

TECHNICAL REVIEW COMMITTEE (TRC) COVER SHEET

(Revised July 1, 2020)

City of Greensboro

Mailing Address: PO Box 3136, Greensboro NC 27402-3136
Office Address: 300 W Washington Street, Room UG-10
Greensboro NC

Questions? Please contact Jason Earliwine at jason.earliwine@greensboro-nc.gov or 336-373-4576

Table with 2 columns: PLAN TYPE and REVIEW FEE. Includes Site Plan Nonresidential, Site Plan Multifamily, Preliminary Subdivision, and Minor Revisions.

"Site Specific Development Plan Approval to Obtain a Zoning Vested Right": Applicable review fee above + \$1140 if site is < 1 acre; + \$1335 if acre to > 5 acres; or \$1525 if 5 acres or more.

Landscape/Tree Conservation fees are payable prior to scheduling for TRC action. Landscape Plan if submitted separately: \$50
Tree/Land Disturbance Permit: \$50
Tree Protection/Landscaping Inspection or Reinspection: \$85 each

Please go to https://secure.greensboro-nc.gov/planupload/ to submit a plan for review.

Review turn-around target is 10 working days, for each cycle. Please use Design Review Checklist to ensure your plan is complete: http://www.greensboro-nc.gov/home/showdocument.aspx?documentid=7661

Project Summary (Completed by Design Agent):

A. Site Street Addresses (All): 9206 W MARKET ST, 118 KIDD RD & 9220 W MARKET ST COLFAX, NC 27235

B. Project Name: HEARTLAND LIVING & REHABILITATION

C. Project Description: PROPOSED 1-STORY BUILDING 125-UNIT ASSISTED LIVING FACILITY

D. Type(s) of Plan: Site Plan [X] Group Development Plan [ ] TRC Lite: [ ] Preliminary Subdivision [ ] Site Specific Plan(Zoning Vested Right) [ ]

E. Owner/Applicant: CENTURY CARE MANAGEMENT
Email: JIM.SCHMIDLIN@CENTURY-CARE.COM Phone: (910) 263-1275

F. Design Agent: BRENT SIEVERS, PE FEI (FLEMING ENGINEERING, INC.)
Email: BSIEVERS@feiconsulting.com Phone: (336) 544-6432

G. Also Report Comments to: [ ]
Email: [ ] Phone: [ ]

H. Tract Acres: 21.40 AC I. Zoning District: CD-O J. Zoning Overlay: [ ]

K. Watershed: REEDY FORK (WS-III NSW) L. Current Use: VACANT

M. Proposed Use: SKILLED NURSING

N. Parking Required: 53 SPACES Proposed: 125 SPACES

O. # of Lots Now: 2 Proposed: 1

P. Multifamily Development: # of Units Total: N/A
By type: Apartments [ ] N/A Townhomes [ ] N/A Condominiums [ ] N/A

Q. Open Space (Res'l Projects) Required: N/A Proposed: N/A

R. Non-Res'l Gross Floor Area (GFA), by sf:
Existing: 0 SF -To Be Demolished: 0 SF
+Proposed: 76,085 SF = Total Resulting GFA: 76,085 SF

S. Built-Upon Area (BUA), by sf/ac and % of lot:
Existing: 15,332 SF / 0.35 AC / 1.64% -To Be Demolished: 15,332 SF / 0.35 AC / 1.64%
+Proposed: 183,784 SF / 4.22 AC / 19.72% = Total Resulting BUA: 183,784 SF / 4.22 AC / 19.72%

T. Will building(s) be sprinkled? Yes [X] No [ ]

U. Building occupancy code under the Building Code: I-2 & S-1

Stormwater Management/Watershed Information:
Stormwater Control/Improvements(s): N/A
Maximum Amount of BUA Allowed Per Stormwater: [ ]
Control Design: N/A
Distance to Nearest Floodway: MORE THAN 2000LF
On-site soil types(s): CkB - Clifford sandy loam, CkC - Clifford sandy loam, PpE2 - Poplar Forest clay loam, Smd - Siloam sandy loam
Hydrology groups(s): A, B, D
Amount of site to be disturbed: 14.67 AC

Check as Appropriate:

LANDSCAPE, TREE CONSERVATION APPROVAL AND INSPECTION:
To request an inspection or a pre-construction meeting contact the City Arborist at 336-373-2150
[X] A LANDSCAPE PLAN (which depicts the plant types and locations) must be submitted to the Planning Department for review and approval WITHIN 90 DAYS OF RECEIVING A BUILDING PERMIT.
[X] The required LANDSCAPE PLANT MATERIAL must be installed and inspected PRIOR to receiving a Certificate of Occupancy.
[X] The required TREE PROTECTION FENCING must be installed and inspected PRIOR to land disturbance.
[X] The required TREE CONSERVATION & REFORESTATION AREAS(s) must be inspected PRIOR to receiving a Certificate of Occupancy.

WATERSHED APPROVAL AND INSPECTION
(Questions? Contact Water Resources Engineering at 336-373-2055)
[X] A FINAL PLAT dedicating the DMUE and access easements must be recorded PRIOR to receiving a Certificate of Occupancy.
[X] Construction of the WATER QUALITY DEVICE must be complete and the "Engineer's Certification of Completion" sent to the Water Resources Department PRIOR to receiving a Certificate of Occupancy.
[X] Any sediment that enters the Sand Filter during the construction must be removed PRIOR to issuance of a Certificate of Occupancy.

FLOODPLAIN APPROVAL
(Questions? Contact Water Resources Engineering at 336-373-2055)
Elevation Certification Required [ ]
Floodplain Development Permit Required [ ]

AIRPORT AIR OPERATION AREA ALTERNATIVE STORMWATER CONTROL:
(Questions? Contact Water Resources Engineering at 336-373-2055)
[X] This development is within 5 statute miles of Piedmont Triad International Airport air operation area. For such projects, according to Session Law 2012-200, the NCDEQ North Carolina Best Management Practice Manual provides acceptable alternative Stormwater control measures other than wet ponds or those that promote standing water. The design engineer has reviewed these alternatives.

SOIL EROSION CONTROL:
(Questions? Contact Erosion Control Officer at 336-373-2030)
Watershed Pond Construction or Surety/ Improvement Guarantee Required [ ]

WATER RESOURCES CONSTRUCTION APPROVAL:
(Questions? Contact Water Resources Engineering at 336-373-2055)
\*Permit application fees required before construction plans are released.
Water System\*
[X] State Water Permit Required [ ]
Outside City - Utility Agreement and Annexation Petition Required [ ]
Sanitary Sewer System\*
[X] State Water Sewer System Permit Required [ ]
Outside City - Utility Agreement and Annexation Petition Required [ ]

ENGINEERING CONSTRUCTION APPROVAL:
(Questions? Contact Development Services/Engineering at 336-373-2052)
\*Engineering Inspection Fees required before construction plans are released.
[X] Utility Construction Plan Approval Required\* [ ]
[X] Pavement Cut Permit May be Required\* [ ]
Roadway Construction Plans Required\* [ ]
[X] Storm Sewer System - Permit Required to tie into Storm Sewer System [ ]
- Driveway Culvert Inspection Required [ ]

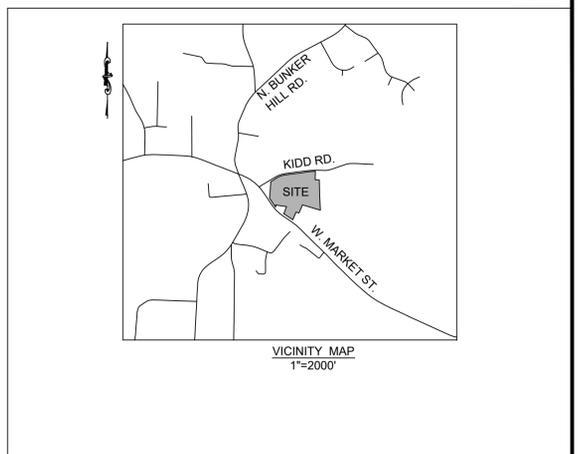
TRANSPORTATION APPROVAL: (Questions? Contact GDOT at 336-373-GDOT)
Driveway permit issued? [ ]
\*Do Not Issue Building Permit until any required Driveway Permit has been issued.
[X] City of Greensboro Driveway Permit Required [ ]
[X] N.C. Department of Transportation Driveway Permit Required [ ]

SUBDIVISION APPROVAL:
A Final Plat Must Be Recorded Prior to TRC Approval of this Submittal or Prior to Issuance of a Building Permit (PB: Pg: )

City of Greensboro
Water Resources Department
COLLECTION SYSTEM EXTENSION PERMIT APPROVAL
Project Origin: [X] City [ ] Private
Type of Project: [ ] City Owned [X] Privately Owned
[ ] Portions Public and Privately Owned
Per Article 21 of Chapter 143 of the North Carolina General Statutes, as Amended, and Other Laws, Rules and Regulations, Permission is hereby granted by the City of Greensboro, a delegated permitting authority approved by the North Carolina Environmental Management Commission, for the construction and operation of the collection system depicted on these plans and throughout the permitting process.
City of Greensboro and its staff are not responsible for errors in designs, calculations, drawings or statements, or finding and correcting any errors or deficiencies submitted by applicants or their consultants, and disclaim any liability for errors, in accordance with North Carolina General Statute 130A-26.2. Any person who knowingly makes any false statement, representation, or certification in any application or design documents shall be guilty of a Class 2 misdemeanor, which may include a fine not to exceed \$10,000 per violation.
Permittee shall be responsible for adherence to all conditions of the City of Greensboro Water Resources Department as Checked.
[ ] Wastewater Collection System Extension Master Permit (Public)
[ ] Individual Wastewater Collection System Extension Permit (Private)
Any significant changes (size, type, connections, length, alignment, etc) to that approved on the these plans or permitting documents shall be reviewed and approved by the City of Greensboro prior to Construction.
Approved by: [ ] :City of Greensboro
COG Permit # WRCS00: [ ] Approval Date: [ ]

(Engineering Construction)
Completion of this Statement is required with submittal of Engineering Construction Drawings
FINANCIAL RESPONSIBILITY ACKNOWLEDGMENT
[ ] is to provide a one-year warranty to guarantee the public improvement from failure due to faulty workmanship or materials. Once the project is complete, this individual or corporation will be required to sign a notarized agreement. Upon completion and return of this agreement, they will receive a final acceptance letter and the year warranty will begin. The City of Greensboro will not release bonds or accept public infrastructure for maintenance without a final inspection.
Signature of Financial Responsibility (Individual or Corporation) [ ]
Address: [ ]
Telephone: [ ]

Table with 3 columns: Revision Summary, Revision Date, Revised by. Includes sections for Revision to Plan in Process and Revision to Approved Plan (Tracking #).



(Construction Plans Review Stamps)
WATER 2,209 L.F. X \$1.50 = \$ 3,313.50
SEWER 388 L.F. X \$1.50 = \$ 582
RDWY 0 L.F. X \$1.50 = \$ 0
TOTAL \$ 3,895.50
DATE FEE(S) RECEIVED BY CITY OF GREENSBORO [ ]
CITY OF GREENSBORO REQUIREMENTS FOR ISSUANCE OF "FINAL CO"
1. SUBMIT COPY OF RECORDED OPERATION & MAINTENANCE AGREEMENT
\*\*AGREEMENT MUST REFERENCE OPERATION & MAINTENANCE PLAN FOR SCM\*\*
2. SUBMIT COPY OF RECORDED EASEMENT PLAN
\*\*PLAT MUST REFERENCE OPERATION AND MAINTENANCE AGREEMENT FOR SCM\*\*
3. SUBMIT SIGNED & SEALED ENGINEER'S CERTIFICATION
4. SUBMIT SURVEYED AS-BUILT OF SCM
5. FINAL INSPECTION TO BE PERFORMED BY CITY OF GREENSBORO WATER RESOURCES DEPARTMENT

This Watershed Plan and/or Site Plan, Preliminary Subdivision, Group Development was APPROVED by the Technical Review Committee on [ ]
TRC approval represents the maximum possible development of the site. Other approvals (including Construction Plans Review) could reduce the amount of development possible on this site.
Conformance with this Approved Plan is your responsibility. Any change in land use, lot lines, building location, parking, drives, utility lines, landscaping, etc. must be resubmitted for review and approval to such PRIOR change being made.
Per Land Development Ordinance Sections 30-4-15.8 and 30-4-17.5, in general this Approval expires in 2 years.
Site Plans: Approval also expires if construction or development activity is begun and then discontinued for a period greater than 180 days.
Preliminary Subdivision: Approval also expires if a final plat is not recorded within 2 years, or if there is a lapse of more than 2 years between the recordings of phases or section.
This Approval covers site design only. Separate application, review, approval and/or permits are required for signs, construction plans, building plans, final plats or anything other than site design.
2024-3981
(Clerk of the TRC) (Date) (Tracking #)
\*Agent: Add Case # Prior to Resubmittal
(Clerk of the TRC) (Date of Approval of Minor Revision or Re-approval)

ABBREVIATIONS

ABAN	ABANDONED	LT	LEFT OFFSET FROM CENTERLINE
AC	ACRES	LP	LIGHT POLE
AGG	AGGREGATE	LF	LINEAR FEET
ARV	AIR RELEASE VALVE	MH	MANHOLE
ASPH	ASPHALT	MAX	MAXIMUM
ABC	ASPHALT BASE COURSE	MBL	MAXIMUM/MINIMUM BUILDING LINE
BC	BACK OF CURB	MJ	MECHANICAL JOINT
BFP	BACKFLOW PREVENTER	MIN	MINIMUM
BEG	BEGIN	MON	MONUMENT
BMP	BEST MANAGEMENT PRACTICES	NIC	NOT IN CONTRACT
BOL	BOLLARD	NTS	NOT TO SCALE
BTM	BOTTOM	OC	ON CENTER
BLDG	BUILDING	OHP	OVERHEAD UTILITIES
CIP	CAST IRON PIPE	PG	PAGE
CB	CATCH BASIN	PED	PEDESTRIAN
CL	CENTERLINE	PB	PLAT BOOK
CO	CLEANOUT	PVC	POLYVINYL CHLORIDE
CBU	CLUSTER BOX UNIT	PCC	PORTLAND CEMENT CONCRETE
COMM	COMMUNICATION	PWR	POWER
CONC	CONCRETE	PP	POWER POLE
CMON	CONCRETE MONUMENT	PL	PROPERTY LINE
CONST	CONSTRUCTION	PROP	PROPOSED
CMP	CORRUGATED METAL PIPE	R	RADIUS
CRK	CREEK	RR	RAILROAD
CY	CUBIC YARDS	RPZ	REDUCED PRESSURE BACKFLOW
C&G	CURB AND GUTTER	RCP	REINFORCED CONCRETE PIPE
CI	CURB INLET	R/W	RIGHT OF WAY
DB	DEED BOOK	RT	RIGHT OFFSET FROM CENTERLINE
DEMO	DEMOLITION	SS	SANITARY SEWER
DIA	DIAMETER	SSCO	SANITARY SEWER CLEANOUT
DOM	DOMESTIC	SSMH	SANITARY SEWER MANHOLE
DCA	DOUBLE CHECK ASSEMBLY	SVC	SERVICE LATERAL
DE	DRAINAGE EASEMENT	SIP	SET IRON PIPE
DWG	DRAWING	S/W	SIDEWALK
DWY	DRIVEWAY	SDE	SIGHT DISTANCE EASEMENT
DI	DROP INLET	SF	SQUARE FEET
DIP	DUCTILE IRON PIPE	STD	STANDARD
ESMT	EASEMENT	STA	STATION
EC	EDGE OF CONCRETE	SD	STORM DRAIN
EG	EDGE OF GRAVEL	STMH	STORM MANHOLE
EP	EDGE OF PAVEMENT	TMH	TELEPHONE MANHOLE
E	ELECTRICAL	TPED	TELEPHONE PEDESTAL
EMH	ELECTRICAL MANHOLE	TEMP	TEMPORARY
EL,ELEV	ELEVATION	T/C	TOP OF CURB
EX	EXISTING	TBM	TRAVERSE BENCHMARK
FC	FACE OF CURB	TYP	TYPICAL
FO	FIBER OPTIC	UG	UNDERGROUND
FG	FINISH GRADE	UE	UTILITY EASEMENT
FFE	FINISHED FLOOR ELEVATION	VG	VALLEY GUTTER
FDC	FIRE DEPARTMENT CONNECTION	VCP	VITRIFIED CLAY PIPE
FH	FIRE HYDRANT	WTR	WATER
FES	FLARED END SECTION	WLWM	WATER MAIN
FL	FLOW LINE	WV	WATER VALVE
FIP	FOUND IRON PIPE	YI	YARD INLET
FIR	FOUND IRON ROD		
G	GAS		
GV	GATE VALVE		
GI	GRATE INLET		
HVAC	HEATING, VENTILATION, AIR CONDITIONING		
HDPE	HIGH DENSITY POLYETHYLENE		
HYD	HYDRANT		
INV	INVERT		
IRR	IRRIGATION		

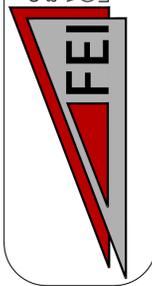
SYMBOLS & LINETYPE LEGEND

PROPOSED	EXISTING		PROPOSED	EXISTING	
		ADA ACCESSIBLE ROUTE			BACKFLOW PREVENTER
		CENTERLINE			BENCHMARK
		COMMUNICATIONS (UNDERGROUND)			BLOWOFF
		CONTOUR LINES			CATCH BASIN
		CREEK, STREAM OR WATER BODY			COMMUNICATION BOX OR MANHOLE
		CURB & GUTTER			COMPUTED POINT
		DISTURBED AREA			CURB INLET
		DITCH			DRAINAGE MANHOLE
		DIVERSION BERM			ELECTRIC METER
		DIVERSION BERM (CLEAN)			ELECTRIC PEDESTAL
		DRAINAGE AREA			FIBER OPTIC PEDESTAL OR MARKER
		EASEMENT (ACCESS)			FIRE DEPARTMENT CONNECTION
		EASEMENT (BMP)			FLARED END SECTION
		EASEMENT (DMUE)			GAS METER OR MARKER
		EASEMENT (DRAINAGE)			GAS VALVE
		EASEMENT (SANITARY)			HEADWALL OR ENDWALL
		EASEMENT (STORM)			HVAC
		EASEMENT (WATER)			HYDRANT
		EASEMENT (MISC)			IRON PIPE
		ELECTRIC (OVERHEAD)			LIGHT POLE
		ELECTRIC (UNDERGROUND)			MISCELLANEOUS METER
		EROSION BAFFLE			MISCELLANEOUS UTILITY PEDESTAL OR MARKER
		FENCE			REDUCER
		FLOODPLAIN			RIGHT OF WAY MONUMENT
		FLOODWAY			ROCK DAM
		GAS LINE			SANITARY CLEANOUT
		GUARDRAIL			SANITARY MANHOLE
		LANDSCAPE BUFFER			SHRUB
		LANDSCAPED AREA			TRANSFORMER
		PHASE LINE			TRANSMISSION TOWER
		PROPERTY LINE (ADJACENT)			TREE (CANOPY)
		PROPERTY LINE (SUBJECT)			TREE (UNDERSTORY)
		RAILROAD TRACKS			UTILITY POLE
		RIGHT OF WAY			WATER METER
		ROOF DRAIN			WATER VALVE
		SANITARY SEWER (FORCEMAIN)			WELL
		SANITARY SEWER (GRAVITY)			YARD GRATE
		SETBACKS			YARD INLET
		SILT FENCE			SWALE NUMBER
		STORM DRAIN			
		STREAM BUFFER (ZONE 1)			
		STREAM BUFFER (ZONE 2)			
		WATER MAIN			
		WOODS LINE			

HATCHING & SHADING

	ASPHALT
	BUILDING
	CONCRETE
	GRAVEL
	RIP RAP
	ROCK

Civil Engineers and Land Surveyors  
 8518 Triad Drive, Colfax, NC 27235  
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 (336) 852-9797  
 License No. C-0950



**HEARTLAND LIVING & REHABILITATION**

ABBREVIATIONS & LEGEND

PROJECT LOCATION:  
 TOWNSHIP, COLFAX  
 COUNTY, GUILFORD  
 STATE, NORTH CAROLINA

REVISION INFORMATION:  
 CENTURY CARE MANAGEMENT  
 1301 EDINBURGH SUITE 208  
 STATE, NORTH CAROLINA  
 PHONE, 704-771-1111

NO.	DATE	REVISION NOTE

DRAWN BY: FEI
CHECKED BY: FEI
DATE: 08/11/2025
PROJECT NO.: 03079.001
REF. NO.:
SCALE: N/A



**SITE LIGHTING NOTE**  
 1. THIS PLAN COMPLIES WITH THE OUTDOOR LIGHTING STANDARDS OF THE GREENSBORO LDO, INCLUDING THE 35 FOOT MAX POLE HEIGHT REQUIREMENT, THE REQUIREMENT FOR CUT-OFF LIGHT FIXTURES, AND THE LIGHT TRESPASS REQUIREMENT IN 30-9-6.6.

- TRANSPORTATION NOTES:**
- NO PLANTINGS OR OTHER OBJECTS SHALL BE WITHIN SIGHT TRIANGLES AT A HEIGHT BETWEEN 2'5" AND 8' (CANOPY) ABOVE THE FINISHED GRADE OF THE PROPOSED DRIVEWAY OR WITHIN ANY STREET INTERSECTION SIGHT TRIANGLE.
  - NO VEHICLES ACCESSING THIS SITE SHALL BACK TO OR FROM THE PUBLIC RIGHT OF WAY.
  - NO VEHICLES ACCESSING THIS SITE SHALL QUEUE IN THE PUBLIC RIGHT OF WAY.
  - REFERENCE COG STD. 416-A FOR ACCEPTABLE DRIVEWAY GRADES.
  - DRIVEWAY TO BE CONSTRUCTED PER COG 416-B.
  - SIDEWALK TO BE CONSTRUCTED PER COG 418-A.
  - REPAIR/REPLACE/INSTALL ANY DAMAGED OR MISSING CURB AND GUTTER ALONG PROPERTY FRONTAGE PER 30" NCDOT 346.01.
  - REPAIR/REPLACE/INSTALL ANY DAMAGED OR MISSING SIDEWALK ALONG PROPERTY FRONTAGE PER COG 418-A.
  - MAINTAIN A 5' UTILITY CLEARANCE AT DRIVES.
  - PROVIDE MINIMUM 4' SIDEWALK WIDTH CLEARANCE AROUND ALL ABOVE GROUND UTILITIES.

BUILT UPON AREA BREAKDOWN TABLE			
TYPE	AREA (SF)	AREA (AC)	PERCENT (%)
EXISTING (REMOVED)	15,332	0.35	1.64
BUILDING	83,413	1.91	8.95
PAVEMENT	83,220	1.91	8.93
SIDEWALK/MISC.	10,761	0.25	1.15
OPEN SPACE	754,811	17.33	80.97
TOTAL BUA	177,395	4.07	19.03
TOTAL AREA	932,206	21.40	100.00

9300 LLC  
 PIN # 7806019346  
 D.B. 8820 PG. 1781  
 P.B. 206, PG. 97  
 ZONING: CD-LB  
 LAND CLASS: COMM

CASEY & AMBER BELANGIA  
 PIN # 7806110055  
 D.B. 8463, PG. 2217  
 P.B. 206, PG. 97  
 ZONING: C-L  
 LAND CLASS: RES (1)

TIMOTHY L. GRIFFEY  
 PIN # 7806212325  
 D.B. 5793, PG. 530  
 ZONING: RS-40  
 LAND CLASS: RES (1)

PATRICIA J. BULL  
 PIN # 7806302303  
 D.B. 1206, PG. 554  
 ZONING: AG  
 LAND USE: AGRICULTURE (3)

GUILFORD COUNTY BOARD OF EDUCATION  
 PIN # 7805295800  
 D.B. 4560, PG. 443  
 P.B. 98, PG. 75  
 ZONING: PI  
 LAND CLASS: SCHOOL (3)

N.C. DEPARTMENT OF TRANSPORTATION  
 PIN # 7806107328  
 D.B. 7059, PG. 1064  
 ZONING: R-3  
 LAND CLASS: GOV OWNER (3)

BRIAN & NATALIE ATKINS  
 PIN # 7806103587  
 D.B. 4949, PG. 166  
 ZONING: R-3  
 LAND CLASS: RES (1)

KIDD ROAD  
 60' WIDE PUBLIC R/W  
 (P.B. 199, PG. 78)

W. MARKET STREET SR# 1008  
 108' WIDE PUBLIC R/W  
 (P.B. 206, PG. 97)

VICINITY MAP  
 1"=2000'

**SITE DATA:**

**LOT 1:**  
 9206 W MARKET ST  
 COLFAX, NC 27235  
 OWNER: COLFAX REALTY, LLC.  
 PIN: 7806107946  
 D.B. 8920, PG. 2977  
 P.B. 218, PG. 5  
 ZONING: CD-O  
 AREA: 20.73 AC.

**LOT 2:**  
 9220 W MARKET ST  
 COLFAX, NC 27235  
 OWNER: COLFAX REALTY, LLC  
 OWNER ADDRESS: 130 EDINBURGH  
 SOUTH DR, STE 208 CARY, NC 27513  
 PIN: 780610197  
 D.B. 8942, PG. 2134  
 ZONING: R-3  
 AREA: 0.67 AC.

