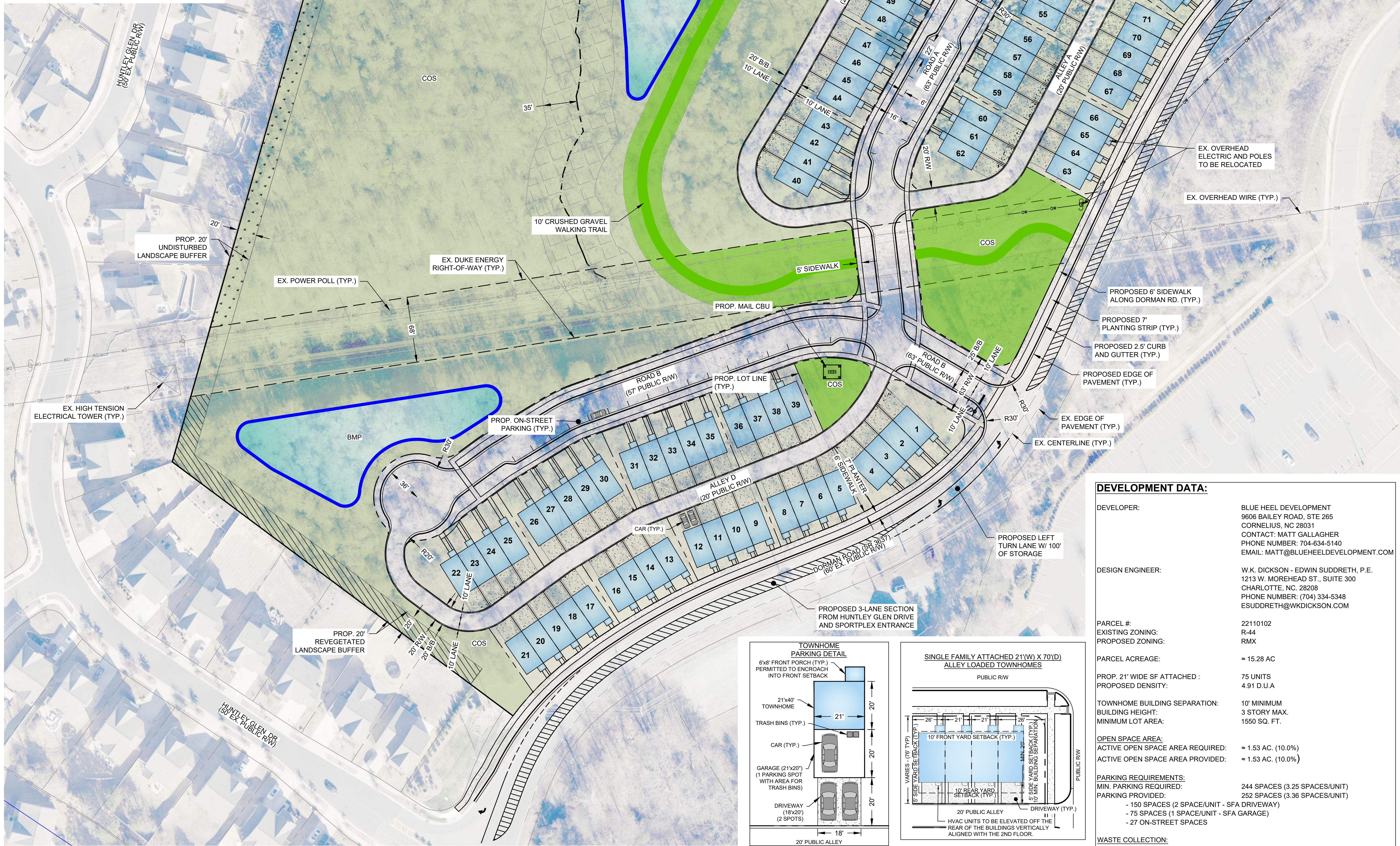


