

Community Location



Community Concept Plan

DEVELOPMENT DATA:

DEVELOPER: South Oak Partners, LLC
 7733 Ballantyne Commons Parkway, STE 201-1
 Charlotte, NC 28277
 Contact: David Tibbals
 Phone: 704.995.2808
 Email: David@SouthOakPartners.com

PARCEL #: 207-09-205, 207-09-208, 207-09-209
EXISTING ZONING: B-3
PROPOSED ZONING: B-3 Conditional

PARCEL ACREAGE: 1.21 Acres +/-
Proposed Units: 18
PROPOSED DENSITY: 14.8 Dwelling Units Per Acre

TOWNHOME BUILDING SEPARATION: 10' MINIMUM
BUILDING HEIGHT: 3 STORY MAX.

OPEN SPACE AREA:
ACTIVE OPEN SPACE AREA REQUIRED: ≈ 0.121 ac (10%) 5,270 SF
ACTIVE OPEN SPACE AREA PROVIDED: ≈ 0.121 ac (10%) 5,270 SF

PARKING REQUIREMENTS:
MIN. PARKING REQUIRED: 2 spaces/unit - 36 Spaces
PARKING PROVIDED: 65 Spaces (including 5 guest spaces)
 - 30 SPACES (2 SPACE/UNIT - SFA)
 - 30 SPACES (2 SPACE/UNIT - SFA GARAGE)

WASTE COLLECTION:
SFA WASTE & RECYCLING PROVIDED: Private waste & recycling

LEGEND:

- CGU - CURB & GUTTER
- CGF - COMBINED GRID FACTOR
- CO - CLEAN OUT
- DR - DRAIN ROOF
- ELP - EXISTING IRON PIPE
- ER - EXISTING IRON ROD
- GDP - GUARD POST
- GM - GAS METER
- HVAC - HEATING, VENTILATION, AIR COND.
- LP - LIGHT POLE
- MB - MEASURED
- MR - MAP BOOK
- N.G.S. - NATIONAL GEODETIC SURVEY
- NR - NEW IRON ROD
- NN - NEW NAIL
- NIP - PARCEL IDENTIFICATION NUMBER
- PM - POWER METER
- POB - POINT OF BEGINNING
- PP - POWER POLE
- PG - PAGE
- RL - RECORDED
- RW - RIGHT-OF-WAY
- RCP - REINFORCED CONCRETE PIPE
- SSMH - SANITARY SEWER MANHOLE
- TI - TOTAL
- TYB - CABLE TV BOX
- WM - WATER METER

LINE LEGEND:

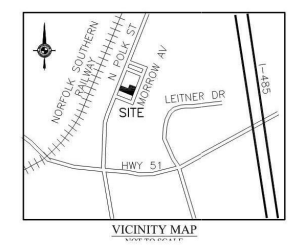
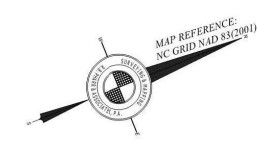
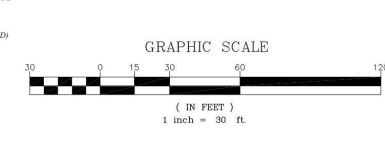
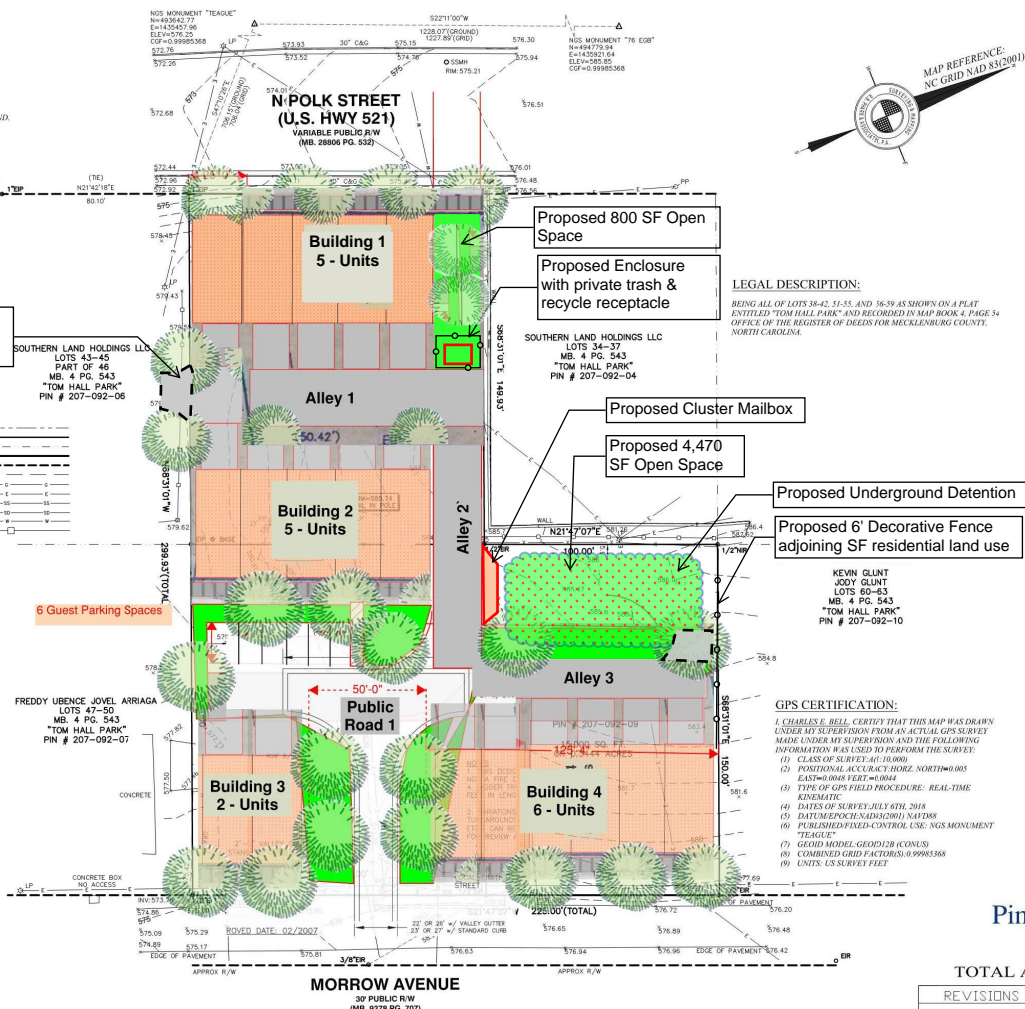
- EASEMENT
- PROPERTY LINE (NOT SURVEYED)
- RIGHT-OF-WAY (NOT SURVEYED)
- RIGHT-OF-WAY (NOT SURVEYED)
- SETRACK
- GAS LINE
- POWER LINE
- SANITARY SEWER PIPE
- STORM DRAIN PIPE
- WATER LINE
- WOOD FENCE

