

TOWN OF WEDDINGTON
REGULAR PLANNING BOARD MEETING
MONDAY, APRIL 27, 2020 – 7:00 P.M.
WEDDINGTON TOWN HALL*
1924 WEDDINGTON ROAD WEDDINGTON, NC 28104
AGENDA

*PLEASE NOTE: DUE TO THE CURRENT STATES OF EMERGENCY RELATED TO COVID-19, THE GOVERNOR'S EXECUTIVE ORDER NO. 121 PLACING LIMITS ON CERTAIN GATHERINGS AND REQUIRING CERTAIN SOCIAL DISTANCING METHODS, AND THE IMPORTANCE OF ENSURING THE SAFETY OF COUNTY RESIDENTS, STAFF, AND THE PLANNING BOARD, THE MEETING WILL BE CONDUCTED VIRTUALLY AND HAVE LIMITED PHYSICAL ATTENDANCE. THE MEETING WILL BE AVAILABLE FOR VIEWING AFTER THE MEETING HAS CONCLUDED ON THE TOWN'S WEBSITE.

1. Open the Meeting
2. Determination of Quorum
3. Approval of Minutes – February 24, 2020 Regular Planning Board Meeting Minutes
4. Public Hearing - Discussion and Consideration of a Temporary Use Permit for The Patriot Wagon-USA to hold Patriotic Fundraising and Community event at Hunter Farm on August 1, 2020
5. Old Business
6. New Business
 - A. Discussion and Consideration of the Zalinsky Minor Subdivision
 - B. Discussion and Consideration of the Walden at Providence Subdivision Entry Columns/Gate
7. Update from Town Planner and Report from the March Town Council Meeting
8. Board member comments
9. Adjournment

**TOWN OF WEDDINGTON
REGULAR PLANNING BOARD MEETING
MONDAY, FEBRUARY 24, 2020 – 7:00 P.M.
WEDDINGTON TOWN HALL
MINUTES
PAGE 1 OF 3**

1. Open the Meeting

Chairman Prillaman called the February 24, 2020 Regular Planning Board Meeting to order at 7:00 p.m.

2. Determination of Quorum

Quorum was determined with all members present: Chairman Brad Prillaman, Board members Ed Goscicki, Walt Hogan, Tami Hechtel, Jim Vivian, Steve Godfrey, and Jen Conway.

Visitors: Bill Deter

Staff: Town Administrator/Planner Lisa Thompson, Town Clerk Karen Dewey

3. Election of Chairman and Vice-Chairman

Chairman Prillaman opened the floor for nominations for Chairman.

Board member Vivian nominated Brad Prillaman for Planning Board Chairman. Board member Hogan seconded.

The Planning Board unanimously elected Brad Prillaman for Chairman of the Planning Board.

Chairman Prillaman opened the floor for nominations for Vice Chairman.

Board member Godfrey nominated Walt Hogan for Planning Board Vice Chairman. Board member Vivian seconded.

The Planning Board unanimously elected Walt Hogan for Vice-Chairman of the Planning Board.

4. Approval of Minutes – December 19, 2019 Regular Planning Board Meeting Minutes

Motion: Vice-Chair Hogan made a motion to approve the December 19, 2019 Regular Planning Board Meeting Minutes.

Second: Board member Hechtel

Vote: The motion passed with a unanimous vote.

5. Old Business

A. Discussion and Recommendation of Text Amendment to Section 58-13 Temporary Structure and Uses and Section 58-14 Removing Temporary structures and uses requiring a conditional use permit

Ms. Thompson presented the staff report: In October 2019, the town adopted an event policy. The policy identifies levels of support provided by the Town, outlines event requirements and responsibilities, and sets forth the application process required of event sponsors. It covers liability insurance requirements, risk control, traffic control, food vendors, alcohol, participant waivers, etc.

The temporary use/event section of the Town's ordinance needs to be updated to be consistent with the policy. The text attached reorganizes section 58-13, gives the zoning administrator authority to

approve permits, amends the notice requirement for events, includes submission requirements, and adds additional approval criteria standards.

The Planning Board reviewed the text in December 2019 and made suggestions on changing the existing language regarding temporary construction trailers and sales office and what 'actively marketed' means

Board member Goscicki suggested requiring a trailer operated as a sales office for a subdivision be manned with a sales agent. Board member Hechtel agreed that is definable and can be tracked for compliance.

Ms. Thompson suggested adding language to restrict use of sales and construction trailers to a single neighborhood where the trailer is located.

Chairman Prillaman stated that he would like Temporary Use Permits to continue to have Planning Board approval. He identified concerns about ensuring the provision of satisfactory facilities, traffic control, and safety resources. The board discussed giving the town administrator discretion to approve events of a certain size.

Board member Hogan suggested retaining the proposed text, making temporary use permits for events administratively approved and revisit the issue after giving it a trial period. He also expressed concern for the application timeline outlined in the text.

The Board agreed to table the recommendation of the text amendment and continue discussion next month. Included in the discussion will be to quantify what the zoning administrator will approve, limiting construction/sales trailers to a single trailer and limiting use to that subdivision where the trailer is located.

6. New Business

A. Discussion of Text Amendment to Section 58-4 Definitions; 58-175 (3)(d) Off-street Parking and adding Section 58-25 Outdoor Storage for Storage/Parking of RVs, Boats, and Motorhomes

Ms. Thompson presented the staff report. The Town has received complaints about tractors, boats, and recreational vehicles being stored in front yards of individual lots. Staff is proposing language to require that recreational vehicles and boats be stored on an improved surface and within the side or rear yard. Planning Board discussed a text amendment like this in 2018. The previous proposed text read that RV/Campers and cars can be parked in the front if it's on an improved surface. The Board stated that a resident could pave or gravel an area off the front driveway and still park their vehicles in front. The previous text recommended also mentioned that stored vehicles in the side or rear yard had to be screened. The Planning Board at that time discussed concerns on what screening meant. During the 2020 retreat, Planning Board and Council discussed storing the vehicles behind the front façade/front plane of the home or allowing the vehicles to be in the front yard and on an improved driveway, and if they are required to be a certain distance from the road. The text proposed here doesn't allow parking in front of the house at all and does not require screening and only one vehicle allowed.

Board member Vivian asked if the complaints received were individual lots in town limits or a part of neighborhoods. Ms. Thompson responded that the complaints were primarily in older neighborhoods. He stated that CCRs for HOA should take care of it.

Chairman Prillaman stated that as a town we don't need to control property to that extent. There are HOAs and we have junk ordinances and parking ordinances.

The Planning Board agreed that these issues should be handled by the subdivision HOAs.

7. Update from Town Planner and Report from the January and February Town Council Meetings and Retreat

Ms. Thompson gave the update: The Planning Board has been named the Stormwater Review Board to serve as authority in any appeal of the Erosion and Sediment Control Ordinance. The Town hosted a public meeting for Atherton Phase 5. The Retreat was successful and motivated good discussion about stormwater and tree saving and text amendments. The Town has until the end of 2020 to comply with the new 160D ordinance, so the Planning Board will be seeing some of those amendments in the next month or so.

