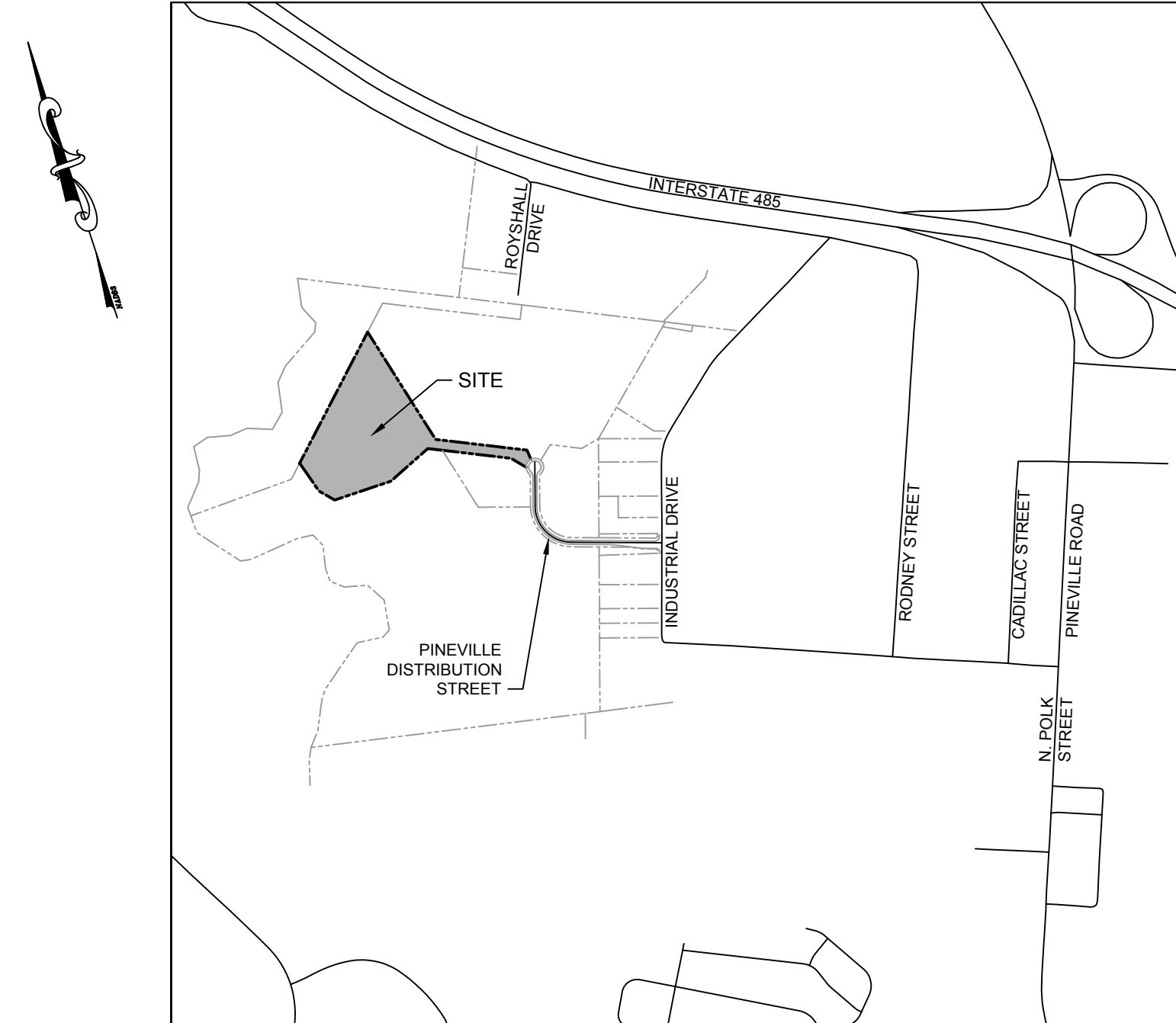


PINEVILLE DISTRIBUTION LOT 4 CONDITIONAL ZONING PLAN

PINEVILLE, NORTH CAROLINA

ACCELA #



VICINITY MAP
SCALE: 1" = 1,000'

DEVELOPER

ICONIC EQUITIES
1508 BAY ROAD, UNIT 1105
MIAMI BEACH, FL 33139
CONTACT: TURNER FORTIN
PHONE: 404.863.9931
EMAIL: TURNER@ICONICEQUITIESGROUP.COM

PROPERTY OWNERS

PARCEL ID: 20507120
CONCORD CALIFORNIA ASSOCIATES, LLC
11062 WINNETKA AVE
CHATSWORTH, CA 91311

CIVIL/LANDSCAPE

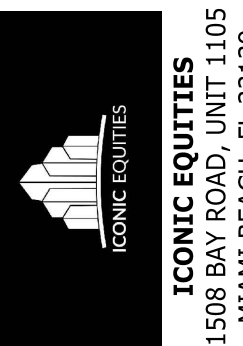
TIMMONS GROUP
610 E. MOREHEAD STREET, SUITE 250
CHARLOTTE, NC 28202
ENGINEER OF RECORD: ANDREW ALLISON, P.E.
PHONE: 704.227.1564
EMAIL: ANDREW.ALLISON@TIMMONS.COM

Sheet List Table

Sheet Number	Sheet Title
C-000	COVER
V-100	SURVEY
C-100	CONDITIONAL ZONING SITE PLAN
L-100	LANDSCAPE PLAN
LI-100	LIGHTING PLAN

NOT FOR
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TEL 704-602-8600 FAX 704-376-1076 www.timmons.com
North Carolina License No. C-1652



