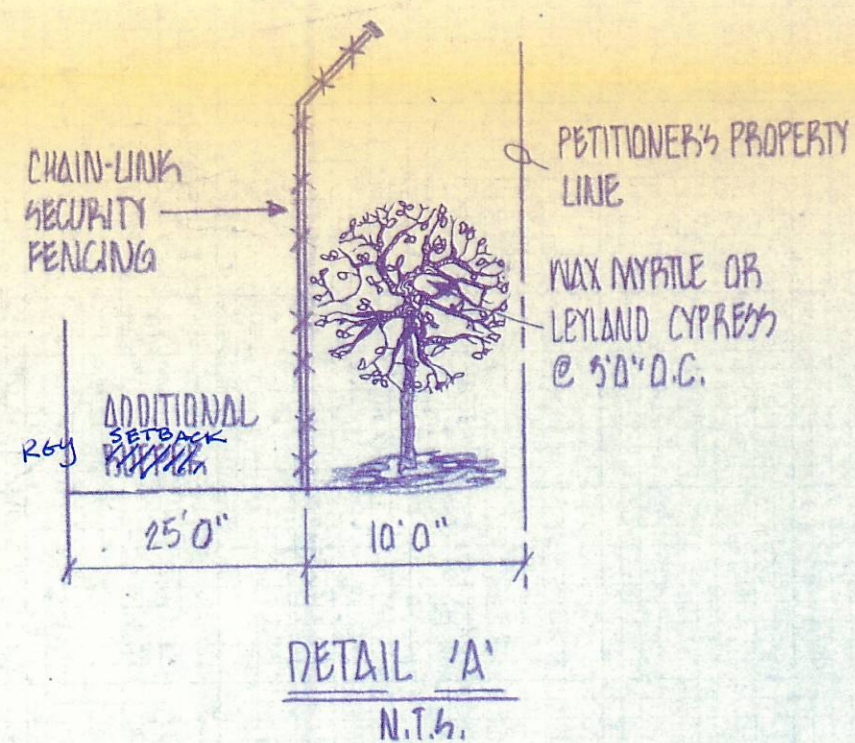


LAPORTE INC.  
7001 E INDEPENDENCE BLVD.  
CHARLOTTE, NC 28212  
ZONED B-2

LAPORTE INC.  
4119-287

TOYOTA INC.  
6801 E INDEPENDENCE BLVD.  
CHARLOTTE, NC 28212  
5440-827  
ZONED B-2

TO INDEP. BLVD VIA  
PETITIONER'S PROPERTY  
EXHIBIT'S DRIVEWAY  
RADIUS 10,344.08'  
CWB BRG. N21°25'00"W



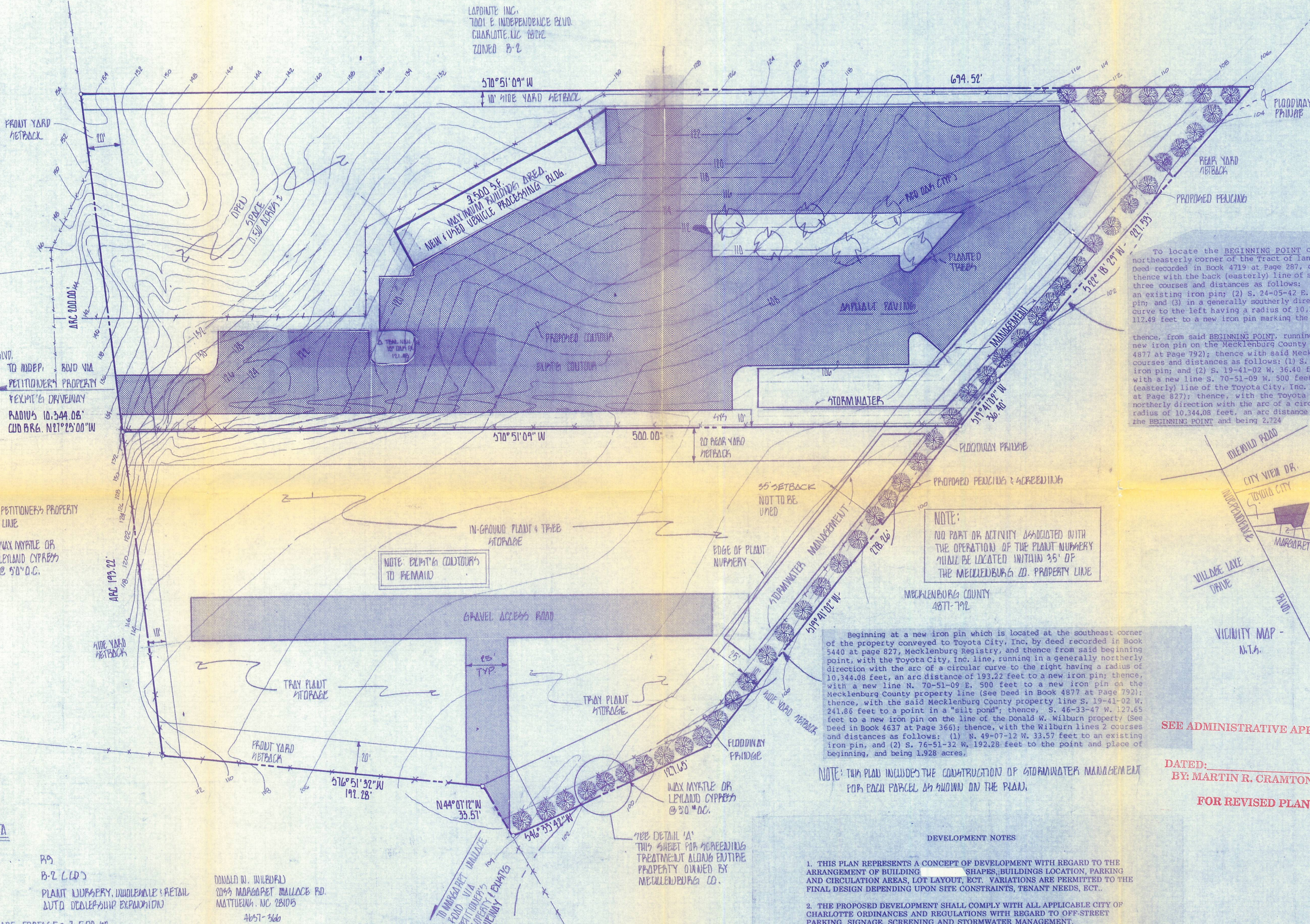
**DEVELOPMENT DATA**

EXISTING ZONING: B-2  
PROPOSED ZONING: B-2 (LD)  
PROPOSED USE: PLANT NURSERY, WHOLESALE RETAIL AUTO DEALERSHIP EXPANSION  
MAXIMUM GROSS SQUARE FOOTAGE = 3,500 SF

DONALD W. WILBURN  
2043 MARGARET WALLACE RD.  
MATTHEWS, NC 28105  
4657-566

NOTE:  
NURSERY OFFICE, SCREENING AND PARKING LOCATED ON THIS PARCEL ADJACENT TO DONALD W. WILBURN'S CURRENTLY ZONED B-2

- 6. TREE ORDINANCE WILL BE STRICTLY ADHERED TO.
- 7. IF REQUIRED, A FIRE HYDRANT SHALL BE INSTALLED WITHIN 500 LF OF AUTO DEALERSHIP EXPANSION.



