



**Town of Cornelius
Architectural Review Board**

**Agenda
February 24, 2017
12:00 PM
Cornelius Town Hall - Room 204**

- 1. Call To Order**
- 2. Determination of Quorum**
- 3. Approval of Minutes**
 - A. January 27, 2017 Regular Meeting
 - B. January 30, 2017 Joint Arts District Meeting
- 4. Review And Recommendation On Agenda Items**
 - A. ARB 02-16 Catawba Bethel Building
 - B. ARB 03-17: Wendy's
- 5. Old Business**
 - A. Arts District Follow Up Discussion
- 6. New Business**
- 7. Next Meeting**
- 8. Adjournment**

REQUEST FOR BOARD ACTION

 [Print](#)

Date of Meeting: February 24, 2017

To: Architectural Review Board Members

From: Summer Smigelski, Planning Admin.

Action Requested:

Approval of Minutes

Manager's Recommendation:

Approval

ATTACHMENTS:

Name:	Description:	Type:
 ARB_Minutes_01-27-2017.docx	January 27, 2017 Minutes	Backup Material

**Minutes
TOWN OF CORNELIUS
ARCHITECTURAL REVIEW BOARD MEETING**

January 27, 2017

12:00 pm

Members Present

Ivy Stroud
Joe Harris, Vice Chair
Teresa Hawkins
Rick Kamakaris

Members Absent

David Eve, Chairman
Recah Harward

Staff Present

Jason Pauling, Senior Planner
Wayne Herron, Planning Director
Summer Smigelski, Planning Admin.

VISITORS

See Sign-In Sheet

DETERMINATION OF QUORUM

Vice Chair Harris called the meeting to order. The meeting of the Architectural Review Board began at 11:59 p.m. He stated that a quorum was present for all items.

APPROVAL OF MINUTES

Mr. Kamakaris made a motion to approve the minutes from December 09, 2016. Ms. Stroud second. All in favor and motion approved.

In Favor: Ms. Hawkins, Mr. Kamakaris
Ms. Stroud, Mr. Harris

Opposed: None

REVIEW & RECOMMENDATION ON AGENDA ITEMS

REZ 10-16: DB Holdings (Auto Sales Dealership)

Mr. Pauling gave a brief update on REZ 10-16: DB Holdings for the second time. Property is zoned HWY Commercial also in the automotive sales district overlay. Land Use Plan also designates this as HWY Commercial. Property is approximately 5.6 acres a lot of the property is in the floodplain. The applicants are proposing a conditional zoning, they want to do sales, service and storage. The existing use was an automotive and boat storage and wash area. The changes are the proposed improvements to the parking area. The applicants have added detail on the sidewalk. A roll door to the parts area was added to the floor plan with the sales feature in the front. The elevation changes are; the applicants added a canopy on the front and more definition for the windows. The applicants have changed the concrete block to stucco above the windows. For Phase II the carwash is a little bigger and it matches. Changes were made based on the comments from the board.

Ms. Hawkins made a motion to approve. Ms. Stroud second. All in favor and motion approved.

In Favor: Ms. Hawkins, Mr. Kamakaris
Ms. Stroud, Mr. Harris

Opposed: None

Courtyard's at Lake Norman Clubhouse

Mr. Pauling presented Courtyard's at Lake Norman which is formerly called Courtyard at Nance Rd. This development was presented and approved in 2013 and is under construction now. Courtside Landing Dr. is the location of the club house. Property is zoned NMX (Neighborhood Mixed Use) and it's a conditional zoning. Land Use Plan has it as Village Center. The front elevation does meet the window requirements and still appears residential.

The applicants discussed with the board why they made the changes since 2013 and what those changes are.

Ms. Stroud made a motion to approve. Mr. Kamakaris second. All in favor and motion approved.

In Favor: Ms. Hawkins, Mr. Kamakaris
Ms. Stroud, Mr. Harris

Opposed: None

Pike's Nursery

Mr. Pauling presented Pike's nursery. This is on Statesville Rd.; this project will be south where the Arby's is planning. There are two parcels collectively 3.6 acres, zoned Highway Commercial. Land Use plan shows as Highway Commercial. The idea is to have a ten thousand square foot building roughly. The main entrance to the building will be off to the side, close to the front where there will be sidewalk accessibility. There will be two entrances to the greenhouse. On the Statesville Rd. elevation after going through the checklist does meet 70 percent, which includes the glass from the green house.

The applicants have not submitted an application for construction review at this time. Staff is working with them on requirements.

Mr. Harris: "I think in General it looks like a nice facility."

Ms. Hawkins: "I think they have evolved from their first facility in Charlotte at Toringdon Place."

Mr. Harris: "It's almost like they have over articulated. It's the opposite of what you would normally see."

MAV 01-17: Lake Norman Hardware

Mr. Pauling Presented MAV 01-17 Lake Norman Hardware on Jetton Rd. extension. The applicants are requesting architectural variations. The site is on Jetton Rd., across from Aquesta Bank. On 2.12 acres, they are building half the site. Zoning and Land Use Plan is village center. The store is approximately ten thousand square feet. The proposed variations will go to planning board in March. Section 4.6.3(B) (3): Variation from 70% requirements for window and door coverage. Front façade has 34.5% glass & storefront. Section 4.6.3(B) (4): Variation from requiring window or door piercing every 16-foot. The glass on the street façade is grouped in the center to allow more space for retail display. The property is currently vacant but there is an existing road that runs through it. Applicants are proposing to move that over and add

connectivity through to Rite Aid. On the front elevations, just looking at the door is about 35 percent.

The applicants discussed a cut through that is not shown on the current site plan.

Mr. Herron: "There hasn't been a formal submittal on this."

Mr. Harris: "All Mechanicals on the roof? Where do you see the utilities coming in? "

Applicants: "Yes. The utilities is a good question, we can't do it on Catawba. It may be back where the loading dock is."

Mr. Harris: "Articulate that in your plans so staff isn't surprised by what it looks like."

Ms. Hawkins: "If you make the second driveway connection into the Rite Aid, the parking spaces will they be none conforming in terms of parking?"

Applicants: "I think it was looked at and said that we were fine as far as the parking spaces."

Ms. Hawkins: "Get something to verify because you would not want to make an existing use nonconforming."

Mr. Herron: "There were issues with that driveway cut there because of where Rite Aid's drive through is and the conflicts with their drive through. I do not think we ever settled on it. We have looked at different options for driveways and connections but we have no idea where we are settled at this point."

The board advised the applicant to get the MAV to the planning board and once this is more finalized for them, bring the project back to ARB before applying for the building permit.

Arts District Joint Meeting - January 30th @ 6:30pm

Mr. Herron discussed the Arts District Joint Meeting with the board.

Proposed Lighting Ordinance and Guide

Mr. Herron discussed the lighting ordinance with the board. He informed them if they would like to look at this in more detail and make comments to the planning board and town board they can do that.

ADJOURNMENT

The meeting ended at 12:59 p.m.

REQUEST FOR BOARD ACTION

 [Print](#)

Date of Meeting: February 24, 2017

To: ARB Members

From: Summer Smigelski, Planning Admin.


Action Requested:

Approval of Minutes

Manager's Recommendation:

Approval

ATTACHMENTS:

Name:	Description:	Type:
 Joint_Meeting_Jan._30th_Will_edits_2.doc	January 30, 2017 Joint Meeting	Backup Material



**ARTS CENTER/ARTS DISTRICT
JOINT WORK SESSION
ARCHITECTURAL REVIEW, HISTORIC PRESERVATION
LAND DEVELOPMENT CODE ADVISORY
PARKS, ARTS, RECREATION AND CULTURE
PLANNING
MONDAY, JANUARY 30, 2017
6:30PM**

- **Dinner served at 6:30pm**
- **Mayor Pro-Tem, Woody Washam welcomed everyone at 6:48pm**

Call to Order

The Chairman from each advisory board introduced their members and called their board to order.

- Joe Harris, ARB Vice Chair
- Julie Miller, HPC Chair
- Cheryl Crawford, LDCAB and Planning Chair
- Dr. Scott Higgins, PARC Chair

Arts Center

PARC Director, Troy Fitzsimmons gave a presentation on the Arts Center. See Presentation <http://cornelius.org/DocumentCenter/View/3754>

Arts District

Planning Director, Wayne Herron gave a presentation on the Arts District. See Presentation <http://cornelius.org/DocumentCenter/View/3753>

Discussion

Each table discussed in groups some ideas for the planning and development of Cornelius' Art District Overlay. The ideas that were discussed are based on the overlay extents, uses and zoning regulations, built environment, structures, architecture and the public art in the district.

After the discussion one person from each table shared some ideas.

Will Washam: "Starting with the geographic extents, we identified some control points that are currently existing; on Catawba we have the library, on North Main we have the Veterans Monument, potentially looking further north to see if there is something that makes sense, on South Main we have the firestation with the 9-11 monument. We don't have enough commercial space in downtown right now, but we also have some vacant land, so we're going to have some new development. We want high-quality new development that makes the most of our land with multi-story buildings."



**ARTS CENTER/ARTS DISTRICT
JOINT WORK SESSION
ARCHITECTURAL REVIEW, HISTORIC PRESERVATION
LAND DEVELOPMENT CODE ADVISORY
PARKS, ARTS, RECREATION AND CULTURE
PLANNING
MONDAY, JANUARY 30, 2017
6:30PM**

Commissioner Dave Gilroy: "One big strategic opportunity here; long term, is the redevelopment of Food Lion Shopping Center."

Susan Johnson: "To establish a sense of place; to create an advisory board separate from the 501(c)(3) that will really encompass the entire arts district; and for Artists to come together to decide direction."

Scott Higgins: "Access is very important; second point is telling the story of Cornelius; last is branding."

Joe Purdy: "To incorporate the scales from the Cotton Gin into the Arts Center; work with the existing businesses to get them on board to create a plan."

Julie Miller: "To reduce car traffic with bike lanes and shuttles; we need more variety of businesses in downtown."

Norris Woody: "We first need to get the overlay district right with friendly walkable space."

Adjournment

Meeting adjourned at 8:16 p.m.

REQUEST FOR BOARD ACTION

 [Print](#)

Date of Meeting: February 24, 2017

To: Architectural Review Board Members
From: Jason T. Pauling, AICP - Senior Planner



Action Requested:

Revised request by Fortune Architects to construct a new office building to be located near the intersection of West Catawba Avenue and Bethel Church Road (19711 Bethel Church Road). This project was originally presented to the board in March of 2016. The building will front on Catawba Avenue, with existing parking in the back. The proposed building will be two-story and a total of 5,446 square feet and will include up to four office units.

Manager's Recommendation:

Review and Provide Direction

ATTACHMENTS:

Name:	Description:	Type:
 ARB_checklist001.pdf	ARB Checklist	Backup Material
 Catawba_Bethel_Bldg_Zoning.jpg	Zoning Map	Backup Material
 Catawba_Bethel_Bldg_LU.jpg	Land Use Map	Backup Material
 Catawba_Bethel_Bldg_Vicinity.jpg	Vicinity Map	Backup Material
 Catawba_Bethel_Bldg_Property.jpg	Property Map	Backup Material
 Prel_Site_Plan.pdf	Colored Site/sketch Plan	Backup Material
 Birds_Eye.JPG	Bird's Eye Aerial	Backup Material
 Photo_-_West_Catawba.JPG	Photo - W Catawba	Backup Material
 Photo_-_WC_east.JPG	Photo - W Catawba East	Backup Material
 Civil_Plans-8-10-16.pdf	Civil Plans	Backup Material
 Bethel_Office_II_ARB_020717.pdf	Elevations & Floor Plans (New)	Backup Material
 colored_elevations_2-22-16.pdf	Colored Elevations (Old)	Backup Material



TOWN OF CORNELIUS:

19711 BETHEL Church Rd.

ARCHITECTURAL REVIEW CHECKLIST & SUBMITTAL REQUIREMENTS

Please review the following information carefully and check to be sure all requirements of Chapter 4 have been met, be prepared to discuss if any variations are appropriate with staff and the Architectural Review Board:



Front Façade/Elevation – The front elevation faces the primary street and the overall massing is pedestrian in scale. The primary entrance is architecturally and functionally designed on the front façade of the building, and extends parallel to the frontage line. **For commercial buildings, 70% of the street level frontages are part of windows or doorways.** Street level windows are visually permeable. Mirrorized glass is not permitted, and faux windows or display casements are not permitted in lieu of exterior window treatments for the frontage elevation.



Building materials, scale and style – Building materials, scale and style are appropriate with surrounding uses. Building walls are brick, cast concrete, stucco, stone, marble, or other materials similar in appearance and durability. Regular or decorative concrete block, and siding (non-vinyl) materials may only be used on building walls not visible from a public street or as an accent material only. Two wall materials may be combined horizontally, but the heavier material is below.



Building Articulation – Frontage wall has adequate articulation, no wall shall remain unpierced by a window, door, or general access point for more than 16 feet. Doors that are intended to provide access contain a stoop, porch or awning that forms as the predominant aspect of the building design. For buildings greater than 100 feet in width, there shall be no uninterrupted wall length exceeding 75 feet. An interruption may consist of a change in place or a change in texture/masonry patterns. For buildings less than 75 feet, one interruption is required within 30 feet on either side of the center of the building.



Building Roof – For pitched roof, the roof is clad with wood shingles, standing seam metal, corrugated metal, slate, diamond tab asphalt shingles, or similar materials. Flat roofs have parapet walls high enough to conceal the flat portion of the roof and conceal all roof top mechanical equipment. Parapets are terraced on side elevations. Canopies and awnings are canvas or of similar material and durability. If there are any skylights, they shall be flat.



Accessory buildings, fences, walls and accessory equipment – All accessory buildings and walls are clad in materials similar in appearance to the principal structure or use materials that complement the principal structure.

N/A


SUBMITTAL REQUIREMENTS FOR ARCHITECTURAL REVIEW BOARD



Elevations of all four sides with dimensions, features and materials clearly labeled drawn to scale by a registered architect.



Color elevations, color samples, or photo examples

 Site Plan – May contain multiple pages, drawn to scale by an engineer or landscape architect. Include locations of buildings, lots, streets, parking, proposed grading, landscaping/screening, open space, watershed/storm water information, associated storm water measures, and proposed utilities and lighting. Shall also include general information from adjoining lots

 Perspective drawings/renderings shown at different angles

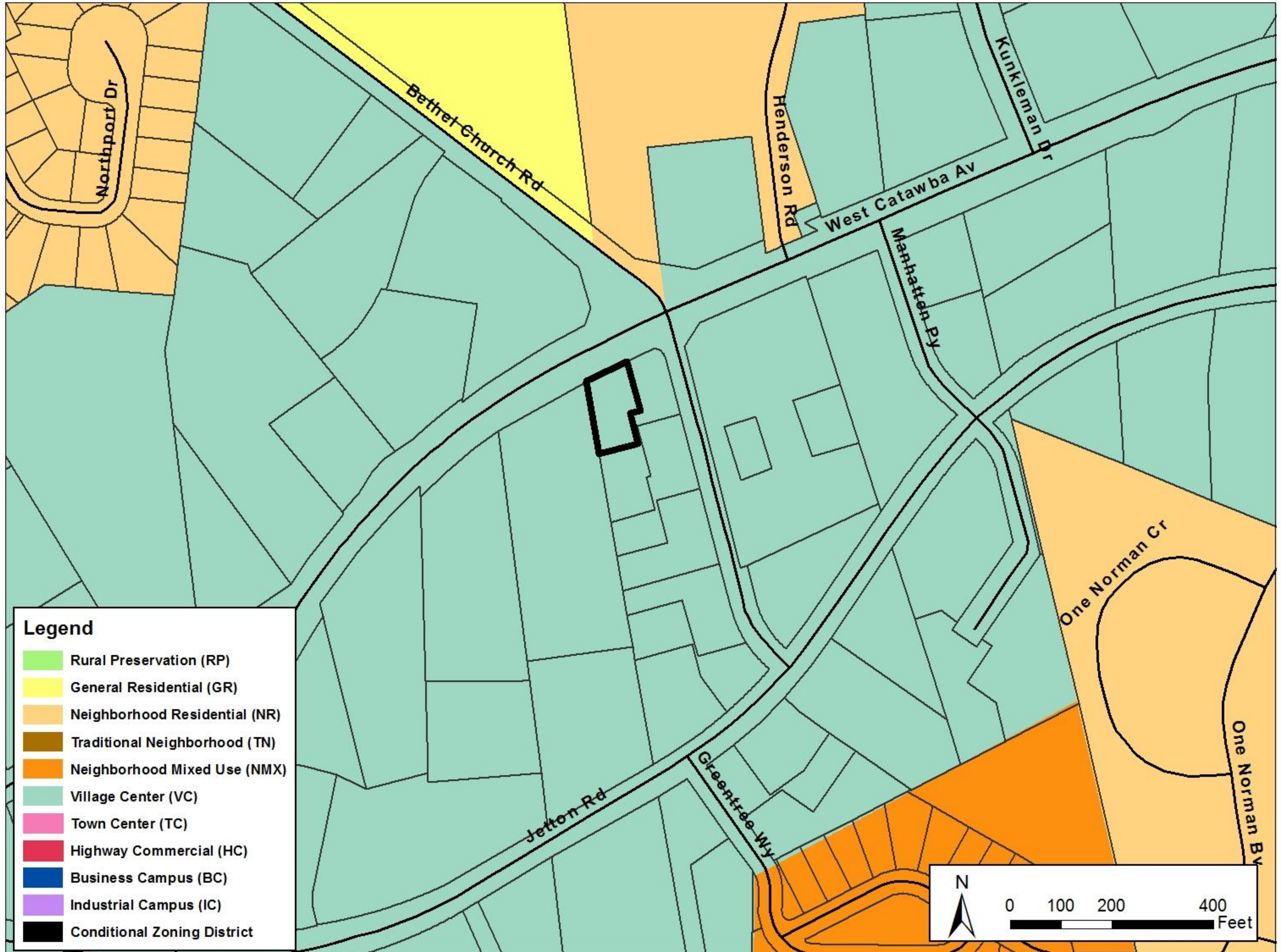
 Floor plans

★ *Additional info may be necessary based upon the Land Development Code, or as determined by the Planning Director.*

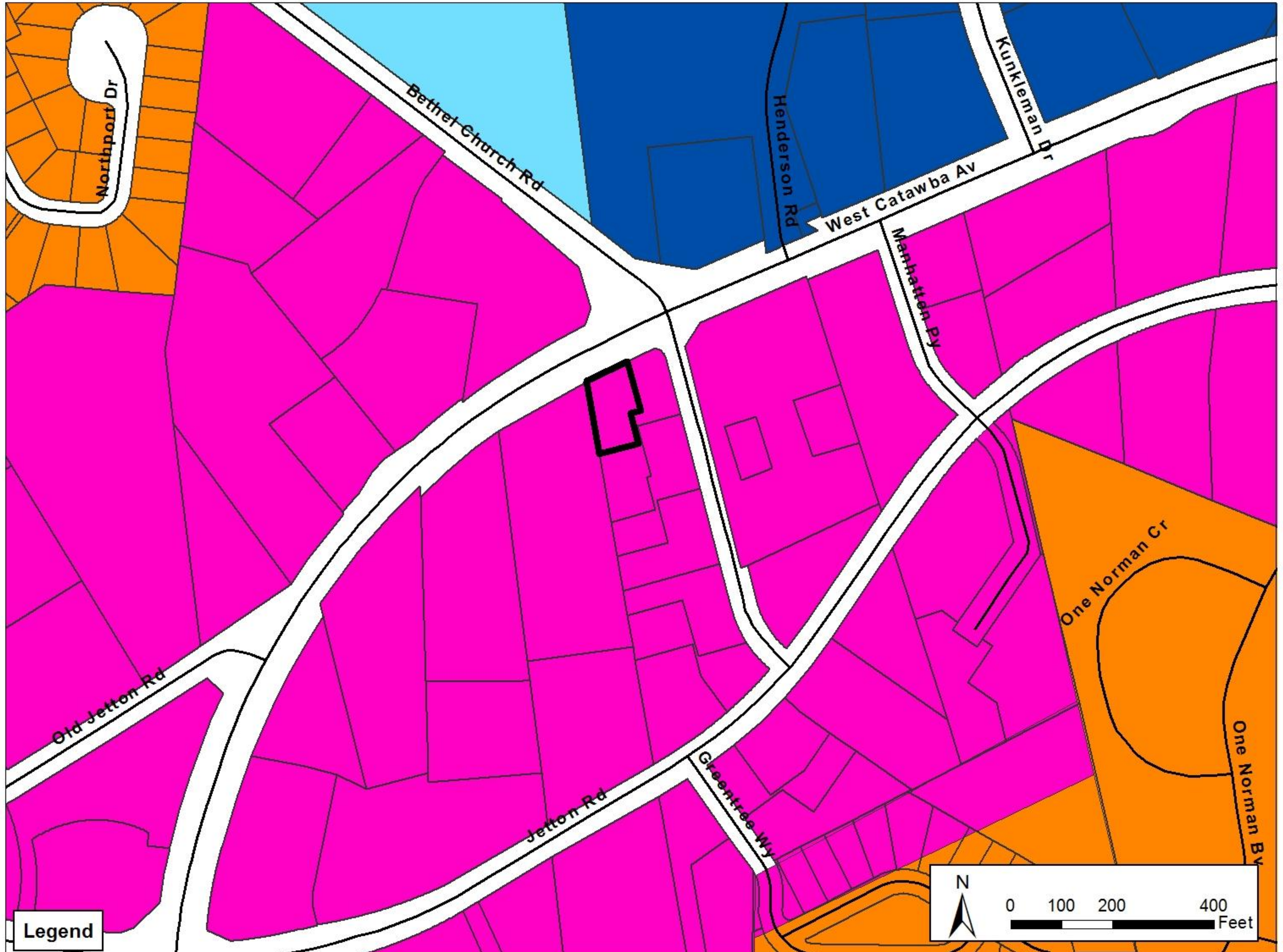
THE ARCHITECTURAL REVIEW BOARD (ARB)

- A. Pursuant to G.S. 160A-361, the Town of Cornelius has an Architectural Review Board (ARB) consisting of seven (7) persons who are residents or property owners within the Town. At least four of the members are required to be architects, landscape architects, building designers or other design professionals. At least one (1) of the members shall reside east of I-77. The Town Board may also designate one of its members as a non-voting (ex-officio) member of the ARB. Each member of the ARB and its chair are appointed by the Town Board
- B. The ARB typically meets on the 4th Friday of every month at 12:00 PM. The deadline to submit materials for the ARB is by the **2nd Friday of every month**. Digital files can be emailed to Planning Staff or be on a disk.
- C. A quorum of at least four (4) members of the ARB is necessary in order to hold a meeting. All meetings are open to the public, and follow all open meeting and public records requirements, include “Roberts Rules of Order for Small Boards.”
- D. Decisions shall be by a simple majority of the board for those that are present at the meeting, and board members with a conflict of interest shall abstain from voting.
- E. The ARB operates in an advisory only capacity to the Planning Director, his/her staff, the Planning Board and the Town Board of Commissioners on a project by project basis. On cases that will be heard by the Planning Board and Town Board of Commissioners for final recommendation, the ARB’s recommendations will typically be noted in the staff report and staff analysis of the specific project.