8. Board member comments

9. Adjournment

Motion: Board member Goscicki made a motion to adjourn the February 24, 2020 Regular Planning Board Meeting at 8:00 p.m.
Second: Board member Hogan
Vote: The motion passed with a unanimous vote

Approved: _____

Brad Prillaman, Chairman

Karen Dewey, Town Clerk

TOWN OF WEDDINGTON

MEMORANDUM

TO: Chairman and Planning Board

FROM: Lisa Thompson, Town Administrator/Planner

DATE: April 27, 2020

SUBJECT: Temporary Use Permit – Patriotic Fundraising Event

Mr. Lynn Hoosier submitted an application for a Temporary Use Permit for a fundraising event. The proposed event will be located at the Hunter Farm located at 13616 Providence Rd. on Saturday, August 1, 2020 (date was changed due to COVID-19).

Application Information

Date of Application: March 3, 2020
Property Owner's Name: Nancy Anderson
Parcel ID#: 06150044
Property Location: 13624 Providence Road, Weddington (Hunter Farm)
Existing Zoning: R-CD
Existing Use: Agricultural
Property Size: 47.6580 Acres

Additional information and a site plan are attached.

In accordance with the provisions of *Article I, Section 58-13* of the *Weddington Zoning Ordinance*, the property owners and the owners of the parcels of land within 200 feet of the property involved in the Temporary Use Application have been sent notification of the public hearing. Before issuing any temporary use permit, the planning board shall make the following determinations:

- (i) That the proposed temporary use will not materially endanger the public health, welfare and safety;
- (ii) That the proposed temporary use will not have a substantial negative effect on adjoining properties;
- (iii) That the proposed temporary use is in harmony with the general purpose and intent of this chapter and preserves its spirit; and
- (iv) The proposed temporary use is held no more than four times per year at any particular location.

Staff reviewed the application and submitted documents and finds the Temporary Use Permit Application to be in compliance with the Weddington Zoning Ordinance and therefore recommends approval.



Town of Weddington



Temporary Use Permit Application

Applicant Information

Name: LYNN A. HOOSIER
 Mailing Address: 2006 ENVOY LANE
 City: INDIAN TRAIL State: NC

Permit Number: _____

Phone Number: (704) 609-4159
 Email: thepatriotwagon@gmail.com
 Zip: 28079

Property Owner Information (if different from applicant)

Name: NANCY + ANDY ANDERSON
 Address: 13624 PROVIDENCE ROAD
 City: WEDDINGTON State: NC Zip: _____

Lot Number: _____

Subdivision: _____

Parcel Number: _____

Describe the nature of the use requested: FUND RAISING EVENT PATRIOTIC + COMMUNITY
THENE

On a separate page provide the following -
Narrative including:

- ☐ Nature of use
- ☐ Duration of use
- ☐ Hours of operation
- ☐ Lighting
- ☐ Temporary structures
- ☐ Signage
- ☐ Projected attendance
- ☐ Waste/trash disposal

Other Submittal Requirements (if applicable):

- ☐ A site plan showing parking and the layout of event area
- ☐ Proof of adequate insurance to cover the event
- ☐ Certification of review from Union County Sheriff's Department or NC Highway Patrol regarding traffic and crowd control
- ☐ Union County mass gathering permit required?
- ☐ Certification of review from Union County Health Department
- ☐ Department of Revenue weekend Temp. Sales and Use ID# for retail sales

By signing this permit, the applicant agrees with the findings of fact below:

The proposed temporary use will not materially endanger the public, health, welfare and safety; and
 The proposed temporary use will not have a substantial negative effect on adjoining properties; and
 The proposed temporary use is in harmony with the general purpose and intent of the ordinance and preserves its spirit; and
 The proposed temporary use is held no more than four times per year at any particular location.

Lynn Allen Hoosier 02/21/2020 Nancy S. Anderson 28 Feb 2020
 Signature of Applicant Date Signature of Property Owner (if different) Date

Permit Approved? Yes _____ No _____ If Yes, Permit is Valid from: _____ to _____

 Zoning Administrator Date

The Patriot Wagon-USA, LLC

P.O. Box 2595

2006 Envoy Lane, Indian Trail, NC 28079

Town of Wedding

March 3, 2020

Temporary Use Permit Application Narrative Initial Summary:

- 1. Nature of Use: Patriotic Fundraising Event*
- 2. Duration of Use: Set-up 9:00am-for event activities*
- 3. Hours of Operation: Event gates open to the general public 10:30am-Event close 4:30pm (this may change due to conflicts to 9:30am-3:30pm)*
- 4. Lighting: not necessary/required for this daytime-light event*
- 5. Temporary structures: Staging/Jumbotron for band and event guest speakers-*
- 6. Signage: those banners such as American flags, sponsorship banners on or near staging areas, fun kids event activities areas, entry and parking areas. (1-roadside informational sign and several (4) directional, parking and event signs properly displayed in and about the immediate areas of event access entry points.*
- 7. Projected attendance: between 500-1500 initially estimated, projected (all pre-sold tickets)*
- 8. Waste/trash disposal: this will be properly provided by waste style container trailers. Porta johns in compliance with Environmental Health Standards with re-cycling and trash by Waste Connections.*

Other Submittal Requirements (if applicable attached):

- 9. A site plan (2) are provided to outline in detail the event and projected activity areas identified on the black and white google map*
- 10. Proof of Liability Insurance will/is provided as required by all participants involved in this fundraising event*
- 11. Sheriff Cathey of Union County Sheriff's Department has been properly informed, involved from beginning discussions of this event project with respect to allocation of appropriate public safety and security, traffic/crowd controls, traffic directional signs)*
- 12. Union County mass gathering permit has been requested from Ms. Christy Ford, Environmental Health Dept., phone: (704) 283-3824.*
- 13. Certification of review from Union County Health Department*

14. Department of Revenue Special Event Fed tax ID, appropriate NC LLC documentation for The Patriot Wagon-USA, LLC attached.
15. Certificate of Insurance for participating partners: Kids Fun Train, Food Trucks, Jumbotron.re will be additional information if requested upon review of our temporary special fundraising event permit overview. (These are also in the process of acquiring their services)
16. Weddington Fire Department with EMS will, has been properly notified to be on site for any concerns, issues of medical needs, assistance. Meeting scheduled with Chief Stephen McClendon, Friday, 03.06.2020 Weddington Fire Department. Phone: (704) 320-8962.
17. There will be updated information as it becomes readily available prior or at the upcoming scheduled March 24th Town of Wedding Council meeting and presentation.

Lynn Hoosier

Founder Managing Member

The Patriot Wagon-USA, LLC

Email: thepatriotwagon@gmail.com

Phone: (704) 609-4159 © Office: (704) 684-5505

Website: The Patriot Wagon-USA, LLC.com

cc: Nancy Anderson, The Hunter Farm, Hunter Farm Conservation, LLC

Volunteer Parking
Event Directional
Parking Sign

Event Signage

Providence Rd

Overlook Picnic Area

Picnic Area

Guest Speakers Portagoin House

Stage Jumbotron

Attendees' Law Picnic Tables

Tailgating Vehicles Portagoin

Handicap Parking

Food Trucks 20' x 40'

Shelfie Book Signing 20' x 20'

Security Command

Kids Fun Corral

10' x 10'

