLES WILL BE MAINTAINED BELOW 3'.
2. ALL SHRUB SPECIES SHALL REACH A MINIMUM OF 36" WITHIN THREE YEARS OF INSTALLATION.

LANDSCAPE REQUIREMENTS:

1. THE SITE SHALL BE STABILIZED AND SEEDED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
2. ALL MECHANICAL EQUIPMENT, WASTE DISPOSAL FACILITIES, AND VEHICULAR USE AREAS (DRIVES AND PARKING) SHALL BE SCREENED FROM PUBLIC VIEW.
3. ALL ABOVE GROUND UTILITY EQUIPMENT AND FACILITIES ASSOCIATED WITH ON-SITE ELECTRIC, CABLE, TELEPHONE, GAS OR OTHER SIMILAR UTILITY SHALL BE LOCATED IN THE SIDE OF REAR YARD AREA OF THE SITE AND SCREENED, TO THE EXTENT POSSIBLE, WITH EVERGREEN PLANTINGS. PLANTINGS SHALL ALLOW FOR A MINIMUM OF 5' CLEARANCE AROUND THE STRUCTURE TO ALLOW FOR ACCESS. ADDITIONALLY, ANY SIDE OF THE STRUCTURE HAVING A DOOR OR LOCK, THE PLANTINGS SHALL ALLOW FOR A 10' CLEARANCE. THE AMOUNT OF CLEARANCE SHALL ACCOUNT FOR THE SIZE OF THE PLANT MATERIAL AT MATURITY.
4. ALL STORMWATER DEVICES SUCH AS CULVERTS, RIP RAP STRUCTURES, RETENTION AND DETENTION PONDS AND OTHER STORMWATER-RELATED DEVICES SHALL BE SCREENED WITH EVERGREEN PLANTINGS TO REDUCE THEIR VISUAL IMPACT.
5. ENTRY FEATURE WALLS REQUIRE FOUNDATION PLANTINGS AT THE BASE OF THE WALL.
6. THE SIZE OF THE PLANTING AREA AND SIZE OF PLANT MATERIAL AT MATURITY SHALL ALLOW FOR A 2.5' BUMPER OVERHANG FROM THE BACK OF CURB.
7. NO CANOPY TREE SHALL BE LOCATED WITHIN A ROADWAY RIGHT OF WAY OR WITHIN 5' OF A SIDEWALK AND WITHIN 20' OF A LIGHTING LOCATION.
8. ALL SHRUBS INSTALLED AS VEHICULAR USE SCREENING WILL BE MAINTAINED AS A CONTINUOUS HEDGE AT A MINIMUM HEIGHT OF 36 INCHES.
9. WHERE EXISTING OR PROPOSED VEGETATION FAILS TO FUNCTION ADEQUATELY AS REQUIRED, THE TOWN OF SANFORD SITE INSPECTOR RESERVES THE RIGHT TO REQUIRE SUPPLEMENTAL PLANTINGS IN ADDITION TO THOSE SHOWN ON THE LANDSCAPE PLAN BASED ON ACTUAL FIELD CONDITIONS.
10. UPON ESTABLISHMENT OF FINISHED GRADES AND PRIOR TO BEGINNING INSTALLATION OF ANY TREES, A SOIL AMENDMENT SCHEDULE FOR ALL TREE PLANTINGS SHALL BE PREPARED BY A CERTIFIED LANDSCAPE ARCHITECT AND BE PROVIDED TO THE TOWN OF SANFORD PLANNING DEPARTMENT.
11. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, A CERTIFIED STATEMENT SHALL BE PROVIDED TO TOWN OF SANFORD SITE INSPECTOR ATTESTING TO THE FACT THAT THE SOIL AMENDMENT SCHEDULE WAS FOLLOWED AS SPECIFIED IN THE APPROVED SITE AND/OR SUBDIVISION PLAN. THIS STATEMENT SHALL BE CERTIFIED BY A REGISTERED LANDSCAPE ARCHITECT, CERTIFIED ARBORIST, OR OTHER SPECIALIST AS DETERMINED ACCEPTABLE BY THE PLANNING DIRECTOR.
12. THE PROPERTY OWNER OR DEVELOPER SHALL PROVIDE FOR CONTINUOUS MAINTENANCE OF THE LANDSCAPE AREAS AFTER OCCUPANCY OF THE BUILDING. THE PROPERTY OWNER SHALL ENSURE THAT PERFORMANCE CRITERIA WITHIN THIS ORDINANCE AND/OR INCLUDED ON THE APPROVED SITE AND/OR SUBDIVISION PLAN ARE MET. FAILURE TO CORRECT DEFICIENCIES IN A TIMELY MANOR SHALL RESULT IN A CITATION FOR VIOLATION OF THIS ORDINANCE IN ACCORDANCE WITH CHAPTER 11.

LANDSCAPE MAINTENANCE PLAN:

THE OWNERS OF THE PROPERTY AND THEIR AGENTS, HEIRS OR ASSIGNS SHALL BE RESPONSIBLE FOR THE INSTALLATION, PRESERVATION AND MAINTENANCE OF ALL PLANTINGS AND PHYSICAL FEATURES SHOWN ON THIS PLAN. THE OWNERS SHALL BE RESPONSIBLE FOR ANNUAL MAINTENANCE OF THE VEGETATION TO INCLUDE BUT NOT LIMITED TO:

A. FERTILIZATION: FERTILIZE LAWNS TWICE PER YEAR (FEBRUARY 15–MARCH 15 AND AGAIN SEPTEMBER 1–OCTOBER 31) ACCORDING TO SOIL TEST. FERTILIZE WARM SEASON GRASSES ONCE DURING THE GROWING SEASON PER SOIL TEST.

B. PRUNING: PRUNING SHALL BE LIMITED TO REMOVAL OF DEAD WOOD OR BRANCHES FOR TREES OR FOR SIGHT DISTANCES/SAFETY REASONS. THE ANSI A300 STANDARDS SHOULD BE ADHERED TO. THE PRUNING OF SHRUBS SHALL BE LIMITED TO THE PRUNING NECESSARY TO MAINTAIN THE NATURAL SHAPE OF THE PLANT EXCEPT FOR SHEARED HEDGES.

C. PEST CONTROL: PRE-EMERGENT WEED CONTROL FOR SHRUB BEDS MAY BE APPLIED IN FEBRUARY. CHEMICAL TREATMENT FOR INSECT INFESTATION AND DISEASE MAY BE APPLIED AND SHALL BE SPECIFIC TO THE PROBLEM.

D. MULCHING: MULCHING SHALL BE MAINTAINED AT A DEPTH OF 2–3" IN SHRUB BEDS. MULCH SHALL BE REAPPLIED EVERY TWO YEARS. AS NECESSARY TO MAINTAIN THE AVERAGE DEPTH OF THE PLANT BED.

E. MOWING: PRIMARY FESCUE LAWNS SHALL BE MAINTAINED AT A HEIGHT OF 3" AND SHALL BE MOWED APPROXIMATELY 30 TIMES PER YEAR. SECONDARY TURF AREAS MAY BE MAINTAINED HIGHER AND LESS FREQUENTLY. WARM SEASON GRASSES SHALL BE MOWED AS NEEDED DURING THE GROWING SEASON TO MAINTAIN THE RECOMMENDED HEIGHT OF THE SPECIES OF TURF GRASS.

F. PLANT PROTECTION: AVOID EXCESS INTRUSION INTO THE ROOT ZONE AREA OF ESTABLISHED PLANTINGS.

G. WATERING: IF ANY IRRIGATION SYSTEM IS UTILIZED, THE SYSTEM SHALL BE REGULATED TO PROVIDE APPROXIMATELY 1" OF RAINFALL PER WEEK DURING THE GROWING SEASON. (PENDING TOWN OF SANFORD WATER/IRRIGATION SUPPLIES.)

REMOVAL OF DISEASE INFESTED MATERIAL SHALL BE ALLOWED SO LONG AS REQUIRED SHRUBS ARE REPLACED AT THE REQUIRED RATES AND SIZES.

FAILURE TO MAINTAIN ALL PLANTINGS IN ACCORDANCE WITH THIS PLAN MAY CONSTITUTE A VIOLATION OF THE LAND DEVELOPMENT ORDINANCE AND MAY RESULT IN FINES.

PARKING LOT YARD CALCULATIONS:
PER 20 SPACES – 1 CANOPY TREE, 2 UNDERSTORY TREES, 8 SHRUBS REQUIRED

LOT 1 – 104 PARKING SPACES
5 CANOPY TREES REQUIRED, 6 PROVIDED
10 UNDERSTORY TREES REQUIRED, 10 PROVIDED
42 SHRUBS REQUIRED, 46 PROVIDED

LOT 2 – 68 PARKING SPACES
4 CANOPY TREES REQUIRED, 4 PROVIDED
7 UNDERSTORY TREES REQUIRED, 8 PROVIDED
28 SHRUBS REQUIRED, 35 PROVIDED

GENERAL NOTES

1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF SANFORD, LEE COUNTY, NCDOT, AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (1–800–632–4949) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
3. BOUNDARY, TOPOGRAPHY AND UTILITY INFORMATION IS TAKEN FROM A SURVEY BY WITHERS RAVENAL, DATED APRIL 24, 2020 AND AN ADDITIONAL SURVEY BY TRIANGLE SURVEYORS DATED SEPTEMBER, 03, 2021. FURTHER PROPERTY INFORMATION IS TAKEN FROM LEE COUNTY GIS AND HAS NOT BEEN FIELD VERIFIED.
4. ALL CONSTRUCTION SHALL CONFORM TO A.D.A. STANDARDS.

NORTH

LANDSCAPE PLAN

SCALE: 1" = 100' (DRAWING SCALED FOR 24x36 INCH PLOTS)

0 100 200 300 400

THE SITE GROUP, PLLC
LANDSCAPE ARCHITECTURAL CORPORATION
CERT. NO. 353
NORTH CAROLINA
RALEIGH, N.C.

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 1419 BRANDON D. MOORE

PRELIMINARY FOR REVIEW ONLY

THE SITE GROUP
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS
THE SITE GROUP, PLLC.
1111 Oberlin Road
Raleigh, NC 27605-1136 USA
Office: 919.833.4757
Fax: 919.839.2255
E Mail: SRN@thesitegroup.net

SITE PLANS FOR:
SOS I & II MANUFACTURING
0 COLON RD.
SANFORD, NORTH CAROLINA

Drawn By JHJ
Checked By SRN

DATE:
31 MAR 2022

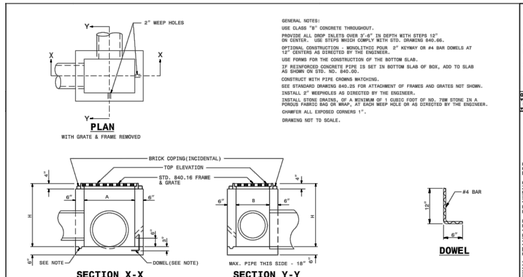
CONSTRUCTION DOCUMENTS

LANDSCAPE PLAN

Job Code TPSOS

Dwg No.
SITE
500

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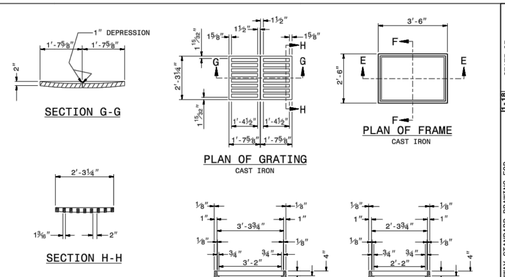


GENERAL NOTES:
USE CLASS "B" CONCRETE THROUGHOUT.
PROVIDE ALL GRATE INLETS OVER 5'-6" IN DEPTH WITH STEPS 12" ON CENTER. USE STEPS WHICH COMPLY WITH STD. DRAWING 840.66.
OPTIONAL CONSTRUCTION - MONOLITHIC POUR 3" KEYWAY OR #4 BAR DOWELS AT 12" CENTERS AS DIRECTED BY THE ENGINEER.
USE FORMS FOR THE CONSTRUCTION OF THE BOTTOM SLAB.
IF REINFORCED CONCRETE PIPE IS SET IN BOTTOM SLAB OF BOX, ADD TO SLAB AS SHOWN ON STD. NO. 840.00.
CONSTRUCT WITH PIPE OPENING MATCHING.
SEE STANDARD DRAWING 840.25 FOR ATTACHMENT OF FRAMES AND GRATES NOT SHOWN.
INSTALL 3" WEEPHOLES AS DIRECTED BY THE ENGINEER.
INSTALL STONE DRAINS, OF A MINIMUM OF 1 CUBIC FOOT OF NO. 7OW STONE IN A PONDED PERVIC BAG OR WRAP, AT EACH WEEP HOLE OR AS DIRECTED BY THE ENGINEER.
CHAMFER ALL EXPOSED CORNERS 1".
DRAWING NOT TO SCALE.

