

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			
		CENTERLINE			
		COMMUNICATIONS (UNDERGROUND)			
		CONTOUR LINES			
		CREEK, STREAM OR WATER BODY			
		CURB & GUTTER			
		DISTURBED AREA			
		DITCH			
		DIVERSION BERM			
		DIVERSION BERM (CLEAN)			
		DRAINAGE AREA			
		EASEMENT (ACCESS)			
		EASEMENT (BMP)			
		EASEMENT (DMUE)			
		EASEMENT (DRAINAGE)			
		EASEMENT (SANITARY)			
		EASEMENT (STORM)			
		EASEMENT (WATER)			
		EASEMENT (MISC)			
		ELECTRIC (OVERHEAD)			
		ELECTRIC (UNDERGROUND)			
		EROSION BAFFLE			
		FENCE			
		FLOODPLAIN			
		FLOODWAY			
		GAS LINE			
		GUARDRAIL			
		LANDSCAPE BUFFER			
		LANDSCAPED AREA			
		PHASE LINE			
		PROPERTY LINE (ADJACENT)			
		PROPERTY LINE (SUBJECT)			
		RAILROAD TRACKS			
		RIGHT OF WAY			
		ROOF DRAIN			
		SANITARY SEWER (FORCEMAIN)			
		SANITARY SEWER (GRAVITY)			
		SETBACKS			
		SILT FENCE			
		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
4196 Mendenhall Oaks Pkwy
High Point, NC 27265
www.feiconsulting.com
(336) 852-9797
License No. C-0950



HEARTLAND LIVING & REHABILITATION

ABBREVIATIONS & LEGEND

PROJECT LOCATION:
TOWNSHIP, GUILFORD
COUNTY, GUILFORD
STATE: NORTH CAROLINA
PHONE: 877-7411

REVISOR INFORMATION:
CENTURY CARE MANAGEMENT
1301 EDINBURGH SUITE 208
PHONE: 877-7411

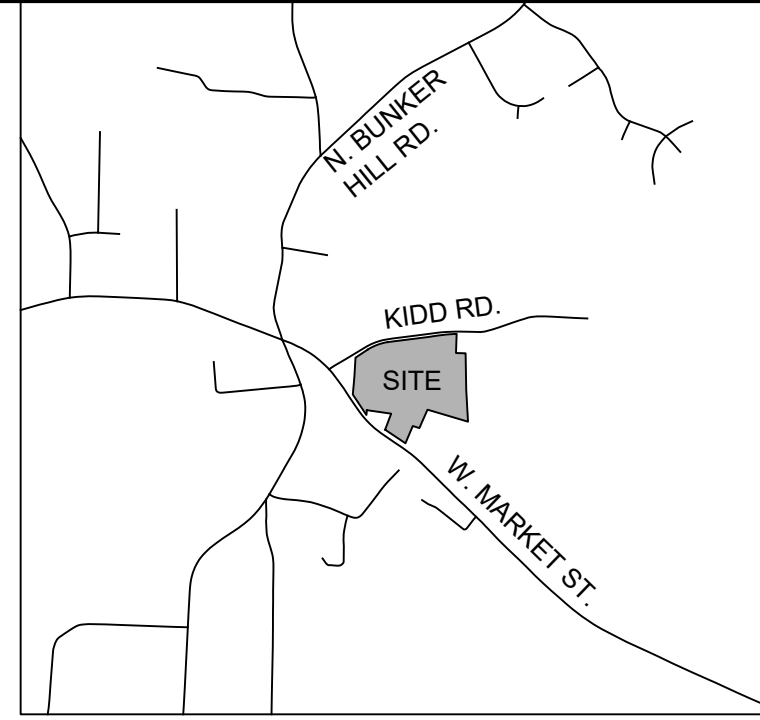
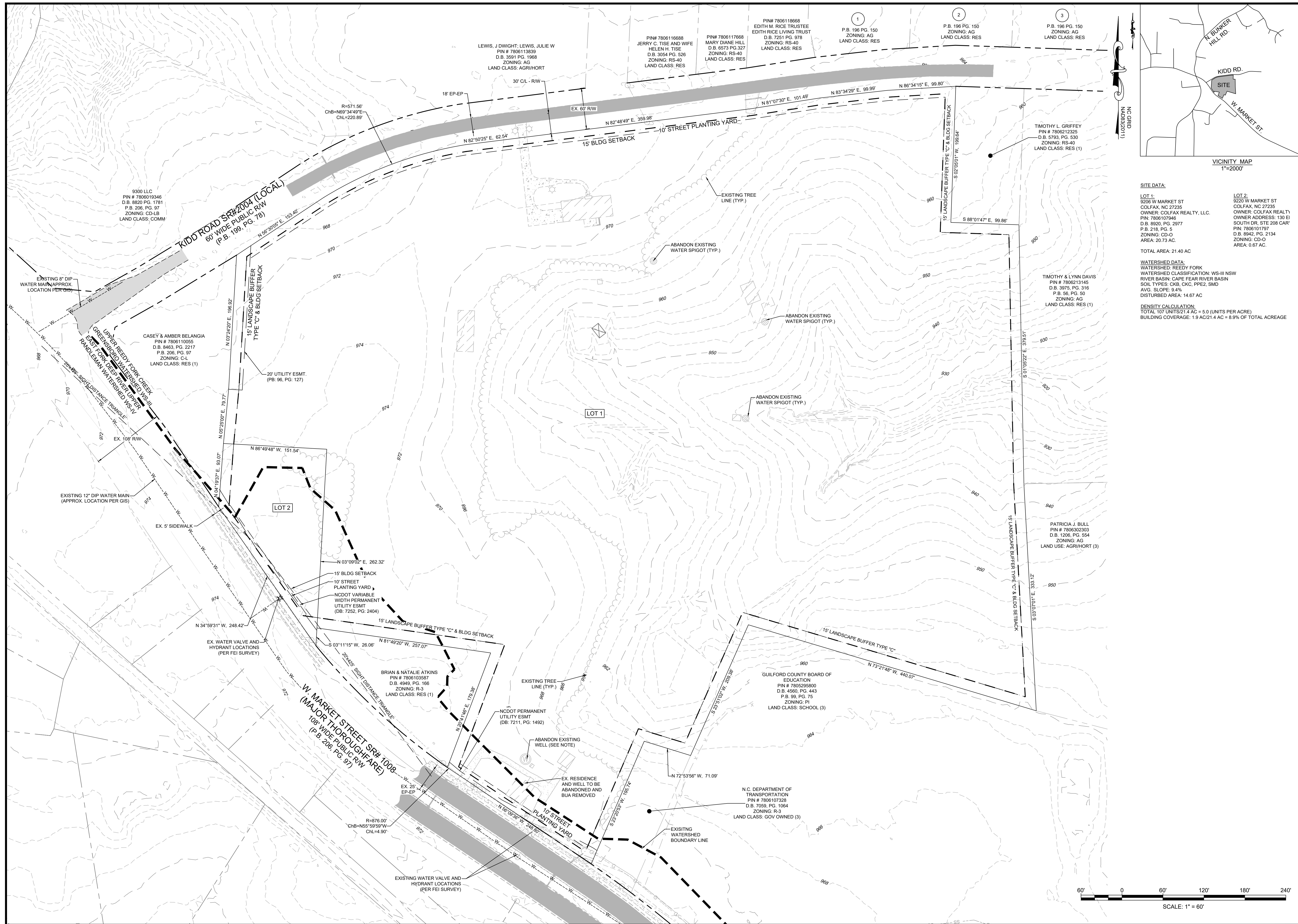
NO.	DATE	REVISION NOTE
1	04/01/2026	COG EROSION CONTROL COMMENTS
2	03/13/2026	WATERSHED COMMENTS

DRAWN BY: FEI
CHECKED BY: FEI
DATE: 02/06/2026
PROJECT NO.: 03079.001
REF. NO.:
SCALE: N/A



SHEET
2 OF 23





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
 OWNER ADDRESS: 130 E I
 SOUTH DR, STE 208 CAR
 PIN: 7806101797
 D.B. 8942, PG. 2134
 ZONING: CD-O
 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:
 TOTAL 107 UNITS/21.4 AC = 5.0 (UNITS PER ACRE)
 BUILDING COVERAGE: 1.9 AC/21.4 AC = 8.9% OF TOTAL ACREAGE

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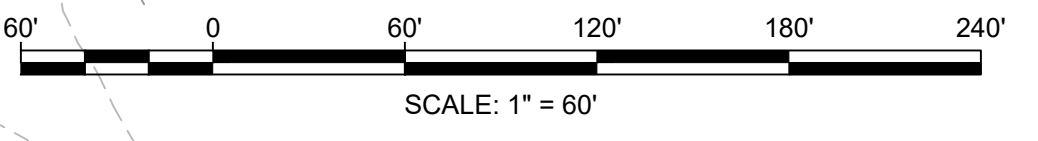
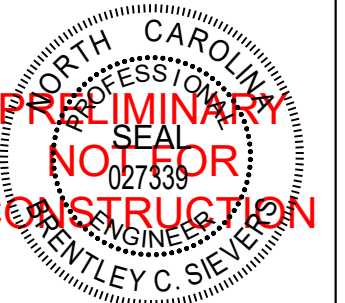
HEARTLAND LIVING & REHABILITATION

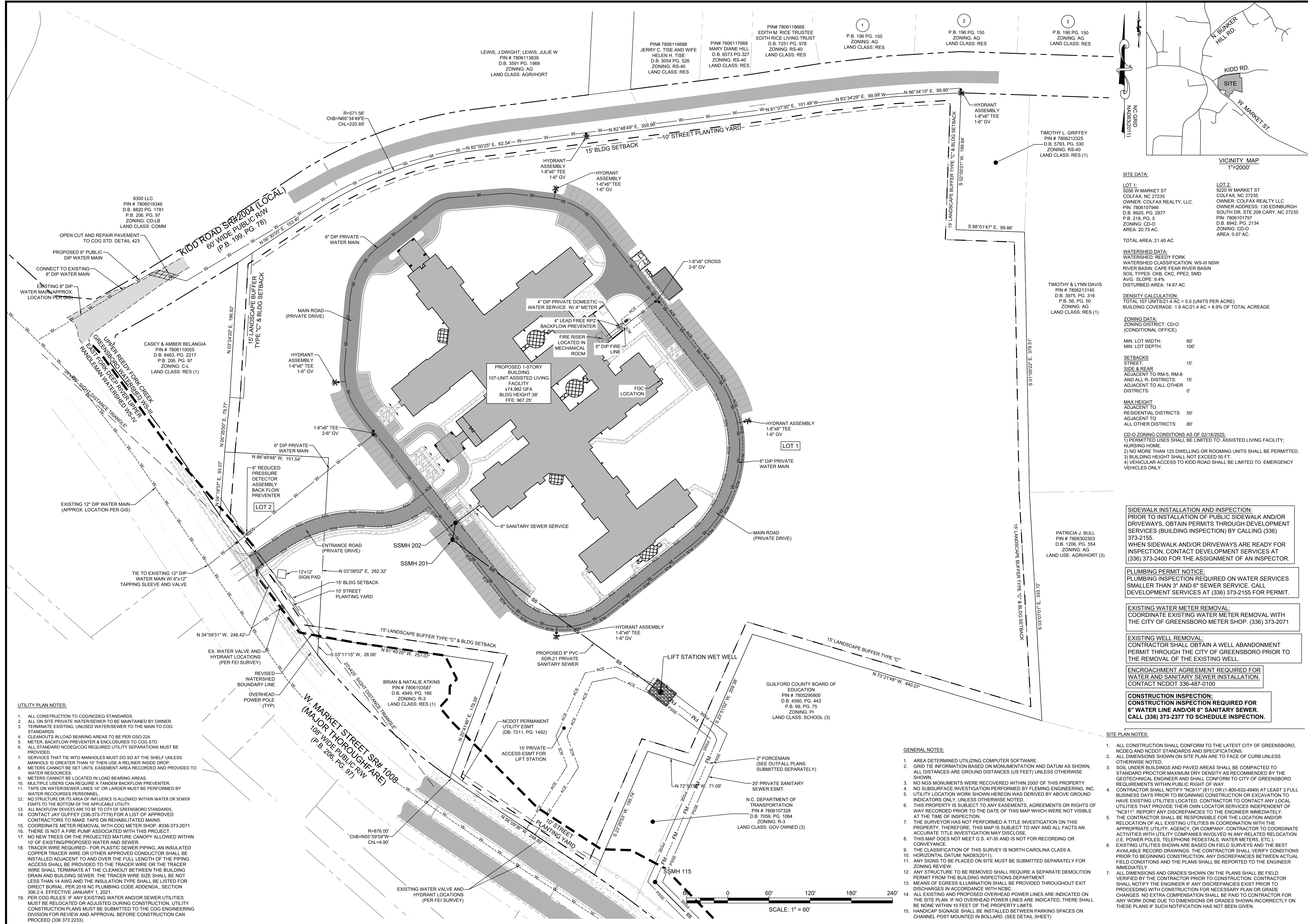
EXISTING CONDITIONS

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

NO.	DATE	REVISION NOTE
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 PROJECT NO.: 03079.001
 REF. NO.:
 SCALE: 1" = 60'





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AREA: 20.73 AC.

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OWNER: COLFAX REALTY, LLC
OWNER ADDRESS: 130 EDINBURGH
SOUTH DR, STE 208 CARY, NC 27235
PIN: 7806101787
D.B. 8942, PG. 2134
ZONING: CD-O
AREA: 0.67 AC.

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

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

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

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

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.

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 8" SANITARY SEWER.
CALL (336) 373-2377 TO SCHEDULE INSPECTION.**

UTILITY PLAN NOTES:

- ALL CONSTRUCTION TO COGNCDQ 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 NCDQ/COG REQUIRED UTILITY SEPARATIONS MUST BE PROVIDED.
- SERVICES THAT THE 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 PERSONNEL.
- METERS CANNOT BE LOCATED IN LOAD BEARING AREAS.
- MULTIPLE USERS CAN REQUIRE A TANDUM BACKFLOW PREVENTER.
- TAPS ON WATER/SEWER LINES 16" OR LARGER MUST BE PERFORMED 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).

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 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 ACCURATE TITLE INVESTIGATION MAY DISCLOSE.
- THE CLASSIFICATION OF THIS SURVEY IS NORTH CAROLINA CLASS A.
- THIS MAP DOES NOT MEET G.S. 47-30 AND IS NOT FOR RECORDING OR CONVEYANCE.
- 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 INSPECTION DEPARTMENT.
- MEANS OF EGRESS ILLUMINATION SHALL BE PROVIDED THROUGHOUT EXIT DISCHARGES IN ACCORDANCE WITH NCCBC.
- 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)

REVISION NOTE

NO.	DATE	COG EROSION CONTROL COMMENTS	WATERSHED COMMENTS
1	04/01/2026		
2	03/13/2026		

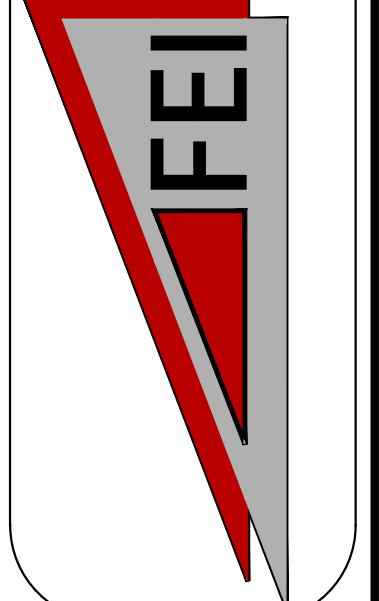
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DATE: 02/06/2026
PROJECT NO.: 03079.001
REF. NO.:
SCALE: 1" = 60'

PRELIMINARY NOT FOR CONSTRUCTION

SEAL OF THE STATE OF NORTH CAROLINA
JAMES W. SHELLEY, C.S.E.
REGISTERED PROFESSIONAL ENGINEER
NO. 12345

SHEET
5 OF 23

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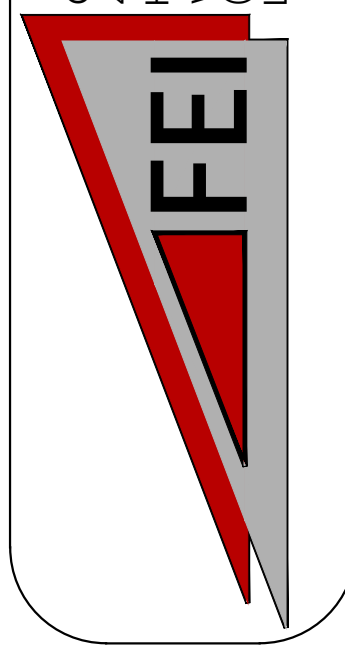
HEARTLAND LIVING & REHABILITATION
UTILITY PLAN

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

PRELIMINARY NOT FOR CONSTRUCTION

SHEET
5 OF 23

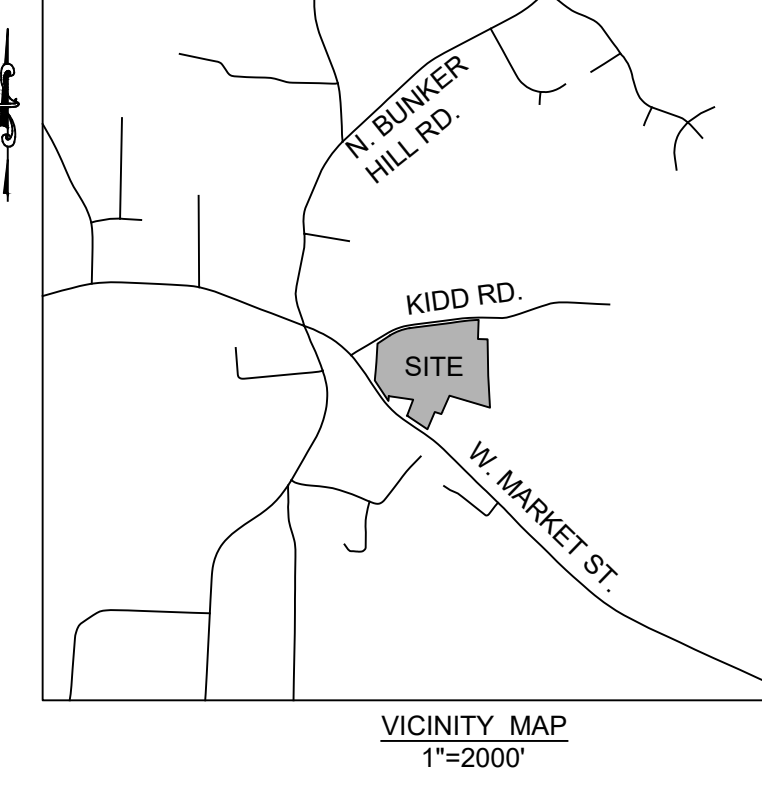
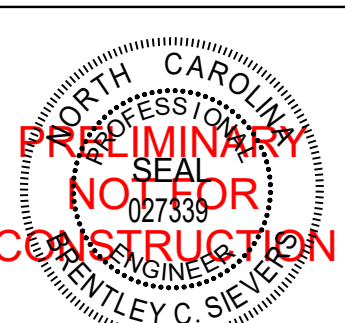
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HEARTLAND LIVING & REHABILITATION
 LANDSCAPE PLAN

NO.	DATE	REVISION NOTE
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 CHECKED BY: FEI
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 SCALE: 1" = 60'



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 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 27235
 PIN: 7806101797
 D.B. 8942, PG. 2134
 ZONING: CD-O
 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, CKK, PPE2, SMD
 AVG. SLOPE: 9.4%
 DISTURBED AREA: 14.67 AC

DENSITY CALCULATION:
 TOTAL 107 UNITS/21.4 AC = 5.0 (UNITS PER ACRE)
 BUILDING COVERAGE: 1.9 AC/21.4 AC = 8.9% OF TOTAL ACREAGE

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

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

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

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

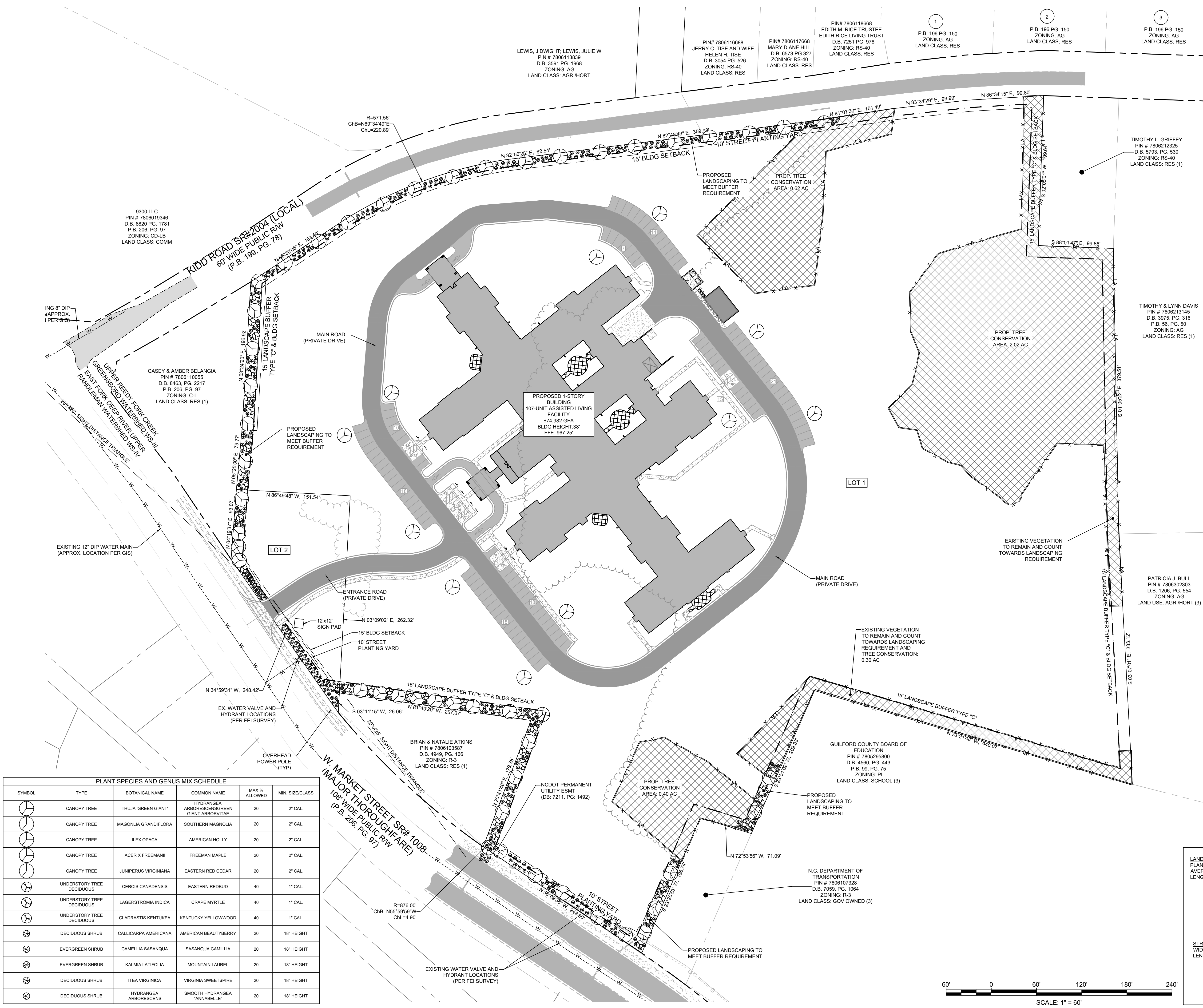
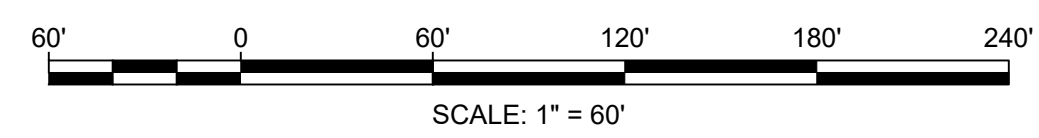
CD-O ZONING CONDITIONS AS OF 02/19/2025:
 1) PERMITTED USES SHALL BE LIMITED TO: ASSISTED LIVING FACILITY; NURSING HOME.
 2) NO MORE THAN 125 DWELLING OR ROOMING UNITS SHALL BE PERMITTED.
 3) BUILDING HEIGHT SHALL NOT EXCEED 50 FT.
 4) VEHICULAR ACCESS TO KIDD ROAD SHALL BE LIMITED TO EMERGENCY VEHICLES ONLY.

TREE CONSERVATION/RESTORATION AREA:
 TCA REQUIRED: 10.00% x 21.40 ACRES (832,184 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: 3.34 AC (145,490 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.

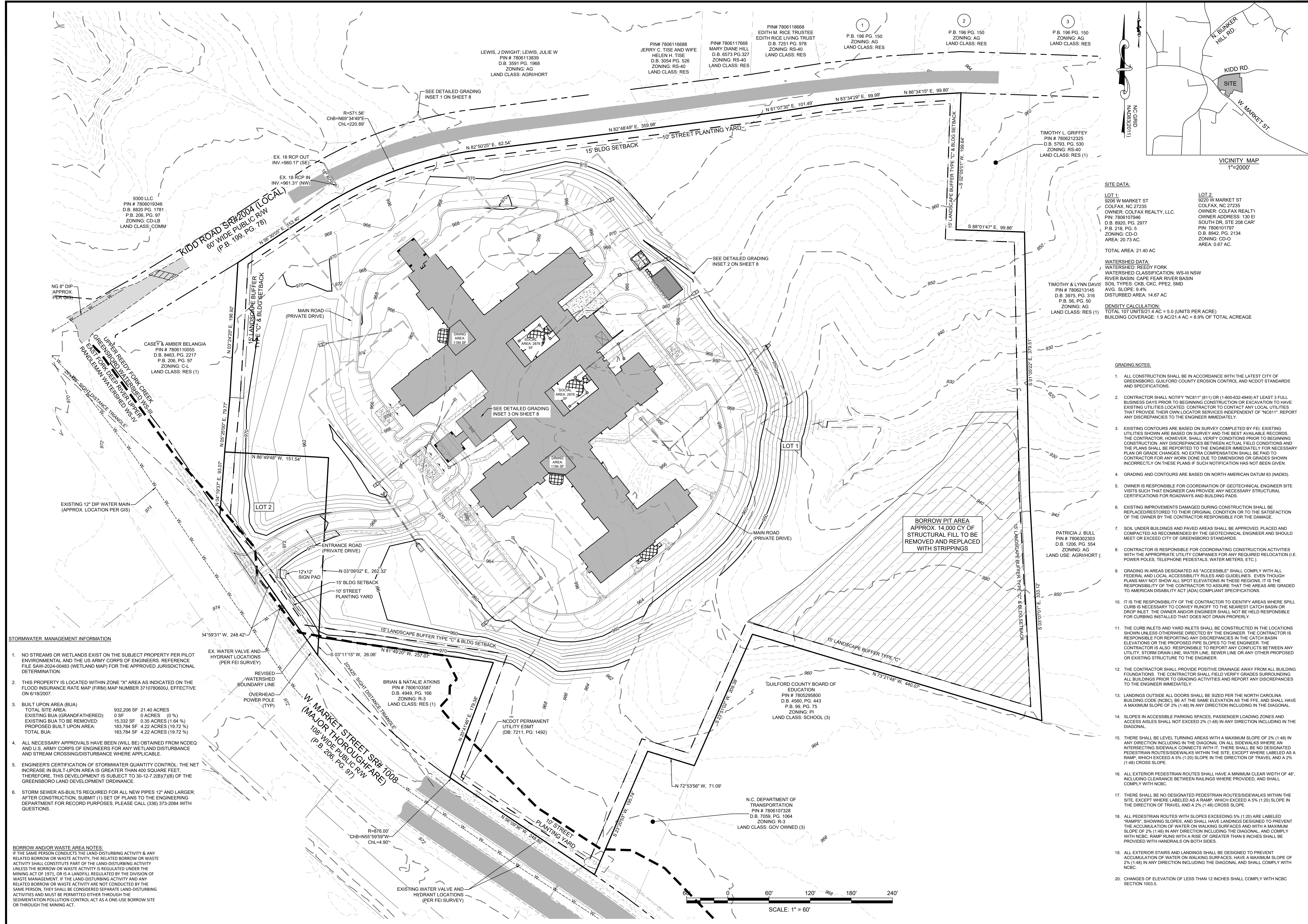
- LANDSCAPING NOTES:**
- PER COG DEVELOPMENT ORDINANCE 30-10-2.5.C. ON LOTS OF RECORD THAT EXISTED PRIOR TO JULY 1, 1992 THAT ARE LESS THAN 55,000 SQUARE FEET IN AREA, NO DEVELOPMENT IS REQUIRED TO LANDSCAPE MORE THAN 15% OF THE SITE.
 - A MINIMUM 5-FOOT WIDE PLANTING YARD WITH A COMBINATION OF VEGETATION 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:	PARKING LOT LANDSCAPING:
PLANTING YARD TYPE: C	PARKING AREA: 1 TREE PER 12 SPACES*
AVERAGE WIDTH: 15 FT	SPACES: 125
LENGTH: 1,090 FT	CANOPY TREES REQUIRED: 11
CANOPY TREES (2 PER 100 FT):	PROVIDED: 11
REQUIRED: 22	*A MAXIMUM DISTANCE OF 100' IS
PROVIDED: 22	REQUIRED FROM ANY PARKING SPACE
UNDERSTORY TREES (3 PER 100 FT):	TO A PLANTING AREA. PLANTING AREAS
REQUIRED: 33	WILL BE COMPRISED OF (1) TREE.
PROVIDED: 33	
SHRUBS (17 PER 100 FT):	
REQUIRED: 186	
PROVIDED: 186	
STREET PLANTING YARD:	TOTAL LANDSCAPING PROVIDED
WIDTH: 10 FT	CANOPY TREES: 60
LENGTH: 1,333 FT	UNDERSTORY TREES: 33
CANOPY TREES (2 PER 100 FT):	SHRUBS: 413
REQUIRED: 27	
PROVIDED: 27	
SHRUBS (17 PER 100 FT):	
REQUIRED: 227	
PROVIDED: 227	



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	CALLICARPA 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: 9220 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: 0.67 AC

TOTAL AREA: 21.40 AC

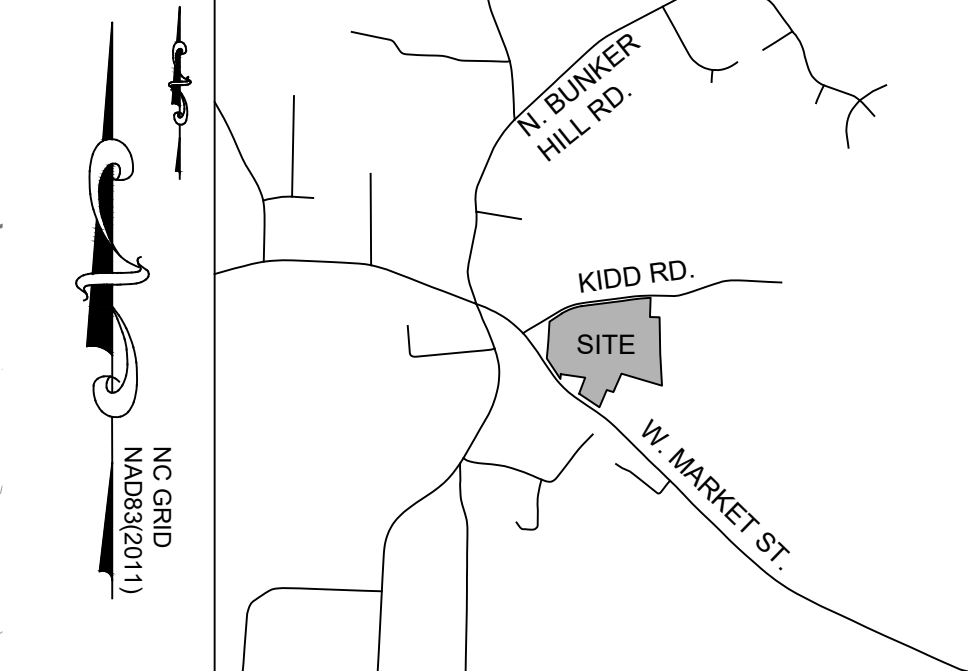
WATERSHED DATA:
 WATERSHED: REEDY FORK
 WATERSHED CLASSIFICATION: WS-III NSW
 RIVER BASIN: CAPE FEAR RIVER BASIN
 SOIL TYPES: CKB, CKC, PPE2, SMD
 AVG. SLOPE: 9.4%
 DISTURBED AREA: 14.67 AC

DENSITY CALCULATION:
 TOTAL 107 UNITS/21.4 AC = 5.0 (UNITS PER ACRE)
 BUILDING COVERAGE: 1.9 AC/21.4 AC = 8.9% OF TOTAL ACREAGE

- 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 (1-800-432-4949) 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 DRAIN 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 (NBC), 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 ACCESSIBLE AREAS 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 NBC.
 - 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 NBC. 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 NBC.
 - CHANGES OF ELEVATION OF LESS THAN 12 INCHES SHALL COMPLY WITH NBC 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.
 - STORM SEWER AS-BUILTS REQUIRED FOR ALL NEW PIPES 12" AND LARGER. AFTER CONSTRUCTION, SUBMIT (1) SET OF PLANS TO THE ENGINEERING DEPARTMENT FOR RECORD PURPOSES. PLEASE CALL (336) 375-2084 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.



