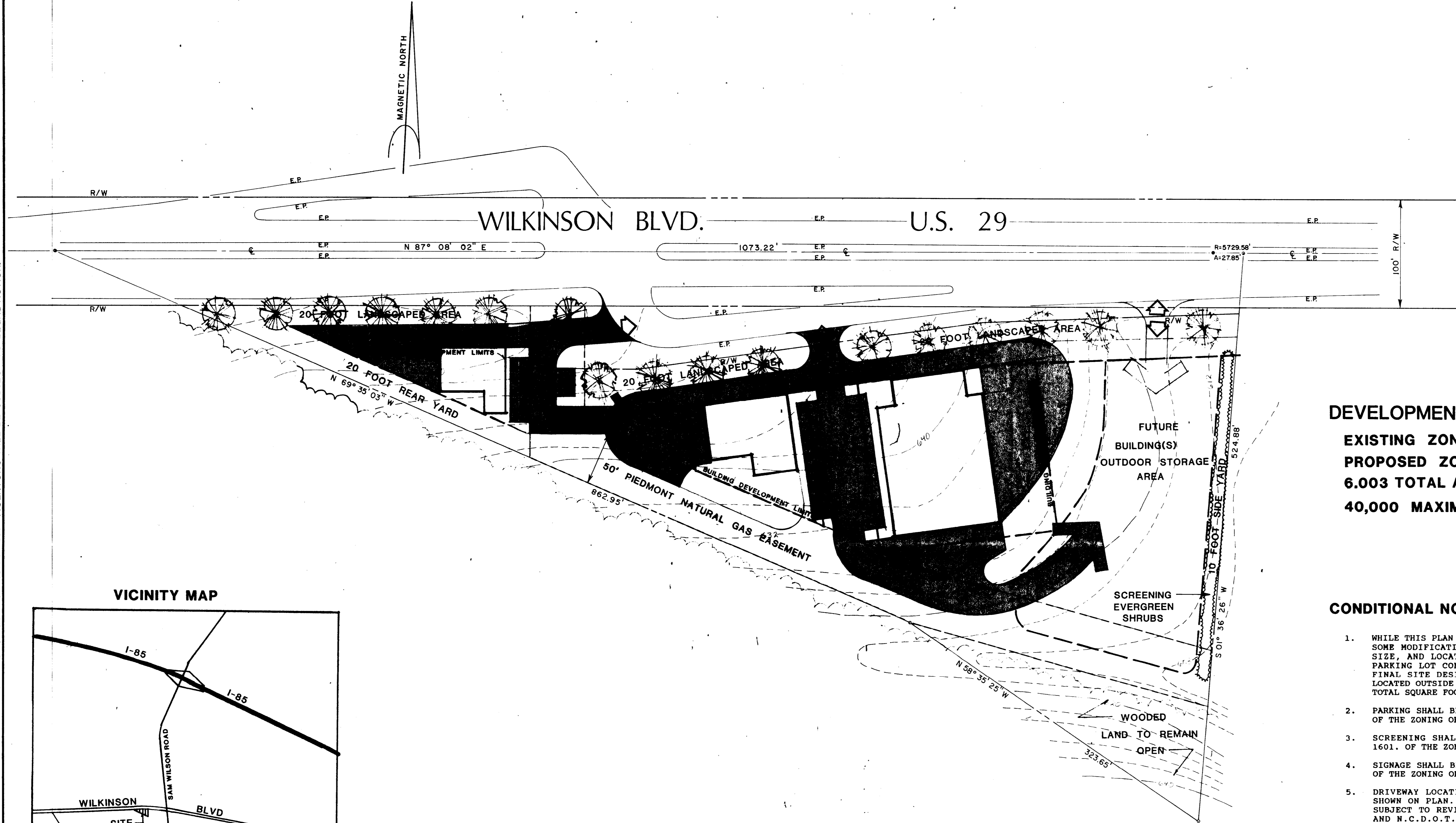


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