

- LEGEND**
- LINES SURVEYED
  - - - LINES NOT SURVEYED
  - E.I.P. --- EXISTING IRON PIPE
  - I.P.S. --- IRON PIPE SET
  - C.M.S. --- CONCRETE MONUMENT SET
  - E.C.M. --- EXISTING CONCRETE MONUMENT
  - P.K.S. --- P.K. NAIL SET
  - E.P.K. --- EXISTING P.K. NAIL
  - R/W --- RIGHT OF WAY
  - D.B. --- DEED BOOK
  - P.P. --- POWER POLE
  - O.H.W. --- OVER HEAD WIRE
  - R.R.S. --- RAILROAD SPIKE (1234)
  - T.O.C. --- RAILROAD SPIKE

SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE

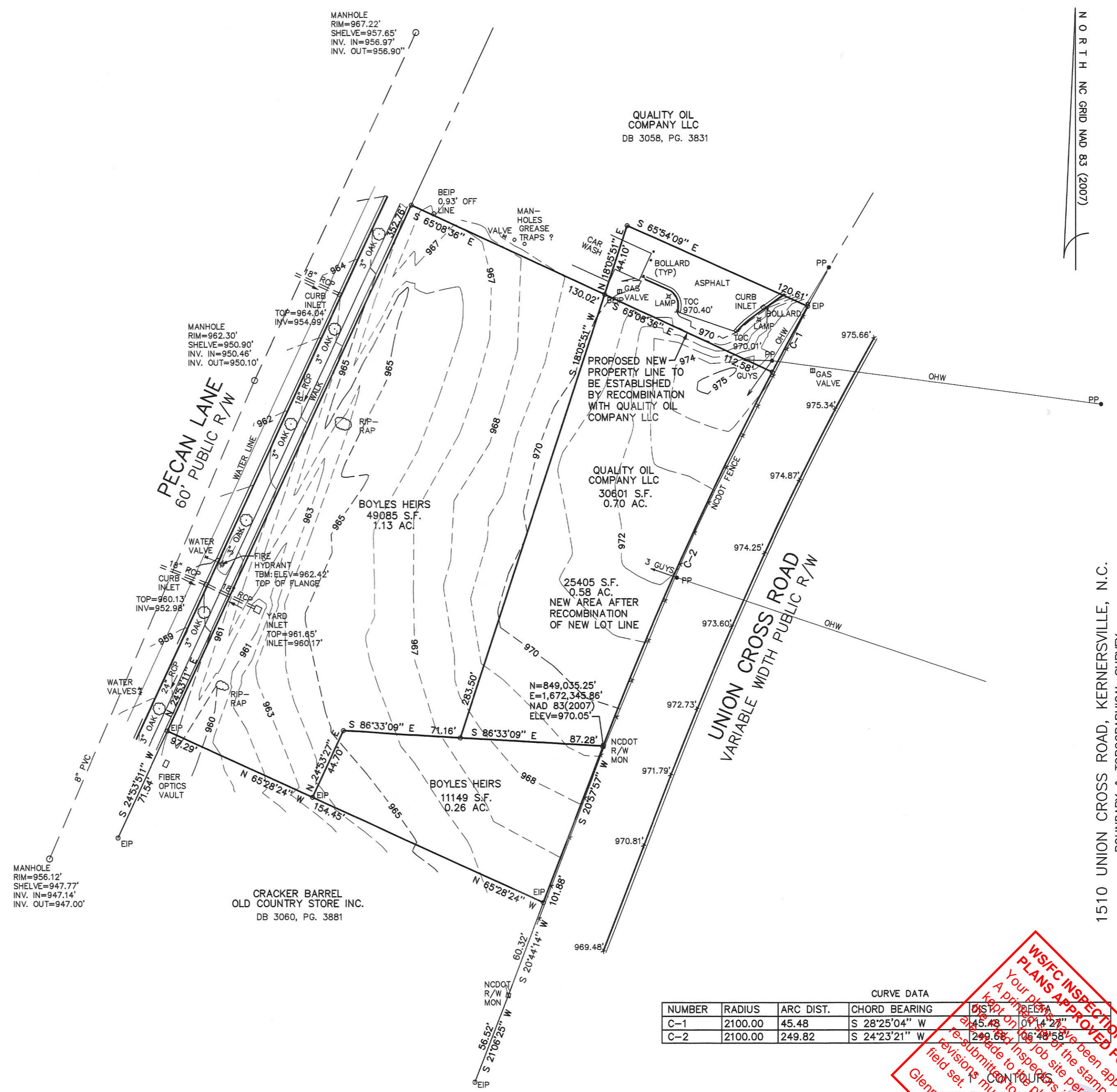
- o a. This survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.
- o b. This survey is located in a portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land.
- o c. Any one of the following:
  1. That the survey is of an existing parcel or parcels of land and does not create a new street or change an existing street;
  2. That the survey is of an existing building or other structure, or natural feature, such as a watercourse; or
  3. That the survey is a control survey.
- o d. This survey is of another category, such as the recombination of existing parcels, a court-ordered survey, or other exception to the definition of subdivision.
- o e. The information available to the surveyor is such that the surveyor is unable to make a determination to the best of the surveyor's professional ability as to provisions contained in (a) through (d) above.

This parcel is located in the FORSYTH CO. Planning jurisdiction.

