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# EDWIN BOULDIN ARCHITECT PA

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Project:

## Historic Holly Bend 3701 Neck Road Huntersville, North Carolina 28078

Sheet Title:

Existing Survey

Issue Date:

November 4, 2016

Design Phrase:

Construction Drawings

Revision Date(s):

Sheet Number:

# C-0.0

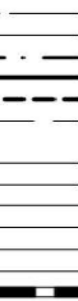
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### LEGEND:

RFP - BACK FLOW PREVENTOR  
C&G - CURB & GUTTER  
CB - CATCH BASIN  
CI - CURB INLET  
CMP - CORRUGATED METAL PIPE  
CP - CALCULATED POINT  
CPP - CORRUGATED PLASTIC PIPE  
CO - CLEAN OUT  
D.B. - DEAD BOOK  
DI - DROP INLET  
DIP - DUCTILE IRON PIPE  
ECM - EXISTING CONCRETE MONUMENT  
EIP - EXISTING IRON PIPE  
EIR - EXISTING IRON ROD  
EEM - EXISTING METAL MONUMENT  
EN - EXISTING NAIL  
EOG - EDGE OF GRAVEL  
EOP - EDGE OF PAVEMENT  
EL - END LINE/VIEW  
FC - FIRE CONNECTION  
FIR - FIRE HYDRANT  
FP - FLAG POLE  
FF - FIRE VALVE  
GDP - GROUND POST  
GLT - GROUND LIGHT  
GM - GAS METER  
GP - GATE POST  
GT - GATE VALVE  
GUP - GUT WIRE  
HVAC - HEATING, VENTILATION, AIR COND.  
HW - HEADWALL  
ICV - IRRIGATION CONTROL VALVE  
JRY - JUNCTION BOX  
LMP - LAMP POST  
LP - LIGHT POLE  
M - MEASURED  
MB - MAILBOX  
MB - MAP BOOK  
MW - MONITORING WELL  
N.G.S. - NATIONAL GEODETIC SURVEY  
NR - NEW IRON ROD  
NN - NEW NAIL  
OHANG - OVERHANG  
PB - POWER BOX  
PIN - PARCEL IDENTIFICATION NUMBER  
PM - POWER METER  
PMH - POWER MANHOLE  
PP - POWER POLE  
PG - PAGE  
PLC - PLASTIC PIPE  
PR - RECORD  
R/W - RIGHT-OF-WAY  
RCP - REINFORCED CONCRETE PIPE  
RW - RETAINING WALL  
SMB - MILLROAD  
SOM - STORM DRAIN MANHOLE  
SMP - MULTI-POST SIGN  
SMH - SANITARY SEWER MANHOLE  
(T) - TOTAL  
TB - TELEPHONE BOX  
TDR - TERRACOTTA PIPE  
TMH - TELEPHONE MANHOLE  
TSB - TRAFFIC SIGNAL BOX  
TVB - CABLE TV BOX  
WB - WATER BOX  
WM - WATER METER  
WSP - WATER SPOUT  
WT - WATER VALVE

### LINE LEGEND:

EASEMENT  
FENCE  
PROPERTY LINE (NOT SURVEYED)  
RIGHT-OF-WAY  
RIGHT-OF-WAY (NOT SURVEYED)  
SEWER  
CABLE TV LINE  
FIBER OPTIC LINE  
GAS LINE  
POWER LINE  
POWER LINE (UNDERGROUND)  
SANITARY SEWER PIPE  
STORM DRAIN PIPE  
STORM DRAIN PIPE > 12"



