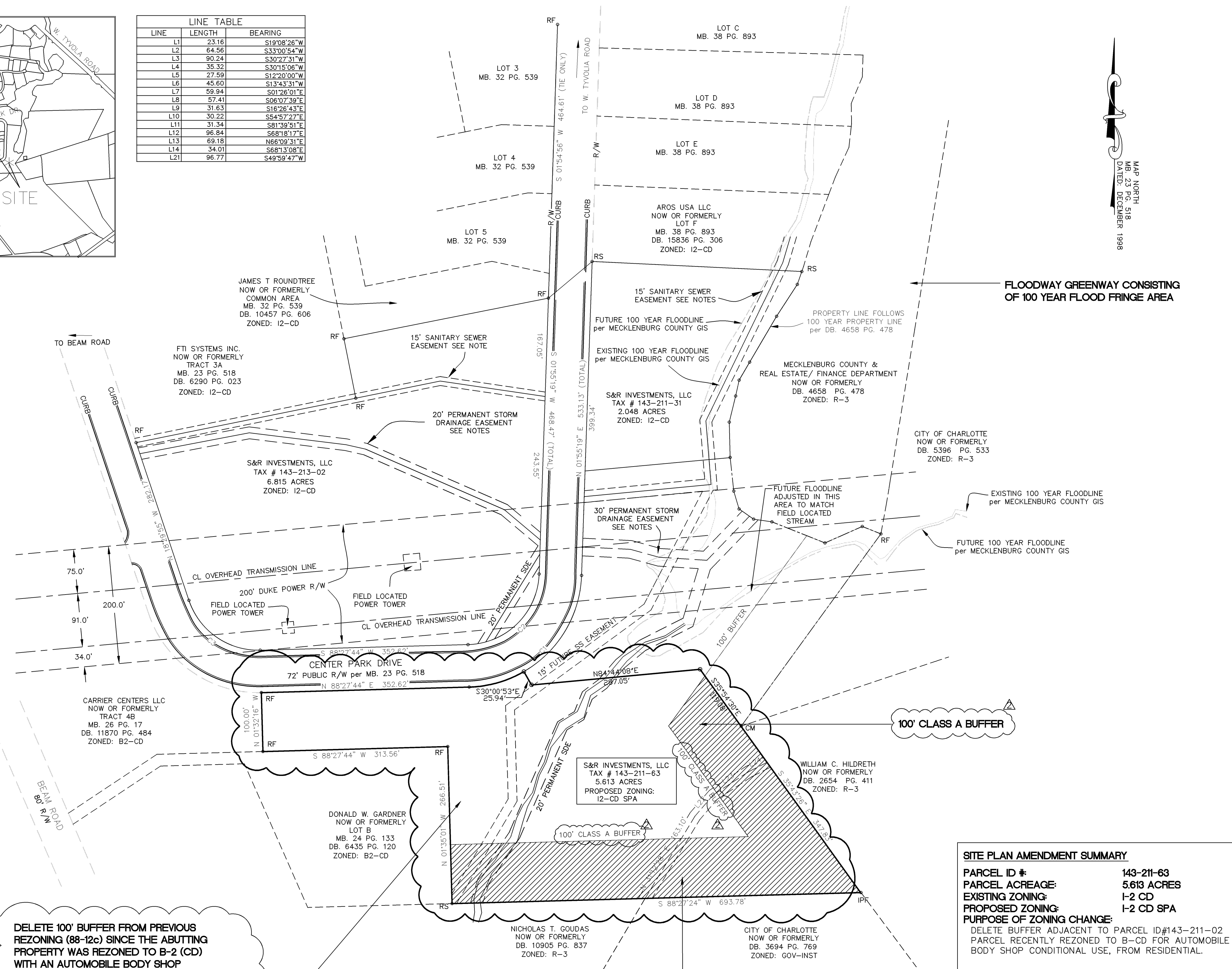


LINE	LENGTH	BEARING
L1	23.16	S19°08'26"W
L2	64.56	S33°00'54"W
L3	90.24	S30°27'31"W
L4	38.32	S30°27'31"W
L5	27.59	S12°20'00"W
L6	45.60	S13°43'31"W
L7	59.94	S01°26'01"E
L8	47.41	S82°07'30"E
L9	31.63	S16°26'43"E
L10	30.22	S84°57'27"E
L11	31.34	S81°39'51"E
L12	96.84	S89°18'17"E
L13	69.18	N86°09'31"E
L14	34.01	S68°13'08"E
L21	96.77	S49°59'47"W



