)	

## REZONING / SKETCH / CONCEPT PLAN PACKAGE **PROPOSED** PHOENIX MONTESSORI ACADEMY 12340 MT. HOLLY-HUNTERSVILLE RD, HUNTERSVILLE, NC 28078 EPM # 377041



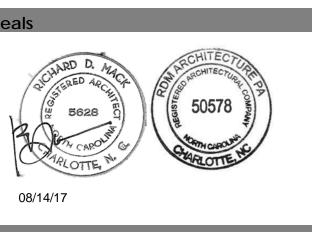
## **PHOENIX** MONTESSORI **ACADEMY**

12340 MT HOLLY-HUNTERSVILLE





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Job Number	1501.0
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COVER SHEET

Sheet Number

A000

A002 PROPOSED ROAD CONCEPT

PROPOSED SITE PLAN WITH FRONTAGE IMPROVEMENT AND LANDSCAPING

A003 VEHICLE TURNING DIAGRAMS AND ELEVATION PRECEDENTS

**COVER SHEET** 

A004 EXISTING FEATURES PLAN

TABLE OF CONTENTS:

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EXISTING DITCH TO BE GRADED/FILLED

ORDINANCES REGARDING THE NEW

ROAD IMPROVEMENTS

existing vegetation

IN THIS AREA IS

PARKING LOT LANDSCAPING

/ REQUIREMENTS.

ADEQUATE TO MEET

ALL SCREENING AND

MOUNT HOLLY - HUNTERSVILE ROAD, LLC

DB 25623 PG 322 ZONED = CB

WATERSHED INFOMRATION AND POST-CONSTRUCTION CONCEPT DATA WILL BE ADDED PRIOR TO BUILDING CONSTRUCTION

TO/REMAIN

UNDISTURBED

ETBACK FROM BUFFER

BUFFER DISRUPTION

FROM BUFFER TO

GUARANTEE NO BUFFER

RDINANCES REGARDING THE NEW

EXISTING 5' SIDEWALK

COMPLIANCE WITH THE TOWN OF

#4 REBAR

R/W CM

STREET TREES, FROM

\_ IN R.O.W.

- REFER TO SHEET A002 FOR TIA

OF MT HOLLY-HUNTERSVILLE ROAD

100' PUBLIC RW

CONTROL #2 N=602299.292'

E=1447387.222' -

EL=755.49' REBAR WITH CAP

1 FLR - LEVEL 01 - SKETCH/CONCEPT PLAN 1" = 40'-0"

FRONTAGE IMPROVEMENTS

/ STREET TREES, FROM ENTRANCE TO PROPERTY LINE,

SIDEWALK, BIKE LANE, AND

NEW PROPSED SIDEWALK

TO ACCESSIBLE SPACE.

Polaris 3G Map – Mecklenburg County, North Carolina FEMA Floodplains and Buffers

 $^{ackslash}$ existing trees  ${\scriptscriptstyle{\sim}}$ 

TO REMAIN

UNDISTURBED

ZEXISTING DITCH ÇL

👸 FØR ØFFSITE CREEK 🥆

2 STORY TIMBER

LIMITS OF DISTURBANCE: 79,380 SF (1.82 AC)

DUMPSTER LOCATION WITH

EXISTING 100 YEAR FLOOD LINE

FUTURE 100 YEAR FLOOD LINE

FRAME BUILDING

Date Printed: 8/10/2017 4:40:41 PM Overlay Legend

Post Const Dist Post Const Buffers B0-FT Post Const 35-FT Post Const S0-FT Post Const 100-FT Post Const √ Z50-FT Undisturbed 00-FT Undisturbed 200-FT Undisturbed Water Quality Buff B5-FT SWIM

50-FT SWIM 100-FT SWIM 40-FT Watershed 50-FT Watershed \_\_100-FT Watershed

I \_30 ft PIPED-No Buff | \_35 ft PIPED-No Buff \_100 ft PIPED-No Buff FEM A Flood way Community Floodway

### SETBACKS, SIDE YARDS AND REAR YARDS

**EXISTING ZONING:** CB

**PARCEL ID:** 01720205

**REZONING NOTES** 

PROPOSED ZONING: CI-CD JURISDICTION: HUNTERSVILLE

**DEED BOOK/PAGE:** 13460/260 TOTAL LOT SIZE: 298,323.92 SF

PERMITTED USE

FAMILY CARE HOME

HOME OCCUPATION

HELISTOP

HOSPITALS

SOLAR ENERGY FACILITY

WIND ENERGY FACILITY

SINGLE FAMILY HOMES

MULTIFAMILY HOMES

**EXISTING BUILDING HEIGHT: 32 FEET (2 STORIES)** 

PROPOSED ZONING STREET ADDRESS: 12340 MT. HOLLY-HUNTERSVILLE ROAD, HUNTERSVILLE, NC

TO THE PROVISIONS OF THE TOWN OF HUNTERSVILLE ZONING ORDINANCE (THE "ORDINANCE").

**EXISTING GROSS FLOOR AREA:** 10,101 SF

PROPOSED NEW CONSTRUCTION TYPE: CIVIC

ALL BUILDINGS CONSTRUCTED ON THE SITE SHALL SATISFY OR EXCEED THE SETBACK / BUILD TO LINE, REAR YARD AND SIDE YARD REQUIREMENTS ESTABLISHED BY THE ORDINANCE UNLESS OTHERWISE SHOWN ON THE PLAN.

