

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

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NA	APPROVED REZONING PLAN SET



FINAL
APPROVAL

ENGINEERING

PCO / DETENTION / DRAINAGE PLAN

EROSION CONTROL

URBAN FORESTRY

TREE ORDINANCE

CDOT

PLANNING

UMUDD / MUDD / PED / TOD

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

By Brendan M. Smith at 9:19 am, May 22, 2017

APPROVED

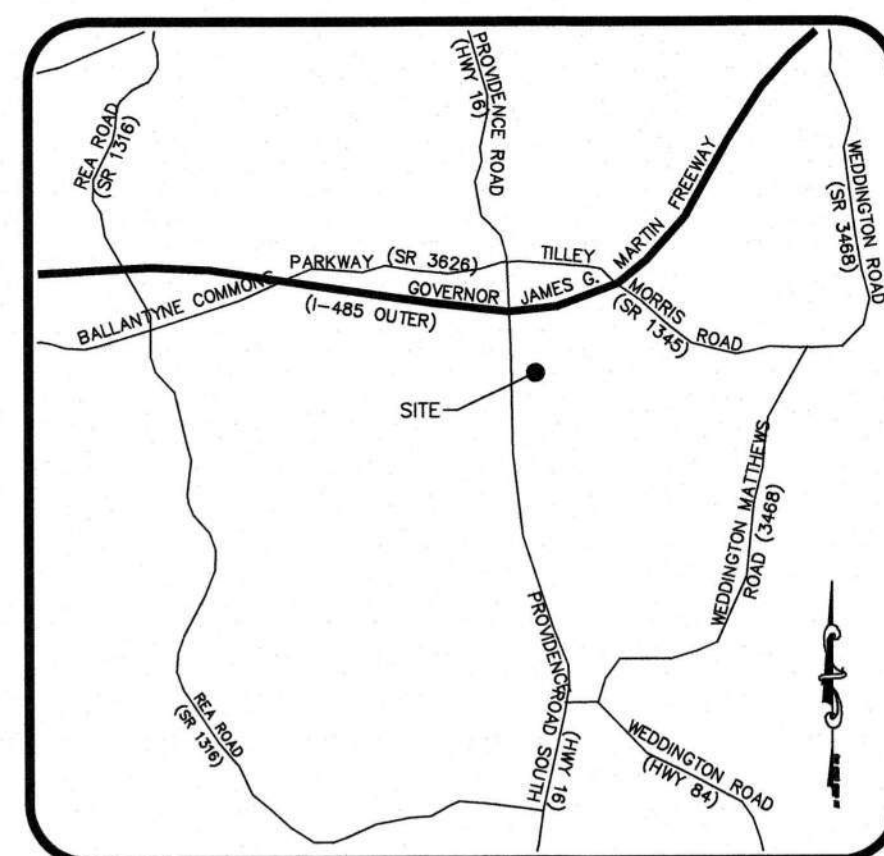
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APPROVED

APPROVED FOR CONSTRUCTION

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



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.