To locate the BEGINNING POINT of this parcel, begin at the northeasterly corner of the Tract of Land conveyed to Laporte, Inc. by deed recorded in Book 4719 at Page 287, of the Mecklenburg Registry, and thence with the back (easterly) line of said Laporte, Inc. property run three courses and distances as follows: (1) S. 24-09-20 E. 172.24 feet to an existing iron pin; (2) S. 24-05-42 E. 87.51 feet to an existing iron pin; and (3) in a generally southerly direction with the arc of a circular curve to the left having a radius of 10,344.08 feet, an arc distance of 112.49 feet to a new iron pin marking the BEGINNING POINT of this parcel;

thence, from said BEGINNING POINT, running N. 70-51-09 E. 694.52 feet to a new iron pin on the Mecklenburg County property line (See Deed in Book 4877 at Page 792); thence with said Mecklenburg County property line 2 courses and distances as follows: (1) S. 22-18-29 W. 227.53 feet to a new iron pin; and (2) S. 19-41-02 W. 36.40 feet to a new iron pin; thence, with a new line S. 70-51-09 W. 500 feet to a new iron pin on the back (easterly) line of the Toyota City, Inc. property (See Deed in Book 5440 at Page 827); thence, with the Toyota City, Inc. line in a generally northerly direction with the arc of a circular curve to the right having a radius of 10,344.08 feet, an arc distance of 200 feet to the new iron pin, the BEGINNING POINT and being 2.724

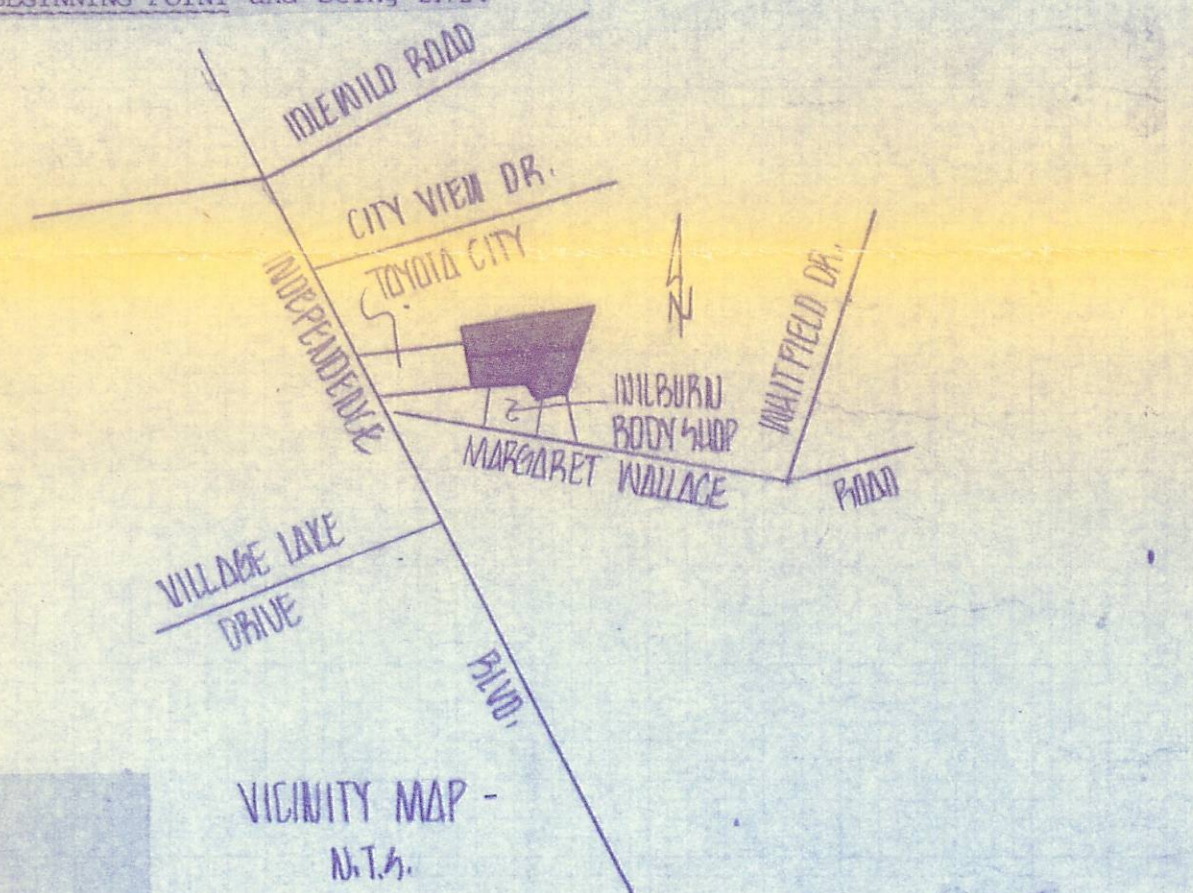
NOTE:  
NO PART OR ACTIVITY ASSOCIATED WITH THE OPERATION OF THE PLANT NURSERY SHALL BE LOCATED WITHIN 35' OF THE MECKLENBURG CO. PROPERTY LINE

