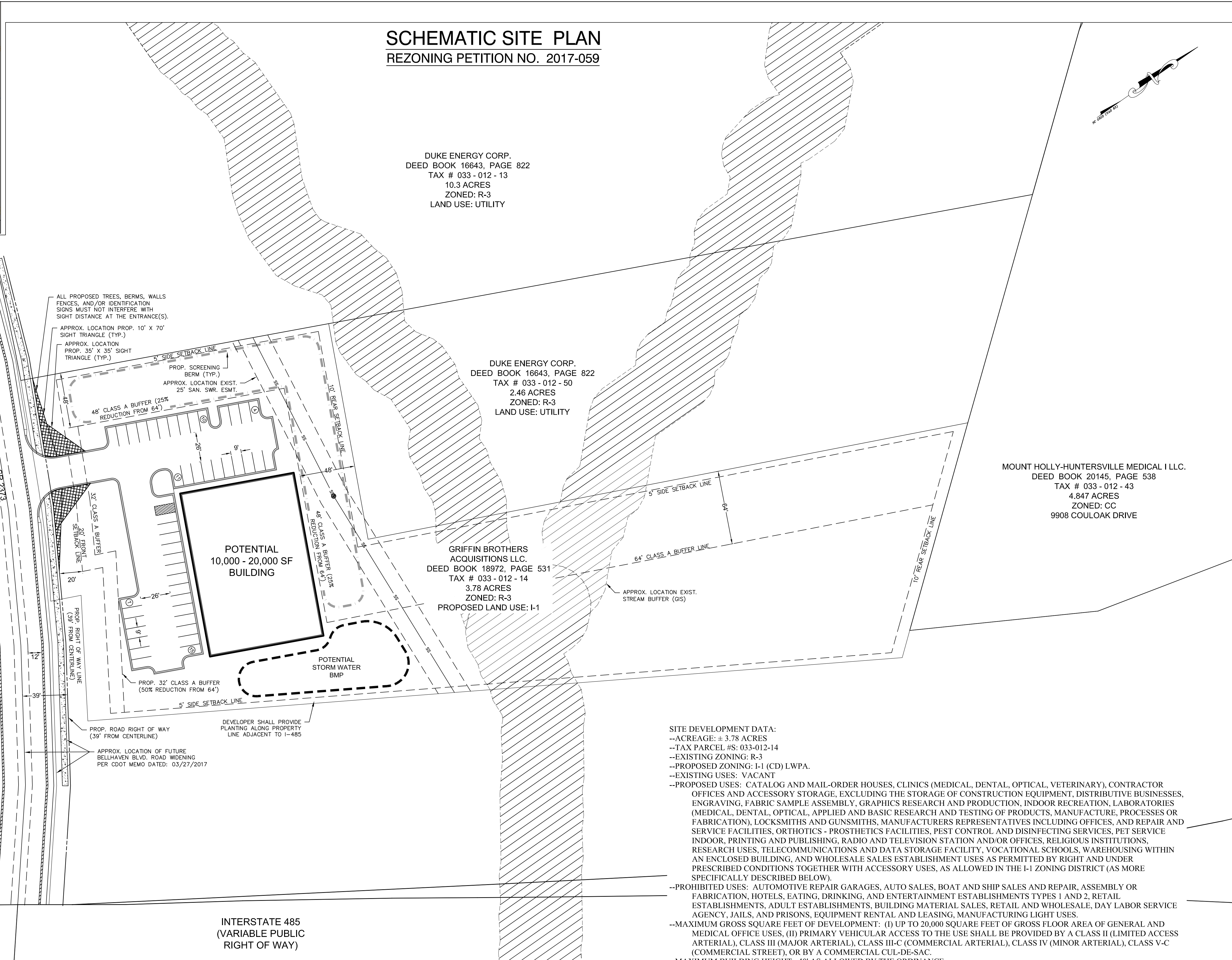


VICINITY MAP NOT TO SCALE

CORPORATION COMMUNITY HOUSING RESOURCE CENTER
DEED BOOK 27827, PAGE 752
TAX # 031 - 132 - 39
1.78 ACRES
ZONED: R-3
LAND USE: SINGLE FAMILY RESIDENTIAL - RURAL ACREAGE

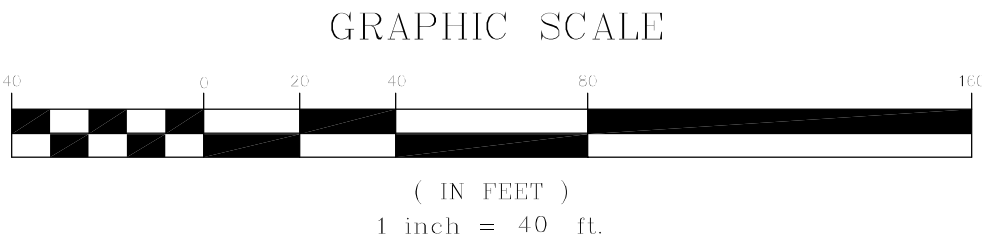
PETER GEORGE BURLOS
DEED BOOK 12023, PAGE 195
TAX # 031 - 132 - 34
3.4 ACRES
ZONED: R-3
LAND USE: SINGLE FAMILY RESIDENTIAL - RURAL ACREAGE

DEPARTMENT OF TRANSPORTATION
DEED BOOK 26956, PAGE 456
TAX # 031 - 132 - 18
1.18 ACRES
ZONED: R-3
LAND USE: ROADWAY CORRIDOR



- SITE NOTES:**
- ALL TRANSPORTATION IMPROVEMENTS WILL BE APPROVED AND CONSTRUCTED BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED OR PHASED PER THE SITE DEVELOPMENT PLAN.
 - DEDICATION AND FEE SIMPLE CONVEYANCE OF ALL RIGHTS OF WAY TO THE CITY BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUES OR THE CITY'S SUBDIVISION REGULATIONS. CDOT REQUESTS RIGHT OF WAY SET AT 2' BEHIND BACK OF SIDEWALK.

