

Vicinity Map  
Not to Scale

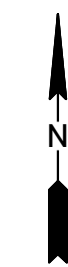
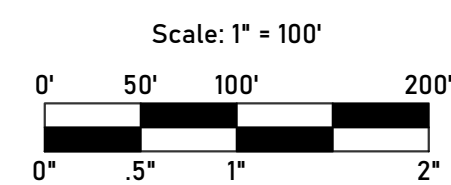
# Boggs Road Subdivision

## Construction Documents

Located Off Boggs Road  
Claremont, NC 28610 (Catawba County)



Overall Site Map



Sheet Number	Sheet Title
C1.0	Cover Sheet
C1.1	General Notes and Legends
C1.2	Survey
C2.0	Existing Conditions and Demo Plan
C3.0	Erosion Control Plan - Phase 1
C3.1	Erosion Control Plan - Phase 2
C3.2	Erosion Control Details
C3.3	Erosion Control Details
C4.0	Site Plan
C5.0	Grading Plan
C5.1	Drainage Plan
C5.2	Drainage Profiles
C5.3	Intersection Sight Distance Plan & Profile
C6.0	Roadway Plan and Profile
C7.0	Utility Plan
C8.0	Site Details
C8.1	Site Details
C9.0	Utility Details
C9.1	Utility Details
L1.0	Landscape Plan
L1.1	Landscape Details

**FEMA Note:**  
According to the Federal Emergency Management Agency's flood insurance rate map no. 3710374100 panel no. 3761, the entire project boundary falls within Zone X, areas determined to be outside the 0.2% annual chance flood plain.

**Soils Note:**  
A map provided by the USDA Natural Resources Conservation Services, dated July 24, 2025 indicates the soils on site area: 50.9% CaC (Cecil sandy loam, 6 to 10 percent slopes) HSG A, 19.8% LcB (Lloyd loam, 2 to 6 percent slopes) HSG B, 29.4% LcC2 (Lloyd clay loam, 6 to 10 percent slopes, moderately eroded) HSG B.

**DOMESTIC WATER PRESSURE NOTE:**

1. DOMESTIC WATER PRESSURES ARE ANTICIPATED TO BE HIGHER THAN THE 80 PSI ALLOWANCE PER CHAPTER 29 OF THE 2018 NORTH CAROLINA BUILDING CODE SECTION P2903.3.1 MAXIMUM PRESSURE. PER SECTION P2903.3.1, AN APPROVED PRESSURE-REDUCING VALVE CONFORMING TO ASSE 1003 OR CSA B366 SHALL BE INSTALLED ON THE DOMESTIC WATER BRANCH MAIN OR RISER AT THE CONNECTION TO THE WATER SERVICE PIPE. THE BUILDER/PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH THE PLUMBING INSPECTOR AND INSTALLING PRESSURE REDUCING VALVES.

Plans Prepared By:  
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Professional Seal:  
**PRELIMINARY  
- DO NOT  
USE FOR  
CONSTRUCTION**

Project Number:  
25-44

Plans Prepared For:  
**Crowders Escape, LLC  
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Revisions:  
No. Date Description

Municipality Reference Number:  
Municipality Reference Number

Project Location:  
Located Off Boggs Road  
Claremont, NC 28610 (Catawba County)

Project Name:  
**Boggs Road Subdivision**

Project Phase:  
**Construction Documents**

Date:  
**08/27/2025**

Sheet Title:  
**Cover Sheet**

Sheet Number:  
**C1.0**

Scale: As Noted

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### Existing Legend

Subject Parcel	---
Adjacent / Internal Parcel	---
Right of Way	R/W
Landscape Buffer	LSB
Building Setback	BSB
Easement	---
Limits of Field Run Topography	---
Building	---
Edge of Pavement	---
Curb & Gutter	---
Fence	---
Guard Rail	---
Contour Lines	---
Ditch Centerline	---
Tree Line	---
Storm Pipe	STM
Roof Drain Pipe	RD
Underdrain	UD
Sanitary Sewer Main	SAN
Sanitary Force Main	FM
Sanitary Sewer Service	SAS
Water Main	WM
Water Service	WS
Domestic Water Service	DWS
Fire Water Service	FWS
Fire Department Connection	FDC
Irrigation Water Service	IRR
Gas Main	GM
Gas Service	GS
Underground Electric	UE
Communication Line	C
Underground Fiber Optic Line	FO
Overhead Electrical Line	OHE
Overhead Communication Line	OHC
Overhead Utility Line	OHU
Flared End Section	---
Storm MH	---
Drop Inlet	---
Curb Inlet	---
Double Curb Inlet	---
Yard Inlet	---
Sanitary MH	---
Sanitary Cleanout	---
Oil / Water Separator	---
Backflow Preventer	---
Water Meter	---
Irrigation Control Box / Valve	---
Sprinkler Head	---
Water Monitoring Well	---
Fire Department Connection	---
Fire Hydrant	---
Post Indicator Valve	---
Water Valve	---
Electric Manhole	---
Electric Meter / Pedestal	---
Transformer	---
Communications Manhole	---
Cable Pull Box / Pedestal	---
Fiber Optic Manhole	---
Fiber Optic Pull Box / Pedestal	---
Traffic Control Manhole	---
Traffic Control Box / Pedestal	---
Keypad	---
Gas Meter	---
Light Pole	---
Power Pole	---
Utility Pole	---
Communications Pole	---
Guy Pole	---
Traffic Pole	---
Flag Pole	---
Mail Box	---
Guy Wire	---
Sign	---
Bollard / Post	---
Turn Arrows	---
ADA Marking	---
Parking Block	---
Benchmark Location	---
Railroad Tracks	---

### Demolition Legend

Limits of Disturbance	LOD
Limits of Removal	---
Items to be Removed	---
Do Not Disturb	(DND)
To Be Removed	(TBR)
To Be Removed & Replaced	(TBRR)
To Be Relocated	(TBRL)
Adjust to Grade	(ATG)

### Erosion Control Legend

Basin Drainage Area Boundary	DA
Ditch Drainage Area Boundary	DA
Proposed Contour Lines	XXX
Top of Bank	---
Silt Fence	SF
Tree Protection Fence	---
Silt / Tree Protection Fence Combo	SF
Baffle	---
Diversion Ditch	---
Storm Drainage	STM
Rip Rap	---
Diversion Dike Island	---
Wire & Gravel Inlet Protection	---
Concrete Washout	---
Skimmer with Stone Pad	---
Silt Fence Outlet	---
Construction Entrance	---
Erosion Control Matting	---
Sediment Wattle	---

### Proposed Legend

Right of Way Dedication	R/W
Buffer / Setback	LSB
Easement	BSB
Building	---
Contours	XXX
Ditch	---
Top of Bank	---
Tilt In Curb & Gutter	---
Tilt Out Curb & Gutter	---
Transition to Flush Curb	---
Transition to Mountable Curb	---
Flush Curb	---
Mountable Curb	---
Transition Curb	---
Fence	---
Guard Rail	---
Concrete Sidewalk	---
Heavy Duty Concrete	---
Light Duty Asphalt	---
Heavy Duty Asphalt	---
Gravel	---
Open Space	---
Storm Sewer Pipe	RD
Storm Sewer Roof Drain	UD
Storm Sewer Underdrain	UD
Sanitary Sewer Main	SAN
Sanitary Sewer Force Main	FM
Sanitary Sewer Service	SAS
Water Main	WM
Water Service	WS
Domestic Water Service	DWS
Fire Water Service	FWS
Fire Department Connection Service	FDC
Irrigation Water Service	IRR
Gas Main	GM
Gas Service	GS
Underground Electric	UE
Underground Communication Line	C
Underground Fiber Optic Line	FO
Overhead Electrical Line	OHE
Overhead Communication Line	OHC
Overhead Utility Line	OHU
Conduit	---
Steel Casing	---
Fire Hose Pull	---
Flared End Section	---
Storm MH	---
Drop Inlet	---
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Light Pole	---
Power Pole w/ Light / Power Pole	---
Utility Pole w/ Light / Utility Pole	---
Communications Pole	---
Guy Pole	---
Traffic Pole	---
Flag Pole	---
HVAC Unit	---
Generator	---
Sign	---
Bollard / Post	---
Turn Arrows	---
ADA Pavement Marking	---
Parking Block	---

### Annotation Legend

Sewer Structure Number with Rim Elev.	RimXXXX
Flow Arrow	---
Flood Routing Arrow	---
Existing Top Back of Curb Elevation	XXXXXX
Existing Finished Grade Elevation	XXXXXXFG
Existing Top of Wall	XXXXXX
Existing Grade at Bottom Face of Wall	XXXXXXFG
Top Back of Curb Elevation	XXXXXX
Top Back of Curb High Point Elevation	XXXXXXHP
Top of Pavement Elevation	XXXXXX
Top of Pavement High Point Elevation	XXXXXXHP
Top of Wall	XXXXXX
Finished Grade at Bottom Face of Wall	XXXXXXFG
Top of Bank	---
Flow Line	---
Finished Grade	---
High Point	---
Slope	---

### Proposed Landscape Legend

Shade Tree	---
Ornamental Tree	---
Shrub	---

### Existing Landscape Legend

Shade Tree	---
Ornamental Tree	---
Shrub	---

### General Existing Conditions Notes:

- Existing Utilities are shown for reference only. Contractor shall confirm the location of all public and private existing utilities prior to the commencement of demolition or construction activities. The Contractor is solely responsible for the protection of public and private, underground and overhead utilities, throughout the duration of construction. Contractor shall coordinate with the utility provider and affected property owners prior to the interruption of service, disconnection of utilities, or relocation of any underground or overhead utility. The Contractor shall be responsible for the repair/relocation, the cost of repair/relocation, and the coordination of the repair/relocation for utilities that are damaged during construction or that require relocation to complete the proposed scope of work represented in these plans.
- Contractor should protect and preserve curb and gutter, pavement, sidewalk, buildings, and driveways adjacent to the project limits and within the project limits that are not to be disturbed. The contractor shall be responsible for the repair, the cost of repair, and the coordination of the repair with the affected property owner.
- Trees and Landscape not specifically marked for removal shall be protected throughout the duration of demolition and construction activities.
- Obtaining necessary permits for demolition for the city/town, county, state, and/or federal agencies shall be the responsibility of the contractor.
- For all items marked for removal on these plans, removal shall include not only the above grade features but shall include the below grade features not limited to but including: footings, unsuitable and hazardous organic and non organic material, tree roots, pipes and drains, gravel beds, conduits, etc. The contractor shall coordinate the placement, compaction, and suitability of all backfill material resulting from the demolition and removal of below grade features with the site geotechnical engineer.
- Limits of Disturbance shown throughout these plans is representative of the approximate limits of major earthwork, clearing, demolition, and grading activities. Any incidental earthwork, clearing, demolition, or grading necessary shall be the responsibility of the Contractor.
- When site conditions require demolition, grading, or construction activities on an adjacent property, the contractor shall be responsible for obtaining written permission from the affected property owner(s).
- All work is to be performed in accordance with all local, state, and federal requirements.
- Phase I Erosion and Sediment Control measures shall be in place prior to demolition and remain in place and functional until final stabilization and completion of the construction activities.

### General Erosion Control Notes:

- Total Site Area: 9.007 Acres
- See Sheets C3.2-C3.3 for all Erosion Control related details.
- Refer to Storm Profiles, Sheet C5.2, for construction details of proposed storm sewer.
- All erosion control measures shall be constructed in accordance with the NC Erosion and Sediment Control Planning and Design Manual, and U.S. Dept. of Agriculture.
- Remove and spread accumulated sediment from erosion control devices as required.
- Contractor is fully responsible for maintaining all erosion control devices throughout construction. Devices shall be inspected by the contractor after each rain and repaired as needed.
- Contractor shall become familiar with the NPDES Permit and adhere to its requirements.
- The Contractor shall ensure positive drainage so that runoff will drain by gravity flow across new and existing pavement areas to new or existing drainage inlets or sheet flow overland. There shall be no standing water before permanent seeding.
- Temporary stockpiles are not to be located in drainage ways. Maintain 2:1 maximum slope on all stockpiles. Any stockpiles near perimeter of construction area must be wrapped in silt fence and stabilized immediately.
- Slopes shall be graded no steeper than 2:1.
- On site burial pits require an on-site Demolition Landfill Permit from the Zoning Administrator.
- Streets in front of the project shall be kept clean at all times or wash station will be required.
- Clean out sediment basins when one-half full.
- Sediment will be removed from behind the silt fence when 6" of sediment has accumulated. The silt fence will be repaired as necessary to maintain a barrier.
- All erosion and sediment control practices will be checked for stability and operation following every runoff producing rainfall but in no case less than once every week. Any needed repairs will be made immediately to maintain all practices as designed.
- Grading more than one acre without an approved Erosion Control Plan is a violation of the Sedimentation Pollution Control Act of 1973.
- All perimeter dikes, swales, ditches, perimeter slopes and all slopes steeper than 3 horizontal to 1 vertical (3:1) shall be provided temporary or permanent stabilization with ground cover as soon as practicable but in any event within 7 calendar days from the last land-disturbing activity.
- All other disturbed areas shall be provided temporary or permanent stabilization with ground cover as soon as practicable but in any event within 14 calendar days from last land-disturbing activity.
- A Grading Plan must be submitted for any lot grading exceeding one acre that was not previously approved.
- The contractor shall immediately report to the owner or owner's representative of any discrepancies found between actual field conditions and construction documents.
- The contractor shall blend new earthwork smoothly to transition back to existing grade.
- Diversion berms shall be constructed at the top of all fill slopes with adequate means of discharge to basin at the end of each working day.
- Protective erosion control matting shall be installed on all proposed slopes of 3:1 or steeper to stabilize soils and vegetation until site is fully stabilized and removal is coordinated with erosion control inspector.

### General Site Notes:

- See sheets C8.0 - C8.1 for all site related details.
- All Proposed Driveways shall be private and in strict conformance with local & state (if applicable) standards.
- All curb and gutter shall be 18" Tilt-Out unless otherwise noted.
- Dimensions shown at curb and gutter are measured to the face of curb unless otherwise noted.
- All curb radii are 5' (measured at face of curb) unless otherwise noted.
- Contractor shall reference Architectural Plans and Specifications by others for building specifications.

### General Grading Notes:

- See sheets C8.0 - C8.1 for all storm structure related details.
- See the Legend on this Sheet for a detailed description of Spot Elevations.
- Proposed Contours and Spot Elevations represented on this plan reflect finished grade elevations.
- Contractor shall ensure that new earthwork is transitioned back to existing grade smoothly.
- Limits of Disturbance shown throughout these plans is representative of the approximate limits of major earthwork, clearing, demolition, and grading activities. Any incidental earthwork, clearing, demolition, or grading necessary shall be the responsibility of the Contractor.
- When site conditions require demolition, grading, or construction activities on an adjacent property, the contractor shall be responsible for obtaining written permission from the affected property owner(s).
- Contractor shall ensure that water drains positively across all new pavement to drainage inlets, curb and gutter, swales/ditches, or sheet flow across ungraded conditions to ensure no pooling water occurs under normal rain events. No standing water should be present on site prior to permanent seeding or installation of sod.
- Contractor shall ensure that water drains positively away from the building.
- All existing drainage channels shall be kept clean of debris, trash, timber, or any other obstruction. All construction waste shall be hauled off-site to an appropriate disposal location.
- Contractor shall ensure a minimum longitudinal slope of 0.50% along all new curb and gutter.
- HDPE to be used for all storm sewer piping unless otherwise noted. Materials may be substituted if the alternate material is approved by the inspector, engineer and the owner or owners representative.
- Storm sewer structures to be precast concrete unless otherwise noted. Materials may be substituted if the alternate material is approved by the inspector, engineer and the owner or owners representative.

### General Utility Notes:

- See Sheets C9.0 - C9.1 for all utility related details.
- Existing Utilities are shown for reference only. Contractor shall confirm the location of all public and private existing utilities prior to the commencement of demolition or construction activities. The Contractor is solely responsible for the protection of public and private, underground and overhead utilities, throughout the duration of construction. Contractor shall coordinate with the utility provider and affected property owners prior to the interruption of service, disconnection of utilities, or relocation of any underground or overhead utility. The Contractor shall be responsible for the repair/relocation, the cost of repair/relocation, and the coordination of the repair/relocation for utilities that are damaged during construction or that require relocation to complete the proposed scope of work represented in these plans.
- Contractor shall be responsible for any maintenance of traffic necessary for utility installation and any pavement, curb, and sidewalk removal and replacement.
- Contractor shall verify and coordinate all utility connection locations to the building with the MEP Design.
- Structures (including but not limited to: Manhole Lids, Storm Grates, Cleanouts, Valve Covers, Oil Water Separator Lids, etc.) proposed inside of pavement shall be heavy duty.
- All Roof Drains shall be connected to adjacent Storm Sewer. Contractor shall coordinate Roof Drains connections and sizes with the MEP Design.

