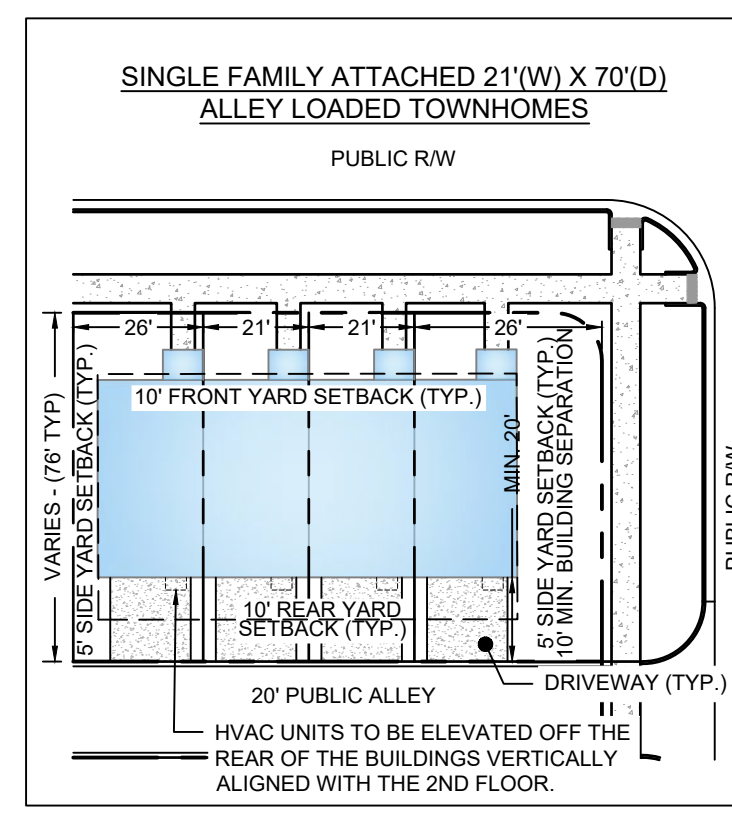
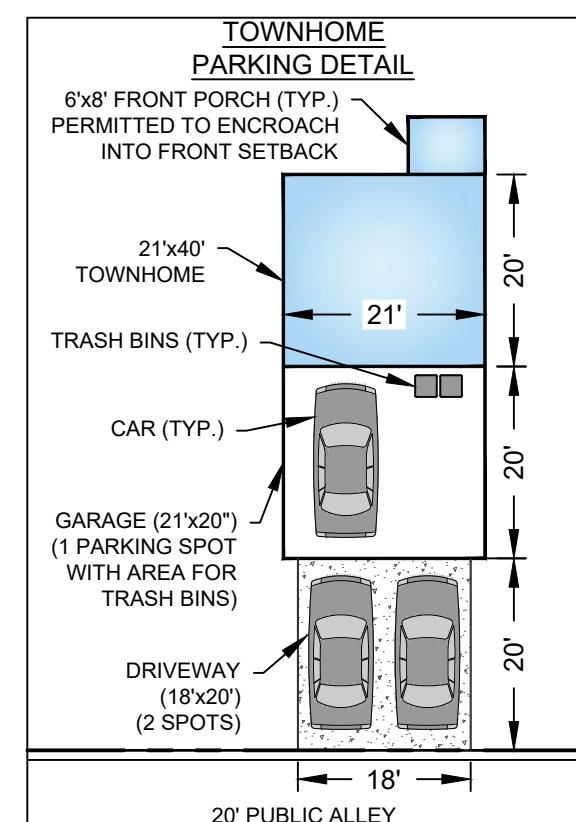




VICINITY MAP
N.T.S.



COMMON OPEN SPACE
COMMITMENT TO INSTALL TWO (2) OF THE FOLLOWING:
WALKING TRAIL, PLAYGROUND, DOG PARK, COMMUNITY GATHERING AREA, TOT LOT, POCKET PARK

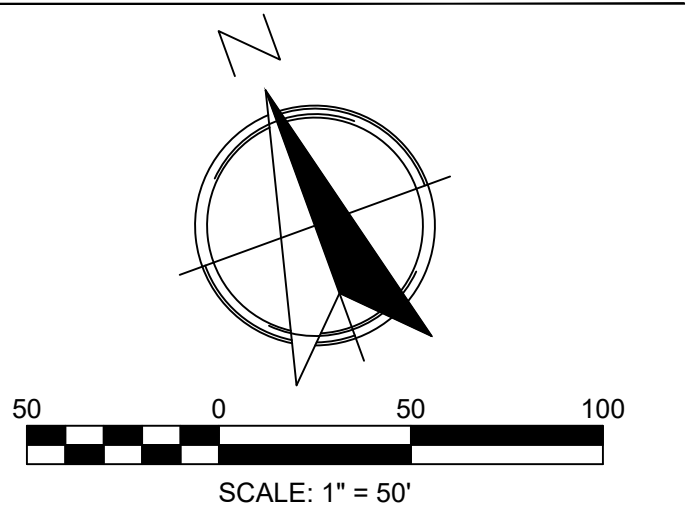


DEVELOPMENT DATA:

| | |
|----------------------------------|---|
| 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: | 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 |

Towne Living at Pineville

Concept Plan



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

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|----------------|----------|
| WKD PROJ. NO.: | 1.0 |
| REVISION: | |
| DATE: | COMMENT: |
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CLIENT:



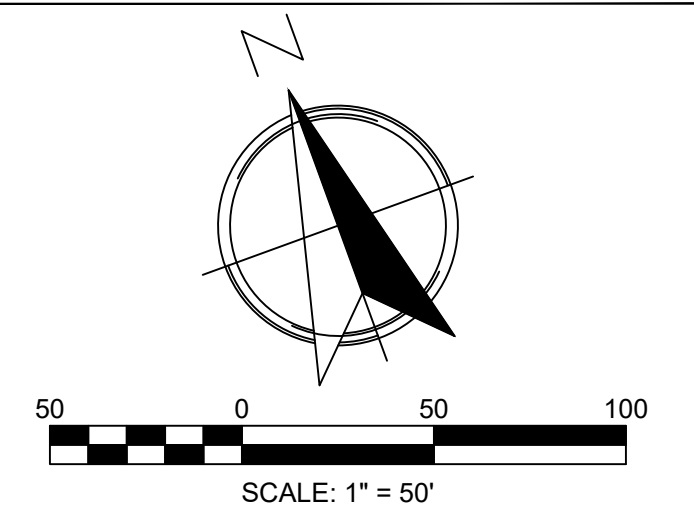
PROJECT:

Towne Living at Pineville

SHEET TITLE:

Landscaping Plan

SCALE:



| | |
|-----------------|----------------|
| PROJ. MGR.: | ETS |
| DESIGN BY: | ETS |
| DRAWN BY: | JCR |
| PROJ. DATE: | SEPT 2024 |
| DRAWING NUMBER: | 20240209.00.CL |

1.1

WKD PROJ. NO.:

