

CONDITIONAL ZONING SUBMITTAL FOR IPEX NEW PRODUCTION BUILDING

10320 RODNEY STREET, PINEVILLE, NC 28134



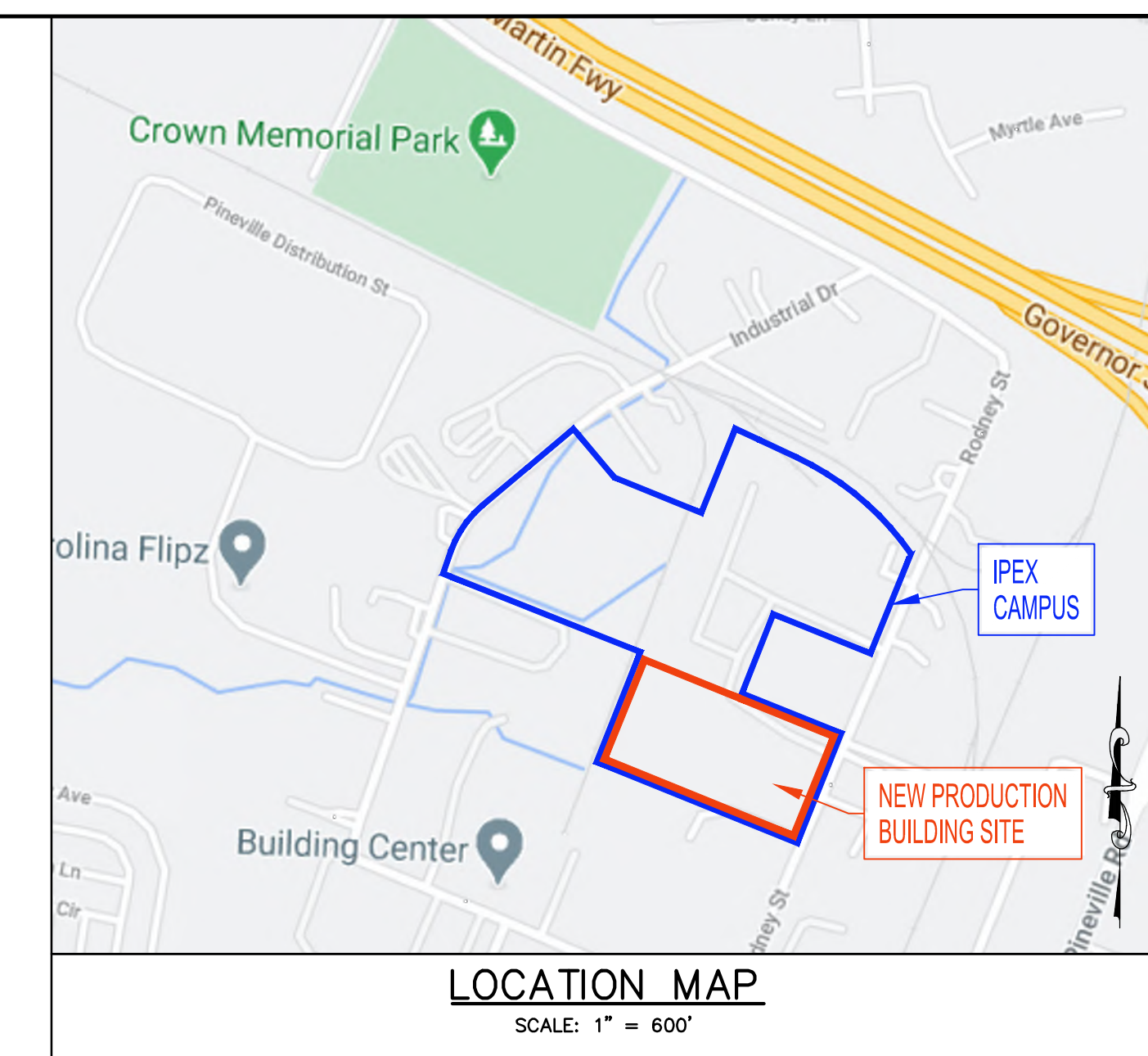
CONTEXTUAL MAP
SCALE: 1" = 250'



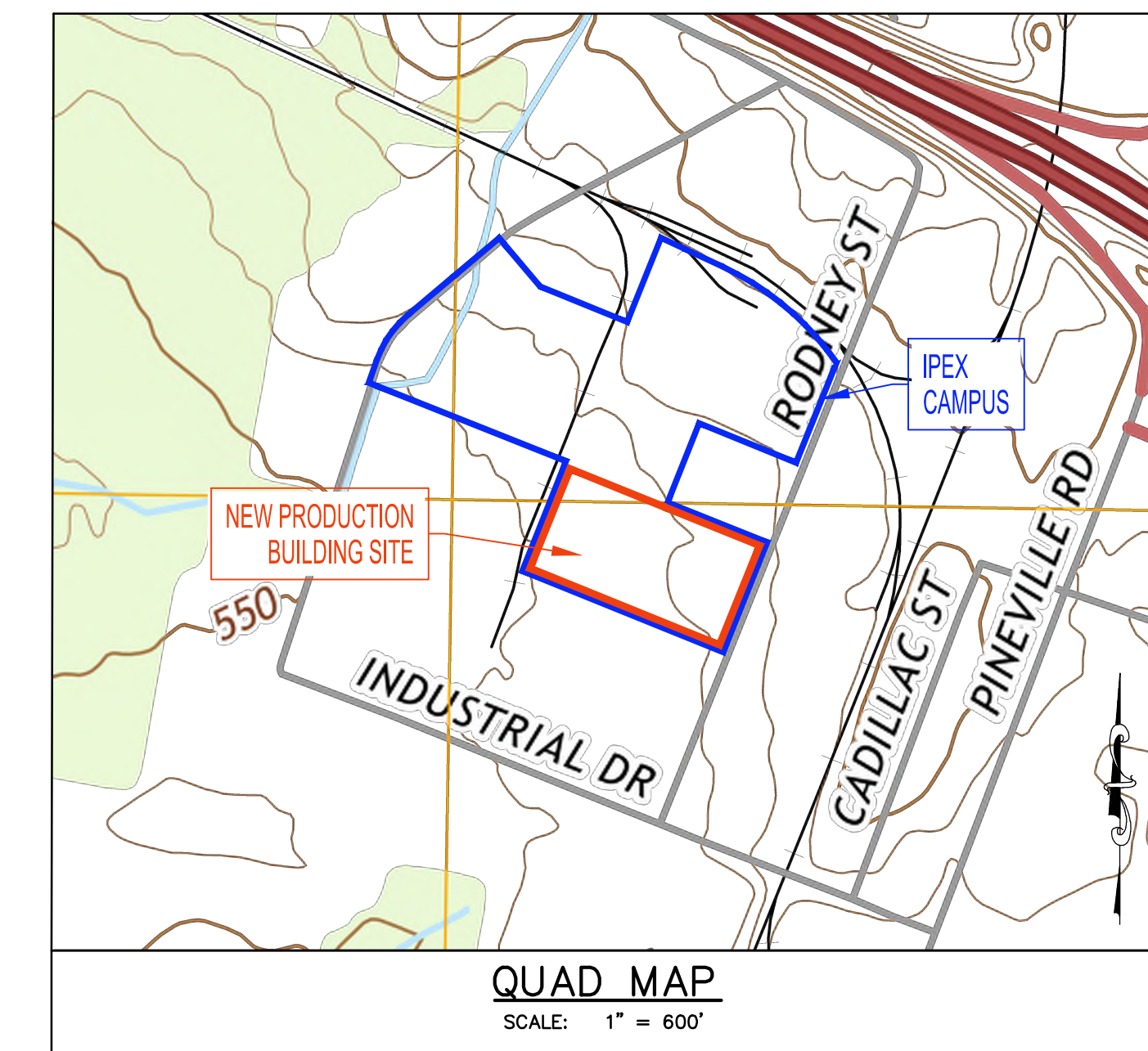
AERIAL PHOTOGRAPH
SCALE: 1" = 70'