### Legends Note:

Legends are shown on this sheet for reference throughout all plan sheets. Linetype scales and block sizes may vary based upon individual sheet and viewport scales.

### General Landscape Notes:

- Prior to installation, the Landscape Contractor shall inspect the general site conditions and verify the subgrade, elevations, utility locations and topsoil provided by general contractor. The Landscape Contractor shall notify the General Contractor of any unsatisfactory conditions and work shall not proceed until such conditions have been corrected and are acceptable to the landscape contractor.
- The Landscape Contractor shall be responsible for the quantity of plants shown on plan. Any discrepancies between quantities on the plan and the plant schedule shall be brought to the attention of the Design Team and any field adjustments or quantity adjustments must be authorized prior to planting.
- The Landscape Contractor may slightly field adjust plant locations as necessary to avoid utilities.
- All finished planting beds shall be graded to provide positive drainage.
- Install all plants in accordance with planting details and specifications.
- Parking lot and street trees shall have a clear canopy height of 8' minimum.
- Tree trunks shall be placed a minimum of 5' from sidewalks and curbs and 8' from light posts.
- All planting beds to be filled and backfilled with prepared planting mix to a maximum depth of 12 inches. All individually planted trees and shrubs to be backfilled with prepared planting mix. Prepared planting mix shall be mixed on site and consist of one part topsoil, one part soil amendment, one part soil from excavation. Topsoil: ASTM D5248, pH range of 5.5 to 7, min. 4 percent organic material, free of stones 1 inch and larger. Soil amendment: Source separated yard waste compost from compost facility meeting the requirements of North Carolina Administrative Code, Title 15A, provisions for solid waste compost facilities.
- Raised beds, including mulch, shall be no higher than 6 inches above adjacent grade.
- The Landscape Contractor shall remove the top 1/3 of wire baskets, top 1/3 of burlap and associated twine and strapping from tree root balls prior to final acceptance of plants.
- Mulch a minimum 4 foot area around each tree and planting beds with shredded bark mulch of uniform un-deyed, natural color. It shall be free of twigs, leaves, disease, pest or other material unsightly or injurious to plants. Average applied thickness shall be 3" depth. Mulch hedges in a continuous bed.
- Lawn areas to be backfilled with topsoil to a minimum settled thickness of 6 inches.
- Landscape Contractor shall repair all lawn areas disturbed during construction with seed or sod and warrant a healthy, weed free lawn prior to project acceptance.
- Seed or sod all areas within contract limits that are not covered by paving, buildings or planting beds unless otherwise noted. Seeding or sodding shall not begin until area has received topsoil and finished grade.
- Bed edge shall be smooth, consistent, hand trenched 6" deep and "V" shaped unless otherwise noted. All excavated material shall be removed from the bed edge and planting bed.
- All planting bed edges to be smooth flowing arcs or straight lines as shown on plan. Plant locations and layout of beds shall be located by landscape Contractor and approved by Owner prior to planting.
- Planting beds shall be covered with pre-emergent herbicide applied at product specified rate unless otherwise noted.
- All trees, shrubs, groundcover, and lawns to be fertilized with a commercial grade fertilizer consisting of fast and slow release nitrogen.
- Composition and application rate of fertilizer shall be sufficient to amend soil according to recommendations of a qualified soil testing agency. Submit test results and amendment recommendations to owner. Fertilizer shall be in a dry granular form for lawns and granular or tablet form for plants.
- Any item or areas damaged during construction shall be repaired or replaced to its original condition at the contractor expense.
- Landscape Contractor shall thoroughly water all plants at time of installation and as needed until project acceptance by Owner. Landscape Contractor shall guarantee all plants installed for one (1) full year from date of acceptance by the Owner. All plants shall be alive and at a vigorous rate of growth at the end of the guarantee period.

### Origin Of Data Notes:

- Boundary Survey per Helton Surveying & Mapping, PLLC, dated 06/20/2025.
- Topographic elevation data and existing linework information shown is representative of the information from NC Department of Emergency Management (NC Spatial Data Download). Additional existing linework was drawn in using aerial imagery.
- Usable Septic Soils areas are based on a report provided by Agri-waste Technology dated 10/18/2024.
- Adjoining Parcels provided by NC One Map GIS.
- All other existing linework taken from GIS data and drawn in using aerial imagery.

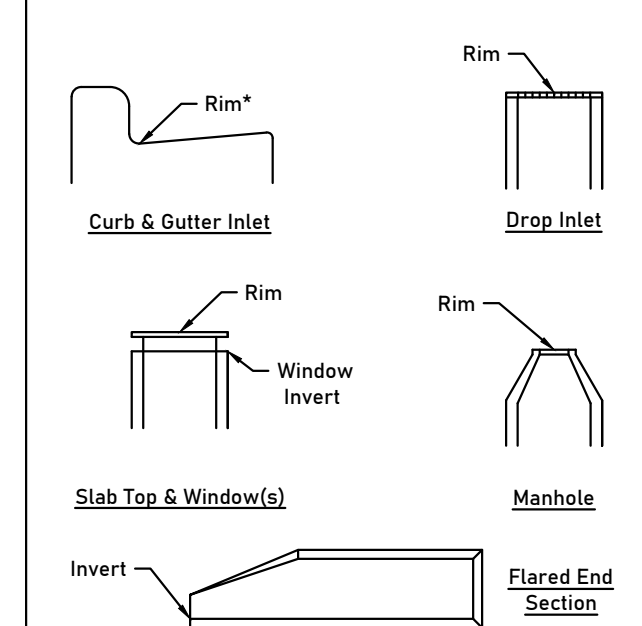
### ADA Compliance Guidance:

- Contractor shall ensure compliance with ADA minimum and maximum requirements as outlined in current local, state, and federal ADA Standards, Guidelines, and/or Ordinances.
- Cross slopes on the identified ADA Accessible Route shall be no greater than 2.08%. Running/Longitudinal slopes on the identified ADA Accessible Route shall be no greater than 5.00% unless the use of Ramps and Landings are incorporated.
- Cross slopes in a Ramp condition shall be no greater than 2.08%. Running/Longitudinal slopes in a Ramp condition shall be no greater than 8.33%. The maximum change in elevation across a Ramp condition, without handrails, shall be no greater than 6". The maximum change in elevation across a Ramp condition, with handrails, shall be no greater than 30". Landing conditions are required at the top and bottom of any ramp condition.
- Slopes in any direction, including diagonally, in a Landing condition shall be no greater than 2.08%.
- Curb Ramps along Public Streets and in the Public Right of Way shall be constructed based on the municipal standard construction details and/or specifications.
- Private Curb Ramps on the site (i.e. outside of the Public Right of Way) shall conform to the ADA Standards for Accessible Design and shall have a detectable warning surface that is full width of the curb ramp, not including flares.
- All Accessible Routes, General Site and Building Elements, ramps, curb ramps, striping, and pavement markings shall conform to ADA Standards for Accessible Design, Latest Edition.
- Before placing pavement, contractor shall verify that suitable accessible pedestrian routes (per ADA and FHA) exist as identified on the plan by taking field slope measurements on finished subgrade and form boards. Contractor shall contact the engineer prior to paving if any excessive slopes are encountered.

### Abbreviations:

AC	Acre	LOD	Limits Of Disturbance
ADA	American W/ Disabilities Act	MH	Manhole
BM	Bench Mark	NPDES	National Pollutant Discharge Elimination System
BP	Backflow Preventer	N.T.S.	Not To Scale
CONC	Concrete	OWS	Oil Water Separator
CO/(C/D)	Cleanout	PROP.	Proposed
DI	Drop Inlet	PVC	Polyvinyl Chloride Pipe
ESMT	Easement	PVMT	Pavement
EX	Existing	RCP	Reinforced Concrete Pipe
FDC	Fire Department Connection	SF	Silt Fence / Square Foot
FES	Flared End Section	SSMH	Sanitary Sewer Manhole
FFE	Finish Floor Elevation	STM	Storm Sewer
HDPE	High Density Polyethylene	TYP.	Typical
INV.	Invert	USGS	U.S. Geological Survey
LF	Linear Feet	WS	Water Service

### Structure Rim / Invert Schematic (Section Views)



### Electronic Data Note:

Copies of documents that may be relied upon are limited to the original printed copies (also known as hard copies) that are signed and sealed by Sloan Civil Solutions, PLLC. Files in electronic media format furnished by Sloan Civil Solutions, PLLC are only for convenience. Any conclusion or information obtained or derived from electronic files will be at the user's sole risk. When transferring documents in electronic media format, Sloan Civil Solutions, PLLC makes no representations as to long-term compatibility or usability of documents.

### Details Note:

Unless otherwise stated, the details included on this sheet are being shown for reference only. The details have been developed and certified by qualified professionals. Sloan Civil Solutions, PLLC does not certify or warrant these specific details.

### 811 Note:

Contractor is responsible for coordinating underground utility locations prior to construction initiation and throughout construction as necessary.



Know what's below.  
Call before you dig.

Plans Prepared By:

**Sloan Civil Solutions**

Engineering + Land Development

Firm COL: P-3155

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cory@sloancivilsolutions.com

Professional Seal:

**PRELIMINARY  
- DO NOT  
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Project Number:

25-44

Plans Prepared For:

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20311 Chartwell Drive Unit 2220  
Cornelius NC 28031  
704-456-5964  
austin@hedleyhomes.com**

Revisions:

No.	Date	Description
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Municipality Reference Number:

Municipality Reference Number

Project Location:

**Located Off Boggs Road  
Claremont, NC 28610 (Catawba  
County)**

Project Name:

**Boggs Road Subdivision**

Project Phase:

**Construction Documents**

Date:

**08/27/2025**

Sheet Title:

**General Notes  
And Legends**

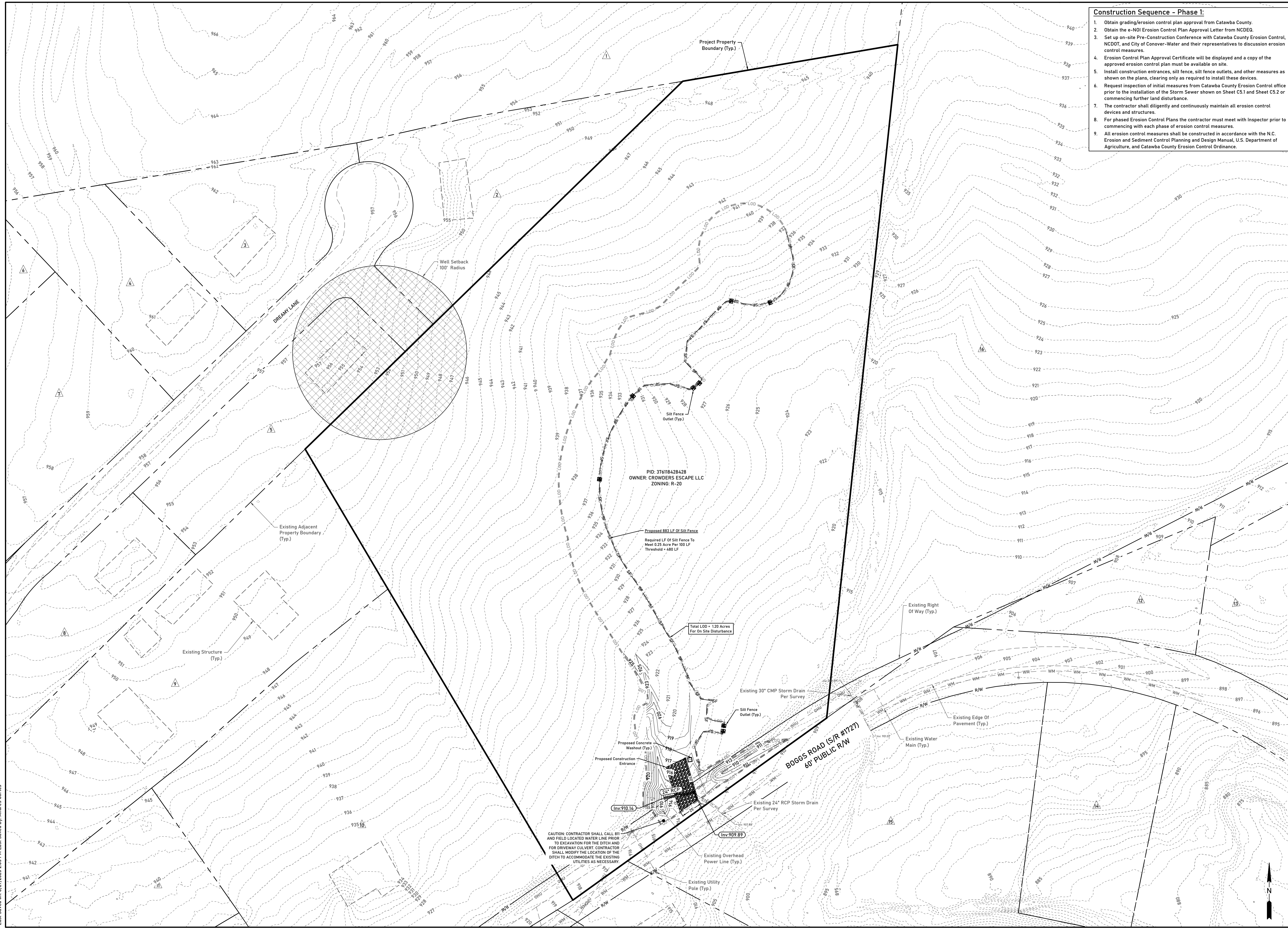
Sheet Number:

**C.1.1**





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- Construction Sequence - Phase I:**
1. Obtain grading/erosion control plan approval from Catawba County.
  2. Obtain the e-NOI Erosion Control Plan Approval Letter from NCEQ.
  3. Set up on-site Pre-Construction Conference with Catawba County Erosion Control, NCDOT, and City of Conover-Water and their representatives to discuss erosion control measures.
  4. Erosion Control Plan Approval Certificate will be displayed and a copy of the approved erosion control plan must be available on site.
  5. Install construction entrances, silt fence, silt fence outlets, and other measures as shown on the plans, clearing only as required to install these devices.
  6. Request inspection of initial measures from Catawba County Erosion Control office prior to the installation of the Storm Sewer shown on Sheet C5.1 and Sheet C5.2 or commencing further land disturbance.
  7. The contractor shall diligently and continuously maintain all erosion control devices and structures.
  8. For phased Erosion Control Plans the contractor must meet with Inspector prior to commencing with each phase of erosion control measures.
  9. All erosion control measures shall be constructed in accordance with the N.C. Erosion and Sediment Control Planning and Design Manual, U.S. Department of Agriculture, and Catawba County Erosion Control Ordinance.

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Project Number:  
 25-44

Plans Prepared For:  
**Crowders Escape, LLC**  
 Austin Hedley  
 20311 Chartwell Drive Unit 2220  
 Cornelius NC 28031  
 704-456-5964  
 austin@hedleyhomes.com

Revisions:

No.	Date	Description

Municipality Reference Number:  
 Municipality Reference Number

Project Location:  
 Located Off Boggs Road  
 Claremont, NC 28610 (Catawba County)

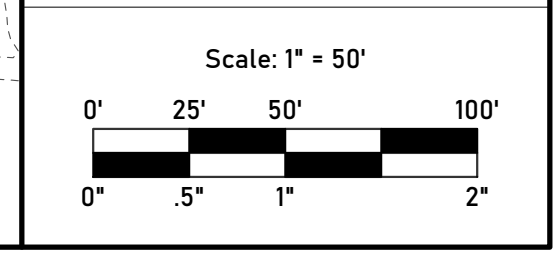
Project Name:  
**Boggs Road Subdivision**

Project Phase:  
**Construction Documents**

Date:  
 08/27/2025

Sheet Title:  
**Erosion Control**  
**Plan - Phase 1**

Sheet Number:  
**C3.0**



CAUTION: CONTRACTOR SHALL CALL 811 AND FIELD LOCATED WATER LINE PRIOR TO EXCAVATION FOR THE DITCH AND FOR DRIVEWAY CULVERT. CONTRACTOR SHALL MODIFY THE LOCATION OF THE DITCH TO ACCOMMODATE THE EXISTING UTILITIES AS NECESSARY.