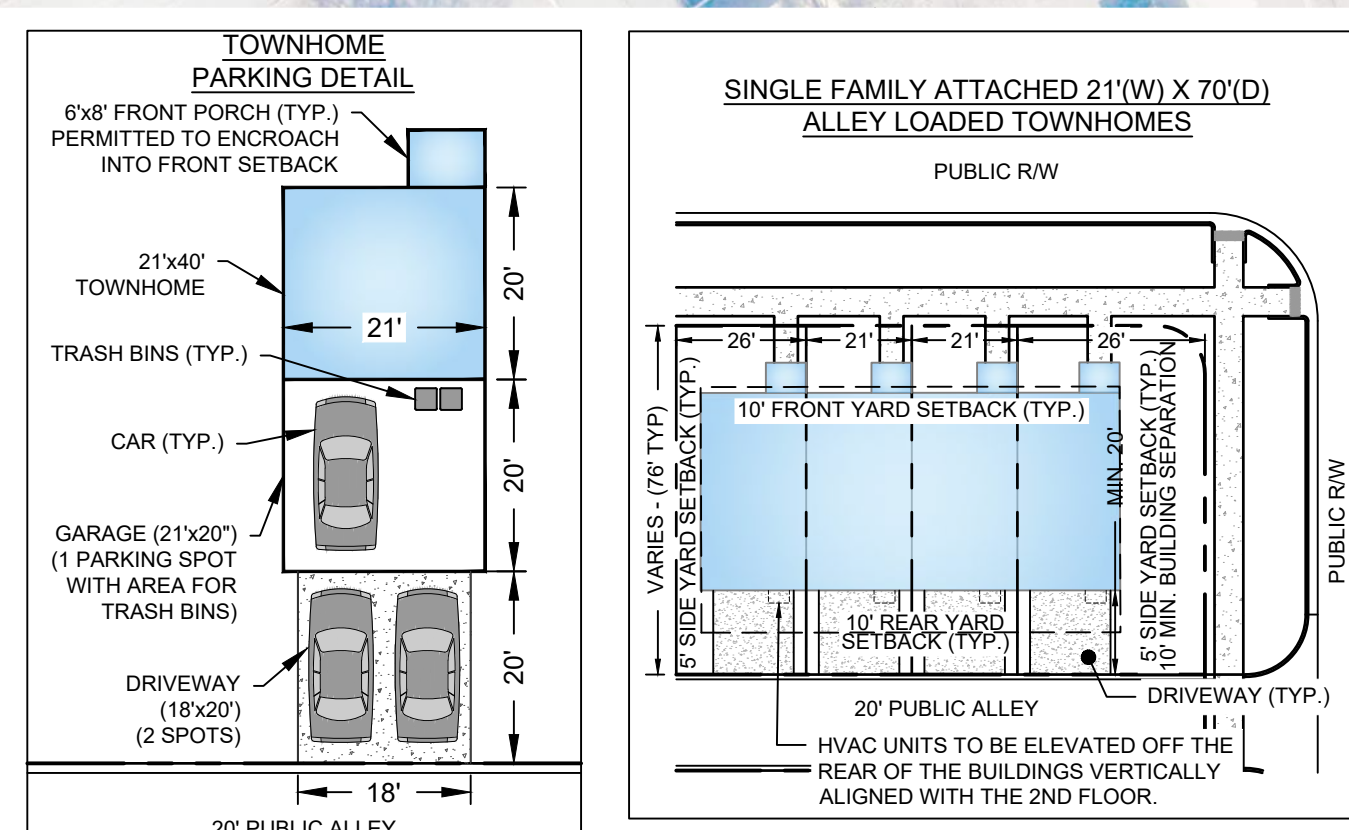


VICINITY MAP  
N.T.S.