REZONING PETITION. THESE REZONING NOTES COMPRISE THE DEVELOPMENT STANDARDS ("DEVELOPMENT STANDARDS") ASSOCIATED WITH THE

**DEVELOPMENT STANDARDS.** DEVELOPMENT OF THE PROPERTY WILL BE GOVERNED BY THESE DEVELOPMENT STANDARDS, WHICH ARE PART OF

REZONING PETITION (THE "REZONING PETITION") FILED BY MEETING PLACE PROPERTIES II, LLC ("PETITIONER") AS REZONING PETITION #R17-06 FOR THAT

INFORMATION SUBMITTED TO THE TOWN OF HUNTERSVILLE ON JUNE 1, 2017 (THE "REZONING PLAN"), AS REVISED, IN CONNECTION WITH ALL OR PART OF

TAX PARCEL NUMBER 017-202-05 (THE "PROPERTY"). THE PURPOSE OF THE REZONING PETITION IS TO CONVERT THE ZONING CLASSIFICATIONS OF THE

PROPERTY FROM THE CB (CORPORATE BUSINESS DISTRICT) ZONING DISTRICT TO CI - CD (CAMPUS INSTITUTIONAL - CONDITIONAL DISTRICT) PURSUANT

THE REZONING PETITION, AND THE APPLICABLE PROVISIONS OF THE ORDINANCE IN PLACE ON THE DATE OF FILING DESCRIBED ABOVE. UNLESS THE

STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE IN PLACE ON THE DATE OF FILING DESCRIBED ABOVE FOR THE CI (CAMPUS

THE CAMPUS INSTITUTIONAL ZONING DISTRICT IS APPROPRIATE FOR THE ACADEMIC INSTITUTION PROPOSED ON THE REZONING PLAN BECAUSE THE

SCHOOL HAS BEEN LOCATED IN THE EXISTING BUILDING ON THE PROPERTY AND, THOUGH TEMPORARY, HAS SUCCESSFULLY OPERATED ON THIS SITE

WHICH IS UNDER THE ACREAGE LIMITATION. APPLICANT REQUESTS APPROVAL DESPITE THE ACREAGE LIMITATION FOR THIS REASON. ALL PARCELS MAY

USES ASSOCIATED THEREWITH AND PERMITTED UNDER THE ORDINANCE BY RIGHT OR WITH CONDITIONS, EXCEPT THE FOLLOWING USES SHALL NOT BE

BE DEVOTED TO THE USES PERMITTED IN THE CI (CAMPUS INSTITUTIONAL) DISTRICT, TOGETHER WITH ANY OTHER PERMITTED INCIDENTAL OR ACCESSORY

INSTITUTIONAL DISTRICT) ZONING DISTRICT GOVERN DEVELOPMENT OF THE PROPERTY AS SHOWN ON THE REZONING PLAN.

REZONING PLAN ESTABLISHES A MORE STRINGENT STANDARD(S), OR UNLESS OTHERWISE NOTED ON THE REZONING PLAN OR IN THESE DEVELOPMENT

APPROXIMATELY 6.848 ACRE TRACT OF LAND IDENTIFIED ON THIS SITE PLAN AS THE PHOENIX MONTESSORI ACADEMY, AND OTHER SITE PLAN

### **DESIGN AND PERFORMANCE STANDARDS**

THE DEVELOPMENT DEPICTED IN THE REZONING PLAN IS SCHEMATIC IN NATURE AND INTENDED TO DESCRIBE THE GENERAL ARRANGEMENT OF BUILDINGS, PARKING, PUBLIC STREETS, IF ANY, AND STORM WATER MEASURES TO BE CONSTRUCTED ON THE SITE. ACCORDINGLY, THE CONFIGURATIONS, PLACEMENTS, AND SIZES OF THE BUILDING FOOTPRINTS, AS WELL AS THE LOCATIONS OF STREETS SHOWN ON THE REZONING PLAN, IF ANY, ARE SCHEMATIC IN NATURE AND MAY BE ALTERED OR MODIFIED DURING DESIGN DEVELOPMENT AND CONSTRUCTION PHASES AS LONG AS SUCH ALTERATIONS AND MODIFICATIONS ARE NOT A SUBSTANTIAL DEVIATION FROM THE LAYOUT AND INTENT OF THE REZONING PLAN AND ARE CONSISTENT WITH THE INTENT OF THE ORDINANCE. SUCH MODIFICATIONS TO THE PLAN SHALL IN NO WAY IMPACT THE PETITIONER'S VESTED RIGHTS. THE REZONING PLAN IS APPROVED FOR A PERIOD OF THREE (3) YEARS FROM THE DATE OF APPROVAL OF THE REZONING PLAN AND WILL BE PERMANENTLY VESTED UPON FULL OR PARTIAL BUILDOUT DURING THE THREE (3) YEAR PERIOD.

AS THE ORDINANCE MAY BE MODIFIED FROM TIME TO TIME BY THE TOWN BOARD, INCLUDING, LIGHTING AND LANDSCAPING STANDARDS, THE DEVELOPER MAY VOLUNTARILY AGREE TO APPLY SUCH MODIFICATIONS TO THE REZONING PLAN IN A MANNER CONSISTENT WITH THE ORDINANCE AS IT CHANGES. BUILDING PERMITTING AND IMPROVEMENTS ASSOCIATED WITH EACH BUILDING (I.E. PUBLIC STREETS, PARKING, LIGHTING, AND LANDSCAPING) MAY OCCUR IN A PHASED SEQUENCE IF INDICATED ON THE PLANS.

### **DESIGN CONTROLS:** (A) BUILDING FOOTPRINTS AND ENVELOPES DEPICT THE GENERAL DEVELOPMENT INTENT. BUILDINGS SHOWN MAY BE DETACHED INTO NO MORE

(B) ALL NEW BUILDINGS WILL BE DESIGNED IN ACCORDANCE WITH THOSE BUILDING TYPES THAT ARE PERMITTED IN THE CI ZONING DISTRICT AS

DEFINED BY THE ORDINANCE AND IN COMPLIANCE WITH THE REZONING PLAN. THE CONCEPTUAL RENDERINGS ATTACHED HEREIN DEPICT APPROXIMATE BUILDING PLACEMENT, ORIENTATION AND DESIGN. MINOR MODIFICATIONS MAY BE NECESSARY TO ACCOMMODATE FINAL DESIGN; THEREFORE, FINAL DIMENSIONS OF BUILDINGS MAY BE CHANGED ACCORDINGLY.

### 6. <u>CONNECTIVITY</u> (A) VEHICULAR ACCESS TO PUBLIC RIGHTS OF WAY SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. IF NCDOT AND ANY OTHER AGENCIES WITH REVIEW AUTHORITY PERMIT THE INSTALLATION OF ADDITIONAL IMPROVEMENTS, DEVELOPER MAY INSTALL THE IMPROVEMENTS AT ITS OWN

EXPENSE WITHOUT AMENDING THE REZONING PLAN.