PID: 376118428428  
 OWNER: CROWDERS ESCAPE LLC  
 ZONING: R-20

Proposed 883 LF Of Silt Fence  
 Required LF Of Silt Fence To Meet 0.25 Acre Per 100 LF Threshold = 480 LF

Total LOD = 1.20 Acres For On-Site Disturbance

Existing 30" CMP Storm Drain Per Survey

Existing 24" RCP Storm Drain Per Survey

Existing 24" RCP Storm Drain Per Survey

Existing Overhead Power Line (Typ.)

Existing Utility Pole (Typ.)

Existing Edge Of Pavement (Typ.)

Existing Water Main (Typ.)

Existing Right Of Way (Typ.)

Existing Adjacent Property Boundary (Typ.)

Existing Structure (Typ.)

Well Setback 100' Radius

DREAMY LANE

BOGGS ROAD (SR #1727) 60' PUBLIC R/W

Project Property Boundary (Typ.)

Existing Right Of Way (Typ.)

Existing Edge Of Pavement (Typ.)

Existing Water Main (Typ.)

Existing Utility Pole (Typ.)

Existing Overhead Power Line (Typ.)

Existing 24" RCP Storm Drain Per Survey

Existing 30" CMP Storm Drain Per Survey

Proposed Concrete Washout (Typ.)

Proposed Construction Entrance

Proposed Silt Fence Outlet (Typ.)

Silt Fence Outlet (Typ.)

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ZONING: R-20

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ZONING: R-20

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ZONING: R-20

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ZONING: R-20

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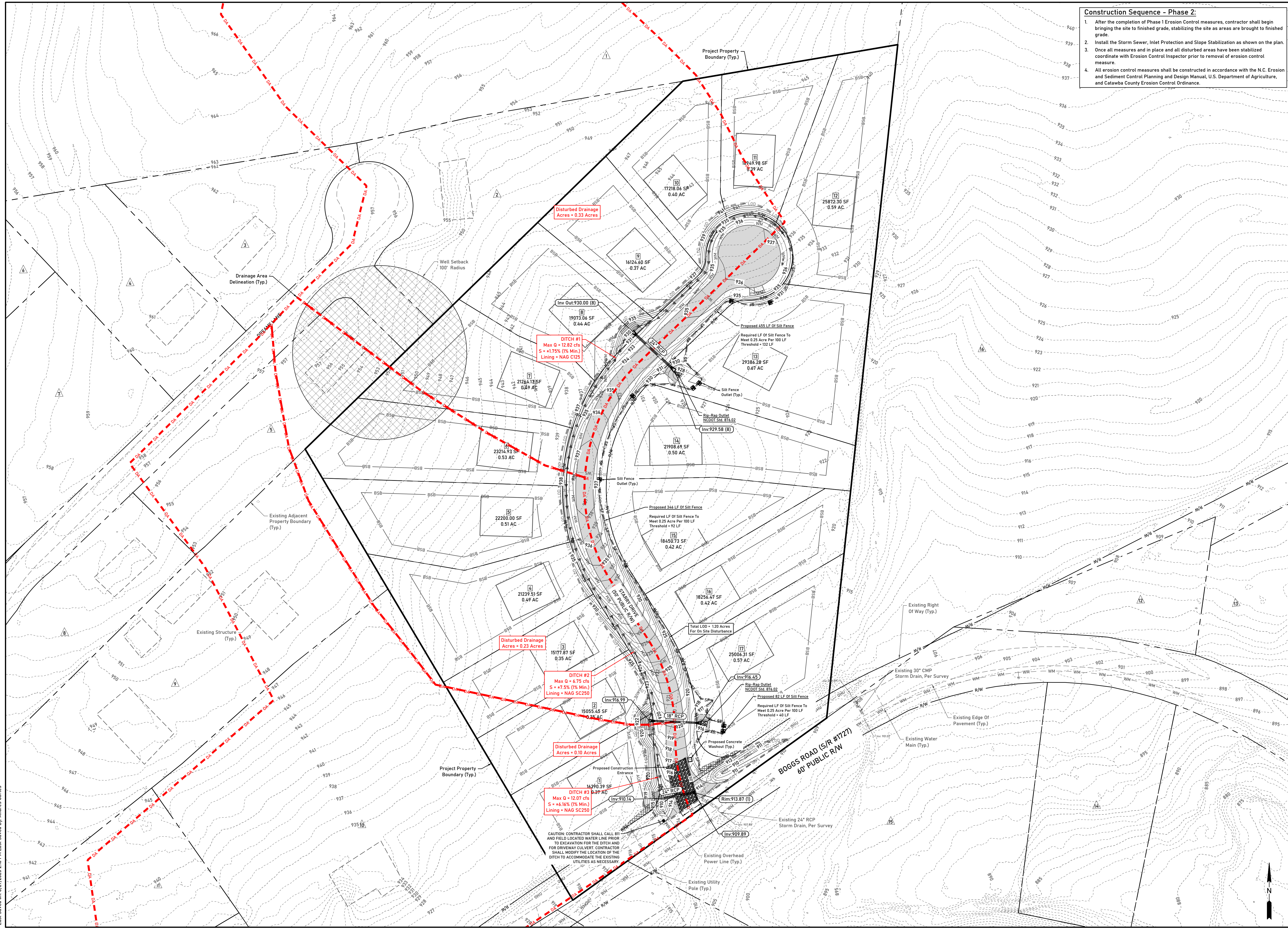
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Total LOD = 1.20 Acres For

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**Construction Sequence - Phase 2:**

1. After the completion of Phase 1 Erosion Control measures, contractor shall begin bringing the site to finished grade, stabilizing the site as areas are brought to finished grade.
2. Install the Storm Sewer, Inlet Protection and Slope Stabilization as shown on the plan.
3. Once all measures and in place and all disturbed areas have been stabilized coordinate with Erosion Control Inspector prior to removal of erosion control measure.
4. All erosion control measures shall be constructed in accordance with the N.C. Erosion and Sediment Control Planning and Design Manual, U.S. Department of Agriculture, and Catawba County Erosion Control Ordinance.

Plans Prepared By:  
**Sloan Civil Solutions**  
 Engineering + Land Development  
 Firm COL: P-3155  
 258 E. Broad Street, Statesville, NC 28677  
 cory@sloancivilsolutions.com

Professional Seal:  
**PRELIMINARY  
 - DO NOT  
 USE FOR  
 CONSTRUCTION**

Project Number:  
 25-44

Plans Prepared For:  
**Crowders Escape, LLC**  
 Austin Hedley  
 20311 Chartwell Drive Unit 2220  
 Cornelius NC 28031  
 704-456-5964  
 austin@hedleyhomes.com

Revisions:

No.	Date	Description

Municipality Reference Number:  
 Municipality Reference Number

Project Location:  
 Located Off Boggs Road  
 Claremont, NC 28610 (Catawba County)

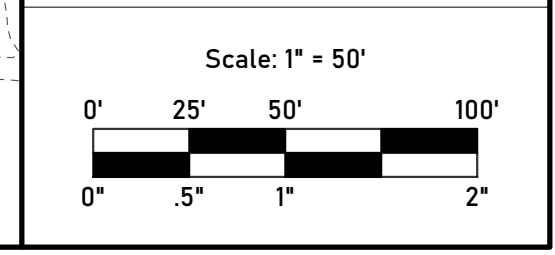
Project Name:  
**Boggs Road Subdivision**

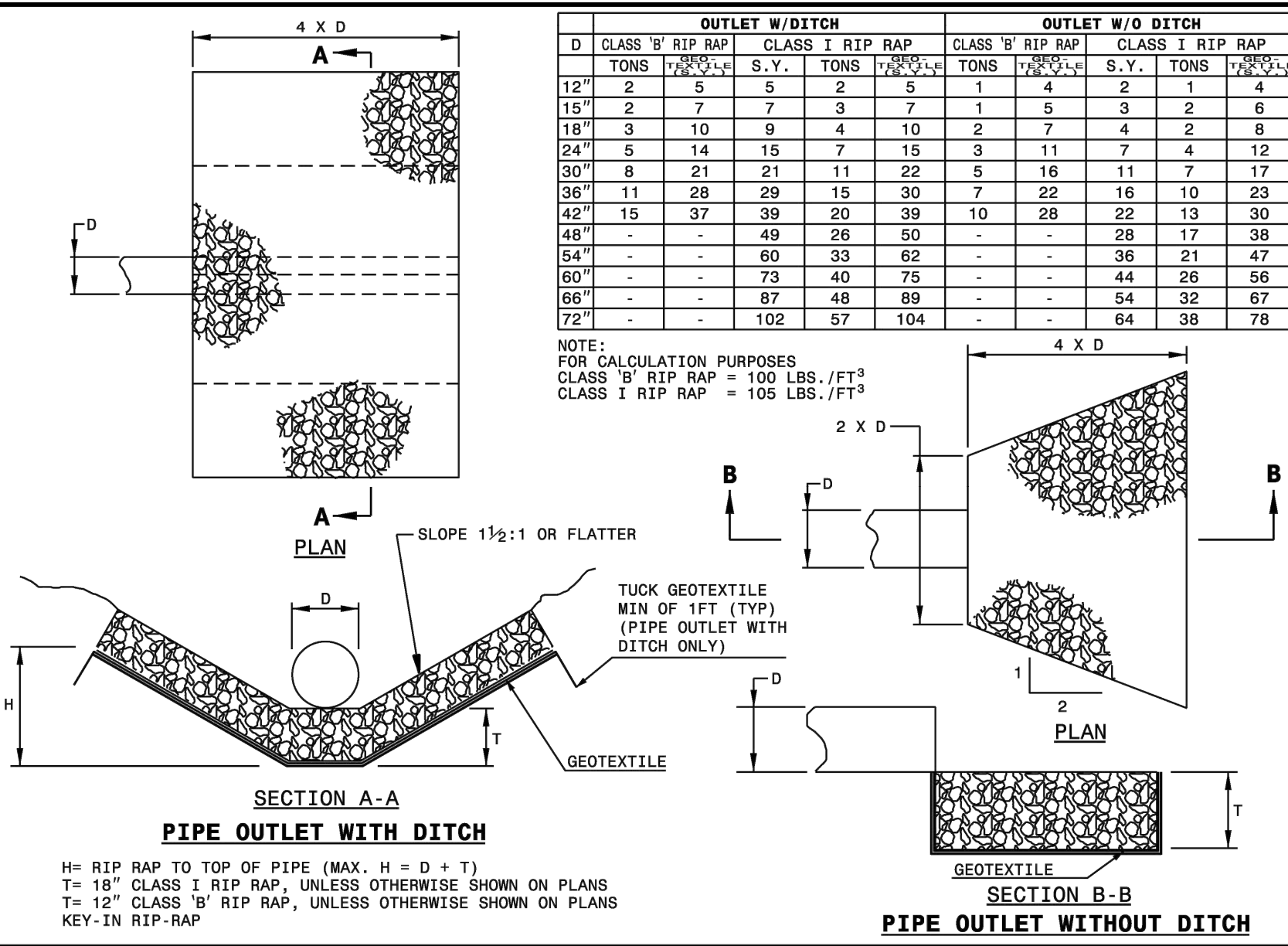
Project Phase:  
**Construction Documents**

Date:  
 08/27/2025

Sheet Title:  
**Erosion Control  
 Plan - Phase 2**

Sheet Number:  
**C3.1**





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

ROADWAY STANDARD DRAWING FOR  
**GUIDE FOR RIP RAP AT PIPE OUTLETS**

SHEET 1 OF 1  
**876.02**

### Practice Standards and Specifications

## DUST CONTROL

**6.84**

**Definition:** The control of dust resulting from land-disturbing activities.

**Purpose:** To prevent surface and air movement of dust from disturbed soil surfaces that may cause off-site damage, health hazards, and traffic safety problems.

**Conditions Where Practice Applies:** On construction routes and other disturbed areas subject to surface dust movement, and dust blowing where off-site damage may occur if dust is not controlled.

**Planning Considerations:** Construction activities that disturb soil can be a significant source of air pollution. Large quantities of dust can be generated, especially in "heavy" construction activities such as land grading for road construction and commercial, industrial, or subdivision development. In planning for dust control, it is important to schedule construction operations so that the least area is disturbed at one time. Leave undisturbed buffer areas between graded areas wherever possible. The greatest dust problems occur when the probability of rainfall-erosion is least. Therefore, do not expose large areas of soil, especially during drought conditions. Install temporary or permanent surface stabilization measures immediately after completing land grading.

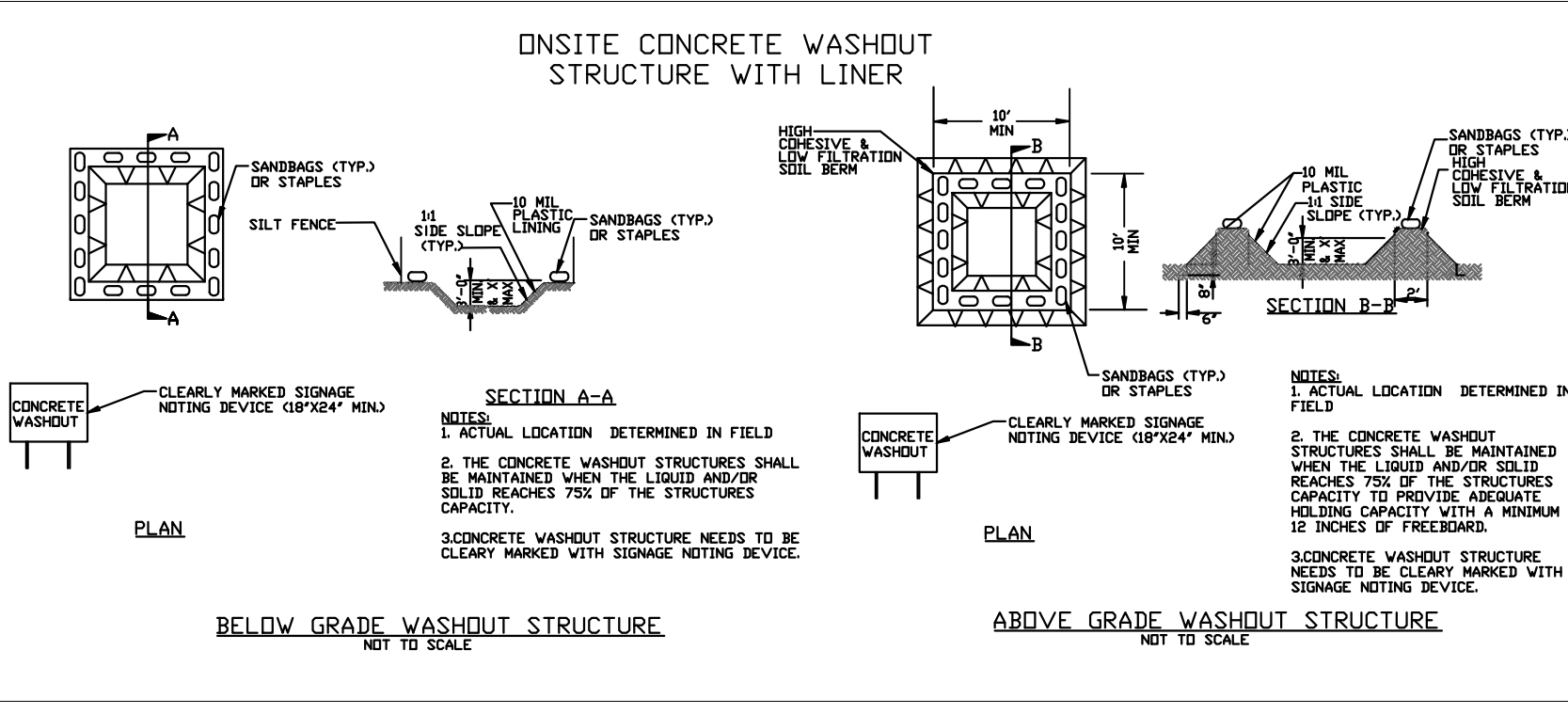
**Design Criteria:** No formal design procedure is given for dust control. See Construction Specifications below for the most common dust control methods.

**Construction Specifications:**

- Vegetative cover:** For disturbed areas not subject to traffic, vegetation provides the most practical method of dust control.
- Mulch (including gravel mulch):** When properly applied, mulch offers a fast, effective means of controlling dust.
- Spray-on adhesive:** Examples of spray-on adhesives for use on mineral soils are presented in Table 6.84a.

	Water Dilution	Type of Nozzle	Apply Gallons/Acre
Anionic asphalt emulsion	7:1	Coarse Spray	1,200
Latex emulsion	12.5:1	Fine Spray	235
Resin in water	4:1	Fine Spray	300

6.84.1



Site Area Description	Stabilization	Timeframe Exceptions
Perimeter dikes, swales, ditches and slopes	7 days	None
High Quality Water (HQW) Zones	7 days	None
Slopes steeper than 3:1	7 days	If slopes are 10' or less in length and are not steeper than 2:1, 14 days are allowed.
Slopes 3:1 or flatter	14 days	7 days for slopes greater than 50' in length.
All other areas with slopes flatter than 4:1	14 days	None, except for perimeters and HQW Zones.

