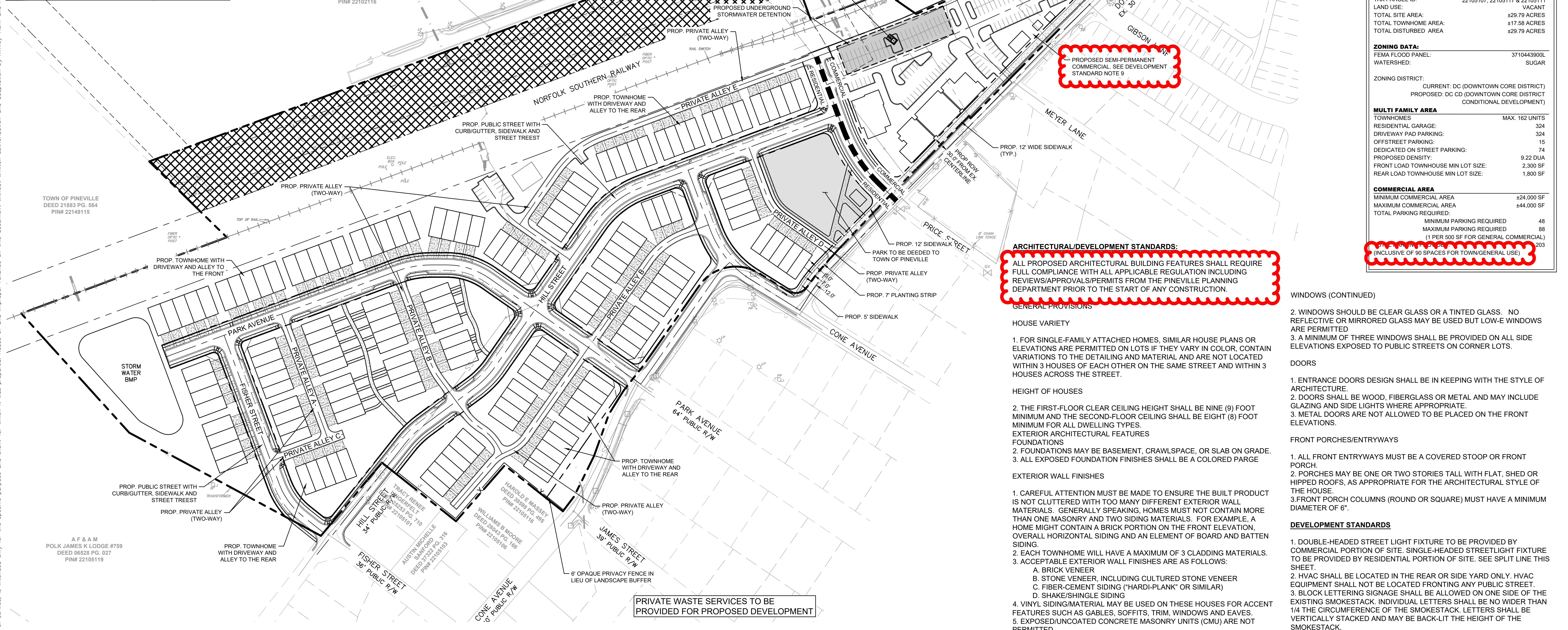
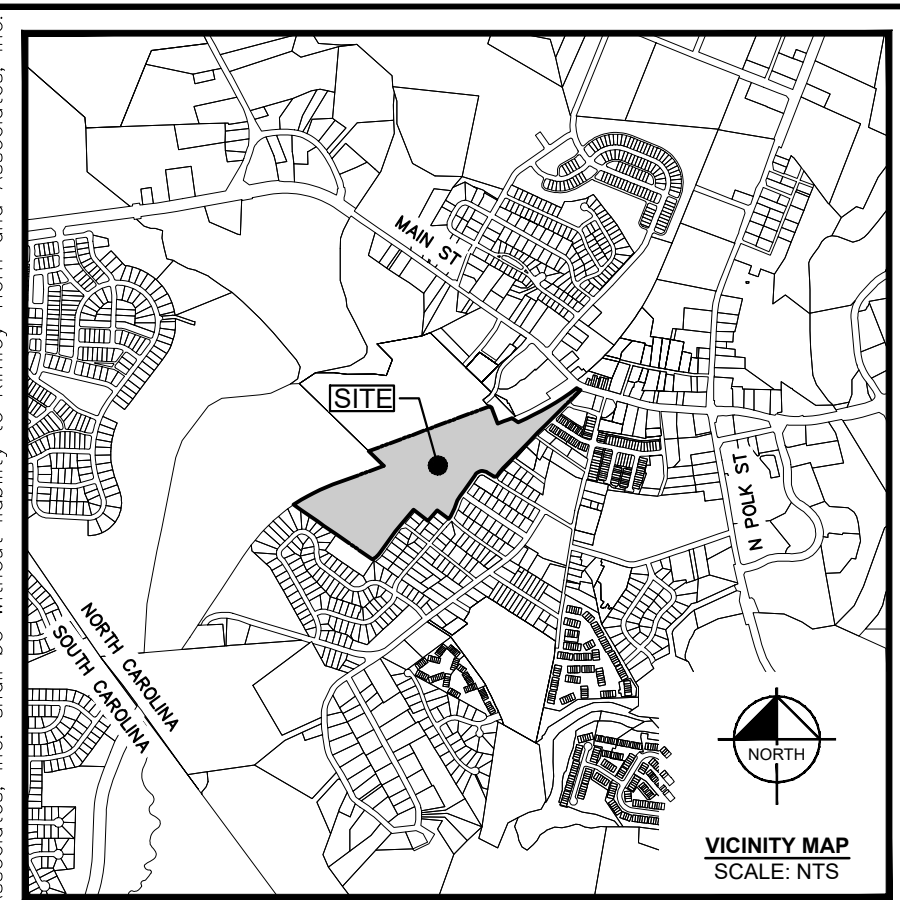


Plotted By: Conner, Andrew Date: November 07, 2024 04:05:05pm File Path: K:\COM\_Plan\_Sheets\Resizing\_Cone Mill MXN\02 - DWG\PlanSheets\Resizing\_C - Site Plan.dwg This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



