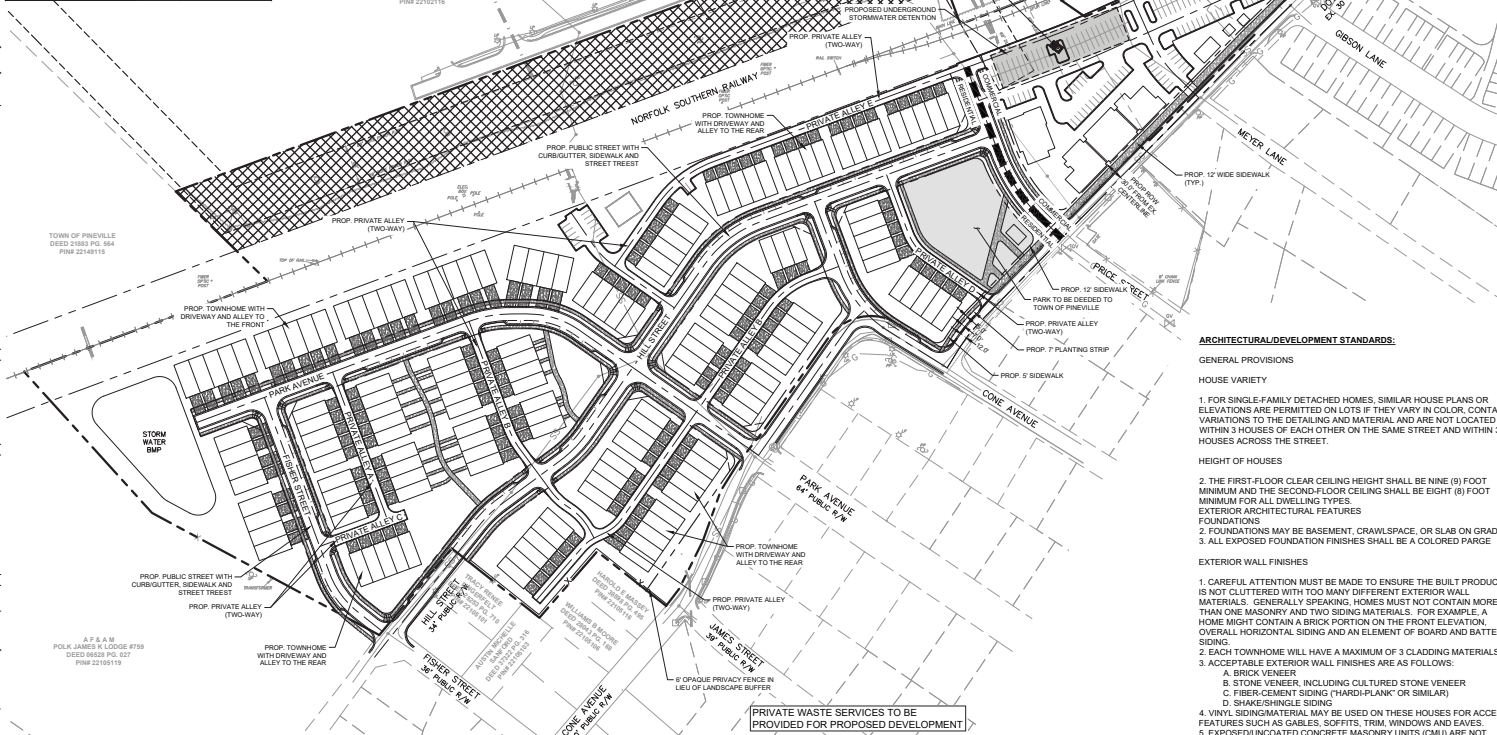


Revised: 9/16/2024, Addendum: 9/16/2024, Date: September 17, 2024, 13:33:50, City: Pineville, State: North Carolina, Project: Pineville Cone Mill Development, Prepared For: Pineville Cone Mill Development, Inc., Project No.: 2024-001, Drawing No.: 2024-001-01, Scale: AS SHOWN, Author: J. H. Smith, Designer: J. H. Smith, Checker: J. H. Smith, Title: SITE PLAN, Project Location: 10000 S. 100th St., Pineville, NC 28134, Project Description: A 100-acre residential development consisting of 100 townhome units, 100 single-family detached homes, and 100 commercial units. The development is located in the Pineville area of North Carolina. The project is subject to the approval of the local planning and zoning commission. The project is subject to the approval of the local planning and zoning commission. The project is subject to the approval of the local planning and zoning commission.



