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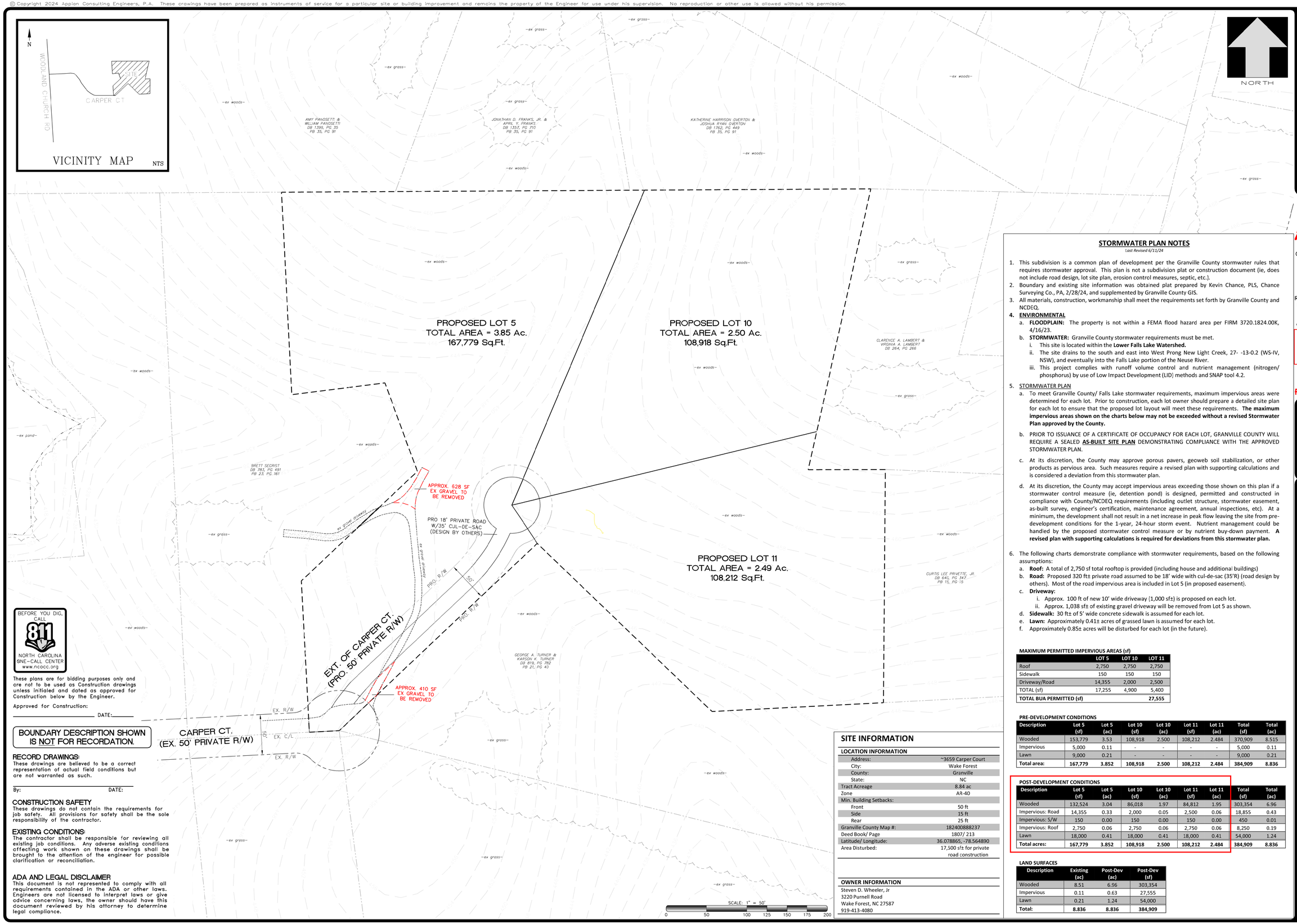

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These plans are for bidding purposes only and are not to be used as Construction drawings unless initialed and dated as approved for Construction below by the Engineer.

