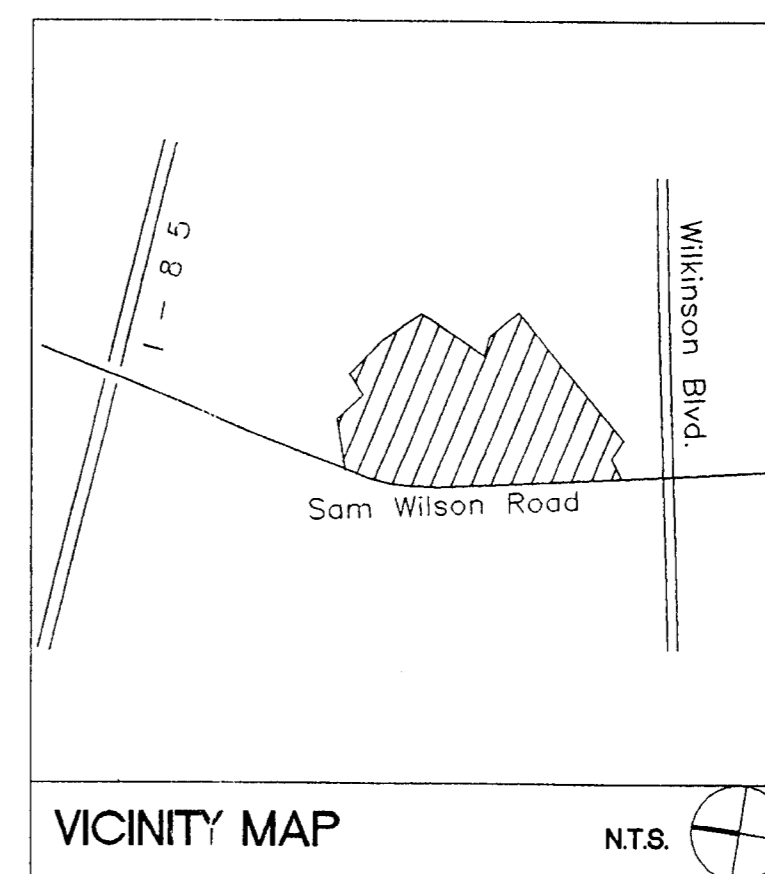


LEGEND	
	PRIMARY ACCESS POINT
	SECONDARY ACCESS POINT
	EXISTING ZONING
	EXISTING ZONING BOUNDARY
	ADJACENT PROPERTY OWNER (SEE SHEET R22 FOR LIST OF ADJACENT PROPERTY OWNERS)
	DISTURBED VEGETATIVE BUFFER (WIDTHS VARY)
	UNDISTURBED VEGETATIVE BUFFER (WIDTHS VARY)
	LANDSCAPE AREA (WIDTHS VARY)

OPTIONAL ACCESS POINT  
BUILDING AREA  
FRONT LOADED BUILDING AREA

**TRACT 1 SITE SUMMARY**  
TOTAL PARCEL AREA (INCLUDING TRACT 1 AND 2):  
GROSS 64.84 ACRES  
NET 62.18 ACRES (EXCLUDES S.R. 1625/1627 R.O.W.)  
TRACT 1 NET 57.54 ACRES (EXCLUDES S.R. 1625/1627 R.O.W.)  
TAX PARCEL # 055-554-10  
EXISTING ZONING: R-3, B-2  
PROPOSED ZONING: I-1 (CD)  
BUILDING HEIGHT: 40' MAX. (0-1)  
PROPOSED BUILDING AREA: 1,000,000 SF MAXIMUM  
REQUIRED YARDS: 0-1'  
SETBACK: 20'  
SIDE REAR: 0' OR 4'

**TRACT 2 SITE SUMMARY**  
TOTAL PARCEL AREA (INCLUDING TRACT 1 AND 2):  
GROSS 64.84 ACRES  
NET 62.18 ACRES (EXCLUDES S.R. 1625/1627 R.O.W.)  
TRACT 2 NET 4.84 ACRES (EXCLUDES S.R. 1625/1627 R.O.W.)  
TAX PARCEL # 055-554-10  
EXISTING ZONING: R-3  
PROPOSED ZONING: 0-1 (CD)  
BUILDING HEIGHT: 40' MAX. (0-1)  
PROPOSED BUILDING AREA: 70,000 SF MAXIMUM  
REQUIRED YARDS: 0-1'  
SETBACK: 20'  
SIDE REAR: 10' (NON RESIDENTIAL BUILDINGS)  
20' (NON RESIDENTIAL BUILDINGS)



**ColeJenest & Stone**  
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Landscape Architecture  
Civil Engineering  
Urban Design  
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Suite 300  
Charlotte  
North Carolina  
28284  
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Fax 704.376.7851

**NOTES**  
1. REFERENCE BOUNDARY SURVEY PREPARED BY ANDREW G. ZOUTMELLE, P.L.S., 1914 BRUNSWICK AVENUE, CHARLOTTE, NC 28203, (704) 372-9444, APRIL 5, 2009, REVISED SEPTEMBER 19, 2009.  
2. TOPOGRAPHY OBTAINED FROM MECKLENBURG COUNTY MAPPING/GIS SERVICES, MAPS D25 D26, E25, E26.  
3. SEE SHEET R22 FOR ADJACENT PROPERTY OWNERS AND DEVELOPMENT STANDARDS.

