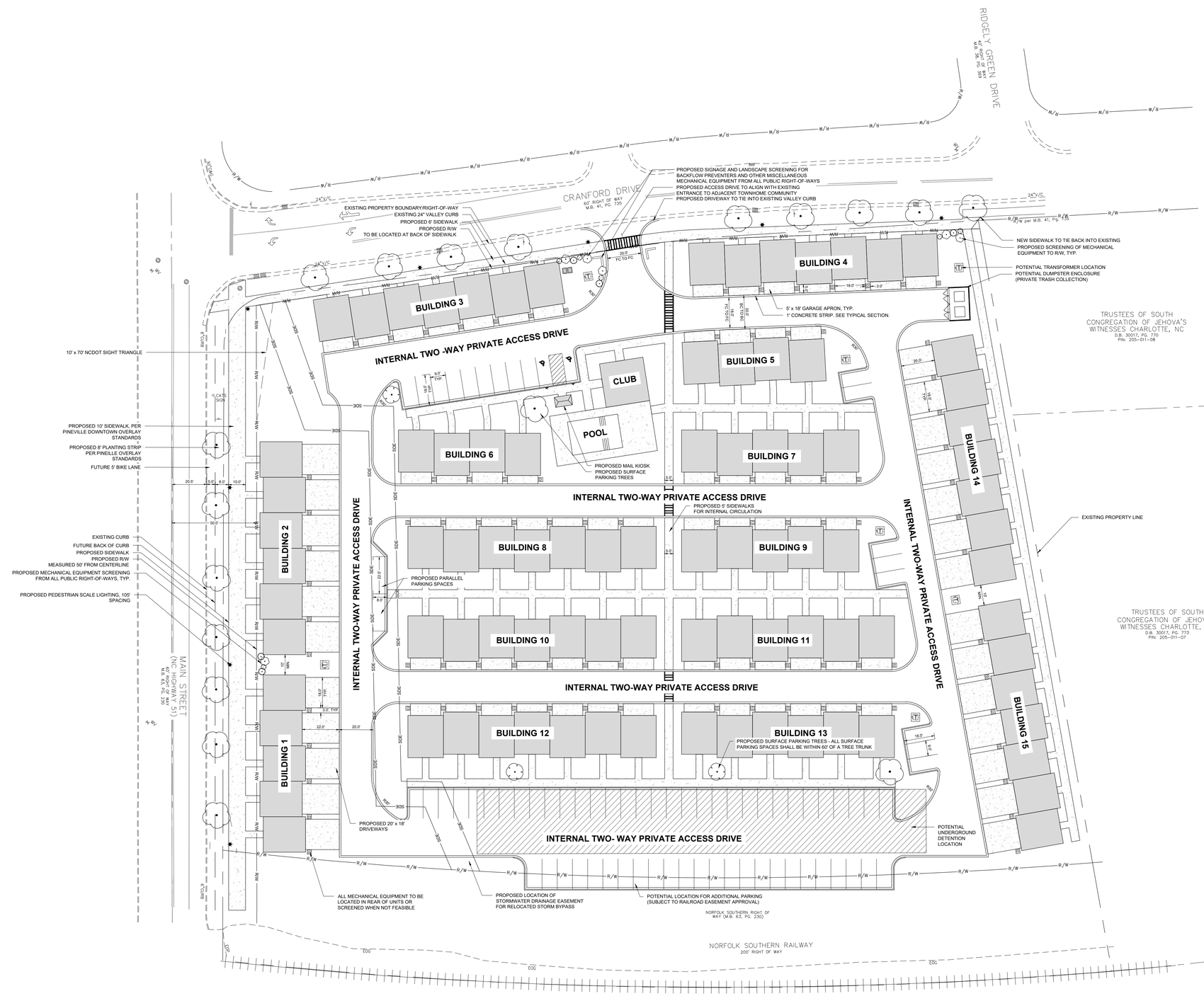


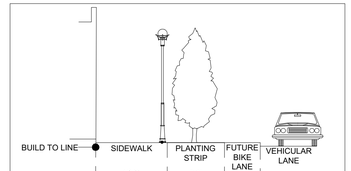
DEVELOPMENT SUMMARY

PARCEL ID:	205-011-02, 205-011-03, 205-011-04, 205-011-05, 205-011-06
SITE ADDRESS:	404 MAIN STREET PINEVILLE, NC 28134
SITE AREA:	4.816 ACRES
ZONING:	DOWNTOWN OVERLAY DISTRICT
PROPOSED USE:	MULTI-FAMILY DWELLING, MIX OF 2BR AND 3BR UNITS MULTI-FAMILY: A BUILDING, PROPERTY, OR PORTION THEREOF HOUSING THREE (3) OR MORE ATTACHED DWELLING UNITS.
PROPOSED NO. OF UNITS:	90 UNITS 80 2BR UNITS 10 3BR UNITS
REQUIRED PARKING:	3 SPACES PER 2 BR UNIT 3.25 SPACES PER 3 BR UNIT 80 UNITS x 3 SPACES = 240 SPACES 10 UNITS x 3.25 SPACES = 33 SPACES 273 SPACES REQUIRED
PROVIDED PARKING:	170 GARAGE SPACES 50 DRIVEWAY SPACES 53 SURFACE SPACES 273 SPACES TOTAL

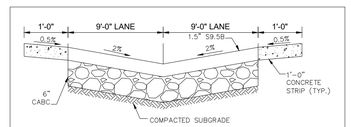
PARKING/UNIT MIX NOTE:

ADDITIONAL 24 SURFACE PARKING SPACES SHOWN IN THE RAILROAD RIGHT-OF-WAY ARE SHOWN CONCEPTUALLY AND ARE SUBJECT TO APPROVAL BY NORFOLK SOUTHERN. THESE SPACES ARE NOT INCLUDED IN PROVIDED PARKING CALCULATION ABOVE.

