

Broadway Group Retail  
Brookside Camp Rd

REQUEST FOR COMMITTEE ACTION

HENDERSON COUNTY

TECHNICAL REVIEW COMMITTEE

MEETING: January 3, 2017

SUBJECT: Major Site Plan Review Broadway Group

PRESENTER: Toby Linville

ATTACHMENTS: Staff Report

SUMMARY OF REQUEST: Applicant requesting permits for Retail Sales and Service

Suggested Motion: I move that the TRC approve the major site plan for Broadway  
Group Retail Sales



## Henderson County, North Carolina Code Enforcement Services

### 1. Committee Request

- 1.1. **Applicant:** The Broadway Group, LLC
- 1.2. **Request:** Major Site Plan Approval
- 1.3. **PIN:** 9661417165
- 1.4. **Size:** 1.74 acres +/-
- 1.5. **Location:** The subject area is located off Brookside Camp Road near intersection with Howard Gap Rd.
- 1.6. **Supplemental Requirements:**

#### **SR 7.14. Retail Sales and Services Less than or Equal to 50,000 Square Feet (*Gross Floor Area*)**

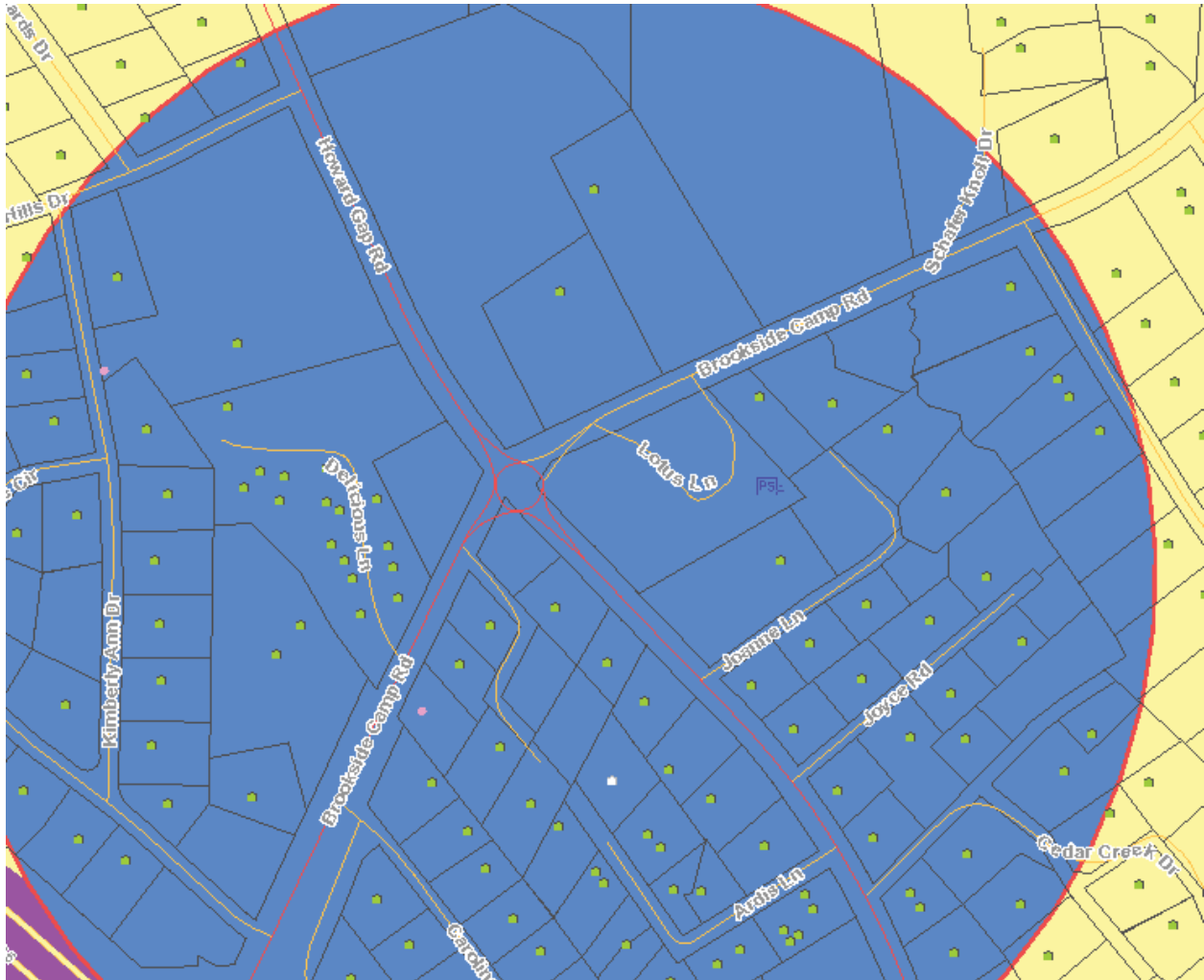
- (1) *Site Plan.* Major *Site Plan* required in accordance with §200A-331 (Major Site Plan Review).
- (2) *Lighting.* *Adequate lighting* shall be placed in areas used for vehicular/pedestrian access including, but not limited to: stairs, sidewalks, crosswalks, intersections, or changes in grade. *Lighting mitigation* required.

Map A: Aerial Photo/Pictometry





**Map C: CCP Future Land Use Map**



**5. Staff Comments**

**The 2020 CCP:** The CCP Future Land Use Map places the Subject Area in the Community Service Center Area. The text and map of the 2020 CCP suggest that the Subject Area would be more suitable for the following:

1. *Community Service Centers* are intended to be intensive, efficient, defined concentrations of mixed services that meet the needs of the surrounding community and defined service areas. *Community Service Centers* are appropriate for a mixture of commercial uses scaled to the service area in question; residential uses of varying densities depending upon available services; and *Community Facilities* such as schools, parks, community centers, and other similar *Community Facilities*. The mixture and intensity of land uses contained within *Community Service Centers* are intended to be appropriate within the context of the surrounding community and intended service area. *Community Service Centers* should also be properly controlled by appropriate aesthetic standards, access management standards, and other appropriate development control measures.

**6. Staff Recommendations**

Staff's Position at this time, under the guidelines of current plans, policies and studies, is to approve the Major Site Plan because it is consistent with the current surrounding land uses and future land use recommendations.

7. Photographs





2016/12/21  
14:17



2016/12/21  
14:17





2016/12/21  
14:17



2016/12/21  
14:18

**HENDERSON COUNTY  
MAJOR SITE PLAN REVIEW APPLICATION**

**CONTACT INFORMATION**

**Property Owner:**

Name: Richard Leon Lamb and Ellen S Lamb Phone: \_\_\_\_\_  
Complete Address: 106 Falling Waters Road, Hendersonville, NC 28792

**Applicant:**

Name: The Broadway Group, LLC Phone: 256-533-7287  
Complete Address: 216 Westside Square, Huntsville, AL 35801

**Agent:**

Name: The Broadway Group, LLC Phone: 256-533-7287  
Complete Address: 216 Westside Square, Huntsville, AL 35801  
Agent Form (Circle One):  Yes  No

**Plan Preparer:**

Name: CEI Engineering Associates, Inc Phone: 651-452-8960  
Complete Address: 2025 Centre Pointe Blvd, Suite 210, Mendota Heights, MN 55120

**GENERAL INFORMATION**

Date of Application: 12/19/16

Site Plan Attached (Circle One): Yes  No  sent 12/15/16

**PARCEL INFORMATION**

PIN: <u>966-141-7165</u>	Tract Size (Acres): <u>1.74</u>
Zoning District: <u>Local Commercial</u>	Fire District: _____
Supplemental Requirement#: _____	Watershed: _____
Permitted by Right _____	Floodplain: _____
Special Use Permit _____	

Location / Property to be developed: 659 Brookside Camp Road, Hendersonville, NC 28792

\*\*\*\*\*

**County Use Only**

Fee: \$ \_\_\_\_\_ Paid: \_\_\_\_\_ Method: \_\_\_\_\_ Received by: \_\_\_\_\_

<b>APPLICATION IDENTIFICATION</b>		<b>N.C. DEPARTMENT OF TRANSPORTATION STREET AND DRIVEWAY ACCESS PERMIT APPLICATION</b>
Driveway Permit No.	Date of Application	
County: <u>HENDERSON</u>		
Development Name: <u>The Broadway Group- Commercial Retail Store</u>		

**LOCATION OF PROPERTY:**

Route/Road: 659 BROOKSIDE CAMP ROAD, PIN: 9961417165

Exact Distance 280'       Miles       Feet      N   S   E   W  
        

From the Intersection of Route No. 1528      and Route No. 1006      Toward \_\_\_\_\_

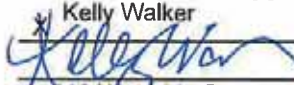
Property Will Be Used For:    Residential /Subdivision    Commercial    Educational Facilities    TND    Emergency Services    Other  
Property: \_\_\_\_\_       is       is not      within HENDERSONVILLE      City Zoning Area.