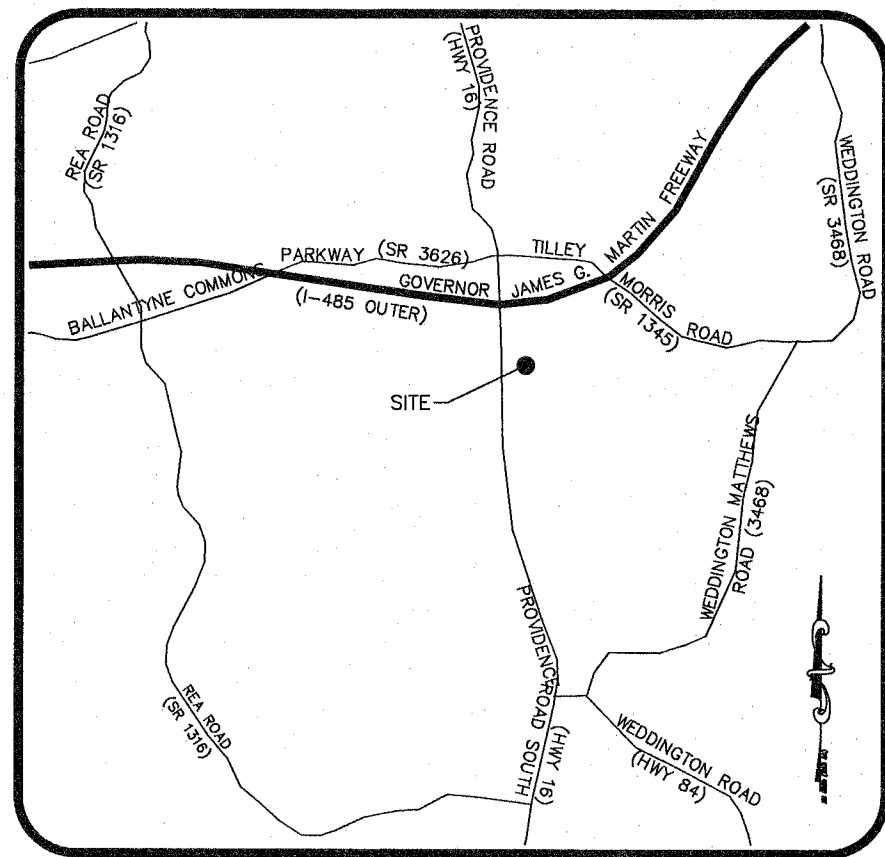


Know what's below.
Call before you dig.



THE JOHN R. McADAMS
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Contact: BRANDON PLUNKETT
Plunkett@mcadamsco.com

FINAL DRAWING - RELEASED FOR CONSTRUCTION



VICINITY MAP NTS

MARSH MORTGAGE CO
PIN: 201210101A
DEED: 01849-163
ZONING: R-12MF (CD)
CURRENT USE: VACANT

DUMPSTER ENCLOSURE
WITH CONCRETE PAD
(SEE ARCH. TYP.)

EXISTING GUARDRAIL (TYP.)

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

TREE PRESERVATION SUMMARY

TOTAL PHASE 1 AREA: = 8.512 AC
PHASE 1 AREA:
PARCEL A = 1.186 AC
PARCEL B = 0.869 AC
PARCEL C = 0.847 AC
PARCEL D = 1.003 AC
PARCEL E = 2.227 AC
PROPOSED RIGHT-OF-WAY = 0.480 AC
TOTAL PHASE 1 AREA = 6.652 AC
PHASE 1 TREE PRESERVATION AREA REQUIRED = 15% OF SITE = 6.652 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
HOTEL = 170 ROOMS / 20 = 8.5 SPACES
COMMERCIAL = 2 SPACES/10,000 SF
COMMERCIAL = 2 X (6,773/10,000) = 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
COMMERCIAL = 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:
HOTEL = 2 SPACES/10,000 SPACES
HOTEL = 2 X (12,741/10,000) = 2.54 SPACES
COMMERCIAL = 4 SPACES
LONG TERM PROVIDED:
HOTEL = 2 SPACES
COMMERCIAL = 4 SPACES
TOTAL = 6 SPACES
SHORT TERM REQUIRED:
HOTEL = 5% OF AUTO PARKING
HOTEL = 0.05 X 51 (REQUIRED SPACES PER TABLE 12.202) = 2.55 SPACES
SHORT TERM PROVIDED:
HOTEL = 4 SPACES
COMMERCIAL = 4 SPACES
TOTAL = 8 SPACES

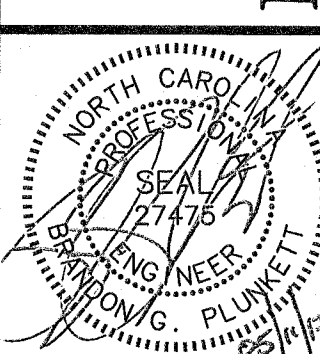
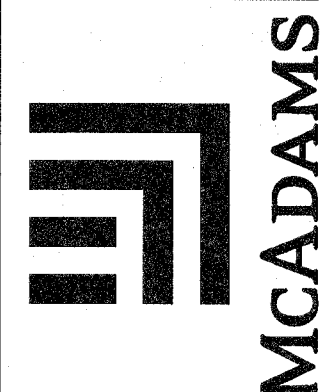
SITE DATA

DEVELOPER	PROVIDENCE ROAD FARMS, LLC	AG	ZONING
ATTN: STEVE HOOTS (STEVE.HOOTS@CHILDRRESSKLEIN.COM)		6.186	MUDD-O
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	
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			
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			

