



**Town of Cornelius
Architectural Review Board**

**Agenda
July 28, 2017
12:00 PM
Cornelius Town Hall - Room 204**

- 1. Call To Order**
- 2. Determination of Quorum**
- 3. Approval of Minutes**
 - A. June 28, 2017**
- 4. Review And Recommendation On Agenda Items**
 - A. Antiquity Tower & Green**
- 5. Old Business**
 - A. MAV 02-17: Zaika Group LLC**
- 6. New Business**
- 7. Next Meeting**
- 8. Adjournment**

REQUEST FOR BOARD ACTION

 [Print](#)

Date of Meeting: July 28, 2017

To: ARB members

From: Summer Smigelski, Planning Admin.

Action Requested:

Approval of Minutes

Manager's Recommendation:

Approval

ATTACHMENTS:

Name:	Description:	Type:
 ARB_Minutes_06-28-2017-Draft.docx	June 28, 2017 Minutes	Backup Material

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

June 28, 2017

12:00 pm

Members Present

Joe Harris, Vice Chair
Rick Kamakaris
Recah Harward
Teresa Hawkins
David Eve, Chairman

Members Absent

Staff Present

Jason Pauling, Senior Planner
Summer Smigelski, Planning Admin.

VISITORS

See Sign-In Sheet

DETERMINATION OF QUORUM

Chairman Eve called the meeting to order. The meeting of the Architectural Review Board began at 12:04 p.m. He stated that a quorum was present for all items.

APPROVAL OF MINUTES

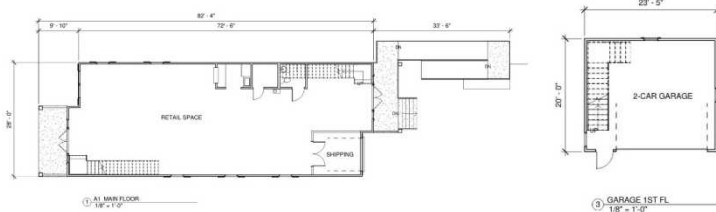
Mr. Harris made a motion to approve the minutes from May 26, 2017. Mr. Kamakaris second. All in favor and motion approved.

In Favor: Mr. Kamakaris, Mr. Eve, Ms. Hawkins
Ms. Harward, Mr. Harris

Opposed: None

REVIEW & RECOMMENDATION ON AGENDA ITEMS
21030 Catawba Avenue

Mr. Pauling presented 21030 Catawba Avenue. The property is zoned neighborhood mix use and is within the transitional residential district overlay as well as the transit district. The land use plan calls for urban mix use. The idea within the transitional residential district overlay is to look residential. This is the first new building we have had on Catawba in a while. Most of the buildings are about 50 to 70 feet wide and this one is about 90. They are improving the driveway to about 17 feet to try and get it wide enough for a two way but still have it look residential. The building is a little over 4,000 square feet. This will be a two story furniture store and will also have a two story garage that is a little over 900 square feet.





This project has been through a couple of revisions. The roof pitch is a little different, he is trying to keep with that max 26 foot height and still have a two story building. Staff did mention potentially making the front porch a little bigger.

Mr. Harris: "What flexibility do you have on the 26 feet?"

Mr. Pauling: "Right now that is the max in the code for NMX."

Ms. Hawkins: "I would recommend extending the porch with the façade."

Ms. Harward: "I think that the roof pitch needs to change."

Mr. Kamakaris: "I agree with that."

Mr. Eve: "Not just the roof pitch, I think it needs a little more overhang."

Mr. Kamakaris: "The left side double window could get a little narrower so you have a little more space between the shutter and the corner. Also what I noticed in the plan is the stairs that come down turn 90 degrees at the bottom, you will see the handrail on the side."

Mr. Eve: "It almost looks like that's not in proportion to the plan. It looks like the stairs are going to be wide and to close to the outside corner on the elevation relative to the plan. You got to have a landing in front of that sidelight too. You almost need to shift the doors or just pull the porch off the corner."

Mr. Harris: "I think that the proportion of the façade actually helps except for the roof angle. When I look at this I wonder where the floor line is and it feels like the upper windows may be a little higher."

Mr. Eve: "On the rear elevation the only thing that bothers me is that service door. I am wondering if you could look at doing something that looks more like a barn door. It just looks like a garage door up in the air and having a color that matches."

Mr. Harris: "Some of the features on the accessory building make it look out of place."

Mr. Eve: "Again I would also like to see a little more over hang. The lower level windows could be more in proportion to the building."

Ms. Hawkins: "Where is the HVAC system?"

Applicant: "The system will be a split system will be screened on the side yard."

Mr. Harris made a motion to approve 21030 Catawba Avenue with comments. Ms. Hawkins second. All in favor and motion approved.

In Favor: Mr. Kamakaris, Mr. Eve, Ms. Hawkins
Ms. Harward, Mr. Harris

Opposed: None

MAV 02-17 Zaika Group LLC

Mr. Pauling presented MAV 02-17 Zaika Group for the second time. It is part of the original village center subdivision and is village center in the land use plan. The window and door requirement did change from 70 percent to 62 percent on the Jetton side. They have increased to almost 50 percent on the Bethel Church side, based on comments from the last meeting. The site plan has not changed since last meeting. The first floor will be leased and the applicant will have the second and third floor of the building. The windows now extend all the way across. This is very similar to what you seen last month with the exception of the elevation on Bethel Church.



The board made comments on the window height on the Bethel Church Elevation not matching up.

Mr. Harris recommended that the board approve the variation of the glass from 70 percent on the Jetton elevation and they bump the Bethel Church side to better match the Jetton side with spandrel glass.

Mr. Eve made a comment about the overhang not being in scale with the building.

Mr. Kamakaris made a motion to bring back MAV 02-17 Zaika Group LLC. Ms. Recah second. All in favor and motion approved.

In Favor: Mr. Kamakaris, Mr. Eve, Ms. Hawkins
Ms. Harward, Mr. Harris

Opposed: None

ADJOURNMENT

The meeting ended at 12:51 p.m.

REQUEST FOR BOARD ACTION

 [Print](#)

Date of Meeting: July 28, 2017

To: Architectural Review Board Members

From: Jason T. Pauling, AICP - Senior Planner









Action Requested:

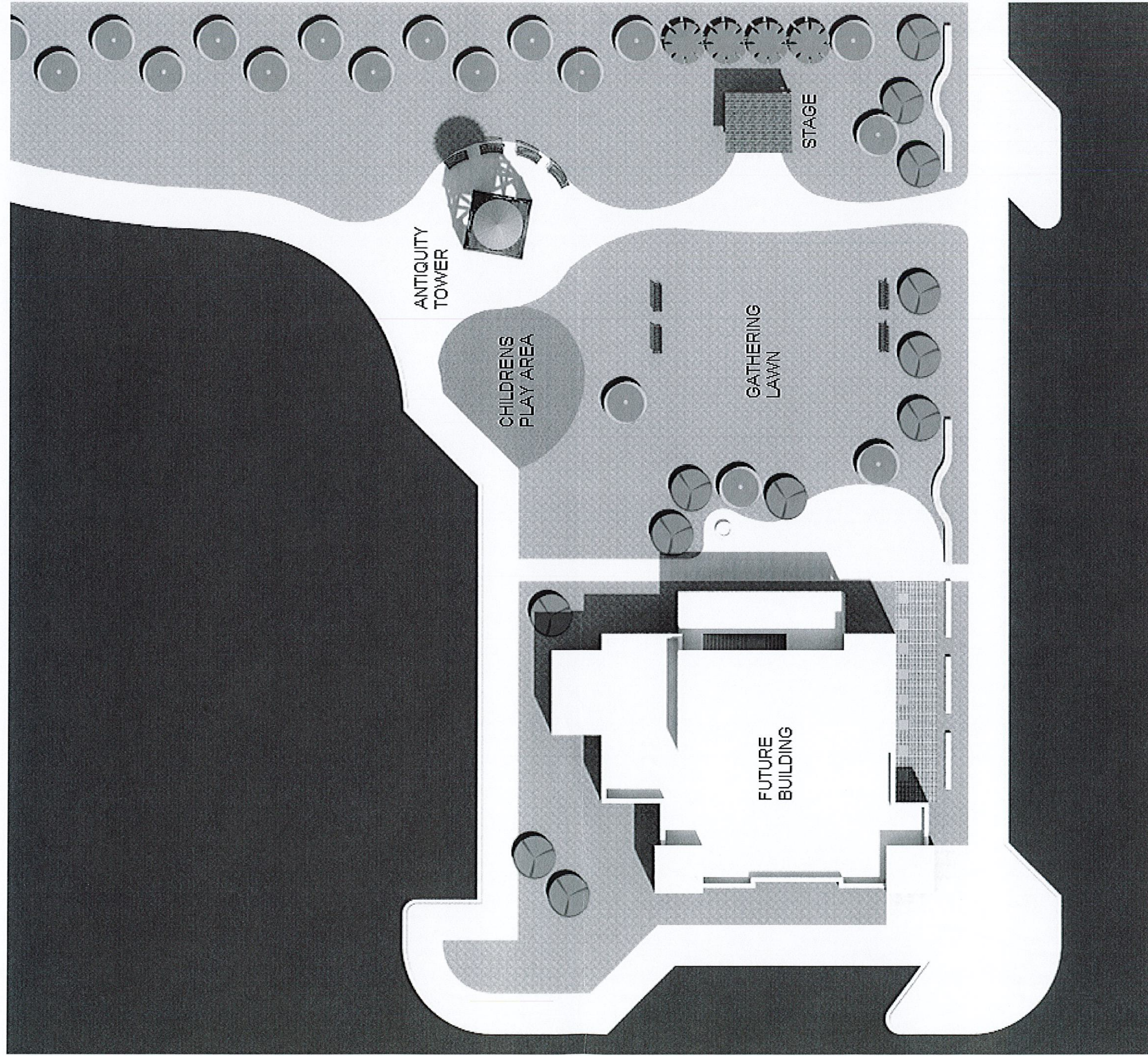
Consideration of a request by Antiquity LLC regarding the design of the clock tower and open space amenities within the main "green" area in front of the Station at Antiquity Apartments. The applicants are proposing a revised schematic idea to what has previously been submitted to the board.

Manager's Recommendation:

Review and Provide Feedback

ATTACHMENTS:

Name:	Description:	Type:
 Site_Plan.pdf	Site Plan	Backup Material
 Color_Elevation.pdf	Elevations	Backup Material
 Town_Green_Concepts_Antiquity_070715-sm_1.pdf	Town Green Concepts - Earlier submittals	Backup Material
 Station_at_Antiquity_Elevations_APPROVED.pdf	Approved Elevations - Station at Antiquity	Backup Material
 HT.JPG	Photo 1: HT	Backup Material
 UDA_Dental.JPG	Photo 2: UDA Dental	Backup Material
 Catawba_Comm.JPG	Photo 3: Catawba Comm	Backup Material
 Catawba_Comm_2.JPG	Photo 4: Catawba Comm 2	Backup Material
 Antiquity_Apts_(Dog_Park).JPG	Photo 5: Station at Antiquity	Backup Material





Town Green Conceptual Planning | Option 1A

Scale: 1"=20'



Ornamental Trees

Stage Area
40' x 20'

Clock Tower

Low Grasses &
Perennials

Linear Splash Pad
85' x 12'

Umbrella Covered
Tables & Chairs (6'
Diameter)

Open Lawn
85' x 50'

Bioswale Garden

Rooftop Terrace &
Garden

Commercial
Building
70' x 70'

Shade Trees



2127 Ayrley Town Boulevard Suite 300
Charlotte, NC 28273

Client: Antiquity, LLC
Date: 07.07.2015



Precedent Imagery



Approved in accordance with applicable
zoning regulations and ordinances
of the TOWN of CORNELIUS, North Carolina.

W. H.

Zoning Administrator

10-22-15

Date

The Station at Antiquity
Bldg 1 Partial North Elevation
CORNELIUS, NC

10.22.2015

214032

ARB REVIEW

SHEET

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Approved in accordance with applicable
zoning regulations and ordinances
of the TOWN of CORNELIUS, North Carolina.

Wgm Hm 10-22-15
Zoning Administrator Date



Approved in accordance with applicable
zoning regulations and ordinances
of the TOWN of CORNELIUS, North Carolina.

Wayne Hor

Zoning Administrator

10-22-15

Date





Approved in accordance with applicable
zoning regulations and ordinances
of the TOWN of CORNELIUS, North Carolina.