**AGREEMENT**

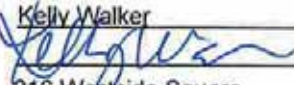
- I, the undersigned property owner, request access and permission to construct driveway(s) or street(s) on public right-of-way at the above location.
- I agree to construct and maintain driveway(s) or street entrance(s) in absolute conformance with the current "Policy on Street and Driveway Access to North Carolina Highways" as adopted by the North Carolina Department of Transportation.
- I agree that no signs or objects will be placed on or over the public right-of-way other than those approved by NCDOT.
- I agree that the driveway(s) or street(s) will be constructed as shown on the attached plans.
- I agree that that driveway(s) or street(s) as used in this agreement include any approach tapers, storage lanes or speed change lanes as deemed necessary.
- I agree that if any future improvements to the roadway become necessary, the portion of driveway(s) or street(s) located on public right-of-way will be considered the property of the North Carolina Department of Transportation, and I will not be entitled to reimbursement or have any claim for present expenditures for driveway or street construction.
- I agree that this permit becomes void if construction of driveway(s) or street(s) is not completed within the time specified by the "Policy on Street and Driveway Access to North Carolina Highways".
- I agree to pay a \$50 construction inspection fee. Make checks payable to NCDOT. This fee will be reimbursed if application is denied.
- I agree to construct and maintain the driveway(s) or street(s) in a safe manner so as not to interfere with or endanger the public travel.
- I agree to provide during construction proper signs, signal lights, flaggers and other warning devices for the protection of traffic in conformance with the current "Manual on Uniform Traffic Control Devices for Streets and Highways" and Amendments or Supplements thereto. Information as to the above rules and regulations may be obtained from the District Engineer.
- I agree to indemnify and save harmless the North Carolina Department of Transportation from all damages and claims for damage that may arise by reason of this construction.
- I agree that the North Carolina Department of Transportation will assume no responsibility for any damages that may be caused to such facilities, within the highway right-of-way limits, in carrying out its construction.
- I agree to provide a Performance and Indemnity Bond in the amount specified by the Division of Highways for any construction proposed on the State Highway system.
- The granting of this permit is subject to the regulatory powers of the NC Department of Transportation as provided by law and as set forth in the N.C. Policy on Driveways and shall not be construed as a contract access point.
- **I AGREE TO NOTIFY THE DISTRICT ENGINEER WHEN THE PROPOSED WORK BEGINS AND WHEN IT IS COMPLETED.**

**SIGNATURES OF APPLICANT**

**PROPERTY OWNER (APPLICANT)**  
COMPANY  The Broadway Group  
SIGNATURE \_\_\_\_\_  
ADDRESS  216 Westside Square  
 Huntsville, AL 35801 Phone No.  256-533-7287

**WITNESS**  
NAME  Kelly Walker  
SIGNATURE   
ADDRESS  216 Westside Square  
 Huntsville, AL 35801

**AUTHORIZED AGENT**  
COMPANY The Broadway Group  
SIGNATURE \_\_\_\_\_  
ADDRESS 216 Westside Square  
Huntsville, AL 35801 Phone No. 256-533-7287

**WITNESS**  
NAME Kelly Walker  
SIGNATURE   
ADDRESS 216 Westside Square  
Huntsville, AL 35801

**APPROVALS**

APPLICATION RECEIVED BY DISTRICT ENGINEER

\_\_\_\_\_  
SIGNATURE DATE

APPLICATION APPROVED BY LOCAL GOVERNMENTAL AUTHORITY (when required)

\_\_\_\_\_  
SIGNATURE TITLE DATE

APPLICATION APPROVED BY DISTRICT ENGINEER

\_\_\_\_\_  
SIGNATURE DATE

INSPECTION BY NCDOT

\_\_\_\_\_  
SIGNATURE TITLE DATE

COMMENTS:

# SITE DEVELOPMENT PLANS

# THE BROADWAY GROUP

# 659 BROOKSIDE CAMP ROAD

## HENDERSONVILLE, NC

**GENERAL NOTES:**

- A. **TOPOGRAPHIC BOUNDARY SURVEY:** INCLUDES PROPERTY LINES, LEGAL DESCRIPTION, EXISTING UTILITIES, SITE TOPOGRAPHY WITH SPOT ELEVATIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS WAS PROVIDED BY THE FOLLOWING COMPANY, AS A CONTRACTOR TO THE BELLOWMEN:  
 TOPOGRAPHY: DONALDSON GARRET & ASSOCIATES, INC.  
 9741 N. SOUTHERN PINE BOULEVARD  
 CHARLOTTE, NC 28275  
 PHONE: (704) 374-1955  
 J.DONALDSON@DGA-INC.COM  
 CEI ENGINEERING AND ITS ASSOCIATES WILL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE SURVEY OR FOR DESIGN ERRORS OR OMISSIONS RESULTING FROM SURVEY INACCURACIES.
- B. ALL PHASES OF SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE OWNER / DEVELOPER SITE WORK SPECIFICATIONS.
- C. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF EXISTING STRUCTURES, RELATED UTILITIES, PAVING, UNDERGROUND STORAGE TANKS AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED. SEE SITE WORK SPECIFICATIONS.
- D. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULT FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
- E. THE GENERAL CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR AND SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THE PROJECT.
- F. **WARRANTY/DESIGN/LIMITS:** THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE GENERAL FUNCTION AND USES INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER THE ENGINEER NOR ITS PERSONNEL CAN OR DO WARRANT THESE DESIGNS OR PLANS AS CONSTRUCTED EXCEPT IN THE SPECIFIC CASES WHERE THE ENGINEER INSPECTS AND CONTROLS THE PHYSICAL CONSTRUCTION ON A CONTEMPORANEOUS BASIS AT THE SITE.
- G. **SAFETY AND/OR CONFORMANCE:** IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONSTRUCTION OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. ANY CONSTRUCTION OBSERVATION BY THE ENGINEER OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE.
- H. ALL CONSTRUCTION IN STATE HIGHWAY DEPARTMENT RIGHT-OF-WAY SHALL BE COORDINATED WITH THE HIGHWAY DEPARTMENT RESIDENT ENGINEER.



Vicinity Map  
Not to Scale

**PLAN INDEX:**

- C0 COVER SHEET
- C1 DEMOLITION PLAN
- C2 SITE AND UTILITY PLAN
- C3 GRADING PLAN
- C4.1 PHASE I EROSION CONTROL PLAN
- C4.2 PHASE II EROSION CONTROL PLAN
- C5 PRE- DRAINAGE MAP
- C5 POST- DRAINAGE MAP
- C7 LANDSCAPE PLAN
- C8 DETAIL SHEET I
- C9 DETAIL SHEET II

APPROVED \_\_\_\_\_ DATE \_\_\_\_\_  
 HENDERSON COUNTY

**CEI CONTACT:**

FELIX WIKLAND  
 CEI ENGINEERING ASSOCIATES, INC.  
 2025 CENTRE PLAZA BLDG. SUITE 210  
 MINNEAPOLIS, MN 55416  
 612.339.1100  
 FAX: 612.339.1101  
 PHONE: 612.339.1101

