

LINE	LENGTH	BEARING
L1	23.18	S19°08'26"W
L2	64.56	S33°00'54"W
L3	90.24	S30°27'31"W
L4	35.32	S30°15'06"W
L5	27.59	S12°20'00"W
L6	45.60	S12°43'31"W
L7	59.94	S01°28'01"E
L8	57.41	S06°07'39"E
L9	31.63	S16°26'43"E
L10	30.22	S34°17'22"E
L11	31.34	S81°38'51"E
L12	96.84	S68°18'17"E
L13	69.18	N68°09'31"E
L14	34.01	S68°11'00"E
L21	96.77	S49°58'47"W

MAP NORTH
MB. 23 PG. 518
DATED: DECEMBER, 1988

REZONING NOTES FROM APPROVED ZONING PLAN FOR COFFEE CREEK PARK PETITION NUMBER 88-12 (C)

- CONDITIONAL REQUIREMENTS**
1. PERMITTED USES
- All I-1 uses that are also allowed in I-2, except:
 - Blacksmith shops
 - Engraving, including textile engraving
 - Freight terminals
 - Manufacture of: Batteries and carbon products
 - Chalkboards
 - Cigars and cigarettes
 - Emery cloth and sandpaper
 - Excelsior and fiber
 - Furniture
 - Roofing materials
 - Insulation materials
 - Oilcloth and linoleum
 - Paper products, cardboard and building board
 - Pharmaceutical Products
 - Reed and rattan products
 - Sweeping compound
 - Petroleum storage, as a principle use
 - Plating work
 - Quarries
 - Tire recapping and retreading
 - Tobacco processing
 - Tobacco storage
 - Truck terminals
 - Trucks (tractor and trailer units), sales and service of accessory items
 - Fuel oil distribution
 - Woodworking and cabinet shops

APPROVED BY CITY COUNCIL

APR 25 2011

- The following I-2 uses are also allowed:
- Building materials storage yards and wholesale and retail sales
 - Contractor's offices and storage yards
 - Freight terminals, limited to air freight handling
 - Heavy equipment, retail and wholesale sales and rental, including accessory service and repair
 - Public utility construction equipment and materials

2. BUILDING AREA AND STANDARDS
- All buildings erected within the boundaries of this plan shall meet the following requirements:
- Total land area covered by building(s) shall not exceed the stated amount for each acreage.
 - All buildings shall be located within the 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 City of Charlotte Zoning Ordinance.
 - Before any building construction, approval shall be secured from an architectural design review committee described below.
 - Except during building construction, no temporary structures will be allowed.
3. PARKING AND LOADING
- Off-street parking and loading shall be provided in accordance with applicable ordinances and the following requirements:
- All parking area, driveways and walkways shall be paved.
4. SCREENING
- Screening shall be installed at those locations required by ordinance or by restrictive covenants.
5. PROPERTY OWNERS ASSOCIATION
- An Association of all property owners shall be created.

6. ARCHITECTURAL DESIGN REVIEW COMMITTEE
- An architectural design review committee shall be created in accordance with requirements set forth in the restrictive covenants described below, and shall carry out those duties assigned to it by these requirements and/or the applicable covenants.
7. RESTRICTIVE COVENANTS
- The conditional requirements of this plan shall be supplemented by more detailed and additional requirements imposed by duly recorded covenants and restrictions to be binding on all future property owners of land affected by this conditional plan.
8. MISCELLANEOUS
- Subsequent subdivision of the property shall be in accordance with the requirements of this plan and all applicable codes and ordinances.
 - All utilities distribution lines for buildings within 500 feet of Beam Road shall be placed underground.
 - The size, shape design and location of all signs shall be approved by the architectural design review committee and shall comply with their requirements in addition to the requirements of the City of Charlotte Zoning Ordinance.
9. BUFFERS
- The exterior 50' of the 100' Class A buffer shall remain undisturbed.

