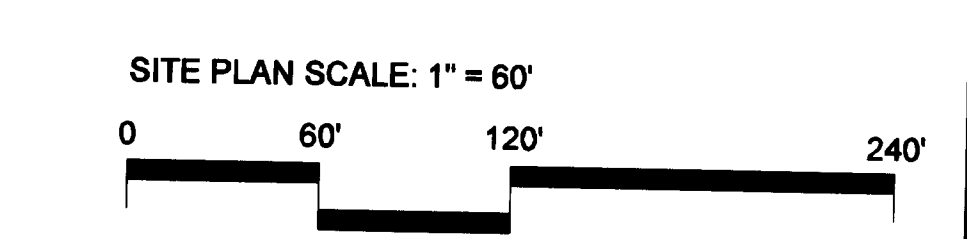
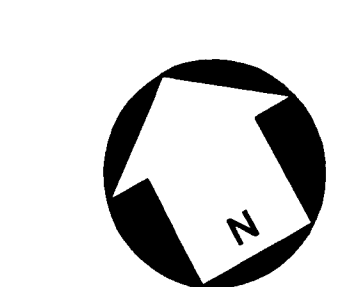


SITE DATA:

Tax Parcel: 045-451-03 (portion of)
 Existing Zoning: B-2(CD)
 Proposed Zoning: I-2(CD)
 Proposed Use: sale, repair and leasing of industrial equipment
 Maximum building space: 50,000 sq ft.
 Site Acreage: 10.56 acres net (excluding existing street r/w)
 Max. building height: 45 feet

CONDITIONAL NOTES:

- The development of the site will be controlled by the standards depicted on this site plan and by the standards of the City of Charlotte Zoning Ordinance. The development depicted by this plan is intended to reflect the general arrangement of proposed uses on the site, but the exact details of the configuration, placement and size of individual buildings and/or site elements may be altered or modified within the limits prescribed by the ordinance as specified in Section 6.206(2) as may be applicable. Minor and incidental changes of detail which do not alter the basic, overall layout and/or the relationships to abutting sites are permitted as a matter of right for the petitioner/developer.
- All proposed development on the site shall comply with applicable ordinance requirements regarding such things as the number and arrangement of off-street parking, setback/yard dimensions, signage, buffers, screening, open space, landscaping, Tree Ordinance, etc., unless otherwise indicated.
- Vehicular points of access shall be limited to those shown on the plan. The exact location may vary from that depicted, but shall comply with all applicable design/location requirements of the Charlotte Dept. of Transportation and/or the North Carolina Dept. of Transportation.
- The use proposed by this rezoning is an industrial machine equipment dealership, which includes the sale of new and used equipment, repair and leasing of said vehicles and equipment.
- The maximum amount of building square footage shall not exceed 50,000 square feet.
- The security gates which provide access to the rear yard of the property will be designed such that the area of the gate is a minimum of 50% opaque/solid.
- Detached lighting shall be limited to a maximum height of 25 feet and all such lighting shall be fully shielded.
- Wall-pak lighting shall be prohibited in the front yard area and the side yard areas which would be directly exposed to the public view. Wall-pak lighting may be utilized in the interior rear yard of the site, which is otherwise screened from direct public view by the building, landscaping, buffers and/or screening methods shown on the plan.
- Any detached business identification signage shall be limited to one sign which is limited to six feet in height and forty square feet in sign area.
- Construction equipment may be sold, leased or displayed outside; however all repair of equipment shall be done only within enclosed buildings.
- The attached architectural elevations are hereby included as a condition of the overall site plan. Such elevations are intended to generally depict the overall design theme/style of the proposed building. Changes which do not substantially alter the basic design theme are permitted as a matter of right at the sole discretion of the developer.
- As indicated on the Schematic Site Plan sheet RZ-1, the proposed rezoning requires a 100 foot wide Class A buffer and a 75 foot wide Class B buffer. The Class A buffer, which is located adjacent to residential zoning, shall not be reduced. The Class B buffer, which is adjacent to B-2 zoning, may be reduced by 25% (to 57 feet) in accordance with applicable zoning ordinance standards.
- The petitioner/developer shall construct a left turn lane into the site on Gibbon Road. The left turn lane shall be designed with a minimum 150 feet of storage, a 15:1 bay taper and 50:1 through lane tapers.
- At the intersection of major and minor thoroughfares, additional road right-of-way is necessary as follows:
 a) Gibbon Road: For the first 300 feet southeast of NC 115, right-of-way measuring 45 feet from the centerline, with a 45:1 taper transitioning over 450 feet to the typical 35 feet from centerline.
 b) NC 115 / Old Statesville Road: For the first 300 feet southwest of Gibbon Rd, right-of-way measuring 65 feet from centerline, with a 20:1 taper transitioning over 300 feet to the typical 50 feet from centerline.
- The petitioner/developer shall dedicate and convey the right-of-way described in Note 14 above in fee simple, and such dedication shall occur prior to the issuance of any building permit associated with the project.
- Existing trees 8 inches or larger in trunk diameter located within setbacks are shown on the Schematic Site Plan sheet RZ-1.
- Location, size and type of Stormwater Management Systems depicted on the plan is subject to review and approval with full development plan submittal and is not implicitly approved with the rezoning. Adjustments may be necessary in order to accommodate actual stormwater treatment requirements and natural site discharge points.
- The petitioner shall tie into the existing storm water systems. The petitioner shall have the receiving drainage system(s) analyzed to ensure that it will not be taken out of standard due to the proposed development. If it is found that the proposed development will cause the storm drainage system(s) to be taken out of standard, the petitioner shall provide alternate methods to prevent this from occurring.
- For projects with defined watersheds greater than 24% built upon area, water quality best management practices (BMPs) shall be constructed to achieve 85% Total Suspended Solid (TSS) removal for the entire post development runoff volume for the runoff generated from the first one inch of rainfall. BMPs must be designed and constructed in accordance with the NC Department of Environment and Natural Resources (NCDENR) Best Management Practices Manual, April 1999, Section 4.0 (Design Standards shall be met according to the City of Charlotte Best Management Practices Manual, when available.) Use of Low Impact Development (LID) techniques is optional. Runoff from driveway pavements within 20 feet of proposed street right of ways will not be subject to water quality treatment due to grading limitations.
- For projects with defined watersheds greater than 24 % built upon area, control the entire volume for the 1-year, 24-hour storm. Runoff volume drawdown time shall be a minimum of 24 hours, but not more than 120 hours.
- For commercial projects with greater than 24 % BUA, control the peak to match the predevelopment runoff rates for the 10-year, 6-hour storm and perform a downstream flood analysis to determine whether additional peak control is needed and if so, for what level of storm frequency; or if a downstream analysis is not performed, control the peak for the 10-year and 25-year storms.
- For commercial projects with less than or equal to 24% BUA, but greater than one acre of disturbed area, control the peak to match the predevelopment runoff rates for the 2 and 10-year, 6-hour storm.
- Along Gibbon Road, a 6 foot wide sidewalk with 8 foot minimum width planting strip will be installed by the Petitioner.
- Along Old Statesville Road, the existing 5 foot wide sidewalk with 4 foot planting strip will remain.
- Perimeter chain link security fence facing Gibbon Road or Old Statesville Road will be painted a dark earth-tone color such as black, brown, or green.



