



## COUNTY OF LINCOLN, NORTH CAROLINA

302 NORTH ACADEMY STREET, SUITE A, LINCOLNTON, NORTH CAROLINA 28092

PLANNING AND INSPECTIONS DEPARTMENT  
704-736-8440 OFFICE  
704-732-9010 FAX

To: Alex Patton, Board of Commissioners Chairman  
George Wood, County Manager  
Jeff Frushtick, Planning Board Chairman

From: Randy Hawkins, Zoning Administrator

Date: July 18, 2012

Re: Watershed Conditional Use Permit #13  
Damon Lusk, applicant  
Parcel ID# 32374

*The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on August 6, 2012.*

### REQUEST

The applicant is requesting a conditional use permit to allow the use of the high-density option in the WS-IV Protected Area of the Catawba/Lake Norman Watershed. The applicant is proposing to develop a 1.36-acre parcel with a 19,500-square-foot building, driveways and parking areas. The high-density option would allow the development to have a built-upon surface area covering up to 70 percent of the site, with the use of engineered stormwater controls. (Otherwise, in this watershed district, non-residential developments that require an erosion control plan are limited to a built-upon area of 36 percent.)

### SITE AREA AND DESCRIPTION

The 1.36-acre parcel is located on the north side of N.C. 16 Business about midway between its intersections with Denver Industrial Park Road in Catawba Springs Township. It was rezoned from B-G (General Business) to CU I-G (Conditional Use General Industrial) in May to permit an office/warehouse for building material sales. It is adjoined by property zoned B-G, I-G and B-N (Neighborhood Business). Land uses in this area include industrial, business and residential. This property is part of an area designated by the Lincoln County Land Use Plan as industrial.

## HIGH-DENSITY OPTION REQUIREMENTS

Under the water-supply watershed regulations of the Lincoln County Unified Development Ordinance, the Catawba/Lake Norman Watershed is designated for the use of the high-density option. The option requires the use of stormwater control structures to control and treat the runoff from the first one-inch of rain. The structures must be designed to meet the Best Management Practices (BMP) standards of the N.C. Department of Environment and Natural Resources. In this case, two bioretention areas are proposed.

The regulations require the developer to post a bond or other financial security in an amount not less than 1.25 times the cost of constructing the necessary stormwater control structures. In addition, a binding agreement must be signed, requiring the owner to maintain, repair and, if necessary, reconstruct the structures in accordance with an approved operations and maintenance plan.

**LINCOLN COUNTY PLANNING BOARD'S**  
**RECOMMENDATIONS ON FINDINGS OF**  
**FACT FOR A CONDITIONAL USE PERMIT**

Application # WSCUP #13 Date August 6, 2012

Applicant Name Damon Lusk

Applicant 3400 Denver Dr., Denver, NC 28037

Property Location North N.C. 16 Business (PID# 32374) Zoning CU I-G

Proposed Conditional Use high-density option for office/warehouse for building material sales

**FINDINGS OF FACT**

1. The use will not materially endanger the public health or safety if located where proposed and developed according to plan. YES \_\_\_\_\_ NO \_\_\_\_\_  
FACTUAL REASON CITED: \_\_\_\_\_  
\_\_\_\_\_
2. The use meets all required conditions and specifications. YES \_\_\_\_\_ NO \_\_\_\_\_  
FACTUAL REASON CITED: \_\_\_\_\_  
\_\_\_\_\_
3. The use will not substantially injure the value of adjoining or abutting property unless the use is a public necessity  
YES \_\_\_\_\_ NO \_\_\_\_\_  
FACTUAL REASON CITED: \_\_\_\_\_  
\_\_\_\_\_
4. The location and character of use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located and will be in general conformity with the Land Use Plan for the area in question.  
YES \_\_\_\_\_ NO \_\_\_\_\_  
FACTUAL REASON CITED: \_\_\_\_\_  
\_\_\_\_\_

After having held a Public Hearing on \_\_\_\_\_ and in light of the Findings of Facts listed herein, the following action was taken by the Lincoln County Planning Board:

\_\_\_\_\_

\_\_\_\_\_

In recommending such Conditional Use Permit, the following conditions were recommended by the Lincoln County Planning Board:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



## **Watershed Conditional Use Permit**

### **Application**

Lincoln County Planning and Inspections Department  
Zoning Administrator  
302 N. Academy St., Suite A, Lincolnton, NC 28092

#### **PART I**

Applicant Name Damon Lusk

Applicant Address 3400 Denver Drive, Denver NC 28037

Applicant Phone Number 704-489-2101

Property Owner Name Lusk Construction, Inc.

Property Owner Address Same as Applicant

Property Owner Phone Number Same as Applicant

#### **PART II**

Property Location 4052 N NC HWY 16

Property ID (10 digits) 3695-36-7135 Property size 1.36 Acres

Parcel # (5 digits) 32374 Deed Book(s) 2273 Page(s) 259

#### **PART III**

Watershed District WS-IV

Briefly describe how the property is being used and any existing structures.

The site was previously developed with a single family residence, a mobile home, and various out buildings. The existing structures have been removed. A well house and septic system remain.

Briefly describe the proposed project and the why it would require a Watershed Conditional Use Permit. The proposed development will include the construction of a 19,500 sf building to include office space, and warehousing for the sales and prefabrication of steel products. Other improvements include paved parking and driveways, stormwater water quality controls, and landscaping. An impervious coverage of 69.2% is proposed which requires a watershed conditional use permit.

**\$1,000.00 APPLICATION FEE MUST BE RECEIVED BEFORE PROCESSING.**

*I hereby certify that all knowledge of the information provided for this application and attachments is true and correct to the best of my knowledge.*

Applicant's Signature

Date

6-19-12

**APPLICANT'S PROPOSED FINDINGS OF FACT**  
**FOR A CONDITIONAL USE PERMIT**

Application No. **WSCUP #13**

Applicant **Damon Lusk**

Applicant's Address **3400 Denver Drive, Denver, NC 28037**

Property Location: **N.C. 16 Business (Parcel ID# 32374)**

Proposed Conditional Use **high-density option in Catawba/Lake Norman Watershed for office/warehouse for building material sales**

**PROPOSED FINDINGS**

1. The use will not materially endanger the public health or safety if located where proposed and developed according to plan.

**The zoning of the property limits the use to an office/warehouse for building material sales. A driveway permit will be obtained from NCDOT. The building will meet the state building code.**

2. The use meets all required conditions and specifications.

**The stormwater plans have been reviewed by an independent engineer and by county staff for compliance with requirements for the high-density option.**

3. The use will not substantially injure the value of adjoining or abutting property unless the use is a public necessity.

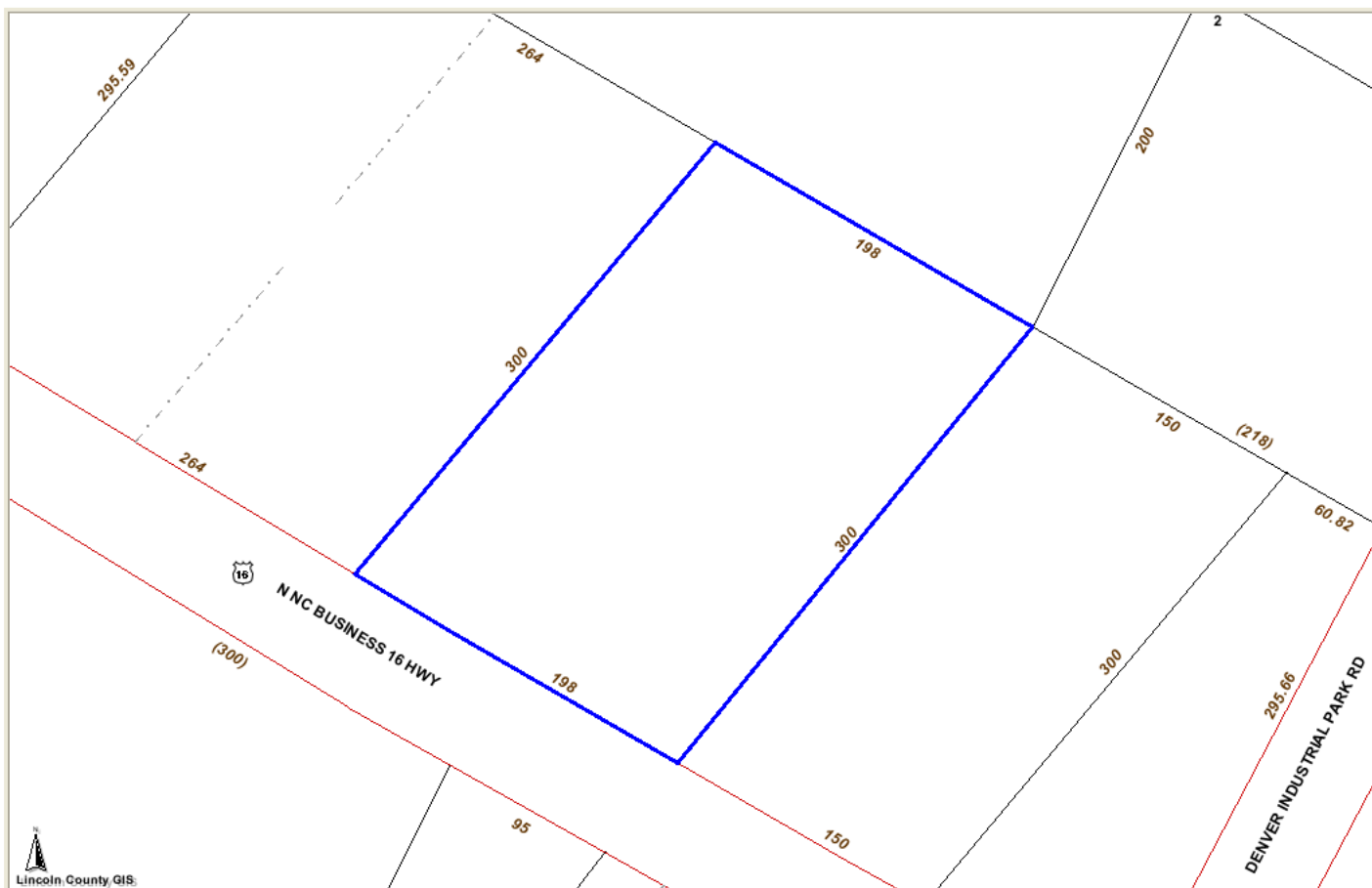
**The properties on both sides of this property and on the opposite side of the highway are zoned business. The plan includes buffers along both sides and along the highway. The properties to the rear of this property are zoned industrial and contain industrial uses.**

4. The location and character of use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located and will be in general conformity with the Land Use Plan for the area in question.

