



**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**

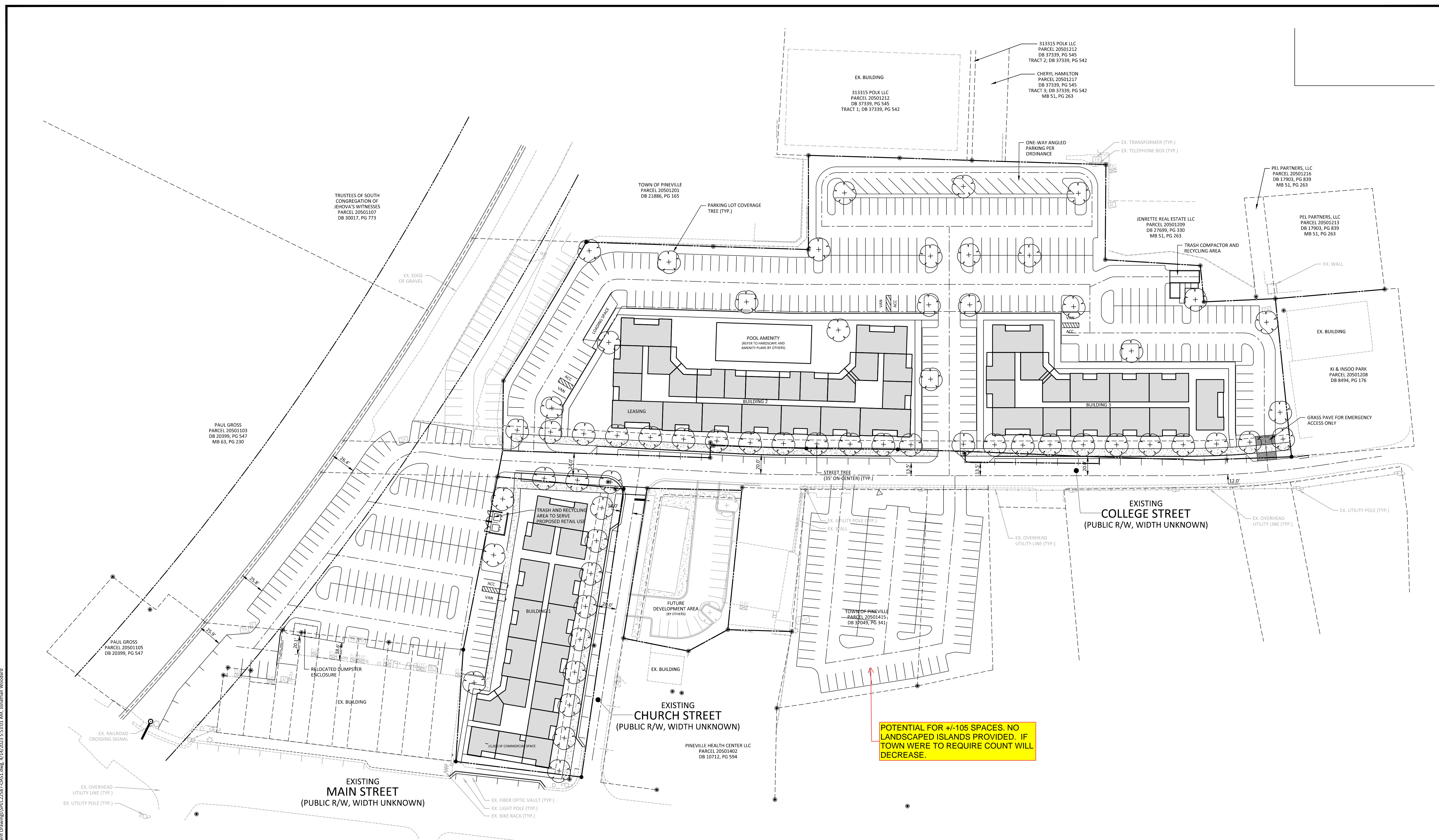
PROJECT NO. SPEC22587  
FILENAME SPEC22587-OAS1  
CHECKED BY JBW  
DRAWN BY SRM  
SCALE 1"=50'  
DATE 08.04.2022

**SHEET**

**OVERALL SITE PLAN**

**C2.00**

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



POTENTIAL FOR +/-105 SPACES. NO LANDSCAPED ISLANDS PROVIDED. IF TOWN WERE TO REQUIRE COUNT WILL DECREASE.

**EXISTING LEGEND**

- EXISTING IRON PIPE/REBAR
- IRON PIPE SET
- EXISTING CONCRETE MONUMENT
- CONCRETE MONUMENT SET
- CALCULATED POINT
- CALCULATED POINT
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- WATER VALVE
- WATER METER
- WATER VAULT
- BACKFLOW PREVENTER
- FIRE HYDRANT
- TELEPHONE BOX
- TELEPHONE MANHOLE
- GAS METER
- GAS VALVE
- ELECTRIC METER
- ELECTRIC BOX
- AIR CONDITIONING UNIT
- TRANSFORMER
- LIGHT POLE
- POWER POLE WITH GUY ANCHOR
- CATCH BASIN
- STORM DRAINAGE MANHOLE
- DROP INLET
- FLARED END SECTION
- BOLLARD
- SIGN
- MAILBOX

**SITE LEGEND**

- SIGNAGE
- ACC
- 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)
- RAILROAD TRACKS
- GUARD RAIL
- STORM DRAIN
- OVERHEAD UTILITY LINE
- UNDERGROUND ELECTRIC
- UNDERGROUND COMMUNICATIONS LINE
- WATER LINE
- SANITARY SEWER LINE
- GAS LINE
- FENCE LINE
- SURVEYED PROPERTY LINE
- PROPERTY LINE NOT SURVEYED

**SITE DATA**

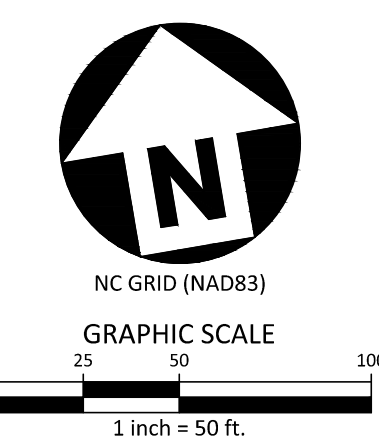
DEVELOPER/APPLICANT:	LIV DEVELOPMENT
PREPARED BY:	MCADAMS COMPANY (JONATHAN WOODARD) 3430 TORIZON WAY, SUITE 110 CHARLOTTE, NC 28277 704-527-0800 JWOODARD@MCADAMSCO.COM
TAX ID NUMBERS:	20501317, 20501316, 20501315, 20501311, 20501202, 20501417, 20501209, 20501215, 20501204, 20501205, 20501206, 20501207
TOTAL SITE ACREAGE:	±7.6 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:	237 UNITS
1 BEDROOM UNITS:	125 UNITS
2 BEDROOM UNITS:	84 UNITS
3 BEDROOM UNITS:	28 UNITS
PROPOSED TOTAL PARKING SPACES:	444 SPACES*

\*INCLUDES 95 SPACES FOR EXISTING RETAIL ALONG MAIN STREET

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.

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



Know what's below.  
Call before you dig.

I:\Projects\SPEC\SPEC 2022\SPEC22587 Main & College Street\04 Production\Engineering\Construction Drawings\Current Drawings\SPEC22587-001.dwg, 4/14/2023 5:33:01 AM, Jonathan Woodard