



DB8605-897

1 inch = 40 ft.

DRAWING ISSUE & REVISION STATUS

ISSUE DATE	BY	DESCRIPTION
06/09/17	CHH	REVISED PER COMMENTS
07/24/17	CHH	REVISED PER COMMENTS
08/24/17	CHH	REVISED PER COMMENTS

07/24/2017

Lucas-Forman Incorporated
Land Surveying
Planning & Engineering

4000 Stuart Andrew Boulevard
Charlotte, North Carolina 28217
P.O. Box 11386 28220-1386
(704) 527-6626 Fax 527-9640
email: postmaster@lucas-forman.com

PROJECT NAME
DOGGETT CONCRETE
1415 CRESSIDA DRIVE
CHARLOTTE, NC 28273

REZONING SITE PLAN PERTITION: 2017-062

SUBMITTED BY	DESIGNED BY	ISSUED BY
C.H. HODGE	C.H. HODGE	C.H. HODGE
JOB NUMBER	DATE	SHEET NUMBER
17007	02/27/17	1
FILE NUMBER	ONE FILE NAME	TWO FILE NAME
301	17007-REZONING	

General Provisions

- Development of the site will be controlled by the standards depicted on this site plan and by the standards of the Charlotte Zoning Ordinance. The development proposed on this plan is intended to conform with the standards of the Charlotte Zoning Ordinance. The standards of the Charlotte Zoning Ordinance may be altered or modified within the limits prescribed by the ordinance during the design and construction phases as allowed under the provisions of Section 6.2 of the Zoning Ordinance.
- The Petitioner acknowledges that other standard development requirements imposed by other city ordinances, such as those that regulate access, setbacks, trees, and site development, may apply to the development proposed on this plan. The Petitioner acknowledges that the standards of the Charlotte Zoning Ordinance are not intended to be exclusive of other standards. The Petitioner acknowledges that the standards of the Charlotte Zoning Ordinance are not intended to be exclusive of other standards. The Petitioner acknowledges that the standards of the Charlotte Zoning Ordinance are not intended to be exclusive of other standards.

- Purpose of the Rezoning application is to provide for the continued use of an industrial tract of land forming an existing zoning including no change of commercial equipment. To achieve the purpose, the application seeks the rezoning of the site to the I-2 district as a conditional district (I-2(CD)).

- Permitted Uses

The property included in this Petition may be used for any use that is permitted in the I-2 district under a conditional zoning order and accessory storage including the storage of commercial equipment.

- Transportation

a. The site will have two full access connections to Cressida Drive with two existing driveways.

- Fire Protection

a. The Petitioner will ensure the existing sidewalk already present on the property and install an 8' wide sidewalk along the entire length of the property.

- Landscaping

a. The Petitioner will dedicate and convey the fee simple interest in the right-of-way along the property line to the city of Charlotte.

- Architectural Standards

The existing buildings on the site are allowed to remain and will be allowed to expand and new buildings will be permitted in accordance with the standards of the Charlotte Zoning Ordinance.

- Environmental Features

The Petitioner will submit a tree survey for all trees two inches or larger located in the right-of-way or all areas if any are present in addition, the survey shall include all trees two inches or larger in the shade if any are present.

- Parks, Greenways, and Open Space

- Reserved

- Reserved

- Reserved

- Reserved

- Reserved

- Reserved

- Reserved

- Reserved

- Reserved

- Reserved

- Reserved

- Reserved

- Reserved

- Reserved

- Reserved

- Reserved

- Reserved

- Reserved

- Reserved

- Reserved

- Reserved

- Reserved

- Reserved

- Reserved

- Reserved

- Reserved

- Reserved

- Reserved

- Reserved

- Reserved

- Reserved

- Reserved

- Reserved

- Reserved

- Reserved

- Reserved

- Reserved

- Reserved

- Reserved

- Reserved

- Reserved

- Reserved

- Reserved

- Reserved

- Reserved

- Reserved

- Reserved

- Reserved

- Reserved

- Reserved

- Reserved

- Reserved

- Reserved

- Reserved