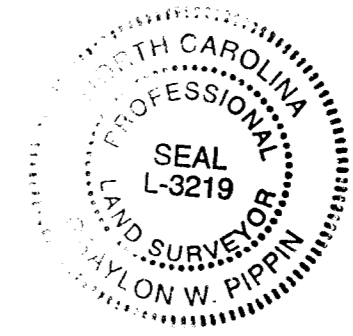


99-72C
2-4-00

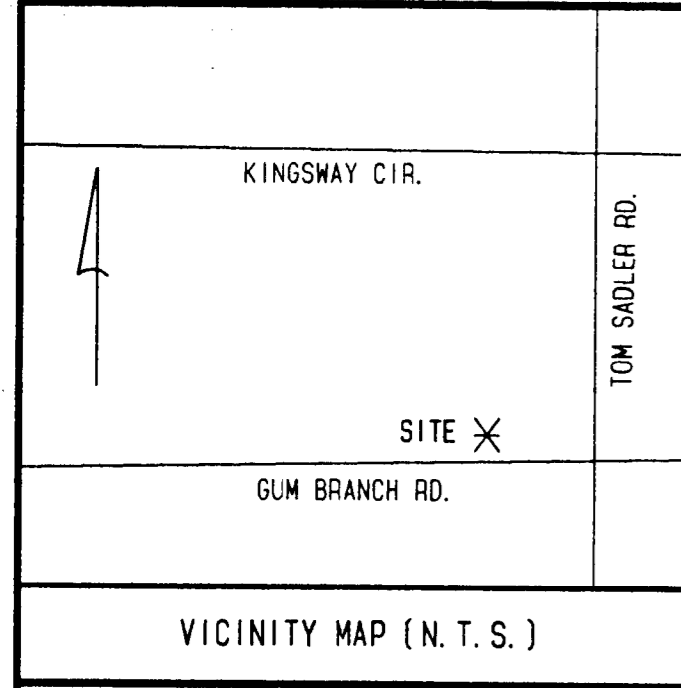
I, Graylon W. Pippin, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book NA., Page NA., etc.) (other); that the boundaries not surveyed are clearly indicated as drawn from information found in Book NA., Page NA.; that the ratio of precision as calculated is 1:10,000; that this plat was prepared in accordance with G.S. 47-30 as amended. That the survey is of an existing parcel or parcels of land and does not create a new street or change an existing street. Witness my original signature, registration number and seal this 3rd day of February, 2000 A.D.



Graylon W. Pippin
Graylon W. Pippin, P.L.S. L-3219

LINE #	BEARING	LENGTH
L1	N01°04'46.0"E	19.30'
L2	N81°57'00.3"E	29.30'
L3	S81°55'53.6"W	21.17'
L4	N02°54'32.0"E	22.50'
L5	N03°52'16.0"E	46.73'
L6	N85°24'35.8"W	20.95'
L7	N40°07'56.5"W	108.03'
L8	S06°15'02.3"E	12.66'
L9	N39°37'29.5"W	67.39'
L10	S86°06'09.7"E	23.02'
L11	N83°51'34.9"W	26.12'
L12	N00°10'46.0"E	81.41'

REF. DB. 9628 PG. 142
NORTH



- REFERENCES:
DEED BOOK 9628 PAGE 142
DEED BOOK 9683 PAGE 311
DEED BOOK 9766 PAGE 462
DEED BOOK 5890 PAGE 348
DEED BOOK 6995 PAGE 870
DEED BOOK 2341 PAGE 301
DEED BOOK 7347 PAGE 400
DEED BOOK 8701 PAGE 876
DEED BOOK 9484 PAGE 660
DEED BOOK 2507 PAGE 125
DEED BOOK 3714 PAGE 37

