



- SITE DEVELOPMENT DATA**
- **ACREAGE:** ± 42.11 ACRES
  - **TAX PARCEL #:** 113-031-08, 113-031-09, 113-031-10, AND 113-031-11
  - **EXISTING ZONING:** I-1 (CD) LLWPA
  - **PROPOSED ZONING:** I-1 (CD) LLWPA SPA
  - **EXISTING USES:** WAREHOUSE AND DISTRIBUTIONS BUILDINGS AND VACANT.
  - **PROPOSED USES:** WAREHOUSING, WAREHOUSE DISTRIBUTION, MANUFACTURING, OFFICE, AND INDUSTRIAL 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 IN THE DEVELOPMENT STANDARDS BELOW).
  - **MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT:** UP TO 462,000 SQUARE FEET OF GROSS FLOOR AREA OF OFFICE, WAREHOUSING, DISTRIBUTION, MANUFACTURING AND INDUSTRIAL USES; ALL AS ALLOWED BY RIGHT AND UNDER PRESCRIBED CONDITIONS IN THE I-1 ZONING DISTRICT (AS MORE SPECIFICALLY DESCRIBED AND RESTRICTED IN THE DEVELOPMENT STANDARDS ON SHEET RZ.3). THE EXISTING SQUARE FOOTAGE ON THE SITE IS ±337,886 BASED ON TAX RECORD INFORMATION.
  - **MAXIMUM BUILDING HEIGHT:** THE MAXIMUM ALLOWED BUILDING HEIGHT WILL BE THREE (3) STORIES NOT TO EXCEED 40 FEET; BUILDING HEIGHT WILL BE MEASURED AS DEFINED BY THE ORDINANCE.
  - **PARKING:** AS REQUIRED BY THE ORDINANCE FOR THE PROPOSED USE(S).

**BUILDING AREA DATA**

EXISTING BUILDINGS TO REMAIN	337,886SF
POTENTIAL ADDITIONS TO EX. BUILDINGS	+ 27,300SF
<b>TOTAL</b>	<b>365,186SF</b>
AREA FOR PROPOSED BUILDINGS	462,000SF - 365,186SF = <b>96,814SF</b>

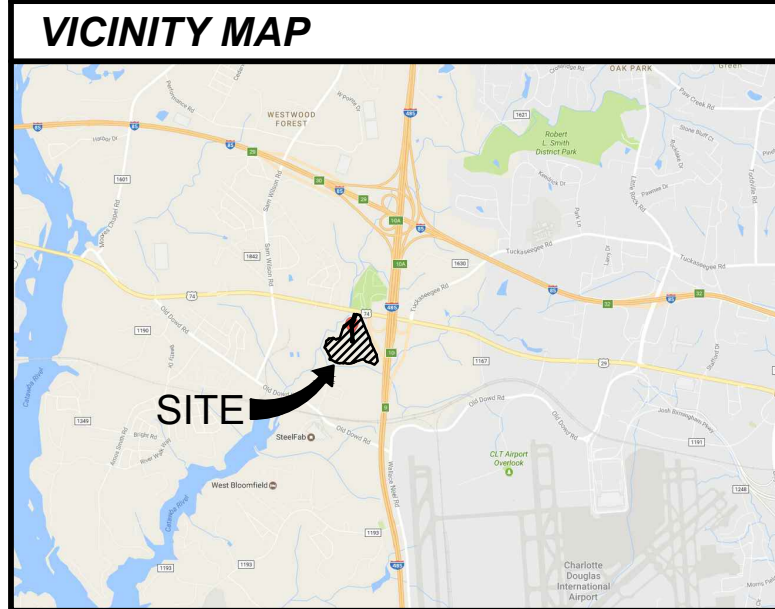
**BUILT UPON AREA**

EXISTING BUILDINGS & PAVED AREAS	337,886SF + 154,455SF = 492,341SF
POTENTIAL ADDITIONS TO EX. BLDGS & PAVING	49,841SF
PROPOSED BUILDINGS & PAVED AREAS	74,240F + 164,288SF = 238,528SF
<b>TOTAL</b>	<b>17.92AC or 780,710SF</b>
DENSITY OF BUA	17.92AC / 42.11AC = 42.56%

**LEGEND**

EXISTING DEVELOPED SITES TO REMAIN

APPROX. WETLAND



GRAPHIC SCALE  
( IN FEET )  
1 inch = 100 ft.

