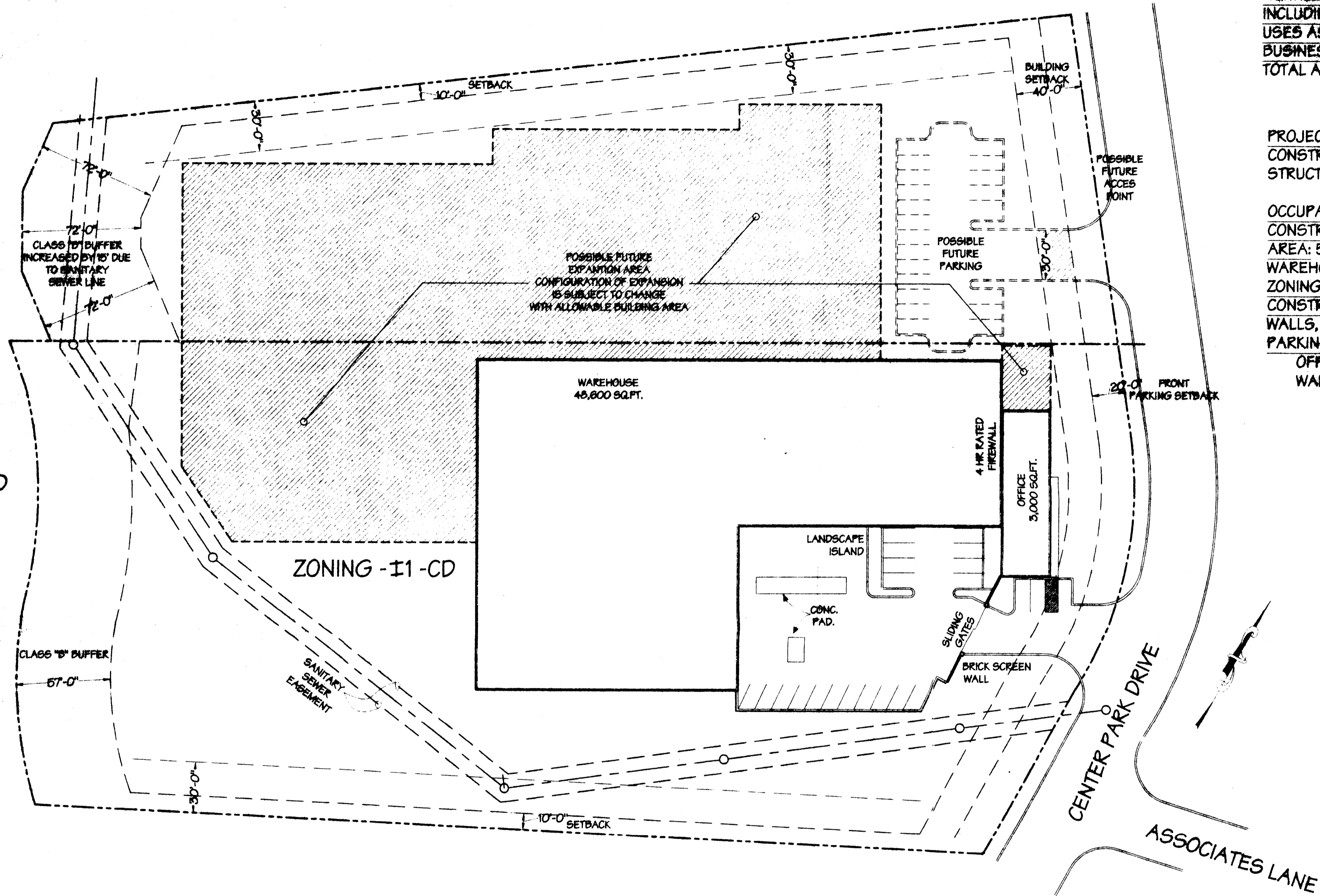


ZONING - BD CD

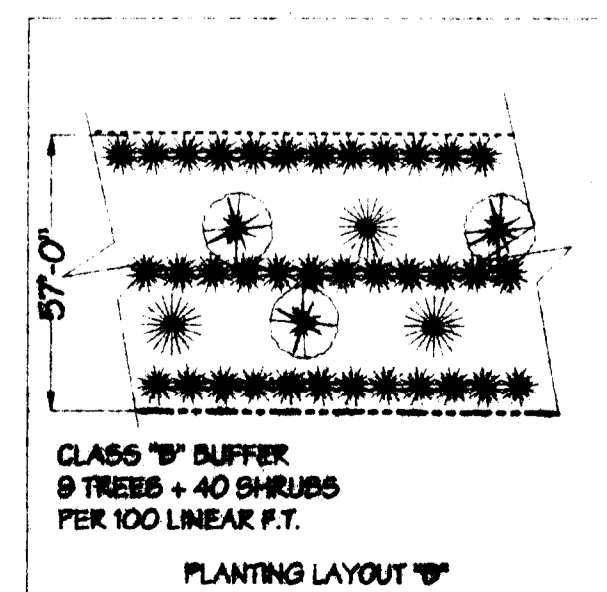
ZONING - BD CD

ZONING - I-1 CD

ZONING - BD CD



1 SITE PLAN
C-1 SCALE: 1" = 40'-0"



NOTE:
SEE CIVIL ENGINEERING DWGS BY DELTA LAND SERVICES FOR STAKING, GRADING, SITE UTILITIES, EROSION CONTROL, ETC.