NORTH CAROLINA  
WAKE COUNTY

I, Barry L. Scott, certify that this plat was drawn under my supervision from (an actual survey made under my supervision)(deed description recorded in Book 3162, page 1988, etc.)(other), that the boundaries not surveyed are clearly indicated as drawn from information found in Book SEE, page REF.; that the ratio of position or positional accuracy as calculated is 1:10,000+; that this plat was prepared in accordance with NCGS 47-30 amended. Witness my original signature, registration number and seal this 21st day of February A.D. 2022

*[Signature]*  
Professional Land Surveyor  
L3196 NC  
Registration Number



**CURVE DATA**

NUMBER	RADIUS	ARC DIST.	CHORD BEARING	DIST.
C-1	2100.00	45.48	S 28°25'04" W	45.48
C-2	2100.00	249.82	S 24°23'21" W	249.82

**WSIFC INSPECTIONS NOTICE**  
**PLANS APPROVED FOR CONSTRUCTION**  
 Your plans have been approved for construction of this project. A primary inspection will be conducted on the job site per general statute. The plans are returned to the field set. Revisions must be made in the stamped/approved plans and submitted to the plans, those changes are required. Inspections are to be made in the stamped/approved plans. All approved plans must be stamped/approved by the plans engineer. Plans approved by the plans engineer are not valid for construction. Plans approved by the plans engineer are not valid for construction. Plans approved by the plans engineer are not valid for construction.

DATE: 09-16-22  
 FIELD BY: M. B. B. B.  
 SURVEYED BY: B. B. B. B.  
 DATE: 01-17-22  
 DATE: 02-22-22

PLAT REFERENCE:  
 PB 59, PG. 174 F.C.R.  
 PB 60, PG. 107 F.C.R.  
 PB 69, PG. 46 F.C.R.  
 PB 670, PG. 79 F.C.R.

1" = 50'  
 HORIZONTAL GROUND DISTANCE  
 AREA COMPUTED BY COORD.  
 GEOMETRY METHOD

**SURVEY FOR CULVER FRANCHISING SYSTEM, LLC**

QUALITY OIL COMPANY PROPERTY AS RECORDED IN D.B. 3538, PG. 3280 F.C.R.  
 TREVA H. BOYLES PROPERTY AS RECORDED IN D.B. 3060, PG. 3878 F.C.R. & D.B. 3162, PG. 1988 F.C.R.

THIS PLAT RECORDED IN B. O. M. / P. B. / P. C. \_\_\_\_\_ PG. \_\_\_\_\_ FORSYTH COUNTY REGISTRY

**BARRY L. SCOTT**  
**LAND SURVEYING**  
 PROFESSIONAL LAND SURVEYORS  
 P. O. BOX 3010  
 FALCON, NORTH CAROLINA 27605  
 TEL: 919/859-0464  
 JOB NO.: 21-09-03

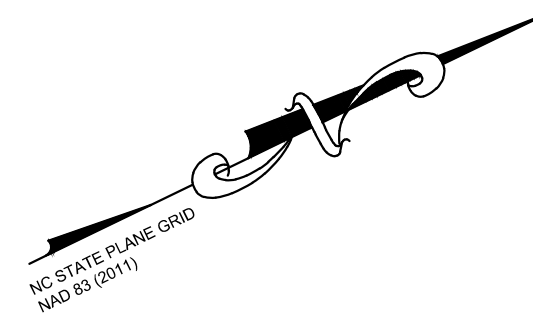
**QUALITY OIL COMPANY LLC**  
**TREVA H. BOYLES HEIRS**

1510 UNION CROSS ROAD, KERNERSVILLE, N.C.  
 BOUNDARY & TOPOGRAPHICAL SURVEY

PROPERTY OF

TAX MAP: FORSYTH COUNTY WINSTON  
 PARCEL(S): 6674-29-2251.00, 6674-29-3169.00  
 PIN(S): 6674-28-2969.000





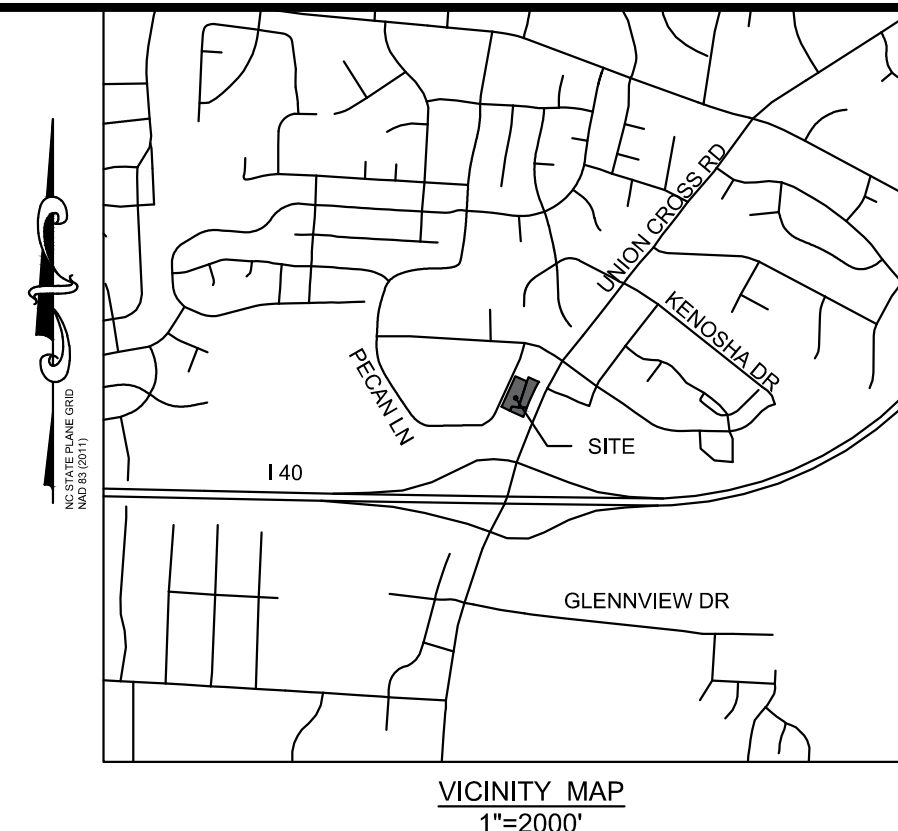
CURVE DATA					
NUMBER	RADIUS	ARC DIST.	CHORD BEARING	DIST.	DELTA
C-1	2100.00	295.30	S 25°00'35" W	295.06	08°03'25"

