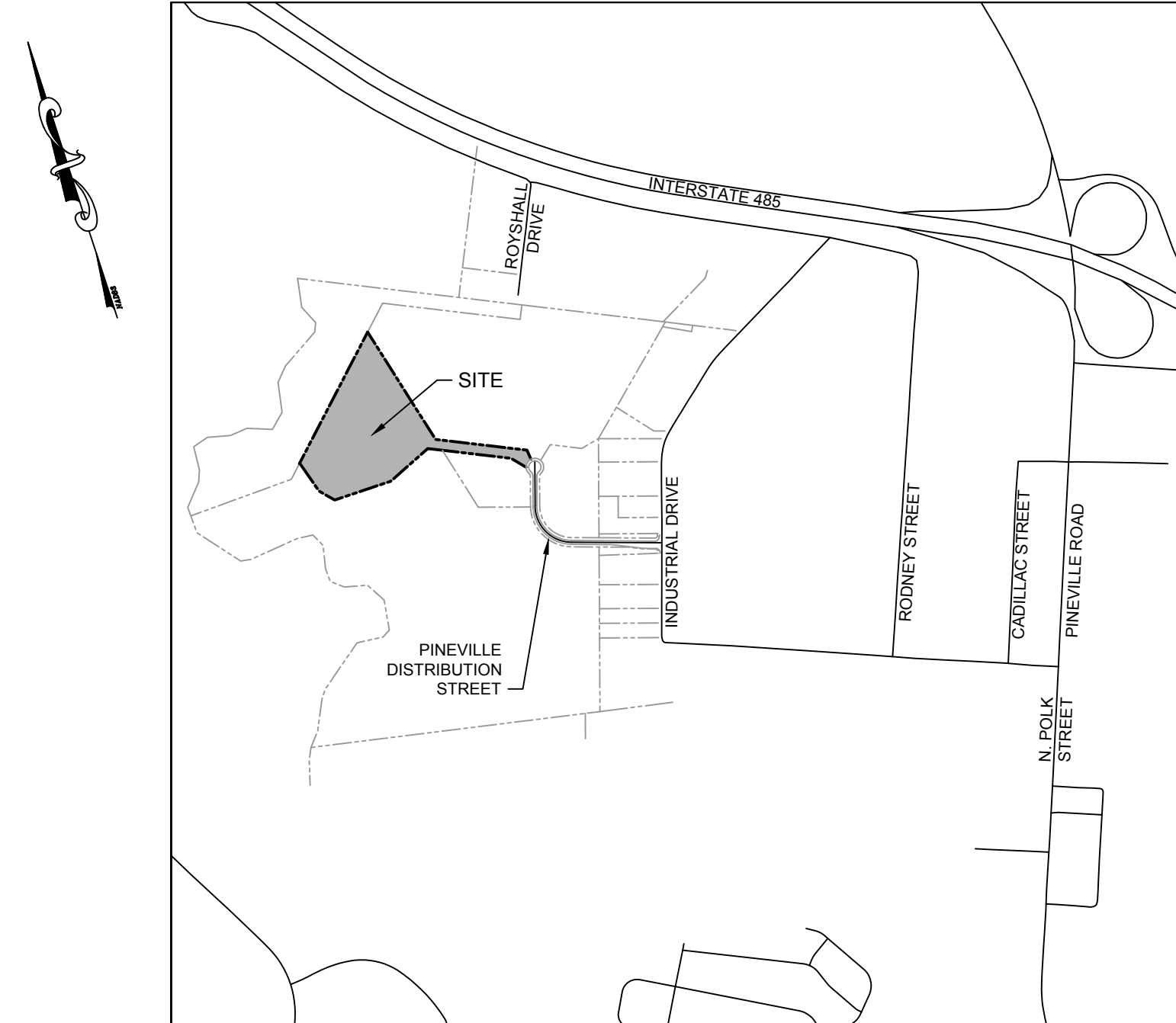


PINEVILLE DISTRIBUTION LOT 4 CONDITIONAL ZONING PLAN

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

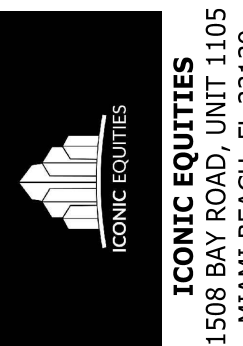
TIMMONS GROUP
610 E. MOREHEAD STREET, SUITE 250
CHARLOTTE, NC 28202
ENGINEER OF RECORD: ANDREW ALLISON, P.E.
PHONE: 704.227.1564
EMAIL: ANDREW.ALLISON@TIMMONS.COM

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
CONSTRUCTION

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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

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 OF PINEVILLE UTILITY DEPARTMENT SPECIFICATIONS.
