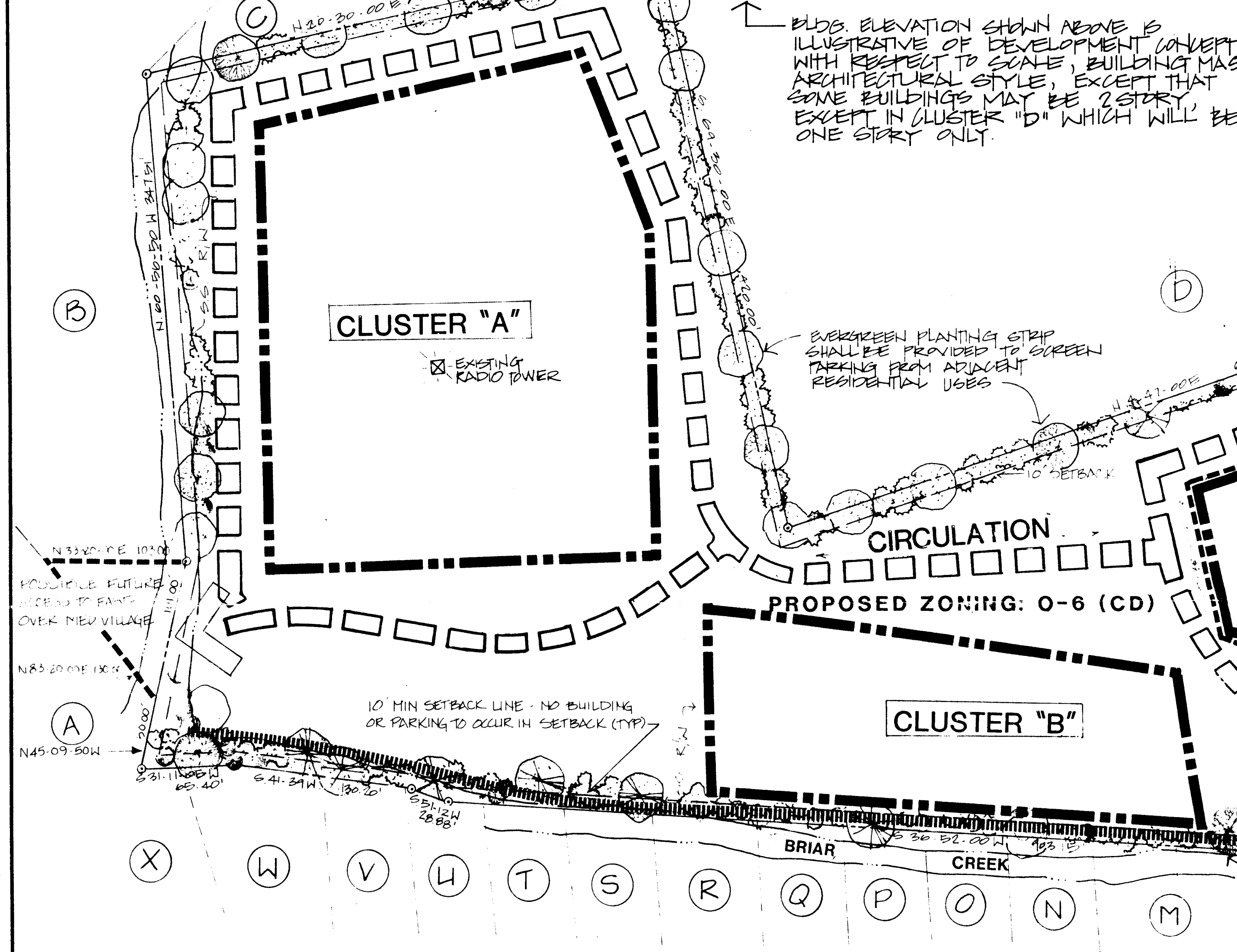