SOUTHERN LAND HOLDINGS LLC
 LOTS 43-45
 PART OF 46
 MB. 4 PG. 543
 "TOM HALL PARK"
 PIN # 207-092-06

FREDDY UBENCE JOVEL ARRAGA
 LOTS 47-50
 MB. 4 PG. 543
 "TOM HALL PARK"
 PIN # 207-092-07



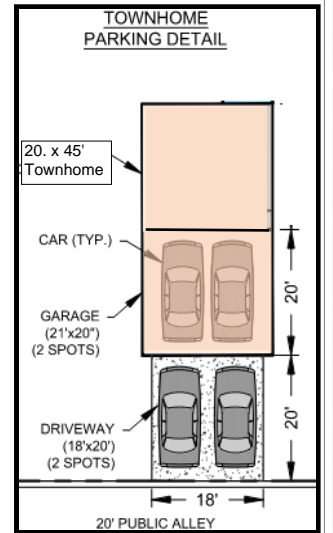
UTILITIES-PINEVILLE:
POWER: PINEVILLE ELECTRIC CO. (704) 889-2392
TELEPHONE: BELL SOUTH TELECOMMUNICATIONS 1-888-757-6599
WATER & SEWER: CHAR. MECK. UTILITY DEPT. (CMUD) (704) 336-2564 WATER (704) 857-6664 SEWER
GAS: PIEDMONT NATURAL GAS CO. 1-800-752-7594
CABLE TELEVISION: TIME WARNER CABLE 1-800-892-2253



LEGAL DESCRIPTION:
 BEING ALL OF LOTS 38-42, 41-53, AND 56-59 AS SHOWN ON A PLAT ENTITLED "TOM HALL PARK" AND RECORDED IN MAP BOOK # PAGE 34 OFFICE OF THE REGISTER OF DEEDS FOR MECKLENBURG COUNTY, NORTH CAROLINA.

KEVIN GLUNT
 JOEY GLUNT
 LOTS 60-63
 MB. 4 PG. 543
 "TOM HALL PARK"
 PIN # 207-092-10

GPS CERTIFICATION:
 I, CHARLES E. BELL, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:
 (1) CLASS OF SURVEY: AC-10000
 (2) POSITIONAL ACCURACY: HOPE NORTH=0.005 EAST=0.004 FEET ±0.004
 (3) TYPE OF GPS FIELD PROCEDURE: REAL-TIME KINEMATIC
 (4) DATE OF SURVEY: JULY 6TH, 2018
 (5) DATUM: EPOCH: NAD83(2011) NAD288
 (6) PUBLISHED CONTROL USE: NGS MONUMENT 'TEAGUE'
 (7) GRID MODEL: GCS0212B (CONUS)
 (8) COMBINED GRID FACTORS: 0.99995568
 (9) UNITS: US SURVEY FEET



606 N. Polk Street Pineville Walk Town Homes Concept Plan

TOTAL AREA: 52,491 SQ. FT. OR 1.205 ACRES

REVISIONS	DATE	BY	REVISION

SOUTH OAK PARTNERS

CREW: KM DRAWN: P_UH REVISIONS: C

Preliminary Only
 Not For Construction

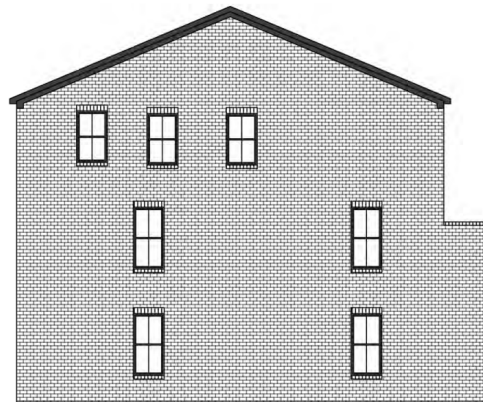
Elevations



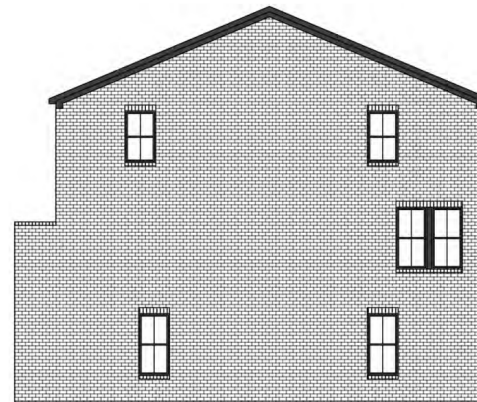
Elevations



41'-39"-6"



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION

SOUTH OAK
PARTNERS

