

PROVIDENCE FARM RETAIL CENTER

CONSTRUCTION DRAWINGS FOR:
PROVIDENCE FARM RETAIL CENTER
CHARLOTTE, NORTH CAROLINA
CPR-16000

CONSTRUCTION DRAWINGS PROVIDENCE ROAD AND GOLF LINKS DRIVE CHARLOTTE, NORTH CAROLINA PROJECT NUMBER: CPR-16000

ORIGINAL SUBMISSION: DECEMBER 13, 2016
RE-SUBMISSION: MARCH 10, 2017
RE-SUBMISSION: APRIL 11, 2017

APPLICANT/OWNER:

STAR CITY PARTNERS, LLC
301 SOUTH COLLEGE STREET, SUITE 2800
CHARLOTTE, NC 28202
CONTACT: STEVE HOOTS
EMAIL: STEVE.HOOTS@CHILDRRESSKLEIN.COM
PHONE: (704) 343-4312



ENGINEERING PCO / DETENTION / DRAINAGE PLAN	APPROVED By Brendan M. Smith at 9:19 am, May 22, 2017
EROSION CONTROL	APPROVED
URBAN FORESTRY TREE ORDINANCE	APPROVED
CDOT	APPROVED
PLANNING UMUDD / MUDD / PED / TOD	APPROVED

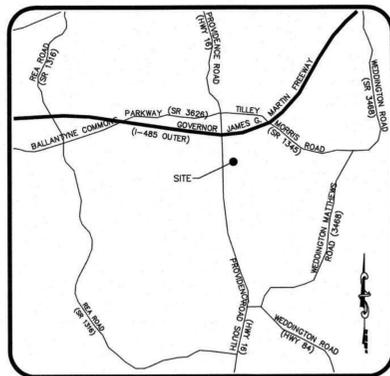
NOTE: THIS PLAN APPROVAL DOES NOT INCLUDE COMMERCIAL ZONING. ALL BUILDING PERMITS AND ZONING APPROVALS CAN BE OBTAINED AT MECKLENBURG COUNTY CODE ENFORCEMENT. PLEASE CALL CTAC AT 704-314-CODE(2633) FOR MORE INFORMATION.

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 FOR CONSTRUCTION
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT
BY: Joshua Weaver 5-22-2017 1 of 2

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- NA APPROVED REZONING PLAN SET



VICINITY MAP
NTS

CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS 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 "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.

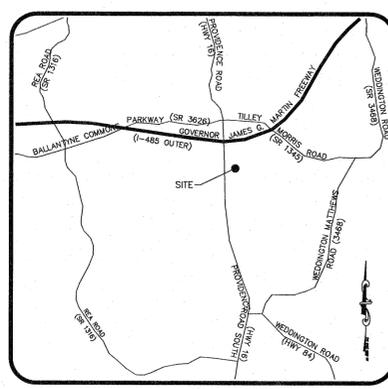


Know what's below.
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THE JOHN R. McADAMS
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Contact: BRANDON PLUNKETT
Plunkett@mcadamsco.com

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**VICINITY MAP
NTS**

MARSH MORTGAGE CO
PIN: 2312101A
DEED: 01849-163
ZONING: R-12MF (CD)
CURRENT USE: VACANT

STAR CITY DEV CO INC
PIN: 2313106A
DEED: 04503-935
ZONING: MUDD-O, MX-2 (NNOV),
AND F-3
CURRENT USE: MULTI-USE
(COMMERCIAL AND MULTI-FAMILY)

TREE PRESERVATION SUMMARY

TOTAL PARCEL AREA:	= 8.512 AC
PHASE 1 AREA:	= 1.185 AC
PARCEL A:	= 0.865 AC
PARCEL B:	= 0.847 AC
PARCEL C:	= 1.003 AC
PARCEL D:	= 2.227 AC
PROPOSED RIGHT-OF-WAY:	= 0.480 AC
TOTAL PHASE 1 AREA:	= 6.855 AC
PHASE 1 TREE PRESERVATION AREA REQUIRED:	= 15% OF SITE
	= 6.69 AC * 0.15
	= 1.00 AC

TREE PRESERVATION PROVIDED ON-SITE = 0.00 AC
SITE IS ZONED MUDD-O AND QUALIFIES FOR THE PAYMENT-IN-LIEU OPTION:
PAYMENT-IN-LIEU FEE = \$80,100 * 1.00 AC
= \$80,100

