



**Town of Cornelius  
Architectural Review Board**

**Agenda  
June 28, 2017  
12:00 PM  
Town Hall Room 204**

- 1. Call To Order**
- 2. Determination of Quorum**
- 3. Approval of Minutes**
  - A. May 26, 2017**
- 4. Review And Recommendation On Agenda Items**
  - A. 21030 Catawba Avenue**
- 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: June 28, 2017

**To:** Chairman and ARB Members

**From:** Summer Smigelski, Planning Admin.


**Action Requested:**

Approval of Minutes

**Manager's Recommendation:**

Approval

**ATTACHMENTS:**

Name:	Description:	Type:
 <a href="#">ARB_Minutes_05-26-2017-Draft.docx</a>	May 26, 2017 Minutes	Backup Material

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

May 26, 2017  
12:00 pm

**Members Present**

Joe Harris, Vice Chair  
Rick Kamakaris  
Recah Harward

**Members Absent**

Teresa Hawkins  
David Eve, Chairman

**Staff Present**

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

**VISITORS**

See Sign-In Sheet

**DETERMINATION OF QUORUM**

Vice Chairman Harris called the meeting to order. The meeting of the Architectural Review Board began at 12:03 p.m. He stated that a quorum was present for all items.

**APPROVAL OF MINUTES**

Ms. Harward made a motion to approve the minutes from April 28, 2017. Ms. Harward second. All in favor and motion approved.

**In Favor:** Mr. Kamakaris  
Ms. Harward, Mr. Harris

**Opposed:** None

**REVIEW & RECOMMENDATION ON AGENDA ITEMS**

**MAV 02-17 Quantum Technology Group**

Mr. Pauling presented MAV 02-17. This is at 19725 Jetton Rd., on the corner of Jetton and Bethel Church. The property is zoned village center; this is a part of a subdivision approved in 1999. Land Use Plan also designates as village center. Parking does exist but they will need to do some improvements to that, the property does slope down towards Jetton. The applicants are requesting the following architectural variations from Chapter 4 of the Land Development Code: The standard Section 4.6.3(B)(3): A variation from the 70% window and door coverage requirement to allow for 49.8% and that is on the Jetton elevations. Section 4.6.3(B)(4): A variation from the requirement requiring penetrations no greater than sixteen (16) feet on the street façade.



I'm told this is a little outdated already. Generally speaking, you have stone with spandrel glass accents. Three story, 10,300 square feet, office space. The building height is about forty feet total from Jetton. There will be one to two HVAC systems on the roof; the bottom two floors will have a split system with condensers on the left side.

Mr. Harris: "What is the material at the spandrel there?"

Mr. Wilbur: "We do not know yet, we have debated that. We discussed doing an opaque glass or spandrel panel. Does the board have a preference?"

Mr. Harris: "How are you going to get the curve?"

Mr. Wilbur: "Right now it looks like it's going to be segmented instead of a true curve."

Mr. Harris: "If that spandrel is segmented it will have a different look than what you have there."

Mr. Wilbur: "The problem with having curve glass is the cost."

Mr. Harris: "Can the glass on the Bethel road side be like the front. Is there a reason that glass cannot go across? Can we not take it from column to column, Just to give it that fronts elevation look rather than the side?"

Mr. Wilbur: "We can."

Ms. Harward: "I think side to side will look better."

The board feels the applicant for MAV 02-17 Quantum Technology Group is moving in the right direction but needs to address the corner.

### **Hirschfeld Marketing Solutions**

This is in the Industrial Campus zoning district. The Land use plan also so Industrial Campus. You have two setbacks on an industrial campus, you have a 70 foot building setback and a 30 foot parking setback with a berm and screening in the front of the parking. This is a two story office building with 12,000 square feet, then a 12,000 square foot warehouse in the back. The original submittal had a 40 foot roof line. The max height in industrial campus is 36, so they have adjusted this to bring it down to 36.







Mr. Kamakaris: "I think it looks good, I do not have a problem with it at all."

Mr. Harris: "I think it's terrific, very well done. Is all of this going to be done at one time?"

Applicant: "That's the intention."

Ms. Harward made a motion to approve the direction. Mr. Kamakaris second. All in favor and motion approved.

**In Favor:** Mr. Kamakaris  
Ms. Harward, Mr. Harris

**Opposed:** None

### **REZ 01-17 Mama's Pizza**

Mr. Pauling presented the revised plan for Mama's Pizza. The goal is to keep the original building open while the new building is under construction. There were comments about the dumpster location, the screen wall and the need to better address Hickory St. The updated plan pushes the building up towards Hickory more and moves the dumpster to the back. The public art concept was discussed; in some of the elevations they are leaving space for potential public art. There are details in the windows and they have addressed the stone base.

Ms. Harward: "I really like it; I think they have improved a lot since last time."

Mr. Herron: "The only thing I would add is, on the Tryon St. side there may not be an opportunity for real windows but is there something else that can be done?"

Mr. Harris: "That was going to be my comment. This really shouldn't face the residential neighborhood. A couple things that you might do is extent that element across the top and maybe the windows can be façade windows that are not glass, just something to articulate that façade so that it doesn't look like a rear. We would not give it a recommendation with the rear facing a neighborhood looking like that. I think it addressed the comments and looks good but

there are some details to work out. I assume we agreed we wouldn't put equipment on that low roof there, which will be back behind the parapet?"

Applicant: "Yes!"

Ms. Harward made a motion to approve the direction. Mr. Kamakaris second. All in favor and motion approved.

**In Favor:** Mr. Kamakaris  
Ms. Harward, Mr. Harris

**Opposed:** None

### **Industrial Design Standards**

Mr. Herron presented the Industrial Design Standards to the board and asked them what their input is. The existing standards are:

- 4.5 Elements of Architectural Compatibility
  - Setback from property line
  - Proportion: Size of facades similar in area and height to width ratios
  - Exterior materials: similar materials and treatment to add detail and monumentality of a building
  - Building scale: similar architectural styles to create building harmony
- 4.6 Architectural Standards
  - Adjacent buildings shall be architecturally compatible through similar silhouettes, spacing between facades, setbacks, proportions, treatments, exterior materials, scale, massing and/or architectural style
  - New construction shall conform in street orientation, massing, lot width and setbacks to adjacent existing and proposed structures
  - Roof mounted mechanical equipment shall be screened from off-site view by a parapet wall
  - Loading and service delivery areas shall be located to the rear or side yard away from the primary street frontage
- 4.6.4 Light and Heavy Industrial Buildings
  - A. Materials:
    1. All building walls visible from a public street shall be brick, cast concrete, stucco, stone, marble, decorative concrete masonry unit or other materials similar in appearance and durability. All accessory buildings shall be clad in materials similar in appearance to the principal structure.
    2. Pitched roofs shall be clad in wood shingles, standing seam metal, corrugated metal, slate, diamond tab asphalt shingles or similar material.
    3. Flat roofs shall incorporate parapet walls to conceal the flat portions of the roof on the front and side elevations that are visible from any public street. When used on the side elevation, parapets shall be terraced.
  - B. Configurations:

1. Two wall materials may be combined horizontally on one facade. The heavier material should be below.
2. Skylights shall be flat (non-bubble).

C. Techniques

1. Stucco shall be float finish.
2. Windows shall be set to the inside of the building face wall.

- 5.5.5 Table of Dimensional Requirements for IC

- A. Lot size Minimum: 1 acre
- B. Height minimum: No minimum
- C. Height maximum: 36-feet (3 stories) – can go higher, up to 6 with CZ request
- D. Front building setback: 70-feet
- E. Front parking setback: 30-feet
- F. Minimum district size: 10 acres
- G. District buffer: 80-feet
- H. Residential buffer: 100-feet

Mr. Herron: “Some of the concerns are if we need a minimum building height and what else can be done to retain value.”

Mr. Kamakaris: “My concern would be if we were to set a minimum height and someone wants to build a one story, they will build a one story what they will do is put a façade on it and a parapet that takes it up to 26 feet. They are not going to put a second story on it.”

After discussion the board agreed the lot size would have more of an effect than a minimum height.

**ADJOURNMENT**

The meeting ended at 12:50 p.m.

## REQUEST FOR BOARD ACTION

 [Print](#)

Date of Meeting: June 28, 2017

To: Architectural Review Board Members

From: Jason T. Pauling, AICP - Senior Planner







**Action Requested:**

A request by Paul Clark of PBC Architects to build a new 2-story 4,062 square foot building and 866 square foot detached accessory building/garage at 21030 Catawba Avenue. The existing residence was demolished, and the new building will contain office/business use, but will be constructed to have a residential appearance according to TR-O requirements.

**Manager's Recommendation:**

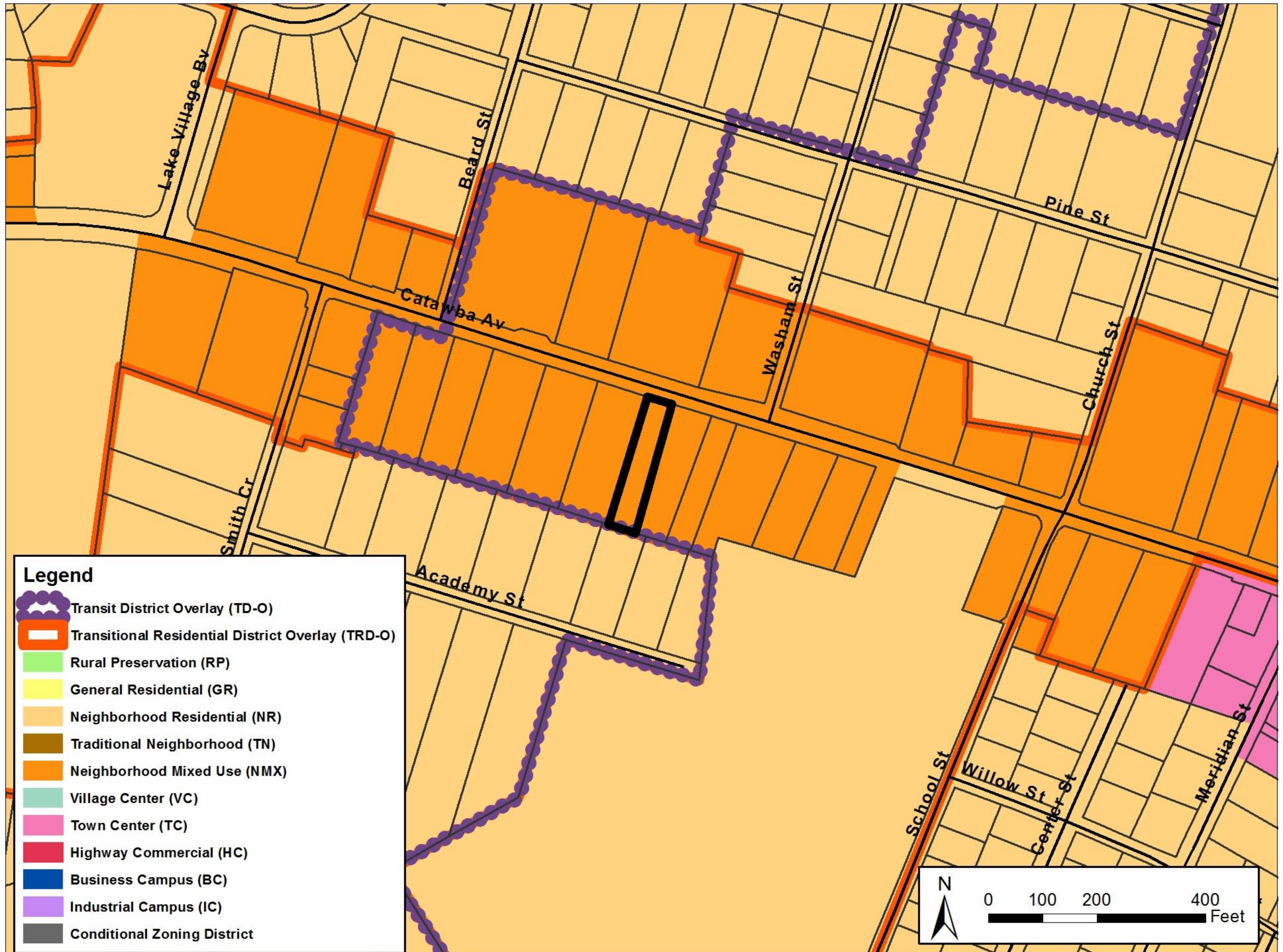
Review and Provide Direction

**ATTACHMENTS:**

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 <a href="#">21030_Catawba_Ave_Zoning.jpg</a>	Zoning Map	Backup Material
 <a href="#">21030_Catawba_Ave_LU.jpg</a>	Land Use Map	Backup Material
 <a href="#">21030_Catawba_Ave_Vicinity.JPG</a>	Aerial Vicinity Map	Backup Material
 <a href="#">21030_Catawba_Ave_Property.JPG</a>	Aerial Property Map	Backup Material
 <a href="#">Picture_Page.docx</a>	Photo comparison page	Backup Material
 <a href="#">21030.DRAWINGS.pdf</a>	Site Plan, Floor Plan, Elevations & Renderings	Backup Material

