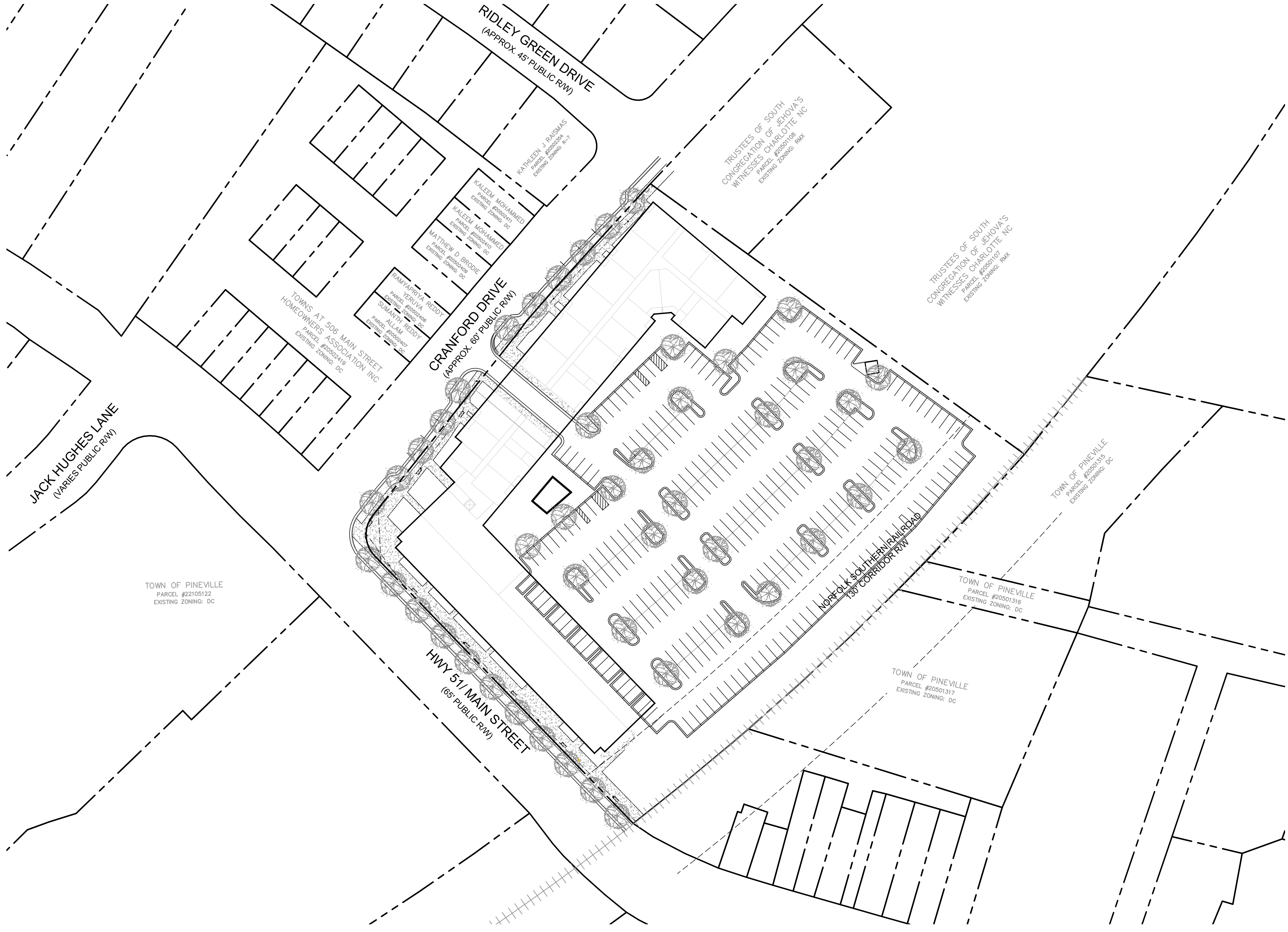


# 404 MAIN

## CONDITIONAL REZONING

TOWN OF PINEVILLE, MECKLENBURG COUNTY  
PINEVILLE, NORTH CAROLINA



VICINITY MAP N.T.S.

**SURVEY DISCLAIMER**  
SURVEY DATE: DECEMBER 23, 2022. PROVIDED BY CAROLINA SURVEYORS, P.A. P.O. BOX 267, PINEVILLE, NC 28134, (704) 889-7601

**REZONING PLAN SHEETS**

- |            |                     |
|------------|---------------------|
| RZ-000     | COVER SHEET         |
| RZ-100     | EXISTING CONDITIONS |
| RZ-200     | REZONING PLAN       |
| RZ-201     | STREETSCAPE PLAN    |
| RZ-300     | DEVELOPMENT NOTES   |
| RZ-400-402 | SITE PERSPECTIVES   |
| V-100      | SURVEY              |

**REZONING SUMMARY:**

PETITIONER: BH4 ACQUISITIONS LLC  
 PROPERTY OWNER: PAUL BROCK GROSS AND MICHAEL GROSS  
 REZONING SITE AREA: 4.80 ± AC  
 TAX PARCEL#: 20501102, 20501103, 20501104, 20501105, 20501106  
 EXISTING ZONING: DC (DOWNTOWN CORE DISTRICT – DOWNTOWN OVERLAY DISTRICT)  
 PROPOSED ZONING: DC-C (DOWNTOWN CORE DISTRICT – DOWNTOWN OVERLAY DISTRICT)  
 EXISTING USE: RESIDENTIAL

**PROJECT TEAM:**

APPLICANT: BH4 ACQUISITIONS LLC  
 1111 HAYNES STREET, SUITE 203  
 RALEIGH, NC 27604-1454  
 APPLICANT CONTACT: PATRICK WADE  
 919-270-2516  
 PATRICK.WADE@BLUEHERONFUND.COM  
 ARCHITECT: FINLEY DESIGN PA ARCHITECTURE + INTERIORS  
 7806 NC HWY 751, SUITE 110  
 DURHAM, NC 27713  
 ARCHITECT CONTACT: KERRY FINLEY, AIA  
 919-425-5467  
 KERRY@FINLEYDESIGNARCH.COM  
 LAND PLANNER: BOLTON & MENK, INC dba COLEJENEST & STONE  
 200 S. TRYON STREET, SUITE 1400  
 CHARLOTTE, NC 28202  
 ARCHITECT CONTACT: SEAN PAONE, PLA  
 704-376-1555  
 SEAN.PAONE@BOLTON-MENK.COM