**This is an existing industrial/commercial area. This property is part of an area designated by the Land Use Plan as industrial.**



**Office of the Tax Administrator, GIS Mapping Division**  
Lincoln County and its mapping contractors assume no legal responsibility for the information contained on this map. This map is not to be used for land conveyance. The map is based on NC State Plane Coordinate System 1983 NAD.  
**Date: 7/16/2012      Scale: 1 Inch = 100 Feet**



### PARCEL INFORMATION FOR 3695-36-7135



32374

<b>Parcel ID</b>	<b>32374</b>	<b>Owner</b>	LUSK CONSTRUCTION LLC		
<b>Map</b>	<b>3695-10</b>	<b>Mailing</b>	3400 DENVER DR		
<b>Account</b>	0212726	<b>Address</b>	DENVER NC 28037-7206		
<b>Deed</b>	2273-259	<b>Recorded</b>	10/7/2011	<b>Sale Price</b>	\$125,000
<b>Land Value</b>	\$217,000	<b>Total Value</b>	\$217,000	<b>Previous Parcel</b>	
----- All values are for tax year 2012. -----					
<b>Description</b>	SHELTON LD HWY 16			<b>Deed Acres</b>	1.36
<b>Address</b>	4052 N NC 16 HWY			<b>Tax Acres</b>	1.34
<b>Township</b>	CATAWBA SPRINGS		<b>Tax/Fire District</b>	DENVER / EL SEWER	
<b>Improvement</b>	No Improvements				
<b>Zoning</b>	<b>Calculated</b>	<b>Voting Precinct</b>	<b>Calculated Acres</b>		
<b>District</b>	<b>Acres</b>	DENVER (DN29)	1.09		
I-G CU	1.34	DENVER WEST (DW28)	0.25		
<b>Watershed Class</b>		<b>Sewer District</b>			
WS-IVP	1.34	In the sewer District	1.34		
<b>2000 Census County</b>		<b>Tract</b>	<b>Block</b>		
37109		071100	1003	1.34	
<b>Flood</b>	<b>Zone Description</b>	<b>Panel</b>			
X	NO FLOOD HAZARD	3710369500	1.34		



**STORMWATER NARRATIVE  
AND  
EROSION CONTROL REPORT  
FOR  
RACE CITY STEEL SITE DEVELOPMENT PLAN**

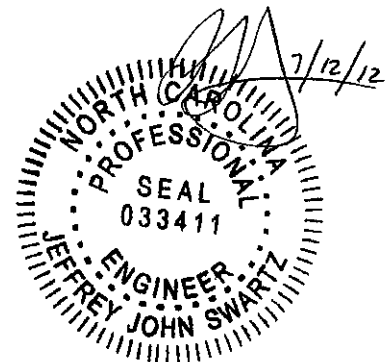
**LINCOLN COUNTY  
DENVER, NORTH CAROLINA**

**APPLICANT:  
LUSK CONSTRUCTION, INC.  
CONTACT: DAMON LUSK  
3400 DENVER DRIVE  
DENVER, NC 28037  
704-489-2101  
damon@rcssteelandaluminum.com**

**JUNE 14, 2012  
Revised July 12, 2012**

**PROJECT No. 6192.0312CD**

**PREPARED BY:  
CES GROUP ENGINEERS, LLP  
FIRM LICENSE #: F-1240  
274 N. HWY 16, SUITE 300  
DENVER, NC 28037  
704-489-1500  
CONTACT: JEFF SWARTZ, PE, LEED AP  
jswartz@ces-group.net**





**STORMWATER NARRATIVE AND EROSION CONTROL REPORT  
FOR  
RACE CITY STEEL SITE DEVELOPMENT PLAN**

**LINCOLN COUNTY  
DENVER, NORTH CAROLINA**

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**PROJECT NARRATIVE**

Lusk Construction, Inc. is proposing a new office, warehouse and prefabrication facility for Race City Steel on approximately 1.36 acres. The site is located in Denver, NC and is proposing access onto NC HWY 16. Based on aerial photographs, the site was previously developed with a single family residence, a mobile home, and out buildings. The proposed development will include a 19,500 square foot building, paved parking and driveways, landscaping and bioretention areas to meet storm water quality requirements. The proposed impervious coverage is 69.2 percent.

The site is located within the Mundy Creek watershed (a tributary of the Catawba River Basin). All receiving waters are classified as Class B, Water Supply (WS-IV). Approximately 1.4 acres will be disturbed during the project.

No stream impacts are proposed. According to the USDA Soil Survey, no hydric soils are located within the site. Also according to the USDA Soil Survey, there is no high water table or shallow bedrock expected. The site is gently sloping. The site is not located within a floodplain.

**STORMWATER NARRATIVE**

Stormwater runoff from the site will be treated by two bioretention areas with pretreatment by grass and gravel filter strips. The bioretention areas have been designed in accordance with Lincoln County ordinances and Chapter 12 of the North Carolina Stormwater BMP Manual.

The bioretention areas have been designed with an internal water zone (IWS) to remove 85% Total Suspended Solids, 40% Total Nitrogen, 45% Total Phosphorus. The bioretention area has been designed to retain the first one inch of runoff on the surface of the retention area.

The retained runoff will pass through approximately three feet of filter media before infiltrating into the soil below. Excess runoff will bypass the bioretention area through a spillway in the berm.

The internal water zone includes an underdrain which will aid in dewatering the top 12 inches of the filter media in accordance with Chapter 12 of the North Carolina Stormwater BMP Manual.

In accordance with Chapter 12 of the North Carolina Stormwater BMP Manual, stormwater is also pretreated by using an 8" gravel filter along the edge of the pavement and an approximate 4 foot wide grass filter strip between the gravel and the surface of the bioretention cell.

An analysis of the peak flow rates from a 10 year storm was also completed. According to the analysis, the bioretention areas will also reduce the post development peak flow rate to below pre development levels.

See appendix for additional analysis and design calculations.

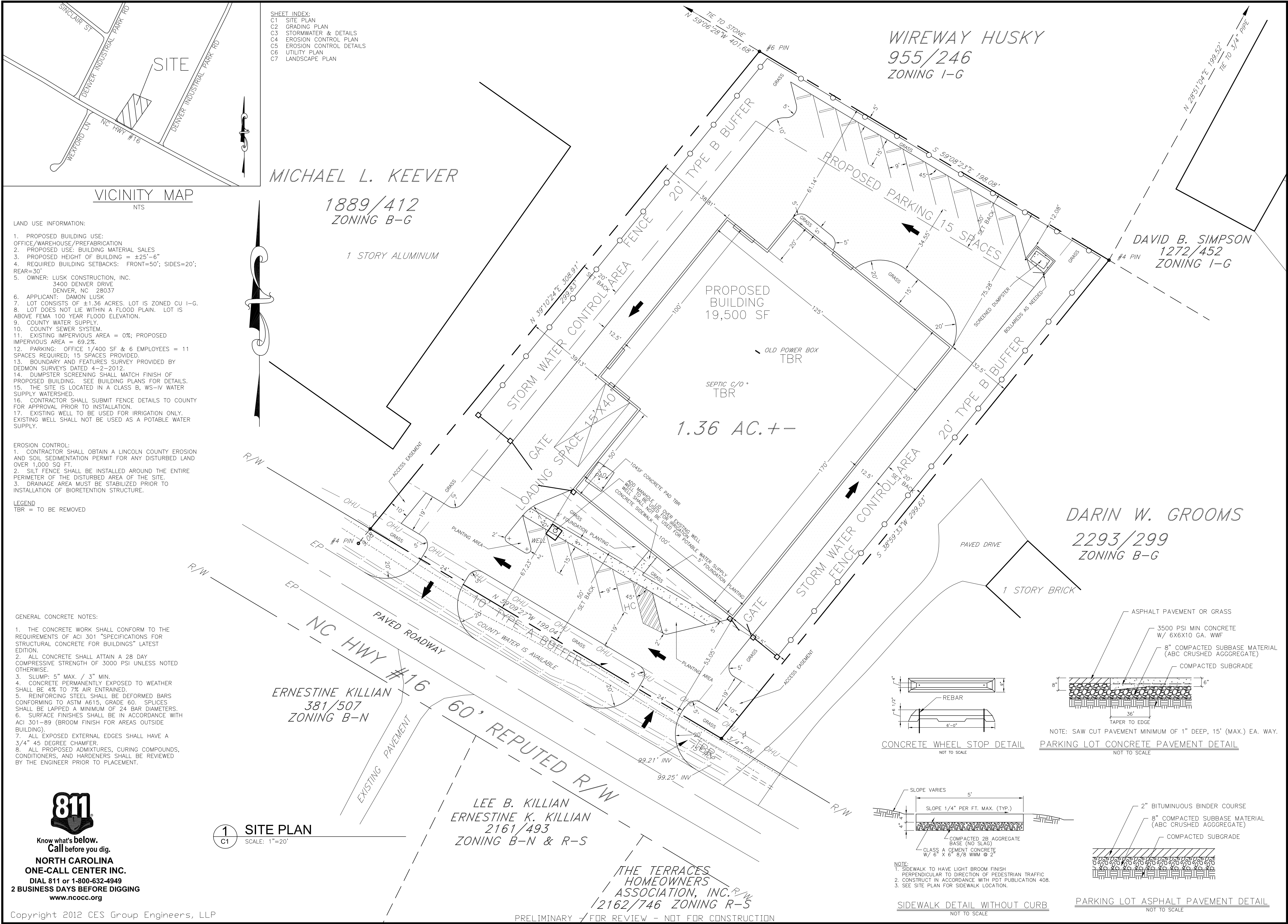
## **EROSION CONTROL NARRATIVE**

The Erosion Control Plan has been prepared by CES Group Engineers, LLP, 274 N HWY 16, Suite 300, Denver, North Carolina, 28037. The plan has been prepared in accordance with the requirements and suggested practices by NCDENR.

The attached Erosion Control Plan has been developed within established guidelines and standards, incorporating those measures which have proven effective in minimizing the amount of sediment runoff during the actual construction operation and immediately thereafter.

The site does not receive off site runoff. The site gently slopes towards the center of the site from the south and north and then gently slopes from the center to the east and west. Since the site does not have a significant point source discharge and no single drainage area exceeds one acre, it is anticipated that perimeter sediment (silt) fence will be adequate in controlling sediment pollution.

See Appendix for soils information.



