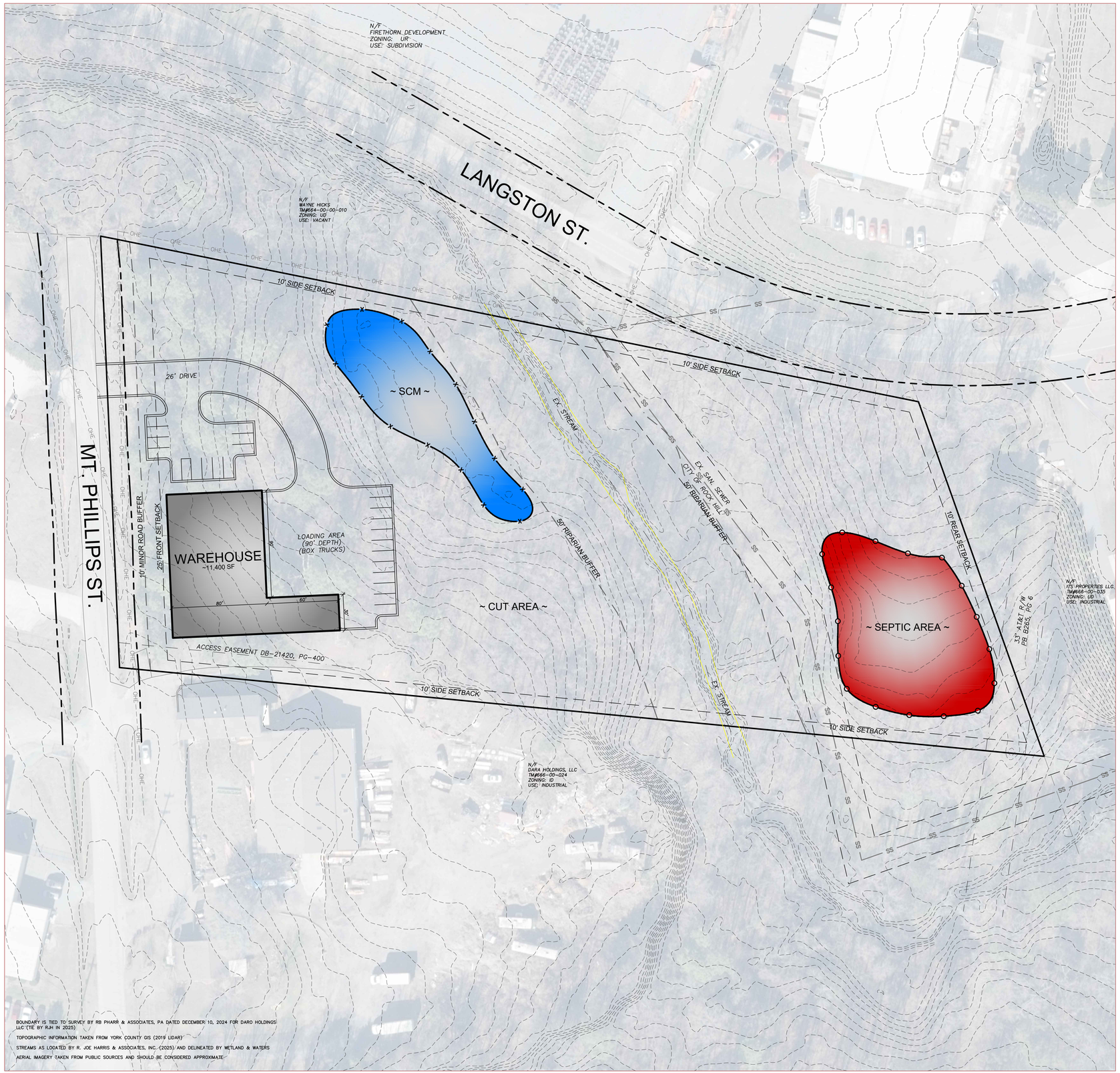
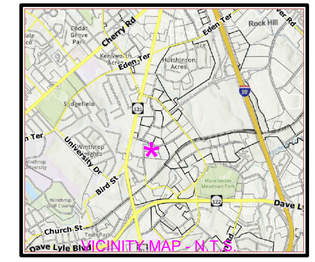