W. J. Lee
Zoning Administrator

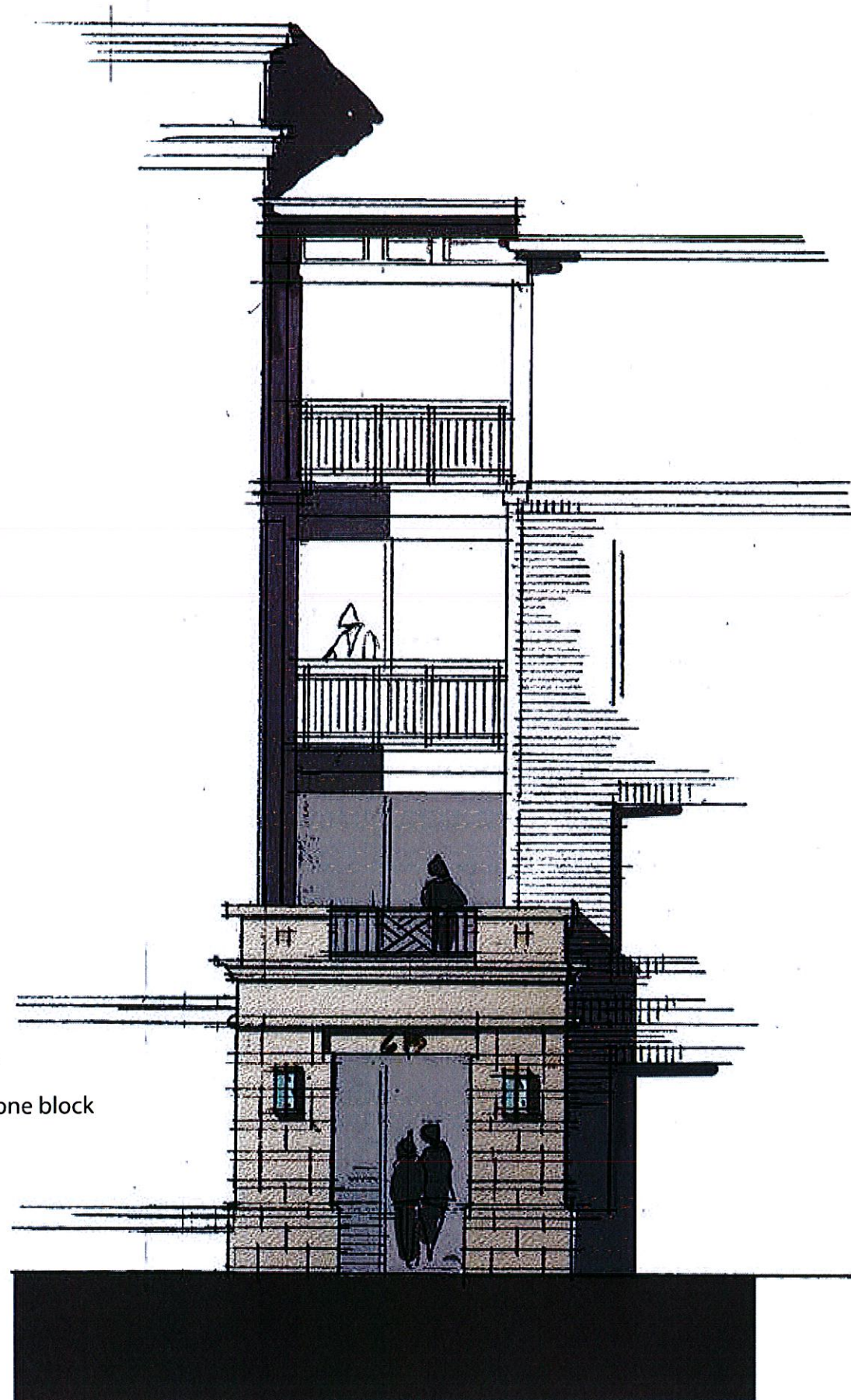
10-22-15
Date

Approved in accordance with applicable
zoning regulations and ordinances
of the TOWN of CORNELIUS, North Carolina.

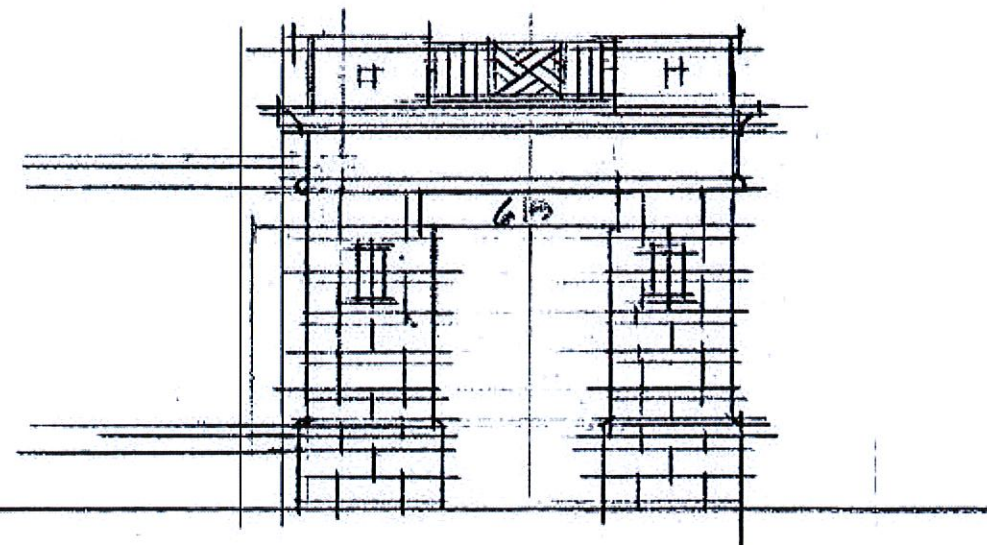
W. J. H. H.
Zoning Administrator

10-22-15
Date





Stucco
and
Cast stone block



Approved in accordance with applicable
zoning regulations and ordinances
of the TOWN of CORNELIUS, North Carolina.

Wgm Dun
Zoning Administrator

10-22-15
Date



Harris Teeter

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Open 24 Hrs

21720



07/19/2017



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07/19/2017



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07/19/2017



07/19/2017

REQUEST FOR BOARD ACTION

 [Print](#)

Date of Meeting: July 28, 2017

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














Action Requested:

A request by Charles Wilber and the Zaika Group to develop a three-story commercial/office building of just over 12,000 square feet at the northwest intersection of Jetton Road Extension and Bethel Church Road (19725 Jetton Road; PID 00512302). The applicant(s) are asking for the following architectural variations for this request: 1) Reduction in the percentage of windows and doors on the Bethel Church Road elevation to 49.8%. 2) Variation of the requirement for window or door piercings within 16-feet on the Bethel Church elevation. All other requirements of chapter 4 are being met. This was presented to the board in May whereas the board asked that it come back with requested changes, including most importantly, addressing the corner elevation along Jetton Road Ext. and Bethel Church Road.

Manager's Recommendation:

Review and Provide Direction

ATTACHMENTS:

Name:	Description:	Type:
 major_architectural_variation.pdf	MAV Request Letter	Backup Material
 Quantum_Tech_Zoning.jpg	Zoning Map	Backup Material
 Quantum_Tech_LU.jpg	Land Use Map	Backup Material
 Quantum_Tech_Vicinity.jpg	Vicinity Map	Backup Material
 Quantum_Tech_Property.jpg	Property Map	Backup Material
 Photo_Page.pdf	Photo Page	Backup Material
 C4-Grd-Erosion.pdf	Site Plan	Backup Material
 a1.pdf	Level 1 Floor Plan	Backup Material
 a2.pdf	Level 2 Floor Plan	Backup Material
 a3.pdf	Level 3 Floor Plan	Backup Material
 a4.pdf	Bethel Church Elevation	Backup Material
 a6.pdf	Jetton Elevation	Backup Material
 a5.pdf	Parking Elevation	Backup Material

THE ZAIKA GROUP, LLC

PO Box 762 Cornelius, NC 28031

Phone: (704) 506-7044

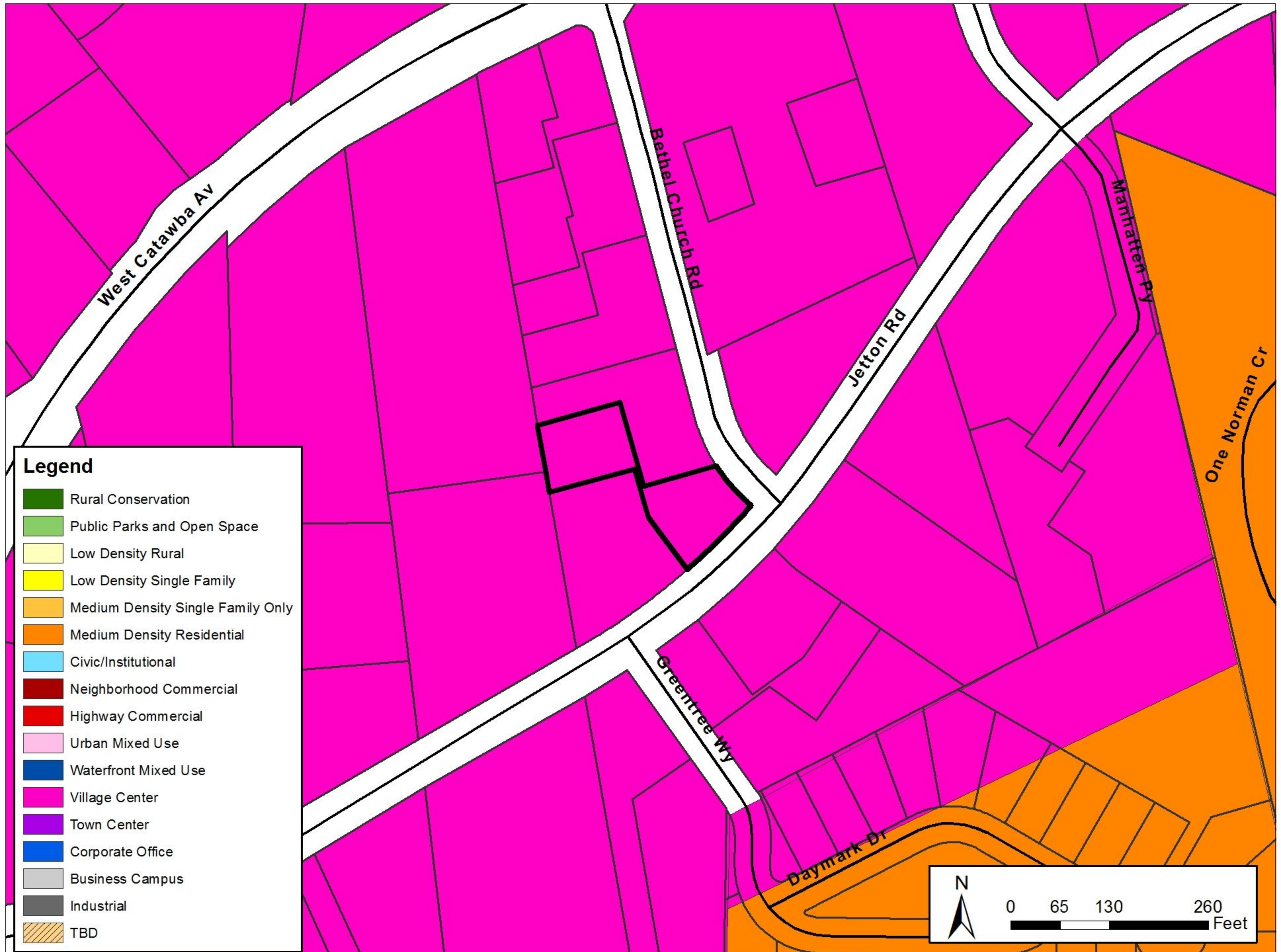
We are requesting variation for Section 4.6.3(B)(3) due to the fact that we will not be having 70% windows on the street frontage of either street. Our storefront/window area will be 56% on Jetton Road side and 38% on the Bethel Church Road side.

