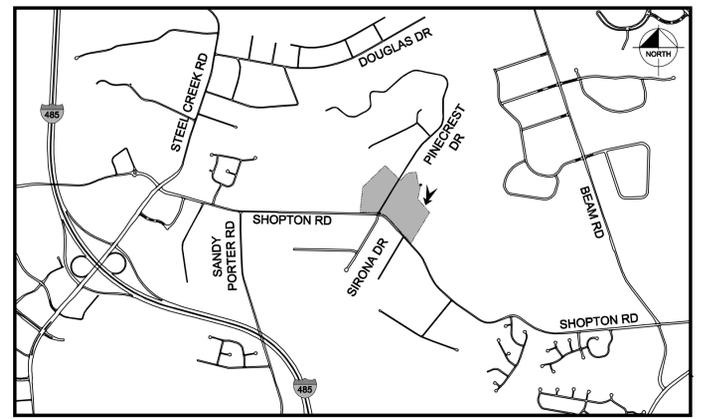
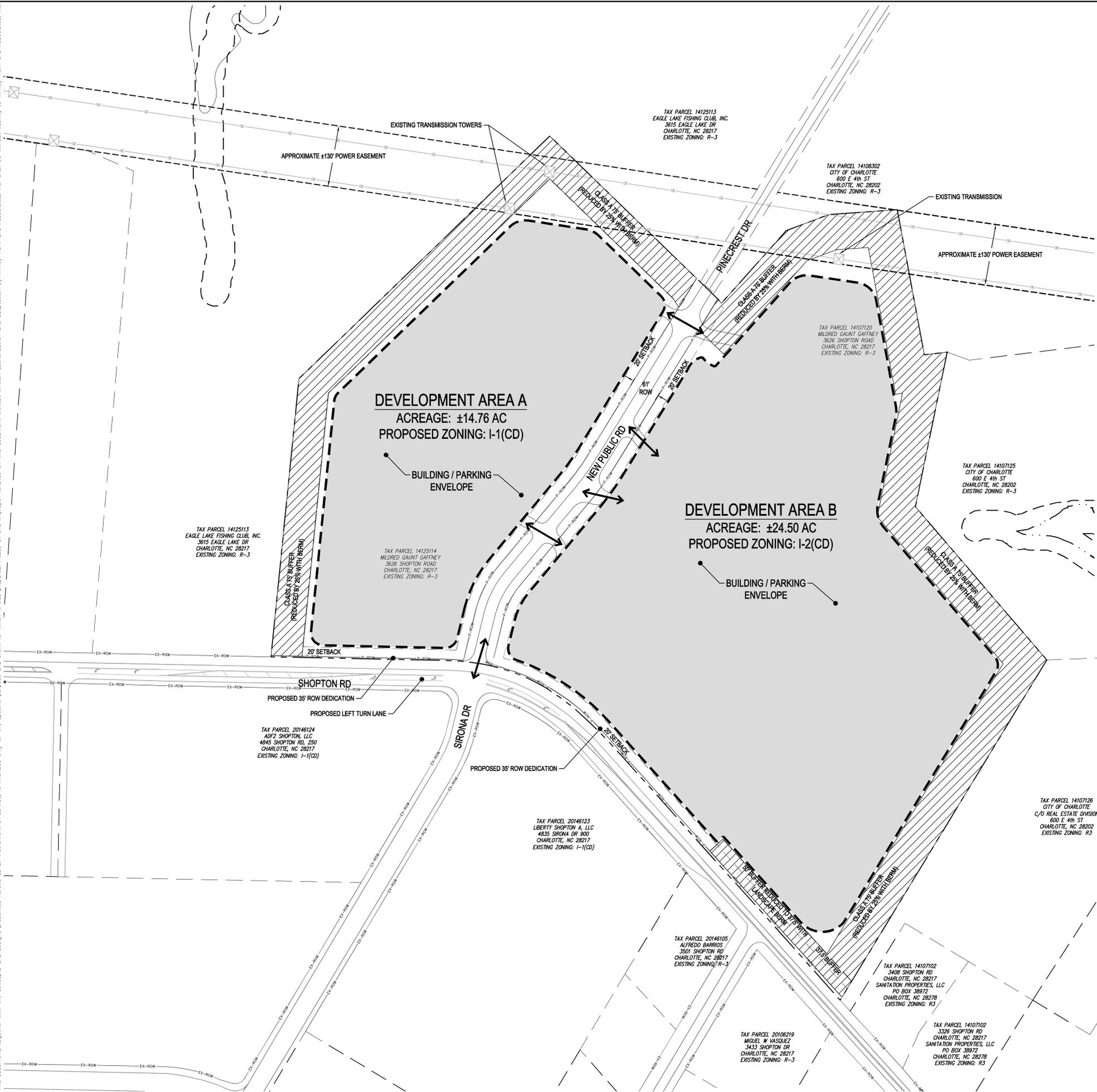
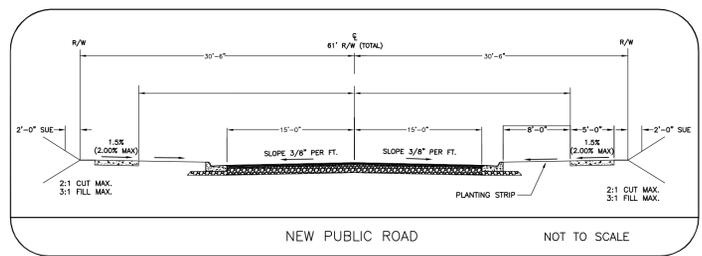