ZONING CODE SUMMARY			
PROJECT NAME	IPEX NEW PRODUCTION BUILDING	ADDRESS	10320 RODNEY STREET
OWNER	IPEX USA, LLC		
PLANS PREPARED BY	ADC ENGINEERING, INC.		
ZONING	GENERAL INDUSTRIAL (G-I)	JURISDICTION	PINEVILLE
PROPOSED USE	MANUFACTURING		
BUILDING INFORMATION			
MAXIMUM BUILDING HEIGHT	55'		
MAXIMUM SILO HEIGHT	65'		
BUILDING COVERAGE	UP TO 200,000 SF	GROSS FLOOR AREA	UP TO 200,000 SF
LOT SIZE	7.88 ACRES	# OF BUILDINGS	1
YARD/SETBACK REQUIREMENTS			
FRONT	15'		
SIDE	10'		
REAR	10'		
LANDSCAPE BUFFER REQUIREMENTS			
FRONT	0'		
SIDE	0'		
REAR	0'		
OPEN AREA			
PRE-DEVELOPED SITE	1.59	AC	20%
POST-DEVELOPED SITE	1.66	AC	21%
IMPERVIOUS COVERAGE			
PRE-DEVELOPED SITE			
BUILDING	3.27	AC	41%
PAVEMENT	2.94	AC	37%
GRAVEL	0.08	AC	1%
TOTAL	6.29	AC	80%
POST-DEVELOPED SITE			
BUILDING	4.14	AC	53%
PAVEMENT	2.08	AC	26%
TOTAL	6.22	AC	79%

Off-Street Parking Calculations					
Use	Pineville Requirements		Required	Provided	
Manufactured Goods	1 per 4000 Square Feet	X 175,825	=	44	
Office	1 per 350 Square Feet	X 4,375	=	13	
			TOTAL =	57	
ADA Parking Requirement					
			Total ADA Parking Spaces =	3	
			Van Accessible Spaces =	1	
Summary					
			Standard Spaces =	54	102
			ADA Standard Spaces =	2	2
			ADA Van Accessible =	1	3
			TOTAL =	57	107
Loading Zone Calculations					
Use	Parking Requirement		Required	Provided	
Industrial	3 per 65,000 Square Feet	X 65,000	=	3	
Industrial	1 per 80,000 Square Feet	X 115,200	=	2	
			TOTAL =	5	10
Bicycle Parking Calculations					
Use	Parking Requirement		Required	Provided	
Short Term	1 per 50 Parking Space	X 107	=	3	4
			TOTAL =	3	4
Additional Information					
Total number of vehicle, loading and bicycle parking spaces will depend on the ultimate size of the proposed building and the final parking arrangement.					



LOCATION MAP
SCALE: 1" = 600'

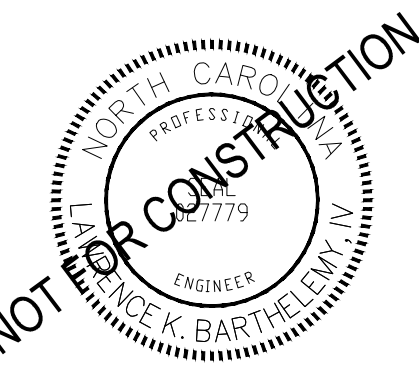


QUAD MAP
SCALE: 1" = 600'

IPEX USA, LLC
Verdun, QC, Canada

NEW PRODUCTION BUILDING

PINEVILLE
NORTH CAROLINA



Gresham Smith
GS-NC P.C.
An Affiliate of Gresham Smith

GreshamSmith.com
201 South College Street
Suite 1950
Charlotte, NC 28244
704.944.7970

ADC ENGINEERING
25 WOODS LAKE ROAD, SUITE 210
GREENVILLE, SC 29607
864-751-9121
ADCENGINEERING.COM
NC COA # C-1572



DATE: 03/16/2021
ADC PROJECT #: 21002
DESIGNED: LKB
CHECKED: LKB
DRAWN: LKB
REVISION:

CIVIL COVER SHEET

C001

APPLICANT
IPEX INDUSTRIAL, INC.
10100 RODNEY STREET
PINEVILLE, NC 28134
SHAWN WHITE
(704) 889-2431 TELEPHONE

ENGINEER
ADC ENGINEERING, INC.
25 WOODS LAKE ROAD,
SUITE 210
GREENVILLE, SC 29607
LARRY BARTHELEMY, IV, PE
(864) 751-9122 TELEPHONE