HEARTLAND LIVING & REHABILITATION

GRADING PLAN

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

NO.	DATE	REVISION NOTE
1	04/01/2026	COG EROSION CONTROL COMMENTS
2	03/13/2026	WATERSHED COMMENTS

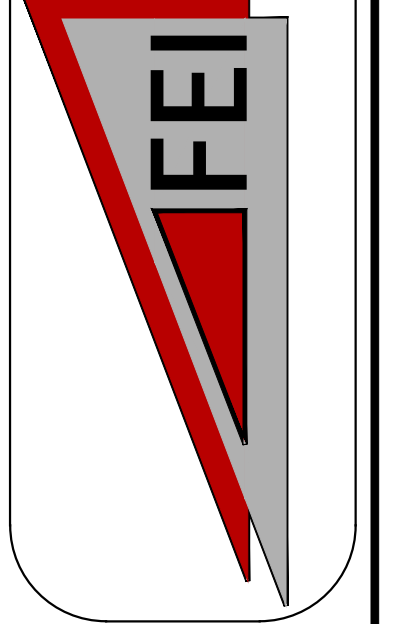
DRAWN BY: FEI
 CHECKED BY: FEI
 DATE: 02/06/2026
 PROJECT NO.: 03079.001
 REF. NO.:
 SCALE: 1" = 60'

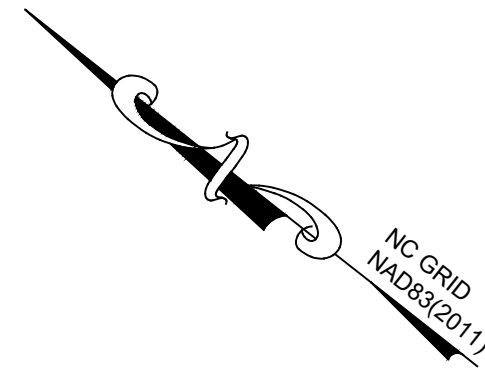
PRELIMINARY NOT FOR CONSTRUCTION

SHEET
 7 OF 23

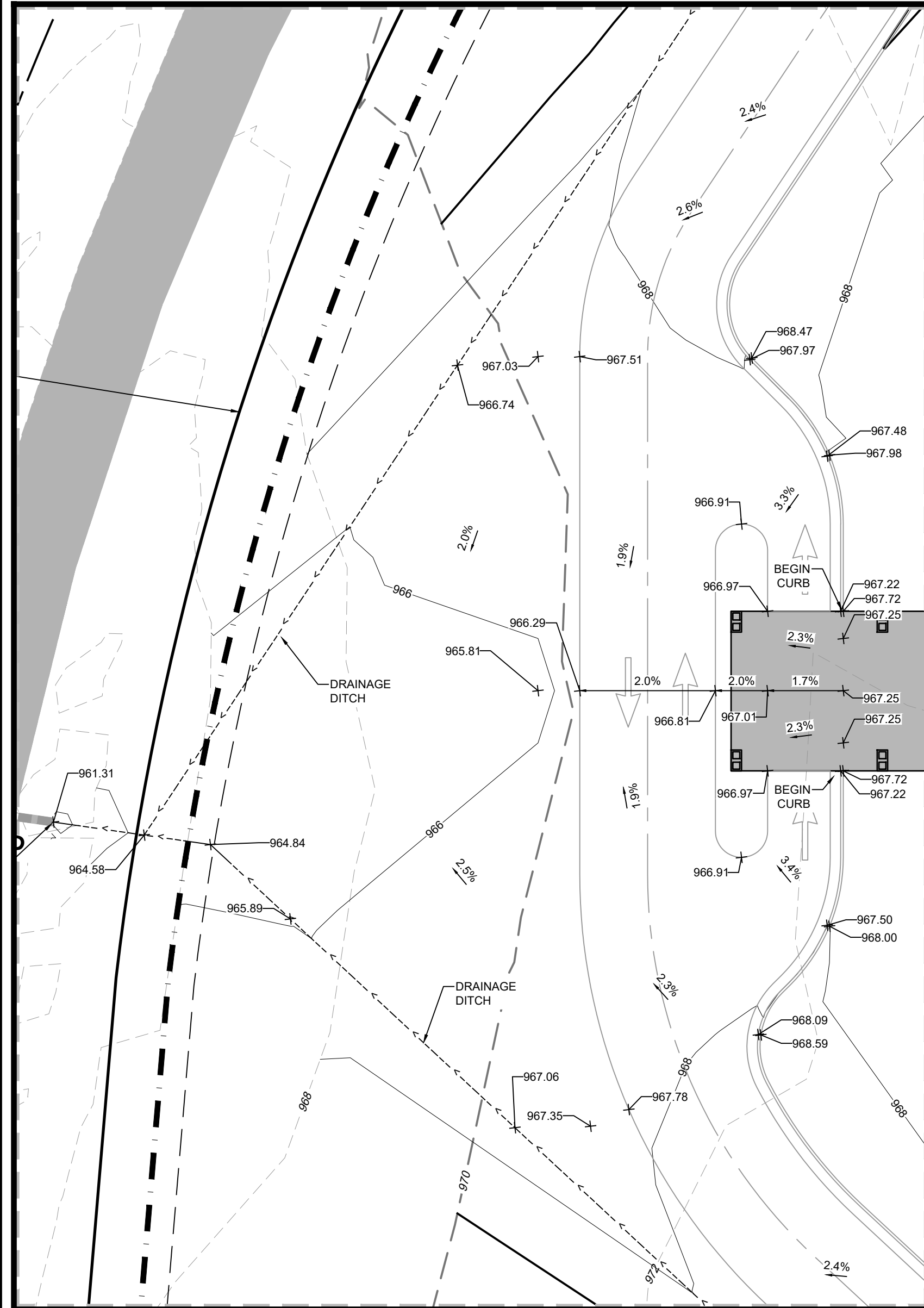
PRELIMINARY-NOT FOR CONSTRUCTION

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 www.feiconsulting.com
 (336) 852-9797
 License No. C-0950

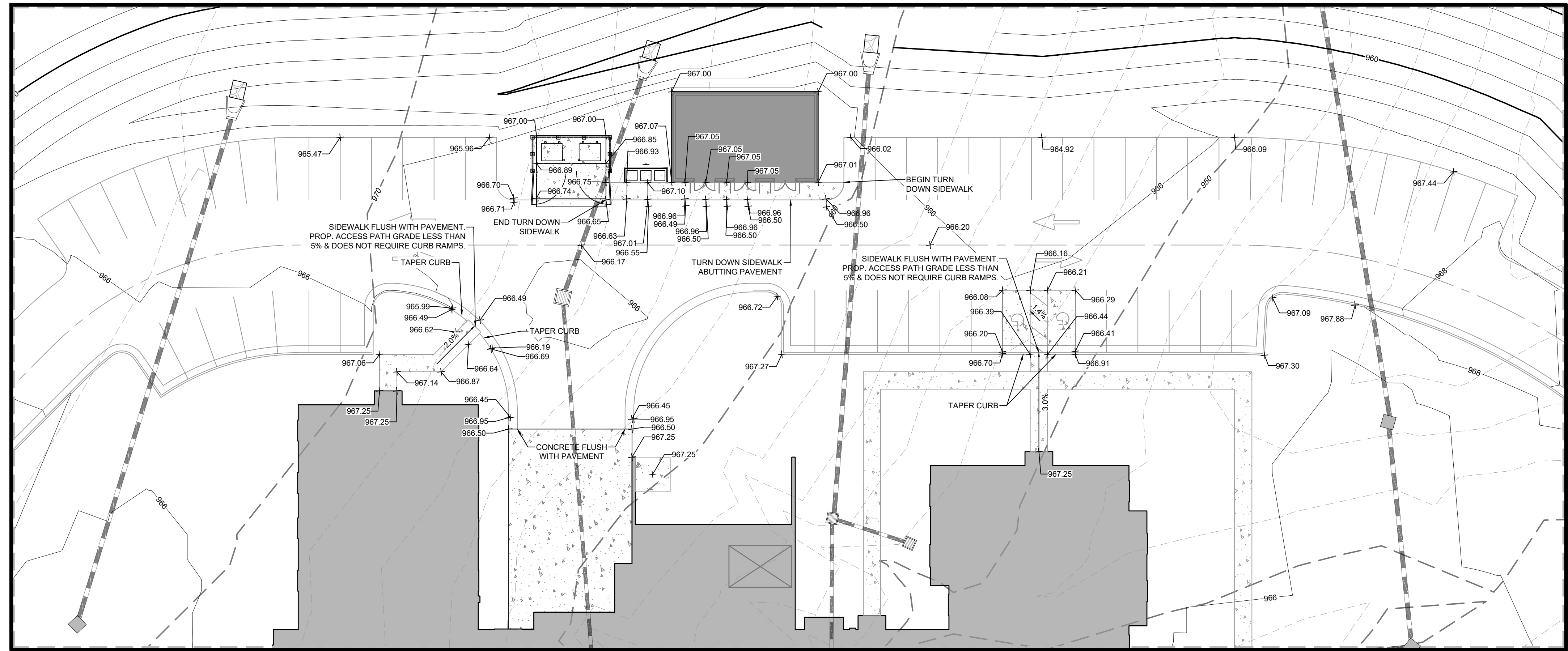
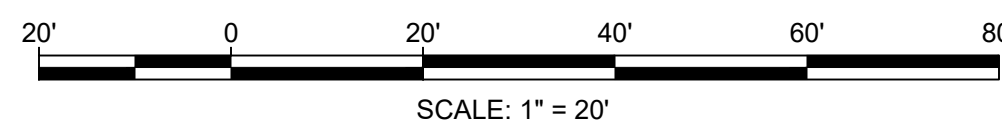




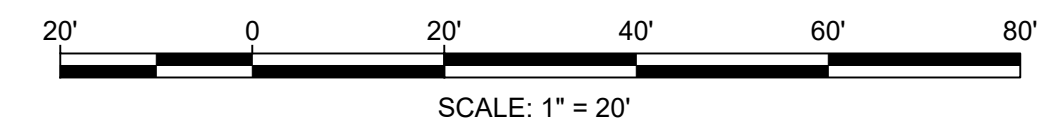
NC GRID
NAD83(2011)



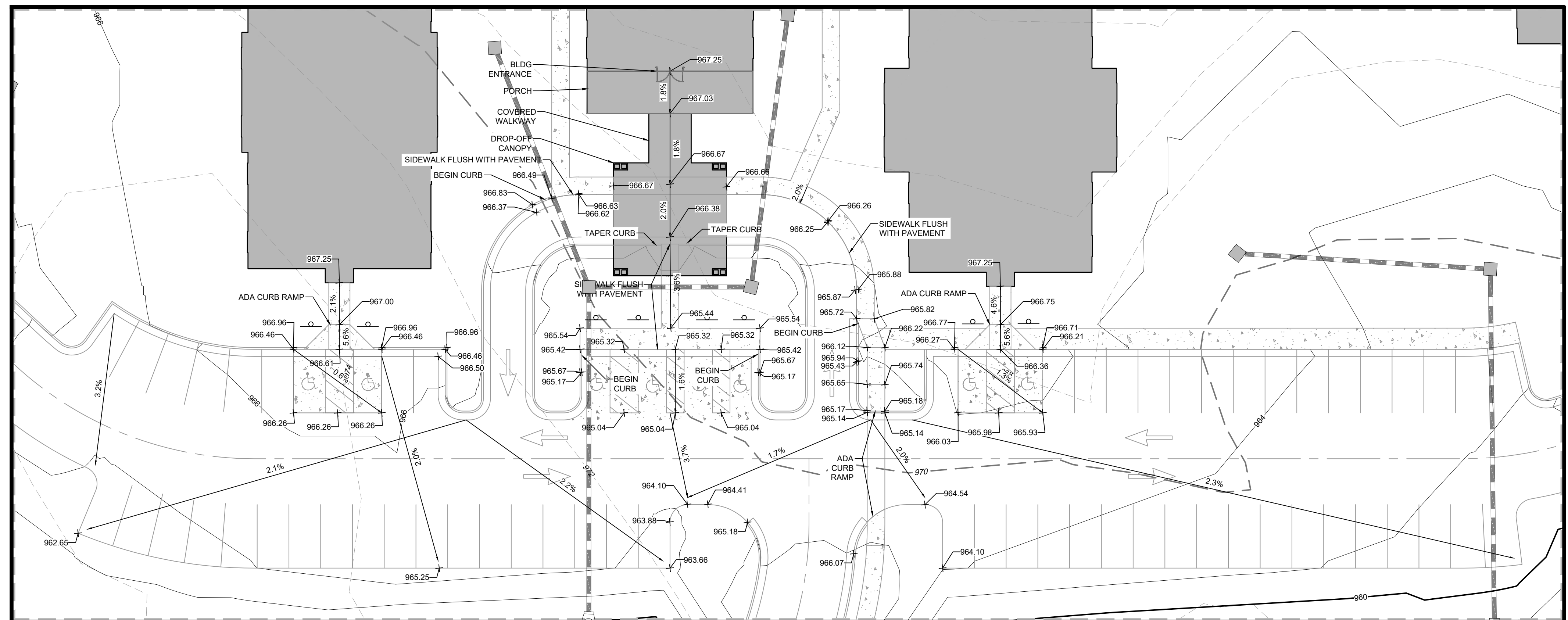
DETAILED
GRADING INSET 1



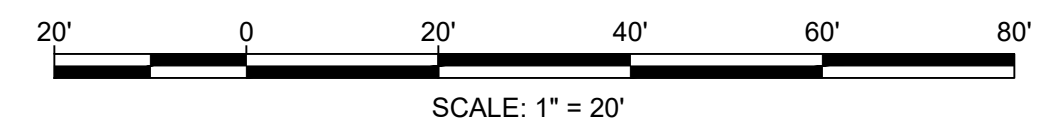
DETAILED
GRADING INSET 2



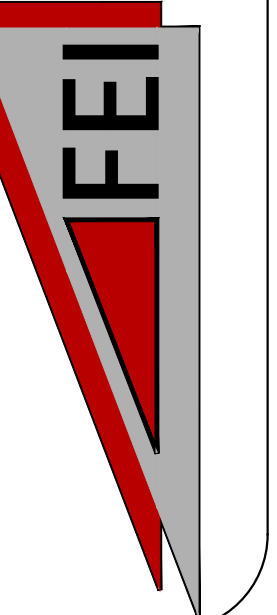
ROOF DRAINAGE WILL UTILIZE SPLASH PADS AND DRAIN TO YARD INLETS.



DETAILED
GRADING INSET 3



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HEARTLAND LIVING & REHABILITATION

DETAILED GRADING INSETS

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

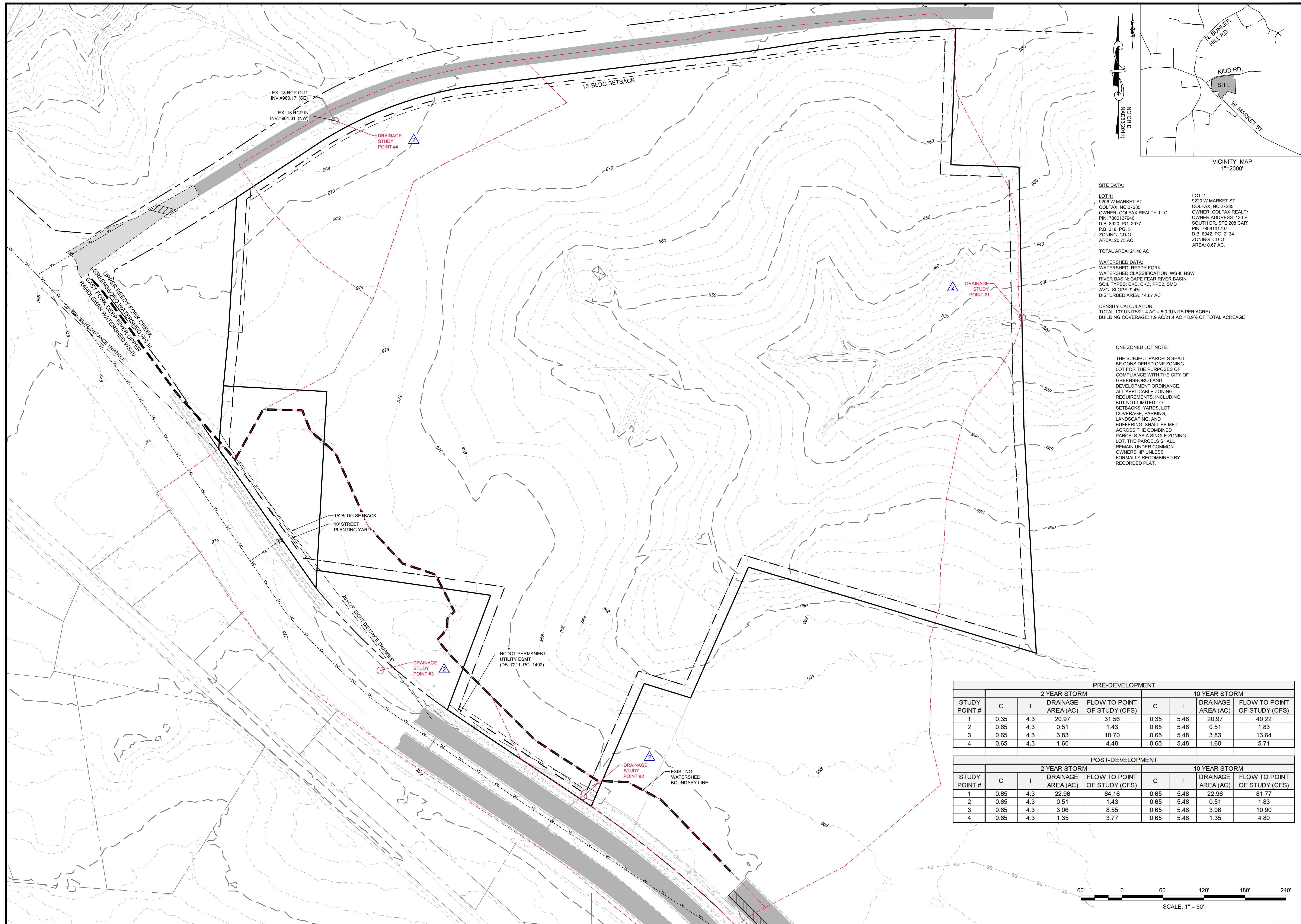
NO.	DATE	REVISION NOTE
1	04/01/2026	COG EROSION CONTROL COMMENTS
2	03/13/2026	WATERSHED COMMENTS

DRAWN BY: FEI
CHECKED BY: FEI
DATE: 02/06/2026
PROJECT NO.: 03079.001
REF. NO.:
SCALE: #####



SHEET

8 OF 23



SITE DATA:

LOT 1: 9205 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 E1
SOUTH DR. STE 208 CAR
PIN: 7806101797
D.B. 8942, PG. 2134
ZONING: CD-O
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

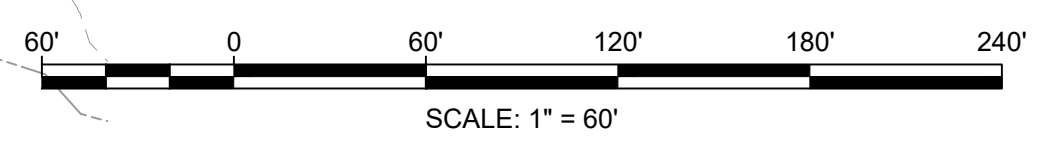
DENSITY CALCULATION:
TOTAL 107 UNITS/21.4 AC = 5.0 (UNITS PER ACRE)
BUILDING COVERAGE: 1.9 AC/21.4 AC = 8.9% OF TOTAL ACREAGE

ONE ZONED LOT NOTE:

THE SUBJECT PARCELS SHALL BE CONSIDERED ONE ZONING LOT FOR THE PURPOSES OF COMPLIANCE WITH THE CITY OF GREENSBORO LAND DEVELOPMENT ORDINANCE. ALL APPLICABLE ZONING REQUIREMENTS, INCLUDING BUT NOT LIMITED TO SETBACKS, YARDS, LOT COVERAGE, PARKING, LANDSCAPING, AND BUFFERING, SHALL BE MET ACROSS THE COMBINED PARCELS AS A SINGLE ZONING LOT. THE PARCELS SHALL REMAIN UNDER COMMON OWNERSHIP UNLESS FORMALLY RECOMBINED BY RECORDED PLAT.

STUDY POINT #	2 YEAR STORM				10 YEAR STORM			
	C	I	DRAINAGE AREA (AC)	FLOW TO POINT OF STUDY (CFS)	C	I	DRAINAGE AREA (AC)	FLOW TO POINT OF STUDY (CFS)
1	0.35	4.3	20.97	31.56	0.35	5.48	20.97	40.22
2	0.65	4.3	0.51	1.43	0.65	5.48	0.51	1.83
3	0.65	4.3	3.83	10.70	0.65	5.48	3.83	13.64
4	0.65	4.3	1.60	4.48	0.65	5.48	1.60	5.71

STUDY POINT #	2 YEAR STORM				10 YEAR STORM			
	C	I	DRAINAGE AREA (AC)	FLOW TO POINT OF STUDY (CFS)	C	I	DRAINAGE AREA (AC)	FLOW TO POINT OF STUDY (CFS)
1	0.65	4.3	22.96	64.16	0.65	5.48	22.96	81.77
2	0.65	4.3	0.51	1.43	0.65	5.48	0.51	1.83
3	0.65	4.3	3.06	8.55	0.65	5.48	3.06	10.90
4	0.65	4.3	1.35	3.77	0.65	5.48	1.35	4.80



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HEARTLAND LIVING & REHABILITATION

PRE DEVELOPMENT DELINEATION

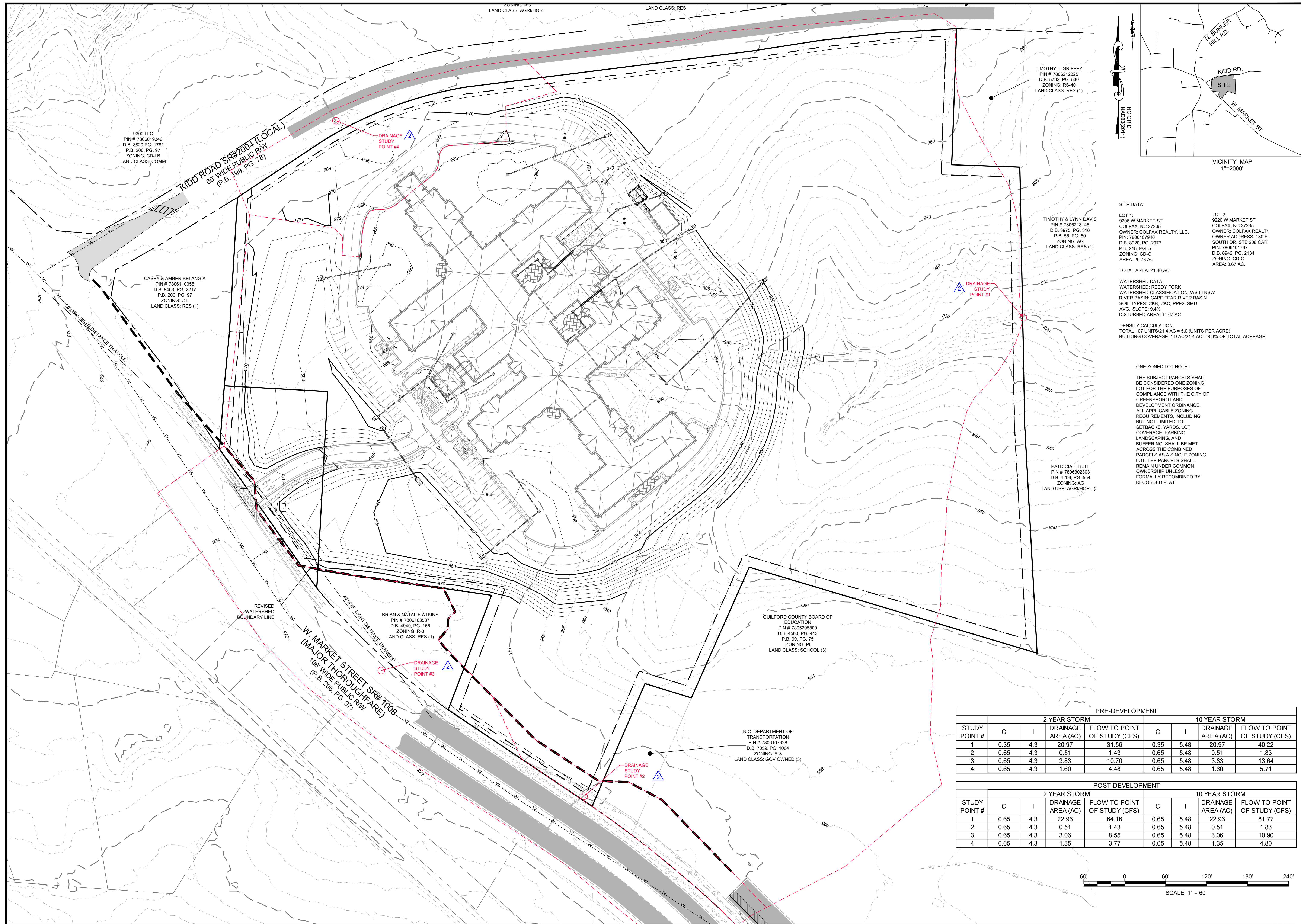
PROJECT LOCATION
TOWNSHIP: COLFAX
COUNTY: GUILFORD
STATE: NORTH CAROLINA

NO.	DATE	REVISION NOTE
1	04/01/2026	COG EROSION CONTROL COMMENTS
2	03/13/2026	WATERSHED COMMENTS

DRAWN BY: FEI
CHECKED BY: FEI
DATE: 02/06/2026
PROJECT NO.: 03079.001
REF. NO.:
SCALE: 1" = 60'



SHEET
9 OF 23



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)

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

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

GUILFORD COUNTY BOARD OF
EDUCATION
PIN # 7805295800
D.B. 4560, PG. 443
P.B. 99, PG. 75
ZONING: P1
LAND CLASS: SCHOOL (3)

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

TIMOTHY & LYNN DAVIS
PIN # 7806213145
D.B. 3975, PG. 316
P.B. 56, PG. 50
ZONING: AG
LAND CLASS: RES (1)

PATRICIA J. BULL
PIN # 7806329303
D.B. 1208, PG. 554
ZONING: AG
LAND USE: AGR/HORT (

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 E
SOUTH DR. STE 208 CAR
PIN: 7806101787
D.B. 8942, PG. 2134
ZONING: CD-O
AREA: 0.67 AC

TOTAL AREA: 21.40 AC
WATERSHED DATA:
WATERSHED: REDDY FORK
WATERSHED CLASSIFICATION: WS-III NW
RIVER BASIN: CAPE FEAR RIVER BASIN
SOIL TYPES: CKB, CGK, PPE2, SMD
AVG. SLOPE: 9.4%
DISTURBED AREA: 14.67 AC

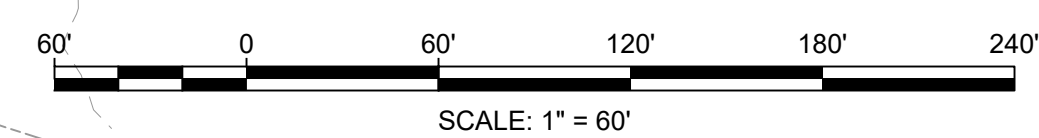
DENSITY CALCULATION:
TOTAL 107 UNITS/21.4 AC = 5.0 (UNITS PER ACRE)
BUILDING COVERAGE: 1.9 AC/21.4 AC = 8.9% OF TOTAL ACREAGE

ONE ZONED LOT NOTE:

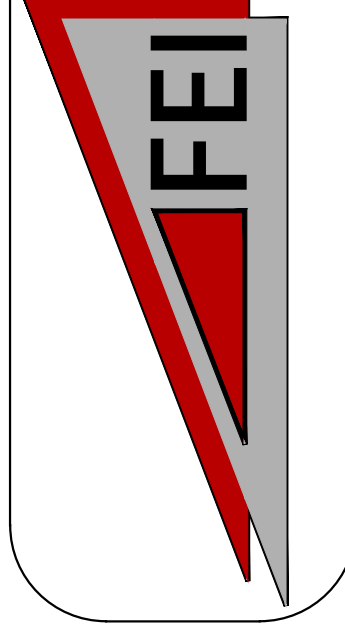
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STUDY POINT #	PRE-DEVELOPMENT							
	2 YEAR STORM				10 YEAR STORM			
	C	I	DRAINAGE AREA (AC)	FLOW TO POINT OF STUDY (CFS)	C	I	DRAINAGE AREA (AC)	FLOW TO POINT OF STUDY (CFS)
1	0.35	4.3	20.97	31.56	0.35	5.48	20.97	40.22
2	0.65	4.3	0.51	1.43	0.65	5.48	0.51	1.83
3	0.65	4.3	3.83	10.70	0.65	5.48	3.83	13.64
4	0.65	4.3	1.60	4.48	0.65	5.48	1.60	5.71

STUDY POINT #	POST-DEVELOPMENT							
	2 YEAR STORM				10 YEAR STORM			
	C	I	DRAINAGE AREA (AC)	FLOW TO POINT OF STUDY (CFS)	C	I	DRAINAGE AREA (AC)	FLOW TO POINT OF STUDY (CFS)
1	0.65	4.3	22.96	64.16	0.65	5.48	22.96	81.77
2	0.65	4.3	0.51	1.43	0.65	5.48	0.51	1.83
3	0.65	4.3	3.06	8.55	0.65	5.48	3.06	10.90
4	0.65	4.3	1.35	3.77	0.65	5.48	1.35	4.80



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HEARTLAND LIVING & REHABILITATION
POST DEVELOPMENT DELINEATION

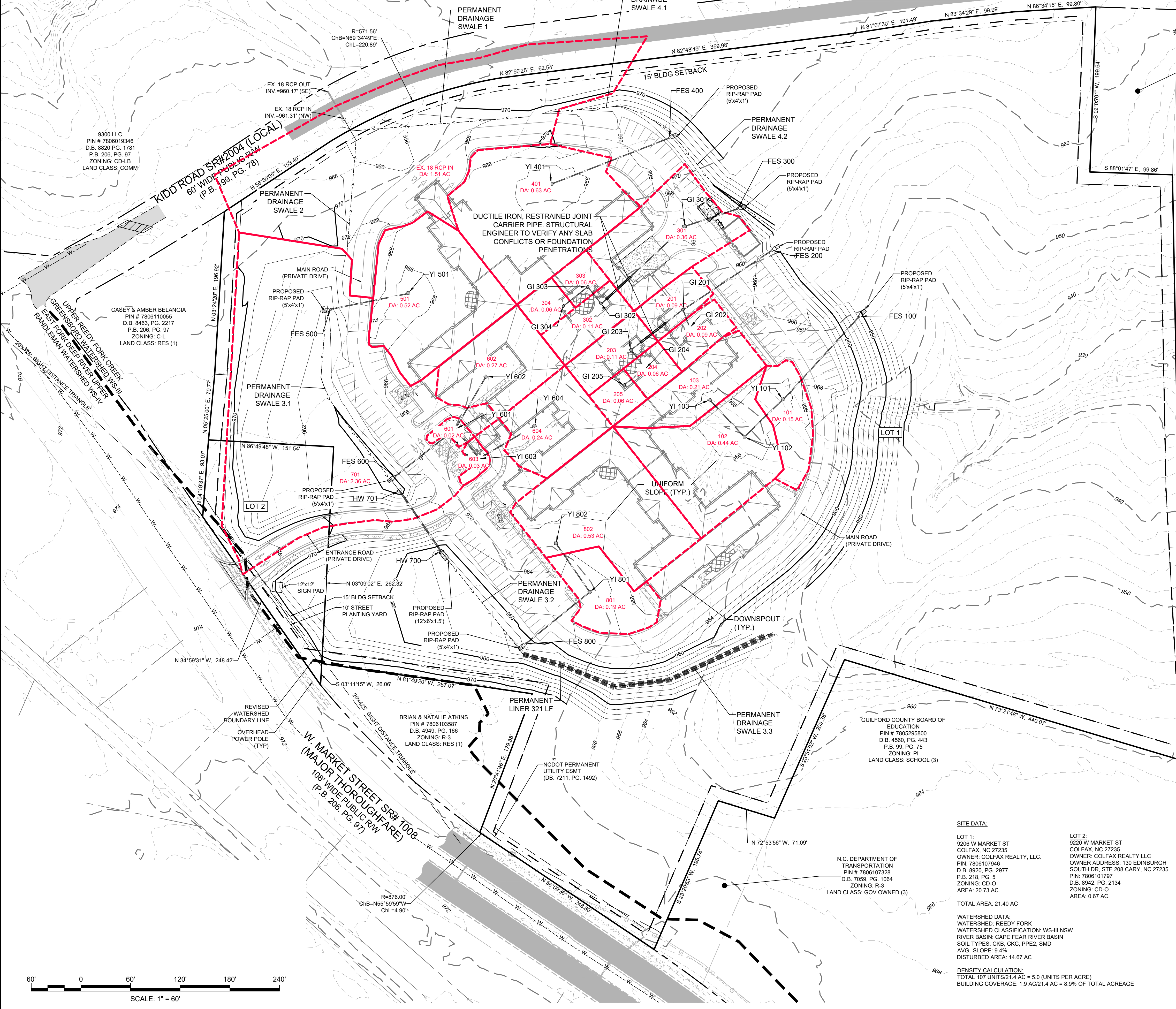
PROJECT LOCATION
TOWNSHIP: COLFAX
COUNTY: GUILFORD
STATE: NORTH CAROLINA

NO.	DATE	REVISION NOTE
1	04/01/2026	COG EROSION CONTROL COMMENTS
2	03/13/2026	WATERSHED COMMENTS

DRAWN BY: FEI
CHECKED BY: FEI
DATE: 02/06/2026
PROJECT NO.: 03079.001
REF. NO.:
SCALE: #####



SWALE	AREA (AC)	C	Cx1	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
1	0.33	0.65	3.56	1.18	2.00	3.1	3.1	TRI	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	TRI	N/A	0.035	0.54	2	3.24	1.15	0.67	0.00
3.1	2.97	0.65	3.56	10.57	1.25	3.1	3.1	TRI	N/A	0.035	1.34	2	8.04	1.97	1.05	0.00
3.2	5.72	0.65	3.56	20.37	1.25	3.1	3.1	TRI	DS75	0.038	1.35	2	8.10	3.75	1.05	0.00
3.3	6.54	0.65	3.56	23.30	2.00	3.1	3.1	TRI	DS75	0.035	1.27	2	7.62	4.81	1.58	0.00
4.1	0.22	0.65	3.56	0.80	4.00	3.1	3.1	TRI	N/A	0.035	0.41	2	2.46	1.59	1.02	0.00
4.2	1.75	0.65	3.56	6.23	1.50	3.1	3.1	TRI	N/A	0.031	1.07	2	6.42	1.83	1.00	0.00



ONE ZONED LOT NOTE:
 THE SUBJECT PARCELS SHALL BE CONSIDERED ONE ZONED LOT FOR THE PURPOSES OF COMPLIANCE WITH THE CITY OF GREENSBORO LAND DEVELOPMENT ORDINANCE. ALL APPLICABLE ZONING REQUIREMENTS, INCLUDING BUT NOT LIMITED TO SETBACKS, YARDS, LOT COVERAGE, PARKING, LANDSCAPING, AND BUFFERING, SHALL BE MET ACROSS THE COMBINED PARCELS AS A SINGLE ZONING LOT. THE PARCELS SHALL REMAIN UNDER COMMON OWNERSHIP UNLESS FORMALLY RECOMBINED BY RECORDED PLAT.

STORMWATER MANAGEMENT INFORMATION

- NO STREAMS OR WETLANDS EXIST ON THE SUBJECT PROPERTY PER PILOT ENVIRONMENTAL AND THE U.S. 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 371078060J, 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 (WILL BE) OBTAINED FROM NCDEQ 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.
- STORM SEWER AS-BUILTS REQUIRED FOR ALL NEW PIPES 12" AND LARGER. AFTER CONSTRUCTION, SUBMIT (1) SET OF PLANS TO THE ENGINEERING DEPARTMENT FOR RECORD PURPOSES. PLEASE CALL (336) 373-2084 WITH QUESTIONS.

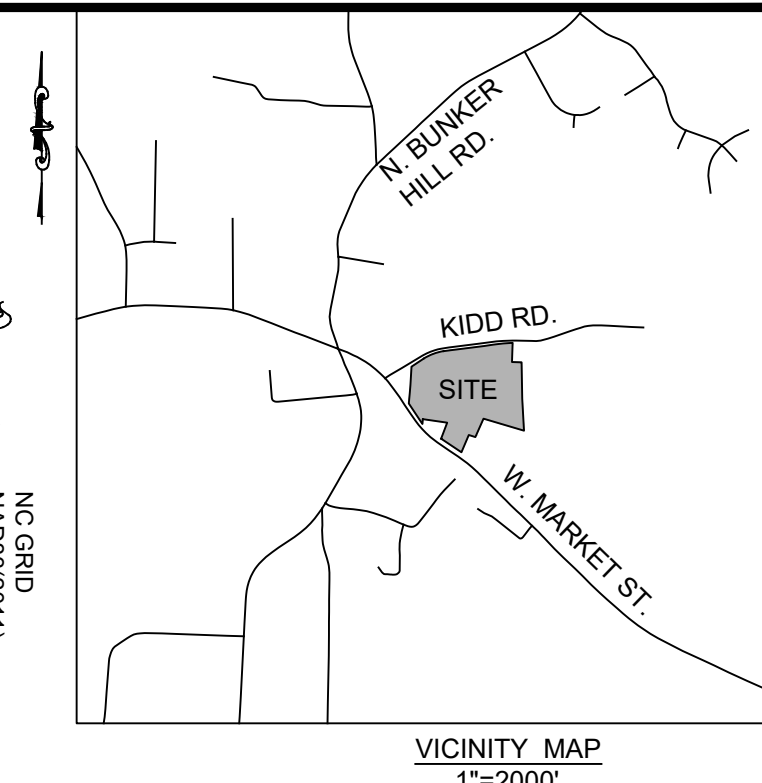
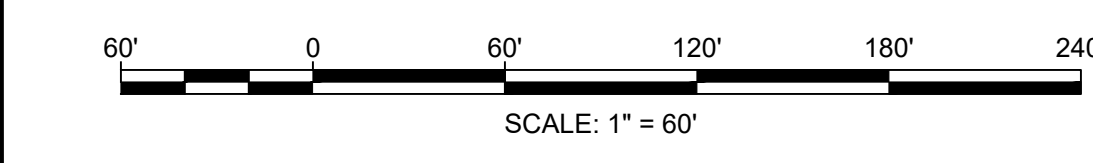
BORROW AND/OR WASTE AREA NOTES:
 IF THE SAME PERSON CONDUCTS THE LAND-DISTURBING ACTIVITY & ANY RELATED BORROW OR WASTE ACTIVITY, THE RELATED BORROW OR WASTE ACTIVITY SHALL CONSTITUTE PART OF THE LAND-DISTURBING ACTIVITY UNLESS THE BORROW OR WASTE ACTIVITY IS REGULATED UNDER THE MINING ACT OF 1971, OR 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.

