



McAdams

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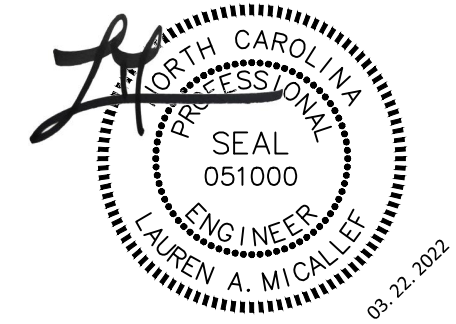
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CLIENT

CAPITAL GROWTH BUCHALTER
361 SUMMIT BLVD, STE 100
BIRMINGHAM, ALABAMA
PHONE: 205.263.4589



STARBUCKS - BURLINGTON RD
MINOR SITE PLAN SUBMITTAL
6405 BURLINGTON ROAD
WHITSETT, NORTH CAROLINA 27377



REVISIONS

NO.	DATE	DESCRIPTION
1	08.10.2021	REVISED PER STARBUCKS & COUNTY COMMENTS
2	10.27.2021	REVISED PER COUNTY COMMENTS
3	11.19.2021	REVISED PER NCDOT COMMENTS
4	03.22.2022	REVISED PER NCDOT COMMENTS
5		
6		

PLAN INFORMATION

PROJECT NO. CGB-20050
FILENAME CGB20050X-C3D+GRADING
CHECKED BY LAW
DRAWN BY LAM
SCALE 1" = 20'
DATE 03.25.2021

SHEET

GRADING AND STORM
DRAINAGE PLAN

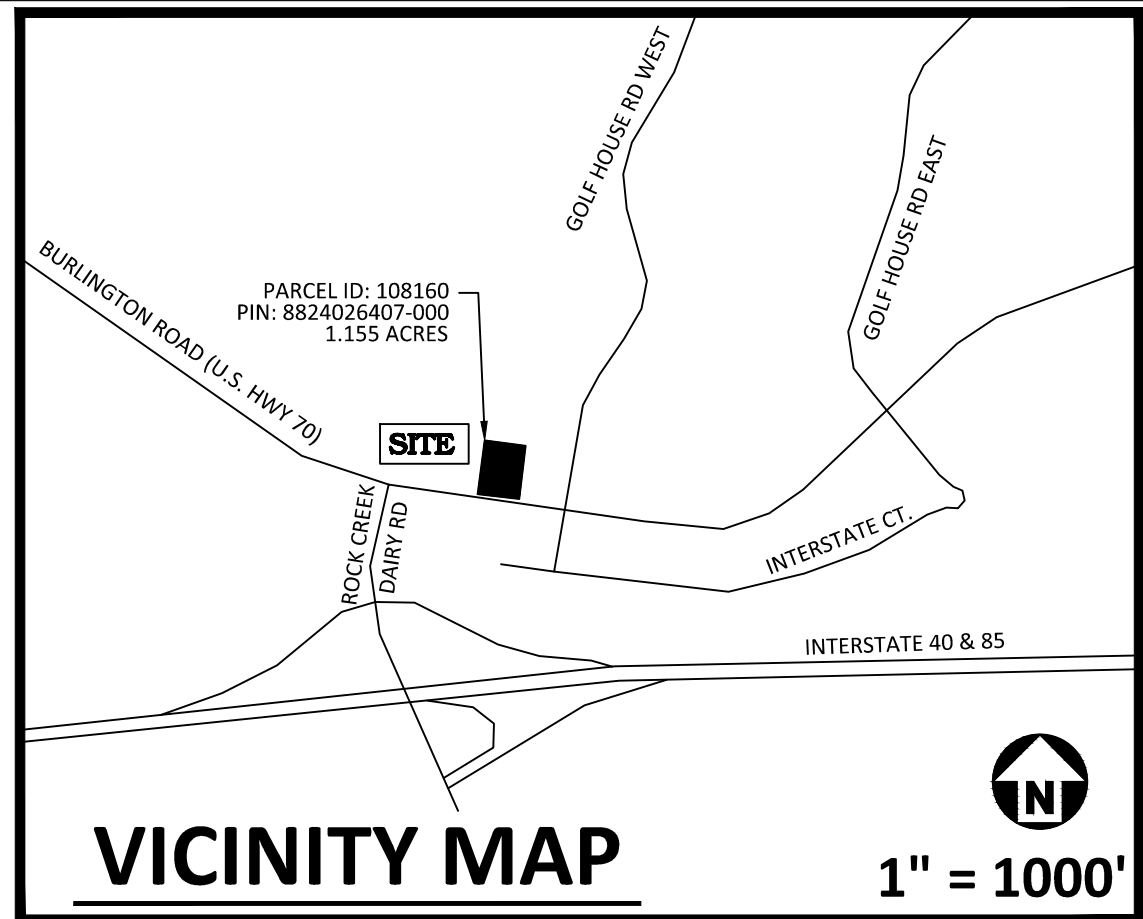
C3.00

AS-BUILT NOTES:

STORM SEWER AS-BUILTS REQUIRED FOR ALL NEW PIPES 12" AND LARGER. SUBMIT ONE (1) SET OF PLANS TO THE ENGINEERING DEPARTMENT FOR RECORD PURPOSES. CALL (336) 373-2052 WITH QUESTIONS.

