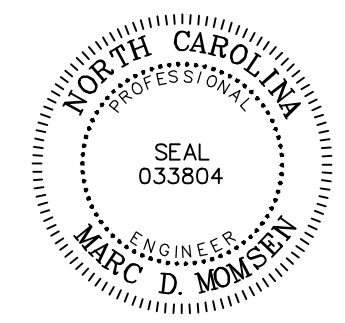




KEY MAP

SEAL



PROJECT

**PINEVILLE
TOWNHOMES**

PINEVILLE, NC
REZONING #2020-XXX

LANDDESIGN PROJ.# 1020037

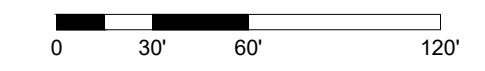
REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	REZONING SUBMITTAL	09.23.20
2	REZONING SUBMITTAL	10.20.20

DESIGNED BY: JRY
DRAWN BY: JRY
CHECKED BY: KST

SCALE

VERT: N/A
HORZ: 1"=60'



SHEET TITLE

COVER

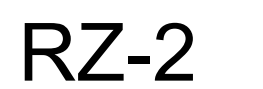
SHEET NUMBER

RZ-1






NOTE: THE PROVIDED SITE PLAN RENDERING IS INTENDED TO
CONVEY DESIGN INTENT AND IS SUBJECT TO FINAL DESIGN.



350 DRIVEWAY SPACES



6 TREES PER 100 LF PROVIDED
33% EVERGREEN
66% LARGE MATURING
30 EVERGREEN SHRUBS PER 100 LF PROVIDED

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	MIN. CONT.	MIN. CAL.	MIN. HT.	REMARKS
	ACTA	2	ACER TATARICUM 'GINNALA 'FLAME'	ARMUR 'FLAME' MAPLE	B&B	2"	8-10'	MATCH SPECIMEN, FULL TO BASE
	CAEU	2	CARPINUS BETULUS 'FASTIGIATA'	PYRAMIDAL EUROPEAN HORNBEAM	B&B	2"	8-10'	MATCH SPECIMEN, FULL TO BASE
	THGG	2	THUJA 'GREEN GIANT'	ARBOVITAE, 'GREEN GIANT'	B&B	2"	10-12'	MATCH SPECIMEN, FULL TO BASE
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	MIN. CONT.	SPACING	MIN. HT.	REMARKS
	BMKG	20	BUXUS MICROPHYLLA KOREANA 'GREEN VELVET'	KOREAN BOXWOOD	#5	AS SHOWN	18-24"	MATCH SPECIMEN, FULL TO BASE
	RHIM	10	RHAPHIOLEPIS INDICA 'MONTQ'	INDIAN PRINCESS INDIAN HAWTHORN	#7	AS SHOWN	24-36"	MATCH SPECIMEN, FULL TO BASE

6' FENCE

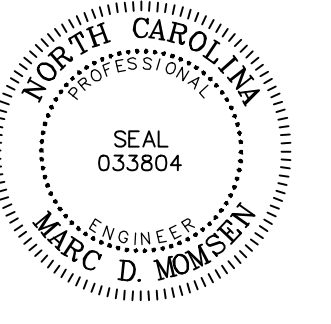
NATURAL 20' BUFFER

20.00'

LANDSCAPE AREA SECTION
N.T.S.



REAL



PROJECT

PINEVILLE, NC
ZONING #2020-XXX

INDDESIGN PROJ.# 1020037



[illegible]

DESIGNED BY: JRY
DRAWN BY: JRY
CHECKED BY: KST

SCALE

NORTH

VERT: N/A
HORZ: 1"=60'