**DEVELOPMENT DATA:**

DEVELOPER:	BLUE HEEL DEVELOPMENT 9606 BAILEY ROAD, STE 265 CORNELIUS, NC 28031 CONTACT: MATT GALLAGHER PHONE NUMBER: 704-634-5140 EMAIL: MATT@BLUEHEELDEVELOPMENT.COM
DESIGN ENGINEER:	W.K. DICKSON - EDWIN SUDDRETH, P.E. 1213 W. MOREHEAD ST., SUITE 300 CHARLOTTE, NC. 28208 PHONE NUMBER: (704) 334-5348 ESUDDRETH@WKDICKSON.COM
PARCEL #:	22110102
EXISTING ZONING:	R-44
PROPOSED ZONING:	RMX
PARCEL ACREAGE:	= 15.28 AC
PROP. 21' WIDE SF ATTACHED:	75 UNITS
PROPOSED DENSITY:	4.91 D.U./A
TOWNHOME BUILDING SEPARATION:	10' MINIMUM
BUILDING HEIGHT:	3 STORY MAX.
MINIMUM LOT AREA:	1550 SQ. FT.
OPEN SPACE AREA:	
ACTIVE OPEN SPACE AREA REQUIRED:	= 1.53 AC. (10.0%)
ACTIVE OPEN SPACE AREA PROVIDED:	= 1.53 AC. (10.0%)
PARKING REQUIREMENTS:	244 SPACES (3.25 SPACES/UNIT)
MIN. PARKING REQUIRED:	252 SPACES (3.36 SPACES/UNIT)
PARKING PROVIDED:	252 SPACES (3.36 SPACES/UNIT)
	- 150 SPACES (2 SPACE/UNIT - SFA DRIVEWAY)
	- 75 SPACES (1 SPACE/UNIT - SFA GARAGE)
	- 27 ON-STREET SPACES
WASTE COLLECTION:	
SFA WASTE & RECYCLING PROVIDED:	HANDLED BY PUBLIC ROLL OUT BINS



CLIENT:



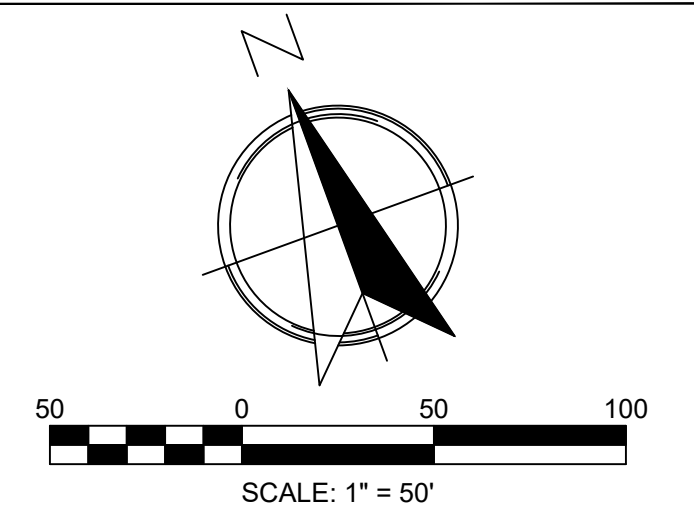
PROJECT:

**Towne Living at Pineville**

SHEET TITLE:

**Concept Plan**

SCALE:



PROJ. MGR.:	ETS
DESIGN BY:	ETS
DRAWN BY:	JCR
PROJ. DATE:	SEPT 2024
DRAWING NUMBER:	20240209.00.WK

WKD PROJ. NO.:

REVISION:	DATE:	COMMENT:

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CLIENT:



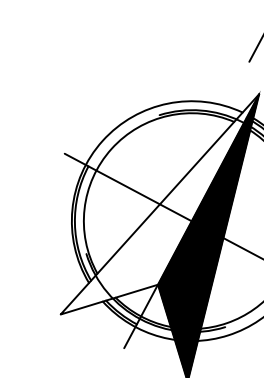
PROJECT:

**Towne Living at Pineville**

SHEET TITLE:

**Turning Movements**

SEAL:



SCALE: 1" = 40'

