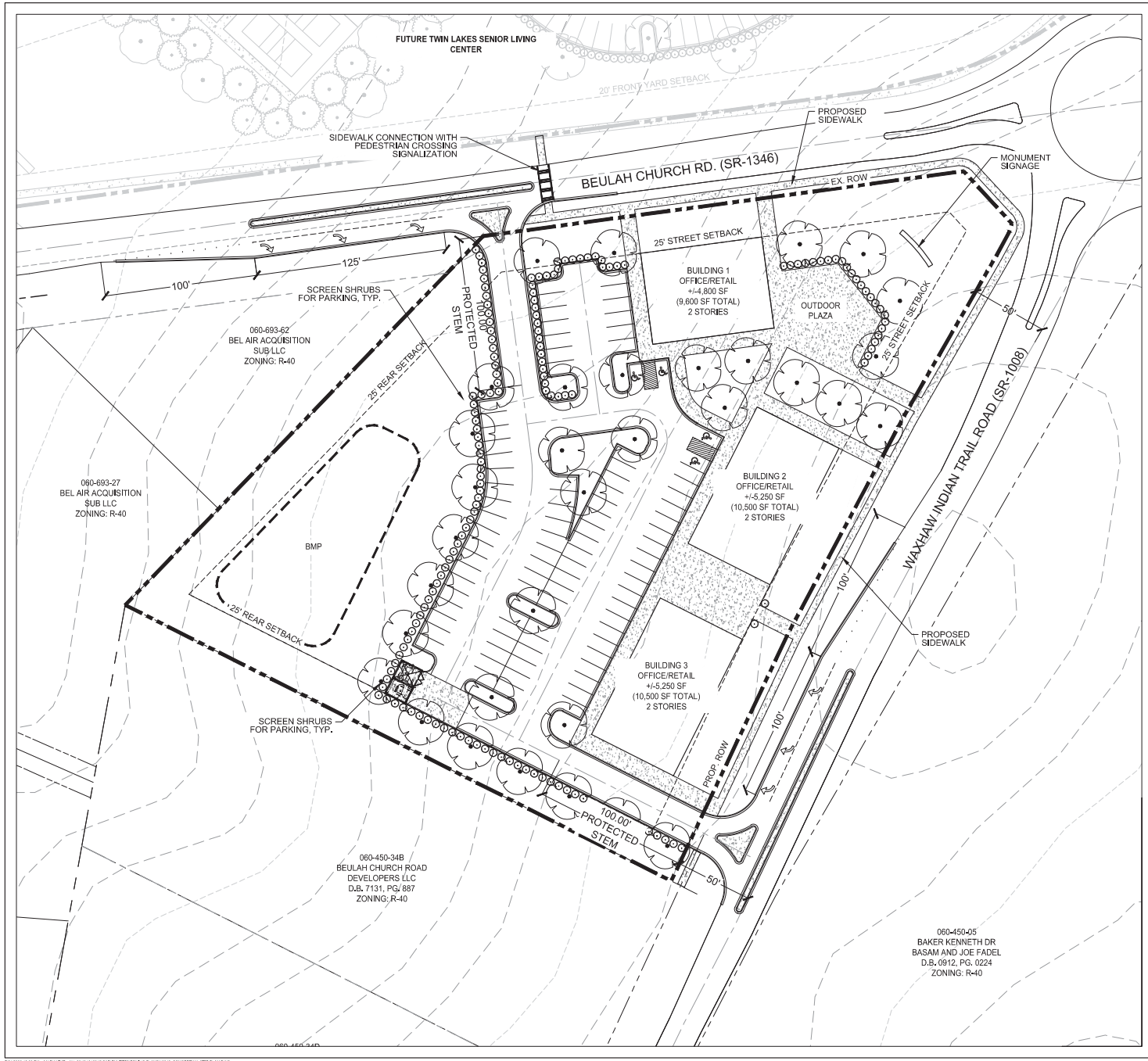

DISCLAIMER: PETITIONER SHALL DEVELOP THE SITE IN A MANNER GENERALLY CONSISTENT WITH THE CONCEPTUAL MASTER PLAN, WITH THE UNDERSTANDING THAT THE CONFIGURATIONS, PLACEMENTS, HEIGHT AND SIZES OF BUILDINGS, PARKING AREAS AND OPEN SPACES MAY BE ALTERED OR MODIFIED AS LONG AS THE ULTIMATE DESIGN IS CONSISTENT WITH THE SPIRIT AND INTENT OF THE CONCEPTUAL MASTER PLAN.

THE CONFIGURATIONS, PLACEMENTS, NUMBER AND SIZES OF THE BUILDINGS AND TREATMENT OF OPEN SPACE AREAS DEPICTED ON THE CONCEPTUAL MASTER PLAN AND ANY BUILDING DESIGNS DEPICTED ARE CONCEPTUAL IN NATURE AND THEREFORE ARE SUBJECT TO REFINEMENTS AS PART OF THE TOTAL DESIGN PROCESS. THEY MAY, THEREFORE, BE ALTERED OR MODIFIED, IN ACCORDANCE WITH THE UNION COUNTY DEVELOPMENT ORDINANCE. DURING DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES SO LONG AS THE MAXIMUM BUILDING ENVELOPE LINES AND INTENSITY LIMITATIONS ESTABLISHED ON THE TECHNICAL DATA SHEET ARE NOT VIOLATED AND THE PROPOSED ALTERATIONS OR MODIFICATIONS DO NOT EXCEED THE PARAMETERS ESTABLISHED UNDER THE DEVELOPMENT CONDITIONS AND UNDER THE UNION COUNTY DEVELOPMENT ORDINANCE FOR THE B-2 DISTRICT.

THE INTENT OF THE CONCEPTUAL MASTER PLAN IS TO ESTABLISH A MAXIMUM SQUARE FOOTAGE THAT CAN BE ADEQUATELY PARKED PER THE REGULATIONS OF THE UNION COUNTY DEVELOPMENT ORDINANCE. THE CONCEPTUAL MASTER PLAN DOES NOT BIND THE PETITIONER TO PROVIDE THIS MAXIMUM SQUARE FOOTAGE AS THE PROGRAM IS REFINED TO THE END USER DURING THE LAND DEVELOPMENT PROCESS.

LandDesign.
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDDESIGN.COM

REV MAP

SEAL

LANDDESIGN, INC. CORPORATE SEAL NORTH CAROLINA

NOT FOR CONSTRUCTION

PROJECT

BEULAH CHURCH COMMERCIAL

BEULAH CHURCH ROAD DEVELOPERS, LLC

LANDDESIGN PROJ.# 1018342

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	REZONING SUB.	09.18.18
2	REZONING SUB.	12.13.18
3	REZONING SUB.	12.06.19
4	REZONING SUB.	7.21.2020

DESIGNED BY: MEK
DRAWN BY: MEK
CHECKED BY: LDI

SCALE: VERT: N/A HORZ: 1"=30'

NORTH

0 15' 30' 60'

SHEET TITLE

CONCEPTUAL SITE PLAN

SHEET NUMBER

RZ-1.3

ORIGINAL SHEET SIZE: 24" X 36"