

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

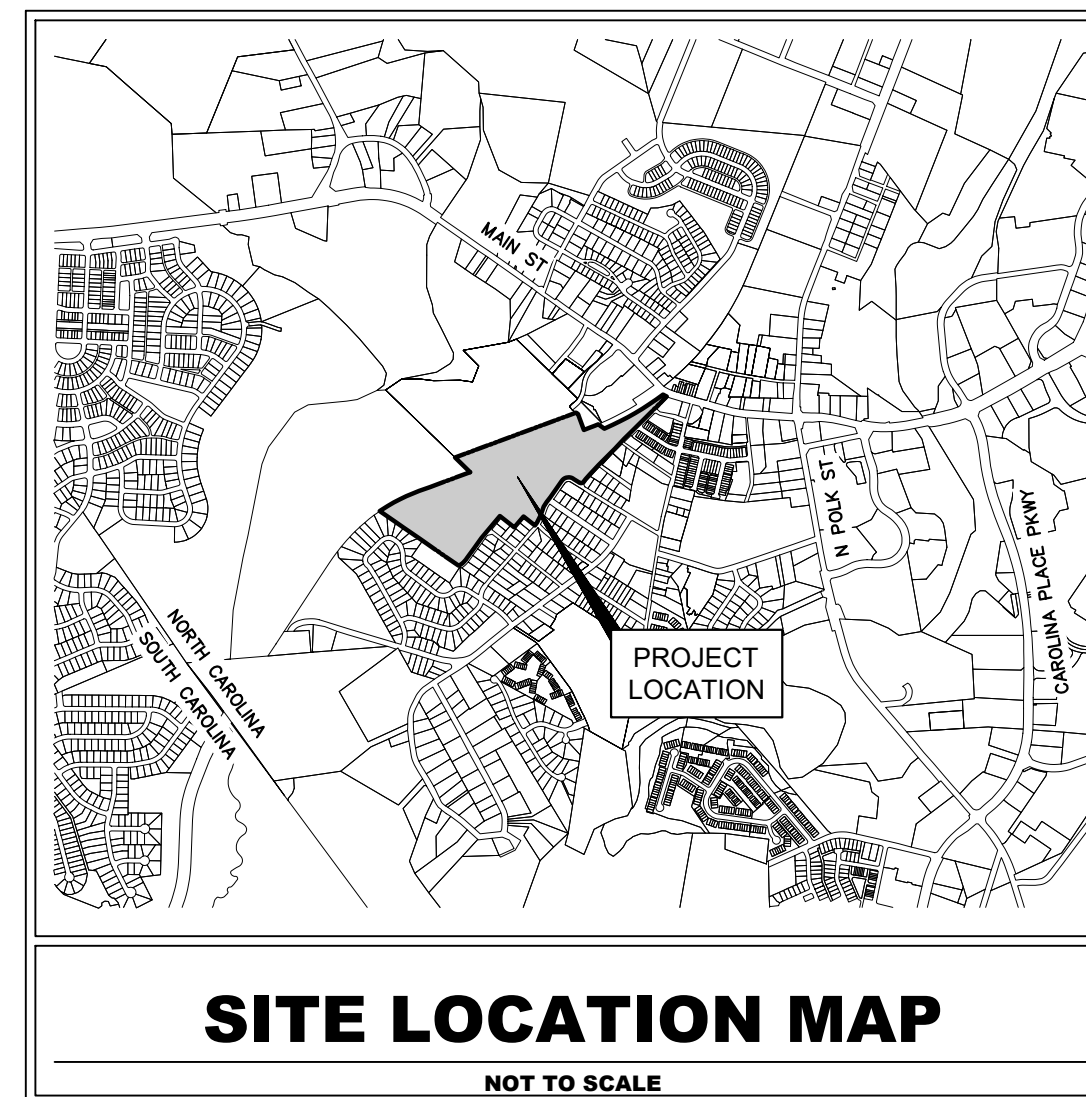
MECKLENBURG COUNTY ZONING DEPT.
2145 SUTTLE AVE
CHARLOTTE, NORTH CAROLINA 28208
(704) 336-7600

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-02	EXISTING CONDITIONS
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C-05	PLANTING & UTILITY PLAN
C-06	GO-BY ARCHITECTURAL ELEVATIONS



PROJECT OWNER AND CONSULTANT INFORMATION

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

Kimley»Horn
 © 2024 KIMLEY-HORN AND ASSOCIATES, INC.
 580 KINGSLEY PARK, SUITE 125, FORT MILL, SC 29715
 PHONE: (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

