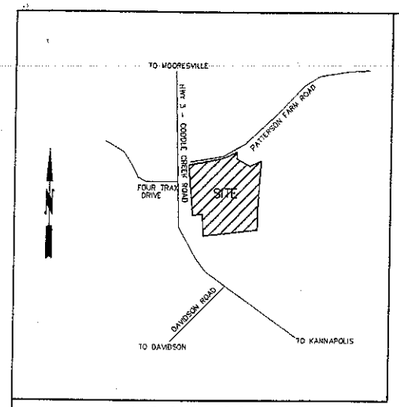
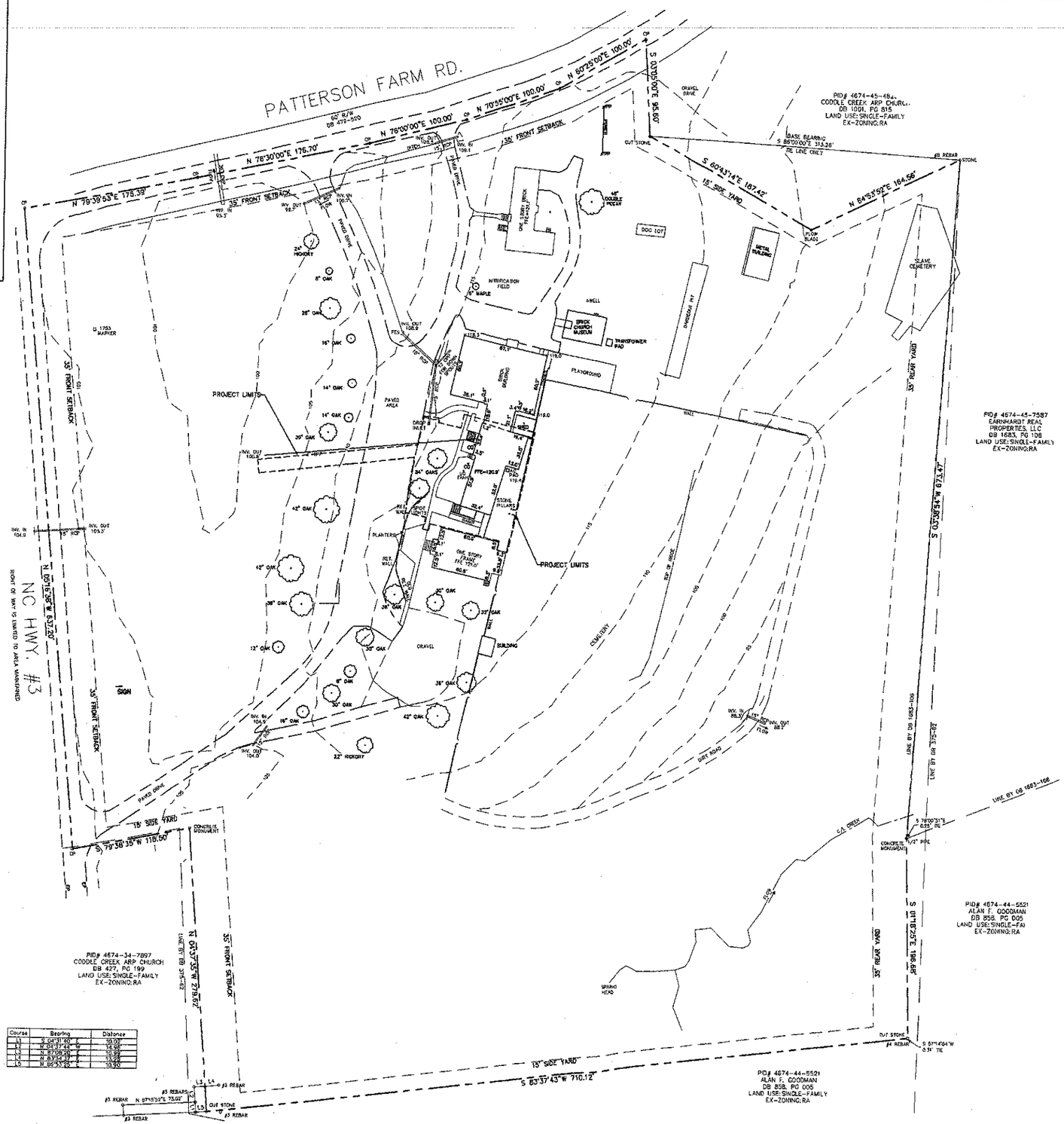


Vicinity Map

SCALE: N.T.S.