Table 12-10
GENERAL WATERSHED AREA AND OTHER WATERSHED DISTRICT PERFORMANCE

Maximum Points	Factor	Point Value	Points
25	1. Clustering		
	Minimal	10	10
	Moderate	15	
	Major	20	
	Exceptional	25	
25	2. Built-Upon Area		
	0-3%	25	
	3.01-7%	20	
	7.01-10%	15	
	10.01-15%	10	
25	3. Proximity to Floodway as Defined by FEMA		
	More than 2000 Feet	25	25
	1000-2000 Feet	20	
	500-1000 Feet	15	
	100-500 Feet	10	
10	4. Soil Limitations as Defined on Pg. 29 and Tbl. 7, Pg. 57 Guil. Co. Soil Survey		
	Slight	10	
	Moderate	5	
	Severe	0	
	Very Severe	0	
25	5. Drainage-Protect and Use Natural Drainageways		
	Piped or Improved Drainage With Riprap	5	5
	Dispersed Drainage or Protected Drainageways	10	
	Dispersed Drainage and Protected Drainageways (or Dispersed and No Drainageway)	20	
	Enhanced and Protected Natural Drainageways	25	
25	6. Average Pre-development Slope of Land Subject to Grading or Filling		
	0-3%	25	
	6.01-10%	20	20
	10.01-15%	15	
	15.01-20%	5	
25	7. Stream Buffer Along Drainageways		
	No Drainageway Present on Property or Within 50 Feet	25	25
	50 Feet, All Wooded Except for Sewers and Required Streets	25	
	50 Feet, At Least Half Wooded	20	
	50 Feet, No Grading or Fill Except For Sewers and Required Streets	15	
25	8. Stormwater Runoff Control Strategies		
	40 Feet Same Restrictions	15	
	40 Feet Same Restrictions	10	
	40 Feet Same Restrictions	5	
	40 Feet Same Restrictions	0	
10	9. Sewage Disposal		
	Public Sewer Service	10	10
	On-Lot Disposal	0	
	On-Lot Disposal	0	
	On-Lot Disposal	0	
10	10. Street & Driveway Design		
	With Vegetated Ditches	10	10
	With Piped Drainage and/or Curb and Gutter and Energy Dissipators	5	5
	With Piped Drainage and/or Curb and Gutter and Energy Dissipators	5	5
	With Piped Drainage and/or Curb and Gutter and Energy Dissipators	0	0
33	11. Wooded Area		
	Divide the % of Tract to Remain Wooded by 3 and % Thickly Planted in Tree Stands by 6	5	5
	12. Grading Reduction and Other bonuses	5	5
	NR-1 Driveway per 300 Feet of Frontage	5	0
	All Creation of Wetlands	Up to 20	0
Total	All Other Measures	Up to 10	5
	All Other Measures	Up to 10	5
	All Other Measures	Up to 10	120

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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 License No. C-0950

HEARTLAND LIVING & REHABILITATION
 DRAINAGE PLAN

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

REVISION NOTE

NO.	DATE	COG EROSION CONTROL COMMENTS	WATERSHED COMMENTS
1	04/01/2026		
2	03/13/2026		

DRAWN BY: FEI
 CHECKED BY: FEI
 DATE: 02/06/2026
 PROJECT NO.: 03079.001
 REF. NO.:
 SCALE: 1" = 60'

PRELIMINARY
NO CONSTRUCTION

SHEET
 11 OF 23

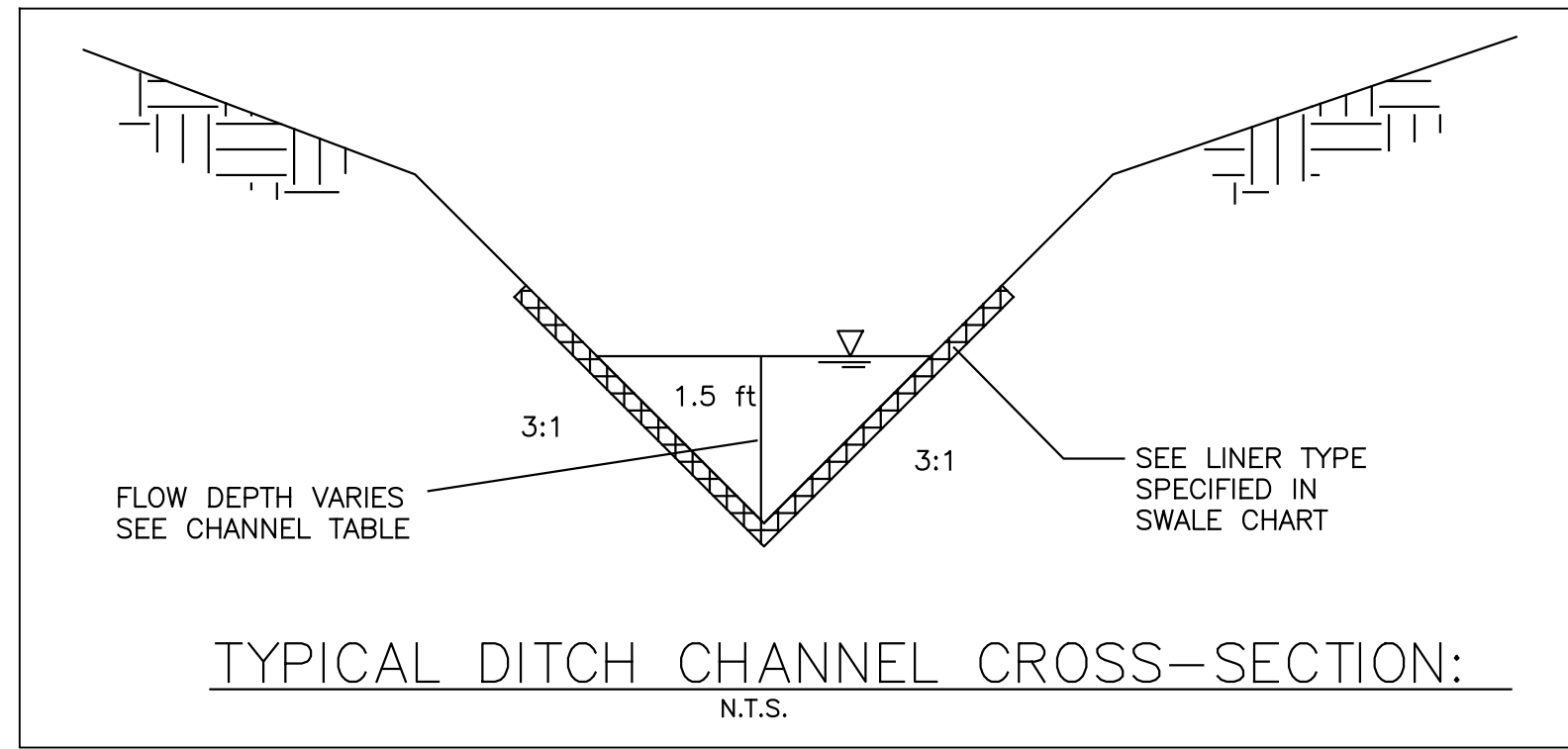


TABLE 1042-1
ACCEPTANCE CRITERIA FOR RIP RAP AND STONE FOR EROSION CONTROL
Required Stone Sizes, inches

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 _o	4 X D _o
2	STONE FILLING (LIGHT) CL. B	3 X D _o	6 X D _o
3	STONE FILLING (MEDIUM) CL. 1	4 X D _o	8 X D _o
4	STONE FILLING (HEAVY) CL. 1	4 X D _o	8 X D _o
5	STONE FILLING (HEAVY) CL. 2	5 X D _o	10 X D _o
6	STONE FILLING (HEAVY) CL. 2	6 X D _o	10 X D _o
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	12	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:
- Q full capacity
 - Q₁₀
 - V full
 - V₁₀

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

ESTIMATION OF STONE SIZE AND DIMENSIONS FOR CULVERT APRONS

- Step 1) Compute flow velocity V₁₀ at culvert or paved channel outlet.
- Step 2) For pipe culverts D_o is diameter. For pipe arch, arch and box culverts, and paved channel outlets, D_o = A_c where A_c = cross-sectional area of flow at outlet. For multiple culverts, use D_o = 1.25 x D_o of single culvert.
- Step 3) For apron grades of 10% or steeper, use recommendations for next higher zone. (Zones 1 through 6).

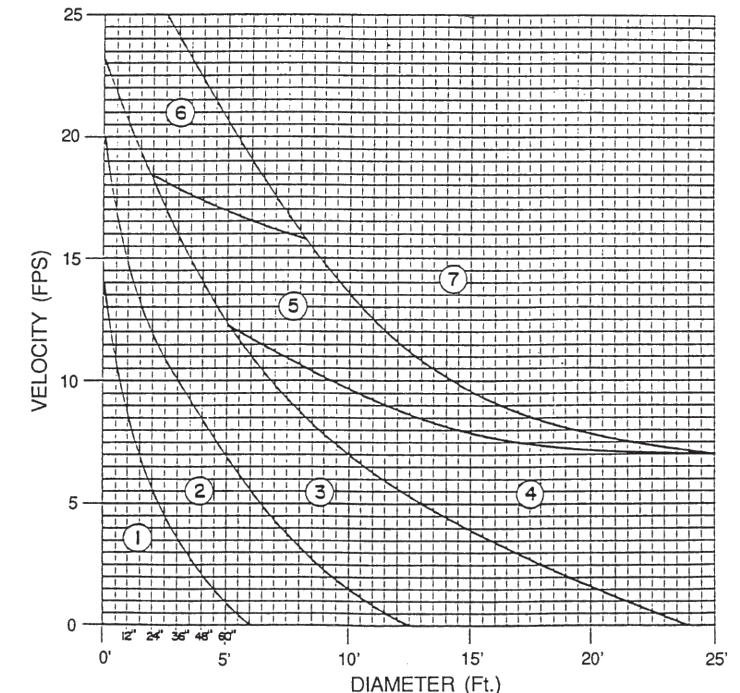


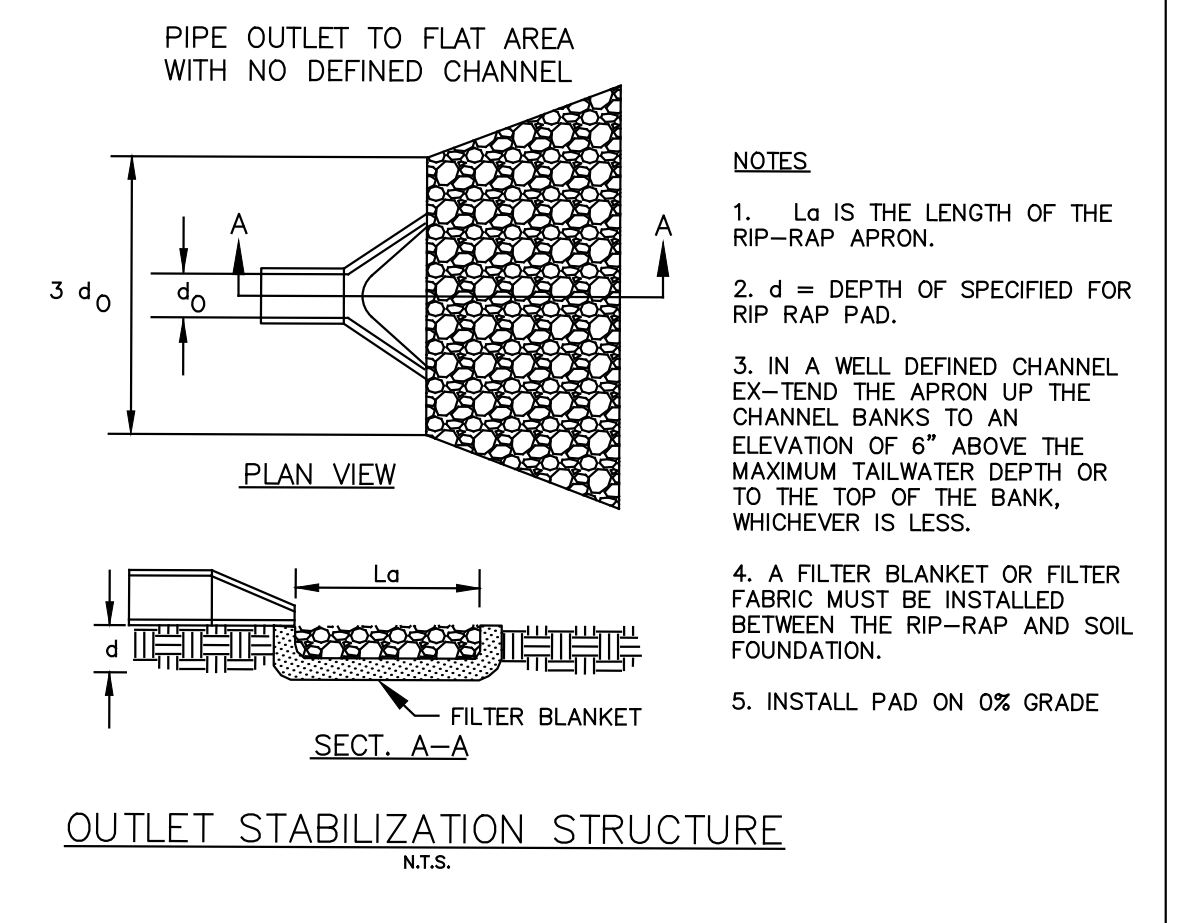
Figure 8.06c

PRECIPITATION FREQUENCY ESTIMATES

by duration for ARI (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
100	15	6.57	1	5 X 4 X 1	A (FINE)
200	15	3.84	1	5 X 4 X 1	A (FINE)
300	15	4.5	1	5 X 4 X 1	A (FINE)
400	15	4.49	1	5 X 4 X 1	A (FINE)
500	15	4.12	1	5 X 4 X 1	A (FINE)
600	15	4.31	1	5 X 4 X 1	A (FINE)
700	24	6.55	2	12 X 6 X 1.5	B (LIGHT)
800	15	4.82	1	5 X 4 X 1	A (FINE)
TEMP	18	11.3	2	9 X 5 X 1.5	B (LIGHT)



- NOTES
1. L_o 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

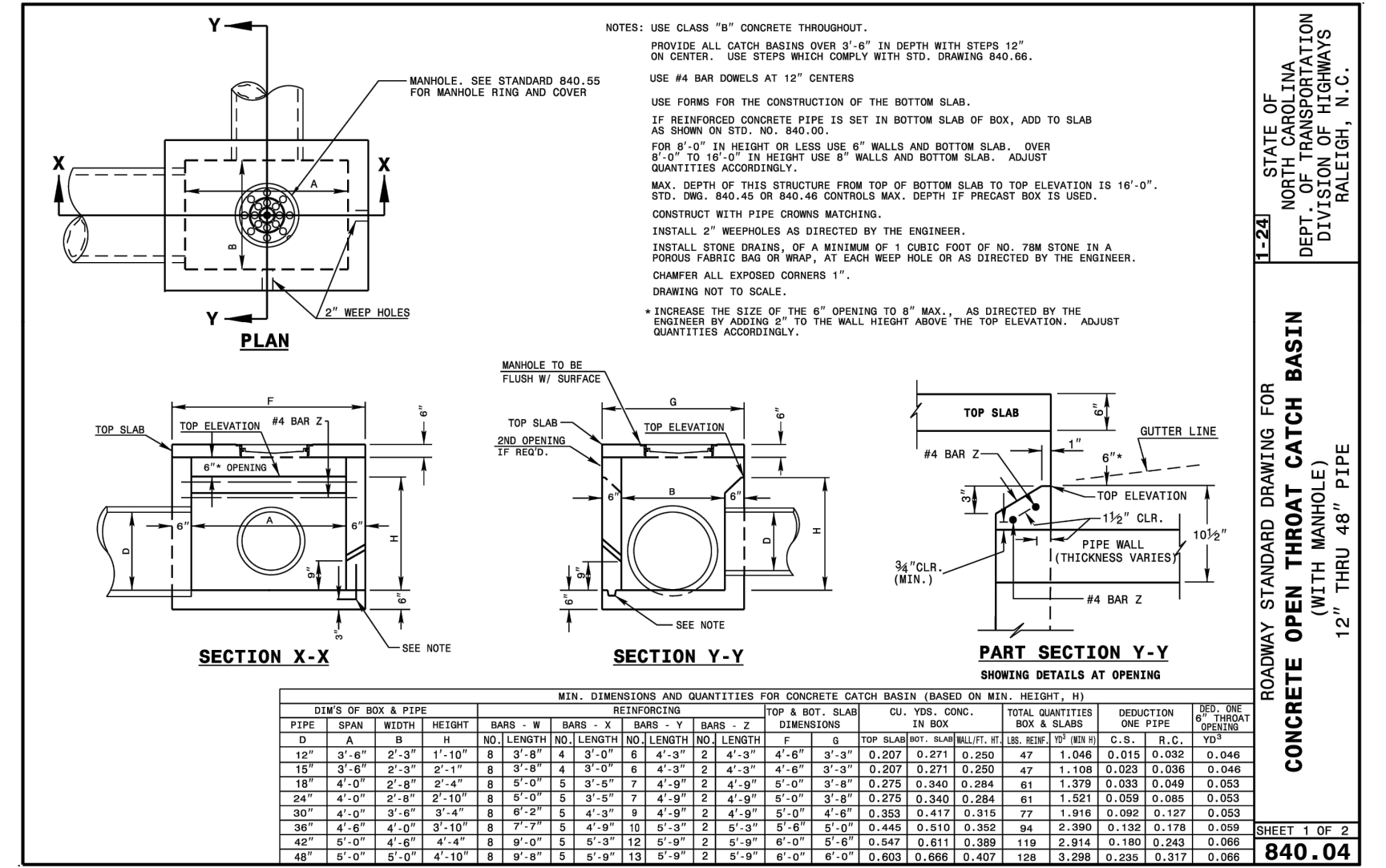
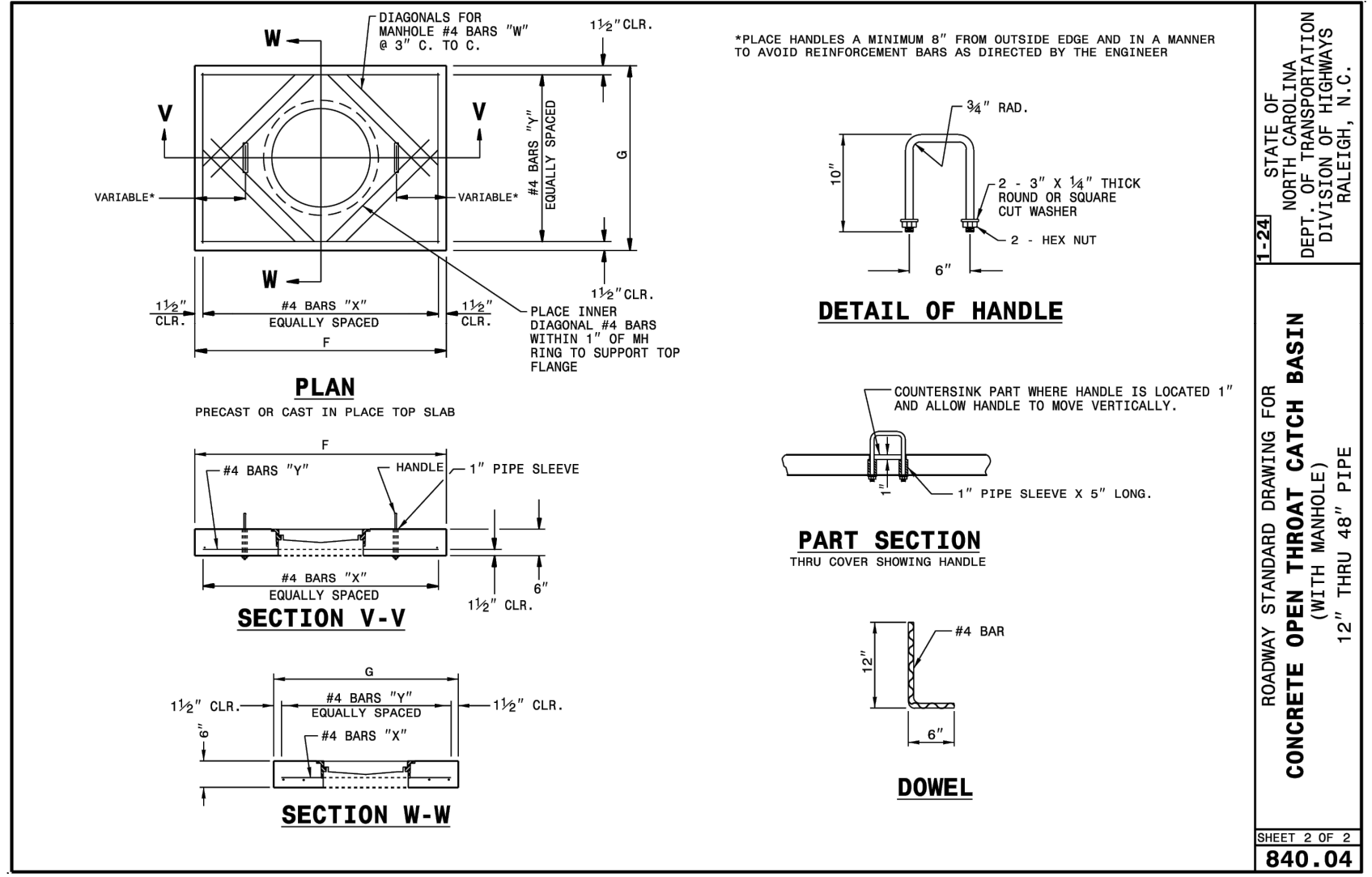
- STORM STRUCTURE ELEVATION NOTES:
- YARD INLET (YI) = THROAT ELEVATION.
 - CATCH BASIN (CB) = TOP OF CURB ELEVATION.
 - GRATE INLET (GI) = TOP OF GRATE.
 - FLARED END SECTION (FES) = TOP OF PIPE.
 - HEADWALL (HW) = TOP OF HEADWALL.

10 Year Storm Structure Chart
(SEE NOTES)

STRUCTURE NAME	ELEVATION
FES 100	951.11
FES 200	962.12
FES 300	962.29
FES 400	962.82
FES 500	963.38
FES 600	961.72
FES 800	958.13
GI 201	967.25
GI 202	967.25
GI 203	967.25
GI 204	967.25
GI 205	967.25
GI 301	965.74
GI 302	967.25
GI 303	967.25
GI 304	967.25
HW 700	960.26
HW 701	961.23
YI 101	965.00
YI 102	965.25
YI 103	965.25
YI 401	965.25
YI 501	965.25
YI 601	965.00
YI 602	967.25
YI 603	965.00
YI 604	967.25
YI 801	962.50
YI 802	964.50

10-Year Storm Sewer Chart

Start Structure	End Structure	Start Invert Elev (ft)	End Invert Elev (ft)	Start HGL Elev. (ft)	End HGL Elev. (ft)	Pipe Size & Material	Length (ft)	Slope	Flow Rate (cfs)	Velocity (ft/s)
101	100	953.30	949.59	953.74	950.03	15" RCP	135.26	2.74%	2.84	6.57
102	101	961.00	960.35	961.52	960.87	15" RCP	61.44	1.06%	2.32	4.56
103	102	961.81	961.20	962.10	961.90	15" RCP	57.57	1.06%	0.75	1.08
201	200	962.15	960.60	962.53	960.98	15" RCP	128.05	1.21%	1.44	3.84
202	201	964.20	963.97	964.38	964.14	12" HDPE	21.32	1.09%	0.32	2.28
203	201	963.19	962.40	963.48	962.80	12" HDPE	77.65	1.03%	0.81	2.56
204	203	963.68	963.39	963.88	963.76	12" HDPE	26.33	1.08%	0.41	1.40
205	204	964.20	963.88	964.34	964.05	12" HDPE	30.38	1.07%	0.21	1.47
301	300	961.55	960.77	962.02	961.24	15" RCP	65.93	1.18%	2.07	4.50
302	301	963.17	961.80	963.45	962.37	12" HDPE	136.00	1.01%	0.81	1.80
303	302	963.62	963.37	963.82	963.74	12" HDPE	23.36	1.09%	0.41	1.40
304	303	964.20	963.82	964.34	964.00	12" HDPE	35.63	1.06%	0.21	1.48
401	400	962.81	961.30	963.32	961.81	15" RCP	151.48	1.00%	2.25	4.49
501	500	962.81	961.86	963.27	962.32	15" RCP	94.94	1.00%	1.86	4.12
601	600	961.20	960.20	961.66	960.66	15" RCP	91.17	1.09%	1.96	4.31
602	601	962.72	961.40	963.01	961.98	15" RCP	69.63	1.90%	0.97	1.69
603	601	961.83	961.40	962.16	961.99	15" RCP	42.95	1.00%	0.93	1.62
604	603	962.78	962.03	963.09	962.34	15" RCP	74.92	1.00%	0.85	2.80
701	700	958.48	957.51	959.31	958.34	24" RCP	87.68	1.11%	8.49	6.55
801	800	957.64	956.61	958.18	957.15	15" RCP	98.08	1.05%	2.57	4.82
802	801	959.84	957.84	960.20	958.59	15" RCP	68.52	2.92%	1.89	2.57



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HEARTLAND LIVING & REHABILITATION
DRAINAGE DETAILS & CHARTS

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

REVISION NOTE

NO	DATE	REVISION
1	04/01/2026	COG EROSION CONTROL COMMENTS
2	03/13/2026	WATERSHED COMMENTS

DRAWN BY: FEI
CHECKED BY: FEI
DATE: 02/06/2026
PROJECT NO.: 03079.001
REF. NO.:
SCALE: N/A

STATE OF NORTH CAROLINA
DIVISION OF HIGHWAYS
RALEIGH, N.C.

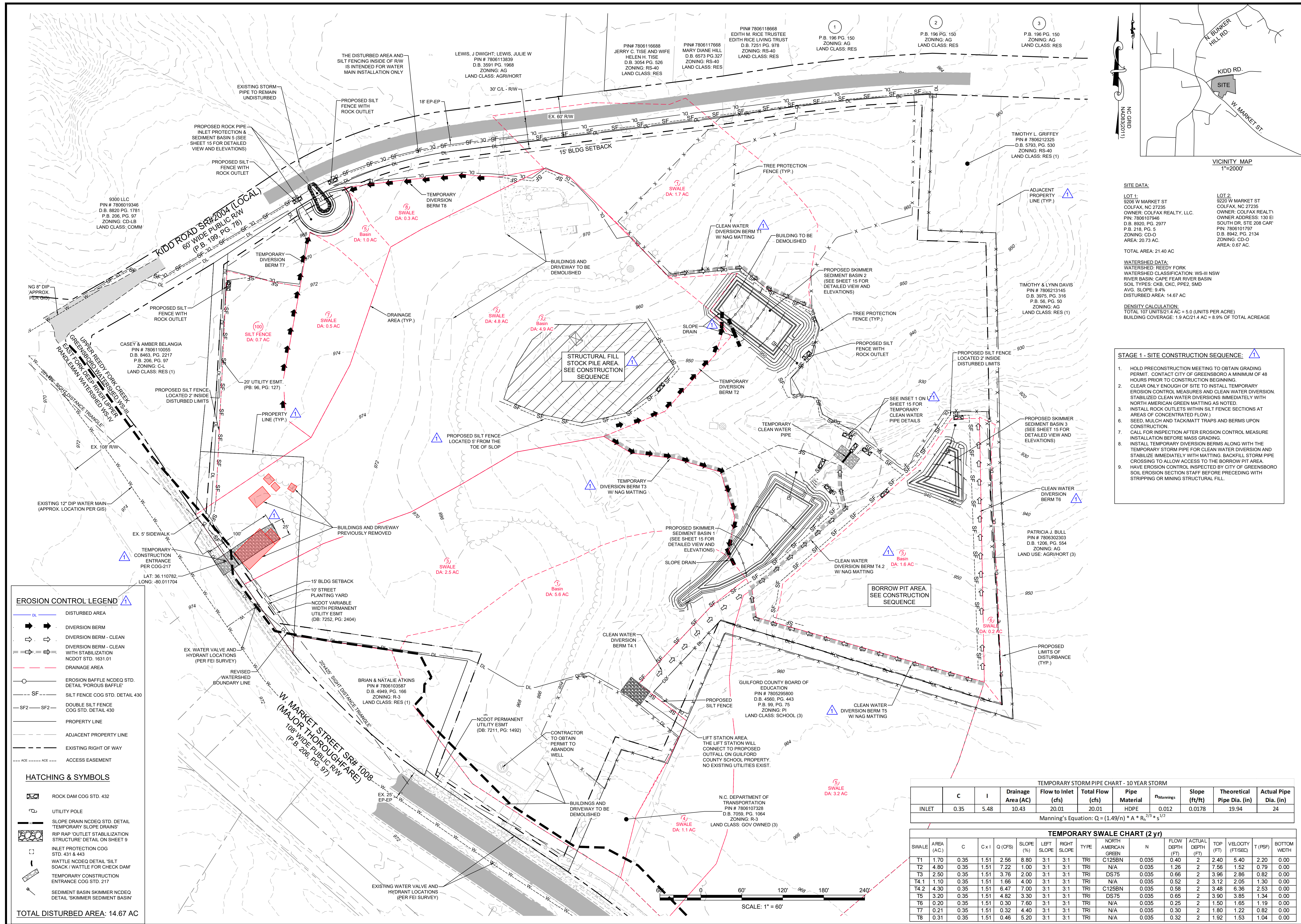
STATE OF NORTH CAROLINA
DIVISION OF HIGHWAYS
RALEIGH, N.C.

PRELIMINARY SEAL
NO CONSTRUCTION
MICHAEL V. C. SILVER

SHEET 2 OF 2
840.04

SHEET 1 OF 2
840.04

SHEET 12 OF 23



SITE DATA:

LOT 1: 9220 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: 9220 W MARKET ST, COLFAX, NC 27235
 OWNER: COLFAX REALTY, LLC
 OWNER ADDRESS: 130 E SOUTH DR, STE 208 CAR
 P.B. 218, PG. 5
 ZONING: CD-O, AREA: 0.67 AC.

TOTAL AREA: 21.40 AC

WATERSHED DATA:
 WATERSHED: REEDY FORK
 WATERSHED CLASSIFICATION: W-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:
 TOTAL 107 UNITS/21.4 AC = 5.0 (UNITS PER ACRE)
 BUILDING COVERAGE: 1.9 AC/21.4 AC = 8.9% OF TOTAL ACREAGE

- STAGE 1 - SITE CONSTRUCTION SEQUENCE:**
- HOLD PRECONSTRUCTION MEETING TO OBTAIN GRADING PERMIT. CONTACT CITY OF GREENSBORO A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION BEGINNING.
 - CLEAR ONLY ENOUGH OF SITE TO INSTALL TEMPORARY EROSION CONTROL MEASURES AND CLEAN WATER DIVERSION. STABILIZED CLEAN WATER DIVERSIONS IMMEDIATELY WITH NORTH AMERICAN GREEN MATTING AS NOTED.
 - INSTALL ROCK OUTLETS WITHIN SILT FENCE SECTIONS AT AREAS OF CONCENTRATED FLOW.
 - SEED, MULCH AND TACKMATT TRAPS AND BERMS UPON CONSTRUCTION.
 - CALL FOR INSPECTION AFTER EROSION CONTROL MEASURE INSTALLATION BEFORE MASS GRADING.
 - INSTALL TEMPORARY DIVERSION BERMS ALONG WITH THE TEMPORARY STORM PIPE FOR CLEAN WATER DIVERSION AND STABILIZE IMMEDIATELY WITH MATTING. BACKFILL STORM PIPE CROSSING TO ALLOW ACCESS TO THE BORROW PIT AREA.
 - HAVE EROSION CONTROL INSPECTED BY CITY OF GREENSBORO SOIL EROSION SECTION STAFF BEFORE PRECEDING WITH STRIPPING OR MINING STRUCTURAL FILL.

- EROSION CONTROL LEGEND**
- DL - DISTURBED AREA
 - - DIVERSION BERM
 - - DIVERSION BERM - CLEAN
 - - DIVERSION BERM - CLEAN WITH STABILIZATION
 - - DRAINAGE AREA
 - - EROSION BAFFLE NCDEQ STD. DETAIL 'POROUS BAFFLE'
 - SF - SILT FENCE COG STD. DETAIL 430
 - SF2 - DOUBLE SILT FENCE COG STD. DETAIL 430
 - - PROPERTY LINE
 - - ADJACENT PROPERTY LINE
 - - EXISTING RIGHT OF WAY
 - - ACCESS EASEMENT

- HATCHING & SYMBOLS**
- ROCK DAM COG STD. 432
 - UTILITY POLE
 - SLOPE DRAIN NCDEQ STD. DETAIL 'TEMPORARY SLOPE DRAIN'
 - RIP RAP 'OUTLET STABILIZATION STRUCTURE' DETAIL ON SHEET 9
 - INLET PROTECTION COG STD. 431 & 443
 - WATTLE NCDEQ DETAIL 'SILT SOACK / WATTLE FOR CHECK DAM'
 - TEMPORARY CONSTRUCTION ENTRANCE COG STD. 217
 - SEDIMENT BASIN SKIMMER NCDEQ DETAIL 'SKIMMER SEDIMENT BASIN'

TEMPORARY STORM PIPE CHART - 10 YEAR STORM

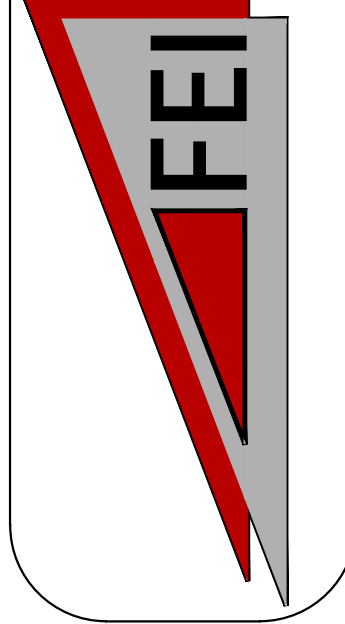
	C	I	Drainage Area (AC)	Flow to Inlet (cfs)	Total Flow (cfs)	Pipe Material	$n_{Manning}$	Slope (ft/ft)	Theoretical Pipe Dia. (in)	Actual Pipe Dia. (in)
INLET	0.35	5.48	10.43	20.01	20.01	HDPE	0.012	0.0178	19.94	24

Manning's Equation: $Q = (1.49/n) * A * R^{2/3} * s^{1/2}$

TEMPORARY SWALE CHART (2 yr)

SWALE	AREA (AC)	C	C x I	Q (CFS)	SLOPE (%)	LEFT SLOPE	RIGHT SLOPE	TYPE	AMERICAN GREEN	N	FLOW DEPTH (FT)	ACTUAL DEPTH (FT)	TOP 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
T7	0.21	0.35	1.51	0.32	4.40	3:1	3:1	TRI	N/A	0.035	0.30	2	1.80	1.22	0.82	0.00
T8	0.31	0.35	1.51	0.46	5.20	3:1	3:1	TRI	N/A	0.035	0.32	2	1.92	1.53	1.04	0.00

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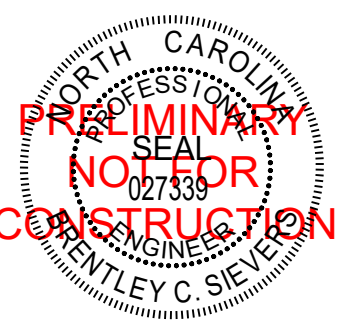


HEARTLAND LIVING & REHABILITATION
 EROSION CONTROL STAGE 1

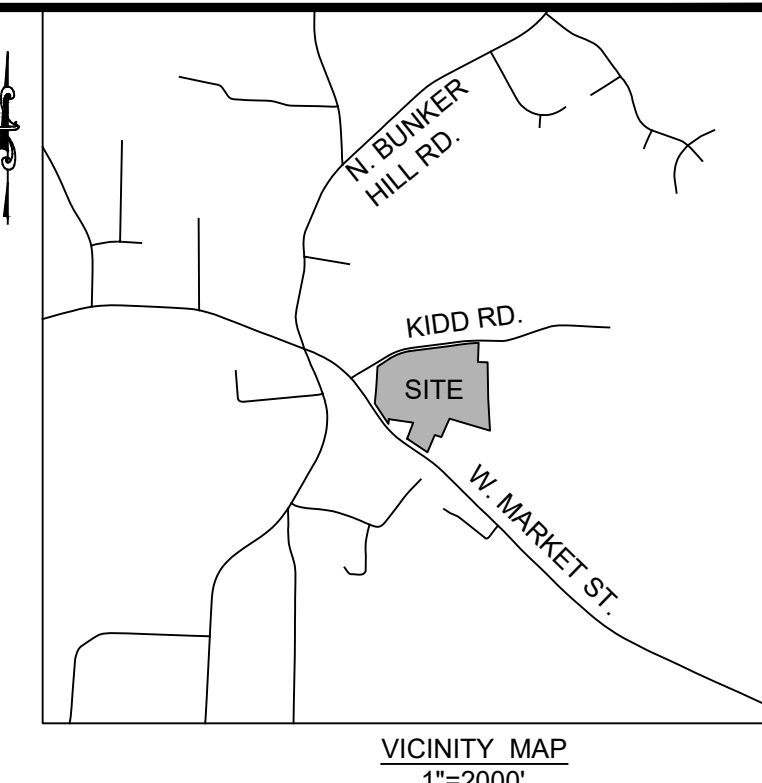
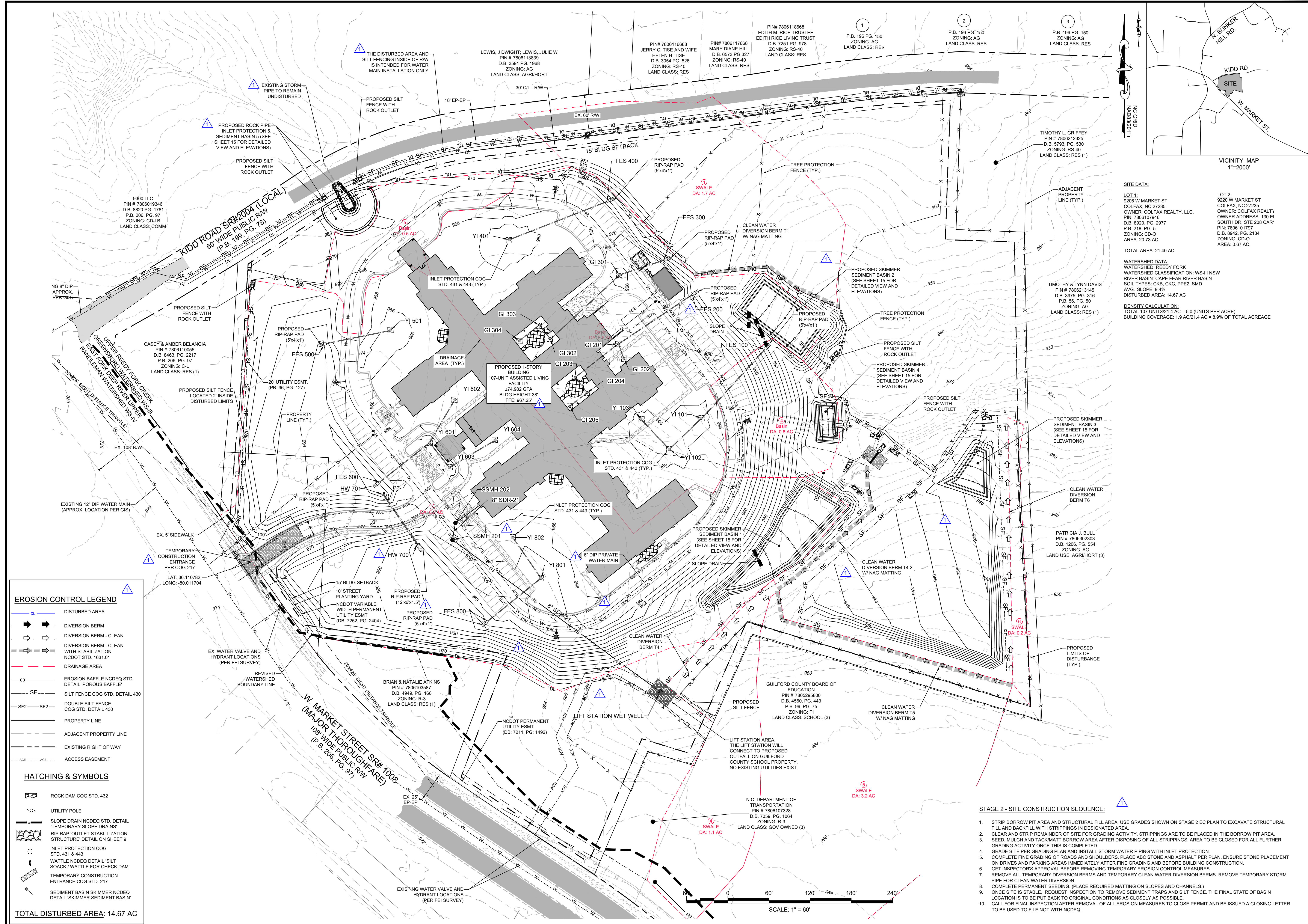
REVISION NOTE

NO.	DATE	COG EROSION CONTROL COMMENTS	WATERSHED COMMENTS
1	04/01/2026		
2	03/13/2026		

DRAWN BY: FEI
 CHECKED BY: FEI
 DATE: 02/06/2026
 PROJECT NO.: 03079.001
 REF. NO.:
 SCALE: 1" = 60'



SHEET
 13 OF 23



SITE DATA:

LOT 1: 8208 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: 8220 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: CD-O
 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: 9.4%
 DISTURBED AREA: 14.67 AC

DENSITY CALCULATION:
 TOTAL 107 UNITS/21.4 AC = 5.0 (UNITS PER ACRE)
 BUILDING COVERAGE: 1.9 AC/21.4 AC = 8.9% OF TOTAL ACREAGE

EROSION CONTROL LEGEND

- DL - DISTURBED AREA
- DB - DIVERSION BERM
- DB-C - DIVERSION BERM - CLEAN
- DB-CW - DIVERSION BERM - CLEAN WITH STABILIZATION
- DA - DRAINAGE AREA
- EB - EROSION BAFFLE NCEQO STD. DETAIL 'POROUS BAFFLE'
- SF - SILT FENCE COG STD. DETAIL 430
- SF2 - DOUBLE SILT FENCE COG STD. DETAIL 430
- PL - PROPERTY LINE
- APL - ADJACENT PROPERTY LINE
- ERW - EXISTING RIGHT OF WAY
- AE - ACCESS EASEMENT

HATCHING & SYMBOLS

- RD - ROCK DAM COG STD. 432
- UP - UTILITY POLE
- SD - SLOPE DRAIN NCEQO STD. DETAIL 'TEMPORARY SLOPE DRAIN'
- SR - RIP RAP 'OUTLET STABILIZATION STRUCTURE' DETAIL ON SHEET 9
- ICOG - INLET PROTECTION COG STD. 431 & 443
- W - WATTLE NCEQO DETAIL 'SILT SOAK' / WATTLE FOR CHECK DAM
- TEC - TEMPORARY CONSTRUCTION ENTRANCE COG STD. 217
- SB - SEDIMENT BASIN SKIMMER NCEQO DETAIL 'SKIMMER SEDIMENT BASIN'

TOTAL DISTURBED AREA: 14.67 AC

- STAGE 2 - SITE CONSTRUCTION SEQUENCE:**
- STRIP BORROW PIT AREA AND STRUCTURAL FILL AREA. USE GRADES SHOWN ON STAGE 2 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.
 - GRADE SITE PER GRADING PLAN AND INSTALL STORM WATER PIPING WITH INLET PROTECTION.
 - COMPLETE FINE GRADING OF ROADS AND SHOULDERS. PLACE ABC STONE AND ASPHALT PER PLAN. ENSURE STONE PLACEMENT ON DRIVES AND PARKING AREAS IMMEDIATELY AFTER FINE GRADING AND BEFORE BUILDING CONSTRUCTION.
 - GET INSPECTOR'S APPROVAL BEFORE REMOVING TEMPORARY EROSION CONTROL MEASURES.
 - 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. THE FINAL STATE OF BASIN LOCATION IS TO BE PUT BACK TO ORIGINAL CONDITIONS AS CLOSELY AS POSSIBLE.
 - CALL FOR FINAL INSPECTION AFTER REMOVAL OF ALL EROSION MEASURES TO CLOSE PERMIT AND BE ISSUED A CLOSING LETTER TO BE USED TO FILE NOT WITH NCEQ.

