

DOUGLAS AIRPORT

INDUSTRIAL PARK

PRISON CAMP

WILGURTT ROAD

LORRIMONT ROAD

FENCE

CENTER PARK DRIVE (PROPOSED)

LAMB'S CHAPEL

THIS PORTION REDUCED FROM 300' TO 50'

CITY OF CHARLOTTE

50' GREENWAY

PHASE 1 I-1 (CD)

B-D (CD)

PHASE 2 I-2 (CD)

PHASE 3 B-D (CD)

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

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

FLOODWAY GREENWAY CONSISTING OF 100 YEAR FLOOD FRINGE AREA

AUSTIN POWDER CO.

100' GREENWAY

LANDFILL

POLICE & FIRE TRAINING

HUNTER DAIRIES

STATION ROAD

NORTH



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

2. ZONING DISTRICTS
 B-0 (CD) - Business, Office and Professional
 B-1 (CD) - Business, Office and Professional
 B-2 (CD) - Business, Office and Professional
 B-3 (CD) - Business, Office and Professional
 B-4 (CD) - Business, Office and Professional
 B-5 (CD) - Business, Office and Professional
 B-6 (CD) - Business, Office and Professional
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 B-100 (CD) - Business, Office and Professional

COMMERCIAL

AREA TABULATION:	Area	Maximum Building Coverage
Coffey Creek East Zoning	50.98 AC	888,275 SF
Parcel No. 1	88.99 AC	1,162,790 SF
2	1-1 (CD)	693,513 SF
3	1-2 (CD)	
Coffey Creek West Zoning	252.28 AC	4,395,730 SF
Parcel No. 4	8-0 (CD)	

GENERAL NOTES:

- All Greenway areas may be utilized to satisfy building yard requirements, but 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 the requirements of the Mecklenburg County Zoning Ordinance provisions.

Revisions	Project Number
4-13-82	1014.01
4-27-82	Date
5-17-82	3-2-82
4-14-86	Drawn By
10-7-86	GGP/GRA
1-21-88	Checked By
10-29-90	Approved By

COFFEY CREEK PARK 88-12(c)
 for R&P INC.
 HILTON HEAD ISLAND S.C. DATE 19 Nov 1990
 APPROVED BY COUNTY COMMISSION



SITE PLAN PETITION

Ferebee Walters & Assoc

1000 American Blvd Drive
Charlotte, NC 28211
704-541-8200