**NOTICE**  
PETITIONER AGREES TO REFRAIN FROM DEVELOPING THE PROTECTED WETLANDS AREAS DEPICTED ON THE TECHNICAL DATA SHEET OTHERWISE DICTATED BY THE TECHNICAL DATA SHEET FOR A PERIOD OF 4 YEARS FOLLOWING THE DATE ON WHICH THIS PETITION IS APPROVED BY THE MECKLENBURG BOARD OF COUNTY COMMISSIONERS SO AS TO PRESENT CATTLE WITH OPPORTUNITY TO PURCHASE THIS LOT FOR TRANSIT PURPOSES IN AN UNDEVELOPED CONDITION (EXCEPT SITE PREPARATION) SHOULD IT SO DESIRE. THE TRANSIT DIRECTION MAY AT ANY TIME PRIOR TO THE END OF THIS 4-YEAR PERIOD RELEASE THE PETITIONER FROM THIS DEVELOPMENT RESTRICTION IF, IN THE DIRECTOR'S JUDGMENT, THE LOT WILL NOT BE NEEDED BY CHARLOTTE AREA TRANSIT SYSTEM (CATS) FOR TRANSIT PURPOSES. PETITIONER AGREES NOT TO CONSTRUCT ANY ABOVE GROUND STORM WATER DETENTION FACILITY ON THIS LOT DURING THIS 4-YEAR PERIOD, BUT EXPRESSLY RESERVES THE RIGHT TO GRADE THE LOT INCLUDING THE ABILITY TO TAKE DIRT FROM AND DELIVER DIRT TO THE LOT AND TO CONSTRUCT ON THIS LOT ANY UNDERGROUND UTILITY LINES NEEDED FOR THE FUTURE DEVELOPMENT OF THE LOT AND THE REMAINDER OF THE SITE. PETITIONER FURTHER AGREES TO GIVE CATS NOTICE OF THE DATE ON WHICH THE 4-YEAR PERIOD DEVELOPMENT RESTRICTION WILL EXPIRE. SUCH NOTICE TO BE GIVEN NO LATER THAN 12 MONTHS OR LESS THAN 6 MONTHS PRIOR TO THE END OF THE 4-YEAR PERIOD. SHOULD PETITIONER FAIL TO GIVE NOTICE OF THIS EXPIRATION DATE, THEN THE 4-YEAR PERIOD DURING WHICH NO DIRT MAY BE PLACED ON THE LOT WILL BE LENGTHENED SO AS TO END ON THE DATE WHICH IS 3 MONTHS AFTER THE DATE ON WHICH THE NOTICE IS ACTUALLY GIVEN.

**OFFICE CONVERSION PROVISION**  
UNLESS MORE STRINGENT STANDARDS ARE ESTABLISHED BY THE TECHNICAL DATA SHEET OTHERWISE DICTATED, EACH WAREHOUSE BUILDING CONSTRUCTED ON THE SITE WHICH DOES NOT IN WHOLE OR IN PART BACK UP TO RESIDENTIALLY ZONED LAND SHALL BE REAR LOADED SO AS TO FACILITATE A CONVERSION OF THE BUILDING TO AN OFFICE USE AT SOME DATE IN THE FUTURE AT THE OWNER'S JUDGMENT, MARKET CONDITIONS SO DICTATE.

**DEFINITIONS**  
FOR PURPOSES OF THESE DEVELOPMENT STANDARDS, A REAR LOADED BUILDING WILL HAVE TRUCK LOADING FACILITIES PLACED TO THE REAR OF THE BUILDING AND AUTOMOBILE PARKING IN FRONT OF THE BUILDING. AUTOMOBILE PARKING MAY ALSO BE PLACED TO THE REAR.

**BUILDING PERMIT RESTRICTION**  
THE BUILDING PERMIT SHALL BE ISSUED FOR A USE DEVOTED TO OFFICE USE. THE PERMIT SHALL BE VOID IF THE DISTRIBUTION OF BUILDING AREA 3 UTILIZING BUILDING PERMITS BUILDING AREAS 1 AND 2.

**PETITIONER RESERVES THE RIGHT TO GRADE WITHIN BUILDING AREA 3, INCLUDING THE ABILITY TO TAKE DIRT FROM AND DELIVER DIRT TO THE LOT AND TO CONSTRUCT ON THIS LOT ANY UNDERGROUND UTILITY LINES NEEDED FOR THE FUTURE DEVELOPMENT OF THE LOT.**

**CRESCENT RESOURCES INC.**  
400 SOUTH TRYON STREET, SUITE 1300  
POST OFFICE BOX 1003  
CHARLOTTE, NORTH CAROLINA 28201  
(704) 382-8009

