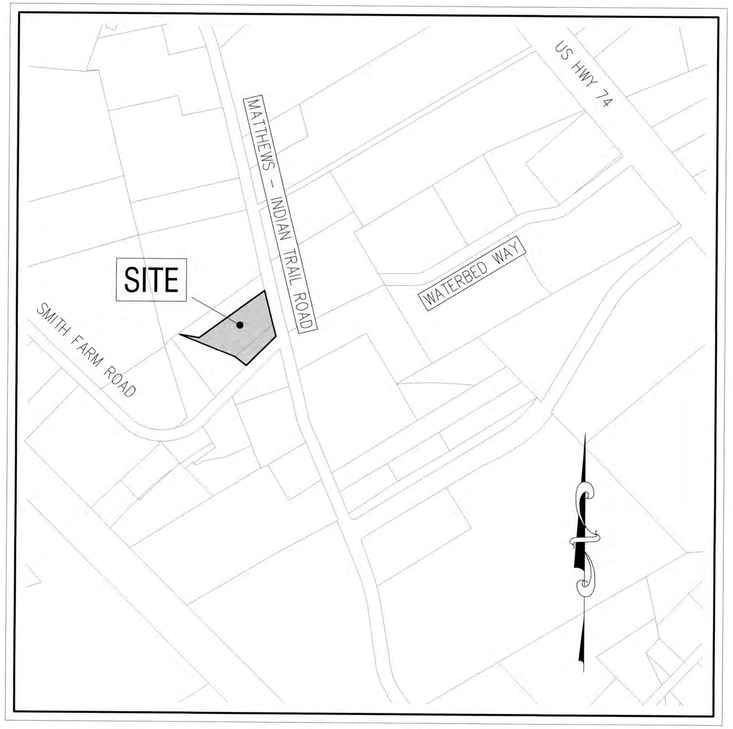
Atlantic Pin Strip
New Building Addition

Town of Indian Trail, North Carolina

Project Coordinator:
Jencon Builders
Carroll Jenkins
1501 N. Charlotte Ave
Monroe, NC 28110
704-323-4058
carroll.jenkins@jenconbuilders.com

Engineer of Record:
Lawrence Associates, PA
Clint Lawrence, PE, PLS
115 N. Church Street
Monroe, NC 28112
Phone: 704-289-1013
Email: clint@lawrencesurveying.com



Vicinity Map
(NTS)

Impervious Calculations

0 SF	Ex Impervious Being Removed
3,430 SF	Prop. Impervious (New Building Addition & Conc. Door Pad)
3,430 SF	Total Net Increase Impervious Area

Site Notes:

1)	Applicant:	Michael Montemurro 4108 Matthews - Indian Trail Road, Indian Trail, NC 28079 Phone: 704-201-4403 mike@atlantic-wraps.com
2)	Site Acreage:	1.71 Acres
3)	Parcel Number:	07-105-018A
4)	Current Zoning:	Indian Trail L-I
5)	Soils:	CmB
6)	Disturbed Area:	0.19 Acres
7)	Drainage Basin:	Site drains to Crooked Creek

Floodway Boundary per FEMA Database (Firm Panel #3710449900J & #3710449900K, effective date 02/19/2014)
No Floodway is present on this site.

SHEET INDEX :

C-1.0	EXISTING CONDITIONS AND DEMOLITION PLAN
C-2.0	SITE PLAN
C-3.0	GRADING AND EROSION CONTROL PLAN
C-4.0	NOT USED
C-7.0	DETAILS

Construction operations are allowed from 7:00 a.m. to 9:00 p.m. on weekdays and from 8:00 a.m. to 9:00 p.m. on weekends for which building permits have been issued or for which building permits are not required; provided that all equipment is in proper operating condition and properly equipped with the manufacturers' mufflers and noise-reducing equipment. (Section 26-21 Union County).

