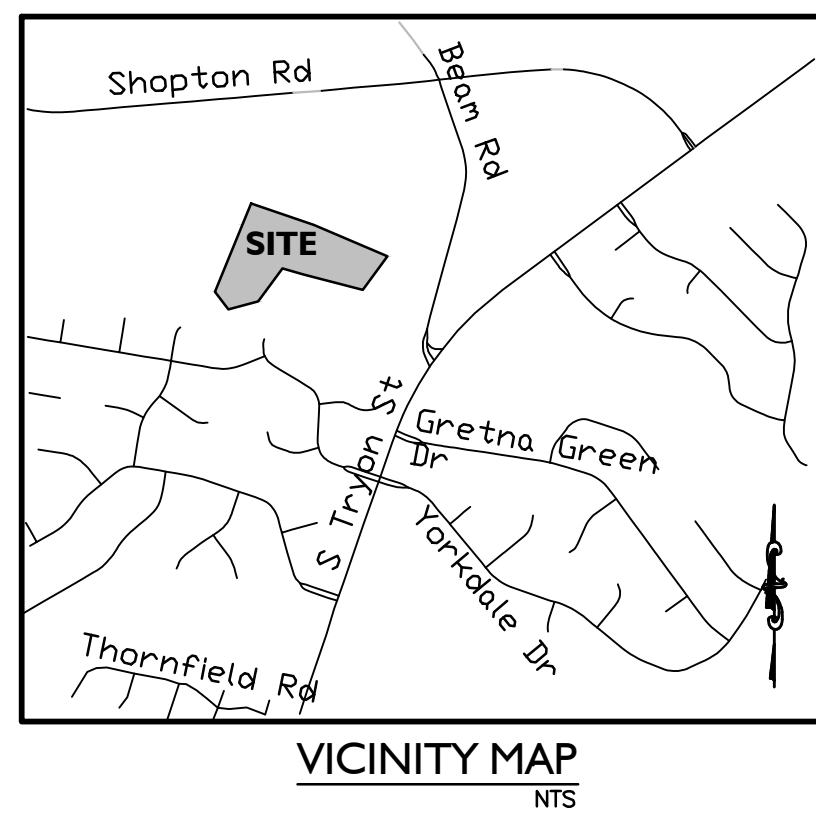


# Adare Community

## Charlotte, North Carolina



**Owner**  
Mark Blythe  
BnA, LLC  
10648 Bunclody Drive  
(704) 733-9404

**Designer**  
  
Alfred Benesch & Company  
2320 West Morehead Street  
Charlotte, NC 28208  
www.benesch.com  
P 704.521.9880  
Corp. NC License: F-1320  
Contact: Phillip Hobbs, ASLA

**Site Development Data**

JURISDICTION: CITY OF CHARLOTTE  
EXISTING ZONING: R-17MF  
TAX PARCEL NUMBER: 201-01-245  
DEED BOOK NUMBER: 20916, Page: 186  
PROPOSED USE: TOWNHOMES FOR SALE

SITE AREA: PHASE 2:  
TOTAL GROSS AREA: 5.69 ACRES

MAXIMUM ALLOWABLE UNITS: 100 MULTI FAMILY ATTACHED  
PROPOSED UNITS (SHOWN): 50 MULTI FAMILY ATTACHED  
MULTI FAMILY ATTACHED-TOWNHOMES FOR SALE

SETBACK:  
40' FROM PUBLIC THOROUGHFARE  
20' FROM BACK OF CURB OR SIDEWALK  
TO FACE OF GARAGE (FOR SINGLE GARAGE UNITS)  
<7' FROM BACK OF CURB OR SIDEWALK (FOR DOUBLE GARAGE UNITS)  
REAR YARD: 40' (50' WHEN ADJACENT TO SINGLE-FAMILY RESIDENTIAL)  
SIDE YARD: 10'

