



September 5, 2023

Robert Adams
LIV Development
2204 Lakeshore Drive Suite 450
Birmingham, AL 35209

RE: Verification For Tax Parcel Numbers 20501202, 20501203, 20501215, 20501204, 20501205, 20501206, 20501207

As of the date of this letter:

This is to confirm that above referenced tax parcels also identified as 210, 206, 118, and 108 College Street Pineville, NC 28134 gained site-specific zoning approval from the Town of Pineville at the July 11, 2023 Pineville Town Council meeting. This approval is vested for a period of two years from the date of this approval. The proposal was approved A) as proposed, B) In accordance with Pineville Zoning unless otherwise specified and discussed, and C) with the below additional requirements:

The proposed site plan and architectural renderings for the development by LIV/US Developments subject to compliance with the following conditions, which conditions are revised from the previous motion made at the May 9, 2023, Town Council meeting:

1. The parking ratio for Buildings 2 and 3 must be revised to provide for a minimum of 2.0 parking spaces per unit to be located within both (i) the parcels on which the buildings will be constructed, and (ii) an approximate 0.6 acre portion (to be surveyed and further identified) of the adjacent parcels located at 313 North Polk Street, and identified by Parcel #20501212 and Parcel #20501217, which portion will be sold from the Town to LIV/US Developments for a purchase price of \$500,000 (subject to compliance with all applicable laws and ordinances). In the event the Town is unable to identify and sell LIV/US Developments any or all of the 0.6 acre portion of the adjacent parcels, then in lieu of having a minimum of 2.0 parking spaces per unit, LIV/US Developments must provide as many parking spaces as possible that can be located (using sound design and engineering principles) within both (iii) the parcels on which the buildings will be constructed, and (iv) within the portion of the adjacent parcel(s) sold to LIV/US Developments (if any), with a minimum ratio of 1.65 parking spaces per unit (but also achieving as close to a 2.0 parking space per unit ratio as possible taking into consideration the actual acreage within the adjacent parcel purchased, if any, without being required to decrease the currently contemplated footprint of buildings 2 and 3), and

pay to the Town a total of \$500,000 to be allocated first towards the purchase price of the adjacent parcel (if any portion is sold to LIV/US Developments) and the remaining amount being deemed sufficient to compensate the Town for non-compliance with the Town's regular parking-ratio ordinances. The approved parking ratio can be accomplished by reducing the number of units in the buildings, or increasing the number of parking spaces within the parcels on which Building 2 and 3 are located, or on the portion of land sold to LIV/US Developments, if any, or a combination of the above,

2. Parking spaces shall not be compact parking spaces and must adhere to the Town's ordinances and codes.
3. The developer will pave, stripe for as many spaces as possible or as close to 117 parking spaces given final engineering documentation to maximize parking and install curb and gutter on Parcels 20501415 and 20501414, for use as public parking. These parcels will remain owed by, and in control of the Town of Pineville, and not used for overnight parking.

If you have any questions, please feel free to call me at (704) 889-2202.

Sincerely,

Travis Morgan
Planning Director
Town of Pineville
PO Box 249
Pineville, NC 28134



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CLIENT
 MR. ROBERT ADAMS
 IN DEVELOPMENT
 1000 UNIVERSITY BLVD, SUITE 250
 BIRMINGHAM, ALABAMA 35202

