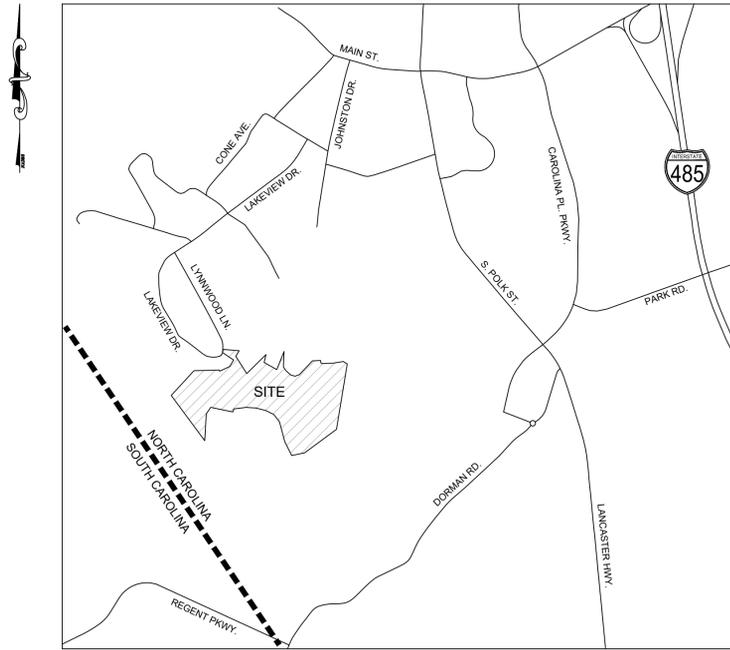


LYNNWOOD RESIDENTIAL CONDITIONAL SITE PLAN

PINEVILLE, NORTH CAROLINA



VICINITY MAP
NOT TO SCALE

Sheet List Table

Sheet Number	Sheet Title
C-000	COVER
C-100	CONDITIONAL SITE PLAN OVERALL
C-101	SITE NOTES AND DETAILS
C-102	FIRE TRUCK TURNING MOVEMENTS

