

**NOTES**

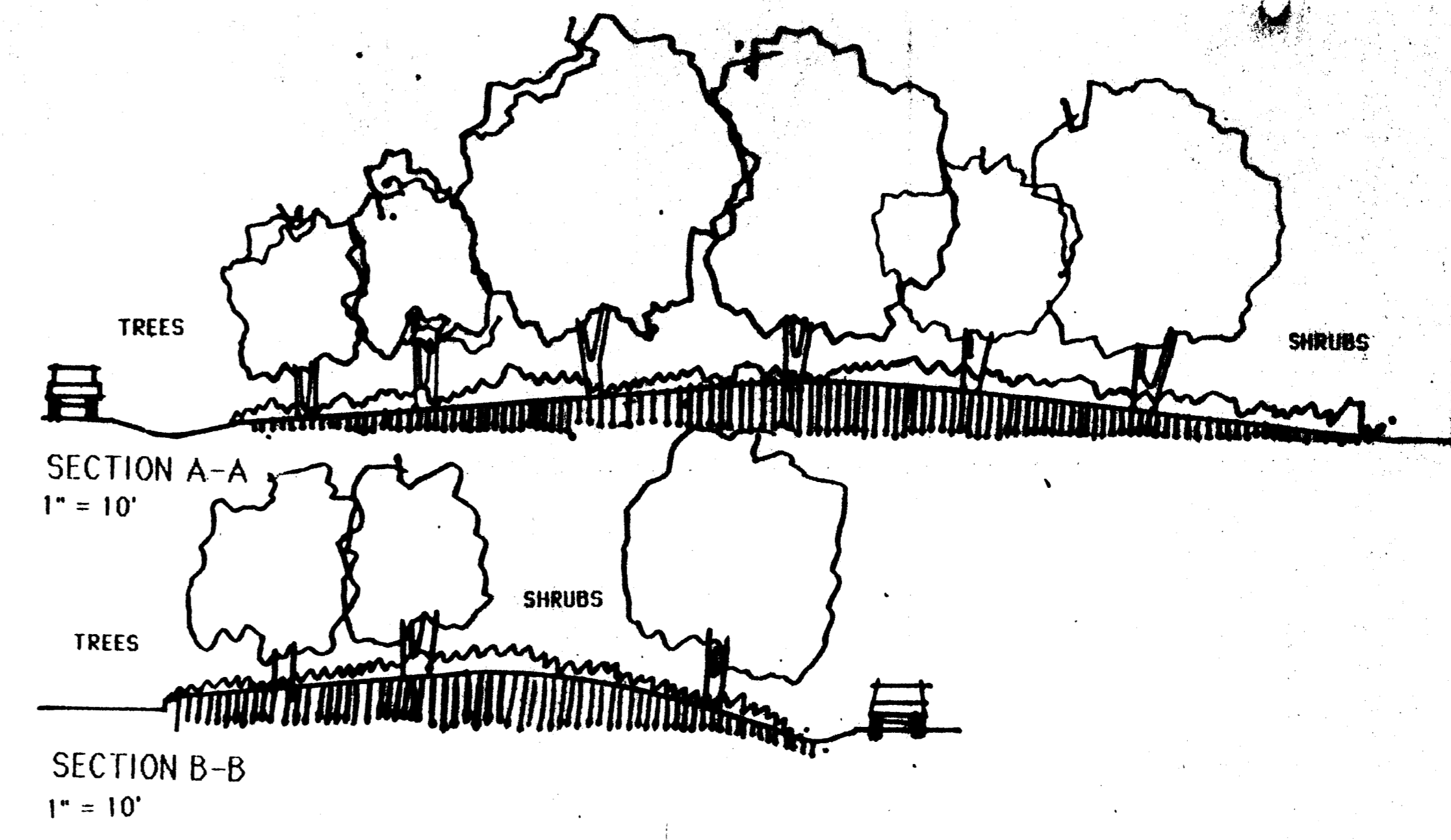
1. REFERENCE PREVIOUSLY SUBMITTED BOUNDARY DESCRIPTION FOR EXISTING EASEMENTS, RESERVATIONS AND RIGHTS-OF-WAY.
2. ALL YARDS REQUIRED AND OTHER CRITERIA FOR THE PARALLEL 1-1 DISTRICT SHALL CONFORM TO SECTION 3070 OF THE CITY OF CHARLOTTE ZONING ORDINANCE EXCEPT AS OTHERWISE NOTED OR INDICATED.
3. REFERENCE PREVIOUSLY SUBMITTED DOCUMENTS FOR OWNER'S NAMES, ADDRESSES AND THE TAX PARCEL NUMBERS OF ALL ADJOINING PROPERTIES. INFORMATION OBTAINED 7.5.89.
4. A MINIMUM ONE HUNDRED (100') BUFFER SHALL BE MAINTAINED WHERE THE PROPERTY ADJUTS THE HUTCHINSON-MCDONALD ROAD RIGHT-OF-WAY UNLESS OTHERWISE INDICATED. NO GRADING SHALL OCCUR IN BUFFER.
5. A MINIMUM FIFTY (50') FOOT BUFFER SHALL BE MAINTAINED WHERE THE PROPERTY ADJUTS THE HUTCHINSON-MCDONALD ROAD RIGHT-OF-WAY AND AS INDICATED. NO GRADING SHALL OCCUR IN BUFFER. A PERMIT FOR REMOVAL OF TREES IN THE BUFFER AREAS SHALL BE OBTAINED FOR ALL TREES OF 8" CALIPER OR GREATER.
6. ALL DESIGNATED BUFFER AREAS SHALL BE STAKED FOR REVIEW PRIOR TO CONSTRUCTION BY CITY TREE TECHNICIAN. NO GRADING SHALL OCCUR IN BUFFER.
7. MINIMUM SETBACK ON HUTCHINSON-MCDONALD ROAD SHALL BE FIFTY (50) FEET.
8. ALL SERVICE AND LOADING AREAS SHALL BE SCREENED AND CONFORM TO SECTION 1403 OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
