

WESTWOOD POINTE COMMERCE PARK WESTINGHOUSE BOULEVARD

JOHN W. ADAMS
600 WEST MORRIS STREET
CHARLOTTE, NC 28202

PRILLAMAN CHEMICAL CORPORATION
AND UNIVAR USA CORP.
P.O. BOX 34325
SEATTLE, WA 98124
PID: 203-081-22
DB: 6332 PG. 435
ZONING: I-2
USE: WAREHOUSE

DISTRIBUTION TECHNOLOGY, INC.
P.O. BOX 7123
CHARLOTTE, NC 28241
PID: 203-081-04
DB: 13773 PG. 423
ZONING: I-2
USE: WAREHOUSE

Design Resource Group

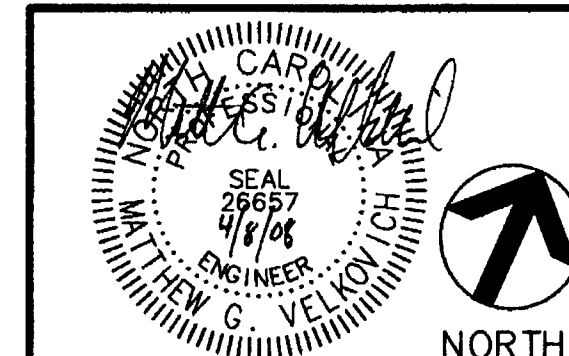
1230 West Morehead Street, Suite 214
Charlotte, NC 28208
704.343.0808 fax 704.358.3093
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- Landscape Architecture
- Urban Design
- Civil Engineering
- Land Planning

DRG

SITE PLAN

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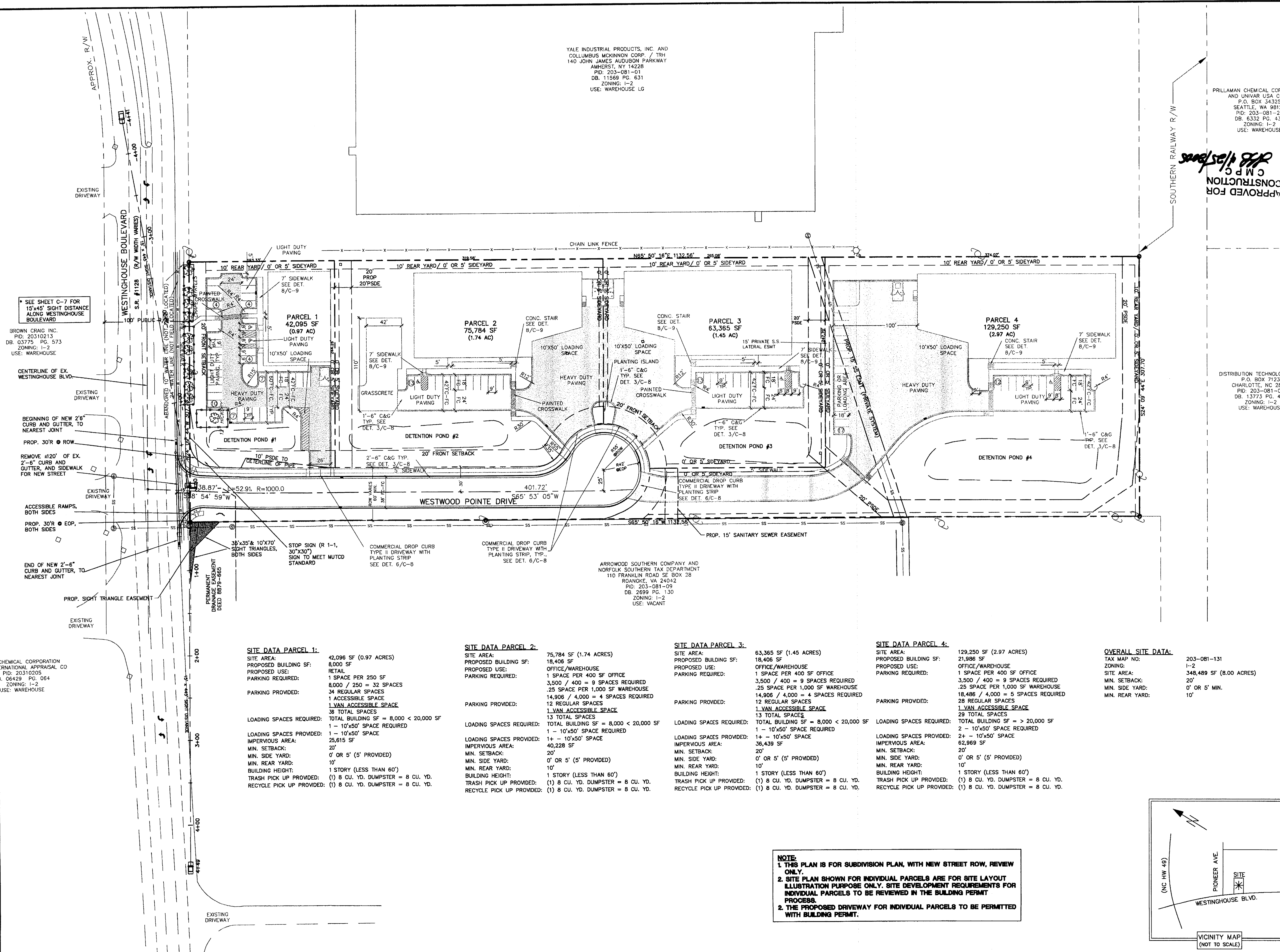