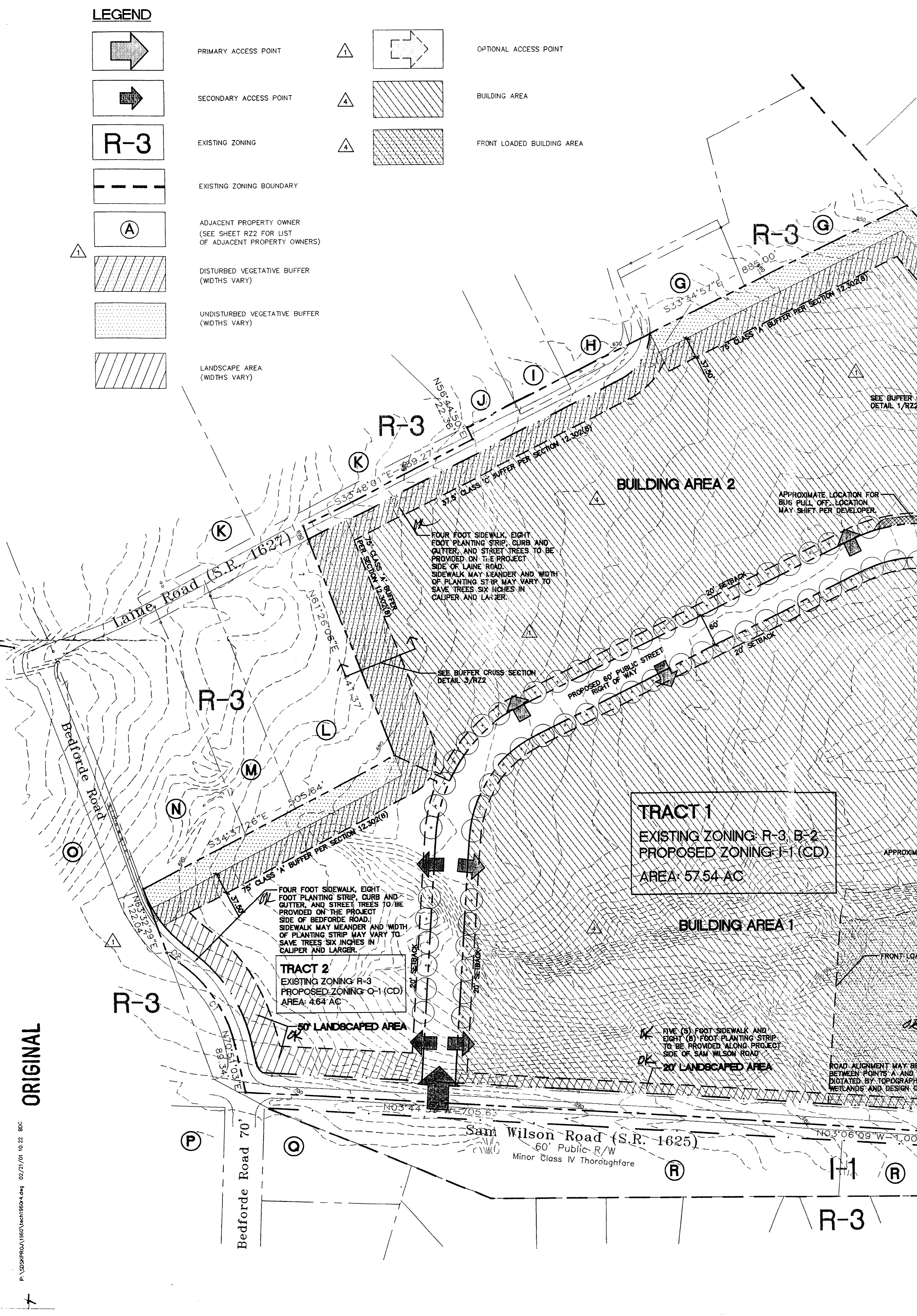
**SAM WILSON RD. PROPERTY MASTER PLAN AND REZONING**  
MECKLENBURG COUNTY, NC

**TECHNICAL DATA SHEET**  
PETITION #00-21 (C)

2163  
09/22/09  
Issued  
02/20/10 REVISED PER APPROVAL  
02/26/10 REVISED PER STAFF COMMENTS  
02/26/10 REVISED AFTER ZONING COMMITTEE MEETING  
02/26/10 REVISED FOR ZONING COMMITTEE MEETING  
02/26/10 REVISED FOR PUBLIC HEARING  
APPROVED BY COUNTY COMMISSION  
DATE 02/13/10  
SCALE: 1" = 100'-0"  
0 50 100 200