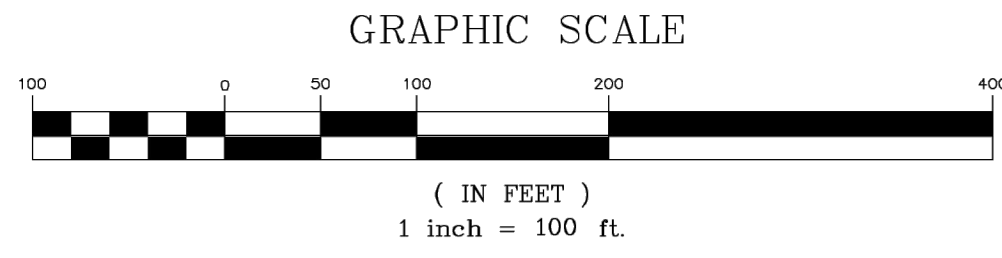
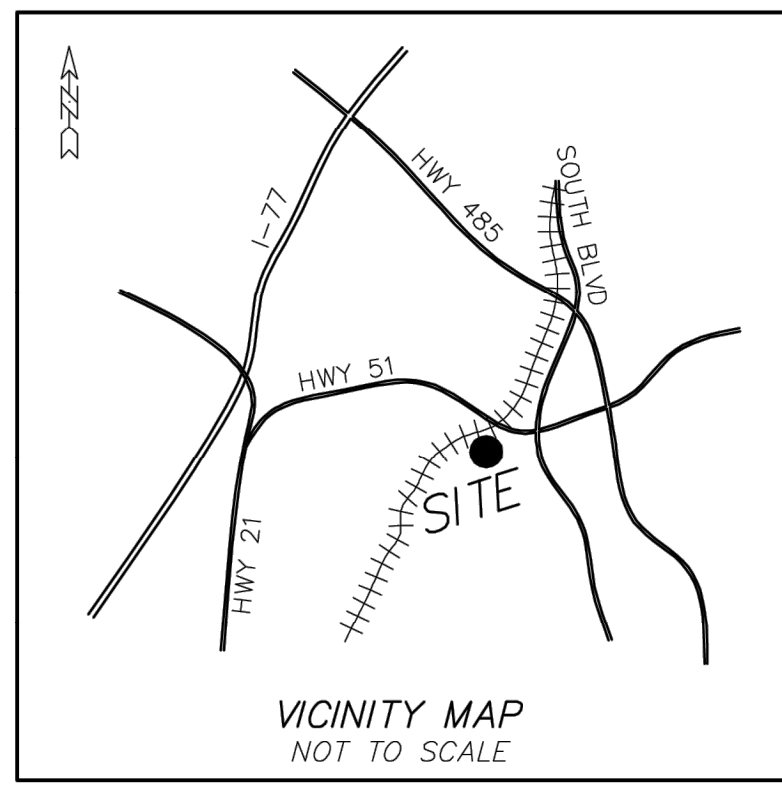
COVER SHEET

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

SHEET NUMBER
C-01



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°72'21"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°32'21"E	68.91
L51	S44°57'21"W	91.03

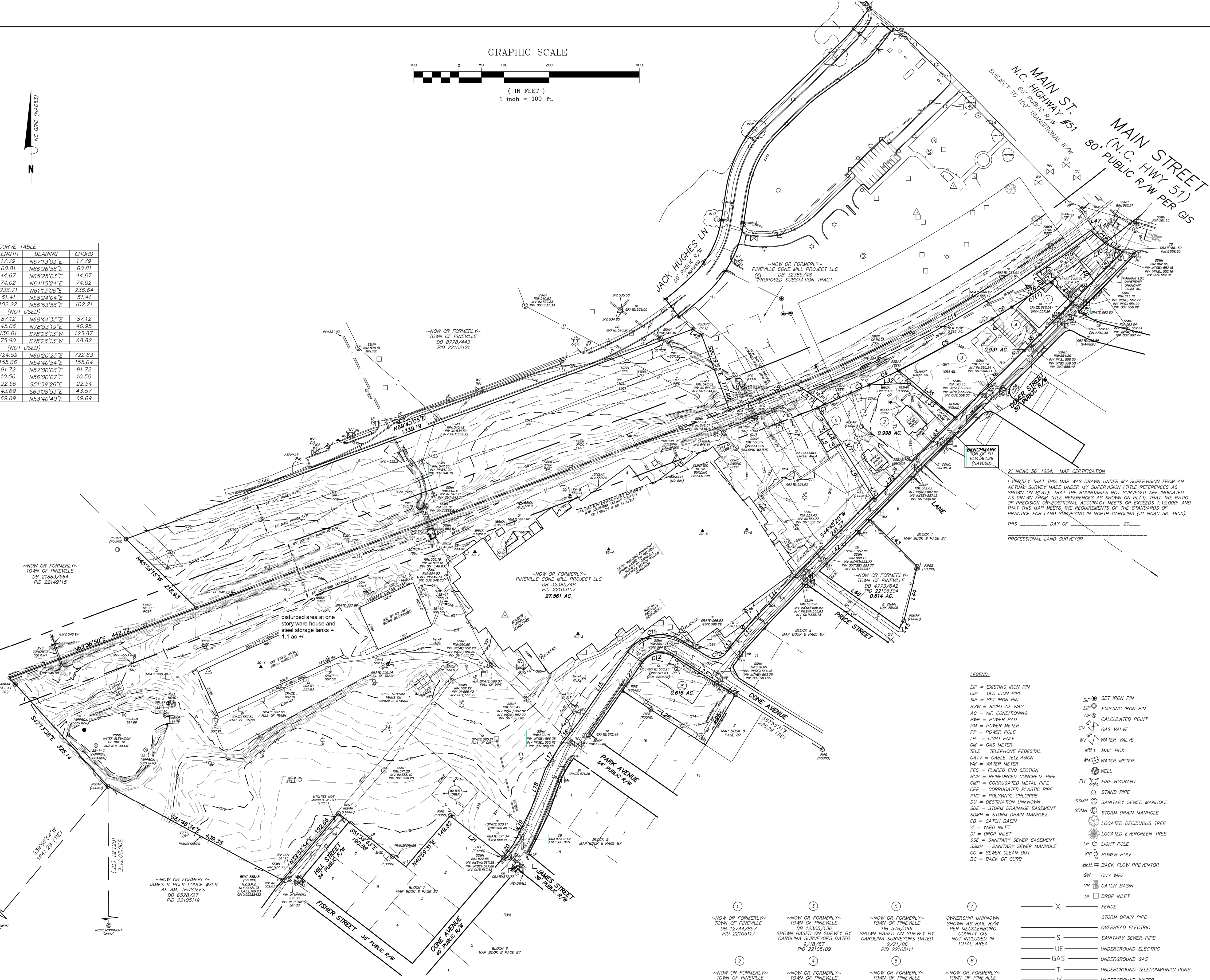
CURVE	RADIUS	LENGTH	BEARING	CHORD
C1	2929.76	17.79	N67°13'03"E	17.79
C2	2929.76	60.81	N66°26'56"E	60.81
C3	2929.76	44.67	N65°23'03"E	44.67
C4	2929.76	74.02	N64°15'24"E	74.02
C5	2929.76	236.71	N61°13'06"E	236.64
C6	2944.08	51.41	N58°24'04"E	51.41
C7	2929.76	102.22	N56°53'56"E	102.21
C8	(NOT USED)			
C9	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
 6012 BAYFIELD PARKWAY
 CONCORD, NC 28027
 (704) 492-4841
 RDLLOCATING@GMAIL.COM



