

- DEVELOPMENT DATA:**
1. SITE AREA: 4.50 AC.
 2. PARCEL ID NUMBERS OF PROJECT:
 3. TAX ID #107-312-03
 4. TAX ID #107-312-04
 5. TAX ID #107-312-06
 6. TAX ID #107-312-07

1. PROPOSED ZONING: B-2 (CD) (ALL PARCELS)
2. PROPOSED SQUARE FOOTAGE OF OFFICE/TELE SPACE: NO MORE THAN 42,000 SF
3. MAXIMUM NUMBER OF BUILDINGS: 5
4. MAXIMUM NUMBER OF PARKING SPACES: 1 PER 300 S.F.
5. NO. OF VEHICLES PER HOUR: 1 PER 300 S.F.
6. NO. OF VEHICLES PER HOUR: 1 PER 300 S.F.
7. NO. OF VEHICLES PER HOUR: 1 PER 300 S.F.
8. NO. OF VEHICLES PER HOUR: 1 PER 300 S.F.
9. NO. OF VEHICLES PER HOUR: 1 PER 300 S.F.

1. THE SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THIS SITE PLAN AND BY THE STANDARDS IN THE CITY OF CHARLOTTE ZONING ORDINANCE. THE DEVELOPMENT DEPICTED ON THIS PLAN IS INTENDED TO REFLECT THE ARRANGEMENT OF PROPOSED USES ON THE SITE, BUT IS NOT A GUARANTEE OF ANYTHING. THE DEVELOPMENT DEPICTED ON THIS PLAN MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PERMITTED BY THE ORDINANCE DURING THE DESIGN, DEVELOPMENT AND CONSTRUCTION PHASES AS ALLOWED UNDER THE PROVISIONS OF SECTION 6.2 OF THE ZONING ORDINANCE. BUILDINGS SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY AND DO NOT REPRESENT A COMMITMENT TO CONSTRUCT.
2. THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES, SUCH AS THOSE THAT REGULATE STREETS, SIDEWALKS, TREES, BICYCLE PARKING AND SITE DEVELOPMENT MAY APPLY TO THE DEVELOPMENT OF THIS SITE. THESE ARE NOT SHOWN ON THIS SITE PLAN, BUT ARE REQUIRED BY THE CITY OF CHARLOTTE ZONING ORDINANCE AND SEPARATE ZONING CONDITIONS IMPOSED BY THIS SITE PLAN, UNLESS SPECIFICALLY NOTED IN THE CONDITIONS FOR THIS SITE PLAN. THESE OTHER STANDARD DEVELOPMENT REQUIREMENTS WILL BE ENFORCED BY THE CITY OF CHARLOTTE.
3. THROUGHOUT THIS ZONING PETITION, THE TERMS "OWNER", "OWNER'S REPRESENTATIVE", "PERSONAL REPRESENTATIVE", "SUCCESSORS IN INTEREST AND ASSIGNEES OF THE OWNER OR PERSONAL REPRESENTATIVE", "PERSONAL REPRESENTATIVE", "SUCCESSORS IN INTEREST AND ASSIGNEES OF THE OWNER OR PERSONAL REPRESENTATIVE" SHALL BE DEEMED TO INCLUDE THE OWNER OR PERSONAL REPRESENTATIVE, SUCCESSORS IN INTEREST AND ASSIGNEES OF THE OWNER OR PERSONAL REPRESENTATIVE, AS APPLICABLE TO SECTION 6.207 ALTERNATIONS TO APPROVAL.

