

MILLER FARM CONDITIONAL REZONING PLAN

PINEVILLE, NORTH CAROLINA



VICINITY MAP
SCALE: 1" = 1,000'

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Sheet List Table

TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652

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DRB GROUP
227 WEST TRADE STREET, SUITE 1610
CHARLOTTE, NC 28202

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JOB NO.
45021

SHEET NO.
RZ-000

MILLER FARM
PINEVILLE, NORTH CAROLINA
COVER

DRAWN BY
K. BRADLEY

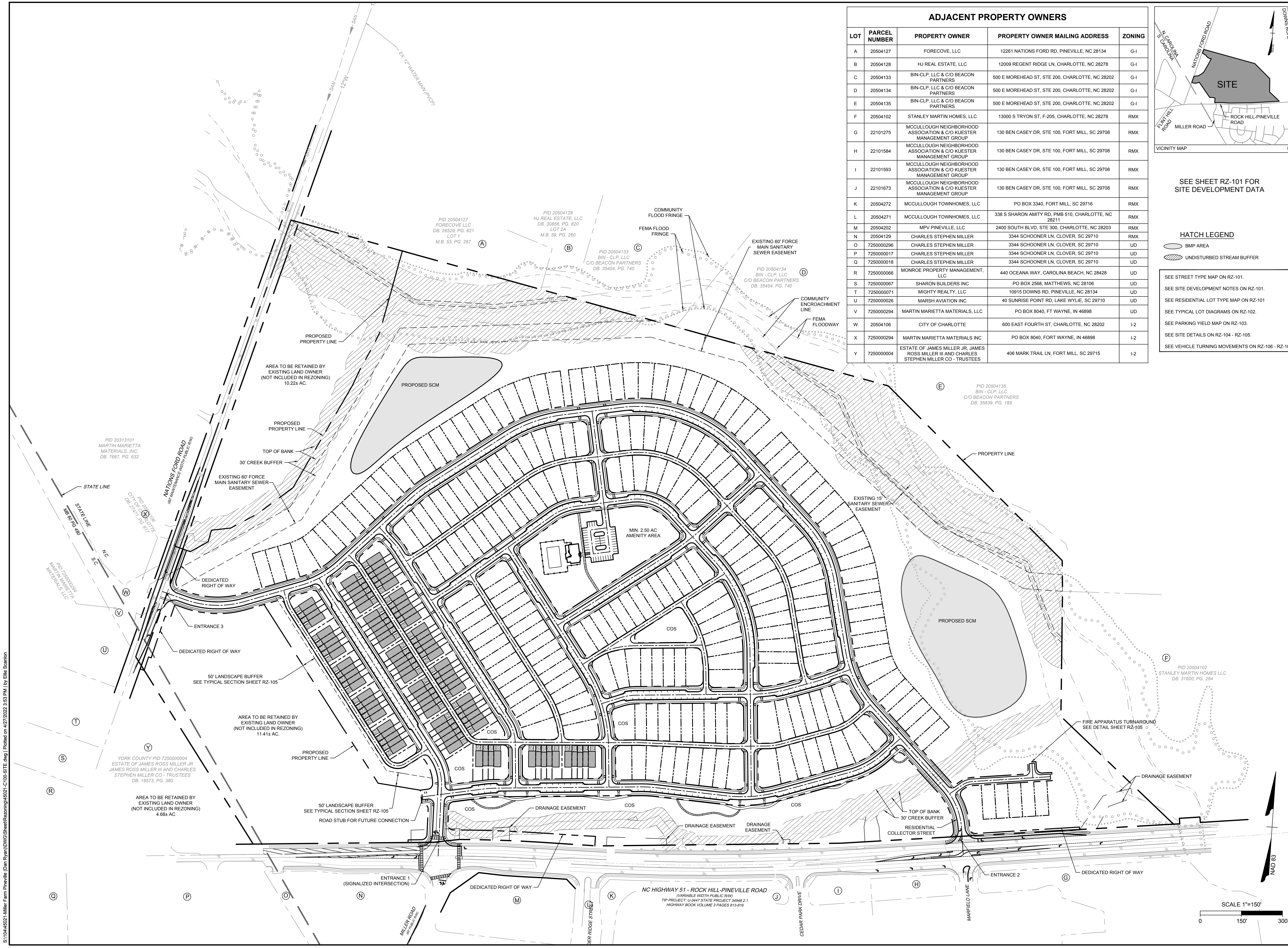
DESIGNED BY
K. BRADLEY

CHECKED BY
C. TODD

SCALE
AS SHOWN

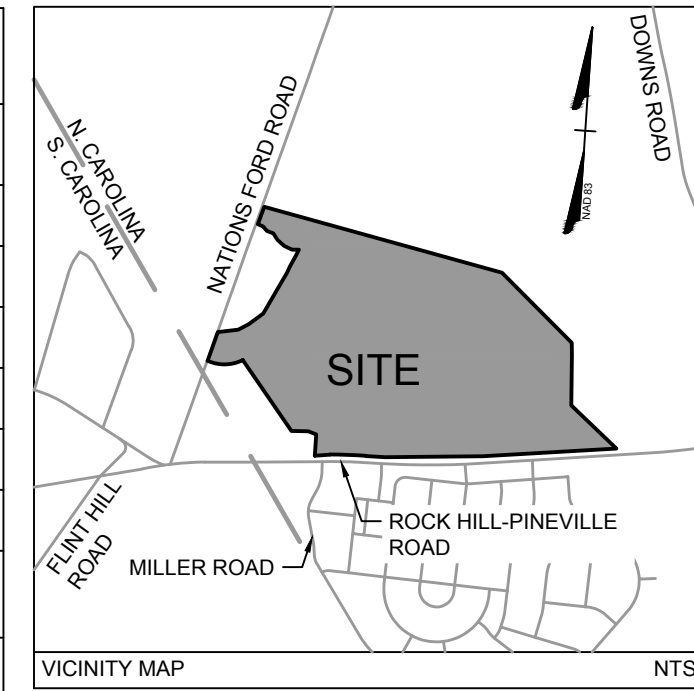
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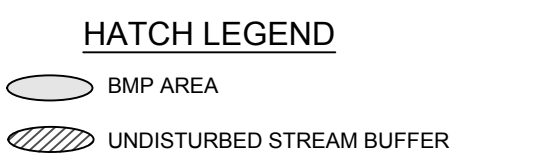


ADJACENT PROPERTY OWNERS

LOT	PARCEL NUMBER	PROPERTY OWNER	PROPERTY OWNER MAILING ADDRESS	ZONING
A	20504127	FORECOVE, LLC	12261 NATIONS FORD RD, PINEVILLE, NC 28134	G-1
B	20504128	HJ REAL ESTATE, LLC	12009 REGENT RIDGE LN, CHARLOTTE, NC 28278	G-1
C	20504133	BIN-CLP, LLC & C/O BEACON PARTNERS	500 E MOREHEAD ST, STE 200, CHARLOTTE, NC 28202	G-1
D	20504134	BIN-CLP, LLC & C/O BEACON PARTNERS	500 E MOREHEAD ST, STE 200, CHARLOTTE, NC 28202	G-1
E	20504135	BIN-CLP, LLC & C/O BEACON PARTNERS	500 E MOREHEAD ST, STE 200, CHARLOTTE, NC 28202	G-1
F	20504102	STANLEY MARTIN HOMES, LLC	13000 S TRYON ST, F-205, CHARLOTTE, NC 28278	RMX
G	22101275	MCCULLOUGH NEIGHBORHOOD ASSOCIATION & C/O KUESTER MANAGEMENT GROUP	130 BEN CASEY DR, STE 100, FORT MILL, SC 29708	RMX
H	22101584	MCCULLOUGH NEIGHBORHOOD ASSOCIATION & C/O KUESTER MANAGEMENT GROUP	130 BEN CASEY DR, STE 100, FORT MILL, SC 29708	RMX
I	22101593	MCCULLOUGH NEIGHBORHOOD ASSOCIATION & C/O KUESTER MANAGEMENT GROUP	130 BEN CASEY DR, STE 100, FORT MILL, SC 29708	RMX
J	22101673	MCCULLOUGH NEIGHBORHOOD ASSOCIATION & C/O KUESTER MANAGEMENT GROUP	130 BEN CASEY DR, STE 100, FORT MILL, SC 29708	RMX
K	20504272	MCCULLOUGH TOWNHOMES, LLC	PO BOX 3340, FORT MILL, SC 29716	RMX
L	20504271	MCCULLOUGH TOWNHOMES, LLC	338 S SHARON AMITY RD, PMB 510, CHARLOTTE, NC 28211	RMX
M	20504202	MPV PINEVILLE, LLC	2400 SOUTH BLVD, STE 300, CHARLOTTE, NC 28203	RMX
N	20504129	CHARLES STEPHEN MILLER	3344 SCHOONER LN, CLOVER, SC 29710	UD
O	7250000296	CHARLES STEPHEN MILLER	3344 SCHOONER LN, CLOVER, SC 29710	UD
P	7250000017	CHARLES STEPHEN MILLER	3344 SCHOONER LN, CLOVER, SC 29710	UD
Q	7250000018	CHARLES STEPHEN MILLER	3344 SCHOONER LN, CLOVER, SC 29710	UD
R	7250000066	MONROE PROPERTY MANAGEMENT, LLC	440 OCEANA WAY, CAROLINA BEACH, NC 28428	UD
S	7250000067	SHARON BUILDERS INC	PO BOX 2568, MATTHEWS, NC 28106	UD
T	7250000071	MIGHTY REALTY, LLC	10915 DOWNS RD, PINEVILLE, NC 28134	UD
U	7250000026	MARSH AVIATION INC	40 SUNRISE POINT RD, LAKE WYLLIE, SC 29710	UD
V	7250000294	MARTIN MARIETTA MATERIALS, LLC	PO BOX 8040, FT WAYNE, IN 46898	UD
W	20504106	CITY OF CHARLOTTE	600 EAST FOURTH ST, CHARLOTTE, NC 28202	I-2
X	7250000294	MARTIN MARIETTA MATERIALS INC	PO BOX 8040, FORT WAYNE, IN 46898	I-2
Y	7250000004	ESTATE OF JAMES MILLER JR, JAMES ROSS MILLER III AND CHARLES STEPHEN MILLER CO - TRUSTEES	406 MARK TRAIL LN, FORT MILL, SC 29715	I-2



SEE SHEET RZ-101 FOR SITE DEVELOPMENT DATA



- SEE STREET TYPE MAP ON RZ-101.
- SEE SITE DEVELOPMENT NOTES ON RZ-101.
- SEE RESIDENTIAL LOT TYPE MAP ON RZ-101.
- SEE TYPICAL LOT DIAGRAMS ON RZ-102.
- SEE PARKING YIELD MAP ON RZ-103.
- SEE SITE DETAILS ON RZ-104 - RZ-105.
- SEE VEHICLE TURNING MOVEMENTS ON RZ-106 - RZ-108.

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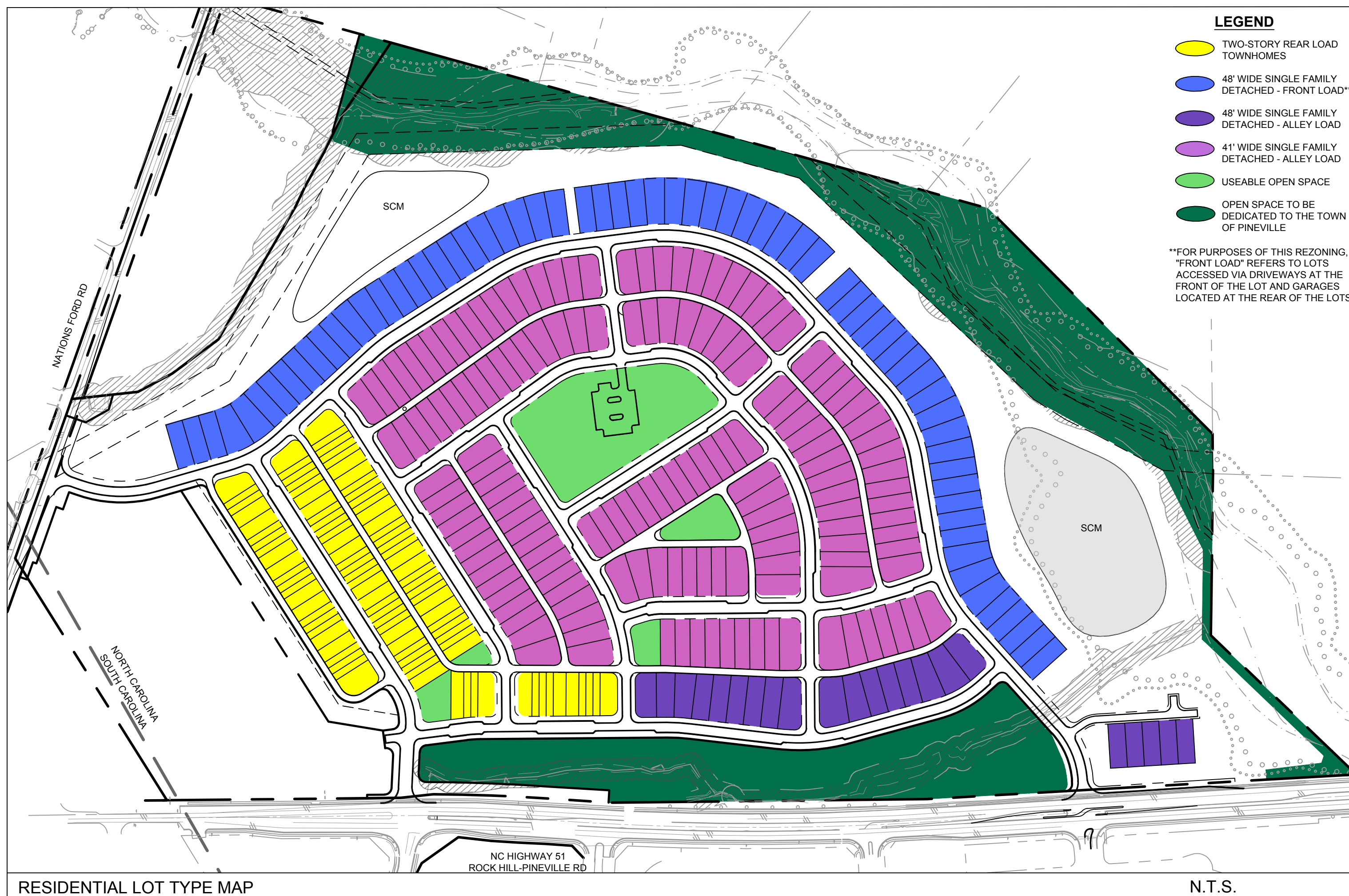
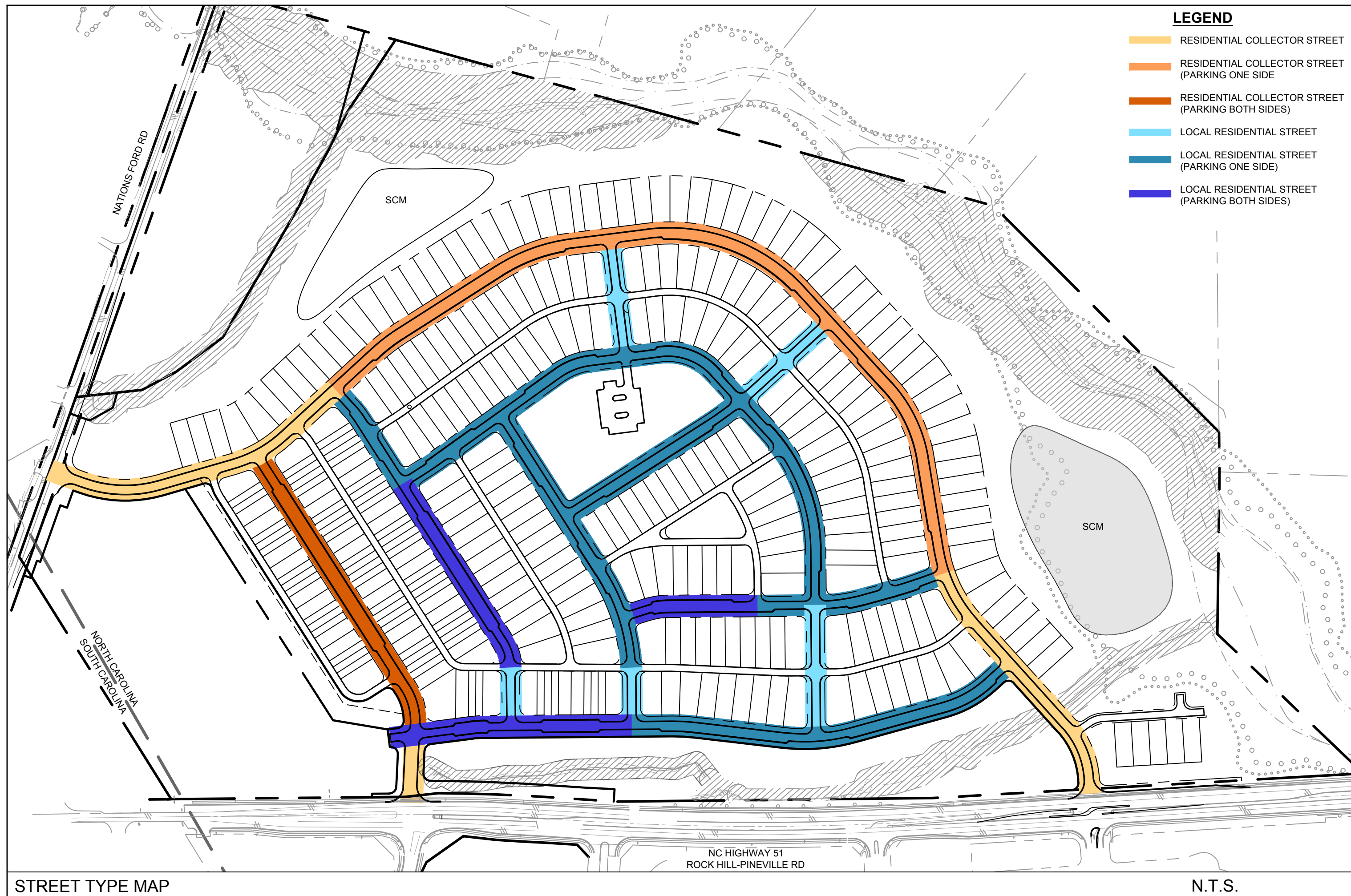
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CONDITIONAL REZONING PLAN OVERALL

JOB NO.	45021
SHEET NO.	RZ-100



REZONING NOTES:

- GENERAL PROVISIONS:**
 - SITE LOCATION.** THESE DEVELOPMENT STANDARDS FORM A PART OF THE CONDITIONAL REZONING PLAN ASSOCIATED WITH THE CONDITIONAL REZONING PLAN FILED BY DRB GROUP ("PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF THE PROPOSED RESIDENTIAL MIXED-USE PROJECT ON APPROXIMATELY 113.70 ACRES SITE LOCATED ALONG ROCK HILL-PINEVILLE ROAD (THE "SITE").
 - ZONING DISTRICTS / ORDINANCE.** DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE CONDITIONAL REZONING PLAN AS WELL AS THE APPLICABLE PROVISIONS OF THE TOWN OF PINEVILLE ZONING ORDINANCE (THE "ORDINANCE").
 - GRAPHICS AND ALTERATIONS.** THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, AMENITY AREA, SIDEWALKS, STRUCTURES AND BUILDINGS, DRIVEWAYS, STREETS AND OTHER DEVELOPMENTAL MATTERS AND SITE ELEMENTS (COLLECTIVELY THE "DEVELOPMENT/SITE ELEMENTS") SET FORTH ON THE CONDITIONAL REZONING PLAN SHOULD BE REVIEWED IN CONJUNCTION WITH THE PROVISIONS OF THESE DEVELOPMENT STANDARDS. THE LAYOUT, LOCATIONS, SIZES AND FORMULATIONS OF THE DEVELOPMENT/SITE ELEMENTS DEPICTED ON THE CONDITIONAL REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS PROPOSED. CHANGES TO THE CONDITIONAL SITE PLAN NOT ANTICIPATED BY THE CONDITIONAL REZONING PLAN WILL BE REVIEWED AND APPROVED.

