Portside

STORM DRAINAGE DESIGN DATA SHEET

PROJECT Portside Phase II
LOCATION Davidson, NC
STORM FREQUENCY 10 YEAR
COMPUTED BY Bryan Halt DATE Dec. 13., 1985
CHECKED BY Ed Schweitzer SHEET ___ OF ___

LOCATION		AREA		C	INTENSITY			Q = CIA	PIPE					REMARKS
ROM	TO	SUB.	TOTAL		H	L	I	CFS	N	SLOPE	LGTH	SIZE	VEL	
CB#1	CB#2	Offsite 1.33	1.56	.8			6.3	7.86	.012	.05	36'	15"	12.0	
CB#2	CB#3	0.18	1.74	.8			6.3	8.77	.012	.054	138'	15"	12.0	
CB#5	CB#4	——	.07	.8			6.3	0.35	.012	.05	30'	15"	12.0	
CB#4	CB#3	1.16	1.23	.8			6.3	6.20	.012	.068	72'	15"	14.3	
CB#3	FES#6	——	2.97	.8			6.3	14.97	.012	.005	120'	24"	5.3	Rip Rap Outlet 7'x15

STORM DRAINAGE SCHEDULE

Structure	Rim Elev.	Invert Elev.	Pipe Out	Slope
#1	75.50	69.80	36'-15" RCP	5.0%
#2	74.00	68.00	138'-15" RCP	5.4%
#3	64.75	60.60	120'-24" RCP	0.5%
#4	72.50	65.50	72'-15" RCP	6.8%
#5	71.50	67.00	30'-15" RCP	5.0%
#6	-	60.00	00	0

LEGEND

- EXISTING CONTOURS — -760-
- PROPOSED CONTOURS
- PROPOSED SPOT ELEV. — 77.80
- BREAK POINT
- DIRECTION OF DRAINAGE
- DRAINAGE STRUCTURE & PIPE
- BRIDGE ACROSS SWALE
  - BRIDGE ELEV.
  - SWALE ELEV.
- CONCRETE RETAINING WALL
- TIMBER RETAINING WALL
  - TOP OF WALL ELEVATION
- STEPS
  - TOP OF STEP ELEV
  - BOTTOM OF STEP ELEV.
- EXISTING TREES TO REMAIN — o
- BUILDING NUMBER — 3
- FINISHED FLOOR ELEV. — 768.75

SITE PLAN

Land Design

DATE: DECEMBER 20, 1985
PROJECT NO: [illegible]
REVISIONS: [illegible]

● 1701 East Boulevard, Charlotte, NC 28203 704/333-0325
○ 1216 Prince Street, Alexandria, VA 22314 703/549-7784

Land Design
Landscape Architecture Land Planning

SHEET NO: 1 OF 7

Portside

Sedimentation & Erosion Control

Disturbed Area:
Soil Type: CECIL CLAY LOAM

Construction Sequence
1. Install silt fence at locations shown on Plans.
2. Install diversion ditch & sediment basin as shown.
3. Stabilize ditches, swales.
4. Inspection by County Engineer.
5. Grade site to subgrade. Maintain silt fences and stone filters.
6. Install storm drainage structures & protect as detailed. Maintain.
7. Areas of the site not to be actively constructed upon shall be seeded within 30 days.
8. Construct pavement areas.
9. Repair all seeded areas. Maintain silt fences.
10. Remove silt fence, sediment traps.
11. Final inspection by County Engineer.

Site Seeding Specifications

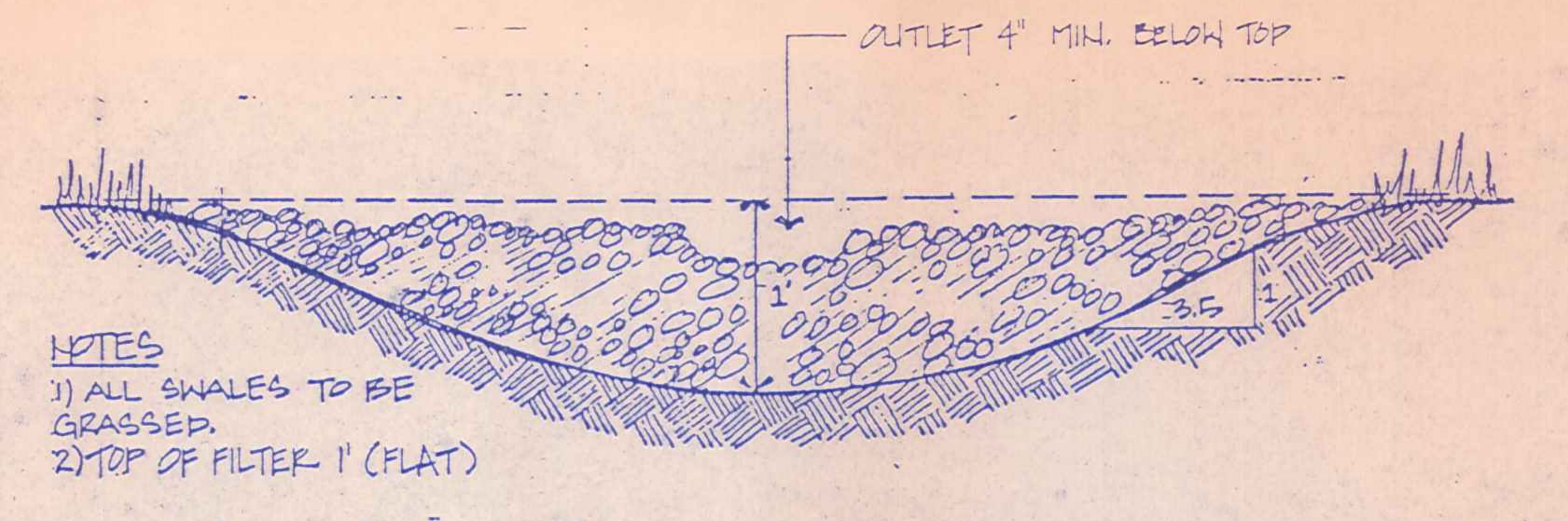
1. Lime: Apply 4 tons per acre. Disc.
2. Fertilizer: Apply 1000 lbs/acre 10-10-10
   Apply 500 lbs/acre 20% Superphosphate
3. Seed: 80 lbs/acre Kentucky Fescue 31
4. Mulch: Apply 1½ tons/acre wheat straw on all seeded areas.
5. Tack: All slopes to have asphalt tack applied at the rate of 22.5 gallons/acre
6. IF SEEDED BETWEEN NOV.–MARCH MIX SEED WITH RYE.

