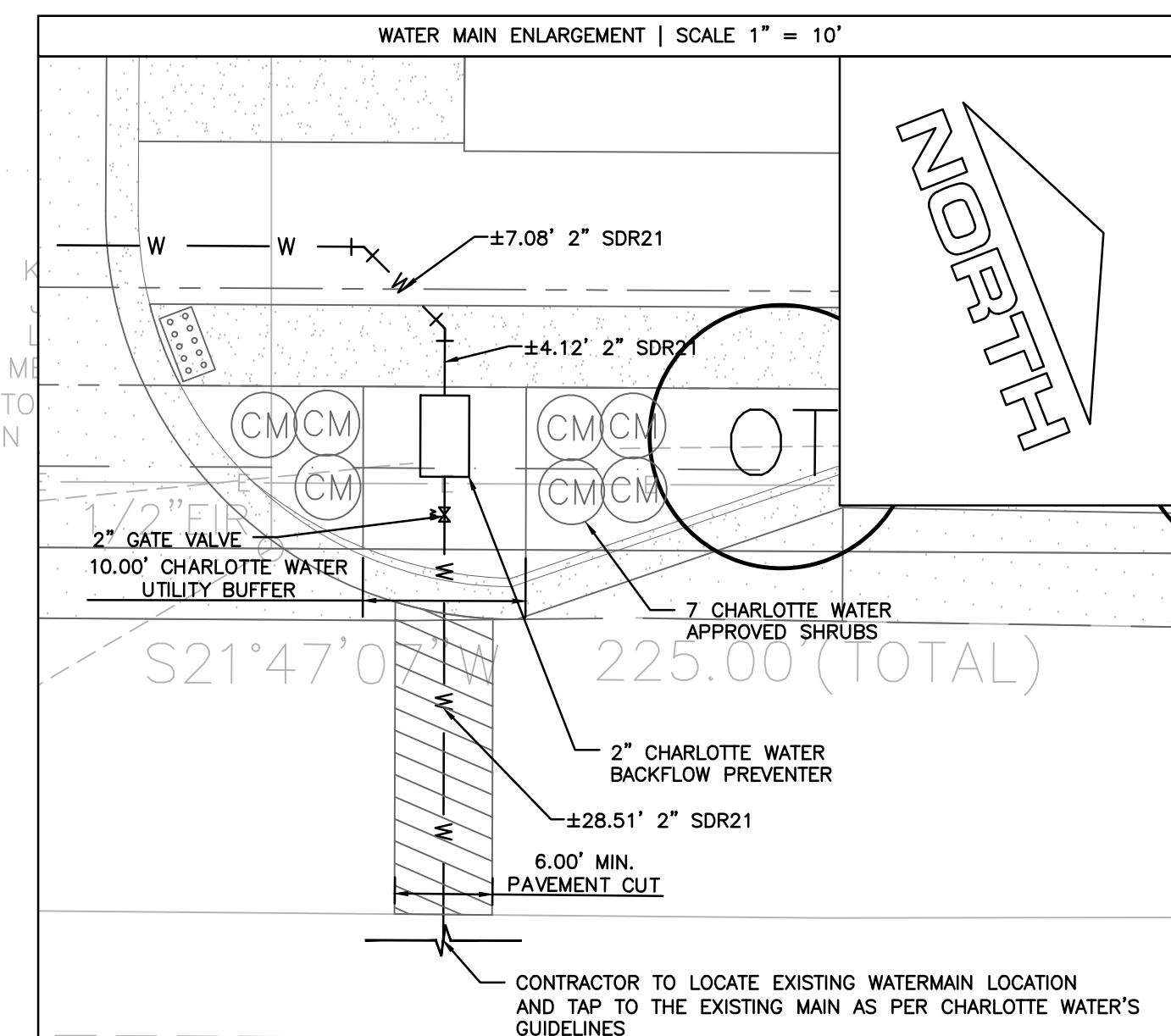
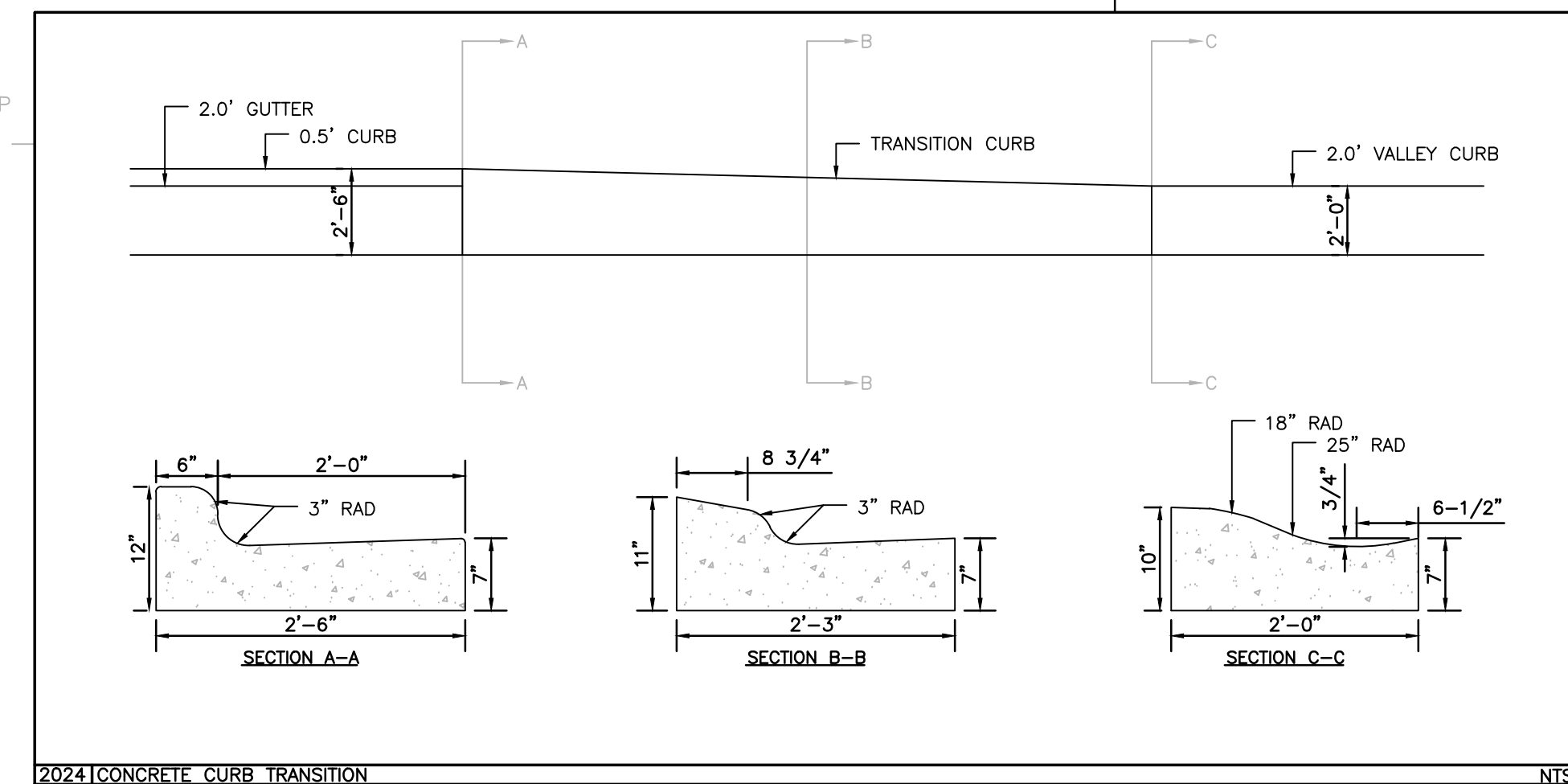