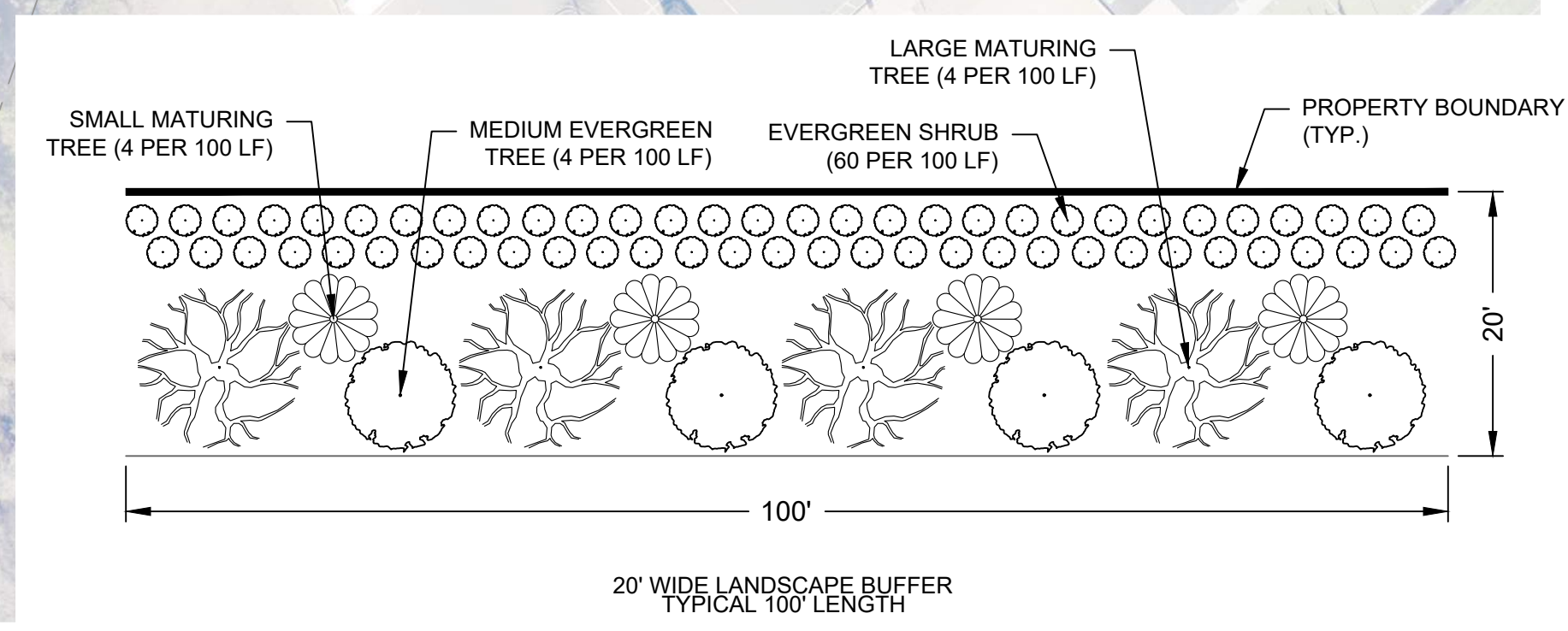
| REVISION: | DATE: | COMMENT: |
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COMMON OPEN SPACE
COMMITMENT TO INSTALL TWO (2) OF THE FOLLOWING:
WALKING TRAIL, PLAYGROUND, DOG PARK, COMMUNITY GATHERING AREA, TOT LOT, POCKET PARK

STREET TREES SHOWN ALONG DORMAN ROAD WITHIN THE R/W ARE CONTINGENT UPON NCDOT APPROVAL. IF NCDOT DOES NOT PERMIT STREET TREES WITHIN R/W, TREES WILL BE LOCATED ON THE BACK SIDE OF THE R/W.



20' WIDE LANDSCAPE BUFFER
TYPICAL 100' LENGTH

CLIENT:



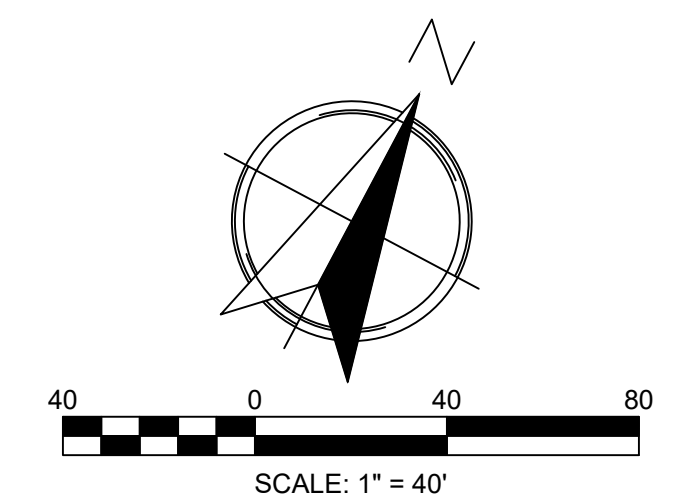
PROJECT:

Towne Living at Pineville

SHEET TITLE:

Fire Apparatus Turning Movements

SCALE:



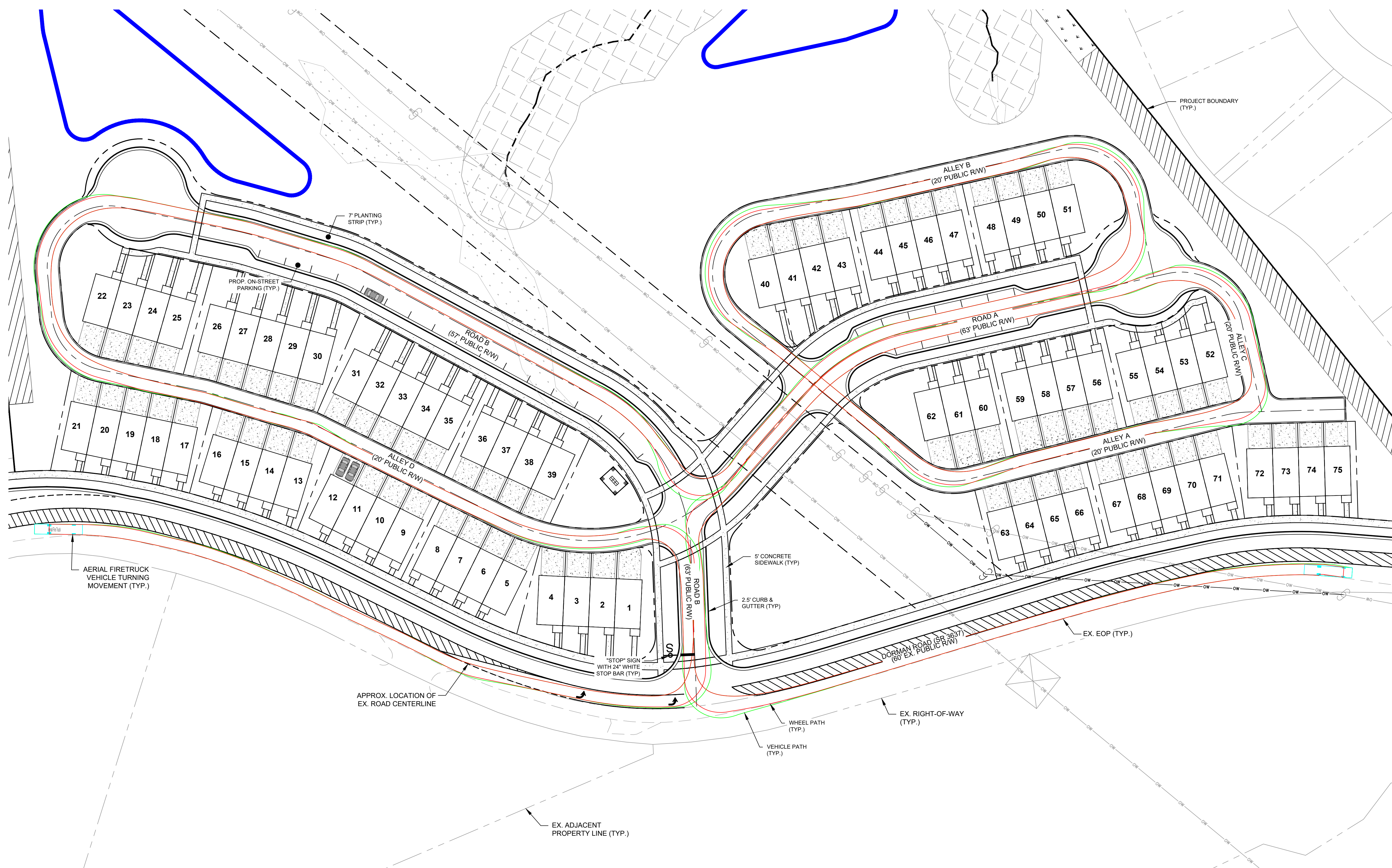
| | |
|-----------------|----------------|
| PROJ. MGR.: | ETS |
| DESIGN BY: | ETS |
| DRAWN BY: | JCR |
| PROJ. DATE: | SEPT 2024 |
| DRAWING NUMBER: | 20240209.00.WK |

1.2

WKD PROJ. NO.:

| REVISION: | DATE: | COMMENT: |
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CLIENT:



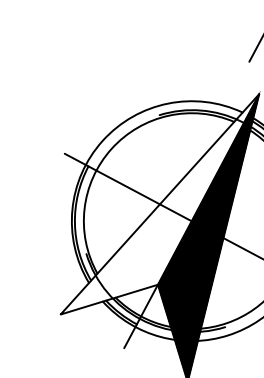
PROJECT:

Towne Living at Pineville

SHEET TITLE:

Refuse Truck Turning Movements

SCALE:



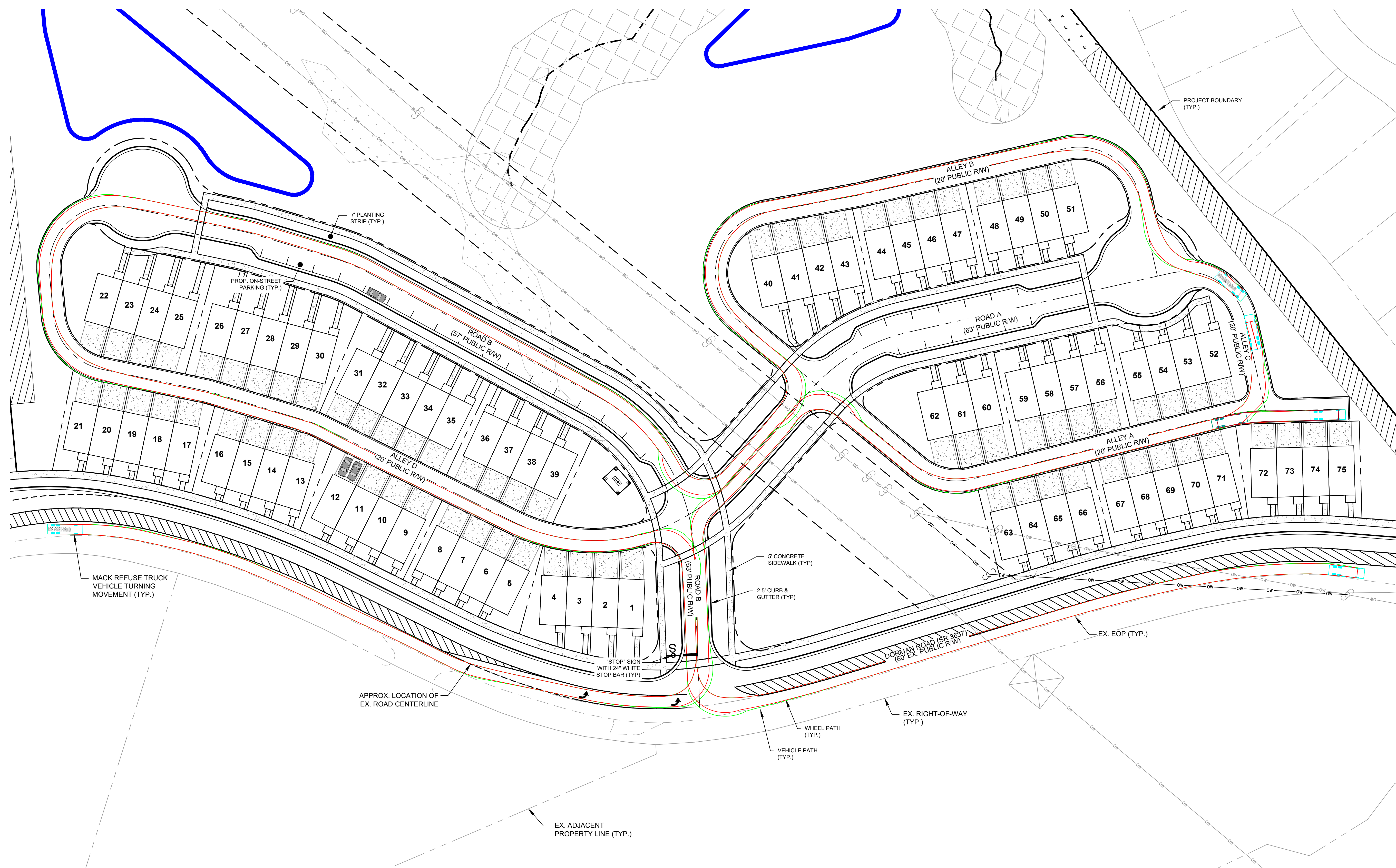
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|-----------------|----------------|
| PROJ. MGR.: | ETS |
| DESIGN BY: | ETS |
| DRAWN BY: | JCR |
| PROJ. DATE: | SEPT 2024 |
| DRAWING NUMBER: | 20240209.00.WK |

1.3

WKD PROJ. NO.:

| REVISION: | DATE: | COMMENT: |
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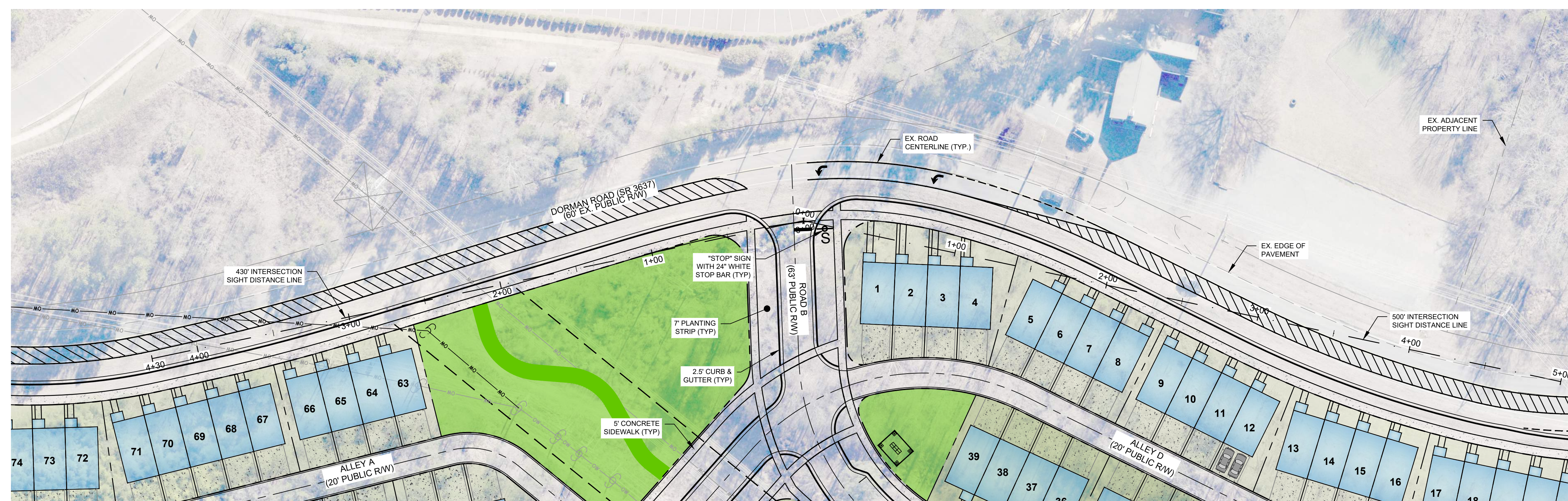
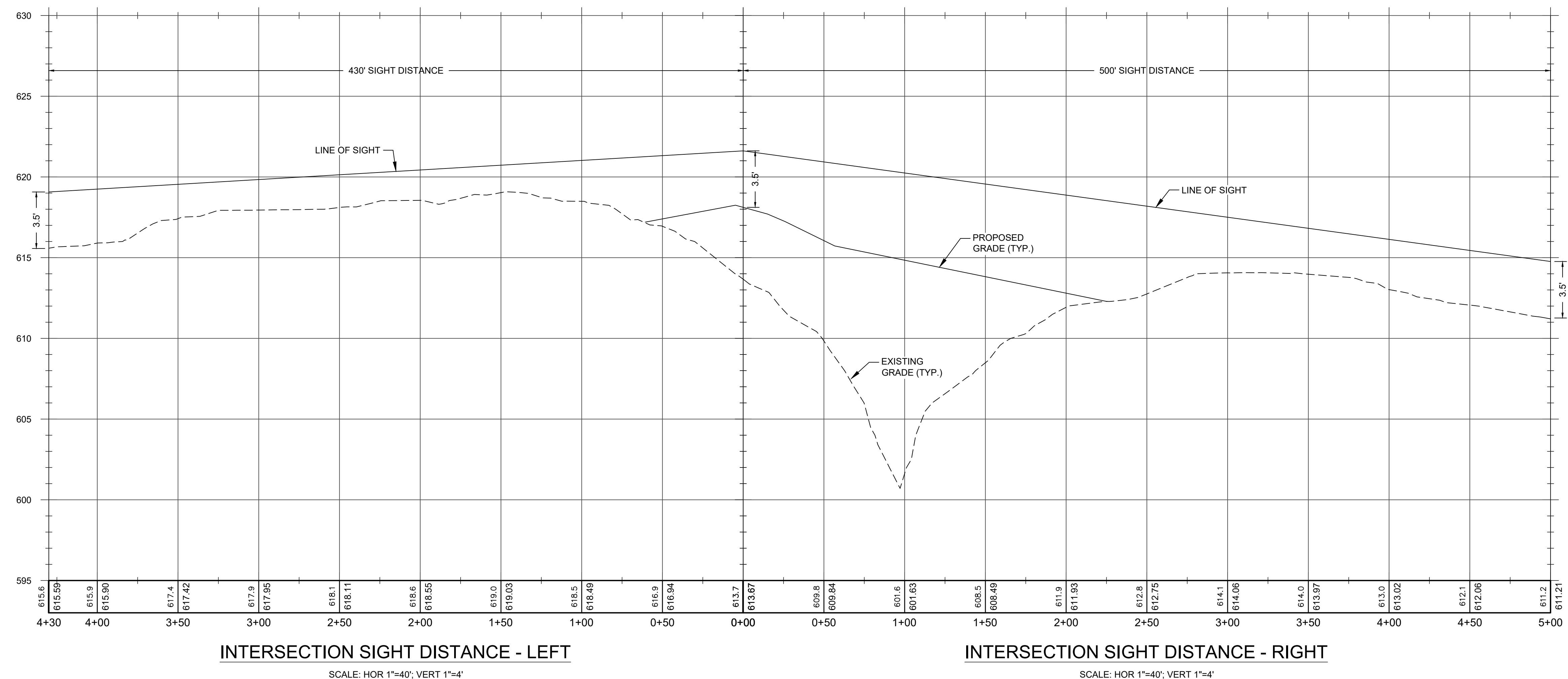
PROJECT:

Towne Living at Pineville

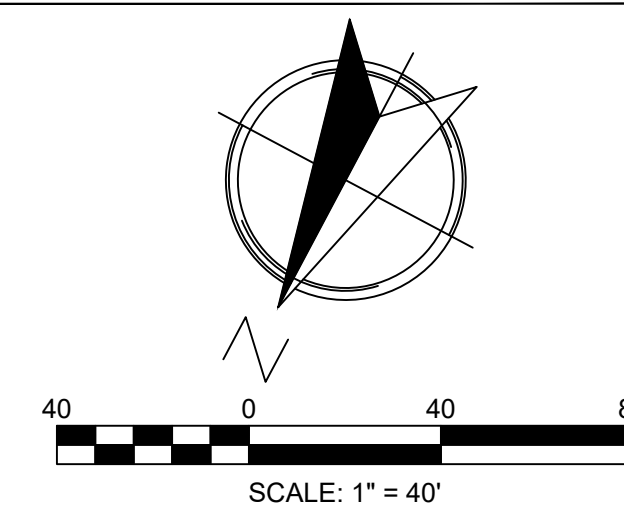
SHEET TITLE:

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 |

1.4

WKD PROJ. NO.:

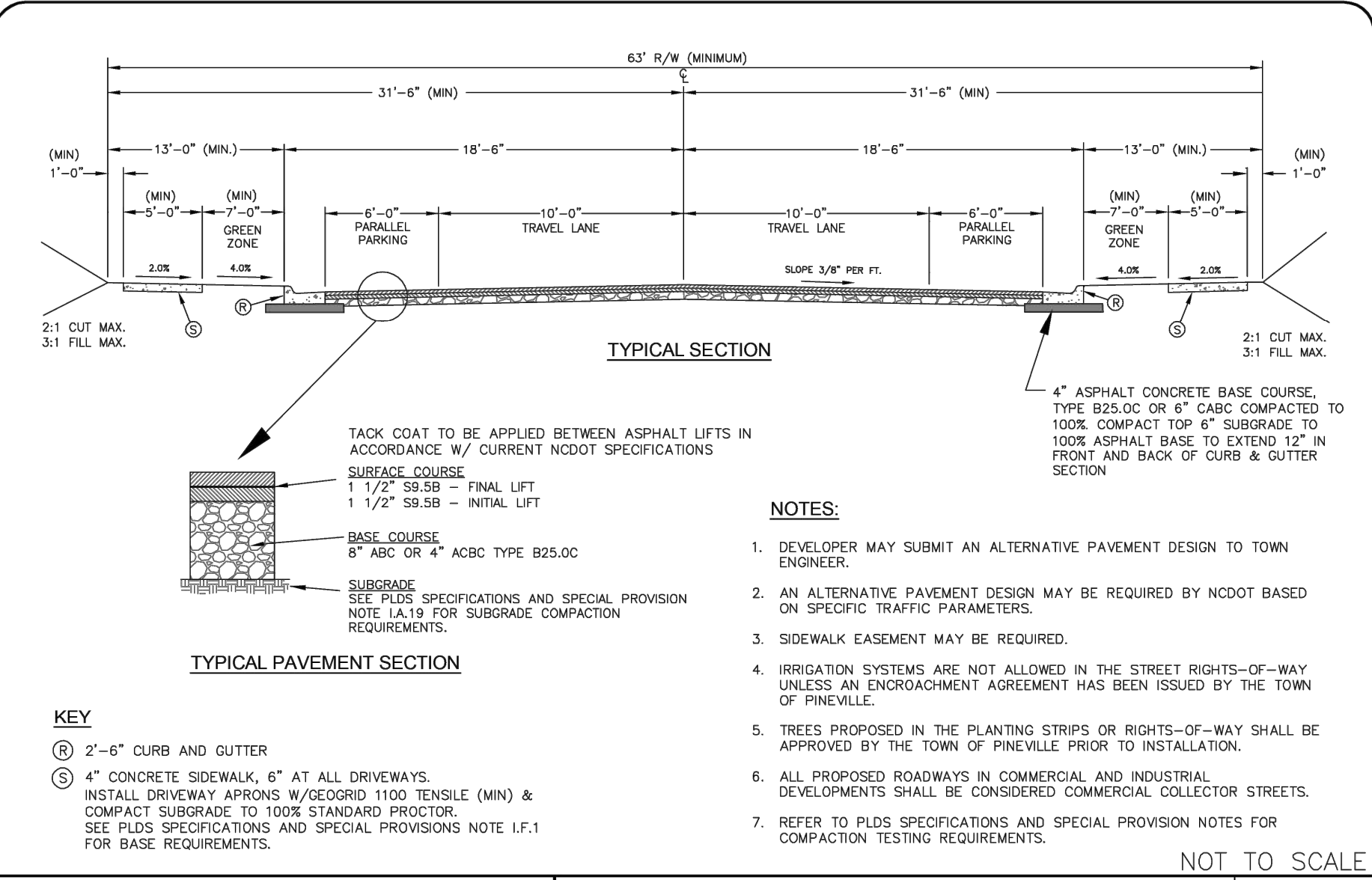
| REVISION: | DATE: | COMMENT: |
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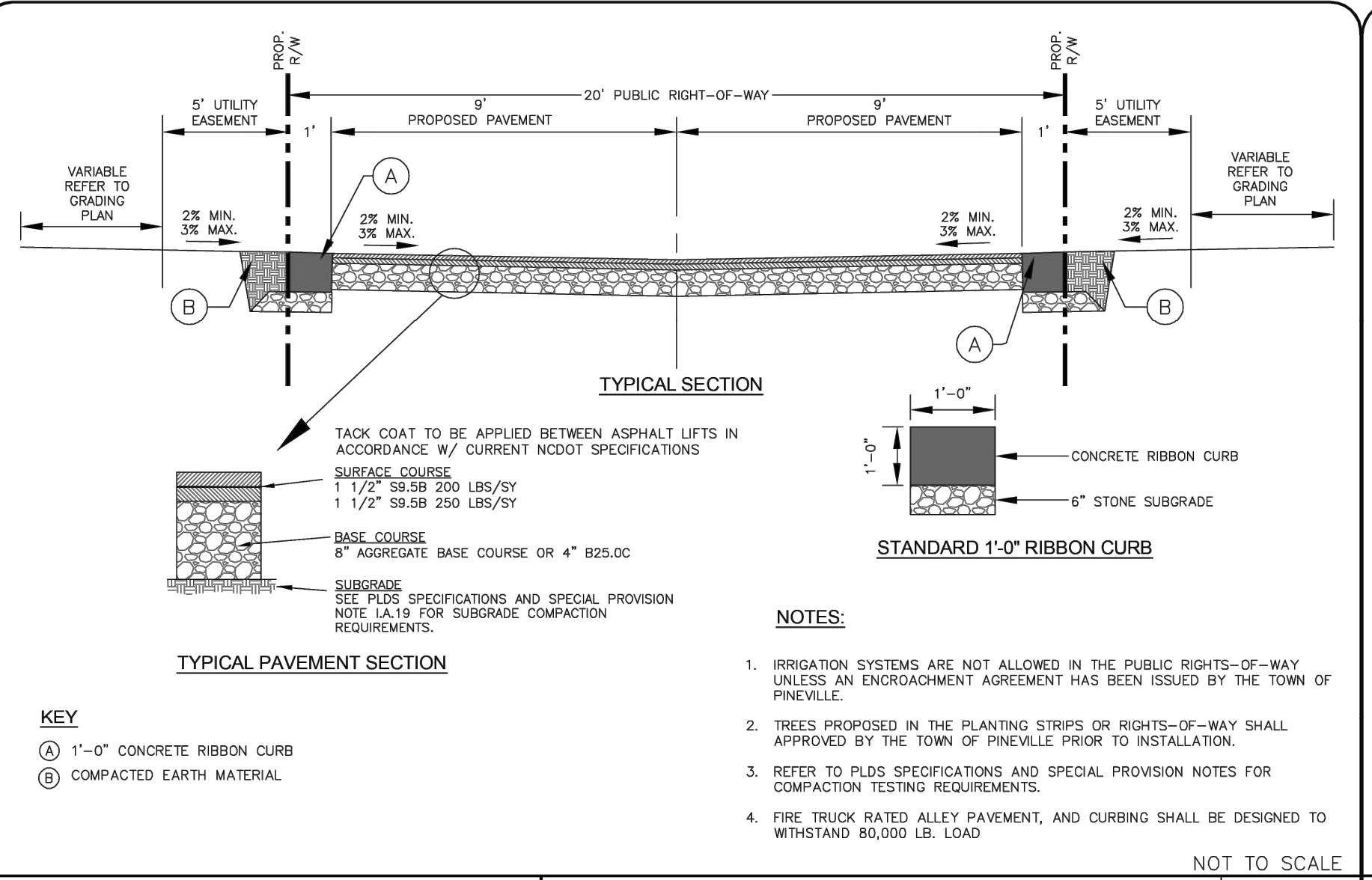
CLIENT:

PROJECT:

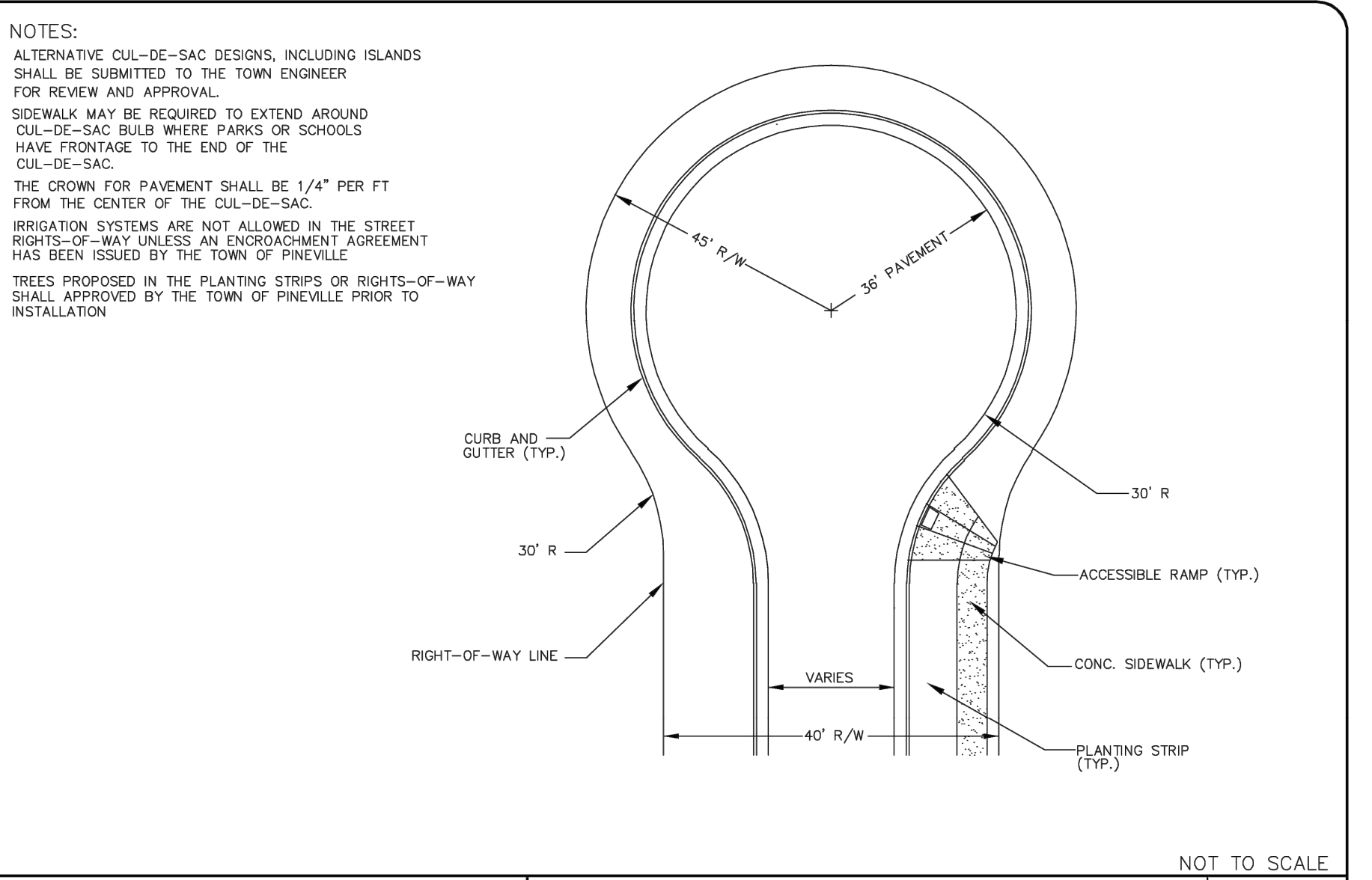
Towne Living at Pineville



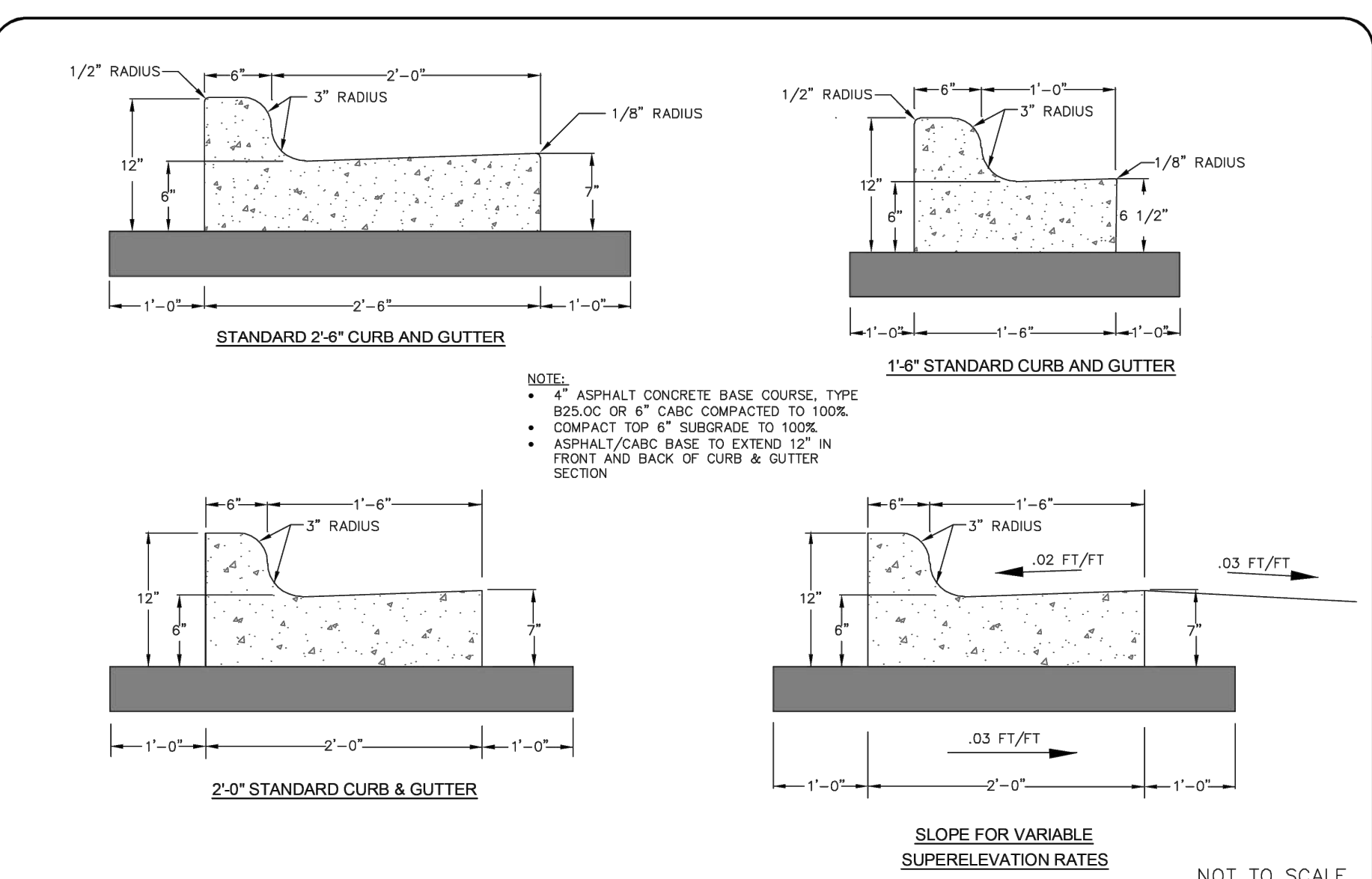
| | | | |
|--|--|-----------------|------------|
| TOWN OF PINEVILLE LAND DEVELOPMENT STANDARDS | LOCAL RESIDENTIAL STREET PARKING ON BOTH SIDES OF STREET | REV. DATE | 2/28/23 |
