

**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*

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

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**MEMORANDUM**

**TO:** Chairman and Planning Board

**FROM:** Lisa Thompson, Town Administrator/Planner

**DATE:** April 27, 2020

**SUBJECT:** Temporary Use Permit – Patriotic Fundraising Event

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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  
THEME

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 A. 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 24<sup>th</sup> Town of Wedding Council meeting and presentation.

*Lynn Hoosier*

*Founder Managing Member*

*The Patriot Wagon-USA, LLC*

*Email: [thepatriotwagon@gmail.com](mailto:thepatriotwagon@gmail.com)*

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

*Website: [The Patriot Wagon-USA, LLC.com](http://ThePatriotWagon-USA.com)*

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

Volunteer Parking  
Event Directional  
Parking Sign

Event Signage

Providence Rd

16

Overlook Picnic Area

OFFICE

FOR ANIMAL PART JOBS

Handicap PKING

Event Information Sign

Food Trucks

Parking

20 X 40

Shelfie Book Signing

20 X 20

Security Command

Kids Fun Center

10 X 10

Event Parking Sign

Picnic Area

OFFICE

FOR ANIMAL PART JOBS

Handicap PKING

Attendees, Law Picnic Tables

Volunteer Parking

20 X 40

Tailgating Vehicles

FOR ANIMAL PART JOBS

Handicap PKING

Security Command

FOR ANIMAL PART JOBS

Handicap PKING

Security Command

Google Security

Guest Speakers Port-a-potty

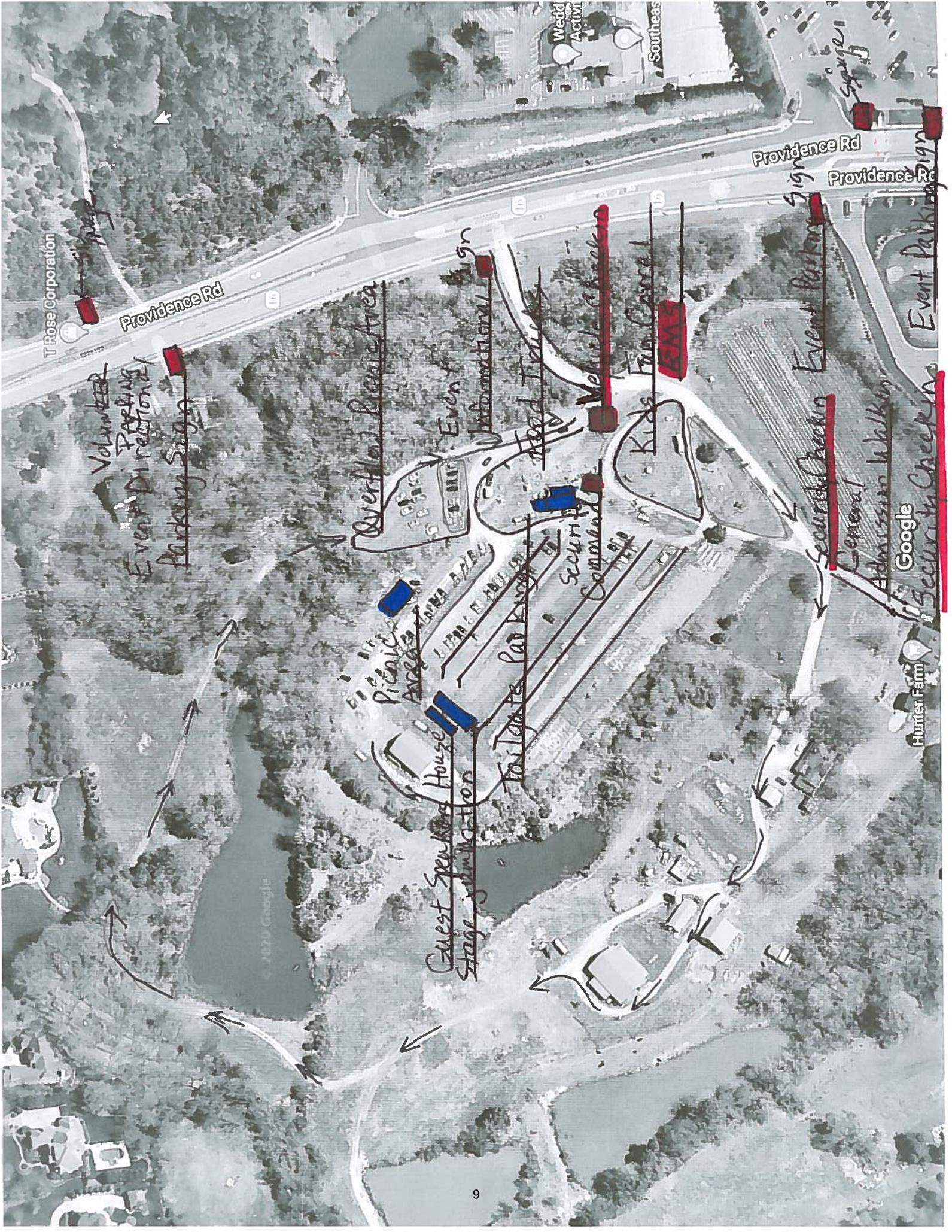
House

Stage jumbotron

10 X 10

Checkin

Google Security



T Rose Corporation

Providence Rd

Providence Rd

Providence Rd

Volunteer  
Event Parking  
Parking Sign

Overlook Picnic Area

Guest Speaking House  
Stage Junction

Security  
Command

Toilets Lavatory

Event  
Informational Sign

Food Truck

Vehicle Check

Kids Fun Cove

EMS

Event Parking Sign

Security Checkpoint

General  
Admission Walkin

Google

Hunter Farm

Event Parking

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

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**MEMORANDUM**

**TO:** Chairman and Planning Board  
**FROM:** Lisa Thompson, Town Administrator/Planner  
**DATE:** April 27, 2020  
**SUBJECT:** Zalinsky Minor Subdivision

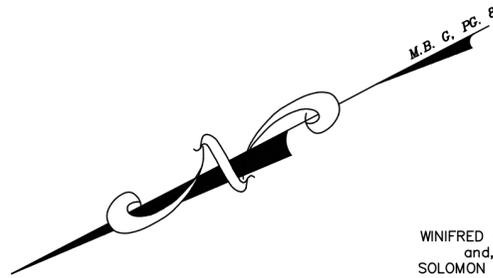
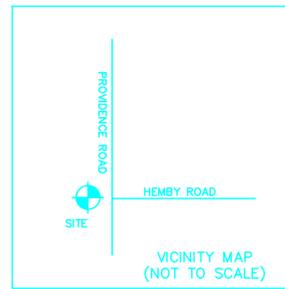
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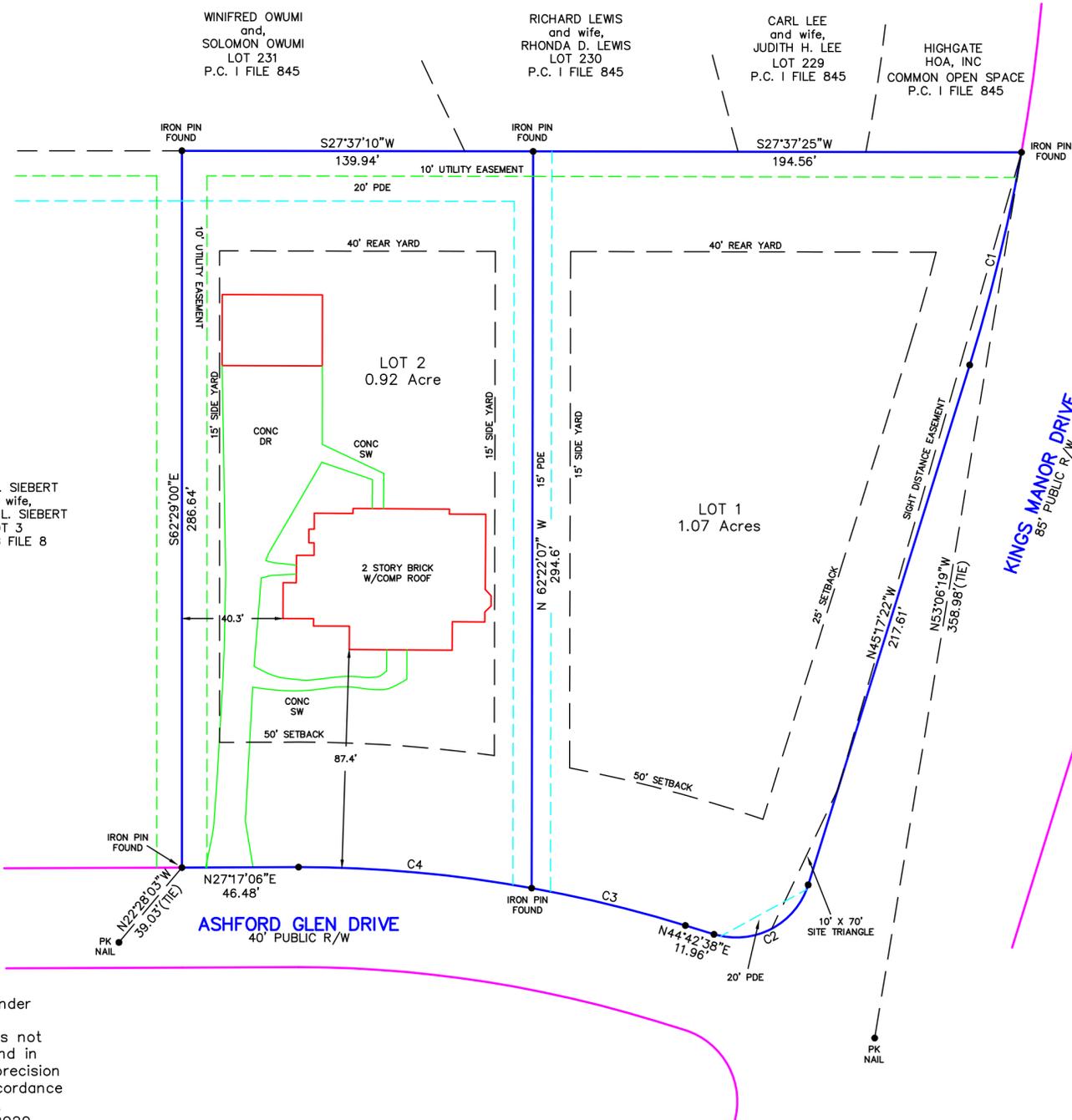
The applicant, Dan Zalinsky is seeking minor subdivision approval for property located at 3004 Ashford Glen Drive (parcel 06174006). It is a total of 1.99 acres and is zoned R40 residential.

