MILLER FARM CONDITIONAL REZONING PLAN

PINEVILLE, NORTH CAROLINA



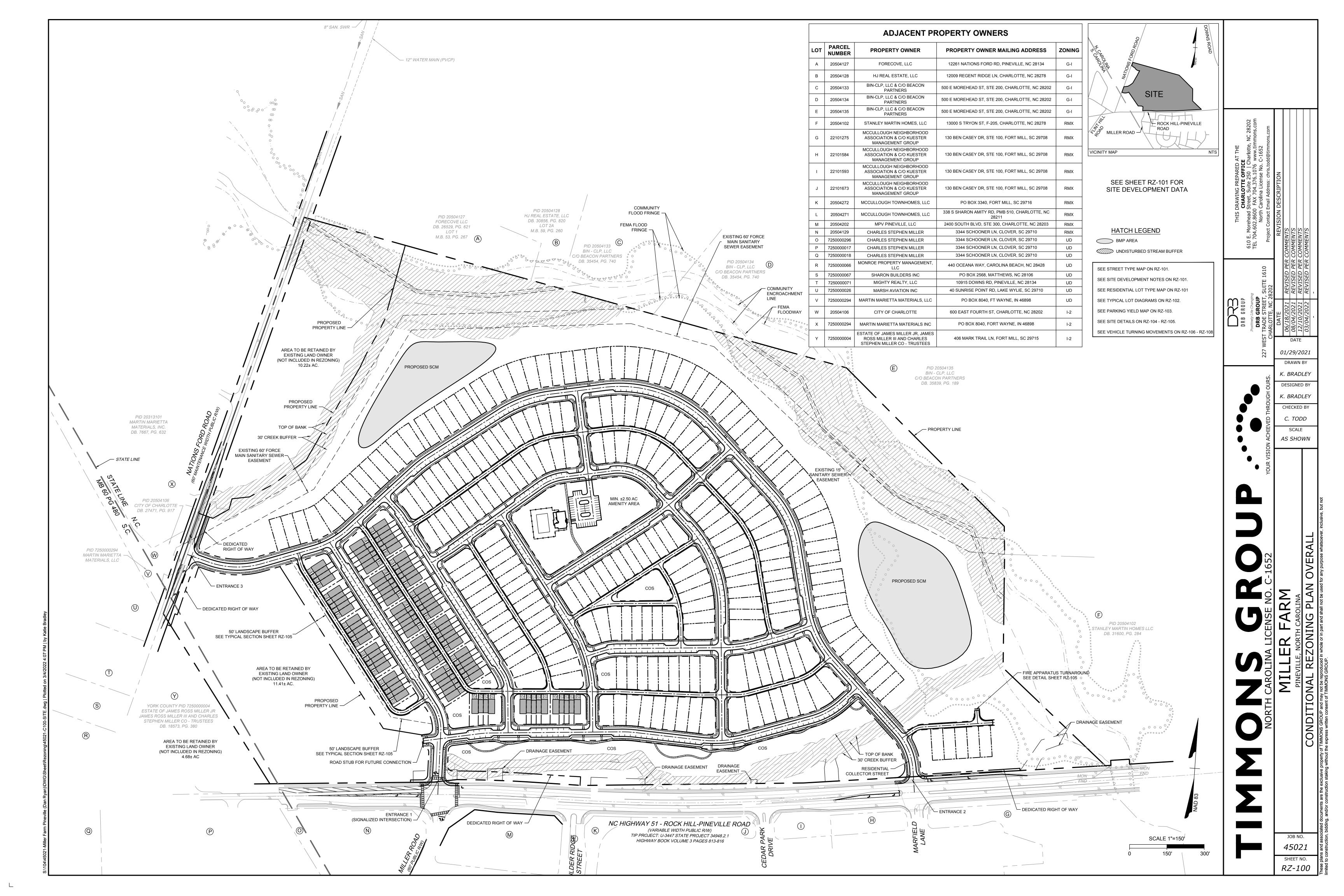
VICINITY MAP SCALE: 1" = 1,000'

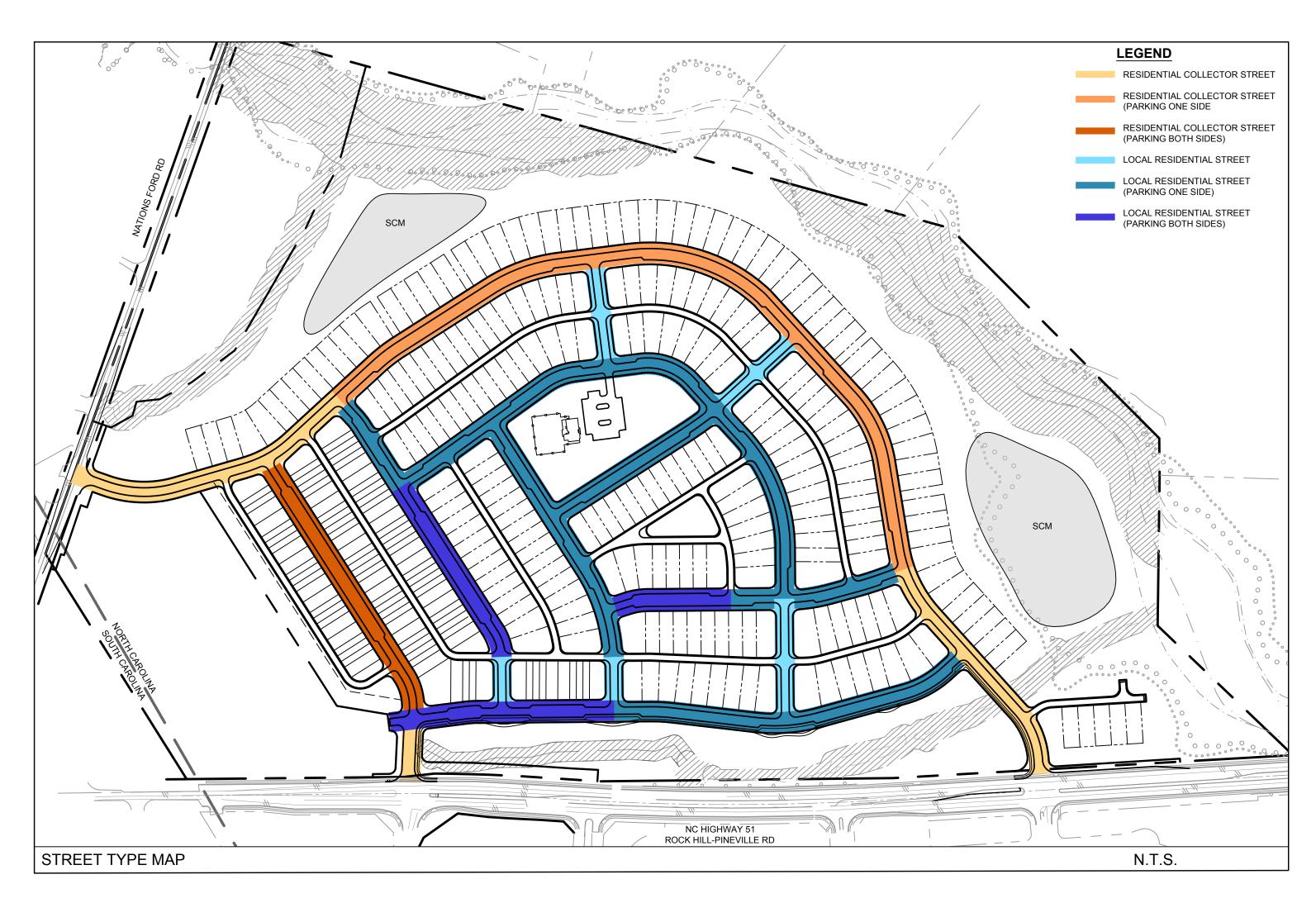
Sheet List Table

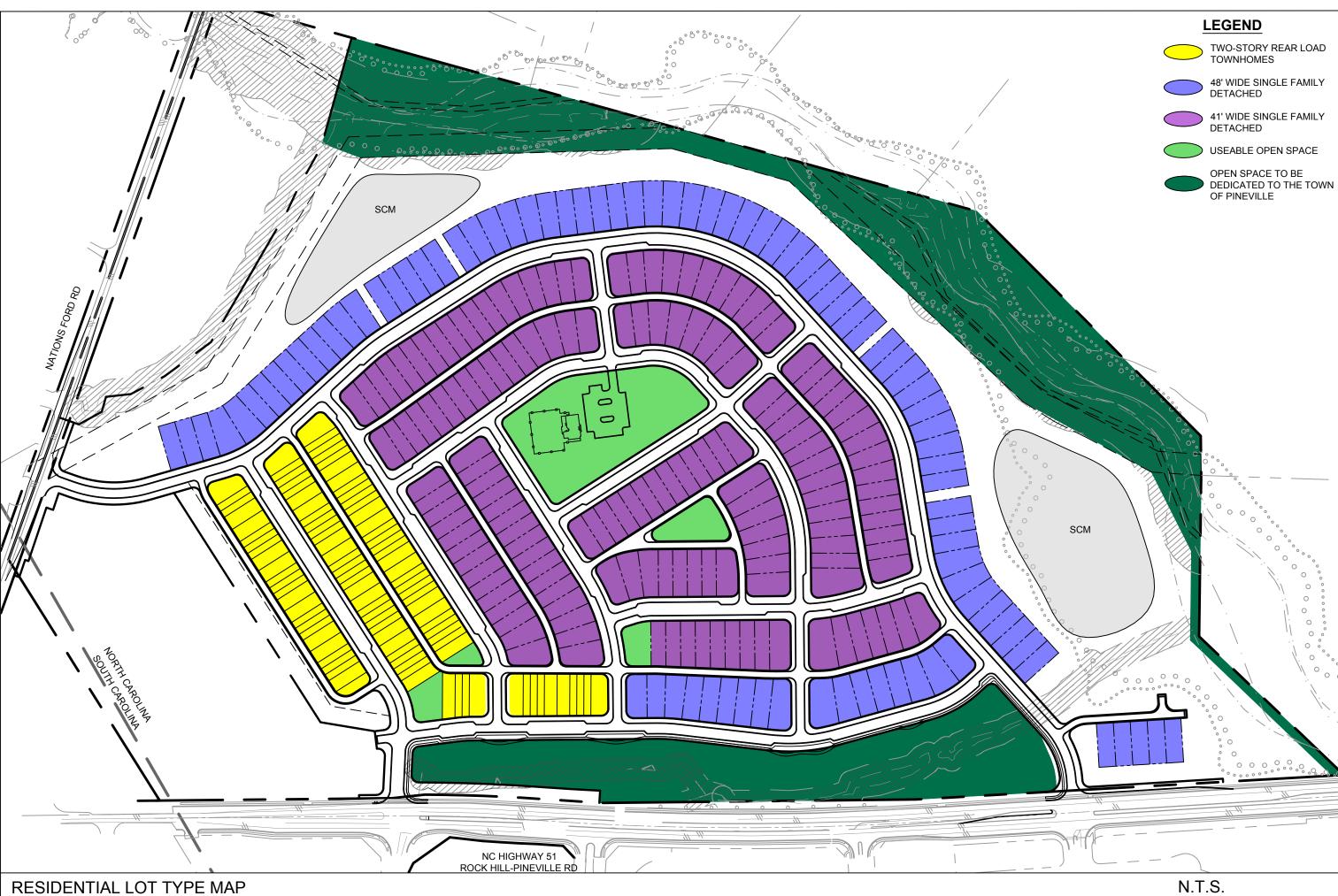
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RZ-000







REZONING NOTES:

SITE LOCATION. THESE DEVELOPMENT STANDARDS FORM A PART OF THE CONDITIONAL REZONING PLAN ASSOCIATED WITH THE CONDITIONAL REZONING PLAN FILED BY DRB GROUP ("PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF THE PROPOSED RESIDENTIAL MIXED-USE PROJECT ON

ZONING DISTRICTS / ORDINANCE. DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE CONDITIONAL REZONING PLAN AS WELL AS THE APPLICABLE PROVISIONS OF THE TOWN OF PINEVILLE ZONING ORDINANCE

APPROXIMATELY 113.70 ACRE SITE LOCATED ALONG ROCK HILL-PINEVILLE ROAD (THE "SITE").