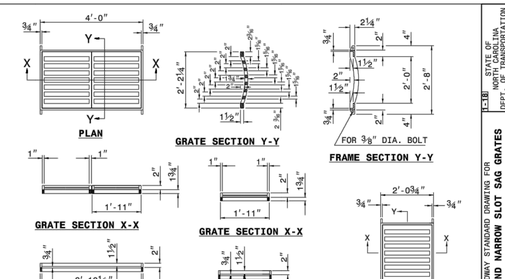
DIMENSIONS AND QUANTITIES FOR DROP INLET(BASED ON WIDTH, HEIGHT, H)

DIMENSIONS OF BOX & PIPE				CUBIC YARDS CONC. IN BOX			DEDUCTIONS FOR ONE PIPE	
PIPE	SPAN	WIDTH	INSIDE HEIGHT	BOTTOM SLAB	WALL PER FT. HT.	TOP SLAB (INCLUDING BEAMS)	C.Y.	R.C.
D	A	B	H					
12"	3'-0"	3'-0"	3'-0"	0.222	0.222	0.593	0.015	0.026
15"	3'-3"	3'-3"	2'-3"	/	/	0.646	0.033	0.038
18"	3'-6"	3'-6"	2'-6"	/	/	0.703	0.033	0.049
24"	4'-0"	4'-0"	3'-0"	/	/	0.814	0.059	0.085
30"	5'-0"	5'-0"	3'-6"	0.222	0.222	0.925	0.092	0.127

STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.
1-30
ROADWAY STANDARD DRAWING FOR
CONCRETE DROP INLET
12" THRU 30" PIPE
SHEET 1 OF 1
840.14

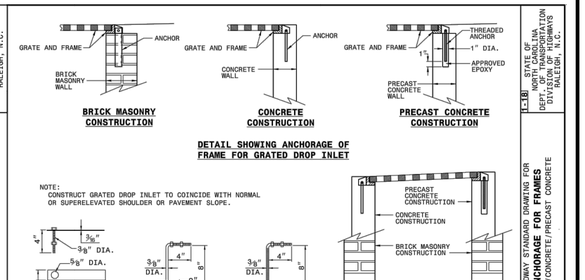


STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.
1-30
ROADWAY STANDARD DRAWING FOR
DROP INLET FRAME AND GRATES
FOR USE WITH STD. DWG.S 840.14 AND 840.15
SHEET 1 OF 1
840.16



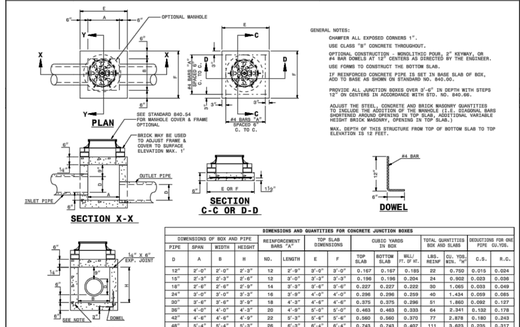
NOTE:
SEE STD. DWG. 840.25
FOR FRAME ANCHORAGE.

STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.
1-30
ROADWAY STANDARD DRAWING FOR
FRAMES AND NARROW SLOT SAG GRATES
SHEET 1 OF 1
840.24



NOTE:
CONSTRUCT GRATED DROP INLET TO COINCIDE WITH NORMAL OR SUPERELEVATED SHOULDER OR PAVEMENT SLOPE.

STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.
1-30
ROADWAY STANDARD DRAWING FOR
ANCHORAGE FOR FRAMES
BRICK/CONCRETE/PRECAST CONCRETE
SHEET 1 OF 1
840.25

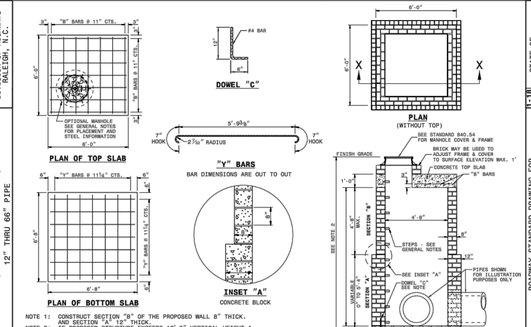


GENERAL NOTES:
CHAMFER ALL EXPOSED CORNERS 1".
USE CLASS "B" CONCRETE THROUGHOUT.
OPTIONAL CONSTRUCTION - MONOLITHIC POUR, 3" KEYWAY, OR #4 BAR DOWELS AT 12" CENTERS AS DIRECTED BY THE ENGINEER.
USE FORMS TO CONSTRUCT THE BOTTOM SLAB.
IF REINFORCED CONCRETE PIPE IS SET IN THE BASE SLAB OF BOX, ADD TO BASE AS SHOWN ON STANDARD NO. 840.00.
PROVIDE ALL JUNCTION BOXES OVER 5'-6" IN DEPTH WITH STEPS 12" ON CENTERS IN ACCORDANCE WITH STD. NO. 840.66.
ADJUST THE STEEL, CONCRETE AND BRICK MASONRY QUANTITIES TO INCLUDE THE ADDITION OF THE MANHOLE (I.E. STANDARD BASS SHORTENED AROUND OPENING IN TOP SLAB, ADDITIONAL VARIABLE HEIGHT BRICK MASONRY, OPENING IN TOP SLAB, ETC.).
MAX. DEPTH OF THIS STRUCTURE FROM TOP OF BOTTOM SLAB TO TOP ELEVATION IS 12 FEET.

DIMENSIONS AND QUANTITIES FOR CONCRETE JUNCTION BOXES

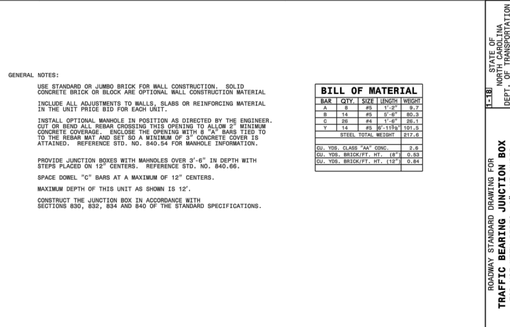
DIMENSIONS OF BOX AND PIPE				REINFORCEMENT BARS "A"	TOP SLAB DIMENSIONS			CUBIC YARDS IN BOX			TOTAL QUANTITIES BOX AND SLABS		DEDUCTIONS FOR ONE PIPE CU.YDS.
PIPE	SPAN	WIDTH	HEIGHT	NO.	LENGTH	E	F	TOP SLAB	BOTTOM SLAB	WALL PER FT. HT.	LBS. REINF.	CU. YDS. CONC.	D.S. R.C.
12"	3'-0"	3'-0"	3'-3"	12	3'-9"	3'-5"	3'-0"	0.167	0.167	0.185	22	0.709	0.013 0.024
15"	3'-3"	3'-3"	3'-6"	13	4'-0"	3'-8"	3'-3"	0.195	0.195	0.204	24	0.902	0.023 0.036
18"	3'-6"	3'-6"	3'-9"	14	3'-3"	3'-5"	3'-6"	0.227	0.227	0.222	50	1.065	0.033 0.049
24"	4'-0"	4'-0"	4'-3"	16	3'-7"	4'-3"	4'-0"	0.298	0.298	0.259	60	1.434	0.059 0.085
30"	5'-0"	5'-0"	5'-0"	18	4'-3"	4'-8"	4'-6"	0.375	0.375	0.296	91	1.860	0.092 0.127
36"	6'-0"	6'-0"	6'-3"	20	4'-9"	5'-2"	5'-0"	0.463	0.463	0.333	64	2.341	0.132 0.176
42"	7'-0"	7'-0"	7'-3"	22	5'-3"	5'-8"	5'-6"	0.560	0.560	0.370	77	2.878	0.180 0.243
48"	8'-0"	8'-0"	8'-3"	26	6'-3"	6'-4"	6'-0"	0.743	0.743	0.407	111	3.633	0.235 0.317
54"	9'-0"	9'-0"	9'-3"	28	6'-9"	6'-10"	6'-6"	0.855	0.855	0.444	128	4.283	0.297 0.401
60"	10'-0"	10'-0"	10'-3"	30	7'-3"	7'-4"	7'-0"	1.042	1.042	0.481	145	5.080	0.367 0.489
66"	11'-0"	11'-0"	11'-3"	32	7'-10"	8'-1"	7'-6"	1.215	1.215	0.518	169	5.917	0.444 0.589

STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.
1-30
ROADWAY STANDARD DRAWING FOR
CONCRETE JUNCTION BOX
(WITH FLAT SLAB TOP)
12" THRU 66" PIPE
SHEET 1 OF 2
840.31



NOTE 1: CONSTRUCT SECTION "B" OF THE PROPOSED WALL 8" THICK AND SECTION "A" 18" THICK.
NOTE 2: IF PROPOSED STRUCTURE EXCEEDS 12'-0" VERTICAL HEIGHT A DESIGN WILL BE REQUIRED FOR APPROVAL.
NOTE 3: USE SINGLE MAT REINFORCING STEEL. EXCEPT DOUBLE MAT STEEL MAY BE USED IN LIEU OF HOOK BARS IN BASE SLAB.

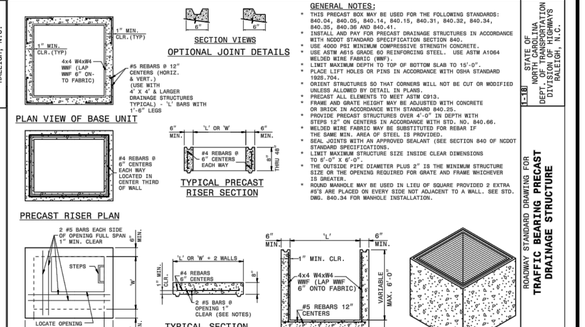
STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.
1-30
ROADWAY STANDARD DRAWING FOR
TRAFFIC BEARING PRECAST DRAINAGE STRUCTURE
FOR USE WITH PIPES 42" AND UNDER
SHEET 1 OF 2
840.34



BILL OF MATERIAL

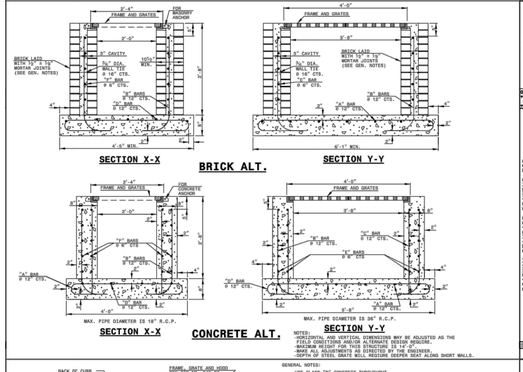
BAR	QTY.	SIZE	LENGTH	WEIGHT
A	8	#5	1'-0"	5.2
B	14	#5	5'-9"	80.3
C	14	#5	5'-11"	86.3
D	16	#6	6'-11½"	167.6
STEEL TOTAL WEIGHT				217.6
CU. YDS. CLASS "AA" CONC.				2.6
CU. YDS. BRICK(FT. HT. 1A"				0.83
CU. YDS. BRICK(FT. HT. 113"				0.64

STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.
1-30
ROADWAY STANDARD DRAWING FOR
TRAFFIC BEARING JUNCTION BOX
FOR USE WITH PIPES 42" AND UNDER
SHEET 2 OF 2
840.34



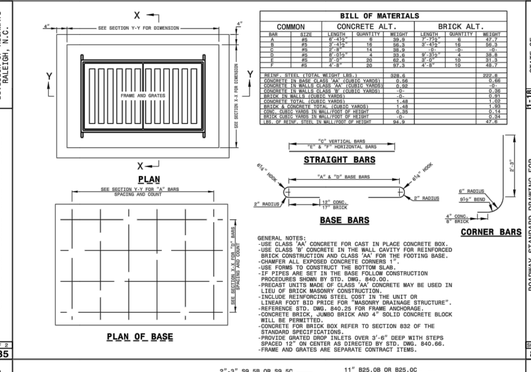
GENERAL NOTES:
- THIS PRECAST BOX MAY BE USED FOR THE FOLLOWING STANDARDS: 840.04, 840.05, 840.14, 840.15, 840.31, 840.32, 840.34, 840.35, 840.36 AND 840.41.
- INSTALL AND PAY FOR PRECAST DRAINAGE STRUCTURES IN ACCORDANCE WITH NCDOT STANDARD SPECIFICATION SECTION 840.
- USE 4000 PSI MINIMUM COMPRESSIVE STRENGTH CONCRETE.
- USE ASTM A615 GRADE 60 REINFORCING STEEL. USE ASTM A1064 WELDED WIRE FABRIC (WWF).
- PLACE LIFT HOLES ON TOP OF BOTTOM SLAB TO 15'-0".
- PLACE LIFT HOLES ON PIPE IN ACCORDANCE WITH OSHA STANDARD 1926.704.
- ORIENT STRUCTURES SO THAT CORNERS WILL NOT BE CUT OR MODIFIED UNLESS ALLOWED BY DETAIL IN PLANS.
- PRECAST ALL ELEMENTS TO MEET ASTM C913.
- FRAME AND GRATE HEIGHT MAY BE ADJUSTED WITH CONCRETE OR BRICK IN ACCORDANCE WITH 840.25.
- PROVIDE PRECAST STRUCTURES OVER 4'-0" IN DEPTH WITH STEPS 12" ON CENTERS IN ACCORDANCE WITH STD. NO. 840.66.
- WELDED WIRE FABRIC MAY BE SUBSTITUTED FOR REBAR IF EQUAL OR GREATER AREA IS PROVIDED.
- SEAL JOINTS WITH AN APPROVED SEALANT (SEE SECTION 840 OF NCDOT STANDARD SPECIFICATIONS).
- LIMIT MAXIMUM STRUCTURE SIZE INSIDE CLEAR DIMENSIONS TO 6'-0" X 6'-0".
- THE OUTSIDE PIPE DIAMETER PLUS 2" IS THE MINIMUM STRUCTURE SIZE ON THE OPENING REQUIRED FOR GRATE AND FRAME WHICHEVER IS GREATER.
- ROUND MANHOLE MAY BE USED IN LIEU OF SQUARE PROVIDED 2 EXTRA #5'S ARE PLACED ON EVERY SIDE NOT ADJACENT TO A WALL. SEE STD. DWG. 840.54 FOR MANHOLE INSTALLATION.

STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.
1-30
ROADWAY STANDARD DRAWING FOR
TRAFFIC BEARING PRECAST DRAINAGE STRUCTURE
SHEET 1 OF 4
840.46

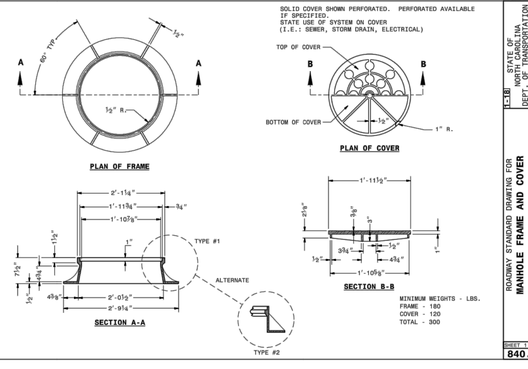


GENERAL NOTES:
-HORIZONTAL AND VERTICAL DIMENSIONS MAY BE ADJUSTED AS THE ENGINEER DEEMS NECESSARY TO FIT FIELD CONDITIONS.
-MAXIMUM HEIGHT FOR THIS STRUCTURE IS 12'-0".
-MAKE ALL ADJUSTMENTS AS DIRECTED BY THE ENGINEER.
-DEPTH OF STEEL GRATE WILL MEASURE DEEPER SEAT ALONG SHORT WALLS.

STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.
1-30
ROADWAY STANDARD DRAWING FOR
TRAFFIC BEARING GRATED DROP INLET
FOR CAST IRON DOUBLE FRAME AND GRATES
SHEET 1 OF 2
840.35

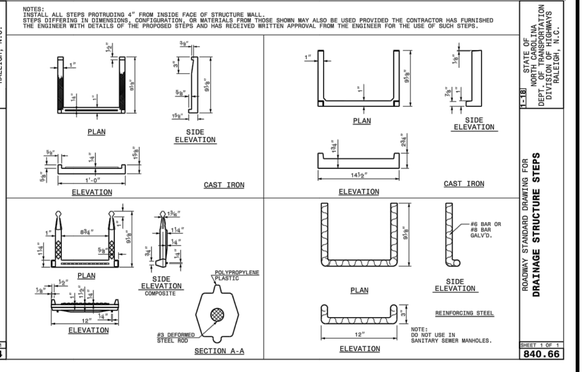


STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.
1-30
ROADWAY STANDARD DRAWING FOR
TRAFFIC BEARING GRATED DROP INLET
FOR CAST IRON DOUBLE FRAME AND GRATES
SHEET 2 OF 2
840.35

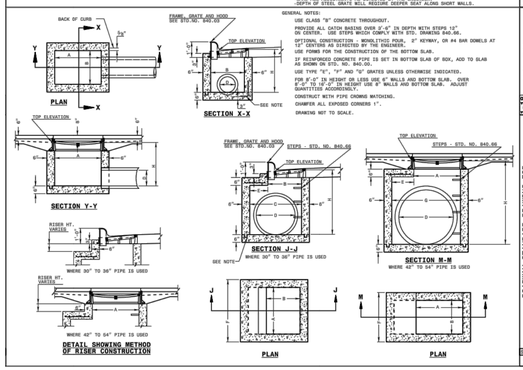


STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.
1-30
ROADWAY STANDARD DRAWING FOR
MANHOLE FRAME AND COVER
SHEET 1 OF 1
840.54

NOTES:
INSTALL ALL STEPS PROTRUDING 4" FROM INSIDE FACE OF STRUCTURE WALL.
STEPS DIFFERING IN DIMENSIONS, CONFIGURATION, OR MATERIALS FROM THOSE SHOWN MAY ALSO BE USED PROVIDED THE CONTRACTOR HAS FURNISHED THE ENGINEER WITH DETAILS OF THE PROPOSED STEPS AND HAS RECEIVED WRITTEN APPROVAL FROM THE ENGINEER FOR THE USE OF SUCH STEPS.

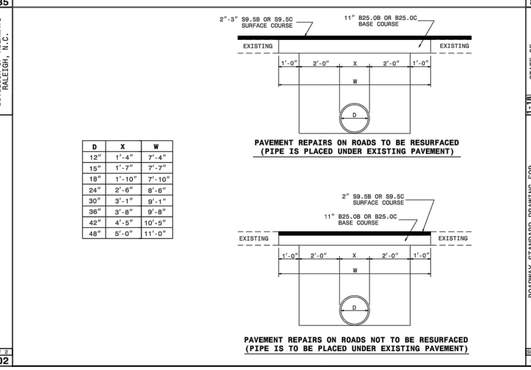


STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.
1-30
ROADWAY STANDARD DRAWING FOR
DRAINAGE STRUCTURE STEPS
SHEET 1 OF 1
840.66



GENERAL NOTES:
USE CLASS "B" CONCRETE THROUGHOUT.
PROVIDE ALL CATCH BASINS OVER 5'-6" IN DEPTH WITH STEPS 12" ON CENTER. USE STEPS WHICH COMPLY WITH STD. DRAWING 840.66.
OPTIONAL CONSTRUCTION - MONOLITHIC POUR, 3" KEYWAY, OR #4 BAR DOWELS AT 12" CENTERS AS DIRECTED BY THE ENGINEER.
USE FORMS FOR THE CONSTRUCTION OF THE BOTTOM SLAB.
IF REINFORCED CONCRETE PIPE IS SET IN BOTTOM SLAB OF BOX, ADD TO SLAB AS SHOWN ON STD. NO. 840.00.
USE TYPE "S", "Y" AND "G" GRATES UNLESS OTHERWISE INDICATED.
FOR 8'-0" IN HEIGHT OR LESS USE 6" WALLS AND BOTTOM SLAB. OVER 8'-0" TO 10'-0" IN HEIGHT USE 8" WALLS AND BOTTOM SLAB. ADJUST QUANTITIES ACCORDINGLY.
CONSTRUCT WITH PIPE CHORDS MATCHING.
CHAMFER ALL EXPOSED CORNERS 1".
DRAWING NOT TO SCALE.

STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.
1-30
ROADWAY STANDARD DRAWING FOR
CONCRETE CATCH BASIN
12" THRU 54" PIPE
SHEET 1 OF 2
840.02



D	X	W
12"	1'-4"	7'-4"
15"	1'-7"	7'-7"
18"	1'-10"	7'-10"
24"	2'-6"	8'-6"
30"	3'-1"	9'-1"
36"	3'-8"	9'-8"
42"	4'-5"	10'-5"
48"	5'-0"	11'-0"

STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.
1-30
ROADWAY STANDARD DRAWING FOR
PAVEMENT REPAIR DETAILS
FOR SUPERPAVE MIX TYPES
SHEET 1 OF 1
654.01

THE SITE GROUP
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS
THE SITE GROUP, PLLC.
1111 Oberlin Road
Raleigh, NC 27605-1136 USA
Office: 919.835.1787
Fax: 919.839.2255
E Mail: SRN@thesitegroup.net

THE SITE GROUP
LANDSCAPE ARCHITECTURAL CORPORATION
CERT. NO. 353
NORTH CAROLINA
RALEIGH, NC

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 34981 SAMUEL R. NEE

PRELIMINARY FOR REVIEW ONLY

SITE PLANS FOR:
SOS I & II MANUFACTURING
0 COLON RD.
SANFORD, NORTH CAROLINA

Drawn By NLB
Checked By SRN

DATE:
31 MAR 2022

CONSTRUCTION DOCUMENTS

SITE DETAILS

Job Code TPSOS

Dwg No.
SITE 600

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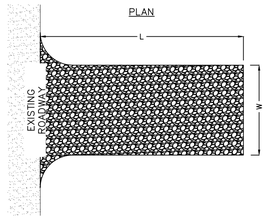
NOTES:

1. PUT SILT FENCE OR TREE PROTECTION FENCE UP TO ENSURE CONSTRUCTION ENTRANCE IS USED.
2. IF CONSTRUCTION ON THE SITES ARE SUCH THAT THE MUD IS NOT REMOVED BY THE VEHICLE TRAVELING OVER THE STONE, THEN THE TIRES OF THE VEHICLE MUST BE WASHED BEFORE ENTERING PUBLIC ROAD.
3. IF A PROJECT CONTINUES TO DEPOSIT MUD AND DEBRIS ONTO THE PUBLIC ROAD, THE TOWN WILL CLEAN THE AREA AND INVOICE THE FINANCIALLY RESPONSIBLE PARTY.

MAINTENANCE:

MAINTAIN THE GRAVEL PAD IN A CONDITION TO PREVENT MUD OR SEDIMENT FROM LEAVING THE CONSTRUCTION SITE. THIS MAY REQUIRE PERIODIC TOPDRESSING WITH 2–INCH STONE, AFTER EACH RAINFALL, INSPECT ANY STRUCTURE USED TO TRAP SEDIMENT AND CLEAN IT OUT AS NECESSARY. IMMEDIATELY REMOVE ALL OBJECTIONABLE MATERIALS SPILLED, WASHED, OR TRACKED ONTO PUBLIC ROADWAYS

PLAN



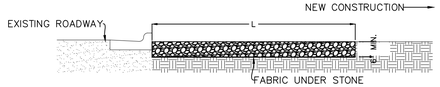
CN SPECIFICATION:

1. CLEAR THE ENTRANCE AND EXIT AREA OF ALL VEGETATION, ROOTS, AND OTHER OBJECTIONABLE MATERIAL AND PROPERLY GRADE IT.
2. PLACE THE GRAVEL TO THE SPECIFIC GRADE AND DIMENSIONS SHOWN ON THE PLANS, AND SMOOTH IT.
3. PROVIDE DRAINAGE TO CARRY WATER TO A SEDIMENT TRAP OR OTHER SUITABLE OUTLET.
4. USE GEOTEXTILE FABRICS BECAUSE THEY IMPROVE STABILITY OF THE FOUNDATION IN LOCATIONS SUBJECT TO SEEPAGE OR HIGH WATER TABLE.

ENTRANCE TYPE	L	W	STONE SIZE
GENERAL	50'	25'	2–3"
RESIDENTIAL*	25'	12'	#57

* INDIVIDUAL SINGLE FAMILY

CROSS SECTION

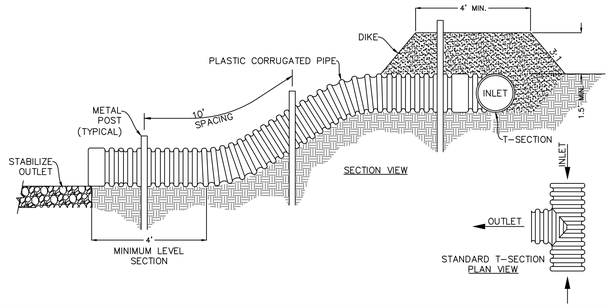


CONSTRUCTION ENTRANCE

NOTES:

1. CONSTRUCT AN EARTHEN DIVERSION WITH A DIKE RIDGE TO DIRECT SURFACE RUNOFF INTO THE TEMPORARY SLOPE DRAIN.
2. MAKE THE HEIGHT OF THE RIDGE OVER THE DRAIN CONDUIT A MINIMUM OF 1.5 FEET AND AT LEAST 6 INCHES HIGHER THAN THE ADJOINING RIDGE ON EITHER SIDE.
3. THE LOWEST POINT OF THE DIVERSION RIDGE SHOULD BE A MINIMUM OF 1 FOOT ABOVE THE TOP OF THE DRAIN TO ALLOW THE DESIGN FLOW TO FREELY ENTER THE PIPE.
4. PROTECT THE OUTLET OF THE SLOPE DRAIN FROM EROSION.
5. MINIMUM PIPE DIAMETER = 10–INCH PIPE

MAINTENANCE:
INSPECT SLOPE DRAINS AFTER EVERY RAIN EVENT.
FLUSH SEDIMENT WHEN CULVERT IS 25% FULL.



CN SPECIFICATION:

1. PLACE SLOPE DRAINS ON UNDISTURBED SOIL OR WELL COMPACTED FILL AT LOCATIONS AND ELEVATIONS SHOWN ON THE PLAN. PRACTICE STANDARDS AND SPECIFICATIONS 6.32.3
2. SLIGHTLY SLOPE THE SECTION OF PIPE UNDER THE DIKE TOWARD ITS OUTLET.
3. HAND TAMP THE SOIL UNDER AND AROUND THE ENTRANCE SECTION IN LIFTS NOT TO EXCEED 6 INCHES.
4. ENSURE THAT FILL OVER THE DRAIN AT THE TOP OF THE SLOPE HAS MINIMUM DIMENSIONS OF 1.5 FEET DEPTH, 4 FEET TOP WIDTH, AND 3:1 SIDE SLOPES.
5. ENSURE THAT ALL SLOPE DRAIN CONNECTIONS ARE WATERTIGHT.
6. ENSURE THAT ALL FILL MATERIAL IS WELL–COMPACTED. SECURELY FASTEN THE EXPOSED SECTION OF THE DRAIN WITH GROMMETS OR STAKES SPACED NO MORE THAN 10 FEET APART.
7. EXTEND THE DRAIN BEYOND THE TOE OF THE SLOPE, AND ADEQUATELY PROTECT THE OUTLET FROM EROSION.
8. MAKE THE SETTLED, COMPACTED DIKE RIDGE NO LESS THAN 1 FEET ABOVE THE TOP OF THE PIPE AT EVERY POINT.
9. IMMEDIATELY STABILIZE ALL DISTURBED AREAS FOLLOWING CONSTRUCTION

TEMPORARY SLOPE DRAIN

SEEDING SCHEDULE

BERMUDA LAWN, SLOPES (MAX. 3:1)		
DATE	TYPE	PLANTING RATE
APR. 15 - JUNE 15	BERMUDA	2 LBS/1000 SF
LATE SPRING(1st 2 YEARS)	16-04-08 SLOW RELEASE FERTILIZER	5-10 LBS/1000 SF
EARLY SUMMER(1st 2 YEARS)	16-04-08 SLOW RELEASE FERTILIZER	5-10 LBS/1000 SF
LATE SUMMER(1st 2 YEARS)	16-04-08 SLOW RELEASE FERTILIZER	5-10 LBS/1000 SF
EARLY FALL(1st 2 YEARS)	16-04-08 SLOW RELEASE FERTILIZER	5-10 LBS/1000 SF
MID SUMMER(ESTABLISHED)	16-04-08 SLOW RELEASE FERTILIZER	5 LBS/1000 SF
LATE SUMMER(ESTABLISHED)	16-04-08 SLOW RELEASE FERTILIZER	5 LBS/1000 SF
SHOULDERS, SIDE DITCHES, SLOPES (3:1 TO 2:1)		
DATE	TYPE	PLANTING RATE
MAR 1 - JUN. 1	SERICEA LESPEDESA	50 LBS/ACRE
& MAR 1 , - APR. 15	ADD TALL FESCUE	120 LBS/ACRE
JUN. 1 - SEP. 1	***TALL FESCUE AND	120 LBS/ACRE
	***BROWNTOP MILLET OR	25 LBS/ACRE
	SOUGHNUM-SUDAN HYBRID	30 LBS/ACRE
SEP. 1 - MAR. 1	ERICEA LESEDESCA AND	70 LBS/ACRE
	TALL FESCUE	120 LBS/ACRE
NOV. 1 - MAR. 1	ADD ABRUZZI RYE.	25 LBS/ACRE

CONSULT EROSION CONTROL ENGINEER OR SOIL CONSERVATION SERVICES FOR OTHER ALTERNATIVES FOR VEGETATION OF DENUDED AREAS. THE ABOVE VEGETATION RATES ARE THOSE WHICH DO WELL UNDER LOCAL CONDITIONS. OTHER SEEDING RATE COMBINATIONS ARE POSSIBLE.

