



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
(8 ACCESSIBLE, 1 VAN INCLUDED)

WATERSHED: SUGAR

SCALE 1"=50'

0 50' 100'

North Carolina 811
www.nc811.org

- CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES 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 MUST BE OBTAINED PRIOR TO ANY WORK TO BE PERFORMED AND MUST BE IN ACCORDANCE WITH THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND TRAVEL'S (NCDOT) UTILITY DEPARTMENT SPECIFICATIONS.
- SHOULDER WILL BE ACCORDING TO STATE TRENCHING STANDARDS PART 108 SUBPART F, OR AS AMENDED.

TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652

YOUR VISION ACHIEVED THROUGH OURS.

PINEVILLE, NORTH CAROLINA

CONDITIONAL ZONING SITE PLAN

PINEVILLE DISTRIBUTION STREET - LOT 4

THIS DRAWING PREPARED AT THE
CHARLOTTE OFFICE
610 E. Morehead Street, Suite 250 | Charlotte, NC 28202
TEL 704.602.8000 FAX 704.376.1076 www.timmons.com
North Carolina License No. C-1652

ICONE EQUITIES
1655 W. Highway 105
Myrtle Beach, SC 29577

DATE	REVISION DESCRIPTION
12/18/2024	

DRAWN BY: E. SCANLON
DESIGNED BY: E. SCANLON
CHECKED BY: A. ALLISON
SCALE: 1" = 50'

JOB NO: 70628
SHEET NO: C-100

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