

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
RE-SUBMISSION: APRIL 17, 2017
RE-SUBMISSION: SEPTEMBER 27, 2017
RTAP SUBMISSION: NOVEMBER 7, 2017
RTAP SUBMISSION: DECEMBER 12, 2017
RTAP RE-SUBMISSION: JANUARY 26, 2017

APPLICANT/OWNER:

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

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FINAL APPROVAL

PROJECT NUMBER: SDRMUR-2017-00053

ENGINEERING
PCSO / 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 FOUND AT <http://charlottenc.gov/ld>

APPROVED

By Brendan M. Smith at 8:20 am, Feb 01, 2018

APPROVED

APPROVED

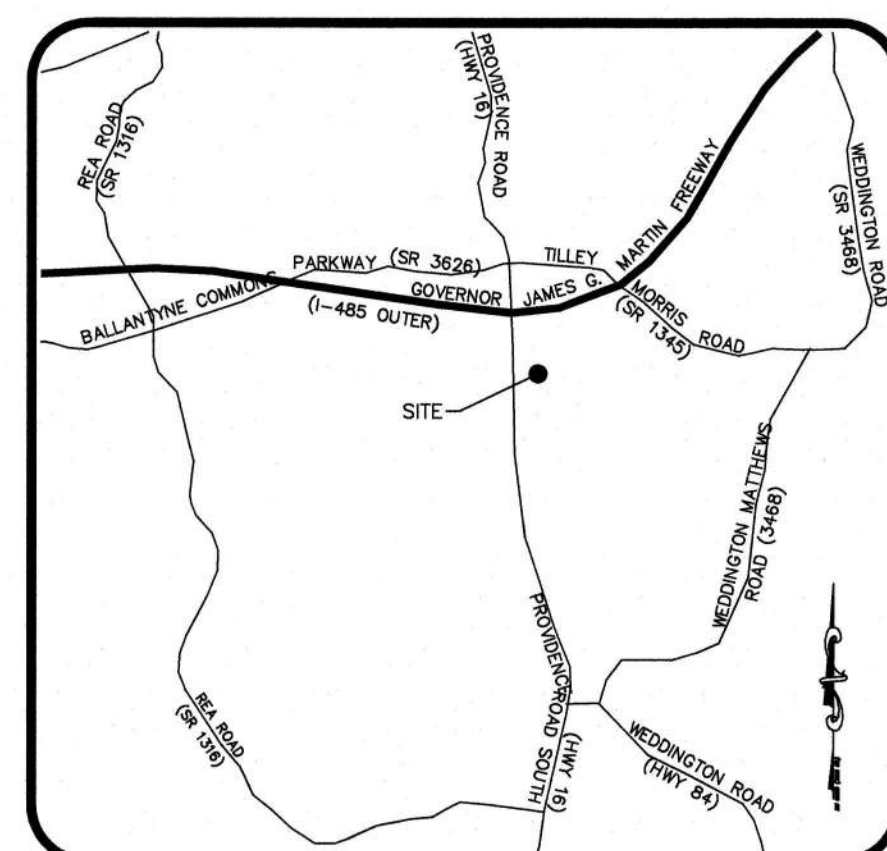
By Miriam Cattabriga at 7:58 am, Feb 01, 2018

APPROVED

REVISION

**APPROVED FOR
CONSTRUCTION**

CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT
By: Joshua Weaver 2-13-2018 1 of 5



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.

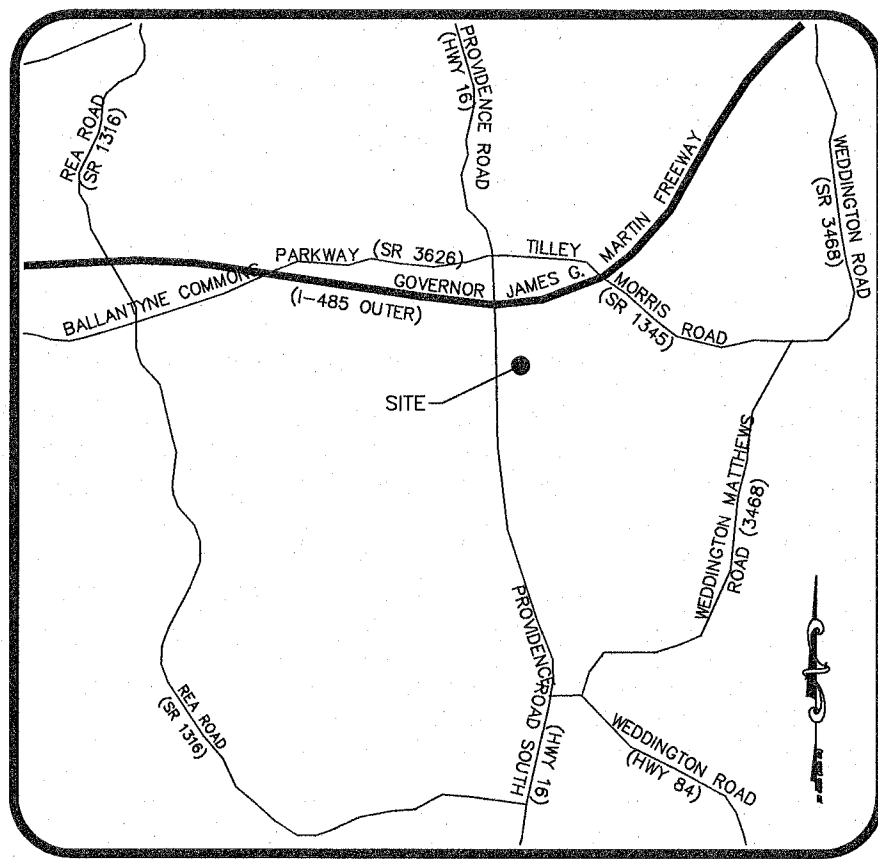


Know what's below.
Call before you dig.