The resultant lots are approximately .92 aces 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



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

- 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

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.

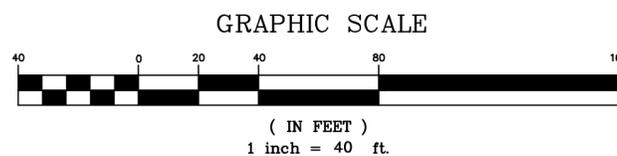
\_\_\_\_\_  
L-3837  
Licensed Surveyor Lic. No.

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**

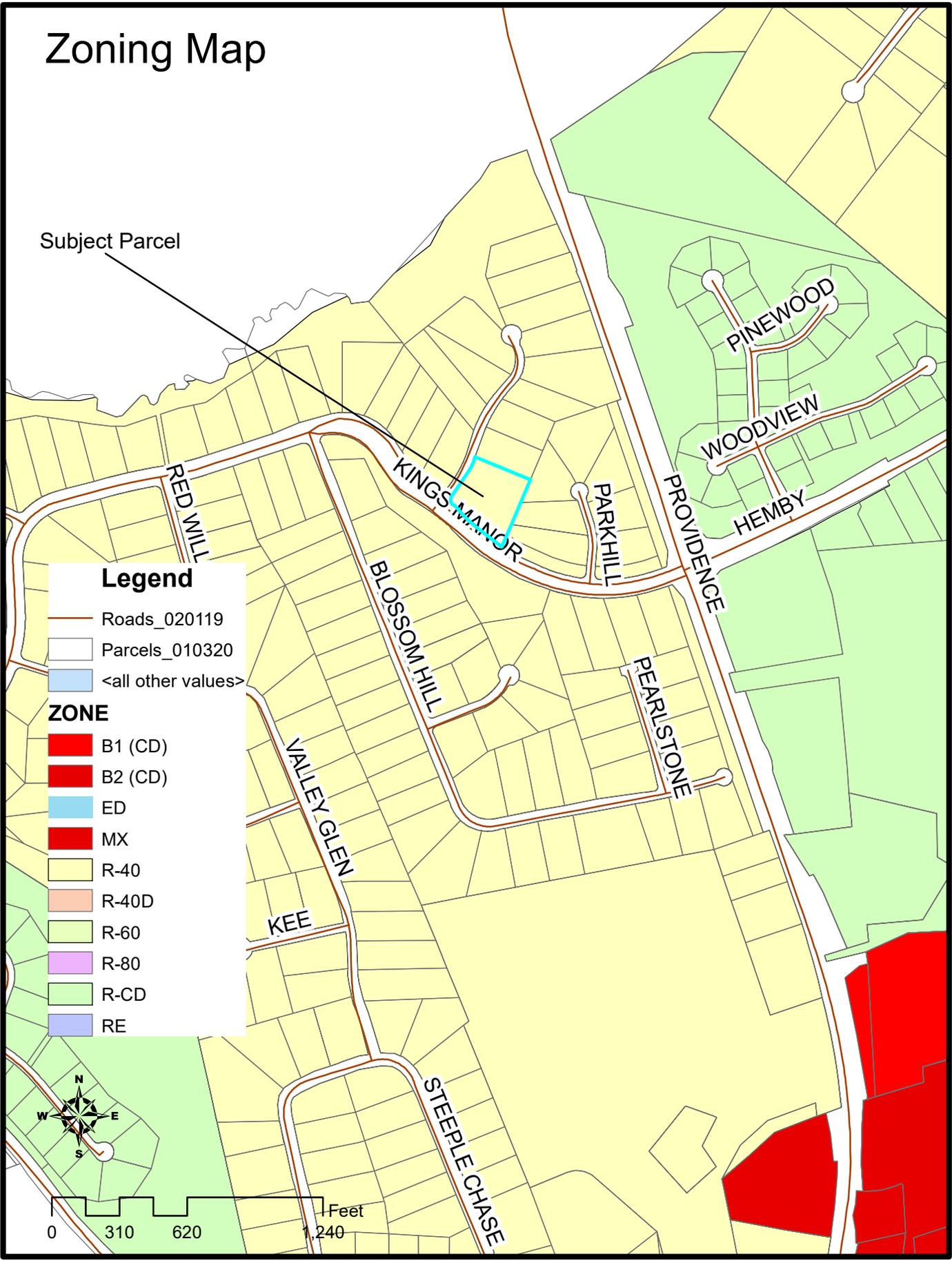
THE PURPOSE OF THIS REVISION IS TO RE-DIVIDE LOT 1 AND LOT 2 INTO SEPARATE LOTS. THIS MAP SUPERCEDES THE MAP RECORDED IN P.C. I FILE 646