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FEI

HEARTLAND LIVING & REHABILITATION
 EROSION CONTROL STAGE 2

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

NO.	DATE	REVISION NOTE
1	04/01/2026	COG EROSION CONTROL COMMENTS
2	03/13/2026	WATERSHED COMMENTS

DRAWN BY: FEI
 CHECKED BY: FEI
 DATE: 02/06/2026
 PROJECT NO.: 03079.001
 REF. NO.:
 SCALE: 1" = 60'

PRELIMINARY - NOT FOR CONSTRUCTION

SHEET
 14 OF 23

EROSION CONTROL LEGEND

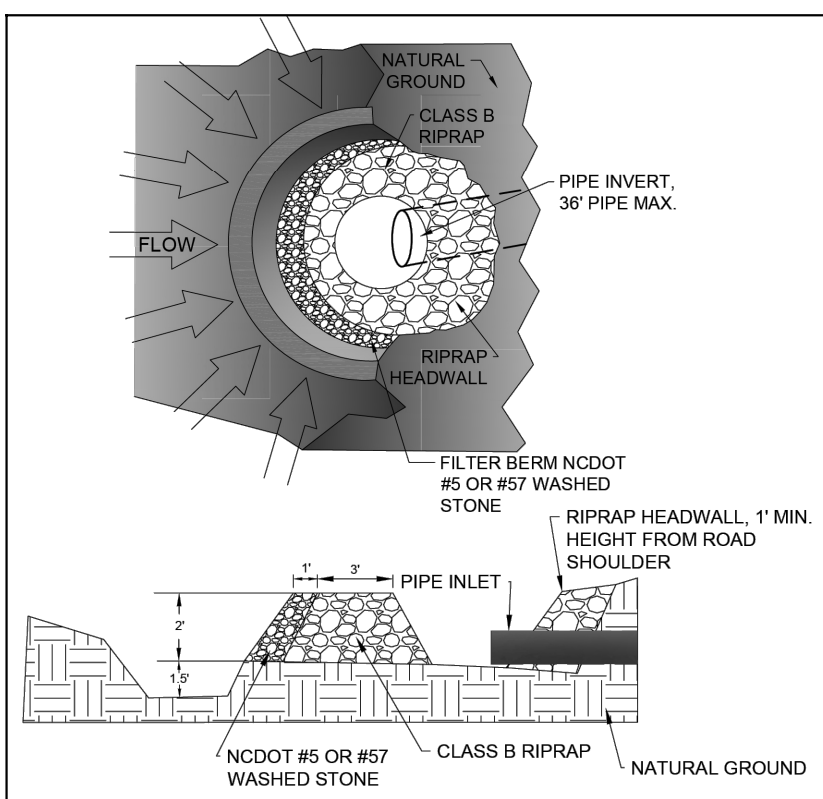
- DISTURBED AREA
- DIVERSION BERM
- DIVERSION BERM - CLEAN
- DIVERSION BERM - CLEAN WITH STABILIZATION NCDOT STD. 1631.01
- DRAINAGE AREA
- EROSION BAFFLE NCDOT STD. DETAIL 'POROUS BAFFLE'
- SILT FENCE COG STD. DETAIL 430
- DOUBLE SILT FENCE COG STD. DETAIL 430
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING RIGHT OF WAY
- ACCESS EASEMENT

HATCHING & SYMBOLS

- ROCK DAM COG STD. 432
- UTILITY POLE
- SLOPE DRAIN NCDOT STD. DETAIL 'TEMPORARY SLOPE DRAINS'
- RIP RAP 'OUTLET STABILIZATION STRUCTURE' DETAIL ON SHEET 9
- INLET PROTECTION COG STD. 431 & 443
- WATTLE NCDOT DETAIL 'SILT SOACK / WATTLE FOR CHECK DAM'
- TEMPORARY CONSTRUCTION ENTRANCE COG STD. 217
- SEDIMENT BASIN SKIMMER NCDOT DETAIL 'SKIMMER SEDIMENT BASIN'

TOTAL DISTURBED AREA: 14.67 AC

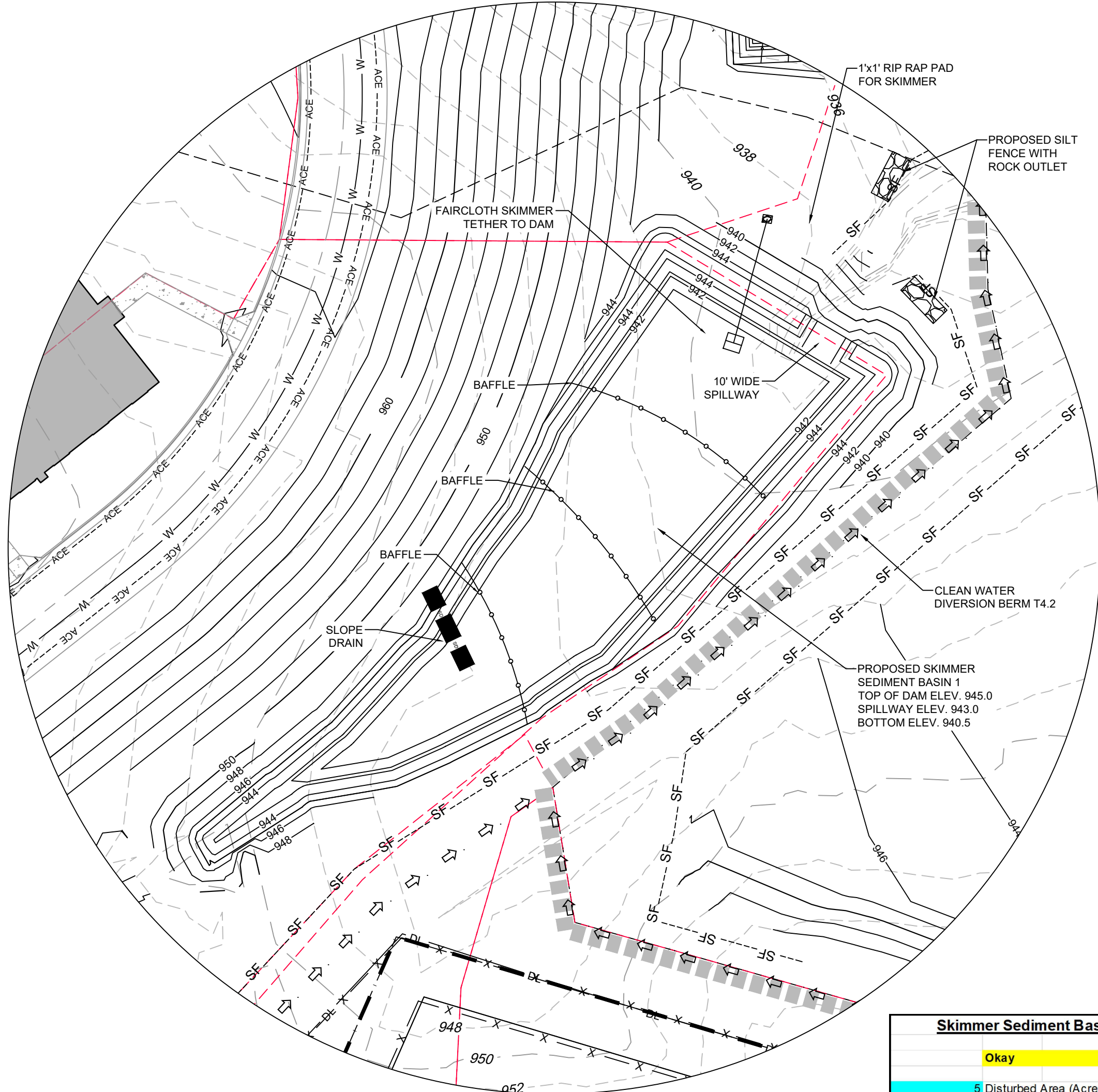
ROCK PIPE INLET PROTECTION DETAIL



Sediment Basin (5)

Okay	
1	Disturbed Area (Acres)
3.56	Peak Flow from 10-year Storm (cfs)
3600	Required Volume ft ³
58.3	Suggested Diameter ft
27	Trial Top Width ft
100	Trial Top Length ft
2	Trial Side Slope Ratio Z:1 (2 to 3.5 feet above grade)
1.5	Trial Depth ft
21	Bottom Width ft
36	Cross Sectional Area ft ²
2100	Bottom Area ft ²
3600	Actual Volume ft ³
2700	Actual Surface Area ft ²

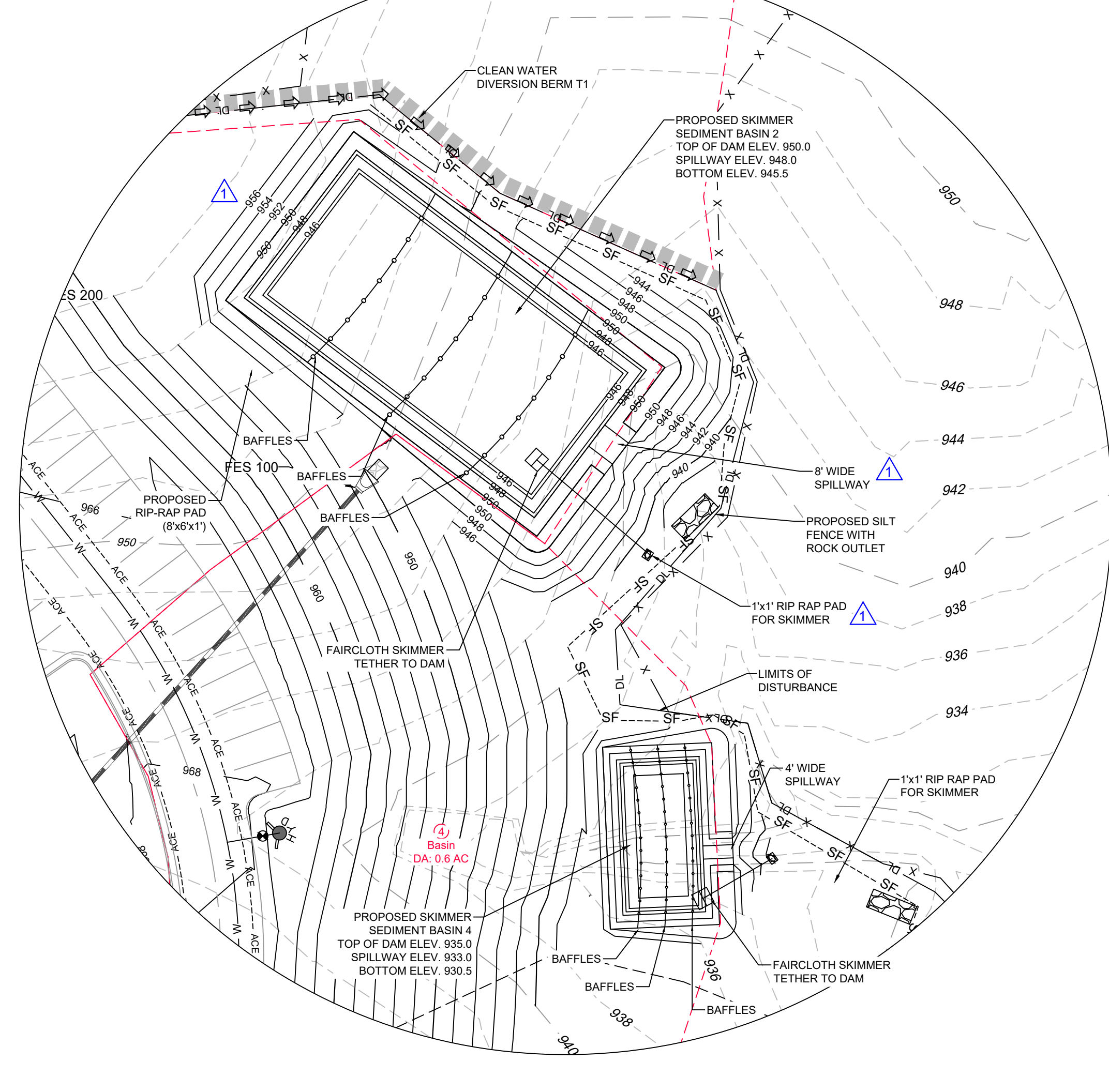
**SKIMMER SEDIMENT BASIN 1
DETAILED VIEW
SCALE: 1" = 30'**



Skimmer Sediment Basin (2)	
Okay	
8	Disturbed Area (Acres)
17.81	Peak Flow from 10-year Storm (cfs)
9000	Required Volume ft ³
5788	Required Surface Area ft ²
53.8	Suggested Width ft
107.6	Suggested Length ft
54	Trial Top Width ft
108	Trial Top Length ft
2	Trial Side Slope Ratio Z:1 (2 to 3.5 feet above grade)
2	Trial Depth ft
46	Bottom Width ft
100	Bottom Length ft
4600	Bottom Area ft ²
10411	Actual Volume ft ³
5832	Actual Surface Area ft ²
8	Trial Weir Length ft
1	Trial Depth of Flow ft
24.0	Spillway Capacity cfs
2	Skimmer Size (inches)
0.167	Head on Skimmer (feet)
1.75	Orifice Size (1/4 inch increments)
3.11	Dewatering Time (days)
Suggest about 3 days	

Skimmer Sediment Basin (4)	
Okay	
0.6	Disturbed Area (Acres)
2.14	Peak Flow from 10-year Storm (cfs)
1080	Required Volume ft ³
695	Required Surface Area ft ²
18.6	Suggested Width ft
37.3	Suggested Length ft
23	Trial Top Width ft
45	Trial Top Length ft
2	Trial Side Slope Ratio Z:1 (2 to 3.5 feet above grade)
2	Trial Depth ft
13	Bottom Width ft
37	Bottom Length ft
555	Bottom Area ft ²
1569	Actual Volume ft ³
1035	Actual Surface Area ft ²
4	Trial Weir Length ft
1	Trial Depth of Flow ft
12.0	Spillway Capacity cfs
1.5	Skimmer Size (inches)
0.125	Head on Skimmer (feet)
0.75	Orifice Size (1/4 inch increments)
2.35	Dewatering Time (days)
Suggest about 3 days	

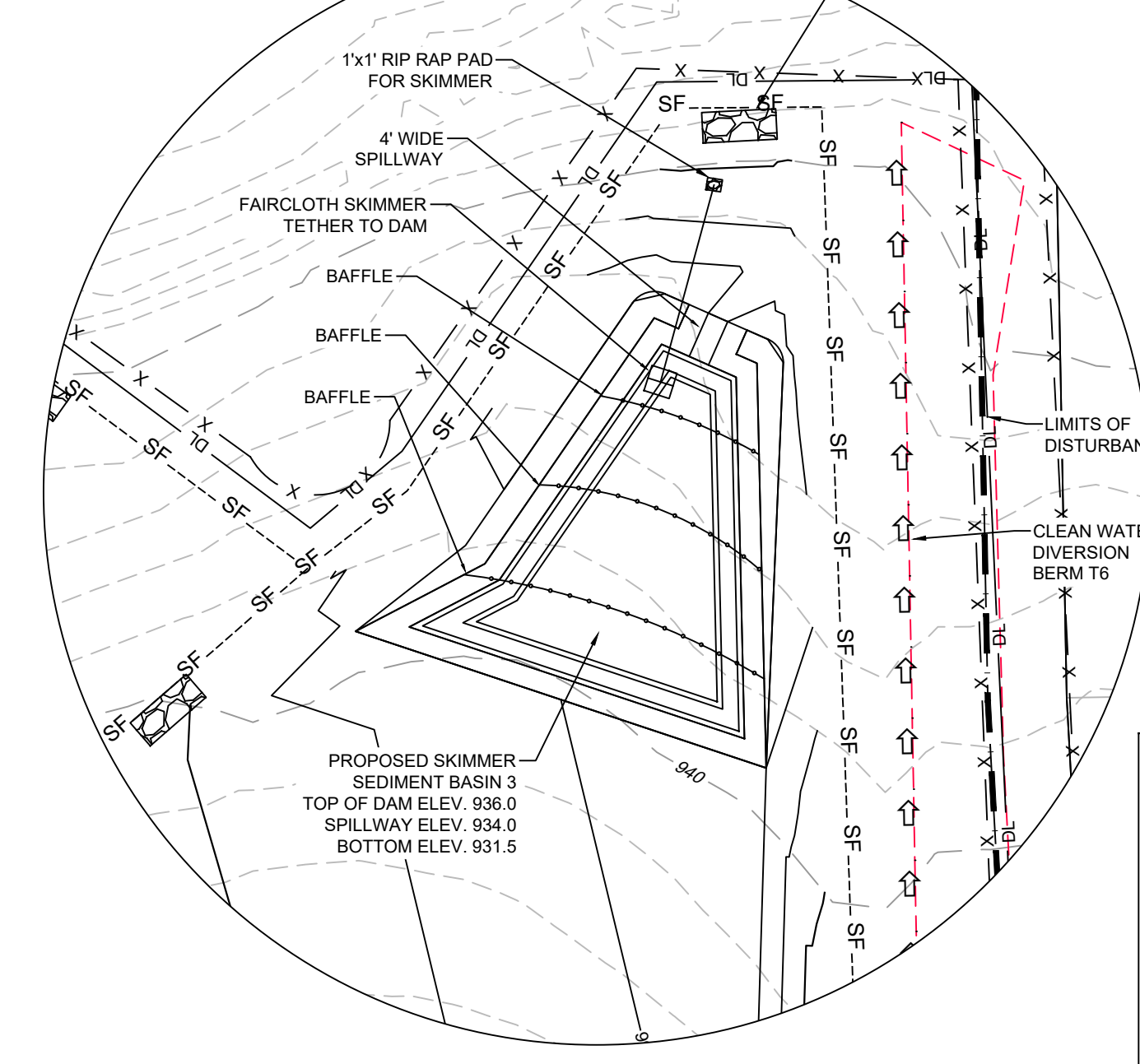
**SKIMMER SEDIMENT BASIN 2 &
SKIMMER SEDIMENT BASIN 4
DETAILED VIEW
SCALE: 1" = 30'**



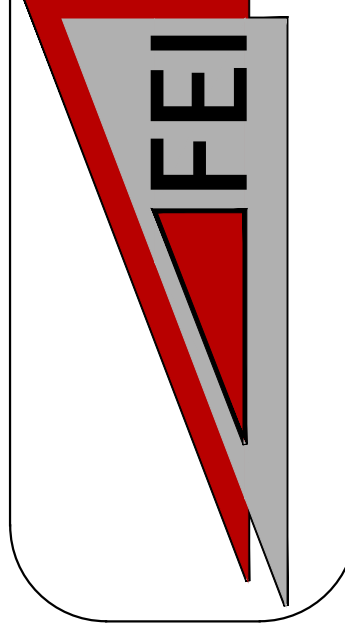
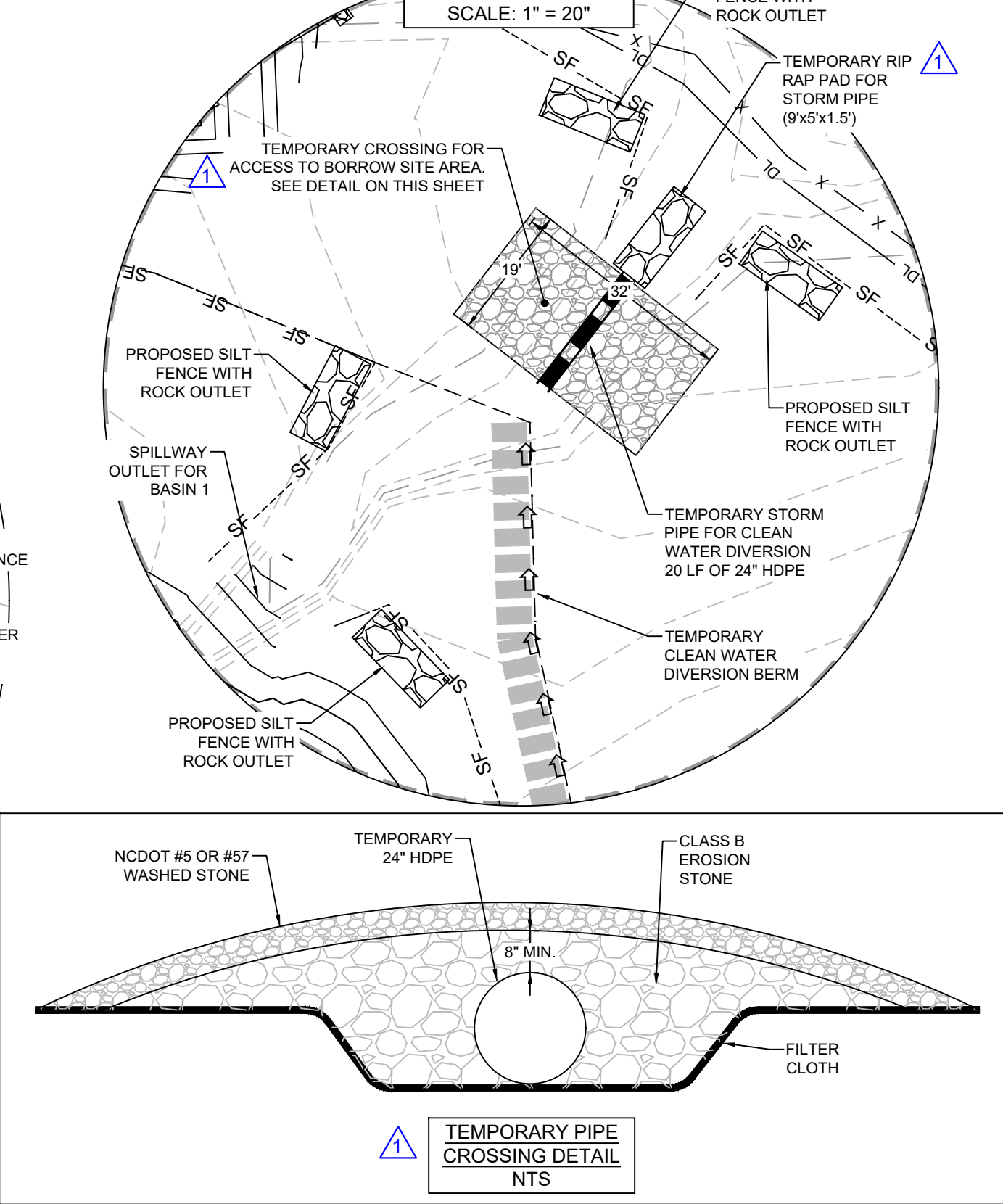
Skimmer Sediment Basin (1)	
Okay	
5	Disturbed Area (Acres)
24.93	Peak Flow from 10-year Storm (cfs)
9000	Required Volume ft ³
8104	Required Surface Area ft ²
63.7	Suggested Width ft
127.3	Suggested Length ft
40	Trial Top Width ft
230	Trial Top Length ft
2	Trial Side Slope Ratio Z:1 (2 to 3.5 feet above grade)
2	Trial Depth ft
32	Bottom Width ft
222	Bottom Length ft
7104	Bottom Area ft ²
16283	Actual Volume ft ³
9200	Actual Surface Area ft ²
10	Trial Weir Length ft
1	Trial Depth of Flow ft
30.0	Spillway Capacity cfs
3	Skimmer Size (inches)
0.167	Head on Skimmer (feet)
1.75	Orifice Size (1/4 inch increments)
3.11	Dewatering Time (days)
Suggest about 3 days	

Skimmer Sediment Basin (3)	
Okay	
1.8	Disturbed Area (Acres)
5.70	Peak Flow from 10-year Storm (cfs)
2880	Required Volume ft ³
1852	Required Surface Area ft ²
30.4	Suggested Width ft
60.9	Suggested Length ft
35	Trial Top Width ft
64	Trial Top Length ft
2	Trial Side Slope Ratio Z:1 (2 to 3.5 feet above grade)
2	Trial Depth ft
24	Bottom Width ft
56	Bottom Length ft
1344	Bottom Area ft ²
3371	Actual Volume ft ³
2048	Actual Surface Area ft ²
4	Trial Weir Length ft
1	Trial Depth of Flow ft
12.0	Spillway Capacity cfs
2	Skimmer Size (inches)
0.167	Head on Skimmer (feet)
1.75	Orifice Size (1/4 inch increments)
3.05	Dewatering Time (days)
Suggest about 3 days	

**SKIMMER SEDIMENT BASIN 3
DETAILED VIEW
SCALE: 1" = 30'**



**INSET 1
TEMPORARY CLEAN
WATER PIPE EXHIBIT
SCALE: 1" = 20'**



HEARTLAND LIVING & REHABILITATION

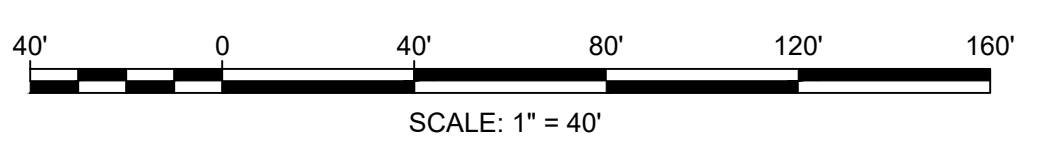
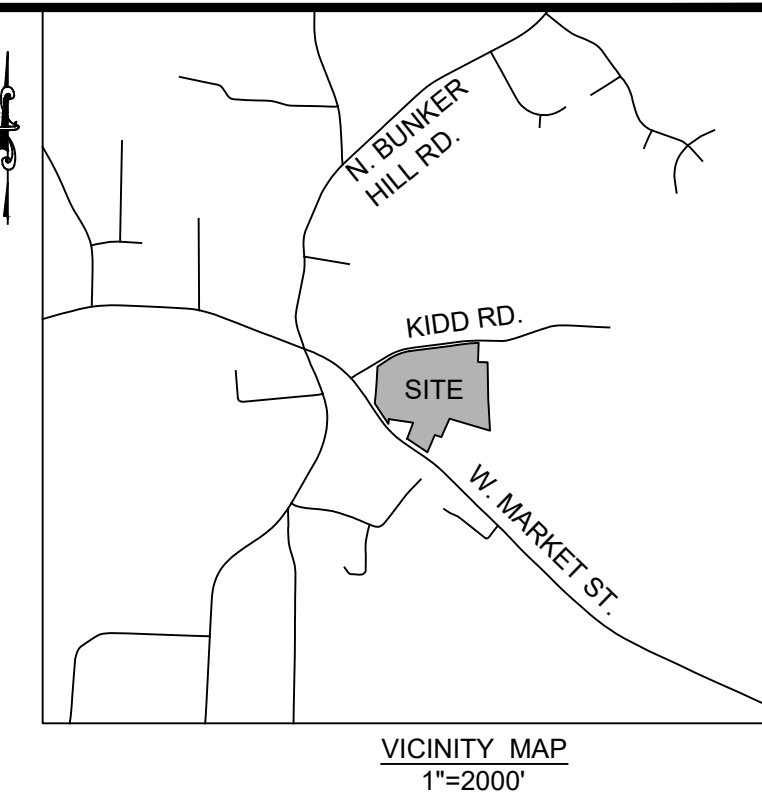
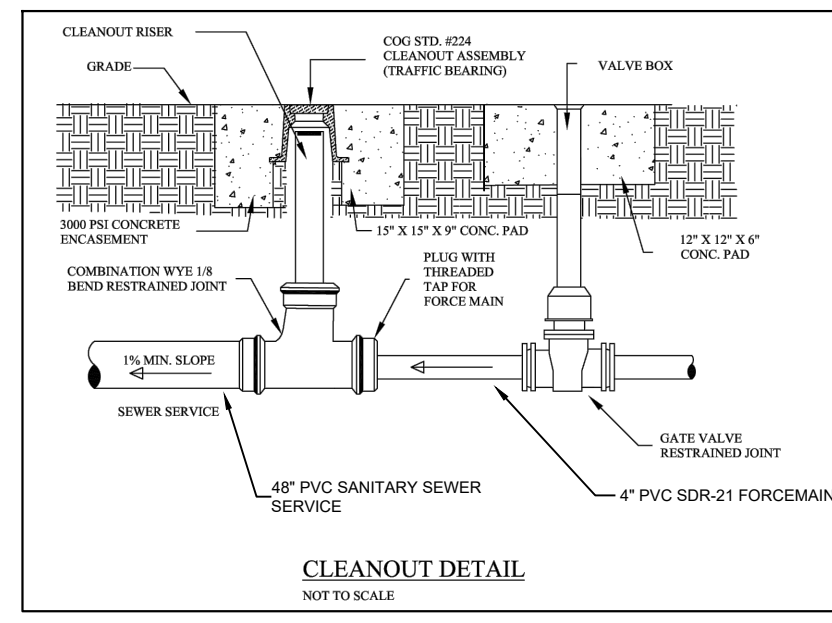
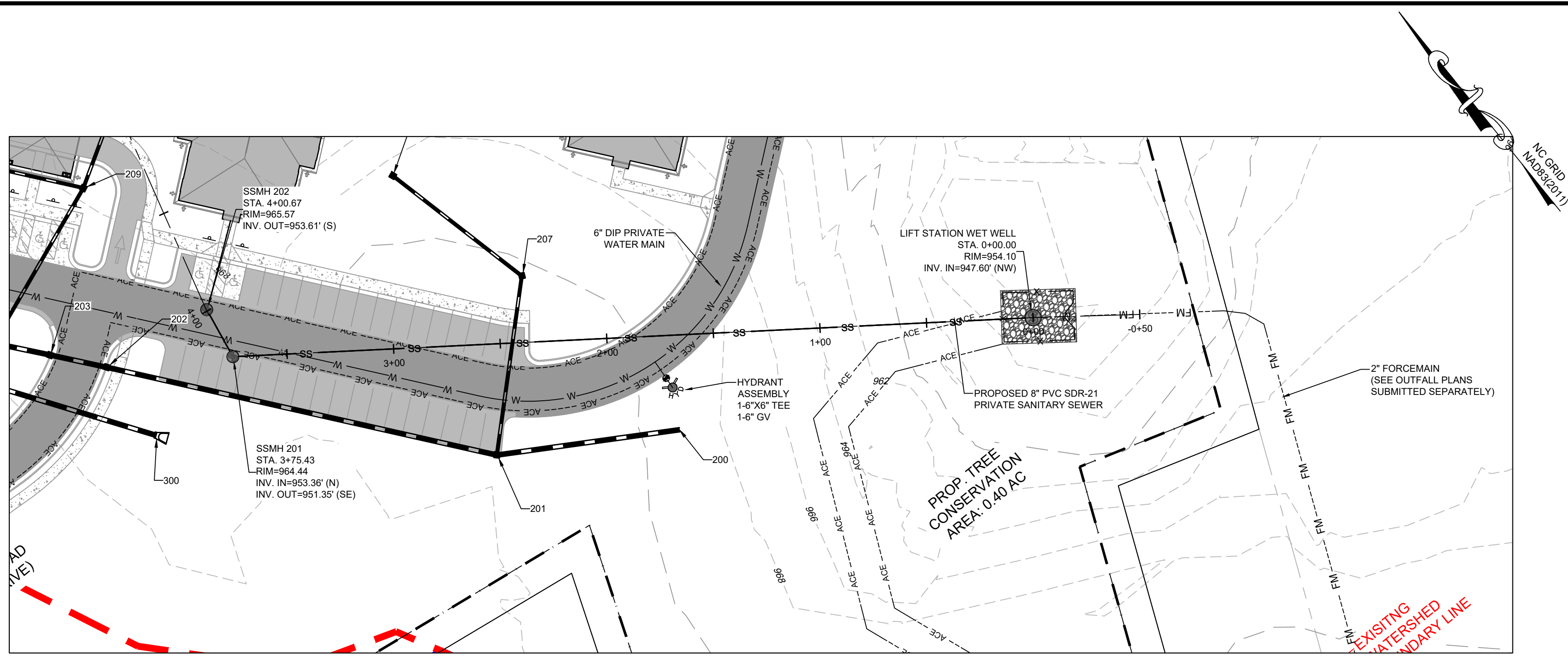
EROSION CONTROL - DETAILED BASINS

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

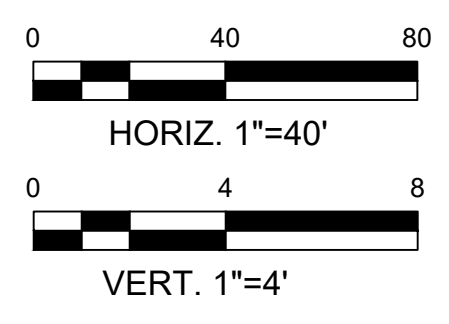
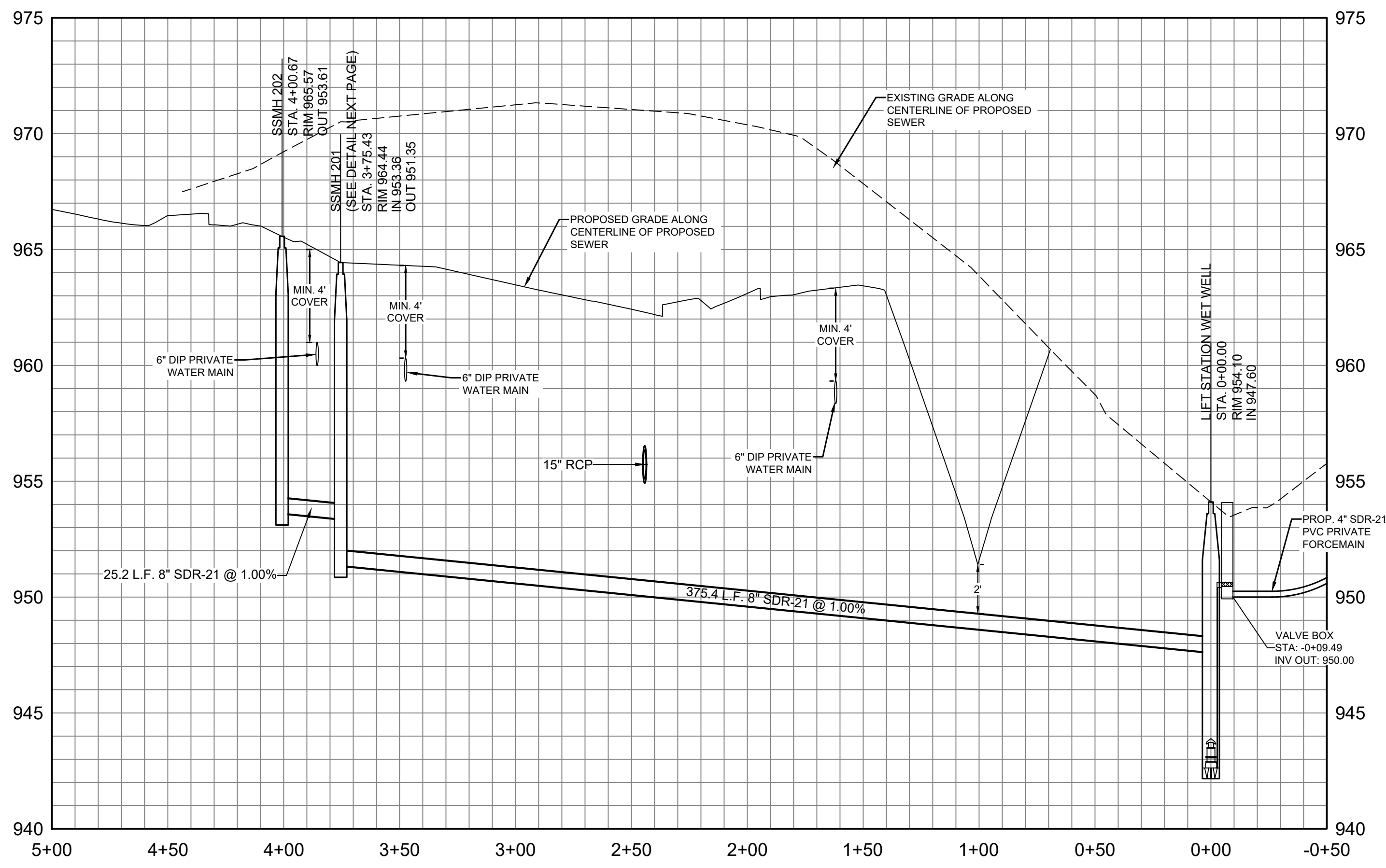
NO.	DATE	REVISION NOTE
1	04/01/2025	COG EROSION CONTROL COMMENTS
2	03/13/2026	WATERSHED COMMENTS

