

**OLD STATESVILLE ROAD
 AT GIBBON ROAD
 FOR LINDER INDUSTRIAL
 MACHINE COMPANY
 CHARLOTTE, NC**

**SCHEMATIC SITE
 PLAN AND
 TECHNICAL DATA
 SHEET**

seals

2007-016

REVISIONS:
 No. Date By

Project Manager: TM

Drawn By: JEL

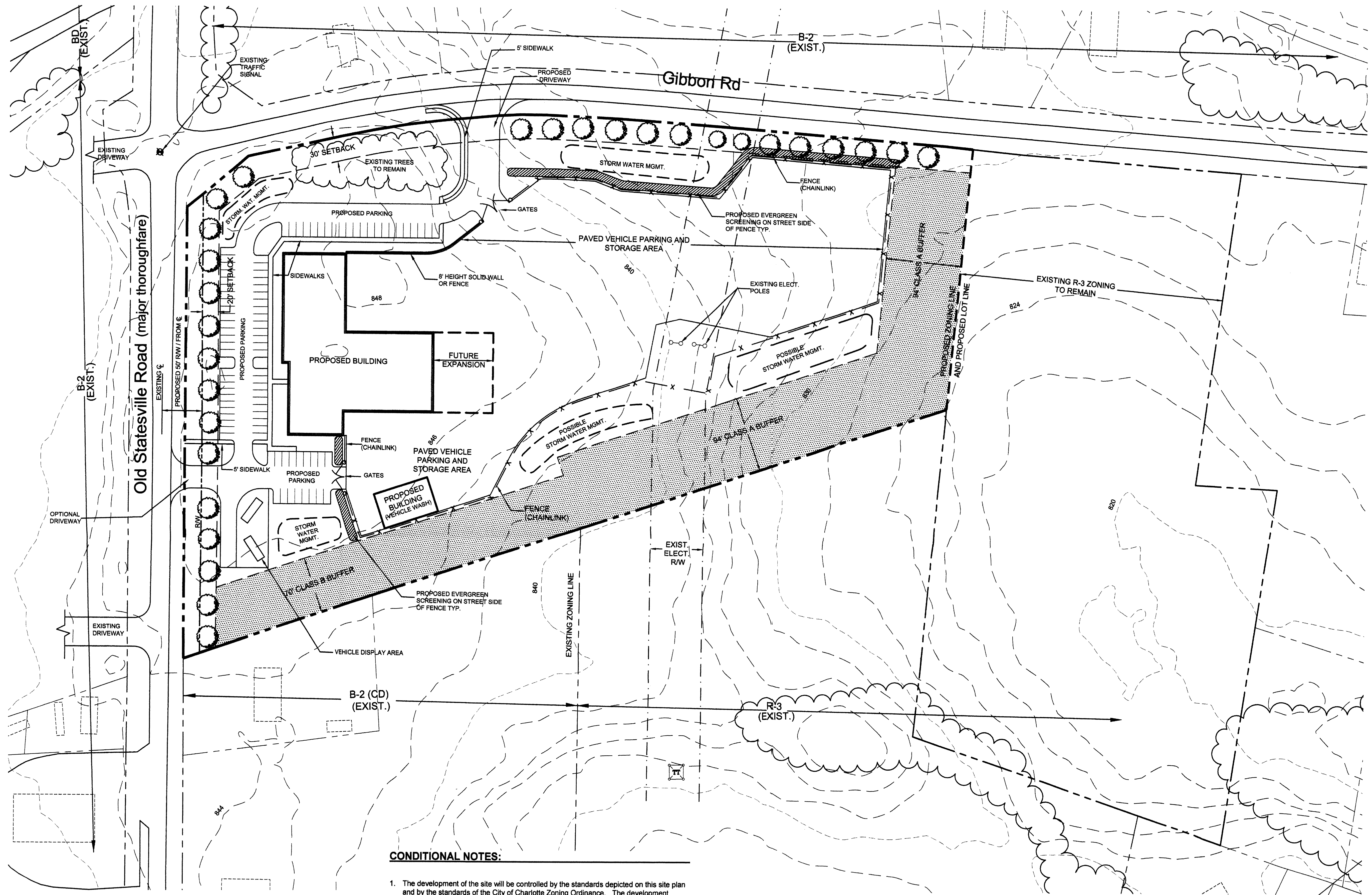
Checked By: TM

Date: 11-21-06

Project Number:
 06030

Sheet Number:

RZ-1



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: 10.9 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/localational 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.