Plotted By: Publicover, Mckenzie - Sheet Set: Rezoning - Shopton Rd - 009 - Layout: RZ-1 - November 07, 2017 - 03:25:02pm - K:\V\H\PRJ\1019948_McDonald_Dev_Co_009_Shopton_Road\02 - DWG\PlanSheets\Rezoning\RZ-1_Rec zoning Site Plan.dwg
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

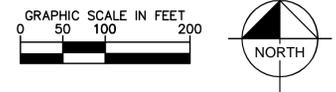


LEGEND	
	AREA OUTLINE / PROPERTY LINE
	EXISTING PARCELS
	SETBACK
	CLASS A BUFFER
	PROPOSED BUFFER
	EXISTING RIGHT-OF-WAY
	PROPOSED RIGHT-OF-WAY
	POTENTIAL PARKING ENVELOPE
	POTENTIAL BUILDING ENVELOPE
	POTENTIAL FULL MOVEMENT ACCESS POINTS



Site Development Data:

Acreage: ± 39.26 acres
Tax Parcel #s: 141-251-14, 141-071-20
Existing Zoning: R-3
Proposed Zoning: I-1(CD) and I-2(CD)
Existing Uses: Vacant/Residential.
Proposed Uses: Within Development Area A, uses allowed by right and under prescribed conditions in the I-1 zoning district; within Development Area B, uses allowed by right and under prescribed conditions in the I-1 zoning district plus the following uses allowed in the I-2 zoning district as allowed by right and under prescribed conditions: (i) manufacturing of aircraft and parts, and (ii) satellite dish farms; together with accessory uses, as allowed in the I-1 and I-2 zoning district (as more specifically described and restricted in the Development Standards).
Maximum Gross Square feet of Development: Within Development Area A up to 114,000 square feet of gross floor area of uses allowed by right and under prescribed conditions in the I-1 zoning district; and within Development Area B up to 337,000 square feet of gross floor area of uses allowed by right and under prescribed conditions in the I-1 zoning district plus the following uses allowed in the I-2 zoning district as allowed by right and under prescribed conditions: (i) manufacturing of aircraft and parts, and (ii) satellite dish farms; (as more specifically described and restricted in the Development Standards below).
Maximum Building Height: As allowed and required by the Ordinance.
Parking: As required by the Ordinance for the proposed use.



No.	REVISIONS	DATE	BY

Kimley»Horn

© 2017 KIMLEY-HORN AND ASSOCIATES, INC.
200 SOUTH TRYON STREET, SUITE 200, CHARLOTTE, NC 28202
PHONE: 704-333-5131
WWW.KIMLEY-HORN.COM NC LICENSE #F-0102

