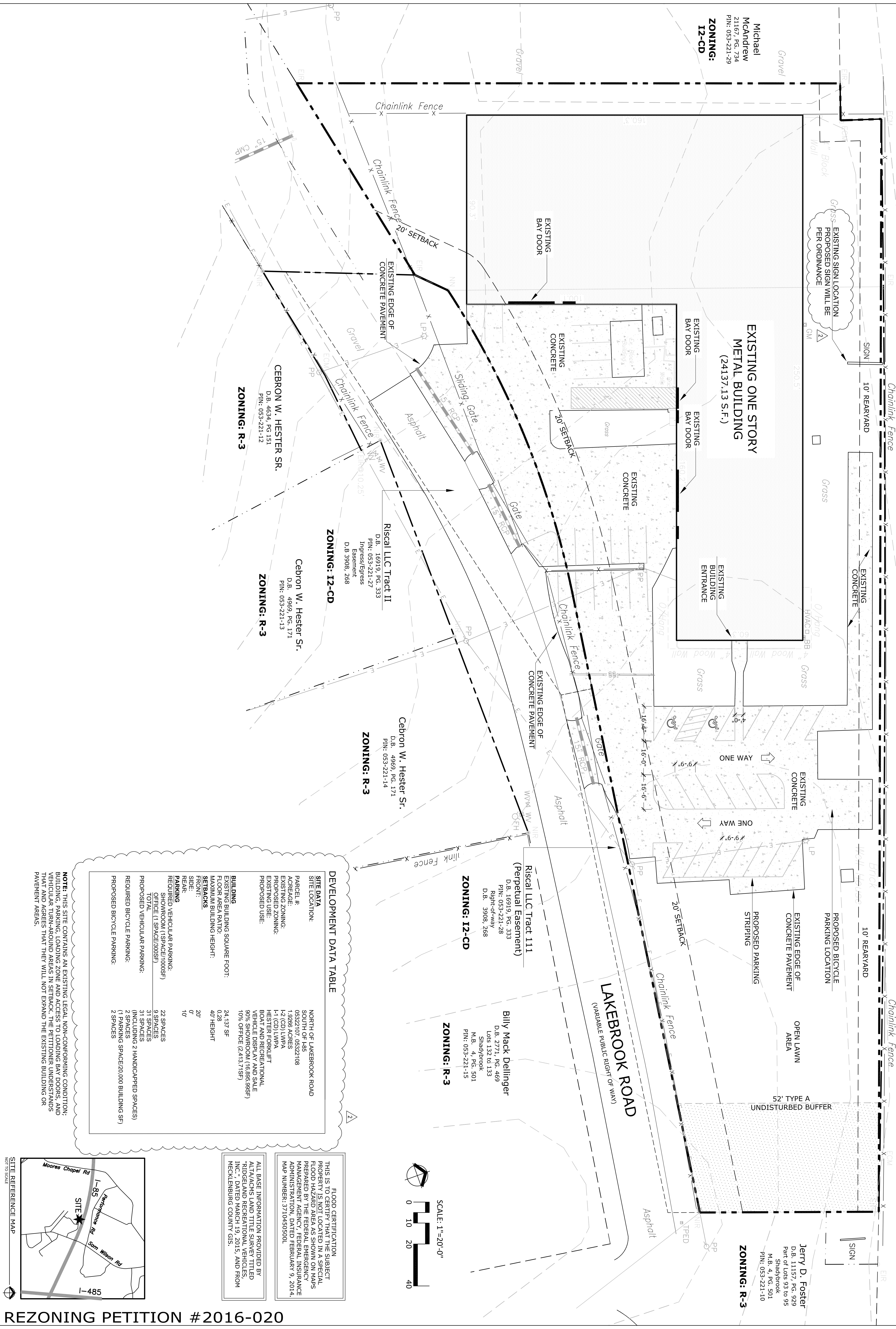


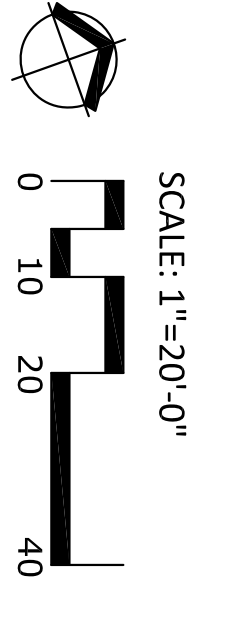
INTERSTATE HIGHWAY 85



DEVELOPMENT DATA TABLE

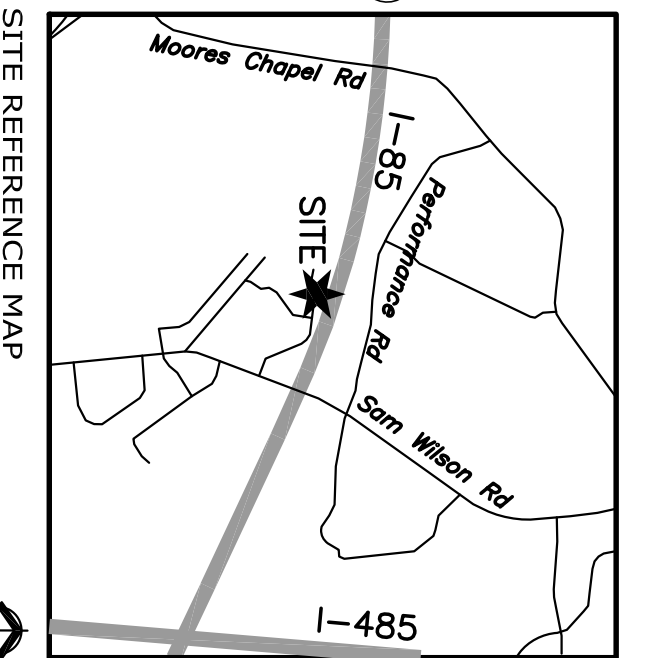
SITE DATA	
SITE LOCATION:	NORTH OF LAKEBROOK ROAD
PARCEL #:	5332107, 53322108
ACREAGE:	1.20
EXISTING ZONING:	R-3
PROPOSED ZONING:	I2-CD
EXISTING USE:	HESTER FORKULFT BOAT AND RECREATIONAL VEHICLE DISPLAY AND SALE
PROPOSED USE:	90% SHOWROOM (16,895,999SF) 10% OFFICE (2,413,719SF)
BUILDING FLOOR AREA:	24,137 SF
FLOOR AREA RATIO:	0.28
MAXIMUM BUILDING HEIGHT:	40' HEIGHT
FRONT SETBACKS:	20'
SIDE SETBACKS:	0'
REAR SETBACKS:	10'
PARKING REQUIRED VEHICULAR PARKING:	22 SPACES
REQUIRED BIKE PARKING:	2 SPACES
SHOWROOM (SPACE/1000SF):	31 SPACES
TOTAL SPACES:	53 SPACES
PROPOSED VEHICULAR PARKING:	2 SPACES (INCLUDING 2 HANDICAPPED SPACES)
REQUIRED BIKE PARKING:	2 SPACES
PROPOSED BIKE PARKING:	2 SPACES

