

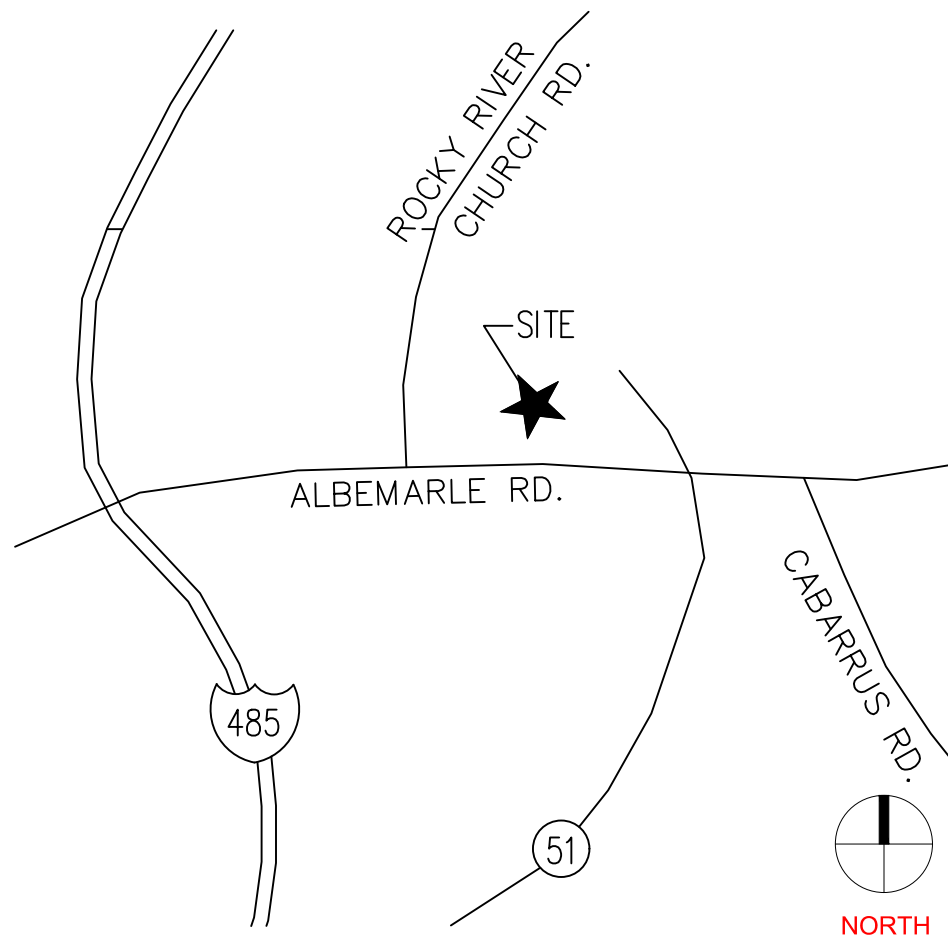
BEAVER FARMS LOT 5B

10910 WOODLAND BEAVER RD.
CHARLOTTE, NORTH CAROLINA 28215

CONSTRUCTION DOCUMENTS

ISSUED DATE: September 10, 2021

Auto Parking		
Retail (Other)	1 space per	4,000 SF / Bays
		1725 Proposed
	Total	0.43 Spaces
		250 SF / Waiting Room
		298 Proposed
	Total	1.19 Spaces
TOTAL REQUIRED SPACES		3.00 SPACES
TOTAL PROVIDED SPACES		7 SPACES
Per Section 12.202 Charlotte Zoning Ordinance		
Handicap parking		
	Standard Spaces	0
	Van Accessible	1
	Total	1
Per CLDSM 50.10A		
Bicycle Parking		
MIN. SHORT TERM PARKING: 5% OF PROVIDED AUTO PARKING OR 2 SPACES PROVIDED; 2 SPACES - REFER TO DETAIL 5/CS-00		
NO LONG TERM BICYCLE PARKING IS REQUIRED		



VICINITY MAP
SCALE: 1" = 600'

PCSO SUMMARY		
Original Parcel ID Number(s):	11123340	
Development Type:	Commercial	
Subject to PCSO? Y/N	No	
If NO, why?	REGIONAL DETENTION PLAN	
Watershed:	Yadkin	
Disturbed Area (ac):	0.34	
Site Area (ac):	0.49	
	DA#1	
Total on-site Drainage Area (ac):	0.496	
Existing Built-upon-area (SF):	0	
Existing BUA to be removed (SF):	0	
Existing BUA to remain (SF):	0	
Proposed New BUA (SF):	15,459	
Proposed % BUA:	71.55%	
Density (High / Low)	High	
Total Post-Project BUA for site:	15,459	
Development or Redevelopment?	Development	
Natural Area Required (ac):	0	
Natural Area provided, total (ac):	0	
Undisturbed Treed Natural Area Preserved (ac):	0	
Total stream buffer protected on-site (ac):	0	
Transit Station Area? Y/N	No	
Distressed Business District? Y/N	No	
Mitigation Type (if applicable)	N/A	
Natural Area mitigation? Y/N	No	
Buffer Mitigation? Y/N	No	
Total Phosphorous Mitigation? Y/N	No	

SITE DATA	
PROJECT NAME:	BEAVER FARMS LOT 5B
SITE ADDRESS:	10910 WOODLAND BEAVER RD. CHARLOTTE NC
COUNTY:	MECKLENBURG
PARCEL PIN #:	11123340
PARCEL OWNER:	WOODLAND BEAVER FARMS, LLC
PARCEL AREA:	0.496 AC
CURRENT ZONING:	B-1 (CD)
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	OIL CHANGE BUSINESS
FLOOD PLAIN DATA:	3710551400J
RIVER BASIN:	YADKIN
MAX BUILDING HEIGHT:	35FT
PROPOSED BUILDING HEIGHT:	28.75FT
PROPOSED BUILDING SQUARE FOOTAGE:	1,725 SF
TREE CONSERVATION AREA:	----
TOTAL LIMITS OF DISTURBANCE::	0.48 AC/ 21,097 SF
EXISTING IMPERVIOUS AREA:	0 AC/ 0 SF
PROPOSED IMPERVIOUS AREA:	0.35 AC/ 15,459 SF
BUILDING FLOOR AREA RATIO (FAR) ALLOWED	0.5
BUILDING FLOOR AREA RATIO (FAR) PROVIDED	0.08
SET BACKS	
ALBEMARLE ST	30 LF
WOODLAND BEAVER RD	5 LF
SIDE LOT	0 LF

HYDRANT FLOW TEST RESULTS:	
HYDRANT LOCATION: INTERSECTION OF BEAVER FARMS RD AND ALBEMARLE RD ON 10720 WOODLAND BEAVER RD	
TEST DATE: 09/17/21-09/19/21	
STATIC: 67 PSI RESIDUAL: 62 PSI	
48 HOUR TEST RESULTS: HIGH: 91 PSI LOW: 61 PSI AVG: 79 PSI	

TREE SAVE AREA NOTES
REFER TO THE CITY OF CHARLOTTE APPROVED PLANS LDC-2013-00037-BEAVER FARMS

UTILITIES IMPROVEMENTS QTY	
PRIVATE SEWER	
4" SEWER SERVICE	108 LF
PRIVATE WATER	
1" WATER MAIN	97 LF
1" IRRIGATION MAIN	34 LF

RIGHT-OF-WAY OBSTRUCTION NOTES:	
1.	LANE AND SIDEWALK CLOSURES OR DETOURS: PRIOR TO ANY LANE OR SIDEWALK OBSTRUCTION, THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL AND/OR PEDESTRIAN PLAN TO REQUEST THE OBSTRUCTION PRIOR TO THE START OF WORK FOR APPROVAL.
2.	ALL TRAFFIC CONTROL SIGNAGE AND PRACTICES SHALL ADHERE TO THE MANUAL ON UNIFORM TRAFFIC CONTROL AND THE LATEST EDITION OF THE NCDOT "STANDARD SPECIFICATION FOR ROADWAY STRUCTURES", NCDOT "ROADWAY STANDARD DRAWING MANUAL", AND THE NCDOT SUPPLEMENT TO THE MUTCD.
3.	ALL PUBLIC SIDEWALKS MUST BE ACCESSIBLE TO PEDESTRIANS WHO ARE VISUALLY IMPAIRED AND/OR PEOPLE WITH MOBILITY CONCERNS. EXISTING AND ALTERNATIVE PEDESTRIAN ROUTES DURING CONSTRUCTION SHALL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), THE ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
4.	PRIOR TO THE START OF WORK, THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE ENGINEERING INSPECTIONS COORDINATOR TO REVIEW THE SPECIFIC COMPONENTS OF THE APPROVED PLAN, AND ENSURE ALL PERMITS ARE ISSUED.
5.	ALL PERMITS MUST BE AVAILABLE AND VISIBLE ON SITE DURING THE OPERATION.

OVERALL DEVELOPMENT SITE DATA (ZONED: B-1 CD):			
REZONING REFERENCES 1998-042C AND 2020-007			
TOTAL BUILD-OUT FOR BEAVER FARMS DEVELOPMENT			
PARCEL A-1: (MAX ALLOWABLE 68,000 SF)			
11123337 (COMMON AREA):	4.918 AC	0 SF	
11123340 (OIL CHANGE):	0.496 AC	1,725 SF (PROPOSED)	
11123342 (VACANT):	2.008 AC	0 SF	
11123343 (VACANT):	1.086 AC	0 SF	
11123344 (VACANT):	1.255 AC	0 SF	
11123345 (VACANT):	1.948 AC	0 SF	
11123346 (DENTIST OFFICE):	1.540 AC	9,960 SF (EXISTING)	
TOTAL:	13.251 AC	11,685 SF	
PARCEL A-2: (MAX ALLOWABLE 12,000 SF)			
11123335 (BOJANGLES):	1.120 AC	3,860 SF (EXISTING)	
11123338 (EARRPS CONVENIENCE STORE):	1.437 AC	3,809 SF (EXISTING)	
11123339 (WAFFLE HOUSE):	0.470 AC	1,852 SF (EXISTING)	
TOTAL:	3.027 AC	9,521 SF	
LOADING ZONE REQUIREMENTS			
MINIMUM LOADING SPACE REQUIRED:		1- 10'X25' SPACE	
MINIMUM LOADING SPACE PROVIDED:		1- 10'X25' SPACE	

SOLID WASTE AND RECYCLING:	
REQUIRED:	1- 8 CY DUMPSTER FOR TRASH 1- 8 CY DUMPSTER FOR RECYCLING
PROVIDED:	1- 8 CY DUMPSTER FOR TRASH 1- 8 CY DUMPSTER FOR RECYCLING