**TOTAL AREA:** 21.40 AC

**WATERSHED DATA:**

WATERSHED: REEDY FORK  
 WATERSHED CLASSIFICATION: WS-III NSW  
 RIVER BASIN: CAPE FEAR RIVER BASIN  
 SOIL TYPES: CKB, CKC, PPE2, SMD  
 AVG. SLOPE: 9.4%  
 DISTURBED AREA: 14.67 AC

**DENSITY CALCULATION:**

SEE STORM WATER MANAGEMENT NOTE 3 FOR BUILT-UPON AREA CALCULATIONS (SHEET 8)

**ZONING DATA:**

**ZONING DISTRICT:** CD-O (CONDITIONAL OFFICE)  
**MIN. LOT WIDTH:** 60'  
**MIN. LOT DEPTH:** 100'  
**MIN. LOT SIZE:** 12,000 SF  
**INTERIOR LOT:** 75'  
**CORNER LOT:** 80'  
**MAX BLDG HEIGHT:** 50'  
**MAX BLDG COVERAGE:** 30%  
**ADJACENT TO RM-5, RM-8 AND ALL R-3 DISTRICTS:** 15'  
**ADJACENT TO ALL OTHER DISTRICTS:** 0'  
**MAX HEIGHT:** 30'  
**ADJACENT TO RESIDENTIAL DISTRICTS:** 50'  
**ADJACENT TO ALL OTHER DISTRICTS:** 80'  
**STREET:** 25/30'  
**FRONT:** 25/30'  
**THOROUGHFARE:** 35'

**CD-O ZONING CONDITIONS AS OF 02/18/2025:**

- PERMITTED USES SHALL BE LIMITED TO: ASSISTED LIVING FACILITY; NURSING HOME.
- NO MORE THAN 125 DWELLING OR ROOMING UNITS SHALL BE PERMITTED.
- BUILDING HEIGHT SHALL NOT EXCEED 50 FT.
- VEHICULAR ACCESS TO KIDD ROAD SHALL BE LIMITED TO EMERGENCY VEHICLES ONLY.

**BUILDING OCCUPANCY:**

18 PRIVATE BEDROOMS  
 18 SEMI-PRIVATE BEDROOMS  
 107 UNITS TOTAL W/ 125 BEDS

**PROPOSED SCHEDULE:**

PROPOSED USE: ASSISTED LIVING FACILITY  
 NUMBER OF UNITS: 107  
 REQUIRED PARKING: 1 PER 2 UNITS = 53 SPACES  
 PARKING PROVIDED: 125 SPACES  
 (INCLUDING 10 VAN ACCESSIBLE SPACES)

**SIDEWALK INSTALLATION AND INSPECTION:**

PRIOR TO INSTALLATION OF PUBLIC SIDEWALK AND/OR DRIVEWAYS, OBTAIN PERMITS THROUGH DEVELOPMENT SERVICES (BUILDING INSPECTION) BY CALLING (336) 373-2155. WHEN SIDEWALK AND/OR DRIVEWAYS ARE READY FOR INSPECTION, CONTACT DEVELOPMENT SERVICES AT (336) 373-2400 FOR THE ASSIGNMENT OF AN INSPECTOR.

**PLUMBING PERMIT NOTICE:**

PLUMBING INSPECTION REQUIRED ON WATER SERVICES SMALLER THAN 3" AND 6" SEWER SERVICE. CALL DEVELOPMENT SERVICES AT (336) 373-2155 FOR PERMIT.

**EXISTING WATER METER REMOVAL:**

COORDINATE EXISTING WATER METER REMOVAL WITH THE CITY OF GREENSBORO METER SHOP. (336) 373-2071

**EXISTING WELL REMOVAL:**

CONTRACTOR SHALL OBTAIN A WELL ABANDONMENT PERMIT THROUGH THE CITY OF GREENSBORO PRIOR TO THE REMOVAL OF THE EXISTING WELL.

**ENCROACHMENT AGREEMENT REQUIRED FOR WATER AND SANITARY SEWER INSTALLATION.**

CONTACT NCDOT 336-487-0100

**CONSTRUCTION INSPECTION:**

CONSTRUCTION INSPECTION REQUIRED FOR 6" WATER LINE AND/OR 4" SANITARY SEWER. CALL (336) 373-2377 TO SCHEDULE INSPECTION.

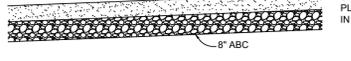
**GENERAL NOTES:**

- AREA DETERMINED UTILIZING COMPUTER SOFTWARE.
- GRID TIE INFORMATION BASED ON MONUMENTATION AND DATUM AS SHOWN. ALL DISTANCES ARE GROUND DISTANCES (US FEET) UNLESS OTHERWISE SHOWN.
- NO NGS MONUMENTS WERE RECOVERED WITHIN 2000' OF THIS PROPERTY.
- NO SUBSURFACE INVESTIGATION PERFORMED BY FLEMING ENGINEERING, INC.
- UTILITY LOCATION WORK SHOWN HEREON WAS DERIVED BY ABOVE GROUND INDICATORS ONLY, UNLESS OTHERWISE NOTED.
- THIS PROPERTY IS SUBJECT TO ANY EASEMENTS, AGREEMENTS OR RIGHTS OF WAY RECORDED PRIOR TO THE DATE OF THIS MAP WHICH WERE NOT VISIBLE AT THE TIME OF INSPECTION.
- THE SURVEYOR HAS NOT PERFORMED A TITLE INVESTIGATION ON THIS PROPERTY. THEREFORE, THIS MAP IS SUBJECT TO ANY AND ALL FACTS AN UNDISCOVERED TITLE INVESTIGATION MAY DISCLOSE.
- THIS MAP DOES NOT MEET G.S. 47-30 AND IS NOT FOR RECORDING OR CONVEYANCE.
- THE CLASSIFICATION OF THIS SURVEY IS NORTH CAROLINA CLASS A.
- HORIZONTAL DATUM: NAD83(2011).
- ANY SIGNS TO BE PLACED ON SITE MUST BE SUBMITTED SEPARATELY FOR ZONING REVIEW.
- ANY STRUCTURE TO BE REMOVED SHALL REQUIRE A SEPARATE DEMOLITION PERMIT FROM THE BUILDING INSPECTIONS DEPARTMENT.
- MEANS OF EGRESS ILLUMINATION SHALL BE PROVIDED THROUGHOUT EXIT DISCHARGES IN ACCORDANCE WITH NBCB.
- ALL EXISTING AND PROPOSED OVERHEAD POWER LINES ARE INDICATED ON THE SITE PLAN. IF NO OVERHEAD POWER LINES ARE INDICATED, THERE SHALL BE NONE WITHIN 10 FEET OF THE PROPERTY LIMITS.
- HANDICAP SIGNAGE SHALL BE INSTALLED BETWEEN PARKING SPACES ON CHANNEL POST MOUNTED IN BOLLARD. (SEE DETAIL SHEET)

**SITE PLAN NOTES:**

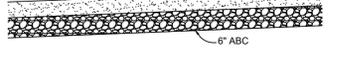
- ALL CONSTRUCTION SHALL CONFORM TO THE LATEST CITY OF GREENSBORO, NCDOT AND NCDOT STANDARDS AND SPECIFICATIONS.
- ALL DIMENSIONS SHOWN ON SITE PLAN ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- SOIL UNDER BUILDINGS AND PAVED AREAS SHALL BE COMPACTED TO STANDARD PROCTOR MAXIMUM DRY DENSITY AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER AND SHALL CONFORM TO CITY OF GREENSBORO REQUIREMENTS WITHIN PUBLIC RIGHT OF WAY.
- CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR TO CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCAL SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND/OR RELOCATION OF ALL EXISTING UTILITIES IN COORDINATION WITH THE APPROPRIATE UTILITY, AGENCY, OR COMPANY. CONTRACTOR TO COORDINATE ACTIVITIES WITH UTILITY COMPANIES INVOLVED IN ANY RELATED RELOCATION (I.E. POWER POLES, TELEPHONE PEDESTALS, WATER METERS, ETC.).
- EXISTING UTILITIES SHOWN ARE BASED ON FIELD SURVEYS AND THE BEST AVAILABLE RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY CONDITIONS PRIOR TO BEGINNING CONSTRUCTION. ANY DISCREPANCIES BETWEEN ACTUAL FIELD CONDITIONS AND THE PLANS SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
- ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO CONTRACTOR FOR ANY WORK DONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.

SUBGRADE COMPACTED TO A MINIMUM 98% STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D 698). REFER TO SOILS REPORT IF AVAILABLE.



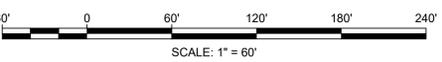
26' DRIVE AISLE PAVEMENT SECTION (HEAVY DUTY)  
 N.T.S.

SUBGRADE COMPACTED TO A MINIMUM 98% STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D 698). REFER TO SOILS REPORT IF AVAILABLE.

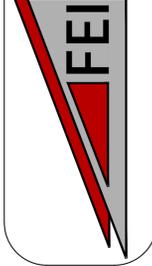


PARKING SPACE PAVEMENT SECTION (LIGHT DUTY)  
 N.T.S.

**DUMPSTER:**  
 PLEASE CALL AT LEAST 6 WEEKS PRIOR FOR DUMPSTER PLACEMENT. ALL NEW DUMPSTERS PAD CONSTRUCTIONS MUST MEET THE CITY OF GREENSBORO SPECIFICATIONS FOR SINGLE AND DOUBLE PADS/ENCLOSURES (HTTP://WWW.GREENSBORO-NC.GOV/INDEX.ASPX?PAGE=522). SINGLE DUMPSTER PADS/ENCLOSURES SHOULD BE 10 FEET WIDE, IF THE DUMPSTER PAD IS GOING TO HAVE AN ENCLOSURE, THEN THE OPENING/ENTRANCE TO THE ENCLOSURE SHOULD BE 12 FEET WIDE, 2 FEET WIDER THAN THE PAD. DOUBLE DUMPSTER PADS SHOULD BE 20 FEET WIDE. IF THE DUMPSTER PAD IS GOING TO HAVE AN ENCLOSURE, THEN THE OPENING/ENTRANCE TO ENCLOSURE SHOULD BE 22 FEET WIDE, 2 FEET WIDER THAN THE PAD. ALWAYS CALL TO SCHEDULE A SITE VISIT PRIOR TO THE POURING OF CONCRETE FOR ANY NEW DUMPSTER PAD. JAMES JORDAN FIELD OPERATIONS, SOLID WASTE DIVISION 336-373-2256. JAMES.JORDAN@GREENSBORO-NC.GOV



Civil Engineers and Land Surveyors  
 8515 Triad Drive, Colfax, NC 27235  
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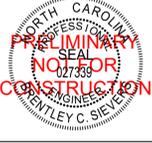


**HEARTLAND LIVING & REHABILITATION**  
 SITE PLAN

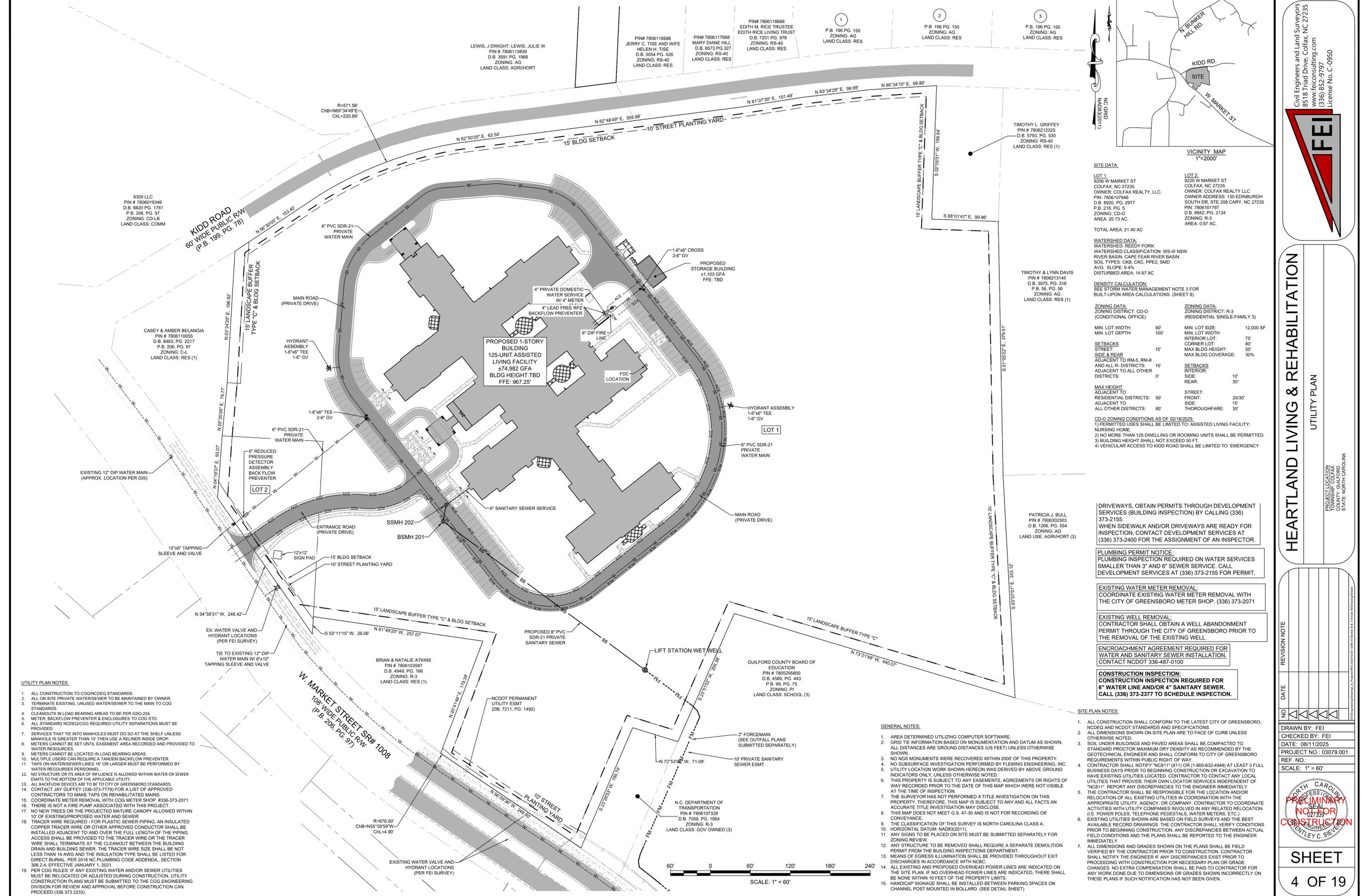
PROJECT LOCATION  
 TOWNSHIP: COLFAX  
 COUNTY: GUILFORD  
 STATE: NORTH CAROLINA

NO.	DATE	REVISION NOTE

DRAWN BY: FEI  
 CHECKED BY: FEI  
 DATE: 08/11/2025  
 PROJECT NO.: 03079.001  
 REF. NO.:  
 SCALE: 1" = 60'



**SHEET**  
 3 OF 19



**VICINITY MAP**  
1"=2000'

**SITE DATA:**

<b>LOT 1:</b> 9206 W MARKET ST COLFAX, NC 27235 OWNER: COLFAX REALTY, LLC. PIN: 7806107946 D.B. 8920, PG. 2977 P.B. 216, PG. 5 ZONING: CD-O AREA: 20.73 AC.	<b>LOT 2:</b> 9220 W MARKET ST COLFAX, NC 27235 OWNER: COLFAX REALTY, LLC OWNER ADDRESS: 130 EDINBURGH SOUTH DR, STE 208 GARY, NC 27235 PIN: 7806101197 D.B. 8942, PG. 2134 ZONING: R-3 AREA: 0.67 AC.
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TOTAL AREA: 21.40 AC

**WATERSHED DATA:**  
WATERSHED: REEDY FORK  
WATERSHED CLASSIFICATION: WS-III NSW  
RIVER BASIN: CAPE FEAR RIVER BASIN  
SOIL TYPES: CKB, CKC, PPE2, SMD  
AVG. SLOPE: 9.4%  
DISTURBED AREA: 14.67 AC

**DENSITY CALCULATION:**  
SEE STORM WATER MANAGEMENT NOTE 3 FOR  
BUILT-UPON AREA CALCULATIONS. (SHEET 8)

<b>ZONING DATA:</b> ZONING DISTRICT: CD-O (CONDITIONAL OFFICE)	<b>ZONING DATA:</b> ZONING DISTRICT: R-3 (RESIDENTIAL SINGLE-FAMILY 3)
--	--

<b>MIN. LOT WIDTH:</b> 60'	<b>MIN. LOT SIZE:</b> 12,000 SF
<b>MIN. LOT DEPTH:</b> 100'	<b>MIN. LOT WIDTH:</b> 75'
<b>SETBACKS</b>	<b>CORNER LOT:</b> 80'
<b>STREET:</b> 15'	<b>MAX BLDG HEIGHT:</b> 50'
<b>SIDE &amp; REAR:</b>	<b>MAX BLDG COVERAGE:</b> 30%
<b>ADJACENT TO RM-5, RM-8 AND ALL R-3 DISTRICTS:</b> 15'	<b>SETBACKS</b>
<b>ADJACENT TO ALL OTHER DISTRICTS:</b> 0'	<b>INTERIOR:</b> 10'
<b>MAX HEIGHT</b>	<b>REAR:</b> 30'
<b>ADJACENT TO</b>	<b>STREET:</b>
<b>RESIDENTIAL DISTRICTS:</b> 50'	<b>FRONT:</b> 25/30'
<b>ADJACENT TO</b>	<b>SIDE:</b> 15'
<b>ALL OTHER DISTRICTS:</b> 80'	<b>THOROUGHFARE:</b> 35'

**CD-O ZONING CONDITIONS AS OF 02/18/2025:**  
1) PERMITTED USES SHALL BE LIMITED TO: ASSISTED LIVING FACILITY; NURSING HOME.  
2) NO MORE THAN 125 DWELLING OR ROOMING UNITS SHALL BE PERMITTED.  
3) BUILDING HEIGHT SHALL NOT EXCEED 50 FT.  
4) VEHICULAR ACCESS TO KIDD ROAD SHALL BE LIMITED TO EMERGENCY

**DRIVEWAYS, OBTAIN PERMITS THROUGH DEVELOPMENT SERVICES (BUILDING INSPECTION) BY CALLING (336) 373-2155. WHEN SIDEWALK AND/OR DRIVEWAYS ARE READY FOR INSPECTION, CONTACT DEVELOPMENT SERVICES AT (336) 373-2400 FOR THE ASSIGNMENT OF AN INSPECTOR.**

**PLUMBING PERMIT NOTICE:**  
PLUMBING INSPECTION REQUIRED ON WATER SERVICES SMALLER THAN 3" AND 6" SEWER SERVICE. CALL DEVELOPMENT SERVICES AT (336) 373-2155 FOR PERMIT.

**EXISTING WATER METER REMOVAL:**  
COORDINATE EXISTING WATER METER REMOVAL WITH THE CITY OF GREENSBORO METER SHOP. (336) 373-2071

**EXISTING WELL REMOVAL:**  
CONTRACTOR SHALL OBTAIN A WELL ABANDONMENT PERMIT THROUGH THE CITY OF GREENSBORO PRIOR TO THE REMOVAL OF THE EXISTING WELL.

**ENCROACHMENT AGREEMENT REQUIRED FOR WATER AND SANITARY SEWER INSTALLATION.**  
CONTACT NCDOT 336-487-0100

**CONSTRUCTION INSPECTION:**  
CONSTRUCTION INSPECTION REQUIRED FOR 6" WATER LINE AND/OR 4" SANITARY SEWER. CALL (336) 373-2377 TO SCHEDULE INSPECTION.

- GENERAL NOTES:**
- AREA DETERMINED UTILIZING COMPUTER SOFTWARE.
  - GRID TIE INFORMATION BASED ON MONUMENTATION AND DATUM AS SHOWN. ALL DISTANCES ARE GROUND DISTANCES (AS FEET) UNLESS OTHERWISE SHOWN.
  - NO NGS MONUMENTS WERE RECOVERED WITHIN 2000' OF THIS PROPERTY.
  - NO SUBSURFACE INVESTIGATION PERFORMED BY FLEMING ENGINEERING, INC.
  - UTILITY LOCATION WORK SHOWN HEREON WAS DERIVED BY ABOVE GROUND REQUIREMENTS WITHIN PUBLIC RIGHT OF WAY.
  - CONTRACTOR SHALL NOTIFY NCS117 (811) OR (1-800-832-4848) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR TO CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND/OR RELOCATION OF ALL EXISTING UTILITIES IN COORDINATION WITH THE APPROPRIATE UTILITY, AGENCY, OR COMPANY. CONTRACTOR TO COORDINATE ACTIVITIES WITH UTILITY COMPANIES INVOLVED IN ANY RELATED RELOCATION (I.E. POWER POLES, TELEPHONE PEDIESTALS, WATER METERS, ETC.).
  - EXISTING UTILITIES SHOWN ARE BASED ON FIELD SURVEYS AND THE BEST AVAILABLE RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY CONDITIONS PRIOR TO BEGINNING CONSTRUCTION. ANY DISCREPANCIES BETWEEN ACTUAL FIELD CONDITIONS AND THE PLANS SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
  - ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO CONTRACTOR FOR ANY WORK DONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.

- UTILITY PLAN NOTES:**
- ALL CONSTRUCTION TO COGNCDQG STANDARDS.
  - ALL ON SITE PRIVATE WATER/SEWER TO BE MAINTAINED BY OWNER.
  - TERMINATE EXISTING, UNUSED WATER/SEWER TO THE MAIN TO COG STANDARDS.
  - CLEANOUTS IN LOAD BEARING AREAS TO BE PER GSO-224.
  - METER, BACKFLOW PREVENTER & ENCLOSURES TO COG STD.
  - ALL STANDARD NCDQG/COG REQUIRED UTILITY SEPARATIONS MUST BE PROVIDED.
  - SERVICES THAT TIE INTO MANHOLES MUST DO SO AT THE SHELF UNLESS MANHOLE IS GREATER THAN 10' THEN USE A RELINER INSIDE DROP.
  - METERS CANNOT BE SET UNTIL EASEMENT AREA RECORDED AND PROVIDED TO WATER RESOURCES.
  - METERS CANNOT BE LOCATED IN LOAD BEARING AREAS.
  - MULTIPLE USERS CAN REQUIRE A TANDUM BACKFLOW PREVENTER BY WATER RESOURCES PERSONNEL.
  - NO STRUCTURE OR ITS AREA OF INFLUENCE IS ALLOWED WITHIN WATER OR SEWER EASMENTS TO THE BOTTOM OF THE APPLICABLE UTILITY.
  - ALL BACKFLOW DEVICES ARE TO BE TO CITY OF GREENSBORO STANDARDS.
  - CONTACT JAY GUFFEY (336-373-7779) FOR A LIST OF APPROVED CONTRACTORS TO MAKE TAPS ON REHABILITATED MAINS.
  - COORDINATE METER REMOVAL WITH COG METER SHOP. #336-373-2071
  - THERE IS NOT A FIRE PUMP ASSOCIATED WITH THIS PROJECT.
  - NO NEW TREES OR THE PROJECTED MATURE CANOPY ALLOWED WITHIN 10' OF EXISTING PROPOSED WATER AND SEWER.
  - TRACER WIRE REQUIRED - FOR PLASTIC SEWER PIPING, AN INSULATED COPPER TRACER WIRE OR OTHER APPROVED CONDUCTOR SHALL BE INSTALLED ADJACENT TO AND OVER THE FULL LENGTH OF THE PIPING. ACCESS SHALL BE PROVIDED TO THE TRACER WIRE OR THE TRACER WIRE SHALL TERMINATE AT THE CLEANOUT BETWEEN THE BUILDING DRAIN AND BUILDING SEWER. THE TRACER WIRE SIZE SHALL BE NOT LESS THAN 14 AWG AND THE INSULATION TYPE SHALL BE LISTED FOR DIRECT BURIAL. PER 2018 NC PLUMBING CODE ADDENDA, SECTION 306.2.4, EFFECTIVE JANUARY 1, 2021.
  - PER COG RULES, IF ANY EXISTING WATER AND/OR SEWER UTILITIES MUST BE RELOCATED OR ADJUSTED DURING CONSTRUCTION, UTILITY CONSTRUCTION PLANS MUST BE SUBMITTED TO THE COG ENGINEERING DIVISION FOR REVIEW AND APPROVAL BEFORE CONSTRUCTION CAN PROCEED. (336 373 2233).

Civil Engineers and Land Surveyors  
8515 Triad Drive, Colfax, NC 27235  
www.feiconsulting.com  
(336) 852-9797  
License No. C-0950

**HEARTLAND LIVING & REHABILITATION**  
UTILITY PLAN

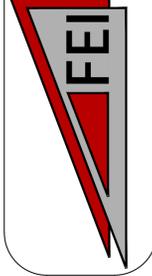
PROJECT LOCATION  
TOWNSHIP: COLFAX  
COUNTY: GUILFORD  
STATE: NORTH CAROLINA

NO.	DATE	REVISION NOTE

DRAWN BY: FEI  
CHECKED BY: FEI  
DATE: 08/11/2025  
PROJECT NO.: 03079.001  
REF. NO.:  
SCALE: 1" = 60'

**PRELIMINARY NOT FOR CONSTRUCTION**

**SHEET**  
4 OF 19

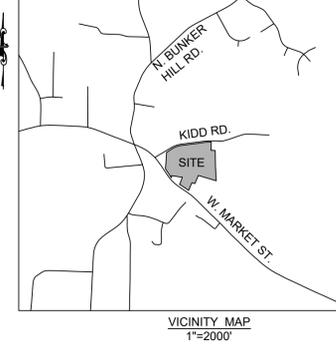


**HEARTLAND LIVING & REHABILITATION**  
 LANDSCAPE PLAN

REVISION NOTE

NO.	DATE	DESCRIPTION

DRAWN BY: FEI  
 CHECKED BY: FEI  
 DATE: 08/11/2025  
 PROJECT NO.: 03079.001  
 REF. NO.:  
 SCALE: 1" = 60'



**SITE DATA:**

**LOT 1:**  
 9206 W MARKET ST  
 COLFAX, NC 27235  
 OWNER: COLFAX REALTY, LLC.  
 PIN: 7806107946  
 D.B. 8920, PG. 2977  
 P. 218, PG. 5  
 ZONING: CD-O  
 AREA: 20.73 AC.

**LOT 2:**  
 9220 W MARKET ST  
 COLFAX, NC 27235  
 OWNER: COLFAX REALTY LLC  
 OWNER ADDRESS: 130 EDINBURGH  
 SOUTH DR, STE 208 CARY, NC 27235  
 PIN: 7806101797  
 D.B. 8942, PG. 2134  
 ZONING: R-3  
 AREA: 0.67 AC.