**RZ1 2**  
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AA 2000-02(C)

ORIGINAL



**DEVELOPMENT STANDARDS**

- GENERAL PROVISIONS**  
UNLESS MORE STRINGENT STANDARDS ARE ESTABLISHED BY THE TECHNICAL DATA SHEET OR THESE DEVELOPMENT STANDARDS, ALL DEVELOPMENT STANDARDS ESTABLISHED UNDER THE MECKLENBURG COUNTY DEVELOPMENT STANDARDS, ALL DEVELOPMENT STANDARDS ESTABLISHED UNDER THE MECKLENBURG COUNTY ZONING ORDINANCE (THE "ORDINANCE") AND ALL ZONING DISTRICT CLASSIFICATIONS SHALL BE FOLLOWED IN CONNECTION WITH DEVELOPMENT TAKING PLACE ON THE SITE.
- PERMITTED USES**  
1. TRACT 1 MAY BE DEVOTED TO ANY USE (INCLUDING ANY ACCESSORY USE) WHICH IS PERMITTED UNDER THE ORDINANCE IN AN I-1 ZONING DISTRICT THAT IS SET FORTH BELOW UNDER THE SCHEDULE OF APPROVED USES FOR THE SITE.  
2. TRACT 2 MAY BE DEVOTED TO ANY USE (INCLUDING ANY ACCESSORY USE) WHICH IS PERMITTED UNDER THE ORDINANCE IN AN 0-1 ZONING DISTRICT.
- BUILDING LIMITATIONS**  
1. TRACT 1: NO MORE THAN 900,000 SQUARE FEET OF HEATED INDUSTRIAL/OFFICE SPACE MAY BE CONSTRUCTED ON TRACT 1.  
2. TRACT 2: NO MORE THAN 70,000 SQUARE FEET OF HEATED OFFICE SPACE MAY BE CONSTRUCTED ON TRACT 2.
- BUFFER AREAS**  
1. BUFFER AREAS ESTABLISHED ON THE TECHNICAL DATA SHEET SHALL CONFORM TO THE STANDARDS OF SECTION 12.302 OF THE ORDINANCE. SUBJECT HOWEVER, TO THE PROVISIONS OF SECTION 12.304 OF THE ORDINANCE TO PARAGRAPHS (2) AND (3) OF THIS SECTION.  
2. THE WIDTHS OF THE BUFFER AREAS MAY BE REDUCED, BERMED AND GRADING MAY BE INSTALLED OR PERFORMED IN THOSE PORTIONS OF THE BUFFER AREA WHICH ARE DEPICTED ON THE TECHNICAL DATA SHEET TO THE EXTENT ALLOWED BY THE ORDINANCE. ALL OTHER BUFFER AREAS ARE TO REMAIN UNDISTURBED EXCEPT TO THE EXTENT NECESSARY TO ACCOMMODATE ACCESS POINTS, BERMS (BUT ONLY WITHIN THE AREAS DEPICTED ON THE TECHNICAL DATA SHEET), FENCES, DRAINAGE PIPES OR CHANNELS, UTILITY LINES AND FACILITIES, AND PEDESTRIAN PATHWAYS.  
3. UTILITY INSTALLATIONS MAY ONLY CROSS BUFFER AREAS AT INTERIOR ANGLES MEASURED AT PROPERTY LINES WHICH ARE NOT LESS THAN 75 DEGREES.  
4. IN ALL BUFFER AREAS WHERE EXISTING TREES AND NATURAL VEGETATION HAVE BEEN CLEARED TO ACCOMMODATE BERMS, FENCES OR THE INSTALLATION OF UTILITY CONSTRUCTION, THE CLEARED UNIMPROVED AREAS WILL BE LANDSCAPED AS REQUIRED BY SECTION 12.302 OF THE ORDINANCE.  
5. NO BUILDINGS, PARKING SPACES, MANEUVERING AREAS OR STORM WATER DETENTION FACILITIES MAY BE LOCATED WITHIN BUFFER AREAS.
- SETBACKS, SIDE YARDS AND REAR YARDS**  
ALL BUILDINGS CONSTRUCTED WITHIN THE SITE SHALL SATISFY OR EXCEED THE SETBACK, REAR YARD AND SIDE YARD REQUIREMENTS ESTABLISHED UNDER THE ORDINANCE FOR THE I-1 AND 0-1 ZONING DISTRICTS.
- SCREENING AND LANDSCAPING AREAS**  
1. THE OWNER SHALL INSTALL OR CAUSE TO BE INSTALLED WITHIN THE LANDSCAPE AREAS ESTABLISHED ALONG SAM WILSON ROAD AND BEDFORD ROAD LARGE MATURING TREES SPACED AT 50 LINEAR FEET ON CENTER AND SHALL THEREAFTER MAINTAIN OR CAUSE TO BE MAINTAINED ALL SUCH MATERIALS (INCLUDING REPLACEMENT OF DEAD OR DYING TREES).  
2. LANDSCAPE AREAS WILL BE PLANTED AND IMPROVED IN SEQUENCES WHICH ARE KEPT TO EACH PHASE OF DEVELOPMENT TAKING PLACE ON THE SITE AND WILL MEET OR EXCEED THE REQUIREMENTS OF THE ORDINANCE.  
3. SCREENING SHALL CONFORM WITH THE STANDARDS AND TREATMENTS SPECIFIED IN SECTION 12.303 OF THE ORDINANCE.
- PARKING**  
1. OFF STREET PARKING WILL MEET THE MINIMUM STANDARDS ESTABLISHED UNDER THE ORDINANCE.  
2. TRUCK LOADING FACILITIES WILL NOT FACE SAM WILSON ROAD OR ANY BUILDING(S) FRONTING SAM WILSON ROAD.  
3. BUILDING(S) ADJACENT TO LANE ROAD WILL BE FRONT LOADED (BUILDINGS) WITH NO LOADING OR PARKING AREAS BETWEEN THE BUILDING(S) AND LANE ROAD.
- LIGHTING**  
1. THE MAXIMUM HEIGHT OF ANY FREESTANDING LIGHTING FIXTURE, INCLUDING ITS BASE, SHALL NOT EXCEED 30 FEET.  