SHEET INDEX	
SHEET #	SHEET NAME
C0.00	COVER SHEET
C0.10	GENERAL NOTES
C1.00	EXISTING CONDITIONS PLAN
C2.00	DEMOLITION PLAN
C3.00	SITE PLAN
C4.00	EROSION CONTROL NOTES
C4.01	EROSION CONTROL PLAN (PHASE I)
C4.02	EROSION CONTROL PLAN (PHASE II)
C5.00	GRADING & STORM DRAINAGE PLAN
C5.10	OVERALL STORM DRAINAGE MAP
C5.11	INLET AREA DRAINAGE MAP
C6.00	UTILITIES PLAN
C9.00	SITE DETAILS
C9.01	SITE DETAILS
C9.10	EROSION CONTROL DETAILS
C9.20	STORM DRAINAGE DETAILS
C9.21	STORM DRAINAGE DETAILS
C9.30	UTILITY DETAILS
L1.00	LANDSCAPE NOTES
L1.01	LANDSCAPE PLAN
L2.00	LANDSCAPE DETAILS
A2.0	BUILDING ELEVATIONS
A2.1	BUILDING ELEVATIONS

REFERENCE DRAWINGS:
SITE PHOTOMETRICS PLAN - SHEET 1 OF 1



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T 704.334.7925

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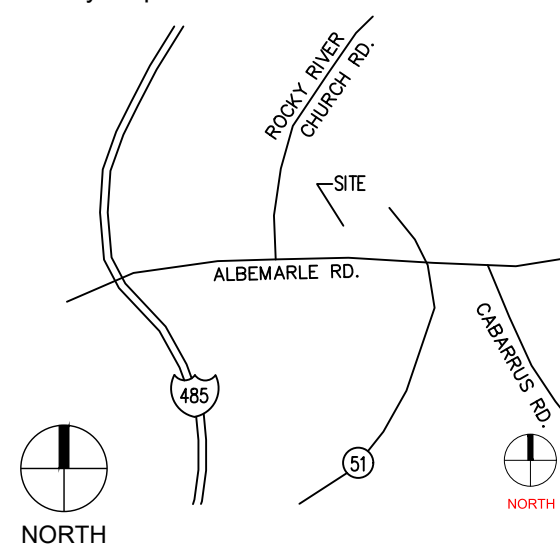
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609.651.9327

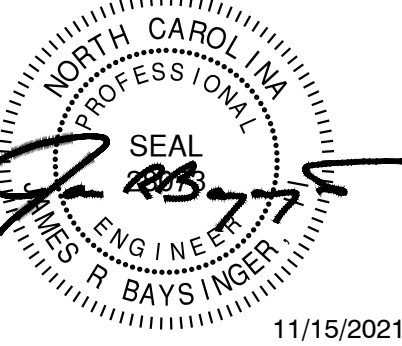
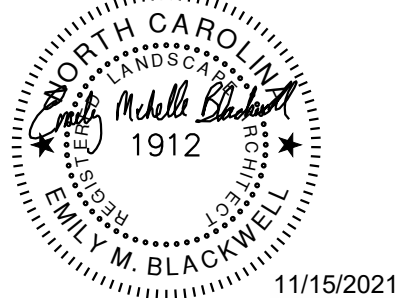
Consultants:

FRANZ ARCHITECT
4055 INTERNATIONAL PLAZA, SUITE 100
FORT WORTH TX, 76109
817.737.9922

Vicinity map:



Seal:



Project:

BEAVER FARMS
LOT 5B

Issued for:

CONSTRUCTION
DOCUMENTS

No.	Date	Description
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Title:

COVER SHEET

Project number: C21049 Sheet #:

Issued Date: 09.10.2021

Drawn by: JOT

Approved by: JRB

C0.00



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1240 N KIMBALL AVE.
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STEWART INC. - CIVIL
CONTACT: JAMES R. BAYSINGER II, PE, LEED AP
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STEWART INC. - LANDSCAPE ARCHITECTURE
CONTACT: EMILY MICHELLE BLACKWELL, PLA, CLARB, ASLA
LANDSCAPE ARCHITECT
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EBLACKWELL@STEWARTINC.COM

STEWART INC. - GEOMATICS
CONTACT: FRANK G. MUNDY, II, PLS
DIRECTOR OF GEOMATICS
919.866.4806 (F)
919.380.8752 (F)
FMUNDY@STEWARTINC.COM

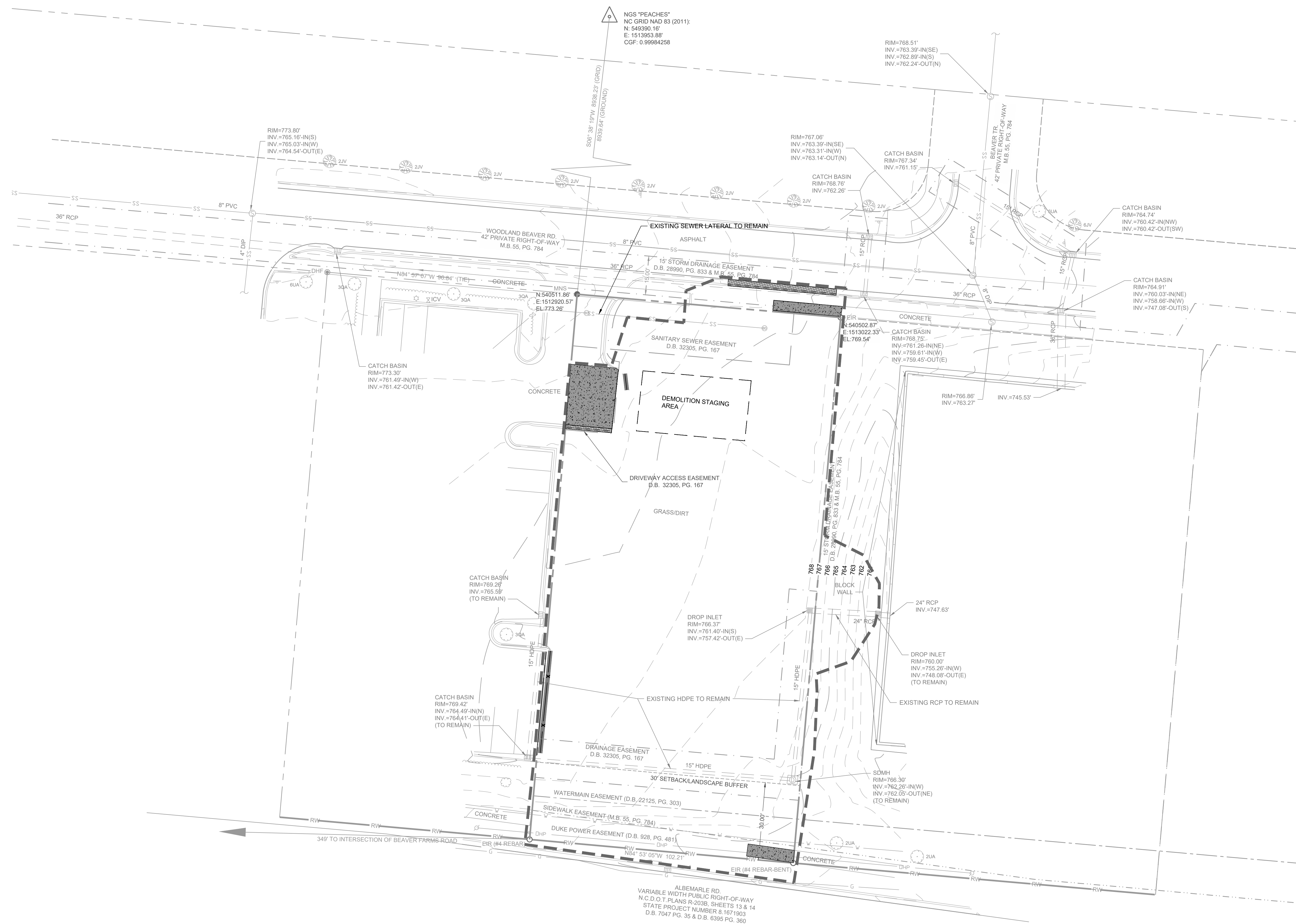






WLS LIGHTING
6820 CORPORATION PKWY
FORT WORTH, TX 76126
CONTACT: KEN BRONSTAD
NATIONAL ACCOUNT EXECUTIVE
800.633.8711 (T)



FRANZ ARCHITECTS
4055 INTERNATIONAL PLAZA, SUITE 100
FORT WORTH, TX 76109
CONTACT: TANIA INIGO, LEED AP ID+C, RAS
817.737.9922 (T)
TINIGO@FRANZARCHITECTS.COM

[illegible]



DEMOLITION LEGEND:			
KEY	SYMBOL	DESCRIPTION	DETAIL REFERENCE
		REMOVE CONCRETE	N/A
		REMOVE FENCE	N/A
		LIMITS OF DISTURBANCE	N/A
		REMOVE CURB & GUTTER	N/A
NOTES:			
1. SEE SHEET C0.10 FOR GENERAL AND DEMOLITION NOTES.			



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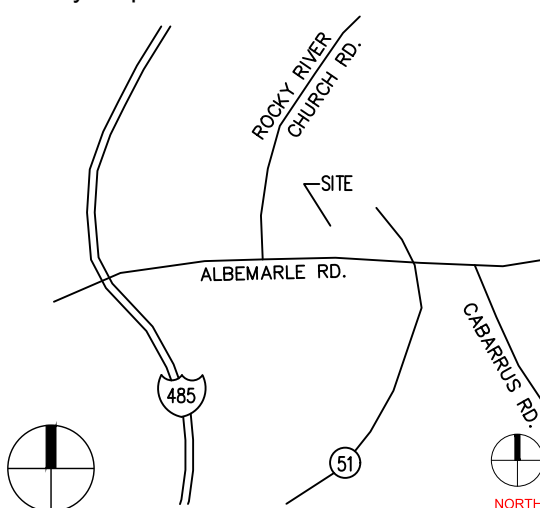
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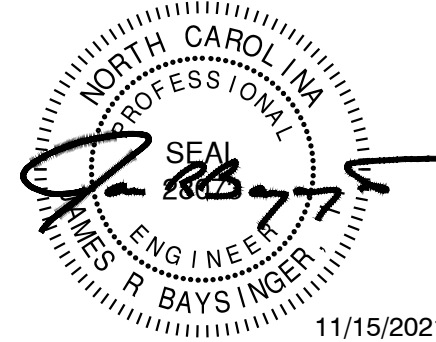
Consultants

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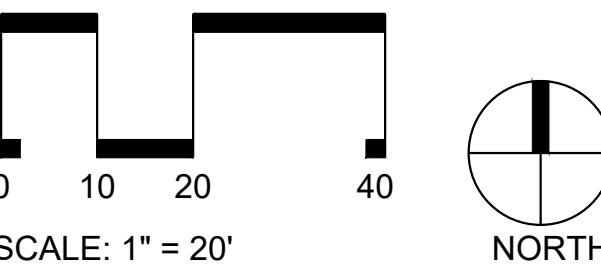
Vicinity map



