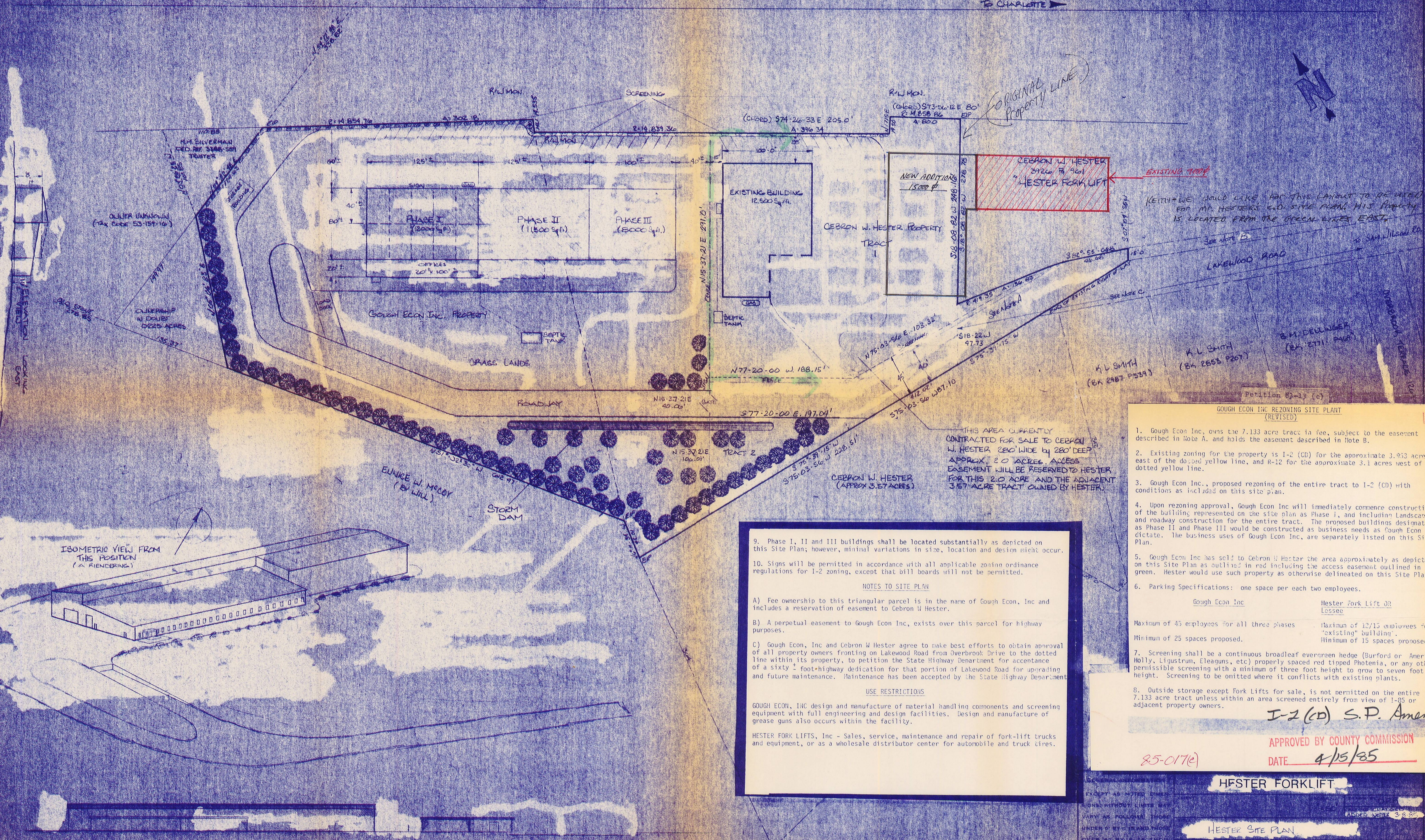
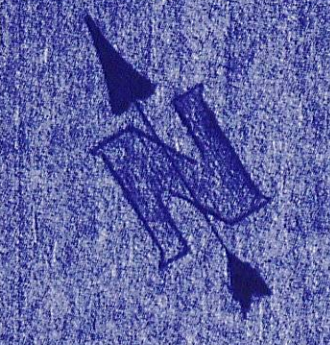