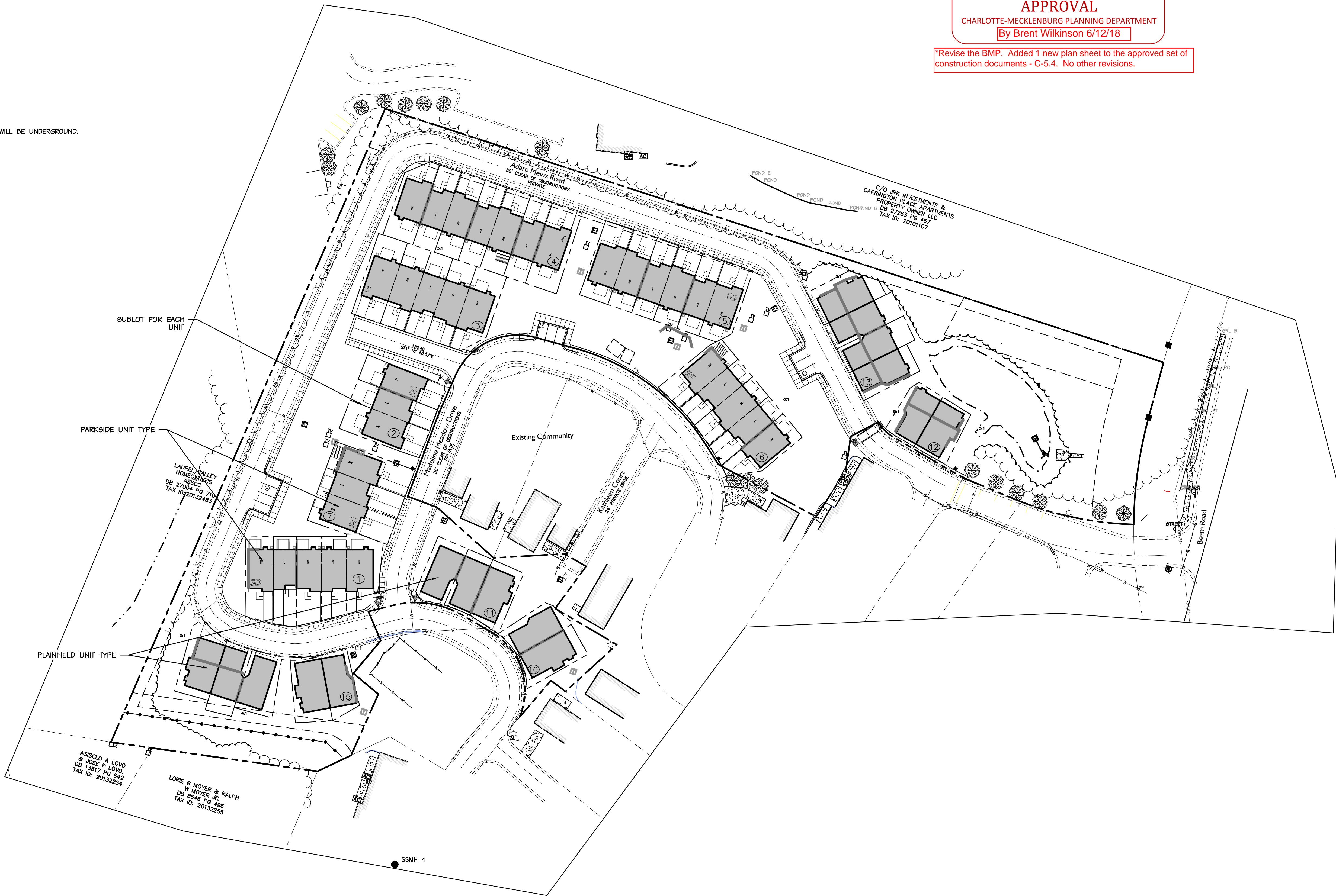
BUILDING SEPARATION: 16'  
REQUIRED PARKING (1.5/TOWNHOUSE UNIT)  
TOTAL REQUIRED PARKING: 75 SPACES  
PROVIDED PARKING SPACES: 110 SPACES  
PROPOSED GROSS DENSITY: 8.45 UNITS/AC

PRIVATE OPEN SPACE: 50 TOWNHOME UNITS (400 SF/UNIT)= 20,400 SF  
EACH TOWNHOME UNIT WILL HAVE MIN. OF 400 S.F. SUBLOT  
COMMON OPEN SPACE: REQUIRED: 2.65 AC (45%)  
PROVIDED: ±2.70 AC (45.8%)

