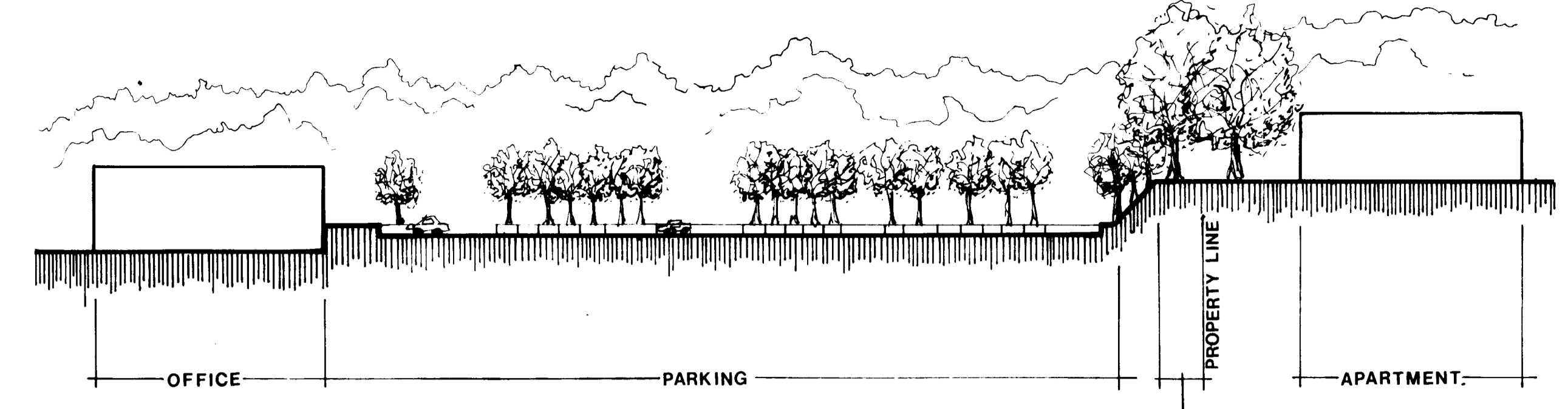
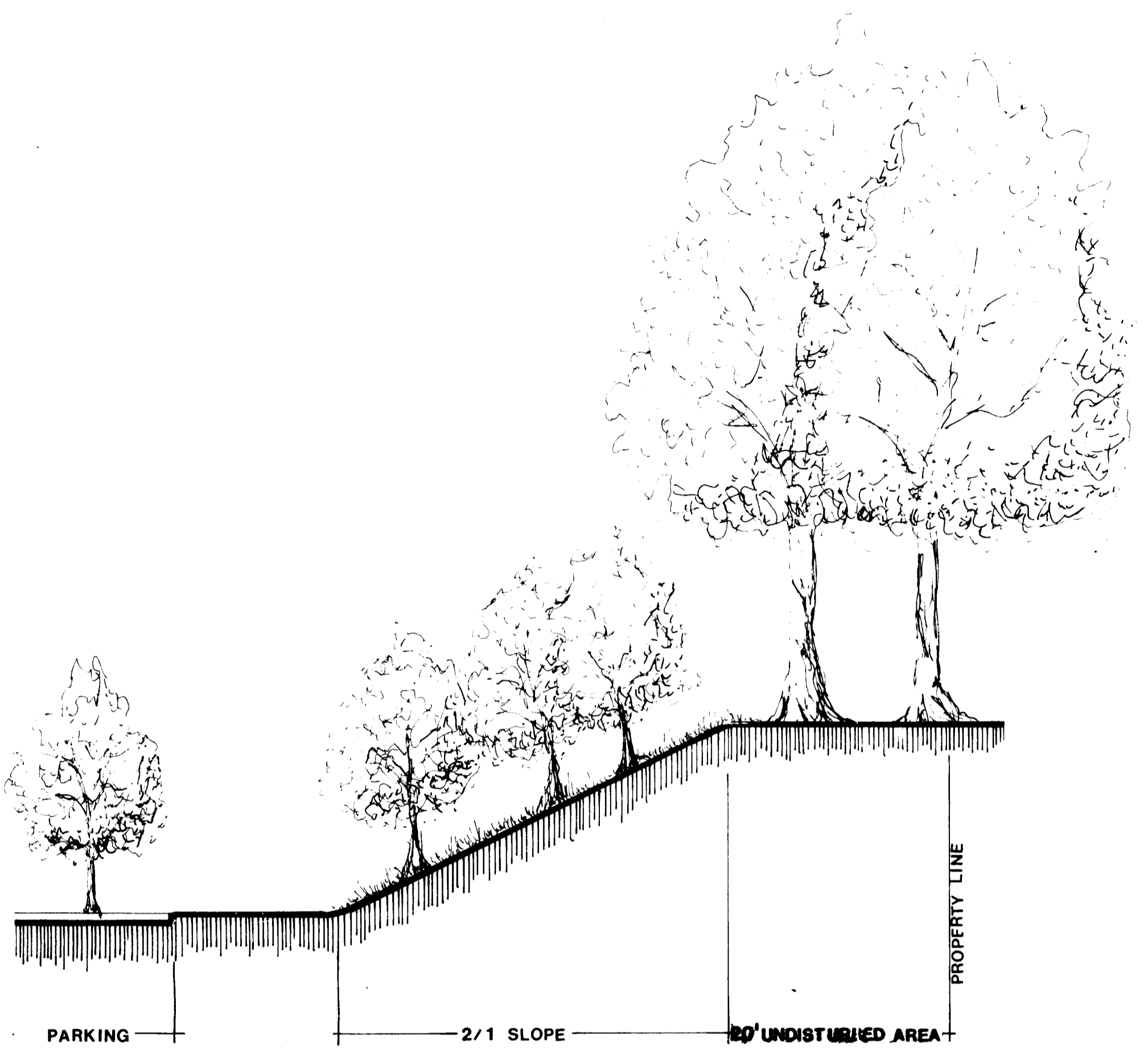


