

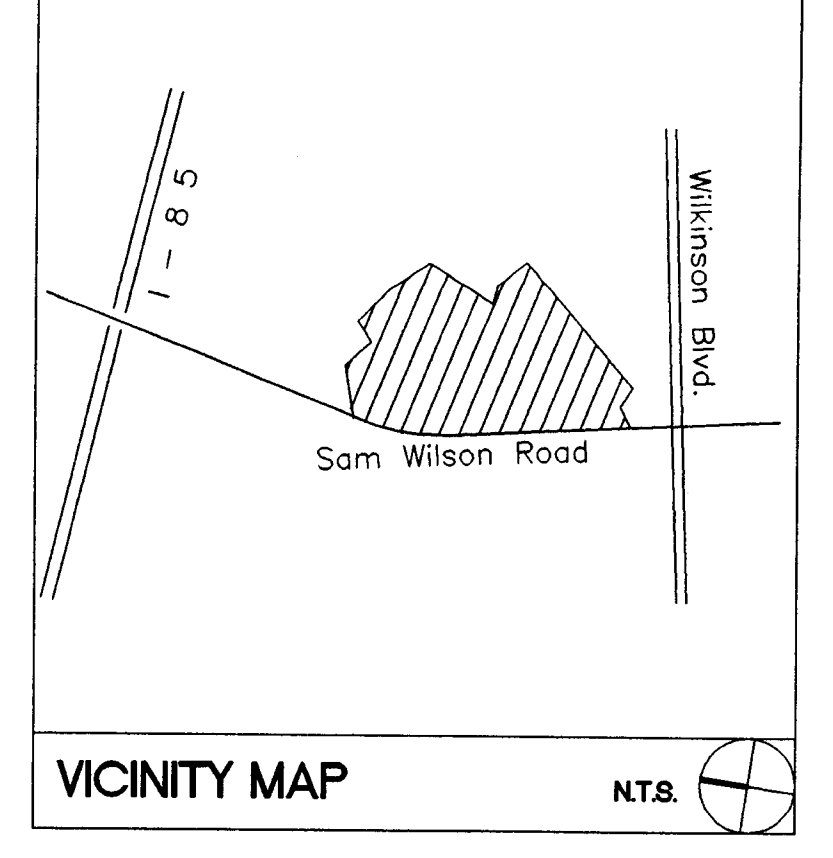
LEGEND	
	PRIMARY ACCESS POINT
	SECONDARY ACCESS POINT
	EXISTING ZONING
	EXISTING ZONING BOUNDARY
	ADJACENT PROPERTY OWNER (SEE SHEET #22 FOR LIST OF ADJACENT PROPERTY OWNERS)
	DISTURBED VEGETATIVE BUFFER (WIDTS VARY)
	UNDISTURBED VEGETATIVE BUFFER (WIDTS VARY)
	LANDSCAPE AREA (WIDTS VARY)
	OPTIONAL ACCESS POINT
	BUILDING AREA
	FRONT LOADED BUILDING AREA

TRACT 1 SITE SUMMARY

TOTAL PARCEL AREA (INCLUDING TRACT 1 AND 2):
 GROSS 64.24 ACRES (REVISED FROM 64.64 ACRES)
 NET 62.09 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 # 050-554-10
 EXISTING ZONING R-3, B-2
 PROPOSED ZONING I-1 (CD)
 BUILDING HEIGHT: 40' MAX. (D-1)
 PROPOSED BUILDING AREA: 100,000 SF MAXIMUM
 REQUIRED YARDS:
 SETBACK 20'
 SIDE 0' OR 4'
 REAR 10'