### TREE LEGEND:

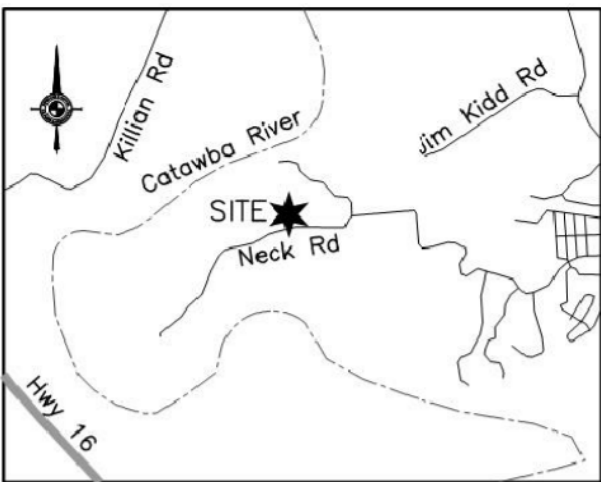
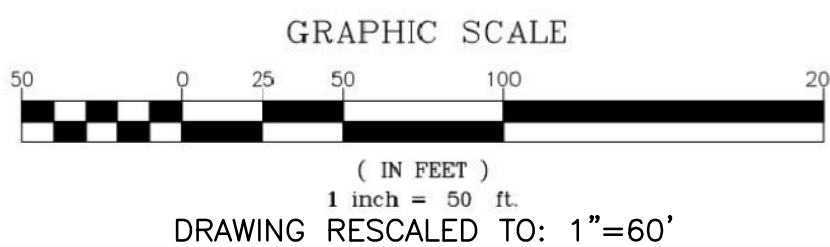
BCU - BEECH  
BRC - BIRCH  
BRAD - BRADFORD PEAR  
CDB - CEDAR  
CHY - CHERRY  
CMP - CRAPPE MYRTLE  
DOW - DOGWOOD  
HIC - HICKORY  
HOL - HOLLY  
LOC - LOCUST  
MAG - MAGNOLIA  
MAP - MAPLE  
PEC - PECAN  
PIN - PINE  
POP - POPLAR  
SYC - SYCAMORE  
WLN - WALNUT  
WLC - WILD CHERRY

### UTILITIES:

POWER  
ELECTRICITIES  
(704) 555-5555  
TELEPHONE  
BELL SOUTH TELECOMMUNICATIONS  
1-888-757-6590  
WATER & SEWER  
CHAR-MECK UTILITY DEPT. (CM/D)  
(704) 536-2564 WATER  
(704) 557-0064 SEWER  
GAS  
PIEDMONT NATURAL GAS CO  
1-800-752-7504  
CABLE TELEVISION  
TIME WARNER CABLE  
1-800-992-2233



Know what's below.  
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### NOTES:

- THIS PLAN IS NOT FOR RECORDATION AS PER G.S. 47-30 AS AMENDED.
- ALL CORNERS MONUMENTED AS SHOWN.
- NO RECOVERABLE NGS MONUMENT LOCATED WITHIN 2.000 FEET OF SUBJECT PROPERTY.
- THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP IS APPROXIMATE, BASED ON INFORMATION PROVIDED BY OTHERS OR BY FIELD LOCATION. UTILITY LOCATIONS AS SHOWN HEREON ARE INTENDED FOR PLANNING ONLY. ACTUAL LOCATION, SIZE, OR DEPTH OF LINE SHOULD BE VERIFIED WITH THE INDIVIDUAL UTILITY COMPANY BEFORE CONSTRUCTION.
- THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT REPORT. R.B. PHARR & ASSOCIATES, P.A. DOES NOT CLAIM THAT ALL MATTERS OF RECORD WHICH MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY ARE SHOWN HEREON.
- ELEVATIONS BASED ON N.G.S. MONUMENT "M 620", ELEVATION = 717.98 FEET, NAD 83.
- BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.
- THE OFF-SITE RIGHT-OF-WAY SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERGROUND CERTIFIES ONLY TO THE RIGHT-OF-WAY SURVEYED AND DOES NOT CERTIFY TO THE RIGHT OF WAY WIDTH OF ANY ADJACENT PROPERTIES.
- NO BOUNDARY SURVEY WAS PERFORMED. ALL BOUNDARY LINES SHOWN HEREON ARE TAKEN FROM MAP BOOK 52, PAGE 37.

### ZONING:

ZONING RESTRICTIONS AS PER ZONING ORDINANCE.  
SUBJECT PROPERTY ZONE: R (RURAL DISTRICT)  
MINIMUM SETBACK: 40'  
MINIMUM SIDE YARD: 30'  
MINIMUM REAR YARD: 40'

FOR FURTHER INFORMATION CONTACT THE TOWN OF HUNTERSVILLE ZONING DEPARTMENT AT 704-875-7000.

