

# CIVIL CONSTRUCTION PLANS for **PINEVILLE CONE MILL**

## CITY OF PINEVILLE, MECKLENBURG COUNTY, NORTH CAROLINA

02/15/2024

### UTILITY AND GOVERNING AGENCIES CONTACT LIST:

#### WATER COMPANY

CHARLOTTE WATER  
5100 BROOKSHIRE BOULEVARD  
CHARLOTTE, NC 28216  
(704) 399-2221  
CONTACT: BARBARA GROSS

#### SANITARY SEWER COMPANY

CHARLOTTE WATER  
5100 BROOKSHIRE BOULEVARD  
CHARLOTTE, NC 28216  
(704) 399-2221  
CONTACT: BARBARA GROSS

#### FIRE MARSHAL

MECKLENBURG COUNTY FIRE MARSHAL  
2145 SUTTLE AVE  
CHARLOTTE, NORTH CAROLINA 28208  
(980) 314-3071  
CONTACT: TED PANAGIOTOPOULOS

#### EROSION CONTROL

CITY OF CHARLOTTE  
ENGINEERING AND PROPERTY MANAGEMENT  
600 E. 4TH STREET  
CHARLOTTE, NORTH CAROLINA 28202  
(704) 517-1152  
CONTACT: JAY WILSON

#### POWER COMPANY

DUKE POWER  
526 SOUTH CHURCH STREET  
CHARLOTTE, NC 28202  
(704) 395-4413  
CONTACT: CHARLES MCCORKLE

#### CABLE COMPANY

SPECTRUM CABLE  
(844) 231-6411

#### DEPARTMENT OF TRANSPORTATION

CHARLOTTE DEPARTMENT OF TRANSPORTATION  
600 E. 4TH STREET  
CHARLOTTE, NORTH CAROLINA 28202  
(704) 336-4119

#### NORTH CAROLINA DEPARTMENT OF TRANSPORTATION

7605 DISTRICT DRIVE  
CHARLOTTE, NORTH CAROLINA 28213  
(980) 523-0000

#### PLANNING DEPARTMENT

CHARLOTTE MECKLENBURG PLANNING  
COMMISSION  
600 E. 4TH STREET  
CHARLOTTE, NORTH CAROLINA 28202  
(704) 336-2205

#### ZONING DEPARTMENT

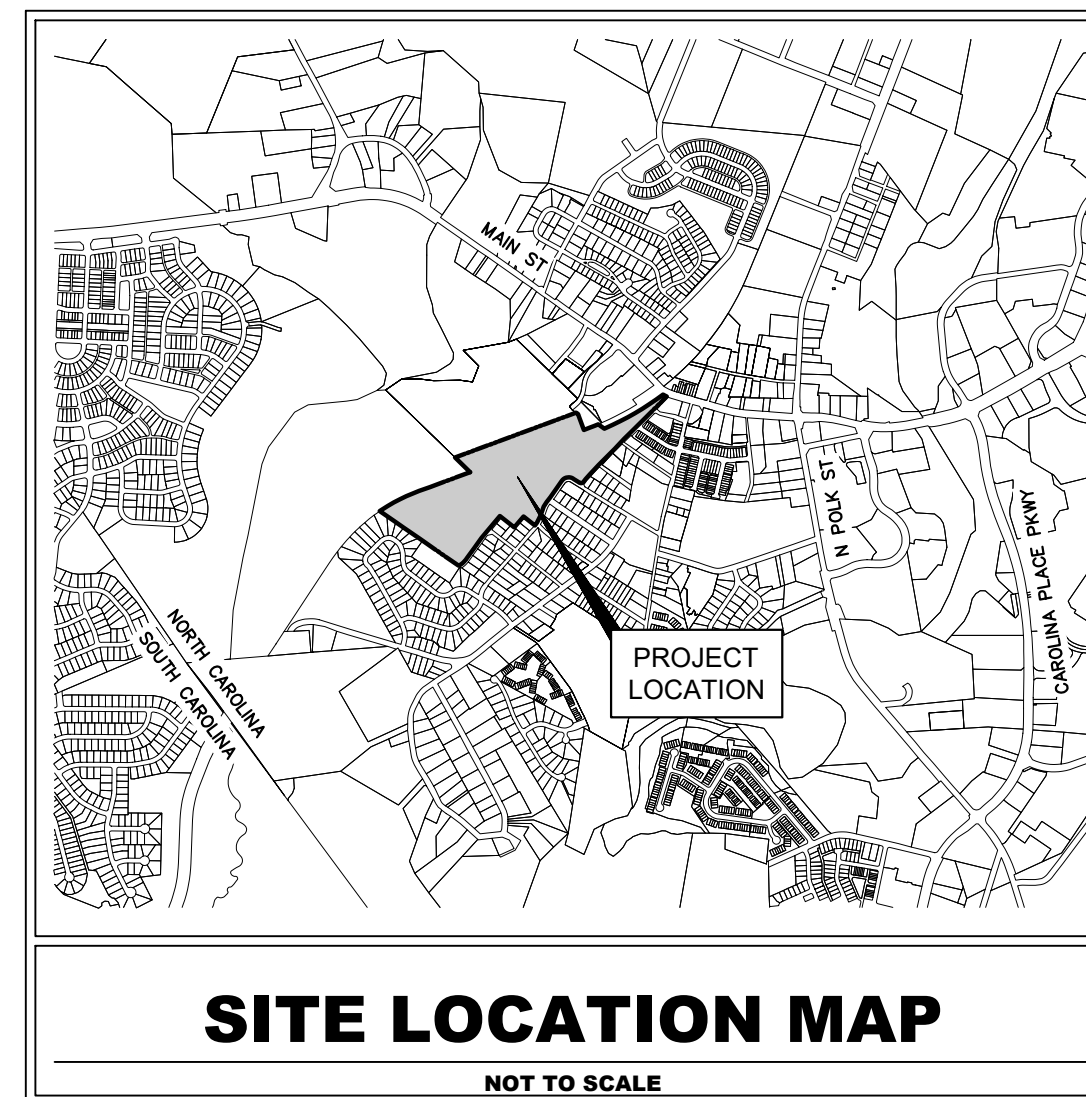
MECKLENBURG COUNTY ZONING DEPT.  
2145 SUTTLE AVE  
CHARLOTTE, NORTH CAROLINA 28208  
(704) 336-7600

#### PHONE COMPANY

AT&T SMALL BUSINESS  
(877) 812-9095  
CONTACT: JAMAICA CANLAS

#### GAS COMPANY

PIEDMONT NATURAL GAS  
4339 SOUTH TRYON STREET  
CHARLOTTE, NC 28217  
(704) 525-5585  
CONTACT: KAREN BURTON



### SHEET INDEX

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| C-06             | GO-BY ARCHITECTURAL ELEVATIONS |

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PH: (803) 728-4756  
WWW.KIMLEY-HORN.COM  
NC LICENSE #F-0102