SUBJECT TRACT PROPERTY INFORMATION					
TRACT	PIN	OWNER	DB/PG	ZONE	AREA (ACRES)
1	6874-29-2251	BOYLES, TREVA H HEIRS	3162/1988	GB-S	1.13
2	6874-28-2969	BOYLES, TREVA H HEIRS	3060/3878	GB-S	0.26
3	6874-29-3169	QUALITY OIL COMPANY LLC	3538/3280	GB-S	0.70
TOTAL	-	-	-	-	2.09

BUILT UPON AREA BREAKDOWN TABLE			
TYPE	AREA (SF)	AREA (AC)	PERCENT
BUILDING	4,378	0.10	5.11
PAVEMENT	37,857	0.87	44.21
MISC.	4,779	0.11	5.58
TOTAL BUA	47,014	1.08	54.90
TOTAL AREA	85,639	1.97	100.00

MAXIMUM ALLOWABLE SITE COVERAGE IS 80% PER FORSYTH CO WATERSHED ORDINANCE



**FEI**

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

**SITE DATA:**  
 TRACT 1:  
 PIN: 6874-29-2251  
 BOYLES, TREVA H HEIRS  
 DB 3162 PG 1988  
 1.13 ACRES  
 TRACT 2:  
 PIN: 6874-28-2969  
 BOYLES, TREVA H HEIRS  
 DB 3060 PG 3878  
 0.26 ACRES  
 TRACT 3:  
 PIN: 6874-29-3169  
 QUALITY OIL COMPANY LLC  
 DB 3538 PG 3280  
 0.70 ACRES  
 TOTAL AREA: 2.09 ACRES

BUILDING HEIGHT: 30'

**ZONING:**  
 EXISTING ZONING: GB-S (SEE ZONING CASE W-3116)  
 PROPOSED USE: RESTAURANT WITH DRIVE THRU

**PARKING REQUIREMENTS:**  
 USE: RESTAURANT WITH DRIVE THRU  
 BUILDING AREA: 4,380 GFA/100= 44 SPACES  
 OUTDOOR DINING AREA: 700 SF/100= 7 SPACES  
 TOTAL REQUIRED PARKING: 51 SPACES  
 PARKING PROVIDED: 54  
 STACKING REQUIRED: 5 CARS/LANES (10 TOTAL)  
 STACKING PROVIDED: 17 SPACES

**BIKE PARKING:**  
 REQUIRED: 1 SPACE/ 5,000 GFA (MINIMUM 2 PROVIDED)  
 4,380 SF/ 5,000 = 1 SPACE (2 SPACE MINIMUM)  
 PROVIDED 2 SPACES

**WATERSHED DATA:**  
 WATERSHED: FIDDLERS CREEK  
 CLASSIFICATION: C  
 RIVER BASIN: YADKIN PEE-DEE  
 SOIL TYPES: C8 & N8b  
 AVG. SLOPE: 2%-6%

**NOTES:**

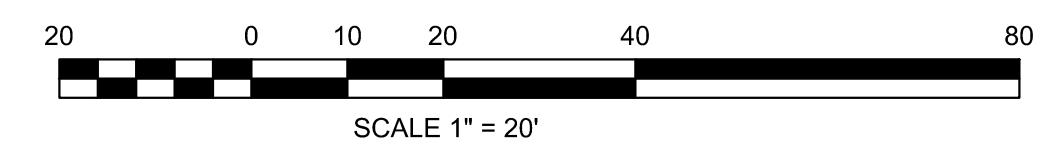
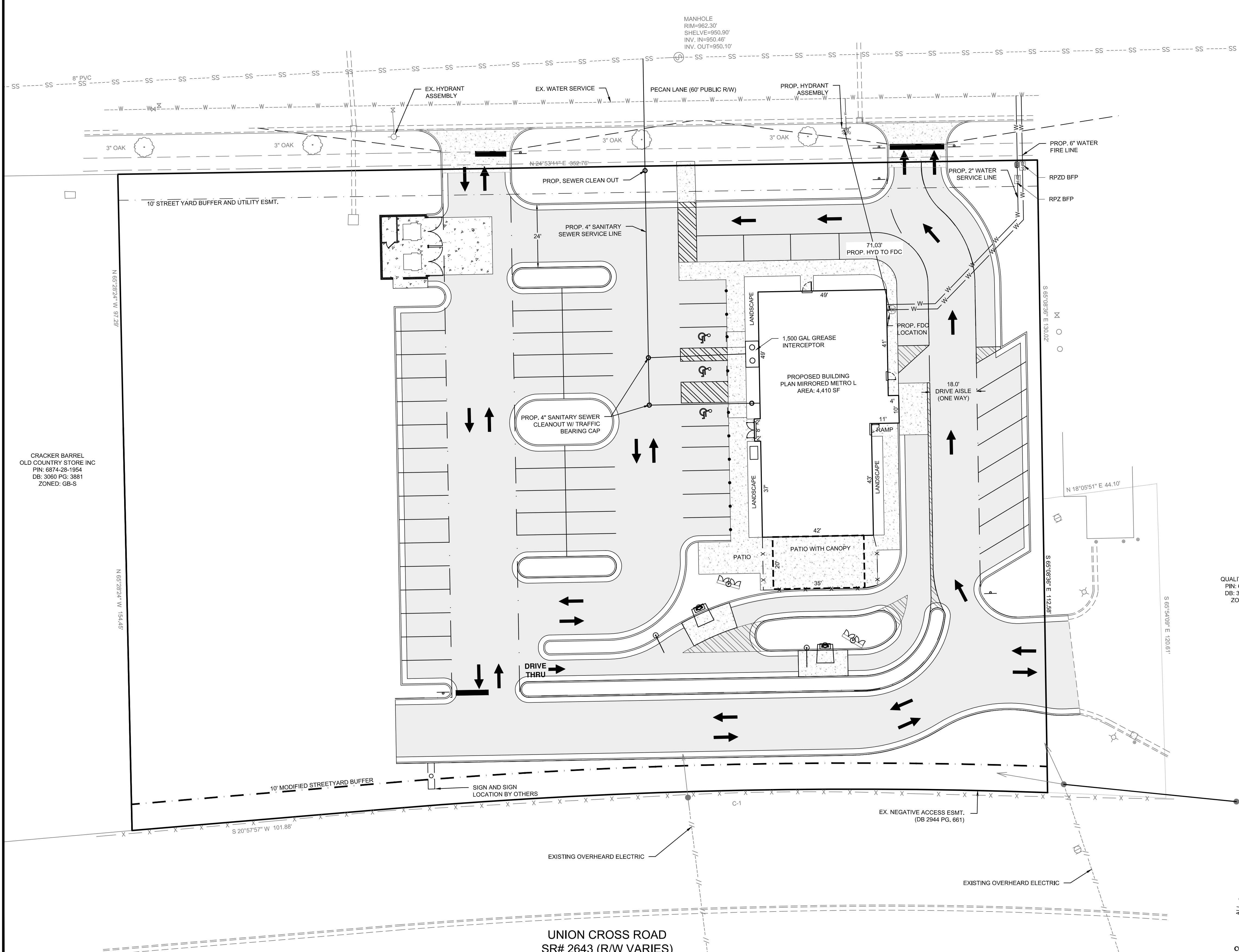
- ALL CONSTRUCTION SHALL CONFORM TO THE LATEST CITY OF WINSTON SALEM, NC, AND NCDOT STANDARDS AND SPECIFICATIONS.
- THIS MAP DOES NOT MEET GS-47-30 AND IS NOT FOR RECORDING CONVEYANCE.
- EXISTING UTILITIES SHOWN ARE APPROXIMATE IN NATURE.
- SITE IS TO BE SERVED BY PUBLIC SEWER AND WATER.
- ZONING REQUIREMENTS ARE REFERENCED IN ZONING CASE W-3116 IN THE WINSTON SALEM/FORSYTH COUNTY ZONING ARCHIVE.

