







- 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 IN THE DEVELOPMENT STANDARDS ON SHEET RZ.3).
  - **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.

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Seal	
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<b>PREVIOUS REZONING PETITION 2004-070</b>	
<b>BERRYHILL ROAD PROPERTY</b> MECKLENBURG COUNTY, NC	<b>CONCEPTUAL SITE PLAN</b>
Project	Sheet Title
Lord Baltimore Properties 1200 EAST MOREHEAD STREET CHARLOTTE, NORTH CAROLINA 28204	
CTB Engineer GM/KT/JKM Drawn By 2/24/2017 Date	
Revisions	
Project Number 017.407.010	
Sheet	
<b>RZ2.0</b>	