**TOWN OF PINEVILLE:**

PLANNING DIRECTOR: TRAVIS MORGAN  
 505 MAIN STREET  
 PINEVILLE, NC 28134  
 704-889-2202  
 TMORGAN@PINEVILLENC.GOV



200 SOUTH TRYON STREET, SUITE 1400  
 CHARLOTTE, NORTH CAROLINA 28202  
 Phone: (704) 376-1555  
 Email: info@colejeneststone.com  
 www.bolton-menk.com

BH4 ACQUISITIONS LLC

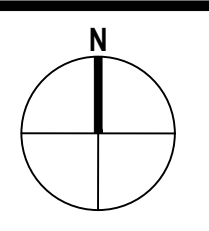
1111 HAYNES STREET  
 SUITE 203  
 RALEIGH, NC 27604

404 MAIN  
 CONDITIONAL REZONING  
 404 MAIN STREET  
 PINEVILLE, NC 28134

**COVER SHEET**

PROJECT NO:  
 4909.01

REVISIONS:  
 03/03/23 – SUBMITTAL OF APPLICATION  
 04/20/23 – REVISIONS PER COMMENTS  
 05/16/23 – REVISIONS PER COMMENTS  
 08/06/23 – REVISIONS PER TOP WORKSHOP



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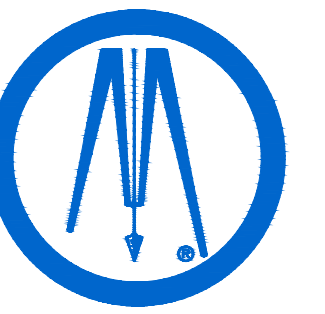


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SCALE:  
 DATE: 03/03/23  
 DESIGNED BY:  
 DRAWN BY:  
 CHECKED BY:

**RZ - 000**

FILE NO.:



**ColeJenest & Stone**  
BOLTON & MENK, INC.

200 SOUTH TRYON STREET, SUITE 1400  
CHARLOTTE, NORTH CAROLINA 28202  
Phone: (704) 376-1555  
Email: info@colejeneststone.com  
www.bolton-menk.com

**BH4**  
ACQUISITIONS LLC

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SUITE 203  
RALEIGH, NC 27604

**404 MAIN**  
CONDITIONAL  
REZONING

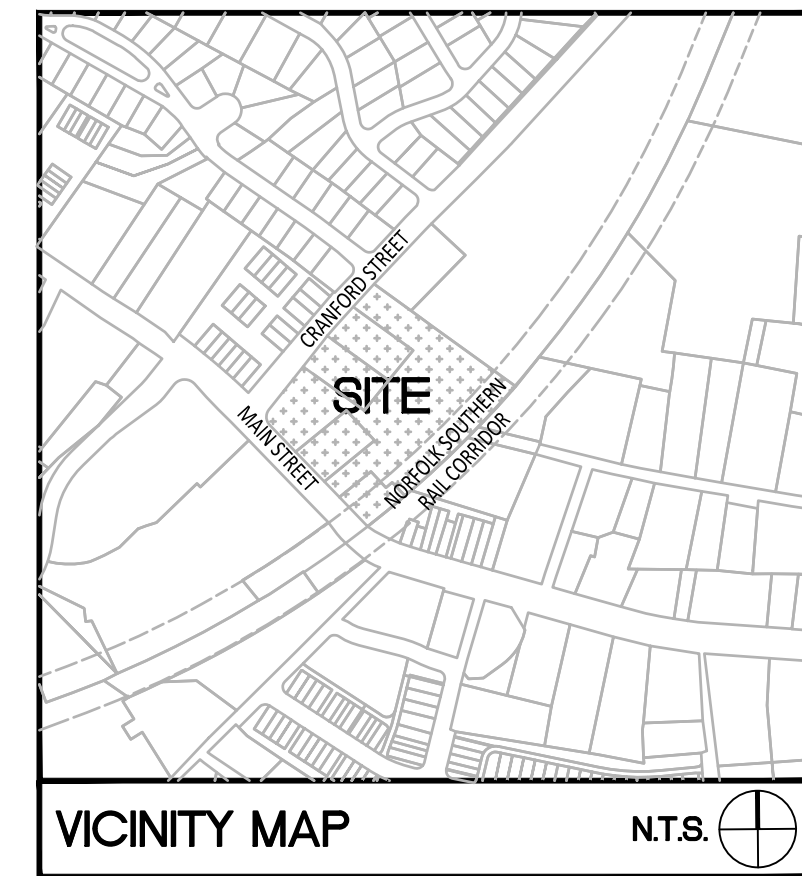
404 MAIN STREET  
PINEVILLE, NC 28134

**EXISTING**  
**CONDITIONS**

PROJECT NO:  
4909.01

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**VICINITY MAP** N.T.S.

