

# PROVIDENCE RETREAT II

CONSTRUCTION PLANS FOR:  
PROVIDENCE RETREAT II  
CHARLOTTE, NC  
CSH-14010



FINAL  
APPROVAL

<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**

REVISION

**APPROVED FOR  
CONSTRUCTION**

CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT  
By: Joshua Weaver 6-28-2016

**APPROVED**

By Brendan Smith at 11:27 am, Jun 28, 2016

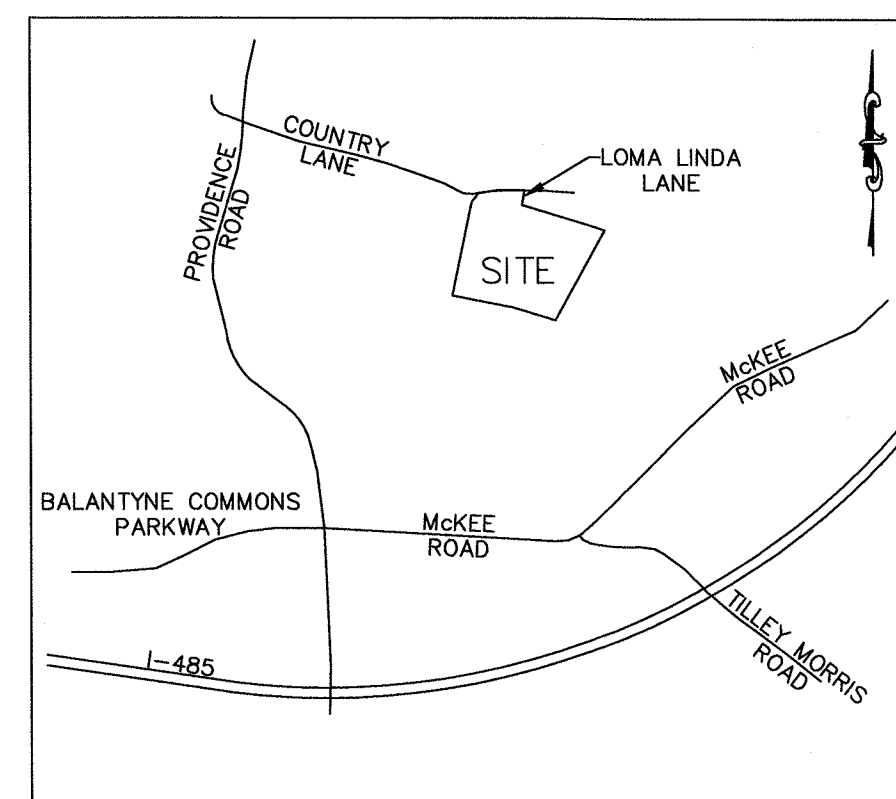
**APPROVED**

**APPROVED**

**APPROVED**

REVISION #4:

REVISED LOT SIZES AND ALLOCATED IMPERVIOUS PER LOT. SEE SHEET C-3.  
RIGHT OF WAY FOR AVENAL LANE CHANGED FROM 42' TO 45'.



**VICINITY MAP**

**N.T.S.**

## PRELIMINARY PLAT LOMA LINDA LANE CHARLOTTE, NORTH CAROLINA PROJECT NUMBER: CSH-14010

DATE: NOVEMBER 20, 2014

REVISED: FEBRUARY 4, 2015

REVISED: APRIL 4, 2015

REVISED: MAY 15, 2015

REVISED: MAY 10, 2016

APPLICANT:

**CLASSICA HOMES**

**1101 WOOD RIDGE CENTER DRIVE**

**SUITE 155**

**CHARLOTTE, N.C. 28217**

**(704) 201-8976**

**RJASINSKI@CLASSICAHOMES.COM**

ENGINEER/SURVEYOR

**McADAMS COMPANY**

**11301 CARMEL COMMONS BLVD**

**SUITE 111**

**CHARLOTTE, N.C. 28226**

**(704) 527-0800**

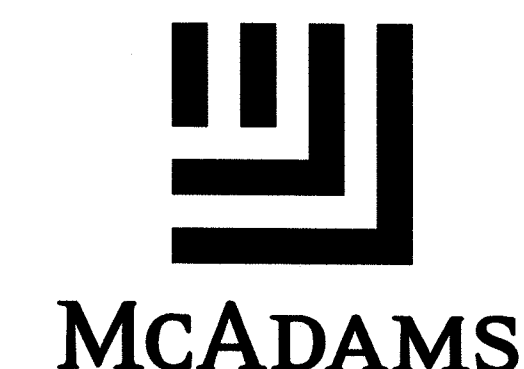
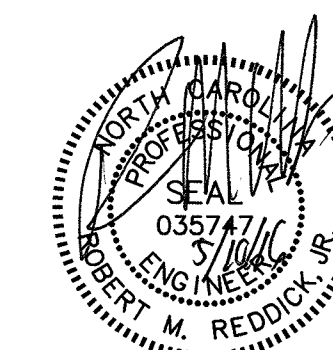
**reddick@mcadamsco.com**

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CONTRACTOR SHALL NOTIFY "NORTH CAROLINA ONE CALL" (811) OR  
(1-800-632-4949) AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION  
OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED.  
CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR  
OWN LOCATOR SERVICES INDEPENDENT OF "NORTH CAROLINA ONE CALL".  
REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.



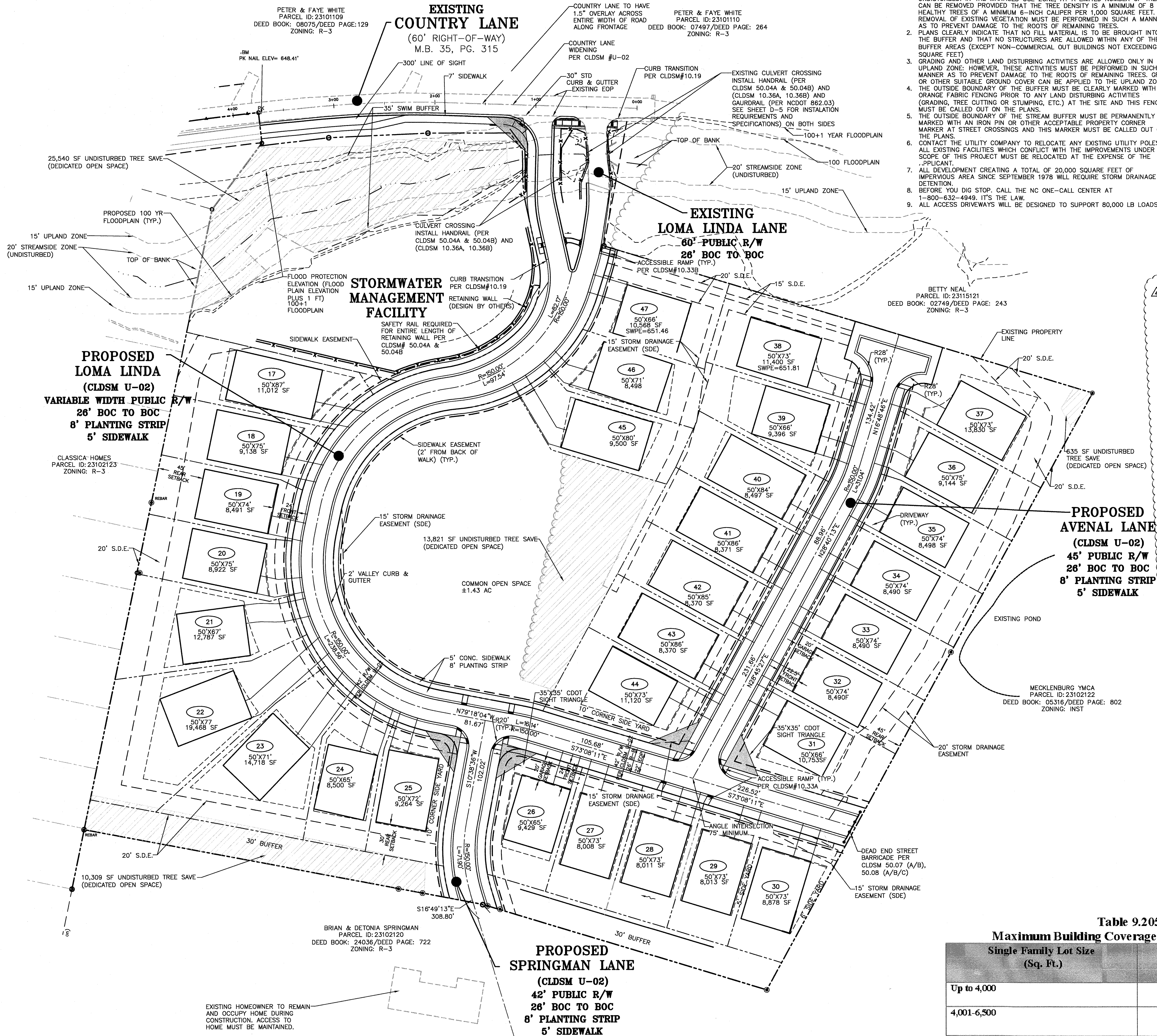
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PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



