

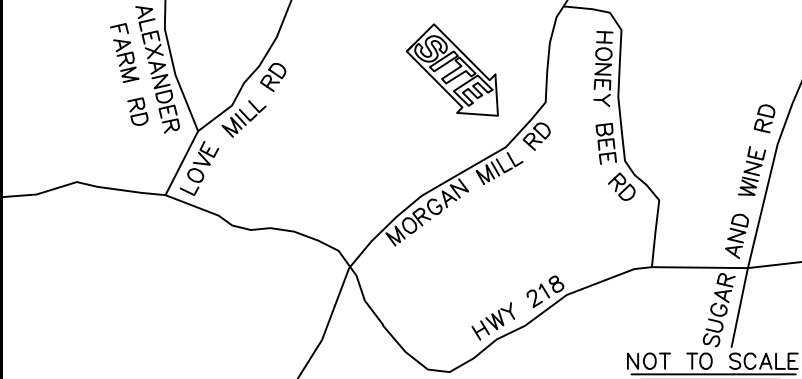
NOTES:

1. ALL PARCEL BOUNDARY LINES SHOWN ARE NOT SURVEYED AND WERE DERIVED FORM COUNTY GIS DATA



DocuSigned by:
Alexander S. Griffin
2EBDDAA9271F422
6/13/2025 | 10:16:20 EDT

VICINITY MAP



REVISIONS

#	DATE	DESCRIPTION
1		
2		
3		
4		
5		

N/F:
JEFFREY N. HANEY
&
ANNE HANEY
DB 8503 PG 370
PIN: 08006013

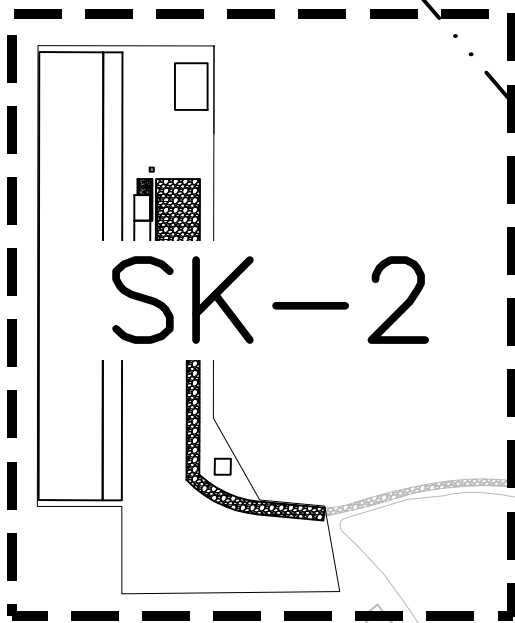
N/F:
PEGGY A. FURR
&
BOYCE J. FURR
DB 1488 PG 559
PIN: 08006013A

N/F:
BSI INVESTMENTS LLC
DB 8830 PG 830
PIN: 1192008

ALLAN BAUCOM, TRUSTEE
OF THE REVOCABLE TRUST
OF ALLAN BAUCOM
DB 9051 PG 112
PIN: 01195022A

BOUNDARY LINES NOT SURVEYED
DERIVED FROM COUNTY GIS DATA
& SHOWN FOR REFERENCE ONLY

N/F:
BRUCE MERLE SIMPSON
DB 5905 PG 889
PIN: 08009001



OWNER(S)
BRICE BAUCOM FARMS INC
DB 281 PG 391
264.62 ACRES PER GIS
PIN: 01222002

APPROXIMATE '500' BUFFER
DERIVED FROM GIS DATA

N/F:
BAUCOM
INVESTMENTS LLC
DB 5903 PG 606
PIN: 01195020

N/F:
BAUCOM INVESTMENTS LLC
DB 6213 PG 566
PIN: 01195023A

N/F:
BRIAN C. NANCE
&
GAIL D. NANCE
DB 6331 PG 644
PIN: 01222007

N/F:
ALLAN BAUCOM
DB 6561 PG 13
PC "E" PG 923
PIN: 01195002

BOUNDARY LINES NOT SURVEYED
DERIVED FROM COUNTY GIS DATA
& SHOWN FOR REFERENCE ONLY

MORGAN MILL RD
60' PUBLIC RIGHT-OF-WAY
(DERIVED FROM GIS)



SCALE: 1" = 300'

LINETYPE LEGEND

- NON SURVEYED BOUNDARY LINE
- - - NON SURVEYED LINES PLATTED FROM GIS DATA
- RW — NON SURVEYED RIGHT-OF-WAY LINE
- . . - NON SURVEYED 500' BUFFER