Seal



Scale



Project

BEAVER FARMS
LOT 5B

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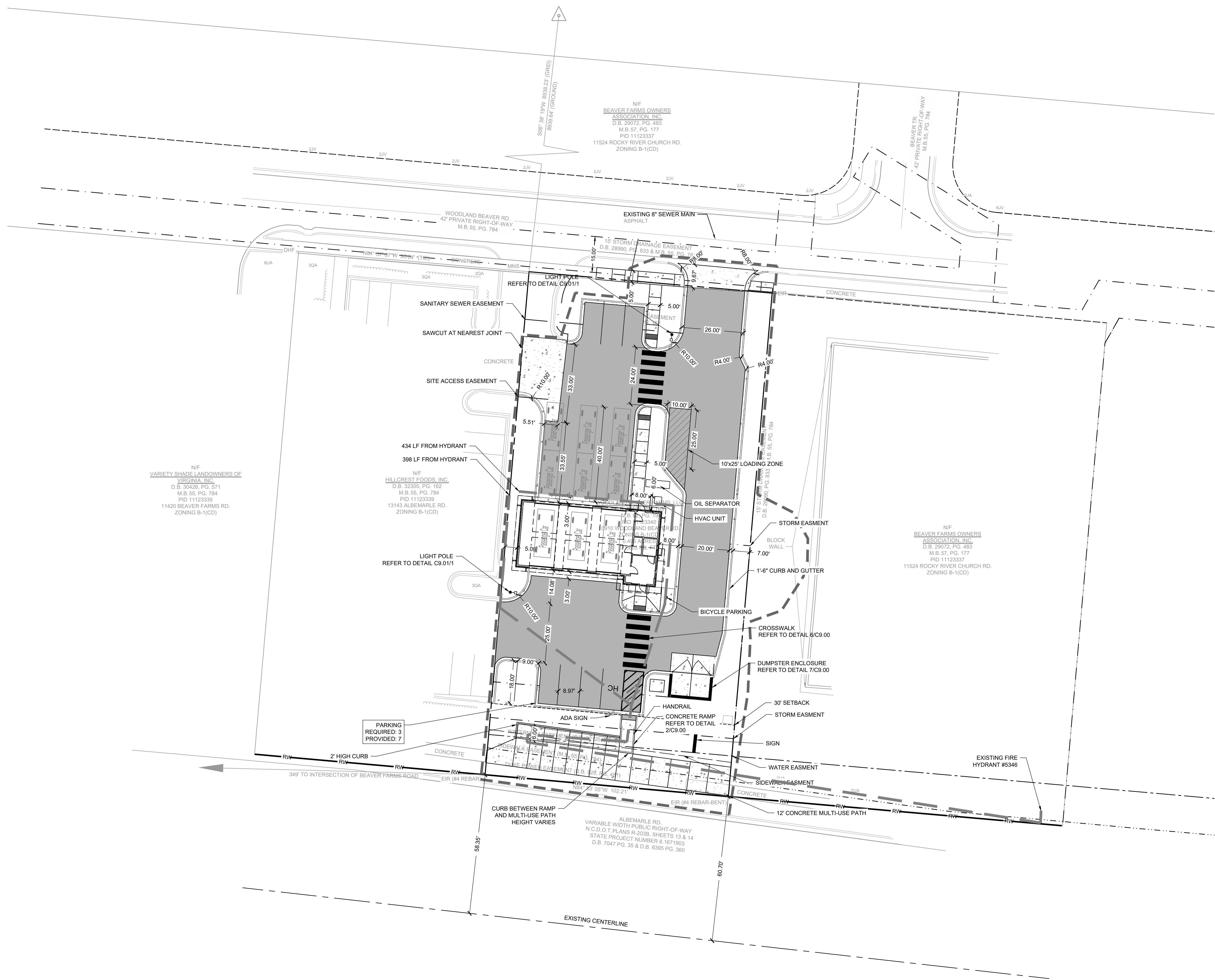
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







DEMOLITION PLAN

Project number: C21049 Sheet #:

Issued Date: 09.10.2021
 Drawn by: JOT
 Approved by: JRB

C2.00



SITE LEGEND:		
SYMBOL	DESCRIPTION	DETAIL REFERENCE
	PROPOSED BUILDING	SEE ARCH. PLANS
	PROPOSED CONCRETE SIDEWALK	2/C9.00
	PROPOSED ASPHALT PAVEMENT	1/C9.01
	PROPOSED CURB & GUTTER	3+4/C9.00
	PROPOSED 10' WIDE HIGH VISIBILITY CROSSWALK	6/C9.00
	PROPOSED SIGN	N/A
H/C	PROPOSED ADA PARKING SPACE	9/C9.00
	PROPOSED BIKE RACK	5/C9.00
	LIMITS OF DISTURBANCE	N/A
	LIGHT POLE	N/A

NOTES:

- SEE SHEET C0.10 FOR GENERAL AND SITE NOTES.



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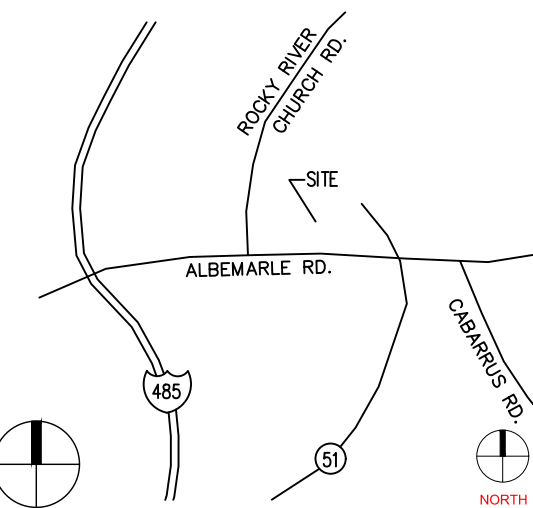
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Vicinity map

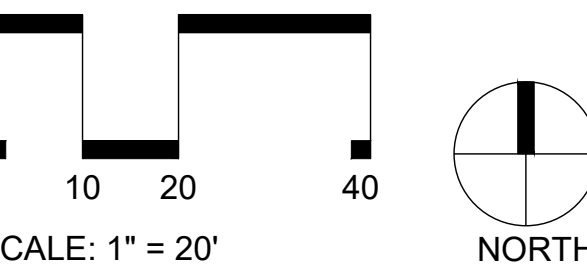


Seal



1/15/2021

scale:



rojec

BEAVER FARMS
LOT 5B

issued for

CONSTRUCTION DOCUMENTS

No.	Date	Description
10	2020/01/01	Initial balance
11	2020/01/05	Deposit of \$1,000
12	2020/01/10	Withdrawal of \$500
13	2020/01/15	Deposit of \$2,000
14	2020/01/20	Withdrawal of \$1,500
15	2020/01/25	Deposit of \$3,000
16	2020/02/01	Withdrawal of \$2,500
17	2020/02/05	Deposit of \$1,800
18	2020/02/10	Withdrawal of \$1,200
19	2020/02/15	Deposit of \$2,200
20	2020/02/20	Withdrawal of \$1,800
21	2020/02/25	Deposit of \$2,500
22	2020/03/01	Withdrawal of \$2,000
23	2020/03/05	Deposit of \$1,500
24	2020/03/10	Withdrawal of \$1,000
25	2020/03/15	Deposit of \$1,800

Title:

SITE PLAN

Project number: C21049 Sheet #:

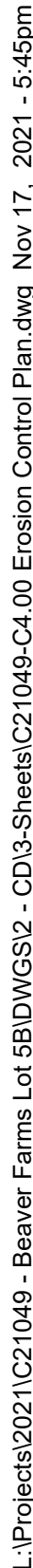
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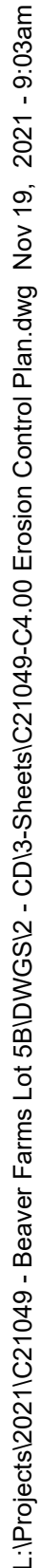
JOT

C3.00



1. SEE SHEET C0.10 FOR GENERAL AND SITE NOTES.
2. SEE SHEET C4.00 FOR EROSION CONTROL NOTES.

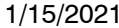
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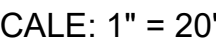
1. SEE SHEET C0.10 FOR GENERAL AND SITE NOTES.
2. SEE SHEET C4.00 FOR EROSION CONTROL NOTES.

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Seal



scale



project

issued for:

Title:

C4.02



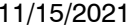
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Consultants:

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Proximity map



scale:



'rojec

BEAVER FARMS
LOT 5B

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CONSTRUCTION
DOCUMENTS

Title:

GRADING & STORM DRAINAGE PLAN

Project number: C21049 Sheet #:

Issued Date: 09.10.2021

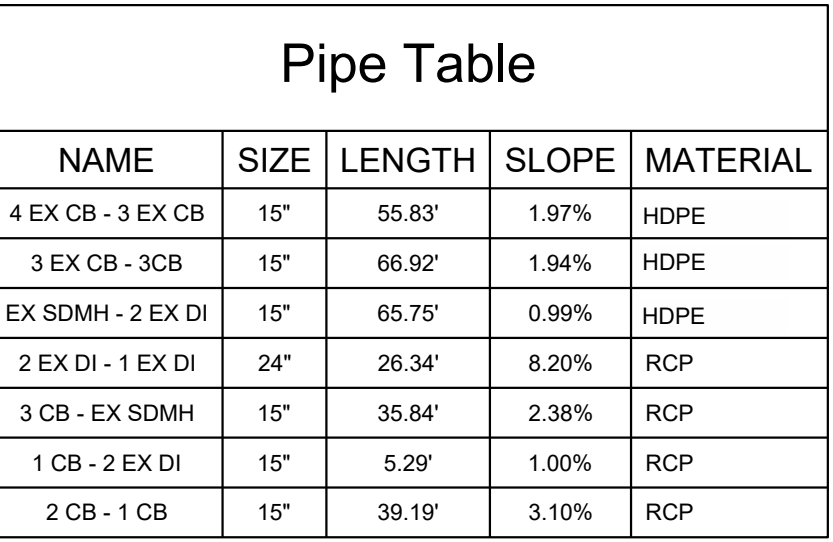
Drawn by: JOT

approved by

C5.00

NOTES:

1. SEE SHEET C0.10 FOR GENERAL AND GRADING NOTES.



*NOTE: CATCH BASIN RIM ELEVATION IS THE TOP OF CURB ELEVATION AT THE CENTER OF THE HOOD

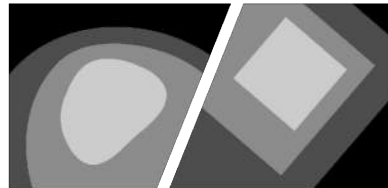
L:\Projects\2021\021049 - Beaver Farms Lot 5B\DWGS2 - CD\3-Sheets\CD\049-C5.00 Grading & Storm Drainage Plan.dwg Nov 17, 2021 - 5:44pm



PCSO SUMMARY		
Original Parcel ID Number(s):	11123301 and 11123303	
Development Type:	Commercial	
Subject to PCSO? Y/N	No	
If NO, why?	Zoning Ordinance Detention Only	
Watershed:	Yadkin	
Disturbed Area (ac):	13.7	
Site Area (ac):	16.23	
	DA#1	DA#2
Total on-site Drainage Area (ac):	16.23	
Existing Built-up-area (SF):	0	
Existing BUA to be removed (SF):	0	
Existing BUA to remain (SF):	0	
Proposed New BUA (SF):	390,123	
Proposed % BUA:	55%	
Density (High / Low)	High	
Total Post-Project BUA for site:	390,123	
Development or Redevelopment?	Development	
Natural Area Required (ac):	0	
Natural Area provided, total (ac):	0	
Undisturbed Treed Natural Area Preserved (ac):	0	
Total stream buffer protected on-site (ac):	no streams on-site	
Transit Station Area? Y/N	No	
Distressed Business District? Y/N	No	
Mitigation Type (if applicable)	N/A	
Natural Area mitigation? Y/N	No	
Buffer Mitigation? Y/N	No	
Total Phosphorous Mitigation? Y/N	No	

THIS PCSO SUMMARY WAS REFERENCED FROM THE APPROVED-LDC-2013-00037 BEAVER FARMS

GRADING LEGEND:		
SYMBOL	DESCRIPTION	DETAIL REFERENCE
	LIMITS OF DISTURBANCE	N/A
	PROPOSED MAJOR CONTOUR	N/A
	PROPOSED MINOR CONTOUR	N/A
	EXISTING MAJOR CONTOUR	N/A
	EXISTING MINOR CONTOUR	N/A
	PROPOSED STORM DRAINAGE	1-3/C9.21
	PROPOSED JUNCTION BOX	5+6/C9.20
	PROPOSED CATCH BASIN	1+2/C9.20
	PROPOSED ELEVATION	N/A
NOTES:		
1. SEE SHEET C0.10 FOR GENERAL AND GRADING NOTES.		