Permit Plans
Not for Construction

NORTH CAROLINA PROFESSIONAL SEAL 29985 ENGINEER CLINTON D. LAWRENCE
04/30/2025

LAWRENCE ASSOCIATES
115 N. Church Street
Monroe, North Carolina 28112
P 704-289-1013
www.lawrencesurveying.com

Site Address: 4108 Matthews - Indian Trail Road, Indian Trail, NC 28079

L:\4074 Atlantic Pin-Jencon\4074-Site Plan 02.04.2025.dwg 5/6/2025 11:09:42 AM EST

NC Grid Coordinates
N 490215.86
E 1499587.82

Iron Found

S80°55'34"E 99.48'

Parcel #07-105-019
Webland Properties, LTD
Db. 1044, Pg. 503
Zoned: L-I

Ex. Building

Electric Transformer

Iron Found

N54°01'31"E 436.42'

402.85

Iron Found

Site Notes:

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Floodway Boundary per FEMA Database (Firm Panel #3710449900J & #3710449900K, effective date 02/19/2014)
No Floodway is present on this site.

DEMOLITION NOTES

1) All utilities or structures not designated for removal or modification are to remain and be protected from damage.
2) All demolition work shall be performed with "due care and diligence" so as to prevent the arbitrary destruction or interruption of concealed utilities which are intended to remain in use and the routing of which could not be predetermined until demolition was started. All such discoveries of utilities during the demolition process which are in a location different from that indicated or are unidentified, shall be reported to the owner before removal for final disposition.
3) All waste material generated from demolition work shall be disposed of off site in accordance with government regulations.
4) Salvageable fill materials from site demolition determined to be acceptable by an independent soils testing laboratory shall be utilized for fill material where appropriate.
5) Any note, or reference to any element, which does not specify action by the contractor shall be construed as information only.
6) All structures/utilities designated for modification shall be protected by the contractor during construction.
7) Strip topsoil, clear and grub as required within construction limits.
8) Contractor shall verify location of all underground utilities prior to beginning work. Utilities shown were obtained from a field survey and are considered approximate. Contractor to coordinate any required relocation with the appropriate agencies.
9) Protect existing utilities to remain to maximum extent possible during new construction operations. Coordinate exact timing prior to relocation of utilities necessary with Owner to prevent business disruption to maximum extent practical.

Demolition Notes:

1. Remove existing trees and landscaping.
2. Sawcut and remove existing asphalt parking for new construction. Coordinate timing and schedule with Owner to limit disruption to maximum extent possible.
3. Sawcut and remove existing concrete for new construction.
4. Relocate existing transformer and underground electrical feeders as required for new construction. Coordinate scheduling of utility relocation with Owner and Utility provider to minimize disruption to greatest extent possible.
5. Relocate existing underground telephone as required for new construction. Coordinate scheduling of utility relocation with Owner and service provider to minimize disruption to greatest extent possible.
6. Relocate existing power pole as required for new construction. Coordinate scheduling of utility relocation with Owner and Utility provider to minimize disruption to greatest extent possible.
7. Remove existing gravel area to decrease site impervious area 965 SF per impervious area note on site plan. Field coordinate exact location of removal with Owner.
8. Relocate existing roof drain cleanout. Coordinate exact location in field with Owner.
9. Remove existing yard inlet in its entirety.
10. Remove and replace existing fence for new construction to match existing. provide temporary security fencing as necessary during construction.

Impervious Calculations

0 SF	Ex Impervious Being Removed
3,430 SF	Prop. Impervious (New Building Addition & Conc. Door Pad)
3,430 SF	Total Net Increase Impervious Area

Ex. 44"Oak

Ex. 10" Pecan

Ex. 49"Oak

Ex. 16"Oak

Ex. 12"Magnolia

Ex. 24"Oak

36"OAK

3"MAPLE

Ex. Dumpster Enclosure

Ex. Concrete

Ex. Asphalt

N69°17'29"W 302.40'

Parcel #07-105-016
Steven M. Ambrosio &
Susan Ambrosio
Db. 3359, Pg. 27
Db. 152, Pg. 307
3937 Smith Farm Road

Existing
Masonry \ Metal Building

Parcel #07-105-018
Michael Montemurro And Laura Marie Montemurro, Trustees Of The Michael And Laura Montemurro Living Trust, Dated July 2, 2024, And Any Amendments Thereto
DB. 6629, PG. 618
Db. 8933, Pg. 633
PC. O, File 491
Zoned: L-I

Ex. Concrete Walk

Ex. Conc.Ramp

Ex. Asphalt

Ex. Conc.Pad

FFE 704.06

HVAC

RD

HVAC

Existing concrete to be removed or relocated

Existing Detention Basin

Overhead Telephone

Underground Telephone

Ex. 8" Water Main

S13°29'05"E 177.46'