ARCHITECT
GRESHAM SMITH
201 S. COLLEGE STREET
SUITE 1950
CHARLOTTE, NC 28244
GARRET LUKENS, AIA
(704) 216-1587 TELEPHONE



BIRDSEYE LOOKING NORTH



BIRDSEYE LOOKING SOUTH



BIRDSEYE LOOKING WEST

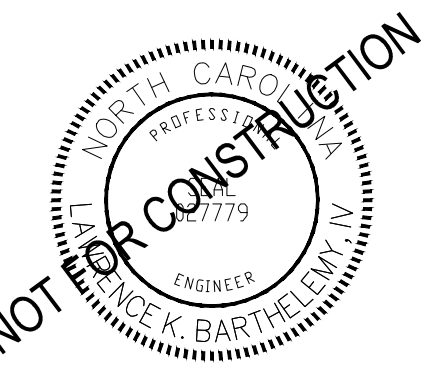


BIRDSEYE LOOKING EAST

IPEX USA, LLC
Verdun, QC, Canada

NEW PRODUCTION BUILDING

PINEVILLE
NORTH CAROLINA



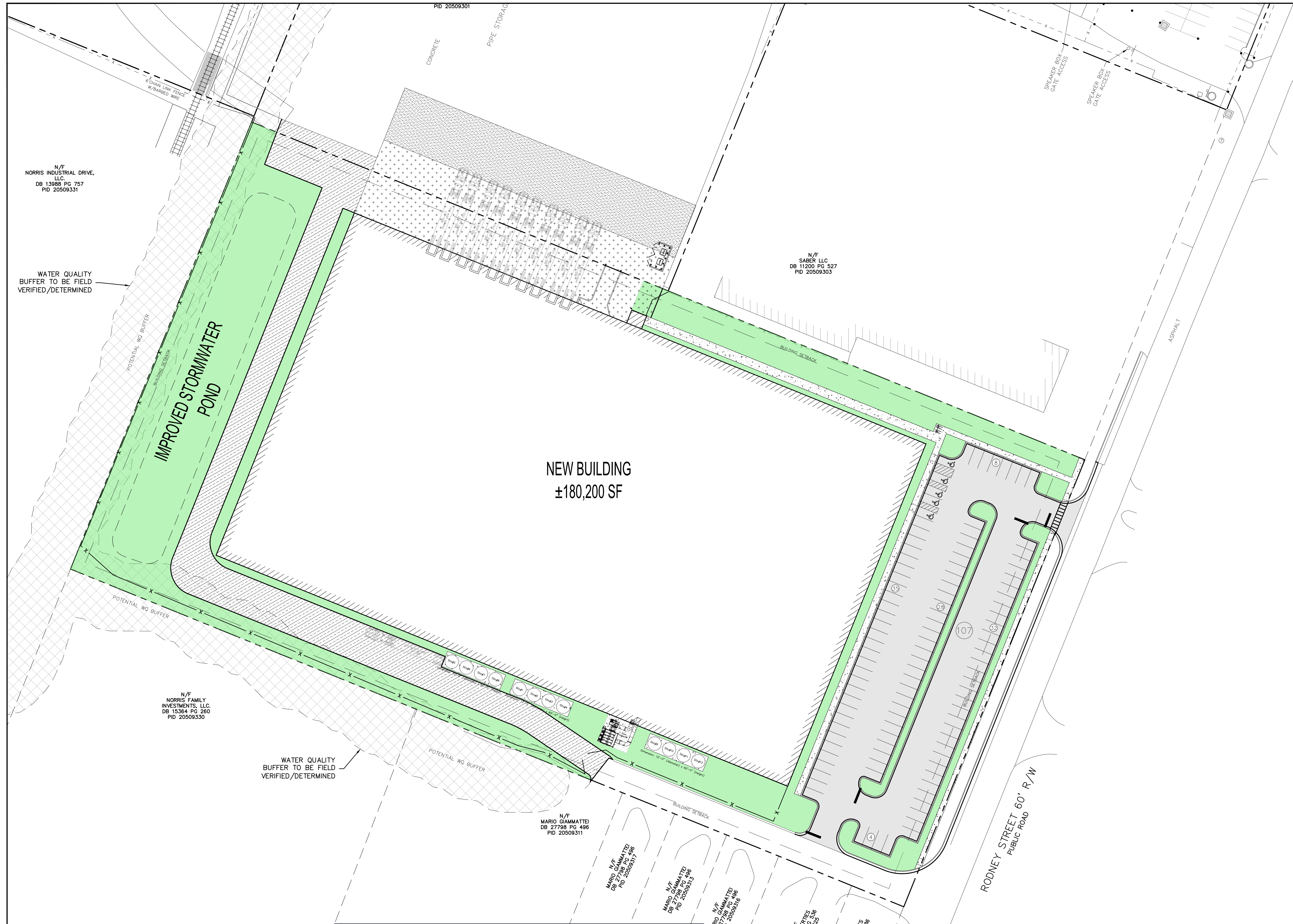
GreshamSmith.com
201 South College Street
Suite 1950
Charlotte, NC 28244
704.944.7970



DATE:	09/16/2021
ADC PROJECT #:	21002
DESIGNED:	LKB
CHECKED:	LKB
DRAWN:	LKB
REVISION:	

PROJECT AREA
PHOTO PLAN

C002



NEW BUILDING
±180,200 SF

- SITE NOTES:**
- EXISTING CONDITIONS SHOWN ON THESE PLANS ARE BASED ON SITE OBSERVATIONS, AERIAL PHOTOGRAPHS, MECKLENBURG COUNTY GIS DATA AND OLD DESIGN DRAWINGS. A FIELD SURVEY WAS NOT COMPLETED. ALL DRAWINGS SHALL BE CONSIDERED CONCEPTUAL AND SUBJECT TO CHANGE.
 - ALL DIMENSIONS ARE TO FACE OF CURB OR EDGE OF ASPHALT UNLESS OTHERWISE INDICATED.
 - ALL ASPHALT PAVEMENT SHALL MEET NCDOT SPECIFICATIONS.

- CIVIL LEGEND - SITE**
- STANDARD DUTY ASPHALT PAVEMENT - 2" ASPHALT SURFACE COURSE ON 6" COMPACTED AGGREGATE BASE COURSE.
 - HEAVY DUTY ASPHALT PAVEMENT - 1.5" ASPHALT SURFACE COURSE AND 2" ASPHALT INTERMEDIATE COURSE ON 8" COMPACTED AGGREGATE BASE COURSE.
 - ASPHALT MILL & OVERLAY - MILL AND OVERLAY EXISTING PAVEMENT TO TRANSITION TO NEW LOADING DOCK AREA.
 - HEAVY DUTY CONCRETE PAVEMENT - 8" CONCRETE (4,000 PSI) ON 6" COMPACTED AGGREGATE BASE COURSE.
 - CONCRETE SIDEWALK - 4" CONCRETE (3,500 PSI)
 - OPEN SPACE
 - ACCESSIBLE PARKING SPACE AND AISLE WITH SIGNAGE
 - 24" STOP BAR (THERMOPLASTIC)
 - PARKING SPACES - STRIPE WITH 4" SINGLE WHITE SOLID LINE
 - 6" HIGH CHAIN LINK FENCE WITH BARBED WIRE
 - PROPERTY LINE
 - CROSSWALK (THERMOPLASTIC)

