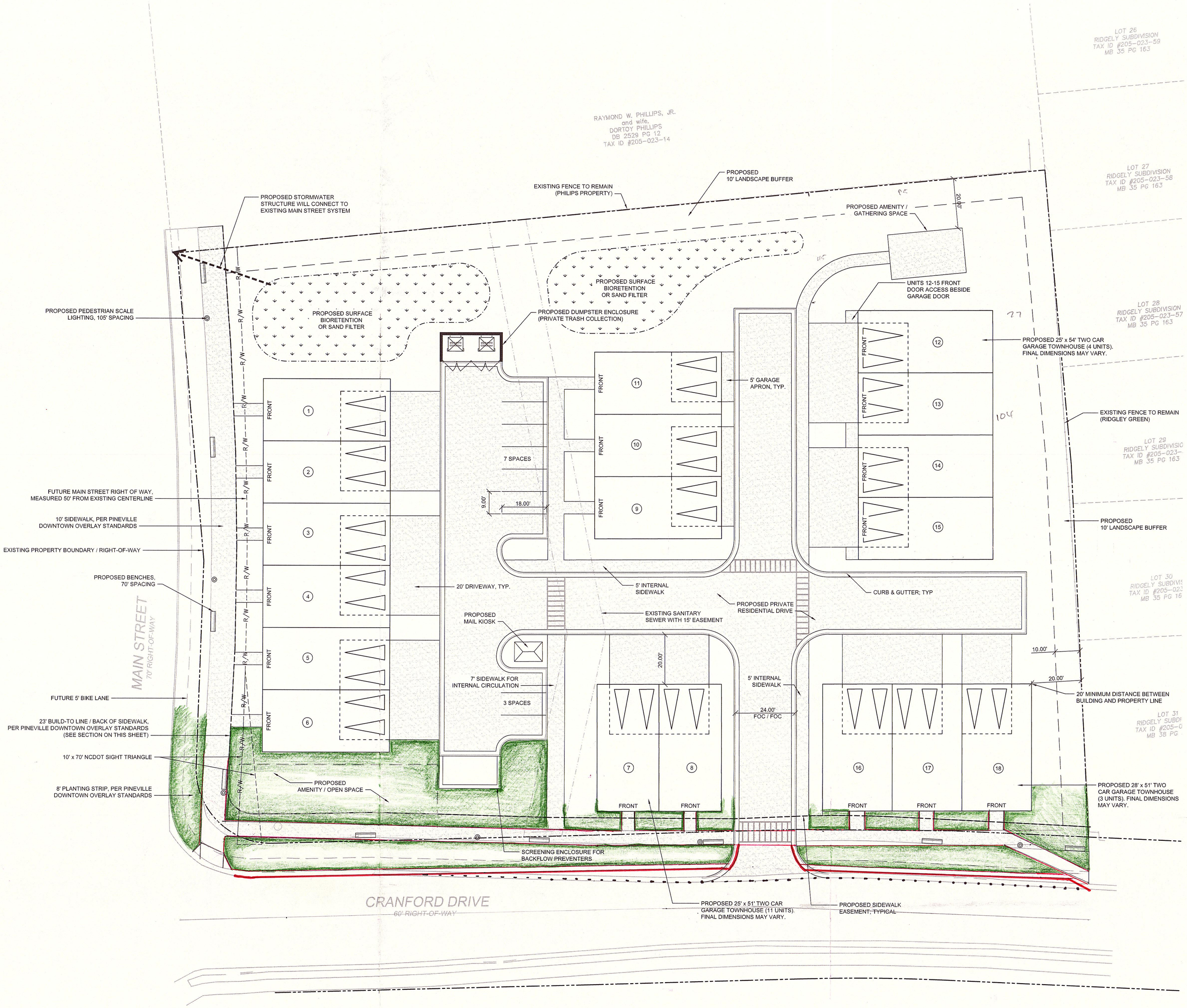
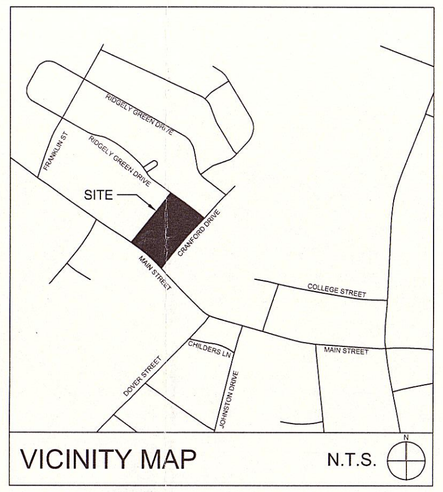


THIS IS A CONCEPTUAL SITE PLAN BASED ON LIMITED PRELIMINARY SURVEY INFORMATION, AND THEREFORE MAY NOT REFLECT FINAL SITE FEATURES.



