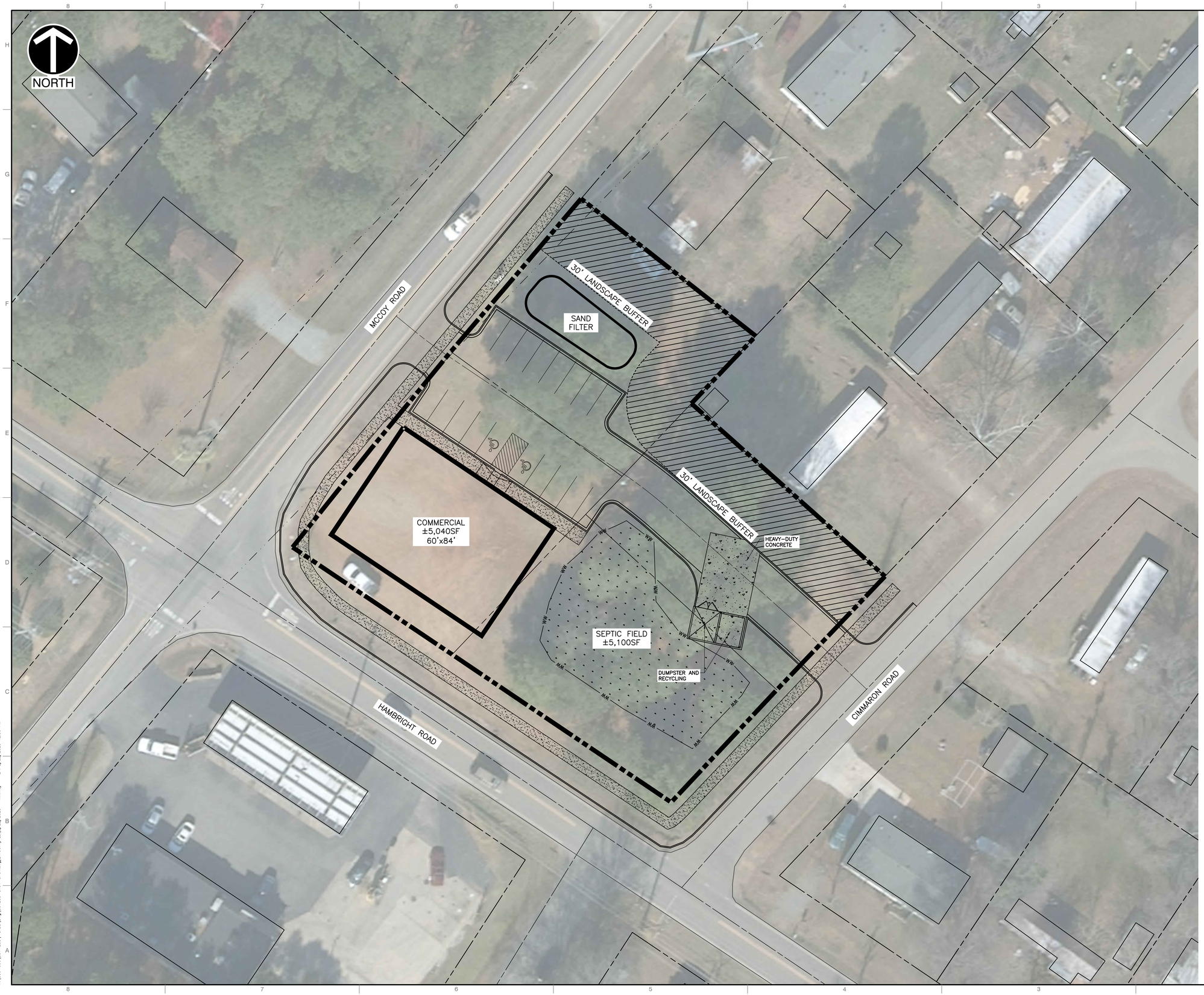

DEVELOPMENT SUMMARY:

PARCELS:

PIN: 01727210	±0.210 ACRES
PIN: 01727211	±0.247 ACRES
PIN: 01727212	±0.223 ACRES
PIN: 01727213	±0.198 ACRES
TOTAL:	±0.878 ACRES

EXISTING ZONING:	GR (MH-O)
PROPOSED ZONING:	TBD
PROPOSED USE:	COMMERCIAL

PRIMARY BUILDING SETBACKS PROPOSED:

FRONT SETBACK:	0 FEET
SIDE SETBACK:	0 FEET
CORNER SETBACK:	0 FEET
REAR SETBACK:	30 FEET

PROPOSED DEVELOPMENT:

RECREATION CENTER:	±5,040 SF
PARKING RATIO:	1 SP/300SF
PARKING REQUIRED:	17 SPACES
PARKING PROVIDED:	18 SPACES

REVISION RECORD

NO	DATE	DESCRIPTION

Civil & Environmental Consultants, Inc.
3701 Arco Corporate Drive · Suite 400 · Charlotte, NC 28273
Ph: 980.237.0373 · Fax: 980.237.0372
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THE LAW OFFICES OF JIM SURANE
11700 MCCOY ROAD
HUNTERSVILLE, NORTH CAROLINA
MECKLENBURG COUNTY

CONCEPT PLAN

DATE:	FEBRUARY 22, 2023	DRAWN BY:	MEK
DWG SCALE:	1"=20'	CHECKED BY:	MLG
PROJECT NO:			331-238
APPROVED BY:			MLG

DRAWING NO.: CP-01

SHEET OF