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		Engineers Inc. 9300 HARRIS CORNERS F CHARLOTTE, PHONE: (704 FAX: (704) 5 WWW.DEWBI NCBELS # F	NC 28269-3797) 509-9918 09-9937 ERRY.COM
ye far	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
MOUNT HOLLY-HUNTERSVILLE MEDICAL I LLC. DEED BOOK 20145, PAGE 538 TAX # 033 - 012 - 43 4.847 ACRES ZONED: CC 9908 COULOAK DRIVE	D CON SEAL F D	REZONING OCUMEN NOT FOF NSTRUCT	IT R TON G IT
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			Description
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SSEMBLY OR FABRICATION, BOAT AND SHIP SALES AND REPAIR, BUILDING ERVICE, CATALOG AND MAIL-ORDER HOUSES, CLINICS (MEDICAL, DENTAL, INARY), CONTRACTOR OFFICES AND ACCESSORY STORAGE, EXCLUDING THE INSTRUCTION EQUIPMENT, DISTRIBUTIVE BUSINESSES, ENGRAVING, FABRIC BLY, GRAPHICS RESEARCH AND PRODUCTION, INDOOR RECREATION,	REVISIONS		ů Š
(MEDICAL, DENTAL, OPTICAL, APPLIED AND BASIC RESEARCH AND TESTING OF UFACTURE, PROCESSES OR FABRICATION), LOCKSMITHS AND GUNSMITHS, IS REPRESENTATIVES INCLUDING OFFICES, AND REPAIR AND SERVICE FACILITIES, OSTHETICS FACILITIES, PEST CONTROL AND DISINFECTING SERVICES, PET R, PRINTING AND PUBLISHING, RADIO AND TELEVISION STATION AND/OR OFFICES, TUTIONS, RESEARCH USES, TELECOMMUNICATIONS AND DATA STORAGE TONAL SCHOOLS, WAREHOUSING WITHIN AN ENCLOSED BUILDING, AND LES ESTABLISHMENT USES AS PERMITTED BY RIGHT AND UNDER PRESCRIBED	DRAWN BY APPROVED CHECKED E DATE	D II	D D
GETHER WITH ACCESSORY USES, AS ALLOWED IN THE I-1 ZONING DISTRICT (AS ALLY DESCRIBED BELOW). UARE FEET OF DEVELOPMENT: (I) UP TO 20,000 SQUARE FEET OF GROSS FLOOR AL AND MEDICAL OFFICE USES, (II) PRIMARY VEHICULAR ACCESS TO THE USE IDED BY A CLASS II (LIMITED ACCESS ARTERIAL), CLASS III (MAJOR ARTERIAL), IMERCIAL ARTERIAL), CLASS IV (MINOR ARTERIAL), CLASS V-C (COMMERCIAL A COMMERCIAL CUL-DE-SAC. HEIGHT: 40' AS ALLOWED BY THE ORDINANCE.		CHEMAT ITE PLA	
GRAPHIC SCALE	PROJECT N	^{o. 5009}	2149
(IN FEET) 1 inch = 40 ft.	SHEET NO.		