**DEVELOPER:**

MELLY WILKINS  
 THE BROADWAY GROUP, LLC  
 110 BROADWAY SQUARE  
 HENDERSONVILLE, NC 28736  
 PHONE: 704.733.7187

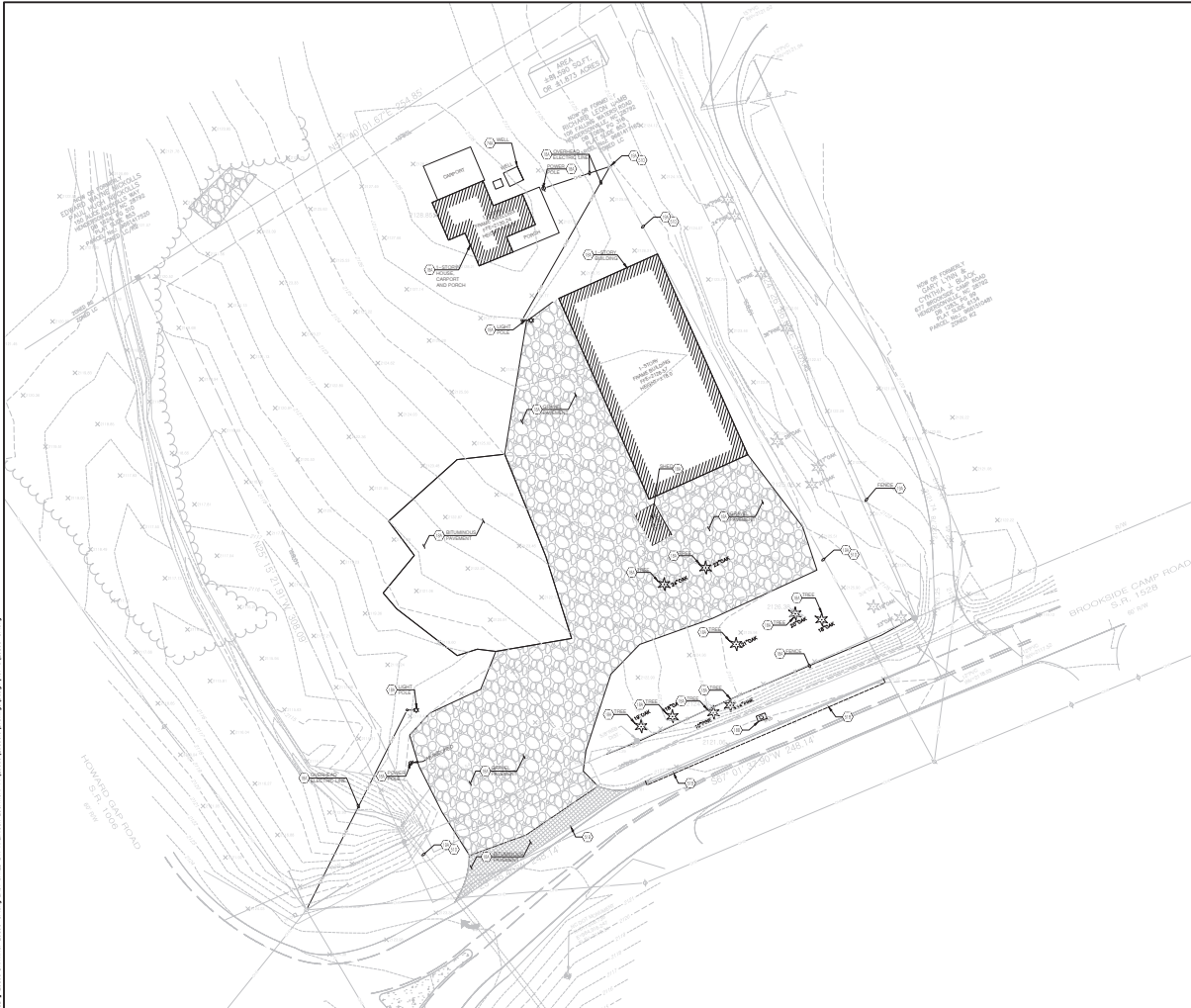
**FLOOD CERTIFICATION:**

THE PROPOSED BUILDING IS LOCATED IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, DETERMINED BY THE FEMA FLOOD MAP FOR THE TOWN OF HENDERSONVILLE IN HENDERSON COUNTY, NORTH CAROLINA.  
 MAP NUMBER : 3700966100  
 MAP REVISION : OCTOBER 2, 2008

**CEI Engineering Associates, Inc.**  
 ENGINEERS • PLANNERS • SURVEYORS  
 LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS  
 2025 Centre Plaza Blvd., Suite 210 651.7452-8960  
 Mendota Heights, MN 55120 651.4422-1149

Arkansas \* California \* Minnesota \* Pennsylvania \* Texas

JOB NO. 120000	SHEET NO.
DATE 12/15/16	12 OF 12
REV. 0	C0



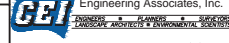
**GENERAL DEMOLITION NOTES**

- A. THE SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE PLAN SET AND PROJECT SPECIFICATIONS.
- B. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF THE EXISTING STRUCTURES, RELATED UTILITIES, DRIVING, UNDERGROUND STORAGE TANKS AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED. SEE SITE WORK SPECIFICATIONS.
- C. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBER AND OTHER MATERIALS RESULTING FROM DEMOLITION AND CURRENT DEMOLITION OPERATIONS. CONTRACTOR SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
- D. THE GENERAL CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY DAMAGE TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
- E. **EXISTING UTILITIES TO BE MAINTAINED**  
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS BASED ON RECORDS OF THE UTILITIES COMPANY. AS FAR AS POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS A BASIS FOR CONSTRUCTION. THE CONTRACTOR SHALL CALL THE UTILITIES COMPANY AT THE COMMENCEMENT OF CONSTRUCTION TO VERIFY THE LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
- F. CONTRACTOR TO CAP AND FILL EXISTING WELLS NOT REQUIRED. PER NC STATE REQUIREMENTS, CONTRACTOR TO REMOVE EXISTING SEPTIC SYSTEMS NOT REQUIRED. PER NC STATE REQUIREMENTS.

**DEMOLITION NOTES**

- 10A. EXISTING TO BE REMOVED.
- 10B. EXISTING TO BE MAINTAINED.
- 10C. EXISTING TO BE DEMOLISHED AND RECONSTRUCTED.
- 10D. PROTECT EXISTING STRUCTURES AND/OR PIPES DURING DEMOLITION AND CONSTRUCTION PHASES.
- 10E. CONTRACTOR TO CAP AND FILL EXISTING WELLS NOT REQUIRED. PER NC STATE REQUIREMENTS, CONTRACTOR TO REMOVE EXISTING SEPTIC SYSTEMS NOT REQUIRED. PER NC STATE REQUIREMENTS.

ISSUE NO.	10/23/19	DATE	10/23/19	BY	CT
DESCRIPTION	INITIAL DATE	DATE	DATE	DATE	DATE



**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

<b>THE BROADWAY GROUP</b> 800 BROADWAY CAMP ROAD BROADWAY CAMP ROAD BROADWAY CAMP ROAD	
<b>DEMOLITION PLAN</b>	REV 04/19 SHEET NO. 11-100 REV 05/19 CT



Vicinity Map

**ZONING INFORMATION**

AUTHORITY: HENDERSON COUNTY ZONING DEPARTMENT  
 ADDRESS: 166 NORTH KING ST. HENDERSONVILLE, NC 28034  
 PLOT: A-308-146-457  
 ZONING DISTRICT: LC-SUBA COMMERCIAL  
 CURRENT BUILDING SETBACKS/DISTANCES

FRONT	20'
SIDE/REAR	10'
REAR	10'
MINIMUM BUILDING HEIGHT	4'

**ACCESSIBLE PARKING**

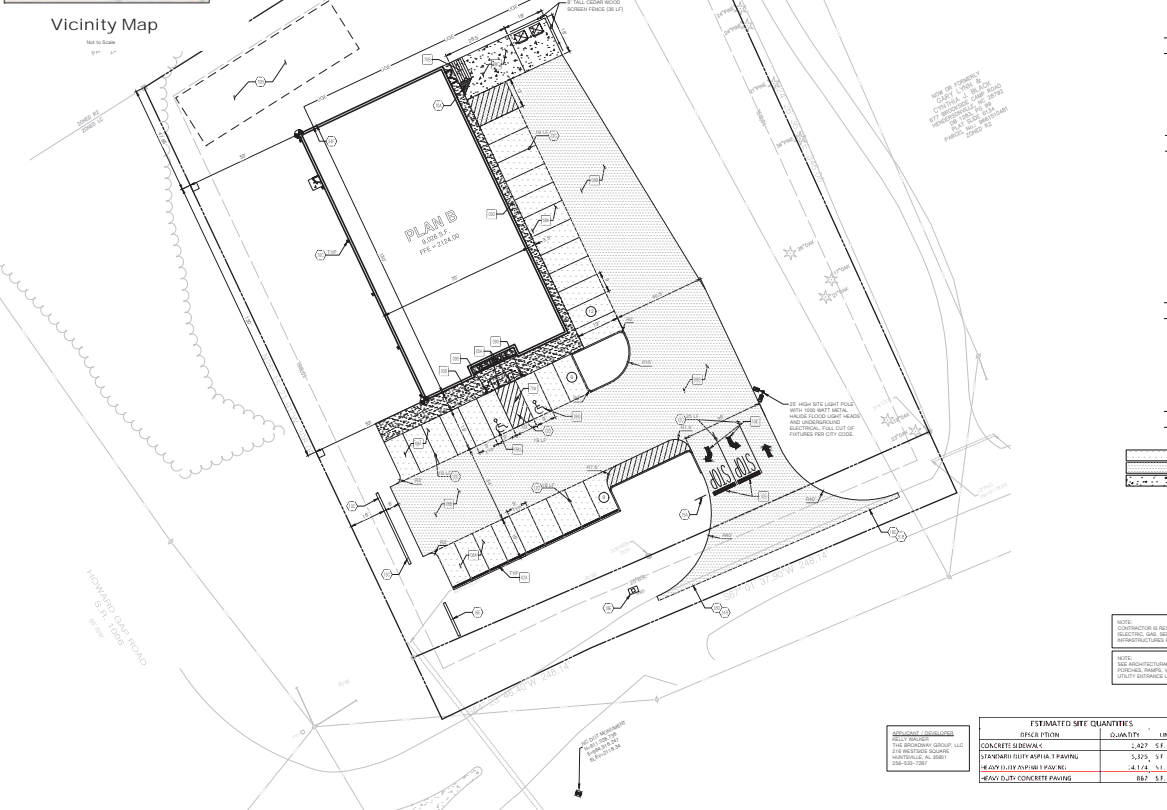
MIN. NUMBER	REQUIRED	PROVIDED
ADDITIONAL NUMBER	REQUIRED	PROVIDED

<b>PARKING RATIO</b>		
FULL	1.5	1.5
PARTIAL	1.0	1.0
<b>TOTAL</b>	<b>1.5</b>	<b>1.5</b>