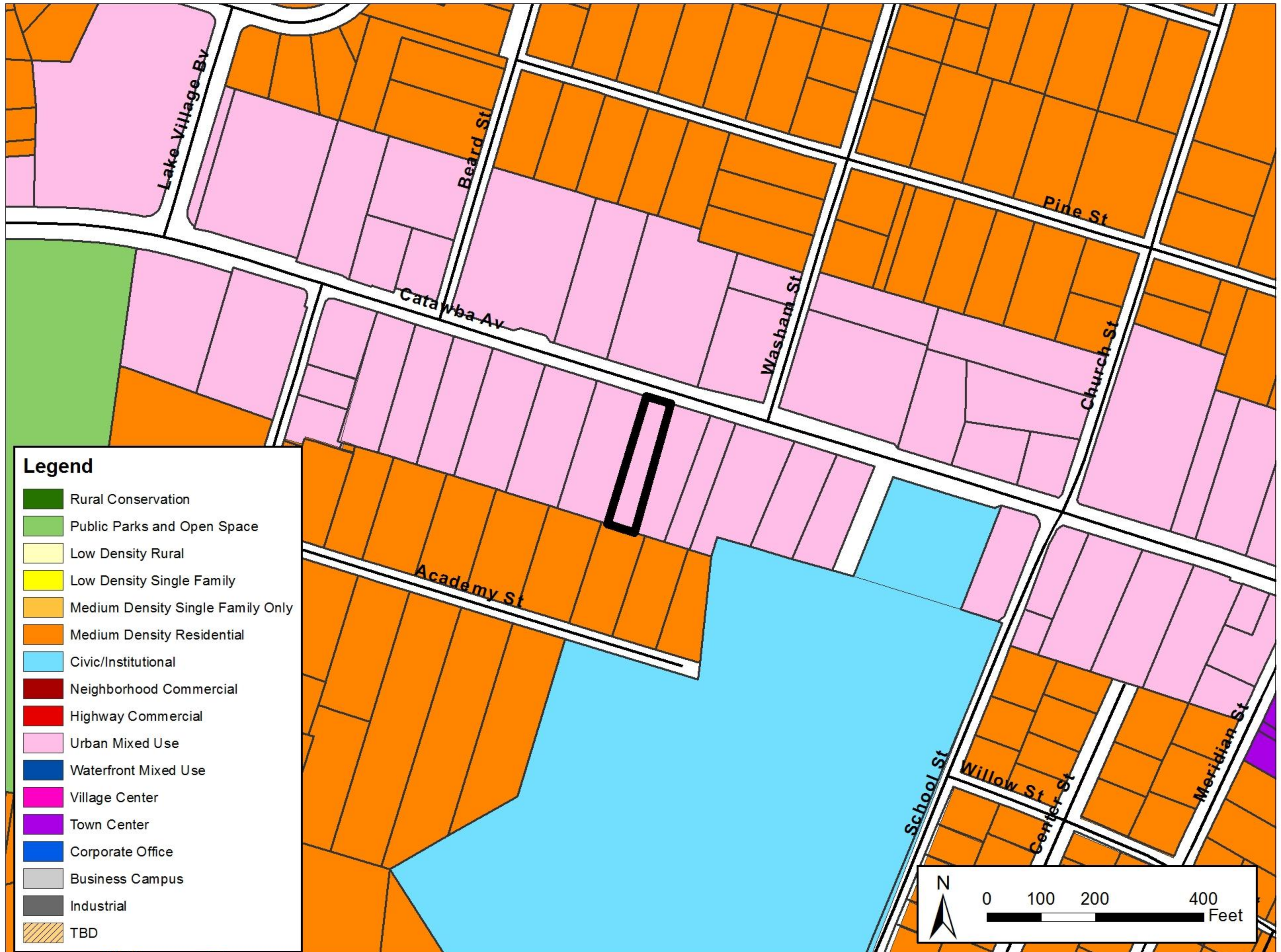


# 21030 Catawba Ave.





# 21030 Catawba Ave.







20900-20999

Cornelius

Catawba Av  
21000-21099

19800-19827

21100-21

Cornelius

Cornelius

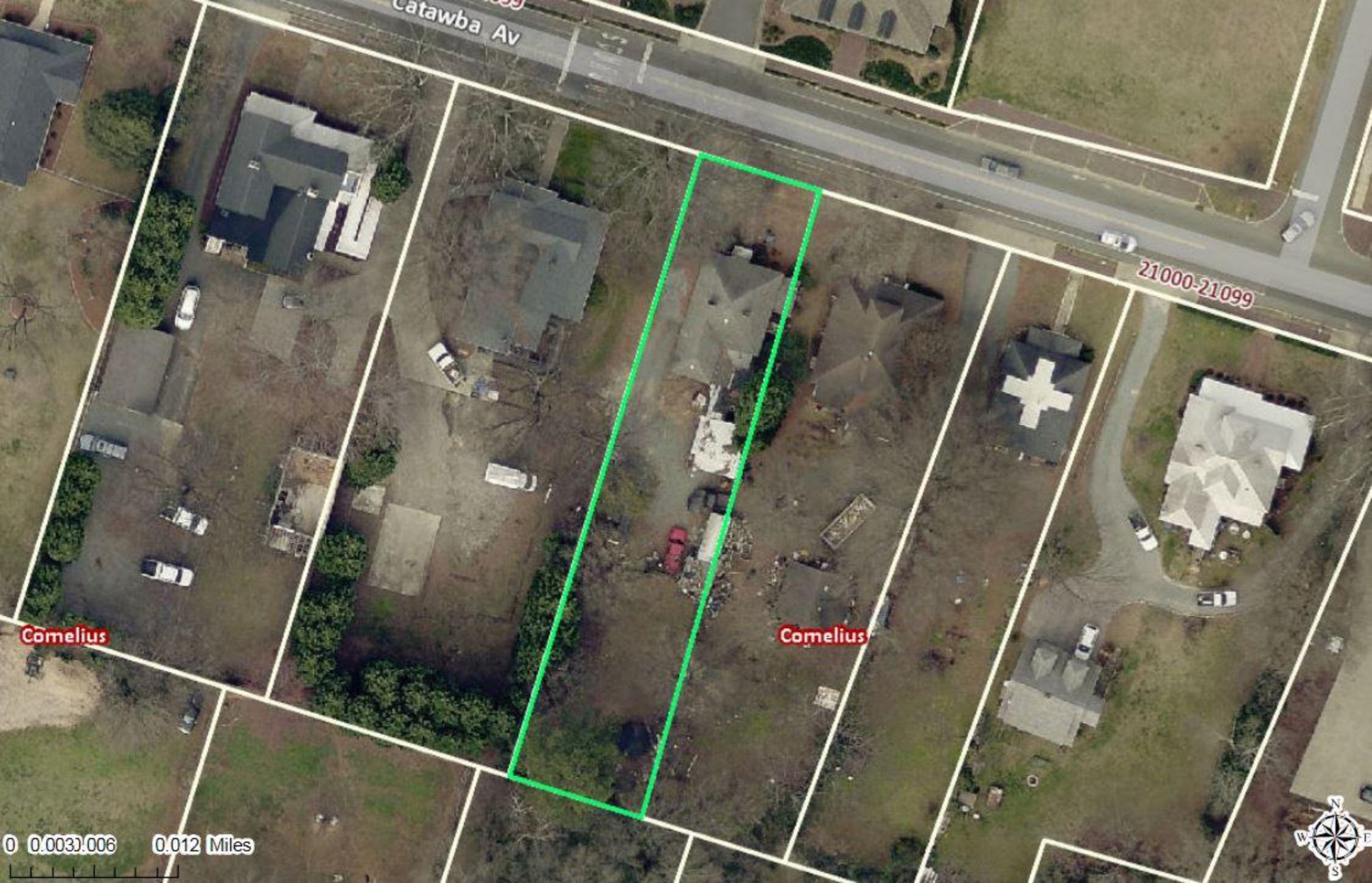
20900-21031

St

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Catawba Av

21000-21099

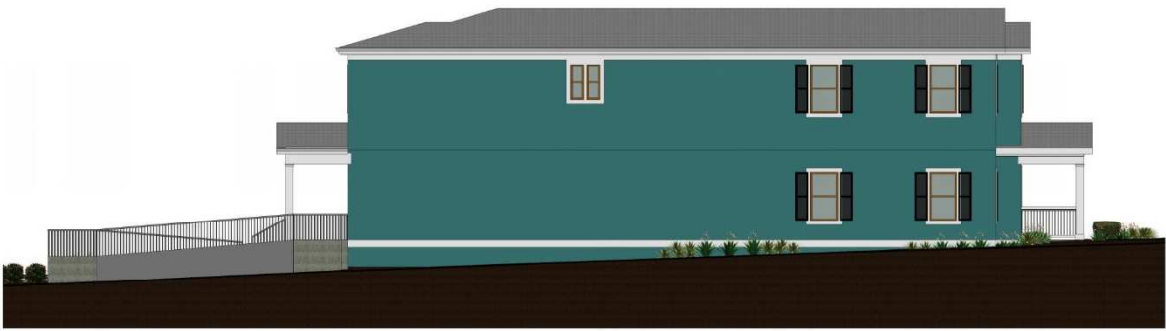
Comelius

Comelius

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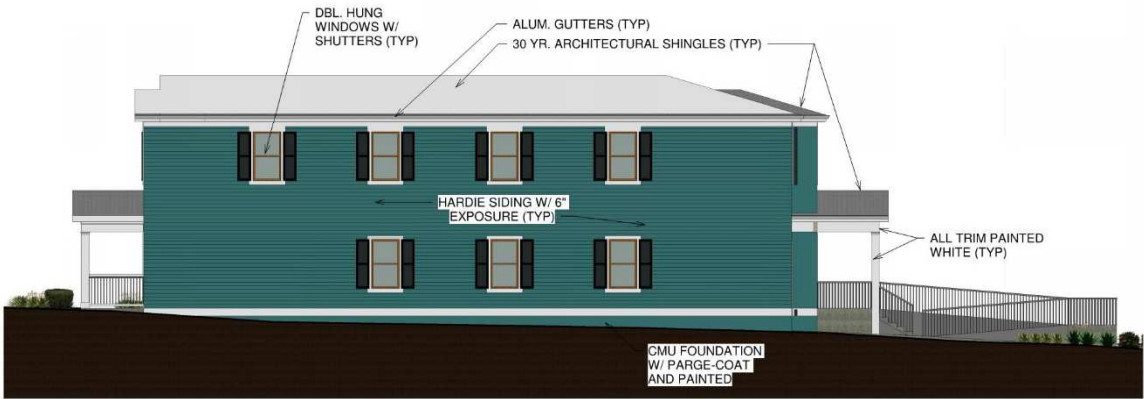




④ EAST ELEVATION  
1/8" = 1'-0"



① FRONT/NORTH ELEVATION  
1/8" = 1'-0"



③ WEST ELEVATION  
1/8" = 1'-0"



② BACK/SOUTH ELEVATION  
1/8" = 1'-0"



PAUL B CLARK ARCHITECT PLLC  
PO Box 1540  
Davidson, NC 28036  
704.450.4670  
Paul@pbcaRCHITECT.com

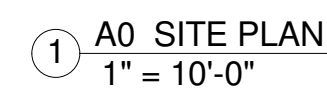
21030 Catawba Ave.