RIVER BASIN AND LAKE

- THE RIVER BASIN IS CAPE FEAR.
- THE SITE IS IN THE JORDAN LAKE WATERSHED AND THE LAKE MCKINTOSH WS-IV WATER SUPPLY WATERSHED.



SCM REQUIREMENTS PRIOR TO ISSUANCE OF TEMPORARY OR FINAL CERTIFICATE OF OCCUPANCY (FOR SITES WITH EX. SCM):

- SURVEY THE EXISTING WET DETENTION POND UPON STABILIZATION OF SITE. IF SEDIMENT HAS ACCUMULATED TO A DEPTH GREATER THAN THE ORIGINAL DESIGN DEPTH FOR SEDIMENT STORAGE, THEN CLEAN-OUT SEDIMENT TO ACHIEVE FULL SEDIMENT STORAGE VOLUME/DEPTH. REMOVE AND DISPOSE OF SEDIMENT IN ACCORDANCE WITH LOCAL AND STATE REQUIREMENTS.
- PROVIDE ENGINEER'S STATEMENT OF COMPLETION VERIFYING THE SEDIMENT STORAGE VOLUME/DEPTH AVAILABLE IN THE WET DETENTION POND IS ADEQUATE.
- FINAL 705 WATERSHED SECTION INSPECTION TO BE PERFORMED BY GUILFORD COUNTY WATERSHED SECTION UPON RECEIPT OF ABOVE COMPLETED INFORMATION.
- ABOVE ITEMS ARE TO BE REVIEWED AND APPROVED BY GUILFORD COUNTY WATERSHED SECTION PRIOR TO ISSUANCE OF TCO OR CO.

WATERSHED PROTECTION NOTES:

- DISTURBED ACREAGE: 1.08 ACRES
- UNDISTURBED ACREAGE: 0.14 AC ON PARCEL
TYPE OF GROUND COVER: 0.04 - EX. GRASSSED AREA + 0.10 - EX. ASPHALT ROAD
PERCENTAGE: 12.4 % OF PARCEL
- DISTANCE TO THE NEAREST FLOODWAY: +/- 880 FT NE OF PROJECT SITE
(ELEVATION OF NEAREST FLOODWAY: 580').
THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA BASED ON FIRM MAP # 37108B24001 WITH MAP REVISED DATE 6/18/07.
- AVERAGE PERCENTAGE SLOPE PRIOR TO DEVELOPMENT: 5.6 % WEST TO EAST
- SOILS TYPES: CORONACA CLAY LOAM (CrB) & MECKLENBURG SANDY CLAY LOAM (MhC2)
- BUA FROM THE SITE WILL BE TREATED BY THE EXISTING WET DETENTION POND FOR STONEY CREEK PHASE 16B RECORDED ON PB 120 PG 057.
- PER THE PROVISION OF THE PLAT PB 120 PG 057, AND AS INDICATED ON PB 158 PG 014, 0.325 AC OF COMMON ELEMENTS AREA LOCATED AT THE POND SHALL BE ALLOCATED TO THE SITE FOR USE IN CALCULATION MAXIMUM BUA ALLOWED FOR THE SITE.
- MAX BUA ALLOWED FOR THE SITE = 0.70 (1.155 AC * 0.325 AC) = 1.036 AC PER PB 158 PG 014.
- TOTAL BUA FOR THE SITE = 0.820 AC < 1.035 AC WHICH IS BELOW THE MAX. VALUE.
- THE STONEY CREEK VILLAGE ASSOCIATION IS RESPONSIBLE FOR MAINTAINING THE COMPLETED PERMANENT WET DETENTION POND AS DIRECTED BY THE GOVERNMENTAL OFFICE HAVING JURISDICTION FOR WATERSHED PROTECTION AND IF THE STONEY CREEK VILLAGE ASSOCIATION SHOULD BE DISSOLVED OR CEASE TO EXIST, THEN IN THAT EVENT ALL THE OWNERS OF RECORD AT THE TIME OF REQUIRED MAINTENANCE SHALL BE JOINTLY AND SEVERALLY LIABLE FOR ANY AND ALL COSTS ATTENDING THERETO.