Approved for Construction: _____ DATE:_____

BOUNDARY DESCRIPTION SHOWN IS NOT FOR RECORDATION.

RECORD DRAWINGS:
These drawings are believed to be a correct representation of actual field conditions but are not warranted as such.

By: _____ DATE:

CONSTRUCTION SAFETY
These drawings do not contain the requirements for job safety. All provisions for safety shall be the sole responsibility of the contractor.

EXISTING CONDITIONS:
The contractor shall be responsible for reviewing all existing job conditions. Any adverse existing conditions effecting work shown on these drawings shall be brought to the attention of the engineer for possible clarification or reconciliation.

ADA AND LEGAL DISCLAIMER
This document is not represented to comply with all requirements contained in the ADA or other laws. Engineers are not licensed to interpret laws or give advice concerning laws, the owner should have this document reviewed by his attorney to determine legal compliance.

SITE INFORMATION

LOCATION INFORMATION	
Address:	~3659 Carper Court
City:	Wake Forest
County:	Granville
State:	NC
Tract Acreage	8.84 ac
Zone	AR-40
Min. Building Setbacks:	
Front	50 ft
Side	15 ft
Rear	25 ft
Granville County Map #:	182400888237
Deed Book/ Page	1807/ 213
Latitude/ Longitude:	36.078865, -78.564890
Area Disturbed:	17,500 sf± for private road construction

OWNER INFORMATION
Steven D. Wheeler, Jr
3220 Purnell Road
Wake Forest, NC 27587
919-413-4080

STORMWATER PLAN NOTES

Last Revised 6/11/24

1. This subdivision is a common plan of development per the Granville County stormwater rules that requires stormwater approval. This plan is not a subdivision plat or construction document (ie, does not include road design, lot site plan, erosion control measures, septic, etc.).
2. Boundary and existing site information was obtained plat prepared by Kevin Chance, PLS, Chance Surveying Co., PA, 2/28/24, and supplemented by Granville County GIS.
3. All materials, construction, workmanship shall meet the requirements set forth by Granville County and NCDEQ.
4. **ENVIRONMENTAL**
   a. **FLOODPLAIN:** The property is not within a FEMA flood hazard area per FIRM 3720.1824.00K, 4/16/23.
   b. **STORMWATER:** Granville County stormwater requirements must be met.
      i. This site is located within the **Lower Falls Lake Watershed.**
      ii. The site drains to the south and east into West Prong New Light Creek, 27- -13-0.2 (WS-IV, NSW), and eventually into the Falls Lake portion of the Neuse River.
      iii. This project complies with runoff volume control and nutrient management (nitrogen/ phosphorus) by use of Low Impact Development (LID) methods and SNAP tool 4.2.
5. STORMWATER PLAN
   a. To meet Granville County/ Falls Lake stormwater requirements, maximum impervious areas were determined for each lot. Prior to construction, each lot owner should prepare a detailed site plan for each lot to ensure that the proposed lot layout will meet these requirements. **The maximum impervious areas shown on the charts below may not be exceeded without a revised Stormwater Plan approved by the County.**
   b. PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR EACH LOT, GRANVILLE COUNTY WILL REQUIRE A SEALED **AS-BUILT SITE PLAN** DEMONSTRATING COMPLIANCE WITH THE APPROVED STORMWATER PLAN.
   c. At its discretion, The County may approve porous pavers, geoweb soil stabilization, or other products as pervious area. Such measures require a revised plan with supporting calculations and is considered a deviation from this stormwater plan.
   d. At its discretion, The County may accept impervious areas exceeding those shown on this plan if a stormwater control measure (ie, detention pond) is designed, permitted and constructed in compliance with County/NCDEQ requirements (including outlet structure, stormwater easement, as-built survey, engineer's certification, maintenance agreement, annual inspections, etc). At a minimum, the development shall not result in a net increase in peak flow leaving the site from pre-development conditions for the 1-year, 24-hour storm event. Nutrient management could be handled by the proposed stormwater control measure or by nutrient buy-down payment. **A revised plan with supporting calculations is required for deviations from this stormwater plan.**
6. The following charts demonstrate compliance with stormwater requirements, based on the following assumptions:
   a. **Roof:** A total of 2,750 sf total rooftop is provided (including house and additional buildings)
   b. **Road:** Proposed 320 ft± private road assumed to be 18' wide with cul-de-sac (35'R) (road design by others). Most of the road impervious area is included in Lot 5 (in proposed easement).
   c. **Driveway:**
      i. Approx. 100 ft of new 10' wide driveway (1,000 sf±) is proposed on each lot.
      ii. Approx. 1,038 sf± of existing gravel driveway will be removed from Lot 5 as shown.
   d. **Sidewalk:** 30 ft± of 5' wide concrete sidewalk is assumed for each lot.
   e. **Lawn:** Approximately 0.41± acres of grassed lawn is assumed for each lot.
   f. Approximately 0.85± acres will be disturbed for each lot (in the future).