SITE PLAN AMENDMENT SUMMARY

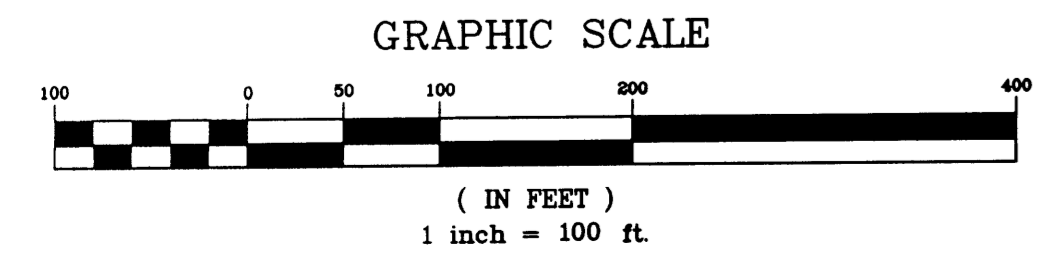
PARCEL ID #: 143-211-63
 PARCEL ACREAGE: 5.613 ACRES
 EXISTING ZONING: I-2 CD
 PROPOSED ZONING: I-2 CD SPA
 PURPOSE OF ZONING CHANGE: DELETE CONDITIONAL BUFFER ADJACENT TO PARCEL ID #143-211-02 WHICH HAS BEEN REZONED TO B-2(CD) FOR AUTOMOBILE BODY SHOP CONDITIONAL USE, FROM RESIDENTIAL.

NOTE: CHANGES TO THE SITE PLAN WILL BE IN COMPLIANCE WITH SECTION 6.207 OF THE ZONING ORDINANCE.

100' CLASS A BUFFER SHOULD THE ABUTTING LAND USE CHANGE AND THE BUFFER IS NO LONGER REQUIRED, THE BUFFER MAY BE MODIFIED OR ELIMINATED AS PER SECTION 12.302(6) OF THE ZONING ORDINANCE.

DELETE 100' BUFFER FROM PREVIOUS REZONING (88-12c) SINCE THE ABUTTING PROPERTY WAS REZONED TO B-2 (CD) WITH AN AUTOMOBILE BODY SHOP CONDITIONAL USE. A BUFFER, IF REQUIRED WILL BE INSTALLED PER THE REQUIREMENTS OF SECTION 12.302 OF THE ZONING ORDINANCE.

OWNER: S & R INVESTMENTS, LLC
 13001 GENERAL DRIVE
 PINEVILLE, NC 28273



FLOOD NOTE: A PORTION OF THE SUBJECT PROPERTY SHOWN HEREON DOES LIE WITHIN A SPECIAL FLOOD HAZARD AREA PER F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 3701580205E, DATED: FEBRUARY 4, 2004

- LEGEND**
- R/W RIGHT-OF-WAY
 - SAN SWR SANITARY SEWER
 - SF SQUARE FEET
 - PF PILE FOUND
 - RF REBAR FOUND
 - RS REBAR SET
 - CM CONCRETE MONUMENT
 - FND FOUND
 - DB DEED BOOK
 - PG PAGE
 - MB MAP BOOK
 - EX EXISTING
 - EOP EDGE OF PAVEMENT
 - CL CENTERLINE
 - SM SEWER MANHOLE

Flehan Engineering Inc.
 Civil Engineering
 Hydrology, Site Plan Design

5408 Guildbrook Road
 Charlotte, North Carolina 28226
 (704) 364-3842
 (704) 364-3843 - Fax
 Firm License # C-1313

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Project: COFFEE CREEK PARK 2011-12
 NORTH CAROLINA
 Charlotte
 Sheet Title: SITE PLAN AMENDMENT

V. P. in Charge
 C. FLEHAN
 Project Architect/Job Captain
 C. FLEHAN
 Drawn By
 C. FLEHAN
 Date Drawn
 11/29/10
 CADD Dwg. Name
 REZONING 1"=100'
 Revisions
 No. 1 Date 12/29/10
 No. 2 Date 02/14/11
 No. 3 Date 03/24/11
 Issue Date

Project Number
2100356
 Sheet Of
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