(B) THE PLACEMENTS AND CONFIGURATION OF VEHICULAR ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SIZE, ARCHITECTURAL AND CONSTRUCTION PLANS AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE NCDOT.

(C) EXCEPT AS SPECIFICALLY INDICATED ON THE REZONING PLAN, NOTHING HEREIN SHALL BE DEEMED TO BE A COMMITMENT BY THE DEVELOPER TO PROVIDE, DEDICATE OR RESERVE RIGHT-OF-WAY OF ANY PROPERTY LOCATED OUTSIDE THE BOUNDARIES OF THE PROPERTY.

### 7. <u>BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS</u>

OWNER OF THE SITE, AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.

(A) IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO DEVELOPMENT OF THE SITE IMPOSED BY THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE DEVELOPER, TENANT AND

(B) THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERM, "DEVELOPER" SHALL BE DEEMED TO INCLUDE THE PETITIONER, ITS SUCCESSORS AND ASSIGNS, TENANT, AND OWNER OF THE SITE, THEIR HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, AND SUCCESSORS IN INTEREST IN THE SITE.

(C) AS DETERMINED BY THE DEVELOPER, THE TOWN OF HUNTERSVILLE ZONING ORDINANCE SHALL MEAN THE ORDINANCE AND TOWN OF HUNTERSVILLE LAND DEVELOPMENT STANDARDS MANUAL IN EFFECT AT THE TIME OF REZONING.

### **ADDITIONAL INFORMATION:**

THE PROPOSED GROWTH IS FOR A MAXIMUM OF 300 STUDENTS

### NO VEHICLE STACKING, QUEUING, OR PARKING IS ALLOWED ON THE PUBLIC R.O.W.

1. STAFF WILL SUPERVIZE DROP-OFF AND PICK-UP 2. START, END TIMES ARE STAGGERED - 3 IN BOTH MORNING AND EVENING 3. 987 FEET OF QUEUE IS PROVIDED IN ADDITIONAL OF 130 FEET FOR LOADING AREA AS PER MSTA

### **REGULATORY COMPLIANCE:** 1. WILL COMPLY WITH THE HUNTERSVILLE ZONING ORDINANCE, INCLUDING:

1.1 ARTICLE 6 (PARKING LOT REQUIREMENTS) 1.2 ARTICLE 7 (LANDSCAPING SCREENING AND BUFFERS) 1.3 ARTICLE 8.26 (SITE LIGHTING)

2. WILL PROVIDE SEALED COMMERCIAL SITE PLAN PRIOR TO OCCUPANCY

A PLAY AREA, YET TO BE LOCATED AND DESIGNED, WILL CONFORM TO TOWN PLANNING REQUIREMENTS AND BE FENCED FOR CHILD SAFETY. THE PLAY AREA WILL BE INCLUDED IN A DISTURBED TREE AREA BUT STAY WITHIN THE ALLOWED DISTURBANCE. NO SPECIMEN TREES WILL BE REMOVED FOR THE PLAY AREA.

SITE WILL MEET MINIMUM FOOTCANDLE REQUIREMENTS CONFORMING TO ARTICLE 8.26, OF HUNTERSVILLE TOWN ORDINANCES

UTILITIES: WATER: PUBLIC SEWER: PUBLIC

YARD REQUIREMENTS FRONT SETBACK: N/A (CIVIC BUILDING TYPE)

REAR YARD: 50'

**BUFFER YARD REQUIREMENTS:** FRONT: 80'

SIDE" NORTH 80', SOUTH N/A

TREES TO BE REMOVED IN ACCORDANCE WITH TOWN ORDINANCE

**REQUIRED SCREENING:** FRONT: 80' BUFFER

PARKING: YES-TREES & SHRUBS ALONG WESTERN EDGE IN OCCORDANCE WIHT TOWN ORDINANCE ALL UTILITIES INCLUDING ROOF EQUIPMENT TO BE SCREENED

### BUILDING, PARKING LOTS, AND WALKWAYS COVERAGE: 57,000 (1.3 AC)

(TOWN OF HUNTERSVILLE ZONING ORDINANCE ARTICLE 6) PROVIDED: 75 (6 HANDICAP) ALL SIGNAGE TO BE APPROVED AND PERMITTED SEPARATELY

oenix Montessori Academy	y Trip Generation							
Dall Sahadula	Students	Daily	AM Peak Hour		PM Peak Hour			
Bell Schedule			Enter	Exit	Total	Enter	Exit	Total
Proposed 300 Student + 45 Staff School (203 New Students + 31 New Staff)								
7:15 AM - 3:00 PM	100	222	71	56	127	40	55	95
8:15 AM - 6:00 PM	80	156	57	45	102	21	33	54
9:15 AM - 4:00 PM*	120	292	84	66	150	62	80	142

Reference: MSTA School Traffic Calculator, NCDOT, 2017. (Urban Charter land use per NC UZA Boundary & Mecklenburg Co.)

\* Conditions studied in the Phoenix Montessori TIA per the NCDOT/TOH approved scope.

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Client/Project

# **PHOENIX MONTESSORI**

12340 MT **HOLLY-HUNTERSVILLE ROAD** 

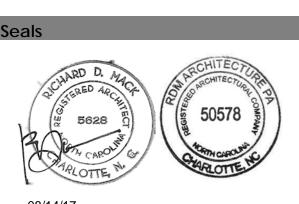


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09/18/17

PROPOSED SITE PLAN WITH FRONTAGE IMPROVEMENT AND LANDSCAPING

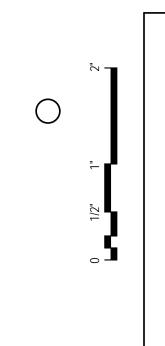
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A001