Catawba Bethel Building



Catawba Bethel Building

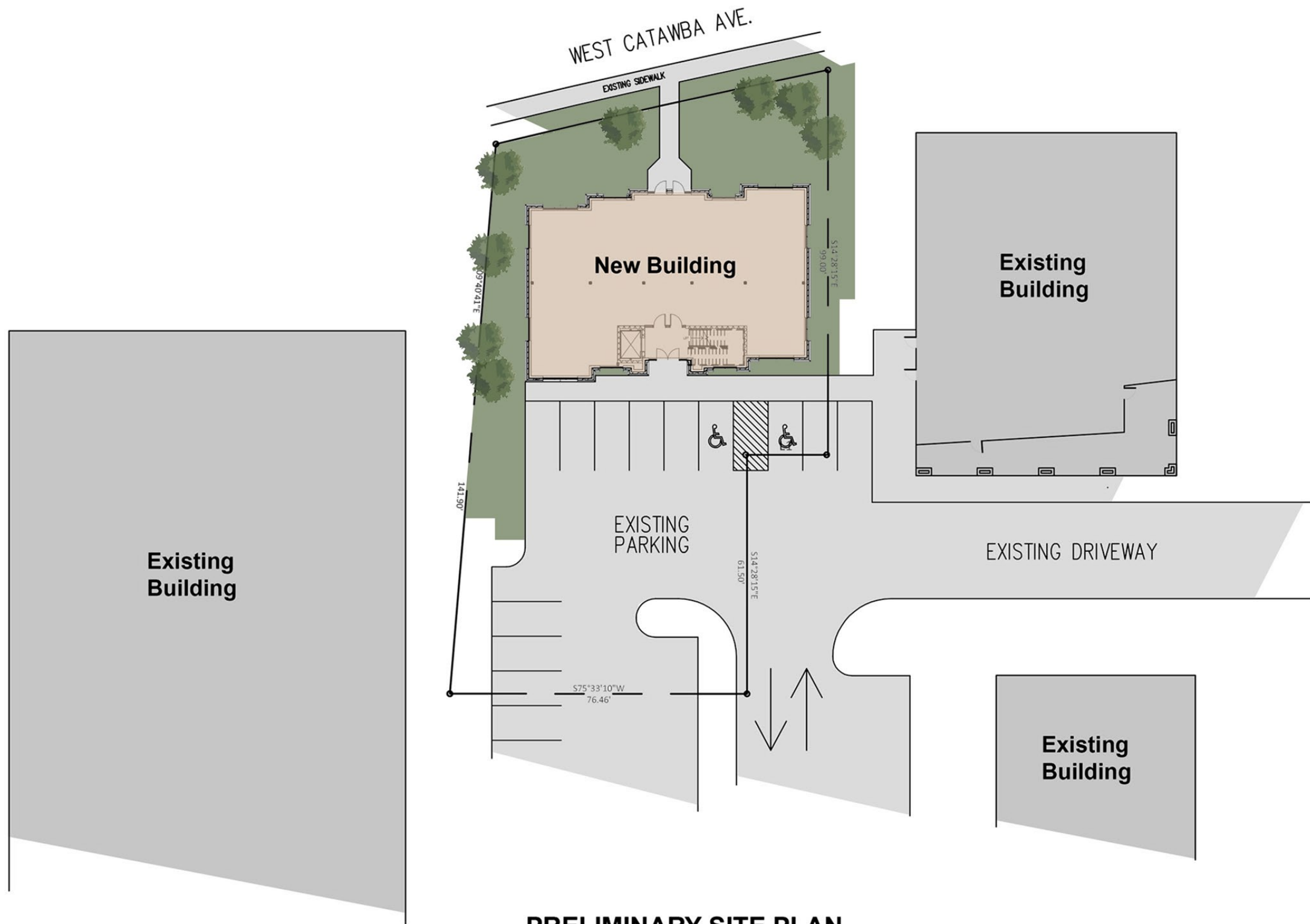


Catawba Bethel Building



Catawba Bethel Building





PRELIMINARY SITE PLAN

02.07.17



Catawba Bethel Building
Cornelius, North Carolina



SCALE: 1"=30'



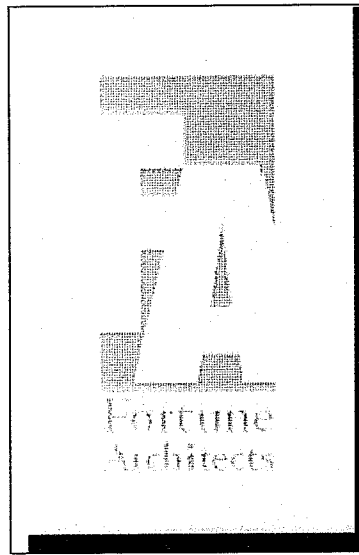
Bethel Church Rd

W Catawba Ave





Architectural Plans By:



FORTUNE ARCHITECTS
8510 McALPINE PARK DR.,
SUITE 204
CHARLOTTE, NC 28211

Final Site Plan Approval Application

Proposed

CORNELIUS VILLAGE CENTER LOT #1

Cornelius, Mecklenburg County,
North Carolina

Applicant / Developer:

HEIDI STODDARD
17914 JOHN CONNOR RD.
CORNELIUS, NC 28031

AUGUST 10TH, 2016

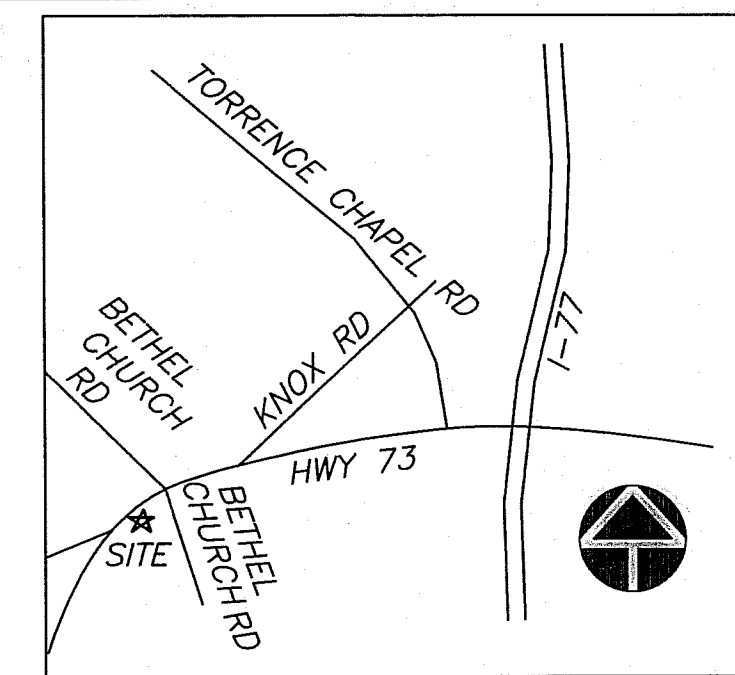
Plans Prepared By:



Woodbine Design, P.C.

Land planning & civil engineering

blending
nature & man



VICINITY MAP
NOT TO SCALE

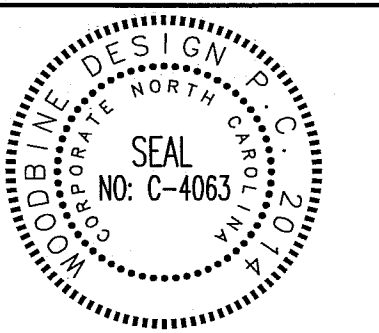
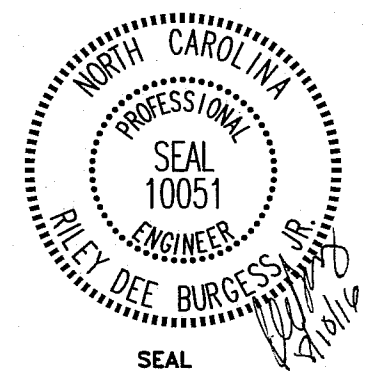
NOTICE TO CONTRACTOR:
THIS LAND DEVELOPMENT PLAN HAS NOT BEEN REVIEWED OR APPROVED BY CMUD.
PLEASE CONTACT MIKE GARBARK AT 704-432-5797 MGARBARK@CL.CHARLOTTE.NC.US WITH CMUD
AND EXPLAIN YOUR DEVELOPMENT PRIOR TO CONSTRUCTION.

ANY LAND DEVELOPMENT PLAN REVISIONS CAUSED BY CMUD COMMENTS MAY REQUIRE ADDITIONAL
REVIEW TIME AND ADDITIONAL FEES TO BE PAID BY THE OWNER/DEVELOPER/CONTRACTOR.

IT IS HIGHLY RECOMMENDED TO RECEIVE CMUD APPROVAL PRIOR TO LAND DEVELOPMENT APPROVAL.

SHEET LEGEND

- C1 COVER SHEET
- C2 SITE PLAN
- C3 EXISTING CONDITIONS & DEMOLITION PLAN
- C4 GRADING & EROSION CONTROL PLAN
- C5 UTILITY PLAN
- C6 DETAILS
- C7 NOTES



NORTH ARROW

Project
CORNELIUS VILLAGE CENTER LOT #1
Location
19714 BETHEL CHURCH RD., CORNELIUS, NC 28031
Sheet Title
COVER SHEET

DEVELOPER/OWNER

HEIDI STODDARD
17914 JOHN CONNOR RD.
CORNELIUS, NC 28031
704-906-1315

Designed By
Woodbine Design

Drawn By
PW

Date
8/10/16

Revisions

Sheet C1 of 7
Project Number 18026



Know what's below.
Call before you dig.

NORTH CAROLINA
ONE-CALL CENTER INC.

DIAL 811 or 1-800-632-4949
2 BUSINESS DAYS BEFORE DIGGING
www.nc811.org

IF ANY CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS
ARE DISCOVERED, EITHER ON THE CONSTRUCTION DOCUMENTS OR THE FIELD
CONDITIONS, THE CONTRACTOR MUST NOTIFY THE ENGINEER IMMEDIATELY
AND SHALL NOT COMMENCE OPERATION UNTIL THE CONFLICTS, DISCREPANCIES,
OR OTHER UNSATISFACTORY CONDITIONS ARE RESOLVED.

PLOT: 8/10/2016
H:_WOODBINEDESIGN\PROJECTS\18026 - 19714
BETHEL CHURCH ROAD - C-4063
19714 JOHN CONNOR RD - C-4063

NOTE:
AN AS-BUILT BUA SURVEY SHALL BE PROVIDED DURING THE BMP AS-BUILT REVIEW AND PRIOR TO THE ISSUANCE OF A C.O.

THE MECKLENBURG COUNTY ENGINEERING DEPARTMENT HAS NOT REVIEWED THE STRUCTURAL STABILITY OF ANY RETAINING WALLS ON THE SITE AND DOES NOT ASSUME RESPONSIBILITY FOR THEM.

NOTE:

- 1) SITE ADDRESS SHALL BE POSTED ON BUILDING FOR EMERGENCY RESPONSE TEAMS.
- 2) CONTACT THE UTILITY COMPANY TO RELOCATE ANY EXISTING UTILITY POLES. ALL EXISTING FACILITIES WHICH CONFLICT WITH THE IMPROVEMENTS UNDER THE SCOPE OF THIS PROJECT MUST BE RELOCATED AT THE EXPENSE OF THE APPLICANT.
- 3) ALL DEVELOPMENT CREATING A TOTAL OF 20,000-SF OF IMPERVIOUS AREA SINCE SEPTEMBER 1978 WILL REQUIRE STORM DRAIN DETENTION.
- 4) BEFORE YOU DIG STOP. CALL THE NC ONE-CALL CENTER AT 1-800-632-4949. ITS THE LAW.

LIGHTING
ALL STREET LIGHTING AND PARKING LOT LIGHTING IS EXISTING.

NOTE:
CONTRACTOR SHALL REMOVE TREES ONLY AS NEEDED FOR CONSTRUCTION.

NOTE: SEE ARCHITECTURAL PLANS FOR DETAILS WITHIN 5-FT OF BUILDING.

GENERAL NOTES

1. DIMENSIONS FROM BACK OF CURB (TYP).
2. ALL CURB RADI TO BE 5'-0" U.N.O.
3. STANDARD PARKING DIMENSIONS:
STD AUTO: 9'-0" WIDE X 19'-0" LONG
PARALLEL AUTO: 9'-0" WIDE X 22'-0" LONG
HANDICAP: 9'-0" WIDE X 19'-0" LONG WITH 5'-0" CLEAR UNLOADING SPACE ADJACENT

NOTE:

- 1) THIS SITE IS VESTED PER APPROVED ZONING PLAN FOR CORNELIUS VILLAGE CENTER.
- 2) NO WATER QUALITY IS REQUIRED FOR THIS SITE UNDER CURRENT VESTING.
- 3) THIS SITE DRAINS TO THE EXISTING DETENTION POND THAT WAS DESIGNED FOR CORNELIUS VILLAGE CENTER.

NOTE:
-THIS SITE IS NOT WITHIN A REGULATED FLOODPLAIN.
-ZONING IS VESTED COMMUNITY
-SETBACK IS 0-FT
-VESTED COMMUNITY APPROVED IN 1999.

ZONING CODE SUMMARY

PROJECT NAME: CORNELIUS VILLAGE CENTER LOT #1
OWNER: MARTIN INVESTMENT, LLC PHONE #
PLANS PREPARED BY: WOODBINE DESIGN, P.C. PHONE # (980) 722-2669
ZONING: VILLAGE CENTER JURISDICTION: CORNELIUS
SEE VESTED PLAN

PROPOSED USE: OFFICE
BUILDING HEIGHT: 40-FT MAX. FEET STORIES: 2
BUILDING COVERAGE: PROPOSED=2,723-SF SQ. FT.
LOT SIZE: 12,502/0.287 SQ. FT./ACRES
TAX PARCEL ID: 005-12-307 GROSS FLOOR AREA: 5,446 SQ. FT.
YARD REQUIREMENTS: NUMBER OF UNITS OR SUITES: 4
SETBACK (FRONT): 0 FT. FROM R/W,
SIDE YARD (R): 0 FT. SIDE YARD (L): 0 FT.
REAR YARD: 0 FT.
WATERSHED: MCDOWELL

PARKING DATA: (SPECIFY REQUIREMENT)
NOTE: ALL PARKING IS EXISTING

REQUIRED SCREENING:

FRONT:	<input type="radio"/> NO / <input type="radio"/> YES	REAR:	<input type="radio"/> NO / <input type="radio"/> YES
SIDE (R):	<input type="radio"/> NO / <input type="radio"/> YES	SIDE (L):	<input type="radio"/> NO / <input type="radio"/> YES
PARKING ONLY:	<input type="radio"/> NO / <input type="radio"/> YES		

REQUIRED BUFFERS:

FRONT:	<input type="radio"/> NO / <input type="radio"/> YES	FEET:	REAR:	<input type="radio"/> NO / <input type="radio"/> YES
SIDE (R):	<input type="radio"/> NO / <input type="radio"/> YES	FEET:	SIDE (L):	<input type="radio"/> NO / <input type="radio"/> YES

-ALL SIGNAGE WILL BE APPROVED AND PERMITTED SEPARATELY

Erosion Control & Water Quality Inspector:
Nick Finelli - Cornelius, Davidson, Huntersville
(980) 721-9390

Land Development Inspector:
Tommy Keziah - Cornelius, Davidson, Huntersville
(704) 634-6753

Zoning Inspector:
Brian Sifford - Cornelius, Davidson, Huntersville
(980) 721-0924

NOTE:
CONTRACTOR SHALL OBTAIN APPROVAL FOR RETAINING WALL & PROVIDE DETAILED DRAWINGS TO ALL LOCAL AND GOVERNMENT AGENCIES FOR REVIEW AND PERMITTING.

COMPACTION REQUIREMENTS

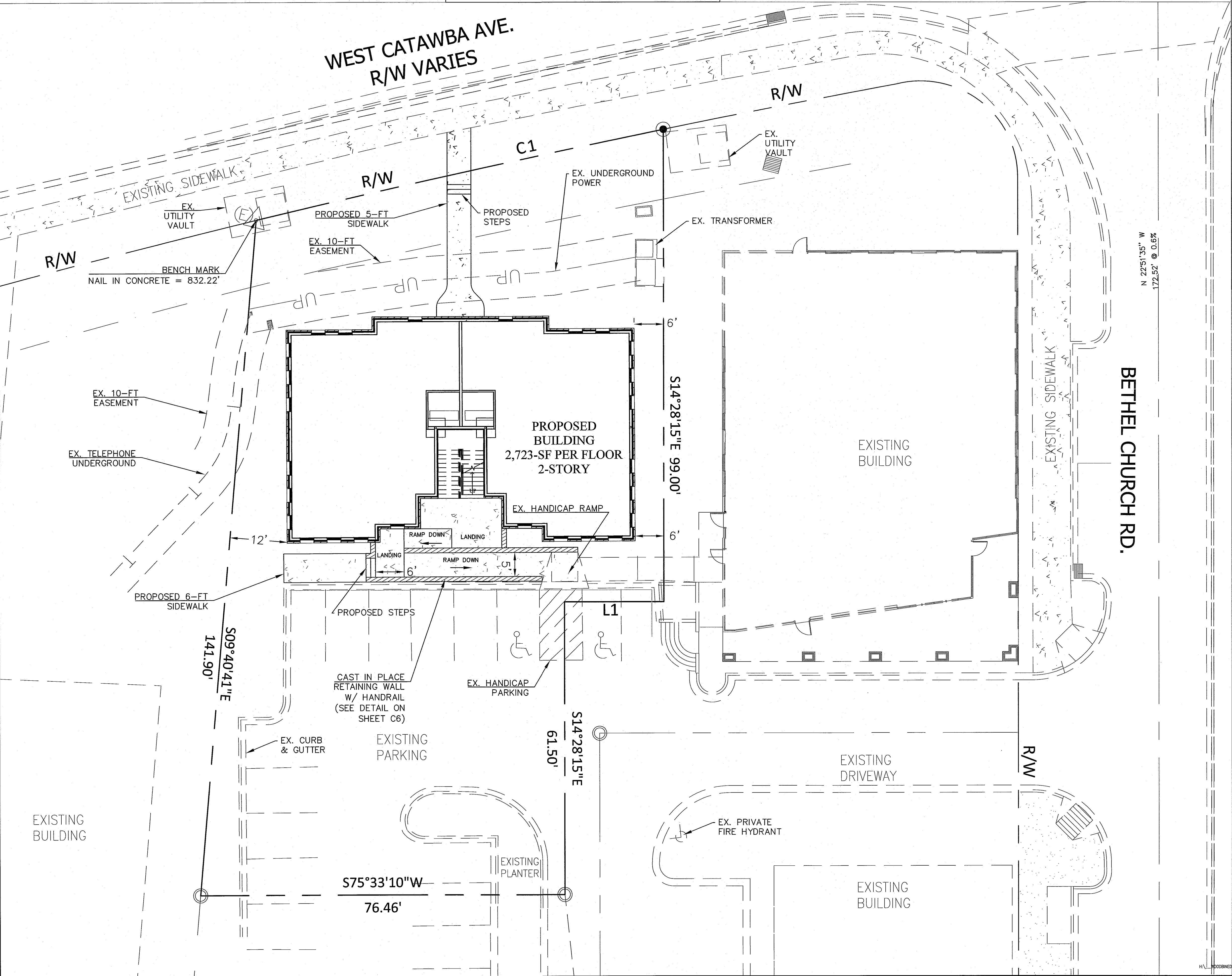
SUBGRADE MUST BE TESTED BY AN INDEPENDENT TESTING LAB, AND HAVE A DENSITY OF 100% IN ACCORDANCE WITH AASHTO-T99.

BASE COURSE MUST HAVE A DENSITY OF 90% FOR B.C.B.C. AND 100% FOR A.B.C. IN ACCORDANCE WITH AASHTO-T180,

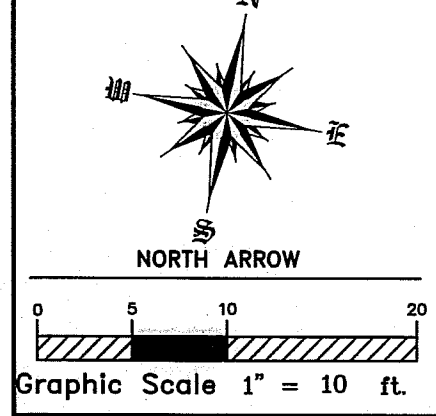
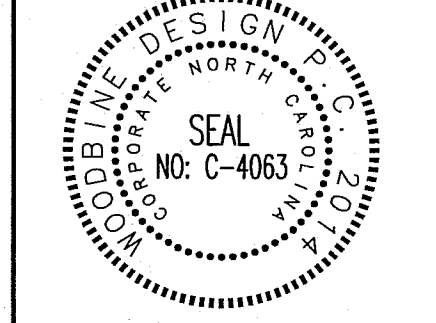
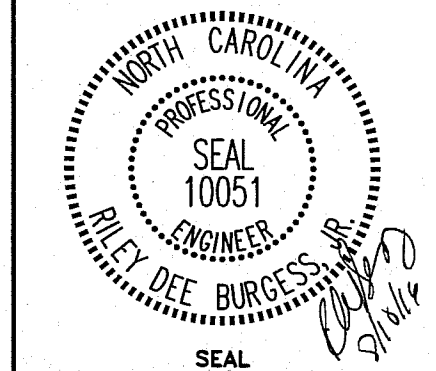
SURFACE COURSE SHALL BE COMPACTED TO A DENSITY OF 95%.

IF ANY CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED, EITHER ON THE CONSTRUCTION DOCUMENTS OR THE FIELD CONDITIONS, THE CONTRACTOR MUST NOTIFY THE ENGINEER IMMEDIATELY, AND SHALL NOT COMMENCE OPERATION UNTIL THE CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE RESOLVED.

