

Approved July 11, 2023



McADAMS

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CLIENT

MR. ROBERT ADAMS
LIV DEVELOPMENT
2204 LAKESHORE DRIVE, SUITE 250
BIRMINGHAM, ALABAMA 35209

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



REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO. SPEC22587
FILENAME SPEC22587-OAS1
CHECKED BY JBW
DRAWN BY SRM
SCALE 1"=50'
DATE 08.04.2022

SHEET

**OVERALL SITE PLAN
-ALTERNATE**

C2.00

SITE DATA

DEVELOPER/APPLICANT: LIV DEVELOPMENT
PREPARED BY: MCADAMS COMPANY (JONATHAN WOODARD)
3430 Toringdon Way, Suite 110
Charlotte, NC 28277
704-527-0800
JWOODARD@MCADAMSCO.COM

TAX ID NUMBERS: 20501317, 20501316, 20501315, 20501311, 20501202, 20501417, 20501203, 20501215, 20501204, 20501205, 20501206, 20501207

TOTAL SITE ACREAGE:	27.6 AC
ZONING:	DOWNTOWN CORE (DC) DISTRICT
CURRENT USE:	OTHER MUNICIPAL
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL

SETBACKS:

MINIMUM REQUIRED FRONT YARD:	14' FROM BOC
MINIMUM REQUIRED SIDE YARD:	NONE (BUFFER REQUIREMENTS STILL APPLY)
MINIMUM REQUIRED REAR YARD:	NONE (BUFFER REQUIREMENTS STILL APPLY)

RESIDENTIAL UNITS PROPOSED

1 BEDROOM UNITS	125 UNITS
2 BEDROOM UNITS	84 UNITS
3 BEDROOM UNITS	28 UNITS

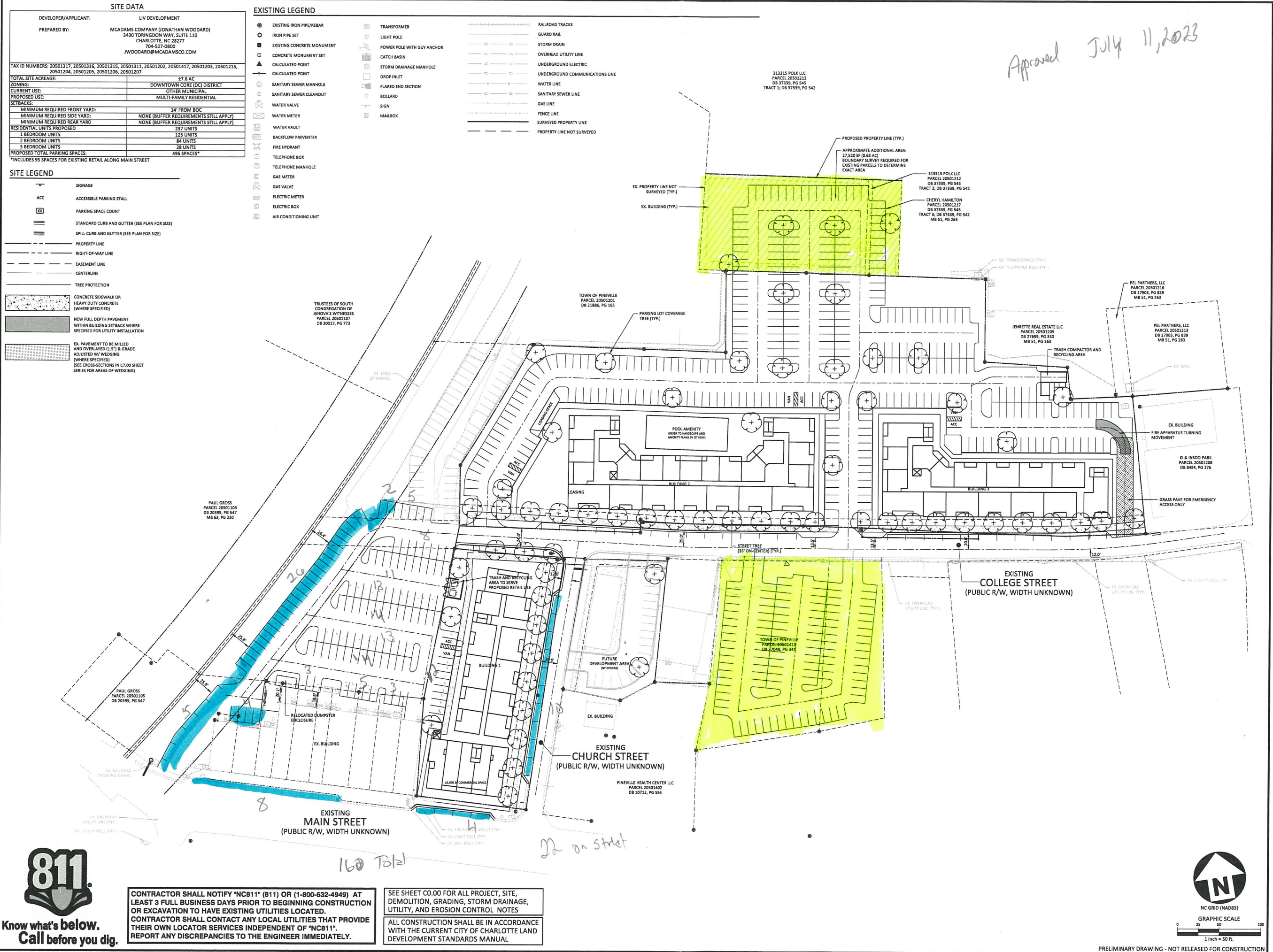
PROPOSED TOTAL PARKING SPACES: 496 SPACES*
*INCLUDES 95 SPACES FOR EXISTING RETAIL ALONG MAIN STREET