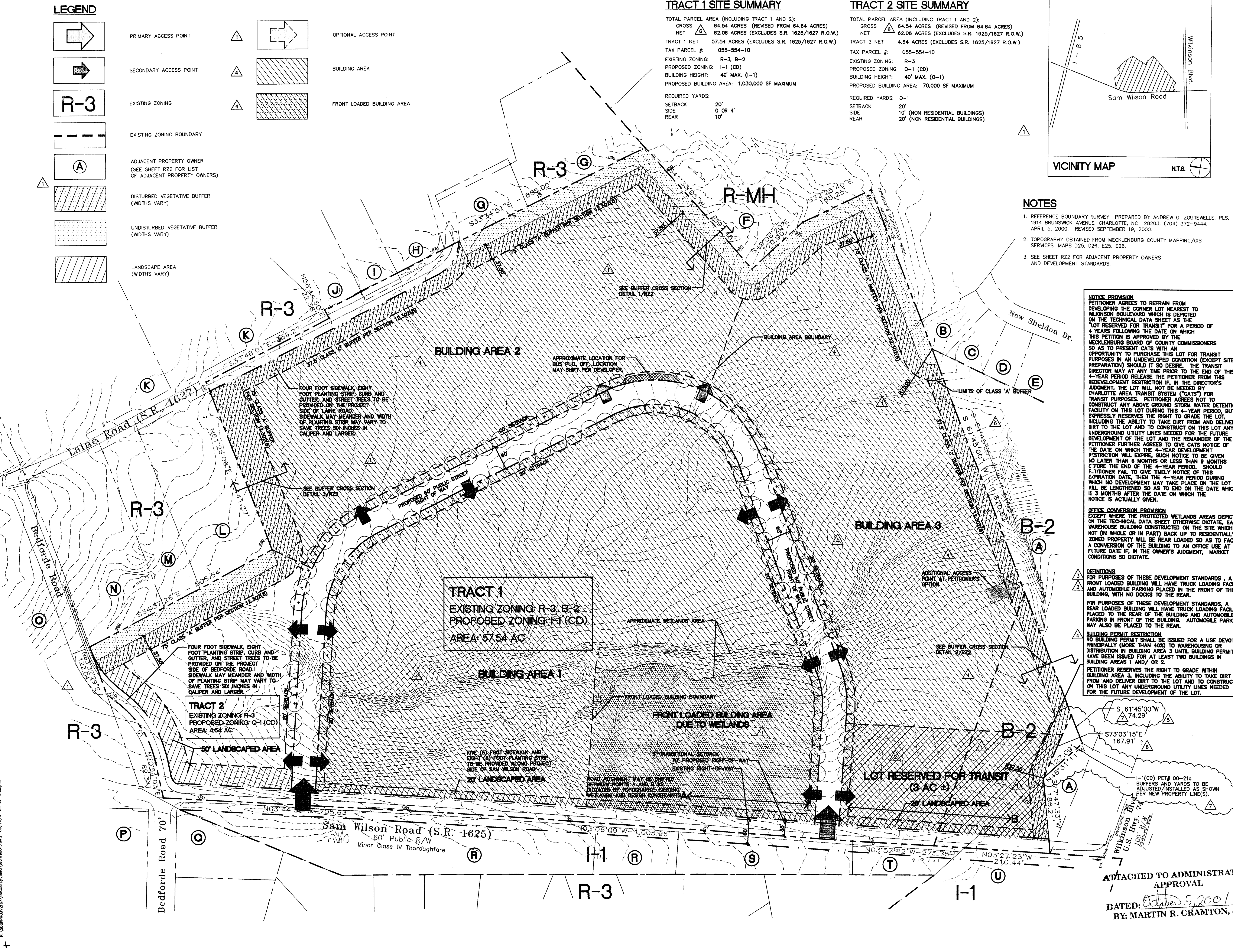
TRACT 2 SITE SUMMARY

TOTAL PARCEL AREA (INCLUDING TRACT 1 AND 2):
 GROSS 64.24 ACRES (REVISED FROM 64.64 ACRES)
 NET 62.09 ACRES (EXCLUDES S.R. 1625/1627 R.O.W.)
 TRACT 2 NET 4.54 ACRES (EXCLUDES S.R. 1625/1627 R.O.W.)
 TAX PARCEL # 050-554-10
 EXISTING ZONING R-3
 PROPOSED ZONING O-1 (CD)
 BUILDING HEIGHT: 40' MAX. (D-1)
 PROPOSED BUILDING AREA: 70,000 SF MAXIMUM
 REQUIRED YARDS:
 SETBACK 20'
 SIDE 10' (NON-RESIDENTIAL BUILDINGS)
 REAR 10' (NON-RESIDENTIAL BUILDINGS)



NOTES

1. REFERENCE BOUNDARY SURVEY PREPARED BY ANDREW W. ZOUKEVICUS, PLS. 1914 BRUNSWICK AVENUE, CHARLOTTE, NC 28203, (704) 372-9444, APRIL 15, 2000. REVISED SEPTEMBER 19, 2000.
2. TOPOGRAPHY OBTAINED FROM MECKLENBURG COUNTY MAPS/PLANS SERVICES. MAPS D25, D31, E25, E26.
3. SEE SHEET #22 FOR ADJACENT PROPERTY OWNERS AND DEVELOPMENT STANDARDS.