PLOTTED: 8/10/2018
H:\WOODBINE\DESIGN\PROJECTS\16028 - 19711
BETHEL CHURCH ROAD -CVC LOT



Woodbine Design, P.C.
Land planning & civil engineering
www.woodbinedesign.com
880.722.2669
pburgess@woodbinedesign.com
704.315.5367
Cornelius, NC 28031

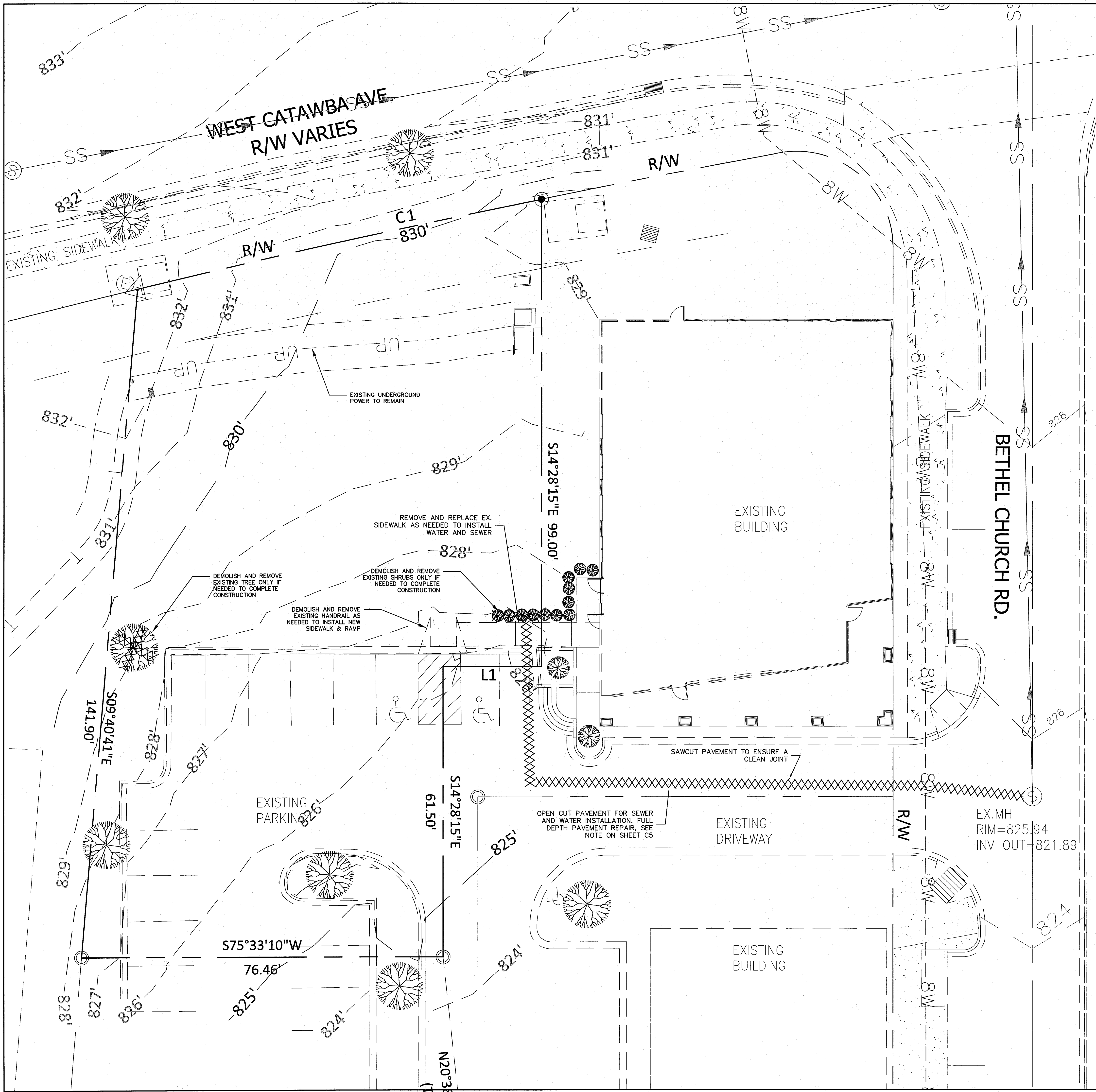


Project: CORNELIUS VILLAGE CENTER LOT #1
Location: 19711 BETHEL CHURCH RD., CORNELIUS, NC 28031
Sheet Title: SITE PLAN

DEVELOPER/OWNER
HEIDI STODDARD
17914 JOHN CONNOR RD.
CORNELIUS, NC 28031

Designed By: Woodbine Design
Drawn By: PW
Date: 8/10/16
Revisions:

Sheet C2 of 7
Project Number 16028



DEMOLITION LEGEND

X X X X X X X X X X

DEMOLITION OR SAWCUT
SEE PLANS FOR DISTINCTION

|||||

DEMOLISHED AND
REMOVED AREA
PER LOCAL JURISDICTION

EXISTING

10' CONTOURS

2' CONTOURS

STORM SEWER

SANITARY SEWER

FORCE MAIN

GAS LINE

UNDERGROUND POWER

OVERHEAD POWER

UNDERGROUND PHONE

OVERHEAD TELEPHONE

TELEPHONE COMMUNICATIONS

IRRIGATION LINE

RECIRCULATION LINE

2" WATER LINE

3" WATER LINE

4" WATER LINE

6" WATER LINE

8" WATER LINE

10" WATER LINE

12" WATER LINE

16" WATER LINE

WATER LINE

EXISTING FENCE

FIRE HYDRANT (FH)

GATE VALVE (GV)

SANITARY SEWER MANHOLE (SSMH)

STORM SEWER MANHOLE (SMH)

CURB INLET (CI)

GRATE INLET/YARD INLET (GI/YI)

SIGN

UTILITY POLE

LIGHT POLE

BACK OF CURB

811

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- GENERAL NOTES:
- Coordinate all curb and street grades in intersection with Inspector.
 - All road improvements are to be coordinated with the Town or County LUESA prior to construction.
 - Sight Triangles shown are the minimum required.
 - Approval of this plan is not Authorization to grade adjacent properties. When field conditions warrant off-site grading, permission must be obtained from the affected property owners.
 - Handrails may be required by a representative of the county, if warranted by field conditions. (MCLDS 50.04A,B)
 - In order to ensure proper drainage, keep a minimum of 0.5% slope on the curb.
 - Subsurface drainage facilities may be required in the street right-of-way if deemed necessary by the inspector.
 - The purpose of the storm drainage easement (SDE) is to provide storm water conveyance. Buildings are not permitted in the easement area. Any other objects which impede storm water flow or system maintenance are also prohibited. Property owner is responsible for any onsite SDE.
 - High Density polyethylene (HDPE) storm drainage pipe installed within the existing or proposed public street right-of-way must:
 - Be approved by the public works representative from the town prior to getting plan approval.
 - Be approved by the County's Inspector prior to any backfill being placed.
 - Backfill material must be approved by the County Inspector prior to any placement of the material within the public street right-of-way.
 - If town public works agree to have the pipe installed there shall be an approved bedding detail and a third party inspector shall verify compaction and supply written evidence of compaction results.
 - The Developer shall maintain each stream, creek, or backwash channel in an unobstructed state and shall remove from the channel and the banks all debris, logs, timber, junk and other accumulations.
 - Retaining Walls > 4-ft (residential) or 5-ft (commercial) in height requires a permit from Code Enforcement prior to construction. The Engineer of record for the retaining walls must certify that the walls are constructed to specifications prior to issuance of C.O.
 - Retaining walls involving a culvert or located within the influence of a road must be reviewed and approved by land development. Culverts must have headwalls or be collared.
 - Construction of retaining walls cannot begin until all necessary permits are acquired.
 - As-builts for applicable detention structures and BMP measures are required. As-builts are to include latitude and longitude for the center of the measure and inlets and outlets of all structures. Elevations are required for all measures as well as dimensions of all measures.
 - Non Standard Items (i.e. pavers, irrigation system, etc.) in the right-of-way require a Right-Of-Way Encroachment agreement with the Town/North Carolina Department of Transportation before installation.

- DEMOLITION / CLEARING NOTES:
- BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A SURVEY PREPARED BY RB PHARR IN 2012.
 - CONTRACTOR SHALL REMOVE ALL EXISTING TREES, CONCRETE, ASPHALT AND OTHER EXISTING STRUCTURES INDICATED ON PLAN. CONTRACTOR TO DISPOSE OF ALL DEBRIS TO AN APPROVED (LEGAL) OFF-SITE LOCATION.
 - PROTECT ADJACENT CURBS; TREES, BUILDINGS, UTILITIES AND OTHER ITEMS FROM DAMAGE. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR AND / OR PAYMENT OF ANY DAMAGED ITEMS TO REMAIN.
 - THE LOCATION OF EXISTING UTILITIES AS PRESENTED ARE APPROXIMATE. CONTRACTOR SHALL LOCATE ALL UTILITIES PRIOR TO START OF CONSTRUCTION, AND NOTIFY ENGINEER OF ANY DISCREPANCIES. CONTRACTOR IS FULLY RESPONSIBLE FOR ALL UNDERGROUND UTILITIES AND SHALL REPAIR ANY DAMAGE AS A RESULT OF THIS CONTRACT.
 - SURVEYOR SHALL REPORT ANY ENCROACHMENTS OR DISCREPANCIES GENERATED BY THIS CLEARING PLAN IMMEDIATELY TO CES GROUP ENGINEERS, LLP FOR DECISION.
 - SURVEYOR SHALL VERIFY CLOSURE AND ACCURACY OF CURVE DATA PRIOR TO COMMENCEMENT OF FIELD STAKING.
 - CONTRACTOR SHALL MAKE EVERY EFFORT TO SAVE ADDITIONAL TREES WHENEVER FEASIBLE.
 - NO SOIL DISTURBANCE OR COMPACTION, CONSTRUCTION MATERIALS, TRAFFIC, BURN PITS, TRENCHING OR OTHER LAND DISTURBING ACTIVITY ALLOWED IN THE TREE SAVE AREAS.
 - CLEARING LIMITS ON THIS PLAN INDICATE THE EXTENT OF ALL MAJOR CLEARING REQUIRED, CONTRACTOR IS ALSO RESPONSIBLE FOR ANY INCIDENTAL CLEARING REQUIRED FOR MINOR DISCREPANCIES IN GRADE, UTILITY INSTALLATION, EROSION CONTROL MEASURES, ETC.

IF ANY CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED, EITHER ON THE CONSTRUCTION DOCUMENTS OR THE FIELD CONDITIONS, THE CONTRACTOR MUST NOTIFY THE ENGINEER IMMEDIATELY, AND SHALL NOT COMMENCE OPERATION UNTIL THE CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE RESOLVED.

Woodbine Design, P.C.
Land planning & civil engineering

PROFESSIONAL SEAL
10051
NORTH CAROLINA
JULIE DEE BURGESS
ENGINEER

PROFESSIONAL SEAL
4063
NORTH CAROLINA
WOODBINE DESIGN, P.C.
NO. C-4063

North Arrow

Graphic Scale 1" = 10 ft.

Project
CORNELIUS VILLAGE CENTER LOT #1

Location
19711 BETHEL CHURCH RD., CORNELIUS, NC 28031

Sheet Title
EXISTING CONDITIONS & DEMO

DEVELOPER/OWNER

HEIDI STODDARD
17914 JOHN CONNOR RD.
CORNELIUS, NC 28031

Designed By
Woodbine Design

Drawn By
PW

Date
8/10/16

Revisions

Sheet C3 of 7

Project Number 16026

- CONSTRUCTION SEQUENCE:**
1. Obtain Grading/Erosion Control plan approval from Mecklenburg County LUESA.
 2. Setup an on-site pre-construction conference with the following departments: LUESA Erosion Control Inspector, Land Development Inspector and Zoning Inspector. Failure to schedule such conference 48 hours prior to any land disturbing activity is subject to fine.
 3. Install Silt Fence, Skimmer Basin, Construction Entrance, diversion ditches and other measures as shown on plans, clearing only as necessary to install these devices.
 4. Call for on-site inspection by inspector. When approved Inspector issues the Grading permit and clearing and grubbing may begin.
 5. The Contractor shall diligently and continuously maintain all erosion control devices and structure.
 6. For phased erosion control plans, contractor shall meet with Erosion control inspector prior to commencing with each phase of erosion control measures.
 7. The land development inspector should be called to conduct inspections on storm drainage, sidewalks, driveway on storm drainage and all aspects of road construction.
 8. Stabilize site as areas are brought to finish grade.
 9. Coordinate with Erosion Control inspector prior to removal of erosion control measures.
 10. All erosion control measures shall be constructed in accordance with NC Erosion and sediment control and design manual, U.S. department of Agriculture, Mecklenburg County Erosion Control Ordinance and the Charlotte Mecklenburg Land Development standards.
 11. Call the Water Quality Inspector to setup a BMP Pre-Construction meeting prior to starting work on the BMP. This meeting should take place 48 hours prior to starting construction on any BMP and shall include the Design Engineer to ensure proper inspections are performed at key BMP installation phases.
 12. The design engineer must verify the drainage area is properly stabilized, measures are in place to prevent sedimentation into the BMP, storm drains inlets and pavements have been properly cleaned prior to commencement of BMP construction.
 13. Sand Filler shall not be brought online until the site is 100% stabilized.

- EROSION CONTROL NOTES:**
1. All "Sta" numbers refer to the Mecklenburg County Land Development Standards Manual (MCLDSM).
 2. On-site burial pits require an on-site demolition landfill permit from the zoning administrator.
 3. Any grading beyond the denuded limits shown on the plan is a violation of the County Erosion Control Ordinance and is subject to a fine.
 4. Grading more than one acre without an approved Erosion Control plan is a violation of the County Erosion Control Ordinance and is subject to a fine.
 5. All perimeter areas and slopes greater than 3:1 shall be stabilized within 7-days. Ground Stabilization on all other areas must be completed within 14-days. Refer to the Erosion Control Ordinance for additional requirements.
 6. Additional Measures to control erosion and sediment may be required by a representative of the County.
 7. A grading plan must be submitted for any lot grading exceeding one acre that was not previously approved.
 8. Temporary Driveway permit for construction entrances in the NCDOT right of way must be presented at the pre-construction meeting.
 9. All embankments must be constructed per section 4.0.6 Embankment Requirements in the BMP design manual.
 10. Slopes shall be graded no steeper than 2:1. Slopes greater than 10 feet require adequate terracing (MCLDSM #30.16). Soil engineer to verify the stability of slopes greater than 2:1.
 11. Soil compaction tests are required on any berm >= 5-ft in height from the natural grade. Soil Compaction must be at 95% proctor and certified by a licensed soil engineer.

- ENHANCED EROSION CONTROL NOTES:**
1. Surface water draw down devices (risers or skimmers) shall be installed in all sediment basins. Forebays shall be used in conjunction with all sediment basins. Rock forebay embankments may be used in lieu of porous baffles.
 2. Polyacrylamides (PAM) shall be used to reduce turbidity and suspended solids whenever a sediment trap, basin, pit, hole or building foundation is being pumped out to remove sediment laden water. PAM is not required when any of the above is being pumped to an approved sediment basin on-site. This activity must be inspected and approved by the Mecklenburg County Erosion control inspector.
 3. Double silt fence shall be used along wetlands, streams, lakes, or other surface water bodies as well as adjacent to SWM or other water quality buffers. High Hazard silt fence with wire backing and washed stone will be installed as determined necessary by the County Engineer or Inspector.
 4. The amount of uncovered area at any one time shall be limited to no more than 20 acres, unless approved by the County Engineer.
 5. A 10-foot undisturbed buffer shall be provided around the outside edge of drainage features such as intermittent and perennial streams, ponds, and wetlands. Incidental drainage improvements or repairs will be permitted within the buffer as approved by county staff.
 6. Installation of Temporary ground cover or seeding must be performed within 5 working days or slope drains installed after fill slopes are brought up to height.
 7. Permanent terraces shall be installed on 2:1 or steeper slopes over 10-ft in height to reduce runoff velocity coming down the slope.

- GENERAL EROSION CONTROL NOTES:**
1. Prior to construction of new pavement, site shall be graded so as to provide settling areas around catchbasins. Catch basin rims shall be set at finish grade. Areas immediately adjacent to basins shall be several inches below finish grade until pavement is constructed.
 2. Erosion and sedimentation control measures shall be in place prior to the commencement of any site work or earthwork operations, shall be maintained during construction, and shall remain in place until all site work is complete and ground cover is established.
 3. Stockpiles shall be surrounded on their perimeters with staked siltation fences to prevent and/or control siltation and erosion.
 4. Tops of stockpiles shall be covered in such a manner that stormwater does not infiltrate the materials and thereby render the same unsuitable for fill use.
 5. In any event, slopes left exposed shall be stabilized within 7 days of completion of any phase of grading, be planted or otherwise provided with temporary or permanent ground cover, devices or structures sufficient to restrain erosion. In addition all measures must be shown within the limits of construction.
 6. Culvert/pipe inlets and outfalls shall be protected by filter berms until disturbed areas are permanently stabilized.
 7. Erosion Control Inlet Berms shall be constructed at all existing catch basins. Temporary Silt fence shall be constructed at all proposed catch basins located in fill areas & subject to stormwater run-off from proposed fill areas during construction, or as directed by the owner/engineer. No sediments shall enter the on-site or off-site drainage systems at any time.
 8. All erosion control measures shall be routinely inspected, cleaned and repaired or replaced as necessary throughout all phases of construction. In addition, inspection shall take place after each rainfall event.
 9. All proposed slopes steeper than 3:1 shall be stabilized with S75 Matting or better and protected from erosion.
 10. The contractor shall keep on site at all times extra siltation fencing for installation at the direction of the engineer or the Erosion Control Inspector to mitigate any emergency condition.
 11. Disposal of all demolished materials is the responsibility of the contractor and must be taken off-site in accordance with all federal, state, and local municipal requirements.
 12. The area or areas of entrance and exit to and from the site shall be maintained in a condition which will prevent tracking or flowing of sediment onto adjacent rights-of-way. All sediment spilled, dropped, washed or tracked onto adjacent right-of-way must be removed immediately.
 13. Tree areas to remain shall be protected and delineated with orange construction fence.

- GRADING AND DRAINAGE NOTES:**
1. ALL GRADING AND SITE PREPARATION WILL CONFORM TO SPECIFICATIONS AS GIVEN IN REPORT OF GEOTECHNICAL INVESTIGATION
 2. CONTRACTOR SHALL VERIFY EXISTING TOPOGRAPHIC DATA, LOCATIONS OF EXISTING UTILITIES, AND ALL OTHER SITE CONDITIONS PRIOR TO BEGINNING CONSTRUCTION.
 3. ALL STORM SEWER PIPE TO BE RCP, EXCEPT WHERE NOTED ON THE PLANS OR REQUIRED BY JURISDICTION.
 4. FOR DIMENSIONAL LAYOUT, SEE SITE PLAN.
 5. FOR GRADING & DRAINAGE FACILITY DETAILS, SEE DETAIL SHEETS.
 6. ALL CUT AND FILL SLOPES SHALL BE 3:1 OR FLATTER (SEE PLANS). UNLESS SHOWN OTHERWISE.
 7. ALL CONSTRUCTION WITHIN STREET RIGHT-OF-WAY SHALL CONFORM TO APPLICABLE STATE AND LOCAL JURISDICTIONAL REQUIREMENTS.
 8. ALL OPEN DRAINAGE SWALES SHALL BE GRASSED, AND RIPRAP MUST BE PLACED AS NECESSARY TO CONTROL EROSION.
 9. GRADING CONTRACTOR IS RESPONSIBLE FOR STRIPPING AND STOCKPILING OF TOPSOIL. GRADING CONTRACTOR IS ALSO RESPONSIBLE FOR REMOVING FROM SITE EXCESS TOPSOIL. GRADING CONTRACTOR SHALL PREPARE SUBGRADE FOR PAVEMENT AND CURBS AND BACKFILL CURBS AFTER CURB CONSTRUCTION.
 10. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR TOPSOIL INSTALLATION IN LANDSCAPE ISLANDS.
 11. CONTRACTOR SHALL CONFINE HIS OFF-SITE ACTIVITIES TO EXISTING RIGHTS OF WAY AND EASEMENTS.

NOTE:

- 1) APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFFSITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.
- 2) IN ORDER TO ENSURE PROPER DRAINAGE, KEEP A MINIMUM OF 0.5% SLOPE ON THE CURB.
- 3) THE PURPOSE OF THE STORM DRAIN EASEMENT (SDE) IS TO PROVIDE STORM WATER CONVEYANCE. BUILDINGS ARE NOT PERMITTED IN THE EASEMENT AREA. ANY OTHER OBJECTS WHICH IMPEDE STORM WATER FLOW OR SYSTEM MAINTENANCE ARE ALSO PROHIBITED.
- 4) NO SOIL DISTURBANCE OR COMPACTION, CONSTRUCTION MATERIALS, TRAFFIC, BURIAL PITS, TRENCHING OR OTHER LAND DISTURBING ACTIVITY ALLOWED IN THE TREE PROTECTION ZONE.
- 5) TREE BARRICADE MUST BE INSTALLED BEFORE ANY DEMOLITION, GRADING OR CONSTRUCTION BEGINS, AND NOT REMOVED UNTIL FINAL INSPECTION.
- 6) BEFORE GRADING/CLEARING/CONSTRUCTION BEGINS CALL FOR INSPECTION OF TREE PROTECTION BARRICADES BY URBAN FORESTER.
- 7) TREE PROTECTION BARRICADES MUST MEET OR EXCEED TREE ORDINANCE STANDARDS (IN CITY OF CHARLOTTE TREE ORDINANCE GUIDELINES, APPENDIX 3) OR LAND DEVELOPMENT STANDARDS MANUAL 40.02.
- 8) NO GRUBBING WITHIN TREE PROTECTION ZONE. LEAVE SOIL AND LEAF LITTER UNDISTURBED. SUPPLEMENT WITH 1-2 INCHES OF MULCH RE-SEED WITH GRASS ONLY IN DISTURBED/GRATED AREAS.
- 9) BRUSH, VINES AND SMALL TREES (<8" DIA, OR AS SMALL AS 2" IN CALIPER) MAY BE HAND CLEARED ONLY, CUT FLUSH WITH GROUND SURFACE. EXISTING TREES MAY BE LIMBED UP SIX FEET (LEAVING AT LEAST 3" OF THE BRANCHES TO IMPROVE VISIBILITY).
- 10) EXPOSED TREE ROOTS MUST BE CLEANLY CUT WITH A SHARP PRUNING TOOL; BACKFILL ASAP TO MINIMIZE EXPOSURE TO AIR.
- 11) ASBUILT DRAWINGS AND PLANS OF THE STORM DRAINAGE SYSTEM, INCLUDING DESIGNED DITCHES, MUST BE SUBMITTED PRIOR TO FINAL INSPECTION TO THE CITY/COUNTY ENGINEERING DEPARTMENT.

SEEDBED PREPARATION NOTES

1. SURFACE WATER CONTROL MEASURES TO BE INSTALLED ACCORDING TO PLANS.
2. AREAS TO BE SEEDBED SHALL BE RIPPED AND SPREAD WITH AVAILABLE TOPSOIL 3" DEEP. TOTAL SEEDBED PREPARED DEPTH SHALL BE 4".
3. LOOSE ROCKS, ROOTS, AND OTHER OBSTRUCTIONS SHALL BE REMOVED FROM THE SURFACE SO THAT THEY WILL NOT INTERFERE WITH THE ESTABLISHMENT AND MAINTENANCE OF VEGETATION. THE SURFACE FOR FINAL SEEDBED PREPARATION AT FINISHED GRADES SHOWN SHALL BE SMOOTH AND UNIFORM.
4. IF NO SOIL TEST IS TAKEN, FERTILIZER AND LIME ARE TO BE USED AS DESCRIBED ABOVE. IN ADDITION, 15 LBS/1000 S.F. OF SUPERPHOSPHATE IS TO BE PROVIDED.
5. IF SOIL TEST IS TAKEN, PROVIDE FERTILIZER AND LIME ACCORDING TO RESULTS OF TEST.
6. LIME AND FERTILIZER SHALL BE APPLIED UNIFORMLY AND MIXED WITH THE SOIL DURING SEEDBED PREPARATION.