**FOR REFERENCE ONLY**

KHA PROJECT  
014242006  
DATE  
MONTH YEAR  
SCALE: AS SHOWN  
DESIGNED BY: AJG  
DRAWN BY: CDA  
CHECKED BY: JEH

COVER SHEET

PINEVILLE CONE MILL  
PREPARED FOR  
CONE MILL DEVELOPMENT  
VENTURES, LLC.  
PINEVILLE, NORTH CAROLINA

SHEET NUMBER  
**C-01**

REVISIONS  
No. DATE BY



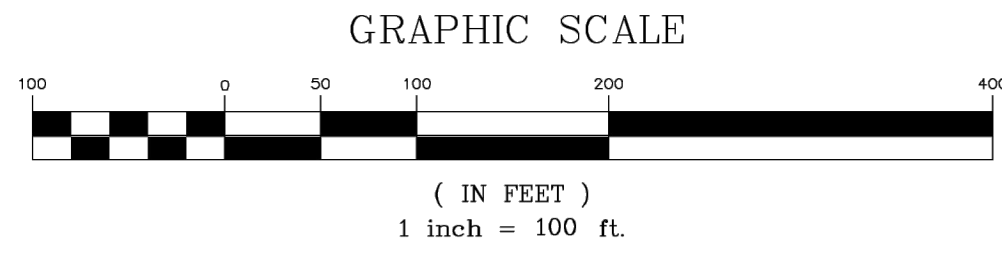
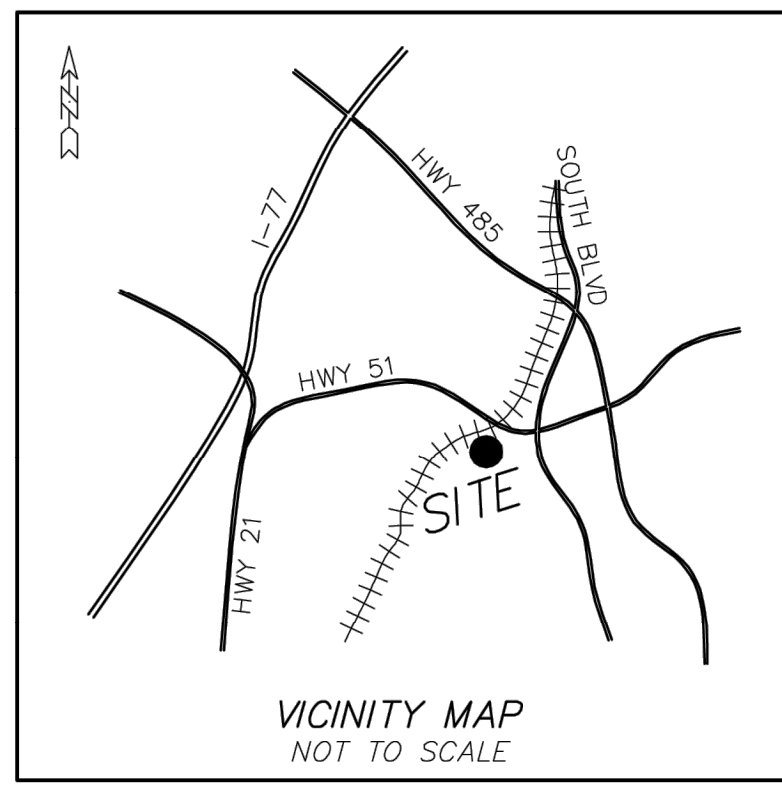
### PROJECT OWNER AND CONSULTANT INFORMATION

|  |   |                         |
|--|---|-------------------------|
| <b>DEVELOPER:</b><br>CONE MILL DEVELOPMENT VENTURES, LLC<br>3315 SPRINGBANK LANE<br>SUITE 308<br>CHARLOTTE, NC 28226<br>PHONE (678) 654-1783<br><br>CONTACT: JONATHAN VISCONTI | <b>ENGINEER:</b><br>KIMLEY-HORN AND ASSOCIATES, INC.<br>580 SOUTH TRYON STREET<br>SUITE 125<br>FORT MILL, SOUTH CAROLINA 29715<br>(803) 728-4756 TEL<br><br>CONTACT: JOHN HOLCOMB, P.E. | <b>SURVEYOR:</b><br>TBD |
|--|---|-------------------------|



Know what's below.  
Call before you dig.





| LINE | BEARING     | LENGTH |
|------|-------------|--------|
| L1   | N69°36'50"E | 72.00  |
| L2   | S55°19'49"E | 77.32  |
| L3   | S31°52'32"E | 239.80 |
| L4   | N58°07'28"E | 35.00  |
| L5   | N31°52'32"W | 40.00  |
| L6   | N58°07'28"E | 35.00  |
| L7   | S31°52'32"E | 54.38  |
| L8   | S31°52'32"E | 40.00  |
| L9   | S31°52'32"E | 139.51 |
| L10  | S31°52'32"E | 5.91   |
| L11  | S43°40'20"W | 137.19 |
| L12  | S41°49'58"W | 62.54  |
| L13  | S35°51'19"W | 35.12  |
| L14  | N58°04'41"W | 66.75  |
| L15  | S34°57'07"E | 196.58 |
| L16  | S36°01'40"W | 63.11  |
| L17  | S32°03'22"W | 55.37  |
| L18  | S19°36'27"W | 90.79  |
| L19  | S26°18'27"W | 90.84  |
| L20  | S37°06'27"W | 37.07  |
| L21  | S51°43'36"E | 149.79 |
| L22  | S55°03'17"E | 40.00  |
| L23  | N58°04'41"W | 148.98 |
| L24  | N57°16'45"W | 13.97  |
| L25  | N30°45'14"E | 128.79 |
| L26  | S57°01'15"E | 219.65 |
| L27  | S34°57'07"E | 77.66  |
| L28  | S44°48'39"W | 151.22 |
| L29  | (NOT USED)  |        |
| L30  | (NOT USED)  |        |
| L31  | (NOT USED)  |        |
| L32  | N87°44'58"E | 89.07  |
| L33  | S52°7'21"E  | 129.10 |
| L34  | (NOT USED)  |        |
| L35  | S50°03'48"E | 164.38 |
| L36  | N45°21'39"E | 212.80 |
| L37  | (NOT USED)  |        |
| L38  | N44°57'41"E | 50.00  |
| L39  | (NOT USED)  |        |
| L40  | N44°57'21"E | 100.00 |
| L41  | S45°02'39"E | 65.89  |
| L42  | S57°20'01"E | 23.43  |
| L43  | S44°48'39"W | 102.55 |
| L44  | S1°41'46"W  | 123.85 |
| L45  | S33°57'46"W | 18.97  |
| L46  | S54°33'14"W | 217.29 |
| L47  | S48°11'27"W | 9.81   |
| L48  | S45°02'39"E | 32.55  |
| L49  | S32°38'27"W | 52.69  |
| L50  | N44°37'21"E | 68.91  |
| L51  | S44°57'21"W | 91.03  |

