

REQUEST FOR COMMITTEE ACTION

HENDERSON COUNTY

TECHNICAL REVIEW COMMITTEE

MEETING: April 4, 2017

SUBJECT: Major Site Plan Review - Demmel

PRESENTER: Toby Linville

ATTACHMENTS: Staff Report

SUMMARY OF REQUEST: Major site plan review

SUGGESTED MOTION: I move that the TRC approve the major site plan for Demmel



Henderson County, North Carolina Code Enforcement Services

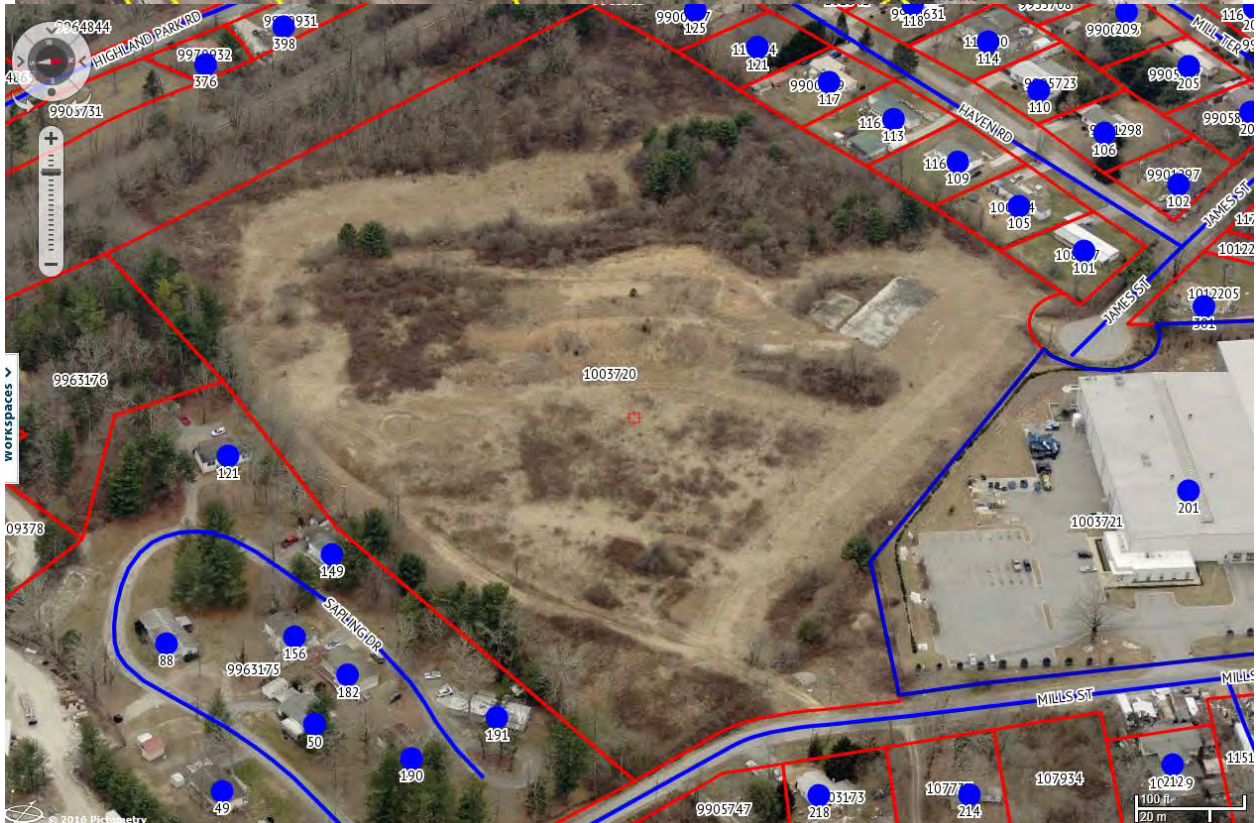
1. Committee Request

- 1.1. **Applicant:** Demmel
- 1.2. **Request:** Major Site Plan Approval
- 1.3. **PIN:** 9577761560
- 1.4. **Size:** 8.335 acres +/-
- 1.5. **Location:** Mills St. adjacent to 201
- 1.6. **Supplemental Requirements:**

SR 10.8. *Manufacturing and Production Operations*

- (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.
- (3) Dust Reduction. Unpaved *roads, travelways* and/or parking areas shall be treated to prevent dust from adverse effects to adjacent properties.

Map A: Pictometry/Aerial Photography



2. **Current Conditions**

Current Use: This parcel is currently vacant and was the former Fairgrounds property.

Adjacent Area Uses: The surrounding properties consist of residential, commercial and industrial uses.

Zoning: The surrounding property to the northwest is Residential One, adjacent is Industrial and East is Regional Commercial.

Map B: Current Zoning



3. **Floodplain /Watershed Protection** The property is not located in a Special Flood Hazard Area. The property is not in a Water Supply Watershed district.

4. **Water and Sewer** This property is served by public water and sewer.

Public Water: City of Hendersonville

Public Sewer: City of Hendersonville

Map C: CCP Future Land Use Map



5. Comprehensive Plan

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

Industrial: Parcels containing facilities wherein raw or pre-processed resources, materials, substances, or components are mechanically, physically, chemically, or otherwise transformed into new products; waste materials are collected, treated, or disposed of; subsurface natural resources are extracted and/or processed; Livestock, cargo, merchandise, materials or hazardous substances are transferred, stored or warehoused for wholesale or other distribution; passengers or passenger vehicles are collected or transferred; water, fuel, or electricity is produced, processed, stored, transferred or transmitted.

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 and recommend approval to the Zoning Board of Adjustment because it is consistent with the current surrounding land uses and future land use recommendations.

7. Photographs



2017/03/16
12:38



2017/03/16
12:39

Project Title The Old Fairgrounds - Site Grading

Sponsor / Developer Henderson County
1 Historic Courthouse Square, Ste. 6
Hendersonville, NC 28792

Engineer WGLA Engineering, PLLC
214 N. King St.
Hendersonville, NC 28792

Contractor JLS Company LLC
P.O. Box 1265
Skyland, NC 28776



Financed by United States Department of Agriculture (USDA) Rural Development

USDA is an equal opportunity provider and employer.

Barack Obama, President of the United States
Tom Vilsack, Secretary of Agriculture

2017/03/16
13:00



2017/03/16
13:00



POSTED

2017/03/16
13:00



2017/03/16
13:00

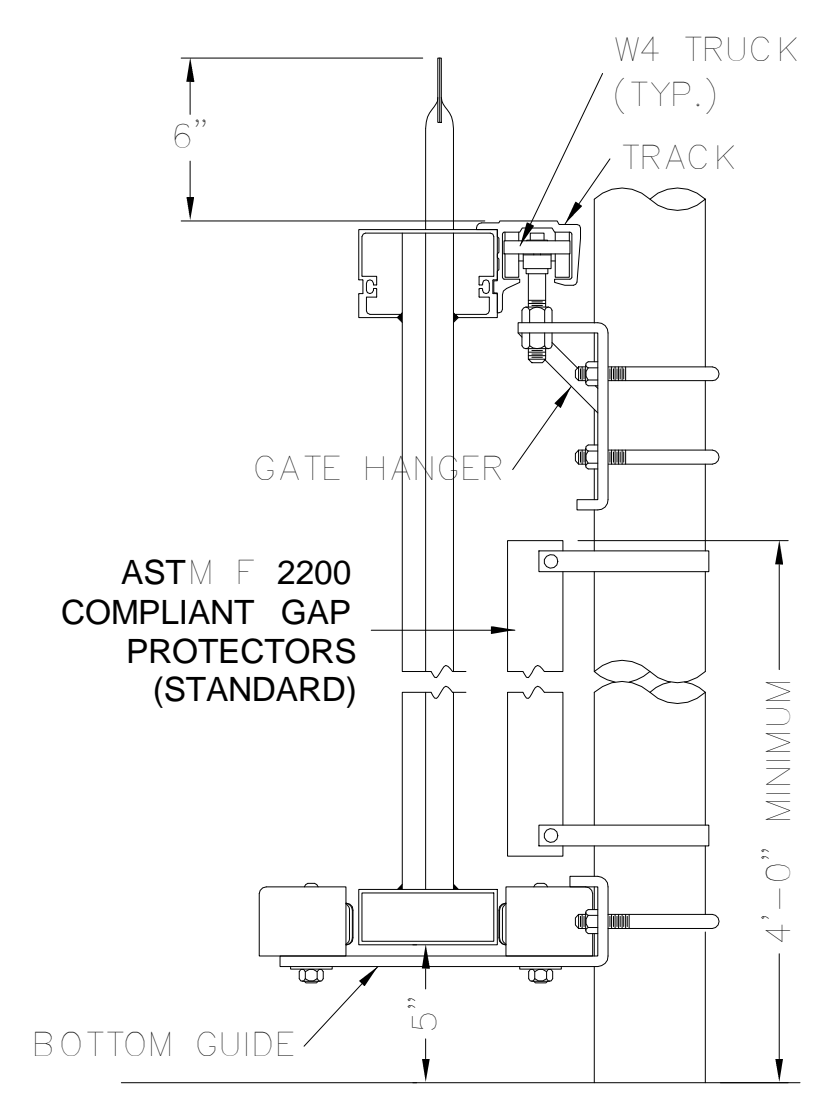
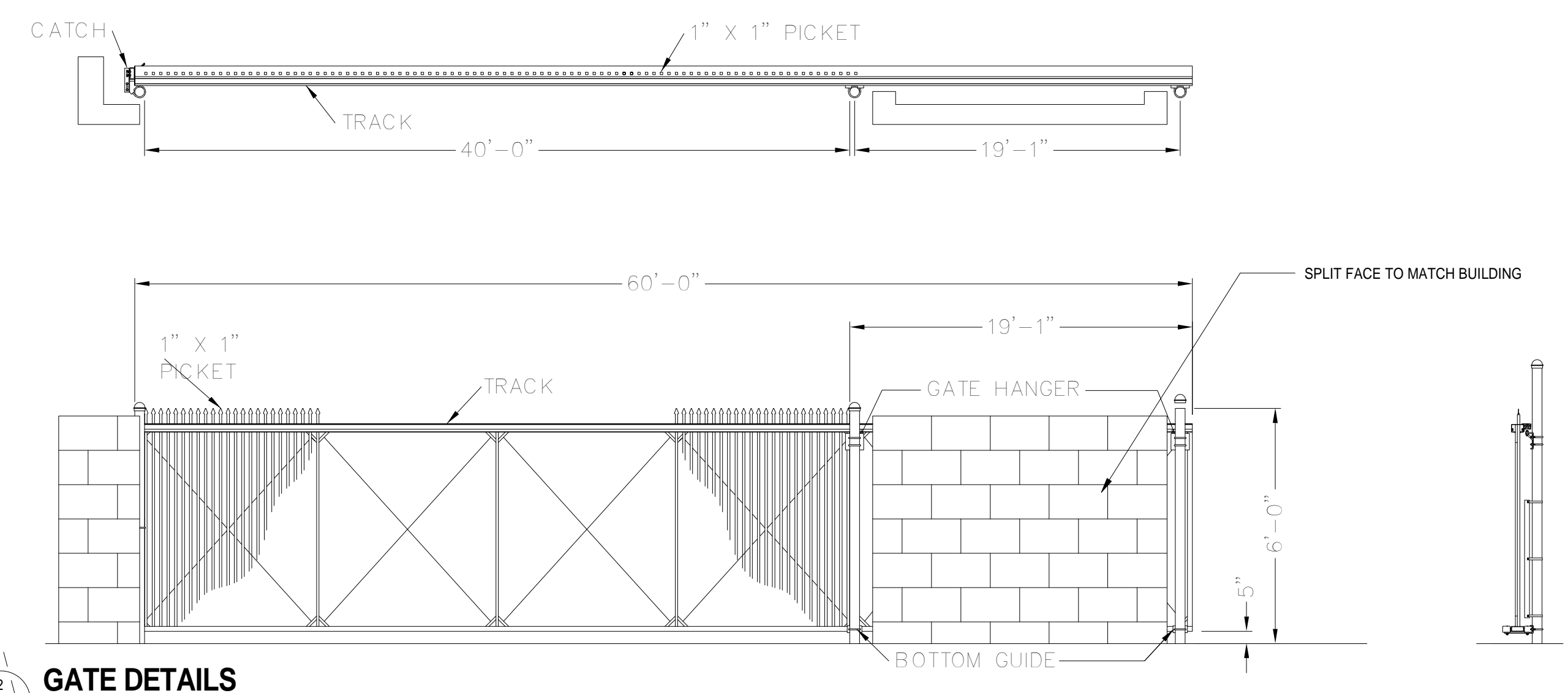
TOTAL PARKING SPACES PROVIDED	76 to 100	REQUIRED MINIMUM NUMBER OF ACCESSIBLE SPACES	4
- REFERENCED FROM NORTH CAROLINA BUILDING CODE TABLE 1106.1 ACCESSIBLE PARKING SPACES			

QUANTITIES - PARKING				
Unit Description	Count	Type	Description	Comments
Parking Space	88	9' x 18' - 90 deg		4 ADA Parking Spaces

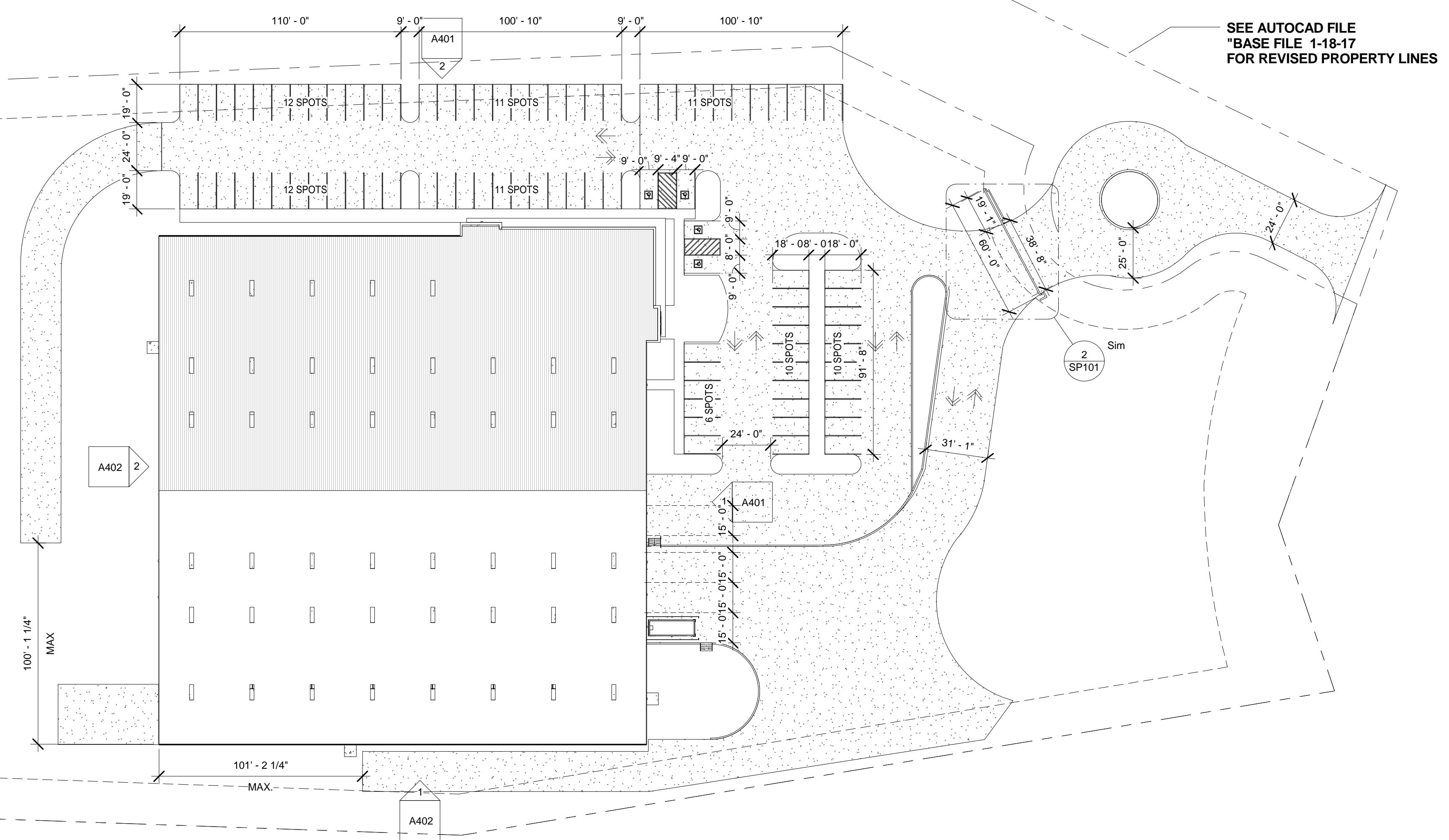
SITE STATISTICS

PROP LOC: FAIRGROUNDS JAMES STREET
 BLOCK: -
 LOT: -
 PIN #: 9577-76-1580
 DEED/PAGE: 1458/311
 DISTRICT: HENDERSON COUNTY
 OWNER: HENDERSON COUNTY

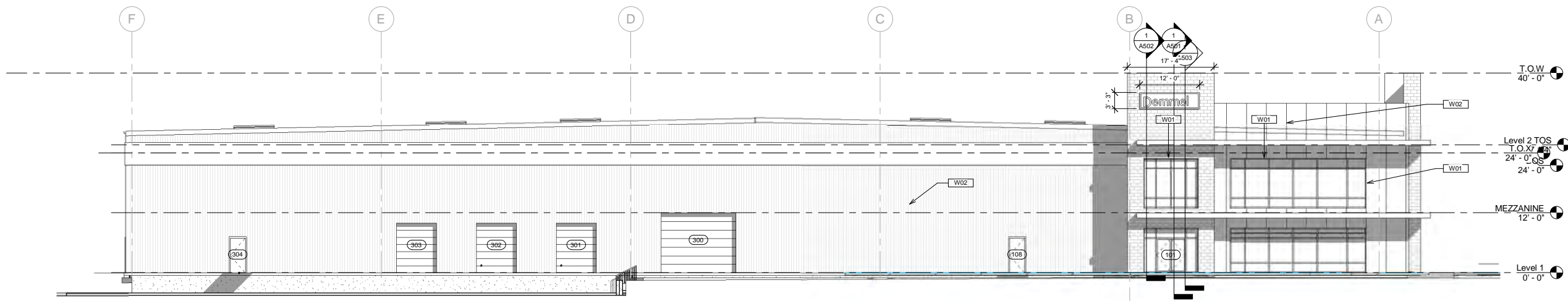
ZONING: I - INDUSTRIAL
 ACREAGE: 15.3 ACRES
 IMPERVIOUS %: 7%
 PROPOSED USE: MANUFACTURING
 FLOOD DISTRICT: N
 FIRE DISTRICT: N
 DOMESTIC WASTEWATER: PUBLIC SEWER
 WATER: PUBLIC
 ADA PARKING REQUIRED: ADA
 ADA PARKING PROVIDED: ADA
 PARKING PROVIDED: PER STAFF, PER VISITOR
 TOTAL STAFF: 15 BUSINESS OFFICE STAFF, 20 PRODUCTION STAFF PER SHIFT



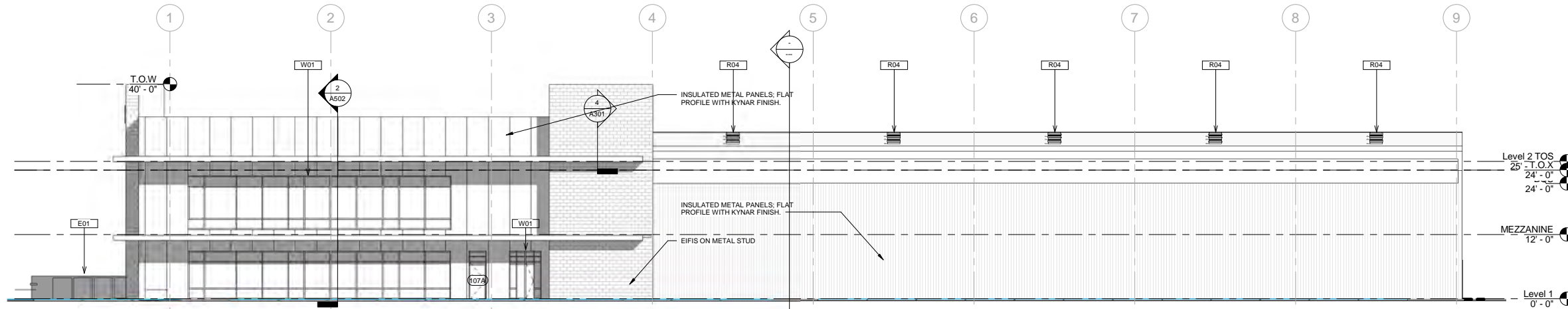
2
SP101
1/4" = 1'-0"



1
SP101
1" = 40'-0"



① Northeast Elevation
1" = 10'-0"



② Northwest Elevation
1" = 10'-0"

NOT FOR CONSTRUCTION

Tamara Peacock, P.L.L.C.
LAWYERS & ARCHITECTS

This document is property of Tamara Peacock Company and its staff. It shall be used only for the specific project and shall not be used for any other project without the express written consent of Tamara Peacock Company.