Google Security Checkin

Event Information Sign

Event Parking Sign

EMS

First Aid Station



TOWN OF WEDDINGTON

MEMORANDUM

TO: Chairman and Planning Board

FROM: Lisa Thompson, Town Administrator/Planner

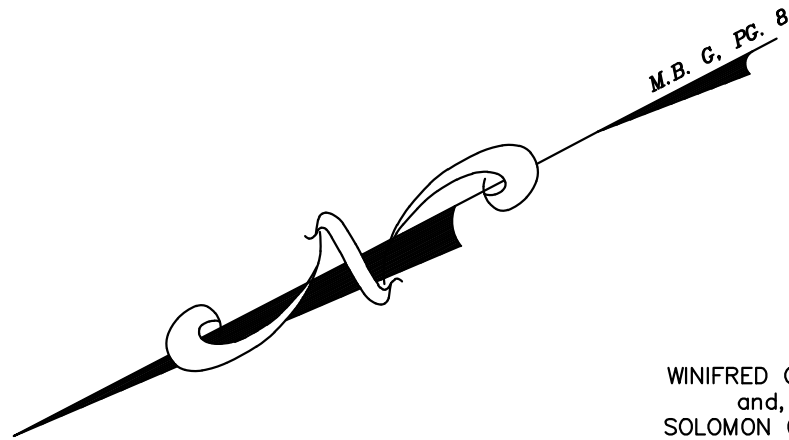
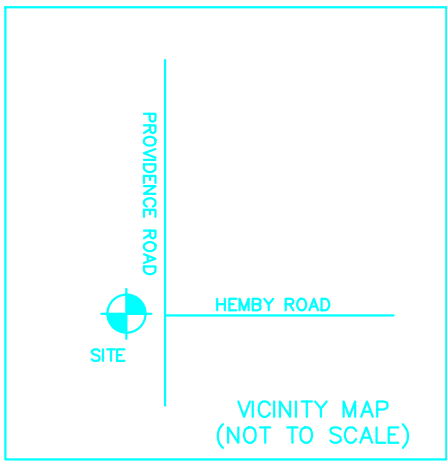
DATE: April 27, 2020

SUBJECT: Zalinsky Minor Subdivision

The applicant, Dan Zalinsky is seeking minor subdivision approval for property located at 3004 Ashford Glen Drive (parcel 06174006). It is a total of 1.99 acres and is zoned R40 residential.

The resultant lots are approximately .92 acres and 1.07 acres. Both lots meet the minimum size requirement, the minimum front, side and rear yard setbacks and are at least 120' wide at the established front setback.

The proposed minor subdivision is in general conformity with the Town of Weddington Zoning and Subdivision Ordinances; therefore, staff recommends approval.



CURVE TABLE				
CURVE	LENGTH	RADIUS	DIRECTION	CHORD
C1	87.56	707.50	N48°50'05"W	87.50
C2	47.13	30.00	N00°17'22"W	42.43
C3	63.06	520.00	N41°14'15"E	63.02
C4	93.38	520.00	N32°40'38"E	93.25

NOTES AND LEGEND:

- AREA BY COORDINATE METHOD
- ERROR OF CLOSURE 1:10,000
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT REPORT
- SUBJECT PROPERTY MAY BE SUBJECT TO RECORDED OR UNRECORDED EASEMENTS, RIGHT OF WAYS, SETBACKS AND/OR RESTRICTIVE COVENANTS NOT SHOWN HEREON
- IRON PINS AT ALL CORNERS UNLESS OTHERWISE NOTED
- R/W = RIGHT OF WAY
- NO NCGS MONUMENT WITHIN 2000'
- P.D.E. = PUBLIC DRAINAGE EASEMENT
- TOTAL AREA 1.99 ACRES

LEGEND

- R/W = RIGHT OF WAY
- = IRON PIN
 - = IRON PIPE
 - ⊙ = COMPUTED POINT
 - ⊕ = UTILITY POLE
 - = CONCRETE MONUMENT
 - ⊗ = SANITARY SEWER MANHOLE
 - ⊖ = STORM DRAIN MANHOLE
- PROPERTY LINE
— ADJOINER LINE
— RIGHT OF WAY
— SEWER EASEMENT
— STORM DRAIN EASEMENT
— SETBACK LINE

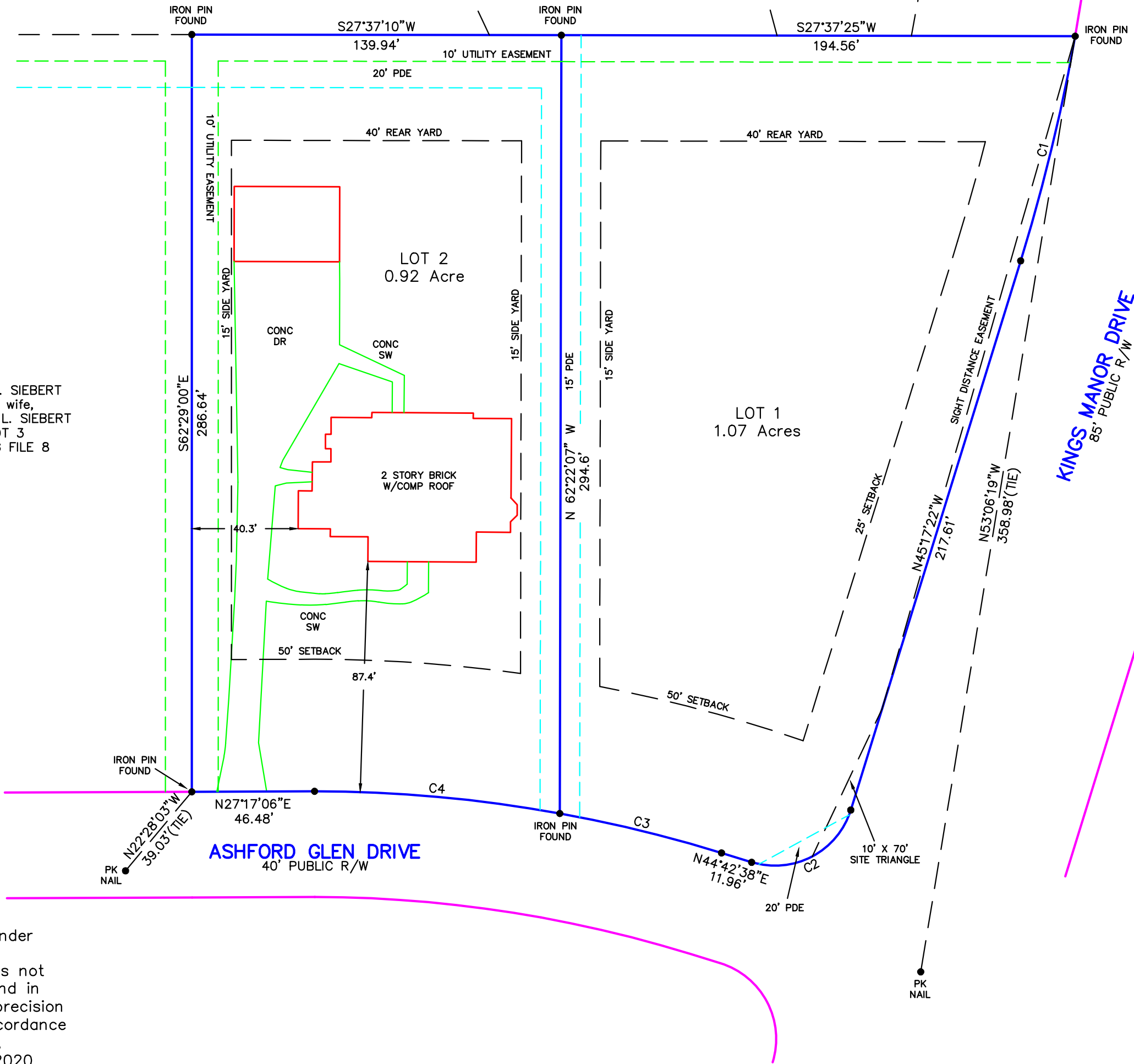
MARK A. SIEBERT
and wife,
PATRICIA L. SIEBERT
LOT 3
P.C. G FILE 8

WINIFRED OWUMI
and,
SOLOMON OWUMI
LOT 231
P.C. I FILE 845

RICHARD LEWIS
and wife,
RHONDA D. LEWIS
LOT 230
P.C. I FILE 845

CARL LEE
and wife,
JUDITH H. LEE
LOT 229
P.C. I FILE 845

HIGHGATE
HOA, INC
COMMON OPEN SPACE
P.C. I FILE 845



I, John David Skidmore III, certify that this plat was drawn under my supervision from an actual survey made by me (map recorded in Plat Cab I. File 646); that the boundaries not surveyed are clearly indicated as drawn from information found in the respective deed references as shown; that the ratio of precision as calculated is 1:10,000; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number, and seal this 11th day of March, A.D., 2020.

