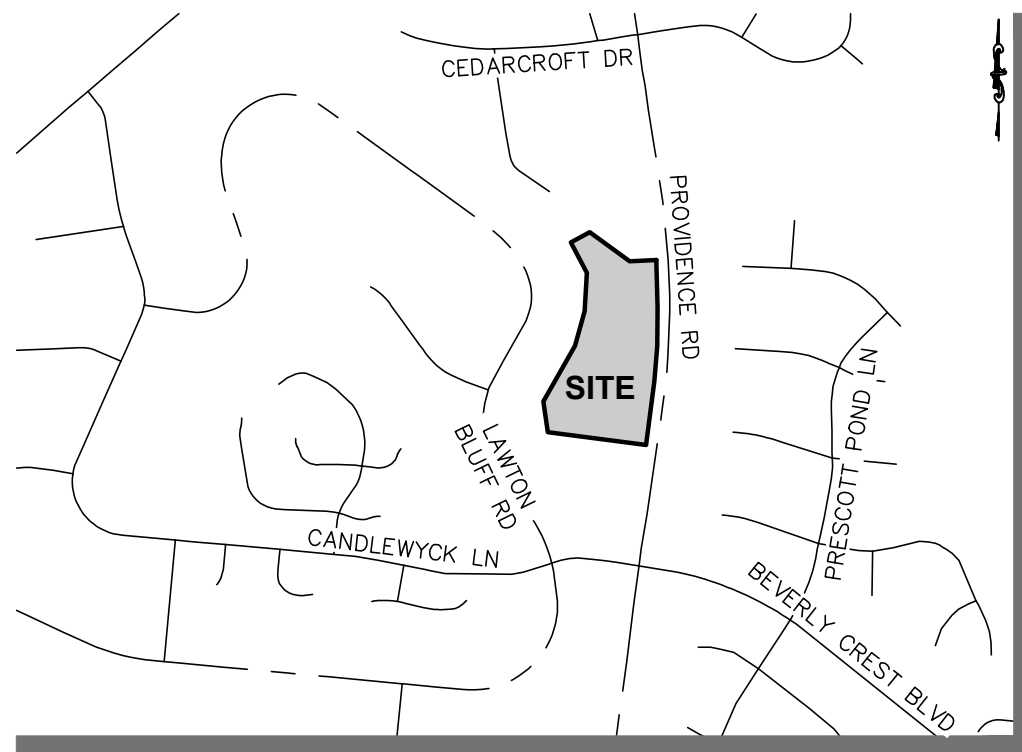




APPROVED FOR  
CONSTRUCTION  
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT  
By: Joshua Weaver 2-1-2016

