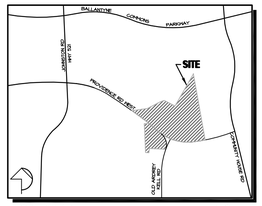

CURVE	RADIUS	CHORD BEARING	DISTANCE	ARC LENGTH
C2	730.06'	N 87° 41' 26" W	415.35'	421.13'
C3	732.06'	N 67° 05' 47" W	105.04'	105.13'
C4	732.06'	N 57° 36' 17" W	137.26'	137.46'
C5	762.06'	S 65° 32' 29" E	138.73'	138.93'
C6	284.72'	S 37° 30' 08" E	260.71'	270.80'

APPROVED FOR CONSTRUCTION
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT
By: Joshua Weaver 3-2-2015

GENERAL NOTES

1. THIS PRELIMINARY SUBDIVISION PLAN IS SUBMITTED, AND SHALL BE CONSTRUCTED, IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF CHARLOTTE ZONING AND SUBDIVISION ORDINANCES, AND THE CHARLOTTE LAND DEVELOPMENT STANDARDS MANUAL.
2. BOUNDARY SURVEY INFORMATION PER SURVEY PREPARED BY BOWDEN LAND SURVEYING.
3. TOPOGRAPHIC INFORMATION TAKEN FROM PHOTOGRAMMETRIC MAPPING BY CITY OF CHARLOTTE.
4. CHIEF SUBDIVISION INSPECTOR SHALL BE GIVEN 48 HOURS ADVANCE NOTICE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
5. LOT DIMENSIONS ARE APPROXIMATE; REFERENCE RECORD PLAT FOR EXACT LOT DIMENSIONS.
6. ALL STORM DRAINAGE PIPE SHALL BE CLASS 3 REINFORCED CONCRETE PIPE (RCP) UNLESS OTHERWISE NOTED.
7. SUBSURFACE DRAINAGE FACILITIES MAY BE REQUIRED IN THE STREET RIGHT-OF-WAY AS DEEMED NECESSARY BY THE INSPECTOR.
8. REFERENCE SHEETS 5 & 6 FOR EROSION CONTROL PLAN AND NOTES. REFERENCE SHEET 8 FOR EROSION CONTROL DETAILS.
9. CONSTRUCTION OF ALL DEVELOPMENT IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE CHARLOTTE LAND DEVELOPMENT STANDARDS MANUAL. REFERENCE SHEET 8 FOR SITE DETAILS. THE FOLLOWING ADDITIONAL DETAILS ARE INCLUDED BY REFERENCE:

ITEM	CLD/NCDOT STD. NO.
CURB AND GUTTER	10.17
CURB TRANSITION	10.18
CATCH BASIN LOCATION	10.29 & 10.30
(CI) BRICK CATCH BASIN	840.01 & 840.02
(DCI) DOUBLE CATCH BASIN	20.03 & 20.04
HEADWALL	838.05
STREET NAME SIGN	50.05
CONCRETE MONUMENT	50.03
SIDEWALK	50.01 & 50.08

