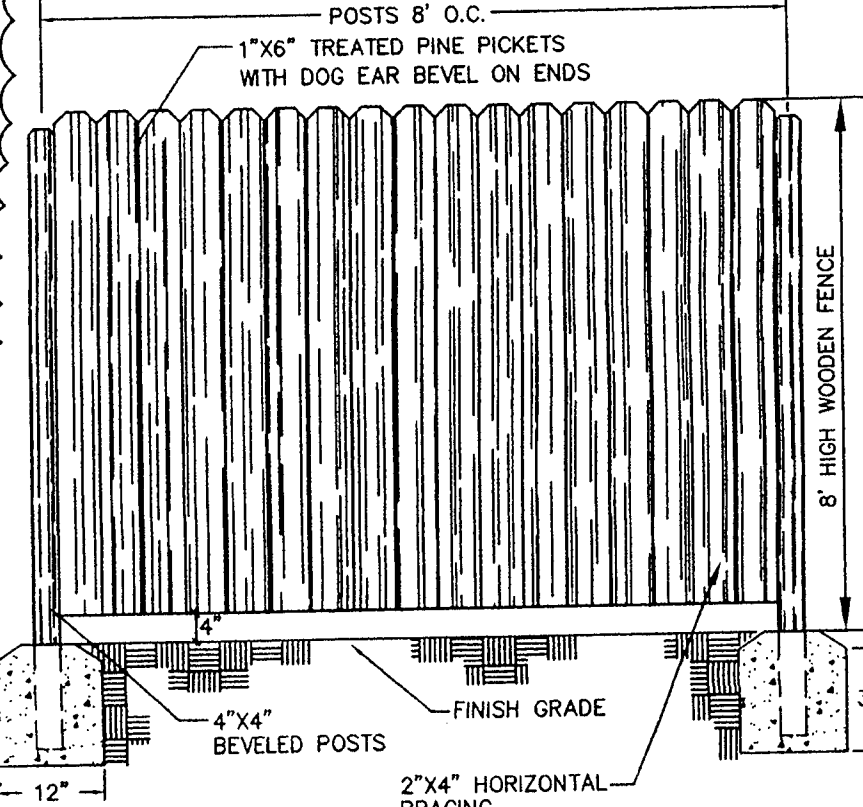
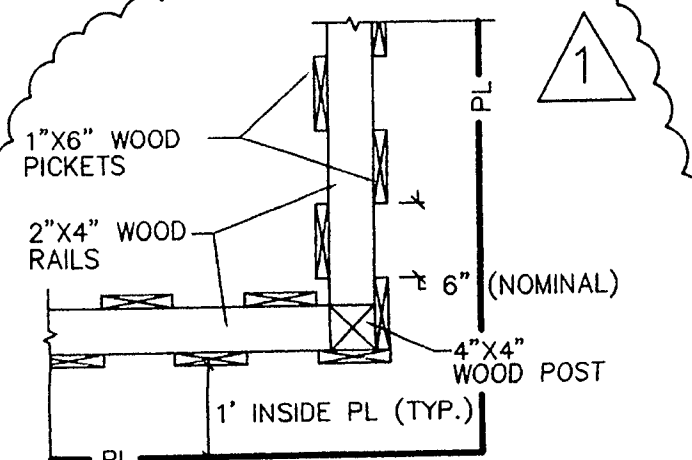
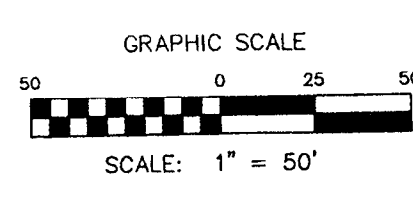
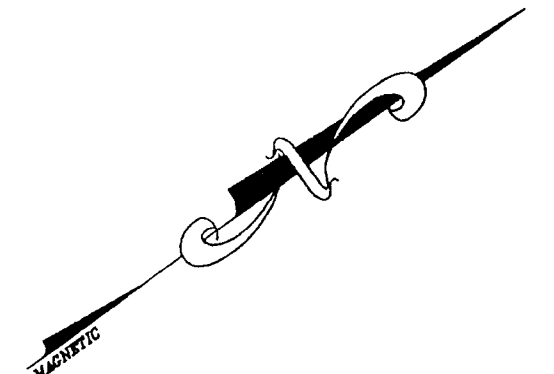


VICINITY MAP
(N.T.S.)