Graded Slopes and Fills – The angle for graded slopes and fills shall be no greater than the angle which can be retained by vegetative cover or other adequate erosion control devices or structures. In any event, slopes left exposed shall, within 30 working days of completion of any phase of grading, be planted or otherwise provided with ground cover, devices, or structures sufficient to restrain erosion.

Ground Cover – Whenever land-disturbing activity is undertaken on a tract comprising more than one acre, if more than one contiguous acre is uncovered a ground cover sufficient to restrain erosion must be planted or otherwise provided within 30 working days on that portion of the tract upon which further active construction is not being undertaken, provided that this subsection (C) shall not apply to cleared land forming the basin of a reservoir later to be inundated.

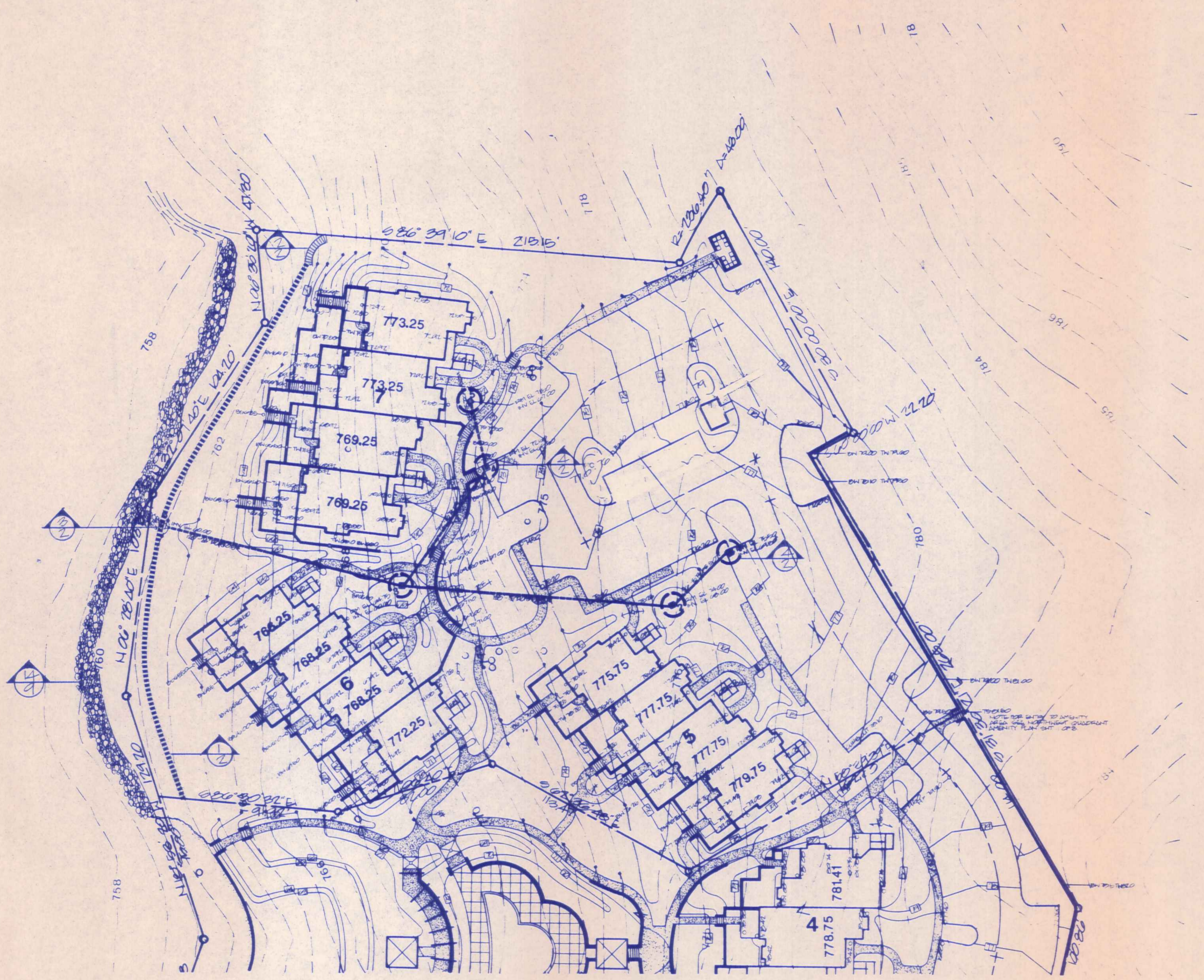
ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED DEPENDING ON FIELD CONDITIONS.

