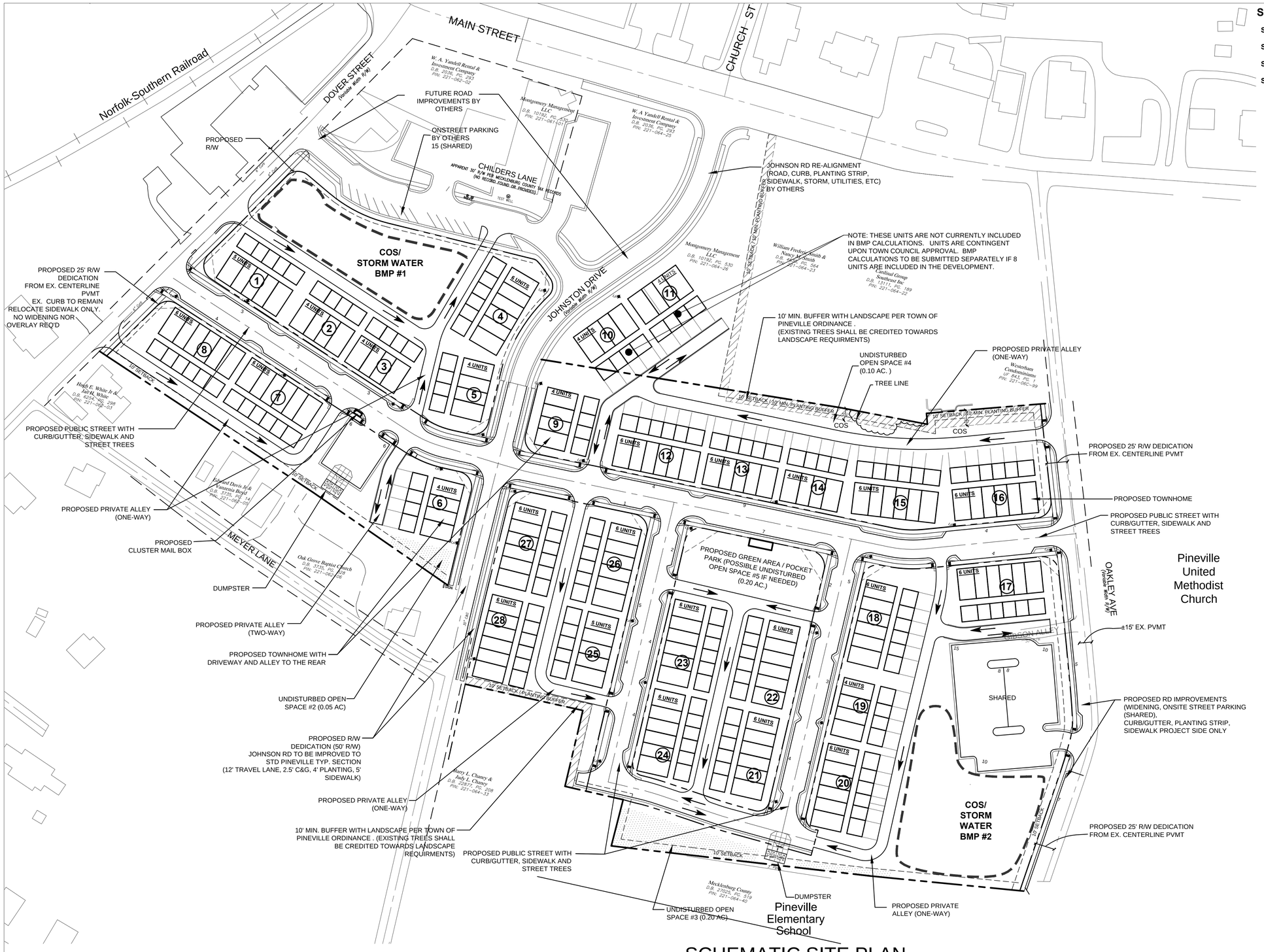
PINEVILLE TOWNHOME SITE / 14036

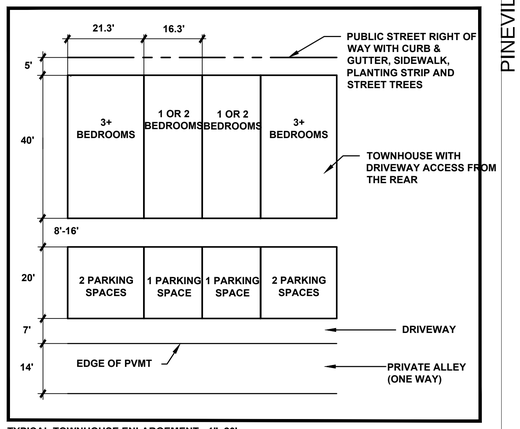
SHEET SCHEDULE

SK-1 SCHEMATIC SITE PLAN
SK-2 EXISTING CONDITIONS
SK-3 SCHEMATIC GRADING PLAN
SK-4 SCHEMATIC PLANTING & UTILITY PLAN

VICINITY MAP - NTS



GVEST "EAGLE" FOOTPRINT



TYPICAL TOWNHOUSE ENLARGEMENT - 1"=20'

REAR LOADED GARAGE

EXISTING SITE DATA

TAX PARCEL NO.:	221-064-14, 221-064-15, 221-064-16, 221-064-17, 221-064-18, 221-064-19, 221-064-27, 221-064-29, 221-064-30, 221-064-32, 221-064-42, 221-064-43, 221-064-44, 221-062-01, 221-062-07
TOTAL SITE AREA:	TO BE DETERMINED
TOTAL NET SITE AREA:	±13.86 AC (AFTER RD R/W DEDICATION)
EXIST. ZONING:	DN (DOWNTOWN NEIGHBORHOOD)

DEVELOPMENT DATA

DEVELOP AS:	RESIDENTIAL TOWNHOMES
PROPOSED # OF LOTS:	148 LOTS / UNITS 28 BUILDINGS 92 LOTS @ 16.3' WIDTH 56 LOTS @ 21.3' WIDTH
MINIMUM LOT SQ FT	TO BE DETERMINED
PARKING REQUIRED	458 MIN. 1 OR 2 BEDROOM UNIT (92); 3.0 SPACES PER UNIT 3+ BEDROOM UNITS (56); 3.25 SPACES PER UNIT
PARKING PROVIDED	±458 (IN WHICH 78 IS "SHARED") (204 SPACES WITHIN UNITS 77 SPACES WITHIN DRIVEWAYS (BLDGS 6,10-16, 18-20) 63 SPACES WITHIN PARKING LOTS 114 SPACES ON STREET PARKING)
COMMON OPEN SPACE REQ'D	1.39 AC (10% OF SITE)