### GPS CERTIFICATION:

I, C. CLARK NELSON, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:  
(1) CLASS OF SURVEY: A1 (1000)  
(2) POSITIONAL ACCURACY: NORTH=0.003; EAST=0.0035; ELEV.=0.0275  
(3) TYPE OF GPS FIELD PROCEDURE: REAL-TIME KINEMATIC, ONLINE POSITION CORRECTION SERVICE  
(4) DATES OF SURVEY: 02/19/2014  
(5) DATUM/EPOCH: NAD 83 (EPOCH=1988)  
(6) PUBLISHED FIXED-CONTROL USE: NGS MONUMENT "M 620"  
(7) GOOD MODEL: GEODATA/CONUS  
(8) COMBINED GRID FACTORS: 0.9998457  
(9) UNITS: US SURVEY FEET



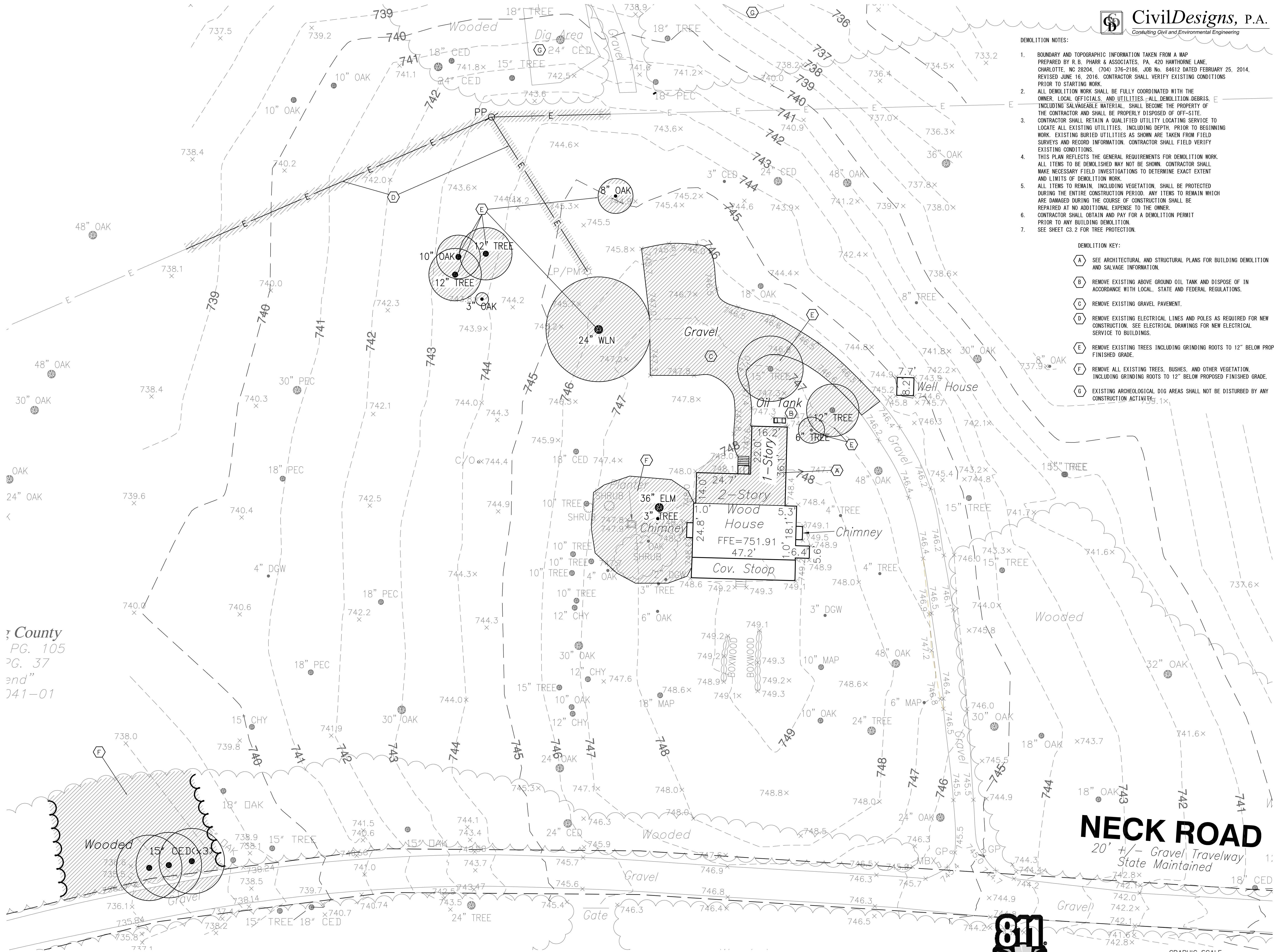
SIGNED: Andrew B. Pharr

THIS IS TO CERTIFY THAT ON THE 25TH DAY OF FEBRUARY, 2014, THIS MAP WAS PREPARED UNDER MY SUPERVISION AND THAT NO BOUNDARY WAS PERFORMED IN ITS PREPARATION. THE PURPOSE OF THIS MAP IS TO SHOW TOPOGRAPHICAL AND PHYSICAL FEATURES ONLY. AND IT DOES NOT MEET THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA. BOARD RULE IS 100-01 NC-16, AND IS NOT INTENDED TO BE USED FOR RECORDATION, CONVEYANCES, OR SALES. HOWEVER THE POSITIONAL AND VERTICAL ACCURACY OF THE PHYSICAL AND TOPOGRAPHICAL FEATURES SHOWN ARE RELIABLE AND MEET THE ACCURACY STANDARDS OF THE AFORESAID STANDARDS OF PRACTICE.

FLOOD CERTIFICATION  
THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED MARCH 2, 2009.  
MAP NUMBER: 3710461000; ZONE "AE"

REVISIONS		SURVEY PREPARED FOR:	
2/29/16	- ADD ADDITIONAL TOPOGRAPHY.	<b>MECKLENBURG COUNTY</b> 3701 NECK ROAD LONG CREEK TOWNSHIP, MECKLENBURG COUNTY DEED REFERENCE: BOOK 25166, PAGE 105 MAP REFERENCE: BOOK 52, PAGE 37 TAX PARCEL NO: 015-041-01	