MAXIMUM HEIGHT: 40' (3 STORIES MAX.)  
SOLID WASTE/ RECYCLING CONTAINER REQUIREMENTS  
- ONE EIGHT (8) CU.YD. COMPACTOR DUMPSTER IS REQUIRED PER 90 UNITS  
1 PROVIDED  
- ONE (1) 144 S.F. RECYCLING STATION REQUIRED FOR 30 - 80 UNITS  
1 PROVIDED

NOTE: THIS PROJECT WILL COMPLETE BUILDOUT FOR THIS SITE.  
THIS PROJECT IS ANTICIPATED TO BEGIN CONSTRUCTION 12/1/15  
AND WILL BE CONSTRUCTED CONTINUOUSLY WITH COMPLETION 12/1/18.

SWS-ok with the dumpster provided for the proposed 50 units, if the maximum number of 100 is built, an additional dumpster will need to be provided. If the owners want to have individual rollout carts for garbage and recycling, they would need to contract out with vendor of choice as per the ordinance, the City does not provide individual carts for properties with over 29 units.  
Sec. 10-99. - Rollout container collection service.  
(a)  
Rollout container collection service shall be provided to single residential units and special residential units, provided such special residential units are not part of a multifamily complex containing 30 or more units. The approval of development configurations, lot lines, phase lines, or variations in forms or timing of ownership that may be approved under any provisions of the city subdivision ordinance and/or the city zoning ordinance after initial approval of development configurations, lot lines, phase lines, or variations in forms or timing of ownership, will not exempt the development or any portions of the development from the applicable provisions of this section.



### Sheet Schedule

Sheet Title	Sheet No.	Original Date	Latest Revision Date	Latest Revision Number	Revision Index
Cover Sheet	-	9.14.15	11.13.15	1	Per City Comments
Site Survey	-	9.14.15	11.13.15	1	Per City Comments
Existing Conditions/Demolition Plan	C-1.0	9.14.15	11.13.15	1	Per City Comments
Site Plan	C-2.0	9.14.15	11.13.15	1	Per City Comments
Erosion Control Plan	C-3.0	9.14.15	11.13.15	1	Per City Comments
Grading/Storm Drainage Plan	C-3.1	9.14.15	11.13.15	1	Per City Comments
Drainage Area Plan	C-3.2	9.14.15	11.13.15	1	Per City Comments
Utility Plan	C-4.0	9.14.15	11.13.15	1	Per City Comments
Site Construction Details	C-5.0	9.14.15	11.13.15	1	Per City Comments
Site Construction Details	C-5.1	9.14.15	11.13.15	1	Per City Comments
Site Construction Details	C-5.2	9.14.15	11.13.15	1	Per City Comments
Site Construction Details	C-5.3	9.14.15	11.13.15	1	Per City Comments
Landscape Plan	C-6.0	9.14.15	11.13.15	1	Per City Comments
Open Space Plan	C-6.1	9.14.15	11.13.15	1	Per City Comments



**ENGINEERING**  
PCO / DETENTION / DRAINAGE PLAN

**EROSION CONTROL**  
NOTE: SCHEDULE PRE-CONSTRUCTION MEETING AT LEAST 48 HRS. PRIOR TO ANY LAND DISTURBING ACTIVITY USING THE ONLINE FORM AT <http://development.charmeck.org>

**URBAN FORESTRY**  
TREE ORDINANCE

**CDOT**  
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 704-336-3829 FOR MORE INFORMATION.

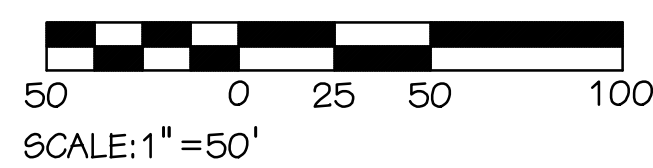
**APPROVED**  
By Emily Chien at 2:34 pm, Jun 11, 2018