Course	Bearing	Distance
L1	S 04°31'40" E	10.09'
L2	N 04°37'44" W	14.98'
L3	N 87°59'50" E	10.99'
L4	N 83°34'37" E	11.08'
L5	N 86°53'55" E	10.90'

SITE DATA TABLE

PROJECT NAME: CODDLE CREEK CHURCH
PROJECT ADDRESS: CODDLE CREEK HIGHWAY AND PATTERSON FARM ROAD, IREDELL COUNTY, NC
TAX PARCEL ID#: 4674-45-1238

AREA: 14.57 AC

OWNER: CODDLE CREEK ARP CHURCH
DB 375 PG 62

AGENT: NEILL FORTUNE
FORTUNE ARCHITECTS
8510 MCALPINE PARK DRIVE
CHARLOTTE, NC 28211
704-681-9800

PLANS PREPARED BY:
HENSONFOLEY
10224 HICKORYWOOD HILL AVENUE
SUITE 101A
HUNTERSVILLE, NC 28078
704-875-1615

ARCHITECT: NEILL FORTUNE
FORTUNE ARCHITECTS
8510 MCALPINE PARK DRIVE
CHARLOTTE, NC 28211
704-681-9800

ZONING: RESIDENTIAL AGRICULTURAL (RA)
JURISDICTION: IREDELL COUNTY
EXISTING LAND USE: CHURCH
PROPOSED LAND USE: CHURCH RENOVATION

BUILDING HEIGHT: 35' MAX
BUILDING COVERAGE: 20,000 SQ.FT. MIN.

YARD REQUIREMENTS: BUILDING
FRONT: 35'
SIDE: 15'
REAR: 35'

PARKING REQUIREMENTS:
REQUIRED: 1 SPACE PER 4 SEATS IN THE LARGEST ASSEMBLY ROOM.
PROVIDED: EXISTING PARKING LOT SHALL SATISFY ALL PARKING REQUIREMENTS.

SCREENING & BUFFERS:
EXISTING BUFFERS AND PARKING LOT SCREENING SHALL SATISFY ALL REQUIREMENTS OF THE IREDELL COUNTY ZONING ORDINANCE.

GENERAL NOTES:

1. PROPERTY LINE AND RIGHT-OF-WAY MONUMENTS SHALL NOT BE DISTURBED BY CONSTRUCTION. IF DISTURBED, THEY SHALL BE RESET TO THEIR ORIGINAL LOCATIONS AT THE CONTRACTOR'S EXPENSE BY A REGISTERED LAND SURVEYOR.

2. ALL CONSTRUCTION SHALL COMPLY WITHIN IREDELL COUNTY AND THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION STANDARDS.

3. BUILDING DIMENSIONS SHOWN ON THE CIVIL ENGINEERING PLANS ARE FOR REFERENCE PURPOSES ONLY. CONTRACTOR SHALL USE THE ARCHITECTURAL AND STRUCTURAL PLANS FOR EXACT BUILDING DIMENSIONS.

4. ALL BUILDING DIMENSIONS ARE REFERENCED TO THE OUTSIDE FACE OF STRUCTURE.

5. ALL DISTURBANCE INCURRED TO ANY ADJOINING PROPERTY DUE TO CONSTRUCTION OR DEMOLITION SHALL BE RESTORED TO THE PREVIOUS CONDITION OR BETTER, AND TO THE SATISFACTION OF THE TOWN OR STATE AUTHORITY.

6. INFORMATION ON EXISTING UTILITIES HAS BEEN COMPILED FROM AVAILABLE INFORMATION INCLUDING UTILITY COMPANY AND MUNICIPAL RECORD MAPS AND FIELD SURVEY AND IS NOT GUARANTEED CORRECT AND COMPLETE. UTILITIES ARE SHOWN TO ALERT THE CONTRACTOR TO THEIR PRESENCE AND THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UTILITIES INCLUDING SERVICES. PRIOR TO DEMOLITION OR CONSTRUCTION, THE CONTRACTOR SHALL CONTACT "DIG SAFE" 72 HOURS BEFORE COMMENCEMENT OF WORK AT 1-800-632-4949 AND VERIFY ALL UTILITY LOCATIONS.