Under the General Principles 4.6.1, we will be in compliance with the 10 items listed. Our scale and massing are relative to the adjacent properties, and other existing properties in that vicinity. We are in compliance with the street orientation, lot width and setbacks. As for the architectural style, our proposed building is compatible with, (but not matching) the style of others in that area

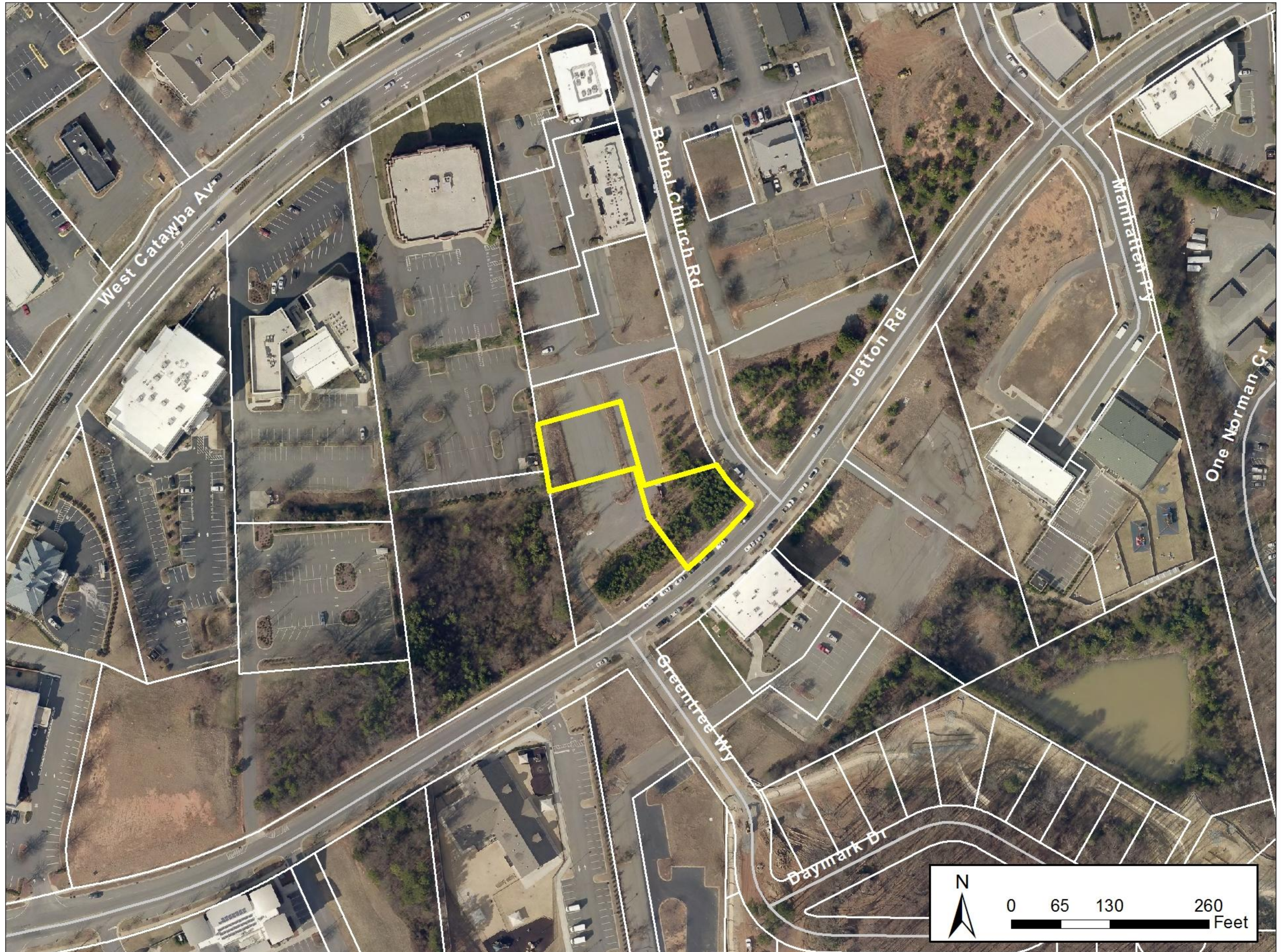
MAV 02-17: Quantum Technology Group



MAV 02-17: Quantum Technology Group



MAV 02-17: Quantum Technology Group



MAV 02-17: Quantum Technology Group







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 Filter 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 (MCLDS).
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). Soils 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. Foreboys 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 SWIM 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 CRUISING WITHIN TREE PROTECTION ZONE. LEAVE SOIL AND LEAF LITTER UNDISTURBED. SUPPLEMENT WITH 1-2 INCHES OF MULCH RE-SEED WITH GRASS ONLY IN DISTURBED/GRADED AREAS.
- 9) BRUSH, VINES AND SMALL TREES (<6" 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 1/3 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.



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DENUDED AREA= 0.23ac.

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.

PLOTTED: 5/5/2017
H:\WOODBINEDESIGN\PROJECTS\17006-426 LOT 17\17016-426-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.