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MAXIMUM SILO HEIGHT	65'			
BUILDING COVERAGE	UP TO 200,000 SF	GROSS FLOOR AREA	UP TO 200,000 SF	
LOT SIZE	7.88 ACRES	# OF BUILDINGS	1	
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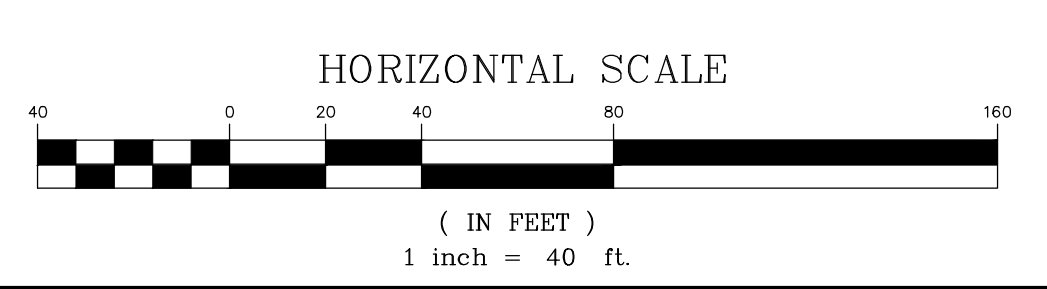
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Use	Pineville Requirements	Required	Provided		
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Office	1 per 350 Square Feet	4,375	=	13	
				TOTAL =	57
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				Total ADA Parking Spaces =	3
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				Standard Spaces =	54
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Loading Zone Calculations					
Use	Parking Requirement	Required	Provided		
Industrial	3 per 65,000 Square Feet	65,000	=	3	
Industrial	1 per 80,000 Square Feet	115,200	=	2	
				TOTAL =	5
Bicycle Parking Calculations					
Use	Parking Requirement	Required	Provided		
Short Term	1 per 50 Parking Space	107	=	3	4
				TOTAL =	3
Additional Information					
Total number of vehicle, loading and bicycle parking spaces will depend on the ultimate size of the proposed building and the final parking arrangement.					

- GENERAL PROVISIONS**
 - SITE LOCATION:** THESE DEVELOPMENT STANDARDS AND CONCEPTUAL SITE PLANS FORM THE CONDITIONAL USE/SITE PLAN FOR IPEX'S NEW PRODUCTION BUILDING PROJECT LOCATED ON PARCEL 20509303.
 - ZONING DISTRICTS/ORDINANCE:** DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE CONDITIONAL SITE PLAN AS WELL AS THE APPLICABLE PROVISIONS OF THE TOWN OF PINEVILLE ZONING ORDINANCE (ORDINANCE) DATED FEBRUARY 12, 2019.
 - GRAPHICS AND ALTERATIONS:** THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, SIDEWALKS, STRUCTURES AND BUILDINGS, DRIVEWAYS, STREETS AND OTHER DEVELOPMENT MATTERS AND SITE ELEMENTS (COLLECTIVELY THE "DEVELOPMENT/SITE ELEMENTS") SET FORTH ON THE CONDITIONAL SITE 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 SITE PLAN ARE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS PROPOSED.

SINCE THE PROJECT HAS NOT UNDERGONE THE DESIGN DEVELOPMENT OR CONSTRUCTION DOCUMENT PHASES, IT IS INTENDED THAT THIS CONDITIONAL USE PLAN PROVIDE FOR FLEXIBILITY IN ALLOWING SOME ALTERATIONS OR MODIFICATIONS FROM THE GRAPHIC REPRESENTATIONS OF THE CONCEPT SITE PLANS. MINOR MODIFICATIONS TO THE SITE PLANS WILL BE ALLOWED WITHOUT REQUIRING THE ADMINISTRATIVE AMENDMENT PROCESS.