Erosion Control & Water Quality Inspector:
Nick Finelli - Cornelius, Davidson, Huntersville
(980) 721-9390

Land Development Inspector:
Tommy Keziah - Cornelius, Davidson, Huntersville
(704) 634-6753

Zoning Inspector:
Brian Sifford - Cornelius, Davidson, Huntersville
(980) 721-0924



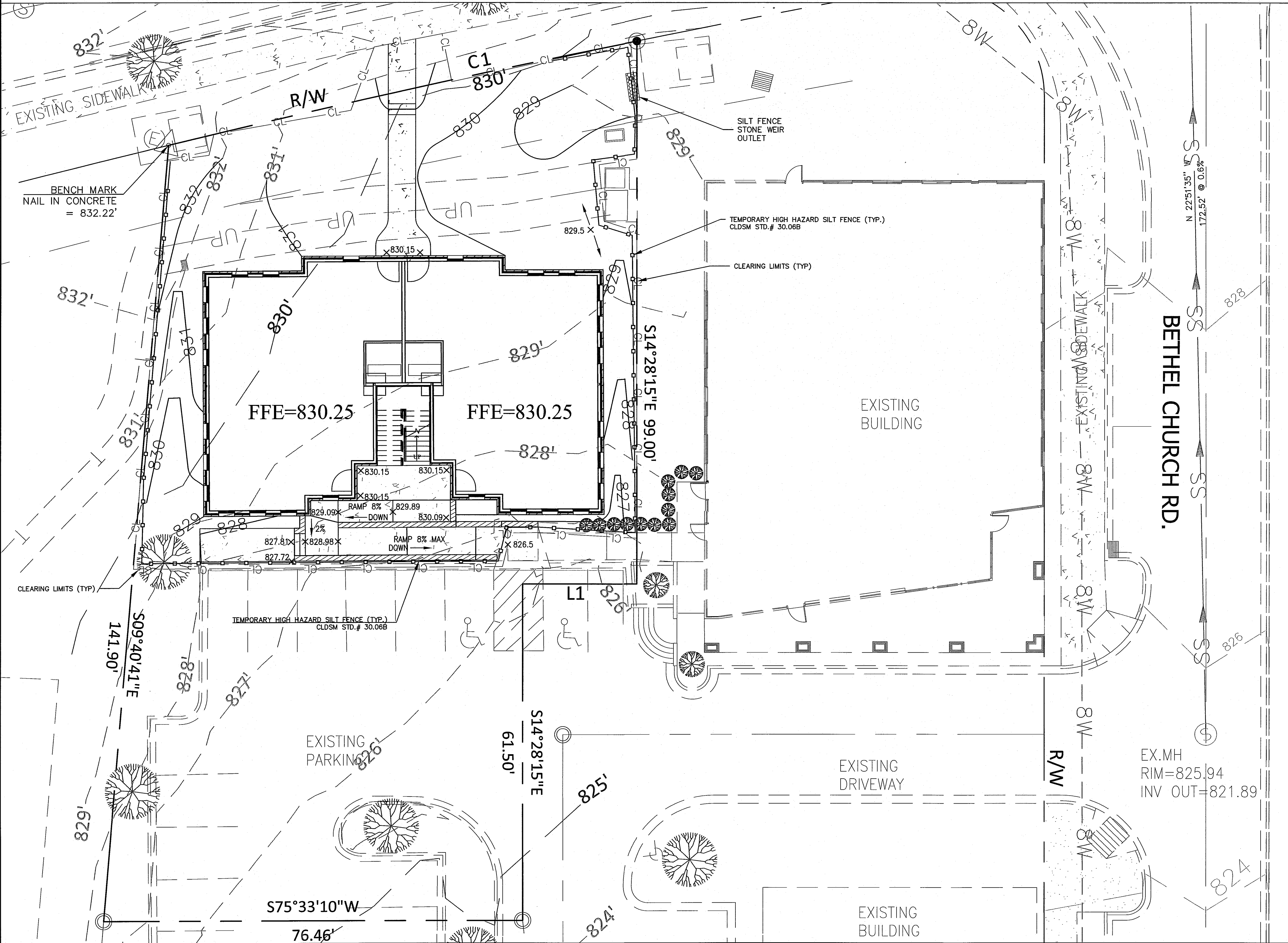
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DENUDED AREA= 0.17ac.

STABILIZATION TIMEFRAMES (Effective Aug. 3, 2011)		
SITE AREA DESCRIPTION	STABILIZATION	TIMEFRAME EXCEPTIONS
Perimeter dikes, swales, ditches, 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.

IF ANY CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED, EITHER ON THE CONSTRUCTION DOCUMENTS OR THE FIELD CONDITIONS, THE CONTRACTOR MUST NOTIFY THE ENGINEER IMMEDIATELY, AND SHALL NOT COMMENCE OPERATION UNTIL THE CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE RESOLVED.

PLOTTED: 8/10/2016
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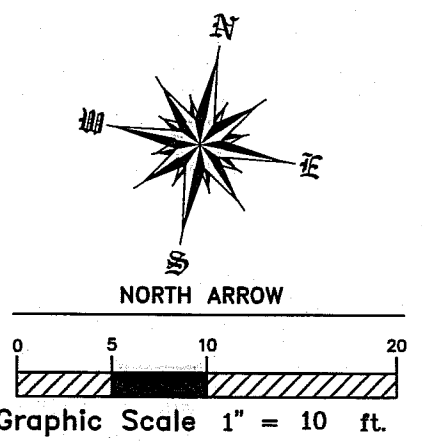
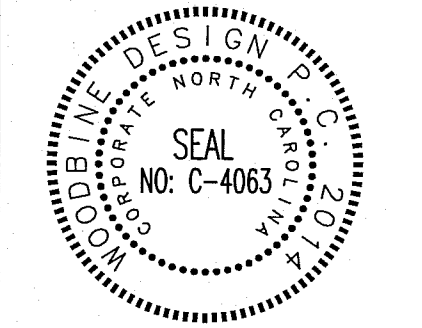
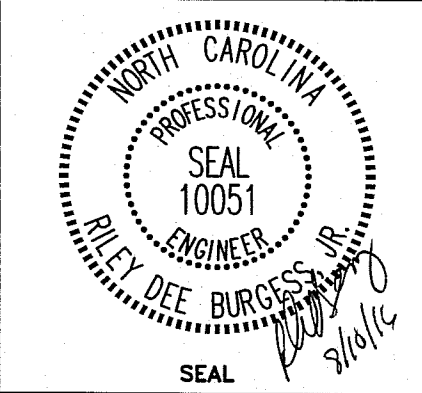
STORM WATER MANAGEMENT PLAN

EROSION CONTROL LEGEND

- RIP RAP APRON AT PIPE OUTLET
- RISER TYPE SEDIMENT BASIN
- GRAVEL AND RIP RAP SEDIMENT BASIN
- TEMPORARY RIPRAP FILTER BERM
- FLEXIBLE PIPE SLOPE DRAIN
- TEMPORARY SILT DITCH
- TEMPORARY SILT FENCE
- STORM INLET SEDIMENT TRAP
- STONE INLET SEDIMENT TRAP (INSTALL SILT SACKS AFTER PAVING)
- TEMPORARY ROCK CHECK DAM
- STABILIZED CONSTRUCTION ENTRANCE
- TEMPORARY SEEDING
- PERMANENT SEEDING
- TEMPORARY STREAM CROSSING
- CLEARING LIMITS
- DRAINAGE AREA LIMITS

NOTE: CONTRACTOR SHALL FIELD VERIFY ALL GRADES PRIOR TO CONSTRUCTION.

Woodbine Design, P.C.
Land planning & civil engineering
blending nature & man
www.woodbinedesign.com
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980-722-2666 20816 N. Main Street, Suite 204
704-315-8367 Cornelius, NC 28031
pwood@woodbinedesign.com

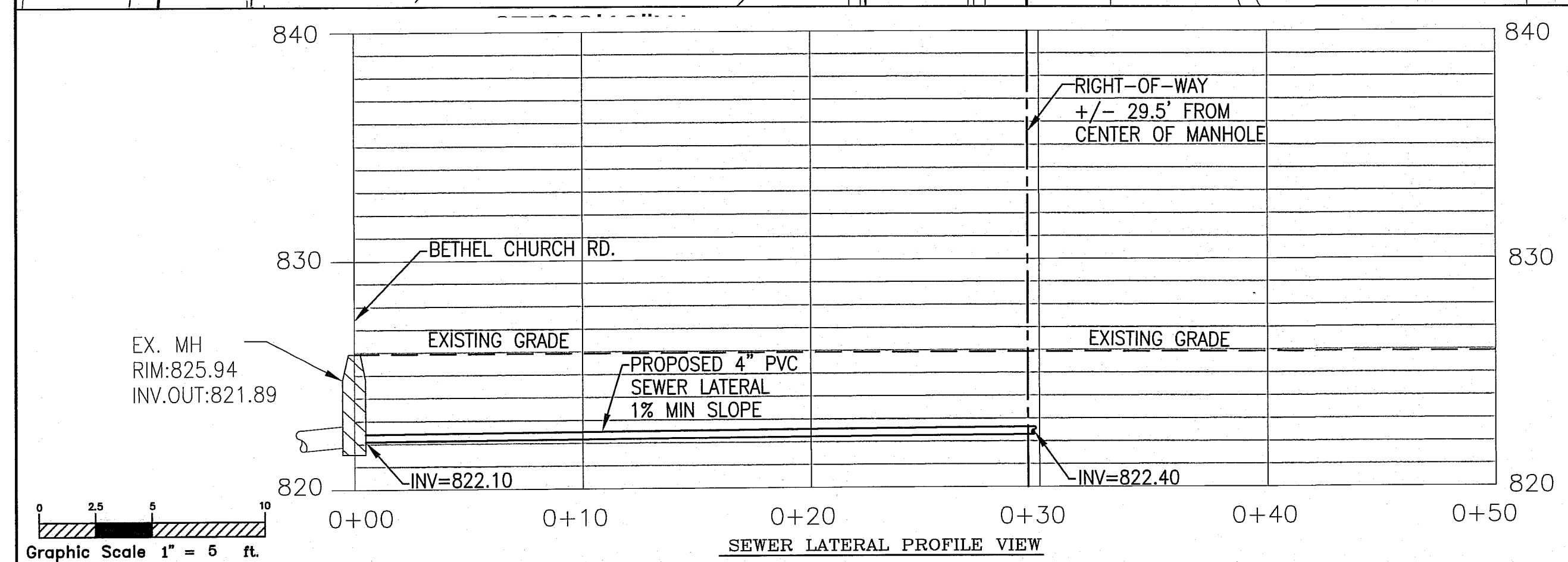


CORNELIUS VILLAGE CENTER LOT #1
Location 19711 BETHEL CHURCH RD., CORNELIUS, NC 28031
Mecklenburg, Co.
Sheet Title
GRADING & EROSION CONTROL PLAN

DEVELOPER/OWNER
HEIDI STODDARD
17914 JOHN CONNOR RD.
CORNELIUS, NC 28031

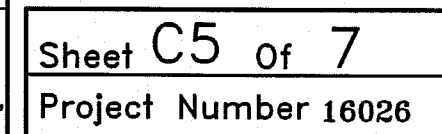
Designed By **Woodbine Design**
Drawn By **PW**
Date **8/10/16**
Revisions

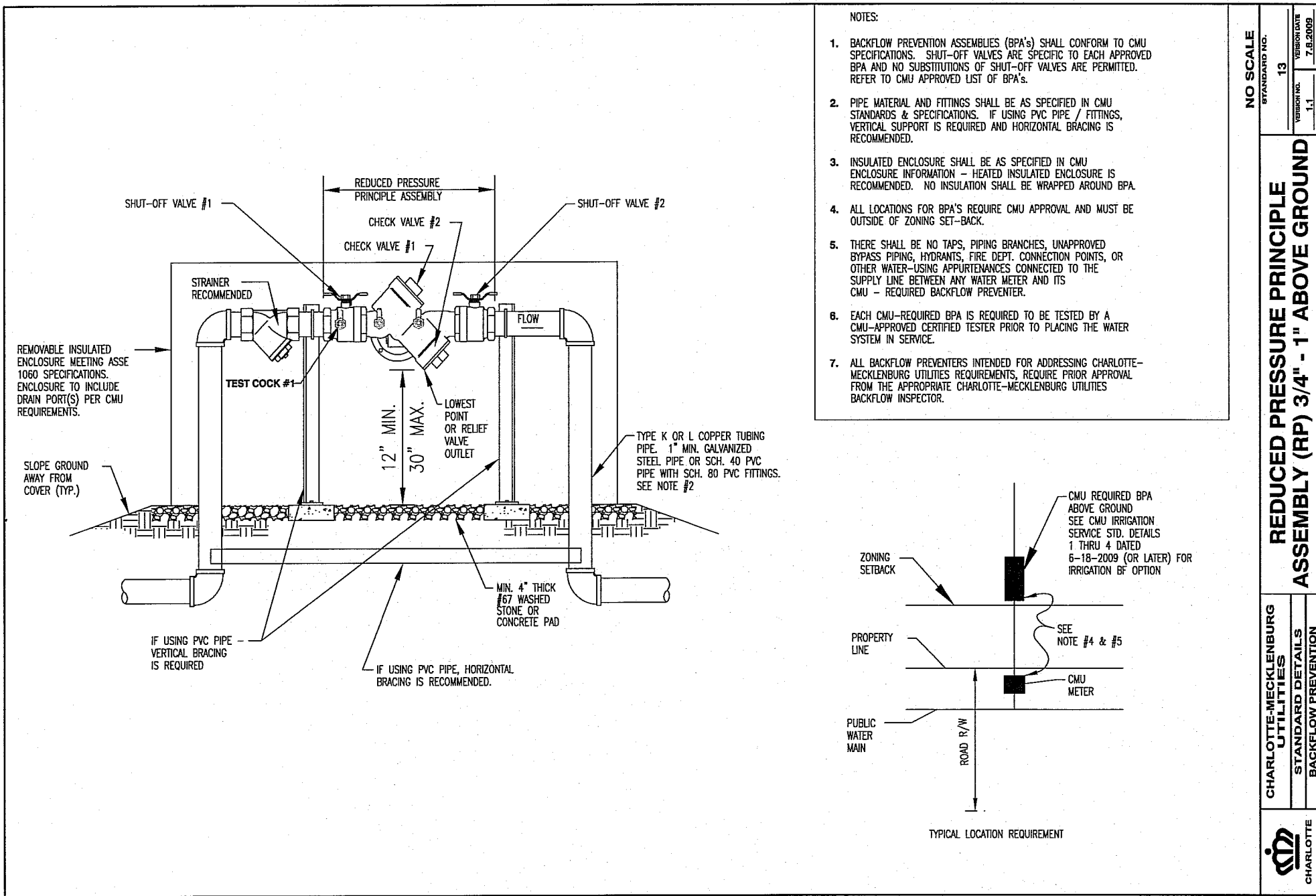
Sheet **C4** of **7**
Project Number **16028**



PLOTTED: 8/10/2018
H:_WOODBINEDESIGN_PROJECTS\16026 - 19711 BETHEL
CHURCH ROAD -CVC LOT #1_CAD\CVC-LOT#1-BASE.DWG

IF ANY CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED, EITHER ON THE CONSTRUCTION DOCUMENTS OR THE FIELD CONDITIONS, THE CONTRACTOR MUST NOTIFY THE ENGINEER IMMEDIATELY, AND SHALL NOT COMMENCE OPERATION UNTIL THE CONFLICTS, DISCREPANCIES OR OTHER UNSATISFACTORY CONDITIONS ARE RESOLVED.





WARRANTS
HANDRAIL SHALL BE INSTALLED UNDER ANY OF THE FOLLOWING CIRCUMSTANCES IN BOTH NEW CONSTRUCTION AND IN RETROFITTING OR RECONSTRUCTION OF EXISTING ROADWAYS OR SITES:

1. WHEN THE CULVERT-CROSSING DETAIL (STD. #10.36A-B) APPLIES.
2. IF THERE IS A 2:1 OR STEEPER FILL SLOPE THAT IS 10 FEET OR TALLER THAT BEGINS WITHIN 5 FEET OF A SIDEWALK.
3. IN ANY OF THE FOLLOWING COMBINATIONS OF DROPOFF AND OFFSET FROM SIDEWALK:
 - a. 18" OR LARGER DROPOFF WITHIN 2 FEET OF THE EDGE OF THE SIDEWALK
 - b. 36" OR LARGER DROPOFF WITHIN 4 FEET OF THE EDGE OF THE SIDEWALK
 - c. 60" OR LARGER DROPOFF WITHIN 6 FEET OF THE EDGE OF THE SIDEWALK

THESE CLEARANCES ASSUME THAT THE CROSS-SLOPE OF THE BERM BETWEEN THE SIDEWALK AND THE DROPOFF (PEDESTRIAN CLEAR ZONE) IS 6:1 OR FLATTER.

DEFINITIONS
 * DROPOFF -- A SLOPE OF 2:1 OR STEEPER. EXAMPLES INCLUDE HEADWALLS, RETAINING WALLS, AND CULVERTS.
 * PEDESTRIAN CLEAR ZONE -- 10 FEET OF ANY COMBINATION OF SIDEWALK, SLOPE, AND SHOULDER SLOPED AT 6:1 OR FLATTER. SIDEWALK DOES NOT NEED TO BE PRESENT.

APPROVED DATE: 02/2007

MECKLENBURG COUNTY LAND DEVELOPMENT STANDARDS

HANDRAIL WARRANTS

STD. NO. 50.04B REV.

NOTES:

1. BACKFLOW PREVENTION ASSEMBLIES (BPA'S) SHALL CONFORM TO CMI SPECIFICATIONS. SHUT-OFF VALVES ARE SPECIFIC TO EACH APPROVED BPA AND NO SUBSTITUTIONS OF SHUT-OFF VALVES ARE PERMITTED. REFER TO CMI APPROVED LIST OF BPAS.
2. PVC MATERIAL AND FITTINGS SHALL BE AS SPECIFIED IN CMI STANDARDS & SPECIFICATIONS. IF USING PVC PIPE / FITTINGS, VERTICAL SUPPORT IS REQUIRED AND HORIZONTAL BRACING IS RECOMMENDED.
3. INSULATED ENCLOSURE SHALL BE AS SPECIFIED IN CMI ENCLOSURE INFORMATION - HEATED INSULATED ENCLOSURE IS RECOMMENDED. NO INSULATION SHALL BE WRAPPED AROUND BPA.
4. ALL LOCATIONS FOR BPAS REQUIRE CMI APPROVAL AND MUST BE OUTSIDE OF ZONING SET-BACK.
5. THERE SHALL BE NO TAPS, RISING BRANCHES, UNAPPROVED BRASS PIPING, HYDRAULIC, FIRE DEPT. CONNECTION POINTS, OR OTHER WATER-USE AMBIGUITIES CONNECTED TO THE SUPPLY LINE BETWEEN ANY WATER METER AND ITS CMI-REQUIRED BACKFLOW PREVENTER.
6. EACH CMI-REQUIRED BPA IS REQUIRED TO BE TESTED BY A CMI-APPROVED CERTIFIED TESTER PRIOR TO PLACING THE WATER METER IN SERVICE.
7. ALL BACKFLOW PREVENTERS INTENDED FOR ADDRESSING CHARLOTTE-MECKLENBURG UTILITIES REQUIREMENTS REQUIRE PRIOR APPROVAL FROM THE APPROPRIATE CHARLOTTE-MECKLENBURG UTILITIES BACKFLOW INSPECTOR.

GENERAL NOTES:

1. FILTER FABRIC FENCE SHALL BE A MINIMUM OF 32" IN WIDTH AND SHALL HAVE A MINIMUM OF 6 LINE WIRES WITH 12" STAY SPACING.
2. WOVEN FILTER FABRIC BE USED WHERE SILT FENCE IS TO REMAIN FOR A PERIOD OF MORE THAN 30 DAYS.
3. STEEL POSTS SHALL BE 5'-0" IN HEIGHT AND BE OF THE SELF-FASTENER ANGLE STEEL TYPE.
4. WIRE FENCING SHALL BE AT LEAST #10 GAGE WITH A MINIMUM OF 6 LINE WIRES WITH 6" STAY SPACING.
5. TURN SILT FENCE UP SLOPE AT ENDS.
6. WIRE AND WASHED STONE IS REQUIRED TO BE SHOWN ON PLANS AT THE TOE OF SLOPES GREATER THAN 10 FEET VERTICAL (2:1 SLOPE)
7. ORANGE SAFETY FENCE IS REQUIRED AT BACK OF SILT FENCE WHEN GRADING IS ADJACENT TO SWIM BUFFERS, STREAMS OR WETLANDS (REFER TO SWIM BUFFER GUIDELINES). THE COLOR ORANGE IS RESERVED FOR VISUAL IDENTIFICATION OF ENVIRONMENTALLY SENSITIVE AREAS.
8. DRAINAGE AREA CAN NOT BE GREATER THAN 1/4 ACRE PER 100 FT. OF FENCE.
9. SLOPE LENGTHS CAN NOT EXCEED CRITERIA SHOWN IN TABLE 6.52A NORTH CAROLINA EROSION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL.
10. DO NOT INSTALL SEDIMENT FENCE ACROSS STREAMS, DITCHES, WATERWAYS OR OTHER AREAS OF CONCENTRATED FLOW.

MAINTENANCE NOTES:

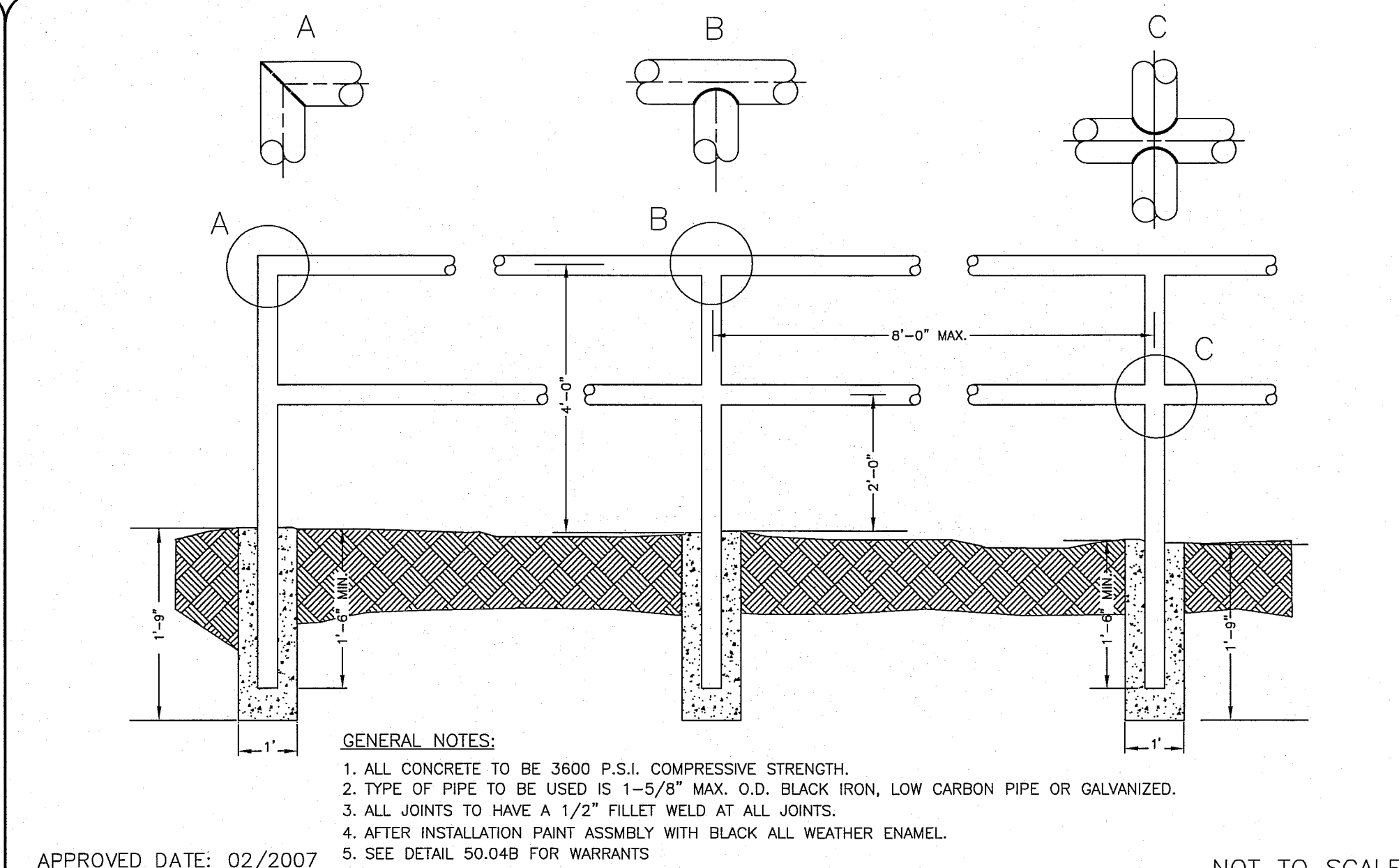
1. FILTER BARRIERS SHALL BE INSPECTED BY THE FINANCIALLY RESPONSIBLE PARTY OR HIS AGENT IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REPAIRS NEEDED SHALL BE MADE IMMEDIATELY.
2. SHOULD THE FABRIC DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER STILL IS NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.
3. SEDIMENT DEPOSITS SHOULD BE REMOVED WHEN DEPOSITS REACH HALF THE HEIGHT OF THE BARRIER. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE IS REMOVED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.