MICHAEL L. KEEVER

1889/412  
ZONING B-G

1 STORY ALUMINUM

DAVID B. SIMPSON  
1272/452  
ZONING I-G

DARIN W. GROOMS  
2293/299  
ZONING B-G

ERNESTINE KILLIAN  
381/507  
ZONING B-N

60' REPUTED R/W

LEE B. KILLIAN  
ERNESTINE K. KILLIAN  
2161/493  
ZONING B-N & R-S

THE TERRACES  
HOMEOWNERS  
ASSOCIATION, INC.  
2162/746 ZONING R-S

1 SITE PLAN  
SCALE: 1"=20'

WIREWAY HUSKY  
955/246  
ZONING I-G

CONCRETE WHEEL STOP DETAIL  
NOT TO SCALE

PARKING LOT CONCRETE PAVEMENT DETAIL  
NOT TO SCALE

SIDEWALK DETAIL WITHOUT CURB  
NOT TO SCALE

PARKING LOT ASPHALT PAVEMENT DETAIL  
NOT TO SCALE

- LAND USE INFORMATION:
1. PROPOSED BUILDING USE: OFFICE/WAREHOUSE/PREFABRICATION
  2. PROPOSED USE: BUILDING MATERIAL SALES
  3. PROPOSED HEIGHT OF BUILDING = ±25'-6"
  4. REQUIRED BUILDING SETBACKS: FRONT=50'; SIDES=20'; REAR=30'
  5. OWNER: LUSK CONSTRUCTION, INC. 3400 DENVER DRIVE DENVER, NC 28037
  6. APPLICANT: DAVON LUSK
  7. LOT CONSISTS OF ±1.36 ACRES. LOT IS ZONED CU I-G.
  8. LOT DOES NOT LIE WITHIN A FLOOD PLAIN. LOT IS ABOVE FEMA 100 YEAR FLOOD ELEVATION.
  9. COUNTY WATER SUPPLY.
  10. COUNTY SEWER SYSTEM.
  11. EXISTING IMPERVIOUS AREA = 0%; PROPOSED IMPERVIOUS AREA = 69.2%
  12. PARKING: OFFICE 1/400 SF & 6 EMPLOYEES = 11 SPACES REQUIRED; 15 SPACES PROVIDED.
  13. BOUNDARY AND FEATURES SURVEY PROVIDED BY DEDMON SURVEYS DATED 4-2-2012.
  14. DUMPSTER SCREENING SHALL MATCH FINISH OF PROPOSED BUILDING. SEE BUILDING PLANS FOR DETAILS.
  15. THE SITE IS LOCATED IN A CLASS B, WS-IV WATER SUPPLY WATERSHED.
  16. CONTRACTOR SHALL SUBMIT FENCE DETAILS TO COUNTY FOR APPROVAL PRIOR TO INSTALLATION.
  17. EXISTING WELL TO BE USED FOR IRRIGATION ONLY. EXISTING WELL SHALL NOT BE USED AS A POTABLE WATER SUPPLY.

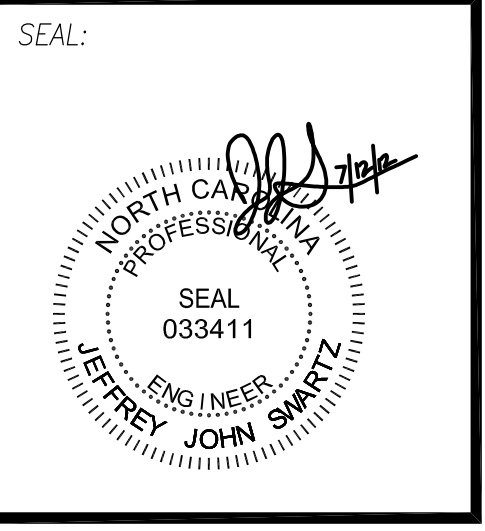
- EROSION CONTROL:
1. CONTRACTOR SHALL OBTAIN A LINCOLN COUNTY EROSION AND SOIL SEDIMENTATION PERMIT FOR ANY DISTURBED LAND OVER 1,000 SQ. FT.
  2. SILT FENCE SHALL BE INSTALLED AROUND THE ENTIRE PERIMETER OF THE DISTURBED AREA OF THE SITE.
  3. DRAINAGE AREA MUST BE STABILIZED PRIOR TO INSTALLATION OF BIORETENTION STRUCTURE.

LEGEND  
TBR = TO BE REMOVED

GENERAL CONCRETE NOTES:

1. THE CONCRETE WORK SHALL CONFORM TO THE REQUIREMENTS OF ACI 301 "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS" LATEST EDITION.
2. ALL CONCRETE SHALL ATTAIN A 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI UNLESS NOTED OTHERWISE.
3. SLUMP: 5" MAX. / 3" MIN.
4. CONCRETE PERMANENTLY EXPOSED TO WEATHER SHALL BE 4% TO 7% AIR ENTRAINED.
5. REINFORCING STEEL SHALL BE DEFORMED BARS CONFORMING TO ASTM A615, GRADE 60. SPLICES SHALL BE LAPPED A MINIMUM OF 24 BAR DIAMETERS.
6. SURFACE FINISHES SHALL BE IN ACCORDANCE WITH ACI 301-89 (BROOM FINISH FOR AREAS OUTSIDE BUILDING).
7. ALL EXPOSED EXTERNAL EDGES SHALL HAVE A 3/4" 45 DEGREE CHAMFER.
8. ALL PROPOSED ADMIXTURES, CURING COMPOUNDS, CONDITIONERS, AND HARDENERS SHALL BE REVIEWED BY THE ENGINEER PRIOR TO PLACEMENT.

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REVISIONS		
NO.	ISSUE:	DATE:
1	CD. REVIEW	071212

CES GROUP  
ENGINEERS, LLP  
FIRM LICENSE # F-1240  
274 N. HWY. 16, SUITE 300  
DENVER, NC 28037

PROJECT DESCRIPTION:  
**RACE CITY STEEL  
SITE  
DEVELOPMENT  
PLAN**

DRAWN BY:	JJS
CHECKED BY:	DSL
PROJECT NO:	6192.0312CD
COMMENTS:	
PLAN DATE:	06/08/2012
SCALE:	1" = 20'
DRAWING TITLE:	SITE PLAN

DRAWING NUMBER:  
**C1**  
1 OF 7



1 GRADING PLAN  
C2 SCALE: 1"=20'

MICHAEL L. KEEVER  
1889/412  
ZONING B-G

WIREWAY HUSKY  
955/246  
ZONING I-G

DAVID B. SIMPSON  
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DARIN W. GROOMS  
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LEE B. KILLIAN  
ERNESTINE K. KILLIAN  
2161/493  
ZONING B-N & R-S

THE TERRACES  
HOMEOWNERS  
ASSOCIATION, INC.  
2162/746 ZONING R-S

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PRELIMINARY - FOR REVIEW - NOT FOR CONSTRUCTION

STORMWATER MANAGEMENT MAINTENANCE NOTES:

DRAINAGE AREA SHALL BE STABILIZED PRIOR TO INSTALLATION OF BIORETENTION STRUCTURE.

OPERATION AND MAINTENANCE OF THE BIORETENTION AREAS SHALL BE COMPLETED BY THE OWNER / OPERATOR IN ACCORDANCE WITH THE OPERATION AND MAINTENANCE PLAN AGREEMENT WITH THE COUNTY.

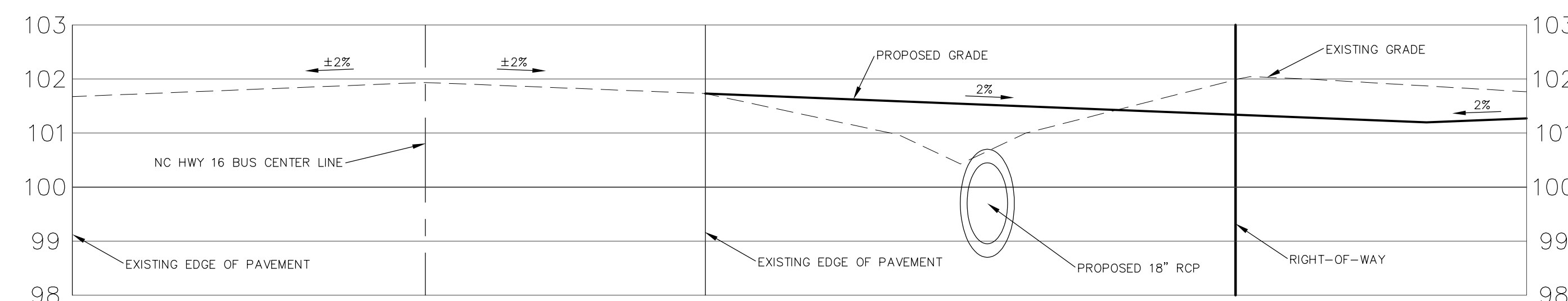
A MAINTENANCE RECORD SHALL BE KEPT BY THE OWNER / OPERATOR FOR THE PROPOSED BIORETENTION AREAS. THE MAINTENANCE RECORD SHALL BE KEPT IN A LOG IN A KNOWN SET LOCATION. ANY DEFICIENT ELEMENTS NOTED IN THE INSPECTION SHALL BE CORRECTED, REPAIRED OR REPLACED IMMEDIATELY.

PROCEDURES:

1. IMMEDIATELY AFTER THE BIORETENTION CELL IS ESTABLISHED, THE PLANTS SHALL BE WATERED TWICE WEEKLY IF NEEDED UNTIL THE PLANTS BECOME ESTABLISHED (COMMONLY SIX WEEKS).
2. SNOW, MULCH OR ANY OTHER MATERIAL SHALL NEVER BE PILED ON THE SURFACE OF THE BIORETENTION CELL.
3. HEAVY EQUIPMENT SHALL NEVER BE DRIVEN OVER THE BIORETENTION CELL.
4. SPECIAL CARE SHALL BE TAKEN TO PREVENT SEDIMENT FROM ENTERING THE BIORETENTION CELL.
5. ONCE A YEAR, A SOIL TEST OF THE SOIL MEDIA SHALL BE CONDUCTED OR AS OTHERWISE DIRECTED BY THE COUNTY.

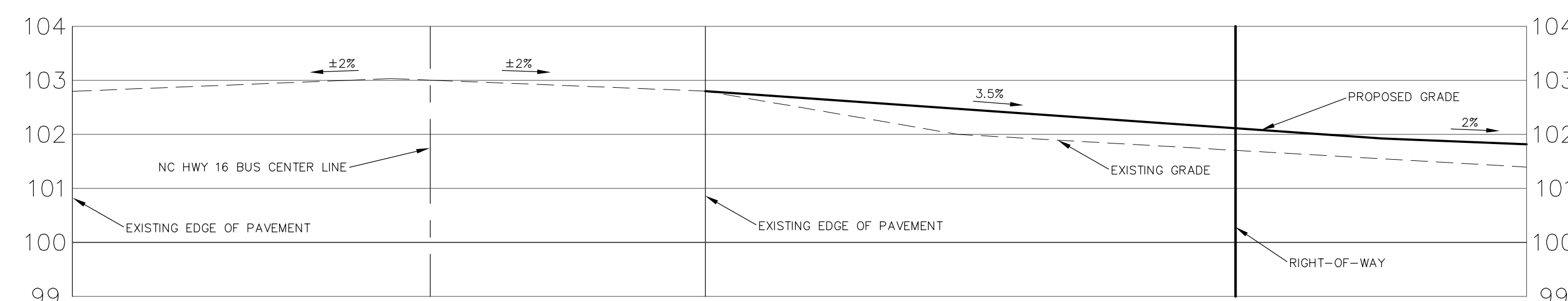
AFTER THE BIORETENTION CELL IS ESTABLISHED, AN INSPECTION SHALL BE COMPLETED ONCE A MONTH AND WITHIN 24 HOURS AFTER EVERY STORM EVENT GREATER THAN 1.0 INCHES. THESE INSPECTIONS SHALL BE RECORDED ON THE IN LOG MENTIONED ABOVE.