This document was prepared by The Tamara Peacock Company according to the terms of general conditions of contract for construction.

The document does not either in whole or in part constitute any direction or instruction to any contractor with regards to construction means, methods or techniques. It is the responsibility of any contractor to express any opinion, direction or instruction of any kind whatsoever as to the manner in which the construction work is to be accomplished.

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Checked by: [Blank]
Designed by: [Blank]
Approved by: [Blank]

REVISION	REVISION DATE	ISSUED FOR

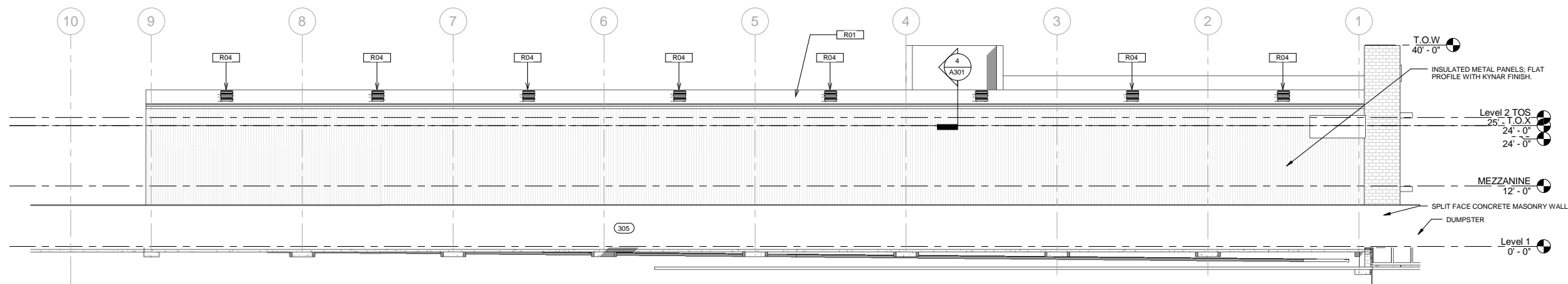
THE TAMARA PEACOCK COMPANY
Architects

104 E. 1ST AVENUE, SUITE A, HENDERSONVILLE, NC 28739
Phone: 628.686.4000 Fax: 628.686.6522

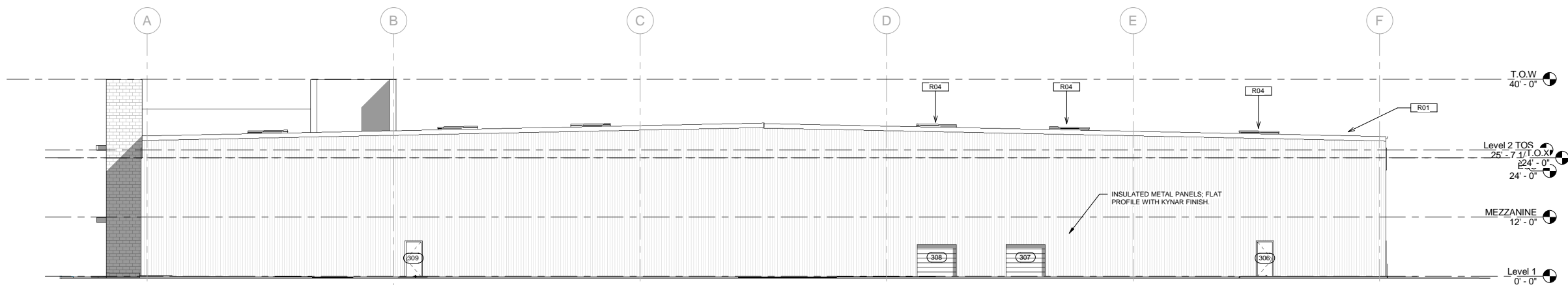
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**Facility for Demmel, Inc.,
Old Fair Ground Site,
Flat Rock, NC**

SHEET NAME:
ELEVATIONS

Sheet No.: 1631
Date: 8/15/2017
SHEET NO.: 12:36:52
PM
A40 1



① Southeast Elevation
3/32" = 1'-0"



② SOUTHWEST ELEVATION
3/32" = 1'-0"

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Architects

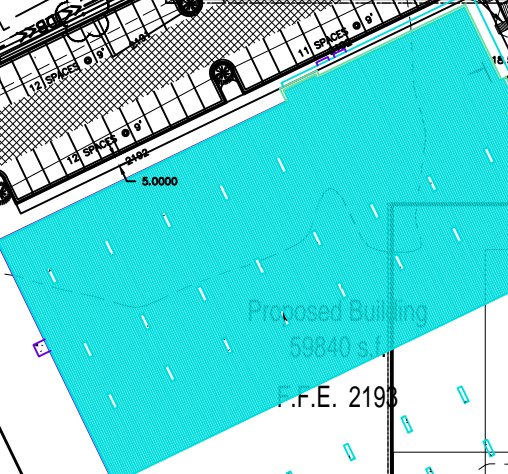
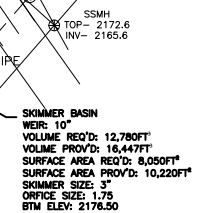
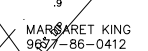
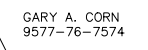
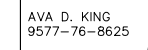
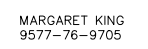
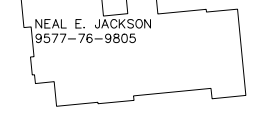
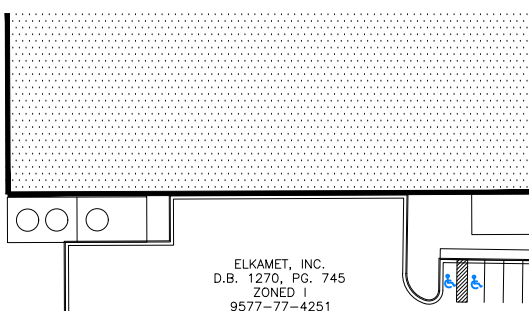
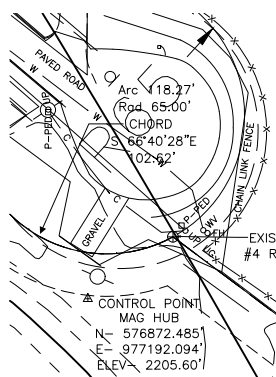
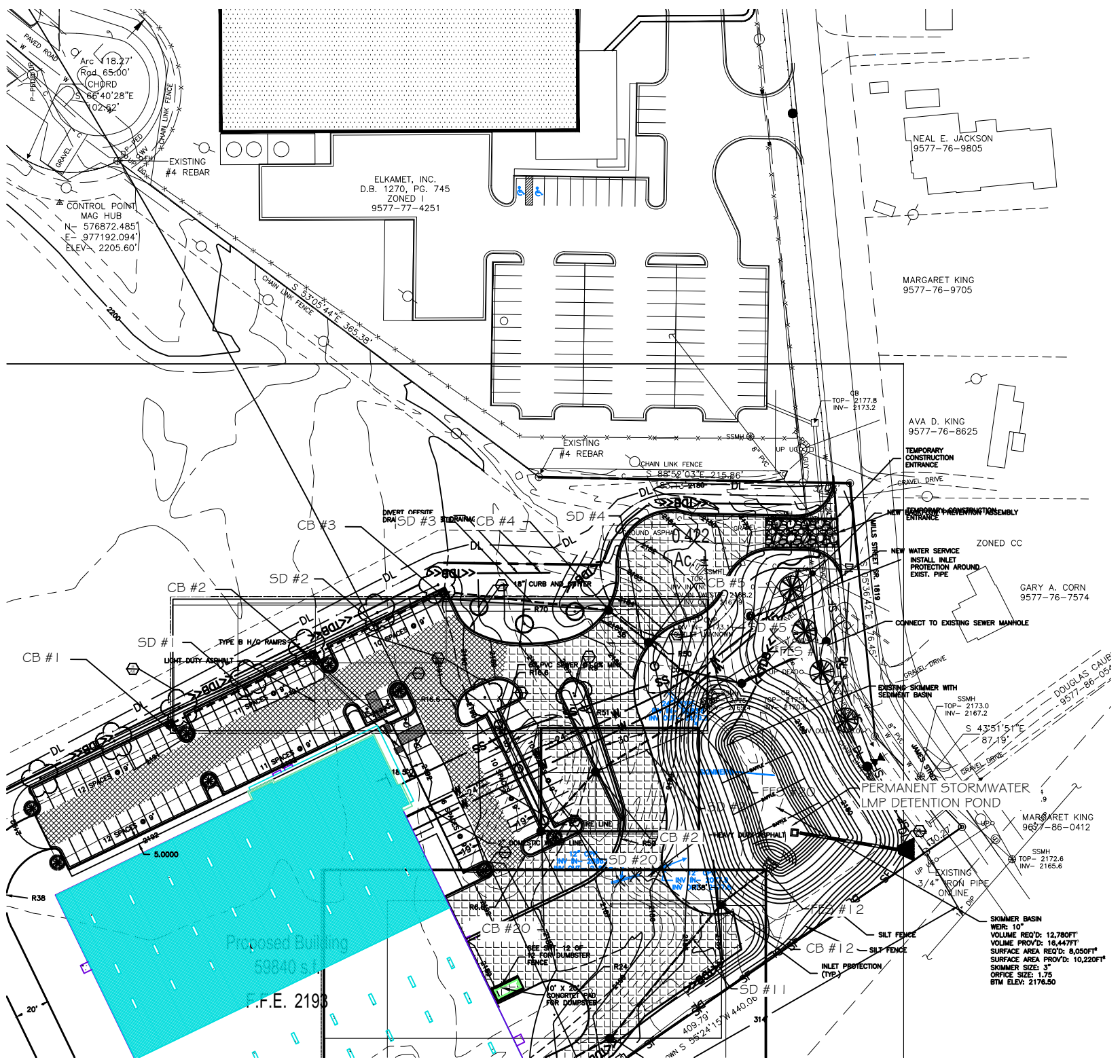
104 E. 1ST AVENUE SUITE A, HENDERSONVILLE, NC 28739
Phone: 628.686.4000 Fax: 628.686.4552

PROJECT NAME:
**Facility for Demmel, Inc.,
Old Fair Ground Site,
Flat Rock, NC**

SHEET NAME:
ELEVATIONS

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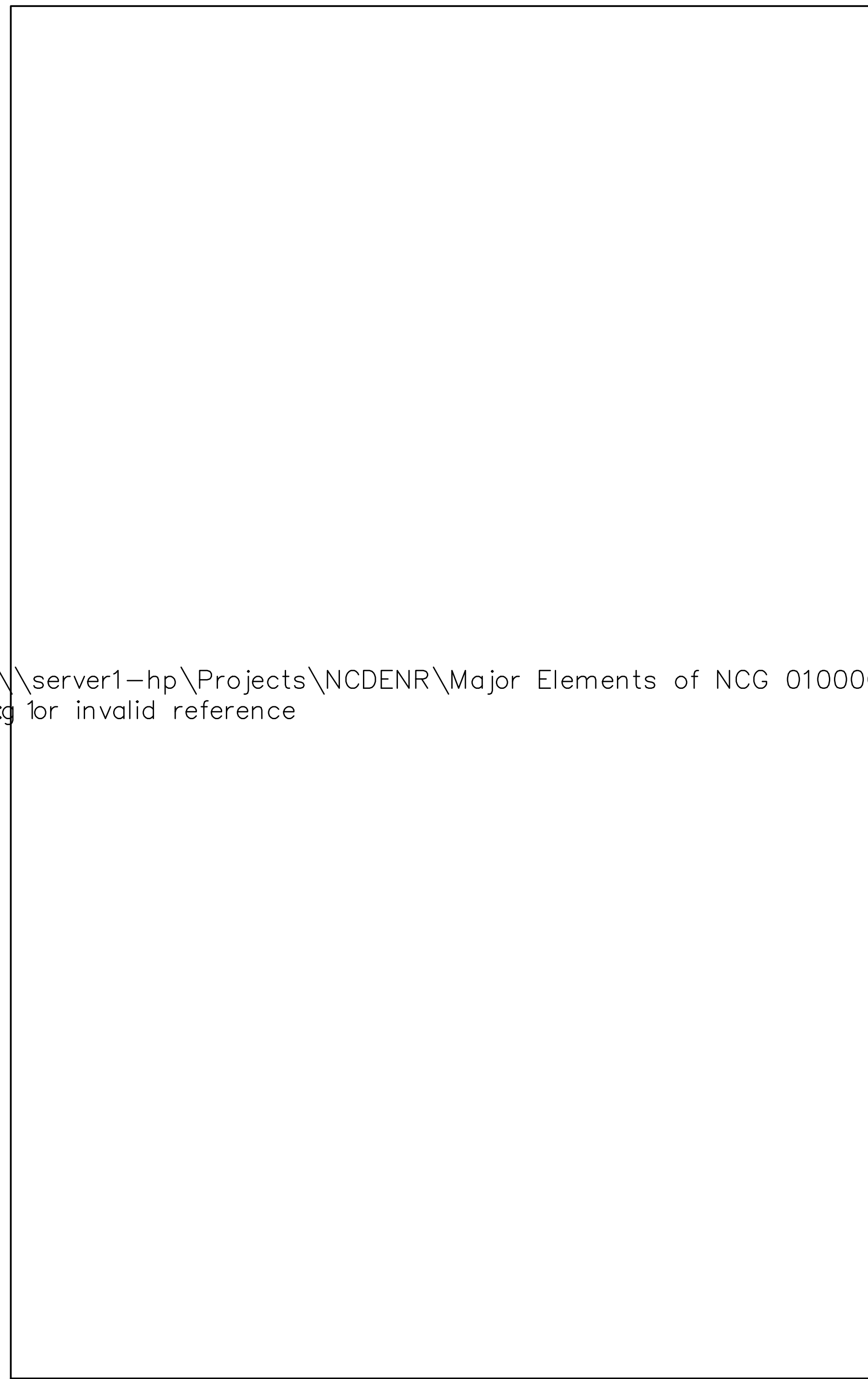
NOT FOR CONSTRUCTION



FACILITY FOR DEMMELE, INC.

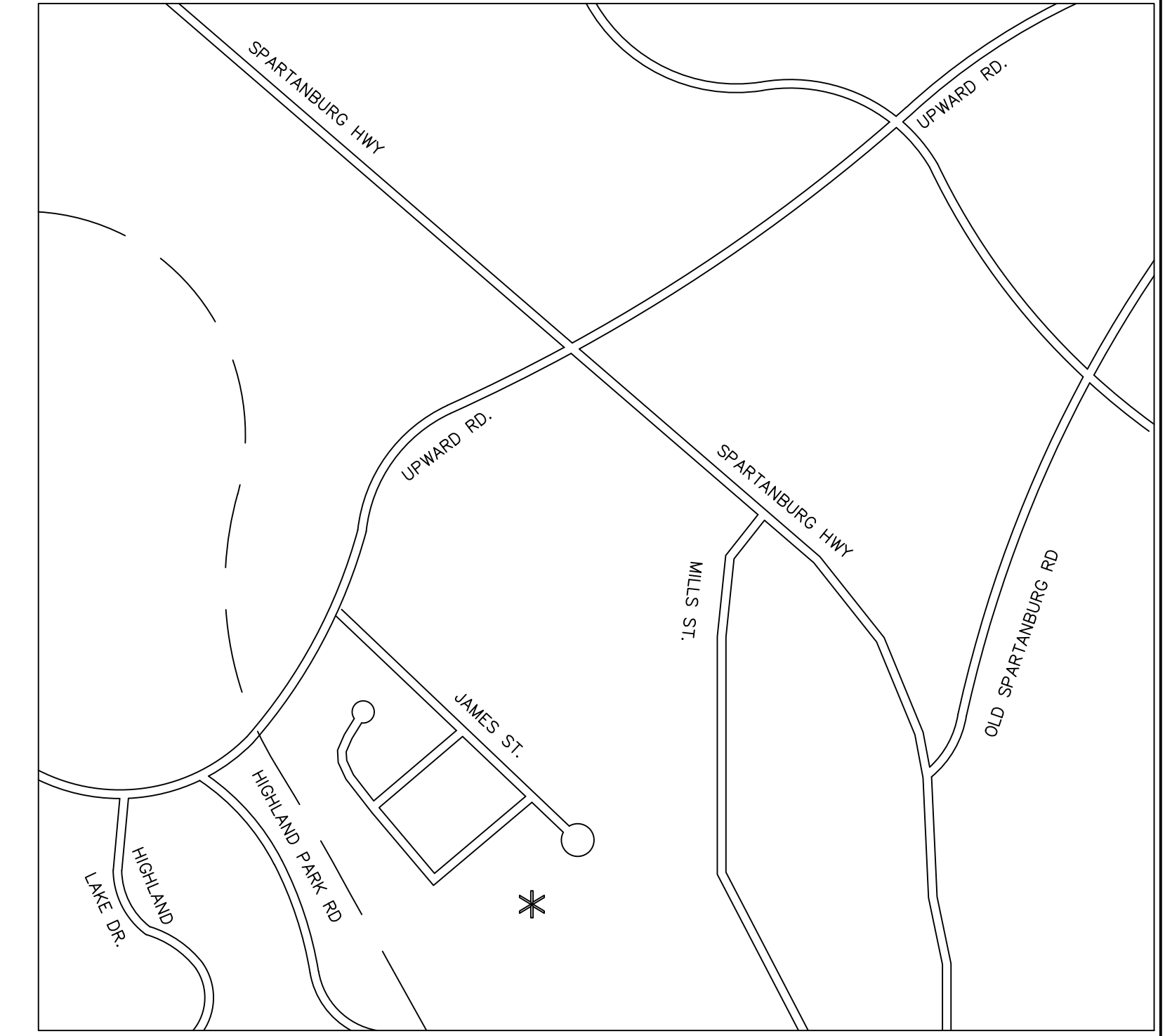
HENDERSON COUNTY NORTH CAROLINA

PROPERTY OWNER: DEMMELE, INC



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VICINITY MAP
NTS

GENERAL NOTES:
 1. A MANDATORY PRE-CONSTRUCTION MEETING SHALL OCCUR BEFORE ANY CONSTRUCTION BEGINS. A REPRESENTATIVE FROM THE CONTRACTOR'S OFFICE, ODOM ENGINEERING, AND AN EMPLOYEE FROM HENDERSON COUNTY SHALL BE PRESENT.
 2. CONTRACTOR IS TO DO SELF-INSPECTION PER '15A NCAC 04B .0131 SELF INSPECTIONS'. SEE SHEET 5.
 3. EMERGENCY CONTACT PERSONS:
 ENGINEER: DAVID ODOM
 OFFICE#: 828-247-4495
 MOBILE#: 828-289-4355

JOB NUMBER:	
17020	
DATE	BY
DESCRIPTION	REV
	1
	2
	3
	4
	5
	6

I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT OR ENGINEER UNDER THE LAWS OF THE STATE OF NORTH CAROLINA AS SIGNIFIED BY MY HAND AND SEAL.