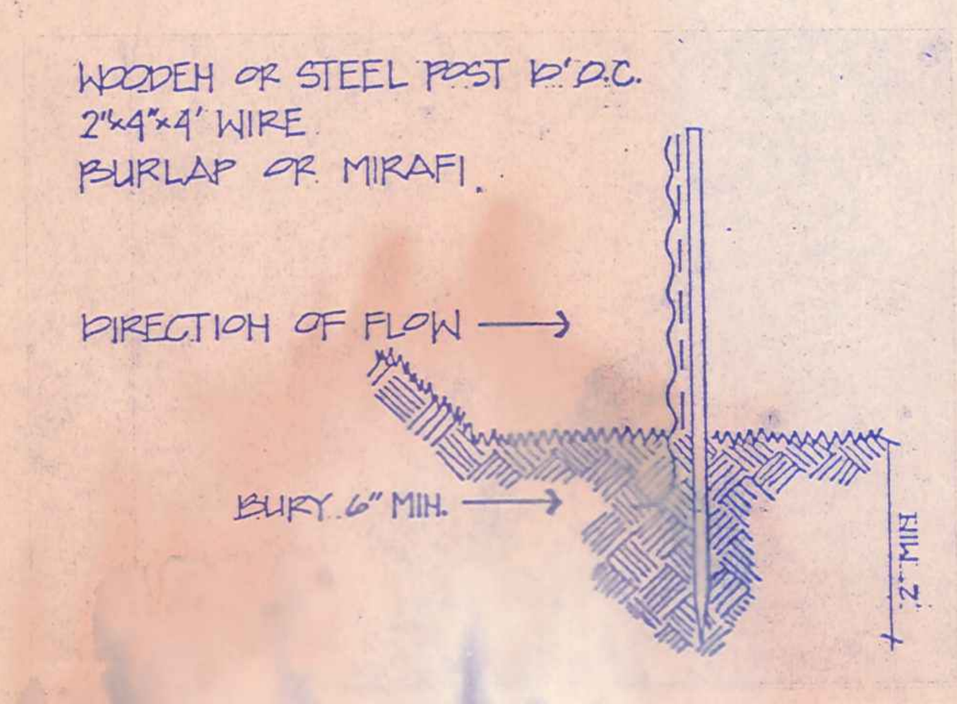
SEEDBED PREPARATION NOTES:
1. Surface water control measures to be installed according to plan.
2. Areas to be seeded shall be ripped & spread with available topsoil 3" deep. Total seedbed prepared depth shall be 4" to 6" deep.
3. Loose rocks, roots and other obstructions shall be removed from the surface so that they will not interfere with establishment and maintenance of vegetation. Surface for final seedbed preparation, at finish grades shown, shall be reasonably smooth and uniform.
4. If No soil test is taken, fertilizer and lime to be according to seeding specifications above. In addition, provide 15 lbs/1000 SF of superphosphate.
5. If soil test is taken, provide lime & fertilizer according to soil test report.
6. Lime & fertilizer shall be applied uninformly and mixed with the soil during seedbed preparation.



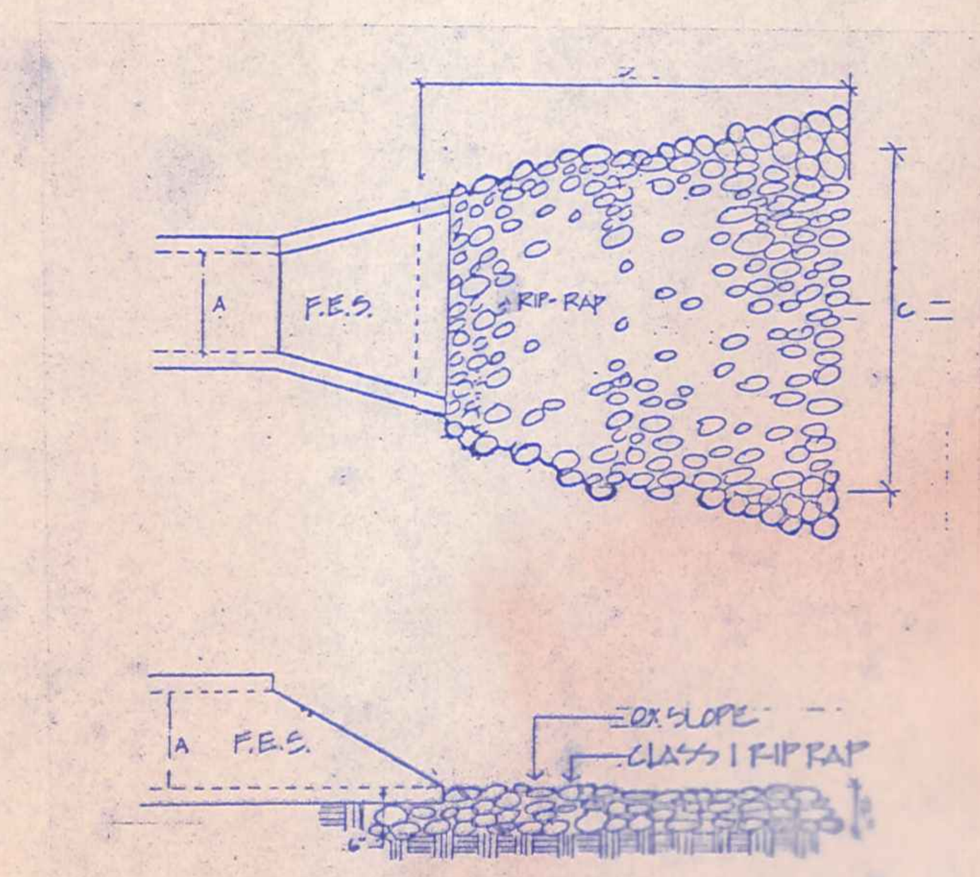
NOTES
1) ALL SWALES TO BE GRASSED.
2) TOP OF FILTER 1' (FLAT)