| | | STD. NO. / REV. | 10.06B / 7 |



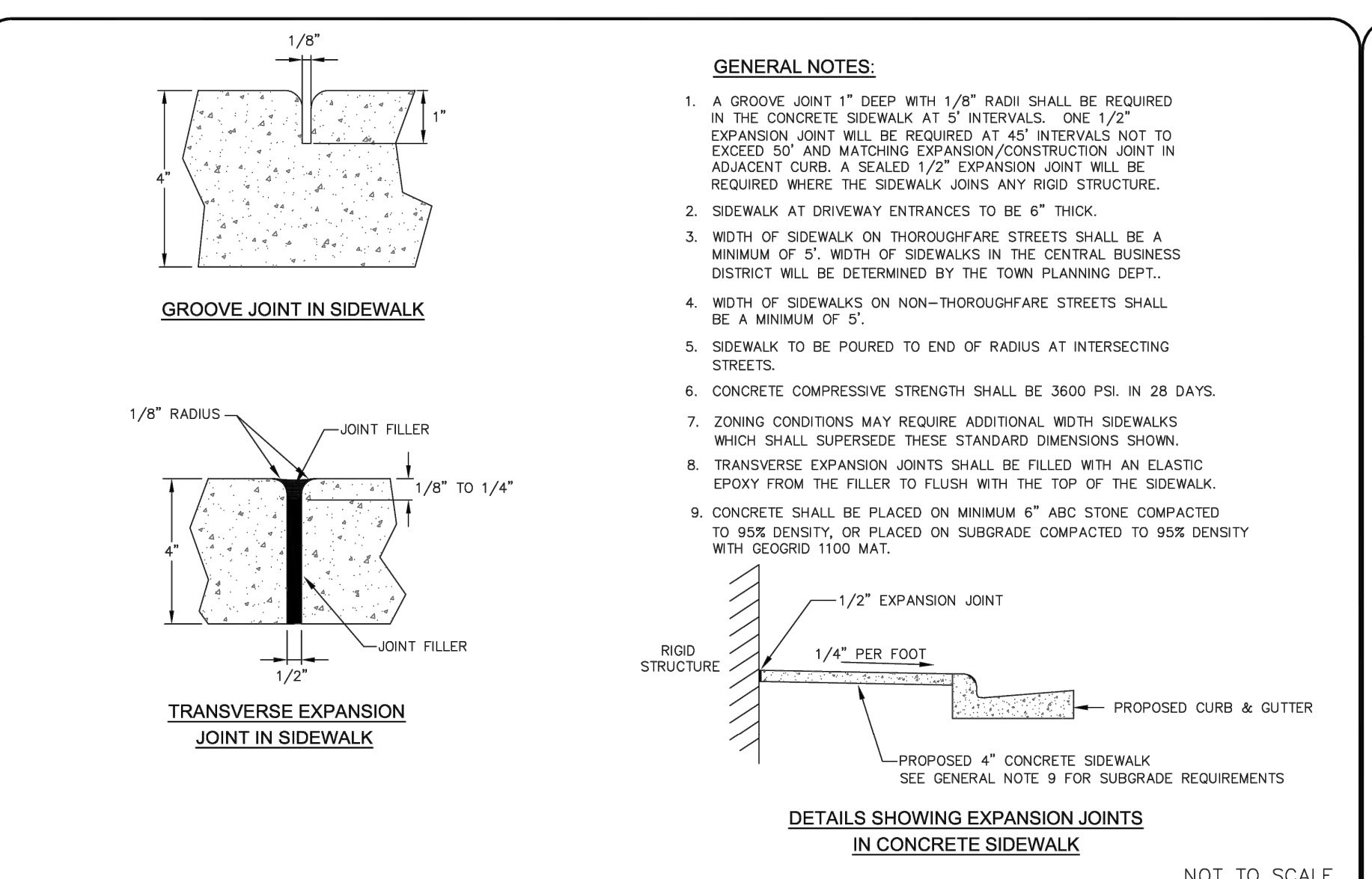
| | | | |
|--|--|-----------------|------------|
| TOWN OF PINEVILLE LAND DEVELOPMENT STANDARDS | STANDARD ALLEY 20' PUBLIC RIGHT-OF-WAY | REV. DATE | 2/28/23 |
| | | STD. NO. / REV. | 10.11D / 7 |