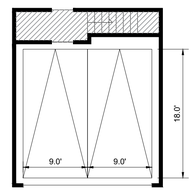
IF ADDITIONAL PARKING IS APPROVED BY NORFOLK SOUTHERN AND CONSTRUCTED WITHIN THE RAILROAD RIGHT-OF-WAY, THE UNIT MIX MAY BE MODIFIED. PROVIDED PARKING WILL BE MAINTAINED PER TOWN OF PINEVILLE STANDARDS AT A MINIMUM RATIO OF 3.0 SPACES PER TWO-BEDROOM UNIT AND 3.25 SPACES PER THREE-BEDROOM UNIT.



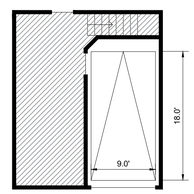
PROPOSED STREETSCAPE SECTION (MAIN STREET)



INTERNAL TWO-WAY PRIVATE ACCESS DRIVE



TYPICAL 2-BEDROOM UNIT GARAGE



TYPICAL 3-BEDROOM UNIT GARAGE

SCALE: 1"=30'

15' 0' 15' 30' 60'

MELVIN ENGINEERING

MELVIN ENGINEERING, PLLC
1515 MOCKINGBIRD LN, STE 700,
CHARLOTTE, NC 28209
NC LICENSE NO. P-3165

PREPARED FOR:

BOULEVARD AT 404 MAIN, LLC
2100 HASTINGS DRIVE
CHARLOTTE, NC 28207

404 MAIN

404 MAIN STREET,
PINEVILLE, NC 28134

PRELIMINARY

NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION

PROJECT NUMBER: 25044

DATE: 08/03/2026

CONDITIONAL ZONING PLAN

CZ-1



D1_21W25L_EL D1_21W25L_IB D1_21W25L_IA D1_21W25L_IB D1_21W25L_IA D1_21W25L_ER

3 Front Elevation
1/8" = 1'-0"



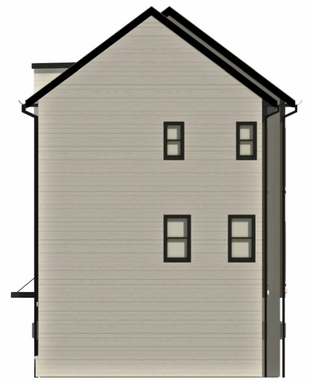
D1_21W25L_EL

4 Left Side Elevation
1/8" = 1'-0"



D1_21W25L_ER D1_21W25L_IA D1_21W25L_IB D1_21W25L_IA D1_21W25L_IB D1_21W25L_EL

2 Rear Elevation
1/8" = 1'-0"



D1_21W25L_ER

1 Right Side Elevation
1/8" = 1'-0"

The illustrative building elevations depict the intended architectural character and design quality of the proposed development. Final building design may vary due to engineering, permitting, product availability, or construction considerations, provided the overall architectural character and quality remain substantially consistent with the elevations shown.

ILLUSTRATIVE BUILDING ELEVATIONS
TWO-BEDROOM UNITS

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REV	DATE	DESCRIPTION

PROJECT NUMBER: 25044

DATE: 08/03/2026

CONDITIONAL ZONING
BUILDING ELEVATIONS

CZ-2



E1_21W25L_EL | E1_21W25L_IA | E1_21W25L_IB | E1_21W25L_IA | E1_21W25L_IB | E1_21W25L_IA | E1_21W25L_IB | F1_16W25L_ER

3 Front Elevation
1/8" = 1'-0"



F1_16W25L_ER | E1_21W25L_IB | E1_21W25L_IA | E1_21W25L_IB | E1_21W25L_IA | E1_21W25L_IB | E1_21W25L_IA | E1_21W25L_EL

2 Rear Elevation
1/8" = 1'-0"

The illustrative building elevations depict the intended architectural character and design quality of the proposed development. Final building design may vary due to engineering, permitting, product availability, or construction considerations, provided the overall architectural character and quality remain substantially consistent with the elevations shown.

ILLUSTRATIVE BUILDING ELEVATIONS
THREE-BEDROOM UNITS

MELVIN ENGINEERING

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PREPARED FOR:

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CHARLOTTE, NC 28207

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PINEVILLE, NC 28134

PRELIMINARY

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REV	DATE	DESCRIPTION

PROJECT NUMBER: 25044

DATE: 08/03/2026

CONDITIONAL ZONING
BUILDING ELEVATIONS

CZ-3