ColeJenest & Stone
 Land Planning
 Landscape Architecture
 Civil Engineering
 Urban Design
 112 South Tryon Street
 Suite 300
 Charlotte
 North Carolina
 28204
 Tele 704.376.1555
 Fax 704.376.7851

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

09/22/00
 Issued
 09/22/00 RECEIVED FOR DPC COMMENTS
 10/20/00 RECEIVED FOR DPC APPROVAL
 12/01/00 RECEIVED FOR APPROVAL
 02/01/01 RECEIVED FOR STAFF COMMENTS
 03/01/01 RECEIVED FOR ZONING COMMITTEE MEETING
 04/01/01 RECEIVED FOR STAFF COMMENTS
 05/01/01 RECEIVED FOR PUBLIC HEARING
 Revised

SCALE: 1" = 100'-0"
 0 50 100 200
RZ1 2
 Sheet of
 THE DRAWINGS, PROJECT MANUAL AND THE DESIGN BROWN THEREON ARE INSTRUMENTS OF COLEJENEST & STONE, P.A. IN PROMOTION OF THE DOCUMENTS WITHOUT CONSENT OF COLEJENEST & STONE, P.A. IS PROHIBITED.
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2000-021c AA

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 ZONING ORDINANCE (THE ORDINANCE) FOR THE I-1 AND O-1 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 O-1 ZONING DISTRICT.
- BUILDING LIMITATIONS**
1. TRACT 1: NO MORE THAN 800,000 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.
- BUFFERS**
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 AND TO THE PROVISIONS OF PARAGRAPHS (1) AND (2) OF THIS SECTION.
 2. THE WIDTHS OF THE BUFFER AREAS MAY BE REDUCED, BERMING 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 UNMODIFIED, 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 PRECEDENT PRACTICES.
 3. UTILITY INSTALLATIONS MAY ONLY CROSS BUFFER AREAS AT AN INTERIOR ANGLE MEASURED AT PROPERTY LINES WHICH ARE NOT LESS THAN 75 DEGREES.
 4. THE OWNER SHALL INSTALL OR CAUSE TO BE INSTALLED WITHIN THE LANDSCAPED AREAS ESTABLISHED ALONG SAM WILSON ROAD AND BEDFORD ROAD LARGE MATURING TREES SPACED AT 50 LINEAR FEET ON CENTER AND SHEDS THEREON OR CAUSE TO BE MAINTAINED ALL SUCH MATURING TREES (INCLUDING REPLACEMENT OF DEAD OR DYING TREES).
 5. LANDSCAPE AREAS WILL BE PLANTED AND IMPROVED IN SEQUENCES WHICH ARE EXPEDITED TO EACH PHASE OF DEVELOPMENT TAKING PLACE ON THE SITE AND WILL MEET OR EXCEED THE REQUIREMENTS OF THE ORDINANCE.
 6. SCREENING SHALL CONFORM WITH THE STANDARDS AND TREATMENTS SPECIFIED IN SECTION 12.303 OF THE ORDINANCE.
- 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 O-1 ZONING DISTRICTS.
- SCREENING AND LANDSCAPING AREAS**
1. THE OWNER SHALL INSTALL OR CAUSE TO BE INSTALLED WITHIN THE LANDSCAPED AREAS ESTABLISHED ALONG SAM WILSON ROAD AND BEDFORD ROAD LARGE MATURING TREES SPACED AT 50 LINEAR FEET ON CENTER AND SHEDS THEREON OR CAUSE TO BE MAINTAINED ALL SUCH MATURING TREES (INCLUDING REPLACEMENT OF DEAD OR DYING TREES).
 2. LANDSCAPE AREAS WILL BE PLANTED AND IMPROVED IN SEQUENCES WHICH ARE EXPEDITED 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 FOR ANY BUILDINGS FRONTING SAM WILSON ROAD.
 3. BUILDINGS ADJACENT TO LAKE ROAD WILL BE FRONT LOADED BUILDINGS WITH NO LOADING OR UNLOADING AREAS BETWEEN THE BUILDINGS AND LAKE ROAD.
- LIGHTING**
1. THE MAXIMUM HEIGHT OF ANY PRESTANDING LIGHTING FIXTURE, INCLUDING ITS BASE, SHALL NOT EXCEED 30 FEET.
 2. ALL STREET LIGHTING WITHIN THE SITE (EXCEPT STREET LIGHTS WHICH MAY BE ERECTED ALONG PUBLIC STREETS) SHALL BE DESIGNED SUCH THAT DIRECT ILLUMINATION DOES NOT EXTEND BEYOND THE PERIMETER OF THE SITE. CONSIDERATION WILL BE GIVEN TO THE IMPACT OF LIGHTING BOTH WITHIN AND WITHOUT THE PERIMETER OF THE SITE. ITEMS FOR CONSIDERATION WILL INCLUDE: STRENGTH, CUTOFF ANGLES, COLOR, ENERGY EFFICIENCY AND SHIELDING OF SOURCES OF LIGHT. THE INTENT BEING TO ELIMINATE GLEAM TOWARDS ADJACENT PROPERTIES.
 3. NO WALL MOUNTED 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 AND WILL BE LOCATED IN THE GENERAL AREAS DEPICTED. THE CONFIGURATIONS AND ULTIMATE LOCATIONS OF THESE ACCESS POINTS WITHIN THE SITE ARE SUBJECT TO ANY MINOR 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 PHASE TO ANOTHER PHASE (INTERNAL CONNECTIVITY).
 3. NO VEHICULAR ACCESS WILL BE ALLOWED TO BEDFORD ROAD OR LAKE 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 TO 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 SOUTHWESTBOUND 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 SOUTHWESTBOUND 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 SOUTHWESTBOUND 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 SOUTHWESTBOUND 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 SOUTHWESTBOUND SAM WILSON ROAD AT BEDFORD ROAD WITH A MINIMUM STORAGE OF 150 FEET AND A 15:1 TAPER.
 - CONSTRUCT A LEFT TURN LANE ON NORTHBOUND SAM WILSON ROAD AT WILKINSON BOULEVARD WITH A MINIMUM STORAGE OF 150 FEET AND A 15:1 TAPER.
 - CONSTRUCT A LEFT TURN LANE ON NORTHBOUND SAM WILSON ROAD AT WILKINSON BOULEVARD WITH A MINIMUM STORAGE OF 150 FEET AND A 15:1 TAPER.
2. THE CONFIGURATIONS, ULTIMATE LOCATIONS AND LEVELS OF THESE IMPROVEMENTS ARE SUBJECT TO MINOR 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.