DATE
12/18/2024

DRAWN BY
E. SCANLON

DESIGNED BY
E. SCANLON

CHECKED BY
A. ALLISON

SCALE
AS SHOWN

JOB NO.
70628

SHEET NO.
C-000

TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652
YOUR VISION ACHIEVED THROUGH OURS.
PINEVILLE DISTRIBUTION STREET - LOT 4
PINEVILLE, NORTH CAROLINA
COVER



- CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE AGENCIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAG MEN, ETC. AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.
- ALL PERMITS AND UTILITIES ARE TO BE OBTAINED ACCORDING TO STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND TOWNSHIP ENGINEER UTILITY DEPARTMENT SPECIFICATIONS.
- SHOULDER WILL BE ACCORDING TO OHM (TRENCH) STANDARDS PART 108 SUBPART F, OR AS AMENDED.

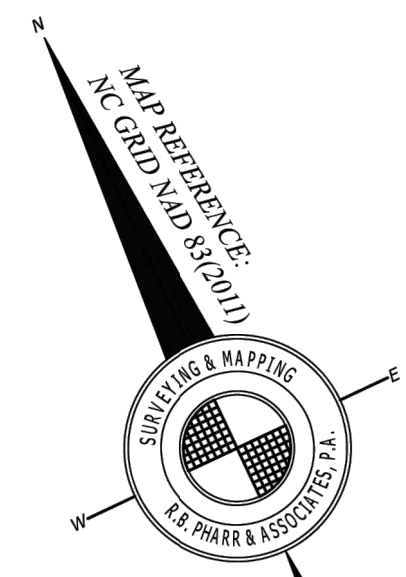
UTILITIES:

POWER
DUKE ENERGY
1-800-777-9898
TELEPHONE
BELL SOUTH TELECOMMUNICATIONS
1-888-737-6500
WATER & SEWER
CHAR-MECK UTILITY DEPT. (CMUD)
(704) 335-2564 WATER
(704) 337-6064 SEWER
GAS
PIEDMONT NATURAL GAS CO.
1-800-332-5104
CABLE TELEVISION
TIME WARNER CABLE
1-800-892-2253



Know what's below.
Call before you dig.

BIN-PDS, LLC
D.B. 32850, PG. 865
Tract 1, M.B. 65, PG. 302
PINE 205-071-18



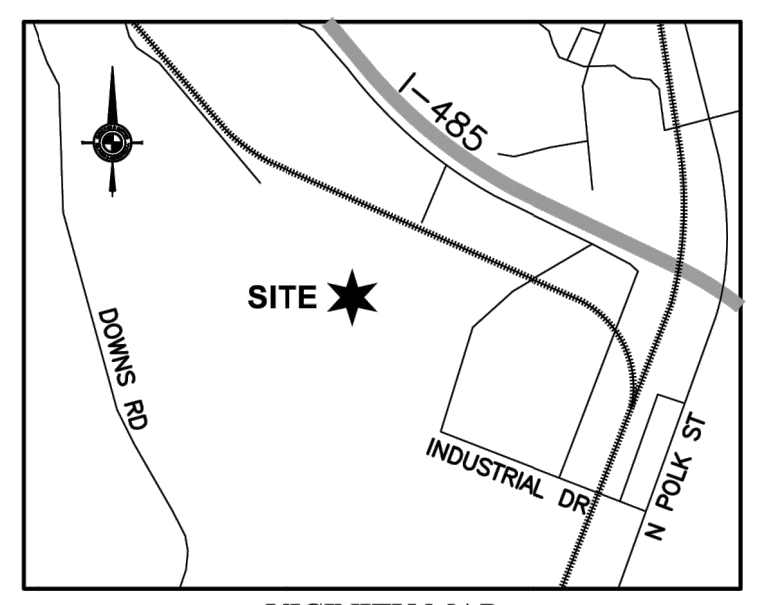
- NOTES:**
1. THIS PLAT IS NOT FOR RECORDATION AS PER G.S. 47-30 AS AMENDED.
 2. ALL CORNERS MONUMENTED AS SHOWN.
 3. NO RECOVERABLE N.G.S. MONUMENT LOCATED WITHIN 2,000 FEET OF SUBJECT PROPERTY.
 4. THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP IS APPROXIMATE, BASED ON INFORMATION PROVIDED BY OTHERS OR BY FIELD LOCATION. UTILITY LOCATIONS AS SHOWN HEREON ARE INTENDED FOR PLANNING ONLY. ACTUAL LOCATION, SIZE, OR DEPTH OF LINE SHOULD BE VERIFIED WITH THE INDIVIDUAL UTILITY COMPANY BEFORE CONSTRUCTION.
 5. ELEVATIONS BASED ON N.G.S. MONUMENT "LOWES", ELEVATION = 630.58 FEET, NAVD 88.
 6. BROKEN LINES UNLESS THEY HAVE A METES AND BOUNDS DESCRIPTION, INDICATE PROPERTY LINES NOT SURVEYED.
 7. THE OFF-SITE RIGHT-OF-WAY SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERSIGNED CERTIFIES ONLY TO THE RIGHT-OF-WAYS SURVEYED, AND DOES NOT CERTIFY TO THE RIGHT-OF-WAY WIDTH OF ANY ADJACENT PROPERTIES.
 8. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT REPORT. R.B. PHARR & ASSOCIATES, P.A. DOES NOT CLAIM THAT ALL MATTERS OF RECORD WHICH MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY ARE SHOWN HEREON.
 9. THE PURPOSE OF THIS MAP IS TO SHOW TOPOGRAPHICAL AND PHYSICAL IMPROVEMENTS ONLY. NO BOUNDARY SURVEY WAS COMPLETED OR CERTIFIED TO AT THE DATE OF THIS SURVEY. ALL BOUNDARY INFORMATION SHOWN HEREON IS PER MAP BOOK 65, PAGE 794 (R.B. PHARR & ASSOCIATES JOB NOS. 88717 & 89393).
 10. ALL TOPOGRAPHICAL AND PHYSICAL IMPROVEMENTS AS SHOWN HEREON ARE BASED ON A SURVEY BY R.B. PHARR & ASSOCIATES DATED OCTOBER 8, 2017 (JOB NO. 87009).