1.5 SPACE PER 100 SF. MINIMUM PARKING AREA = 5,400/SF = 143 SPACES

REQUIREMENTS: 1400 SQ. ACRES



**PROPOSED**

- CONCRETE CURBS AND GUTTERS (SEE DETAIL 01A)
- PROPERTY LINE/RIGHT OF WAY LINE
- BUILDING CONTROL POINT
- PROPOSED PARKING SPACES (SEE DETAIL 01A)
- LIMITS OF SIDEWALKS AND CONCRETE APPROX. (SEE DETAIL 01A)

**GENERAL SITE NOTES**

- ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL CURB RETURN RADIUS SHALL BE 2' OR 12' - AS SHOWN TYPICAL. ON THIS PLAN, UNLESS OTHERWISE NOTED.
- PAVEMENT SHALL BE INSTALLED IN ACCORDANCE WITH DETAIL 04B OVER THE ENTIRE CUSTOMER PARKING LOT AREA AND SEE ALSO ALL TRUCK AND SERVICE APPROACH DRIVES. ALL PARKING LOT SYSTEMS INCLUDING ACCESSIBLE AND VAN ACCESSIBLE SPACES SHALL BE PAINTED PER DETAIL 04A.
- ALL PARKING LOT SIGN SUPPORTS SHALL BE INSTALLED PER DETAIL 01E.
- ALL ACCESSIBLE PARKING SPACES SHALL HAVE SIGNAGE INSTALLED PER DETAIL 01E.
- GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING POSTAL DELIVERY METHOD WITH LOCAL JURISDICTION IF A PARTICULAR METHOD IS REQUIRED. GENERAL CONTRACTOR IS RESPONSIBLE FOR THE PURCHASE, LOCATION, PLACEMENT, AND INSTALLATION.
- SEWAGE CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE LOCAL REQUIREMENTS.
- GENERAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING WORK ZONE TRAFFIC CONTROL IN ACCORDANCE WITH THE APPLICABLE NC DOT STANDARD DETAILS.
- SPOTS DESIGN FROM LOGGED UTILITIES SHALL BE PROVIDED FOR OWNER REVIEW AND APPROVAL PRIOR TO INSTALLATION.

**SITE NOTES**

- 4 INCH TRAFFIC MARKING STRIPS (SEE LEGEND INDICATED AT SYMBOL)
- 1/2 INCH RED PAINTED YELLOW STRIPS (SEE LEGEND INDICATED AT SYMBOL)
- LIMITS OF SIDEWALK
- LIMITS OF DRIVE PARKING SPACES
- STREET SIGN
- WALKWAY SIGNAGE
- EXISTING LIGHT POLES AND LIGHT FIXTURES
- EXISTING UTILITY LOCATIONS (SEE LEGEND FOR ELECTRICAL COMPANY REQUIREMENTS)
- PROPOSED POLE LOCATIONS (TRANSFORMER)
- ELECTRIC SERVICE ENTRY FROM STREET PLANS
- LIMITS OF DRIVEWAY AND DRIVEWAY INTERLOCK
- PROPERTY LINE (SEE LEGEND FOR ALL DIMENSIONS AND ALL DRIVEWAY MARKING)
- APPROXIMATE LOCATION OF SIDEWALK/BIKEWAY
- APPROXIMATE LOCATION OF DRIVEWAY/SIDEWALK PLANS

**SITE DETAILS**

- CONCRETE SIDEWALK
- CONCRETE SIDEWALK
- CONCRETE SIDEWALK
- CONCRETE SIDEWALK
- STANDARD DUTY ASPHALT PAVING
- HEAVY DUTY ASPHALT PAVING
- HEAVY DUTY CONCRETE PAVING
- ACCESSIBLE 1 VAN ACCESSIBLE PARKING SPACES
- ACCESSIBLE 1 VAN ACCESSIBLE PARKING SPACES (SEE PART COLOR INDICATED AT SYMBOL)
- STREET SIGN
- STREET SIGN ONLY (SEE LEGEND FOR ALL DIMENSIONS AND ALL DRIVEWAY MARKING)
- STREET SIGN (SEE LEGEND FOR ALL DIMENSIONS AND ALL DRIVEWAY MARKING)
- CONCRETE SIDEWALK
- CONCRETE SIDEWALK
- CONCRETE SIDEWALK
- CONCRETE SIDEWALK

NOTES: CONTRACTOR IS RESPONSIBLE FOR ALL PUBLIC UTILITY CONNECTIONS INCLUDING GAS, SEWER, WATER, AND ALL OTHER UTILITIES. ALL DIMENSIONS ARE TO FACE UNLESS SPECIFIED OTHERWISE.

SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF EXISTING TRUNKS, TRENCHES, SERVICE TRENCHES, AND OTHER UTILITIES. PREPARE UTILITY ENTRANCE LOCATIONS AND PREPARE BUILDING OVERLAYS.

**ESTIMATED SITE QUANTITIES**

ITEM	QUANTITY	UNIT
CONCRETE SIDEWALK	2,227	SF
STANDARD DUTY ASPHALT PAVING	5,173	SF
HEAVY DUTY CONCRETE PAVING	8,114	SF
HEAVY DUTY CONCRETE PAVING	867	SF

PRELIMINARY NOT FOR CONSTRUCTION

Engineering Associates, Inc. 3000 Capital Square, Suite 1111 Henderson, NC 28034

PROGRESS LOG

DATE	INITIALS	DATE	DATE	DATE	DATE

THE BROADWAY GROUP  
 166 NORTH KING STREET, HENDERSONVILLE, NC 28034

**SITE AND UTILITY PLAN**

REV 2418 SHEET NO. 11-1000  
 REV 02 SHEET NO. C2

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**EXISTING**

⊙	IRON PIN FOUND	-----	PROPERTY LINE
F	FIRMS SET	-----	UNDERGROUND ELECTRIC LINE
⊕	FORMER POLE	-----	UNDERGROUND SIGNAL LINE
✱	TRIAL	-----	FIBER OPTIC LINE
---	SIGN	-----	FENCE LINE
X	NEEDS	-----	MAJOR CONTOUR
		-----	MAJOR CONTOUR

**PROPOSED**

-----	PROPERTY LINE (RIGHT OF WAY LINE)
-----	GRADE DISM.
-----	CONTOUR ELEVATIONS
-----	STORM DRAIN
-----	SPOT ELEVATIONS
-----	TO - TOP OF CURB
-----	40.00'
-----	WIDE COURSE

- GENERAL GRADING NOTES**
1. PRIOR TO INSTALLATION OF STORM OR SANITARY SEWER, THE CONTRACTOR SHALL EXCAVATE, VERIFY, AND CALCULATE ALL LOCATIONS AND DEPTHS OF THE OWNER AND THE ENGINEER OF ANY CONDUITS PRIOR TO CONSTRUCTION. THE ENGINEER WILL BE NOTIFIED BY THE OWNER THE ENGINEER IS NOT NOTIFIED BY OWNER CONTRACTOR.
  2. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH AND 4" OF TOPSOIL APPLIED AT FINISH TOPSOIL. SLOPE FINISHING ON SITE. THE CONTRACTOR SHALL MAINTAIN SLOPES, MAINTAINED APPROVED BY THE OWNER, AS NECESSARY. THIS AREA SHALL THEN BE SUCCESSFULLY REVEGETATED, MAINTAINED APPROVED BY THE OWNER. SLOPE FINISHING SHALL BE MAINTAINED AS NECESSARY TO MAINTAIN SLOPES. FURF FOR SEED MAY BE REQUIRED APPLICATION RATE. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR AT HIS EXPENSE AND COST TO THE OWNER.
  3. THE CONTRACTOR IS SPECIFICALLY ADVISED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND BEING PROVIDED BY THE UTILITY COMPANIES. THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES. THE CONTRACTOR SHALL CALL ALL APPROPRIATE UTILITY COMPANIES AT LEAST 48 HOURS BEFORE ANY CONSTRUCTION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
  4. UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON OR WITHIN THE SPECIFICATIONS, ALL STORM DRAIN PIPE SHALL BE 18" DIA. 15' SPAN. ALL STORM DRAIN PIPES SHALL BE MANHOLE TO MANHOLE. THE CONTRACTOR SHALL CALL ALL APPROPRIATE UTILITY COMPANIES AT LEAST 48 HOURS BEFORE ANY CONSTRUCTION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.