THIS DRAWING MUST NOT BE SCALED
NO MODIFICATIONS WITHOUT D.O. APPROVAL

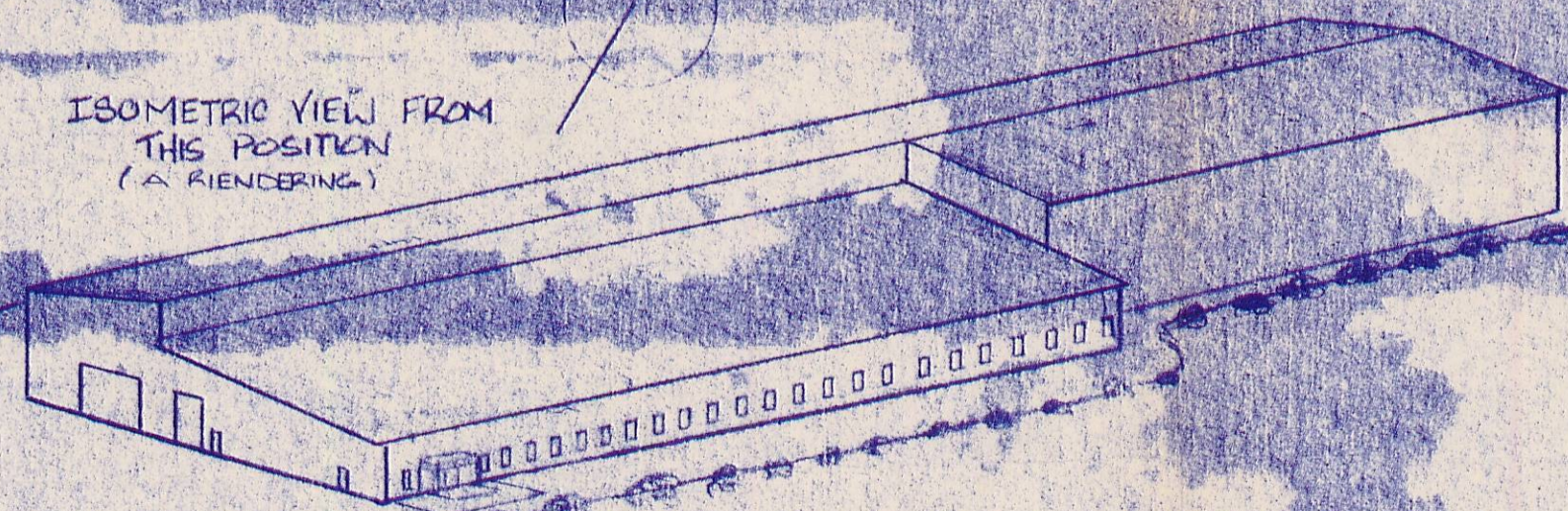
TO CANTONIA

INTERSTATE HWY #85

TO CHARLOTTE



ISOMETRIC VIEW FROM THIS POSITION (A RENDERING)



ELEVATION VIEW LOOKING SOUTH

9. Phase I, II and III buildings shall be located substantially as depicted on this Site Plan; however, minimal variations in size, location and design might occur.

10. Signs will be permitted in accordance with all applicable zoning ordinance regulations for 1-2 zoning, except that bill boards will not be permitted.

NOTES TO SITE PLAN

A) Fee ownership to this triangular parcel is in the name of Gough Econ, Inc and includes a reservation of easement to Cebron W Hester.

B) A perpetual easement to Gough Econ Inc, exists over this parcel for highway purposes.

C) Gough Econ, Inc and Cebron W Hester agree to make best efforts to obtain approval of all property owners fronting on Lakewood Road from Overbrook Drive to the dotted line within its property, to petition the State Highway Department for acceptance of a sixty ± foot-highway dedication for that portion of Lakewood Road for upgrading and future maintenance. Maintenance has been accepted by the State Highway Department.

USE RESTRICTIONS

GOUGH ECON, INC design and manufacture of material handling components and screening equipment with full engineering and design facilities. Design and manufacture of grease guns also occurs within the facility.

HESTER FORK LIFTS, Inc - Sales, service, maintenance and repair of fork-lift trucks and equipment, or as a wholesale distributor center for automobile and truck tires.

THIS AREA CURRENTLY CONTRACTED FOR SALE TO CEBRON W. HESTER, 280' WIDE by 280' DEEP APPROX. 2.0 ACRES. ACCESS EASEMENT WILL BE RESERVED TO HESTER FOR THIS 2.0 ACRE AND THE ADJACENT 3.57 ACRE TRACT OWNED BY HESTER.

- Petition 83-1 (c)
GOUGH ECON INC REZONING SITE PLAN (REVISED)
- Gough Econ Inc, owns the 7.133 acre tract in fee, subject to the easement described in Note A, and holds the easement described in Note B.
 - Existing zoning for the property is 1-2 (CD) for the approximate 3.933 acres east of the dotted yellow line, and R-12 for the approximate 3.1 acres west of the dotted yellow line.
 - Gough Econ Inc., proposed rezoning of the entire tract to 1-2 (CD) with conditions as included on this site plan.
 - Upon rezoning approval, Gough Econ Inc will immediately commence construction of the building represented on the site plan as Phase I, and including landscape and roadway construction for the entire tract. The proposed buildings designated as Phase II and Phase III would be constructed as business needs as Gough Econ Inc dictate. The business uses of Gough Econ Inc, are separately listed on this Site Plan.
 - Gough Econ Inc has sold to Cebron W Hester the area approximately as depicted on this Site Plan as outlined in red including the access easement outlined in green. Hester would use such property as otherwise delineated on this Site Plan.
 - Parking Specifications: one space per each two employees.
- | Gough Econ Inc | Hester Fork Lift OR Lessee |
|--|---|
| Maximum of 45 employees for all three phases | Maximum of 12/15 employees for "existing" building. |
| Minimum of 25 spaces proposed. | Minimum of 15 spaces proposed. |
- Screening shall be a continuous broadleaf evergreen hedge (Burford or American Holly, Ligustrum, Eleagnus, etc) properly spaced red tipped Photinia, or any other permissible screening with a minimum of three foot height to grow to seven foot height. Screening to be omitted where it conflicts with existing plants.
 - Outside storage except Fork Lifts for sale, is not permitted on the entire 7.133 acre tract unless within an area screened entirely from view of I-85 or adjacent property owners.

I-2 (CD) S.P. Amend
APPROVED BY COUNTY COMMISSION
DATE 4/15/85
85-017(e)

HESTER FORKLIFT

HESTER SITE PLAN