S 13°17'01" E 174.52'

Matthews-Indian Trail Road
SR 1367 (60' Public R/W)

Ex. 24" CMP

Inv. 697.19

Inv. 698.17

Ex. 18" RCP

Inv. 698.71

Inv. 698.50

Inv. 698.44

Top 699.49

Inv. 699.01

Water Meter

Sewer Clean-out

33.57

Telephone Boxes

Water Meter

Iron Found

R\W Monument Found

Asphalt Road

N 13°26'39" W 64.21'

S 13°23'32" E 96.63'

Clean-out

SSMH
Rim 701.87
In 694.43
Out 694.11

Inv. 699.77

PK Nail Found

Power Pole

Guy Wire

State Plane Coordinate values were obtained using a Trimble Hiper GPS using Virtual Reference Stations

NC Grid (NAD 83-CORS)

Iron Found

Existing concrete to be removed or relocated

73.37'
N48°41'47"W 98.98'

N 44°16'02" E 50.28'

N 44°26'31" E 80.66'

N 45°00'57" E 74.61'

25.61'

S45°50'20"W 221.97'

Sign

Sign

clean-out

SSMH

Inv. 696.48

Inv. 695.75

Inv. 695.18

Inv. 699.20

15"RCP

Inv. 699.57

Sanitary Sewer Line

MB

Smith Farm Road
SR 1366 (60' Public R/W)

Inv. 699.90

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

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

L:\4074 Atlantic Pin-Jenicon\4074-Site Plan 02.04.2025.dwg 3/6/2025 11:09:42 AM EST

NO.	DATE	BY	ISSUE

Atlantic Pin Strip

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www.lawrencesurveying.com
Firm License Number: C-2856

NORTH CAROLINA PROFESSIONAL SEAL 29985 ENGINEER CLINTON D. LAWRENCE
03/31/2025

Existing Conditions and Demolition Plan

DESIGNED BY	DRAWN BY	CHECKED BY	JOB NUMBER
CDL	CDL	TSB	4074
SCALE: 1" =20'	DATE: 02/04/2025		

C-1.0

25/004

NC Grid Coordinates
N 490215.86
E 1499587.82

Iron Found

Parking Calculations
2 Spaces per 1,000 SF for Office and 1 Spaces per 2,000 SF for Warehouse

2,000 SF Office = 4 Spaces & 8,467 SF Warehouse = 5 Spaces

9 Spaces Required
21 Spaces Provided

ALL NEW DEVELOPMENT WILL COMPLY TO ALL TOWN OF INDIAN TRAIL ORDINANCES (EMBANKMENTS, BLASTING, DUST CONTROL & POST-CONSTRUCTION)

CONTRACTOR SHALL PROVIDE SITE DUST CONTROL MEASURES FOR DURATION OF PROJECT BY USE OF WATER SPRINKLERS.

Parcel #07-105-019
Webland Properties, LTD
Db. 1044, Pg. 503
Zoned: L-I

Ex. Building

Site Notes:

1) Applicant: Michael Montemurro
4108 Matthews - Indian Trail Road,
Indian Trail, NC 28079
Phone: 704-201-4403
mike@atlantic-wraps.com
2) Site Acreage: 1.71 Acres
3) Parcel Number: 07-105-018A
4) Current Zoning: Indian Trail L-I
5) Soils: CmB
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7) Drainage Basin: Site drains to Crooked Creek

Floodway Boundary per FEMA Database (Firm Panel #3710449900J & #3710449900K, effective date 02/19/2014)
No Floodway is present on this site.

Site Notes:

1) All boundary and topographic information was taken from a survey by Lawrence Associates, PA.
2) All improvements and construction shall be in accordance with state and local standards.
3) All pavement markings shall be four (4) inch white lines unless indicated otherwise on the drawings.
4) Any discrepancies found in the field shall be called to the attention of the owner prior to proceeding with the work.
5) Prior to beginning construction, the contractor shall verify that all required permits and approvals have been obtained from all regulatory authorities.
6) The contractor shall contact all owners of easements, utilities, and right-of-ways, public and private, prior to working in these areas.
7) Contractor shall maintain the site in a manner such that workman and the general public shall be protected from injury.
8) Do not scale drawing for actual dimensions, as it is a reproduction and subject to distortion.
9) All signs, pavement markings, and other traffic control devices shall conform to the latest edition of the Manual on Uniform Traffic Control Devices.
10) Any road improvements are to be coordinated with The Town of Indian Trail and NCDOT prior to construction.
11) Pipe systems and/or channels located within public drainage easements are the maintenance responsibility of the individual property owner.
12) Non-standard items in the right-of-way require a right-of-way encroachment agreement with NCDOT prior to installation.
13) Refer to sheets C-3.0 for grading and drainage.
14) All storm drainage pipe must be NCDOT approved and class 3 or greater.
15) No planting of trees or bushes within right of way..
16) All debris is to be disposed of at an approved offsite location.
17) Refer to Architectural plans for actual building dimensions.
18) For exterior lighting, refer to electrical plans.
19) Additional maneuvering may be required for WB-65 tractor trailers to access the site.

Iron Found
Iron Found
Iron Found

NC Grid Coordinates
N 490215.86
E 1499587.82

Iron Found

S80°55'34"E 99.48'

Iron Found

N54°01'31"E 436.42'

Impervious Calculations

0 SF	Ex Impervious Being Removed
3,430 SF	Prop. Impervious (New Building Addition)
3,430 SF	Total Net Increase Impervious Area

Grading Plan Legend:

- Existing Storm Drainage
- Proposed Storm Drainage
- Denuded Limit
- 650 Existing Contours
- 650 Proposed Contours
- × 560.0 Proposed Spot Elevation
- Silt Fence

Site Notes:

1) Applicant: Michael Montemurro, 4108 Matthews - Indian Trail Road, Indian Trail, NC 28079, Phone: 704-201-4403, mike@atlantic-wraps.com
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Parcel #07-105-019
Webland Properties, LTD
Db. 1044, Pg. 503
Zoned: L-I

Ex. Building

Electric Transformer

402.85

10' Perimeter Landscaping

20' Side Yard

Ex. 44"Oak

Ex. 16"Oak

Ex. 12"Magnolia

Ex. Dumpster Enclosure

Ex. Concrete

Ex. Asphalt

Ex. 10" Pecan

N68°17'26"W 302.40'

50' Rear Yard

10' Perimeter Landscaping

Ex. 49"Oak

Parcel #07-105-016
Steven M. Ambrosio &
Susan Ambrosio
Db. 3359, Pg. 27
Db. 152, Pg. 307
'37 Smith Farm Road

RD

Ex. Concrete Walk

Ex. Conc.Ramp

Existing
Masonry \ Metal Building

Parcel #07-105-018
Michael Montemurro And Laura Marie Montemurro, Trustees Of The Michael And Laura Montemurro Living Trust, Dated July 2, 2024, And Any Amendments Thereto
DB. 6629, PG. 618
Db. 8933, Pg. 633
PC. O, File 491
Zoned: L-I

Ex. Asphalt

50' Front Setback (Measured from Future R/W)

Overhead Telephone

Underground Telephone

Ex. 8" Water Main

177.48'

S13°29'05"E

Existing Detention Basin

Future R/W

20' Perimeter Landscaping Setback

Ex. R/W

Matthews-Indian Trail Road

S 13°17'01" E

174.52'

SR 1367 (66' Public R/W)

Top 699.48

Inv. 699.01

Ex. 24" CMP

Inv. 697.19

Inv. 698.17

Inv. 698.71

Ex. 18" RCP

Inv. 698.50

Inv. 698.44

Water Meter

Sewer Clean-out

Telephone Boxes

Contractor to relocate the existing roof drains as needed in order for them not to discharge into the proposed DIS.

Ex. Conc.Pad

FFE 704.06

703 Proposed +/-3,430 SF Building Addition (Match Ex. FFE)

98'

35'

20' Side Setback (Measured from Future R/W)

10' Perimeter Landscaping

5'X5' DIS

7.5'X15' DIS

Future R/W

Ex. 24"Oak

36"OAK

N 45°00'57" E 74.61'

N 44°26'31" E 80.66'

Ex. R/W

Proposed disconnected roof vegetated receiving area

Iron Found

N48°41'47"W 98.98'

73.37'

N 44°16'02" E 25.28'

Sign

25.61'

S45°50'20"W 221.07'

Iron Found

Iron Found

Iron Found

Overhead Telephone

54.17'

N 13°26'39" W 64.21'