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Charlotte, NC 28210

DATE	PER TOWN AND FIRE COMMENTS	REVISION DESCRIPTION
9/19/2019		

DATE	8/19/2019
DRAWN BY	K. BRADLEY
DESIGNED BY	K. BRADLEY
CHECKED BY	C. TODD
SCALE	----

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LYNNWOOD RESIDENTIAL
PINEVILLE, NORTH CAROLINA
COVER

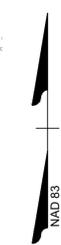
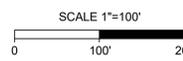
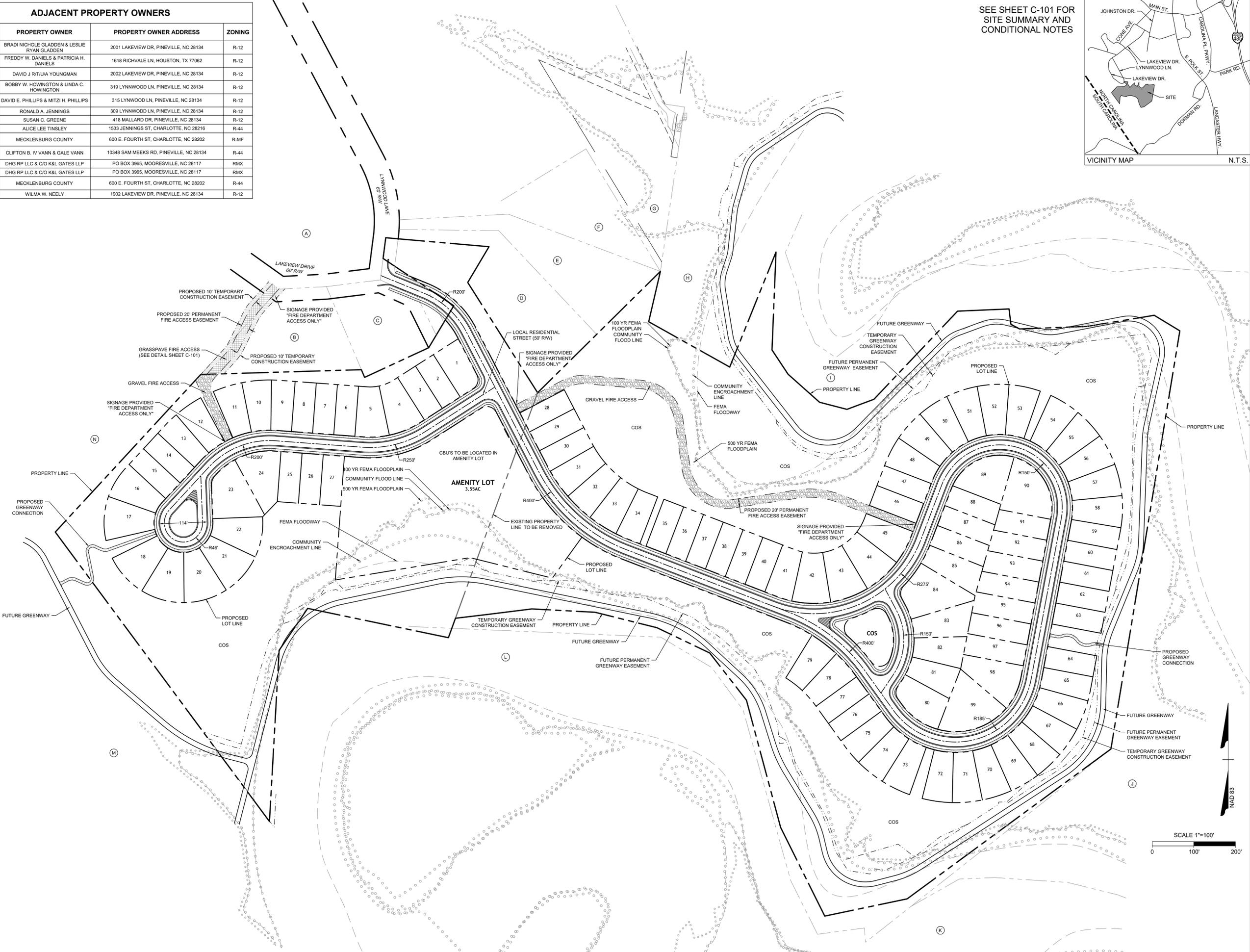
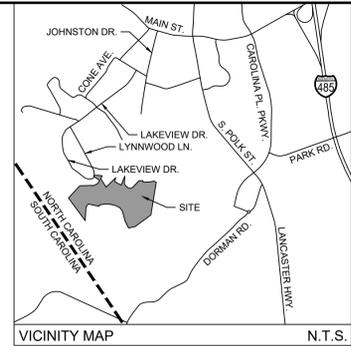
JOB NO.	43542
SHEET NO.	C-000

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ADJACENT PROPERTY OWNERS

LOT	PARCEL NUMBER	PROPERTY OWNER	PROPERTY OWNER ADDRESS	ZONING
A	22103114	BRADI NICHOLE GLADDEN & LESLIE RYAN GLADDEN	2001 LAKEVIEW DR, PINEVILLE, NC 28134	R-12
B	22103222	FREDDY W. DANIELS & PATRICIA H. DANIELS	1618 RICHVALE LN, HOUSTON, TX 77062	R-12
C	22103221	DAVID J RT/J/A YOUNGMAN	2002 LAKEVIEW DR, PINEVILLE, NC 28134	R-12
D	22103239	BOBBY W. HOWINGTON & LINDA C. HOWINGTON	319 LYNNWOOD LN, PINEVILLE, NC 28134	R-12
E	22103238	DAVID E. PHILLIPS & MITZI H. PHILLIPS	315 LYNNWOOD LN, PINEVILLE, NC 28134	R-12
F	22103237	RONALD A. JENNINGS	309 LYNNWOOD LN, PINEVILLE, NC 28134	R-12
G	22148318	SUSAN C. GREENE	418 MALLARD DR, PINEVILLE, NC 28134	R-12
H	22109101	ALICE LEE TINSLEY	1533 JENNINGS ST, CHARLOTTE, NC 28216	R-44
I	22110169	MECKLENBURG COUNTY	600 E. FOURTH ST, CHARLOTTE, NC 28202	R-MF
J	22109103	CLIFTON B. IV VANN & GALE VANN	10348 SAM MEEKS RD, PINEVILLE, NC 28134	R-44
K	22109654	DHG RP LLC & C/O K&L GATES LLP	PO BOX 3965, MOORESVILLE, NC 28117	RMX
L	22109761	DHG RP LLC & C/O K&L GATES LLP	PO BOX 3965, MOORESVILLE, NC 28117	RMX
M	22103233	MECKLENBURG COUNTY	600 E. FOURTH ST, CHARLOTTE, NC 28202	R-44
N	20502555	WILMA W. NEELY	1902 LAKEVIEW DR, PINEVILLE, NC 28134	R-12