MECKLENBURG COUNTY LAND DEVELOPMENT STANDARDS

HIGH HAZARD TEMPORARY SILT FENCE

NOT TO SCALE

STD. NO. 30.06B REV.



APPROVED DATE: 02/2007

MECKLENBURG COUNTY LAND DEVELOPMENT STANDARDS

TYPICAL HANDRAIL

NOT TO SCALE

STD. NO. 50.04A REV.

GENTLE SLOPES

STEEP SLOPES

SEEDING MIXTURE	80 lbs/acre of tall fescue	100 lbs/acre tall fescue 30 lbs/acre Sorghum lespedeza (unscarified after August 15) 10 lbs/acre Kobe lespedeza
SEEDING DATES	FALL: August 25 - October Late winter: February 15 - April 15 To extend spring seeding into June, add 15 lbs/acre hulled Bermudagrass Overseeding of Kobe lespedeza over fall-seeded tall fescue is very effective.	FALL: August 25 - October 15 Late winter: February 15 - April 15 To extend spring seeding into June, add 15 lbs/acre hulled Bermudagrass Overseeding of Kobe lespedeza over fall-seeded tall fescue is very effective.
SEEDING AMENDMENTS	Apply lime and fertilizer per soil tests, or 4000 lbs/acre limestone and 1000 lbs/acre 10-10-10 fertilizer.	Apply lime and fertilizer per soil tests, or 4000 lbs/acre limestone and 1000 lbs/acre 10-10-10 fertilizer.

NOTE 1
Ground Cover-- Protective cover must be established on all disturbed areas within 14 calendar days after land disturbing activity is completed or has temporarily ceased.

NOTE 2
Graded slopes and fills-- Protective cover must be established on all graded slopes and fills within 7 calendar days after a phase of grading is completed or has temporarily ceased.

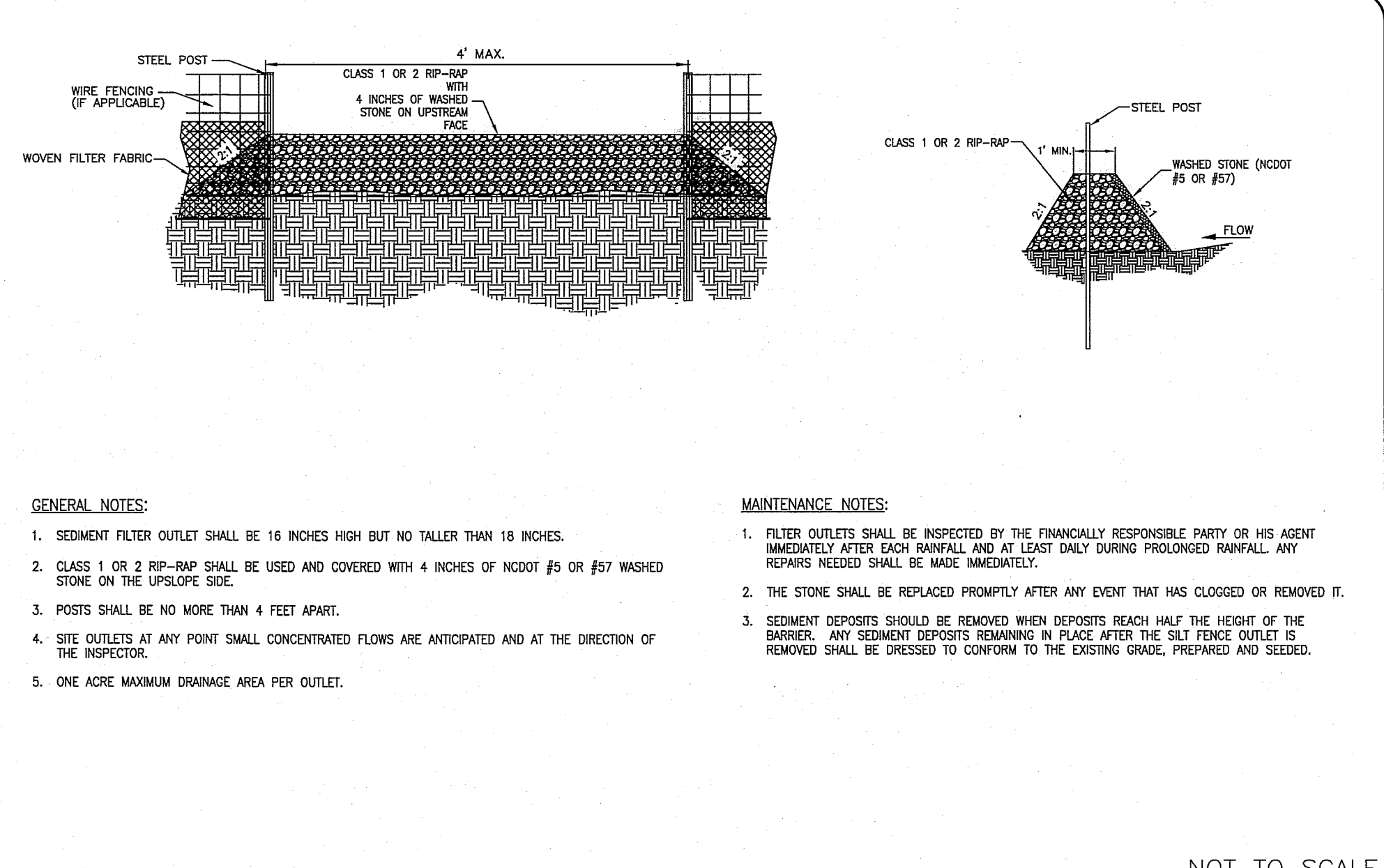
APPROVED DATE: 02/2007

MECKLENBURG COUNTY LAND DEVELOPMENT STANDARDS

SEEDING SCHEDULE

NOT TO SCALE

STD. NO. 30.17A REV.

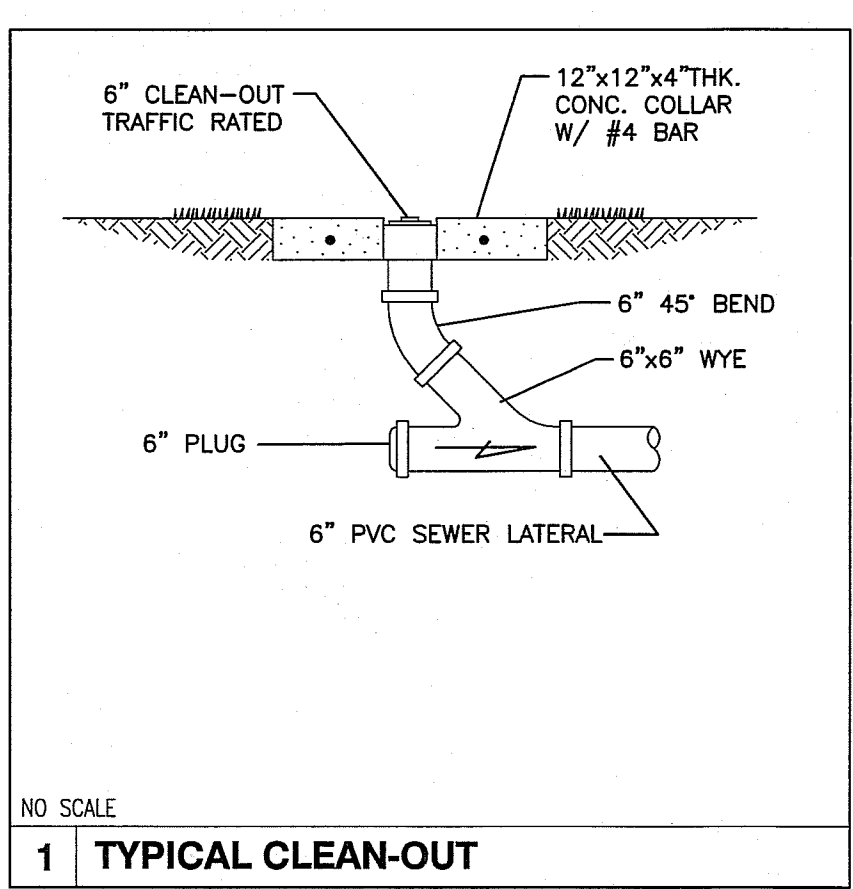
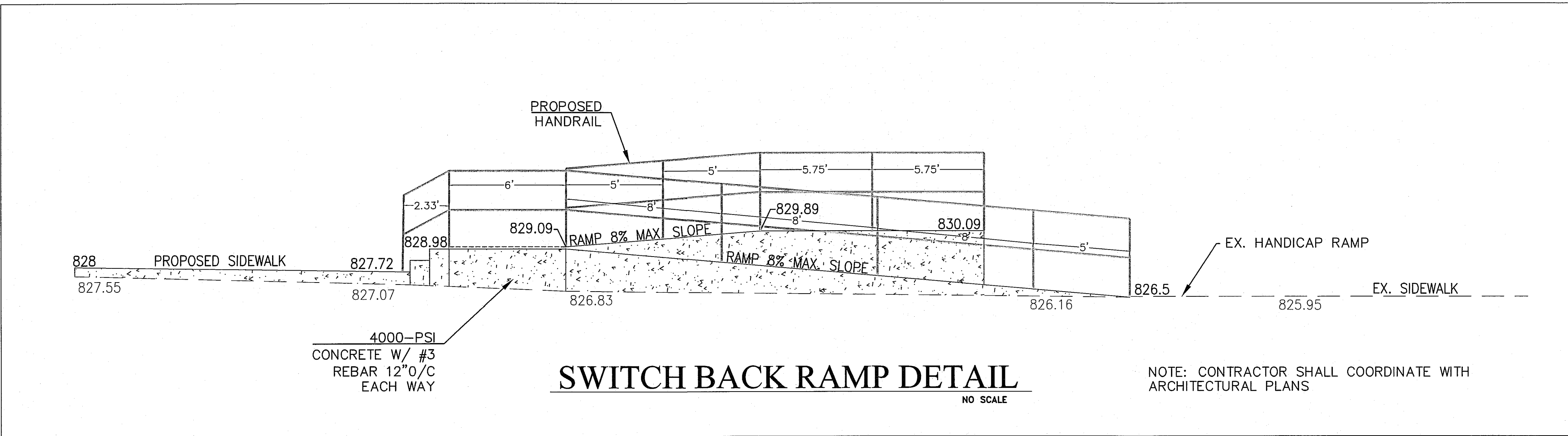


MECKLENBURG COUNTY LAND DEVELOPMENT STANDARDS

SILT FENCE OUTLET OPTION 1

NOT TO SCALE

STD. NO. 30.06C REV.



Woodbine Design, P.C.
 Land planning & civil engineering
 Land planning & civil engineering
 www.woodbinedesign.com
 980.722.2669
 704.315.6567
 10816 N. Main Street, Suite 204
 Cornelius, NC 28031

PROFESSIONAL SEAL
 NORTH CAROLINA
 SEAL 10051
 WILET DIE BURGESS JR.
 ENGINEER
 SEAL

WOODBINE DESIGN, P.C.
 NORTH CAROLINA
 SEAL
 SEAL C-4063
 2014

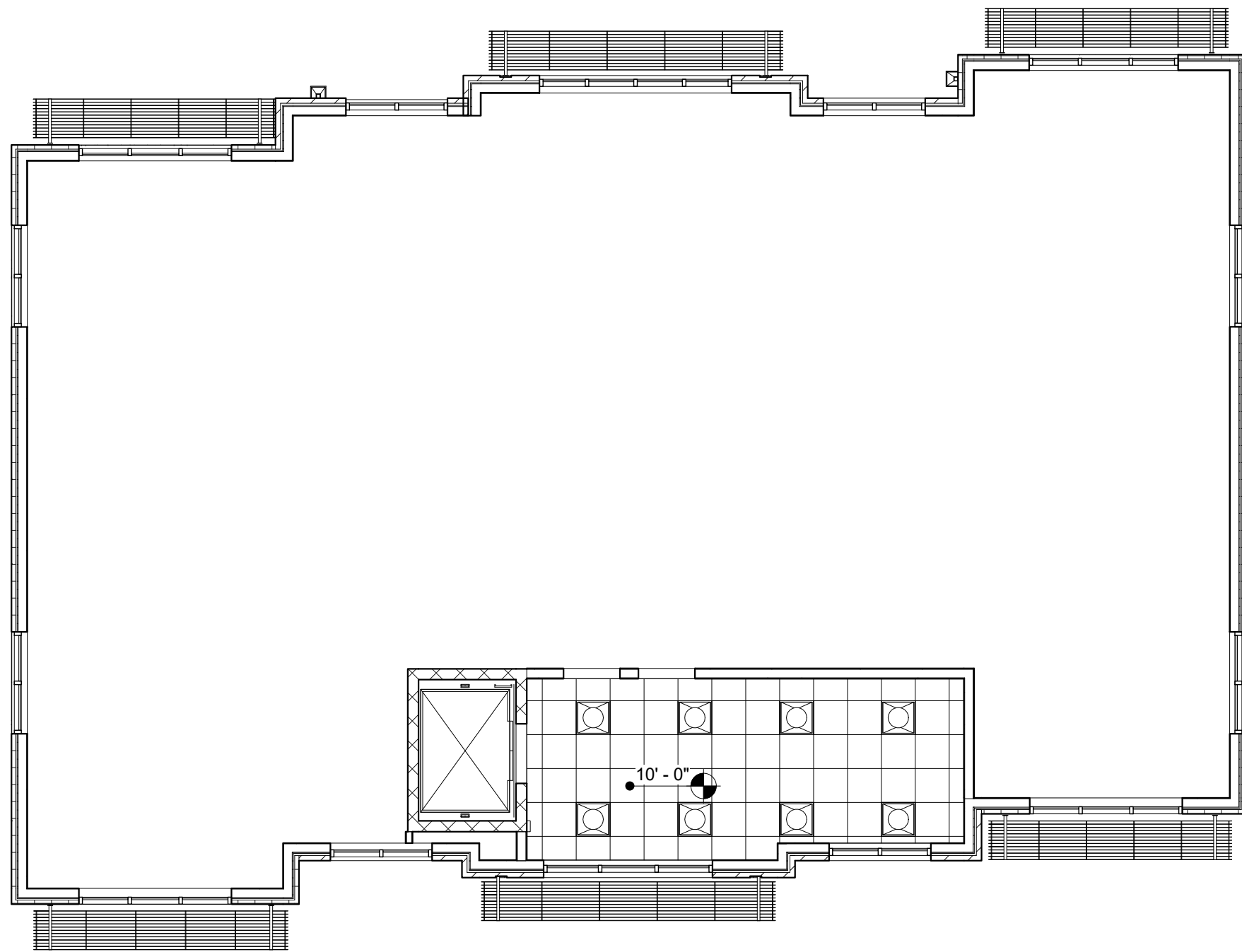
CORNELIUS VILLAGE CENTER LOT #1
 Location 19711 BETHEL CHURCH RD., CORNELIUS, NC 28031
 Mecklenburg, Co.
 Sheet Title

DEVELOPER/OWNER
HEIDI STODDARD
 17914 JOHN CONNOR RD.
 CORNELIUS, NC 28031

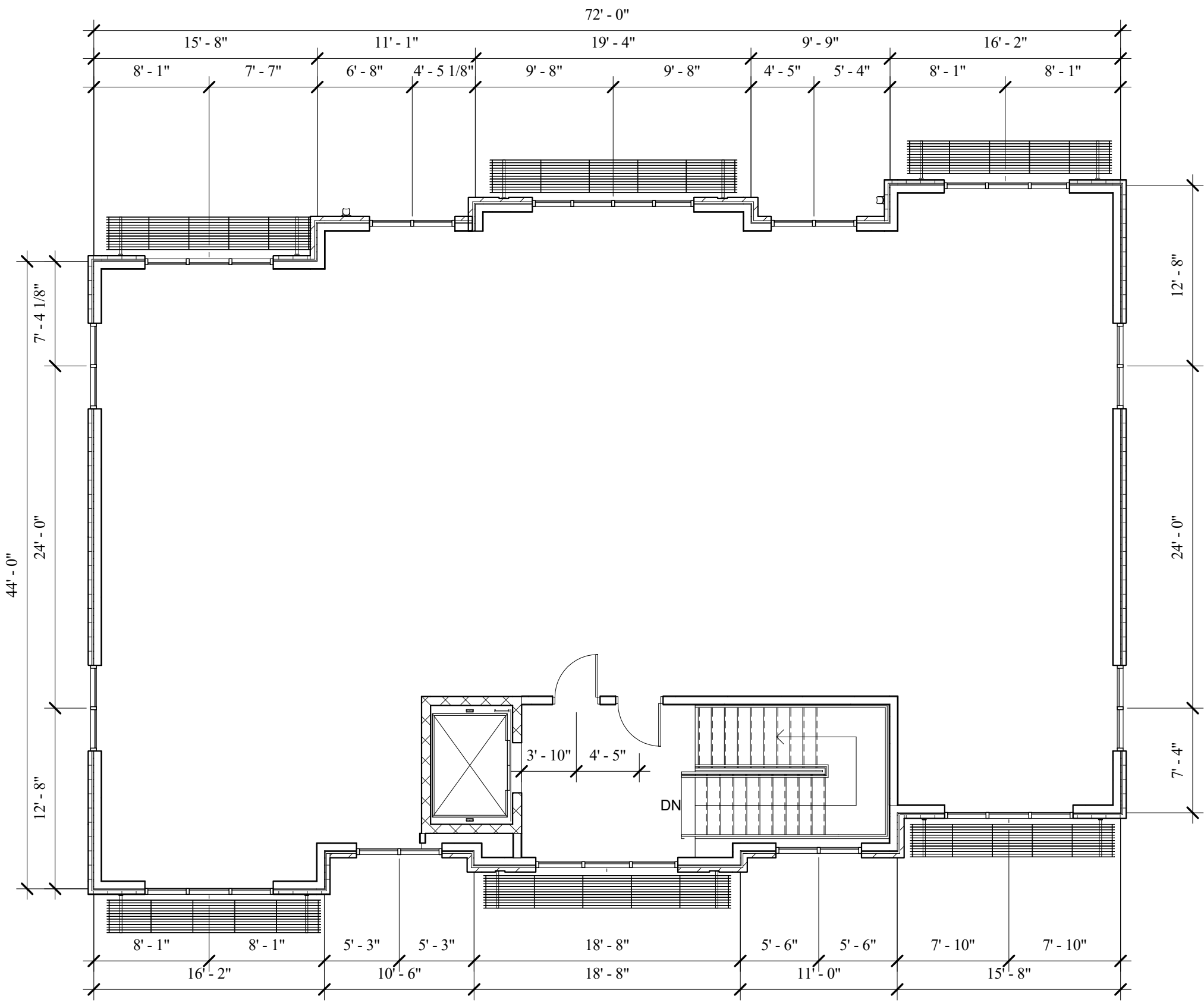
Designed By Woodbine Design
Drawn By PW
Date 8/10/16
Revisions