SATURDAY NIGHT LI VELOPMENT STANDAR REZONING PETITION NO. 2017-059

- SITE DEVELOPMENT DATA: --ACREAGE: ± 3.78 ACRES
- --TAX PARCEL #S: 033-012-14
- --EXISTING ZONING: R-3 --PROPOSED ZONING: I-1 (SPA).
- --EXISTING USES: VACANT
- ALLOWED IN THE I-1 ZONING DISTRICT (AS MORE SPECIFICALLY DESCRIBED BELOW). --MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT: (I) UP TO 20,000 SQUARE FEET OF GROSS FLOOR AREA OF GENERAL AND MEDICAL
- STREET), OR BY A COMMERCIAL CUL-DE-SAC. --MAXIMUM BUILDING HEIGHT: 40' AS ALLOWED BY THE ORDINANCE. --PARKING: AS REQUIRED BY THE ORDINANCE.
- 1. GENERAL PROVISIONS:
- OF THE INTERSECTION OF BELLHAVEN BOULEVARD AND I-485 (THE "SITE").
- **b.** ZONING DISTRICTS/ORDINANCE. DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN AS WELL AS THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE"). UNLESS THE REZONING PLAN ESTABLISHES MORE STRINGENT STANDARDS THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE I-1 ZONING CLASSIFICATION SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE
- c. GRAPHICS AND ALTERATIONS. THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, SIDEWALKS, STRUCTURES AND BUILDINGS, AND OTHER SITE ELEMENTS SET FORTH ON THE REZONING PLAN SHOULD BE REVIEWED IN CONJUNCTION WITH THE PROVISIONS OF THESE DEVELOPMENT STANDARDS. THE ULTIMATE LAYOUT, LOCATIONS AND SIZES OF THE DEVELOPMENT AND SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT AND SITE ELEMENTS PROPOSED, AND THEY MAY BE ALTERED OR MODIFIED IN ACCORDANCE WITH THE SETBACK AND YARD REQUIREMENTS SET FORTH ON THIS REZONING PLAN AND THE DEVELOPMENT STANDARDS, PROVIDED, HOWEVER, ANY SUCH ALTERATIONS AND MODIFICATIONS SHALL NOT MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN. CHANGES TO THE REZONING PLAN NOT PERMITTED BY THE REZONING PLAN WILL BE REVIEWED AND APPROVED AS ALLOWED BY SECTION 6.207 OF THE ORDINANCE.
- d. NUMBER OF BUILDINGS PRINCIPAL AND ACCESSORY. NOTWITHSTANDING THE NUMBER OF BUILDINGS SHOWN ON THE REZONING PLAN, THE TOTAL NUMBER OF PRINCIPAL BUILDINGS TO BE DEVELOPED ON THE PORTIONS OF THE SITE SHALL NOT EXCEED ONE(1). ACCESSORY BUILDINGS AND STRUCTURES LOCATED ON THE SITE SHALL NOT BE CONSIDERED IN ANY LIMITATION ON THE NUMBER OF BUILDINGS ON THE SITE. ACCESSORY BUILDINGS AND STRUCTURES WILL BE CONSTRUCTED UTILIZING SIMILAR BUILDING MATERIALS, COLORS, ARCHITECTURAL ELEMENTS AND DESIGNS AS THE PRINCIPAL BUILDING(S) LOCATED WITHIN THE SAME DEVELOPMENT AREA AS THE ACCESSORY STRUCTURE/BUILDING.
- e. PLANNED/UNIFIED DEVELOPMENT. THE SITE SHALL BE VIEWED AS A PLANNED/UNIFIED DEVELOPMENT PLAN AS TO THE ELEMENTS AND PORTIONS OF THE SITE GENERALLY DEPICTED ON THE REZONING PLAN AND INDUSTRIAL (I-1) ON THE TECHNICAL DATA SHEET.
- NOTE: THESE DEVELOPMENT STANDARDS REPLACE AND SUPERSEDE THE PREVIOUS DEVELOPMENT STANDARDS APPROVED AS PART OF PRIOR REZONING PETITIONS FOR THIS SITE.
- 2. PERMITTED USES, DEVELOPMENT AREA LIMITATIONS, AND CERTAIN BUILDING EDGE TREATMENTS: a. SUBJECT TO THE RESTRICTIONS AND LIMITATIONS SET FORTH IN THIS SECTION 2, THE PRINCIPAL BUILDINGS CONSTRUCTED

GENERAL AND MEDICAL OFFICE USES. FOR PURPOSES OF THE DEVELOPMENT LIMITATIONS SET FORTH IN THESE DEVELOPMENT STANDARDS (BUT NOT TO BE CONSTRUED AS A LIMITATION ON FAR REQUIREMENTS), THE TERM "GROSS FLOOR AREA" OR "GFA" SHALL MEAN AND REFER TO THE SUM OF THE GROSS HORIZONTAL AREAS OF EACH FLOOR OF A PRINCIPAL BUILDING ON THE SITE MEASURED FROM THE OUTSIDE OF THE EXTERIOR WALLS OR FROM THE CENTER LINE OF PARTY WALLS; PROVIDED, HOWEVER, SUCH TERM SHALL EXCLUDE ANY SURFACE OR STRUCTURED PARKING FACILITIES, AREAS USED FOR BUILDING AND EQUIPMENT ACCESS (SUCH AS STAIRS, ELEVATOR SHAFTS, VESTIBULES, ROOF TOP EQUIPMENT ROOMS AND MAINTENANCE CRAWL SPACES), ALL LOADING DOCK AREAS (OPEN OR ENCLOSED), OUTDOOR COOLERS AND OUTDOOR DINING AREAS WHETHER ON THE ROOF OF THE BUILDING(S) OR AT STREET LEVEL (PARKING FOR OUTDOOR DINING AREAS WILL BE PROVIDED AS REQUIRED BY THE ORDINANCE OR THESE DEVELOPMENT STANDARDS).