THE PETITIONER AGREES TO MAKE THE FOLLOWING ROADWAY IMPROVEMENTS AT ITS EXPENSE:

PETITIONER AGREES TO PAY TO MECKLENBURG COUNTY THE SUM OF \$20,000 ON OR BEFORE THE DATE ON WHICH THE FINAL CERTIFICATE OF OCCUPANCY IS ISSUED FOR ANY BUILDING TO BE CONSTRUCTED ON THE SITE TO PROVIDE FOR THE PARTIAL COSTS OF TRAFFIC SIGNALS AT THE I-1 AND O-1 ZONING DISTRICTS AND SAM WILSON ROAD AND AT THE I-1 AND O-1 ZONING DISTRICTS AND SAM WILSON ROAD AND AT THE I-1 AND O-1 ZONING DISTRICTS AND SAM WILSON ROAD.

DECORATION OF RIGHTS-OF-WAY THE PETITIONER AGREES TO DECORATE:

1. SUCH ADDITIONAL RIGHT-OF-WAY ALONG THE FRONTAGE OF THE SITE FOR SAM WILSON ROAD AS MAY BE NECESSARY TO PROVIDE 35 FOOT WIDE RIGHT-OF-WAY FOR THIS ROAD EAST OF ITS EXISTING CENTERLINE.
2. SUCH ADDITIONAL RIGHT-OF-WAY ALONG THE FRONTAGE OF THE SITE FOR BEDFORD ROAD AS MAY BE NECESSARY TO PROVIDE 30 FOOT WIDE RIGHT-OF-WAY FOR THIS ROAD SOUTH OF ITS EXISTING CENTERLINE.
3. SUCH ADDITIONAL RIGHT-OF-WAY ALONG THE FRONTAGE OF THE SITE FOR LAKE ROAD AS MAY BE NECESSARY TO PROVIDE 25 FOOT WIDE RIGHT-OF-WAY FOR THIS ROAD WEST OF ITS EXISTING CENTERLINE.