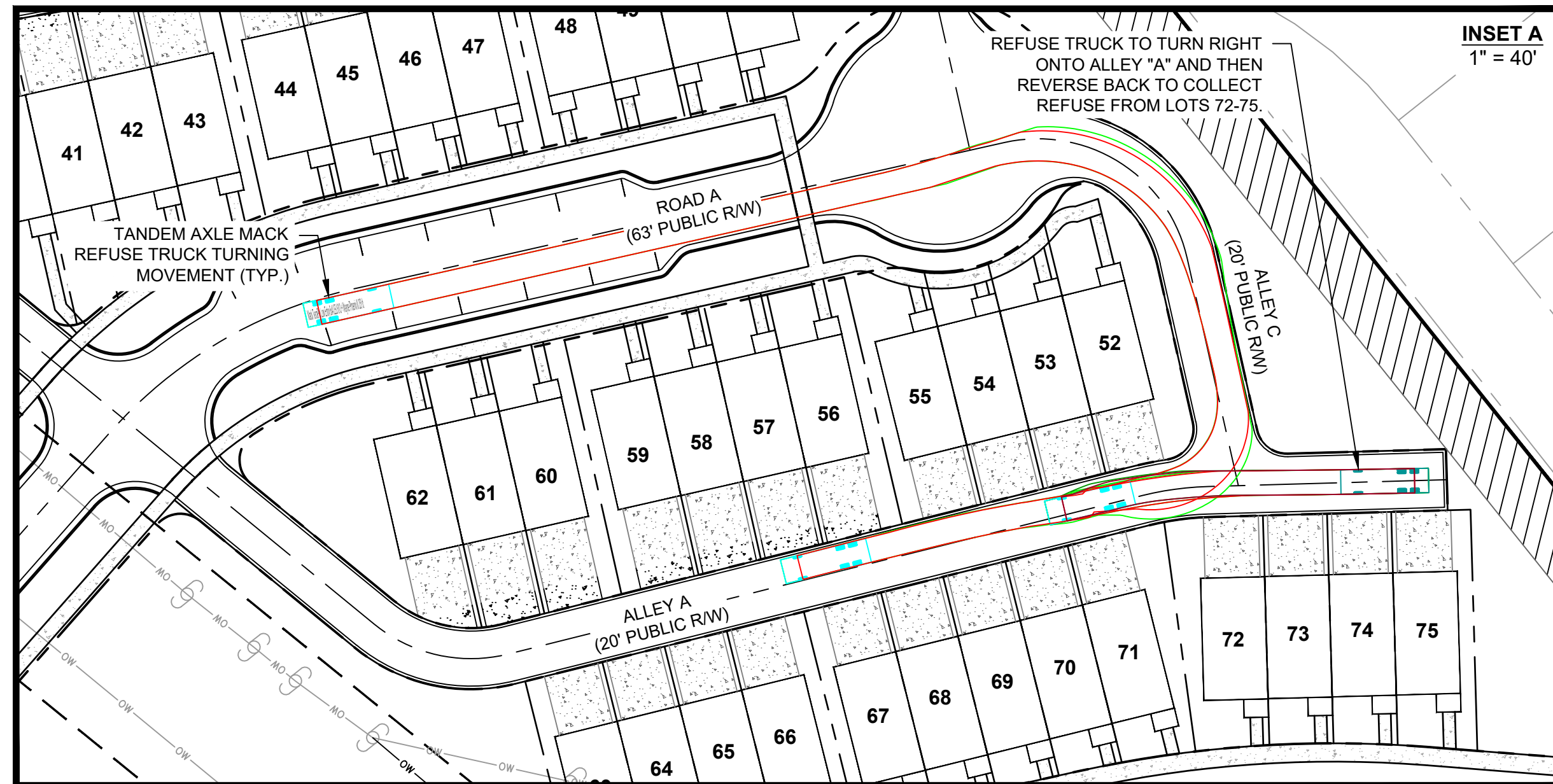
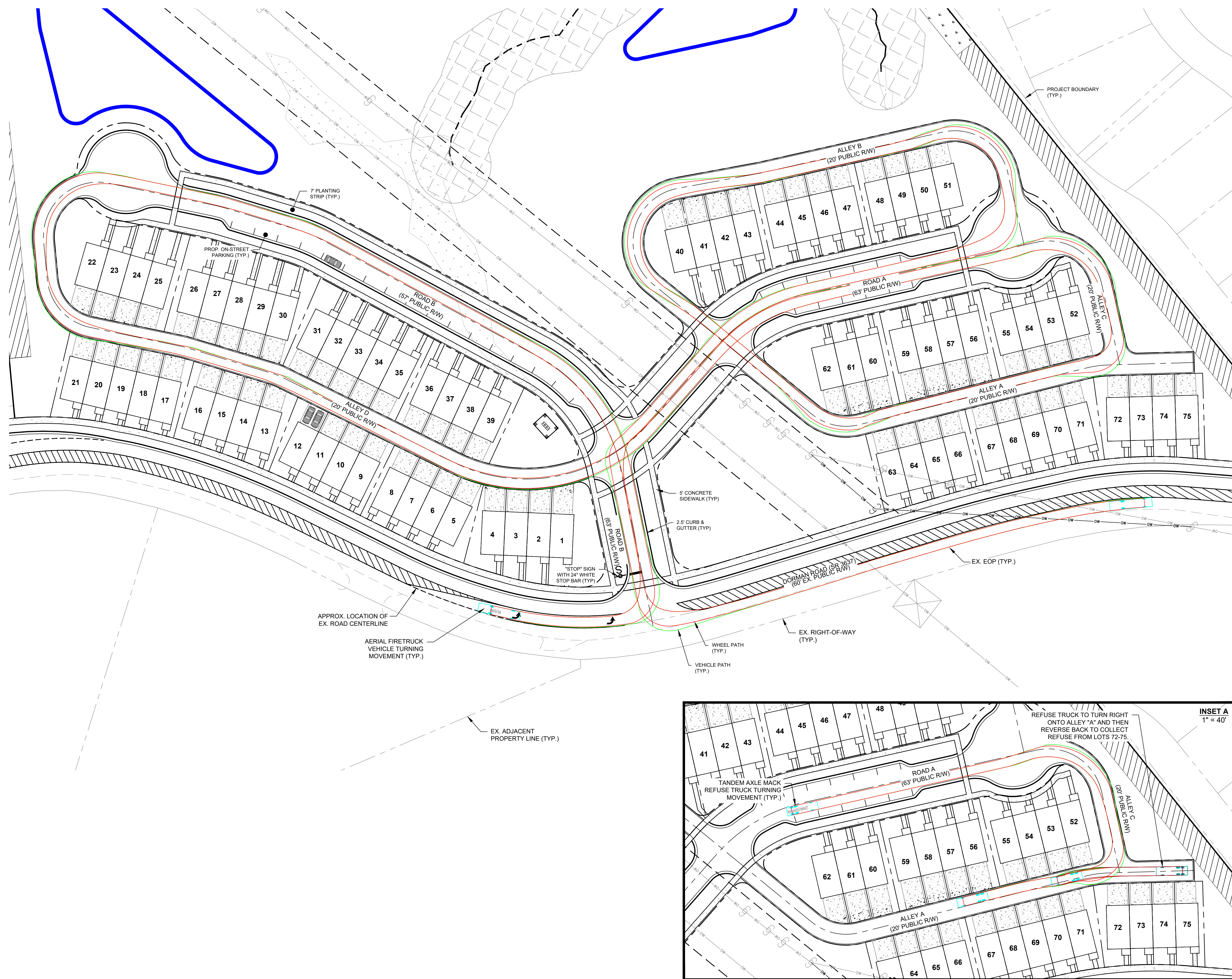
PROJ. MGR.:	ETS
DESIGN BY:	ETS
DRAWN BY:	JCR
PROJ. DATE:	SEPT 2024
DRAWING NUMBER:	20240209.00.WK