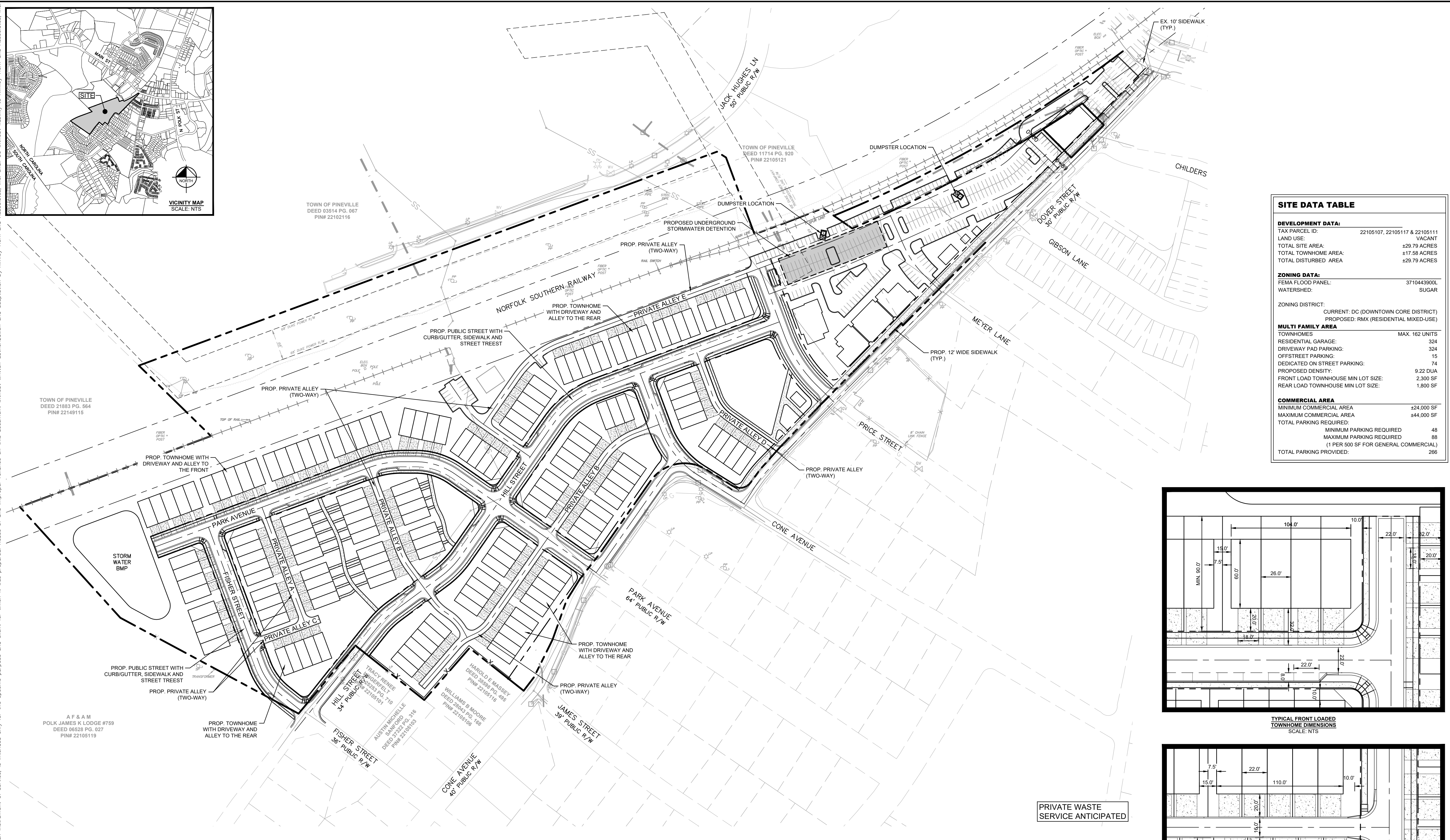
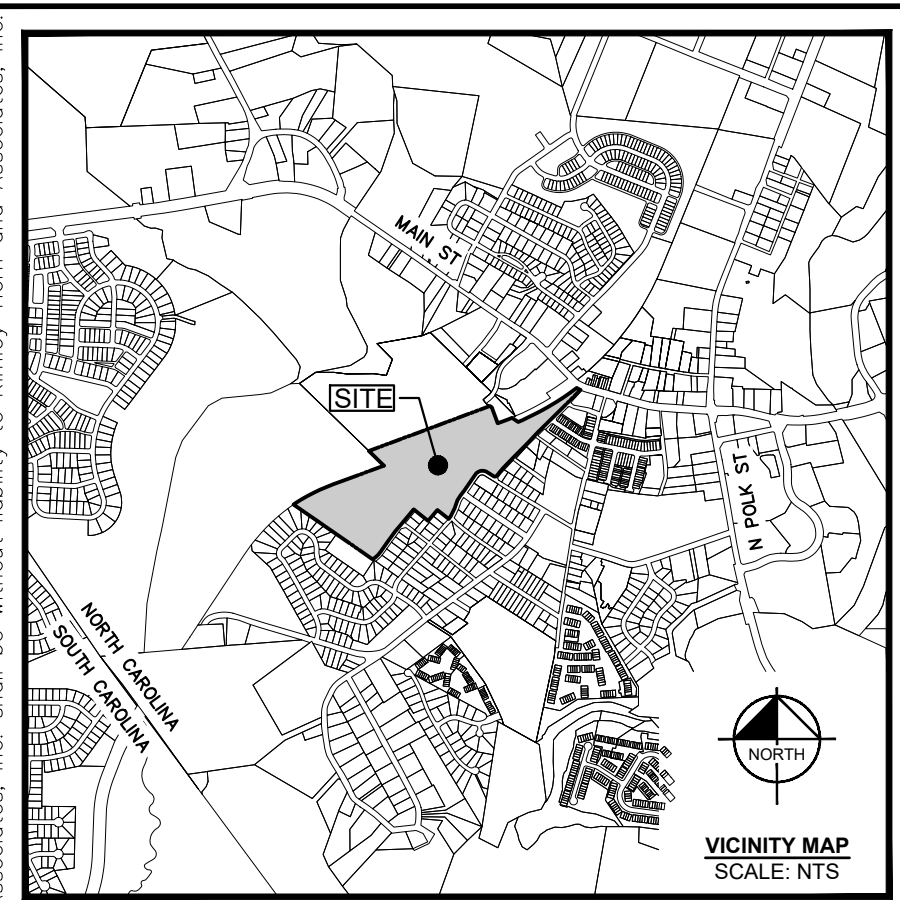
- LEGEND:
- EIP = EXISTING IRON PIN
 - OIP = OLD IRON PIPE
 - SIP = SET IRON PIN
 - R/W = RIGHT OF WAY
 - AC = AIR CONDITIONING
 - PMR = POWER PAD
 - PM = POWER METER
 - PP = POWER POLE
 - LP = LIGHT POLE
 - GM = GAS METER
 - TELE = TELEPHONE PEDESTAL
 - CATV = CABLE TELEVISION
 - WM = WATER METER
 - 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
 - X = FENCE
 - STORM DRAIN PIPE
 - OVERHEAD ELECTRIC
 - S = SANITARY SEWER PIPE
 - UE = UNDERGROUND ELECTRIC
 - GAS = UNDERGROUND GAS
 - T = UNDERGROUND TELECOMMUNICATIONS
 - W = UNDERGROUND WATER
 - BOUNDARY LINE
 - TIE LINE
 - RIGHT OF WAY
 - ADJOINING LINE (NOT SURVEYED)