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Seal

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(704) 553-8881  
Firm License #C-1157

**REZONING PETITION**  
2017-061

Project  
BERRYHILL ROAD PROPERTY  
MECKLENBURG COUNTY, NC

Sheet Title  
CONCEPTUAL SITE PLAN

Lord Baltimore Properties  
1200 EAST MOREHEAD STREET  
CHARLOTTE, NORTH CAROLINA 28204

CTB  
Engineer  
GM/KT/JKM  
Drawn By  
5/12/2017  
Date

Revisions

Project Number  
017.407.010

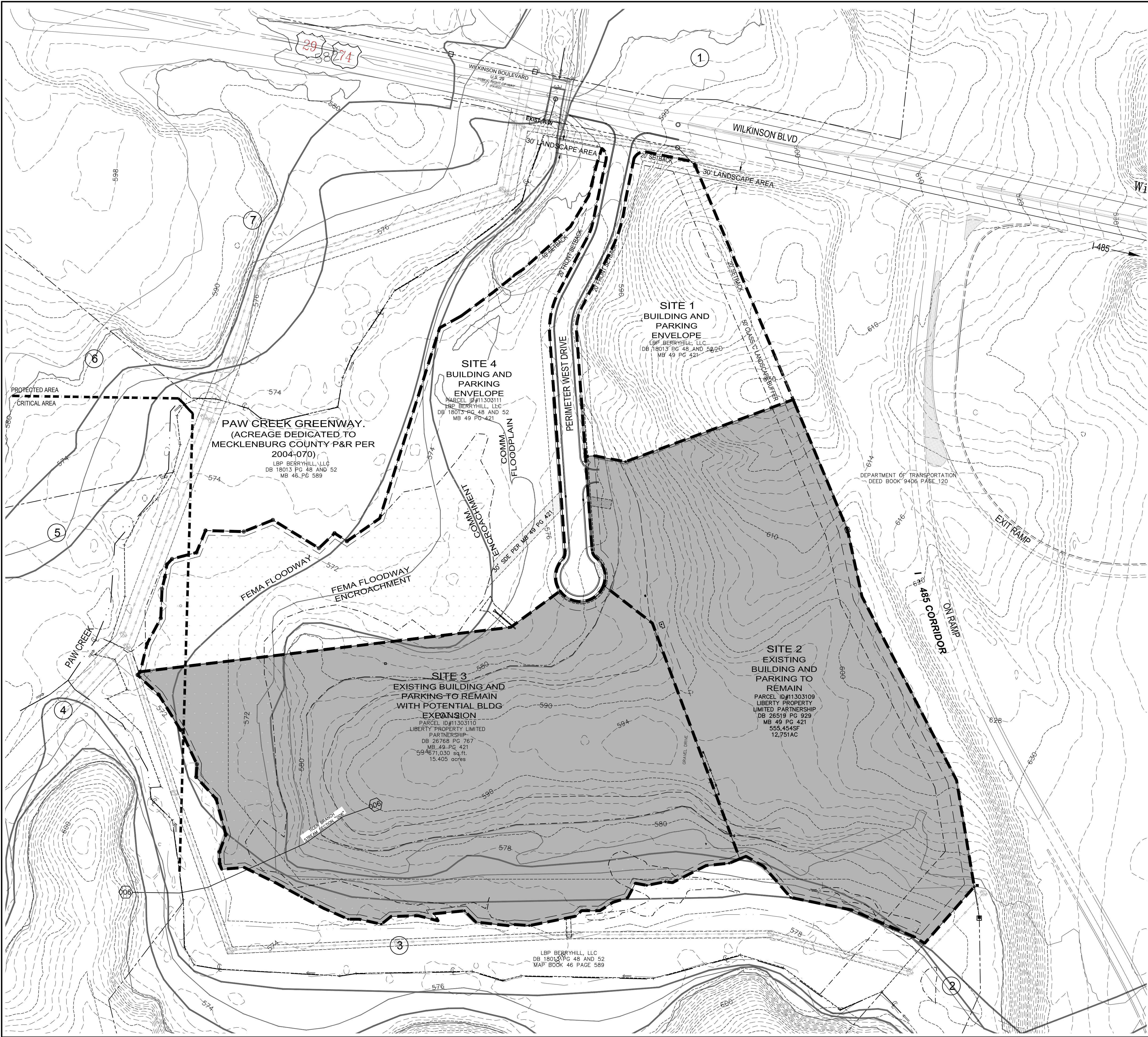
Sheet

**RZ2.0**









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**ADJACENT PROPERTY OWNERS:**

①	Parcel ID: 05538301A SUTCO PROPERTIES LLC N/A ZONING: B-2	DB: 13190 PG: 667 USE: SINGLE-FAMILY
②	Parcel ID: 11303105A DBSI CHARLOTTE I-485 UNITS LLC 8038 MARSHALL ACRES DR, CHARLOTTE, NC 28214 ZONING: I-1, I-2, R-4	DB: 22532 PG: 786 USE: INDUSTRIAL