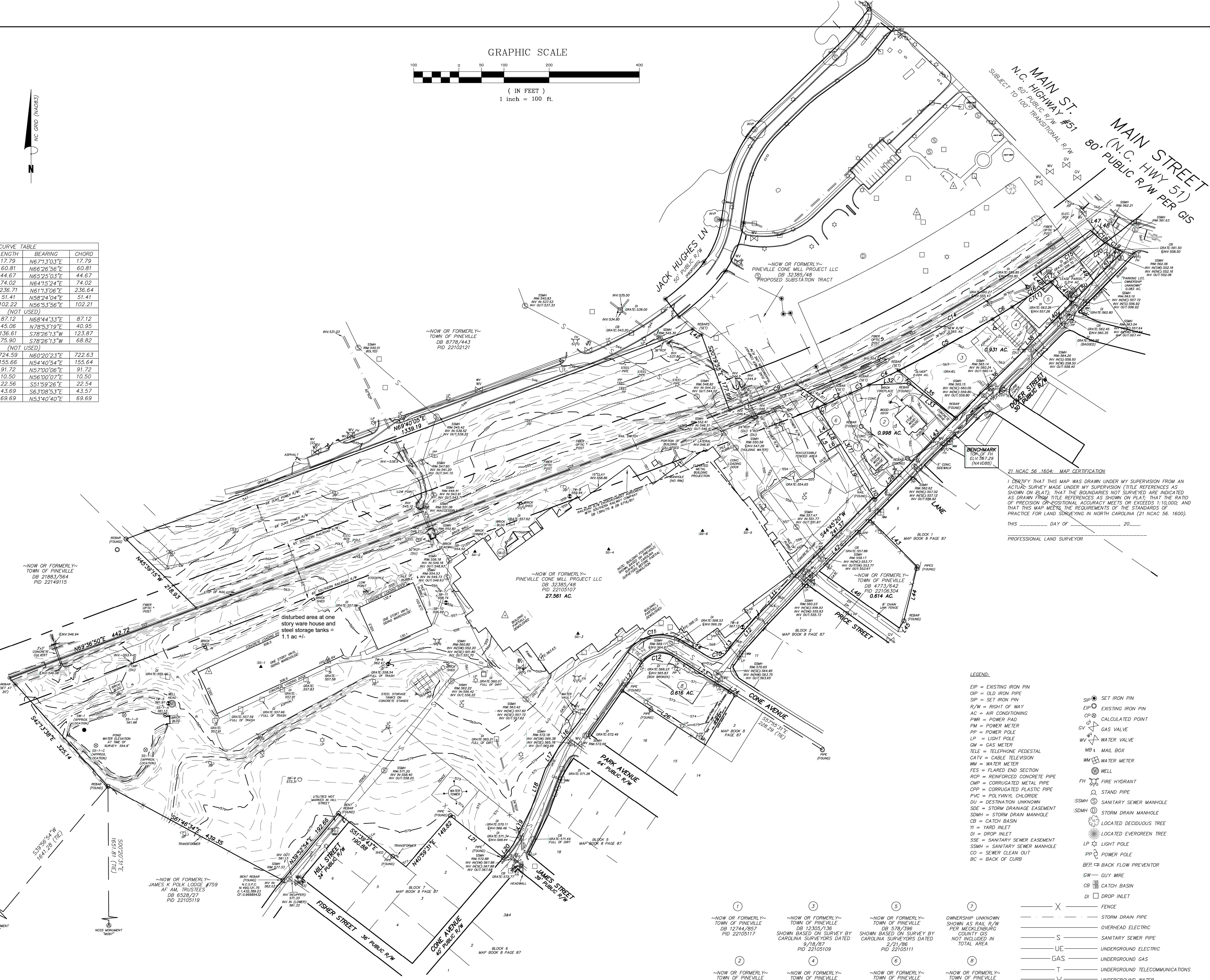
| CURVE | RADIUS     | LENGTH | BEARING     | CHORD  |
|-------|------------|--------|-------------|--------|
| C1    | 2929.76    | 17.79  | N67°13'03"E | 17.79  |
| C2    | 2929.76    | 60.81  | N66°26'56"E | 60.81  |
| C3    | 2929.76    | 44.67  | N65°23'03"E | 44.67  |
| C4    | 2929.76    | 74.02  | N64°15'24"E | 74.02  |
| C5    | 2929.76    | 236.71 | N61°13'06"E | 236.64 |
| C6    | 2944.08    | 51.41  | N58°24'04"E | 51.41  |
| C7    | 2929.76    | 102.22 | N56°53'56"E | 102.21 |
| C8    | (NOT USED) |        |             |        |
| C9    | 2864.76    | 87.12  | N68°44'33"E | 87.12  |
| C10   | 30.00      | 45.06  | N78°53'19"E | 40.95  |
| C11   | 90.00      | 136.61 | S78°26'13"W | 123.87 |
| C12   | 50.00      | 75.90  | S78°26'13"W | 68.82  |
| C13   | (NOT USED) |        |             |        |
| C14   | 2845.87    | 724.59 | N60°20'23"E | 722.63 |
| C15   | 2968.88    | 155.68 | N54°40'54"E | 155.64 |
| C16   | 2929.76    | 91.72  | N52°00'06"E | 91.72  |
| C17   | 2929.76    | 10.50  | N56°00'07"E | 10.50  |
| C18   | 170.10     | 22.56  | S51°59'26"E | 22.54  |
| C19   | 170.10     | 43.69  | S63°08'53"E | 43.57  |
| C20   | 2929.76    | 69.69  | N53°40'40"E | 69.69  |

- ① TEMPORARY WELL
- SOIL SAMPLE
- ⊗ SEDIMENT SAMPLE
- ▲ SOIL GAS SAMPLE (APPROX. LOCATIONS, NOT SURVEYED)
- SURFACE WATER SAMPLE

- NOTES:
- IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
  - PROPERTY ZONED: DC (SETBACKS & ZONING MATTERS ARE SUBJECT TO INTERPRETATION BY LOCAL MUNICIPALITIES).
  - TAX PARCEL NUMBERS AS SHOWN.
  - DEED REFERENCES AS SHOWN.
  - BOUNDARY SURVEY ONLY THROUGH POINTS AS SHOWN.
  - THIS PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP (FIRM) NO. 3710443900L, WITH A DATE OF IDENTIFICATION OF 09/02/2015.
  - THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL RECORDED OR UNRECORDED EASEMENTS, RIGHTS-OF-WAY, OR RESTRICTIVE COVENANTS, OTHER THAN SHOWN. SURVEY MADE WITHOUT THE BENEFIT OF A TITLE EXAMINATION.
  - AREA COMPUTED BY COORDINATED METHOD.
  - UTILITY LOCATIONS SHOWN ARE LOCATED BASED ON SITE CONDITIONS AND MARKINGS AT THE TIME OF SURVEY. CONTRACTORS ARE TO HAVE ALL UTILITIES ACCURATELY MARKED PRIOR TO CONSTRUCTION.
  - AT THE TIME OF SURVEY DECONSTRUCTION OF POWER INFRASTRUCTURE OBSERVED.
  - AT THE TIME OF SURVEY SITE PARTIALLY DEMOLISHED.

THE FOLLOWING WAS USED TO ESTABLISH N.C.S.P.C. INFORMATION:  
 (1) CLASS OF SURVEY: A-URBAN LAND SURVEY  
 (2) POSITIONAL ACCURACY: 0.2"  
 (3) TYPE OF GPS FIELD PROCEDURE: STATIC, ONLINE POSITION SURVEY  
 (4) DATES OF SURVEY: 7/4/18  
 (5) DATUM/EPOCH: NAD 83 (2011), EPOCH 2010  
 (6) PUBLISHED FIXED-CONTROL USE: CORS SITES DH3838, DG7402, DK7758  
 (7) GEOID MODEL: GEOID 12B; NAVD 83  
 (8) COMBINED GRID FACTOR(S): 0.99985432  
 (9) UNITS: US SURVEY FEET

UNDERGROUND UTILITIES MARKED BY:  
 RDL PRIVATE UTILITY LOCATING  
 6015 BAYFIELD PARKWAY  
 CONCORD, NC 28027  
 (704) 492-4841  
 RDLLOCATING@GMAIL.COM



- LEGEND:
- EIP = EXISTING IRON PIN
  - OIP = OLD IRON PIPE
  - SIP = SET IRON PIN
  - R/W = RIGHT OF WAY
  - AC = AIR CONDITIONING
  - PMR = POWER PAD
  - PM = POWER METER
  - PP = POWER POLE
  - LP = LIGHT POLE
  - GM = GAS METER
  - TELE = TELEPHONE PEDESTAL
  - CATV = CABLE TELEVISION
  - WM = WATER METER
  - FES = FLARED END SECTION
  - RCP = REINFORCED CONCRETE PIPE
  - CMP = CORRUGATED METAL PIPE
  - CPP = CORRUGATED PLASTIC PIPE
  - PVC = POLYVINYL CHLORIDE
  - DUI = DESTINATION UNKNOWN
  - SDE = STORM DRAINAGE EASEMENT
  - SDMH = STORM DRAIN MANHOLE
  - CB = CATCH BASIN
  - TI = TIE
  - SSE = SANITARY SEWER EASEMENT
  - SSMH = SANITARY SEWER MANHOLE
  - CS = SEWER CLEAN OUT
  - BC = BACK OF CURB
  - SIP = SET IRON PIN
  - EIP = EXISTING IRON PIN
  - CP = CALCULATED POINT
  - GV = GAS VALVE
  - WV = WATER VALVE
  - MB = MAIL BOX
  - WM = WATER METER
  - WELL
  - FH = FIRE HYDRANT
  - STAND PIPE
  - SSMH = SANITARY SEWER MANHOLE
  - SDMH = STORM DRAIN MANHOLE
  - LOCATED DEODOURING TREE
  - LOCATED EVERGREEN TREE
  - LP = LIGHT POLE
  - PP = POWER POLE
  - BEF = BACK FLOW PREVENTOR
  - GW = GUY WIRE
  - CB = CATCH BASIN
  - DI = DROP INLET
  - FENCE
  - STORM DRAIN PIPE
  - OVERHEAD ELECTRIC
  - SANITARY SEWER PIPE
  - UNDERGROUND ELECTRIC
  - UNDERGROUND GAS
  - UNDERGROUND TELECOMMUNICATIONS
  - UNDERGROUND WATER
  - BOUNDARY LINE
  - TIE LINE
  - RIGHT OF WAY
  - ADJOINING LINE (NOT SURVEYED)