SEWERAGE

SEWERAGE WILL BE CONSTRUCTED ON BOTH SIDES OF THE INTERNAL PUBLIC STREET. INTERNAL SEWERAGE WILL BE CONSTRUCTED TO CONNECT ALL BUILDINGS TO THE SEWERAGE ALONG SAM WILSON ROAD.

SCHEDULE OF APPROVED I-1 USES FOR TRACT 1 (CONTINUED):

- RESTAURANTS AND OTHER RETAIL ESTABLISHMENTS.

SCHEDULE OF APPROVED I-1 USES FOR TRACT 1:

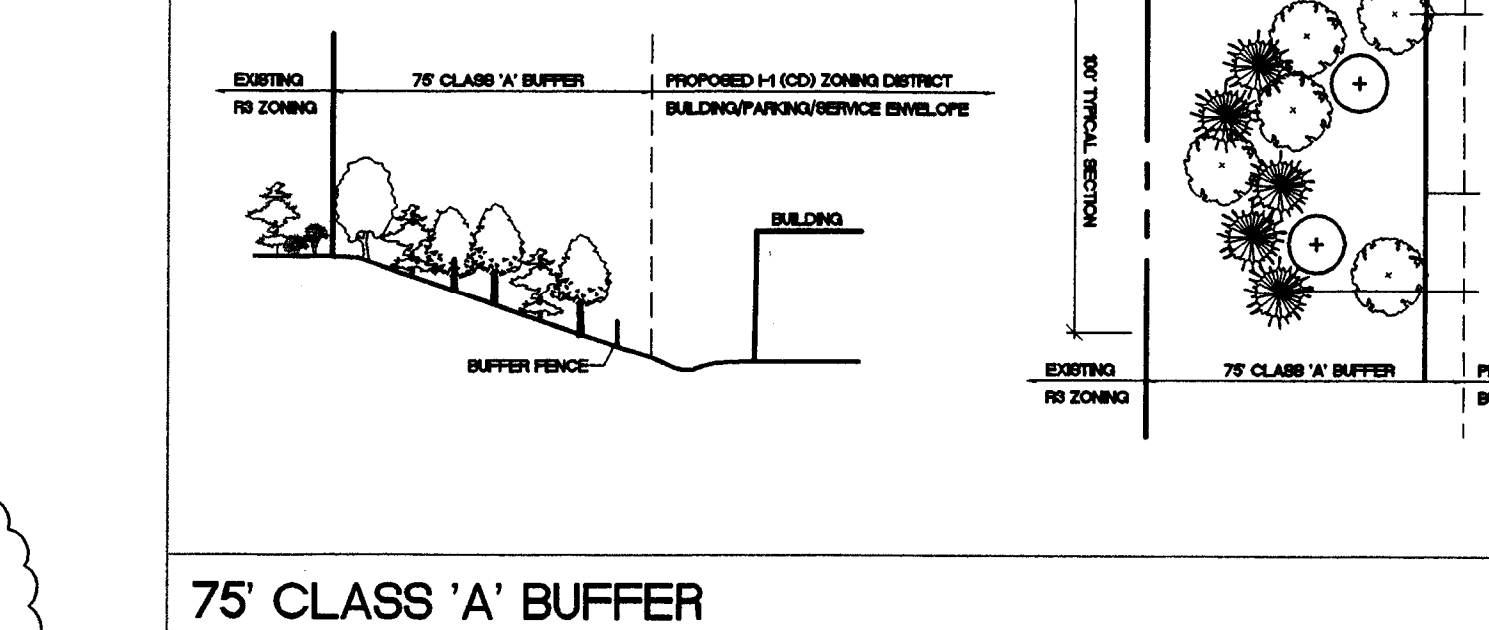
- ASSEMBLY OR FABRICATION OF PREVIOUSLY MANUFACTURED PARTS, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
 - APPAREL AND OTHER TEXTILE PRODUCTS
 - ELECTRONIC AND OTHER ELECTRIC EQUIPMENT, EXCEPT ELECTRICAL GENERATOR AND DISTRIBUTION EQUIPMENT
 - FURNITURE AND FURNITURES
 - INDUSTRIAL MACHINERY AND EQUIPMENT
 - INSTRUMENTS AND RELATED PRODUCTS
 - LUMBER AND WOOD PRODUCTS
 - METALS AND METAL PRODUCTS
 - PLASTIC AND RUBBER PRODUCTS
 - METAL PRODUCTS FABRICATED FROM PREVIOUSLY PREPARED PLASTIC MATERIALS
 - OTHER SIMILAR USES
- BUILDING MAINTENANCE SERVICE
- CATALOG AND MAIL-ORDER BUSINESS
- CONTRACTOR OFFICES AND ACCESSORY STORAGE, INCLUDING THE STORAGE OF CONSTRUCTION EQUIPMENT
- DISTRIBUTIVE BUSINESSES
- FARM SAMPLE ASSEMBLY
- FENCE AND FENCE MATERIALS, RETAIL, AND WHOLESALE
- GRAPHIC RESEARCH AND PRODUCTION