EXISTING LEGEND

● EXISTING IRON PIPE/REBAR	○ TRANSFORMER	— RAILROAD TRACKS
○ IRON PIPE SET	○ LIGHT POLE	— GUARD RAIL
■ EXISTING CONCRETE MONUMENT	■ POWER POLE WITH GUY ANCHOR	— STORM DRAIN
□ CONCRETE MONUMENT SET	□ CATCH BASIN	— OVERHEAD UTILITY LINE
▲ CALCULATED POINT	▲ STORM DRAINAGE MANHOLE	— UNDERGROUND ELECTRIC
○ SANITARY SEWER MANHOLE	○ DROP INLET	— UNDERGROUND COMMUNICATIONS LINE
○ SANITARY SEWER CLEANOUT	○ FLARED END SECTION	— WATER LINE
○ BOLLARD	○ SIGN	— SANITARY SEWER LINE
○ WATER VALVE	○ MAILBOX	— GAS LINE
○ WATER METER		— FENCE LINE
○ WATER VAULT		— SURVEYED PROPERTY LINE
○ BACKFLOW PREVENTER		— PROPERTY LINE NOT SURVEYED
○ FIRE HYDRANT		
○ TELEPHONE BOX		
○ TELEPHONE MANHOLE		
○ GAS METER		
○ GAS VALVE		
○ ELECTRIC METER		
○ ELECTRIC BOX		
○ AIR CONDITIONING UNIT		

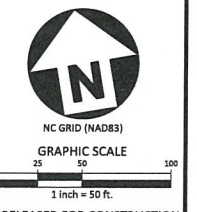
SITE LEGEND

— SIGNAGE	— ACC	— ACCESSIBLE PARKING STALL
— PARKING SPACE COUNT	— STANDARD CURB AND GUTTER (SEE PLAN FOR SIZE)	— SPILL CURB AND GUTTER (SEE PLAN FOR SIZE)
— PROPERTY LINE	— RIGHT-OF-WAY LINE	— EASEMENT LINE
— CENTERLINE	— TREE PROTECTION	— CONCRETE SIDEWALK OR HEAVY DUTY CONCRETE (WHERE SPECIFIED)
— NEW FULL DEPTH PAVEMENT WITHIN BUILDING SETBACK WHERE SPECIFIED FOR UTILITY INSTALLATION	— EX. PAVEMENT TO BE MILLED AND OVERLAYED (1.5") & GRADE ADJUSTED W/ WEDGING (WHERE SPECIFIED) (SEE CROSS-SECTIONS IN C7.00 SHEET SERIES FOR AREAS OF WEDGING)	



CONTRACTOR SHALL NOTIFY "811" (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 "811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.

SEE SHEET C0.00 FOR ALL PROJECT, SITE, DEMOLITION, GRADING, STORM DRAINAGE, UTILITY, AND EROSION CONTROL NOTES. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT CITY OF CHARLOTTE LAND DEVELOPMENT STANDARDS MANUAL.



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

M:\Projects\SPEC\SPEC 2022\SPEC22587 Main & College Street\04-Production\Engineering\Construction Drawings\Construction Drawings\04-13-23 7:48:31 AM Jonathan Woodard