**TOTAL AREA:** 21.40 AC

**WATERSHED DATA:**  
 WATERSHED: REEDY FORK  
 WATERSHED CLASSIFICATION: WS-III NW  
 RIVER BASIN: CAPE FEAR RIVER BASIN  
 SOIL TYPES: CKB, CKK, PPE2, SMD  
 AVG. SLOPE: 9.4%  
 DISTURBED AREA: 14.67 AC

**DENSITY CALCULATION:**  
 SEE STORM WATER MANAGEMENT NOTE 3 FOR  
 BUILT-UPON AREA CALCULATIONS. (SHEET 8)

**ZONING DATA:**  
 ZONING DISTRICT: CD-O (CONDITIONAL OFFICE)

**ZONING DATA:**  
 ZONING DISTRICT: R-3 (RESIDENTIAL SINGLE-FAMILY 3)

**MIN. LOT WIDTH:** 60'  
**MIN. LOT DEPTH:** 100'

**MIN. LOT SIZE:** 12,000 SF  
**MIN. LOT WIDTH:** 80'

**SETBACKS:**  
 STREET: 15'  
 SIDE & REAR: 15'  
 ADJACENT TO RM-5, RM-8 AND ALL R-DISTRICTS: 15'  
 ADJACENT TO ALL OTHER DISTRICTS: 0'

**SETBACKS:**  
 INTERIOR: 10'  
 REAR: 30'

**MAX HEIGHT:**  
 ADJACENT TO RESIDENTIAL DISTRICTS: 50'  
 ADJACENT TO ALL OTHER DISTRICTS: 80'

**STREET:** 25/30'  
**FRONT:** 15'  
**THOROUGHFARE:** 35'

**CD-O ZONING CONDITIONS AS OF 02/18/2025:**  
 1) PERMITTED USES SHALL BE LIMITED TO: ASSISTED LIVING FACILITY; NURSING HOME.  
 2) NO MORE THAN 125 DWELLING OR ROOMING UNITS SHALL BE PERMITTED.  
 3) BUILDING HEIGHT SHALL NOT EXCEED 50 FT  
 4) VEHICULAR ACCESS TO KIDD ROAD SHALL BE LIMITED TO EMERGENCY VEHICLES ONLY.

**TREE CONSERVATION/RESTORATION AREA:**  
 TCA REQUIRED: 10.00% x 21.40 ACRES (932,184 SF) = 2.14 (93,218.4 SF)  
 REFORESTATION RATE: 400 SF PER 2" CALIPER TREE  
 = 93,218.4 SF / 400 SF = 233.046 = (234) 2" CALIPER TREES REQUIRED  
 = (234) 2" CALIPER TREES X 400 S.F. = 93,600 S.F.  
 TCA PROVIDED: 2.15 AC (93,654 S.F.)

**TREE CONSERVATION NOTES:**

- CONTACT THE PLANNING DIRECTOR TO SCHEDULE A PRE-CONSTRUCTION MEETING BEFORE ANY TREE DISTURBANCE, EXCEPT AS NOTED IN SEC. 30-4-26.3(C)(5), OCCURS ON THIS SITE.
- ALL TREE CONSERVATION DEVICES MUST BE INSTALLED BEFORE INSPECTION BY THE PLANNING DIRECTOR AND BEFORE ANY TREE DISTURBANCE ACTIVITIES, EXCEPT AS NOTED IN SEC. 30-4-26.3(C)(5), OCCUR.
- REMOVAL OF OR DAMAGE TO TREES IN THE TREE CONSERVATION AREA WILL BE SUBJECT TO ALL AVAILABLE REMEDIES AND PENALTIES UNDER THE CITY'S DEVELOPMENT ORDINANCE.
- NO PARKING, STORAGE, DIRT STOCKPILING, CONCRETE WASHOUT OR ANY OTHER ACTIVITIES IS PERMITTED IN THE TREE CONSERVATION AREA.

**LANDSCAPING NOTES:**

- PER COG DEVELOPMENT ORDINANCE 30-10-2.5 C: ON LOTS OF RECORD THAT EXISTED PRIOR TO JULY 1, 1992 THAT ARE LESS THAN 55,000 SQUARE FEET IN AREA, NO DEVELOPMENT IS REQUIRED TO LANDSCAPE MORE THAN 15% OF THE SITE.
- A MINIMUM 5-FOOT WIDE PLANTING YARD WITH A COMBINATION OF VEGETATION AND/OR OPEN DECORATIVE FENCING AT LEAST 2.5 FEET IN HEIGHT AND A MAXIMUM OF 3.5 FEET IN HEIGHT SHALL BE PROVIDED AT OWNERS DISCRETION.
- STREETSCAPE CANOPY TREES ARE SPREAD OUT WITHIN SITE DUE TO SITE CONSTRAINTS.
- NO NEW TREES OR THE PROJECTED MATURE CANOPY ALLOWED WITHIN 10' OF EXISTING/PROPOSED WATER AND SEWER.

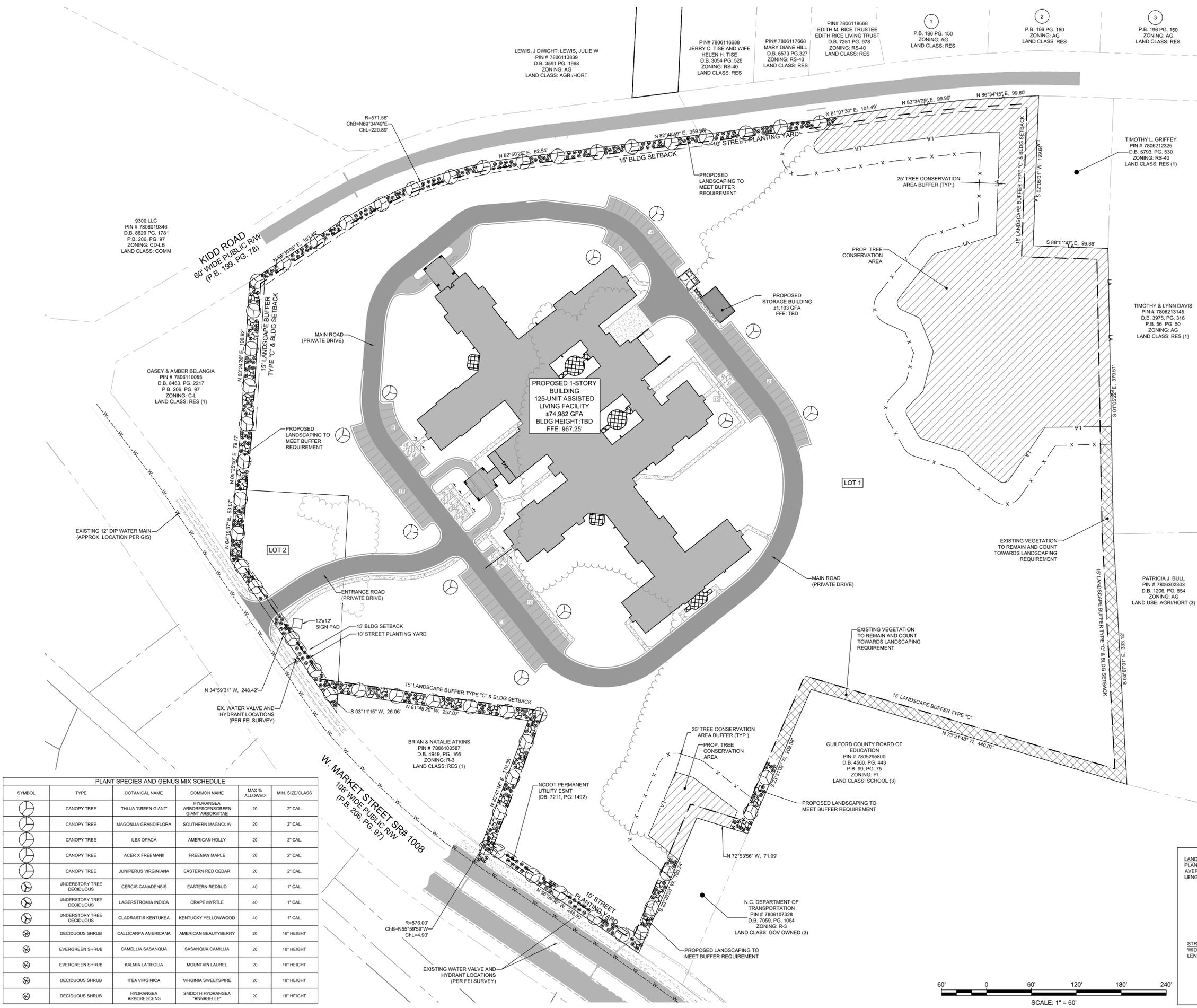
**LANDSCAPE BUFFER YARD:**  
 PLANTING YARD TYPE: C  
 AVERAGE WIDTH: 15 FT  
 LENGTH: 1,090 FT  
 CANOPY TREES (2 PER 100 FT): PROVIDED: 22  
 UNDERSTORY TREES (3 PER 100 FT): PROVIDED: 33  
 SHRUBS (17 PER 100 FT): PROVIDED: 186

**PARKING LOT LANDSCAPING:**  
 PARKING AREA: 1 TREE PER 12 SPACES\*  
 SPACES: 125  
 CANOPY TREES PROVIDED: 11  
 UNDERSTORY TREES (3 PER 100 FT): PROVIDED: 11  
 SHRUBS (17 PER 100 FT): PROVIDED: 186

\*A MAXIMUM DISTANCE OF 100' IS REQUIRED FROM ANY PARKING SPACE TO A PLANTING AREA. PLANTING AREAS WILL BE COMPRISED OF (1) TREE.

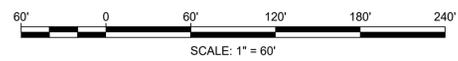
**STREET PLANTING YARD:**  
 WIDTH: 10 FT  
 LENGTH: 1,333 FT  
 CANOPY TREES (2 PER 100 FT): PROVIDED: 27  
 UNDERSTORY TREES (3 PER 100 FT): PROVIDED: 27  
 SHRUBS (17 PER 100 FT): PROVIDED: 227

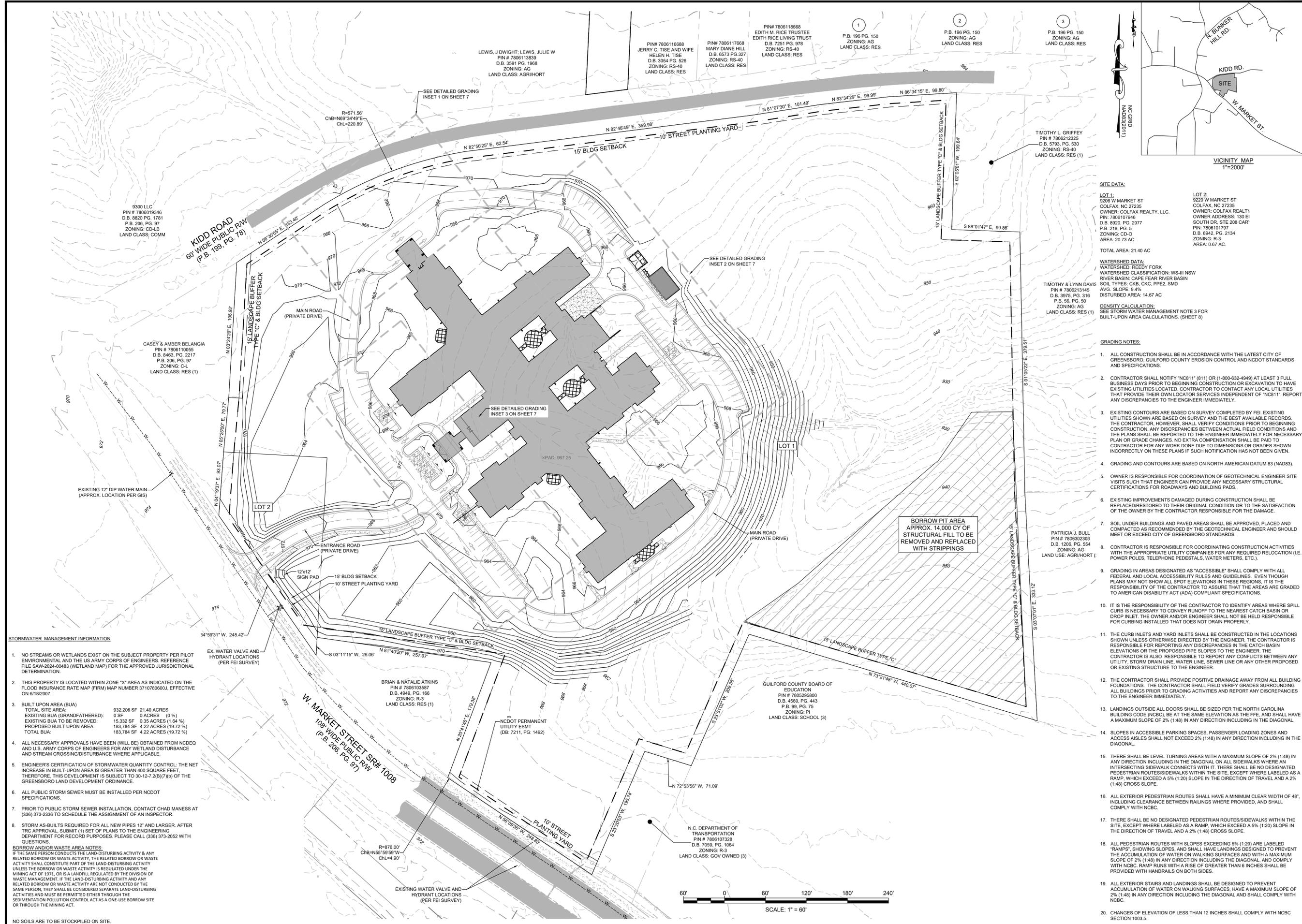
**TOTAL LANDSCAPING PROVIDED:**  
 CANOPY TREES: 60  
 UNDERSTORY TREES: 33  
 SHRUBS: 413



**PLANT SPECIES AND GENUS MIX SCHEDULE**

SYMBOL	TYPE	BOTANICAL NAME	COMMON NAME	MAX % ALLOWED	MIN. SIZE/CLASS
(Symbol)	CANOPY TREE	THUJA 'GREEN GIANT'	HYDRANGEA ARBORESCENS/GREEN GIANT ARBORVITAE	20	2" CAL.
(Symbol)	CANOPY TREE	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	20	2" CAL.
(Symbol)	CANOPY TREE	ILEX OPACA	AMERICAN HOLLY	20	2" CAL.
(Symbol)	CANOPY TREE	ACER X FREEMANII	FREEMAN MAPLE	20	2" CAL.
(Symbol)	CANOPY TREE	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	20	2" CAL.
(Symbol)	UNDERSTORY TREE DECIDUOUS	CERCIS CANADENSIS	EASTERN REDBUD	40	1" CAL.
(Symbol)	UNDERSTORY TREE DECIDUOUS	LAGERSTROMIA INDICA	GRAPE MYRTLE	40	1" CAL.
(Symbol)	UNDERSTORY TREE DECIDUOUS	CLADRASTIS KENTUCKEA	KENTUCKY YELLOWWOOD	40	1" CAL.
(Symbol)	DECIDUOUS SHRUB	CALICARPA AMERICANA	AMERICAN BEAUTYBERRY	20	18" HEIGHT
(Symbol)	EVERGREEN SHRUB	CAMELLIA SASANQUA	SASANQUA CAMILLIA	20	18" HEIGHT
(Symbol)	EVERGREEN SHRUB	KALMIA LATIFOLIA	MOUNTAIN LAUREL	20	18" HEIGHT
(Symbol)	DECIDUOUS SHRUB	ITEA VIRGINICA	VIRGINIA SWEETSPICE	20	18" HEIGHT
(Symbol)	DECIDUOUS SHRUB	HYDRANGEA ARBORESCENS	SMOOTH HYDRANGEA "ANNABELLE"	20	18" HEIGHT





**SITE DATA:**

**LOT 1:**  
 9205 W MARKET ST  
 COLFAX, NC 27235  
 OWNER: COLFAX REALTY, LLC.  
 PIN: 780610746  
 D.B. 8920, PG. 2977  
 P.B. 218, PG. 5  
 ZONING: CD-O  
 AREA: 20.73 AC

**LOT 2:**  
 9206 W MARKET ST  
 COLFAX, NC 27235  
 OWNER: COLFAX REALTY, LLC.  
 PIN: 780610746  
 D.B. 8920, PG. 2977  
 P.B. 218, PG. 5  
 ZONING: CD-O  
 AREA: 20.73 AC

**TOTAL AREA:** 21.40 AC

**WATERSHED DATA:**  
 WATERSHED: REEDY FORK  
 WATERSHED CLASSIFICATION: WS-III NSW  
 RIVER BASIN: CAPE FEAR RIVER BASIN  
 SOIL TYPES: CKB, KCK, PPE2, SMD  
 AVG. SLOPE: 9.4%  
 DISTURBED AREA: 14.67 AC

**DENSITY CALCULATION:**  
 SEE STORM WATER MANAGEMENT NOTE 3 FOR BUILT-UPON AREA CALCULATIONS. (SHEET 8)

- GRADING NOTES:**
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST CITY OF GREENSBORO, GUILFORD COUNTY EROSION CONTROL AND NCDOT STANDARDS AND SPECIFICATIONS.
  - CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR TO CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
  - EXISTING CONTOURS ARE BASED ON SURVEY COMPLETED BY FEI. EXISTING UTILITIES SHOWN ARE BASED ON SURVEY AND THE BEST AVAILABLE RECORDS. THE CONTRACTOR, HOWEVER, SHALL VERIFY CONDITIONS PRIOR TO BEGINNING CONSTRUCTION. ANY DISCREPANCIES BETWEEN ACTUAL FIELD CONDITIONS AND THE PLANS SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO CONTRACTOR FOR ANY WORK DONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
  - GRADING AND CONTOURS ARE BASED ON NORTH AMERICAN DATUM 83 (NAD83).
  - OWNER IS RESPONSIBLE FOR COORDINATION OF GEOTECHNICAL ENGINEER SITE VISITS SUCH THAT ENGINEER CAN PROVIDE ANY NECESSARY STRUCTURAL CERTIFICATIONS FOR ROADWAYS AND BUILDING PADS.
  - EXISTING IMPROVEMENTS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED/RESTORED TO THEIR ORIGINAL CONDITION OR TO THE SATISFACTION OF THE OWNER BY THE CONTRACTOR RESPONSIBLE FOR THE DAMAGE.
  - SOIL UNDER BUILDINGS AND PAVED AREAS SHALL BE APPROVED, PLACED AND COMPACTED AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER AND SHOULD MEET OR EXCEED CITY OF GREENSBORO STANDARDS.
  - CONTRACTOR IS RESPONSIBLE FOR COORDINATING CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE UTILITY COMPANIES FOR ANY REQUIRED RELOCATION (I.E. POWER POLES, TELEPHONE PEDESTALS, WATER METERS, ETC.).
  - GRADING IN AREAS DESIGNATED AS "ACCESSIBLE" SHALL COMPLY WITH ALL FEDERAL AND LOCAL ACCESSIBILITY RULES AND GUIDELINES. EVEN THOUGH PLANS MAY NOT SHOW ALL SPOT ELEVATIONS IN THESE REGIONS, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ASSURE THAT THE AREAS ARE GRADED TO AMERICAN DISABILITY ACT (ADA) COMPLIANT SPECIFICATIONS.
  - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY AREAS WHERE SPILL CURB IS NECESSARY TO CONVEY RUNOFF TO THE NEAREST CATCH BASIN OR DROP INLET. THE OWNER AND/OR ENGINEER SHALL NOT BE HELD RESPONSIBLE FOR CURBING INSTALLED THAT DOES NOT DRAIN PROPERLY.
  - THE CURB INLETS AND YARD INLETS SHALL BE CONSTRUCTED IN THE LOCATIONS SHOWN UNLESS OTHERWISE DIRECTED BY THE ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR REPORTING ANY DISCREPANCIES IN THE CATCH BASIN ELEVATIONS OR THE PROPOSED PIPE SLOPES TO THE ENGINEER. THE CONTRACTOR IS ALSO RESPONSIBLE TO REPORT ANY CONFLICTS BETWEEN ANY UTILITY, STORM DRAIN LINE, WATER LINE, SEWER LINE OR ANY OTHER PROPOSED OR EXISTING STRUCTURE TO THE ENGINEER.
  - THE CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS. THE CONTRACTOR SHALL FIELD VERIFY GRADES SURROUNDING ALL BUILDINGS PRIOR TO GRADING ACTIVITIES AND REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
  - LANDINGS OUTSIDE ALL DOORS SHALL BE SIZED PER THE NORTH CAROLINA BUILDING CODE (NCBC). BE AT THE SAME ELEVATION AS THE FFE, AND SHALL HAVE A MAXIMUM SLOPE OF 2% (1:48) IN ANY DIRECTION INCLUDING IN THE DIAGONAL.
  - SLOPES IN ACCESSIBLE PARKING SPACES, PASSENGER LOADING ZONES AND ACCESS AISLES SHALL NOT EXCEED 2% (1:48) IN ANY DIRECTION INCLUDING IN THE DIAGONAL.
  - THERE SHALL BE LEVEL TURNING AREAS WITH A MAXIMUM SLOPE OF 2% (1:48) IN ANY DIRECTION INCLUDING IN THE DIAGONAL ON ALL SIDEWALKS WHERE AN INTERSECTING SIDEWALK CONNECTS WITH IT. THERE SHALL BE NO DESIGNATED PEDESTRIAN ROUTES/SIDEWALKS WITHIN THE SITE, EXCEPT WHERE LABELED AS A RAMP, WHICH EXCEED A 5% (1:20) SLOPE IN THE DIRECTION OF TRAVEL AND A 2% (1:48) CROSS SLOPE.
  - ALL EXTERIOR PEDESTRIAN ROUTES SHALL HAVE A MINIMUM CLEAR WIDTH OF 48", INCLUDING CLEARANCE BETWEEN RAILINGS WHERE PROVIDED, AND SHALL COMPLY WITH NCBC.
  - THERE SHALL BE NO DESIGNATED PEDESTRIAN ROUTES/SIDEWALKS WITHIN THE SITE, EXCEPT WHERE LABELED AS A RAMP, WHICH EXCEED A 5% (1:20) SLOPE IN THE DIRECTION OF TRAVEL AND A 2% (1:48) CROSS SLOPE.
  - ALL PEDESTRIAN ROUTES WITH SLOPES EXCEEDING 5% (1:20) ARE LABELED "RAMPS"; SHOWING SLOPES, AND SHALL HAVE LANDINGS DESIGNED TO PREVENT THE ACCUMULATION OF WATER ON WALKING SURFACES AND WITH A MAXIMUM SLOPE OF 2% (1:48) IN ANY DIRECTION INCLUDING THE DIAGONAL, AND COMPLY WITH NCBC. RAMP RUNS WITH A RISE OF GREATER THAN 6 INCHES SHALL BE PROVIDED WITH HANDRAILS ON BOTH SIDES.
  - ALL EXTERIOR STAIRS AND LANDINGS SHALL BE DESIGNED TO PREVENT ACCUMULATION OF WATER ON WALKING SURFACES. HAVE A MAXIMUM SLOPE OF 2% (1:48) IN ANY DIRECTION INCLUDING THE DIAGONAL AND SHALL COMPLY WITH NCBC.
  - CHANGES OF ELEVATION OF LESS THAN 12 INCHES SHALL COMPLY WITH NCBC SECTION 1003.5.

**STORMWATER MANAGEMENT INFORMATION**

- NO STREAMS OR WETLANDS EXIST ON THE SUBJECT PROPERTY PER PILOT ENVIRONMENTAL AND THE US ARMY CORPS OF ENGINEERS. REFERENCE FILE SAW-2024-00483 (WETLAND MAP) FOR THE APPROVED JURISDICTIONAL DETERMINATION.
  - THIS PROPERTY IS LOCATED WITHIN ZONE "X" AREA AS INDICATED ON THE FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 3710780600J, EFFECTIVE ON 6/18/2007.
  - BUILT UPON AREA (BUA)  
 TOTAL SITE AREA: 932,206 SF 21.40 ACRES  
 EXISTING BUA (GRANDFATHERED): 0 SF 0 ACRES (0%)  
 EXISTING BUA TO BE REMOVED: 15,332 SF 0.35 ACRES (1.64%)  
 PROPOSED BUA: 183,784 SF 4.22 ACRES (19.72%)  
 TOTAL BUA: 183,784 SF 4.22 ACRES (19.72%)
  - ALL NECESSARY APPROVALS HAVE BEEN (WILL BE) OBTAINED FROM NCDOT AND U.S. ARMY CORPS OF ENGINEERS FOR ANY WETLAND DISTURBANCE AND STREAM CROSSING/DISTURBANCE WHERE APPLICABLE.
  - ENGINEER'S CERTIFICATION OF STORMWATER QUANTITY CONTROL: THE NET INCREASE IN BUILT-UPON AREA IS GREATER THAN 400 SQUARE FEET. THEREFORE, THIS DEVELOPMENT IS SUBJECT TO 30-12-7.2(B)(7)(b) OF THE GREENSBORO LAND DEVELOPMENT ORDINANCE.
  - ALL PUBLIC STORM SEWER MUST BE INSTALLED PER NCDOT SPECIFICATIONS.
  - PRIOR TO PUBLIC STORM SEWER INSTALLATION, CONTACT CHAD MANESS AT (336) 373-2336 TO SCHEDULE THE ASSIGNMENT OF AN INSPECTOR.
  - STORM AS-BUILTS REQUIRED FOR ALL NEW PIPES 12" AND LARGER. AFTER TRC APPROVAL, SUBMIT (1) SET OF PLANS TO THE ENGINEERING DEPARTMENT FOR RECORD PURPOSES. PLEASE CALL (336) 373-2052 WITH QUESTIONS.
- BORROW AND/OR WASTE AREA NOTES:**  
 IF THE SAME PERSON CONDUCTS THE LAND-DISTURBING ACTIVITY & ANY RELATED BORROW OR WASTE ACTIVITY, THE RELATED BORROW OR WASTE ACTIVITY SHALL CONSTITUTE PART OF THE LAND-DISTURBING ACTIVITY UNLESS THE BORROW OR WASTE ACTIVITY IS REGULATED UNDER THE MINING ACT OF 1971, OR IS A LANDFILL REGULATED BY THE DIVISION OF WASTE MANAGEMENT. IF THE LAND-DISTURBING ACTIVITY AND ANY RELATED BORROW OR WASTE ACTIVITY ARE NOT CONDUCTED BY THE SAME PERSON, THEY SHALL BE CONSIDERED SEPARATE LAND-DISTURBING ACTIVITIES AND MUST BE PERMITTED EITHER THROUGH THE SEDIMENTATION POLLUTION CONTROL ACT AS A ONE-USE BORROW SITE OR THROUGH THE MINING ACT.

