

Vicinity Map

PROPOSED DEVELOPMENT FOR PROPERTY OWNED BY PINEVILLE PROPERTIES

LAND DESCRIPTION

PARCEL 3 BLOCK 110 BOOK 221
PARCEL 1, 3 BLOCK 110 BOOK 221

PRESENT ZONING - ACREAGE

R-MH	147.878 acres
R-15	8.906
TOTAL	156.784

ALLOWABLE DENSITY

156.784 acres = 6,829,511 sf
First Unit = 15,000 sf
Remaining sf. = 6,814,511 sf
6,814,511 sf ÷ 3500 sf/unit = 1,947 units
Total Allowable Units = 1,948

PROPOSED DENSITY

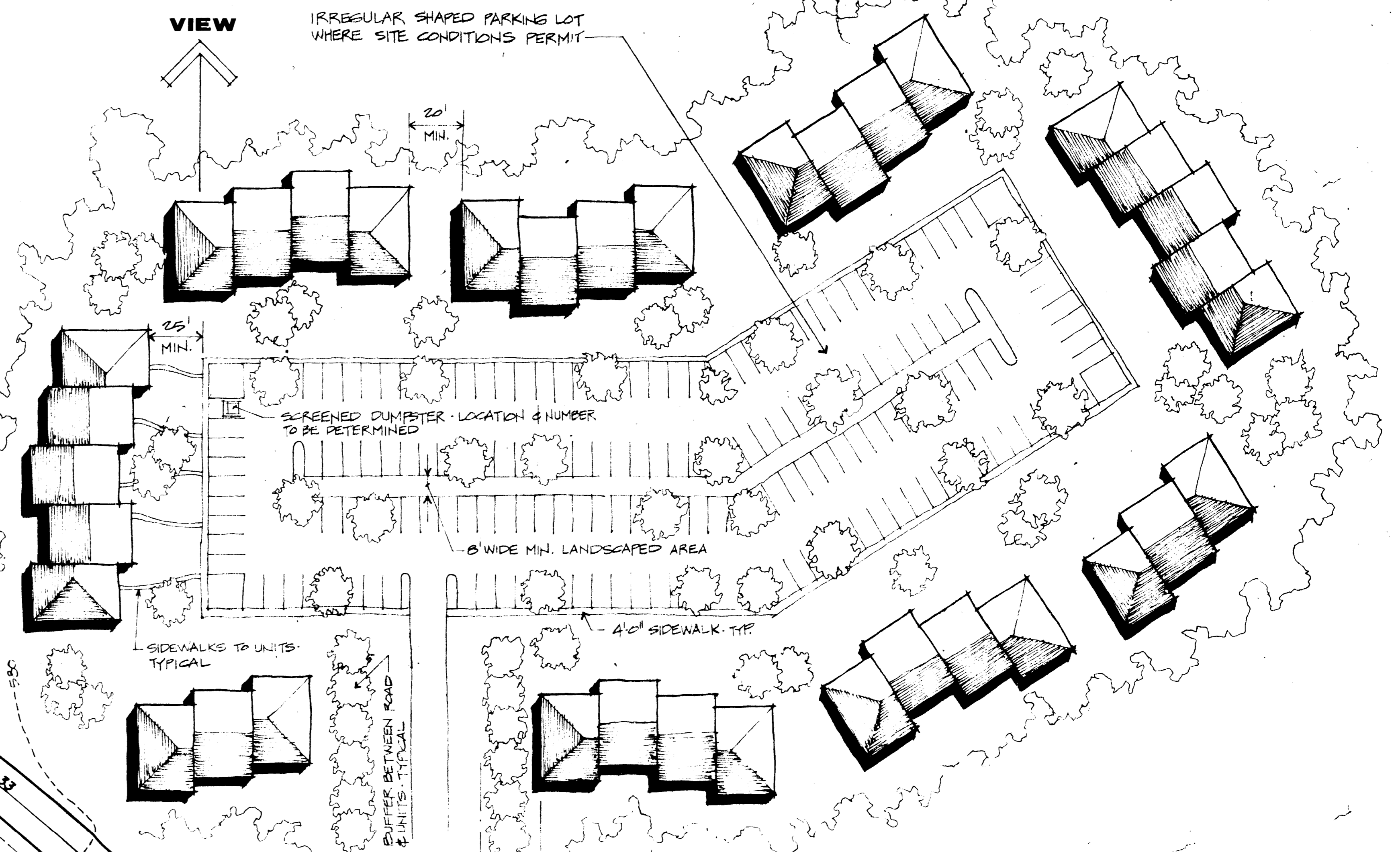
8 Units/acre x 156.784 acres = 1,254 units

