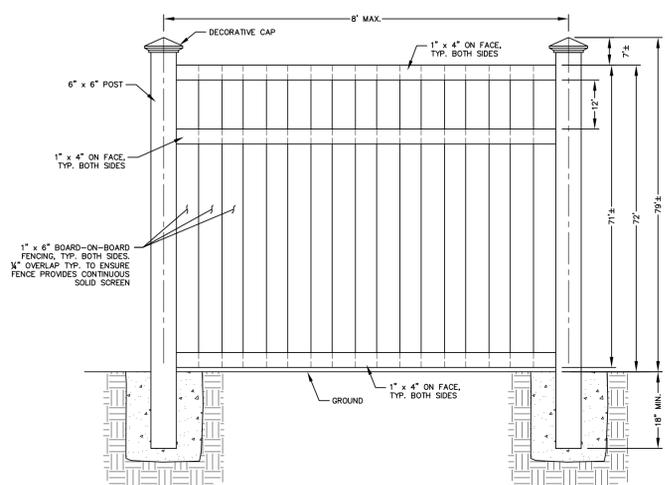


FENCE DETAIL - FRONT SIDE
NTS



FENCE DETAIL - BACK SIDE
NTS

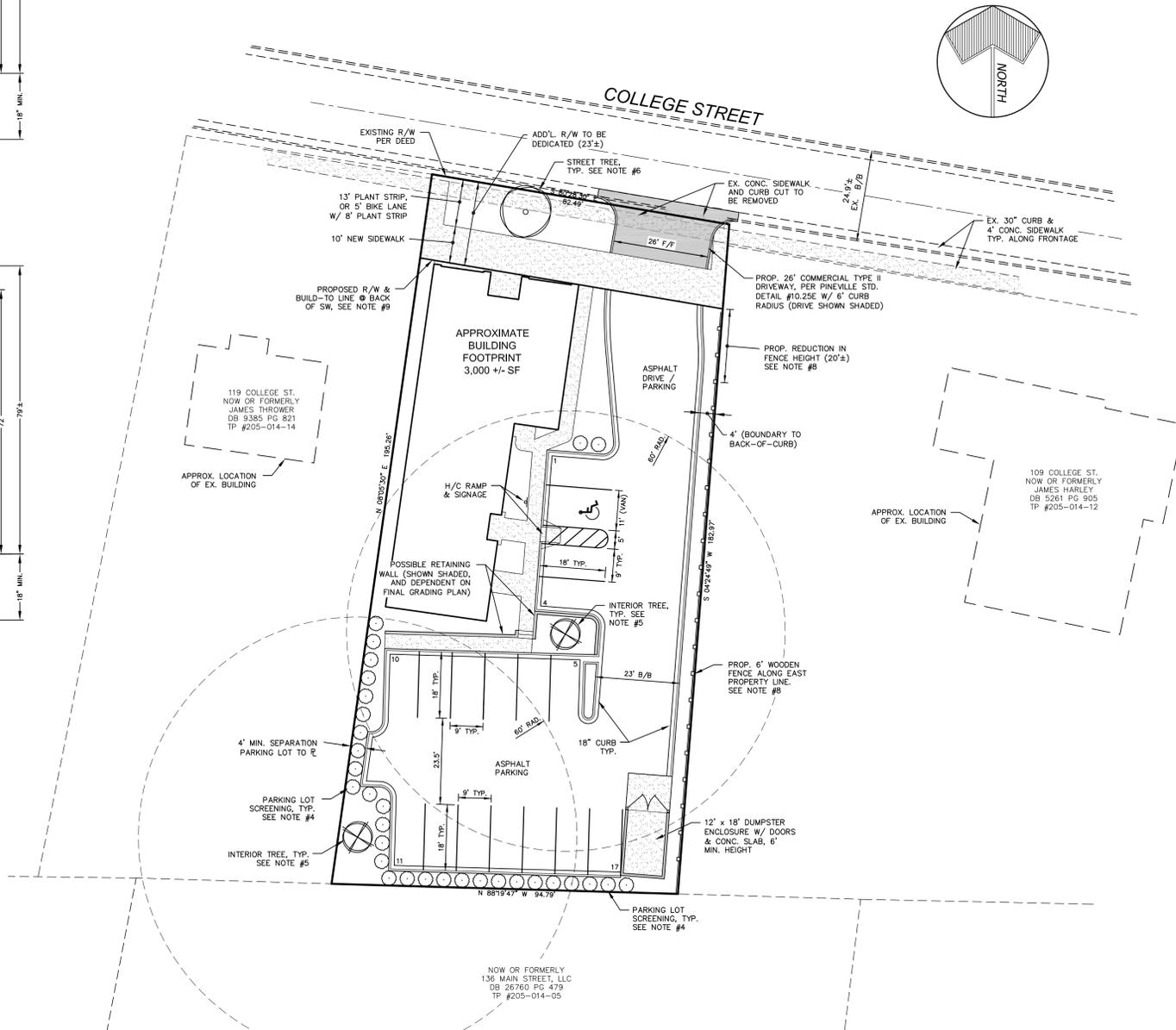
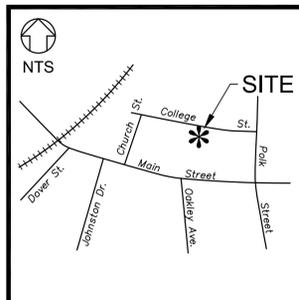
Engineer