GRAPHICS AND ALTERATIONS. THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, AMENITY AREA, SIDEWALKS, STRUCTURES AND BUILDINGS, DRIVEWAYS, STREETS AND OTHER DEVELOPMENTAL MATTERS AND SITE ELEMENTS (COLLECTIVELY THE "DEVELOPMENT/SITE ELEMENTS") SET FORTH ON THE CONDITIONAL REZONING PLAN SHOULD BE REVIEWED IN CONJUNCTION WITH THE PROVISIONS OF THESE DEVELOPMENT STANDARDS. THE LAYOUT, LOCATIONS, SIZES AND FORMULATIONS OF THE DEVELOPMENT/SITE ELEMENTS DEPICTED ON THE CONDITIONAL REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS PROPOSED. CHANGES TO THE CONDITIONAL SITE PLAN NOT ANTICIPATED BY THE CONDITIONAL REZONING PLAN WILL BE REVIEWED AND APPROVED.

SINCE THE PROJECT HAS NOT UNDERGONE THE DESIGN DEVELOPMENT AND CONSTRUCTIONS PHASES, IT IS INTENDED THAT THIS CONDITIONAL REZONING PLAN PROVIDE FOR FLEXIBILITY IN ALLOWING SOME ALTERATIONS OR MODIFICATIONS FROM THE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS. THEREFORE, THERE MAY BE INSTANCES WHERE MINOR MODIFICATIONS WILL BE ALLOWED WITHOUT REQUIRING THE ADMINISTRATIVE AMENDMENT PROCESS.

THE PLANNING DIRECTOR WILL DETERMINE IF SUCH MINOR MODIFICATIONS ARE ALLOWED PER THIS AMENDED PROCESS, AND IF IT IS DETERMINED THAT THE ALTERATION DOES NOT MEET THE CRITERIA DESCRIBED ABOVE, THE PETITIONER SHALL THEN FOLLOW THE ADMINISTRATIVE AMENDMENT PROCESS.

NUMBER OF RESIDENTIAL BUILDINGS PRINCIPAL AND ACCESSORY. THE TOTAL NUMBER OF RESIDENTIAL LOTS TO BE DEVELOPED ON THE SITE SHALL NOT EXCEED 340. ACCESSORY BUILDINGS AND STRUCTURES LOCATED ON THE SITE SHALL NOT BE CONSIDERED IN ANY LIMITATION ON THE NUMBER OF BUILDINGS ON THE SITE. ACCESSORY BUILDINGS AND STRUCTURES WILL BE CONSTRUCTED UTILIZING SIMILAR BUILDING MATERIALS, COLORS, ARCHITECTURAL ELEMENTS AND DESIGNS AS THE PRINCIPAL BUILDING LOCATED ON THE SITE. ACCESSORY STRUCTURES AND BUILDINGS INCLUDE STRUCTURES AND BUILDINGS SUCH AS BUT NOT LIMITED TO; A MAIL KIOSK, DUMPSTER ENCLOSURES, GAZEBOS, TRELLISES, STORAGE BUILDINGS, CLUBHOUSE.

PERMITTED USES & DEVELOPMENT AREA LIMITATION:

THE SITE MAY BE DEVELOPED WITH UP TO 340 RESIDENTIAL LOTS TOGETHER WITH ACCESSORY USES ALLOWED IN THE RMX ZONING DISTRICT.

ACCESS AND TRANSPORTATION

ACCESS TO THE SITE WILL BE FROM ROCK HILL-PINEVILLE ROAD (HIGHWAY 51) AND NATIONS FORD RD IN THE MANNER GENERALLY DEPICTED ON THE CONDITIONAL SITE PLAN.

THE PETITIONER WILL PROVIDE A SIX (6) FOOT PLANTING STRIP AND A FIVE (5) FOOT SIDEWALK ALONG THE PROPOSED PUBLIC STREETS AS GENERALLY DEPICTED ON THE CONDITIONAL SITE PLAN.

THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINT IS SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE DEVELOPMENT AND CONSTRUCTION PLANS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY NCDOT & PINEVILLE IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS. THE ALIGNMENT OF THE INTERNAL VEHICULAR CIRCULATION AND DRIVEWAYS MAY BE MODIFIED BY THE

PETITIONER TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS, PARKING LAYOUTS AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY TOWN OF PINEVILLE IN ACCORDANCE WITH PUBLISHED STANDARDS. STREET TYPES ARE PROVIDED ON SHEET RZ-101 INSET MAP.

ALLEYS MAY BE PUBLIC OR PRIVATE AND WILL BE DETERMINED DURING THE CONSTRUCTION DRAWING PHASE. PRIVATE ALLEYS SHALL BE DESIGNED TO MEET PUBLIC ALLEY REQUIREMENTS.

STOP SIGNS SHALL BE PROVIDED AT ROAD INTERSECTIONS AS DETERMINED BY THE TOWN DURING THE CONSTRUCTION DOCUMENT REVIEW PHASE. OFF-SITE ROAD IMPROVEMENTS WILL BE PER RECOMMENDATIONS / REQUIREMENTS OF THE TRAFFIC STUDY

PREPARED BY TIMMONS GROUP AND APPROVED BY NCDOT / TOWN OF PINEVILLE. UTILITY SERVICES, ADA RAMPS, AND CATCH BASINS / TRANSITIONS ARE NOT ALLOWED IN DRIVEWAYS

STREETSCAPE, BUFFERS, YARDS, AND LANDSCAPING:

ABOVE GROUND BACKFLOW PREVENTERS WILL BE SCREENED FROM PUBLIC VIEW AND WILL BE LOCATED BEHIND THE RIGHT-OF-WAY OF PUBLIC STREETS, BUT MAY BE LOCATED WITHIN THE SETBACK BEHIND THE PROPOSED SIDEWALK.

REQUIRED BUFFER PLANTING WILL BE PROVIDED AS REQUIRED BY THE TOWN

STREET TREES WILL BE PROVIDED AS REQUIRED BY THE TOWN ORDINANCE ALONG INTERNAL STREET NETWORK AND NATIONS FORD ROAD.

RESIDENTIAL STREETS TO HAVE THE STANDARD SINGLE HEADED PEDESTRIAN TOWN FIXTURE. COMMERCIAL/THOROUGHFARE ROADS TO HAVE THE MORE DECORATIVE DOUBLE HEADED FIXTURE. LIGHTING WILL BE PROVIDED ALONG STREETS AS REQUIRED BY THE TOWN ORDINANCE

CLUSTER MAILBOX FACILITIES SHALL NOT BE LOCATED ON ANY COLLECTOR ROADS

EACH SINGLE FAMILY DETACHED HOME SHALL HAVE ITS OWN SEPERATE DRIVEWAY. THERE WILL BE NO SHARED DRIVEWAYS. AT LEAST 1' SEPARATION SHALL BE PROVIDED BETWEEN DRIVEWAYS. ALL PROPOSED RETAINING WALLS ADJACENT TO ROAD RIGHTS OF WAY SHALL BE OUTSIDE ROAD RIGHT OF WAY AND/OR 1:1 SLOPE SUPPORTING RIGHT OF WAY

FOR ALL HOMES, SPACE INSIDE THE GARAGE MUST BE PROVIDED FOR WASTE CONTAINERS OR MUST BE SCREENED IN SIDE OR REAR YARD. METHOD OF SCREENING SHALL BE A 5' TALL SCREENING FENCE. IN NO CASE SHALL WASTE CONTAINERS BE LOCATED IN FRONT YARDS.

5. STORMWATER / UTILITY:

THE PETITIONER SHALL COMPLY WITH THE TOWN OF PINEVILLE APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE.

THE LOCATION, SIZE, AND TYPE OF STORMWATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORMWATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.

c. ALL UTILITIES WITHIN THE SITE SHALL BE PLACED UNDERGROUND.

a. AS ALLOWED BY THE RMX ZONING DISTRICTS.

AMENITY AREA MAY INCLUDE POOL, CABANA, CHILDREN'S PLAY AREA, AND OTHER AMENITIZED FEATURES. THE SPECIFIC LAYOUT OF FEATURES MAY BE ALTERED DURING THE CONSTRUCTION DOCUMENT /

EXACT LOCATION AND LAYOUT OF USABLE OPEN SPACE SHALL BE DETERMINED DURING CONSTRUCTION DOCUMENT AND PERMITTING PHASE.

LAND DEDICATED TO TOWN SHALL NOT BE DEDICATED UNTIL AFTER CONSTRUCTION OF DEVELOPMENT IS COMPLETE AND FINAL LOT HAS BEEN PLATTED.

TOWN SHALL COORDINATE WITH AND GET APPROVAL FROM THE HOMEOWNERS ASSOCIATION (HOA) PRIOR TO ALTERING AMENITIZED FEATURES WITHIN DEDICATED LAND AREA.

e. FOLLOWING LAND DEDICATION, TOWN SHALL MAINTAIN DEDICATED LAND TO MEET HOA STANDARDS.

AMENDMENTS TO THE CONDITIONAL SITE PLAN PLAN:

FUTURE AMENDMENTS TO THE CONDITIONAL SITE PLAN (WHICH INCLUDES THESE DEVELOPMENT STANDARDS) MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE APPLICABLE DEVELOPMENT AREA PORTION OF THE SITE AFFECTED BY SUCH AMENDMENT.

BINDING EFFECT OF THE CONDITIONAL SITE PLAN:

IF THIS CONDITIONAL SITE PLAN IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF THE SITE IMPOSED UNDER THE CONDITIONAL SITE PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.

SITE DEVELOPMENT DATA:

EXISTING ZONING:

TAX PARCEL: 20504114 (135.55± ACRES) (21.85 AC. IS NOT BEING REZONED AND WILL RETAIN EXISTING ZONING R-44) ACREAGE TO BE REZONED 113.70± ACRES

EXISTING USE: AGRICULTURAL RMX (RESIDENTIAL MIXED USE) PROPOSED ZONING:

PROPOSED USES: RESIDENTIAL MIXED USE PROPOSED DENSITY: (340 LOTS / 113.70± ACRES) = 2.99 DUA TOTAL LOTS:

TWO-STORY REAR LOADED: (29% OF TOTAL LOTS) SINGLE FAMILY DETACHED (71% OF TOTAL LOTS) 41' WIDE 48' WIDE

* SEE SHEET RZ-102 FOR TYPICAL LOT DIAGRAMS

MINIMUM LOT SIZE PROVIDED:

TOWNHOME LOTS 2,000 SF SINGLE FAMILY LOTS 4.920 SF FRONT SETBACK: CORNER SETBACK: SIDE SETBACK: REAR SETBACK: ACCESSORY STRUCTURE SETBACK:

REQUIRED OPEN SPACE: 29.13± AC. (25%) REQUIRED USABLE OPEN SPACE, TOWN 11.65± AC. (10%) DEDICATION, OR COMBINATION THEREOF

PROVIDED OPEN SPACE: 29.13± AC. (25%) PROVIDED USABLE OPEN SPACE, TOWN 11.65± AC. DEDICATION, OR COMBINATION THEREOF

MIN. AMENITY AREA:

NOTE: EXACT LOCATION AND LAYOUT OF USABLE OPEN SPACE AND TOWN DEDICATION SHALL BE DETERMINED DURING CONSTRUCTION DOCUMENT AND PERMITTING PHASE

WATER QUALITY BUFFER MITIGATION NOTES:

APPROXIMATELY 5.2± ACRES OF PCCO BUFFER TO BE DISTURBED FOR DEVELOPMENT.