CERTIFICATION
 FACILITY FOR
DEMMELE, INC.
 HENDERSON COUNTY, NC
 FLAT ROCK, NC
COVER

SHEET INDEX

TITLE	
COVER	1
EXISTING	2
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GRADING AND EROSION CONTROL	4-6
DRAINGE PLAN	7-8
UTILITY PLAN	9
LANDSCAPING	10
ECP DETAILS	11
SITE DETAILS	12

Odom Engineering
 PLLC
100 W. 13th St., N.C. 28644
 PH: 828.247.4495 FAX: 828.247.4498
 N.C. LICENSE # 35088

SCALE: N.T.S.
 DATE: 02/28/17
 DRAWN BY: LCT
 CHECKED BY: LMC
 PROJECT MGR: LMC
 SHEET:
 1 OF 12 △

DENNIS H. WILLIAMSON
D.B. 1088, PG. 176
P.C. "A", SLIDE 108A
ZONED R1
9577-66-7746

DENNIS H. WILLIAMSON
D.B. 1088, PG. 176
P.C. "A", SLIDE 108A
ZONED R1
9577-66-7746

FABIAN BADILLO OLGUIN
D.B. 1504, PG. 276
P.C. "A", SLIDE 108A
ZONED R1
9577-66-6760

MARGARET KING
9577-76-9705

AVA D. KING
9577-76-8625

GARY A. CORN
9577-76-7574

MARGARET KING
9577-86-0412

GOULD PROPERTIES
D.B. 1349, PG. 684
SLIDE 7129
ZONED I
9577-75-8714

MINUTE MAN ANCHORS, INC.
D.B. 978, PG. 486
ZONED I
9577-75-1839

DRAINAGE NOTES
4.32 AC± OF DRAINAGE 88.4% OF DRAINAGE LAND IS IMPERVIOUS

TRACT 1
8.369 Ac. ±

TRACT 2
8.335 Ac. ±

JOB NUMBER:
17020

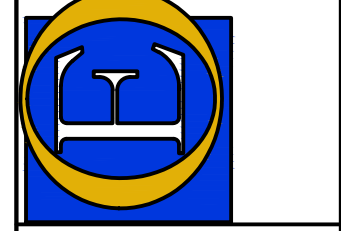
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CERTIFICATION

FACILITY FOR
DEMMELE, INC.
HENDEKSON COUNTY, NC
FLAT ROCK, NC
EXISTING CONDITIONS

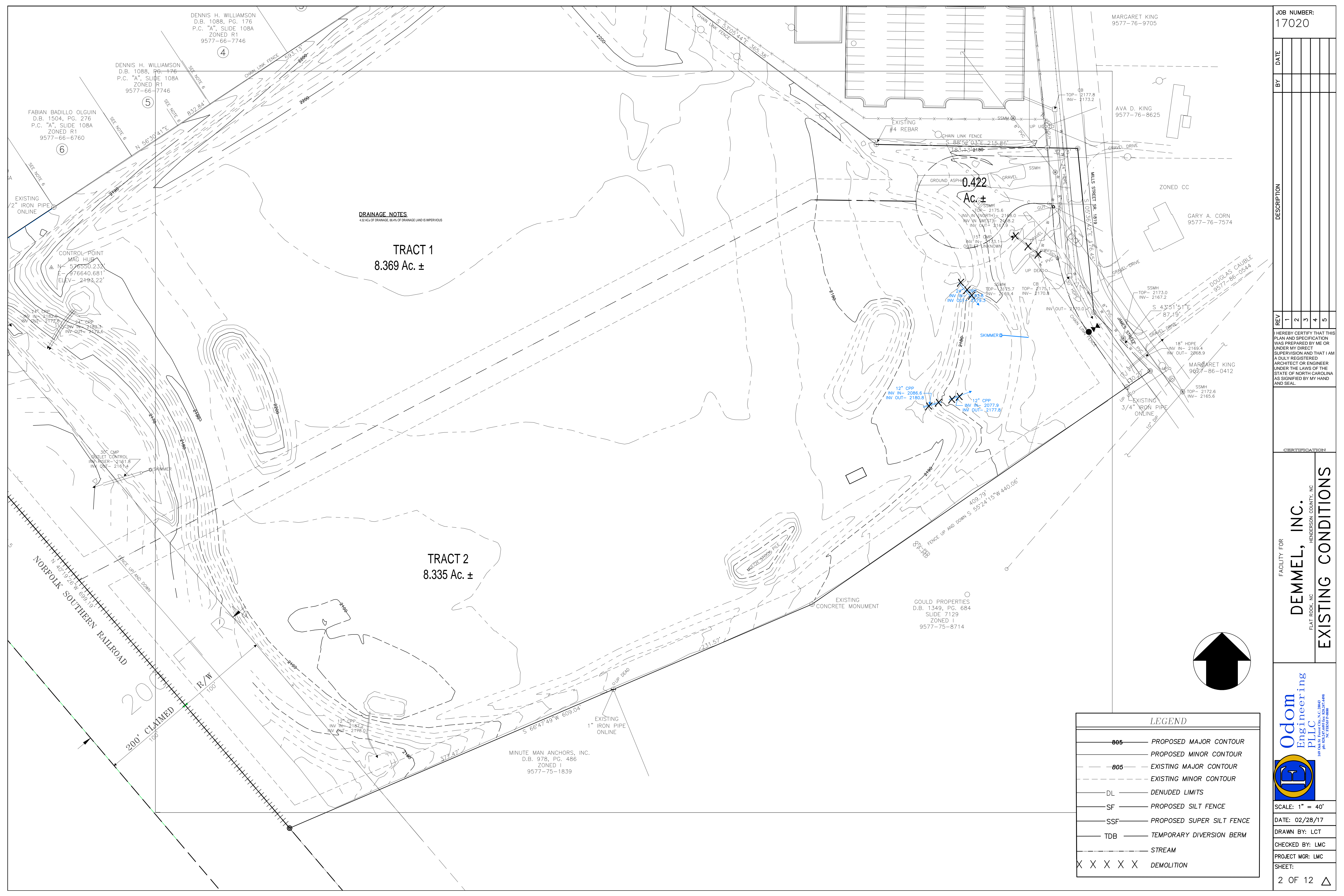
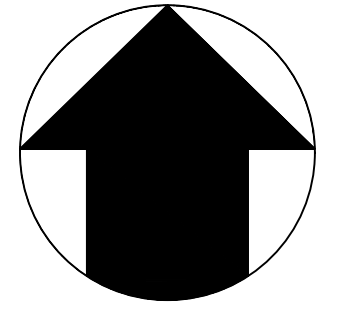
Odom Engineering PLLC
100 DAKIN DRIVE, CHAPEL HILL, NC 27514
PH: 919.286.7400
FAX: 919.286.7400



SCALE: 1" = 40'
DATE: 02/28/17
DRAWN BY: LCT
CHECKED BY: LMC
PROJECT MGR: LMC
SHEET:

LEGEND

	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	DENUDED LIMITS
	PROPOSED SILT FENCE
	PROPOSED SUPER SILT FENCE
	TEMPORARY DIVERSION BERM
	STREAM
	DEMOLITION



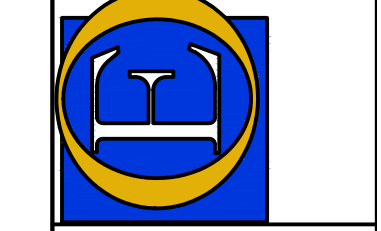
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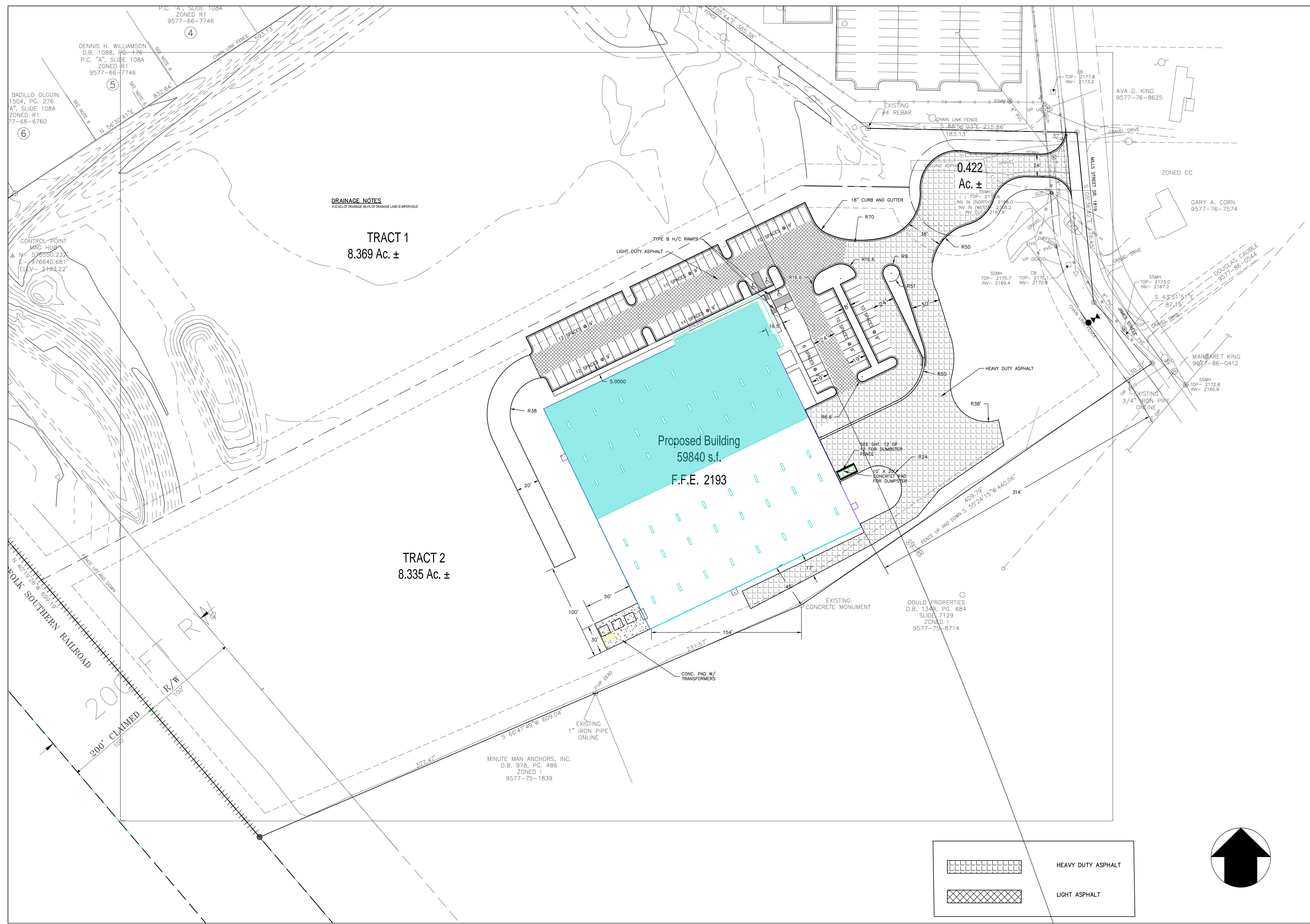
CERTIFICATION

FACILITY FOR
DEMME, INC.
HENNINGSON COUNTY, NC
FLAT ROCK, NC
SITE PLAN

Odom Engineering PLLC
100 DAKIN DRIVE, CHAPEL HILL, NC 27514
PH: 919.487.4600



SCALE: 1" = 40'
DATE: 02/28/17
DRAWN BY: LCT
CHECKED BY: LMC
PROJECT MGR: LMC
SHEET:
3 OF 12



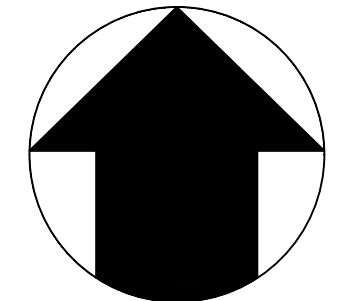
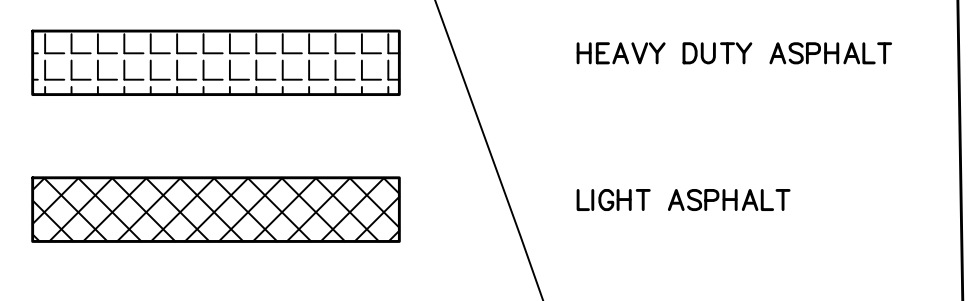
DRAINAGE NOTES
4.32 AC. OF DRAINAGE, 66.4% OF DRAINAGE LAND IS IMPERVIOUS

TRACT 1
8.369 Ac. ±

TRACT 2
8.335 Ac. ±

Proposed Building
59840 s.f.
F.F.E. 2193

0.422
Ac. ±



REV	DATE	DESCRIPTION
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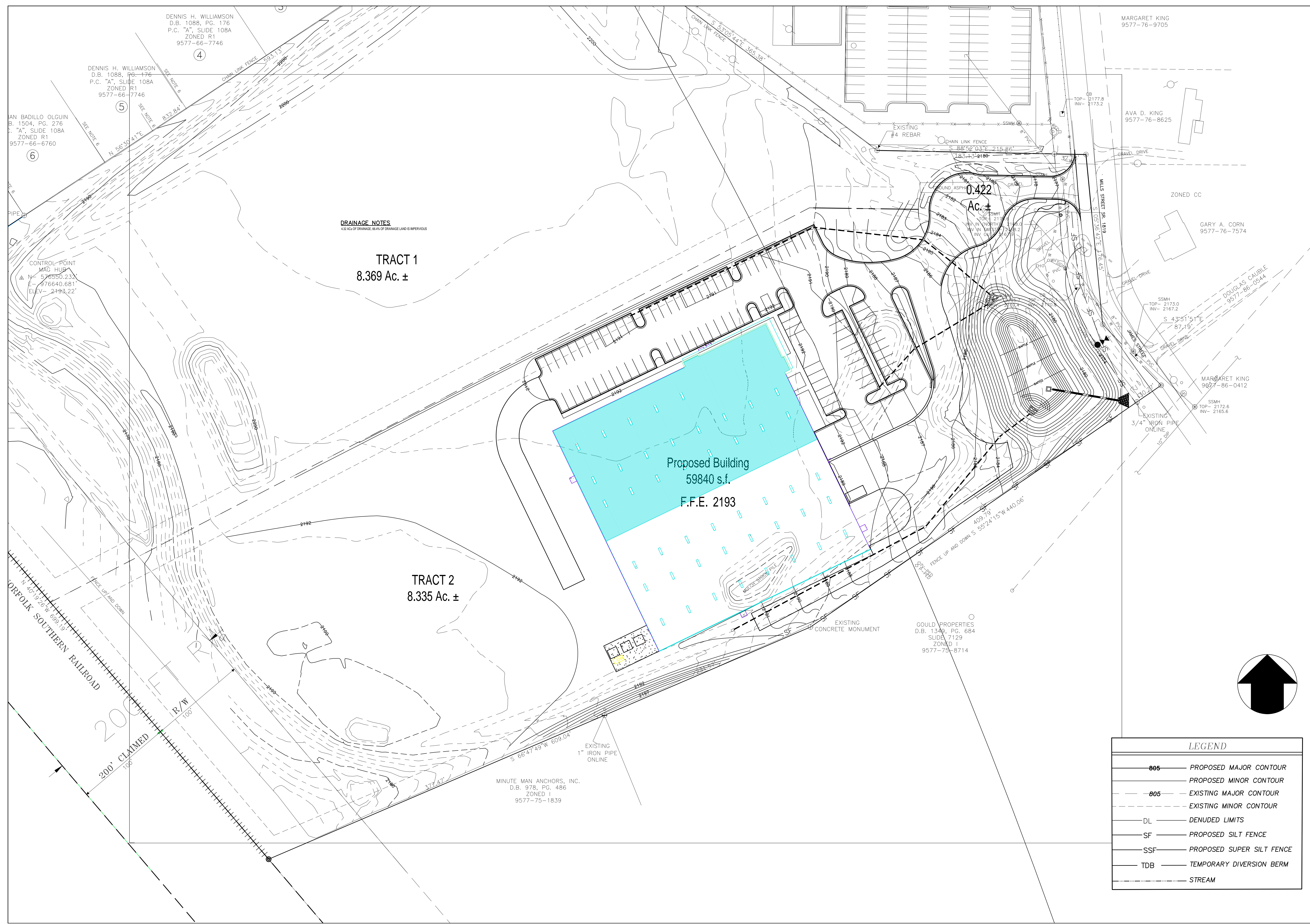
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CERTIFICATION

