

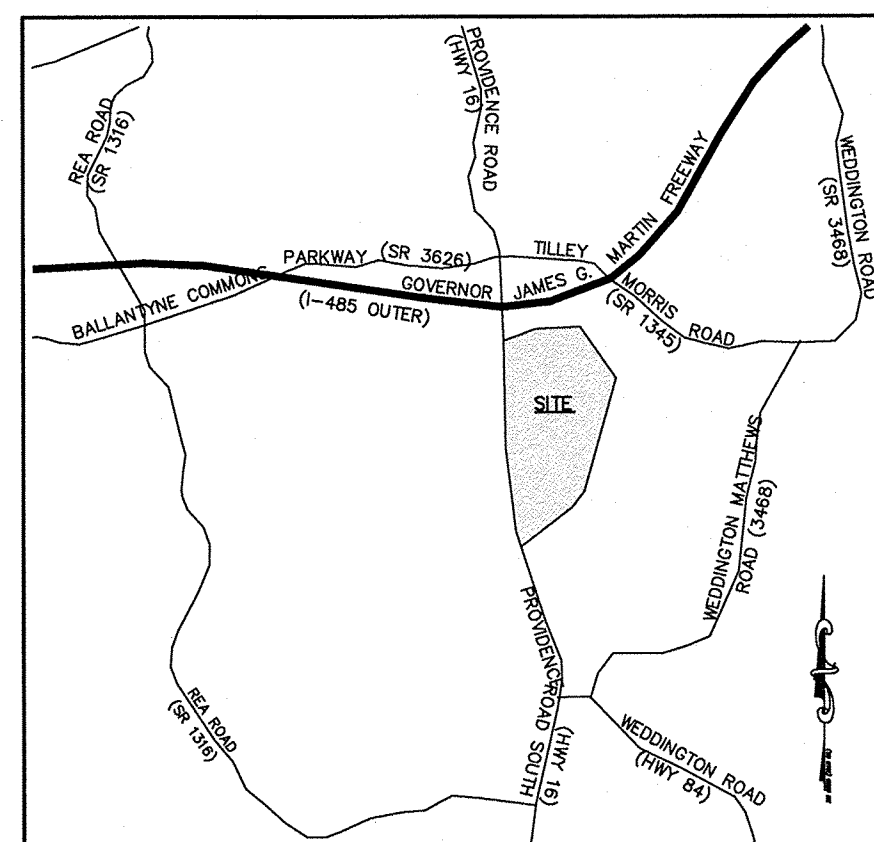
WAVERLY

SUBDIVISION

CHARLOTTE, NORTH CAROLINA
PROJECT NUMBER: CPR-14001

DATE: DECEMBER 19, 2014

PCCO SUMMARY			
Original Parcel ID Number(s):	23113107		
Development Type:	Mixed-Use		
Subject to PCCO? Y/N	Y		
If NO, why?			
Watershed:	Six Mile		
Disturbed Area (ac):	92.00		
Site Area (ac):	88.53		
	POA #1	POA #4	POA #6
Total on-site Drainage Area (ac):	8.13	9.49	71.04
Existing Built-upon-area (SF):	5,374	11,462	4,428
Existing BUA to be removed (SF):	5,374	11,462	4,428
Existing BUA to remain (SF):	0	0	0
Proposed New BUA (SF):	270,760	247,870	2,101,248
Proposed % BUA:	76.48%	59.98%	67.90%
Density (High / Low)	High	High	High
Total Post-Project BUA for site (ac):	80.14		
Development or Redevelopment?	Development		
Natural Area Required (ac):	8.85		
Natural Area Provided (ac):	8.85		
Total stream buffer protected on-site (ac):	N/A		
Transit Station Area? Y/N	N		
Distressed Business District? Y/N	N		
Mitigation Type (if applicable)	N/A		
Natural Area mitigation? Y/N	N		
Buffer Mitigation? Y/N	N		
Total Phosphorous Mitigation? Y/N	Y		



VICINITY MAP
NTS

DEVELOPER:
PROVIDENCE ROAD FARMS, LLC
201 SOUTH COLLEGE STREET
SUITE 1300
CHARLOTTE, NORTH CAROLINA 28224



<http://development.charmeck.org>

ENGINEERING
PCO / DETENTION / DRAINAGE PLAN

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>

URBAN FORESTRY
TREE ORDINANCE

CDOT

APPROVED

By Brendan Smith (bmsmith@charlottenc.gov) at 4:10 pm, Feb 04, 2015

APPROVED

By Brendan Smith (bmsmith@charlottenc.gov) at 4:10 pm, Feb 04, 2015

APPROVED

As Noted see
sheet C-5

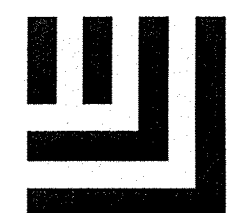
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REZONING PLANS