REVISION PLAT		SCALE 1" = 40'	D.B.	PG.
LOTS 1 AND LOT 2 HIGHGATE, PHASE 1A		TAX No. 06174006	DRAWN BY: JDS	
TOWN OF WEDDINGTON, UNION COUNTY, NORTH CAROLINA		MAP BOOK I PAGE 646	DRAWING 20-063.DWG	
THE PROPERTY OF: <b>DAN ZALINSKY and wife, WENDY ZALINSKY</b>		SKIDMORE SURVEYING, INC. 121 E PHIFER STREET MONROE, N.C. 704-289-4855 david@skidmoresurveying.com		

# Zoning Map

Subject Parcel

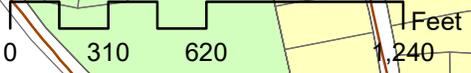


## Legend

-  Roads\_020119
-  Parcels\_010320
-  <all other values>

## ZONE

-  B1 (CD)
-  B2 (CD)
-  ED
-  MX
-  R-40
-  R-40D
-  R-60
-  R-80
-  R-CD
-  RE



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

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**MEMORANDUM**

**TO:** Chairman and Planning Board

**FROM:** Lisa Thompson, Town Administrator/Planner

**DATE:** April 27, 2020

**SUBJECT:** Walden at Providence – Entrance Monument and Gate

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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	SF	Square Feet
ADJ	Adjacent	DN	Down			NP	Nickel Plated	SGL	Single
AFF	Above Finish Floor	DOZ	Dozen	HW	Hot Water	NRC	Noise Reduction Coefficient	SIM	Similar
ACGR	Aggregate	DP	Dampproofing	HWY	Highway	NS	Near Side	SK	Sink
AL	Aluminum	DR	Door	HYDR	Hydrant	NTS	Not To Scale	SM	Small
ALLOW	Allowance	DR	Drain					SOG	Slab on Grade
ALT	Alternate	DS	Double Strength	ID	Inside Diameter	OC	On Center	SOL	Solid
ALUM	Aluminum	DS	Downspout	IJ	Isolation Joint	OCT	On Center	SP	Soil Pipe
APPX	Approximate \	DUP	Duplicate	ILLUM	Illuminate	OD	Octagonal	SP	Stand Pipe
APT	Appendix			IMPG	Impregnate	OFF	Outside Diameter	SPEC	Specification
ARCH	Architect(ural)	E	East	INC	Incorporated	OPNG	Office	SPKR	Speaker
ASPH	Asphalt	EA	Each	INCL	Included	OPP	Opening	SPKR	Sprinkler
ASSN	Association	EF	Each Face	INDL	Industrial	OPT	Opposite	SQ	Square
ASSY	Assembly	EIFS	Exterior Insulation and Finish System	INF	Infinite	ORIG	Optional	SS	Single Strength
AUTO	Automobile	EJ	Expansion Joint	INFO	Information	OUT	Original	SSK	Soil Stack
AVE	Avenue	EL	Elevation	INR	Impact Noise Rating	OY	Outlet, Outside	SST	Stainless Steel
AVG	Average	ELEC	Electric	INST	Institute	OVHD	Overhead	ST	Steam
		ELEV	Elevation	INSTR	Installed			ST	Street
B/ (B.O.)	Bottom of	ELEV	Elevator	INSUL	Insulation	PART	Part	STAG	Staggered
BC	Bottom of	EMB	Embedment	INT	Interior	PC	Partition	STATN	Stationary
BD	Bottom Chord	ENAM	Enamel	INTL	International	PCT	Pieces	STD	Standard
BDY	Board	ENGR	Engineer	IPS	Iron Pipe Size	PED	Percent	STL	Steel
BL	Boundary	ENR	Entrance			PERF	Pedestal	STN	Stone
BLDG	Building Line	EQ	Equal	J	Joist	PERM	Perforated	STOR	Storage
BLW	Building	EQUIP	Equipment	JB	Junction Box	PERP	Permanent	STR	Straight
BM	Below	EST	Estimated	JCT	Junction	PH	Perpendicular	STR	Strength
BOT	Bottom	JR	Junior	JT	Joint	PL	Phase	STRM	Storeroom
BR	Bottom	EW	Each Way			PL	Plate	STRUCT	Structural
BRG	Bedroom	EXC	Excavate			P-LAM	Property Line	SUB	Substitute
BSMT	Bearing	EXH	Exhaust	K	Kips (Kilopounds)	PLG	Plastic Laminate	SURF	Surface
BTWN	Between	EXP	Exposed	KD	Kiln Dried	PLUMB	Piling	SUSP	Suspended
		EXT	Exterior	KD	Knock Down	PLN	Plumbing	SW	Single Weight
						PLYWD	Plane	SWM	Storm Water Management
C/C	Center to Center	FAB	Fabricate	L	Left	PMP	Plywood	SYM	Symmetrical
CAB	Cabinet	FB	Flat Bar	LAB	Laboratory	PNL	Pump	SYS	System
CAP	Capacity	FD	Floor Drain	LAM	Laminate	PNT	Panel		