Y:\Projects\CSH-14010\Land\Construction Drawings\Current Drawings\CSH-14010-S1.dwg, 6/23/2016 10:17:56 AM, Reddick, Rob



NOTES:

1. 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.
2. PLANS CLEARLY INDICATE THAT NO FILL MATERIAL IS TO BE BROUGHT INTO THE BUFFER AND THAT NO STRUCTURES ARE ALLOWED WITHIN ANY OF THE BUFFER AREAS (EXCEPT NON-COMMERCIAL OUT BUILDINGS NOT EXCEEDING 150 SQUARE FEET).
3. 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.
4. 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.
5. 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.
6. 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.
7. ALL DEVELOPMENT CREATING A TOTAL OF 20,000 SQUARE FEET OF IMPERVIOUS AREA SINCE SEPTEMBER 1978 WILL REQUIRE STORM DRAINAGE DETENTION.
8. BEFORE YOU DIG STOP, CALL THE NC ONE-CALL CENTER AT 1-800-832-4649, IT'S THE LAW.
9. 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 #  
23102122  
23102121  
23102119  
23102118

ACREAGE  
3.54 ACRES  
2.00 ACRES  
3.01 ACRES  
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 LOMA LINDA 22.5' FROM ROW AVENAL LANE 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%):	2.50 ACRES
MAXIMUM BUILDING HEIGHT:	40 FEET

MAX. BUA

LOT 17	4500 SF
LOT 18	4075 SF
LOT 19	4150 SF
LOT 20	4150 SF
LOT 21	4450 SF
LOT 22	5400 SF
LOT 23	5300 SF
LOT 24	4375 SF
LOT 25	4150 SF
LOT 26	3825 SF
LOT 27	3900 SF
LOT 28	3900 SF
LOT 29	3900 SF
LOT 30	3825 SF
LOT 31	4200 SF
LOT 32	4150 SF
LOT 33	4150 SF
LOT 34	4150 SF
LOT 35	4150 SF
LOT 36	4175 SF
LOT 37	4700 SF
LOT 38	4700 SF
LOT 39	4050 SF
LOT 40	4150 SF
LOT 41	4100 SF
LOT 42	4100 SF
LOT 43	4150 SF
LOT 44	4450 SF
LOT 45	4700 SF
LOT 46	4450 SF
LOT 47	3800 SF

CITY OF CHARLOTTE NOTES:

1. COORDINATE ALL CURB AND STREET GRADES IN INTERSECTION WITH THE CITY OF CHARLOTTE ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.
2. DEVELOPER SHALL PROVIDE STREET SIGNS PER CLDSM#50.05 (9" SIGNS ONLY).
3. SIGHT TRIANGLES SHOWN ARE THE MINIMUM REQUIRED.
4. 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.
5. 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.
6. IN ORDER TO ENSURE DRAINAGE, KEEP A MINIMUM OF 0.5% SLOPE ON THE CURB.
7. SUBSURFACE DRAINAGE FACILITIES MAY BE REQUIRED IN THE RIGHT OF WAY IF DEEMED NECESSARY BY THE INSPECTOR.
8. 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.
9. 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.
10. 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.
11. 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.
12. 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.
13. ALL OPENINGS (e.g., DOORS, WINDOWS, VENTS) IN STRUCTURES BUILT SHOULD BE LOCATED A MINIMUM OF ONE FOOT ABOVE THE ADJACENT FINISHED GROUND SURFACE.
14. "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.
15. NON-STANDARD ITEMS (i.e. 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.
16. 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.
17. 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>
18. NO DEMOLITION, LANDFILLS WILL BE PERMITTED ON SITE. CONTRACTOR TO COORDINATE REMOVAL/RELOCATION OF DEMOLITION MATERIAL TO APPROVED OFF-SITE LOCATION FOR DISPOSAL.
19. ALL EXISTING BUILDINGS, HARDSCAPING, FENCE LINE, ETC. IS TO DEMOLISHED AND REMOVED.