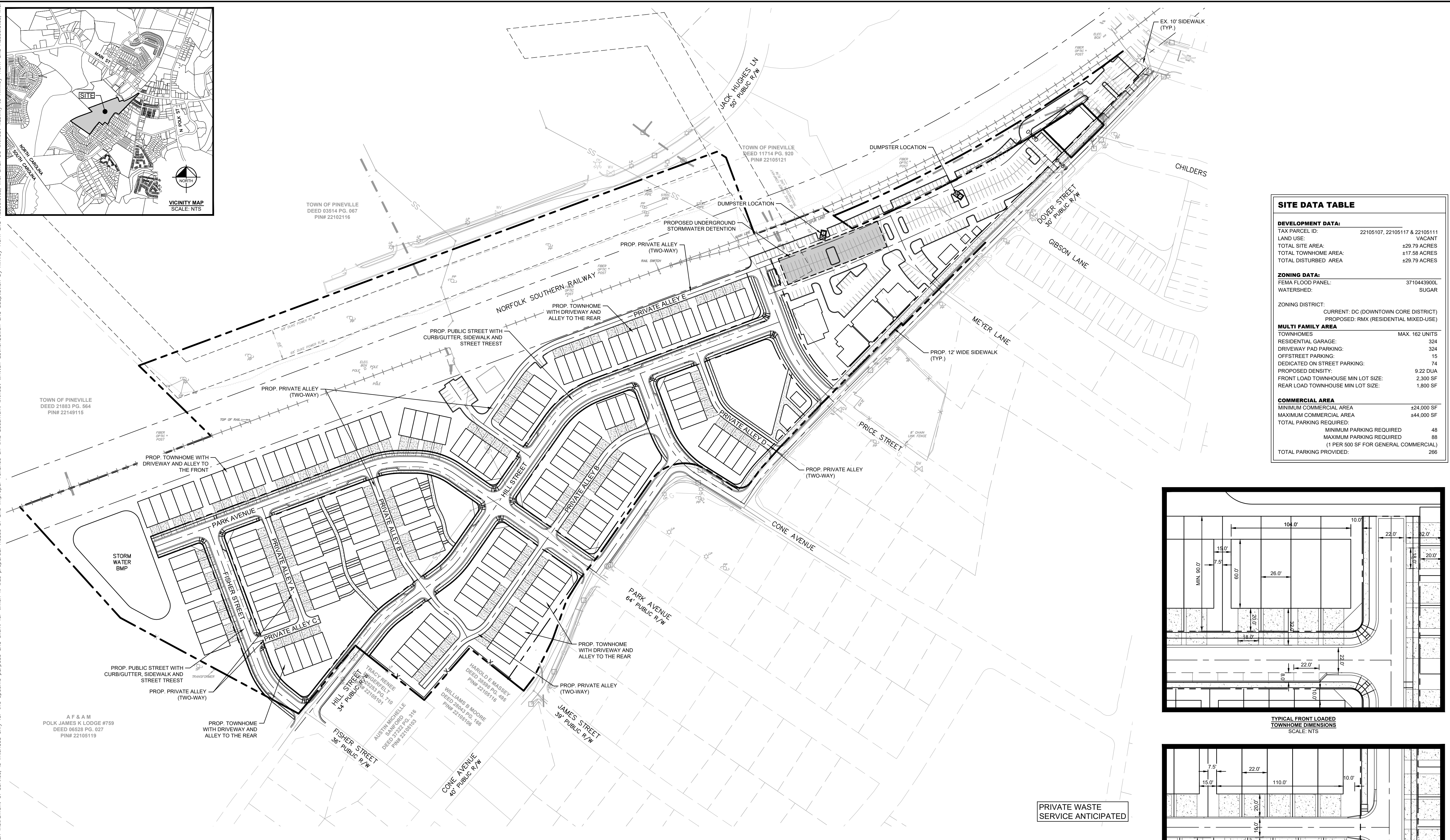
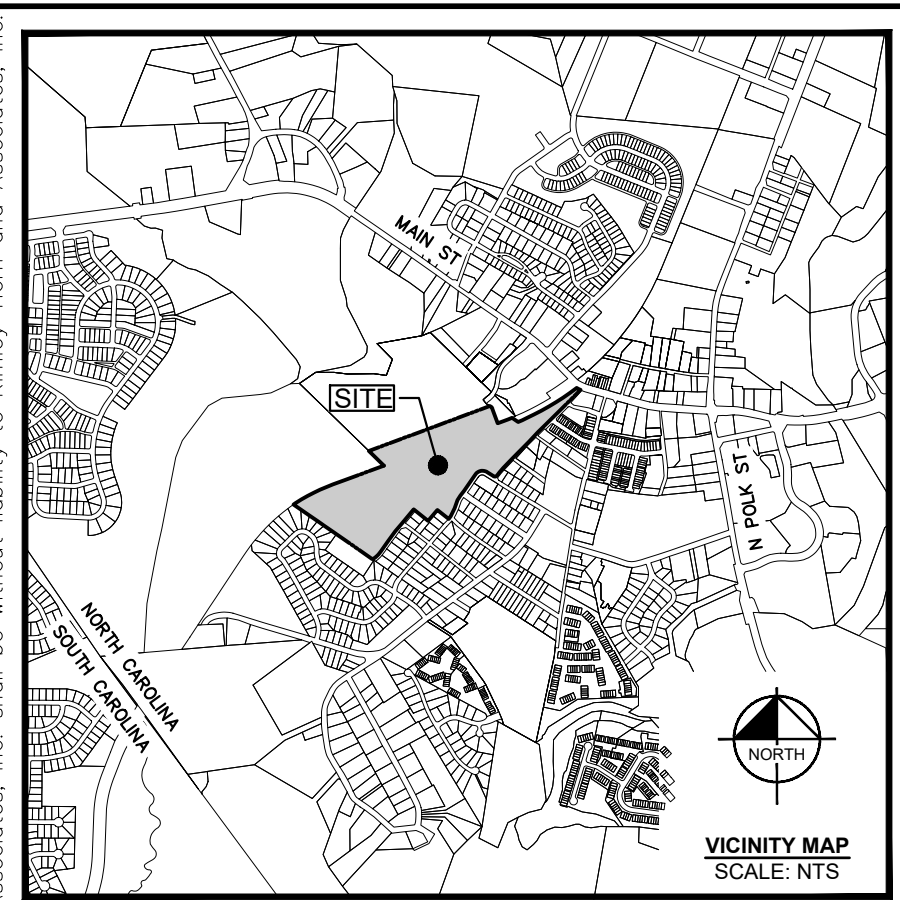
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|----------|----------------------------|
| 8/17/18  | BOUNDARY LINES             |
| 8/20/18  | BOUNDARY CALLS             |
| 11/14/18 | TEMPORARY MONITORING WELLS |
| 11/29/18 | TEMPORARY MONITORING WELLS |
| 6/12/19  | PROPOSED AREAS             |

CAROLINA SURVEYORS, INC.  
 P.O. BOX 267 PINEVILLE, N.C. 28134 - 0267  
 THOMAS E. WHITE, N.C.P.L.S. & S.C.P.L.S. 704-889-7801  
 CERTIFICATE OF AUTHORIZATION NCIC-1248 SC-886