**LEGEND:**

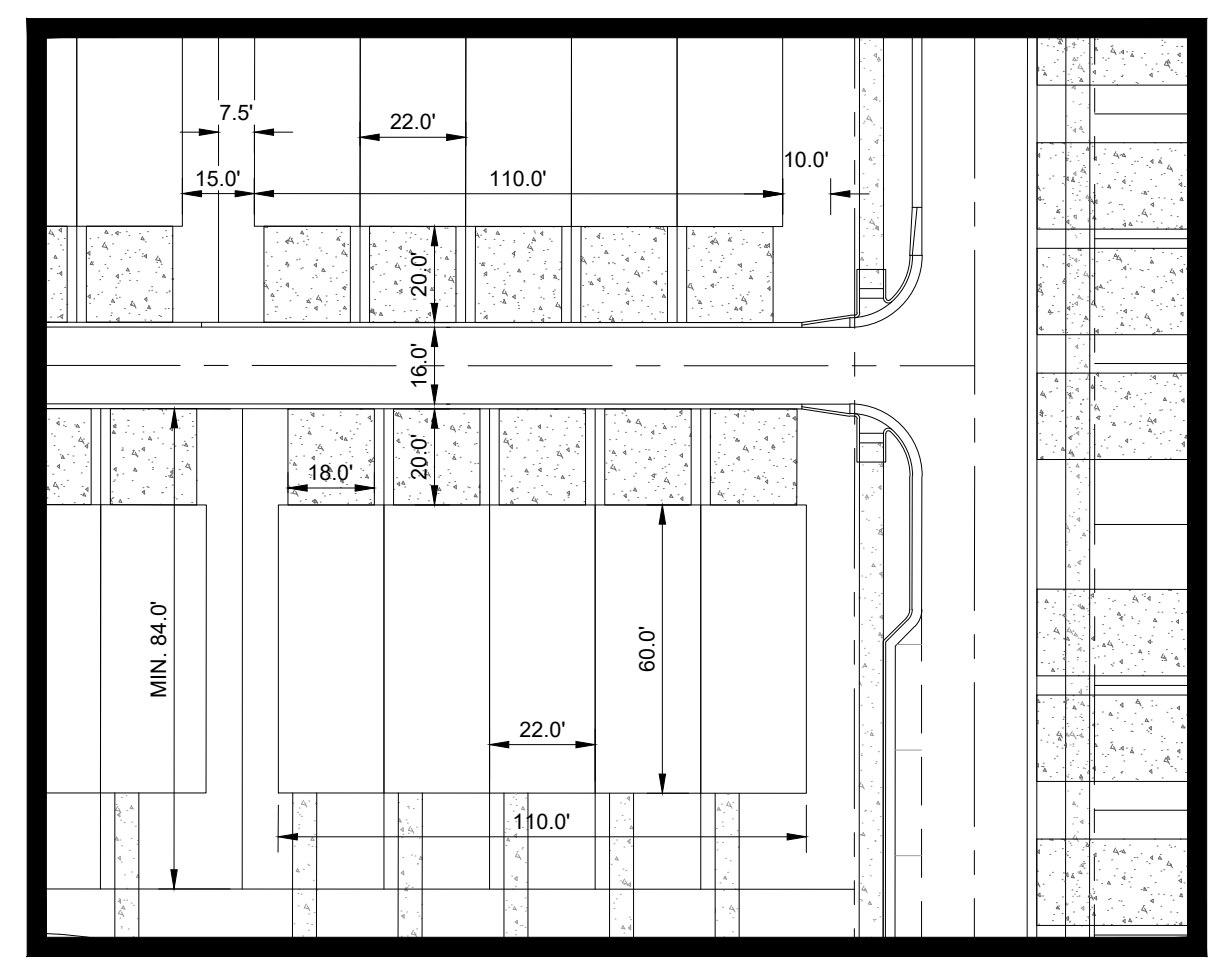
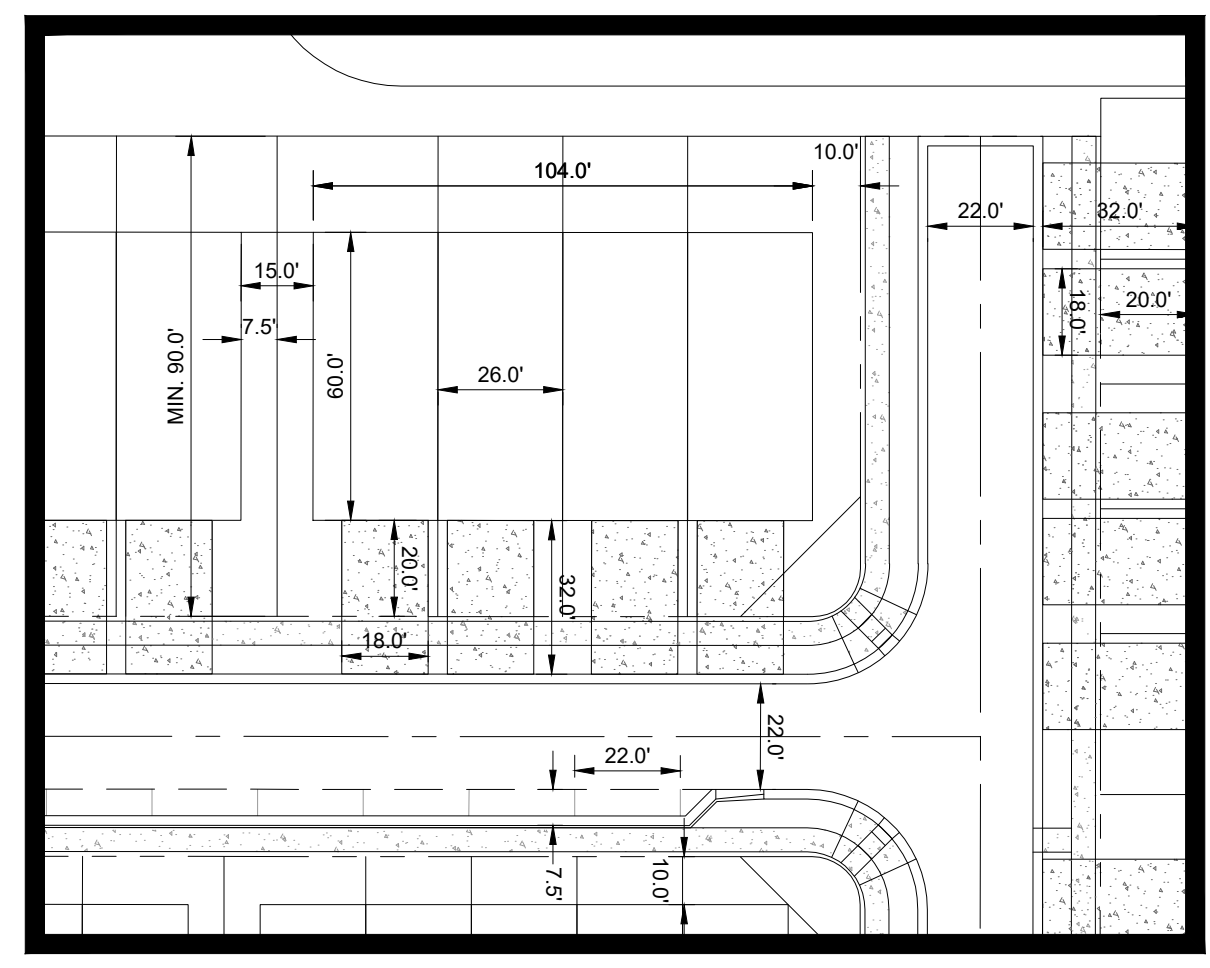
---	EXISTING PROPERTY LINE
---	EXISTING ADJACENT PROPERTY LINE
---	EXISTING EASEMENT LINE
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---	EXISTING RAILROAD TRACK
---	AREA TO BE RETAINED BY TOWN OF PINEVILLE
---	PARK LOCATION TO BE DEED TO TOWN OF PER JOINT VENTURE AGREEMENT

**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:	129.79 ACRES
ZONING DATA:	
FEMA FLOOD PANEL:	3710443900L
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
OFFSTREET PARKING:	15
DEDICATED ON STREET PARKING:	74
PROPOSED DENSITY:	9.22 DUA
FRONT LOAD TOWNHOUSE MIN LOT SIZE:	2,300 SF
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MINIMUM COMMERCIAL AREA:	24,000 SF
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TOTAL PARKING REQUIRED:	
MINIMUM PARKING REQUIRED:	48
MAXIMUM PARKING REQUIRED:	88
(1 PER 500 SF FOR GENERAL COMMERCIAL)	203
(INCLUSIVE OF 90 SPACES FOR TOWN/GENERAL USE)	

**ARCHITECTURAL DEVELOPMENT STANDARDS:**  
ALL PROPOSED ARCHITECTURAL BUILDING FEATURES SHALL REQUIRE FULL COMPLIANCE WITH ALL APPLICABLE REGULATION INCLUDING REVIEWS/APPROVALS/PERMITS FROM THE PINEVILLE PLANNING DEPARTMENT PRIOR TO THE START OF ANY CONSTRUCTION.

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- HOUSE VARIETY**
- FOR SINGLE-FAMILY ATTACHED 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**
- 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.
- EXTERIOR ARCHITECTURAL FEATURES**
- FOUNDATIONS**
- FOUNDATIONS MAY BE BASEMENT, CRAWLSPACE, OR SLAB ON GRADE.
  - ALL EXPOSED FOUNDATION FINISHES SHALL BE A COLORED PARGE.
- EXTERIOR WALL FINISHES**
- 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.
  - EACH TOWNHOME WILL HAVE A MAXIMUM OF 3 CLADDING MATERIALS.
  - ACCEPTABLE EXTERIOR WALL FINISHES ARE AS FOLLOWS:
    - BRICK VENEER
    - STONE VENEER, INCLUDING CULTURED STONE VENEER
    - FIBER-CEMENT SIDING ("HARDI-PLANK" OR SIMILAR)
    - SHAKE/SINGLE SIDING
  - VINYL SIDING/MATERIAL MAY BE USED ON THESE HOUSES FOR ACCENT FEATURES SUCH AS GABLES, SOFFITS, TRIM, WINDOWS AND EAVES.
  - EXPOSED/UNCOATED CONCRETE MASONRY UNITS (CMU) ARE NOT PERMITTED.
- ROOFS**
- MINIMUM ROOF PITCH FOR MAJOR GABLED ROOF ELEMENTS IS 5:12.
  - SHINGLES SHALL BE A MINIMUM OF 25-YEAR, ARCHITECTURAL SHINGLES.
  - METAL ROOFS MAY BE PERMITTED AS ACCENT ELEMENTS WHEN CONSISTENT WITH THE ARCHITECTURAL STYLE OF THE HOUSE.
  - ALL HOUSES SHALL HAVE GUTTERS AND DOWNSPOUTS WITH SPLASH BLOCKS
  - ALL MAIN ROOF STRUCTURES (NOT INCLUDING DORMERS) MUST HAVE A MINIMUM OF 8" OVERHANG ON THE FRONT, SIDES AND REAR. SAID ROOF STRUCTURES ARE ALLOWED TO ENCR OACH INTO THE FRONT, SIDE, AND REAR SETBACKS
  - ALL FRONT FACING GABLES TO INCLUDE A DECORATIVE FEATURE SUCH AS VENTS OR BRACKETS
  - ROOF EAVES MAY ENCR OACH INTO BUILDING SETBACKS BY UP TO 1.5' (18").
- DORMERS AND SHED ROOFS**
- MINIMUM ROOF PITCH FOR DORMERS (WHETHER GABLE OR SHED) AND SHED ROOFS IS 3:12.
  - DORMER WALLS SHALL MEET THE MINIMUM REQUIREMENTS FOR EXTERIOR WALL FINISHES.
- WINDOWS**
- WINDOWS SHOULD BE THE SAME TYPE AND STYLE ALL AROUND THE HOUSE BUT WINDOW MUNTINS MAY VARY WHERE APPROPRIATE TO MATCH THE ARCHITECTURE.
- WINDOWS (CONTINUED)**
- WINDOWS SHOULD BE CLEAR GLASS OR A TINTED GLASS. NO REFLECTIVE OR MIRRORED GLASS MAY BE USED BUT LOW-E WINDOWS ARE PERMITTED.
  - A MINIMUM OF THREE WINDOWS SHALL BE PROVIDED ON ALL SIDE ELEVATIONS EXPOSED TO PUBLIC STREETS ON CORNER LOTS.
- DOORS**
- ENTRANCE DOORS DESIGN SHALL BE IN KEEPING WITH THE STYLE OF ARCHITECTURE.
  - DOORS SHALL BE WOOD, FIBERGLASS OR METAL AND MAY INCLUDE GLAZING AND SIDE LIGHTS WHERE APPROPRIATE.
  - METAL DOORS ARE NOT ALLOWED TO BE PLACED ON THE FRONT ELEVATIONS.
- FRONT PORCHES/ENTRANCES**
- ALL FRONT ENTRANCES MUST BE A COVERED STOOP OR FRONT PORCH.
  - PORCHES MAY BE ONE OR TWO STORIES TALL WITH FLAT, SHED OR HIPPED ROOFS, AS APPROPRIATE FOR THE ARCHITECTURAL STYLE OF THE HOUSE.
  - FRONT PORCH COLUMNS (ROUND OR SQUARE) MUST HAVE A MINIMUM DIAMETER OF 6".
- DEVELOPMENT STANDARDS**
- 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 THIS SHEET.
  - HVAC SHALL BE LOCATED IN THE REAR OR SIDE YARD ONLY. HVAC EQUIPMENT SHALL NOT BE LOCATED FRONTING ANY PUBLIC STREET.
  - 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.
  - 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.
  - CLUSTER MAIL KIOSK SHALL NOT BE LOCATED IN THE DEEDED TOWN PARK AREA
  - 6' OPAQUE FENCE TO BE PROVIDED ADJACENT PARCEL NUMBER(S) 22105101, 22105103, 22105106, AND 22105116.
  - ALL DUMPSTER ENCLOSURES TO BE MASONRY.
  - PRIVATE WASTE SERVICES ARE TO BE PROVIDED TO SERVE THE PROPOSED DEVELOPMENT.
  - PROPOSED SEMI-PERMANENT COMMERCIAL AREA SHALL BE ALLOWED FOR UP TO 6 FOOD TRUCKS YEAR ROUND AND/OR 1,500 SF COMMERCIAL. COMMERCIAL/BUSINESS AS PERMITTED BY ZONING CLASSIFICATION SHALL NOT APPLY TO TOWNHOMES.