- GRADING NOTES**
100. FINISHED DIG SECTION
  101. MINOR ELEVATION ADJUSTMENT ELEVATIONS
  102. ALL DIMENSIONS TO CENTERLINE UNLESS OTHERWISE SPECIFIED
  103. ALL DIMENSIONS TO CENTERLINE UNLESS OTHERWISE SPECIFIED
  104. ALL DIMENSIONS TO CENTERLINE UNLESS OTHERWISE SPECIFIED
  105. ALL DIMENSIONS TO CENTERLINE UNLESS OTHERWISE SPECIFIED
  106. ALL DIMENSIONS TO CENTERLINE UNLESS OTHERWISE SPECIFIED
  107. ALL DIMENSIONS TO CENTERLINE UNLESS OTHERWISE SPECIFIED
  108. ALL DIMENSIONS TO CENTERLINE UNLESS OTHERWISE SPECIFIED
  109. ALL DIMENSIONS TO CENTERLINE UNLESS OTHERWISE SPECIFIED
  110. ALL DIMENSIONS TO CENTERLINE UNLESS OTHERWISE SPECIFIED

**GRADING DETAILS**

130. 18" DIA. 15' SPAN (SEE SHEET 240001-02)

**STORMWATER SUMMARY**

TOTAL PROPERTY AREA	= 4.87 ACRES
TOTAL DISTURBED AREA	= 3.54 ACRES
TOTAL PAVED DRIVEWAY AREA	= 1.43 ACRES (35.05 ACRES OFF-SITE)

**PERFORATED**

PERFORATED AREA	= 1.12 AC
PERFORATED AREA	= 1.12 AC
PERFORATED AREA	= 1.12 AC
PERFORATED AREA	= 1.12 AC
PERFORATED AREA	= 1.12 AC

**PERFORATED**

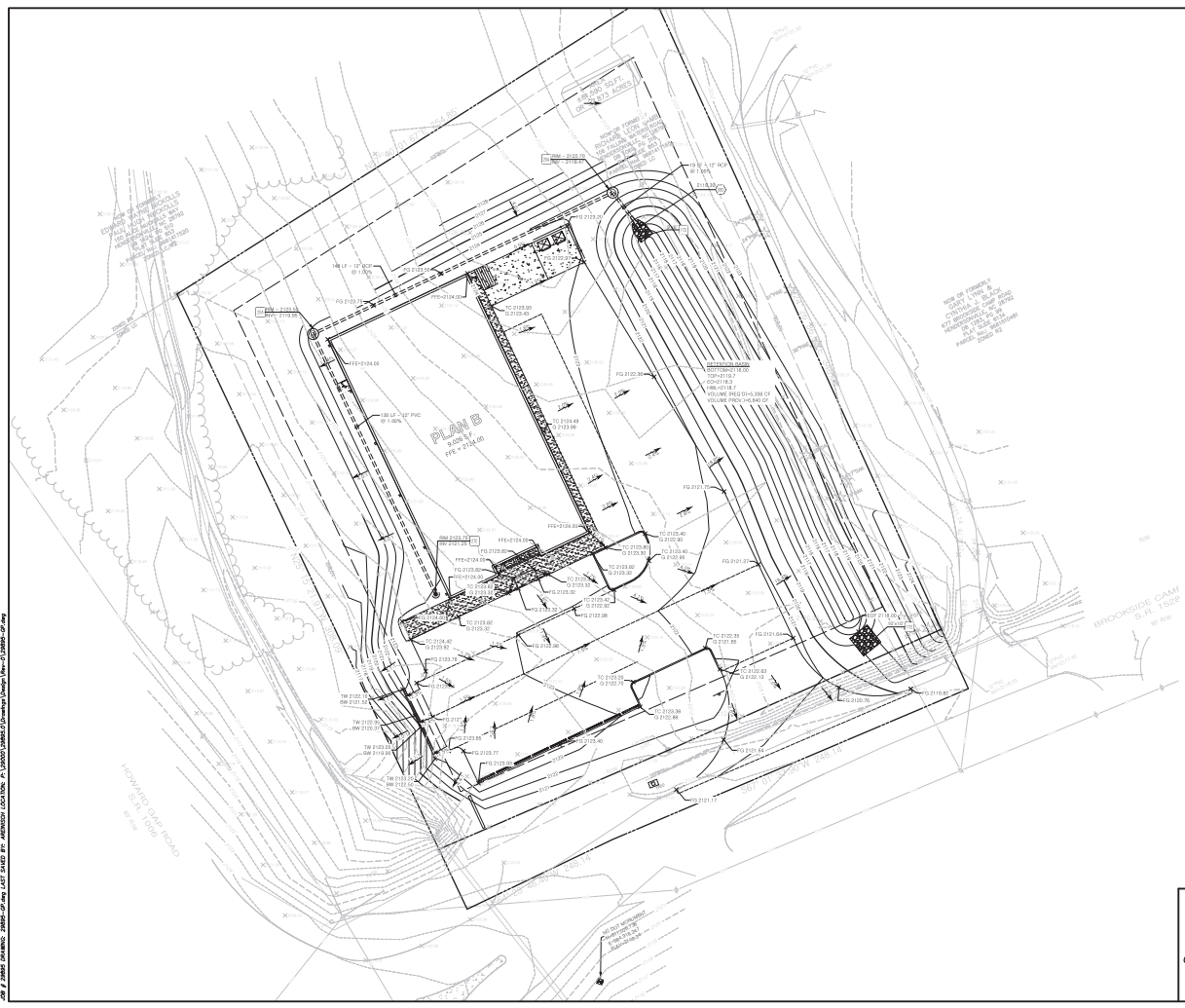
PERFORATED AREA	= 1.12 AC
PERFORATED AREA	= 1.12 AC
PERFORATED AREA	= 1.12 AC
PERFORATED AREA	= 1.12 AC
PERFORATED AREA	= 1.12 AC

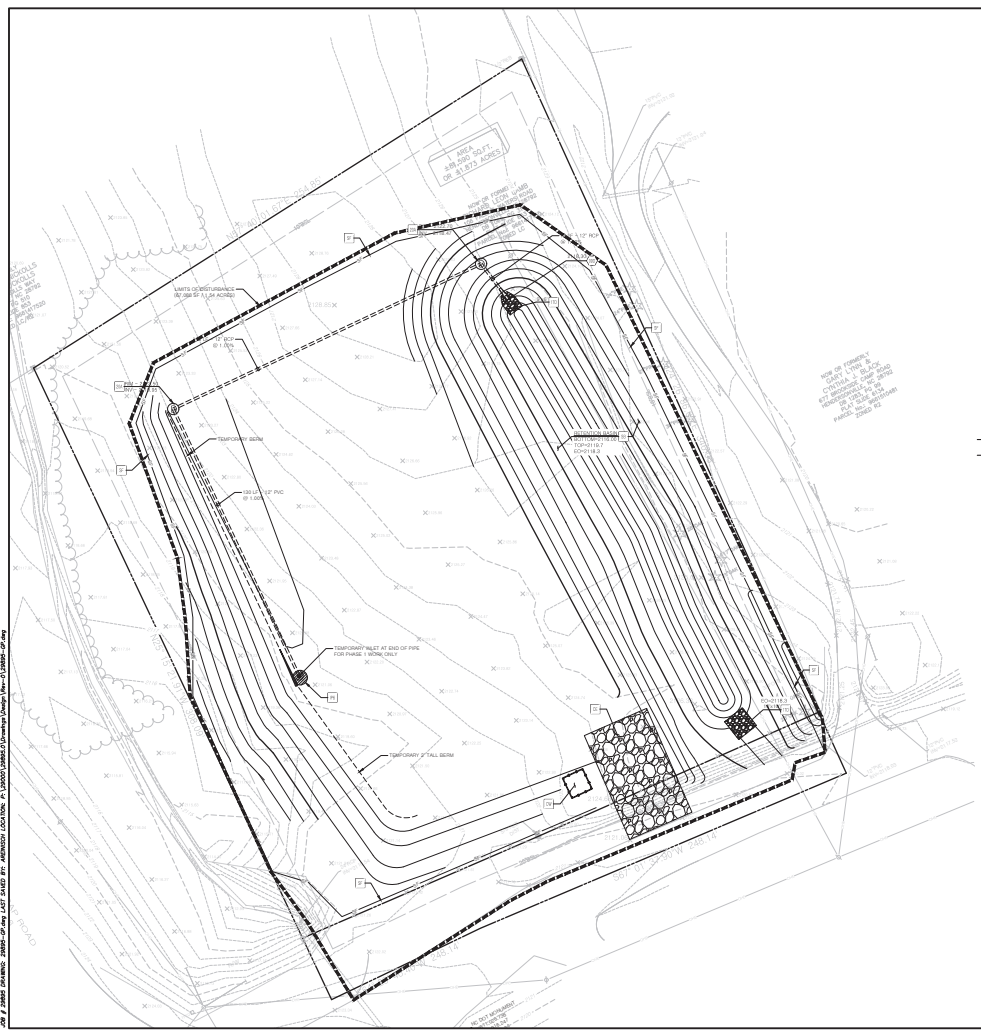
WATER QUALITY VOLUME REQUIRED = 1.1' DISTURBED AREA (1.1 AC) x 1.1 CFS OF DISTURBED WATER QUALITY VOLUME = 1.21 CFS