CITY OF CHARLOTTE NOTES:

- COORDINATE ALL CURB AND STREET GRADES IN INTERSECTION WITH CITY INSPECTOR.
- ALL ROAD IMPROVEMENTS, INCLUDING CURB CUTS, ON PROVIDENCE ROAD AND GOLF LINKS DRIVE ARE TO BE COORDINATED WITH THE CITY OF CHARLOTTE ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.
- DEVELOPER WILL PROVIDE STREET SIGNS PER CLDSM 650.05 (9" SIGNS ONLY).
- SIGHT TRIANGLES SHOWN ARE THE MINIMUM REQUIRED.
- 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.
- 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.
- IN ORDER TO ENSURE DRAINAGE, KEEP A MINIMUM OF 0.5% SLOPE ON THE CURB.
- SUBSURFACE DRAINAGE FACILITIES MAY BE REQUIRED IN THE STREET RIGHT-OF-WAY IF DEEMED NECESSARY BY THE INSPECTOR.
- CURB AND GUTTER SHOWN ON PLANS ALONG PROVIDENCE ROAD MAY BE ADJUSTED BASED UPON FIELD STAKING BY CITY ENGINEERING. ASSOCIATED STORM DRAINAGE MAY ALSO REQUIRE MODIFICATION BASED UPON FIELD CONDITIONS.
- THE PURPOSE OF THE STORM DRAINAGE EASEMENT (SDE) IS TO PROVIDE STORM WATER CONVEYANCE. BUILDINGS ARE NOT PERMITTED IN THE EASEMENT AREA. ANY OTHER OBJECTS WHICH IMPED STORM WATER FLOW OR SYSTEM MAINTENANCE ARE ALSO PROHIBITED.
- PE SEALED SHOT DRAINAGE FOR RETAINING WALLS MUST BE SUBMITTED TO CITY ENGINEER PRIOR TO CONSTRUCTION.
- 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.
- ANY BUILDING WITHIN THE 100+ STORMWATER ELEVATION LINE IS SUBJECT TO THE RESTRICTIONS OF THE (CITY OF CHARLOTTE/MECKLENBURG COUNTY) SUBDIVISION ORDINANCE, SECTION 7.04.08.
- ALL OPENINGS (e.g., DOORS, WINDOWS, VENTS) IN STRUCTURES BUILT SHOULD BE LOCATED A MINIMUM OF ONE FOOT ABOVE THE ADJACENT FINISHED GROUND SURFACE.
- "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.
- PRIOR TO INSTALLATION, PE SEALED SHOP DRAWINGS FOR UNDERGROUND DETENTION SYSTEMS MUST BE FURNISHED TO CITY OF CHARLOTTE ENGINEERING FOR APPROVAL.
- PRIOR TO CO, SURVEYOR SEALED AS-BUILT DRAWINGS OF WATER QUALITY BMP'S AND DETENTION SYSTEMS MUST BE PROVIDED.
- NON-STANDARD ITEMS (e.g., PAVEMENT, 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.
- PRIOR TO PLAT RECORDECTION, 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 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%20maintenance/home.htm>
- NO DEMOLITION LANDFILLS WILL BE PERMITTED ON SITE. CONTRACTOR TO COORDINATE REMOVAL/RELOCATION OF DEMOLITION MATERIAL TO APPROVED OFF-SITE LOCATION FOR DISPOSAL.
- PER SECTION 18.175(a) OF THE CITY CODE AND SECTION 10.0 OF THE CITY'S POST CONSTRUCTION ADMINISTRATIVE MANUAL, ALL REQUIRED NATURAL AREAS AND/OR POST CONSTRUCTION CONTROL EASEMENTS (PCEs) MUST BE RECORDED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
- THE DEVELOPER SHALL CONTACT THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (GUS JORDI, 704-336-7086) TO IDENTIFY ANY CONFLICTS WITH TRAFFIC SIGNALIZATION EQUIPMENT. 60-90 DAYS WILL BE REQUIRED TO COORDINATE RELOCATION. DEVELOPER SHALL BE RESPONSIBLE FOR ALL RELATED RELOCATION COST AND/OR ANY REPAIR COST CAUSED BY THE CONTRACTOR/DEVELOPER.
- SIDEWALK WITHIN THE CITY'S R/W THAT REQUIRES REPLACEMENT AS PART OF THE DEVELOPMENT AND/OR STREET IMPROVEMENTS SHOULD BE PHASED IN SUCH A WAY AS TO MINIMIZE THE DURATION OF THE SIDEWALK CLOSURE TO THE EXTENT FEASIBLE. THE DEVELOPER SHOULD MAKE EVERY ATTEMPT TO HAVE SIDEWALK REPAIRED AND REOPENED FOR PUBLIC USE WITHIN 30 DAYS OF REMOVAL.
- ANY WORK WITHIN THE CITY'S R/W THAT REQUIRES CLOSURE OF THE SIDEWALK OR TRAVEL LANE FOR LESS THAN 30 DAYS REQUIRES A R/W USE PERMIT. TRAFFIC CONTROL PLANS FOR ANY SIDEWALK OR TRAVEL LANE CLOSURES MUST BE SUBMITTED AS PART OF THE R/W USE PERMIT REQUEST. TRAFFIC CONTROL PLANS MUST BE IN ACCORDANCE WITH THE CITY'S WORK AREA TRAFFIC CONTROL HANDBOOK (WATCH) AND MUST BE REVIEWED AND APPROVED. CONTRACTOR SHALL CONTACT CDOT AT LEAST 5 BUSINESS DAYS IN ADVANCE OF BEGINNING OF WORK AT (704) 432-1562.
- RIGHT-OF-WAY CLOSURES LONGER THAN 30 DAYS REQUIRE A R/W LEASE AGREEMENT WHICH WILL INCLUDE THE SUBMITTAL OF A TRAFFIC CONTROL PLAN. TRAFFIC CONTROL PLANS REQUIRED THROUGH A LEASE AGREEMENT MAY BE DIFFERENT FROM THE ONE REQUIRED DURING THE LAND DEVELOPMENT PLAN REVIEW AND ARE SUBJECT TO REVISIONS. THE REVISED TRAFFIC CONTROL PLANS MUST BE SUBMITTED AS PART OF THE LEASE AGREEMENT PROCESS FOR APPROVAL PRIOR TO START OF R/W CONSTRUCTION. CONTRACTOR SHALL CONTACT CDOT AT (704) 336-8348.
- CONSTRUCTION STAGING WITHIN CITY R/W LASTING MORE THAN 30 DAYS REQUIRES A R/W LEASE AGREEMENT. CONTRACTOR SHALL CONTACT CDOT AT (704) 336-8348.
- RETAINING WALLS LOCATION ALONG PUBLIC STREETS SHALL NOT EXCEED SIX (6) FEET IN HEIGHT, IF DUE TO THE PROPOSED GRADES RETAINING WALLS OVER SIX (6) FEET ARE REQUIRED ALONG A PUBLIC STREET THE RETAINING WALLS WILL BE TIERED SO NO SINGLE WALL WILL EXCEED A HEIGHT OF SIX (6) FEET.