FACILITY FOR
DEMME, INC.
FLAT ROCK, NC
HENDERSON COUNTY, NC
GRADING PLAN

Odom
Engineering
PLLC
100 DAKIN DRIVE, CHAPEL HILL, NC 27514
TEL: 919.972.4600

SCALE: 1" = 40'
DATE: 02/28/17
DRAWN BY: LCT
CHECKED BY: LMC
PROJECT MGR: LMC
SHEET: 4 OF 12



DRAINAGE NOTES
4.32 AC± OF DRAINAGE, 66.4% OF DRAINAGE LAND IS IMPERVIOUS

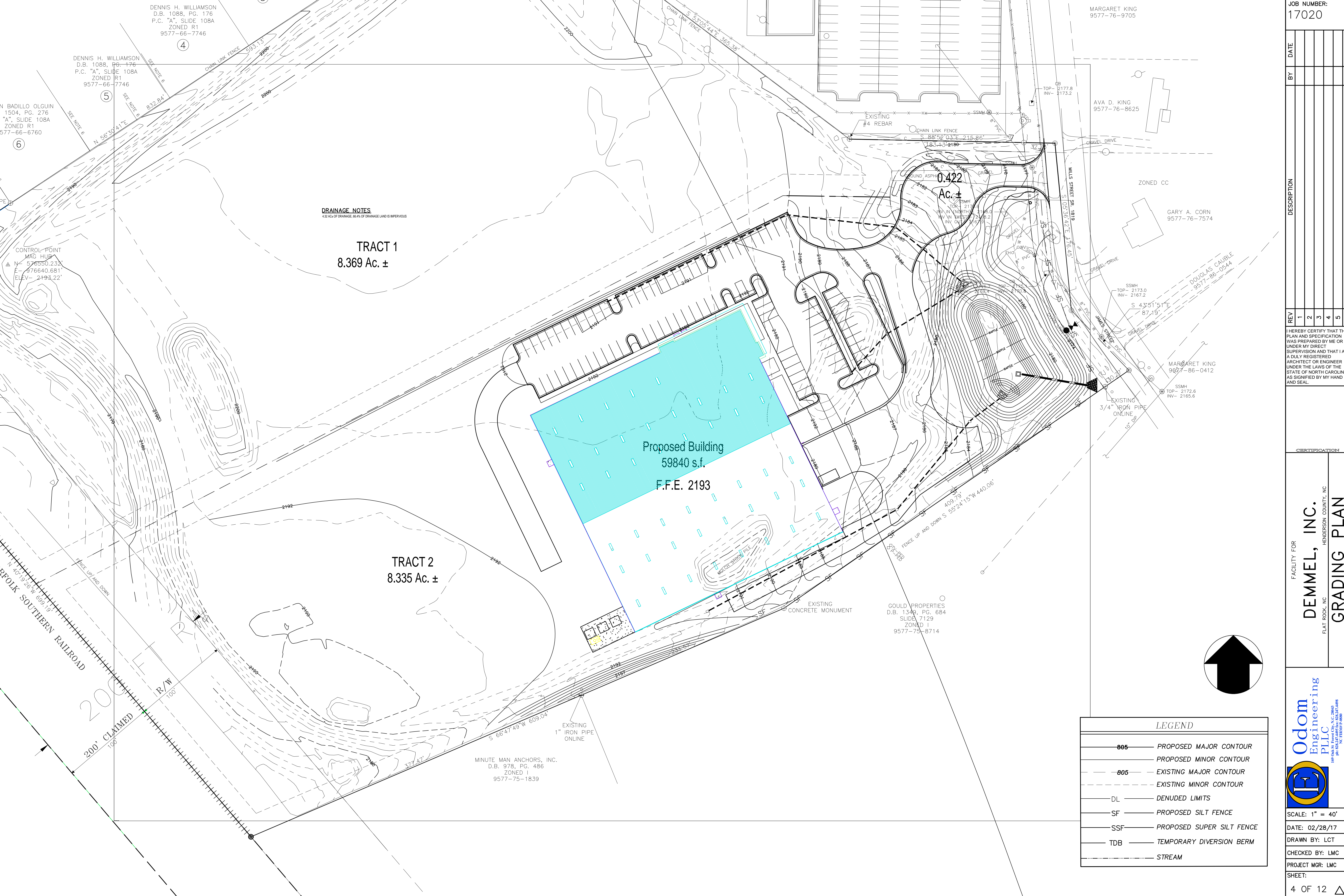
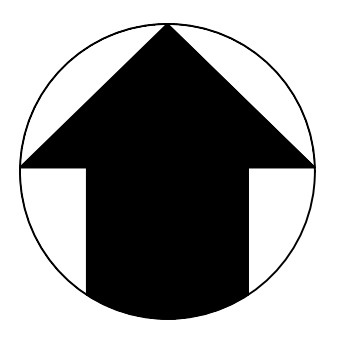
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LEGEND

	PROPOSED MAJOR CONTOUR
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DENNIS H. WILLIAMSON
D.B. 1088, PG. 176
P.C. "A", SLIDE 108A
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9577-76-8625

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9577-86-0412

GOULD PROPERTIES
D.B. 1349, PG. 684
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MINUTE MAN ANCHORS, INC.
D.B. 978, PG. 486
ZONED I
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JOB NUMBER:
17020

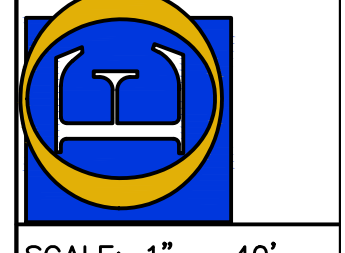
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CERTIFICATION

FACILITY FOR
DEMME, INC.
HENDERSON COUNTY, NC
FLAT ROCK, NC
PH.1 EROSION CONTROL

Odom Engineering PLLC
100 DAWN FOREVER CHURCH, N.C. 28044
PH: 704.774.6800



SCALE: 1" = 40'

DATE: 02/28/17

DRAWN BY: LCT

CHECKED BY: LMC

PROJECT MGR: LMC

SHEET:

5 OF 12

DRAINAGE NOTES
4.32 AC± OF DRAINAGE, 88.4% OF DRAINAGE LAND IS IMPERVIOUS

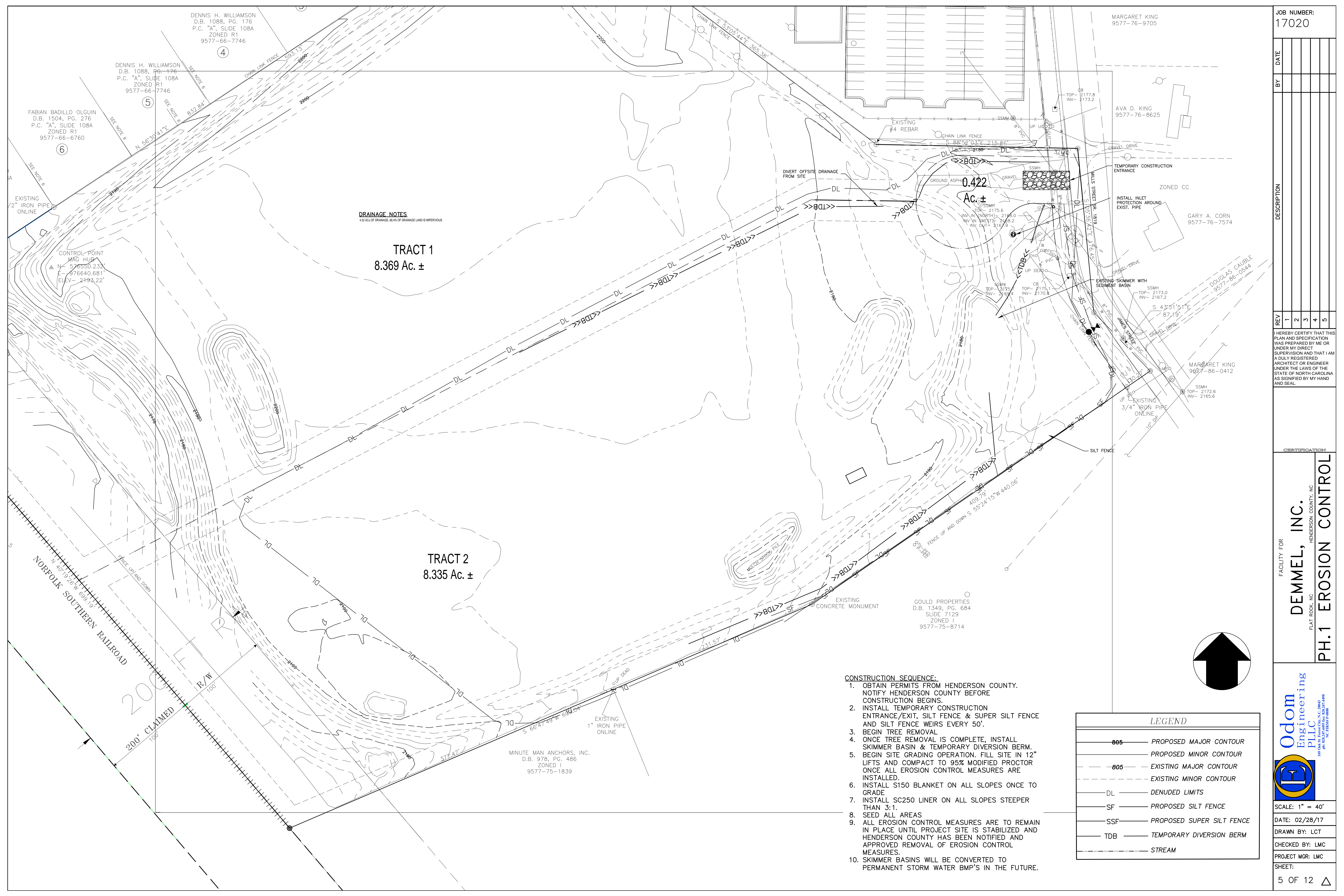
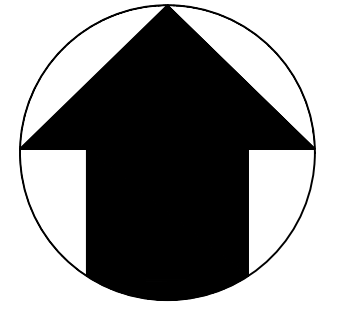
TRACT 1
8.369 Ac. ±

TRACT 2
8.335 Ac. ±

- CONSTRUCTION SEQUENCE:**
- OBTAIN PERMITS FROM HENDERSON COUNTY. NOTIFY HENDERSON COUNTY BEFORE CONSTRUCTION BEGINS.
 - INSTALL TEMPORARY CONSTRUCTION ENTRANCE/EXIT, SILT FENCE & SUPER SILT FENCE AND SILT FENCE WEIRS EVERY 50'.
 - BEGIN TREE REMOVAL.
 - ONCE TREE REMOVAL IS COMPLETE, INSTALL SKIMMER BASIN & TEMPORARY DIVERSION BERM.
 - BEGIN SITE GRADING OPERATION. FILL SITE IN 12" LIFTS AND COMPACT TO 95% MODIFIED PROCTOR ONCE ALL EROSION CONTROL MEASURES ARE INSTALLED.
 - INSTALL S150 BLANKET ON ALL SLOPES ONCE TO GRADE.
 - INSTALL SC250 LINER ON ALL SLOPES STEEPER THAN 3:1.
 - SEED ALL AREAS.
 - ALL EROSION CONTROL MEASURES ARE TO REMAIN IN PLACE UNTIL PROJECT SITE IS STABILIZED AND HENDERSON COUNTY HAS BEEN NOTIFIED AND APPROVED REMOVAL OF EROSION CONTROL MEASURES.
 - SKIMMER BASINS WILL BE CONVERTED TO PERMANENT STORM WATER BMP'S IN THE FUTURE.

LEGEND

	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	DENUDED LIMITS
	PROPOSED SILT FENCE
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	TEMPORARY DIVERSION BERM
	STREAM



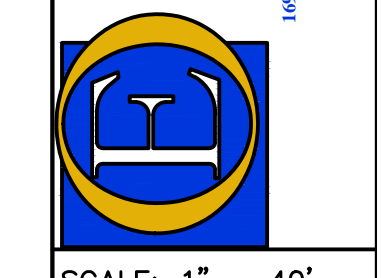
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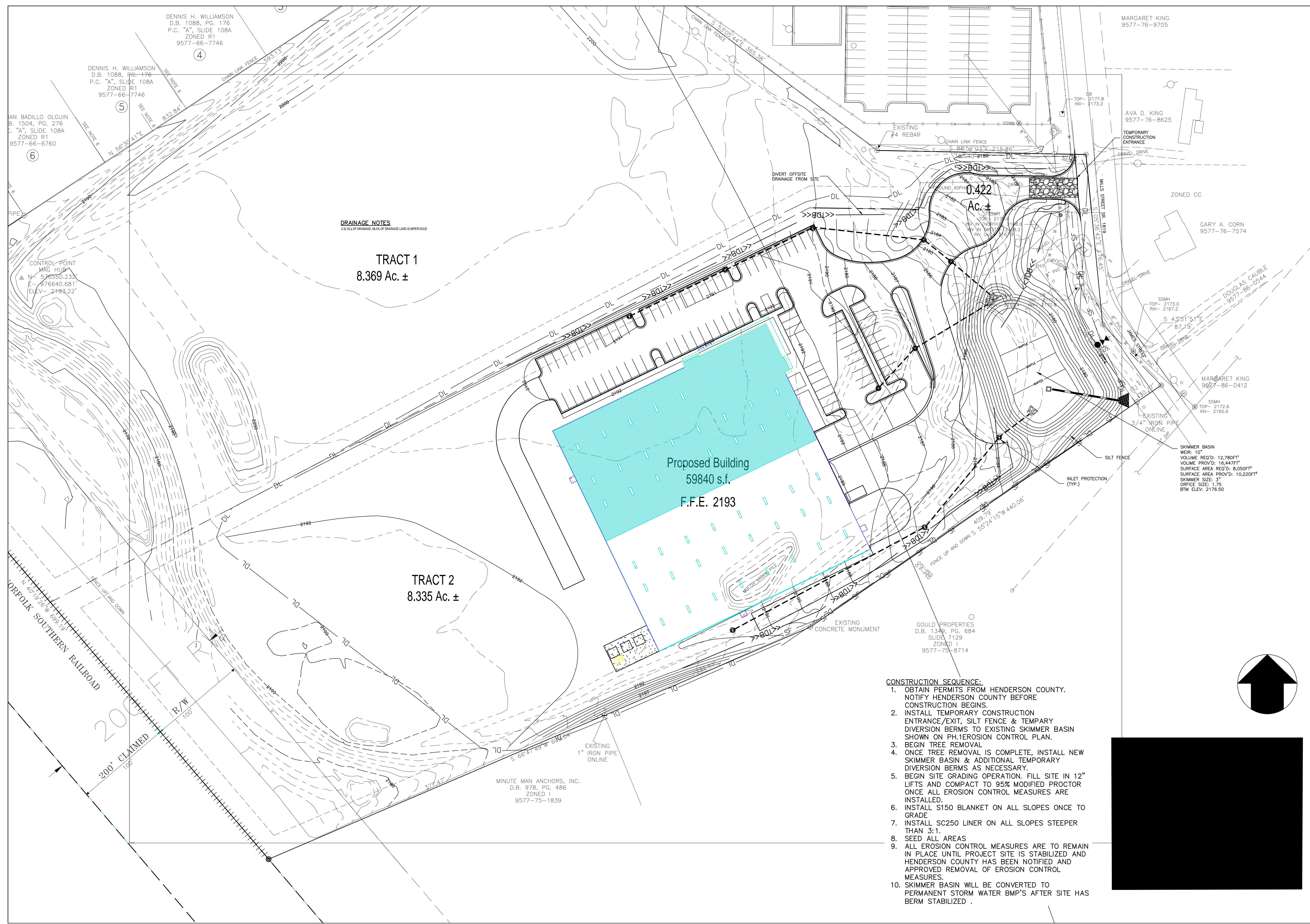
CERTIFICATION

FACILITY FOR
DEMME, INC.
FLAT ROCK, NC
HENDERSON COUNTY, NC
PH.2 EROSION CONTROL

Odom Engineering PLLC
100 DAKIN DRIVE, CHAPEL HILL, NC 27514
PH: 919.487.4600
F: 919.487.4601



SCALE: 1" = 40'
DATE: 02/28/17
DRAWN BY: LCT
CHECKED BY: LMC
PROJECT MGR: LMC
SHEET:
6 OF 12



REV	DATE	DESCRIPTION
1		
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I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT OR ENGINEER UNDER THE LAWS OF THE STATE OF NORTH CAROLINA AS SIGNIFIED BY MY HAND AND SEAL.

CERTIFICATION

FACILITY FOR
DEMME, INC.
FLAT ROCK, NC
HENDERSON COUNTY, NC
DRAINAGE PLAN

Odom Engineering PLLC
100 DAKIN DRIVE, CHAPEL HILL, NC 27514
TEL: 919.979.4000
FAX: 919.979.4001

SCALE: 1" = 30'
DATE: 02/28/17
DRAWN BY: LCT
CHECKED BY: LMC
PROJECT MGR: LMC
SHEET:
7 OF 12

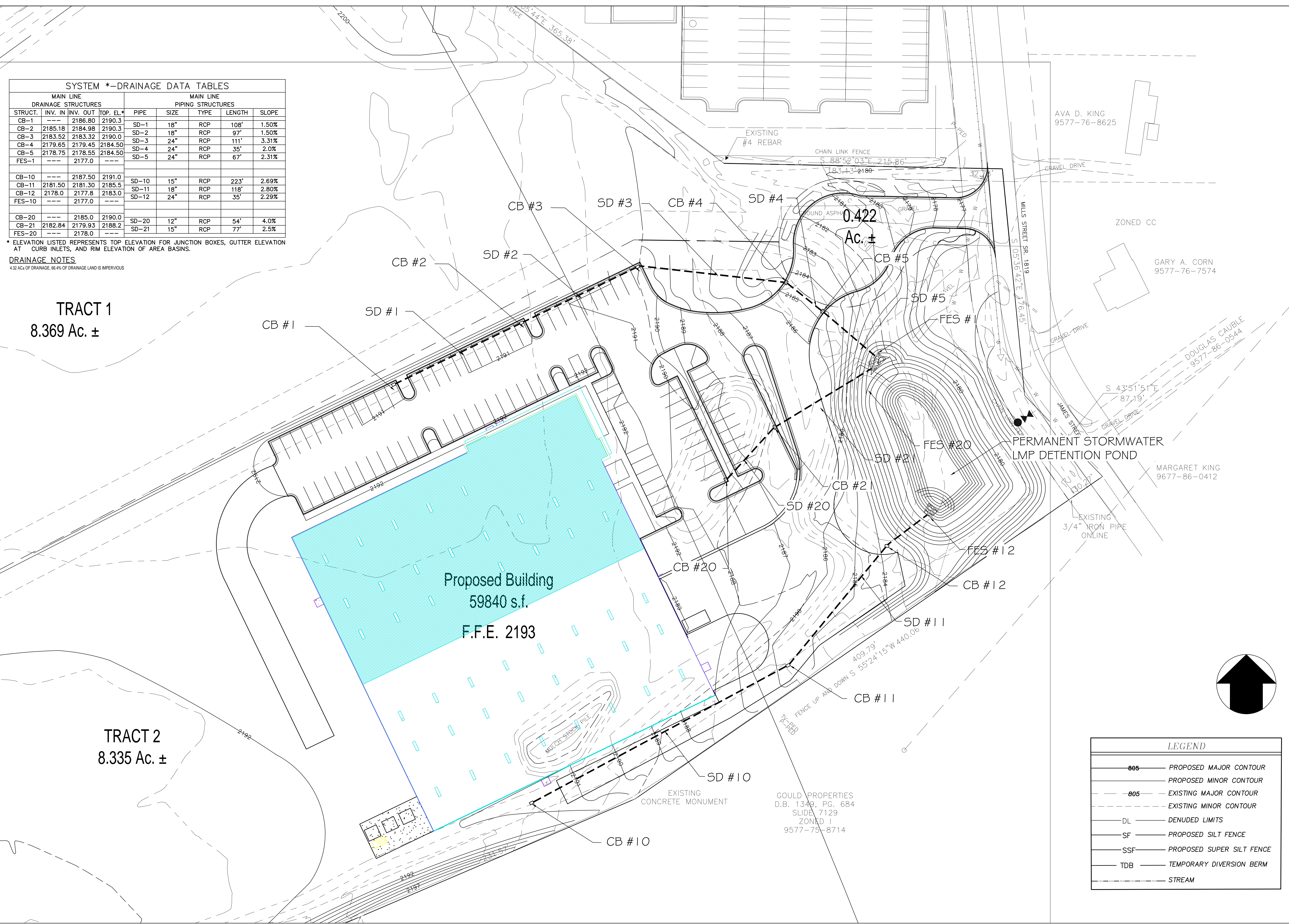
SYSTEM *-DRAINAGE DATA TABLES									
MAIN LINE DRAINAGE STRUCTURES			MAIN LINE PIPING STRUCTURES						
STRUCT.	INV. IN	INV. OUT	TOP. EL.*	PIPE	SIZE	TYPE	LENGTH	SLOPE	
CB-1	---	2186.80	2190.3	SD-1	18"	RCP	108'	1.50%	
CB-2	2185.18	2184.98	2190.3	SD-2	18"	RCP	97'	1.50%	
CB-3	2183.52	2183.32	2190.0	SD-3	24"	RCP	111'	3.31%	
CB-4	2179.65	2179.45	2184.50	SD-4	24"	RCP	35'	2.0%	
CB-5	2178.75	2178.55	2184.50	SD-5	24"	RCP	67'	2.31%	
FES-1	---	2177.0	---						
CB-10	---	2187.50	2191.0	SD-10	15"	RCP	223'	2.69%	
CB-11	2181.50	2181.30	2185.5	SD-11	18"	RCP	118'	2.80%	
CB-12	2178.0	2177.8	2183.0	SD-12	24"	RCP	35'	2.29%	
FES-10	---	2177.0	---						
CB-20	---	2185.0	2190.0	SD-20	12"	RCP	54'	4.0%	
CB-21	2182.84	2179.93	2188.2	SD-21	15"	RCP	77'	2.5%	
FES-20	---	2178.0	---						

* ELEVATION LISTED REPRESENTS TOP OF CURB INLETS, AND RIM ELEVATION OF AREA BASINS.
ELEVATION FOR JUNCTION BOXES, GUTTER ELEVATION AT CURB INLETS, AND RIM ELEVATION OF AREA BASINS.