**FINISHED GRADING QUANTITIES**

GRADE TYPE	AREA (SQ. FT.)	VOLUME (CY)
F. C.	1,120,000	1.12
F. F.	1,120,000	1.12
M. F. (R. F.)	1,120,000	1.12

DATE	12/12/19	DESIGN	GC	APP	CHK
BY	GC	DATE	02/05	DESIGN	GC
<b>CEI Engineering Associates, Inc.</b>					
<b>THE BROADWAY GROUP</b> 2025 Capra Street West, Suite 411 Mountain View, MO 64081 TEL: (816) 424-8800 FAX: (816) 424-8801 WWW: www.cei-engineering.com					
PRELIMINARY NOT FOR CONSTRUCTION					
<b>GRADING PLAN</b>					
REV	DATE	BY	CHK	SHEET NO.	TOTAL SHEETS
1		GC	GC	C7	10





**GENERAL EROSION CONTROL NOTES**

- A. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE SIGN OF A REGISTERED PROFESSIONAL ENGINEER. DISCHARGE OF ANY POLLUTANT TO THE WATER OF ANY WATER BODY SHALL BE PROHIBITED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS FROM ALL APPLICABLE AGENCIES.
- B. THE TEMPORARY PAVING AND STORAGE AREA SHALL ALSO BE USED AS THE EXISTING WINDSTOPPING AREA. EQUIPMENT CLEANING AREA, SPECIFIC STORAGE AREA, AND AREA FOR LOADING PORTABLE FACILITIES, OFFICE TRAILERS AND TOILET FACILITIES. THE EXISTING LOCATIONS SHALL BE COORDINATED WITH THE OWNER'S CONSTRUCTION MANAGERS.
- C. ALL WINDSTOPPING EQUIPMENT (TRUCKS, TRAILERS, EQUIPMENT CLEANING, ETC.) SHALL BE COVERED OR PLACED ON A SURFACE THAT PREVENTS CONTACT BETWEEN THESE MATERIALS AND STORM WATER THAT IS DISCHARGED FROM THE SITE.
- D. MAINTAIN ON THE SITE OR MAKE READILY AVAILABLE SUFFICIENT OIL AND GREASE ABSORBENT MATERIALS AND COLLECTION DEVICES TO CONTAIN AND CLEAN UP SPILLS OR OIL-CONTAMINATED MATERIALS.
- E. SLOPE OF THE SITE SHALL BE MAINTAINED OR IMPROVED (WITHIN THE GRADING PHASE OF THE SITE). THE USE OF MOTOR OILS AND OTHER POTENTIAL HAZARDOUS MATERIALS SHALL BE PROHIBITED. TRASH, GARBAGE OR OTHER SUCH MATERIALS SHALL BE DISCHARGED INTO DRAINAGE STRUCTURES OR WEEDS OF THE STATE.
- F. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THIS PLAN AND THE STORM WATER POLLUTION PREVENTION PLAN SHALL BE INSTALLED AS SOON AS PRACTICABLE.
- G. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY WILL OCCUR AT LEAST 10 FEET SHALL BE TEMPORARILY RESTORED AS SOON AS POSSIBLE.
- H. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY WAS TEMPORARILY RESTORED SHALL BE TEMPORARILY RESTORED AS SOON AS POSSIBLE. RESTORATION SHALL BE COORDINATED WITH THE LANDSCAPE ARCHITECT.
- I. IF THE ACTION OF UNCONTROLLED TRAVELING OVER THE GRADING CONSTRUCTION DISTURBED PORTIONS OF THE SITE IS NOT POSSIBLE TO RESTORE TO ORIGINAL CONDITION, THE TRUCK SHALL BE RESTORED TO ORIGINAL CONDITION. IF RESTORATION IS NOT POSSIBLE, RESTORATION SHALL BE MADE TO INTERCEPT THE WASH-WATER AND TREAT THE SEDIMENT BEFORE IT IS DISCHARGED OFF THE SITE. THE EXISTING LOCATIONS SHALL BE COORDINATED WITH THE OWNER'S CONSTRUCTION MANAGERS.
- J. ALL MATERIALS SHALL BE STORED OR COVERED TO PREVENT FROM BEING WASHED INTO STORM DRAINAGE OR INTO STORM DRAINAGE MUST BE RESTORED IMMEDIATELY.
- K. CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS FROM ALL APPLICABLE AGENCIES FOR OBTAINING NECESSARY PERMITS FROM ALL APPLICABLE AGENCIES.
- L. IF THE DISTURBED PORTIONS OF THE SITE ARE NOT RESTORED TO ORIGINAL CONDITION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING THE DISTURBED PORTIONS OF THE SITE AND ALSO ANY SEDIMENT THAT MAY BE COLLECTED IN THE STORM DRAINAGE STRUCTURES.
- M. IF SILENT WORKING IS REQUIRED ON THE SITE, SILT FENCES SHALL BE USED TO HELP CONTAIN THE SEDIMENT.
- N. SILENT WORKING SHALL BE LEFT IN A RESTORED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITY AND EROSION.
- O. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DESIGNED AT THE TIME OF INSTALLATION IS REQUIRED. FINAL REVISIONS SHALL BE OBTAINED FROM THE OWNER'S CONSTRUCTION MANAGERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS FROM ALL APPLICABLE AGENCIES FOR OBTAINING NECESSARY PERMITS FROM ALL APPLICABLE AGENCIES.
- P. DUE TO THE SPACE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, STORM BASINS, ETC.) TO HELP PREVENT EROSION AND STORM RUNOFF.
- Q. ALL OFF-SITE CONSTRUCTION SHALL BE ESTABLISHED AT THE END OF EACH WORKING DAY. THE BOUNDARY OF THE OFF-SITE CONSTRUCTION SHALL BE ESTABLISHED BY THE CONTRACTOR AND PLACEMENT OF SILENT WORKING PERMITS FOR HOME CONSTRUCTION.

