

ENGINEERING

PCO / DETENTION / DRAINAGE PLAN

EROSION CONTROL

URBAN FORESTRY

TREE ORDINANCE

CDOT

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 at 11:09 am, Sep 28, 2016

APPROVED

APPROVED

APPROVED

**APPROVED FOR
CONSTRUCTION**

CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT

By: Joshua Weaver 9-28-2016

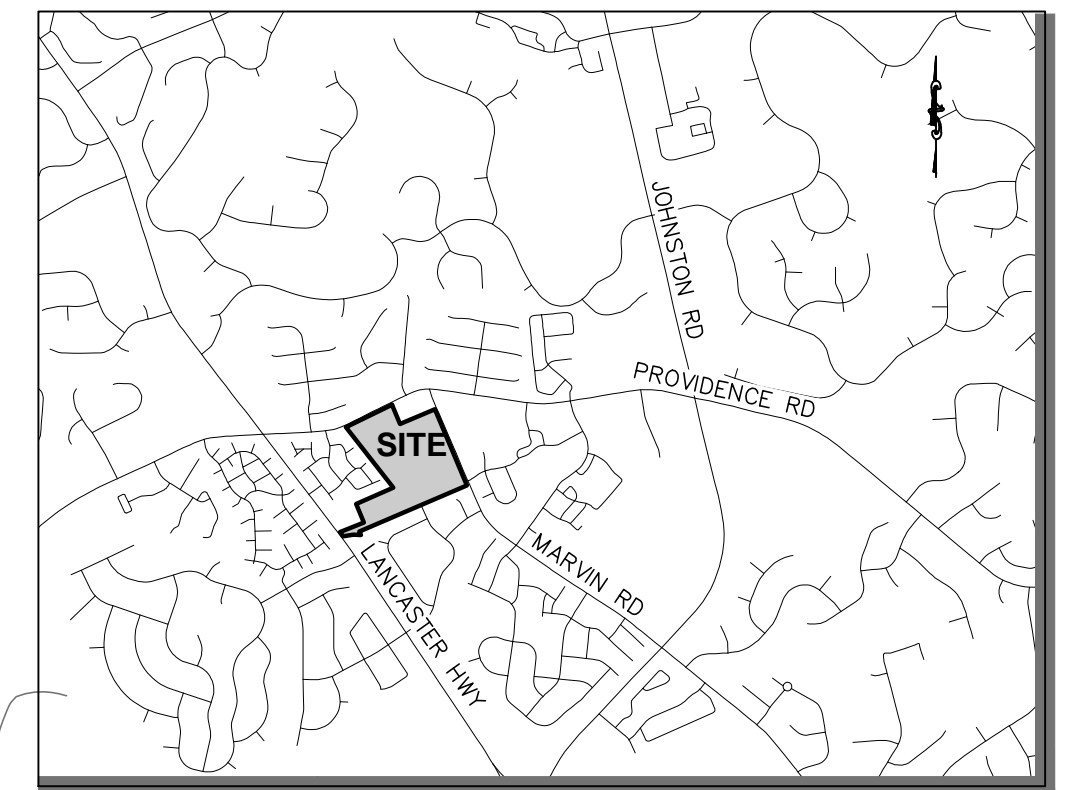
ETS

THE RETREAT AT BALLANTYNE

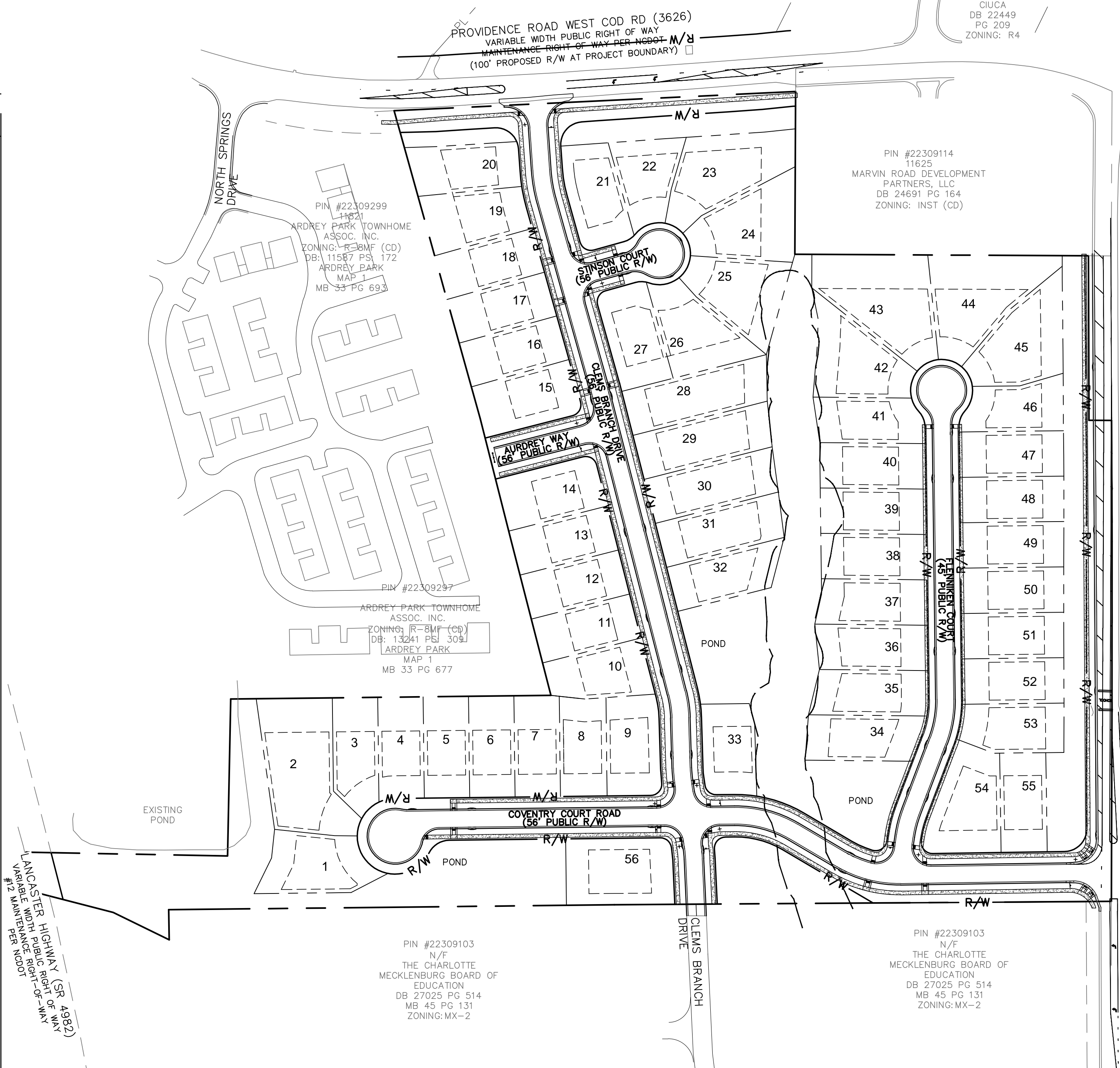
CITY OF CHARLOTTE

VICINITY MAP

N.T.S.