Notes:

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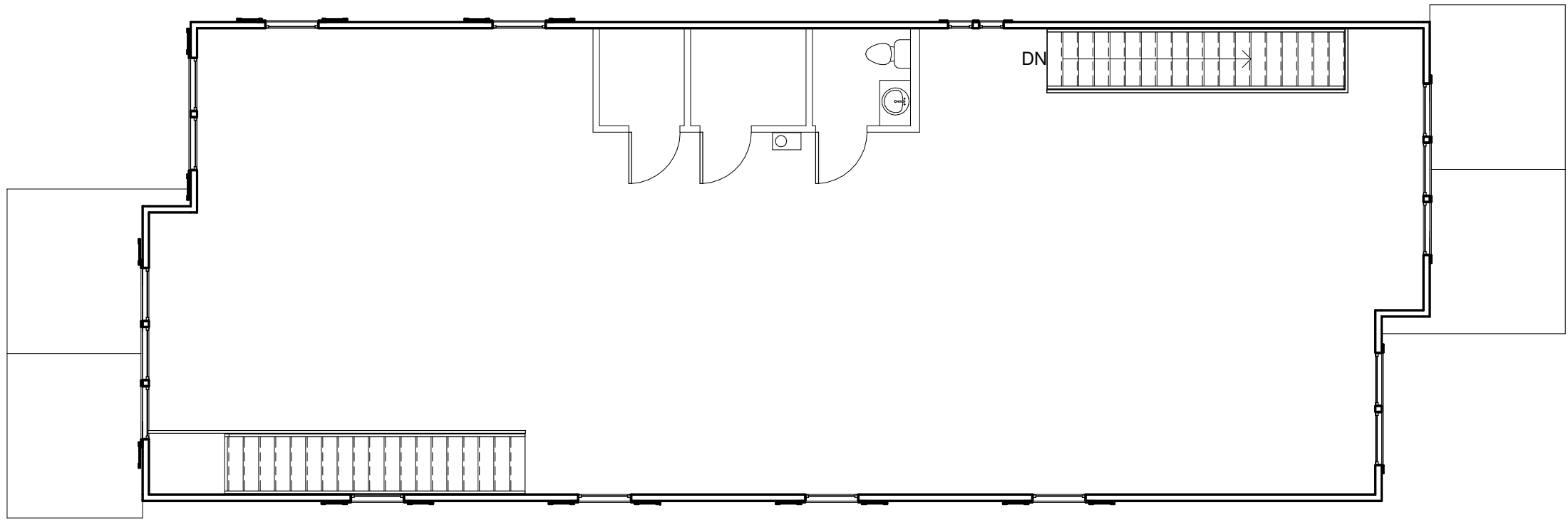
# A0

# CATAWBA AVE R/W VARIES

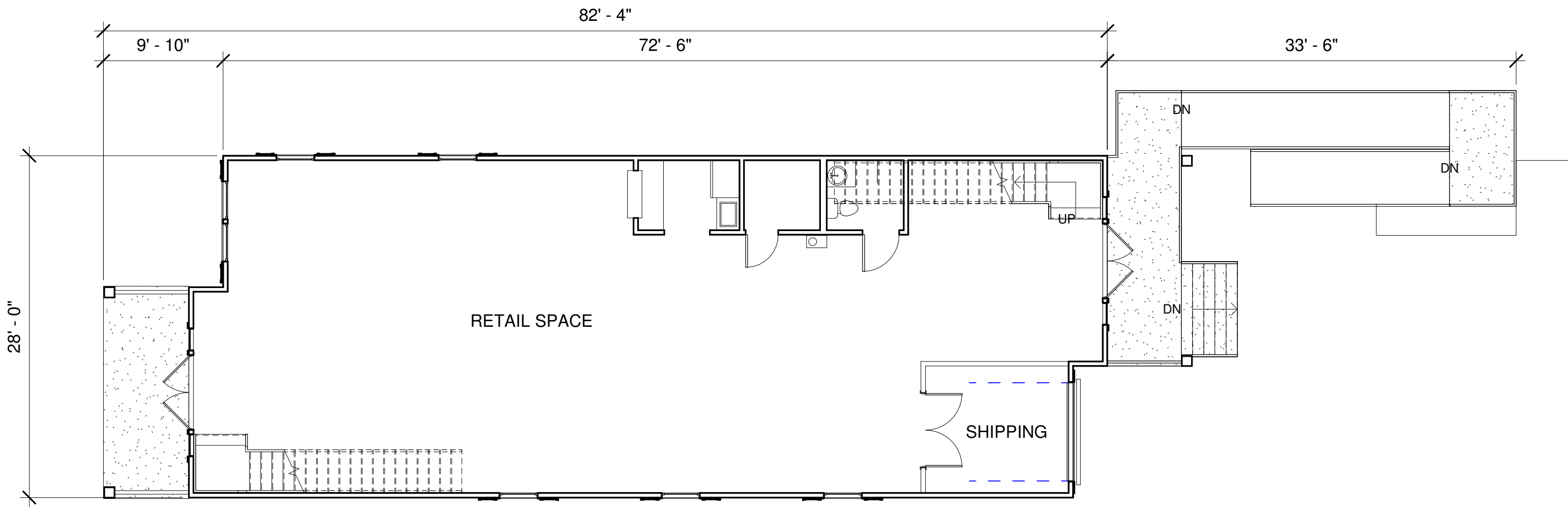


0.29 AC.  
(12,754 SQ FT)

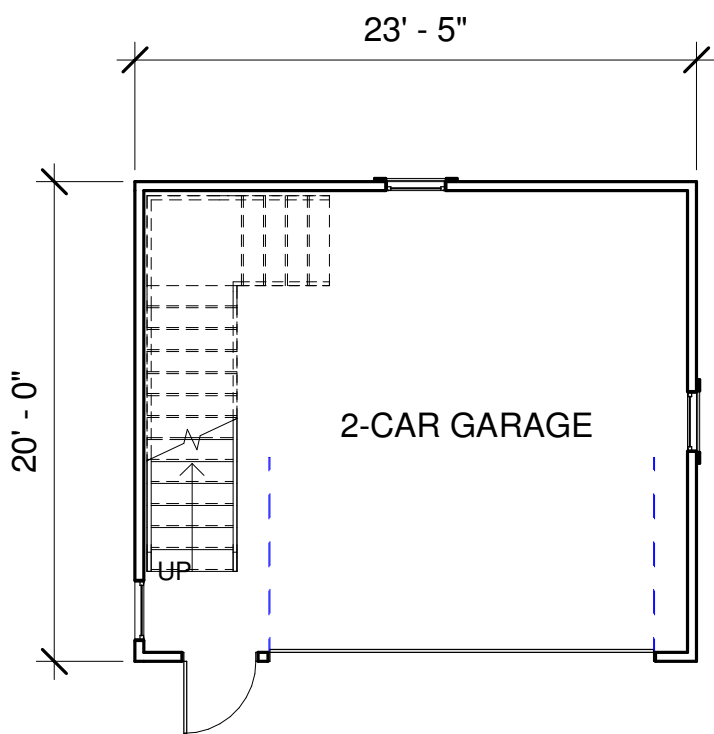
VEGETATIVE SCREEN AROUND  
BACKFLOW PREVENTER (EXACT  
LOCATION TO BE DETERMINED BY CMUD)



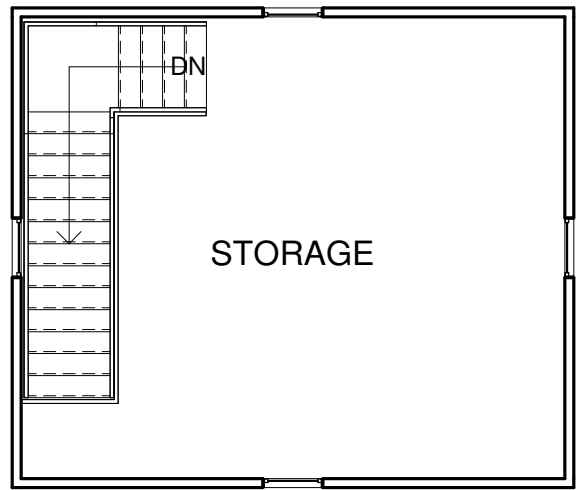
② A2 SECOND FLOOR  
1/8" = 1'-0"



① A1 MAIN FLOOR  
1/8" = 1'-0"



③ GARAGE 1ST FL  
1/8" = 1'-0"



④ GARAGE 2ND FL  
1/8" = 1'-0"



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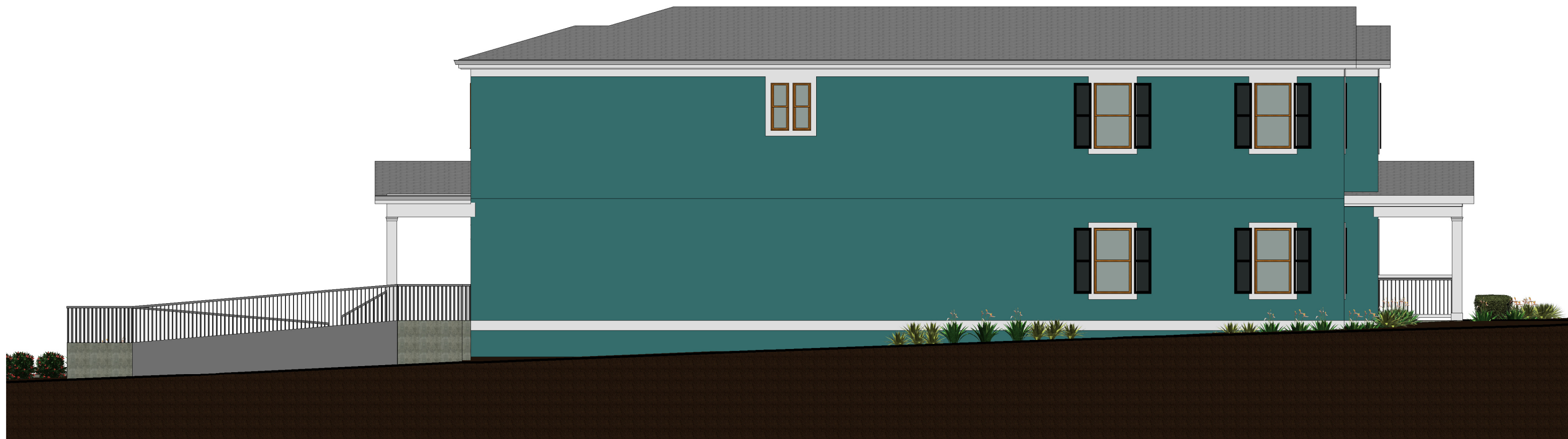
Date 7.23.2016