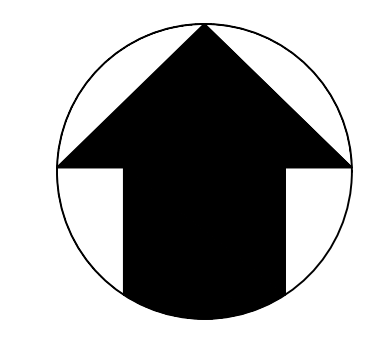
DRAINAGE NOTES
4.32 AC. OF DRAINAGE, 66.4% OF DRAINAGE LAND IS IMPERVIOUS

TRACT 1
8.369 Ac. ±

TRACT 2
8.335 Ac. ±



LEGEND	
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	DENUDED LIMITS
	PROPOSED SILT FENCE
	PROPOSED SUPER SILT FENCE
	TEMPORARY DIVERSION BERM
	STREAM



GOULD PROPERTIES
D.B. 1349, PG. 684
SLIDE 7129
ZONED 1
9577-75-8714

PERMANENT STORMWATER
LMP DETENTION POND

Proposed Building
59840 s.f.
F.F.E. 2193

REV	DATE	DESCRIPTION
1		
2		
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4		
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CERTIFICATION

FACILITY FOR
DEMME, INC.
FLAT ROCK, NC
HENDERSON COUNTY, NC
DRAINAGE PLAN

Odom Engineering PLLC
100 DAKIN FOREST DR., N.C. 28041
PH: 704.777.4400
FAX: 704.777.4400

SCALE: 1" = 30'
DATE: 02/28/17
DRAWN BY: LCT
CHECKED BY: LMC
PROJECT MGR: LMC
SHEET:
8 OF 12

TEMPORARY POOL ELEVATION: 2177.8

PERMANENT POOL ELEVATION: 2176.5

BOTTOM OF VEGETATED SHELF ELEVATION: 2176.00

VEGETATIVE SHELF

TOP OF VEGETATED SHELF: 2177.00

TOP OF FOREBAY: 2178.5

2180.50

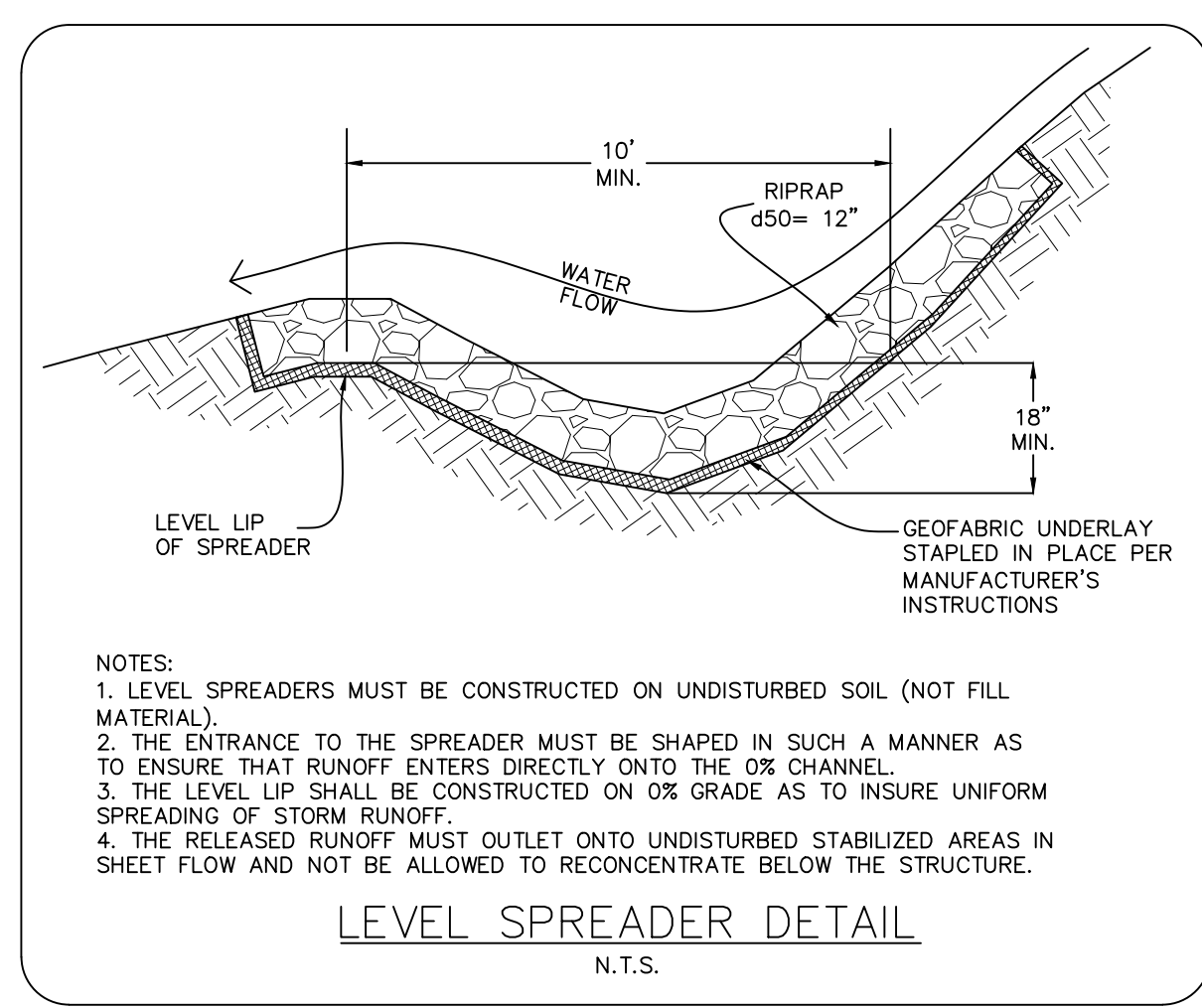
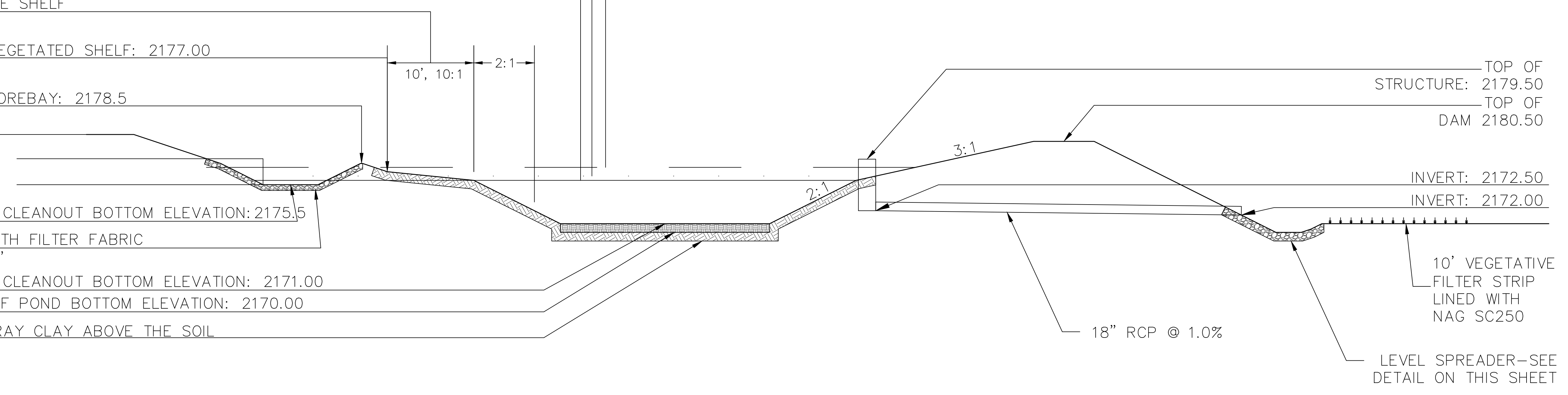
SEDIMENT CLEANOUT BOTTOM ELEVATION: 2175.5

RIPRAP WITH FILTER FABRIC
d50 = 12"

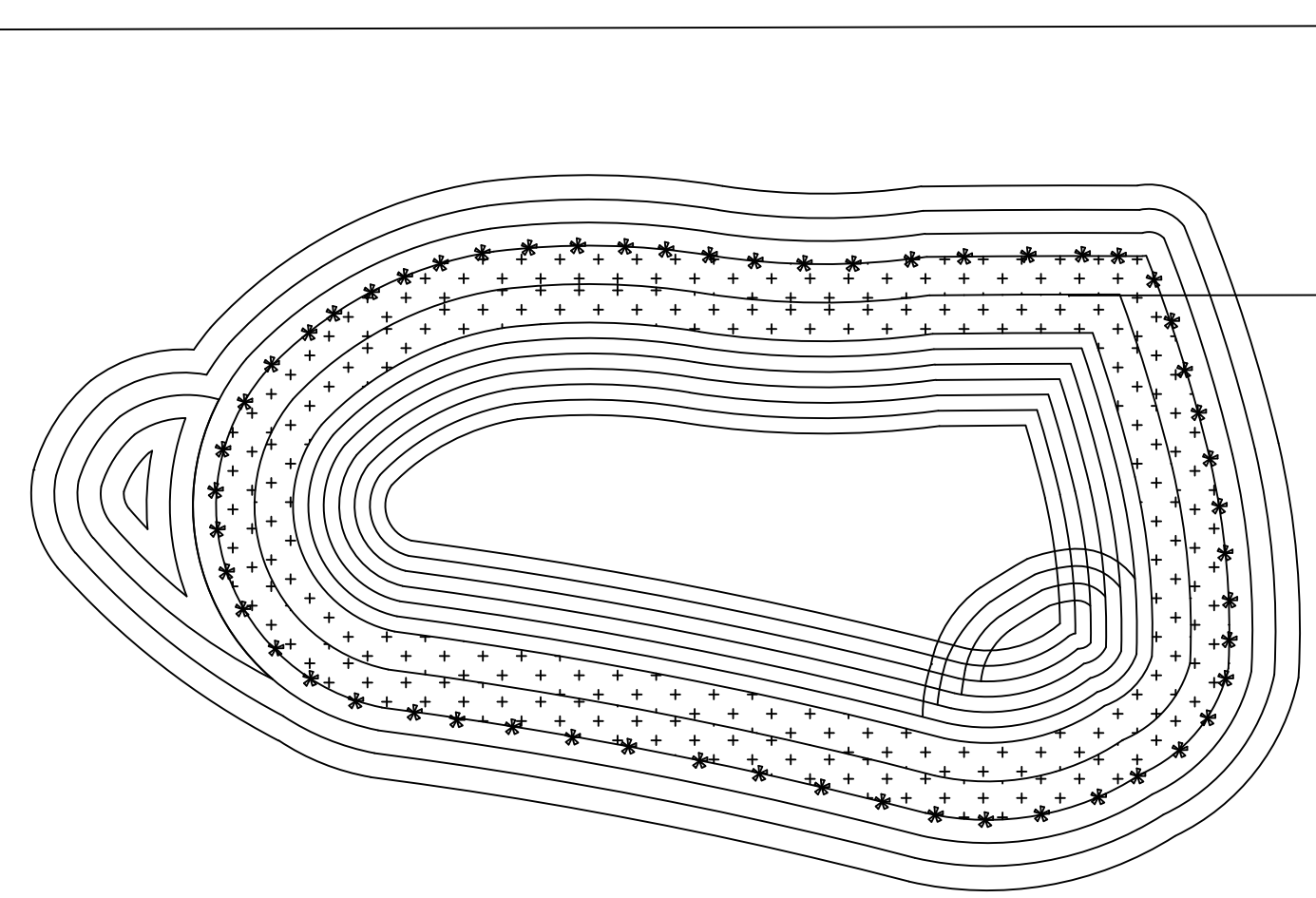
SEDIMENT CLEANOUT BOTTOM ELEVATION: 2171.00

BOTTOM OF POND BOTTOM ELEVATION: 2170.00

12" OF GRAY CLAY ABOVE THE SOIL



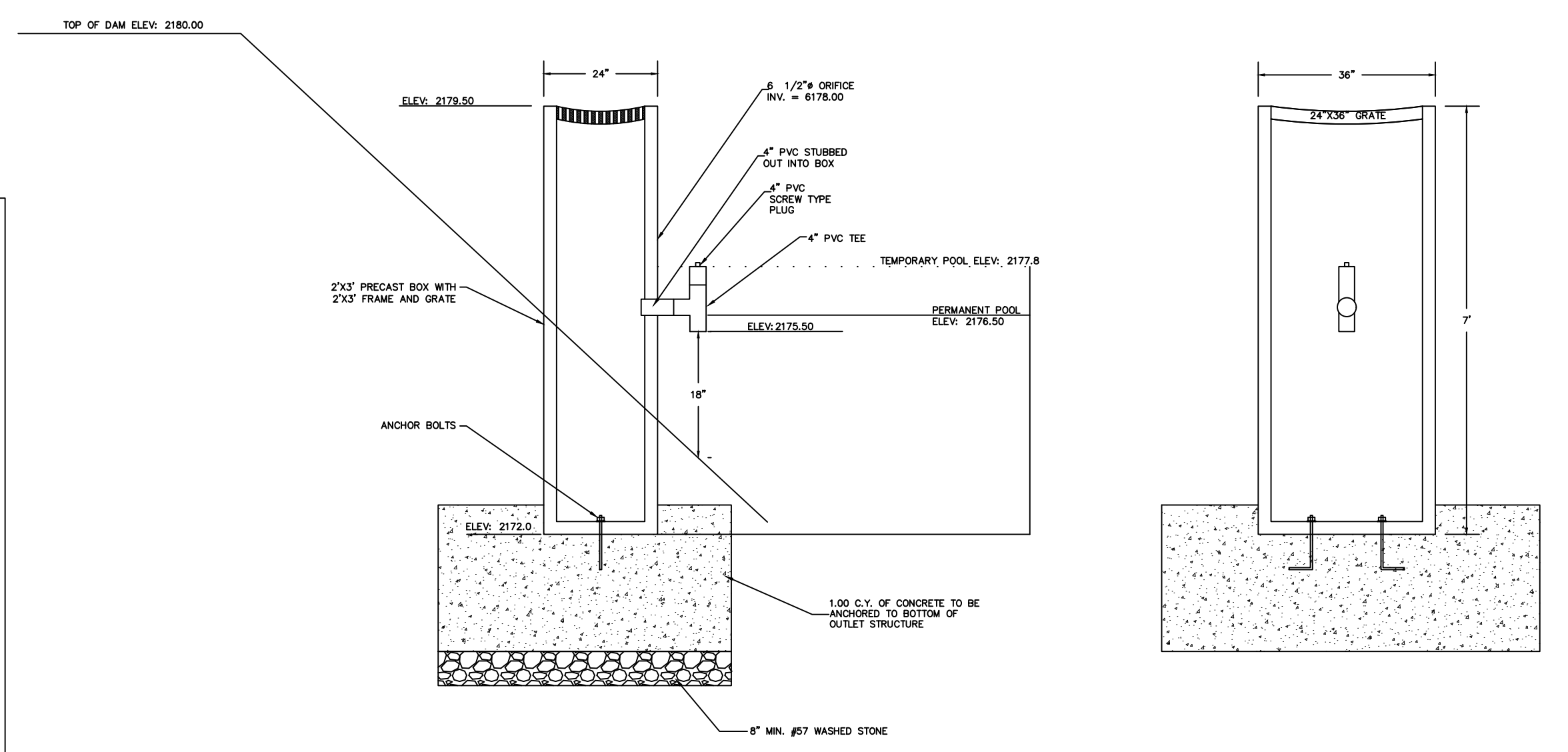
- NOTES:
1. LEVEL SPREADERS MUST BE CONSTRUCTED ON UNDISTURBED SOIL (NOT FILL MATERIAL).
 2. THE ENTRANCE TO THE SPREADER MUST BE SHAPED IN SUCH A MANNER AS TO ENSURE THAT RUNOFF ENTERS DIRECTLY ONTO THE 0% CHANNEL.
 3. THE LEVEL LIP SHALL BE CONSTRUCTED ON 0% GRADE AS TO INSURE UNIFORM SPREADING OF STORM RUNOFF.
 4. THE RELEASED RUNOFF MUST OUTLET ONTO UNDISTURBED STABILIZED AREAS IN SHEET FLOW AND NOT BE ALLOWED TO RECONCENTRATE BELOW THE STRUCTURE.