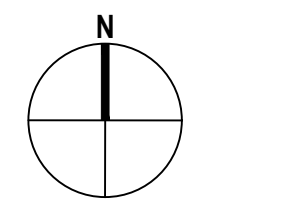
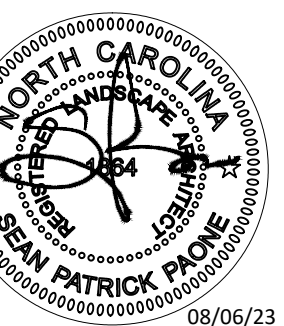
**SURVEY DISCLAIMER**  
SURVEY DATE: DECEMBER 23, 2022. PROVIDED BY CAROLINA SURVEYORS, P.A. P.O. BOX 267, PINEVILLE, NC 28134, (704) 889-7801

**LEGEND**

SYMBOL	DESCRIPTION
	PROPERTY LINE/RIGHT-OF-WAY
	INTERIOR PROPERTY LINES
	NORFOLK SOUTHERN RAILROAD RIGHT-OF-WAY
	EXISTING BUILDING

**REZONING SUMMARY:**

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PROPERTY OWNER:	PAUL BROCK GROSS AND MICHAEL GROSS
REZONING SITE AREA:	4.80 ± AC
TAX PARCEL #:	20501102, 20501103, 20501104, 20501105, 20501106
EXISTING ZONING:	DC (DOWNTOWN CORE DISTRICT - DOWNTOWN OVERLAY DISTRICT)
EXISTING USE:	RESIDENTIAL

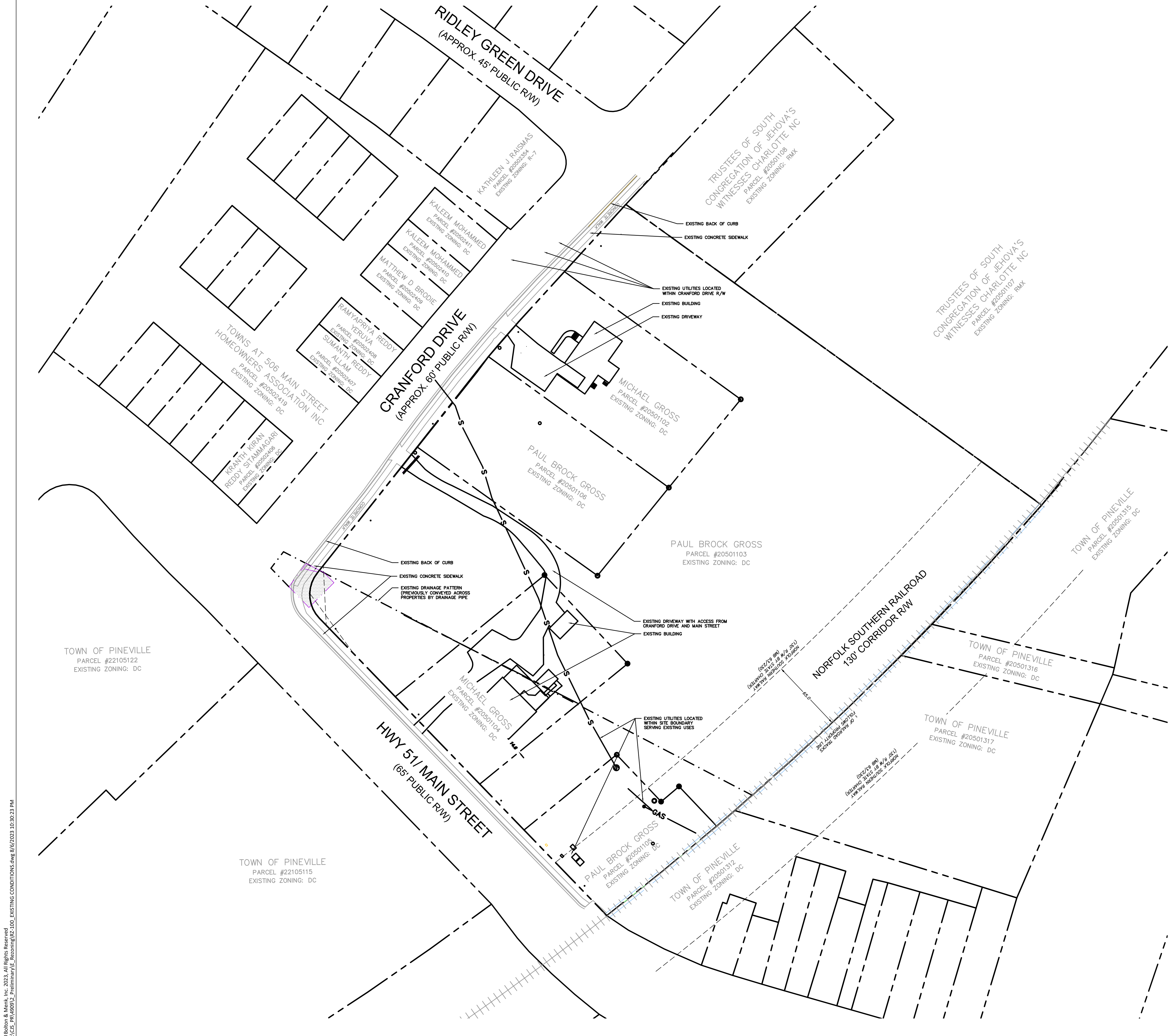


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DESIGNED BY:	
DRAWN BY:	
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**RZ - 100**

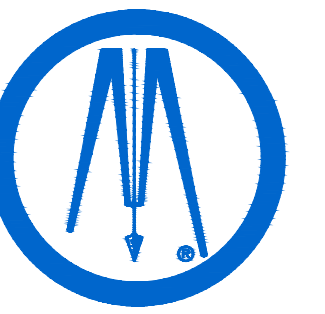
FILE NO.:



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**BH4**  
ACQUISITIONS LLC

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SUITE 203  
RALEIGH, NC 27604

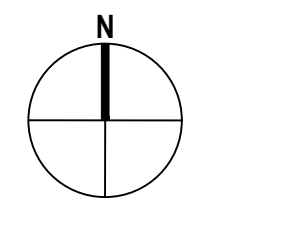
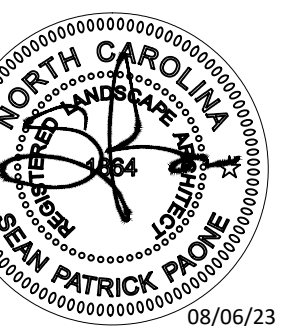
**404 MAIN**  
CONDITIONAL  
REZONING

