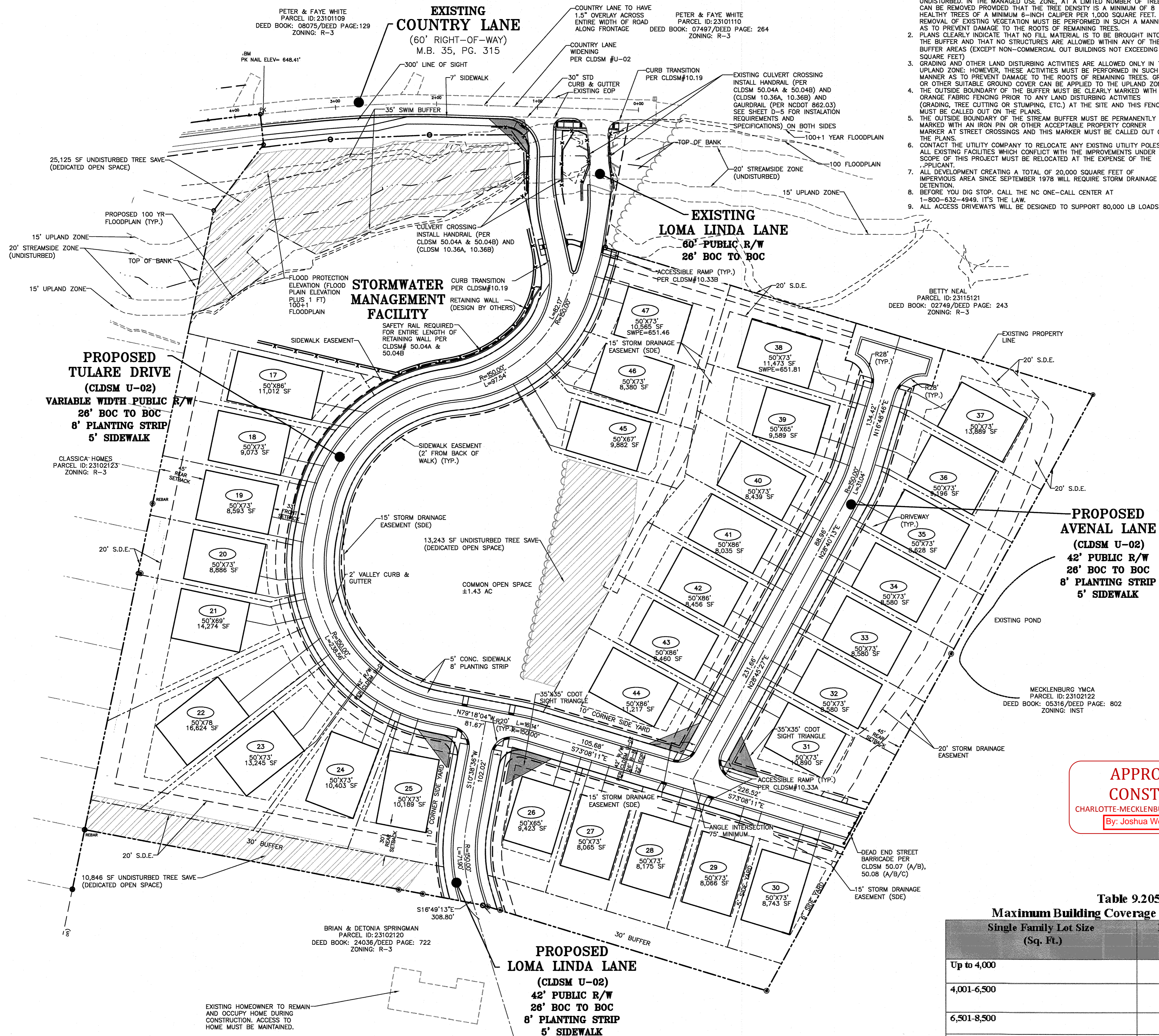


Y:\Projects\CSH-14010\Land\Construction Drawings\Current Drawings\CSH-14010-S1.dwg, 5/15/2015 9:53:24 AM, Reddick, Rob



NOTES:

- THE STREAMSIDE ZONE OF THE BUFFER MUST BE LEFT COMPLETELY UNDISTURBED. IN THE MANAGED USE ZONE, AT A LIMITED NUMBER OF TREES CAN BE REMOVED PROVIDED THAT THE TREE DENSITY IS A MINIMUM OF 8 HEALTHY TREES OF A MINIMUM 6-INCH CALIPER PER 1,000 SQUARE FEET. REMOVAL OF EXISTING VEGETATION MUST BE PERFORMED IN SUCH A MANNER AS TO PREVENT DAMAGE TO THE ROOTS OF REMAINING TREES.
- PLANS CLEARLY INDICATE THAT NO FILL MATERIAL IS TO BE BROUGHT INTO THE BUFFER AREAS (EXCEPT NON-COMMERCIAL OUT BUILDINGS NOT EXCEEDING 150 SQUARE FEET).
- GRADING AND OTHER LAND DISTURBING ACTIVITIES ARE ALLOWED ONLY IN THE UPLAND ZONE; HOWEVER, THESE ACTIVITIES MUST BE PERFORMED IN SUCH A MANNER AS TO PREVENT DAMAGE TO THE ROOTS OF REMAINING TREES, GRASS OR OTHER SUITABLE GROUND COVER CAN BE APPLIED TO THE UPLAND ZONE.
- THE OUTSIDE BOUNDARY OF THE BUFFER MUST BE CLEARLY MARKED WITH ORANGE FABRIC FENCING PRIOR TO ANY LAND DISTURBING ACTIVITIES (GRADING, TREE CUTTING OR STUMPING, ETC.) AT THE SITE AND THIS FENCING MUST BE CALLED OUT ON THE PLANS.
- THE OUTSIDE BOUNDARY OF THE STREAM BUFFER MUST BE PERMANENTLY MARKED WITH AN IRON PIN OR OTHER ACCEPTABLE PROPERTY CORNER MARKER AT STREET CROSSINGS AND THIS MARKER MUST BE CALLED OUT ON THE PLANS.
- 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.
- ALL DEVELOPMENT CREATING A TOTAL OF 20,000 SQUARE FEET OF IMPERVIOUS AREA SINCE SEPTEMBER 1978 WILL REQUIRE STORM DRAINAGE DETENTION.
- BEFORE YOU DIG STOP, CALL THE NC ONE-CALL CENTER AT 1-800-632-4949.
- ALL ACCESS DRIVEWAYS WILL BE DESIGNED TO SUPPORT 80,000 LB LOADS.

SITE DATA

APPLICANT:

CLASSICA HOMES
1101 WOOD RIDGE CENTER DRIVE
SUITE 155
CHARLOTTE, NC 28217

TAX PARCEL #	ACREAGE
23102122	3.54 ACRES
23102121	2.00 ACRES
23102119	3.01 ACRES
23102118	3.00 ACRES
	11.55 ACRES

EXISTING ZONING:	R-3
PROPOSED ZONING:	R-3 (CLUSTER)
ALLOWED DENSITY:	3.0 UNITS/ACRE
PROPOSED DENSITY:	2.68 UNITS/ACRE
PROPOSED NUMBER OF LOTS:	31
MINIMUM LOT WIDTH:	60 FEET
MINIMUM LOT AREAS:	8,000 SF
FRONT SETBACK:	24' FROM ROW
	20' MIN. FROM BACK OF S/W (GARAGE)
SIDE YARD INTERIOR LOTS:	5 FEET
SIDE YARD EXTERIOR LOTS:	6 FEET
REAR YARD:	30 FEET/45 FEET EXTERIOR
REQUIRED MINIMUM OPEN SPACE (10%):	50,311 SF (1.155 AC) 10%
PROVIDED COMMON OPEN SPACE:	62,261 SF (1.43 AC) 12.4%
NATURAL AREA REQUIRED (17.5%):	2.02 ACRES
NATURAL AREA PROVIDED (21.82%):	2.52 ACRES
MAXIMUM BUILDING HEIGHT:	40 FEET

MAXIMUM BUA PER LOT 4,300 SF

CITY OF CHARLOTTE NOTES:

- COORDINATE ALL CURB AND STREET GRADES IN INTERSECTION WITH INSPECTOR.
- ALL ROAD IMPROVEMENTS ON COUNTRY LANE ARE TO BE COORDINATED WITH THE CITY OF CHARLOTTE ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.
- DEVELOPER WILL PROVIDE STREET SIGNS PER CLDSM#50.05 (9" SIGNS ONLY) SIGHT TRIANGLES SHOWN ARE THE MINIMUM REQUIRED.
- IN ROLLING AND HILLY TERRAINS, SWEEPING OF THE STONE BASE AND/OR APPLICATION OF A TACK COAT MAY BE REQUIRED NEAR INTERSECTION. THESE REQUIREMENTS WILL BE ESTABLISHED BY THE INSPECTOR AND BASED ON FIELD CONDITIONS.
- 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. IN ORDER TO ENSURE DRAINAGE, KEEP A MINIMUM OF 0.5% SLOPE ON THE CURB.
- SUBSURFACE DRAINAGE FACILITIES MAY BE REQUIRED IN THE STREET RIGHT OF WAY IF DEEMED NECESSARY BY THE INSPECTOR.
- CURB AND GUTTER SHOWN ON PLANS ALONG COUNTRY LANE MAY BE ADJUSTED BASED UPON FIELD STAKING BY CITY ENGINEERING. ASSOCIATED STORM DRAINAGE MAY ALSO REQUIRE MODIFICATION BASED UPON FIELD CONDITIONS.
- THE PURPOSE OF THE STORM DRAINAGE EASEMENT (SDE) IS TO PROVIDE STORM WATER CONVEYANCE AND ANY STRUCTURES AND/OR OBSTRUCTION TO STORM WATER IS PROHIBITED.
- THE DEVELOPER SHALL MAINTAIN EACH STREAM, CREEK, OR BACKWASH CHANNEL IN AN UNOBSTRUCTED STATE AND SHALL REMOVE FROM THE CHANNEL AND BANKS OF THE STREAM ALL DEBRIS, LOGS, TIMBER, JUNK AND OTHER ACCUMULATIONS.
- 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 RIGHT-OF-WAY.
- ANY BUILDING WITHIN THE 100+1 STORMWATER ELEVATION LINE IS SUBJECT TO THE RESTRICTIONS OF THE (CITY OF CHARLOTTE/MECKLENBURG COUNTY) SUBDIVISION ORDINANCE, SECTION 7.200.8.
- ALL OPENINGS (e.g., DOORS, WINDOWS, VENTS) IN STRUCTURES BUILT SHOULD BE LOCATED A MINIMUM OF ONE FOOT ABOVE THE ADJACENT FINISHED GROUND SURFACE.
- "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.
- NON-STANDARD ITEMS (e.g., 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.
- 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.
- CERTIFICATION AND STREET CUT PERMITS ARE REQUIRED FOR UTILITY CUTS ON CITY STREET. ALLOW 7 DAYS PROCESSING FOR PERMIT. FOR INFORMATION CONTACT CHARLOTTE DEPARTMENT OF TRANSPORTATION (704-336-4025) OR VISIT <http://www.charmeck.org/departments/transportation/street+maintenance/home.htm>
- NO DEMOLITION LANDFILLS WILL BE PERMITTED ON SITE. CONTRACTOR TO COORDINATE REMOVAL/RELOCATION OF DEMOLITION MATERIAL TO APPROVED OFF-SITE LOCATION FOR DISPOSAL.
- ALL EXISTING BUILDINGS, HARDSCAPING, FENCE LINE, ETC. IS TO BE DEMOLISHED AND REMOVED.

APPROVED FOR CONSTRUCTION
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT
By: Joshua Weaver 5-26-2015

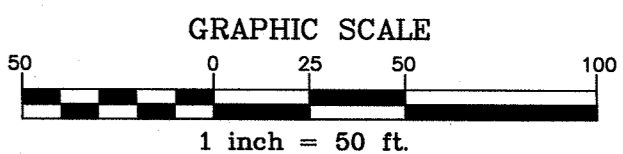
Table 9.205(1)(i)
Maximum Building Coverage for Detached Dwellings

Single Family Lot Size (Sq. Ft.)	Maximum Building 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

(Petition No. 2007-70, § 9.205(1)(i), 06/18/07)

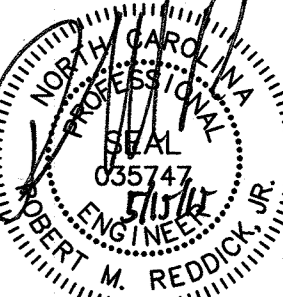
SITE LEGEND

- SIGNAGE
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- HANDICAP PARKING STALL
- HANDICAP RAMPS
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- FENCE
- CURB AND GUTTER
- TREE SAVE (DEDICATED OPEN SPACE)



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

THE JOHN R. MCADAMS
COMPANY, INC.
11901 Carmel Commons Blvd.
Charlotte, North Carolina 28226
License No.: C-0293
(800) 733-5646 • McAdamsCo.com



REVISIONS:
2015-05-05 COMMENTS PER CITY OF CHARLOTTE
2015-05-05 COMMENTS PER CITY OF CHARLOTTE

CLASSICA
HOMES DESIGNED FOR LIVING
CLASSICA HOMES
WOOD RIDGE CENTER DR. #155
CHARLOTTE, NC 28217

PROVIDENCE RETREAT II
PRELIMINARY PLAT
CHARLOTTE, NC
SITE PLAN

PROJECT NO.:	CSH-14010
FILENAME:	CSH14010-S1
DESIGNED BY:	TMM
DRAWN BY:	TMM/CSM
SCALE:	1"=50'
DATE:	11-20-2014
SHEET NO.:	C-3

McAdams