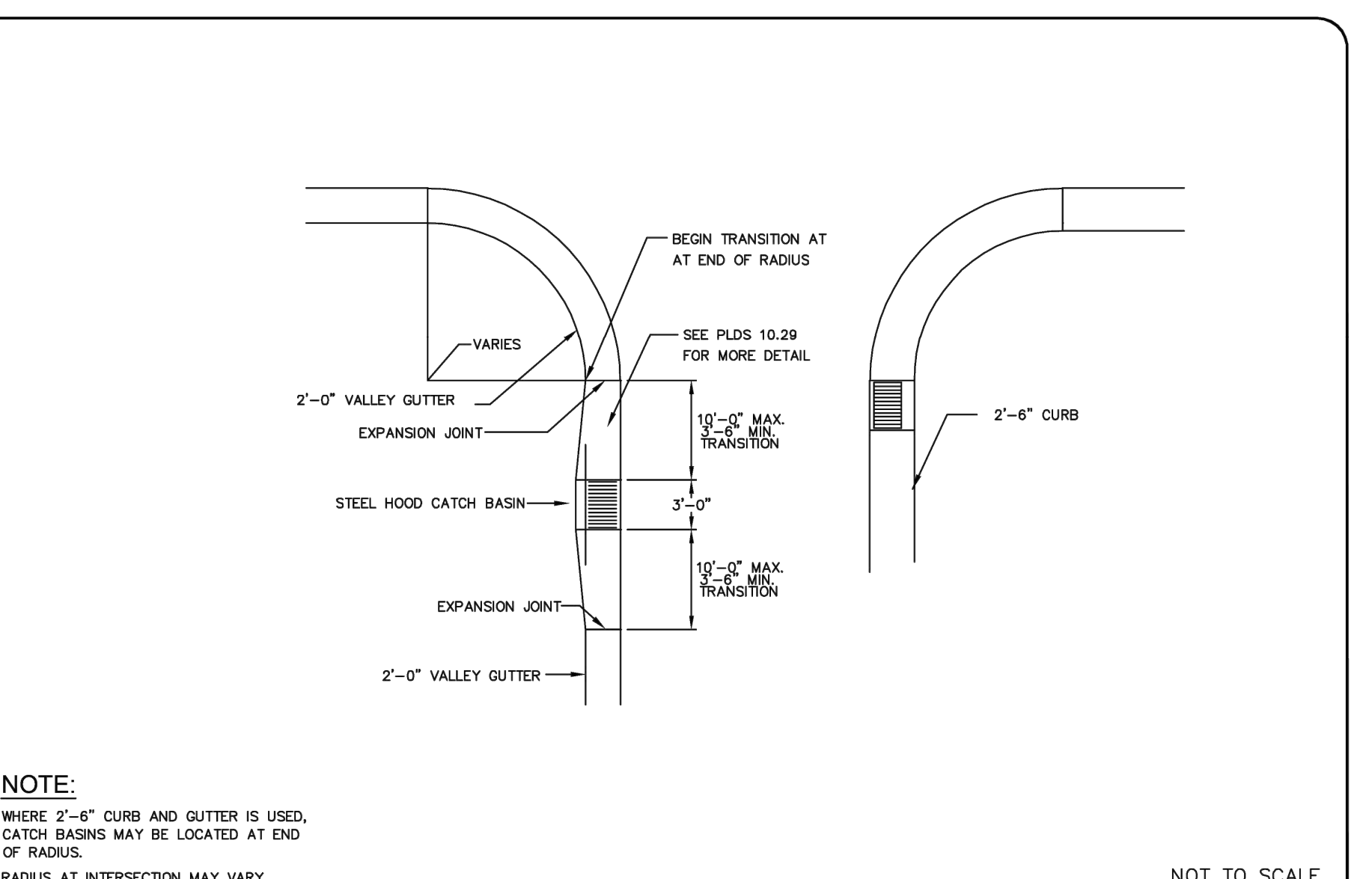
| | | | |
|--|-------------------------------|-----------------|-----------|
| TOWN OF PINEVILLE LAND DEVELOPMENT STANDARDS | RESIDENTIAL CUL-DE-SAC | REV. DATE | 8/1/19 |
| | | STD. NO. / REV. | 10.14 / 3 |



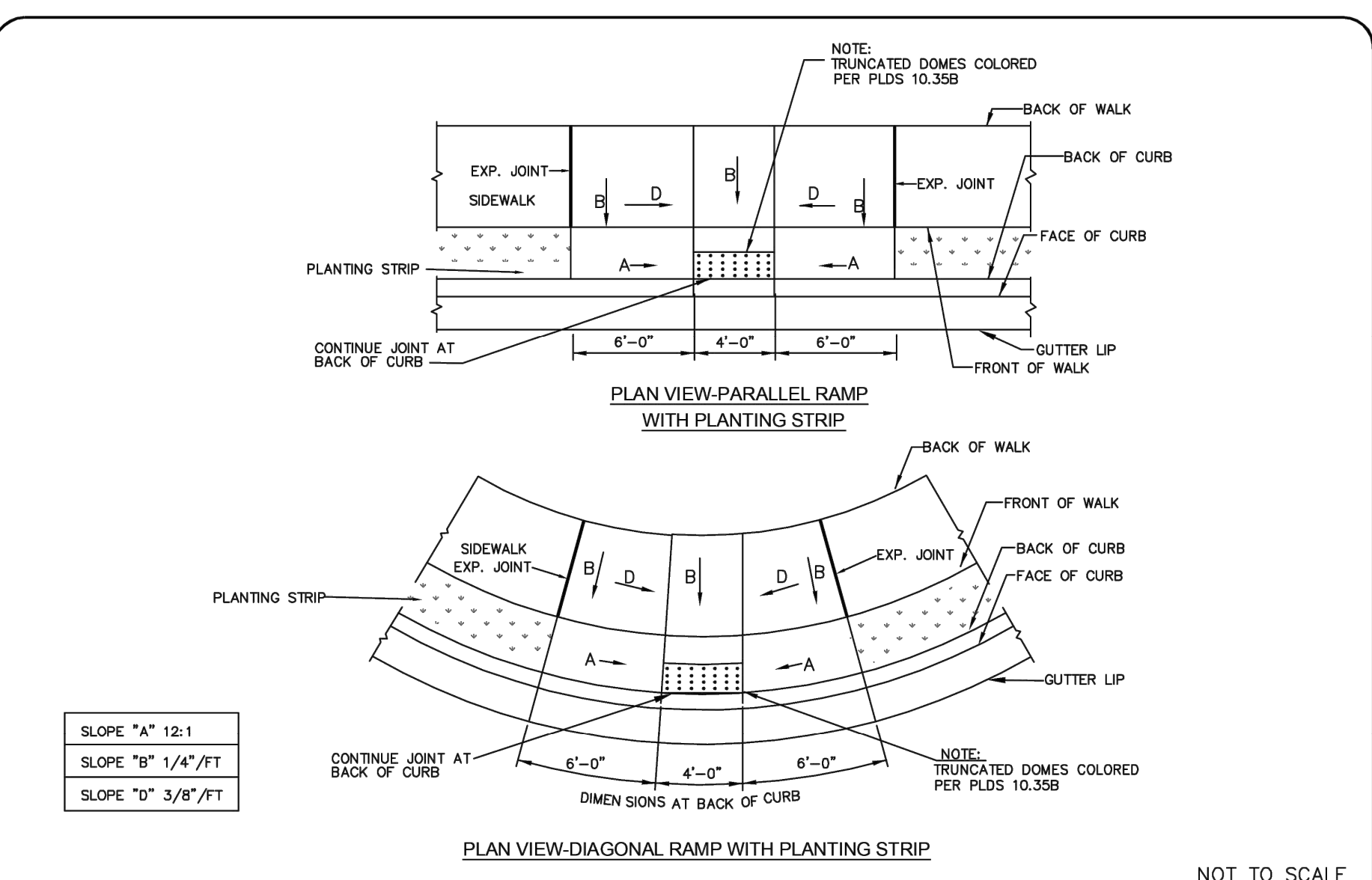
| | | | |
|--|---------------------------------|-----------------|------------|
| TOWN OF PINEVILLE LAND DEVELOPMENT STANDARDS | STANDARD CURB AND GUTTER | REV. DATE | 2/28/23 |
| | | STD. NO. / REV. | 10.17A / 7 |