- SHOULDER WILL BE ACCORDING TO OHM (TRENCH) STANDARDS PART 108 SUBPART F, OR AS AMENDED.

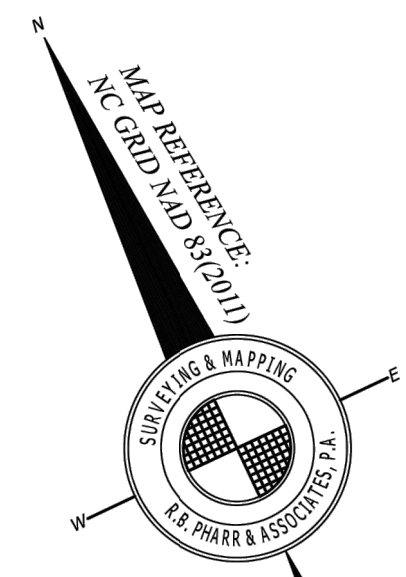
UTILITIES:

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



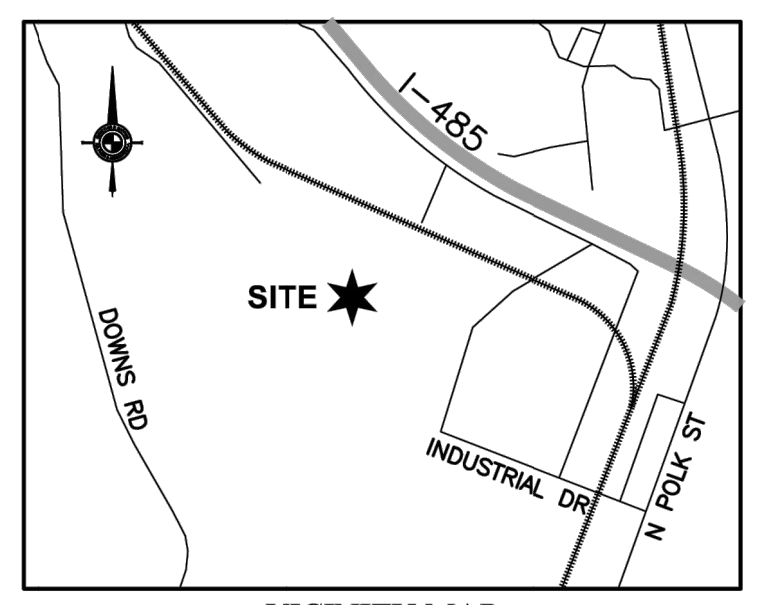
- NOTES:**
1. THIS PLAT IS NOT FOR RECORDATION AS PER G.S. 47-30 AS AMENDED.
 2. ALL CORNERS MONUMENTED AS SHOWN.
 3. NO RECOVERABLE N.G.S. MONUMENT LOCATED WITHIN 2,000 FEET OF SUBJECT PROPERTY.
 4. THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP IS APPROXIMATE, BASED ON INFORMATION PROVIDED 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:

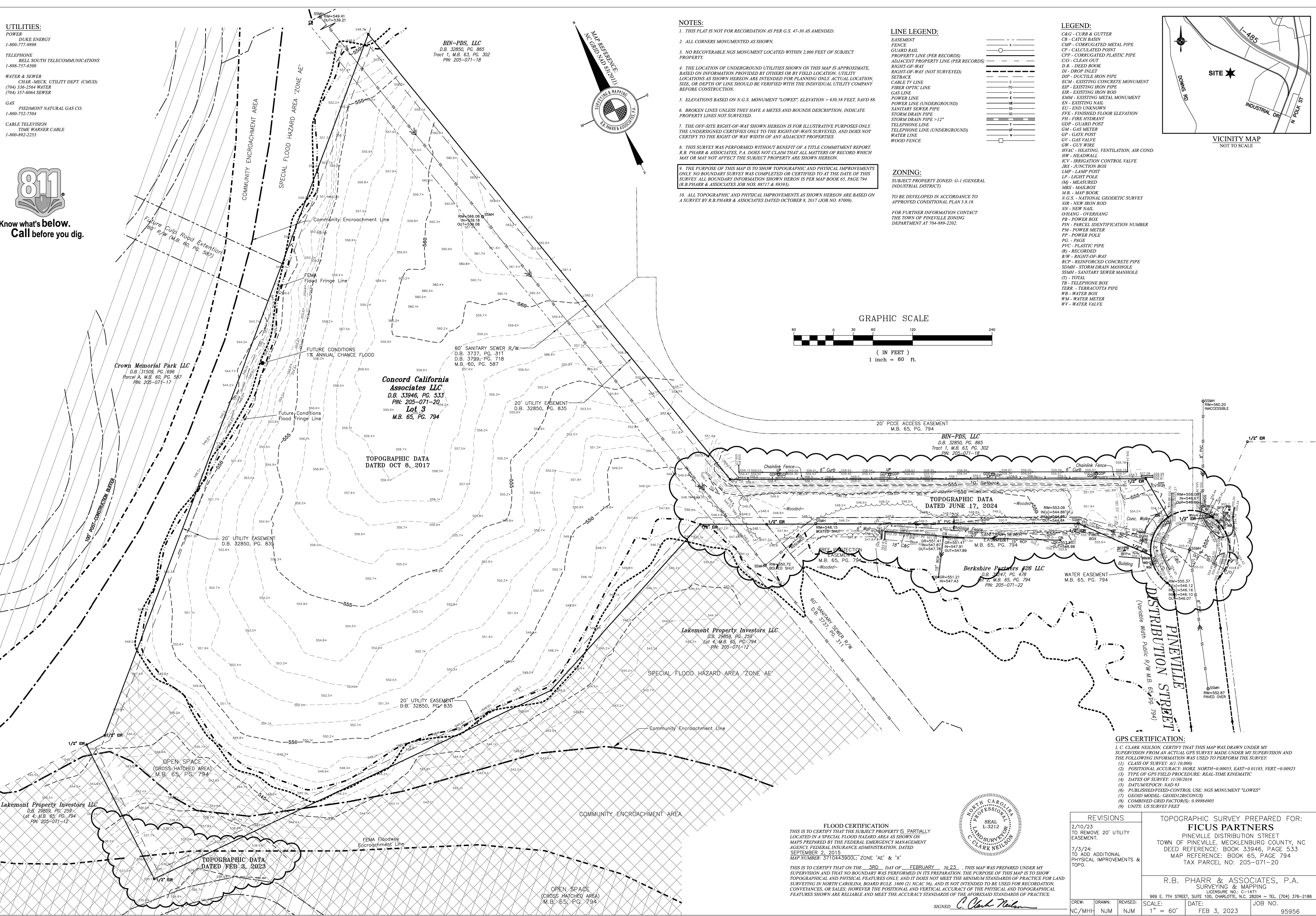
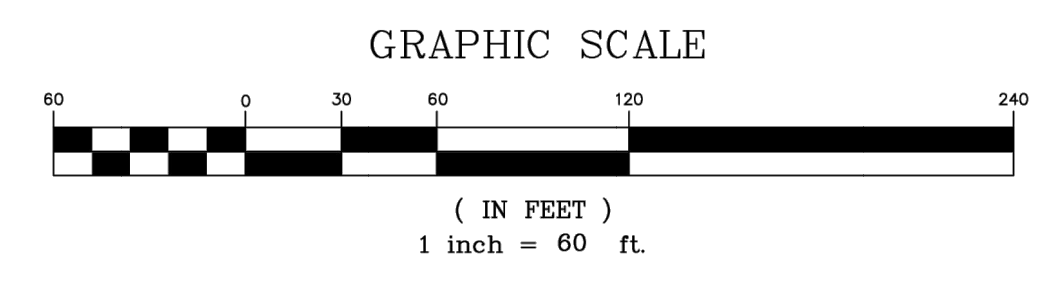
- C&G - CURB & GUTTER
- CB - CATCH BASIN
- CMF - CORRUGATED METAL PIPE
- CP - CALCULATED POINT
- CPP - CORRUGATED PLASTIC PIPE
- CO - CLEAN OUT
- D - DEED BOOK
- DI - DRAIN INLET
- DIP - DUCTILE IRON PIPE
- ECM - EXISTING CONCRETE MONUMENT
- EP - EXISTING IRON PIPE
- ER - EXISTING IRON ROD
- EMM - EXISTING 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
- KF - 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 S.1.8
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. 31526, 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)(9)
(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.

