

0.45 MILE TO INTERSECTION OF SAM WILSON RD  
 PROP. ACCESS POINT FROM I-85 SERVICE ROAD

I-85 SERVICE ROAD IMPROVEMENTS SEE NOTE 3.C ON SHEET RZ02  
 #5 REBAR WITH DISC(F) @ 51.27' 1.62 RIGHT

1/2 CLASS 'A' BUFFER REQUIRED AT THIS PROPERTY LINE  
 100' CLASS 'A' BUFFER REQUIRED ALONG THIS PROPERTY LINE

N/F Pinnacle Property Holdings LLC  
 PID: 05553104  
 DB: 32112; PG: 405  
 AREA: 2.43 AC  
 ZONED: R-3

N/F Pinnacle Property Holdings LLC  
 PID: 05539101  
 DB: 32112; PG: 405  
 AREA: 10.69 AC  
 ZONED: R-3

N/F Foy Dean Haskett  
 PID: 05539117  
 DB: 3623; PG: 993  
 AREA: 9.88 AC  
 ZONED: R-3

N/F Huntlynn Acres LH & Sons  
 PID: 05546998A  
 DB: 10917; PG: 942  
 AREA: 29.79 AC  
 ZONED: R-MH

N/F Shane R. Hall, Trust  
 PID: 05553102  
 DB: 32085; PG: 451  
 AREA: 3.4 AC  
 ZONED: R-3

N/F Fieldridge Acres Sutco Properties, LLC  
 PID: 05538301A  
 DB: 13190; PG: 667  
 AREA: 37.686 AC  
 ZONED: R-MH

CLASS 'A' BUFFER SEE DEVELOPMENT NOTES  
 25% REDUCTION IN CLASS 'A' BUFFER WITH BERM. SEE DEVELOPMENT NOTES

100' PCSO STREAM BUFFER PAW CREEK  
 SEWER EASEMENT (DB 10848 PG 484-487)

FEMA FLOODPLAIN LIMITS (PER GIS)  
 NOTE: THE SWIM/PCSO BUFFER WILL INCLUDE 50% OF THE FLOODPLAIN AREA AS ADDITIONAL BUFFER