***TEMPORARY - RESEED ACCORDING TO OPTIMUM SEASON FOR DESIRED PERMANENT VEGETATION. DO NOT ALLOW TEMPORARY COVER TO GROWN OVER 12-INCHES IN HEIGHT BEFORE MOWING. OTHERWISE FESCUE MAY BE SHADED OUT.

SEEDBED PREPARATION

1. CHISEL COMPACTED AREAS AND SPREAD TOPSOIL 3 INCHES DEEP OVER ADVERSE SOIL CONDITIONS, IF THEY OCCUR. AFTER ALL ROUGH GRADING IS COMPLETED, TILL SOIL AREAS TO BE SEEDED AND PLANTED TO A DEPTH OF FIVE INCHES.

2. REMOVE ALL LOOSE ROCKS, ROOTS, DIRT CLODS, AND OTHER OBSTRUCTIONS LEAVING GROUND SURFACE SMOOTH AND UNIFORM.

3. TO PREPARE UNIFORM SEEDBED, INCORPORATE AGRICULTURAL LIME FERTILIZER AND SUPERPHOSPHATE INTO SOIL AREAS TO BE VEGETATED. DISK NUTRIENTS INTO SOIL UNTIL WELL PULVERIZED.

4. SEED ON PREPARED SEEDBED AND COVER LIGHTLY WITH SEEDING EQUIPMENT OR CULTIPACK. APPLY TEMPORARY SEEDING TO SOIL STOCKPILE AREAS THAT WILL BE DISTURBED WITHIN 30 DAYS. APPLY PERMANENT SEEDING TO WHERE FINISH GRADES ARE ESTABLISHED.

5. MULCH IMMEDIATELY AFTER SEEDING AND ANCHOR WITH LIQUID ASPHALT AT 400 GAL/ACRE OR EMULSIFIED ASPHALT AT 300 GAL/ACRE.

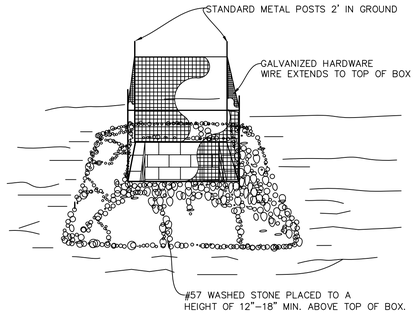
6. MULCH ALL SEEDED AREAS WITH SMALL GRAIN STRAW AT 90 LBS./1000 SF AND SPREAD UNIFORMLY. GROUND SURFACE SHOULD BE VISIBLE TO ALLOW SUNLIGHT PENETRATION.

7. MULCH AROUND SHRUBBERY AND TREES WITH SHREDDED HARDWOOD TO A DEPTH OF 3 INCHES.

8. AFTER WORK IS COMPLETED AND AREAS ARE STABILIZED, CALL EROSION CONTROL OFFICER FOR SITE INSPECTION AND RECEIVE CERTIFICATE OF COMPLETION. REMOVE ALL TEMPORARY EROSION CONTROL MEASURES, INSTALL RIP-RAP, AND SEED AND MULCH ANY REMAINING BARE AREAS.

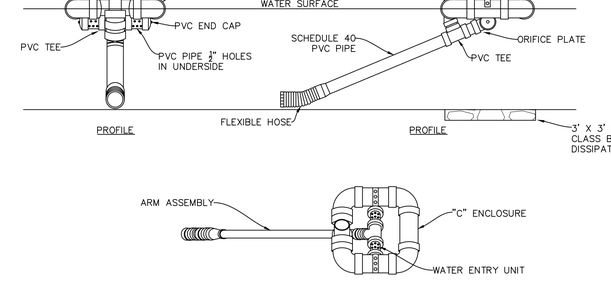
CN SPECIFICATION:
1. UNIFORMLY GRADE A SHALLOW DEPRESSION APPROACHING THE INLET.
2. DRIVE 5–FOOT STEEL POSTS 2 FEET INTO THE GROUND SURROUNDING THE I INLET. SPACE POSTS EVENLY AROUND THE PERIMETER OF THE INLET, A MAXIMUM OF 4 FEET APART.
3. SURROUND THE POSTS WITH WIRE MESH HARDWARE CLOTH. SECURE THE WIRE MESH TO THE STEEL POSTS AT THE TOP, MIDDLE, AND BOTTOM. PLACING A 2–FOOT FLAP OF THE WIRE MESH UNDER THE GRAVEL FOR ANCHORING IS RECOMMENDED.
4. PLACE CLEAN GRAVEL (NC DOT #5 OR #57 STONE) ON A 2:1 SLOPE WITH A HEIGHT OF 16 INCHES AROUND THE WIRE, AND SMOOTH TO AN EVEN GRADE.
5. ONCE THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED, REMOVE ACCUMULATED SEDIMENT, AND ESTABLISH FINAL GRADING ELEVATIONS.
6. COMPACT THE AREA PROPERLY AND STABILIZED IT WITH GROUNDCOVER

MAINTENANCE:
INSPECT INLETS AT LEAST WEEKLY AND AFTER EACH SIGNIFICANT (½ INCH OR GREATER) RAINFALL EVENT. CLEAR THE MESH WIRE OF ANY DEBRIS OR OTHER OBJECTS TO PROVIDE ADEQUATE FLOW FOR SUBSEQUENT RAINS. TAKE CARE NOT TO DAMAGE OR UNDERCUT THE WIRE MESH DURING SEDIMENT REMOVAL. REPLACE STONE AS NEEDED.



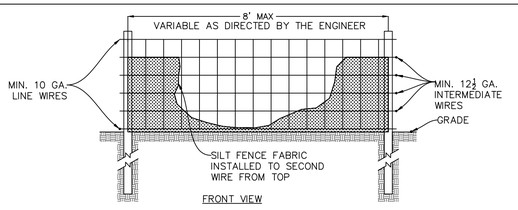
CATCH BASIN & YARD INLET PROTECTION

MAINTENANCE:
A FLOATING SKIMMER SHOULD BE ATTACHED TO THE BASE OF THE RISER. THE ORIFICE IN THE SKIMMER WILL CONTROL THE RATE OF DEWATERING. THE SKIMMER SHOULD BE SIZED TO DEWATER THE BASIN IN 2–5 DAYS. A CHART TO DETERMINE THE APPROPRIATE SKIMMER AND ORIFICE SIZE IS INCLDUED ON PAGE 6.64.3. SEE PRACTICE 6.64, SKIMMER BASINS FOR DETAILS ON THE INSTALLATION OF SKIMMERS.



CN SPECIFICATION:
1. CONSTRUCT THE BASIN ACCORDING TO THE EROSION AND SEDIMENT CONTROL PLAN WITH THE BASIN SURFACE FREE OF OBSTRUCTIONS, DEBRIS AND POCKETS OF LOW–DENSITY MATERIAL.
2. ASSEMBLE AND INSTALL THE SKIMMER AS INSTRUCTED BY THE MANUFACTURER.
3. PLACE A 6–INCH BAND OF SEALANT AROUND THE INTERIOR FACE OF THE OUTLET BARREL PIPE.
4. DEPENDING ON THE EXPECTED TIME PERIOD FOR WHICH THE SKIMMER BASIN IS DESIGNED, PERMANENTLY OR TEMPORARILY SEED ALL BARE SIDE SLOPES OF THE BASIN.
5. LIMIT THE DAM HEIGHT TO 5 FEET.
6. INSTALL THE SKIMMER A MINIMUM OF 1 FOOT FROM THE BOTTOM OF THE BASIN.
7. THE MINIMUM BASIN WIDTH SHOULD BE 3 TIMES THE DEPTH OF THE BASIN. FOR A BASIN DEPTH OF 3 FEET, THE MINIMUM BASIN WIDTH SHOULD BE 9 FEET.
8. INSTALL COIR FIBER MATTING UNDER THE OUTLET OF THE SKIMMER WITH MINIMUM DIMENSIONS OF 9 FEET LONG BY 6 FEET WIDE.
9. INSTALL MATTING FOR EROSION CONTROL ON EXPOSED SIDE SLOPES AFTER SEEDING IS COMPLETED.
10. UNROLL THE GEOTEXTILE ON THE SPILLWAY IN THE DIRECTION OF FLOW, WITH EDGES BURIED AT LEAST 6 INCHES DEEP. THE GEOTEXTILE SHOULD BE ONE CONTINUOUS PIECE OF MATERIAL OR OVERLAPPED A MINIMUM OF 18 INCHES. FOR DIVISIONS 1, 2, 3, 4, AND 6 IN THE EASTERN PART OF THE STATE, USE A LOW PERMEABILITY GEOTEXTILE.
11. REPLACE THE PLASTIC SLOPE DRAIN PIPE AT THE INLET OF THE BASIN WITH GEOTEXTILE AS DIRECTED.
12. INSTALL 3 COIR FIBER BAFFLES IN THE SKIMMER BASIN WITH A SPACING OF ¼ THE BASIN LENGTH.
13. INSTALL A MINIMUM OF 2 COIR FIBER BAFFLES IN BASINS WITH LESS THAN 20 FEET OF LENGTH AT SPACING OF 1/3 THE BASIN LENGTH.
14. INSTALL A CLASS B STONE PAD (4 FEET BY 4 FEET BY 12 INCHES HIGH DIRECTLY UNDERNEATH THE SKIMMER DEVICE.
15. ANCHOR THE COIR FIBER MAT WITH WOODEN STAKES, STEEL REINFORCEMENT REBAR OR METAL STAPLES.
16. ANCHOR THE GEOTEXTILE WITH 6" STAPLES AT A MAXIMUM SPACING OF 3 FT. PRIMARY SPILLWAY
17. CONSTRUCT THE PRIMARY SPILLWAY WITH A TRAPEZOIDAL CROSS–SECTION, WITH 2:1 SIDE SLOPES, AND A MINIMUM BASE WIDTH OF 4 FEET.

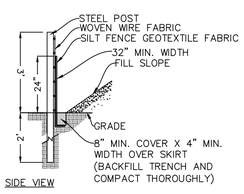
SKIMMER DETAIL

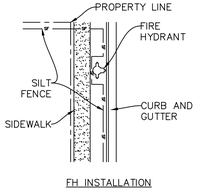


NOTES:

1. USE SILT FENCE ONLY WHEN DRAINAGE AREA DOES NOT EXCEED ¼ ACRE AND NEVER IN AREAS OF CONCENTRATED FLOW.
2. END OF SILT FENCE NEEDS TO BE TURNED UPHILL.

*USE #57 WASHED STONE FOR REPAIR OF SILT FENCE FAILURES, AND FOR ANCHOR WHEN SILT FENCE IS PROTECTING CATCH BASIN.

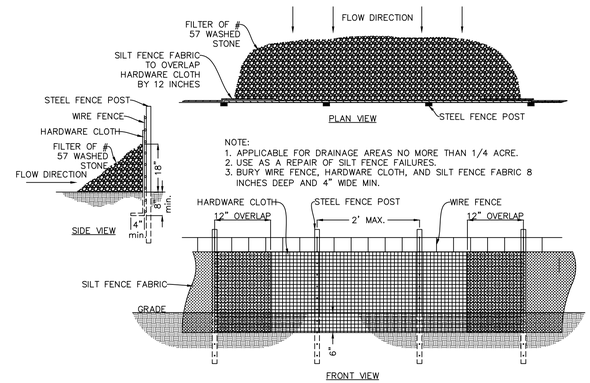




MAINTENANCE:
INSPECT SEDIMENT FENCES AT LEAST ONCE A WEEK AND AFTER EACH RAINFALL. MAKE ANY REQUIRED REPAIRS IMMEDIATELY. SHOULD THE FABRIC OF A SEDIMENT FENCE COLLAPSE, TEAR, DECOMPOSE OR BECOME INEFFECTIVE, REPLACE IT PROMPTLY. REMOVE SEDIMENT DEPOSITS AS NECESSARY TO PROVIDE ADEQUATE STORAGE VOLUME FOR THE NEXT RAIN AND TO REDUCE PRESSURE ON THE FENCE. TAKE CARE TO AVOID UNDERMINING THE FENCE DURING CLEANOUT. REMOVE ALL FENCING MATERIALS AND UNSTABLE SEDIMENT DEPOSITS AND BRING THE AREA TO GRADE AND STABILIZE IT AFTER THE CONTRIBUTING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.