SEE SHEET C-101 FOR SITE SUMMARY AND CONDITIONAL NOTES



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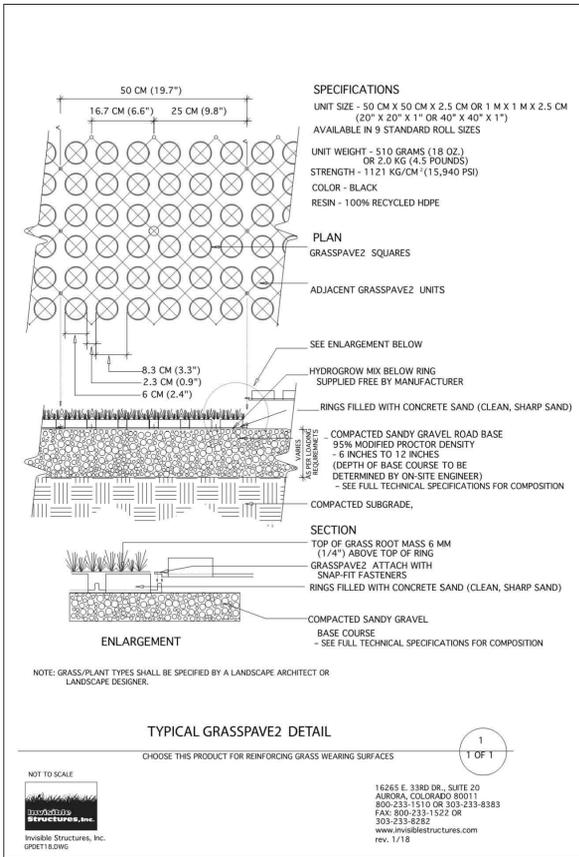
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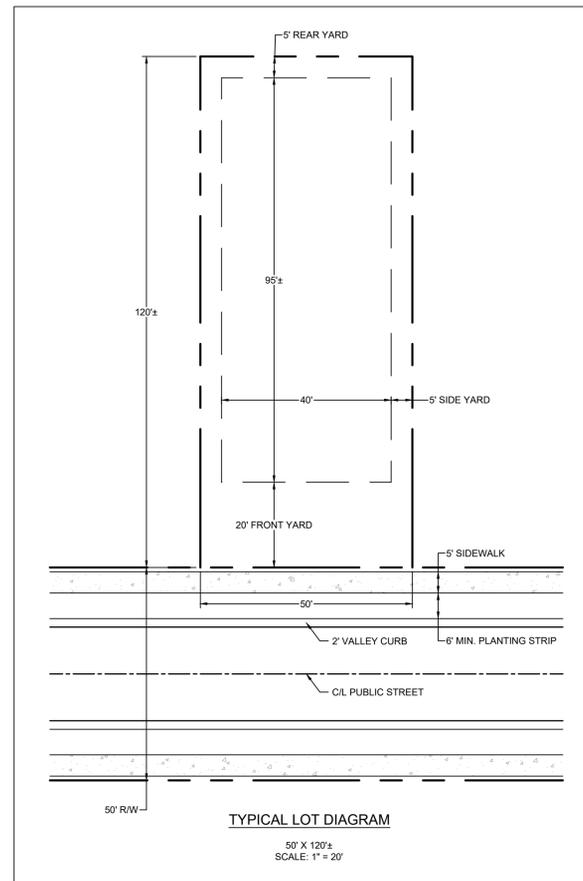
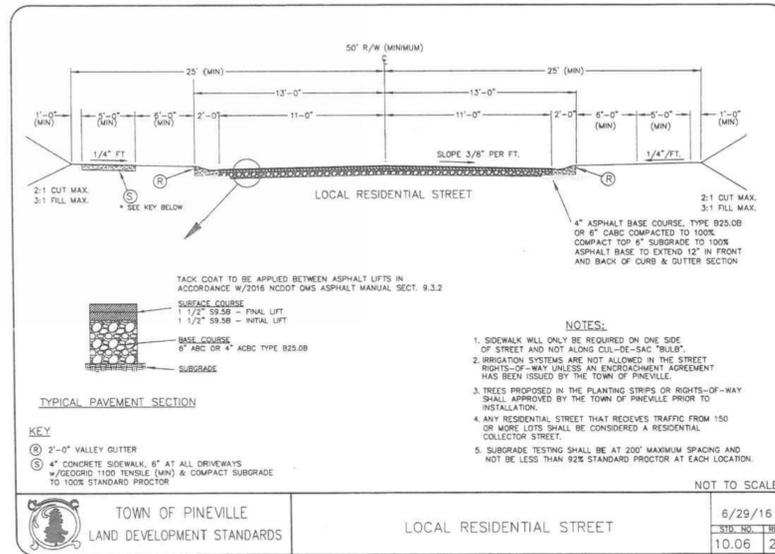
LYNNWOOD RESIDENTIAL
 PINEVILLE, NORTH CAROLINA
CONDITIONAL SITE PLAN OVERALL