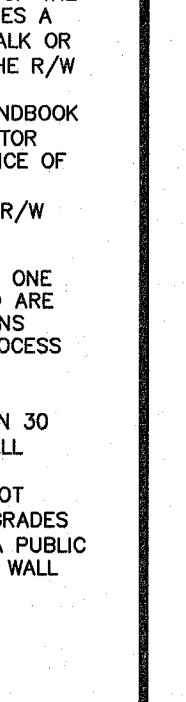
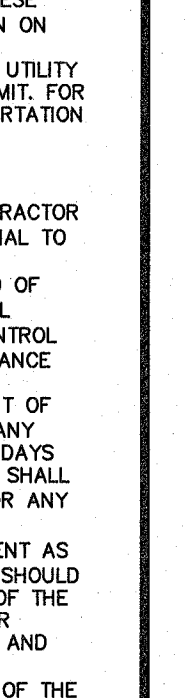
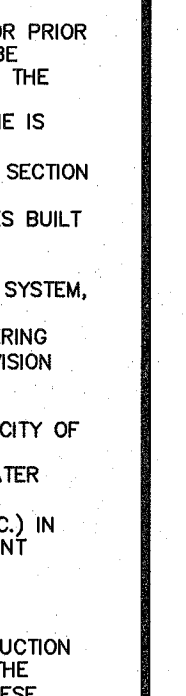
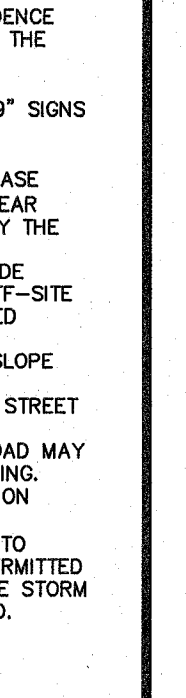
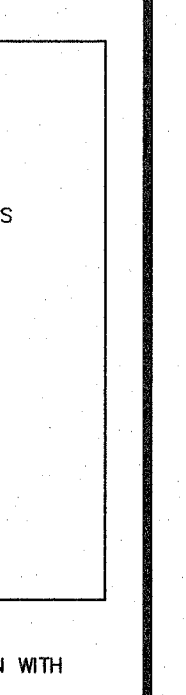
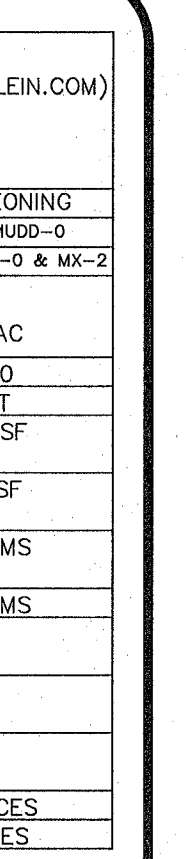
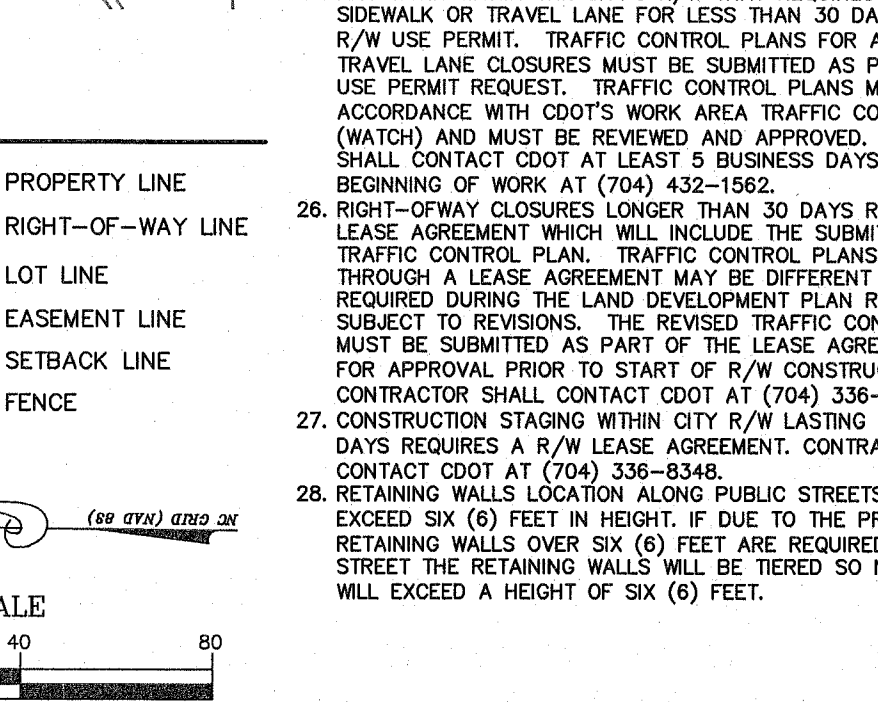
