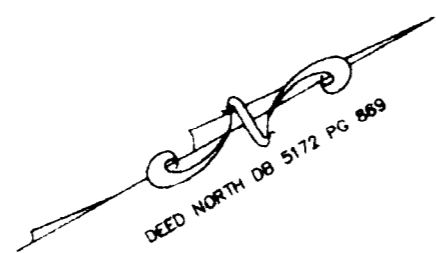


CURVE	RADIUS	LENGTH	DELTA	CHORD	CH. BEARING
C-1	412.44'	166.69'	23°09'21"	165.55'	S70°39'30"E
C-2	387.44'	156.90'	23°12'08"	155.83'	S70°40'50"E
C-3	2880.00'	198.27'	03°56'40"	198.23'	N28°12'09"E
C-4	2930.00'	257.12'	5°01'41"	257.04'	N27°39'38"E

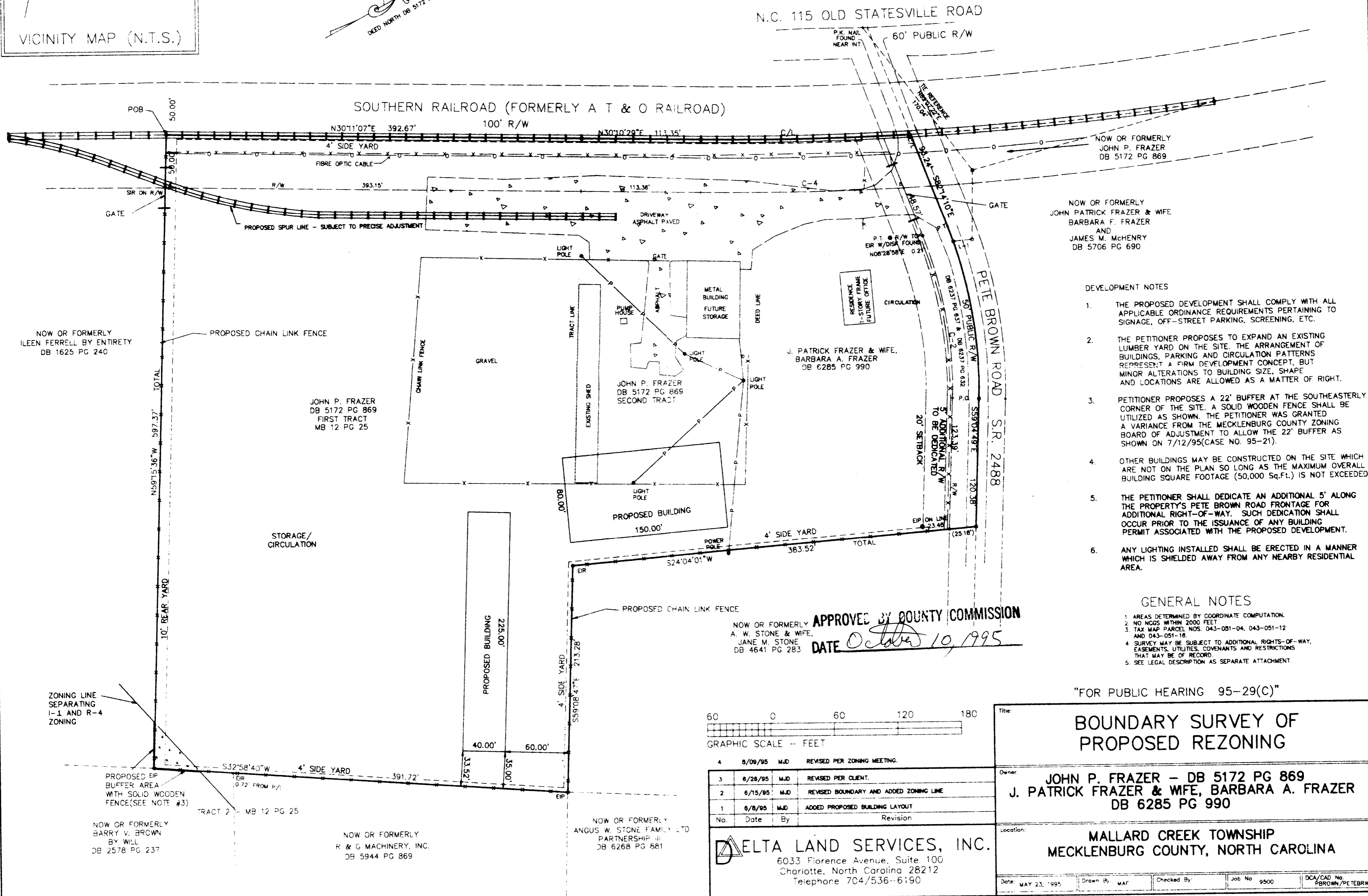


SITE DATA

EXISTING ZONING: I-2(CD), I-1, R-4
 PROPOSED ZONING: I-2(CD)/SITE PLAN AMENDMENT
 PROPOSED USE: LUMBER YARD, ANY USE ALLOWED UNDER I-1 ZONING
 ACREAGE: 8.68 ACRES +/-
 MAX. BLD. SQ. FT. (INCLUDING EXPANSION): 50,000 SQ. FT.