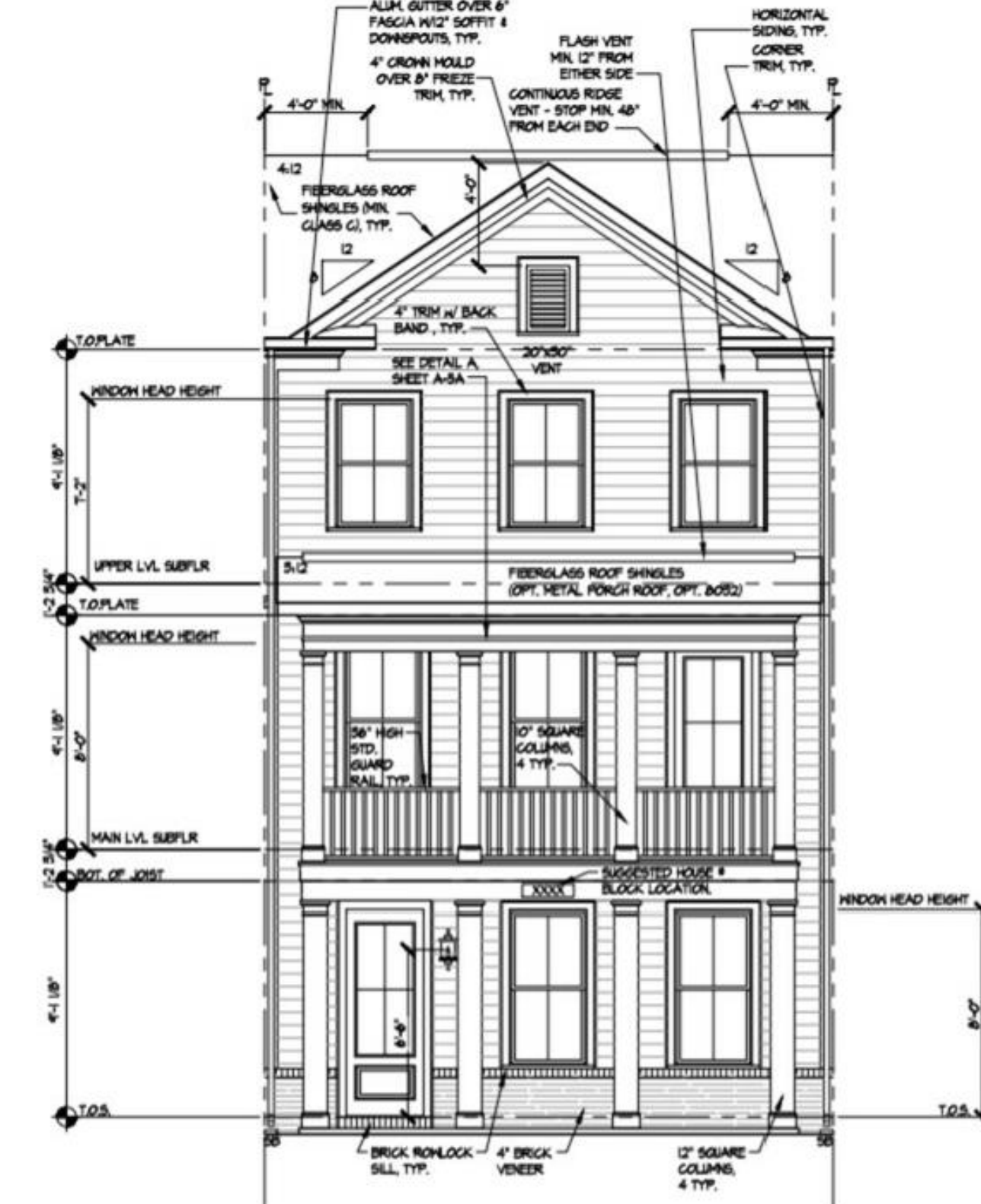
