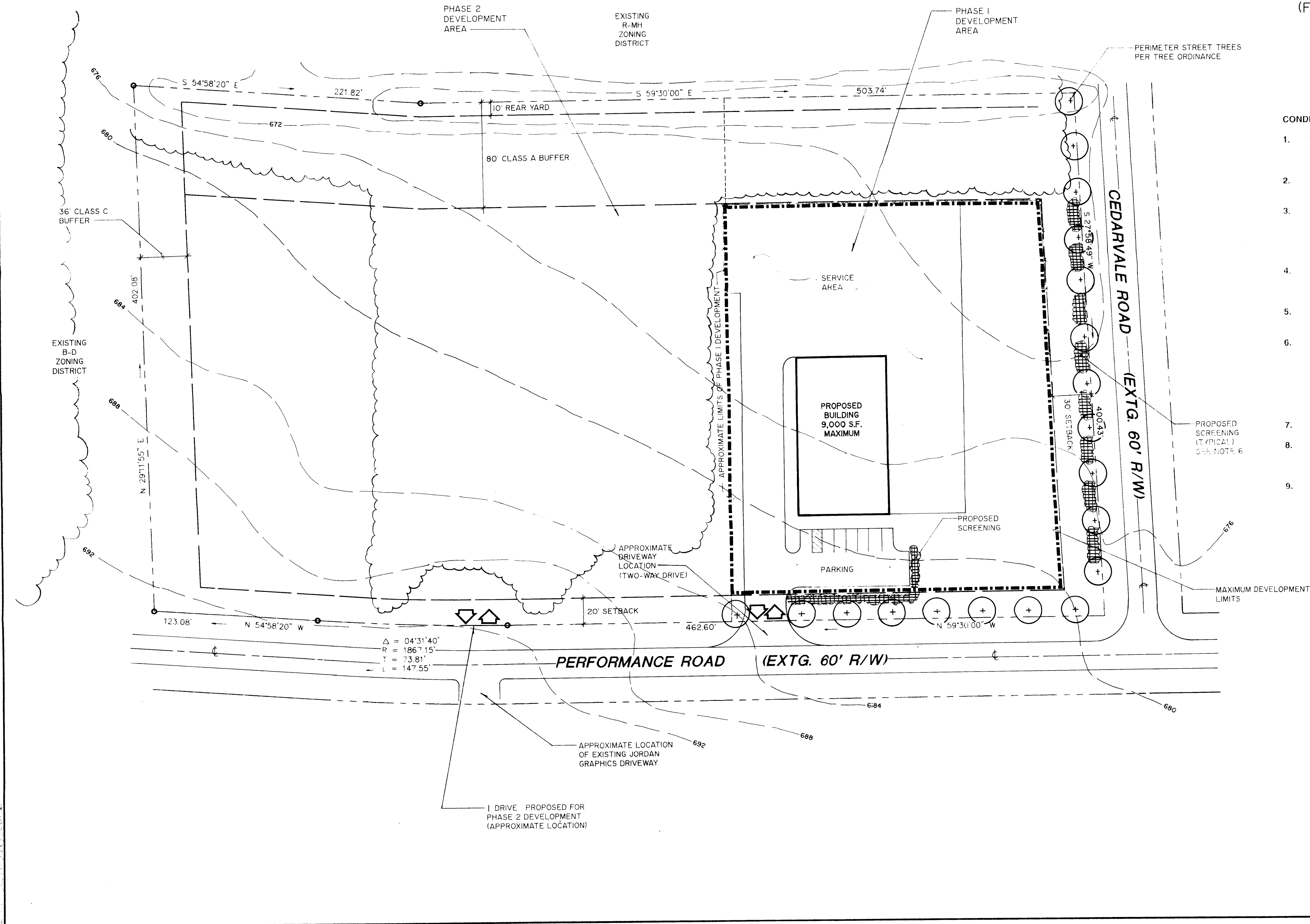


VICINITY MAP
N.T.S.