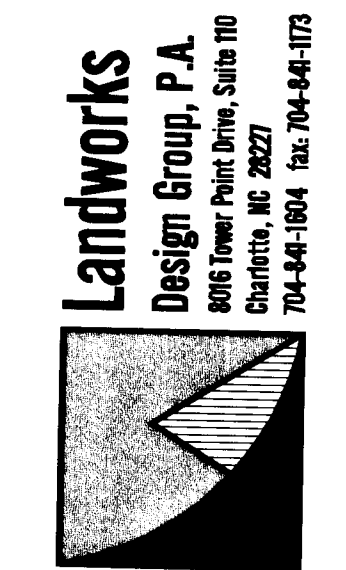
REVISIONS:			
No.	Date	By	Description
1	01/18/07	SH	PER 1ST STAFF REVIEW

Project Manager: TMM
 Drawn By: SJH
 Checked By: TMM
 Date: 11/21/06
 Project Number: 06030
 Sheet Number:

RZ-1
 "FOR PUBLIC HEARING"
 SHEET # 1 OF 1

OLD STATESVILLE ROAD
 AT GIBBON ROAD
 FOR LINDER INDUSTRIAL MACHINE COMPANY
 CHARLOTTE, NC
 PETITION NUMBER 2007-016

SCHEMATIC SITE PLAN AND TECHNICAL DATA SHEET





Renderings furnished by
Linder Industrial Machine Company
Sheet 1 of 3

East View 1 from Old Statesville Road
Old Statesville Road at Gibbon Road Rezoning
Petition Number 2007-016 1-19-07

Landworks

Design Group, P.A.

8016 Tower Point Drive, Suite 110
Charlotte, NC 28227
704-841-1604 fax: 704-841-1173



Renderings furnished by
Linder Industrial Machine Company
Sheet 2 of 3

East View 2 from Old Statesville Road
Old Statesville Road at Gibbon Road Rezoning
Petition Number 2007-016 1-19-07

Landworks

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Charlotte, NC 28227
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Renderings furnished by
Linder Industrial Machine Company
Sheet 3 of 3

South View from Gibbon Road
Old Statesville Road at Gibbon Road Rezoning
Petition Number 2007-016 1-19-07

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