VICINITY MAP
SCALE: 1/4" = 1 MILE



LEGEND:

---	EXISTING PROPERTY LINE
---	EXISTING ADJACENT PROPERTY LINE
---	EXISTING EASEMENT LINE
---	EXISTING SANITARY SEWER LINE
---	EXISTING STORMLINE
---	EXISTING WATER MAIN
---	EXISTING OVERHEAD POWER
---	EXISTING UNDERGROUND POWER
---	EXISTING FIBER OPTIC LINE
---	EXISTING GUARD FENCE
---	EXISTING CHAINLINK FENCE
---	EXISTING TREELINE
---	EXISTING RAILROAD TRACK
---	AREA TO BE RETAINED BY TOWN OF PINEVILLE
---	PARK LOCATION TO BE DEED TO TOWN OF PINEVILLE

SITE DATA TABLE

DEVELOPMENT DATA:	
TAX PARCELS:	22105107, 22105117 & 22105118
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:	370443300L
WATERSHED:	SUGAR
ZONING DISTRICT:	
CURRENT:	DC (DOWNTOWN CORE DISTRICT)
PROPOSED:	DC-CD (DOWNTOWN CORE DISTRICT CONDITIONAL DEVELOPMENT)
MULTI-FAMILY AREA:	
TOWNHOMES:	MAX. 162 UNITS
RESIDENTIAL GARAGE:	324
DRIVEWAY PAD PARKING:	324
OFF-STREET PARKING:	15
DEDICATED ON-STREET PARKING:	14
PROPOSED DENSITY:	9.22 DU/A
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:	48
MINIMUM PARKING REQUIRED:	48
MAXIMUM PARKING REQUIRED:	48
(1 PER 500 SF FOR GENERAL COMMERCIAL)	
TOTAL PARKING PROVIDED:	203
(INCLUSIVE OF 90 SPACES FOR TOWNHOUSE/GENERAL USE)	

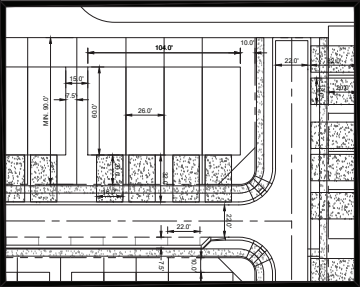
ARCHITECTURAL/DEVELOPMENT STANDARDS:

- 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**
1. 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.
 2. EXTERIOR ARCHITECTURAL FEATURES FOUNDATIONS
 3. FOUNDATIONS MAY BE BASEMENT, CRAWLSPACE, OR SLAB ON GRADE.
 4. ALL EXPOSED FOUNDATION FINISHES SHALL BE A COLORED PARGE.
- EXTERIOR WALL FINISHES**
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. EACH TOWNHOME WILL HAVE A MAXIMUM OF 3 CLADDING MATERIALS.
 3. ACCEPTABLE EXTERIOR WALL FINISHES ARE AS FOLLOWS:
 - A. BRICK VENEER
 - B. STONE VENEER, INCLUDING CULTURED STONE VENEER
 - C. FIBER-CEMENT SIDING ("HARDI-PLANK" OR SIMILAR)
 - D. SHAKESHINGLE SIDING
 4. VINYL SIDING/MATERIAL MAY BE USED ON THESE HOUSES FOR ACCENT FEATURES SUCH AS GABLES, SOFFITS, TRIM, WINDOWS AND DOORS.
 5. 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.
 3. METAL ROOFS MAY BE PERMITTED AS ACCENT ELEMENTS WHEN CONSISTENT WITH THE ARCHITECTURAL STYLE OF THE HOUSE.
 4. ALL HOUSES SHALL HAVE GUTTERS AND DOWNSPOUTS WITH SPLASH BLOCKS.
 5. ALL MAIN ROOF STRUCTURES (NOT INCLUDING DORMERS) MUST HAVE A MINIMUM OF 6" OVERHANG ON THE FRONT, SIDES AND REAR. SAID ROOF STRUCTURES ARE ALLOWED TO ENROACH INTO THE FRONT, SIDE, AND REAR SETBACKS.
 6. ALL FRONT-FACING GABLES TO INCLUDE A DECORATIVE FEATURE SUCH AS VENTS OR BRACKETS.
 7. ROOF EAVES MAY ENROACH INTO BUILDING SETBACKS BY UP TO 1.5' (18").
- DORMERS AND SHED ROOFS**
1. MINIMUM ROOF PITCH FOR DORMERS (WHETHER GABLE OR SHED) AND SHED ROOFS IS 3:12.
 2. DORMER WALLS SHALL MEET THE MINIMUM REQUIREMENTS FOR EXTERIOR WALL FINISHES.
- WINDOWS**
1. WINDOWS SHOULD BE THE SAME TYPE AND STYLE ALL AROUND THE HOUSE BUT WINDOW MOUNTS MAY VARY WHERE APPROPRIATE TO MATCH THE ARCHITECTURE.