10. APPROXIMATE COMPLETION TIME IS SPRING 2015.
11. WATER AND SANITARY SEWER SERVICE SHALL BE PROVIDED BY EXTENSION OF THE EXISTING CHARLOTTE-MECKLENBURG UTILITY SYSTEM.
12. SIDEWALK NOTE: THE CONTRACTOR SHALL COORDINATE WITH THE SUBDIVISION INSPECTOR FOR LATEST REVISION OF HANDICAP RAMP DETAIL(S) PRIOR TO PLACEMENT OF ANY H/C RAMPS AND/OR SIDEWALK.
13. THE DEVELOPER SHALL MAINTAIN EACH STREAM, CREEK, OR BACKWASH CHANNEL IN AN UNOBSTRICTED STATE AND SHALL REMOVE FROM THE CHANNEL AND BANKS OF THE STREAM ALL DEBRIS, LOGS, TIMBER, JUNK AND OTHER ACCUMULATIONS.
14. DRAINAGE EASEMENTS INDICATED AS SDE (STORM DRAINAGE EASEMENT) ARE EASEMENTS WHICH ARE THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNER.
15. DEVELOPER WILL PROVIDE STREET SIGNS PER CLDSM# 50.05 (9" SIGNS ONLY).
16. COORDINATE ALL CURB AND STREET GRADES IN INTERSECTIONS WITH THE CITY INSPECTOR.
17. NON-STANDARD ITEMS (IE. PAVERS, IRRIGATION SYSTEMS, ETC.) IN THE RIGHT-OF-WAY REQUIRE A RIGHT-OF-WAY ENCROACHMENT AGREEMENT WITH THE (CHARLOTTE DEPARTMENT OF TRANSPORTATION/ NORTH CAROLINA DEPARTMENT OF TRANSPORTATION) BEFORE INSTALLATION.
18. "AS-BUILT" DRAWINGS AND PLANS OF THE STORM DRAINAGE SYSTEM, INCLUDING DESIGNED DITCHES, MUST BE SUBMITTED PRIOR TO SUBDIVISION FINAL INSPECTION TO THE CITY/ COUNTY ENGINEERING DEPARTMENT IN ACCORDANCE WITH THE CITY/ COUNTY SUBDIVISION ORDINANCE.
19. IN ORDER TO ENSURE PROPER DRAINAGE, KEEP A MINIMUM OFF 0.5% SLOPE ON THE CURB.
20. IN ROLLING AND HILLY TERRAINS, SWEEPING OF THE STONE BASE AND/OR APPLICATION OF TACK COAT MAY BE REQUIRED NEAR INTERSECTIONS. THESE REQUIREMENTS WILL BE ESTABLISHED BY THE INSPECTOR AND BASED ON FIELD CONDITIONS.
21. APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.
22. SITE BENCHMARK FOR PROJECT IS THE RIM OF AN EXISTING SAN. SWR. MH AT THE REAR OF LOT 110 AMBERLEIGH SUBDIVISION . ELEV.= 678.75 (NAVD 1988)
23. CURB AND GUTTER SHOWN ON PLANS ALONG PROVIDENCE RD. WEST MAY BE ADJUSTED BASED UPON FIELD STAKING BY CITY ENGINEERING. ASSOCIATED STORM DRAINAGE MAY ALSO REQUIRE MODIFICATION BASED UPON FIELD CONDITIONS.
24. COMMON OPEN SPACE TO BE CONVEYED TO THE HOMEOWNERS ASSOCIATION IN ACCORDANCE WITH THE CHARLOTTE ZONING ORD. 9.205
25. ALL ROAD IMPROVEMENTS AT PROVIDENCE RD. WEST ARE TO BE COORDINATED WITH THE CITY OF CHARLOTTE ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.
26. TREE PROTECTION BARRICADES MUST MEET OR EXCEED TREE ORD. GUIDELINES STD.
27. TREE BARRICADES MUST BE INSTALLED BEFORE ANY DEMOLITION/GRADING/CONSTRUCTION AND NOT REMOVED UNTIL AFTER FINAL INSPECTION BY URBAN FORESTRY STAFF.
28. NO SOIL DISTURBANCE OR COMPACTION, CONSTRUCT. MAT'LS, TRAFFIC, BURIAL PITS, TRENCHING OR OTHER LAND DISTURBING ACTIVITY ALLOWED IN TREE SAVE AREA.
29. VIOLATIONS OF THE TREE PROTECTION REQUIREMENTS ARE SUBJECT TO FINES, AND/OR IMMEDIATE CORRECTIVE ACTION/MITIGATION.
30. NO DEMOLITION LANDFILLS WILL BE LOCATED ON THIS SITE.
31. THE DEVELOPER SHALL CONTACT THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (605 JORDI, 336-1066) TO IDENTIFY ANY CONFLICTS WITH TRAFFIC SIGNALIZATION EQUIPMENT. 60-90 DAYS WILL BE REQUIRED TO COORDINATE RELOCATION. DEVELOPER SHALL BE RESPONSIBLE FOR ALL RELATED COSTS AND/OR ANY REPAIR COSTS CAUSED BY THE CONTRACTOR/DEVELOPER.
32. COMMON OPEN SPACE/ TREESAVE AREA TO REMAIN IN A NATURAL STATE. AREAS TO BE CLEANED OF TRASH AND DEBRIS.
33. THE PURPOSE OF THE STORM DRAINAGE ESMT. (SDE) IS TO PROVIDE STORM WATER CONVEYANCE. BUILDINGS ARE NOT PERMITTED IN THE EASEMENT AREA. ANY OTHER OBJECTS WHICH IMPEDE STORM WATER FLOW OR SYSTEM MAINTENANCE ARE ALSO PROHIBITED.
34. PE SEALED SHOP DRAWINGS FOR RETAINING WALLS MUST BE SUBMITTED TO CITY ENGINEER PRIOR TO CONSTRUCTION.
35. THE CITY OF CHARLOTTE WILL NEITHER BE RESPONSIBLE FOR THE GROUNDS WITHIN THE PERMANENT STORM DRAINAGE EASEMENT NOR REMOVAL OF ANY OBSTRUCTIONS IN THAT AREA.
36. SIGHT TRIANGLES SHOWN ARE MINIMUM REQUIRED.
37. HIGH-DENSITY POLYETHYLENE (HDPE) STORM DRAINAGE PIPE INSTALLED WITHIN EXISTING OR PROPOSED PUBLIC STREET RIGHT-OF-WAY MUST BE APPROVED BY THE CITY'S INSPECTOR PRIOR TO ANY BACKFILL BEING PLACED. BACKFILL MATERIAL MUST BE APPROVED BY THE CITY INSPECTOR PRIOR TO PLACEMENT OF THE MATERIAL WITHIN THE PUBLIC STREET RIGHT-OF-WAY.
38. PRIOR TO PLAT RECORDATION, OFFSITE R/W AND/OR CONSTRUCTION EASEMENTS ARE REQUIRED TO BE OBTAINED ACCORDING TO THE GUIDELINES OF THE "OFFSITE R/W ACQUISITION PROCESS". THESE NEEDED R/W AND CONSTRUCTION LIMITS ARE CLEARLY SHOWN ON THE ROADWAY IMPROVEMENT PLAN.
39. ANY BUILDING WITHIN THE 100+1 STORMWATER ELEVATION LINE IS SUBJECT TO THE RESTRICTIONS OF THE CITY OF CHARLOTTE SUBDIVISION ORD., SECT. 7.200.B.
40. CERTIFICATION AND STREET CUT PERMITS ARE REQUIRED FOR UTILITY CUTS ON CITY STREETS. ALLOW 7 DAYS PROCESSING FOR PERMITS. FOR INFORMATION CONTACT CDOT (704-336-4025) OR VISIT http://www.charmeck.org/departments/transportation/streetmaintenance/home.htm
41. PER SECTION 18-175 (E) OF THE CITY CODE AND SECTION 10.0 OF THE CITY'S POST CONSTRUCTION CONTROLS ADMINISTRATIVE MANUAL, ALL REGT'D NATURAL AREAS AND/OR POST CONSTRUCTION CONTROLS EASEMENTS (PCCE'S) MUST BE RECORDED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
42. TREESAVE AREA MUST HAVE INVASIVE PLANTS INCLUDING ENGLISH IVY REMOVED PRIOR TO THE FIRST CERTIFICATE OF OCCUPANCY BEING ISSUED. ANY GAPS IN THE EXISTING TREESAVE AREA WILL BE PLANTED WITH 2" CALIPER LARGE MATURING TREES FROM THE APPROVED SPECIES LIST. COORDINATE WITH URBAN FORESTRY SPECIALIST.