CN SPECIFICATION:
1. THE BASE OF BOTH END POSTS SHOULD BE A LEAST ONE FOOT HIGHER THAN THE MIDDLE OF THE FENCE, CHECK WITH A LEVEL IF NECESSARY.
2. INSTALL POSTS 4 FEET APART IN CRITICAL AREAS AND 6 FEET APART ON STANDARD APPLICATIONS.
3. INSTALL POSTS 2 FEET DEEP ON THE DOWNSTREAM SIDE OF THE SILT FENCE, AND AS CLOSE AS POSSIBLE TO THE FABRIC, ENABLING POSTS TO SUPPORT THE FABRIC FROM UPSTREAM WATER PRESSURE.
4. INSTALL POSTS WITH THE NIPPLES FACING AWAY FROM THE SILT FABRIC.
5. ATTACH THE FABRIC TO EACH POST WITH THREE TIES, ALL SPACED WITHIN THE TOP 8 INCHES OF THE FABRIC. ATTACH EACH TIE DIAGONALLY 45 DEGREES THROUGH THE FABRIC, WITH EACH PUNCTURE AT LEAST 1 INCH VERTICALLY APART. ALSO, EACH TIE SHOULD BE POSITIONED TO HANG ON A POST NIPPLE WHEN TIGHTENED TO PREVENT SAGGING.
6. WRAP APPROXIMATELY 6 INCHES OF FABRIC AROUND THE END POSTS AND SECURE WITH 3 TIES.
7. NO MORE THAN 24 INCHES OF A 36 INCH FABRIC IS ALLOWED ABOVE GROUND LEVEL.
8. THE INSTALLATION SHOULD BE CHECKED AND CORRECTED FOR ANY DEVIATIONS BEFORE COMPACTION.\
9. COMPACTION IS VITALLY IMPORTANT FOR EFFECTIVE RESULTS. COMPACT THE SOIL IMMEDIATELY NEXT TO THE SILT FENCE FABRIC WITH THE FRONT WHEEL OF THE TRACTOR, SKID STEER, OR ROLLER EXERTING AT LEAST 60 POUNDS PER SQUARE INCH. COMPACT THE UPSTREAM SIDE FIRST, AND THEN EACH SIDE TWICE FOR A TOTAL OF 4 TRIPS.

TEMPORARY SILT FENCE



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INSPECT SEDIMENT FENCES AT LEAST ONCE A WEEK AND AFTER EACH RAINFALL. MAKE ANY REQUIRED REPAIRS IMMEDIATELY. SHOULD THE FABRIC OF A SEDIMENT FENCE COLLAPSE, TEAR, DECOMPOSE OR BECOME INEFFECTIVE, REPLACE IT PROMPTLY. REMOVE SEDIMENT DEPOSITS AS NECESSARY TO PROVIDE ADEQUATE STORAGE VOLUME FOR THE NEXT RAIN AND TO REDUCE PRESSURE ON THE FENCE. TAKE CARE TO AVOID UNDERMINING THE FENCE DURING CLEANOUT. REMOVE ALL FENCING MATERIALS AND UNSTABLE SEDIMENT DEPOSITS AND BRING THE AREA TO GRADE AND STABILIZE IT AFTER THE CONTRIBUTING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.

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TEMPORARY SILT FENCE OUTLET

THE SITE GROUP, PLLC.
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS
THE SITE GROUP, PLLC.
1111 Oberlin Road
Raleigh, NC 27605-1136 USA
Office: 919.835.7787
Fax: 919.839.2255
E Mail: SRN@thesitegroup.net

THE SITE GROUP, PLLC. LANDSCAPE ARCHITECTURAL CORPORATION CERT. NO. 353 NORTH CAROLINA RALEIGH, NC

NORTH CAROLINA PROFESSIONAL SEAL 34981 ENGINEER SAMUEL R. NIE

PRELIMINARY FOR REVIEW ONLY

SITE PLANS FOR:
SOS I & II MANUFACTURING
0 COLON RD.
SANFORD, NORTH CAROLINA

Drawn By NLB
Checked By SRN

DATE:
31 MAR 2022

CONSTRUCTION DOCUMENTS

SITE DETAILS

Job Code TPSOS

Dwg No.
SITE 601

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MAINTENANCE:

Inspect skimmer sediment basins at least weekly and after each significant (one-half inch or greater) rainfall event and repair immediately. Remove sediment and restore the basin to its original dimensions when sediment accumulates to one-half the height of the first baffle. Pull the skimmer to one side so that the sediment underneath it can be excavated. Excavate the sediment from the entire basin, not just around the skimmer or the first cell. Make sure vegetation growing in the bottom of the basin does not hold down the skimmer.

Repair the baffles if they are damaged. Re-anchor the baffles if water is flowing underneath or around them.

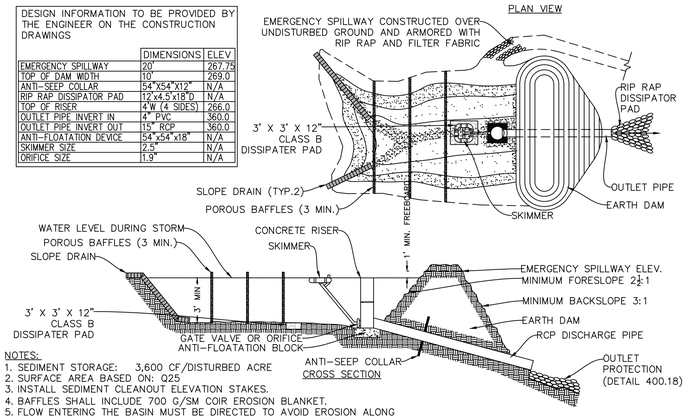
If the skimmer is clogged with trash and there is water in the basin, usually jerking on the rope will make the skimmer bob up and down and dislodge the debris and restore flow. If this does not work, pull the skimmer over to the side of the basin and remove the debris. Also check the orifice inside the skimmer to see if it is clogged; if so remove the debris.

If the skimmer arm or barrel pipe is clogged, the orifice can be removed and the obstruction cleared with a plumber's snake or by flushing with water. Be sure and replace the orifice before repositioning the skimmer.

Check the fabric lined spillway for damage and make any required repairs with fabric that spans the full width of the spillway. Check the embankment, spillways, and outlet for erosion damage, and inspect the embankment for piping and settlement. Make all necessary repairs immediately. Remove all trash and other debris from the skimmer and pool areas.

Freezing weather can result in ice forming in the basin. Some special precautions should be taken in the winter to prevent the skimmer from plugging with ice.

DESIGN INFORMATION TO BE PROVIDED BY THE ENGINEER ON THE CONSTRUCTION DRAWINGS		
	DIMENSIONS	ELEV
EMERGENCY SPILLWAY	20'	267.75
TOP OF DAM WIDTH	10'	269.0
ANTI-SEEP COLLAR	54"x54"x12"	N/A
RIP RAP DISSIPATOR PAD	12'x4.5'x18"D	N/A
TOP OF RISER	4'W (4 SIDES)	266.0
OUTLET PIPE INVERT IN	4" PVC	360.0
OUTLET PIPE INVERT OUT	15" RCP	360.0
ANTI-FLOATATION DEVICE	54"x54"x18"	N/A
SKIMMER SIZE	2.5"	N/A
ORIFICE SIZE	1.9"	N/A



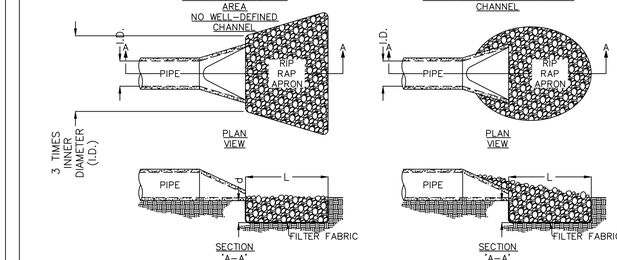
NOTES:
1. SEDIMENT STORAGE: 3,600 CF/DISTURBED ACRE
2. SURFACE AREA BASED ON: Q25
3. INSTALL SEDIMENT CLEANOUT ELEVATION STAKES.
4. BAFFLES SHALL INCLUDE 700 G/SM COIR EROSION BLANKET.
5. FLOW ENTERING THE BASIN MUST BE DIRECTED TO AVOID EROSION ALONG THE SLOPE AND SCOUR IN THE BASIN. APPROPRIATELY SIZED SLOPE DRAINS, PER THE STANDARD DETAIL, ARE RECOMMENDED.

CONSTRUCTION SPECIFICATION:

1. Clear, grub, and strip the area under the embankment of all vegetation and root mat. Remove all surface soil containing high amounts of organic matter and stockpile or dispose of it properly. Haul all objectionable material to the designated disposal area. Place temporary sediment control measures below basin as needed
2. Ensure that fill material for the embankment is free of roots, woody vegetation, organic matter, and other objectionable material. Place the fill in lifts not to exceed 9 inches, and machine compact it. Over fill the embankment 4 inches to allow for settlement.
3. Shape the basin to the specified dimensions. Prevent the skimming device from settling into the mud by excavating a shallow pit under the skimmer or providing a low support under the skimmer of stone or timber.
4. Place the barrel (typically 4-inch Schedule 40 PVC pipe) on a firm, smooth foundation of impervious soil. Do not use pervious material such as sand, gravel, or crushed stone as backfill around the pipe. Place the fill material around the pipe spillway in 4-inch layers and compact it under and around the pipe to at least the same density as the adjacent embankment. Care must be taken not to raise the pipe from the firm contact with its foundation when compacting under the pipe haunches.

   Place a minimum depth of 2 feet of compacted backfill over the pipe spillway before crossing it with construction equipment. In no case should the pipe conduit be installed by cutting a trench through the dam after the embankment is complete.
5. Assemble the skimmer following the manufacturers instructions, or as designed.
6. Lay the assembled skimmer on the bottom of the basin with the flexible joint at the inlet of the barrel pipe. Attach the flexible joint to the barrel pipe and position the skimmer over the excavated pit or support. Be sure to attach a rope to the skimmer and anchor it to the side of the basin. This will be used to pull the skimmer to the side for maintenance.
7. Earthen spillways—Install the spillway in undisturbed soil to the greatest extent possible. The achievement of planned elevations, grade, design width, and entrance and exit channel slopes are critical to the successful operation of the spillway. The spillway should be lined with laminated plastic or impermeable geotextile fabric. The fabric must be wide and long enough to cover the bottom and sides and extend atop the top of the dam for anchoring in a trench. The edges may be secured with 8-inch staples or pins. The fabric must be long enough to extend down the slope and exit onto stable ground. The width of the fabric must be one piece, not joined or spliced; otherwise water can get under the fabric. If the length of the fabric is insufficient for the entire length of the spillway, multiple sections, spanning the complete width, may be used. The upper section(s) should overlap the lower section(s) so that water cannot flow under the fabric. Secure the upper edge and sides of the fabric in a trench with staples or pins. (Adapted from "A Manual for Designing, Installing and Maintaining Skimmer Sediment Basins." February, 1999. J. W. Fairclough & Son.).
8. Inlets—Discharge water into the basin in a manner to prevent erosion. Use temporary slope drains or diversions with outlet protection to divert sediment-laden water to the upper end of the pool area to improve basin trap efficiency *(References: Runoff Control Measures and Outlet Protection).*
9. Erosion control—Construct the structure so that the disturbed area is minimized. Divert surface water away from bare areas. Complete the embankment before the area is cleared. Stabilize the emergency spillway embankment and all other disturbed areas above the crest of the principal spillway immediately after construction (References: *Surface Stabilization*).
10. Install porous baffles as specified in Practice 6.65, *Porous Baffles*.
11. After all the sediment-producing areas have been permanently stabilized, remove the structure and all the unstable sediment. Smooth the area to blend with the adjoining areas and stabilize properly (References: *Surface Stabilization*).

RISER BARREL SEDIMENT BASIN



NOTES:
1. L = THE LENGTH OF THE RIPRAP APRON
2. d = 1.5 TIMES THE MAXIMUM STONE DIAMETER BUT NOT LESS THAN 12 INCHES
3. A FILTER BLANKET OR FILTER FABRIC SHOULD BE INSTALLED BETWEEN THE RIP RAP AND SOIL FOUNDATION.
4. IN A WELL-DEFINED CHANNEL EXTEND THE APRON UP THE CHANNEL BANKS TO 6 INCHES ABOVE THE MAXIMUM TAILWATER DEPTH OR THE TOP OF THE BANK, WHICHEVER IS LESS.

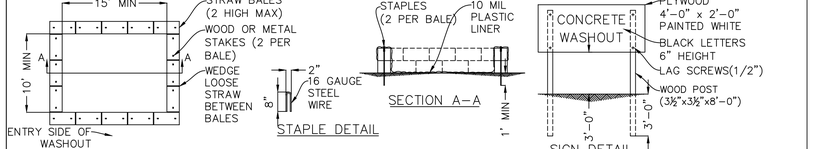
MAINTENANCE:
INSPECT RIPRAP OUTLET STRUCTURES WEEKLY AND AFTER SIGNIFICANT (1/2 INCH OR GREATER) RAINFALL EVENTS TO SEE IF ANY EROSION AROUND OR BELOW THE RIPRAP HAS TAKEN PLACES, OR IF STONES HAVE BEEN DISLODGED. IMMEDIATELY MAKE ALL NEEDED REPAIRS TO PREVENT FURTHER DAMAGE.