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

**N**

**EXISTING**

○	IRON PIN FOUND	-----	PROPERTY LINE
⊕	F IRREGULAR SET	-----	OVERHEAD ELECTRIC LINE
⊖	IRREGULAR SET	-----	UNDERGROUND ELECTRIC LINE
⊗	TREE	-----	FIBER OPTIC LINE
⊙	SIGN	-----	FENCE LINE
X	SPOT ELEVATION	-----	MASS CONTOUR
---		-----	MASS CONTOUR

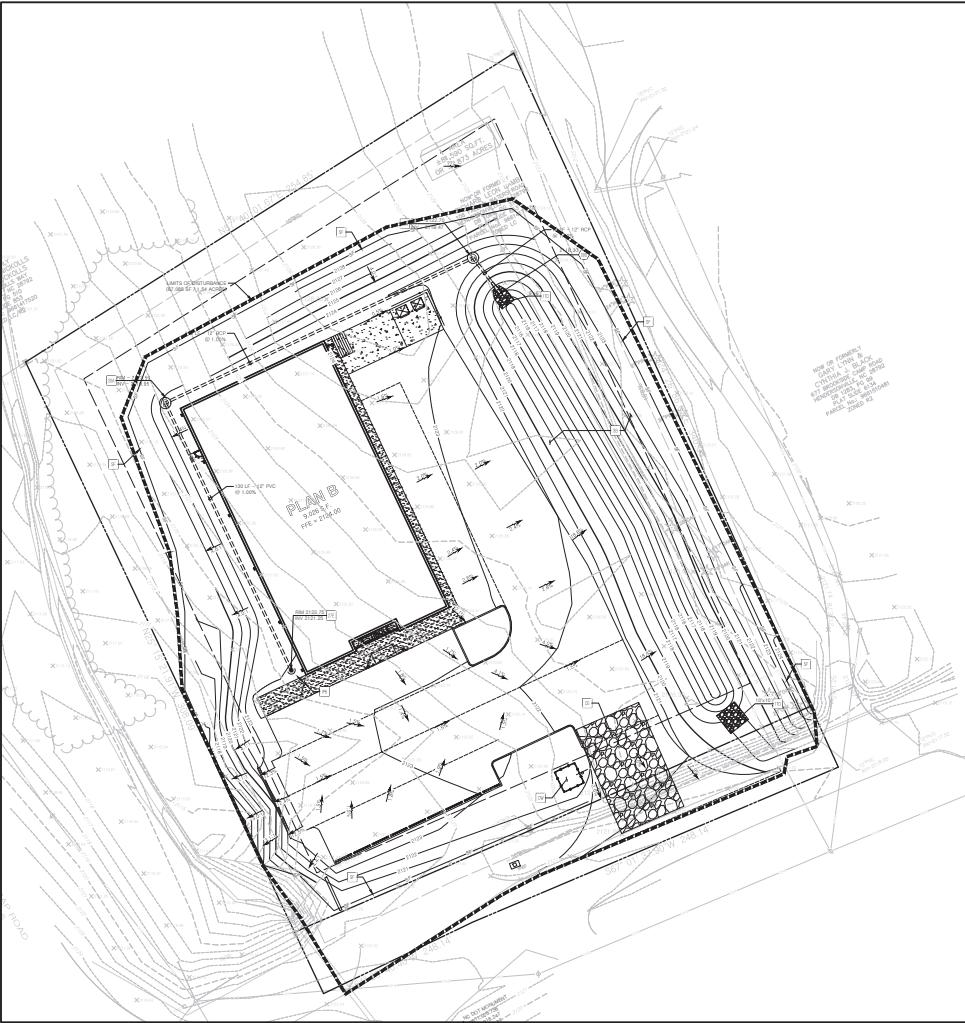
**PROPOSED LEGEND**

<b>○</b>	PROPERTY LINE	PROPERTY LINE
<b>⊕</b>	SILT FENCE	SILT FENCE
<b>⊖</b>	SILT FENCE	SILT FENCE
<b>⊗</b>	SEDIMENT BASIN	SEDIMENT BASIN
<b>⊙</b>	SEDIMENT BASIN	SEDIMENT BASIN
<b>○</b>	SEDIMENT BASIN	SEDIMENT BASIN

- EROSION CONTROL DETAILS**
- GENERAL EROSION CONTROL NOTES CONT'D**
1. SILT FENCE DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY ARE DAMAGED, OBSTRUCTED, OR SHALL BE REPLACED IF THEY HAVE BECOME INOPERATIVE. AREAS SHALL BE FERTILIZED AND RESEED AS NECESSARY.
  2. SILT FENCE SHALL BE INSTALLED TO THEIR ORIGINAL CONDITION IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILENT FENCES WHEN IT REACHES ONE THIRD OF THE DESIGN LIFE OF THE SILT FENCE.
  3. THE CONSTRUCTION DISTURBED PORTIONS SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT RUNOFF OF SEDIMENT.
  4. THE CONSTRUCTION DISTURBED PORTIONS SHALL BE INSTALLED IN A MANNER WHICH WILL REQUIRE MINIMUM TOP DRAINAGE OF THE CONSTRUCTION DISTURBED PORTIONS.
  5. THE CONSTRUCTION DISTURBED PORTIONS SHALL BE INSTALLED IN A MANNER WHICH WILL REQUIRE MINIMUM TOP DRAINAGE OF THE CONSTRUCTION DISTURBED PORTIONS.

ISSUED	03/2019	DES	ENC	CHK	APP
BY PROFESSIONAL ENGINEER	DATE	DESIGNED	DATE	CHECKED	DATE
<b>GEI</b>	Engineering Associates, Inc.	2018 Capitol View Blvd. Suite 217 Madison, Wisconsin 53711	(608) 223-8800		
<b>PRELIMINARY NOT FOR CONSTRUCTION</b>	<p style="text-align: center;"><b>THE BROADWAY GROUP</b> BEST ENVIRONMENTAL CLEANUP PROVIDER EXPERIENCED PROFESSIONALS</p>				
<b>PHASE I EROSION CONTROL PLAN</b>	REV 04/18	DATE	SHEET NO.	OF SHEETS	
	REV 04/18		CK-1		

PLOT # 20190430002: 20190430002 (PLANNING & DESIGN) - 15% PLAN SHEET (2 OF 12) - 15% PLAN SHEET (2 OF 12)



**EXISTING**

⊙	IRON PIN FOUND	-----	PROPERTY LINE
F	IRIGAN SET	-----	DIAGNOSTIC ELECTRIC LINE
⊘	FRANCHISE POLE	-----	TRUNKING SIGNAL LINE
⊙	TREE	-----	FIBER OPTIC LINE
⊙	SIGN	-----	FENCE LINE
X	SPOT ELEVATION	-----	MAJOR CONTOUR
		-----	MINOR CONTOUR

**PROPOSED LEGEND**

---	PROPERTY LINE	-----	LIMITS OF DISTURBANCE
- - -	LIMITS OF CONSTRUCTION	-----	SILT FENCE
---	SEDIMENT BASIN	-----	SPREAD BENCH
---	CONTOUR	---	CONTOUR ELEVATION

**EROSION CONTROL DETAILS**

- TEMPORARY CONCRETE ENTRANCE
- TEMPORARY CONCRETE WEIR/OUTLET
- TEMPORARY SILT FENCE

**GENERAL EROSION CONTROL NOTES**

- A. ALL CONSTRUCTION AND DEMOLITION INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE PLAN IS SUBJECT TO ANY AND ALL REGULATORY AGENCIES. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE PLAN. THE PLAN SHALL BE MAINTAINED AT THE SITE AT ALL TIMES AND SUBJECT TO CHANGE. MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON AT LEAST TWICE DAILY DURING CONSTRUCTION AT LEAST 15 MINUTES PRIOR AND AFTER EACH HOUR OF THE DAY OF A WEATHER EVENT AND SHALL BE CORRECTED OR REPLACED AS NECESSARY.
- B. THE TEMPORARY FENCING AND STORAGE AREA SHALL ALSO BE USED AS THE EQUIPMENT WASHING AREA, EQUIPMENT CLEANING AREA, FUEL OIL CLEANING AREA, AND WASH WATER STORAGE FACILITIES. THE EXACT LOCATIONS SHALL BE COORDINATED WITH THE OWNER'S CONSTRUCTION MANAGER.
- C. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE COLLECTED IN A MANNER THAT PREVENTS CONTACT BETWEEN THESE MATERIALS AND STORM WATER THAT IS DISCHARGED FROM THE SITE.
- D. MATERIALS ON THE SITE SHALL BE PROPERLY STORED AND COVERED. ALL MATERIALS SHALL BE STORED IN A MANNER THAT PREVENTS CONTACT BETWEEN THESE MATERIALS AND STORM WATER THAT IS DISCHARGED FROM THE SITE.
- E. DIRT ON THE SITE SHALL BE CONTROLLED BY SPRINKLING WATER ON DRY AREAS OF THE SITE. THE USE OF WATER FOR THIS PURPOSE SHALL BE PROHIBITED UNLESS SO ORDERED BY THE SUPERVISOR.
- F. ALL EXCESS FILL OR OTHER SOIL MATERIALS SHALL BE DISCHARGED TO THE STREET OR TO A DESIGNATED STORAGE AREA.
- G. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THIS PLAN AND IN THE STORM WATER POLLUTION PREVENTION PLAN SHALL BE MAINTAINED AS SHOWN THROUGHOUT THE PROJECT.
- H. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY WILL STOP FOR 48 HOURS OR MORE SHALL BE TEMPORARILY RESEED AS SOON AS POSSIBLE.
- I. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY RESEED. THESE AREAS SHALL BE RESEED AS LATE AS POSSIBLE PRIOR TO THE END OF CONSTRUCTION ACTIVITY. COVERING IS NOT REQUIRED FOR THESE AREAS.
- J. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCE IS NOT SUFFICIENT TO MAINTAIN THE GRAVEL ON THE ROAD, THE GRAVEL SHALL BE REAPPLIED TO THE GRAVEL ENTRANCE AT LEAST TWICE DAILY DURING CONSTRUCTION AT LEAST 15 MINUTES PRIOR AND AFTER EACH HOUR OF THE DAY OF A WEATHER EVENT AND SHALL BE CORRECTED OR REPLACED AS NECESSARY.
- K. ALL MATERIALS SPILLED, DUMPED, WASHED OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINAGE SHALL BE REMOVED IMMEDIATELY.
- L. CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING DEBRIS FROM THE CONSTRUCTION AREA AND FOR THE CLEAN UP OF THE SITE AND ALL DEBRIS THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEM.
- M. IF SOIL STOCKPILING IS REQUIRED ON THE SITE, SILT FENCES SHALL BE USED TO HOLD DOWN THE STOCKPILE.
- N. STOCKPILES SHALL BE LEFT IN A REDESIGNED CONDITION DURING THE GRADING PHASE TO PREVENT EROSION AND DAMAGE.
- O. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DESIGNED AFTER THE ANALYSIS IS COMPLETE. FINAL FENCING SHALL BE INSTALLED WHEN ALL SOIL DISTURBING ACTIVITIES ARE COMPLETED AND A USE ONLY PERMANENT EROSION CONTROL COVER SHALL BE INSTALLED AT THE END OF EACH DISTURBED AREA AND AREAS NOT COVERED BY PERMANENT STRUCTURES HAS BEEN REPAIRED.
- P. DUE TO THE SPACE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, STORM BASINS, ETC.) TO HELP PREVENT EROSION AND STORM POLLUTION.
- Q. ALL OFF-SITE CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY. THIS INCLUDES STOCKPILES OF MATERIALS FOR STORM DRAINAGE, SILT FENCES, TRUCKS, AND OTHER EQUIPMENT. STOCKPILES SHALL BE COVERED WITH A PERMANENT EROSION CONTROL COVER WITHIN 48 HOURS OF THE END OF EACH WORKING DAY.