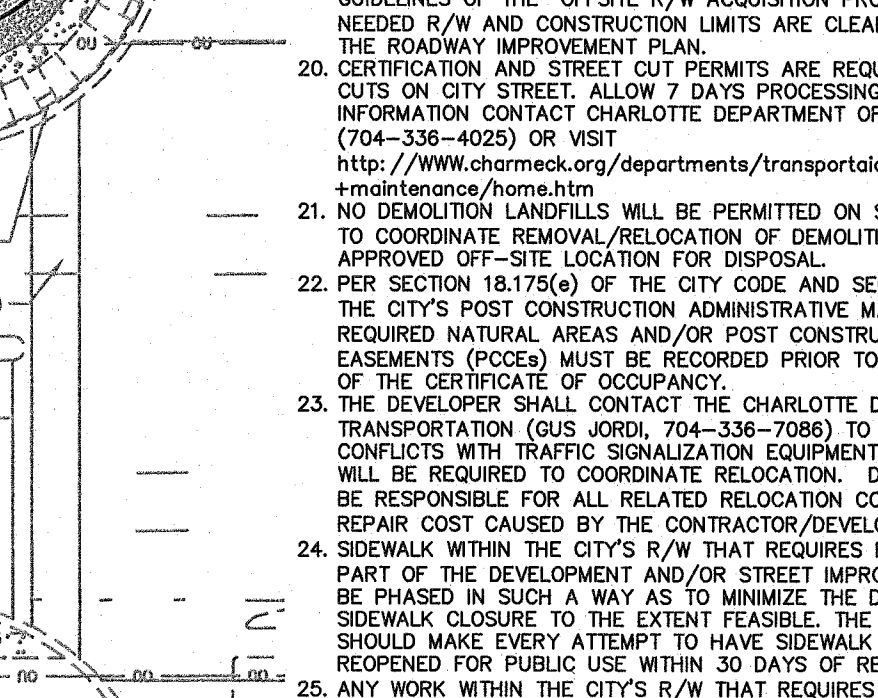
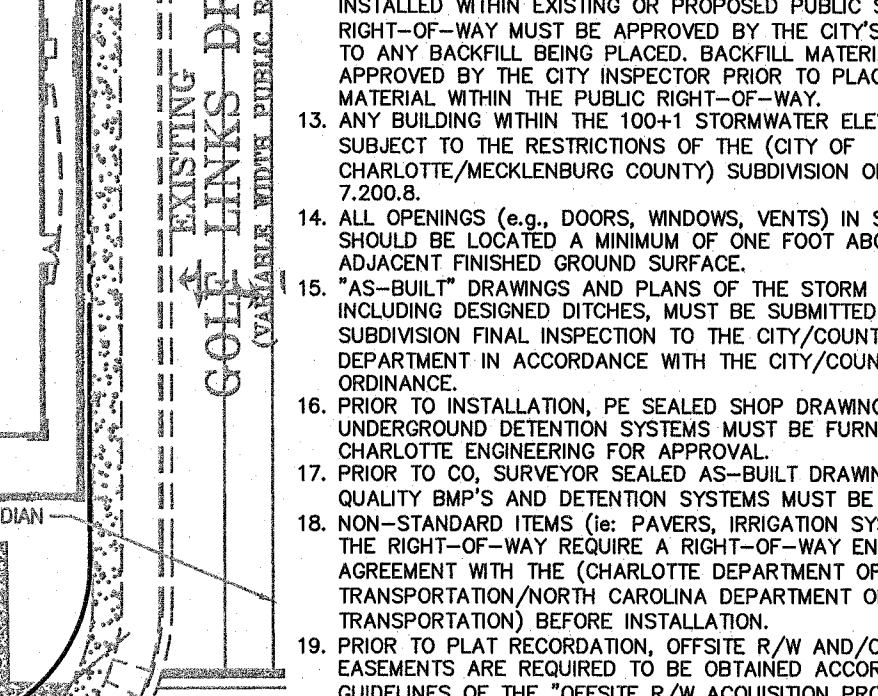
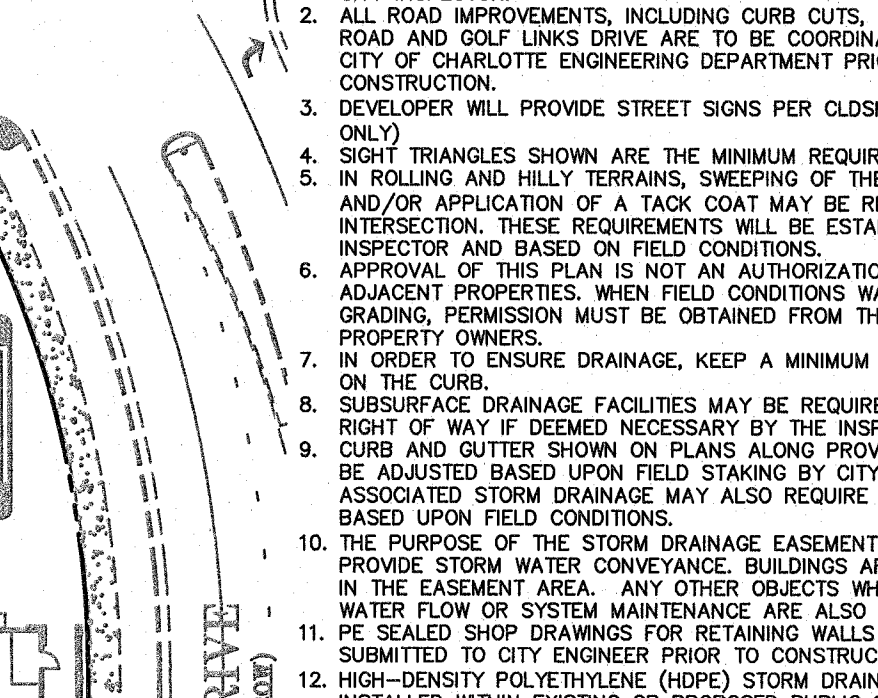
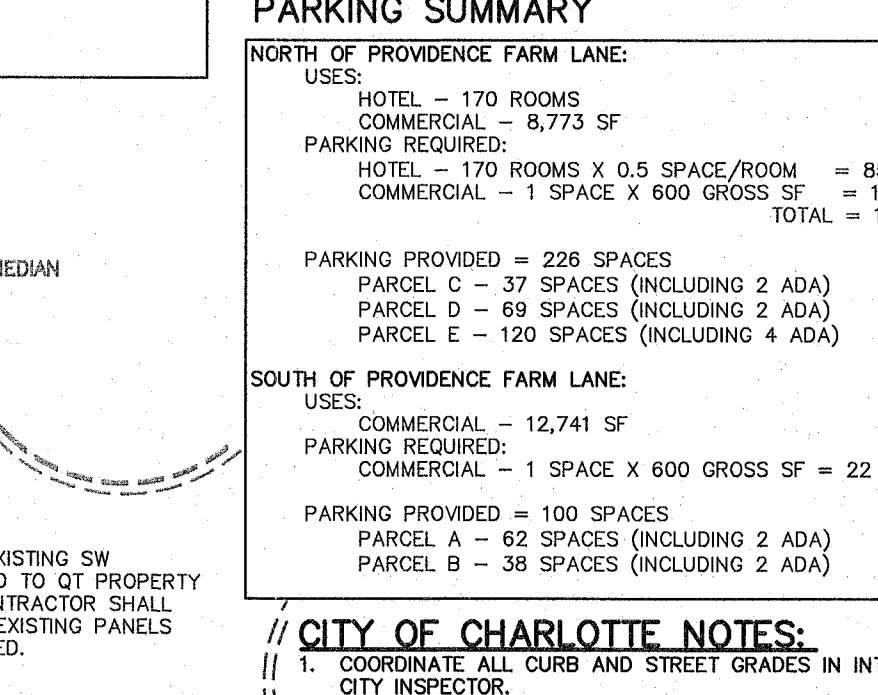
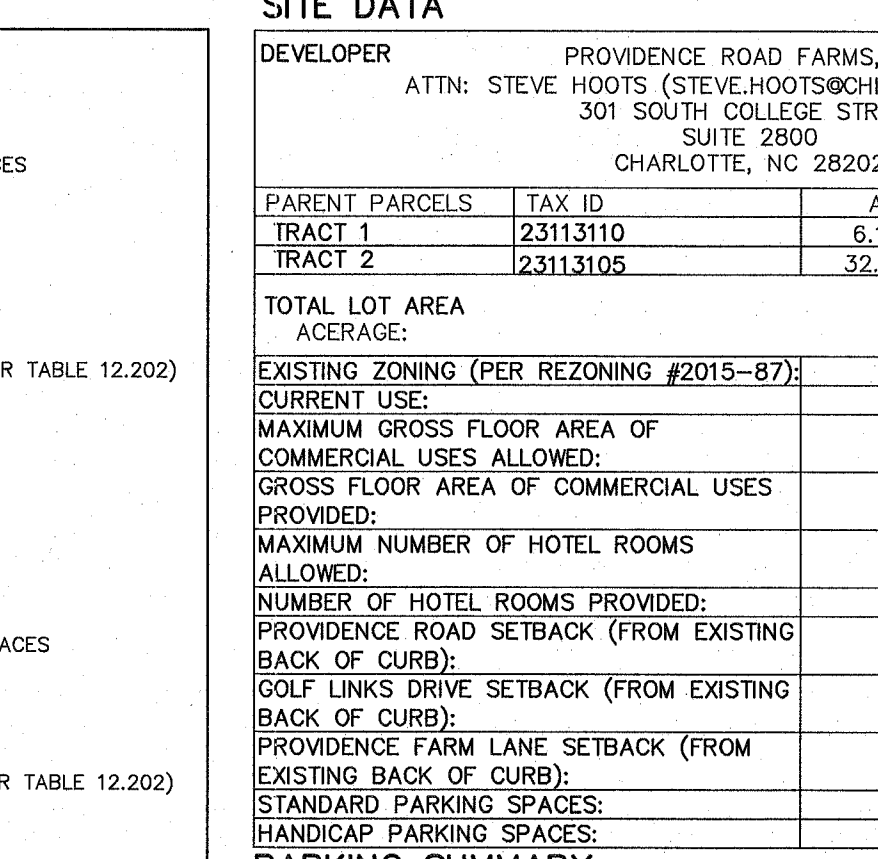
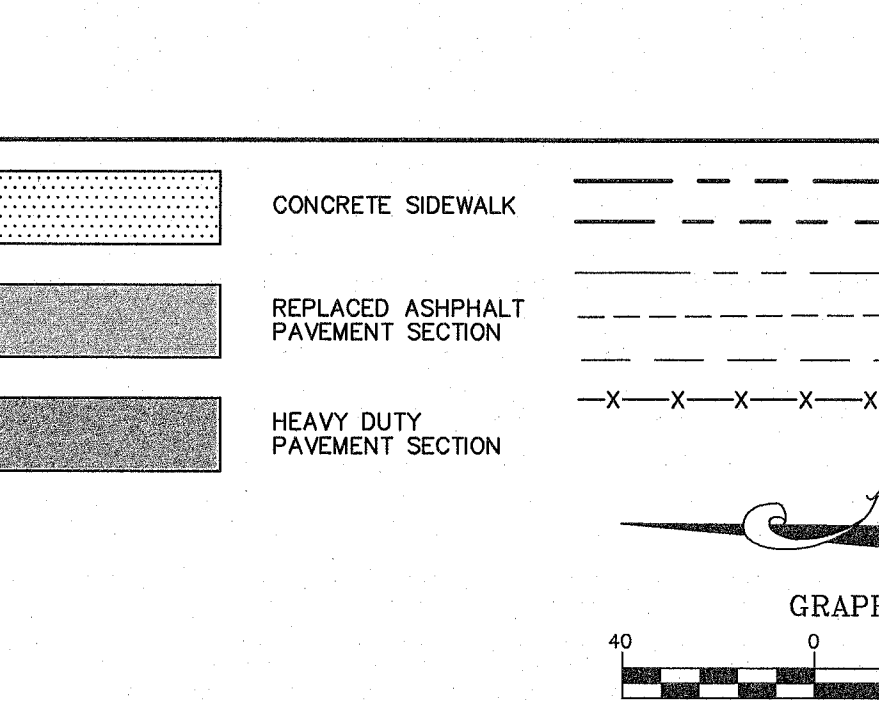
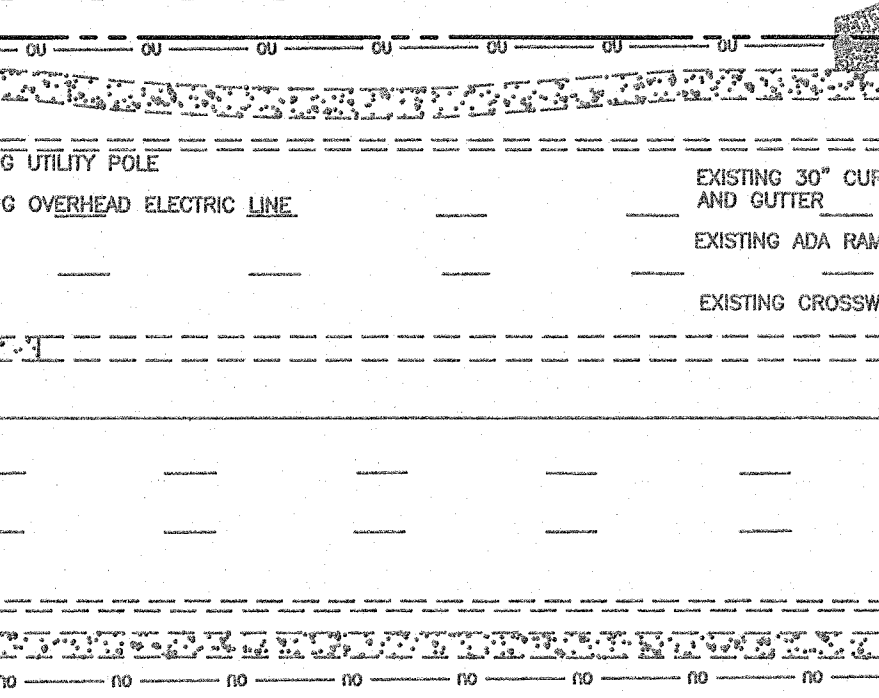