NO SOILS ARE TO BE STOCKPILED ON SITE.

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**HEARTLAND LIVING & REHABILITATION**

GRADING PLAN

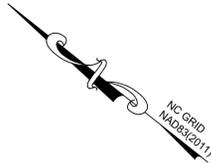
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 COUNTY: GUILFORD  
 STATE: NORTH CAROLINA

NO.	DATE	REVISION NOTE

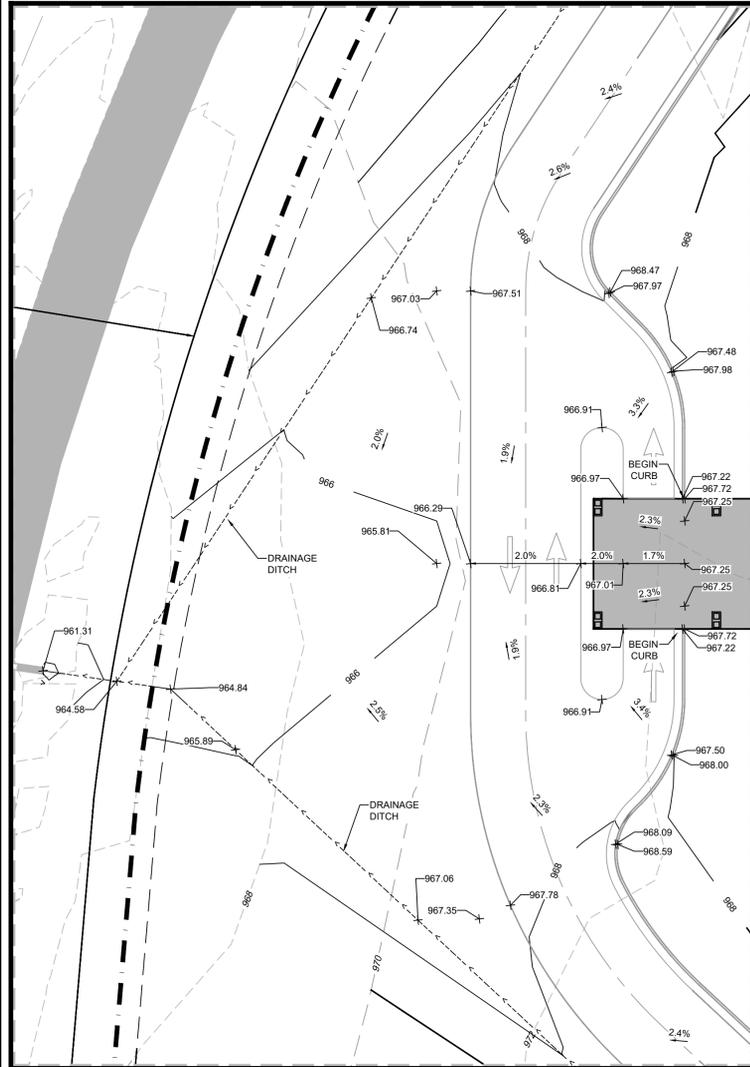
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 CHECKED BY: FEI  
 DATE: 08/11/2025  
 PROJECT NO.: 03079.001  
 REF. NO.:  
 SCALE: 1" = 60'



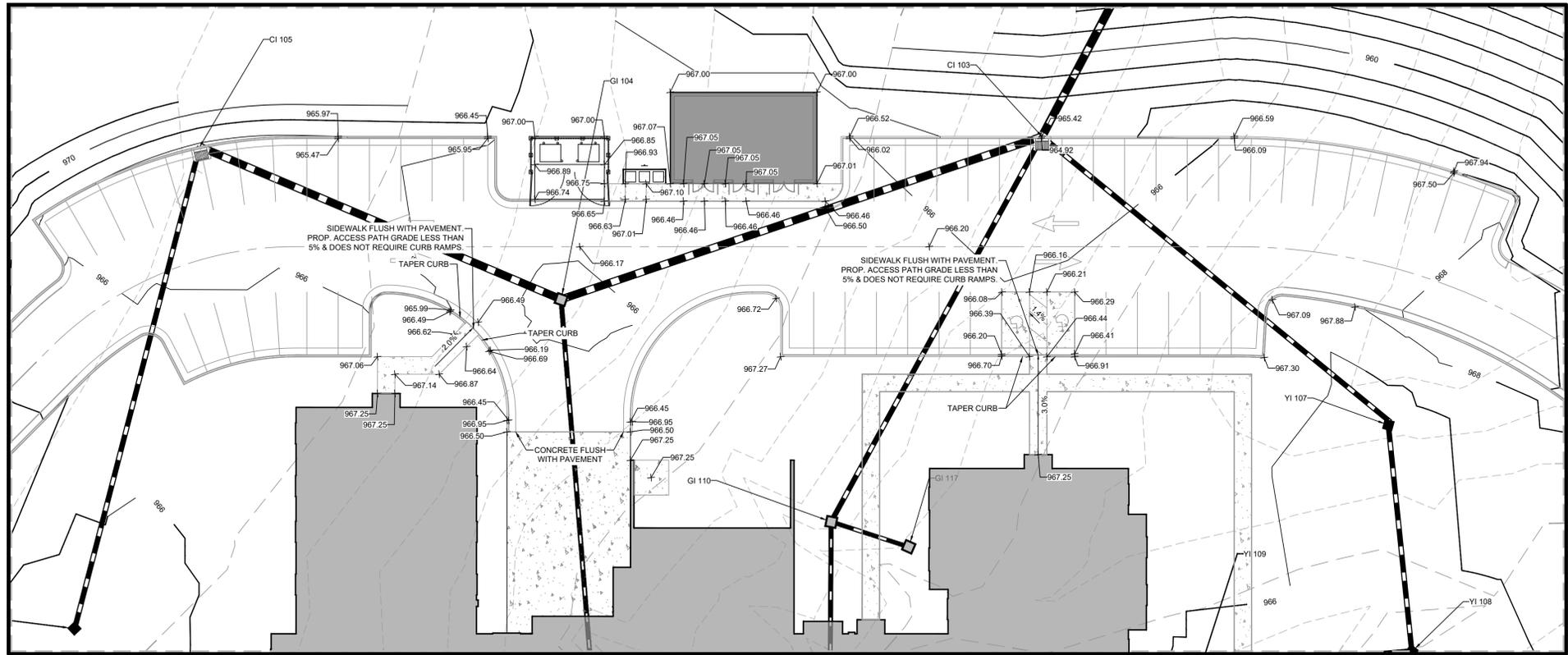
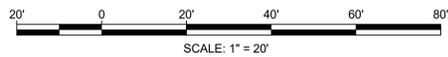
**SHEET**  
 6 OF 19



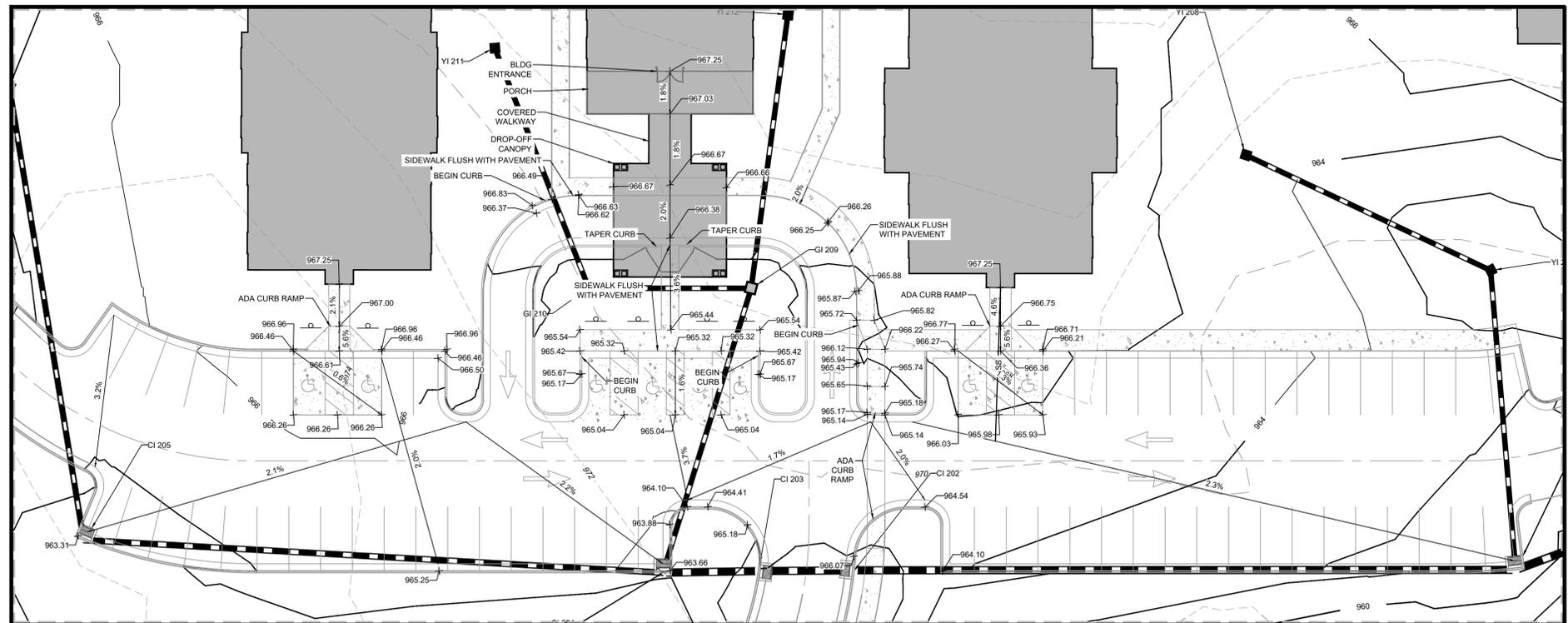
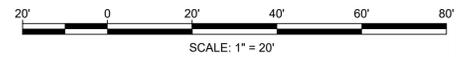
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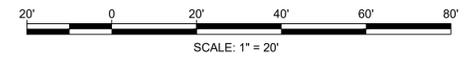
DETAILED  
GRADING INSET 1



DETAILED  
GRADING INSET 2



DETAILED  
GRADING INSET 3



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HEARTLAND LIVING & REHABILITATION

DETAILED GRADING INSETS

PROJECT LOCATION  
TOWNSHIP, COLFAX  
COUNTY, GUILFORD  
STATE, NORTH CAROLINA

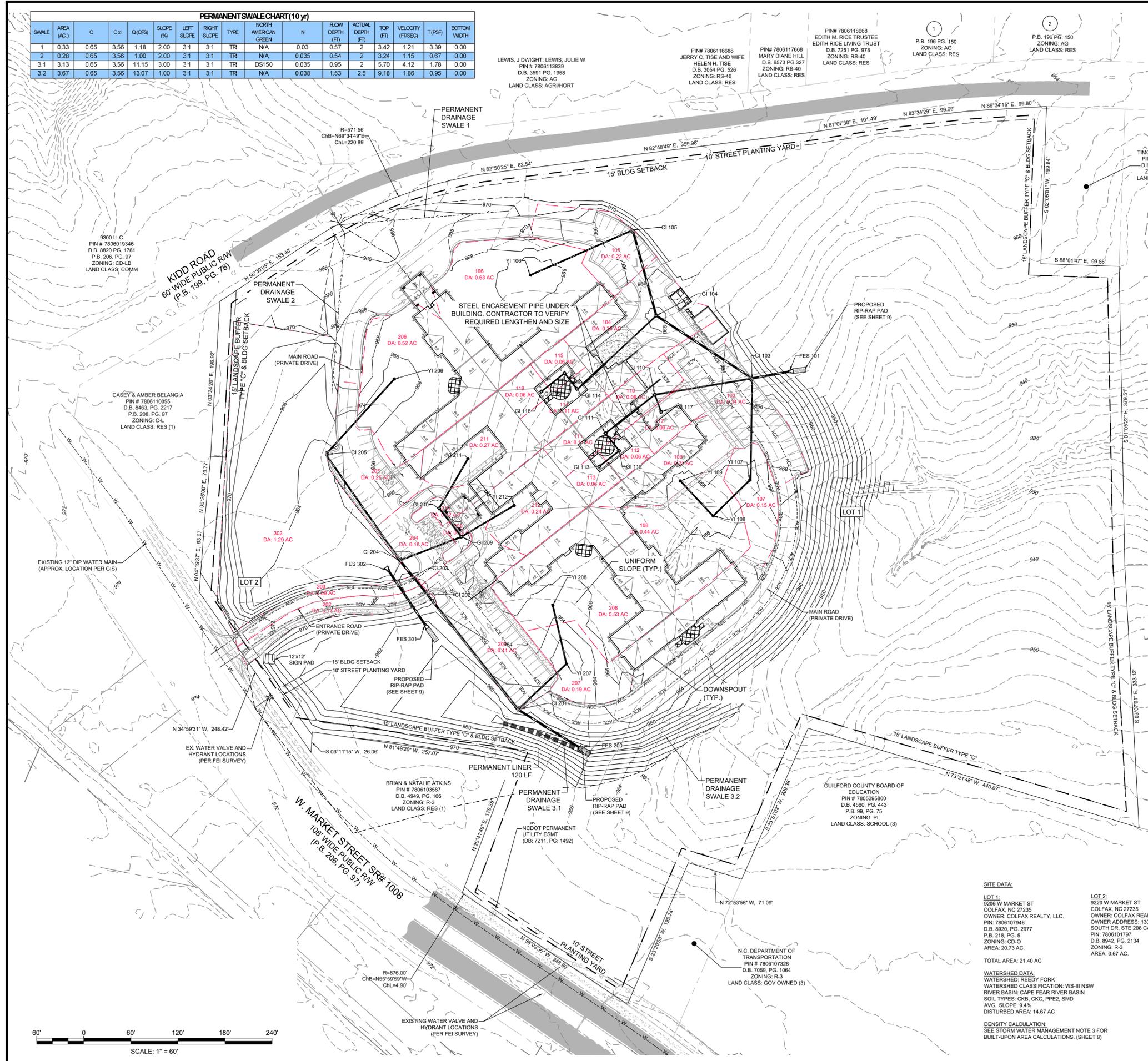
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PROJECT NO.: 03079.001  
REF. NO.:  
SCALE: #####



**SHEET**  
7 OF 19

PERMANENT SWALE CHART (10 yr)																
SWALE	AREA (AC)	C	Cx1	Q(CFS)	SLOPE (%)	LEFT SLOPE	RIGHT SLOPE	TYPE	NORTH AMERICAN GREEN	N	FLOW DEPTH (FT)	ACTUAL DEPTH (FT)	TCP (FT)	VELOCITY (FT/SEC)	T(PSF)	BOTTOM WIDTH
1	0.33	0.65	3.56	1.18	2.00	3:1	3:1	TR	N/A	0.03	0.57	2	3.42	1.21	3.39	0.00
2	0.28	0.65	3.56	1.00	2.00	3:1	3:1	TR	N/A	0.035	0.54	2	3.24	1.15	0.67	0.00
3.1	3.13	0.65	3.56	11.15	3.00	3:1	3:1	TR	DS150	0.035	0.95	2	5.70	4.12	1.78	0.00
3.2	3.67	0.65	3.56	13.07	1.00	3:1	3:1	TR	N/A	0.038	1.53	2.5	9.18	1.88	0.95	0.00



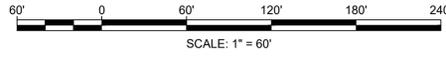
- STORMWATER MANAGEMENT INFORMATION**
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  - THIS PROPERTY IS LOCATED WITHIN ZONE "X" AREA AS INDICATED ON THE FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 3710780600J, EFFECTIVE ON 6/18/2007.
  - BUILT UPON AREA (BUA)  
TOTAL SITE AREA: 932,206 SF 21.40 ACRES  
EXISTING BUA (GRANDFATHERED): 0 SF 0 ACRES (0%)  
EXISTING BUA TO BE REMOVED: 15,332 SF 0.35 ACRES (1.64%)  
PROPOSED BUILT UPON AREA: 183,784 SF 4.22 ACRES (19.72%)  
TOTAL BUA: 183,784 SF 4.22 ACRES (19.72%)
  - ALL NECESSARY APPROVALS HAVE BEEN OBTAINED FROM NCDEQ AND U.S. ARMY CORPS OF ENGINEERS FOR ANY WETLAND DISTURBANCE AND STREAM CROSSING/DISTURBANCE WHERE APPLICABLE.
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- NO SOILS ARE TO BE STOCKPILED ON SITE.

**GENERAL WATERSHED AREA AND OTHER WATERSHED DISTRICT PERFORMANCE**

**Table 12-10**

Maximum Points	Factor	Point Value	Points Earned
25	1. Clustering		
	Minimal	10	10
	Moderate	15	15
	Major	20	20
25	2. Built-Upon Area		
	0-3%	25	25
	3.01-7%	20	20
	7.01-10%	15	15
	10.01-15%	10	10
25	3. Proximity to Floodway as Defined by FEMA		
	More than 2000 Feet	25	25
	1000-2000 Feet	20	20
	500-1000 Feet	15	15
	100-500 Feet	10	10
10	4. Soil Limitations as Defined on Pg. 29 and Tbl. 7, Pg. 57 Gull. Co. Soil Survey		
	Slight	10	10
25	5. Drainage-Protect and Use Natural Drainageways		
	Piped or Improved Drainage With Riprap	5	
	Dispersed Drainage or Protected Drainageways	10	
	Dispersed Drainage and Protected Drainageways (or Dispersed and No Drainageway)	20	20
25	6. Average Pre-development Slope of Land Subject to Grading or Filling		
	0-6%	25	25
	6.01-10%	20	20
	10.01-15%	5	5
25	7. Stream Buffer Along Drainageways		
	No Drainageway Present on Property or Within 50 Feet	25	
	50 Feet, All Wooded Except for Sewers and Required Streets	25	25
	50 Feet, At least Half Wooded	20	20
10	8. Stormwater Runoff Control Strategies		
	Divide the % of Stormwater (Runoff) Controlled by 4	0	
10	9. Sewage Disposal		
	Public Sewer Service	10	10
10	10. Street & Driveway Design		
	With Vegetated Ditches	10	10
33	11. Wooded Area		
	Divide the % of Tract to Remain Wooded by 3 and % Thickly Planted in Tree Stands by 6	6.9	
	12. Grading Reduction and Other bonuses		
	Nr<1 Driveway per 300 Feet of Frontage	5	5
	All Creation of Wetlands	Up to 20	0
	All Other Measures	Up to 10	0
	Total		146.9

**Notes:**  
(1) All plans must have at least 120 points and meet all other requirements to be approved.  
(2) Use this table for low-density option only.  
Abbreviations: BUA = Built-upon area, SF=single-family detached, MF=multi-family, NR=nonresidential, All=all types



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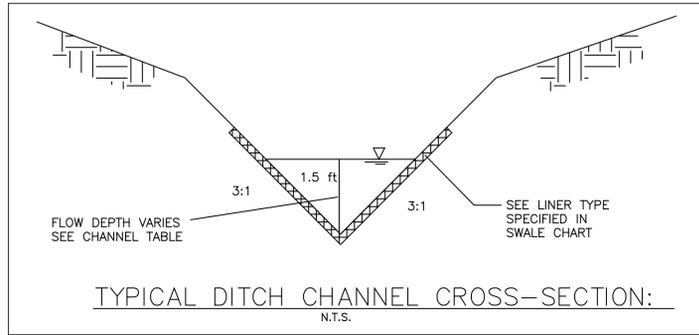
**HEARTLAND LIVING & REHABILITATION**  
DRAINAGE PLAN

**REVISION NOTE**

NO.	DATE	REVISION

DRAWN BY: FEI  
CHECKED BY: FEI  
DATE: 08/11/2025  
PROJECT NO.: 03079.001  
REF. NO.:  
SCALE: 1" = 60'





**TABLE 1042-1  
ACCEPTANCE CRITERIA FOR RIP RAP AND STONE FOR EROSION CONTROL**

Required Stone Sizes, inches

Class	Minimum	Midrange	Maximum
A	2	4	6
B	5	8	12
1	5	10	17
2	9	14	23

ZONE	APRON MATERIAL	LENGTH OF APRON	
		TO PROTECT CULVERT L1	TO PREVENT SCOUR HOLE USE L2 ALWAYS
1	STONE FILLING (FINE) CL. A	3 X D <sub>o</sub>	4 x D <sub>o</sub>
2	STONE FILLING (LIGHT) CL. B	3 X D <sub>o</sub>	6 x D <sub>o</sub>
3	STONE FILLING (MEDIUM) CL. 1	4 X D <sub>o</sub>	8 x D <sub>o</sub>
4	STONE FILLING (HEAVY) CL. 1	4 X D <sub>o</sub>	8 x D <sub>o</sub>
5	STONE FILLING (HEAVY) CL. 2	5 X D <sub>o</sub>	10 x D <sub>o</sub>
6	STONE FILLING (HEAVY) CL. 2	6 X D <sub>o</sub>	10 x D <sub>o</sub>
7	SPECIAL STUDY REQUIRED (ENERGY DISSIPATORS, STILLING BASIN OR LARGER SIZE STONE)		

**Figure 8.06d**  
Width = 3 times pipe dia. (min.)

**DETERMINATION OF STONE SIZES FOR DUMPED STONE CHANNEL LININGS AND REVETMENTS**

- Step 1.** Use figure 8.06.b.3 to determine maximum stone size (e.g. for 12 FPS = 20" or 550 lbs.
- Step 2.** Use figure 8.06.b.4 to determine acceptable size range for stone (for 12 FPS it is 125-500 lbs. for 75% of stone, and the maximum and minimum range in weight should be 25-500 lbs.)

**NOTE:** In determining channel velocities for stone linings and revetment, use the following coefficients of roughness:

	Diameter (inches)	Manning's "n"	Min. thickness of lining (inches)
Fine	3	0.031	9
Light	6	0.035	12
Medium	13	0.040	18
Heavy	23	0.044	30

(Channels) (Dissipators)

**NEW YORK DOT DISSIPATOR METHOD FOR USE IN DEFINED CHANNELS**

(Source: "Bank and channel lining procedures", New York Department of Transportation, Division of Design and Construction, 1971.)

- NOTE:** To use the following chart you must know:
- (1) Q full capacity
  - (2) Q<sub>10</sub>
  - (3) V full
  - (4) V<sub>10</sub>

where Q = discharge in cfs and V = Velocity in FPS.

**ESTIMATION OF STONE SIZE AND DIMENSIONS FOR CULVERT APRONS**

- Step 1)** Compute flow velocity V<sub>o</sub> at culvert or paved channel outlet.
- Step 2)** For pipe culverts, D<sub>o</sub> is diameter. For pipe arch, arch and box culverts, and paved channel outlets, D<sub>o</sub> = A<sub>o</sub> where A<sub>o</sub> = cross-sectional area of flow at outlet. For multiple culverts, use D<sub>o</sub> = 1.25 x D<sub>o</sub> of single culvert.
- Step 3)** For apron grades of 10% or steeper, use recommendations for next higher zone. (Zones 1 through 6).