SK-1



GRIFFIN SURVEYING SERVICES, PA

FIRM #: C-1671
1310 Brief Road East Monroe, NC 28110
QUALITY IS OUR PRIORITY

(704) 753-5008 agriffin@griffinsurveying.us

SITE PLAN OF:
CHARLOTTE AERO MODELERS CLUB
LEASE SITE

UNION COUNTY ~ NORTH CAROLINA

PREPARED FOR

DAVE DAVIES
MONROE, NC

DRAWING NAME.:

AERO MODELERS

SCALE: 1" = 300'

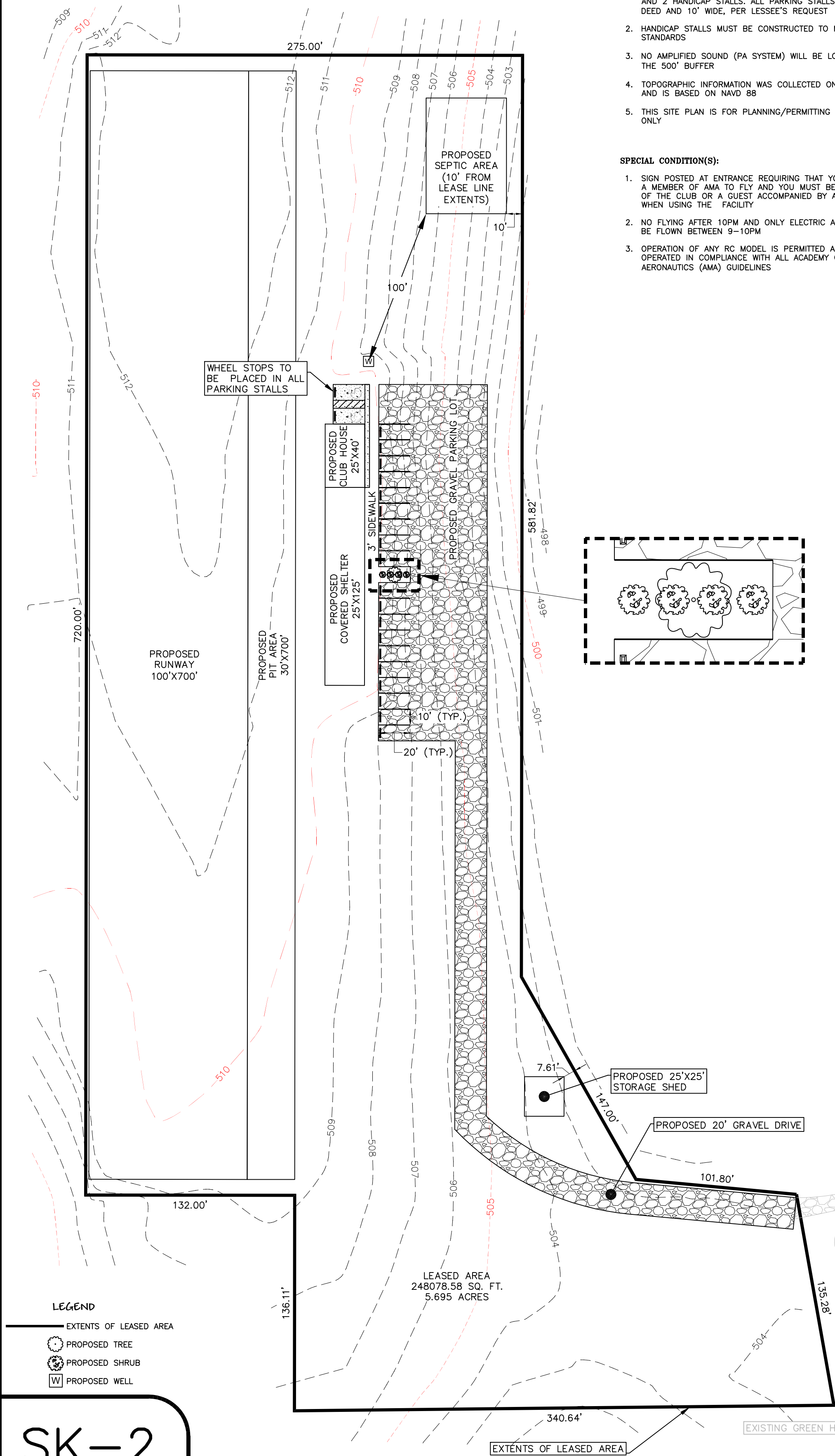
TAX ID #: 01222002

SURVEYED BY: BP

DRAWN BY: BP

CHECKED BY: AG

DATE: 06/13/25



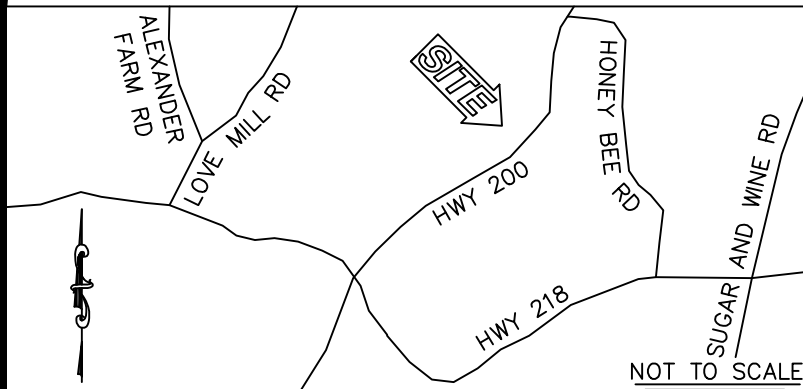
GENERAL NOTES:

1. PARKING SPACES PROVIDED INCLUDE 19 STANDARD STALLS AND 2 HANDICAP STALLS. ALL PARKING STALLS ARE 20' DEED AND 10' WIDE, PER LESSEE'S REQUEST
2. HANDICAP STALLS MUST BE CONSTRUCTED TO MEET ADA STANDARDS
3. NO AMPLIFIED SOUND (PA SYSTEM) WILL BE LOCATED WITHIN THE 500' BUFFER
4. TOPOGRAPHIC INFORMATION WAS COLLECTED ON 06/12/25 AND IS BASED ON NAVD 88
5. THIS SITE PLAN IS FOR PLANNING/PERMITTING PURPOSES ONLY

SPECIAL CONDITION(S):

1. SIGN POSTED AT ENTRANCE REQUIRING THAT YOU MUST BE A MEMBER OF AMA TO FLY AND YOU MUST BE A MEMBER OF THE CLUB OR A GUEST ACCOMPANIED BY A MEMBER WHEN USING THE FACILITY
2. NO FLYING AFTER 10PM AND ONLY ELECTRIC AIRCRAFT CAN BE FLOWN BETWEEN 9-10PM
3. OPERATION OF ANY RC MODEL IS PERMITTED AND MUST BE OPERATED IN COMPLIANCE WITH ALL ACADEMY OF MODEL AERONAUTICS (AMA) GUIDELINES

VICINITY MAP