CN SPECIFICATION:
1. ENSURE THAT THE SUBGRADE FOR THE FILTER AND RIPRAP FOLLOWS THE REQUIRED LINES AND GRADES SHOWN IN THE PLAN. COMPACT ANY FILL REQUIRED IN THE SUBGRADE TO THE DENSITY OF THE SURROUNDING UNDISTURBED MATERIAL. LOW AREAS IN THE SUBGRADE ON UNDISTURBED SOIL MAY ALSO BE FILLED BY INCREASING THE RIPRAP THICKNESS.
2. THE RIPRAP AND GRAVEL FILTER MUST CONFORM TO THE SPECIFIED GRADING LIMITS SHOWN ON THE PLANS.
3. FILTER CLOTH, WHEN USED, MUST MEET DESIGN REQUIREMENTS AND BE PROPERLY PROTECTED FROM PUNCHING OR TEARING DURING INSTALLATION. REPAIR ANY DAMAGE BY REMOVING THE RIPRAP AND PLACING ANOTHER PIECE OF FILTER CLOTH OVER THE DAMAGED AREA. ALL CONNECTING JOINTS SHOULD OVERLAP SO THE TOP LAYER IS ABOVE THE DOWNSTREAM LAYER A MINIMUM OF 1 FOOT. IF THE DAMAGE IS EXTENSIVE, REPLACE THE ENTIRE FILTER CLOTH.
4. RIPRAP MAY BE PLACED BY EQUIPMENT, BUT TAKE CARE TO AVOID DAMAGING THE FILTER.
5. THE MINIMUM THICKNESS OF THE RIPRAP SHOULD BE 1.5 TIMES THE MAXIMUM STONE DIAMETER.
6. RIPRAP MAY BE FIELD STONE OR ROUGH QUARRY STONE. IT SHOULD BE HARD, ANGULAR, HIGHLY WEATHER-RESISTANT AND WELL GRADED.
7. CONSTRUCT THE APRON ON ZERO GRADE WITH NO OVERFILL AT THE END. MAKE THE TOP OF THE RIPRAP AT THE DOWNSTREAM END LEVEL WITH THE RECEIVING AREA OF SLIGHTLY BELOW IT.
8. ENSURE THAT THE APRON IS PROPERLY ALIGNED WITH THE RECEIVING STREAM AND PREFERABLY STRAIGHT THROUGHOUT ITS LENGTH. IF A CURVE IS NEED TO FIT SITE CONDITIONS, PLACE IT IN THE UPPER SECTION OF THE APRON.
9. IMMEDIATELY AFTER CONSTRUCTION, STABILIZE ALL DISTURBED AREAS WITH VEGETATION.

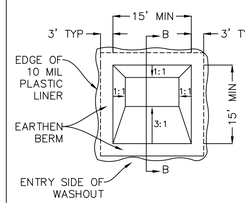
PIPE OUTLET

MAINTENANCE:
1. TEMPORARY CONCRETE WASHOUT FACILITIES ARE TO BE INSPECTED BY THE RESIDENT ENGINEER DURING HIS/HER WEEKLY EROSION AND SEDIMENT CONTROL INSPECTION. AFTER A STORM EVENT OF ½" OR GREATER AND AT THE END OF ANY DAY WHEN CONCRETE HAS BEEN POURED ON THE CONSTRUCTION SITE. THE INSPECTOR IS TO ENSURE THAT THERE ARE NO LEAKS, NO SPILLS AND THAT THE FACILITIES CAPACITY HAS NOT YET BEEN COMPROMISED.
2. ANY OVERFLOWING OF THE WASHOUT FACILITIES ONTO THE GROUND MUST BE CLEANED UP AND REMOVED WITHIN 24 HOURS OF DISCOVERY.
3. IF A RAIN OR SNOW EVENT IS FORECASTED, A NON-COLLAPSING, NON-WATER COLLECTING COVER SHALL BE PLACED OVER THE WASHOUT FACILITY AND SECURED TO PREVENT ACCUMULATION AND OVERFLOW OF PRECIPITATION.
4. CONTENTS OF EACH CONCRETE WASHOUT FACILITY ARE NOT TO EXCEED 75% OF ITS DESIGNED CAPACITY. IF THE CONTENTS REACH 75% CAPACITY, DISCONTINUE POURING CONCRETE INTO THE FACILITY UNTIL IT HAS BEEN CLEANED OUT.
5. ALLOW SLURRY TO EVAPORATE OR REMOVE FROM THE SITE IN A SAFE MANNER (IE. VACUUM TRUCK). ALL HARDENED MATERIAL CAN THEN BE REMOVED AND DISPOSED OF PROPERLY.
6. IF A LINED BASIN IS USED, IMMEDIATELY REPLACE THE LINER IF IT BECOMES DAMAGED.
7. REMOVE TEMPORARY CONCRETE WASHOUT FACILITIES WHEN THEY ARE NO LONGER NEEDED AND RESTORE THE DISTURBED AREAS TO THEIR ORIGINAL CONDITION.
8. NOT THE LOCATIONS OF TEMPORARY CONCRETE WASHOUT FACILITIES AND CHANGES TO THESE FACILITIES ON THE SWPPP.

CN SPECIFICATION:
1. THE CONTRACTOR MUST SUBMIT A PLAN OF HIS/HER PROPOSED TEMPORARY CONCRETE WASHOUT FACILITY TO THE RESIDENT ENGINEER FOR HIS/HER APPROVAL AT LEAST 10 DAYS PRIOR TO THE FIRST CONCRETE POUR.
2. TEMPORARY CONCRETE WASHOUT FACILITIES ARE TO BE IN PLACE BEFORE ANY DELIVERY OF CONCRETE TO THE CONSTRUCTION SITE.
3. TEMPORARY CONCRETE WASHOUT FACILITIES ARE TO BE LOCATED AT LEAST 50 FEET FROM STORM DRAIN INLETS, OPEN DRAINAGE FACILITIES, OR WATER BODIES. EACH FACILITY IS TO BE LOCATED AWAY FROM CONSTRUCTION TRAFFIC OR ACCESS AREAS TO PREVENT DISTURBANCE OR TRACKING.
4. A SIGN IS TO BE INSTALLED ADJACENT TO EACH TEMPORARY CONCRETE WASHOUT FACILITY TO INFORM CONCRETE EQUIPMENT OPERATORS OF THE DESIGNATED WASHOUT FACILITY.



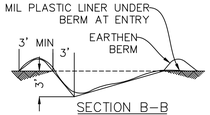
ABOVE GRADE DETAIL
PLAN VIEW



BELOW GRADE DETAIL
PLAN VIEW

GENERAL NOTES:
1. DO NOT DISCHARGE CONCRETE OR CEMENT SLURRY FROM THE SITE.
2. THE CONCRETE WASHOUT FACILITY SHOULD BE LOCATED A MINIMUM OF 50' FROM STORM DRAIN INLETS, BUFFERS, OR WATERCOURSES.
3. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30' OF THE FACILITY.
4. THE ACTUAL LAYOUT CAN BE DETERMINED IN THE FIELD USING EITHER THE ABOVE GRADE OR BELOW GRADE CONSTRUCTION OPTION.
5. THE CONCRETE WASHOUT FACILITY SHOULD BE CONSTRUCTED AND MAINTAINED IN SUFFICIENT SIZE AND QUANTITY TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY THE WASHOUT OPERATION.
6. THE PERIMETER OF THE 10 MIL LINER MUST BE HELD IN PLACE WITH SAND BAGS OR STEEL STAPLES.
7. ONCE CONCRETE WASTES ARE WASHED AND ALLOWED TO HARDEN THE CONCRETE SHOULD BE BROKEN UP, REMOVED AND DISPOSED OF AT AN APPROVED FACILITY IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS. DISPOSE OF HARDENED CONCRETE ONCE THE WASHOUT FACILITY IS 75% FULL.
8. ONCE THE FACILITY IS NO LONGER NEEDED ALL MATERIALS SHALL BE REMOVED AND THE EXISTING GRADES SHALL BE RESTORED.
9. STORMWATER ACCUMULATED WITHIN THE WASHOUT MAY NOT BE DISCHARGED INTO THE STORM DRAIN SYSTEM OR RECEIVING SURFACE WATERS.

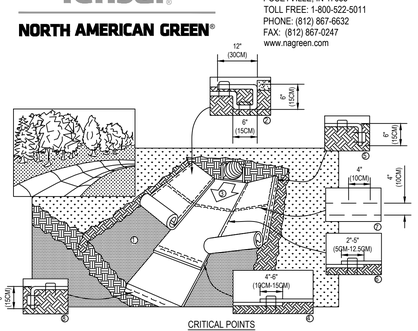
10 MIL PLASTIC LINER UNDER BERM AT ENTRY



TEMPORARY CONCRETE WASHOUT

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5401 ST. WENDEL-CYNTHIANA ROAD
POSEYVILLE, IN 47633
TOLL FREE: 1-800-522-5011
PHONE: (812) 867-6632
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CRITICAL POINTS
A. OVERLAPS AND SEAMS
B. PROJECTED WATER LINE
C. CHANNEL BOTTOM/SIDE SLOPE VERTICES

* HORIZONTAL STAPLE SPACING SHOULD BE ALTERED IF NECESSARY TO ALLOW STAPLES TO SECURE THE CRITICAL POINTS ALONG THE CHANNEL SURFACE.

** IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15 CM) MAY BE NECESSARY TO PROPERLY ANCHOR THE BLANKETS.

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWINGS.
3. REFER TO 140-001B FOR ADDITIONAL NOTES.
4. CONTRACTORS NOTE: FOR PRODUCT AND PURCHASING INFORMATION VISIT www.CADdetails.com/info REFERENCE NUMBER 140-001A.

ROLLED EROSION CONTROL PRODUCT
CHANNEL INSTALLATION

140-001A

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CONSTRUCTION SPECIFICATIONS

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-O-SEED, DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH THE PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE CHANNEL BY ANCHORING THE BLANKET IN A 6"(15CM) DEEP X 6"(15CM) WIDE TRENCH WITH APPROXIMATELY 12"(30CM) OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12"(30CM) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12"(30CM) PORTION OF BLANKET OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12"(30CM) APART ACROSS THE WIDTH OF THE BLANKET.
3. ROLL CENTER BLANKET IN DIRECTION OF WATER FLOW IN BOTTOM OF CHANNEL. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING OPTIONAL DOT SYSTEM ™ STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
4. PLACE CONSECUTIVE BLANKETS END OVER END (SHINGLE STYLE) WITH A 4"-6"(10CM-15CM) OVERLAP. USE A DOUBLE ROW OF STAPLES STAGGERED 4"(10CM) APART AND 4"(10") ON CENTER TO SECURE BLANKETS.
5. FULL LENGTH EDGE OF BLANKETS AT TOP OF SIDE SLOPES MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12"(30CM) APART IN A 6"(15CM)DEEP X 6"(15CM)WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
6. ADJACENT BLANKETS MUST BE OVERLAPPED APPROXIMATELY 2"-5" (5CM-12.5CM) (DEPENDING ON BLANKET TYPE)AND STAPLED TO ENSURE PROPER SEAM ALIGNMENT. PLACE THE EDGE OF THE OVERLAPPING BLANKET(BLANKET BEING INSTALLED ON TOP) EVEN WITH THE COLORED SEAM STITCH ON THE BLANKET BEING OVERLAPPED.
7. IN HIGH FLOW CHANNEL APPLICATIONS, A STAPLE CHECK SLOT IS RECOMMENDED AT 30' TO 40' (9M-12M) INTERVALS. USE A DOUBLE ROW OF STAPLES STAGGERED 4"(10CM)APART AND 4"(10CM) ON CENTER OVER ENTIRE WIDTH OF CHANNEL.
8. THE TERMINAL END OF THE BLANKETS MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12"(30CM) APART IN A 6"(15CM)DEEP X 6"(15CM) WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.

MAINTENANCE
1. Visually inspect erosion control matting after every rain event.
2. Replace any damaged matting with new .
3. Regrade damaged diversion ditches and replace matting as necessary.

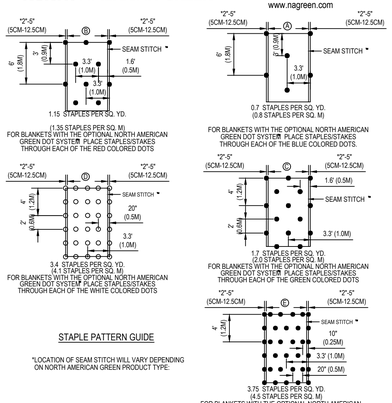
NOTES:
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2. DO NOT SCALE DRAWINGS.
3. CONTRACTORS NOTE: FOR PRODUCT AND PURCHASING INFORMATION VISIT www.CADdetails.com/info REFERENCE NUMBER 140-001B.

ROLLED EROSION CONTROL PRODUCT
CHANNEL INSTALLATION

140-001B

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STAPLE PATTERN GUIDE

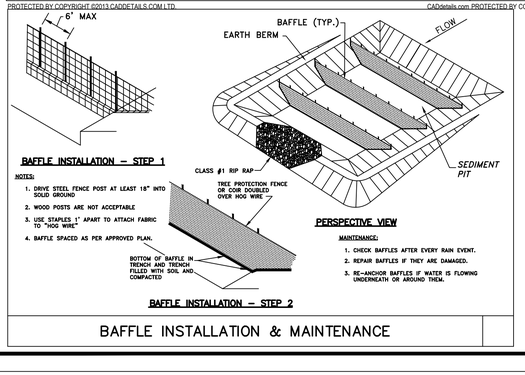
*LOCATION OF SEAM STITCH WILL VARY DEPENDING ON NORTH AMERICAN GREEN PRODUCT TYPE:

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWINGS.
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STAPLE PATTERN GUIDE

140-004

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BAFFLE INSTALLATION – STEP 1

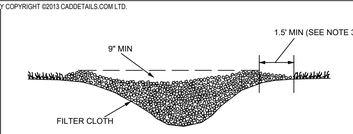
NOTES:
1. DRIVE STEEL FENCE POST AT LEAST 18" INTO SOLID GROUND
2. WOOD POSTS ARE NOT ACCEPTABLE
3. USE STAPLES 1" APART TO ATTACH FABRIC TO "HOG WIRE"
4. BAFFLE SPACED AS PER APPROVED PLAN.