6/16/16	- ADD ADDITIONAL TOPOGRAPHY.	<b>R.B. PHARR &amp; ASSOCIATES, P.A.</b> SURVEYING & MAPPING 420 HAWTHORNE LANE CHARLOTTE, N.C. 28204 TEL (704) 376-2186 SCALE: 1" = 50' DATE: FEB 25, 2014 FILE NO. W-4520 JOB NO. 84612	
CREW:	DRABE: NM	REVISED: NM/BZM	NOTED: 6/16/2016 6/16/16/84612/2/000/84612.DWG





DEMOLITION NOTES:

1. BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A MAP PREPARED BY R. B. PHARR & ASSOCIATES, PA, 420 HAWTHORNE LANE, CHARLOTTE, NC 28204. (704) 376-2186, JOB No. 84612 DATED FEBRUARY 25, 2014, REVISED JUNE 16, 2016. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO STARTING WORK.
2. ALL DEMOLITION WORK SHALL BE FULLY COORDINATED WITH THE OWNER, LOCAL OFFICIALS, AND UTILITIES. ALL DEMOLITION DEBRIS, INCLUDING SALVAGEABLE MATERIAL, SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE PROPERLY DISPOSED OF OFF-SITE.
3. CONTRACTOR SHALL RETAIN A QUALIFIED UTILITY LOCATING SERVICE TO LOCATE ALL EXISTING UTILITIES, INCLUDING DEPTH, PRIOR TO BEGINNING WORK. EXISTING BURIED UTILITIES AS SHOWN ARE TAKEN FROM FIELD SURVEYS AND RECORD INFORMATION. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS.
4. THIS PLAN REFLECTS THE GENERAL REQUIREMENTS FOR DEMOLITION WORK. ALL ITEMS TO BE DEMOLISHED MAY NOT BE SHOWN. CONTRACTOR SHALL MAKE NECESSARY FIELD INVESTIGATIONS TO DETERMINE EXACT EXTENT AND LIMITS OF DEMOLITION WORK.
5. ALL ITEMS TO REMAIN, INCLUDING VEGETATION, SHALL BE PROTECTED DURING THE ENTIRE CONSTRUCTION PERIOD. ANY ITEMS TO REMAIN WHICH ARE DAMAGED DURING THE COURSE OF CONSTRUCTION SHALL BE REPAIRED AT NO ADDITIONAL EXPENSE TO THE OWNER.
6. CONTRACTOR SHALL OBTAIN AND PAY FOR A DEMOLITION PERMIT PRIOR TO ANY BUILDING DEMOLITION.
7. SEE SHEET C3.2 FOR TREE PROTECTION.

