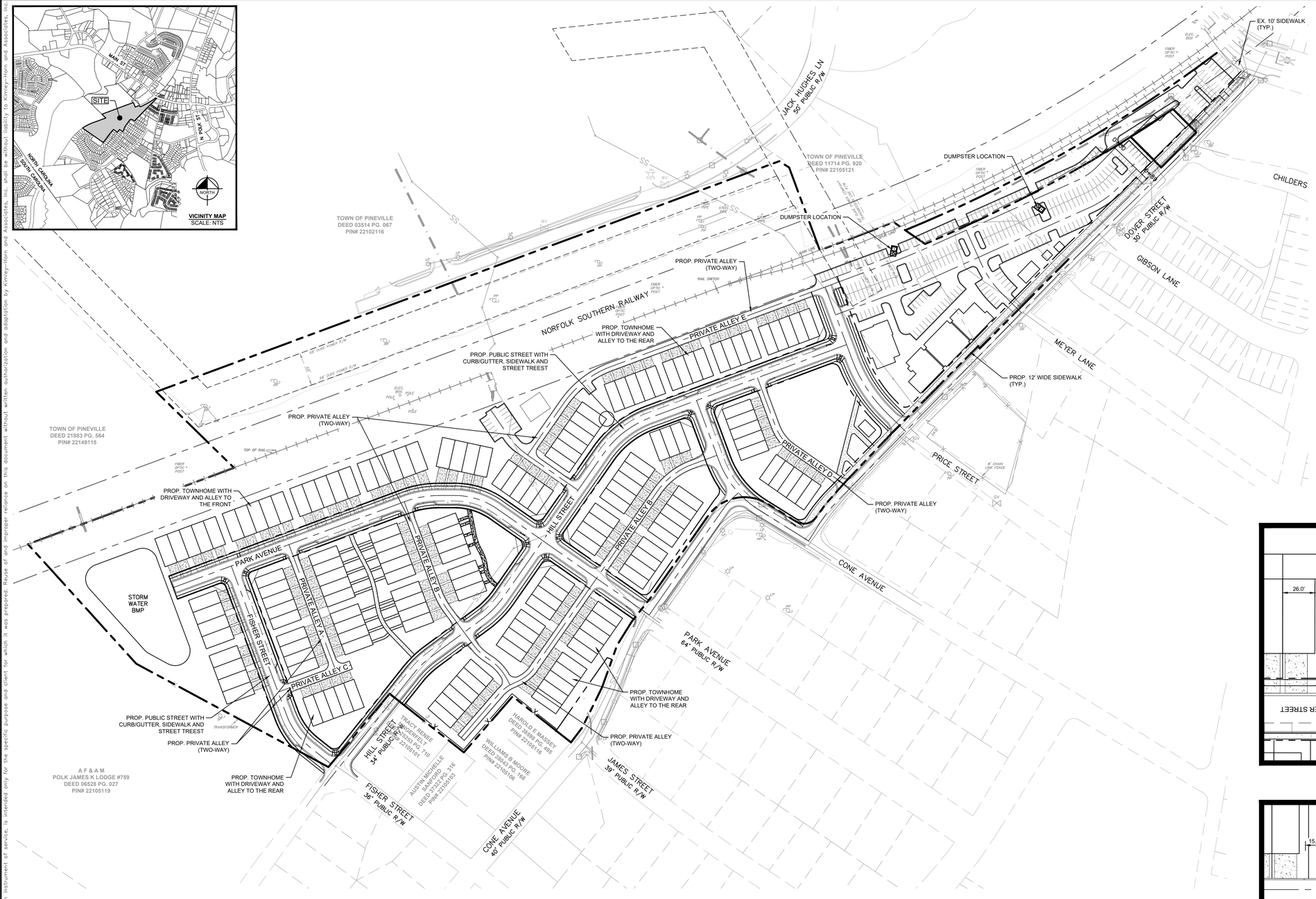
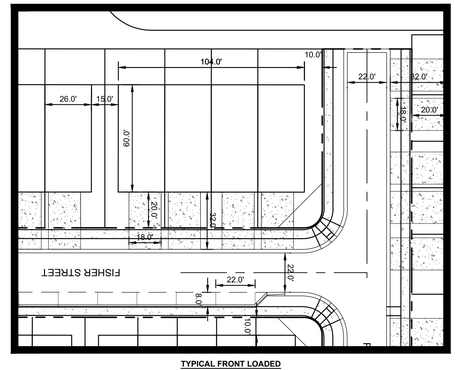
VICINITY MAP
SCALE: NTS

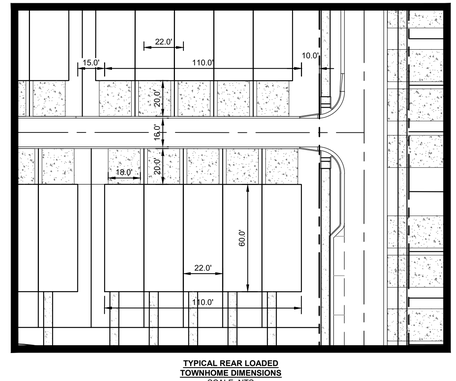


SITE DATA TABLE

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
COMMERCIAL AREA	
MINIMUM COMMERCIAL AREA	±23,200 (SF)
MAXIMUM COMMERCIAL AREA	±41,700 (SF)
TOTAL PARKING REQUIRED:	
MINIMUM PARKING REQUIRED	47
MAXIMUM PARKING REQUIRED	85
(1 PER 500 SF FOR GENERAL COMMERCIAL)	
TOTAL PARKING PROVIDED:	266



TYPICAL FRONT LOADED TOWNHOME DIMENSIONS
SCALE: NTS



TYPICAL REAR LOADED TOWNHOME DIMENSIONS
SCALE: NTS

LEGEND:

	EXISTING PROPERTY LINE
	EXISTING ADJACENT PROPERTY LINE
	EXISTING EASEMENT LINE
SS	EXISTING SANITARY SEWER LINE
ST	EXISTING STORM LINE
W	EXISTING WATER MAIN
OE	EXISTING OVERHEAD POWER
UE	EXISTING UNDERGROUND POWER
FO	EXISTING FIBER OPTIC LINE
	EXISTING GUARD FENCE
X	EXISTING CHAINLINK FENCE
	EXISTING TREELINE
	EXISTING RAILROAD TRACK

GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

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

No.	REVISIONS	DATE	BY

Kimley»Horn
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PHONE: 803-728-4756
WWW.KIMLEY-HORN.COM
NC LICENSE #C-0102

FOR REFERENCE ONLY

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

SITE PLAN

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

SHEET NUMBER
C-03

Plotted By: Alunzo, Carlos Date: February 22, 2024 01:59:07pm File Path: K:\FOU_PRJ\014242 Cvest Capitol\006 Pineville Cone Mill (MX)\02 — DWG\PlanSheets\Rezoning\C-Site Plan.dwg
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