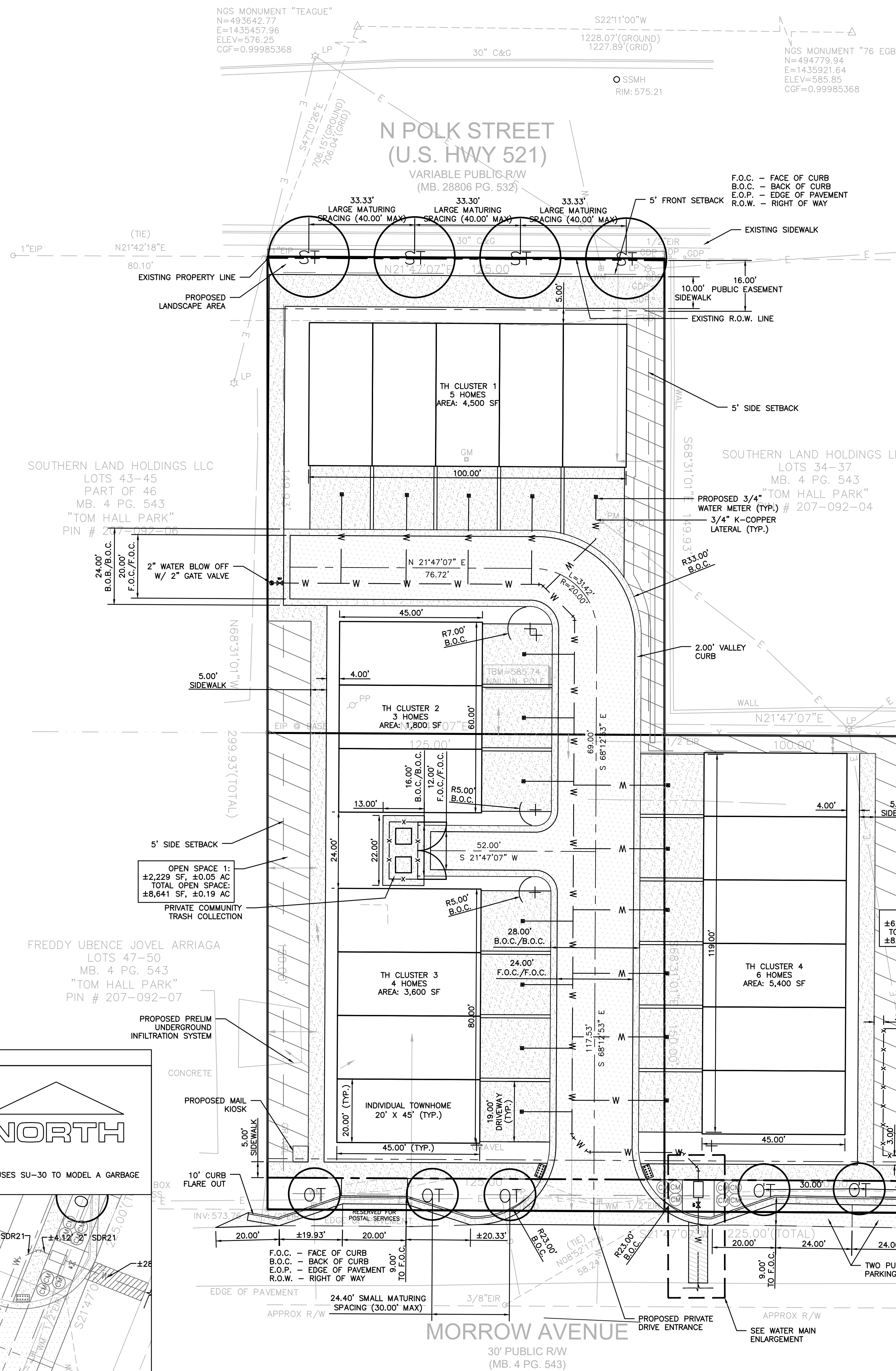