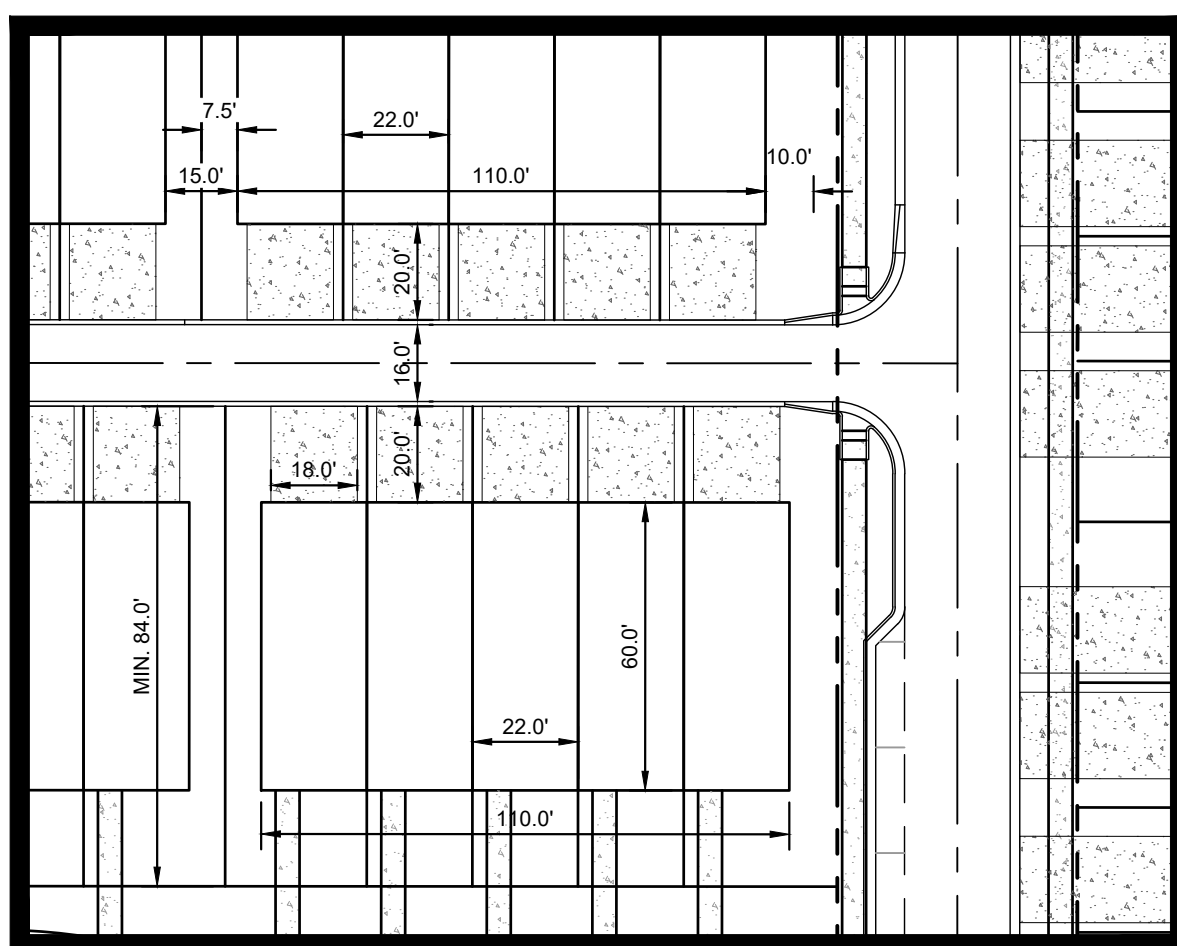
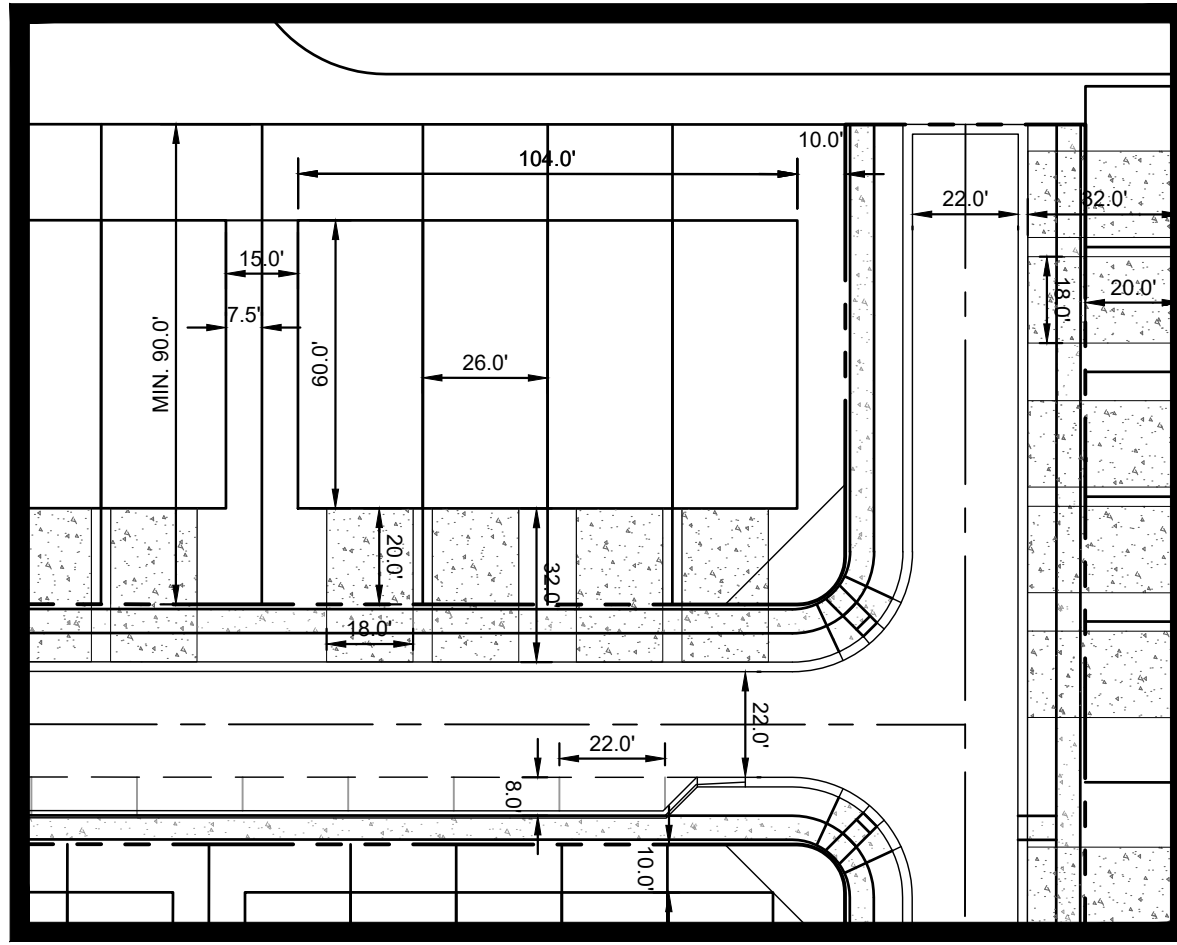
A BOUNDARY, ASBUILT & TOPOGRAPHICAL SURVEY SHOWING  
**CONE MILL**  
 SURVEYED FOR: CM LT HOLDINGS, LLC  
 AREA: 30.720 ACRES  
 TOWN OF PINEVILLE, MCGLENNBURG COUNTY, NORTH CAROLINA



Plotted By: Atuncer, Corros Date: February 26, 2024 11:38:41am File Path: K:\EOM\_Plan\014242 West Capital\006 Pineville Cone Mill MXA\02 - DWG\PlanSheets\Resizing C-Site Plan.dwg