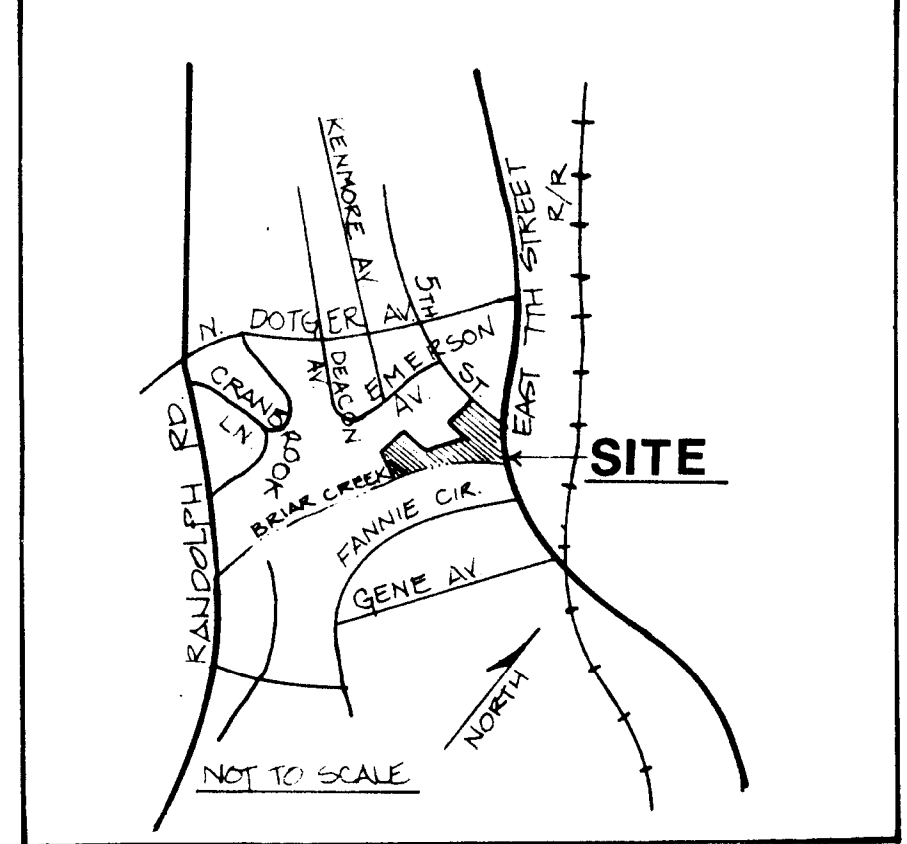