Metroline Engineering & Surveying Associates
4400 Stuart Andrew Blvd, Suite N
Charlotte, NC 28217
Phone: (704) 334-1325
Fax: (704) 334-1330
Contact: Wayne M. Harris, P.E.
(wharris@MetroESA.com)

Owner

Kingswood Custom Homes, Inc.
106 Oakley Avenue, Suite 100
Pineville, NC 28134
Phone: (704) 889-1600
Contact: Peter Leeke
(Peter@kingswoodhomes.com)

Vicinity Map



General Notes

- The purpose of this Proposed Site Plan is to illustrate development of the site for a new office building for Kingswood Custom Homes. While this plan is intended to show the configuration of key site-related elements, the final site layout may be modified thru the plan review and approval process.
- Development of the site shall be in accordance with the requirements of the Town of Pineville Zoning Ordinance and the Town of Pineville Land Development Standards Manual.
- Boundary and existing topographic information per surveys prepared by Metroline Engineering & Surveying Associates.
- Parking lot screening shall be provided per the requirements of the Town of Pineville Zoning Ordinance. Screening shrubs shall be a minimum of 2' tall and 2' wide at the time of planting, and placed no more than 5' on center. Shrubs shall be Chinese Holly, Dwarf Camellia or other Evergreen shrub selected from the Town of Pineville Zoning Ordinance approved plant list.
- Interior trees shall be Musashino Zelkova, or other similar large maturing tree selected from the Town of Pineville Zoning Ordinance approved plant list and/or as approved by the Town of Pineville Zoning Administrator. Interior trees shall be a minimum of 2" caliper measured 6" above ground, and a minimum of 8' tall at time of planting.
- Street trees shall be Willow Oak, Princeton Elm, or other large maturing tree as approved by the Town of Pineville Zoning Administrator. Street trees shall be a minimum of 3" caliper measured 6" above ground, and a minimum of 8' tall at time of planting.
- Construction of all development improvements shall be in accordance with the Town of Pineville Land Development Standards Manual, Mecklenburg County Land Development Standards Manual, or the NC Erosion Control Design Manual, as applicable. Site development will comply with the requirements of the Town of Pineville Post Construction Ordinance (PCO), where compliance may be provided by payment of "Fee in Lieu" as permitted by the PCO.
- A wooden screening fence shall be provided along the eastern boundary, and will be located just inside the property line of 115 College Street. The fence shall be constructed in such a manner that results in "finished" sides exposed to both the subject and adjoining parcels (see "Fence Detail" this sheet). The fence shall remain in place and be well maintained until such time as the adjoining property located at 109 College Street is no longer being used for residential purposes. The fence shall extend from the rear property line to a point approximately 1' behind the proposed sidewalk, and shall have a height of 6', except as follows:
 - The portion of the fence closest to College Street, that would obstruct a driver's vision upon exiting the driveway, shall have a reduced height. It is anticipated that the fence height will be reduced to 36" for a distance of 20', however final determination of the height reduction and length will be coordinated with, and approved by, the Town of Pineville Public Works Dept.
- The "Build-To" line is established within the Downtown Overlay District Small Area Plan, and is defined as the line that the overall majority and mass of a building's facade must touch following immediately behind all required streetscape and pedestrian improvements.

Site Development Data

Tax Parcel No.: 205-014-13
Zoning Jurisdiction: Town of Pineville
Zoning Classification: Downtown Core (DC)
Applicable Small Area Plan: Downtown Overlay District
Total Site Area: 0.38± acres
Existing Use: Vacant
Proposed Use: Office
Lot Data:
Minimum Lot Area: None
Minimum Setback: None (see Build-To Line location)
Minimum Lot Width: None
Minimum Side Yard: None
Minimum Rear Yard: None
Maximum Bldg. Height: Reference Small Area Plan
Proposed Parking: 17 Spaces, including 1 H/C Space
Maximum Building Area: 5,100 SF (Based on 300 sf of bldg. area per parking space provided)



**METROLINA
ENGINEERING &
SURVEYING
ASSOCIATES**

4400 STUART ANDREW BLVD.
SUITE N
CHARLOTTE, NC 28217
P (704) 334-1325
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NC-1170 & SC-100966

PROPOSED SITE PLAN
115 College Street - Pineville
Kingswood Custom Homes, Inc.
106 Oakley Avenue, Suite 100 Pineville, NC 28134

Revisions to this plan per the following staff, review, and general revision based on bldg. footprint information provided by Architect.

Job No.	016-16-003
Date	9/13/16
Proj. Mgr.	WMH
Drawn	CK/WMH

THIS DOCUMENT
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AND SEALED BY
WAYNE M. HARRIS, NC PE
#12,585, ON 10/6/16.
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DOCUMENT.

Scale: 1" = 20'

Sheet No.
SP-1
Of 1

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