**APPROVED**

**APPROVED** Henry Kunzig  
PHD, DEC 01, 2015

**APPROVED** Carlos Alzate

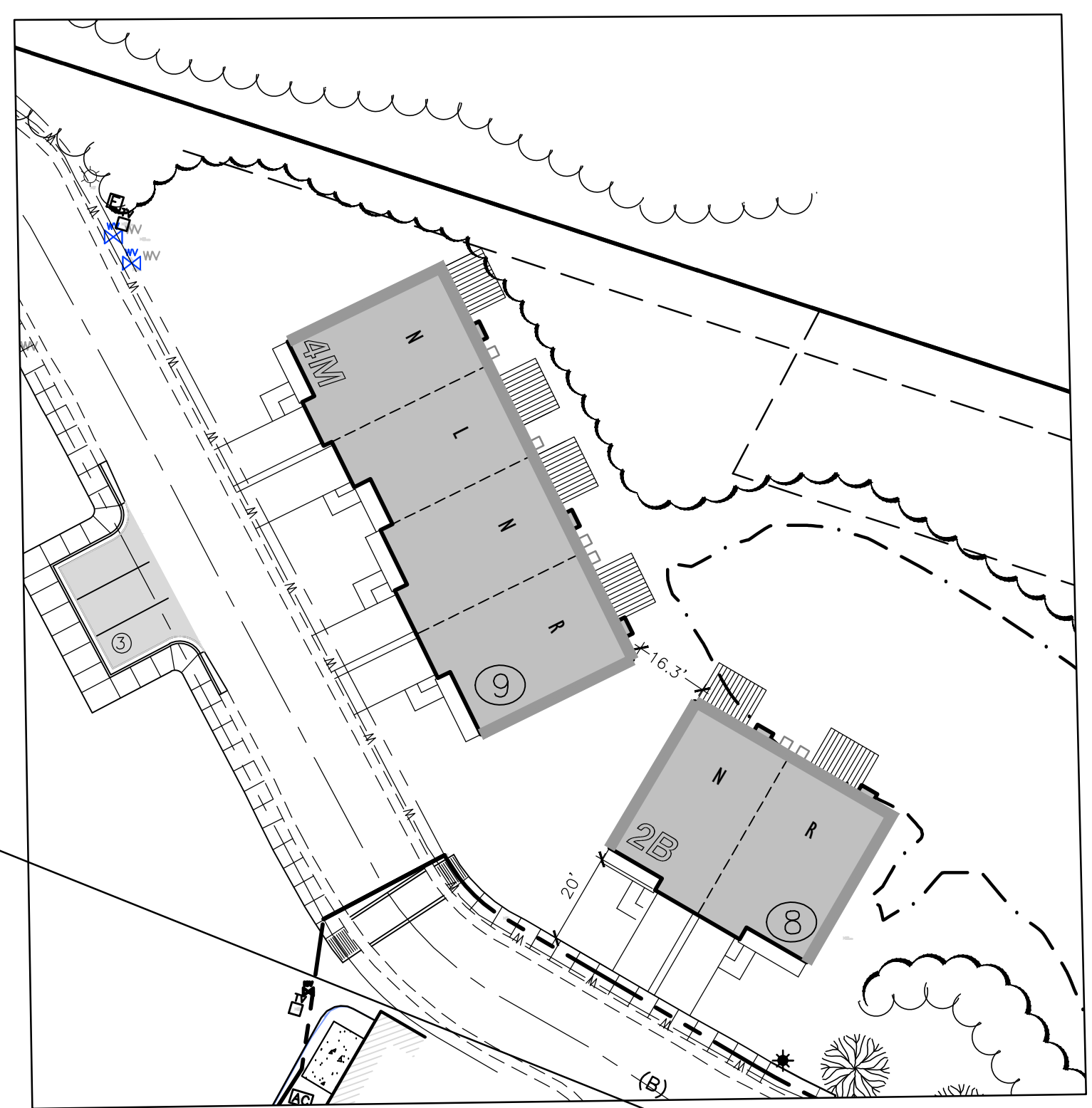
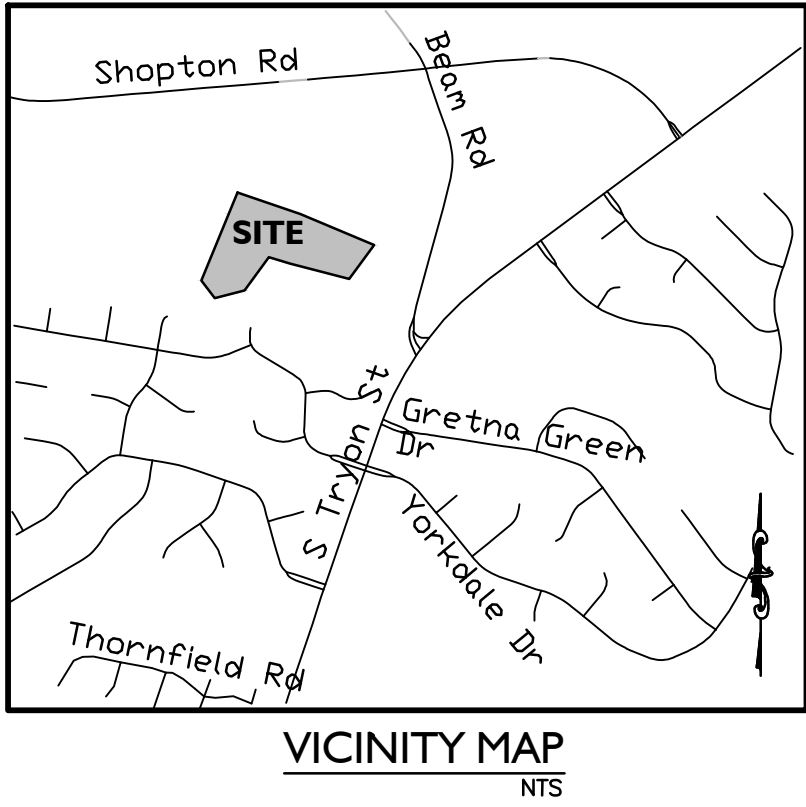
### Site Plan