SINCE THE PROJECT HAS NOT UNDERGONE THE DESIGN DEVELOPMENT AND CONSTRUCTIONS PHASES, IT IS INTENDED THAT THIS CONDITIONAL REZONING PLAN PROVIDE FOR FLEXIBILITY IN ALLOWING SOME ALTERATIONS OR MODIFICATIONS FROM THE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS. THEREFORE, THERE MAY BE INSTANCES WHERE MINOR MODIFICATIONS WILL BE ALLOWED WITHOUT REQUIRING THE ADMINISTRATIVE AMENDMENT PROCESS.

MINOR MODIFICATIONS ARE PERMITTED AS DETERMINED BY THE PLANNING DIRECTOR, IF NOT DETERMINED MINOR, IT SHALL FOLLOW THE CONDITIONAL AMENDMENT PROCESS.
 - NUMBER OF RESIDENTIAL BUILDINGS PRINCIPAL AND ACCESSORY.** THE TOTAL NUMBER OF RESIDENTIAL LOTS TO BE DEVELOPED ON THE SITE SHALL NOT EXCEED 340. ACCESSORY BUILDINGS AND STRUCTURES LOCATED ON THE SITE SHALL NOT BE CONSIDERED IN ANY LIMITATION ON THE NUMBER OF BUILDINGS ON THE SITE. ACCESSORY BUILDINGS AND STRUCTURES WILL BE CONSTRUCTED UTILIZING SIMILAR BUILDING MATERIALS, COLORS, ARCHITECTURAL ELEMENTS AND DESIGNS AS THE PRINCIPAL BUILDING LOCATED ON THE SITE. ACCESSORY STRUCTURES AND BUILDINGS INCLUDE STRUCTURES AND BUILDINGS SUCH AS BUT NOT LIMITED TO: A MAIL KIOSK, DUMPSTER ENCLOSURES, GAZEBOS, TRELLISES, STORAGE BUILDINGS, CLUBHOUSE.
 - BUILDING DESIGN.** ARCHITECTURAL DESIGNS SHALL BE SUBMITTED TO TOWN STAFF FOR REVIEW AND APPROVAL PRIOR TO BUILDING CONSTRUCTION.
 - QUARRY DISCLOSURE.** A DISCLOSURE REGARDING THE PROXIMITY OF THE HOMES TO THE ARROWWOOD QUARRY WILL BE INCLUDED AS ADDENDUM TO THE SALES CONTRACT AT TIME OF SALE.
- PERMITTED USES & DEVELOPMENT AREA LIMITATION:**
 - THE SITE MAY BE DEVELOPED WITH UP TO 340 RESIDENTIAL LOTS FOR RESIDENTIAL USE ONLY WITH PERMITTED SECONDARY ACCESSORY USES.
 - ACCESS AND TRANSPORTATION:**
 - ACCESS TO THE SITE WILL BE FROM ROCK HILL-PINEVILLE ROAD (HIGHWAY 51) AND NATIONS FORD RD IN THE MANNER GENERALLY DEPICTED ON THE CONDITIONAL SITE PLAN.
 - THE PETITIONER WILL PROVIDE A SIX (6) FOOT PLANTING STRIP AND A FIVE (5) FOOT SIDEWALK ALONG THE PROPOSED PUBLIC STREETS AS GENERALLY DEPICTED ON THE CONDITIONAL SITE PLAN.
 - THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINT IS SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE DEVELOPMENT AND CONSTRUCTION PLANS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY NCDOT & PINEVILLE IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.
 - THE ALIGNMENT OF THE INTERNAL VEHICULAR CIRCULATION AND DRIVEWAYS MAY BE MODIFIED BY THE PETITIONER TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS, PARKING LAYOUTS AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY TOWN OF PINEVILLE IN ACCORDANCE WITH PUBLISHED STANDARDS.
 - STREET TYPES ARE PROVIDED ON SHEET RZ-101 INSET MAP.
 - STOP SIGNS SHALL BE PROVIDED AT ROAD INTERSECTIONS AS DETERMINED BY THE TOWN DURING THE CONSTRUCTION DOCUMENT REVIEW PHASE.
 - OFF-SITE ROAD IMPROVEMENTS WILL BE PER RECOMMENDATIONS / REQUIREMENTS OF THE TRAFFIC STUDY PREPARED BY TIMMONS GROUP AND APPROVED BY NCDOT / TOWN OF PINEVILLE.
 - UTILITY SERVICES, ADA RAMP, AND CATCH BASINS / TRANSITIONS ARE NOT ALLOWED IN DRIVEWAYS.
 - STREETSCAPE, BUFFERS, YARDS, AND LANDSCAPING:**
 - ABOVE GROUND BACKFLOW PREVENTERS WILL BE SCREENED FROM PUBLIC VIEW AND WILL BE LOCATED BEHIND THE RIGHT-OF-WAY OF PUBLIC STREETS, BUT MAY BE LOCATED WITHIN THE SETBACK BEHIND THE PROPOSED SIDEWALK.
 - REQUIRED BUFFER PLANTING WILL BE PROVIDED AS REQUIRED BY THE TOWN.
 - STREET TREES WILL BE PROVIDED AS REQUIRED BY THE TOWN ORDINANCE ALONG INTERNAL STREET NETWORK AND NATIONS FORD ROAD.
 - RESIDENTIAL STREETS TO HAVE THE STANDARD SINGLE HEADED PEDESTRIAN TOWN FIXTURE. COMMERCIAL/THOROUGHFARE ROADS TO HAVE THE MORE DECORATIVE DOUBLE HEADED FIXTURE. LIGHTING WILL BE PROVIDED ALONG STREETS AS REQUIRED BY THE TOWN ORDINANCE.
 - CLUSTER MAILBOX FACILITIES SHALL NOT BE LOCATED ON ANY COLLECTOR ROADS.
 - EACH SINGLE FAMILY DETACHED HOME SHALL HAVE ITS OWN SEPERATE DRIVEWAY. THERE WILL BE NO SHARED DRIVEWAYS. AT LEAST 1' SEPARATION SHALL BE PROVIDED BETWEEN DRIVEWAYS.
 - ALL PROPOSED RETAINING WALLS ADJACENT TO ROAD RIGHTS OF WAY SHALL BE OUTSIDE ROAD RIGHT OF WAY AND/OR 1:1 SLOPE SUPPORTING RIGHT OF WAY.
 - FOR ALL HOMES, SPACE INSIDE THE GARAGE MUST BE PROVIDED FOR WASTE CONTAINERS OR MUST BE SCREENED IN SIDE OR REAR YARD. METHOD OF SCREENING SHALL BE A 5' TALL SCREENING FENCE. IN NO CASE SHALL WASTE CONTAINERS BE LOCATED IN FRONT YARDS.
 - STORMWATER / UTILITY:**
 - THE PETITIONER SHALL COMPLY WITH THE TOWN OF PINEVILLE APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE.
 - THE LOCATION, SIZE, AND TYPE OF STORMWATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORMWATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS. ALL UTILITIES WITHIN THE SITE SHALL BE PLACED UNDERGROUND.
 - SIGNAGE:**
 - AS ALLOWED BY THE RMX ZONING DISTRICTS.
 - OPEN SPACE:**
 - AMENITY AREA MAY INCLUDE POOL, CABANA, CHILDREN'S PLAY AREA, AND OTHER AMENITIZED FEATURES. THE SPECIFIC LAYOUT OF FEATURES MAY BE ALTERED DURING THE CONSTRUCTION DOCUMENT / PERMITTING PHASE.
 - EXACT LOCATION AND LAYOUT OF USABLE OPEN SPACE SHALL BE DETERMINED DURING CONSTRUCTION DOCUMENT AND PERMITTING PHASE.
 - LAND DEDICATED TO TOWN SHALL NOT BE DEDICATED UNTIL AFTER CONSTRUCTION OF DEVELOPMENT IS COMPLETE AND FINAL LOT HAS BEEN PLATTED.
 - TWO PUBLIC ACCESS EASEMENTS SHALL BE PROVIDED FROM RIGHT OF WAY TO LAND DEDICATED TO TOWN ON THE NORTH-EAST SIDE OF SITE FOR FUTURE USE OR IMPROVEMENT.
 - AMENDMENTS TO THE CONDITIONAL SITE PLAN PLAN:**
 - FUTURE AMENDMENTS TO THE CONDITIONAL SITE PLAN (WHICH INCLUDES THESE DEVELOPMENT STANDARDS) MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE APPLICABLE DEVELOPMENT AREA PORTION OF THE SITE AFFECTED BY SUCH AMENDMENT.
 - BINDING EFFECT OF THE CONDITIONAL SITE PLAN:**
 - IF THIS CONDITIONAL SITE PLAN IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF THE SITE IMPOSED UNDER THE CONDITIONAL SITE PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.

SITE DEVELOPMENT DATA:

TAX PARCEL:	20504114 (135.55± ACRES) (21.85 AC. IS NOT BEING REZONED AND WILL RETAIN EXISTING ZONING R-44)
ACREAGE TO BE REZONED	113.70± ACRES
EXISTING ZONING:	R-44
EXISTING USE:	AGRICULTURAL
PROPOSED ZONING:	RMX (RESIDENTIAL MIXED USE)
PROPOSED USES:	RESIDENTIAL MIXED USE
PROPOSED DENSITY:	(340 LOTS / 113.70± ACRES) = 2.99 DUA
TOTAL LOTS:	340
TWO-STORY REAR LOADED:	98 (29% OF TOTAL LOTS)
SINGLE FAMILY DETACHED:	242 (71% OF TOTAL LOTS)
41' WIDE:	155
48' WIDE:	87
* SEE SHEET RZ-102 FOR TYPICAL LOT DIAGRAMS	
MINIMUM LOT SIZE PROVIDED:	
TOWNHOME LOTS	2,000 SF
SINGLE FAMILY LOTS	4,920 SF
FRONT SETBACK:	10'
CORNER SETBACK:	10'
SIDE SETBACK:	5'
REAR SETBACK:	10'
ACCESSORY STRUCTURE SETBACK:	5'
REQUIRED OPEN SPACE:	29.13± AC. (25%)
REQUIRED USABLE OPEN SPACE, TOWN DEDICATION, OR COMBINATION THEREOF:	11.65± AC. (10%)
PROVIDED OPEN SPACE:	29.13± AC. (25%)
PROVIDED USABLE OPEN SPACE, TOWN DEDICATION, OR COMBINATION THEREOF:	11.65± AC.
MIN. AMENITY AREA:	2.50 AC.
NOTE: EXACT LOCATION AND LAYOUT OF USABLE OPEN SPACE AND TOWN DEDICATION SHALL BE DETERMINED DURING CONSTRUCTION DOCUMENT AND PERMITTING PHASE	

WATER QUALITY BUFFER MITIGATION NOTES:

- APPROXIMATELY 6.0± ACRES OF PCO BUFFER TO BE DISTURBED FOR DEVELOPMENT.
- MITIGATION OF BUFFER DISTURBANCE TO BE PER SECTION 6.1.1 OF CHARLOTTE WATER QUALITY BUFFER IMPLEMENTATION GUIDELINES.

UTILITY NOTES:

- THE PETITIONER SHALL COMPLY WITH CHARLOTTE WATER REQUIREMENTS.
- THE PETITIONER SHALL EXTEND EXISTING PUBLIC WATER SYSTEM TO CREATE A LOOPEO SYSTEM. EXACT ROUTING TO BE DETERMINED DURING CONSTRUCTION DOCUMENT PHASE.

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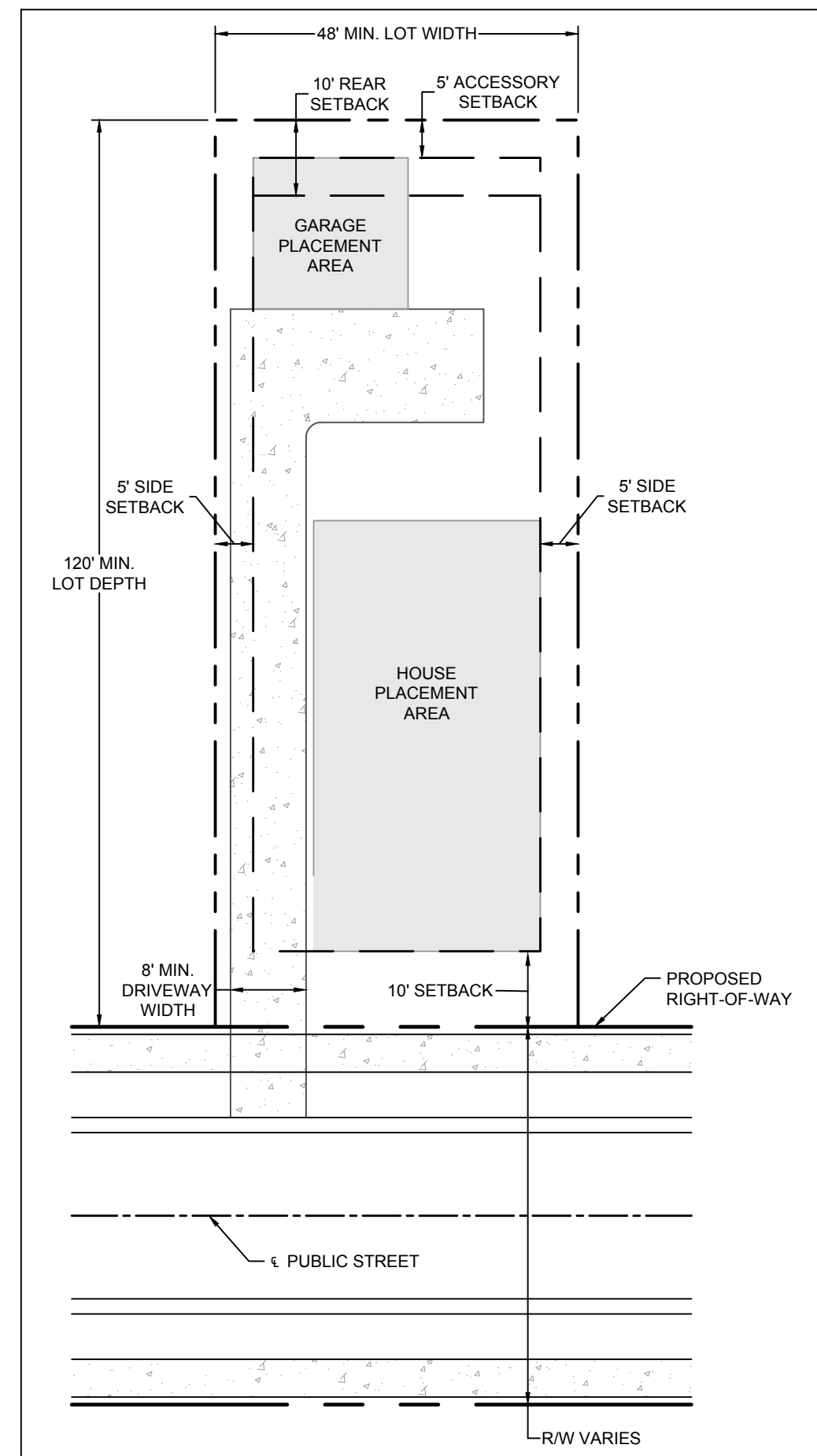
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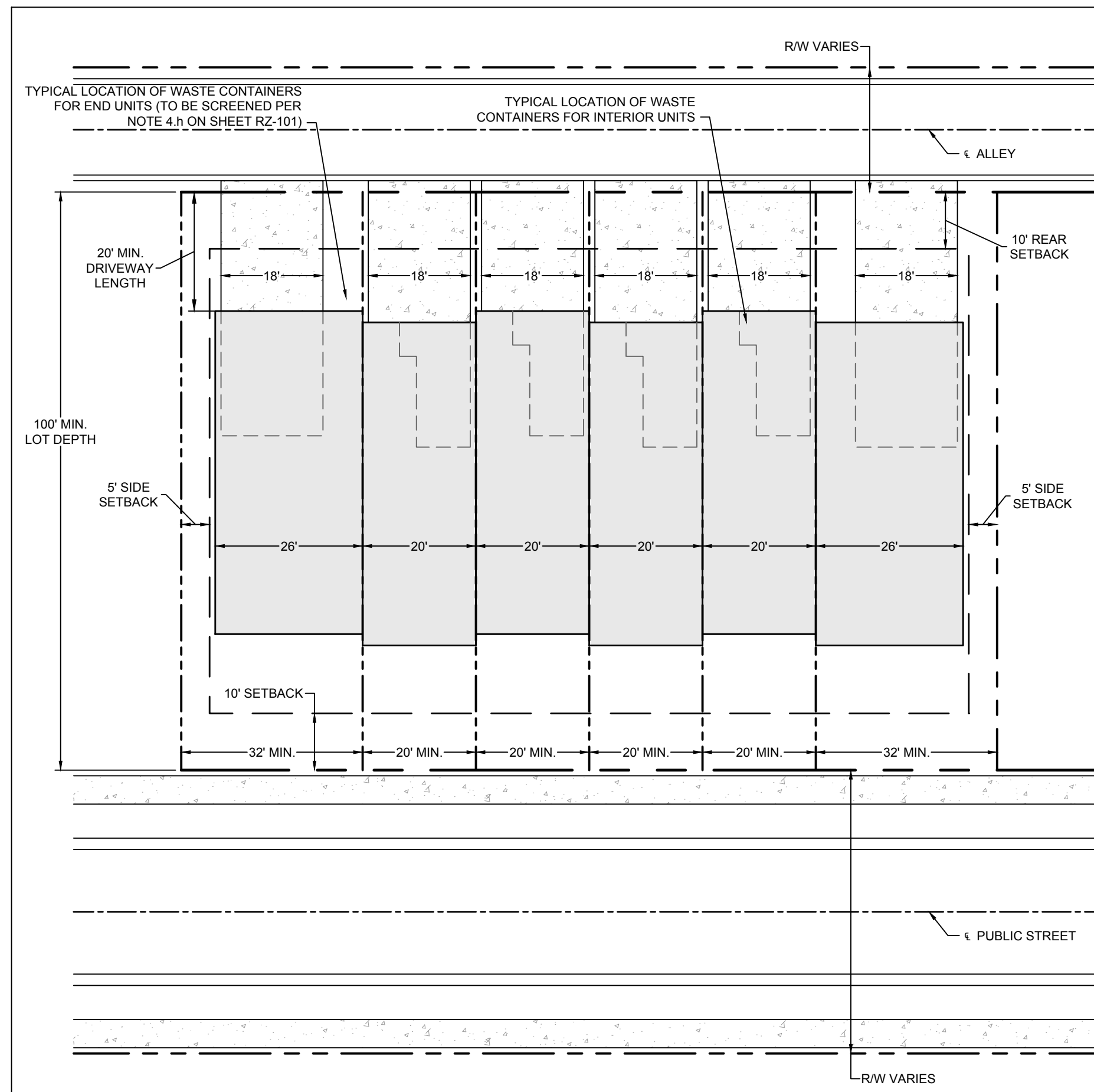
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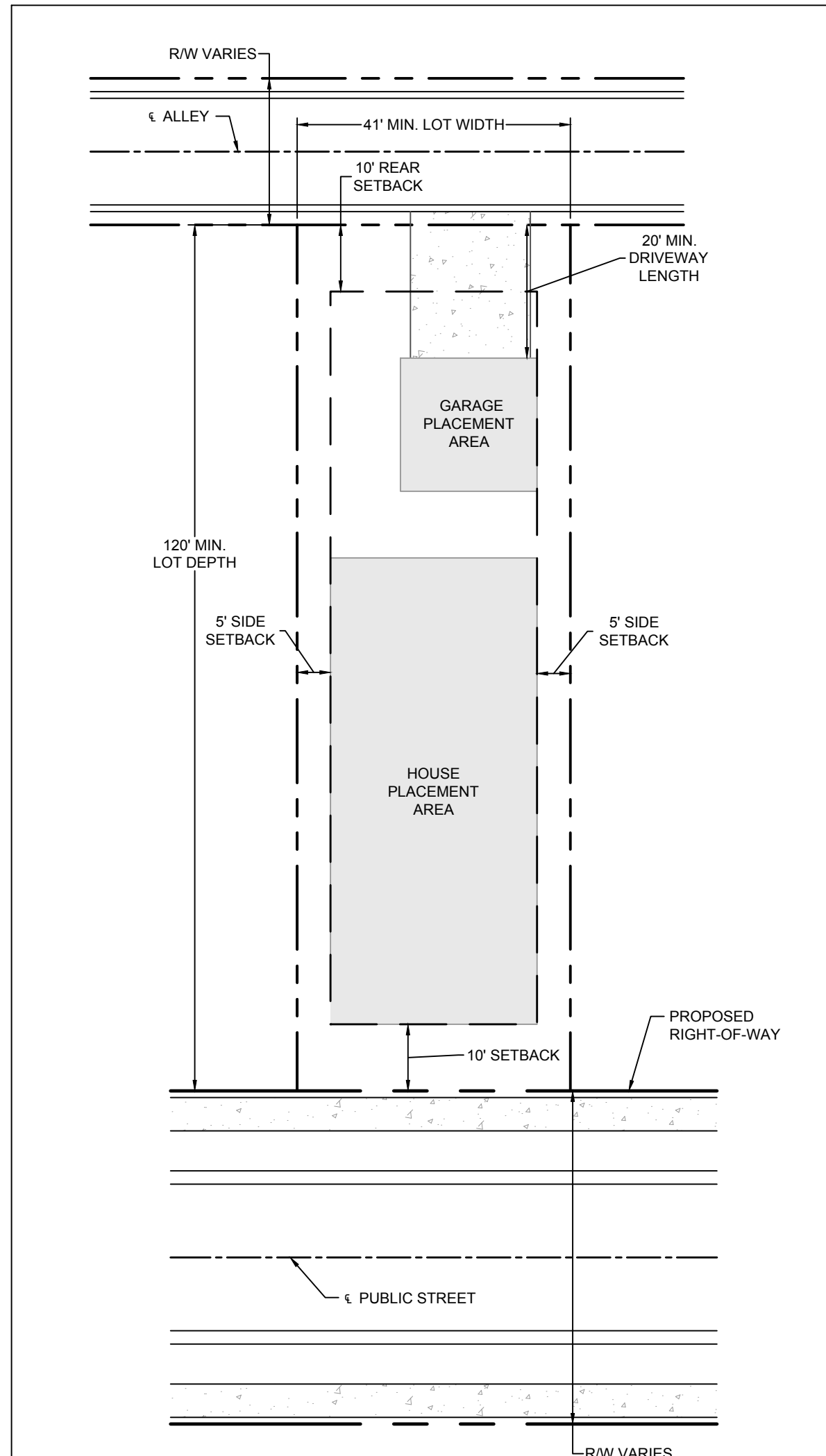


