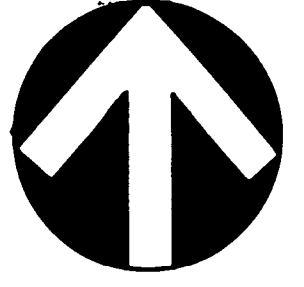


DOUGLAS AIRPORT

NORTH



INDUSTRIAL PARK

PRISON CAMP

300' GREENWAY

FENCE

LAMB'S CHAPEL

CITY OF CHARLOTTE

* THIS PORTION REDUCED FROM 100' & 300' TO 50' *

50' SETBACK AREA (MEASURED FROM THE FUTURE R.O.W.) TO BE LANDSCAPED WITH NO PARKING PERMITTED. LANDSCAPING IS TO INCLUDE GRASS, TREES, SHRUBS, AND/OR FENCING

50' GREENWAY

PHASE 1 I-1 (CD)

PHASE 3 B-D (CD)

B-D (CD)

FLOODWAY GREENWAY CONSISTING OF 100 YEAR FLOOD FRINGE AREA

FLOODWAY GREENWAY CONSISTING OF 100 YEAR FLOOD FRINGE AREA WITH 100' MINIMUM

60' EXISTING R.O.W.

110' FUTURE R.O.W.

ADDITIONAL 25' STRIP ON EACH SIDE OF THE EXISTING R.O.W. TO BE RESERVED FOR FUTURE ROAD IMPROVEMENTS

PHASE 2 I-2 (CD)

AUSTIN POWDER CO.

200' BUFFER REMOVED

100' GREENWAY

LANDFILL

POLICE & FIRE TRAINING

HUNTER DAIRIES

CONDITIONAL REQUIREMENTS

1. PERMITTED USES
Only those uses indicated below shall be permitted in each district.

B-D (CD)	I-1 (CD)	I-2 (CD)
Banks Book binding Bottling and canning works Building materials storage Building materials storage and wholesale and retail sales within enclosed buildings Dairy products processing, bottling, distribution Decorative, including ceiling painting Food processing, including poultry and animal products Manufacture of: Batteries and carbon products Metalworking within enclosed buildings Buildings for the display of sample merchandise Contractors' offices, excluding accessory storage Government office and public utility buildings Laboratories and other facilities for research Wholesale and retail stores, subject to the provisions of Section 5-3.3.6, Mecklenburg County Zoning Ordinance Landmark, dental, medical and optical offices Parking Post offices Printing and photo-processing Repair and servicing, indoors only Restaurants Vending machines Wholesale sales with related storage and warehousing, including truck terminals Accessory uses Fence Police stations Trailer, overnight camping, repair and service (located unoccupied on a lot) Trade schools Veterinary hospital Business and professional offices Day care centers	All those uses allowed as a matter of right in the I-1 table of per-mitted uses of the Mecklenburg County Zoning Ordinance in effect on March 1, 1982, except the following: Blacksmith shops Engineering, including electric engineering Freight terminals Manufacture of: Batteries and carbon products Eggs and cigarettes Every cloth and sandpaper Lacel and fiber furnitures Roofing materials Insulation materials Dill and linoleum Paper products, cardboard and building board Pharmaceutical products Beer and ration products Sawmill products Petroleum storage, as a percentage of use Quarries Tobacco processing and reprocessing Truck terminals Tractor and trailer units, sales and service Fuel oil distribution Woodworking and cabinet shops	All those uses allowed in the B-D and I-1 (CD) districts of this conditional plan, plus the following additional uses: Building materials storage Wholesale and retail sales Contractors' offices and storage yards Freight terminals, limited to air freight handling Household equipment, retail and wholesale sales and repair, including accessory service equipment and materials

Uses above would be allowed by right. Other uses allowed in the Mecklenburg County Zoning Ordinance for business distribution districts would be allowed by special use permit. No other uses would be permitted.