Sheet C6 of 7
Project Number 16026

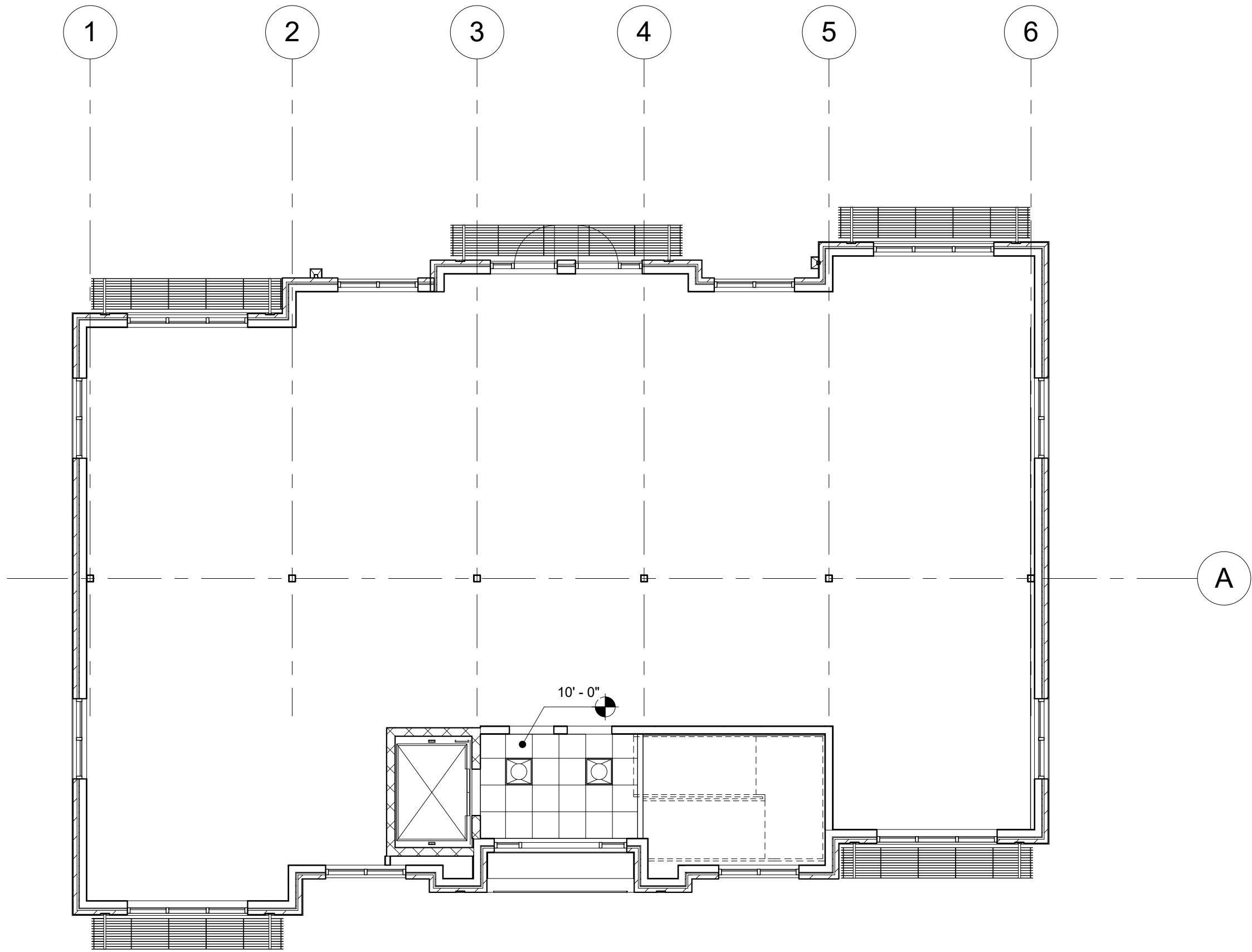
<div>GENERAL NOTES:</div> <div><div>1. Locations, elevations, and dimensions of existing utilities, structures and other features are shown according to the best information available at the time of preparation of these plans. The Contractor shall verify the locations, elevations, and dimensions of all existing utilities, structures and other features, affecting this work, prior to construction.</div><div>2. Prior to the initiation of site construction, the Contractor shall verify any existing utilities including gas, water, electric, cable, TV, communications, sanitary sewers and storm drainage systems, on and/or adjacent to the site. Remove or cap as necessary.</div><div>3. The Contractor shall exercise caution in areas of buried utilities and shall call "ULOCO" at 1-800-632-4949 at least 48 hours prior to construction to arrange for field locations of buried utilities.</div><div>4. The Contractor is responsible for repairing any damage to existing facilities, above or below ground, that may occur as a result of the work performed by the Contractor or Subcontractors as called for in these contract documents.</div><div>5. It is the Contractor's responsibility to become familiar with the permit and inspection requirements specified by the various governmental agencies and the Engineer. The Contractor shall obtain all necessary permits prior to construction, and schedule inspections according to agency instruction/requirements.</div><div>6. The Contractor shall submit shop drawings on all precast and manufactured items to the Owner's Engineer for approval. Failure to obtain approval before installation may result in removal and replacement at the Contractor's expense.</div><div>7. All utility service stub-outs (water, sanitary sewer, etc.) are to be installed within 5' of buildings, unless otherwise noted on plans.</div><div>8. Contractor to coordinate with the applicable electric utility supplier regarding any necessary relocation(s) of underground and/or overhead electric facilities and for the location and installation of transformer pad(s) and associated electric facilities.</div><div>9. Safety.</div><div>A. During the construction and/or maintenance of this project, all safety regulations are to be enforced. The Contractor or his representative shall be responsible for the control and safety of the traveling public and the safety of his/her personnel.</div><div>B. Labor safety regulations shall conform to the provisions set forth by OSHA in the federal register of the Department of Transportation.</div><div>C. The minimum standards as set forth in the current edition of "NC Department of Transportation Standard Drawings" shall be followed in the design, application, installation, maintenance and removal of all traffic control devices, warning devices and barriers necessary to protect the public and construction personnel from hazards within the project limits.</div><div>D. All traffic control markings and devices shall conform to the provisions set forth in the "Manual on Uniform Traffic Control Devices" prepared by the U.S. Department of Transportation Federal Highway Administration.</div><div>E. All subsurface construction shall comply with the "Trench Safety Act". The Contractor shall insure that the method of trench protection and construction is in compliance with the Occupational Safety and Health Administration (OSHA) regulations.</div><div>IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY AND ENFORCE ALL APPLICABLE SAFETY REGULATIONS. THE ABOVE INFORMATION HAS BEEN PROVIDED FOR THE CONTRACTOR'S INFORMATION ONLY AND DOES NOT IMPLY THAT THE OWNER OR ENGINEER WILL INSPECT AND/OR ENFORCE SAFETY REGULATIONS.</div><div>10. It shall be the responsibility of the Contractor to obtain an "On-site Piping Permit" (if required) for construction of the proposed utilities. This permit must be obtained by a duly licensed Plumbing Contractor (or Class A General Contractor) prior to the start of construction. These plans and any subsequent revisions to these plans that are issued by the Engineer, will be subject to the approval conditions of this permit.</div><div>11. The graphic information depicted on these plans has been compiled to proportion by scale as accurately as possible. However, due to reproductive distortion, reduction, and/or revisions, information contained herein is not intended to be scaled for construction purposes.</div><div>12. All specifications and documents referenced herein shall be of the latest revision.</div><div>13. All underground utilities must be in place, tested and inspected prior to base and surface construction.</div><div>14. Work performed under this contract shall interface smoothly with any other work being performed on-site by other Contractor/Subcontractors and utility companies. It will be necessary for the General Contractor to coordinate and schedule his/her activities accordingly.</div><div>15. All disturbed areas within the City, County and/or State right-of-way shall be sodded.</div><div>16. Where applicable utility trenches crossing pavement areas shall be backfilled with granular material in 12-inch layers and compacted to 100% maximum density as determined by AASHTO T-99.</div><div>17. Contractor shall acquire right-of-way utilization and/or underground utility permits from City, County and/or State prior to construction.</div><div>18. Contractor shall acquire excavation/fill permit from City, County and/or State for this project.</div><div>19. Contractor shall be responsible for the restoration of any traffic signal equipment including but not limited to fiber, loop sensors, pull boxes, conduit, traffic signals and cabinets. Any items damaged by the contractor will be restored to their original conditions unless otherwise agreed upon by the County Traffic Engineer.</div><div>20. The Contractor will import topsoil at no additional cost if necessary.</div></div>		<div>CLEARING AND SITE PREPARATION NOTES:</div> <div><div>1. The Contractor shall be responsible for the proper installation of the erosion control devices, as shown on the construction plans, prior to any site clearing and/or demolition. Refer to the "Erosion Control Notes" section contained herein for additional requirements.</div><div>2. Prior to any site clearing, all trees shown to remain, as indicated on the construction plans shall be protected in accordance with local tree ordinances, and details contained in these plans. It shall be the Contractor's responsibility to maintain these trees in good condition. No tree(s) shown to remain shall be removed without written approval from the Owner and local agency having jurisdiction over these activities.</div><div>3. The Contractor shall clear and grub only those portions of the site necessary for construction. All disturbed areas must be seeded, mulched, sodded or planted with other approved landscape material immediately following construction.</div><div>4. The top 4" to 6" of ground removed during clearing and grubbing activities shall be stockpiled to be used for landscaping purposes unless otherwise directed by the Owner. Remaining earthwork that results from clearing and grubbing or site excavation is to be utilized on-site, provided the material is deemed suitable by the Owner's soils testing company. Excess material is to either be stockpiled on-site, as directed by the Owner or Owner's Engineer, or removed from the site. The Contractor shall be responsible for acquiring any permits that are necessary for removing any excess material from the site.</div><div>5. All existing debris (above or below ground), construction debris and other waste material shall be disposed of off-site by the Contractor in accordance with applicable regulatory agency requirements.</div><div>6. The contractor is to prepare the site in accordance with the soils report; copies of which are provided in the specifications.</div><div>7. Contractor to be responsible for installation of temporary construction fence around entire perimeter of property. Type of fence to be submitted by Contractor to Engineer for approval.</div></div>	<div>SECTION 2: PROTECTION OF SURFACE WATER QUALITY DURING AND AFTER CONSTRUCTION:</div> <div><div>2.1 Surface water quality shall be maintained by employing the following best management practices in the construction planning and construction of all improvements.</div><div>2.2 Where practical, stormwater shall be conveyed by swales.</div><div>2.3 Erosion control measures shall be employed to minimize turbidity of surface waters located downstream of any construction activity. While the various measures required will be site specific, they shall be employed as needed in accordance with the following:<div><div>A. In general, erosion shall be controlled at the furthest practical upstream location.</div><div>B. Stormwater inlets shall be protected during construction as shown on plans. Protection measures shall be employed as soon as practical during the various stages of inlet construction. Silt barriers shall remain in place until sodding around inlets is complete.</div><div>2.4 Heavy construction equipment parking and maintenance areas shall be designed to prevent oil, grease, and lubricants from entering site drainage features including stormwater collection and treatment systems. Contractors shall provide broad dikes, hay bales or silt screens around, and sediment sumps within such areas as required to contain spills of oil, grease or lubricants. Contractors shall have available, and shall use, absorbent filter pads to clean up spills as soon as possible after occurrence.</div></div></div><div>2.5 Silt barriers: Any silt which accumulates behind the barriers, and any fill used to anchor the barriers shall be removed promptly after the end of the maintenance period specified for the barriers.</div><div>2.6 Where required to prevent erosion from sheet flow across bare ground from entering a lake or swale, a temporary sediment sump shall be constructed. The temporary sediment sump shall remain in place until vegetation is established on the ground draining to the sump.</div></div>	<div>DEWATERING NOTES:</div> <div><div>1. During the excavation of the stormwater ponds the Contractor must construct a sediment basin to provide a discharge point for dewatering. The sediment basin can be a cell in the proposed excavation area of a pond or it can be a bermed area above ground. All dewatering must be held in the sediment area until the water is clean such that there would be no turbid discharge. After the water in the sediment basin is clean the water may be released into the existing stormwater system provided there is no adverse impact to the existing system.</div><div>2. Under no circumstances will the discharge from the dewatering be released directly into on-site wetland areas if present.</div><div>3. If Contractor encounters silty/clay sand, which may cause the water to become turbid, Contractor shall treat the sediment basin with chemical additive such as alum in order to promote the coagulation of the particles which allow the silts to settle and the water to become less turbid. If turbid water is encountered during excavation of the ponds, the Contractor shall notify the Engineer of record immediately to determine the course of action that is appropriate to eliminate the turbidity and allow discharge that meets Water Quality Standards.</div><div>4. The Contractor shall sequence the excavation of the stormwater ponds such that a sediment basin will be available at all times. The sediment basin can be relocated as necessary subject to the water within the sediment basin being non-turbid and acceptable for discharge off-site.</div></div>	<div>BEST MANAGEMENT PRACTICES:</div> <div><div>Contractor shall ensure compliance with appropriate conditions of Local and/or State Development Regulations pertaining to the Best Management Practices. The Contractor prepared plan shall address the following areas:</div><div><div>1. General Erosion Control.</div><div>2. Protection of surface water quality during and after construction.</div><div>3. Control of wind erosion.</div></div><div>The various techniques of actions identified under each section indicate the appropriate situation when the techniques should be employed. Also identified is a cross-reference to a diagram or figure representing the technique. It should be noted that the measures identified on this plan are only suggested BMP(S). The Contractor shall provide pollution prevention and erosion control measures as necessary for each specific application.</div></div>	<div>GRADING AND PAVING NOTES:</div> <div><div>1. All existing utilities shall be field located and flagged prior to the start of work.</div><div>2. The Contractor shall remove all vegetation, surplus soil, demolition rubble, and other undesirable materials. Such materials shall be promptly hauled from the site and disposed of in accordance with governing laws and codes. The Contractor shall shape the sub-grade in accordance with the grading plan, taking into account the thickness of the paving system. The tolerance of rough grading shall be within 1/2" high to 1" low.</div><div>3. Where asphalt paving meets concrete paving such as at concrete curbing, the asphalt should be finished 1/4" to 1/2" above the concrete surface to allow for further traffic compaction of the asphalt.</div><div>4. A joint plan for the concrete paving shall be prepared by the Contractor and submitted to the Architect for approval. Joints shall be provided along property lines where all driveways cross.</div><div>5. During preparation of the sub-grade and until the paving is in place, the Contractor shall promptly take reasonable measures to obtain and maintain a dry site condition. Such measures shall include pumping of free surface water, minor hand and/or machine shaping of facilitate water removal and other operations to speed drying.</div><div>6. All deleterious subsurface material (i.e. mulch, peat, buried debris, etc.) is to be excavated and replaced with suitable/compacted soils as directed by Owner's soils testing company. Deleterious material is to be stockpiled or removed from the site as directed by the Owner, excavated areas are to be backfilled with approved materials and compacted as shown on these plans. Contractor is responsible for acquiring any permits that are necessary for removing deleterious material from the site.</div><div>7. The Contractor shall be responsible for protecting excavations against collapse and will provide bracing, sheeting or shoring as necessary. Dewatering methods shall be used as required to keep trenches dry while pipe and appurtenances are being placed.</div><div>8. All necessary fill and embankment that is placed during construction shall consist of material specified by the Owner's soils testing company of Engineer and be placed and compacted according to these plans.</div><div>9. Proposed spot elevations represent finished pavement of ground surface grades, unless otherwise noted.</div><div>10. It may be necessary to field adjust pavement elevations to preserve the root systems of trees shown to be save. Contractor to coordinate with Owner's Engineer prior to any elevation changes.</div><div>11. Contractor shall trim, tack and match existing pavement at locations where new pavement meets existing pavement.</div><div>12. All traffic control pavement markings shall be made in accordance with Local and/or State Standards.</div><div>13. The Contractor will stabilize by seed and mulch, sod, or other approved materials any disturbed areas within one week following construction of the utility systems and pavement areas. Contractor shall maintain such areas until final acceptance by Owner. Contractor to coordinate with Owner regarding type of material, landscaping and irrigation requirements.</div><div>14. The Contractor shall restore off-site construction areas to equal and/or better condition than existing prior to start of construction.</div><div>15. Unless otherwise noted, grade to meet existing elevation at property lines.</div><div>16. Survey monuments or benchmarks which have to be disturbed by this work shall be replaced upon completion of work by a registered Land Surveyor.</div><div>17. Final grades shown include sod height. All areas shall be graded to drain away from the buildings.</div></div>	<div>SECTION 3: CONTROL OF WIND EROSION:</div> <div><div>3.1 Wind erosion shall be controlled by employing the following methods as necessary and appropriate:<div><div>A. Bare earth areas shall be watered during construction as necessary to minimize the transport of fugitive dust. It may be necessary to limit construction vehicle speed if bare earth has not been effectively watered. In no case shall fugitive dust be allowed to leave the site under construction.</div><div>B. As soon as practical after completion of construction, bare earth areas shall be vegetated.</div><div>C. At any time both during and after site construction that watering and/or vegetation are not effective in controlling wind erosion and/or transport of fugitive dust, other methods as are necessary for such control shall be employed. These methods may include erection of dust control fences. If required, dust control fences shall be constructed in accordance with the detail for a silt fence except the minimum height shall be 4 feet.</div></div></div></div>	<div>DEMOLITION NOTES:</div> <div><div>1. Contractor shall submit demolition schedule to Owner prior to proceeding with demolition activities.</div><div>2. Extent of site clearing is shown on drawings.</div><div>3. Site demolition work includes, but is not limited to:<div><div>A. Roadway</div><div>B. Drainage area</div><div>C. Site Utilities</div><div>D. Landscaping</div></div></div><div>4. Conduct site demolition operations to ensure minimum interference with roads, streets, walks, and other adjacent occupied or used facilities. Do not close or obstruct streets, walks or other occupied or used facilities without permission from authorities having jurisdiction.</div><div>5. Provide protection necessary to prevent damage to existing improvements indicated on plan "Existing To Remain".</div><div>6. Restore damaged improvements to their original condition, as acceptable to parties having jurisdiction.</div><div>7. Remove waste materials and unsuitable and excess topsoil from property and dispose of off-site in a legal manner.</div><div>8. Locate existing above ground and underground utilities in areas of work. If utilities are to remain in place, provide adequate means of support and protection during demolition operation.</div><div>9. Should uncharted, or incorrectly charted piping or other utilities be encountered during demolition, consult Project Engineer and Utility Owner for immediate action.</div><div>10. Demolish and completely remove from site material indicated on plan or notes "To Be Removed".</div><div>11. Protect structures, utilities, sidewalks, pavements, and other facilities from damage caused by settlement, lateral movement, undermining, washout and other hazards created by the demolition operation.</div><div>12. Contractor shall restore all disturbed areas to existing conditions or better. Furthermore, Contractor shall provide to Engineer photograph of pre-construction conditions and post-construction conditions as noted on plans.</div><div>13. Contractor shall maintain stormwater management system during construction to insure no damage to adjacent properties occurs during storm events.</div><div>14. Contractor to remove all visible or reasonably identifiable material, equipment, etc. from the site if not needed for new construction.</div></div>	<div>PAINT NOTE:</div> <div><div>1. Where applicable double yellow striping, handicap, stop bars and fireline striping to be thermoplastic.</div></div>	<div>SHOP DRAWINGS:</div> <div><div>1. Contractor must provide shop drawings to Architect two (2) weeks prior to construction for each of the following components: Sanitary System, Drainage System, Water</div></div>
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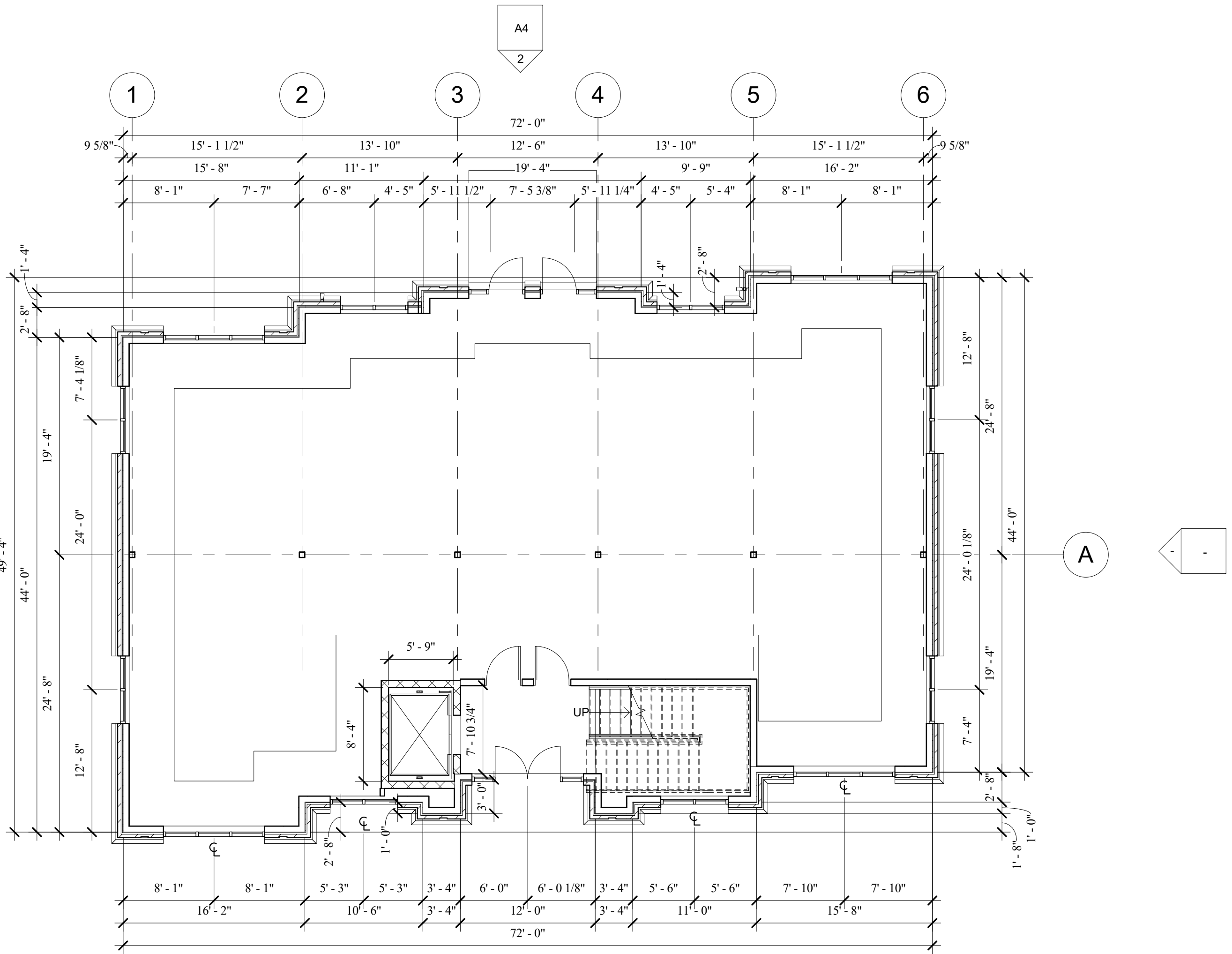
③ Second Floor Reflected Ceiling Plan
1/8" = 1'-0"



② Second Floor
1/8" = 1'-0"



④ First Floor Reflected Ceiling Plan
1/8" = 1'-0"



① First Floor
1/8" = 1'-0"

Catawba Bethel
Building

Cornelius, NC

Building Standards Number:

.

Content:

Plans

Project 14515
Date 1/26/17

Revisions

No.	Description	Date

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Sheet:

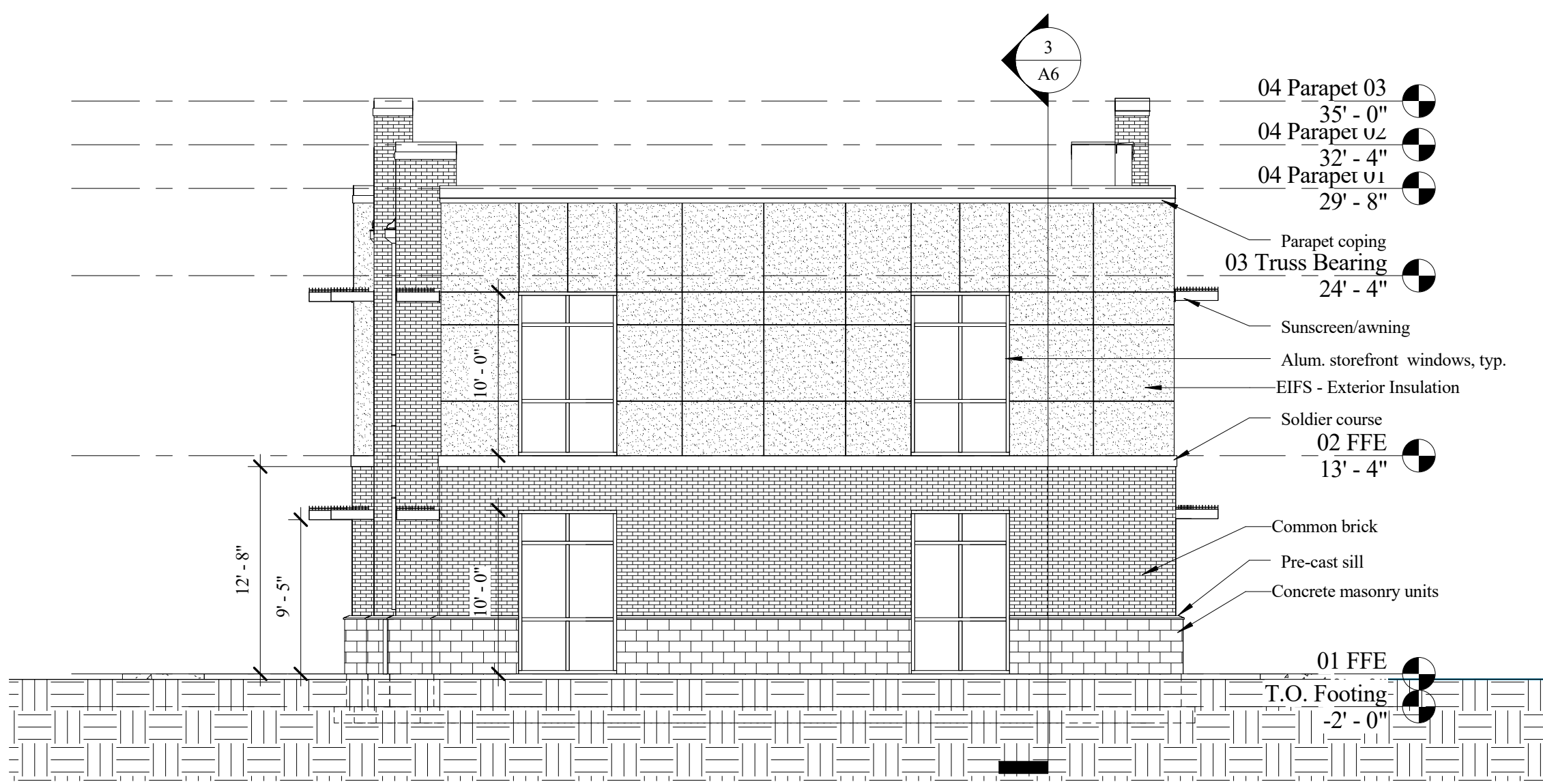
A1



① South Elevation
1/4" = 1'-0"



② North Elevation
1/8" = 1'-0"



③ West Elevation
1/8" = 1'-0"

East Elevation Similar, Opposite Hand

Catawba Bethel Building

Cornelius, NC

Building Standards Number:

.