SINGLE FAMILY DETACHED 48' WIDE FRONT LOAD** TYPICAL LOT DIAGRAM SCALE: 1" = 20'

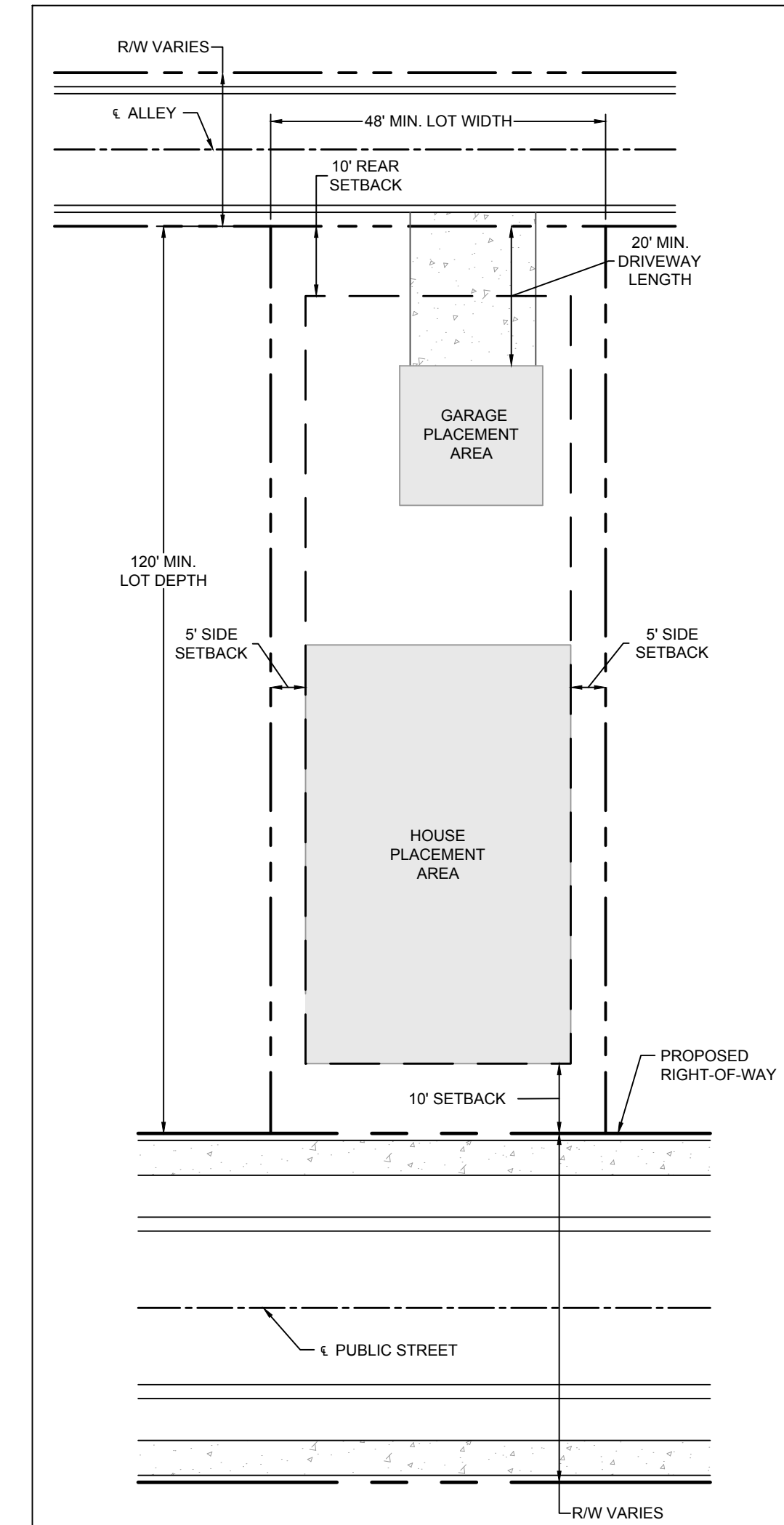
**FOR PURPOSES OF THIS REZONING, "FRONT LOAD" REFERS TO LOTS ACCESSED VIA DRIVEWAYS AT THE FRONT OF THE LOT AND GARAGES LOCATED AT THE REAR OF THE LOTS



SINGLE FAMILY TOWNHOME - TWO-STORY REAR LOAD TYPICAL LOT DIAGRAM SCALE: 1" = 20'



SINGLE FAMILY DETACHED 41' WIDE ALLEY LOAD TYPICAL LOT DIAGRAM SCALE: 1" = 20'



SINGLE FAMILY DETACHED 48' WIDE ALLEY LOAD TYPICAL LOT DIAGRAM SCALE: 1" = 20'

ARCHITECTURAL DESIGN REQUIREMENTS:

GENERAL PROVISIONS

HOUSE VARIETY
1. FOR SINGLE-FAMILY DETACHED HOMES, SIMILAR HOUSE PLANS OR ELEVATIONS ARE PERMITTED ON LOTS IF THEY VARY IN COLOR, CONTAIN VARIATIONS TO THE DETAILING AND MATERIAL AND ARE NOT LOCATED WITHIN 3 HOUSES OF EACH OTHER ON THE SAME STREET AND WITHIN 3 HOUSES ACROSS THE STREET.

HEIGHT OF HOUSES

1. NO DETACHED OR ATTACHED SINGLE-FAMILY RESIDENTIAL STRUCTURE ERRECTED UPON A LOT SHALL CONTAIN MORE THAN THREE AND ONE HALF (3-1/2) STORIES ABOVE GROUND LEVEL, OUTSIDE OF THE FRONT DOOR. A FLOOR AREA GREATER THAN 50% OF THE BUILDING FOOTPRINT SHALL BE CONSIDERED A THIRD STORY FOR PURPOSES OF THIS PROVISION.
2. THE FIRST-FLOOR CLEAR CEILING HEIGHT SHALL BE NINE (9) FOOT MINIMUM AND THE SECOND-FLOOR CEILING SHALL BE EIGHT (8) FOOT MINIMUM FOR ALL DWELLING TYPES.

EXTERIOR ARCHITECTURAL FEATURES

FOUNDATIONS

1. FOUNDATIONS MAY BE BASEMENT, CRAWLSPACE, OR SLAB ON GRADE.
2. THE FINISH FLOOR ELEVATION SHALL BE A MINIMUM OF TWELVE (12) INCHES ABOVE THE FINISH GRADE OF THE PUBLIC SIDEWALK FRONTING THE UNIT SO THAT EACH UNIT HAS AT LEAST ONE STEP BETWEEN THE FRONT PORCH/STOOP AND THE LEAD WALK.
3. ALL EXPOSED FOUNDATION FINISHES SHALL BE A COLORED PARGE COAT THAT BLENDS WITH THE OVERALL HOUSE COLOR.

EXTERIOR WALL FINISHES

1. CAREFUL ATTENTION MUST BE MADE TO ENSURE THE BUILT PRODUCT IS NOT CLUTTERED WITH TOO MANY DIFFERENT EXTERIOR WALL MATERIALS. GENERALLY SPEAKING, HOMES MUST NOT CONTAIN MORE THAN ONE MASONRY AND TWO SIDING MATERIALS. FOR EXAMPLE, A HOME MIGHT CONTAIN A BRICK PORTION ON THE FRONT ELEVATION, OVERALL HORIZONTAL SIDING AND AN ELEMENT OF BOARD AND BATTEN SIDING.
2. ACCEPTABLE EXTERIOR WALL FINISHES ARE AS FOLLOWS:
• BRICK VENEER
• STONE VENEER, INCLUDING CULTURED STONE VENEER
• FIBER-CEMENT SIDING ("HARDI-PLANK" OR SIMILAR)
3. VINYL SIDING MATERIAL MAY BE USED ON THESE HOUSES FOR ACCENT FEATURES SUCH AS GABLES, SOFFITS, TRIM, WINDOWS AND EAVES.
4. SHAKE/SINGLE SIDING
5. SIDING MUST ABUT TRIM AT CORNERS AND AROUND WINDOWS/DOORS.
6. EXPOSED UNCOATED CONCRETE MASONRY UNITS (CMU) ARE NOT PERMITTED.

ROOFS

1. MINIMUM ROOF PITCH FOR MAJOR GABLED ROOF ELEMENTS IS 5:12.
2. SHINGLES SHALL BE A MINIMUM OF 25-YEAR, ARCHITECTURAL SHINGLES.
3. ROOF PROTRUSIONS AND ELEMENTS SHALL BE TO THE SIDE OR REAR OF ROOF RIDGE LINES AWAY FROM PUBLIC VIEW WHERE POSSIBLE AND SHALL BE PAINTED TO BLEND WITH THE COLOR OF THE SHINGLES.
4. METAL ROOFS MAY BE PERMITTED AS ACCENT ELEMENTS WHEN CONSISTENT WITH THE ARCHITECTURAL STYLE OF THE HOUSE.
5. ALL HOUSES SHALL HAVE GUTTERS AND DOWNSPOUTS WITH SPLASH BLOCKS USING HALF ROUND OR OGEE PROFILE CUTTERS AND ROUND OR RECTANGULAR DOWNSPUTS IN PAINTED OR PRE-FINISHED METAL.
6. ALL MAIN ROOF STRUCTURES (NOT INCLUDING DORMERS) MUST HAVE A MINIMUM OF 8" OVERHANG ON THE FRONT, SIDES AND REAR. SAID ROOF STRUCTURES ARE ALLOWED TO ENCR OACH INTO THE FRONT, SIDE, AND REAR SETBACKS.
7. ALL FRONT FACING GABLES TO INCLUDE A DECORATIVE FEATURE SUCH AS VENTS OR A MINIMUM OF 3 BRACKETS.
8. ROOF EAVES MAY ENCR OACH INTO BUILDING SETBACKS BY UP TO 1'.

DORMERS AND SHED ROOFS

1. MINIMUM ROOF PITCH FOR DORMERS (WHETHER GABLE OR SHED) AND SHED ROOFS IS 3:12.
2. DORMER WALLS SHALL MEET THE MINIMUM REQUIREMENTS FOR EXTERIOR WALL FINISHES.
3. DORMERS SHALL BE HELD A MINIMUM OF TWO FEET FROM THE SIDE WALLS OF THE HOUSE.
4. ROOF EAVES MAY ENCR OACH INTO BUILDING SETBACKS BY UP TO 1'.

WINDOWS/DOORS

WINDOWS

1. WINDOW GRIDS TO ALIGN WITH TND STYLE NEIGHBORHOODS SIMILAR TO THE MCCULLOUGH COMMUNITY
2. WINDOWS SHOULD BE THE SAME TYPE AND STYLE ALL AROUND THE HOUSE BUT WINDOW MUNTINS MAY VARY WHERE APPROPRIATE TO MATCH THE ARCHITECTURE. ALL WINDOWS FACING PUBLIC STREETS ARE REQUIRED TO HAVE MUNTINS THAT ARE SYMMETRICAL AND MATCH OTHER WINDOWS ON THE SAME HOME.
3. 1X4 MINIMUM TRIM MATERIAL REQUIRED AROUND ALL WINDOWS
4. WINDOWS SHOULD BE CLEAR GLASS OR A TINTED GLASS. NO REFLECTIVE OR MIRRORED GLASS MAY BE USED BUT LOW-E WINDOWS ARE PERMITTED
5. A MINIMUM OF THREE WINDOWS SHALL BE PROVIDED ON ALL SIDE ELEVATIONS EXPOSED TO PUBLIC STREETS ON CORNER LOTS.
6. WINDOWS SHALL BE VERTICALLY AND HORIZONTALLY ALIGNED AND EVEN SPACED ON ALL FRONT ELEVATIONS.

DOORS

1. ENTRANCE DOORS DESIGN SHALL BE IN KEEPING WITH THE STYLE OF ARCHITECTURE.
2. DOORS SHALL BE WOOD, FIBERGLASS OR METAL AND MAY INCLUDE GLAZING AND SIDE LIGHTS WHERE APPROPRIATE.
3. METAL DOORS ARE NOT ALLOWED TO BE PLACED ON THE FRONT ELEVATIONS.

FRONT PORCHES/ENTRYWAYS

1. ALL FRONT ENTRYWAYS MUST BE A COVERED STOOP OR FRONT PORCH.
2. FRONT PORCH ELEVATIONS ON SINGLE-FAMILY DETACHED HOMES ARE REQUIRED AND MUST HAVE A MINIMUM DIMENSION OF 6' DEEP BY 8' WIDE AND CONTAIN RAILINGS.
3. PORCHES MAY BE ONE OR TWO STORIES TALL WITH FLAT, SHED OR HIPPED ROOFS, AS APPROPRIATE FOR THE ARCHITECTURAL STYLE OF THE HOUSE.
4. FRONT PORCH COLUMNS (ROUND OR SQUARE) MUST HAVE A MINIMUM DIAMETER OF 6".

GARAGES

1. GARAGES MAY BE ATTACHED OR DETACHED.
2. FOR SINGLE-FAMILY DETACHED HOMES, THE GARAGES MUST BE LOCATED TO THE REAR OF THE HOME.
3. SINGLE FAMILY DETACHED HOMES MAY EITHER SERVED BY AN ALLEY OR VIA A DRIVEWAY THAT EXTENDS FROM THE PUBLIC STREET FRONTING THE HOME INCLUDING A DRIVEWAY THAT EXTENDS ALONG THE SIDE OF THE HOME TO ACCESS THE GARAGE AT THE REAR OF THE HOME.
4. ALL TOWNHOMES TO BE SERVED BY ALLEY-LOADED GARAGES.

SPECIFIC CRITERIA FOR TOWNHOMES

1. EACH UNIT'S FINISHED FLOOR ELEVATION MUST BE 12-14" ABOVE THE FRONT ELEVATION GRADE SO THAT AT LEAST ONE STEP IS REQUIRED FROM THE LEAD WALK TO THE FRONT PORCH/STOOP.
2. TO ENCOURAGE VARIATION WITHIN A BUILDING, NO TWO ROOF DESIGNS CAN BE THE SAME WITHIN A SINGLE BUILDING.
3. FRONT PORCHES, IF PRESENT, MUST CONTAIN RAILINGS AND MUST MEASURE A MINIMUM OF 8' WIDE AND 6' DEEP
4. EACH UNIT WITHIN A BUILDING MUST BE HORIZONTALLY OFFSET FROM ITS NEIGHBORING UNIT A MINIMUM OF 1.5' (18").
5. CAREFUL ATTENTION MUST BE SHOWN TO ALLOW FOR ROOF OFFSETS TO GREATLY REDUCE THE EXAMPLES OF MULTIPLE UNITS APPEARING TO HAVE THE SAME ROOF.
6. 6" OVERHANGS REQUIRED ON THE FRONT AND REAR OF EACH UNIT AND ON BOTH SIDES OF EACH BUILDING.
7. ALL FRONT PORCH AND STOOP ROOFS MUST CONTAIN A METAL, STANDING SEAM ROOF.
8. THE COLOR PALETTE FOR THE TOWNHOMES MUST UTILIZE MORE MODERN COLORING WHERE EACH UNIT COMPLIMENTS THE NEIGHBORING UNIT VERSUS STANDING OUT AND BEING HIGHLY DIFFERENTIATED. THE PROPER MASONRY SELECTION FOR THE TOWNHOMES WILL BE BRICK VERSUS STONE.
9. EACH TOWNHOME WILL HAVE A MAXIMUM OF 3 CLADDING MATERIALS.
10. ROOF EAVES MAY ENCR OACH INTO BUILDING SETBACKS BY UP TO 1'.
11. EACH 4 UNIT TOWNHOME BUILDING MUST CONTAIN AT LEAST 2 ELEVATIONS WITH A FRONT PORCH. THE OTHER 2 ELEVATIONS MUST CONTAIN A COVERED STOOP AND/OR FULL BRICK FRONT ELEVATION.
12. EACH 5 UNIT TOWNHOME BUILDING MUST CONTAIN AT LEAST 2 ELEVATIONS WITH A FRONT PORCH. THE OTHER 3 ELEVATIONS MUST CONTAIN A COVERED STOOP AND/OR FULL BRICK FRONT ELEVATION.
13. EACH 6 UNIT TOWNHOME BUILDING MUST CONTAIN AT LEAST 2 ELEVATIONS WITH A FRONT PORCH. THE OTHER 4 ELEVATIONS MUST CONTAIN A COVERED STOOP AND/OR FULL BRICK FRONT ELEVATION.