Job Number

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9/18/2017 4:50:28 PM

Statesville Rd
NB Ramp

NB Ramp

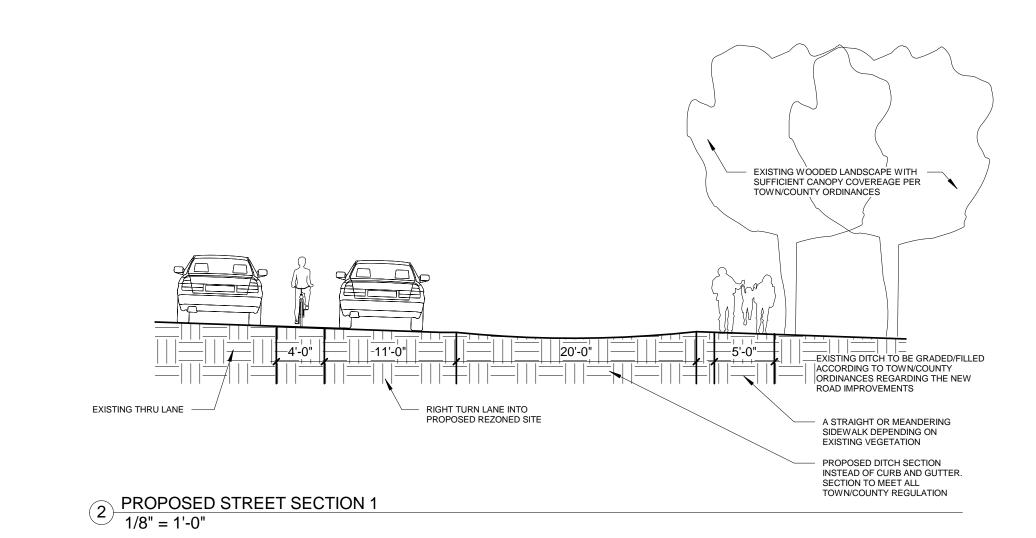
Statesville Rd
NB Ramp

Statesville Rd
NB Ramp

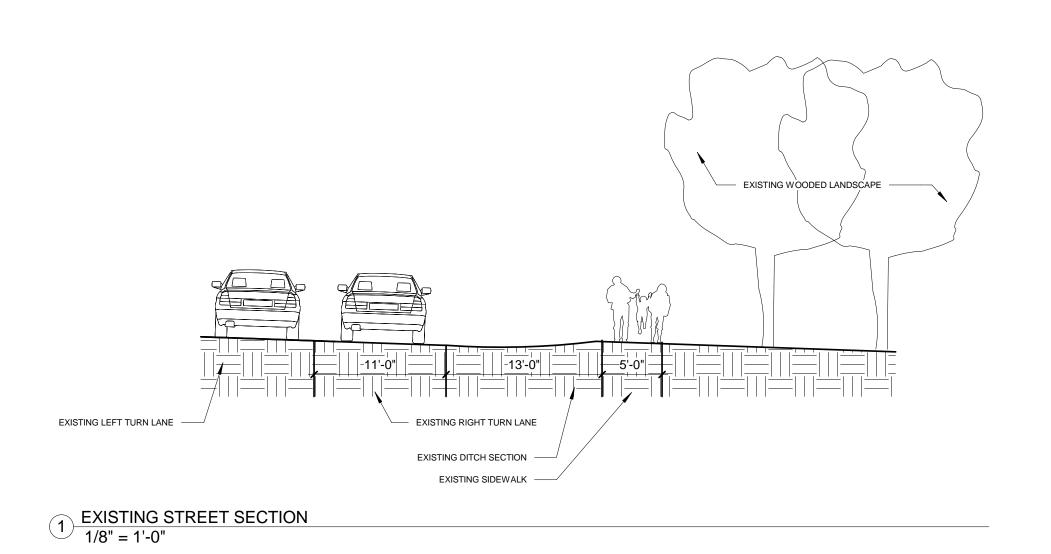
Statesville Rd
NB Ramp

NB

### TIA IMPROVEMENTS



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Client/Project

## PHOENIX MONTESSORI ACADEMY

12340 MT HOLLY-HUNTERSVILLE

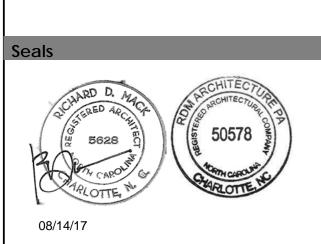


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Figure 9



Revisions NO ISSUE DATE

Sheet Information
Pate 09/18/17
Ob Number 1501.02

Sheet Title
PROPOSED ROAD

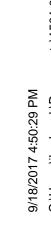
Sheet Number

CONCEPT

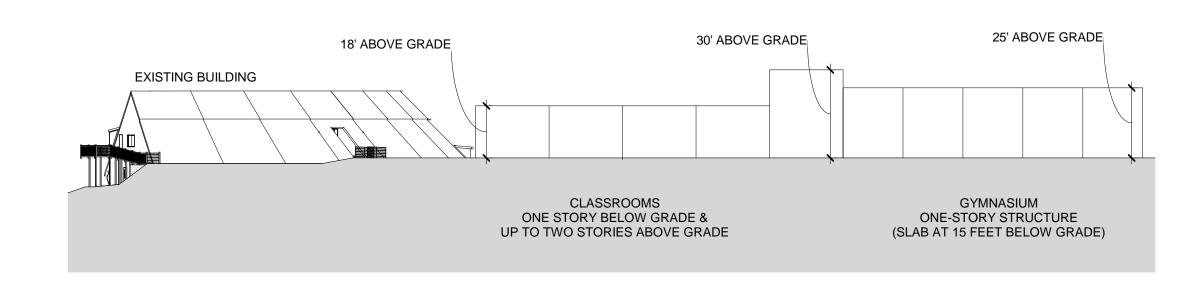
A002

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**Drawn** JB

