

# SITE PLAN AMENDMENT

FOR

# SCHLAFHORST INC.

PETITION NO. 93-10 (C)

TOTAL SITE : 36.50 AC.

SITE IS CURRENTLY ZONED I-1 CD

SITE IS PARCEL B ON PRIOR APPROVED SITE PLAN AMENDMENT PER PETITION 84-34 (C)

**NOTES:**

1. SITE SHALL CONFORM TO ZONING ORDINANCE, SUBDIVISION ORDINANCE (IF APPLICABLE), SIGN REGULATIONS, AND INTERIOR LANDSCAPING REGULATIONS.
2. SITE IS NOT TO BE ACCESSED FROM YORKMONT ROAD.
3. MAXIMUM BUILDING HEIGHT IS 40 FEET. THE SIDE AND REAR YARDS SHALL INCREASE IN WIDTH ONE FOOT FOR EACH FOOT THE BUILDING IS ABOVE 40 FEET IN HEIGHT.
4. THERE SHALL BE NO BUILDING STRUCTURES OR PARKING IN REQUIRED SETBACKS.
5. THE FOLLOWING LIMITATIONS SUPERSEDE THE "LIMITATION IMPOSED ON DEVELOPMENT" FOR PARCEL B AS SHOWN ON SITE PLAN AMENDMENT APPROVED OCTOBER 15, 1984 (PETITION 84-34 (C)) " THE PRIOR SALE PLAN ":

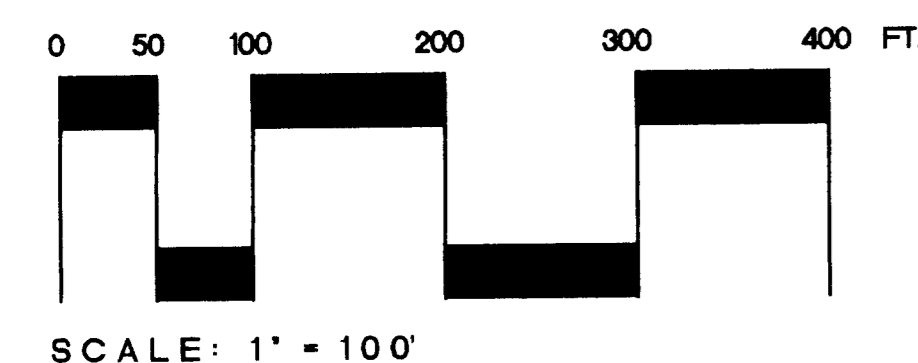
**PARCEL B**

1. MAXIMUM ALLOWABLE GROSS FLOOR AREA-524,000 SQUARE FEET (300,000 SQUARE FEET ON PARCEL B-1; 224,000 SQUARE FEET PARCEL B-2).
2. NO MORE THAN 300,000 SQUARE FEET OF THE MAXIMUM ALLOWABLE GROSS FLOOR AREA ON PARCEL B-1, AND NO MORE THAN 15% OF THE MAXIMUM GROSS FLOOR AREA ON PARCEL B-2, MAY BE DEVOTED TO GENERAL OFFICE USE. SPACE USED PRIMARILY FOR PURPOSES OF RESEARCH AND DEVELOPMENT, WAREHOUSING OF INVENTORY, TRAINING, AND INSTRUCTION OF INDIVIDUALS WHO ARE NOT EMPLOYED BY THE OCCUPANT, SHOWROOMS FOR MACHINERY EQUIPMENT AND LABORATORIES SHALL NOT BE DEEMED TO BE DEVOTED TO GENERAL OFFICE USE FOR THE PURPOSES OF THE PRECEDING SENTENCE.
6. THE FOLLOWING GENERAL RESTRICTIONS SET FORTH ON THE PRIOR SITE PLAN CONTINUE TO APPLY TO PARCEL B.
  1. NO PRE-ENGINEERED METAL BUILDINGS MAY BE CONSTRUCTED ON ANY PARCEL.
  2. EXPOSED CONCRETE BLOCK EXTERIORS ARE NOT PERMITTED ON ANY BUILDING.
  3. ON SITE STORAGE IS NOT PERMITTED.
  4. LOADING DOCKS MAY NOT FACE YORKMONT ROAD.
  5. ALL PLUMBING, HEATING AND AIR CONDITIONING EQUIPMENT AND ALL TRASH RECEPTACLES, WHETHER LOCATED ON ROOFS OR ELSEWHERE ON THE PARCEL, MUST BE ADEQUATELY SCREENED.
7. THE FOLLOWING ADDITIONAL RESTRICTION SUPERSEDES THE " ADDITIONAL RESTRICTIONS APPLICABLE TO CERTAIN PARCELS " ON THE PRIOR SITE PLAN, WITH RESPECT TO PARCEL B:

NO BUILDING OR PARKING FACILITY MAY BE CONSTRUCTED WITHIN THE 80-FOOT AND 100-FOOT BUFFER AREAS ESTABLISHED ALONG THE EASTERLY MARGIN OF PARCEL B. THE OWNER OF SUCH PARCEL RESERVES, HOWEVER, HAS THE RIGHT TO USE ALL OR PART OF THE BUFFER AREAS IMPOSED ON THE PARCEL FOR UTILITY, DRAINAGE, SOIL EROSION CONTROL AND SCREENING PURPOSES.