REVISIONS

#	DATE	DESCRIPTION
1		
2		
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NAME OF DEVELOPMENT
CHARLOTTE AREOMODELERS FIELD

PHYSICAL STREET ADDRESS
9509 MORGAN MILL RD, MONROE, NC 28110

PARCEL NUMBER
01222002

ZONING
RA-40

SETBACKS & BUFFER
BUFFER

- 500'
- SETBACKS (RA-40)
- 40' FRONT SETBACK
- 15' SIDE YARD
- 40' REAR YARD

MAX BUILDING HEIGHT
35'

TOTAL ACREAGE
LEASING 5.695 ACRES FROM PIN:01222002 (APPROX. 264.6 ACRES)

TOTAL DISTURBED AREA
APPROX. 3 ACRES

WATER SOURCE
PRIVATE WELL

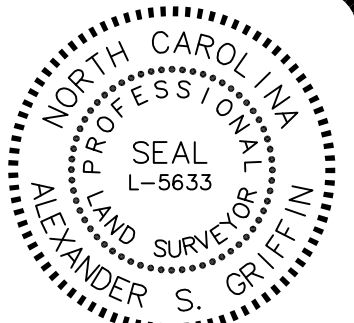
WASTEWATER SOURCE
PRIVATE SEPTIC

PARKING CALCULATIONS
19 STANDARD
2 HANDICAPPED
21 TOTAL PARKING STALLS
(20'x10')

EXTERIOR LIGHTING
NO EXTERIOR LIGHTING

OWNER/CONTACT INFO
ALLAN BAUCOM
- 9611 MORGAN MILL RD, MONROE, NC 28110
- (704)221-7190

APPLICANT/CONTACT INFO
SCOTT GANIT
- 7105 FAIRWAY VISTA DR, CHARLOTTE, NC 28226
- (704)564-0716



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POND

LEGEND

- EXTENTS OF LEASED AREA
- PROPOSED TREE
- PROPOSED SHRUB
- PROPOSED WELL

SK-2



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SITE PLAN OF:
CHARLOTTE AERO MODELERS CLUB
LEASE SITE

UNION COUNTY ~ NORTH CAROLINA

PREPARED FOR

DAVE DAVIES
MONROE, NC

DRAWING NAME.:
AREO MODELERS
SCALE: 1" = 50'
TAX ID #:01222002
SURVEYED BY: BP
DRAWN BY: BP
CHECKED BY: AG
DATE: 06/13/25