2. ALL DIRECT LIGHTING WITHIN THE SITE (EXCEPT STREETLIGHTS WHICH MAY BE ERECTED ALONG PUBLIC STREETS) SHALL BE DESIGNED SUCH THAT DIRECT ILLUMINATION DOES NOT EXTEND PAST ANY EXTERIOR PROPERTY LINE. CONSIDERATION WILL BE GIVEN TO THE IMPACT OF LIGHTING BOTH WITHIN AND WITHOUT THE PERIMETER OF THE SITE. ITEMS FOR CONSIDERATION WILL INCLUDE INTENSITY, DIRECTION, COLOR, ENERGY EFFICIENCY AND SHIELDING OF SOURCES OF LIGHT, THE INTENT BEING TO ELIMINATE GLARE TOWARDS ADJACENT PROPERTIES.  
3. NO WALL PACK LIGHT FIXTURES WILL BE ALLOWED ON ANY STRUCTURES PLACED ON THE SITE EXCEPT WHERE THE BUILDING IS SEPARATED FROM ADJACENT PROPERTIES BY A BUFFER.
- ACCESS POINTS (DRIVEWAYS)**  
1. VEHICULAR ACCESS TO THE SITE WILL BE LIMITED TO THE COMMITTED AND OPTIONAL ACCESS POINTS SHOWN ON THE TECHNICAL DATA SHEET. ACCESS POINTS SHALL BE LOCATED IN THE GENERAL AREAS DEPICTED. THE CONFIGURATIONS AND ULTIMATE LOCATIONS OF THESE ACCESS POINTS WITHIN THE SITE ARE SUBJECT TO ANY MAJOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND ARCHITECTURAL CONSTRUCTION PLANS AND DESIGNS AND ARE FURTHER SUBJECT TO APPROVAL BY THE MECKLENBURG COUNTY ENGINEERING DEPARTMENT AND THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.  
2. SERVICE AREAS AND PARKING LOTS FOR EACH OF THE ESTABLISHMENTS PLACED ON THE SITE MUST BE CONFIGURED IN SUCH FASHION AS TO ALLOW INTERNAL VEHICULAR TRAFFIC TO MOVE FROM ONE PARCEL TO ANOTHER PARCEL (INTERNAL CONNECTION).  
3. NO VEHICULAR ACCESS WILL BE ALLOWED TO BEDFORD ROAD OR LANE ROAD.  
4. ALL CONSTRUCTION EQUIPMENT ASSOCIATED WITH THE BUILDING(S) CONSTRUCTION SHALL ENTER THE SITE OFF SAM WILSON ROAD.
- FIRE PROTECTION**  
ADEQUATE FIRE PROTECTION IN THE FORM OF FIRE HYDRANTS WILL BE PROVIDED TO THE COUNTY FIRE MARSHAL'S SPECIFICATIONS. PLANS FOR EACH BUILDING WILL BE SUBMITTED TO THE FIRE MARSHAL'S OFFICE FOR APPROVAL BEFORE THE CONSTRUCTION OF THAT BUILDING COMMENCES.
- STORM WATER MANAGEMENT**  
1. STORM WATER RUNOFF FROM THE SITE WILL BE MANAGED THROUGH PROVEN TECHNIQUES WHICH SATISFY THE STANDARDS IMPOSED BY THE COUNTY OF MECKLENBURG.  
2. STORM WATER DETENTION SHALL NOT BE ALLOWED IN SETBACKS.
- SIGNAGE**  
SIGNS WILL BE GROUND MOUNTED AND WILL NOT EXCEED SEVEN (7) FEET IN HEIGHT OR FIFTY (50) SQUARE FEET IN AREA.
- ROAD IMPROVEMENTS**  
1. THE PETITIONER AGREES TO MAKE THE FOLLOWING ROADWAY IMPROVEMENTS AT ITS EXPENSE:  
• CONSTRUCT A LEFT TURN LANE ON SOUTHWEST SAM WILSON ROAD AT PROPOSED SITE DRIVEWAY #1 WITH A MINIMUM STORAGE OF 125 FEET AND A 15:1 TAPER.  
• CONSTRUCT A RIGHT TURN LANE ON NORTHWEST SAM WILSON ROAD AT PROPOSED SITE DRIVEWAY #1 WITH A MINIMUM STORAGE OF 150 FEET AND A 15:1 TAPER.  
• CONSTRUCT A LEFT TURN LANE ON SOUTHWEST SAM WILSON ROAD AT PROPOSED SITE DRIVEWAY #2 WITH A MINIMUM STORAGE OF 150 FEET AND A 15:1 TAPER.  
• CONSTRUCT A RIGHT TURN LANE ON NORTHWEST SAM WILSON ROAD AT PROPOSED SITE DRIVEWAY #2 WITH A MINIMUM STORAGE OF 150 FEET AND A 15:1 TAPER.  
• CONSTRUCT A LEFT TURN LANE ON SOUTHWEST SAM WILSON ROAD AT BEDFORD ROAD WITH A MINIMUM STORAGE OF 150 FEET AND A 15:1 TAPER.  
• CONSTRUCT A LEFT TURN LANE ON NORTHWEST SAM WILSON ROAD AT BEDFORD ROAD WITH A MINIMUM STORAGE OF 150 FEET AND A 15:1 TAPER.  
• CONSTRUCT A LEFT TURN LANE ON SOUTHWEST SAM WILSON ROAD AT WILKINSON BOULEVARD WITH A MINIMUM STORAGE OF 150 FEET AND A 15:1 TAPER.  
• CONSTRUCT A LEFT TURN LANE ON NORTHWEST SAM WILSON ROAD AT WILKINSON BOULEVARD WITH A MINIMUM STORAGE OF 150 FEET AND A 15:1 TAPER.  
2. THE CONFIGURATIONS, ULTIMATE LOCATIONS AND LENGTHS OF THESE IMPROVEMENTS ARE SUBJECT TO MINOR MODIFICATIONS REQUIRED BY THE COUNTY OF MECKLENBURG AND THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND ARE FURTHER SUBJECT TO APPROVAL BY THE MECKLENBURG COUNTY ENGINEERING DEPARTMENT AND THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.

