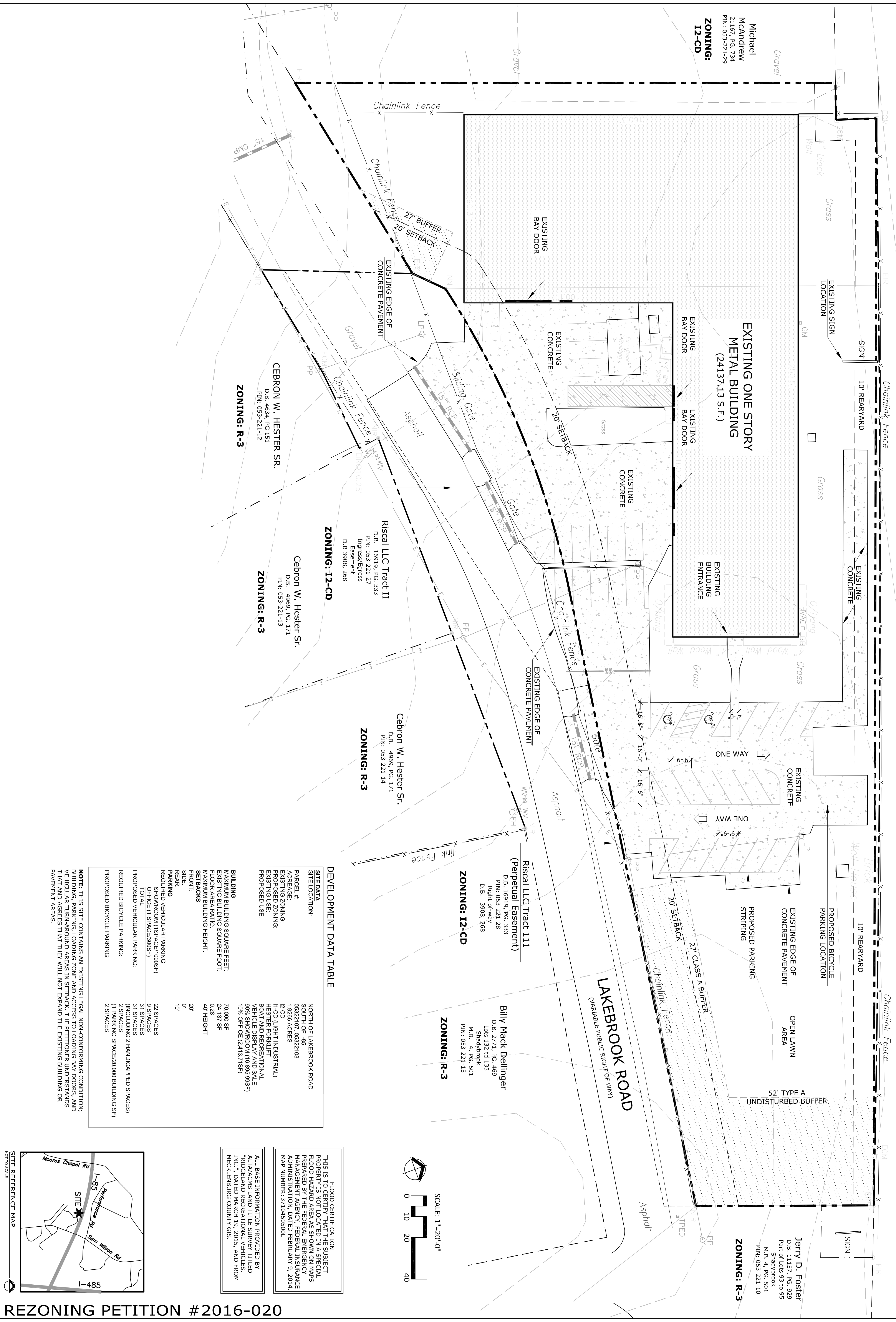


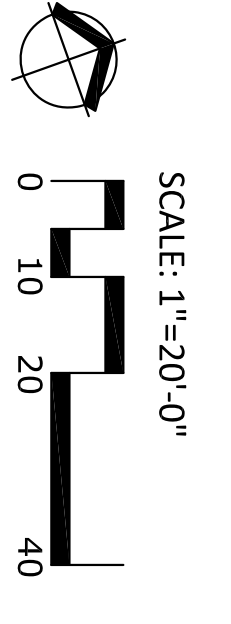
INTERSTATE HIGHWAY 85



DEVELOPMENT DATA TABLE

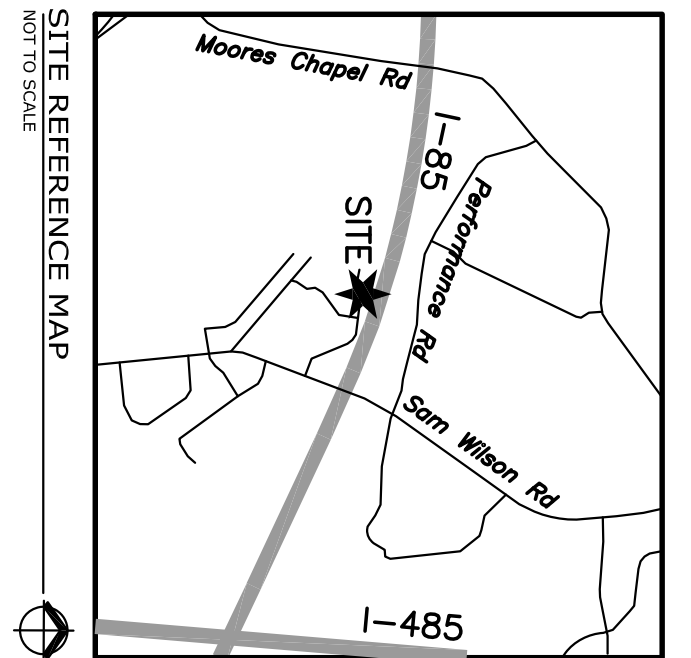
| SITE DATA | |
|--|--|
| SITE LOCATION: | NORTH OF LAKEBROOK ROAD |
| PARCEL #: | 08322107, 05232108 |
| ACREAGE: | 1.9296 ACRES |
| EXISTING ZONING: | 12-CD (LIGHT INDUSTRIAL) |
| PROPOSED ZONING: | R-3 |
| EXISTING USE: | HESTER FORKLIFT BOAT AND RECREATIONAL VEHICLE DISPLAY AND SALE |
| PROPOSED USE: | 90% SHOWROOM (16,885,989 SF) 10% OFFICE (2,113,715 SF) |
| BUILDING | |
| MAXIMUM BUILDING SQUARE FEET: | 70,000 SF |
| EXISTING BUILDING SQUARE FOOT: | 24,137 SF |
| FLOOR AREA RATIO: | 0.28 |
| MAXIMUM BUILDING HEIGHT: | 40' HEIGHT |
| SETBACKS | |
| FRONT: | 20' |
| SIDE: | 0' |
| REAR: | 10' |
| PARKING | |
| REQUIRED VEHICULAR PARKING: | 22 SPACES |
| REQUIRED BICYCLE PARKING: | 9 SPACES |
| REQUIRED VEHICULAR PARKING OFFICE (1 SPACE/1000SF): | 31 SPACES |
| REQUIRED VEHICULAR PARKING TOTAL: | 53 SPACES |
| REQUIRED BICYCLE PARKING (INCLUDING 2 HANDICAPPED SPACES): | 2 SPACES |
| PROPOSED BICYCLE PARKING: | 2 SPACES |