INSPECTION ACTIVITIES SHALL BE PERFORMED AS OUTLINED IN COUNTY ORDINANCE AND THE NC STATE BMP MANUAL. ANY PROBLEMS FOUND SHALL BE REPAIRED IMMEDIATELY.



DRIVEWAY PROFILE - ENTRANCE

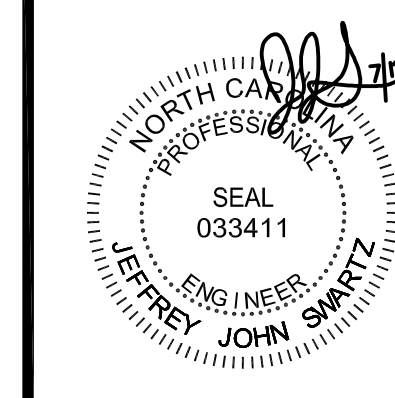
SCALE: 1"=2' VERT. 1"=4' HORIZ.



DRIVEWAY PROFILE - EXIT

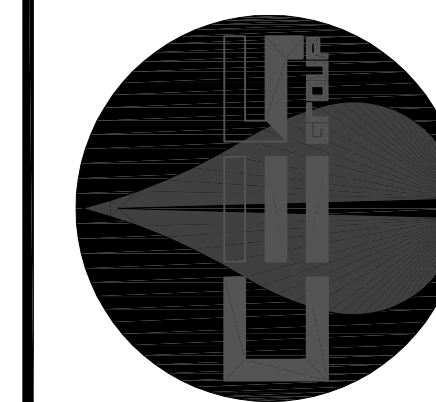
SCALE: 1"=2' VERT. 1"=4' HORIZ.

SEAL:



REVISIONS		
NO.	ISSUE:	DATE:
1	CD. REVIEW	071212

CES GROUP  
ENGINEERS, LLP  
FIRM LICENSE # F-1240  
274 N. HWY. 16, SUITE 300  
DENVER, NC 28037



PROJECT DESCRIPTION:  
RACE CITY STEEL  
SITE  
DEVELOPMENT  
PLAN

DRAWN BY: JJS

CHECKED BY: DSL

PROJECT NO: 6192.0312CD

COMMENTS:

PLAN DATE: 06/08/2012

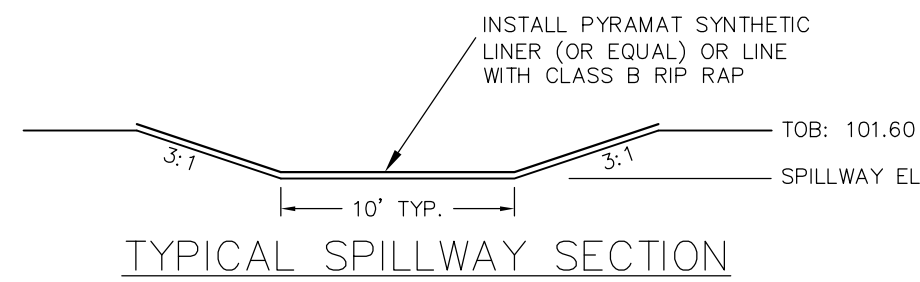
SCALE: 1" = 20'

DRAWING TITLE:

GRADING PLAN

DRAWING NUMBER:

C2  
2 OF 7



#### GRASS FILTER STRIP:

INSTALL SOD WITH FESCUE OR CENTIPEDE GRASS.

#### MULCH REQUIREMENTS:

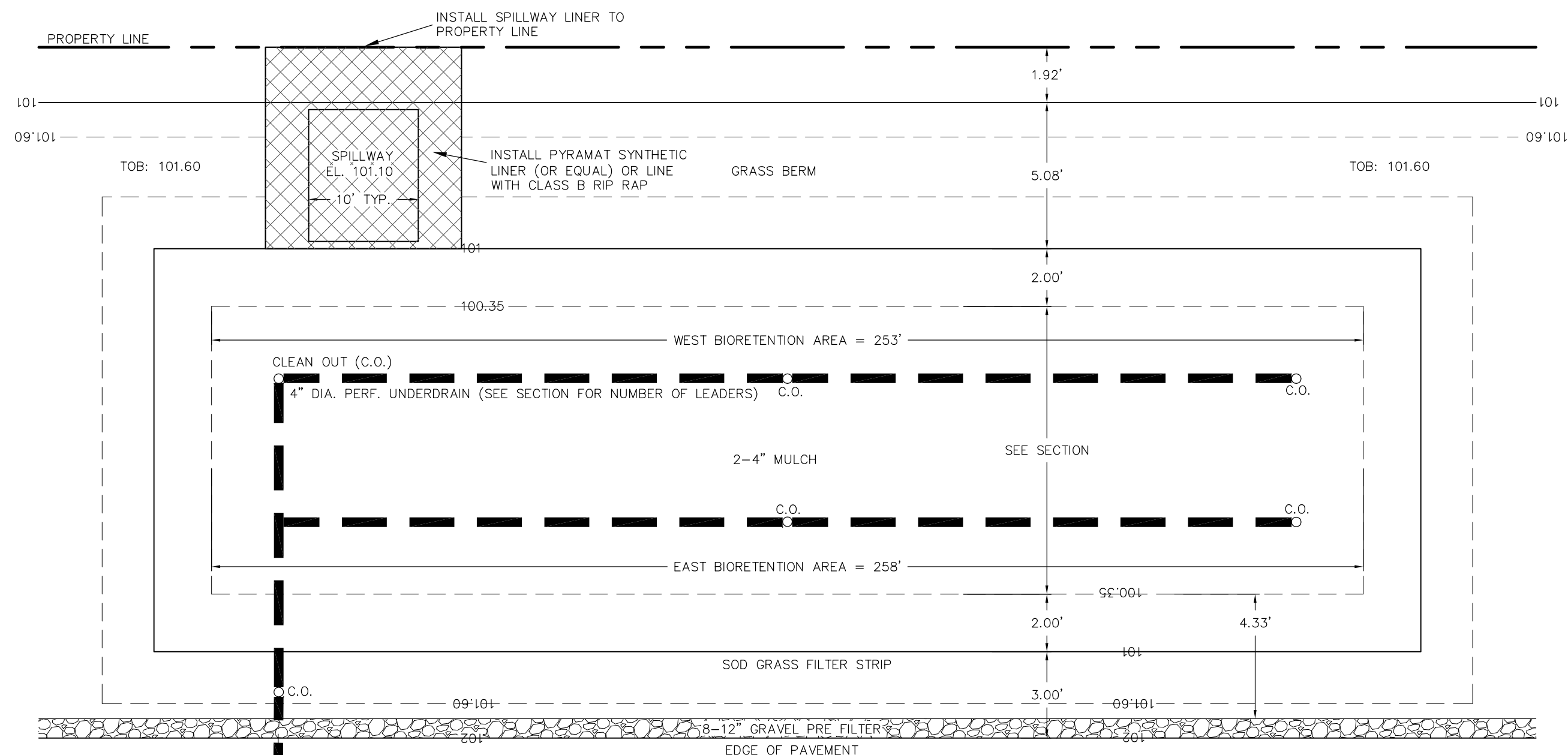
INSTALL DOUBLE OR TRIPLE SHREDDED MULCH TO A DEPTH OF 2 TO 4 INCHES

#### FILTER MEDIA MIX REQUIREMENTS:

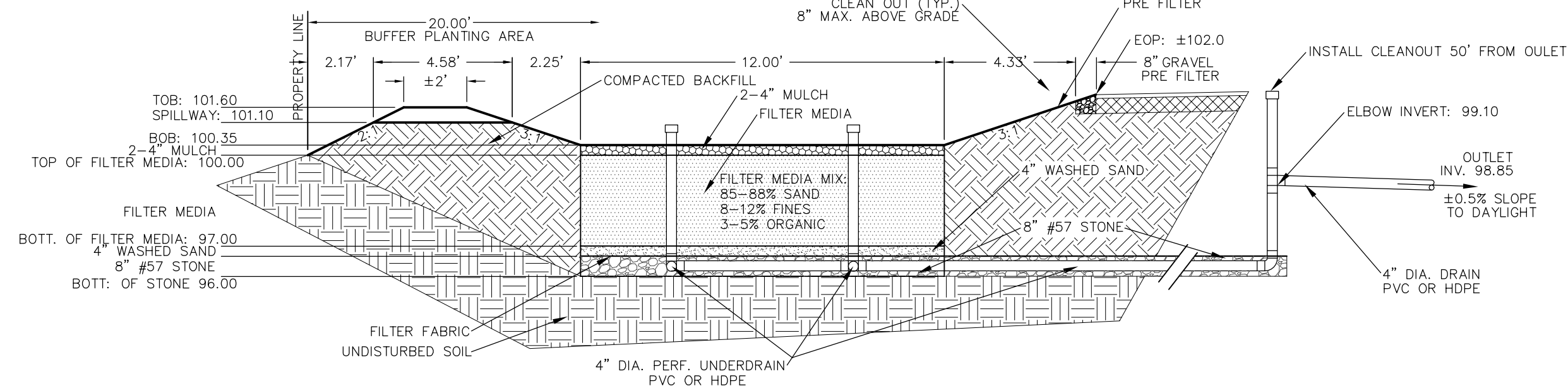
##### FILTER MEDIA MIX SUMMARY:

85-88% SAND  
8-12% FINES  
3-5% ORGANIC

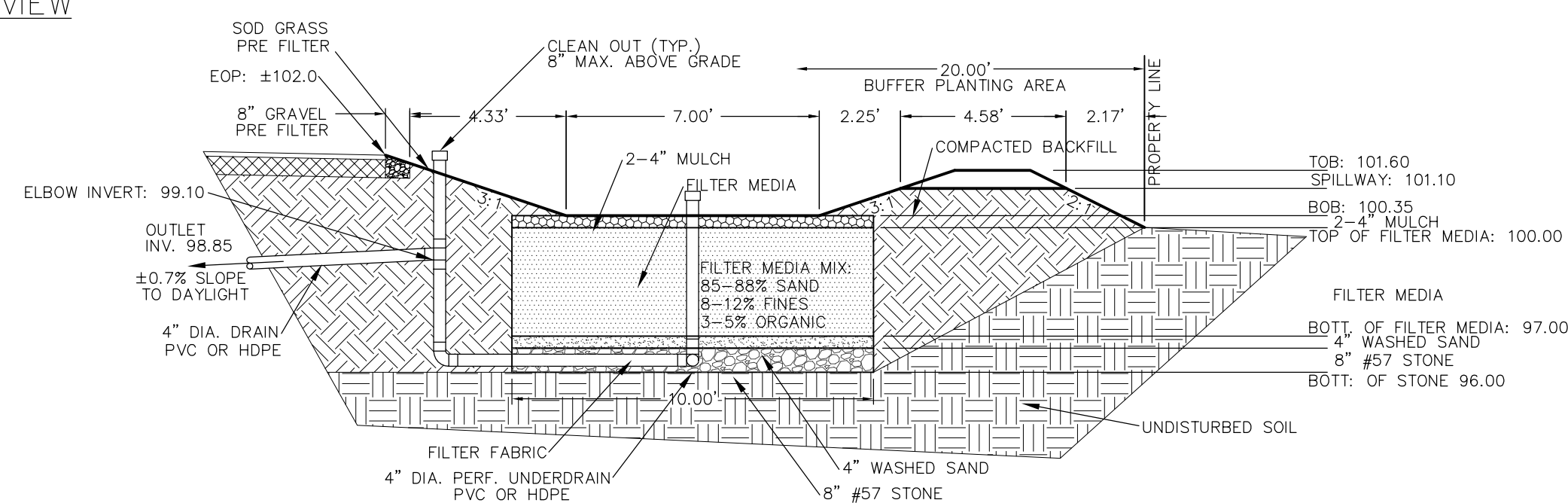
1. THE SOIL MIX SHOULD BE UNIFORM AND FREE OF STONES, STUMPS, ROOTS OR OTHER SIMILAR MATERIAL GREATER THAN 2 INCHES.
2. SHALL BE A HOMOGENOUS SOIL MIX OF 85-88 PERCENT BY VOLUME SAND (USDA SOIL TEXTURAL CLASSIFICATION), 8 TO 12 PERCENT FINES (SILT AND CLAY), AND 3 TO 5 PERCENT ORGANIC MATTER (SUCH AS PEAT MOSS) SHALL BE USED.
3. THE PHOSPHORUS CONTENT OF THE SOIL MIX SHALL BE LOW.
4. SOIL MEDIA SHOULD BE SENT TO NC DEPARTMENT OF AGRICULTURE [NCDA] LABS TO BE ANALYZED.
5. THE P-INDEX FOR BIORETENTION SOIL MEDIA SHOULD ALWAYS RANGE BETWEEN 10 AND 30, REGARDLESS OF THE TARGET POLLUTANT.
6. THE MEDIA SHALL BE TESTED TO DETERMINE AN ACTUAL DRAINAGE RATE AFTER PLACEMENT.