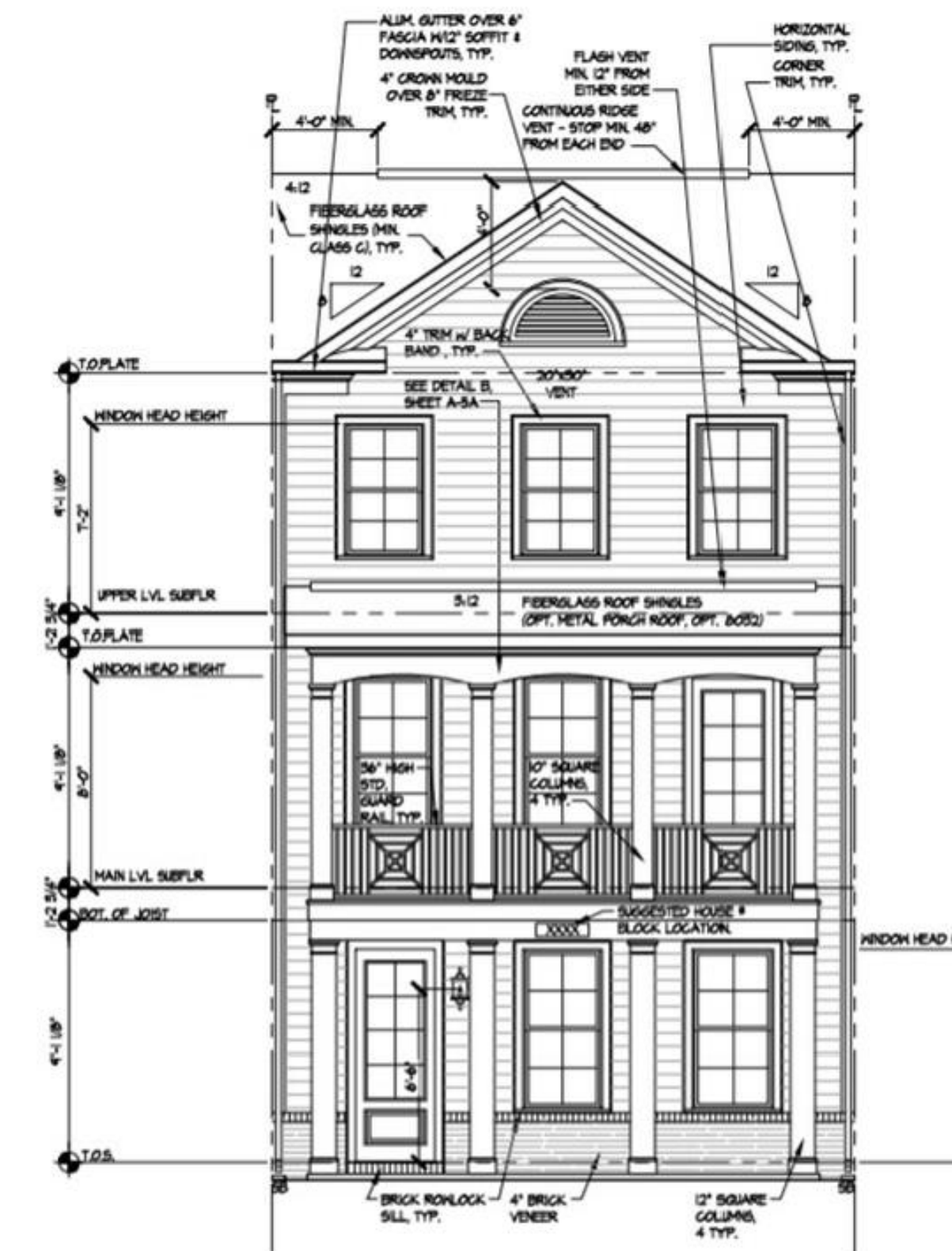
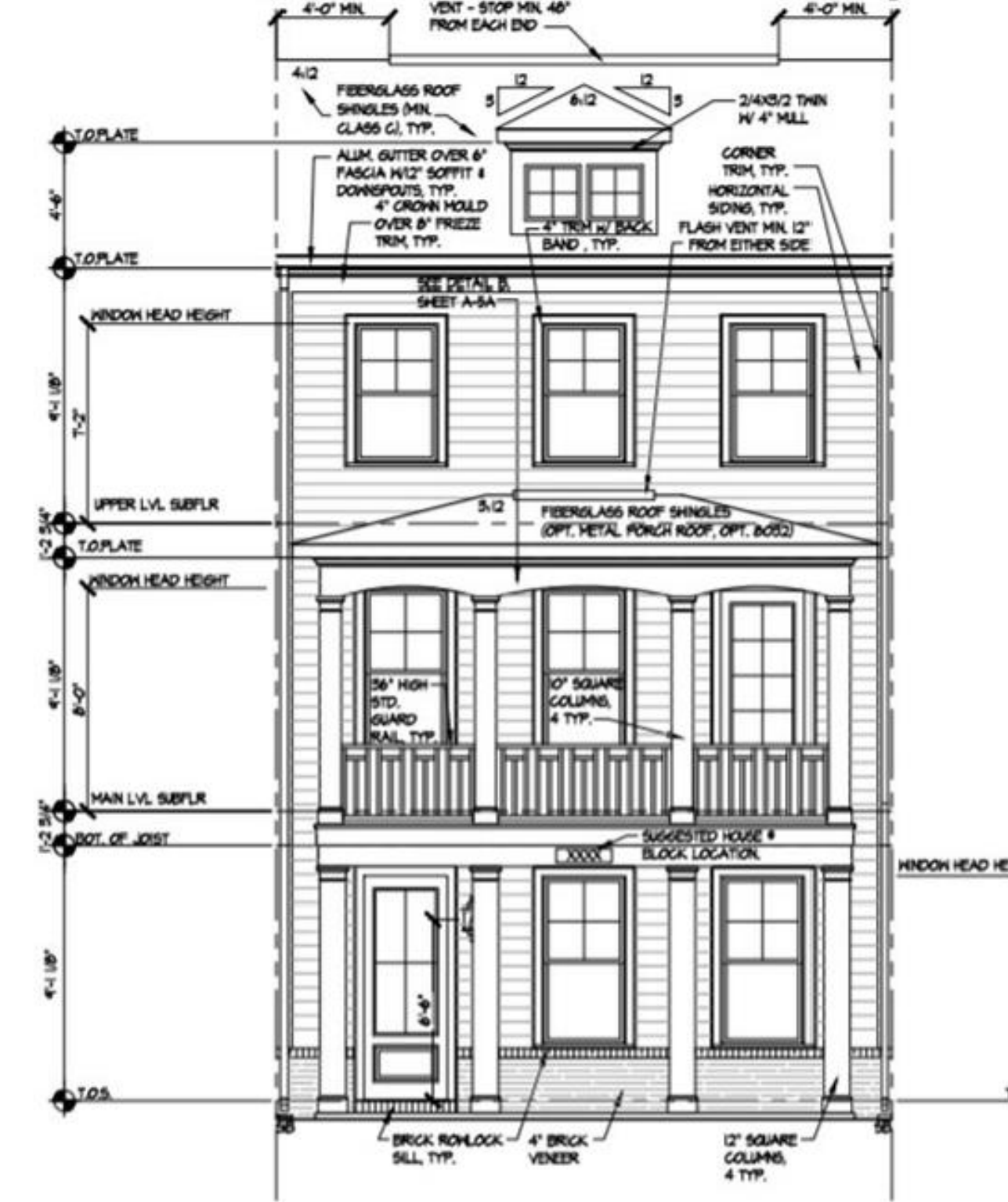