DRAWN BY: FEI
CHECKED BY: FEI
DATE: 02/06/2026
PROJECT NO.: 03079.001
REF. NO.:
SCALE: VARIES

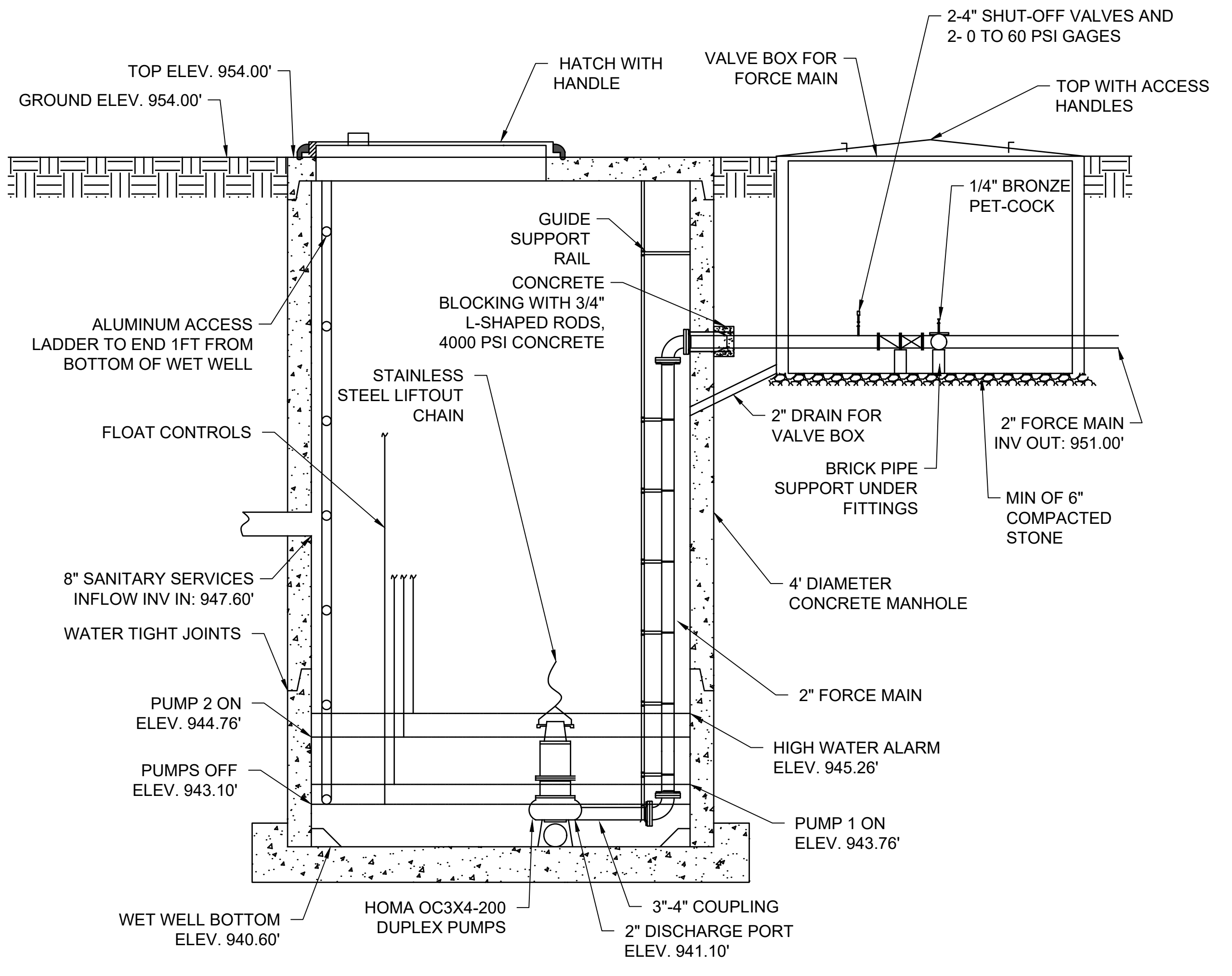




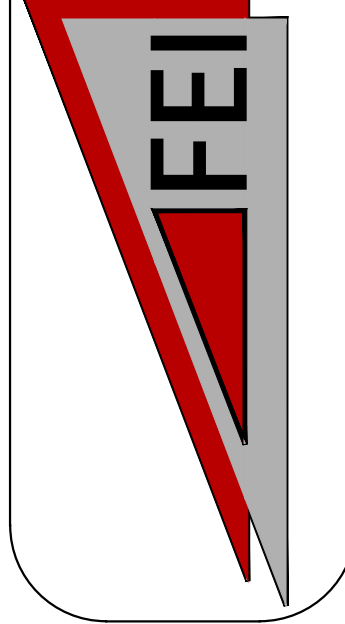
200 - 201 PROFILE
 HORIZ. SCALE: 1" = 40'
 VERT. SCALE: 1" = 4'



LIFT STATION DETAIL
 NTS



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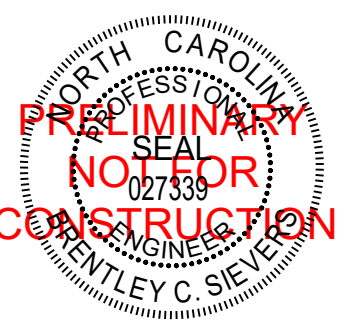
HEARTLAND LIVING & REHABILITATION

LIFT STATION DETAILS

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

NO.	DATE	REVISION NOTE
1	04/01/2026	COG EROSION CONTROL COMMENTS
2	03/13/2026	WATERSHED COMMENTS

DRAWN BY: FEI
 CHECKED BY: FEI
 DATE: 02/06/2026
 PROJECT NO.: 03079.001
 REF. NO.:
 SCALE: 1" = 40'



SERIES B1B TRASH BASKET



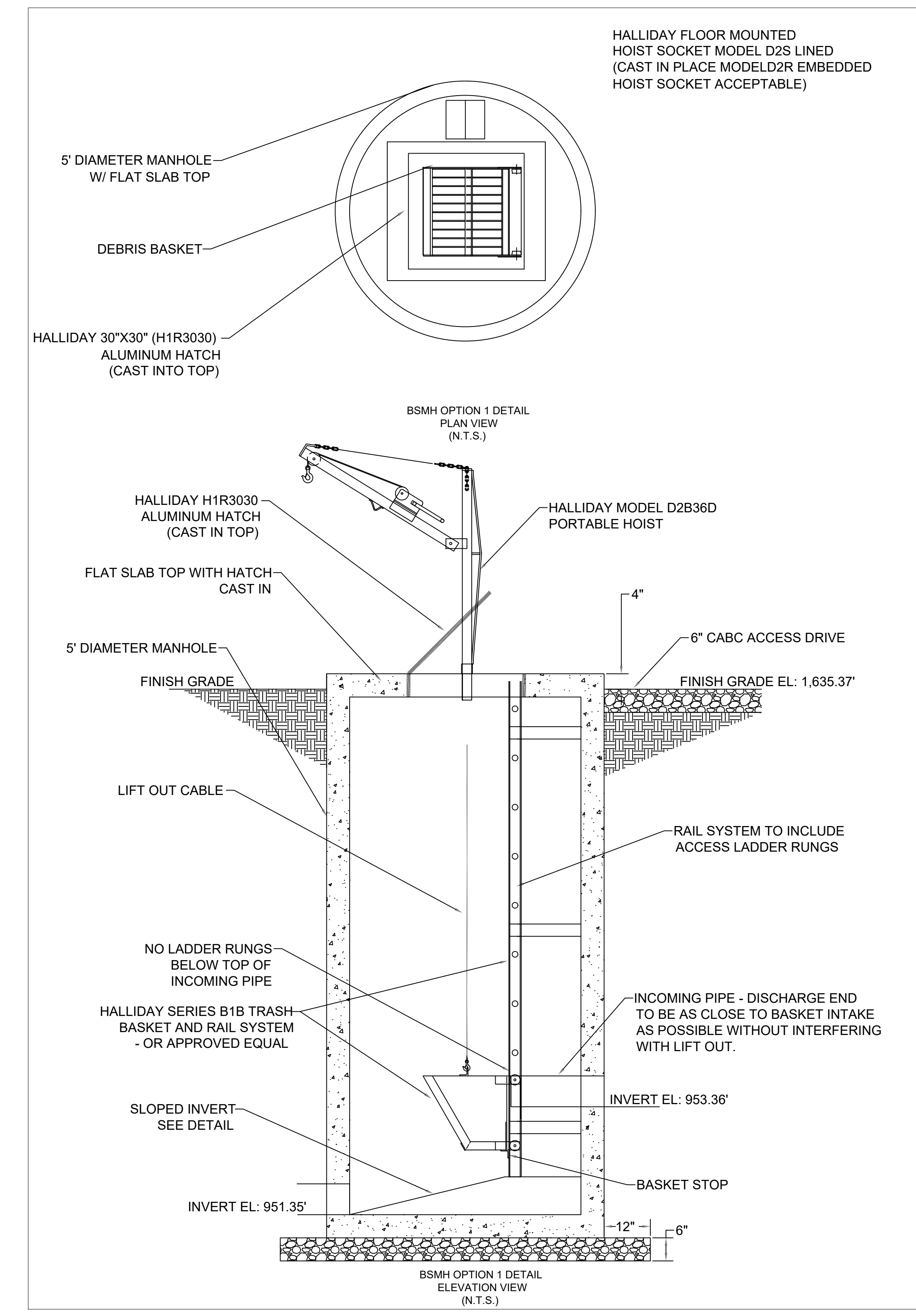
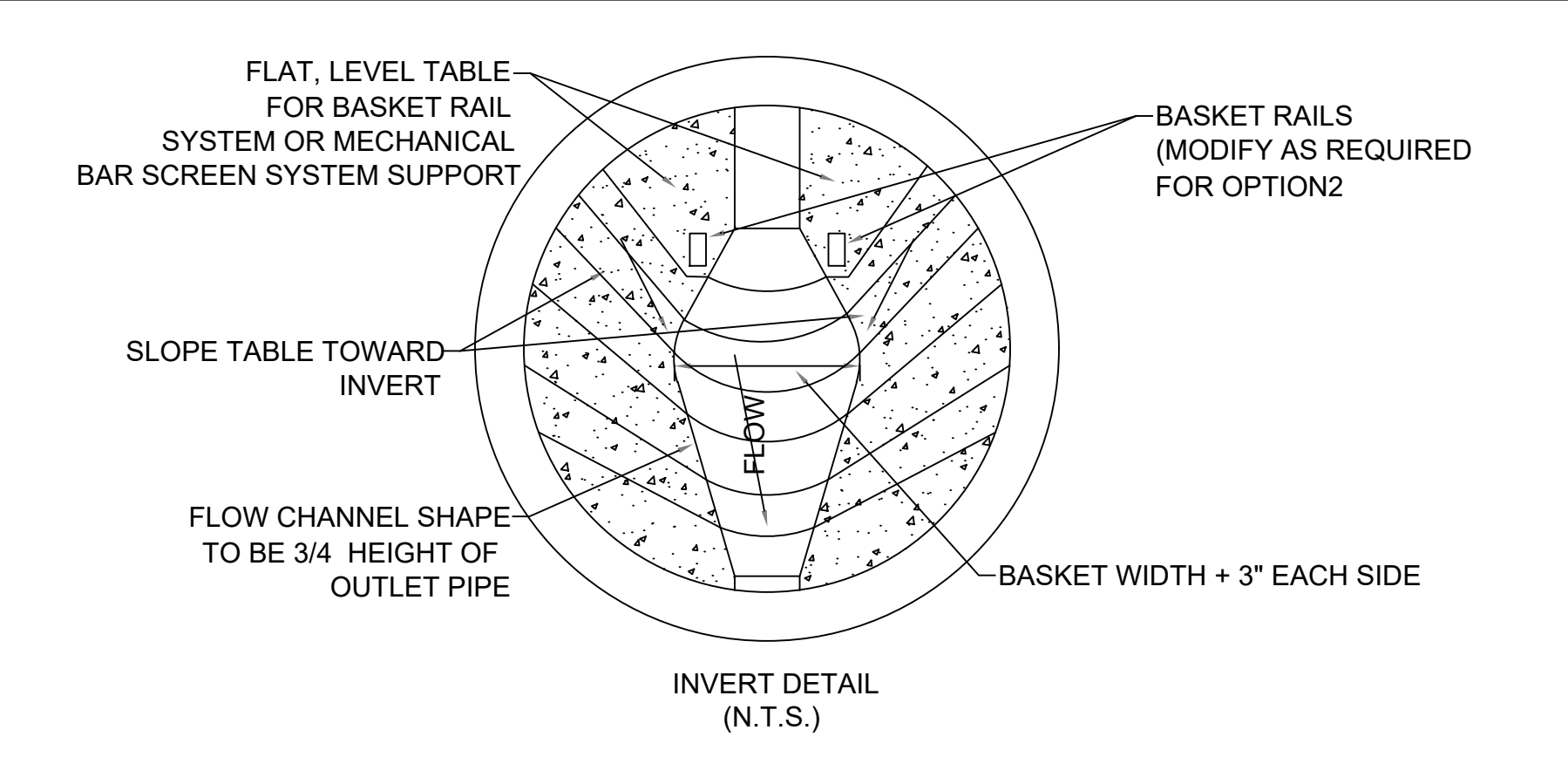
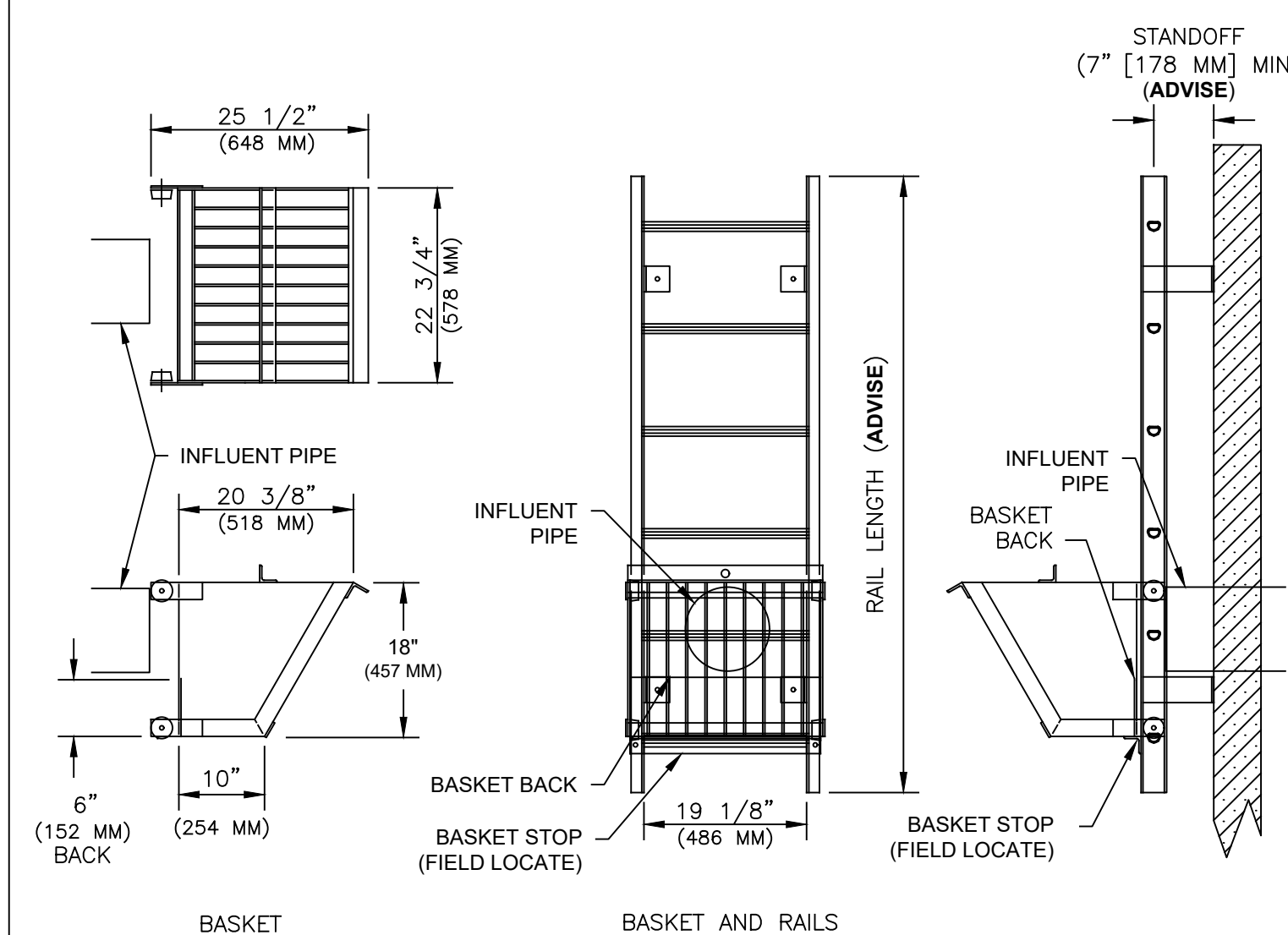
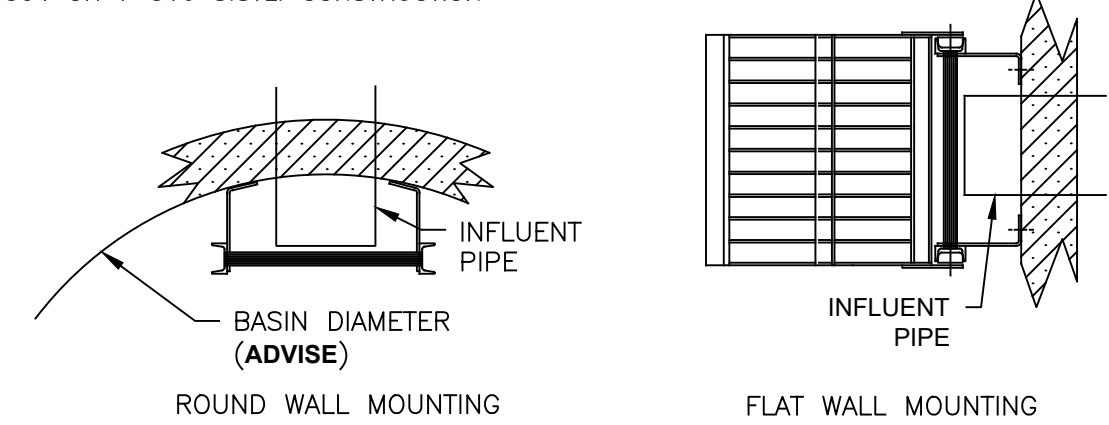
www.HallidayProducts.com
 Phone: (800) 298-1027
 Local: (407) 298-4470
 Sales@HallidayProducts.com

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)

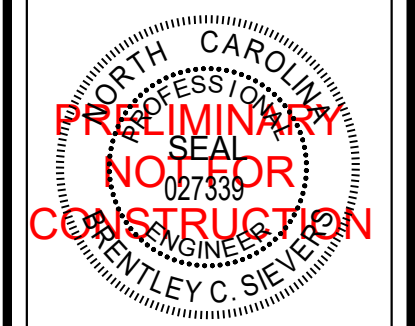


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HEARTLAND LIVING & REHABILITATION
 EFFLUENT PRE-TREATMENT SYSTEM DETAILS
 PROJECT LOCATION
 TOWNSHIP: COLFAX
 COUNTY: GUILFORD
 STATE: NORTH CAROLINA

NO.	DATE	REVISION NOTE
1	04/01/2026	COG EROSION CONTROL COMMENTS
2	03/13/2026	WATERSHED COMMENTS

DRAWN BY: FEI
 CHECKED BY: FEI
 DATE: 02/06/2026
 PROJECT NO.: 03079.001
 REF. NO.:
 SCALE: #####



SHEET
 17 OF 23



Self-Inspection Guidelines

In accordance with self-inspection rules outlined in NCGS 113A-54.1, the person conducting the inspections shall make a record of the site inspection by documenting the following items:

Installation of perimeter erosion and sediment control measures

Signature _____ Date _____

Clearing and grubbing of existing ground cover

Signature _____ Date _____

Completion of any phase of grading of slopes or fills

Signature _____ Date _____

Installation of storm drainage facilities

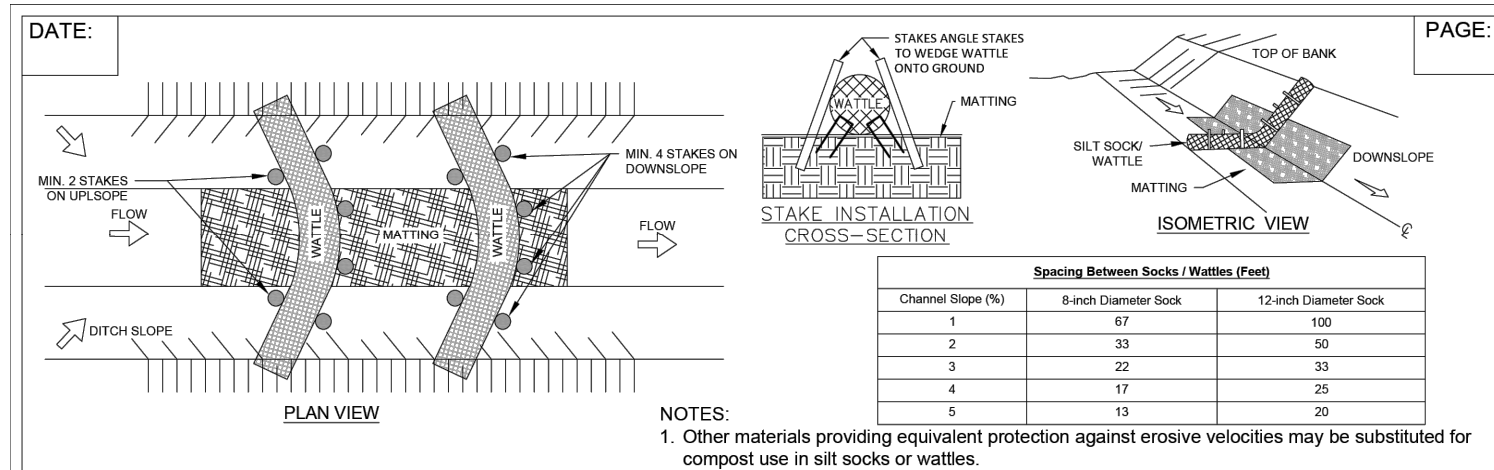
Signature _____ Date _____

Completion of construction or development

Signature _____ Date _____

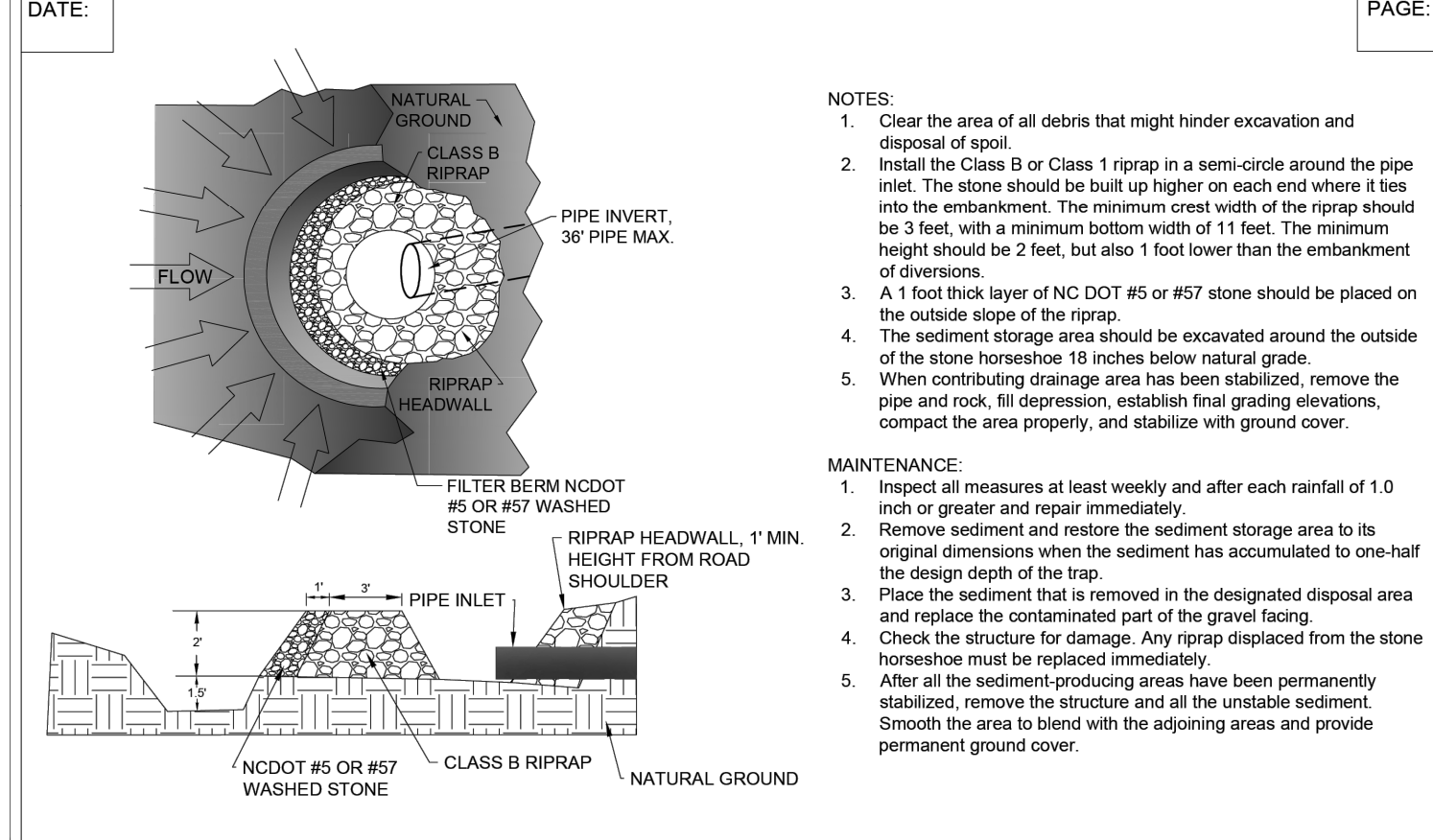
Establishment of permanent ground cover sufficient to restrain erosion

Signature _____ Date _____

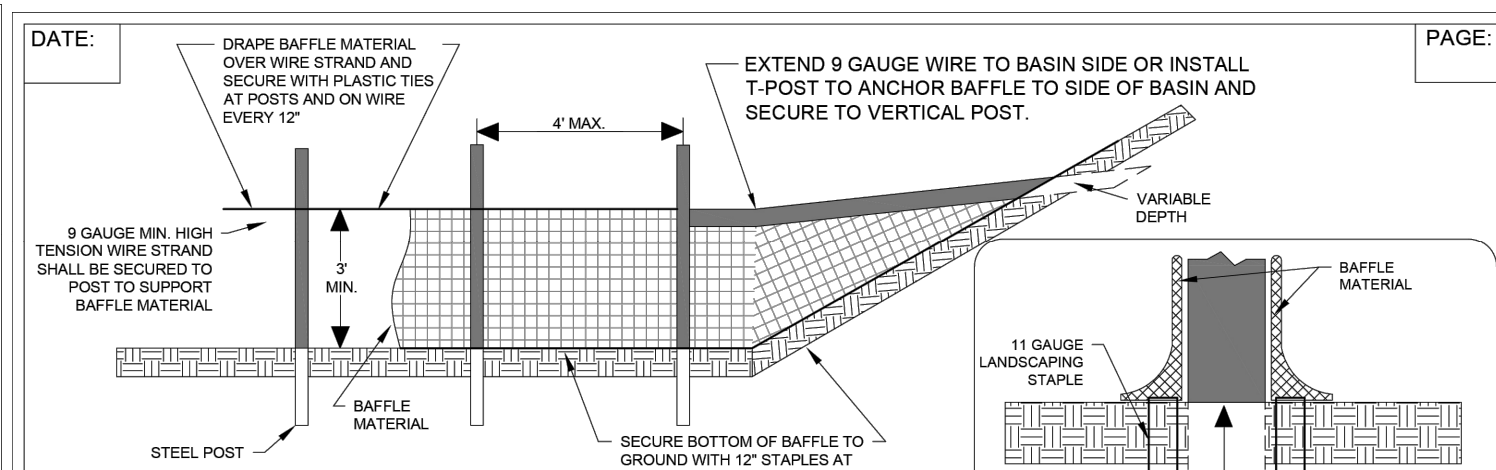


NOTES: 1. Other materials providing equivalent protection against erosive velocities may be substituted for composite use in silt socks or wattles. 2. Fill silt sock/wattle netting uniformly to the desired length such that it does not deform. 3. Use 24 inch long wooden stakes with a 2 inch x 2 inch nominal cross section...

SILT SOCK / WATTLE FOR CHECK DAM Effective Date: 9/1/2023

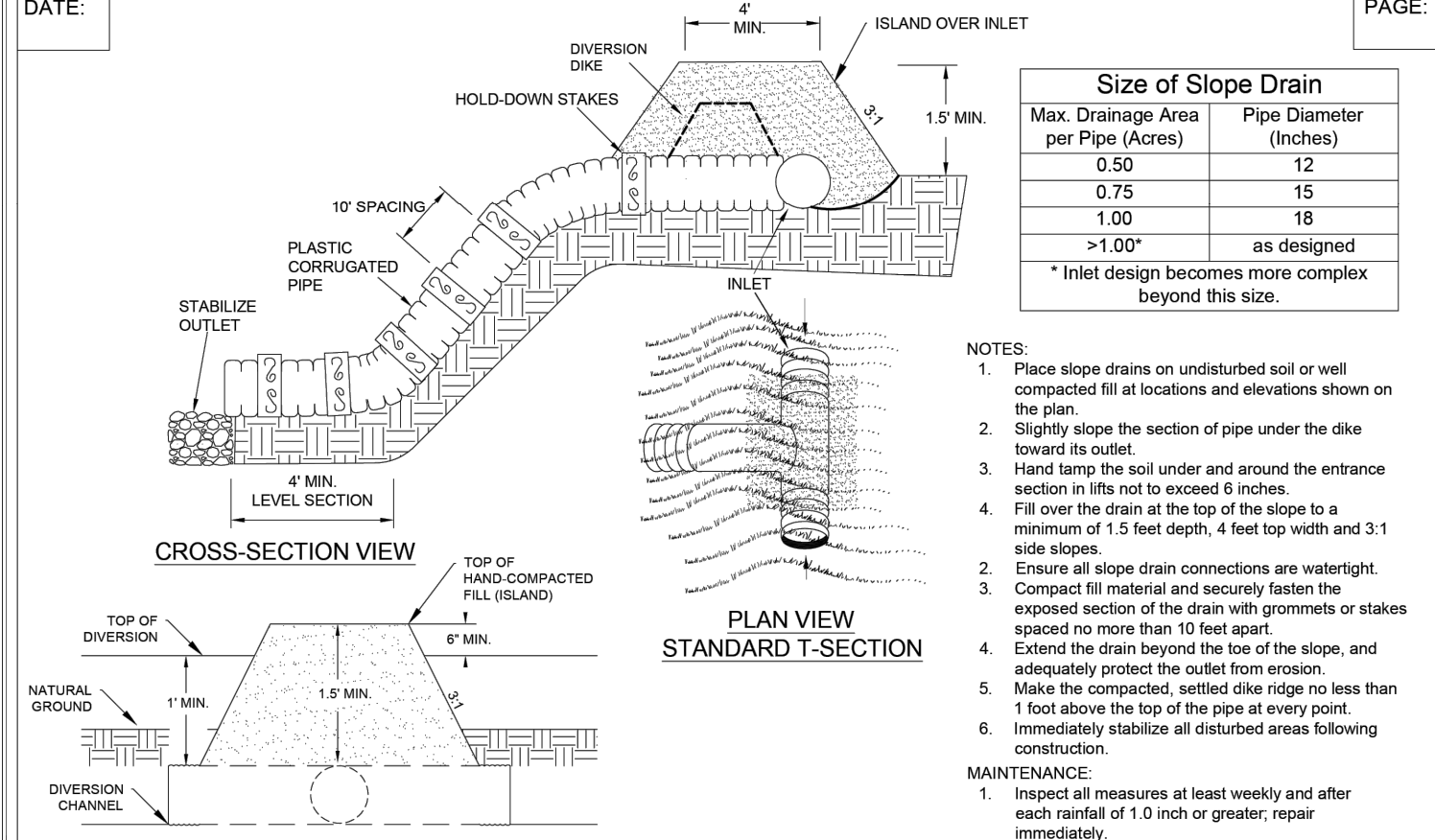


ROCK PIPE INLET PROTECTION Effective Date: 9/1/2023

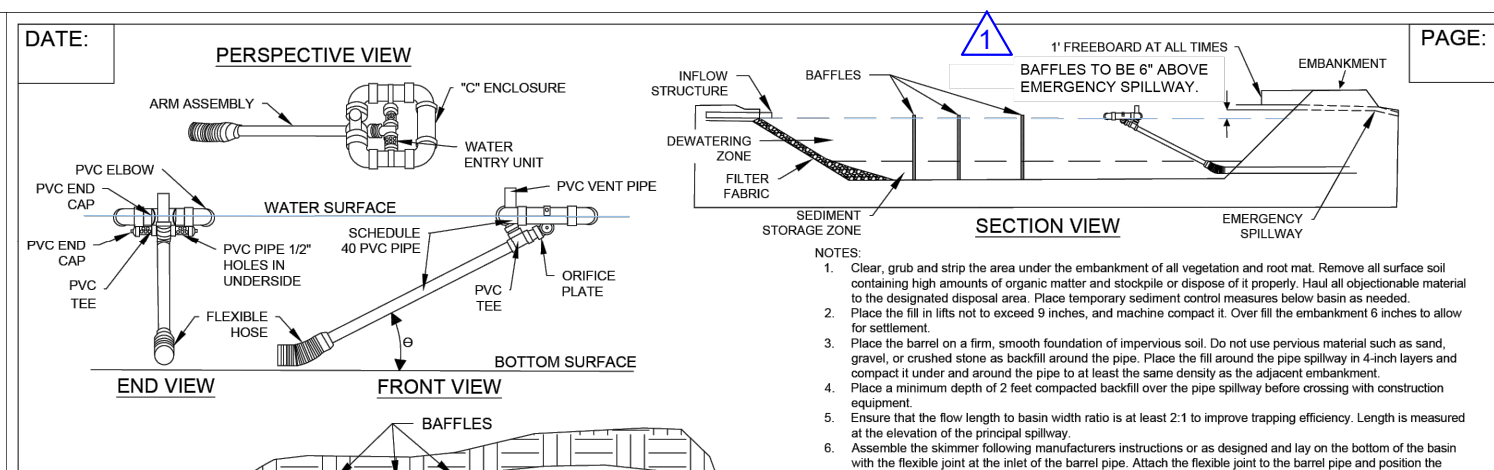


NOTES: 1. Use matting made of 100% coconut fiber (coir) burl woven into high strength matting. 2. Staples should be made of 0.125 inch diameter, new steel wire formed into a U shape not less than 1/4 inch in length with a throat of 1 inch in width. The staples anchor the porous baffles into the sides and bottom of the basin.

POROUS Baffles Effective Date: 9/1/2023

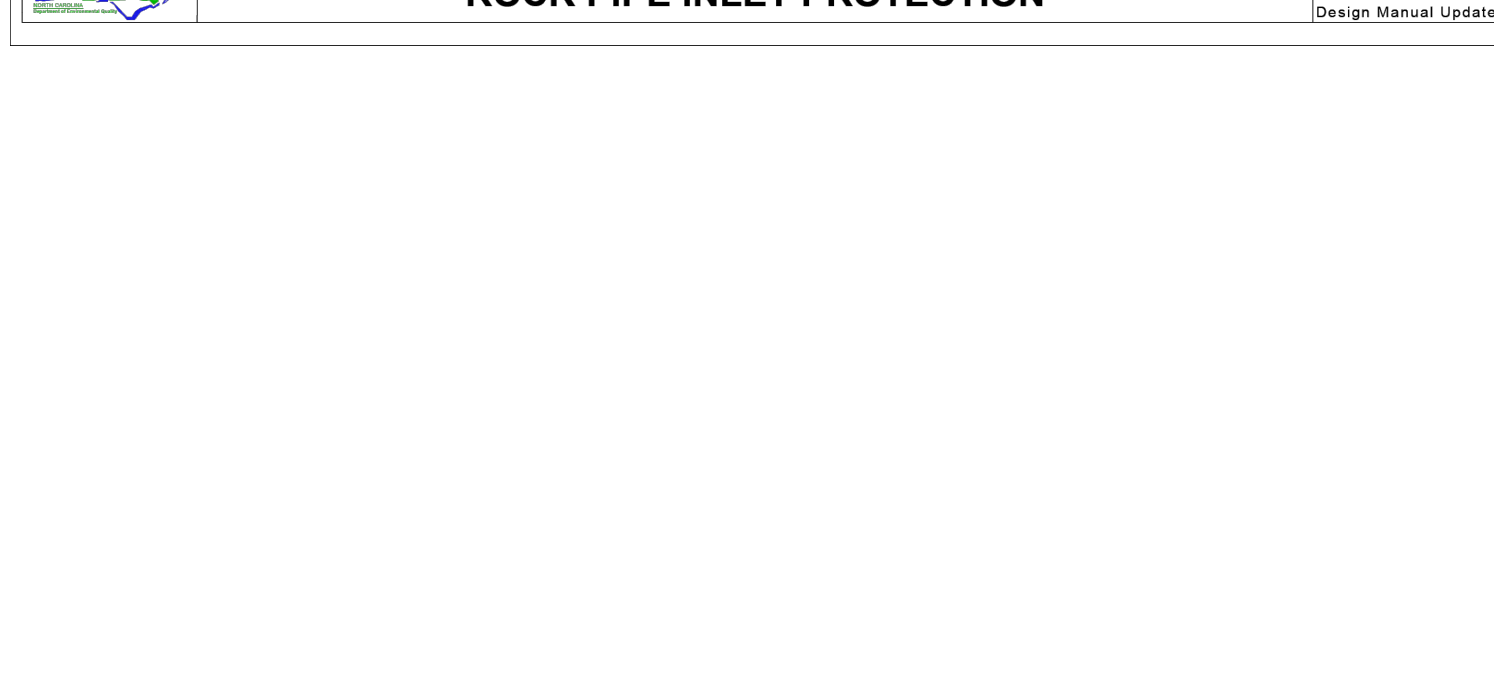


TEMPORARY SLOPE DRAINS Effective Date: 9/1/2023



NOTE: 1. Clear grab and skip the area under the embankment of all vegetation and soil. Remove all surface soil underlying the embankment. 2. Place the 1/2 inch x 1/2 inch x 1/2 inch mesh screen in the basin. 3. Place the 1/2 inch x 1/2 inch x 1/2 inch mesh screen in the basin. 4. Place the 1/2 inch x 1/2 inch x 1/2 inch mesh screen in the basin.