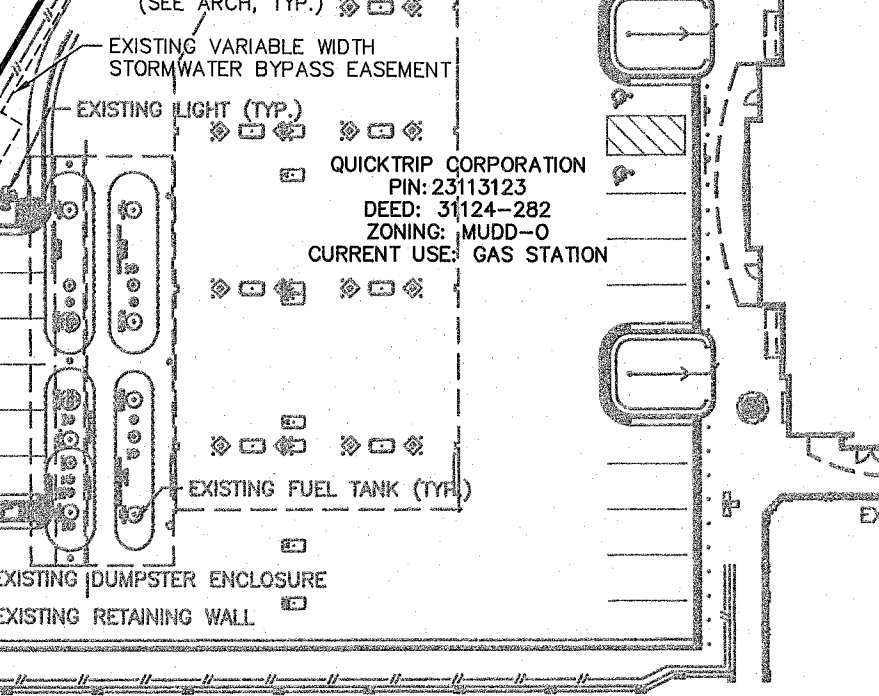
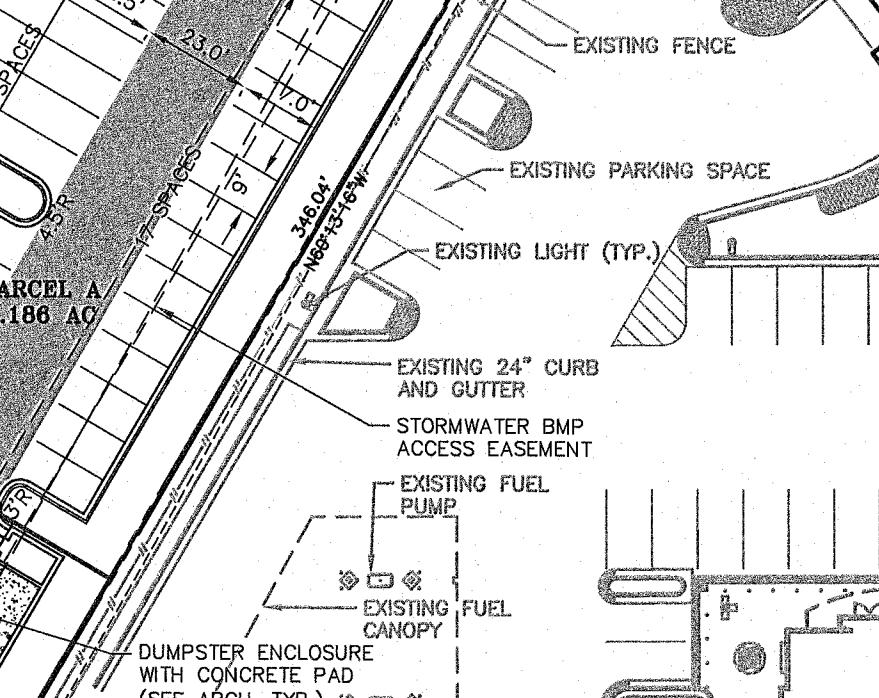
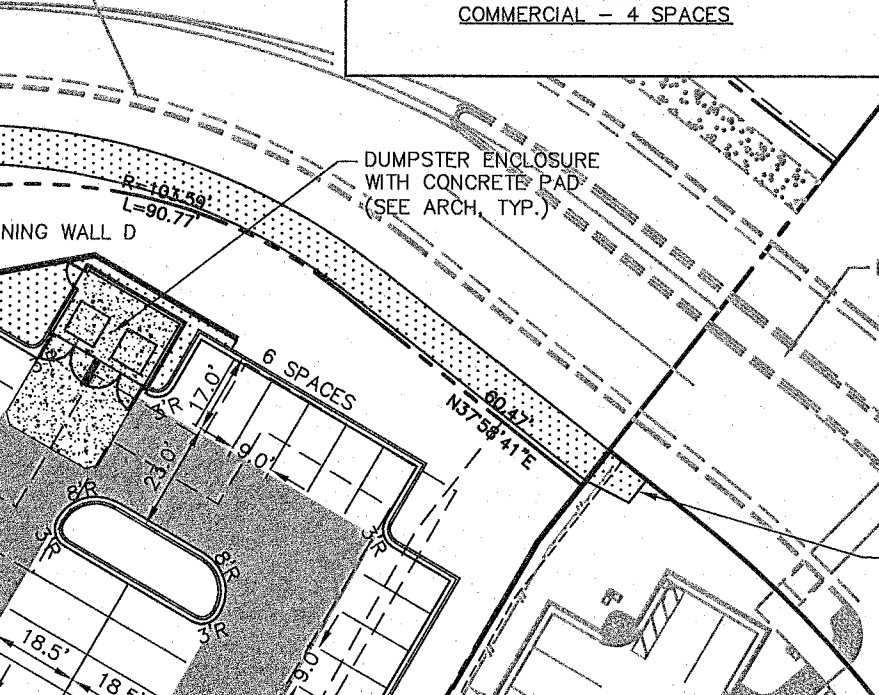
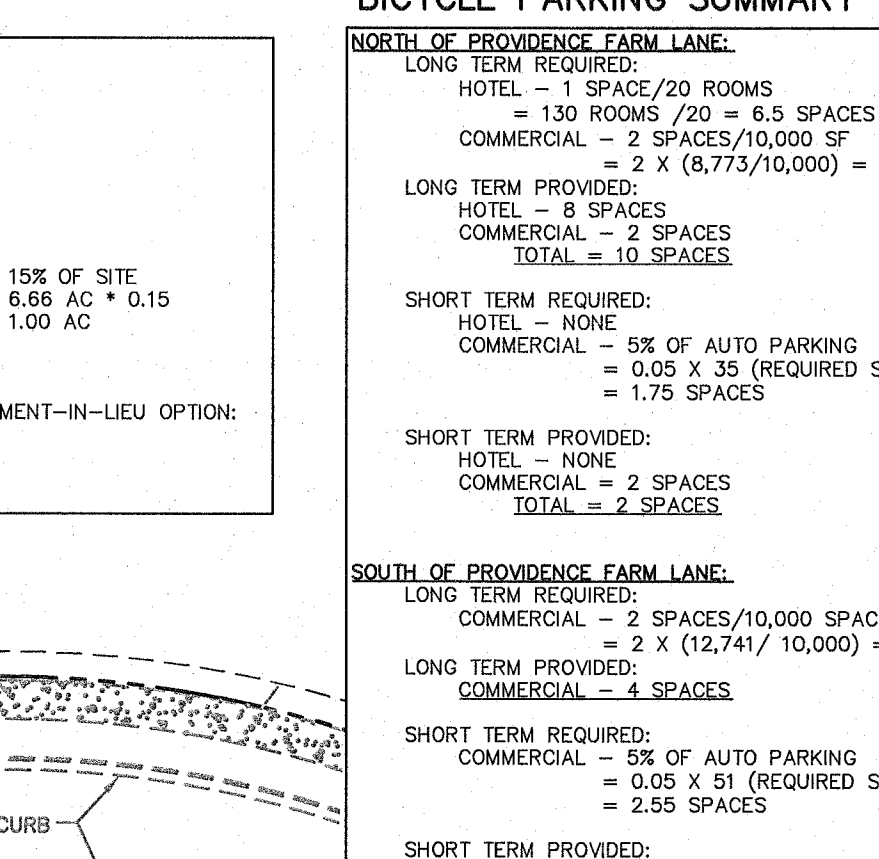
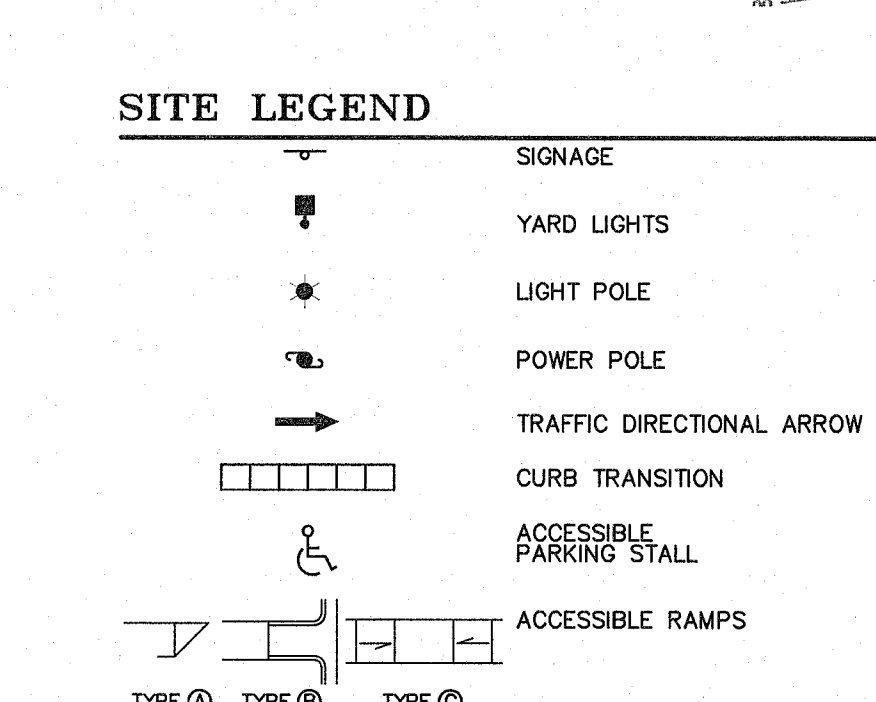
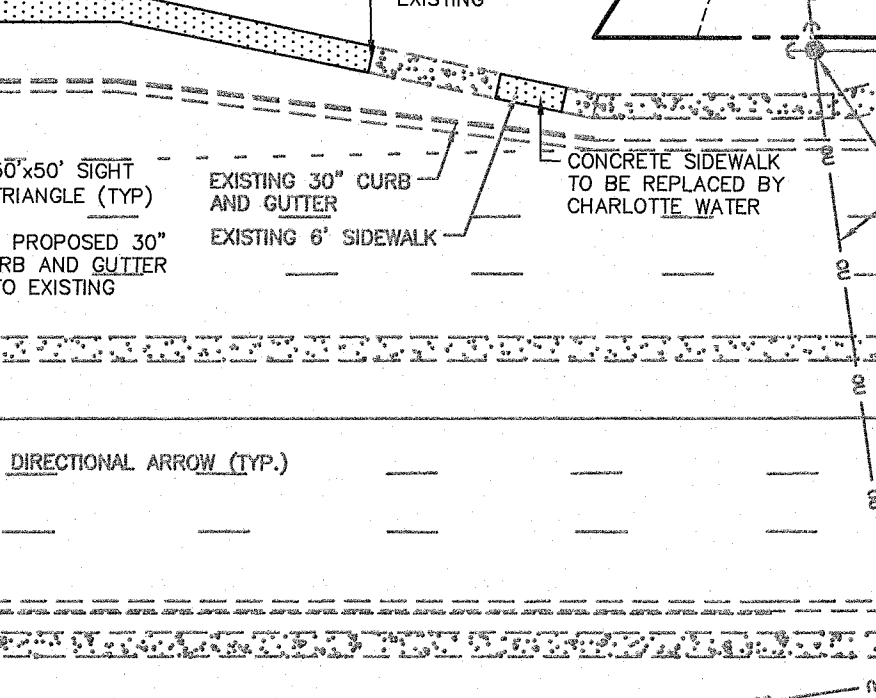
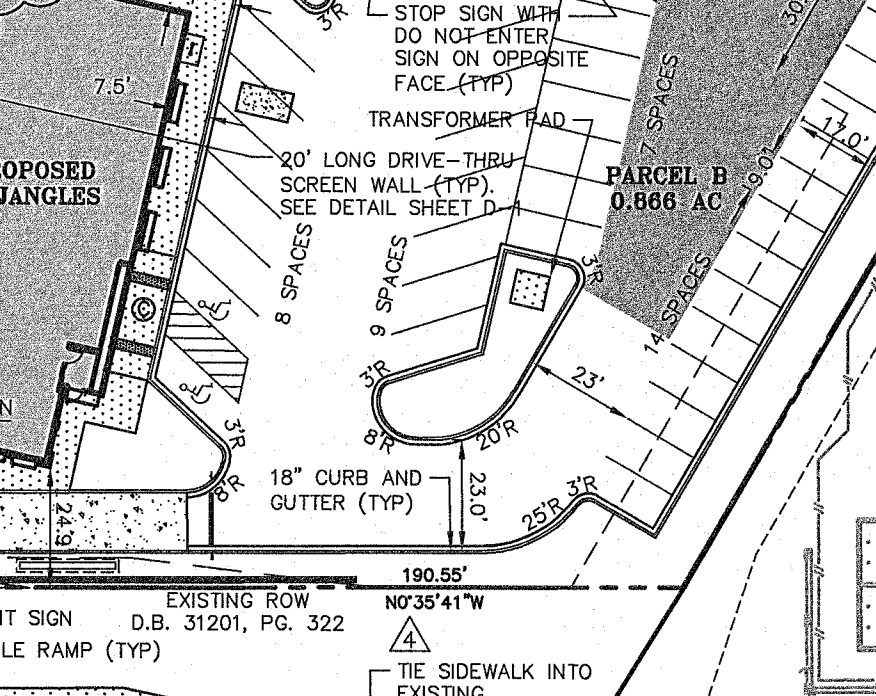
