

Charles E. Conner  
DB 2359-51  
Zoning R3

Vulcan Lands, Inc.  
DB 6883-326  
Zoning I2CD

Tax Parcel 11123309  
13917 Albemarle Road  
2.87 Acres  
Current Zoning R3  
Proposed Zoning O1

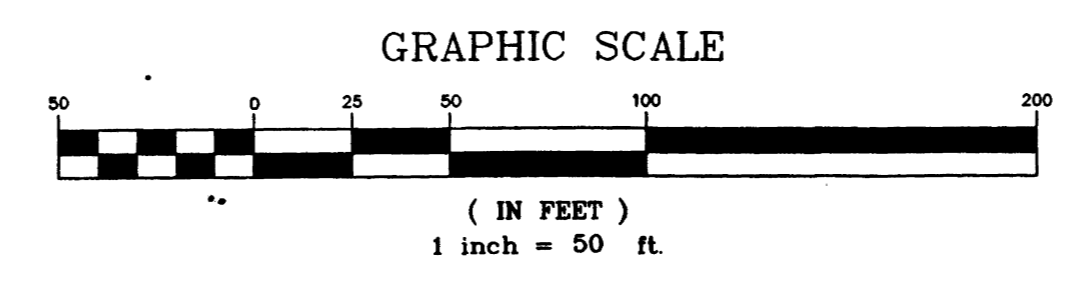
Betty B. Helms  
DB 2234-536  
Zoning R3

Albemarle Road  
N.C. Hwy. 24-27  
R/W Varies

**Legal Description**  
Beginning at a new iron pin on the right of way of Albemarle as shown on the N.C. Department of Transportation plans, (Project # R-615A), common corner of Betty Helms property as described in Deed Book 2234-536, and having NAD 83 N.C. grid coordinates of N. 540602.038 and E. 1516890.3181, thence with the right of way of Albemarle Road N.C. Hwy. 24-27 and with the arc of a circular curve to the right a chord distance and bearing of S. 75°25'16"W. 73.31', said curve having a radius of 3761.47' and an arc length of 73.31', thence continuing with the right of way S. 77°06'37"W. 148.44', to a new iron pin thence again with the right of way S. 78°14'26"W. 210.93' to a new iron pin, thence leaving the right of way and with the line of Charles Conner as described in Deed Book 2359-51 N. 09°34'49"E. 424.83' to an existing iron pin common corner of Conner and Vulcan Lands, Inc. as described in Deed Book 6883-326, thence with the Vulcan Land S. 84°25'11"E. 270.52' to a new iron pin, common corner of Betty Helms property, thence with the Helm's line S. 15°25'11"E. 309.17' to the point and place of beginning.

**LEGEND:**  
EIP ● = Existing Iron Pin  
NIP ○ = New Iron Pin  
NPS ■ = No Point Set  
R/W = Right Of Way  
P = Power Pole  
MBSL = Minimum Building Setback Line  
↓ = Traffic Flow

**SITE DATA TABLE**  
\* Existing zoning R-3  
\* Proposed zoning O-1CD  
\* Acreage 2.87 acres  
\* Existing square footage of building: 3500  
\* Allowed uses: general office, medical office  
\* Pending variance hearing on May 28, 2002



- Notes**
1. Combined scale factor 0.9998378.
  2. No apparent wetlands on this property.
  3. Not subject to FLUM or SWM.
  4. This property is not in a flood area.
  5. Reference N.C.D.O.T project R-615A.
  6. Above ground backflow to be behind transitional setback.
  7. Rollout trash container will be stored in basement.
  8. Parking lot will be screened on the east side by the undisturbed buffer only.
  9. No wall "Pak" lighting.
  10. New Lights will be limited to 20' maximum height.
  11. If additions are made to the site all additions must be similar to the existing structure.
  12. Signs per code.
  13. There is a limitation of 2500 square feet for any future expansion. LB

APPROVED BY CITY COUNCIL  
DATE 7/15/02

**LINE TABLE**

LINE	LENGTH	BEARING
L1	19.88	S85°25'20"E
L2	37.87	N05°54'18"E
L3	23.87	N78°14'26"E
L4	44.74	S09°34'49"W
L5	24.60	N14°25'51"W
L6	22.45	N75°27'49"E
L7	24.60	N14°42'30"W

**CURVE TABLE**

CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE
C1	73.31	3761.47	N75°25'16"E	73.31
C2	28.16	3761.47	N75°04'38"E	28.16
C3	22.60	3761.47	N75°27'49"E	22.60

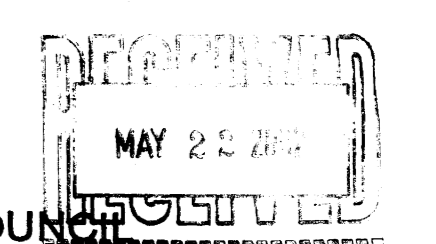
REVISIONS

NO.	DATE	BY

SPRATT & BROOKS  
P.O. BOX 25175,  
LAND SURVEYING  
CHARLOTTE, N.C.  
(704) 568-1719 28229

Site Plan  
for  
Greg Brook  
Clear Creek Township  
Mecklenburg County, N.C.

02-39



DRAWN R.B.B.  
CHECKED R.B.B.  
DATE April 29, 2002  
SCALE 1"=50'  
JOB # 02005re

1  
SHEET NO. 1  
OF 1