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

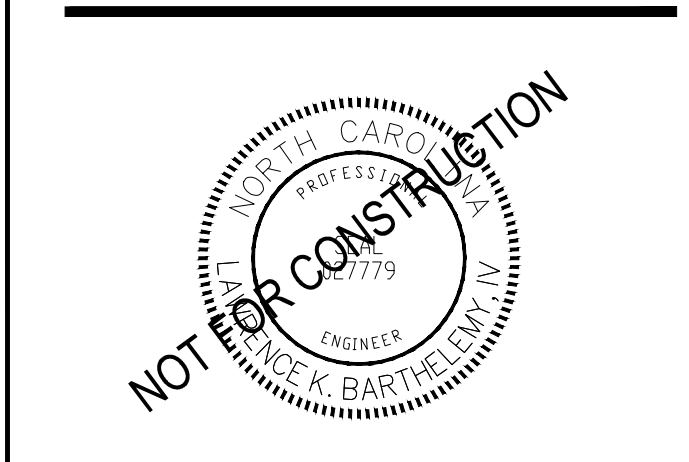
 - NUMBER OF BUILDINGS PRINCIPAL AND ACCESSORY:** THE TOTAL NUMBER OF PRINCIPAL BUILDINGS TO BE DEVELOPED ON THE SITE SHALL NOT EXCEED 4. ACCESSORY BUILDINGS AND STRUCTURES LOCATED ON THE SITE SHALL NOT BE CONSIDERED IN ANY LIMITATION ON THE NUMBER OF BUILDINGS ON THE SITE. ACCESSORY BUILDINGS AND STRUCTURES 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: DUMPSTER ENCLOSURES, GAZEBOS, STORAGE BUILDINGS, SILOS OR OTHER EXTERIOR EQUIPMENT.
- ADDITIONAL PROVISIONS:** IN THE EVENT PARCEL 20509304 IS ACQUIRED BY IPEX, PARCEL 20509304 WILL BE GOVERNED BY THIS CONDITIONAL USE PERMIT AND WILL BE ZONED FOR THE USES PROPOSED.
- PERMITTED USES & DEVELOPMENT AREA LIMITATION**
 - ALL USES ALLOWED BY RIGHT IN THE G-1 ZONING DISTRICT.
 - OUTDOOR STORAGE IS PERMITTED AS AN ACCESSORY USE AND WILL BE FULLY SCREENED FROM THE PUBLIC STREETS.
- ENVIRONMENTAL FEATURES:**
 - THE PETITIONER SHALL COMPLY WITH THE TOWN OF PINEVILLE APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE.
 - THE LOCATION, SIZE AND TYPE OF STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE CONDITIONAL SITE 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 STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.
 - PRESERVATION OF EXISTING TREES AND VEGETATION PER SECTION 7.3.5 IS NOT REQUIRED. THE OWNER WILL PRESERVE TREES WHERE FEASIBLE.
 - DELINEATION OF STREAMS (AND ANY APPLICABLE POST CONSTRUCTION WATER QUALITY BUFFERS) MAY BE COMPLETED ONSITE BY A WETLAND CONSULTANT FOLLOWING SECTION 2.6.2 OF THE ADMINISTRATIVE MANUAL FOR IMPLEMENTATION OF THE POST-CONSTRUCTION STORM WATER ORDINANCE.
 - DEVELOPMENT OF THE PROPERTY MAY REQUIRE THE DISTURBANCE OF POTENTIAL WATER QUALITY BUFFERS THAT MAY EXIST. MITIGATION OF BUFFER DISTURBANCE WILL BE PROVIDED BY ONE (OR MORE) OF THE APPROVED MITIGATION OPTIONS OUTLINED IN SECTION 5.4.3 OF THE CHARLOTTE-MECKLENBURG WATER QUALITY BUFFER IMPLEMENTATION GUIDELINES (SUCH AS THE INSTALLATION OF STRUCTURAL BEST MANAGEMENT PRACTICES, STREAM BUFFER RESTORATION, THE PURCHASE OF MITIGATION CREDITS, ETC.)
 - MAXIMUM CUTFILL SLOPES SHALL BE AS DETERMINED BY A GEOTECHNICAL INVESTIGATION.
 - TRADITIONAL SEGMENTAL BLOCK RETAINING WALLS SHALL BE ALLOWED FOR ALL WALL HEIGHTS.
- OPEN SPACE:**
 - THE PUBLIC USEABLE OPEN SPACE REQUIREMENT PER THE INDUSTRIAL OVERLAY SHALL BE MET WITHIN THE PROPOSED STREETSCAPE IMPROVEMENTS PROVIDED.
- ACCESS AND TRANSPORTATION:**
 - ACCESS TO THE SITE WILL BE FROM RODNEY STREET IN THE MANNER GENERALLY DEPICTED ON THE CONDITIONAL SITE PLAN. ACCESS WILL ALSO CONNECT TO ADJACENT PARCELS OWNED BY THE PETITIONER.
 - STREETSCAPE IMPROVEMENTS SHALL BE PROVIDED AS REQUIRED IN THE INDUSTRIAL OVERLAY; EXCEPT PAVED BIKE LANES ARE NOT REQUIRED AS LONG AS SPACE IS PROVIDED FOR THE LANES TO BE CONSTRUCTED IN THE FUTURE.
 - PARKING BETWEEN THE PRINCIPAL BUILDING AND RODNEY STREET SHALL BE ALLOWED AS LONG AS IT IS SCREENED AS REQUIRED IN THE INDUSTRIAL OVERLAY. PARKING WILL BE ALLOWED TO BE BETWEEN THE PRINCIPAL BUILDING AND RODNEY STREET BECAUSE (1) IT IS CURRENTLY IN FRONT OF THE EXISTING BUILDING (GRANDFATHERED AND CAN BE REBUILT/RECONFIGURED); (2) THE NARROW SHAPE OF THE PARCEL DOES NOT ALLOW FOR PARKING ON THE SIDE OF THE BUILDING AND (3) THIS BUILDING WILL CONNECT TO THE EXISTING IPEX FACILITY TO THE NORTHEAST, WHICH IS WHERE THE LOADING DOCKS NEED TO BE LOCATED. PARKING IN THE REAR OF THE BUILDING WOULD PREVENT THIS CONNECTION AND TRUCK ACCESS.
 - MINIMUM NUMBER OF PARKING SPACES SHALL MEET THE ZONING ORDINANCE.
 - PARKING DIMENSIONS SHALL MEET THE ZONING ORDINANCE.
 - THE CONDITIONAL SITE PLAN SHALL ALLOW FOR FLEXIBILITY IN THE LAYOUT, CONFIGURATION, VEHICULAR CIRCULATION AND OVERALL DESIGN OF THE PARKING AREAS.
 - PEDESTRIAN CROSSWALKS SHALL BE INDICATED WITH PAINTED STRIPING.
 - IF AN APPROVED AUTOMATIC SPRINKLER SYSTEM IS INSTALLED IN THE BUILDING, THE FIRE APPARATUS ACCESS ROAD SHALL EXTEND TO WITHIN 200' OF ALL PORTIONS OF THE BUILDING.
- SIGNAGE:**
 - AS ALLOWED BY THE G-1 ZONING DISTRICTS.
- ARCHITECTURAL:**
 - MAXIMUM HEIGHT OF THE PRINCIPAL BUILDING SHALL NOT EXCEED 55'.
 - MAXIMUM HEIGHT OF ANCILLARY BUILDINGS/EQUIPMENT (SILOS, ETC.) SHALL BE 65'.
 - IF AN APPROVED AUTOMATIC SPRINKLER SYSTEM IS INSTALLED IN THE BUILDING, THE FIRE APPARATUS ACCESS ROAD SHALL EXTEND TO WITHIN 200' OF ALL PORTIONS OF THE BUILDING.
 - IF 3 HOUR RATED WALLS ARE PROVIDED, THE NEW BUILDING SHALL BE ALLOWED TO BE WITHIN 40' OF THE PROPERTY LINE.
- AMENDMENTS TO THE CONDITIONAL USE SITE PLAN:**
 - FUTURE AMENDMENTS TO THE CONDITIONAL USE SITE PLAN (INCLUDING THESE DEVELOPMENT STANDARDS) MAY BE APPLIED FOR BY THE PETITIONER (OR PARENT COMPANY) FOR THIS PARCEL AND OTHER PARCELS WITHIN THEIR OWNERSHIP.



IPEX, Inc.
Verdun, QC, Canada

NEW PRODUCTION BUILDING
SITE ANALYSIS

PINEVILLE
NORTH CAROLINA



Gresham Smith
GS-NC P.C.
An Affiliate of Gresham Smith

GreshamSmith.com
201 South College Street
Suite 1950
Charlotte, NC 28244
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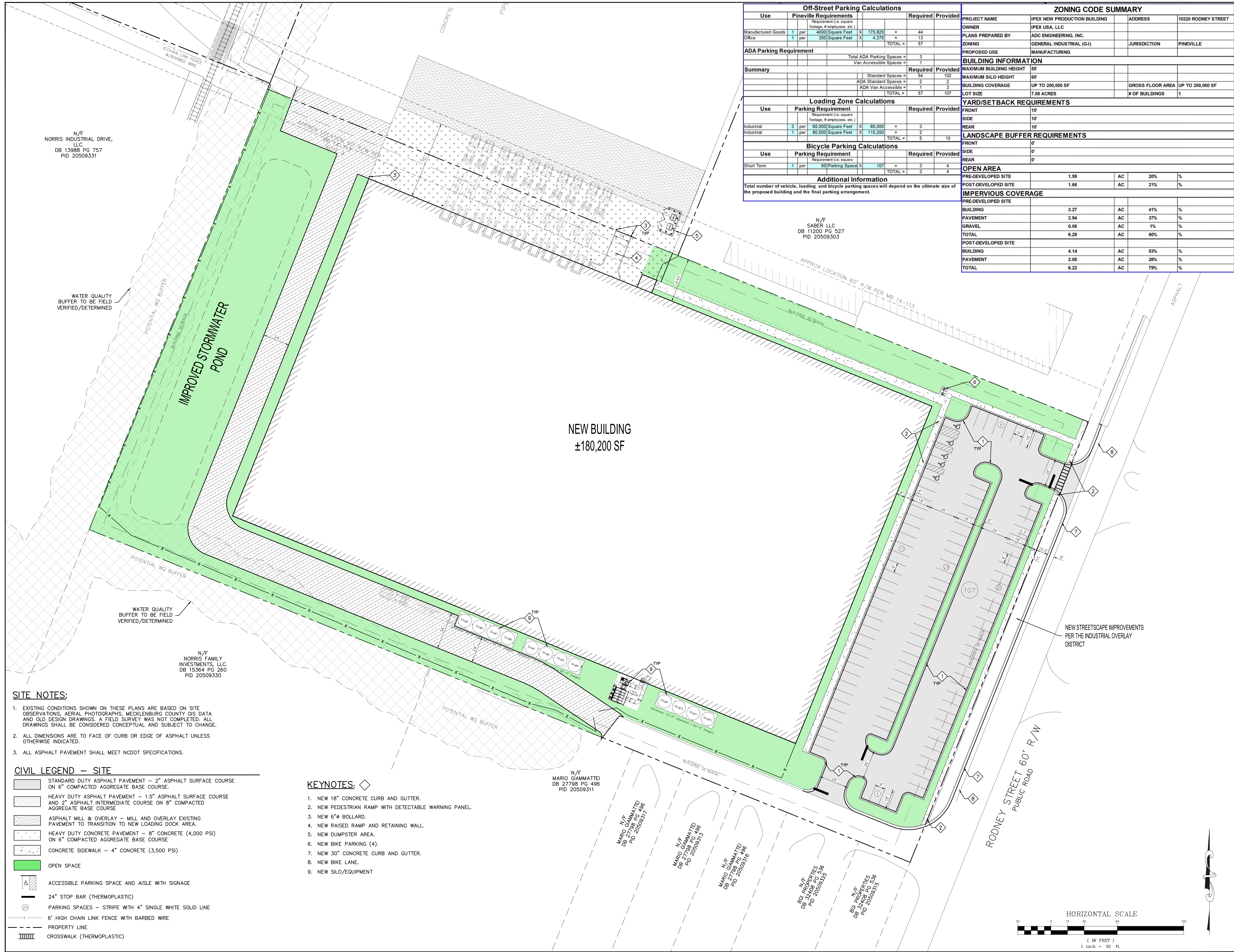