### Erosion and Sediment Control Narrative:

**Plan Engineer:** Sloan Civil Solutions  
Cory Sloan, PE  
258 E Broad Street  
Statesville, NC 28677  
Tel: (704) 450-7660  
cory@sloancivilsolutions.com

**Developer:** Crowders Escape, LLC

**Site Location:** Latitude: 35.687920 - Longitude: -81.19132

**Project Description:** The proposed project consists of 17 new single family lots.

**Existing Site Description:** The existing site consists of a vacant lot that is mostly cleared.

**Adjacent Areas:** The site is bound on the West by an existing Single-Family lots also fronting Boggs Road, to the North by an existing Multi-Family development, to the East by agricultural undeveloped lot and to the South by Boggs Road.

**Soils:** Soils on site consist of H5G A & B. Soils information was provided by the USDA Natural Resources Conservation Services. Additional information regarding soils on site can be found on the Cover Sheet and Engineers Report corresponding to this plan set.

**\*Receiving Stream:** Stream Index: 11-76-5-2-(2)  
Stream Name: Hagan Fork  
Stream Description: From Catawba County SR 1806 to McLin Creek  
Stream Classification: WS-IV  
River Basin: Catawba  
The site does not fall within a Protected Watershed.  
\*Receiving Stream Information is from NC Surface Water Classifications

**Critical Areas:** The proposed silt fence, silt fence outlets, inlet protection, and stabilization proposed on site shall be diligently maintained according to Catawba County and NCDEQ specifications throughout construction. Contractor to limit drainage to adjacent properties and to ensure dirt/mud isn't tracked onto public roads. Off-site drainage shall be diverted around the construction site initially by a diversion ditches and a series of storm sewer pipes and structures that are to be installed for the final condition. Stockpile areas shall be stabilized immediately after necessary earth movement is completed, with mulch and/or seeding to prevent erosion.

**Erosion & Sediment Control:** The Silt Fence, Silt Fence Outlets, Inlet Protection, and Stabilization methods will be the primary control used to manage the construction site stormwater runoff. Disturbed areas will be temporary and permanently stabilized throughout construction activities.

**Maintenance:** The erosion and sediment controls shall be maintained throughout construction activities based upon the observations made during the required site inspections.

**Sediment Fence:** Accumulated sediment must be removed from the fence when the sediment reaches 1/2 of the above ground height of the fence. Undermined or overtopped fence must be repaired or replaced with a rock check dam. Should the fabric of the sediment fence collapse, tear, decompose, or become ineffective, replace it promptly.

**Construction Drive:** The minimum rock thickness of 6" shall be maintained throughout the utilization of the temporary entrance. Sediment deposited onto the paved roads shall be removed immediately.

**Soil Stabilization:** Seeded areas shall be inspected upon rain events to ensure areas are not washing out. Washed out areas shall be repaired and re-seeded. Temporary sediment controls and/or erosion control matting may need to be utilized if washout problems routinely occur.

**Permanent Seeding:** Mow and fertilize areas intended for "groomed appearance" on a regular basis throughout the growing season and as required throughout the year to provide the desired appearance. All other areas shall be mowed, mulched, fertilized and repairs completed as necessary for the desired appearance as stated by the Owner.

**Contractor Site Inspection and Reporting Requirements:** The Contractor shall provide a rain gauge onsite and conduct erosion and sediment control site inspections at least once per every seven days and within 24 hours of a 0.5 inch rain event that occurs over a 24 hour period. The Contractor must take immediate action for any device failure. Record of inspections and corrective actions taken are required.

**Project Owner Self Inspection and Reporting Requirements:** The Project Owner representative must inspect the sediment and erosion control measures on a project after each phase of the project to make sure the approved erosion and sedimentation control plan is being followed. Self-inspection reports are required.

**At Minimum, Inspections of the Currently Installed Sediment and Erosion Controls Must Be Conducted, After Each of The Following Phases:**

- Installation of the perimeter erosion and sediment control measures.
- Installation of sediment traps/basins.
- Clearing and grubbing of existing ground cover.
- Completion of any phase of grading that requires provision of stabilization.
- Installation of measures during any phase of the project.
- Completion of construction or development.
- Installation of stormwater retention measures.
- Quarterly until the establishment of permanent ground cover is fully established.

**General Notes:** If it is observed during inspections that sediment has deposited within a stream or wetland, Catawba County, NCDEQ and the Division of Water Quality regional office must be notified within 24 hours and a written response provided within 5 days. A copy of the correspondence is required to be sent to the Division of Land Resource.

The Contractor is responsible for the following: Details have been provided on the plans in an effort to help the Contractor provide erosion and sedimentation control. The details shown on the plan shall be considered a minimum. Additional or alternate details may be found in the North Carolina "Erosion and Sediment Control Planning and Design Manual". The Contractor shall be solely responsible for providing necessary and adequate measures for proper control of erosion and sediment runoff from the site along with proper maintenance and inspection in compliance with the NPDES General Permit for Storm Water Discharges Associated with Construction Activity.

All Erosion & Sediment Control practices are subject to Field Modification at the direction of Catawba County and NCDEQ.

Plans Prepared By:  
**Sloan Civil Solutions**  
Engineering + Land Development  
Firm COL: P-3155  
258 E. Broad Street, Statesville, NC 28677  
cory@sloancivilsolutions.com

Professional Seal:  
**PRELIMINARY - DO NOT USE FOR CONSTRUCTION**

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Plans Prepared For:  
Crowders Escape, LLC  
Austin Hedley  
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Cornelius NC 28031  
704-456-5964  
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Revisions:  
No. Date Description

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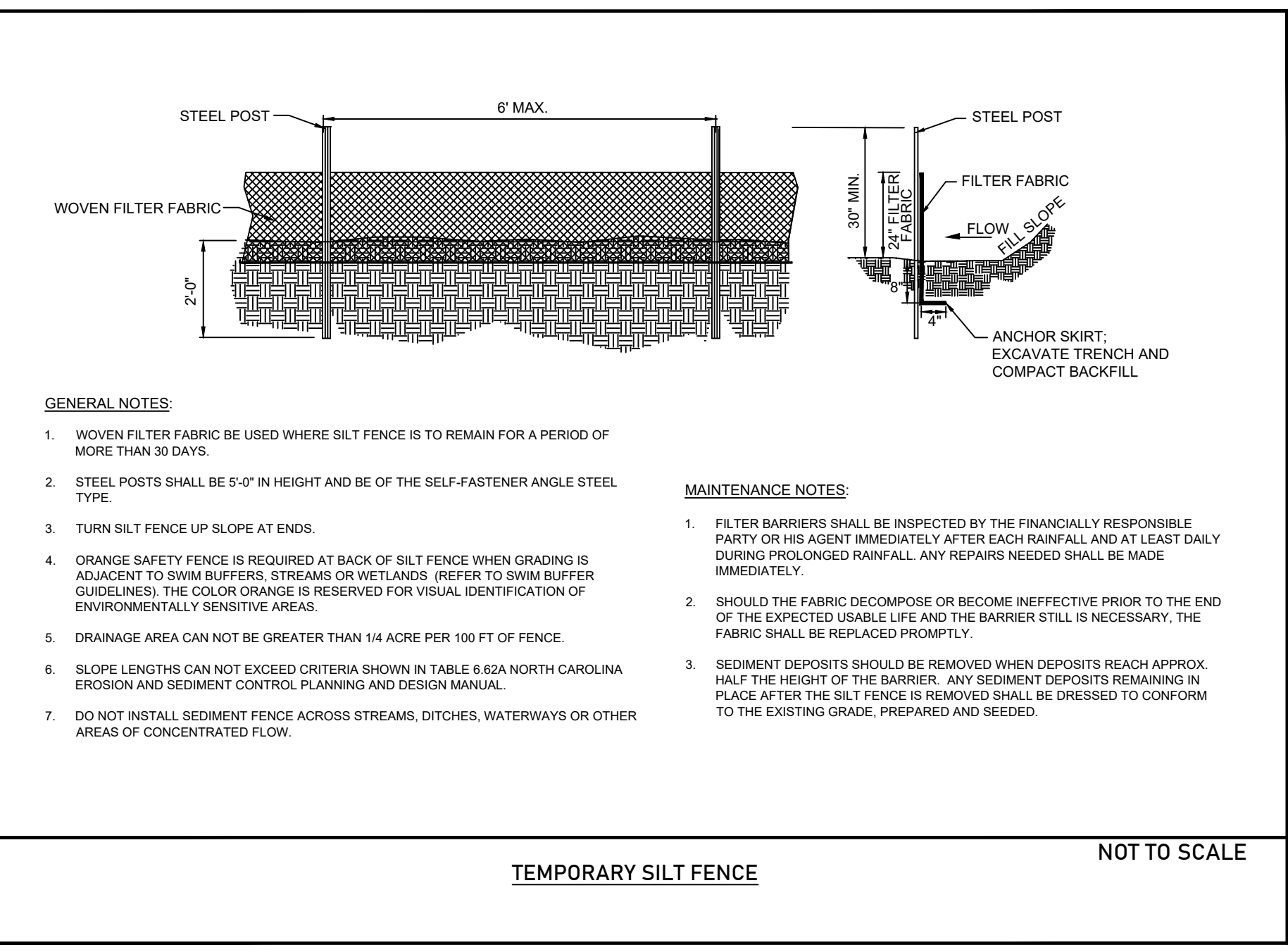
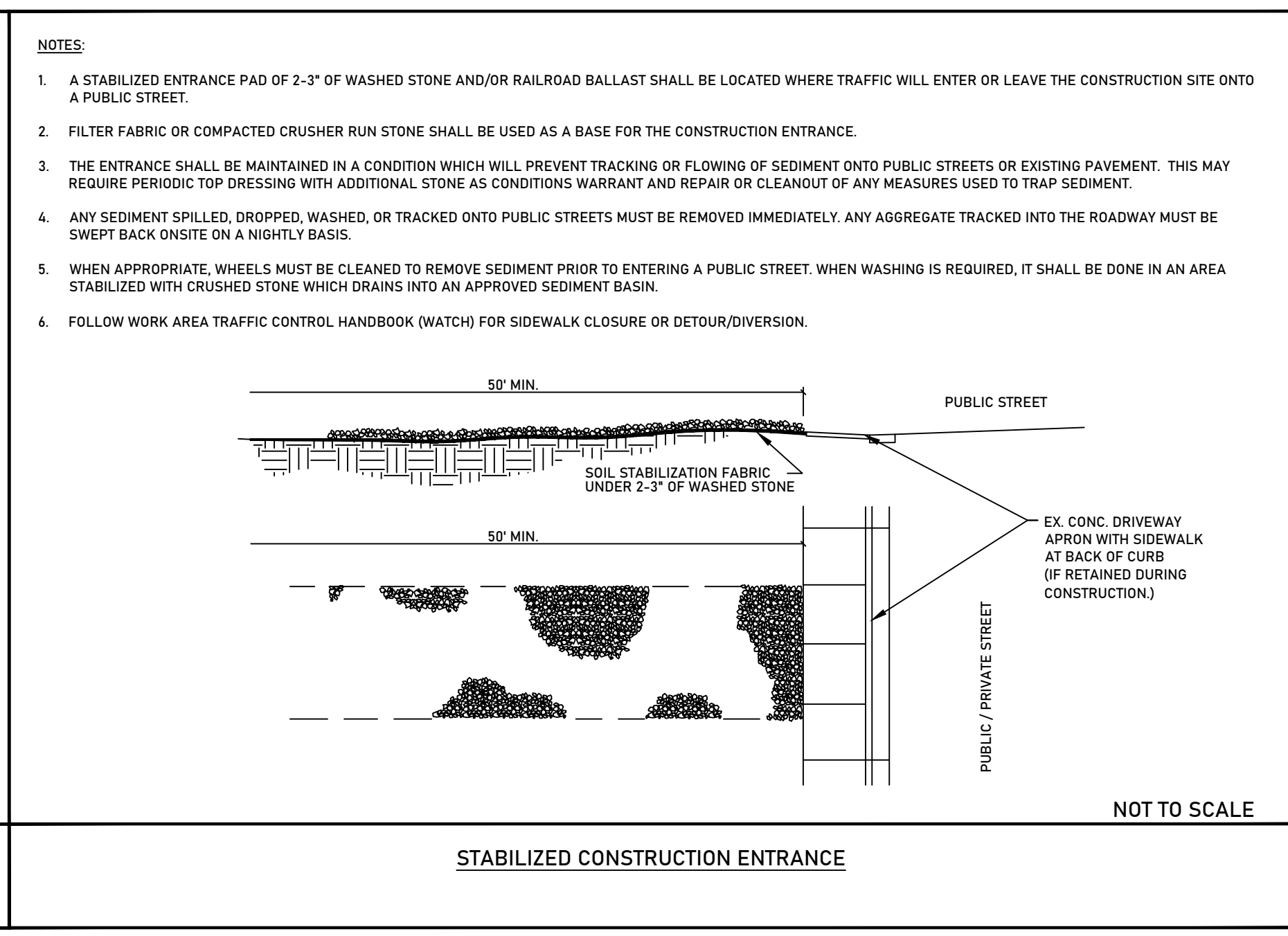
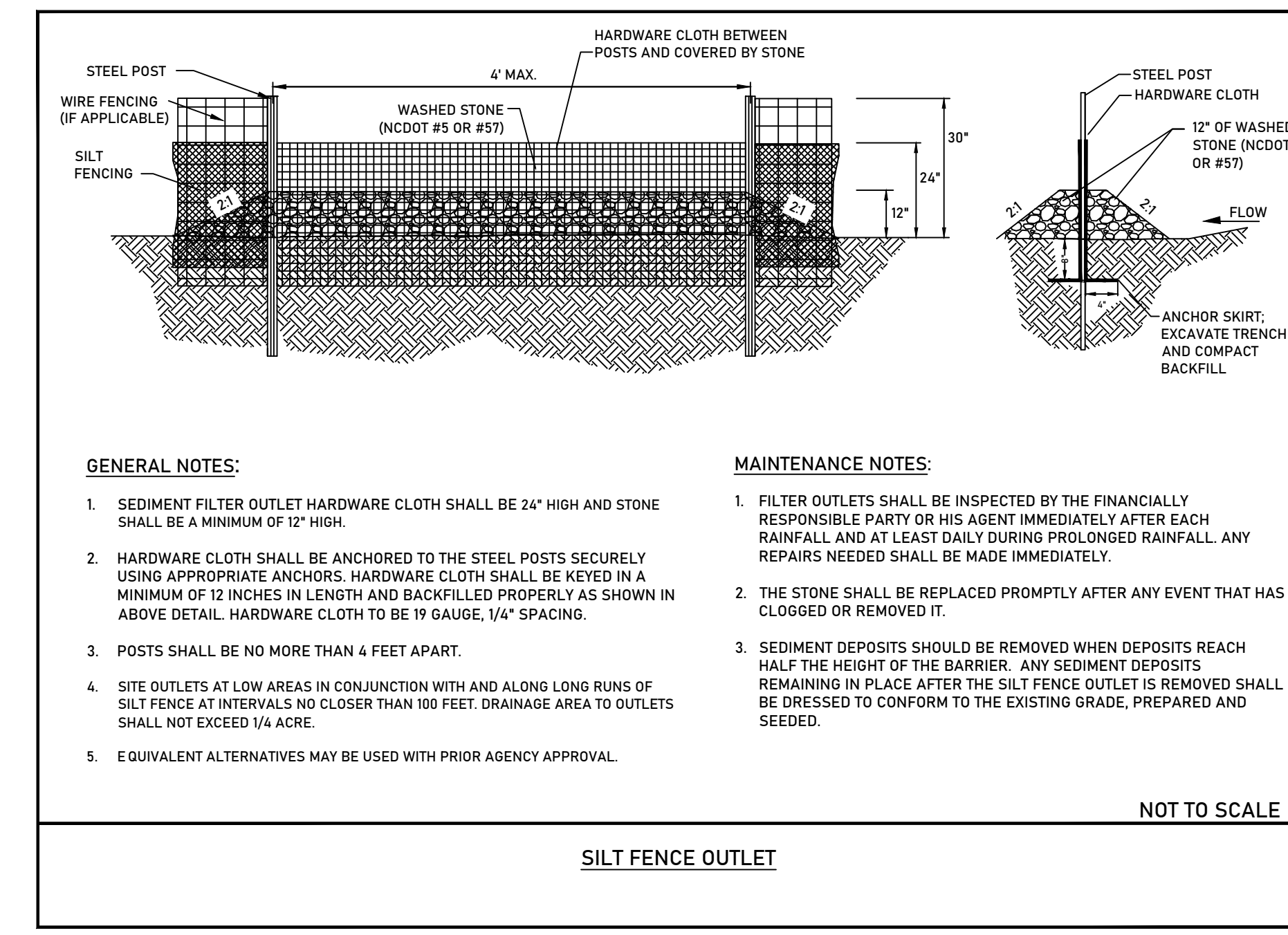
Project Name:  
Boggs Road Subdivision

Project Phase:  
Construction Documents

Date:  
08/27/2025

Sheet Title:  
**Erosion Control Details**

Sheet Number:  
C3.2



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Last Saved on: 8/27/2025 2:01 PM Last Saved By: Andres Cortes

**FOR LATE WINTER AND EARLY SPRING:**

**SEEDING MIXTURE:**  
RYE (GRAIN) - 120 LB/ACRE  
ANNUAL LESPEDEZA (KOBE) - 50 LB/ACRE  
(OMIT ANNUAL LESPEDEZA WHEN DURATION OF TEMPORARY COVER IS NOT TO EXTEND BEYOND JUNE)

**SEEDING DATES:**  
JAN. 1 - MAY 1

**SOIL AMENDMENTS:**  
FOLLOW RECOMMENDATIONS OF SOIL TESTS OR APPLY 2,000 LB/ACRE GROUND AGRICULTURAL LIMESTONE AND 750 LB/ACRE 10-10-10 FERTILIZER

**MULCH:**  
APPLY 4,000 LB/ACRE STRAW. ANCHOR STRAW BY TACKING WITH ASPHALT, NETTING, OR A MULCH ANCHORING TOOL. A DISK WITH BLADES SET NEARLY STRAIGHT CAN BE USED AS A MULCH ANCHORING TOOL.