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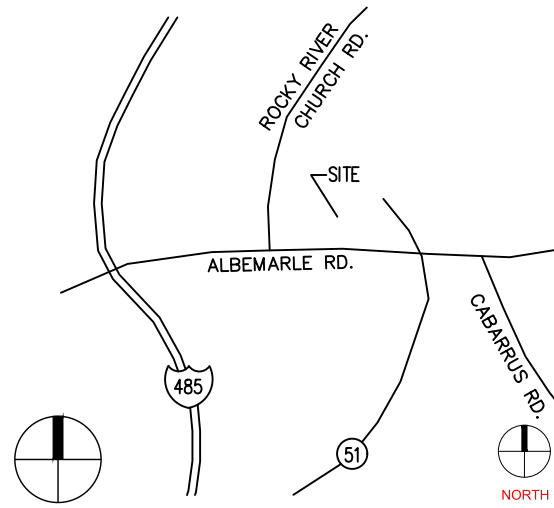
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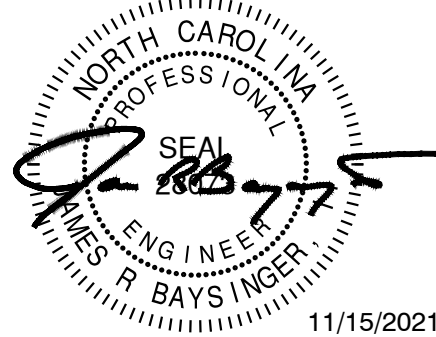
Consultants:

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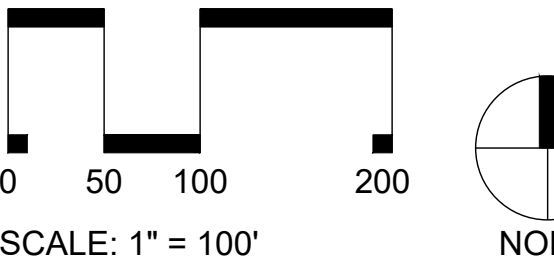
Vicinity map:



Seal:



Scale:



SCALE: 1" = 100'

Project:

BEAVER FARMS
LOT 5B

Issued for:

CONSTRUCTION
DOCUMENTS

No.	Date	Description

Title:

OVERALL STORM
DRAINAGE MAP

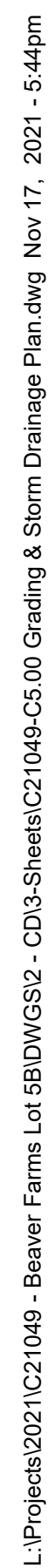
Project number: C21049 Sheet #:

Issued Date: 09.10.2021

Drawn by: JOT

Approved by: JRB

C5.10



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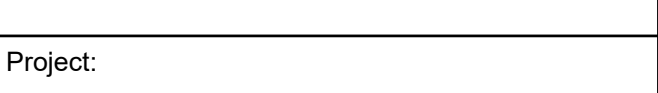
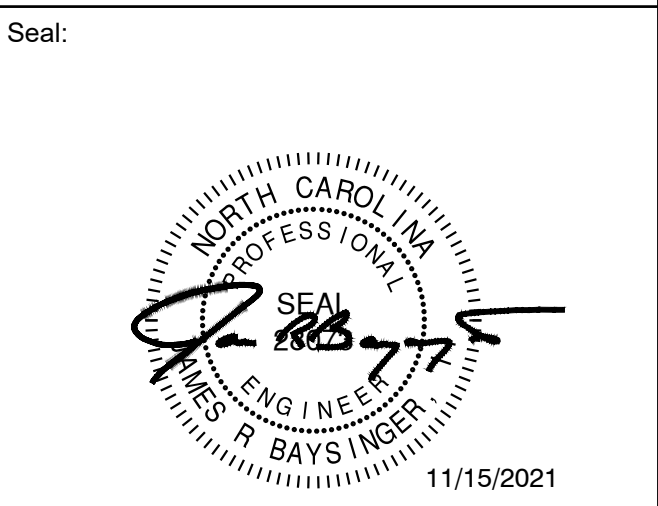
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Client:

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SOUTHLAKE TX, 76092
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Consultants:

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817.737.9922



Issued for:

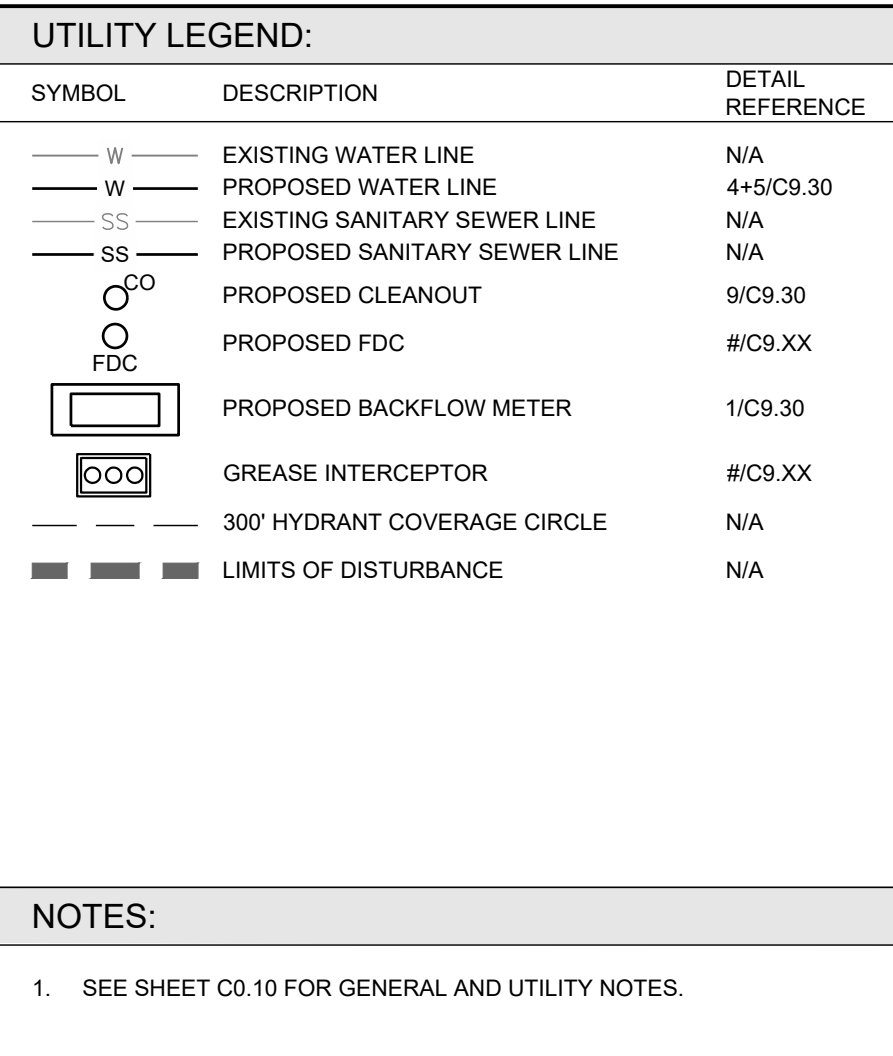
**CONSTRUCTION
DOCUMENTS**

Title:

INLET AREA
DRAINAGE MAP

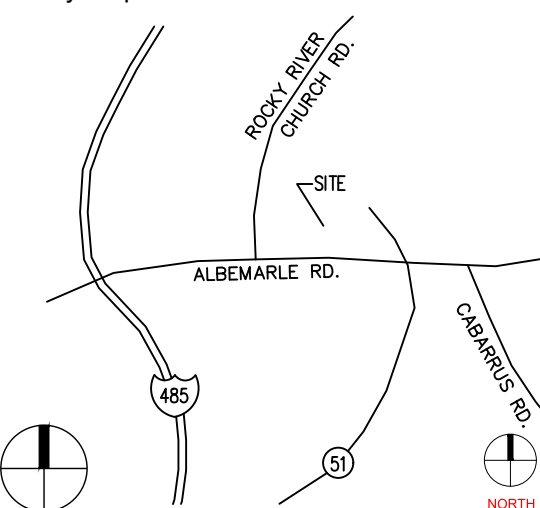
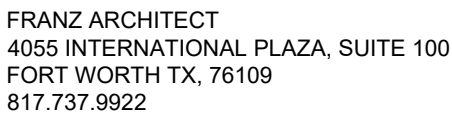
Project number: C21049 Sheet #:
 Issued Date: 09.10.2021
 Drawn by: JOT
 Approved by: JRB

C5.11

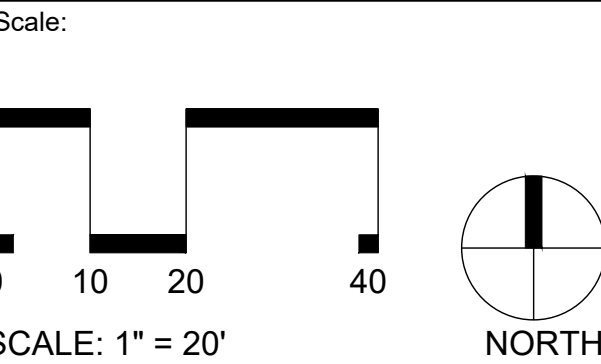


THERE SHALL BE NO TAPS, PIPING BRANCHES, UNAPPROVED BYPASS PIPING, HYDRANTS, FIRE DEPT. CONNECTION POINTS, OR OTHER WATER-USING APPURTENANCES CONNECTED TO THE SUPPLY LINE BETWEEN ANY WATER METER AND ITS CLT-WATER-REQUIRED BACKFLOW PREVENTER.

EACH CLT-WATER-REQUIRED BPA IS REQUIRED TO BE TESTED BY A CLT-WATER-APPROVED CERTIFIED TESTER PRIOR TO PLACING THE WATER SYSTEM IN SERVICE.



