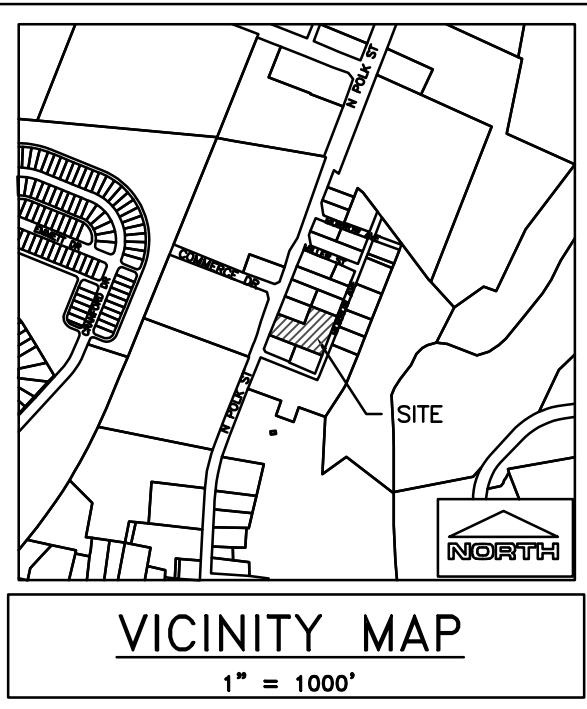
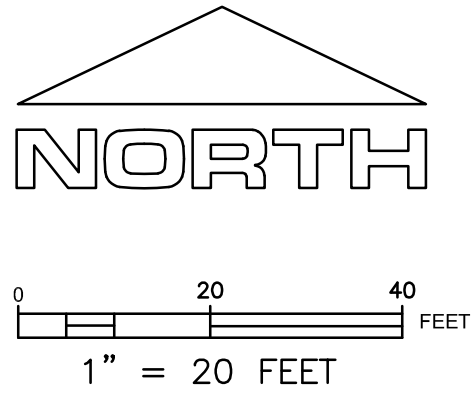