DATE	REVISIONS:
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

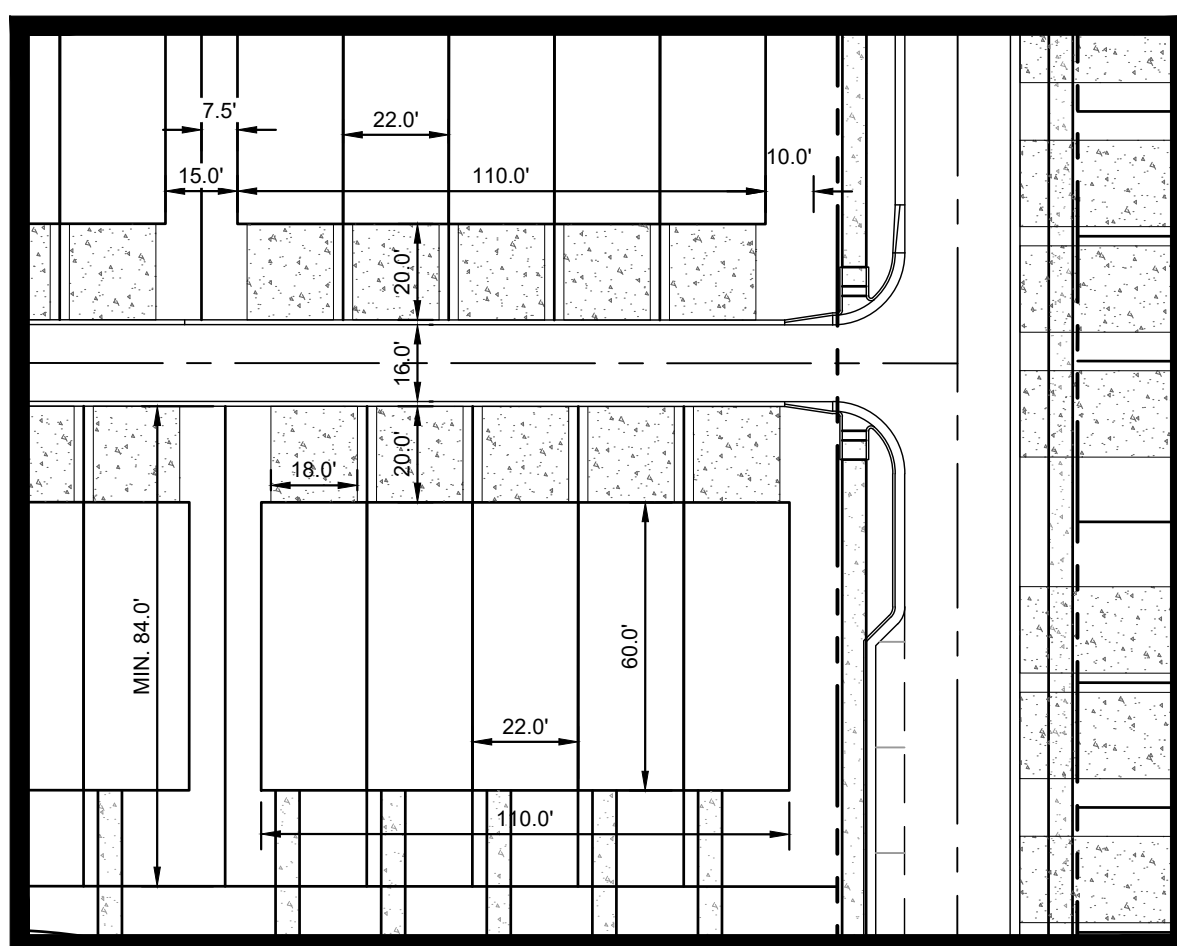
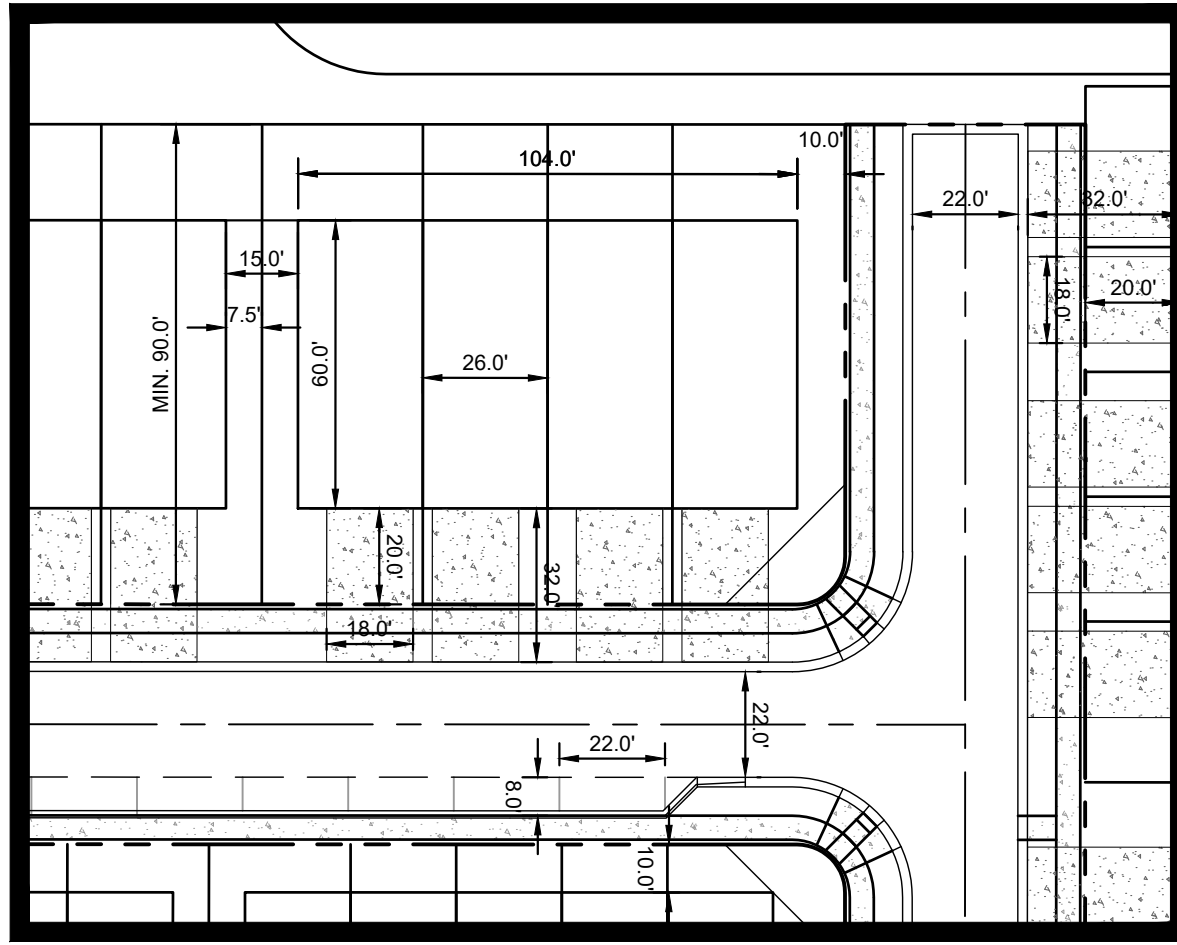
CAROLINA SURVEYORS, INC.
 P.O. BOX 267 PINEVILLE, N.C. 28134 - 0267
 THOMAS E. WHITE, N.C.P.L.S. & S.C.P.L.S. 704-889-7801
 CERTIFICATE OF AUTHORIZATION NCIC-1248 SC-886

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_Capitol\006 Pineville Cone Mill MXA\02 - DWG\PlanSheets\Resizing_C-Site Plan.dwg



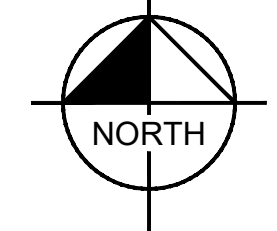
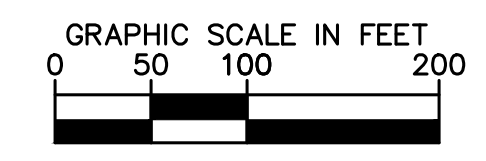
SITE DATA TABLE	
DEVELOPMENT DATA:	
TAX PARCEL ID:	22105107, 22105117 & 22105111
LAND USE:	VACANT
TOTAL SITE AREA:	±29.79 ACRES
TOTAL TOWNHOME AREA:	±17.58 ACRES
TOTAL DISTURBED AREA:	±29.79 ACRES
ZONING DATA:	
FEMA FLOOD PANEL:	3710443900L
WATERSHED:	SUGAR
ZONING DISTRICT:	
CURRENT:	DC (DOWNTOWN CORE DISTRICT)
PROPOSED:	RMX (RESIDENTIAL MIXED-USE)
MULTI FAMILY AREA	
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
COMMERCIAL AREA	
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