SHEET #	DESCRIPTION	ORIGINAL ISSUE DATE	REVISION DATE	REVISION NUMBER	REVISION DESCRIPTION
SHEET NO. 1.0	COVER	02/03/16	08/09/16	B	CITY COMMENTS
SHEET NO. 2.0	EXISTING CONDITION & DEMOLITION PLAN	02/03/16	08/09/16	B	CITY COMMENTS
SHEET NO. 3.0	OVERALL SITE PLAN	02/03/16	08/09/16	B	CITY COMMENTS
SHEET NO. 3.1	SITE PLAN WESTERN AREA	02/03/16	08/09/16	B	CITY COMMENTS
SHEET NO. 3.2	SITE PLAN CENTRAL AREA	02/03/16	08/09/16	B	CITY COMMENTS
SHEET NO. 3.3	SITE PLAN EASTERN AREA	02/03/16	08/09/16	B	CITY COMMENTS
SHEET NO. 4.0	EROSION CONTROL PLAN PHASE 1	02/03/16	08/09/16	B	CITY COMMENTS
SHEET NO. 4.1	EROSION CONTROL PLAN PHASE 2	02/03/16	08/09/16	B	CITY COMMENTS
SHEET NO. 5.0	OVERALL STORMWATER & GRADING PLAN	02/03/16	08/09/16	B	CITY COMMENTS
SHEET NO. 5.1	STORMWATER & GRADING PLAN FOR WEST & SOUTH DRAINAGE AREA	02/03/16	08/09/16	B	CITY COMMENTS
SHEET NO. 5.2	STORMWATER & GRADING PLAN FOR CENTRAL GRADING AREA	02/03/16	08/09/16	B	CITY COMMENTS
SHEET NO. 5.3	STORMWATER & GRADING PLAN FOR EASTERN DRAINAGE AREA	02/03/16	08/09/16	B	CITY COMMENTS
SHEET NO. 5.4	GRADING & DRAINAGE INLET DRAINAGE PLAN AND STORM PIPING CHART	02/03/16	08/09/16	B	CITY COMMENTS
SHEET NO. 6.0	NOT A PART OF SET				
SHEET NO. 6.1	CLEMS BRANCH DRIVE PLAN & PROFILE	02/03/16	08/09/16	B	CITY COMMENTS
SHEET NO. 6.2	COVENTRY COURT ROAD PLAN & PROFILE	02/03/16	08/09/16	B	CITY COMMENTS
SHEET NO. 6.3	FLENNIKEN COURT PLAN & PROFILE	02/03/16	08/09/16	B	CITY COMMENTS
SHEET NO. 6.4	STINSON COURT & AUDREY WAY PLAN & PROFILE	02/03/16	08/09/16	B	CITY COMMENTS
SHEET NO. 6.4A	AUDREY WAY PLAN & PROFILE	06/23/16	08/09/16	B	CITY COMMENTS
SHEET NO. 6.5	MARVIN ROAD ROAD IMPROVEMENTS PLAN AND PROFILE	02/03/16	08/09/16	B	CITY COMMENTS
SHEET NO. 6.6	MARVIN ROAD ROADWAY IMPROVEMENTS STRIPING PLAN	02/03/16	08/09/16	B	CITY COMMENTS
SHEET NO. 6.6A	PROVIDENCE ROAD ROADWAY IMPROVEMENTS STRIPING PLAN	02/03/16	08/09/16	B	CITY COMMENTS
SHEET NO. 6.7	MARVIN ROAD SITE DISTANCE	02/03/16	08/09/16	B	CITY COMMENTS
SHEET NO. 6.7A	PROVIDENCE ROAD SITE DISTANCE	02/03/16	08/09/16	B	CITY COMMENTS
SHEET NO. 6.8	MARVIN ROAD CROSS SECTIONS STA 0+00 - STA 0+50	02/03/16	08/09/16	B	CITY COMMENTS
SHEET NO. 6.9	MARVIN ROAD CROSS SECTIONS STA 1+00 TO STA 1+50	02/03/16	08/09/16	B	CITY COMMENTS
SHEET NO. 6.10	MARVIN ROAD CROSS SECTIONS STA 2+00 TO STA 2+50	02/03/16	08/09/16	B	CITY COMMENTS