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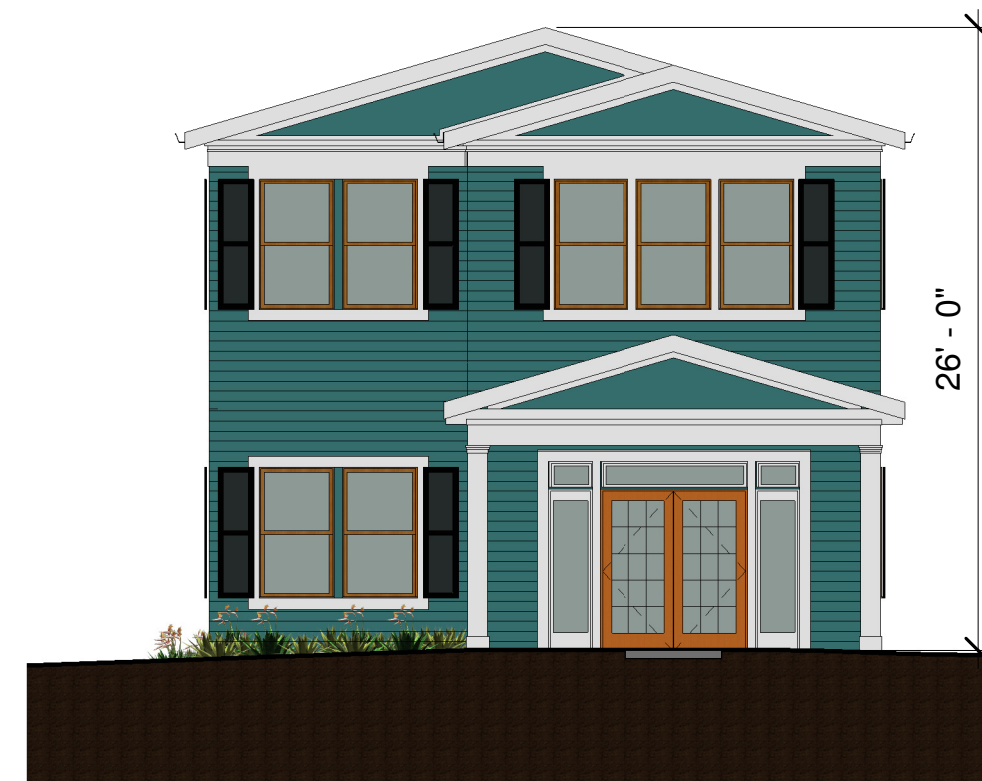
PLANS

A1

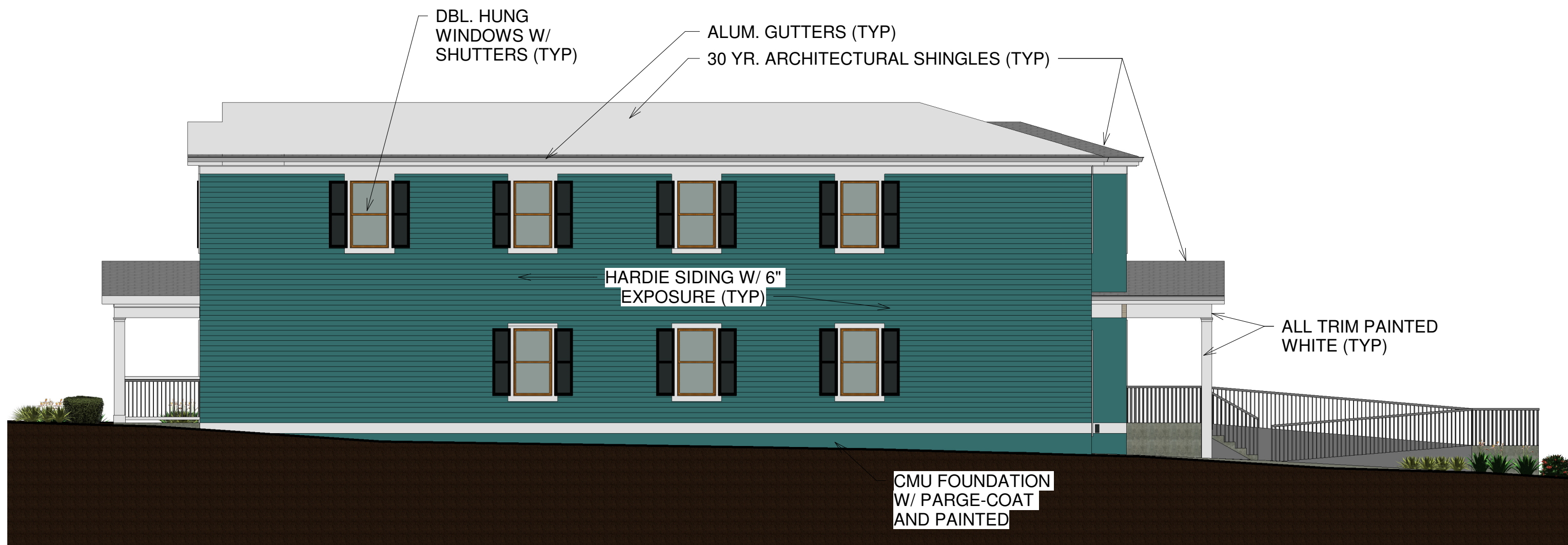




4 EAST ELEVATION  
1/8" = 1'-0"



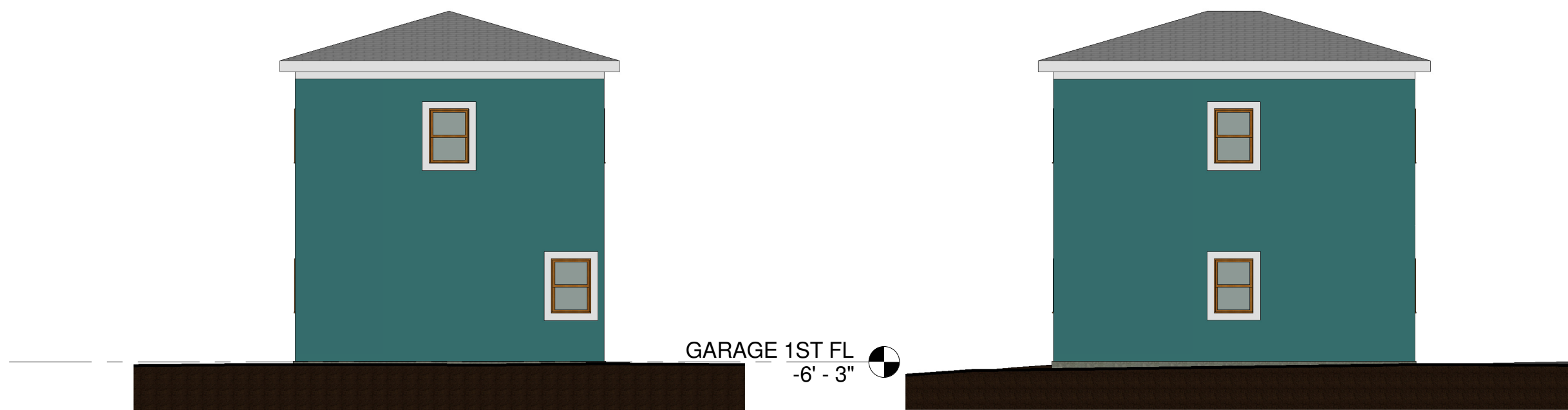
1 FRONT/NORTH ELEVATION  
1/8" = 1'-0"



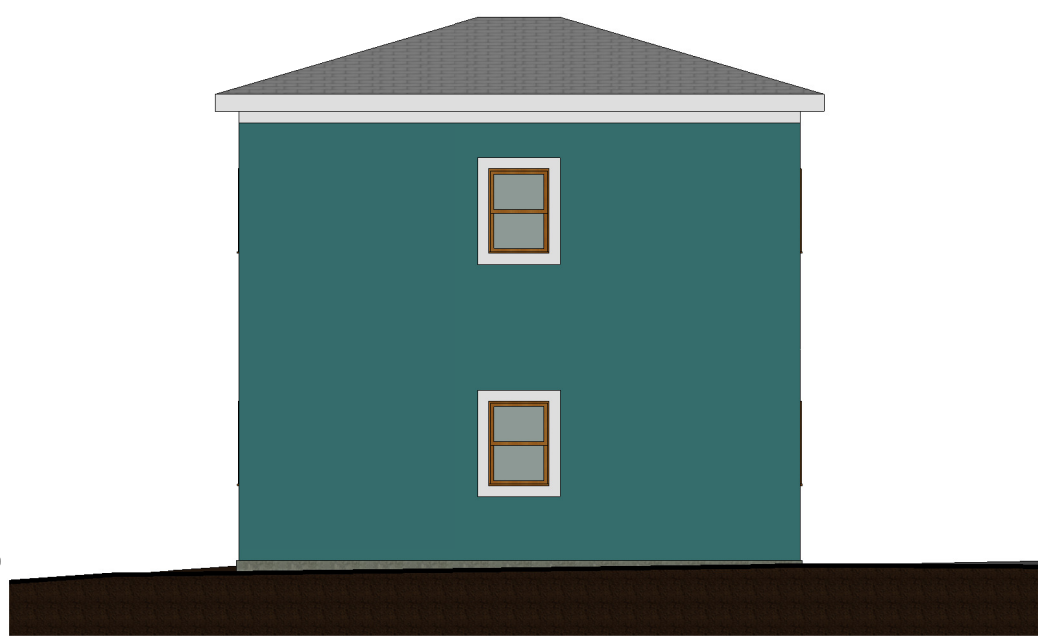
3 WEST ELEVATION  
1/8" = 1'-0"



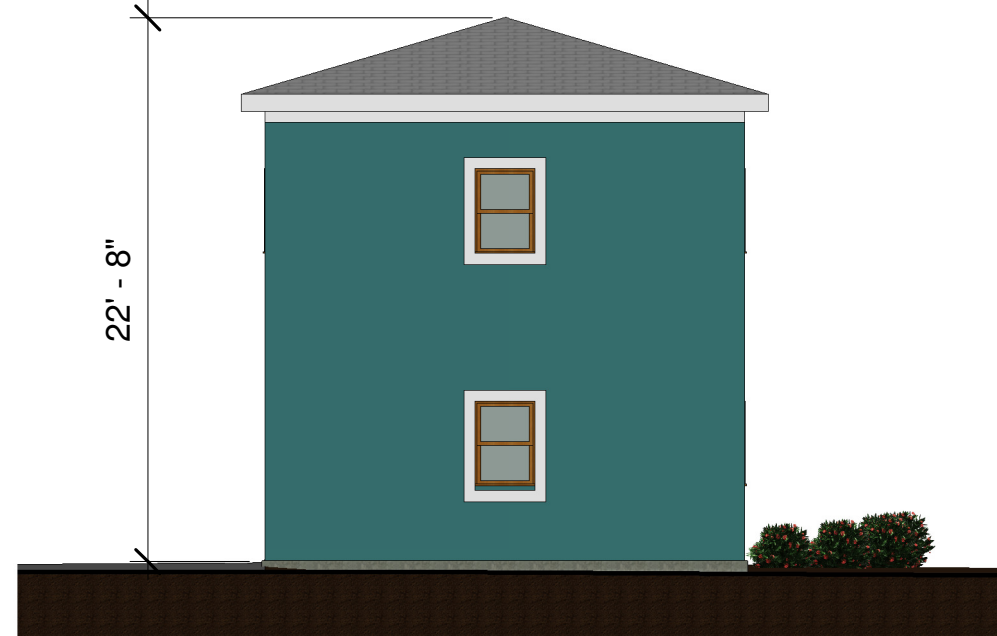
2 BACK/SOUTH ELEVATION  
1/8" = 1'-0"