**MAINTENANCE:**  
REFERTILIZE IF GROWTH IS NOT FULLY ADEQUATE. RESEED, FERTILIZE AND MULCH IMMEDIATELY FOLLOWING EROSION OR OTHER DAMAGE

**FOR SUMMER:**

**SEEDING MIXTURE:**  
GERMAN MILLET - 40 LB/ACRE  
(A SMALL-STEMMED SUDANGRASS MAY BE SUBSTITUTED AT A RATE OF 50 LB/ACRE)

**SEEDING DATES:**  
MAY 1 - AUG. 15

**SOIL AMENDMENTS:**  
FOLLOW RECOMMENDATIONS OF SOIL TESTS OR APPLY 2,000 LB/ACRE GROUND AGRICULTURAL LIMESTONE AND 750 LB/ACRE 10-10-10 FERTILIZER

**MULCH:**  
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**FOR FALL:**

**SEEDING MIXTURE:**  
RYE (GRAIN) - 120 LB/ACRE

**SEEDING DATES:**  
AUG. 15 - DEC 30

**SOIL AMENDMENTS:**  
FOLLOW RECOMMENDATIONS OF SOIL TESTS OR APPLY 2,000 LB/ACRE GROUND AGRICULTURAL LIMESTONE AND 1,000 LB/ACRE 10-10-10 FERTILIZER

**MULCH:**  
APPLY 4,000 LB/ACRE STRAW. ANCHOR STRAW BY TACKING WITH ASPHALT, NETTING, OR A MULCH ANCHORING TOOL. A DISK WITH BLADES SET NEARLY STRAIGHT CAN BE USED AS A MULCH ANCHORING TOOL.

**MAINTENANCE:**  
REPAIR AND REFERTILIZE DAMAGED AREAS IMMEDIATELY. TOPDRESS WITH 50 LB/ACRE OF NITROGEN IN MARCH. IF IT IS NECESSARY TO EXTEND TEMPORARY COVER BEYOND JUNE 15, OVERSEED WITH 50 LB/ACRE KOBE LESPEDEZA IN LATE FEBRUARY OR EARLY MARCH.

FOR ADDITIONAL INFORMATION, REFER TO NCDENR EROSION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL (ESCPDM), SECTION 6.10. FOR PERMANENT SEEDING SPECIFICATIONS, INCLUDING SEED BED PREP, SEASONAL LIMITATIONS FOR SEEDING OPERATIONS, THE KINDS OF GRADES OF FERTILIZERS, THE KINDS OF SEED, AND THE RATES OF APPLICATION OF LIMESTONE, FERTILIZER, AND SEED, REFER TO NCDENR ESCPDM SECTION 6.11.

**TEMPORARY SEEDING SCHEDULE**

COMMON NAME	BOTANICAL/CULTIVAR NAME	NATIVE / INTRODUCED	BROADCAST SEEDING RATES LB/ACRE	FERTILIZATION/ LBS/ACRE	MOUNTAIN OPTIMAL PLANTING DATES	PEDMONT	COASTAL PLAINES	SUN/SHADE TOLERANT	WETLAND	WATERWAY BUFFERS	INVASIVE YES OR NO	INSTALLATION/MAINTENANCE CONSIDERATIONS	OTHER INFORMATION/ COMMENTARY
RYE (GRAIN)	SECALE CEREALE	I	40 LBS	BY SOIL TEST	1/1-4/30	8/15-4/15	8/15-4/15	SUN	YES	YES	NO	MUST BE MOWN TO REDUCE COMPETITIVENESS WITH PERMANENT OR LONG TERM VEGETATION	
KY BLUE GRASS	POA PRATENSIS	I	15 LBS	BY SOIL TEST	8/15-5/1	NR	NR	SUN	NR	NR	YES	IF UTILIZED, IT IS IMPERATIVE THAT MAINTENANCE INCLUDES A CONTAINMENT PLAN	PREFERS NEUTRAL SOILS. HIGHLY COMPETITIVE. NOT RECOMMENDED UNLESS AN ACCEPTABLE ALTERNATIVE IS NOT AVAILABLE. ACCEPTABLE FOR SOODING.
HARD FESCUE	FESTUCA BREVIPILO (FESTUCA LONGIFOLIA)	I	15 LBS	BY SOIL TEST	8/1-4/1	NR	NR	SHADE	NR	NR	NO	NOT RECOMMENDED FOR SLOPES GREATER THAN 5%	LOW GROWING, BUNCH GRASS
BERMUDA GRASS	CYNODON DACTYLON	I	25 LBS	BY SOIL TEST	NR	4/15-4/30	4/15-4/30	SUN	NR	NR	YES	IF UTILIZED, IT IS IMPERATIVE THAT MAINTENANCE INCLUDES A CONTAINMENT PLAN	EXTREMELY AGGRESSIVE. NOT RECOMMENDED AND SHOULD BE AVOIDED UNLESS AN ACCEPTABLE ALTERNATIVE IS NOT AVAILABLE. MAY BE SOODED OR SPRIGGED.
SWITCH GRASS	PANICUM VIRGATUM / CARTHAGE	N	SEE TABLE 6.11D FOR VARIETY SEEDING RATES	BY SOIL TEST	12/1-4/15	12/1-4/1	12/1-4/1	SUN	YES	YES	NO	RESPONDS WELL TO CONTROLLED BURNS. MIX WITH 2 TO 5 OTHER SEED VARIETIES THAT HAVE SIMILAR SOIL DRAINAGE ADAPTATIONS.	

FOR ADDITIONAL INFORMATION, REFER TO NCDENR EROSION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL (ESCPDM), SECTION 6.10. FOR PERMANENT SEEDING SPECIFICATIONS, INCLUDING SEED BED PREP, SEASONAL LIMITATIONS FOR SEEDING OPERATIONS, THE KINDS OF GRADES OF FERTILIZERS, THE KINDS OF SEED, AND THE RATES OF APPLICATION OF LIMESTONE, FERTILIZER, AND SEED, REFER TO NCDENR ESCPDM SECTION 6.11

**SOIL PREPARATION:**  
Preparation for primary/permanent stabilization shall not begin until all construction and utility work within the preparation area is complete. However, it may be necessary to prepare for nurse crops prior to completion of construction and installation utilities.  
**AREAS TO BE SEEDED:**  
Till or disc the prepared areas to be seeded to a minimum depth of four (4) inches. Remove stones larger than three (3) inches on any side, sticks, roots and other extraneous materials that surface. If not incorporated during the soil preparation process, add pH modifier and fertilizers at the rate specified in the soil test report.  
**AREAS TO BE SPRIGGED, SOODED, AND/OR PLANTED:**  
At the time of planting till or disc the prepared areas to a depth of four (4) to six (6) inches below the approved finished grade. Remove all stones larger than three (3) inches on any side, sticks, roots and other extraneous materials that surface. If not incorporated in the ripping process, add pH modifier, fertilizer, and other recommended soil amendments.  
**MULCHES AND TACKING AGENTS:**  
Mulches and tacking agents may be required or necessary to protect a seedbed's disturbed surface until the seed can germinate and provide the required protection from erosion. Selection of the materials used in this application should be based on their ability to hold moisture in the soil, as well as protect exposed soil from rainfall, storm water runoff, and wind.

CONTRACTOR SHALL REFERENCE LANDSCAPING PLANS FOR ADDITIONAL PERMANENT SEEDING SPECIFICATIONS. LANDSCAPING PLANS SHALL GOVERN FOR ALL PERMANENT SEEDING SPECIFICATIONS. CONTRACTOR SHALL COORDINATE WITH OWNER ON PLANTING OR MULCHING SPECIES PRIOR TO INSTALLATION.

**PERMANENT SEEDING SCHEDULE**

Plans Prepared By:

**Sloan Civil Solutions**

Engineering + Land Development

Firm COL: P-3155  
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cory@sloancivilsolutions.com

Professional Seal:

**PRELIMINARY  
- DO NOT  
USE FOR  
CONSTRUCTION**

Project Number:  
25-44

Plans Prepared For:

Crowders Escape, LLC  
Austin Hedley  
20311 Chartwell Drive Unit 2220  
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Revisions:

No. Date Description

Municipality Reference Number:  
Municipality Reference Number

Project Location:  
Located Off Boggs Road  
Claremont, NC 28610 (Catawba  
County)

Project Name:  
Boggs Road Subdivision

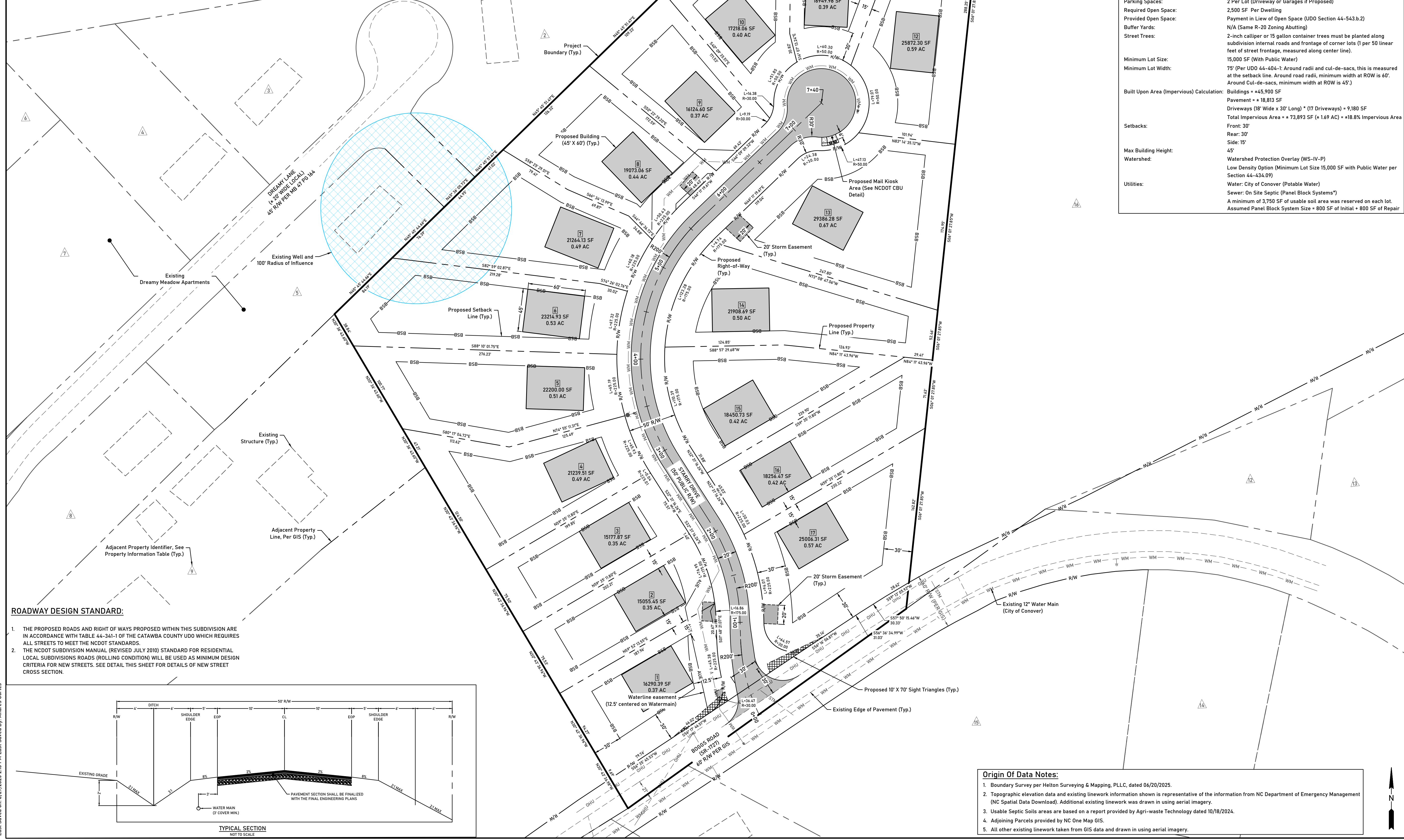
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Construction Documents

Date:  
08/27/2025

Sheet Title:  
**Erosion Control  
Details**

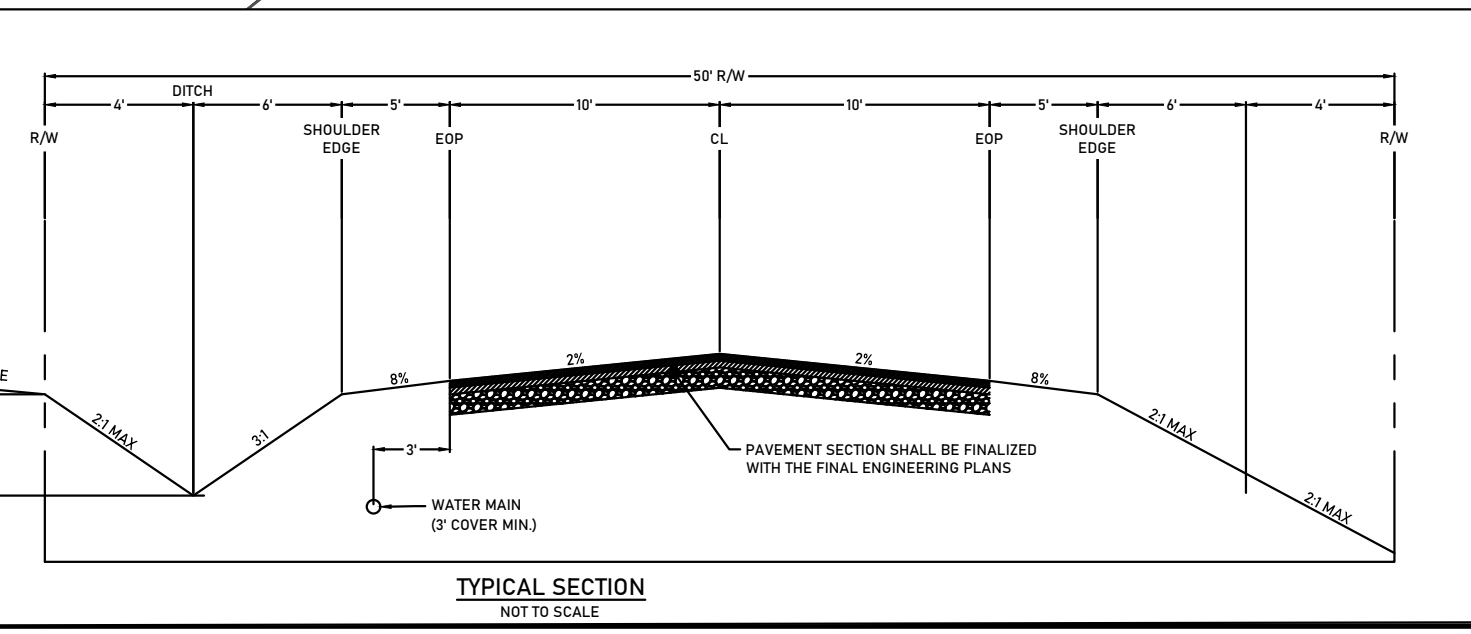
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PARCEL OWNERSHIP TABLE - ADJOINING PROPERTIES					
IDENTIFIER #	PARCEL #	OWNER	PHYSICAL ADDRESS	DEED BOOK	DEED PAGE
1	376114438303	COULTER CHARLES P JR TESTAMENTARY TRUST FBO ELIZABETH B MCCORMICK AND COULTER PATRICK CHARLES TRUSTEE	3806 BETHANY CHURCH RD	3878	1708
2	376114426717	BOLICK MANAGEMENT LLC	3457 DREAMY LN	3079	763
3	376114423754	BOLICK MANAGEMENT LLC	3444 DREAMY LN	3079	763
4	376114422627	BOLICK MANAGEMENT LLC	3426 DREAMY LN	3079	763
5	376114423572	BOLICK MANAGEMENT LLC	3441 DREAMY LN	3079	763
6	376114423044	ECKARD MAURICE LUKE AND ECKARD LORI D	3708 BETHANY CHURCH RD	3786	424
7	376114420528	BOLICK MANAGEMENT LLC	3392 DREAMY LN	3147	1
8	376118421248	BOLICK MANAGEMENT LLC	3405 DREAMY LN	3079	763
9	376118422283	COCHRAN JAMES AND COCHRAN VIVIAN	3664 BETHANY CHURCH RD	3873	1642
10	376118424076	HEDRICK BRADLEY SCOTT	3438 BOGGS RD	3029	363
11	376118424049	COX RUSSELL LEE AND COX RONDA	3650 BETHANY CHURCH RD	3671	1525
12	376119523141	JH APPLIANCES LLC	3524 BOGGS RD	3711	371
13	376119523344	FRAZIER SHERRI MARIE REVOCABLE TRUST	3540 BOGGS RD	3804	712
14	376119523037	HOPPER DAVID BARTH AND HOPPER BETH ANNE	3525 BOGGS RD	2055	1480
15	376119520912	HOPPER DAVID BARTH AND HOPPER BETH ANNE	---	3567	1178
16	376115524794	WITHERSPOON PEGGY BANDY	---	1310	728