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MILLER FARM
PINEVILLE, NORTH CAROLINA

NORTH CAROLINA LICENSE NO. C-1652

ARCHITECTURAL NOTES AND TYPICAL LOT DIAGRAMS

DATE	REVISION DESCRIPTION
06/18/2021	REVISED PER COMMENTS
08/04/2021	REVISED PER COMMENTS
12/10/2021	REVISED PER COMMENTS
03/04/2022	REVISED PER COMMENTS
04/27/2022	REVISED PER COMMENTS
05/31/2022	REVISED PER COUNCIL FEEDBACK

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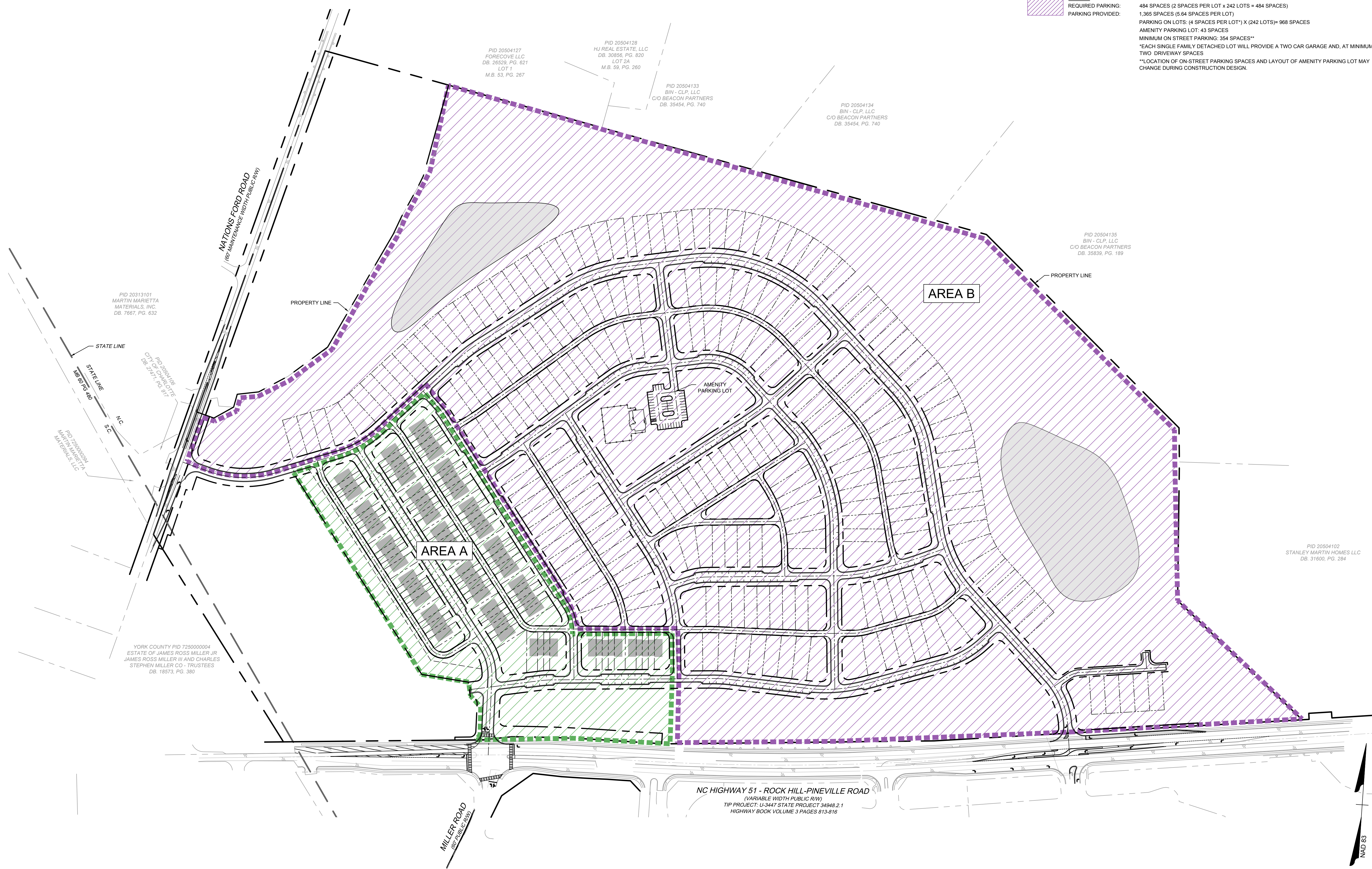
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DRAWN BY	K. BRADLEY
DESIGNED BY	K. BRADLEY
CHECKED BY	C. TODD
SCALE	AS SHOWN

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PARKING CALCULATIONS

AREA A: SINGLE FAMILY TOWNHOME AREA
 REQUIRED PARKING: 319 SPACES (3.25 SPACES PER UNIT X 98 UNITS = 319 SPACES)
 PROVIDED PARKING: 424 SPACES (4.33 SPACES PER UNIT)
 TWO-STORY REAR LOAD TOWNHOMES (98 UNITS):
 END UNITS: (4 SPACES PER END UNIT) X (36 END UNITS) = 144 SPACES
 INTERIOR UNITS: (3 SPACES PER INTERIOR UNIT) X (62 INTERIOR UNITS) = 186 SPACES
 MINIMUM ON-STREET PARKING: 94 SPACES**
 **LOCATION OF ON-STREET PARKING SPACES MAY CHANGE DURING CONSTRUCTION DESIGN.

AREA B: SINGLE FAMILY DETACHED AREA:
 REQUIRED PARKING: 484 SPACES (2 SPACES PER LOT X 242 LOTS = 484 SPACES)
 PROVIDED PARKING: 1,365 SPACES (5.64 SPACES PER LOT)
 PARKING ON LOTS: (4 SPACES PER LOT) X (242 LOTS) = 968 SPACES
 AMENITY PARKING LOT: 43 SPACES
 MINIMUM ON STREET PARKING: 354 SPACES**
 **EACH SINGLE FAMILY DETACHED LOT WILL PROVIDE A TWO CAR GARAGE AND, AT MINIMUM, TWO DRIVEWAY SPACES
 **LOCATION OF ON-STREET PARKING SPACES AND LAYOUT OF AMENITY PARKING LOT MAY CHANGE DURING CONSTRUCTION DESIGN.



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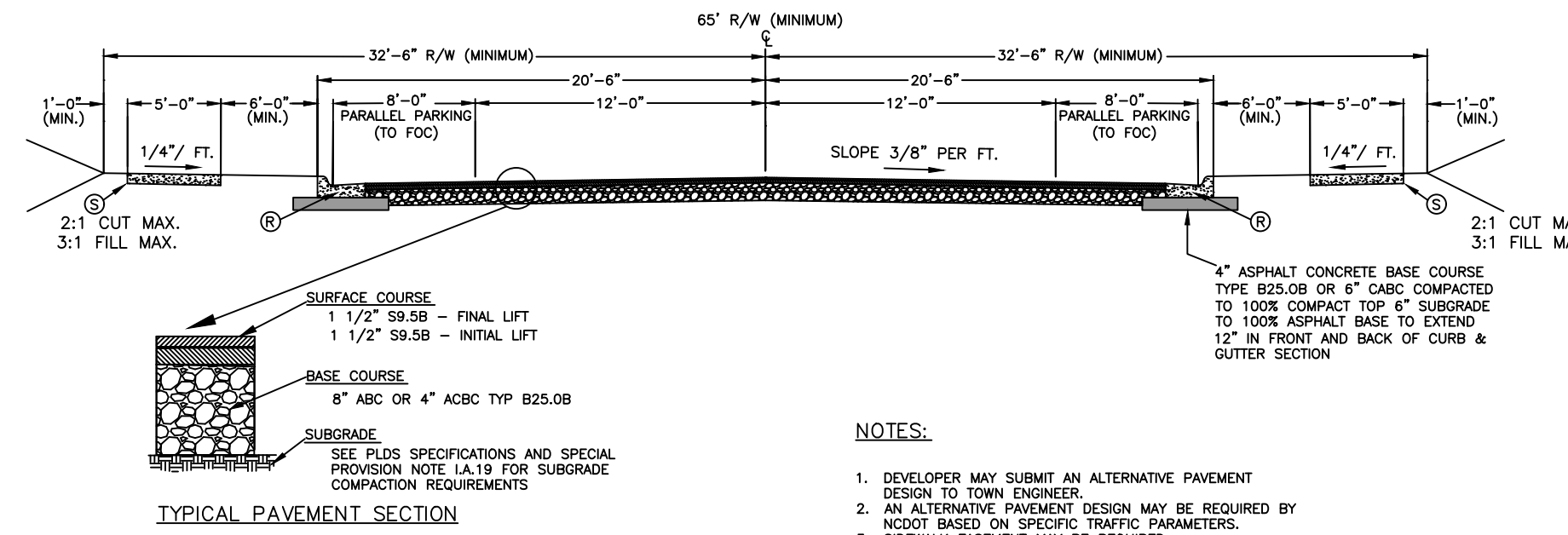
MILLER FARM
 PINEVILLE, NORTH CAROLINA

PARKING YIELD MAP

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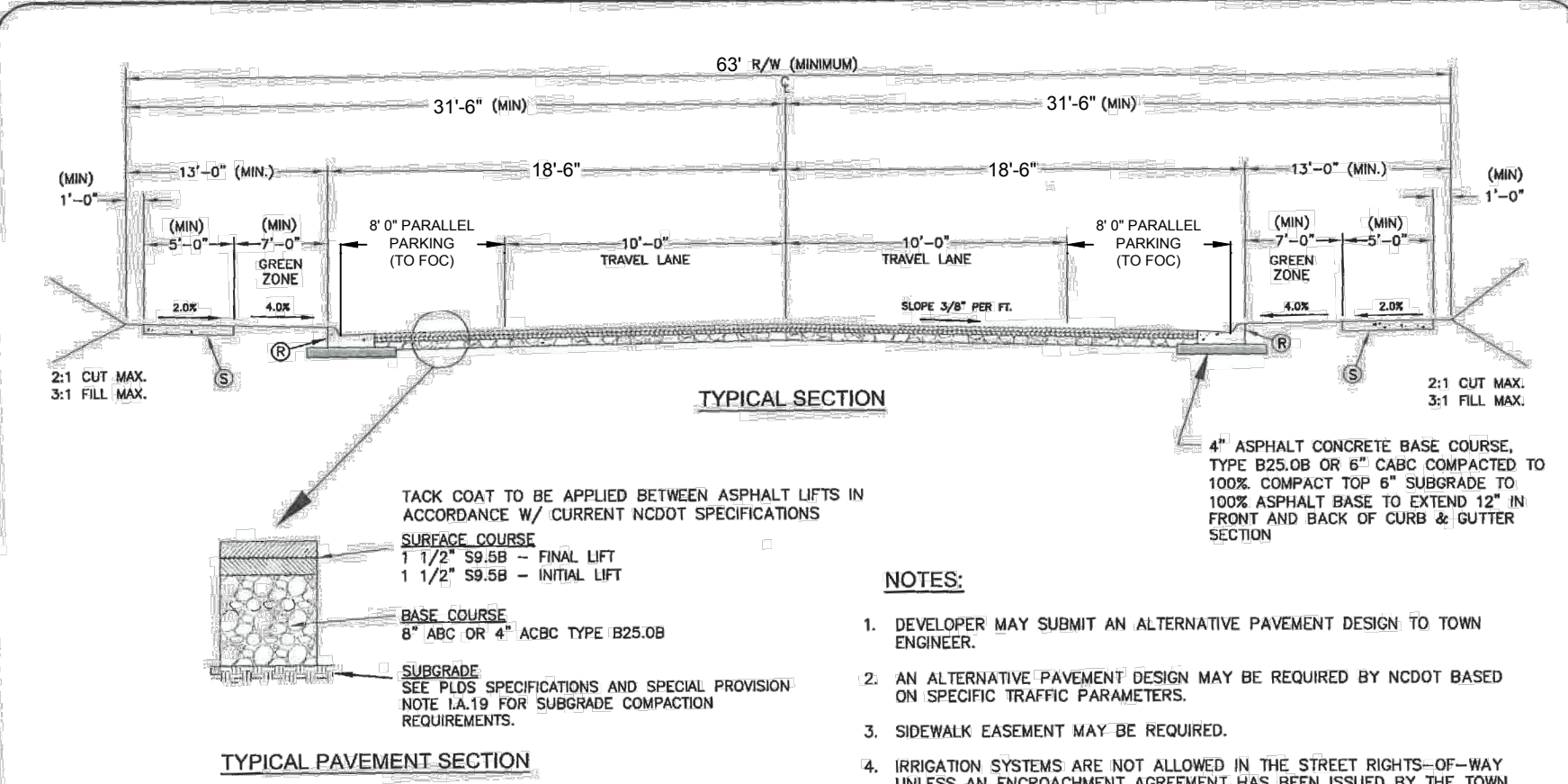


NOTES:

1. DEVELOPER MAY SUBMIT AN ALTERNATIVE PAVEMENT DESIGN TO TOWN ENGINEER.
2. AN ALTERNATIVE PAVEMENT DESIGN MAY BE REQUIRED BY NCDOT BASED ON SPECIFIC TRAFFIC PARAMETERS.
3. SIDEWALK EASEMENT MAY BE REQUIRED.
4. IRRIGATION SYSTEMS ARE NOT ALLOWED IN THE STREET RIGHTS-OF-WAY UNLESS AN ENCROACHMENT AGREEMENT HAS BEEN ISSUED BY THE TOWN OF PINEVILLE.
5. TREES PROPOSED IN THE PLANTING STRIPS OR RIGHTS-OF-WAY SHALL BE APPROVED BY THE TOWN OF PINEVILLE PRIOR TO INSTALLATION.
6. ANY RESIDENTIAL STREET THAT RECEIVES TRAFFIC FROM 150 OR MORE LOTS SHALL BE CONSIDERED A RESIDENTIAL COLLECTOR STREET.
7. REFER TO PLUS SPECIFICATIONS AND SPECIAL PROVISION NOTES FOR COMPACTION TESTING REQUIREMENTS.

KEY

- (R) 2'-6" CURB AND GUTTER
- (S) 4" CONCRETE SIDEWALK, 6" AT ALL DRIVEWAYS. INSTALL DRIVEWAY APRONS W/GEORGID 1100 TENSILE (MIN) & COMPACT SUBGRADE 100% STANDARD PROCTOR. SEE PLUS SPECIFICATIONS AND SPECIAL PROVISIONS NOTE I.F.1 FOR BASE REQUIREMENTS.



NOTES:

1. DEVELOPER MAY SUBMIT AN ALTERNATIVE PAVEMENT DESIGN TO TOWN ENGINEER.
2. AN ALTERNATIVE PAVEMENT DESIGN MAY BE REQUIRED BY NCDOT BASED ON SPECIFIC TRAFFIC PARAMETERS.
3. SIDEWALK EASEMENT MAY BE REQUIRED.
4. IRRIGATION SYSTEMS ARE NOT ALLOWED IN THE STREET RIGHTS-OF-WAY UNLESS AN ENCROACHMENT AGREEMENT HAS BEEN ISSUED BY THE TOWN OF PINEVILLE.
5. TREES PROPOSED IN THE PLANTING STRIPS OR RIGHTS-OF-WAY SHALL BE APPROVED BY THE TOWN OF PINEVILLE PRIOR TO INSTALLATION.
6. ALL PROPOSED ROADWAYS IN COMMERCIAL AND INDUSTRIAL DEVELOPMENTS SHALL BE CONSIDERED COMMERCIAL COLLECTOR STREETS.
7. REFER TO PLUS SPECIFICATIONS AND SPECIAL PROVISIONS NOTE I.F.1 FOR COMPACTION TESTING REQUIREMENTS.

KEY

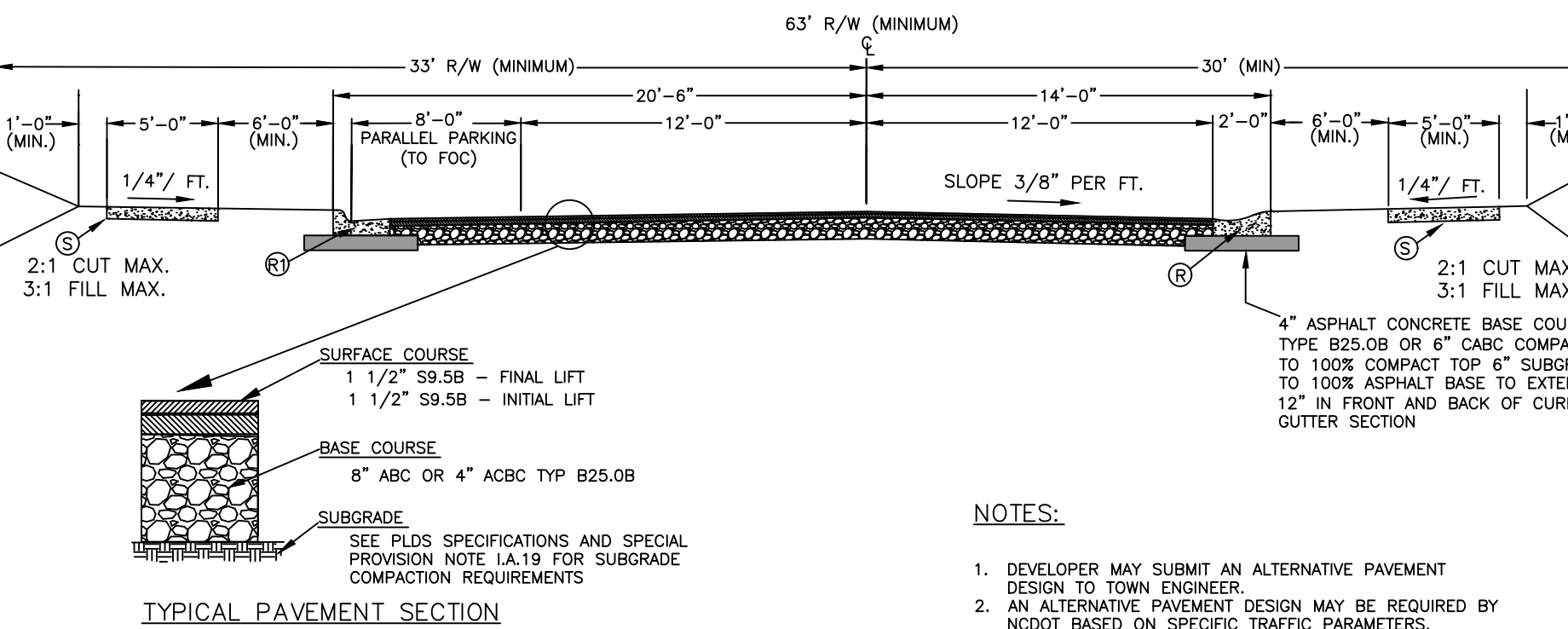
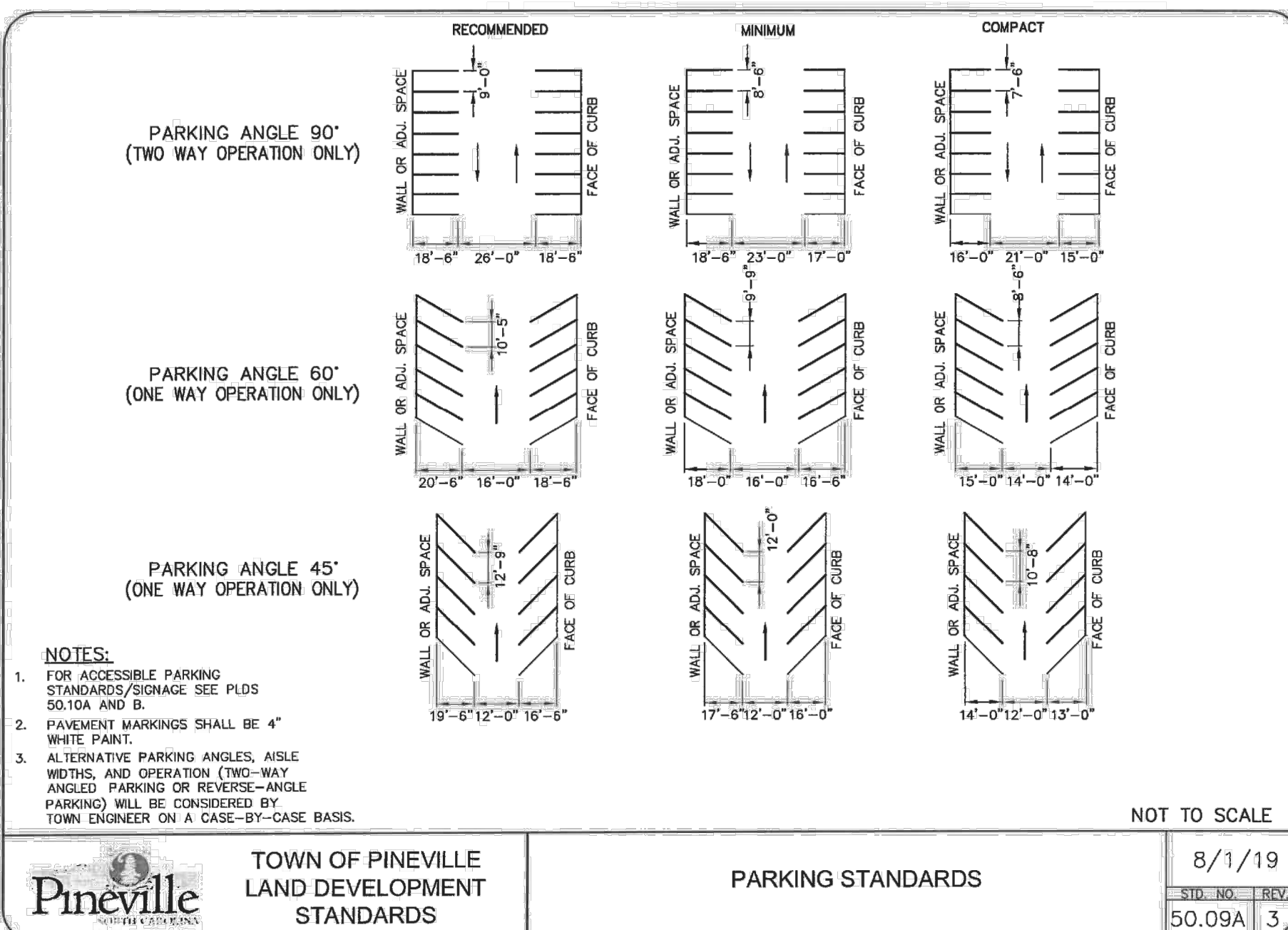
- (R) 2'-6" CURB AND GUTTER
- (S) 4" CONCRETE SIDEWALK, 6" AT ALL DRIVEWAYS. INSTALL DRIVEWAY APRONS W/GEORGID 1100 TENSILE (MIN) & COMPACT SUBGRADE 100% STANDARD PROCTOR. SEE PLUS SPECIFICATIONS AND SPECIAL PROVISIONS NOTE I.F.1 FOR BASE REQUIREMENTS.