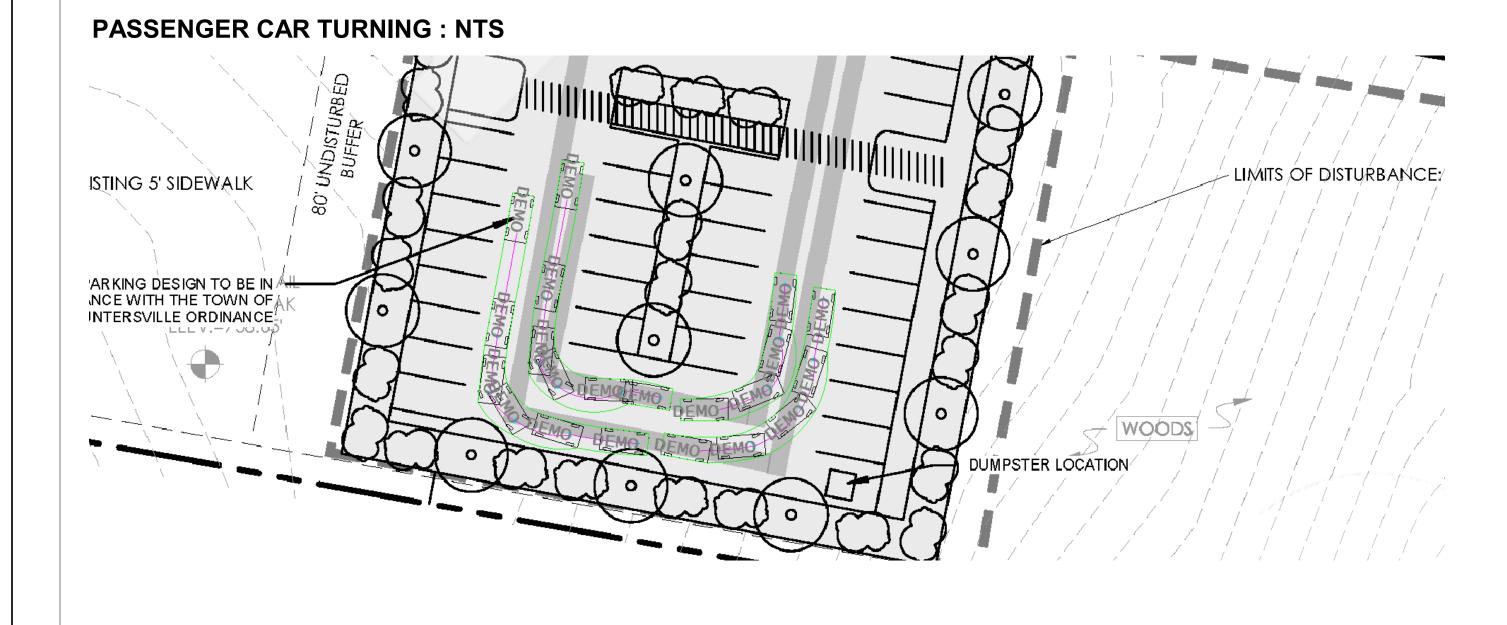




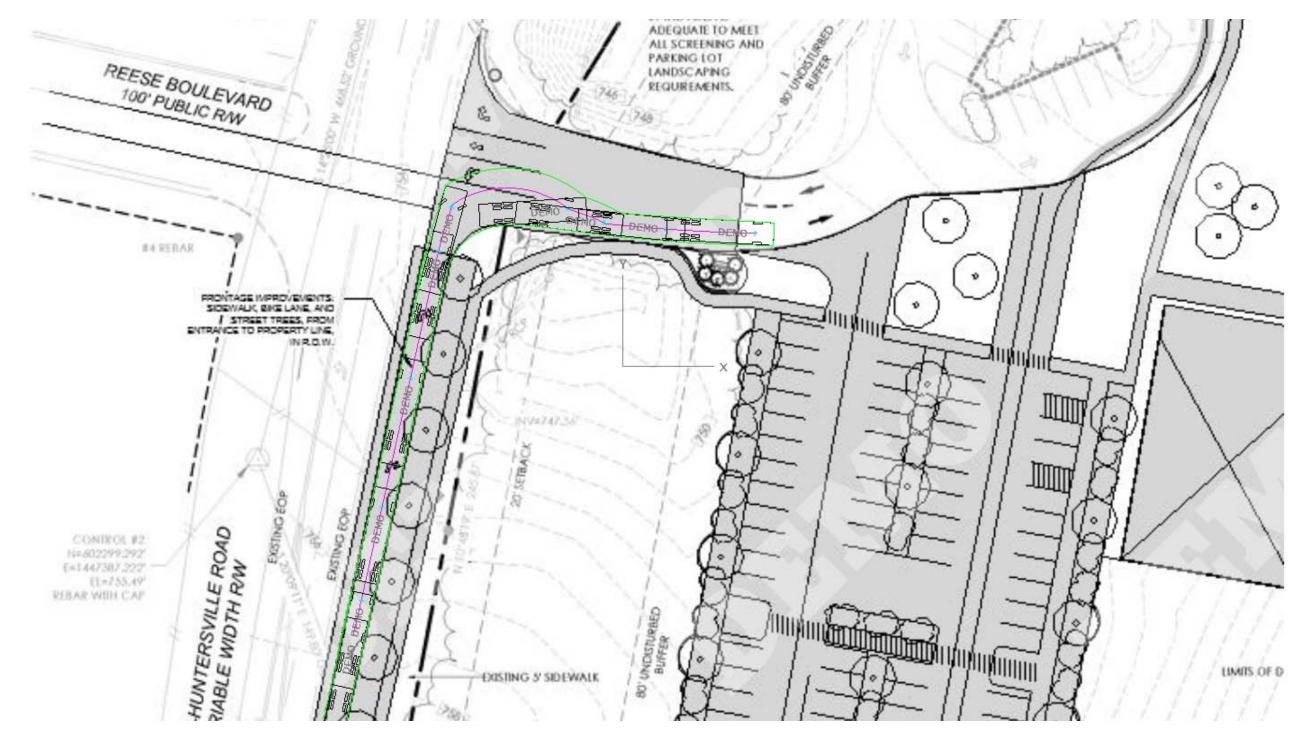


- The building shall utilize and repeat the below architectural design criteria:
- Facade Building Materials will be a composition of: brick, glass, stone, concrete, ACM.
- Building Massing: modulation of facade will occur based on programmatic functions
   Facade Treatment: Roofline treatment should be modified through the use of height, material and/or pitch
  - The architecture within the site shall comply with Article 4 of the Huntersville Zoning Ordinance.
  - The elevations are conceptual, details will be provided following the above standards during design, construction drawings/site plan review to ensure compliance.
- 4. Heights and stories will be designed as noted in the diagram.