FIFTH STREET ELEVATION
 NOTE: 1. ELEVATION IS ILLUSTRATIVE OF PERSONAL ARCHITECTURAL CONCEPTS. 2. PROPOSED DEVELOPMENT AND IS NOT INTENDED TO BE USED FOR PERMITS. 3. ELEVATION MATERIALS WILL BE EITHER SOLID OR STIPPLED. 4. STIPPLED SHALL BE USED FOR MATERIALS AS SHOWN. 5. ELEVATION SHALL BE USED FOR PERMITS AND FACE BRICK SHALL BE USED FOR PERMITS.

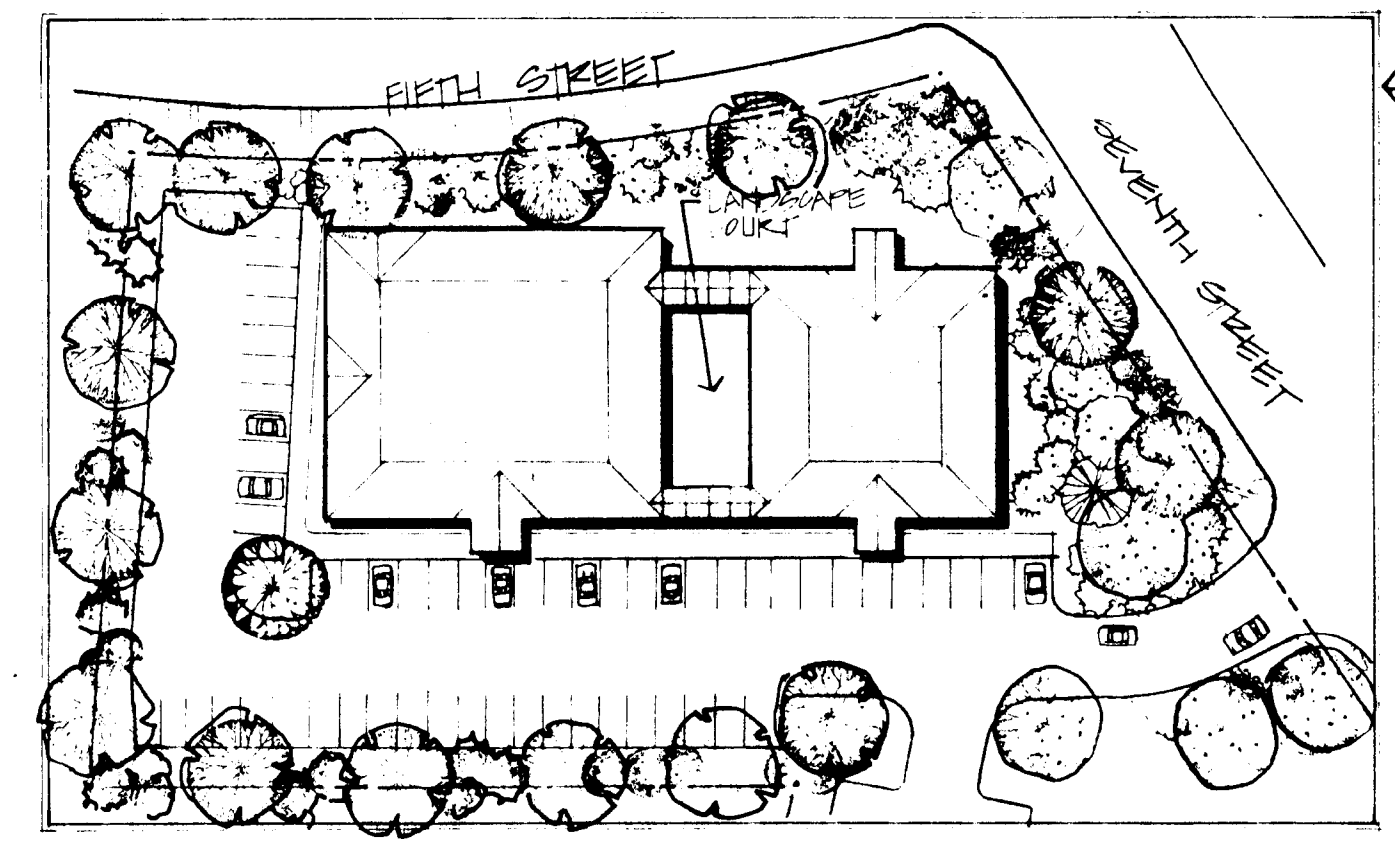


LOCATION MAP



LEGEND

- ⊕ ADJACENT PROPERTY OWNER (REFER TO ATTACHED SHEET)
- LIMITS OF BUILDING
- CIRCULATION PATTERN
- SANITARY SEWER R/W (EXIST)
- EVERGREEN SCREEN
- EXISTING ZONING LINE
- PROPOSED ZONING LINE
- PROPOSED PEDESTRIAN WALK