# VIZCAYA SUBDIVISION

## PROVIDENCE ROAD



### 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

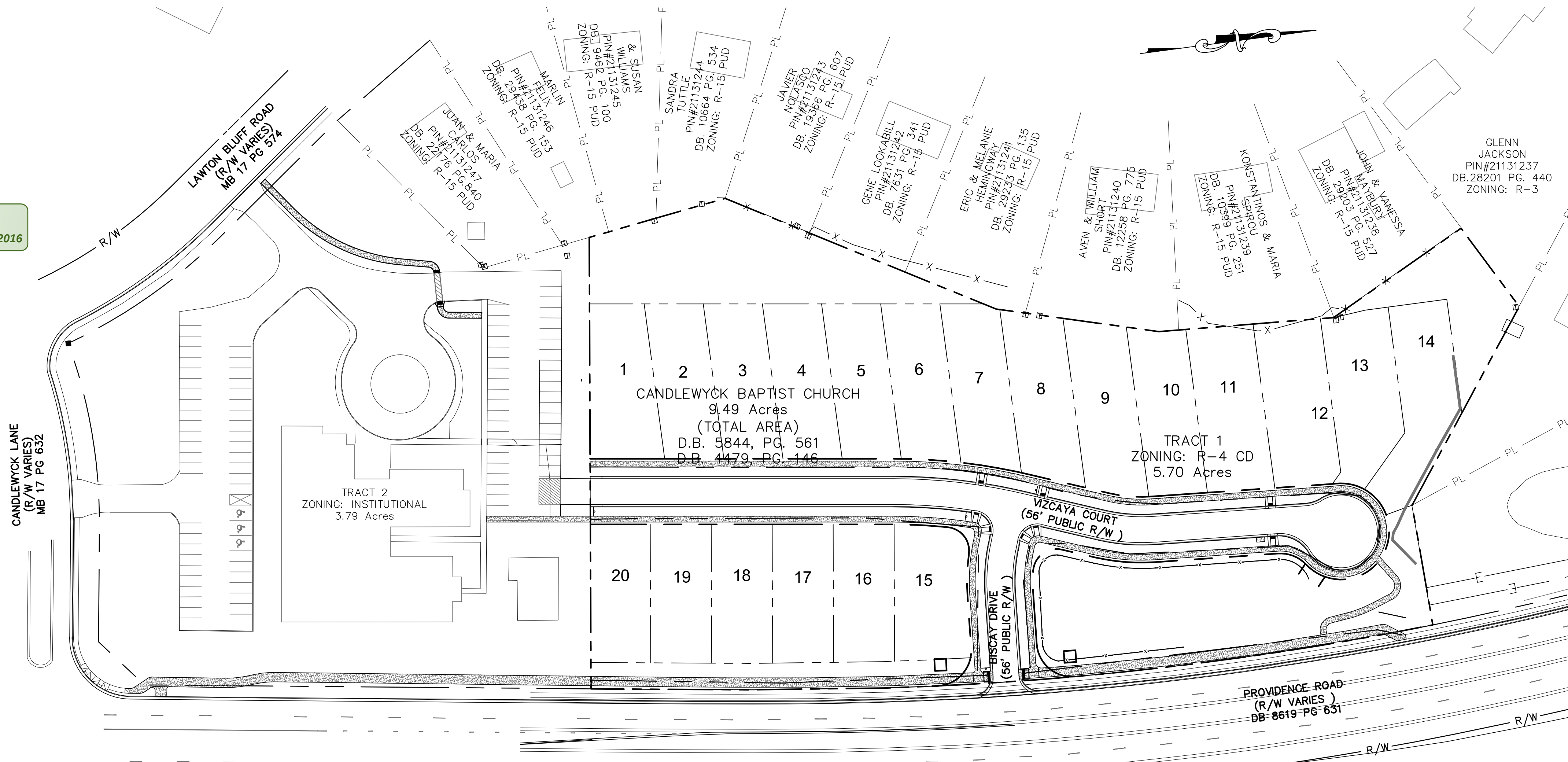
### CDOT

APPROVED  
By Brendan Smith at 2:25 pm, Feb 01, 2016

APPROVED

APPROVED

APPROVED



### INDEX OF SHEETS

| SHEET         | DESCRIPTION                                        | ORIGINAL<br>ISSUE DATE | REVISION<br>DATE | REVISION<br>NUMBER |
|---------------|----------------------------------------------------|------------------------|------------------|--------------------|
| SHEET NO. 1.0 | COVER                                              | 08/18/15               | 12/03/15         | 3                  |
| SHEET NO. 2.0 | EXISTING CONDITIONS & DEMOLITION PLAN              | 08/18/15               | 01/06/16         | 4                  |
| SHEET NO. 3.0 | SITE PLAN                                          | 08/18/15               | 01/06/16         | 4                  |
| SHEET NO. 4.0 | EROSION CONTROL PLAN PHASE 1                       | 08/18/15               | 01/06/16         | 4                  |
| SHEET NO. 4.1 | EROSION CONTROL PLAN PHASE 2                       | 08/18/15               | 01/06/16         | 4                  |
| SHEET NO. 5.0 | STORM WATER & GRADING PLAN                         | 08/18/15               | 01/06/16         | 4                  |
| SHEET NO. 6.0 | VIZCAYA COURT & VIZCAYA LANE PLAN & PROFILE        | 08/18/15               | 01/06/16         | 4                  |
| SHEET NO. 6.1 | SIGHT DISTANCE                                     | 08/18/15               | 10/29/15         | 1                  |
| SHEET NO. 6.2 | B-40 TURNING MOVEMENT TRAFFIC CONTROL PLAN         | 10/16/15               | 12/03/15         | 3                  |
| SHEET NO. 7.0 | LANDSCAPE AND SIGNAGE PLAN                         | 08/18/15               | 01/06/16         | 4                  |
| SHEET NO. 8.0 | GENERAL NOTES                                      | 08/18/15               | 12/03/15         | 3                  |
| SHEET NO. 8.1 | EROSION CONTROL NOTES                              | 08/18/15               | 10/29/15         | 1                  |
| SHEET NO. 9.0 | DETAILS                                            | 08/18/15               | 10/29/15         | 1                  |
| SHEET NO. 9.1 | DETAILS                                            | 08/18/15               | 12/03/15         | 3                  |
| SHEET NO. 9.2 | DETAILS                                            | 08/18/15               | 01/06/16         | 4                  |
| SHEET NO. 9.3 | DETAILS                                            | 08/18/15               | 12/03/15         | 3                  |
| SHEET NO. 2.4 | APPROVED REZONING PLAN (PRELIMINARY SITE PLAN)     | 04/20/15               | -                | 2                  |
| SHEET NO. 3.4 | APPROVED REZONING PLAN (PROJECT CONDITIONS NOTES)  | 04/20/15               | -                | 2                  |
| SHEET NO. 4.4 | APPROVED REZONING PLAN (PRELIMINARY PLANTING PLAN) | 04/20/15               | -                | 2                  |
| SHEET NO. 1-1 | ALTA SURVEY                                        | 07/21/15               | -                | --                 |