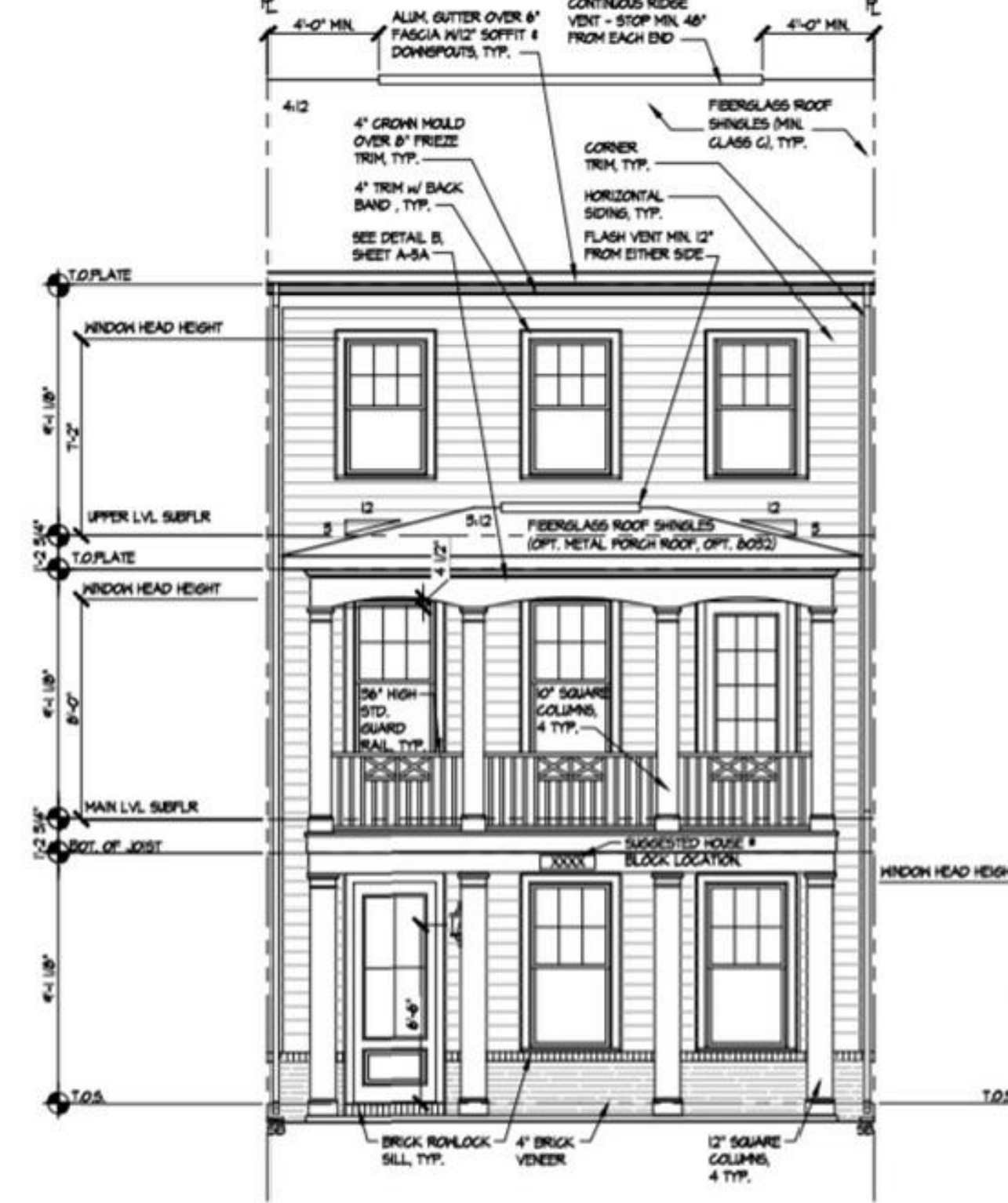