CAT	Catalog	FDN	Foundation	LAQ	Lacquer	PORT	Paint	T/(T.O.)	Top of
CB	Circuit Breaker	FF	Finish Floor Elevation	LAV	Lavatory	POS	Portable	T&G	Torque & Groove
CF	Circuit Breaker	FIG	Figure	LF	Low Frequency	PR	Positive	TC	Top Chord
CI	Cubic Feet	FIN	Finish	LG	Large	PREFAB	Pair	TD	Trench Drain
CIP	Cast Iron	FIX	Fixture	LGTH	Length	PRELIM	Prefabricated	TECH	Technical
CIR	Cast Iron Pipe	FL	Flashing	LH	Left Hand	PREP	Preliminary	TEL	Telephone
CIRC	Circle	FL	Floor	LIC	Licensed	PRGM	Preparation	TEMP	Temperature, Temporary
CJ	Circular	FLDG	Folding	LIN	Linear	PRL	Program	THK	Thickness
CL	Control Joint	FLG	Flange	LINO	Linoleum	PROP	Parallel	THRES	Threshold
CL	Clearance	FLG	Flooring	LIG	Liquid	PT	Property	THRU	Through
CLG	Centerline	FLUOR	Fluorescent	LLH	Long Leg Horizontal	PT	Point	TOL	Tolerance
CLKG	Ceiling	FO	Face of	LLV	Long Leg Vertical	PTD	Point	TOS	Top Of Steel
CLOS	Caulking	FP	Freezing Point	LNTL	Lintel	PVC	Painted	TOT	Total
CLR	Clear	FRP	Fiber Reinforced Plastics	LP	Low Point	PWR	Polyvinyl Chloride	TRANS	Transparent
CMPT	Computer	FRPF	Fireproof	LT	Light			TRANSV	Transverse
CNU	Concrete Masonry Unit	FRT	Fire Retardant Treated	LTD	Limited	QC	Quality Control	TV	Television
CNCL	Concealed	FS	Far Side	LVL	Level	QT	Quality Control	TYP	Typical
CND	Concealed	FTG	Footing	LWC	Light Weight Concrete	QTR	Quarry Tile		
CO	Conduit	FURN	Furnished	MAINT	Maintenance	QTY	Quantity	UNF	Unfinished
CO	Change Order	FUT	Future	MAN	Manual	QUAL	Quality	UNGD	Underground
CO	Cleanout			MANUF	Manufacturer			UNO	Unless Noted Otherwise
COM	Company	GA	Gage	MANS	Masonry	R/RAD	Radius	UNTRD	Untreated
COMB	Combination	GALV	Galvanized	MATL	Material	R/W	Right of Way	UPR	Upper
COMP	Composition	GAR	Garage	MAX	Maximum	RBR	Right of Way	UV	Ultra Violet
COMP	Composition	GFRG	Glass Fiber Reinforced Concrete	MBR	Member	RCPT	Rubber		
CONC	Compressive			MECH	Mechanical	RCVD	Receptacle	V	Voltage
CONSTR	Concrete	GFRG	Glass Fiber Reinforced Gypsum	MED	Medium	RD	Received	VAR	Variable/Varies
CONT	Construction			MEMBR	Membrane	RECT	Road	VENT	Ventilation
CONTR	Continue, Continuous			MEMO	Memorandum	REF	Rectangular	VERT	Vertical
COP	Contractor	GI	Galvanized Iron	MFG	Manufacturing	REINF	Refrigerator	VIB	Vibrate
CORP	Copper	GOVT	Government	MGR	Manager	REL	Relative	VOL	Volume
CORR	Corporation	GWB	Gypsum Wall Board	MIN	Minimum	REM	Remove	VS	Versus
CPM	Corrugated	GWT	Glazed Wall Tile	MISC	Miscellaneous	REPL	Replace	W	West
CR	Critical Path Method	GYP	Gypsum	MIDG	Molding	REQD	Reproduce	W/	With
CSK	Cold Rolled			MN	Main	REV	Required	W/C	Watercloset/Watercooler
CT	Countersunk	HB	Hose Bib	MOD	Modification	RFG	Revision	WD	Wood
CTD	Ceramic Tile	HD	Hard	MP	Melting Point	RGH	Roofing	WD	Width
CTR	Coated	HDWR	Hardware	MRK	Mark	RH	Rough	WDW	Window
CU	Center	HEX	Hexagonal	MSW	Master Switch	RM	Right Hand	WH	Waterheater
CV	Cubic	HGT	Height	MT	Marble Threshold	RO	Room	WM	Wire Mesh
CW	Check Valve	HM	Hollow Metal	MTG	Mounting	RPR	Rough Opening	W/O	Without
		HMDR	Hollow Metal Door	MTL	Metal	RTN	Repair	WP	Waterproofing
		HNDRL	Handrail	MULT	Multiple	REPL	Replace	WP	Working Point
D	Diameter	HOL	Hollow			RVS	Reverse	WRG	Wiring
DAT	Datum (Nails)	HOR	Horizontal			S	South	WT	Weight
DB	Datum	HOSP	Hospital			SAN	Sanitary	WWF	Welded Wire Fabric
DBL	Dry Bulb	HP	High Performance					WWM	Welded Wire Mesh
DCL	Double								
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