LINE LEGEND:

- EASEMENT
- FENCE
- GUARD RAIL
- PROPERTY LINE (PER RECORDS)
- ADJACENT PROPERTY LINE (PER RECORDS)
- RIGHT-OF-WAY
- RIGHT-OF-WAY (NOT SURVEYED)
- SETBACK
- CABLE TV LINE
- FIBER OPTIC LINE
- GAS LINE
- POWER LINE
- POWER LINE (UNDERGROUND)
- SANITARY SEWER PIPE
- STORM DRAIN PIPE
- STORM DRAIN PIPE - 12"
- TELEPHONE LINE
- TELEPHONE LINE (UNDERGROUND)
- WATER LINE
- WOOD FENCE

LEGEND:

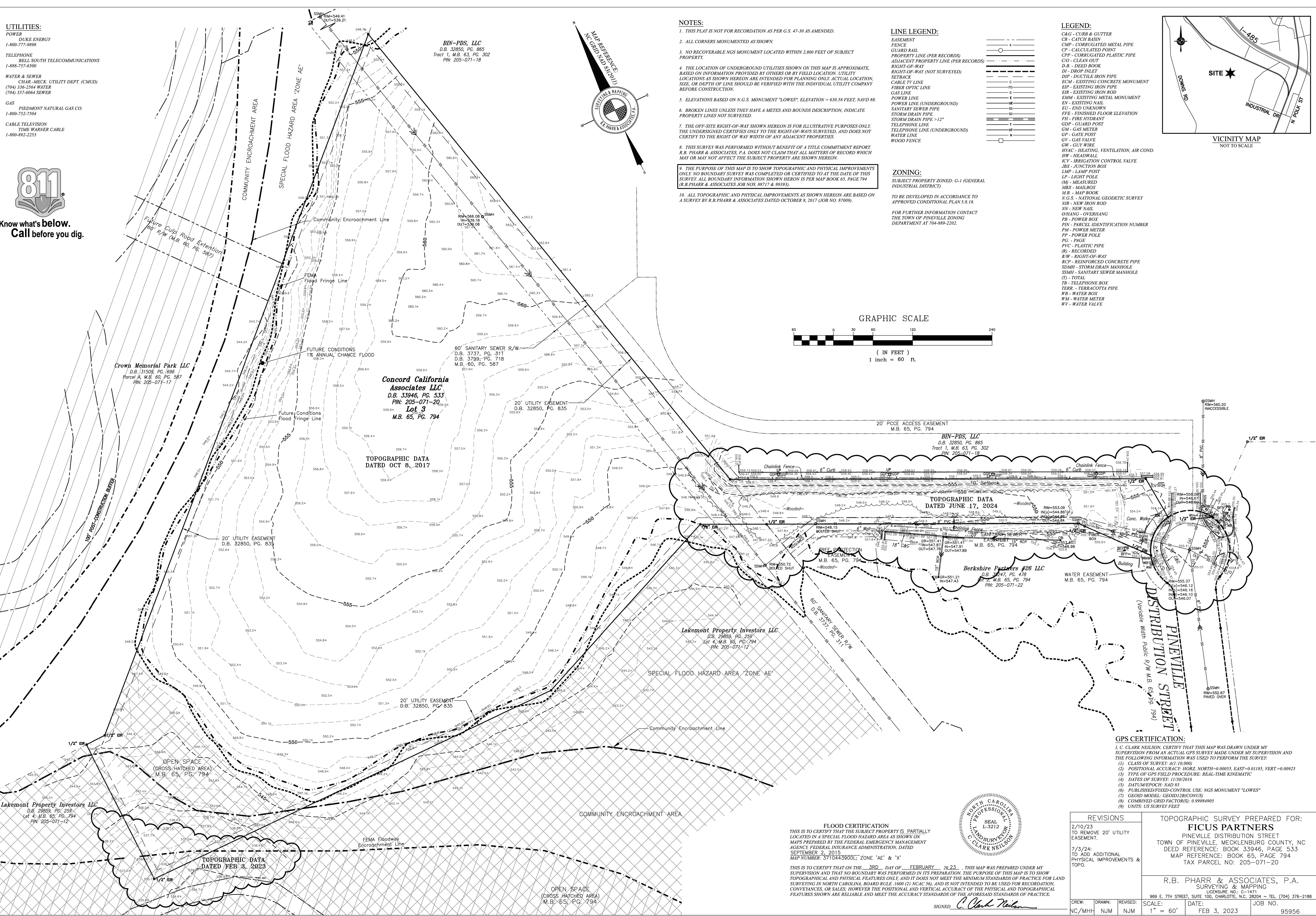
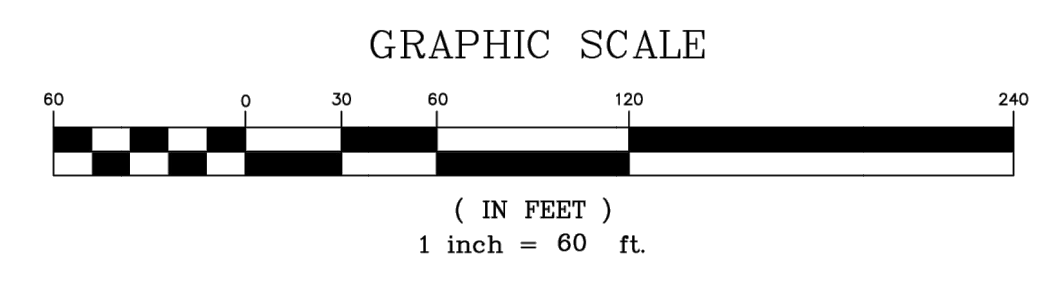
- C&G - CURB & GUTTER
- CB - CATCH BASIN
- CMF - CORRUGATED METAL PIPE
- CP - CALCULATED POINT
- CPP - CORRUGATED PLASTIC PIPE
- CO - CLEAN OUT
- D - DEED BOOK
- DI - DROP INLET
- DIP - DUCTILE IRON PIPE
- ECM - EXISTING CONCRETE MONUMENT
- EP - EXISTING IRON PIPE
- ER - EXISTING IRON ROD
- EMM - EXISTING METAL MONUMENT
- EN - EXISTING NAIL
- EU - END UNMOWN
- FEF - FINISHED FLOOR ELEVATION
- PH - PIPE HYDRANT
- GM - GAS METER
- GP - GATE POST
- GF - GAS VALVE
- GW - GUY WIRE
- HWAC - HEATING, VENTILATION, AIR COND.
- HW - HEADWALL
- ICF - IRRIGATION CONTROL VALVE
- JBX - JUNCTION BOX
- LMP - LAMP POST
- LP - LIGHT POLE
- M - MEASURED
- MB - MEASURED
- M.B. - MAP BOOK
- N.G.S. - NATIONAL GEODETIC SURVEY
- NI - NEW IRON ROD
- NN - NEW NAIL
- OHANG - OVERHANG
- PB - POWER BOX
- PIN - PARCEL IDENTIFICATION NUMBER
- PM - POWER METER
- PP - POWER POLE
- PG - PAGE
- PVC - PLASTIC PIPE
- R - RECORDED
- R/W - RIGHT-OF-WAY
- RCF - REINFORCED CONCRETE PIPE
- SDM - STORM DRAIN MANHOLE
- SSMH - SANITARY SEWER MANHOLE
- T - TOTAL
- TB - TELEPHONE BOX
- TER - TERRACOTTA PIPE
- WB - WATER BOX
- WM - WATER METER
- WF - WATER VALVE



