

LEGEND

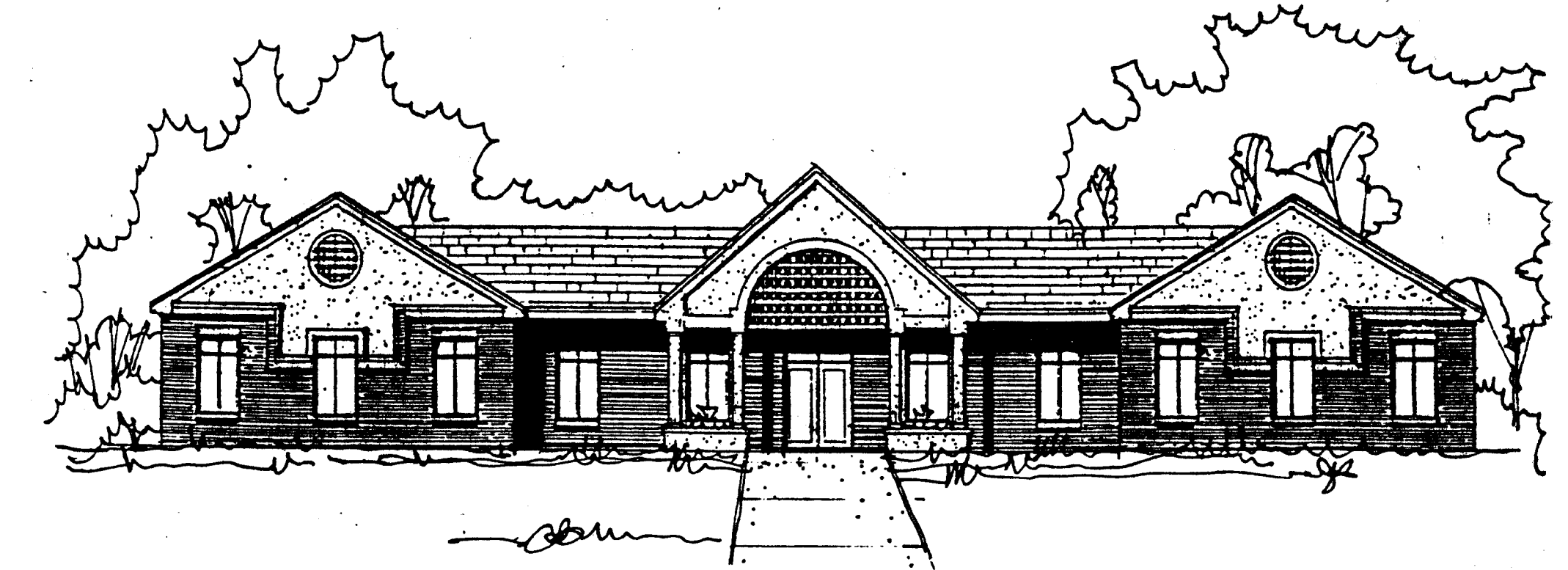
- EXISTING CONTOUR
- PROPERTY LINE OR R/W
- BLDG. LIMIT LINE
- PROPOSED PARKING
- PROPOSED PLANTING
- PROPOSED BLDG.

DEVELOPMENT DATA

SITE AREA: 1.79 ± ACRES
 EXISTING ZONING: R-9MF
 PROPOSED ZONING: O-15 (CD)
 MAX. BLDG. AREA: 15,000 s.f.

NOTES

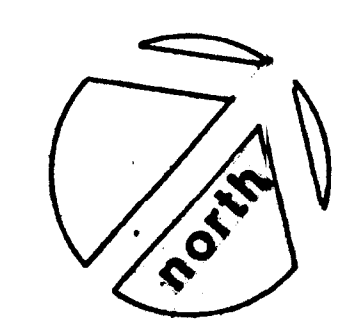
1. THE TOTAL BUILDING AREA SHALL NOT EXCEED 15,000 SQUARE FEET.
2. PARKING SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS OF THE MECKLENBURG COUNTY ZONING ORDINANCE.
3. BUILDING AND PARKING LOT LOCATIONS ARE APPROXIMATE AND ARE SUBJECT TO MINOR MODIFICATION FOLLOWING THE PREPARATION OF FINAL CONSTRUCTION DOCUMENTS.
4. ARCHITECTURAL DETAILING, ROOF LINES AND BUILDING MASS, SHALL BE "RESIDENTIAL" IN CHARACTER. (SEE TYPICAL BUILDING ELEVATIONS AT RIGHT)
5. MAXIMUM BUILDING HEIGHT SHALL BE TWO (2) STORIES.
6. EXTERIOR SAFETY LIGHTING SHALL BE DESIGNED AND MOUNTED AT HEIGHTS SO AS TO ELIMINATE GLARE TO ADJACENT PROPERTIES.
7. OWNER WILL PERMIT FUTURE RECIPROCAL VEHICULAR ACCESS TO ADJACENT PROPERTY AS SHOWN, PROVIDED ADJACENT LAND USE IS COMPATIBLE TO THIS DEVELOPMENT.
8. SCREENING SHALL MEET OR EXCEED SCREENING REQUIREMENTS OF MECKLENBURG COUNTY. ALL PLANTING SHOWN ON PLAN ARE PROPOSED.
9. EXISTING TREES ON SITE WILL BE PRESERVED WHEREVER POSSIBLE.
10. LOCATION AND SIZE OF PROJECT AND IDENTIFICATION SIGNS SHALL BE IN ACCORDANCE WITH MECKLENBURG COUNTY ZONING ORDINANCE.
11. DEVELOPMENT IS ANTICIPATED TO BE COMPLETED WITHIN THREE (3) YEARS OF REZONING.
12. USES SHALL BE LIMITED TO THOSE PERMITTED IN O-15 DISTRICTS.
13. BOUNDARY INFORMATION FROM BOUNDARY SURVEY BY RICHARD BOYD BROOKS, NCRLS, DATED 6/20/86.
14. TOPOGRAPHIC INFORMATION FROM AERIAL TOPOGRAPHIC SURVEY BY CITY OF CHARLOTTE.