- ACCESS:
- b. CONSTRUCTION TRAFFIC TO THE SITE WILL ACCESS THE SITE ONLY FROM BELLHAVEN BOULEVARD. DEPARTMENT OF TRANSPORTATION (CDOT) IN ACCORDANCE WITH PUBLISHED STANDARDS.

DEVELOPMENT STANDARDS

--PROPOSED USES: ASSEMBLY OR FABRICATION, BOAT AND SHIP SALES AND REPAIR, BUILDING MAINTENANCE SERVICE, 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

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

a. SITE LOCATION. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY SATURDAY NIGHT. LLC. ("PETITIONER") TO ACCOMMODATE THE FURTHER DEVELOPMENT OF A INDUSTRIAL USE DEVELOPMENT PATTERN ON AN APPROXIMATELY 3.78 ACRE SITE LOCATED ON THE NORTHWEST QUADRANT

WITHIN DEVELOPMENT AREAS ON THE SITE MAY BE DEVELOPED: (I) WITH UP TO 20,000 SQUARE FEET OF GROSS FLOOR AREA OF

a ACCESS TO THE SITE WILL BE FROM BELLHAVEN BOULEVARD AS GENERALLY DEPICTED ON THE REZONING PLAN.

c. THE ALIGNMENT OF THE INTERNAL VEHICULAR CIRCULATION MAY BE MODIFIED BY THE PETITIONER TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS, PARKING LAYOUTS AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CHARLOTTE

TRANSPORTATION IMPROVEMENTS: . OUTSTANDING ISSUES:

- a. SIGHT DISTANCE FOR ACCESS TO BELLHAVEN MAY BE VERY DIFFICULT TO RESOLVE DUE TO EXISTING VERTICAL/HORIZONTAL CURVES TO THE NORTH. THE PETITIONER MAY NEED EXTEND COULOAK DR. AS A LOCAL COMMERCIAL NARROW STREET SECTION TO ACCESS THE SITE. IF SO THE COULOAK DR. EXTENSION WILL NEED TO CROSS PARCEL NOS. 03301213 AND 03301250 TO SERVE THE SITE IN WHICH RIGHT-OF-WAY WILL NEED TO BE ACQUIRED ACROSS ALL THREE (3) PARCELS.
- b. CDOT ENVISIONS BELLHAVEN AS A THREE LANE SECTION WITH BIKE LANES, CURB AND GUTTER, PLANTING STRIP, AND SIDEWALK WITH MAINTENANCE BUFFER. HALF-SECTION IS 39' FROM EXISTING CENTERLINE. IT IS NOT CERTAIN THAT, AS A CONVENTIONAL REZONING, THIS SITE WOULD DEVELOP THIS CROSS SECTION ALONG THEIR FRONTAGE AND/OR PROVIDE THE NECESSARY RIGHT OF WAY/EASEMENT.