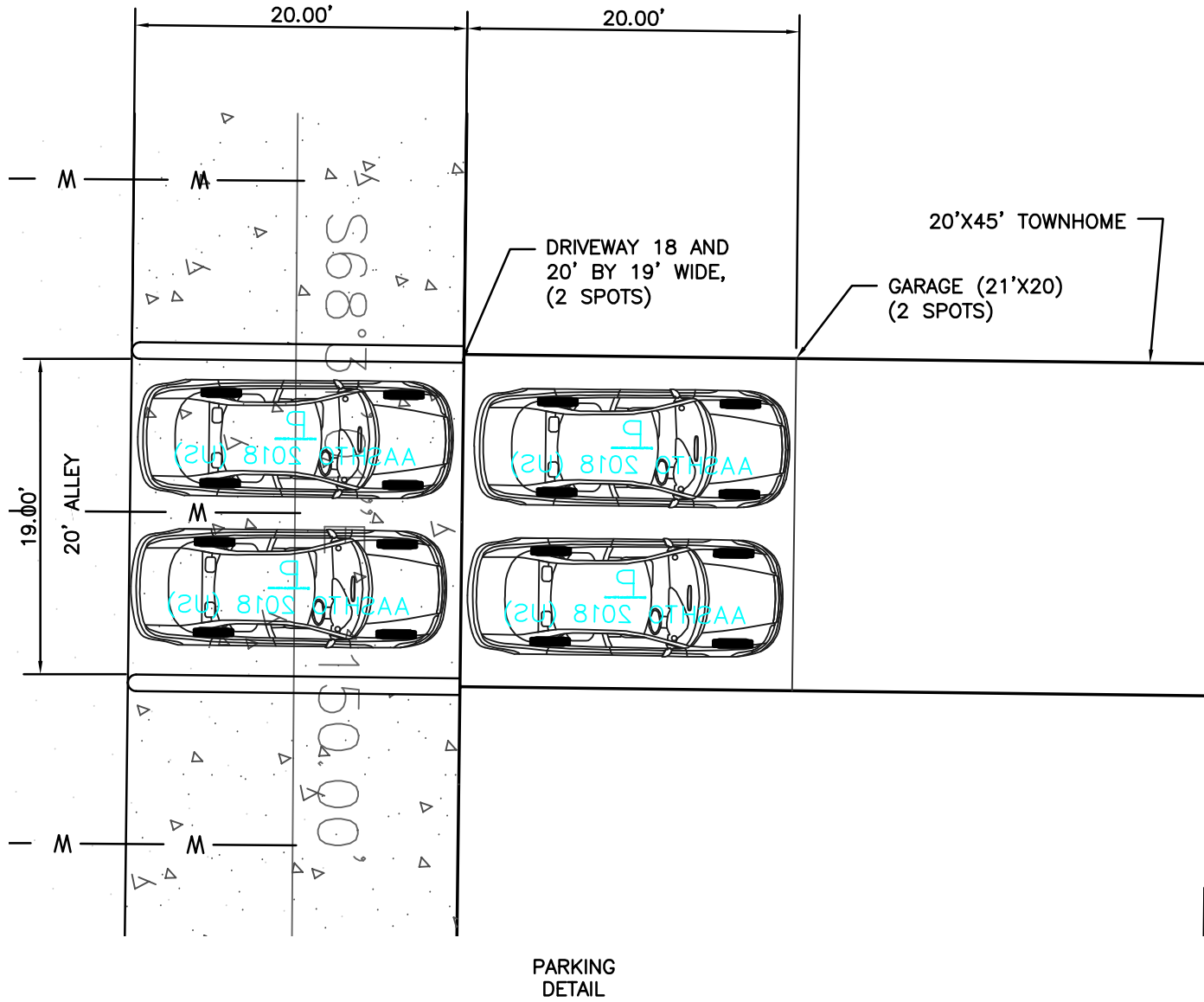
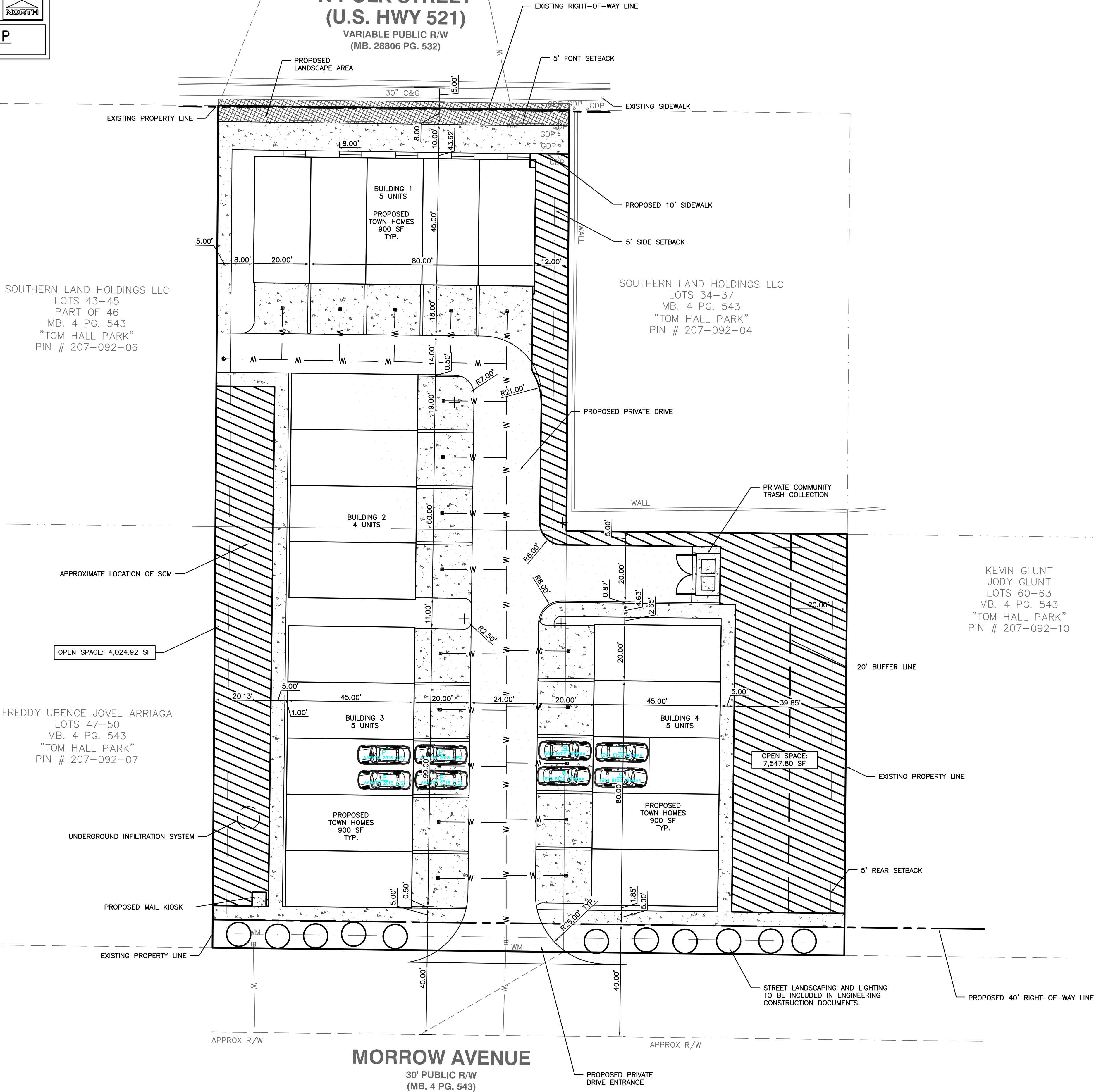