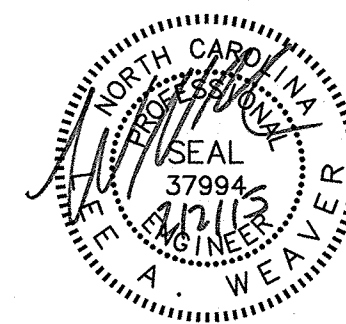
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PROVIDENCE ROAD PLANS
SEE SEPARATE COVER

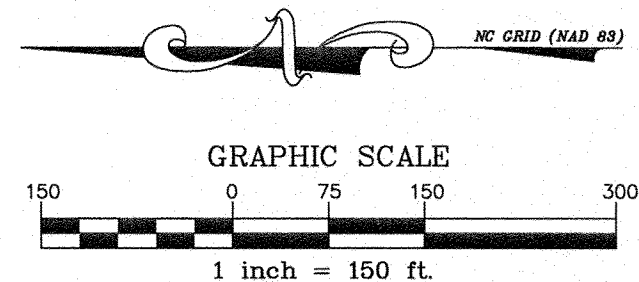
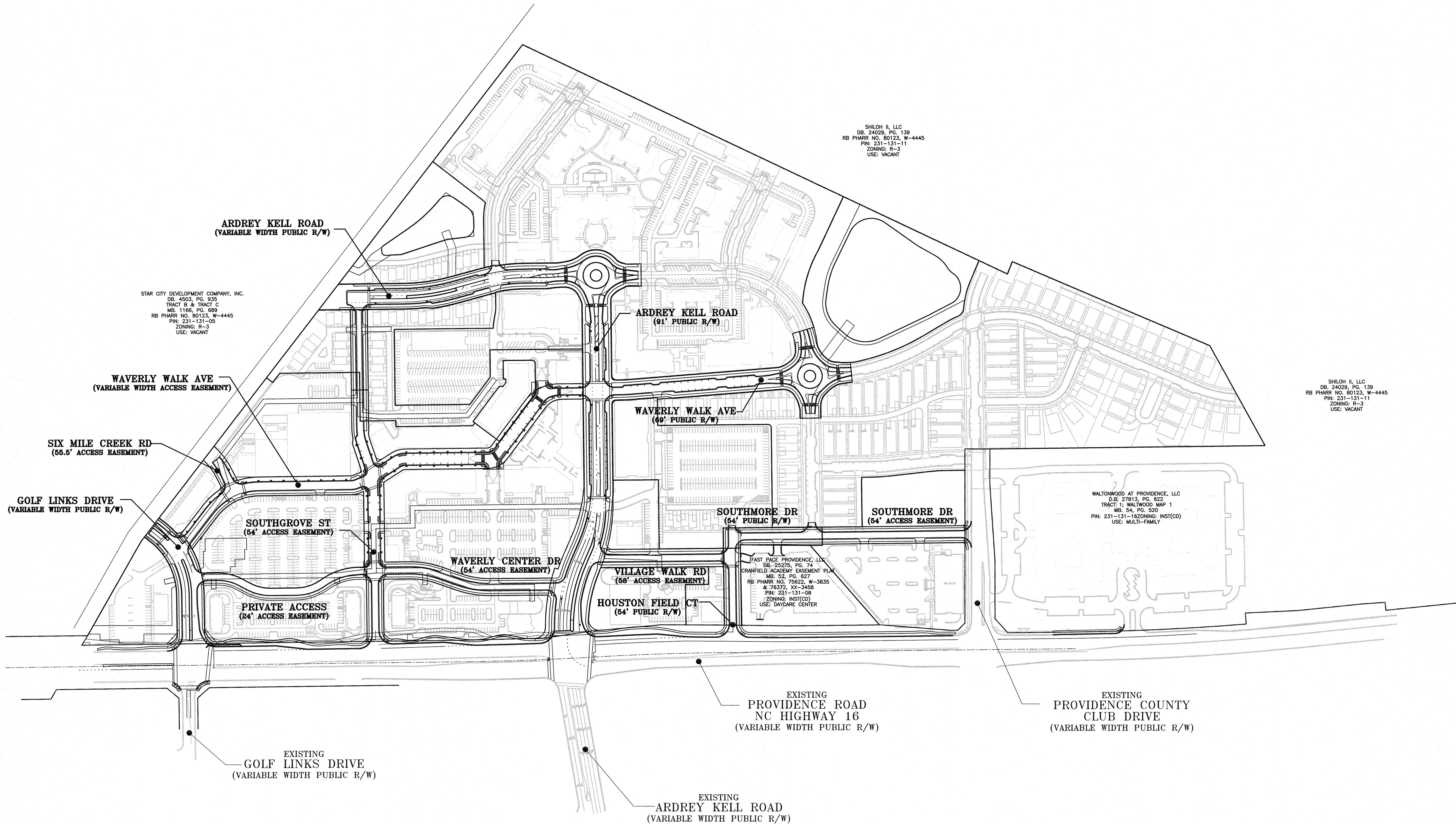