5 GARAGE - NORTH  
1/8" = 1'-0"



6 GARAGE - EAST  
1/8" = 1'-0"



8 GARAGE - SOUTH  
1/8" = 1'-0"

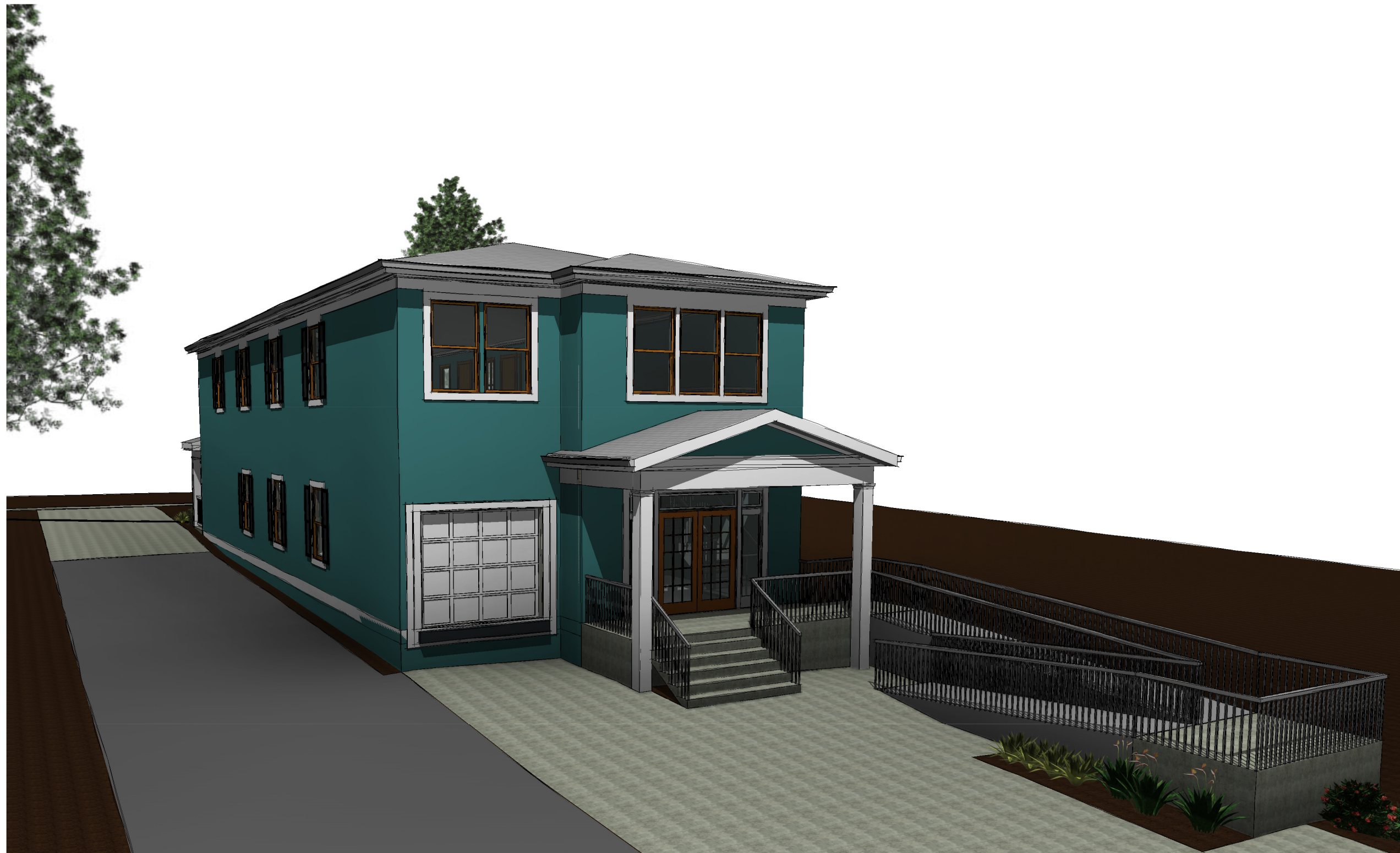


7 GARAGE - WEST  
1/8" = 1'-0"

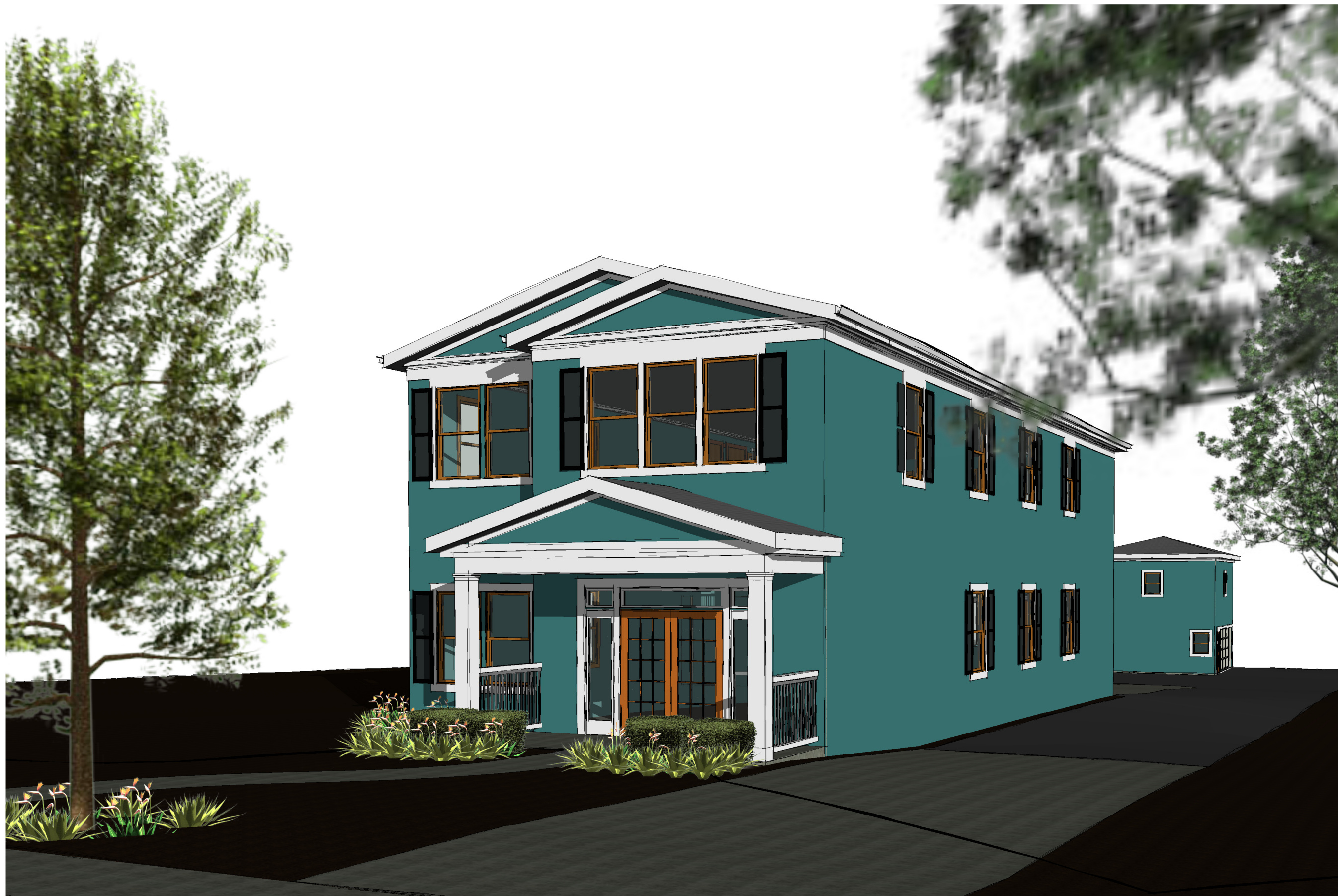




① 3D View 2



③ 3D View 4



② 3D View 3



11/16/2016

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Date 7.23.2016

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COLOR

A3



## REQUEST FOR BOARD ACTION

 [Print](#)

Date of Meeting: June 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:
 <a href="#">major_architectural_variation.pdf</a>	MAV Request Letter	Backup Material
 <a href="#">Quantum_Tech_Zoning.jpg</a>	Zoning Map	Backup Material
 <a href="#">Quantum_Tech_LU.jpg</a>	Land Use Map	Backup Material
 <a href="#">Quantum_Tech_Vicinity.jpg</a>	Vicinity Map	Backup Material
 <a href="#">Quantum_Tech_Property.jpg</a>	Property Map	Backup Material
 <a href="#">Photo_Page.pdf</a>	Photo Page	Backup Material
 <a href="#">C4-Grd-Erosion.pdf</a>	Site Plan	Backup Material
 <a href="#">jetton_elevation.pdf</a>	Jetton Elevation	Backup Material
 <a href="#">Bethel_Church_Elevation.jpg</a>	Bethel Church Elevation	Backup Material
 <a href="#">parking_elevation.pdf</a>	Parking Elevation	Backup Material
 <a href="#">level_1.pdf</a>	Level 1 Floor Plan	Backup Material
 <a href="#">level_2.pdf</a>	Level 2 Floor Plan	Backup Material
 <a href="#">level_3.pdf</a>	Level 3 Floor Plan	Backup Material
 <a href="#">QTB_RENDERINGS_6-21-17.pdf</a>	Color Renderings Package	Backup Material



## THE ZAIKA GROUP, LLC

PO Box 762 Cornelius, NC 28031

Phone: (704) 506-7044

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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 62% on Jetton Road side and 44.6% 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

