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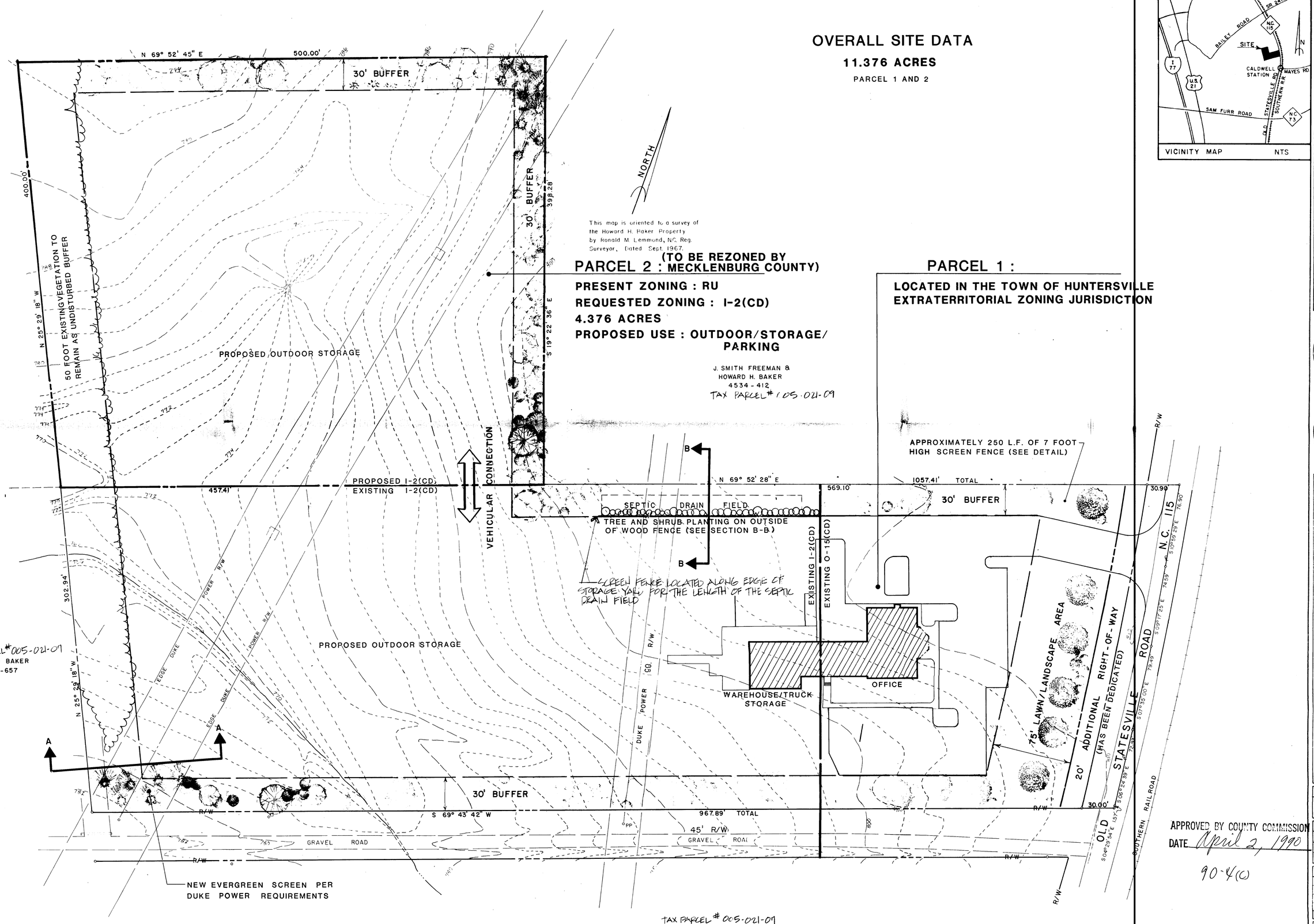