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

- CONDITIONAL REQUIREMENTS**
- PERMITTED USES**
    - I-1(CD)
      - 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
        - Gilcoth 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
    - I-2(CD)
      - 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
  - BUILDING AREA AND STANDARDS**
    - All buildings erected within the boundaries of this plan shall meet the following requirements:
      - Total land area covered by building shall not exceed the stated amount for each district as shown on this plan.
      - All buildings shall be located outside 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 is constructed, approval shall be secured from an architectural design review committee described below.
      - Except during building construction, no temporary structures will be allowed.
  - 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 pave.
  - 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:
      - Provide for proper maintenance of the buffer and other association controlled property.
      - The exterior 50' of the 100' Class A buffer shall remain undisturbed.
      - Carry out all obligations assigned to it by established and recorded restrictive covenants described below.
  - 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.
  - RESTRICTIVE COVENANTS**
    - The conditional requirements of this plans 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.
  - 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.

**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 BUFFER ADJACENT TO PARCEL ID#143-211-02 PARCEL RECENTLY REZONED TO B-CD FOR AUTOMOBILE BODY SHOP CONDITIONAL USE, FROM RESIDENTIAL.

**NOTES**

REBAR SET AT ALL CORNERS UNLESS NOTED OTHERWISE.

THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND.

AREAS COMPUTED USING COORDINATE GEOMETRY.

THIS PROPERTY MAY BE SUBJECT TO RIGHT OF WAYS, EASEMENTS OR RESTRICTIONS EITHER RECORDED OR IMPLIED.

SEE RESTRICTIVE COVENANTS FOR ADDITIONAL EASEMENTS OR RIGHTS-OF-WAYS.

ALL STORM DRAINAGE EASEMENTS AND PUBLIC UTILITY EASEMENTS OR RIGHT-OF-WAYS ARE CONSIDERED AS BEING LOCATED BY BEING CENTERED ON DITCH, PIPE OR STRUCTURE. EASEMENTS SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY.

OTHER UNDERGROUND UTILITIES MAY EXIST BUT THERE LOCATIONS ARE NOT KNOWN.

ALL ADJOINING PROPERTY OWNER INFORMATION IS TAKEN FROM CURRENT DEEDS AND TAX RECORDS AND ARE CONSIDERED "NOW OR FORMERLY".

ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES, MEASURED WITH ELECTRONIC MEASURING DEVICES.

DASHED LINES INDICATE LINES NOT SURVEYED AT THIS TIME.

THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT REPORT. MCAULEY LAND SURVEYING DOES NOT CLAIM THAT ALL MATTERS OF RECORD, WHICH MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY ARE SHOWN HEREON.

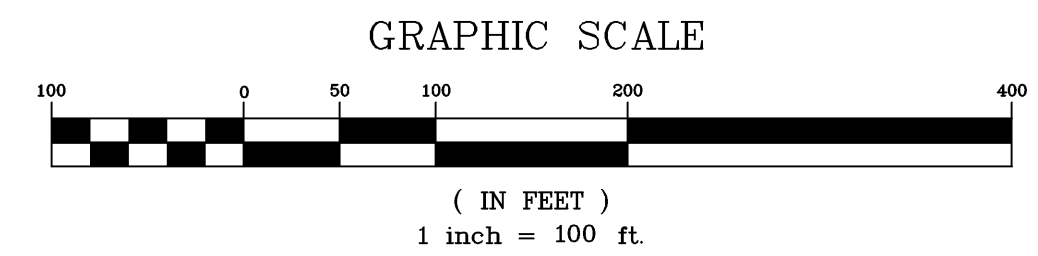
SURVEY SUBJECT TO FULL TITLE SEARCH.

PRIOR TO ANY CONSTRUCTION ON THE PROPERTY SHOWN ON THIS MAP MUST BE APPROVED BY MECKLENBURG COUNTY ZONING.

DELETE 100' BUFFER FROM PREVIOUS REZONING (88-12c) SINCE THE ADJUTING 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.

100' CLASS A BUFFER SHOULD THE ADJUTING 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.

**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 PIPE FOUND
  - RF REBAR FOUND
  - RS REBAR SET
  - CM CONCRETE MONUMENT
  - FND FOUND
  - DB DEED BOOK
  - FR FENCE
  - MB MAP BOOK
  - EX EXISTING
  - PP POWER POLE
  - EOP EDGE OF PAVEMENT
  - C CENTERLINE
  - S SEWER MANHOLE

**Flehan Engineering Inc.**  
Civil Engineering  
Hydrology, Site Plan Design

SEAL 12913  
ENGINEER  
NORTH CAROLINA  
EXPIRES 11/11

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

Project: **COFFEY CREEK PARK 2011-12C**  
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. Date:  
No. Date:  
Issue Date:

Project Number  
**2100356**  
Sheet Of  
**1 1**