**CULVER'S KERNERSVILLE**

**UTILITY PLAN**

PROJECT LOCATION:  
 CITY: KERNERSVILLE  
 COUNTY: FORSYTH  
 STATE: NORTH CAROLINA

OWNER INFORMATION:  
 RAY BRANDEY  
 1860 CENEMA DRIVE  
 FUGUY-VARINA, NC



**WISFC INSPECTED PLANS APPROVED FOR FIELD USE**

Your plans have been inspected and approved for field use. A printed set of the plans is being provided to the field inspectors. All changes must be submitted to the field inspectors for approval. All approved changes must be made available in the stamped set.

Glenn Johnson

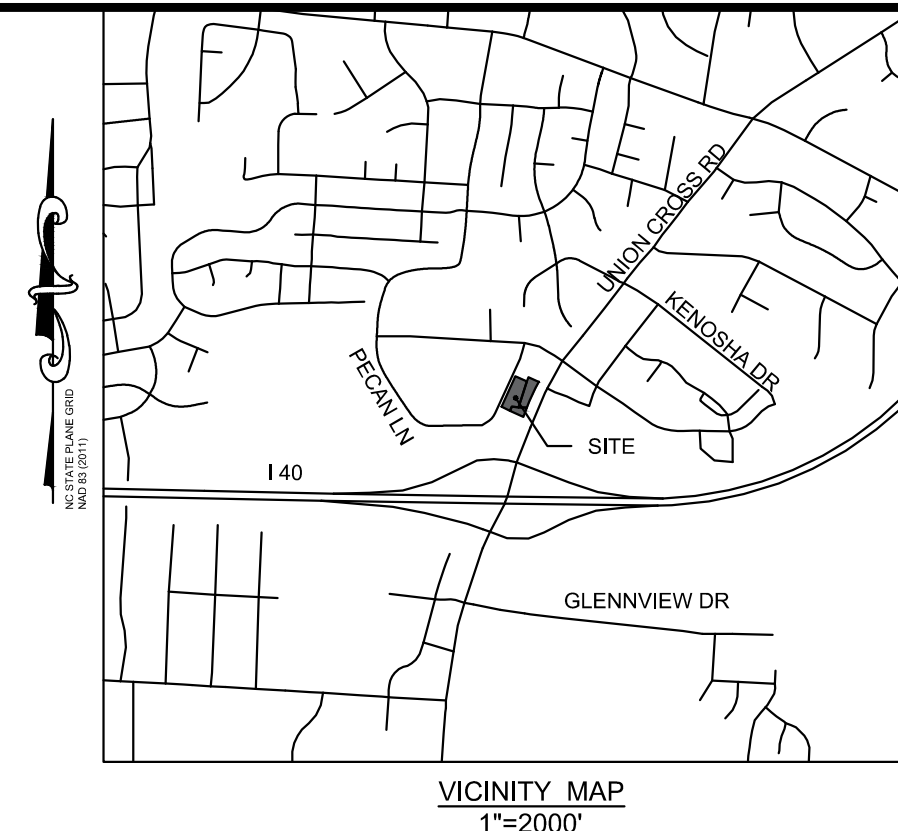
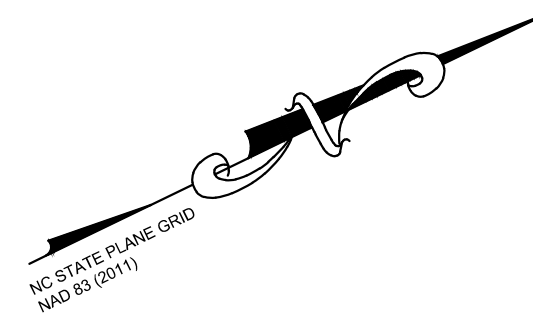
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**SHEET 5 OF 14**