2/2 SWALE W/STONE FILTER

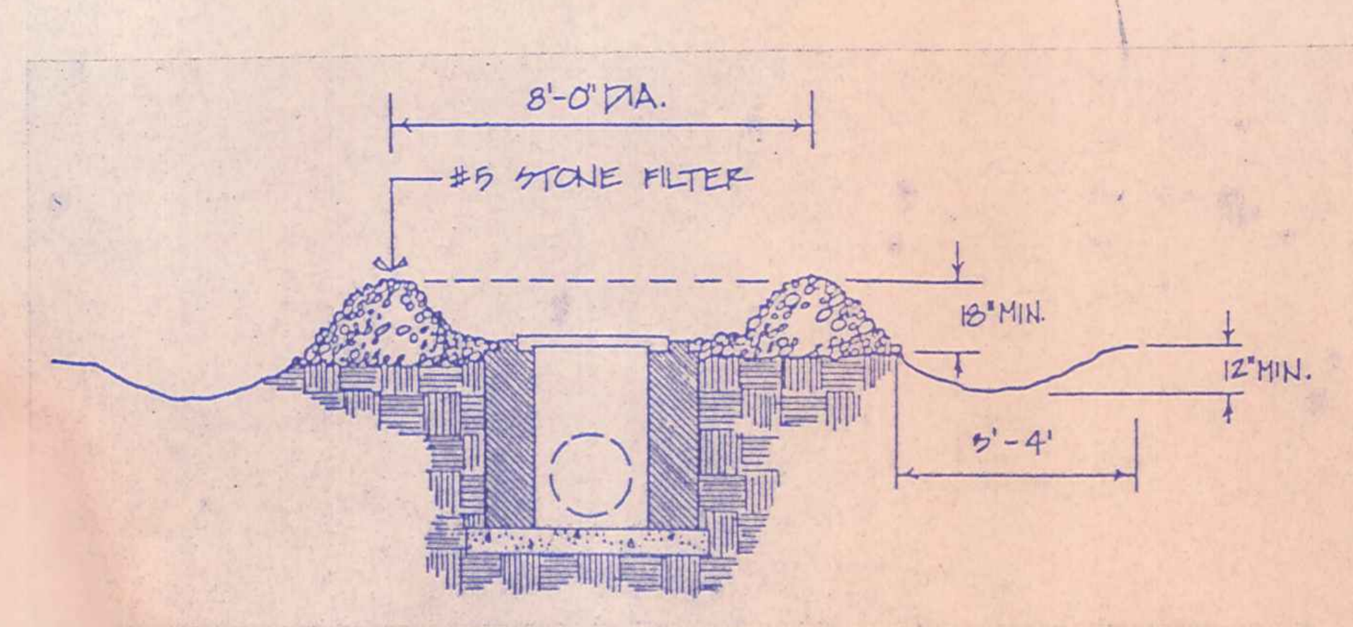




1/2 SILT FENCE



3/2 F.E.S. W/RIP RAP OUTLET

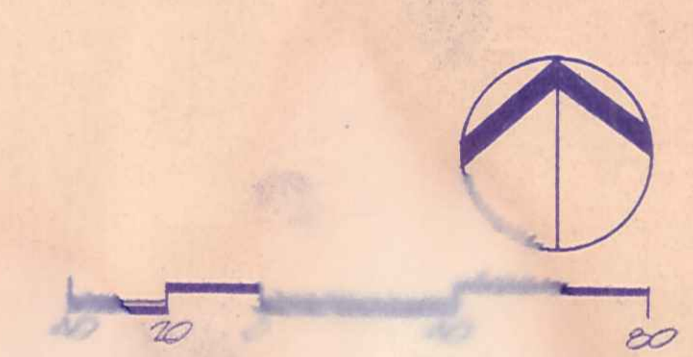


4/2 PROTECTED DRAINAGE INLET

LEGEND

- 1/2 SILT FENCE
- 2/2 SWALE W/STONE FILTER
- 3/2 FES W/ RIP RAP OUTLET
- 4/2 PROTECTED DRAINAGE INLET

SEDIMENTATION & EROSION CONTROL



Land Design

DATE: DECEMBER 20, 1985
PROJECT NO: 85378
REVISIONS: 4-14-86 ADDED 6 PARKING SPACES @ OWNERS REQUEST.

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Land Design
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SHEET NO: 2 OF 7

Portside

CLEARING PLAN

40 · 0 40 80 120

SCALE 1" = 40'-0"

Date: DECEMBER 20, 1985

Revisions: 4-14-86 DETAILED PARKING ADDED @ OWNERS REQUEST.

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Landscape Architects

1701 East Boulevard
Charlotte NC 28203
704 333 0325

Project No 2580.10

Sheet No 3 of 7

Portside

HORIZONTAL CONTROL

SCALE 1" = 40'-0"

Date: DECEMBER 20, 1985

Revisions: 1ST PHASE PHASE LINE
11-10-85 REVISED LOCATION OF BLDGS 6&7 ADDED & PARKING SPACES @ OWNERS REQUEST.

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Landscape Architects

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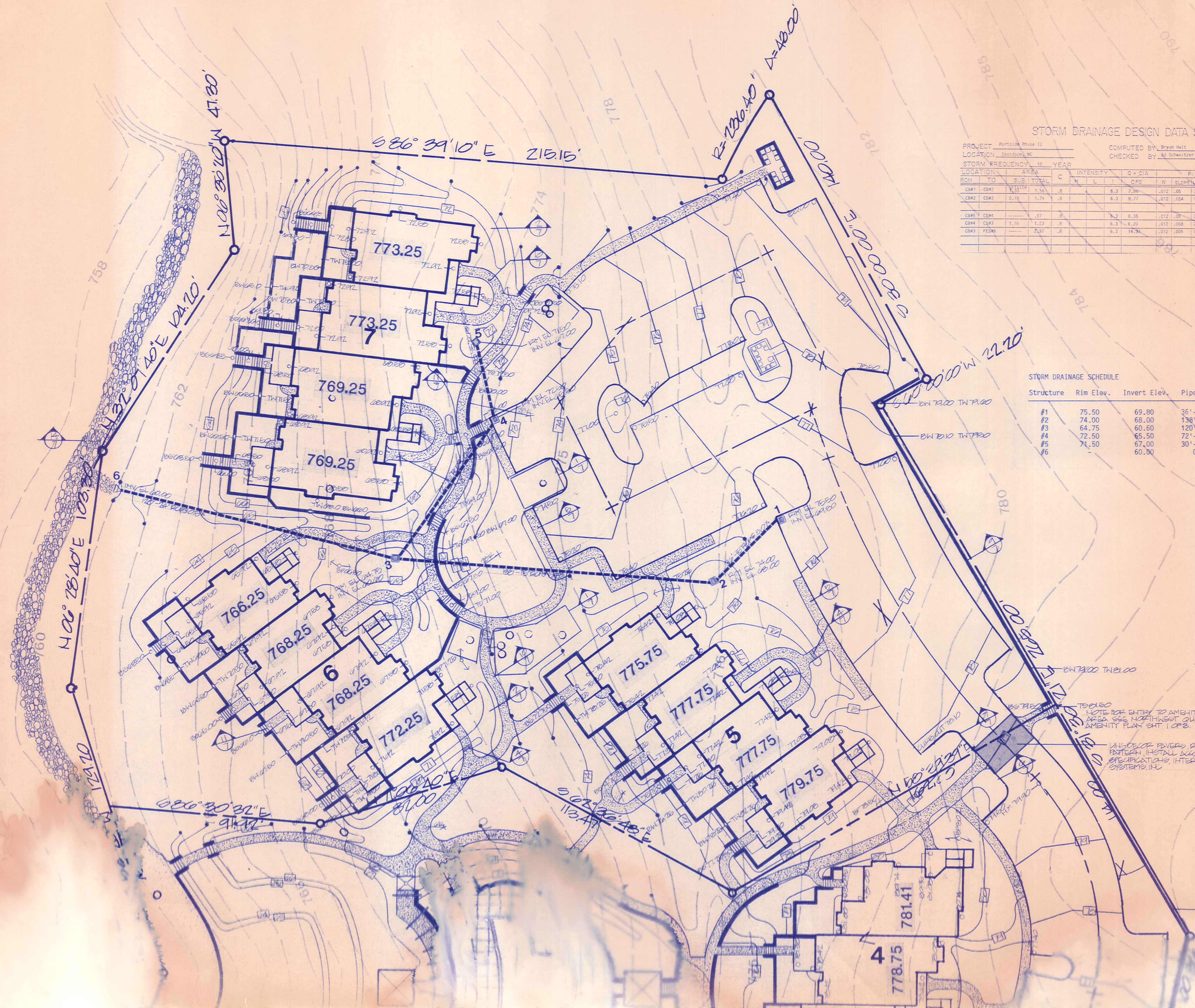
Charlotte NC 28203
704 333 0325