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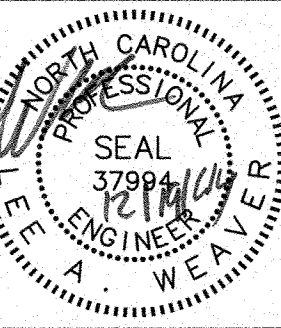
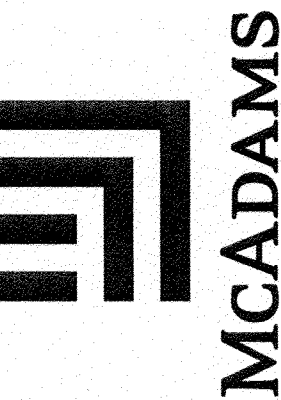


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FINAL DRAWING - RELEASED FOR CONSTRUCTION

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10-14-2014 REVISED PER CHARLOTTE COMMENTS
12-19-2014 REVISED PER CHARLOTTE COMMENTS

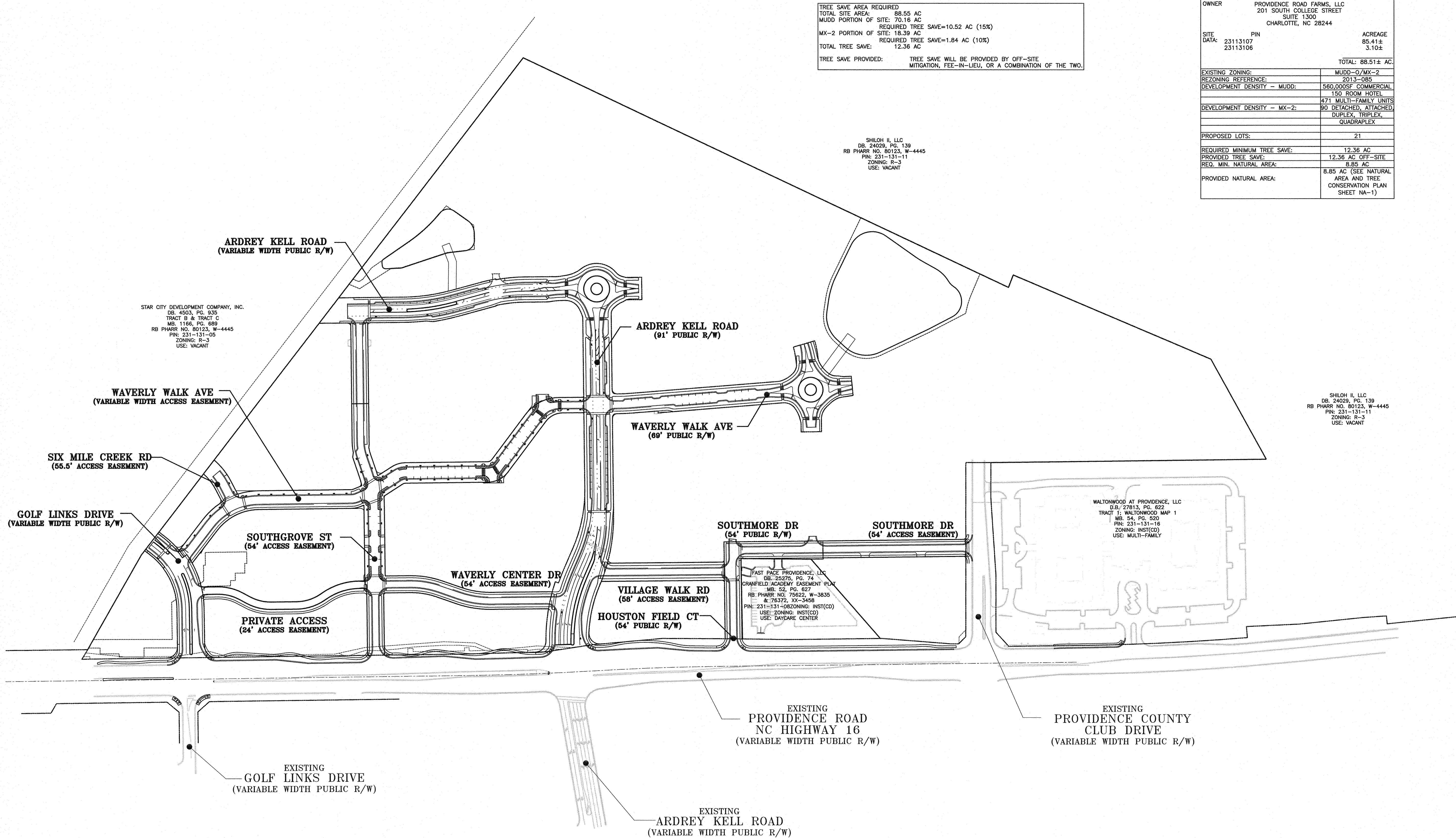
OWNER:
PROVIDENCE ROAD FARMS, LLC
201 SOUTH COLLEGE STREET
SUITE 1300
CHARLOTTE, NORTH CAROLINA 28224