PROPOSED ZONING

R-15MF-CU

ILLUSTRATIVE CLUSTER PLAN

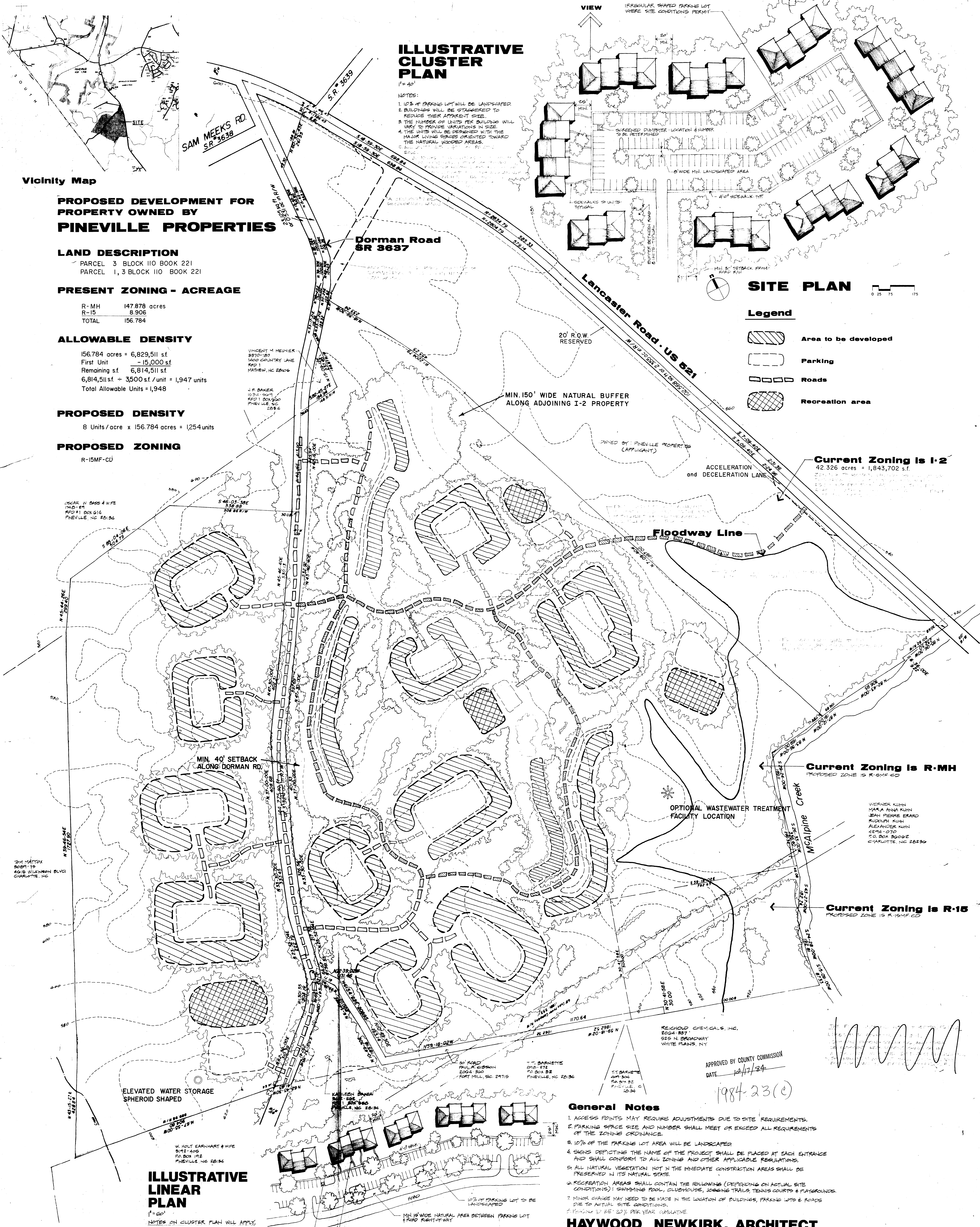
- NOTES:
1. 10% OF PARKING LOT WILL BE LANDSCAPED
 2. BUILDINGS WILL BE STAGGERED TO REDUCE THEIR APPARENT SIZE.
 3. THE NUMBER OF UNITS PER BUILDING WILL VARY TO PROVIDE VARIATIONS IN SIZE.
 4. THE UNITS WILL BE DESIGNED WITH THE MAJOR LIVING SPACES ORIENTED TOWARD THE NATURAL WOODED AREAS.



SITE PLAN

Legend

- Area to be developed
- Parking
- Roads
- Recreation area



Current Zoning is I-2
42,326 acres = 1,843,702 s.f.

Current Zoning is R-MH
PROPOSED ZONE IS R-15MF-CU

Current Zoning is R-15
PROPOSED ZONE IS R-15MF-CU

ILLUSTRATIVE LINEAR PLAN

NOTES ON CLUSTER PLAN WILL APPLY.

General Notes

1. ACCESS POINTS MAY REQUIRE ADJUSTMENTS DUE TO SITE REQUIREMENTS.
2. PARKING SPACE SIZE AND NUMBER SHALL MEET OR EXCEED ALL REQUIREMENTS OF THE ZONING ORDINANCE.
3. 10% OF THE PARKING LOT AREA WILL BE LANDSCAPED.
4. SIGNS DEPICTING THE NAME OF THE PROJECT SHALL BE PLACED AT EACH ENTRANCE AND SHALL CONFORM TO ALL ZONING AND OTHER APPLICABLE REGULATIONS.
5. ALL NATURAL VEGETATION NOT IN THE IMMEDIATE CONSTRUCTION AREAS SHALL BE PRESERVED IN ITS NATURAL STATE.
6. RECREATION AREAS SHALL CONTAIN THE FOLLOWING (DEPENDENT ON ACTUAL SITE CONDITIONS): SWIMMING POOL, CLUBHOUSE, JOGGING TRAILS, TENNIS COURTS & PLAYGROUNDS.
7. MINOR CHANGES MAY NEED TO BE MADE IN THE LOCATION OF BUILDINGS, PARKING LOTS & ROADS DUE TO ACTUAL SITE CONDITIONS.
8. PARKING TO BE 20% PER YEAR CUMULATIVE.

HAYWOOD NEWKIRK, ARCHITECT
WILMINGTON, N.C. 919-791-9237
MAY 2, 1984

APPROVED BY COUNTY COMMISSION
DATE 12/17/84
1984-23(c)

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