Project No 85278

Sheet No. 4 of 7

Portside



STORM DRAINAGE DESIGN DATA SHEET

PROJECT: Portside Phase II
LOCATION: Davidson, NC
STORM FREQUENCY: 10 YEAR
COMPUTED BY: Bryan Halt — DATE: Dec. 13, 1985
CHECKED BY: Ed Schweitzer — SHEET ___ OF ___

LOCATION		AREA		C	INTENSITY			Q = CIA	PIPE					REMARKS
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LEGEND

EXISTING CONTOURS	-760-
PROPOSED CONTOURS	763
PROPOSED SPOT ELEV.	77.80
BREAK POINT	
DIRECTION OF DRAINAGE	→
DRAINAGE STRUCTURE & PIPE	
BRIDGE ACROSS SWALE BRIDGE ELEV. SWALE ELEV.	
CONCRETE RETAINING WALL	
TIMBER RETAINING WALL TOP OF WALL ELEVATION	TW 64.8 BW 61.8
STEPS TOP OF STEP ELEV. BOTTOM OF STEP ELEV.	TS 77.0 BS 75.0
EXISTING TREES TO REMAIN	o
BUILDING NUMBER	3
FINISHED FLOOR ELEV.	768.75

FINE GRADING

Land Design

DATE: **DECEMBER 20, 1985**
PROJECT NO: 85328
REVISIONS: 4-14-86 ADDED 6 PARKING SPACES @ OWNERS REQUEST

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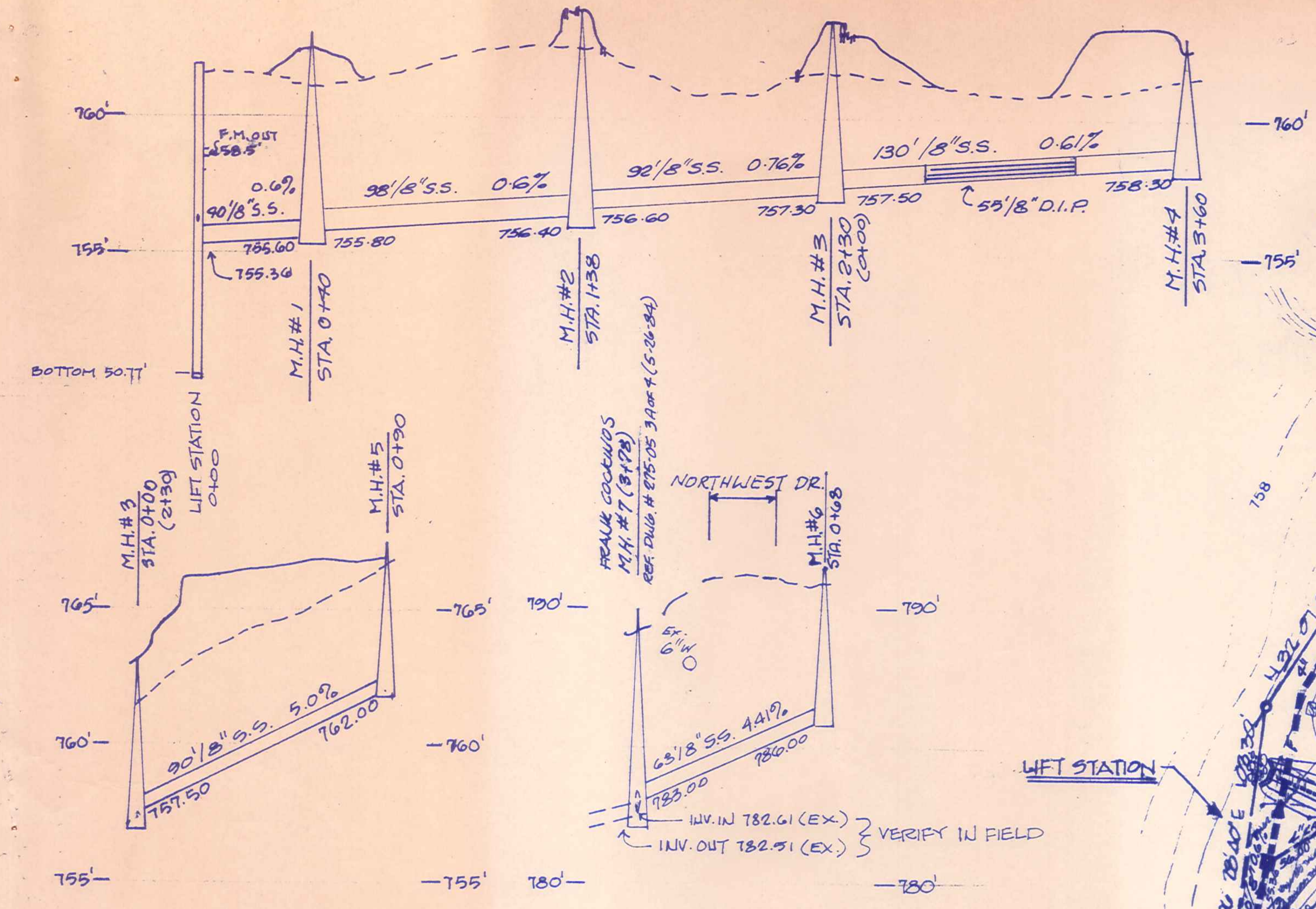
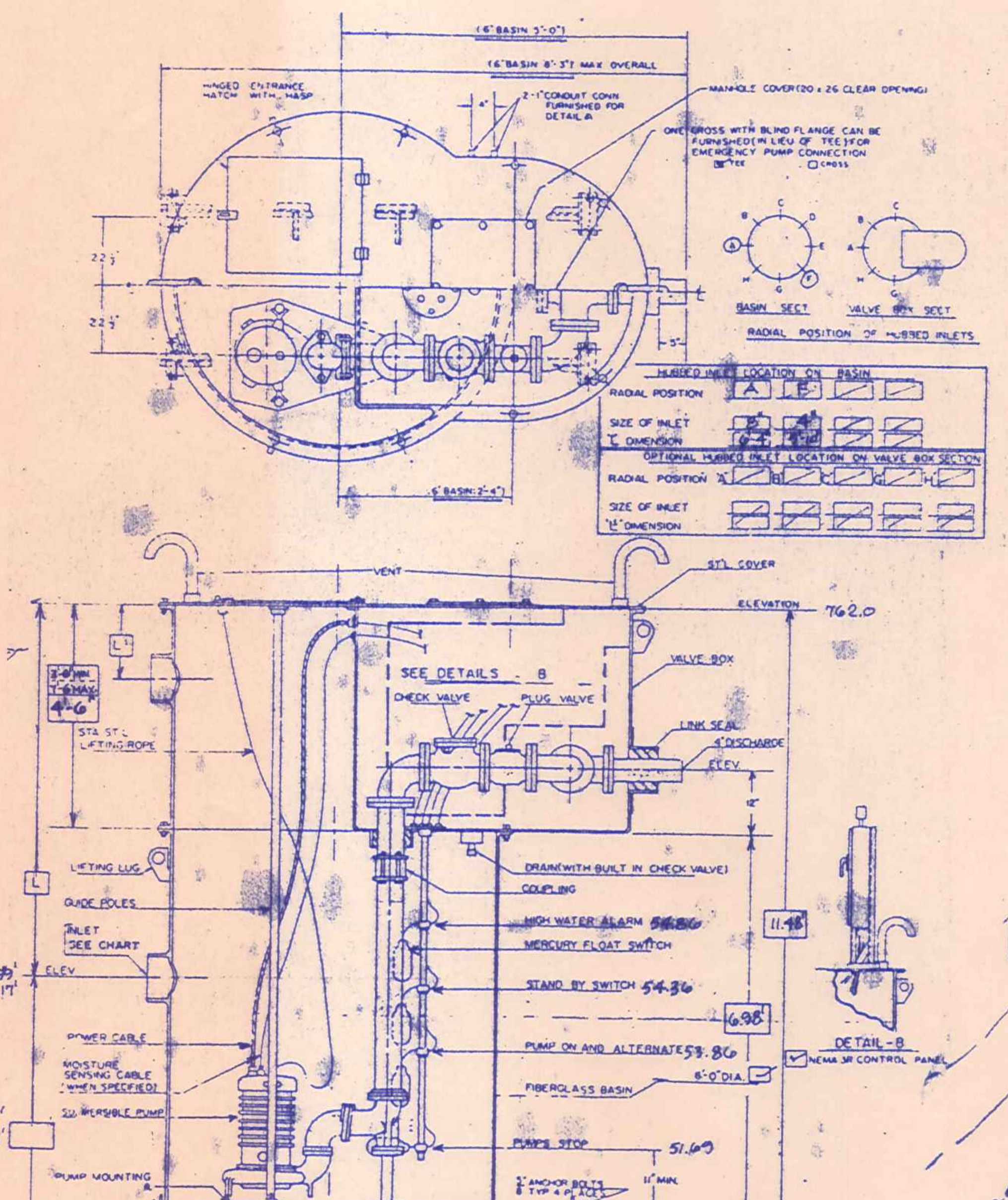
Land Design
Landscape Architecture Land Planning

SHEET NO: 5 OF: 7

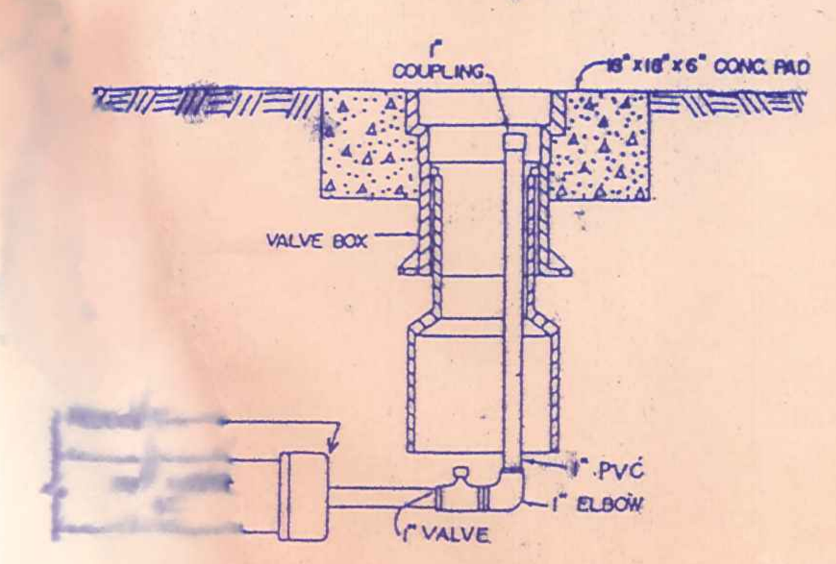
Portside



SANITARY SEWER PROFILES
1" = 40' HORIZ.
1" = 4' VERT.



PUMP STATION DETAIL (80-GPM/PUMP AT 40'-HEAD.)
(NOT TO SCALE)
AUXILLARY POWER SOURCE TO BE AVAILABLE TO PUMPS IN THE EVENT OF MAIN LINE POWER FAILURE.