**ROADWAY DESIGN STANDARD:**

1. THE PROPOSED ROADS AND RIGHT OF WAYS PROPOSED WITHIN THIS SUBDIVISION ARE IN ACCORDANCE WITH TABLE 44-341-1 OF THE CATAWBA COUNTY UDO WHICH REQUIRES ALL STREETS TO MEET THE NCDOT STANDARDS.
2. THE NCDOT SUBDIVISION MANUAL (REVISED JULY 2010) STANDARD FOR RESIDENTIAL LOCAL SUBDIVISIONS ROADS (ROLLING CONDITION) WILL BE USED AS MINIMUM DESIGN CRITERIA FOR NEW STREETS. SEE DETAIL THIS SHEET FOR DETAILS OF NEW STREET CROSS SECTION.



PROJECT DATA TABLE:	
Property Owner:	Crowders Escape LLC 20311 Chartwell Center Dr Unit 2220 Cornelius NC 28031
Project Name:	Boggs Road Subdivision
Site Address:	Boggs Road, Claremont, NC 28610
Parcel Number:	376118428428
Total Site Area:	+ 9.007 Acres
Deed Reference:	DB 2278 PG 1852
Existing Zoning:	R-20
Existing Site Use:	Vacant
Proposed Site Use:	Single Family Residential
Proposed Units:	17 Single Family Residential Lots
Max Allowable Density:	2 Units per Acre
Provided Density:	1.89 Units per Acre
Flood Zone Information:	Not in a flood zone - FEMA Panel 3710376100J (09/05/2007)
Vicinity to Agricultural District:	200 Per within 1/2 mile of agricultural district
Maximum Lot Number:	2 Per Lot (UD0 Table 44-341-1)
Parking Spaces:	2 Per Lot (Driveway or Garages if Proposed)
Required Open Space:	2,500 SF Per Dwelling
Provided Open Space:	1,89 Units per Acre
Buffer Yards:	N/A (Same R-20 Zoning Abutting)
Street Trees:	2-inch calliper or 15 gallon container trees must be planted along subdivision internal roads and frontage of corner lots (1 per 50 linear feet of street frontage, measured along center line).
Minimum Lot Size:	15,000 SF (With Public Water)
Minimum Lot Width:	75' (Per UDO 44-404-1: Around radii and cul-de-sacs, this is measured at the setback line. Around road radii, minimum width at ROW is 60'. Around Cul-de-sacs, minimum width at ROW is 45')
Built Upon Area (Impervious) Calculation:	Buildings = 45,900 SF Pavement = 18,813 SF Driveways (18' Wide x 30' Long) * (17 Driveways) = 9,180 SF Total Impervious Area = 73,893 SF (+ 1.69 AC) = +18.8% Impervious Area
Setbacks:	Front: 30' Rear: 30' Side: 15'
Max Building Height:	45'
Watershed:	Watershed Protection Overlay (WS-IV-P) Low Density Option (Minimum Lot Size 15,000 SF with Public Water per Section 44-434.09)
Utilities:	Water: City of Conover (Potable Water) Sewer: On Site Septic (Panel Block Systems*) A minimum of 3,750 SF of usable soil area was reserved on each lot. Assumed Panel Block System Size = 800 SF of Initial + 800 SF of Repair

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Professional Seal:  
**PRELIMINARY - DO NOT USE FOR CONSTRUCTION**

Project Number: 25-44

Plans Prepared For:  
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Revisions:  
No. Date Description

Municipality Reference Number:  
Municipality Reference Number

Project Location:  
Located Off Boggs Road  
Claremont, NC 28610 (Catawba County)

Project Name:  
**Boggs Road Subdivision**

Project Phase:  
**Construction Documents**

Date:  
08/27/2025

Sheet Title:  
**Site Plan**

Sheet Number:  
**C4.0**

Scale: 1" = 50'  
0' 25' 50' 100'  
0" .5" 1" 2"

- Origin Of Data Notes:**
1. Boundary Survey per Helton Surveying & Mapping, PLLC, dated 06/20/2025.
  2. Topographic elevation data and existing linework information shown is representative of the information from NC Department of Emergency Management (NC Spatial Data Download). Additional existing linework was drawn in using aerial imagery.
  3. Usable Septic Soils areas are based on a report provided by Agri-waste Technology dated 10/18/2024.
  4. Adjoining Parcels provided by NC One Map GIS.
  5. All other existing linework taken from GIS data and drawn in using aerial imagery.

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**RATIONAL METHOD TO DETERMINE DISCHARGE TO DITCH #1**  
Q-CIA  
C = 0.95 ASPHALT/IMPERVIOUS = 13,542 SF  
C = 0.16 OPEN SPACE, GOOD CONDITION = 149,906 SF  
C = 0.10 WOOD/FOREST LAND, GOOD COVER = 39,215 SF  
C = 0.32 1/8 ACRE OR LESS (65% IMPERVIOUS) = 85,297 SF  
C (WEIGHTED) = 0.24  
I-(10 YEAR, 10 MIN, NOAA) = 5.54 IN/HR  
A = 287,961 SF = 6.61 AC  
Q = 8.79 CFS

**RATIONAL METHOD TO DETERMINE DISCHARGE TO ROAD CROSSING CULVERT #1**  
Q-CIA  
C = 0.95 ASPHALT/IMPERVIOUS = 13,542 SF  
C = 0.16 OPEN SPACE, GOOD CONDITION = 149,906 SF  
C = 0.10 WOOD/FOREST LAND, GOOD COVER = 39,215 SF  
C = 0.32 1/8 ACRE OR LESS (65% IMPERVIOUS) = 85,297 SF  
C (WEIGHTED) = 0.24  
I-(25 YEAR, 10 MIN, NOAA) = 6.19 IN/HR  
A = 287,961 SF = 6.61 AC  
Q = 9.82 CFS

**RATIONAL METHOD TO DETERMINE DISCHARGE TO DITCH #2**  
Q-CIA  
C = 0.95 ASPHALT/IMPERVIOUS = 5,928 SF  
C = 0.16 OPEN SPACE, GOOD CONDITION = 16,758 SF  
C = 0.32 1/8 ACRE OR LESS (65% IMPERVIOUS) = 88,358 SF  
C (WEIGHTED) = 0.33  
I-(10 YEAR, 10 MIN, NOAA) = 5.54 IN/HR  
A = 111,044 SF = 2.54 AC  
Q = 4.64 CFS

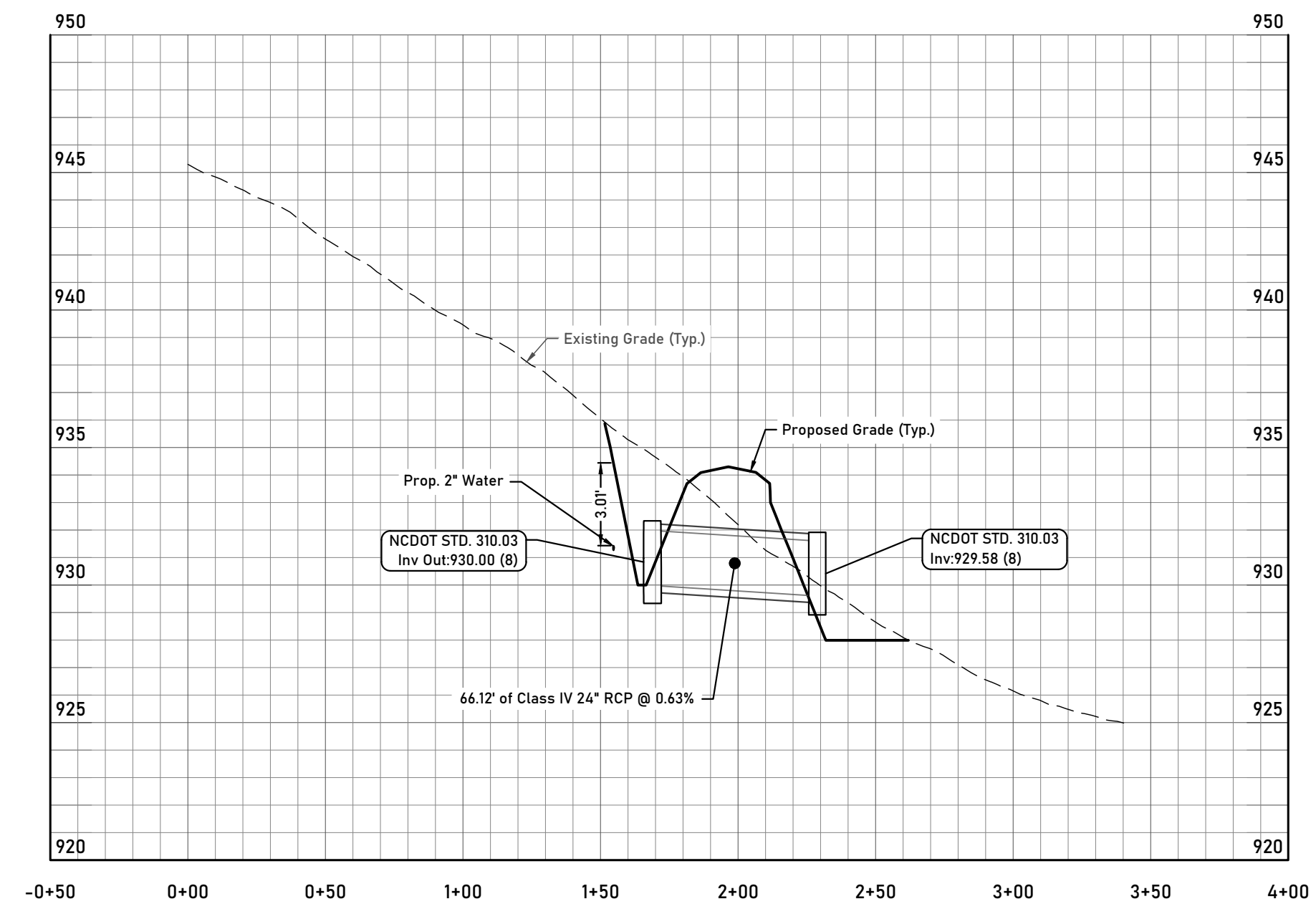
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Q-CIA  
C = 0.95 ASPHALT/IMPERVIOUS = 5,928 SF  
C = 0.16 OPEN SPACE, GOOD CONDITION = 16,758 SF  
C = 0.32 1/8 ACRE OR LESS (65% IMPERVIOUS) = 88,358 SF  
C (WEIGHTED) = 0.33  
I-(25 YEAR, 10 MIN, NOAA) = 6.19 IN/HR  
A = 111,044 SF = 2.54 AC  
Q = 5.18 CFS

**RATIONAL METHOD TO DETERMINE DISCHARGE TO DITCH #3**  
Q-CIA  
C = 0.95 ASPHALT/IMPERVIOUS = 34,234 SF  
C = 0.16 OPEN SPACE, GOOD CONDITION = 213,043 SF  
C = 0.32 1/8 ACRE OR LESS (65% IMPERVIOUS) = 32,019 SF  
C (WEIGHTED) = 0.28  
I-(10 YEAR, 10 MIN, NOAA) = 5.54 IN/HR  
A = 279,296 SF = 6.41 AC  
Q = 9.94 CFS

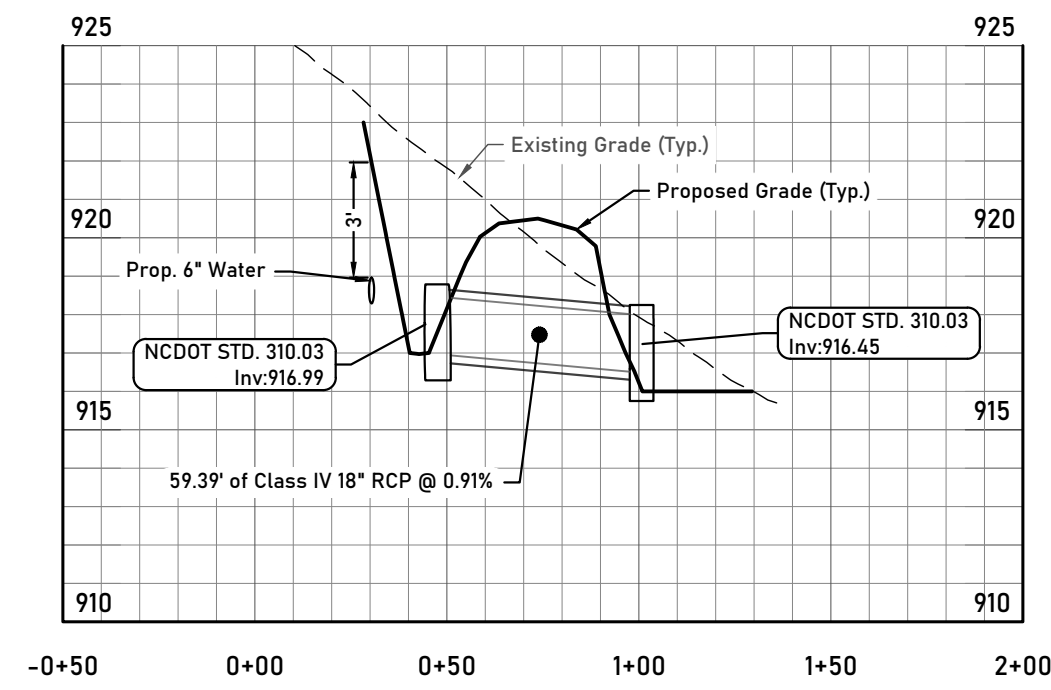
**RATIONAL METHOD TO DETERMINE DISCHARGE TO DRIVEWAY PIPE**  
Q-CIA  
C = 0.95 ASPHALT/IMPERVIOUS = 34,234 SF  
C = 0.16 OPEN SPACE, GOOD CONDITION = 213,043 SF  
C = 0.32 1/8 ACRE OR LESS (65% IMPERVIOUS) = 32,019 SF  
C (WEIGHTED) = 0.28  
I-(25 YEAR, 10 MIN, NOAA) = 6.19 IN/HR  
A = 279,296 SF = 6.41 AC  
Q = 11.11 CFS