DATE: 03/08/2021
ADC PROJECT #: 21002
DESIGNED: LKB
CHECKED: LKB
DRAWN: LKB
REVISION:

OVERALL SITE PLAN

C200

CONCEPTUAL PRICING SET



N/F
NORRIS INDUSTRIAL DRIVE,
LLC.
DB 13989 PG 757
PID 20509331

N/F
SABER LLC
DB 11200 PG 527
PID 20509303

N/F
NORRIS FAMILY
INVESTMENTS, LLC.
DB 15364 PG 260
PID 20509330

NEW BUILDING
±180,200 SF

N/F
MARIO GIAMMATTEI
DB 27798 PG 496
PID 20509311

N/F
MARIO GIAMMATTEI
DB 27798 PG 496
PID 20509311

N/F
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Loading Zone Calculations				
Use	Parking Requirement	Requirement (i.e. square footage, # employees, etc.)	Required	Provided
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Bicycle Parking Calculations				
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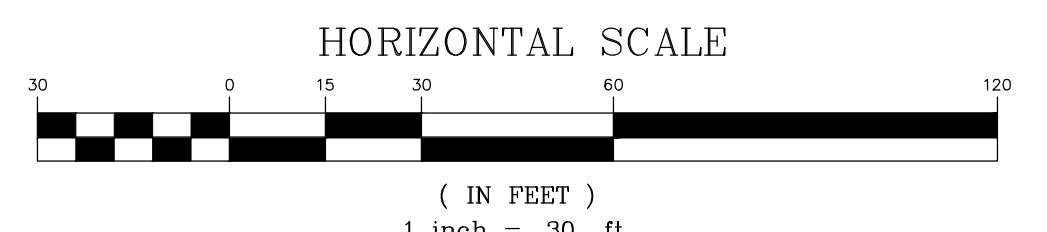
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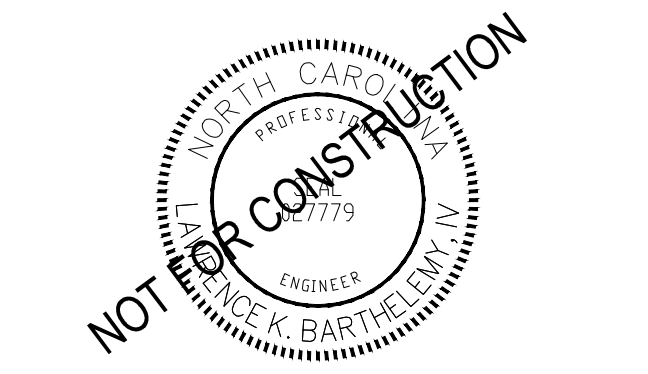
- KEYNOTES:**
- NEW 18" CONCRETE CURB AND GUTTER.
 - NEW PEDESTRIAN RAMP WITH DETECTABLE WARNING PANEL.
 - NEW 6" BOLLARD.
 - NEW RAISED RAMP AND RETAINING WALL.
 - NEW DUMPSTER AREA.
 - NEW BIKE PARKING (4).
 - NEW 30" CONCRETE CURB AND GUTTER.
 - NEW BIKE LANE.
 - NEW SILO/EQUIPMENT



IPEX, Inc.
Verdun, QC, Canada

**NEW PRODUCTION BUILDING
SITE ANALYSIS**

PINEVILLE
NORTH CAROLINA



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GS-NC P.C.
An Affiliate of Gresham Smith

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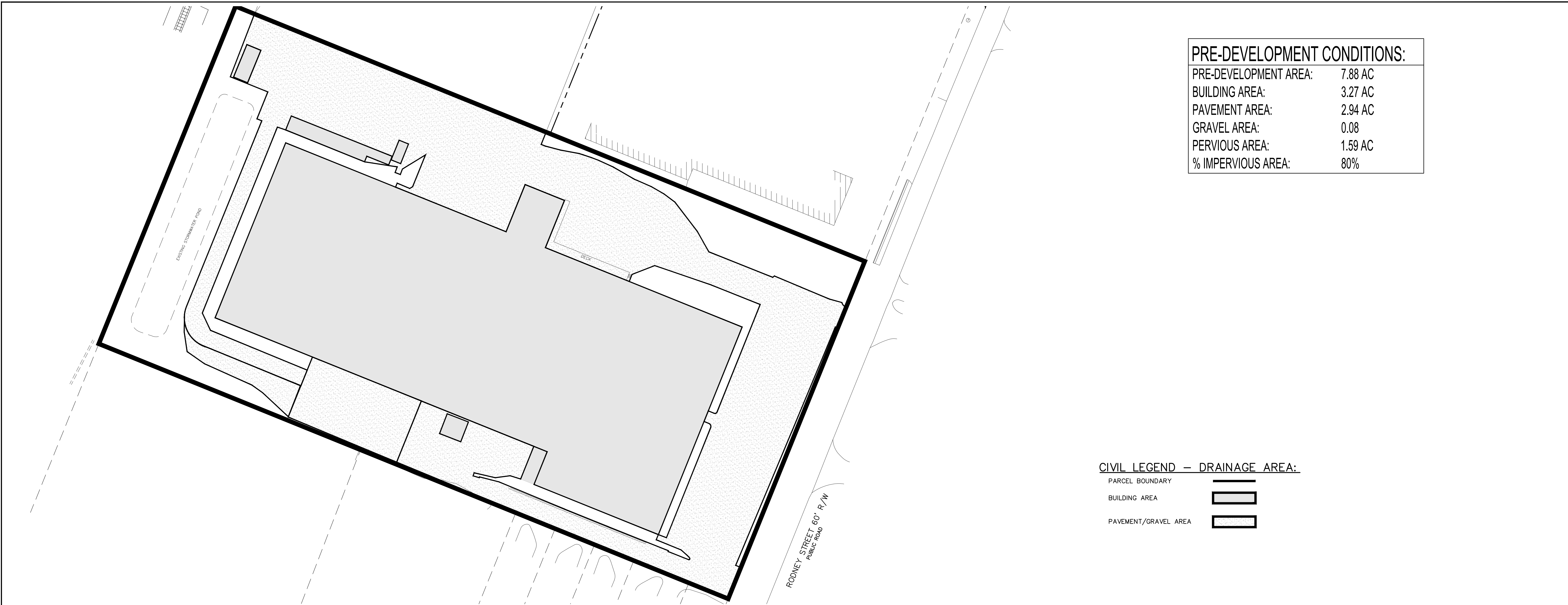
North Carolina 811
www.nc811.org