DEMOLITION KEY:

- (A) SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR BUILDING DEMOLITION AND SALVAGE INFORMATION.
- (B) REMOVE EXISTING ABOVE GROUND OIL TANK AND DISPOSE OF IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS.
- (C) REMOVE EXISTING GRAVEL PAVEMENT.
- (D) REMOVE EXISTING ELECTRICAL LINES AND POLES AS REQUIRED FOR NEW CONSTRUCTION. SEE ELECTRICAL DRAWINGS FOR NEW ELECTRICAL SERVICE TO BUILDINGS.
- (E) REMOVE EXISTING TREES INCLUDING GRINDING ROOTS TO 12" BELOW PROPOSED FINISHED GRADE.
- (F) REMOVE ALL EXISTING TREES, BUSHES, AND OTHER VEGETATION, INCLUDING GRINDING ROOTS TO 12" BELOW PROPOSED FINISHED GRADE.
- (G) EXISTING ARCHEOLOGICAL DIG AREAS SHALL NOT BE DISTURBED BY ANY CONSTRUCTION ACTIVITIES.

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County  
PG. 105  
G. 37  
nd"  
41-01

**EDWIN  
BOULDIN  
ARCHITECT PA**

747 SUMMIT STREET  
WINSTON-SALEM, NC 27101  
336.725.5386

Project:

**Historic Holly Bend**  
3701 Neck Road  
Huntersville, North Carolina 28078

Sheet Title:

**Existing Conditions/  
Demolition Plan**

Issue Date:

**November 4, 2016**

Design Phrase:

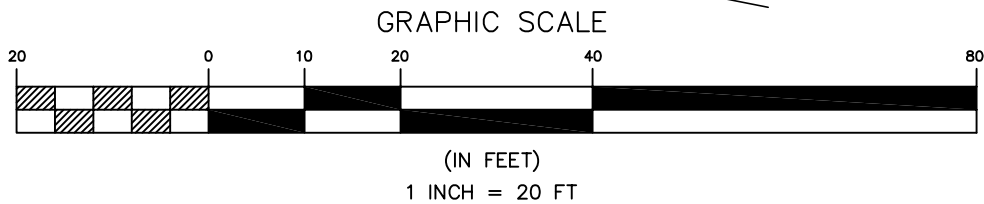
**Construction Drawings**

Revision Date(s):

Sheet Number:

**C-1.1**

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GENERAL NOTES:

- CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING ANY EXCAVATION.
- BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A MAP PREPARED BY R. B. PHARR & ASSOCIATES, PA, 420 HAWTHORNE LANE, CHARLOTTE, NC 28204, (704) 376-2186, JOB No. 84612 DATED FEBRUARY 25, 2014, REVISED JUNE 16, 2016. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO STARTING WORK.
- THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD ZONE AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP No. 3710461000L DATED MARCH 2, 2009. DIMENSIONS ARE TO PROPERTY LINE, EDGE OF PAVEMENT, CENTERLINE OF STRIPE, OR FACE OF BUILDING/STRUCTURE UNLESS OTHERWISE NOTED.
- SEE ARCHITECTURAL PLANS FOR BUILDING INFORMATION.