**REVISIONS**

NO.	DATE	REVISIONS

**Kimley-Horn**  
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580 KINGSLEY PARK DR. SUITE 125, FORT MILL, SC 29715  
WWW.KIMLEY-HORN.COM  
NC LICENSE #F-0102

**FOR REFERENCE ONLY**

KHA PROJECT	014242006
DATE	09/16/2024
SCALE	AS SHOWN
DESIGNED BY	AJG
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**

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





**KEY:**

- 1 EXISTING COMMERCIAL BUILDING
- 2 SEMI-PERMANENT; APPROVED FOR UP TO 6 FOOD TRUCKS AND/OR 1,500 SF. COMMERCIAL
- 3 COMMERCIAL BUILDING (UP TO TWO STORY)
- 4 KIOSK RENTAL
- 5 PARKING
- 6 TOWN GREEN "TO BE DEEDED TO TOWN OF PINEVILLE"
- 7 LINEAR PARK
- 8 POCKET PARK
- 9 RETAIL PLAZA/OUTDOOR DINING
- 10 STORMWATER MANAGEMENT
- 11 FRONT LOADED TOWNHOUSE
- 12 REAR LOADED TOWNHOUSE
- 13 EXISTING BOILER ROOM REPURPOSED AS POSSIBLE COMMUNITY CENTER

**DEVELOPMENT INFORMATION:**

- COMMERCIAL AREA  
MINIMUM COMMERCIAL AREA: APPROX. 24,000 (SF)  
MAXIMUM COMMERCIAL AREA: APPROX. 44,000 (SF)
- REAR LOAD TOWNHOUSE
- FRONT LOAD TOWNHOUSE

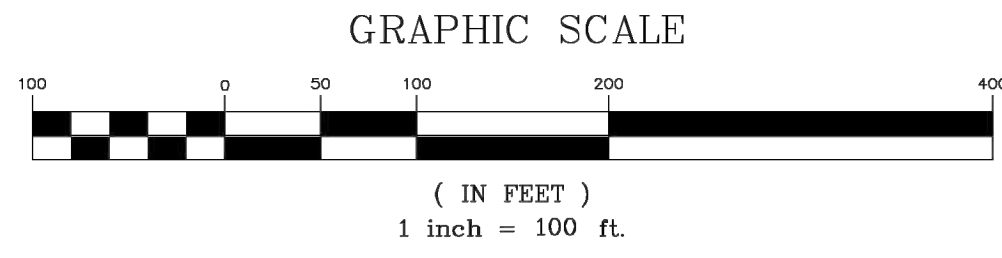
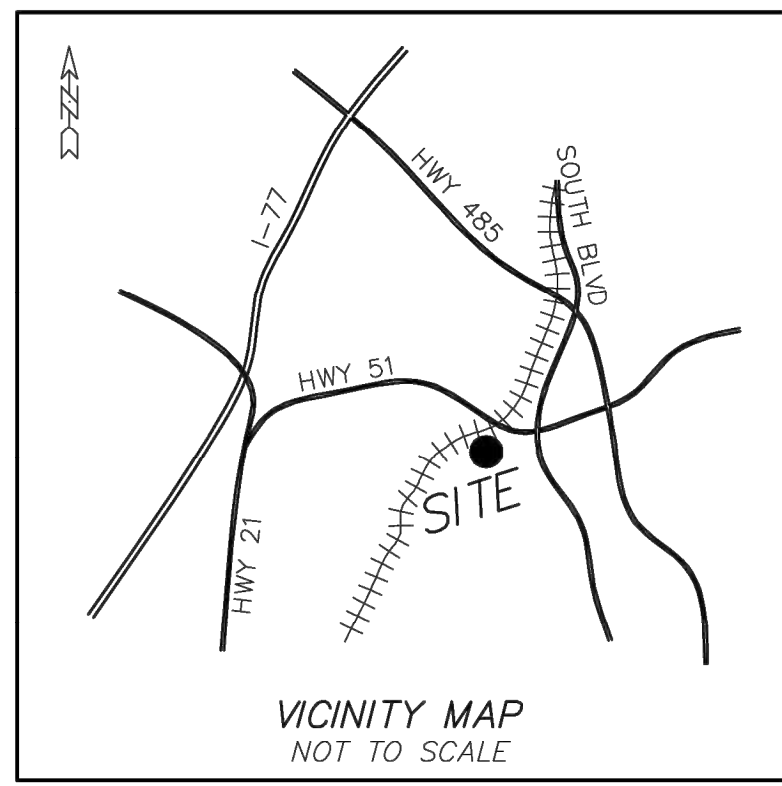
# CONE MILL SITE - CONCEPT PLAN