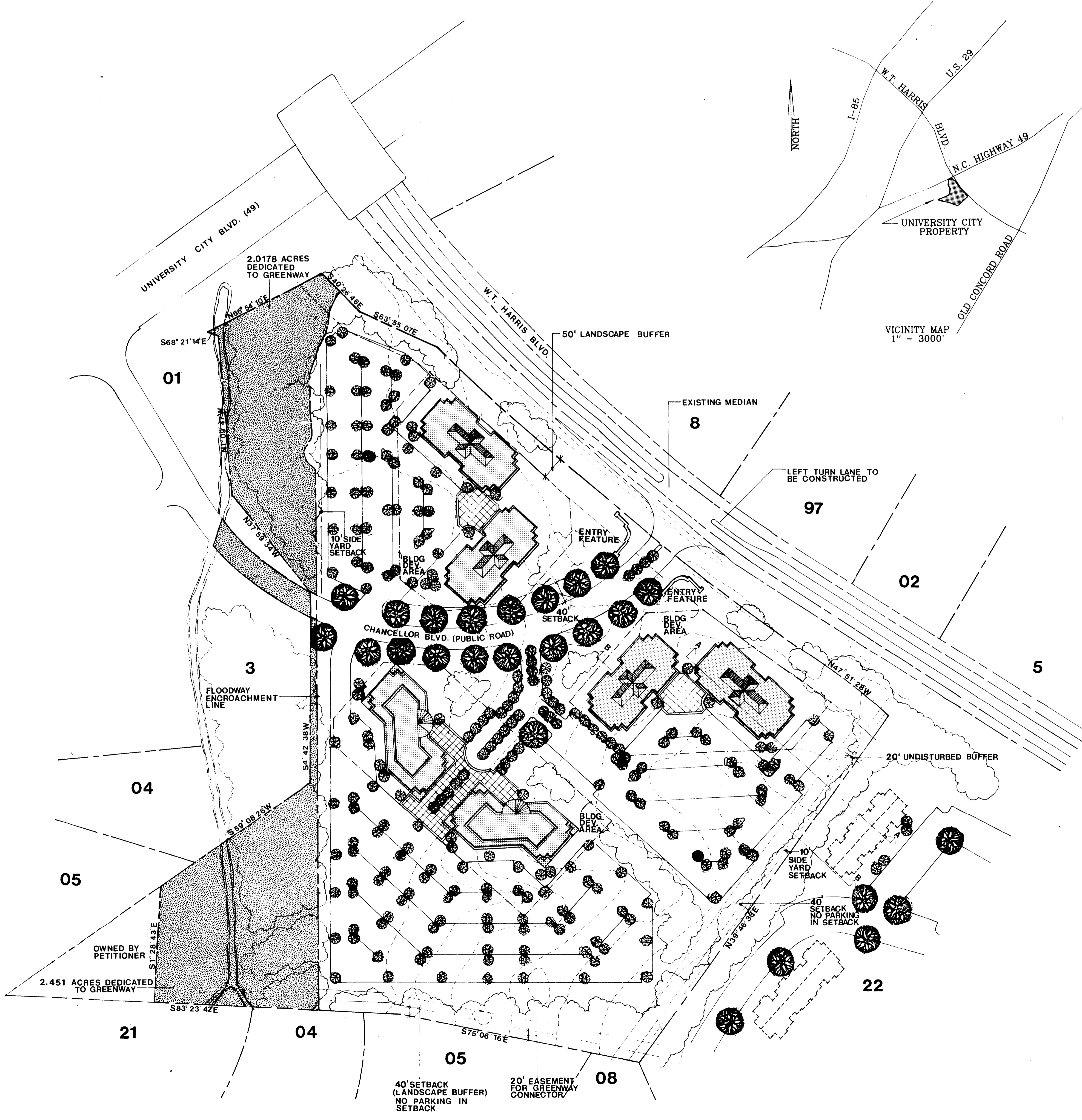
**SECTION A-A**  
 SCALE: 1" = 50'-0"