Licensed Surveyor

L-3837
Lic. No.

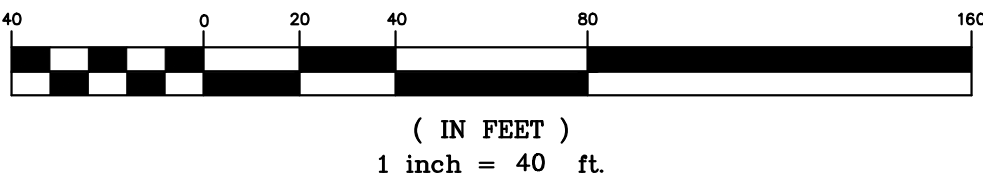
I certify that this survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.



REVISION NOTE

THE PURPOSE OF THIS REVISION IS TO RE-DIVIDE LOT 1 AND LOT 2 INTO SEPARATE LOTS. THIS MAP SUPERCEDES THE MAP RECORDED IN P.C. I FILE 646

GRAPHIC SCALE



I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations of the Town of Weddington, North Carolina and that this plat has been approved by the planning board for recording in the Office of the Register of Deeds of Union County.

Date: _____
Chairman of the Planning Board
Town of Weddington, North Carolina

State of North Carolina
County of Union
I, _____, Review Officer of Union County,
certify that the map or plat to which this certification
is affixed meets all statutory requirements for recording.

Date: _____
Review Officer

CERTIFICATE OF OWNERSHIP AND DEDICATION

I hereby certify that I am the owner of the property described hereon, which property is located within the subdivision regulation jurisdiction of the Town of Weddington, that I hereby freely adopt this plan of subdivision and dedicate to public use all areas shown on this plat as streets, alleys, walks, parks, open space, and easements, except those specifically indicated as private, and that I will maintain all such areas until the offer of dedication is accepted by the appropriate public authority. All property shown on this plat as dedicated for a public use shall be deemed to be dedicated for any other public use authorized by law when such other use is approved by Board of Commissioners in the public interest.

Date: _____
Owner

Date: _____
Owner

REVISION PLAT

LOTS 1 AND LOT 2
HIGHGATE, PHASE 1A

TOWN OF WEDDINGTON, UNION COUNTY, NORTH CAROLINA

THE PROPERTY OF: **DAN ZALINSKY and wife, WENDY ZALINSKY**

SCALE 1" = 40'

D.B. PG.

TAX No. 06174006

DRAWN BY: JDS

MAP BOOK I PAGE 646

DRAWING 20-063.DWG

SKIDMORE SURVEYING, INC.

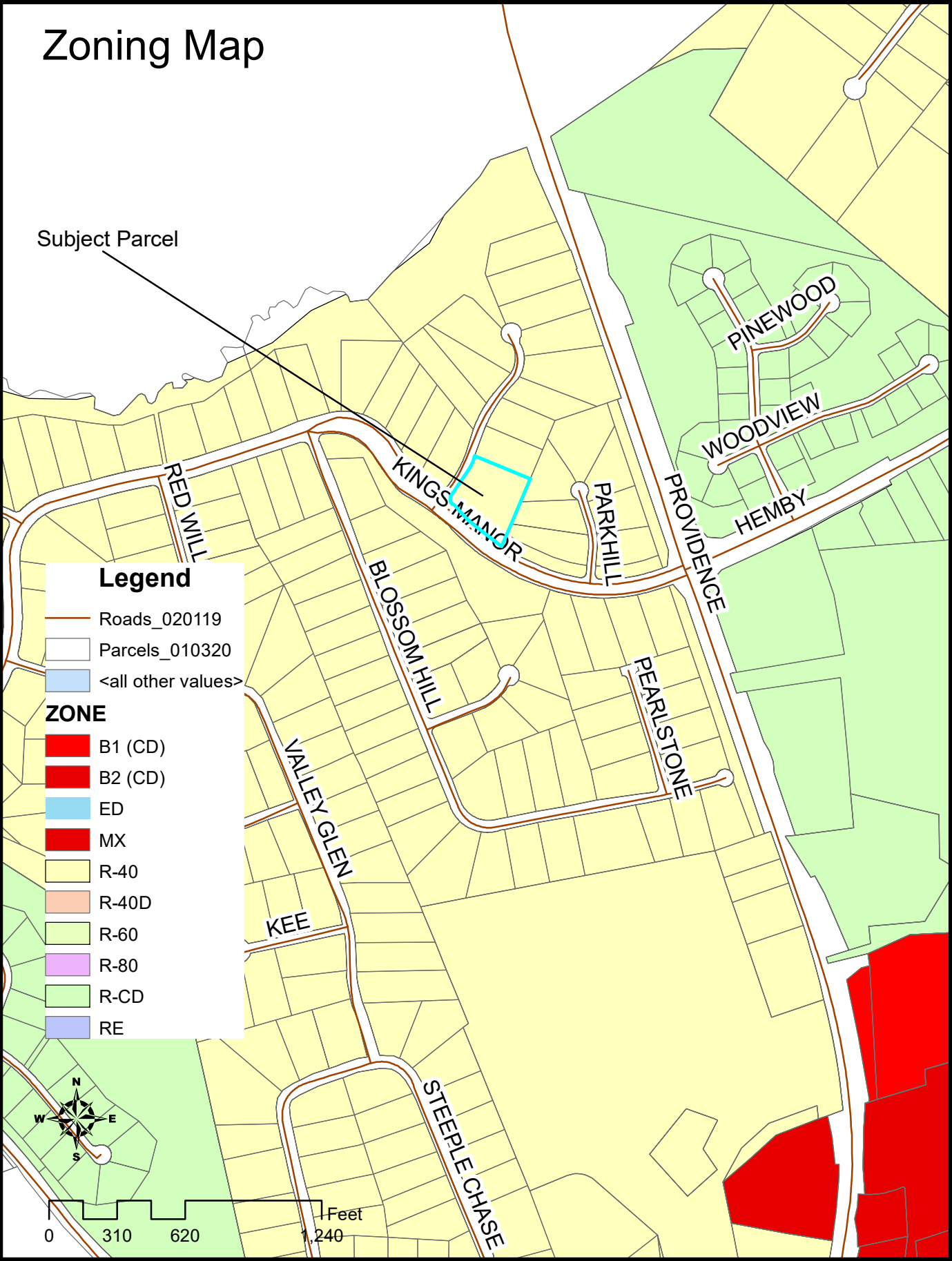
121 E PHIFER STREET

MONROE, N.C.