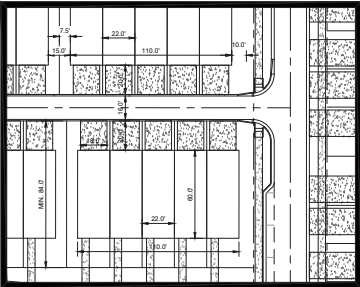
- WINDOWS (CONTINUED)**
2. WINDOWS SHOULD BE CLEAR GLASS OR A TINTED GLASS. NO REFLECTIVE OR MIRROR GLASS MAY BE USED BUT LOW-WINDOWS ARE PERMITTED.
 3. A MINIMUM OF THREE WINDOWS SHALL BE PROVIDED ON ALL SIDE ELEVATIONS EXPOSED TO PUBLIC STREETS ON CORNER LOTS.
- DOORS**
1. ENTRANCE DOORS DESIGN SHALL BE IN KEEPING WITH THE STYLE OF ARCHITECTURE.
 2. 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.
 2. PORCHES MAY BE ONE OR TWO STORIES TALL WITH FLAT, SHED OR HIPPED ROOFS, AS APPROPRIATE FOR THE ARCHITECTURAL STYLE OF THE HOUSE.
 3. FRONT PORCH COLUMNS (ROUND OR SQUARE) MUST HAVE A MINIMUM DIAMETER OF 6".

DEVELOPMENT STANDARDS

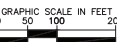
1. DOUBLE-HEADED STREET LIGHT FIXTURE TO BE PROVIDED BY COMMERCIAL PORTION OF SITE. SINGLE-HEADED STREETLIGHT FIXTURE TO BE PROVIDED BY RESIDENTIAL PORTION OF SITE. SEE SPLIT LINE SHEET.
2. HVAC SHALL BE LOCATED IN THE REAR OR SIDE YARD ONLY. HVAC EQUIPMENT SHALL NOT BE LOCATED FRONTING ANY PUBLIC STREET.
3. BLOCK LETTERING SIGNAGE SHALL BE ALLOWED ON ONE SIDE OF THE EXISTING SMOKESTACK. INDIVIDUAL LETTERS SHALL BE NO WIDER THAN 1/4 THE CIRCUMFERENCE OF THE SMOKESTACK. LETTERS SHALL BE VERTICALLY STACKED AND MAY BE BACK-LIT THE HEIGHT OF THE SMOKESTACK.
4. TANK PORTION OF EXISTING WATER TOWER MAY BE RELOCATED AS AN ARCHITECTURAL FEATURE OF THE PROPOSED PROJECT AS DETERMINED BY DEVELOPER AT TIME OF CIVIL DRAWING REVIEW AND IS SUBJECT TO THE APPROVAL OF TOWN STAFF.
5. CLUSTER MAIL KIOSK SHALL NOT BE LOCATED IN THE DEEDED TOWN PARK AREA.
6. 6" OPAQUE FENCE TO BE PROVIDED ADJACENT PARCEL NUMBER(S) 22105101, 22105103, 22105108, AND 22105116.
7. ALL DUMPSTER ENCLOSURES TO BE MASONRY.
8. PRIVATE WASTE SERVICES ARE TO BE PROVIDED TO SERVE THE PROPOSED DEVELOPMENT.



TYPICAL FRONT LOADED
TOWNHOME DIMENSIONS
SCALE: 1/8" = 1'-0"



TYPICAL REAR LOADED
TOWNHOME DIMENSIONS
SCALE: 1/8" = 1'-0"



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FOR REFERENCE ONLY

KHA PROJECT NO.	2024-001	DATE	09/16/2024	SCALE	AS SHOWN	DESIGNED BY	AD	CHECKED BY	AD
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SITE PLAN

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

SHEET NUMBER
C-03

DATE
DATE

REVISIONS
NO.