KHA PROJECT	019948009
DATE	11-07-2017
SCALE	AS SHOWN
DESIGNED BY	MAE
DRAWN BY	PLF
CHECKED BY	MAE

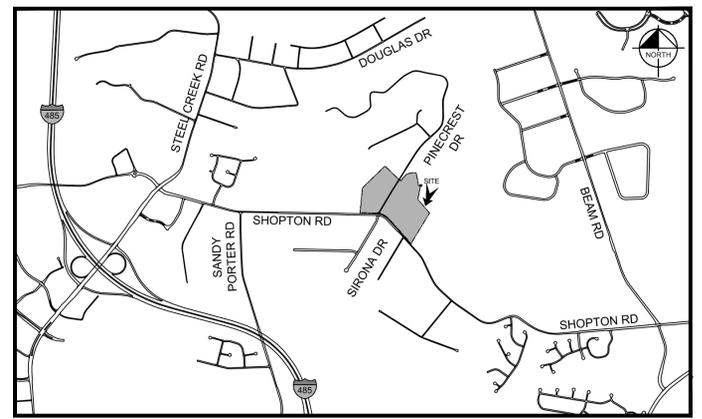
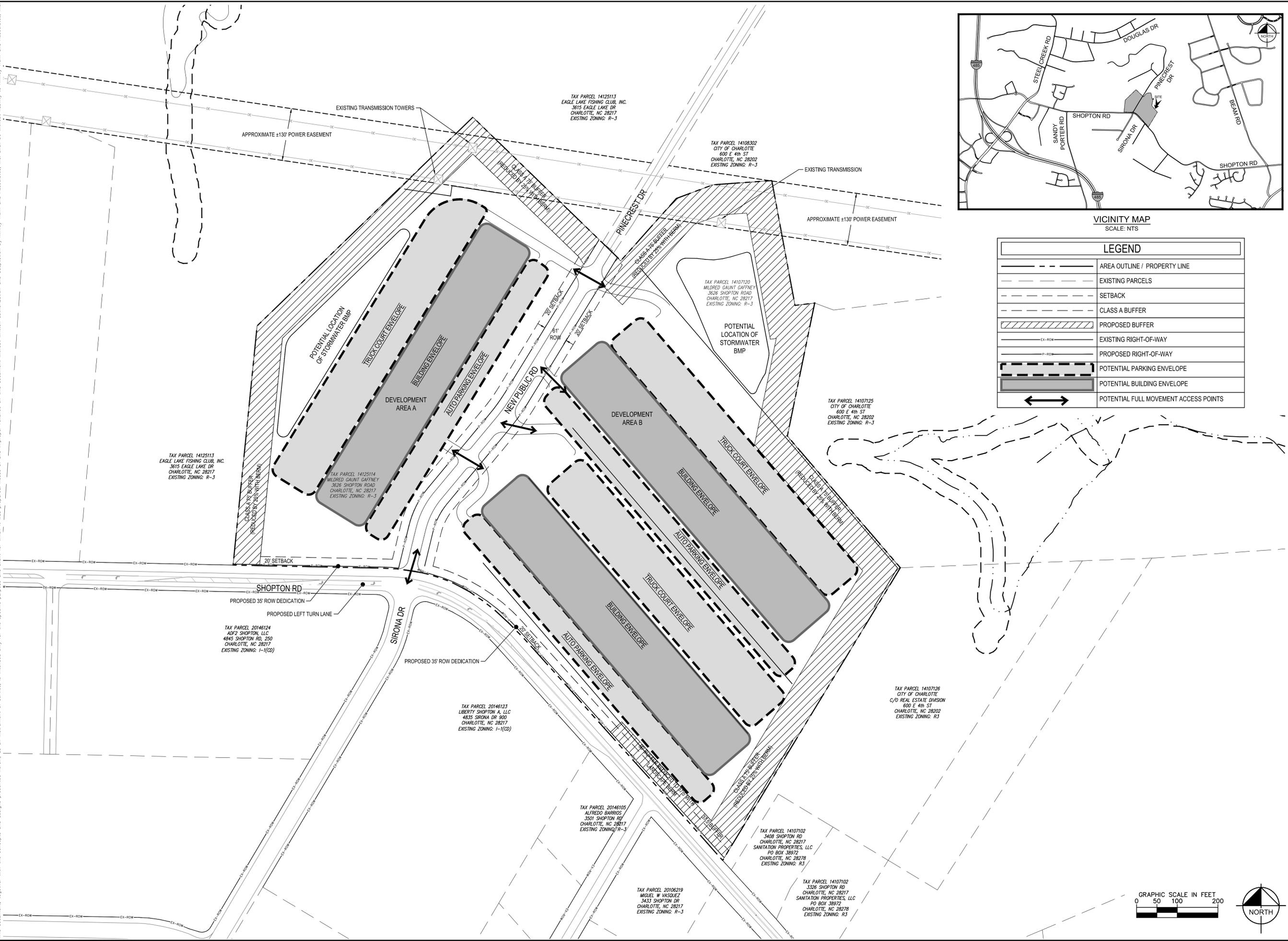
REZONING SITE PLAN

REZONING PETITION NO. 2017-

3626 & 4040 SHOPTON RD
CHARLOTTE, MECKLENBURG COUNTY
NORTH CAROLINA 28217
PREPARED FOR
MCDONALD DEVELOPMENT COMPANY

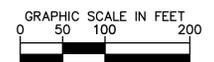
SHEET NUMBER
RZ-1

Plotted By: Fitzsimmons, Mason, Street Set: Rezoning - Shopton Rd - 009 Layout: RZ-2, November 07, 2017 01:37:25pm K:\DML_PlanSheets\Rezoning\RZ-1 Rezoning Site Plan.dwg
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



VICINITY MAP
SCALE: NTS

LEGEND	
	AREA OUTLINE / PROPERTY LINE
	EXISTING PARCELS
	SETBACK
	CLASS A BUFFER
	PROPOSED BUFFER
	EXISTING RIGHT-OF-WAY
	PROPOSED RIGHT-OF-WAY
	POTENTIAL PARKING ENVELOPE
	POTENTIAL BUILDING ENVELOPE
	POTENTIAL FULL MOVEMENT ACCESS POINTS



No.	REVISIONS	DATE	BY

Kimley»Horn

© 2017 KIMLEY-HORN AND ASSOCIATES, INC.
 200 SOUTH TRYON STREET, SUITE 200, CHARLOTTE, NC 28202
 PHONE: 704-333-5131
 WWW.KIMLEY-HORN.COM NC LICENSE #F-0102

KHA PROJECT	019948009
DATE	11-07-2017
SCALE	AS SHOWN
DESIGNED BY	MAE
DRAWN BY	PLF
CHECKED BY	MAE

**REZONING
SITE PLAN**

REZONING PETITION NO. 2017-

3626 & 4040 SHOPTON RD
 CHARLOTTE, MECKLENBURG COUNTY
 NORTH CAROLINA 28217

PREPARED FOR
MCDONALD DEVELOPMENT COMPANY

SHEET NUMBER
RZ-2