2. MITIGATION OF BUFFER DISTURBANCE TO BE PER SECTION 6.1.1 OF CHARLOTTE WATER QUALITY BUFFER IMPLEMENTATION GUIDELINES:

LEVEL 1 REVEGETATION ALLOWS FOR DENSER PLANTING OF SMALLER TREES ON LARGER SITES. AS SUMMARIZED IN TABLE 3 ABOVE, LEVEL 1 REVEGETATION IS ALLOWED FOR ALL VOLUNTARY BUFFER REVEGETATION AND FOR REVEGETATION ASSOCIATED WITH AUTHORIZED DISTURBANCES OF S.W.I.M. AND POST-CONSTRUCTION BUFFERS PROVIDED THE DISTURBED AREA IS GREATER THAN 10,000 SQUARE FEET. LEVEL 1 REVEGETATION IS NOT ALLOWED FOR REVEGETATION ASSOCIATED WITH ILLEGAL BUFFER DISTANCES AND AUTHORIZED DISTURBANCES OF WATER QUALITY WATERSHED, GOOSE AND SIX MILE BUFFERS. THE FOLLOWING CRITERIA APPLY TO A LEVEL 1 REVEGETATION.

TREE REQUIREMENTS:

10 TREES MUST BE PLANTED FOR EVERY 1,000 SQUARE FEET (100 SQUARE FEET PER TREE OR 436 TREES

 TREES MAY BE LIVE STAKES OR DORMANT CUTTINGS FROM THE PREVIOUS SEASON'S GROWTH. LIVE STAKES MUST BE A MINIMUM OF 3/4 INCH IN DIAMETER AND 3 FEET LONG. DORMANT CUTTINGS MUST BE A MINIMUM OF 1/2 INCH IN DIAMETER AND 2 FEET LONG.

 40% TO 60% OF THE TREES MUST BE UNDERSTORY SPECIES. NO GREATER THAN 10% OF THE TREES CAN BE PINES.

SHRUB REQUIREMENTS:

 20% OF THE AREA TO BE REVEGETATED CAN BE PLANTED IN SHRUBS INSTEAD OF TREES AT A DENSITY OF 30 SHRUBS FOR EVERY 1,000 SQUARE FEET (33 SQUARE FEET/SHRUB OR 1,307 SHRUBS PER ACRE). SHRUBS MUST BE CONTAINERIZED OR BARE ROOT STOCK.

 SHRUBS MUST BE PLANTED IN GROUPS MORE DENSELY AROUND THE OUTER EDGES OF THE BUFFER TO PREVENT LIGHT PENETRATION AND RECOLONIZATION BY INVASIVE SPECIES.

GROUNDCOVER REQUIREMENTS:

 ACHIEVE 100% GROUNDCOVER OF ALL EXPOSE SOIL (NO BARE AREAS LARGER THAN ONE SQUARE FOOT) USING NATIVE SEED SPECIES, GRASS-LIKE PLANTS, AND FORBS (FROM THE APPROVED PLANT LIST IN APPENDIX 15); OR MULCH IN ACCORDANCE WITH THE FOLLOWING CRITERIA:

 WHEN MULCH IS USED AS THE GROUNDCOVER OPTION, IT MUST BE MAINTAINED FOR A MINIMUM OF TWO (2) YEARS AT A MINIMUM DEPTH OF TWO (2) INCHES. THE MULCH MUST BE SHREDDED OF CHIPPED WOOD OR LEAF MOULD. SAWDUST, PINE/WHEAT STRAW OR PINE BARK CANNOT BE USED.

 MULCH MUST BE MAINTAINED AROUND THE BASES OF ALL TREES AND SHRUBS FOR A MINIMUM FIVE (5) YEARS FOLLOWING PLANTING AT A MINIMUM DEPTH OF TWO (2) INCHES. THE MULCH MUST BE SHREDDED OR CHIPPED WOOD OR LEAF MOULD. SAWDUST, PINE/WHEAT STRAW AND PINE BARK CANNOT BE USED.

ADDITIONAL REQUIREMENTS:

MOWER DAMAGE.

ALL TREES AND SHRUBS MUST BE MAINTAINED IN PERPETUITY AND REPLACED AS NECESSARY TO

ENSURE THAT THE ORIGINAL PLANTING DENSITY IS MAINTAINED. THE USE OF TREE SHELTERS IS STRONGLY RECOMMENDED TO PROTECT AGAINST DEER GRAZING AND

 EROSION WITHIN THE BUFFER IS STRICTLY PROHIBITED. IF MULCH IS NOT SUFFICIENT TO PREVENT EROSION, A VEGETATIVE GROUND COVER IS REQUIRED.

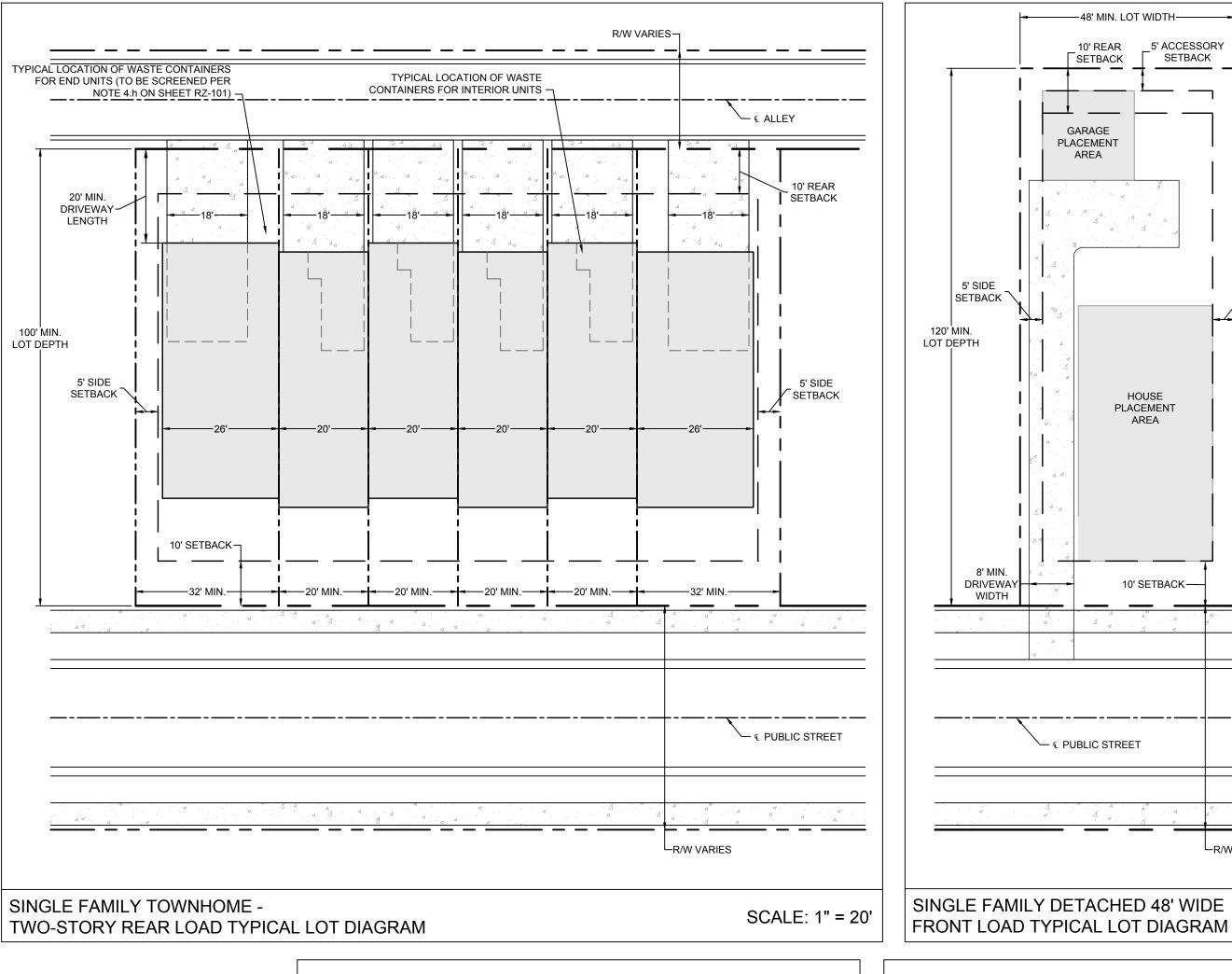
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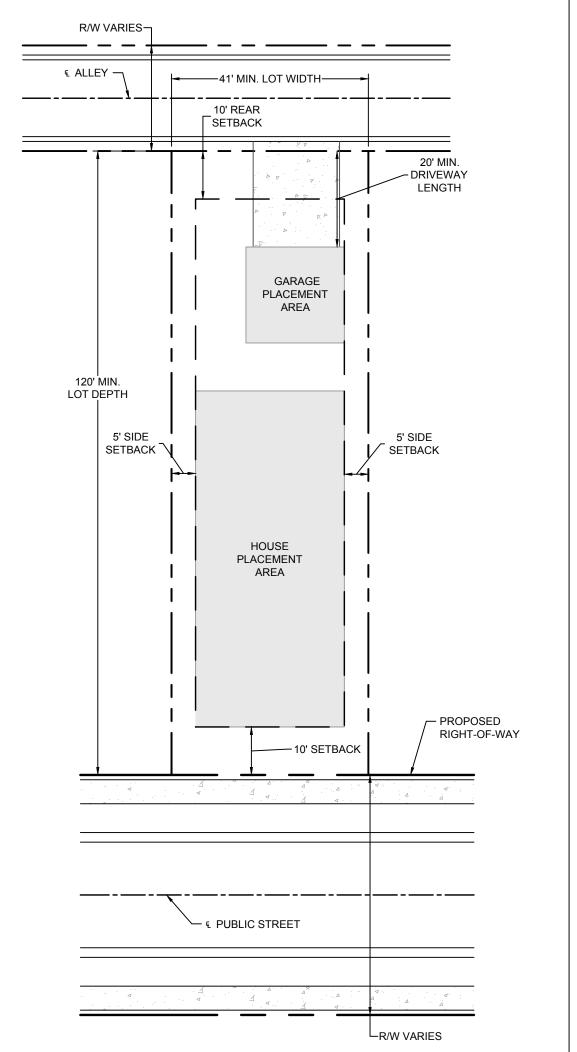
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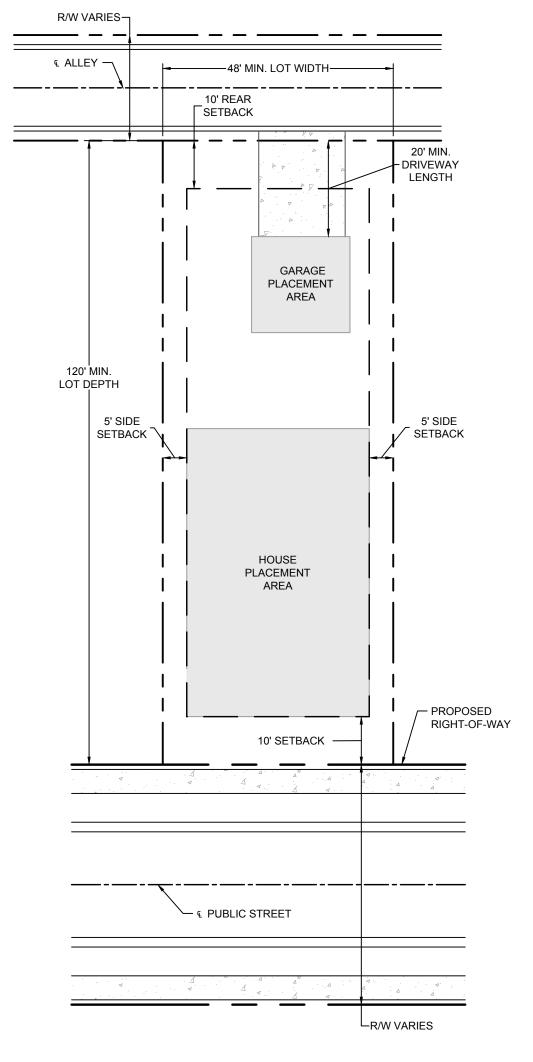


——48' MIN. LOT WIDTH——— 5' ACCESSORY 10' RFAR SETBACK SETBACK PLACEMENT AREA 5' SIDE 5' SIDE SETBACK SETBACK LOT DEPTH PLACEMENT PROPOSED 10' SETBACK — DRIVEWAY RIGHT-OF-WAY WIDTH — € PUBLIC STREET LR/W VARIES



SINGLE FAMILY DETACHED 41' WIDE

ALLEY LOAD TYPICAL LOT DIAGRAM



SINGLE FAMILY DETACHED 48' WIDE

ALLEY LOAD TYPICAL LOT DIAGRAM

SCALE: 1" = 20'

ARCHITECTURAL DESIGN REQUIREMENTS:

GENERAL PROVISIONS

HOUSE VARIETY

1. FOR SINGLE-FAMILY DETACHED HOMES, SIMILAR HOUSE PLANS OR ELEVATIONS ARE PERMITTED ON LOTS IF THEY VARY IN COLOR, CONTAIN VARIATIONS TO THE DETAILING AND MATERIAL AND ARE NOT LOCATED WITHIN 3 HOUSES OF EACH OTHER ON THE SAME STREET AND WITHIN 3 HOUSES ACROSS THE STREET.