DATE:	03/08/2021
ADC PROJECT #:	21002
DESIGNED:	LKB
CHECKED:	LKB
DRAWN:	LKB
REVISION:	

CONCEPTUAL
SITE PLAN

C201

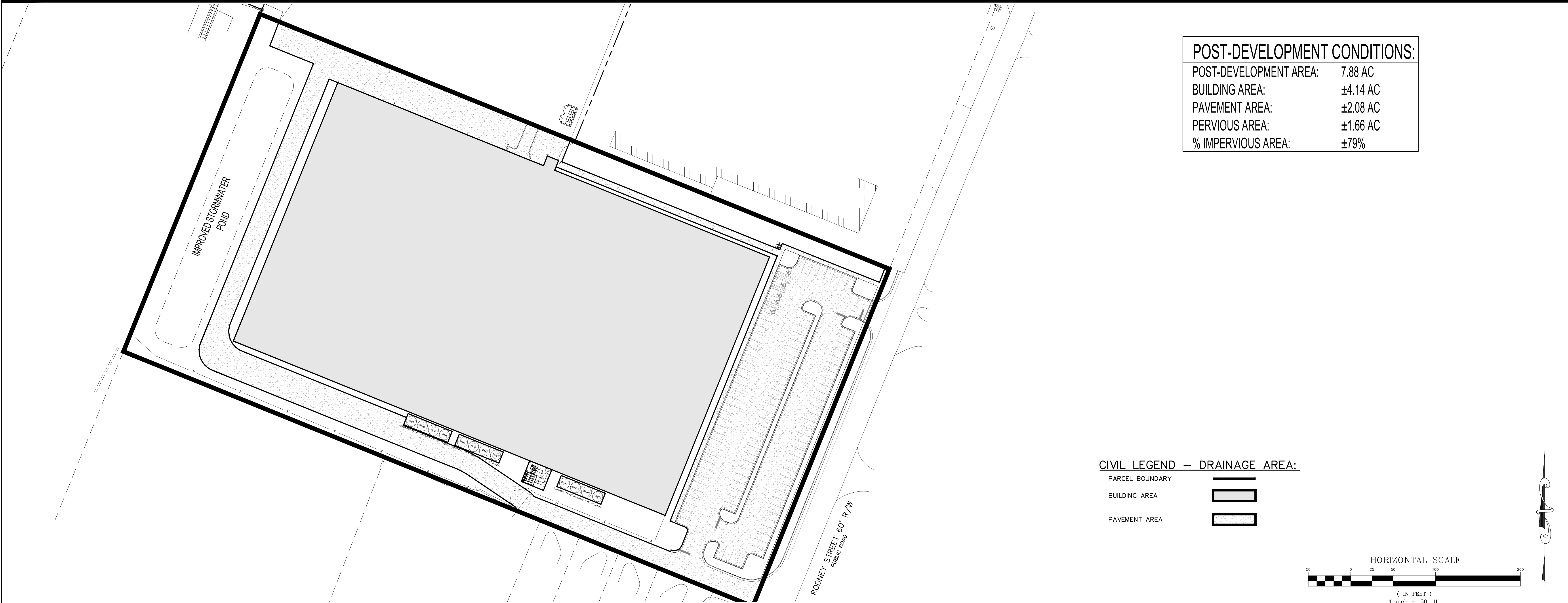
CONCEPTUAL PRICING SET



PRE-DEVELOPMENT CONDITIONS:	
PRE-DEVELOPMENT AREA:	7.88 AC
BUILDING AREA:	3.27 AC
PAVEMENT AREA:	2.94 AC
GRAVEL AREA:	0.08
PERVIOUS AREA:	1.59 AC
% IMPERVIOUS AREA:	80%

CIVIL LEGEND – DRAINAGE AREA:

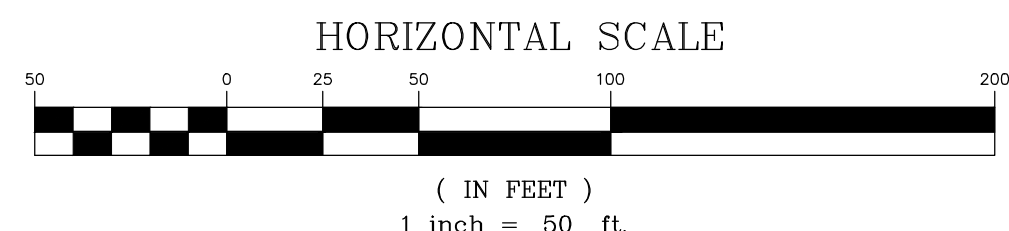
- PARCEL BOUNDARY
- BUILDING AREA
- PAVEMENT/GRAVEL AREA



POST-DEVELOPMENT CONDITIONS:	
POST-DEVELOPMENT AREA:	7.88 AC
BUILDING AREA:	±4.14 AC
PAVEMENT AREA:	±2.08 AC
PERVIOUS AREA:	±1.66 AC
% IMPERVIOUS AREA:	±79%

CIVIL LEGEND – DRAINAGE AREA:

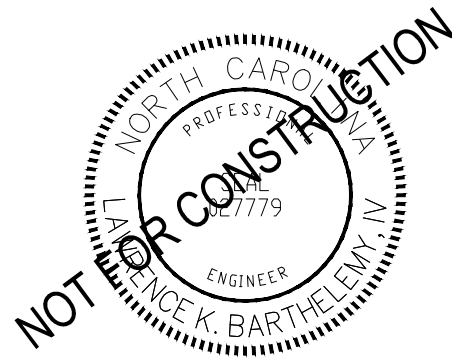
- PARCEL BOUNDARY
- BUILDING AREA
- PAVEMENT AREA