SEPTEMBER 2024



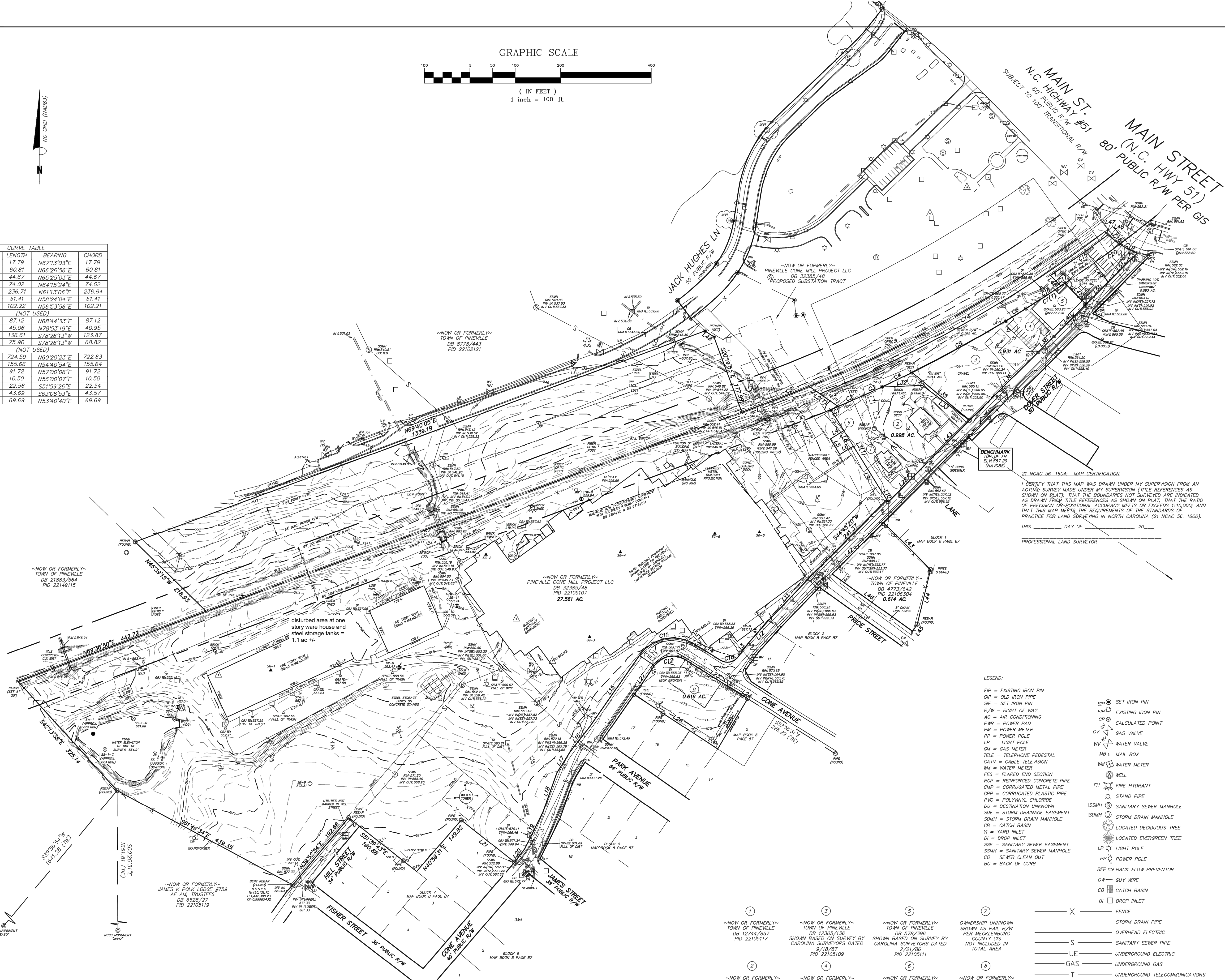






LINE	BEARING	LENGTH
L1	N69°36'50"E	72.00
L2	S55°19'49"E	77.32
L3	S31°52'32"E	239.80
L4	N58°07'28"E	35.00
L5	N31°52'32"W	40.00
L6	N58°07'28"E	35.00
L7	S31°52'32"E	54.38
L8	S31°52'32"E	40.00
L9	S31°52'32"E	139.51
L10	S31°52'32"E	5.91
L11	S43°40'20"W	137.19
L12	S41°49'58"W	62.54
L13	S35°51'19"W	35.12
L14	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	S50°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	N57°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. 371044390L, 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:
- CLASS OF SURVEY: A-URBAN LAND SURVEY
  - POSITIONAL ACCURACY: 0.2"
  - TYPE OF GPS FIELD PROCEDURE: STATIC, ONLINE POSITION USER SERVICE
  - DATES OF SURVEY: 7/4/18
  - DATE/TIME/EPOCH: NAD 83 (2011), EPOCH 2010
  - PUBLISHED FIXED-CONTROL USE: CORS SITES DH3838, DG7402, DK7758
  - GEOD MODEL: GEOID 12B; NAVD 83
  - COMBINED GRID FACTOR(S): 0.99985432
  - 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
  - PHR = POWER PAD
  - PM = POWER METER
  - PP = POWER POLE
  - LP = LIGHT POLE
  - GM = GAS METER
  - TELE = TELEPHONE PESTAL
  - 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 = YARD INLET
  - DI = DROP INLET
  - 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
  - AND
  - 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)

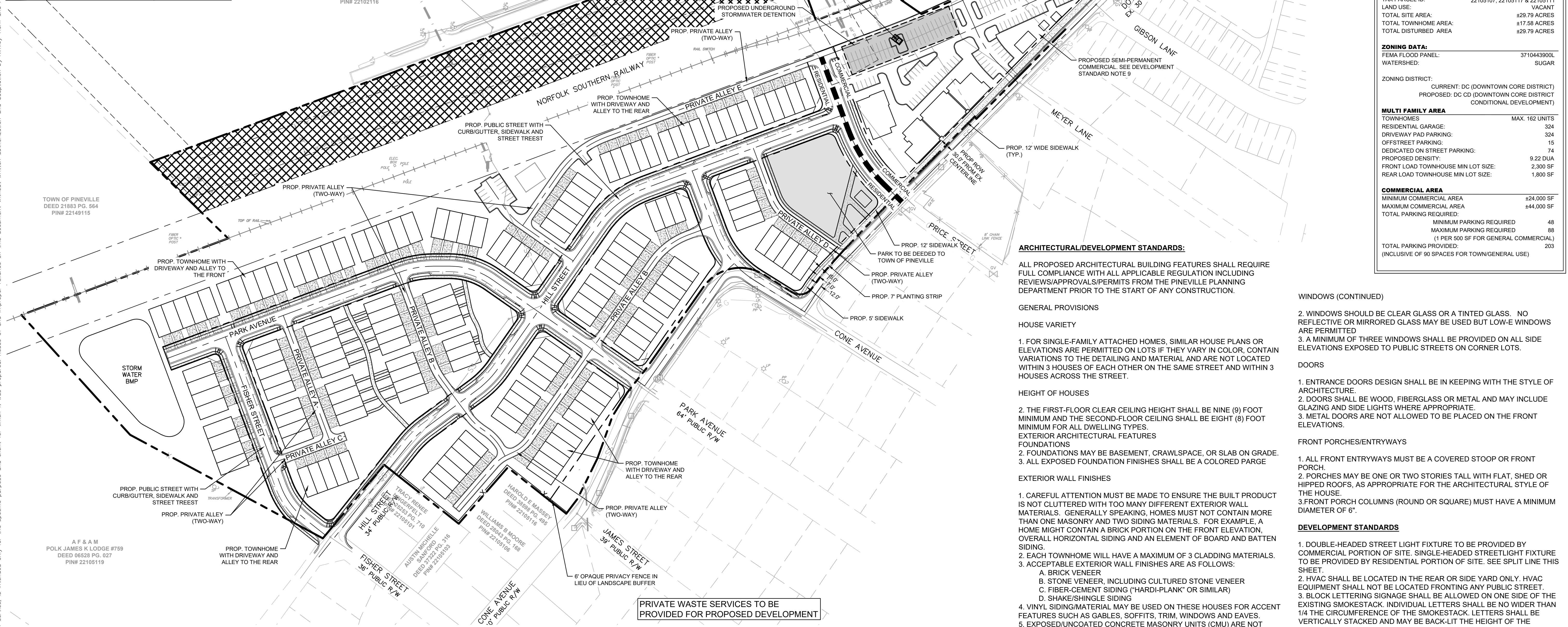
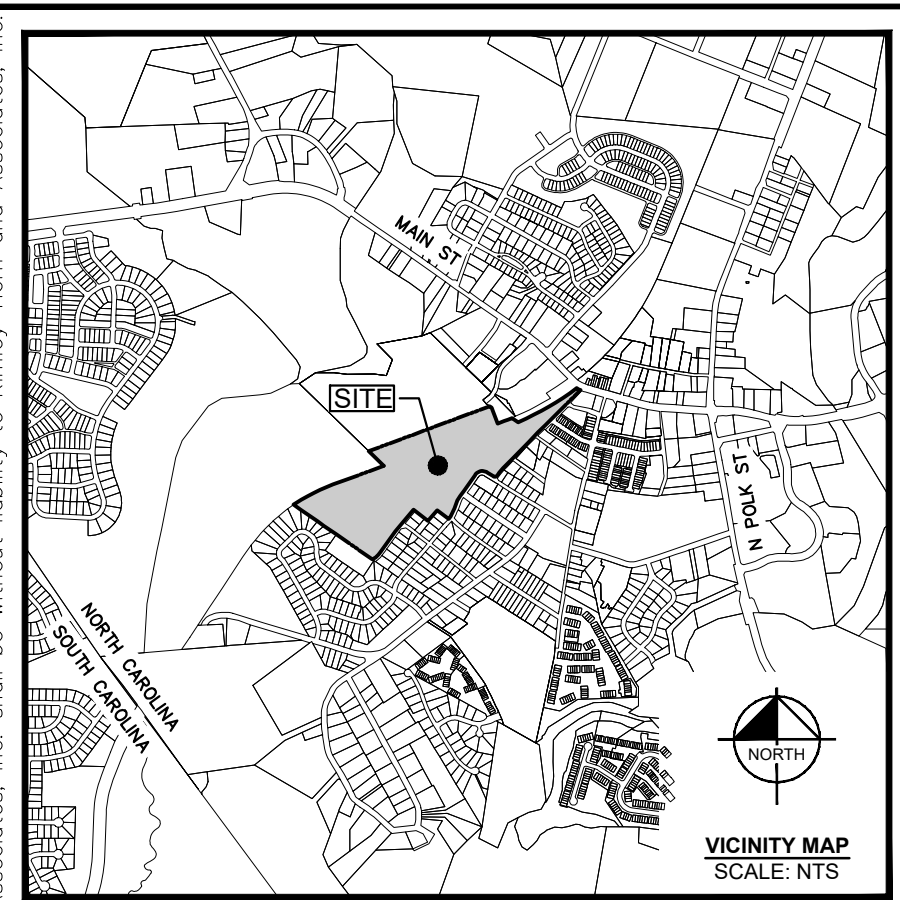
DATE	REVISIONS:
8/17/18	BOUNDARY LINES
8/20/18	BOUNDARY CALLS
11/14/18	TEMPORARY MONITORING WELLS
11/26/18	TEMPORARY MONITORING WELLS
6/12/19	PROPOSED AREAS