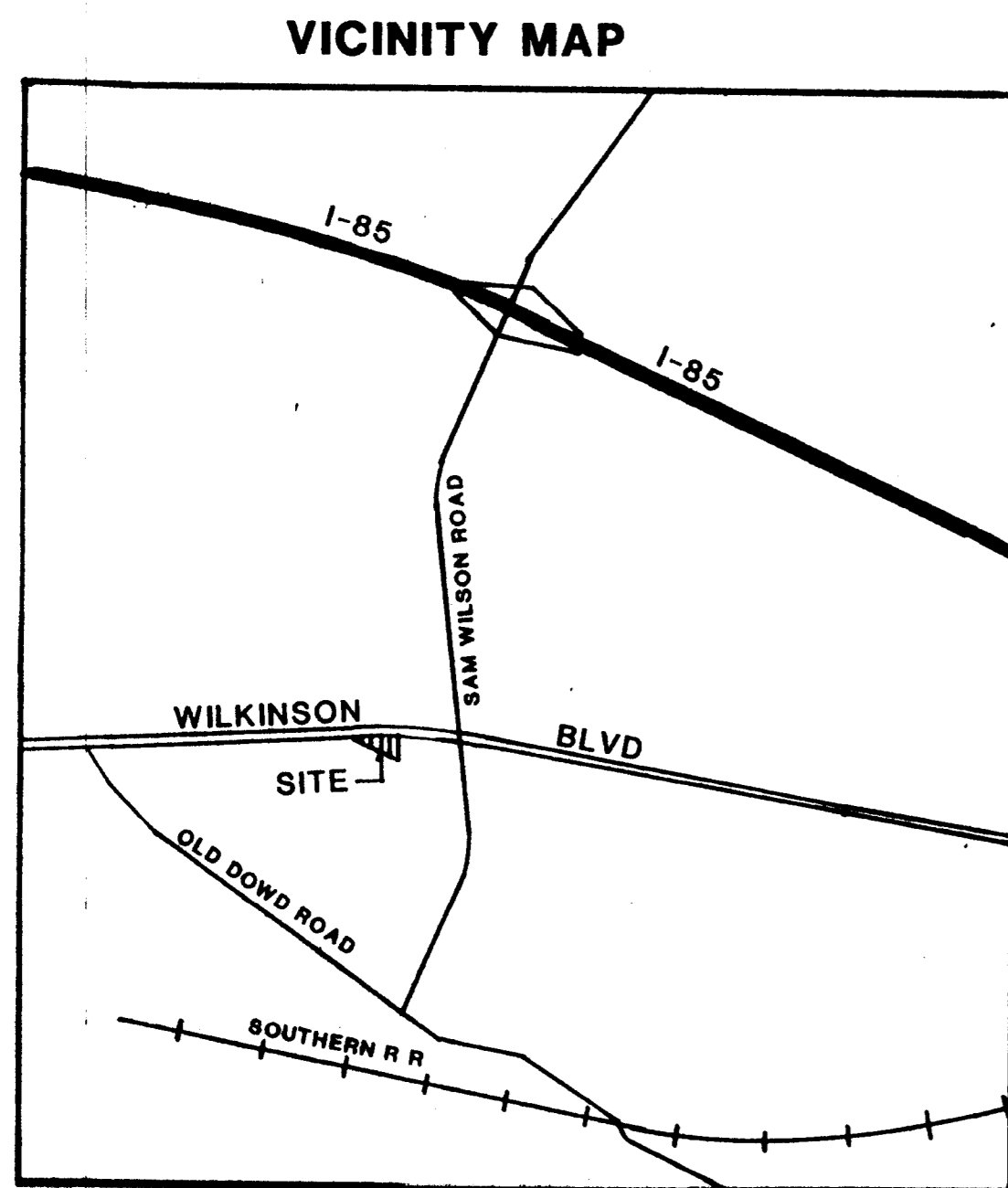