JOB NO.	43542
SHEET NO.	C-100

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EQUIVALENT PRODUCT WHICH MEETS MECKLENBURG COUNTY FIRE LOADING STANDARDS MAY BE USED



SITE DEVELOPMENT DATA:

- ACREAGE: ± 51.12 ACRES
- TAX PARCEL #: 22109102 & 22103220
- EXISTING ZONING: R-44
- EXISTING USE: VACANT
- PROPOSED ZONING: RMX-CD (USE RESTRICTED TO SINGLE FAMILY)
- PROPOSED USES: SINGLE FAMILY RESIDENTIAL (MAX. 99 LOTS)
- FRONT YARD: 20'
- REAR YARD: 5'
- SIDE YARD: 5' (EXCEPT WHEN THE SIDE YARD ABUTS A PUBLIC STREET, THE SETBACK IS 15 FT)
- MINIMUM PROVIDED LOT SIZE: 50' X 120' (6,000 SF)
- PARKING: PARKING AS REQUIRED BY THE ORDINANCE AND AS ALLOWED BY THE OPTIONAL PROVISIONS BELOW WILL BE PROVIDED.
- REQUIRED OPEN SPACE: 7.67± AC. (15%)
- PROVIDED OPEN SPACE: 20.45± AC. (40%)

1. GENERAL PROVISIONS:

- SITE LOCATION:** THESE DEVELOPMENT STANDARDS FORM A PART OF THE CONDITIONAL SITE PLAN ASSOCIATED WITH THE CONDITIONAL SITE PLAN FILED BY SINACORI HOMES (PETITIONER) TO ACCOMMODATE THE STANDARD OF THE PROPOSED RESIDENTIAL SUBDIVISION ON APPROXIMATELY 51.12 ACRE SITE LOCATED ALONG LYNNWOOD LANE (THE "SITE").
- ZONING DISTRICTS/ORDINANCE:** DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE CONDITIONAL SITE PLAN AS WELL AS THE APPLICABLE PROVISIONS OF THE TOWN OF PINEVILLE ZONING ORDINANCE (THE "ORDINANCE").
- GRAPHICS AND ALTERATIONS:** THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, SIDEWALKS, STRUCTURES AND BUILDINGS, DRIVEWAYS, STREETS AND OTHER DEVELOPMENT MATTERS AND SITE ELEMENTS (COLLECTIVELY THE "DEVELOPMENT/SITE ELEMENTS") SET FORTH ON THE CONDITIONAL SITE PLAN SHOULD BE REVIEWED IN CONJUNCTION WITH THE PROVISIONS OF THESE DEVELOPMENT STANDARDS. THE LAYOUT, LOCATIONS, SIZES AND FORMULATIONS OF THE DEVELOPMENT/SITE ELEMENTS DEPICTED ON THE CONDITIONAL SITE PLAN ARE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS PROPOSED. CHANGES TO THE CONDITIONAL SITE PLAN NOT ANTICIPATED BY THE CONDITIONAL SITE PLAN WILL BE REVIEWED AND APPROVED.