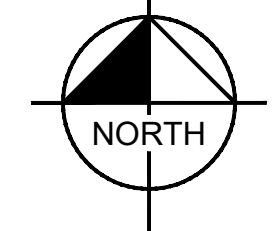
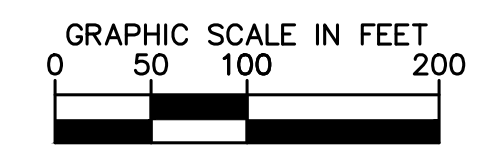
| SITE DATA TABLE                       |                               |
|---------------------------------------|-------------------------------|
| <b>DEVELOPMENT DATA:</b>              |                               |
| TAX PARCEL ID:                        | 22105107, 22105117 & 22105111 |
| LAND USE:                             | VACANT                        |
| TOTAL SITE AREA:                      | ±29.79 ACRES                  |
| TOTAL TOWNHOME AREA:                  | ±17.58 ACRES                  |
| TOTAL DISTURBED AREA:                 | ±29.79 ACRES                  |
| <b>ZONING DATA:</b>                   |                               |
| FEMA FLOOD PANEL:                     | 3710443900L                   |
| WATERSHED:                            | SUGAR                         |
| ZONING DISTRICT:                      |                               |
| CURRENT:                              | DC (DOWNTOWN CORE DISTRICT)   |
| PROPOSED:                             | RMX (RESIDENTIAL MIXED-USE)   |
| <b>MULTI FAMILY AREA</b>              |                               |
| TOWNHOMES:                            | MAX. 162 UNITS                |
| RESIDENTIAL GARAGE:                   | 324                           |
| DRIVEWAY PAD PARKING:                 | 324                           |
| OFFSTREET PARKING:                    | 15                            |
| DEDICATED ON STREET PARKING:          | 74                            |
| PROPOSED DENSITY:                     | 9.22 DUA                      |
| FRONT LOAD TOWNHOUSE MIN LOT SIZE:    | 2,300 SF                      |
| REAR LOAD TOWNHOUSE MIN LOT SIZE:     | 1,800 SF                      |
| <b>COMMERCIAL AREA</b>                |                               |
| MINIMUM COMMERCIAL AREA:              | ±24,000 SF                    |
| MAXIMUM COMMERCIAL AREA:              | ±44,000 SF                    |
| TOTAL PARKING REQUIRED:               |                               |
| MINIMUM PARKING REQUIRED:             | 48                            |
| MAXIMUM PARKING REQUIRED:             | 88                            |
| (1 PER 500 SF FOR GENERAL COMMERCIAL) |                               |
| TOTAL PARKING PROVIDED:               | 266                           |



PRIVATE WASTE SERVICE ANTICIPATED

**LEGEND:**

|  |                                 |
|--|---------------------------------|
|  | EXISTING PROPERTY LINE          |
|  | EXISTING ADJACENT PROPERTY LINE |
|  | EXISTING EASEMENT LINE          |
|  | EXISTING SANITARY SEWER LINE    |
|  | EXISTING STORM LINE             |
|  | EXISTING WATER MAIN             |
|  | EXISTING OVERHEAD POWER         |
|  | EXISTING UNDERGROUND POWER      |
|  | EXISTING FIBER OPTIC LINE       |
|  | EXISTING GUARD FENCE            |
|  | EXISTING CHAINLINK FENCE        |
|  | EXISTING TREELINE               |
|  | EXISTING RAILROAD TRACK         |



| NO. | REVISIONS | DATE | BY |
|-----|-----------|------|----|
|     |           |      |    |

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NC LICENSE #F-0102

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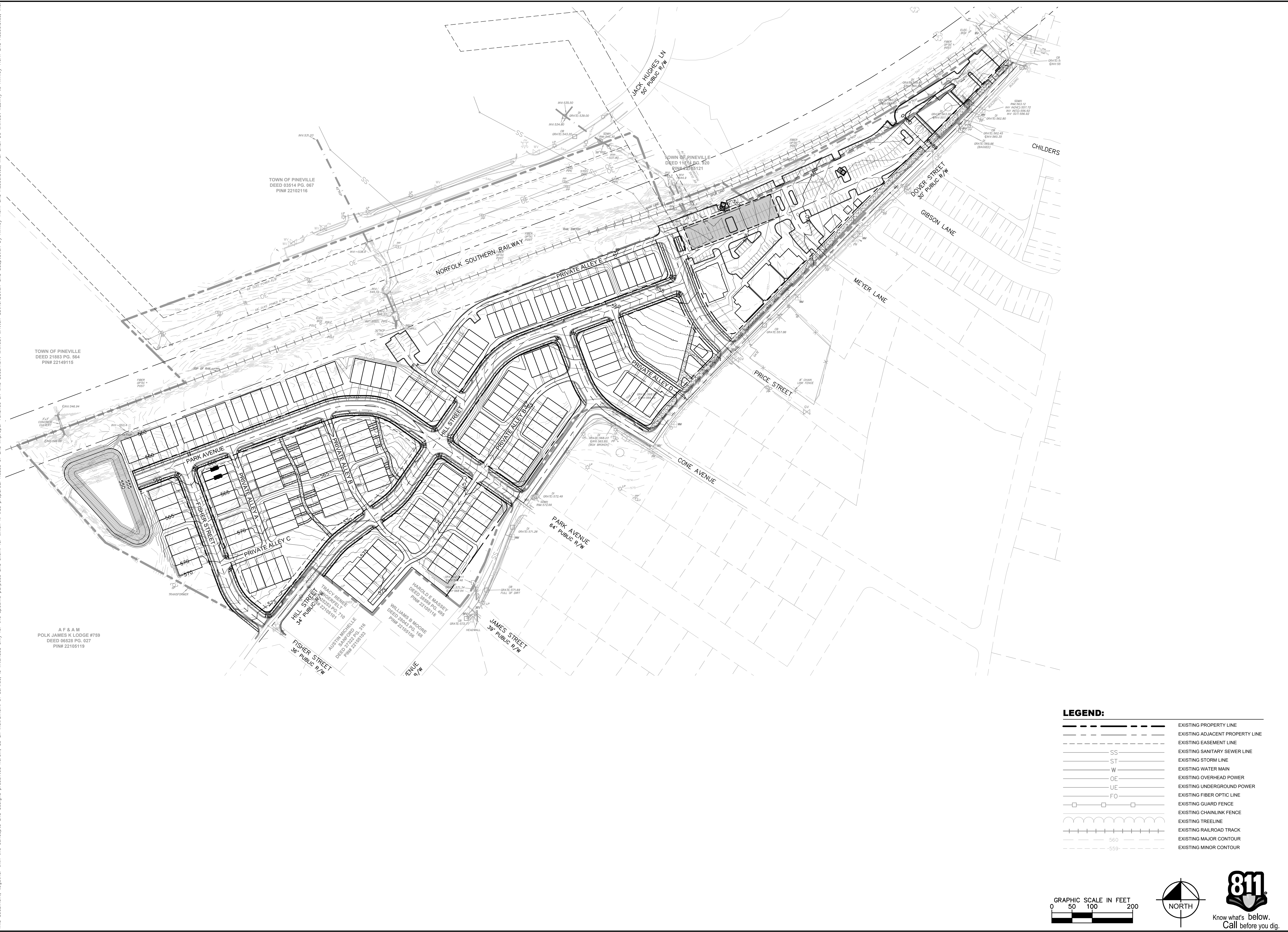
|              |            |
|--------------|------------|
| KHA PROJECT  | 014242006  |
| DATE         | MONTH YEAR |
| SCALE        | AS SHOWN   |
| DESIGNED BY: | AJC        |
| DRAWN BY:    | CDA        |
| CHECKED BY:  | JEH        |

SITE PLAN

PINEVILLE CONE MILL  
PREPARED FOR  
CONE MILL DEVELOPMENT  
VENTURES, LLC.  
PINEVILLE, NORTH CAROLINA

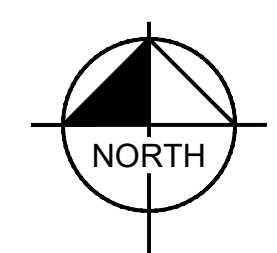
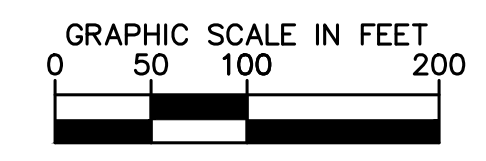