PERSPECTIVE VIEW

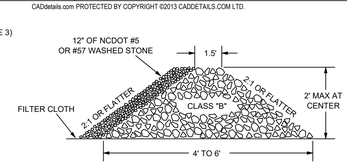
MAINTENANCE:
1. CHECK BAFFLES AFTER EVERY RAIN EVENT.
2. REPAIR BAFFLES IF THEY ARE DAMAGED.
3. RE-ANCHOR BAFFLES IF WATER IS FLOWING UNDERNEATH OR AROUND THEM.

BAFFLE INSTALLATION – STEP 2

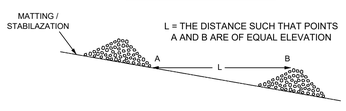
BAFFLE INSTALLATION & MAINTENANCE



PLAN VIEW



CROSS-SECTION VIEW



PROFILE VIEW

NOTES:
1. ENSURE THAT CULVERT ENTRANCES BELOW CHECK DAMS ARE NOT SUBJECT TO DAMAGE OR BLOCKAGE FROM DISPLACED STONES.
2. THE DRAINAGE AREA IS LIMITED TO ONE HALF ACRE.
3. KEY THE STONE INTO THE DITCH BANKS AND EXTEND IT BEYOND THE ABUTMENTS A MINIMUM OF 1.5 FEET TO AVOID WASHOUT FROM OVERFLOW AROUND THE DAM.

MAINTENANCE:
CLEAN OUT SEDIMENT AND DEBRIS AND REPAIR WASH OUTS.

CHECK DAMS

THE SITE GROUP, PLLC
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS
1111 Oberlin Road
Raleigh, NC 27605-1136 USA
Office: 919.835.4787
Fax: 919.839.2255
E Mail: SRN@thesitegroup.net

THE SITE GROUP, PLLC
LANDSCAPE ARCHITECTURAL CORPORATION
CERT. NO. 353
NORTH CAROLINA
RALEIGH, NC

NORTH CAROLINA PROFESSIONAL SEAL 34981 ENGINEER SAMUEL R. NITE

PRELIMINARY FOR REVIEW ONLY

SITE PLANS FOR:
SOS I & II MANUFACTURING
0 COLON RD.
SANFORD, NORTH CAROLINA

Drawn By NLB
Checked By SRN

DATE:
31 MAR 2022

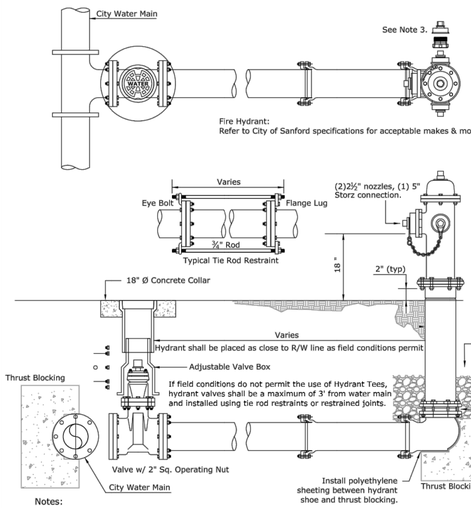
CONSTRUCTION DOCUMENTS

SITE DETAILS

Job Code TPSOS

Dwg No.
SITE 602

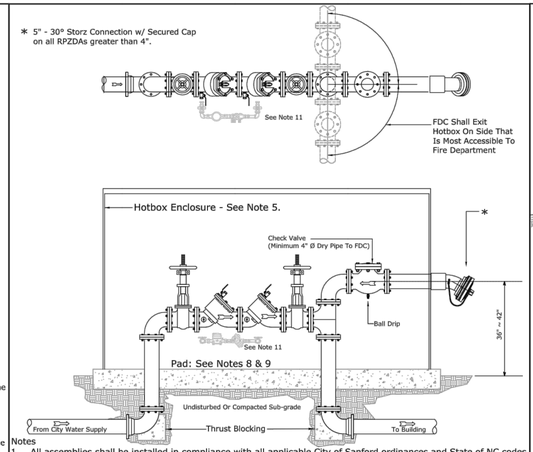
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Notes:

1. Refer to City of Sanford drawing SD-R-003 for asphalt patch details if necessary.
2. Entire hydrant leg shall have minimum of 3'-0" cover. Ductile Iron Cl 50 shall otherwise be used.
3. Within the city limits of Sanford or within the Northview Fire District, the 2½" nozzles shall have City of Sanford threads (3.112" x 8 threads per inch). All other locations shall be National Standard Thread.
4. Restrained joints required throughout fire hydrant assembly except where otherwise noted.
5. Hydrant weep hole shall be a minimum of 2" above the concrete thrust block.

Fire Hydrant Assembly	Dwg. No. SD-W-009
City of Sanford Engineering Dept - P.O. Box 3729 - Sanford, NC 27331	Date: 02/11/2020
	Scale: Not To Scale
	Drawn By: Staff



Notes

1. All assemblies shall be installed in compliance with all applicable City of Sanford ordinances and State of NC codes.
2. Contact the City of Sanford Utilities Connections Coordinator for additional information.
3. Reduced Pressure Zone Backflow Prevention Assembly shall comply with ASSE 1013 and AWWA C511.
4. Double Check Valve Backflow Prevention Assembly shall comply with ASSE 1015 and AWWA C510.
5. Hotbox enclosures shall comply with ASSE 1060.
6. If provided, electrical outlets shall be GFCI.
7. Property owner shall be responsible for freeze protection, operation, maintenance, testing and reporting.
8. Detector Assembly shall be included with un-metered assemblies.

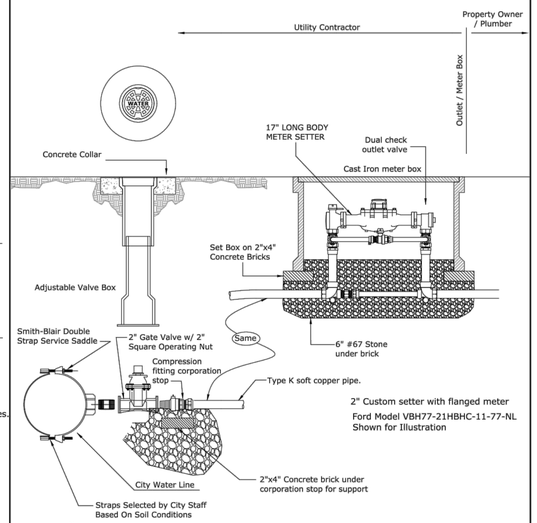
3" or Smaller RPZDAs For Fire Protection

9. Pad shall be minimum 4" thick concrete - 3000 psi @ 28 days or approved pre-fab equivalent.

4" or Larger RPZDAs For Fire Protection

10. Pad shall be minimum 6" thick concrete - 3000 psi @ 28 days or approved pre-fab equivalent.
11. Pipe supports shall be installed at valves.

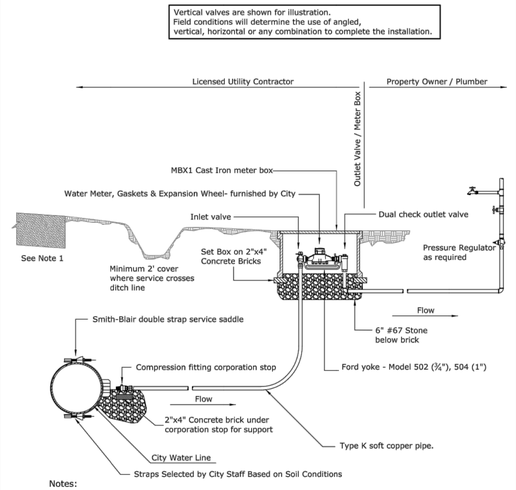
Fire Suppression Backflow Assembly With FDC At Hot-Box	Dwg. No. SD-W-007
City of Sanford Engineering Dept - P.O. Box 3729 - Sanford, NC 27331	Date: 02/11/2020
	Scale: Not To Scale
	Drawn By: Staff



Notes:

1. Refer to City of Sanford drawing SD-R-003 for asphalt patch details if necessary.
2. Use high bypass models only.
3. Meters furnished by City.
4. Place washed stone under and around pipe to protect corporation stop.
5. Mueller or Ford brass valves, yoke fittings, and stops shall be provided.

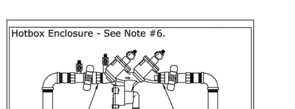
Tap & Meter w/ Custom Setter	Dwg. No. SD-W-002
City of Sanford Engineering Dept - P.O. Box 3729 - Sanford, NC 27331	Date: 06/30/2020
	Scale: Not To Scale
	Drawn By: Staff

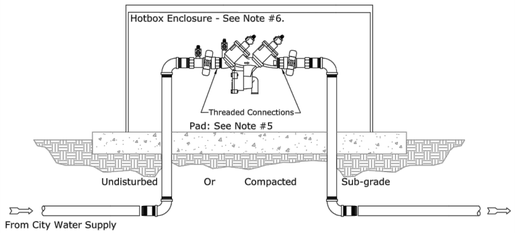


Notes:

1. Refer to City of Sanford drawing SD-R-003 for asphalt patch details if necessary.
2. Residential meters may be ¾" or 1".
3. Piping shall be type 'K' copper with appropriate sized fittings.
4. Place washed stone under and around pipe to protect corporation stop.
5. Mueller or Ford brass valves, yoke fittings, and stops shall be provided.

Residential Water Tap & Meter	Dwg. No. SD-W-001
City of Sanford Engineering Dept - P.O. Box 3729 - Sanford, NC 27331	Date: 02/11/20
	Scale: Not To Scale
	Drawn By: Staff





Notes:

1. All RPZs shall have positive gravity drainage.
2. Irrigation assemblies shall be installed within 3 feet of the irrigation meter.
3. All assemblies shall be installed in compliance with all applicable City of Sanford ordinances and State of NC codes.
4. Contact the City of Sanford Utilities Connections Coordinator for additional information.
5. Reduced Pressure Zone Backflow Prevention Assembly shall comply with ASSE 1013 and AWWA C511.
6. Pad is required for all non-residential assemblies. Pad shall be minimum 4" thick concrete - 3000 psi @ 28 days or approved pre-fab equivalent.
7. Hotbox enclosures shall comply with ASSE 1060.
8. If provided, electrical outlets shall be GFCI.
9. Property owner shall be responsible for freeze protection, operation, maintenance, testing and reporting

Reduced Pressure Zone ¾" ~ 2" Backflow Prevention Assembly	Dwg. No. SD-W-005
City of Sanford Engineering Dept - P.O. Box 3729 - Sanford, NC 27331	Date: 02/11/2020
	Scale: Not To Scale
	Drawn By: Staff

THE SITE GROUP, PLLC
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS
THE SITE GROUP, PLLC.
1111 Oberlin Road
Raleigh, NC 27605-1136 USA
Office: 919.835.4787
Fax: 919.839.2255
E Mail: SRN@thesitegroup.net

THE SITE GROUP, PLLC
LANDSCAPE ARCHITECTURAL CORPORATION
CERT. NO. 353
NORTH CAROLINA
RALEIGH, NC

NORTH CAROLINA PROFESSIONAL SEAL 34981 ENGINEER SAMUEL R. NITE

PRELIMINARY FOR REVIEW ONLY

SITE PLANS FOR:
SOS I & II MANUFACTURING
0 COLON RD.
SANFORD, NORTH CAROLINA

Drawn By	NLB
Checked By	SRN

DATE:
31 MAR 2022

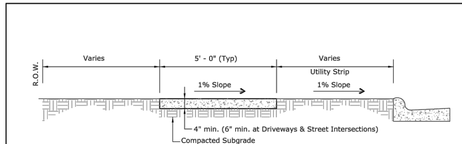
CONSTRUCTION DOCUMENTS

SITE DETAILS

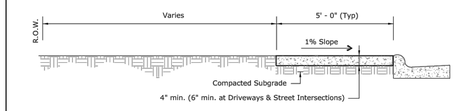
Job Code TPSOS

Dwg No.
SITE 603

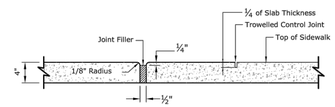
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Sidewalk w/ Utility Strip Behind Curb



Sidewalk at Back of Curb

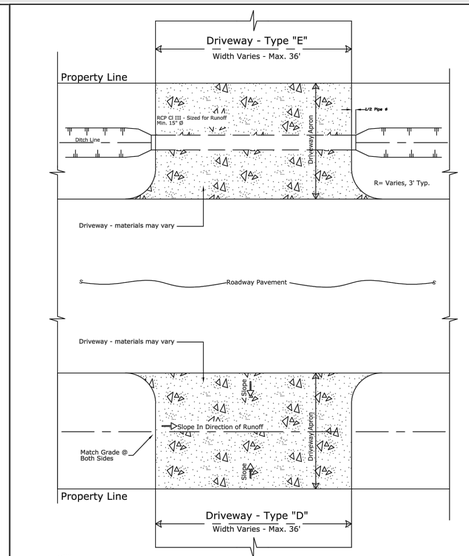


TRANSVERSE EXPANSION JOINT

Notes:

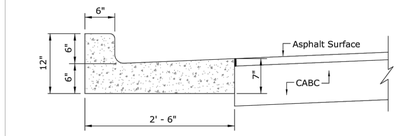
Concrete shall be 3000 psi at 28 days.
Expansion joints shall be 1/2" and have a maximum spacing of 50'.
Contraction joints equals 1/4 of slab thickness.
Control joint spacing shall be divided into 5'± sections using a grooving tool.