NOTES:
1. FENCE TO BE LOCATED 1' INSIDE OF THE PROPERTY LINE.
2. ALL WOOD MATERIALS ARE TO BE "CCA" TREATED.

Cummings Construction Corporation
P.O. Box 692 / Matthews, N.C. 28106
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SITE DATA:
TAX PARCEL #: 145-253-03 (A PORTION OF)
TOTAL ACREAGE: 6.97±ACRES
EXISTING ZONING: 0-6(CD)/B-2(CD)
PROPOSED ZONING: I-1(CD)
PROPOSED USE: OFFICE/WAREHOUSE/DISTRIBUTION/LIGHT MANUFACTURING/ACCESSORY RETAIL (WITHIN ENCLOSED BUILDING)
MAXIMUM SQUARE FOOTAGE: 95,000 SF.

- DIAMOND POINT PROPERTIES REZONING**
- CONDITIONAL NOTES:**
- DEVELOPMENT OF THE SUBJECT REZONING PARCEL, AS IDENTIFIED ON THIS SITE PLAN, WILL BE GOVERNED BY THE STANDARDS ESTABLISHED UNDER THE ZONING ORDINANCE OF CITY OF CHARLOTTE ("THE ORDINANCE") FOR THE I-1 ZONING DISTRICT, UNLESS MORE STRINGENT STANDARDS ARE ESTABLISHED BY THESE DEVELOPMENT STANDARDS OR BY THESE CONDITIONAL NOTES.
 - THE BUILDING CONFIGURATIONS, PLACEMENTS, AND SIZES SHOWN ON THIS ILLUSTRATIVE SITE PLAN ARE SCHEMATIC IN NATURE AND MAY BE ALTERED PER SECTION 8.208 AND 8.207 OF THE CITY OF CHARLOTTE ZONING ORDINANCE AND/OR MODIFIED POST REZONING DURING DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES WITHIN THE MAXIMUM BUILDING, PARKING, AND DEVELOPMENT AREAS ESTABLISHED ON THIS PLAN. PARKING AND SERVICE AREA CONFIGURATIONS MAY ALSO BE MODIFIED TO ACCOMMODATE FINAL BUILDING CONFIGURATIONS AND IN ACCORDANCE WITH SECTION 9.1105 OF THE CITY OF CHARLOTTE ORDINANCE.
 - IT IS THE INTENTION OF THE PETITIONER TO DEVELOP OFFICE/WAREHOUSE/DISTRIBUTION/LIGHT MANUFACTURING USES NOT EXCEEDING 95,000 SQUARE FEET. ACCESSORY RETAIL SALES AND DISPLAY IN CONNECTION WITH ANY OF THE PRIMARY WAREHOUSE/DISTRIBUTION OR LIGHT MANUFACTURING USES WILL BE ALLOWED.
 - ONE PERMANENT ACCESS POINT TO/FROM S. TRYON STREET SHALL BE LIMITED TO THE APPROXIMATE LOCATION AS SHOWN ON THIS SITE PLAN. FINAL LOCATION OF THIS ACCESS POINT IS SUBJECT TO ANY MODIFICATION REQUIRED TO ACCOMMODATE FINAL SITE AND CONSTRUCTION PLANS/DESIGN AND ARE FURTHER SUBJECT TO APPROVAL BY NCDOT AND/OR CDOT.
 - IN EVERY INSTANCE, THE SIDE YARD, SETBACK, AND REAR YARD REQUIREMENTS IMPOSED UNDER THE ORDINANCE WILL BE SATISFIED WITH RESPECT TO THE DEVELOPMENT TAKING PLACE WITHIN THE SITE, UNLESS MORE STRINGENT REQUIREMENTS ARE ESTABLISHED UNDER THESE DEVELOPMENT STANDARDS.
 - OFF STREET PARKING SHALL MEET THE MINIMUM STANDARDS ESTABLISHED UNDER THE REQUIREMENTS OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
 - STORMWATER MANAGEMENT:
 - STORMWATER SHALL BE MANAGED STRICTLY IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF CHARLOTTE.
 - STORMWATER DETENTION FACILITIES, IF REQUIRED, SHALL NOT BE LOCATED WITHIN ANY SETBACK, REQUIRED YARD, OR BUFFER AREAS.
 - THE EXISTING RIGHT-OF-WAY FOR JEREMIAH AVENUE MAY BE ABANDONED, THROUGH THE CITY'S ESTABLISHED R.O.W. ABANDONMENT PROCESS, OR INCORPORATED TO ACCOMMODATE THE NEW DEVELOPMENT.
 - LANDSCAPING AND SCREENING:
 - LANDSCAPING AND SCREENING SHALL, AT A MINIMUM, SATISFY 12.303 OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
 - THE 82 FOOT WIDE BUFFER MAY BE REDUCED TO 61.5 FEET WITH THE INSTALLATION OF AN 8 FOOT TALL SOLID SCREEN FENCE INSTALLED ALONG THE INTERIOR EDGE OF THE 61.5 FOOT BUFFER AND THE 35 FOOT S.W.I.M. BUFFER. THIS BUFFER WILL BE AN UNDISTURBED WOODLAND BUFFER SUBJECT TO THE FOLLOWING CONDITIONS:
 - WOODLAND BUFFER: A BUFFER THAT WOULD ALLOW A LIMITED AMOUNT OF CLEARING TO TAKE PLACE TO PROMOTE THE GROWTH OF EXISTING VEGETATION AND/OR TO ENHANCE THE AESTHETIC APPEAL OF THE SITE. THE FOLLOWING WOULD BE ALLOWED IN A WOODLAND BUFFER:
 - HAND PRUNING ONLY. NO HEAVY EQUIPMENT OR VEHICLES ALLOWED IN THIS BUFFER. (i.e. BULLDOZERS)
 - PLANT MATERIAL, WHICH MAY BE REMOVED, SHALL BE CUT FLUSH WITH THE GROUND. NO DISTURBANCE OF THE SOIL WILL BE ALLOWED.
 - NO LIMB REMOVAL, WITH THE EXCEPTION OF DEAD OR DISEASED LIMBS.
 - WEEDS AND VINES MAY BE REMOVED.
 - TREES THAT MEASURE LESS THAN 2" CALIBER AT THE BASE THAT ARE CLEARLY WITHIN THE DRIP LINE OF A TREE THAT IS 2" OR GREATER MAY BE REMOVED. DRIP LINE IS DEFINED AS AN IMAGINARY LINE ON THE GROUND THAT WOULD FORM THE PERIMETER OF THE TREE'S CANOPY.
 - DEAD TREES AND MATERIALS MAY BE REMOVED. DISEASED TREES MAY BE REMOVED AT THE DISCRETION OF AN URBAN FORESTER.
 - MULCH MAY BE APPLIED TO THE WOODLAND BUFFER. KEEP MULCH 2-3" AWAY FROM THE BARK OF TREES.
 - THIS PROJECT WILL BE DEVELOPED IN COMPLIANCE WITH THE CITY OF CHARLOTTE TREE ORDINANCE.
 - THE EXACT LOCATION OF DUMPSTERS ARE UNDETERMINED AT THIS TIME. HOWEVER, ALL DUMPSTERS WILL BE SCREENED BY A 6 FOOT SOLID WOOD FENCE AND GATE.
 - ALL EXTERIOR LIGHTING WITHIN THE SITE WILL BE DESIGNED SUCH THAT DIRECT ILLUMINATION DOES NOT EXTEND BEYOND THE PROPERTY LINES. MAXIMUM HEIGHT OF THE EXTERIOR LIGHTS WILL BE LIMITED TO 20 FEET. NO WALLPAK LIGHTING WILL BE ALLOWED.
 - THE PROPOSED OFFICE/WAREHOUSE BUILDINGS WILL HAVE AN EXTERIOR MATERIAL OF BRICK, MASONRY OR STUCCO. NO BUILDINGS WITH METAL EXTERIOR WALLS WILL BE ALLOWED IN THIS DEVELOPMENT.
 - TOPOGRAPHIC AND S.W.I.M. BUFFER INFORMATION SHOWN ON THIS SITE PLAN WAS DIGITIZED FROM CITY AERIAL TOPOGRAPHIC MAPS.
 - A FUTURE R.O.W. AS MEASURED 175 FEET FROM THE EXISTING CENTERLINE OF I-77 SHALL BE DEDICATED TO NCDOT PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
 - A FUTURE R.O.W. AS MEASURED 50 FEET FROM THE EXISTING CENTERLINE OF S. TRYON STREET SHALL BE DEDICATED PRIOR TO THE ISSUANCE OF BUILDING PERMITS. THERE IS CURRENTLY AN 80 FOOT R.O.W. ASSOCIATED WITH THIS SEGMENT OF S. TRYON STREET.
 - THERE WILL BE NO TRUCK OR DUMPSTER TRAFFIC ALLOWED BETWEEN THE HOURS OF 9:00 PM AND 6:00 AM.
 - THERE WILL BE NO TRUCK OR LOADING DOCKS LOCATED ADJACENT TO THE NORTHERLY PROPERTY LINE ADJACENT TO THE 61.5 FOOT BUFFER ALONG THE REAR OF LOTS #4-11 WHICH FRONT ON ORCHARD CIRCLE.
 - AT THE COMMENCEMENT OF THE PHASE DEVELOPMENT, THE PETITIONER AGREES TO REMOVE TRASH, LOGS AND DEAD TREES UNDER 4 INCHES IN DIAMETER, AND WILL ALSO "BUSH HOG" LOT #7 BETWEEN THE 35 FOOT S.W.I.M. BUFFER AND ORCHARD CIRCLE R.O.W.
 - THERE WILL BE NO PARKING ALLOWED BETWEEN BUILDINGS AND S. TRYON STREET. ANY BUILDING(S) ON S. TRYON STREET WILL HAVE NO LOADING DOCKS FACING S. TRYON STREET.
 - THE PETITIONER WILL COORDINATE WITH THE CITY ENGINEERING DEPARTMENT REGARDING A PUBLIC SIDEWALK PROJECT ALONG S. TRYON STREET WHICH IS SCHEDULED FOR CONSTRUCTION IN JUNE 2001. IF THE CITY DOES NOT INSTALL SIDEWALKS AND PLANTING STRIPS AS PART OF THIS PUBLIC PROJECT, THEN THE PETITIONER DEVELOPER WILL INSTALL A 5 FOOT SIDEWALK WITH AN 8 FOOT PLANTING STRIP ALONG THE PROPERTY FRONTAGE FOR S. TRYON STREET.
 - THE MAXIMUM HEIGHT OF ALL BUILDINGS WILL BE 40 FEET.
 - NO NEW MEDIAN CUTS WILL BE ALLOWED ON S. TRYON STREET. THERE IS AN EXISTING MEDIAN ON S. TRYON STREET AT THE EXISTING CURB CUT ASSOCIATED WITH JEREMIAH AVENUE WHICH WILL REMAIN OR BE MODIFIED TO MEET CURRENT DRIVEWAY STANDARDS.
 - NO BILLBOARDS WILL BE ALLOWED ON THIS DEVELOPMENT AND DETACHED SIGNS THROUGHOUT THE DEVELOPMENT WILL BE LIMITED IN SIZE TO A GROUND MOUNTED SIGN, 7 FEET IN HEIGHT AND 50 SQUARE FOOT AREA MAXIMUM.