BICYCLE PARKING SUMMARY

NORTH OF PROVIDENCE FARM LANE:	
LONG TERM REQUIRED:	HOTEL = 1 SPACE/20 ROOMS
	= 170 ROOMS/20 = 8.5 SPACES
	COMMERCIAL = 2 SPACES/10,000 SF
	= 2 X (8,773/10,000) = 1.68 SPACES
LONG TERM PROVIDED:	HOTEL = 10 SPACES
	COMMERCIAL = 2 SPACES
	TOTAL = 12 SPACES
SHORT TERM REQUIRED:	
	HOTEL = NONE
	COMMERCIAL = 5% OF AUTO PARKING
	= 0.05 X 35 (REQUIRED SPACES PER TABLE 12.202)
	= 1.75 SPACES
SHORT TERM PROVIDED:	
	HOTEL = NONE
	COMMERCIAL = 2 SPACES
	TOTAL = 2 SPACES
SOUTH OF PROVIDENCE FARM LANE:	
LONG TERM REQUIRED:	PROVIDENCE FARM LANE = 2 SPACES/10,000 SPACES
	COMMERCIAL = 2 X (12,741/10,000) = 2.54 SPACES
LONG TERM PROVIDED:	COMMERCIAL = 4 SPACES
SHORT TERM REQUIRED:	
	HOTEL = NONE
	COMMERCIAL = 5% OF AUTO PARKING
	= 0.05 X 35 (REQUIRED SPACES PER TABLE 12.202)
	= 1.75 SPACES
SHORT TERM PROVIDED:	
	COMMERCIAL = 4 SPACES

SITE DATA

DEVELOPER	PROVIDENCE ROAD FARMS, LLC		
ATTN:	STEVE HOOTS (STEVE.HOOTS@CHARLOTTEMCADAMS.COM)		
	301 SOUTH COLLEGE STREET		
	SUITE 2800		
	CHARLOTTE, NC 28202		
PARENT PARCELS	TAX ID	AC	ZONING
TRACT 1	23113110	6.186	MUDD-O
TRACT 2	23113105	32.000	MUDD-O & MX-2
TOTAL LOT AREA		38.186	
ACERAGE:		8.512 AC	
EXISTING ZONING (PER REZONING #2015-87):			MUDD-O
CURRENT USE:			VACANT
MAXIMUM GROSS FLOOR AREA OF COMMERCIAL USES ALLOWED:			30,000 SF
GROSS FLOOR AREA OF COMMERCIAL USES PROVIDED:			21,514 SF
MAXIMUM NUMBER OF HOTEL ROOMS ALLOWED:			180 ROOMS
NUMBER OF HOTEL ROOMS PROVIDED:			170 ROOMS
PROVIDENCE ROAD SETBACK (FROM EXISTING BACK OF CURB):			45'
GOLF LINKS DRIVE SETBACK (FROM EXISTING BACK OF CURB):			22'
PROVIDENCE FARM LANE SETBACK (FROM EXISTING BACK OF CURB):			14'
STANDARD PARKING SPACES:			318 SPACES
HANDICAP PARKING SPACES:			12 SPACES
PARKING SUMMARY			
NORTH OF SITE:			
USES:	HOTEL = 170 ROOMS		
	COMMERCIAL = 8,773 SF		
PARKING REQUIRED:	HOTEL = 170 ROOMS X 0.5 SPACE/ROOM = 85 SPACES		
	COMMERCIAL = 1 SPACE X 600 GROSS SF = 15 SPACES		
	TOTAL = 100 SPACES		
PARKING PROVIDED = 224 SPACES			
SOUTH OF SITE:			
USES:	COMMERCIAL = 12,741 SF		
PARKING REQUIRED:	COMMERCIAL = 1 SPACE X 600 GROSS SF = 22 SPACES		
PARKING PROVIDED = 106 SPACES			

THE JOHN R. MCADAMS COMPANY, INC.
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(800) 733-5646 # McAdamsCo.com



REVISIONS:

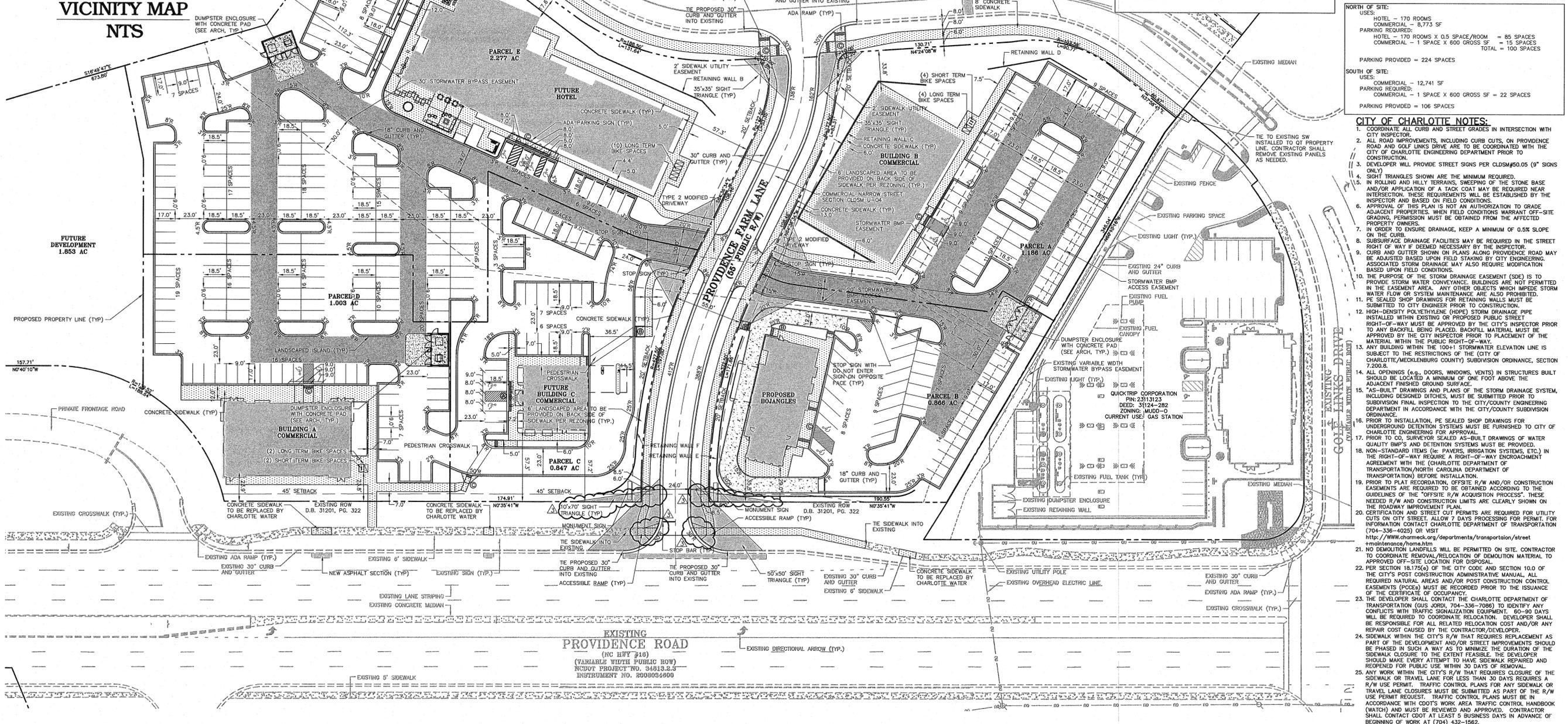
2017-05-22	CITY MDDO 1ST REVIEW
2017-04-11	CITY MDDO 2ND REVIEW
2017-04-17	MDDO 1ST REVIEW

OWNER:
STAR CITY PARTNERS, LLC
301 SOUTH COLLEGE STREET
SUITE 2800
CHARLOTTE, NC 28202

PROVIDENCE FARM RETAIL CENTER CONSTRUCTION DRAWINGS
PROVIDENCE ROAD
CHARLOTTE, NORTH CAROLINA

SITE PLAN

PROJECT NO.: CPR-16000
FILENAME: CPR16000-S1
CHECKED BY: BCP
DRAWN BY: JBW
SCALE: 1" = 40'
DATE: 12-13-16
SHEET NO.: C-2



EXISTING SITE LEGEND

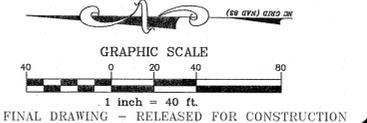
-OJ-	OVERHEAD UTILITY	-X-X-X-	FENCE
-X-	FENCE LINE	-X-X-X-	CONCRETE SIDEWALK
-S-	SIGN	-X-X-X-	GRAVEL
-U-	UTILITY POLE		

SITE LEGEND

—	SIGNAGE	▨	CONCRETE SIDEWALK
—	YARD LIGHTS	▨	REPLACED ASPHALT PAVEMENT SECTION
—	LIGHT POLE	▨	HEAVY DUTY PAVEMENT SECTION
—	POWER POLE	▨	
→	TRAFFIC DIRECTIONAL ARROW		
—	CURB TRANSITION		
—	ACCESSIBLE PARKING STALL		
—	ACCESSIBLE RAMP		

---	PROPERTY LINE
---	RIGHT-OF-WAY LINE
---	LOT LINE
---	EASEMENT LINE
---	SETBACK LINE
---	FENCE

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