- PARKS, GREEN WAYS AND ARBORETUMS  
• PEST CONTROL AND DISINFECTING SERVICES  
• POST OFFICES  
• PRINTING AND PUBLISHING  
• PROTOTYPE PRODUCTION FACILITIES AND PILOT PLANTS  
• RADIO AND TELEVISION STATIONS AND/OR OFFICES  
• REPAIR OF ALL GOODS, EQUIPMENT AND VEHICLES, THE MANUFACTURE, ASSEMBLY OR SALES OF WHICH ARE PERMITTED IN THAT DISTRICT  
• RESEARCH USES  
• SIGN PAINTING EXCLUSIVE OF MANUFACTURE  
• STUDIOS FOR ARTISTS, DESIGNERS, PHOTOGRAPHERS, MUSICIANS, SCULPTORS, CINEMAS, POTTERS, WOOD AND LEATHER CRAFTSMEN, GLASS BLOWERS, WEAVERS, SILVERSMITHS, AND DESIGNERS OF ORNAMENTAL AND PRECIOUS JEWELRY  
• TELEPHONE BOOTHS  
• VOCATIONAL SCHOOLS  
• WAREHOUSING WITHIN AN ENCLOSED BUILDING  
• WHOLESALE SALES ESTABLISHMENTS

**ADJACENT PROPERTY OWNERS**

- |               |   |  |
|---------------|---|--|
| A. 055-541-11 | MATLOCK FAMILY TRUST<br>CHESTER SPRINGS, PA 19423                                     | H04 DOAN<br>8210 WAMAC CT<br>CHARLOTTE, NC 28214   |
| B. 055-462-08 | THOMAS & FRANKIE OSBORNE<br>8316 NEW SHELTON DR<br>CHARLOTTE, NC 28214                | I02 BOYD<br>3011 BOX BRIDGE<br>CHARLOTTE, NC 28214 |
| C. 055-462-05 | KENNETH & MARY DEEVER<br>8320 NEW SHELTON DR<br>CHARLOTTE, NC 28214                   | J05 MORRIS<br>3637 SHANE LN<br>CHARLOTTE, NC 28214 |
| D. 055-462-04 | ALLAN & ZELMA EDWARDS<br>8326 NEW SHELTON DR<br>CHARLOTTE, NC 28214                   | K01 MORRIS<br>3641 SHANE LN<br>CHARLOTTE, NC 28214 |
| E. 055-462-03 | THOMAS & FRANKIE OSBORNE<br>8332 NEW SHELTON DR<br>CHARLOTTE, NC 28214                | L01 MORRIS<br>3637 SHANE LN<br>CHARLOTTE, NC 28214 |
| F. 055-469-99 | WARREN HALL<br>3433 HUNTLYNN RD<br>CHARLOTTE, NC 28214                                | M05 MORRIS<br>3637 SHANE LN<br>CHARLOTTE, NC 28214 |
|               | HUNTLYNN ACRES, INC.<br>2222 SAM WILSON RD<br>CHARLOTTE, NC 28214                     | N05 MORRIS<br>3641 SHANE LN<br>CHARLOTTE, NC 28214 |
|               | LIAMAN BRADSHAW<br>3719 SHANE LN<br>CHARLOTTE, NC 28214                               | O05 MORRIS<br>3637 SHANE LN<br>CHARLOTTE, NC 28214 |
|               | JAMES EUGENE ROGERS<br>8644 SHANE LN<br>CHARLOTTE, NC 28214                           | P05 MORRIS<br>3637 SHANE LN<br>CHARLOTTE, NC 28214 |
|               | ROCKY MORRIS<br>3641 SHANE LN<br>CHARLOTTE, NC 28214                                  | Q05 MORRIS<br>3637 SHANE LN<br>CHARLOTTE, NC 28214 |
|               | SCOTT HUNTER<br>3616 SHANE LN<br>CHARLOTTE, NC 28214                                  | R05 MORRIS<br>3641 SHANE LN<br>CHARLOTTE, NC 28214 |
|               | ANGELA BELOCH MARYNEZ<br>3307 HUNTLYNN RD<br>CHARLOTTE, NC 28214                      | S05 MORRIS<br>3637 SHANE LN<br>CHARLOTTE, NC 28214 |
|               | THOMAS WESLEY OSBORNE<br>8316 NEW SHELTON DR<br>CHARLOTTE, NC 28214                   | T05 MORRIS<br>3641 SHANE LN<br>CHARLOTTE, NC 28214 |
|               | KATHERINE EDNA ROGERS<br>8313 HUNTLYNN RD<br>CHARLOTTE, NC 28214                      | U05 MORRIS<br>3637 SHANE LN<br>CHARLOTTE, NC 28214 |
|               | ARTHUR GALLMAN<br>8101 LANE RD<br>CHARLOTTE, NC 28214                                 |  |
|               | CATHERINE MORROW<br>8101 LANE RD<br>CHARLOTTE, NC 28214                               |  |
|               | FRED & DENISE CHURCH<br>812 LANE RD<br>CHARLOTTE, NC 28214                            |  |
|               | WILLIAM BLANTON<br>8116 LANE RD<br>CHARLOTTE, NC 28214                                |  |
|               | CHARLTON DEESE<br>8200 LANE RD<br>CHARLOTTE, NC 28214                                 |  |
|               | BILLY STEVE MAAS<br>8237 LANE RD<br>CHARLOTTE, NC 28214                               |  |
|               | THOMAS ALLEN W<br>8207 LANE RD<br>CHARLOTTE, NC 28214                                 |  |
|               | RALPH & VIRGINIA W<br>8215 LANE RD<br>CHARLOTTE, NC 28208                             |  |
|               | WESTNORLAND BAPTIST<br>CHURCH & FINE POTTER<br>P.O. BOX 942-AA<br>CHARLOTTE, NC 28208 |  |
|               | PAUL O. MOORE, JR.<br>3314 SAM WILSON RD<br>CHARLOTTE, NC 28214                       |  |
|               | VERON THOMAS<br>3314 SAM WILSON RD<br>CHARLOTTE, NC 28214                             |  |
|               | HARRISSEL BROS. FENCE CO.<br>P.O. BOX 89223<br>CHARLOTTE, NC 28286-8223               |  |
|               | HERSCHEL & TAYLOR POTTER<br>129 MARCO DR<br>CHARLOTTE, NC 28214-8548                  |  |
|               | JIMMY RAY & TERRI CUMBER<br>3724 SAM WILSON RD<br>CHARLOTTE, NC 28214                 |  |
|               | DANIEL PORTER<br>9620 WILKINSON BLVD<br>CHARLOTTE, NC 28214                           |  |