Content:

Elevations

Project 14515
Date 1/26/17

Revisions

No.	Description	Date

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Sheet:



Parking Lot View



Catawba Avenue View

Catawba Bethel
Building

Cornelius, NC

Building Standards Number:

.

Content:

Project Rendering

Project 14515
Date 1/26/17

Revisions

No.	Description	Date

Sheet:



Fortune
Architects

8510 McAlpine Park Drive
Suite 204
Charlotte, North Carolina
28211

704/366-3639
704/364-9578 FAX

Catawba
Bethel
Building

Cornelius,
North Carolina

Content:

EXTERIOR
ELEVATIONS

Project 14515
Date 0125.16
Revisions

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Sheet

A3.0



4 RIGHT-SIDE ELEVATION
A3.0 SCALE: 1/8" = 1'-0"



3 LEFT-SIDE ELEVATION
A3.0 SCALE: 1/8" = 1'-0"



2 FRONT (PARKING LOT) ELEVATION
A3.0 SCALE: 1/8" = 1'-0"



1 REAR (CATAWBA AVE) ELEVATION
A3.0 SCALE: 1/8" = 1'-0"

REQUEST FOR BOARD ACTION

 [Print](#)

Date of Meeting: February 24, 2017

To: Architectural Review Board Members

From: Jason T. Pauling, AICP - Senior Planner













Action Requested:

A request by Carolina Restaurant Group, LLC and R4 Architecture to replace the existing Wendy's drive through restaurant with a new building oriented at the back of the property with the drive through hidden from view, and the primary customer parking in the front. The applicants are also seeking a variance from various chapters of the Land Development Code relating to the location of the building and parking in order to meet the supplemental drive through regulations of Chapter 6.

Manager's Recommendation:

Review and Provide Direction

ATTACHMENTS:

Name:	Description:	Type:
 ARB_Checklist.pdf	ARB Checklist	Backup Material
 EXHIBIT_A-Wendy_s_Zoning.jpg	Zoning Map	Backup Material
 EXHIBIT_B-Wendy_s_LU.jpg	Land Use Map	Backup Material
 EXHIBIT_C-Wendy_s_Aerial.jpg	Aerial Vicinity Map	Backup Material
 EXHIBIT_D-Wendy_s_Property.jpg	Aerial Property Map	Backup Material
 EXHIBIT_I_Photo_1.JPG	Site Photo 1	Backup Material
 EXHIBIT_J-Photo_2.JPG	Site Photo 2	Backup Material
 EXHIBIT_K-Photo_3.JPG	Site Photo 3	Backup Material
 Site_Plan.pdf	Site Plan	Backup Material
 Floor_Plan.pdf	Floor Plan	Backup Material
 Elevations_(b_w).pdf	Elevations (b&w)	Backup Material
 Color_Elevations_Renderings.pdf	Color Elevations & Renderings	Backup Material



TOWN OF CORNELIUS:

ARCHITECTURAL REVIEW CHECKLIST & SUBMITTAL REQUIREMENTS

Please review the following information carefully and check to be sure all requirements of Chapter 4 have been met, be prepared to discuss if any variations are appropriate with staff and the Architectural Review Board:

- ☒ Front Façade/Elevation – The front elevation faces the primary street and the overall massing is pedestrian in scale. The primary entrance is architecturally and functionally designed on the front façade of the building, and extends parallel to the frontage line. **For commercial buildings, 70% of the street level frontages are part of windows or doorways.** Street level windows are visually permeable. Mirrorized glass is not permitted, and faux windows or display casements are not permitted in lieu of exterior window treatments for the frontage elevation.
- ☒ Building materials, scale and style – Building materials, scale and style are appropriate with surrounding uses. Building walls are brick, cast concrete, stucco, stone, marble, or other materials similar in appearance and durability. Regular or decorative concrete block, and siding (non-vinyl) materials may only be used on building walls not visible from a public street or as an accent material only. Two wall materials may be combined horizontally, but the heavier material is below.
- ☒ Building Articulation – Frontage wall has adequate articulation, no wall shall remain unpierced by a window, door, or general access point for more than 16 feet. Doors that are intended to provide access contain a stoop, porch or awning that forms as the predominant aspect of the building design. For buildings greater than 100 feet in width, there shall be no uninterrupted wall length exceeding 75 feet. An interruption may consist of a change in place or a change in texture/masonry patterns. For buildings less than 75 feet, one interruption is required within 30 feet on either side of the center of the building.
- ☒ Building Roof – For pitched roof, the roof is clad with wood shingles, standing seam metal, corrugated metal, slate, diamond tab asphalt shingles, or similar materials. Flat roofs have parapet walls high enough to conceal the flat portion of the roof and conceal all roof top mechanical equipment. Parapets are terraced on side elevations. Canopies and awnings are canvas or of similar material and durability. If there are any skylights, they shall be flat.
- ☒ Accessory buildings, fences, walls and accessory equipment – All accessory buildings and walls are clad in materials similar in appearance to the principal structure or use materials that complement the principal structure.

SUBMITTAL REQUIREMENTS FOR ARCHITECTURAL REVIEW BOARD

- ☒ Elevations of all four sides with dimensions, features and materials clearly labeled drawn to scale by a registered architect.
- ☒ Color elevations, color samples, or photo examples

- ☒ Site Plan – May contain multiple pages, drawn to scale by an engineer or landscape architect. Include locations of buildings, lots, streets, parking, proposed grading, landscaping/screening, open space, watershed/storm water information, associated storm water measures, and proposed utilities and lighting. Shall also include general information from adjoining lots
- ☒ Perspective drawings/renderings shown at different angles
- ☒ Floor plans

★ *Additional info may be necessary based upon the Land Development Code, or as determined by the Planning Director.*

THE ARCHITECTURAL REVIEW BOARD (ARB)

- A. Pursuant to G.S. 160A-361, the Town of Cornelius has an Architectural Review Board (ARB) consisting of seven (7) persons who are residents or property owners within the Town. At least four of the members are required to be architects, landscape architects, building designers or other design professionals. At least one (1) of the members shall reside east of I-77. The Town Board may also designate one of its members as a non-voting (ex-officio) member of the ARB. Each member of the ARB and its chair are appointed by the Town Board
- B. The ARB typically meets on the 4th Friday of every month at 12:00 PM. The deadline to submit materials for the ARB is by the **2nd Friday of every month**. Digital files can be emailed to Planning Staff or be on a disk.
- C. A quorum of at least four (4) members of the ARB is necessary in order to hold a meeting. All meetings are open to the public, and follow all open meeting and public records requirements, include “Roberts Rules of Order for Small Boards.”
- D. Decisions shall be by a simple majority of the board for those that are present at the meeting, and board members with a conflict of interest shall abstain from voting.
- E. The ARB operates in an advisory only capacity to the Planning Director, his/her staff, the Planning Board and the Town Board of Commissioners on a project by project basis. On cases that will be heard by the Planning Board and Town Board of Commissioners for final recommendation, the ARB’s recommendations will typically be noted in the staff report and staff analysis of the specific project.

EXHIBIT A: VAR 07-16 Wendy's Zoning Map

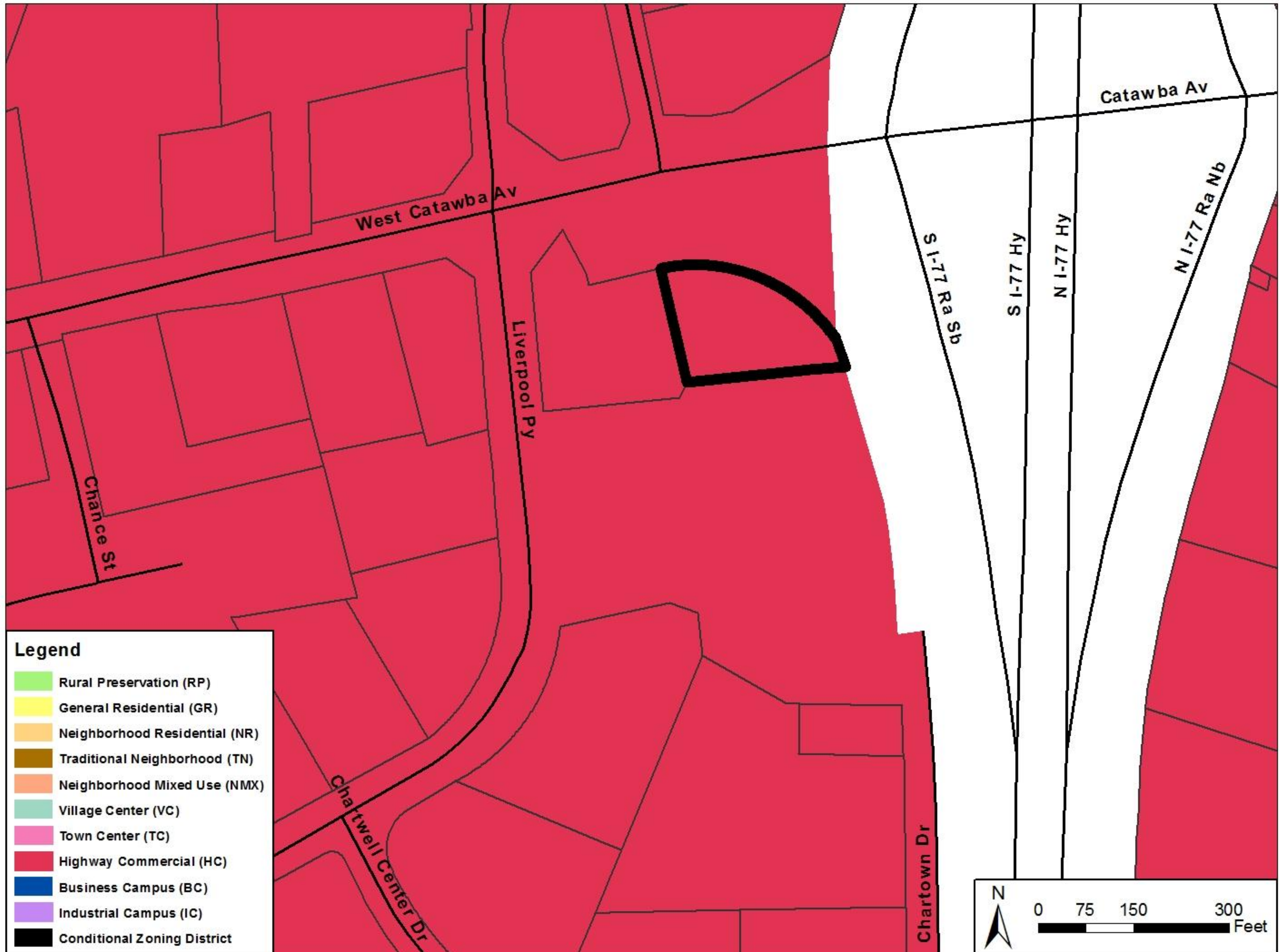


EXHIBIT B: VAR 07-16 Wendy's Land Use Map

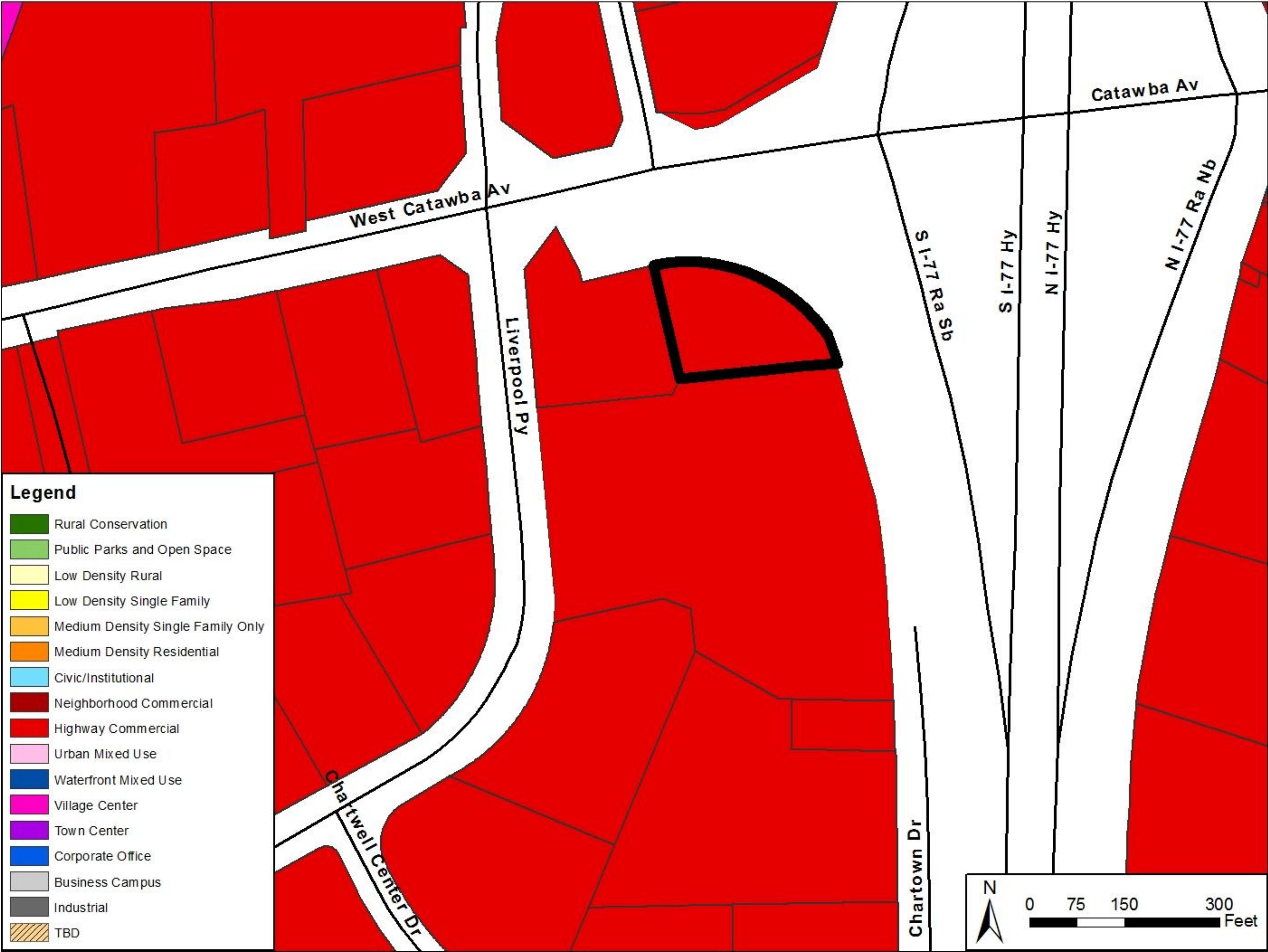


EXHIBIT C: VAR 07-16 Wendy's Aerial Map



EXHIBIT D: VAR 07-16 Wendy's Property Map











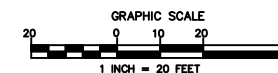
PROJECT NAME: WENDY'S
OWNER/AGENT: CAROLINA RESTAURANT GROUP
ADDRESS: 20410 W CATAWBA AVE
PLANS PREPARED BY: THE ISAACS GROUP, PC PHONE #: 704-527-3440
ZONING: HC-HIGHWAY COMMERCIAL
TAX PARCEL #: 00527202 JURISDICTION: TOWN OF CORNELIUS
PROPOSED USE: DRIVE-THRU RESTAURANT
EXISTING POLE SIGN WILL BE REMOVED.





NOTES:

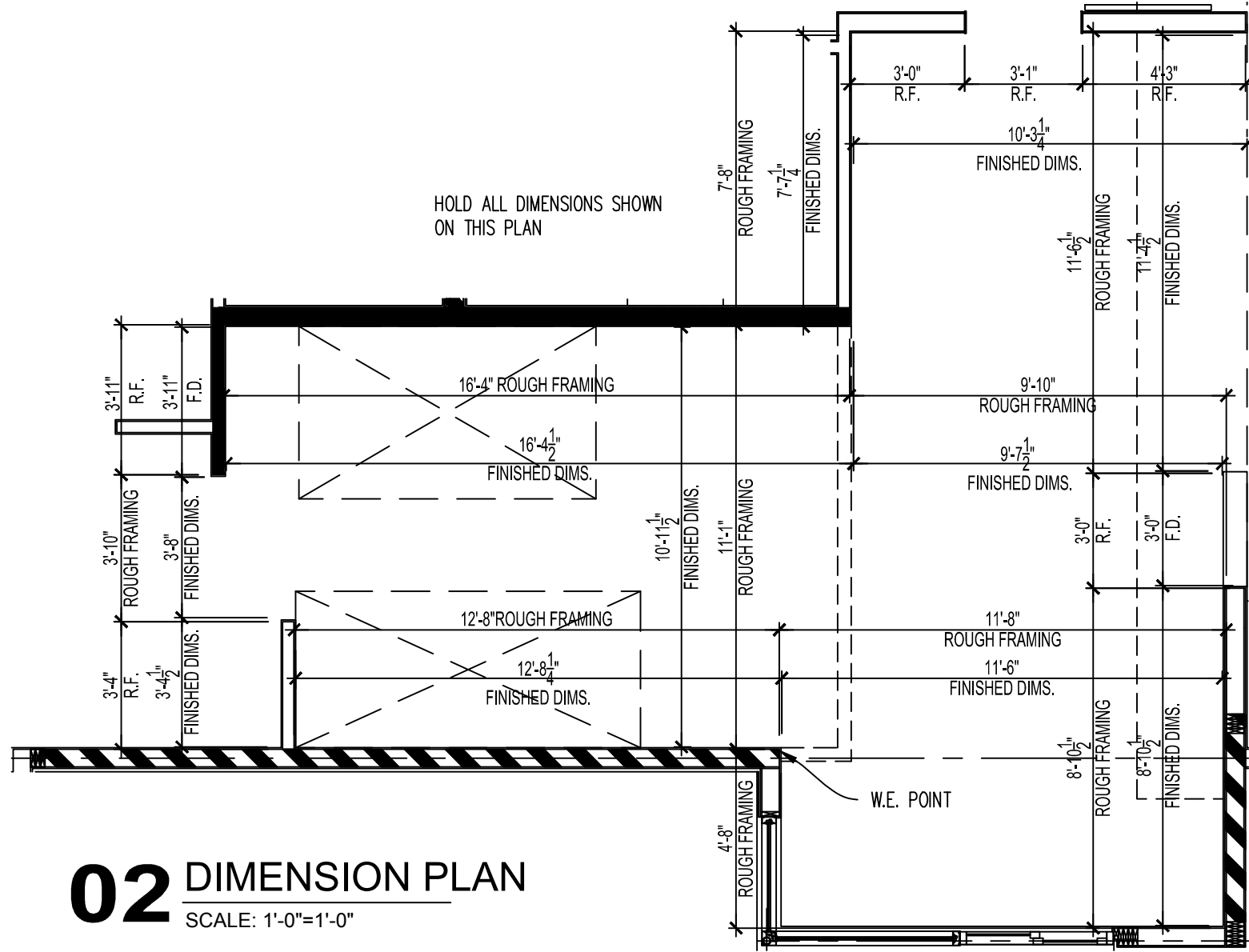
1. BOUNDARY INFORMATION PROVIDED BY MECKLENBURG COUNTY GIS.
2. THE UTILITIES SHOWN ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THIS PLAN; THE ENGINEER ASSUMES NO LIABILITY FOR THE LOCATION OF UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. COORDINATES BETWEEN EXISTING UTILITIES AND PROPOSED EXCAVATION SHALL BE REPORTED TO THE OWNER.
4. PROVIDE MINIMUM OF 48 HOUR NOTICE TO OWNER OR REPRESENTATIVE PRIOR TO INTERRUPTION OF ANY EXISTING UTILITY, IF BEING UTILIZED.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR AND REPLACEMENT OF ANY UTILITIES DAMAGED DURING CONSTRUCTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR LOCATION & PROTECTION OF EXISTING ABOVE AND BELOW GROUND UTILITIES. STRUCTURES AND UTILITIES DAMAGED BY THE CONTRACTOR'S PRESENTLY IN SERVICE WHICH ARE DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED IMMEDIATELY AT NO ADDITIONAL EXPENSE TO THE UTILITY OWNER. ANY AND ALL MAINS OR STRUCTURES DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED AND LEGALLY DISPOSED DURING THE COURSE OF CONSTRUCTION. MAINS MAY BE REMOVED AND LEGALLY DISPOSED OF IF DAMAGED DURING CONSTRUCTION.
6. THE CONTRACTOR SHALL EXERCISE EXTREME CARE WHEN WORKING NEAR ALL UNDERGROUND AND OVERHEAD UTILITIES.
7. HANDICAP SIGNAGE TO BE INSTALLED IN ACCORDANCE WITH A.D.A. STANDARDS AT ALL PARADE SPACES.
8. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
9. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL NECESSARY PERMITS ARE OBTAINED PRIOR TO THE START OF CONSTRUCTION. ALL PERMITS, FEES AND APPROVALS MAY INCLUDE BUT ARE NOT LIMITED TO GRADING, DEMOLITION, ZONING, BUILDING, DRIVEWAY, DETENTION, SUBDIVISION, SPECIAL USE, SEWER AND WATER.
10. THE CONTRACTOR IS TO RELOCATE ANY EXISTING UTILITY POLES. ALL EXISTING FACILITIES WHICH CONFLICT WITH THE IMPROVEMENTS UNDER THE SCOPE OF THIS PROJECT MUST BE RELOCATED AT THE EXPENSE OF THE APPLICANT.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CREATING AND MAINTAINING A TEMPORARY AREA SINCE SEPTEMBER 1978 WILL REQUIRE STORM DRAINAGE DETENTION.
12. NO LIGHT/UTILITY POLES TO BE PLACED IN TREE ISLANDS.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING STORM WATER CONVEYANCE. BUILDINGS ARE NOT PERMITTED IN THE EASEMENT AREA. ANY OTHER OBSTACLES WHICH IMPIDE STORMWATER FLOW OR SYSTEM MAINTENANCE ARE ALSO