Sidewalk	
City of Sanford Engineering Dept - P.O. Box 3729 - Sanford, NC 27331	
Dwg. No. SD-R-004	
Date: 07/10/14	
Scale: Not To Scale	
Drawn By: Staff	

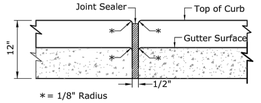


Note:
Field conditions will determine whether a Type E or a Type F driveway is applicable.

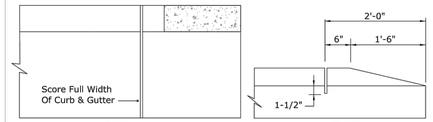
Driveway w/ Ditch & Culvert & Driveway w/ Valley	
City of Sanford	
Engineering Department - P.O. Box 3729 - Sanford, NC 27331	
Date: 05/17/17	
Drawn By: Staff	
Not To Scale	



2' - 6" CURB & GUTTER

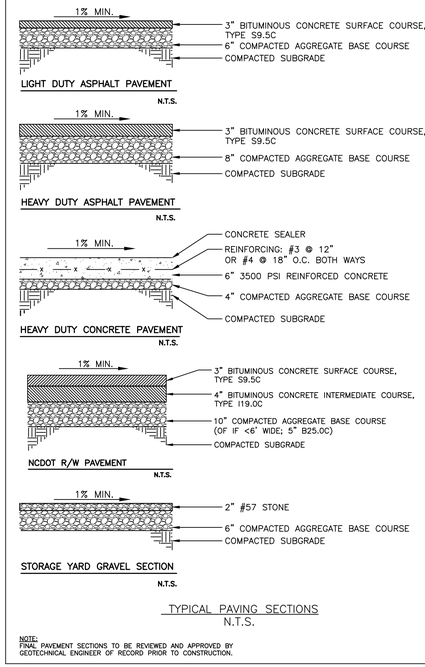


TRANSVERSE EXPANSION JOINT IN CURB & GUTTER



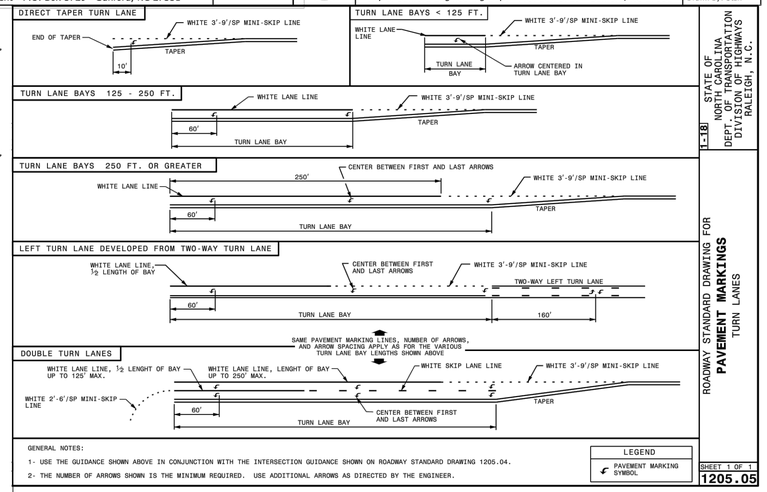
STANDARD METHOD OF ENDING CURB & GUTTER

Concrete Curb and Gutter	
City of Sanford Engineering Dept - P.O. Box 3729 - Sanford, NC 27331	
Dwg. No. SD-R-001	
Date: 07/10/14	
Scale: Not To Scale	
Drawn By: Staff	



TYPICAL PAVING SECTIONS
N.T.S.

NOTE:
FINAL PAVEMENT SECTIONS TO BE REVIEWED AND APPROVED BY GEOTECHNICAL ENGINEER OF RECORD PRIOR TO CONSTRUCTION.



GENERAL NOTES:

1- USE THE GUIDANCE SHOWN ABOVE IN CONJUNCTION WITH THE INTERSECTION GUIDANCE SHOWN ON ROADWAY STANDARD DRAWING 1205.04.

2- THE NUMBER OF ARROWS SHOWN IS THE MINIMUM REQUIRED. USE ADDITIONAL ARROWS AS DIRECTED BY THE ENGINEER.

LEGEND
PAVEMENT MARKING SYMBOL

I-18 STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

ROADWAY STANDARD DRAWING FOR **PAVEMENT MARKINGS** TURN LANES

SHEET 1 OF 1
1205.05

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THE SITE GROUP, PLLC.
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SITE PLANS FOR:
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Drawn By: NLB
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CONSTRUCTION DOCUMENTS

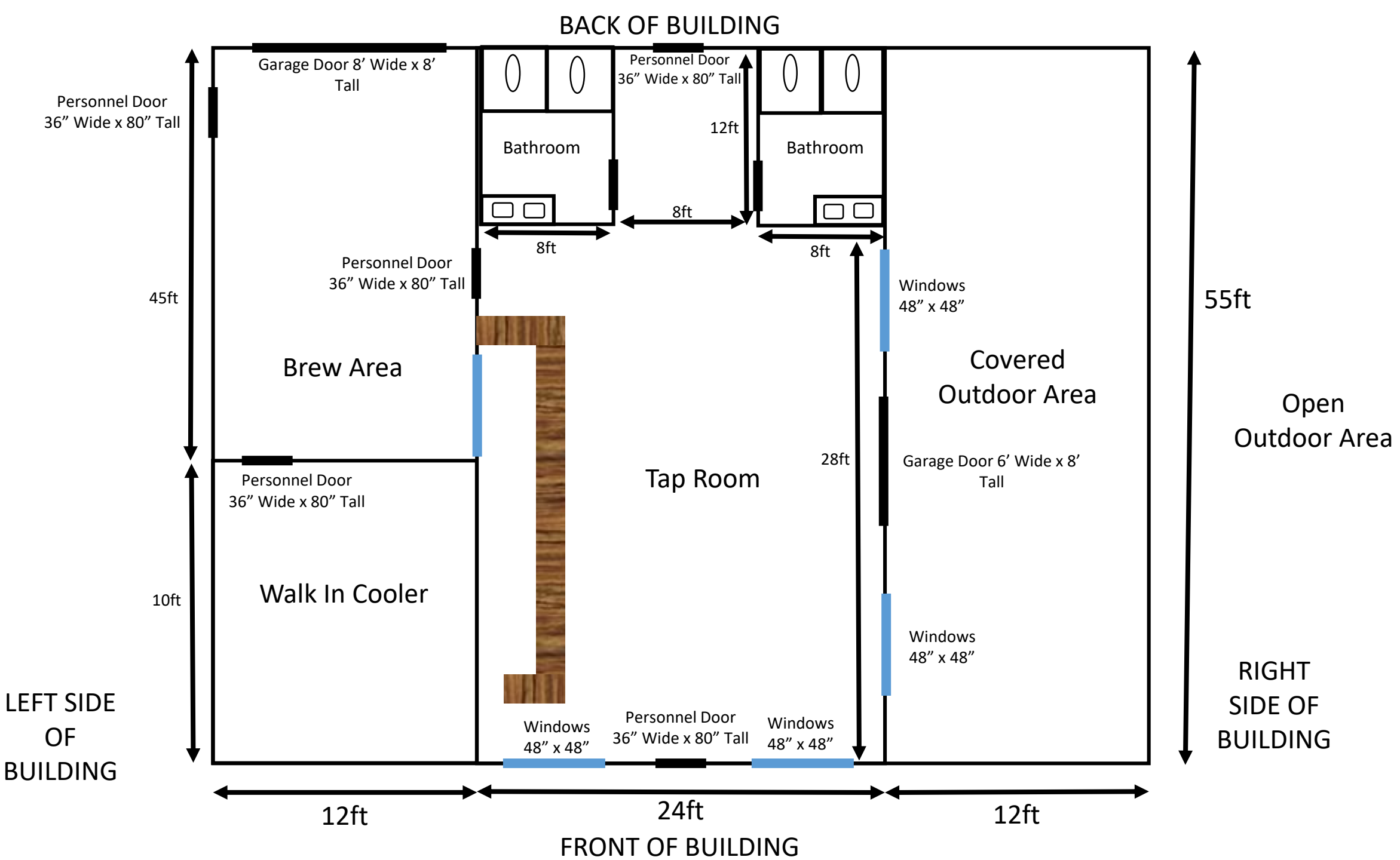
SITE DETAILS

Job Code: TPSOS

Dwg No.
SITE
604

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Vehicle Parking
Driveway
Water / Sewer
Motorcycle Parking
Knodding Donkey Micro-Brewery
3 Covered Seating Areas
N Main St
1579
Howard's Dips & Dawgs
Ice Cream
Google


BACK OF BUILDING
Garage Door 8’ Wide x 8’ Tall
Personnel Door 36” Wide x 80” Tall
Personnel Door 36” Wide x 80” Tall
12ft
Bathroom
Bathroom
8ft
8ft
8ft
Personnel Door 36” Wide x 80” Tall
45ft
Windows 48” x 48”
55ft
Brew Area
Covered Outdoor Area
Open Outdoor Area
28ft
Garage Door 6’ Wide x 8’ Tall
Personnel Door 36” Wide x 80” Tall
Tap Room
10ft
Walk In Cooler
Windows 48” x 48”
LEFT SIDE OF BUILDING
Windows 48” x 48”
Personnel Door 36” Wide x 80” Tall
Windows 48” x 48”
RIGHT SIDE OF BUILDING
12ft
24ft
12ft
FRONT OF BUILDING

Front View



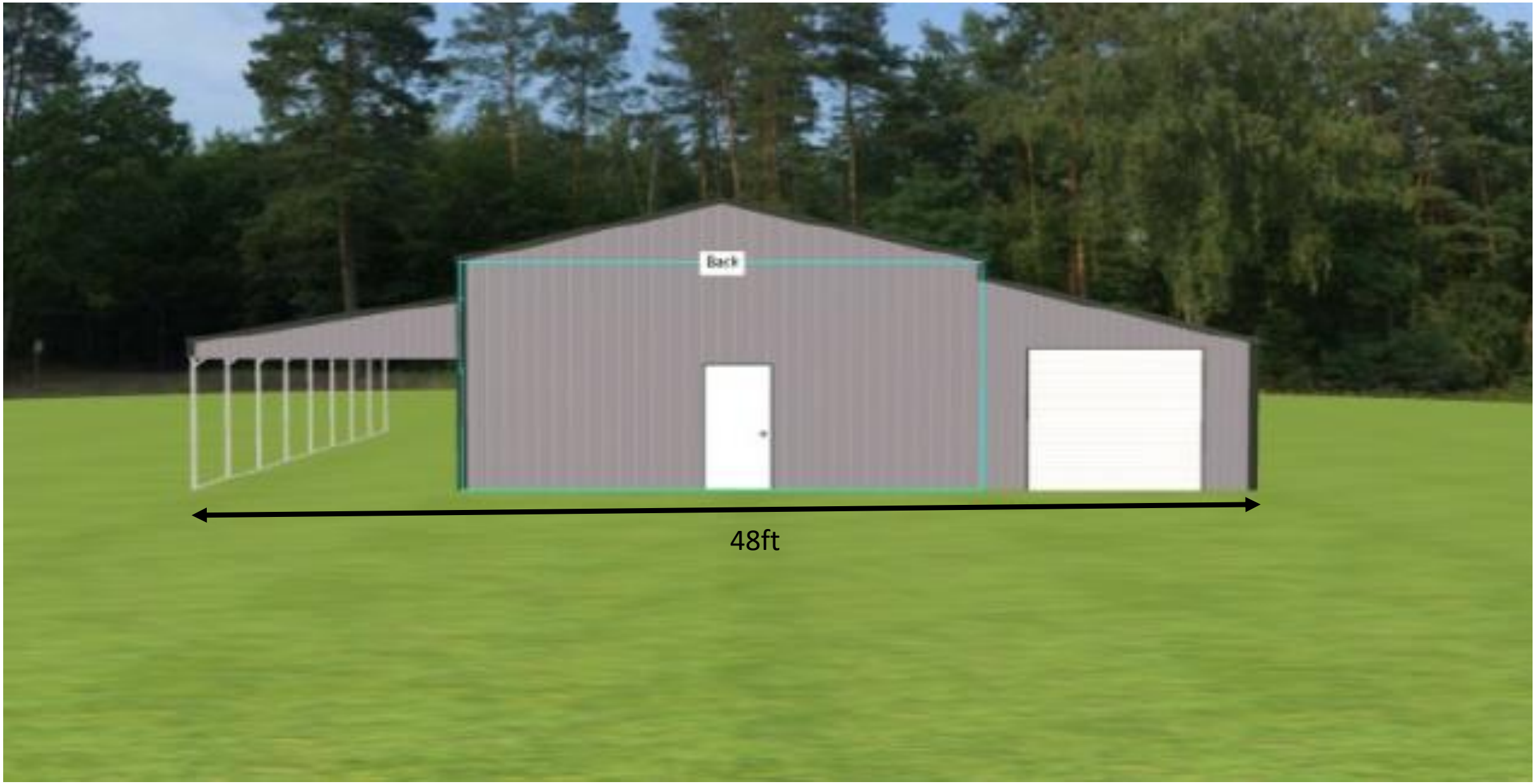
The front of the building will be covered with Red Brick Veneer. And the corners will have rough cut oak running from the roof to the ground.

Front View


Brew Area
Walk In Cooler
Tap Room and Outdoor Gather Area
KNOCKING DONKEY BREW CO
9ft
12ft
9ft
12ft
24ft
12ft
A 12 foot wall is between the Brew Area/Cooler and Tap Room


Right Side (Out Door Gathering Area)
55ft

Back View




Right Side
Brew Area / Walk In Cooler
55ft