Iron Found

R\W Monument Found

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Asphalt Road

SSMH
Rim 701.87
In 694.43
Out 694.11

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Water Meter

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Inv. 699.77

PK Nail Found

Power Pole

Guy Wire

SSMH

Inv. 699.90

Sanitary Sewer Line

Inv. 699.20 15"RCP

Inv. 699.57

MB

Smith Farm Road
SR 1366 (60' Public R/W)

State Plane Coordinate values were obtained using a Topcon Hiper GPS using Virtual Reference Stations

NC Grid
NAD 83-(2011)

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

Grading Notes:

1) Approval of this plan is not an authorization to grade adjacent properties. When field conditions warrant off-site grading, permission must be obtained from the affected owners.
2) All contours and spot elevations reflect finished grades.
3) All elevations are in reference to the benchmark.
4) Contractor shall verify the benchmark prior to ground breaking.
5) The contractor shall immediately report to Owner any discrepancies found between actual field conditions and construction documents and shall wait for instructions prior to proceeding.
6) Contractor shall verify location of all existing utilities in the field prior to beginning construction.
7) Contractor shall blend new earthwork smoothly to transition back to existing grade.
8) Limits of clearing shown on grading plan are based upon the approximate cut and fill slope limits, or other grading requirements.
9) Lawrence Associates, PA has not performed any geotechnical evaluations of the subject property and has not made any determinations as to the suitability of site soils for use as fill beneath proposed buildings, driveways, or for other uses. All earthwork shall be completed in accordance with the recommendations of a qualified geotechnical engineer who shall be retained by the Owner.
10) Contractor shall ensure positive drainage such that runoff will drain by gravity flow across any disturbed area.
11) Contractor shall take all reasonable measures to prevent tracking mud/soil on adjacent roadways. Any mud/soil tracked on active roadways shall be

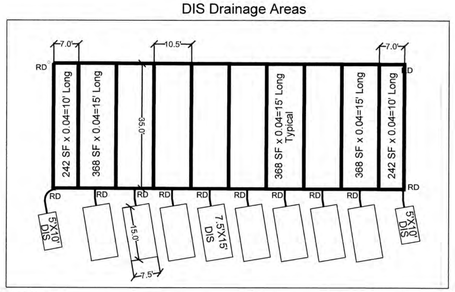
~~Construction~~ Sequence:

1) Owner or their representative is to notify all affected property Owners prior to construction.
2) First Land-disturbing activity-Clear only as need to install initial erosion control measures as shown on sheets C-3.0. Stabilize bare areas immediately with gravel and temporary vegetation as construction takes place.
3) Maintain all erosion control measures installed during the initial grading phases.
4) Once all initial erosion control measures are installed the contractor can proceed with site grading and the installation of the permanent storm drainage and inlet protection as indicated on sheet C-3.1. Contractor is to maintain the initial erosion control measures during this phase.
5) Apply temporary or permanent stabilization measures immediately on all disturbed areas were work is delayed or complete.
6) Install necessary erosion and sedimentation control practices as work takes place.
7) Last construction phase-Stabilize all open areas including borrow and spoil areas. Remove and stabilize all temporary control areas.
8) All erosion control measures shall be constructed in accordance with the NC Erosion and Sediment Control Planning and Design Manual.
9) The contractor shall diligently and continuously maintain all erosion control devices and structures to minimize erosion.
10) Additional erosion control measures may be required during the course of this project.

Erosion Control Notes:

1) All exposed perimeter areas and slopes greater than 3:1 are to have ground stabilization within 7 days, all other areas are to have ground stabilization within 14 days.
2) Any off-site borrow and waste required for this project must come from a site with an approved erosion control plan, a site regulated under the Mining Act of 1971, or a landfill regulated by the Division of Solid Waste Management. Trash/debris from demolition activities or generated by any activities on site must be disposed of at a facility regulated by the Division of Solid Waste Management or per Division of Solid Waste Management or Division of Water Resources rules and regulations. [15A NCAC 4B .0110]
3) Debris from demolition activities should be disposed of at an approved facility.

DIS Drainage Areas



DIS Notes:
1) Contractor to graded the proposed DIS areas to a maximum of 8% slope.
2) Plant with non-clumping, deep rooted grasses.
3) Stabilize soils until cover has been established.
4) Contractor to install a splash pad at the outlet of the down spout.
5) All construction and/or specifications are to adhere to NCDEQ Stormwater Design Manual section C-10 Disconnected Impervious Surface.
6) See sheet C-7.0 for DIS maintenance requirements.