THE JOHN R. MCADAMS
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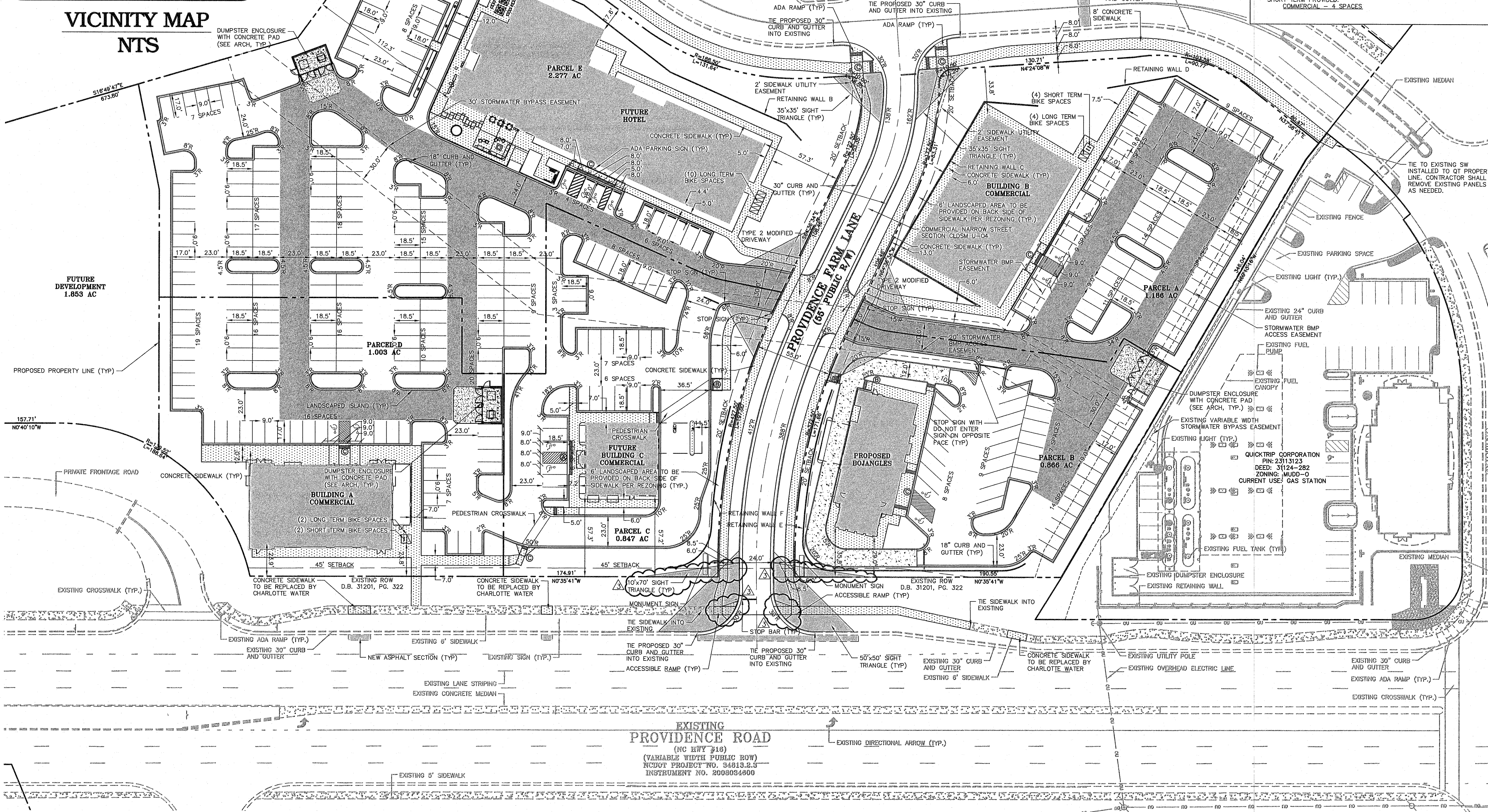