- LEGEND:
EIP = EXISTING IRON PIN
NIP = NEW IRON PIN
P/P = POWER POLE

- NOTES:
* TAX PARCEL #03106227 & #03106228.
* PROPERTY CURRENTLY ZONED R-3.
* NO N.C.G.S. HORIZONTAL CONTROL MONUMENT WITHIN 2000' OF PROPERTY.
* THIS PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AS SHOWN ON PANEL #370158 0115 A.
* TOTAL COMBINED ACREAGE = 14.683 ACRES

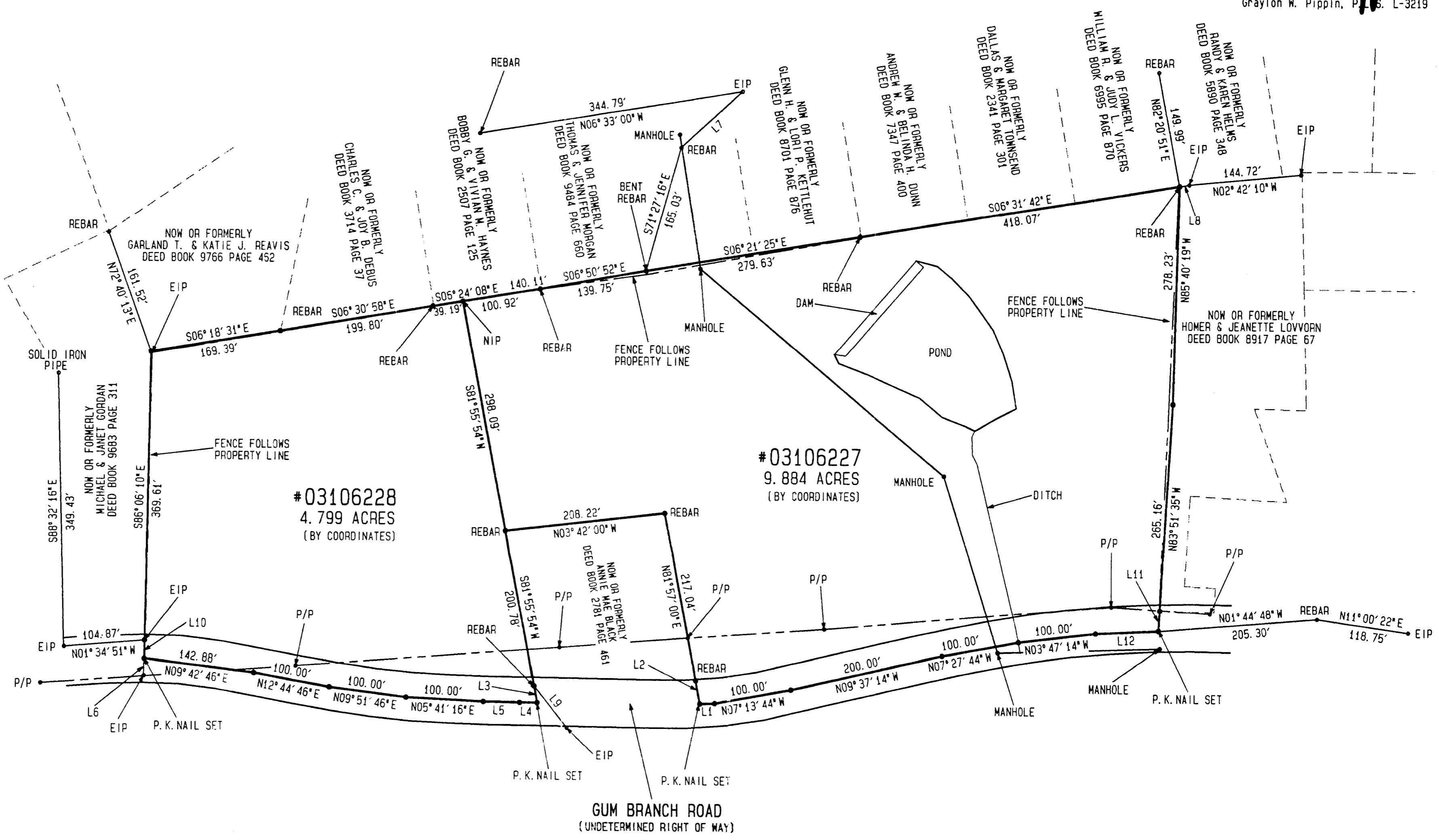
MECKLENBURG COUNTY REZONING PETITION NO. 99-72(C) AMENDMENT TO THE CONDITIONAL USE ZONING:

ALL LOTS SHALL BE A MINIMUM OF 60 FEET IN WIDTH.