HEIGHT OF HOUSES

- NO DETACHED OR ATTACHED SINGLE-FAMILY RESIDENTIAL STRUCTURE ERECTED UPON A LOT SHALL CONTAIN MORE THAN THREE AND ONE HALF (3-1/2) STORIES ABOVE GROUND LEVEL OUTSIDE OF THE FRONT DOOR. A FLOOR AREA GREATER THAN 50% OF THE BUILDING FOOTPRINT SHALL BE CONSIDERED A THIRD STORY FOR PURPOSES OF THIS
- 2. THE FIRST-FLOOR CLEAR CEILING HEIGHT SHALL BE NINE (9) FOOT MINIMUM AND THE SECOND-FLOOR CEILING SHALL BE EIGHT (8) FOOT MINIMUM FOR ALL DWELLING TYPES.

MINIMUM LOT WIDTH FOR SINGLE-FAMILY DETACHED IS 40'- MEASURED ALONG PROPERTY LINE.

2. MINIMUM LOT WIDTH FOR SINGLE-FAMILY ATTACHED HOUSING (TOWNHOMES) IS 16'.

EXTERIOR ARCHITECTURAL FEATURES

FOUNDATIONS MAY BE BASEMENT, CRAWLSPACE, OR SLAB ON GRADE.

- THE FINISH FLOOR ELEVATION SHALL BE A MINIMUM OF TWELVE (12) INCHES ABOVE THE FINISH GRADE OF THE PUBLIC SIDEWALK FRONTING THE UNIT SO THAT EACH UNIT HAS AT LEAST ONE STEP BETWEEN THE FRONT PORCH/STOOP AND
- 3. ALL EXPOSED FOUNDATION FINISHES SHALL BE A COLORED PARGE COAT THAT BLENDS WITH THE OVERALL HOUSE

- 1. CAREFUL ATTENTION MUST BE MADE TO ENSURE THE BUILT PRODUCT IS NOT CLUTTERED WITH TOO MANY DIFFERENT EXTERIOR WALL MATERIALS. GENERALLY SPEAKING, HOMES MUST NOT CONTAIN MORE THAN ONE MASONRY AND TWO SIDING MATERIALS. FOR EXAMPLE, A HOME MIGHT CONTAIN A BRICK PORTION ON THE FRONT ELEVATION, OVERALL HORIZONTAL SIDING AND AN ELEMENT OF BOARD AND BATTEN SIDING.
- 2. ACCEPTABLE EXTERIOR WALL FINISHES ARE AS FOLLOWS: BRICK VENEER
 - STONE VENEER, INCLUDING CULTURED STONE VENEER
 - FIBER-CEMENT SIDING ("HARDI-PLANK" OR SIMILAR)
- 8. VINYL SIDING/MATERIAL MAY BE USED ON THESE HOUSES FOR ACCENT FEATURES SUCH AS GABLES, SOFFITS, TRIM,
- WINDOWS AND EAVES.
- 9. SHAKE/SHINGLE SIDING 10. SIDING MUST ABUT TRIM AT CORNERS AND AROUND WINDOWS/DOORS.
- 11. EXPOSED/UNCOATED CONCRETE MASONRY UNITS (CMU) ARE NOT PERMITTED

ROOFS 1. MINIMUM ROOF PITCH FOR MAJOR GABLED ROOF ELEMENTS IS 5: 12.

- 2. SHINGLES SHALL BE A MINIMUM OF 25-YEAR, ARCHITECTURAL SHINGLES.
- ROOF PROTRUSIONS AND ELEMENTS SHALL BE TO THE SIDE OR REAR OF ROOF RIDGE LINES AWAY FROM PUBLIC VIEW
- WHERE POSSIBLE AND SHALL BE PAINTED TO BLEND WITH THE COLOR OF THE SHINGLES. METAL ROOFS MAY BE PERMITTED AS ACCENT ELEMENTS WHEN CONSISTENT WITH THE ARCHITECTURAL STYLE OF THE
- ALL HOUSES SHALL HAVE GUTTERS AND DOWNSPOUTS WITH SPLASH BLOCKS USING HALF ROUND OR OGEE PROFILE GUTTERS AND ROUND OR RECTANGULAR DOWNSPOUTS IN PAINTED OR PRE-FINISHED METAL.
- ALL MAIN ROOF STRUCTURES (NOT INCLUDING DORMERS) MUST HAVE A MINIMUM OF 8" OVERHANG ON THE FRONT, SIDES AND REAR. SAID ROOF STRUCTURES ARE ALLOWED TO ENCROACH INTO THE FRONT, SIDE, AND REAR SETBACKS
- 7. ALL FRONT FACING GABLES TO INCLUDE A DECORATIVE FEATURE SUCH AS VENTS OR A MINIMUM OF 3 BRACKETS ROOF EAVES MAY ENCROACH INTO BUILDING SETBACKS.

- MINIMUM ROOF PITCH FOR DORMERS (WHETHER GABLE OR SHED) AND SHED ROOFS IS 3:12.
- DORMER WALLS SHALL MEET THE MINIMUM REQUIREMENTS FOR EXTERIOR WALL FINISHES.
- 3. DORMERS SHALL BE HELD A MINIMUM OF TWO FEET FROM THE SIDE WALLS OF THE HOUSE.
- 4. ROOF EAVES MAY ENCROACH INTO BUILDING SETBACKS.

WINDOWS

SCALE: 1" = 20'

SCALE: 1" = 20'

- WINDOW GRIDS TO ALIGN WITH TND STYLE NEIGHBORHOODS SIMILAR TO THE MCCULLOUGH COMMUNITY WINDOWS SHOULD BE THE SAME TYPE AND STYLE ALL AROUND THE HOUSE BUT WINDOW MUNTINS MAY VARY WHERE APPROPRIATE TO MATCH THE ARCHITECTURE. ALL WINDOWS FACING PUBLIC STREETS ARE REQUIRED TO HAVE MUNTINS THAT ARE SYMMETRICAL AND MATCH OTHER WINDOWS ON THE SAME HOME 3. 1X4 MINIMUM TRIM MATERIAL REQUIRED AROUND ALL WINDOWS
- WINDOWS SHOULD BE CLEAR GLASS OR A TINTED GLASS. NO REFLECTIVE OR MIRRORED GLASS MAY BE USED BUT LOW-E WINDOWS ARE PERMITTED
- 5. A MINIMUM OF THREE WINDOWS SHALL BE PROVIDED ON ALL SIDE ELEVATIONS EXPOSED TO PUBLIC STREETS ON
- 6. WINDOWS SHALL BE VERTICALLY AND HORIZONTALLY ALIGNED AND EVEN SPACED ON ALL FRONT ELEVATIONS.

- 1. ENTRANCE DOORS DESIGN SHALL BE IN KEEPING WITH THE STYLE OF ARCHITECTURE.
- DOORS SHALL BE WOOD, FIBERGLASS OR METAL AND MAY INCLUDE GLAZING AND SIDE LIGHTS WHERE APPROPRIATE. 3. METAL DOORS ARE NOT ALLOWED TO BE PLACED ON THE FRONT ELEVATIONS.
- FRONT PORCHES/ENTRYWAYS 1. ALL FRONT ENTRYWAYS MUST BE A COVERED STOOP OR FRONT PORCH.
- FRONT PORCH ELEVATIONS ON SINGLE- FAMILY DETACHED HOMES ARE REQUIRED AND MUST HAVE A MINIMUM DIMENSION OF 6' DEEP BY 8' WIDE AND CONTAIN RAILINGS.
- PORCHES MAY BE ONE OR TWO STORIES TALL WITH FLAT, SHED OR HIPPED ROOFS, AS APPROPRIATE FOR THE ARCHITECTURAL STYLE OF THE HOUSE.
- 4. FRONT PORCH COLUMNS (ROUND OR SQUARE) MUST HAVE A MINIMUM DIAMETER OF 6".

- GARAGES MAY BE ATTACHED OR DETACHED.
- FOR SINGLE-FAMILY DETACHED HOMES, THE GARAGES MUST BE LOCATED TO THE REAR OF THE HOME. SINGLE FAMILY DETACHED HOMES MAY EITHER SERVED BY AN ALLEY OR VIA A DRIVEWAY THAT EXTENDS FROM THE
- PUBLIC STREET FRONTING THE HOME INCLUDING A DRIVEWAY THAT EXTENDS ALONG THE SIDE OF THE HOME TO ACCESS THE GARAGE AT THE REAR OF THE HOME.
- 4. ALL TOWNHOMES TO BE SERVED BY ALLEY-LOADED GARAGES.

