

DUMPSTER AND RECYCLING STATION  
FENCE/GATE DETAIL  
NOTE: MIN. 75% OPAQUE  
NOT TO SCALE

12'x15' RECYCLE BIN PAD (2 REQ'D - 2 PROVIDED)  
10'x15' DUMSTER PAD (5 REQ'S - 5 PROVIDED)

OLDE WHITEHALL II  
SECTION 2  
M.B. 22-876

LOT 20AA  
SINGLE FAMILY USE

LOT 21AA  
SINGLE FAMILY USE

LOT 19AA

LOT 18AA

LOT 17A

LOT 16

LOT 14

LOT 13

LOT 12

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LOT 2

LOT 1

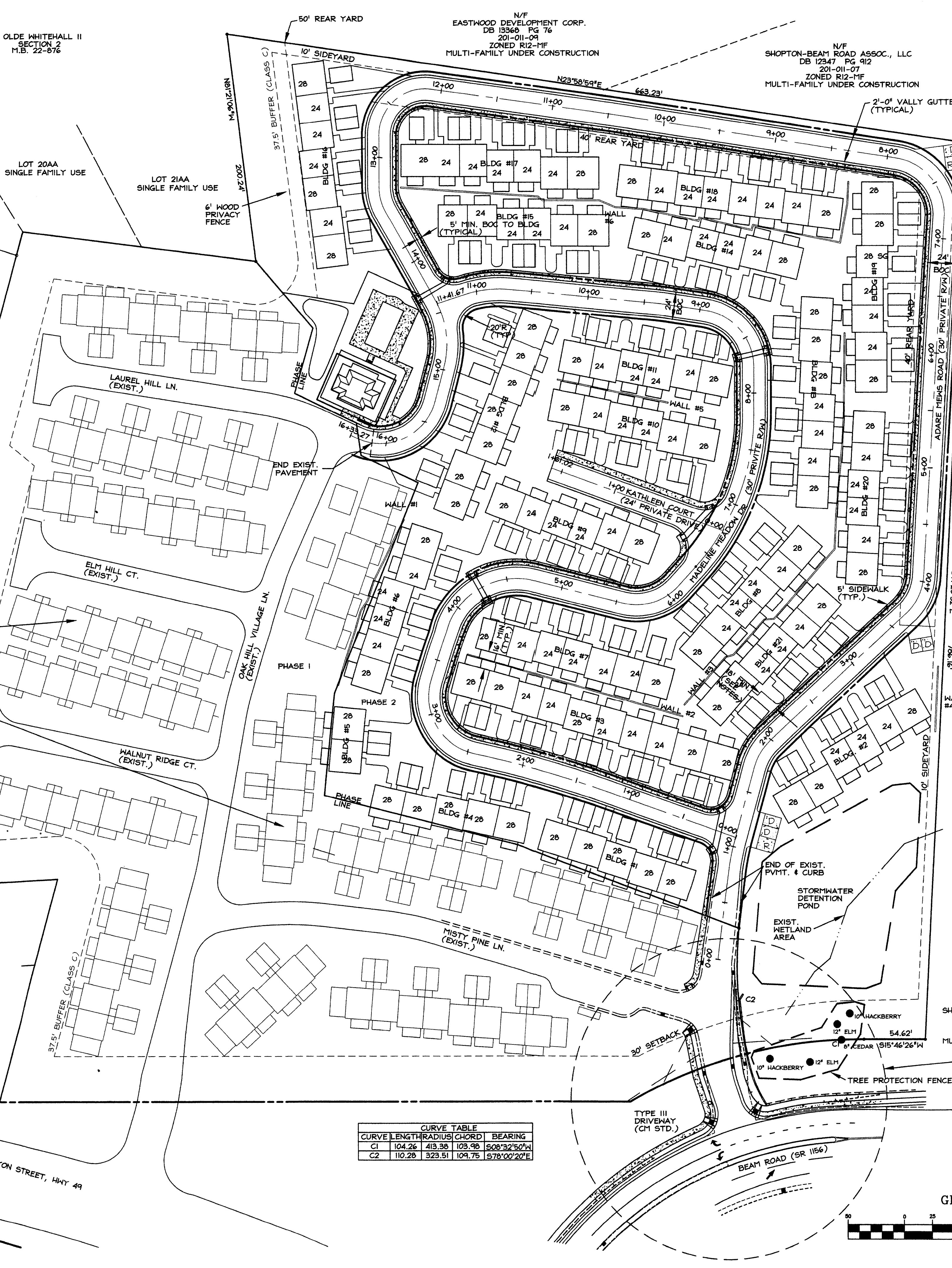
LOT 0

LOT -1

LOT -2

LOT -3

LOT -4



CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	104.26	413.38	103.98	S08°32'50"W
C2	110.28	323.51	104.75	S78°00'20"E