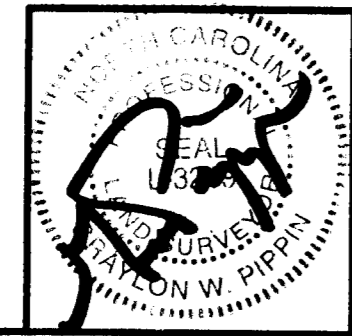
LOTS WITH REAR YARDS ADJACENT TO THE HOMES ON KINGSWAY DRIVE AND TAX PARCELS 031-062-04 AND 031-062-06 SHALL HAVE A TEN-FOOT COMMON OPEN SPACE UNDISTURBED BUFFER; IN ADDITION, ALL EXTERIOR LOTS SHALL HAVE A REAR YARD OF 35 FEET AS MEASURED FROM 10-FOOT BUFFER.

PETITIONER AGREES TO USE THE CLUSTER PROVISION OF THE ORDINANCE, WHICH REQUIRES 10% COMMON SPACE AREA.

PETITIONER AGREES TO PROVIDE STORM WATER DETENTION FOR THE 2, 10, 25, AND 100-YEAR STORM EVENTS SUCH THAT THE POST DEVELOPMENT RUNOFF RATES DO NOT EXCEED THOSE PRODUCED BY THE EXISTING R-3 ZONING LAND COVER. IN LIEU OF THE INCREASED DETENTION, THE PETITIONER MAY PROVIDE A DETAILED ENGINEERING STUDY, COMPLETED BY A PROFESSIONAL ENGINEER LICENSED IN NORTH CAROLINA, WHICH SHOWS THAT THE DOWNSTREAM DRAINAGE SYSTEM IS SUFFICIENT TO CONVEY THE INCREASE IN FLOW DUE TO THE CHANGE IN ZONING CLASSIFICATION. THE STUDY SHOULD ALSO NOTE THAT THE SITE WILL REMAIN IN COMPLIANCE WITH CURRENT STANDARDS AND THAT THE HOUSE AT 210 KINGSWAY CIRCLE IS PROTECTED FROM FLOODING IN THE 100-YEAR STORM AND THAT THE CULVERT UNDER KINGSWAY CIRCLE WILL CONVEY THE 25-YEAR STORM. IF THE EXISTING POND IS DRAINED AND REMOVED THE DEVELOPER SHOULD NOTE THAT NCDEHNR AND THE U.S. ARMY CORPS OF ENGINEERS WILL BE CONTACTED PRIOR TO CONSTRUCTION.



APPROVED BY COUNTY COMMISSION
DATE 2/8/00



DATE	REVISION	BY
1/21/00	CHANGED ZONING NOTES	KRT

PIPPIN LAND SURVEYING
GRAYLON W. PIPPIN, P.L.S.
169 HOMER LANE
MOORESVILLE, N.C. 28117
PHONE (704) 664-5714
FAX (704) 664-5710

SCALE 1" = 100'	DATE 02/03/00
FLD. BK. PG. AMBLACK. RAW	DRAWN BY KRT
JOB NO. 000103	CHECKED BY GWP

OWNER:
WILLIAM BREWSTER COMPANY
P.O. BOX 99
DAVIDSON, N.C. 28036
PAW CREEK TOWNSHIP
MECKLENBURG COUNTY, N.C.

SHEET	1
OF	1

BOUNDARY SURVEY