SPECIFIC CRITERIA FOR TOWNHOMES

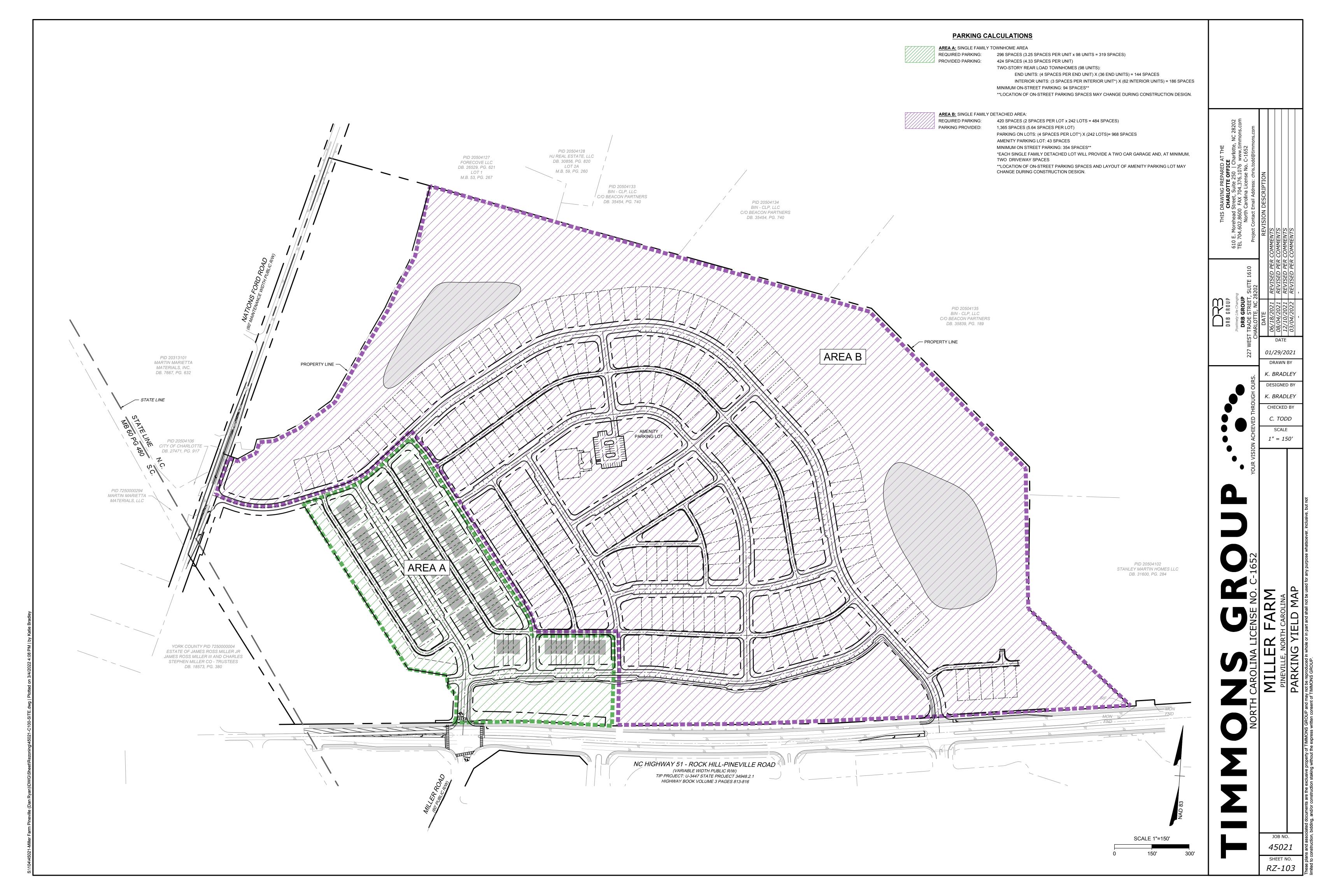
- EACH UNIT'S FINISHED FLOOR ELEVATION MUST BE 12-14" ABOVE THE FRONT ELEVATION GRADE SO THAT AT LEAST ONE STEP IS REQUIRED FROM THE LEAD WALK TO THE FRONT PORCH/STOOP.
- 2. TO ENCOURAGE VARIATION WITHIN A BUILDING, NO TWO ROOF DESIGNS CAN BE THE SAME WITHIN A SINGLE BUILDING. 3. FRONT PORCHES, IF PRESENT, MUST CONTAIN RAILINGS AND MUST MEASURE A MINIMUM OF 8' WIDE AND 6' DEEP
- 4. EACH UNIT WITHIN A BUILDING MUST BE HORIZONTALLY OFFSET FROM ITS NEIGHBORING UNIT A MINIMUM OF 1.5' (18").
- CAREFUL ATTENTION MUST BE SHOWN TO ALLOW FOR ROOF OFFSETS TO GREATLY REDUCE THE EXAMPLES OF MULTIPLE UNITS APPEARING TO HAVE THE SAME ROOF.
- 6. 6" OVERHANGS REQUIRED ON THE FRONT AND REAR OF EACH UNIT AND ON BOTH SIDES OF EACH BUILDING. ALL FRONT PORCH AND STOOP ROOFS MUST CONTAIN A METAL, STANDING SEAM ROOF.
- THE COLOR PALETTE FOR THE TOWNHOMES MUST UTILIZE MORE MODERN COLORING WHERE EACH UNIT COMPLIMENTS THE NEIGHBORING UNIT VERSUS STANDING OUT AND BEING HIGHLY DIFFERENTIATED. THE PROPER MASONRY SELECTION FOR THE TOWNHOMES WILL BE BRICK VERSUS STONE.
- EACH TOWNHOME WILL HAVE A MAXIMUM OF 3 CLADDING MATERIALS.
- 10. ROOF EAVES MAY ENCROACH INTO BUILDING SETBACKS.
- 11. EACH 4 UNIT TOWNHOME BUILDING MUST CONTAIN AT LEAST 2 ELEVATIONS WITH A FRONT PORCH. THE OTHER 2 ELEVATIONS MUST CONTAIN A COVERED STOOP AND/OR FULL BRICK FRONT ELEVATION.
- 12. EACH 5 UNIT TOWNHOME BUILDING MUST CONTAIN AT LEAST 2 ELEVATIONS WITH A FRONT PORCH. THE OTHER 3
- ELEVATIONS MUST CONTAIN A COVERED STOOP AND/OR FULL BRICK FRONT ELEVATION. 13. EACH 6 UNIT TOWNHOME BUILDING MUST CONTAIN AT LEAST 2 ELEVATIONS WITH A FRONT PORCH. THE OTHER 4
- ELEVATIONS MUST CONTAIN A COVERED STOOP AND/OR FULL BRICK FRONT ELEVATION.