- RECEIVING WATER NOTES:
A. THE SITE DRAINS THROUGH A SERIES OF EXISTING UNDERGROUND PIPES TO A WET DETENTION POND LOCATED APPROXIMATELY 700 FEET NORTH OF THE SITE. (SEE PLAT BOOK 120 - PAGE 57 FOR DETAILS)
- THE WET POND WILL DRAIN TO ROCK CREEK AND THEN LAKE MCKINTOSH.

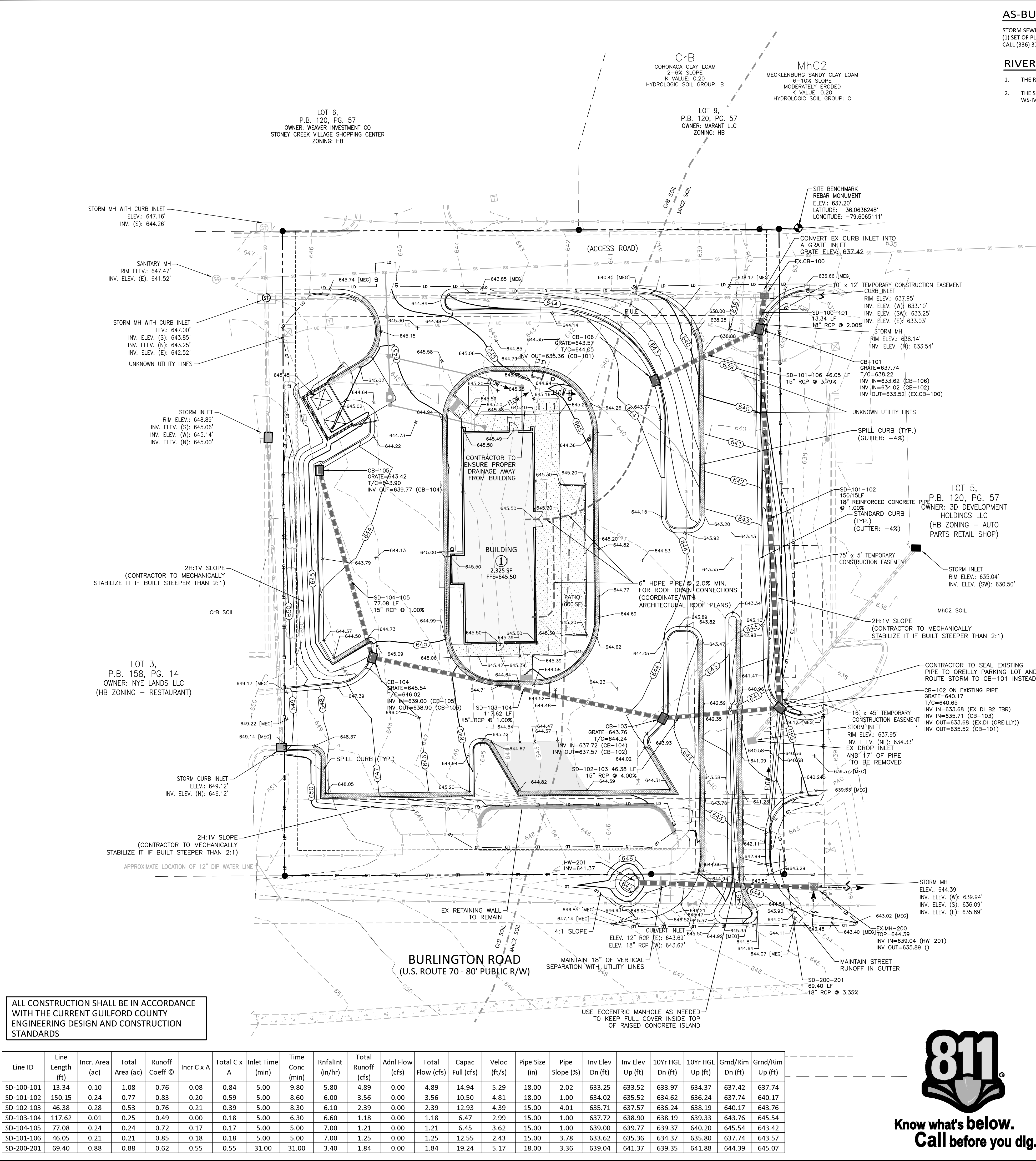
- THE PROPOSED BUILT UP AREA (BUA) FOR THE SITE IS LESS THAN THE MAXIMUM BUA SHOWN ON PLAT BOOK 158 PAGE 14. (SEE COVER SHEET FOR DETAILS)