**ColeJenest & Stone**  
Land Planning  
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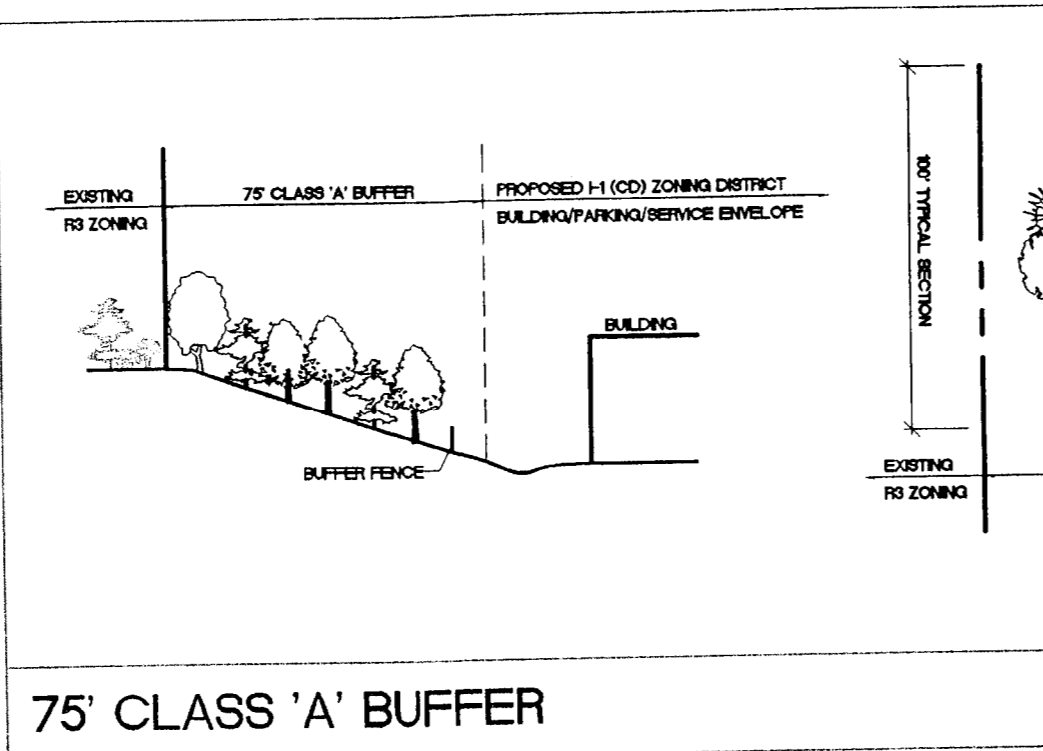
**CRESCENT RESOURCES INC.**  
400 SOUTH TRYON STREET, SUITE 1300  
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**SAM WILSON RD. PROPERTY MASTER PLAN AND REZONING**  
MECKLENBURG COUNTY, NC

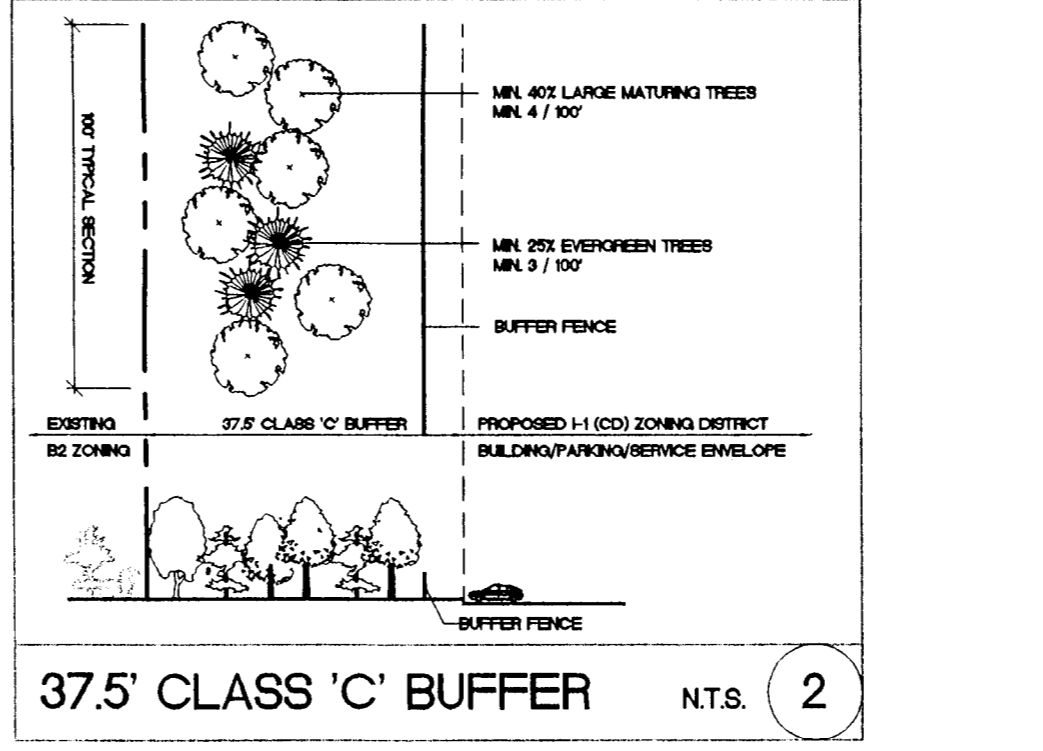
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DATE 02/13/10