11/15/2021



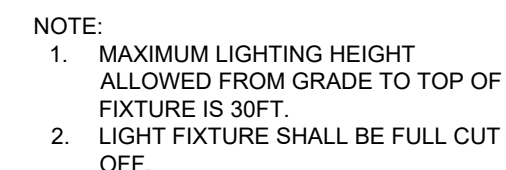
BEAVER FARMS
LOT 5B

CONSTRUCTION DOCUMENTS

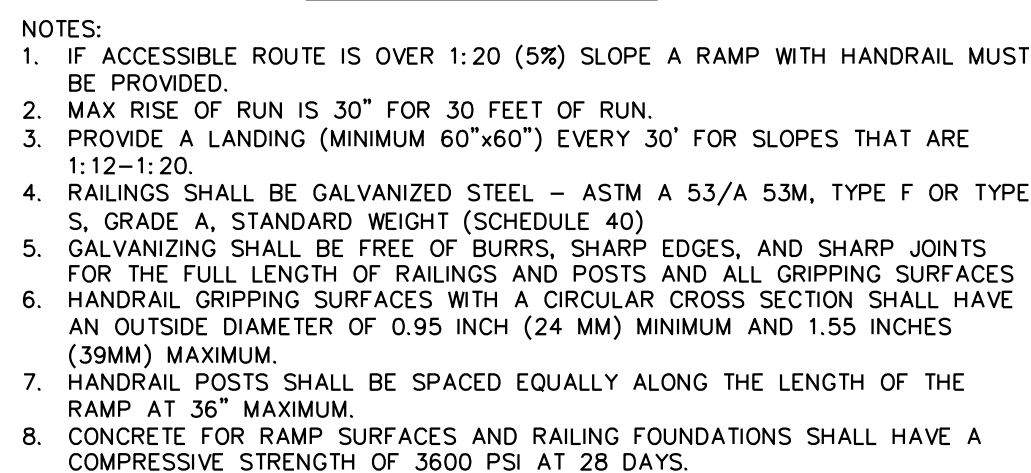
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UTILITIES PLAN

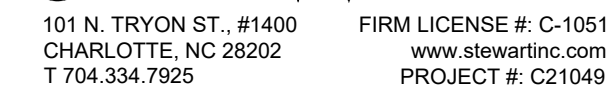
C6.00



NTS



NTS



N3
1240 KIMBALL AVE
SOUTHLAKE TX, 76092
609 651 9327

FIRM LICENSE #: C-1051
www.stewartinc.com
PROJECT #: C21049

FRANZ ARCHITECT
4055 INTERNATIONAL PLAZA, SUITE 100
FORT WORTH TX, 76109
817.737.9922

A map of the study area showing the location of the site. The map includes Albemarle Rd, Cabarrus Rd, and Rocky River Church Rd. A north arrow is present, and a scale bar indicates distances in miles (0, 0.5, 1, 1.5, 2, 2.5, 3, 3.5, 4, 4.5, 5, 5.5, 6, 6.5, 7, 7.5, 8, 8.5, 9, 9.5, 10). The site is located near the intersection of Albemarle Rd and Cabarrus Rd.

BEAVER FARMS
LOT 5B

CONSTRUCTION
DOCUMENTS

Title:

SITE DETAILS

Project number: C21049 Sheet #: **C9**
 Issued Date: 09.10.2021
 Drawn by: JOT
 Approved by: JRB

C9.01

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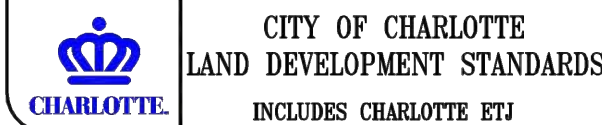
1 SILT FENCE
PLAN

NTS

- GENERAL NOTES:**
1. WOVEN FILTER FABRIC BE USED WHERE SILT FENCE IS TO REMAIN FOR A PERIOD OF MORE THAN 30 DAYS.
 2. STEEL POSTS SHALL BE 5'-0" IN HEIGHT AND BE OF THE SELF-FASTENER ANGLE STEEL TYPE.
 3. TURN SILT FENCE UP SLOPE AT ENDS.
 4. ORANGE SAFETY FENCE IS REQUIRED AT BACK OF SILT FENCE WHEN GRADING IS ADJACENT TO SWM BUFFERS, STREAMS OR WETLANDS. (REFER TO SWM BUFFER GUIDELINES). THE COLOR ORANGE IS RESERVED FOR VISUAL IDENTIFICATION OF ENVIRONMENTALLY SENSITIVE AREAS.
 5. DRAINAGE AREA CAN NOT BE GREATER THAN 1/4 ACRE PER 100 FT. OF FENCE.
 6. SLOPE LENGTHS CAN NOT EXCEED CRITERIA SHOWN IN TABLE 6.2A NORTH CAROLINA EROSION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL.
 7. DO NOT INSTALL SEDIMENT FENCE ACROSS STREAMS, DITCHES, WATERWAYS OR OTHER AREAS OF CONCENTRATED FLOW.

- MAINTENANCE NOTES:**
1. FILTER BARRIERS SHALL BE INSPECTED BY THE FINANCIALLY RESPONSIBLE PARTY OR HIS AGENT IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REPAIRS NEEDED SHALL BE MADE IMMEDIATELY.
 2. SHOULD THE FABRIC DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE, AND THE BARRIER STILL IS NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.
 3. SEDIMENT DEPOSITS SHOULD BE REMOVED WHEN DEPOSITS REACH APPROX. HALF THE HEIGHT OF THE BARRIER. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE IS REMOVED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.

NOT TO SCALE



TEMPORARY SILT FENCE

STD. NO. REV.
30.06A | 15

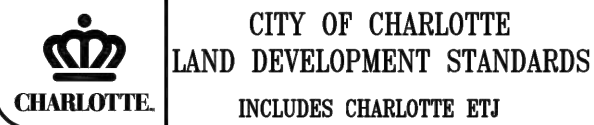
2 SILT FENCE OUTLET
PLAN

NTS

- GENERAL NOTES:**
1. SEDIMENT FILTER OUTLET HARDWARE CLOTH SHALL BE 24" HIGH AND STONE SHALL BE A MINIMUM OF 12" HIGH.
 2. HARDWARE CLOTH SHALL BE ANCHORED TO THE STEEL POSTS SECURELY USING APPROPRIATE ANCHORS. HARDWARE CLOTH SHALL BE KEPT IN A MINIMUM OF 12 INCHES IN LENGTH AND BACKFILLED PROPERLY AS SHOWN IN ABOVE DETAIL. HARDWARE CLOTH TO BE SAME AS STD. #30.09 (19 GAUGE, 1/4" SPACING).
 3. POSTS SHALL BE NO MORE THAN 4 FEET APART.
 4. SITE OUTLETS AT LOW AREAS IN CONJUNCTION WITH AND ALONG LONG RUNS OF SILT FENCE AT INTERVALS NO CLOSER THAN 100 FEET. DRAINAGE AREA TO OUTLETS SHALL NOT EXCEED 1/4 ACRE.
 5. EQUIVALENT ALTERNATIVES MAY BE USED WITH PRIOR CITY APPROVAL.

- MAINTENANCE NOTES:**
1. FILTER OUTLETS SHALL BE INSPECTED BY THE FINANCIALLY RESPONSIBLE PARTY OR HIS AGENT IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REPAIRS NEEDED SHALL BE MADE IMMEDIATELY.
 2. THE STONE SHALL BE REPLACED PROMPTLY AFTER ANY EVENT THAT HAS CLOGGED OR REMOVED IT.
 3. SEDIMENT DEPOSITS SHOULD BE REMOVED WHEN DEPOSITS REACH HALF THE HEIGHT OF THE BARRIER. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE OUTLET IS REMOVED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.

NOT TO SCALE



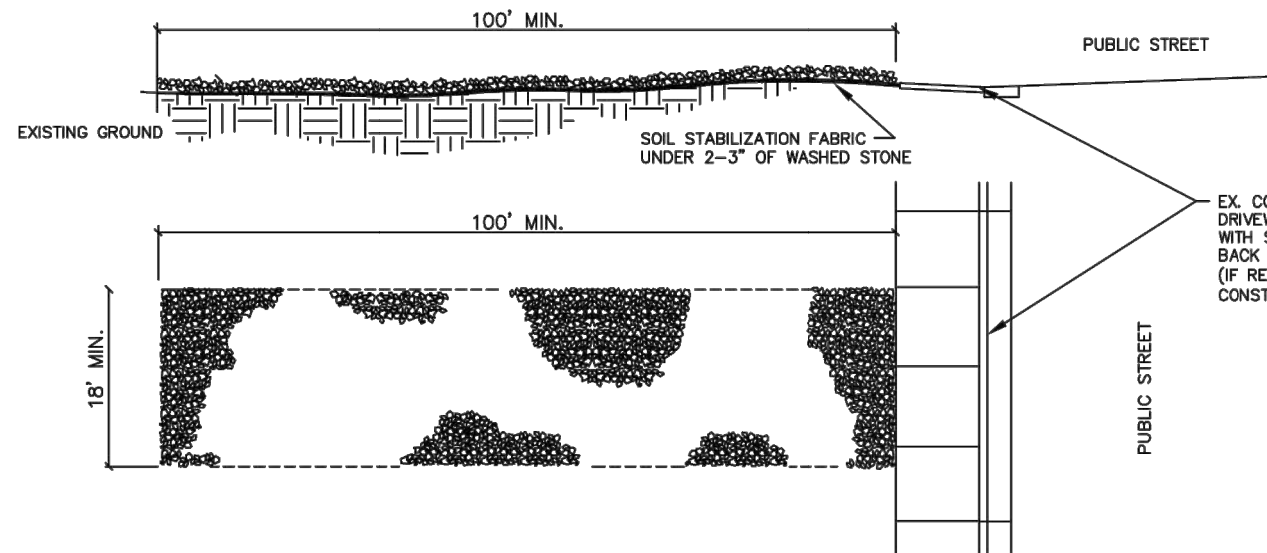
SILT FENCE OUTLET

STD. NO. REV.
30.06C | 20

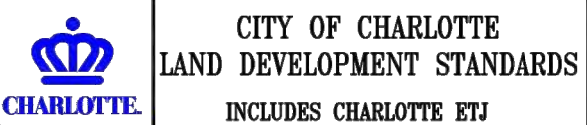
3 CONSTRUCTION ENTRANCE
PLAN

NTS

- NOTES:**
1. A STABILIZED ENTRANCE PAD OF 2-3" OF WASHED STONE AND/OR RAILROAD BALLAST SHALL BE LOCATED WHERE TRAFFIC WILL ENTER OR LEAVE THE CONSTRUCTION SITE ONTO A PUBLIC STREET.
 2. FILTER FABRIC OR COMPACTED CRUSHER RUN STONE SHALL BE USED AS A BASE FOR THE CONSTRUCTION ENTRANCE.
 3. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC STREETS OR EXISTING PAVEMENT. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS WARRANT AND REPAIR OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
 4. ANY SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC STREETS MUST BE REMOVED IMMEDIATELY. ANY AGGREGATE TRACKED INTO THE ROADWAY MUST BE SWEEP BACK ON-SITE ON A NIGHTLY BASIS.
 5. WHEN APPROPRIATE, WHEELS MUST BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTERING A PUBLIC STREET. WHEN WASHING IS REQUIRED, IT SHALL BE DONE IN AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT BASIN SEE STD. NO. 30.11B.
 6. CDOT MAY REQUIRE A STANDARD COMMERCIAL DRIVEWAY (STD. 10.24 & 10.25) TO ACCESS THE CONSTRUCTION SITE IF THE DRIVEWAY IS ON A THROUGHFARE, OR ON ANY STREET WITH AN EXISTING SIDEWALK TO REMAIN OPEN DURING CONSTRUCTION.
 7. FOLLOW WORK AREA TRAFFIC CONTROL HANDBOOK (WATCH) FOR SIDEWALK CLOSURE OR DETOUR/DIVERSION.