1" BLOW OFF

NOTES

WATER & SANITARY SEWER

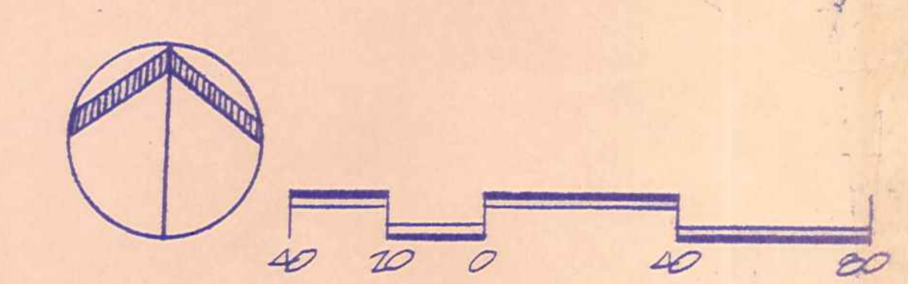
1. Construction of the PRIVATE water and PRIVATE sanitary sewer to be carried out in accordance with the State regulations and local standards.
2. Total number of dwelling units = 81 (3 B.R.)
3. Potable water demand based on 120 Gal/Min.
4. Average daily sewer flow = 32400 Gals.
5. Infiltration not to exceed 200 G/Dy/In/Mile.
6. San. Sewer mains to have a minimum of 3'-0" Cover.
7. Water mains to have a minimum of 2'-6" Cover.
8. San. Sewer mains and Water mains to be laid at least 10' apart, if site conditions preclude this horizontal separation then the Water main shall be laid in a separate trench with at least 18" vertical separation.
9. At locations where the Water main crosses over the San. Sewer and where less than the required minimum 18" separation is necessary, both the Water and San. Sewer mains shall be of ferrous material for at least 10' each side of the crossing. If the Water main crosses under the San. Sewer, then the ferrous Water pipe shall be free of joints within the required 20' le...
10. FORCE MAIN SHALL BE BUILT TO WATER MAIN STANDARDS, W/ 3'-0" MIN. COVER.

LEGEND

SAN. SEWER	
SAN. SEWER FORCE MAIN	F
WATER MAIN	
FIRE HYDRANT	F.H.
GATE VALVE	
BLOWOFF	B.O.

Brian A. Bunnell P.E.

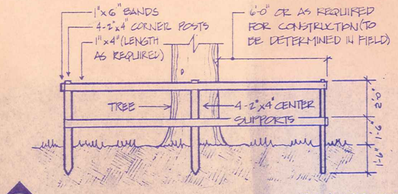
UTILITY PLAN



Date: 15 OCT. 1984
Revisions:

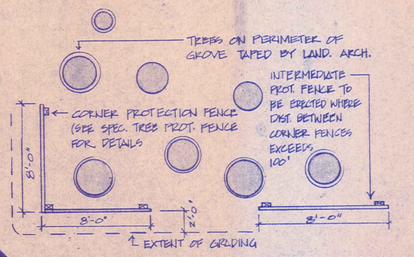
LandDesign, Inc.
Landscape Architects
1701 East Boulevard
Charlotte, NC 28203
704 333 0325

Project No. [redacted]
Sheet 7 of [redacted]

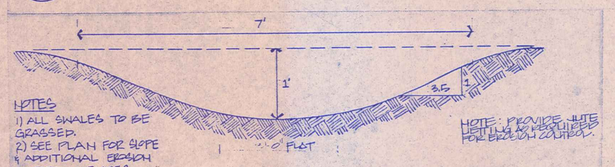


NOTES:
FENCE SHALL BE PAINTED WHITE
NO BUILDING MATERIALS, DIRT, OR EQUIPMENT SHALL BE STORED INSIDE THE FENCE.

1/7 SPECIMEN TREE PROTECTION FENCE
SCALE: 1/4" = 1'-0"



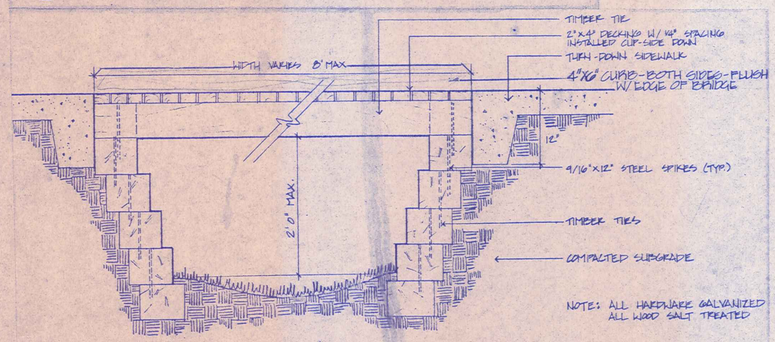
1/7 TREE GROVE PROTECTION DETAIL
SCALE: NONE



NOTES
1) ALL SWALES TO BE GRASSED.
2) SEE PLAN FOR SLOPE & ADDITIONAL EROSION CONTROL DEVICES.

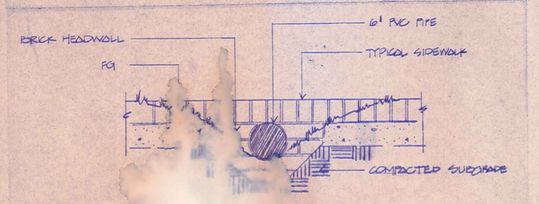
NOTE: PROVIDE LINER WHERE REQUIRED FOR EROSION CONTROL.

2/7 TYPICAL SWALE
FOR DRAINAGE AREAS UNDER 13 ACRES — NO SCALE

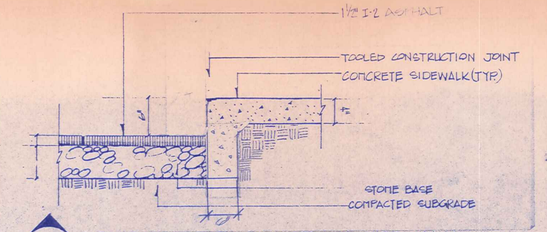


NOTE: ALL HARDWARE GALVANIZED ALL WOOD SALT TREATED

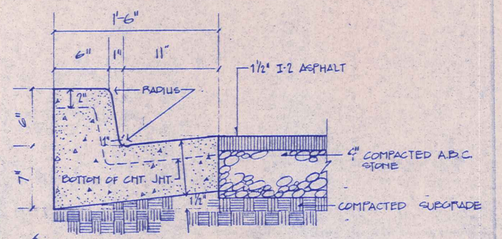
3/7 BRIDGE OVER SWALE DETAIL
1" = 1'-0"