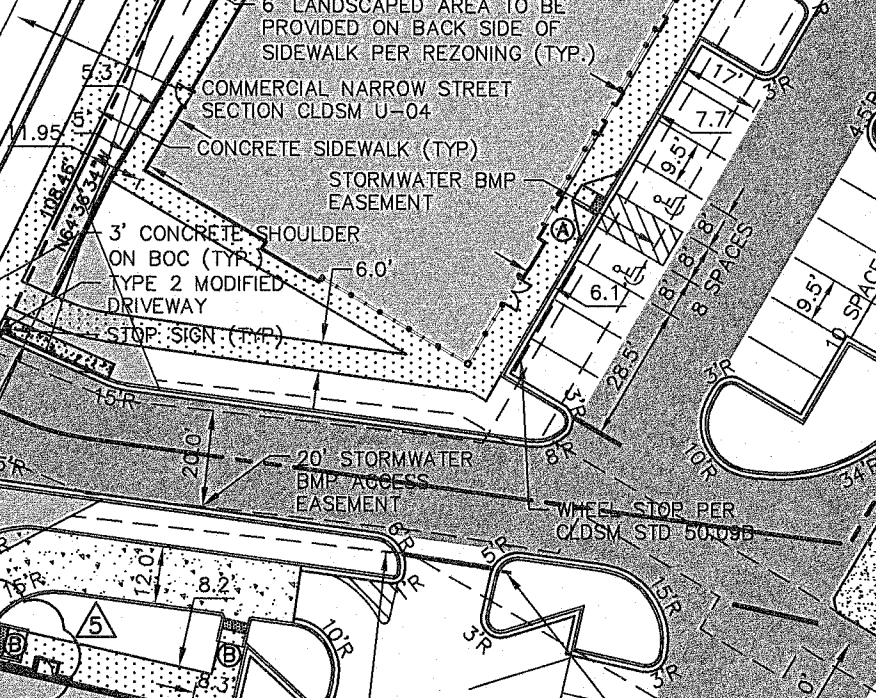
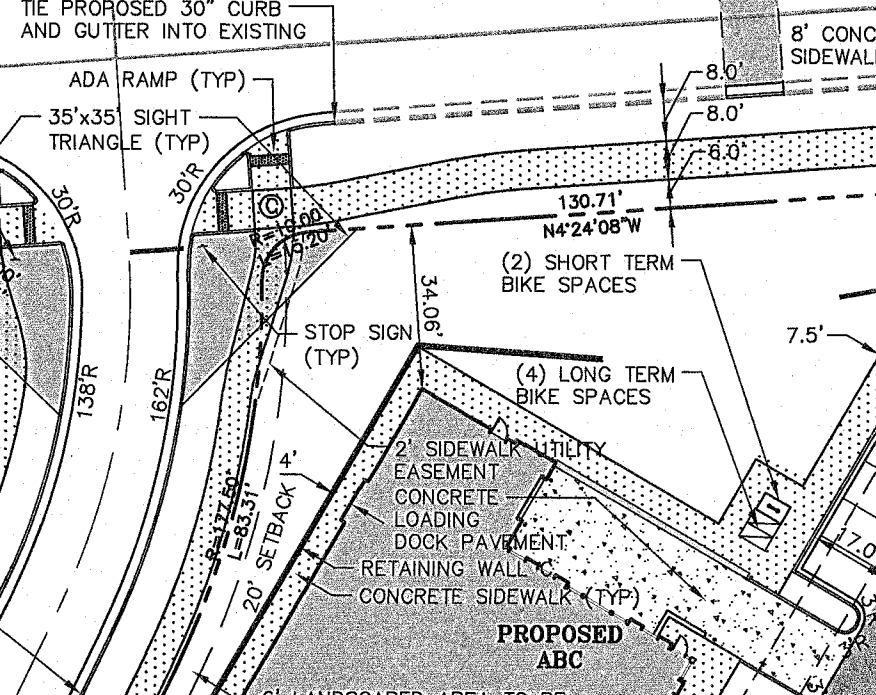
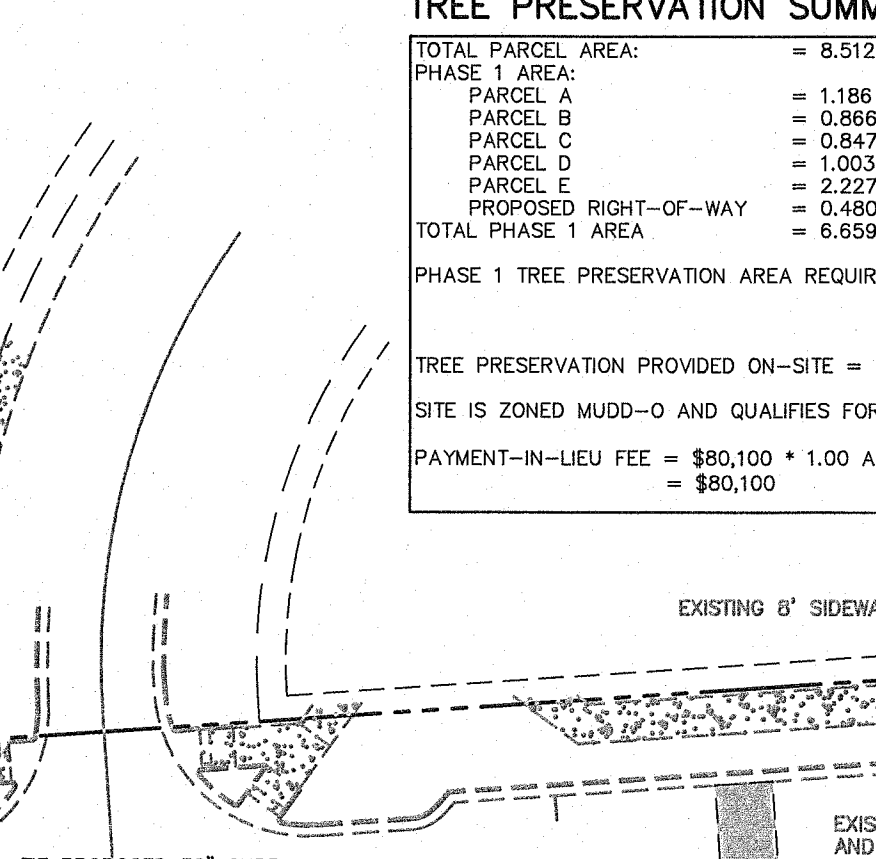
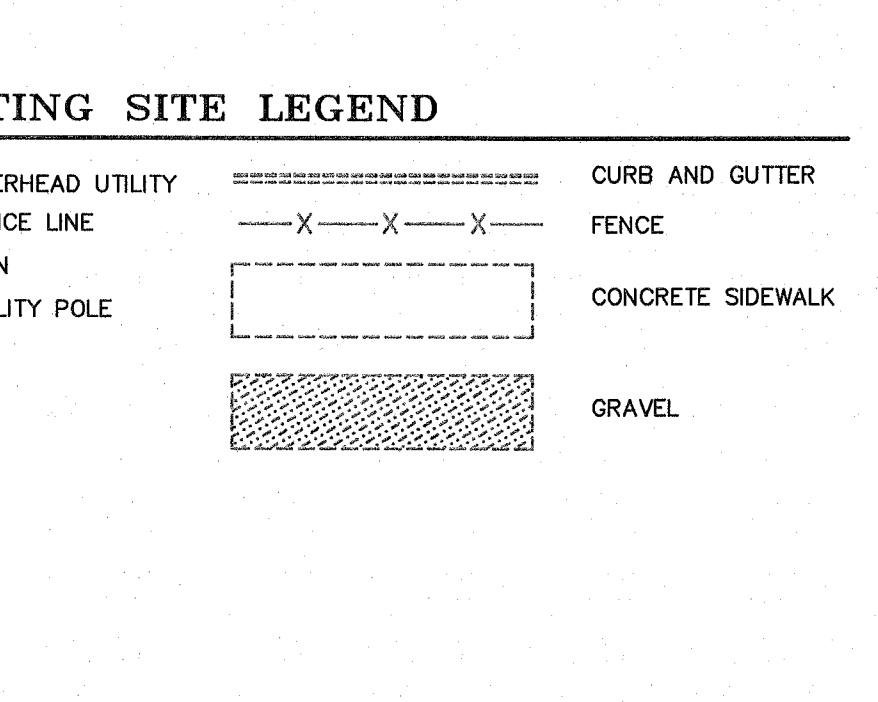
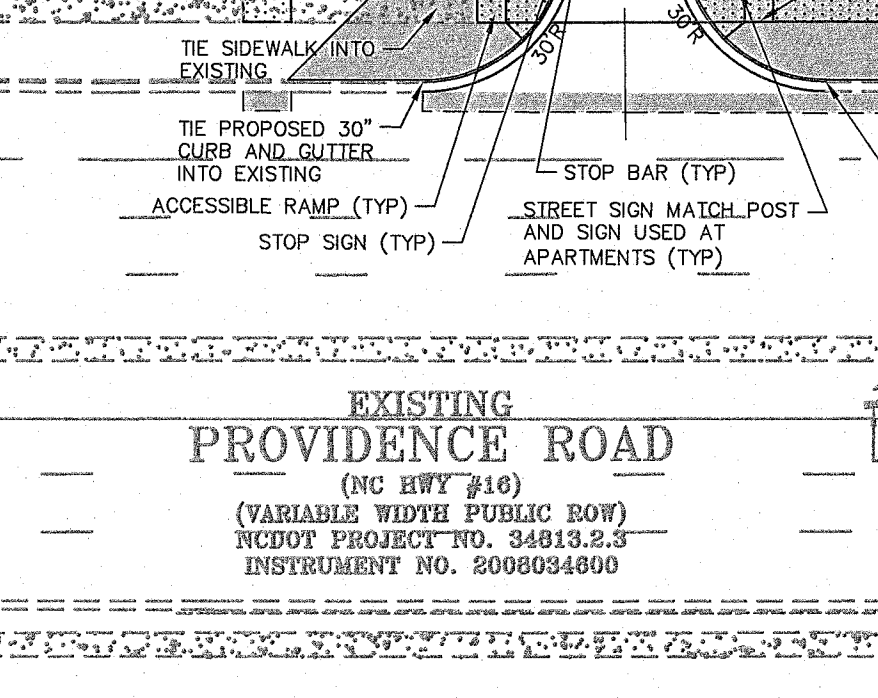
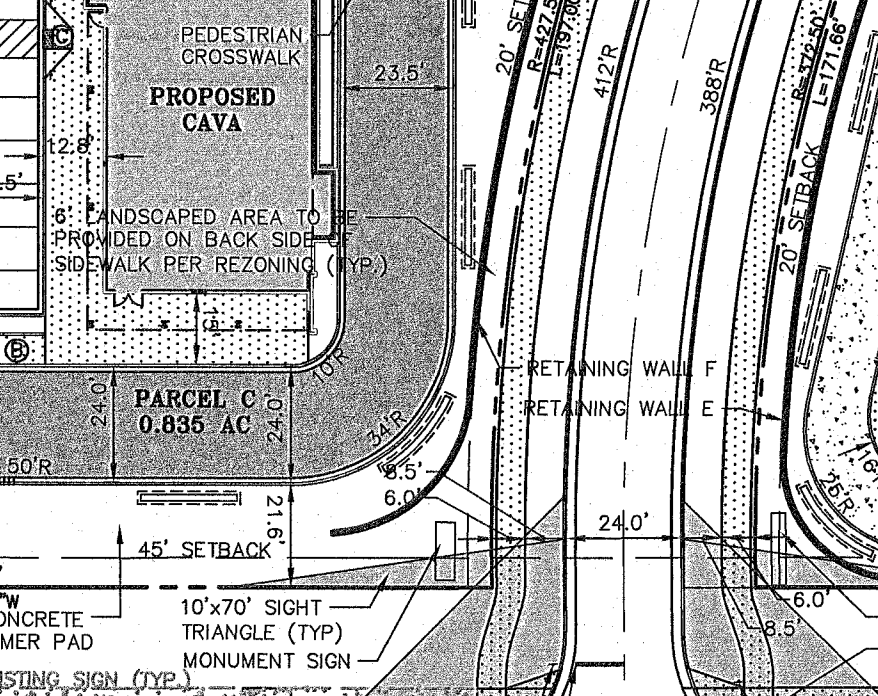