TYPICAL PLAN VIEW



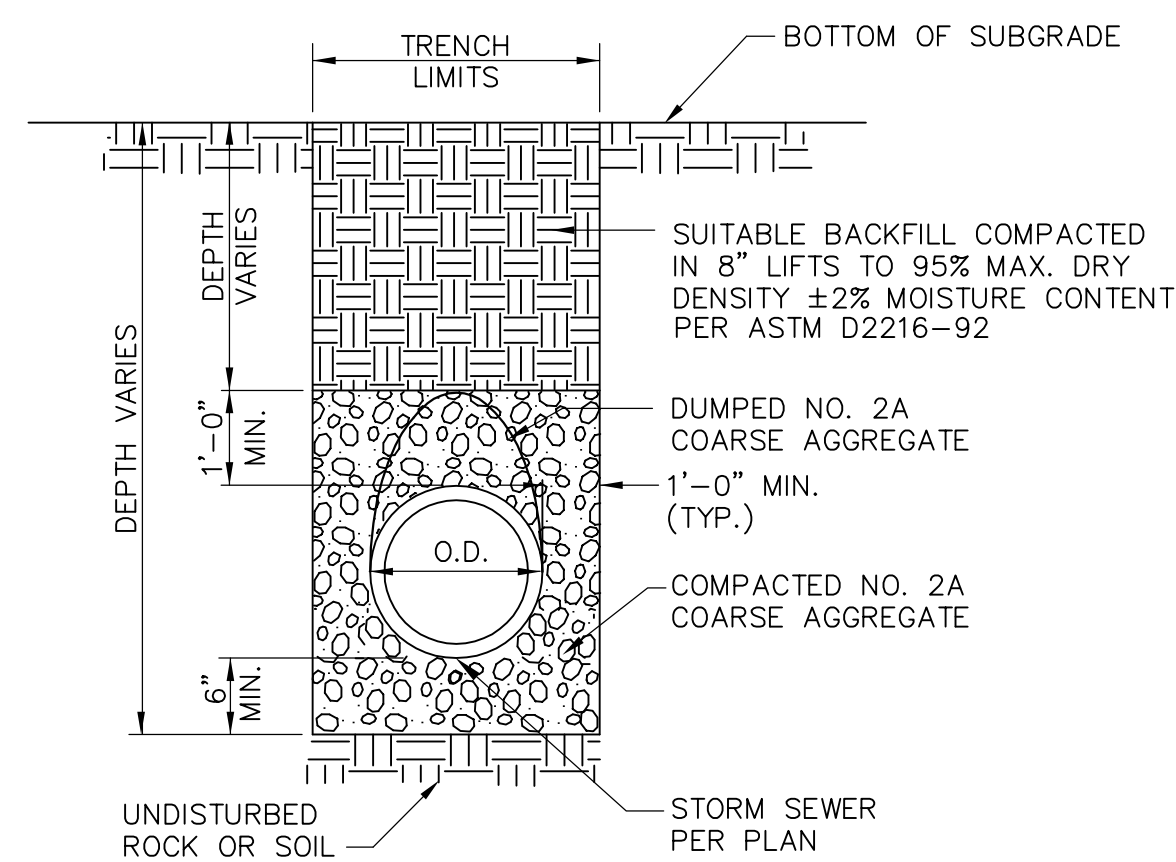
WEST SECTION



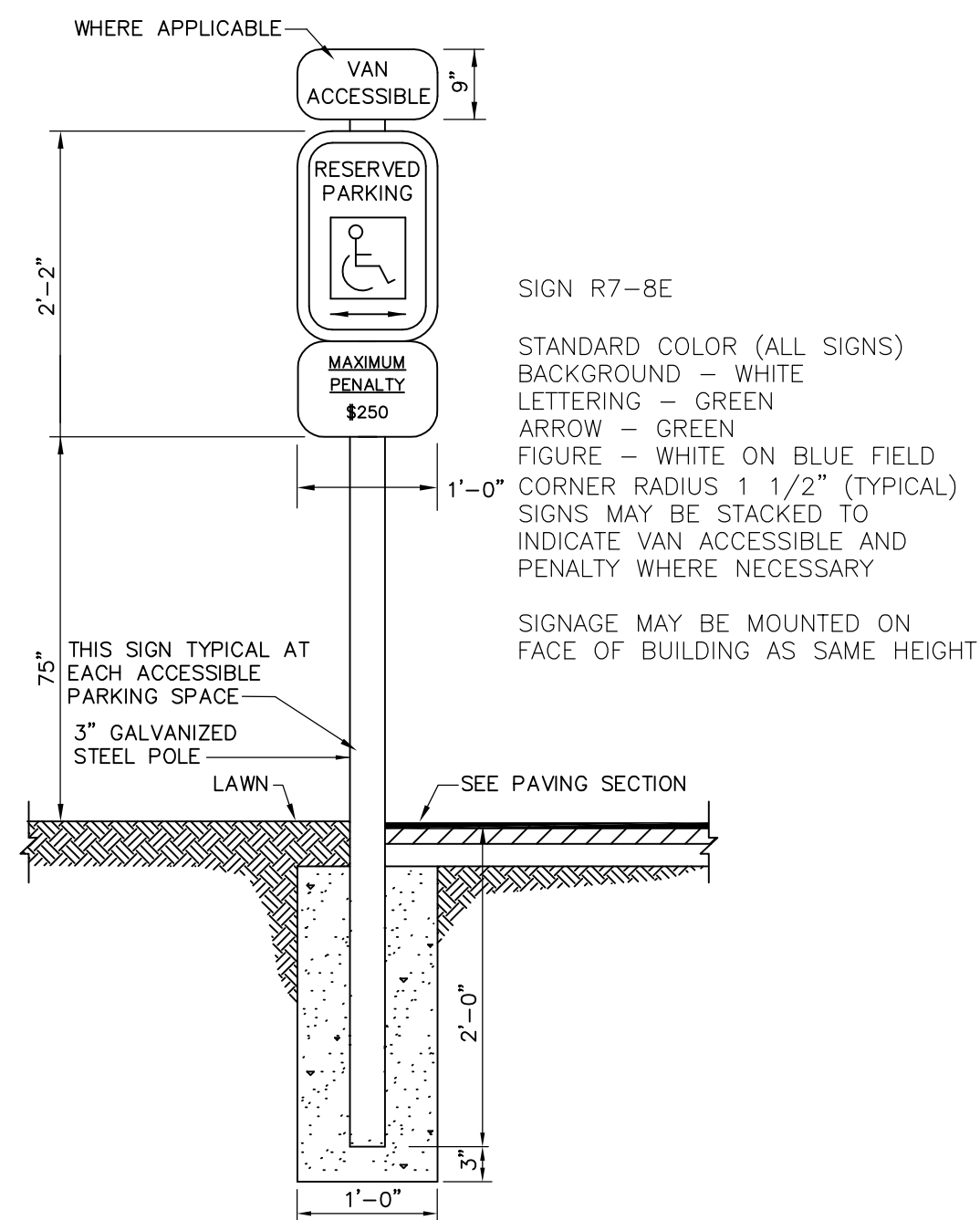
EAST SECTION

## BIORETENTION AREA DETAILS

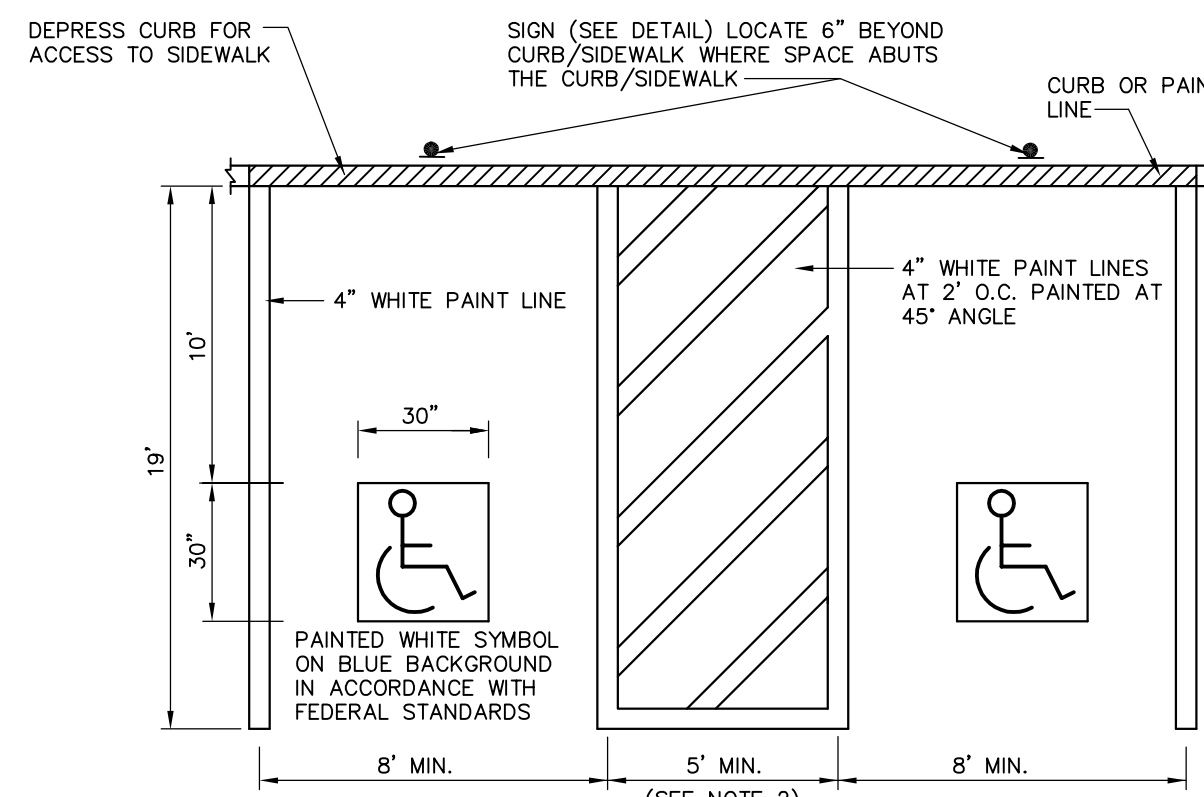
NTS



STORM TRENCH DETAIL  
NOT TO SCALE

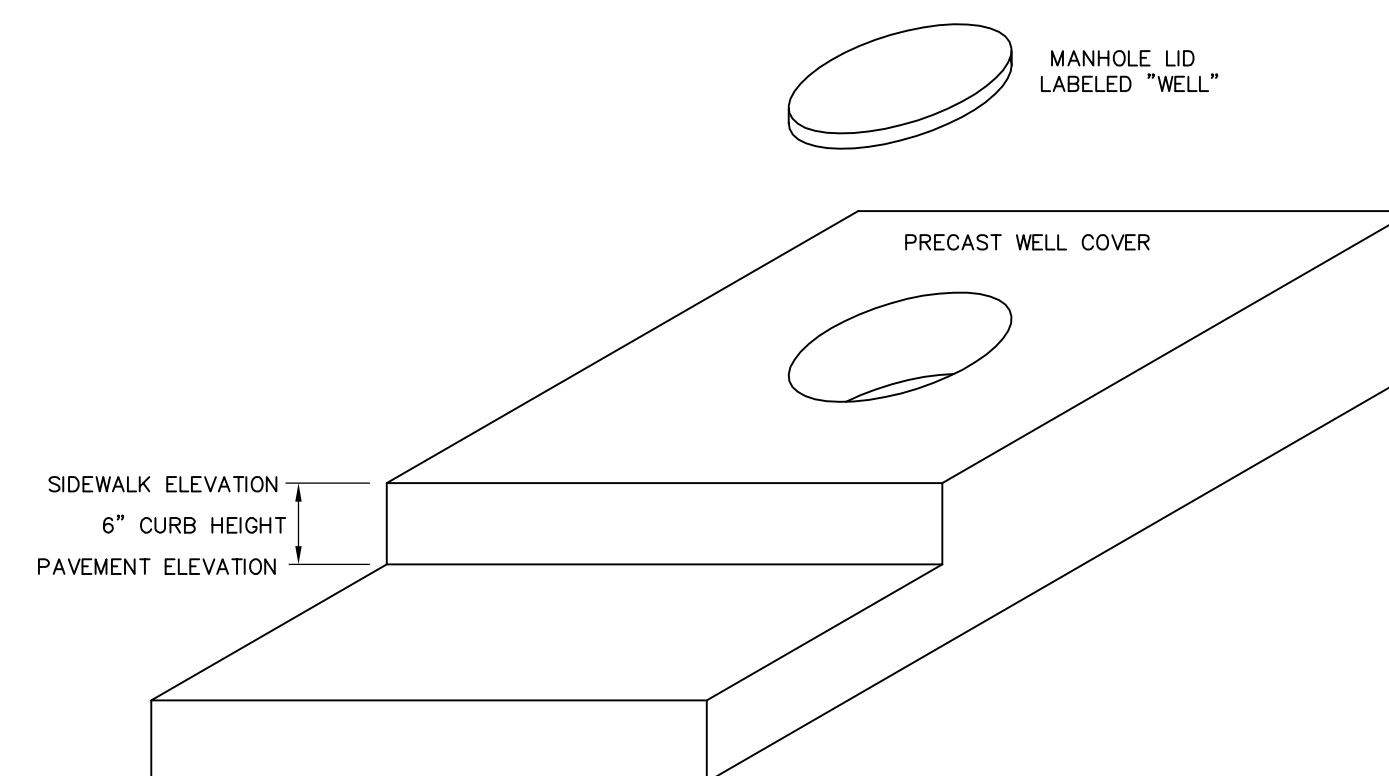


TYPICAL ACCESSIBLE PARKING SIGN  
NOT TO SCALE



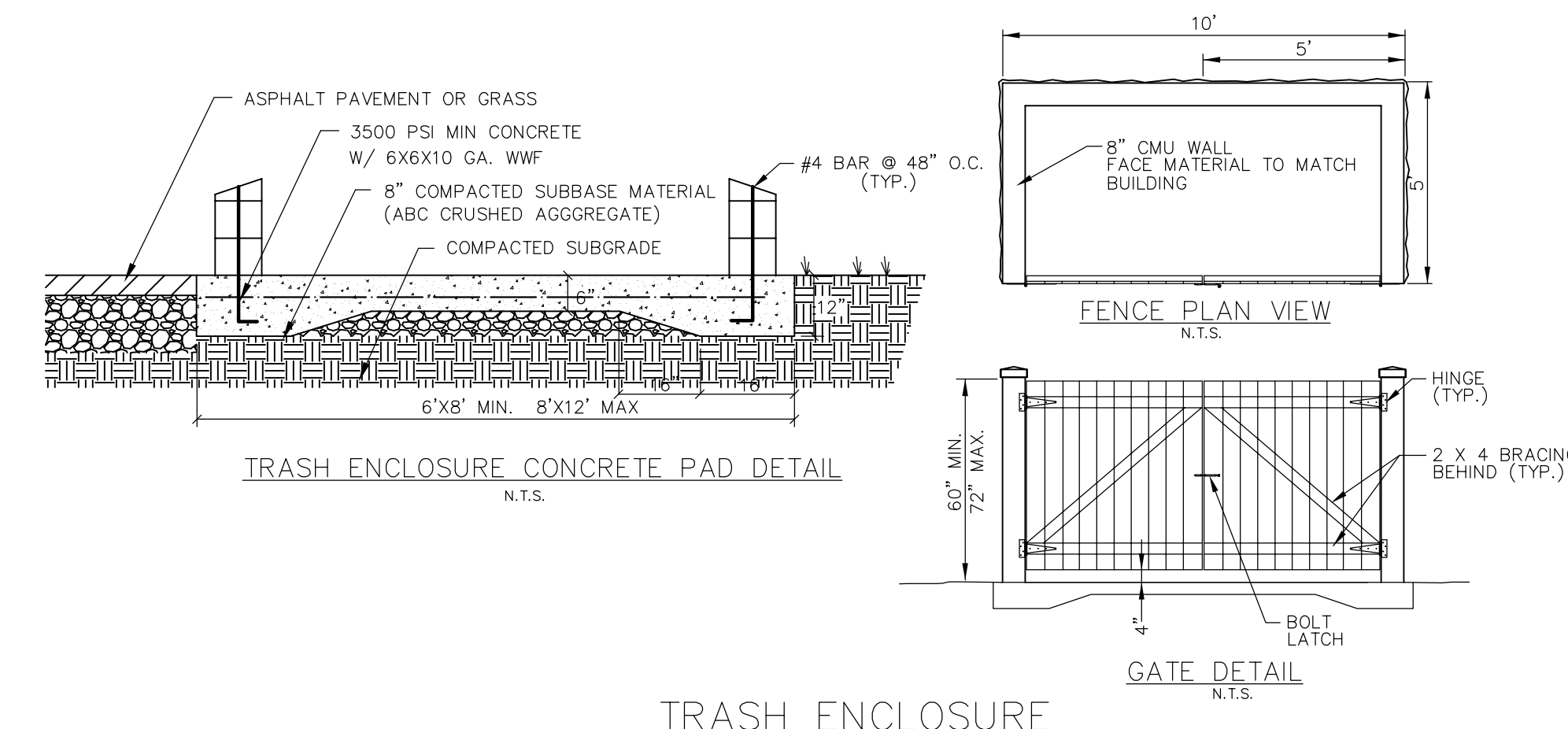
- NOTES:
1. SEE SITE PLAN FOR ACCESSIBLE SPACE LOCATION AND DIMENSIONS.
  2. PAINTED ISLAND SHALL BE 8'-0" FOR VAN ACCESSIBLE SPACES.
  3. APPLY TWO COATS OF PAINT ON ALL SURFACES.
  4. FOR CURB APPLICATIONS, STALL DIMENSIONS SHALL BE MEASURED FROM FACE OF CURB. FOR PAINT APPLICATIONS, STALL DIMENSIONS SHALL BE MEASURED FROM THE CENTERLINE OF THE PAINT LINE.

ACCESSIBLE PARKING SPACE DETAIL  
NOT TO SCALE

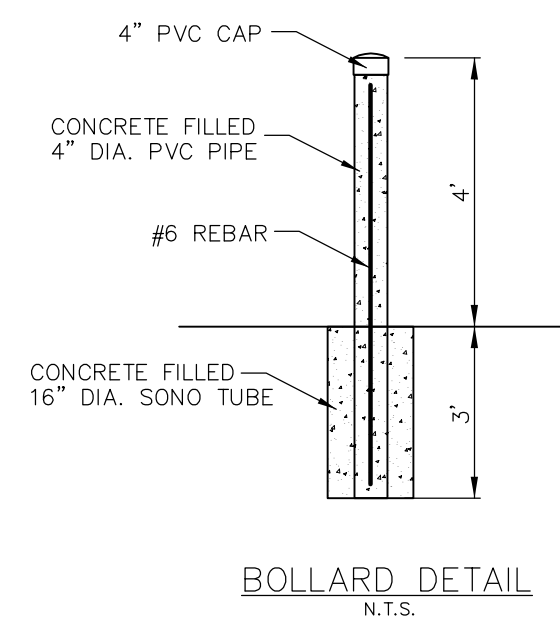


- NOTES:
1. PRECAST COMPANY TO SUBMIT SHOP DRAWING TO ENGINEER FOR REVIEW.
  2. CONTRACTOR SHALL PROVIDE PRECAST COMPANY W/ FIELD DIMENSIONS.
  3. CONTRACTOR SHALL COORDINATE ALL DIMENSIONS WITH PRECAST COMPANY.
  4. EXISTING WELL SHALL NOT BE USED FOR POTABLE WATER SUPPLY.