### 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: mark.sergent@meritagehomes.com

### ENGINEER

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

### PROPERTY OWNER

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

### OVERALL SITE

1" = 60'

CITY OF CHARLOTTE, NC  
AUGUST 2015

PRELIMINARY  
NOT FOR CONSTRUCTION  
12/03/15





| GENERAL LEGEND                |             |             |
|-------------------------------|-------------|-------------|
| FEATURE                       | EXISTING    | PROPOSED    |
| PARCEL LINE                   |             |             |
| PROPERTY LINE (ADJOINING)     | PL          |             |
| PROPERTY LINE (SITE)          |             |             |
| EASEMENT (UTILITY)            |             |             |
| EASEMENT (STORM)              |             | PDE         |
| EASEMENT (SIDEWALK)           |             |             |
| EASEMENT (DRAINAGE)           | D           |             |
| EASEMENT (TEMP. CONSTRUCTION) | E           | TCE TCE TCE |
| RIGHT-OF-WAY (ROAD)           |             |             |
| BUFFER                        |             |             |
| BUILDING SETBACK              |             |             |
| TOP OF BANK                   | --- TB ---  |             |
| BOTTOM OF BANK                | --- BB ---  |             |
| SWIM BUFFER                   |             |             |
| 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)       |             |             |

| RIGHT-OF-WAY |        |        |       |               |            |
|--------------|--------|--------|-------|---------------|------------|
| Curve Table  |        |        |       |               |            |
| Curve #      | Length | Radius | Chord | Chord Bearing | Delta      |
| C4           | 47.62  | 30.00  | 42.77 | S48°05'20"W   | 090°57'09" |
| C5           | 18.11  | 122.00 | 18.09 | N82°11'14"W   | 008°30'11" |
| C6           | 34.44  | 20.00  | 30.34 | N28°36'16"W   | 098°39'46" |
| C7           | 52.95  | 178.00 | 52.75 | N12°06'08"E   | 017°02'33" |
| C8           | 26.49  | 30.00  | 25.63 | N28°52'24"E   | 050°35'07" |
| C9           | 88.01  | 41.00  | 72.06 | N07°19'44"W   | 122°59'24" |
| C10          | 24.23  | 41.00  | 23.88 | N85°45'26"W   | 033°52'00" |
| C11          | 29.04  | 41.00  | 28.43 | S57°01'13"W   | 040°34'43" |
| C12          | 25.67  | 41.00  | 25.25 | S18°47'43"W   | 035°52'16" |
| C13          | 2.17   | 122.00 | 2.17  | S04°05'24"W   | 001°01'06" |
| C14          | 34.07  | 122.00 | 33.96 | S12°36'02"W   | 016°00'09" |
| C15          | 9.70   | 503.00 | 9.70  | S20°38'23"W   | 001°06'20" |
| C16          | 52.34  | 503.00 | 52.31 | S17°06'22"W   | 005°57'42" |
| C17          | 51.00  | 503.00 | 50.97 | S11°13'15"W   | 005°48'32" |
| C18          | 6.47   | 503.00 | 6.47  | S07°56'53"W   | 000°44'12" |
| C19          | 46.15  | 447.00 | 46.13 | N10°34'43"E   | 005°54'55" |
| C20          | 32.03  | 20.00  | 28.72 | N59°25'17"E   | 091°46'12" |
| C21          | 36.49  | 178.00 | 36.42 | S80°33'59"E   | 011°44'42" |
| C22          | 47.77  | 30.00  | 42.88 | S40°49'21"E   | 091°13'57" |