VEGETATED SHELF - HATCHED + + + +
APPROXIMATELY 4000 SQUARE FEET (ROUGHLY BETWEEN EL. 2176 AND E. 2177)
1000 PLANTS REQUIRED - 50 PER 200 SF @ 24-36" OC IN RANDOM, MERGING GROUPS
1025 PLANTS SHOWN

QTY	PLANT NAME	SIZE / NOTE	LOCATION ON SHELF
100	PONTEDARIA CORDATA PICKERELWEED	4" POT GROUPS OF 20	PLACE AT LOWER ELEVATION
100	FELTANDRA VIRGINICA ARROW ARUM	DPSO PLUG GROUPS OF 10-20	PLACE AT LOWER ELEVATION
400	JUNCUS EFFUSUS COMMON SOFT RUSH	DPSO PLUG GROUPS OF 15-25	SCATTER THROUGHOUT
400	CAREX STRICTA TUSSOCK SEDGE	2.5" CAL. B&B RANDOM	PLACE AT UPPER ELEVATION
* 25	EUPATORIUM PURPUREUM JOE-PYE WEED	1 GALLON CONTAINER AS SHOWN	SCATTER ALONG EL 2135 AS SHOWN

MULCH ENTIRE VEGETATED SHELF WITH 2-3" SHREDDED HARDWOOD BARK



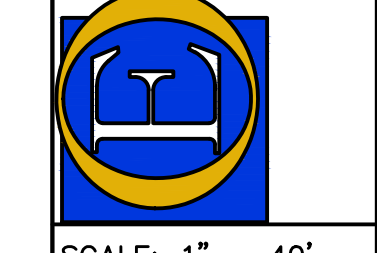
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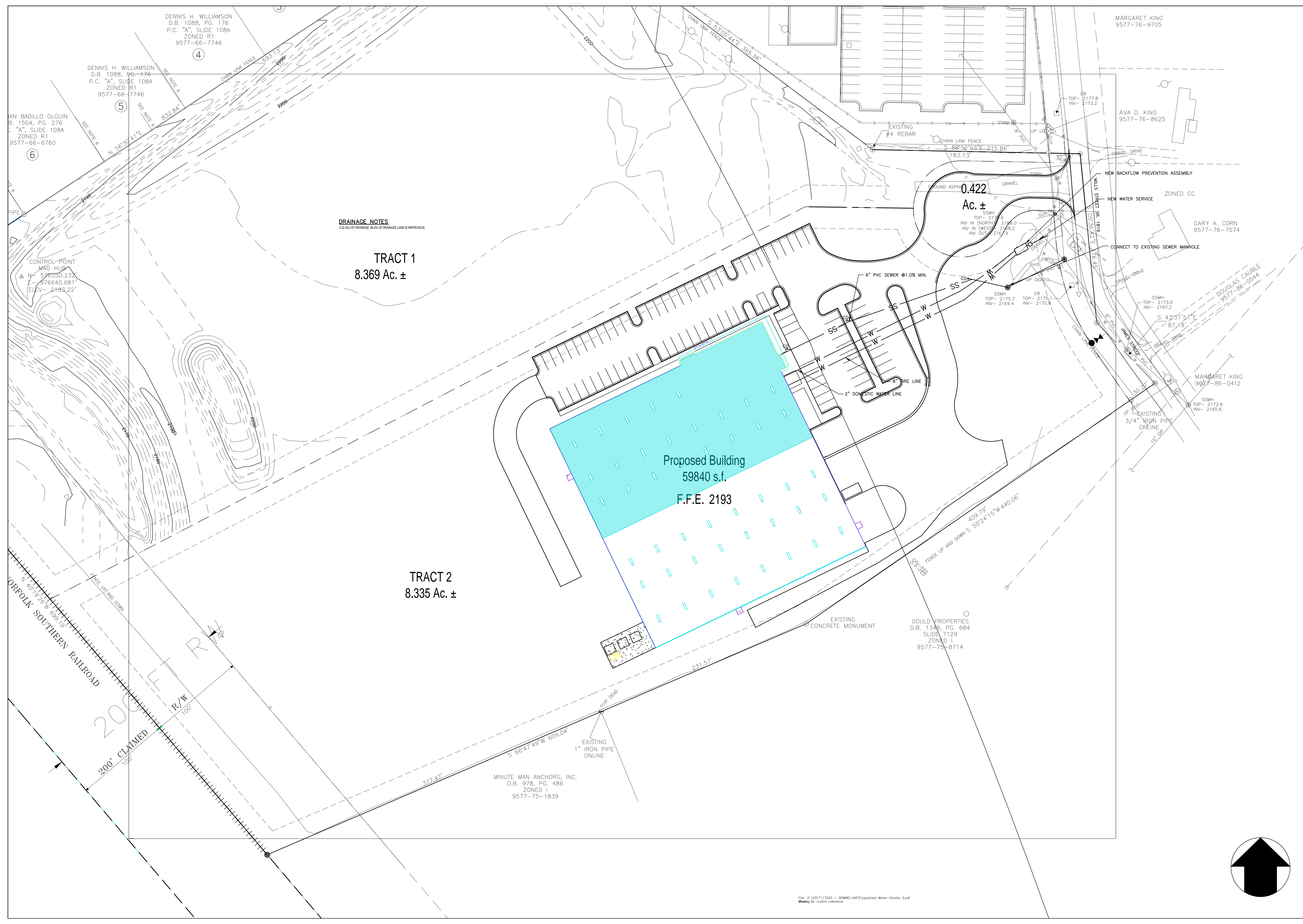
CERTIFICATION

FACILITY FOR
DEMME, INC.
FLAT ROCK, NC
HENNINGSON COUNTY, NC
UTILITY PLAN

Odom Engineering PLLC
100 DAKIN DRIVE, CHAPEL HILL, NC 27514
TEL: 919.487.4400
FAX: 919.487.4401



SCALE: 1" = 40'
DATE: 02/28/17
DRAWN BY: LCT
CHECKED BY: LMC
PROJECT MGR: LMC
SHEET: 9 OF 12



DRAINAGE NOTES
4.32 AC± OF DRAINAGE, 66.4% OF DRAINAGE LAND IS IMPERVIOUS

TRACT 1
8.369 Ac. ±

TRACT 2
8.335 Ac. ±

Proposed Building
59840 s.f.
F.F.E. 2193

0.422
Ac. ±

GOULD PROPERTIES
D.B. 1340, PG. 684
SLIDE 7129
ZONED I
9577-75-8714

MINUTE MAN ANCHORS, INC.
D.B. 978, PG. 486
ZONED I
9577-75-1839

DENNIS H. WILLIAMSON
D.B. 1088, PG. 176
P.C. "A", SLIDE 108A
ZONED R1
9577-66-7746

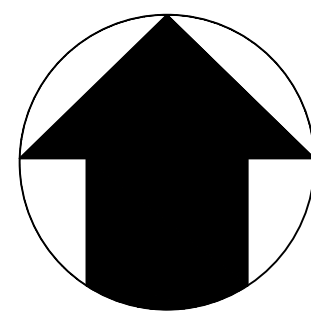
MARGARET KING
9577-76-9705

AVA D. KING
9577-76-8625

GARY A. CORN
9577-76-7574

MARGARET KING
9577-86-0412

DOUGLAS CAUBLE
9577-86-0544



JOB NUMBER:
17020

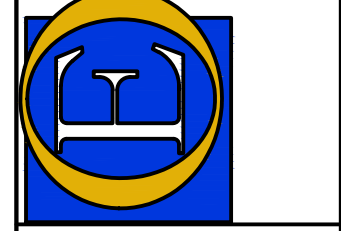
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CERTIFICATION

FACILITY FOR
DEMME, INC.
FLAT ROCK, NC HENDERSON COUNTY, NC
LANDSCAPE PLAN

Odom Engineering PLLC
100 DAKIN DRIVE, CHAPEL HILL, NC 27514
PH: 919.286.7400 FAX: 919.286.7400



SCALE: 1" = 40'

DATE: 02/28/17

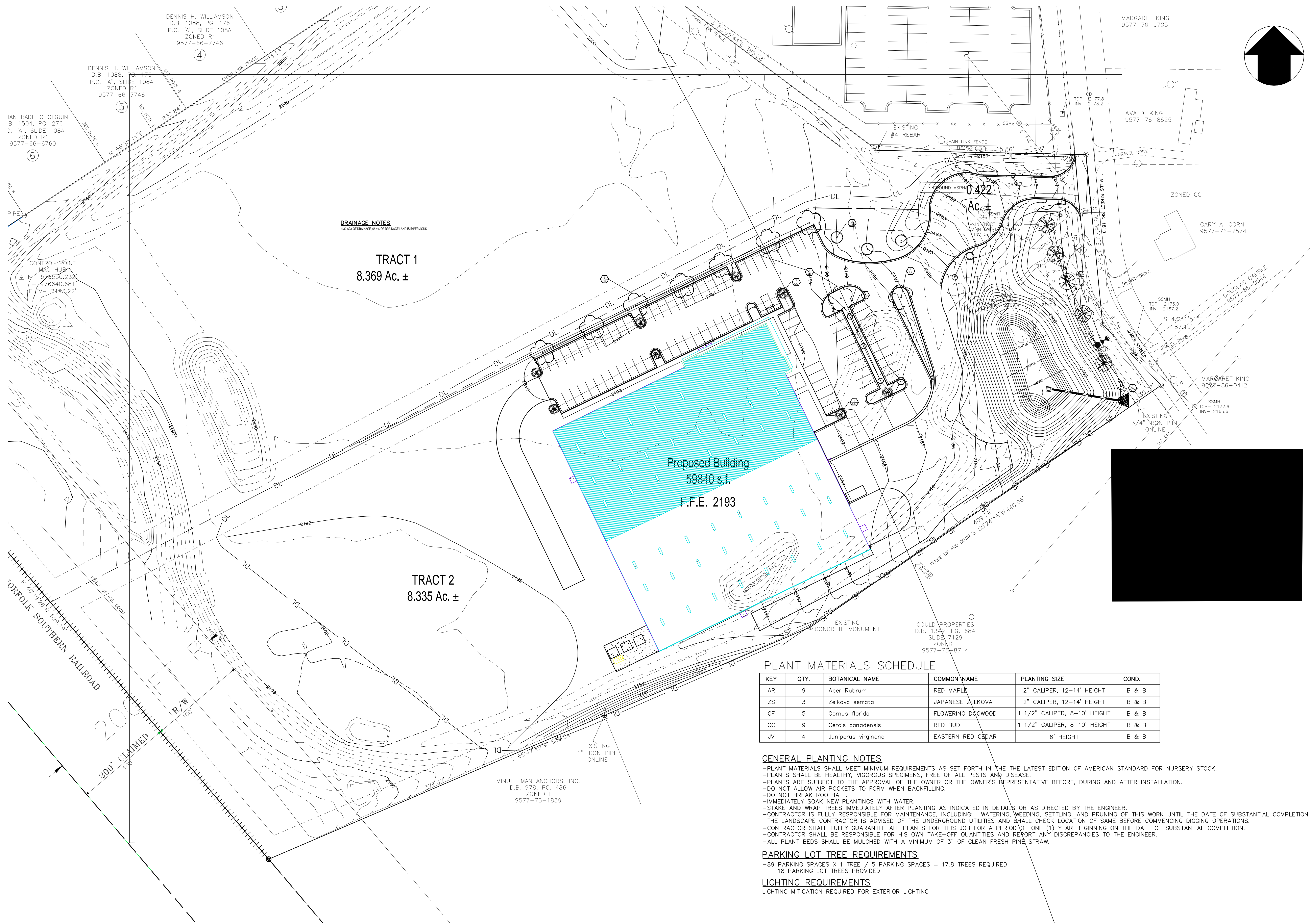
DRAWN BY: LCT

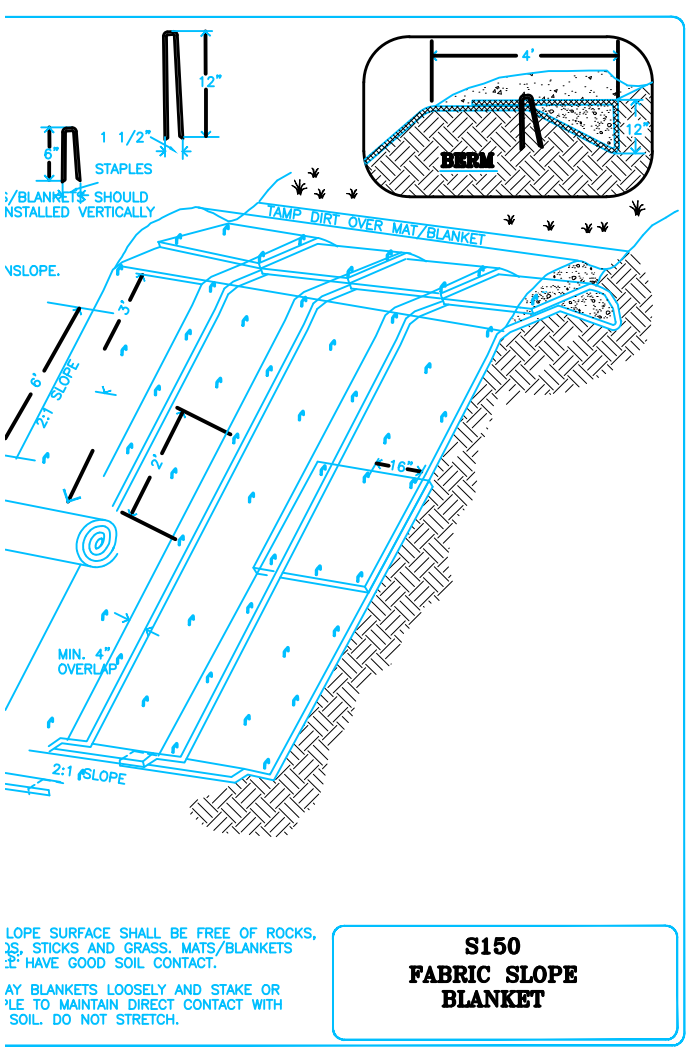
CHECKED BY: LMC

PROJECT MGR: LMC

SHEET:

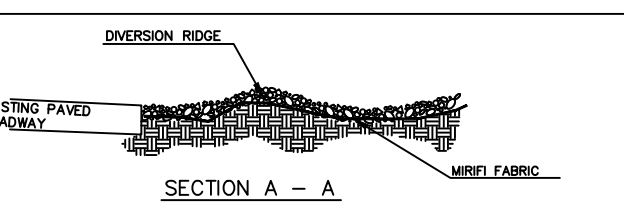
10 OF 12





CONSTRUCTION SPECIFICATIONS

Blanket at top of slope and anchor its blanket in 6" deep x 6" wide trench. Backfill and compact. Unroll blanket downslope in direction of flow. Overlap edges of rolls 2"-3" and staple every 3'. When blankets must be spliced, splice blankets down over end with 6" overlap. Staple through overlapped area approximately 12" apart. Lay blankets loosely and maintain direct contact with soil - do not stretch. Blankets shall be stapled sufficiently to anchor and maintain contact with soil. Staples all be placed down the center and staggered in the staples placed along the edges. Sleepers, 1 1/2 to 2 1/2 require 2 staples per square yard. Moderate slopes, 2:1 to 3:1, require 1 1/2 staples per square yard. Gentle slopes require 1 staple per square yard.



CONSTRUCTION SPECIFICATIONS

Clear the entrance and exit area of all vegetation, rocks and other objectionable material and properly grade it. Place the gravel to the specific grade and dimensions shown on the plan and smooth it. Provide drainage to carry water to the sediment trap. Gravel to be placed on Geotextile cloth.

15A NCAC 04B .0131 SELF-INSPECTIONS

WHERE INSPECTIONS ARE REQUIRED BY G.S. 113A-54.1(E), THE FOLLOWING APPLY:

(1) THE PERSON WHO PERFORMS THE INSPECTION SHALL MAKE A RECORD OF THE SITE INSPECTION BY DOCUMENTING THE FOLLOWING ITEMS:

(A) ALL OF THE EROSION AND SEDIMENTATION CONTROL MEASURES, PRACTICES AND DEVICES, AS CALLED FOR IN A CONSTRUCTION SEQUENCE CONSISTENT WITH THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN, INCLUDING BUT NOT LIMITED TO SEDIMENTATION CONTROL BASINS, SEDIMENTATION TRAPS, SEDIMENTATION PONDS, ROCK DAMS, TEMPORARY DIVERSIONS, TEMPORARY SLOPE DRAINS, ROCK CHECK DAMS, SEDIMENT FENCE OR BARRIERS, ALL FORMS OF INLET PROTECTION, STORM DRAINAGE FACILITIES, ENERGY DISSIPATORS, AND STABILIZATION METHODS OF OPEN CHANNELS, HAVE INITIALLY BEEN INSTALLED AND DO NOT SIGNIFICANTLY DEVIATE (AS DEFINED IN SUB-ITEM (1)(E) OF THIS RULE) FROM THE LOCATIONS, DIMENSIONS AND RELATIVE ELEVATIONS SHOWN ON THE APPROVED EROSION AND SEDIMENTATION PLAN. SUCH DOCUMENTATION SHALL BE ACCOMPLISHED BY INITIATING AND DATING EACH MEASURE OR PRACTICE SHOWN ON A COPY OF THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN OR BY COMPLETING, DATING AND SIGNING AN INSPECTION REPORT THAT LISTS EACH MEASURE, PRACTICE OR DEVICE SHOWN ON THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN. THIS DOCUMENTATION IS REQUIRED ONLY UPON THE INITIAL INSTALLATION OF THE EROSION AND SEDIMENTATION CONTROL MEASURES AND DEVICES AS SET FORTH BY THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN OR IF THE MEASURES, PRACTICES AND DEVICES ARE MODIFIED AFTER INITIAL INSTALLATION;

(B) THE COMPLETION OF ANY PHASE OF GRADING FOR ALL GRADED SLOPES AND FILLS SHOWN ON THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN, SPECIFICALLY NOTING THE LOCATION AND CONDITION OF THE GRADED SLOPES AND FILLS. SUCH DOCUMENTATION SHALL BE ACCOMPLISHED BY INITIATING AND DATING A COPY OF THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN OR BY COMPLETING, DATING AND SIGNING AN INSPECTION REPORT;

(C) THE LOCATION OF TEMPORARY OR PERMANENT GROUND COVER, AND THAT THE INSTALLATION OF THE GROUND COVER DOES NOT SIGNIFICANTLY DEVIATE (AS DEFINED IN SUB-ITEM (1)(E) OF THIS RULE) FROM THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN. SUCH DOCUMENTATION SHALL BE ACCOMPLISHED BY INITIATING AND DATING A COPY OF THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN OR BY COMPLETING, DATING AND SIGNING AN INSPECTION REPORT;

(D) THAT MAINTENANCE AND REPAIR REQUIREMENTS FOR ALL TEMPORARY AND PERMANENT EROSION AND SEDIMENTATION CONTROL MEASURES, PRACTICES AND DEVICES HAVE BEEN PERFORMED. SUCH DOCUMENTATION SHALL BE ACCOMPLISHED BY COMPLETING, DATING AND SIGNING AN INSPECTION REPORT (THE GENERAL STORM WATER PERMIT MONITORING FORM MAY BE USED TO VERIFY THE MAINTENANCE AND REPAIR REQUIREMENTS); AND

(E) ANY SIGNIFICANT DEVIATIONS FROM THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN, CORRECTIVE ACTIONS REQUIRED TO CORRECT THE DEVIATION AND COMPLETION OF THE CORRECTIVE ACTIONS. SUCH DOCUMENTATION SHALL BE ACCOMPLISHED BY INITIATING AND DATING A COPY OF THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN OR BY COMPLETING, DATING AND SIGNING AN INSPECTION REPORT. A SIGNIFICANT DEVIATION MEANS AN OMISSION, ALTERATION OR RELOCATION OF AN EROSION OR SEDIMENTATION CONTROL MEASURE THAT PREVENTS THE MEASURE FROM PERFORMING AS INTENDED.

(2) THE DOCUMENTATION, WHETHER ON A COPY OF THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN OR AN INSPECTION REPORT, SHALL INCLUDE THE NAME, ADDRESS, AFFILIATION, TELEPHONE NUMBER, AND SIGNATURE OF THE PERSON CONDUCTING THE INSPECTION AND THE DATE OF THE INSPECTION. ANY RELEVANT LICENSES AND CERTIFICATIONS MAY ALSO BE INCLUDED. ANY DOCUMENTATION OF INSPECTIONS THAT OCCUR ON A COPY OF THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN SHALL OCCUR ON A SINGLE COPY OF THE PLAN AND THAT PLAN SHALL BE MADE AVAILABLE ON THE SITE. ANY INSPECTION REPORTS SHALL ALSO BE MADE AVAILABLE ON THE SITE.