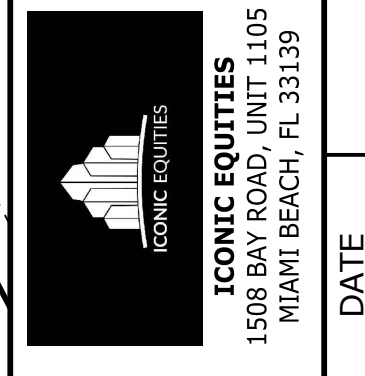
TOPOGRAPHIC SURVEY PREPARED FOR:
FICUS PARTNERS
PINEVILLE DISTRIBUTION STREET
TOWN OF PINEVILLE, MECKLENBURG COUNTY, NC
DEED REFERENCE: BOOK 33946, PAGE 533
MAP REFERENCE: BOOK 65, PAGE 794
TAX PARCEL NO.: 205-071-20

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: NC/MH DRAWN: NJM REVISED: NJM
SCALE: 1" = 60' DATE: FEB 3, 2023 JOB NO.: 95956
PLOTTED: 2/10/23
© CARLSON PROJECTS/05/05/95956/UPM/05/06/24

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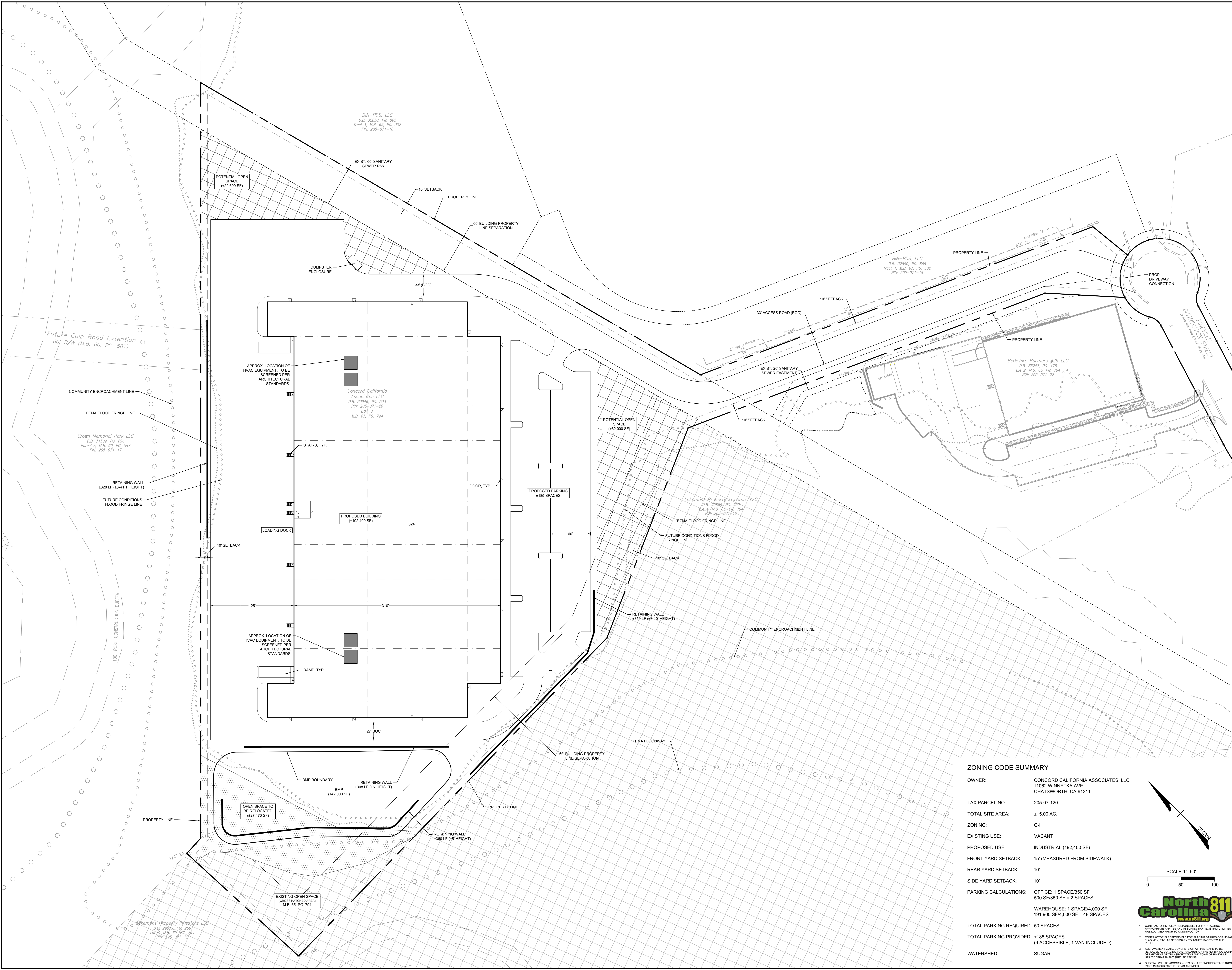
REVISION DESCRIPTION

| DATE | REVISION DESCRIPTION |
|------------|----------------------|
| 12/18/2024 | |

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

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'

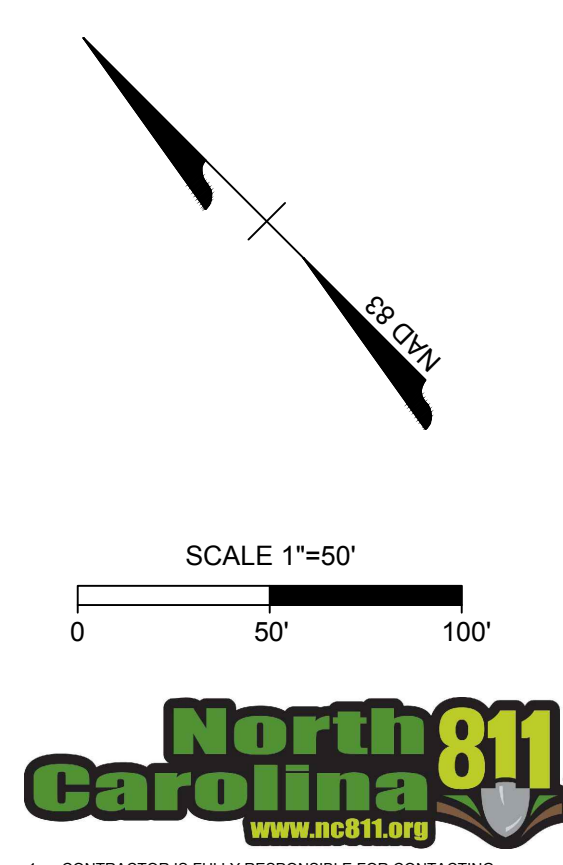
PARKING CALCULATIONS: OFFICE: 1 SPACE/350 SF
500 SF/350 SF = 2 SPACES