SEE SITE PLAN FOR DEVELOPMENT DATA

CHARLOTTE.
http://development.charmeck.org

ENGINEERING PCO / DETENTION / DRAINAGE PLAN	*APPROVED* *By Brendan Smith (bmsmith@charlottenc.gov) at 3:00 pm, Mar 02, 2015*
EROSION CONTROL NOTE: SCHEDULE PRE-CONSTRUCTION MEETING AT LEAST 48 HRS. PRIOR TO ANY LAND DISTURBING ACTIVITY USING THE ONLINE FORM AT http://development.charmeck.org	*APPROVED* *By Brendan Smith (bmsmith@charlottenc.gov) at 3:00 pm, Mar 02, 2015*
URBAN FORESTRY TREE ORDINANCE	*APPROVED*
CDOT	*APPROVED*

SHEET INDEX

Sheet #	Sheet Title
1	Cover Sheet
2	Existing Conditions
3	Preliminary Subdivision Site/Landscape Plan
4	Storm Drainage and Grading Plan
5	Erosion Control Plan (Pre)
6	Erosion Control Plan (Post)
7	Roadway & Storm Drainage Profiles
8	Site Construction Details
9	Roadway Improvement & Striping Plan
10	Traffic Control Plan
11	Old Ardrey Kell Rd, Providence Rd W Profiles
12	Providence Road West X-sections
13	Old Ardrey Kell Rd. X-sections
14	Drainage Area Map
15	BMP Plan & Details

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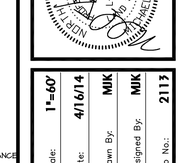
Land Planning
Land Surveying