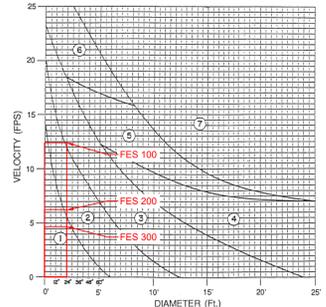


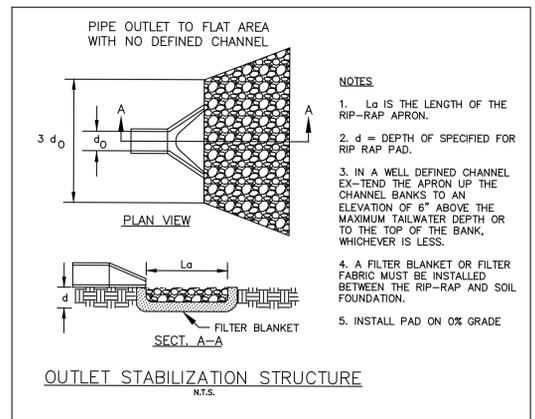
Figure 8.06c

**PRECIPITATION FREQUENCY ESTIMATES**

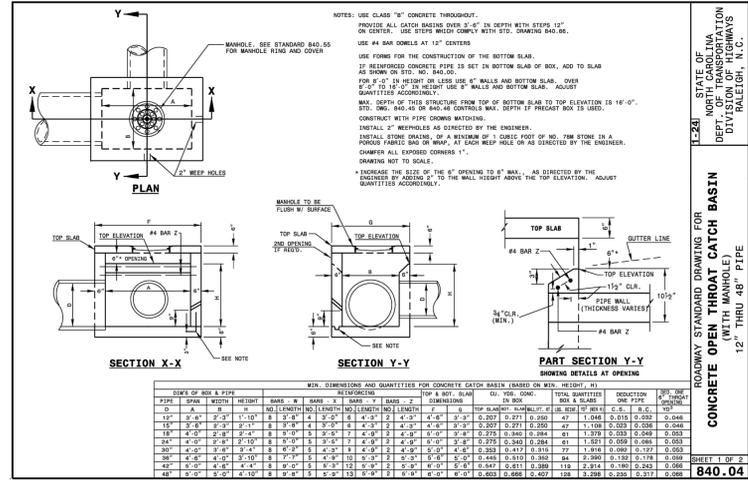
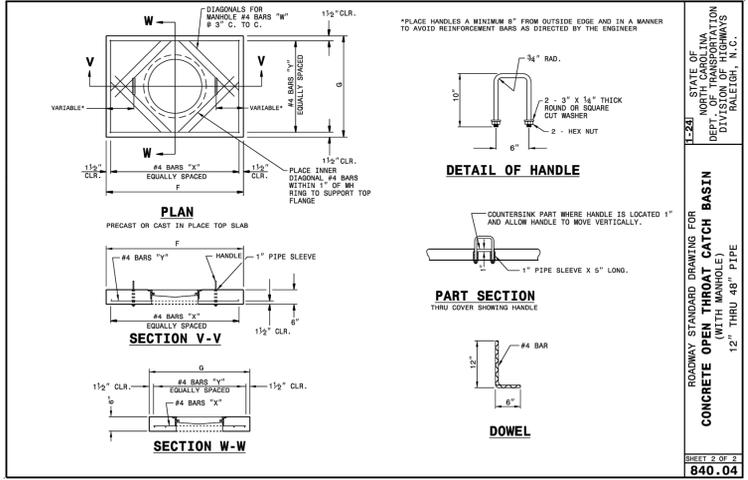
by duration for AFI (years):	1	2	5	10	25	50	100	200	500	1000
5-min:	4.52	5.39	6.28	6.85	7.49	7.87	8.2	8.45	8.68	8.8
10-min:	3.62	4.3	5.02	5.48	5.96	6.27	6.51	6.7	6.86	6.93
15-min:	3.01	3.61	4.24	4.62	5.04	5.29	5.49	5.63	5.76	5.8
30-min:	2.07	2.49	3.01	3.35	3.73	3.98	4.2	4.38	4.58	4.69
60-min:	1.29	1.56	1.93	2.18	2.48	2.7	2.89	3.07	3.29	3.43

**RIP RAP TABLE**

OUTLET	PIPE SIZE (IN)	VELOCITY (FPS)	ZONE	DIMENSION (FT) (L X W X D)	STONE CLASS
FES 100	24	12.29	3	16 X 6 X 2	1 (MEDIUM)
FES 200	24	6.24	2	12 X 6 X 1.5	B (LIGHT)
OUTLET 300	24	4.76	1	8 X 6 X 1	A (FINE)



- NOTES**
1. L<sub>o</sub> IS THE LENGTH OF THE RIP-RAP APRON.
  2. d = DEPTH OF SPECIFIED FOR RIP-RAP PAD.
  3. IN A WELL DEFINED CHANNEL EX-TEND THE APRON UP THE CHANNEL BANKS TO AN ELEVATION OF 6" ABOVE THE MAXIMUM TAILWATER DEPTH OR TO THE TOP OF THE BANK, WHICHEVER IS LESS.
  4. A FILTER BLANKET OR FILTER FABRIC MUST BE INSTALLED BETWEEN THE RIP-RAP AND SOIL FOUNDATION.
  5. INSTALL PAD ON 0% GRADE



**10-Year Storm Chart**

Upstream Structure	Downstream Structure	Size	Length	Slope	C-VALUE	Flow Rate (cfs)	Velocity (fps)	Upstream HGL Elev. (ft)	Downstream HGL Elev. (ft)	Upstream Invert (Elev.)	Downstream Invert (Elev.)
103	101	24,000	46.331	1.20%	0.85	13.45	5.31	956.72	956.16	955.66	955.10
104	103	24,000	144.572	1.01%	0.85	6.55	4.87	958.06	957.80	957.32	955.86
105	104	24,000	111.651	1.01%	0.85	3.92	4.86	959.21	958.62	958.64	957.52
106	105	15,000	141.276	1.01%	0.85	2.95	3.55	961.41	959.98	960.81	959.39
107	103	15,000	127.784	1.01%	0.85	3.71	3.56	959.83	958.54	959.15	957.86
108	107	15,000	62.674	1.04%	0.85	3.03	3.61	960.60	960.47	960.00	959.35
109	108	15,000	58.400	1.05%	0.85	0.98	3.62	961.14	961.20	960.81	960.20
110	103	15,000	124.701	1.01%	0.85	1.88	3.56	960.72	959.46	960.26	959.00
111	110	12,000	77.646	1.03%	0.85	1.06	3.09	962.01	961.22	961.64	960.84
112	111	12,000	26.327	1.08%	0.85	0.53	3.17	963.28	962.99	963.02	962.73
113	112	12,000	30.376	1.07%	0.85	0.27	3.15	963.73	963.41	963.54	963.22
114	104	12,000	136.477	1.01%	0.85	1.06	3.06	962.43	961.05	962.05	960.68
115	114	12,000	23.363	1.09%	0.85	0.53	3.18	962.77	962.64	962.51	962.25
116	115	12,000	35.635	1.06%	0.85	0.27	3.14	963.27	962.90	963.08	962.71
117	110	12,000	21.319	1.09%	0.85	0.41	3.19	963.77	963.54	963.54	963.31
201	200	24,000	90.753	1.00%	0.85	12.76	4.85	954.87	953.96	953.79	952.88
202	201	24,000	185.310	1.01%	0.85	7.81	4.87	956.67	955.96	955.86	953.99
203	202	24,000	25.227	1.08%	0.85	7.24	5.04	957.11	957.23	956.33	956.06
204	203	24,000	24.983	1.08%	0.85	6.85	5.04	957.56	957.64	956.80	956.53
205	204	18,000	164.337	1.00%	0.85	3.56	4.00	959.25	958.12	958.65	957.00
206	205	15,000	127.233	1.51%	0.85	2.44	4.35	961.29	959.62	960.81	958.90
207	201	15,000	84.697	0.99%	0.85	3.36	3.53	956.17	955.95	955.41	954.57
208	207	15,000	74.327	5.15%	0.85	2.48	8.04	959.79	957.17	959.44	955.61
209	204	15,000	82.976	1.00%	0.85	2.58	3.54	960.82	960.00	960.27	959.44
210	209	15,000	43.968	1.05%	0.85	1.37	3.62	961.29	961.27	960.26	959.80
211	210	15,000	70.699	3.18%	0.85	1.26	6.32	962.99	961.31	962.71	960.46
212	209	15,000	75.928	2.96%	0.85	1.11	6.10	962.99	961.27	962.72	960.47
302	301	24,000	82.697	0.97%	0.85	6.07	4.76	962.71	961.92	962.00	961.20

**CATCH BASIN NOTES:**  
1. YARD INLET TOP IS INLET THROAT ELEVATION.  
CATCH BASIN TOP IS TOP OF CURB ELEVATION.

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**HEARTLAND LIVING & REHABILITATION**

DRAINAGE DETAILS & CHARTS

PROJECT LOCATION  
TOWNSHIP, COLFAX  
COUNTY, GUILFORD  
STATE: NORTH CAROLINA

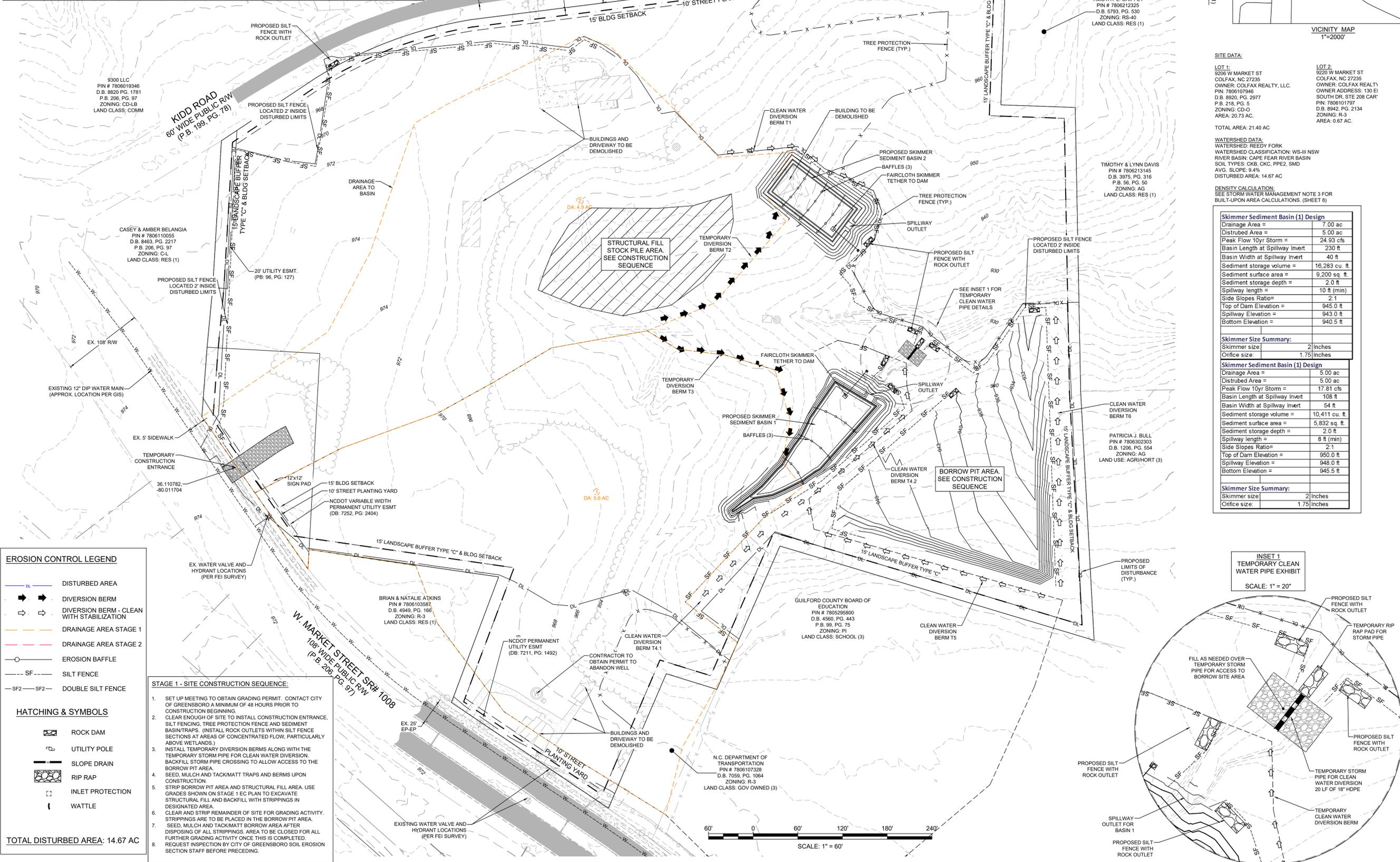
REVISION NOTE

NO	DATE	DESCRIPTION

DRAWN BY: FEI  
CHECKED BY: FEI  
DATE: 08/11/2025  
PROJECT NO.: 03079.001  
REF. NO.:  
SCALE: N/A

**SHEET**  
9 OF 19

TEMPORARY STORM PIPE CHART - 10 YEAR STORM																
	C	I	Drainage Area (AC)	Flow to Inlet (cfs)	Total Flow (cfs)	Pipe Material	n <sub>Manning</sub>	Slope (ft/ft)	Theoretical Pipe Dia. (in)	Actual Pipe Dia. (in)						
INLET	0.35	5.48	10.43	20.01	20.01	HDPE	0.012	0.0178	19.94	24						
Manning's Equation: $Q = (1.49/n) * A * R_h^{2/3} * S^{1/2}$																
TEMPORARY SWALE CHART (2 yr)																
SWALE	AREA (AC)	C	C <sub>x</sub>	Q(CFS)	SLOPE (%)	LEFT SLOPE	RIGHT SLOPE	TYPE	NORTH AMERICAN GREEN	N	FLOW DEPTH (FT)	ACTUAL DEPTH (FT)	TOP (FT)	VELOCITY (FT/SEC)	T (PSF)	BOTTOM WIDTH
T1	1.70	0.35	1.51	2.56	8.80	3:1	3:1	TRI	C125BN	0.035	0.40	2	2.40	5.40	2.20	0.00
T2	4.80	0.35	1.51	7.22	1.00	3:1	3:1	TRI	N/A	0.035	1.26	2	7.56	1.52	0.79	0.00
T3	2.50	0.35	1.51	3.76	2.00	3:1	3:1	TRI	DS75	0.035	0.66	2	3.96	2.86	0.82	0.00
T4.1	1.10	0.35	1.51	1.66	4.00	3:1	3:1	TRI	N/A	0.035	0.52	2	3.12	2.05	1.30	0.00
T4.2	4.30	0.35	1.51	6.47	7.00	3:1	3:1	TRI	C125BN	0.035	0.58	2	3.48	6.36	2.53	0.00
T5	3.20	0.35	1.51	4.82	3.30	3:1	3:1	TRI	DS75	0.035	0.65	2	3.90	3.85	1.34	0.00
T6	0.20	0.35	1.51	0.30	7.60	3:1	3:1	TRI	N/A	0.035	0.25	2	1.50	1.65	1.19	0.00



**SITE DATA:**

LOT 1: 9206 W MARKET ST COLFAX, NC 27235  
OWNER: COLFAX REALTY, LLC  
PIN: 7806107846  
D.B. 8920, PG. 2977  
P.B. 218, PG. 5  
ZONING: CD-O  
AREA: 20.73 AC.

LOT 2: 9207 W MARKET ST COLFAX, NC 27235  
OWNER: COLFAX REALTY, LLC  
PIN: 7806107846  
D.B. 8920, PG. 2977  
P.B. 218, PG. 5  
ZONING: R-3  
AREA: 0.67 AC.

TOTAL AREA: 21.40 AC

**WATERSHED DATA:**  
WATERSHED: REEDY FORK  
WATERSHED CLASSIFICATION: WS-II NSW  
RIVER BASIN: CAPE FEAR RIVER BASIN  
SOIL TYPES: CKB, CKC, PPE2, SMD  
AVG. SLOPE: 0.4%  
DISTURBED AREA: 14.67 AC

**DENSITY CALCULATION:**  
SEE STORM WATER MANAGEMENT NOTE 3 FOR BUILT-UPON AREA CALCULATIONS (SHEET 6)

**Skimmer Sediment Basin (1) Design**

Drainage Area =	7.00 ac
Distributed Area =	5.00 ac
Peak Flow 10yr Storm =	24.93 cfs
Basin Length at Spillway Invert =	230 ft
Basin Width at Spillway Invert =	40 ft
Sediment storage volume =	16,283 cu. ft.
Sediment surface area =	9,200 sq. ft.
Sediment storage depth =	2.0 ft
Spillway length =	10 ft (min)
Side Slopes Ratio =	2:1
Top of Dam Elevation =	945.0 ft
Spillway Elevation =	943.0 ft
Bottom Elevation =	940.5 ft

**Skimmer Size Summary:**  
Skimmer size: 2 inches  
Orifice size: 1.75 inches

**Skimmer Sediment Basin (2) Design**

Drainage Area =	5.00 ac
Distributed Area =	5.00 ac
Peak Flow 10yr Storm =	17.81 cfs
Basin Length at Spillway Invert =	108 ft
Basin Width at Spillway Invert =	54 ft
Sediment storage volume =	10,411 cu. ft.
Sediment surface area =	5,832 sq. ft.
Sediment storage depth =	2.0 ft
Spillway length =	8 ft (min)
Side Slopes Ratio =	2:1
Top of Dam Elevation =	950.0 ft
Spillway Elevation =	948.0 ft
Bottom Elevation =	945.5 ft

**Skimmer Size Summary:**  
Skimmer size: 2 inches  
Orifice size: 1.75 inches

**EROSION CONTROL LEGEND**

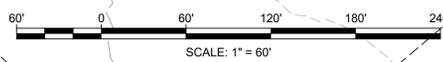
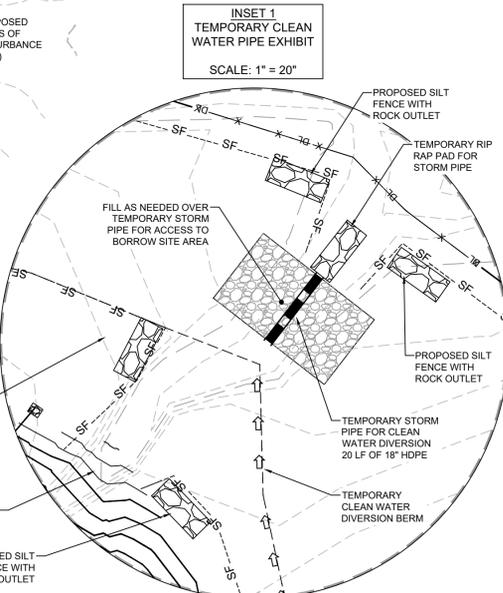
- DL - DISTURBED AREA
- DB - DIVERSION BERM
- DS - DIVERSION BERM - CLEAN WITH STABILIZATION
- DA - DRAINAGE AREA STAGE 1
- DA2 - DRAINAGE AREA STAGE 2
- EB - EROSION BAFFLE
- SF - SILT FENCE
- SF2 - DOUBLE SILT FENCE

**HATCHING & SYMBOLS**

- RD - ROCK DAM
- UP - UTILITY POLE
- SD - SLOPE DRAIN
- RR - RIP RAP
- IP - INLET PROTECTION
- W - WATTLE

**TOTAL DISTURBED AREA: 14.67 AC**

- STAGE 1 - SITE CONSTRUCTION SEQUENCE:**
- SET UP MEETING TO OBTAIN GRADING PERMIT. CONTACT CITY OF GREENSBORO A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION BEGINNING.
  - CLEAR ENOUGH OF SITE TO INSTALL CONSTRUCTION ENTRANCE, SILT FENCING, TREE PROTECTION FENCE AND SEDIMENT BASIN/TRAPS. (INSTALL ROCK OUTLETS WITHIN SILT FENCE SECTIONS AT AREAS OF CONCENTRATED FLOW, PARTICULARLY ABOVE WETLANDS.)
  - INSTALL TEMPORARY DIVERSION BERMS ALONG WITH THE TEMPORARY STORM PIPE FOR CLEAN WATER DIVERSION. BACKFILL STORM PIPE CROSSING TO ALLOW ACCESS TO THE BORROW PIT AREA.
  - SEED, MULCH AND TACKMATT TRAPS AND BERMS UPON CONSTRUCTION.
  - STRIP BORROW PIT AREA AND STRUCTURAL FILL AREA. USE GRADES SHOWN ON STAGE 1 EC PLAN TO EXCAVATE STRUCTURAL FILL AND BACKFILL WITH STRIPPINGS IN DESIGNATED AREA.
  - CLEAR AND STRIP REMAINDER OF SITE FOR GRADING ACTIVITY. STRIPPINGS ARE TO BE PLACED IN THE BORROW PIT AREA.
  - SEED, MULCH AND TACKMATT BORROW AREA AFTER DISPOSING OF ALL STRIPPINGS. AREA TO BE CLOSED FOR ALL FURTHER GRADING ACTIVITY ONCE THIS IS COMPLETED.
  - REQUEST INSPECTION BY CITY OF GREENSBORO SOIL EROSION SECTION STAFF BEFORE PRECEDING.



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**HEARTLAND LIVING & REHABILITATION**  
EROSION CONTROL STAGE 1

PROJECT LOCATION:  
TOWNSHIP: COLFAX  
COUNTY: GUILFORD  
STATE: NORTH CAROLINA

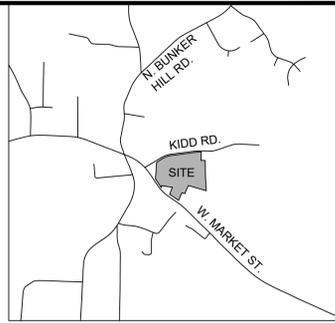
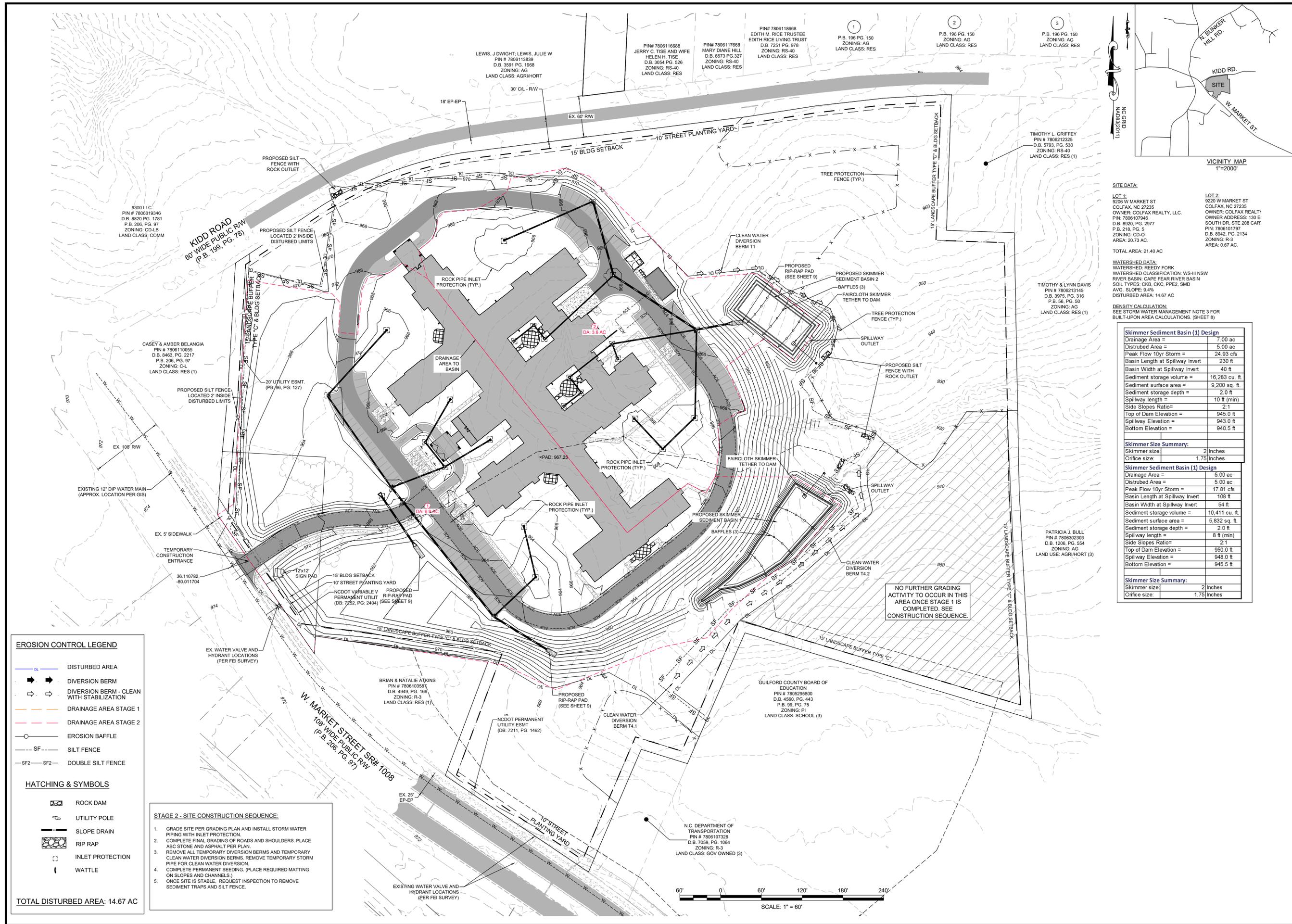
REVISION NOTE

NO.	DATE	DESCRIPTION

DRAWN BY: FEI  
CHECKED BY: FEI  
DATE: 08/11/2025  
PROJECT NO.: 03079.001  
REF. NO.:  
SCALE: 1" = 60'



**SHEET**  
10 OF 19



**SITE DATA:**

LOT 1: 9208 W MARKET ST COLFAX, NC 27235  
 OWNER: COLFAX REALTY, LLC.  
 PIN: 7808107946  
 D.B. 8920, PG. 2977  
 P.B. 218, PG. 5  
 ZONING: CD-O  
 AREA: 20.73 AC

LOT 2: 9208 W MARKET ST COLFAX, NC 27235  
 OWNER: COLFAX REALTY  
 OWNER ADDRESS: 130 E SOUTH DR, STE 208 CAR  
 PIN: 7806101797  
 D.B. 8942, PG. 2134  
 ZONING: R-3  
 AREA: 0.67 AC.

TOTAL AREA: 21.40 AC

**WATERSHED DATA:**  
 WATERSHED: REEDY FORK  
 WATERSHED CLASSIFICATION: WS-III NSW  
 RIVER BASIN: CAPE FEAR RIVER BASIN  
 SOIL TYPES: CKB, CKC, PPE2, SMD  
 AVG. SLOPE: 9.4%  
 DISTURBED AREA: 14.67 AC

**DENSITY CALCULATION:**  
 SEE STORM WATER MANAGEMENT NOTE 3 FOR BUILT-UPON AREA CALCULATIONS. (SHEET 9)

Skimmer Sediment Basin (1) Design	
Drainage Area =	7.00 ac
Distrubed Area =	5.00 ac
Peak Flow 10yr Storm =	24.93 cfs
Basin Length at Spillway Invert =	230 ft
Basin Width at Spillway Invert =	40 ft
Sediment storage volume =	16,283 cu. ft.
Sediment surface area =	9,200 sq. ft.
Sediment storage depth =	2.0 ft
Spillway length =	10 ft (min)
Side Slopes Ratio =	2:1
Top of Dam Elevation =	945.0 ft
Spillway Elevation =	943.0 ft
Bottom Elevation =	940.5 ft

Skimmer Size Summary:	
Skimmer size =	2 inches
Orifice size =	1.75 inches

Skimmer Sediment Basin (1) Design	
Drainage Area =	5.00 ac
Distrubed Area =	5.00 ac
Peak Flow 10yr Storm =	17.81 cfs
Basin Length at Spillway Invert =	108 ft
Basin Width at Spillway Invert =	54 ft
Sediment storage volume =	10,411 cu. ft.
Sediment surface area =	5,832 sq. ft.
Sediment storage depth =	2.0 ft
Spillway length =	8 ft (min)
Side Slopes Ratio =	2:1
Top of Dam Elevation =	950.0 ft
Spillway Elevation =	948.0 ft
Bottom Elevation =	945.5 ft

Skimmer Size Summary:	
Skimmer size =	2 inches
Orifice size =	1.75 inches

**EROSION CONTROL LEGEND**

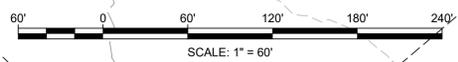
- DISTURBED AREA
- DIVERSION BERM
- DIVERSION BERM - CLEAN WITH STABILIZATION
- DRAINAGE AREA STAGE 1
- DRAINAGE AREA STAGE 2
- EROSION BAFFLE
- SILT FENCE
- DOUBLE SILT FENCE

**HATCHING & SYMBOLS**

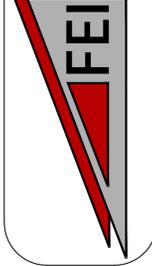
- ROCK DAM
- UTILITY POLE
- SLOPE DRAIN
- RIP RAP
- INLET PROTECTION
- WATTLE

- STAGE 2 - SITE CONSTRUCTION SEQUENCE:**
- GRADE SITE PER GRADING PLAN AND INSTALL STORM WATER PIPING WITH INLET PROTECTION.
  - COMPLETE FINAL GRADING OF ROADS AND SHOULDERS. PLACE ABC STONE AND ASPHALT PER PLAN.
  - REMOVE ALL TEMPORARY DIVERSION BERMS AND TEMPORARY CLEAN WATER DIVERSION BERMS. REMOVE TEMPORARY STORM PIPE FOR CLEAN WATER DIVERSION.
  - COMPLETE PERMANENT SEEDING. (PLACE REQUIRED MATTING ON SLOPES AND CHANNELS.)
  - ONCE SITE IS STABLE, REQUEST INSPECTION TO REMOVE SEDIMENT TRAPS AND SILT FENCE.