9. ALL PARKING SHALL CONFORM TO SECTION 2000 OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
10. DEVELOPER SHALL MAKE BEST EFFORTS TO PRESERVE ALL EXISTING VEGETATION WHICH NATURALLY OCCURS ALONG CINDY LANE AND THE CREEK ADJACENT TO THE PROPERTY.
11. VEHICULAR ACCESS TO THE PROJECT FROM CINDY LANE SHALL NOT BE PERMITTED.
12. ALL SIGNAGE SHALL CONFORM TO SECTION 2104 OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
13. NO PART OF THE REGULATORY FLOOD PLAIN IS WITHIN THE PROPERTY. STORM DRAINAGE SHALL CONFORM TO SECTION 1603 OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
14. EXISTING VEGETATION TO REMAIN AND/OR PROPOSED PLANTING SHALL CONFORM TO THE CITY OF CHARLOTTE TREE ORDINANCE.
15. ALL CONDITIONS REQUIRED BY THIS PLAN SHALL BE IMPLEMENTED CONCURRENT WITH CONSTRUCTION OF EACH BUILDING.
16. FIRE HYDRANTS SHALL BE INSTALLED SO THAT FIRE TRUCKS DO NOT HAVE TO TRAVEL MORE THAN 500 FEET TO THE MOST REMOTE AND ACCESSIBLE POINTS OF ALL BUILDINGS.
17. NEW PUBLIC STREET SHALL MEET MINIMUM STANDARDS AS PER CHARLOTTE-MECKLENBURG LAND DEVELOPMENT MANUAL.
18. THE DEVELOPER SHALL DEDICATE 5' RIGHT-OF-WAY ALONG CINDY LANE.
19. PLANTED MEDIANS SHALL BE PRIVATELY MAINTAINED. PLANT MATERIAL IN MEDIANS ARE SUBJECT TO APPROVAL BY CITY TREE TECHNICIAN.
20. ALL BUFFERS AND SETBACKS SHALL BE MEASURED FROM PROPOSED RIGHTS-OF-WAY.
21. PLANS SHALL CONFORM TO THE CITY OF CHARLOTTE SUBDIVISION ORDINANCE.