Plotted By: Atuncer, Corios Date: February 26, 2024 11:39:02am File Path: K:\FOM\_Plan\014242\_Gvest\_Capital\006\_Pineville\_Cone Mill MX1\02 - DWG\PlanSheets\Resizing\_C-Grading\_Plan.dwg  
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**LEGEND:**

|  |                                 |
|--|---------------------------------|
|  | EXISTING PROPERTY LINE          |
|  | EXISTING ADJACENT PROPERTY LINE |
|  | EXISTING EASEMENT LINE          |
|  | EXISTING SANITARY SEWER LINE    |
|  | EXISTING STORM LINE             |
|  | EXISTING WATER MAIN             |
|  | EXISTING OVERHEAD POWER         |
|  | EXISTING UNDERGROUND POWER      |
|  | EXISTING FIBER OPTIC LINE       |
|  | EXISTING GUARD FENCE            |
|  | EXISTING CHAINLINK FENCE        |
|  | EXISTING TREELINE               |
|  | EXISTING RAILROAD TRACK         |
|  | EXISTING MAJOR CONTOUR          |
|  | EXISTING MINOR CONTOUR          |



| No. | REVISIONS | DATE | BY |
|-----|-----------|------|----|
|     |           |      |    |
|     |           |      |    |
|     |           |      |    |

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**FOR REFERENCE ONLY**

|              |           |
|--------------|-----------|
| KHA PROJECT  | 014242006 |
| DATE         |           |
| MONTH        |           |
| YEAR         |           |
| SCALE        | AS SHOWN  |
| DESIGNED BY: | AJC       |
| DRAWN BY:    | CDA       |
| CHECKED BY:  | JEH       |

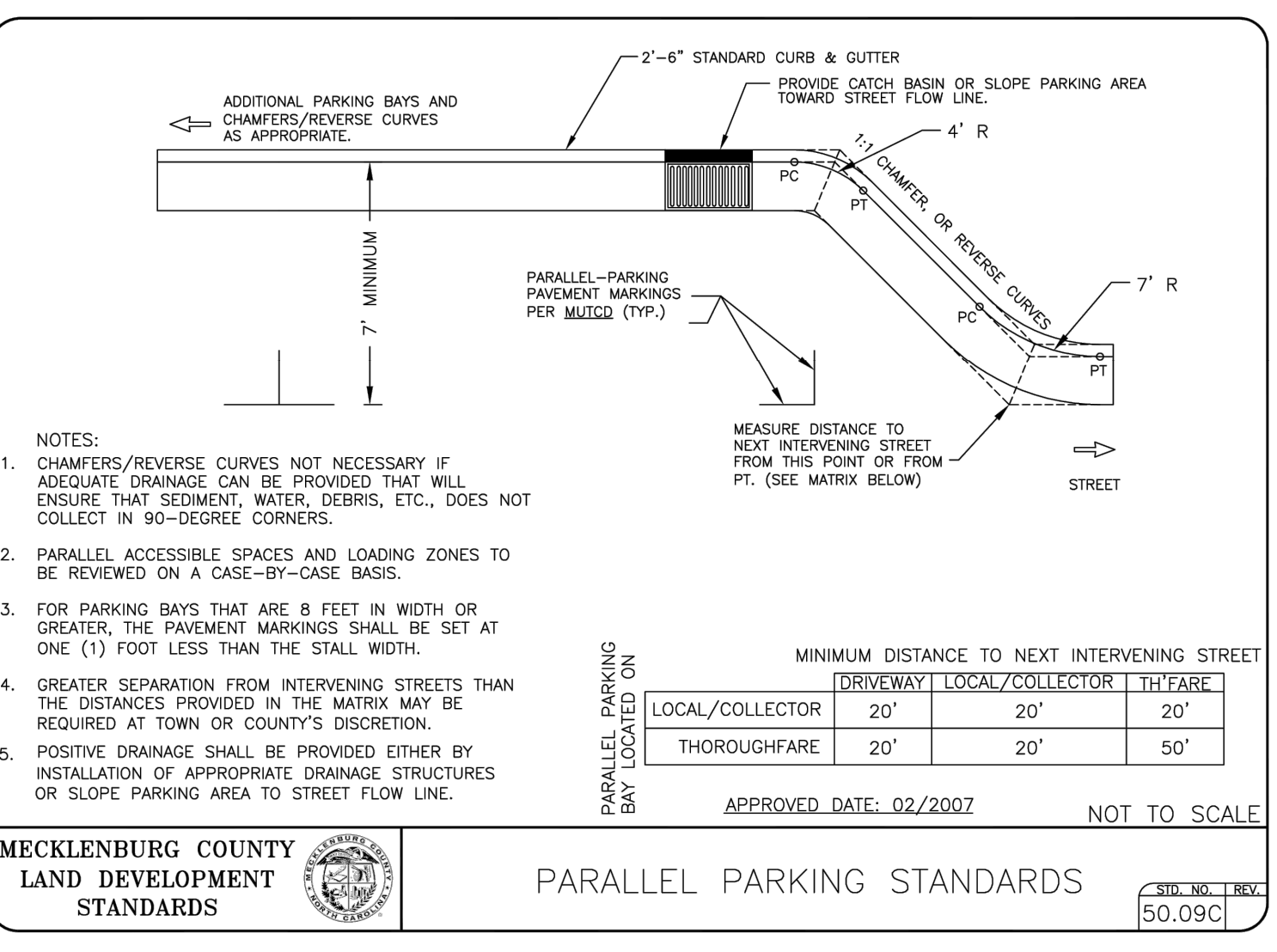
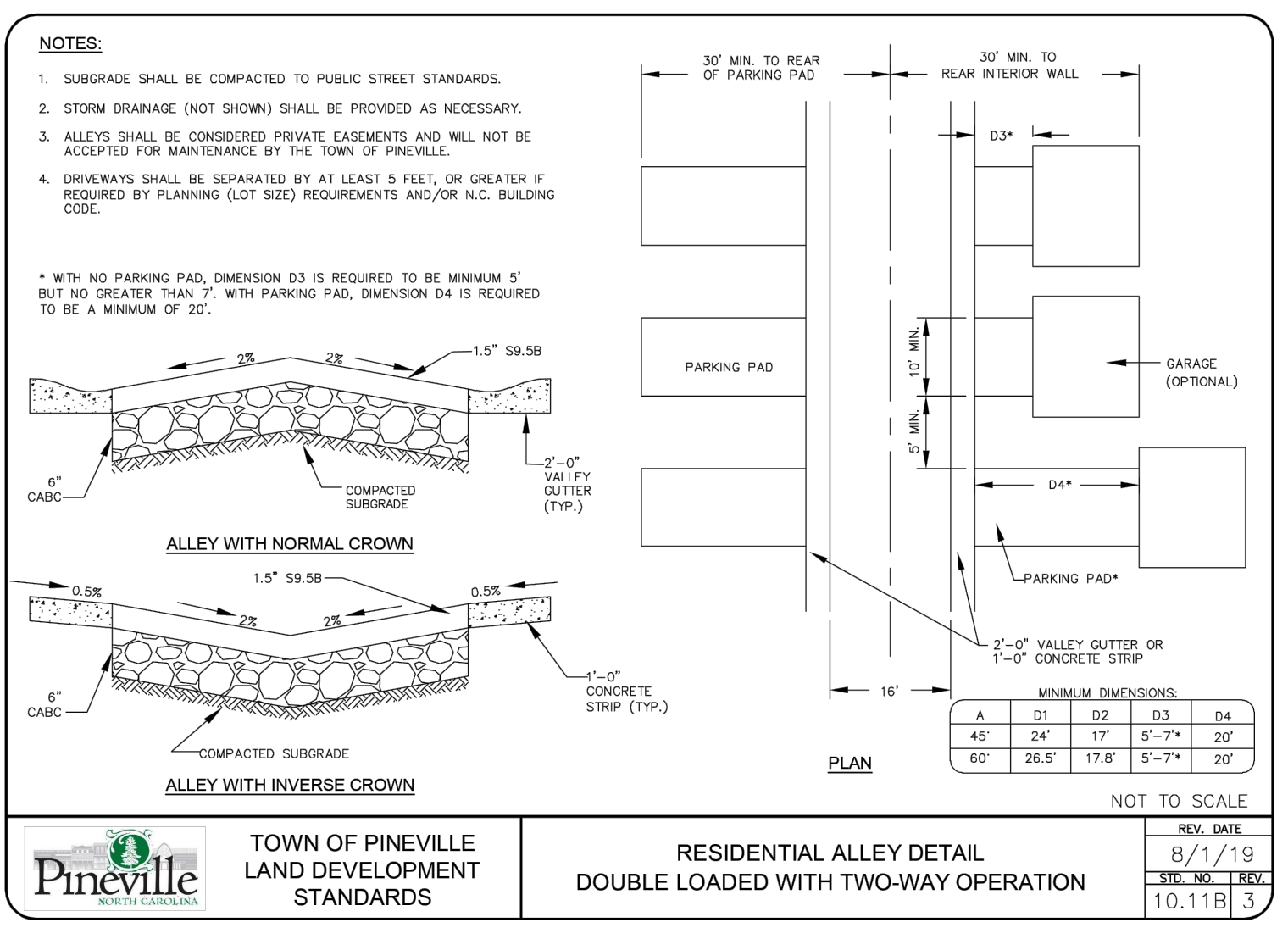
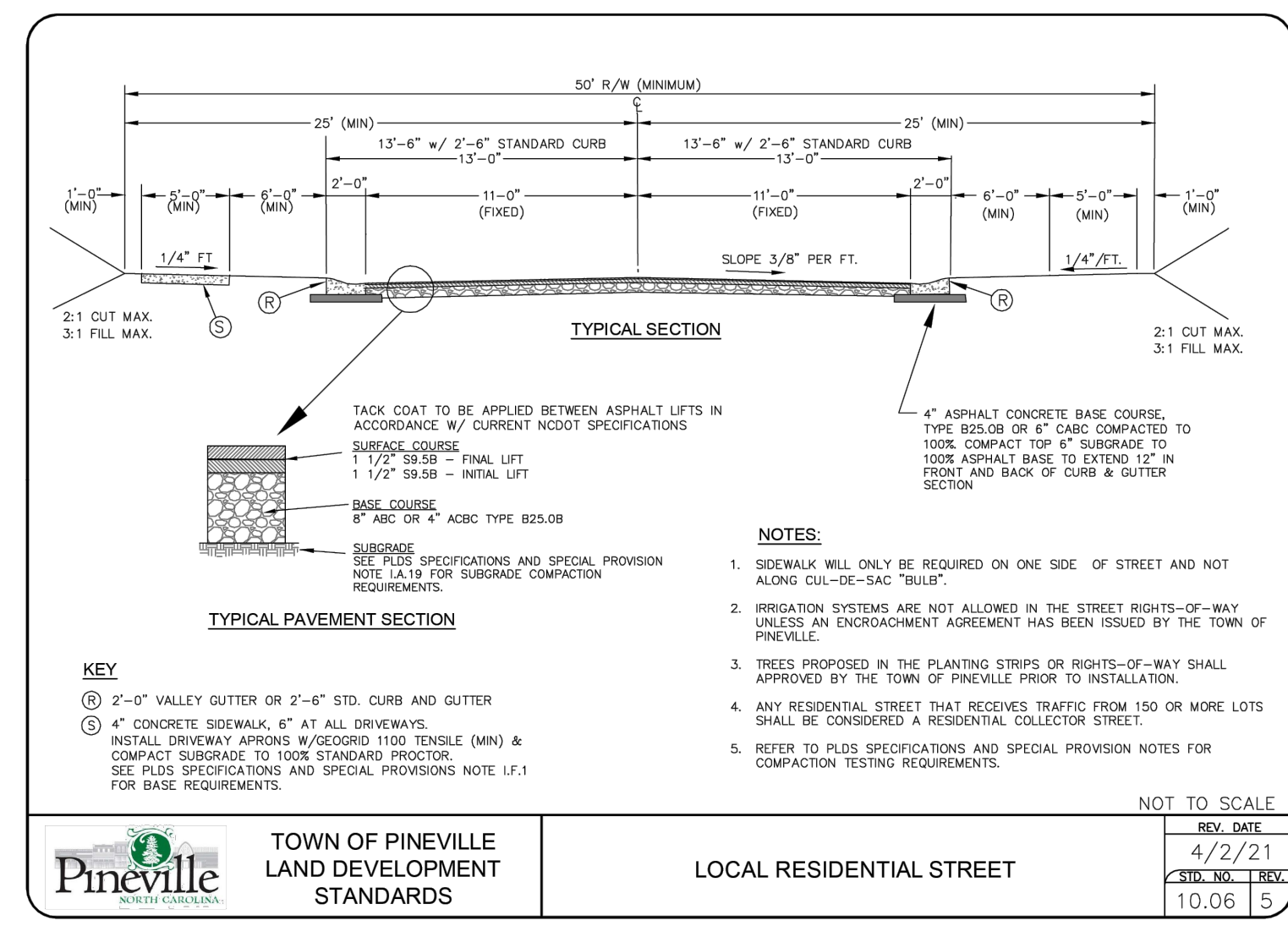
**GRADING PLAN**