**MAIN & COLLEGE STREET
 CONSTRUCTION DRAWINGS**
 PINEVILLE, NORTH CAROLINA



REVISIONS

NO.	DATE	DESCRIPTION

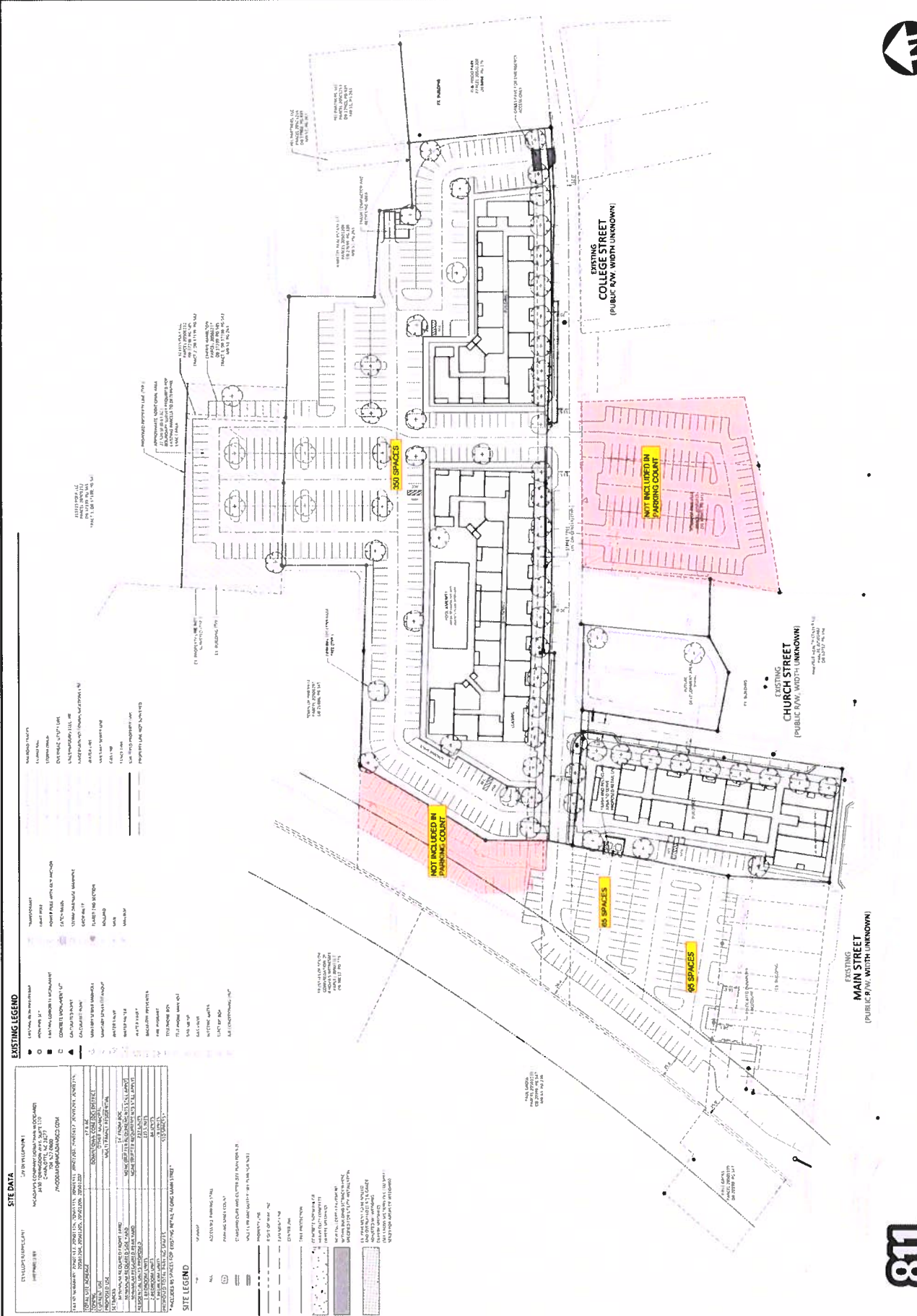
PLAN INFORMATION

PROJECT NO.	SPEC12961
FILE NAME	SPEC12961-0411.dwg
CHECKED BY	MRW
DRAWN BY	JHM
SCALE	1"=50'
SHEET	08 OF 2027

**OVERALL SITE PLAN
 -ALTERNATE
 C2.00**



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



EXISTING LEGEND

- 1. EXISTING BUILDING FOOTPRINT
- 2. EXISTING PARKING SPACES
- 3. EXISTING DRIVEWAYS
- 4. EXISTING SIDEWALKS
- 5. EXISTING CURBS
- 6. EXISTING UTILITIES
- 7. EXISTING TREES
- 8. EXISTING LANDSCAPE
- 9. EXISTING STREETS
- 10. EXISTING DRIVEWAYS
- 11. EXISTING SIDEWALKS
- 12. EXISTING CURBS
- 13. EXISTING UTILITIES
- 14. EXISTING TREES
- 15. EXISTING LANDSCAPE

SITE LEGEND

- 1. NEW BUILDING FOOTPRINT
- 2. NEW PARKING SPACES
- 3. NEW DRIVEWAYS
- 4. NEW SIDEWALKS
- 5. NEW CURBS
- 6. NEW UTILITIES
- 7. NEW TREES
- 8. NEW LANDSCAPE
- 9. NEW STREETS
- 10. NEW DRIVEWAYS
- 11. NEW SIDEWALKS
- 12. NEW CURBS
- 13. NEW UTILITIES
- 14. NEW TREES
- 15. NEW LANDSCAPE

SEE SHEET C2.00 FOR ALL PROJECT SITE DETAILS ON GRADING, STORM DRAINAGE, UTILITY, AND EROSION CONTROL NOTES. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LOCAL ORDINANCES AND THE LAND DEVELOPMENT STANDARDS MANUAL.

CONTRACTOR SHALL NOTIFY 811 (811 OR 1-800-485-4848) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT LOCAL 811 CENTER TO PROVIDE PROJECT INFORMATION AND ADDRESS ANY DISCREPANCIES. REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.



Know what's below.
 Call before you dig.