01/29/2021 K. BRADLEY DESIGNED BY K. BRADLEY CHECKED BY AS SHOWN

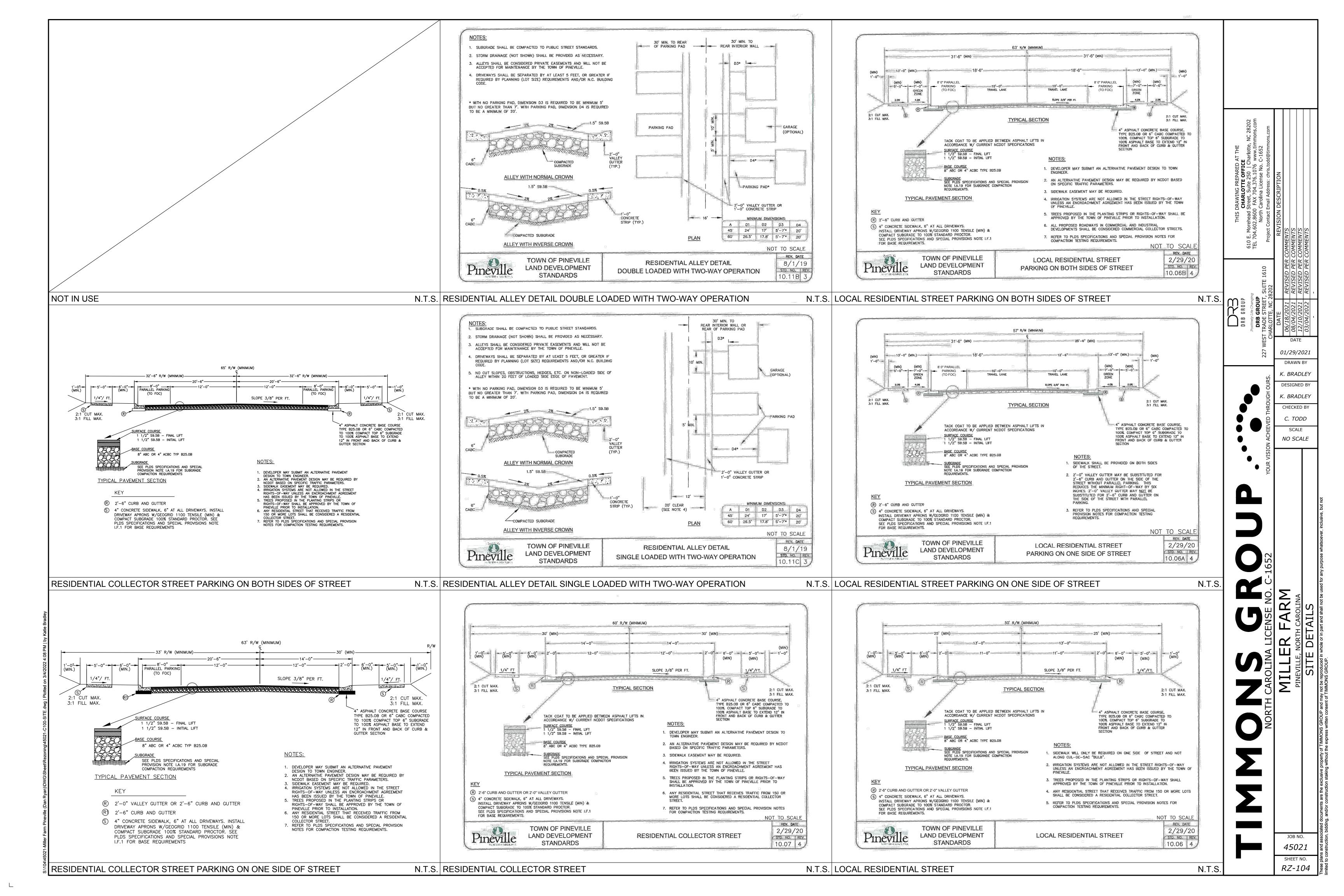
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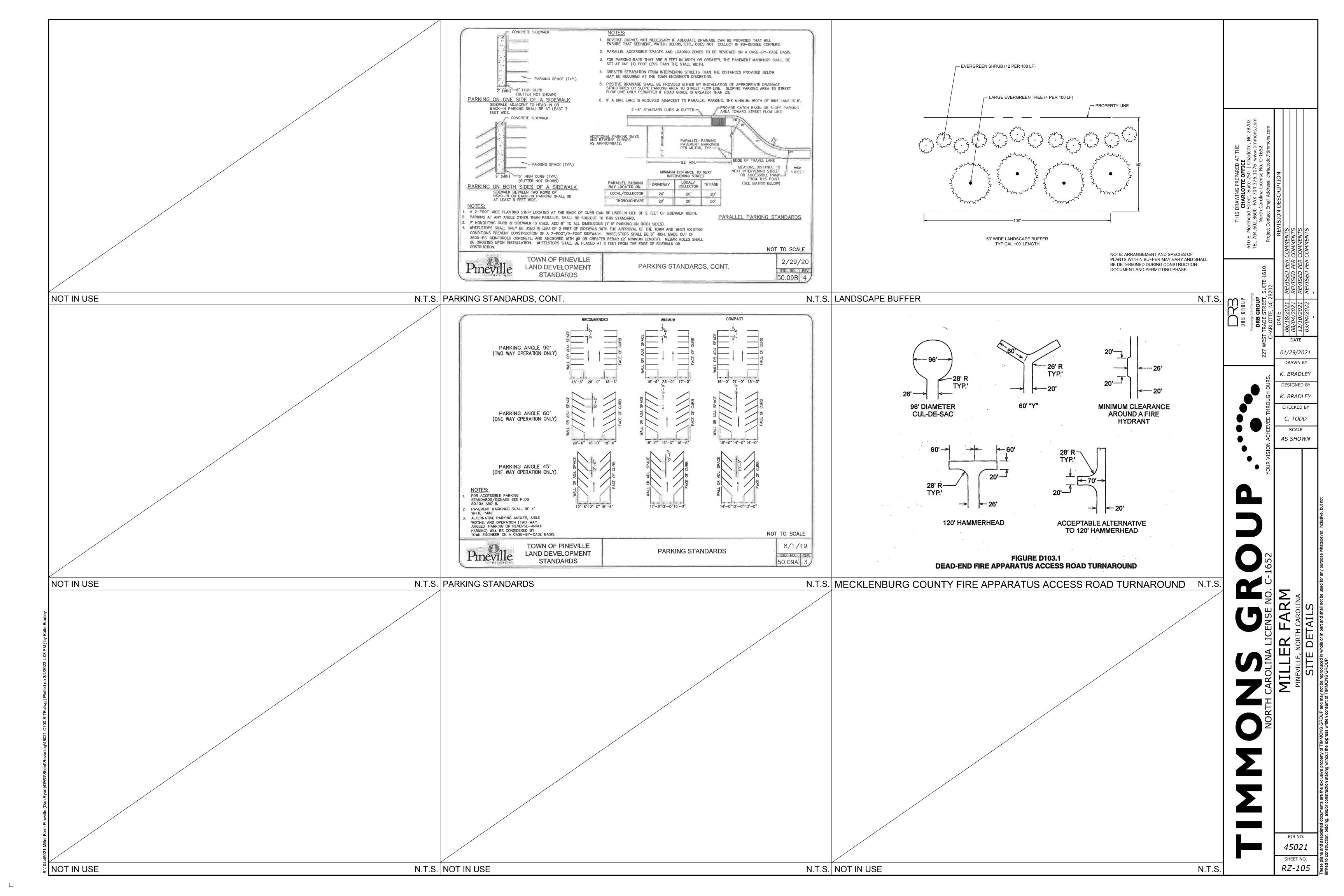
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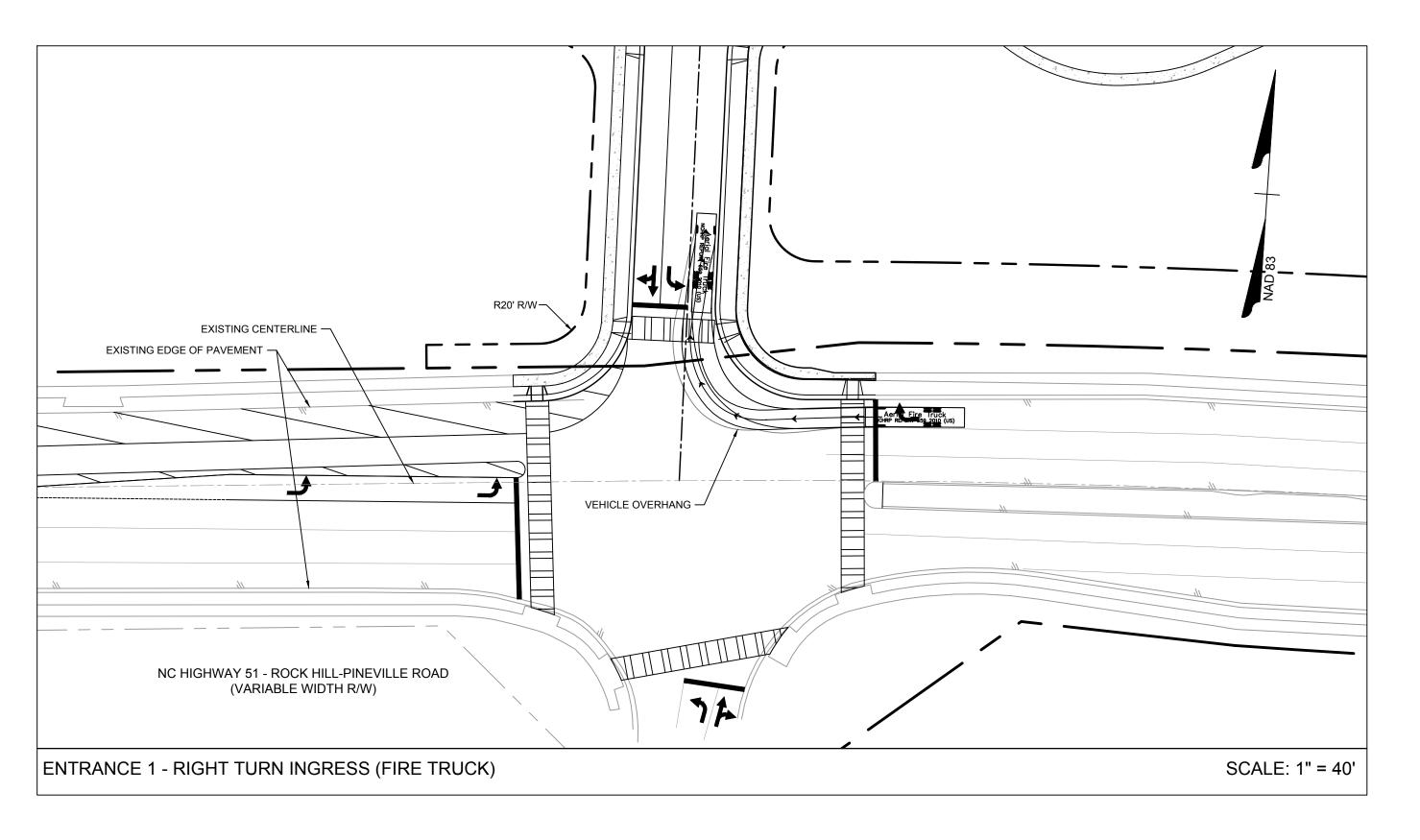
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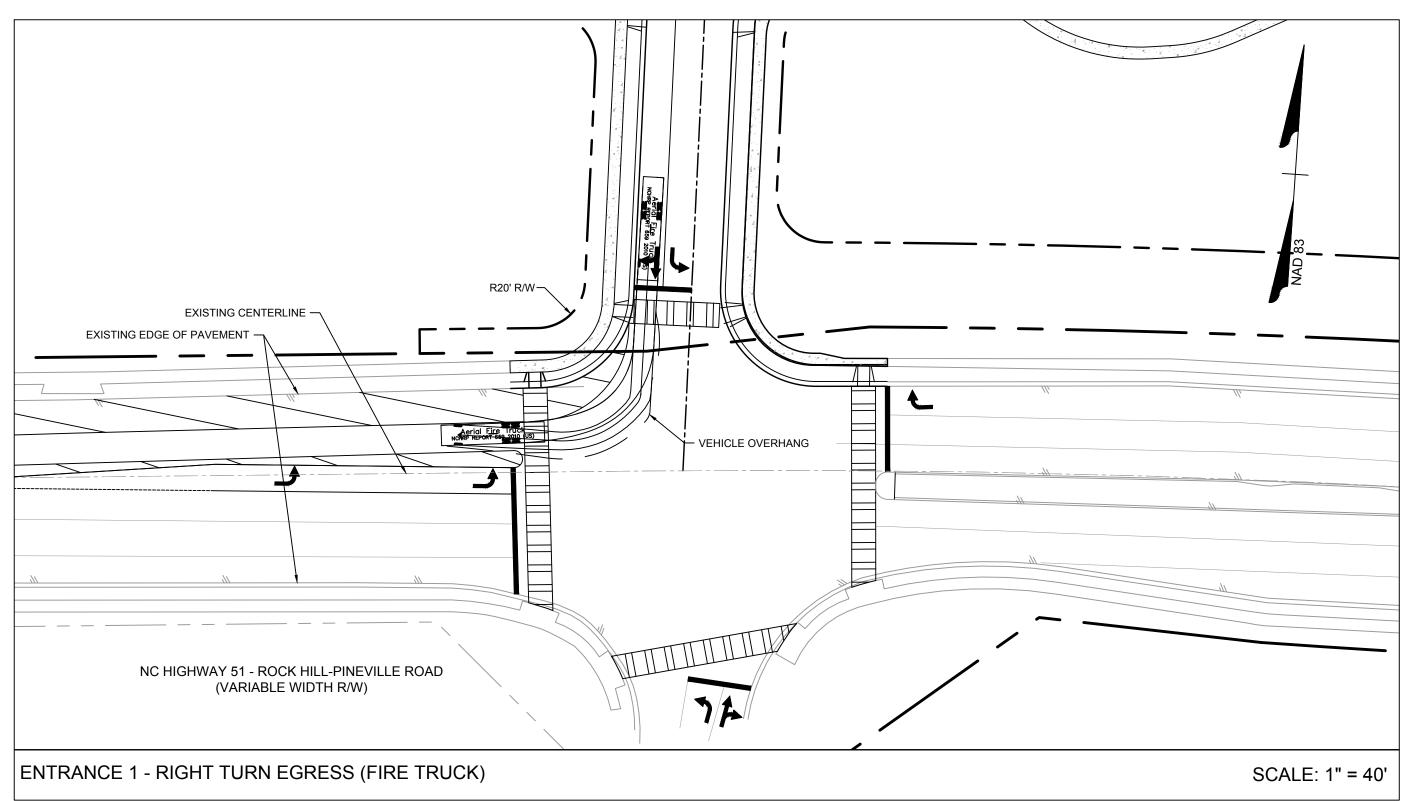