SHEET NO. 6.11	MARVIN ROAD CROSS SECTIONS STA 3+00 TO STA 3+50	02/03/16	08/09/16	B	CITY COMMENTS
SHEET NO. 6.12	MARVIN ROAD CROSS SECTIONS STA 4+00 TO STA 4+50	02/03/16	08/09/16	B	CITY COMMENTS
SHEET NO. 6.13	MARVIN ROAD CROSS SECTIONS STA 5+00 TO STA 5+50	02/03/16	08/09/16	B	CITY COMMENTS
SHEET NO. 6.14	MARVIN ROAD CROSS SECTIONS STA 6+00 TO STA 6+50	02/03/16	08/09/16	B	CITY COMMENTS
SHEET NO. 6.15	MARVIN ROAD CROSS SECTIONS STA 7+00 TO STA 7+50	02/03/16	08/09/16	B	CITY COMMENTS
SHEET NO. 6.16	MARVIN ROAD CROSS SECTIONS STA 8+00 TO STA 8+50	02/03/16	08/09/16	B	CITY COMMENTS
SHEET NO. 6.17	MARVIN ROAD CROSS SECTIONS STA 9+00 TO STA 9+50	02/03/16	08/09/16	B	CITY COMMENTS
SHEET NO. 6.18	MARVIN ROAD CROSS SECTIONS STA 10+00 TO STA 10+50	02/03/16	08/09/16	B	CITY COMMENTS
SHEET NO. 6.19	MARVIN ROAD CROSS SECTIONS STA 11+00 TO STA 11+50	02/03/16	08/09/16	B	CITY COMMENTS
SHEET NO. 6.20	SIGHT DISTANCE STINSON COURT AT CLEMS BRANCH DRIVE	02/03/16	08/09/16	B	CITY COMMENTS
SHEET NO. 6.21	SIGHT DISTANCE AUDREY WAY AT CLEMS BRANCH DRIVE	02/03/16	08/09/16	B	CITY COMMENTS
SHEET NO. 6.22	SIGHT DISTANCE COVENTRY COURT ROAD (EASTBOUND) AT CLEMS BRANCH DRIVE	06/30/16	08/09/16	B	CITY COMMENTS
SHEET NO. 6.23	SIGHT DISTANCE COVENTRY COUT ROAD (WESTBOUND) AT CLEMS BRNCH DRIVE	06/30/16	08/09/16	B	CITY COMMENTS
SHEET NO. 6.24	SIGHT DISTANCE FLENNIKEN COURT AT COVENTRY COURT	06/30/16	08/09/16	B	CITY COMMENTS
SHEET NO. 6.25	SIGHT DISTANCE CLEMS BRANCH DRIVE (SOUTHBOUND) AT COVENTRY COURT ROAD	06/30/16	08/09/16	B	CITY COMMENTS
SHEET NO. 6.26	SIGHT DISTANCE CLEMS BRANCH DRIVE (NORTHBOUND) AT COVENTRY COURT ROAD	06/30/16	08/09/16	B	CITY COMMENTS
SHEET NO. 6.27	MARVIN ROAD & PROVIDENCE ROAD WEST TRAFFIC CONTROL	06/30/16	08/09/16	B	CITY COMMENTS
SHEET NO. 7.0	LANDSCAPING & PLANTING PLAN	02/03/16	08/09/16	B	CITY COMMENTS
SHEET NO. 7.1	BUFFER PLANTING PLAN	02/03/16	08/09/16	B	CITY COMMENTS
SHEET NO. 8.0	GENERAL NOTES	02/03/16	08/09/16	B	CITY COMMENTS
SHEET NO. 8.1	EROSION CONTROL NOTES	02/03/16	08/09/16	B	CITY COMMENTS
SHEET NO. 9.0	GENERAL DETAILS	02/03/16	08/09/16	B	CITY COMMENTS
SHEET NO. 9.1	GENERAL DETAILS	02/03/16	08/09/16	B	CITY COMMENTS
SHEET NO. 9.2	GENERAL DETAILS	02/03/16	08/09/16	B	CITY COMMENTS
SHEET NO. 9.3	GENERAL DETAILS	02/03/16	08/09/16	B	CITY COMMENTS
SHEET NO. 9.4	SAND FILTER OUTLET DETAILS	06/30/16	08/09/16	B	CITY COMMENTS
SHEET NO. 9.5	GENERAL DETAILS	06/23/16	08/09/16	B	CITY COMMENTS