| RIGHT-OF-WAY |        |             |
|--------------|--------|-------------|
| Line Table   |        |             |
| Line #       | Length | Direction   |
| L7           | 44.51  | N86°26'20"W |
| L8           | 28.43  | N20°43'38"E |
| L9           | 104.43 | N03°34'51"E |
| L10          | 2.60   | S02°50'10"W |
| L11          | 49.19  | S03°34'51"W |
| L12          | 57.61  | S03°34'51"W |
| L13          | 47.93  | S03°34'51"W |
| L14          | 20.69  | S20°43'38"W |
| L15          | 46.42  | S20°43'38"W |
| L16          | 43.98  | S07°34'47"W |
| L17          | 50.44  | S07°34'47"W |
| L18          | 50.44  | S07°34'47"W |
| L19          | 50.44  | S07°34'47"W |
| L20          | 63.60  | S07°34'47"W |
| L21          | 51.00  | N07°34'47"E |
| L22          | 52.00  | N07°34'47"E |
| L23          | 52.00  | N07°34'47"E |
| L24          | 52.00  | N07°34'47"E |
| L25          | 52.00  | N07°34'47"E |
| L26          | 44.26  | S86°26'20"E |

| CENTERLINE OF ROAD |        |        |        |               |            |
|--------------------|--------|--------|--------|---------------|------------|
| Curve Table        |        |        |        |               |            |
| Curve #            | Length | Radius | Chord  | Chord Bearing | Delta      |
| C1                 | 39.79  | 150.00 | 39.68  | N78°49'32"W   | 015°11'58" |
| C2                 | 112.97 | 475.00 | 112.70 | N14°23'34"E   | 013°37'35" |
| C3                 | 44.60  | 148.05 | 44.43  | N12°05'51"E   | 017°15'34" |

| CENTERLINE OF ROAD |        |             |
|--------------------|--------|-------------|
| Line Table         |        |             |
| Line #             | Length | Direction   |
| L1                 | 98.02  | N86°25'31"W |
| L2                 | 37.73  | N71°13'33"W |
| L3                 | 287.03 | N07°34'47"E |
| L4                 | 67.26  | N20°43'38"E |
| L5                 | 159.28 | N03°34'51"E |
| L6                 | 12.92  | N86°25'09"W |

## IMPERVIOUS AREA BREAKDOWN

### INSIDE RIGHT-OF-WAY:

|                         |           |
|-------------------------|-----------|
| STREET (TO BOC):        | 20,134 SF |
| TOTAL PROJECT SIDEWALK: | 17,489 SF |
| MONUMENT SIGNAGE:       | 200 SF    |
| WALLS:                  | 600 SF    |
| DRIVEWAY APRON:         | 2,520 SF  |

### OUTSIDE RIGHT-OF-WAY:

|                            |           |
|----------------------------|-----------|
| TOTAL LOT IMPERVIOUS AREA: | 63,762 SF |
| AVERAGE PER LOT (1-20):    | 3,188 SF  |
| *SEE PLAN FOR EACH LOT     |           |
| MAXIMUM LOT:               | 4,183 SF  |