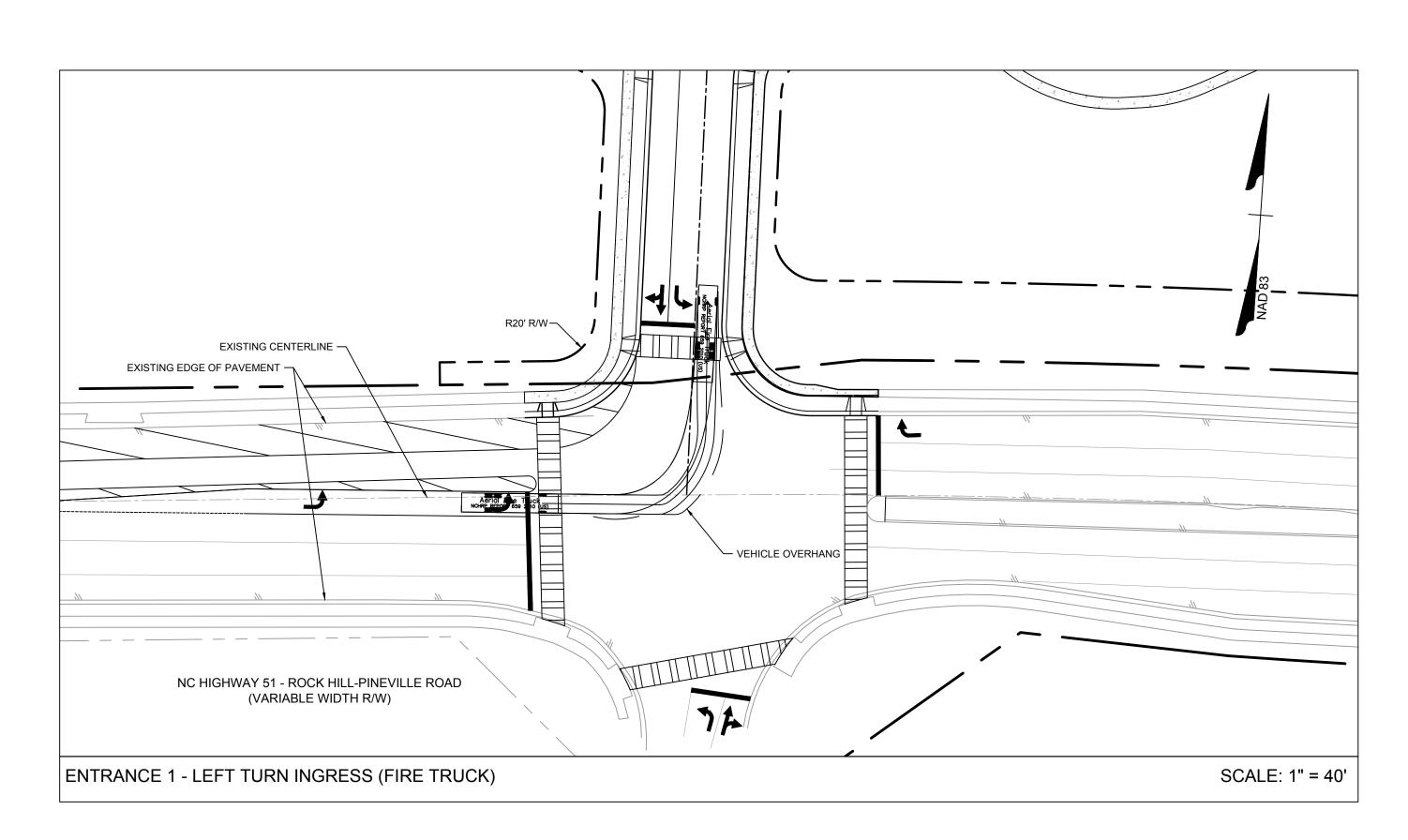
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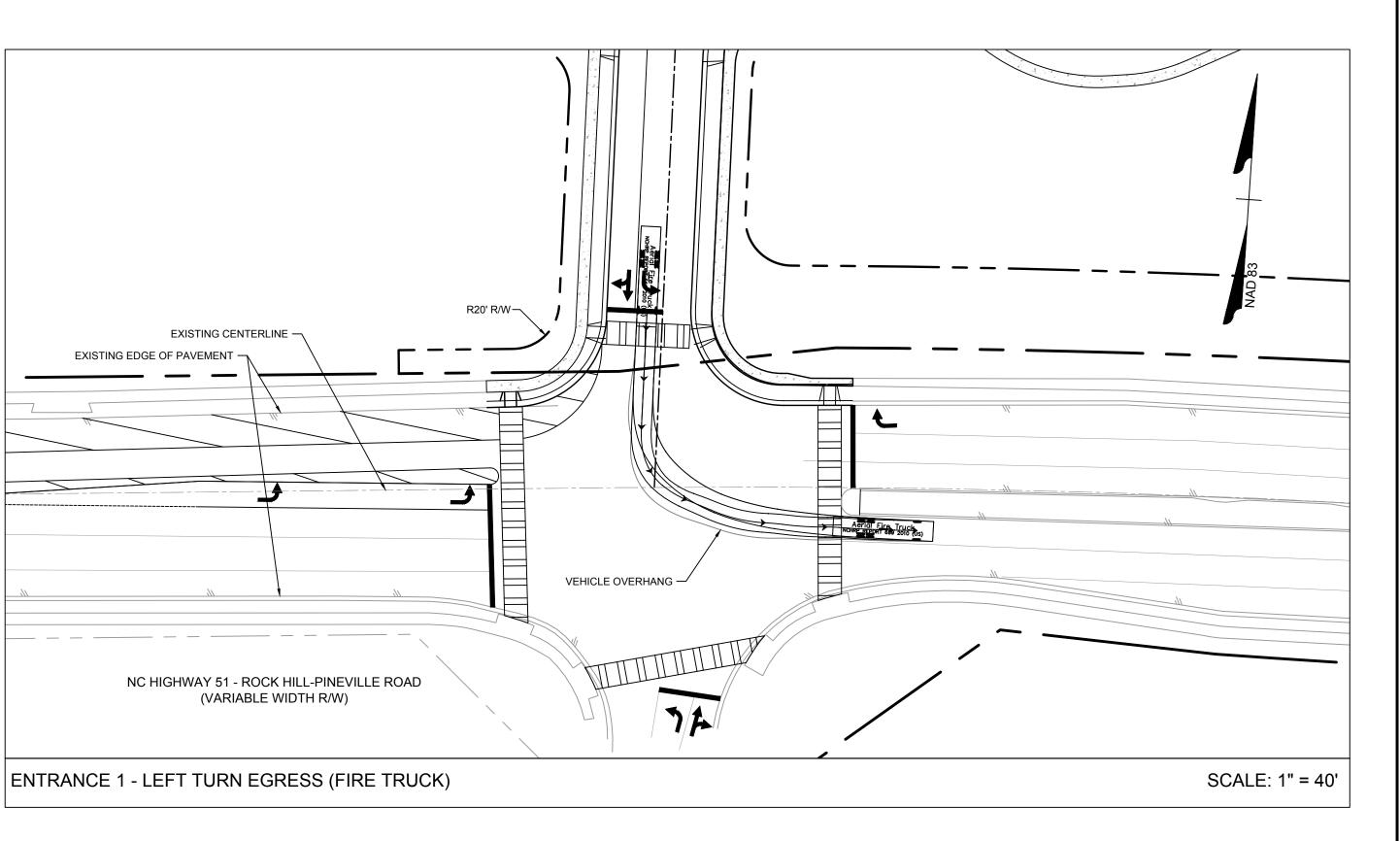