SITE DEVELOPMENT DATA:
--ACREAGE: ± 3.78 ACRES
--TAX PARCEL #S: 033-012-14
--EXISTING ZONING: R-3
--PROPOSED ZONING: I-1 (CD) LWPA.
--EXISTING USES: VACANT
--PROPOSED USES: CATALOG AND MAIL-ORDER HOUSES, CLINICS (MEDICAL, DENTAL, OPTICAL, VETERINARY), CONTRACTOR OFFICES AND ACCESSORY STORAGE, EXCLUDING THE STORAGE OF CONSTRUCTION EQUIPMENT, DISTRIBUTIVE BUSINESSES, ENGRAVING, FABRIC SAMPLE ASSEMBLY, GRAPHICS RESEARCH AND PRODUCTION, INDOOR RECREATION, LABORATORIES (MEDICAL, DENTAL, OPTICAL, APPLIED AND BASIC RESEARCH AND TESTING OF PRODUCTS, MANUFACTURE, PROCESSES OR FABRICATION), LOCKSMITHS AND GUNSMITHS, MANUFACTURERS REPRESENTATIVES INCLUDING OFFICES, AND REPAIR AND SERVICE FACILITIES, ORTHOTICS - PROSTHETICS FACILITIES, PEST CONTROL AND DISINFECTING SERVICES, PET SERVICE INDOOR, PRINTING AND PUBLISHING, RADIO AND TELEVISION STATION AND/OR OFFICES, RELIGIOUS INSTITUTIONS, RESEARCH USES, TELECOMMUNICATIONS AND DATA STORAGE FACILITY, VOCATIONAL SCHOOLS, WAREHOUSING WITHIN AN ENCLOSED BUILDING, AND WHOLESALE SALES ESTABLISHMENT USES AS PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE I-1 ZONING DISTRICT (AS MORE SPECIFICALLY DESCRIBED BELOW).
--PROHIBITED USES: AUTOMOTIVE REPAIR GARAGES, AUTO SALES, BOAT AND SHIP SALES AND REPAIR, ASSEMBLY OR FABRICATION, HOTELS, EATING, DRINKING, AND ENTERTAINMENT ESTABLISHMENTS TYPES 1 AND 2, RETAIL ESTABLISHMENTS, ADULT ESTABLISHMENTS, BUILDING MATERIAL SALES, RETAIL AND WHOLESALE, DAY LABOR SERVICE AGENCY, JAILS, AND PRISONS, EQUIPMENT RENTAL AND LEASING, MANUFACTURING LIGHT USES.
--MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT: (I) UP TO 20,000 SQUARE FEET OF GROSS FLOOR AREA OF GENERAL AND MEDICAL OFFICE USES, (II) PRIMARY VEHICULAR ACCESS TO THE USE SHALL BE PROVIDED BY A CLASS II (LIMITED ACCESS ARTERIAL), CLASS III (MAJOR ARTERIAL), CLASS III-C (COMMERCIAL ARTERIAL), CLASS IV (MINOR ARTERIAL), CLASS V-C (COMMERCIAL STREET), OR BY A COMMERCIAL CUL-DE-SAC.
--MAXIMUM BUILDING HEIGHT: 40' AS ALLOWED BY THE ORDINANCE.
--PARKING: AS REQUIRED BY THE ORDINANCE.



Dewberry Engineers Inc.
9300 HARRIS CORNERS PKWY - SUITE 220
CHARLOTTE, NC 28269-3797
PHONE: (704) 509-9918
FAX: (704) 509-9937
WWW.DEWBERRY.COM
NCBELS # F - 0929

BELLHAVEN INDUSTRIAL DEVELOPMENT

PETITIONER : SATURDAY NIGHT, LLC
2764 PLEASANT ROAD #11718
FORT MILL, SOUTH CAROLINA 29708
PHONE : (803) 396 - 8000

CHARLOTTE, NORTH CAROLINA
REZONING PETITION PLANS

SEAL

REZONING DOCUMENT NOT FOR CONSTRUCTION

SEAL

REZONING DOCUMENT NOT FOR CONSTRUCTION

SCALE : 1 inch = 40 feet

No.	Date	By	REV. PER PLANNING COMMENTS	Description
1.	06/05/2017	MTK		

REVISIONS

DRAWN BY: MTK

APPROVED BY: BJD

CHECKED BY: BJD

DATE: 4/11/2017

TITLE

SCHEMATIC SITE PLAN

PROJECT NO. 50092149

C1

SHEET NO.