NOTE: THIS SITE CONTAINS AN EXISTING LEGAL NON-CONFORMING CONDITION: BUILDING, PARKING, LOADING ZONE AND ACCESS TO LOADING BAY DOORS, AND VEHICULAR TURN-AROUND AREAS IN SETBACK. THE PETITIONER UNDERSTANDS THAT AND AGREES THAT THEY WILL NOT EXPAND THE EXISTING BUILDING OR PAVEMENT AREAS.



FLOOD CERTIFICATION
THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED FEBRUARY 9, 2014, MAP NUMBER: 3710450500L.

ALL BASE INFORMATION PROVIDED BY ALTMAN'S LAND TITLE SERVICE, TITLED "RIDGELAND RECREATIONAL VEHICLES, INC.", DATED MARCH 19, 2015, AND FROM MECKLENBURG COUNTY GIS.



REZONING PETITION #2016-020

#	DATE	DESCRIPTION	BY
1	05-23-16	REVISIONS PER CITY COMMENTS	KIW/JLG
2	06-23-16	REVISIONS PER CITY COMMENTS	EJL

CONCEPTUAL SITE PLAN
LAKEBROOK ROAD PROPERTY
 RIDGELAND RECREATIONAL VEHICLES INC.
 CHARLOTTE, NC

Cardno
 Shaping the Future
 CHARLOTTE
 7606 WHITEHALL EXECUTIVE CENTER DRIVE, SUITE 800
 CHARLOTTE, NC 28273
 TEL: (704) 927-9700 FAX: (704) 529-3272
 www.cardno.com

DATE: 12016-02-19
 DRAWN: IKW/JIS
 DESIGNED: IEL
 CHECKED: IEL
 PROJECT #: 1
 SHEET TITLE: CONCEPTUAL SITE PLAN
 SHEET NUMBER: Z 1 of 2
 LAND USE #