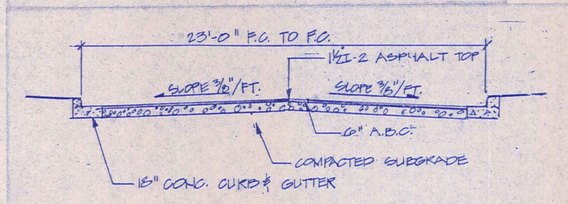
4/7 TYP. UNDER WALK
1" = 1'-0"



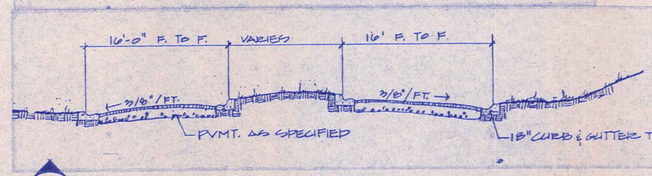
5/7 TYPICAL PARKING LOT W/ SIDEWALK



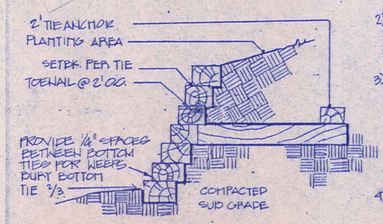
6/7 COMBINATION CURB & GUTTER



7/7 PRIVATE STREET

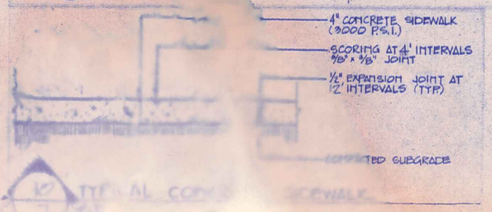


8/7 DIVIDED ENTRY DRIVE

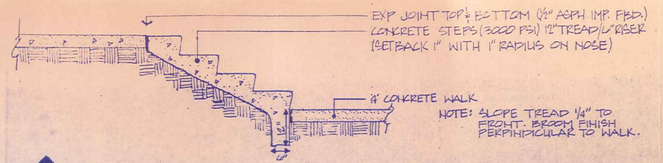


NOTES
1) WALLS UP TO 2' HT. FROM SUBGRADE REQUIRE NO DEADMEN.
2) WALLS 2'-6" TO 3'6" FROM SUBGRADE REQUIRE DEADMEN @ 8' O.C. ON 4TH OR 5TH COURSE FROM SUBGRADE.
3) WALLS ABOVE 3'-6" HT. REQUIRE DEADMEN ON TWO LEVELS, DEAD MEN TO BE SPACED 8' O.C. ON BOTH LEVELS. STAGGER LEVELS 4' HORIZONTALLY. LOCATE DEADMEN ON 4TH OR 5TH COURSE ON LOWER LEVEL, 7TH OR 8TH COURSE ON UPPER LEVEL.
4) DEADMAN ANCHORED WITH AND BOLTED W/ ½" STEEL SPIKES

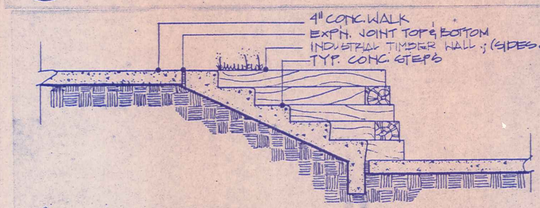
9/7 TYPICAL RETAINING WALL
½" = 1'



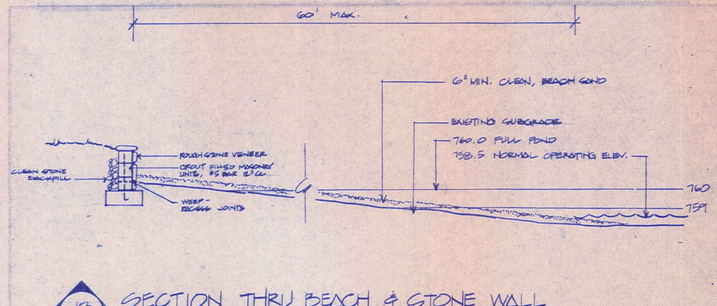
10/7 TYPICAL CONCRETE SIDEWALK



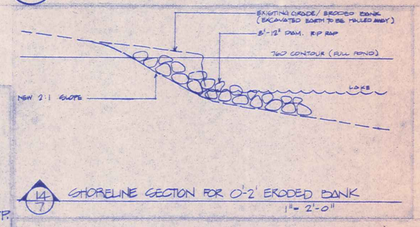
11/7 CONCRETE STEPS ADJOINING WALK



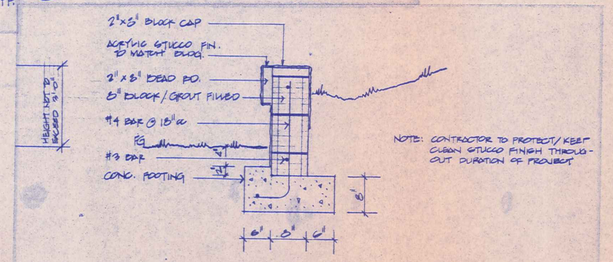
12/7 STEPS PERPENDICULAR TO RETAINING WALL
½" = 1'-0"



13/7 SECTION THRU BEACH & STONE WALL
NO SCALE



14/7 SHORELINE SECTION FOR 0'-2' ERODED BANK
1" = 2'-0"



NOTE: CONTRACTOR TO PROTECT/KEEP CLEAN STUCCO FINISH THROUGHOUT DURATION OF PROJECT.

15/7 TYP. MASONRY RETAINING WALL
3/4" = 1'-0"

Portside

DETAILS

Date: DECEMBER 20, 1985
Revisions: OCT. 7th 1986 DTL. 3RD

LANDDESIGN, INC.
Landscape Architects
1701 East Boulevard
Charlotte NC 28203
704 333 0325

Project No. 86210

Sheet No. 7 of 7

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 292 BRADLEY W. DAVIS