IPEX USA, LLC
Verdun, QC, Canada

NEW PRODUCTION BUILDING

PINEVILLE
NORTH CAROLINA



GreshamSmith.com
201 South College Street
Suite 1950
Charlotte, NC 28244
704.944.7970

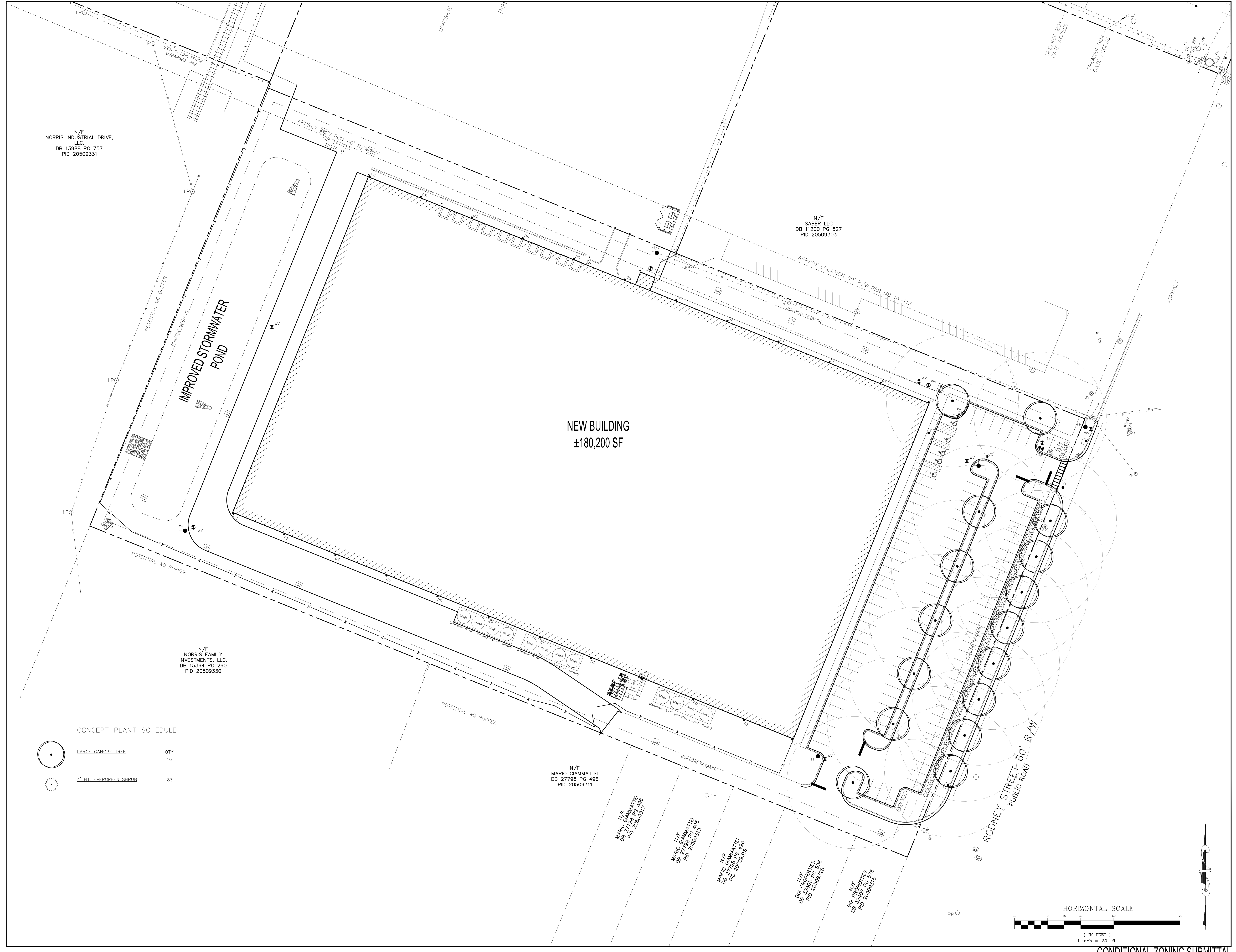
ADC ENGINEERING
25 WOODS LAKE ROAD, SUITE 210
GREENVILLE, SC 29607
864-751-9121
ADCENGINEERING.COM
NC COA # C-1572



DATE:	03/16/2021
ADC PROJECT #:	21002
DESIGNED:	LKB
CHECKED:	LKB
DRAWN:	LKB
REVISION:	

DRAINAGE AREA PLAN

C320



N/F
NORRIS INDUSTRIAL DRIVE,
LLC.
DB 13988 PG 757
PID 20509331

N/F
SABER LLC
DB 11200 PG 527
PID 20509303

N/F
NORRIS FAMILY
INVESTMENTS, LLC.
DB 15364 PG 260
PID 20509330

N/F
MARIO GIAMMATTEI
DB 27798 PG 496
PID 20509311

N/F
MARIO GIAMMATTEI
DB 27798 PG 496
PID 20509311

N/F
MARIO GIAMMATTEI
DB 27798 PG 496
PID 20509311

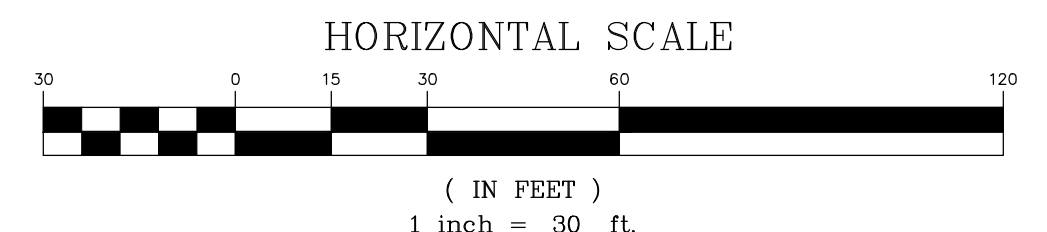
N/F
MARIO GIAMMATTEI
DB 27798 PG 496
PID 20509311

N/F
MARIO GIAMMATTEI
DB 27798 PG 496
PID 20509311

N/F
MARIO GIAMMATTEI
DB 27798 PG 496
PID 20509311

CONCEPT_PLANT_SCHEDULE

Symbol	Plant Name	Qty.
	LARGE CANOPY TREE	16
	4' HT. EVERGREEN SHRUB	83



CONDITIONAL ZONING SUBMITTAL

IPEX USA, LLC
Verdun, QC, Canada

NEW PRODUCTION BUILDING

PINEVILLE
NORTH CAROLINA

NOT FOR CONSTRUCTION



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DATE:	03/16/2021
ADC PROJECT #:	21002
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REVISION:	

LANDSCAPE
PLANTING PLAN

L200