404 MAIN STREET  
PINEVILLE, NC 28134

# STREETSCAPE PLAN

PROJECT NO:  
4909.01

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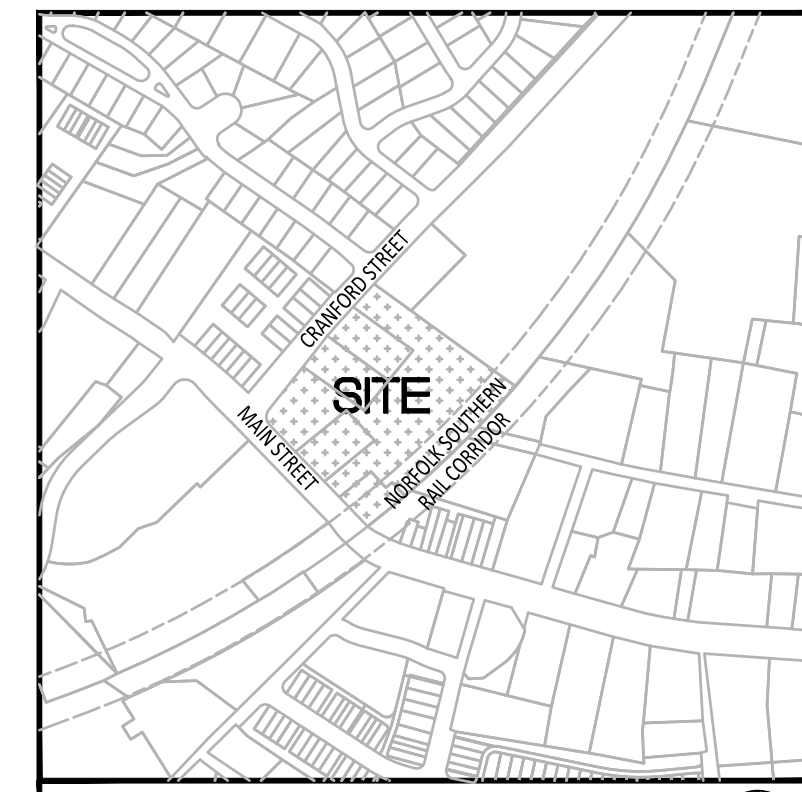


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DATE: 03/03/23  
DESIGNED BY:  
DRAWN BY:  
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**RZ - 201**

FILE NO.:



VICINITY MAP N.T.S.

**SURVEY DISCLAIMER**  
SURVEY DATE: DECEMBER 23, 2022. PROVIDED BY CAROLINA SURVEYORS, P.A. P.O. BOX 267, PINEVILLE, NC 28134, (704) 889-7601

## LEGEND

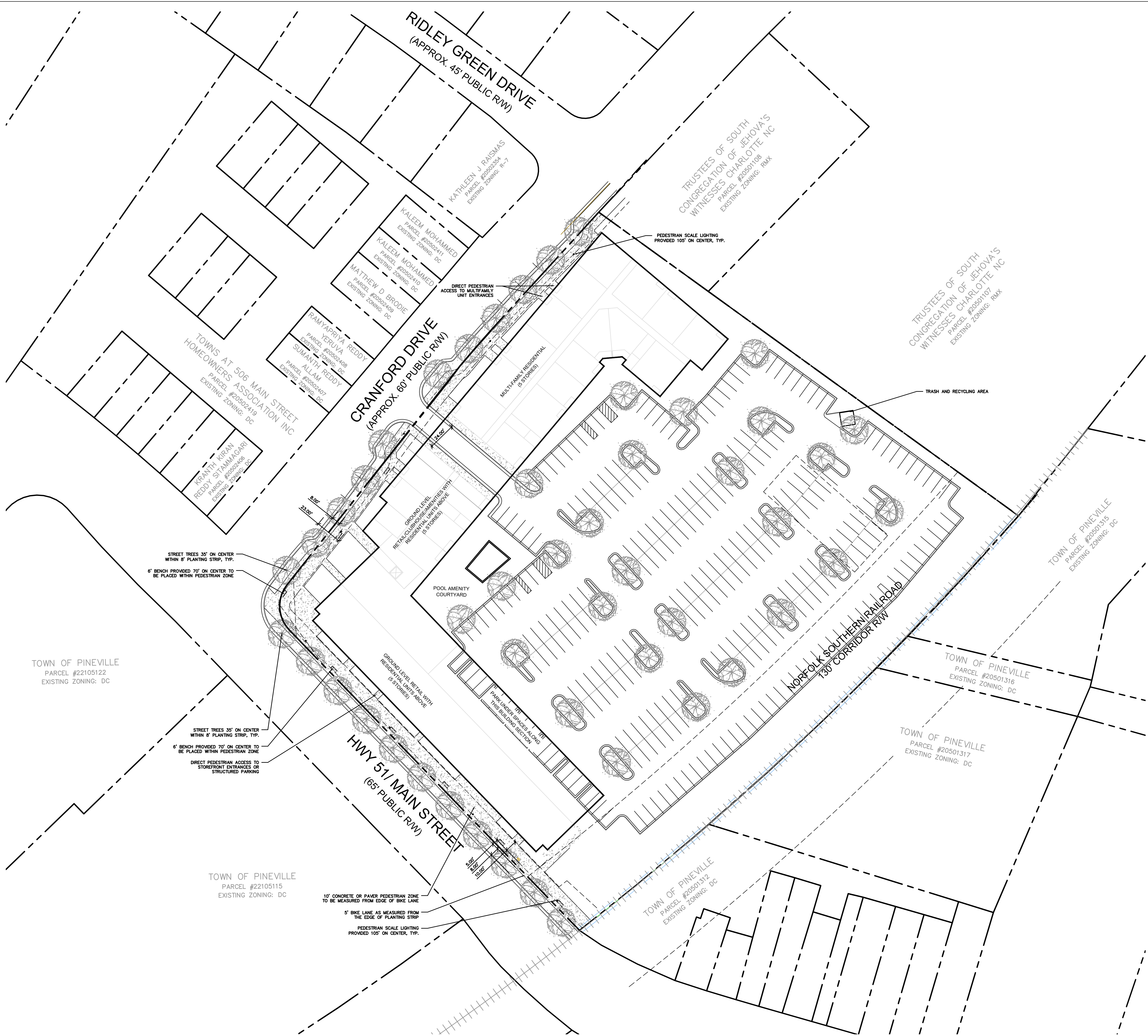
SYMBOL	DESCRIPTION
	PROPERTY LINE, RIGHT-OF-WAY
	PROPOSED BUILDING
	PROPOSED STREET TREE
	PROPOSED SITE FURNISHING
	PROPOSED SITE LIGHTING