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Project:

**Historic Holly Bend**  
3701 Neck Road  
Huntersville, North Carolina 28078

Sheet Title:

**Site Plan**

Issue Date:

**November 4, 2016**

Design Phrase:

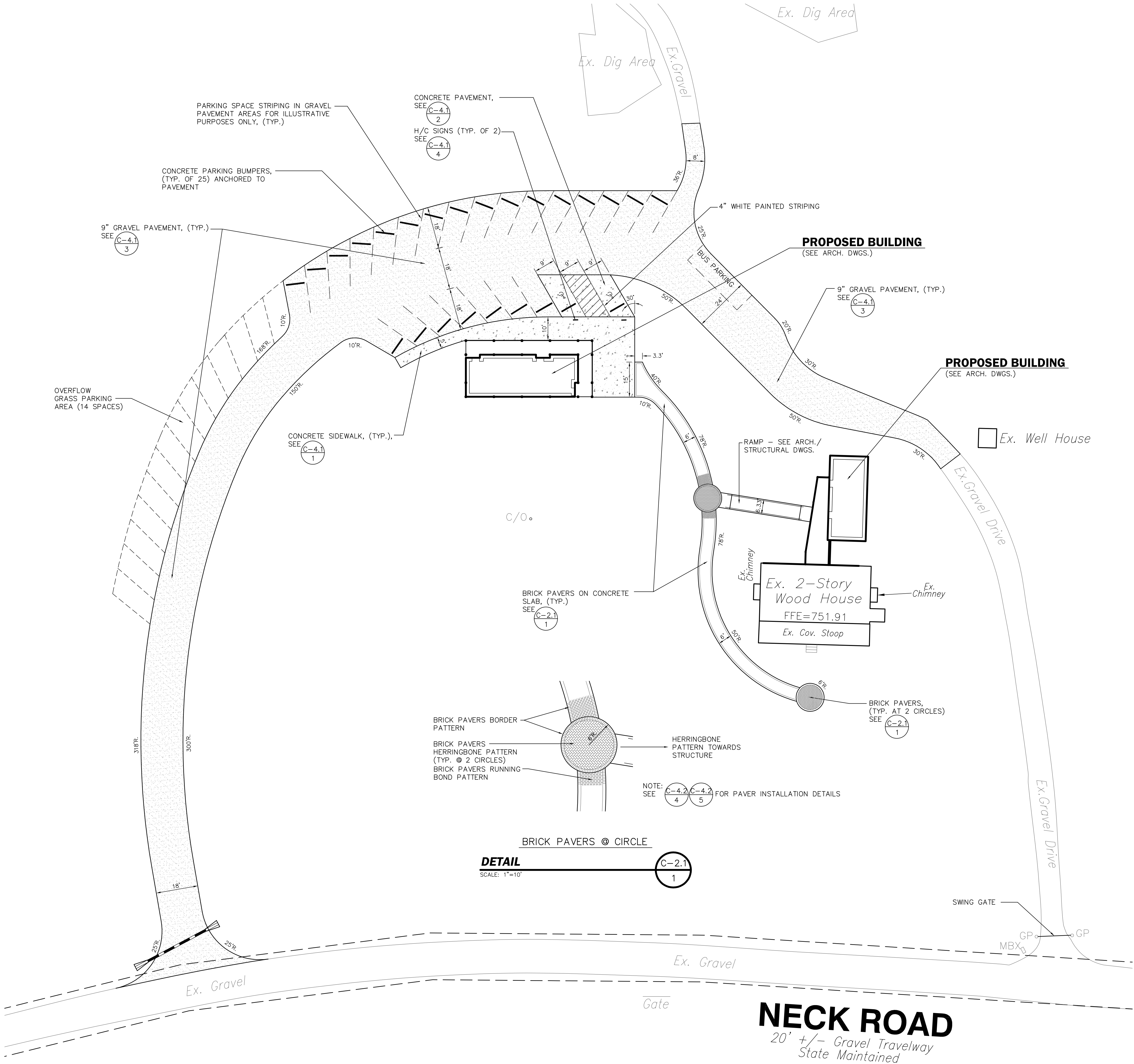
**Construction Drawings**

Revision Date(s):