PROPOSED COVER FOR EXISTING WELL  
NOT TO SCALE

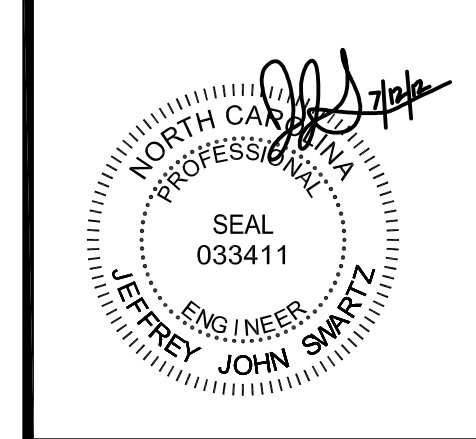


TRASH ENCLOSURE



BOLLARD DETAIL  
N.T.S.

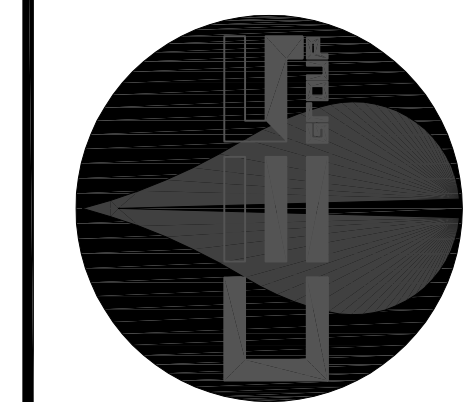
SEAL:



#### REVISIONS

NO.	ISSUE:	DATE:
1	CD. REVIEW	071212

**CES GROUP ENGINEERS, LLP**  
FIRM LICENSE #: F-1240  
274 N. HWY 16, SUITE 300  
DENVER, NC 28037



## RACE CITY STEEL SITE DEVELOPMENT PLAN

PROJECT DESCRIPTION:

DRAWN BY: JJS

CHECKED BY: DSL

PROJECT NO: 6192.0312CD

COMMENTS:

PLAN DATE: 06/08/2012

SCALE: AS NOTED

DRAWING TITLE:  
STORMWATER & DETAILS

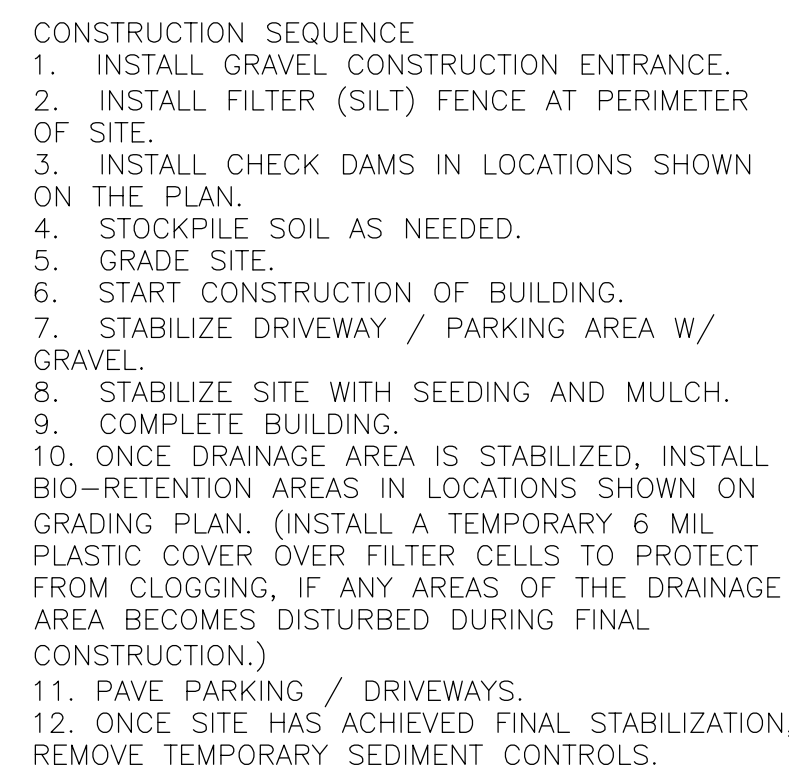
DRAWING NUMBER:

C3  
3 OF 7

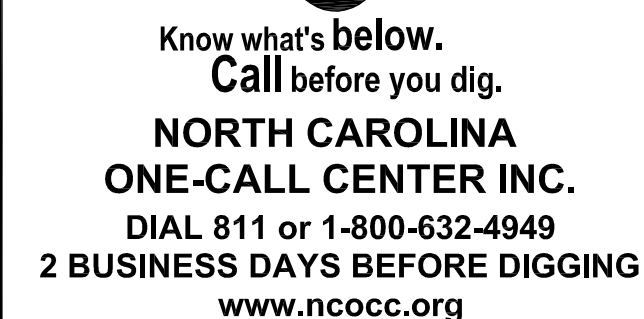


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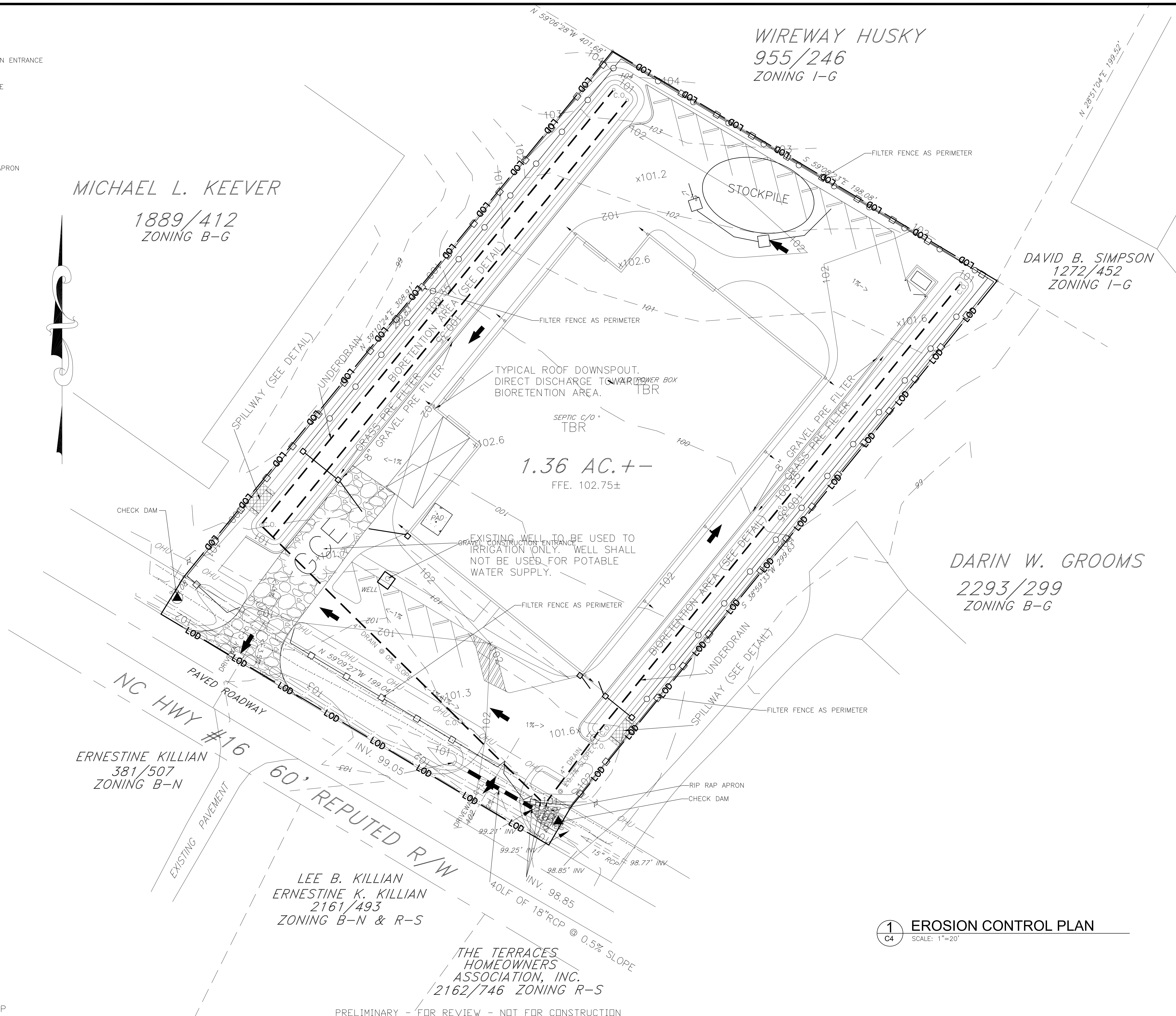




1. EROSION CONTROL MAINTENANCE CONTACT:  
DAMON LUSK (704) 489-2101
2. TOTAL ACREAGE: ±1.36 ACRES
3. AREA OF EARTH DISTURBANCE: ±1.4 ACRES
4. IF BORROW OR WASTE IS BROUGHT IN OR  
MOVED OFF SITE, THE OFFICE OF NC DENR SHALL  
BE NOTIFIED AND APPROPRIATE EROSION CONTROL  
MEASURES SHALL BE TAKEN OFF SITE AS  
REQUIRED BY THE NORTH CAROLINA GENERAL  
STATUTES AND THE NORTH CAROLINA  
ADMINISTRATIVE CODE 15A NCAC.04B.0110,  
"BORROW AND WASTE AREAS."



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PRELIMINARY - FOR REVIEW - NOT FOR CONSTRUCTION

[illegible]

PROJECT DESCRIPTION:

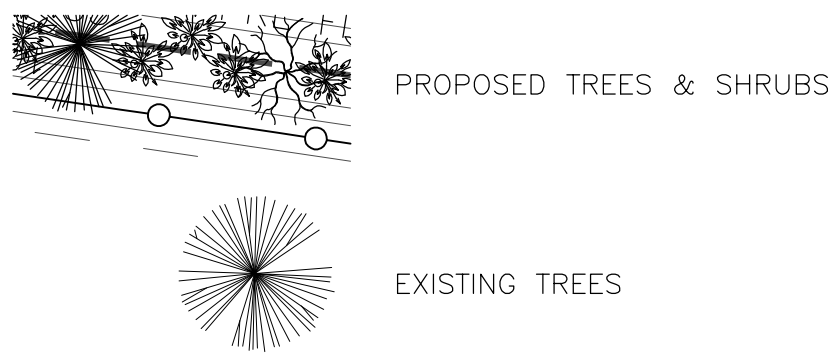
DRAWING TITLE:  
EROSION CONTROL  
PLAN

C4  
4 OF 7

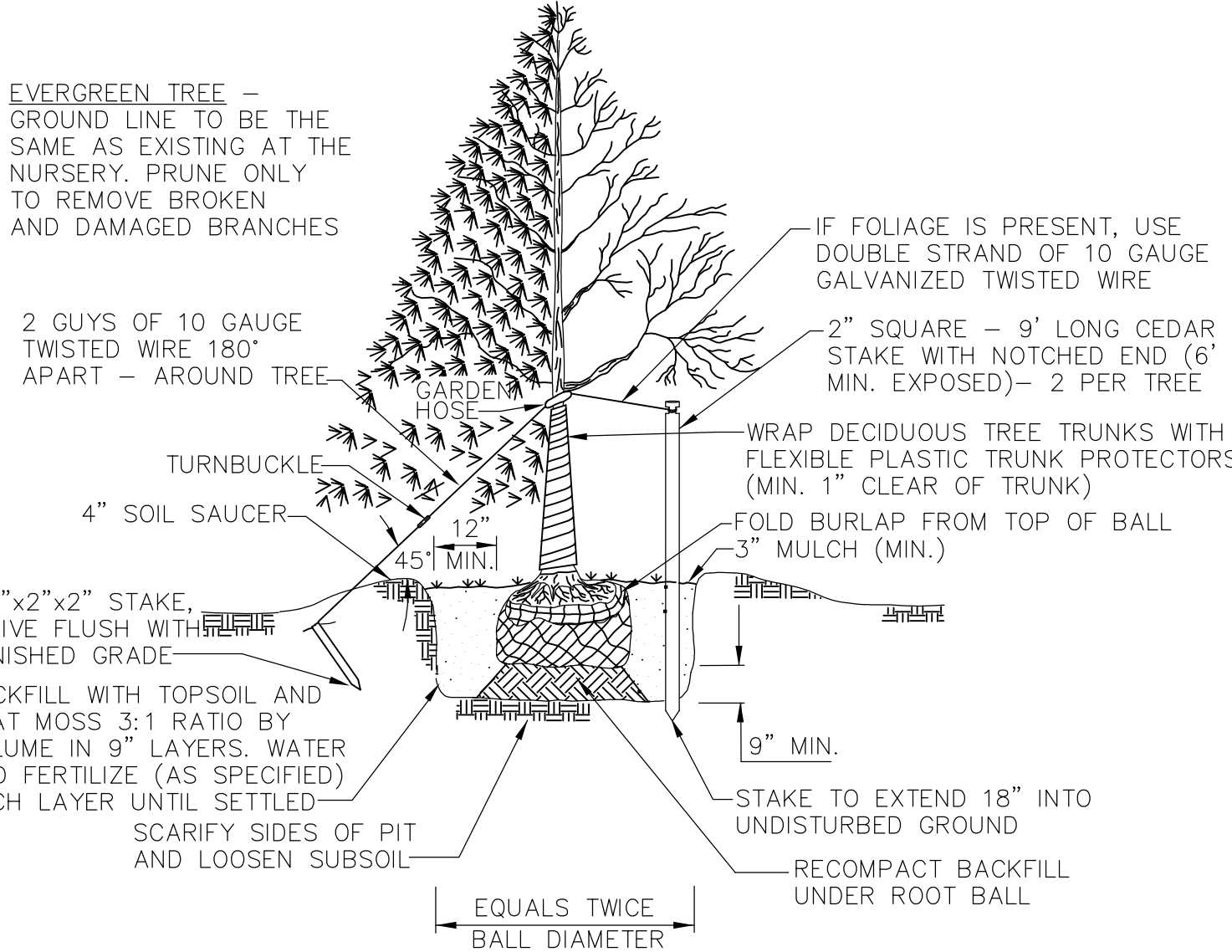


- LANDSCAPE NOTES:
1. SCREENING IN THE FORM OF CLASS A BUFFER MUST BE PROVIDED AT THE BOUNDARY OF THE SITE WITH THE STREET.
  2. PLANT MATERIAL AT 100' INTERVALS WITH THE FOLLOWING FOR A 10 FOOT CLASS A BUFFER:  
-PLANT 2 CANOPY TREE  
-PLANT 2 UNDERSTORY TREES  
-PLANT 12 SHRUBS
  3. SCREENING IN THE FORM OF CLASS B BUFFER MUST BE PROVIDED AT THE BOUNDARY OF THE I-G ZONE AND THE B-G ZONE. THE SCREENING SHALL BE ON THE I-G SIDE OF THE BOUNDARY.
  4. PLANT MATERIAL AT 100' INTERVALS WITH THE FOLLOWING FOR A 20 FOOT CLASS B BUFFER:  
-PLANT 1 EVERGREEN TREE  
-PLANT 1 CANOPY TREE  
-PLANT 1 UNDERSTORY TREES  
-PLANT 12 SHRUBS
  5. ALL BUILDING MECHANICAL EQUIPMENT VISIBLE FROM STREET SHALL BE SCREENED WITH SHRUBS, MASONRY WALL, OR PRESSURE TREATED FENCE.
  6. SEE SCHEDULE FOR TYPICAL FOUNDATION PLANTING SCHEDULE.
  7. MAINTAIN PLANTS IN ACCORDANCE WITH THE NC BMP MANUAL AND LINCOLN COUNTY UDO.

LEGEND

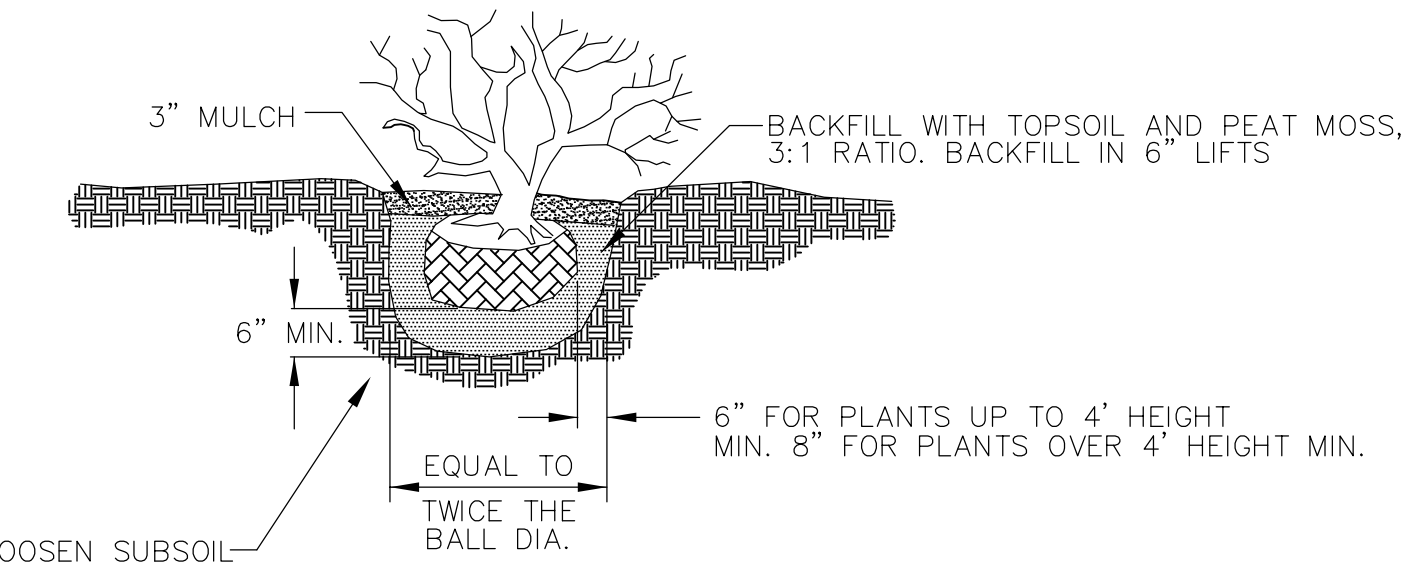


MICHAEL L. KEEVER  
1889/412  
ZONING B-G



- NOTES:
1. STAKE ALL EVERGREEN TREES UNDER 12'
  2. GUY TREES 12" AND OVER AS SPECIFIED FOR DECIDUOUS TREES.
  3. TREE SHALL BEAR SAME RELATION TO FINISHED GRADE AS IT BORE TO PREVIOUS GRADE.
  4. NEVER CUT LEADERS

TREE PLANTING DETAIL  
NOT TO SCALE



SHRUB PLANTING DETAIL  
NOT TO SCALE

WIREWAY HUSKY  
955/246  
ZONING I-G

ERNESTINE KILLIAN  
381/507  
ZONING B-N

LEE B. KILLIAN  
ERNESTINE K. KILLIAN  
2161/493  
ZONING B-N & R-S

THE TERRACES  
HOMEOWNERS  
ASSOCIATION, INC.  
2162/746 ZONING R-S

1 LANDSCAPE PLAN  
SCALE: 1"=20'

PARKING LOT TYPE A BUFFER PLANTING SCHEDULE

SYMBOL	COMMON NAME	BOTANICAL NAME	QUANTITY	HEIGHT
	RED BUD	CERDIS CANADENSIS	2/100 LF	4'
	RED MAPLE	ACER RUBRUM	2/100 LF	6'
	OLD GOLD JUNIPER	JUNIPERUS XMEDIA	12/100 LF	18"

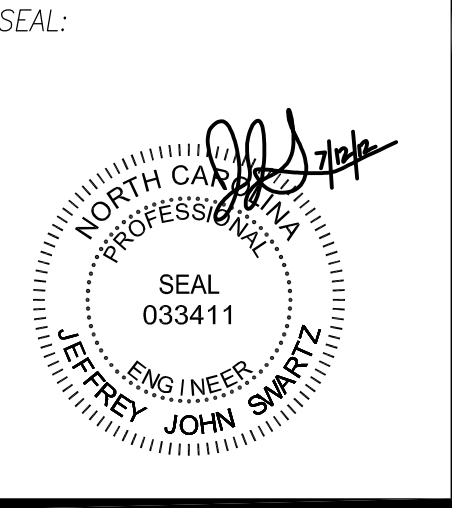
TYPE B BUFFER / BIORETENTION PLANTING SCHEDULE

SYMBOL	COMMON NAME	BOTANICAL NAME	QUANTITY	HEIGHT
	COMMON SERVICEBERRY	AMELANCHIER ARBOREA	1/100 LF	4'
	LOBLLOLY PINE	PINUS TAEDA	1/100 LF	6'
	RIVER BIRCH	BETULA NIGRA	1/100 LF	6'
	SWAMP AZALEA	RHODODENDRON VISCOSUM	12/100 LF	12"
NOT SHOWN	INDIANGRASS	SORGHASTRUM NUTANS	12/100 LF	4"-6" POT

FOUNDATION PLANTING SCHEDULE

SYMBOL	COMMON NAME	BOTANICAL NAME	QUANTITY	HEIGHT
	ROSE GLOW BARBERRY	BERBERIS THUNBERGII	22	6"-8" POT
	AZALEA	EXBURY AZALEAS	18	4"-6" POT

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NO.	ISSUE:	DATE:
1	CD. REVIEW	071212

CES GROUP  
ENGINEERS, LLP  
FIRM LICENSE # F-1240  
2774 N. HWY. 16, SUITE 300  
DENVER, NC 28037

RACE CITY STEEL  
SITE  
DEVELOPMENT  
PLAN

DRAWN BY: JJS  
CHECKED BY: DSL  
PROJECT NO: 6192.0312CD  
COMMENTS:  
PLAN DATE: 06/08/2012  
SCALE: 1" = 20'  
DRAWING TITLE: LANDSCAPE PLAN

DRAWING NUMBER:  
C7  
7 OF 7