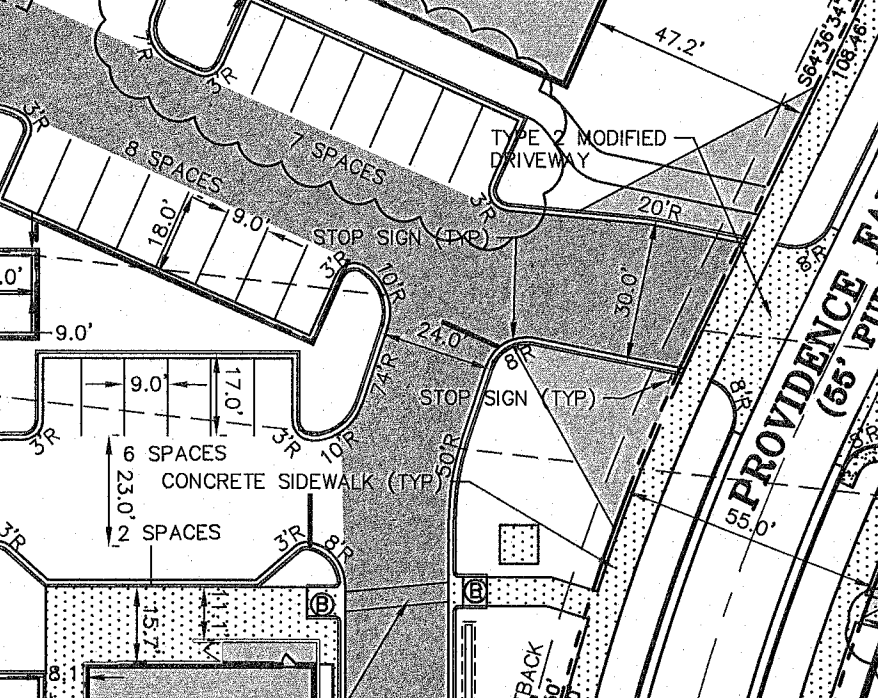
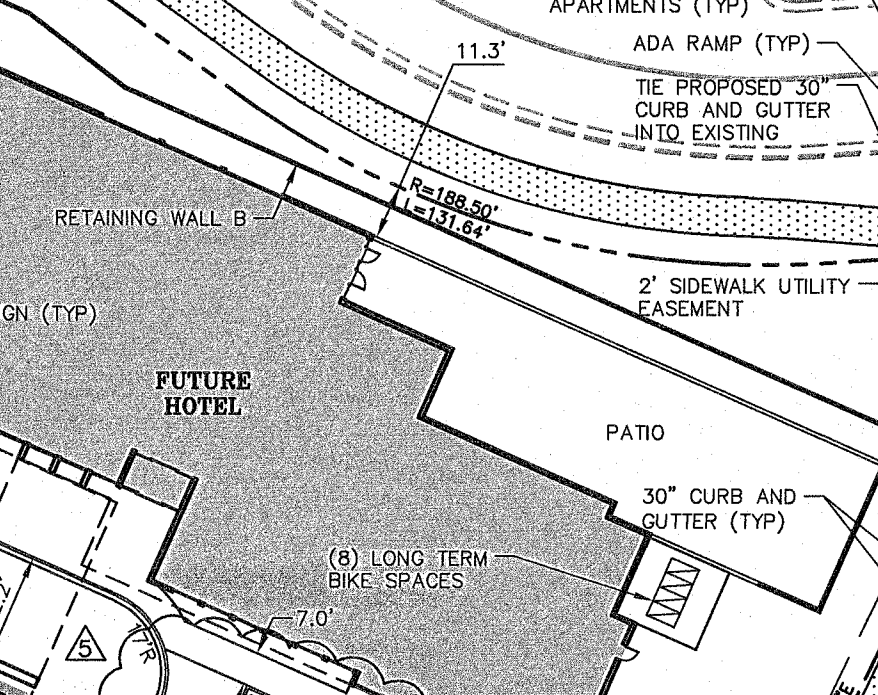
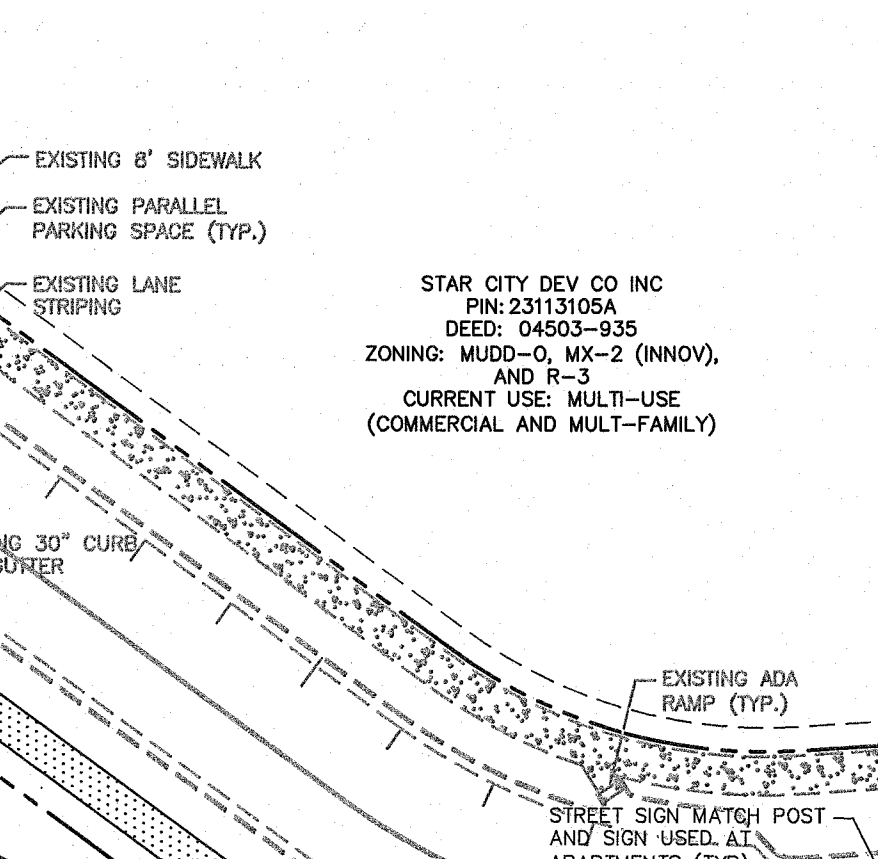
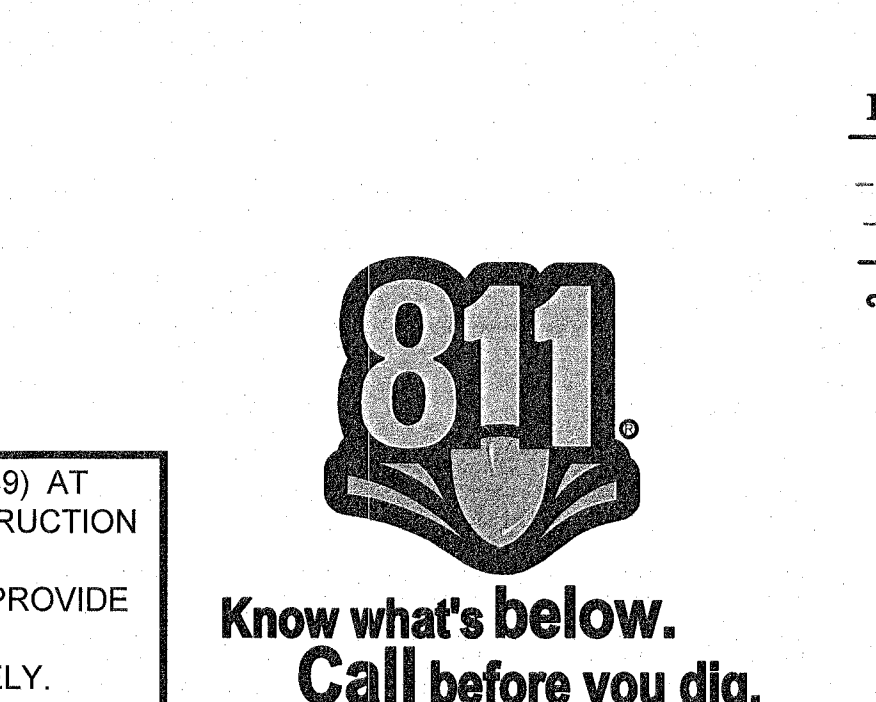
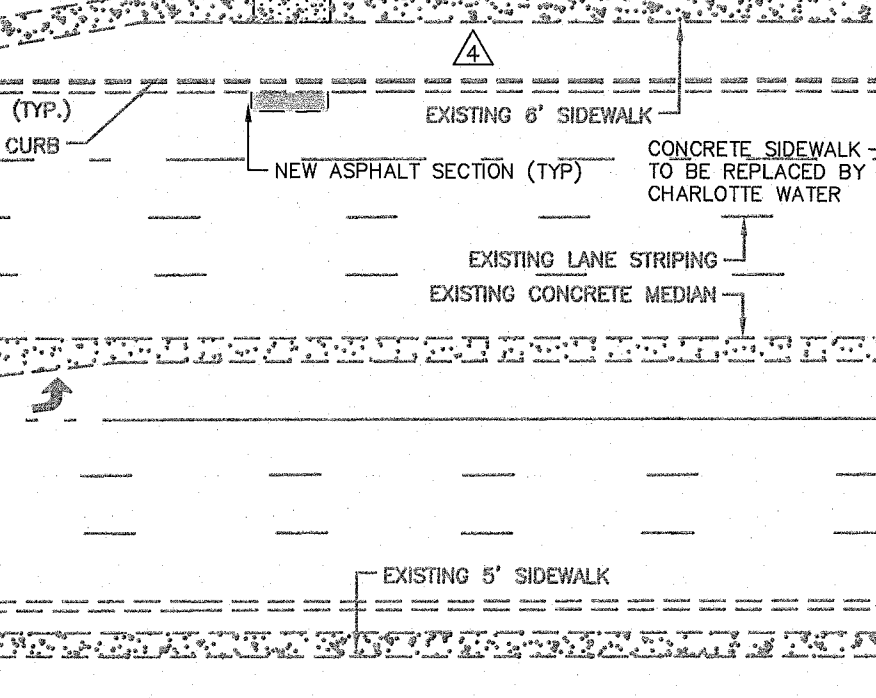
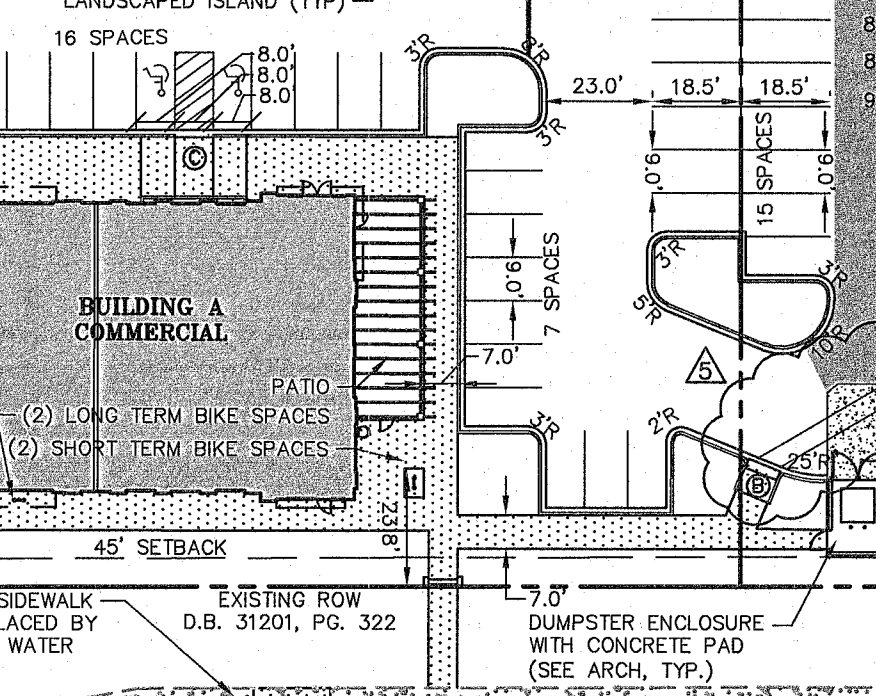
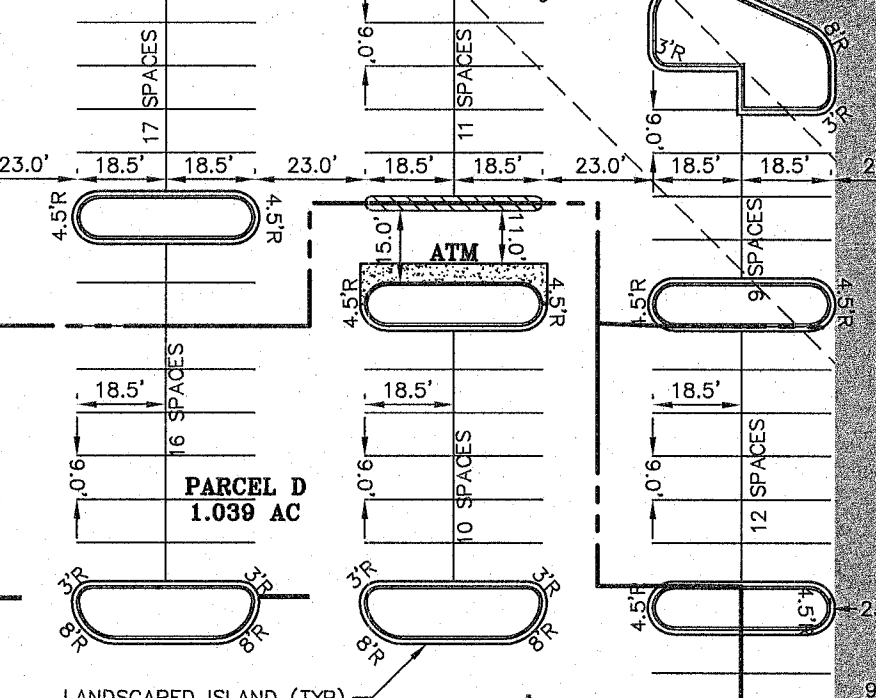