NOT IN USE

N.T.S. RESIDENTIAL COLLECTOR STREET PARKING ON BOTH SIDES OF STREET

N.T.S. LOCAL RESIDENTIAL STREET PARKING ON BOTH SIDES OF STREET

N.T.S.

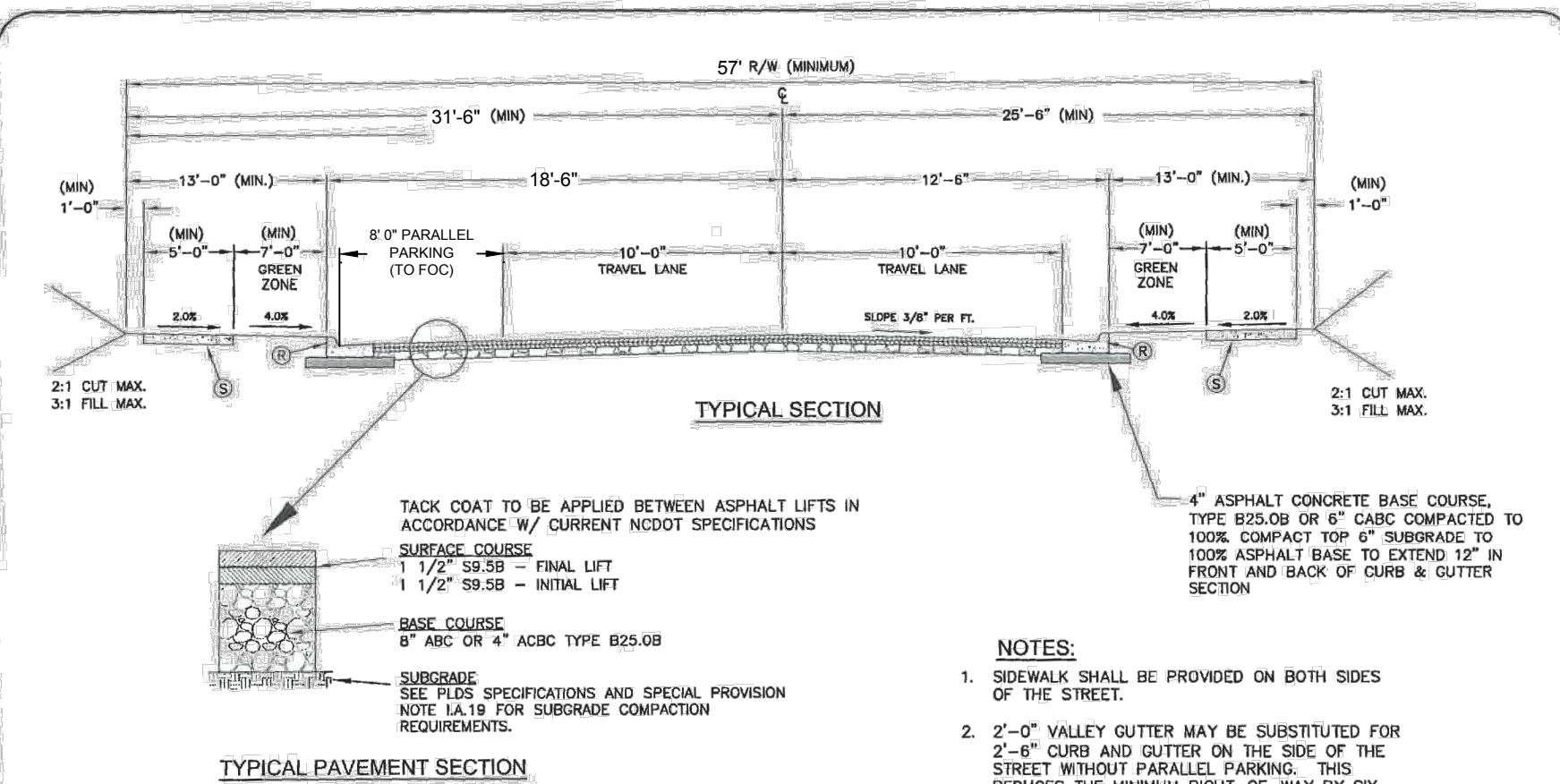


NOTES:

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2. AN ALTERNATIVE PAVEMENT DESIGN MAY BE REQUIRED BY NCDOT BASED ON SPECIFIC TRAFFIC PARAMETERS.
3. SIDEWALK EASEMENT MAY BE REQUIRED.
4. IRRIGATION SYSTEMS ARE NOT ALLOWED IN THE STREET RIGHTS-OF-WAY UNLESS AN ENCROACHMENT AGREEMENT HAS BEEN ISSUED BY THE TOWN OF PINEVILLE.
5. TREES PROPOSED IN THE PLANTING STRIPS OR RIGHTS-OF-WAY SHALL BE APPROVED BY THE TOWN OF PINEVILLE PRIOR TO INSTALLATION.
6. ANY RESIDENTIAL STREET THAT RECEIVES TRAFFIC FROM 150 OR MORE LOTS SHALL BE CONSIDERED A RESIDENTIAL COLLECTOR STREET.
7. REFER TO PLUS SPECIFICATIONS AND SPECIAL PROVISION NOTES FOR COMPACTION TESTING REQUIREMENTS.

KEY

- (R) 2'-0" VALLEY GUTTER OR 2'-6" CURB AND GUTTER
- (S) 4" CONCRETE SIDEWALK, 6" AT ALL DRIVEWAYS. INSTALL DRIVEWAY APRONS W/GEORGID 1100 TENSILE (MIN) & COMPACT SUBGRADE 100% STANDARD PROCTOR. SEE PLUS SPECIFICATIONS AND SPECIAL PROVISIONS NOTE I.F.1 FOR BASE REQUIREMENTS.



NOTES:

1. SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF THE STREET.
2. 2'-0" VALLEY GUTTER MAY BE SUBSTITUTED FOR 2'-6" CURB AND GUTTER ON THE SIDE OF THE STREET WITHOUT PARALLEL PARKING. THIS REDUCES THE MINIMUM RIGHT-OF-WAY BY SIX INCHES. 2'-0" VALLEY GUTTER MAY NOT BE SUBSTITUTED FOR 2'-6" CURB AND GUTTER ON THE SIDE OF THE STREET WITH PARALLEL PARKING.
3. REFER TO PLUS SPECIFICATIONS AND SPECIAL PROVISIONS NOTES FOR COMPACTION TESTING REQUIREMENTS.

KEY

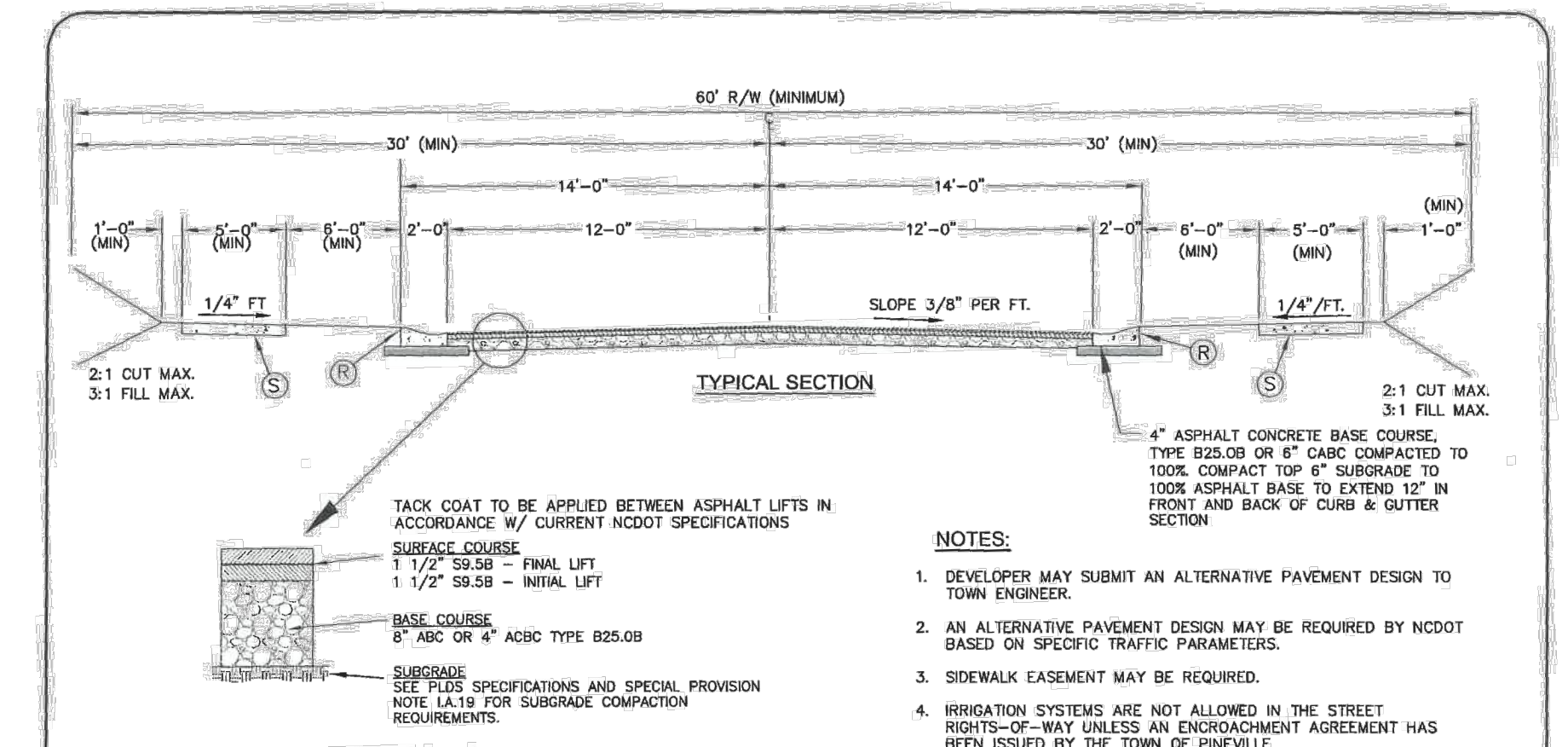
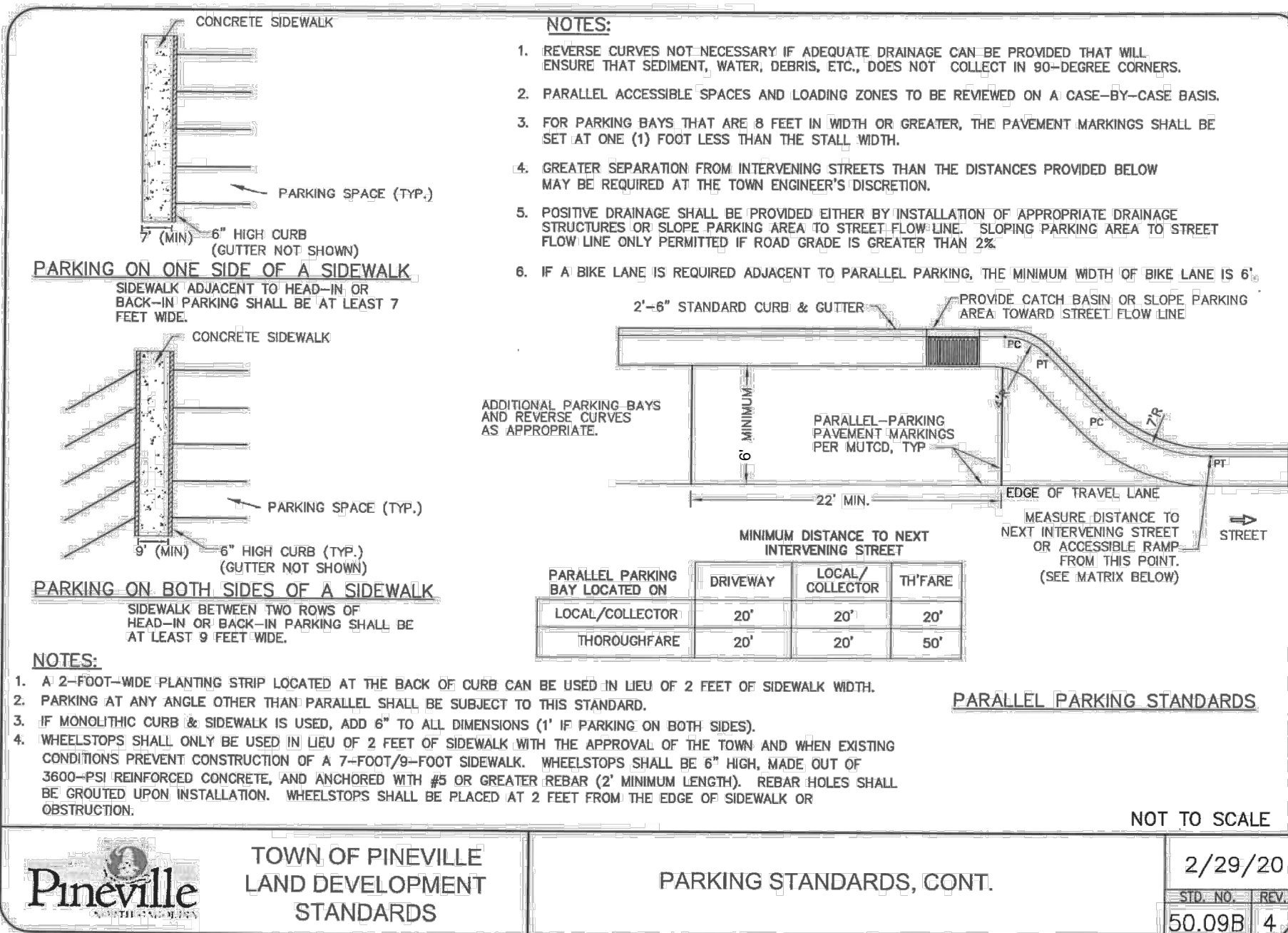
- (R) 2'-6" CURB AND GUTTER
- (S) 4" CONCRETE SIDEWALK, 6" AT ALL DRIVEWAYS. INSTALL DRIVEWAY APRONS W/GEORGID 1100 TENSILE (MIN) & COMPACT SUBGRADE 100% STANDARD PROCTOR. SEE PLUS SPECIFICATIONS AND SPECIAL PROVISIONS NOTE I.F.1 FOR BASE REQUIREMENTS.

PARKING STANDARDS

N.T.S. RESIDENTIAL COLLECTOR STREET PARKING ON ONE SIDE OF STREET

N.T.S. LOCAL RESIDENTIAL STREET PARKING ON ONE SIDE OF STREET

N.T.S.

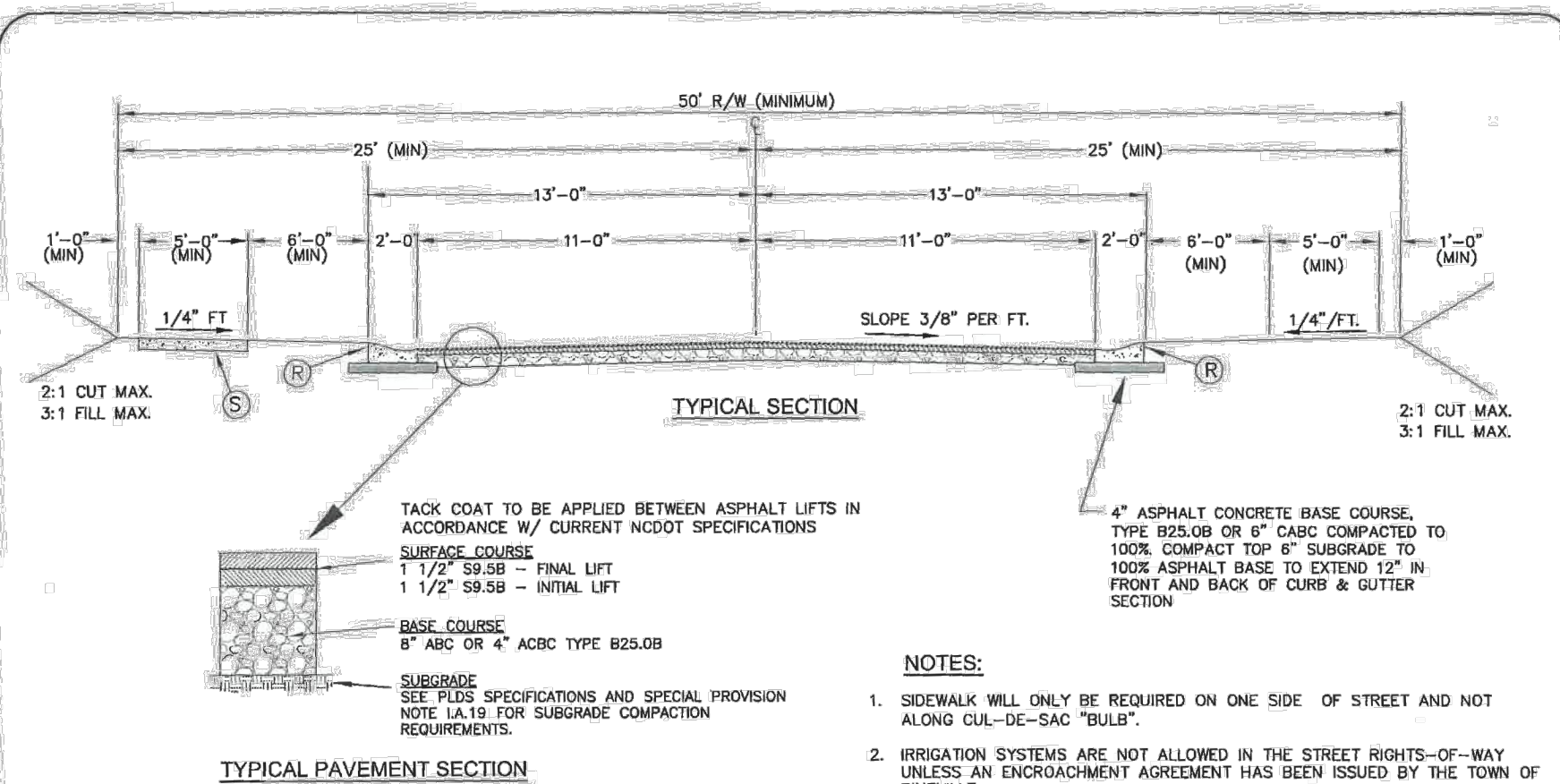


NOTES:

1. DEVELOPER MAY SUBMIT AN ALTERNATIVE PAVEMENT DESIGN TO TOWN ENGINEER.
2. AN ALTERNATIVE PAVEMENT DESIGN MAY BE REQUIRED BY NCDOT BASED ON SPECIFIC TRAFFIC PARAMETERS.
3. SIDEWALK EASEMENT MAY BE REQUIRED.
4. IRRIGATION SYSTEMS ARE NOT ALLOWED IN THE STREET RIGHTS-OF-WAY UNLESS AN ENCROACHMENT AGREEMENT HAS BEEN ISSUED BY THE TOWN OF PINEVILLE.
5. TREES PROPOSED IN THE PLANTING STRIPS OR RIGHTS-OF-WAY SHALL BE APPROVED BY THE TOWN OF PINEVILLE PRIOR TO INSTALLATION.
6. ANY RESIDENTIAL STREET THAT RECEIVES TRAFFIC FROM 150 OR MORE LOTS SHALL BE CONSIDERED A RESIDENTIAL COLLECTOR STREET.
7. REFER TO PLUS SPECIFICATIONS AND SPECIAL PROVISION NOTES FOR COMPACTION TESTING REQUIREMENTS.