NOT TO SCALE



STABILIZED CONSTRUCTION ENTRANCE

STD. NO. REV.
30.11A | 15

4 TEMPORARY SEEDING SCHEDULE
PLAN

NTS

FOR LATE WINTER AND
EARLY SPRING:

SEEDING MIXTURE:
RYE (GRAIN) — 120 LB/ACRE
ANNUAL LESPEDEZZA (KOBÉ) — 50 LB/ACRE
(OMIT ANNUAL LESPEDEZZA WHEN DURATION
OF TEMPORARY COVER IS NOT TO EXTEND
BEYOND JUNE)

SEEDING DATES:
JAN. 1 — MAY 1

SOIL AMENDMENTS:
FOLLOW RECOMMENDATIONS OF SOIL TESTS OR APPLY 2,000 LB/ACRE GROUND AGRICULTURAL LIMESTONE
AND 750 LB/ACRE 10-10-10 FERTILIZER

MULCH:
APPLY 4,000 LB/ACRE STRAW. ANCHOR STRAW BY TACKING WITH ASPHALT, NETTING, OR A MULCH
ANCHORING TOOL. A DISK WITH BLADES SET NEARLY STRAIGHT CAN BE USED AS A MULCH ANCHORING
TOOL.

MAINTENANCE:
REFERTILIZE IF GROWTH IS NOT FULLY ADEQUATE. RESEED, FERTILIZE AND MULCH IMMEDIATELY FOLLOWING
EROSION OR OTHER DAMAGE

FOR SUMMER:

SEEDING MIXTURE:
GERMAN MILLET — 40 LB/ACRE
(A SMALL-STEMMED SUDANGRASS MAY BE
SUBSTITUTED AT A RATE OF 50 LB/ACRE)

SEEDING DATES:
MAY 1 — AUG. 15

SOIL AMENDMENTS:
FOLLOW RECOMMENDATIONS OF SOIL TESTS OR APPLY 2,000 LB/ACRE GROUND AGRICULTURAL LIMESTONE
AND 750 LB/ACRE 10-10-10 FERTILIZER

MULCH:
APPLY 4,000 LB/ACRE STRAW. ANCHOR STRAW BY TACKING WITH ASPHALT, NETTING, OR A MULCH
ANCHORING TOOL. A DISK WITH BLADES SET NEARLY STRAIGHT CAN BE USED AS A MULCH ANCHORING
TOOL.

MAINTENANCE:
REFERTILIZE IF GROWTH IS NOT FULLY ADEQUATE. RESEED, FERTILIZE AND MULCH IMMEDIATELY FOLLOWING
EROSION OR OTHER DAMAGE

FOR FALL:

SEEDING MIXTURE:
RYE (GRAIN) — 120 LB/ACRE

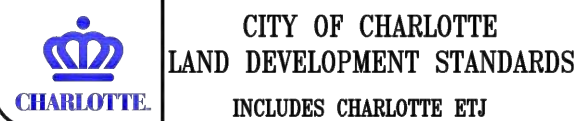
SEEDING DATES:
AUG. 15 — DEC. 30

SOIL AMENDMENTS:
FOLLOW RECOMMENDATIONS OF SOIL TESTS OR APPLY 2,000 LB/ACRE GROUND AGRICULTURAL LIMESTONE
AND 1,000 LB/ACRE 10-10-10 FERTILIZER

MULCH:
APPLY 4,000 LB/ACRE STRAW. ANCHOR STRAW BY TACKING WITH ASPHALT, NETTING, OR A MULCH
ANCHORING TOOL. A DISK WITH BLADES SET NEARLY STRAIGHT CAN BE USED AS A MULCH ANCHORING
TOOL.

MAINTENANCE:
REPAIR AND REFERTILIZE DAMAGED AREAS IMMEDIATELY. TOPDRESS WITH 50 LB/ACRE OF NITROGEN IN
MARCH. IF IT IS NECESSARY TO EXTEND TEMPORARY COVER BEYOND JUNE 15, OVERSEED WITH 50
LB/ACRE KOBÉ LESPEDEZZA IN LATE FEBRUARY OR EARLY MARCH.

FOR ADDITIONAL INFORMATION, REFER TO NCDENR EROSION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL (ESCPDM), SECTION 6.10.
FOR PERMANENT SEEDING SPECIFICATIONS, INCLUDING SEED BED PREP, SEASONAL LIMITATIONS FOR SEEDING OPERATIONS, THE KINDS OF GRADES OF
FERTILIZERS, THE KINDS OF SEED, AND THE RATES OF APPLICATION OF LIMESTONE, FERTILIZER, AND SEED, REFER TO NCDENR ESCPDM SECTION 6.11 AND
THE CHARLOTTE LANDSCAPE CONSTRUCTION STANDARDS SECTION 04200 SEEDING AND SODDING OF TURFGRASS.



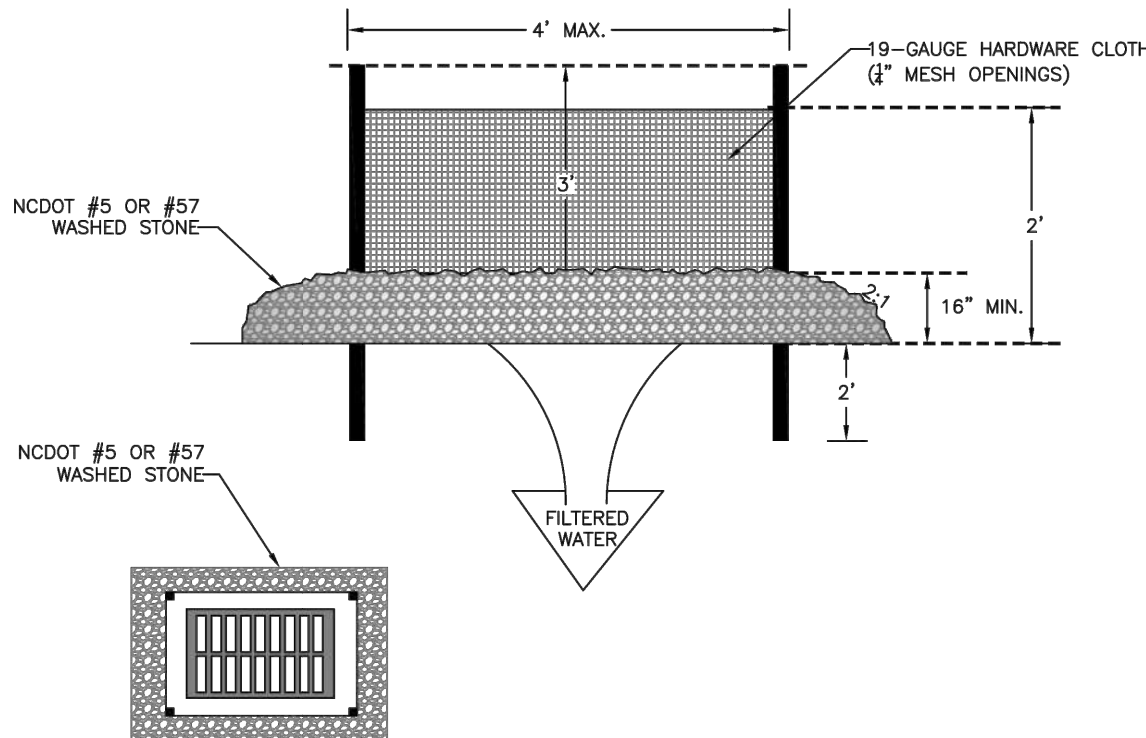
TEMPORARY SEEDING SCHEDULE

STD. NO. REV.
30.17 | 9

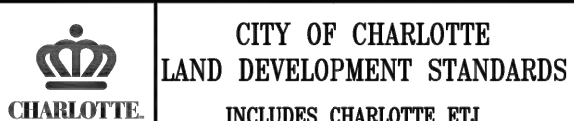
5 INLET PROTECTION
PLAN

NTS

- GENERAL NOTES:**
1. UNIFORMLY GRADE A SHALLOW DEPRESSION APPROACHING THE INLET.
 2. DRIVE 5-FOOT STEEL POSTS 2 FEET INTO THE GROUND SURROUNDING THE 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 18 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 GROUND COVER.



NOT TO SCALE



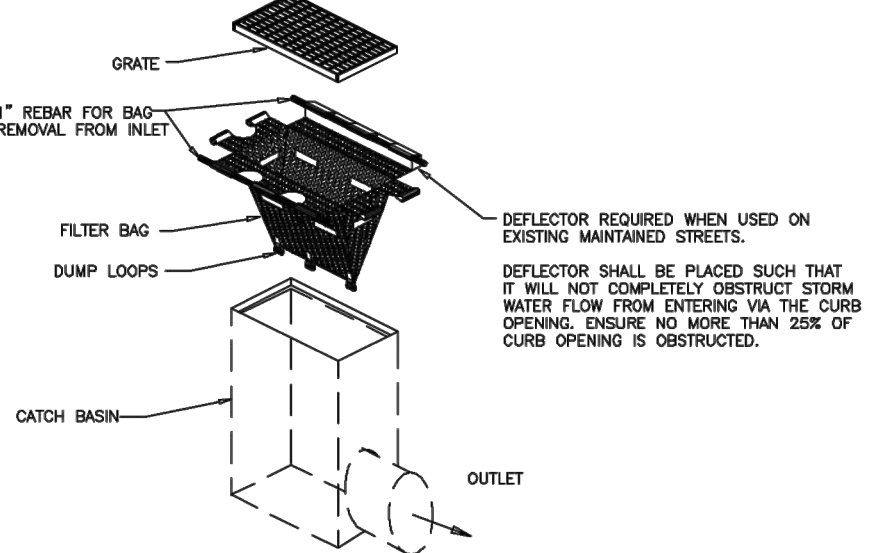
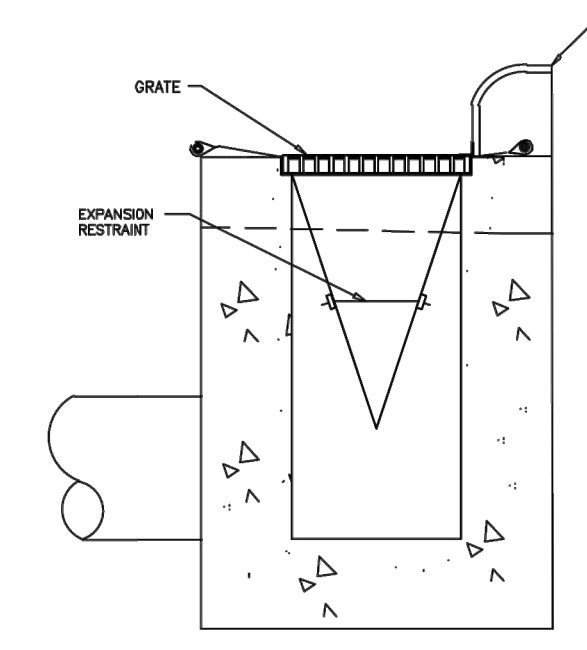
HARDWARE CLOTH AND GRAVEL
INLET PROTECTION