**DEVELOPMENT DATA**

EXISTING ZONING — B-2  
 PROPOSED ZONING — I-2(CD)  
 6.003 TOTAL ACRES (± 1.59 ACRES IN WILKINSON BLVD. R.O.W.)  
 40,000 MAXIMUM S.F. TOTAL

**CONDITIONAL NOTES :**

- WHILE THIS PLAN DEPICTS A FIRM CONCEPT FOR DEVELOPMENT, SOME MODIFICATIONS TO THE BUILDING(S) NUMBER, SHAPE, SIZE, AND LOCATION AND ASSOCIATED DEVIATIONS IN THE PARKING LOT CONFIGURATIONS MAY OCCUR AS PART OF THE FINAL SITE DESIGN. IN NO EVENT SHALL A BUILDING BE LOCATED OUTSIDE OF THE BUILDING DEVELOPMENT LINE OR THE TOTAL SQUARE FOOTAGE EXCEEDED.
- PARKING SHALL BE PROVIDED AS REQUIRED BY SECTION 2000. OF THE ZONING ORDINANCE.
- SCREENING SHALL BE PROVIDED AS REQUIRED BY SECTION 1601. OF THE ZONING ORDINANCE.
- SIGNAGE SHALL BE PROVIDED AS REQUIRED BY SECTION 2100. OF THE ZONING ORDINANCE.
- DRIVEWAY LOCATIONS MAY VARY SLIGHTLY FROM LOCATIONS SHOWN ON PLAN. THE DESIGN OF ALL DRIVEWAYS WILL BE SUBJECT TO REVIEW AND APPROVAL BY MECKLENBURG COUNTY AND N.C.D.O.T. AS PART OF THE ESTABLISHED DRIVEWAY PERMIT PROCESS.
- PERMITTED USES ASSOCIATED WITH THIS DEVELOPMENT SHALL BE INDUSTRIAL TYPE USES PERMITTED IN SECTION 3012. OF THE ZONING DISTRICTS, EXCEPT AS FOLLOWS:



**METES & BOUNDS DESCRIPTION**

BEGINNING at a point on the centerline of Wilkinson Boulevard, U.S. #29 (existing 100 foot R.O.W.), thence proceeding S 01-36-26 W 524.88 feet to a new iron pin, thence proceeding N 58-35-25 W 323.65 feet to an existing iron pin, thence proceeding N 69-35-03 W 862.95 feet to a point on the centerline of Wilkinson Boulevard, U.S. #29, (existing 100 foot R.O.W.), thence proceeding N 87-08-02 E 1073.22 feet to a point on the centerline of Wilkinson Boulevard, thence proceeding along a curve with a radius of 5729.58 feet and an arc length of 27.85 feet to the point and place of beginning for a 6.003 acre tract for a parcel at U.S. #29 and Sam Wilson Road on a certified boundary plat by David M. Lucas, N.C.R.L.S., and dated August 5, 1987.

- BOUNDARY SURVEY TAKEN FROM CERTIFIED BOUNDARY BY DAVID M. LUCAS, N.C.R.L.S. FOR A TOTAL 6,003 ACRE TRACT AT U.S. 329 & SAM WILSON ROAD, DATED 8/5/87.
- TOPOGRAPHIC INFORMATION TAKEN FROM CITY OF CHARLOTTE AERIAL TOPOGRAPHY SHEET. NO. 165.
- THE PROPOSED 20 FOOT LANDSCAPING AREA WILL INCLUDE STREET TREES SPACED AT 35 FEET ON CENTER.
- EVERGREEN SHRUBS FOR SCREENING PURPOSES ARE PROPOSED IN THE 10 FOOT SIDEYARD ALONG THE EAST PROPERTY LINE IN AREAS WHERE THERE IS NO EXISTING VEGETATION. THESE SHRUBS SHALL BE A MINIMUM OF 3 FEET IN HEIGHT AT THE TIME OF PLANTING AND WILL BE SPACED A MAXIMUM OF 5 FEET APART.