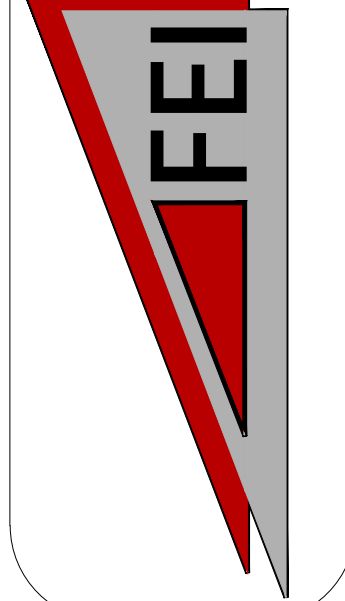
NO.	DATE	REVISION NOTE

DRAWN BY : AYIJA  
 CHECKED BY: BAN  
 DATE: 03/02/2022  
 PROJECT NO.: 03038.001  
 SCALE: 1" = 20'





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



**CULVER'S KERNERSVILLE**  
**EROSION CONTROL PLAN STAGE 1**

OWNER INFORMATION:  
RAY BRANER  
1860 CHENEA DRIVE  
FUGATE-ARINA, NC

PROJECT LOCATION:  
CITY, KERNERSVILLE  
COUNTY, FORSYTH  
STATE, NORTH CAROLINA

**SITE DATA:**  
TRACT 1:  
PIN: 6874-29-2251  
BOYLES, TREVA H HEIRS  
DB 3162 PG 1988  
1.13 ACRES  
TRACT 2:  
PIN: 6874-28-2968  
BOYLES, TREVA H HEIRS  
DB 3060 PG 3878  
0.26 ACRES  
TRACT 3:  
PIN: 6874-29-3169  
QUALITY OIL COMPANY LLC  
DB 3538 PG 3280  
0.70 ACRES  
TOTAL AREA: 2.09 ACRES  
BUILDING HEIGHT: 30'

**ZONING:**  
EXISTING ZONING: GB-S (SEE ZONING CASE W-3116)  
PROPOSED USE: RESTAURANT WITH DRIVE THRU

**PARKING REQUIREMENTS:**  
USE: RESTAURANT WITH DRIVE THRU  
BUILDING AREA: 4,380 GFA/100= 44 SPACES  
OUTDOOR DINING AREA: 700 SF/100= 7 SPACES  
TOTAL REQUIRED PARKING: 51 SPACES  
PARKING PROVIDED: 54  
STACKING PROVIDED: 5 CARS/LANES (10 TOTAL)  
STACKING PROVIDED: 17 SPACES

**BIKE PARKING:**  
REQUIRED: 1 SPACE/5,000 GFA (MINIMUM 2 PROVIDED)  
4,380 SF/ 5,000 = 1 SPACE (2 SPACE MINIMUM)  
PROVIDED: 2 SPACES

**WATERSHED DATA:**  
WATERSHED: FIDDLERS CREEK  
CLASSIFICATION: C  
RIVER BASIN: YADKIN PEE-DEE  
SOIL TYPES: C18 & N8B  
AVG. SLOPE: 2%-6%

**NOTES:**

1. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST CITY OF WINSTON SALEM, NC DEQ, AND NCDOT STANDARDS AND SPECIFICATIONS.
2. THIS MAP DOES NOT MEET GS-47-30 AND IS NOT FOR RECORDING CONVEYANCE.
3. EXISTING UTILITIES SHOWN ARE APPROXIMATE IN NATURE.
4. SITE IS TO BE SERVED BY PUBLIC SEWER AND WATER.
5. ZONING REQUIREMENTS ARE REFERENCED IN ZONING CASE W-3116 IN THE WINSTON SALEM/FORSYTH COUNTY ZONING ARCHIVE.

**EROSION CONTROL LEGEND**

- SILT FENCE
- DISTURBED LIMITS
- TEMPORARY DIVERSION BERM
- DRAINAGE AREA
- RIP RAP PAD
- ROCK INLET DONUT PROTECTION
- HARDWARE CLOTH AND GRAVEL INLET PROTECTION (SEE DETAIL SHEET)