NOTE: THIS SITE CONTAINS AN EXISTING LEGAL NON-CONFORMING CONDITION; BUILDING, PARKING, LOADING ZONE AND ACCESS TO LOADING BAY DOORS, AND VEHICULAR TURN-AROUND AREAS IN SETBACK. THE PETITIONER UNDERSTANDS THAT AND AGREES THAT THEY WILL NOT EXPAND THE EXISTING BUILDING OR PAVEMENT AREAS.



FLOOD CERTIFICATION
THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED FEBRUARY 9, 2014, MAP NUMBER: 3710450500L.

ALL BASE INFORMATION PROVIDED BY AIT/MAC'S LAND TITLE SERVICE, TITLED "RIDGELAND RECREATIONAL VEHICLES, INC.", DATED MARCH 19, 2015, AND FROM MECKLENBURG COUNTY GIS.



REZONING PETITION #2016-020

| DATE | DESCRIPTION | BY |
|----------|-----------------------------|---------|
| 05-23-16 | REVISIONS PER CITY COMMENTS | KIW/JLG |

| DATE | DATE | DESCRIPTION |
|-------------|---------|----------------------|
| 12016-02-19 | 1/15/16 | DESIGNED |
| | 1/15/16 | CHECKED |
| | 1/15/16 | PROJECT # |
| | | SHEET TITLE |
| | | CONCEPTUAL SITE PLAN |
| | | SHEET NUMBER |
| | | LAND USE # |

Z 1 of 2

CONCEPTUAL SITE PLAN
LAKEBROOK ROAD PROPERTY
 RIDGELAND RECREATIONAL VEHICLES INC.
 CHARLOTTE, NC

Cardno
 Shaping the Future

CHARLOTTE
 7606 WHITEHALL EXECUTIVE CENTER DRIVE, SUITE 800
 CHARLOTTE, NC 28273
 TEL: (704) 927-9700 FAX: (704) 529-3272
 www.cardno.com