## DOWNTOWN OVERLAY STREETSCAPE:

PETITIONER:	BH4 ACQUISITIONS LLC
PROPERTY OWNER:	PAUL BROCK GROSS AND MICHAEL GROSS
REZONING SITE AREA:	4.80 ± AC
TAX PARCEL#:	20501102, 20501103, 20501104, 20501105, 20501106
PROPOSED ZONING:	DC-C (DOWNTOWN CORE DISTRICT CONDITIONAL - DOWNTOWN OVERLAY DISTRICT)
PROPOSED USE:	MULTI-FAMILY, RETAIL, ACCESSORY AMENITY, PARKING FACILITY AND UTILITY USES
STREETSCAPE COMPONENTS:	
MAIN STREET	8' PLANTING STRIP AS MEASURED FROM THE BACK OF CURB 5' BIKE LANE AS MEASURED FROM EDGE OF PLANTING STRIP 10' PEDESTRIAN ZONE TO INCLUDE SITE LIGHTING AND SITE FURNISHINGS PER BELOW
CRANFORD DRIVE	8' PLANTING STRIP AS MEASURED FROM THE BACK OF CURB 5' BIKE LANE AS MEASURED FROM EDGE OF PLANTING STRIP 5' PEDESTRIAN ZONE TO INCLUDE SITE LIGHTING
SITE LIGHTING:	PEDESTRIAN SCALE LIGHTING TO BE PROVIDED EVERY 105' ON CENTER
SITE LIGHTING PROVIDED:	4 LIGHTS (MAIN STREET) 4 LIGHTS (CRANFORD DRIVE)
LANDSCAPING:	STREET TREES TO BE PROVIDED 35' ON CENTER
LANDSCAPING PROVIDED:	11 STREET TREES (VARIETY TO BE CONSISTENT WITH ADJACENT STREET TREES ALONG MAIN STREET) 10 STREET TREES (VARIETY TO BE CONSISTENT WITH ADJACENT STREET TREES ALONG CRANFORD DRIVE)
SITE FURNISHINGS:	6' MIN. BENCH TO BE PROVIDED EVERY 70' ON CENTER
SITE FURNISHING PROVIDED:	5 BENCHES (MAIN STREET) 3 BENCHES (CRANFORD DRIVE)
SITE ACCESS:	STOREFRONT ENTRANCES OR UNITS FACING A PUBLIC RIGHT-OF-WAY TO PROVIDE DIRECT ACCESS TO THE REQUIRED STREETSCAPE



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404 MAIN STREET  
DEVELOPMENT STANDARDS  
Petitioner: BH4 Acquisitions LLC  
Rezoning Petition No. 2023-xxx  
08/06/2023

Site Development Data:

- Acreage: ± 4.80 acres
- Tax Parcels: 20501102, 20501103, 20501104, 20501105, 20501106
- Existing Zoning: DC - Downtown Core District within the Downtown Overlay District
- Proposed Zoning: DC-C
- Existing Uses: Residential/Vacant
- Proposed Uses: Uses permitted by right and under prescribed conditions together with accessory uses, as allowed in the DC zoning district within the Downtown Overlay District not otherwise limited in the Rezoning Plan.
- Maximum Development: 195 multi-family residential units and 11,570 square feet retail/commercial uses
- Maximum Building Height: 5 Stories, as measured per the Ordinance, as further restricted below
- Parking: Residential (Min. 1.5 spaces per unit) and Retail/Commercial (1 space per 200 SF) with shared parking between uses

I. General Provisions:

- a. **Site Description.** These Development Standards and the Rezoning Sketch Plan form the rezoning plan (hereafter collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by BH4 Acquisitions LLC ("Petitioner") to accommodate development of a new mixed-use development on the approximately 4.80-acre site located at 404 Main Street, more particularly described as Mecklenburg County Tax Parcel Numbers 20501102, 20501103, 20501104, 20501105, 20501106 (the "Site").
- b. **Zoning Districts/Ordinance.** Development of the Site will be governed by the Rezoning Plan as well as the applicable provisions of the Town of Pineville Zoning Ordinance (the "Ordinance"). Unless the Rezoning Plan establishes more stringent standards, or as otherwise provided in the optional provisions below, the regulations established under the Ordinance for the DC zoning district shall govern all development taking place on the Site.

II. Conditional Provisions:

- The following Conditional Provisions are provided to accommodate deviations from the DC - Downtown Overlay District standards:
- a. The Site shall be developed to a maximum height of five stories as measured from the front grade to top floor structural roof per the Ordinance requirements.
- b. Parking ratios as shown per the Rezoning Plan which illustrates a reduction in the parking requirements as identified in the Ordinance to Residential Uses shall be parked at a min. of 1 space per bedroom or 1.5 spaces per unit and Retail/Commercial Uses shall be parked at 1 space per 200 SF with shared parking between uses.

III. Permitted Uses, Maximum Development, and Conversion Rights:

- a. The principal building(s) constructed on the Site may be developed with a maximum of one hundred ninety-five (195) multi-family residential units, up to 11,570 square feet of retail/commercial uses, along with any accessory uses allowed in the DC - Downtown Overlay zoning district.

IV. Transportation:

- a. Vehicular access will be as generally depicted on the Rezoning Plan. The placements and configurations of the vehicular access point(s) shown on the Rezoning Plan are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required by Town of Pineville/NC DOT for approval, as applicable.
- b. Where necessary, the Petitioner shall dedicate and convey in fee simple all rights-of-way to the Town of Pineville/NC DOT before the Site's first building certificate of occupancy is issued. Right-of-way or sidewalk utility easement may be utilized to accommodate deviations from the standard street cross-section.