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

PRIVATE WASTE SERVICE ANTICIPATED



NO.	REVISIONS	DATE	BY

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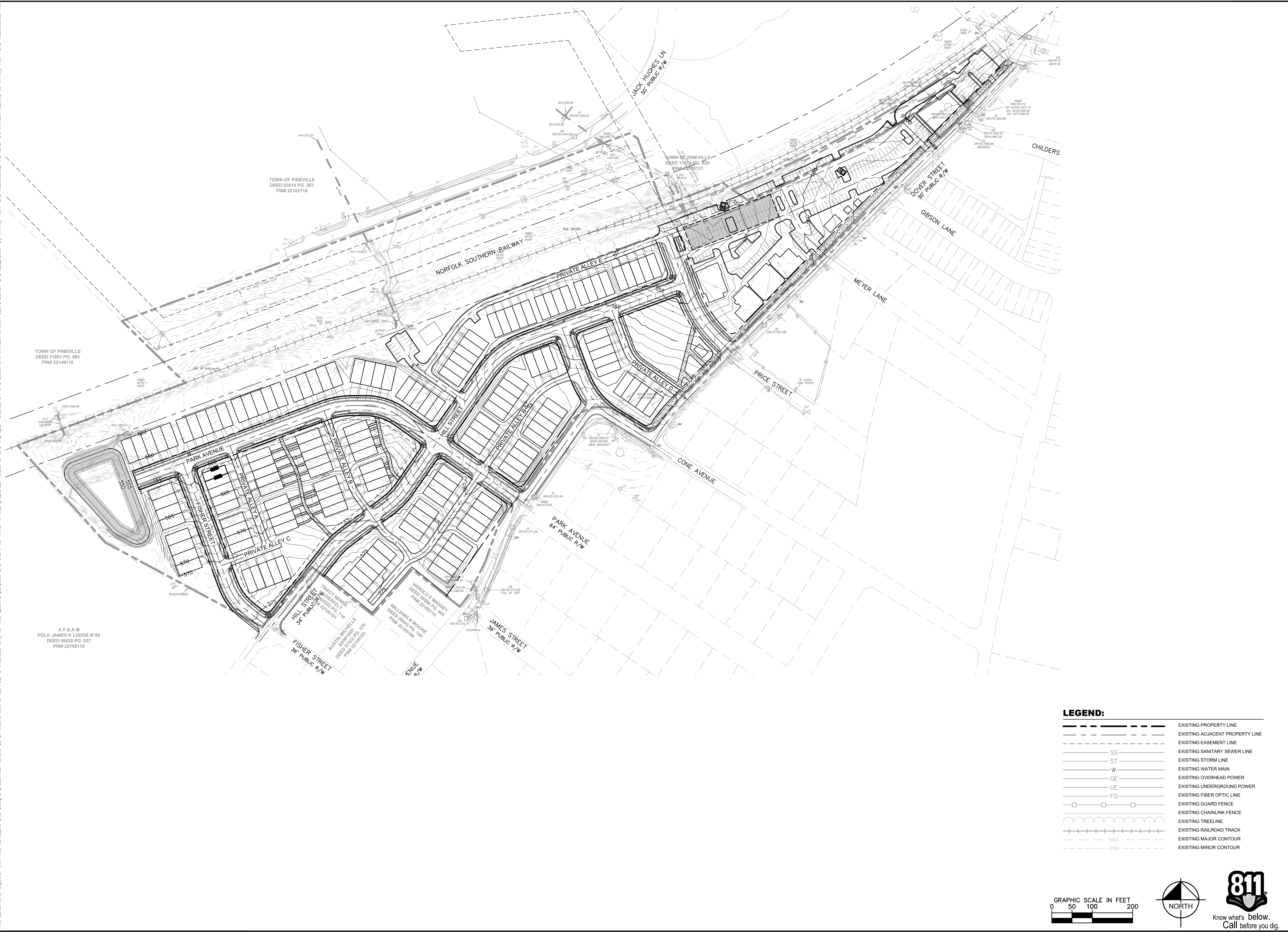
KHA PROJECT	014242006
DATE	MONTH YEAR
SCALE	AS SHOWN
DESIGNED BY:	AJC
DRAWN BY:	CDA
CHECKED BY:	JEH

SITE PLAN

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

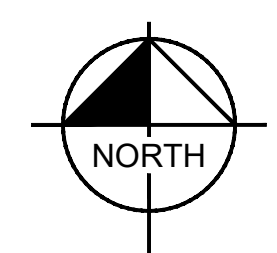
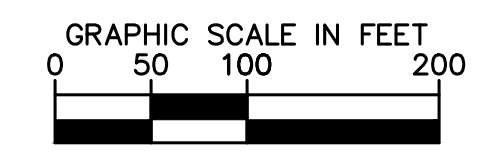
SHEET NUMBER
C-03