- SITE DATA / GENERAL NOTES:**
- TAX PARCEL: 199-181-06
  - ZONING: R-17HF
  - TOTAL ACREAGE: 17.73 AC. (PH. 1) 2.43 AC. (PHASE 2)
  - USE: RESIDENTIAL CONDOMINIUM
  - UNITS ALLOWED: 173 X 173-0.4
  - UNITS PROPOSED: 227 (90-EXISTING PH. 1 + 132 PROPOSED PH. 2)
  - OPEN SPACE REQUIRED: 7.98 AC. (45%)
  - OPEN SPACE PROVIDED: 9.38 AC. (53%)
  - MAX. HEIGHT: 40'
  - MINIMUM SPACING BETWEEN BUILDINGS: 16'
  - ALL GARAGES TO BE LOCATED A MINIMUM OF 3' FROM BACK OF CURB.
  - DEVELOPER WILL PROVIDE STREET SIGNS PER CHLDS# 50.05 (4' SIGNS ONLY).
  - THIS PROPERTY DOES NOT LIE WITHIN ANY SPECIAL FLOOD HAZARD AREA AS SHOWN ON FEMA MAPS.
  - ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE CHARLOTTE-MECKLENBURG LAND DEVELOPMENT STANDARDS MANUAL.
  - IN ROLLING AND HILLY TERRAIN, SHEEPING OF THE STONE BASE AND/OR APPLICATION OF A TACK COAT MAY BE REQUIRED NEAR INTERSECTIONS. THESE REQUIREMENTS WILL BE ESTABLISHED BY THE CITY INSPECTOR BASED ON FIELD CONDITIONS.
  - NON-STANDARD ITEMS (i.e. PAVERS IRRIGATION SYSTEMS, ETC.) IN THE RIGHT-OF-WAY REQUIRE AN ENCROACHMENT AGREEMENT WITH THE CHARLOTTE DEPARTMENT OF TRANSPORTATION, AND NCDOT, BEFORE INSTALLATION.
  - APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ON ADJACENT PROPERTIES WHEN FIELD CONDITIONS WARRANT OFF SITE GRADING. PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNER.
  - "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.
  - SUBSURFACE DRAINAGE FACILITIES MAY BE REQUIRED IN THE STREET RIGHT-OF-WAY IF DEEMED NECESSARY BY THE INSPECTOR.
  - IN ORDER TO ENSURE PROPER DRAINAGE, KEEP A MIN. OF 0.5% SLOPE ON THE CURB.
  - COORDINATE ALL CURB AND STREET GRADES IN INTERSECTION WITH INSPECTOR.
  - THE DEVELOPER SHALL MAINTAIN EACH STREAM, CREEK, OR BACKWASH CHANNEL IN AN UNOBSTRUCTED STATE AND SHALL REMOVE FROM THE CHANNEL AND THE STREAM ALL DEBRIS, LOGS, TIMBER, JUNK AND OTHER ACCUMULATIONS.
  - ALL ROAD IMPROVEMENTS AT BEAM RD. TO BE COORDINATED WITH ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.
  - SIGHT TRIANGLES SHOWN ARE THE MINIMUM REQUIRED.
  - THE (CITY OF CHARLOTTE/MECKLENBURG COUNTY) ENGINEERING DEPARTMENT HAS NOT REVIEWED STRUCTURAL STABILITY OF ANY RETAINING WALLS ON THE SITE AND DOES NOT ASSUME RESPONSIBILITY FOR THEM.
  - ROLL OUT GARAGE SERVICE TO BE PROVIDED BY DEVELOPER/HOMEOWNERS ASSOCIATION VIA A PRIVATE CONTRACTOR.
  - ANY PATIOS AT A RETAINING WALL 3' OR MORE IN HEIGHT MUST HAVE A FENCE OR HANDRAIL.
  - 100+ B.R.F.L. NOTE: ANY BUILDING WITHIN THE 100+ BUILDING RESTRICTION FLOOD LINE IS SUBJECT TO THE RESTRICTIONS OF THE CITY OF CHARLOTTE SUBDIVISION ORDINANCE.
  - PARKING PADS MUST BE 18" DEEP MINIMUM FROM BLDG EDGE OF SIDEWALK TO PARKED VEHICLES FROM PROTRUDING INTO SIDEWALK AREA.
  - UNITS SUBJECT TO 16' MINIMUM BUILDING SEPARATION WILL HAVE PATIOS AT GRADE WITHOUT ROOF STRUCTURES. UNITS NOT SUBJECT TO 16' MINIMUM SEPARATION CAN HAVE DECKS. ONLY PATIOS AT GRADE ARE ALLOWED IN SIDE & REAR YARDS.
  - AIRPORT NOISE DISCLOSURE OVERLAY DISTRICT NOTICE: "NOISE WARNING - THIS PROPERTY IS EITHER PARTIALLY OR WHOLLY IN ZONED AIRPORT NOISE DISCLOSURE OVERLAY DISTRICT AND LIES WITHIN OR NEAR THE NOISE EXPOSURE MAP AREAS OF CHARLOTTE/DOUGLAS INTERNATIONAL AIRPORT AND MAY BE SUBJECT TO NOISE THAT MAY BE OBSTRUCTABLE."
  - STANDARD "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD) "STOP" (R1-1, 24"x24") SIGNS SHALL BE INSTALLED BY THE DEVELOPER AT THE MINOR LEGS OF ALL INTERNAL INTERSECTIONS.
  - CURB AND GUTTER SHOWN ON PLANS ALONG BEAM RD MAY BE ADJUSTED BASED UPON FIELD STAKING BY CITY ENGINEERING. ASSOCIATED STORM DRAINAGE MAY ALSO REQUIRE MODIFICATION BASED UPON FIELD CONDITIONS.
  - THE DEVELOPER SHALL CONTACT THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (GUS JORDI, 704-336-7086) 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.
  - PE SEALED SHOP DRAWINGS FOR ALL RETAINING WALLS WILL BE SUBMITTED & APPROVED BY THE CITY ENGINEER PRIOR TO CONSTRUCTION.