PROPOSED	
	10' CONTOURS 2' CONTOURS STORM SEWER STORM SEWER MANHOLE GRATE INLET BP= BREAK POINT = SPOT ELEVATION
EXISTING	
	10' CONTOURS 2' CONTOURS STORM SEWER SANITARY SEWER WATER LINE STORM SEWER MANHOLE (MH) CURB INLET (CI) GRATE INLET/YARD INLET (GI/YI)
EROSION CONTROL LEGEND	
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	
CLEARING LIMITS	
DRAINAGE AREA LIMITS	

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

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

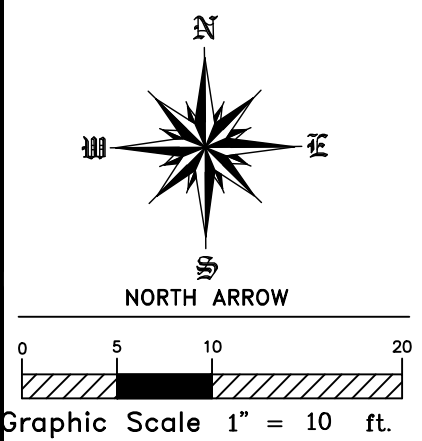
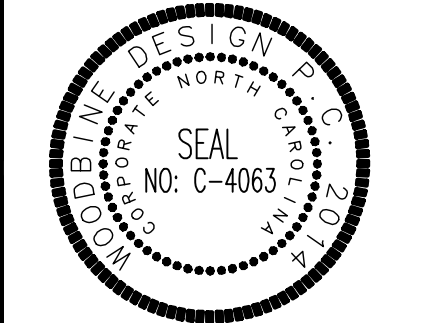
Land Development Inspector:

Tommy Kozlch – Cornelius, Davidson, Huntersville
(704) 634-6753

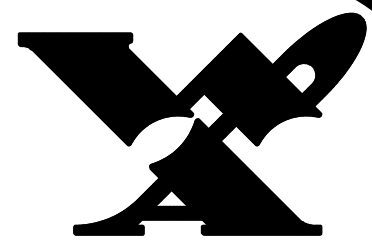
Zoning Inspector:

Brian Sifford – Cornelius, Davidson, Huntersville
(980) 721-0924

Woodbine Design, P.C.
Land planning & civil engineering
www.woodbinedesign.com
rburgess@woodbinedesign.com
980.722.2669
704.311.5867
20816 N. Main Street, Suite 204
Cornelius, NC 28031



Project: CORNELIUS VILLAGE CENTER LOT #7
Location: 19725 JETTON RD., CORNELIUS, NC 28031
Sheet Title: Mecklenburg, Co.
Grading & Erosion Control Plan
Developer/Owner: QUANTUM TECHNOLOGY GROUP
JETTON RD.
CORNELIUS, NC 28031
Designed By: Woodbine Design
Drawn By: PW
Date: 5/5/17
Revisions:
Sheet C4 of 7
Project Number 17006



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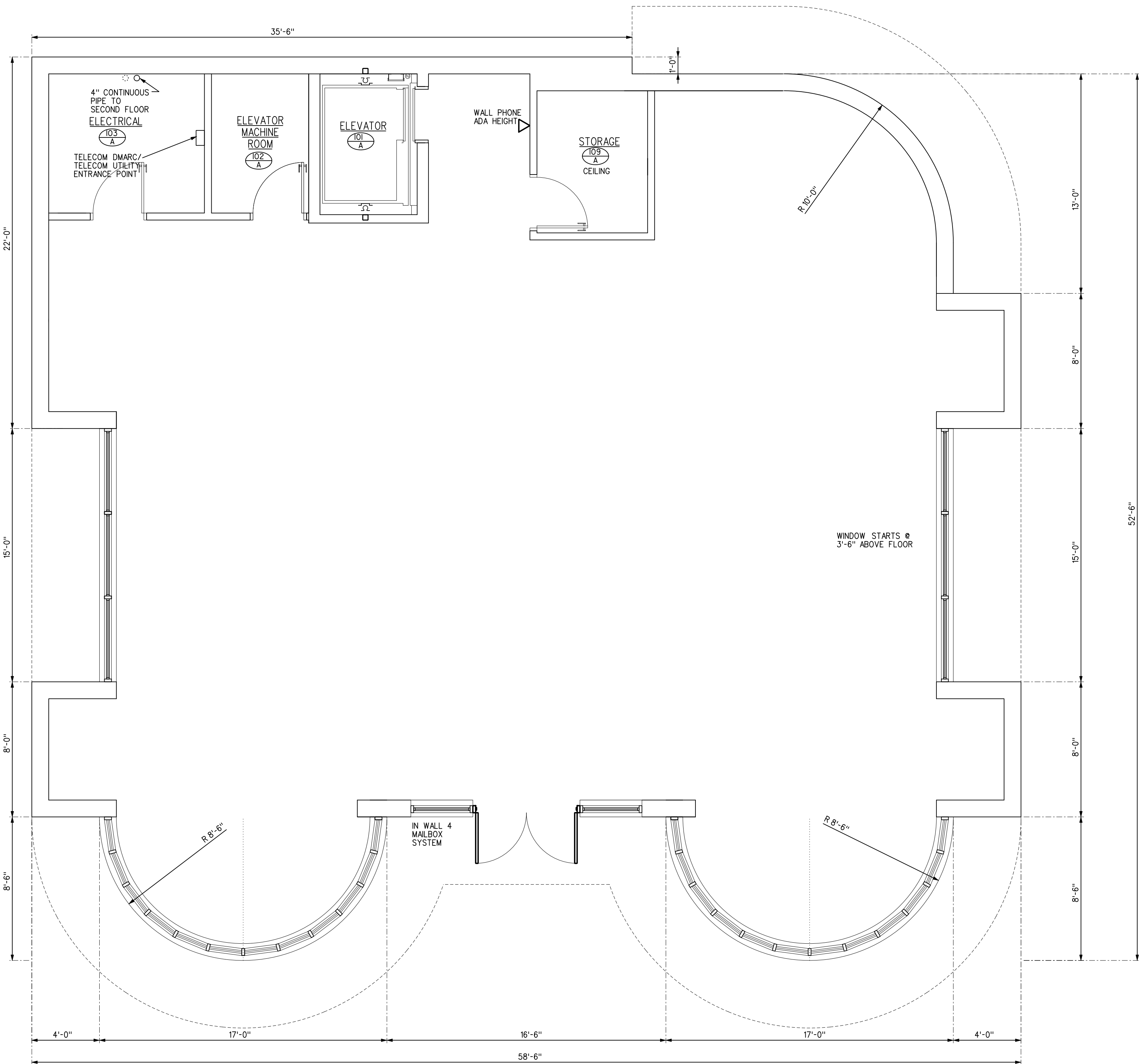


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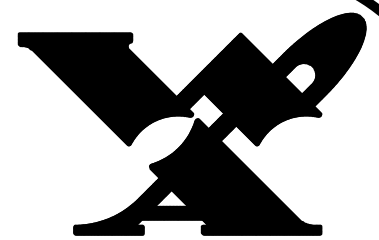
NEW BUILDING FOR
THE ZAIKA GROUP, L.L.C.
19725 JETTON ROAD
CORNELIUS, NC

COMM. NO.	1693
DATE	7/18/17
REVISIONS	

SHEET
A-1
OF
-



LEVEL ONE FLOOR PLAN
1/4"=1'-0"



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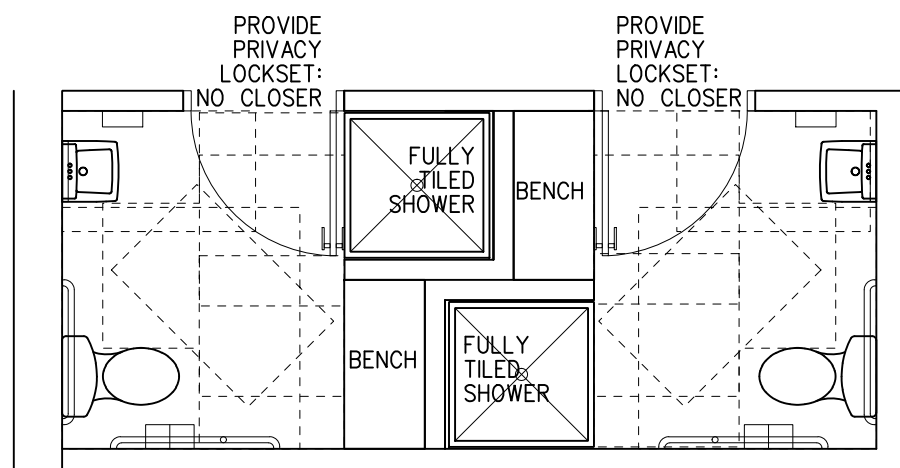