(3) THE INSPECTION SHALL BE PERFORMED DURING OR AFTER EACH OF THE FOLLOWING PHASES OF A PLAN:

(A) INSTALLATION OF PERIMETER EROSION AND SEDIMENT CONTROL MEASURES;

(B) CLEARING AND GRUBBING OF EXISTING GROUND COVER;

(C) COMPLETION OF ANY PHASE OF GRADING OF SLOPES OR FILLS THAT REQUIRES PROVISION OF TEMPORARY OR PERMANENT GROUND COVER PURSUANT TO G.S. 113A-57(2);

(D) COMPLETION OF STORM DRAINAGE FACILITIES;

(E) COMPLETION OF CONSTRUCTION OR DEVELOPMENT; AND

(F) QUARTERLY UNTIL THE ESTABLISHMENT OF PERMANENT GROUND COVER SUFFICIENT TO RESTRAIN EROSION OR UNTIL THE FINANCIALLY RESPONSIBLE PARTY HAS CONVEYED OWNERSHIP OR CONTROL OF THE TRACT OF LAND FOR WHICH THE EROSION AND SEDIMENTATION CONTROL PLAN HAS BEEN APPROVED AND THE AGENCY THAT APPROVED THE PLAN HAS BEEN NOTIFIED. IF THE FINANCIALLY RESPONSIBLE PARTY HAS CONVEYED OWNERSHIP OR CONTROL OF THE TRACT OF LAND FOR WHICH THE EROSION AND SEDIMENTATION CONTROL PLAN HAS BEEN APPROVED, THE NEW OWNER OR PERSON IN CONTROL SHALL CONDUCT AND DOCUMENT INSPECTIONS QUARTERLY UNTIL THE ESTABLISHMENT OF PERMANENT GROUND COVER SUFFICIENT TO RESTRAIN EROSION.

HISTORY NOTE: AUTHORITY G.S. 113A-54; 113A-54.1(E); EFF. OCTOBER 1, 2010.

SEEDING SPECIFICATIONS

PERMANENT SEEDING

GRASS-LINED CHANNELS

Kentucky bluegrass	20 lb/ac
Rye (grain)	40 lb/ac
Lime	4000 lb/ac
10-10-10 fertilizer	1200 lb/ac
straw	4000 lb/ac

ALL OTHER SURFACES

Tall fescue	100 lb/ac
Sericea lespedeza (Scarified)	30 lb/ac
Kobe lespedeza	10 lb/ac

10-10-10 fertilizer 1000 lb/ac
straw 4000 lb/ac

TEMPORARY SEEDING

SUMMER (May 15 - Aug 15)
German millet 40 lb/ac

FALL (Aug 15 - Dec 15)
Rye (grain) 120 lb/ac

WINTER/EARLY SPRING (Feb 1 - May 15)
Rye (grain) 120 lb/ac
Korean lespedeza 50 lb/ac

Lime 2000 lb/ac
10-10-10 750 lb/ac
straw 4000 lb/ac

SEEDING PROCEDURES:

1. Apply seed, at the rates above, in two intersecting directions. Rows in light.

2. Do not seed areas in excess of that which can be munched on same day.

3. Do not sow immediately following rain, when ground is too dry, or during windy periods.

4. Roll seeded area with roller not exceeding 112 lbs.

5. Immediately following seeding and compacting, apply mulch to a thickness of 1/8 inches. Maintain clear of shrubs and trees.

6. Apply water with a fine spray immediately after each area has been mulched. Saturate to 4 inches of soil.

SEED PROTECTION:

1. Identify seeded areas with stakes and string around area periphery. Set string height to 6 inches.

2. Cover seeded slopes where grade is 4 inches per foot or greater with erosion fabric. Roll fabric onto slopes without stretching or pulling.

3. Lay fabric smoothly on surface, bury top end of each section in 6 inch deep excavated lap joint trench.

4. Secure outside edges and overlaps at 36 inch intervals with stakes.

5. Lightly dress slopes with topsoil to ensure close contact between fabric and soil.

6. At sides of ditches, lay fabric laps in direction of water flow. Lap ends and edges minimum 6 inches.

CUT SLOPES AND UNGRADED AREAS THAT HAVE BEEN CLEARED AND GRUBBED

1. Roughen cut areas to shallow grooves by normal tilling, disking, harrowing, or use of a cultipacker-seeder. Make the final pass of any such tillage implement on the contour.

2. Make grooves formed by such implements close together (< 10 inches) and not less than 1 inch deep.

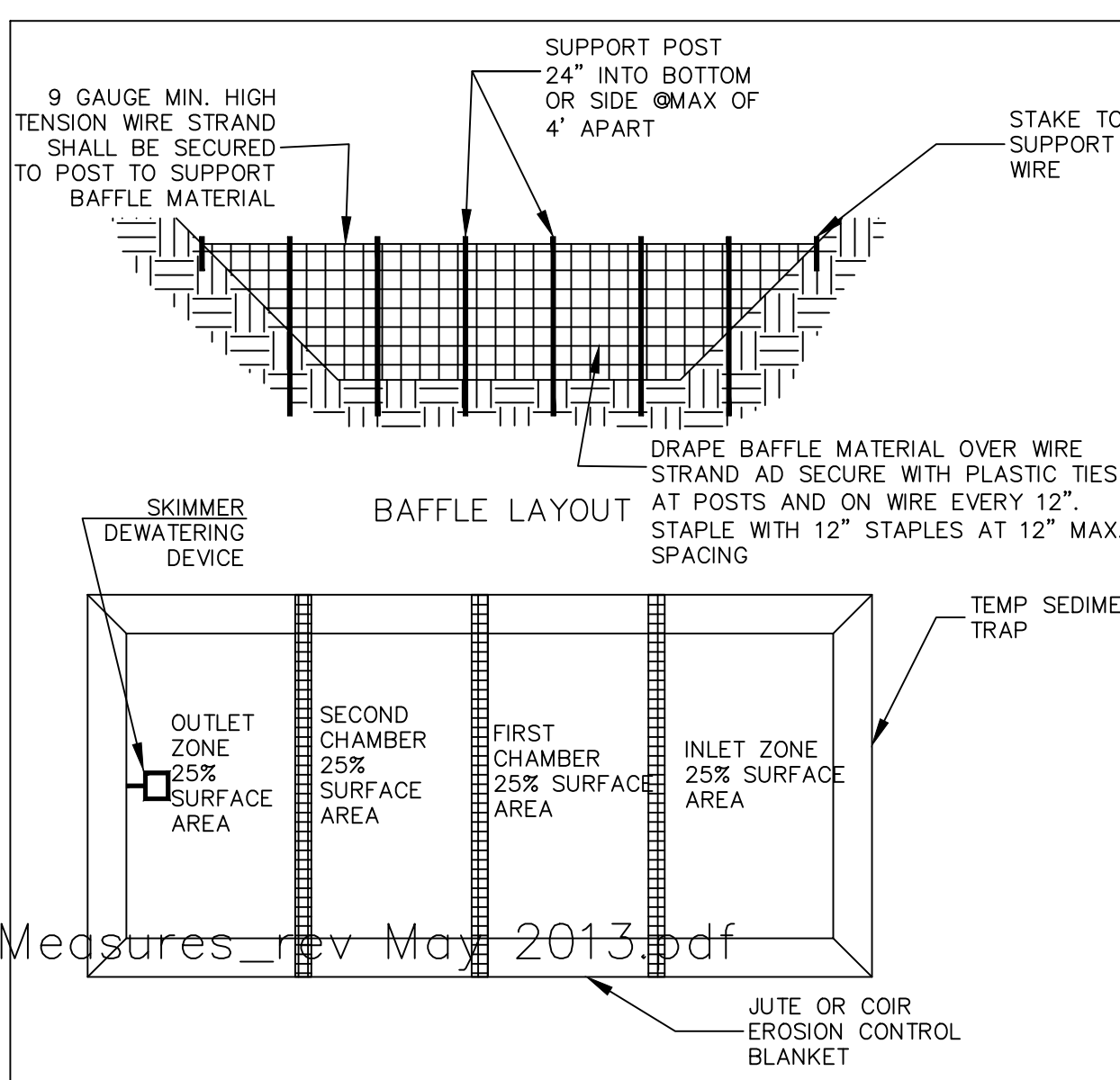
3. Excessive roughness is undesirable. Immediately seed and mulch roughened areas to obtain optimum seed germination and growth. Periodically check the seeded slopes for rills and washes. Fill these areas slightly above the original grade, reseed and mulch as soon as possible.

GENERAL NOTES:

- ONLY DISTURB CLEAR OR GRADE AREAS NECESSARY FOR CONSTRUCTION. FLAG OR OTHERWISE DELINEATE AREAS NOT TO BE DISTURBED. EXCLUDE VEHICLES AND CONSTRUCTION EQUIPMENT FROM THESE AREAS TO PRESERVE NATURAL VEGETATION.
- CLEAR AND GRUB AREAS TO BE FILLED TO REMOVE TREES, VEGETATION, MUCK, ROOTS, OR OTHER OBJECTIONABLE MATERIAL THAT WOULD AFFECT THE PLANTED STABILITY OF THE FILL.
- PLACE FILL IN LAYERS NOT TO EXCEED 6" IN THICKNESS AND COMPACT THE LAYERS AS REQUIRED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, OR OTHER RELATED PROBLEMS.
- KEEP DIVERSIONS AND CHANNELS AND OTHER WATER CONVEYANCE MEASURES FREE OF SEDIMENT AT ALL TIMES.
- ROUGHEN THE SURFACE OF ALL SLOPES DURING THE CONSTRUCTION OPERATION TO RETAIN WATER, INCREASE INFILTRATION, AND FACILITATE VEGETATION ESTABLISHMENT.
- PERMANENTLY STABILIZE ALL GRADED AREAS IMMEDIATELY AFTER FINAL GRADING IS COMPLETED ON EACH AREA. 2:1 OR STEEPER SLOPES MUST HAVE TEMPORARY GROUND COVER WITHIN 7 DAYS. 3:1 SLOPES OR FLATTER SLOPES MUST HAVE TEMPORARY GROUND COVER WITHIN 14 DAYS

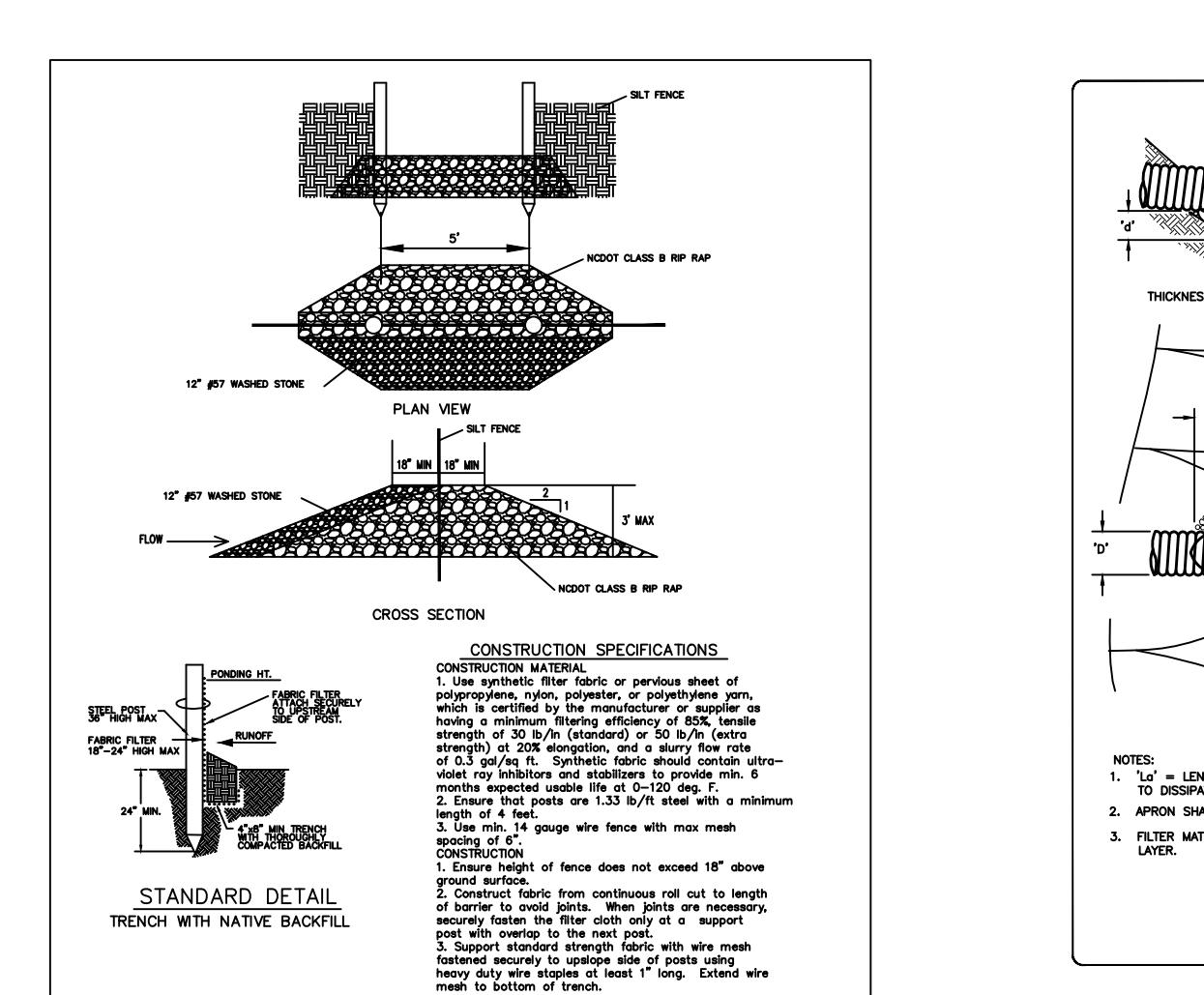
MAINTENANCE PLAN

- All erosion and sediment control practices will be checked for stability and operation following every runoff-producing rainfall but in no case less than once every week. Any needed repairs will be made immediately to maintain all practices as designed.
- Sediment will be removed behind the sediment fence when it becomes about 0.5' deep at the fence. The sediment fence will be repaired as necessary to maintain a barrier.
- Ensure sediment basins are cleared once sediment reaches cleanout mark.
- All seeded areas will be fertilized, reseeded as necessary according to specifications in the vegetative plan to maintain a vigorous, dense, vegetative cover.



GENERAL NOTES:

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- CLEAR AND GRUB AREAS TO BE FILLED TO REMOVE TREES, VEGETATION, MUCK, ROOTS, OR OTHER OBJECTIONABLE MATERIAL THAT WOULD AFFECT THE PLANTED STABILITY OF THE FILL.
- PLACE FILL IN LAYERS NOT TO EXCEED 6" IN THICKNESS AND COMPACT THE LAYERS AS REQUIRED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, OR OTHER RELATED PROBLEMS.
- KEEP DIVERSIONS AND CHANNELS AND OTHER WATER CONVEYANCE MEASURES FREE OF SEDIMENT AT ALL TIMES.
- ROUGHEN THE SURFACE OF ALL SLOPES DURING THE CONSTRUCTION OPERATION TO RETAIN WATER, INCREASE INFILTRATION, AND FACILITATE VEGETATION ESTABLISHMENT.
- PERMANENTLY STABILIZE ALL GRADED AREAS IMMEDIATELY AFTER FINAL GRADING IS COMPLETED ON EACH AREA. APPLY TEMPORARY MEASURES ON ALL GRADED AREAS WHEN WORK IS TO BE INTERRUPTED OR DELAYED FOR 15 WORKING DAYS OR 90 CALENDAR DAYS.



STANDARD DETAIL

CONSTRUCTION SPECIFICATIONS:

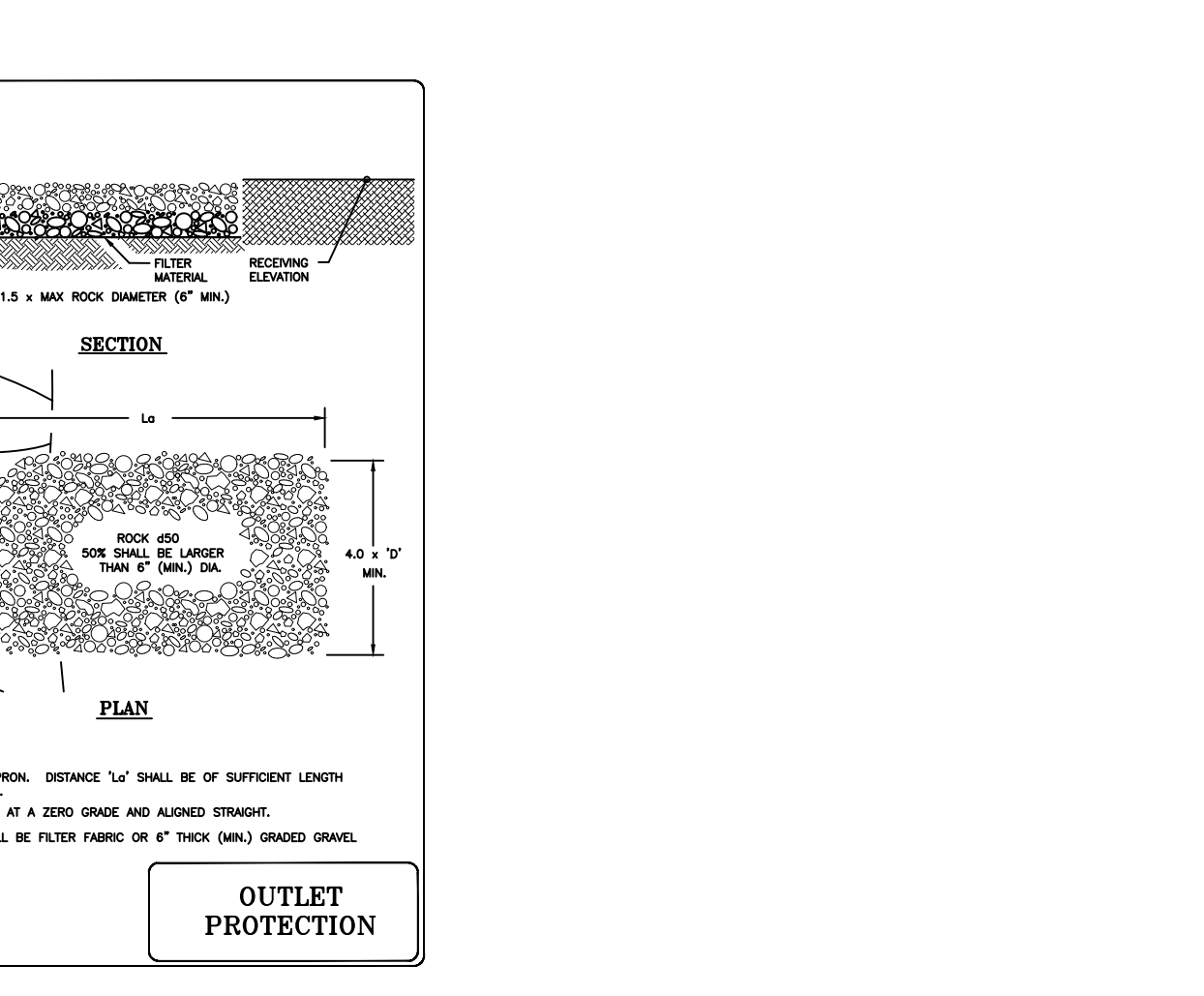
- Use approved filter fabric or geotextile material of polypropylene, polypropylene, or polyethylene type, which is certified by the manufacturer or supplier as having a minimum opening of 0.075 mm (No. 200 sieve) and a minimum tensile strength of 200 lb/ft (30 kN/m).
- Ensure that geotextile fabric is installed with a minimum overlap of 4 feet.
- Use min. 14 gauge wire fence with max mesh opening of 4 feet.
- Ensure height of fence does not exceed 18" above ground surface.
- Ensure fabric is secured to the ground in high tension areas by the use of 2" x 4" posts at 12" intervals.
- Secure fabric to the ground with 12" x 12" staples at 12" intervals.
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TEMP. SEDIMENT TRAP BAFFLE PLACEMENT