- PURPOSE/PURPOSE OF THIS ZONING APPLICATION IS TO PROVIDE A SITE PLAN AMENDMENT TO REZONE PARCELS 107-312-03, 107-312-04, 107-312-06, 107-312-07 FROM B-2 (CD) TO B-2 (CD) AND BUSINESS PURPOSE TO BE CONSISTENT WITH ADJACENT PARCEL USES.
- TRANSPORTATION:
1. THE SITE CURRENTLY HAS FULL ACCESS TO SUSON DRIVE AND HICKORY GROVE ROAD. THE SITE WILL BE ADJACENT TO SUSON DRIVE AND HICKORY GROVE ROAD TO THE SOUTH AND HICKORY GROVE ROAD TO THE WEST.
 2. PARKING AREAS ARE GENERALLY DEPICTED IN CONCEPT ON THE PLAN.
- RESERVED:
- STREETScape AND LANDSCAPING:
1. A 7' CLASS BUFFER IS REQUIRED BETWEEN OFFICE USE AND RESIDENTIAL ZONED PROPERTY.
 2. A 10' CLASS BUFFER IS REQUIRED BETWEEN OFFICE USE AND RESIDENTIAL ZONED PROPERTY.
 3. A SCREENING BUFFER SHALL BE PROVIDED ALONG HICKORY GROVE ROAD PER CITY OF CHARLOTTE REQUIREMENTS.
- FIRE PROTECTION:
- SIGNALS RESERVED
- FLASHING LIGHTS WILL BE FULLY SHIELDED AND DOWNWARDLY DIRECTED.

D&D INVESTMENT ENTERPRISES LLC
ATTN: DANIEL HEIDT
DB 28766 PG 71
TAX ID #107-312-17
ZONED B-2 (CD)

WILLIAM PAUL MILLER
DB 9987 PG 6 & 24
TAX ID #107-313-06
ZONED B-1

GROSS & HAMILTON INC
DB 10684 PG 767
TAX ID #107-313-03
ZONED B-1

DONOHY HALL PROPERTIES LLC
DB 1107-313-07
TAX ID #107-311-07
ZONED B-1

BARBARA A HOODE
DB 31087 PG 689
TAX ID #107-314-11
ZONED B-1

MERCEDIS MONTALVO
DB 11664 PG 797
TAX ID #107-314-12
ZONED B-1

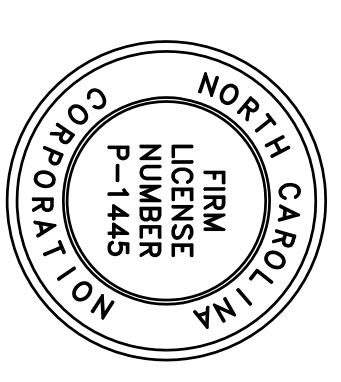
WACHOVA NATIONAL BANK
DB 9791 PG 12
TAX ID #107-314-08
ZONED B-1

BEARRICE JORDANI CLINE
HELENA S JORDAN
TAX ID #107-312-16
ZONED R-8

VERNER N JORDANI JR
DB 3720 PG 658
TAX ID #107-312-08
ZONED R-8

- LIST OF USES PROPOSED FOR SITE:
- CAR WASH
 - STREET LIGHTS AND ACCESSORY STORAGE
 - COMMERCE AND RETAIL
 - BUILDING MAINTENANCE SERVICES
 - DRY CLEANING AND LAUNDRY ESTABLISHMENTS UP TO 10,000 SQUARE FEET
 - RETAIL WHOLESALE
 - RETAIL WHOLESALE
 - JEWELRY WHOLESALE
 - LABORATORIES WITH AN ENCLOSED BUILDING FOR APPLIED AND BASIC RESEARCH
 - WORKSHOP WITH AN ENCLOSED BUILDING
 - WAREHOUSING WITH AN ENCLOSED BUILDING
 - INDOOR TRAINING AND SHOOTING FACILITIES

NOT FOR CONSTRUCTION



Project	LAWSON COMMERCIAL CITY OF CHARLOTTE
Sheet Title	CONDITIONAL REZONING SITE PLAN

Project Engineer	JAMES SCHAD
Drawn By	JAMES SCHAD
Date Drawn	7/21/17
Scale / Subset	1" = 60'

Revisions	<table border="1"> <tr> <th>No.</th> <th>Date</th> <th>Description</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	No.	Date	Description			
No.	Date	Description					
Issue Date	7/21/17						

Horizontal Scale	1" = 60'
Vertical Scale	1" = N/A

Project	LAWSON COMMERCIAL CITY OF CHARLOTTE
Sheet Title	CONDITIONAL REZONING SITE PLAN

JAMES SCHAD ENGINEERING PLLC

P.O. Box 470085
Charlotte, NC 28247-0085
(704) 651-5752