WAVERLY
SUBDIVISION
CHARLOTTE, NORTH CAROLINA
OVERALL MASTER PLAN

PROJECT NO.	CPR-14001
FILENAME:	INFRA-OAS1
DESIGNED BY:	LAW
DRAWN BY:	LAW
SCALE:	1"=150'
DATE:	09-10-14
SHEET NO.	C-3

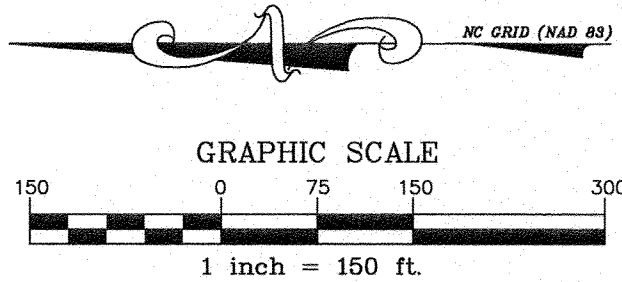


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TREE SAVE AREA REQUIRED	
TOTAL SITE AREA	88.55 AC
MUDD PORTION OF SITE	70.16 AC
REQUIRED TREE SAVE=10.52 AC (15%)	
MX-2 PORTION OF SITE	18.39 AC
REQUIRED TREE SAVE=1.84 AC (10%)	
TOTAL TREE SAVE:	12.36 AC
TREE SAVE PROVIDED:	TREE SAVE WILL BE PROVIDED BY OFF-SITE MITIGATION, FEE-IN-LIEU, OR A COMBINATION OF THE TWO.

SITE DATA		
OWNER	PROVIDENCE ROAD FARMS, LLC 201 SOUTH COLLEGE STREET SUITE 1300 CHARLOTTE, NC 28244	
SITE DATA:	PIN 23113107 23113106	ACREAGE 85.41± 3.10±
TOTAL: 88.51± AC.		
EXISTING ZONING:	MUDD-O/MX-2	
REZONING REFERENCE:	2013-085	
DEVELOPMENT DENSITY - MUDD:	560,000SF COMMERCIAL 150 ROOM HOTEL	
DEVELOPMENT DENSITY - MX-2:	471 MULTI-FAMILY UNITS 90 DETACHED, ATTACHED, DUPLEX, TRIPLEX, QUADRAPLEX	
PROPOSED LOTS:	21	
REQUIRED MINIMUM TREE SAVE:	12.36 AC	
PROVIDED TREE SAVE:	12.36 AC OFF-SITE	
REQ. MIN. NATURAL AREA:	8.85 AC	
PROVIDED NATURAL AREA:	8.85 AC (SEE NATURAL AREA AND TREE CONSERVATION PLAN SHEET NA-1)	

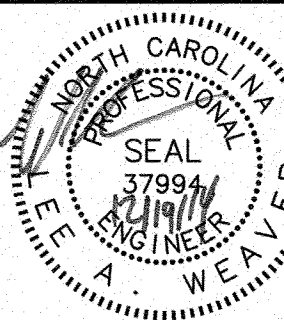


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OWNER:
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201 SOUTH COLLEGE STREET
SUITE 1300
CHARLOTTE, NORTH CAROLINA 28224

WAVERLY
SUBDIVISION
CHARLOTTE, NORTH CAROLINA

OVERALL SITE PLAN

PROJECT NO.	CPR-14001
FILENAME:	INFRA-OAS2
DESIGNED BY:	LAW
DRAWN BY:	LAW
SCALE:	1"=150'
DATE:	09-10-14
SHEET NO.	C-4

