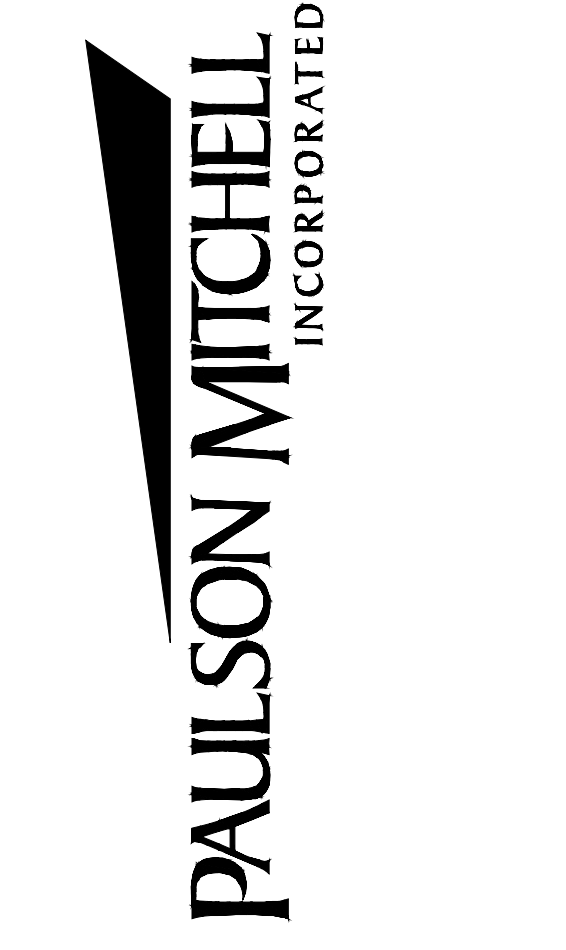


PROPOSED BUILDING:
 550,000 S.F.
 563 AUTOS
 146 TRAILERS
 FFE: ±777.8



LAND PLANNERS
 ENGINEERS • SURVEYORS
 TRANSPORTATION
 LANDSCAPE ARCHITECTS
PAULSON MITCHELL
 INCORPORATED
 85-A MILL STREET
 SUITE 200
 ROSWELL, GEORGIA 30075
 VOICE 770.650.7685
 FAX 770.650.7684
 www.paulsonmitchell.com



PROJECT:
GASTONIA INDUSTRIAL
 JENKINS DAIRY ROAD
 CITY OF GASTONIA
 GASTON COUNTY, NORTH CAROLINA

FOR:
INTERSECT
 DEVELOPMENT GROUP

3290 NORTHSIDE PARKWAY
 SUITE 825
 ATLANTA, GA 30327

ZONING INFORMATION

ZONING CLASSIFICATION

JURISDICTION: CITY OF GASTONIA, NC
 EX. ZONING: RLD, IZ-CD
 OVERLAY DISTRICT: --
 PR. ZONING: I1

BUILDING SETBACKS

FRONT: 50'
 MAJOR SIDE: 20'
 MINOR SIDE: 20'
 REAR: 30'

BUFFERS

LANDSCAPE STRIP: 10'
 ZONING BUFFER: 8'/30'
 STATE STREAM BUFFER: 25'
 COUNTY STREAM BUFFER: 50'
 CITY STREAM BUFFER: --

PARKING SUMMARY

WAREHOUSE REQ.: -- SPACE / -- S.F.
 STALL: 18' x 8.5'
 LANDSCAPE ISLAND SPACING: 1/10 SPACE

LANDSCAPE REG'S.

MAXIMUM IMPERVIOUS ALLOWED: --%
 MAXIMUM BUILDING COVERAGE: --%

ENVIRONMENTAL

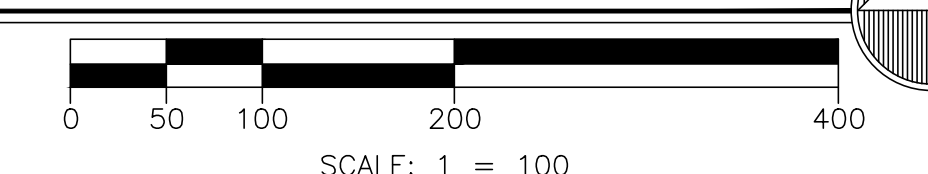
FLOOD PLAIN PRESENT (FIRM): YES
 STREAMS PRESENT (NW): YES
 WETLANDS PRESENT (NWI): NO
 TOPOGRAPHY DATA: GIS
 2021232CP10.dwg 08.30.22

CONCEPTUAL SITE PLAN

SITE ANALYSIS

PROPOSED BUILDING	±550,000 S.F.
TRAILER PARKING	146 SPACES
AUTO PARKING	563 SPACES
SITE AREA	±66.08 ACRES

CONCEPTUAL SITE PLAN



PRELIMINARY SITE PLAN DISCLAIMER:
 SITE PLAN IS BASED ON CLIENT PROVIDED INFORMATION POSSIBLY INCLUDING BUT NOT LIMITED TO THE FOLLOWING: TAX MAPS, USGS MAPS, GIS INFORMATION, SCANNED/DIGITAL BOUNDARY SURVEY, SCANNED/DIGITAL TOPOGRAPHICAL SURVEY, SCANNED/DIGITAL AS-BUILT PLAN, SCANNED/DIGITAL ALTA SURVEY, AND/OR PREVIOUS CONSTRUCTION PLANS BY PM/OOTHERS. ALL ZONING INFORMATION SHOWN IN THE TITLEBLOCK TO THE RIGHT HAS BEEN RESEARCHED BUT NOT VERIFIED WITH THE JURISDICTION.
 SITE PLAN BOUNDARY AND EXISTING CONDITIONS ARE ONLY AS ACCURATE AS THE INFORMATION PROVIDED.