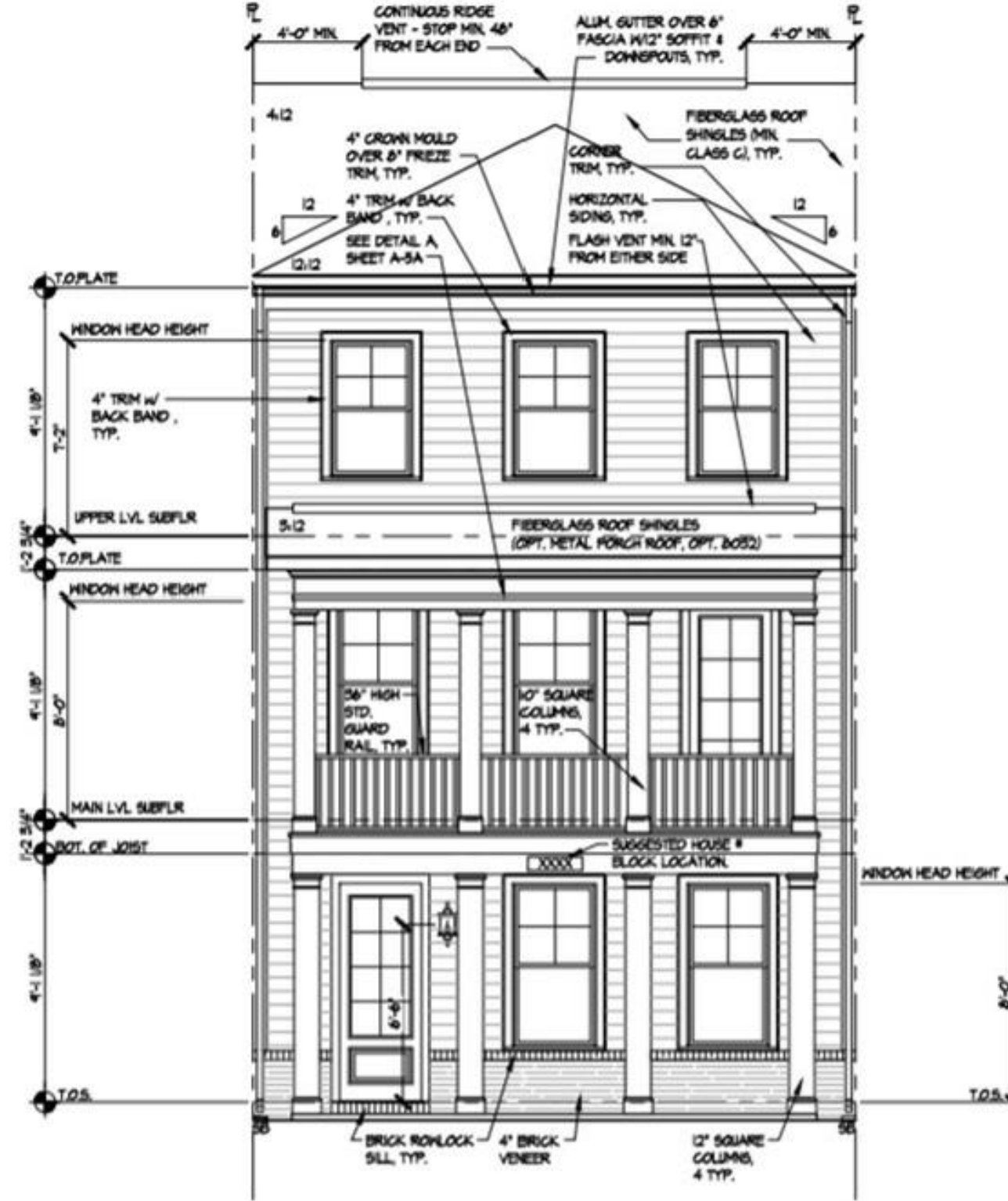
0 30' 60' 120'

