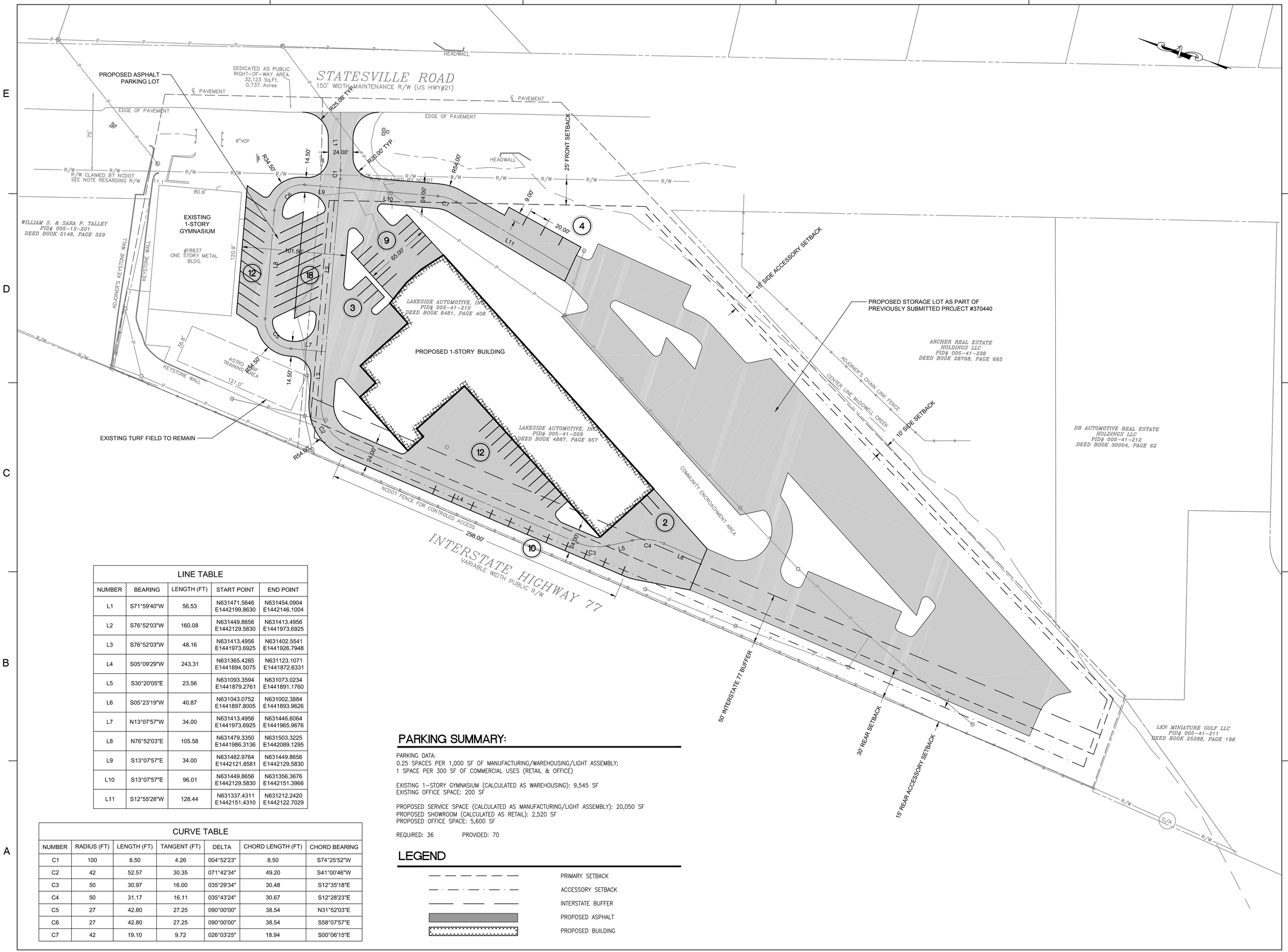

LINE TABLE				
NUMBER	BEARING	LENGTH (FT)	START POINT	END POINT
L1	S71°59'40"W	56.53	N631471.5646 E1442199.8630	N631454.0904 E1442146.1004
L2	S76°52'03"W	160.08	N631449.8656 E1442129.5830	N631413.4956 E1441973.6925
L3	S76°52'03"W	48.16	N631413.4956 E1441973.6925	N631402.5541 E1441926.7948
L4	S05°09'29"W	243.31	N631365.4285 E1441894.5075	N631123.1071 E1441872.6331
L5	S30°20'05"E	23.56	N631093.3594 E1441879.2761	N631073.0234 E1441891.1760
L6	S05°23'19"W	40.87	N631043.0752 E1441897.8005	N631002.3884 E1441893.9626
L7	N13°07'57"W	34.00	N631413.4956 E1441973.6925	N631446.6064 E1441965.9676
L8	N76°52'03"E	105.58	N631479.3350 E1441986.3136	N631503.3225 E1442089.1295
L9	S13°07'57"E	34.00	N631482.9764 E1442121.8581	N631449.8656 E1442129.5830
L10	S13°07'57"E	96.01	N631449.8656 E1442129.5830	N631356.3676 E1442151.3966
L11	S12°55'28"W	128.44	N631337.4311 E1442151.4310	N631212.2420 E1442122.7029

CURVE TABLE						
NUMBER	RADIUS (FT)	LENGTH (FT)	TANGENT (FT)	DELTA	CHORD LENGTH (FT)	CHORD BEARING
C1	100	8.50	4.26	004°52'23"	8.50	S74°25'52"W
C2	42	52.57	30.35	071°42'34"	49.20	S41°00'46"W
C3	50	30.97	16.00	035°29'34"	30.48	S12°35'18"E