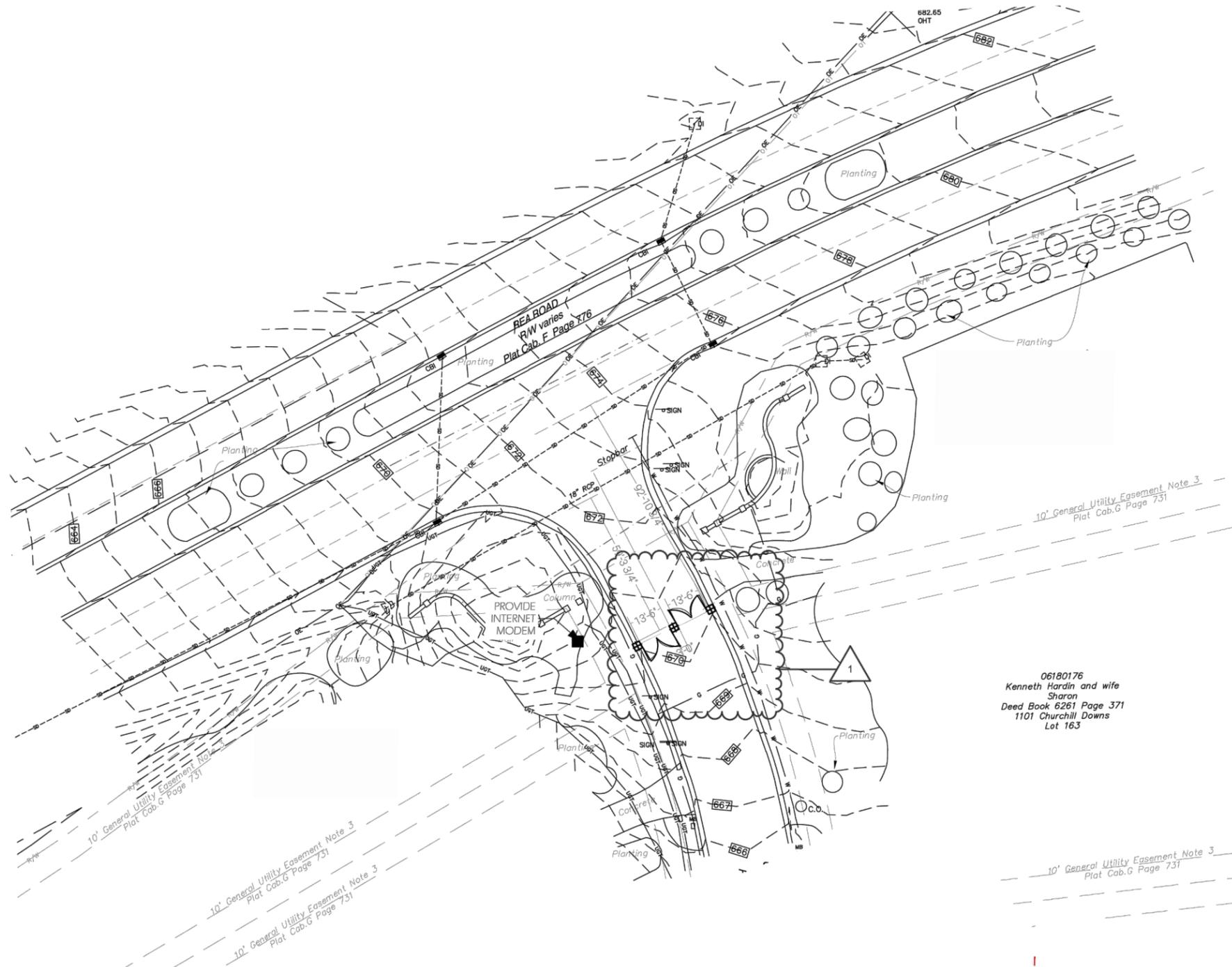
PROJECT: PLAN & ELEVATION VIEW

DWG TITLE:

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SCALE:

A-001



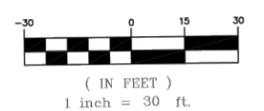
**Legend**

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	ρ 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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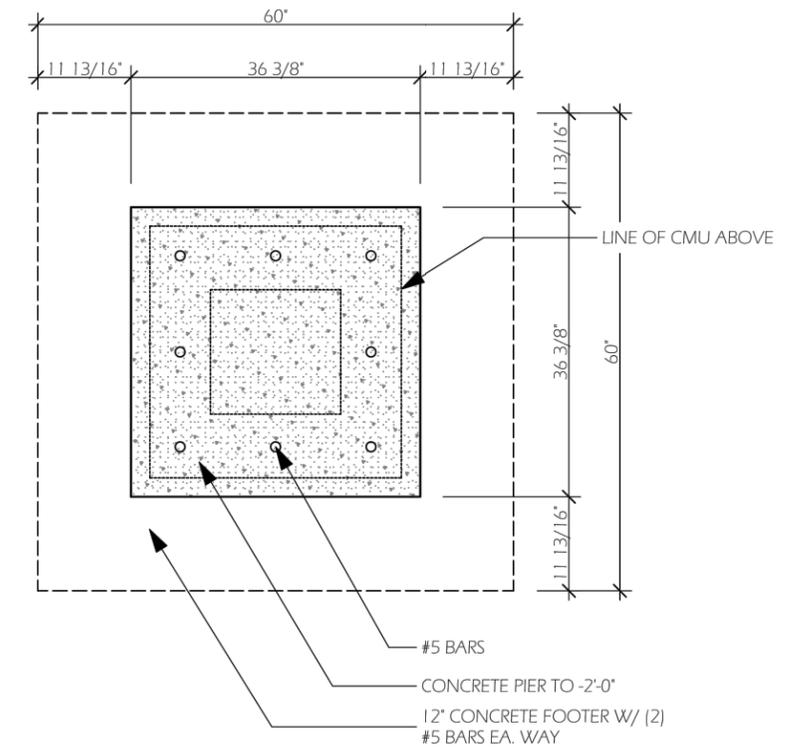
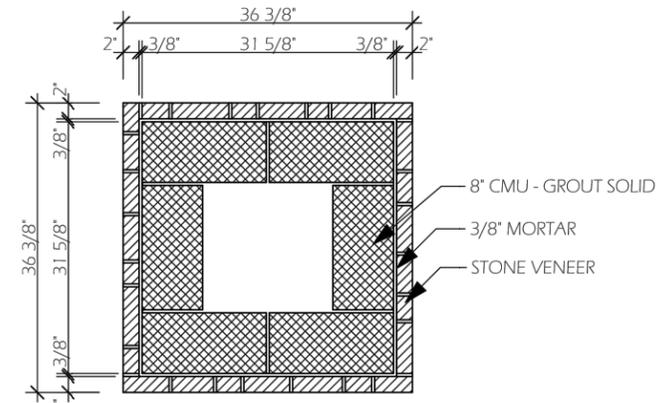
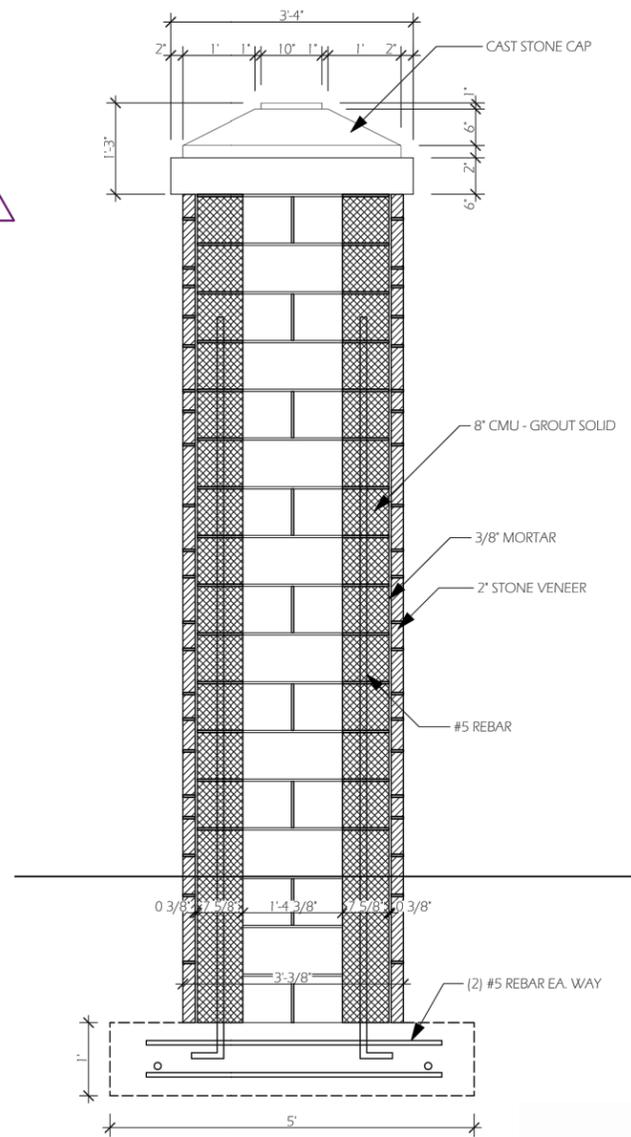
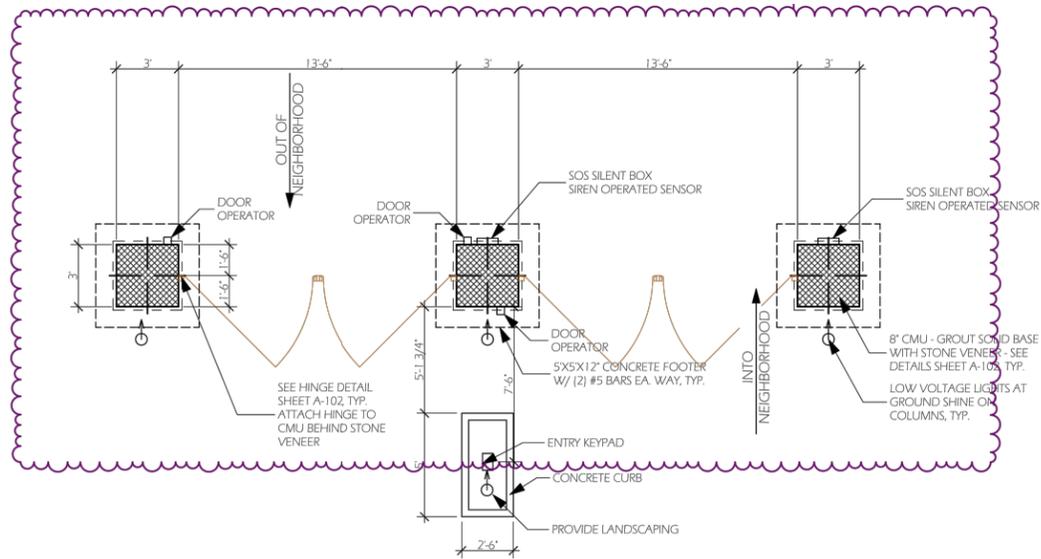
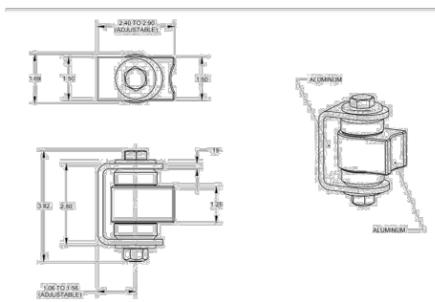