VICINITY MAP
NOT TO SCALE

ZONING:

SUBJECT PROPERTY ZONED: G-1 (GENERAL INDUSTRIAL DISTRICT)
TO BE DEVELOPED IN ACCORDANCE TO APPROVED CONDITIONAL PLAN 3.8.18
FOR FURTHER INFORMATION CONTACT THE TOWN OF PINEVILLE ZONING DEPARTMENT AT 704-889-2202.



TOPOGRAPHIC DATA DATED JUNE 17, 2024

Concord California Associates LLC
D.B. 33945, PG. 533
PINE 205-071-20

Crown Memorial Park LLC
D.B. 31508, PG. 696
Parcel A, M.B. 65, PG. 587
PINE 205-071-17

Lakemont Property Investors LLC
D.B. 29850, PG. 259
Lot 4, M.B. 65, PG. 794
PINE 205-071-12

Berkshire Partners #26 LLC
D.B. 34471, PG. 478
M.B. 65, PG. 794
PINE 205-071-22

Lakemont Property Investors LLC
D.B. 29850, PG. 259
Lot 4, M.B. 65, PG. 794
PINE 205-071-12

TOPOGRAPHIC DATA DATED FEB 3, 2023

FLOOD CERTIFICATION
THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS PARTIALLY LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FEDERAL INSURANCE ADMINISTRATION, DATED SEPTEMBER 2, 2015, MAP NUMBER 3710443500L, ZONE 'AE' & 'X'.
THIS IS TO CERTIFY THAT ON THE 3RD DAY OF FEBRUARY, 2023, THIS MAP WAS PREPARED UNDER MY SUPERVISION AND THAT NO BOUNDARY SURVEY WAS PERFORMED IN ITS PREPARATION. THE PURPOSE OF THIS MAP IS TO SHOW TOPOGRAPHICAL AND PHYSICAL FEATURES ONLY, AND IT DOES NOT MEET THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA, BOARD RULE 1600 (21 NCAC 36), AND IS NOT INTENDED TO BE USED FOR RECORDATION, CONVEYANCES, OR SALES, HOWEVER THE POSITIONAL AND VERTICAL ACCURACY OF THE PHYSICAL AND TOPOGRAPHICAL FEATURES SHOWN ARE RELIABLE AND MEET THE ACCURACY STANDARDS OF THE AFORESAID STANDARDS OF PRACTICE.
SIGNED: *C. Clark Nelson*



GPS CERTIFICATION:
I, C. CLARK NELSON, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:
(1) CLASS OF SURVEY: 4(1)(b)(99)
(2) POSITIONAL ACCURACY: HORIZ. NORTH-0.0005, EAST-0.0185, VERT-0.00925
(3) TYPE OF GPS FIELD PROCEDURE: REAL-TIME KINEMATIC
(4) DATE OF SURVEY: 11/08/2024
(5) DATUM/EPOCH: NAD 83
(6) PUBLISHED CONTROL USE: NGS MONUMENT "LOWES"
(7) GEOID MODEL: GEOID12B(CONUS)
(8) COMBINED GRID FACTORS: 0.99994905
(9) UNITS: US SURVEY FEET

REVISIONS		
2/10/23	TO REMOVE 20' UTILITY EASEMENT.	
7/3/24	TO ADD ADDITIONAL PHYSICAL IMPROVEMENTS & TOP.	