704-289-4855

david@skidmoresurveying.com

Zoning Map



TOWN OF W E D D I N G T O N

MEMORANDUM

TO: Chairman and Planning Board

FROM: Lisa Thompson, Town Administrator/Planner

DATE: April 27, 2020

SUBJECT: Walden at Providence – Entrance Monument and Gate

The Planning Board shall review and consider an entry monument application and plans for the Walden at Providence Subdivision.

Section 58-9 of the Code of Ordinances states that entry and perimeter walls and entry monuments are not required to be of any specific height or style but are subject to review and approval of the planning board prior to the start of construction.

The roads within the subdivision are platted as private. The PRD standards per section 58-23 do not apply, however the Town will work with the applicant to ensure the system has a manual override and a keypad with the code given to EMS in case of an emergency.

The proposed location of the gates allows for up to 3 cars to be stacked and the current layout at the entrance includes a turn-around area which will remain.

The columns have a stone veneer and are approximately 10.7' tall. The highest point of the gates is approximately 9.4'.

Staff recommends approval of the Walden at Providence entrance monument.

WALDEN AT PROVIDENCE GATE

















Agenda Item 6.B.

404 WALDEN TRAIL
WAXHAW, NC 28173

ABBREVIATIONS

A	Amperage	DEPT	Department	HP	High Point	NA	Not Applicable	SCH	Schedule
AB	Anchor Bolt	DET	Detail	HS	High Strength	NAT	Natural	SECT	Section
A/C	Air Conditioning	DF	Drinking Fountain	HS	Hand Sink	NEG	Negative	SEL	Select
ABV	Above	DIAG	Diagonal	HT	High Tension	NF	Noise Frequency	SEP	Separate
ACT	Acoustical Ceiling Tile	DIM	Dimension	HTR	Heater	NIC	Not In Contract	SER	Serial
ACT	Actual	DIV	Divide	HTS	High Tensile Strength	NO	Number	SF	Smooth Faced
ADH	Adhesive	DL	Dead Load	HVAC	Heating, Ventilation & Air Conditioning	NOM	Nominal	SGL	Square Feet
ADJ	Adjacent	DN	Down			NP	Nickel Plated	SIM	Similar
AFF	Above Finish Floor	DOZ	Dozen	HW	Hot Water	NRC	Noise Reduction	SK	Sink
AGGR	Aggregate	DP	Dampproofing	HWY	Highway	NS	Coefficient	SM	Small
AL	Aluminum	DR	Door	HYDR	Hydrant	NTS	Not To Scale	SOG	Slab on Grade
ALLOW	Allowance	DR	Drain					SOL	Solid
ALT	Alternate	DS	Double Strength	ID	Inside Diameter	OC	On Center	SP	Soil Pipe
ALUM	Aluminum	DS	Downspout	IJ	Isolation Joint	OCT	Octagonal	SP	Stand Pipe
APPX	Approximate \	DUP	Duplicate	ILLUM	Illuminate	OD	Outside Diameter	SPEC	Specification
APT	Appendix			IMPG	Impregnate	OFF	Office	SPKR	Speaker
ARCH	Archment	E	East	INC	Incorporated	OPNG	Opening	SQ	Square
ASPH	Architect(ural)	EA	Each	INCL	Included	OPP	Opposite	SS	Single Strength
ASSN	Asphalt	EF	Each Face	INDL	Industrial	OPT	Optional	SST	Stainless Steel
ASSY	Association	EFS	Exterior Insulation and Finish System	INF	Infinite	ORIG	Original	ST	Street
AUTO	Automobile	EJ	Expansion Joint	INFO	Information	OUT	Outlier, Outside	STAG	Staggered
AVE	Avenue	EL	Elevation	INST	Institute	OV	Over	STATN	Stationary
AVG	Average	ELEC	Electric	INSTL	Installed	OVHD	Overhead	STD	Standard
		ELEV	Elevation	INSUL	Insulation			STL	Steel
B/ (B.O.)		ELEV	Elevator	INTL	International	PART	Partition	STN	Stone
BC	Bottom of	EMB	Embedment	IPS	Iron Pipe Size	PC	Pieces	STOR	Storage
BD	Bottom Chord	ENAM	Enamel			PCT	Percent	STR	Straight
BDY	Board	ENGR	Engineer	J	Joist	PED	Pedestal	STR	Strength
BL	Boundary	ENTR	Entrance	JB	Junction Box	PERF	Perforated	STRM	Storeroom
BLDG	Building Line	EQ	Equal	JCT	Junction	PERP	Permanent	STRUCT	Structural
BLW	Building	EQUIP	Equipment	JR	Junior	PH	Perpendicular	SUB	Substitute
BM	Below	EST	Estimated	JT	Joint	PL	Phase	SURF	Surface
BOT	Bottom	EW	Each Way			PL	Plate	SUSP	Suspended
BR	Bedroom	EXC	Excavate	K	Kips (Kilopounds)	P-LAM	Property Line	SW	Single Weight
BSMT	Bearing	EXH	Exhaust	KD	Klin Dried	PLG	Plastic Laminate	SWM	Storm Water Management
BTWN	Basement	EXP	Exposed	KD	Knock Down	PLUMB	Piling	SYM	Symmetrical
	Between	EXT	Exterior			PLN	Plumbing	SYS	System
						PLYWD	Plane		
C/C	Center to Center	FAB	Fabricate	L	Left	PMP	Plywood		
CAB	Cabinet	FB	Flat Bar	LAB	Laboratory	PNT	Pump		
CAP	Capacity	FD	Floor Drain	LAM	Laminate	PORT	Panel		
CAT	Catalog	FDN	Foundation	LAQ	Lacquer	POS	Portable		
CB	Circuit Breaker	FE	Finish Floor Elevation	LAV	Lavatory	PR	Positive		
CF	Cubic Feet	FIG	Figure	LF	Low Frequency	PREFAB	Pair		
CI	Cast Iron	FIN	Finish	LG	Large	PRELIM	Prefabricated		
CIP	Cast Iron Pipe	FX	Fixture	LGTH	Length	PREP	Preliminary		
CIR	Circle	FL	Flashing	LH	Left Hand	PRGM	Preparation		
CJ	Circular	FL	Floor	LIC	Licensed	PRL	Program		
CL	Control Joint	FLDG	Folding	LIN	Linear	PROP	Parallel		
CL	Clearance	FLG	Flange	LINO	Linoleum	PT	Property		
CLG	Centerline	FLG	Flooring	LIQ	Liquid	PT	Point		
CLKG	Ceiling	FLUOR	Fluorescent	LLH	Long Leg Horizontal	PTD	Point		
CLCS	Caulking	FO	Face of	LLV	Long Leg Vertical	PVC	Painted		
CLR	Closet	FP	Freezing Point	LNLT	Lintel	PWR	Polyvinyl Chloride		
CMPTR	Clear	FRP	Fiber Reinforced Plastics	LP	Low Point		Power		
CNU	Computer	FRPF	Fireproof	LT	Light	QC	Quality Control		
CNCL	Concrete Masonry Unit	FRT	Fire Retardant Treated	LTD	Limited	QT	Quarry Tile		
CND	Concealed	FS	Far Side	LVL	Level	QTY	Quantity		
CO	Conduit	FTG	Footing	LWC	Light Weight Concrete	QUAL	Quality		
CO	Change Order	FURN	Furnished						
CO	Cleanout	FUT	Future	MAINT	Maintenance				
COM	Company			MAN	Manual				
COMB	Common	GA	Gage	MANUF	Manufacturer				
COMP	Combination	GALV	Galvanized	MAS	Masonry				
COMP	Composition	GAR	Garage	MATL	Material				
CONC	Compressive	GFRC	Glass Fiber	MAX	Maximum				
CONSTR	Concrete		Reinforced Concrete	MBR	Member				
CONT	Construction	GFRG	Glass Fiber	MECH	Mechanical				
CONTR	Continue, Continuous		Reinforced Gypsum	MED	Medium				
COP	Contractor	GI	Galvanized Iron	MEMBR	Membrane				
CORP	Copper	GOVT	Government	MEMO	Memorandum				
CORR	Corporation	GWB	Gypsum Wall Board	MFG	Manufacturing				
CPM	Corrugated	GW	Glazed Wall Tile	MGR	Manager				
CR	Critical Path Method	GYP	Gypsum	MIN	Minimum				
CSK	Cold Rolled			MISC	Miscellaneous				
CT	Countersunk			MISG	Molding				
CTD	Ceramic Tile	HB	Hose Bib	MN	Main				
CTR	Coated	HD	Hard	MO	Masonry Opening				
CU	Center	HDWR	Hardware	MOD	Modification				
CV	Cubic	HEX	Hexagonal	MP	Melting Point				
CW	Check Valve	HGT	Height	MRK	Mark				
	Cold Water	HM	Hollow Metal	MSW	Master Switch				
			Hollow Metal Door	MT	Marble Threshold				
Ø	Diameter	HMDRL	Handrail	MTG	Mounting				
D	Penny (Nails)	HOL	Hollow	MTL	Metal				
DB	Datum	HOR	Horizontal	MULT	Multiple				
DBL	Dry Bulb	HOSP	Hospital						
DCL	Double	HP	High Performance	N	North				
DEG	Door Closer								
	Degree								