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)

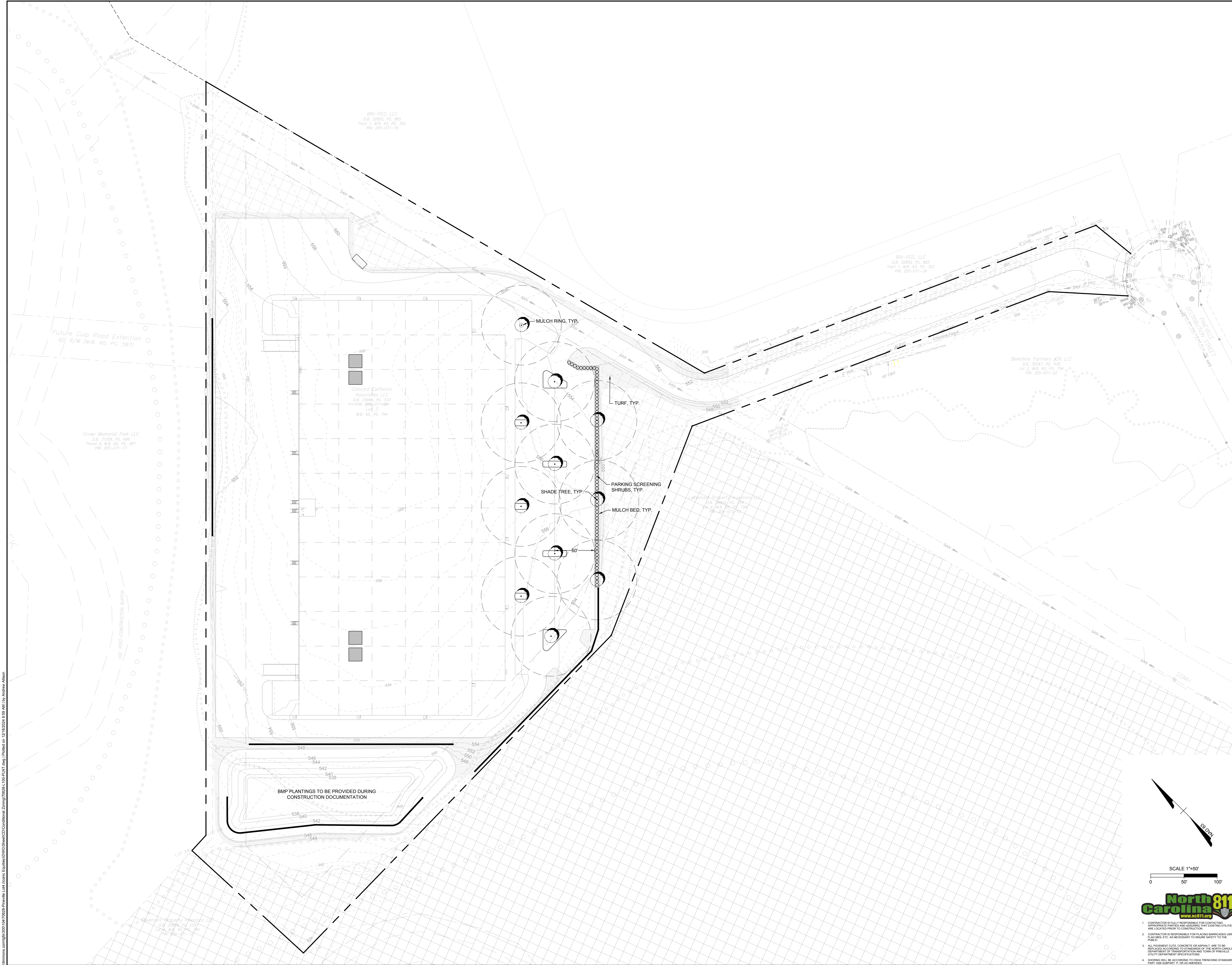
WATERSHED: SUGAR



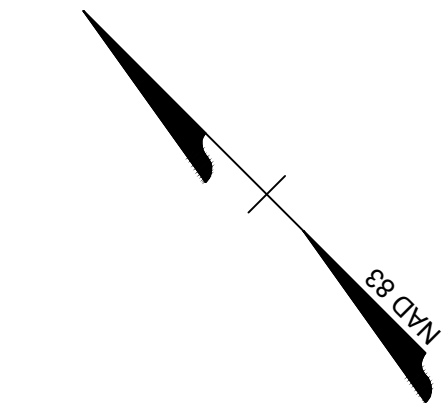
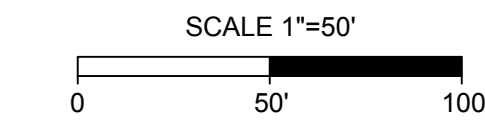
1. CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE AGENCIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLARE BATTERIES, AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.
3. ALL PERMITS MUST BE OBTAINED PRIOR TO CONSTRUCTION AND MUST BE MAINTAINED THROUGHOUT THE PROJECT. THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND TOWNSHIP OF PINEVILLE UTILITY DEPARTMENT SPECIFICATIONS.
4. SIGNAGE WILL BE ACCORDING TO SIGN RETROREFLECTIVE STANDARDS PART 108 SUBPART F, OR AS AMENDED.

Timmons Group 300100470628-Planets.pdf (Iconic Equities)DWG:SheetC-100-SITE.dwg | Plotted on: 12/18/2024 9:59 AM | by Andrew Allison

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Timmons Group, Inc. 10000 Timberlake Drive, Suite 200, Charlotte, NC 28226 | Phone: 704.602.8600 | Fax: 704.602.8600 | www.timmons.com | 12/18/2024 2:59 AM by Andrew Allison



- 1. CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
- 2. CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLARE BARRICADES, ETC. AS NECESSARY TO MAINTAIN SAFETY TO THE PUBLIC.
- 3. ALL PERMITS AND CONSTRUCTION APPROVALS ARE TO BE OBTAINED ACCORDING TO STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND TOWNSHIP OF PINEVILLE UTILITY DEPARTMENT SPECIFICATIONS.
- 4. DRAWINGS SHALL BE ACCORDING TO DIMENSIONING STANDARDS PART 106 SUBPART F, OR AS AMENDED.

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 NORTH CAROLINA LICENSE NO. C-1652
 PINEVILLE, NORTH CAROLINA
 LANDSCAPE PLAN

