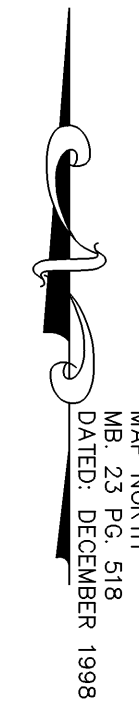
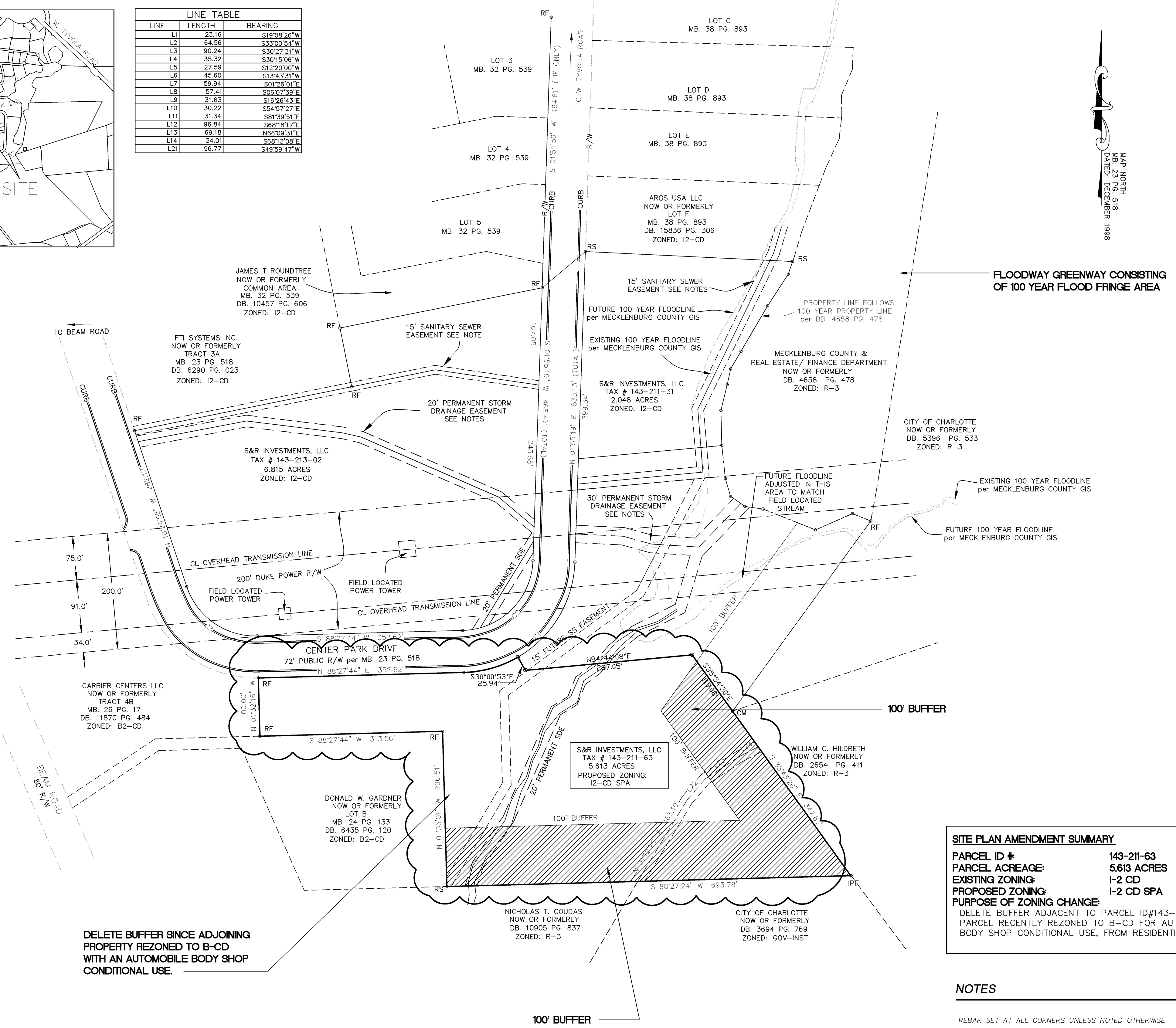