KEY

- (R) 2'-0" CURB AND GUTTER OR 2'-0" VALLEY GUTTER
- (S) 4" CONCRETE SIDEWALK, 6" AT ALL DRIVEWAYS. INSTALL DRIVEWAY APRONS W/GEORGID 1100 TENSILE (MIN) & COMPACT SUBGRADE 100% STANDARD PROCTOR. SEE PLUS SPECIFICATIONS AND SPECIAL PROVISIONS NOTE I.F.1 FOR BASE REQUIREMENTS.



NOTES:

1. SIDEWALK WILL ONLY BE REQUIRED ON ONE SIDE OF STREET AND NOT ALONG CURB-DE-SAC "BULOCH".
2. IRRIGATION SYSTEMS ARE NOT ALLOWED IN THE STREET RIGHTS-OF-WAY UNLESS AN ENCROACHMENT AGREEMENT HAS BEEN ISSUED BY THE TOWN OF PINEVILLE.
3. TREES PROPOSED IN THE PLANTING STRIPS OR RIGHTS-OF-WAY SHALL BE APPROVED BY THE TOWN OF PINEVILLE PRIOR TO INSTALLATION.
4. ANY RESIDENTIAL STREET THAT RECEIVES TRAFFIC FROM 150 OR MORE LOTS SHALL BE CONSIDERED A RESIDENTIAL COLLECTOR STREET.
5. REFER TO PLUS SPECIFICATIONS AND SPECIAL PROVISIONS NOTES FOR COMPACTION TESTING REQUIREMENTS.

KEY

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PARKING STANDARDS, CONT.

N.T.S. RESIDENTIAL COLLECTOR STREET

N.T.S. LOCAL RESIDENTIAL STREET

N.T.S.

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12/10/2021		REVISED PER COMMENTS
03/04/2022		REVISED PER COMMENTS
04/27/2022		REVISED PER COMMENTS

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DESIGNED BY	K. BRADLEY
CHECKED BY	C. TODD
SCALE	NO SCALE

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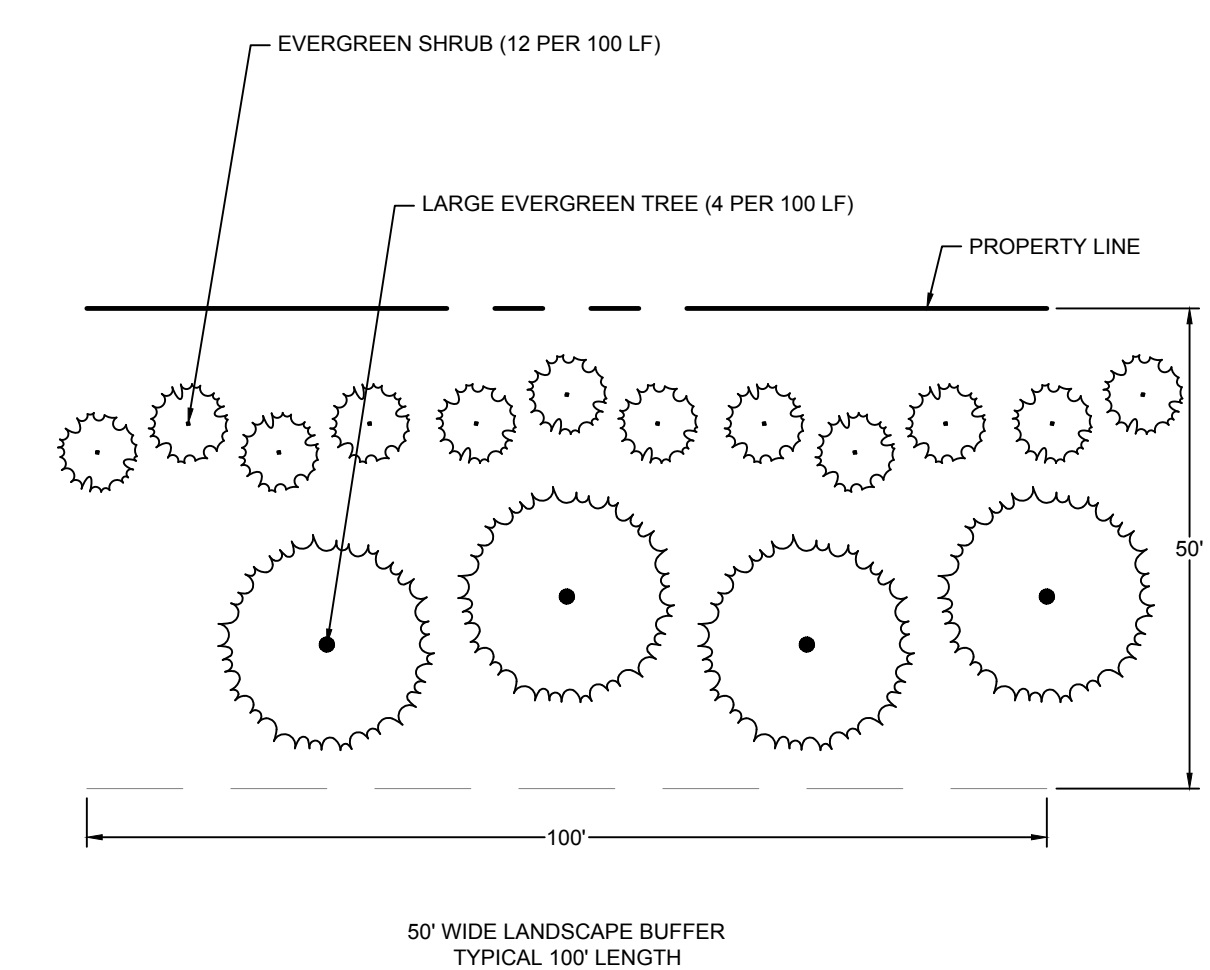
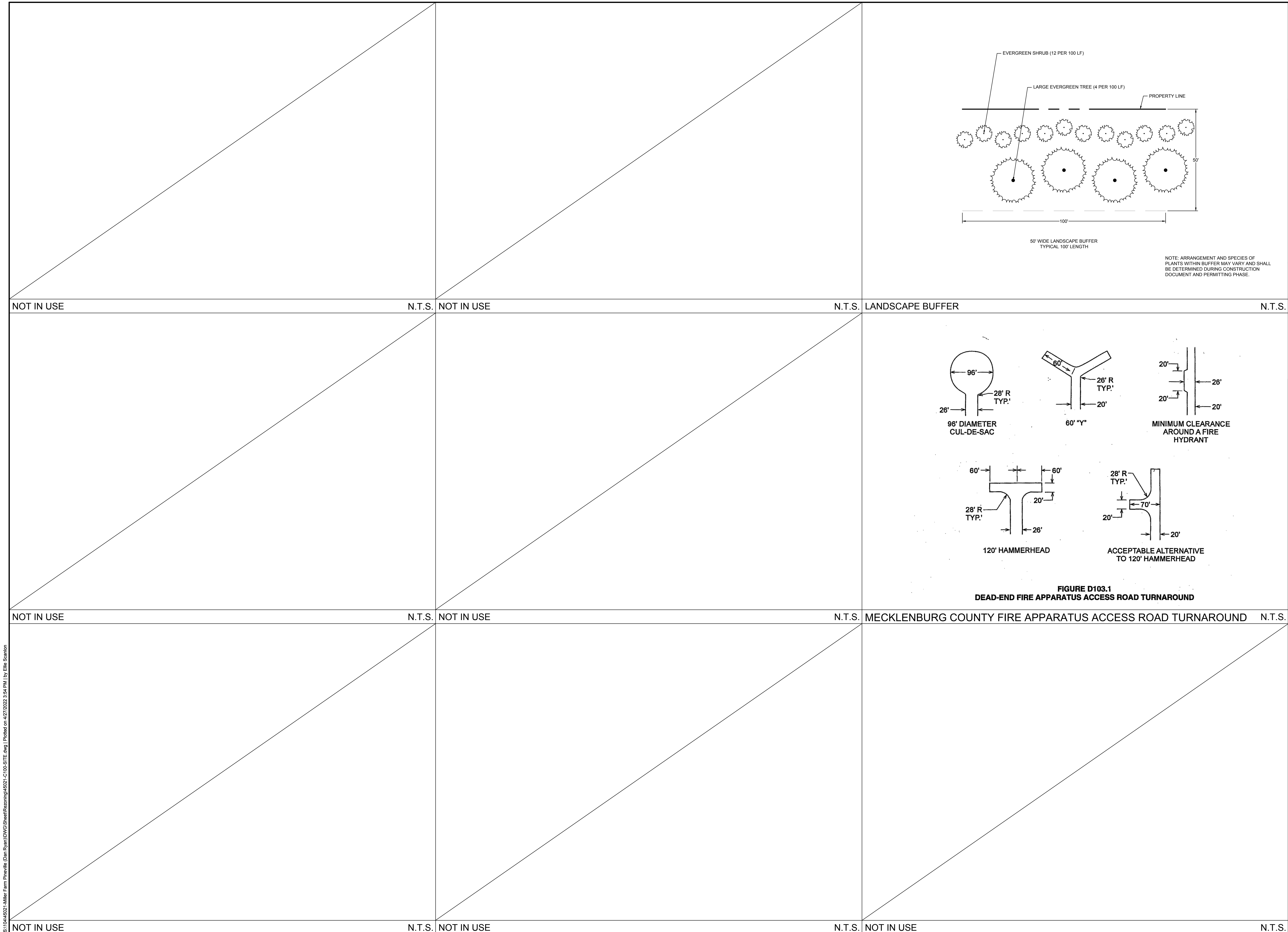
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NOTE: ARRANGEMENT AND SPECIES OF PLANTS WITHIN BUFFER MAY VARY AND SHALL BE DETERMINED DURING CONSTRUCTION DOCUMENT AND PERMITTING PHASE.