TITLE

NEW BUILDING FOR
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19725 JETTON ROAD
CORNELIUS, NC

COMM. NO. 1693
DATE 7/18/17
REVISIONS

SHEET
A-2
OF

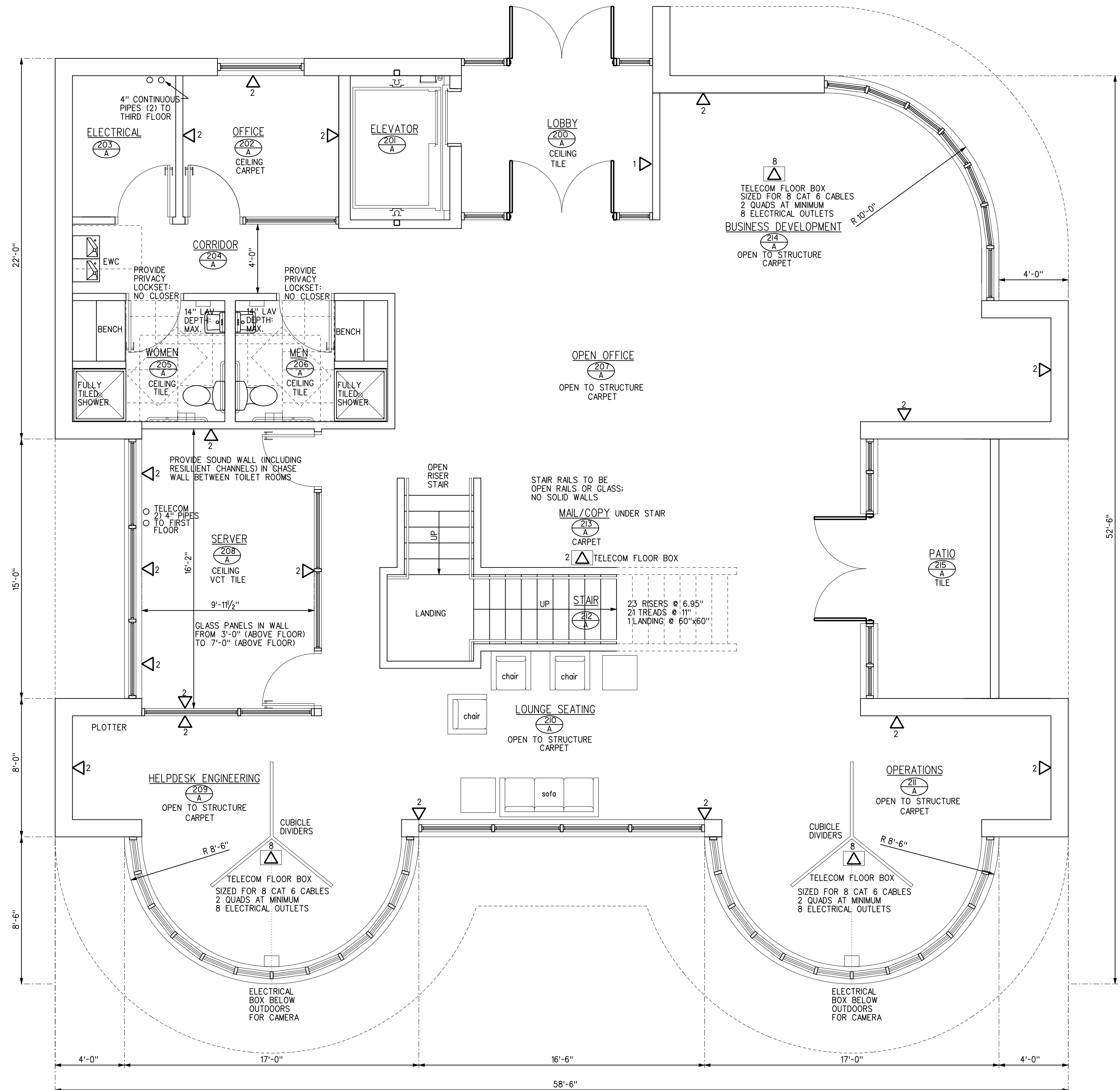


PROVIDE GENERAC GENERATOR TO
POWER SERVER ROOM, CONFERENCE,
KITCHEN, HELPDESK, ENGINEERING,
TOILETS ON LEVELS 2 & 3 AND
BOTH LARGE OFFICES ON LEVEL 3.

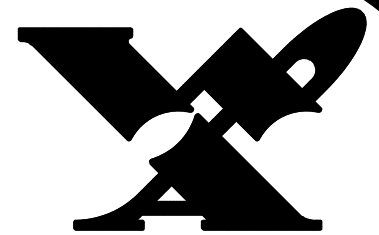
PROVIDE DEDICATED ELECTRICAL
OUTLETS IN SERVER ROOM

△ VOICE/DATA
TV TV: NEED SINGLE GANG BOX
△ VOICE/DATA FLOOR BOX

NOTE: PROVIDE ELECTRICAL OUTLETS WHERE VOICE/DATA OUTLETS OCCUR



LEVEL TWO FLOOR PLAN
1/4" = 1'-0"



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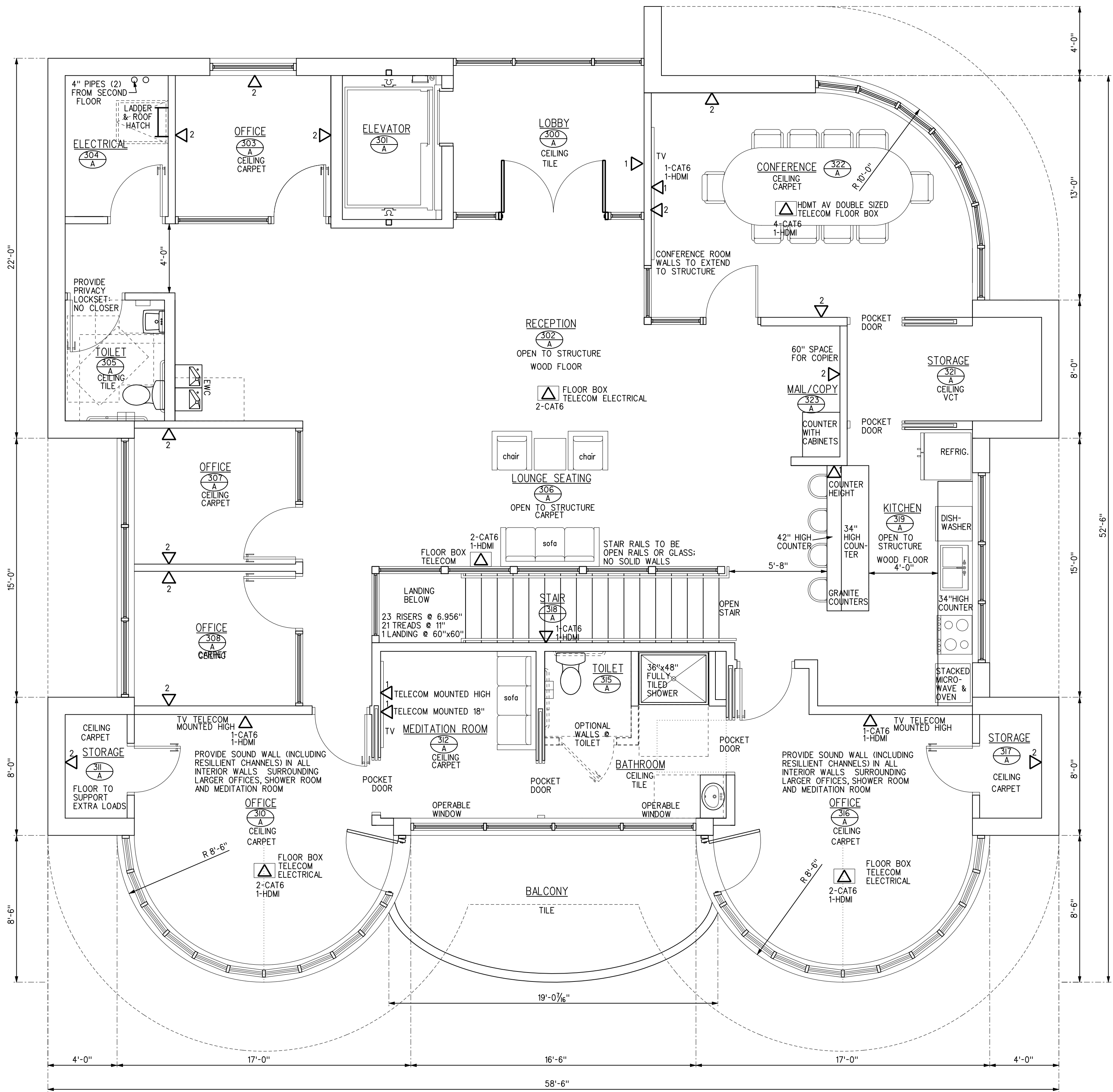
SEAL
STEPHEN CHARLES WILBER III
REGISTERED ARCHITECT
4911
7/18/17