**1.2**

WKD PROJ. NO.:

REVISION:	DATE:	COMMENT:

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CLIENT:



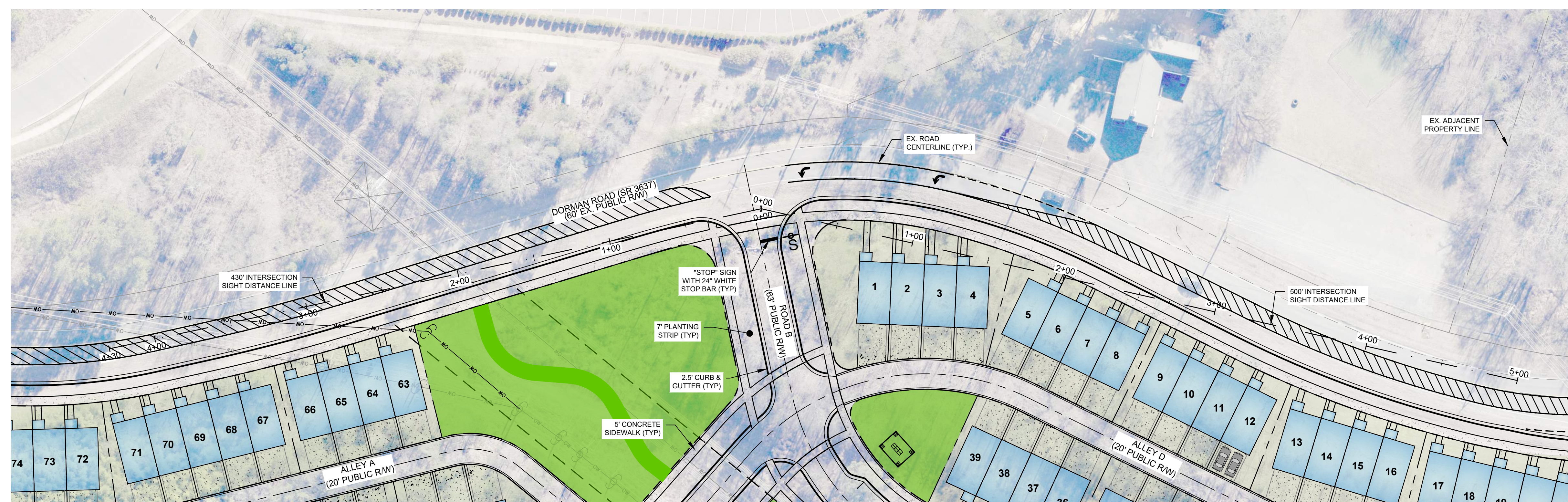
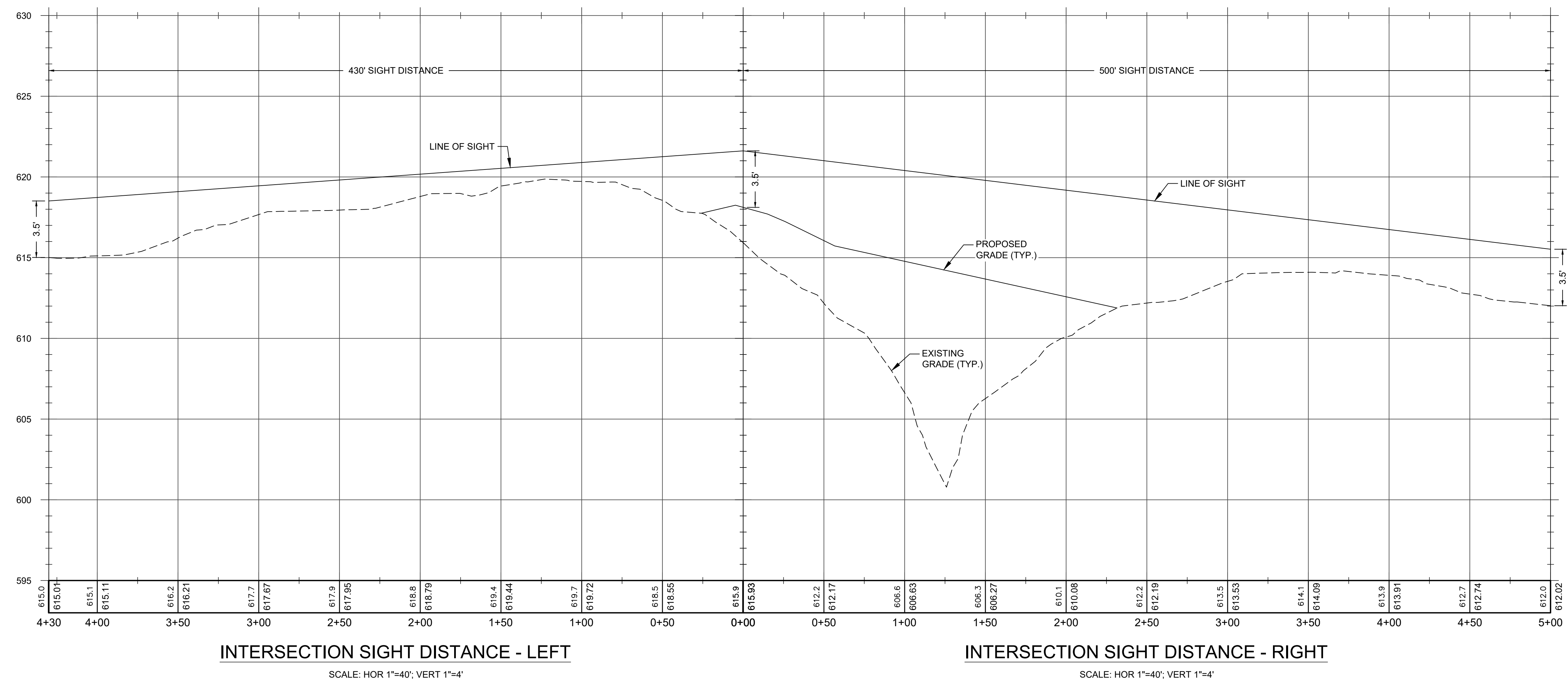
PROJECT:

## Towne Living at Pineville

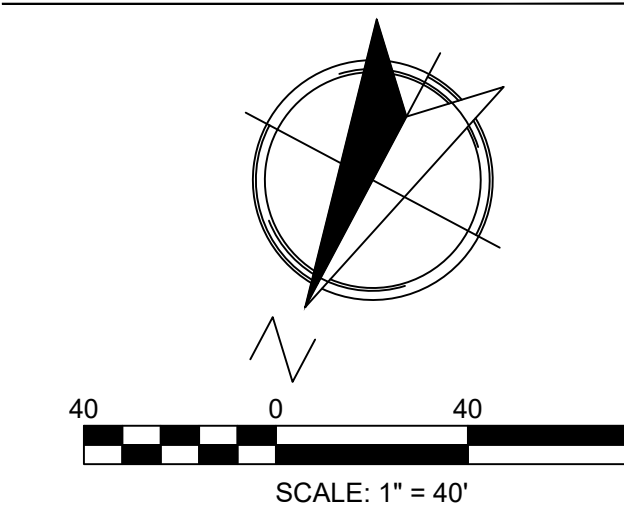
SHEET TITLE:

## ISD Plan & Profile

SEAL:



**POSTED SPEED:**  
40 MPH  
**DESIGN SPEED:**  
45 MPH



PROJ. MGR.:	ETS
DESIGN BY:	ETS
DRAWN BY:	JCR
PROJ. DATE:	SEPT 2024
DRAWING NUMBER:	20240209.00.WK

**1.3**

WKD PROJ. NO.:

REVISION:	DATE:	COMMENT:

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CLIENT:



PROJECT:

# Towne Living at Pineville

SHEET TITLE:

## Notes & Details

SEAL:

PROJ. MGR.:	ETS
DESIGN BY:	ETS
DRAWN BY:	DSE
PROJ. DATE:	SEPT 2024
DRAWING NUMBER:	20240209.00.CL

**1.5**

WKD PROJ. NO.:

REVISION:	DATE:	COMMENT:

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**PARKING ON ONE SIDE OF A SIDEWALK**  
SIDEWALK ADJACENT TO HEAD-IN OR BACK-IN PARKING SHALL BE AT LEAST 7 FEET WIDE.

**PARKING ON BOTH SIDES OF A SIDEWALK**  
SIDEWALK BETWEEN TWO ROWS OF HEAD-IN OR BACK-IN PARKING SHALL BE AT LEAST 9 FEET WIDE.