ICONSIC EQUITIES
 1650 W. BEACH BLVD., SUITE 300
 MIAMI BEACH, FL 33139

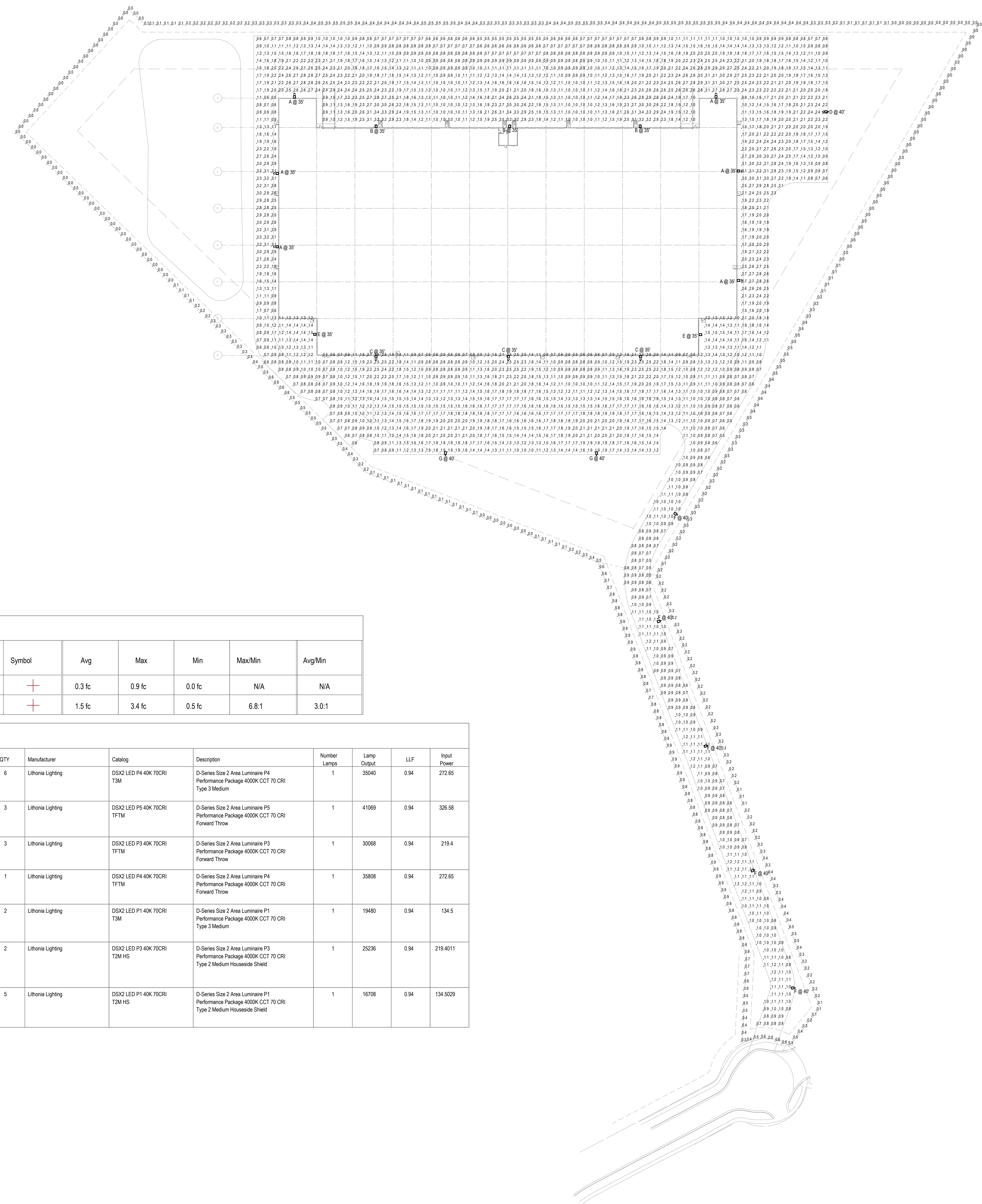
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NOT FOR CONSTRUCTION

JOB NO.
70628
SHEET NO.
L-100

PINEVILLE DISTRIBUTION STREET - LOT 4
 PINEVILLE, NORTH CAROLINA
LANDSCAPE PLAN

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



| 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 TTFM | 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 TTFM | 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 TTFM | 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 T2M 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 T2M 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 |
| | |
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| REVISIONS | |
|-----------|-------------|
| DATE | DESCRIPTION |
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