STD. NO. REV.
30.09 | 1

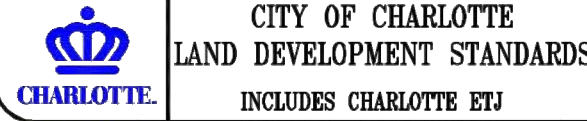
6 CATCH BASIN INLET PROTECTION
PLAN

NTS

- NOTES:**
1. INLET MAINTENANCE SHALL BE DOCUMENTED IN PROJECT LOG BOOK.
 2. FILTER TYPES SHALL BE APPROVED BY THE CITY INSPECTOR PRIOR TO INSTALLATION.
 3. FILTER BAGS MAY BE REMOVED WHEN SITE IS STABILIZED AT THE DIRECTION OF THE ENGINEER.
 4. FILTER BAGS SHALL BE REMOVED PRIOR TO STREET ACCEPTANCE AND/OR CLOSE OUT OF GRADING PERMIT.
 5. FILTER BAGS SHALL BE CLEANED OR REPLACED ON A REGULAR BASIS (NOT BE MORE THAN HALF FULL AT ANY TIME).
 6. FILTER BAGS MAY BE INSTALLED IN EXISTING CITY OR NCDOT ROADS AS LONG AS STORM DRAINAGE IS NOT IMPEDED.



NOT TO SCALE



CATCH BASIN INLET PROTECTION

STD. NO. REV.
30.15 | 13

7 NOT USED
PLAN

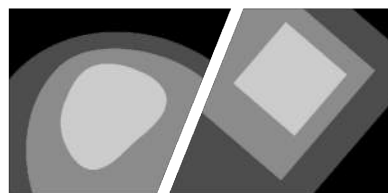
NTS

8 NOT USED
PLAN

NTS

9 NOT USED
PLAN

NTS



STEWART

101 N. TRYON ST., #1400 FIRM LICENSE # C-1051
SOUTH LAKE TX, 76092 www.stewartinc.com
704.334.7925 PROJECT # C21049

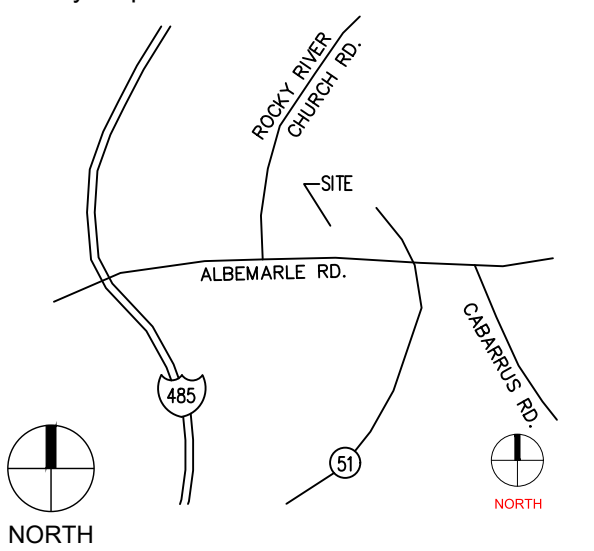
Client:

N3
1240 KIMBALL AVE
SOUTH LAKE TX, 76092
609.651.9327

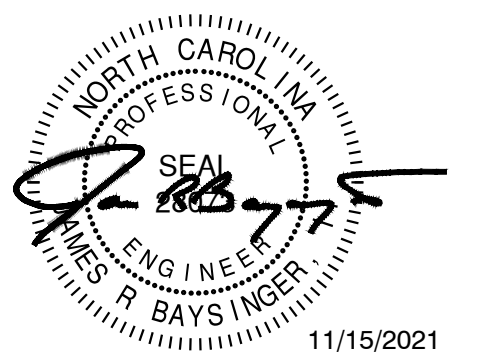
Consultants:

FRANZ ARCHITECT
4055 INTERNATIONAL PLAZA, SUITE 100
FORT WORTH TX, 76109
817.737.9922

Vicinity map:



Seal:



Project:

**BEAVER FARMS
LOT 5B**

Issued for:

**CONSTRUCTION
DOCUMENTS**

No.	Date	Description

Title:

**EROSION CONTROL
DETAILS**

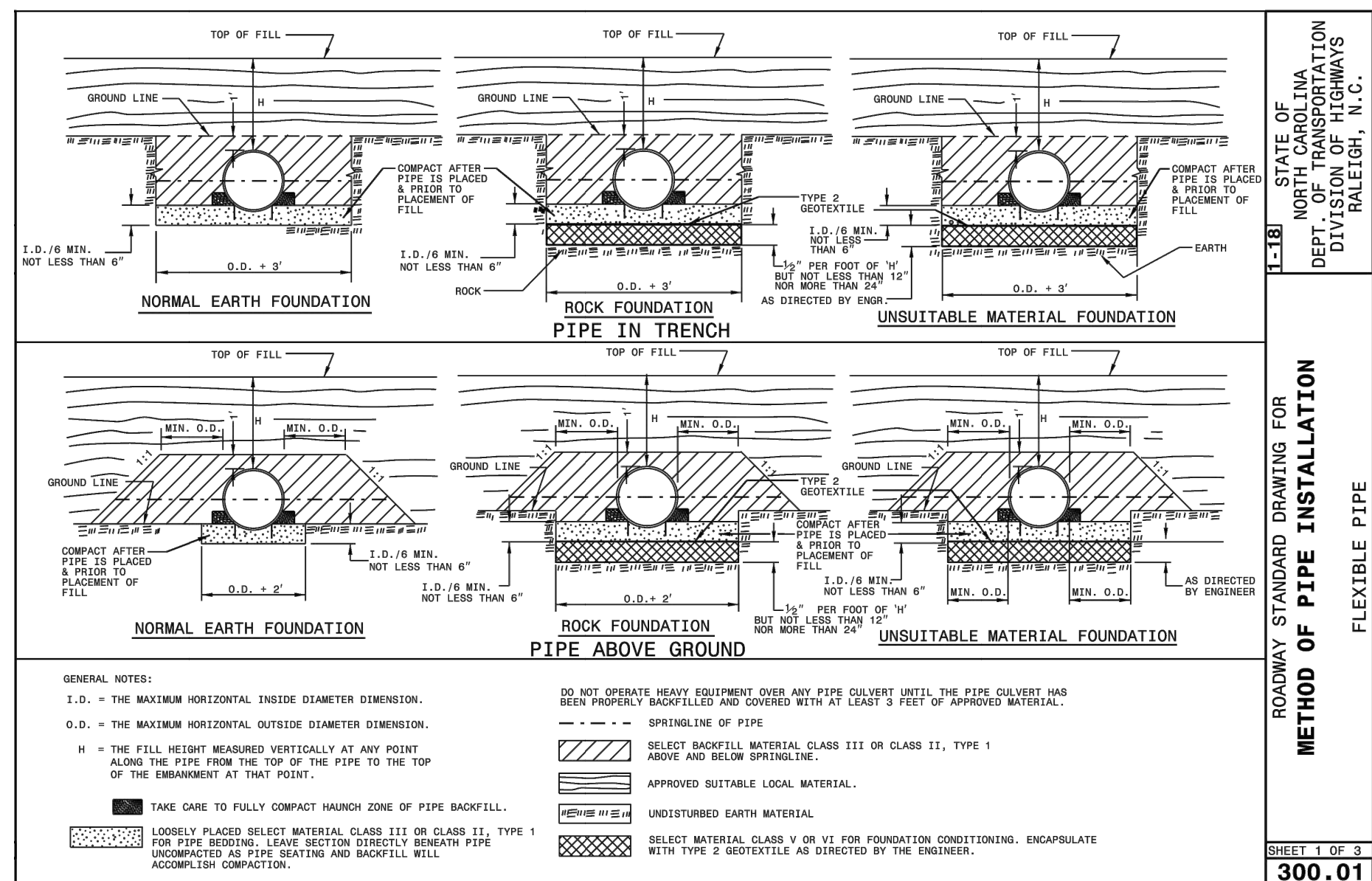
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Issued Date: 09.10.2021

Drawn by: JOT

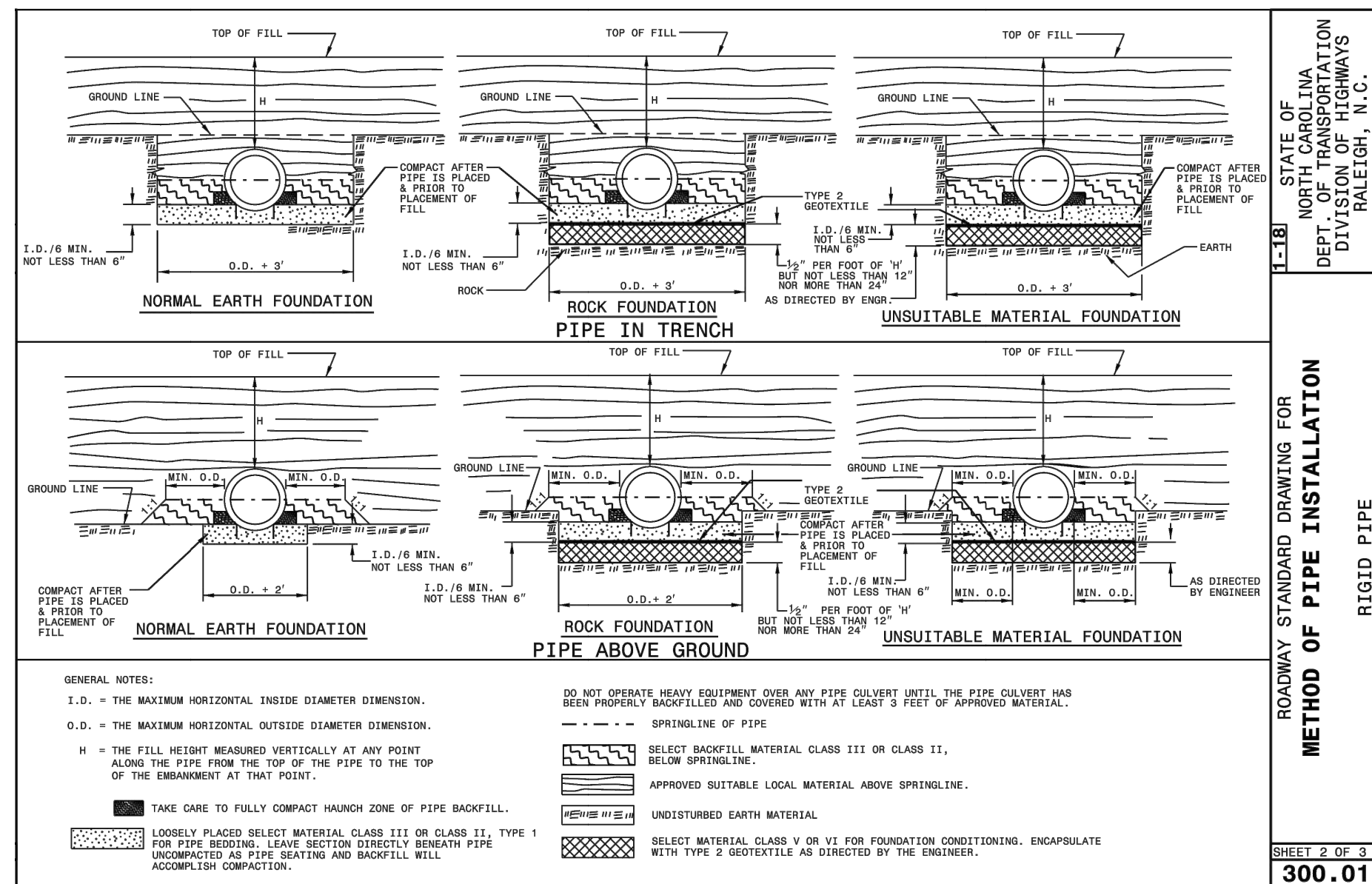
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C9.10