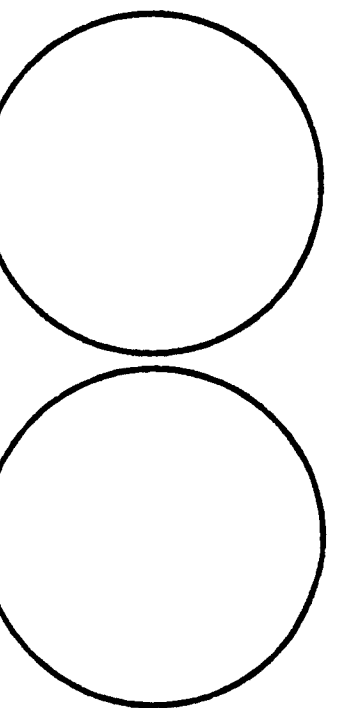
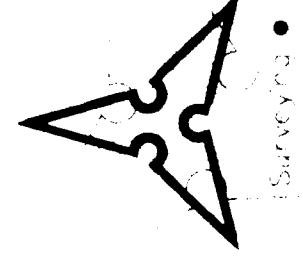
SITE DATA

EXISTING ZONING : B - D
 PROPOSED ZONING : I - I (CD)
 6.70 ACRES TOTAL
 EXISTING USE : VACANT
 PROPOSED USES:
 • PIPE FABRICATING AND PROCESSING (PHASE 1: 9,000 SF MAXIMUM)
 • ANY USE PERMITTED IN THE I - I DISTRICT (PHASE 2: 58,000 SF MAXIMUM)
 MAXIMUM SQUARE FOOTAGE : 67,000 S.F.
 (FOR THE ENTIRE SITE: PHASE I AND FUTURE PHASES)

CONDITIONAL NOTES

1. SITE DEVELOPMENT SHALL COMPLY WITH APPLICABLE ORDINANCE REQUIREMENTS PERTAINING TO SIGNAGE, OFF-STREET PARKING, SCREENING/BUFFERS AND INCLUDING WATERSHED REGULATIONS.
2. REQUIRED BUFFER AREAS MAY BE REDUCED IN ACCORDANCE WITH ORDINANCE STANDARDS.
3. PHASE ONE DEVELOPMENT SHALL BE SERVICED BY A DRIVEWAY CONNECTION FROM PERFORMANCE ROAD. PHASE TWO DEVELOPMENT MAY BE ONE OR MORE DEVELOPMENT SITES AND SHALL BE SERVICED BY ONE DRIVEWAY CONNECTION TO PERFORMANCE ROAD.
4. A LEFT HAND TURN LANE AT DRIVEWAY ENTRANCES SHALL BE REQUIRED WHEN 32,000 SF OF BUILDING AREA HAS BEEN CONSTRUCTED ON THE PROPERTY.
5. THE CLASS A BUFFER SEPARATING THE SITE FROM ADJOINING R-MH ZONED PROPERTY SHALL BE LEFT UNDISTURBED.
6. IN ADDITION TO STREET TREES PLANTED ALONG CEDARVALE ROAD, THE PETITIONER AGREES TO PLANT ADDITIONAL EVERGREEN SHRUBS AS INDICATED ON THIS PLAN, ALONG CEDARVALE ROAD IN ORDER TO PROVIDE FOR SPECIAL LANDSCAPING TREATMENT ALONG THIS EDGE OF THE SITE. IN FURTHERANCE OF THIS GOAL, NO BUSINESS IDENTIFICATION SIGNAGE SHALL BE PERMITTED ALONG CEDARVALE ROAD.
7. MAXIMUM HEIGHT OF EXTERIOR LIGHTING SHALL BE 30'.
8. PROPOSED DRIVEWAY ACCESS TO SERVE THE PHASE 2 DEVELOPMENT FROM PERFORMANCE DRIVE WILL BE ALIGNED WITH EXISTING DRIVEWAY THAT SERVES THE JORDAN GRAPHICS PROPERTY.
9. PHASE 1 DEVELOPMENT REPRESENTS A GENERAL CONCEPT/ ARRANGEMENT OF THE PROPOSED BUILDING, PARKING AND CIRCULATION AREAS. MODIFICATIONS ARE PERMITTED; HOWEVER, BASED UPON SITE CONSTRAINTS, TENANT NEEDS, FINAL DESIGN AND CONSTRUCTION DOCUMENTS, ETC.