**NOTES:**

- REVERSE CURVES NOT NECESSARY IF ADEQUATE DRAINAGE CAN BE PROVIDED THAT WILL ENSURE THAT SEDIMENT, WATER, DEBRIS, ETC., DOES NOT COLLECT IN 90-DEGREE CORNERS.
- PARALLEL ACCESSIBLE SPACES AND LOADING ZONES TO BE REVIEWED ON A CASE-BY-CASE BASIS.
- FOR PARKING BAYS THAT ARE 8 FEET IN WIDTH OR GREATER, THE PAVEMENT MARKINGS SHALL BE SET AT ONE (1) FOOT LESS THAN THE STALL WIDTH.
- GREATER SEPARATION FROM INTERVENING STREETS THAN THE DISTANCES PROVIDED BELOW MAY BE REQUIRED AT THE TOWN ENGINEER'S DISCRETION.
- POSITIVE DRAINAGE SHALL BE PROVIDED EITHER BY INSTALLATION OF APPROPRIATE DRAINAGE STRUCTURES OR SLOPE PARKING AREA TO STREET FLOW LINE. SLOPING PARKING AREA TO STREET FLOW LINE ONLY PERMITTED IF ROAD GRADE IS GREATER THAN 2%.
- IF A BIKE LANE IS REQUIRED ADJACENT TO PARALLEL PARKING, THE MINIMUM WIDTH OF BIKE LANE IS 6'.

**PARALLEL PARKING STANDARDS**

PARALLEL PARKING BAY LOCATED ON	DRIVEWAY	LOCAL/ COLLECTOR	TH/FARE
LOCAL/COLLECTOR	20'	20'	20'
THOROUGHFARE	20'	20'	50'

**NOTES:**

- A 2-FOOT-WIDE PLANTING STRIP LOCATED AT THE BACK OF CURB CAN BE USED IN LIEU OF 2 FEET OF SIDEWALK WIDTH.
- PARKING AT ANY ANGLE OTHER THAN PARALLEL SHALL BE SUBJECT TO THIS STANDARD.
- IF MONOLITHIC CURB & SIDEWALK IS USED, ADD 6" TO ALL DIMENSIONS (1" IF PARKING ON BOTH SIDES).
- WHEELSTOPS SHALL ONLY BE USED IN LIEU OF 2 FEET OF SIDEWALK WITH THE APPROVAL OF THE TOWN AND WHEN EXISTING CONDITIONS PREVENT CONSTRUCTION OF A 7-FOOT/9-FOOT SIDEWALK. WHEELSTOPS SHALL BE 6" HIGH, MADE OUT OF 3600-PSI REINFORCED CONCRETE, AND ANCHORED WITH #5 OR GREATER REBAR (2" MINIMUM LENGTH). REBAR HOLES SHALL BE GROUTED UPON INSTALLATION. WHEELSTOPS SHALL BE PLACED AT 2 FEET FROM THE EDGE OF SIDEWALK OR OBSTRUCTION.

NOT TO SCALE

TOWN OF PINEVILLE  
LAND DEVELOPMENT  
STANDARDS

PARKING STANDARDS, CONT.

2/29/20
50.09B   4

Parcel #	SQ. FT.
1	4,371
2	1,928
3	1,829
4	2,437
5	2,297
6	1,614
7	1,619
8	2,010
9	2,003
10	1,608
11	1,615
12	2,164
13	2,218
14	1,677
15	1,654
16	2,106
17	2,121
18	1,651
19	1,649
20	1,673
21	2,173
22	4,023
23	1,926
24	1,927
25	2,499

Parcel #	SQ. FT.
26	2,497
27	1,923
28	1,923
29	1,923
30	2,644
31	2,373
32	1,804
33	1,788
34	1,773
35	2,195
36	2,172
37	1,720
38	1,704
39	2,055
40	3,118
41	2,040
42	1,841
43	2,092
44	1,988
45	1,596
46	1,596
47	1,976
48	1,976
49	1,596
50	1,596

Parcel #	SQ. FT.
51	3,465
52	2,827
53	1,665
54	1,608
55	2,148
56	2,189
57	1,762
58	1,772
59	2,208
60	2,224
61	1,807
62	3,740
63	2,015
64	1,606
65	1,598
66	1,977
67	1,975
68	1,594
69	1,603
70	1,628
71	2,226
72	2,231
73	1,624
74	1,608
75	1,998