OVERALL SITE

1" = 100'

MECKLENBURG COUNTY, NC

MAY 2016

OWNER/DEVELOPER

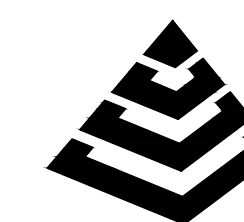
NAME: MERITAGE HOMES OF THE CAROLINAS, INC.
ADDRESS: 11605 NORTH COMMUNITY HOUSE RD
SUITE 250
CHARLOTTE, NC 28277
PHONE #: (704) 944-8902
EMAIL: BRETT.MANERY@meritagehomes.com

ENGINEER

NAME: MCKIM & CREED, INC.
KENNY DRAFFEN, PE
ADDRESS: 8020 TOWER POINT DRIVE
CHARLOTTE, NC 28227
PHONE #: (704) 841-2588
EMAIL: KDRAFFEN@mckimcreed.com

PROPERTY OWNER

NAME: MERITAGE HOMES INC.
ADDRESS: 11605 NORTH COMMUNITY HOUSE RD
SUITE 250
CHARLOTTE, NC 28277
PHONE #: (704) 944-8902
EMAIL: BRETT.MANERY@meritagehomes.com



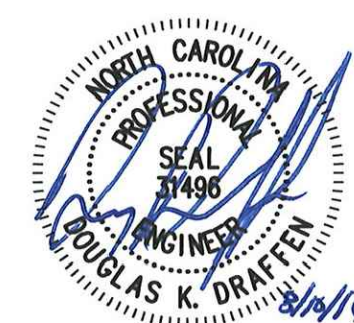
MCKIM & CREED

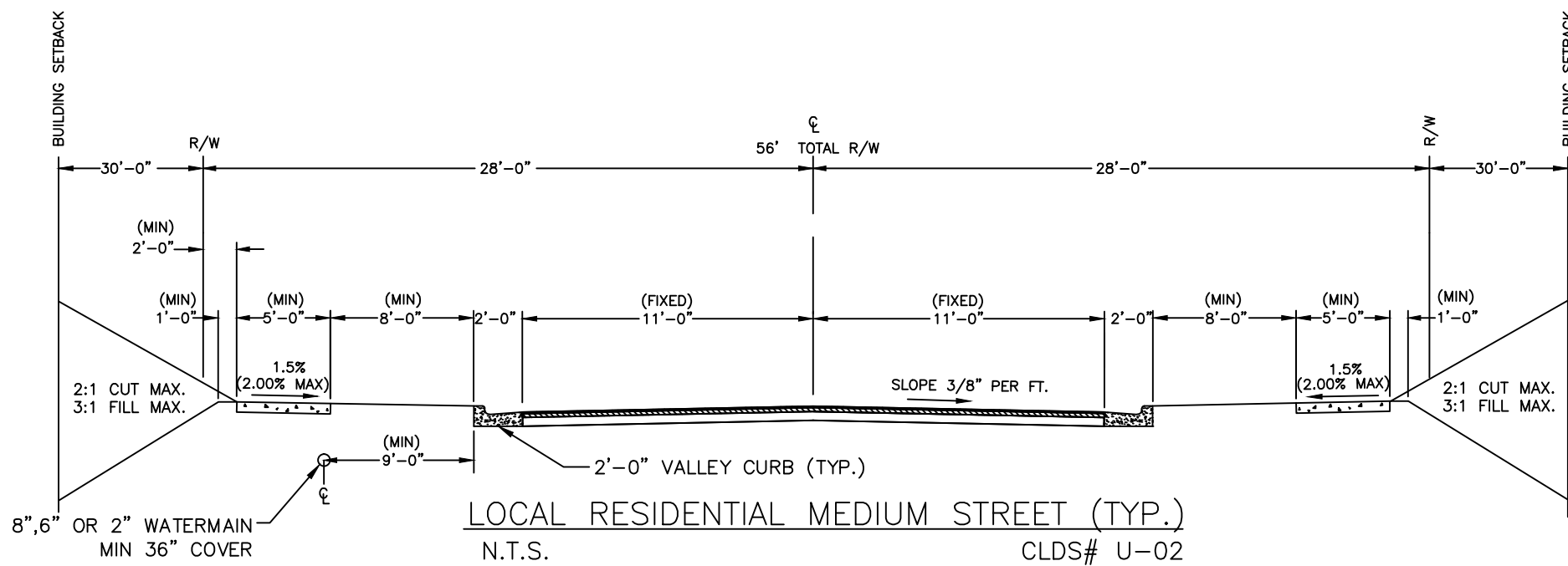
8020 Tower Point Drive
Charlotte, North Carolina 28227
Phone: (704)841-2588, Fax: (704)841-2567
F-1222
www.mckimcreed.com



Know what's below.
Call before you dig.

