

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	

SCALE	

07/24/2017

Lucas-Forman Incorporated
 Land Surveying
 Planning & Engineering

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PROJECT NAME
DOGGETT CONCRETE
 1415 CRESSIDA DRIVE
 CHARLOTTE, NC 28273

REZONING SITE PLAN
 PERITION: 2017-062

APPROVED BY	DATE	SHEET NUMBER
C.H. HOBBS	02/27/17	1

DATE	BY	REVISION
02/27/17	C.H. HOBBS	1

Plant Species/Genus Conditional Development Standards

1. General Provisions
 a. Development of the site will be controlled by the standards depicted on this site plan and by the standards of the Planting Schedule. The development operator shall retain a record of all plant species and quantities used in the site plan and shall provide this record to the appropriate authority upon request. The standards herein are intended to provide a minimum level of plant species diversity and quantity. The standards herein are intended to provide a minimum level of plant species diversity and quantity. The standards herein are intended to provide a minimum level of plant species diversity and quantity.

2. Purpose
 The purpose of this Rezonng application is to provide for the continued use of an industrial tract of land featuring an accessory building including no storage of commodities. To achieve this purpose, the application seeks the rezoning of the site in the I-2 district as a conditional district (I-2(CD)).

3. Remained Uses
 The property included in this Petition may be used for any use permitted by a 30-acre plan or other provisions in a 5-acre plan, including:

- 4. Transportation
 - a. The site will have two full access connections to Cressida Drive with two existing driveways.
 - b. The site will have two partial access connections to Cressida Drive with two existing driveways.
 - c. The Petitioner will improve the existing sidewalk already present on the property and install an 8' wide sidewalk on the south side of the site.
 - d. The Petitioner will dedicate and convey the fee simple interest in the right-of-way shown on the site plan, which does not already comply with City standards before the site's first new building certificate two feet behind the sidewalk.

5. Architectural Standards
 The existing buildings on the site are allowed to remain and will be allowed to expand and new buildings will be permitted as follows:

1. Fencing
 - a. New freestanding fencing will be limited to 3' in height but may be permitted to be installed within 10' of the property line and will be painted a neutral color.
 - b. Freestanding fencing will be painted a neutral color.
 - c. Freestanding fencing will be painted a neutral color.
2. Signage
 - a. Freestanding signs will be limited to 6' in height.
 - b. Freestanding signs will be painted a neutral color.
 - c. Freestanding signs will be painted a neutral color.
3. Reserved
 - a. Reserved.
 - b. Reserved.
 - c. Reserved.
4. Reserved
 - a. Reserved.
 - b. Reserved.
 - c. Reserved.
5. Reserved
 - a. Reserved.
 - b. Reserved.
 - c. Reserved.
6. Reserved
 - a. Reserved.
 - b. Reserved.
 - c. Reserved.
7. Reserved
 - a. Reserved.
 - b. Reserved.
 - c. Reserved.
8. Reserved
 - a. Reserved.
 - b. Reserved.
 - c. Reserved.
9. Reserved
 - a. Reserved.
 - b. Reserved.
 - c. Reserved.
10. Reserved
 - a. Reserved.
 - b. Reserved.
 - c. Reserved.
11. Reserved
 - a. Reserved.
 - b. Reserved.
 - c. Reserved.
12. Reserved
 - a. Reserved.
 - b. Reserved.
 - c. Reserved.

6. Site Preparation and Landscaping
 The Petitioner will install landscaping around the perimeter of the site to screen outdoor storage areas from adjacent properties and to provide a buffer between the site and adjacent properties. The Petitioner will improve the existing sidewalk already present on the property and install an 8' wide sidewalk on the south side of the site.

7. Environmental Features
 The Petitioner will submit a tree survey for all trees on the site or larger than 6" in diameter or all trees 4" in diameter or more in calipers. The survey shall include all trees on the site or larger than 6" in diameter or all trees 4" in diameter or more in calipers.