TOTAL DISTURBED AREA: 14.67 AC



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**HEARTLAND LIVING & REHABILITATION**  
 EROSION CONTROL STAGE 2

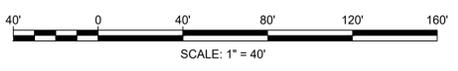
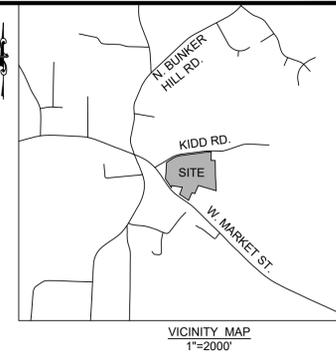
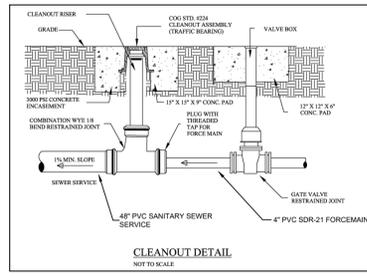
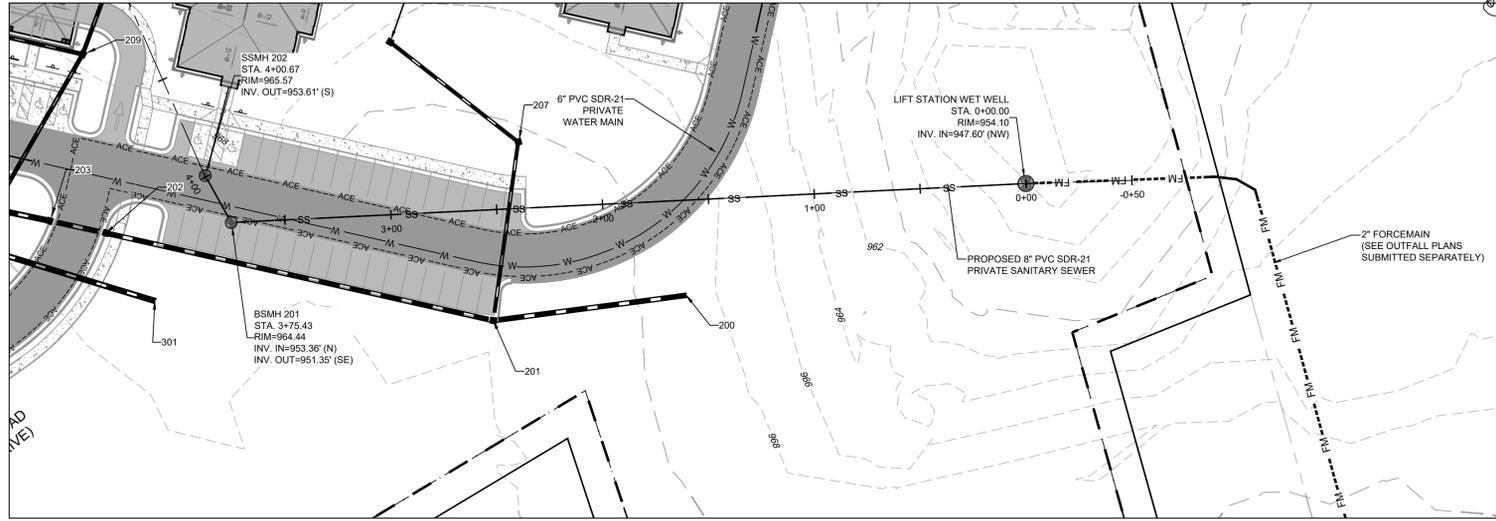
REVISION NOTE

NO.	DATE	REVISION

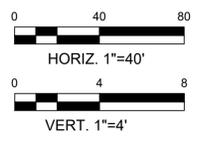
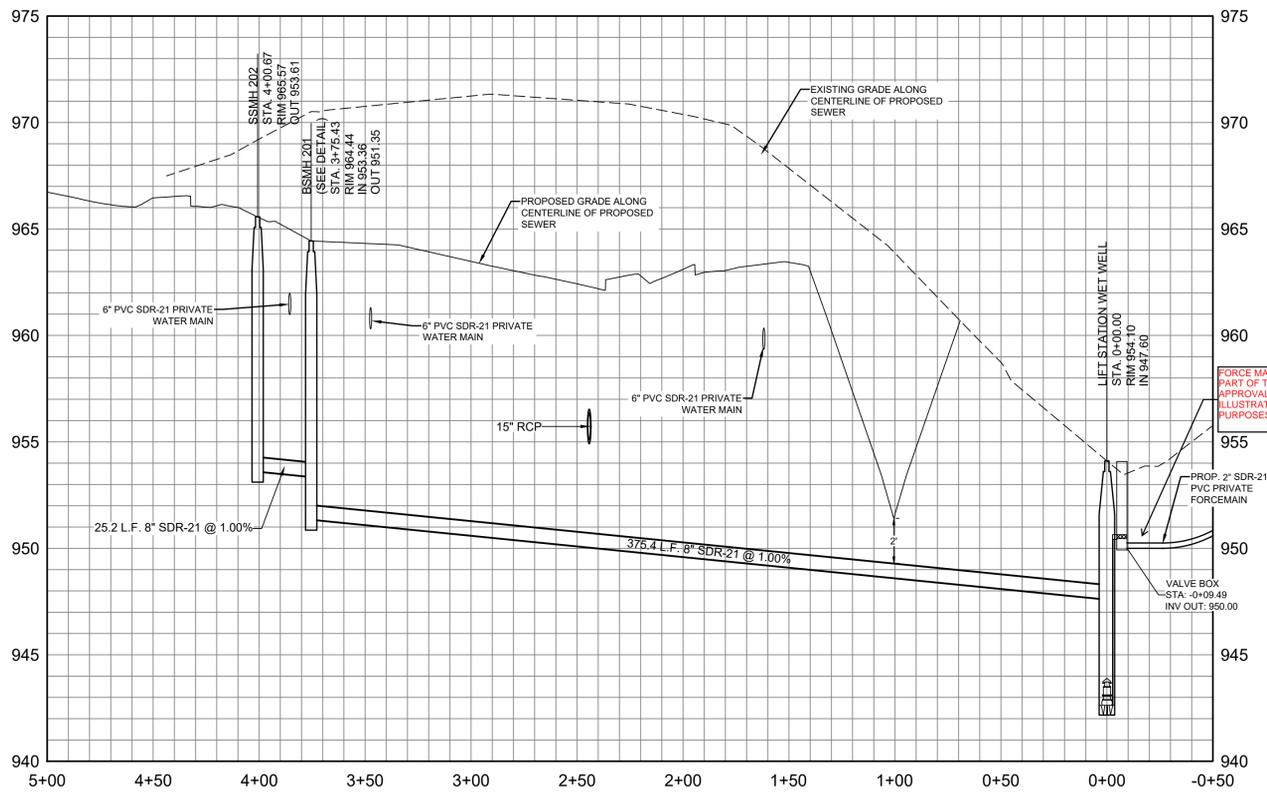
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 CHECKED BY: FEI  
 DATE: 08/11/2025  
 PROJECT NO.: 03079.001  
 REF. NO.:  
 SCALE: 1" = 60'



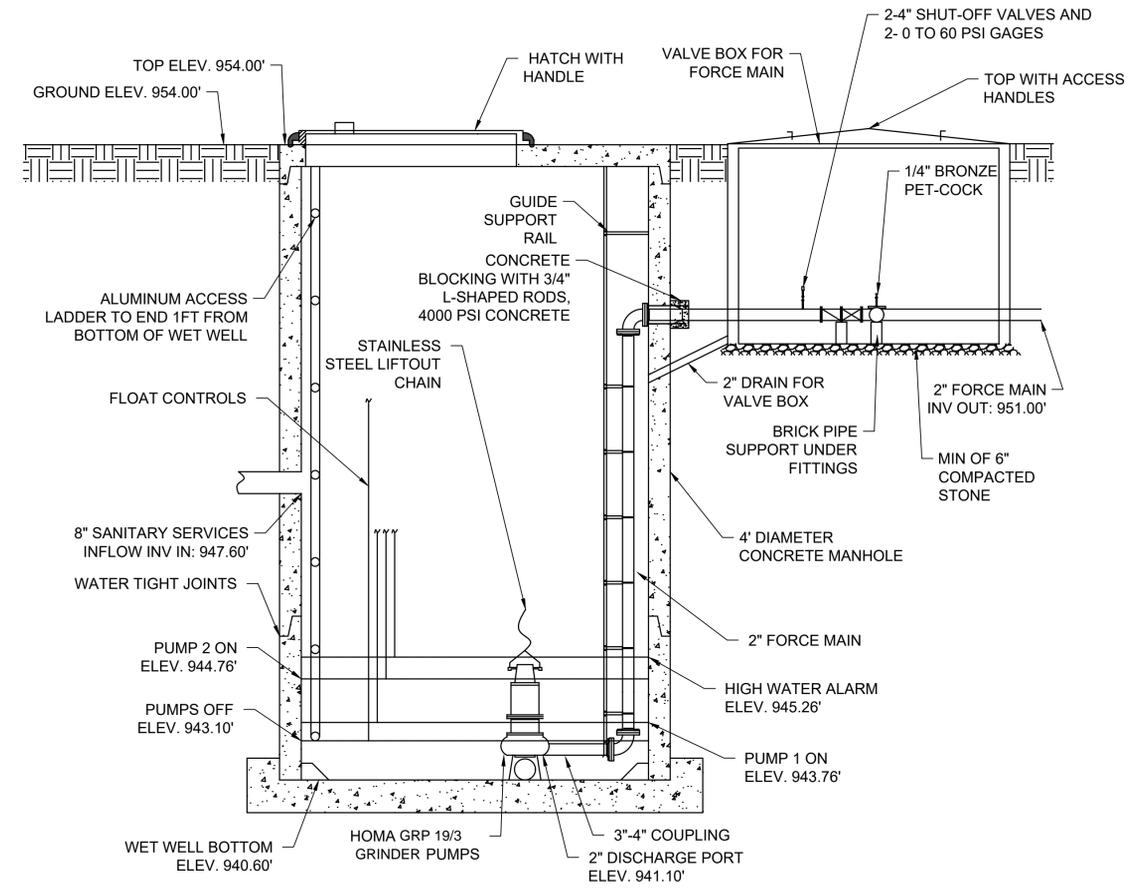
**SHEET**  
 11 OF 19



200 - 201 PROFILE  
 HORIZ. SCALE: 1" = 40'  
 VERT. SCALE: 1" = 4'

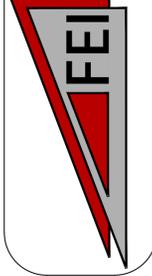


LIFT STATION DETAIL  
 NTS



FORCE MAIN IS NOT PART OF THIS PLAN APPROVAL FOR ILLUSTRATIVE PURPOSES ONLY.

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HEARTLAND LIVING & REHABILITATION  
 LIFT STATION DETAILS

PROJECT LOCATION  
 TOWNSHIP, COLFAX  
 COUNTY, GUILFORD  
 STATE, NORTH CAROLINA

NO.	DATE	REVISION NOTE

DRAWN BY: FEI  
 CHECKED BY: FEI  
 DATE: 08/11/2025  
 PROJECT NO.: 03079.001  
 REF. NO.:  
 SCALE: 1" = 40'



SHEET  
 12 OF 19

**SERIES B1B TRASH BASKET**



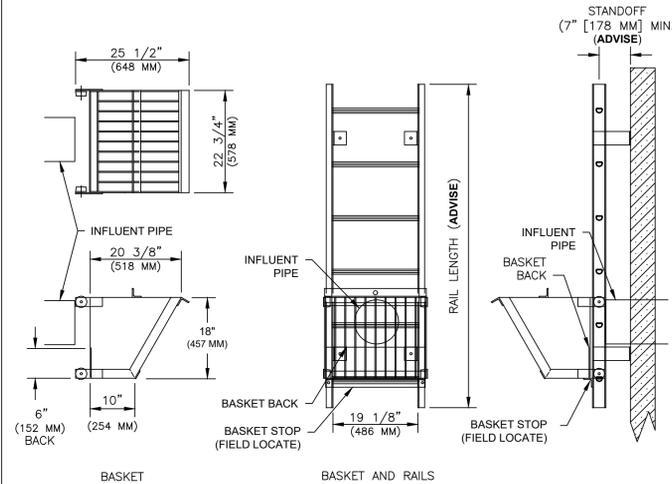
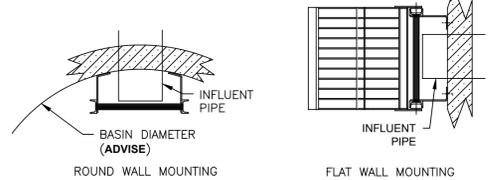
www.HallidayProducts.com  
 Phone: (800) 298-1027  
 Local: (407) 298-4470  
 Sales@HallidayProducts.com

**STANDARD FEATURES:**

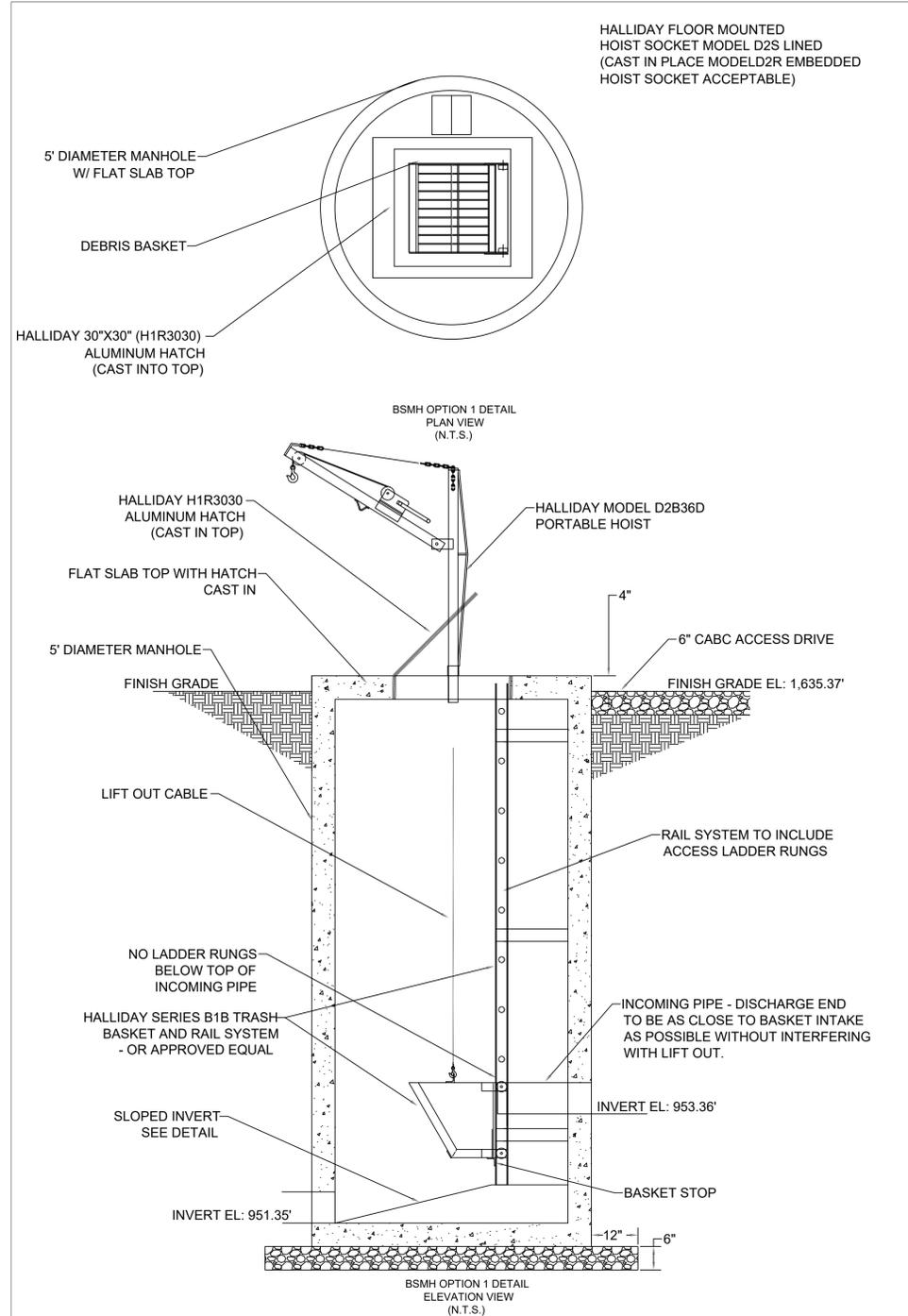
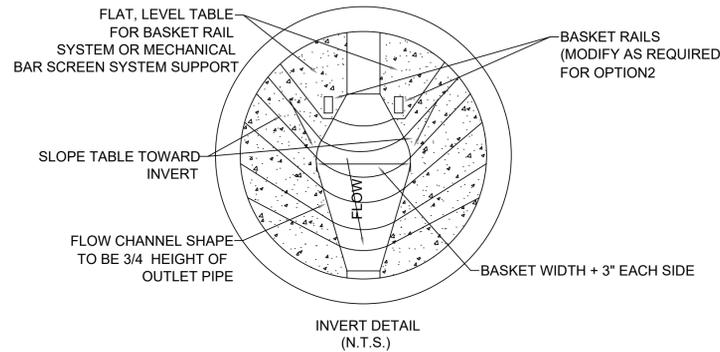
- ALL ALUMINUM CONSTRUCTION
- SOLID ALUMINUM WHEELS AND STAINLESS STEEL AXLES
- 1 3/8" (35 MM) TYPE "D" RUNG W/ SLIP RESISTANT SURFACE
- BAR SCREEN STYLE BASKET
- HEAVY DUTY LADDER/GUIDE RAIL COMBINATION
- AVAILABLE W/O LADDER RUNGS (GUIDE RAILS ONLY)
- CUSTOM SIZES AVAILABLE
- ALSO AVAILABLE IN T-304 OR T-316 S.STL. CONSTRUCTION

**REQUIRED INFORMATION:**

- BASIN DIAMETER
- RAIL LENGTH
- STANDOFF LENGTH (7" [178 MM] MIN. FOR LADDER COMBO)



B1B SERIES RO



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**HEARTLAND LIVING & REHABILITATION**  
 EFFLUENT PRE-TREATMENT SYSTEM DETAILS

PROJECT LOCATION  
 TOWNSHIP: COLFAX  
 COUNTY: GUILFORD  
 STATE: NORTH CAROLINA

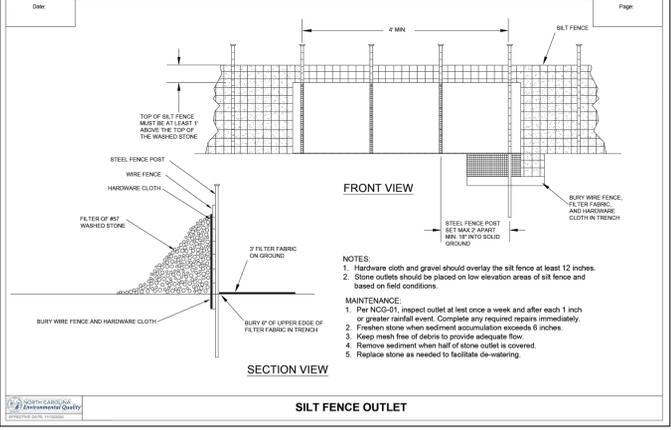
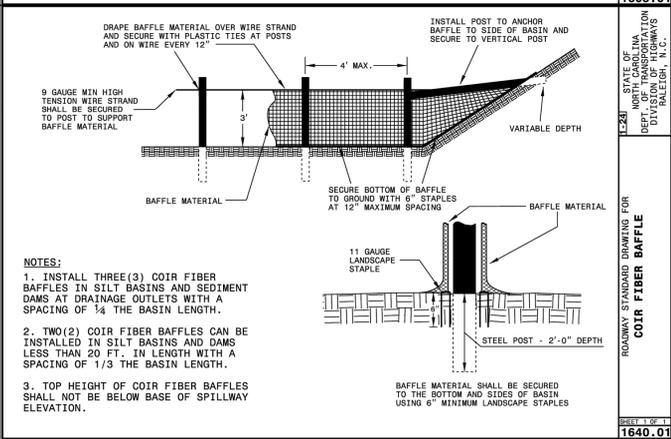
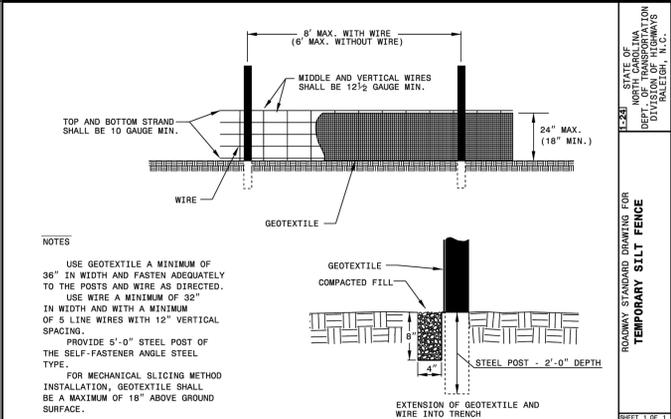
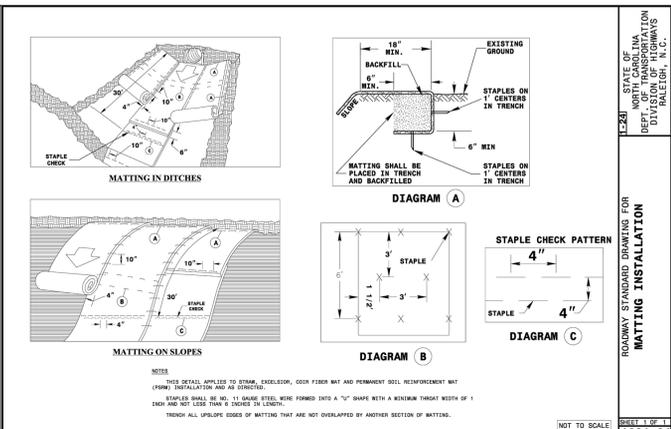
NO	DATE	REVISION NOTE

DRAWN BY: FEI  
 CHECKED BY: FEI  
 DATE: 08/11/2025  
 PROJECT NO.: 03079.001  
 REF. NO.:  
 SCALE: #####



**SHEET**  
 13 OF 19





Date: \_\_\_\_\_

**GROUND STABILIZATION AND MATERIALS HANDLING PRACTICES FOR COMPLIANCE WITH THE NCG-01 CONSTRUCTION GENERAL PERMIT**

Implementing the details and specifications on this plan sheet will result in the construction activity being considered compliant with the Ground Stabilization and Materials Handling sections of the NCG-01 Construction General Permit (Sections E and F, respectively). The permittee shall comply with the Erosion and Sediment Control plan approved by the delegated authority having jurisdiction. All details and specifications shown on this sheet may not apply depending on site conditions and the delegated authority having jurisdiction.

**SECTION E: GROUND STABILIZATION**

Required Ground Stabilization Timeframes

Site Area Description	Stabilize within this many calendar days after ceasing land disturbance	Timeframe variations
(a) Perimeter dikes, swales, ditches, and perimeter slopes	7	None
(b) High Quality Water (HQW) Zones	7	None
(c) Slopes steeper than 3:1	7	If slopes are 10 feet or less in length and are not steeper than 2:1, 14 days are allowed -7 days for slopes greater than 50' in length and with slopes steeper than 4:1 -7 days for perimeter dikes, swales, ditches, perimeter slopes and HQW Zones -10 days for Falls Lake Watershed
(d) Slopes 3:1 to 4:1	14	
(e) Areas with slopes flatter than 4:1	14	-7 days for perimeter dikes, swales, ditches perimeter slopes and HQW Zones -10 days for Falls Lake Watershed unless there is zero slope

Note: After the permanent cessation of construction activities, any areas with temporary ground stabilization shall be converted to permanent ground stabilization as soon as practicable but in no case longer than 90 calendar days after the last land disturbing activity. Temporary ground stabilization shall be maintained in a manner to render the surface stable against accelerated erosion until permanent ground stabilization is achieved.

Date: \_\_\_\_\_

**GROUND STABILIZATION SPECIFICATION**

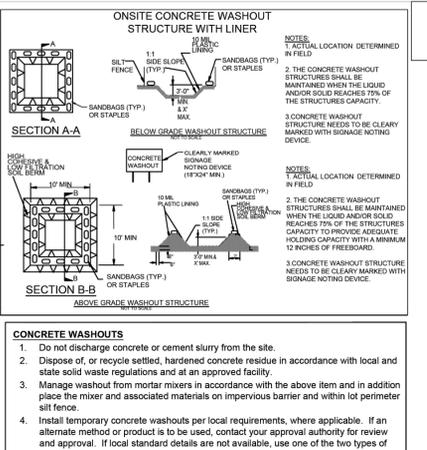
Stabilize the ground sufficiently so that rain will not dislodge the soil. Use one of the techniques in the table below.