PRELIMINARY
NOT FOR CONSTRUCTION
06/30/16



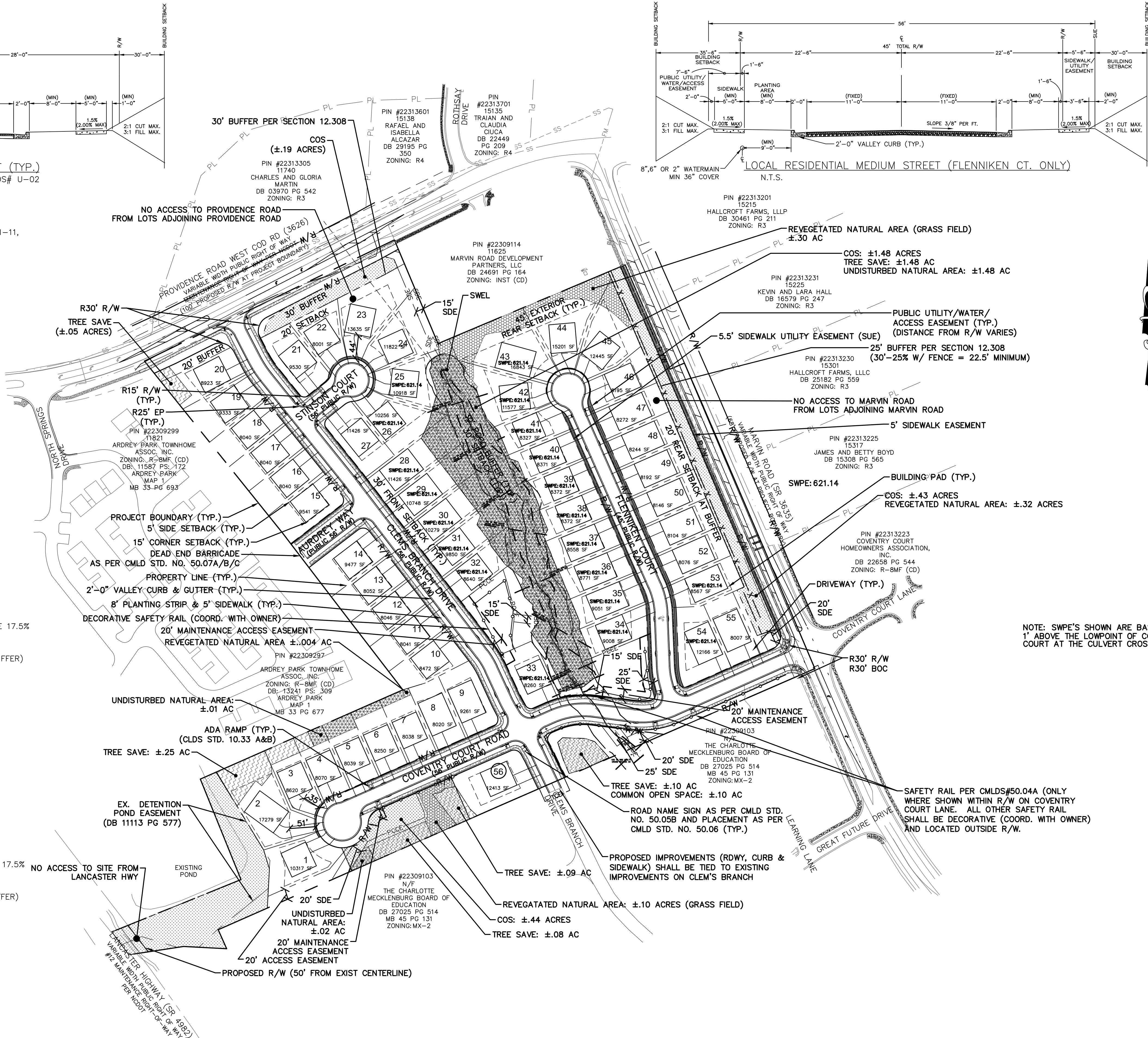


DEVELOPMENT DATA

PARCEL ID NUMBER:	223-091-09, 223-091-26, 223-091-11, 223-091-12, 223-091-13
JURISDICTION:	CITY OF CHARLOTTE (ETJ)
ZONING:	R3
ZONING (ADJOINING PARCELS):	R-8MF-CD, MX-2, INST. (CD)
WATERSHED / PCO0 WATERSHED DISTRICT:	CLEM / CENTRAL CATAWBA DISTRICT
SITE AREA (SA):	20.97± ACRES
PROPOSED USE:	SINGLE FAMILY DETACHED
MAXIMUM LOT COUNT ALLOWED (20.97 AC x 3 LOTS PER AC):	62
NUMBER OF LOTS PROVIDED:	56
DENSITY (63 LOTS / 20.97 AC):	3.0 UNITS/AC
SMALLEST LOT SIZE:	8,000 SF
R-3 CLUSTER LOT DATA	
MIN. LOT SIZE:	8,000 SF
MIN. LOT WIDTH:	60'
MIN. FRONT YARD:	30'
MIN. CORNER YARD:	15'
MIN. SIDE YARD:	6'
MIN. SIDE YARD EXTERNAL:	6'
MIN. REAR YARD:	30'
MIN. REAR YARD EXTERNAL:	45'
COMMON OPEN SPACE REQUIRED (SAx10%):	2.10 AC
TOTAL COMMON OPEN SPACE PROVIDED:	±3.23 AC
USABLE COMMON OPEN SPACE:	
WETLANDS, PONDS, AND STREAMS:	-1.33 AC±
OTHER TREE SAVE AREA PROVIDED:	-1.46 AC±
USABLE COMMON OPEN SPACE:	1.44 AC±
TREE SAVE REQUIRED (SA - EXISTING ROW & EASEMENTS x 10%):	
±20.97 ACRES GROSS	
- ±1.41 ACRES IN EXISTING ROW'S & EASEMENTS*	
±19.56 ACRES NET	
* DETENTION POND EASEMENT:	.65 AC
* DUKE POWER EASEMENT:	.24 AC (MARVIN ROAD)
* SIDEWALK EASEMENT:	.02 AC (LANCASTER HWY)
* SANITARY SEWER EASEMENT:	.47 AC (MARVIN ROAD)
* DOT ROW EASEMENT:	.03 AC (PROVIDENCE ROAD WEST)
	1.41 AC
TREE SAVE REQUIRED: 19.56 AC x 10% =	1.96 AC