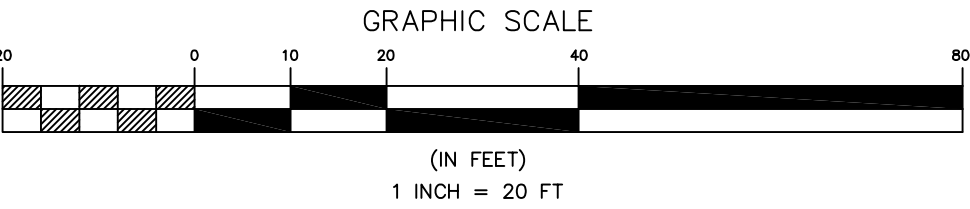
Sheet Number:

**C-2.1**

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SITE ALLOWABLE BUA SUMMARY CHART PIN 013-041-01	
SITE AREA	674,813 S.F.
ROADS/PARKING	23,039 S.F.
CURB & GUTTER	N/A
SIDEWALK/CONC. PADS	2,722 S.F.
BUILDINGS	4,875 S.F.
ETC...	N/A
TOTAL MAX. SITE BUA 4.5% - 30,636 S.F.	
NOTE THAT A BUA AS-BUILT SURVEY SHALL BE PROVIDED PRIOR TO ISSUANCE OF A C.O.	





GENERAL NOTES:

- CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING ANY EXCAVATION.
- BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A MAP PREPARED BY R.B. PHARR & ASSOCIATES, PA, 420 HAWTHORNE LANE, CHARLOTTE, NC 28204, (704) 376-2186, JOB No. 84612 DATED FEBRUARY 25, 2014, REVISED JUNE 16, 2016, CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO STARTING WORK.
- THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD ZONE AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP No. 3710461000L DATED MARCH 2, 2009.

GENERAL ACCESSIBILITY NOTES:

- THE CONTRACTOR SHALL PROVIDE THE FOLLOWING:
  - GRADES IN PROPOSED HANDICAP PARKING SPACES AND ACCESS AISLES SHALL NOT EXCEED 2 PERCENT IN ANY DIRECTION, INCLUDING THE DIAGONAL.
  - THERE SHALL BE NO DESIGNATED PEDESTRIAN ROUTES/SIDEWALKS WITHIN THE SITE, EXCEPT WHERE LABELED AS A RAMP WITH RAILS, WHICH EXCEED A 5 PERCENT SLOPE IN THE DIRECTION OF TRAVEL AND A 2 PERCENT CROSS SLOPE.
  - ALL PEDESTRIAN ROUTES GREATER THAN 5 PERCENT ARE DESIGNATED AS RAMPS AND INDICATE SLOPES, LEVEL LANDINGS AT THE TOP AND BOTTOM OF EACH RUN (MAXIMUM 2 PERCENT SLOPE IN ANY DIRECTION INCLUDING THE DIAGONAL), RAILINGS/GUARDRAILS, AND SHALL COMPLY WITH THE NC BUILDING CODE.
  - PROVIDE LEVEL TURNING AREAS, MAXIMUM 2 PERCENT SLOPE IN ALL DIRECTIONS INCLUDING THE DIAGONAL, ON ALL PROPOSED SIDEWALKS WHERE A PROPOSED INTERSECTING SIDEWALK CONNECTS.
  - PROPOSED LANDINGS OUTSIDE OF ALL PROPOSED DOORS SHALL BE SIZED PER THE NORTH CAROLINA BUILDING CODE, SHALL MATCH THE BUILDING FINISHED FLOOR ELEVATION, AND SHALL NOT EXCEED 2 PERCENT IN ANY DIRECTION INCLUDING THE DIAGONAL.
- IF ANY GRADES, NOTES, OR INSTRUCTIONS SHOWN ON THESE PLANS CONFLICT WITH NOTES ABOVE, THEN THE MORE STRINGENT OF THE TWO SHALL APPLY. IF THE CONTRACTOR HAS ANY QUESTIONS, HE SHALL CONTACT THE ENGINEER OF RECORD PRIOR TO STARTING THAT PHASE OF WORK.

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Project:

**Historic Holly Bend**  
3701 Neck Road  
Huntersville, North Carolina 28078

Sheet Title:

**Grading and Drainage Plan**

Issue Date:

**November 4, 2016**

Design Phrase:

**Construction Drawings**

Revision Date(s):

Sheet Number:

**C-3.1**

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