100' PCSO STREAM BUFFER PAW CREEK GREENWAY AREA  
 SEE NOTES 6.A AND 6.B ON SHEET RZ02

100' PCSO STREAM BUFFER MEASURED FROM TOP OF BANK, STREAMS AND WETLANDS DELINEATED BY ATLAS ENVIRONMENTAL 9/8/2021

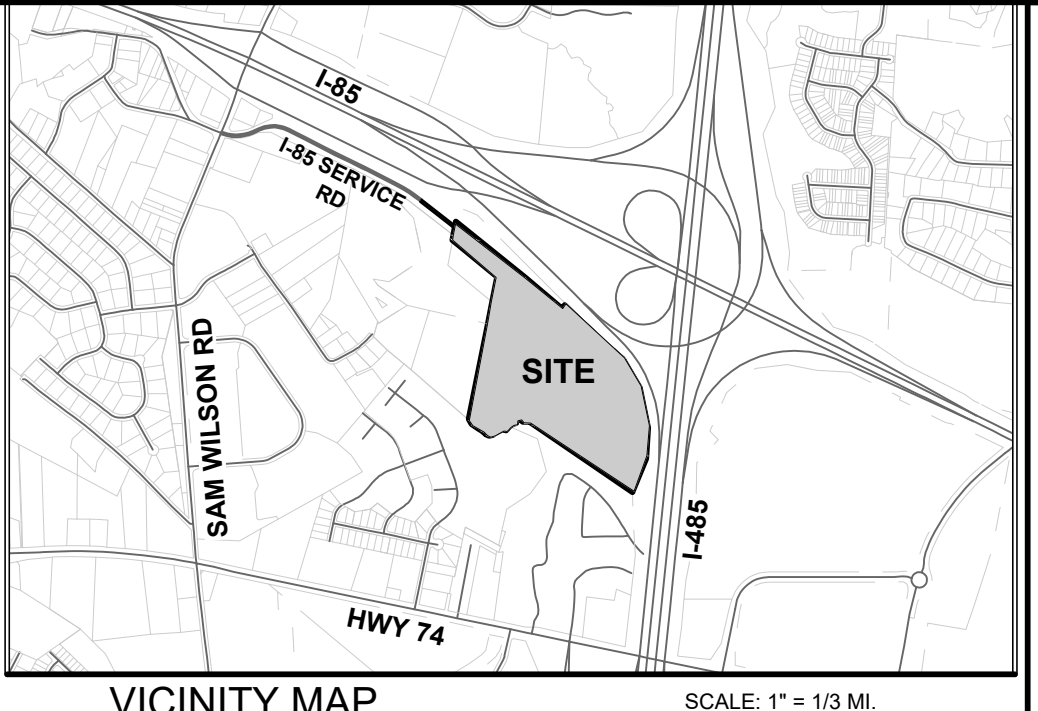
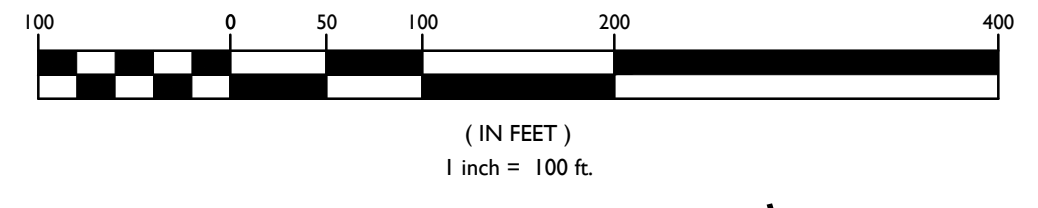
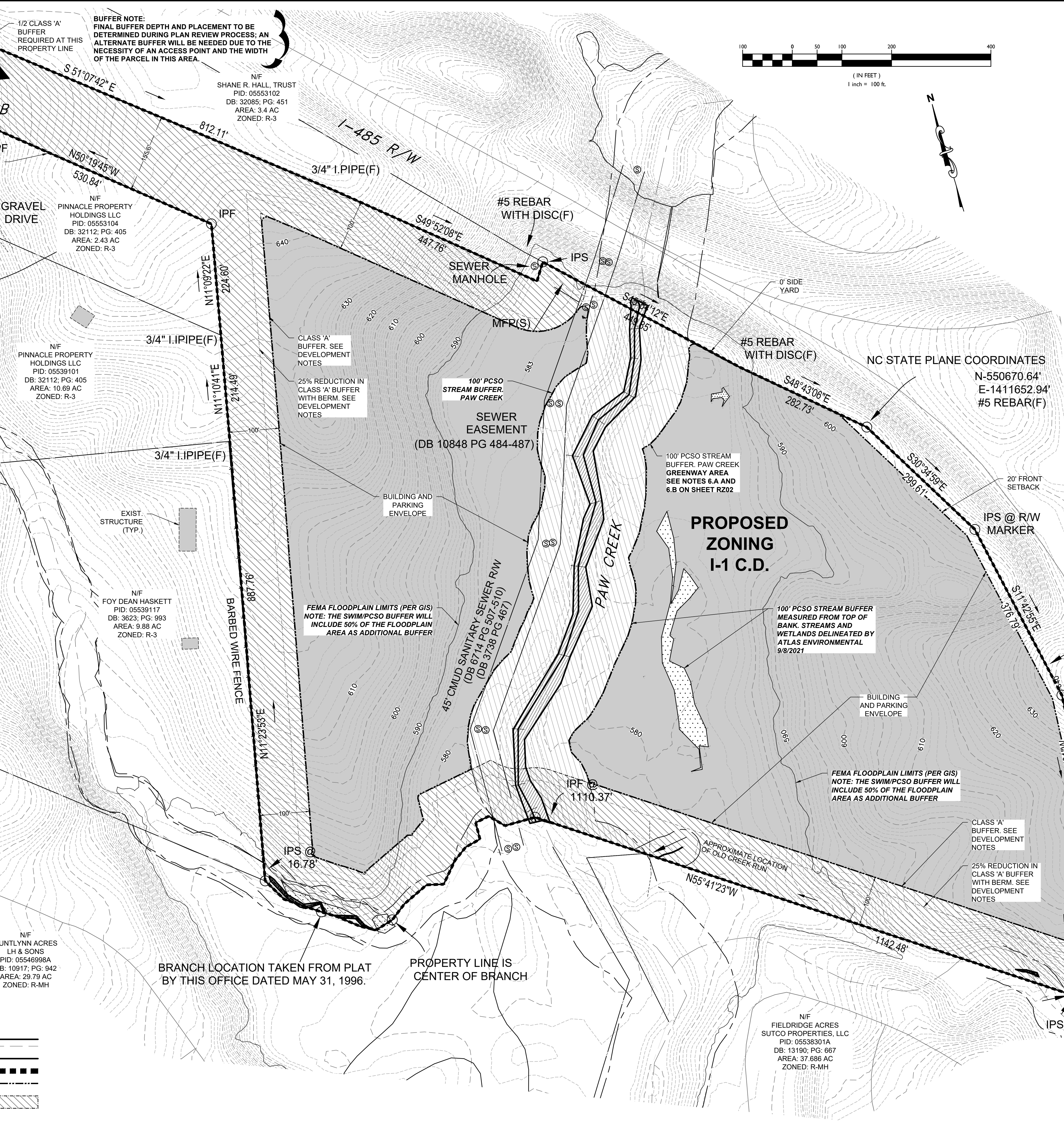
CLASS 'A' BUFFER. SEE DEVELOPMENT NOTES  
 25% REDUCTION IN CLASS 'A' BUFFER WITH BERM. SEE DEVELOPMENT NOTES