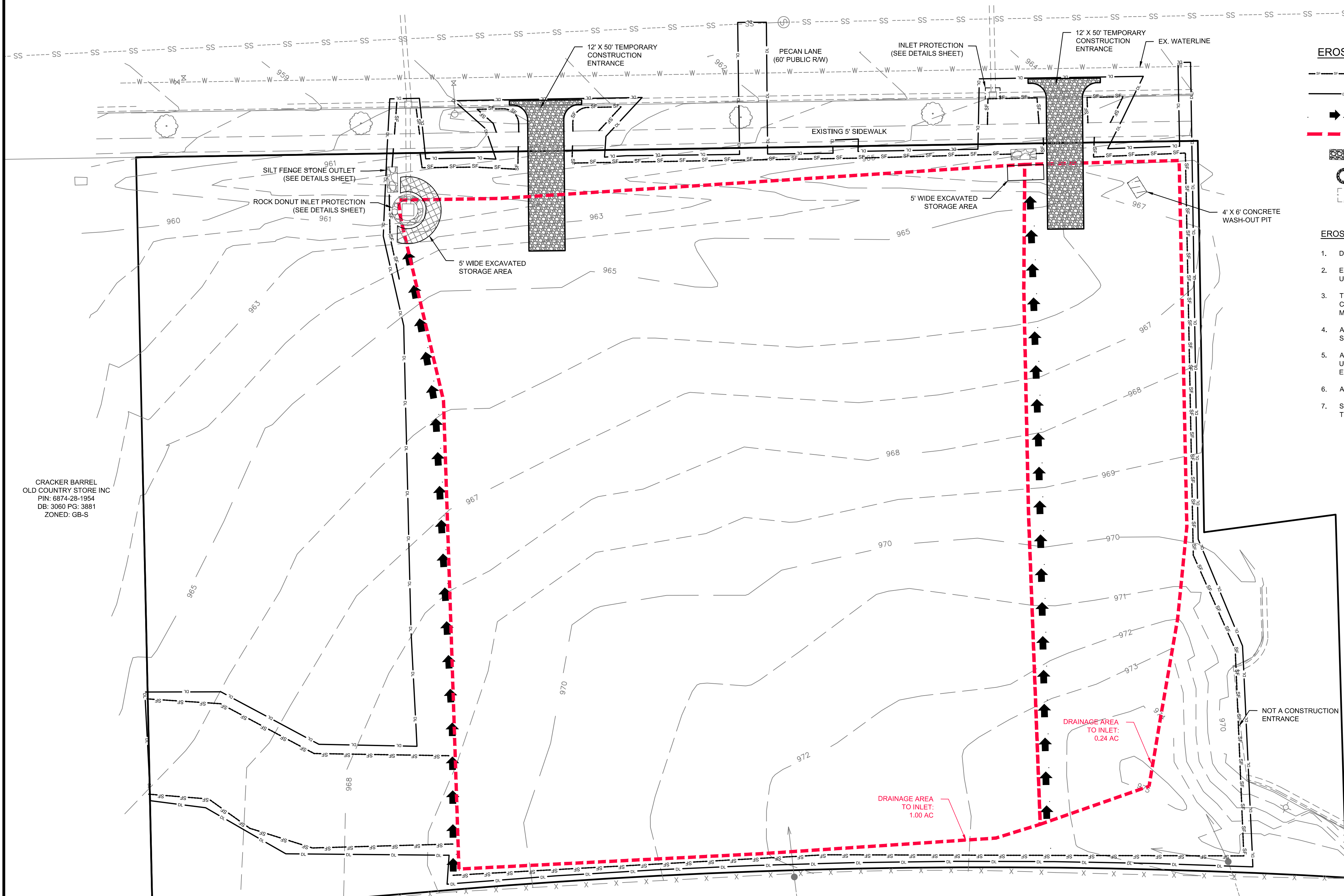
**EROSION CONTROL NOTES:**

1. DISTURBED AREA: 1.75 ACRES
2. EROSION CONTROL MEASURES TO BE MAINTAINED BY THE CONTRACTOR UNTIL GROUND COVER HAS BEEN WELL ESTABLISHED.
3. THE EROSION CONTROL PLAN MAY BE AND WILL BE REVISED DURING CONSTRUCTION, WHEN IN THE OPINION OF THE INSPECTOR, ADDITIONAL MEASURES FOR THE PREVENTION OF SOIL LOSS ARE NECESSARY.
4. ALL SLOPES ARE TO BE STABILIZED WITHIN 14 DAYS, UNLESS SLOPES ARE STEEPER THAN 3:1 THEN SLOPES MUST BE STABILIZED WITHIN 7 DAYS.
5. ALL TEMPORARY EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL PERMANENT MEASURES HAVE TAKEN EFFECT OR APPROVED BY THE EROSION CONTROL OFFICER FOR REMOVAL.
6. ALL SURROUNDING PROPERTY IS LISTED AS RESIDENTIAL (RM-8 & RS-9) USE.
7. SILT FENCE SHOULD BE INSTALLED AT THE EDGE OF THE DISTURBED AREA. THERE SHOULD NOT BE ANY DISTURBED AREA BEYOND THE SILT FENCE.

**CONSTRUCTION SEQUENCE:**

1. OBTAIN GRADING/EROSION CONTROL PLAN APPROVAL AND PERMIT FROM THE CITY OF WINSTON SALEM INSPECTIONS.
2. CONTACT EROSION CONTROL INSPECTOR TO ESTABLISH A PRE-CONSTRUCTION CONFERENCE AND INSPECTION SCHEDULE.
3. CLEAR AREAS FOR INSTALLATION OF INTERNAL SEDIMENT CONTROL DEVICES, SUCH AS PERIMETER DIVERSION BERMS, SILT FENCE, TEMPORARY CONSTRUCTION ENTRANCE, AND TEMPORARY SEDIMENT BASIN. CONTRACTOR TO ENSURE POSITIVE DRAINAGE TO SEDIMENT CONTROL DEVICES.
4. CLEAR AND GRUB REMAINDER OF SITE WITHIN DISTURBED LIMITS.
5. INSTALL STORM DRAINAGE DITCH AS SHOWN ON PLAN TO DIRECT RUNOFF TO BASIN.
6. BEGIN SITE GRADING.
7. INSPECT AND MAINTAIN ALL EROSION CONTROL MEASURES AND DEVICES AFTER EACH RAIN AND FOR THE DURATION OF CONSTRUCTION.
8. PRIOR TO THE CONTRACTOR DEMOBILIZING FROM THE SITE, THE FINANCIALLY RESPONSIBLE PARTY WILL NOTIFY JOE FOGARTY (CITY OF WINSTON-SALEM STORMWATER ENGINEER, 336-747-6861) AND THE DESIGNATED EROSION CONTROL INSPECTOR OF THEIR ANTICIPATED DATE TO LEAVE THE SITE. AN ON-SITE INSPECTION WILL BE CONDUCTED PRIOR TO THE LEAVE DATE BY MR. FOGARTY AND THE DESIGNATED EROSION CONTROL INSPECTOR TO MAKE CERTAIN ALL ACTION ITEMS HAVE BEEN ADDRESSED BY THE CONTRACTOR.
9. STABILIZE ALL AREAS NOT COVERED ABOVE, WITHIN FOURTEEN (14) WORKING DAYS AFTER WORK HAS BEEN COMPLETED.
10. ONCE COMPLETED CALL THE EROSION CONTROL INSPECTOR FOR APPROVAL AND PERMIT INSPECTION.