SINCE THE PROJECT HAS NOT UNDERGONE THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES, IT IS INTENDED THAT THIS CONDITIONAL SITE PLAN PROVIDE FOR FLEXIBILITY IN ALLOWING SOME ALTERATIONS OR MODIFICATIONS FROM THE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS. THEREFORE, THERE MAY BE INSTANCES WHERE MINOR MODIFICATIONS WILL BE ALLOWED WITHOUT REQUIRING THE ADMINISTRATIVE AMENDMENT PROCESS.

THE PLANNING DIRECTOR WILL DETERMINE IF SUCH MINOR MODIFICATIONS ARE ALLOWED PER THIS AMENDED PROCESS, AND IF IT IS DETERMINED THAT THE ALTERATION DOES NOT MEET THE CRITERIA DESCRIBED ABOVE, THE PETITIONER SHALL THEN FOLLOW THE ADMINISTRATIVE AMENDMENT PROCESS.

- NUMBER OF BUILDINGS PRINCIPAL AND ACCESSORY:** THE TOTAL NUMBER OF PRINCIPAL BUILDINGS TO BE DEVELOPED ON THE SITE SHALL NOT EXCEED 99. ACCESSORY BUILDINGS AND STRUCTURES LOCATED ON THE SITE SHALL NOT BE CONSIDERED IN ANY LIMITATION ON THE NUMBER OF BUILDINGS ON THE SITE. ACCESSORY BUILDINGS AND STRUCTURES WILL BE CONSTRUCTED UTILIZING SIMILAR BUILDING MATERIALS, COLORS, ARCHITECTURAL ELEMENTS AND DESIGNS AS THE PRINCIPAL BUILDING LOCATED ON THE SITE. ACCESSORY STRUCTURES AND BUILDINGS INCLUDE STRUCTURES AND BUILDINGS SUCH AS BUT NOT LIMITED TO: A MAIL KIOSK, DUMPSTER ENCLOSURES, GAZEBOS, TRELLISES, STORAGE BUILDINGS, CLUBHOUSES, AND CABANAS.

2. PERMITTED USES & DEVELOPMENT AREA LIMITATION:

- THE SITE MAY BE DEVELOPED WITH UP TO 99 SINGLE FAMILY DETACHED LOTS, TOGETHER WITH ACCESSORY USES ALLOWED IN THE RMX ZONING DISTRICT.

3. ACCESS AND TRANSPORTATION:

- ACCESS TO THE SITE WILL BE FROM LYNNWOOD LANE IN THE MANNER GENERALLY DEPICTED ON THE CONDITIONAL SITE PLAN.
- THE PETITIONER WILL PROVIDE A SIX (6) FOOT PLANTING STRIP AND A FIVE (5) FOOT SIDEWALK ALONG THE PROPOSED PUBLIC STREETS AS GENERALLY DEPICTED ON THE CONDITIONAL SITE PLAN.
- THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE DEVELOPMENT AND CONSTRUCTION PLANS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY NCDOT & PINEVILLE IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.
- THE ALIGNMENT OF THE INTERNAL VEHICULAR CIRCULATION AND DRIVEWAYS MAY BE MODIFIED BY THE PETITIONER TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS, PARKING LAYOUTS AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY TOWN OF PINEVILLE IN ACCORDANCE WITH PUBLISHED STANDARDS.
- THERE ARE NO OFF-SITE PUBLIC ROAD IMPROVEMENTS REQUIRED.
- ALL STREETS ARE TO BE LOCAL RESIDENTIAL STREETS UNLESS OTHERWISE NOTED ON THE PLAN.
- STOP SIGNS SHALL BE PROVIDED AT ROAD INTERSECTIONS AS DETERMINED BY THE TOWN DURING THE CONSTRUCTION DOCUMENT PHASE.