TOPOGRAPHIC SURVEY PREPARED FOR:
FICUS PARTNERS
PINEVILLE DISTRIBUTION STREET
TOWN OF PINEVILLE, MECKLENBURG COUNTY, NC
DEED REFERENCE: BOOK 33946, PAGE 533
MAP REFERENCE: BOOK 65, PAGE 794
TAX PARCEL NO.: 205-071-20

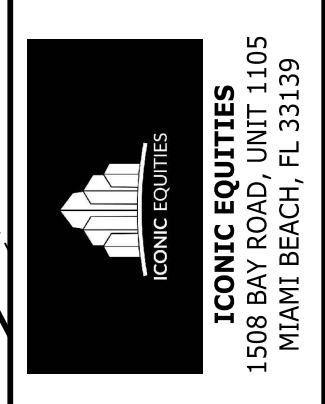
R.B. PHARR & ASSOCIATES, P.A.
SURVEYING & MAPPING
LICENSE NO. C-1471
989 E. 7TH STREET, SUITE 100, CHARLOTTE, N.C. 28204 • TEL: (704) 376-2186

CREW:	DRAWN:	REVISED:	SCALE:	DATE:	JOB NO.
NC/MH	NJM	NJM	1" = 60'	FEB 3, 2023	95956

© CARLSON PROJECTS/05/05/95956/000/00000000

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 TEL: 704.602.8600 FAX: 704.376.1076 www.timmons.com
 North Carolina License No. C-1652



DATE	REVISION DESCRIPTION
12/18/2024	

DATE	DRAWN BY	DESIGNED BY	CHECKED BY	SCALE
12/18/2024	E. SCANLON	E. SCANLON	A. ALLISON	1" = 50'

TIMMONS GROUP

YOUR VISION ACHIEVED THROUGH OURS.