**RATIONAL METHOD TO DETERMINE DISCHARGE TO EXISTING 30" CMP**  
Q-CIA  
C = 0.95 ASPHALT/IMPERVIOUS = 9,849 SF  
C = 0.16 OPEN SPACE, GOOD CONDITION = 241,154.80 SF  
C = 0.10 WOOD/FOREST LAND, GOOD COVER = 108,685 SF  
C = 0.32 1/8 ACRES OR LESS (65% IMPERVIOUS) = 133,846 SF  
C (WEIGHTED) = 0.21  
I-(25 YEAR, 10 MIN, NOAA) = 6.19 IN/HR  
A = 493,534.80 SF = 11.33 AC  
Q = 14.73 CFS  
Q Total = 14.73 CFS + 9.82 CFS (CULVERT #1) + 5.18 CFS (CULVERT #2)  
Q Total = 29.73 CFS

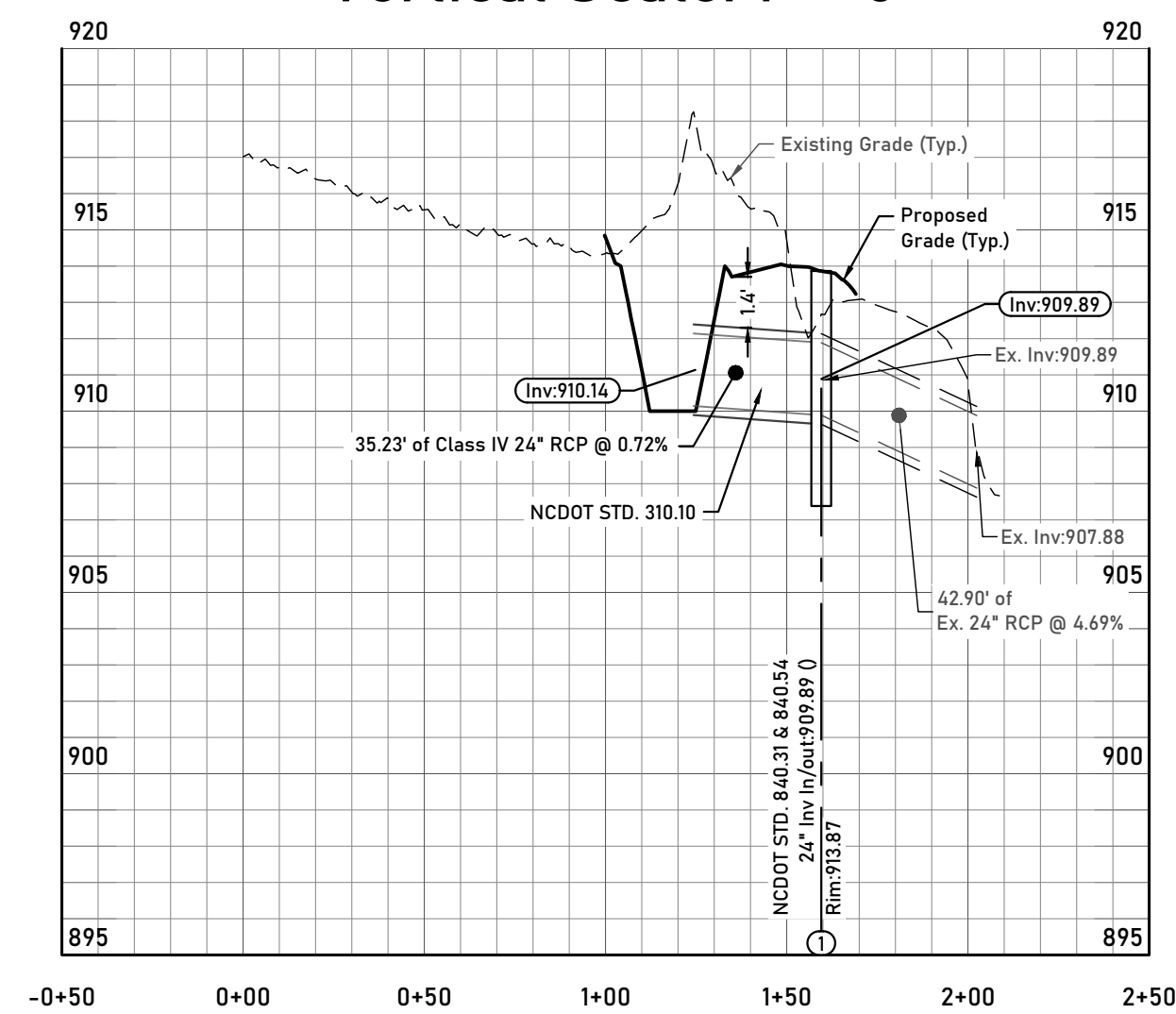
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**Culvert Crossing Profile**  
Horizontal Scale: 1" = 50'  
Vertical Scale: 1" = 5'



**Culvert Crossing #2 Profile**  
Horizontal Scale: 1" = 50'  
Vertical Scale: 1" = 5'



**Driveway Pipe Profile**  
Horizontal Scale: 1" = 50'  
Vertical Scale: 1" = 5'

Plans Prepared By:  
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Professional Seal:  
**PRELIMINARY  
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Project Number:  
25-44

Plans Prepared For:  
**Crowders Escape, LLC**  
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704-456-5964  
austin@hedleyhomes.com

Revisions:  
No. Date Description

Municipality Reference Number:  
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Project Location:  
Located Off Boggs Road  
Claremont, NC 28610 (Catawba  
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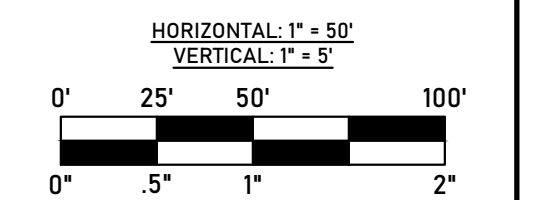
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**Boggs Road Subdivision**

Project Phase:  
**Construction Documents**

Date:  
**08/27/2025**

Sheet Title:  
**Drainage  
Profiles**

Sheet Number:  
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Plans Prepared By:

**Sloan Civil Solutions**

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Revisions:

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Municipality Reference Number:

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Claremont, NC 28610 (Catawba  
County)

Project Name:

**Boggs Road Subdivision**

Project Phase:

**Construction Documents**

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Sheet Title:

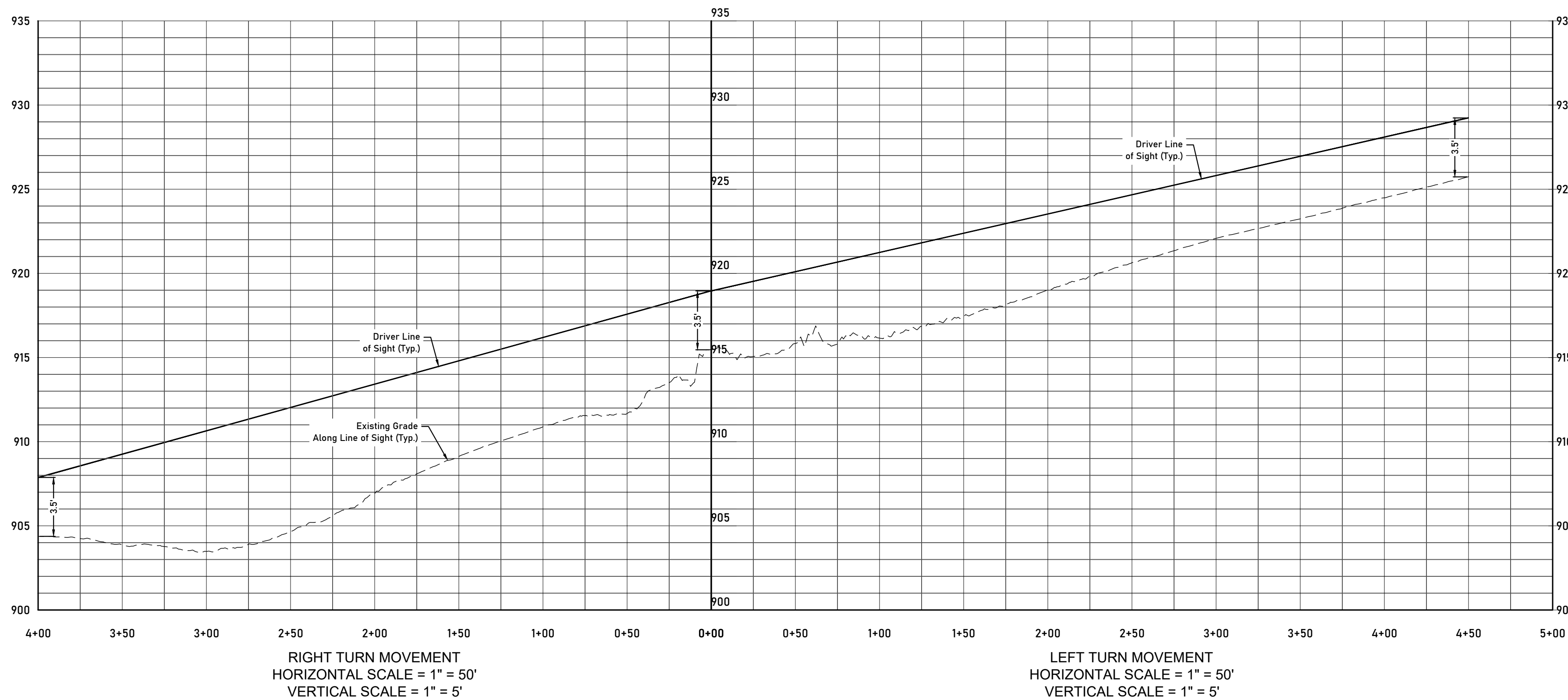
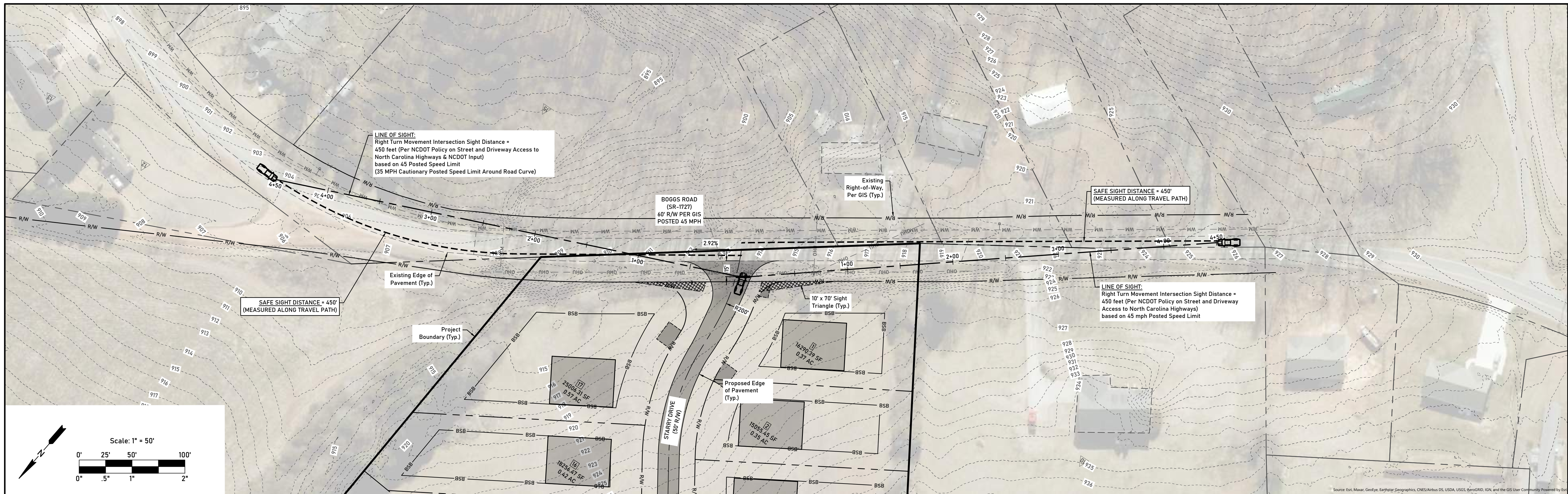
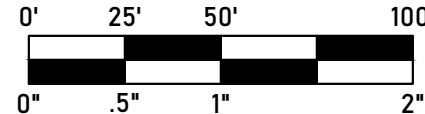
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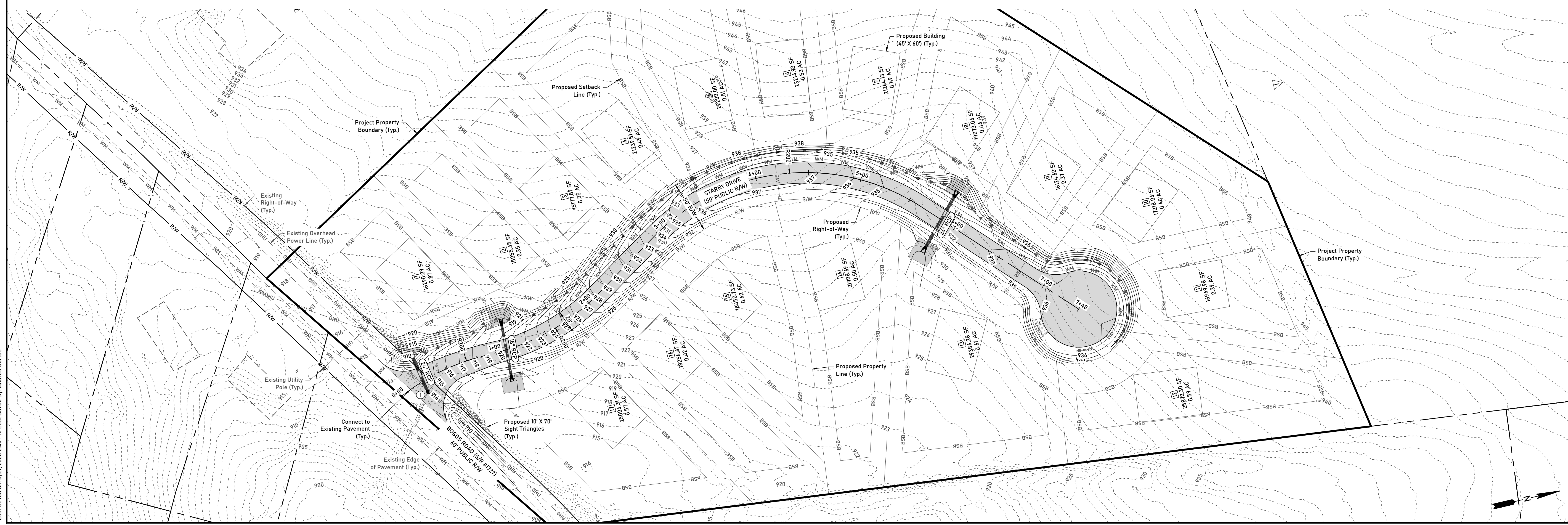
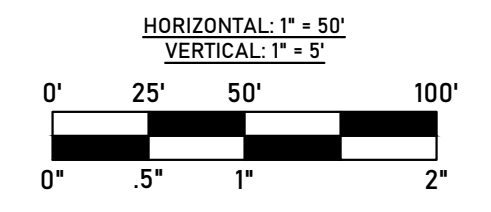
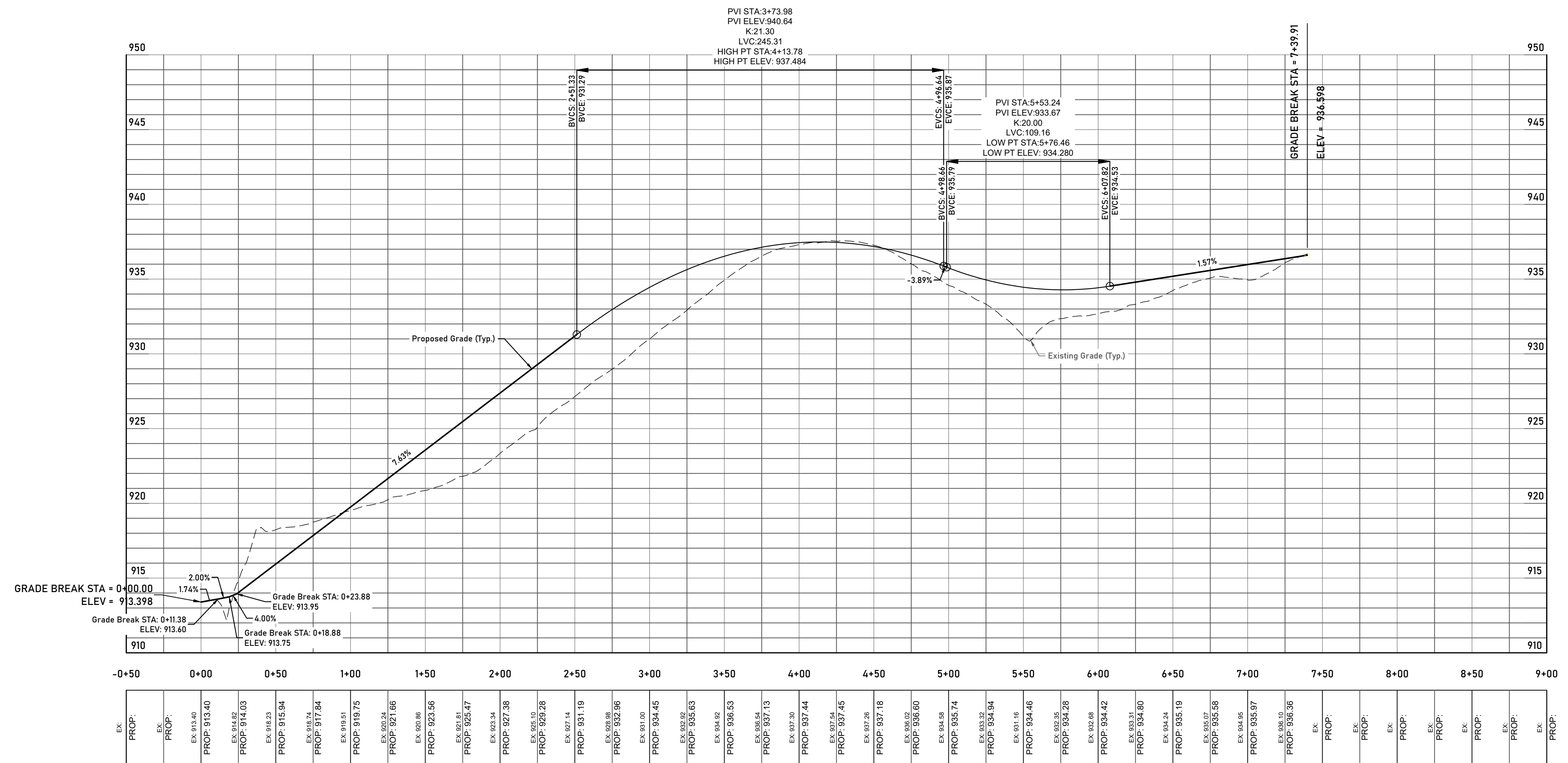
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HORIZONTAL: 1" = 50'