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NO.	DATE	BY	ISSUE

Atlantic Pin Strip

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www.lawrencesurveying.com
Firm License Number: C-2856

NORTH CAROLINA PROFESSIONAL SEAL 29985 ENGINEER CLINTON D. LAWRENCE
04/30/2025

Erosion Control and Grading Plan

DESIGNED BY	DRAWN BY	SCALE	DATE	JOB NUMBER
CDL	CDL	1" =20'	02/04/2025	4074

C-3.0

25/004

STABILIZATION MEASURES FOR ALL DISTURBED AREAS:

SEEDING TO BE COMPLETED IMMEDIATELY FOLLOWING ANY COMPLETION OF THE A PROJECT PHASE.
(within 14 calendar days of completion of any phase of grading)
PRIOR TO SEEDING, SCARIFY SOIL TO A DEPTH OF 4-6 INCHES TO ENHANCE GERMINATION & HELP IMPEDE STORMWATER RUNOFF. (SEE SPECS FOR DETAILED SEED BED PREP INFORMATION)

SOIL AMENDMENTS (ALL SEED MIXES)

IN THE ABSENCE OF SOIL TESTS, FERTILIZER AND LIME WILL GENERALLY BE APPLIED AT THE FOLLOWING RATES:
At seed bed preparation incorporate:
-Ground Agricultural Limestone = 4,000 lb/acre* *(Per soil test but not less than 2000 lb/acre)
-Super Phosphate 0-20-0 or 0-26/-6 = 500lb/acre
At Seeding Time add:
17-17-17 = 600 lb/acre OR 10-10-10 = 1000 lb/acre

LIQUID LIME OR ALTERNATIVE FERTILIZERS MAY BE SUBSTITUTED IN VARIOUS SITUATIONS.

MULCH & LINING / SLOPE PROTECTION NOTES:

Mulch or Matting shall be applied to all seeded areas to aid in the establishment of vegetation and help impede erosion.
Mulch:
1. Vegetative mulch: Apply 4,000 lb/acre grain straw (wheat or oats etc) or equivalent cover of another suitable mulching material.
2. Anchor mulch by tacking with an approved water based asphalt tack at 224 gal/acre, or as otherwise directed/approved by the Engineer (other means such as roving netting/matting or crimping with a mulch anchoring tool. (Example: A disk with blades set nearly straight can be used as a mulch-anchoring tool.)

Matting & Lining :
1. The grading and erosion control plan identifies rolled erosion control matting/ fabric netting materials for steep slopes and channels (see sheet C-3.0, C-3.1, & C-3.2)
2. All rolled erosion control products to cover slopes and channel/ditch bottoms shall be securely stapled per the manufacturer's specs. Channel linings should extend above the highest calculated depth of flow. Channel side slopes above this height, and in drainage ways not requiring temporary linings, apply 4,000 lb/acre grain straw, and anchor straw by stapling netting over the top.
3. Mulch and anchoring materials must not be allowed to wash down slopes where they can clog drainage devices.

SEEDING MIX FOR: COMMON AREAS

Gentle Slopes & Grass Lined Channels; (High Maintenance)

Species	Rate (lb/acre)
Blend of three or more turf-type tall fescues	300

Nurse plants:
Between May 1 and Aug. 15, add 10 lb/acre German millet or 15 lb/acre Sudangrass.
Prior to May 1 or after Aug. 15, add 40 lb/acre rye (grain).

Seeding dates:

Best	Possible:
Fall: Aug. 25 - Sept 15	Aug 20 - Oct. 25
Late Winter: ---	Feb. 1 - Apr. 15

SEEDING MIX FOR: STEEP SLOPES & SHOULDERS:(greater than 4:1 and/or poor soils)

Species	Rate (lb/acre)
Tall fescue	200
Sericea lespedeza	30
Kobe lespedeza	10

Nurse plants:
Between May 1 and Aug. 15, add 10 lb/acre German millet or 15 lb/acre Sudangrass.
Prior to May 1 or after Aug. 15, add 40 lb/acre rye (grain).