**SECTION B-B**  
 SCALE: 1" = 50'-0"



**MINIMUM EDGE TREATMENT ADJACENT TO M.F.**  
 SCALE: 1" = 10'-0"



REVISIONS 89-9(C)  
 049-281-01, 02

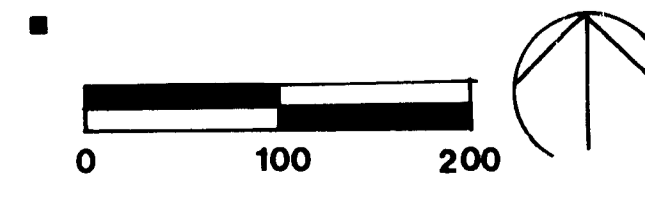
APPROVED BY COUNTY COMMISSION  
 DATE May 15, 1989

*Chancellor Park*

**Crosland Erwin Associates**  
 225 Scalesboro Road, Charlotte, NC 28209/704-282-0272

**REZONING SITE PLAN**

PROJECT 89-210  
 DATE 3-7-89



**Development Data**

Site Area: 28.405 Acres (4.468 dedicated to greenway)  
 Existing Zoning: Inst.  
 Proposed Zoning: O-15(CD)  
 Maximum Building Area: 290,000 Sq. Ft.  
 Proposed Uses: As allowed in O-15 District (SEE NOTE 12)  
 Parking Provided: As a minimum to meet Ordinance Requirements

**Development Notes**

- This site plan is intended to show only general development character. Minor modifications to the circulation, parking and building configurations may be required to accommodate final architectural and site design and to adjust to other site features. Such modifications may be approved administratively by the Planning Commission Staff as long as the overall intent of this plan, and the internal and external relationships shown here are maintained. No building shall be located outside of the building development line. Parking may be placed inside building development line.
- All development standards for the O-15 District as set forth in the Mecklenburg County Zoning Ordinance shall be met or exceeded.
- Special care will be taken to provide a high quality development with emphasis on landscaping, building architecture and site arrangement design.
- Building shall meet or exceed the required setbacks, rear yards and side yards as established in the Mecklenburg County Zoning Ordinance.
- All signage provided shall be in accordance with the Mecklenburg County Zoning Ordinance.
- Vehicular access points are limited to the number shown on the plan. Configuration of driveways and access points are subject to minor modifications as necessary to accommodate final site and architectural construction plans, as well as D.O.T. standards.
- As indicated on this plan, land along Toby Creek shall be dedicated to Mecklenburg County for Greenway purposes within two years of the date of approval of this proposal.
- The roadway shown on the plan connecting NC 49 to Harris Boulevard is part of the proposed 49/Graham Street Connector (currently under EIS review by NC D.O.T.) designed to improve overall traffic flow in this area. This road will be built to commercial street standards. Right-of-way dedication will be accomplished through an agreement with the adjoining property owner. Chancellor Boulevard within the property will be built by the developer.
- Screening will conform to Section 1601.
- 10% of the parking lot area will be landscaped.
- No parking will be within 40 feet of the eastern or southern property lines.
- All uses in the O-15 district will be allowed except the following: Arbotorium, Auction Sales, Dormitories, Dwellings (all types), Farms, Fraternal Organizations, Group Homes, Churches, Churches and Synagogues, Country Clubs, Hotels, Hospitals, Nursing Homes, Riding Stables, Rooming Houses, Schools, Sewage Treatment Plants, Turkey Shocks, Quaries