Revisions:
1. 9/24/14 REVISED PER CMPC, CED 1, CDOT REVIEW COMMENTS
2. 8/20/14 REVISED PER CMPC, CED 1, CDOT REVIEW COMMENTS
3. 1/28/15 REVISED SHT 5, 6 +15 PER CED 4 CDOT REVIEW COMMENTS



Scale:	1"=60'
Date:	4/16/14
Drawn By:	MJK
Designed By:	MJK
Job No.:	2113

Cover Sheet
Providence Grove
City of Charlotte, Mecklenburg County, North Carolina
Providence West, LLC, 10100 Park Center Dr., Charlotte NC 28210

Sheet No. 1 of 15

TREE REQUIREMENTS

FRONTAGE LF (2 SIDES)	LG TREES	SM TREES	STREET NAME
900	18	0*	NEWBURY GROVE STREET
1380	29	0	TREMONT RIDGE COURT
720	15	0	BEACON VALLEY STREET
500	10	0	CAMBRIDGE FOREST COURT
1800	36	0	PROVIDENCE RD WEST
150	3	0	OLD ARDREY KELL RD
5450	109	0	TOTAL

ROAD FRONTAGE: 5450 LF
STREET TREES REQUIRED: 5450 / 50 = 109 (LARGE MATURING)
STREET TREES PROPOSED: 109 LARGE, 0 SMALL
* USE EXISTING TREES THAT QUALIFY, WHERE ALLOWED
(1) LARGE MATURING TREES SHALL BE FROM APPROVED URBAN FORESTRY SPECIES LIST.
DIFFERENT SPECIES OF TREES SHALL BE USED ON DIFFERENT STREET

NO HERITAGE TREES EXIST ON THIS PROPERTY

SPECIMEN TREES

	TREE DESCRIPTION	TREE CANOPY TOTAL (SF)	TREE CANOPY WITHIN CDS (SF)	TREE CREDIT ALLOWED (SF)
A	24" OAK	1256	1164	562
	TOTAL	1256	1164	562

TREE PROTECTION NOTES

ALL TREES ON PUBLIC PROPERTY ARE PROTECTED BY ORDINANCE AND REMOVAL MUST BE APPROVED BY THE CITY ARBORIST (704) 336-4262

NO SOIL DISTURBANCE OR COMPACTION, CONSTRUCTION MATERIALS, TRAFFIC, BURIAL PITS, TRENCHING OR OTHER LAND DISTURBING ACTIVITY ALLOWED IN THE TREE SAVE AREAS.

TREE PROTECTION BARRICADES MUST MEET OR EXCEED TREE ORDINANCE STANDARDS IN DEVELOPMENT STDS. MANUAL 40.02.

BEFORE GRADING/CLEARING/CONSTRUCTION BEGINS, CALL 704-336-6764 FOR INSPECTION OF TREE PROTECTION BARRICADES BY URBAN FORESTRY STAFF.

NO GRUBBING WITHIN TREE SAVE AREAS. LEAVE SOIL AND LEAF LITTER UNDISTURBED. SUPPLEMENT WITH 1-2 INCHES OF MULCH.

EXPOSED TREE ROOTS MUST BE CLEANLY CUT WITH A SHARP PRUNING TOOL; BACKFILL ASAP TO MINIMIZE EXPOSURE TO THE AIR.

TREE BARRICADES MUST BE INSTALLED BEFORE ANY DEMOLITION/CLEARING/GRADING/CONSTRUCTION AND NOT REMOVED UNTIL AFTER FINAL INSPECTION BY URBAN FORESTER.

PLEASE SUBMIT UTILITY PLANS SO THAT THEY CAN BE REVIEWED FOR UTILITY CONFLICTS WITH EXISTING AND PROPOSED TREES. ELECTRICAL, TELEPHONE, GAS, SEWER, WATER AND SITE LIGHTING.

TREE PROTECTION FENCE IS LOCATED 5' BEYOND THE DRIPLINE OF THE TREESAVE AREA. PLEASE SHOW DIMENSIONS ON THE SITE AND GRADING PLANS.

NOTES:
REMOVE ALL BARRIERS UPON COMPLETION OF PROJECT.
LANDSCAPING PLANS SHALL SHOW THE LOCATIONS OF ALL TREE PROTECTION FENCES.
REFER TO *CITY OF CHARLOTTE LANDSCAPE CONSTRUCTION STANDARDS* SECTION 05000 FOR GENERAL SPECIFICATION REGARDING TREE PROTECTION.