C4	50	31.17	16.11	035°43'24"	30.67	S12°28'23"E
C5	27	42.80	27.25	090°00'00"	38.54	N31°52'03"E
C6	27	42.80	27.25	090°00'00"	38.54	S58°07'57"E
C7	42	19.10	9.72	026°03'25"	18.94	S00°06'15"E

PARKING SUMMARY:

PARKING DATA:
0.25 SPACES PER 1,000 SF OF MANUFACTURING/WAREHOUSING/LIGHT ASSEMBLY;
1 SPACE PER 300 SF OF COMMERCIAL USES (RETAIL & OFFICE)

EXISTING 1-STORY GYMNASIUM (CALCULATED AS WAREHOUSING): 9,545 SF
EXISTING OFFICE SPACE: 200 SF

PROPOSED SERVICE SPACE (CALCULATED AS MANUFACTURING/LIGHT ASSEMBLY): 20,050 SF
PROPOSED SHOWROOM (CALCULATED AS RETAIL): 2,520 SF
PROPOSED OFFICE SPACE: 5,600 SF

REQUIRED: 36 PROVIDED: 70

LEGEND

- PRIMARY SETBACK
- ACCESSORY SETBACK
- INTERSTATE BUFFER
- PROPOSED ASPHALT
- PROPOSED BUILDING

Dewberry

Dewberry Engineers Inc.
6135 Lakeview Rd - Suite 150
Charlotte, NC 28269
Phone: 704.509.9918
Fax: 704.509.9937
www.dewberry.com
NCBELS #F-0929

DB HOLDINGS

CONDITIONAL ZONING SKETCH PLAN
CORNELIUS, NORTH CAROLINA

SEAL

PRELIMINARY
DO NOT USE FOR CONSTRUCTION

KEY PLAN

SCALE: 1" = 40'

0' 20' 40' 80'

NO.	DATE	BY	DESCRIPTION

REVISIONS

DRAWN BY	MNT
APPROVED BY	BJD
CHECKED BY	BJD
DATE	10/28/2016

TITLE

SITE PLAN

PROJECT NO. 50083181

C3.01