Temporary Stabilization	Permanent Stabilization
Temporary grass seed covered with straw or other mulches and tackifiers. Hydroseeding. Rolled erosion control products with or without temporary grass seed. Appropriately applied straw or other mulch. Plastic sheeting.	Permanent grass seed covered with straw or other mulches and tackifiers. Geotextile fabrics such as permanent soil reinforcement matting. Hydroseeding. Shrubs or other permanent plantings covered with mulch. Uniform and evenly distributed ground cover sufficient to restrain erosion. Structural methods such as concrete, asphalt or retaining walls. Rolled erosion control products with grass seed.

**POLYACRYLAMIDES (PAMS) AND FLOCCULANTS**

- Select flocculants that are appropriate for the soils being exposed during construction, selecting from the NC DWR List of Approved PAMS/Flocculants.
- Apply flocculants at or before the Erosion and Sediment Control Measures.
- Apply flocculants at the concentrations specified in the NC DWR List of Approved PAMS/Flocculants and in accordance with the manufacturer's instructions.
- Provide ponding area for containment of treated Stormwater before discharging offsite.
- Store flocculants in leak-proof containers that are kept under storm-resistant cover or surrounded by secondary containment structures.

- EQUIPMENT AND VEHICLE MAINTENANCE**
- Maintain vehicles and equipment to prevent discharge of fluids.
  - Provide drip pans under any stored equipment.
  - Identify leaks and repair as soon as feasible, or remove leaking equipment from the project.
  - Collect all spent fluids, store in separate containers and properly dispose as hazardous waste (recycle when possible).
  - Remove leaking vehicles and construction equipment from service until the problem has been corrected.
  - Bring used fuels, lubricants, coolants, hydraulic fluids and other petroleum products to a recycling or disposal center that handles these materials.
- LITTER, BUILDING MATERIAL AND LAND CLEARING WASTE**
- Never bury or burn waste. Place litter and debris in approved waste containers.
  - Provide a sufficient number and size of waste containers (e.g. dumpster, trash receptacle) on site to contain construction and domestic wastes.
  - Locate waste containers at least 50 feet away from storm drain inlets and surface waters unless no other alternatives are reasonably available.
  - Locate waste containers on areas that do not receive substantial amounts of runoff from upland areas and does not drain directly to a storm drain, stream or wetland.
  - Cover waste containers at the end of each workday and before storm events or provide secondary containment. Repair or replace damaged waste containers.
  - Anchor all lightweight items in waste containers during times of high winds.
  - Empty waste containers as needed to prevent overflow. Clean up immediately if containers overflow.
  - Dispose waste off-site at an approved disposal facility.
  - On business days, clean up and dispose of waste in designated waste containers.
- PAINT AND OTHER LIQUID WASTE**
- Do not dump paint and other liquid waste into storm drains, streams or wetlands.
  - Locate paint washouts at least 50 feet away from storm drain inlets and surface waters unless no other alternatives are reasonably available.
  - Contain liquid wastes in a controlled area.
  - Containment must be labeled, sized and placed appropriately for the needs of site.
  - Prevent the discharge of soaps, solvents, detergents and other liquid wastes from construction sites.
- PORTABLE TOILETS**
- Install portable toilets on level ground, at least 50 feet away from storm drains, streams or wetlands unless there is no alternative reasonably available. If 50 foot offset is not attainable, provide relocation of portable toilet behind silt fence or place on a gravel pad and surround with sand bags.
  - Provide staking or anchoring of portable toilets during periods of high winds or in high foot traffic areas.
  - Monitor portable toilets for leaking and properly dispose of any leaked material. Utilize a licensed sanitary waste hauler to remove leaking portable toilets and replace with properly operating unit.
- EARTHEN STOCKPILE MANAGEMENT**
- Show stockpile locations on plans. Locate earthen-stockpile areas at least 50 feet away from storm drain inlets, sediment basins, perimeter sediment controls and surface waters unless it can be shown no other alternatives are reasonably available.
  - Protect stockpile with silt fence installed along top of slope with a minimum offset of five feet from the toe of stockpile.
  - Provide stable stone access point when feasible.
  - Stabilize stockpile within the timeframes provided on this sheet and in accordance with the approved plan and any additional requirements. Soil stabilization is defined as vegetative, physical or chemical coverage techniques that will restrain accelerated erosion on disturbed soils for temporary or permanent control needs.
- HAZARDOUS AND TOXIC WASTE**
- Create designated hazardous waste collection area on-site.
  - Place hazardous waste containers under cover or in secondary containment.
  - Do not store hazardous chemicals, drums or bagged materials directly on the ground.



- CONCRETE WASHOUTS**
- Do not discharge concrete or cement slurry from the site.
  - Dispose of, or recycle settled, hardened concrete residue in accordance with local and state solid waste regulations and at an approved facility.
  - Manage washout from mortar mixers in accordance with the above item and in addition place the mixer and associated materials on impervious barrier and within lot perimeter silt fence.
  - Install temporary concrete washouts per local requirements, where applicable. If an alternate method or product is to be used, contact your approval authority for review and approval. If local standard details are not available, use one of the two types of temporary concrete washouts provided on this detail.
  - Do not use concrete washouts for dewatering or storing defective curb or sidewalk sections. Stormwater accumulated within the washout may not be pumped into or discharged to the storm drain system or receiving surface waters. Liquid waste must be pumped out and removed from project.
  - Locate washouts at least 50 feet from storm drain inlets and surface waters unless it can be shown that no other alternatives are reasonably available. At a minimum, install protection of storm drain inlet(s) closest to the washout which could receive spills or overflow.
  - Locate washouts in an easily accessible area, on level ground and install a stone entrance pad in front of the washout. Additional controls may be required by the approving authority.
  - Install at least one sign directing concrete trucks to the washout within the project limits. Post signage on the washout itself to identify this location.
  - Remove leavings from the washout when at approximately 75% capacity to limit overflow events. Replace the tarp, sand bags or other temporary structural components when no longer functional. When utilizing alternative or proprietary products, follow manufacturer's instructions.
  - At the completion of the concrete work, remove remaining leavings and dispose of in an approved disposal facility. Fill pit, if applicable, and stabilize any disturbance caused by removal of washout.
- HERBICIDES, PESTICIDES AND RODENTICIDES**
- Store and apply herbicides, pesticides and rodenticides in accordance with label restrictions.
  - Store herbicides, pesticides and rodenticides in their original containers with the label, which lists directions for use, ingredients and first aid steps in case of accidental poisoning.
  - Do not store herbicides, pesticides and rodenticides in areas where flooding is possible or where they may spill or leak into wells, stormwater drains, ground water or surface water. If a spill occurs, clean area immediately.
  - Do not stockpile these materials onsite.

**NCG-01 GROUND COVER & MATERIALS HANDLING**

Date: \_\_\_\_\_

**PART II, SECTION G, ITEM (4)**  
**DRAW DOWN OF SEDIMENT BASINS FOR MAINTENANCE OR CLOSE OUT**

Sediment basins and traps that receive runoff from drainage areas of one acre or more shall use outlet structures that withdraw water from the surface when these devices need to be drawn down for maintenance or close out unless this is infeasible. The circumstances in which it is not feasible to withdraw water from the surface shall be rare (for example, times with extended cold weather). Non-surface withdrawals from sediment basins shall be allowed only when all of the following criteria have been met:

- The E&S plan authority has been provided with documentation of the non-surface withdrawal and the specific time periods or conditions in which it will occur. The non-surface withdrawal shall not commence until the E&S plan authority has approved these items.
- The non-surface withdrawal has been reported as an anticipated bypass in accordance with Part III, Section C, Item (2)(c) and (d) of this permit.
- Dewatering discharges are treated with controls to minimize discharges of pollutants that is removed from the sediment basin. Examples of appropriate controls include properly sited, designed and maintained dewatering tanks, weir tanks, and filtration systems.
- Vegetated, upland areas of the sites or a properly designed stone pad is used to the extent feasible at the outlet of the dewatering treatment devices described in item (c) above.
- Velocity dissipation devices such as check dams, sediment traps, and riprap are provided at the discharge points of all dewatering devices, and
- Sediment removed from the dewatering treatment devices described in item (c) above is disposed of in a manner that does not cause deposition of sediment into waters of the United States.

Date: \_\_\_\_\_

**PART III SELF-INSPECTION, RECORDKEEPING AND REPORTING**

**SECTION A: SELF-INSPECTION**

Self-inspections are required during normal business hours in accordance with the table below. When adverse weather or site conditions would cause the safety of the inspection personnel to be in jeopardy, the inspection may be delayed until the next business day on which it is safe to perform the inspection. In addition, when a storm event of equal to or greater than 1.0 inch occurs outside of normal business hours, the self-inspection shall be performed upon the commencement of the next business day. Any time when inspections were delayed shall be noted in the Inspection Record.

Inspect	Frequency (during normal business hours)	Inspection records must include:
(1) Rain gauge maintained in good working order	Daily	Daily rainfall amounts. If no daily rain gauge observations are made during weekend or holiday periods, and no individual-day rainfall information is available, record the cumulative rain measurement for those unattended days (this will determine if a site inspection is needed). Days on which no rainfall occurred shall be recorded as "Zero". The permittee may use another rain-monitoring device approved by the Division.
(2) E&S Measures	At least once per 7 calendar days and within 24 hours of a rain event $\geq 1.0$ inch in 24 hours.	1. Identification of the measures inspected 2. Date and Time of the inspection 3. Name of the person performing the inspection 4. Indication of whether the measures were operating properly 5. Description of maintenance needs for the measure 6. Description, Evidence, and date of corrective actions taken
(3) Stormwater discharge outlets (SDOs)	At least once per 7 calendar days and within 24 hours of a rain event $\geq 1.0$ inch in 24 hours.	1. Identification of the discharge outlets inspected 2. Date and Time of the inspection 3. Name of the person performing the inspection 4. Evidence of indicators of stormwater pollution such as oil sheen, floating or suspended solids or discoloration 5. Indication of visible sediment leaving the site 6. Description, Evidence, and date corrective actions taken
(4) Perimeter of Site	At least once per 7 calendar days and within 24 hours of a rain event $\geq 1.0$ inch in 24 hours.	1. Visible Sedimentation is found outside site limits, then record calendar days and 2. Name of the person performing the inspection 3. Description, Evidence and date of corrective actions taken 4. An explanation as to the actions taken to control future releases
(5) Streams or wetlands	At least once per 7 calendar days and within 24 hours of a rain event $\geq 1.0$ inch in 24 hours (where accessible).	1. If the stream or wetland has increased visible sedimentation or has visible increased turbidity from the construction activity, then a record of the following shall be made: 2. Description, Evidence and date of corrective actions taken 3. Name of the person performing the inspection 4. Records of required reports to the appropriate Division Regional Office per Part III, Section C, Item(2)(a) of this permit
(6) Ground Stabilization Measures	After each phase of grading.	1. The phase of grading (installation of perimeter E&S measures, clearing and grubbing, installation of storm drainage facilities, completion of all land-disturbing activity, construction or redevelopment, permanent ground cover). 2. Documentation that the required ground stabilization measures have been provided within the required timeframe or assurance that they will be provided as soon as possible

NOTE: The rain inspection resets the required 7 calendar day inspection requirement.

Date: \_\_\_\_\_

**PART III SELF-INSPECTION, RECORDKEEPING AND REPORTING**

**SECTION B: RECORDKEEPING**

**1. E&S Plan Documentation**

The approved E&S plan as well as any approved deviation shall be kept on the site. The approved E&S plan must be kept up-to-date throughout the coverage under this permit. The following items pertaining to the E&S plan shall be kept on site and available for inspection at all times during normal business hours.

Item to Document	Document Requirements
(a) Each E&S measure has been installed and does not significantly deviate from the locations, dimensions and relative elevations shown on the approved E&S plan.	Initial and date each E&S measure on a copy of the approved E&S plan or complete, date and sign an inspection report that lists each E&S measure shown on the approved E&S plan. This documentation is required upon the initial installation of the E&S measures and modified after initial installation.
(b) A phase of grading has been completed.	Initial and date a copy of the approved E&S plan or complete, date and sign an inspection report to indicate completion of the construction phase.
(c) Ground cover is located and installed in accordance with the approved E&S plan.	Initial and date a copy of the approved E&S plan or complete, date and sign an inspection report to indicate compliance with approved ground cover specifications.
(d) The maintenance and repair requirements for all E&S measures have been performed.	Complete, date and sign an inspection report.
(e) Corrective actions have been taken to E&S measures.	Initial and date a copy of the approved E&S plan or complete, date and sign an inspection report to indicate the completion of the corrective action.

**2. Additional Documentation to be Kept on Site**

In addition to the E&S plan documents above, the following items shall be kept on the site and available for inspectors at all times during normal business hours, unless the Division provides a site-specific exemption based on unique site conditions that make this requirement not practical:

- This General Permit as well as the Certificate of Coverage, after it is received.
- Records of inspections made during the previous twelve months. The permittee shall record the required observations on the Inspection Record Form provided by the Division or a similar inspection form that includes all the required elements. Use of electronically-available records in lieu of the required paper copies will be allowed if shown to provide equal access and utility as the hard-copy records.

**3. Documentation to be Retained for Three Years**

All data used to complete the e-NOI and all inspection records shall be maintained for a period of three years after project completion and made available upon request. [40 CFR 122.41]

Date: \_\_\_\_\_

**PART III SELF-INSPECTION, RECORDKEEPING AND REPORTING**

**SECTION C: REPORTING**

**1. Occurrences that Must be Reported**

Permittees shall report the following occurrences:

- Visible sediment deposition in a stream or wetland.
  - They are 25 gallons or more,
  - They are less than 25 gallons but cannot be cleaned up within 24 hours,
  - They cause sheen on surface waters (regardless of volume), or
  - They are within 100 feet of surface waters (regardless of volume).
- Releases of hazardous substances in excess of reportable quantities under Section 311 of the Clean Water Act (Ref. 40 CFR 110.3 and 40 CFR 117.3) or Section 102 of CERCLA (Ref. 40 CFR 302.4) or G.S. 143-215.85.
- Anticipated bypasses and unanticipated bypasses.
- Noncompliance with the conditions of this permit that may endanger health or the environment.

**2. Reporting Timeframes and Other Requirements**

After a permittee becomes aware of an occurrence that must be reported, he shall contact the appropriate Division regional office within the timeframes and in accordance with the other requirements listed below. Occurrences outside normal business hours may also be reported to the Department's Environmental Emergency Center personnel at (901) 858-0365.

Occurrence	Reporting Timeframe (After Discovery) and Other Requirements
(a) Visible sediment deposition in a stream or wetland	• Within 24 hours, an oral or electronic notification. • Within 7 calendar days, a report that contains a description of the sediment and actions taken to address the cause of the deposition. • Division staff may waive the requirement for a written report on a case-by-case basis. • If the stream is named on the NC 303(d) list as impaired for sediment-related causes, the permittee may be required to perform additional monitoring, inspections or apply more stringent practices if staff determine that additional requirements are needed to assure compliance with the federal or state impaired-waters conditions.
(b) Oil spills and release of hazardous substances per item 1(b)-(c) above	• Within 24 hours, an oral or electronic notification. The notification shall include information about the date, time, nature, volume and location of the spill or release.
(c) Anticipated bypasses [40 CFR 122.41(m)(3)]	• A report at least ten days before the date of the bypass, if possible. The report shall include an evaluation of the anticipated quality and effect of the bypass.
(d) Unanticipated bypasses [40 CFR 122.41(m)(3)]	• Within 24 hours, an oral or electronic notification • Within 7 calendar days, a report that includes an evaluation of the quality and effect of the bypass.
(e) Noncompliance with the conditions of this permit that may endanger health or the environment [40 CFR 122.41(n)(7)]	• Within 24 hours, an oral or electronic notification • Within 7 calendar days, a report that contains a description of the noncompliance, and its causes; the period of noncompliance, including exact dates and times, and if the noncompliance has not been corrected, the anticipated time noncompliance is expected to continue; and steps taken or planned to reduce, eliminate and prevent recurrence of the noncompliance. [40 CFR 122.41(n)(6)]. • Division staff may waive the requirement for a written report on a case-by-case basis.

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(336) 852-9797  
License No. C-0950

**FEI**

**HEARTLAND LIVING & REHABILITATION**  
DETAILS (EC 2)

PROJECT LOCATION:  
TOWNSHIP, COLFAX COUNTY, GUILFORD COUNTY, NORTH CAROLINA  
DEVELOPER INFORMATION:  
CENTURY CARE MANAGEMENT  
130 EDINBURGH SUITE 208  
CARY, NC 27511  
PHONE: 919-411-7701

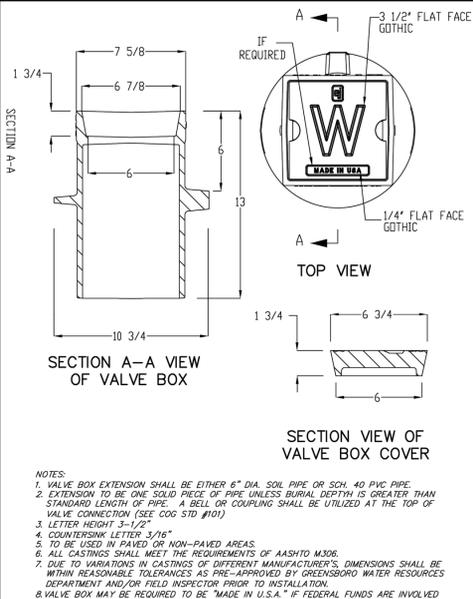
REVISION NOTE  
NO DATE X-XX ISSUED FOR REVIEW

DRAWN BY: FEI  
CHECKED BY: FEI  
DATE: 08/11/2025  
PROJECT NO.: 03079.001  
REF. NO.: XX  
SCALE: 1"=XX'

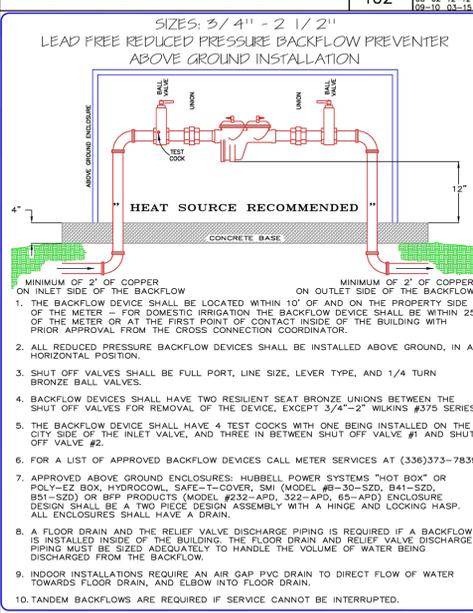
NORTH CAROLINA Environmental Quality  
PRELIMINARY SEAL  
NOT FOR CONSTRUCTION  
CRAIG W. SHELLEY, P.E., P.L.S.

**SHEET**  
15 OF 19

PRELIMINARY-NOT FOR CONSTRUCTION



CITY OF GREENSBORO			
WATER VALVE BOX AND EXTENSION	STD. NO.	REV.	
	102	03-12 08-02 12-12 09-10 03-15	



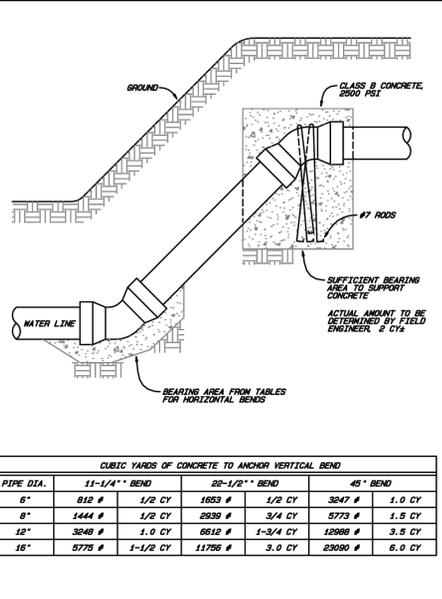
DATE: 6-15-88	REDUCED PRESSURE BACKFLOW PREVENTER	CITY OF GREENSBORO	GSO-12
REVISED: 7-9-89, 8-23-89	TYPE: 3/4" - 2 1/2"	WATER RESOURCES DEPARTMENT	SCALE: NOT TO SCALE

SIZE OF GROUND OR STATIC PIPING	SIZE OF PIPE	1" RIGID POLYESTER IN	2" RIGID POLYESTER IN	3" RIGID POLYESTER IN	4" RIGID POLYESTER IN	6" RIGID POLYESTER IN	8" RIGID POLYESTER IN	10" RIGID POLYESTER IN	12" RIGID POLYESTER IN
6"									
11-1/4"	812	1 FT*	1	1	1	1	1	1	1
22-1/2"	1653	1 FT*	1	1	1	1	1	1	2
45"	3247	1 FT*	2	1	1	1	1	1	4
90"	5994	2 FT*	3	1	1	1	1	2	6
PLUS	4239	1 FT*	2	1	1	1	1	1	4
8"									
11-1/4"	1444	1 FT*	1	1	1	1	1	1	2
22-1/2"	2939	1 FT*	2	1	1	1	1	1	3
45"	5773	2 FT*	3	1	1	1	1	2	6
90"	10656	3 FT*	6	1	2	2	3	3	11
PLUS	7536	2 FT*	4	1	1	1	1	2	8
12"									
11-1/4"	3248	1 FT*	2	1	1	1	1	1	3
22-1/2"	6612	2 FT*	4	1	1	1	1	2	7
45"	12988	3 FT*	7	1	2	2	3	3	13
90"	23976	6 FT*	12	2	3	3	6	24	3
PLUS	16956	4 FT*	9	1	2	2	4	17	2
16"									
11-1/4"	5775	2 FT*	3	1	1	1	1	2	6
22-1/2"	11756	3 FT*	6	1	2	1	3	12	1
45"	23990	6 FT*	12	2	3	3	6	23	3
90"	46264	11 FT*	22	3	6	6	11	43	4
PLUS	30144	8 FT*	15	2	4	4	8	30	3

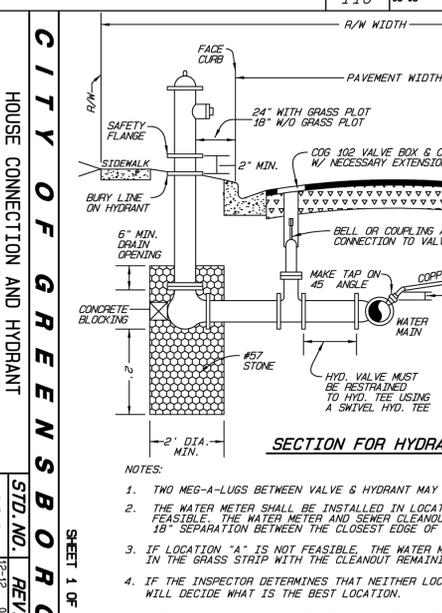
BASED ON TEST PRESSURE OF 150 PSI

NOTES:  
 REACTION BEARING AREAS ARE IN SQUARE FEET MEASURED IN A VERTICAL PLANE IN THE TRENCH SIDE AT AN ANGLE OF 90° TO THE THRUST VECTOR.  
 USE 6"-90° BEND VALUE FOR HYDRANTS FOR ADDITIONAL SAFETY.