LINE	LENGTH	BEARING
L1	23.16	S19°08'26"W
L2	64.56	S33°00'54"W
L3	90.24	S30°27'31"W
L4	38.32	S30°26'04"W
L5	27.59	S12°20'00"W
L6	45.60	S13°43'31"W
L7	59.94	S01°28'01"E
L8	47.41	S02°07'30"E
L9	31.63	S16°26'43"E
L10	30.22	S54°57'27"E
L11	31.34	S81°39'51"E
L12	96.84	S89°18'17"E
L13	69.18	N66°09'31"E
L14	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**
Only those uses indicated below shall be permitted in each district.
 - B-D(CD)
 - Banks
 - Book Binding
 - Bottling and canning works for soft drinks
 - Building materials storage and wholesale and retail 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
 - Cafeteria
 - Contractors' offices, excluding accessory storage
 - Government office and public utility buildings
 - Laboratories and other facilities for research within enclosed buildings subject to standards of Section 5-3.6.6 Mecklenburg County Zoning Ordinance
 - Laboratory, 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 within enclosed buildings excluding 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
 - I-1(CD)
 - All those uses allowed as a matter of right in the I-1 table of permitted uses of the Mecklenburg County Zoning Ordinance in effect on March 1, 1982, except the following:
 - 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
 - Fuel oil distribution
 - Trucks (tractor and trailer units), sales and service of accessory items
 - Woodworking and cabinet shops
 - I-2(CD)
 - All those uses allowed in the BD (CD) and I-1 (DC) districts of this conditional plan, plus the following additional uses:
 - 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 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.
 - 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 paved.
 - 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.
 - No loading dock shall open directly on to Beam Road unless adequately screened.
 - The number of access roads from Beam Road into the property will be a maximum of 7. No other access to Beam Road will be permitted. Access to site on the corner of Beam Road and any one of the roads into the property will be permitted only from the access road into the property and must be more than 150' from this centerline of Beam Road.
 - No access shall be permitted through the 300-foot Greenway along Pine Oaks Drive.
 - 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 all Greenways, buffer and other association controlled property.
 - Maintain the Greenway areas to generally natural condition, especially controlling the cutting of trees.
 - 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 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.
 - 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 Mecklenburg County Zoning Ordinance.
 - Within ninety (90) days after adoption of a resolution or resolutions by the Mecklenburg County Board of Commissioners requesting conveyance of all or any portion of the Floodway Greenway found along Big Sugar Creek and Coffee Creek as shown on this site plan, the owner or owners of said properties shall convey, by fee simple warranty deed free and clear of all encumbrances and without consideration other than stated herein said properties to Mecklenburg County for inclusion in the Mecklenburg County greenway system. The consideration for such conveyance or conveyances shall be the reservation to the then owner or owners, their successors and assigns, of such easement for easements as the then owner or owners deem necessary for installation and maintenance of utility line and conduits, including, but not limited to, water, sewer and natural gas. Such reservation of easements shall be without consideration except as stated herein, and shall be in form mutually acceptable to the County Attorney and attorney for the then owner or owners. After any conveyance as herein described, Mecklenburg County shall have the sole responsibility for maintenance and upkeep of said conveyed properties.

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 RIGHTS-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 THESE 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.

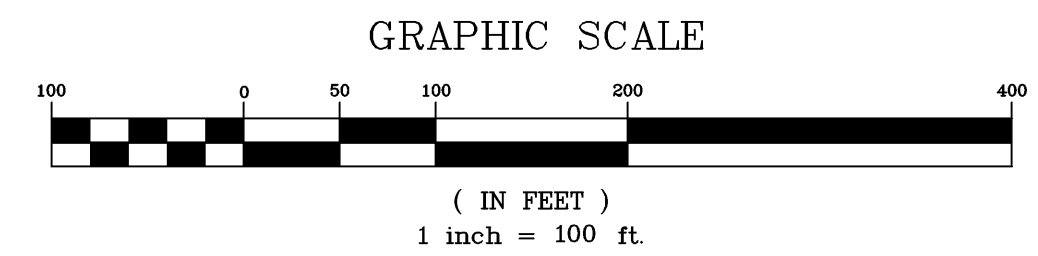
DASHED LINES INDICATE LINES NOT SURVEYED AT THIS TIME.

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.

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
 - PIPE FOUND
 - RF REBAR FOUND
 - REBAR SET
 - CONCRETE MONUMENT
 - FOUND
 - DEED BOOK
 - FAISE
 - MB MAP BOOK
 - EX EXISTING
 - POPP POWER POLE
 - EOP EDGE OF PAVEMENT
 - C CENTERLINE
 - SEWER MANHOLE

Flehan Engineering Inc.
 Civil Engineering
 Hydrology, Site Plan Design

Charlotte, North Carolina 28226
 (704) 364-3842
 Firm License # C-1313

COFFEE CREEK PARK 88-12C
 NORTH CAROLINA
 CHARLOTTE

Project
 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

Project Number
2100356
 Sheet Of
1 1