TREE SAVE PROVIDED: ±1.97 AC	
NATURAL AREA REQUIRED: 7.12 AC BUA + 20.97 AC = 33.9% BUA, THEREFORE 17.5%	
17.5% x 20.97 AC = 3.67 AC REQUIRED	
STREAM BUFFER:	1.48 AC
UNDISTURBED NATURAL AREA:	.49 AC (TREE SAVE OUTSIDE STREAM BUFFER)
UNDISTURBED NATURAL AREA:	.12 AC (OTHER AREAS)
REVEGETATED NATURAL AREA:	.42 AC (GRASS FIELDS)
PLANTING STRIP (1.06 AC x .75):	.80 AC
BUFFERS (.62 AC x .75):	.47 AC
	3.78 AC PROVIDED

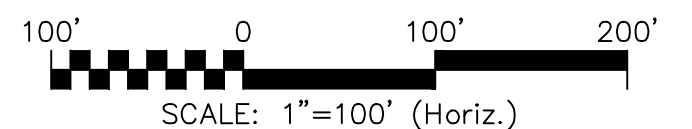
IMPERVIOUS AREA BREAKDOWN

INSIDE RIGHT-OF-WAY	
STREET (TO BOC):	78,846 SF
TOTAL PROJECT SIDEWALK:	27,223 SF
TOTAL DRIVEWAY APRONS:	1,781 SF
	107,850 SF (2.48 AC)
OUTSIDE RIGHT-OF-WAY (HOMES, SIDEWALKS, CONC. PATIOS, DRIVEWAYS, ETC.)	
TOTAL LOT IMPERVIOUS AREA:	202,000 SF (4.64 AC)
PERCENTAGE OF BUILT-UPON AREA:	33%
TOTAL IMPERVIOUS (BUILT-UPON) AREA:	309,850 SF (7.12 AC)
MAXIMUM BUA PER LOT (202,000 SF ÷ 56):	3,607 SF (.08 AC)
NATURAL AREA REQUIRED: 7.12 AC BUA + 20.97 AC = 33.9% BUA, THEREFORE 17.5%	
17.5% x 20.97 AC = 3.67 AC REQUIRED	
STREAM BUFFER:	1.48 AC
UNDISTURBED NATURAL AREA:	.49 AC (TREE SAVE OUTSIDE STREAM BUFFER)
UNDISTURBED NATURAL AREA:	.12 AC (OTHER AREAS)
REVEGETATED NATURAL AREA:	.42 AC (GRASS FIELDS)
PLANTING STRIP (1.06 AC x .75):	.80 AC
BUFFERS (.62 AC x .75):	.47 AC
	3.78 AC PROVIDED
NATURAL AREA MITIGATION:	
.09 AC x 36 TREES/AC =	3.24 OR 3 TREES
.004 AC x 36 TREES/AC =	.14 OR 1 TREE
.30 AC x 36 TREES/AC =	10.8 OR 11 TREES