Plotted By: Atuncer, Corios Date: February 26, 2024 11:39:02am File Path: K:\FOM_Plan\014242_Guest_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
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	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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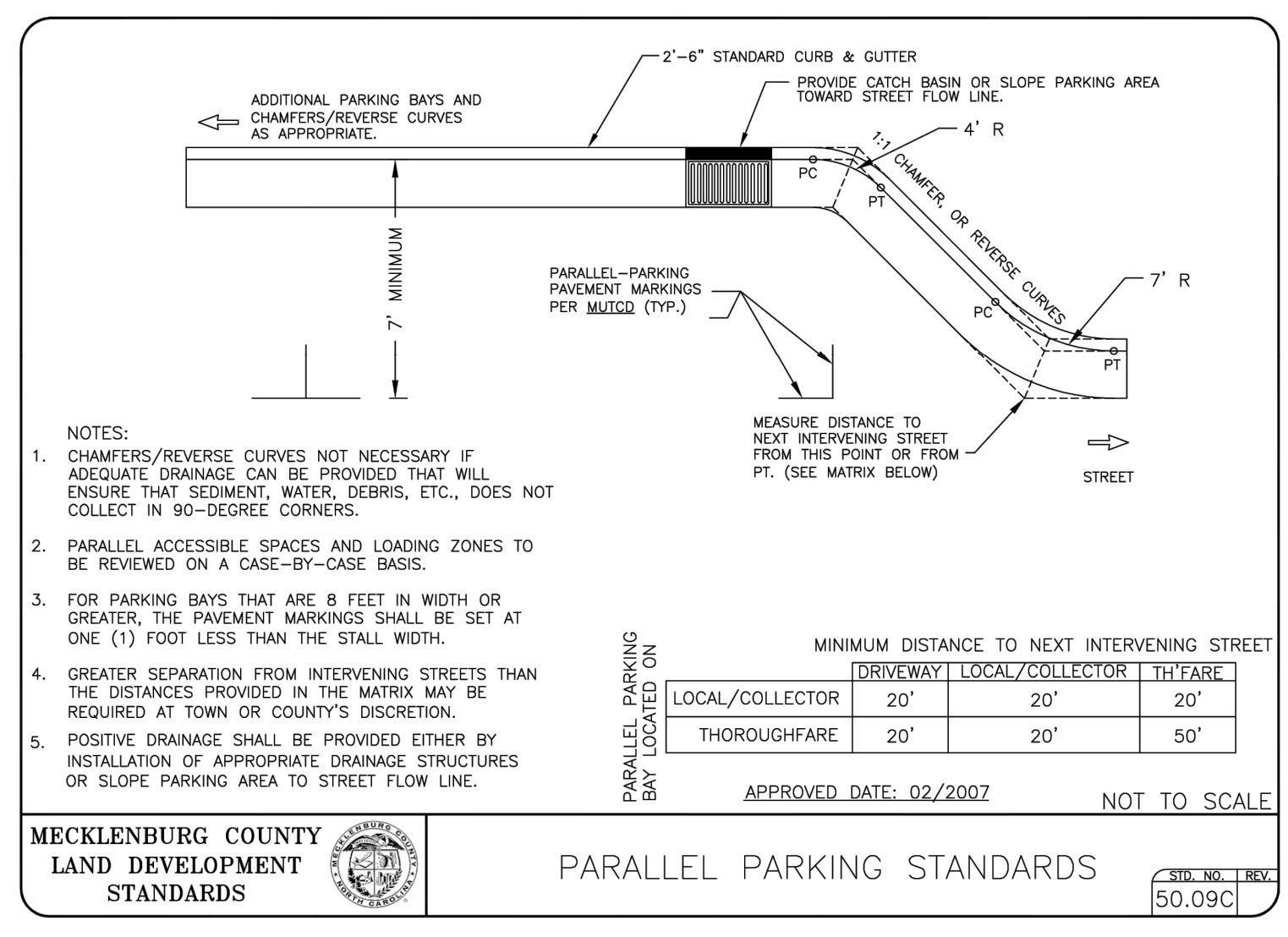
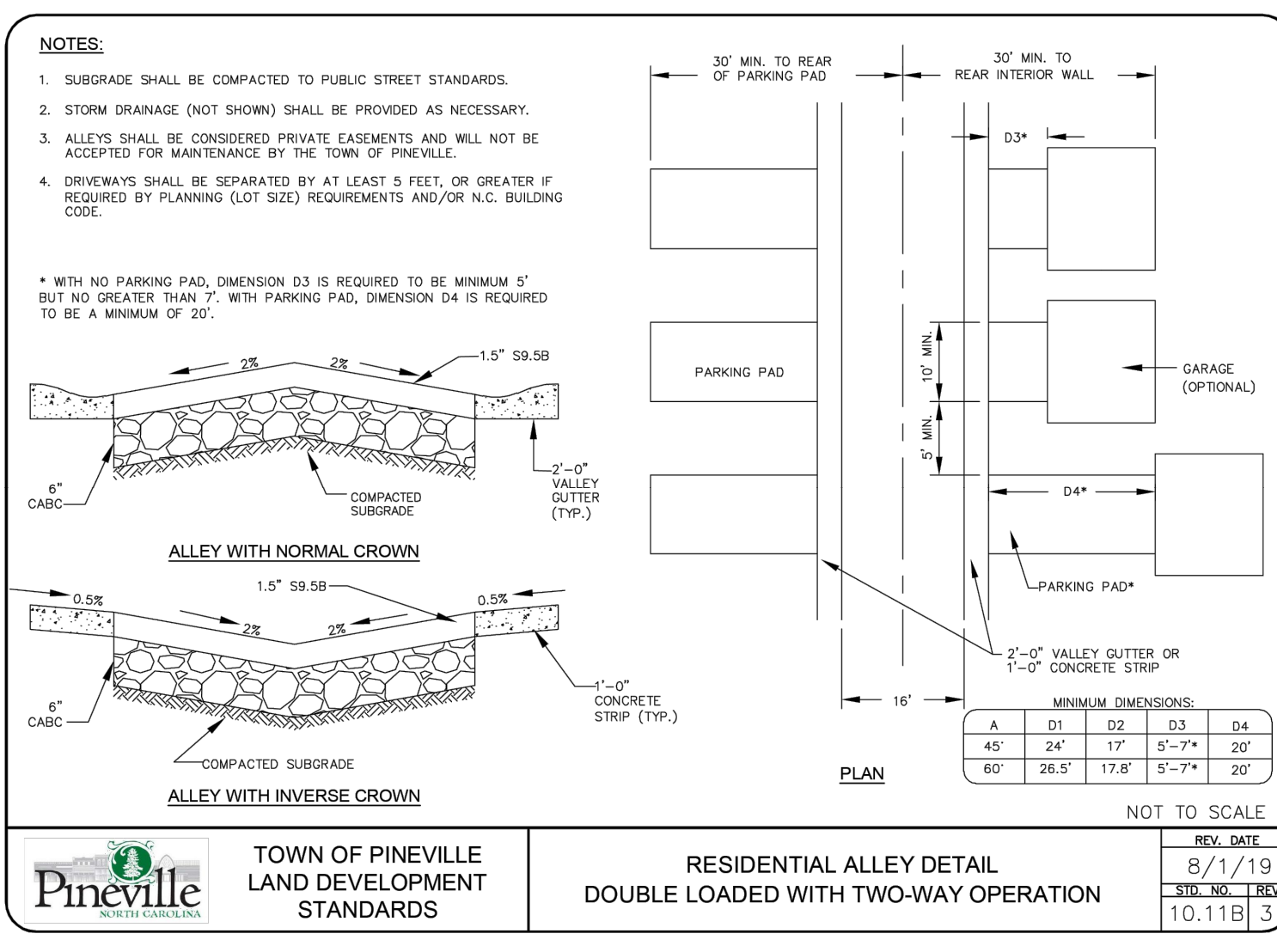
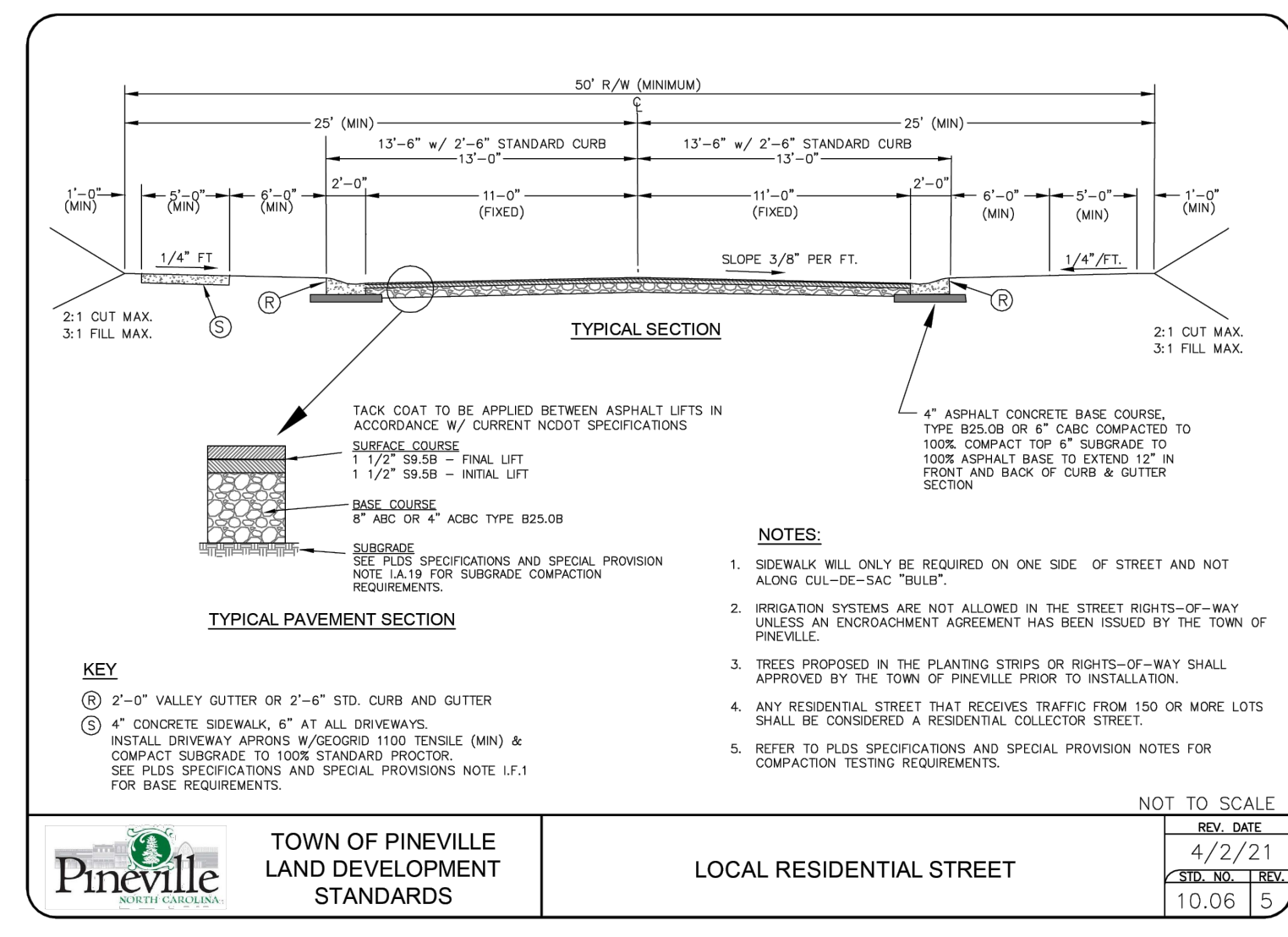
KHA PROJECT	014242006
DATE	
MONTH	
YEAR	
SCALE	AS SHOWN
DESIGNED BY:	AJC
DRAWN BY:	CDA
CHECKED BY:	JEH

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\02 - DWG\PlanSheets\Resoning C-Utility Plan.dwg
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LEGEND:

- EXISTING PROPERTY LINE
- EXISTING ADJACENT PROPERTY LINE
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- 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

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

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FOR REFERENCE ONLY

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