Seeding dates:

Best	Possible:
Fall: Aug. 25 - Sept. 15	Aug. 20 - Oct. 25
Late Winter: Feb. 15 - Mar. 21	Feb. 1 - Apr. 15

Notes:
1. In Eastern Piedmont, add 25 lb/acre Pensacola Bahiagrass or 10 lb/acre common Bermudagrass as approved by the owner or his representative. Use common Bermudagrass or Bahiagrass only where it is unlikely to become a pest
2. After Aug. 15, use unscarified sericea seed.
3. Where a neat appearance is desired, omit sericea and substitute 40 lb/acre Bahiagrass or 15 lb/acre Bermudagrass.
4. To extend spring seeding dates into June, add 15 lb/acre hulled Bermudagrass. However, it is preferable to seed temporary cover and seed fescue in Sept.

1 PERMANENT SEEDING SCHEDULE

SCALE: N.T.S.

STABILIZATION MEASURES FOR ALL DISTURBED AREAS:

TEMPORARY OR INTERMEDIATE SEEDING, MULCHING, MATTING OR OTHER SURFACE STABILIZATION MEASURES WILL BE PLACED ON DISTURBED AREAS FOLLOWING INITIAL SOIL DISTURBANCE. (within 14 calendar days of completion of any phase of grading). PRIOR TO SEEDING, SCARIFY SOIL TO A DEPTH OF 4-6 INCHES TO ENHANCE GERMINATION & HELP IMPEDE STORMWATER RUNOFF.

TEMP. SEEDING MIXTURE FOR LATE WINTER / EARLY SPRING SEEDING:

Species:	Rate (lb/acre)
Rye (grain)	120
Annual lespedeza (Kobe in Piedmont & Coastal Plain Korean in Mountains)	50

*Omit annual lespedeza when duration of temp. cover is not to extend beyond June.

Seeding dates:
Mountains--Above 2500 feet: Feb. 15 - May 15 or Below 2500 feet: Feb. 1- May 1
Piedmont--Jan. 1 - May 1
Coastal Plain--Dec. 1 - Apr. 15

Soil amendments: Follow soil tests or in lieu of test use the following rates:
- Ground Agricultural Limestone = 2,000 lb/acre
- Fertilizer = 750 lb/acre 10-10-10.

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, refertilize and mulch immediately following erosion or other damage.

GENERAL NOTES:

1. STABILIZATION IS THE BEST FORM OF EROSION CONTROL. TEMPORARY SEEDING IS NECESSARY TO ACHIEVE EROSION CONTROL ON LARGE DENUDED AREAS AS PART OF THE CONSTRUCTION SEQUENCE.

2. THE GRADING CONTRACTOR SHALL PROVIDE GROUND COVER ON EXPOSED SLOPES WITHIN 21 CALENDAR DAYS FOLLOWING COMPLETION OF ANY PHASE OF GRADING.

THE GRADING CONTRACTOR SHALL PROVIDE PERMANENT SEEDING FOR DISTURBED AREAS UPON COMPLETION OF CONSTRUCTION ACTIVITIES.

ALL TEMP COVER TO BE RESEEDED ACCORDING TO OPTIMUM SEASON FOR DESIRED PERMANENT VEGETATION. DO NOT ALLOW TEMPORARY COVER TO GROW OVER 12 INCHES IN HEIGHT BEFORE MOWING TO KEEP FESCUE FROM BEING SHADED OUT.

TEMP. SEEDING MIXTURE FOR FALL SEEDING

Species:	Rate (lb/acre)
Rye (grain)	120

Seeding dates:
Mountains--Aug. 15 - Dec. 15
Coastal Plain and Piedmont--Aug. 15 - Dec. 30

Soil amendments: Follow soil tests or in lieu of test use the following rates:
- Ground Agricultural Limestone = 2,000 lb/acre
- Fertilizer = 1,000 lb/acre 10-10-10.

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 Kobe (Piedmont and Coastal Plain) or Korean (Mountains) lespedeza in late February or early March.