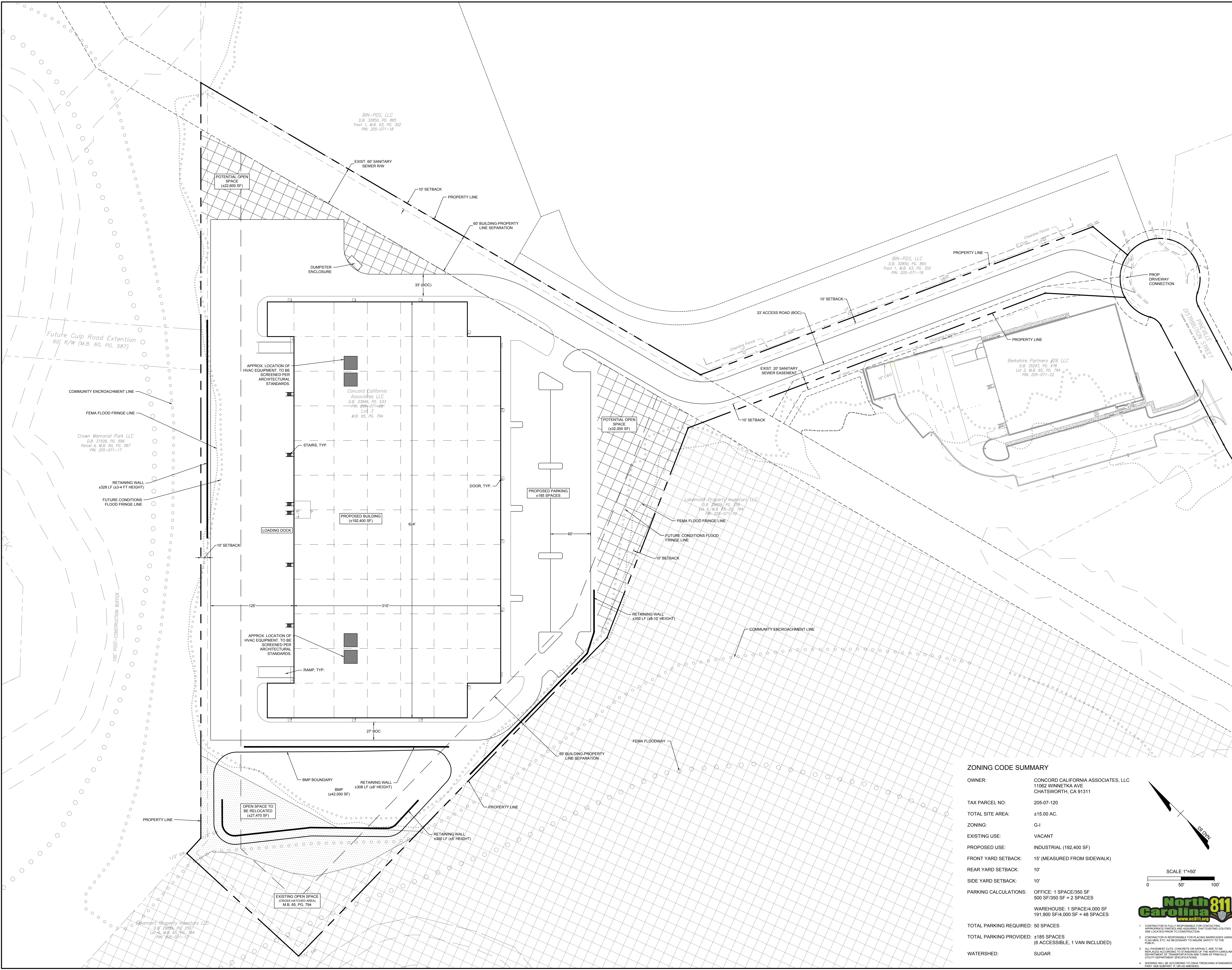
NORTH CAROLINA LICENSE NO. C-1652

PINEVILLE DISTRIBUTION STREET - LOT 4

PINEVILLE, NORTH CAROLINA

CONDITIONAL ZONING SITE PLAN

JOB NO.	SHEET NO.
70628	C-100



ZONING CODE SUMMARY

OWNER: CONCORD CALIFORNIA ASSOCIATES, LLC
 11082 WINNETKA AVE
 CHATSWORTH, CA 91311

TAX PARCEL NO: 205-07-120

TOTAL SITE AREA: ±15.00 AC.

ZONING: G-1

EXISTING USE: VACANT

PROPOSED USE: INDUSTRIAL (192,400 SF)

FRONT YARD SETBACK: 15' (MEASURED FROM SIDEWALK)

REAR YARD SETBACK: 10'

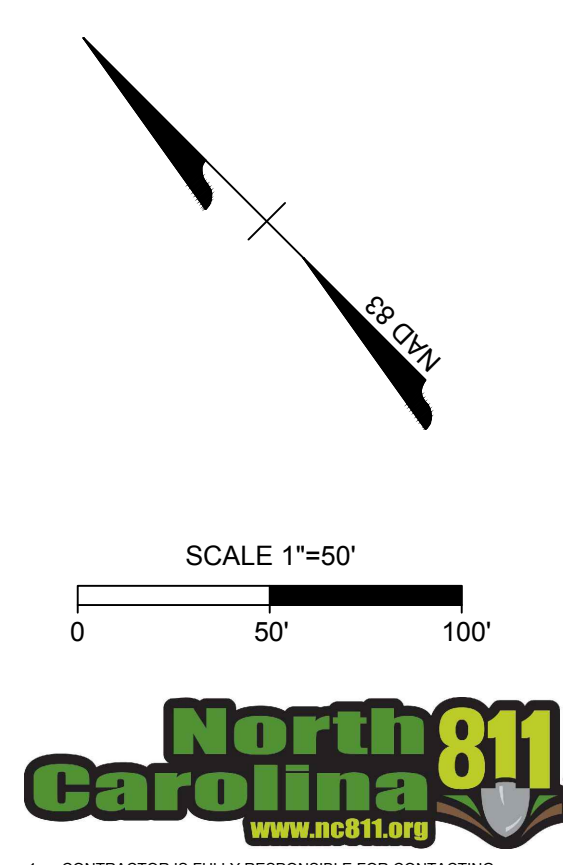
SIDE YARD SETBACK: 10'

PARKING CALCULATIONS: OFFICE: 1 SPACE/350 SF
 500 SF/350 SF = 2 SPACES
 WAREHOUSE: 1 SPACE/4,000 SF
 191,900 SF/4,000 SF = 48 SPACES

TOTAL PARKING REQUIRED: 50 SPACES

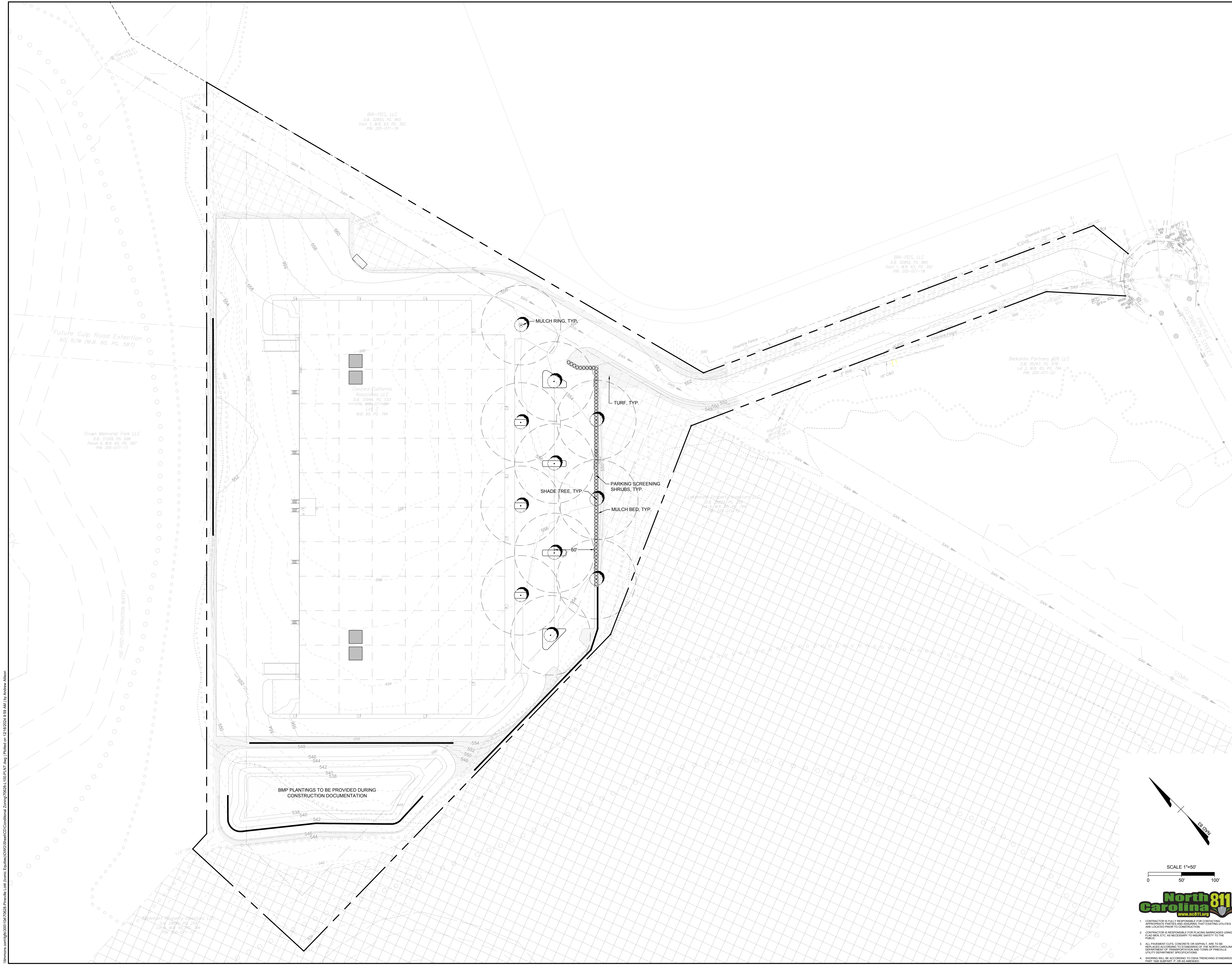
TOTAL PARKING PROVIDED: ±185 SPACES
 (6 ACCESSIBLE, 1 VAN INCLUDED)