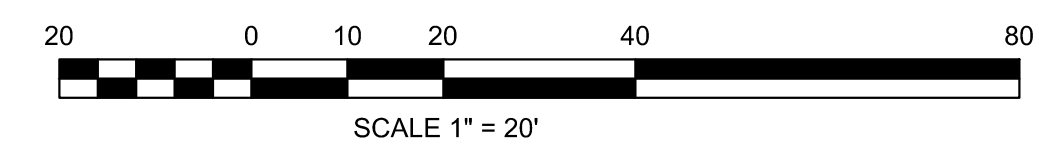
QUALITY OIL CO LLC  
PIN: 6874-29-4415  
DB: 3058 PG: 3831  
ZONED: GB-S



**WS/FC EROSION CONTROL NOTICE**  
**PLANS APPROVED FOR CONSTRUCTION**

This plan complies with Chapter 8, Section 4 - Erosion Control of the Winston-Salem/Forsyth County Unified Development Ordinance. A printed set of the stamped/approved plans must be kept on the construction site for reference when installing required erosion control measures.

matthewo 03/09/2022 4:07:23 PM



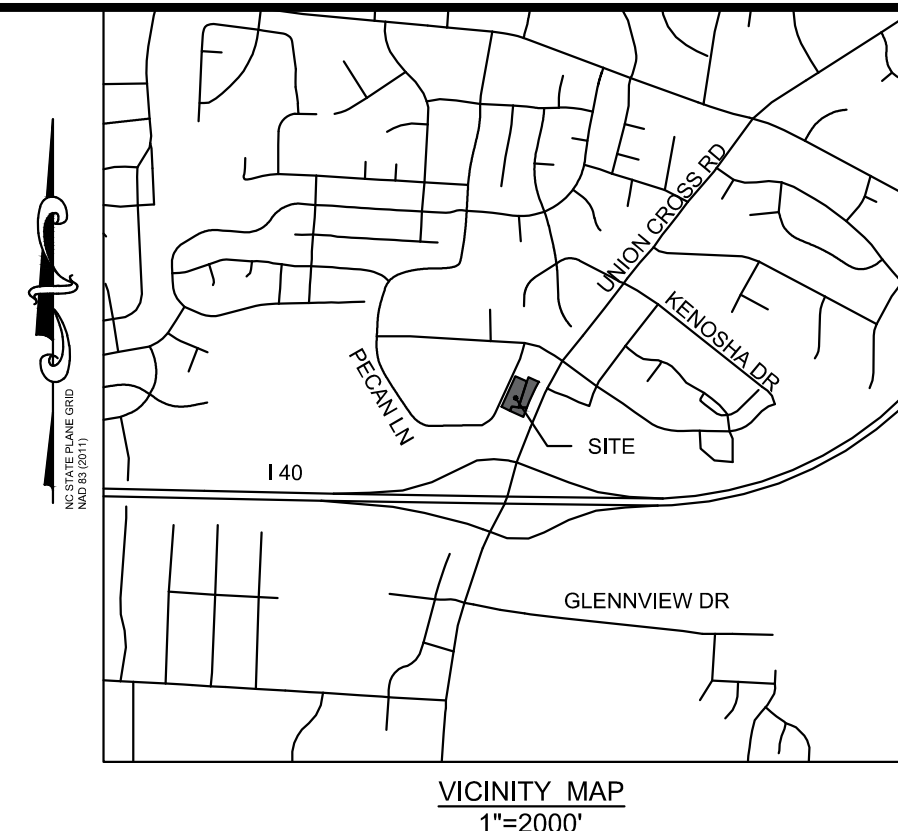
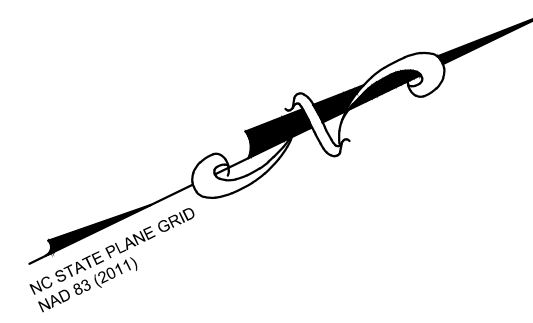
**REVISION NOTE**