TREE PLANTING NOTES:

MINIMUM TREE SIZE AT PLANTING IS 2" CALIPER (FOR SINGLE STEM TREES) AND 9' CALIPER IF PLANTED IN CITY R/W, 8' TALL IF SINGLE STEM, SMALL MATURING MULTI-STEM TREES MUST BE TREE FORM, MAXIMUM 3 TO 5 TRUNKS, AND MIN. 8' TALL.

UNLESS APPROVED BY URBAN FORESTRY STAFF, ALL REQUIRED TREES SHALL HAVE SINGLE STEM TRUNKS WITH NO CO-DOMINANT TRUNKS OR BRANCHES. TREE TRUNKS SHALL BE STRAIGHT 'N FORM AND FREE OF DAMAGE OR DISEASE. THE TREE'S MAIN LEADER AND BRANCHING STRUCTURE SHALL BE TYPICAL FOR THE TREE AND MUST NOT BE BROKEN, DISFIGURED OR KILLED. ROOT FLARE SHALL BE LOCATED AT GRADE AND BE FREE FROM EXTENSIVE ADVENTITIOUS ROOT GROWTH.

ALL STRAPPING AND TOP 2/3 OF WIRE BASKET MUST BE CUT AWAY AND REMOVED FROM ROOT BALL PRIOR TO BACKFILLING PLANTING PIT. REMOVE TOP 1/3 OF THE BURLAP FROM ROOT BALL.

FOR NEW PLANTING AREAS, REMOVE ALL PAVEMENT, GRAVEL SUB-BASE AND CONSTRUCTION DEBRIS; REMOVE COMPACTED SOIL AND ADD 24" NEW TOPSOIL-OR-TILL AND AMEND THE TOP 24" OF EXISTING SOIL TO MEET TOPSOIL/PLANTING MIX STANDARDS FOR TREES WITHIN ENTIRE MINIMUM AREA OF 216 SQUARE FEET PER TREE.

LARGE MATURING TREES MAY NOT BE PLANTED WHERE THERE ARE OVERHEAD DISTRIBUTION OR TRANSMISSION LINES. IF TREES CONFLICT WITH POWERLINES OR SIGNS, CALL URBAN FORESTER TO RESOLVE BEFORE PLANTING.

A MIX OF 50% OF NEW TREES MUST BE NATIVE SPECIES, AND SITES WITH MORE THAN 10 TREES MUST HAVE A MIX OF SPECIES. FAILURE TO INSTALL MULTIPLE SPECIES PURSUANT TO THE TREE ORDINANCE GUIDELINES.

SITE LIGHTING MUST BE A MIN. OF 50' AWAY FROM A TREE. IF PEDESTRIAN SCALE LIGHTING IS BEING USED, THEN LIGHTING MUST BE A MIN. OF 15' AWAY FROM A TREE. UNLESS APPROVED OTHERWISE BY THE CITY. SHOW SITE LIGHTING PLAN.

ADJUST TREE PLANTING LOCATIONS TO AVOID UNDERGROUND UTILITIES. PLANT 5' FROM ALL UNDERGROUN UTILITIES (GAS, WATER, PHONE AND ELECTRICAL LINES).

ATTENTION LANDSCAPERS: NOTIFY URBAN FORESTER OF ANY SIGN, POWERLINE OR OTHER CONFLICTS BEFORE PLANTING NEW TREES.

COMMERCIAL TREE SAVE AREAS MUST BE RECORDED IN ACCORDANCE WITH THE APPROVED PLAN ON A FINAL PLAT AT THE REGISTER OF DEEDS OFFICE BEFORE URBAN FORESTRY HOLDS CAN BE RELEASED.

PLEASE CALL 704-336-4350 FOR AN INSPECTION OF TREE PROTECTION AND/OR PLANTING AREAS, 1 TO 2 DAYS BEFORE THE CERTIFICATE OF OCCUPANCY IS NEEDED.

1. INTERIOR STREET TREES TO BE PLANTED ON 40'-50' SPACING.
2. ALL TREES REMOVED OR PLANTED ALONG PROVIDENCE RD. WEST OR OLD ARDREY KELL RD. TO BE APPROVED BY LAURA BREWER (704-336-3759 IN LANDSCAPE MAINT.)