NORTH CAROLINA LICENSE NO. C-1652 YOUR VI

MILLER FARM
PINEVILLE, NORTH CAROLINA

FINTRANCE 1 VEHICLE THRING MOVEMENTS

RZ-106

01/29/2021

K. BRADLEY

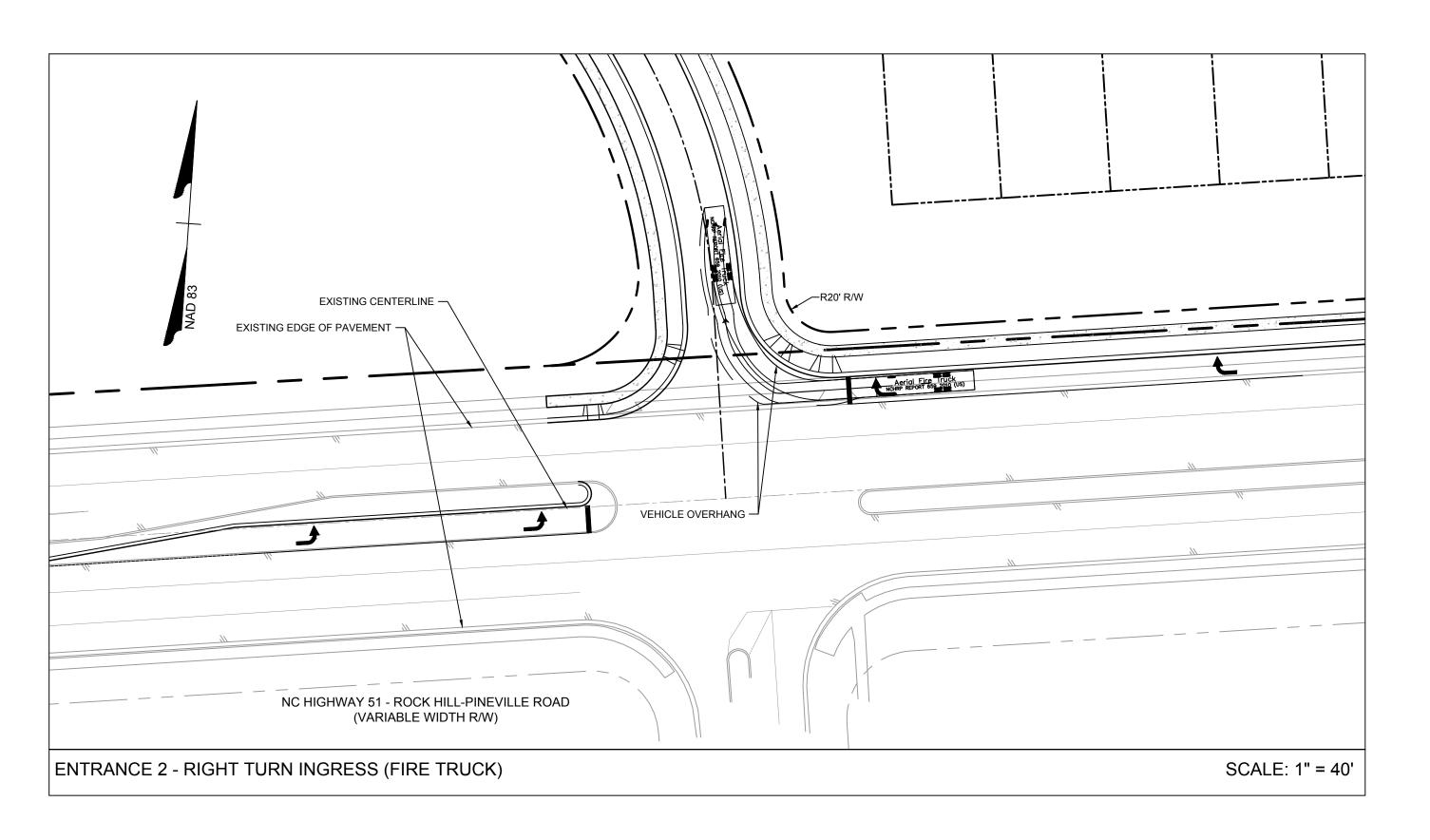
K. BRADLEY

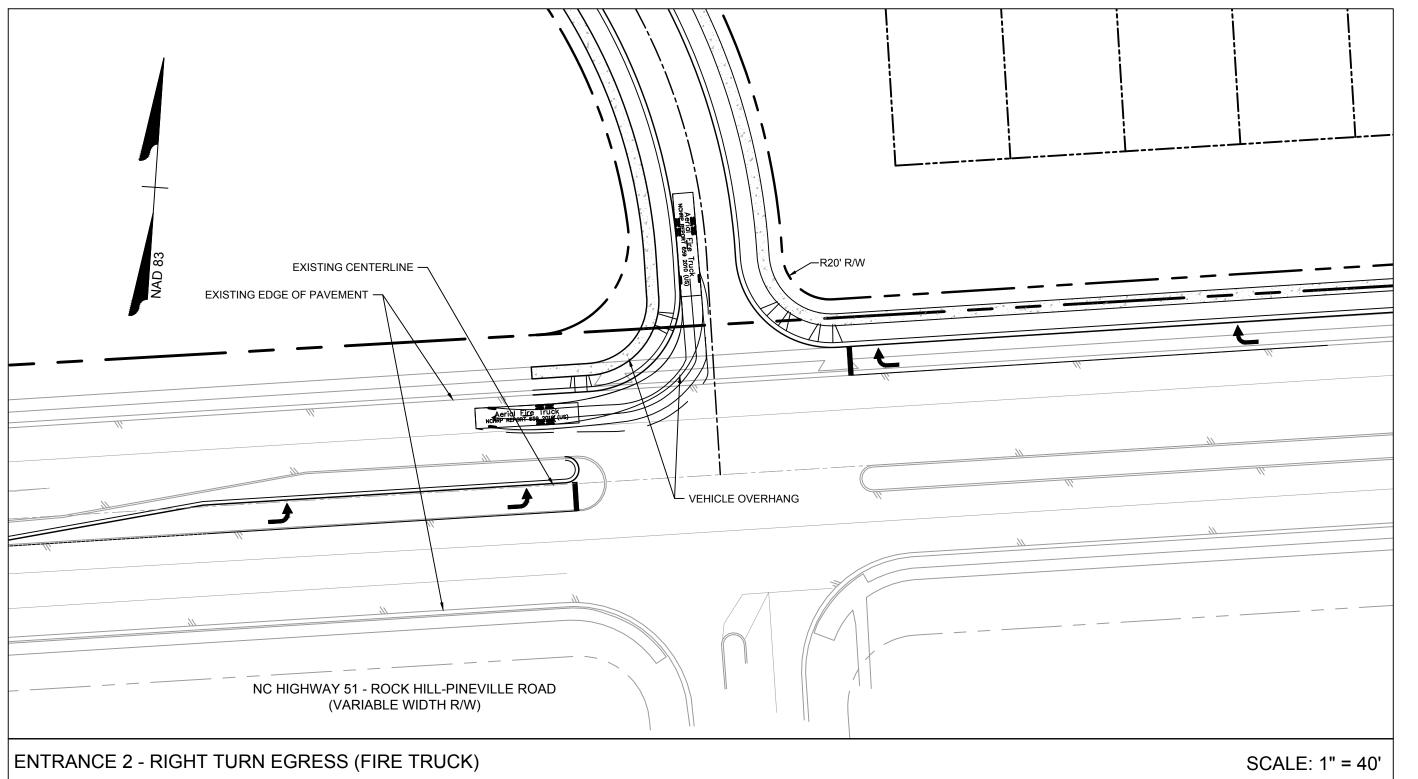
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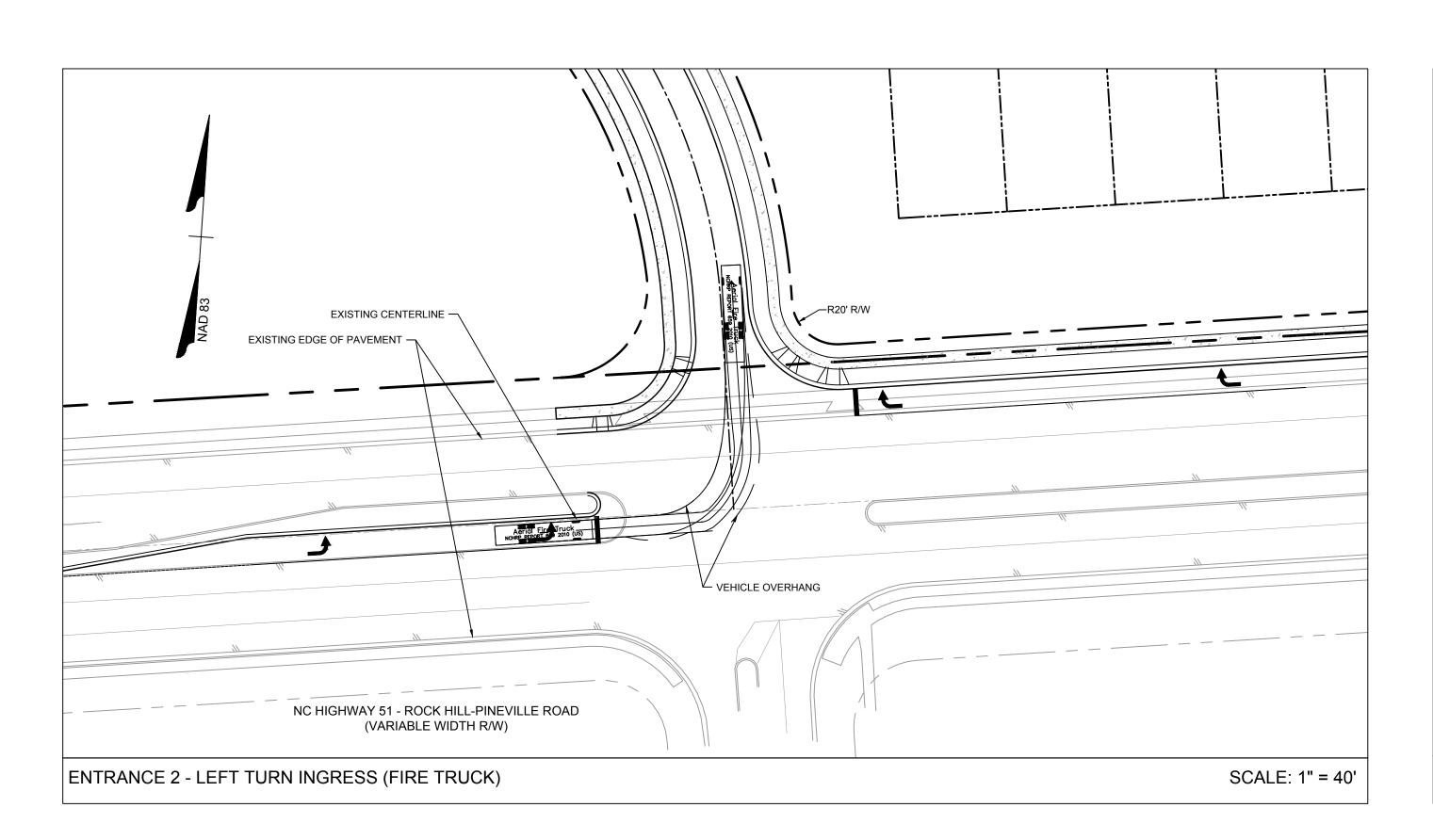
C. TODD

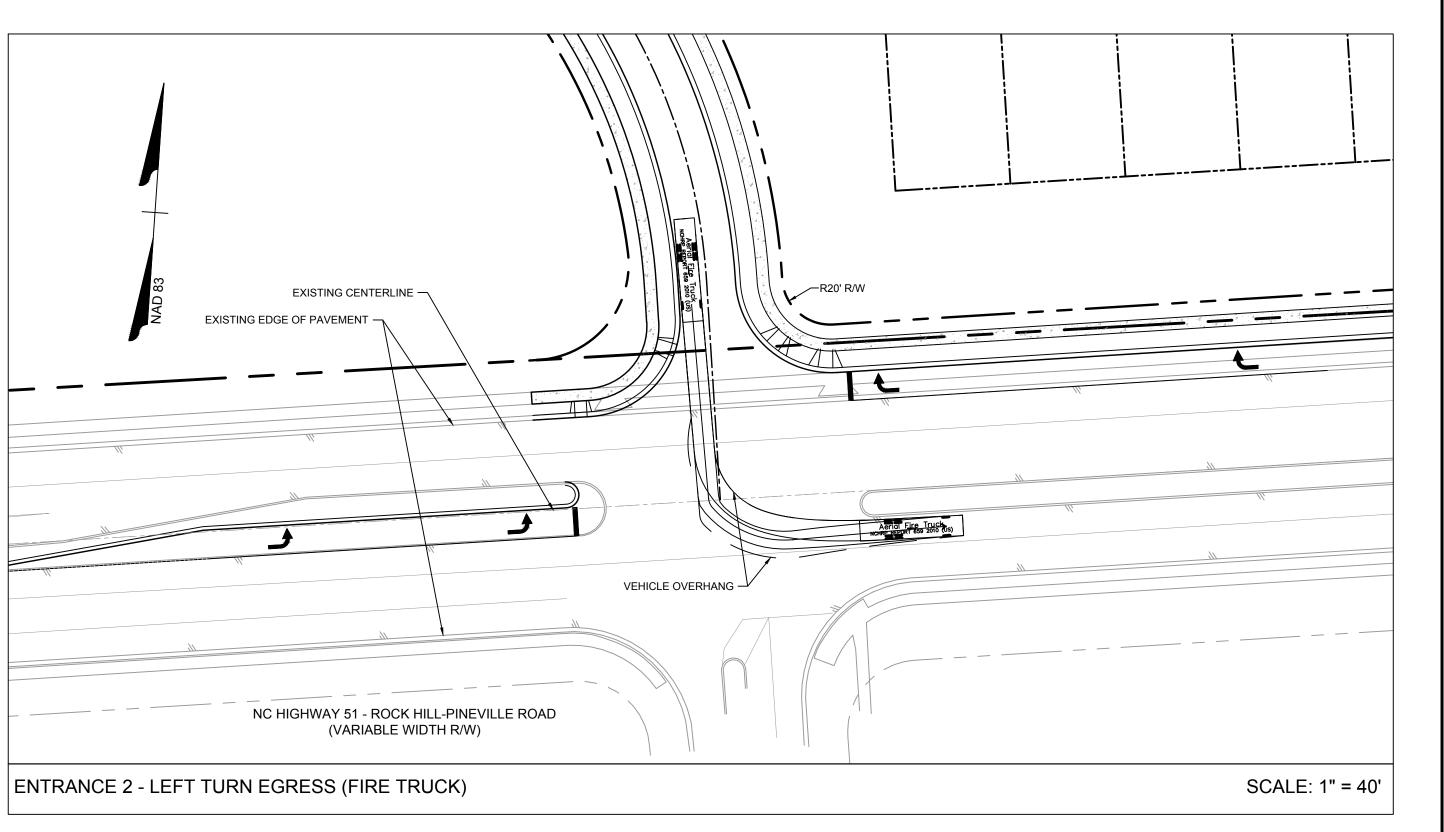
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01/29/2021

K. BRADLEY

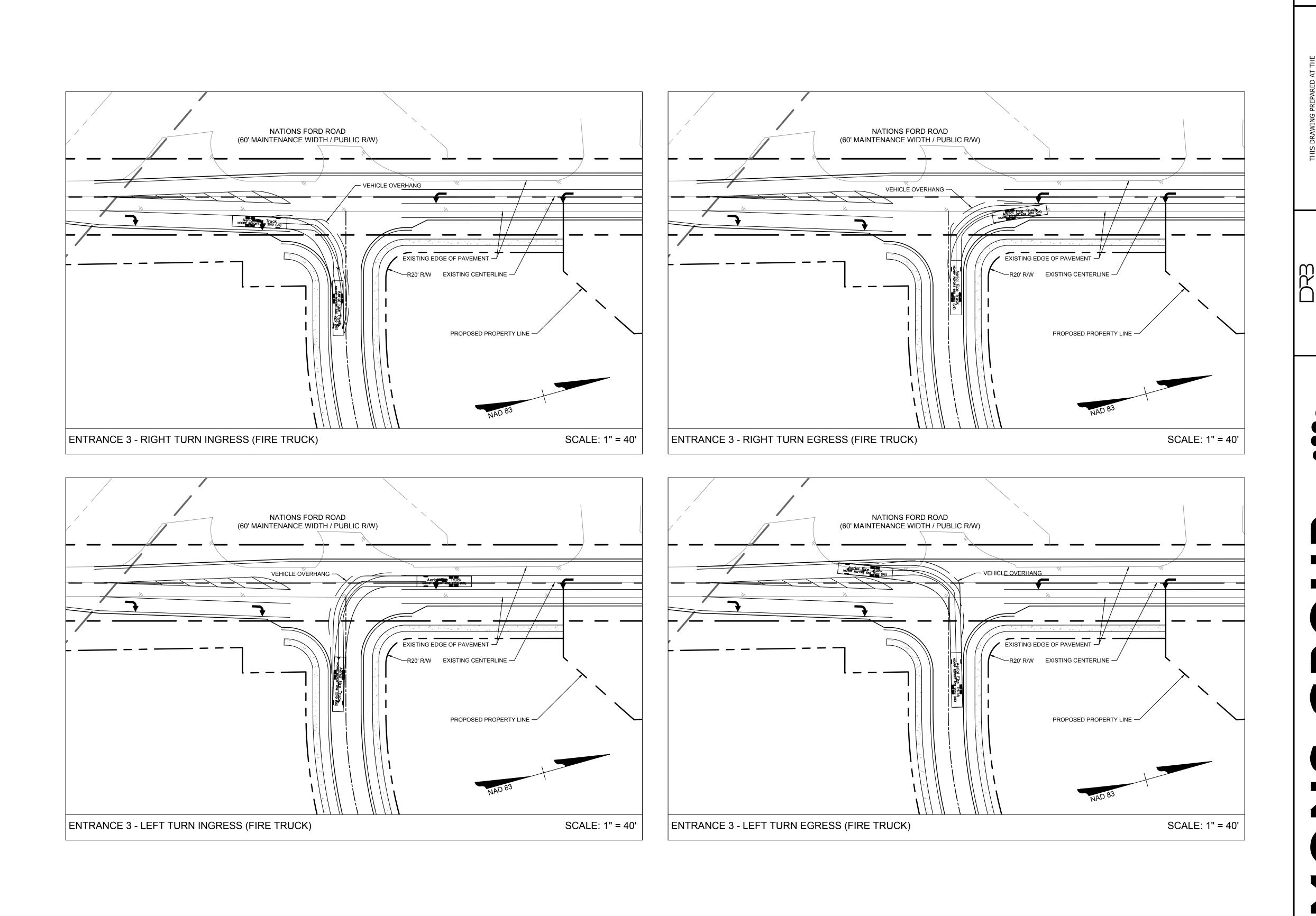
K. BRADLEY

CHECKED BY

C. TODD

AS SHOWN

45021 *RZ-107*



C. TODD AS SHOWN

01/29/2021

K. BRADLEY

DESIGNED BY

K. BRADLEY

CHECKED BY

45021 SHEET NO. *RZ-108*