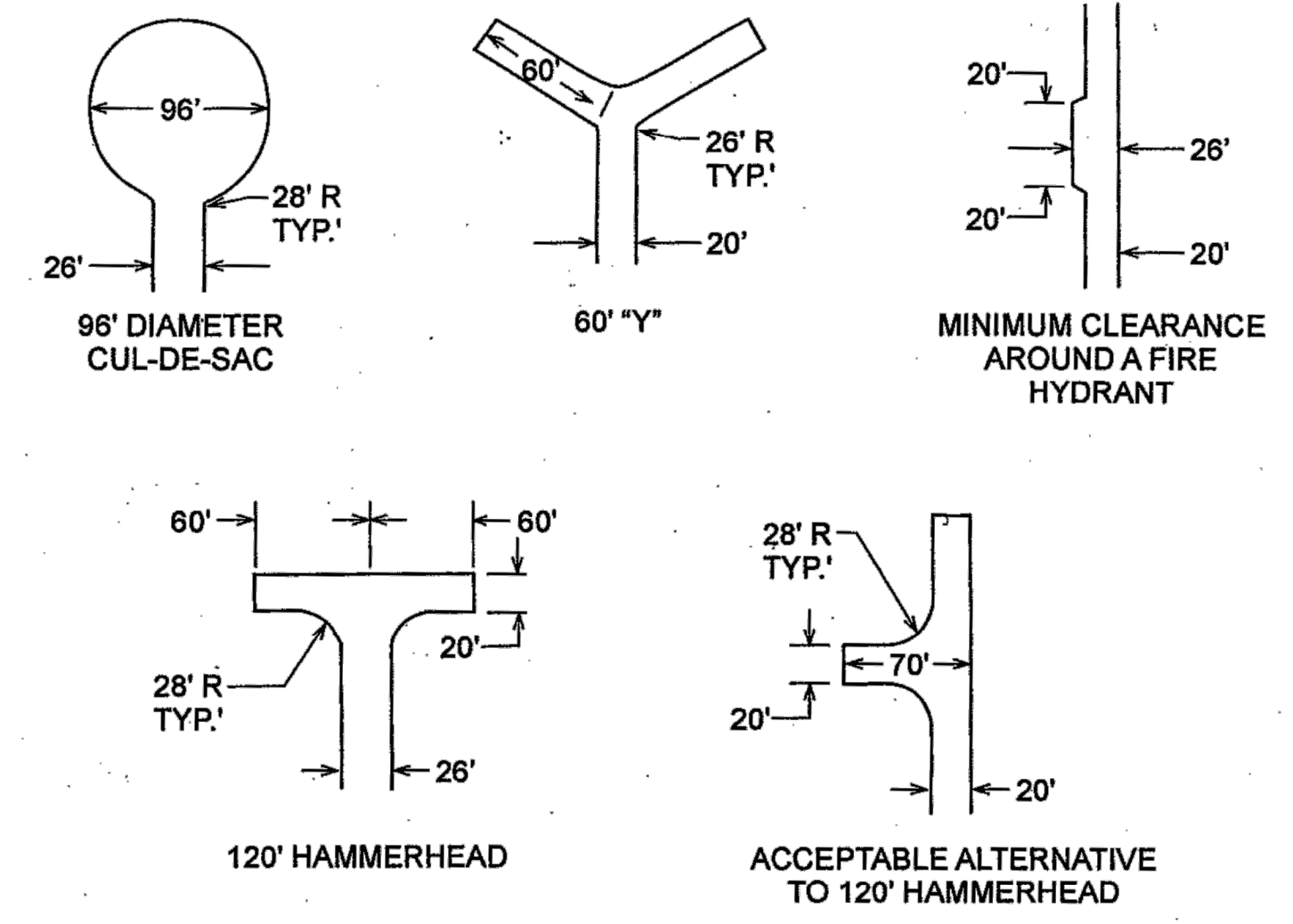


FIGURE D103.1
DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND

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	DESIGNED BY K. BRADLEY
	CHECKED BY C. TODD
	SCALE AS SHOWN

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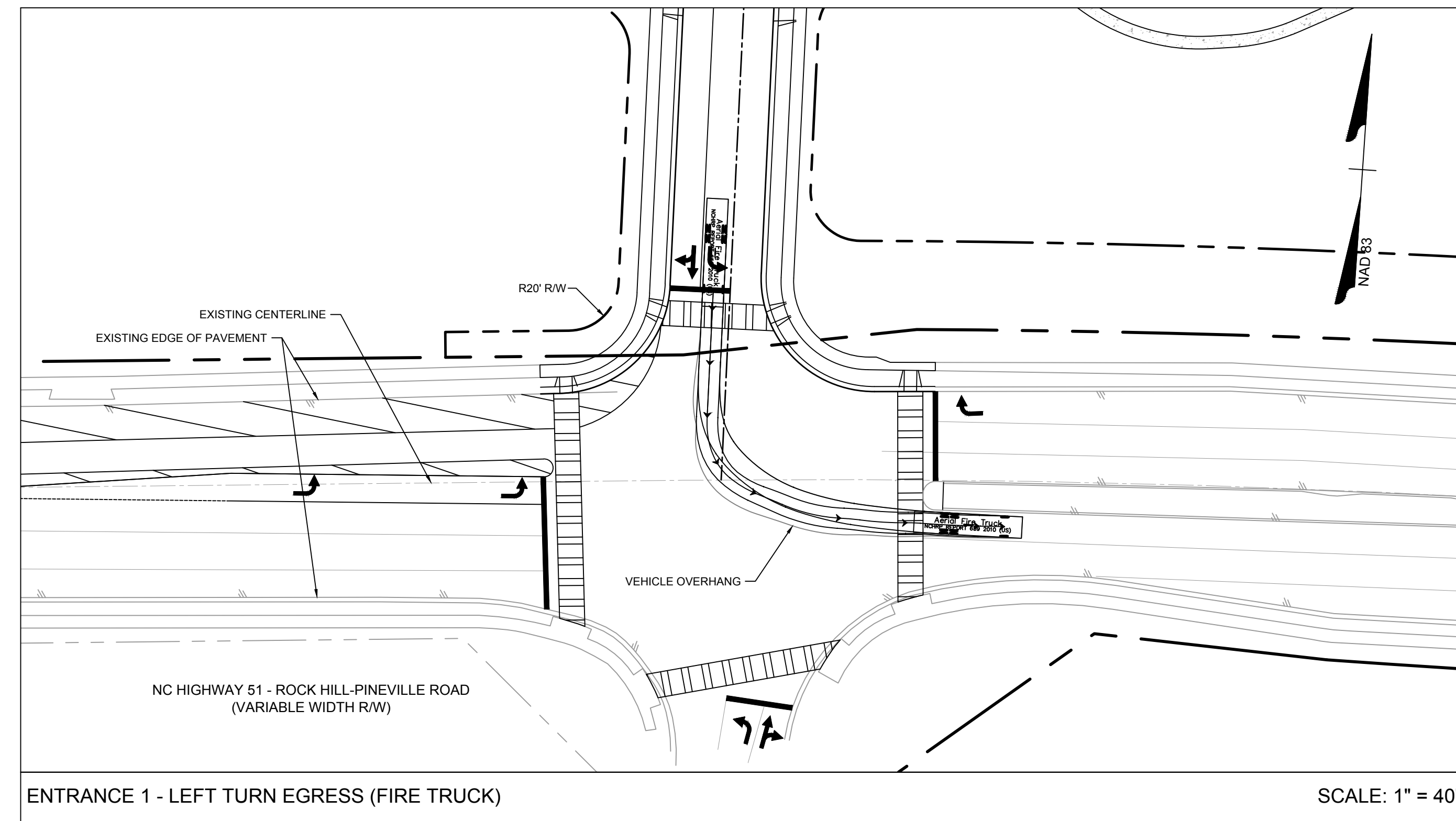
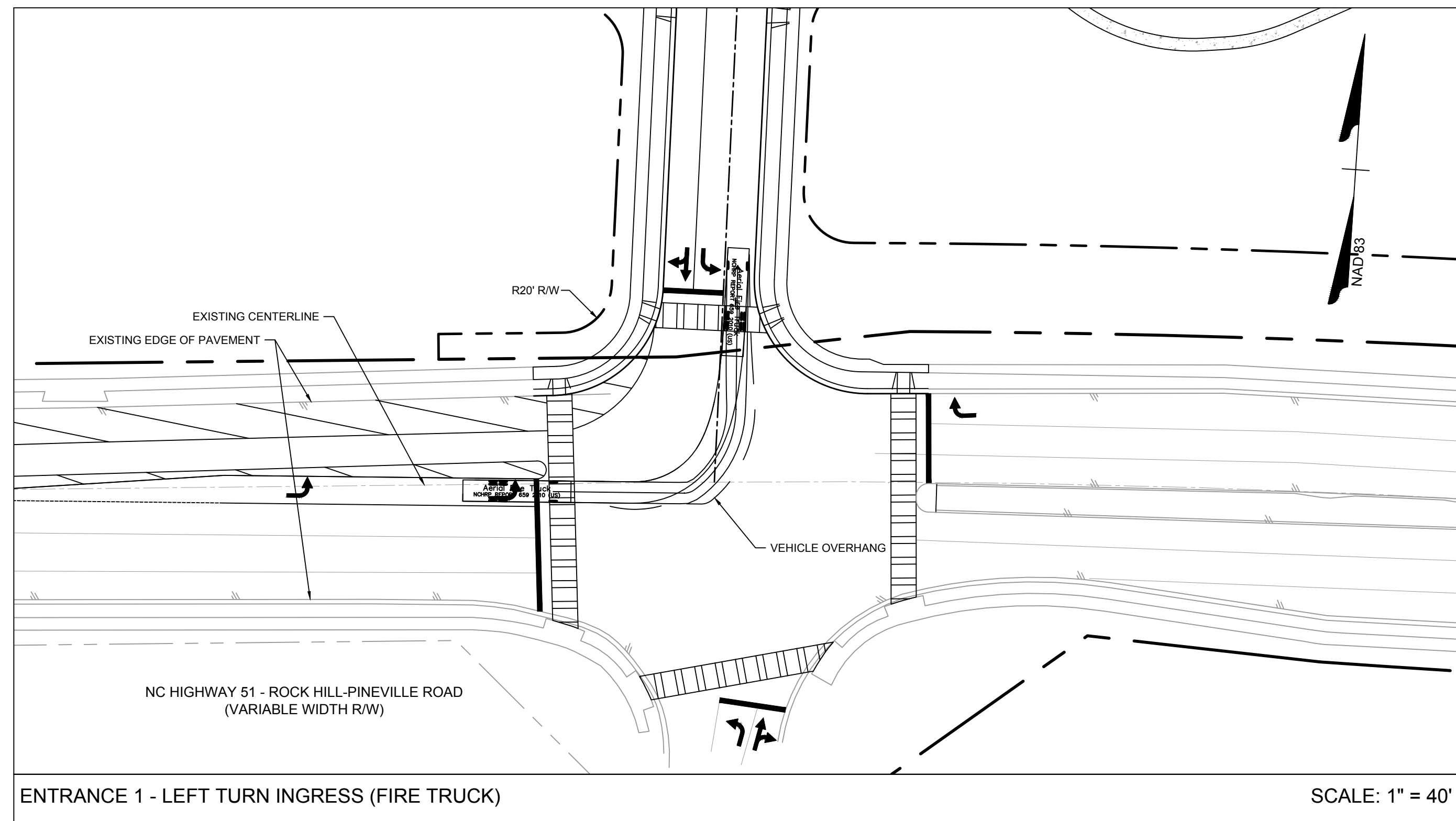
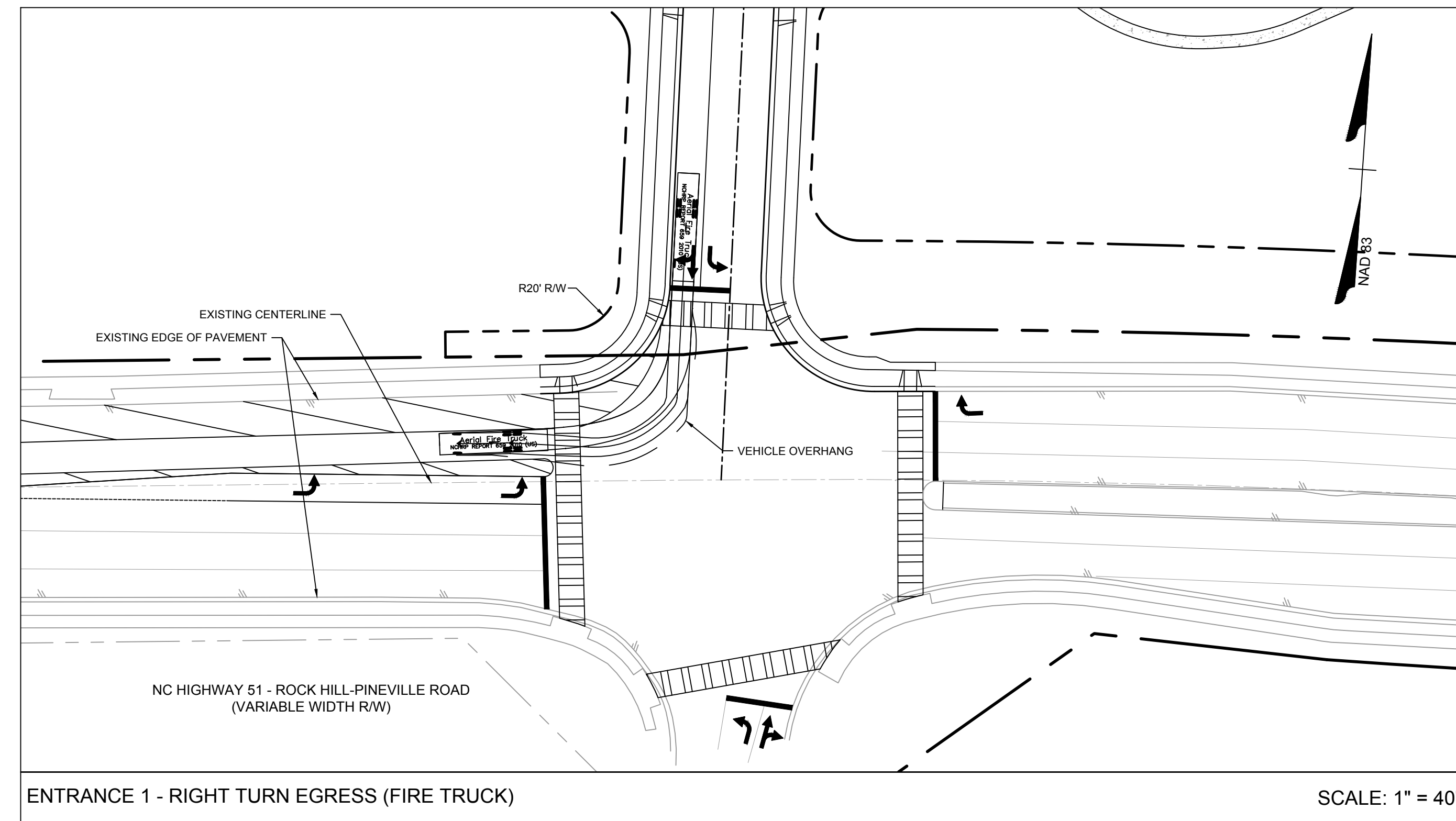
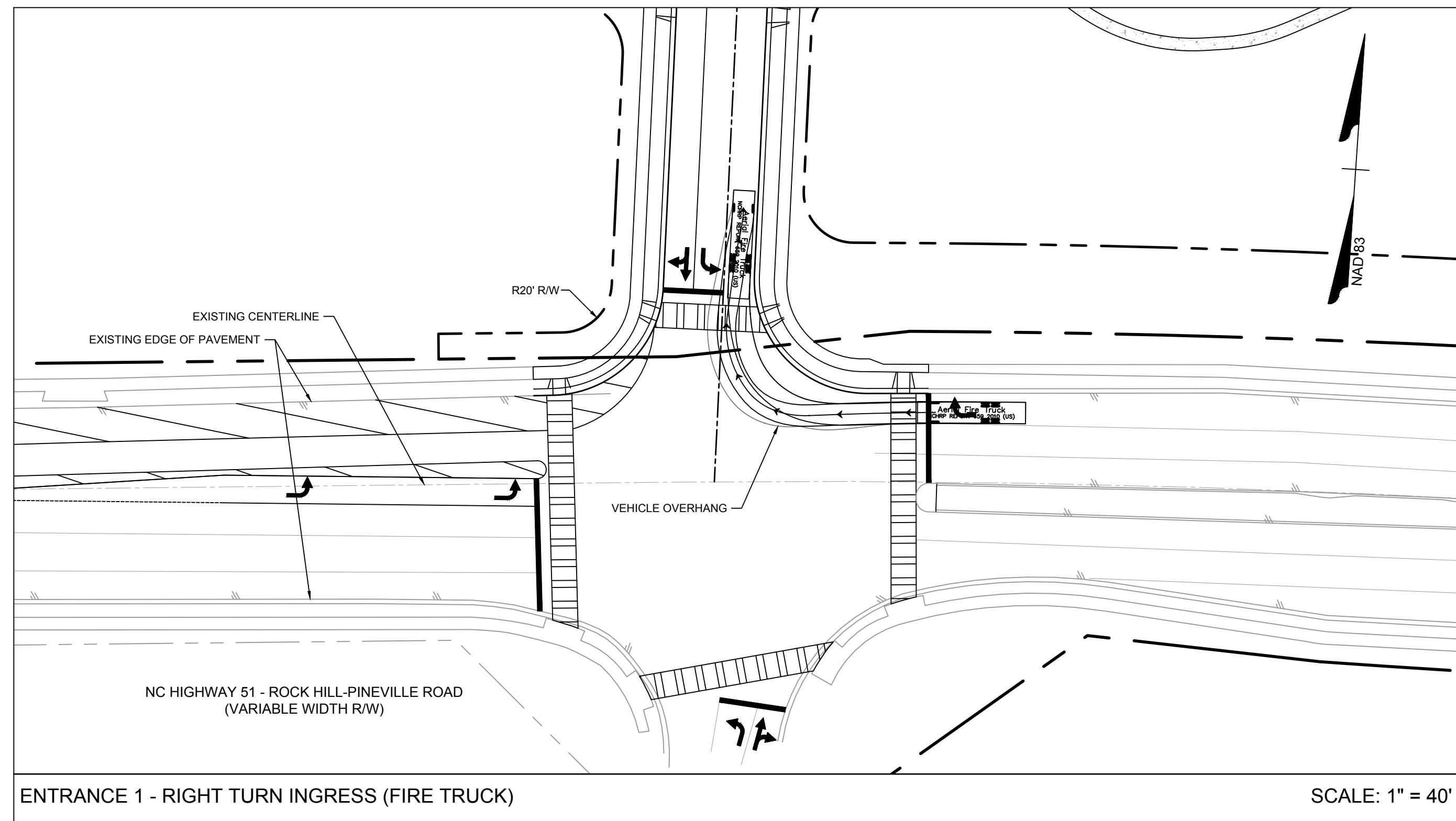
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K. BRADLEY
DESIGNED BY
K. BRADLEY
CHECKED BY
C. TODD
SCALE
AS SHOWN

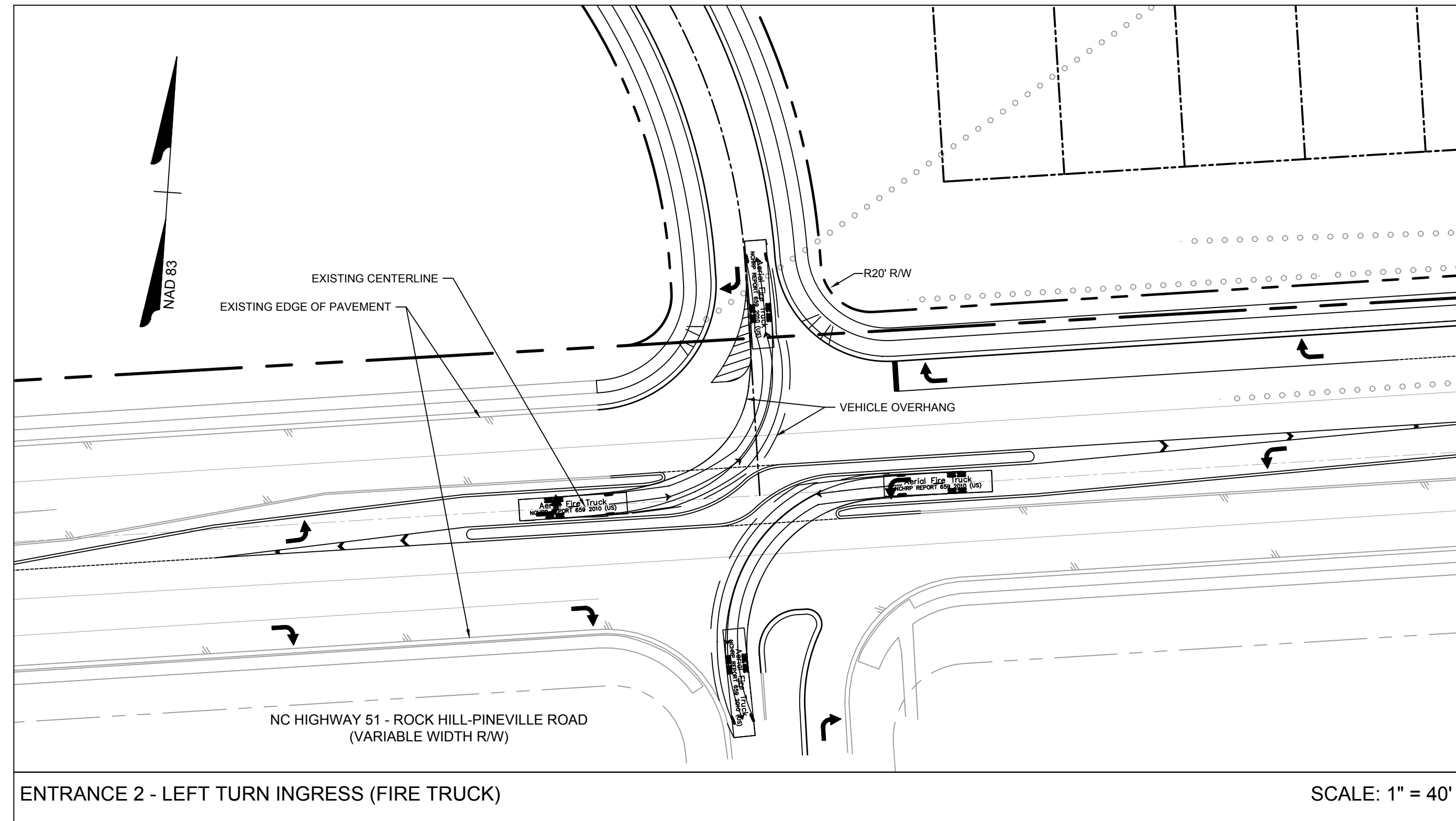
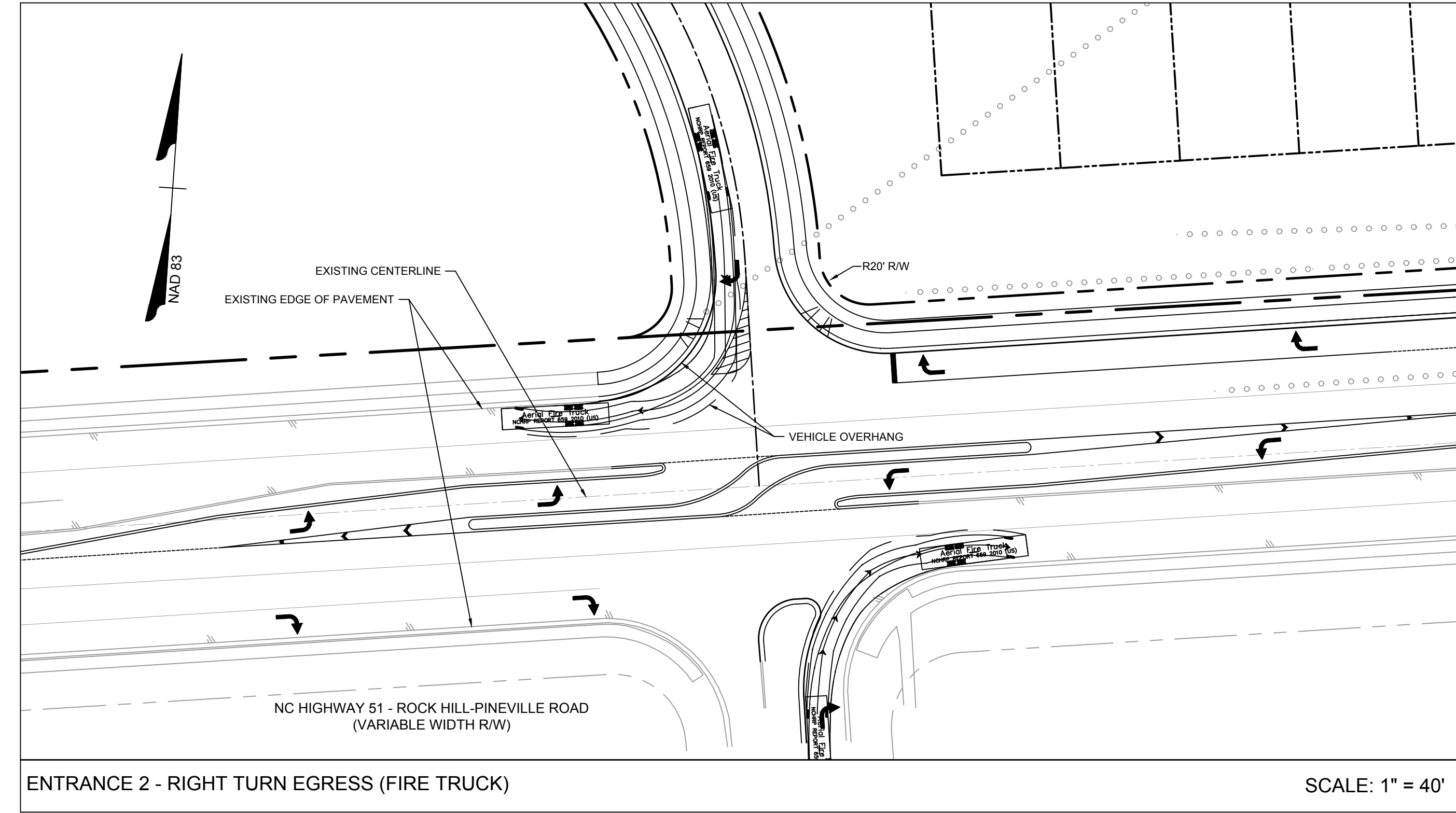
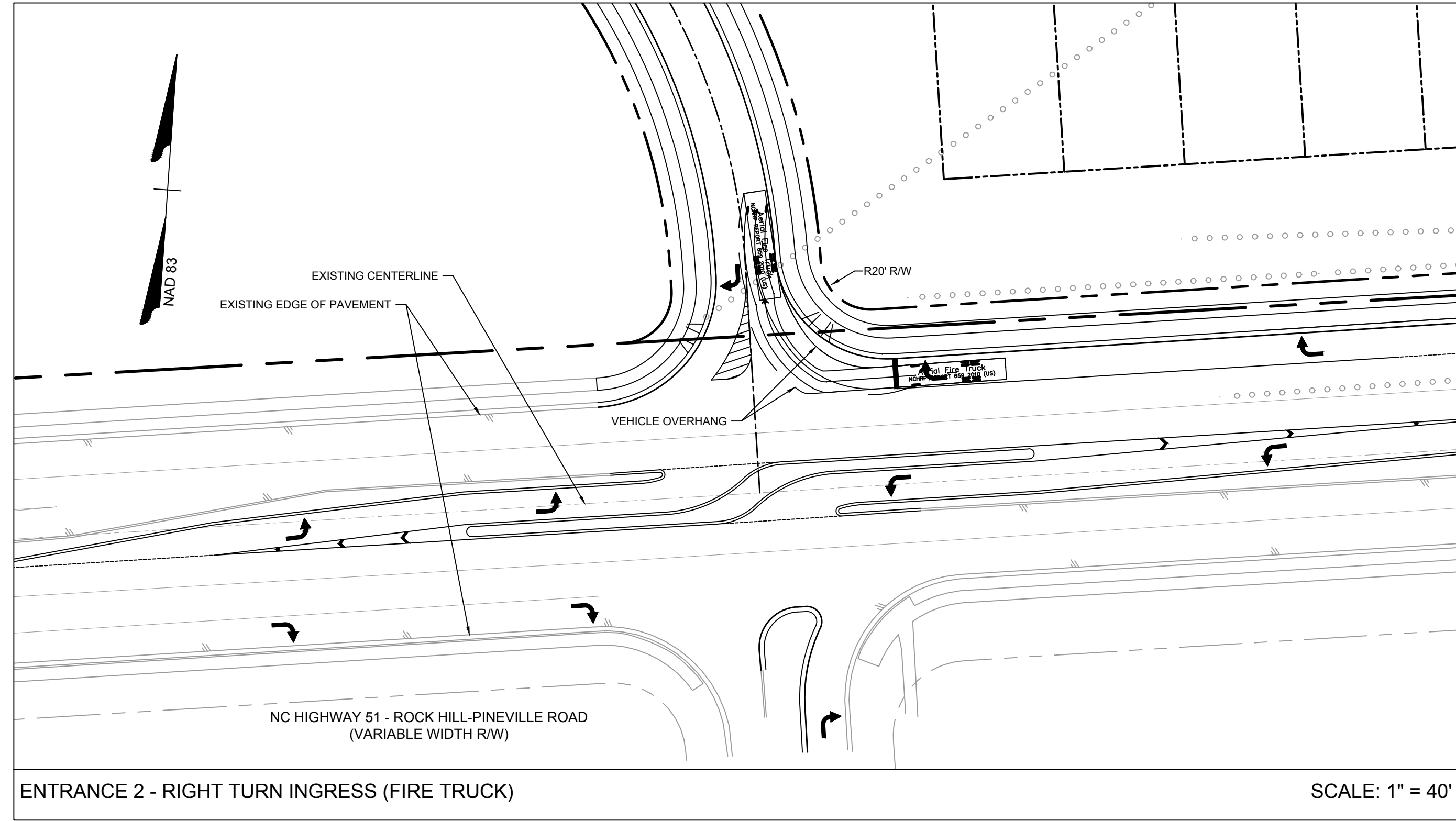
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ENTRANCE 1 VEHICLE TURNING MOVEMENTS