MAXIMUM PERMITTED IMPERVIOUS AREAS (sf)

	LOT 5	LOT 10	LOT 11
Roof	2,750	2,750	2,750
Sidewalk	150	150	150
Driveway/Road	14,355	2,000	2,500
TOTAL (sf)	17,255	4,900	5,400
TOTAL BUA PERMITTED (sf)			**27,555**

PRE-DEVELOPMENT CONDITIONS

Description	Lot 5 (sf)	Lot 5 (ac)	Lot 10 (sf)	Lot 10 (ac)	Lot 11 (sf)	Lot 11 (ac)	Total (sf)	Total (ac)
Wooded	153,779	3.53	108,918	2.500	108,212	2.484	370,909	8.515
Impervious	5,000	0.11	-	-	-	-	5,000	0.11
Lawn	9,000	0.21	-	-	-	-	9,000	0.21
Total area:	**167,779**	**3.852**	**108,918**	**2.500**	**108,212**	**2.484**	**384,909**	**8.836**

POST-DEVELOPMENT CONDITIONS

Description	Lot 5 (sf)	Lot 5 (ac)	Lot 10 (sf)	Lot 10 (ac)	Lot 11 (sf)	Lot 11 (ac)	Total (sf)	Total (ac)
Wooded	132,524	3.04	86,018	1.97	84,812	1.95	303,354	6.96
Impervious: Road	14,355	0.33	2,000	0.05	2,500	0.06	18,855	0.43
Impervious: S/W	150	0.00	150	0.00	150	0.00	450	0.01
Impervious: Roof	2,750	0.06	2,750	0.06	2,750	0.06	8,250	0.19
Lawn	18,000	0.41	18,000	0.41	18,000	0.41	54,000	1.24
Total acres:	**167,779**	**3.852**	**108,918**	**2.500**	**108,212**	**2.484**	**384,909**	**8.836**

LAND SURFACES

Description	Existing (ac)	Post-Dev (ac)	Post-Dev (sf)
Wooded	8.51	6.96	303,354
Impervious	0.11	0.63	27,555
Lawn	0.21	1.24	54,000
Total:	**8.836**	**8.836**	**384,909**

HOR. SCALE:	1" = 50'
VER. SCALE:	N/A
DWG. DATE:	June 2024
LAST EDIT:	Jacob Sheffield
DESIGN:	David Revoir
DWN'D:	-

REVISIONS

NO.	REV. DATE:	DESCRIPTION:	BY:	CAD:

Appian
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THESE PLANS WERE PRINTED USING COLOR. IF THIS NOTE IS NOT SHOWN IN RED, PLEASE REFER TO ORIGINAL PLANS

~~Final Drawings Review Purposes ONLY~~

PRELIMINARY DWG'S
NOT FOR CONSTRUCTION

STORMWATER PLAN for GRANVILLE COUNTY: CARPER TRACT LOT 5 - BUCKEYES WAY SUBDIVISION

23-078
D-0000
SWM-01

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