- GLUE, GELATIN, OR SIZE, EXCEPT FORM FISH OR ANIMAL MATTER
- GLASS, CERAMIC AND TILE
- GRAPHITE, AND GRAPHITE PRODUCTS
- MOBILE HOMES
- MONUMENTS AND TOMBSTONES, INCLUDING SALES
- PICKLES
- POTTERY, PORCELAIN OR VITREOUS CHINA
- PURTY AND CAULKING COMPOUND
- RODENTICIDES, INSECTICIDES AND PESTICIDES
- SOAP, DETERGENT, AND WASHING COMPOUND
- TANKS AND BARRELS
- TEXTILE AND TEXTILE PRODUCTS, INCLUDING ASBESTOS PRODUCTS, CANVAS AND BURLAP, CLOTHING, COTTON PRODUCTS, HOSIERY AND KNITTING MILLS AND ROPE AND TWINE
- TRAILERS, OVERNIGHT, UTILITY AND TRACTOR VINEGAR
- 3072.117. PLASTICS MATERIALS AND SYNTHETIC RESINS, SYNTHETIC RUBBERS, CELLULOSIC AND MAN-MADE ORGANIC FIBERS MANUFACTURING.
- 3072.120. PROCESSING OF LIQUID PETROLEUM INTO GAS.
- 3072.127. TIRE RECAPPING AND RETREADING
- 3072.128. TOBACCO PROCESSING
- 3073.18. JUNK YARDS AND AUTO WRECKING
- 3073.19. PETROLEUM STORAGE, AS A PRINCIPAL USE, FOR WHOLESALE OR RETAIL DISTRIBUTION, OF LESS THAN 200,000 GALLONS AGGREGATE STORAGE CAPACITY.
- 3073.23. SCRAP METAL, PAPER AND RAG STORAGE, BALING AND PROCESSING.

- SECTION 3072.59. POULTRY PRODUCTION, COMMERCIAL.
- 3072.69. SWINE PRODUCTION, COMMERCIAL.
- 3072.75. ABATTOIRS.
- 3072.77. ALCOHOL AND ALCOHOLIC BEVERAGE MANUFACTURE.
- 3072.87. CHEMICAL MANUFACTURE, PROCESSING OR REFINING.
- 3072.92. DAIRY PRODUCTS PROCESSING, BOTTLING AND DISTRIBUTION.
- 3072.98. FOOD PROCESSING, INCLUDING POULTRY AND ANIMAL SLAUGHTERING AND DRESSING.
- 3072.109. LEATHER GOODS MANUFACTURE, INCLUDING THE TANNING AND CURING OF HIDES.
- 3072.110. LUMBER MILLS AND STORAGE YARDS
- 3072.111. MANUFACTURE IN 1-2 OF:  
 AIR CONDITIONING EQUIPMENT  
 AIRCRAFT AND MISSILES  
 ALCOHOL AND ALCOHOLIC BEVERAGES  
 BELTING AND BRAKE LINING  
 BRICK, TILE AND TERRA COTTA  
 CEMENT, CONCRETE AND CONCRETE PRODUCTS  
 COTTON AND VEGETABLE OIL PROCESSING AND REFINING  
 FERTILIZER, INCLUDING RETAIL AND WHOLESALE SALES  
 FLOUR, SEED AND FEED  
 FUEL BRIQUETTES

SCALE: 1" = 50'  
 50' 25' 0' 50' 100' 150'  
 1990-18C

GIFFORD NIELSON ASSOCIATES Incorporated  
 Surveying • Landscape Architecture • Engineering  
 428 East Fourth Street, Suite 408  
 Charlotte, NC 28202 (704) 373-1907

WILKINSON BLVD. AND SAM WILSON RD.  
 C. D. REZONING PLAN  
 FOR TONY TIMMERMAN

PROJECT  
**28116**  
 DATE 3/8/90  
 DESIGN TLH  
 DRAWN TLH/DLW  
 CHECK  
 REVISIONS  
 APPROVED BY COUNTY COMMISSION  
 DATE June 18, 1990  
 SHEET  
**1 of 1**