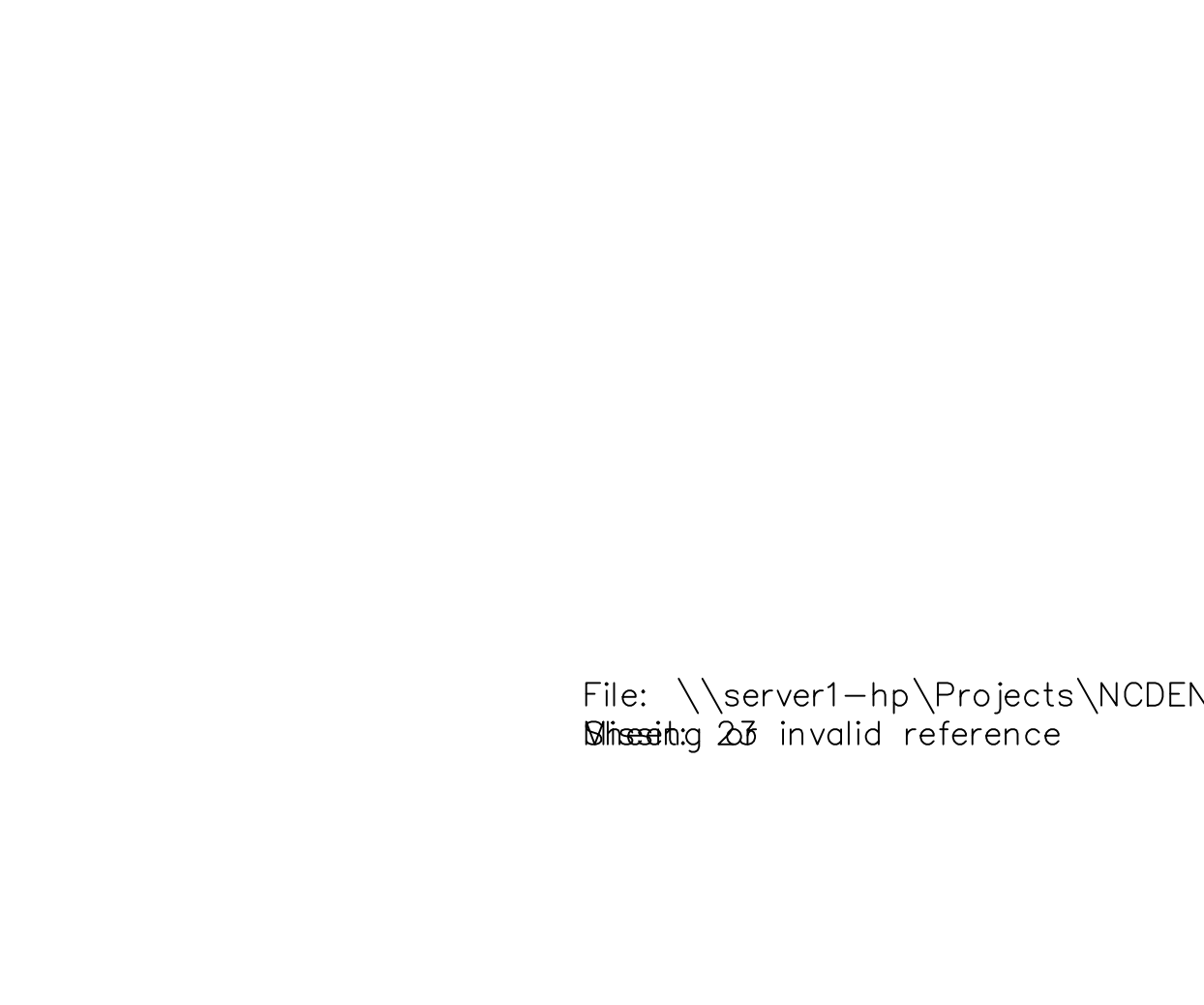
GENERAL NOTES:

- ONLY DISTURB CLEAR OR GRADE AREAS NECESSARY FOR CONSTRUCTION. FLAG OR OTHERWISE DELINEATE AREAS NOT TO BE DISTURBED. EXCLUDE VEHICLES AND CONSTRUCTION EQUIPMENT FROM THESE AREAS TO PRESERVE NATURAL VEGETATION.
- CLEAR AND GRUB AREAS TO BE FILLED TO REMOVE TREES, VEGETATION, MUCK, ROOTS, OR OTHER OBJECTIONABLE MATERIAL THAT WOULD AFFECT THE PLANTED STABILITY OF THE FILL.
- PLACE FILL IN LAYERS NOT TO EXCEED 6" IN THICKNESS AND COMPACT THE LAYERS AS REQUIRED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, OR OTHER RELATED PROBLEMS.
- KEEP DIVERSIONS AND CHANNELS AND OTHER WATER CONVEYANCE MEASURES FREE OF SEDIMENT AT ALL TIMES.
- ROUGHEN THE SURFACE OF ALL SLOPES DURING THE CONSTRUCTION OPERATION TO RETAIN WATER, INCREASE INFILTRATION, AND FACILITATE VEGETATION ESTABLISHMENT.
- PERMANENTLY STABILIZE ALL GRADED AREAS IMMEDIATELY AFTER FINAL GRADING IS COMPLETED ON EACH AREA. APPLY TEMPORARY MEASURES ON ALL GRADED AREAS WHEN WORK IS TO BE INTERRUPTED OR DELAYED FOR 15 WORKING DAYS OR 90 CALENDAR DAYS.



CONSTRUCTION SPECIFICATIONS

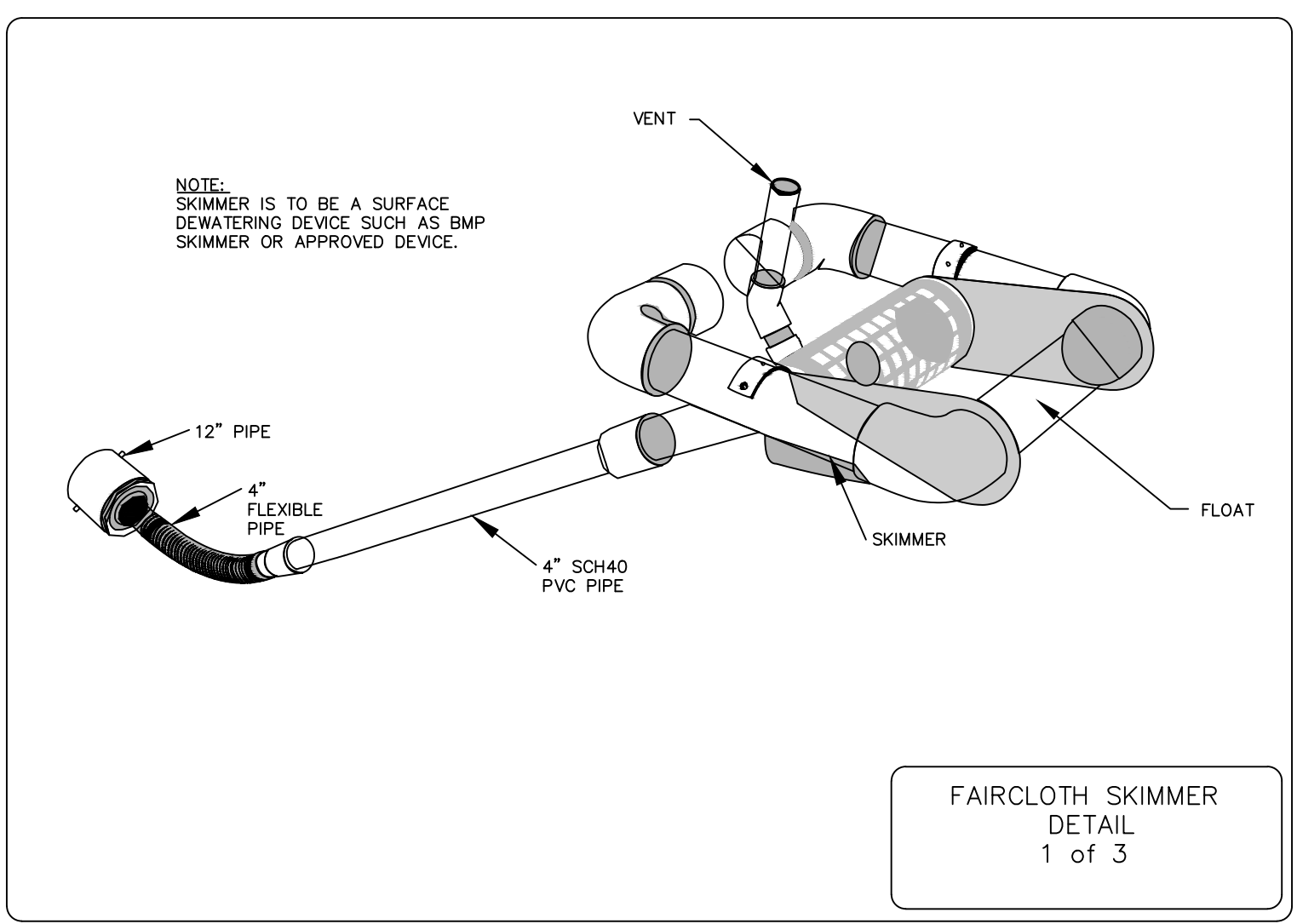
- Ensure subgrade for the filter and riprap is at zero grade. Compact any fill required in the subgrade to the density of the surrounding undisturbed material. Low areas in the subgrade on undisturbed soil may also be filled by increasing riprap thickness.
- Filter cloth, when used, must meet design requirements and be protected from punching or tearing. All connecting joints should overlap at least 1'.
- Riprap may be field stone or rough quarry stone. It should be hard, angular, highly weather-resistant and well graded.
- Construct the apron on zero grade with no over-fall at the end. Make the top of the riprap at the downstream and level with the receiving area or slightly below it.
- Ensure that the apron is properly aligned with the receiving stream and preferably straight throughout its length. If a curve is needed, place it in the upper end of the apron.
- Immediately after construction, stabilize all disturbed areas with vegetation.



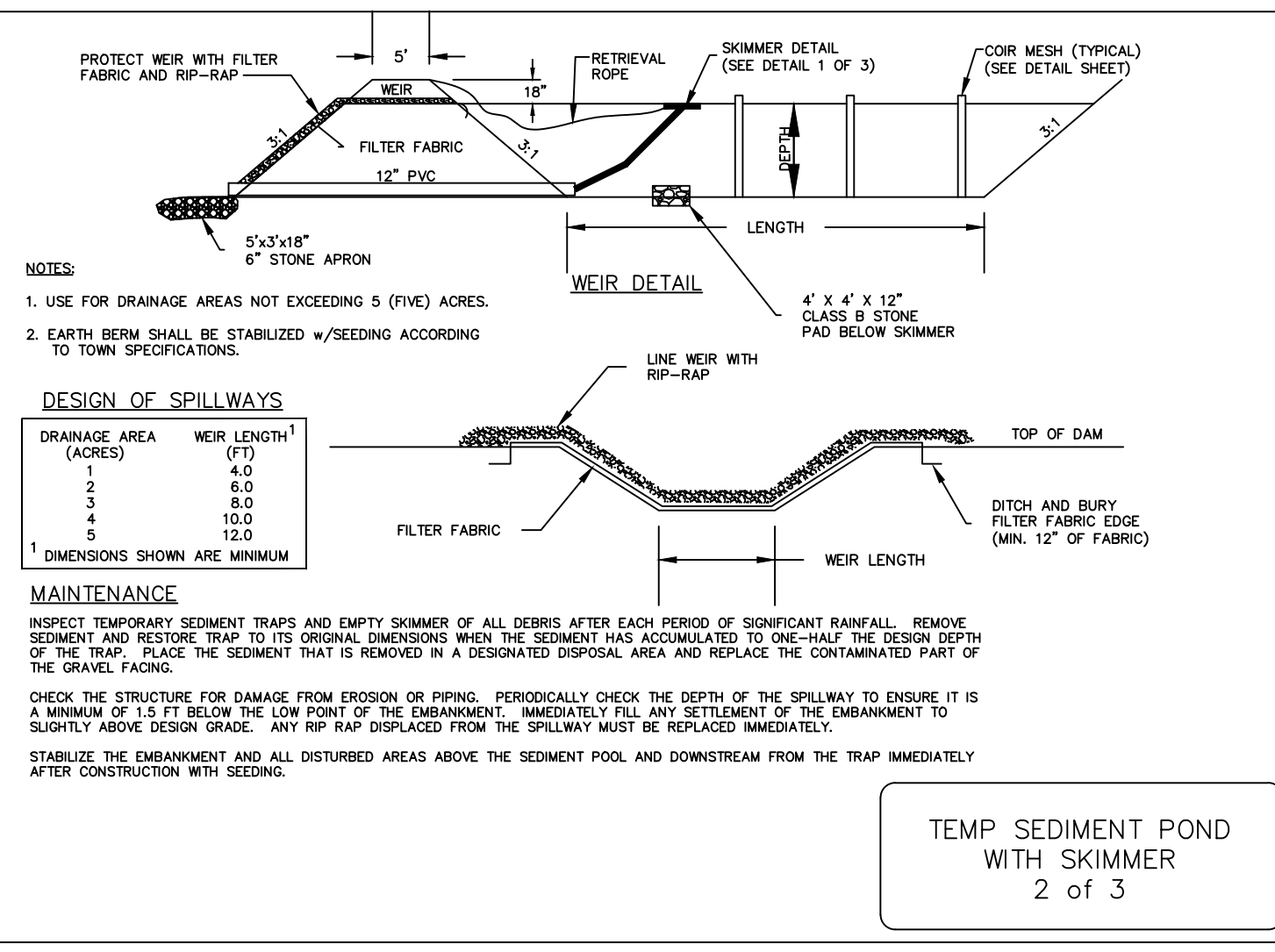
COIR FIBER BAFFLE INSTALLATION

GENERAL NOTES:

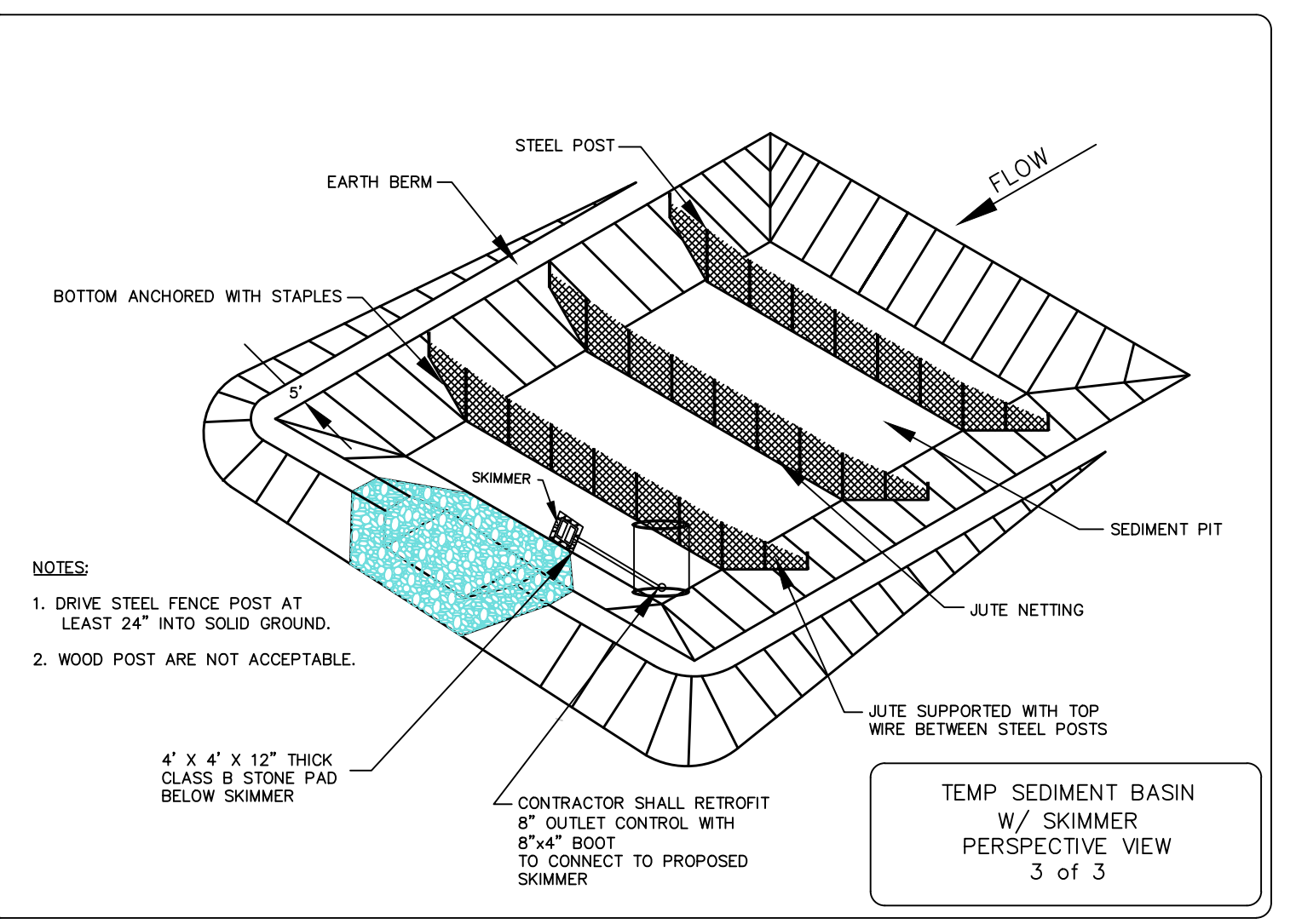
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FAIRCLOTH SKIMMER DETAIL
1 of 3



TEMP. SEDIMENT POND WITH SKIMMER
2 of 3



TEMP. SEDIMENT BASIN
PERSPECTIVE VIEW
3 of 3

JOB NUMBER: 17020

DATE					
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DESCRIPTION					
REV	1	2	3	4	5

I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT OR ENGINEER UNDER THE LAWS OF THE STATE OF NORTH CAROLINA AS SIGNIFIED BY MY HAND AND SEAL.

FACILITY FOR
DEMME, INC.
HENNINGSON COUNTY, NC
FLAT ROCK, NC

ECP DETAILS

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SCALE: N.T.S.

DATE: 02/28/17

DRAWN BY: LCT

CHECKED BY: LMC

PROJECT MGR: LMC

SHEET: 11 OF 12