PRELIMINARY
DO NOT USE FOR CONSTRUCTION



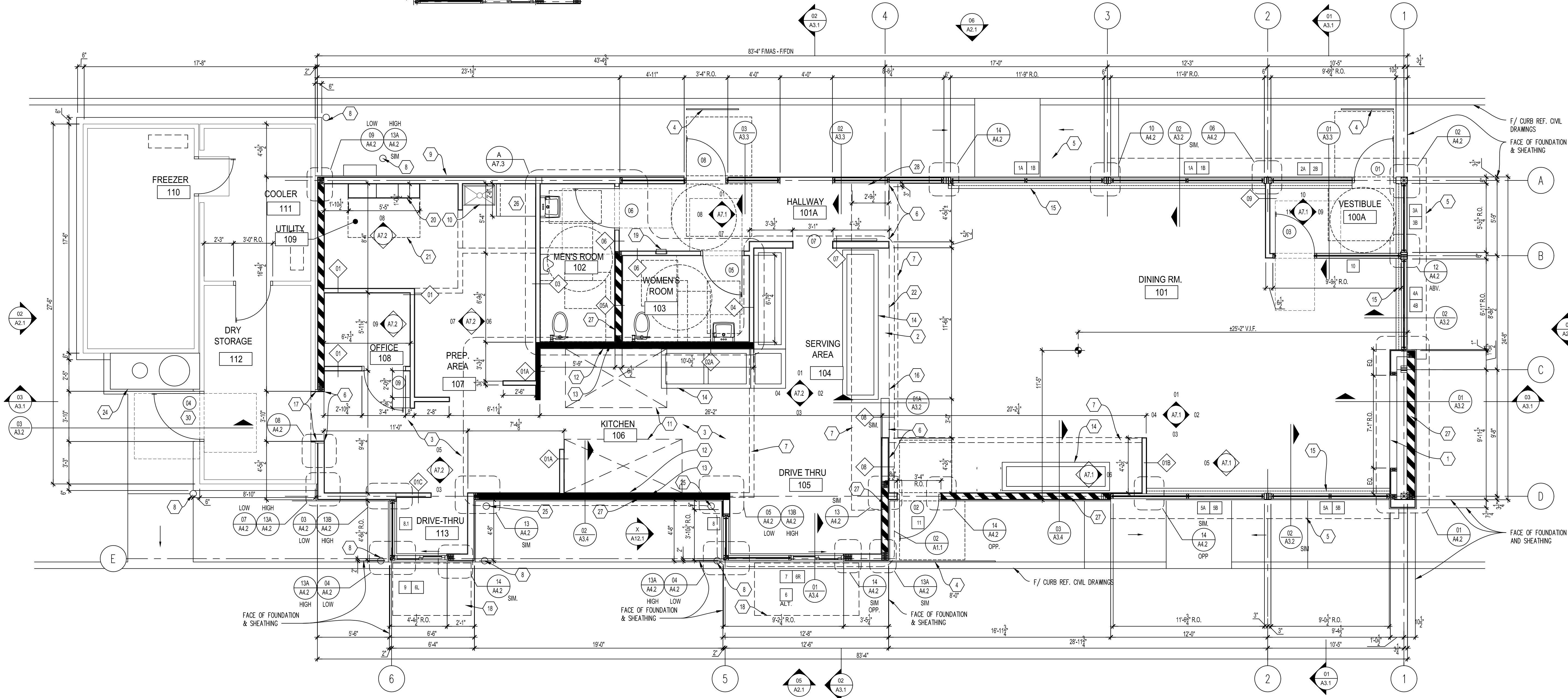
	Project:		WENDY'S W CATAWBA AV AND I-77 CORNELIUS, NORTH CAROLINA	
	Title:		SITE PLAN	
	File #:	16144-SKING	Date:	12/23/16
		Project Egr: BTU Design By: BTU Drawn By: WDP Scale: 1"=10'		
8720 RED OAK BOULEVARD, SUITE 420 CHARLOTTE, N.C. 28217 PHONE: (704) 567-3440 FAX: (704) 567-8335				
C1.0				

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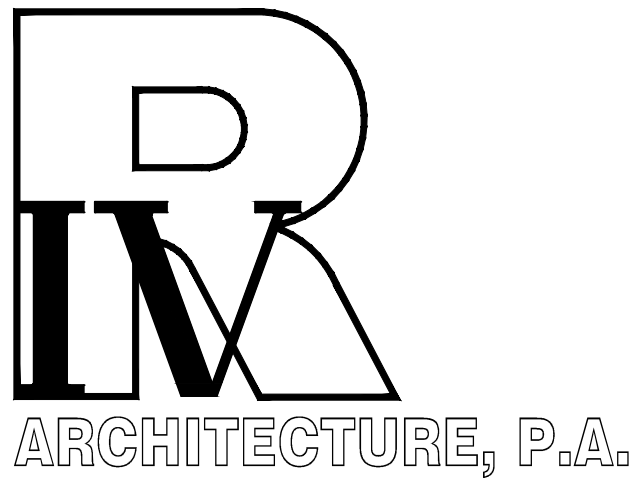
- ### # CODED NOTES
- G.C. TO COORDINATE FINAL ROUGH FRAMING DIMENSIONS W/ ELECTRIC FIREPLACE SPECIFICATIONS.
 - APPROXIMATE LOCATION OF FRONT COUNTER. CONFIRM W/ WENDY'S REPRESENTATIVE FOR ACTUAL LOCATION.
 - G.C. TO INSTALL STAINLESS STEEL CORNER GUARD. REFER TO EQUIPMENT PLAN SHEET FOR LOCATIONS AND TYPE OF CORNER GUARDS.
 - SAFETY RAILING. REFER TO DETAIL 10/A52.1.
 - ROOF PARAPET OVERHANG ABOVE. REFER TO ROOF PLAN AND EXTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION. ALIGN FINISHES
 - SOFFIT / BULKHEAD / COVE LIGHT ABOVE. REFER TO REFLECTED CEILING PLAN.
 - 6" DIA. METAL PIPE BOLLARD FILLED W/ CONCRETE COVERED WITH BOLLARD SLEEVE. INSTALL BOLLARD 1" CLEAR OF WALL FINISHES. REFER TO DETAIL 12/A52.1.
 - ROOF ACCESS LADDER RECEIVER.
 - RECESSED MOP SINK. INSTALL WATERPROOF MEMBRANE IN MOP SINK RECESS TO TIE INTO DRAIN AND WRAP UP WALLS 12" OR ON TO FLOOR 12". SET MOP SINK EDGE IN SEALANT ON TILE FLOOR. REFER TO DETAIL 02/A5.1.
 - RECESSED MOP SINK. INSTALL WATERPROOF MEMBRANE IN MOP SINK RECESS TO TIE INTO DRAIN AND WRAP UP WALLS 12" OR ON TO FLOOR 12". SET MOP SINK EDGE IN SEALANT ON TILE FLOOR. REFER TO DETAIL 02/A5.1.
 - TYPE 1 EXHAUST HOOD. REFER TO MECHANICAL DRAWINGS.
 - PROVIDE AND INSTALL STAINLESS STEEL PANELS BEHIND AND BESIDE FRYERS. REFER TO INTERIOR ELEVATIONS.
 - SHADED AREA INDICATES EXTENTS OF METAL STUD FRAMED WALL W/ ROCK WOOL RIGID INSULATION.
 - EQUIPMENT CURB BY KITCHEN VENDOR. REF. SHEET A5.1 FOR LOCATIONS.
 - CONCRETE CURB. REFER TO SECTIONS AND STRUCTURAL DRAWINGS.
 - PARTIAL HEIGHT WALL 4'-8" X 8' F.F.. REFER TO INTERIOR ELEVATIONS.
 - PROVIDE CLOSURE TRIM / ANGLES BY FREEZER/COOLER MFR.
 - AWNING / CANOPY ABOVE.
 - FIRE EXTINGUISHER CABINET. REFER TO INTERIOR ELEVATIONS.
 - 6" CONCRETE CURB FOR ELECTRICAL PANELS. EXPOSED SIDES TO BE 1/2" LESS THAN ELECTRICAL PANELS. REF. DETAIL 10/A52.
 - ELECTRICAL PANEL FLOOR CLEARANCE
 - FACE OF WALL ABOVE.
 - LOCATION OF RECESSED JUNCTION BOX FOR FUTURE CUSTOMER ORDER SCREEN AND WIFI COMMUNITY TABLE. REF. ELECTRICAL DRAWINGS
 - GREASE TANK AND CO2 TANK ENCLOSURE
 - DOWNSPOUT. REF. EXTERIOR ELEVATIONS.
 - HOT WATER TANK ON SHELF.
 - DIAGONAL HATCH INDICATES SHEAR WALL. REF. STRUCTURAL DRAWINGS. COORDINATE FINISHES WITH NUM. OF PLIES PROVIDED. EXTEND PLYWOOD AS REQUIRED TO MAINTAIN FINISH PLANE.
 - PROVIDE FURRING FOR EXTENT SHOWN.
 - ALGOOVE FOR RECESSED PREVIEW BOARDS ONLY IF DIGITAL BOARDS ARE INSTALLED. REFER TO SECTION 04/A3-4
 - WALK-IN MANUFACTURER TO PROVIDE REINFORCED FRAMED OPENING FOR DOOR AS SCHEDULED.

- ### GENERAL NOTES
- EXTERIOR DIMENSIONS ARE FROM FACE OF SHEATHING TO FACE OF SHEATHING U.N.O.. INTERIOR DIMENSIONS ARE TO FACE OF STUD U.N.O..
 - COORDINATE CURB CUTS AT DOORS WITH STOREFRONT MANUFACTURER PRODUCT DETAILS AND SHOP DRAWINGS.
 - EXTERIOR FINISHES ARE NOTED ON EXTERIOR ELEVATIONS.
 - SEE FINISH PLAN AND INTERIOR ELEVATIONS FOR EXTENT OF INTERIOR FINISHES.
 - THE CONTRACTOR SHALL PROVIDE AND INSTALL SOLID WOOD BLOCKING FOR WALL MOUNTED ITEMS, EQUIPMENT, MILLWORK, ETC. COORDINATE LOCATIONS WITH OWNER'S CONSTRUCTION REPRESENTATIVE AS NECESSARY.
 - REFER TO WALL TYPES ON SHEET A4.3



Project
Wendy's
20410 West Catawba Ave.
Cornelius, NC

Owner
Carolinas Restaurant Group, Inc.
8040 Arrowridge Blvd.
Charlotte, NC 28273



124 Floyd Smith Dr
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Charlotte, NC 28262
Tel - 704 - 688-7500

7301 Rivers Avenue
Suite 188
North Charleston, SC 29406
Tel - 843 - 531-6848

www.R4architecture.com

Revision Date

Drawn By MJR
Checked By MJR
Issue Date 2.7.17
Project No 160340

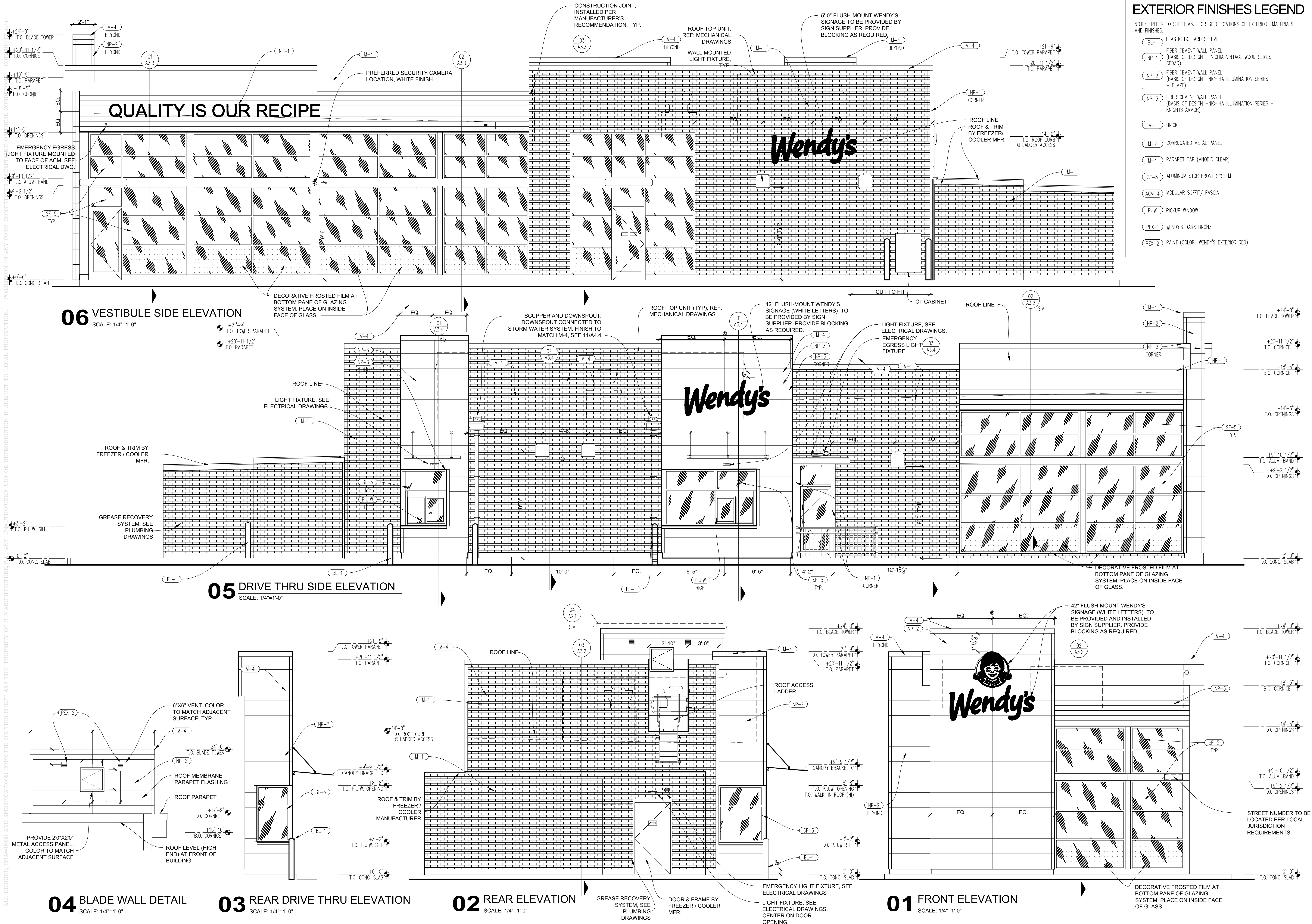
Sheet Title
FLOOR PLAN

Sheet Number
A1.1

FLOOR PLAN
SCALE: 1'-0"=1'-0"



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EXTERIOR FINISHES LEGEND	
NOTE: REFER TO SHEET A6.1 FOR SPECIFICATIONS OF EXTERIOR MATERIALS AND FINISHES.	
(BL-1)	PLASTIC BOLLARD SLEEVE
(NP-1)	FIBER CEMENT WALL PANEL (BASIS OF DESIGN - NICHIA VINTAGE WOOD SERIES - CEDAR)
(NP-2)	FIBER CEMENT WALL PANEL (BASIS OF DESIGN - NICHIA ILLUMINATION SERIES - BLAZE)
(NP-3)	FIBER CEMENT WALL PANEL (BASIS OF DESIGN - NICHIA ILLUMINATION SERIES - KNIGHTS ARMOR)
(M-1)	BRICK
(M-2)	CORRUGATED METAL PANEL
(M-4)	PARAPET CAP (ANODIC CLEAR)
(SF-5)	ALUMINUM STOREFRONT SYSTEM
(ACM-4)	MODULAR SOFFIT/ FASCIA
(PUW)	PICKUP WINDOW
(PEX-1)	WENDY'S DARK BRONZE
(PEX-2)	PAINT (COLOR: WENDY'S EXTERIOR RED)

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Revision	Date
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Drawn By	MJR
Checked By	MJR
Issue Date	2.7.17
Project No	160340

Sheet Title
EXTERIOR ELEVATIONS

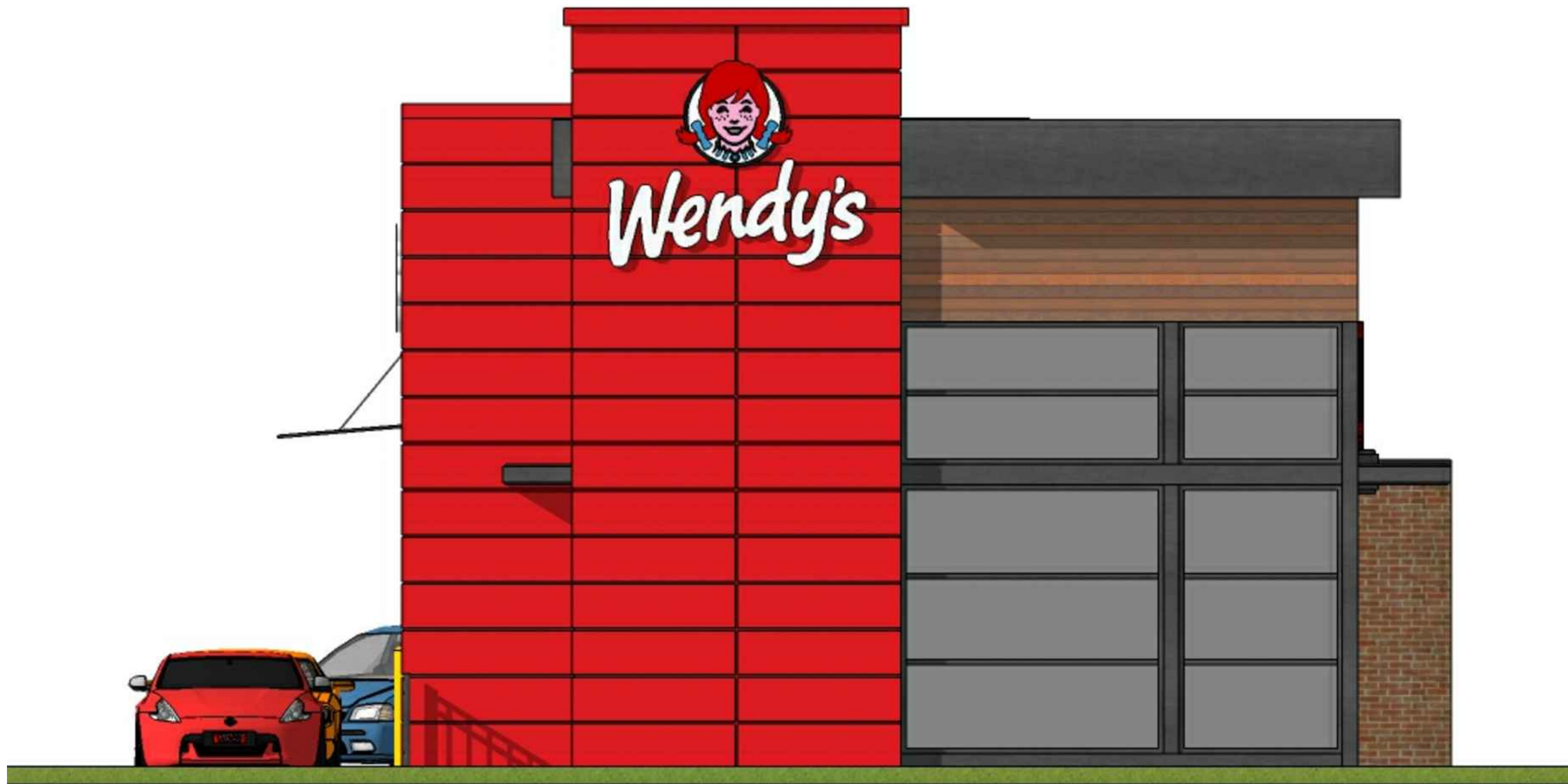
Sheet Number
A2.1

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04 NON DRIVE-THRU ELEVATION

SCALE: 1/4"=1'-0"



03 FRONT ELEVATION

SCALE: 1/4"=1'-0"



02 REAR ELEVATION

SCALE: 1/4"=1'-0"



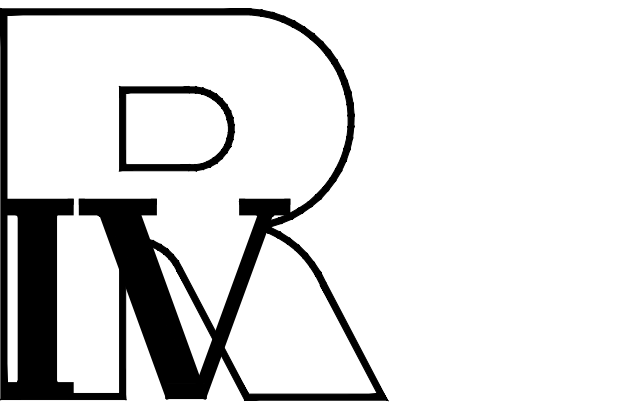
01 DRIVE-THRU ELEVATION

SCALE: 1/4"=1'-0"

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Checked By MJR
Issue Date 2.7.17
Project No 160340

Sheet Title
EXTERIOR ELEVATIONS

Sheet Number
A2.2



03 NON DRIVE-THRU RENDERING
SCALE: N.T.S



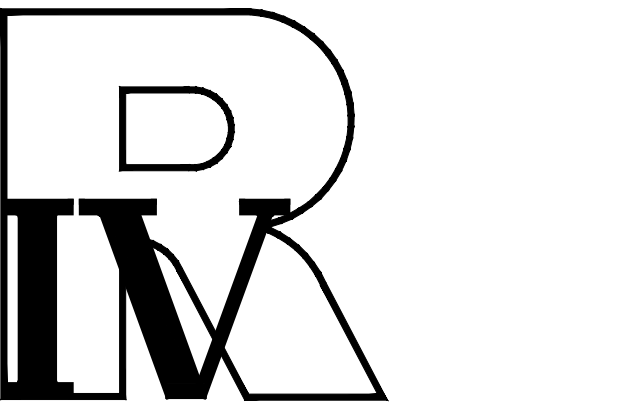
02 DRIVE-THRU RENDERING
SCALE: N.T.S



01 ENTERANCE RENDERING
SCALE: N.T.S

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Drawn By MJR
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Issue Date 2.7.17
Project No 160340

Sheet Title
RENDERINGS

Sheet Number
A3.1

REQUEST FOR BOARD ACTION

 [Print](#)

Date of Meeting: February 24, 2017

To: ARB Members

From: Wayne Herron, Director of Planning

Action Requested:

Discussion to follow up our joint meeting with regard to the proposed Arts District.

Manager's Recommendation:

Discussion

ATTACHMENTS:

Name:	Description:	Type:
No Attachments Available		