SKIMMER SEDIMENT BASIN Effective Date: 9/1/2023



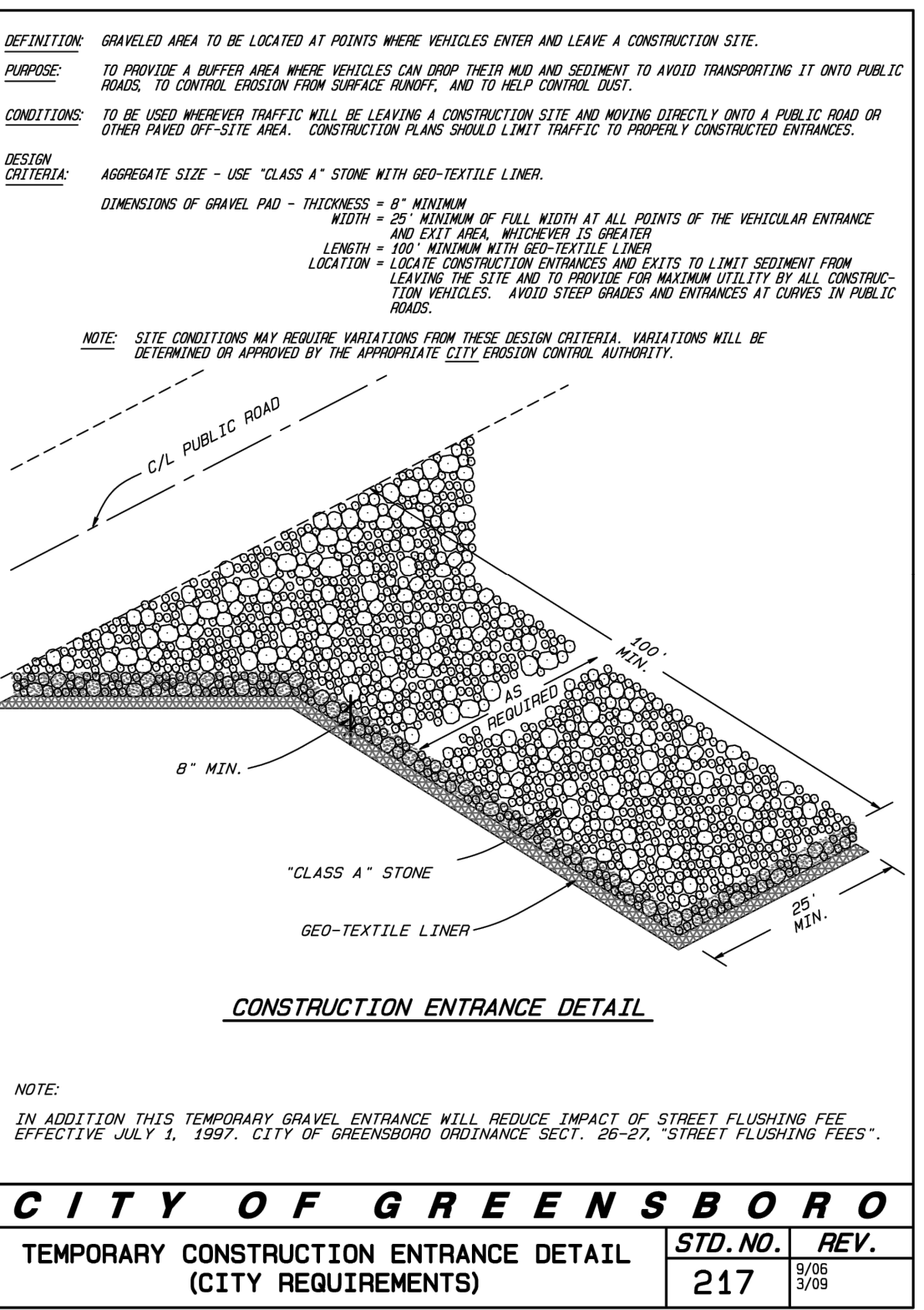
PERMANENT SEEDING and **TEMPORARY SEEDING**

Planting Type	Planting Rates/Acres	Planting Dates
Tall Fescue (Low Maintenance)	100-150 lbs.	Aug. 15 - Oct 15
Tall Fescue waterways and lawns (High Maintenance)	200-250 lbs.	Feb. 15 - May 1
Blend of two turf-type tall fescues (90%) and two or more improved Kentucky bluegrass varieties (10%) high maintenance.	200-250 lbs.	Aug. 15 - Oct 15
Tall fescue and Kобе or Korean Lespedeza	100 lbs and 20-25 lbs.	Feb. 15 - May 1
Tall Fescue and Sericea Lespedeza	50 lbs. and 60 lbs.	Aug. 15 - Oct 15
Tall fescue and German Millet or Sudangrass	60 lbs. and 30 lbs.	July and August
Tall Fescue and Ryegrass	70 lbs. and 25 lbs.	Nov. 1 - Jan. 30
Bryegrass	25 lbs.	Nov. 1 - Jan. 30
Common Bermudagrass	8 lbs. (balled) and 15-20 lbs. (unballed)	Apr. 15 - June 30
		Feb. 1 - Mar. 30

Purpose: To permanently stabilize disturbed areas created by construction activities and minimize soil erosion. Practical Applications: Where bare soil on construction activities is not covered by structures or other erosion control measures. Preparation: Prepare seedbed by ripping, chiseling, harrowing, or plowing to a depth of 6" that produces a loose, friable surface.

Plants & Mixture	Planting Rate (lbs/acre)	Planting Dates
TALL FESCUE (LOW MAINTENANCE)	100-150	SEPT. 1 - APRIL 15
TALL FESCUE WATERWAYS & LAWNS (HIGH MAINTENANCE)	200-250	SEPT. 1 - APRIL 16
BLEND OF TWO TURF TYPE TALL FESCUES (90%) AND TWO OR MORE IMPROVED KENTUCKY BLUEGRASS VARIETIES (10%) (HIGH MAINTENANCE)	200-250	SEPT. 1 - APRIL 17
TALL FESCUE AND KOBЕ OR KOREAN LESPEDEZA 1	100 AND 10	MAY 1 - SEPT 1
TALL FESCUE AND SERICEA LESPEDEZA 1	50 AND 15	SEPT 1 - APRIL 15
TALL FESCUE AND GERMAN MILLET OR SUDANGRASS 2	60 AND 30	SEPT 1 - APRIL 16
TALL FESCUE AND RYEGRASS 2	70 AND 25	SEPT 1 - APRIL 17
COMMON BERMU DAGRASS	25	APRIL 15 - JUNE 30

PREPARATION: Prepare seedbed by ripping, chiseling, harrowing or plowing to a depth of 6 inches that produces a loose friable surface. Remove all stones, boulders, stumps or debris from the surface which would prohibit germination or plant growth.



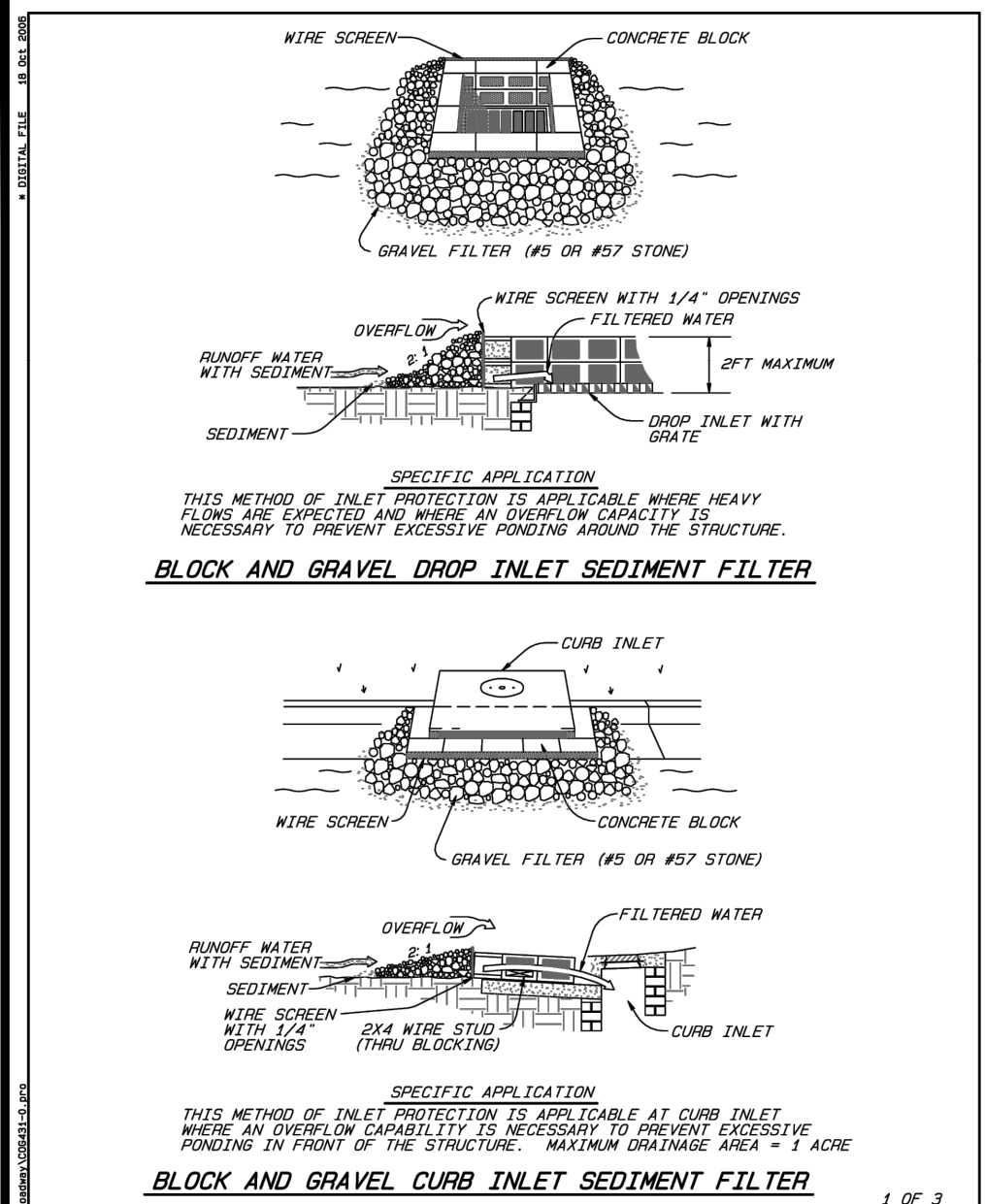
CONSTRUCTION ENTRANCE DETAIL

CITY OF GREENSBORO TEMPORARY CONSTRUCTION ENTRANCE DETAIL (CITY REQUIREMENTS)

Planting Type	Planting Rate (lbs/acre)	Planting Dates
RYE GRAIN AND KOBЕ LESPEDEZA	120	JAN. 1 - MAY 1
GERMAN MILLET OR SUDAN GRASS	40-50	MAY 1 - AUG. 15
RYE GRAIN (OATS MAY BE SUBSTITUTED BEFORE OCT. 1 - NOV. 15)	120	AUG. 15 - DEC. 30
ANNUAL RYE GRASS	40	AUG. 15 - NOV. 30
WEEPING LOVEGRASS	5	MAY 1 - AUG. 15
WEEPING LOVEGRASS IS A PERENNIAL GRASS BUT IS INCLUDED HERE BECAUSE OF ITS ADAPTABILITY TO POOR SOIL CONDITIONS, AND IS DROUGHT TOLERANT.		

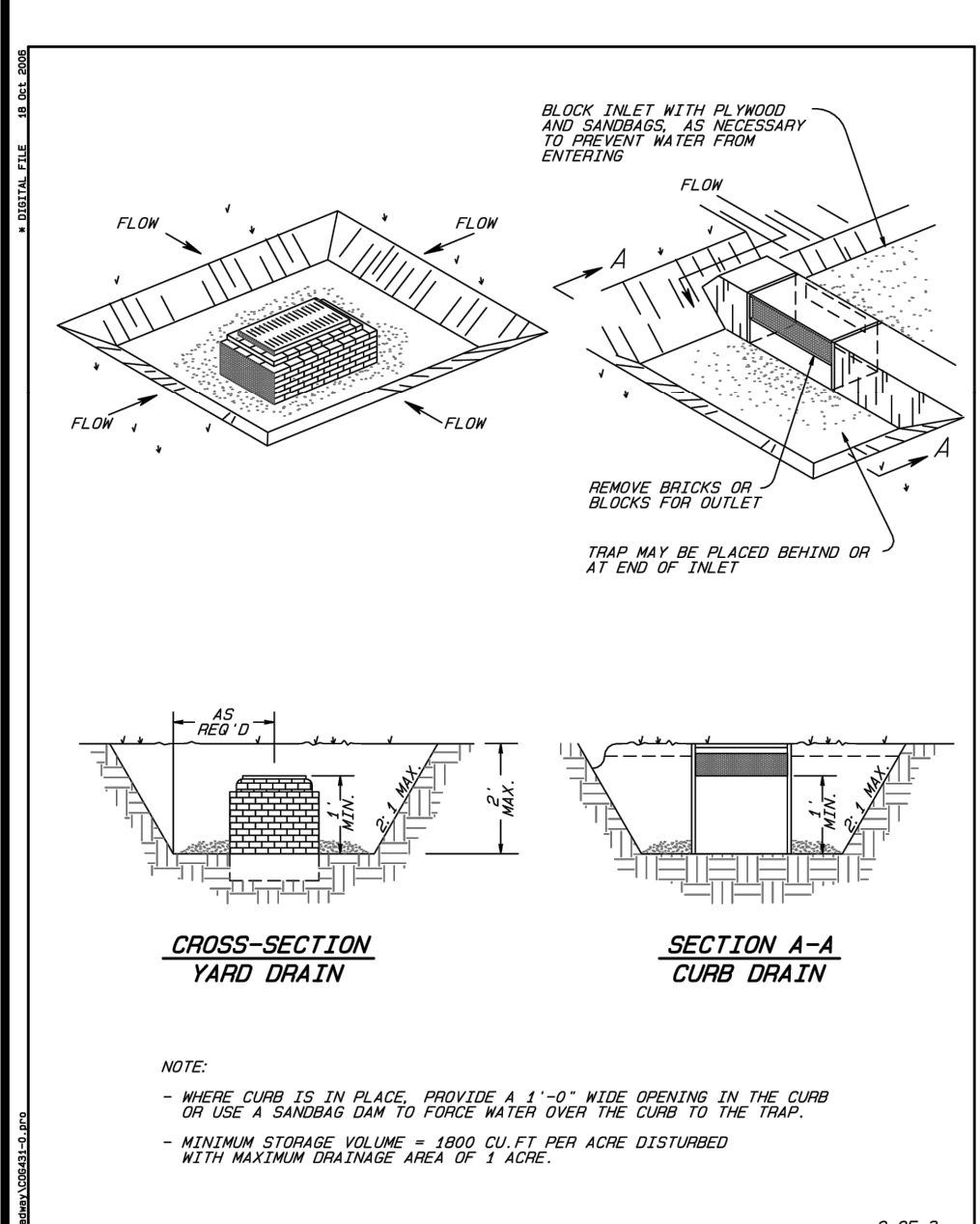
PREPARATION: Prepare seedbed by ripping, chiseling, harrowing or plowing to a depth of 6 inches that produces a loose friable surface. Remove all stones, boulders, stumps or debris from the surface which would prohibit germination or plant growth.

HEARTLAND LIVING & REHABILITATION DETAILS (EC 1) SHEET 18 OF 23. Includes contact information for FEI Engineers and Land Surveyors, project location in North Carolina, and a 'PRELIMINARY - NOT FOR CONSTRUCTION' stamp.



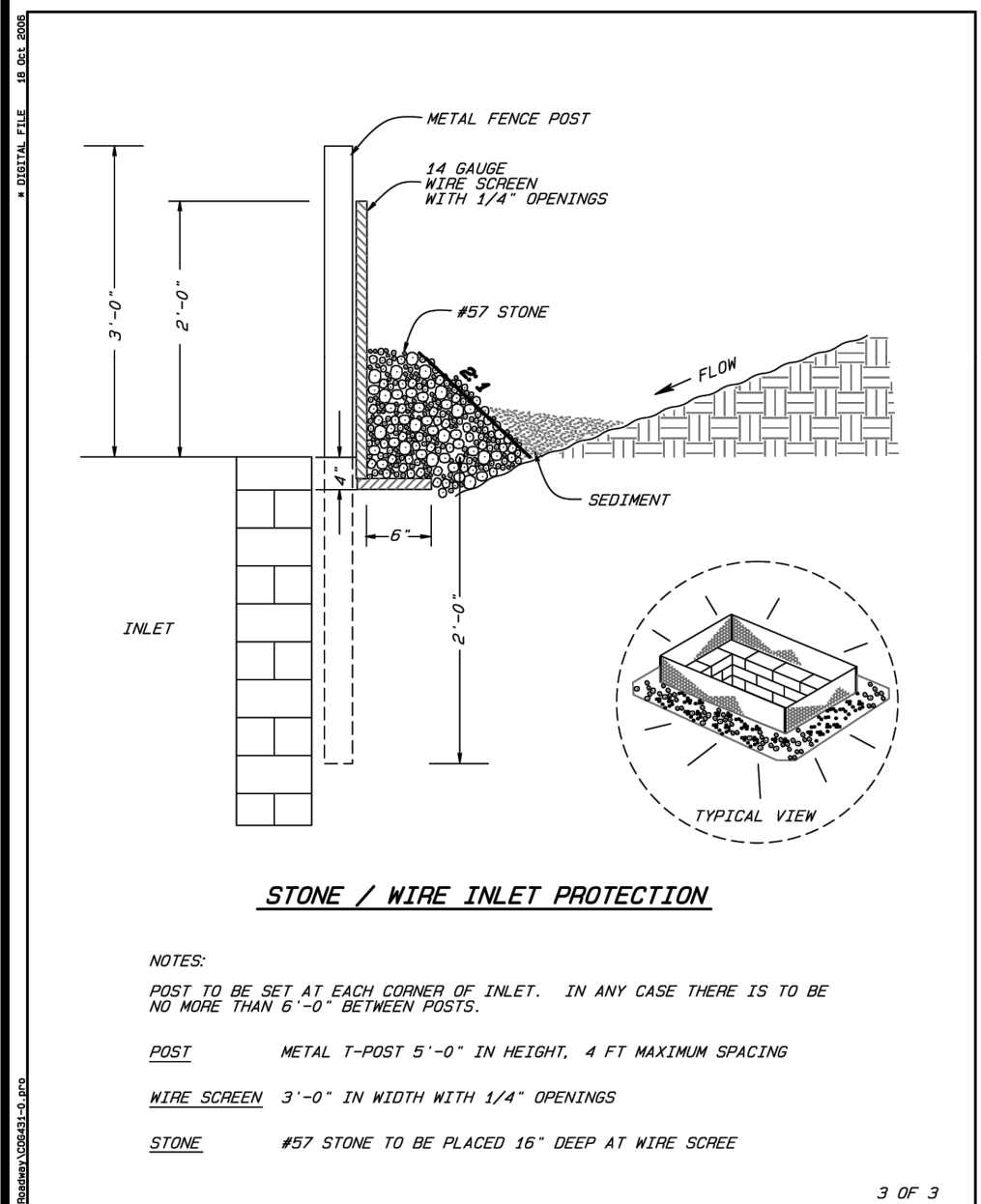
CITY OF GREENSBORO
STANDARD STORMWATER INLET PROTECTION MEASURES

STD. NO.	REV.
431	DEC 2006



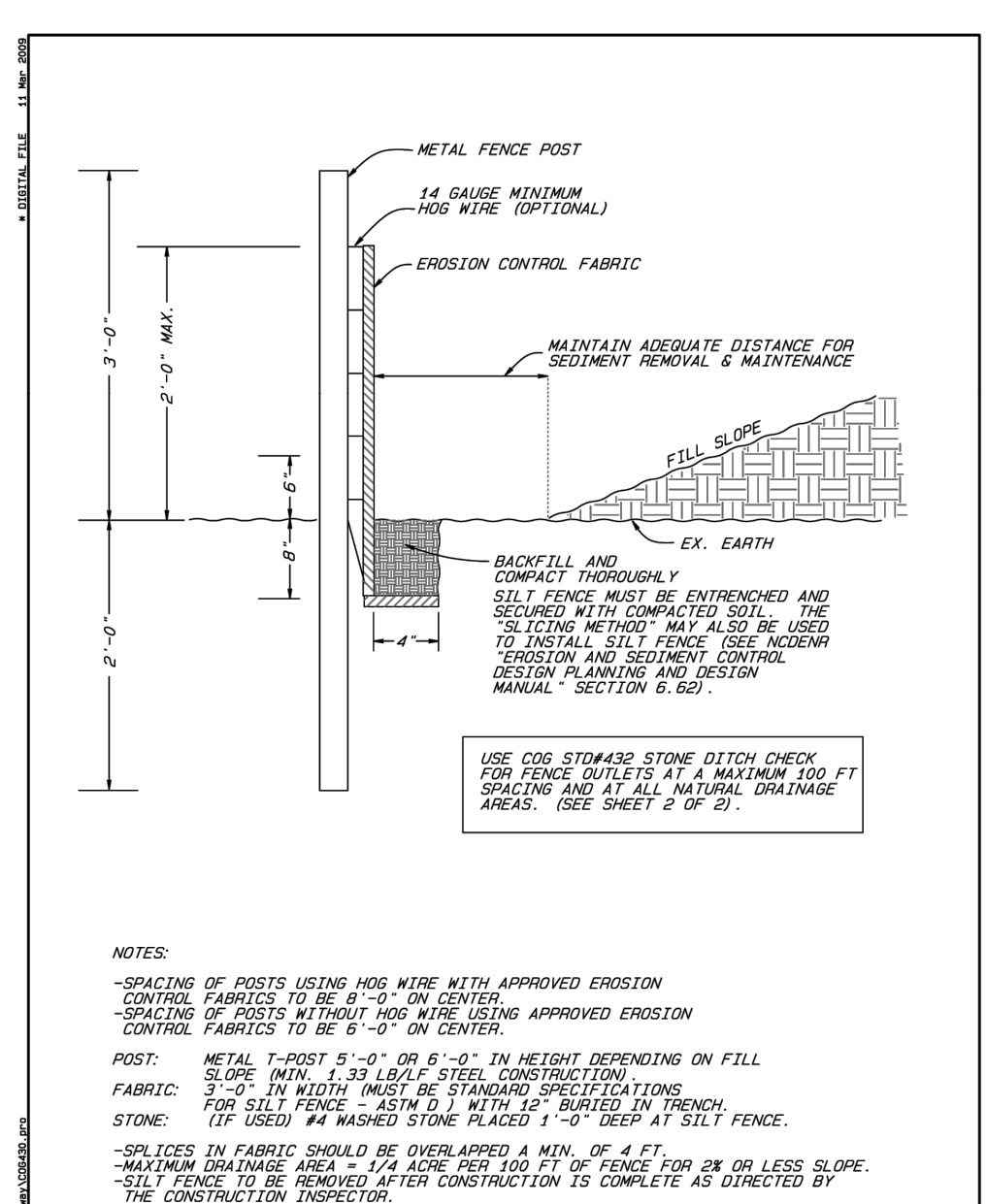
CITY OF GREENSBORO
STANDARD STORMWATER INLET PROTECTION MEASURES

STD. NO.	REV.
431	DEC 2006



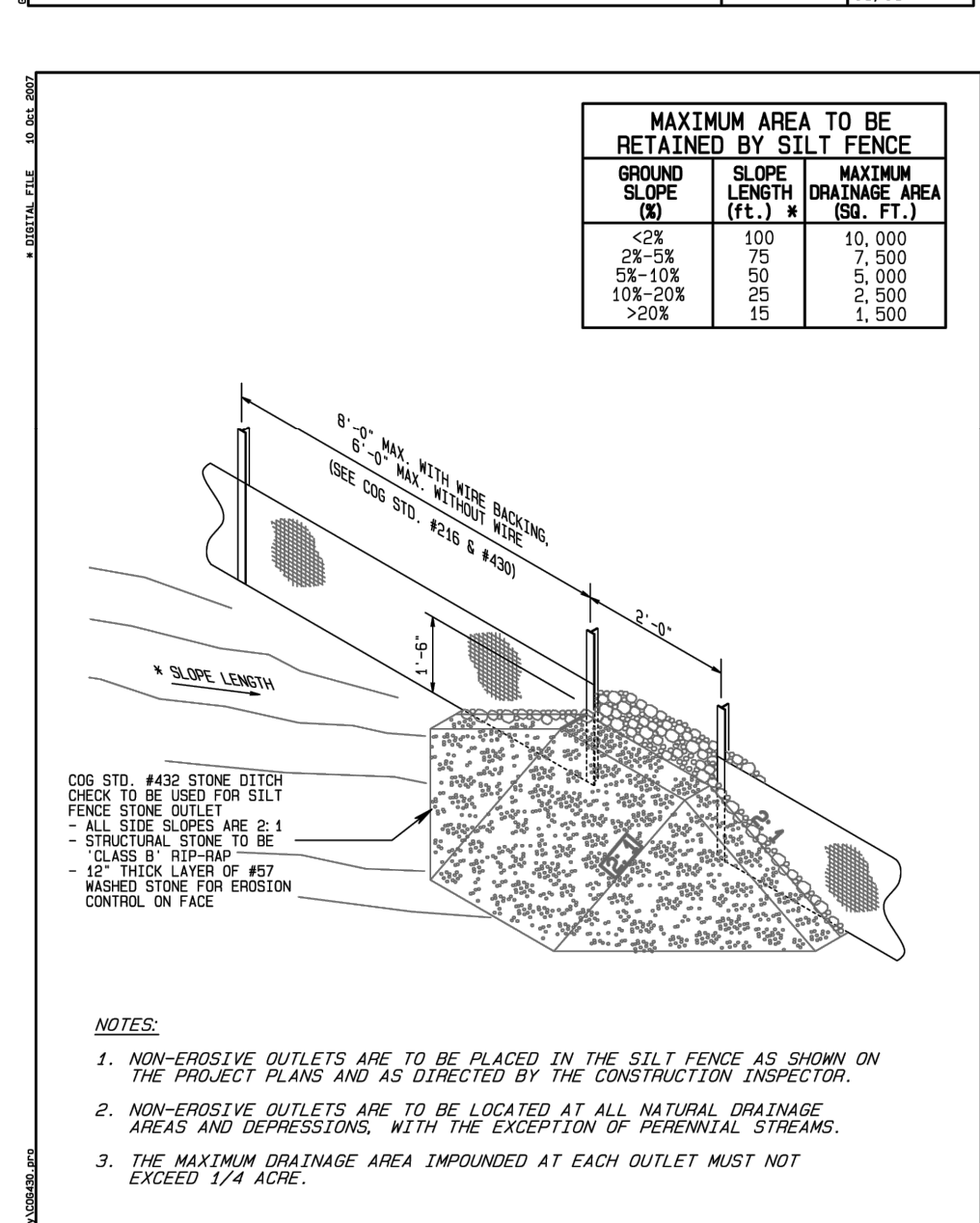
CITY OF GREENSBORO
STANDARD STORMWATER INLET PROTECTION MEASURES

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431	DEC 2006



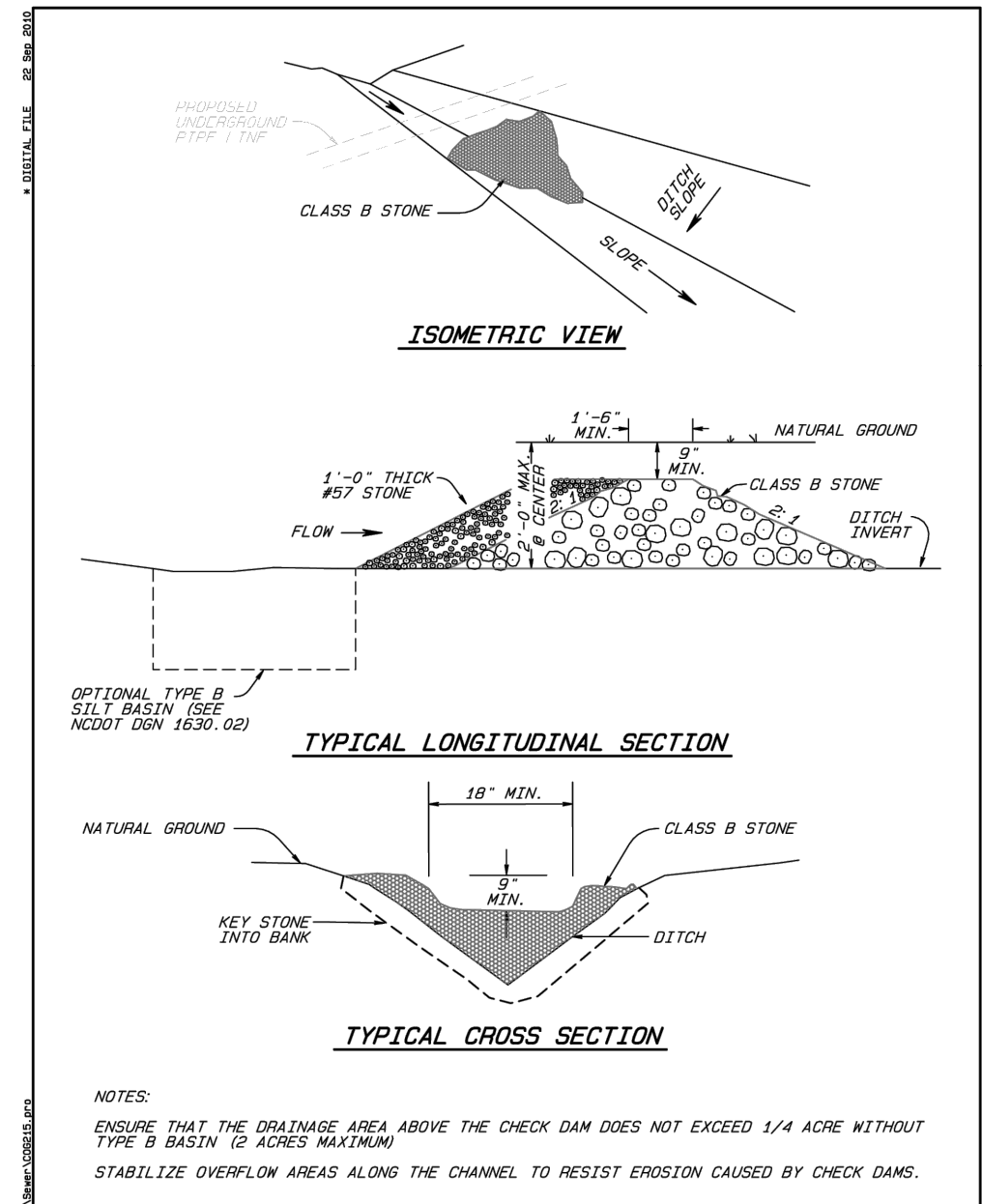
CITY OF GREENSBORO
STANDARD STORMWATER INLET PROTECTION MEASURES

STD. NO.	REV.
430	03/08 / 03/09



CITY OF GREENSBORO
STANDARD STORMWATER INLET PROTECTION MEASURES

STD. NO.	REV.
430	03/08 / 03/09



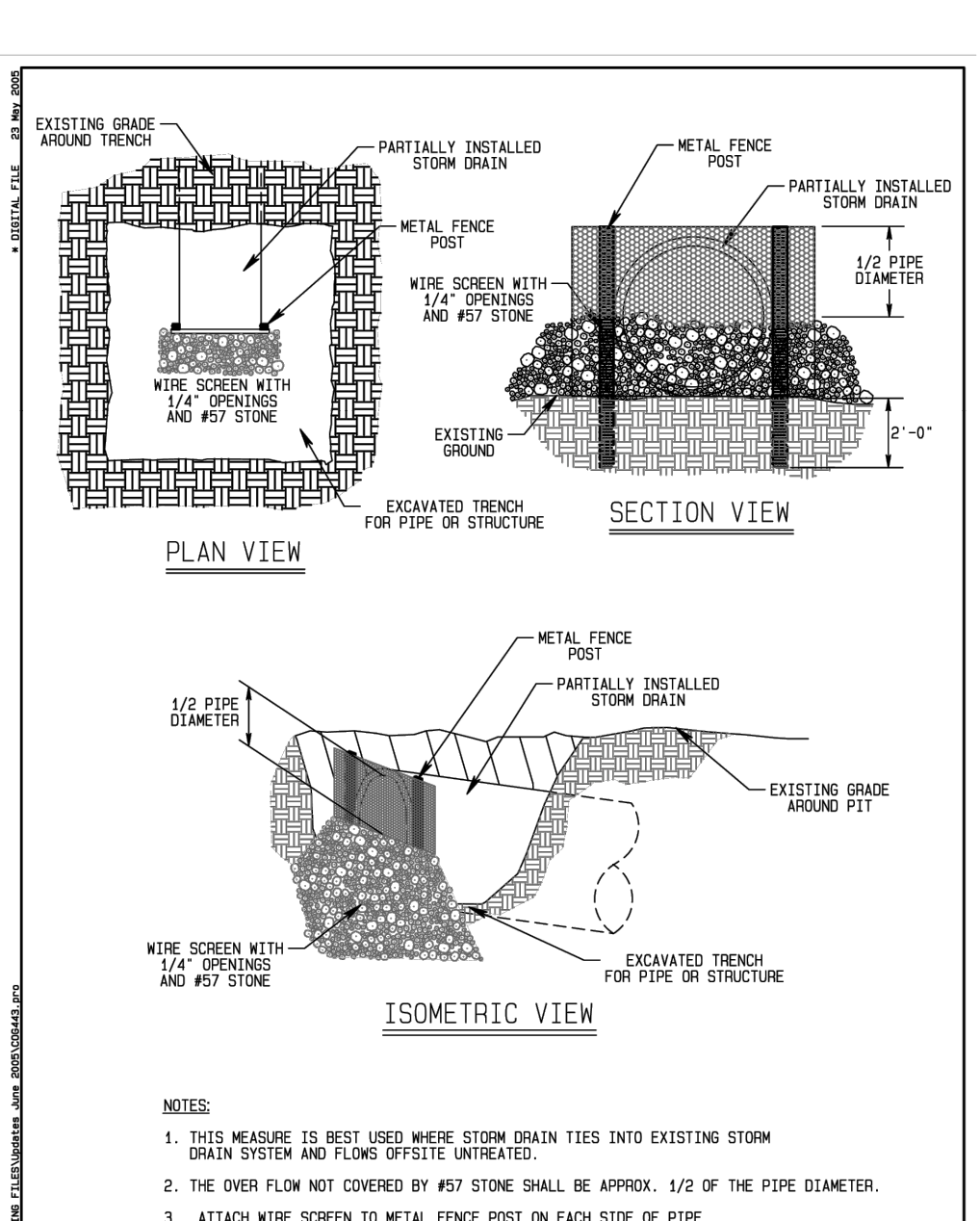
CITY OF GREENSBORO
STANDARD STORMWATER INLET PROTECTION MEASURES

STD. NO.	REV.
215	02/06 / 09/10 / 02/09



CITY OF GREENSBORO
STANDARD STORMWATER INLET PROTECTION MEASURES

STD. NO.	REV.
443	06/05



CITY OF GREENSBORO
STANDARD STORMWATER INLET PROTECTION MEASURES

STD. NO.	REV.
443	06/05



CITY OF GREENSBORO
STANDARD STORMWATER INLET PROTECTION MEASURES

STD. NO.	REV.
215	02/06 / 09/10 / 02/09

GROUND STABILIZATION AND MATERIALS HANDLING PRACTICES FOR COMPLIANCE WITH THE NCGO1 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 NCGO1 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 the conditions and the delegated authority having jurisdiction.

SECTION E: GROUND STABILIZATION

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 ft in length and with slopes steeper than 4:1 7 days for perimeter dikes, swales, ditches, perimeter slopes and HQW Zones
(d) Slopes 3:1 to 4:1	14	-10 days for Falls Lake Watershed
(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.

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.	- Permanent grass seed covered with straw or other mulches and tackifiers.
- Hydroseeding	- Geotextile fabrics such as permanent soil reinforcement matting
- Rolled erosion control products with or without temporary grass seed	- Hydroseeding
- Appropriately applied straw or other mulch	- Shrub or other permanent plantings covered with mulch
- Plastic sheeting	- Uniform and evenly distributed ground cover
	- 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 inlets to 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 under storm-resistant cover or surrounded by secondary containment structures.

HAZARDOUS AND TOXIC WASTE

- Create designated hazardous waste collection areas 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.

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 stacking 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 material stockpile areas at least 50 feet away from storm drain inlets, sediment basins, perimeter sediment controls and surface waters unless it can be shown that no other alternatives are reasonably available.
- Protect stockpile with all fence installed along toe 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 areas on-site.
- Place hazardous waste containers under cover or in secondary containment.
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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 of 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.
- Anchre 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 waste 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.

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 standards 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 wastes 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.
- Waste 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 leftovers from the washout when at approximately 75% capacity to limit overflow events. Replace the large, 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 washouts 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 up immediately.
- Do not stockpile these materials on-site.