- HIGHWAY RIGHTS-OF-WAY
- INDOOR RECREATION
- LABORATORIES, MEDICAL, DENTAL, AND OPTICAL
- LABORATORIES, FOR APPLIED AND BASIC RESEARCH AND TESTING OF PRODUCTS, MANUFACTURE, PROCESSES OR FABRICATION
- MANUFACTURE (LIGHT OF):
 - BEVERAGES, EXCLUDING ALCOHOLIC BEVERAGES
 - BOAT AND SHIP BUILDING
 - BRICKS AND BRICKS
 - BURNING CASSETS
 - COMPUTER AND OFFICE EQUIPMENT
 - COOKING, DISHWASHERS AND ACCESSORIES
 - ELECTRICAL COMPONENTS AND ACCESSORIES
 - FABRICATED METAL PRODUCTS, EXCLUDING USE OF BLAST FURNACES OR DRIP FORGES
 - HOUSEHOLD APPLIANCES
 - JEWELRY, SILVERWARE, AND PLATED WARE
 - MEASURING AND CONTROLLING DEVICES
 - METALS, METALWORK AND EQUIPMENT
 - METAL PRODUCTS FABRICATED FROM PREVIOUSLY PREPARED PLASTIC MATERIALS
 - METAL PRODUCTS FABRICATED FROM PREVIOUSLY PREPARED PLASTIC MATERIALS
 - PUMPS
 - SEARCH AND NAVIGATION EQUIPMENT
 - SIGNS AND SIGNING DEVICES
 - WOOD AND SPORING GOODS
 - WOOD AND WOOD CASES AND PARTS
 - OTHER SIMILAR USES
- MANUFACTURER'S REPRESENTATIVES, INCLUDING OFFICES, REPAIR AND SERVICE FACILITIES
- MERCHANDISE SHOWROOMS, INCLUDING WAREHOUSES IN A SINGLE BUILDING
- OFFICES, UP TO 400,000 SQUARE FEET
- OPTICS - PROSTHETICS FACILITIES
- OUTDOOR SEASONAL SALES