ZONING REQUEST:
EXISTING ZONING BD CD, PROPOSED ZONING: I-1 CD
ACRES: 6.9 ACES
PURPOSE OF ZONING CHANGE: TO PERMIT ON SITE LIGHT TEXTILE MANUFACTURING INCLUDING KNITTING CUT & SEW EMBROIDERY, ETC. OR USES AS LISTED ON APPROVED COFFEY CREEK BUSINESS PARK PLAN
TOTAL ALLOWED FOOTAGE 120,225.00 SQ.FT.

PROJECT DESCRIPTION / DATA:
CONSTRUCTION OF AN OFFICE/ WAREHOUSE/ METAL BUILDING STRUCTURE, INCLUDING OFFICE UPFIT

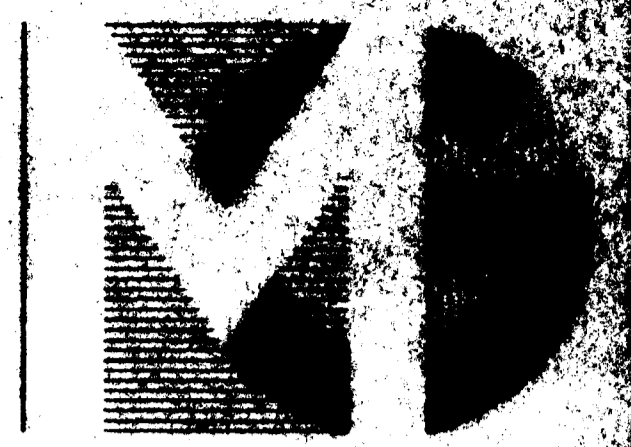
OCCUPANCY: STORAGE.
CONSTRUCTION TYPE: TYPE IV, SPR, UNPR.
AREA: 51,600 SQ.FT. OFFICE: 3,000 SQ.FT., WAREHOUSE: 48,600 SQ.FT.] 4 HR FIREWALL SEPARATION.
ZONING: [BD (CD) EXISTING] PROPOSED ZONING I-1 (CD)
CONSTRUCTION: METAL BUILDING, STRUCTURE, BRICK & CMU WALLS, STANDING SEAM MTL. ROOF; SLAB ON GRADE
PARKING REQ: 16
OFFICE (1:250) = 12
WAREHOUSE (1:2EMPL.) = 4

PERMITTED USES

- Books
- Book Binding
- Bottling and canning works for soft drinks
- Sales within enclosed buildings
- Dairy products processing bottling and distribution
- Engraving, excluding textile engraving
- Food processing, excluding poultry and animal slaughtering and dressing
- Warehousing within enclosed buildings
- Buildings for the display of sample merchandise
- Cafeterias
- Government offices and public utility buildings
- Laboratories and other facilities for research within enclosed buildings subject to standards of Laboratory, dental, medical and optical
- Office
- Parking
- Post Offices
- Printing and photoprocessing
- Repair and service, indoors only
- Restaurants
- Vending machines
- Wholesale sales with related storage and warehousing, within enclosed buildings including truck terminals
- Accessory uses
- Farms
- Fire stations
- Police stations
- Trailer, overnight camping, repair and service (stored unoccupied on a lot)
- Trade schools
- Veterinary hospital
- Business and professional offices
- Day Care Centers

BUILDING AREA AND STANDARDS

- All buildings erected within the boundaries of this plan shall meet the following requirements:
- a. Total land area covered by building shall not exceed the stated amount for each district as shown on this plan are 120,225.00
 - b. All buildings shall be located outside the Greenway buffer, and Setback Areas indicated on the plan. Setback, side and rear yard requirements for any subdivided portion of the property shall, as a minimum, comply with the applicable portions of the Mecklenburg County Zoning Ordinance.



MEGA ARCHITECTURE

308 CLANTON ROAD
CHARLOTTE, N.C. 28217
PHONE: 704-525-7757
FAX: 704-525-8988

98-114

APPROVED BY CITY COUNCIL
DATE October 21, 1998

THE KNITTING FACTORY

PROPOSED POSSIBLE ADDRESS
COFFEY CREEK
CHARLOTTE, N.C.

OWNER'S APPROVAL:

REVISIONS:

CONT: SITE PLAN
SCALE: 1" = 40' - 0"

DRAWN BY C & L OMB
PROJ. NO. 9812-04
ISSUE DATE 10-28-98

DRAWING NO.

C-1