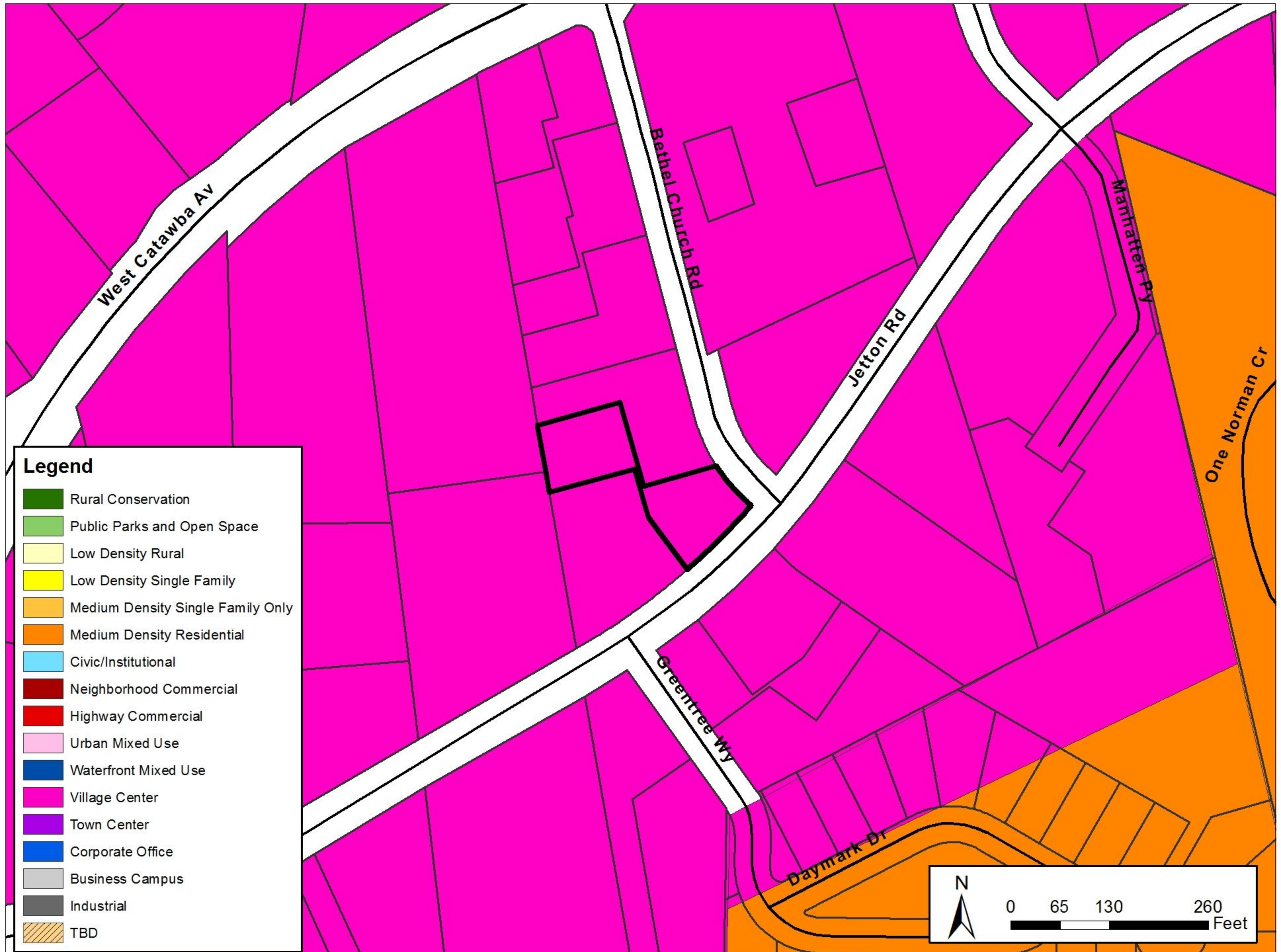


# MAV 02-17: Quantum Technology Group



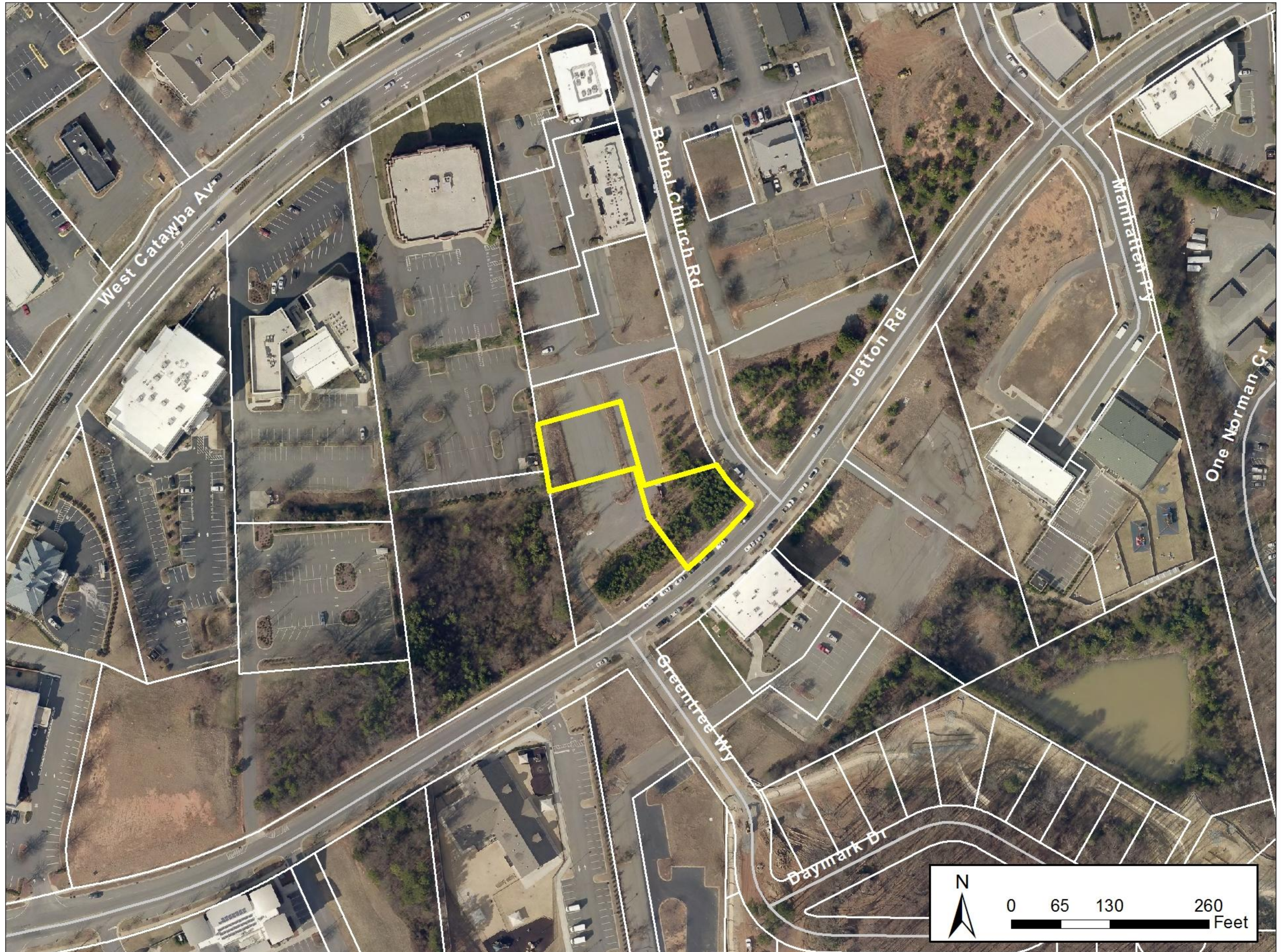


# MAV 02-17: Quantum Technology Group





# 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 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/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

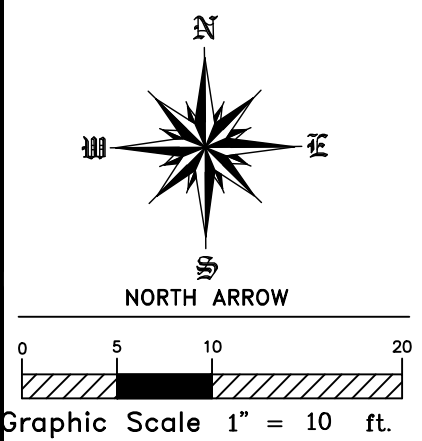
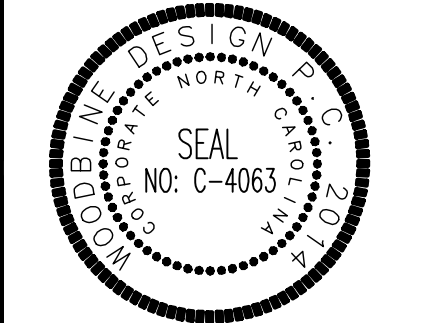
Land Development Inspector:

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

Zoning Inspector:

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

Woodbine Design, P.C.  
Land planning & civil engineering  
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980.722.2669 20816 N. Main Street, Suite 204  
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pwoddy@woodbinedesign.com

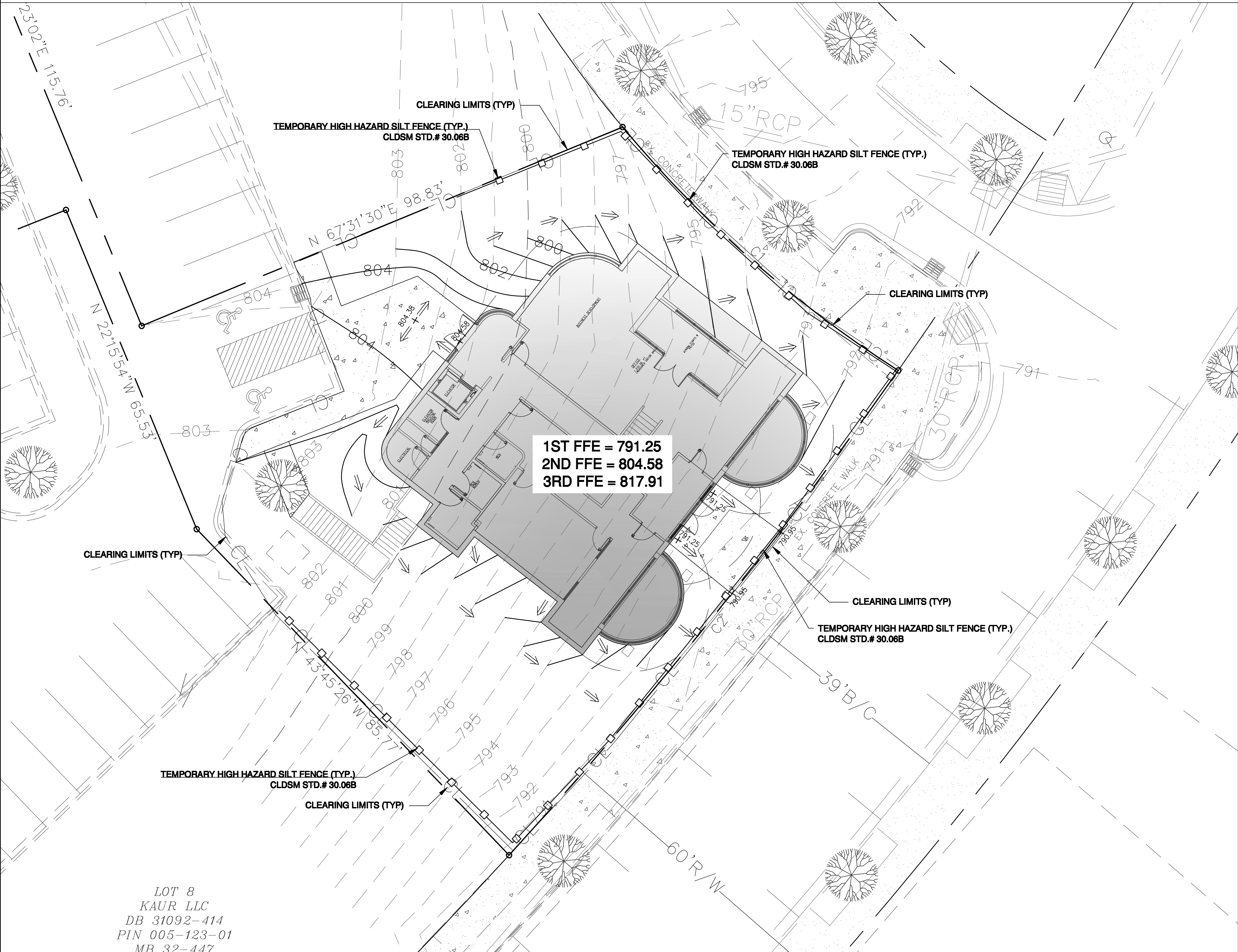


Project: CORNELIUS VILLAGE CENTER LOT #7  
Location: 19725 JETTON RD., CORNELIUS, NC 28031  
Mecklenburg, Co.  
Sheet Title: GRADING & EROSION CONTROL PLAN