II. ADVIDORY INFORMATION.

- a. ACCORDING TO THE CITY OF CHARLOTTE'S DRIVEWAY REGULATIONS, CDOT HAS THE AUTHORITY TO REGULATE/APPROVE ALL PRIVATE STREET/DRIVEWAY AND PUBLIC STREET CONNECTIONS TO THE RIGHT-OF-WAY OF A STREET UNDER THE REGULATORY JURISDICTION OF THE CITY OF CHARLOTTE.
- b. ADEQUATE SIGHT TRIANGLES MUST BE RESERVED AT THE EXISTING/PROPOSED STREET ENTRANCE(S). TWO 35' X 35' SIGHT TRIANGLES (AND TWO 10' X 70' SIGHT TRIANGLES ON NORTH CAROLINA DEPARTMENT OF TRANSPORTATION ON NCDOT MAINTAINED STREETS) ARE REQUIRED FOR THE ENTRANCE(S) TO MEET REQUIREMENTS. ALL PROPOSED TREES, BERMS, WALLS, FENCES, AND/OR IDENTIFICATION SIGNS MUST NOT INTERFERE WITH SIGHT DISTANCE AT THE ENTRANCE(S). SUCH ITEMS SHOULD BE IDENTIFIED ON THE SITE PLAN.
- c. THE PROPOSED DRIVEWAY CONNECTION(S) TO PUBLIC STREETS WILL REQUIRE A DRIVEWAY PERMIT(S) TO BE SUBMITTED TO CDOT (AND THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION ON NCDOT MAINTAINED STREETS) FOR REVIEW AND APPROVAL. THE EXACT DRIVEWAY LOCATION(S) AND TYPE/WIDTH OF THE DRIVEWAY(S) WILL BE DETERMINED BY CDOT DURING THE DRIVEWAY PERMIT PROCESS. THE LOCATIONS OF THE DRIVEWAY(S) SHOWN ON THE SITE PLAN ARE SUBJECT TO CHANGE IN ORDER TO ALIGN WITH DRIVEWAY(S) ON THE OPPOSITE SIDE OF THE STREET AND COMPLY WITH CITY DRIVEWAY REGULATIONS AND THE CITY TREE ORDINANCE.
- d. ALL PROPOSED COMMERCIAL DRIVEWAY CONNECTIONS TO A FUTURE PUBLIC STREET WILL REQUIRE A DRIVEWAY PERMIT TO BE SUBMITTED TO CDOT FOR REVIEW AND APPROVAL. e. ANY FENCE OR WALL CONSTRUCTED ALONG OR ADJACENT TO ANY SIDEWALK OR STREET RIGHT-OF-WAY REQUIRES A
- CERTIFICATE ISSUED BY CDOT. f. A RIGHT-OF-WAY ENCROACHMENT AGREEMENT IS REQUIRED FOR THE INSTALLATION OF ANY NON-STANDARD ITEM(S) (IRRIGATION SYSTEMS, DECORATIVE CONCRETE PAVEMENT, BRICK PAVERS, ETC.) WITHIN A PROPOSED/EXISTING CITY MAINTAINED STREET RIGHT-OF-WAY BY A PRIVATE INDIVIDUAL, GROUP, BUSINESS, OR HOMEOWNER'S/BUSINESS ASSOCIATION. AN ENCROACHMENT AGREEMENT MUST BE APPROVED BY CDOT PRIOR TO THE CONSTRUCTION/INSTALLATION OF THE NON-STANDARD ITEM(S). CONTACT CDOT FOR ADDITIONAL INFORMATION CONCERNING COST, SUBMITTAL, AND LIABILITY INSURANCE COVERAGE REQUIREMENTS.
- ARCHITECTURAL STANDARDS: 7.
- 8. STREETSCAPE, LANDSCAPING, BUFFERS AND OPEN SPACE:
- a. ALONG BELLHAVEN BOULEVARD, THE PETITIONER WILL PROVIDE A 20 FOOT SETBACK FROM THE RIGHT OF WAY. b. A 5 FOOT MINIMUM SETBACK WILL BE ESTABLISHED ALONG 1-485 AS MEASURED FROM THE EXISTING RIGHT-OF-WAY. c. TREES IN PLANTING STRIPS AND IN TREE GRATES WILL BE PROVIDED WITH AUTOMATIC IRRIGATION.
- **ENVIRONMENTAL FEATURES:**
- a. THE SITE SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS **ORDINANCE** b. THE LOCATION, SIZE AND TYPE OF STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN IS SUBJECT TO ADJUSTMENT IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AS APPLICABLE.
- c. THE SITE WILL COMPLY WITH THE TREE ORDINANCE. PARKING
- a. PARKING WILL BE PROVIDED AS REQUIRED BY THE ORDINANCE.
- 11. <u>SIGNAGE</u> a. SIGNAGE AS ALLOWED BY THE ORDINANCE MAY BE PROVIDED.
- b. DETACHED SIGNS WILL BE LIMITED TO GROUND MOUNTED SIGNS.
- c. THE SITE WILL BE VIEWED AS A PLANNED/UNIFIED DEVELOPMENT AS DEFINED BY THE ORDINANCE, CONSEQUENTLY SIGNS MAY BE LOCATED THROUGHOUT THE SITE. THE ALLOWED SIGNS MAY CONTAIN BUSINESS AND IDENTIFICATION SIGNAGE FOR ANY OF THE BUSINESSES OR TENANTS LOCATED ON THE SITE.
- 12. LIGHTING a. DETACHED LIGHTING ON THE SITE WILL BE LIMITED TO 30 FEET IN HEIGHT.
- 13. MISCELLANEOUS:
- a. ALL NEW UTILITY LINES WILL BE PLACED UNDERGROUND AS REQUIRED BY THE ORDINANCE (SECTION 12.509). AMENDMENTS TO THE REZONING PLAN: 14. a. FUTURE AMENDMENTS TO THE REZONING PLAN (WHICH INCLUDES THESE DEVELOPMENT STANDARDS) MAY BE APPLIED FOR
- BY THE THEN OWNER OR OWNERS OF THE APPLICABLE DEVELOPMENT AREA PORTION OF THE SITE AFFECTED BY SUCH AMENDMENT IN ACCORDANCE WITH THE PROVISIONS HEREIN AND OF CHAPTER 6 OF THE ORDINANCE. **15. BINDING EFFECT OF THE REZONING APPLICATION:**
- a. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED HEREIN AND UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.

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