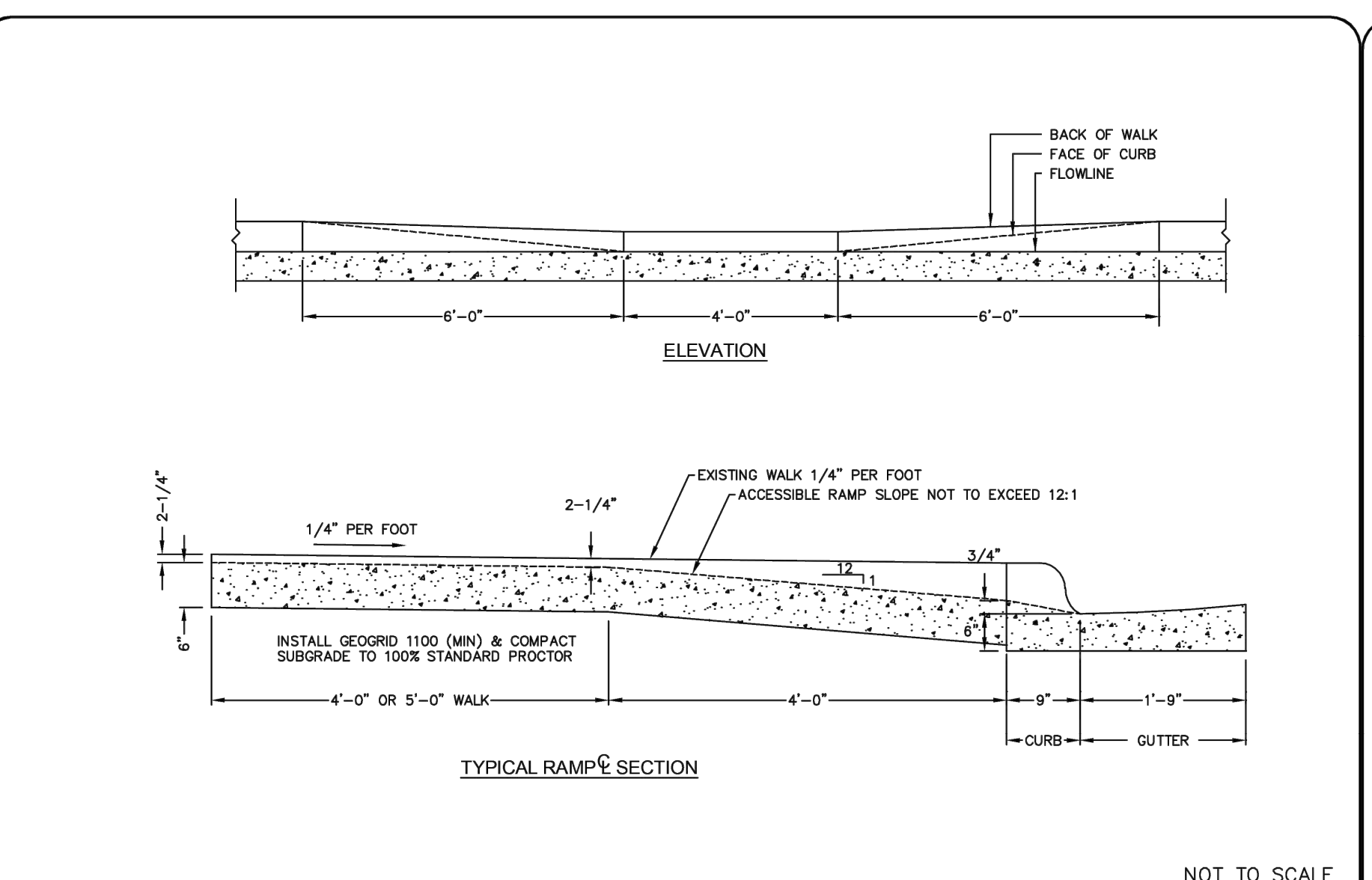
| | | | |
|--|---------------------------|-----------------|-----------|
| TOWN OF PINEVILLE LAND DEVELOPMENT STANDARDS | CONCRETE SIDEWALKS | REV. DATE | 2/29/20 |
| | | STD. NO. / REV. | 10.22 / 4 |



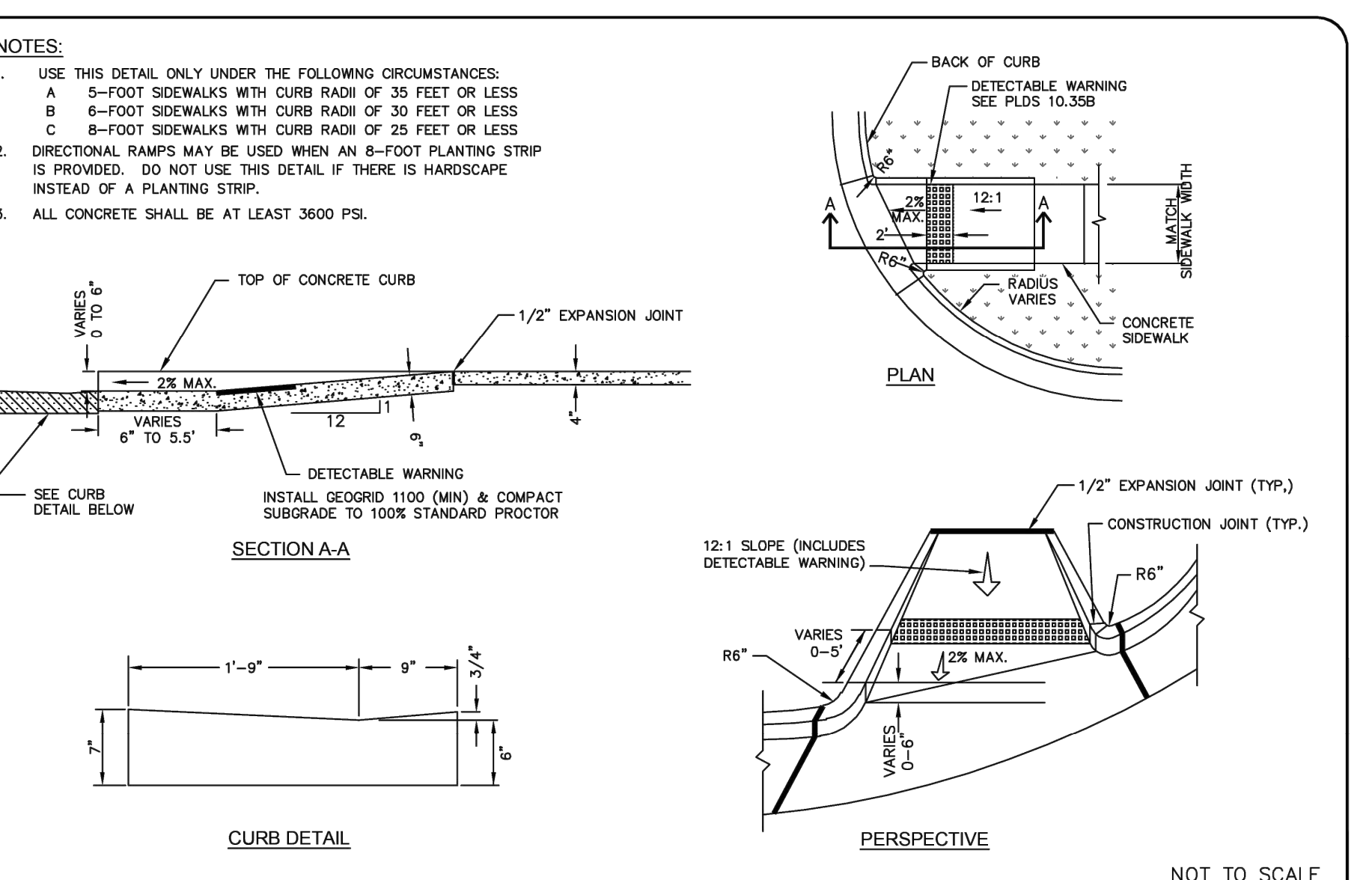
| | | | |
|--|---|-----------------|-------|
| TOWN OF PINEVILLE LAND DEVELOPMENT STANDARDS | CATCH BASIN PLACEMENT AT INTERSECTIONS | REV. DATE | 10.30 |
| | | STD. NO. / REV. | 10.30 |



| | | | |
|--|---|-----------------|------------|
| TOWN OF PINEVILLE LAND DEVELOPMENT STANDARDS | ACCESSIBLE RAMP STANDARD WITH PLANTING STRIP (2'-6" CURB AND GUTTER) | REV. DATE | 10.31A |
| | | STD. NO. / REV. | 10.31A / 1 |



| | | | |
|--|---|-----------------|------------|
| TOWN OF PINEVILLE LAND DEVELOPMENT STANDARDS | ACCESSIBLE RAMP SECTIONS WITH PLANTING STRIP (2'-6" CURB AND GUTTER) | REV. DATE | 10.31B / 1 |
| | | STD. NO. / REV. | 10.31B / 1 |



| | | | |
|--|---|-----------------|------------|
| TOWN OF PINEVILLE LAND DEVELOPMENT STANDARDS | DIRECTIONAL ACCESSIBLE RAMP WITH SMALL/MEDIUM CURB RADII | REV. DATE | 10.40A / 1 |
| | | STD. NO. / REV. | 10.40A / 1 |

SHEET TITLE:

Notes & Details

SEAL:

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

WKD PROJ. NO.: 1.5

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| 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 |

1.6

WKD PROJ. NO.:

| REVISED: | 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.

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'.

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.

PARALLEL PARKING STANDARDS

| PARALLEL PARKING BAY LOCATED ON | DRIVEWAY | LOCAL/ COLLECTOR | THYFARE |
|---------------------------------|----------|------------------|---------|
| 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 |
| STD. NO. REV. |
| 50.09B 4 |

| Parcel # | SQ. FT. |
|----------|---------|
| 22 | 4,023 |
| 23 | 1,926 |
| 24 | 1,927 |
| 25 | 2,499 |
| 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 |

| Parcel # | SQ. FT. |
|----------|---------|
| 47 | 1,976 |
| 48 | 1,976 |
| 49 | 1,596 |
| 50 | 1,596 |
| 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 |

| Parcel # | SQ. FT. |
|----------|---------|
| 72 | 2,231 |
| 73 | 1,624 |
| 74 | 1,608 |
| 75 | 1,998 |