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

A BOUNDARY, ASBLT & TOPOGRAPHICAL SURVEY SHOWING  
**CONE MILL**  
SURVEYED FOR: CM LT HOLDINGS, LLC  
AREA: 30.720 ACRES  
TOWN OF PINEVILLE, MCGLENNBERG COUNTY, NORTH CAROLINA  
**C-02**



Plotted By: Conner, Andrew. Date: November 07, 2024. 04:05:05pm. File Path: K:\COM\_Plan\_Sheets\Resizing\_Cone Mill MXA\02 - DWG\PlanSheets\Resizing\_Cone Mill.dwg. This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



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3. 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 ("HARD-PLANK" OR SIMILAR)  
D. SHAKE/SINGLE SIDING  
4. VINYL SIDING/MATERIAL MAY BE USED ON THESE HOUSES FOR ACCENT FEATURES SUCH AS GABLES, SOFFITS, TRIM, WINDOWS AND EAVES.  
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 8" OVERHANG ON THE FRONT, SIDES AND REAR. SAID ROOF STRUCTURES ARE ALLOWED TO ENCR OACH 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 ENCR OACH 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.

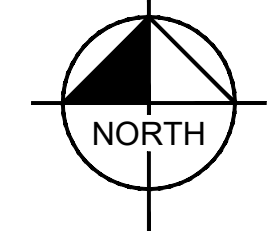
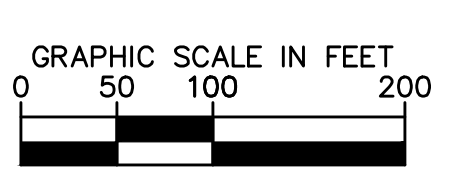
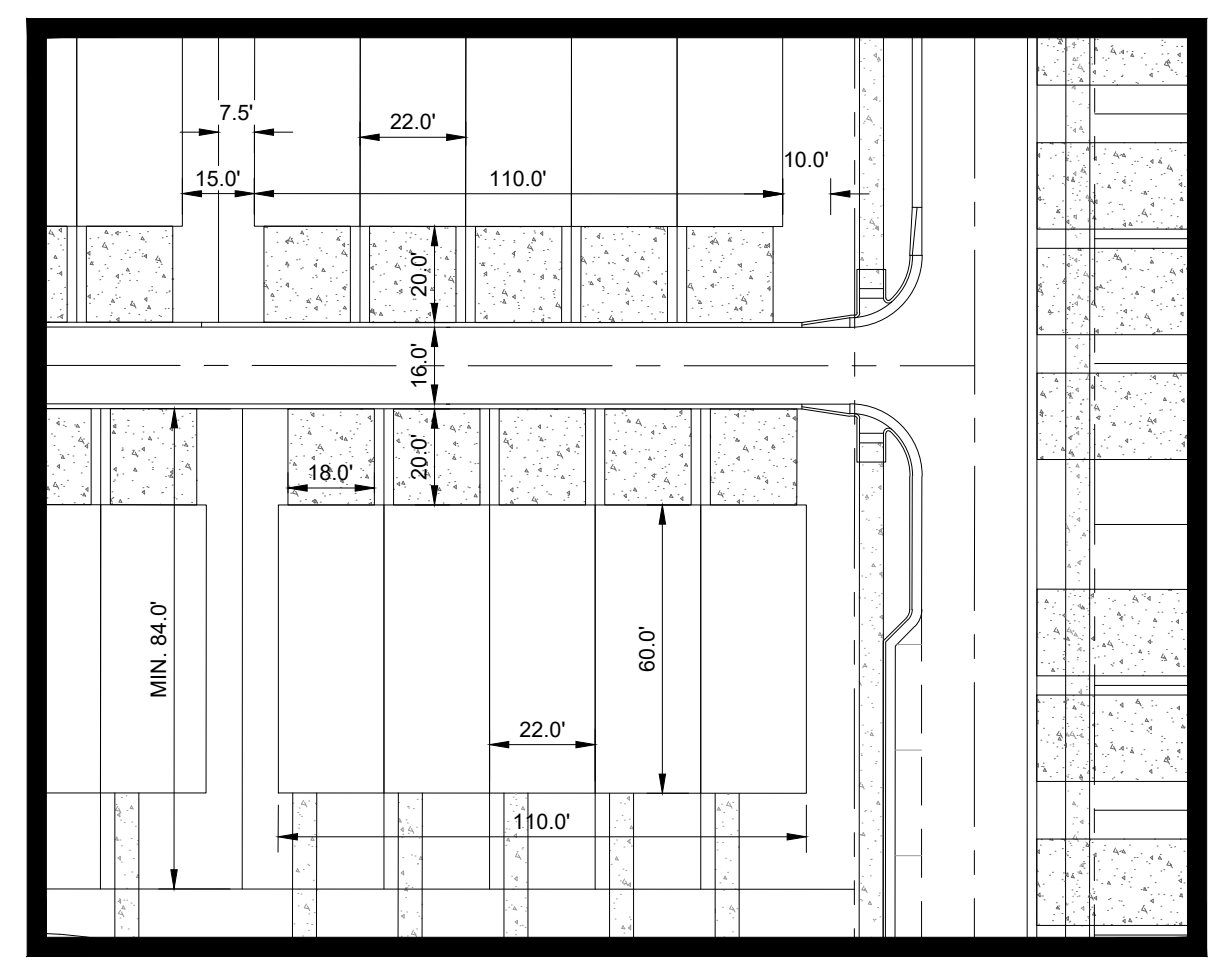
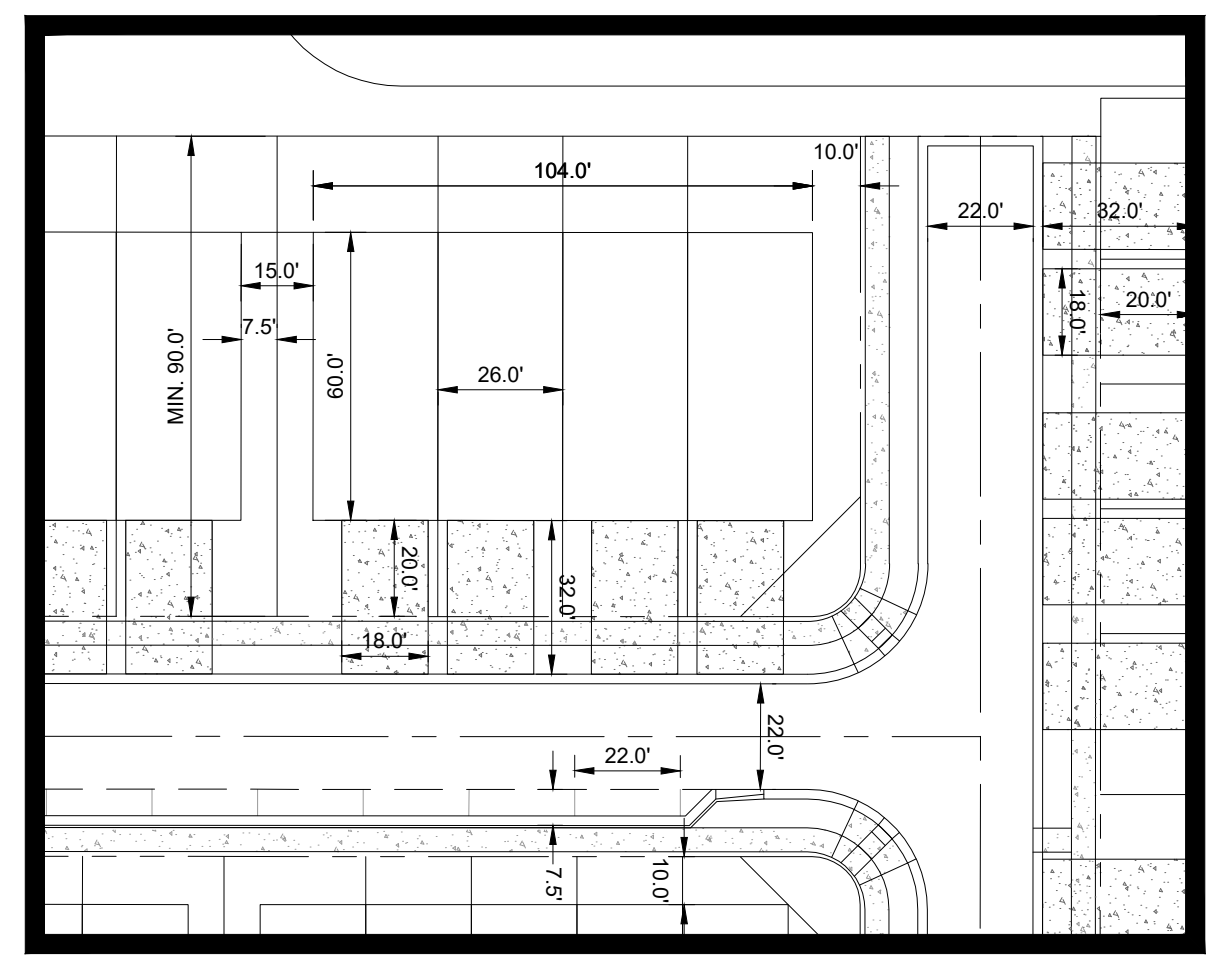
**WINDOWS**  
1. WINDOWS SHOULD BE THE SAME TYPE AND STYLE ALL AROUND THE HOUSE BUT WINDOW MUNTINS MAY VARY WHERE APPROPRIATE TO MATCH THE ARCHITECTURE.