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 08/04/2021
 12/10/2021
 03/04/2022
 04/27/2022

REVISION DESCRIPTION
 REVISED PER COMMENTS
 REVISED PER COMMENTS
 REVISED PER COMMENTS
 REVISED PER COMMENTS
 REVISED PER COMMENTS

DATE
 01/29/2021

DRAWN BY
 K. BRADLEY

DESIGNED BY
 K. BRADLEY

CHECKED BY
 C. TODD

SCALE
 AS SHOWN

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TIMMONS GROUP

NORTH CAROLINA LICENSE NO. C-1652

MILLER FARM
 PINEVILLE, NORTH CAROLINA

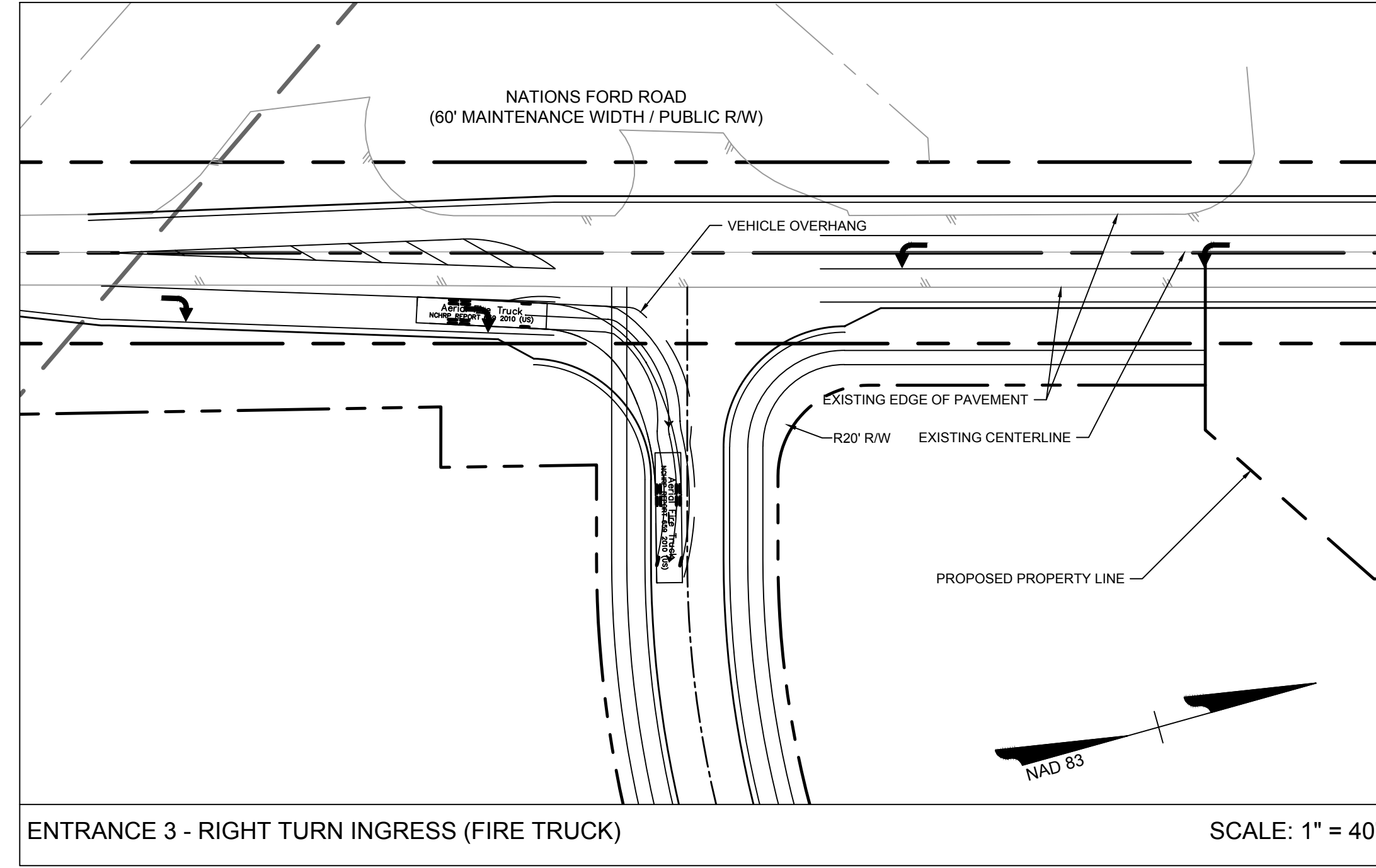
ENTRANCE 2 VEHICLE TURNING MOVEMENTS

JOB NO.
 45021

SHEET NO.
 RZ-107

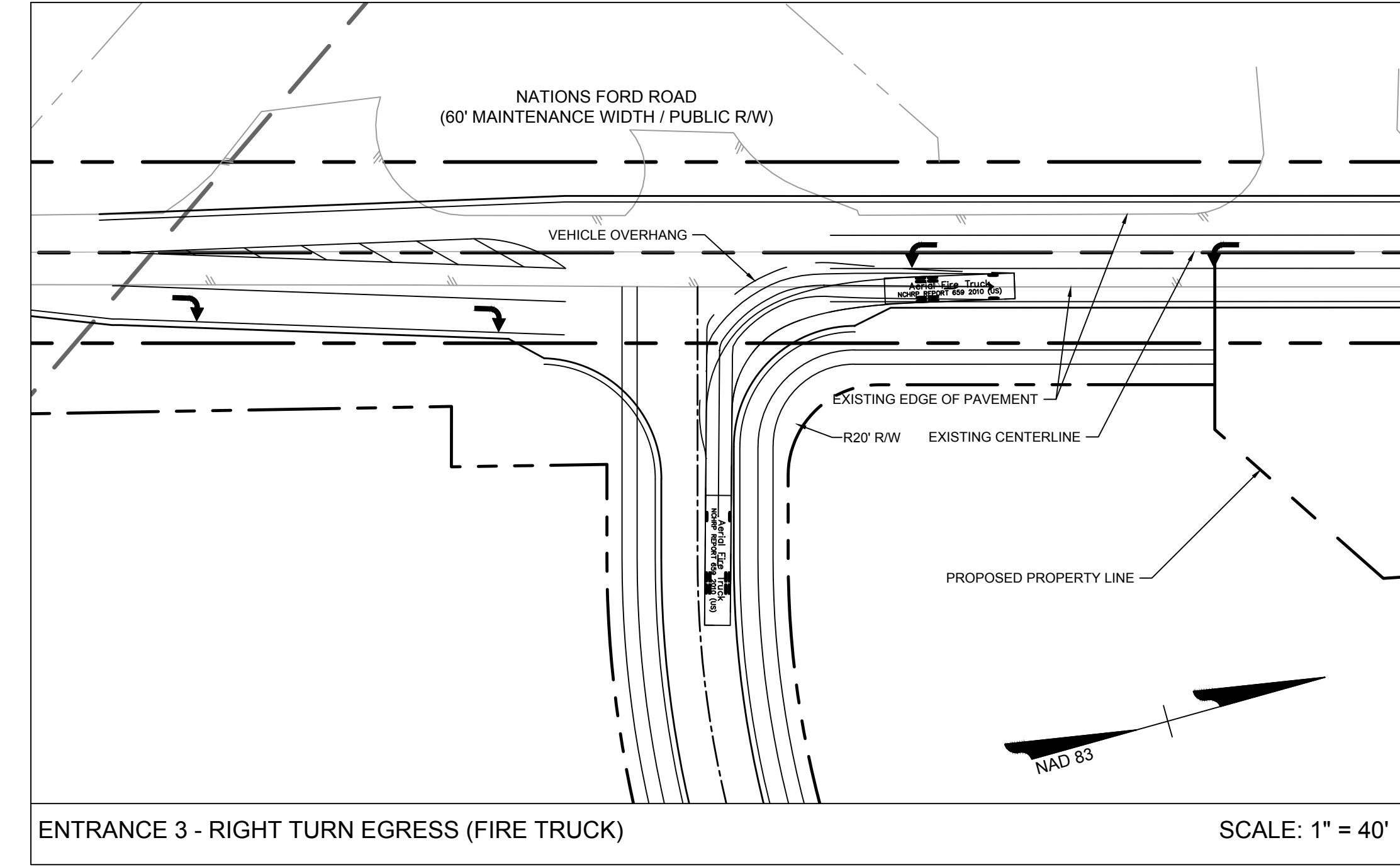
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S:\10445021-Miller Farm Pineville (Dan Ryan)\DWG\Sheet\Reasoning\45021-C105-ATRN.dwg | Plotted on 4/27/2022 3:54 PM | by Ellie Scanlon



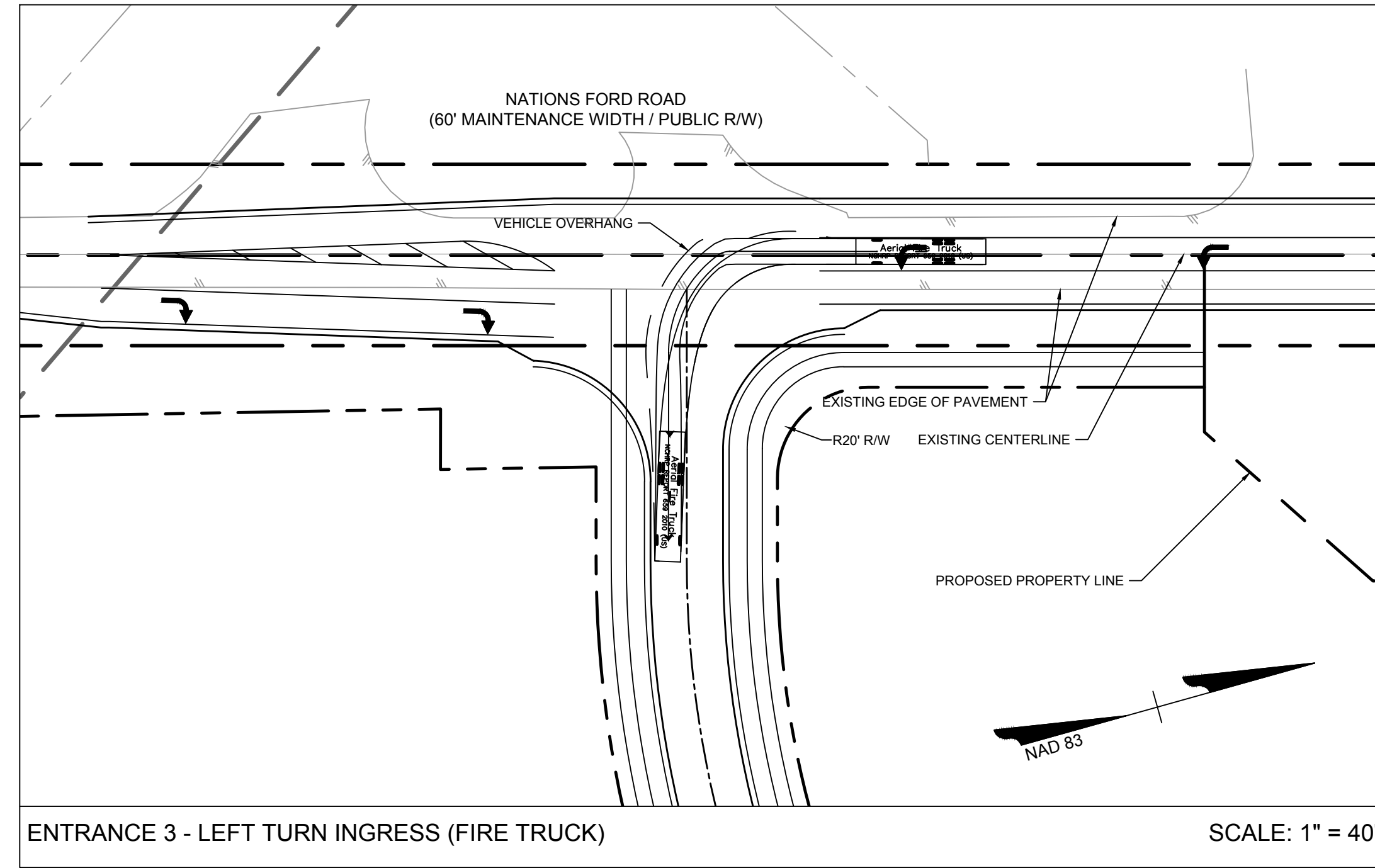
ENTRANCE 3 - RIGHT TURN INGRESS (FIRE TRUCK)

SCALE: 1" = 40'



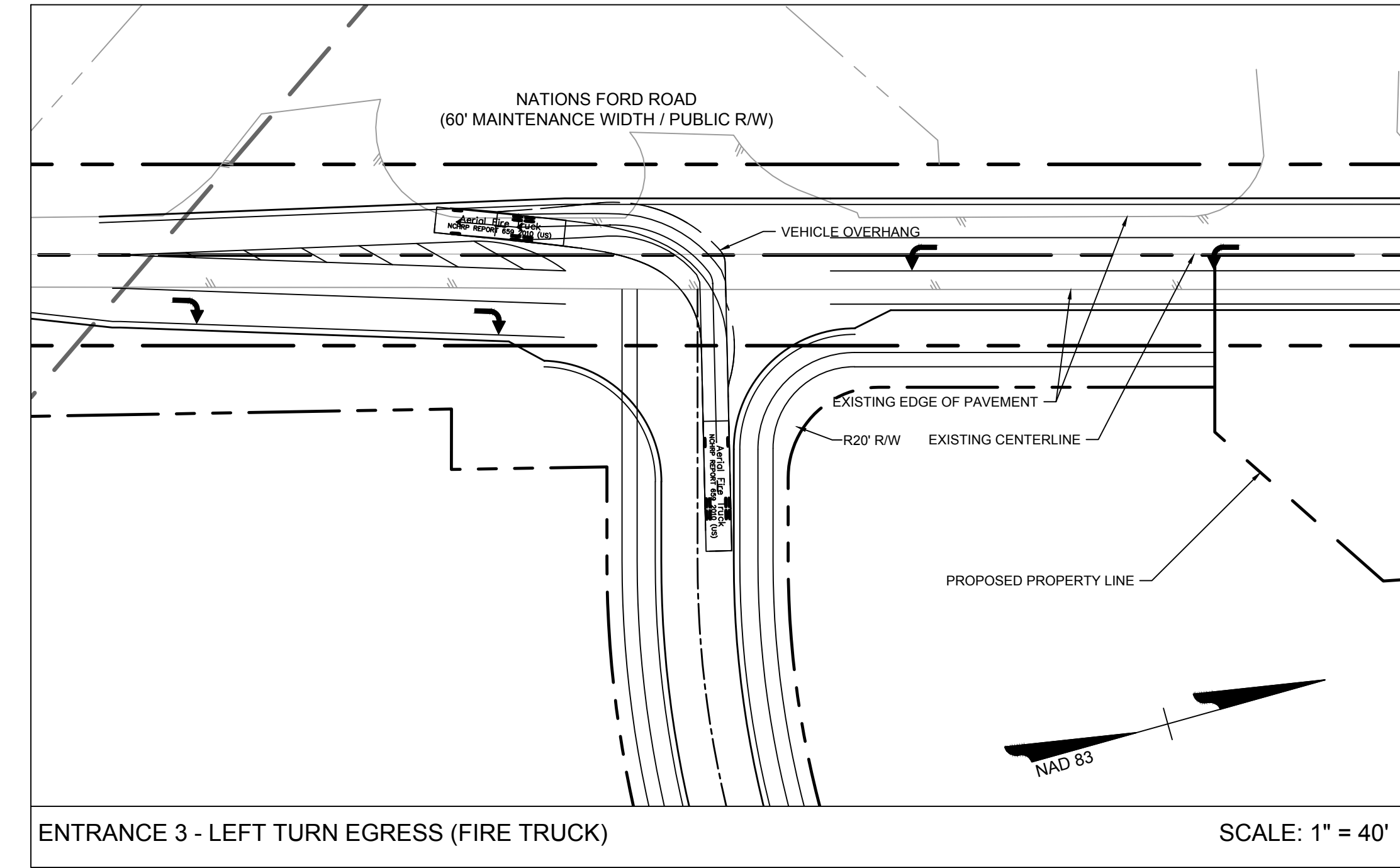
ENTRANCE 3 - RIGHT TURN EGRESS (FIRE TRUCK)

SCALE: 1" = 40'



ENTRANCE 3 - LEFT TURN INGRESS (FIRE TRUCK)

SCALE: 1" = 40'



ENTRANCE 3 - LEFT TURN EGRESS (FIRE TRUCK)

SCALE: 1" = 40'

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DATE	REVISION PER COMMENTS
06/18/2021	REVISION PER COMMENTS
08/04/2021	REVISION PER COMMENTS
12/10/2021	REVISION PER COMMENTS
03/04/2022	REVISION PER COMMENTS
04/27/2022	REVISION PER COMMENTS

01/29/2021
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K. BRADLEY

DESIGNED BY
K. BRADLEY

CHECKED BY
C. TODD

SCALE
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ENTRANCE 3 VEHICLE TURNING MOVEMENTS
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45021
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