CLIENT: MR. ROBERT ADAMS, IN-DEVELOPMENT, 1000 W. STATE STREET, CHARLOTTE, NC 28207

MAIN & COLLEGE STREET CONSTRUCTION DRAWINGS



REVISIONS

PLAN INFORMATION

PROJECT NO: 180432-4888, FILENAME: 180432-4888-C2.00, DRAWN BY: SHW, CHECKED BY: BRW, SCALE: 1"=50', DATE: 08.04.2022

OVERALL SITE PLAN

SHEET C2.00

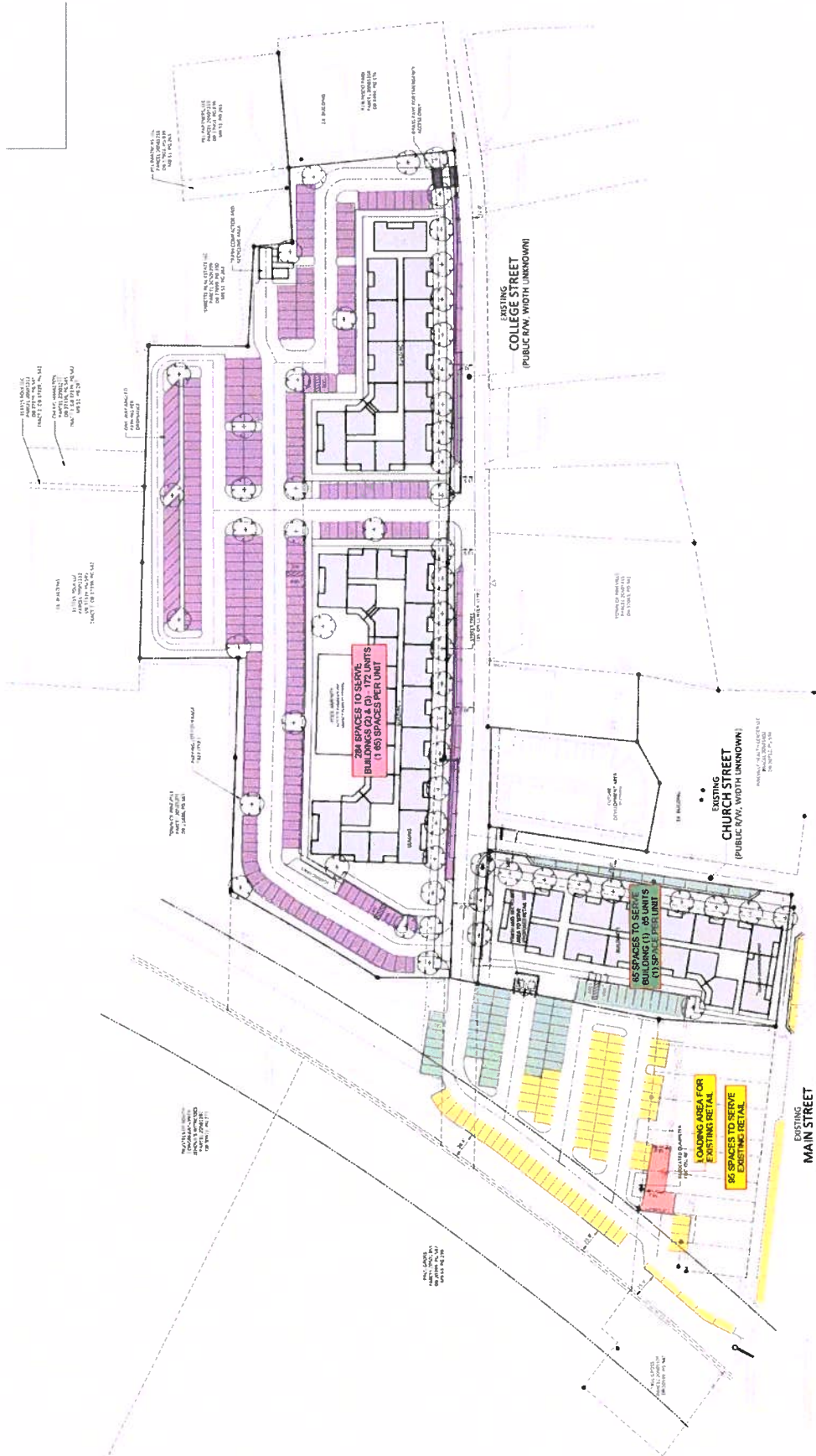


Table with 2 columns: Item, Description. Contains site data such as developer, applicant, and project details.

Table with 2 columns: Symbol, Description. Contains site legend items for various site features like parking, landscaping, and structures.

Table with 2 columns: Symbol, Description. Contains site legend items for utility lines, easements, and other site features.

SEE SHEET C2.01 FOR ALL PROJECT, SITE, DEMOLITION, GRADING, STORM DRAINAGE, UTILITY, AND EROSION CONTROL NOTES. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CHARLOTTE LAND DEVELOPMENT STANDARDS MANUAL.

CONTRACTOR SHALL NOTIFY NC811 (811) OR (1-800-432-4888) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. THESE OWNERS LOCATIONS SERVICES INDEPENDENT OF NC811. REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.

North arrow, graphic scale (1"=50'), and 811 logo with the slogan 'Know what's below. Call before you dig.'



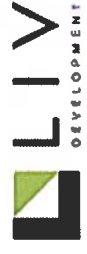
02 MAIN STAIR



01 COURTYARD STAIR

LIVANO PINEVILLE

Man & Church, Pineville, NC
3/15/2023 | 1/8" = 1'-0"





02 MASSIVE



01 CLASSIC STEEL



LIVANO PINEVILLE
 Main & Church, Pineville, NC
 3/15/2023 | 1/8" = 1'-0"