**WINDOWS (CONTINUED)**  
2. WINDOWS SHOULD BE CLEAR GLASS OR A TINTED GLASS. NO REFLECTIVE OR MIRRORED GLASS MAY BE USED BUT LOW-E 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/ENTRANCES**  
1. ALL FRONT ENTRANCES 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 THIS 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 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, 22105106, AND 22105116.  
7. ALL DUMPSTER ENCLOSURES TO BE MASONRY.  
8. PRIVATE WASTE SERVICES ARE TO BE PROVIDED TO SERVE THE PROPOSED DEVELOPMENT.  
9. PROPOSED SEMI-PERMANENT COMMERCIAL AREA SHALL BE ALLOWED FOR UP TO 6 FOOD TRUCKS YEAR ROUND AND/OR 1,500 SF COMMERCIAL.  
10. COMMERCIAL/BUSINESS AS PERMITTED BY ZONING CLASSIFICATION SHALL NOT APPLY TO TOWNHOMES.



NO.	REVISIONS	DATE	BY

**Kimley-Horn**  
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KHA PROJECT	014242006
DATE	09/16/2024
SCALE	AS SHOWN
DESIGNED BY	AJC
DRAWN BY	CDA
CHECKED BY	JEH

**SITE PLAN**

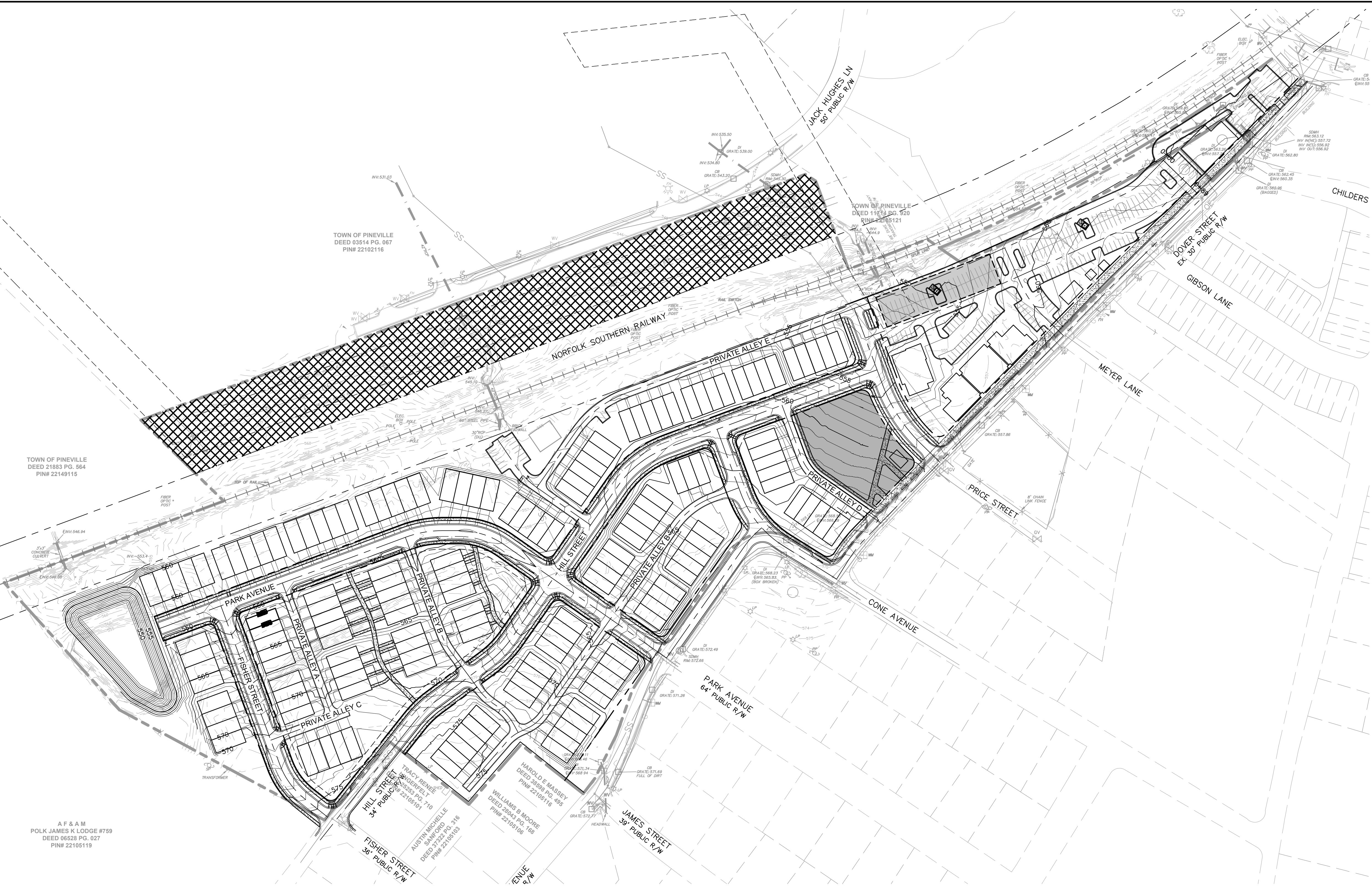
**PINEVILLE CONE MILL**  
PREPARED FOR  
**CONE MILL DEVELOPMENT VENTURES, LLC.**  
PINEVILLE, NORTH CAROLINA

SHEET NUMBER  
**C-03**



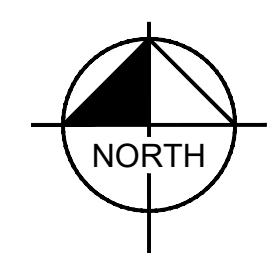
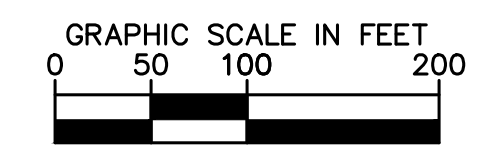
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**LEGEND:**

	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



TOWN OF PINEVILLE  
DEED 21883 PG. 564  
PIN# 22149115

A F & A M  
POLK JAMES K LODGE #769  
DEED 06528 PG. 027  
PIN# 22105119

TOWN OF PINEVILLE  
DEED 03514 PG. 067  
PIN# 22102116

TRACY RENEE  
HILL ST. LOT 34  
DEED 22105119  
PIN# 22105119

HAROLD E MASSEY  
DEED 3838 PG. 495  
PIN# 22108116

WILLIAMS'S MOORE  
DEED 20045 PG. 168  
PIN# 22105106

AUSTIN WICHILLE  
DEED 31102 PG. 316  
PIN# 22105103

JAMES STREET  
39' PUBLIC R/W

PARK AVENUE  
64' PUBLIC R/W

PRIVATE ALLEY D

PRIVATE ALLEY E

PRIVATE ALLEY C

PRIVATE ALLEY B

DOVER STREET  
EX. 30' PUBLIC R/W

JACK HUGHES LN  
30' PUBLIC R/W

TOWN OF PINEVILLE  
DEED 11514 PG. 553  
PIN# 22105121

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DESIGNED BY:	AJC
DRAWN BY:	CDA
CHECKED BY:	JEH