### LEGEND

- PROPOSED STREET SIGN
- PROPOSED STOP SIGN
- PROPOSED STREET LIGHT
- PROPOSED FIRE HYDRANT
- PROPOSED BACKFLOW PREVENTER
- EXISTING FENCE
- PROPOSED CHAIN LINK FENCE
- PROPOSED CURB AND GUTTER
- PROPERTY LINE
- BUILDING NUMBER
- OPEN SPACE

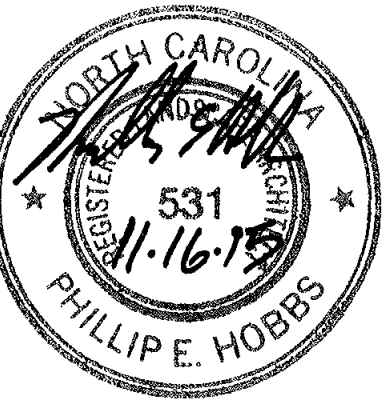
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### ALTERNATE BLDG. CONFIGURATION - PARKSIDE



Seals:



Corp. NC License: F-1320

# Adare Community

Adare Mews Rd.  
Charlotte, North Carolina

Project No: 17.000033

Date: 09.14.15

Revisions:

1 Per City Comments 11.13.15

Sheet Title:

## Site Plan




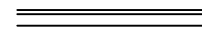



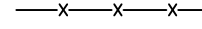

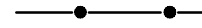

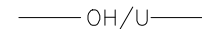





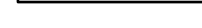

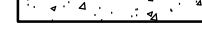


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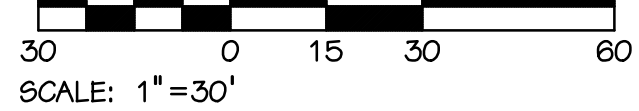
## C-2.0