MATERIAL SYMBOLS

FINISHES		GYPSUM WALLBOARD	INSULATION		RIGID INSULATION
		ACOUSTICAL TILE			BATT INSULATION
METAL		STEEL- LARGE SCALE	SUBSURFACE		EARTH
		METAL- SMALL SCALE	CONCRETE		CONCRETE
WOOD		ROUGH WOOD			LIGHTWEIGHT CONCRETE
		WOOD BLOCKING OR SHIM	MASONRY		BRICK
		FINISH WOOD			CONCRETE MASONRY UNIT
		PLYWOOD			
STONE		SPLIT FACE/GROUND FACE CMU			

GENERAL NOTES

- ALL WORK SHALL COMPLY WITH THE LIFE SAFETY CODE, ALL LOCAL AND STATE FIRE CODES AND CURRENT BUILDING CODES.
- THE CONTRACTOR SHALL COMPLY WITH ANY EXISTING STATE, AND APPLICABLE COUNTY OR CITY REGULATIONS AND LEGISLATION REGARDING THE CONTROL OF POLLUTION AS IT APPLIES TO THE WORK.
- CODES: ALL MATERIALS, CONSTRUCTION TECHNIQUES, AND PRACTICES IN ALL ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING, FIRE PROTECTION, AND ELECTRICAL WORK SHALL CONFORM TO THE APPLICABLE CODES AND REGULATIONS OF THE STATE AND ITS LOCAL JURISDICTION AND ALL INDUSTRY STANDARDS.

CLARIFICATION: IF THE CONTRACT DRAWINGS ARE FOUND TO BE UNCLEAR, AMBIGUOUS, OR CONTRADICTORY, THE CONTRACTOR MUST REQUEST CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING WITH THAT PART OF THE PROJECT WORK.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND STANDARDS TO INSURE THE SAFETY OF ALL PERSONS ON THE SITE.
- THE CONTRACTOR IS TO VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ARCHITECT.

BUILDING INFORMATION

CODES: North Carolina Building Code 2012

Automated Controls

3741 Brookshire Blvd
Charlotte NC 28216
Office-704.724.7625
Mobile-980.253.6110

RELEASE: 15/ APR/20

WALDEN AT PROVIDENCE GATE

404 WALDEN TRAIL

PLAN & ELEVATION VIEW

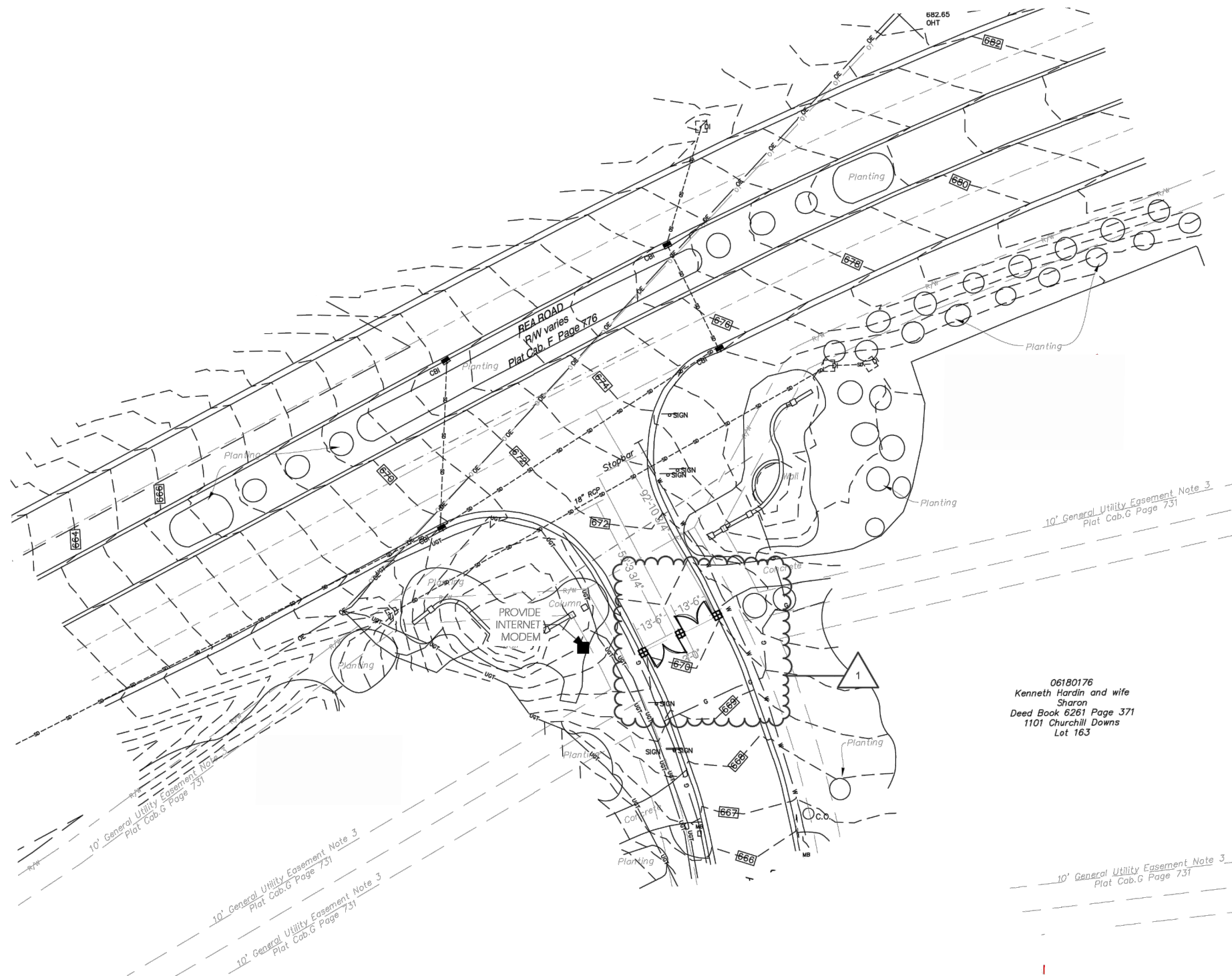
PROJECT:

DWG TITLE:

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SCALE:

A-001



Legend	
Fence	---
Building	—
Curb Line	—
Gas Line	— G —
Underground Electric	— UE —
Overhead Electric	— OE —
Underground Telephone	— UT —
Underground TV	— TV —
Water (Existing)	— W —
Water (Proposed)	— W —
Sanitary Sewer (Existing)	— SS —
Sanitary Sewer (Proposed)	— SS —
Sewer Force Main (Existing)	— FM —
Sewer Force Main (Proposed)	— FM —
Storm Drain (Existing)	— SD —
Existing Right of Way	—
Power pole	PP
Light pole	LP
San. Swr. Manhole	SSM
Storm Dr Manhole	SDM
Power Manhole	EMH
Telephone Manhole	TMH
Curb Inlet	CBI
Drop Inlet	DI
Fire Hydrant	FH
San. Swr. Cleanout	CO
Telephone Pedestal	TPD
Concrete Monument	CM
Water Meter	WM
Water Valve	WV
Electric Transformer	TRF
Gas Valve	GV
Gas Meter	GM
Cable TV ped	CATV
Telephone Box	Tel. Box
Iron Pin Found	IPF
Blow off Preventer	BFP
Irrigation Valve	IGV

06180176
Kenneth Hardin and wife
Sharon
Deed Book 6261 Page 371
1101 Churchill Downs
Lot 163



State Plane Coordinate values
were obtained using a Topcon
Hiper GPS using Virtual
Reference Stations

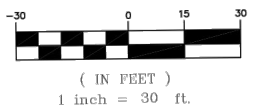


EXHIBIT FOR
INTERSECTION OF REA RD. AND WALDEN TRAIL

SITE PLAN
N.T.S.

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3741 Brookshire Blvd
Charlotte NC 28216
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Mobile-980.253.6110

RELEASE: 15/ APR/20

WALDEN AT PROVIDENCE GATE
404 WALDEN TRAIL

PROJECT:

PLAN & ELEVATION VIEW

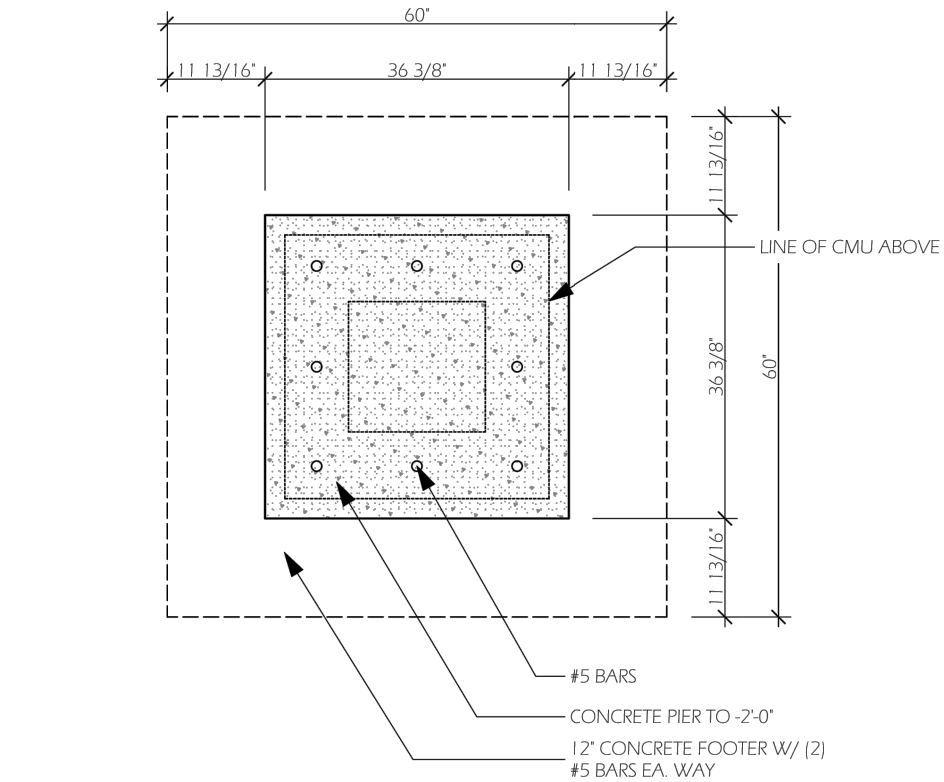
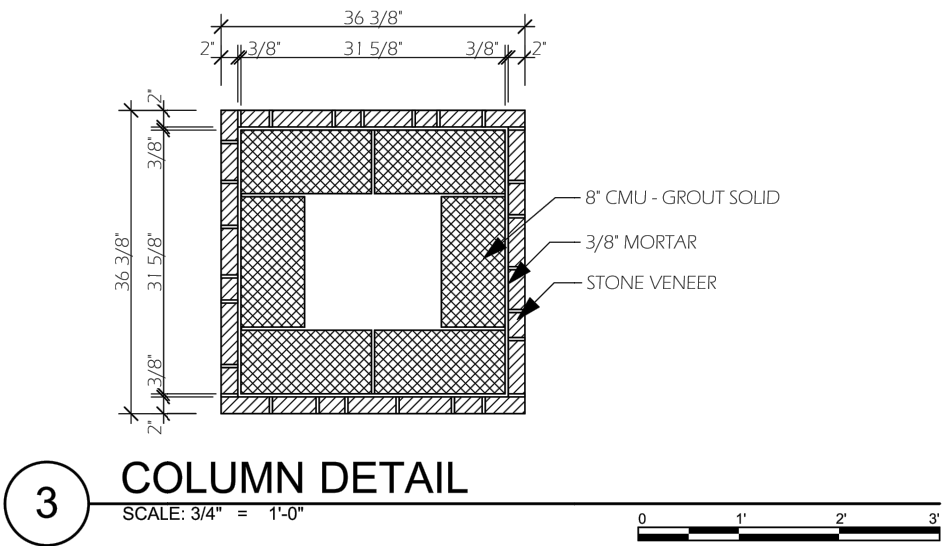
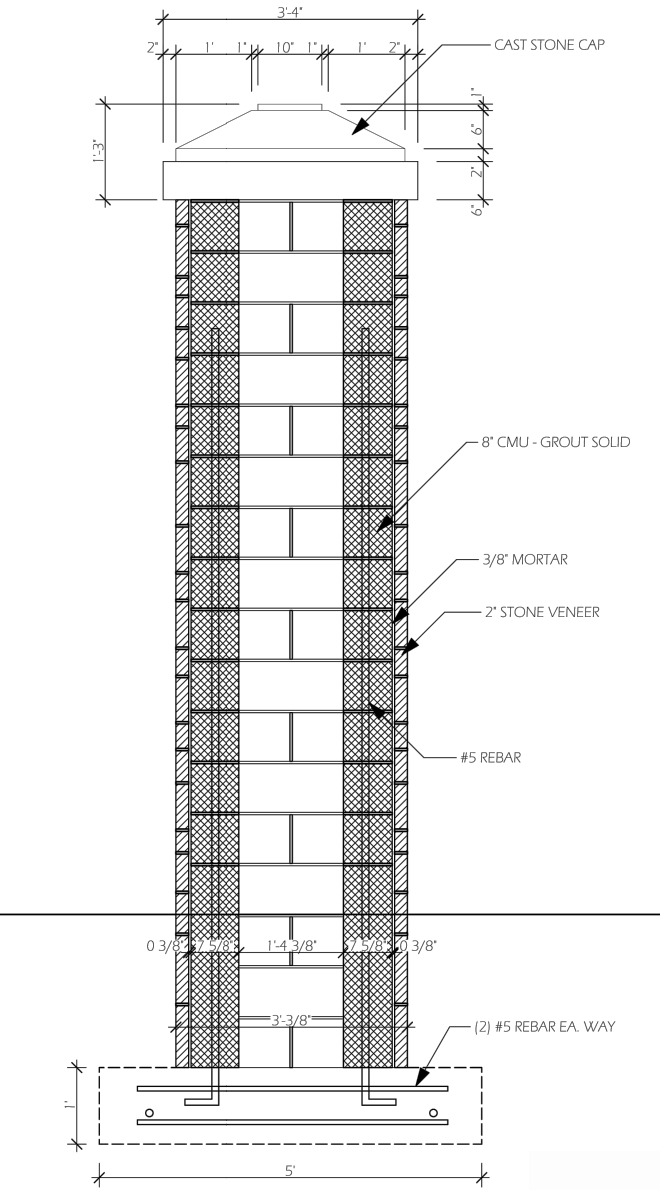
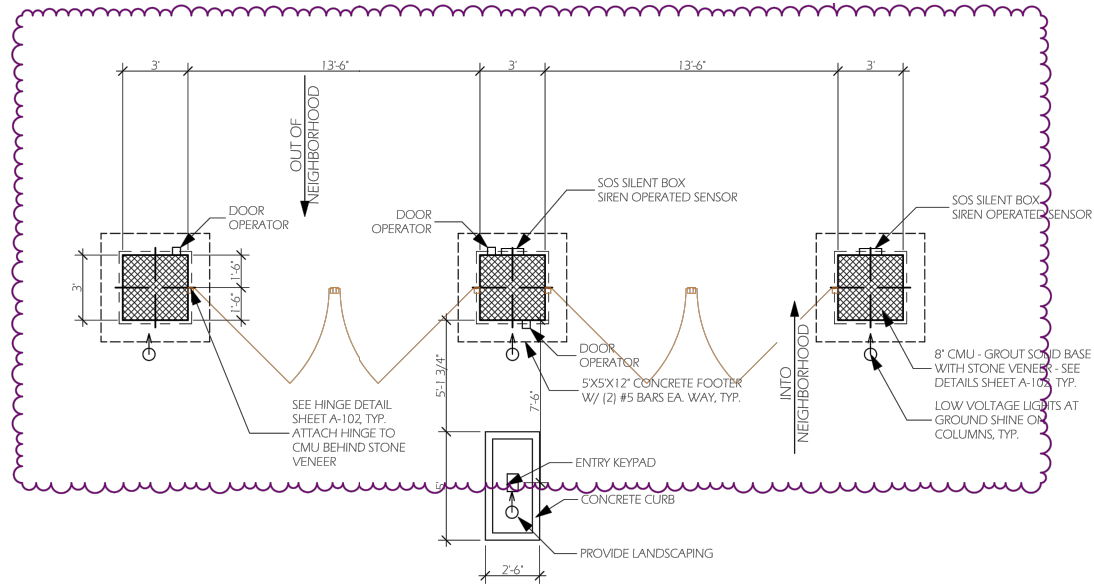
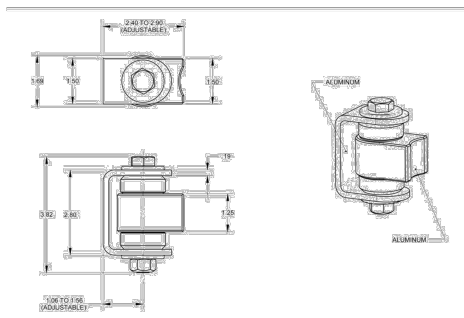
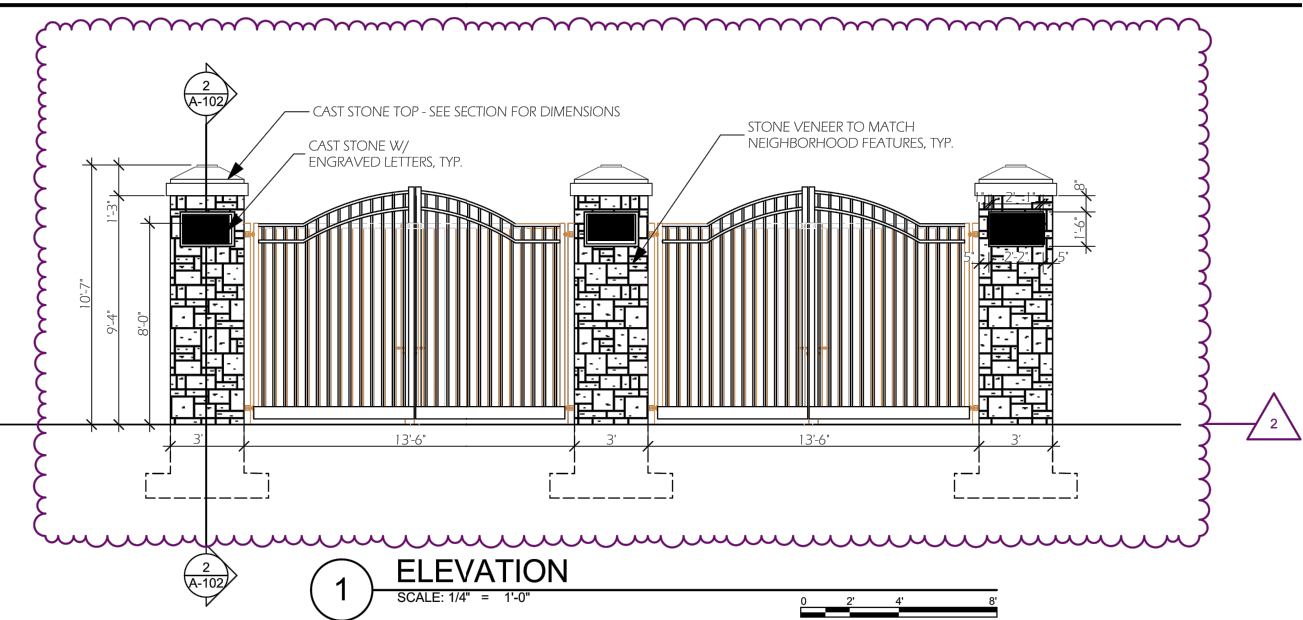
DWG TITLE:

SCALE:

A-101

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RELEASE: 15/ APR/20	
WALDEN AT PROVIDENCE GATE 404 WALDEN TRAIL	PLAN & ELEVATION VIEW
PROJECT:	DWG TITLE:
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SCALE: A-102	