SHEET TITLE

CHEMATIC SITE PLAN

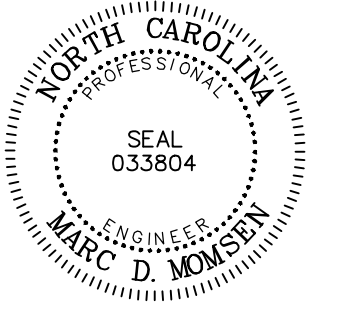
SHEET NUMBER

RZ-3

[illegible]

KEY MAP

SEAL



PROJECT

PINEVILLE, NC
REZONING #2020-XXX

LANDDESIGN PROJ.# 1020037

REVISION / ISSUANCE

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DESIGNED BY: JRY
DRAWN BY: JRY
CHECKED BY: KST

SCALE NORTH

VERT: N/A
HORZ: NTS

(NOT TO SCALE)

SHEET TITLE

ARCHITECTURAL ELEVATION

SHEET NUMBER

RZ-4

GENERAL NOTES

- BUILDINGS ON THE SITE WILL BE 3 STORY TOWNHOUSE BUILDINGS WITH AN AVERAGE HEIGHT IN FEET OF APPROXIMATELY 34 FEET AT THE FRONT BUILDING LINE.
- TOWN HOUSE UNITS WILL BE INDIVIDUALLY PARCELED/PLATTED.
- THE BUILDINGS ABUT A NETWORK OF REQUIRED PUBLIC OR PRIVATE STREETS WITH EACH HAVING A MAIN PEDESTRIAN ENTRANCE FRONTING THESE STREETS. ALL GARAGE ENTRANCES WILL BE LOCATED OFF THE BACK OF THE BUILDINGS FROM AN ALLEY.
- UNITS WILL HAVE PORCHES OR COVERED STOOPS WITH WALKWAYS PROVIDED TO CONNECT THEM TO THE SIDEWALK LOCATED ALONG THE ADJACENT PUBLIC OR PRIVATE STREET.
- BUILDING ELEVATIONS HAVE BEEN DESIGNED WITH ARTICULATED FAÇADE FEATURES INCLUDING WALL OFFSETS, PROJECTIONS, AND CHANGES IN MATERIALS AND COLORS TO HELP BREAK UP THE MASS OF THE BUILDING. BUILDINGS HAVE ALSO BEEN DESIGNED WITH A RECOGNIZABLE ARCHITECTURAL BASE OF MASONRY OR STONE. NO VINYL SIDING WILL BE USED. SIDE ELEVATIONS OF THE BUILDINGS WILL BE CONSISTENT IN ARCHITECTURAL CHARACTER AND MATERIALS AS THE FRONT OF THE BUILDINGS.
- ELEVATIONS ARE COMPOSED OF A COMBINATION OF FIBER CEMENT PANELS AND TRIM, FIBER CEMENT LAP SIDING, OR FIBER CEMENT VERTICAL BOARD & BATTEN SIDING. BUILDINGS WILL ALSO HAVE A BASE OF BRICK OR STONE VENEER (INCLUDING PRECAST STONE OR SYNTHETIC STONE)
- WINDOWS TO BE VINYL, ALUMINUM OR WOOD MATERIAL.
- BUILDINGS WILL HAVE ARCHITECTURAL FIBERGLASS COMPOSITE SHINGLES AND ALL ROOF VENTS WILL BE PAINTED TO MATCH THE ROOF COLOR.
- ROLL OUT TRASH AND RECYCLING BINS WILL BE PROVIDED FOR EACH UNIT FOR PRIVATE TRASH AND RECYCLING COLLECTION. TRASH AND RECYCLING WILL BE SCREENED FROM ALLEY WHEN BEING STORED.