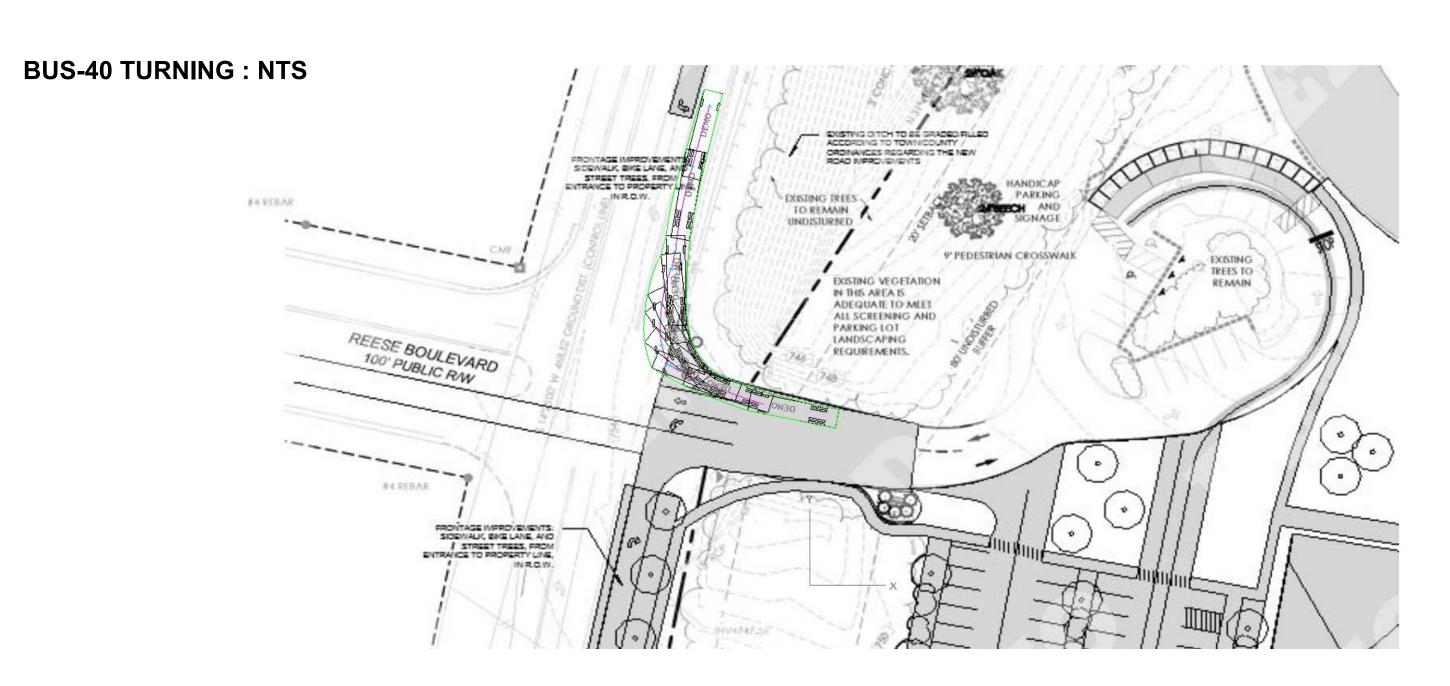
PROPOSED WEST ELEVATION
1/32" = 1'-0"



### **BUS-40 TURNING: NTS**

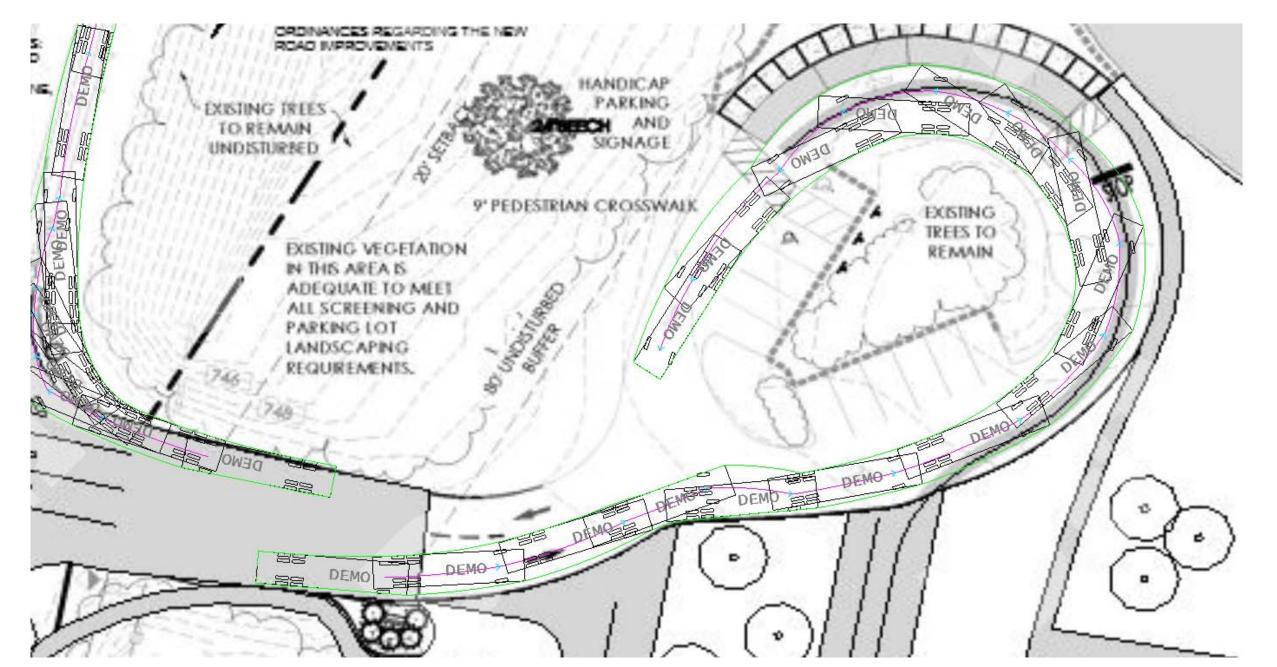


RADIUS IMPROVEMENTS WILL BE MADE IN ORDER TO ACCOMMODATE A BUS-40 VEHICLE FROM MT. HOLLY-HUNTERSVILLE ROAD INTO THE DRIVEWAY ON SITE. DETAIL WILL BE PROVIDED AT PERMITTING PHASE. RADIUS SHALL BE INCREASED SO VEHICLE DOES NOT ENCROACH INTO OPPOSING TRAFFIC.