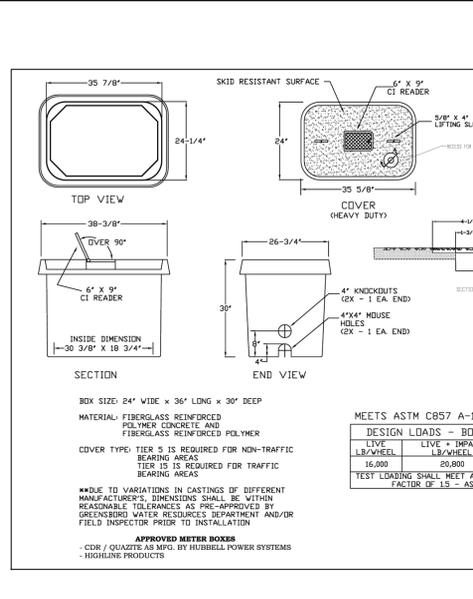
CITY OF GREENSBORO			
STANDARD REACTION BEARING AREAS FOR HORIZONTAL WATER PIPE BENDS	STD. NO.	REV.	
	105		



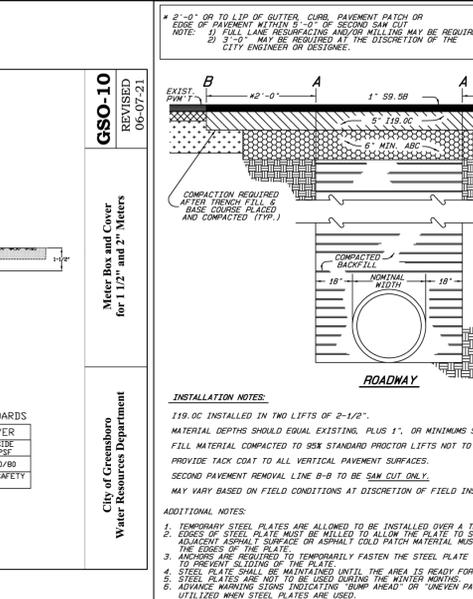
CITY OF GREENSBORO			
STANDARD VERTICAL BEND ANCHORS	STD. NO.	REV.	
	110	08-09 09-09	



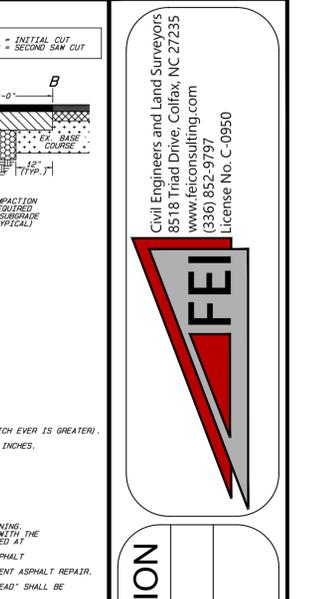
DATE: 6-15-88	REDUCED PRESSURE BACKFLOW PREVENTER	CITY OF GREENSBORO	GSO-15
REVISED: 10-10-19	TYPE: 3" - 10"	WATER RESOURCES DEPARTMENT	SCALE: NOT TO SCALE



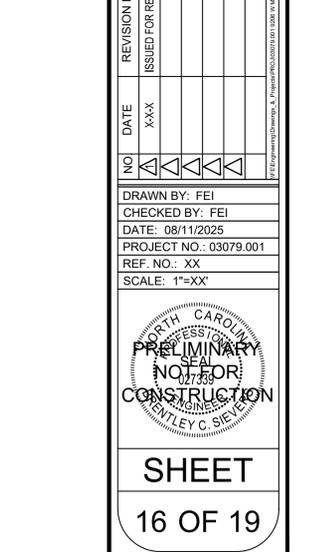
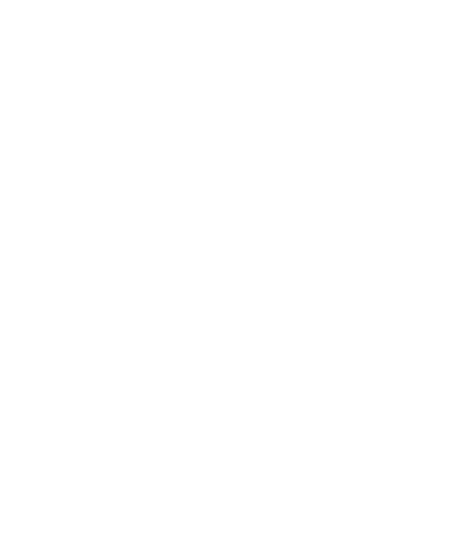
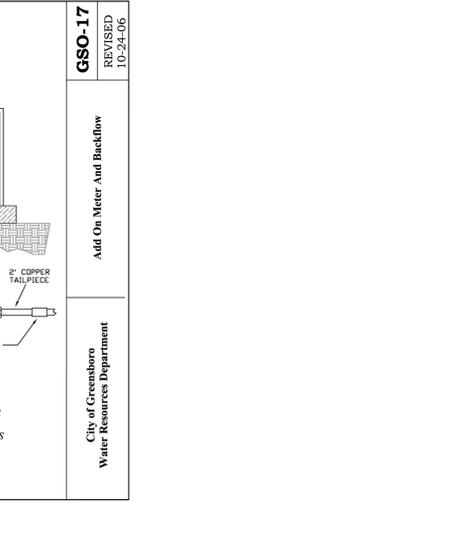
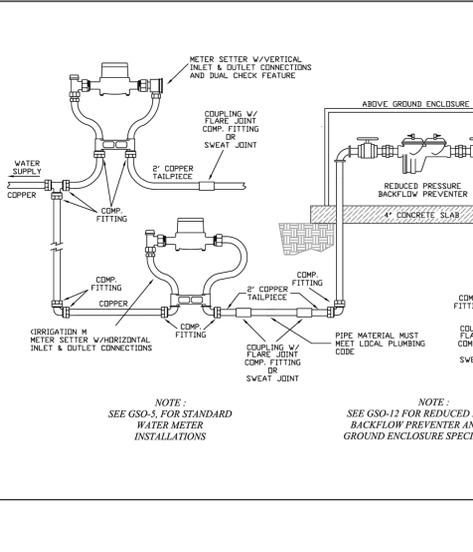
CITY OF GREENSBORO			
PAVEMENT REPAIR FOR PIPE/UTILITY PLACED UNDER EXISTING PAVEMENT (ROADWAY)	STD. NO.	REV.	
	107	03-12 03-15 08-15	



DATE: 6-15-88	REDUCED PRESSURE BACKFLOW PREVENTER	CITY OF GREENSBORO	GSO-12
REVISED: 7-9-89, 8-23-89	TYPE: 3/4" - 2 1/2"	WATER RESOURCES DEPARTMENT	SCALE: NOT TO SCALE



DATE: 6-15-88	REDUCED PRESSURE BACKFLOW PREVENTER	CITY OF GREENSBORO	GSO-12
REVISED: 7-9-89, 8-23-89	TYPE: 3/4" - 2 1/2"	WATER RESOURCES DEPARTMENT	SCALE: NOT TO SCALE



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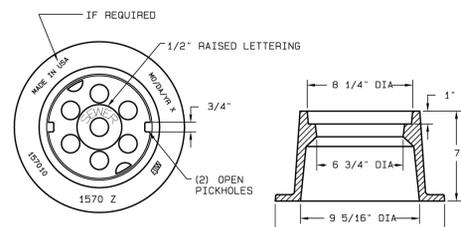
HEARTLAND LIVING & REHABILITATION  
 DETAILS (WATER)

REVISION NOTE  
 NO. DATE ISSUED FOR REVIEW

DRAWN BY: FEI  
 CHECKED BY: FEI  
 DATE: 08/11/2025  
 PROJECT NO.: 03079.001  
 REF. NO.: XX  
 SCALE: 1"=XX'

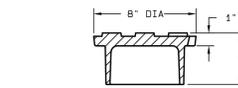
PRELIMINARY NOT FOR CONSTRUCTION  
 SHEET 16 OF 19

PRELIMINARY NOT FOR CONSTRUCTION  
 SHEET 16 OF 19



C/O TOP (TOP VIEW)

C/O BASE (SECTION VIEW)



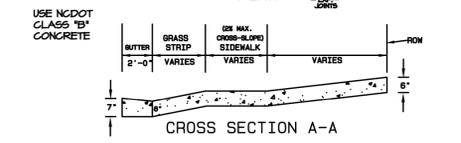
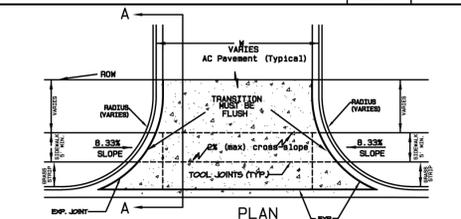
C/O TOP (SECTION VIEW)

- NOTES:
- LOAD BEARINGS CLEAN-OUT TO BE INSTALLED IN LOAD BEARING AREAS AS DESIGNATED BY THE DESIGN ENGINEER OR FIELD ENGINEER.
  - THE CLEAN-OUT ASSEMBLY IS TO BE SET A MIN. 1/2", NO GREATER THAN 4", FROM THE LOAD BEARING ASSEMBLY COVER.
  - THE DESIGN SHOULD BE A HEAVY DUTY TYPE, GRAY IRON (ASTM A48 CL350), WITH A DIPPED COATING.
  - A 12"x12" CONCRETE PAD IS REQUIRED FOR THE BASE. THE CONCRETE PAD WILL NEED TO BE 9" THICK (GIVES 2" OF CONCRETE UNDERNEATH THE 7" TALL BASE).
  - ALL CASTINGS SHALL MEET THE REQUIREMENTS OF AASHTO M293.
  - THE CLEAN-OUT COVER AND COVER BASE SHALL BE HEAVY DUTY SUCH AS E.J. MODEL C09858401 OR CO9 PRE-APPROVED EQUIVALENT.
  - CLEAN-OUT MAY BE REQUIRED TO BE "MADE IN U.S.A." IF FEDERAL FUNDS ARE INVOLVED.

**CITY OF GREENSBORO**

SEWER CLEANOUT (C/O) ASSEMBLY, LOAD BEARING

STD. NO.	REV.
224	02-12



MINIMUM REQUIREMENTS\*\*

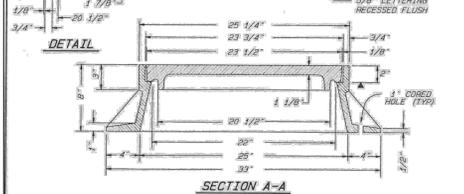
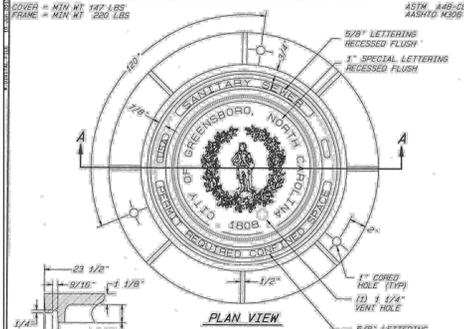
	LOCAL	COLLECTOR	THOROUGHFARE
RADIUS (R)	15'	20'	25'
GRASS STRIP	3'	3'	5'
MINIMUM DRIVEWAY WIDTH (W)	24'	24'	24'

- \*\*SEE COG DRIVEWAY MANUAL FOR DETAILED INFORMATION
- NO DRIVEWAY SHALL BE LOCATED WITHIN 5' (AS MEASURED ALONG THE STREET CURB STARTING AT THE DRIVEWAY RADIUS) OF ANY MUNICIPAL OR STATE OWNED FEATURE (I.E. CURB INLETS, FIRE HYDRANTS, UTILITY POLES OR SIMILAR STRUCTURES)
  - STREET TYPE DRIVEWAY SHALL BE USED ON ALL COMMERCIAL DRIVEWAYS LOCATED ON THOROUGHFARES. STREET TYPE DRIVEWAYS MAY ALSO BE REQUIRED ON COLLECTOR STREETS BASED ON BUSINESS TYPE AND TRAFFIC VOLUME. SUCH DETERMINATION WILL BE MADE DURING THE COMMERCIAL DRIVEWAY PERMITTING PROCESS.

**CITY OF GREENSBORO**

DRIVEWAY-COMMERCIAL STREET TYPE

STD. NO.	REV.
416-B	02-12

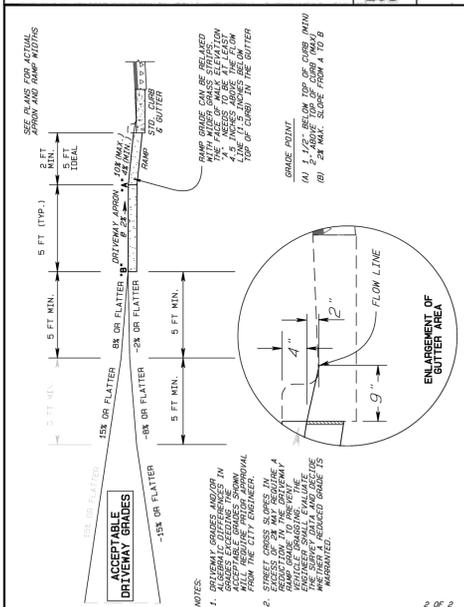


- NOTES:
- ALL DIMENSIONS AND TOLERANCES ARE TO BE CONCRETE AND WILL SUPERSEDE ANY ASTM STANDARDS WITH A MAXIMUM VARIATION OF 1/8" ON ALL DIMENSIONS.
  - MANHOLE RING TO BE ANCHORED WITH 1/2" RECESSED STAINLESS STEEL ANCHORS AND SEALED BETWEEN RING AND CONE WITH BITUMASTIC SEALER.

**CITY OF GREENSBORO**

STANDARD MANHOLE RING AND COVER

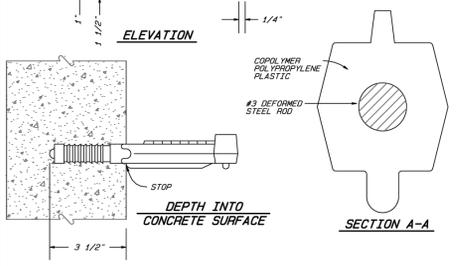
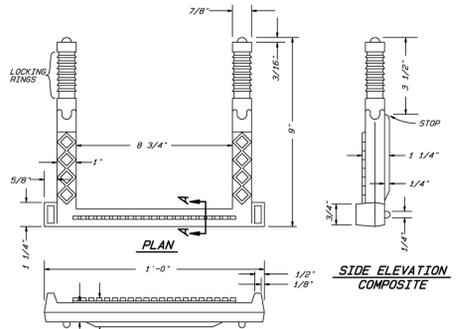
STD. NO.	REV.
205	02-13



**CITY OF GREENSBORO**

DRIVEWAY SECTION, COMMERCIAL

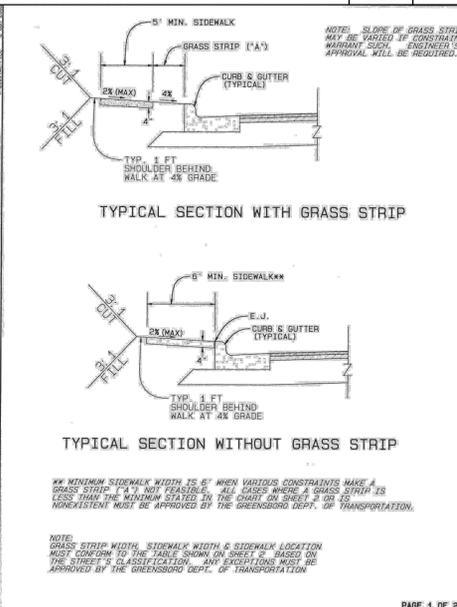
STD. NO.	REV.
416-A	02-12



**CITY OF GREENSBORO**

STANDARD MANHOLE STEP FOR PRECAST CONCRETE MANHOLE

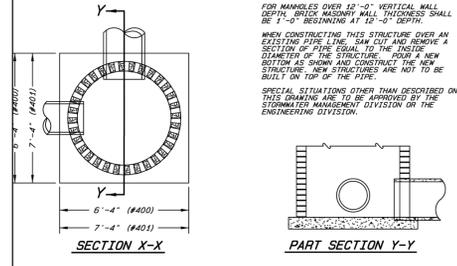
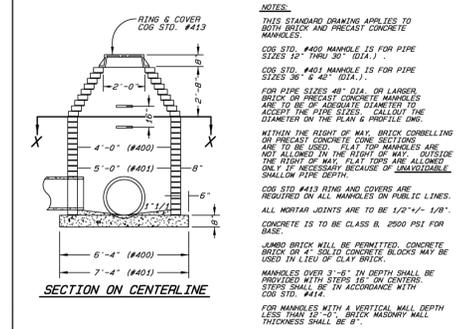
STD. NO.	REV.
206	02-12



**CITY OF GREENSBORO**

SIDEWALK STANDARD FOR USE WITH TYPICAL STREET SECTIONS

STD. NO.	REV.
418-A	02-12



**CITY OF GREENSBORO**

BRICK MASONRY STORM SEWER MANHOLE

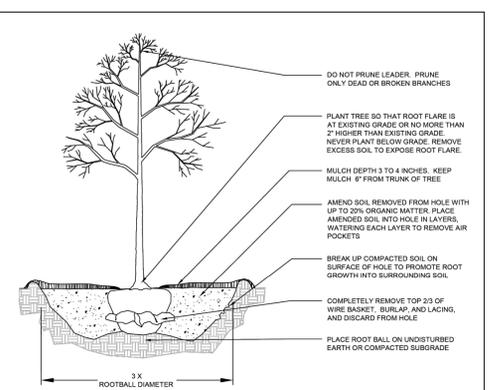
STD. NO.	REV.
400	09-92
401	08-14

STREET CLASSIFICATION	GRASS STRIP	SIDEWALK LOCATION
LOW DENSITY LOCAL	3' MIN.	MIN. 5' SIDE
MEDIUM DENSITY LOCAL	3' MIN.	MIN. 5' SIDE
HIGH DENSITY LOCAL RESIDENTIAL	3' MIN.	BOTH SIDES
HIGH DENSITY LOCAL NON-RESIDENTIAL	3' MIN.	BOTH SIDES
RESIDENTIAL COLLECTOR	3' MIN.	MIN. 1' SIDE
NON-RESIDENTIAL COLLECTOR	3' MIN.	MIN. 1' SIDE
MINOR THOROUGHFARE	5' MIN.	BOTH SIDES
MAJOR THOROUGHFARE	5' MIN.	BOTH SIDES

**CITY OF GREENSBORO**

SIDEWALK STANDARD FOR USE WITH TYPICAL STREET SECTIONS

STD. NO.	REV.
418-A	02-12

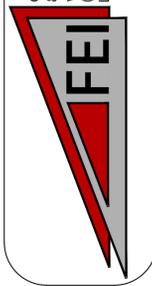


- NOTES:
- ALL TREES ARE TO BE NURSERY GROWN AND LOCALLY ADAPTED, BALL AND BURLAP (B&B) PREFERRED.
  - REMOVE ALL TREATED OR PLASTIC-COATED BURLAP, STRAPPING, TWINE, OR WIRE FROM THE ROOT BALL.
  - FOR CONTAINER-GROWN TREES, CAREFULLY REMOVE THE PLANT FROM THE CONTAINER AND CUT ANY MATTED OR CIRCLING ROOTS.
  - TREE WRAP IS OPTIONAL AND MUST BE REMOVED AFTER THE FIRST GROWING SEASON.
  - WATER TREE AFTER PLANTING. FOR MULCH, USE PINE NEEDLES OR SEASONED WOOD MULCH, NO MORE THAN 3 TO 4 INCHES DEEP.
  - STAKING IS NOT REQUIRED. IF STAKING TREES, USE FLEXIBLE 3/4" WOVEN TIE AND ALLOW SLACK FOR TREE TO MOVE IN WIND. REMOVE ALL STAKES AND TIES AFTER FIRST YEAR OF GROWTH.

**CITY OF GREENSBORO**

STANDARD TREE PLANTING DETAIL

Civil Engineers and Land Surveyors  
8515 Triad Drive, Colfax, NC 27235  
www.feiconsulting.com  
(336) 852-9797  
License No. C-0950



**HEARTLAND LIVING & REHABILITATION**

DETAILS (SEWER)

PROJECT LOCATION  
TOWNSHIP, COLFAX  
COUNTY, GUILFORD  
STATE, NORTH CAROLINA

DESIGNER INFORMATION  
CENTURY CARE MANAGEMENT  
130 EDINBURGH SUITE 208  
GREENSBORO, NC 27405

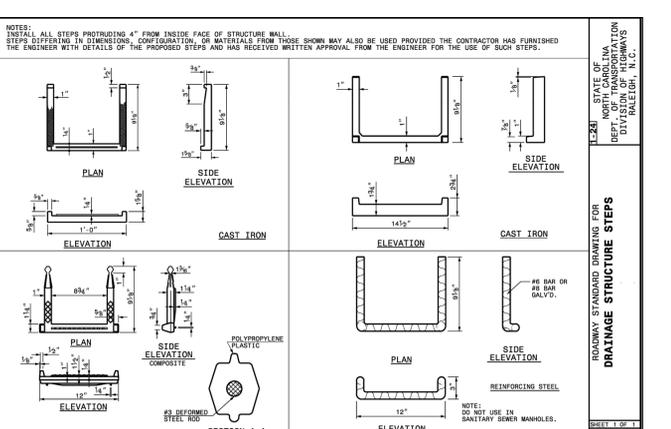
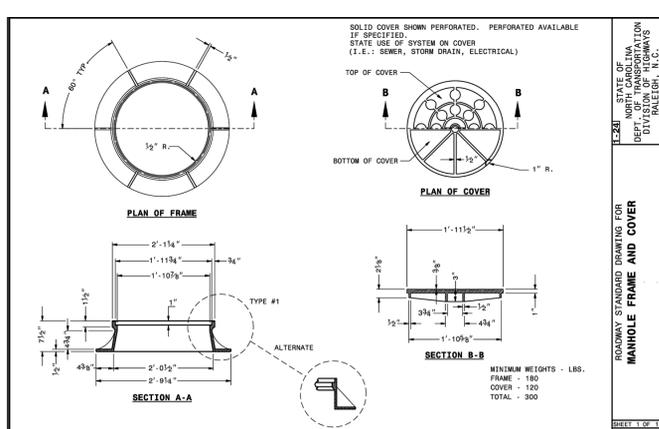
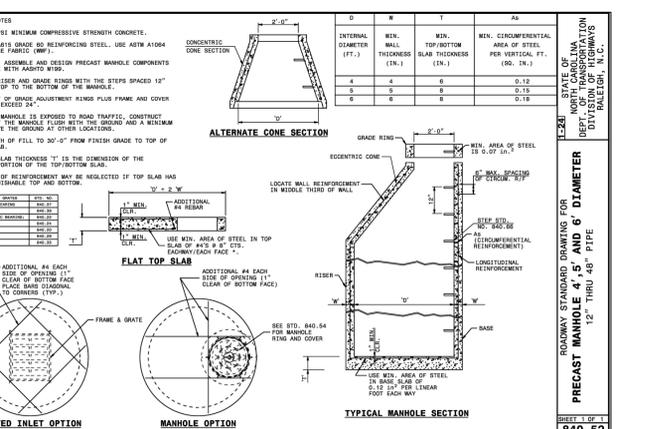
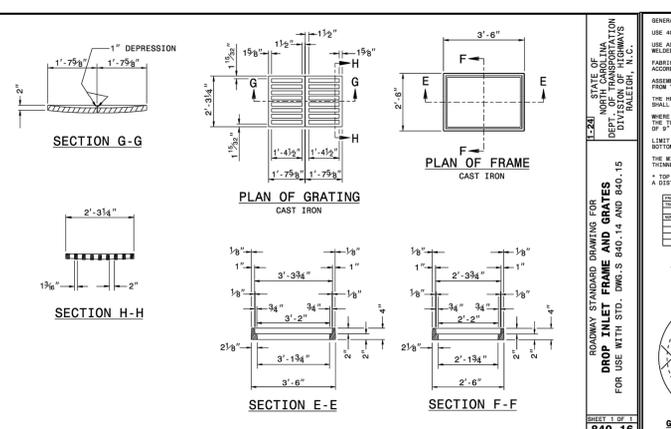
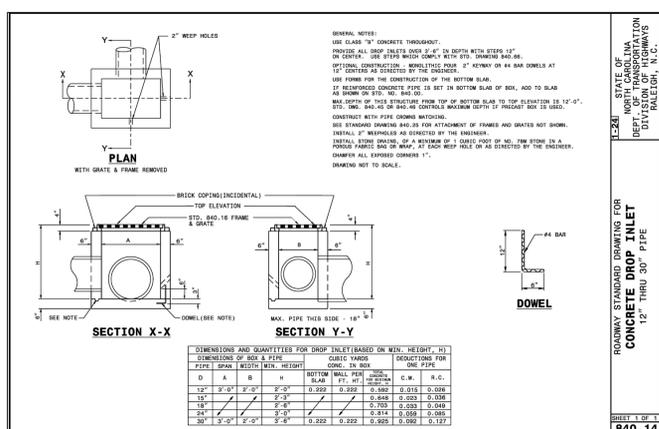
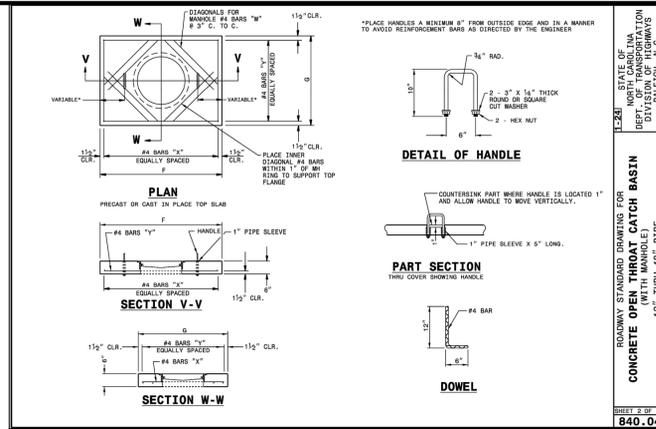
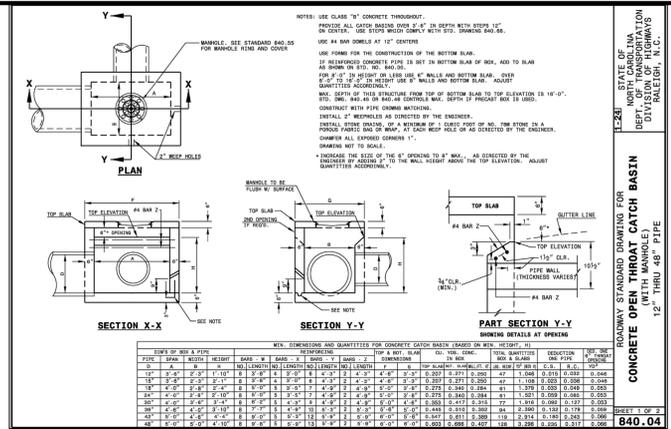
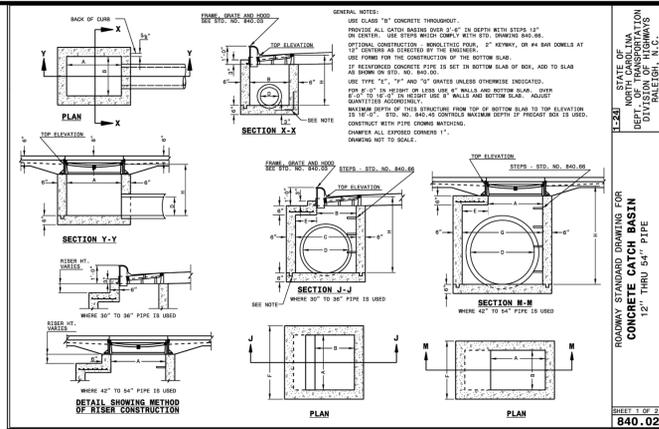
NO.	DATE	REVISION NOTE

DRAWN BY: FEI  
CHECKED BY: FEI  
DATE: 08/11/2025  
PROJECT NO.: 03079.001  
REF. NO.: XX  
SCALE: 1"=XX'



SHEET  
17 OF 19





Civil Engineers and Land Surveyors  
 8515 Triad Drive, Colfax, NC 27235  
 www.feiconsulting.com  
 (336) 852-9797  
 License No. C-0950

HEARTLAND LIVING & REHABILITATION  
 DETAILS (STORM)

PROJECT LOCATION:  
 TOWNSHIP, COLFAX  
 COUNTY, GUILFORD  
 STATE, NORTH CAROLINA

DESIGNER INFORMATION:  
 CENTURY CARE MANAGEMENT  
 130 EDINBURGH SUITE 208  
 GARNETT, NC 27831  
 PHONE: 828-411

REVISION NOTE

NO.	DATE	REVISION

DRAWN BY: FEI  
 CHECKED BY: FEI  
 DATE: 08/11/2025  
 PROJECT NO.: 03079.001  
 REF. NO.: XX  
 SCALE: 1"=XX

PRELIMINARY - NOT FOR CONSTRUCTION  
 SHEET 19 OF 19