NOTE: THE ATTACHED CONCEPTUAL RENDERINGS ARE SOLELY FOR THE PURPOSE OF ILLUSTRATING THE DESIGN.

ARCHITECTURAL NOTES

ARCHITECTURAL COMPOSITION:

(REFER TO ARCHITECTURAL ELEVATIONS ON RZ-4)

NOTE: THE PROVIDED ARCHITECTURAL ELEVATIONS ARE INTENDED TO CONVEY DESIGN INTENT AND ARE SUBJECT TO FINAL DESIGN. THE DESIGN COMMITMENTS BELOW ARE BASED ON THE PROVIDED IMAGERY FOR THE REZONING OF THIS PROJECT. ELEVATIONS SHOWN TO MATCH APPROVED DESIGN CONCEPT, MATERIALS, SPACING, AND WINDOWS.

- IN AN EFFORT TO ENHANCE THE ARCHITECTURAL COMPATIBILITY, SCALE AND STREETScape PRESENCE FOR THE PROJECT, THE PETITIONER COMMITS TO THE FOLLOWING REQUIRED ARCHITECTURAL DETAILS THAT WILL APPLY TO ALL UNITS:
- MAXIMUM 6 UNITS IN A RUN (PER BUILDING)
- MINIMUM ROOF PITCH: 4:12
- MINIMUM 6" OVERHANG FOR GABLE ROOF OR MINIMUM 12" OVERHANG FOR EVE
- WINDOW MULLIONS ALONG FRONT FAÇADE WILL BE PROVIDED
- ARCHITECTURAL ROOF SHINGLES WILL BE PROVIDED
- VARIED UNIT PLACEMENT ALONG THE FAÇADE (PER BUILDING) TO BREAK THE ROOF LINE
- FIBER CEMENT BOARD, BOARD + BATTEN OR MASONRY FACADES (VINYL ACCEPTABLE FOR SOFFITS, WINDOWS AND OTHER ACCESSORY ARCHITECTURAL FEATURES)
- ANY PORCHES OR STOOPS WILL HAVE RAILINGS
- IDENTICAL INDIVIDUAL UNIT ELEVATIONS WILL NOT BE ALLOWED IMMEDIATELY ADJACENT TO ONE ANOTHER

ARCHITECTURAL COMPOSITION FOR EACH BUILDING FAÇADE (MULTIPLE UNITS - 6 MAX). ALL BUILDINGS WILL FEATURE ONE OF EACH OF THE FOLLOWING ARCHITECTURAL FEATURES

- FRONT PORCHES
- GABLE ROOF - FRONT OR SIDE FACING (FRONT FACING GABLE ROOF TO HAVE DECORATIVE VENT OR DECORATIVE TYPE BRACKETS)
- MASONRY FAÇADE FOR FULL UNIT FRONT ELEVATION (INDIVIDUAL UNIT ALONG A BUILDING FACE)
- A MINIMUM OF 2 STEPS (12" THRESHOLD) FROM SIDEWALK APPROACHING UP TO THE STOOP OR THE FRONT PORCH (HEIGHT DEPENDS ON FINAL GRADING & ENGINEERING FOR THE SITE)