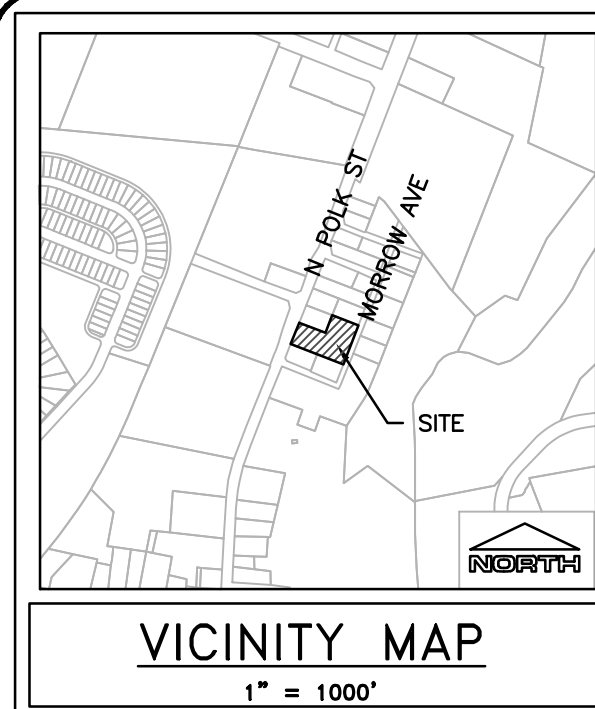
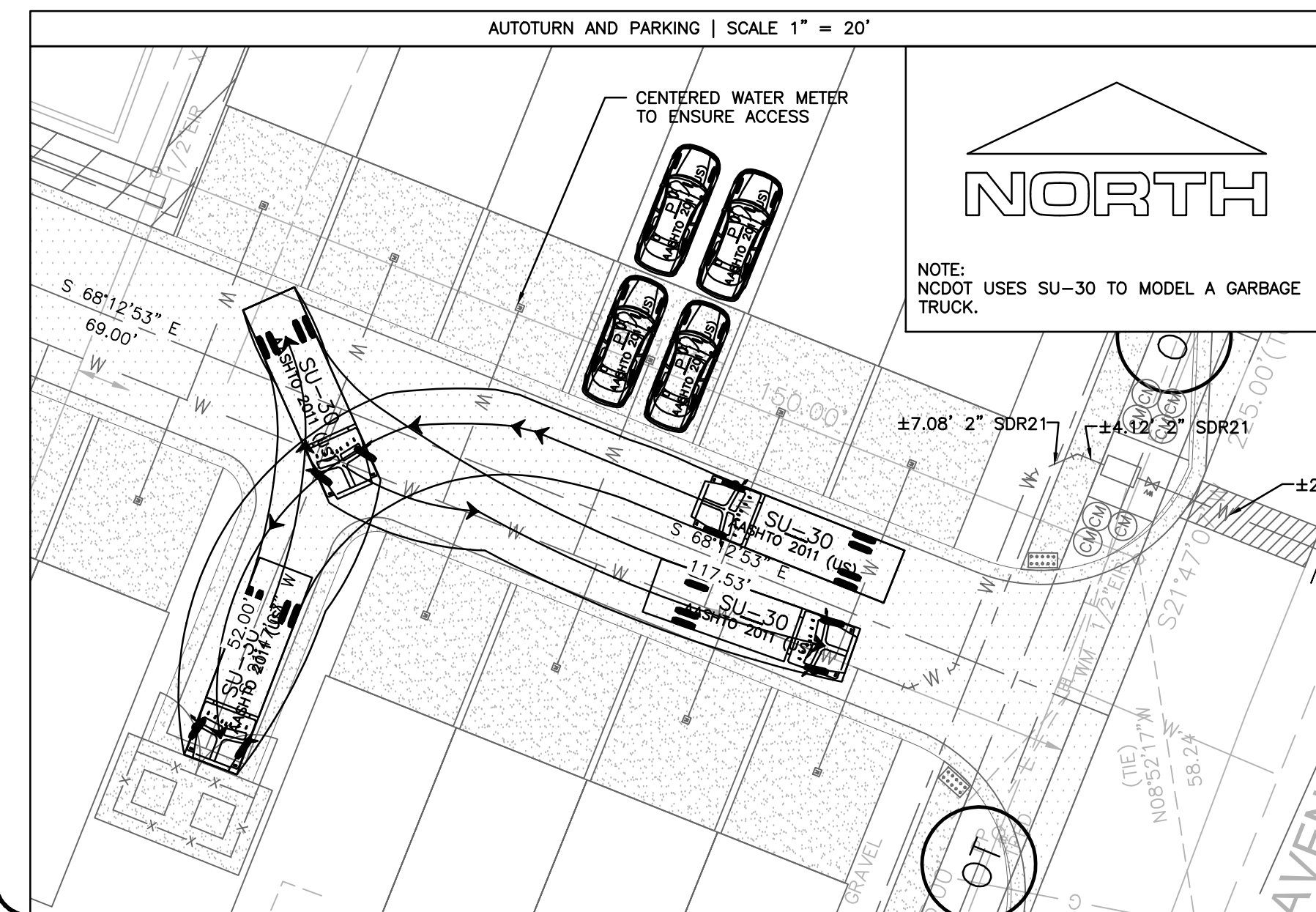