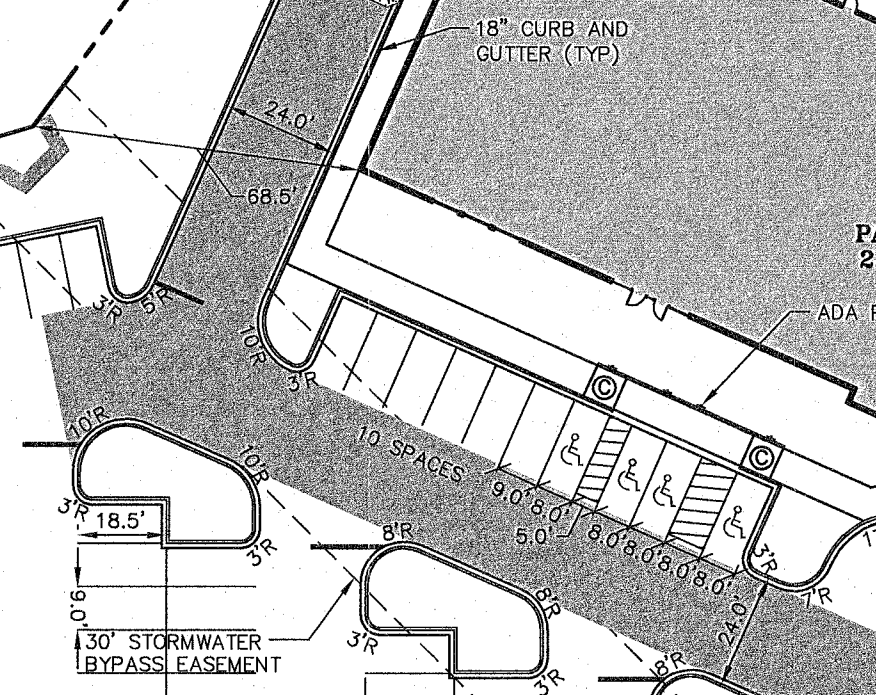
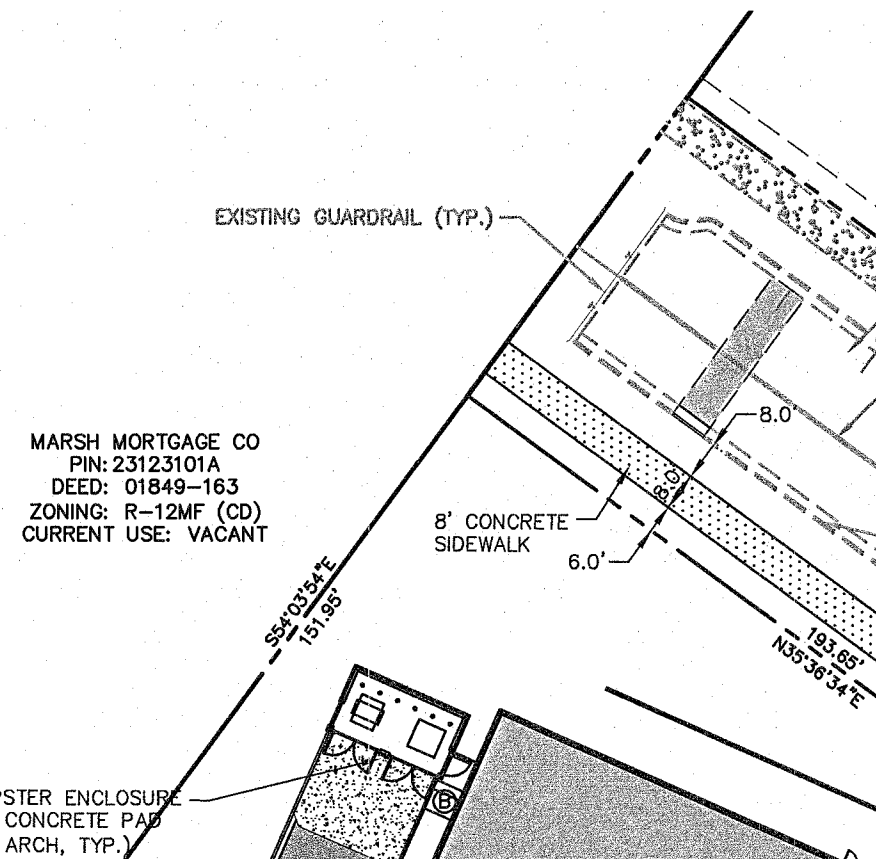
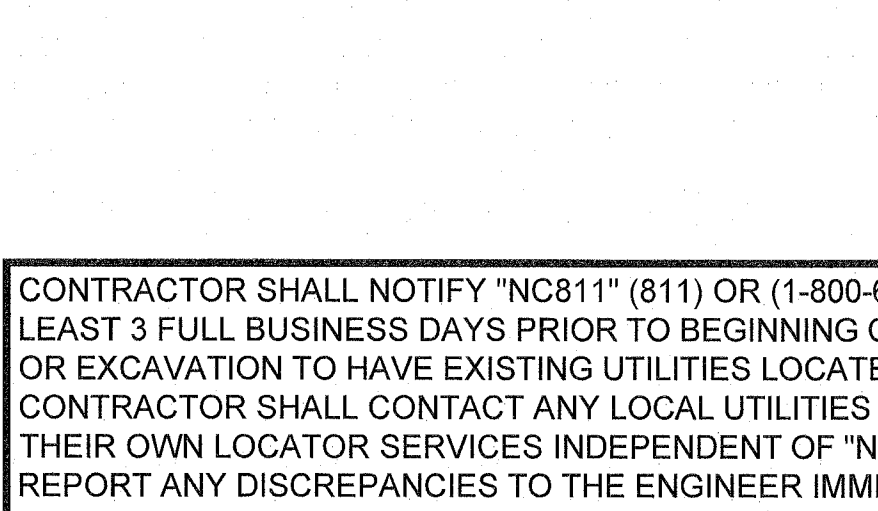
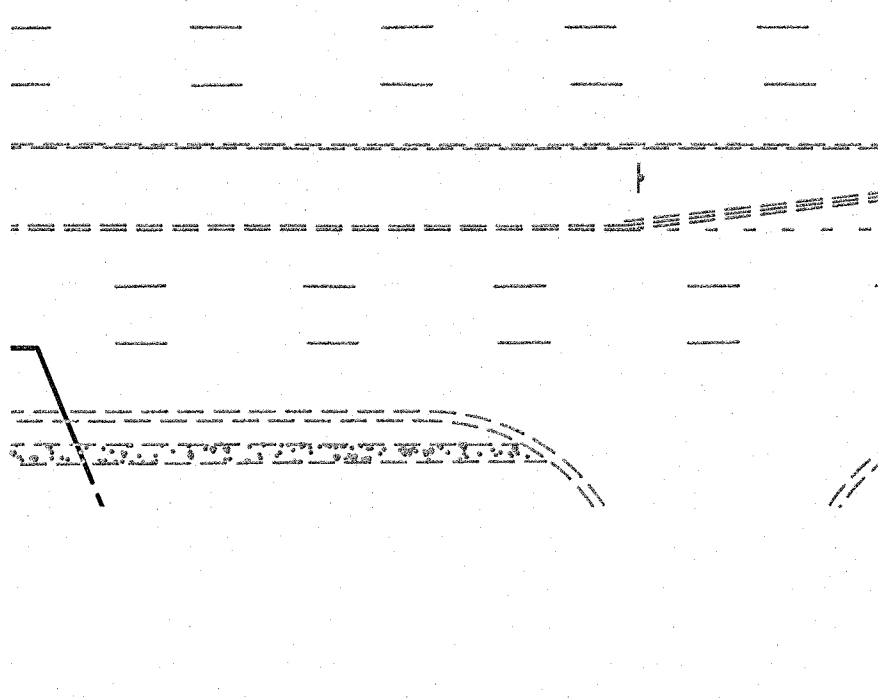
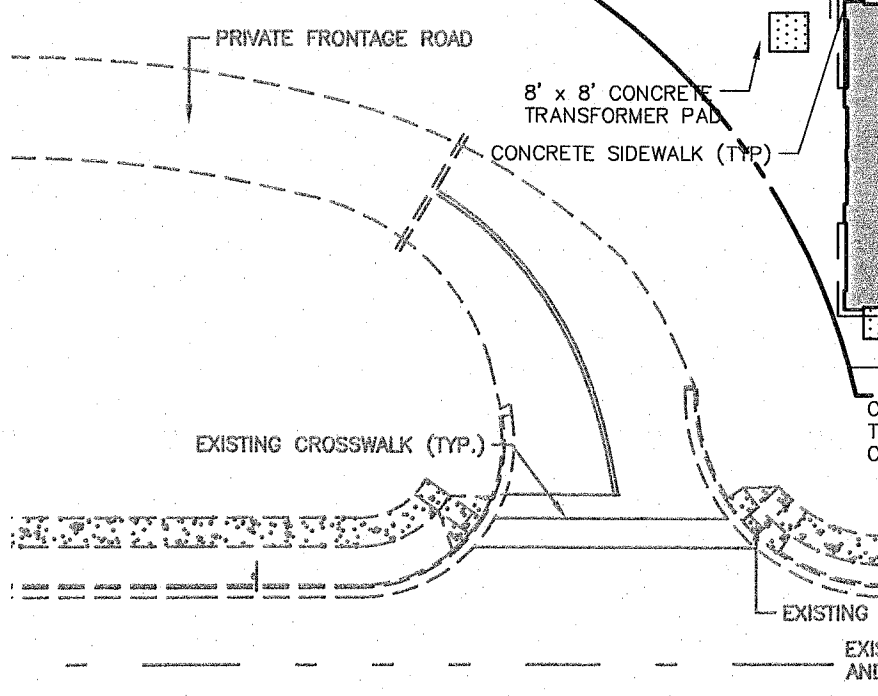
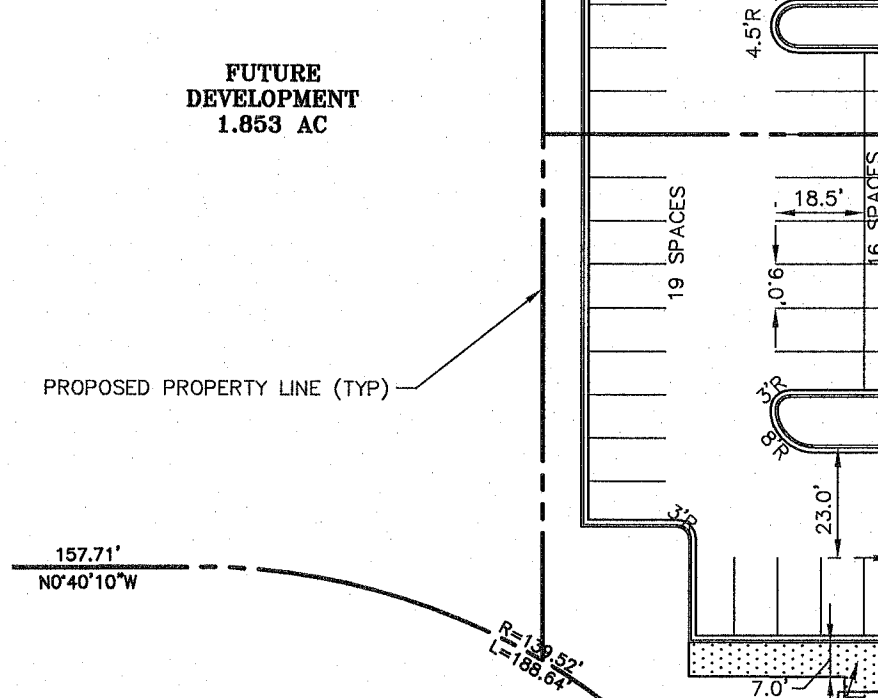
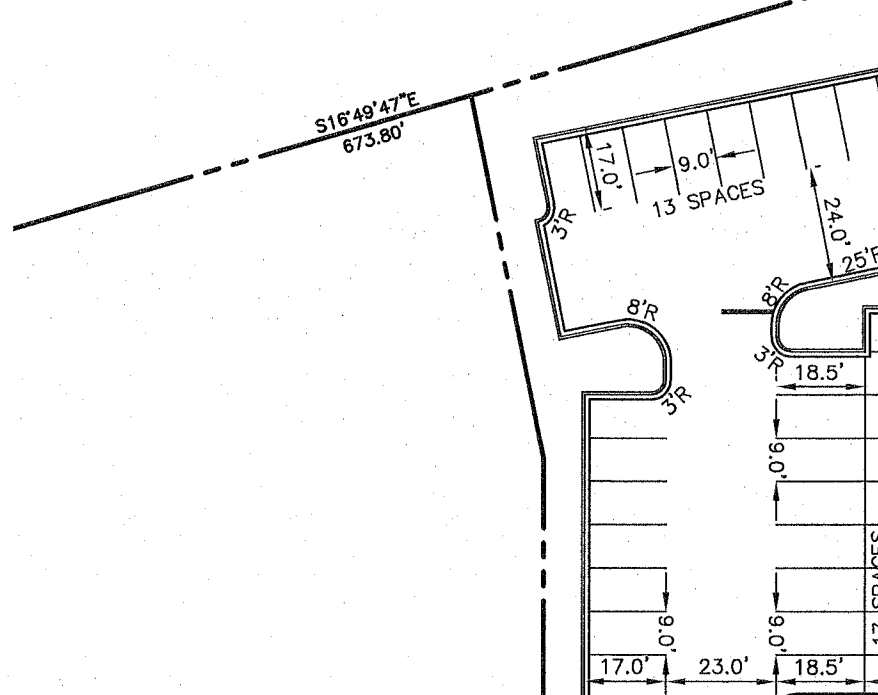