NGS MONUMENT "TEAGUE"
N=493642.77
E=1435457.96
ELEV=576.25
CGF=0.99985368

NGS MONUMENT "76 EGB"
N=494779.94
E=1435921.64
ELEV=585.85
CGF=0.99985368



N POLK STREET
(U.S. HWY 521)
VARIABLE PUBLIC R/W
(MB. 28806 PG. 532)



SITE DATA

PARCEL ID NO.(S)	204-09-205, 207-09-208, 207-09-209
DEED INFORMATION	DB 38751 PG 393-395
TOTAL SITE ACREAGE	1.21 AC
EXISTING ZONING CLASSIFICATION	B-3
PROPOSED ZONING CLASSIFICATION	B-3 CONDITIONAL
BUILDING SET BACKS	FRNT 5', REAR 5', SIDE 5'
LANDSCAPE BUFFERS	20'
EXISTING IMPERVIOUS	0.26 AC
PROPOSED IMPERVIOUS	36,917 SF, 0.85 AC
BUILDINGS	17,100 SF, 0.39 AC
PAVING	8,611 SF, 0.20 AC
SIDEWALKS	11,206 SF, 0.26 AC
MISC.	0
% PROPOSED IMPERVIOUS	70.04%
REQUIRED PARKING SPACES	2 SPACES/UNIT
PROVIDED PARKING SPACES	4 SPACES PER DWELLING (2 CAR GARAGE + 2 CAR DRIVEWAY) 76 SPACES TOTAL
OPEN SPACE REQUIRED	10% OF TOTAL AREA = 0.121 AC
OPEN SPACE PROVIDED	0.27 AC
DENSITY (UNITS/ACRE) ALLOW/ACT	19/1.21 = 15.70 UNITS/AC
BUILDING HEIGHT	3 STORY MAX.
TOWNHOME BUILDING SEPARATION	10' MINIMUM
SFA WASTE & RECYCLING PROVIDED	PRIVATE WASTE AND RECYCLING

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REVISION	DATE	DESCRIPTION

SOUTH OAK TOWNHOMES - N. POLK
SITE LAYOUT PLAN
606 N POLK ST, PINEVILLE NC 28134
SOUTH OAK PARTNERS
PROJECT MANAGER: NEW
APPROVED BY: NEW
PROJECT START: TBD
CESI PROJECT NO. 250088.000
DRAWN BY: MAC
CHECKED BY: NEW

CESI CIVIL
GEOTECHNICAL
SURVEYING
PO BOX 268
CONCORD, NC 28026-0268
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www.cesigs.com
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