REVISIONS:
A 2017-05-22 CITY MUD 1ST REVIEW
B 2017-04-11 CITY MUD 2ND REVIEW
C 2017-04-17 MUD 1ST REVIEW

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
McAdams

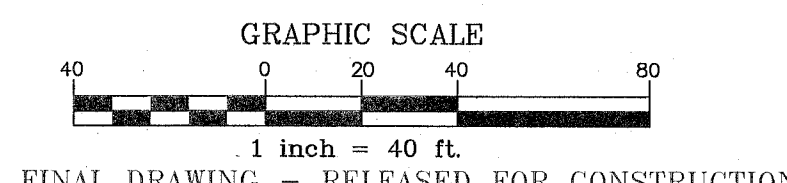


EXISTING SITE LEGEND

-OU- OVERHEAD UTILITY	-----X-----X-----X-----	CURB AND GUTTER
-X- FENCE LINE	-----X-----X-----X-----	FENCE
-T- SIGN	-----X-----X-----X-----	CONCRETE SIDEWALK
-U- UTILITY POLE	-----X-----X-----X-----	GRAVEL

SITE LEGEND

SIGNAGE	CONCRETE SIDEWALK	PROPERTY LINE
YARD LIGHTS	REPLACED ASPHALT PAVEMENT SECTION	RIGHT-OF-WAY LINE
LIGHT POLE	HEAVY DUTY PAVEMENT SECTION	LOT LINE
POWER POLE		EASEMENT LINE
TRAFFIC DIRECTIONAL ARROW		SETBACK LINE
CURB TRANSITION		FENCE
ACCESSIBLE PARKING STALL		
ACCESSIBLE RAMP		



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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