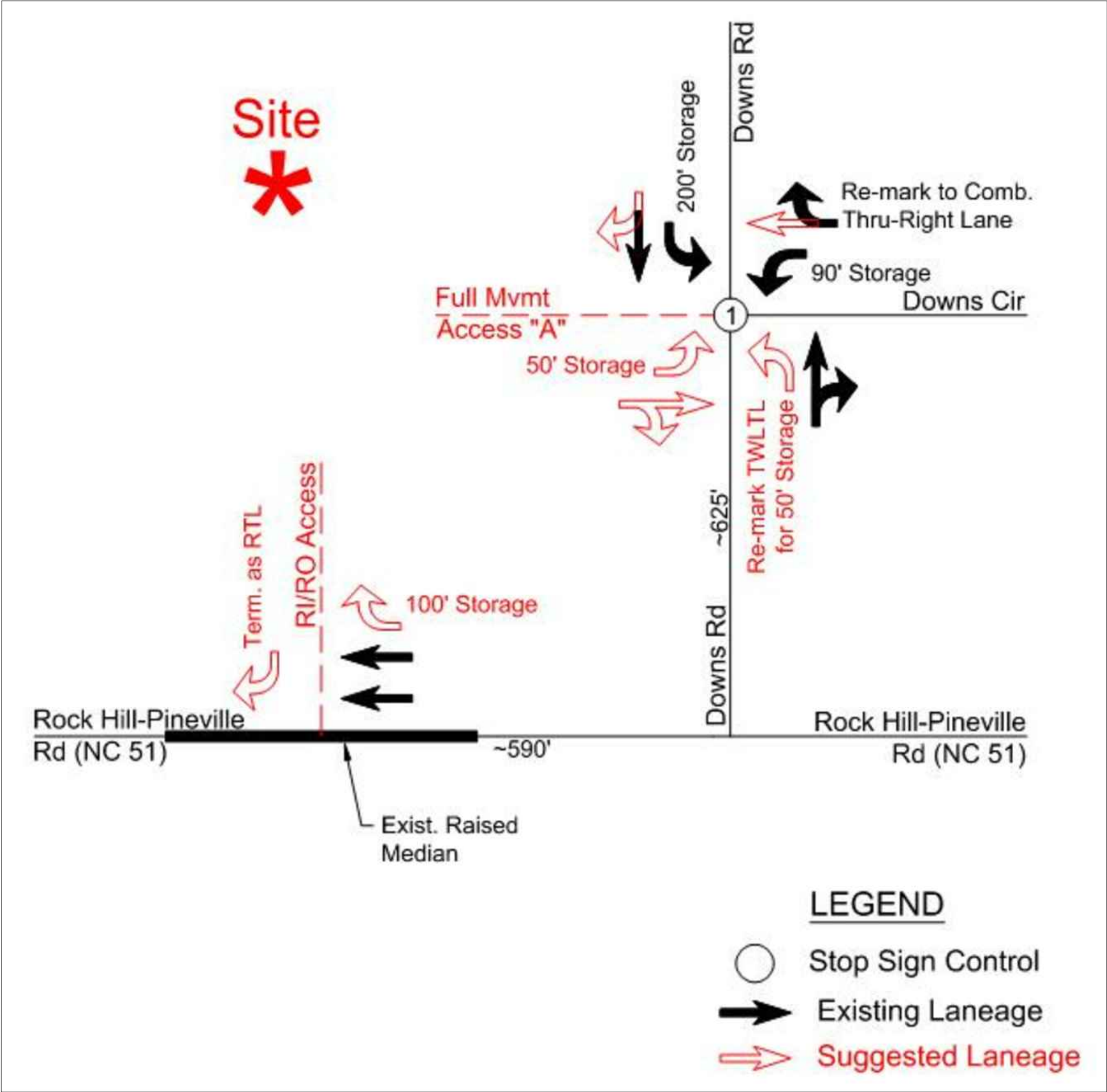
IN ADDITION TO THE REQUIREMENTS OF THE 3 ARCHITECTURAL FEATURES ABOVE, THE FOLLOWING OPTIONAL ARCHITECTURAL DETAILS MAY BE INCORPORATED INTO THE BUILDING FAÇADES TO PROVIDE VARIATION AND SCALE ALONG THE STREETScape. THESE MAY BE USED AT THE PETITIONER'S DISCRETION THROUGHOUT THE PROJECT:

- ROOF VARIATION (GABLE/ FLAT/ DORMER WINDOWS)
- MASONRY FACADES
- BRICK OR MASONRY CLAD THE SLAB (IN THE CASE OF ELEVATED SLABS) AND HAVE CLAPBOARD OVERHANG THE BRICK.

ADDITIONAL LOT REQUIREMENTS:

- MIN LOT SIZE: 1,100 SF SUBLOTS (PER UNIT)
- MIN FRONT SETBACK: 10'
- MIN REAR YARD: 20' DRIVEWAY
- MIN SIDE YARD/SETBACK: 5' FOR CORNER LOTS

POTENTIAL LANEAGE



KEY MAP

SEAL



PROJECT

PINEVILLE
TOWNHOMES

PINEVILLE, NC
REZONING #2020-XXX

LANDDESIGN PROJ.# 1020037

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SCALE

VERT: N/A
HORZ: N/A



SHEET TITLE

DEVELOPMENT STANDARDS

SHEET NUMBER

RZ-5