NO.	DATE	REVISION

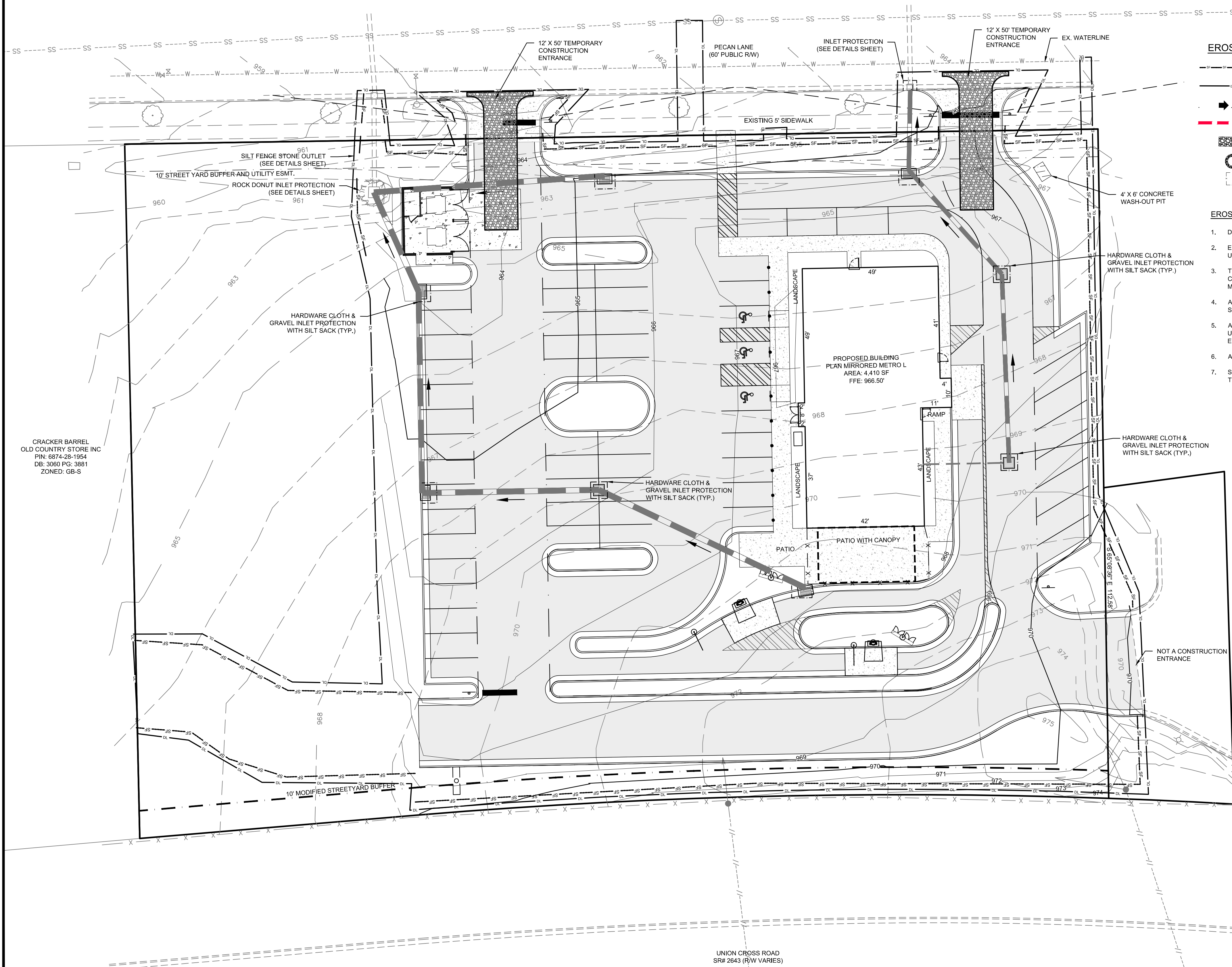
DRAWN BY : AYIJA  
CHECKED BY: BAN  
DATE: 03/02/2022  
PROJECT NO.: 03038.001

**WS/FC INSPECTOR APPROVED**  
Glenn Johnson  
03/09/2022 8:34:43 AM

**SHEET**  
**OF 14**



Convert inlet protection on curb inlets from Hardware Cloth & Gravel to Silt Sacks once the curb is poured. Follow installation detail for Silt Sacks on sheet 12 of 14.



### EROSION CONTROL LEGEND

- SILT FENCE
- DISTURBED LIMITS
- TEMPORARY DIVERSION BERM
- DRAINAGE AREA
- RIP RAP PAD
- ROCK INLET DONUT PROTECTION
- HARDWARE CLOTH AND GRAVEL INLET PROTECTION (SEE DETAIL SHEET)

### EROSION CONTROL NOTES:

1. DISTURBED AREA: 1.75 ACRES
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 1.13 ACRES  
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 BOYLES, TREVA H HEIRS  
 DB 3060 PG 3878  
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**TRACT 3:**  
 PIN: 6874-29-3169  
 QUALITY OIL COMPANY LLC  
 DB 3538 PG 3280  
 0.70 ACRES  
**TOTAL AREA: 2.09 ACRES**  
 BUILDING HEIGHT: 30'  
**ZONING:**  
 EXISTING ZONING: GB-S (SEE ZONING CASE W-3116)  
 PROPOSED USE: RESTAURANT WITH DRIVE THRU  
**PARKING REQUIREMENTS:**  
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**WATERSHED DATA:**  
 WATERSHED: FIDDLERS CREEK  
 CLASSIFICATION: C  
 RIVER BASIN: YADKIN PEE-DEE  
 SOIL TYPES: C8 & n8  
 AVG. SLOPE: 2% - 6%

### NOTES:

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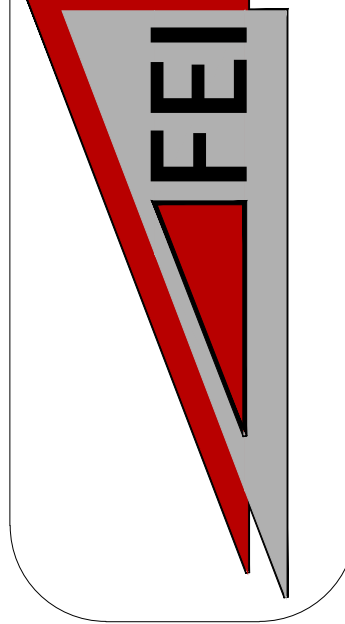
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QUALITY OIL CO LLC  
 PIN: 6874-29-4415  
 DB: 3058 PG: 3831  
 ZONED: GB-S

CRACKER BARREL  
 OLD COUNTRY STORE INC  
 PIN: 6874-28-1954  
 DB: 3060 PG: 3881  
 ZONED: GB-S

Civil Engineers and Land Surveyors  
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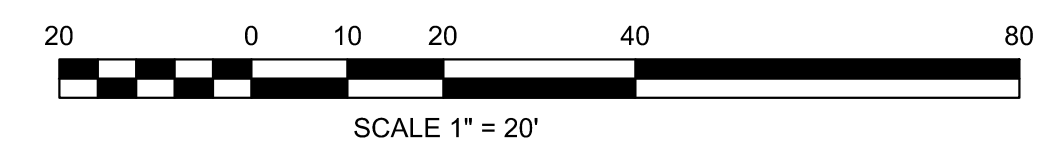
## CULVER'S KERNERSVILLE

### EROSION CONTROL PLAN STAGE 2

PROJECT LOCATION:  
 CITY: KERNERSVILLE  
 COUNTY: FORSYTH  
 STATE: NORTH CAROLINA

NO.	DATE	REVISION NOTE

DRAWN BY : AYIJA  
 CHECKED BY: BAN  
 DATE: 03/02/2022  
 PROJECT NO.: 03038.001



**SHEET**  
**OF 14**