## SITE NOTES

1. DIMENSIONS AND COORDINATE POINTS ARE TO FACE OF CURB, EDGE OF PAVEMENT, OR CORNER OF BUILDING UNLESS OTHERWISE NOTED.
2. ALL IMPROVEMENTS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CHARLOTTE STANDARD SPECIFICATIONS.
3. ANY DISCREPANCIES FOUND IN THE FIELD SHALL BE CALLED TO THE ATTENTION OF THE OWNER OR ENGINEER PRIOR TO PROCEEDING WITH WORK.
4. PRIOR TO BEGINNING CONSTRUCTION, UNLESS OTHERWISE PROVIDED IN THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL SECURE AND PAY FOR ALL NECESSARY PERMITS AND ALL OTHERS RELATED INCLUDING BUT NOT LIMITED TO REGULATORY FEES, LICENSES, AND INSPECTIONS NECESSARY FOR PROPER EXECUTION AND COMPLETION OF THE WORK.
5. THE GENERAL CONTRACTOR SHALL CONTACT ALL OWNERS OF EXISTING UTILITIES, AND ALL STATE, COUNTY, AND PRIVATE, PRIOR TO WORKING IN THESE AREAS.
6. GENERAL CONTRACTOR SHALL MAINTAIN THE AREA IN A MANNER SO THAT THE SOILS OF THE SITE ARE NOT DISTURBED FROM EROSION.
7. SIGHT TRIANGLES SHOWN ARE THE MINIMUM REQUIRED.
8. USE CAUTION WHEN REPRODUCING COPIES OF THE CONSTRUCTION DRAWINGS. COPIES ARE SUBJECT TO DISTORTION AND INACCURACY IN THE SCALE OF DRAWINGS. VERIFY ANY DISCREPANCIES WITH SITE SOLUTIONS.
9. ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL COMPLY WITH THE CITY OF CHARLOTTE TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION AS AMENDED.
10. ALL PAVEMENT MARKINGS SHALL BE FOUR (4) INCHES WIDE UNLESS INDICATED OTHERWISE ON THE DRAWINGS.
11. CONTRACTOR SHALL FURNISH AND INSTALL ALL PAVEMENT MARKINGS AS SHOWN ON THE PLAN.
12. CONTRACTOR SHALL BAW-CUT EXISTING ASPHALT PAVEMENT AREAS IN THE TO SMOOTHLY TO PROPOSED PAVEMENT AT DRIVEWAY ENTRANCES.
13. REFER TO ARCHITECTURAL PLANS FOR ACTUAL BUILDINGS DIMENSIONS.
14. THE ENGINEER WILL PROVIDE THE CONTRACTOR WITH AN ELECTRONIC FILE OF THE PROJECT DRAWINGS.
15. SITE INSPECTOR MAY REQUIRE ADDITIONAL VEGETATION TO SCREEN PARKING IF UPON SITE VISIT IF IT IS DETERMINED THAT EXISTING VEGETATION AND TOPOGRAPHY ARE NOT SUFFICIENT FOR SCREENING.
16. CONTACT THE UTILITY COMPANY TO RELOCATE ANY EXISTING UTILITY POLES. ALL EXISTING FACILITIES WHICH CONFLICT WITH THE IMPROVEMENTS UNDER THE SCOPE OF THIS PROJECT MUST BE RELOCATED AT THE EXPENSE OF THE CONTRACTOR.
17. STOP BEFORE YOU DIG. CALL 811. IT'S THE LAW.
18. HEAVY DUTY PAVEMENT SHOWN ON THIS PLAN IS CAPABLE OF SUPPORTING AN 80,000 LB FIRE TRUCK.
19. THE CITY OF CHARLOTTE ENGINEERING DEPARTMENT HAS NOT REVIEWED THE STRUCTURAL DESIGN OF ANY RETAINING WALLS ON THE SITE AND DOES NOT ASSUME RESPONSIBILITY FOR THEM.
20. THE SITE IS LOCATED WITHIN THE AIRPORT NOISE OVERLAY DISTRICT.

### LEGEND

	EXISTING SIGN		EXISTING CURB AND GUTTER
	PROPOSED SIGN		PROPOSED CURB AND GUTTER
	EXISTING IRON PIN		PROPERTY LINE
	EXISTING LIGHT POLE		EXISTING FENCE
	EXISTING UTILITY POLE		PROPOSED FENCE
	RIGHT-OF-WAY		EXISTING OVERHEAD UTILITY LINE
	ACCESSIBLE SPACE		STANDARD DUTY ASPHALT PAVING
	EXISTING TREE TO REMAIN		HEAVY DUTY ASPHALT PAVING
	EXISTING FIRE HYDRANT		VEHICULAR CONCRETE PAVING
	# OF PARKING SPACES		ACCESSIBLE RAMP
	CENTERLINE		
	BUILDING NUMBER		



SCALE: 1"=30'