V. Design Guidelines:

- a. Building facades facing Main Street shall include 50% brick masonry.
- b. Prohibited Exterior Building Materials:
  - 1. Vinyl siding (but not vinyl hand rails, windows or door trim); and
  - 2. Concrete Masonry Units not architecturally finished
- b. Building height shall be a maximum of five (5) stories. The minimum ground floor height (floor to floor) along Hwy 51/Main Street shall be sixteen (16) feet (at least 70% of the total ground floor height shall meet the minimum ground floor height requirement).
- c. All ground floor entrances shall include direct pedestrian connections between street facing doors and adjacent sidewalks.
- d. All dumpster enclosure areas shall be screened from network required public or private streets with materials complimentary to the principal structure.
- e. Building Placement and Site Design shall focus on and enhance the pedestrian environment through the following
  - 1. Buildings shall be placed so as to present a front or side façade to all network required streets (public or private); Buildings shall front a minimum of 75% of the total network required street frontage on the site (exclusive of driveways, pedestrian access, points, accessible open space, tree replanting areas and storm water facilities);
  - 2. Parking lots shall not be located between any building and any network required public or private street; Driveways intended to serve single units shall be prohibited on all network required streets.
- g. Architectural Elevation Design - see attached architectural elevations and associated guidelines as listed.
- h. Roof form and lines shall be designed to avoid the appearance of a large monolithic roof structure as follows:
  - 1. Long pitched or flat roof lines shall avoid continuous expanses without variation by including changes in height and/or roof form, to include but not be limited to gables, hips, dormers or parapets.
  - 2. Mechanical equipment may be located at finished grade in the side or rear yard and will be screened from public street view. Roof top HVAC and related mechanical equipment will be screened from public view at grade from the nearest street.

VI. Downtown Overlay District Standards

- a. 10.1.1 Facade Materials  
The building is primarily masonry at the pedestrian level. Brick mortar will be light gray. Brick patterns are running bond with accents of stack and soldier courses. Upper floors include fiber cement siding and panels as the primary materials for residential levels with accents of masonry.
- b. 10.1.2 Trim  
Trim is the primary facade material or fiber cement typical
- c. 10.2.1 General Form  
The design of architectural facades take inspiration from the downtown district and the existing character of downtown.
- d. 10.2.3 Colors  
Colors have been selected that are generally present or complementary to existing buildings on Main Street, and no garish or otherwise inappropriate colors have included.
- e. 10.2.4 Corporate Architecture  
No corporate architecture has been included.
- f. 10.2.5 Facade Length  
With the street facades being longer than 120 feet, the building has been designed to appear as a collection of smaller buildings, including varying parapet details and heights.
- g. 10.2.6 Minimum Window Area  
Each floor has been designed to comply with the minimum requirement for transparent windows.
- h. 10.2.7 Street Level Windows  
All windows at the street level are transparent to allow views into them.
- i. 10.2.8 Recessed Window Depth  
All first floor commercial (non-residential) windows include glass recessed 2 inches from the facade.
- j. 10.2.9 Blank Wall Area on Primary Facades  
Blank areas wider than 10 feet have not been included.
- k. 10.2.10 General Materials and Detail  
All building elements are proportionate, sturdy, and well detailed.

- l. 10.2.11 Elevations Etc. Required  
These elevations have been provided. Additional drawings may be provided if required.
- m. 10.2.12 Wood  
Any external wood will be painted or stained.
- n. 10.2.13 Shutters  
No shutters are included.
- o. 10.2.14 Front Doors  
Functional front doors have been provided for all commercial spaces and exterior entrances.
- p. 10.2.15 Canopy and Awnings  
All awnings and canopies are placed at the top of windows. Awnings will be fire resistant fabric and canopies will be metal. All awnings are self supporting as mounted to the building with no supports resting on sidewalks.
- q. 10.2.16 Roofing Material  
No roofing material is visible by pedestrians.
- r. 10.2.17 Mechanical and Service Equipment  
Mechanical equipment will be rooftop mounted and screened by parapets.
- s. 10.2.18 External Access  
No external access to upper floors is provided, other than individual balconies which are allowed.
- t. 10.2.19 Chimneys  
No chimneys are included.
- u. 10.2.20 Balconies, Balustrades, and Railings  
All balconies and railings have been attractively detailed to complement the style of the building.
- v. 10.2.21 Columns and Pilasters  
All columns have been designed to be attractive and complement the style of the building.
- w. 10.2.22 Edge Detailing  
Building corners have been designed to be attractively detailed with accent courses and projecting canopies.
- x. 10.4.1 Foundation Detail  
Accent courses and details have been provided of at least 2 feet at the base of the building.
- y. 10.4.2 Minimum Windows and Glass  
First floor windows and glass have been designed with floor to ceiling display to comply.
- z. 10.4.3 Residential Uses  
First floor units are at grade to match the commercial uses and residential lobby entrances and amenity spaces of the building.
- aa. 10.5 Middle Detailing  
Elevations have been composed to have a blend of symmetric and asymmetric features to match the context of existing buildings in downtown. Windows have transparent glass with vertical orientation. Window tops include header details, with window bases using similar trim. Balconies have been provided for all residential units. All windows are orthogonal in shape.
- ab. 10.6 Top Detailing  
Cornices have been provided throughout on the elevations. All cornices have three dimensional depth, with designs that complement the architectural style. Parapets have been provided with cornices. No pitched roofs are included.