BRANCH LOCATION TAKEN FROM PLAT BY THIS OFFICE DATED MAY 31, 1996.  
 PROPERTY LINE IS CENTER OF BRANCH

APPROXIMATE LOCATION OF OLD CREEK RUN

IPS @ 16.78'  
 IPS @ 1110.37'  
 IPS @ 1110.922'E  
 IPS @ 1110.922'E  
 IPS @ 1110.922'E

IPS @ 1110.922'E  
 IPS @ 1110.922'E  
 IPS @ 1110.922'E



SITE DEVELOPMENT TABLE	
PIN:	05553103
AREA:	44.95 ACRES
PETITION NO.:	21-276
ADDRESS:	SOUTH I-85 SERVICE RD
PETITIONER:	MCCRANEY PROPERTY CO.
PLANS BY:	PLOTT HOUND ENGINEERING PLLC
EXISTING ZONING:	R-3 (SINGLE FAMILY)
EXISTING USES:	VACANT LAND / RESIDENTIAL
OVERLAY DISTRICT:	AIRPORT NOISE OVERLAY
PROPOSED ZONING:	I-1 (CD)
PROPOSED USES:	OFFICE / WAREHOUSING / INDUSTRIAL (ALL USES ALLOWED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, AS MORE SPECIFICALLY DESCRIBED IN THE DEVELOPMENT STANDARDS)
MAX BLDG. HEIGHT:	HEIGHT AS PERMITTED BY ORDINANCE AND WILL BE MEASURED AS DEFINED BY THE ORDINANCE.
MAX GFA:	335,000 SF
PARKING:	AS REQUIRED BY THE ORDINANCE FOR THE PERMITTED USES
PCSO WATERSHED DISTRICT:	WESTERN CATAWBA PC DISTRICT
FEMA PANEL:	LOWER LAKE WYLIE WATERSHED (PA) 3710451500K; EFF. 9/2/2015
JURISDICTION:	CITY OF CHARLOTTE
SETBACKS:	FRONT - 20' SIDE - 0' REAR - 10'

**SURVEY DISCLAIMER**  
 SURVEY FOR MCCRANEY PROPERTY CO. BY CBS SURVEYING AND MAPPING, INC. 3610 UNION HIGHWAY PO BOX 578 GAFFNEY, SC 29342 ON NOVEMBER 2ND, 2021.

**LEGEND**

EXISTING CONTOUR	100
PROPOSED CONTOUR	100
PROPOSED ZONING BOUNDARY	---
PROPOSED BUILDING ENVELOPE	---
PROPOSED BUFFERS	---

PLOTT HOUND ENGINEERING  
 8650 CORPORATE CENTER DR. SUITE 100E  
 CHARLOTTE, NC 28226  
 (704) 438-8822  
 WWW.PLOTTHOUNDENGINEERING.COM

SEAL 042077  
 ENGINEER  
 BRIAN LINDON

PETITION NO.  
 2021-276

**SOUTH 85 SERVICE ROAD**  
 85 AT 485 - SW QUADRANT  
 CHARLOTTE, NC

**REZONING PLAN**

BCL  
 ENG  
 BCL  
 DRAWN BY  
 12/16/2021  
 DATE

**REVISIONS**

NO.	DESCRIPTION

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PROJECT NUMBER  
 21.33.001  
**RZ01**  
 Sheet 1 of 2

**MCCRANEY**  
 JOE CURLEY  
 421 PENMAN STREET, SUITE 201  
 CHARLOTTE, NC 28203  
 PHONE: (704) 852-0701