RADIUS IMPROVEMENTS WILL BE MADE IN ORDER TO ACCOMMODATE A BUS-40 VEHICLE FROM MT. HOLLY-HUNTERSVILLE ROAD INTO THE DRIVEWAY ON SITE. DETAIL WILL BE PROVIDED AT PERMITTING PHASE.

### **BUS-40 TURNING: NTS**



RADIUS IMPROVEMENTS WILL BE MADE IN ORDER TO ACCOMMODATE A BUS-40 VEHICLE FROM MT. HOLLY-HUNTERSVILLE ROAD INTO THE DRIVEWAY ON SITE. DETAIL WILL BE PROVIDED AT PERMITTING PHASE. RADIUS IMPROVEMENTS MAY BE NEEDED AND/OR PARKING RECONFIGURED.



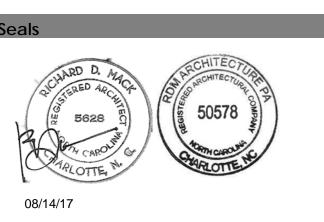
## PHOENIX MONTESSORI **ACADEMY**

12340 MT **HOLLY-HUNTERSVILLE** ROAD





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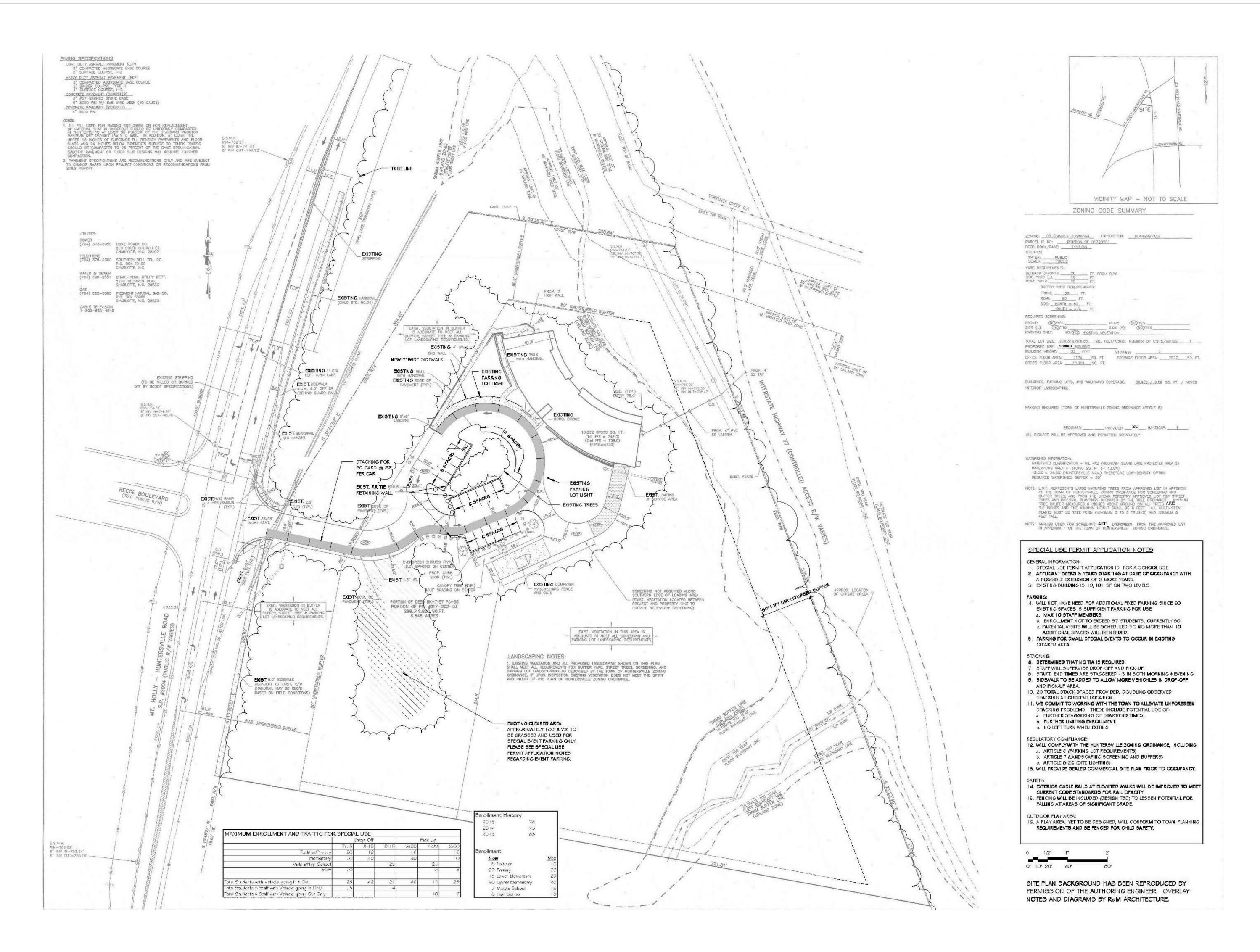


ISSUE

**VEHICLE TURNING** DIAGRAMS AND **ELEVATION PRECEDENTS** 

Sheet Number

A003



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## PHOENIX MONTESSORI ACADEMY

12340 MT HOLLY-HUNTERSVILLE ROAD





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SPECIAL USE PERMIT REMOVAL PLAN

evisions NO ISSUE DATE

t Information

EXISTING FEATURES PLAN

neet Number

A004

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### CONTENTS:

**COVER SHEET** 

SURVEY & EX CONDITIONS

SITE PLAN

UTILITY & EROSION CONTROL PLAN

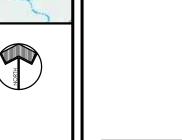
SITE DETAILS

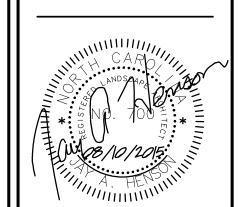


## CIVIL SITE PLAN PACKAGE PROPOSED

# PHOENIX MONTESSORI ACADEMY 12340 MT. HOLLY-HUNTERSVILLE RD, HUNTERSVILLE, NC

VICINITY MAP SCALE: N.T.S.