8. Trees, Greenways, and Open Space
 Reserved

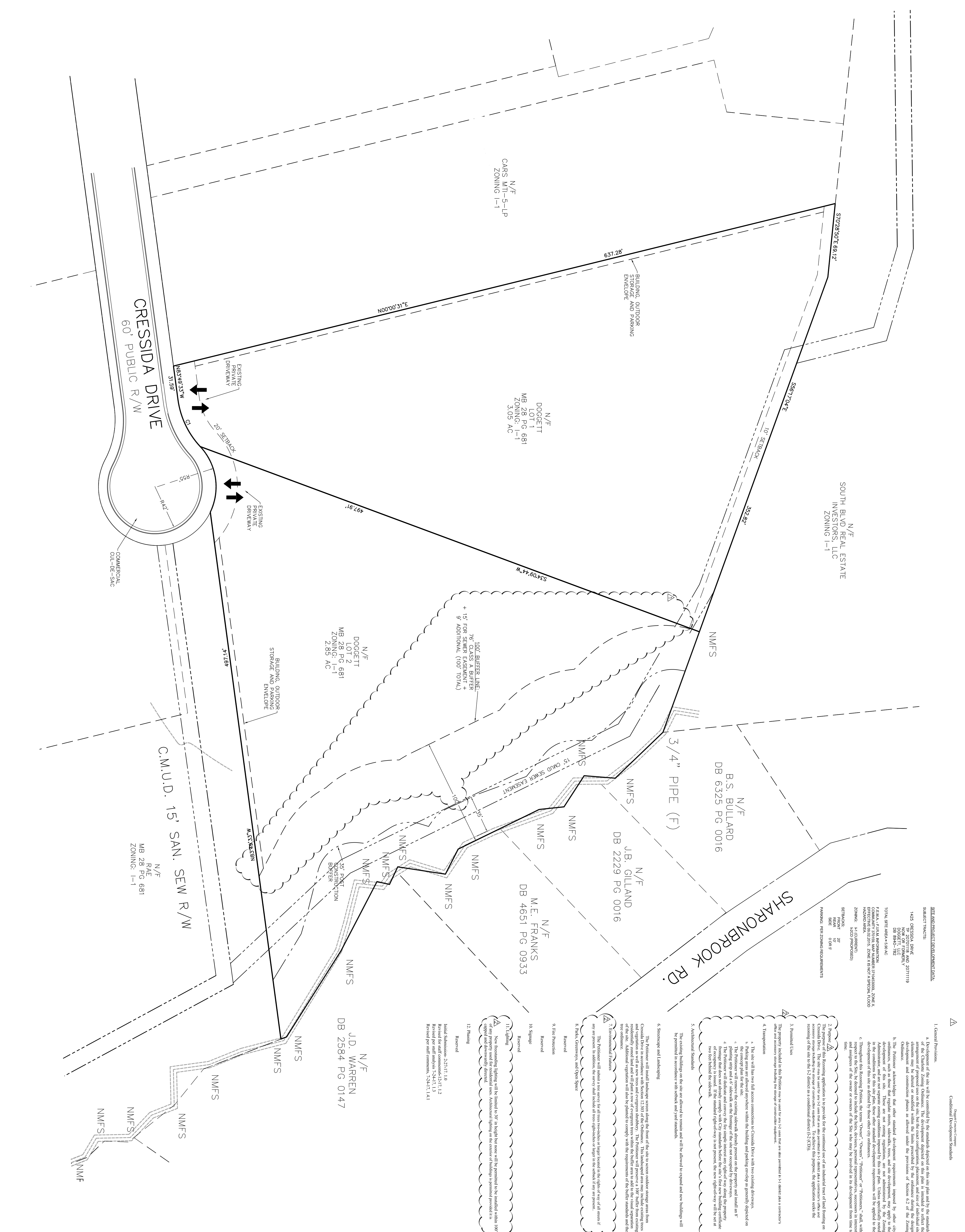
9. Fire Protection
 Reserved

10. Storage
 Reserved

11. Fencing
 Reserved

12. Signage
 Reserved

Initial Submission: 2/27/17, 1/10
 Received for staff comment: 2/27/17, 1/2
 Revised per staff comment: 2/27/17, 1/10
 Received for staff comment: 2/27/17, 1/10
 Revised per staff comment: 2/27/17, 1/10



SITE AND PROJECT DEVELOPMENT DATA	
SUBJECT TRACTS:	1428 CRESSIDA DRIVE, MAP OF FORMAN, N7071119
	MAP OF FORMAN, N7071119
	DB 5946, 752
	DB 5946, 752
TOTAL SITE AREA:	6.09 AC
PLANNED DEVELOPMENT:	COMMUNITY 2018 MAP NUMBER 214503030, ZONE X
EXISTING ZONING:	COMMUNITY 2018 MAP NUMBER 214503030, ZONE X
PROPOSED ZONING:	I-2 (C.D.)
ZONING:	I-2 (C.D.)
	PER ZONING REQUIREMENTS
	PER ZONING REQUIREMENTS
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