Beginning at a new iron pin which is located at the southeast corner of the property conveyed to Toyota City, Inc. by deed recorded in Book 5440 at page 827, Mecklenburg Registry, and thence from said beginning point, with the Toyota City, Inc. line, running in a generally northerly direction with the arc of a circular curve to the right having a radius of 10,344.08 feet, an arc distance of 193.22 feet to a new iron pin; thence, with a new line N. 70-51-09 E. 500 feet to a new iron pin on the Mecklenburg County property line (See Deed in Book 4877 at Page 792); thence, with the said Mecklenburg County property line S. 19-41-02 W. 241.86 feet to a point in a "silt pond"; thence, S. 46-33-47 W. 127.65 feet to a new iron pin on the line of the Donald W. Wilburn property (See Deed in Book 4637 at Page 366); thence, with the Wilburn lines 2 courses and distances as follows: (1) N. 49-07-12 W. 33.57 feet to an existing iron pin, and (2) S. 76-51-32 W. 192.28 feet to the point and place of beginning, and being 1.928 acres.

NOTE: THIS PLAN INCLUDES THE CONSTRUCTION OF STORMWATER MANAGEMENT FOR EACH PARCEL AS SHOWN ON THE PLAN.

**DEVELOPMENT NOTES**

1. THIS PLAN REPRESENTS A CONCEPT OF DEVELOPMENT WITH REGARD TO THE ARRANGEMENT OF BUILDING SHAPES, BUILDINGS LOCATION, PARKING AND CIRCULATION AREAS, LOT LAYOUT, ETC. VARIATIONS ARE PERMITTED TO THE FINAL DESIGN DEPENDING UPON SITE CONSTRAINTS, TENANT NEEDS, ETC.
2. THE PROPOSED DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE CITY OF CHARLOTTE ORDINANCES AND REGULATIONS WITH REGARD TO OFF-STREET PARKING, SIGNAGE, SCREENING AND STORMWATER MANAGEMENT.
3. THE PROPOSED DEVELOPMENT SHALL BE COMPRISED OF A PLANT NURSERY AND THE EXTENSION OF AN EXISTING AUTOMOBILE DEALERSHIP.
4. THE SITE SHALL BE ACCESSED THROUGH THE EXTENSION OF EXISTING LOTS OWNED BY THE PETITIONERS WHICH HAVE FRONTAGE ON INDEPENDENCE BOULEVARD AND MARGARET WALLACE ROAD.
5. EXISTING CURB CUTS ON MARGARET WALLACE INDEPENDENCE BLVD. WILL BE UTILIZED FOR THROUGH TRAFFIC. NO NEW CURB CUTS REQUIRED.



SEE ADMINISTRATIVE APPROVAL

DATED: BY: MARTIN R. CRAMTON, JR.

FOR REVISED PLAN



APPROVED BY CITY COUNCIL  
DATE: 4/15/91

91-9  
A REZONING PLAN FOR  
TOYOTA CITY, INC.  
AND  
DONALD W. WILBURN  
SCALE 1"=400'