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





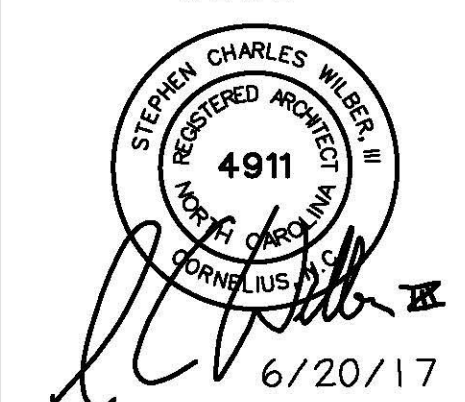




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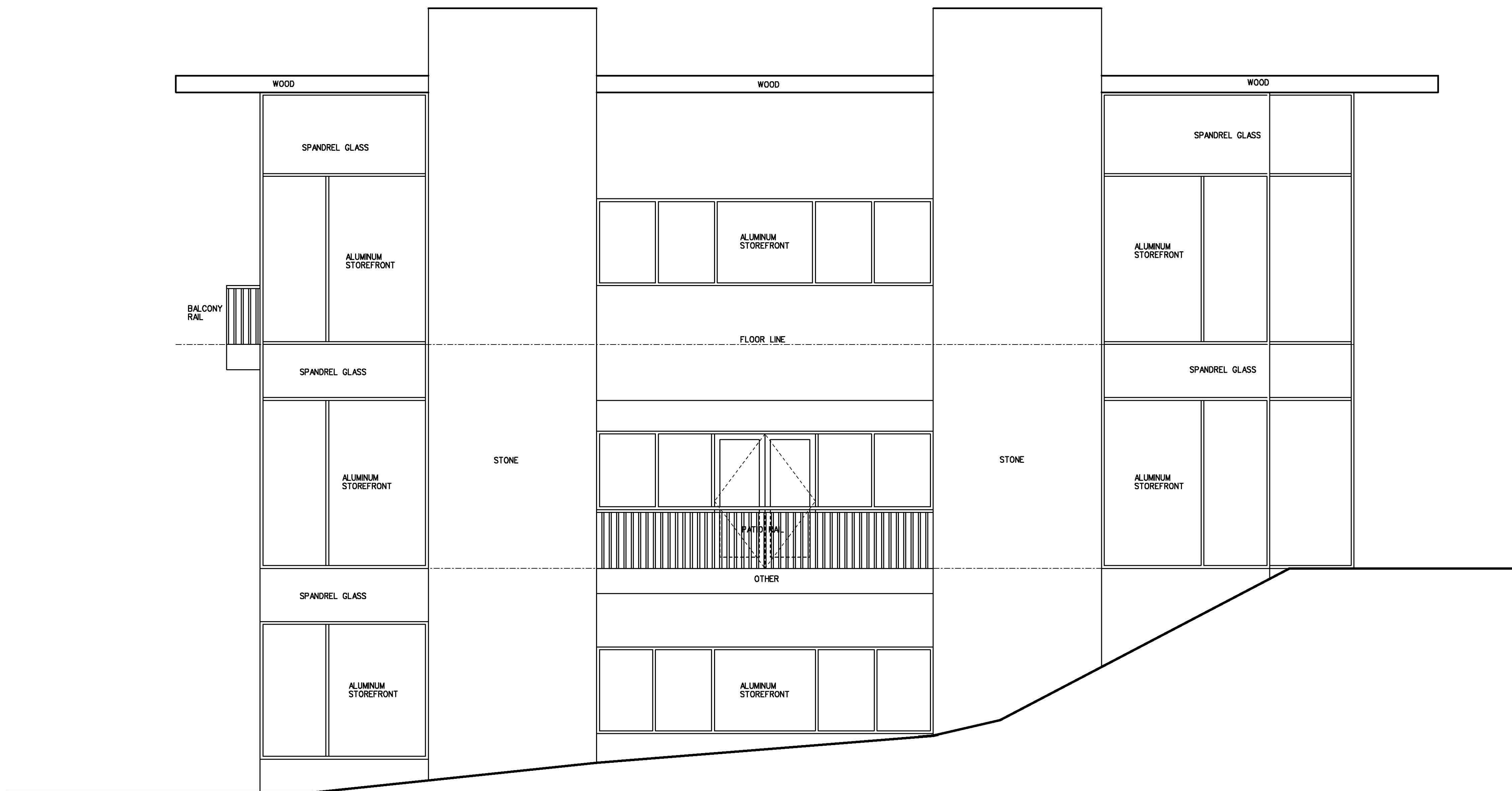
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19725 JETTON ROAD  
CORNELIUS, NC

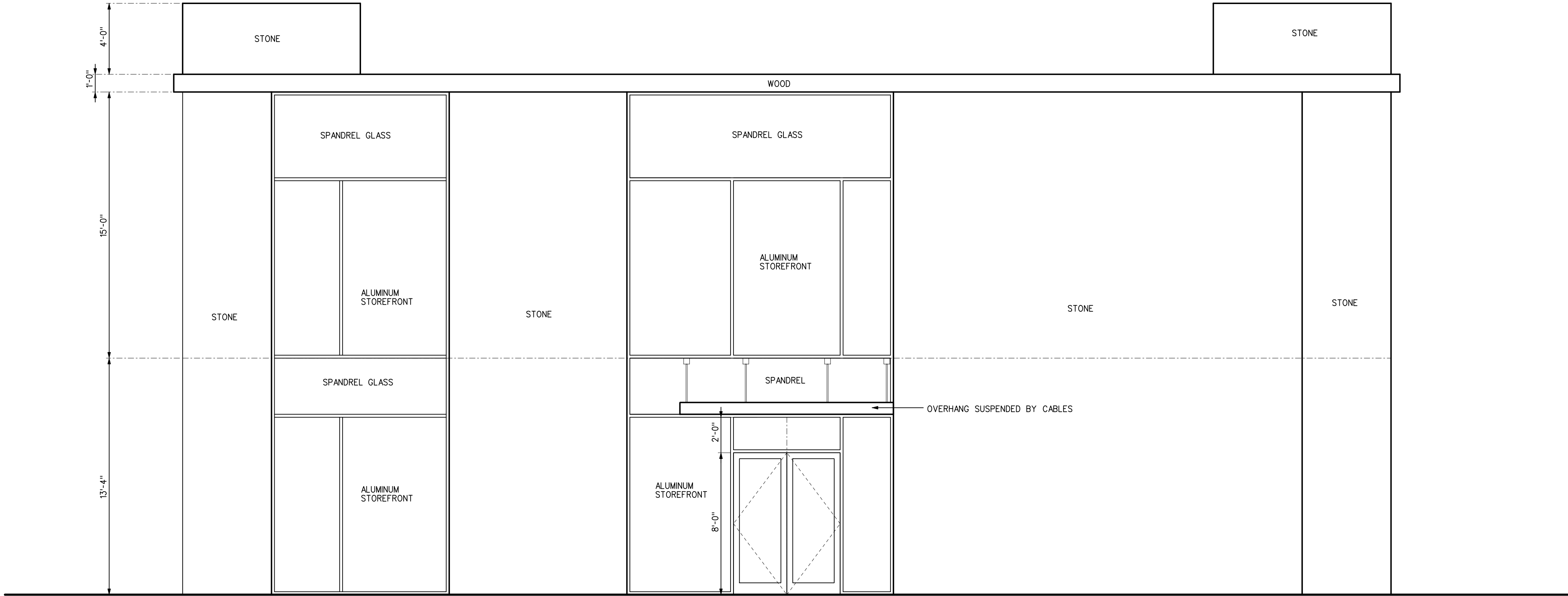
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DATE	6/20/17
REVISIONS	

SHEET

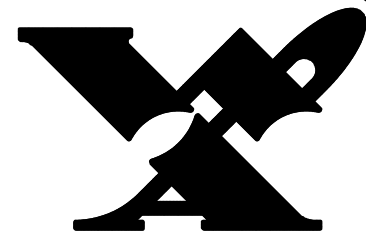
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OF  
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BETHEL CHURCH ROAD ELEVATION  
1/4" = 1'-0"



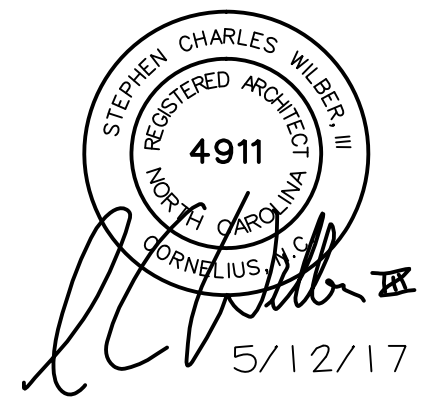
PARKING ELEVATION  
1/4" = 1'-0"