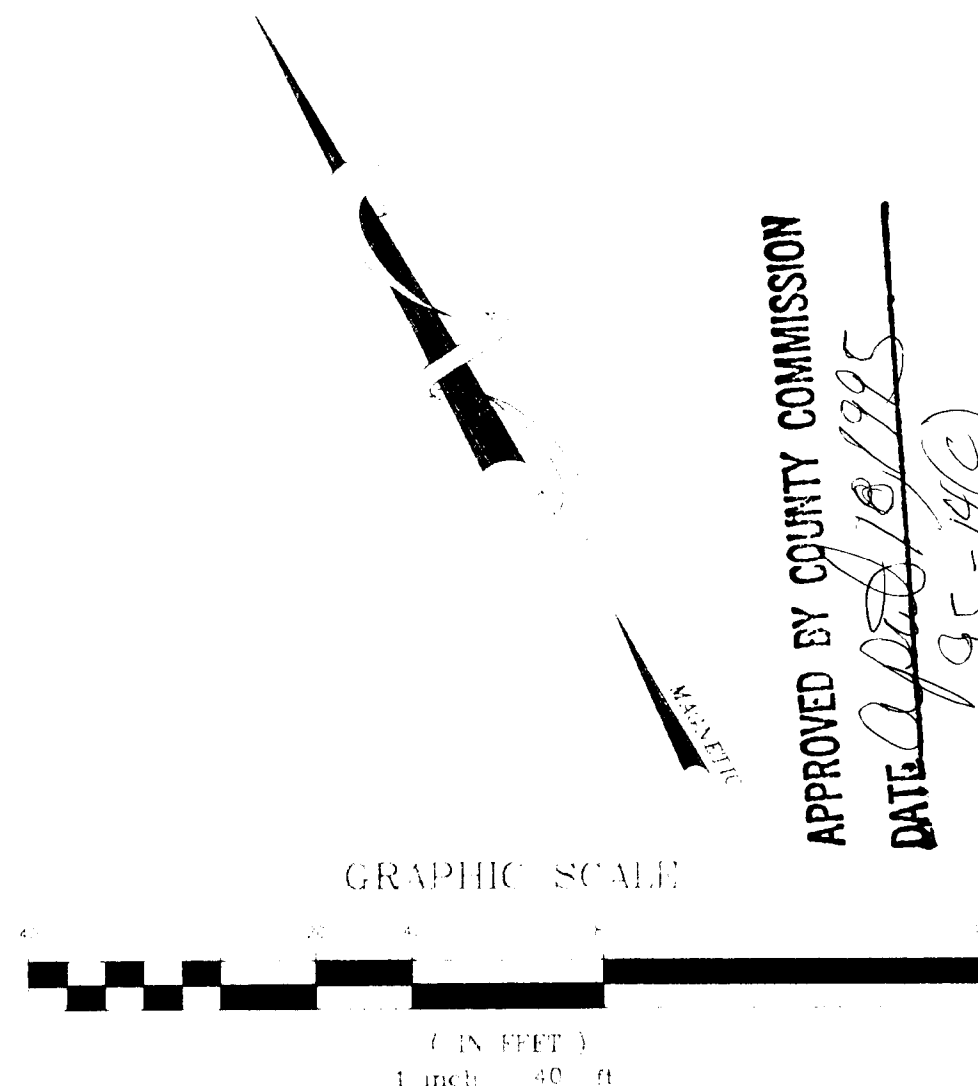
GNA DESIGN ASSOCIATES, Inc.



CONDITIONAL REZONING REQUEST
 C. D. SITE PLAN
 JOHNNY WILKINSON PROPERTY
 PERFORMANCE ROAD MECKLENBURG COUNTY, NC

REVISED FOR PUBLIC HEARING - PETITION #95-14 (C)

APPROVED BY COUNTY COMMISSION
 DATE: 10/19/95
 95-14(C)



35276

2/17/95 REV. FOR PUBLIC HEARING
 3/28/95 REV. PER CAMP STAFF
 4/25/95 NOTE #3