GENERAL NOTES

1. PROPOSED BUSINESS USES SHALL BE LOCATED ONLY WITHIN CLUSTER "C". BUSINESS USES MAY INCLUDE DELI/CAFETERIA, RESTAURANT, FINANCIAL INSTITUTION, MEDICAL SUPPLIES, PHARMACY, OFFICE SYSTEMS, BARBER/HAIRCUT, FLOWER SHOP AND HEALTH FOOD STORE.
2. PROPOSED OFFICE USES SHALL INCLUDE ALL USES PERMITTED UNDER O-6 ZONING.
3. PROPOSED BUILDINGS SHALL NOT EXCEED 2 STORIES IN HEIGHT.
4. INTERIOR CIRCULATION SHALL BE PROVIDED SO AS TO DISCONNECT CUT THROUGH TRAFFIC. A MINIMUM OF 3' INTERSECTING SHALL BE PROVIDED BETWEEN E SEVENTH ST AND BOND ST.
5. FRONTAGE ALONG E SEVENTH ST AND FIFTH ST SHALL BE HEAVILY LANDSCAPED SO AS TO SCREEN PARKING AND SERVICE AREAS FROM PUBLIC VIEW.
6. CLUSTER "A" SHALL BE COMPLETED ONLY WHEN AND IF EXISTING RADIO TOWER IS RELINQUISHED. RADIO TOWER USE MAY EXIST UNTIL REDEVELOPMENT OF AREA FOR OFFICE USE. PARKING & SERVICE AREAS FOR PROPOSED DEVELOPMENT MAY OCCUR WITHIN CLUSTER "A" EVEN IF RADIO TOWER REMAINS.
7. CLUSTER CONFIGURATIONS MAY BE MODIFIED SLIGHTLY DUE TO SITE CONDITIONS SUCH AS TOPOGRAPHY, SOIL CONDITIONS, ETC.
8. LIGHTING FOR PROPOSED DEVELOPMENT SHALL BE UNIDIRECTIONAL AND SHALL NOT BEAM OR REFLECT TOWARD ADJACENT PROPERTY.
9. LANDSCAPING SHALL BE PROVIDED TO "BREAK UP" PARKING AREAS. A MINIMUM OF 10% OF SITE SHALL BE DEDICATED TO LANDSCAPING, AND THIS SPACE SHALL BE DISTRIBUTED THROUGHOUT SITE.
10. CHARACTER OF CLUSTER "D" SHALL BE REPRESENTATIVE OF REMAINDER OF PROPOSED DEVELOPMENT.
11. PETITIONER SHALL PROVIDE A MIN 10' CLEAR SPACE TO INCLUDE WIDE PAVED WALKWAY FOR PUBLIC PURPOSES. WALKWAY SHALL BE MAINTAINED BY PROJECT OWNERS AND AVAILABLE FOR USE AS PART OF THE GREENWAY SYSTEM.
12. SEE ATTACHED ILLUSTRATIVE SITE PLAN FOR GENERAL CHARACTER OF PROPOSED DEVELOPMENT.

SCALE: 1" = 60'