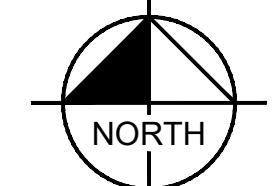
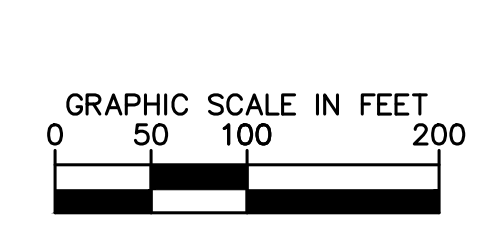
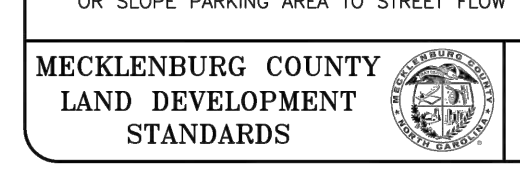
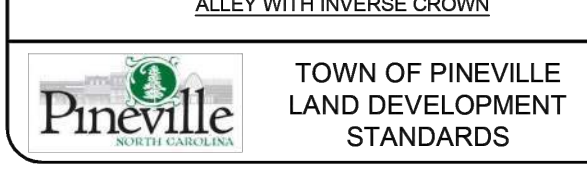
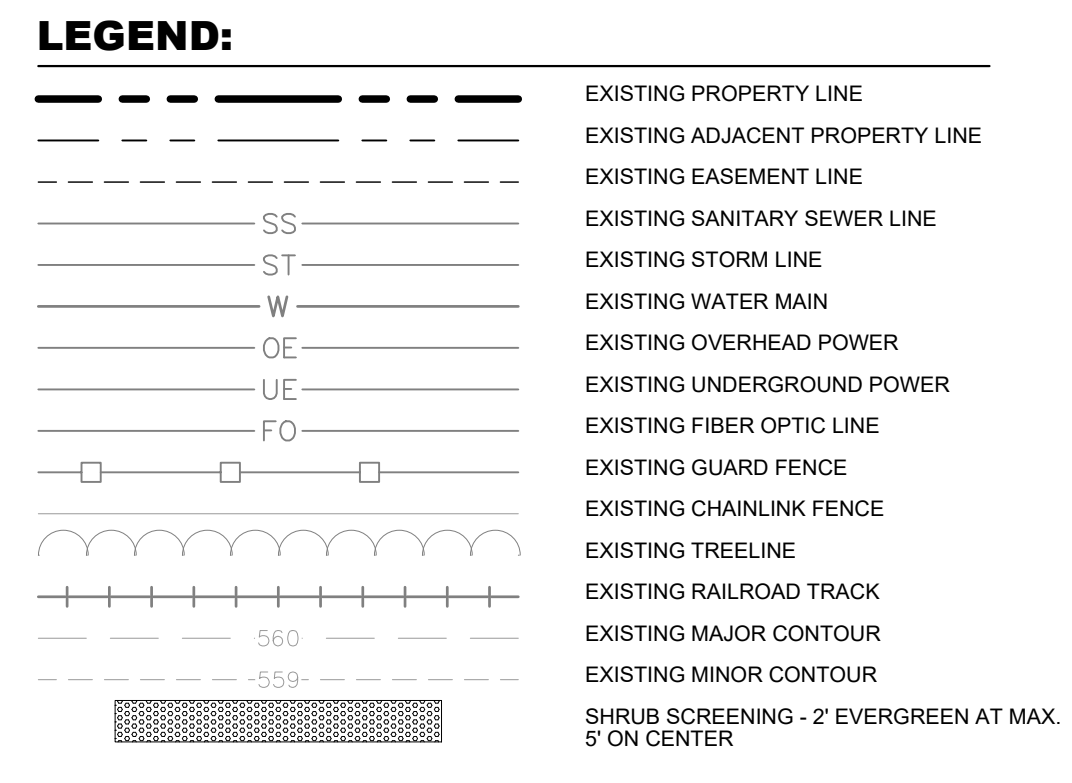
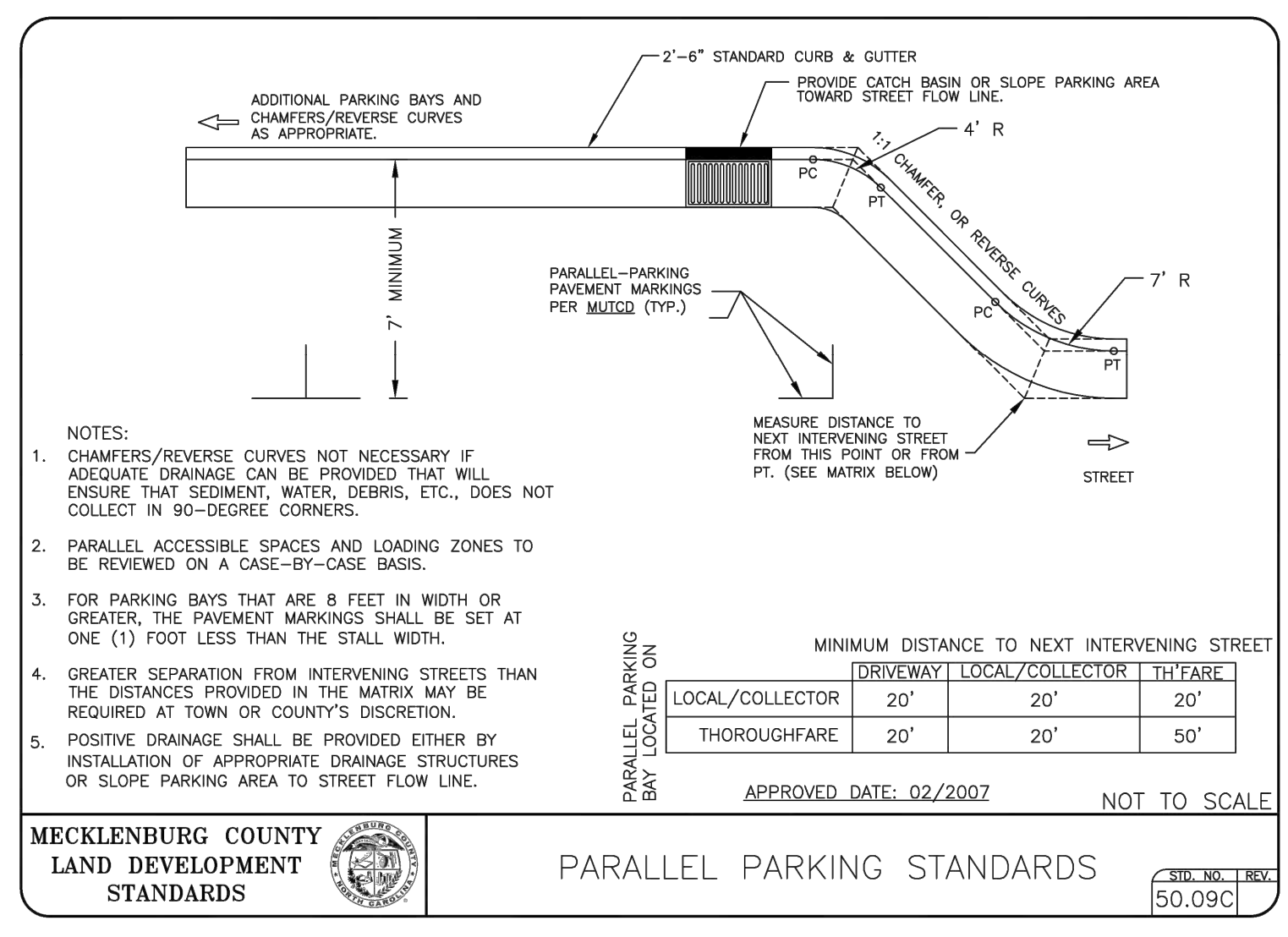
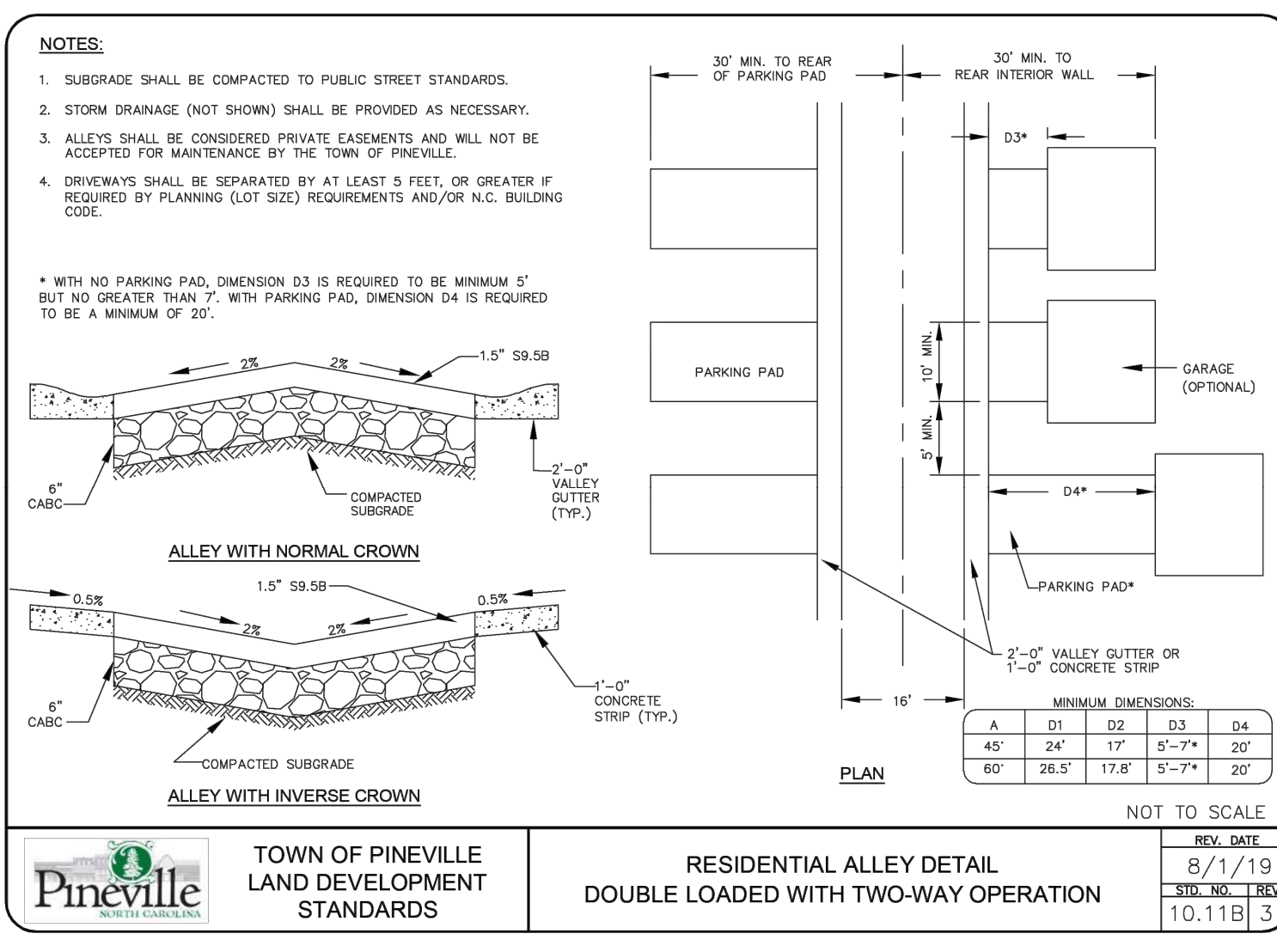
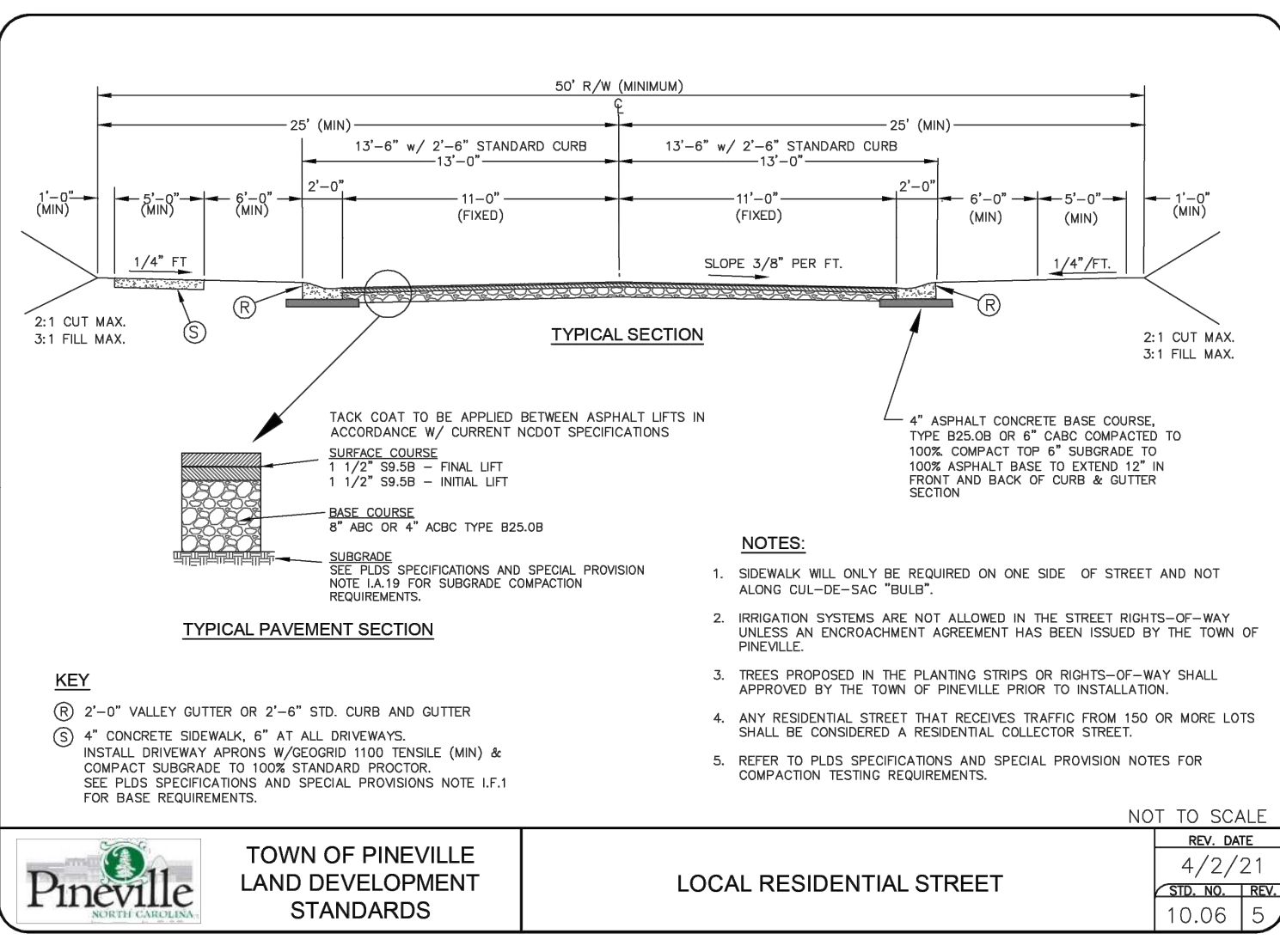