## REECE, HOOPES & FINCHER

Land Planners Landscape Architects



SCALE: 1" = 100'



NORTH

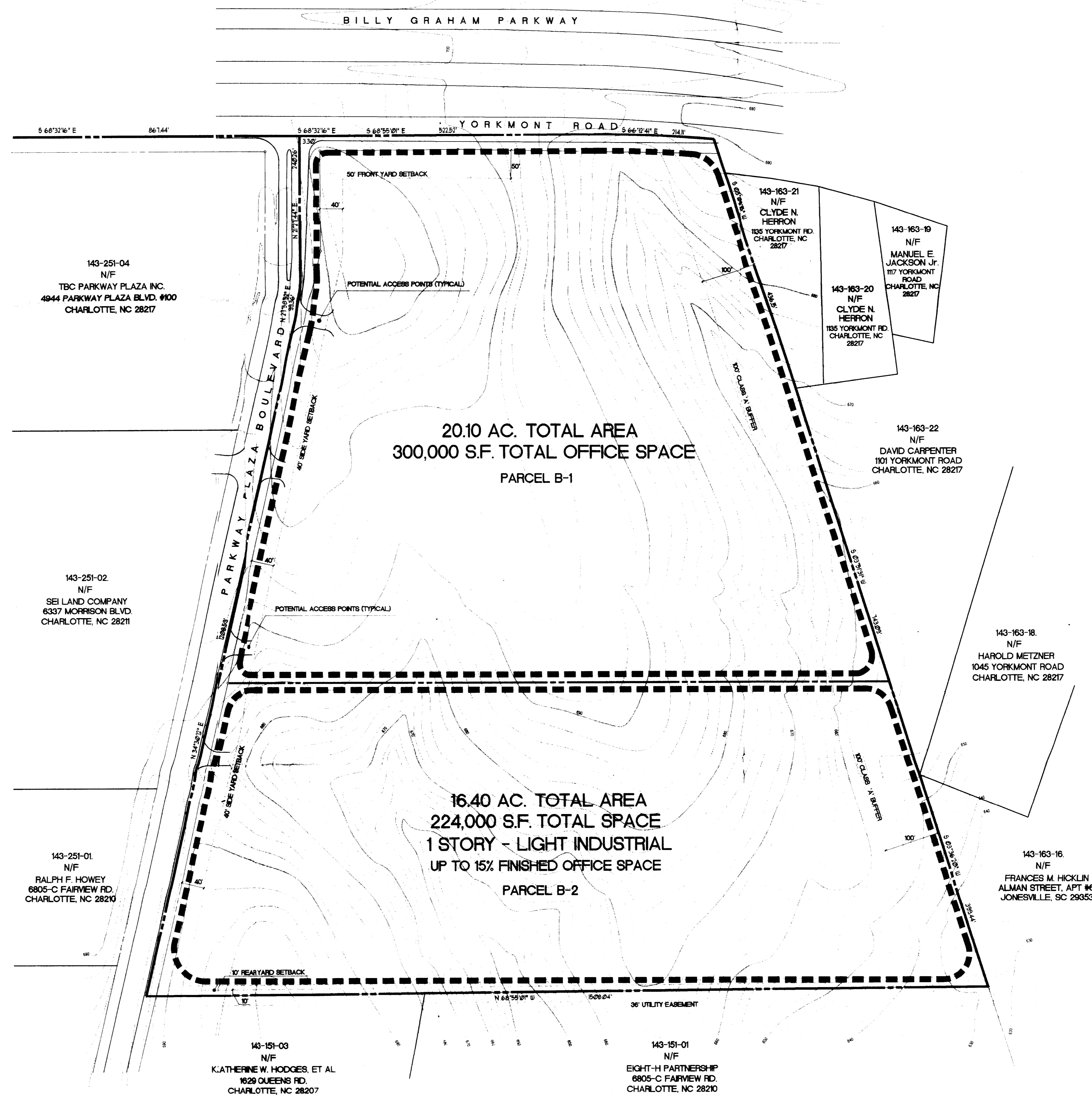
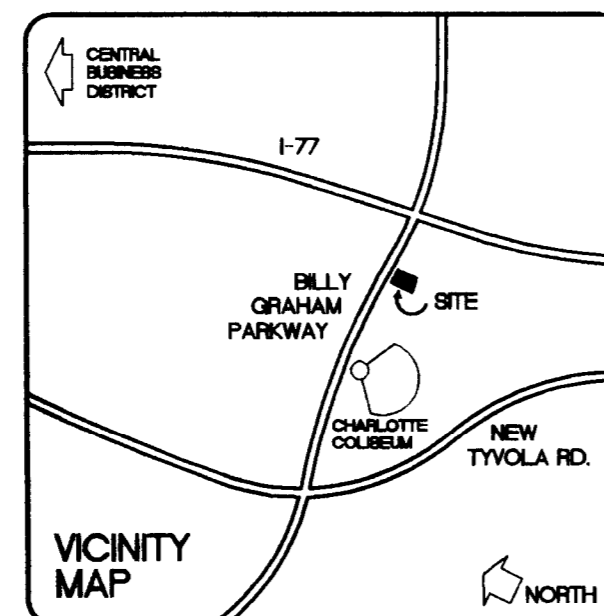
APPROVED BY COUNTY COMMISSION

DATED: 7-2-1993

DATE: 10/18/93

REVISED: 8-23-1993 (FOR PUBLIC HEARING)

10-04-1993 (FOR COMMISSION APPROVAL)



1993-10(C)