## DEVELOPMENT DATA

|                            |                              |
|----------------------------|------------------------------|
| PARCEL NUMBER:             | PORTION OF 21131249          |
| JURISDICTION:              | CITY OF CHARLOTTE            |
| ZONING:                    | R4 (CD) (TREE ORDINANCE)     |
| SITE AREA (SA):            | REZONING PETITION # 2015-038 |
| PROPOSED USE:              | 5.70± ACRES                  |
| MAXIMUM LOT COUNT          | SINGLE FAMILY DETACHED       |
| (5.69 AC x 4 LOTS PER AC): |                              |
| NUMBER OF LOTS:            | 22                           |
| SMALLEST LOT SIZE:         | 20                           |
|                            | 6,009 SF                     |

|                          |          |
|--------------------------|----------|
| R-4 CLUSTER LOT DATA     |          |
| MIN. LOT SIZE:           | 6,000 SF |
| MIN. LOT WIDTH:          | 50'      |
| MIN. FRONT SETBACK:      | 30'      |
| MIN. CORNER YARD:        | 15'      |
| MIN. SIDE YARD:          | 5'       |
| MIN. SIDE YARD EXTERNAL: | 6'       |
| MIN. REAR YARD:          | 30'      |
| MIN. REAR YARD EXTERNAL: | 40'      |

|                                      |          |
|--------------------------------------|----------|
| COMMON OPEN SPACE REQUIRED (SAx10%): | 0.57 AC  |
| TOTAL COMMON OPEN SPACE:             | ±1.20 AC |

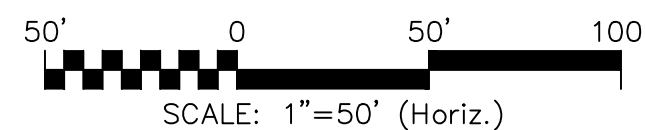
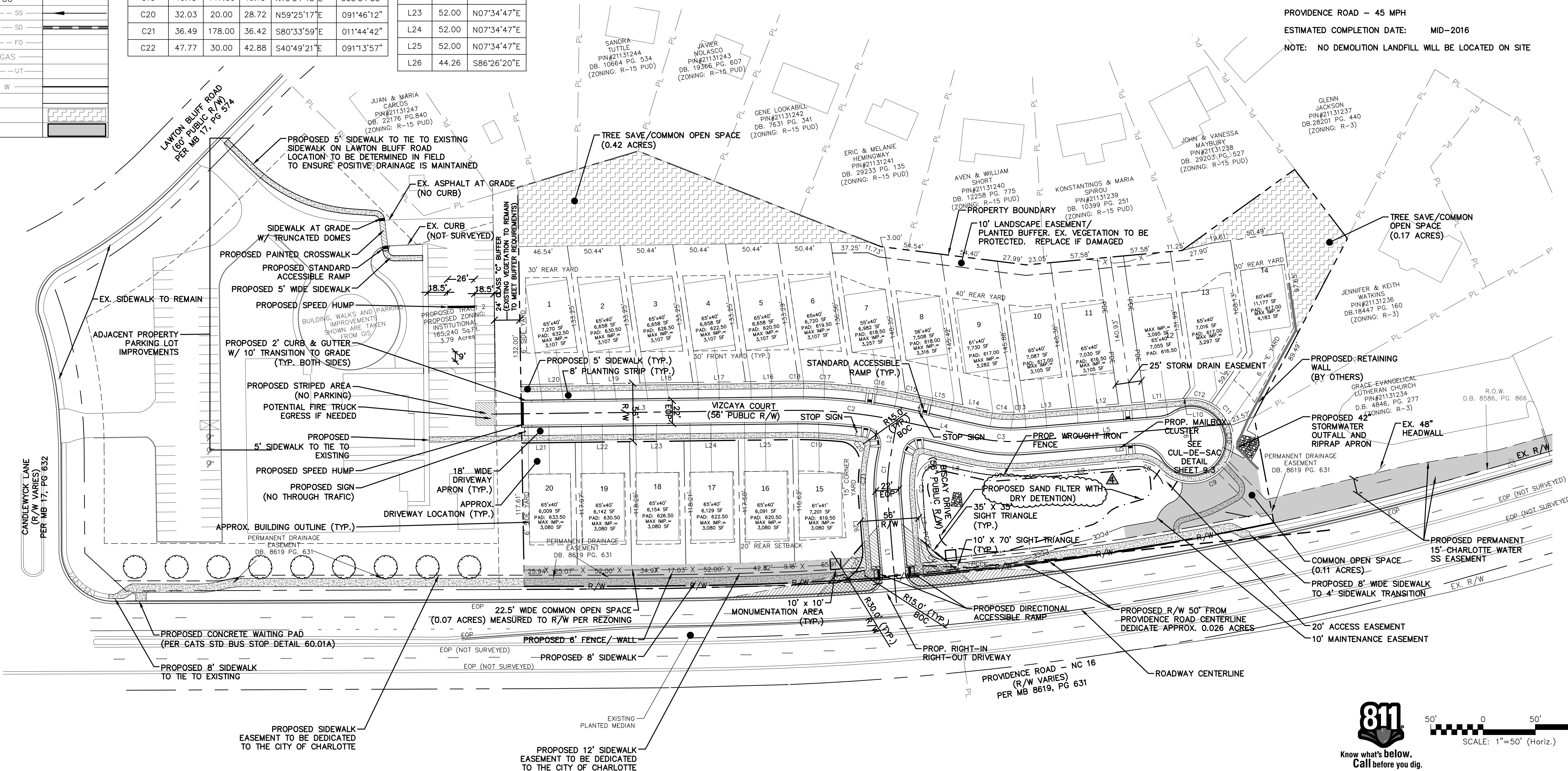
|                                |          |
|--------------------------------|----------|
| UNUSEABLE COMMON OPEN SPACE    |          |
| WETLANDS, PONDS, AND STREAMS:  | ±0.43 AC |
| TREE SAVE AREA:                | ±0.59 AC |
| TREE SAVE REQUIRED (SA x 10%): | 0.57 AC  |
| USEABLE COMMON OPEN SPACE:     | ±0.18 AC |