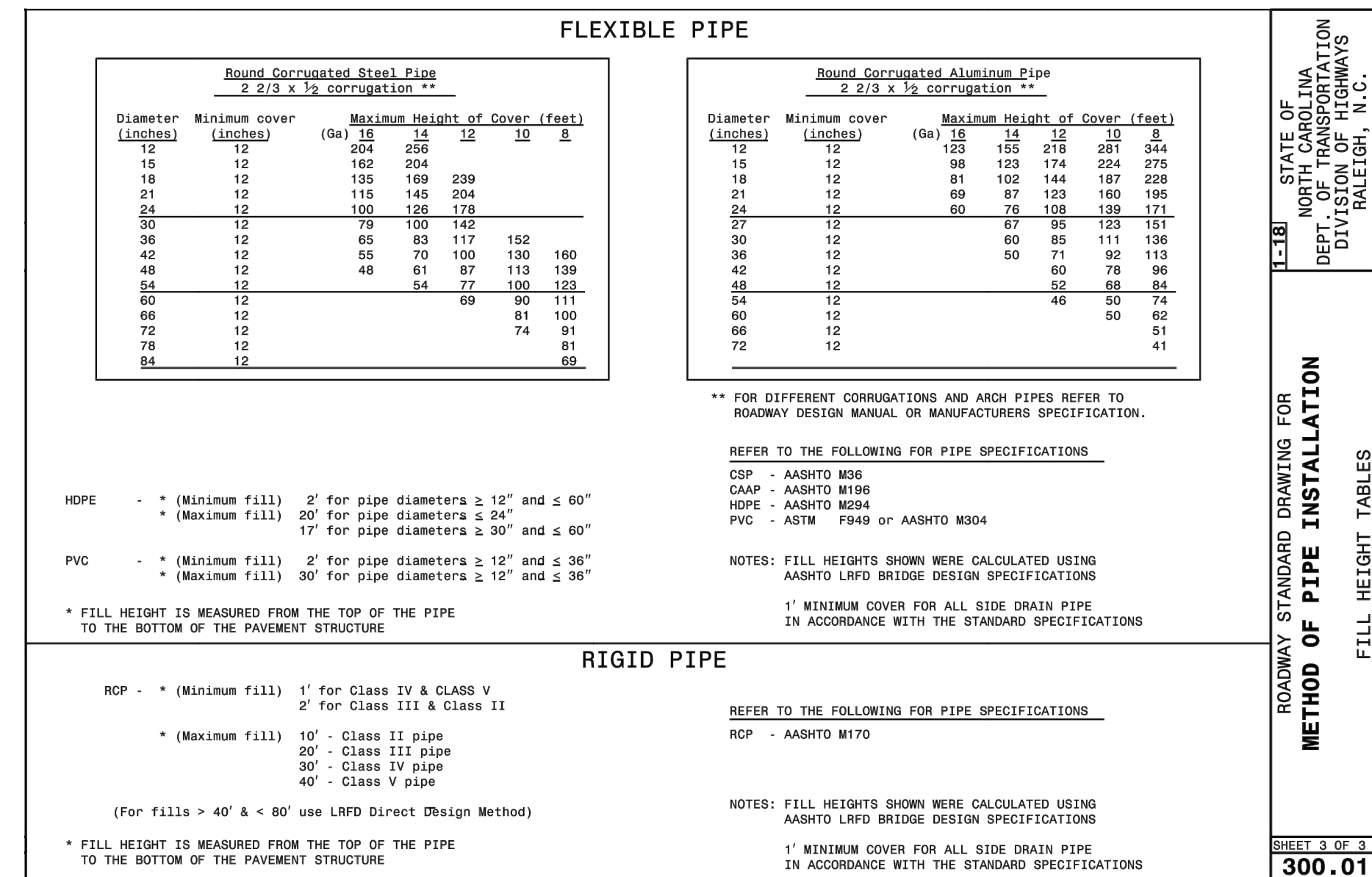
1 PIPE TRENCHING

NTS



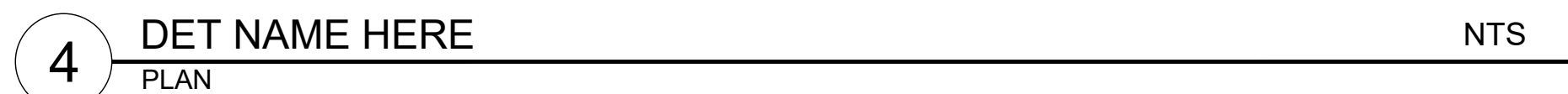
2 PIPE TRENCHING

NTS

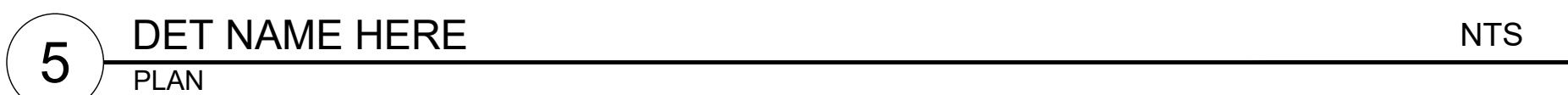


3 PIPE TRENCHING

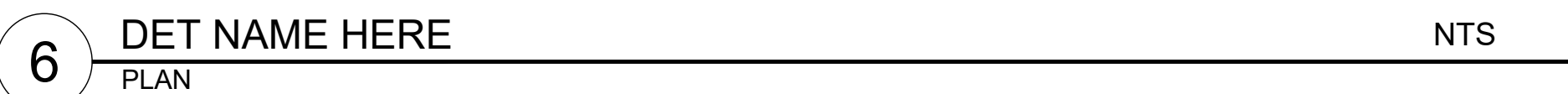
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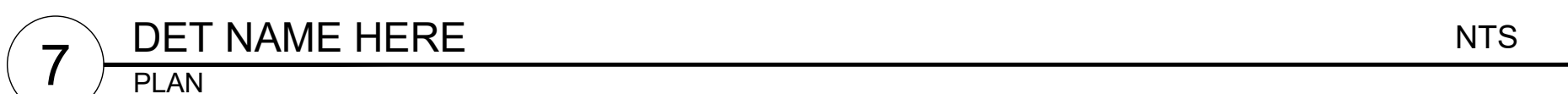
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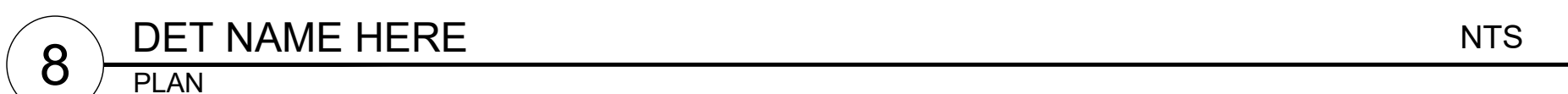
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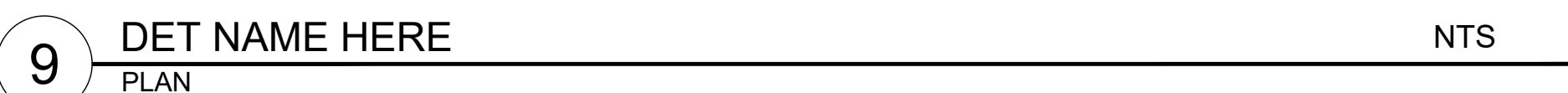
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NTS



NTS



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101 N. TRYON ST., #1400 FIRM LICENSE #: C-1051
CHARLOTTE, NC 28202 www.stewartinc.com
T 704.334.7925 PROJECT #: C21049

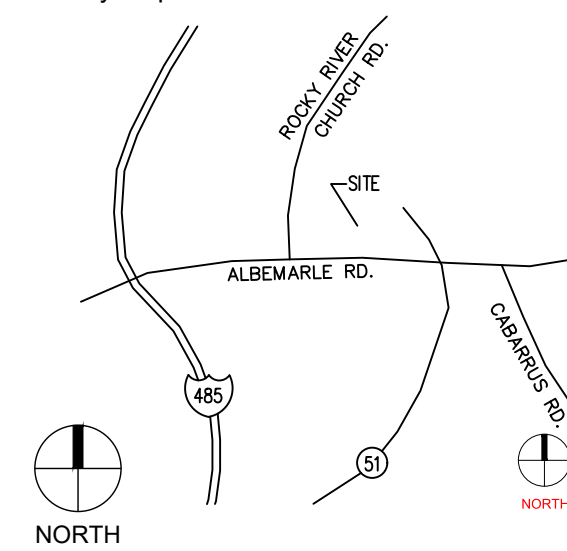
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N3
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SOUTHLAKE TX, 76092
609.651.9327

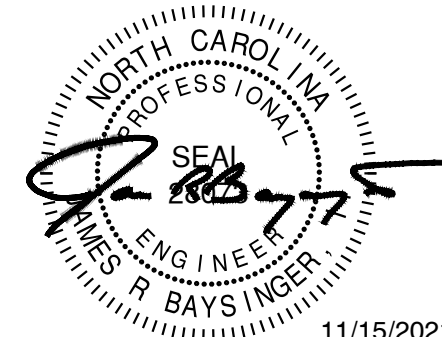
Consultants:

FRANZ ARCHITECT
4055 INTERNATIONAL PLAZA, SUITE 100
FORT WORTH TX, 76109
817.737.9922

Vicinity map



Seal



11/15/202

Project:

BEAVER FARMS
LOT 5B

Issued for

CONSTRUCTION DOCUMENTS

No.	Date	Description
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[illegible]

Title:

STORM DRAINAGE DETAILS

Project number: C21049 Sheet #:

Project number: C21049 Sheet #:

Issued Date: 08.18.2021

Issued Date: 08.18.2021

Drawn by: ???

Drawn by: ???

C9.21