**BUILDING AREAS**

1	42,400 S.F.
2	33,600 S.F.
3	75,200 S.F.
4	329,600 S.F.
5	72,000 S.F.
6	97,200 S.F.
7	132,800 S.F.
8	72,000 S.F.

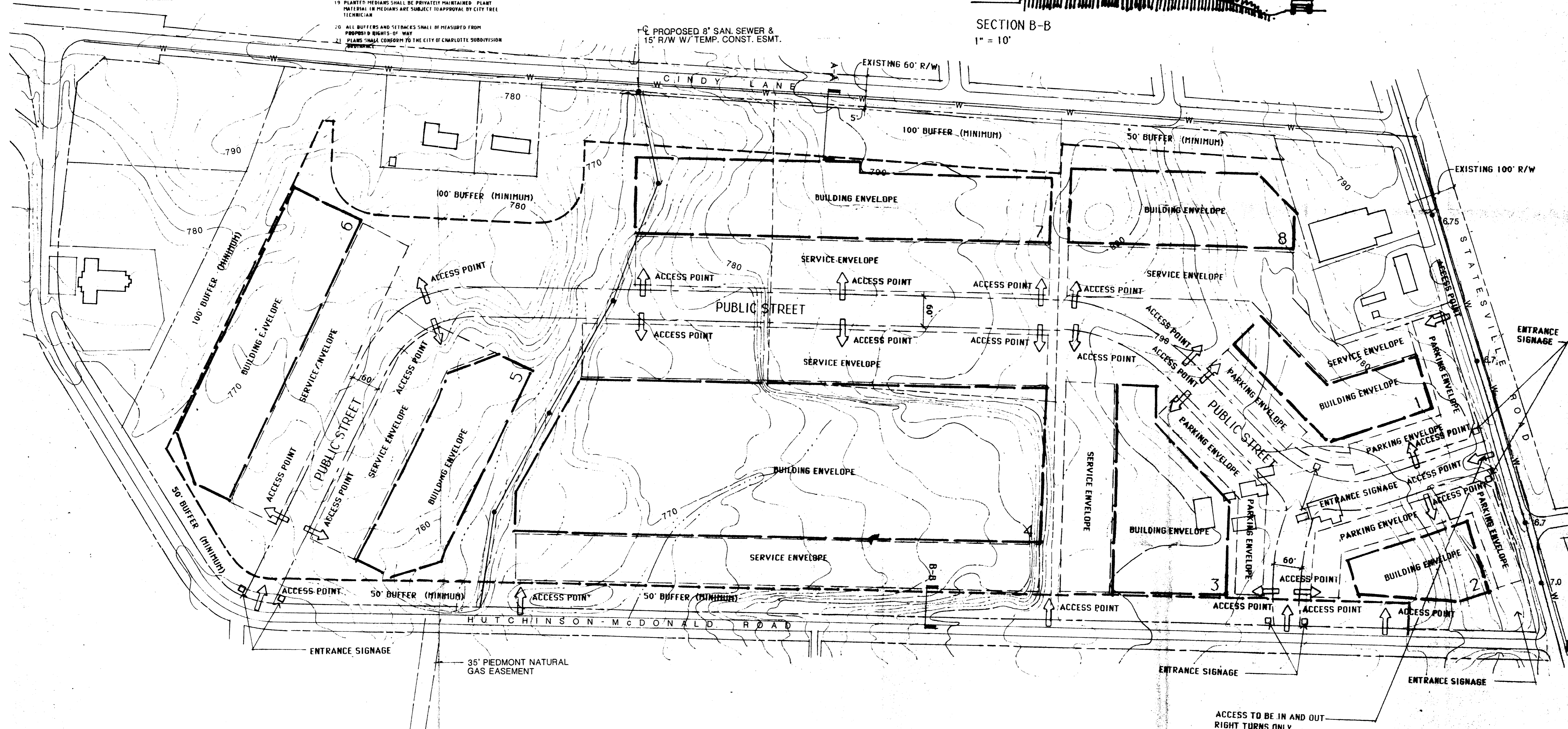
TOTAL 854,800 S.F.

AREA - 62.8 ACRES  
EXISTING ZONING - R-9/B-2  
PROPOSED ZONING - I-1CD



**Colajest**  
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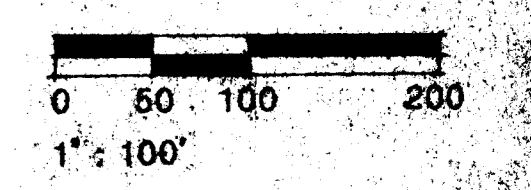
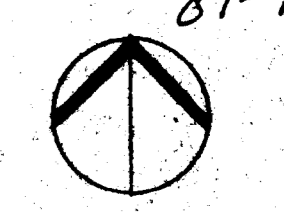
**CRESCENT LAND & TIMBER CORP.**



**STATESVILLE ROAD PROPERTY**

**CONDITIONAL MASTER PLAN**

APPROVED BY CITY COUNCIL  
DATE Oct 18, 1988

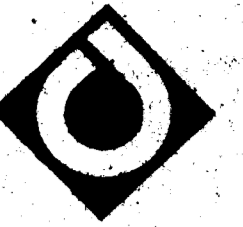


231  
See Administrative Approval  
Dated 2/20/89



NOTES

1. THIS PLAN IS ILLUSTRATIVE IN NATURE AND DEPICTS A GENERAL LAYOUT BASED ON CRITERIA ESTABLISHED BY THE CONDITIONAL MASTER PLAN.
2. THIS PLAN DEPICTS A COMBINATION OF EXISTING AND PROPOSED VEGETATION DEPENDING ON ULTIMATE CONDITIONS AT THE TIME OF CONSTRUCTION.