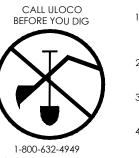


SPECIAL USE PERMIT to be terminated upon approval of proposed conditional rezoning as described in this application.

KALMIA LLC C/O RICHARD TURNER 3634 LAUREL FORK ROAD ROCKY GAP, VA 24366 PH: (704) 996-3191



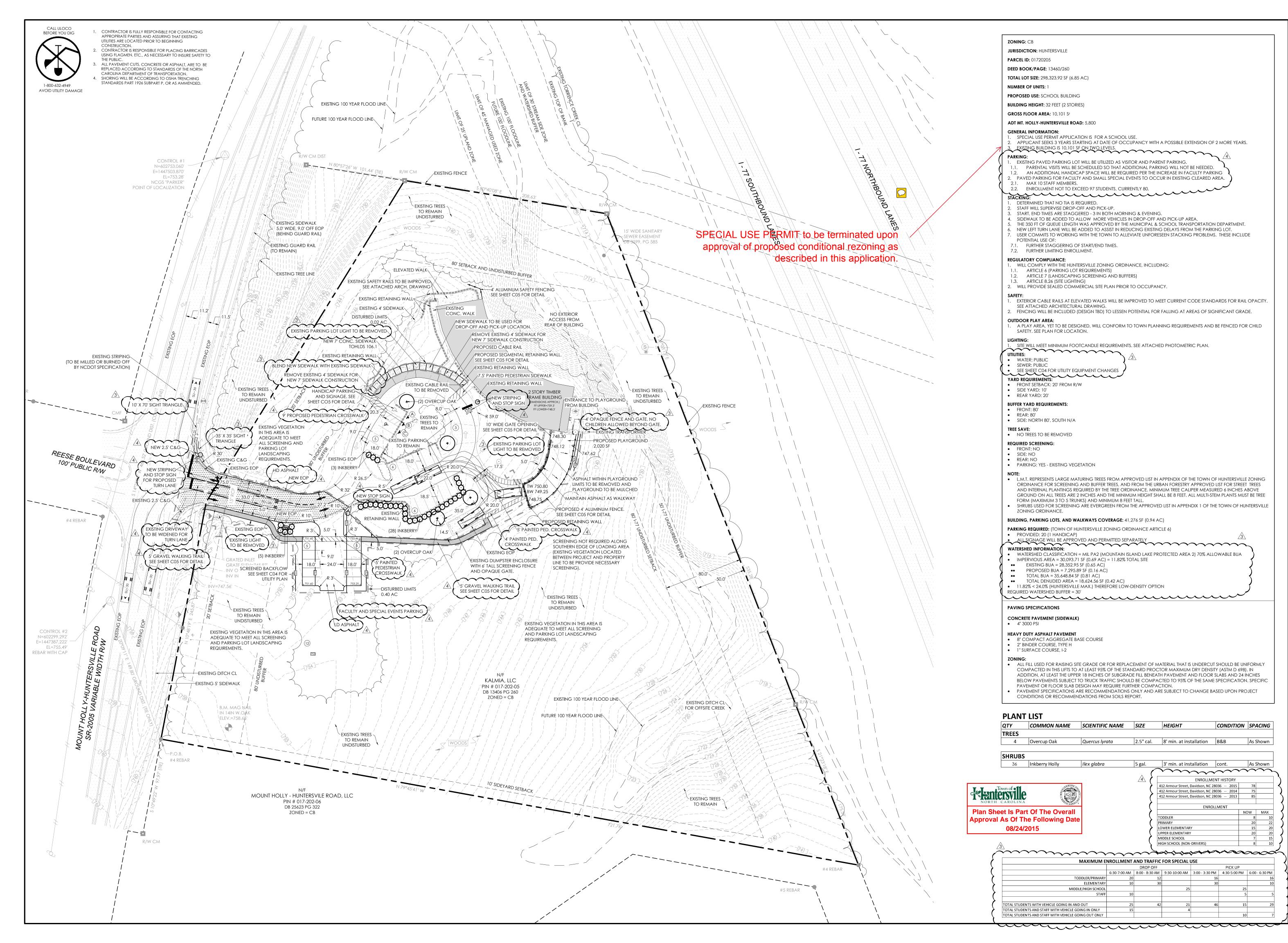
EPM REFERENCE NUMBER: #356892 CONCEPT PLAN APPROVAL OF THIS CONCEPT PLAN DOES NOT IMPLY OR GUARANTEE APPROVAL OF THE FINAL CONSTRUCTION PLAN. FINAL CONSTRUCTION PLAN WILL BE REVIEWED FOR COMPLIANCE PER ALL TOWN, COUNTY, AND STATE REGULATIONS IN EFFECT AT TIME OF SUBMITTAL.



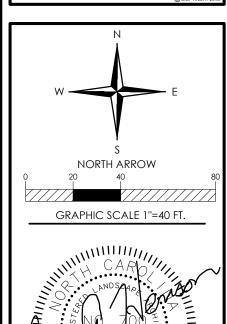
- 1. CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING
- UTILITIES ARE LOCATED PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAGMEN, ETC., AS NECESSARY TO INSURE SAFETY TO
- ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION. 4. SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART P, OR AS AMMENDED.

FILE NAME: C01 - COVER.DWG PROJECT NUMBER: 215061 DATE: 08/10/2015 DRAWN BY: JA

REVISIONS: 08/07/2015 - TOWN / EXPRESS REVIEW COMMENTS







C 28078 C 28078

340 MT. HOLLY-HUNTERSVILLE ROAD, I

REVISIONS:					
08/07/2015 - TOWN / EXPRESS REVIEW COMMENTS					
<u>4</u> 08/10/2015 - NCDOT					

PROJECT NUMBER: 215061

DATE: 08/10/2015 DRAWN BY: JAH

SHEET CO3 OF O5