VI. Environmental Features:

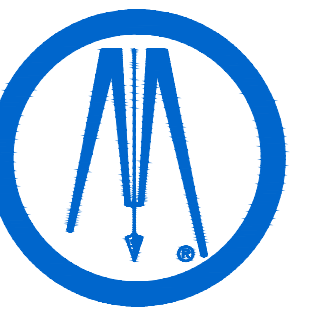
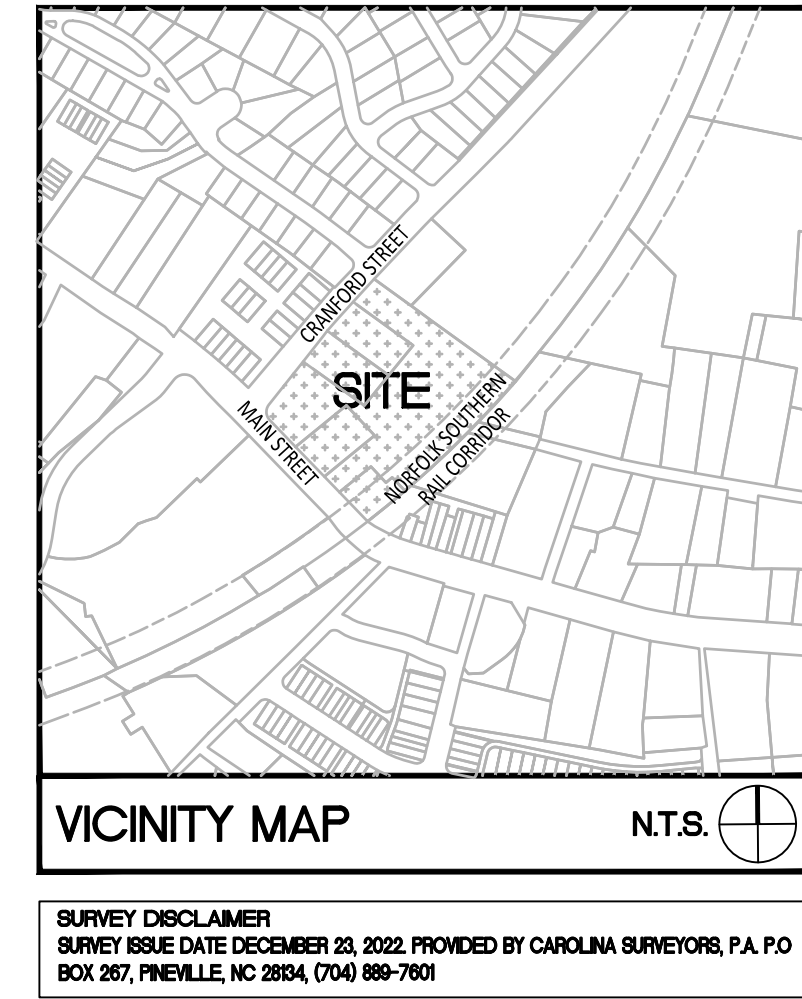
- a. The Petitioner shall comply with the requirements of the Post Construction Stormwater Ordinance.
- b. The Petitioner reserves the right to pursue any level of National Green Building Standards (NGBS) Certification for this property.

VII. Amendments to the Rezoning Plan:

Future amendments to the Rezoning Plan may be applied for by the then Owner or Owners of the applicable lots of the Site affected by such amendment in accordance with the provisions herein and of the Ordinance.

VIII. Binding Effect of the Rezoning Application:

If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under the Rezoning Plan will, unless amended in the manner provided herein and under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site, as applicable, and their respective heirs, devisees, personal representatives, successors in interest or assigns.



Cole Jenest & Stone  
BOLTON & MENK, INC.

200 SOUTH TRYON STREET, SUITE 1400  
CHARLOTTE, NORTH CAROLINA 28202  
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BH4  
ACQUISITIONS LLC

1111 HAYNES STREET  
SUITE 203  
RALEIGH, NC 27604

404 MAIN  
CONDITIONAL  
REZONING

404 MAIN STREET  
PINEVILLE, NC 28134

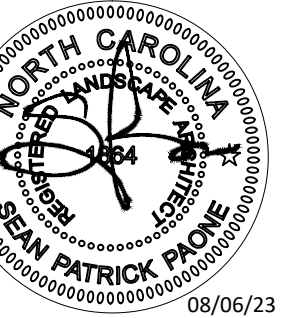
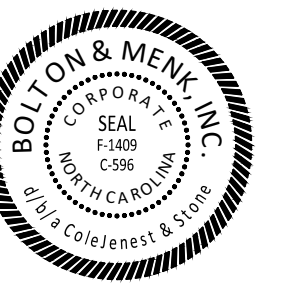
DEVELOPMENT  
NOTES

PROJECT NO:

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SCALE:

DATE: 03/03/23

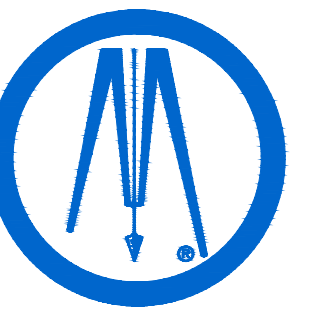
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CHECKED BY:

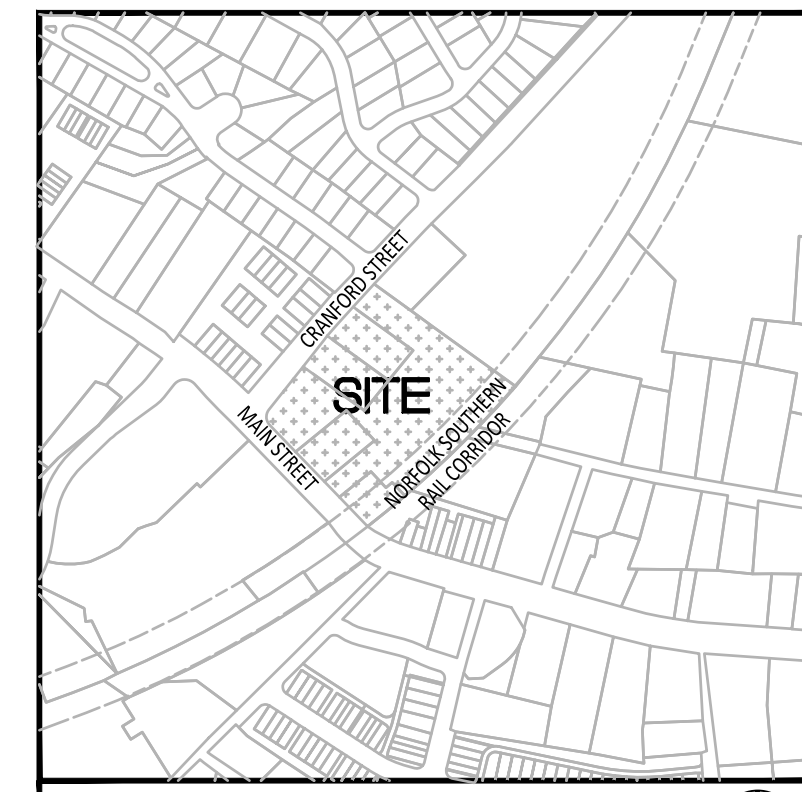
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FILE NO.:



**ColeJenest & Stone**  
BOLTON & MENK, INC.

200 SOUTH TRYON STREET, SUITE 1400  
CHARLOTTE, NORTH CAROLINA 28202  
Phone: (704) 376-1555  
Email: info@colejeneststone.com  
www.bolton-menk.com



VICINITY MAP N.T.S.

SURVEY DISCLAIMER  
SURVEY ISSUE DATE: DECEMBER 23, 2022. PROVIDED BY CAROLINA SURVEYORS, P.A. P.O. BOX 267, PINEVILLE, NC 28134, (704) 889-7601

**BH4**  
ACQUISITIONS LLC

1111 HAYNES STREET  
SUITE 203  
RALEIGH, NC 27604

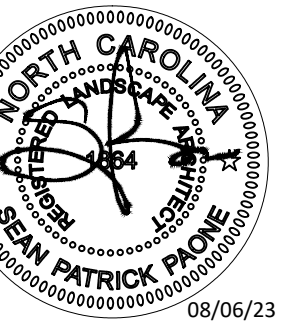
**404 MAIN**  
CONDITIONAL  
REZONING

404 MAIN STREET  
PINEVILLE, NC 28134

### SITE PERSPECTIVES

PROJECT NO:  
4909.01

REVISIONS:  
03/03/23 - SUBMITTAL OF APPLICATION  
04/20/23 - REVISIONS PER COMMENTS  
05/16/23 - REVISIONS PER COMMENTS  
08/06/23 - REVISIONS PER TOP WORKSHOP

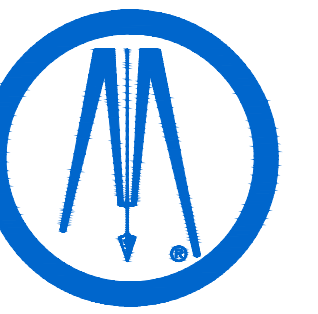


- CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAG MEN, ETC. AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.
- ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION, TOWN OF HUNTERSVILLE AND CHARLOTTE-MECKLENBURG UTILITIES SPECIFICATIONS.
- SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART P, OR AS AMENDED.

SCALE:	
DATE:	03/03/23
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	

**RZ - 400**

FILE NO.:



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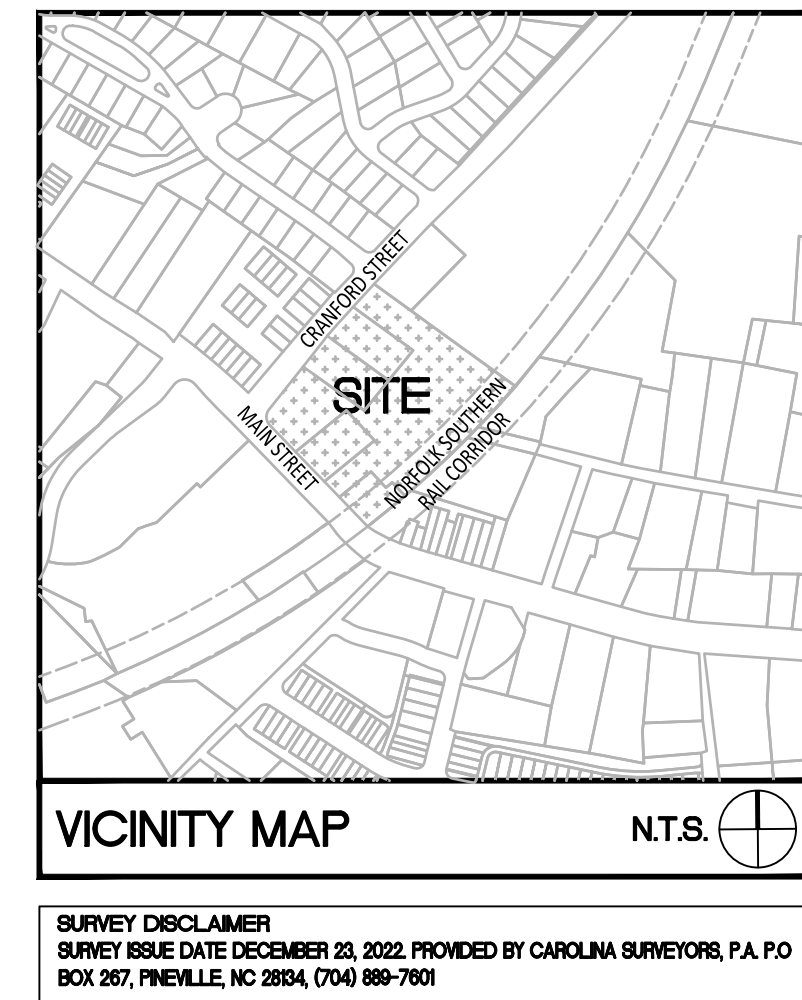
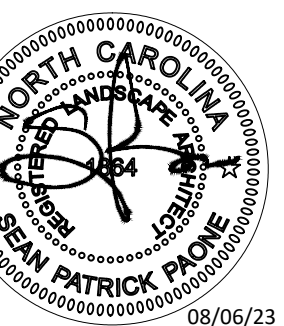
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