SITE DATA	
PARCEL ID NO. (S)	204-09-205, 207-09-208, 207-09-209
DEED INFORMATION DB/PG	38751/393
TOTAL SITE AREA	±1.21 AC
TOTAL DISTURBED AREA	TBD
ZONING CLASSIFICATION	GENERAL BUSINESS DISTRICT (B-3)
PROPOSED ZONING CLASSIFICATION	CONDITIONAL (B-3)
BUILDING SETBACKS	5' FRONT, 5' REAR, 5' SIDE
LANDSCAPE BUFFERS	20'
EXISTING IMPERVIOUS	11,326 SF, 0.26 AC
PROPOSED IMPERVIOUS	38,299 SF, 0.88 AC
BUILDINGS	16,200 SF, 0.37 AC
PAVING	8,291 SF, 0.19 AC
CONCRETE	13,808 SF, 0.32 AC
% IMPERVIOUS	72.7%
TOTAL UNITS	18 UNITS
PARKING REGULATION	CITY OF PINEVILLE / ADA, NCBC
REQUIRED PARKING	2 SPACES PER UNIT
PROVIDED PARKING	75 SPACES: 3 OF 75 AS PARALLEL, 1 OF 3 PARALLEL AS POSTAL SERVICES ONLY
OPEN SPACE REQUIRED	10% OF SITE AREA = 0.12 AC
OPEN SPACE PROVIDED	±8,642 SF, 0.20 AC
PROVIDED DENSITY	14.88 UNITS PER ACRE
MAX BUILDING HEIGHT	3 STORY MAX
TOWNHOME MIN. SEPARATION	10'
SFA WASTE & RECYCLING PROVIDED	PRIVATE WASTE AND RECYCLING



SOUTHGATE TOWNHOMES – N.POLK

OVERALL SITE PLAN

606 N POLK ST, PINEVILLE NC 28134

SOUTH OAK PARTNERS

CESI PROJECT NO. 250098.000
 DRAWN BY: M. KANE
 CHECKED BY: NEW
 PROJECT START: TBD

CESSI

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SURVEYING

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