③	Parcel ID: 11303106 MECKLENBURG COUNTY 4045 PERIMETER WEST DRIVE, CHARLOTTE, NC 28214 ZONING: I-1(CD)	DB: 27312 PG: 527 USE: INDUSTRIAL
④	Parcel ID: 11303104 ATTN: TAX DEPT - PB05B DUKE OWER CO. OLD DOWN ROAD, CHARLOTTE, NC ZONING: I-2	DB: N/A PG: N/A USE: 100YR FLOOD PLAIN
⑤	Parcel ID: 11303103 EMERALD CAROLINA CHEMICAL LLC 8309 WILKINSON BLVD, CHARLOTTE, NC 28214 ZONING: I-2	DB: 20386 PG: 120 USE: WAREHOUSE
⑥	Parcel ID: 11303107 LANE CONSTRUCTION CORPORATION N/A ZONING: I-2, I-1, B-2	DB: 21786 PG: 334 USE: INDUSTRIAL
⑦	Parcel ID: 11303101 LANE CONSTRUCTION CORPORATION 8205 WILKINSON BLVD, CHARLOTTE, NC 28214 ZONING: I-2, B-2	DB: 16373 PG: 519 USE: INDUSTRIAL & OFFICE

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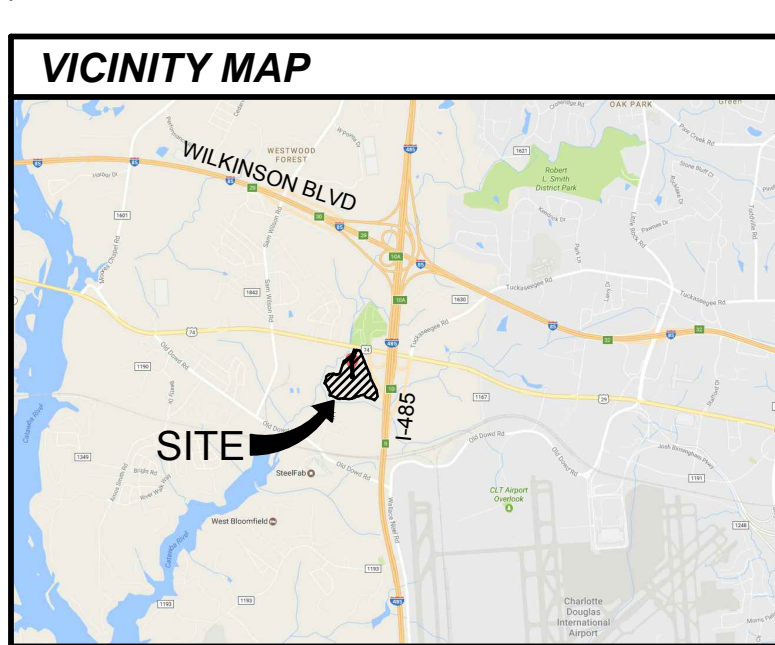
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CTB  
Engineer  
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**RZ1.0**