**PINEVILLE CONE MILL**  
 PREPARED FOR  
**CONE MILL DEVELOPMENT**  
**VENTURES, LLC.**  
 PINEVILLE, NORTH CAROLINA

SHEET NUMBER  
**C-04**



Plotted By: Atuncer, Carlos Date: February 26, 2024 11:39:15am File Path: K:\TOWN\014242 West Capital 006 Pineville Cone Mill MXA\02 - DWG\PlanSheets\Resizing\_C-Utility\_Plan.dwg  
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**LEGEND:**

- EXISTING PROPERTY LINE
- EXISTING ADJACENT PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING SANITARY SEWER LINE
- EXISTING STORM LINE
- EXISTING WATER MAIN
- EXISTING OVERHEAD POWER
- EXISTING UNDERGROUND POWER
- EXISTING FIBER OPTIC LINE
- EXISTING GUARD FENCE
- EXISTING CHAINLINK FENCE
- EXISTING TREELINE
- EXISTING RAILROAD TRACK
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR

GRAPHIC SCALE IN FEET: 0, 50, 100, 200

NORTH

811 Know what's below. Call before you dig.

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|-------------|------------|----------|-------------|----------|------------|
| KHA PROJECT | DATE       | SCALE    | DESIGNED BY | DRAWN BY | CHECKED BY |
| 014242006   | MONTH YEAR | AS SHOWN | AUG         | CDA      | JEH        |

**PLANTING & UTILITY PLAN**

**PINEVILLE CONE MILL**  
PREPARED FOR  
**CONE MILL DEVELOPMENT VENTURES, LLC.**  
PINEVILLE, NORTH CAROLINA

SHEET NUMBER  
**C-05**

| NO. | REVISIONS | DATE | BY |
|-----|-----------|------|----|
|     |           |      |    |



Plotted By: Atuncer, Corios Date: February 26, 2024 11:39:25am File Path: K:\FOM\_PRA\014242 West Capital\006 Pineville Cone Mill NX\02 - DWG\PlanSheets\Resizing\C-Architectural Elevations.dwg  
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Rear-Load Townhomes



Front-Load Townhomes



Streetscape and Open Space



Commercial and Mixed Use Buildings



| No. | REVISIONS | DATE | BY |
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| 014242006       | MONTH YEAR       |
| SCALE: AS SHOWN | DESIGNED BY: AUG |
| DRAWN BY: CDA   | CHECKED BY: JEH  |

**GO-BY ARCHITECTURAL ELEVATIONS**

**PINEVILLE CONE MILL**  
 PREPARED FOR  
**CONE MILL DEVELOPMENT VENTURES, LLC.**  
 PINEVILLE NORTH CAROLINA

SHEET NUMBER  
**C-06**