LEGEND

EIR	EXISTING IRON ROD
EIP	EXISTING IRON PIPE
SIR	SET IRON ROD
C/L	CENTERLINE
R/W	RIGHT-OF-WAY



NOW OR FORMERLY
 JOHN PATRICK FRAZER & WIFE
 BARBARA F. FRAZER
 AND
 JAMES M. McHENRY
 DB 5706 PG 690

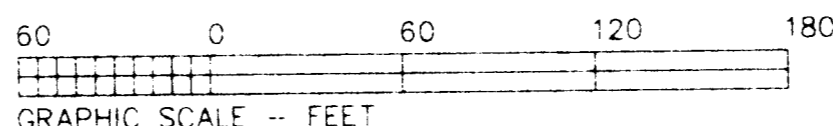
DEVELOPMENT NOTES

1. THE PROPOSED DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE ORDINANCE REQUIREMENTS PERTAINING TO SIGNAGE, OFF-STREET PARKING, SCREENING, ETC.
2. THE PETITIONER PROPOSES TO EXPAND AN EXISTING LUMBER YARD ON THE SITE. THE ARRANGEMENT OF BUILDINGS, PARKING AND CIRCULATION PATTERNS REPRESENT A FIRM DEVELOPMENT CONCEPT, BUT MINOR ALTERATIONS TO BUILDING SIZE, SHAPE AND LOCATIONS ARE ALLOWED AS A MATTER OF RIGHT.
3. PETITIONER PROPOSES A 22' BUFFER AT THE SOUTHEASTERLY CORNER OF THE SITE. A SOLID WOODEN FENCE SHALL BE UTILIZED AS SHOWN. THE PETITIONER WAS GRANTED A VARIANCE FROM THE MECKLENBURG COUNTY ZONING BOARD OF ADJUSTMENT TO ALLOW THE 22' BUFFER AS SHOWN ON 7/12/95 (CASE NO. 95-21).
4. OTHER BUILDINGS MAY BE CONSTRUCTED ON THE SITE WHICH ARE NOT ON THE PLAN SO LONG AS THE MAXIMUM OVERALL BUILDING SQUARE FOOTAGE (50,000 Sq.Ft.) IS NOT EXCEEDED.
5. THE PETITIONER SHALL DEDICATE AN ADDITIONAL 5' ALONG THE PROPERTY'S PETE BROWN ROAD FRONTAGE FOR ADDITIONAL RIGHT-OF-WAY. SUCH DEDICATION SHALL OCCUR PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT ASSOCIATED WITH THE PROPOSED DEVELOPMENT.
6. ANY LIGHTING INSTALLED SHALL BE ERECTED IN A MANNER WHICH IS SHIELDED AWAY FROM ANY NEARBY RESIDENTIAL AREA.

GENERAL NOTES

1. AREAS DETERMINED BY COORDINATE COMPUTATION.
2. NO NGCS WITHIN 2000 FEET
3. TAX MAP PARCEL NOS. 043-051-04, 043-051-12 AND 043-051-16.
4. SURVEY MAY BE SUBJECT TO ADDITIONAL RIGHTS-OF-WAY, EASEMENTS, UTILITIES, COVENANTS AND RESTRICTIONS THAT MAY BE OF RECORD.
5. SEE LEGAL DESCRIPTION AS SEPARATE ATTACHMENT.

APPROVED BY COUNTY COMMISSION
 A. W. STONE & WIFE,
 JANE M. STONE
 DB 4641 PG 283
 DATE *October 10, 1995*



No.	Date	By	Revision
4	8/09/95	MJD	REVISED PER ZONING MEETING.
3	6/28/95	MJD	REVISED PER CLIENT.
2	6/15/95	MJD	REVISED BOUNDARY AND ADDED ZONING LINE
1	6/8/95	MJD	ADDED PROPOSED BUILDING LAYOUT

DELTA LAND SERVICES, INC.
 6033 Florence Avenue, Suite 100
 Charlotte, North Carolina 28212
 Telephone 704/536-6190

"FOR PUBLIC HEARING 95-29(C)"

BOUNDARY SURVEY OF PROPOSED REZONING

Owner: **JOHN P. FRAZER - DB 5172 PG 869
 J. PATRICK FRAZER & WIFE, BARBARA A. FRAZER
 DB 6285 PG 990**

Location: **MALLARD CREEK TOWNSHIP
 MECKLENBURG COUNTY, NORTH CAROLINA**

Date: MAY 23, 1995	Drawn By: WAF	Checked By:	Job No: 9500	DCA/CAD No: PBROWN/PETERBWN
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