POSTED SPEED LIMIT:

PROVIDENCE ROAD - 45 MPH

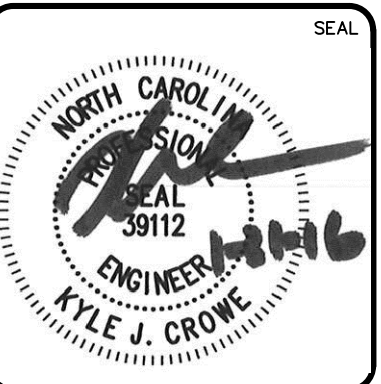
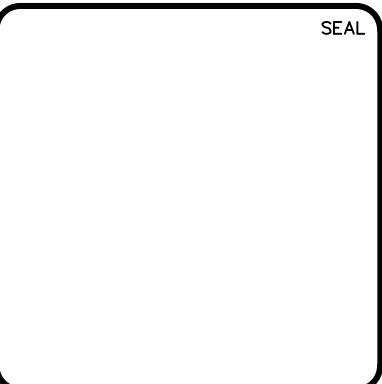
ESTIMATED COMPLETION DATE: MID-2016

NOTE: NO DEMOLITION LANDFILL WILL BE LOCATED ON SITE



| REVNO. | DESCRIPTION          | DATE     |
|--------|----------------------|----------|
| 4      | QTY COMMENTS         | 01/05/16 |
| 3      | CLIENT COMMENTS      | 12/18/15 |
| 2      | QTY COMMENTS         | 12/03/15 |
| 1      | NGDOT & QTY COMMENTS | 10/29/15 |

REVISIONS



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



VIZCAYA SUBDIVISION  
PROVIDENCE ROAD  
CITY OF CHARLOTTE, NC

SITE PLAN

|             |                      |             |          |
|-------------|----------------------|-------------|----------|
| DATE:       | AUGUST 2015          | SCALE:      | CS-101   |
| MCE PROJ. # | 6493-0010            | HORIZONTAL: | 1" = 50' |
| DRAWN:      | JPM                  | VERTICAL:   | N/A      |
| DESIGNED:   | TAK                  |             |          |
| CHECKED:    | KJC                  |             |          |
| PROJ. MGR.  | DKD                  |             |          |
| STATUS:     | PRELIMINARY          | REVISION:   | --       |
|             | NOT FOR CONSTRUCTION |             |          |