TEMP SEEDING MIXTURE FOR SUMMER SEEDING :

Species:	Rate (lb/acre)
German millet	40

*In the Piedmont and Mountains, a small-stemmed Sudangrass may be substituted at a rate of 50 lb/acre

Seeding dates:
Mountains--May 15 - Aug. 15,
Piedmont--May 1 - Aug. 15,
Coastal Plain--Apr. 15 - Aug. 15

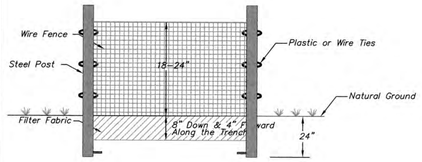
Soil amendments: Follow soil tests or in lieu of test use the following rates:
- Ground Agricultural Limestone = 2,000 lb/acre
- Fertilizer = 750 lb/acre 10-10-10.

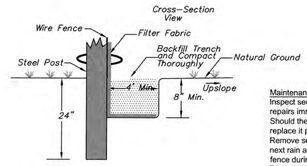
Mulch: Apply 4,000 lb/acre straw. Anchor straw by tacking with asphalt, netting, or a mulch anchoring tool. A disk with blades set nearly straight can be used as a mulch anchoring tool.

Maintenance: Refertilize if growth is not fully adequate. Reseed, refertilize and mulch immediately following erosion or other damage.

2 TEMPORARY SEEDING SCHEDULE

SCALE: N.T.S.





Maintenance
Inspect sediment fences at least once a week and after each fainfall. Make any required repairs immediately.
Should the fabric of a sediment fence collapse, tear, decompose or become ineffective, replace it promptly.
Remove sediment deposits as necessary to provide adequate storage volume for teh next rain and to reduce pressure on the fence. Take care to avoid undermining the fence during cleanout.
Remove all fencing materials and unstable sediment deposits and bring the area to grade and stabilize if after the contributing drainage area has been properly stablizied.

3 Temporary Silt Fence

SCALE: N.T.S.

Maintenance

DIS requires maintenance to provide long-term stormwater benefits. Regular inspection will determine whether the impervious surface and the vegetated receiving area are draining and functioning as intended.

Communication with maintenance staff is important in maintaining DIS. Maintenance staff shall:
- Not regrade the vegetated receiving areas or cover them with impervious surfaces such as a shed or patio.
- Not stockpile soil, sand, mulch or other materials on the vegetated receiving area.
- Immediately repair any areas that are eroding or where vegetation has died.
- Immediately remove sediment and debris from contributing impervious surfaces.

Important operation and maintenance procedures:

1. The roof area will be maintained to reduce the debris and sediment load to the system. Excess debris can clog the system and lead to bypass of the design storm, reducing infiltration and pollutant removal.
2. To ensure proper operation as designed, a licensed Professional Engineer, Landscape Architect, or other qualified professional will inspect the system annually.
3. The system components will be repaired or replaced whenever they fail to function properly.

After the DIS is constructed, it shall be inspected **quarterly.** The inspector shall check each component and address any deficiencies in accordance with Table 1 below. The person responsible for maintaining the DIS shall keep a signed and notarized Operation and Maintenance Agreement and inspection records. These records shall be made available upon request.

Table 1: Sample Operation and Maintenance Provisions for DIS

SCM element:	Potential problems:	How to remediate the problem:
The contributing impervious area	Excess debris or sediment is present on the rooftop or impervious surface	Remove the debris or sediment as soon as possible.
The gutter system (if applicable)	Gutters are clogged or water is backing up out of the gutter system.	Unclog and remove the debris. May need to install gutter screens to prevent future clogging.
	Rooftop runoff is not flowing into the gutter system.	Correct the positioning or installation of the gutters. Replace if necessary to capture the roof runoff.
	Runoff flows to the pervious area as concentrated flow	Remove any sediment or obstructions at the pavement-vegetated area interface.
Roadways & parking lots (if applicable)	The aggregate transition area or concrete edge restraint is cracked, settled, undercut, eroded or otherwise damaged.	Repair or replace the transition area or concrete edge restraint.
The vegetated receiving area	Areas of bare soil and/or erosive gullies have formed	Regrade the soil if necessary to remove the gully, re-seed the vegetated receiving area and water until it is established. Provida lime and a one-time fertilizer application.
	Trees or shrubs have begun to grow.	Remove the trees or shrubs.
	Vegetation is too short or too long.	Maintain vegetation at a height of approximately three to four inches.

References

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NO.	ISSUE	BY	DATE

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04/30/2026

Details

DESIGNED BY	DRAWN BY	DATE	JOB NUMBER
CDL	CDL	02/04/2025	4074
SCALE			
NTS			

C-7.0

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