**GENERAL EROSION CONTROL NOTES CONT'D**

1. ALL SEDIMENT BASINS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED AS NECESSARY.
  2. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-THIRD TO ONE-HALF THE HEIGHT OF THE SILT FENCE.
  3. THE CONSTRUCTION ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OF DIRT OR ROAD DEBRIS ONTO THE ROAD. THE SILT FENCE SHALL BE REPAIRED OR REPLACED AS NECESSARY.
  4. THE CONSTRUCTION ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OF DIRT OR ROAD DEBRIS ONTO THE ROAD. THE SILT FENCE SHALL BE REPAIRED OR REPLACED AS NECESSARY.
  5. THE TEMPORARY FENCING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION. REPAIRS SHALL BE MADE AS SOON AS POSSIBLE. THIS MAY REQUIRE REPAIRS OF SEDIMENT BASINS OR OTHER STRUCTURES.
- FINAL EROSION CONTROL MEASURES**
1. PERFORM PERMANENT EROSION AND SEDIMENT CONTROL AS FULLY FUNCTIONAL.
  2. INSTALL PERMANENT EROSION CONTROL STRUCTURES.
  3. RESEED AS SOON AS POSSIBLE.
  4. PERFORM PERMANENT EROSION CONTROL AS FULLY FUNCTIONAL.
  5. PERFORM PERMANENT EROSION CONTROL AS FULLY FUNCTIONAL.
  6. PERFORM PERMANENT EROSION CONTROL AS FULLY FUNCTIONAL.
  7. PERFORM PERMANENT EROSION CONTROL AS FULLY FUNCTIONAL.
  8. PERFORM PERMANENT EROSION CONTROL AS FULLY FUNCTIONAL.
  9. PERFORM PERMANENT EROSION CONTROL AS FULLY FUNCTIONAL.
  10. PERFORM PERMANENT EROSION CONTROL AS FULLY FUNCTIONAL.

**PRELIMINARY NOT FOR CONSTRUCTION**

**Engineering Associates, Inc.**  
 2025 Capital Plaza Blvd., Suite 1111  
 Marietta, GA 30067  
 (770) 429-1111

**THE BROADWAY GROUP**  
 BEST ENVIRONMENTAL GROUP PRACTICES  
 ENVIRONMENTAL CONSULTANTS, INC.  
 1100  
 404.488.1111

NO.:	12-119	DATE:	4/21/12
DESIGNER/DR:	INITIALS:	DATE:	4/21/12
CHIEF ENGINEER:	INITIALS:	DATE:	4/21/12

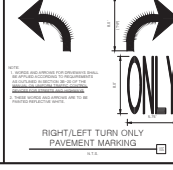
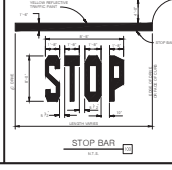
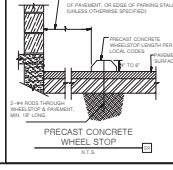
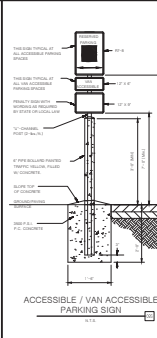
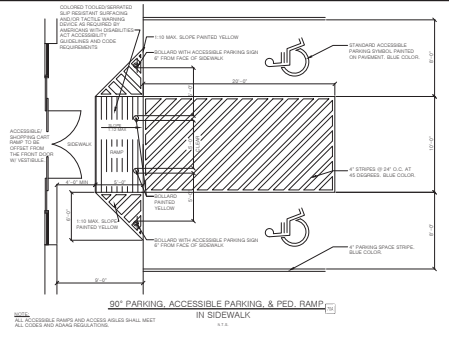
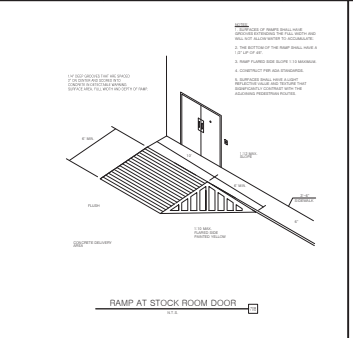
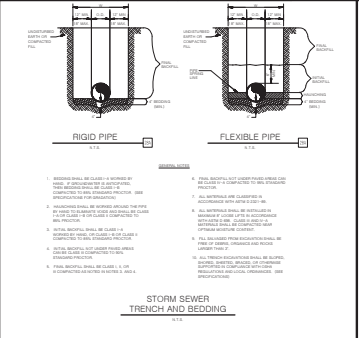
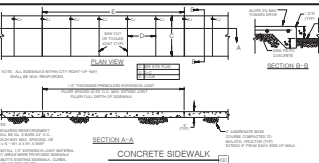
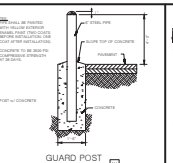
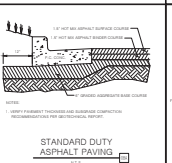
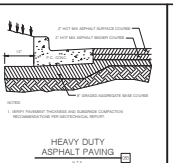
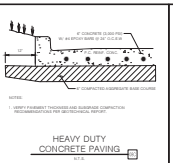
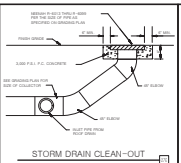
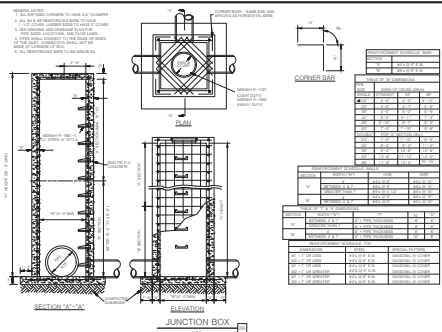
**PHASE II EROSION CONTROL PLAN**

REV DATE: 4/21/12  
 REV: 1  
 CHK: 2

PLAN B  
 3/20/12  
 12-119  
 4/21/12  
 4/21/12  
 4/21/12



DATE: 01/20/2010 10:58:22 AM BY: J. WILSON



**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

DATE	12/21/10	BY	JW	CHK	JW
DESIGNED BY	INITIALS	DATE	CHK	DATE	CHK
<b>GEI Engineering Associates, Inc.</b>					
2025 Capital Center Blvd., Suite 4110 Meriden, MA 01469 TEL: 860-339-0000					
<b>THE BROADWAY GROUP</b>					
500 BROADWAY GROUP CAMP DRIVE MIDDLETOWN, CT 06457 TEL: 860-339-0000					
<b>DETAIL SHEET I</b>					
REV	DATE	BY	CHK	DESCRIPTION	
1		JW	JW	ISSUE	