BOUNDARY IS TIED TO SURVEY BY RB PHARR & ASSOCIATES, PA DATED DECEMBER 10, 2024 FOR DARO HOLDINGS LLC (TIE BY RJH IN 2025)

TOPOGRAPHIC INFORMATION TAKEN FROM YORK COUNTY GIS (2019 LIDAR)

STREAMS AS LOCATED BY R. JOE HARRIS & ASSOCIATES, INC. (2025) AND DELINEATED BY WETLAND & WATERS

AERIAL IMAGERY TAKEN FROM PUBLIC SOURCES AND SHOULD BE CONSIDERED APPROXIMATE



DEVELOPMENT INFORMATION:

PROJECT NAME:	WXLY HOLDINGS INDUSTRIAL
DEVELOPER:	WXLY HOLDINGS LLC 130 PERFORMANCE DRIVE BELMONT, NC 28012 CONTACT: JIM WETZEL | MECA COMMERCIAL RE PHONE: 704-491-1722
PROPERTY OWNER:	WXLY HOLDINGS LLC 130 Performance Drive Belmont, NC 28012
TAX PARCELS:	666-00-009
ACREAGE:	5.37 ACRES± - GROSS (0.13 ACRES± - SCDOT R/W) NET DEVELOPMENT ACREAGE = 5.24 ACRES±
ZONING:	ID - INDUSTRIAL DEVELOPMENT
LAND USE:	EXISTING - VACANT PROPOSED - INDUSTRIAL/WAREHOUSE
MIN. LOT SIZE:	43,4560 SQ.FT.
MIN. LOT WIDTH:	100 FT. (MIN.)
MIN. SETBACKS:	FRONT - 25'/30' CORNER - 25' SIDE - 10'/30' REAR - 10'/30' (30' WHEN ADJACENT TO RESIDENTIAL DISTRICT)
BUILDING HEIGHT:	60' (MAX.)
OPEN SPACE:	10% OF NET DEVELOPMENT AREA
TREE SAVE:	15% OF EXISTING TREE CANOPY - GRAND TREE SURVEY REQUIRED - TREES 6"+ WITHIN TREE SAVE AND ZONING BUFFERS MUST BE LOCATED
LAND USE BUFFERS:	10' MINOR ROAD BUFFER
OVERLAYS:	N/A

PARKING

REQUIRED = 1/500 SF-GFA = 11,400 / 500 = 23 SPACES
SPACES PROVIDED = 24

WATER/SEWER INFORMATION:

WATER - PRIVATE WELL
SEWER - ONSITE WASTEWATER (SEPTIC)

STORMWATER:

YORK COUNTY STORMWATER ORDINANCES APPLY (DETENTION REQUIRED)

GRAPHIC SCALE

-40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

DATE	ISSUED FOR	REV

PUPS PALMETTO UTILITY PROTECTION SERVICES, INC. 811 Know what's below. Call before you dig.

Engineer:

RJH

R. Joe Harris & Associates, Inc.
Engineering • Land Surveying • Planning Management
1186 Stonecrest Boulevard, Fort Mill, S.C. 29708 Phone | 803-802-1799

www.rjoeharris.com

This drawing shall not be used for construction purposes until the seal and signature of the responsible registrant appears on the drawing, and proper permit forms and related fees are transmitted by the Owner, Owner's Agent or Contractor to the Authority having jurisdiction.

Corporate Seal	Engineer's Seal
	CONCEPT ONLY

Project Manager	Drawn
-	-
Department Manager	**Checked**
-	B. Pridemore

Print/Plot Date
9/10/2024

Client
WXLY HOLDINGS LLC
130 Performance Drive
Belmont, North Carolina 28012
P:

Project:
WXLY HOLDINGS INDUSTRIAL

Drawing Title:
Sketch Plan
Industrial Building (ID)

Project No.	Drawing No.
6248-Mt Phillips	SP-1
DWG File Name: Base File	