SITE LEGEND

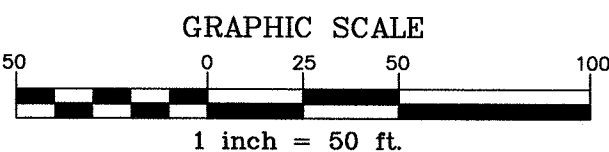
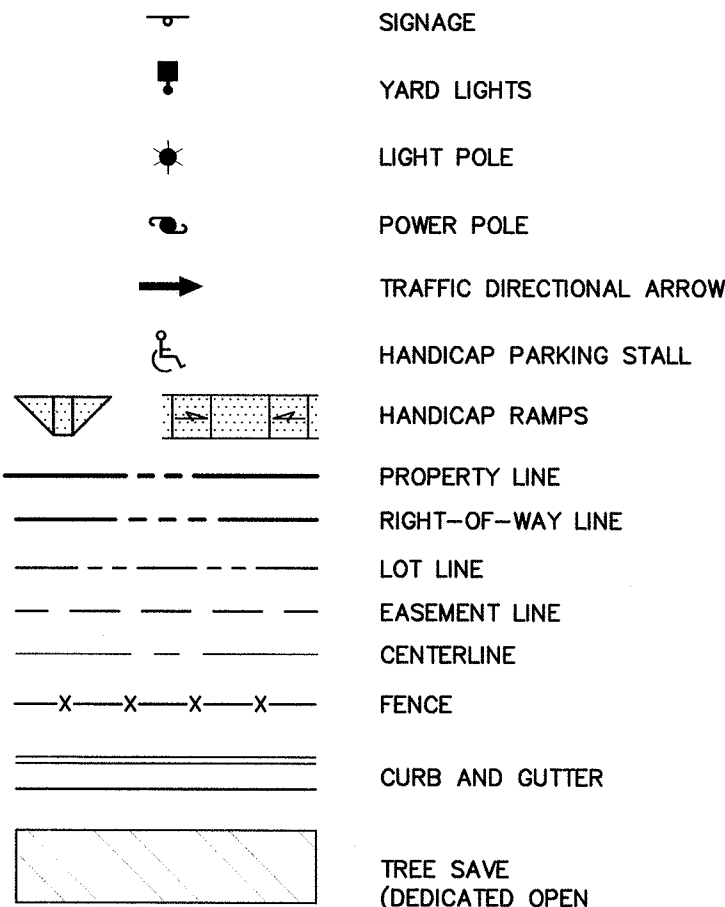


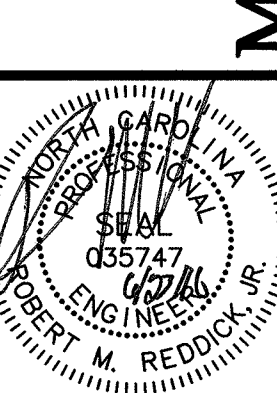
Table 9.205(1)(i)  
Maximum Building Coverage for Detached Dwellings

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)

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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REVISIONS:
2015-05-05 COMMENTS PER CITY OF CHARLOTTE
2015-04-02 COMMENTS PER CITY OF CHARLOTTE
2015-10-27 BUA ADJUSTMENTS
2016-05-10 LOT SIZE & BUA ADJUSTMENTS

CLASSICA  
HOMES DESIGNED FOR LIVING  
CLASSICA HOMES  
1101 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