Scale: 1"=50'
Date: 31 JAN. 07
Project No.: 198-001
Revisions:
1. 27 NOV. 07 PER CITY'S COMMENTS
2. 11 FEB. 08 PER CDDT AND NCDDT COMMENTS
3. 08 APR. 08 PER CITY COMMENTS

Sheet C-3

YALE INDUSTRIAL PRODUCTS, INC. AND
COLUMBUS MCKINNON CORP. / TRH
140 JOHN JAMES AUDUBON PARKWAY
AMHERST, NY 14228
PID: 203-081-01
DB: 11569 PG. 631
ZONING: I-2
USE: WAREHOUSE LG

APPROVED FOR
CONSTRUCTION
C.M.P.C.
08/11/08



SITE DATA PARCEL 1:

SITE AREA: 42,096 SF (0.97 ACRES)
PROPOSED BUILDING SF: 8,000 SF
PROPOSED USE: RETAIL
PARKING REQUIRED: 1 SPACE PER 250 SF
8,000 / 250 = 32 SPACES
PARKING PROVIDED: 34 REGULAR SPACES
1 ACCESSIBLE SPACE
1 VAN ACCESSIBLE SPACE
35 TOTAL SPACES
LOADING SPACES REQUIRED: TOTAL BUILDING SF = 8,000 < 20,000 SF
1 - 10'x50' SPACE REQUIRED
LOADING SPACES PROVIDED: 1 - 10'x50' SPACE
IMPERVIOUS AREA: 25,615 SF
MIN. SETBACK: 20'
MIN. SIDE YARD: 0' OR 5' (5' PROVIDED)
MIN. REAR YARD: 10'
BUILDING HEIGHT: 1 STORY (LESS THAN 60')
TRASH PICK UP PROVIDED: (1) 8 CU. YD. DUMPSTER = 8 CU. YD.
RECYCLE PICK UP PROVIDED: (1) 8 CU. YD. DUMPSTER = 8 CU. YD.

SITE DATA PARCEL 2:

SITE AREA: 75,784 SF (1.74 ACRES)
PROPOSED BUILDING SF: 18,406 SF
PROPOSED USE: OFFICE/WAREHOUSE
PARKING REQUIRED: 1 SPACE PER 400 SF OFFICE
3,500 / 400 = 9 SPACES REQUIRED
25 SPACE PER 1,000 SF WAREHOUSE
14,906 / 4,000 = 4 SPACES REQUIRED
12 REGULAR SPACES
1 VAN ACCESSIBLE SPACE
13 TOTAL SPACES
LOADING SPACES REQUIRED: TOTAL BUILDING SF = 8,000 < 20,000 SF
1 - 10'x50' SPACE REQUIRED
LOADING SPACES PROVIDED: 1 - 10'x50' SPACE
IMPERVIOUS AREA: 40,228 SF
MIN. SETBACK: 20'
MIN. SIDE YARD: 0' OR 5' (5' PROVIDED)
MIN. REAR YARD: 10'
BUILDING HEIGHT: 1 STORY (LESS THAN 60')
TRASH PICK UP PROVIDED: (1) 8 CU. YD. DUMPSTER = 8 CU. YD.
RECYCLE PICK UP PROVIDED: (1) 8 CU. YD. DUMPSTER = 8 CU. YD.