SCHEDULE OF APPROVED O-1 USES FOR TRACT 2:

- SET-AND-RESTAURANTS AS ALLOWED IN THE O-1 DISTRICT, BRANCH BANK OFFICES AND GENERAL AND MEDICAL OFFICES.

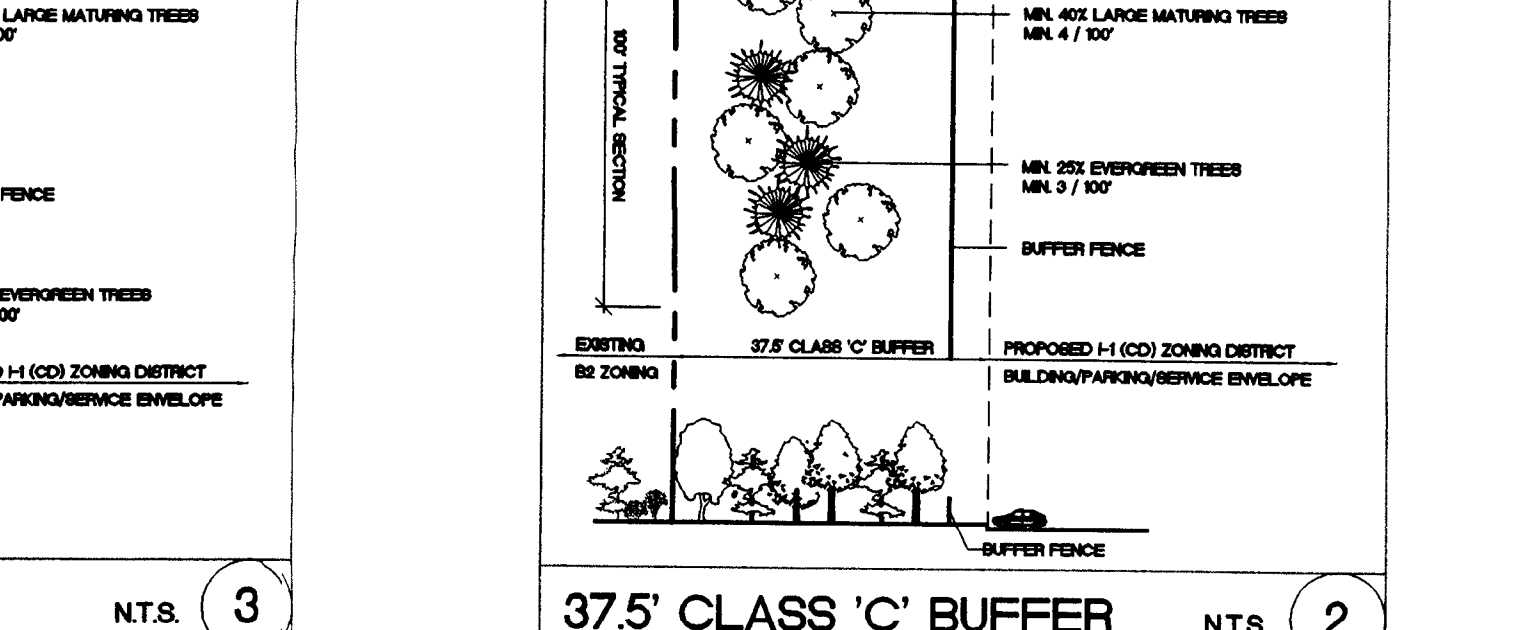
ADJACENT PROPERTY OWNERS

- | | | | |
|---------------|--------------------------|----------------------|---------------------|
| A. 050-541-11 | MARLBOROUGH FAMILY TRUST | 1927 SHELTON DR. | CHARLOTTE, NC 28214 |
| B. 050-442-00 | THOMAS & FRANCES OSBORNE | 3016 WILSON BLVD. | CHARLOTTE, NC 28214 |
| C. 050-442-09 | HENNING & MARY DEVER | 8320 NEW SHEDDEN DR. | CHARLOTTE, NC 28214 |
| D. 050-442-04 | ALLAN & SELMA EDWARDS | 8320 NEW SHEDDEN DR. | CHARLOTTE, NC 28214 |
| E. 050-442-03 | LORRAINE PERROT | 8320 NEW SHEDDEN DR. | CHARLOTTE, NC 28214 |
| F. 050-442-39 | MARSHALL HALL | 3431 HUNTINGTON RD. | CHARLOTTE, NC 28214 |
| G. 050-541-14 | 2222 SAM WILSON RD. | CHARLOTTE, NC 28214 | |
| H. 050-541-04 | 8009 WAMAC CT. | CHARLOTTE, NC 28214 | |
| I. 050-541-04 | 8009 WAMAC CT. | CHARLOTTE, NC 28214 | |
| J. 050-541-04 | 8009 WAMAC CT. | CHARLOTTE, NC 28214 | |
| K. 050-541-04 | 8009 WAMAC CT. | CHARLOTTE, NC 28214 | |
| L. 050-541-04 | 8009 WAMAC CT. | CHARLOTTE, NC 28214 | |
| M. 050-541-04 | 8009 WAMAC CT. | CHARLOTTE, NC 28214 | |
| N. 050-541-04 | 8009 WAMAC CT. | CHARLOTTE, NC 28214 | |
| O. 050-541-04 | 8009 WAMAC CT. | CHARLOTTE, NC 28214 | |
| P. 050-541-04 | 8009 WAMAC CT. | CHARLOTTE, NC 28214 | |
| Q. 050-541-04 | 8009 WAMAC CT. | CHARLOTTE, NC 28214 | |
| R. 050-541-04 | 8009 WAMAC CT. | CHARLOTTE, NC 28214 | |
| S. 050-541-04 | 8009 WAMAC CT. | CHARLOTTE, NC 28214 | |
| T. 050-541-04 | 8009 WAMAC CT. | CHARLOTTE, NC 28214 | |
| U. 050-541-04 | 8009 WAMAC CT. | CHARLOTTE, NC 28214 | |