24. LIGHT MANUFACTURING IS ALLOWED PER SECTION 9.1102(48) OF THE CITY OF CHARLOTTE ZONING ORDINANCE FOR THE FOLLOWING MANUFACTURING USES WHICH WILL NOT BE PERMITTED:

- BATTERIES
- BOAT AND SHIP BUILDING
- DAIRY PRODUCTS
- FABRICATED METAL PRODUCTS, EXCLUDING USE OF BLAST FURNACES OR DROP FORGES
- GRAIN MILL PRODUCTS
- MEAT PRODUCTS; NO SLAUGHTERING OR DRESSING
- PRESERVED FRUITS AND VEGETABLES
- SIGNS

GNA DESIGN ASSOCIATES, Inc.
428 East Park Street
Charlotte, NC 28202
Surveying • Landscape Architecture • Civil Engineering

REVISIONS

1	5/21/01	REVISED PER OMP/CDOT COMMUNITY MTC.
2	6/12/01	REVISED PER STAFF PRE-HEARING ANALYSIS.

DIAMOND POINT PROPERTIES
CONDITIONAL REZONING
REQUEST
3. TRYON STREET/ORCHARD CIRCLE/I-77N CHARLOTTE, NC
TECHNICAL DATA SHEET/ILLUSTRATIVE SITE PLAN

PETITION #2001-75/REVISED FOR PUBLIC HEARING 5/12/01

DRAWING DATE:	5/9/01
DRAWN BY:	KEL
CHECKED BY:	TJK
PROJECT CROSS REFERENCE:	CITY OF CHARLOTTE COUNTY MECKLENBURG
SCALE:	1"=50'

PROJECT NO. 49796
SHEET 1