THE JOHN R. McADAMS
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Contact: BRANDON PLUNKETT
Plunkett@mcadamsc.com

FINAL DRAWING - RELEASED FOR CONSTRUCTION



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.

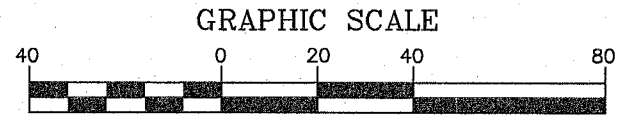


EXISTING SITE LEGEND

—OU— OVERHEAD UTILITY	—X—X—X— FENCE	—C—C—C— CURB AND GUTTER
—S— SIGN	—C— CONCRETE SIDEWALK	—G— GRAVEL
—U— UTILITY POLE		

SITE LEGEND

—S— SIGNAGE	—C— CONCRETE SIDEWALK	—P— PROPERTY LINE
—YL— YARD LIGHTS	—R— REPLACED ASPHALT PAVEMENT SECTION	—R/W— RIGHT-OF-WAY LINE
—LP— LIGHT POLE	—H— HEAVY DUTY PAVEMENT SECTION	—L— LOT LINE
—PP— POWER POLE		—E— EASEMENT LINE
—TDA— TRAFFIC DIRECTIONAL ARROW		—S/L— SETBACK LINE
—CT— CURB TRANSITION		—F— FENCE
—AP— ACCESSIBLE PARKING STALL		
—AR— ACCESSIBLE RAMPS		



SITE DATA

DEVELOPER: PROVIDENCE ROAD FARMS, LLC
ATTN: STEVE HOOTS (STEVE.HOOTS@CHILDRRESSKLEIN.COM)
301 SOUTH COLLEGE STREET
SUITE 2800
CHARLOTTE, NC 28202

PARENT PARCELS	TAX ID	AC	ZONING
TRACT 1	23113110	6.186	MUD-O
TRACT 2	23113105	32.000	MUD-O & MX-2

TOTAL LOT AREA: 8.512 AC

EXISTING ZONING (PER REZONING #2015-87): MUD-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: 320 SPACES

HANDICAP PARKING SPACES: 12 SPACES

PARKING SUMMARY

NORTH OF PROVIDENCE FARM LANE:	
USES:	HOTEL - 170 ROOMS
LONG TERM REQUIRED:	COMMERCIAL - 8,773 SF
PARKING PROVIDED:	HOTEL - 170 ROOMS X 0.5 SPACE/ROOM = 85 SPACES
	COMMERCIAL - 1 SPACE X 600 GROSS SF = 100 SPACES
	TOTAL = 185 SPACES
SOUTH OF PROVIDENCE FARM LANE:	
USES:	COMMERCIAL - 12,741 SF
LONG TERM REQUIRED:	COMMERCIAL - 1 SPACE X 600 GROSS SF = 22 SPACES
PARKING PROVIDED:	100 SPACES
	PARCEL A - 62 SPACES (INCLUDING 2 ADA)
	PARCEL B - 38 SPACES (INCLUDING 2 ADA)

CITY OF CHARLOTTE NOTES:

1. CORRECT ALL CURB AND STREET GRADES IN INTERSECTION WITH CITY INSPECTOR.
2. 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.
3. DEVELOPER WILL PROVIDE STREET SIGNS PER CLOS#05.05 (9" SIGNS ONLY).
4. SIGN TRIANGLES SHALL BE THE MINIMUM REQUIRED.
5. IF ROLLING AND HILLY TERRAINS, SWEEPING OF THE ANY 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 WARRANT OTT-SITE GRADING. PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.
6. APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OTT-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.
7. IN ORDER TO ENSURE DRAINAGE, KEEP A MINIMUM OF 0.5% SLOPE ON THE CURB.
8. SUBSURFACE DRAINAGE FACILITIES MAY BE REQUIRED IN THE STREET RIGHT OF WAY IF DEEMED NECESSARY BY THE INSPECTOR.
9. 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.
10. 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.
11. PE SEALED SHOP DRAWINGS FOR RETAINING WALLS MUST BE SUBMITTED TO CITY ENGINEER PRIOR TO CONSTRUCTION.
12. HIGH-DENSITY POLYETHYLENE (HDPE) STORM DRAINAGE PIPE INSTALLED WITHIN EXISTING OR PROPOSED PUBLIC STREET.
13. ANY BUILDING WITHIN THE 100+1 STORMWATER ELEVATION LINE IS SUBJECT TO THE RESTRICTIONS OF THE CITY OF CHARLOTTE/MECKLENBURG COUNTY SUBDIVISION ORDINANCE, SECTION 72.00.8.
14. ALL OPENINGS (e.g., doors, windows, vents) IN STRUCTURES BUILT TO BE LOCATED A MINIMUM OF ONE FOOT ABOVE THE ADJACENT FINISHED GROUND SURFACE.
15. "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.
16. PRIOR TO INSTALLATION, PE SEALED SHOP DRAWINGS FOR UNDERGROUND DETENTION SYSTEMS MUST BE FURNISHED TO CITY OF CHARLOTTE ENGINEERING FOR APPROVAL.
17. PRIOR TO CO. SURVEYOR SEALED AS-BUILT DRAWINGS OF WATER QUALITY BMP'S AND DETENTION SYSTEMS MUST BE PROVIDED.
18. 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.
19. PRIOR TO R/W RECONSTRUCTION, OFFSITE R/W AND/OR CONSTRUCTION EASEMENTS ARE REQUIRED TO BE OBTAINED ACCORDING TO THE GUIDELINES OF THE "OFFSITE R/W ACQUISITION PROCESS". THESE EASEMENTS ARE REQUIRED TO BE OBTAINED PRIOR TO THE ROADWAY IMPROVEMENT PLAN.
20. CERTIFICATION AND STREET CUT PERMITS ARE REQUIRED FOR UTILITY CUTS ON CITY STREET. ALLOW 7 DAYS FOR PROCESSING FOR PERMIT. FOR INFORMATION CONTACT CHARLOTTE DEPARTMENT OF TRANSPORTATION (704-336-4020) OR VISIT http://www.charmetr.com/departments/transportation/street_maintenance/home.htm
21. NO DEMOLITION LANDFILLS WILL BE PERMITTED ON SITE. CONTRACTOR TO COORDINATE REMOVAL/RELOCATION OF DEMOLITION MATERIAL TO APPROVED OFF-SITE LOCATION FOR DISPOSAL.
22. PER SECTION 16.175(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 (PCECE) MUST BE RECORDED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
23. THE DEVELOPER SHALL CONTACT THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (BUS JORDI, 704-336-7088) 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.
24. 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 MANNER 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.
25. ANY WORK WITHIN THE CITY'S R/W THAT REQUIRES CLOSURE OF THE SIDEWALK OR TRAVEL LANE FOR LESS THAN 30 DAYS REQUIRES 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 CDOT'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.
26. RIGHT-OF-WAY CLOSURES LONGER THAN 30 DAYS REQUIRE A R/W LEASE AGREEMENT WHICH WILL INCLUDE THE SUBMITTAL OF TRAFFIC CONTROL PLAN. TRAFFIC CONTROL PLANS REQUIRED THROUGH A LEASE AGREEMENT MAY BE DIFFERENT FROM THE ONE REQUIRED DURING THE LAND DEVELOPMENT PERIOD. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELATED RELOCATION COST AND/OR ANY REPAIR COST CAUSED BY THE CONTRACTOR/DEVELOPER.
27. 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.
28. RETAINING WALLS LOCATED 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 TIRED SO NO SINGLE WALL WILL EXCEED A HEIGHT OF SIX (6) FEET.

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REVISIONS:

2017-02-22	CITY MUD 1ST REVIEW
2017-04-11	CITY MUD 2ND REVIEW
2017-04-17	ADDITION 1ST REVIEW
2017-11-07	PER OWNER CHANGES
2018-01-25	PER OWNER CHANGES

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: BGP
DRAWN BY: JBW
SCALE: 1" = 40'
DATE: 12-13-16
SHEET NO. C-2

MCADAMS