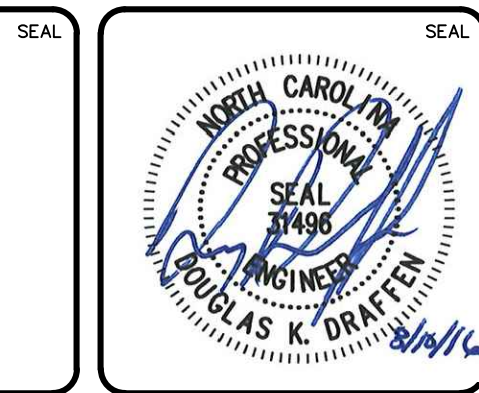


NOTE: SWPE'S SHOWN ARE BASED ON 1' ABOVE THE LOWPOINT OF COVENTRY COURT AT THE CULVERT CROSSING

GENERAL LEGEND		
FEATURE	EXISTING	PROPOSED
PARCEL LINE (PROPOSED)		---
PROPERTY LINE (ADJOINING)	---	PL
PROJECT BOUNDARY (SITE)	---	---
EASEMENT (UTILITY)	---	---
EASEMENT (STORM DRAINAGE)	---	SDE
EASEMENT (PUBLIC UTILITY WATER ACCESS)	---	---
EASEMENT (TEMP. CONSTRUCTION)	---	TCE --- TCE --- TCE
SIDEWALK / UTILITY EASEMENT	---	---
PUBLIC UTILITY/WATER/ACCESS EASEMENT	---	---
RIGHT-OF-WAY (ROAD)	---	R/W
BUFFER	---	---
BUILDING SETBACK	---	---
POND / WATER FEATURE	---	---
TOP OF BANK	---	---
BOTTOM OF BANK	---	---
MAJOR TOPO CONTOUR	---	232
MINOR TOPO CONTOUR	---	232
FENCE LINE	---	X --- X
GUARDRAIL	---	---
CREEK/STREAM	---	---
DITCH	---	---
ROAD	---	---
TREE LINE	---	---
OVERHEAD UTILITY	---	OU
SANITARY SEWER	---	SS
STORM	---	SD --- SD
UNDERGROUND FIBER OPTIC	---	FO
UNDERGROUND GAS	---	GAS
UNDERGROUND TELEPHONE	---	UT
UNDERGROUND WATERLINE	---	W
PEDESTRIAN RAILS	---	---
TREE SAVE AREA	---	---
COMMON OPEN SPACE (COS)	---	---
REVEGETATED NATURAL AREA	---	---
UNDISTURBED NATURAL AREA	---	---
POST-CONSTRUCTION STORMWATER ORDINANCE (PCSO) WATER QUALITY BUFFER	---	---
POST-CONSTRUCTION CONTROLS EASEMENT (PCE)	---	PCCE
35'x35' SIGHT TRIANGLE	---	---
70'x10' SIGHT TRIANGLE	---	---



REV.	DESCRIPTION	DATE
C	QTY COMMENTS	08/09/16
B	QTY COMMENTS	06/29/16
A	QTY COMMENTS	05/25/16



MCKIM & CREED
8020 Tower Point Drive
Charlotte, North Carolina 28227
Phone: (704)841-2588, Fax: (704)841-2567
F-1222
www.mckimcreed.com



THE RETREAT AT BALLANTYNE
CITY OF CHARLOTTE
MECKLENBURG COUNTY, NC
OVERALL SITE PLAN

DATE: MAY 2016	SCALE: HORIZONTAL: 1" = 100'	MAC FILE NUMBER: CS-101
MCE PROJ. # 6493-0012	VERTICAL: N/A	DRAWING NUMBER: 3.0
DRAWN: MD		
DESIGNED: TAK		
CHECKED: DKD		
PROJ. MGR.: DKD		
STATUS: PRELIMINARY	REVISION: B	
NOT FOR CONSTRUCTION		