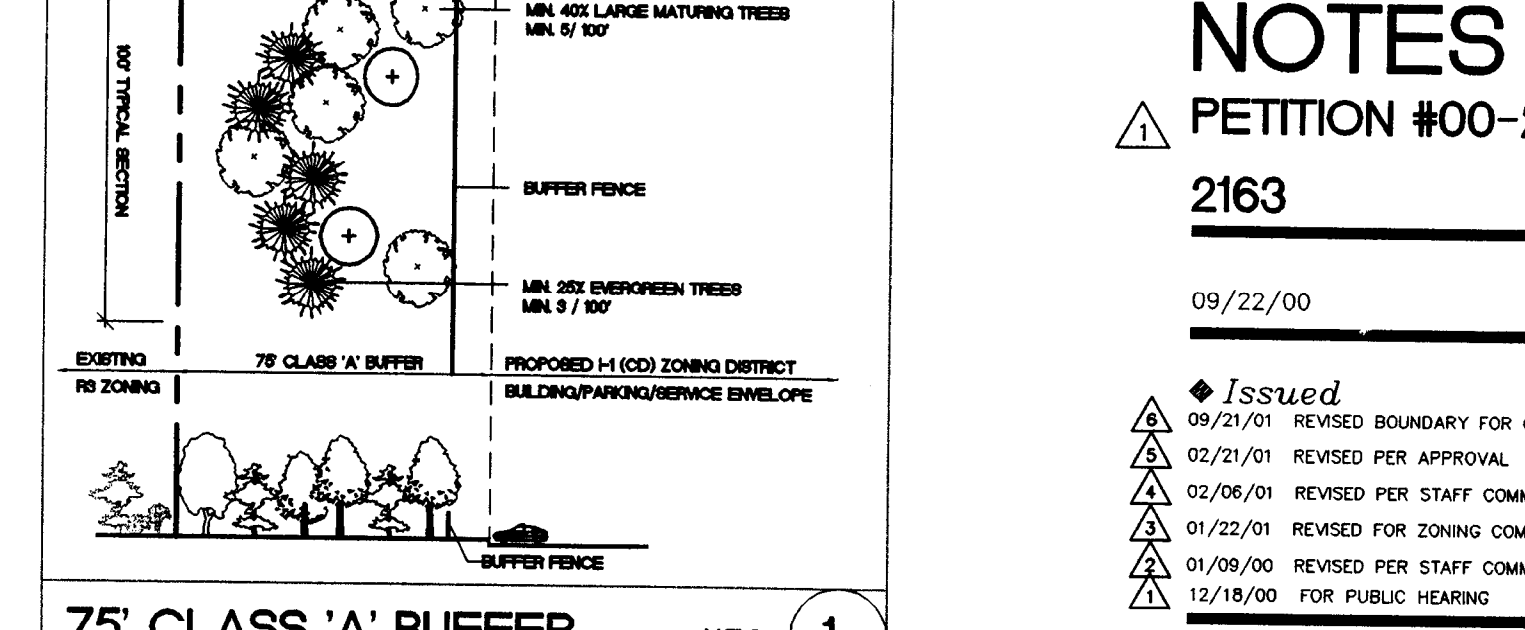
75' CLASS 'A' BUFFER N.T.S. 3

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



37.5' CLASS 'C' BUFFER N.T.S. 2

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



75' CLASS 'A' BUFFER N.T.S. 1

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

CHARLOTTE-MECKLENBURG PLANNING COMMISSION INTER-OFFICE COMMUNICATION

DATE: October 5, 2001
 TO: Robert Brandon, Zoning Administrator
 FROM: Martin R. Cranton, Jr., Planning Director

SUBJECT: Administrative Approval for Petition No. 2000-21(c) by Crescent Resources Inc.

Attached is a revised plan for the above rezoning petition. The plan has been revised to relocate the buffer along the southwest portion of the site to reflect a small parcel being sold. This change is minor and does not alter the intent of the original site plan. I am administratively approving this revised plan. Please use this revised plan when evaluating request for building permits and certificates of occupancy.

See Administrative approval dated October 30, 2001 for latest plan, March 18, 2002