GRADING NOTES

- ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION, FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR ANY WORK DONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
- OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS FOR EXCAVATIONS: FINAL RULE 29CFR PART 1926, SUBPART "P" APPLIES TO ALL EXCAVATIONS EXCEEDING FIVE (5) FEET IN DEPTH. EXCAVATION EXCEEDING TWENTY (20) FEET IN DEPTH REQUIRES THE DESIGN OF A TRENCH SAFETY SYSTEM BY A REGISTERED PROFESSIONAL ENGINEER, PROVIDED BY CONTRACTOR RESPONSIBLE FOR EXCAVATION.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH GUILFORD COUNTY, AND/OR NCDOT STANDARDS AND SPECIFICATIONS AS APPLICABLE.
- CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
- PRIOR TO BEGINNING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL SCHEDULE AND ATTEND A PRE-CONSTRUCTION CONFERENCE WITH GUILFORD COUNTY STORMWATER AND EROSION CONTROL DEPARTMENT, THE ENGINEER AND A REPRESENTATIVE OF THE OWNER.
- CONSTRUCTION, MAINTENANCE AND REMOVAL OF ALL EROSION CONTROL DEVICES ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. TIMING OF REMOVAL SHALL BE COORDINATED WITH THE EROSION CONTROL INSPECTOR.
- EXISTING UTILITIES AND STRUCTURES SHOWN, BOTH UNDERGROUND AND ABOVE GROUND, ARE BASED ON A FIELD SURVEY AND THE BEST AVAILABLE RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY FIELD CONDITIONS PRIOR TO BEGINNING RELATED CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
- SOIL UNDER BUILDINGS, PAVED AREAS AND WITHIN SLOPES GREATER THAN 3:1 (HV) SHALL BE APPROVED, PLACED AND COMPACTED AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL CONTROL POINTS AND BENCH MARKS NECESSARY.
- 5'X5' PAD AT DOORS WITH MAXIMUM 2% SLOPE IN ALL DIRECTIONS.
- SIDEWALK TO BE MAXIMUM 5% SLOPE AND 2% CROSS SLOPE AND 5'X5' PAD 2% IN ALL DIRECTIONS AND CHANGES OF DIRECTION.
- PATIO AREA TO BE 2% MAXIMUM SLOPE IN ALL DIRECTIONS.
- ADA AISLE TO BE MAXIMUM 5% LONGITUDINAL SLOPE AND 2% CROSS SLOPE.

EXCAVATION NOTES:

GEOTECHNICAL REPORT BY ECS SOUTHEAST LLC, ECS PROJECT NUMBER 09-29318 INDICATES SHALLOW ROCK ON SITE. SEE REPORT FOR RECOMMENDATIONS FOR GRADING AND UTILITY INSTALLATION.



ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT GUILFORD COUNTY ENGINEERING DESIGN AND CONSTRUCTION STANDARDS

Line ID	Line Length (ft)	Incr. Area (ac)	Total Area (ac)	Runoff Coeff @	Incr C x A	Total C x A	Inlet Time (min)	Time Conc (min)	Rnfallin (in/hr)	Total Runoff (cfs)	Adnl Flow (cfs)	Total Flow (cfs)	Capac Full (cfs)	Veloc (ft/s)	Pipe Size (in)	Pipe Slope (%)	Inv Elev Dn (ft)	Inv Elev Up (ft)	10Yr HGL Dn (ft)	10Yr HGL Up (ft)	Grnd/Rim Dn (ft)	Grnd/Rim Up (ft)
SD-100-101	13.34	0.10	1.08	0.76	0.08	0.84	5.00	9.80	5.80	4.89	0.00	4.89	14.94	5.29	18.00	2.02	633.25	633.52	633.97	634.37	637.42	637.74
SD-101-102	150.15	0.24	0.77	0.83	0.20	0.59	5.00	8.60	6.00	3.56	0.00	3.56	10.50	4.81	18.00	1.00	634.02	635.52	634.62	636.24	637.74	640.17
SD-102-103	46.38	0.28	0.53	0.76	0.21	0.39	5.00	8.30	6.10	2.39	0.00	2.39	12.93	4.39	15.00	4.01	635.71	637.57	636.24	638.19	640.17	643.76
SD-103-104	117.62	0.01	0.25	0.49	0.00	0.18	5.00	6.30	6.60	1.18	0.00	1.18	6.47	2.99	15.00	1.00	637.72	638.90	638.19	639.33	643.76	645.54
SD-104-105	77.08	0.24	0.24	0.72	0.17	0.17	5.00	5.00	7.00	1.21	0.00	1.21	6.45	3.62	15.00	1.00	639.00	639.77	639.37	640.20	645.54	643.42
SD-101-106	46.05	0.21	0.21	0.85	0.18	0.18	5.00	5.00	7.00	1.25	0.00	1.25	12.55	2.43	15.00	3.78	633.62	635.36	634.37	635.80	637.74	643.57
SD-200-201	69.40	0.88	0.88	0.62	0.55	0.55	31.00	31.00	3.40	1.84	0.00	1.84	19.24	5.17	18.00	3.36	639.04	641.37	639.35	641.88	644.39	645.07



Know what's below.
Call before you dig.