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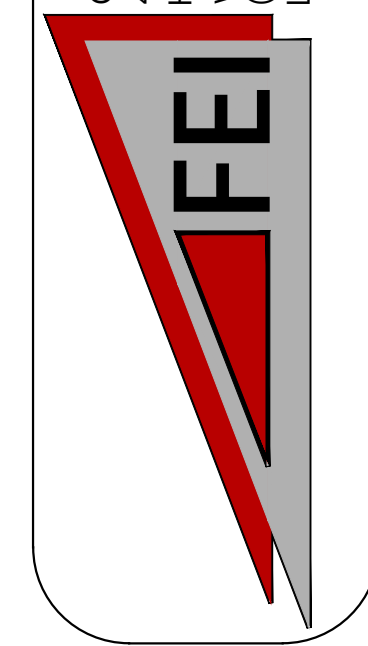
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Civil Engineers and Land Surveyors
4196 Mendenhall Oaks Pkwy
High Point, NC 27265
www.feiconsulting.com
(336) 852-9797
License No. C-0950

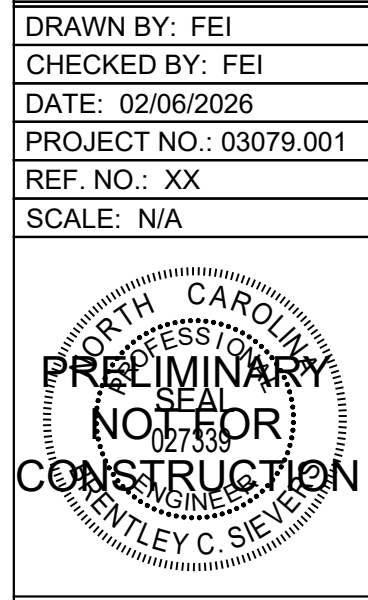


HEARTLAND LIVING & REHABILITATION
DETAILS (EC 2)

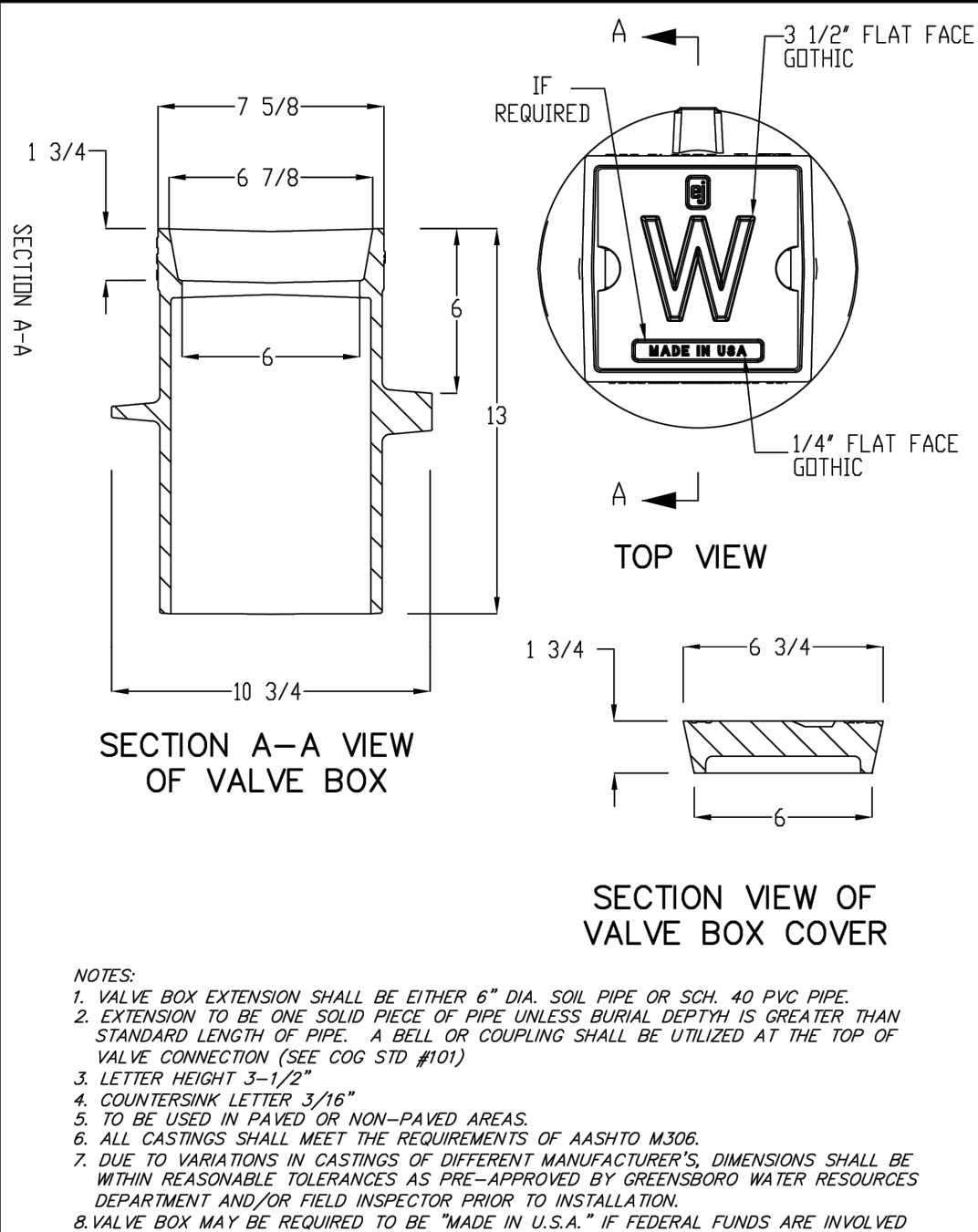
PROJECT LOCATION
TOWNSHIP, COXFAX
COUNTY, GUILFORD
STATE: NORTH CAROLINA

REVISION NOTE
NO. DATE DESCRIPTION
1 04/08/2025
2 03/13/2026

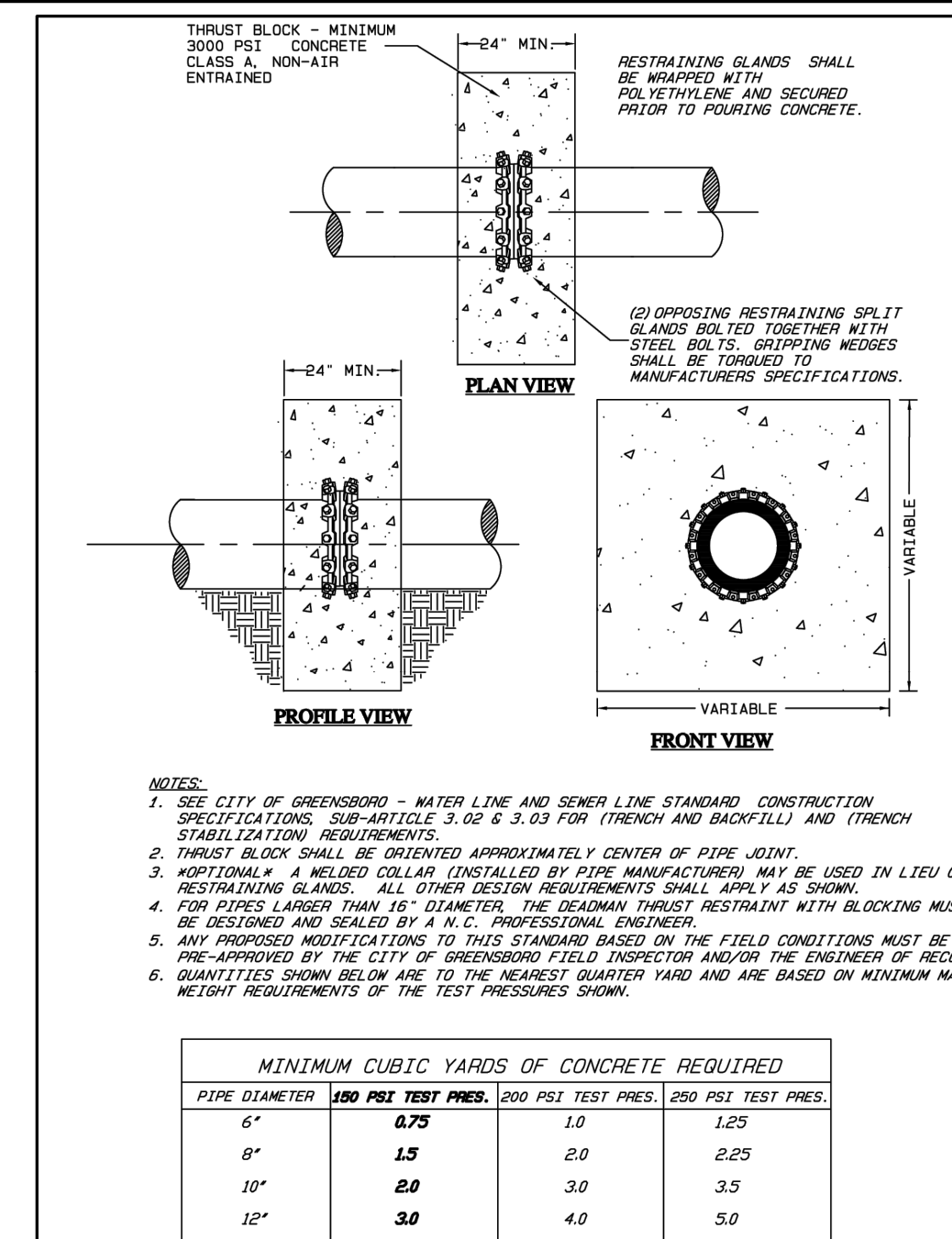
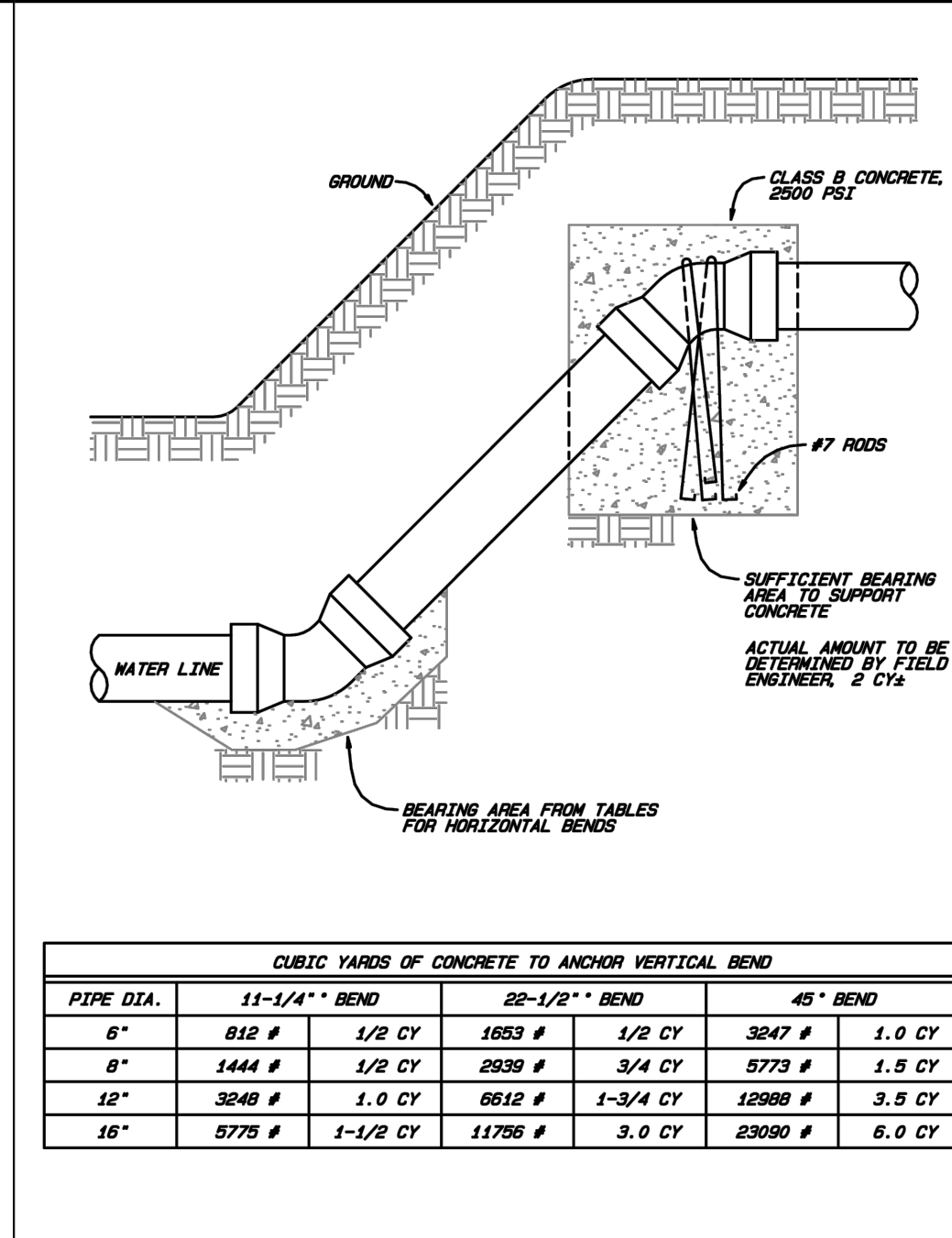
DRAWN BY: FEI
CHECKED BY: FEI
DATE: 02/06/2026
PROJECT NO.: 03079.001
REF. NO.: XX
SCALE: N/A



SHEET
19 OF 23



SIZE OF BEND	SIZE OF BEND	SIZE OF BEND	SIZE OF BEND	SIZE OF BEND	SIZE OF BEND	SIZE OF BEND	SIZE OF BEND	SIZE OF BEND	SIZE OF BEND
6"	11-1/4"	11-1/4"	11-1/4"	11-1/4"	11-1/4"	11-1/4"	11-1/4"	11-1/4"	11-1/4"
11-1/4"	1653	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
12"	11-1/4"	1444	1 FT*	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	11	2
PLUS	7536	2 FT*	4	1	1	1	1	2	8
16"	11-1/4"	3248	1 FT*	2	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	13	2
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	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

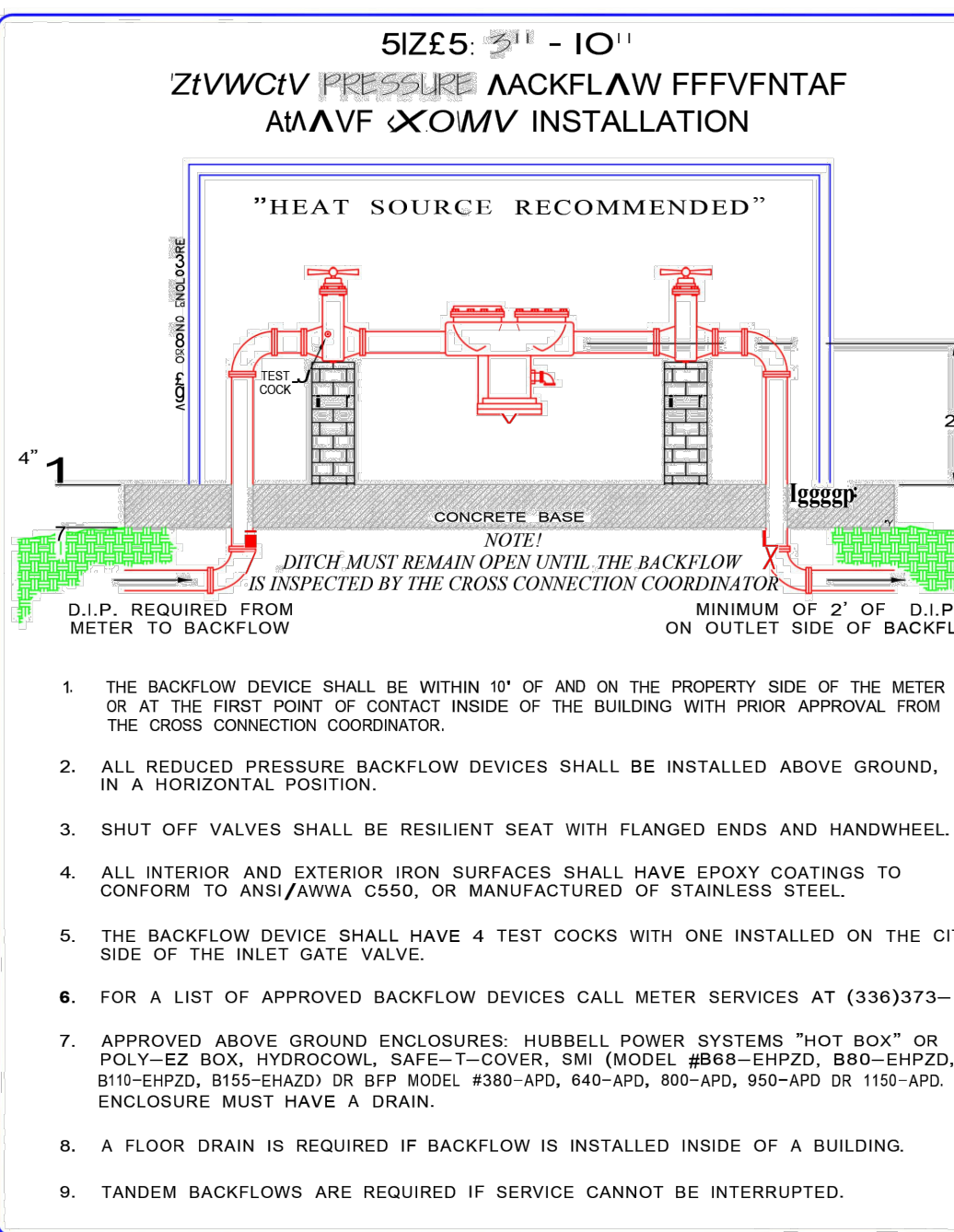
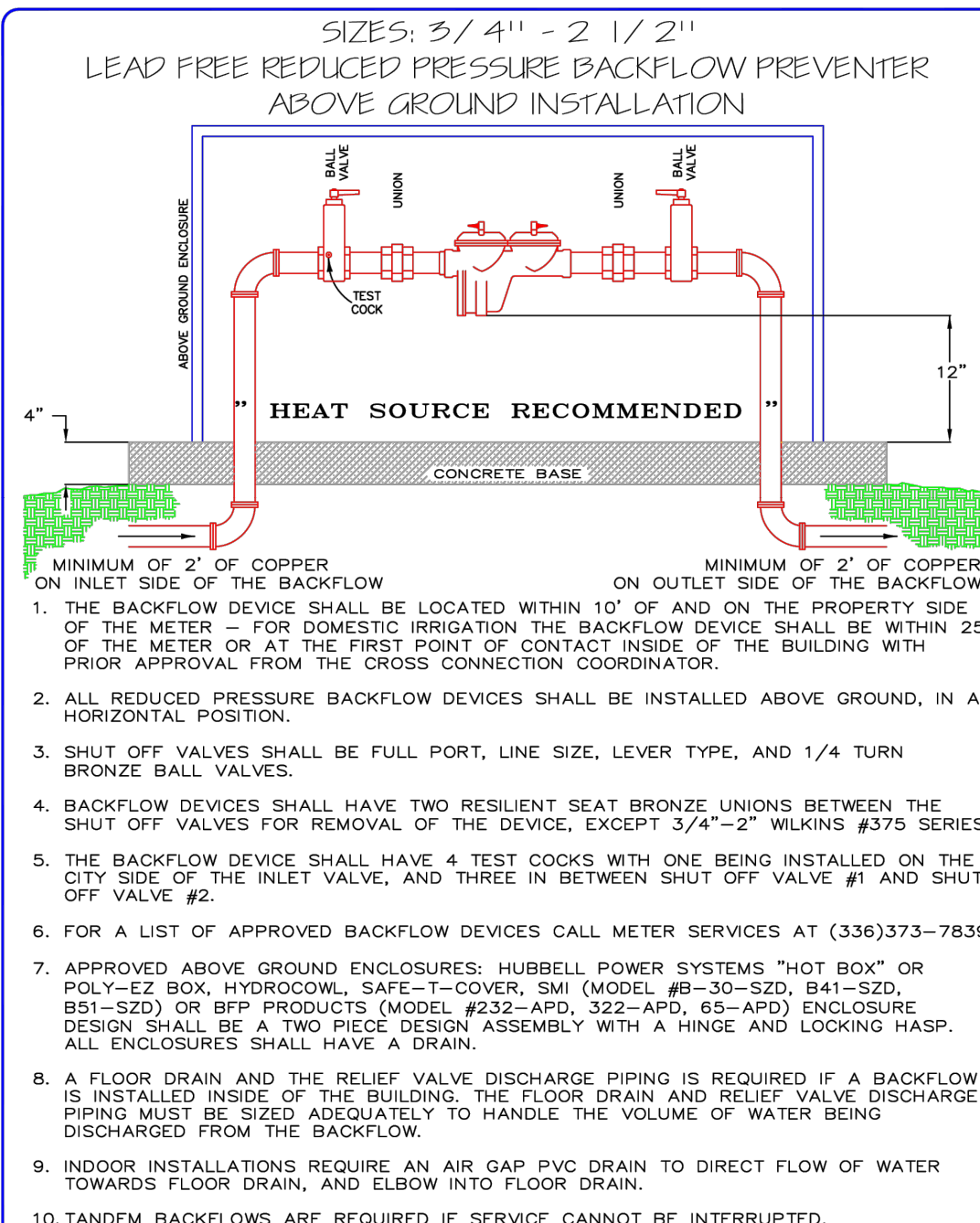


CITY OF GREENSBORO	
WATER VALVE BOX AND EXTENSION	STD. NO. 102 REV. 03-25-03-12 08-02-12-12 09-10-03-15

CITY OF GREENSBORO	
STANDARD REACTION BEARING AREAS FOR HORIZONTAL WATER PIPE BENDS	STD. NO. 105 REV. 08-09-03-05

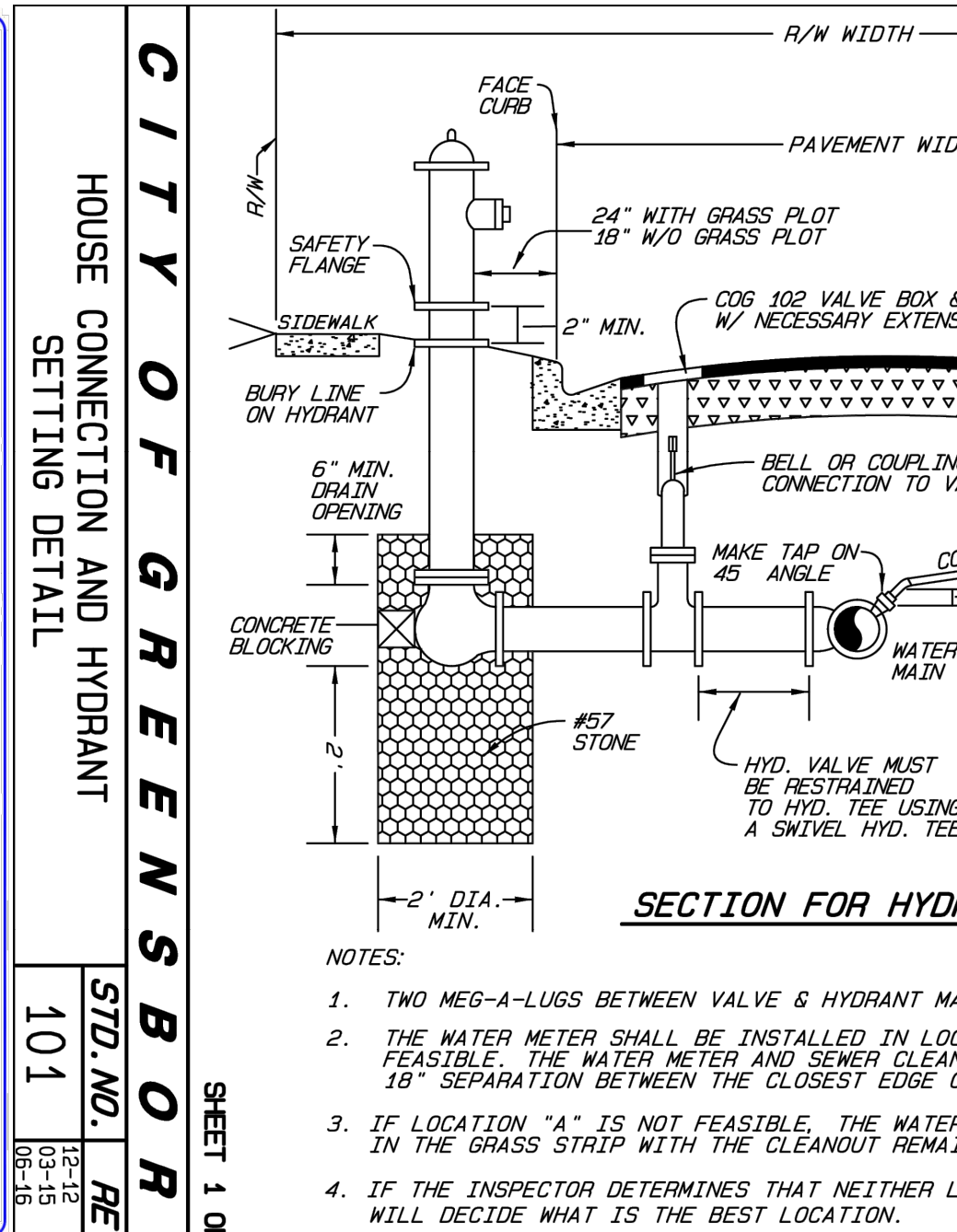
CITY OF GREENSBORO	
STANDARD VERTICAL BEND ANCHORS	STD. NO. 110 REV. 08-09-03-05

CITY OF GREENSBORO	
DEADMAN THRUST RESTRAINT WITH MASS WEIGHT BLOCKING	STD. NO. 118 REV. 08-13-04-15

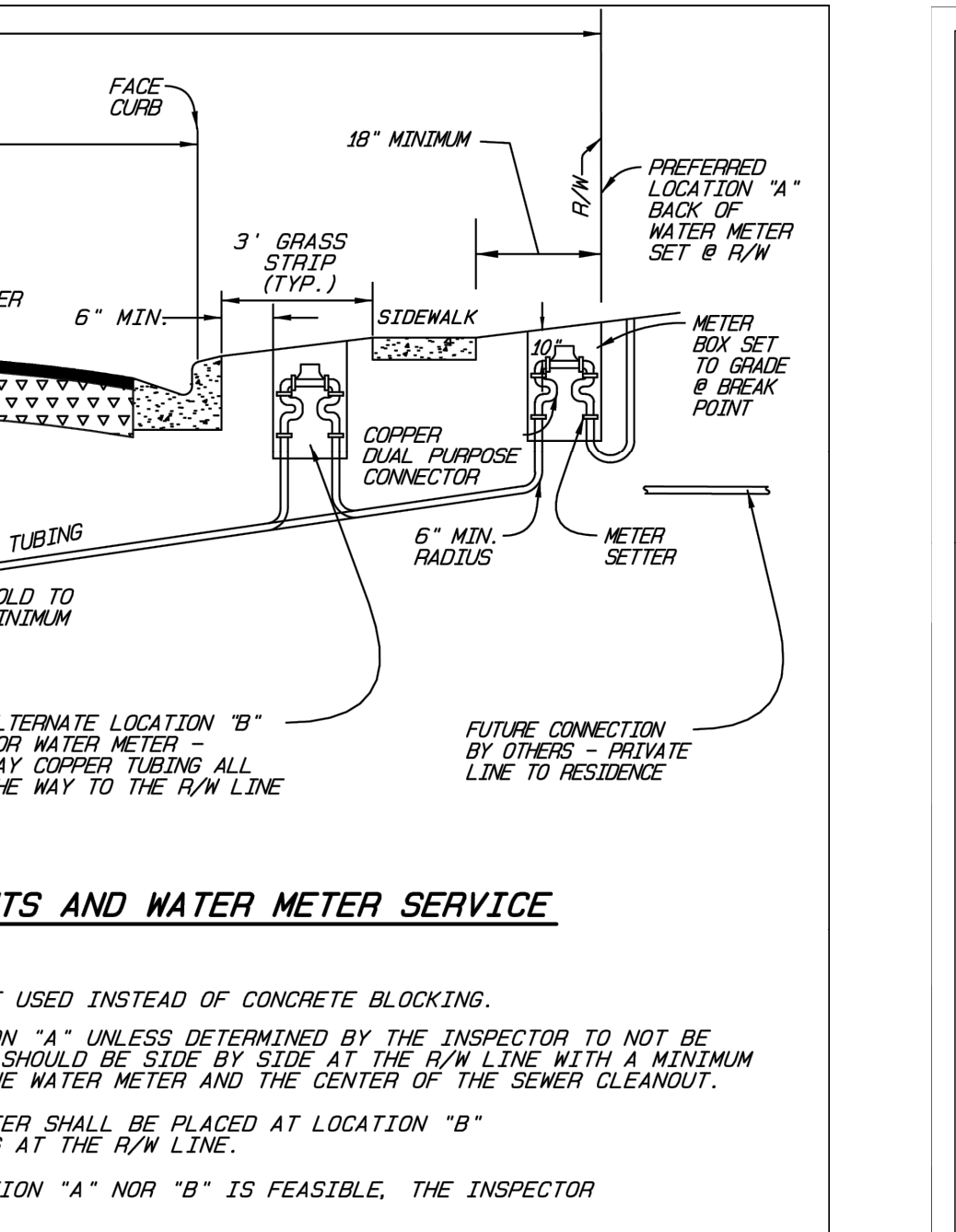


DATE: 6-15-88	REVISION: 7-3-2023	TYPE: 3/4" - 2 1/2"	CITY OF GREENSBORO	WATER RESOURCES DEPARTMENT	SCALE: NOT TO SCALE
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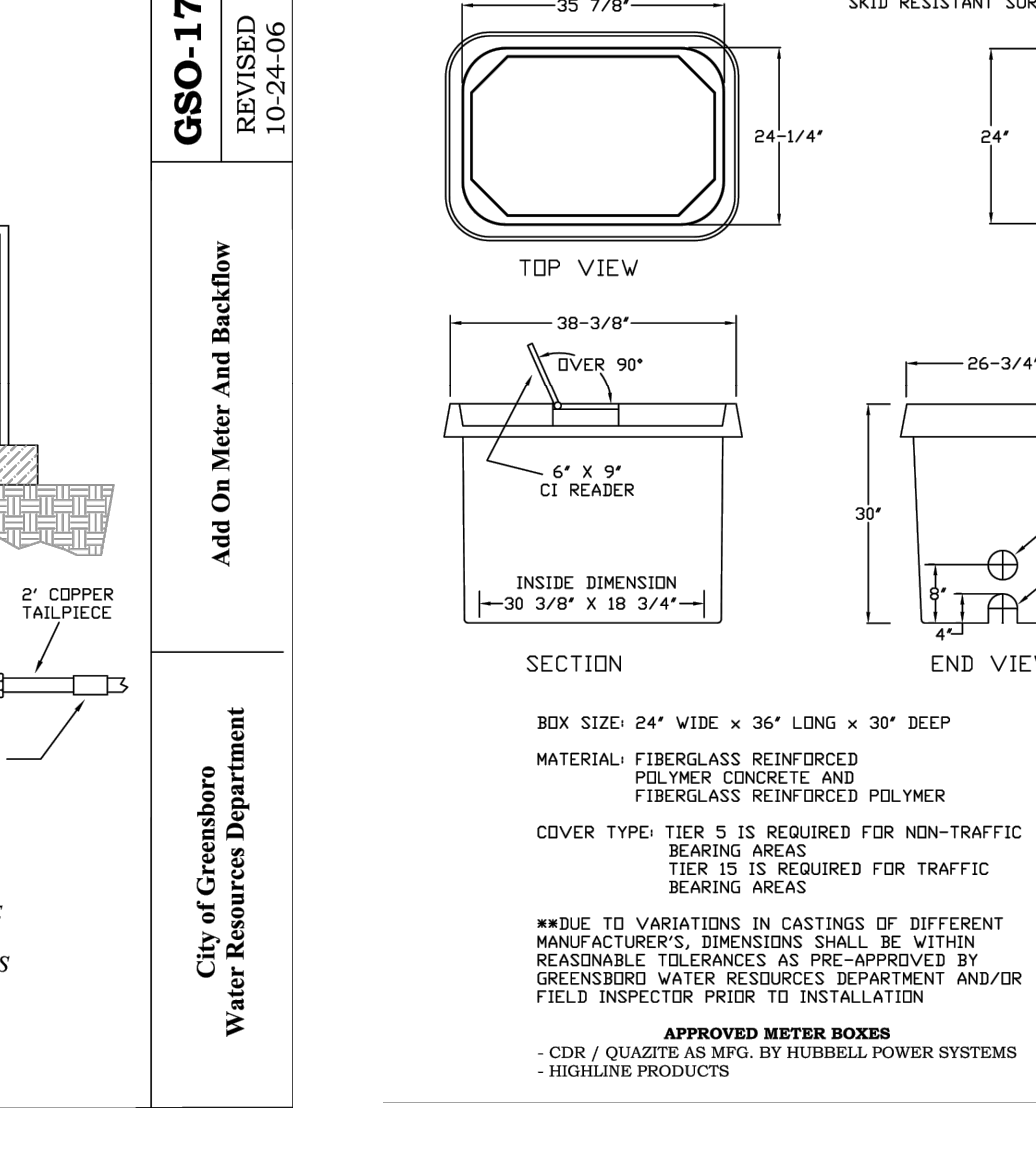
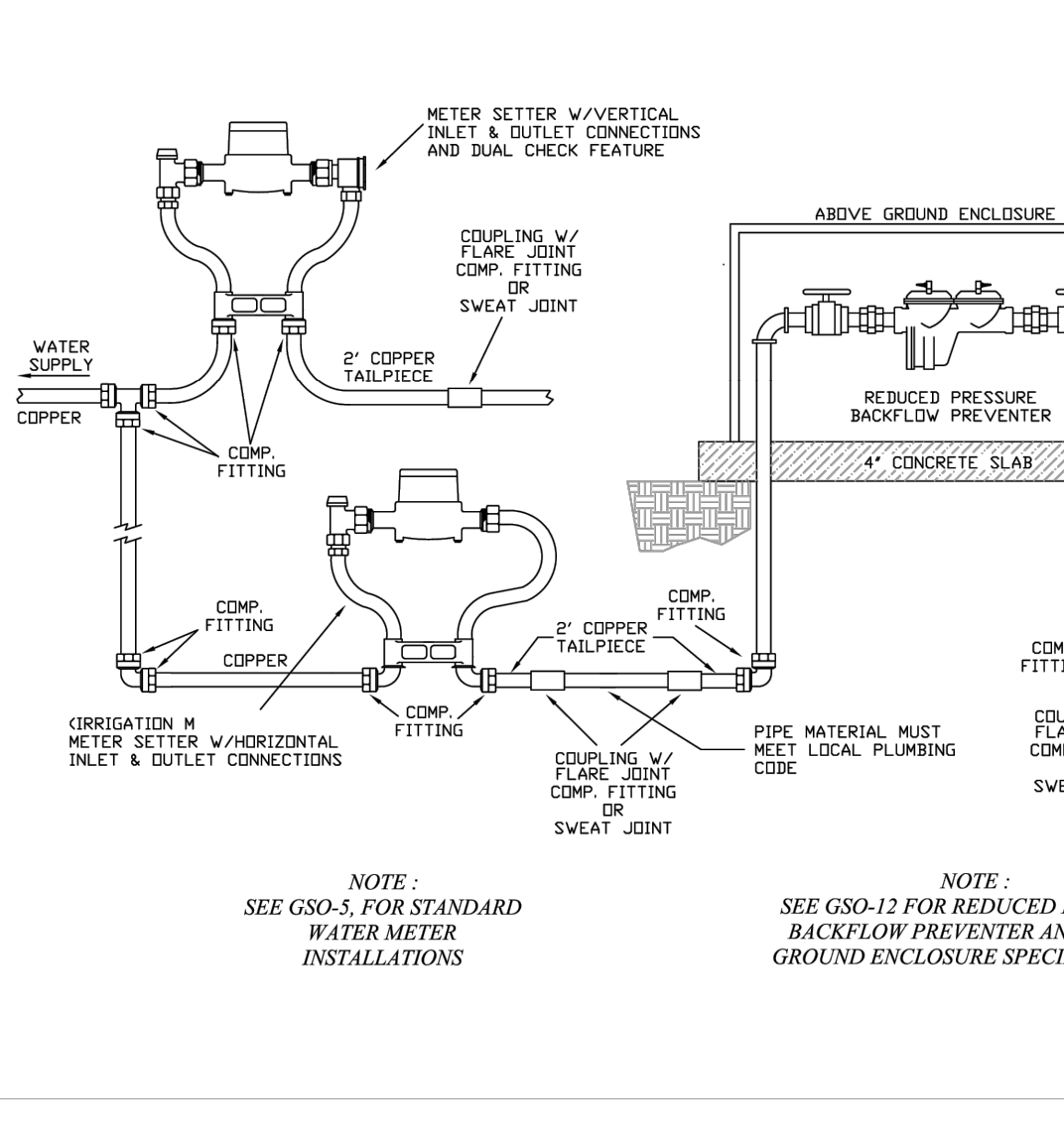
DATE: 6-15-88	REVISION: 10-10-19	TYPE: 3" - 10"	CITY OF GREENSBORO	WATER RESOURCES DEPARTMENT	SCALE: NOT TO SCALE
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CITY OF GREENSBORO	
HOUSE CONNECTION AND HYDRANT SETTING DETAIL	STD. NO. 101 REV. 03-15-08-13



CITY OF GREENSBORO WATER RESOURCES DEPARTMENT	STANDARD METER INSTALLATION FOR 5/8" x 3/4", 3/4" & 1" METERS	GSO-5 REVISED 10-22-07
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DATE: 04/04/2025	REVISION: 03/13/2026	TYPE: WATERSHED COMMENTS	CITY OF GREENSBORO	WATER RESOURCES DEPARTMENT	SCALE: N/A
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CITY OF GREENSBORO	
STANDARD METER INSTALLATION FOR 5/8" x 3/4", 3/4" & 1" METERS	STD. NO. 118 REV. 08-13-04-15

CITY OF GREENSBORO	
Meter Box and Cover for 1 1/2" and 2" Meters	STD. NO. 101 REV. 06-07-21

CITY OF GREENSBORO	
STANDARD METER INSTALLATION FOR 5/8" x 3/4", 3/4" & 1" METERS	STD. NO. 118 REV. 08-13-04-15

Civil Engineers and Land Surveyors
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HEARTLAND LIVING & REHABILITATION
DETAILS (WATER)