TYPICAL BUILDING ELEVATIONS

NOTE: THESE ELEVATIONS ARE INTENDED TO INDICATE THE DEGREE OF DETAILING AND GENERAL SCALE AND ARCHITECTURAL CHARACTER OF THE BUILDINGS, NOT THE EXACT BUILDING DESIGN. MINOR BUILDING MODIFICATIONS MAY BE REQUIRED DURING FINAL BUILDING DESIGN PROCESS.

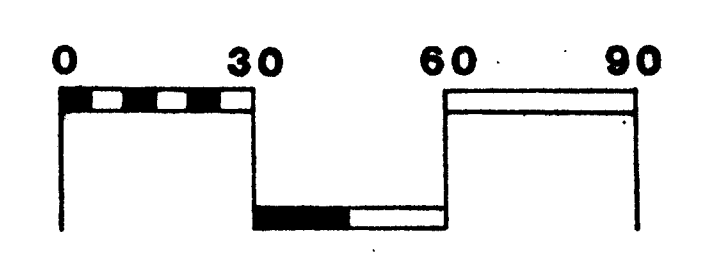
REVISIONS
 8-27-86: ADDED BUILDING ELEVATIONS; REVISED SIDETYARDS; REVISED NOTES.



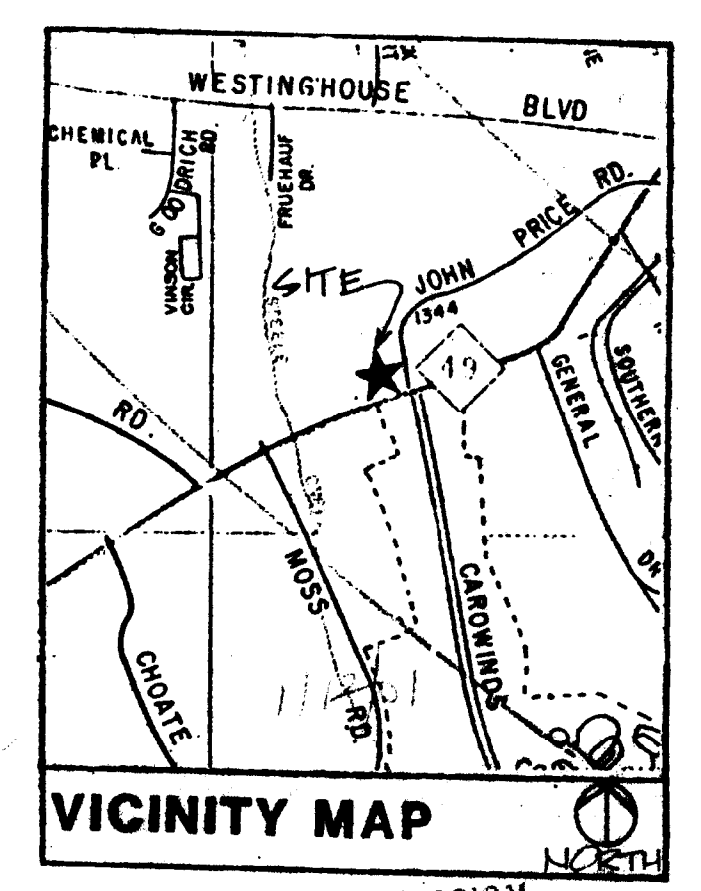
STEELE CREEK PROFESSIONAL PARK
SITE PLAN for
PROPOSED REZONING for
ORION DEVELOPMENT CO. for
J.H. LINKER

6-24-86
 #86058
 PETITION #

DPR LANDSCAPE ARCHITECTS
 DESIGN · PLANNING · RESEARCH
 704/332-1204 · 2036 E SEVENTH STREET
 CHARLOTTE, NORTH CAROLINA 28204



SCALE 1"=30'



APPROVED BY COUNTY COMMISSION
 DATE 10-20-86
 1986-49 (c)