7. THE CONTRACTOR SHALL ABIDE BY ALL OSHA, FEDERAL, STATE AND LOCAL REGULATIONS WHEN OPERATING CRANES, BOOMS, HOISTS, ETC., IN CLOSE PROXIMITY TO OVERHEAD ELECTRIC LINES. IF CONTRACTOR MUST OPERATE EQUIPMENT CLOSE TO ELECTRICAL LINES, CONTACT POWER COMPANY TO MAKE ARRANGEMENTS FOR PROPER SAFEGUARDS.

8. THE CONTRACTOR SHALL OBTAIN NCDOT PERMITS FOR WORK WITHIN THE ROAD RIGHT-OF WAYS, INCLUDING LOCAL CURB CUT PERMIT, SEWER AND WATER CONNECTION PERMIT AND EROSION CONTROL BOND IF REQUIRED BEFORE THE START OF ANY ACTIVITY. THE CONTRACTOR SHALL POST ALL BONDS, PAY ALL FEES, PROVIDE PROOF OF INSURANCE, AND PROVIDE TRAFFIC PROTECTION NECESSARY FOR THE WORK.

9. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC DEVICES FOR PROTECTION OF VEHICLES AND PEDESTRIANS CONSISTING OF DRUMS, BARRIERS, SIGNS, LIGHTS, FENCES AND UNIFORMED TRAFFIC OFFICERS OR REQUIRED BY THE LOCAL GOVERNING AUTHORITY.

10. ALL MATERIAL SCHEDULES SHOWN ON THE PLANS ARE FOR GENERAL INFORMATION ONLY. THE CONTRACTOR SHALL PREPARE HIS OWN MATERIAL SCHEDULES BASED UPON HIS PLAN REVIEW. ALL SCHEDULES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO ORDERING MATERIALS OR PERFORMING WORK.

11. NON-STANDARD ITEMS (I.E. PAVERS, IRRIGATION SYSTEMS, ETC.) IN THE RIGHT-OF-WAY REQUIRE A RIGHT-OF-WAY ENCROACHMENT AGREEMENT WITH THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION BEFORE INSTALLATION.

12. CONTACT THE UTILITY COMPANY TO RELOCATE ANY EXISTING UTILITY POLES. ALL EXISTING FACILITIES WHICH CONFLICT WITH THE IMPROVEMENTS UNDER THE SCOPE OF THIS PROJECT MUST BE RELOCATED AT THE EXPENSE OF THE APPLICANT.

13. SITE IS NOT LOCATED WITHIN THE REGULATORY FLOODPLAIN AS SHOWN ON THE FEMA FLOOD HAZARD BOUNDARY MAP FOR IREDELL COUNTY.

CONSTRUCTION SCHEDULE

BEGIN: OCTOBER 2010
COMPLETION: SEPTEMBER 2011

IF ANY CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED, EITHER ON THE CONSTRUCTION DOCUMENTS OR THE FIELD CONDITIONS, THE CONTRACTOR MUST NOTIFY HENSON DESIGN, INC IMMEDIATELY, AND SHALL NOT COMMENCE CONSTRUCTION UNTIL THE CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE RESOLVED.

HensonFoley
Landscape Architecture | Civil Engineering
10224 Hickorywood Hill Avenue, Suite 101A, Huntersville, NC 28078
p: 704.875.1615 | f: 704.875.0589 | www.hensonfoley.com

NORTH ARROW
Graphic Scale 1" = 10 ft.

NORTH CAROLINA LANDSCAPE ARCHITECT SEAL 2458
SEAL

Coddle Creek ARP Church
Parcel ID# 4674-45-1238
Mooresville, NC

Site Plan

Revisions:

Bid Plans:

File Name: base-21002.dwg
Project Number: 21002
Date: October 2010 Drawn By: JAH
Sheet 1 of 1