TITLE

NEW BUILDING FOR
THE ZAIKA GROUP, L.L.C.
19725 JETTON ROAD
CORNELIUS, NC

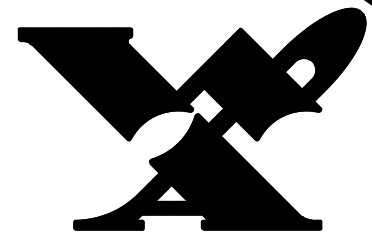
COMM. NO. 1693
DATE 7/18/17
REVISIONS

SHEET
A-3
OF
-



△ VOICE/DATA
TV TV: NEED SINGLE GANG BOX
△ VOICE/DATA FLOOR BOX
NOTE: PROVIDE ELECTRICAL OUTLETS WHERE VOICE/DATA OUTLETS OCCUR

LEVEL THREE FLOOR PLAN
1/4"=1'-0"



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SEAL

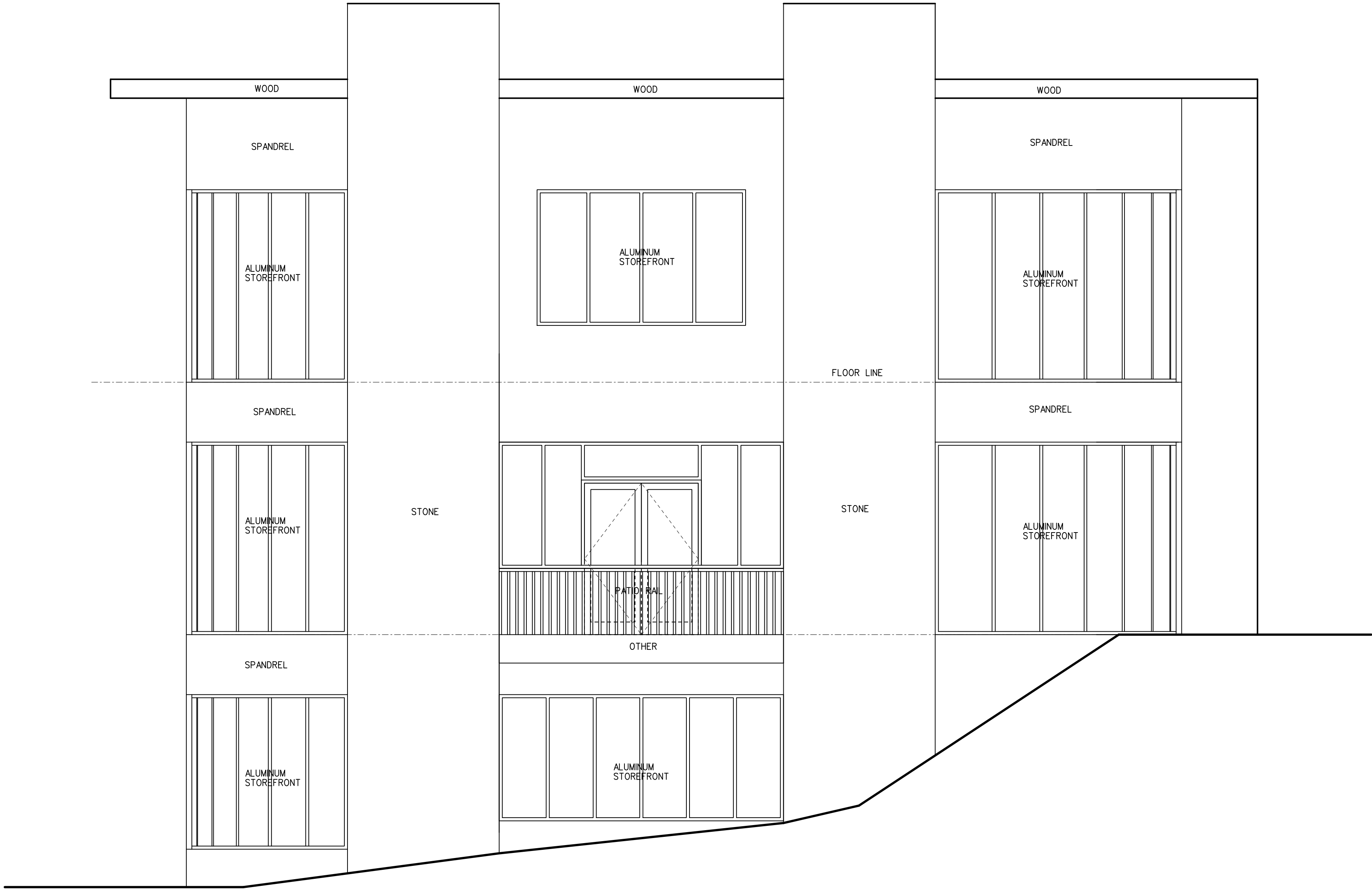


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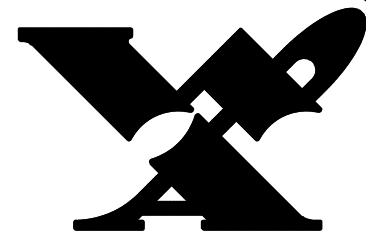
NEW BUILDING FOR
THE ZAIKA GROUP, L.L.C.
19725 JETTON ROAD
CORNELIUS, NC

COMM. NO.	1693
DATE	7/18/17
REVISIONS	

SHEET
A - 4
OF
-



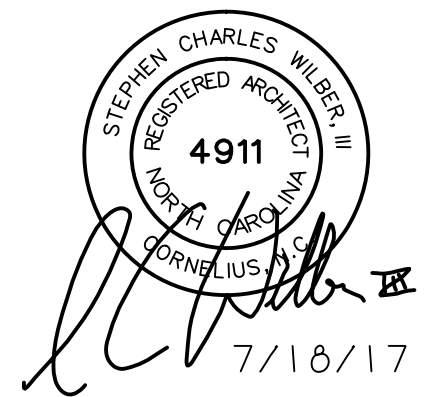
BETHEL CHURCH ROAD ELEVATION
1/4" = 1'-0"