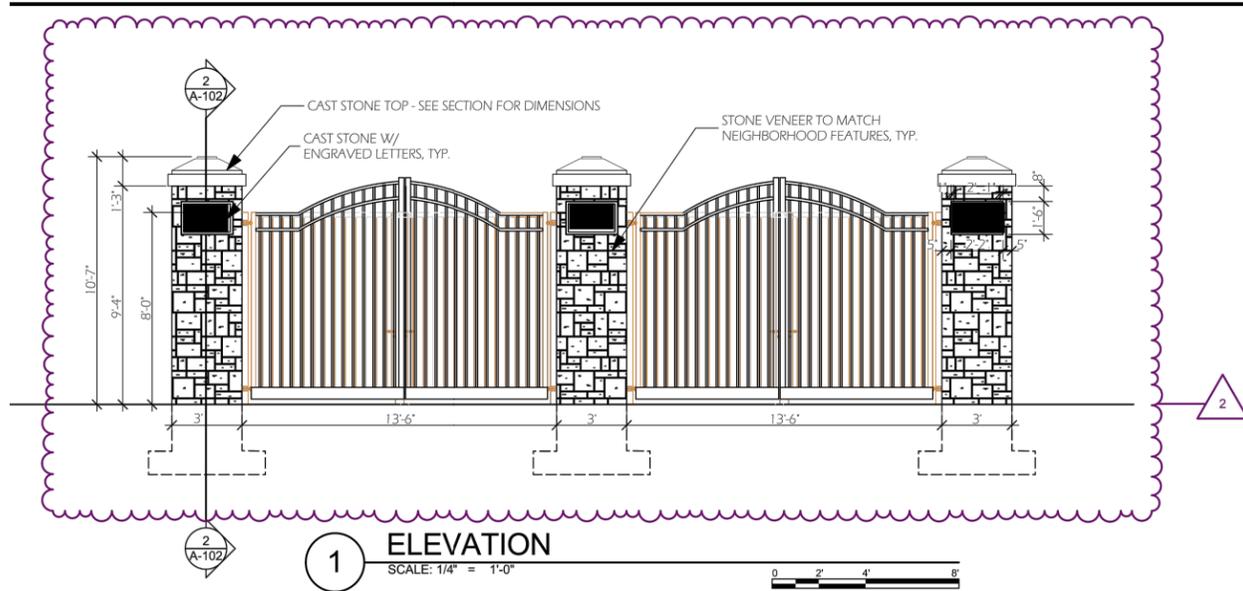
**WALDEN AT PROVIDENCE GATE  
404 WALDEN TRAIL**

**PROJECT:**

**DWG TITLE:**  
**PLAN & ELEVATION VIEW**

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SCALE:  
**A-101**



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**WALDEN AT PROVIDENCE GATE**  
404 WALDEN TRAIL

**PLAN & ELEVATION VIEW**

**PROJECT:**

**DWG TITLE:**

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SCALE:

**A-102**