2. 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.
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.
c. Before any building is constructed, approval shall be secured from an architectural design review committee described below.
d. 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:
a. All parking areas, driveways and walkways shall be paved.
b. All parking and driveways shall be located at least 15 feet from the front of buildings in the B-D district, but shall not be permitted in setbacks required by the Mecklenburg County Zoning Ordinance.
c. No loading dock shall open directly on to Beas Road unless adequately screened.
d. The number of access roads from Beas Road into the property will be maximum of seven. No other access to Beas Road will be permitted. Access to sites on the corner of Beas Road and any one of the roads into the property will be permitted only from the access road to the property and must be more than 150' from the center line of Beas Road.
e. No access shall be permitted through the 300-foot Greenways along Pine Oaks Drive and Beas Road, nor within 200' of the easterly side of the 100' Beas Road buffer.

4. SCREENING
Screening shall be installed at those locations required by ordinance or by restrictive covenants.

PROPERTY OWNERS ASSOCIATION
An association of all property owners shall be created and shall, as a minimum, have the following duties and responsibilities:
a. Provide for proper maintenance of all Greenways, buffer, and other association controlled property.
b. Maintain the Greenway areas in generally natural condition, especially controlling the cutting of trees.
c. Carry out all obligations assigned to it by established and recorded restrictive covenants described herein.

5. ARCHITECTURAL DESIGN REVIEW COMMITTEE
An architectural design review committee shall be established 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.

6. RESTRICTIVE COVENANTS
The conditional requirements of this plan shall be supplemented by more detailed and additional requirements imposed by recorded covenants and restrictions to be binding on all future property owners of land affected by this conditional plan.

7. MISCELLANEOUS
a. Subsequent subdivision of the property shall be in accordance with the requirements of this plan and all applicable codes and zoning ordinances.
b. All utilities distribution lines for buildings within 500 feet of Beas Road shall be placed underground.
c. 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 Mecklenburg County Zoning Ordinance.
d. Within ninety (90) days after adoption of a resolution or resolution by the Mecklenburg County Board of Commissioners requesting compliance by all or any portion of the Floodway Greenway areas along Big Sugar Creek and Coffey Creek to the plan on this site plan, the owner of the property or any other person shall comply with the following requirements and shall be deemed to have accepted the same: (1) The owner shall, at their own expense, provide for the installation and maintenance of water, sewer and natural gas. Such preservation of easements shall be in form mutually agreeable to the County Attorney and attorneys for the Mecklenburg County. (2) The owner shall have the sole responsibility for maintenance and safety of said easement structures.

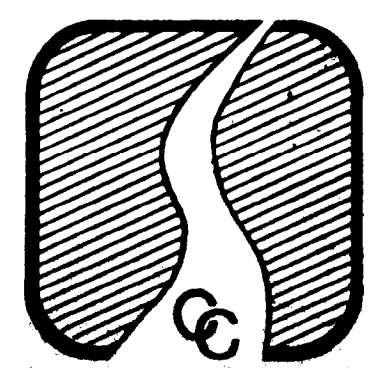
AREA TABULATION:

Parcel No.	Zoning	Area	Maximum Building Coverage
1	B-D (CD)	50.98 AC	888,275 SF
2	I-1 (CD)	80.98 AC	1,162,790 SF
3	I-2 (CD)	64.07 AC	669,815 SF
Coffey Creek West			
Parcel No.	Zoning	Area	Maximum Building Coverage
4	B-D (CD)	252.28 AC	4,395,730 SF

- GENERAL NOTES:**
- All Greenway areas may be utilized to satisfy building yard requirements, but cannot be used for parking, storage or other active uses.
 - All Greenway areas to be maintained in natural condition except where additional landscaping is desirable for screening purposes.
 - Fences included in Greenway areas will be constructed when building construction starts within 1800'.
 - Parking will be permitted in the north 100' of the buffer area subject to the satisfaction of easement agreements and Mecklenburg County Zoning Ordinance provisions.

SCALE 1" = 400'

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COFFEY CREEK PARK
for R&P INC.
HILTON HEAD ISLAND S.C.

APPROVED BY COUNTY COMMISSION
DATE 7-25-86
SITE PLAN PETITION 86-42(c)

Ferebee Walters & Assoc.
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