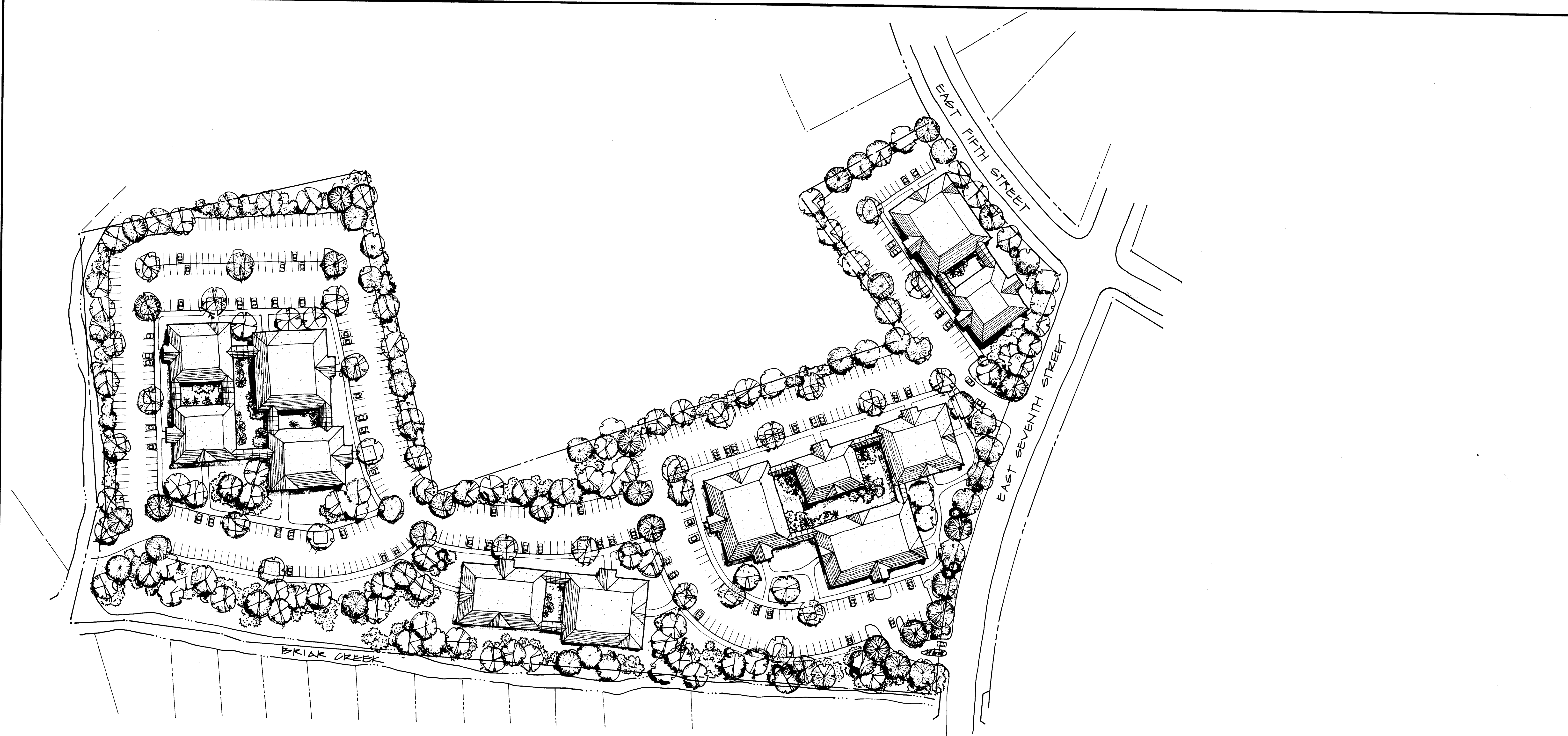
APPROVED BY CITY COUNCIL
 DATE: 6/18/84

Project Manager: SR
 Drawn By: SR
 Checked By: SR
 Date: 3/6/84
 Project Number: 83105

Revisions:
 3/6/84 - ADD NOTES #6 & #4; ILLUSTRATIVE CLUSTER "D" MODIFIED B-1 ZONING LINE
 4/12/84 - ELIMINATE 5TH ST ACCESS; ADD 30' SB @ CLUSTER "C"; PER WALK
 4/18/84 - ADD ELEVATION NOTES 10, 11; MODIFIED NOTE #1
 5/3/84 - COMMIT TO CLUSTER "D" LAYOUT; ADD NOTE #12

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PROPOSED REZONING
 For: TOWER ASSOCIATES
 Petition No. 84-27
 Scale: 1" = 60'



NOTE: THIS PLAN INDICATES GENERAL CHARACTER OF PROPOSED DEVELOPMENT. IT IS NOT INTENDED TO DETAIL PRECISE LOCATION OR CONFIGURATION OF PROPOSED BUILDINGS OR PARKING. LAYOUT DOES DEMONSTRATE THEMES OF BUILDING ARRANGEMENT & RELATIONSHIPS, CLUSTERING BUILDINGS TO CREATE LANDSCAPED COURTYARDS. REFER TO REZONING PLAN SUBMITTED 4/18/84 FOR SPECIFIC DEVELOPMENT OBJECTIVES.

SCALE: 1" = 60'

APPROVED BY CITY COUNCIL
 DATE: 6/18/84

Project Manager: SR
 Drawn By: SR
 Checked By: LRM
 Date: 6/18/84
 Project Number: 83105

Revisions:

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ILLUSTRATIVE SITE PLAN
 PROPOSED REZONING
 FOR TOWER ASSOCIATES
 PETITION NO. 84-27
 Scale: 1" = 60'