

NOT FOR CONSTRUCTION

THIS DRAWING PREPARED AT THE
CHARLOTTE OFFICE
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DATE	REVISION DESCRIPTION
12/18/2024	

YOUR VISION ACHIEVED THROUGH OURS.

TIMMONS GROUP

NORTH CAROLINA LICENSE NO. C-1652

PINEVILLE DISTRIBUTION STREET - LOT 4
 PINEVILLE, NORTH CAROLINA

CONDITIONAL ZONING SITE PLAN

JOB NO. 70628
 SHEET NO. 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
 (8 ACCESSIBLE, 1 VAN INCLUDED)

WATERSHED: SUGAR

SCALE 1"=50'

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 HIGHWAYS (NCDOT) UTILITY DEPARTMENT SPECIFICATIONS.
- SHOULDER WILL BE ACCORDING TO STATE HIGHWAYS STANDARDS PART 100 SUBPART F, OR AS AMENDED.

Timmons Group, Inc. 3030 Old Charlotte Road, Charlotte, NC 28202
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