WATERSHED: SUGAR



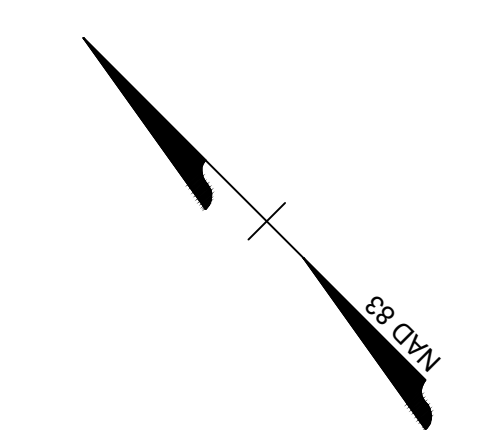
- CONTRACTOR IS FULLY RESPONSIBLE FOR OBTAINING APPROPRIATE PERMITS AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLARE BARRICADES, AS NECESSARY TO MAINTAIN SAFETY TO THE PUBLIC.
- ALL PERMITS MUST BE OBTAINED PRIOR TO CONSTRUCTION AND SHALL BE MAINTAINED THROUGHOUT THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.

Timmons Group, 3000 Old 7028, Pineville, NC
 I:\Home_Equities\DWG\Site\CD\Conditional Zoning\70628-C-100-SITE.dwg | Plotted on: 12/18/2024 9:59 AM | by Andrew Allison



Timmons Group, Inc. 100100070628 - Present.sxd (Home: Equities\DWG\Site\Site\70628 - L-01-PLT.dwg) Plotted on 12/18/2024 2:59 AM by Andrew Allison

SCALE 1"=50'
 0 50' 100'



1. CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE AGENCIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAG MEN, ETC. AS NECESSARY TO MAINTAIN SAFETY TO THE PUBLIC.
3. ALL PLANTING AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND TOWNSHIP OF PINEVILLE UTILITY DEPARTMENT SPECIFICATIONS.
4. DRAWINGS WILL BE ACCORDING TO DIMENSIONING STANDARDS PART 108 SUBPART F, OR AS AMENDED.