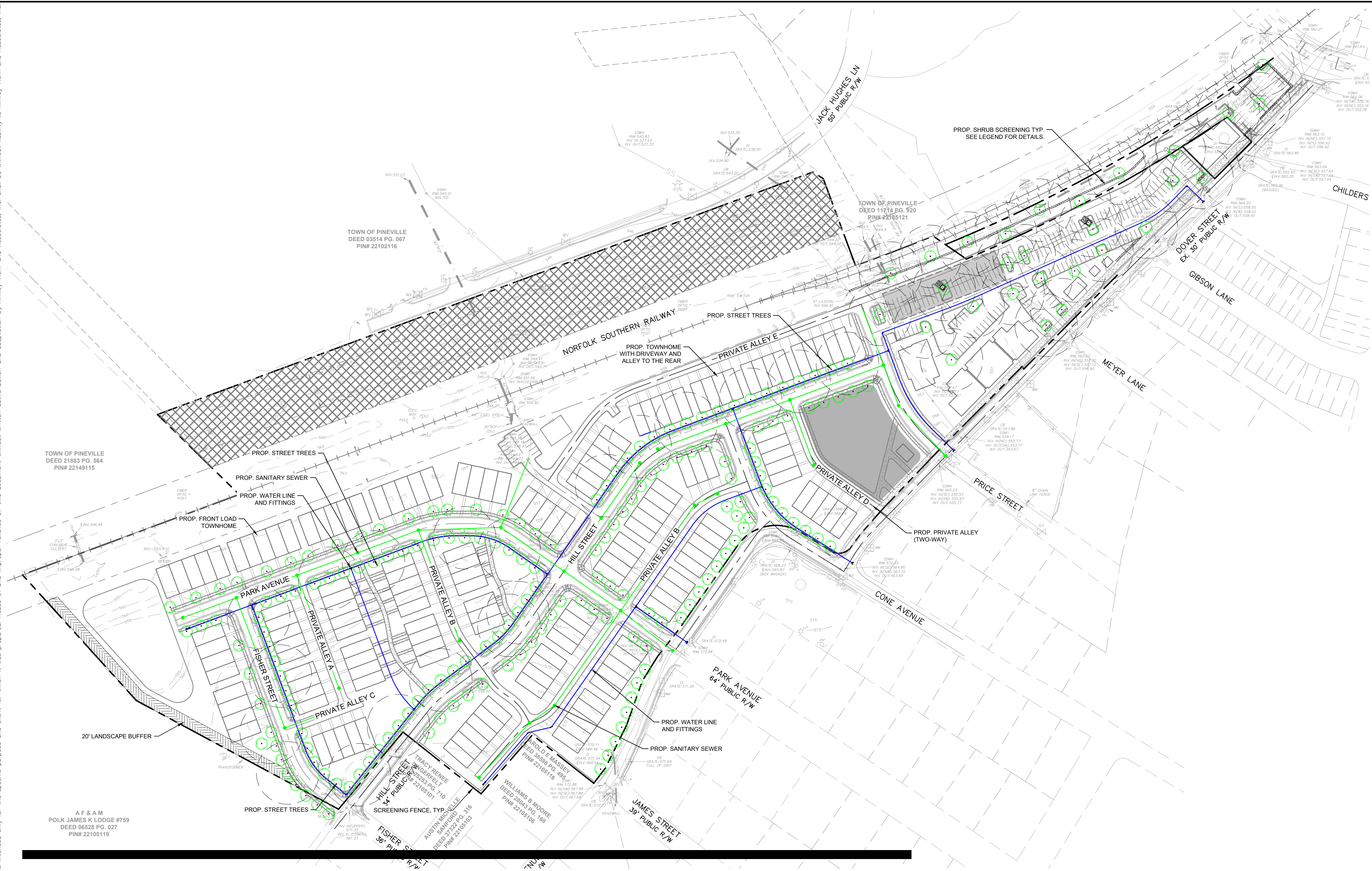
**GRADING PLAN**

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

SHEET NUMBER  
**C-04**



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**PLANTING & UTILITY PLAN**

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

SHEET NUMBER  
**C-05**