SITE DATA PARCEL 3:

SITE AREA: 63,365 SF (1.45 ACRES)
PROPOSED BUILDING SF: 18,406 SF
PROPOSED USE: OFFICE/WAREHOUSE
PARKING REQUIRED: 1 SPACE PER 400 SF OFFICE
3,500 / 400 = 9 SPACES REQUIRED
25 SPACE PER 1,000 SF WAREHOUSE
14,906 / 4,000 = 4 SPACES REQUIRED
12 REGULAR SPACES
1 VAN ACCESSIBLE SPACE
13 TOTAL SPACES
LOADING SPACES REQUIRED: TOTAL BUILDING SF = 8,000 < 20,000 SF
1 - 10'x50' SPACE REQUIRED
LOADING SPACES PROVIDED: 1 - 10'x50' SPACE
IMPERVIOUS AREA: 36,439 SF
MIN. SETBACK: 20'
MIN. SIDE YARD: 0' OR 5' (5' PROVIDED)
MIN. REAR YARD: 10'
BUILDING HEIGHT: 1 STORY (LESS THAN 60')
TRASH PICK UP PROVIDED: (1) 8 CU. YD. DUMPSTER = 8 CU. YD.
RECYCLE PICK UP PROVIDED: (1) 8 CU. YD. DUMPSTER = 8 CU. YD.

SITE DATA PARCEL 4:

SITE AREA: 129,250 SF (2.97 ACRES)
PROPOSED BUILDING SF: 21,986 SF
PROPOSED USE: OFFICE/WAREHOUSE
PARKING REQUIRED: 1 SPACE PER 400 SF OFFICE
3,500 / 400 = 9 SPACES REQUIRED
25 SPACE PER 1,000 SF WAREHOUSE
18,486 / 4,000 = 5 SPACES REQUIRED
28 REGULAR SPACES
1 VAN ACCESSIBLE SPACE
29 TOTAL SPACES
LOADING SPACES REQUIRED: TOTAL BUILDING SF = > 20,000 SF
2 - 10'x50' SPACE REQUIRED
LOADING SPACES PROVIDED: 2 - 10'x50' SPACE
IMPERVIOUS AREA: 62,969 SF
MIN. SETBACK: 20'
MIN. SIDE YARD: 0' OR 5' (5' PROVIDED)
MIN. REAR YARD: 10'
BUILDING HEIGHT: 1 STORY (LESS THAN 60')
TRASH PICK UP PROVIDED: (1) 8 CU. YD. DUMPSTER = 8 CU. YD.
RECYCLE PICK UP PROVIDED: (1) 8 CU. YD. DUMPSTER = 8 CU. YD.

OVERALL SITE DATA:

TAX MAP NO: 203-081-131
ZONING: I-2
SITE AREA: 348,489 SF (8.00 ACRES)
MIN. SETBACK: 20'
MIN. SIDE YARD: 0' OR 5' MIN.
MIN. REAR YARD: 10'

NOTE:
1. THIS PLAN IS FOR SUBDIVISION PLAN, WITH NEW STREET ROW, REVIEW ONLY.
2. SITE PLAN SHOWN FOR INDIVIDUAL PARCELS ARE FOR SITE LAYOUT ILLUSTRATION PURPOSE ONLY. SITE DEVELOPMENT REQUIREMENTS FOR INDIVIDUAL PARCELS TO BE REVIEWED IN THE BUILDING PERMIT PROCESS.
3. THE PROPOSED DRIVEWAY FOR INDIVIDUAL PARCELS TO BE PERMITTED WITH BUILDING PERMIT.