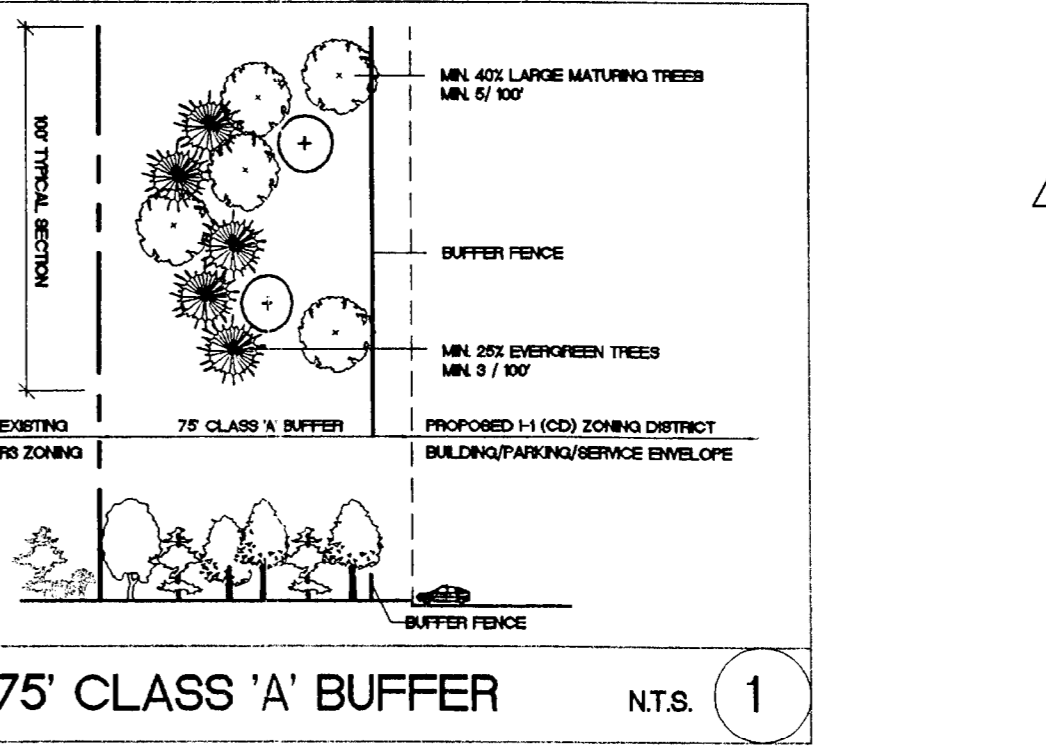
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- 75' CLASS 'A' BUFFER NOTES**
- ALL BUFFER PLANTING TO BE FROM THE APPROVED PLANT LIST OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
  - MINIMUM OF 12 TREES PER 100 FEET.
  - ALL TREES TO BE 2" CALIPER MINIMUM AND 8' HEIGHT.
  - IF DEVELOPER OPTS NOT TO INSTALL A FENCE OR BERM PER SECTION 12.302.8, THEN THE FULL BUFFER WIDTH SHALL BE REQUIRED.
  - THE BUFFER FENCE WILL MEET THE REQUIREMENTS OF SECTION 12.302.8.



- 37.5' CLASS 'C' BUFFER NOTES**
- ALL BUFFER PLANTING TO BE FROM THE APPROVED PLANT LIST OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
  - MINIMUM OF 9 TREES 100 FEET.
  - ALL TREES TO BE 2" CALIPER MINIMUM AND 8' HEIGHT.
  - IF DEVELOPER OPTS NOT TO INSTALL A FENCE OR BERM PER SECTION 12.302.8, THEN THE FULL BUFFER WIDTH SHALL BE REQUIRED.
  - THE BUFFER FENCE WILL MEET THE REQUIREMENTS OF SECTION 12.302.8.



- 75' CLASS 'A' BUFFER NOTES**
- ALL BUFFER PLANTING TO BE FROM THE APPROVED PLANT LIST OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
  - MINIMUM OF 12 TREES PER 100 FEET.
  - ALL TREES TO BE 2" CALIPER MINIMUM AND 8' HEIGHT.
  - IF DEVELOPER OPTS NOT TO INSTALL A FENCE OR BERM PER SECTION 12.302.8, THEN THE FULL BUFFER WIDTH SHALL BE REQUIRED.
  - THE BUFFER FENCE WILL MEET THE REQUIREMENTS OF SECTION 12.302.8.

ORIGINAL