GIFFORD NIELSON ASSOCIATES Incorporated
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428 East Fourth Street, Suite 408
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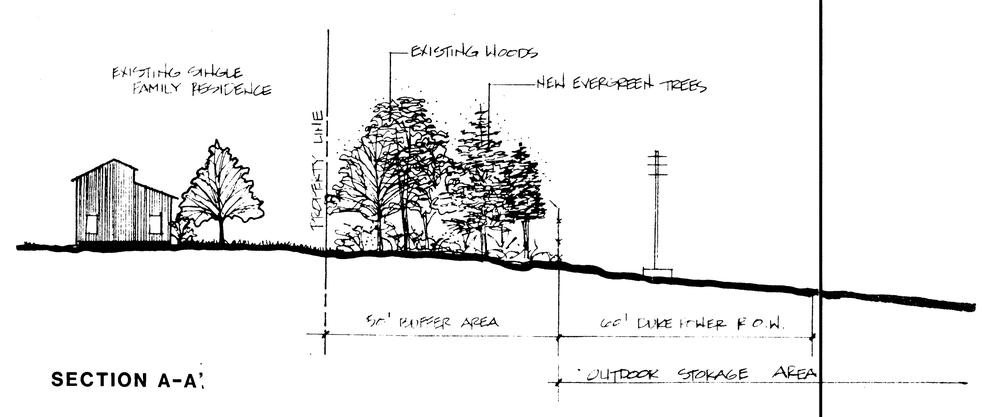
SITE PLAN AMENDMENT/ CD REZONING
CRESENT ELECTRIC MEMBERSHIP CORP.

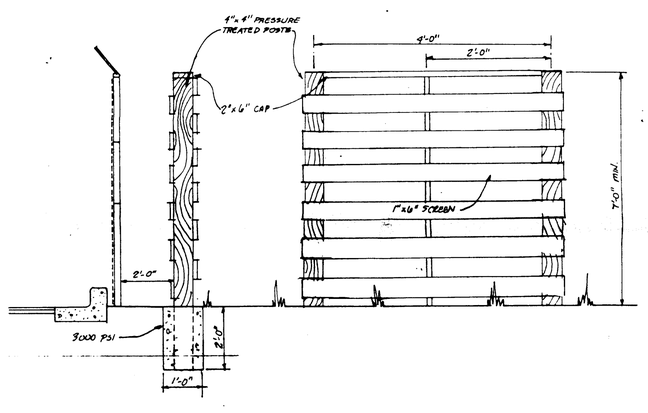
PROJECT	27596
DATE	11/6/89
DESIGN	
DRAWN	DLW
CHECK	TLH
REVISIONS	12/18/89
SHEET	1 OF 2

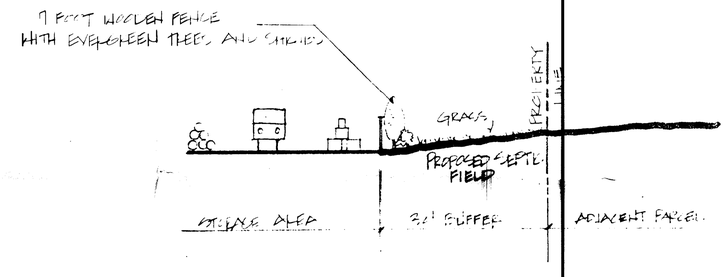
GENERAL NOTES:

1. THIS SITE PLAN REPRESENTS A GENERAL LAYOUT CONCEPT. THE DEVELOPER RESERVES THE RIGHT TO MAKE SLIGHT MODIFICATIONS REGARDING THE FINAL BUILDING FOOTPRINT, AS WELL AS MINIMAL SHIFTS IN THE LOCATION OF THE BUILDINGS, PARKING LOT(S), THE ENTRANCE AND INTERNAL CIRCULATION.
2. A 75 FOOT LAWN/LANDSCAPING AREA IS PROPOSED ADJACENT TO N.C. 115. THERE WILL BE NO PARKING OR STRUCTURES ALLOWED IN THIS 75 FOOT AREA.
3. THE 75 FOOT LAWN AREA ADJACENT TO N.C. 115 WILL BE IMPROVED WITH LOW SHRUBS AND STREET TREES. STREET TREES WILL BE PLANTED A MAXIMUM OF 45 FEET ON CENTER.
4. A MINIMUM 30 AND 50 FOOT BUFFER IS PROPOSED ON ALL EXTERIOR BOUNDARIES OF BOTH THE I-2 AND O-15 PARCELS. WHERE THERE IS SUFFICIENT EXISTING VEGETATION (TREES) FOR SCREENING PURPOSES, THESE AREAS WILL BE PRESERVED AND INCORPORATED INTO THE BUFFER DESIGN. IN AREAS WHERE NO NATURAL VEGETATION EXISTS, THE PETITIONER WILL INSTALL A COMBINATION OF LOBLOLLY PINES AND CEDARS TO FORM A MASS EVERGREEN SCREEN.
5. THE 30 FOOT BUFFER AREAS ARE TO PROVIDE BUFFER AND SCREENING TO THE ADJACENT PROPERTIES. THESE 30 FOOT BUFFER AREAS MAY REMAIN UNDISTURBED OR MAY BE IMPROVED (INCLUDING GRADING) WITH NEW, NATURAL SCREENING, OR A COMBINATION OF UNDISTURBED AREAS AND NEW PLANTINGS.
6. OF THE 7 ACRES OF TOTAL SITE, 2.26 ACRES (OR 32% OF THE TOTAL SITE) IS SET ASIDE FOR BUFFER AREA AND GREEN SPACE.
7. PARKING WILL BE IN ACCORDANCE WITH SECTION 2000. OF THE MECKLENBURG COUNTY ZONING ORDINANCE.
8. DRIVEWAY ACCESS FROM N.C. 115 WILL BE DESIGNED IN ACCORDANCE WITH N.C.D.O.T. STANDARDS AND WILL BE SUBJECT TO REVIEW AND APPROVAL BY MECKLENBURG COUNTY ENGINEERING DEPARTMENT AND N.C.D.O.T.
9. ACCESS TO N.C. 115 WILL BE LIMITED TO ONE DRIVEWAY CUT ONLY.
10. SCREENING SHALL BE IN ACCORDANCE WITH SECTION 1601. OF THE MECKLENBURG COUNTY ZONING ORDINANCE OR GREATER AS INDICATED ON THIS PLAN.
11. SIGNAGE FOR BOTH PARCELS SHALL BE IN ACCORDANCE WITH SECTION 2100. OF THE MECKLENBURG COUNTY ZONING ORDINANCE.
12. AN ADDITIONAL 20 FOOT OF R.O.W. HAS BEEN DEDICATED THE LENGTH OF THE PROPERTY ADJACENT TO N.C. 115.
13. THE OFFICE BUILDING WILL BE DESIGNATED TO BE RESIDENTIAL IN STYLE AND CHARACTER IN ORDER TO CONTRIBUTE POSITIVELY TO THE STREETSCAPE APPEARANCE ALONG N.C. 115.
14. ACCESSORY USES FOR BOTH O-15 PARCELS AND I-2 PARCELS WILL BE ALLOWED IN ACCORDANCE WITH THE PROVISIONS OF THE APPLICABLE ZONING DISTRICT.
15. CRESCENT ELECTRIC RESERVES THE RIGHT TO EITHER CONNECT THE WAREHOUSE TO THE OFFICE BUILDING OR BUILD TWO SEPARATE STRUCTURES. REGARDLESS, ANY WAREHOUSE OR INDUSTRIAL ACTIVITY WILL BE LOCATED ONLY ON THE I-2 (CD) PARCEL (TRACT B).
16. THERE WILL BE NO BILLBOARDS ALLOWED ON EITHER THE PROPOSED O-15(CD) PARCEL (TRACT A) OR THE PROPOSED I-2(CD) PARCEL (TRACT B).



SECTION A-A'





SECTION B-B'

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