SURVEY DISCLAIMER

BACKGROUND INFORMATION TAKEN FROM PRELIMINARY SURVEY BY METROLINA ENGINEERING & SURVEYING ASSOCIATES, DATED 8/7/17.

DEVELOPMENT SUMMARY:

TAX PARCEL ID:	205-023-15
TOTAL ACREAGE:	2.03 AC (1.92 AC WITH PROPOSED R/W)
EXISTING ZONING:	DC (DOWNTOWN CORE)
PROPOSED USE:	MULTIFAMILY TOWNHOMES
UNITS PROPOSED:	18 UNITS
DENSITY PROPOSED:	8.9 UNITS / ACRE
FRONT SETBACK:	23' BUILD-TO LINE
SIDE YARD:	0'
REAR YARD:	0'

BUFFERS:

REQUIRED BUFFER:

20' BUFFER ADJACENT TO SF RESIDENTIAL USE

PROPOSED BUFFER:

PLAN NORTH PROPERTY LINE: BUFFER REDUCED TO 0'
PLAN EAST PROPERTY LINE: BUFFER REDUCED TO 10'

PARKING:

PARKING REQUIRED: 3.25 SPACES PER 3BR UNIT (18 UNITS x 3.25 SPACES) = 58.5 SPACES REQUIRED

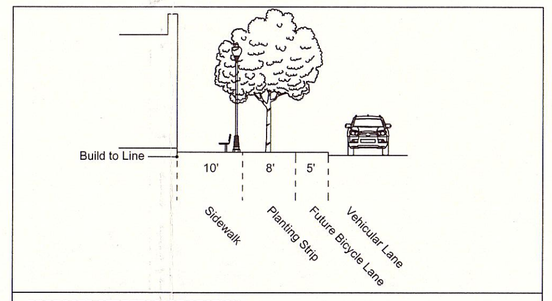
PARKING PROVIDED: 76 SPACES (4.22 SPACES PER UNIT)

MAIN STREET BUILDING FRONTAGE:

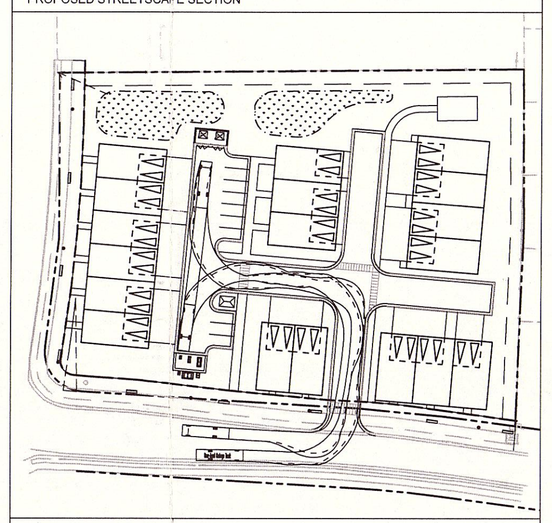
TOTAL MAIN STREET FRONTAGE: 236LF

FRONTAGE REQUIRED: 75% (177LF ALONG MAIN STREET)

FRONTAGE PROVIDED: 62% MIN (150 LF ALONG MAIN STREET)



PROPOSED STREETSCAPE SECTION



TRASH TRUCK TURNING EXHIBIT

bloc

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landscape architecture | planning | civil engineering

REVISIONS

NO.	DATE	DESCRIPTION
	12/21/17	CONCEPT LAYOUT 1
	1/29/18	CONCEPT LAYOUT 2
	03/09/18	CONDITIONAL ZONING SUBMITTAL
	05/02/18	CONDITIONAL ZONING RESUBMITTAL

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stamp / seal:

NORTH CAROLINA PROFESSIONAL SEAL ENGINEER LARRY LOCKHART

NOT FOR CONSTRUCTION

NC FIRM #: P-1007, C-390

KINGER HOMES PINEVILLE MULTIFAMILY

Conditional Zoning #:

508 Main St.
Pineville, NC 28134

SCALE: 1"= 20'
0 10' 20' 40'

DATE: 05/03/18	MPIC: WLL
DRAWN BY: ASP	CHECKED BY: WLL
PROJECT NUMBER: 00505.00	
SCALE: 1" = 20'	

TITLE:
CONCEPTUAL SITE PLAN

SHEET NO.:
C-100

S:\Projects\00505 Kinger Homes Pineville Main St\Plans\Production DWGs\00505 - C100 - Concept Plan.dwg, 5/3/2018 8:38:47 AM, scoleman, Bloc Design