VERTICAL: 1" = 5'



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Plans Prepared By:  
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Municipality Reference Number:  
 Municipality Reference Number

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 Claremont, NC 28610 (Catawba County)

Project Name:  
**Boggs Road Subdivision**

Project Phase:  
**Construction Documents**

Date:  
 08/27/2025

Sheet Title:  
**Roadway Plan And Profile**

Sheet Number:  
**C6.0**

Scale: 1" = 50'

**DOMESTIC WATER PRESSURE NOTE:**

1. DOMESTIC WATER PRESSURES ARE ANTICIPATED TO BE HIGHER THAN THE 80 PSI ALLOWANCE PER CHAPTER 29 OF THE 2018 NORTH CAROLINA BUILDING CODE SECTION P2903.3.1 MAXIMUM PRESSURE. PER SECTION P2903.3.1, AN APPROVED PRESSURE-REDUCING VALVE CONFORMING TO ASSE 1003 OR CSA B356 SHALL BE INSTALLED ON THE DOMESTIC WATER BRANCH MAIN OR RISER AT THE CONNECTION TO THE WATER SERVICE PIPE. THE BUILDER/PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH THE PLUMBING INSPECTOR AND INSTALLING PRESSURE REDUCING VALVES.

TOTAL USABLE SOIL AREA FOR SEPTIC	USABLE SOIL AREA FOR SEPTIC ON EACH LOT	TOTAL UNUSABLE SOIL AREA FOR SEPTIC
-----------------------------------	---	-------------------------------------

**Note:**  
Setbacks for Septic Fields per 15A NCAC 18E .0401:  
 • 10' From Property Lines  
 • 5' From Building Foundation (15' was used to be conservative)  
 • 50' From Private Wells

**Origin Of Data Notes:**  
 1. Usable Septic Soils areas are based on a report provided by Agri-waste Technology dated 10/18/2024.

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Revisions:  
 No. Date Description

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 Municipality Reference Number

Project Location:  
 Located Off Boggs Road  
 Claremont, NC 28610 (Catawba County)

Project Name:  
**Boggs Road Subdivision**

Project Phase:  
**Construction Documents**

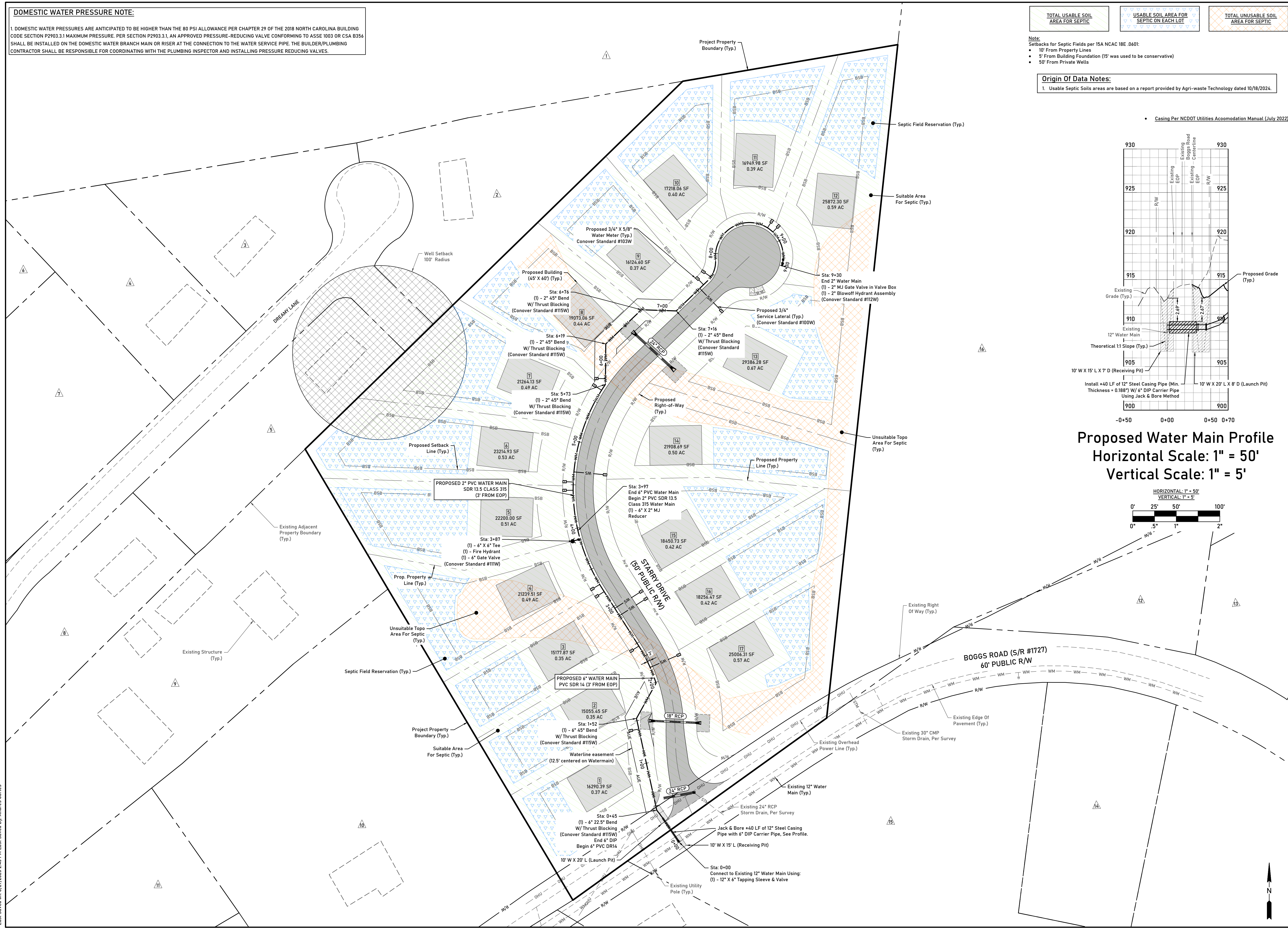
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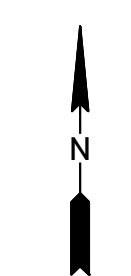
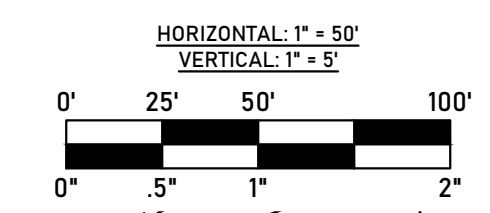
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 0" .5" 1" 2"

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**Proposed Water Main Profile**  
 Horizontal Scale: 1" = 50'  
 Vertical Scale: 1" = 5'





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Plans Prepared By:

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Revisions:

No.	Date	Description
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Municipality Reference Number:

Municipality Reference Number

Project Location:

**Located Off Boggs Road  
Claremont, NC 28610 (Catawba  
County)**

Project Name:

**Boggs Road Subdivision**

Project Phase:

**Construction Documents**

Date:

**08/27/2025**

Sheet Title:

**Site Details**

Sheet Number:

**C8.1**

**Details Note:**

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File Location: Y:\Share\A\_Projects\25-44 - Boggs Road Claremont\Civil\3D\0\_Plan Set\Civil Construction\C9.0 - Utility Details.dwg  
Last Saved on: 8/13/2025 1:34 AM Last Saved By: Andres Cortes

Plans Prepared By:

**Sloan Civil Solutions**

**Engineering + Land Development**

Firm COL: P-3155  
258 E. Broad Street, Statesville, NC 28677  
cory@sloancivilsolutions.com

Professional Seal:

**PRELIMINARY  
- DO NOT  
USE FOR  
CONSTRUCTION**

Project Number:

25-44

Plans Prepared For:

**Crowders Escape, LLC  
Austin Hedley  
20311 Chartwell Drive Unit 2220  
Cornelius NC 28031  
704-456-5964  
austin@hedleyhomes.com**

Revisions:

No.	Date	Description
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Municipality Reference Number:

Municipality Reference Number

Project Location:

**Located Off Boggs Road  
Claremont, NC 28610 (Catawba  
County)**

Project Name:

**Boggs Road Subdivision**

Project Phase:

**Construction Documents**

Date:

**08/27/2025**

Sheet Title:

**Utility Details**

Sheet Number:

**C9.0**

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**Proposed Landscape Legend**

- Shade Tree 
- Ornamental Tree 
- Shrub 

**PROJECT DATA TABLE:**

Property Owner:	Crowders Escape LLC 20311 Chartwell Center Dr Unit 2220 Cornelius NC 28031
Project Name:	Boggs Road Subdivision
Site Address:	Boggs Road, Claremont, NC 28610
Parcel Number:	3761842828
Total Site Area:	+ 9.007 Acres
Deed Reference:	DB 2278 PG 1852
Existing Zoning:	R-20
Existing Site Use:	Vacant
Proposed Site Use:	Single Family Residential
Proposed Units:	17 Single Family Residential Lots
Required Open Space:	2,500 SF Per Dwelling
Provided Open Space:	Payment in Lieu of Open Space (UDO Section 44-543.b.2)
Buffer Yards:	N/A (Same R-20 Zoning Abutting)
Requirement For Residential Street Trees:	2-inch calliper or 15 gallon container trees must be planted along subdivision internal roads and frontage of corner lots (1 per 50 linear feet of street frontage, measured along center line).
Provided Street Trees:	Approximately 1 per 50 Linear feet of Street Frontage, with some alterations based on proposed site features/appearances. PER SECTION 44-523 OF UDO, THE MANUAL OF WOODY LANDSCAPE PLANTS, LATEST EDITION, BY MICHAEL A. DIRR SHOULD BE USED AS REFERENCE FOR THE PLANT MATERIAL STANDARDS.
Tree Save Areas:	See Image Below (Google Street View) of Subdivision Frontage. With the Limited Grading proposed, frontage is currently vegetated with some existing trees, which can remain with the exception of tree demo related to roadway and utilities. Other Existing Wooded areas are delineated on this plan.

**EXISTING WOODED AREA**  
\* All plantings shall meet NCDOT Guidelines for Planting Within Highway Right-of-Way.

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Claremont, NC 28610 (Catawba County)

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**Boggs Road Subdivision**

Project Phase:

**Construction Documents**

Date:

08/27/2025

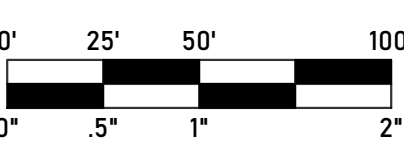
Sheet Title:

**Landscape Plan**

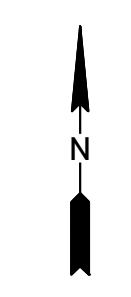
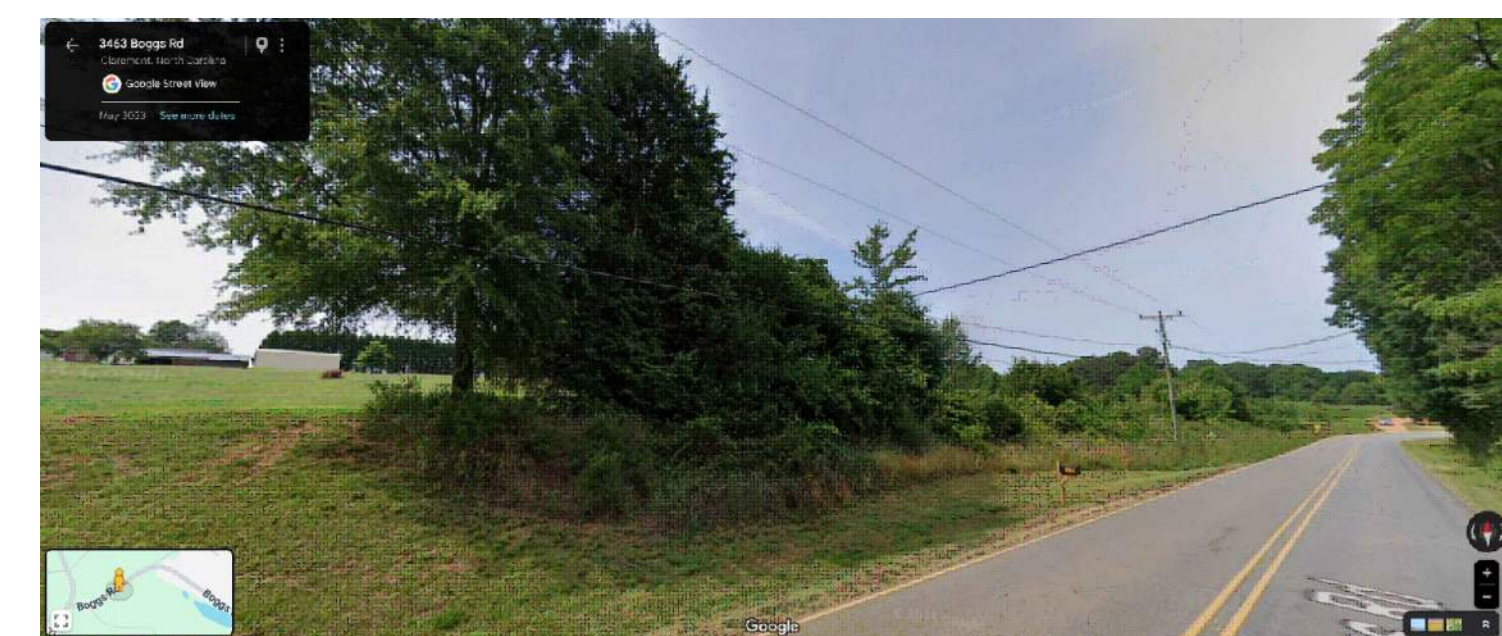
Sheet Number:

**L1.0**

Scale: 1" = 50'



File Location: Y:\Share\A\Projects\25-44 - Boggs Road Claremont\Civil\3D\0 - Landscape Plan.dwg  
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Last Saved on: 8/27/2025 3:24 PM Last Saved By: Andres Cortes

PLANTING STRIPS LESS THAN 8' IN WIDTH  
(WITH IRRIGATION AND DRAINAGE)

TREE PLANTING  
(FOR SINGLE AND MULTI-STEM TREES)

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Date:

08/27/2025

Sheet Title:

**Landscape  
Details**

Sheet Number:

**L1.1**

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