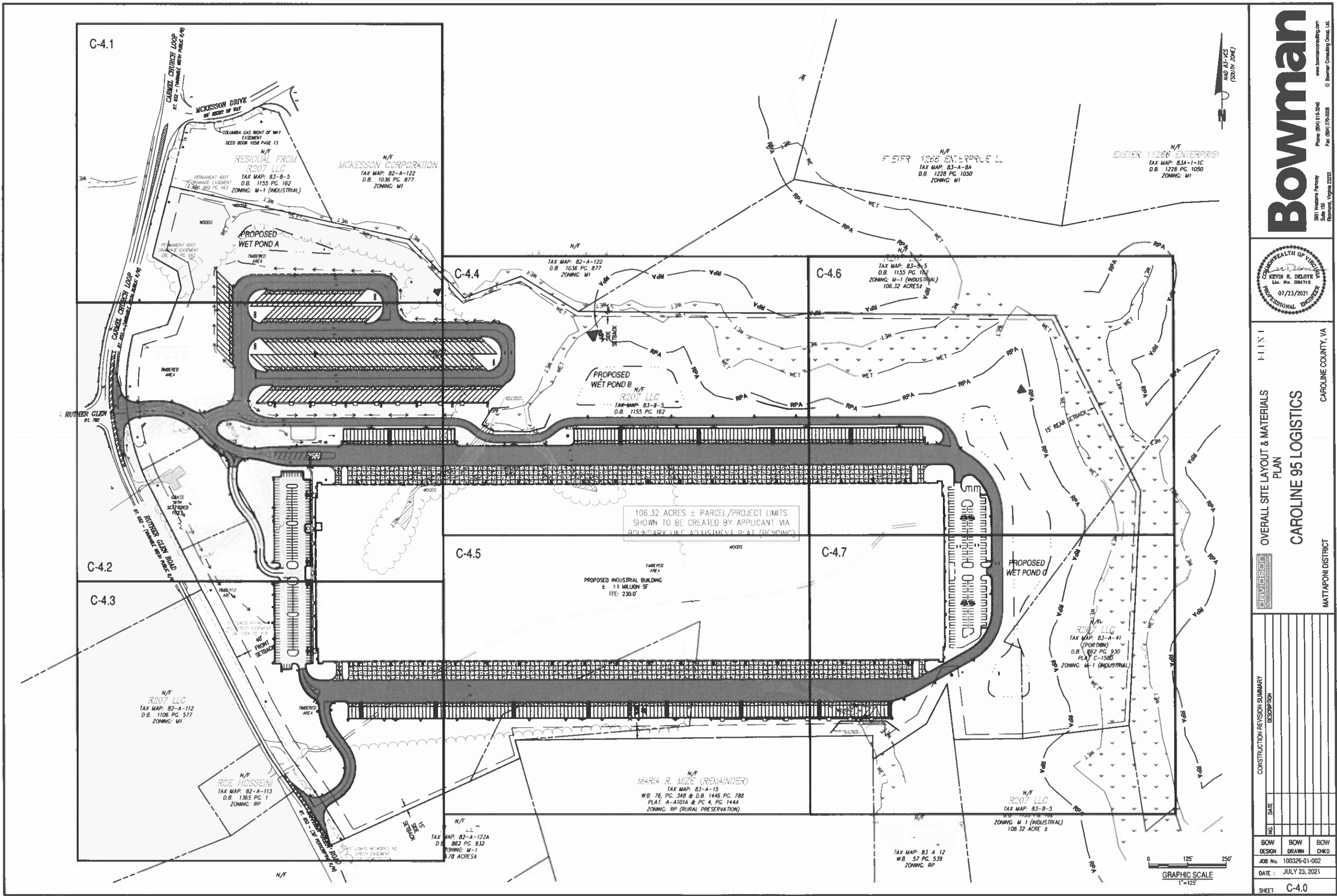


SUMMARY OF LAND USE APPLICATION - SITE PLAN
Public Hearing Not Required

| | |
|--------------------------------------|---|
| Case SP-05-2021 | Caroline 95 Logistics |
| Property Description/Location | TM 82-A-123 & portion of TM 83-8-5; 83-A-41 & 83-A-122. Carmel Church Loop & Ruther Glen Road Mattaponi Voting District |
| Zoning | M-1 Industrial |
| Action | The Applicant has submitted for approval a site plan for a one million square foot warehouse/distribution/flex space. |

See Attached for Site Location



C-4.1

C-4.2

C-4.3

C-4.5

C-4.4

C-4.6

C-4.7

N/F
R207 LLC
TAX MAP: 82-A-112
D.B. 1106 PG. 577
ZONING: M1

N/F
ROE HOSSEINI
TAX MAP: 82-A-113
D.B. 1365 PG. 1
ZONING: RP

N/F
TAX MAP: 82-A-122A
D.B. 862 PG. 932
ZONING: M-1
78 ACRES

N/F
MARIA R. WIZE (REMAINDER)
TAX MAP: 83-A-15
WB. 76, PG. 348 & D.B. 1446 PG. 788
PLAT: A-A101A & PG. 4, PG. 144A
ZONING: RP (RURAL PRESERVATION)

TAX MAP: 83-A-12
WB. 57 PG. 539
ZONING: RP

N/F
R207 LLC
TAX MAP: 83-B-5
ZONING: M-1 (INDUSTRIAL)
106.32 ACRES

R207 LLC
TAX MAP: 83-A-41
(PORTION)
D.B. 862 PG. 930
PLAT C-150B
ZONING: M-1 (INDUSTRIAL)

N/F
FEIER 1286 ENTERPRISE L.L.C.
TAX MAP: 83-A-8A
D.B. 1228 PG. 1050
ZONING: M1

N/F
FEIER 11286 ENTERPRISE
TAX MAP: 83A-1-1C
D.B. 1228 PG. 1050
ZONING: M1

N/F
RESIDUAL FROM
R207 LLC
TAX MAP: 83-B-5
D.B. 1155 PG. 162
ZONING: M-1 (INDUSTRIAL)

N/F
MCKESSON CORPORATION
TAX MAP: 82-A-122
D.B. 1036 PG. 877
ZONING: M1

N/F
TAX MAP: 82-A-122
D.B. 1036 PG. 877
ZONING: M1

TAX MAP: 83-B-5
D.B. 1155 PG. 162
ZONING: M-1 (INDUSTRIAL)
106.32 ACRES

106.32 ACRES ± PARCEL/PROJECT LIMITS
SHOWN TO BE CREATED BY APPLICANT VIA
BOUNDARY LINE ADJUSTMENT PLAT (PENDING)

PROPOSED INDUSTRIAL BUILDING
± 11 MILLION SF
FTE: 230.0'

RUTHER GLEN

RUTHER GLEN ROAD

MCKESSON DRIVE

CARMEL CHURCH LOOP

COLUMBIA GAS RIGHT OF WAY EASEMENT

PROPOSED WET POND A

PROPOSED WET POND B

PROPOSED WET POND C



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COMMONWEALTH OF VIRGINIA
KEVIN R. DELOYE
Lic. No. 084718
07/23/2021
PROFESSIONAL ENGINEER

OVERALL SITE LAYOUT & MATERIALS
PLAN
CAROLINE 95 LOGISTICS



MATTAPONI DISTRICT

CAROLINE COUNTY, VA

CONSTRUCTION REVISION SUMMARY

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
| | | |
| | | |
| | | |
| | | |

BOW DESIGN
BOW DRAWN
BOW CHECKED
JOB No. 100326-01-002
DATE: JULY 23, 2021

SHEET C-4.0