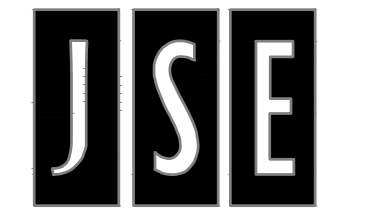
TIMMONS GROUP

YOUR VISION ACHIEVED THROUGH OURS.
 NORTH CAROLINA LICENSE NO. C-1652
 PINEVILLE, NORTH CAROLINA
 LANDSCAPE PLAN

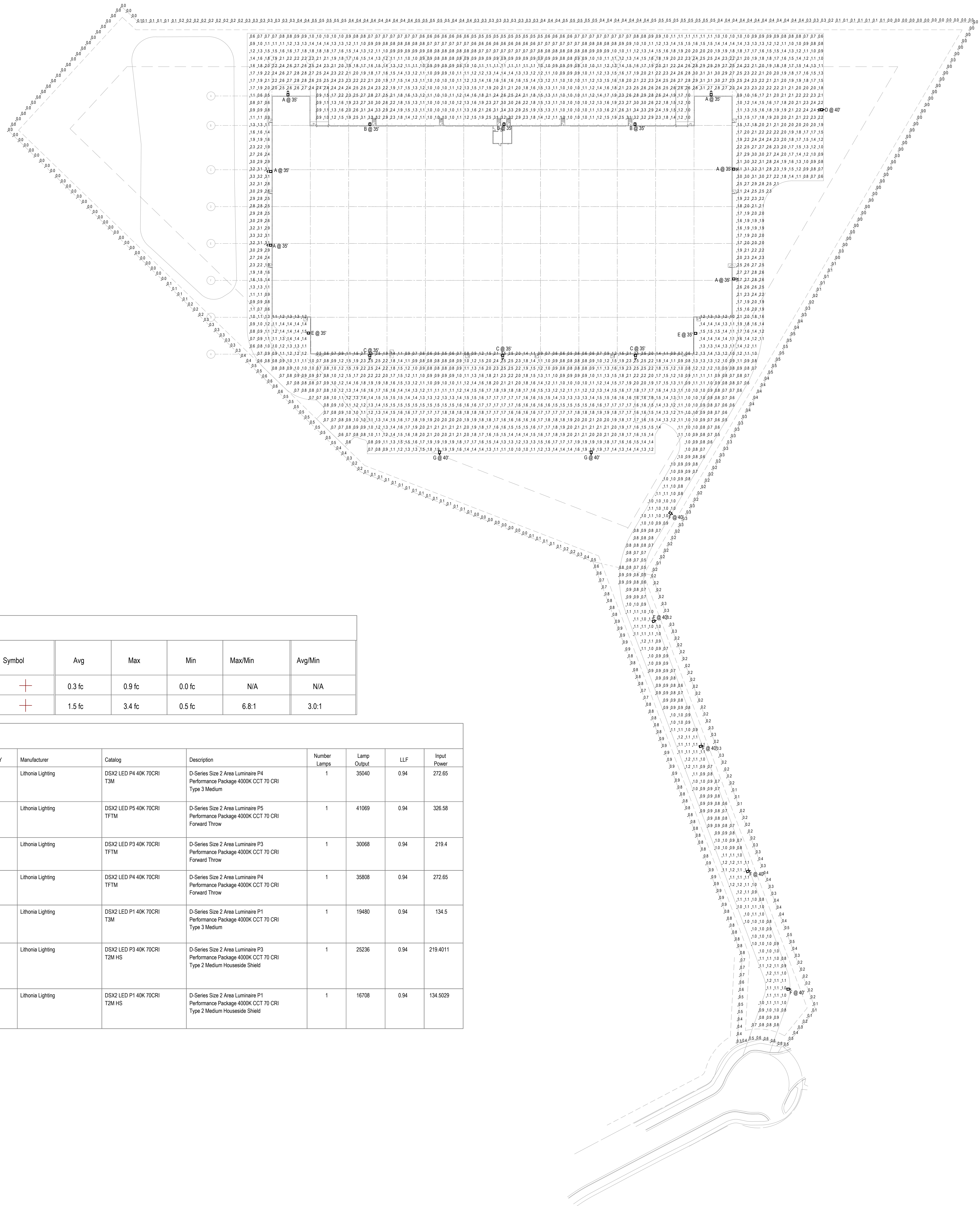
 ICONIC EQUITIES 1650 W. BEACH, FT. 33139	THIS DRAWING PREPARED AT THE CHARLOTTE OFFICE 610 E. Morehead Street, Suite 250 Charlotte, NC 28202 TEL: 704-602-8600 FAX: 704-376-1076 www.timmons.com North Carolina License No. C-1652
DATE 12/18/2024	REVISION DESCRIPTION
DRAWN BY E. SCANLON	
DESIGNED BY E. SCANLON	
CHECKED BY A. ALLISON	
SCALE 1" = 50'	
JOB NO. 70628	
SHEET NO. L-100	

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PINEVILLE
LOT 4



Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
property line	+	0.3 fc	0.9 fc	0.0 fc	N/A	N/A
PARKING	+	1.5 fc	3.4 fc	0.5 fc	6.8:1	3.0:1

Schedule

Symbol	Label	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power
⬆	A	6	Lithonia Lighting	DSX2 LED P4 40K 70CRI TSM	D-Series Size 2 Area Luminaire P4 Performance Package 4000K CCT 70 CRI Type 3 Medium	1	35040	0.94	272.65
▭	B	3	Lithonia Lighting	DSX2 LED P5 40K 70CRI TFTM	D-Series Size 2 Area Luminaire P5 Performance Package 4000K CCT 70 CRI Forward Throw	1	41069	0.94	326.58
⬆	C	3	Lithonia Lighting	DSX2 LED P3 40K 70CRI TFTM	D-Series Size 2 Area Luminaire P3 Performance Package 4000K CCT 70 CRI Forward Throw	1	30068	0.94	219.4
⬆	D	1	Lithonia Lighting	DSX2 LED P4 40K 70CRI TFTM	D-Series Size 2 Area Luminaire P4 Performance Package 4000K CCT 70 CRI Forward Throw	1	35808	0.94	272.65
▭	E	2	Lithonia Lighting	DSX2 LED P1 40K 70CRI TSM	D-Series Size 2 Area Luminaire P1 Performance Package 4000K CCT 70 CRI Type 3 Medium	1	19480	0.94	134.5
▭	G	2	Lithonia Lighting	DSX2 LED P3 40K 70CRI TSM HS	D-Series Size 2 Area Luminaire P3 Performance Package 4000K CCT 70 CRI Type 2 Medium House Side Shield	1	28236	0.94	219.4011
▭	F	5	Lithonia Lighting	DSX2 LED P1 40K 70CRI TSM HS	D-Series Size 2 Area Luminaire P1 Performance Package 4000K CCT 70 CRI Type 2 Medium House Side Shield	1	16708	0.94	134.5029

PRINT RECORD

DATE	ISSUED FOR
12/17/24	ISSUED FOR REVIEW

REVISIONS

DATE	DESCRIPTION

SHEET TITLE

SITE PHOTOMETRICS

SHEET NUMBER

E-101P

ISSUED FOR REFERENCE ONLY