TREE PLANTING (FOR SINGLE AND MULTI-STEM TREES)
NO SCALE — CLD STD # 40.01

TREE PROTECTION DETAIL
NO SCALE — CLD STD # 40.02

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING
C1	82.52	150.00	42.33'	81.48'	N86°21'34"E
C2	168.66	200.00	88.71'	163.71'	S58°43'15"E
C3	88.16	240.00	44.58'	87.66'	S41°54'56"W
C4	112.58	150.00	59.06'	(04.41'	S05°12'38"W

LEGEND

- EXISTING PAVEMENT/CURB
- PROPOSED PAVEMENT/CURB
- ADJOINING PROPERTY LINES
- EXISTING BUILDINGS
- PROPOSED 5' SIDEWALK W/ SIDEWALK UTIL ESMT (2' FROM BACK OF SIDEWALK)
- TREE PROTECTION FENCE
- PROPOSED TREE SAVE AREA
- NATURAL AREA PER PCCO (UNDISTURBED/REVEGETATED)

0 60 120 180
GRAPHIC SCALE

DEVELOPMENT DATA

TAX PARCEL NO.: 223-141-09 THRU 12, 30, 88 & 223-141-13, 30
ZONING CLASSIFICATION: R-4 (DEVELOPED AS R-4 CLUSTER)
ZONING CLASSIFICATION: R-3 (DEVELOPED AS R-3 CLUSTER)
ZONING JURISDICTION: CITY OF CHARLOTTE
SITE ACREAGE: 6.46 AC (R-4) 8.44 AC (R-3) (14.90 TOTAL)
AREA IN EASEMENTS/PONDS): 2.46 AC
NET TOTAL SITE AREA: 12.44 AC
TREE SAVE REQUIRED: 10% x 12.44 AC= 1.24 AC.
TREE SAVE PROPOSED: 1.26 AC.
COMMON OPEN SPACE REQUIRED: 10% x 14.90 AC= 1.49 AC.
COMMON OPEN SPACE PROVIDED: 9.31 AC = 22.22%
NO. OF UNITS ALLOWED BY ZONING: 25.8 + 25.3 = 51
NO. OF UNITS PROPOSED: 41

R-4 CLUSTER LOT DATA:
MIN. LOT SIZE = 6,000 SF
MIN. LOT WIDTH = 50'
MIN. SETBACK = 32' BOC
MIN. SIDE YARD = 5'
MIN. REAR YARD = 40' EXTERNAL, 30' INTERNAL

R-3 CLUSTER LOT DATA:
MIN. LOT SIZE = 8,000 SF
MIN. LOT WIDTH = 60'
MIN. SETBACK = 32' BOC
MIN. SIDE YARD = 6' EXTERNAL, 5' INTERNAL
MIN. REAR YARD = 45' EXTERNAL, 30' INTERNAL

THE MAXIMUM BUA IS 3,800 SF PER LOT

BUILT-UPON AREA (BUA) MEANS THAT PORTION OF A PROPERTY THAT IS COVERED BY IMPERVIOUS OR PARTIALLY IMPERVIOUS SURFACE INCLUDING, BUT NOT LIMITED TO, BUILDINGS, PAVEMENT AND GRAVEL AREAS SUCH AS ROADS, PARKING LOTS, AND PATHS; AND RECREATION FACILITIES SUCH AS TENNIS COURTS (ACTIVITY FIELDS THAT HAVE BEEN DESIGNED TO ENHANCE DISPLACEMENT OF SURFACE WATER, SUCH AS COMPACTION AND GRADING OR INSTALLATION OF SODDED TURF, AND UNDERGROUND CONSIDERED BUILT-UPON AREA.) "BUILT-UPON AREA" DOES NOT INCLUDE A WOODEN SLATTED DECK OR THE WATER AREA OF A SWIMMING POOL.

SINGLE FAMILY LOT SIZE (SF)	MAX. BLDG COVERAGE
UP TO 4,000	50%
4,001 - 6,500	45%
6,501 - 8,500	40%
8,501 - 15,000	35%
15,001 OR GREATER	30%

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EMAIL: KENNEY@KENNEYDESIGN.COM
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Land Planning
Land Surveying

Revisions:
1. 8/14/14 REVISED PER CAPC, CED & CDOT REVIEW COMMENTS
2. 8/21/14 REVISED PER CAPC, CED & CDOT REVIEW COMMENTS

8/21/14

Scale: 1"=60'
Date: 4/16/14
Drawn By: MJK
Designed By: MJK
Job No: 2113

Sheet No. 3 of 15

Preliminary Subdivision Site/Landscape Plan

PROVIDENCE GROVE

City of Charlotte, Mecklenburg County, North Carolina
PROVIDENCE WEST, LLC, 10100 PARK CENTER DR., CHARLOTTE NC 28210