REVISION INFORMATION:
CENTURY CARE MANAGEMENT
130 EDINBURGH SUITE 208
GREENSBORO, NC 27405
PHONE: 771-8711

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

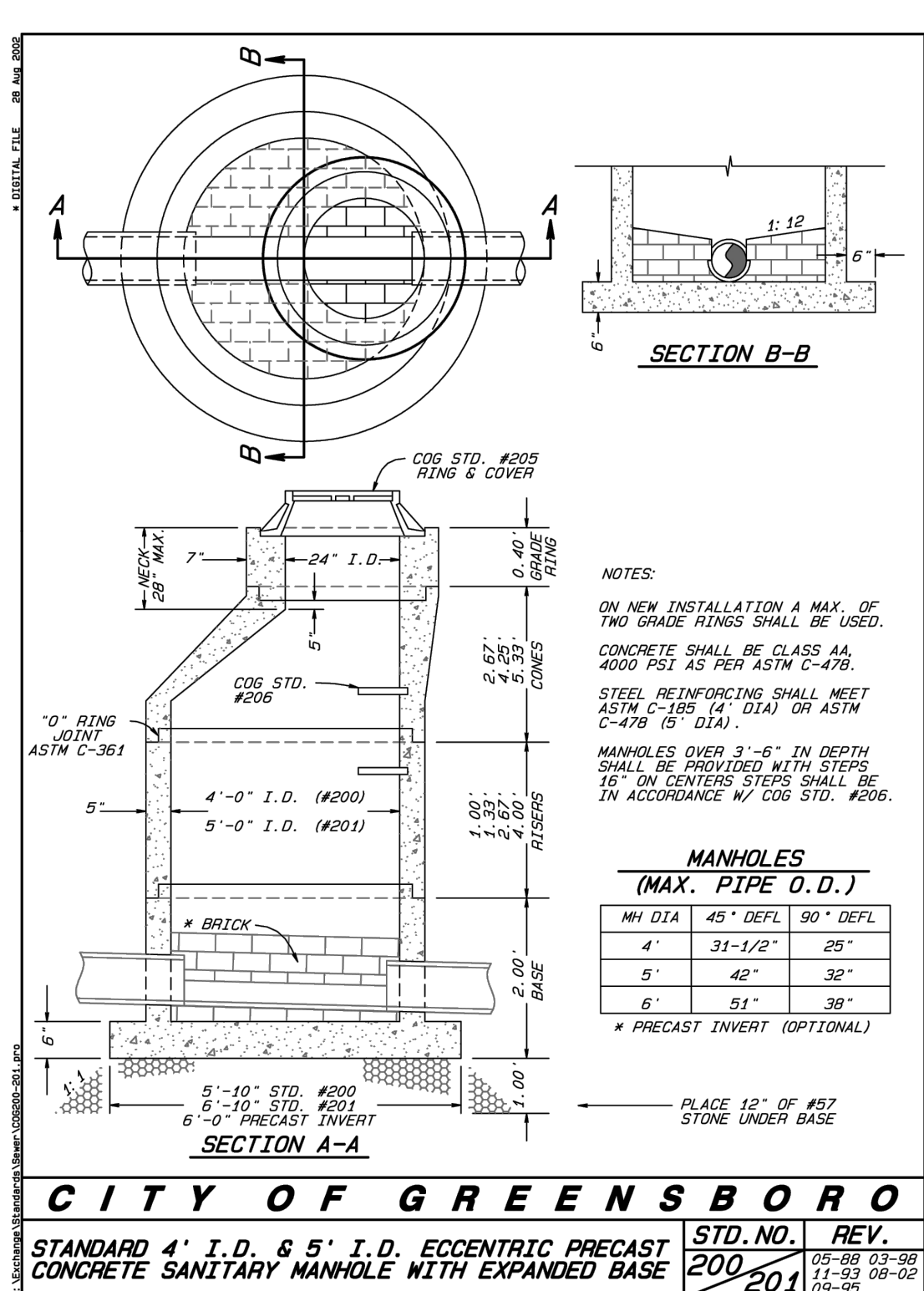
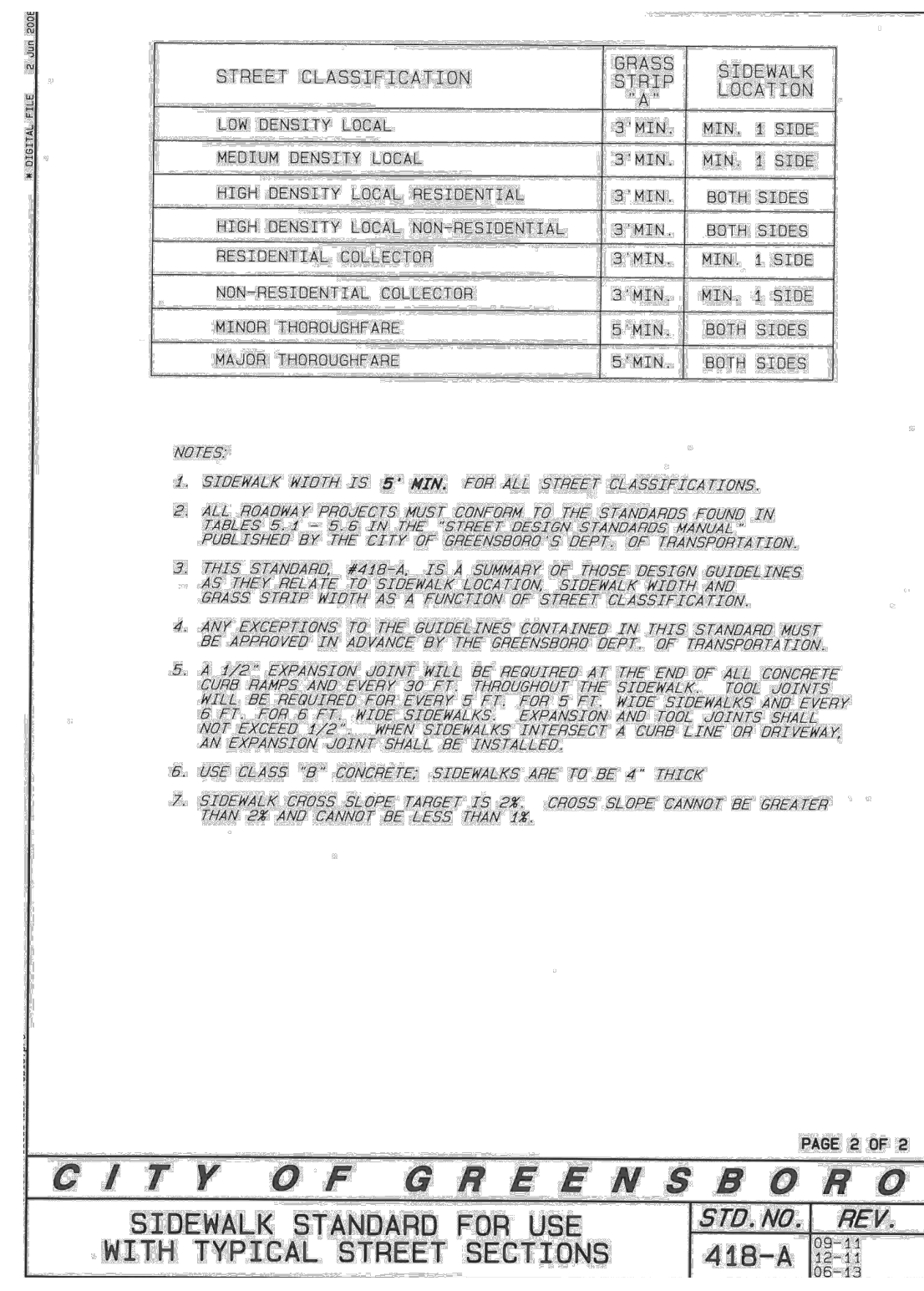
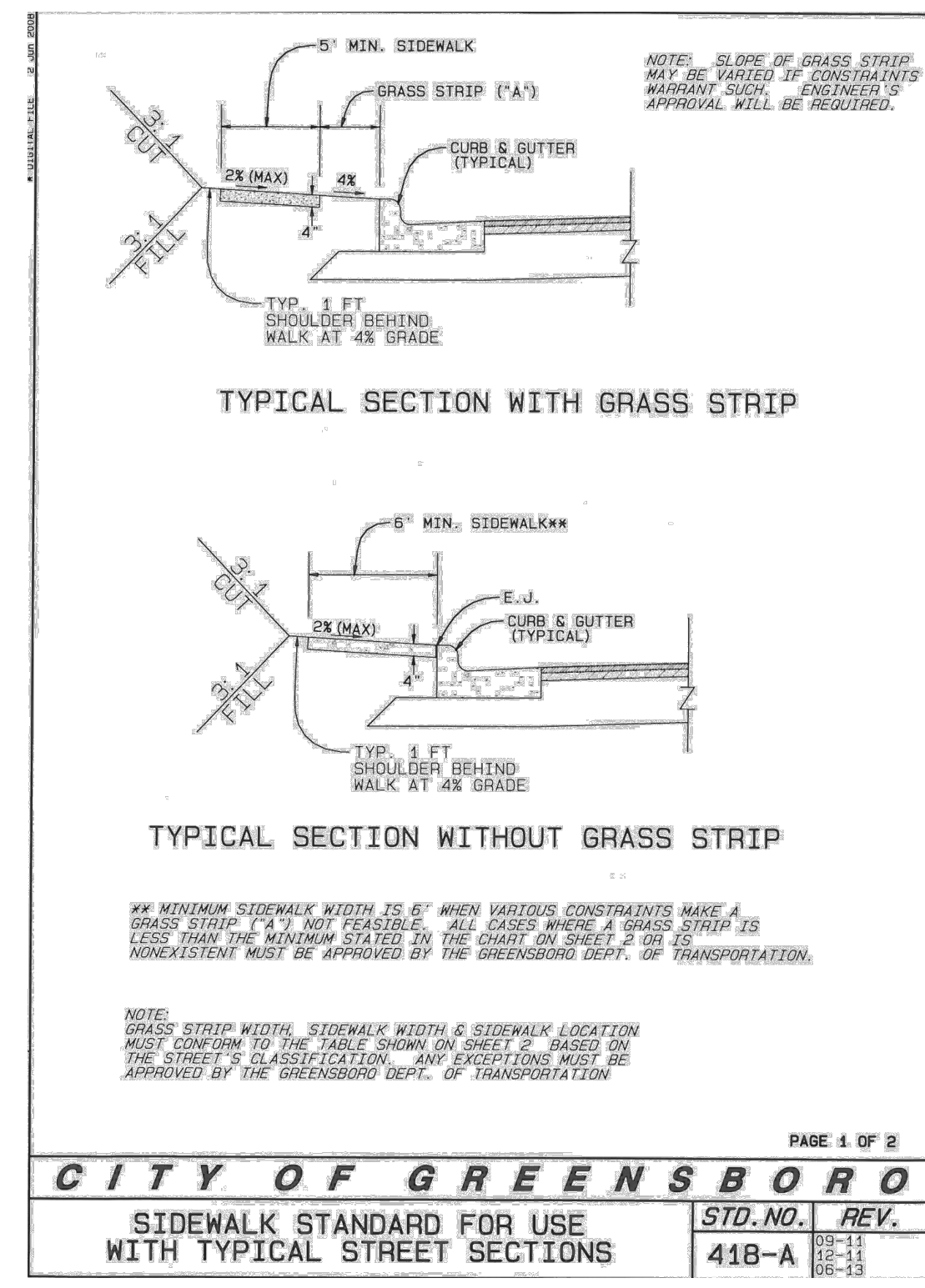
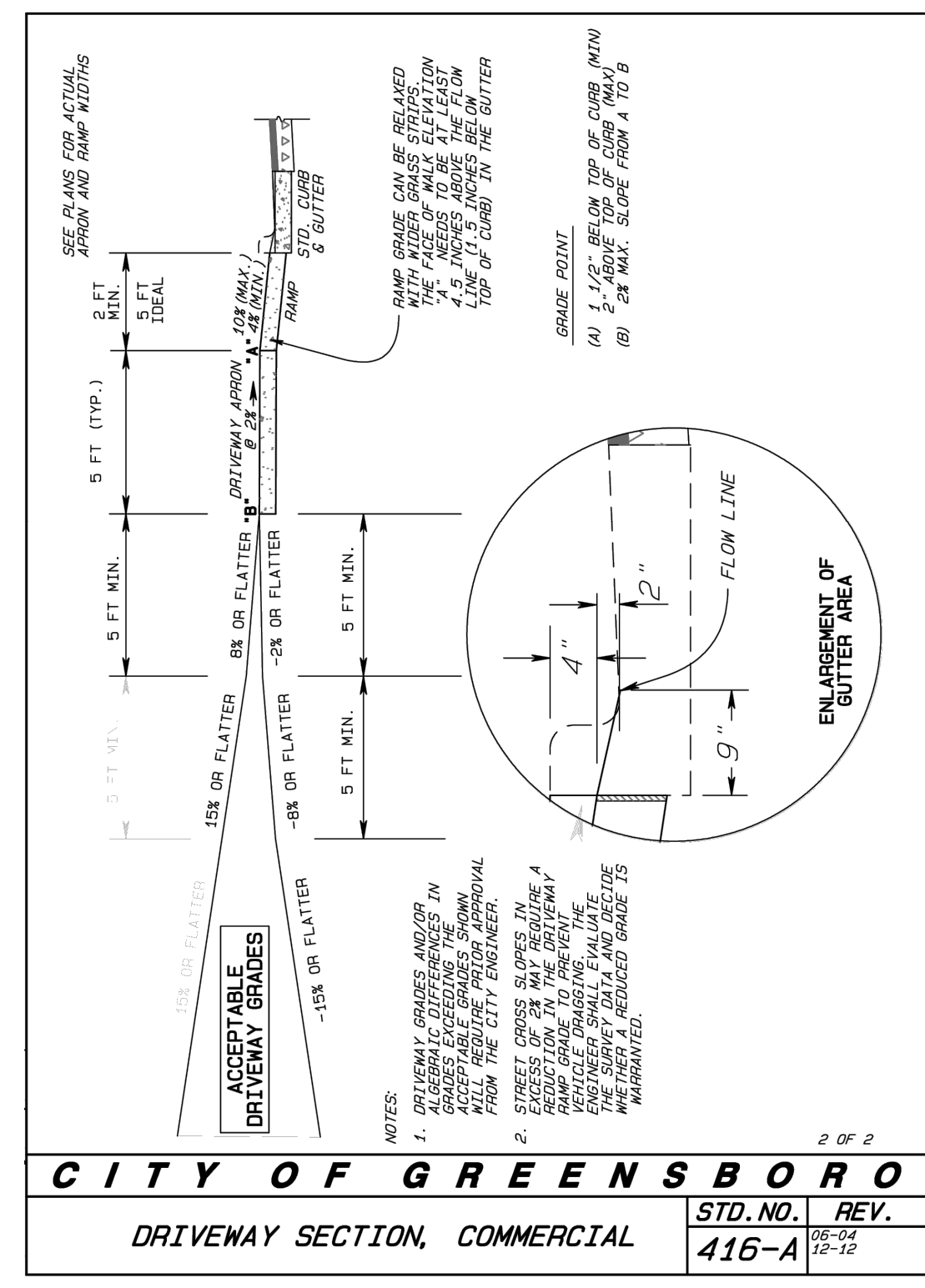
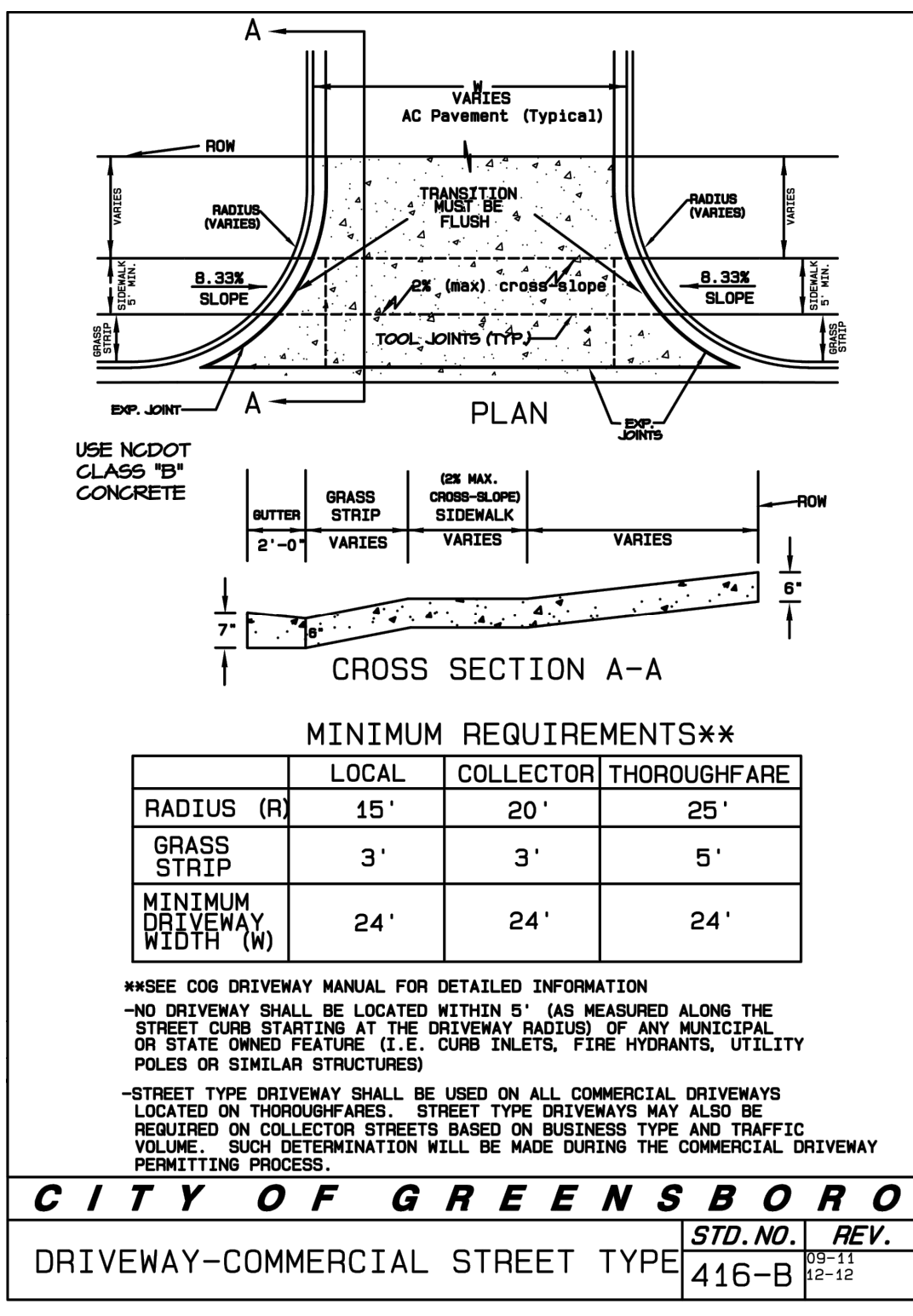
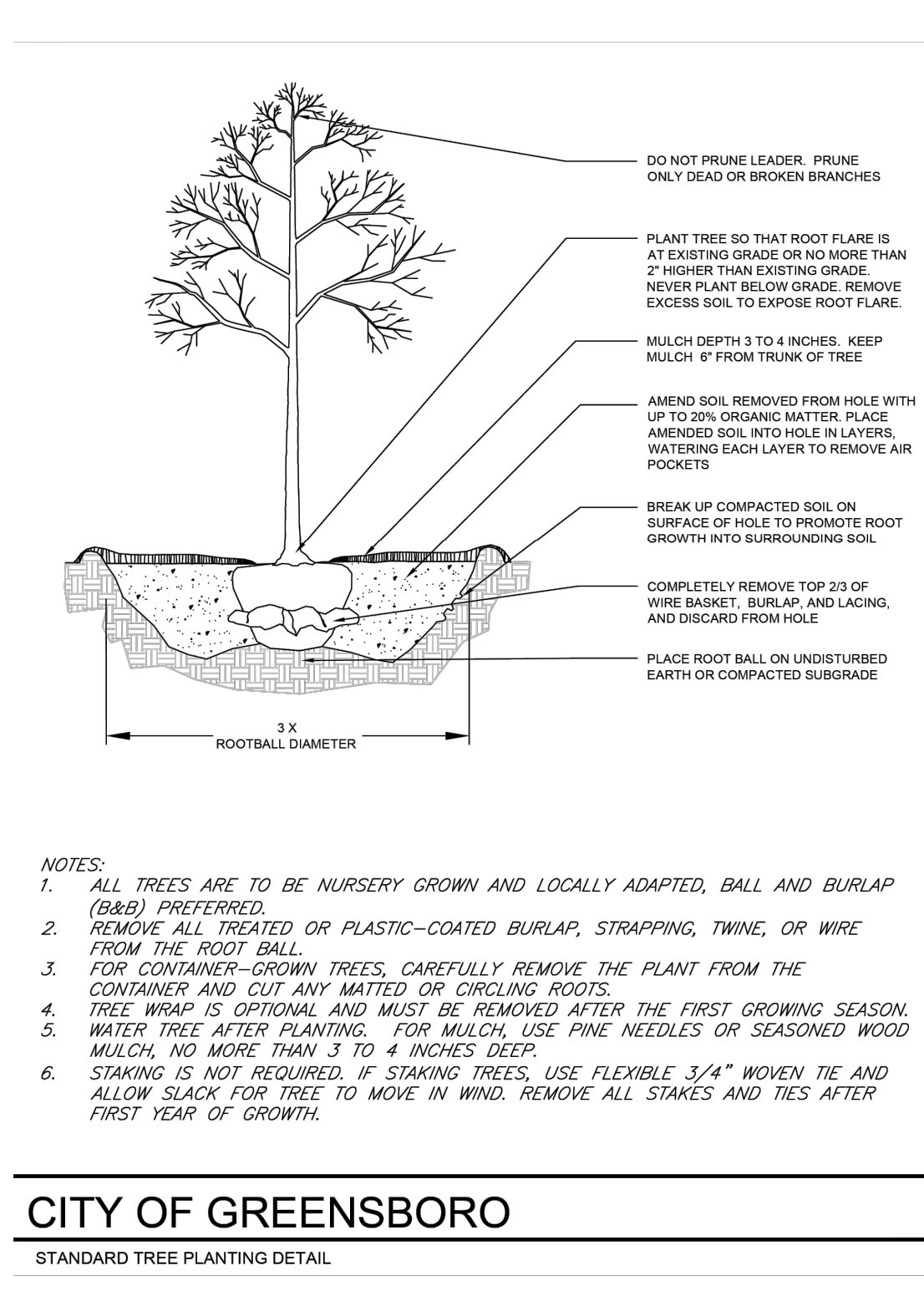
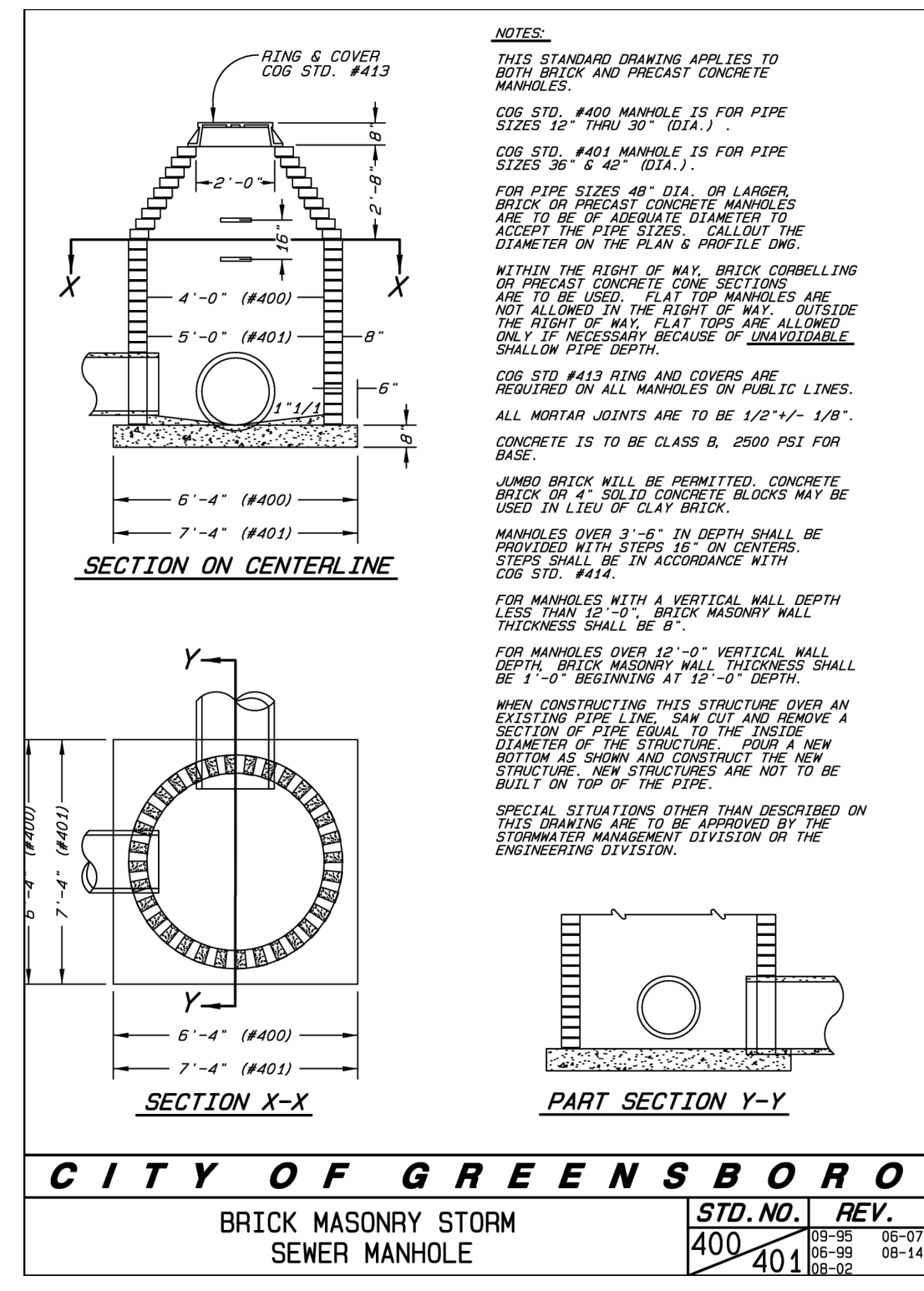
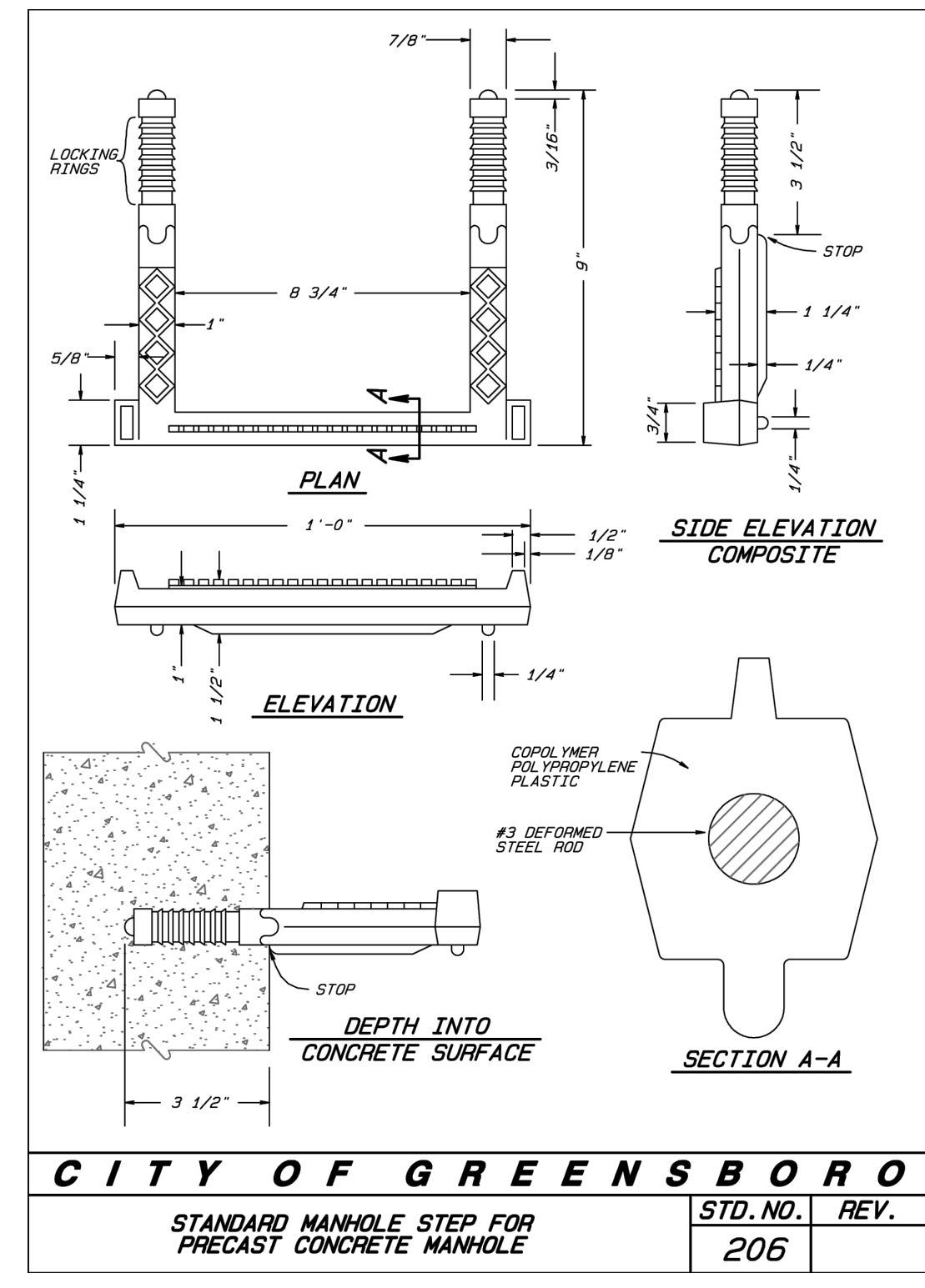
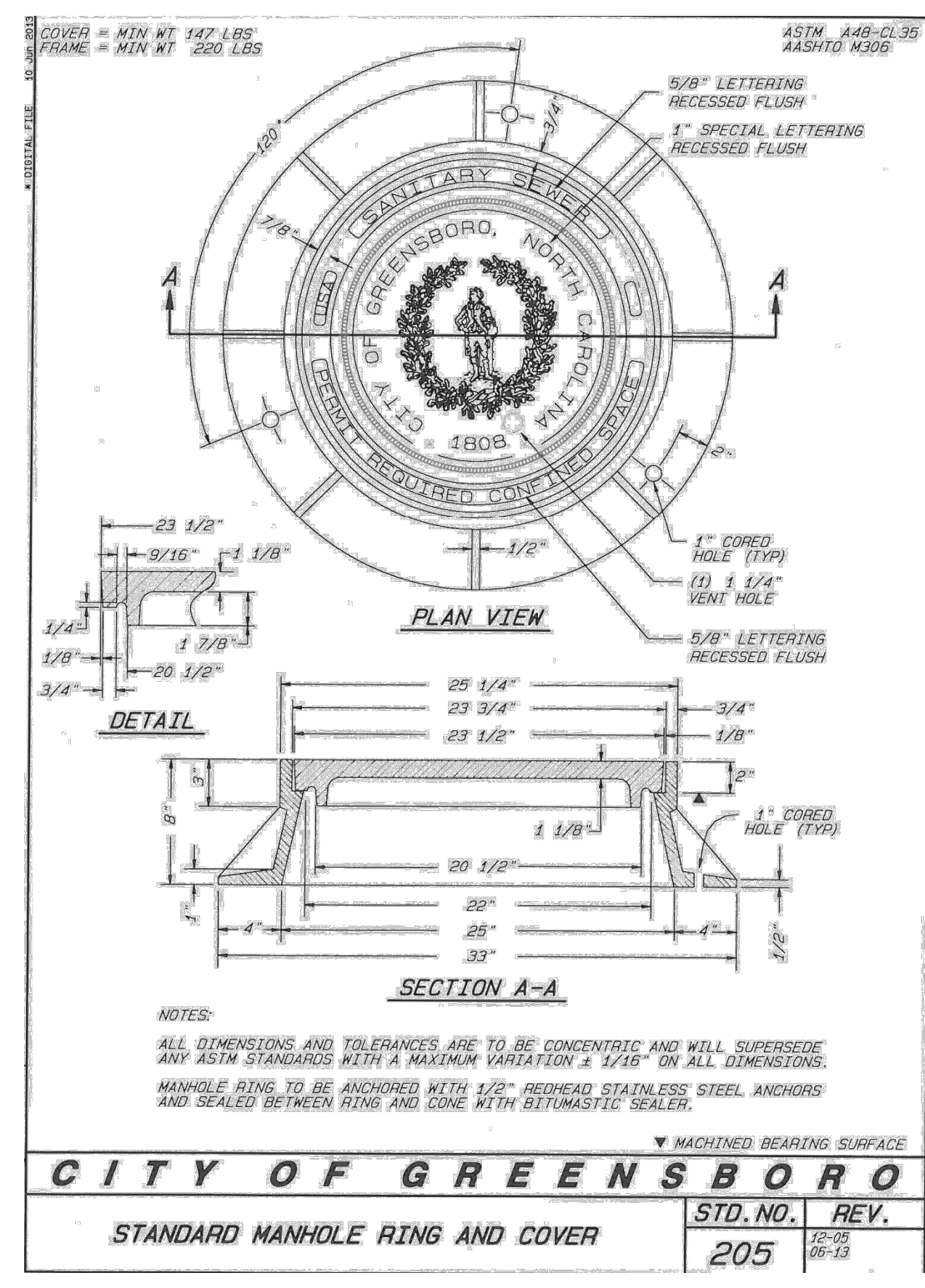
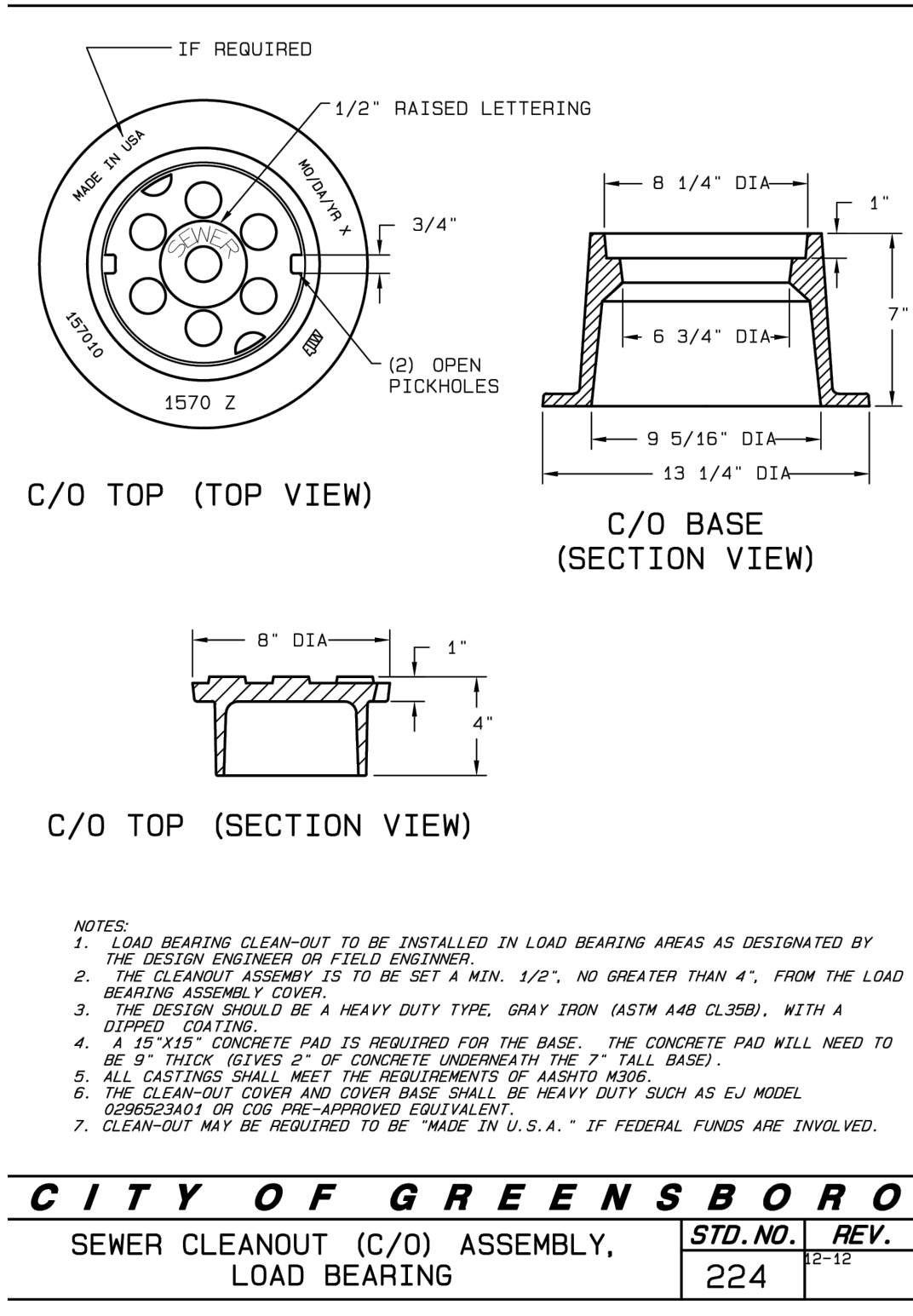
REVISION NOTE

NO.	DATE	DESCRIPTION
1	04/04/2025	CS&E/REVISIONS/CONTROL COMMENTS
2	03/13/2026	WATERSHED COMMENTS

DRAWN BY: FEI
CHECKED BY: FEI
DATE: 02/06/2026
PROJECT NO.: 03079.001
REF. NO.: XX
SCALE: N/A

PRELIMINARY - NOT FOR CONSTRUCTION

SHEET 20 OF 23



FEI

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HEARTLAND LIVING & REHABILITATION

REVISION NOTE
04/04/2025 CSE/ERS/BSG/GEV/CONTROL COMMENTS
03/13/2026 WATERSHED COMMENTS

DRAWN BY: FEI
CHECKED BY: FEI
DATE: 02/06/2026
PROJECT NO.: 03079.001
REF. NO.: XX
SCALE: N/A

PRELIMINARY SEAL FOR CONSTRUCTION

WENTLEY C. SILVER

SHEET
21 OF 23