4. ARCHITECTURAL STANDARDS, GENERAL DESIGN GUIDELINES

- EXTERIOR SIDING MATERIALS SHALL BE LIMITED TO FIBER CEMENT, STONE, STUCCO, AND/OR BRICK MATERIALS. SOFFITS MAY BE VINYL HEATED SQUARE FOOTAGE ON THE GROUND FLOOR WILL EITHER BE IN FRONT OF THE GARAGE FACE OR IS EVEN WITH THE GARAGE FACE.
- ALL EXPOSED CHIMNEYS SHALL BE STONE, STUCCO OR BRICK VENEERED CONSISTENT WITH THE ARCHITECTURE.
- ALL WALL OFFSETS SHALL BE A MINIMUM OF ONE (1) FOOT IN DEPTH.
- GARAGE DOORS SHALL BE CARRIAGE STYLE DOORS OR HARDWARE THAT MIMICS CARRIAGE STYLE DOORS.
- MULTIPLE COLORS OF FIBER CEMENT, STONE, STUCCO, AND/OR BRICK MATERIALS ARE ENCOURAGED BETWEEN UNITS TO ENSURE VARIETY.
- SOFFITS, GUTTERS, AND EAVES MAY ENCRACH INTO THE SIDE SETBACK UP TO 1 FT.
- TRASH AND RECYCLING CONTAINERS WILL EITHER BE LOCATED IN THE GARAGE IN AN AREA THAT DOES NOT LIMIT VEHICLE PARKING OR WILL BE LOCATED BEHIND SCREENING ALONG THE SIDE OF THE HOME. HOA COVENANTS WILL RESTRICT TRASH AND RECYCLING CONTAINERS FROM BEING LOCATED IN THE FRONT OF THE HOME.
- DRIVEWAYS DEPTH WILL BE 21 FT MINIMUM BEHIND THE SIDEWALK TO FACE OF GARAGE.
- WINDOWS FACING A PUBLIC STREET WILL HAVE SHUTTERS PROVIDED ON EACH SIDE OF THE WINDOW.
- WINDOWS FACING A PUBLIC STREET WILL PROVIDE A "GRID" APPEARANCE.
- HOMES WITH A COVERED PORCH WILL PROVIDE FRONT RAILINGS TO PROVIDE AN "ENCLOSED" APPEARANCE.
- HOMES WITH A COVERED PORCH WILL PROVIDE A PORCH DEPTH OF 6 FEET.

5. STREETScape, BUFFERS, YARDS, LANDSCAPING AND STREET NAMES:

- ABOVE GROUND BACKFLOW PREVENTERS WILL BE SCREENED FROM PUBLIC VIEW AND WILL BE LOCATED BEHIND THE RIGHT-OF-WAY OF PUBLIC STREETS, BUT MAY BE LOCATED WITHIN THE SETBACK BEHIND THE PROPOSED SIDEWALK.

5. ENVIRONMENTAL FEATURES:

- THE PETITIONER SHALL COMPLY WITH THE TOWN OF PINEVILLE APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE.

6. SIGNAGE:

- AS ALLOWED BY THE RMX ZONING DISTRICTS.

7. AMENDMENTS TO THE CONDITIONAL SITE PLAN PLAN:

- FUTURE AMENDMENTS TO THE CONDITIONAL SITE PLAN (WHICH INCLUDES THESE DEVELOPMENT STANDARDS) MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE APPLICABLE DEVELOPMENT AREA PORTION OF THE SITE AFFECTED BY SUCH AMENDMENT.

8. BINDING EFFECT OF THE CONDITIONAL SITE PLAN:

- IF THIS CONDITIONAL SITE PLAN IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF THE SITE IMPOSED UNDER THE CONDITIONAL SITE PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.