**GENERAL NOTES:**

- TAX PARCEL: 201-012-99
- ZONING: R-17HF
- EXISTING UNITS PHASE 1: 90
- PROPOSED UNITS PHASE 2: 132
- TOTAL UNITS: 222
- ALL BUILDINGS WILL BE LOCATED A MINIMUM OF 3' FROM CURB.
- THIS PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA.
- THE PURPOSE OF THIS REVISION IS TO CHANGE THE NAME OF THE UNDEVELOPED SECTION OF LAUREL HILL LANE TO ADARE MEMS ROAD. NO OTHER CHANGES HAVE BEEN MADE.

**PRELIMINARY PLANNED MULTI-FAMILY SUBDIVISION APPROVAL**  
Charlotte-Mecklenburg Planning Commission  
7/14/05

OWNER: BEAM-TRYON ASSOCIATES, LLC  
2901 BEAM RD.  
CHARLOTTE, NC 28217

SEE SHEET 9 OF 9  
"BEAM ROAD IMPROVEMENTS"

GRAPHIC SCALE  
(IN FEET)  
1 inch = 50 ft.

VICINITY MAP  
SOUTH TRYON  
BEAM RD

**Civilek Associates**  
Engineering Planning Surveying  
1318 E8 Central Ave.  
Charlotte, NC 28205  
(704) 332-9004

**REVISED SITE PLAN FOR  
ADARE DEVELOPMENT - PHASE 2  
(FORMERLY KNOWN AS OAK HILL VILLAGE)  
CITY OF CHARLOTTE  
MECKLENBURG COUNTY, NORTH CAROLINA**

Revisions:  
10/07/04 PER CHPC  
11/07/04 PER CHPC  
12/07/04 PER CHPC  
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