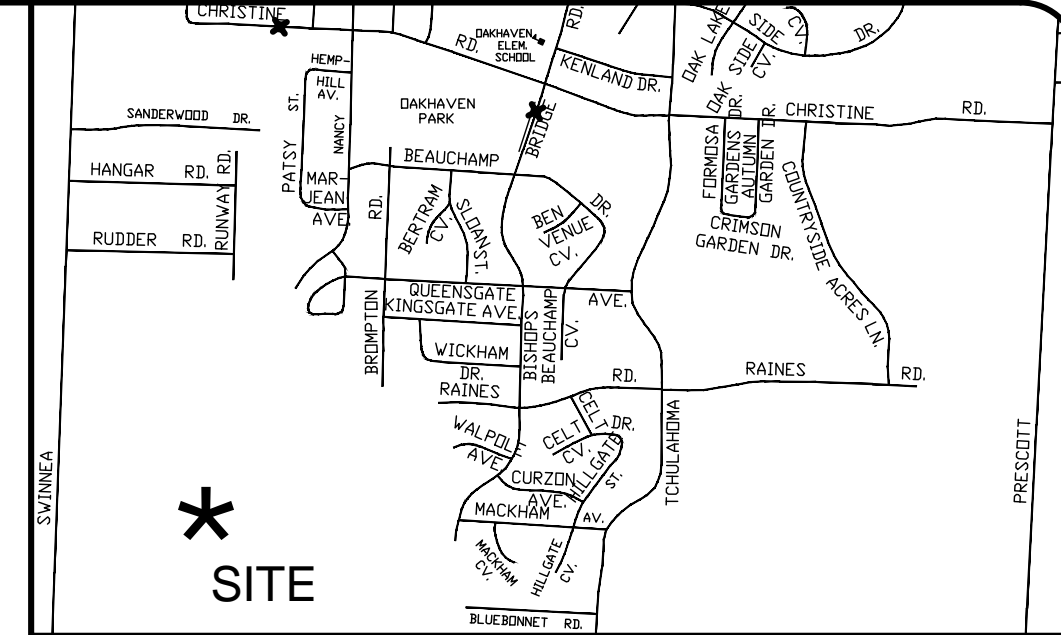


LINE DATA		
TAG #	DIRECTION	DISTANCE
L1	N 85°53'41" E	161.52'
L2	S 79°26'41" E	50.01'
L3	N 85°19'26" E	135.61'
L4	N 13°34'52" E	54.30'
L5	S 02°39'00" E	190.00'
L6	N 87°21'00" E	36.44'
L7	S 02°39'00" E	188.80'
L8	S 87°21'00" W	39.65'
L9	S 38°03'37" E	170.77'
L10	S 27°48'18" W	82.44'
L11	S 58°17'20" E	64.91'
L12	N 79°59'52" E	261.78'
L13	N 76°39'37" E	58.82'
L14	S 13°09'19" E	90.44'
L15	S 29°58'47" E	147.88'
L16	S 18°46'03" E	145.97'
L17	N 02°45'46" W	84.00'
L18	S 87°14'14" W	10.30'
L19	N 03°53'55" W	132.43'

CURVE DATA					
TAG #	RADIUS	ARC LENGTH	DELTA ANGLE	CHD. LENGTH	CHD DIRECTION
C1	281.78'	35.11'	07°08'22"	35.09'	S 05°29'48" W
C2	40.00'	13.10'	18°45'50"	13.04'	N 75°24'51" E
C3	40.00'	4.19'	06°00'08"	4.19'	N 89°45'41" W



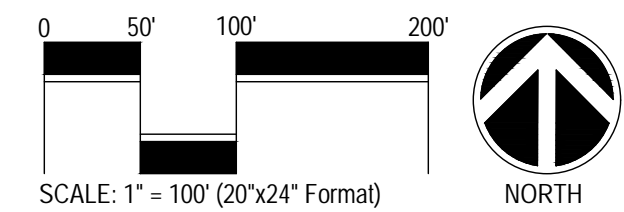
This property is located in a Special Flood Hazard Area per Flood Insurance Rate Map, 47157C0440F, Community Panel No. 4701770440F, Effective Date, September 28, 2007.

**LANDSCAPE BUFFERS**  
**A. 50' Non-Disturb Landscape Buffer**

A 50' wide non-disturb landscape buffer shall be required along all boundaries where the subject property borders residentially zoned properties. Within said buffer, all existing vegetation shall be preserved. Where vegetation is sparse or no existing vegetation exists, the landscape buffer may require supplementation of dense screening vegetation. No perimeter fencing shall be required. No landscape buffers shall be required where the subject property is bordered by comparable uses.

**SITE DATA:**

Gross Site Area:	32.660 Acres
Tax Parcel 170:	6.014 Acres
Tax Parcel 360:	26.646 Acres
Existing Zoning:	RU-2
Uses Permitted:	Warehouse & Distribution (Use Variance)
Max. Building Height:	60-foot (Bulk Variance)
Parking Required:	1 Space Per Each 500sf Office 1 Space Per Each 4000sf Of Warehouse (Final distribution to be determined with site plan)



CASE: BOA 20-## - CONCEPT SITE PLAN		
<b>MALLORY ANNEX</b> MEMPHIS, TENNESSEE		
NO. OF LOTS: 1	32.66 ACRES	
DEVELOPER: MALLORY GROUP, INC. 4294 SWINNEA ROAD MEMPHIS, TN 38118	PLANNER: INTEGRATED LAND SOLUTIONS, PLLC 9967 BENTWOOD CREEK COVE COLLIERVILLE, TN 38017	
WARD: 60 BLOCK: 176 PARCEL: 306	F.E.M.A. MAP PANEL NO.: 47157C 0440 F	F.E.M.A. MAP DATE: 09-28-2007
DATE: NOVEMBER 2022	SCALE: 1"=100'	SHEET 1 OF 1

landscape architecture  
planning

**ils**  
 INTEGRATED LAND SOLUTIONS, PLLC  
 9967 Bentwood Creek Cv. Collierville, Tn 38017  
 901.493.6996 corybrady@gmail.com  
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