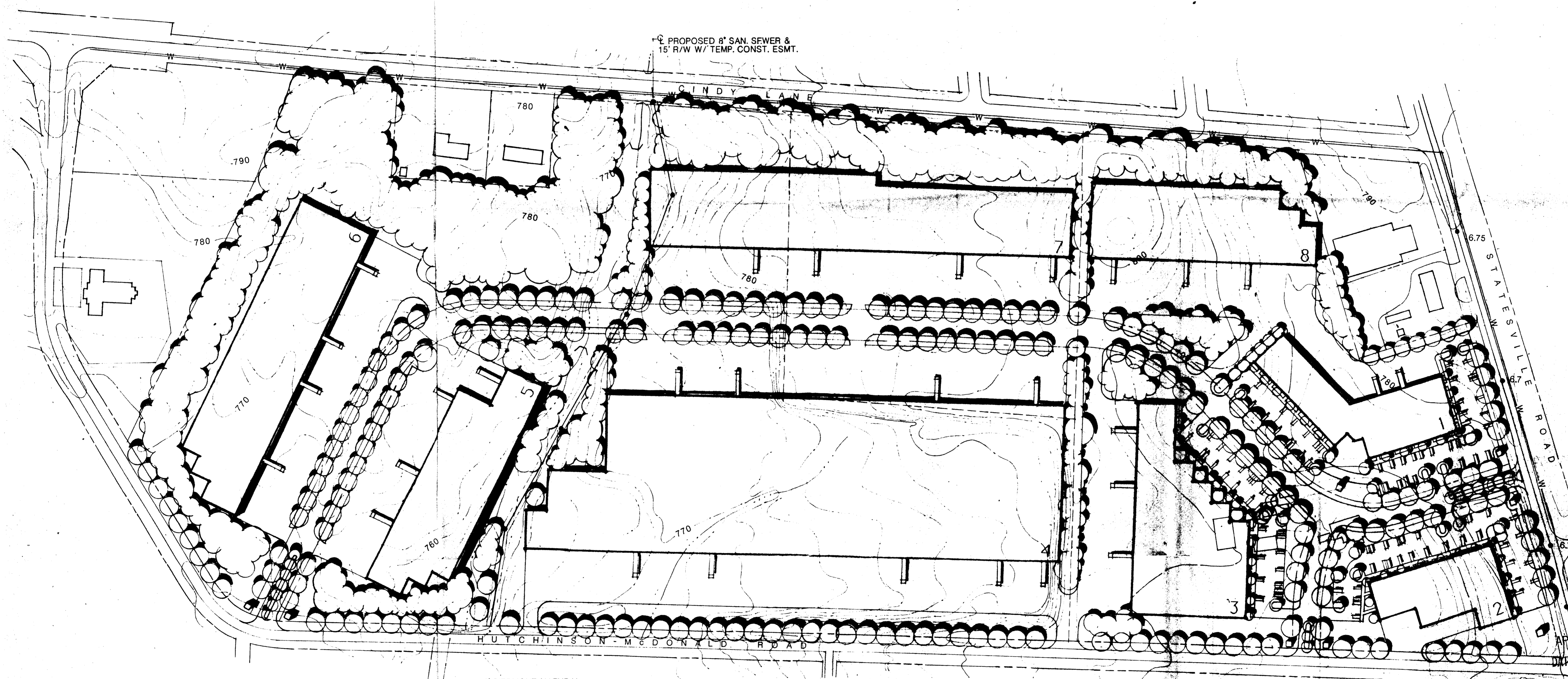


**ColeJenest**

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PROPOSED 8" SAN. SEWER &  
15' R/W W/ TEMP. CONST. ESMT.

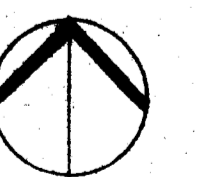


STATESVILLE  
ROAD  
PROPERTY

ILLUSTRATIVE  
MASTER PLAN

APPROVED BY CITY COUNCIL  
Oct. 18, 1987

89-76



0 50 100 200  
1" = 100'

231  
7-17-89  
10-18-89