COMMON OPEN SPACE PROVIDED	1.39 AC. MIN.
UNDISTURBED OPEN SPACE REQ'D	1.23 AC. (10%, EXCLUDING RE-DEVELOPMENT PARCELS)
UNDISTURBED OPEN SPACE PROV	0.35 AC. MIN. (WILL REQUIRE ± 0.88 AC. OFF-SITE MITIGATION OR PAYMENT IN LIEU FOR THE REMAINING BALANCE)
TRASH PICK UP	PRIVATE SERVICE

PCCO DATA

WATERSHED:	LOWER LITTLE SUGAR CREEK CATAWBA RIVER -85% TSS REMOVAL REQ'D -NO T.P. REMOVAL REQ'D (MAY REQUIRE OFF-SITE MITIGATION OR PAYMENT IN LIEU FOR PART OF WATER QUALITY REQUIREMENT)

LEGEND

720	EXIST CONTOUR
CO	EXIST. UTILITY POLE
OE	EXIST. OVERHEAD ELECTRIC
GAS	EXIST. GAS LINE
T	EXIST. TELEPHONE LINE
W	EXIST. WATER LINE
	EXIST. PROPERTY LINE
	PROP. RIGHT OF WAY LINE
	PROP. CURB AND GUTTER

SCHEMATIC SITE PLAN

PINEVILLE TOWNHOME SITE

PINEVILLE, MECKLENBURG COUNTY, NORTH CAROLINA

FOR

GVEST CAPITAL, LLC

Scale:
1" = 60'

0 60 120 240

North

SCHEMATIC SITE PLAN

Sheet Number

SK-1

Sheet 1 of 4

Project Manager: HN
Drawn By: JF/HN
Checked By: HN
Date: 5-6-16
Rev
Project Number: 14036

DPR landscape architecture civil engineering planning
DPR Associates, Inc. • 420 Hawthorne Lane • Charlotte, NC 28204
phone 704. 332. 1204 • fax 704. 332. 1210 • www.dprassociates.net

t:\projects\2014 projects\14036 pineville th\cad
[gvest\14036-base.dwg]