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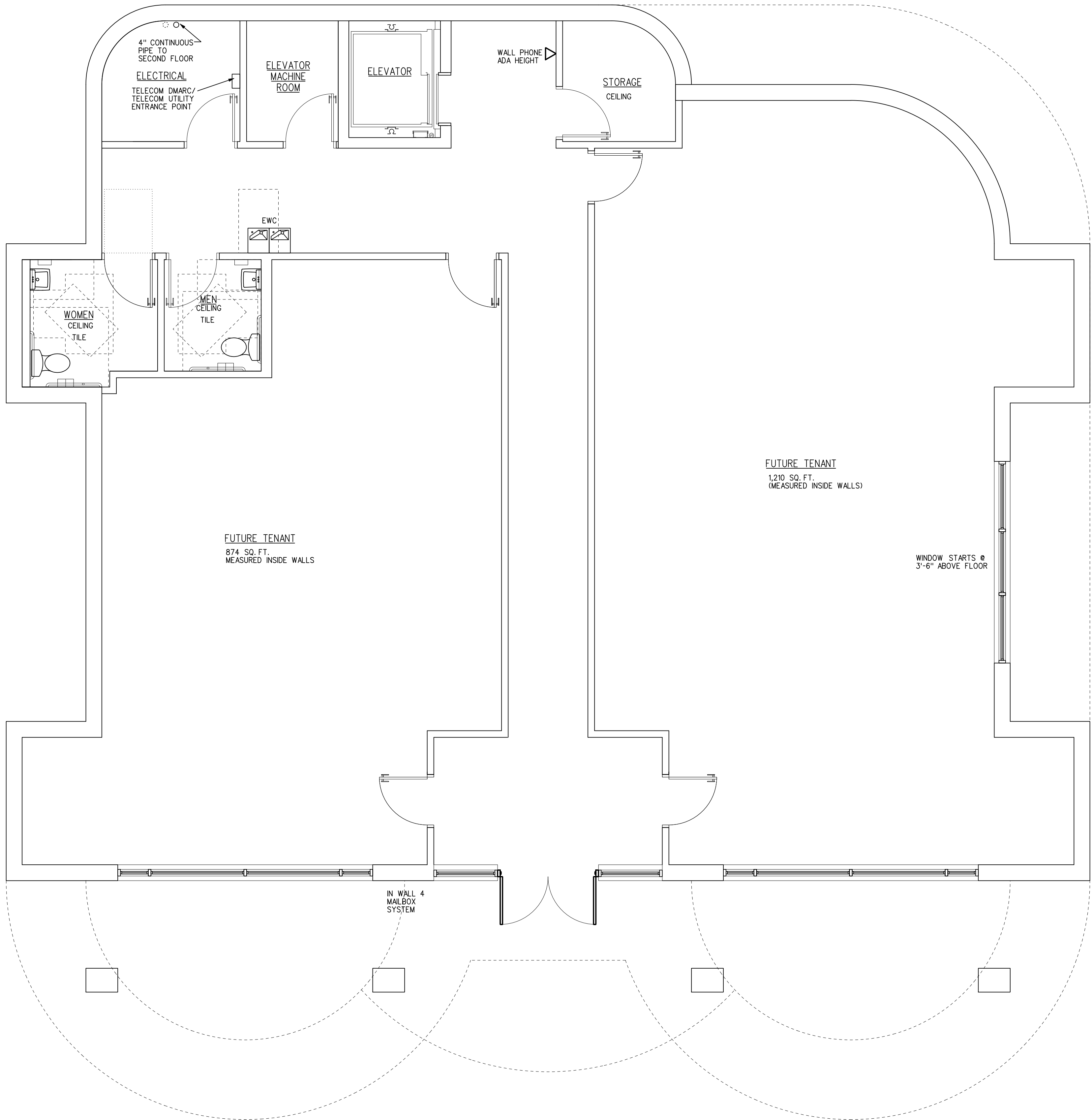
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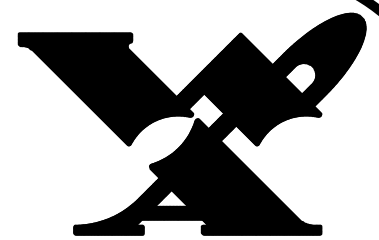
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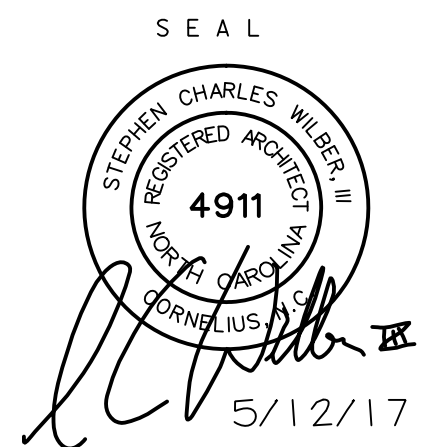


LEVEL ONE FLOOR PLAN  
1/4"=1'-0"



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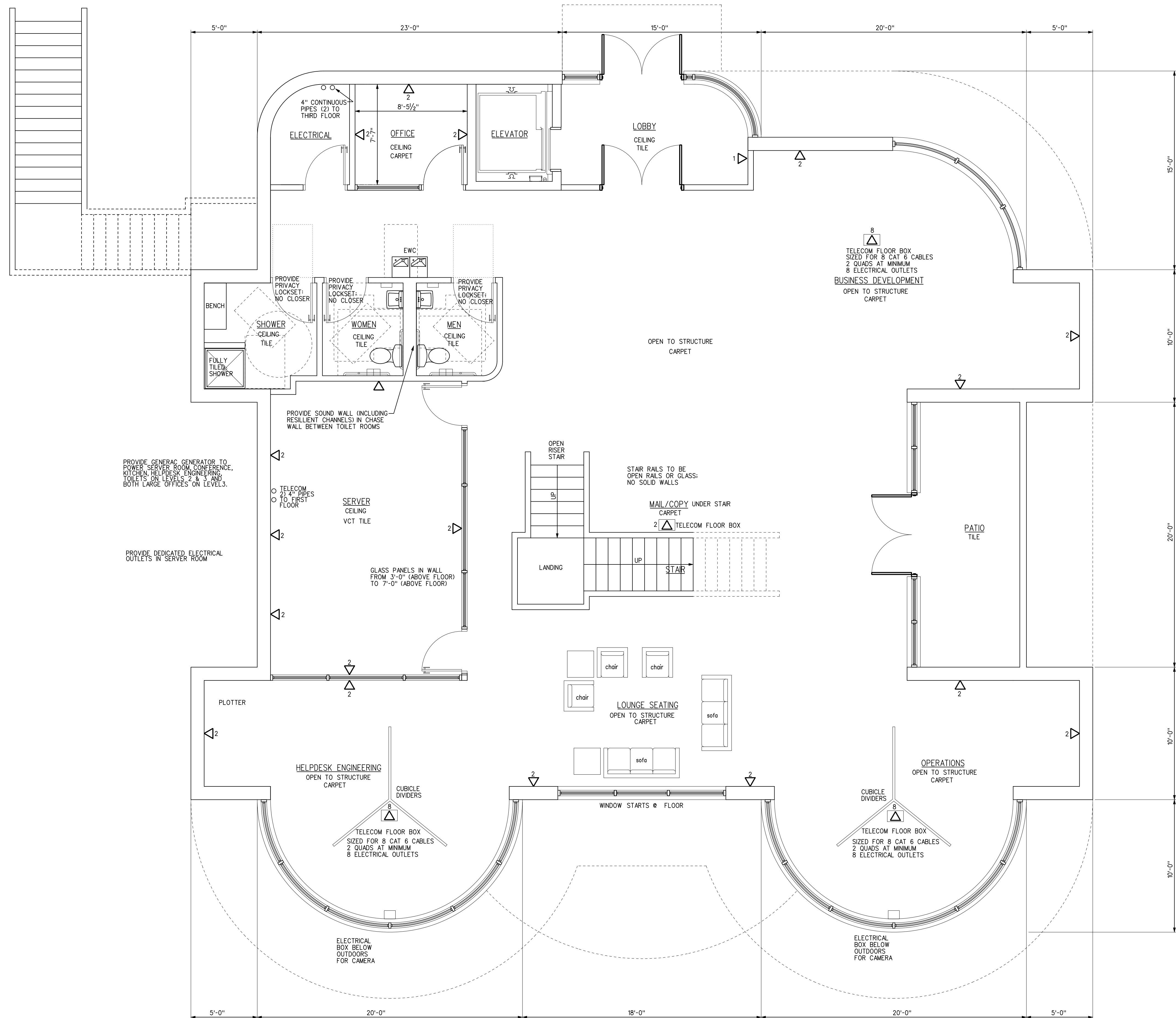


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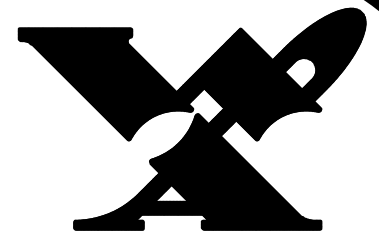
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OF



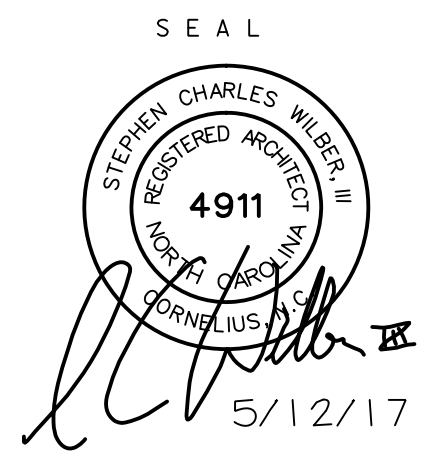
△ VOICE/DATA  
TV TV: NEED SINGLE GANG BOX  
△ VOICE/DATA FLOOR BOX  
NOTE: PROVIDE ELECTRICAL OUTLETS WHERE VOICE/DATA OUTLETS OCCUR

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



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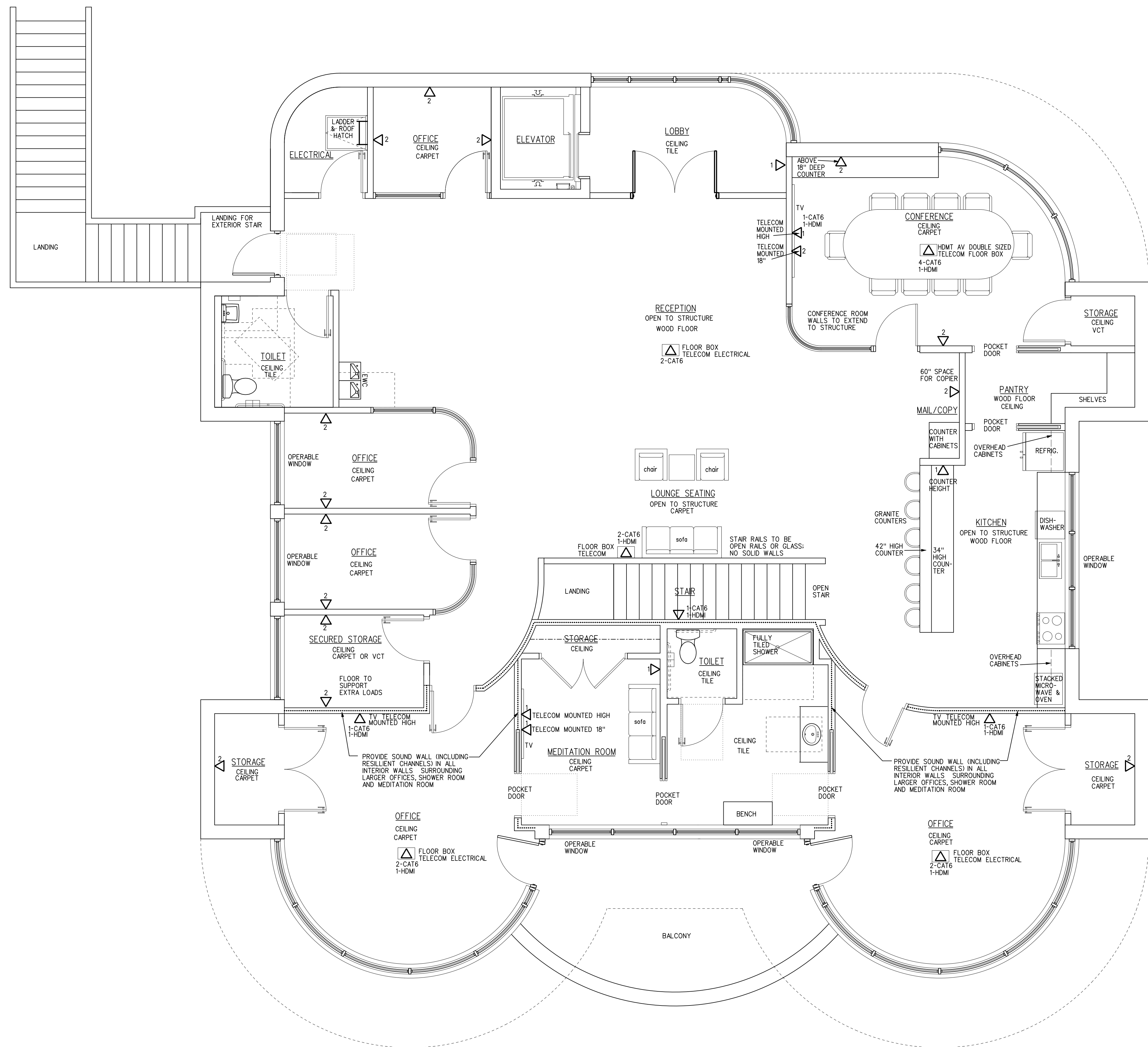


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COMM. NO. 1693  
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SHEET  
**A-3**  
OF  
-



△ 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"