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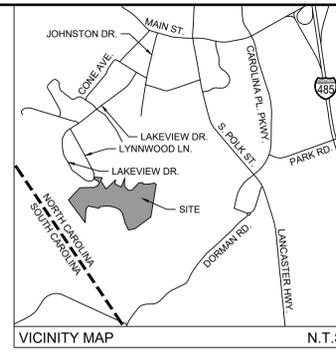
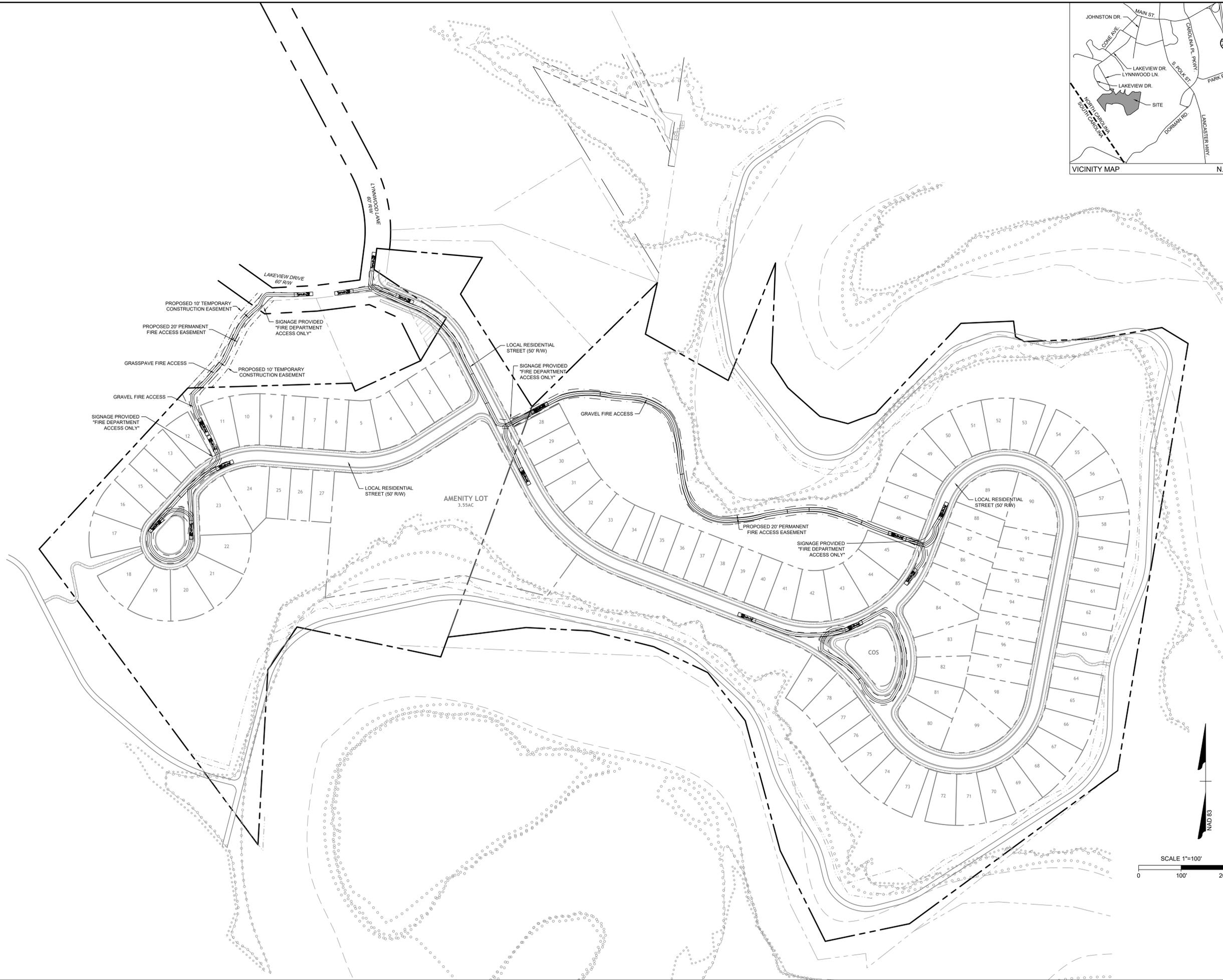
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DESIGNED BY
K. BRADLEY
CHECKED BY
C. TODD
SCALE

TIMMONS GROUP
LYNNWOOD RESIDENTIAL
PINEVILLE, NORTH CAROLINA
SITE NOTES AND DETAILS

JOB NO.
43542
SHEET NO.
C-101

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R:\1043542\Lynnwood Lane Pineville (Sinnott)\DWG\Sheets\zoning - Conditional Site Plan\3542_C100-SITE.dwg | Printed on 8/19/2019 3:12 PM | by Kacie Bradley



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LYNNWOOD RESIDENTIAL
 PINEVILLE, NORTH CAROLINA
FIRE TRUCK TURNING MOVEMENTS

JOB NO.	43542
SHEET NO.	C-102

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