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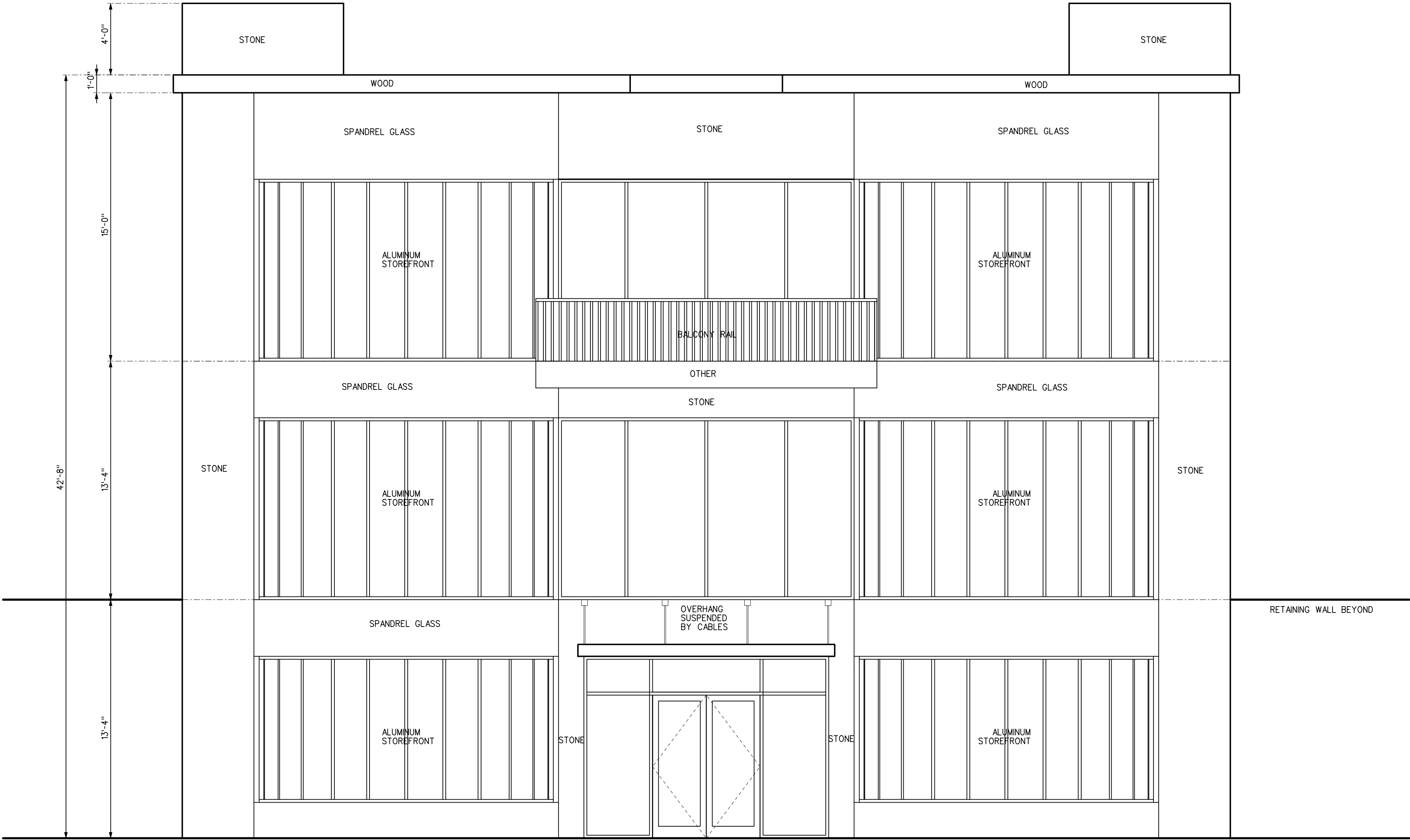


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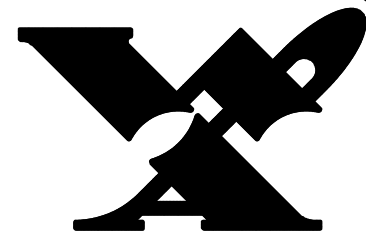
NEW BUILDING FOR
THE ZAIKA GROUP, L.L.C.
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CORNELIUS, NC

COMM. NO. 1693
DATE 7/18/17
REVISIONS

SHEET
A-6
OF
-



JETTON ROAD ELEVATION
1/4"=1'-0"



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SEAL

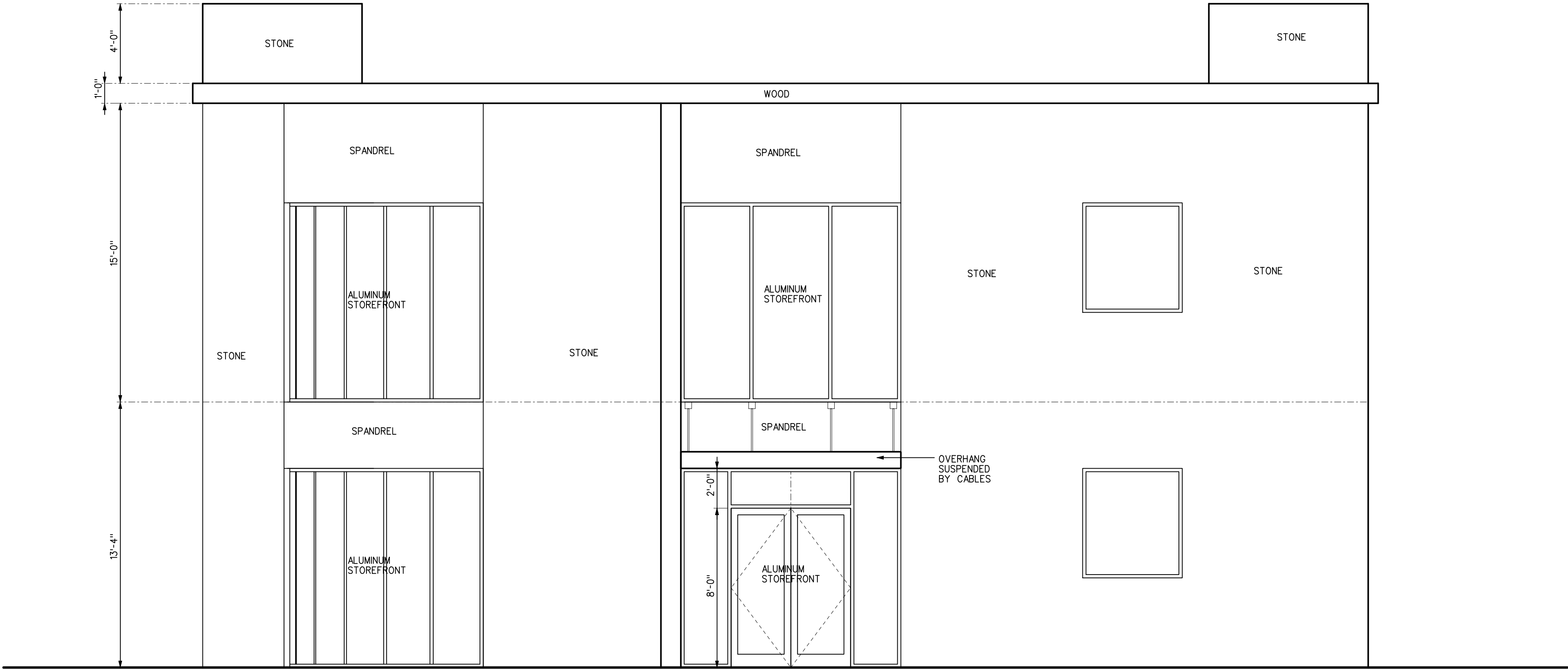


TITLE

NEW BUILDING FOR
THE ZAIKA GROUP, L.L.C.
19735 JETTON ROAD
CORNELIUS, NC

COMM. NO. 1693
DATE 7/18/17
REVISIONS

SHEET
A-5
OF



PARKING ELEVATION
1/4"=1'-0"