

Little & Associates Architects

5815 Westpark Drive
Charlotte, NC 28217
Phone (704) 525-6350

This drawing and the design shown are the property of Little & Associates Architects. The reproduction, copying or other use of this drawing without the written consent is prohibited and any infringement will be subject to legal action.

© 1992 Little & Associates Architects, Inc.

Crosland-Erwin/Associates

Project
CHANCELLOR PARK SHOPPING CENTER

Sheet Title
B1(SCD) REZONING PLAN FOR PUBLIC HEARING

VP in Charge
VRETOS
Project Architect

Drawn By
VRETOS

Date Drawn
4-15-91

Cadd Dwg. Name

Revisions

No. 1	Date 6-21-91
No. 2	Date 8-14-91
No. 3	Date 10-23-91
No. 4	Date
No. 5	Date

Project Number
2369

Sheet Of
RZ-1

ATTACHED TO ADMINISTRATIVE APPROVAL

DATED: 7/17/92
BY: MARTIN K. CRAMTON, JR.

SEE ADMINISTRATIVE APPROVAL

DATED: 10/23/91
BY: MARTIN K. CRAMTON, JR.

FOR REVISED PLAN

CHARLOTTE-MECKLENBURG PLANNING COMMISSION
INTER-OFFICE COMMUNICATION

DATE: July 17, 1992

TO: Robert Brandon
Zoning Administrator

FROM: Martin K. Cramton, Jr.
Planning Director

SUBJECT: Administrative Approval for Petition No. 91-58 Erwin Properties for Parcel No. 049-281-01, 049-281-02

Attached is a revised plan of the above mentioned rezoning petition. The plan has been revised to show a new parking lot configuration as well as slight modifications to the building envelopes. Sheet RZ-2 has also been revised slightly to clarify how close to Chancellor Park Drive parking may occur as illustrated on sheet RZ-1. Since these changes are minor I am administratively approving these plans, please use these plans when evaluating requests for Building Permits and Certificates of Occupancy.

Also attached is a specific landscape plan for the proposed Lowe's. Please use this plan when evaluating requests for certificates of occupancy.

KMacV/mh
Attachment

SEE ADMINISTRATIVE APPROVAL

DATED: 10/23/91
BY: MARTIN K. CRAMTON, JR.

FOR REVISED PLAN

the administrative approval contains specific landscape plan.

PETITIONER: CHESAPEAKE-HEATH ASSOCIATES
 125 SCHALESBURG ROAD
 CHARLOTTE, NC 28209
 PHONE: 704-523-0272

PROPOSED DEVELOPMENT DATA:

015(CD) ZONING TO BE MAINTAINED ON 14.545 ACRES	130,000 S.F.
PROPOSED ZONING: B1 (SCD) ON 11.86 ACRES (TO BE MAINTAINED 015(CD) ZONING)	120,000 S.F.
MAXIMUM ALLOWABLE BUILDING AREA	230,000 S.F.

PARKING REQUIREMENTS:

SHOPPING CENTER (120,000 : 250)	488 SPACES
PARKING REQUIRED	(4/-) 507 SPACES

NOTE: PARKING FOR DEVELOPMENT TAKING PLACE ON THE 015(CD) PARCELS WILL BE PROVIDED WITHIN SUCH PARCELS.

PETITIONER: CHESAPEAKE-HEATH ASSOCIATES
DEVELOPER: B1 (SCD) ZONING

All development standards established under the Charlotte Zoning Ordinance (the Ordinance) for the B-1 (SCD) Zoning District Classification shall be followed in connection with development taking place on the property. Subject only to the provisions set forth below under "Architectural Controls", the configuration, placement, and size of the shopping center as shown on this Rezoning Plan are schematic in nature and may be altered or modified during design development and construction documents phases within the maximum building envelope lines established on this Rezoning Plan. Parking layouts may also be modified to accommodate final building locations.

PERMITTED USES:

- The Property may be devoted to any use (including any accessory use) which is permitted under the Ordinance by right or under prescribed conditions in a B-1 (SCD) Zoning District.

SETBACKS:

- Building setbacks shall be a minimum of 58' off the right-of-way for W.T. Harris Boulevard and 48' off of right-of-way for Chancellor Park Drive and a minimum of 58' off all other property lines.
- Parking will not be permitted in any setback area.

BUFFERS:

- A 20'-0" undisturbed buffer shall be maintained at the eastern boundary of the property and a 20'-0" greenway access shall be maintained at the south boundary of the property.
- The undisturbed buffer zone imposed by and depicted on this Rezoning Plan along the eastern boundary of the property is subject to the following regulations:
 - The 20' buffer area established along the eastern property line must remain undisturbed in its natural state, except to the extent necessary to accommodate pedestrian pathways leading into the property, utility lines, the clearing of undergrowth and the placement of trees and other plant materials where the existing foliage does not create an adequate visual screen.
 - Utility installations and driveway access may only cross undisturbed buffer areas at interior angles measured at the property lines which are not less than 75 degrees and, to the extent possible, paths cleared for utility lines shall be replanted with plant materials which are the same or similar to the types of materials that are in place within the buffer area involved.

PROPOSED DRIVEWAYS:

- The Owners will construct at their expense sidewalks along W.T. Harris Boulevard and Chancellor Park Drive within the right-of-way. Sidewalks are to be set back from the curb at least 15' on Harris Boulevard.

LANDSCAPING & SCREENING:

- Screening shall conform with the standards and treatment specified in Section 1601 of the City of Charlotte Zoning Ordinance.
- Landscaping areas within the site will be planted and improved in accordance with the development of the project and outcrops.
- All landscaping will meet or exceed the requirements of the City of Charlotte's Tree Ordinance.
- Tree protection and/or planting will be required in accordance with Chapter 21 of the City Code.
- Landscaping on the sloped areas adjacent to the 20' buffers at the south and east property margins shall be as follows: Two rows of Argentea (Eucalyptus) at 5.0' on centers staggered 5'. Minimum size of plant shall be three gallons at planting. Plant Cyperoscyarpis Leylandii (Leyland Cypress) at 21.0' on centers, minimum of 2" caliper at planting. Plant trees as close to the 20' undisturbed buffer as possible. Landscaped buffer along Chancellor Park Drive to consist of Crataegus spp. (Hawthorn) at 30.0' on center, 2" minimum caliper and bushes consisting of a mixture of Box Hollies (Japanese Holly), Berberis (Wintergreen Barberry), Nandina, and Pyracantha (Scarlet Firethorn) planted at single row, 5.0' on center weaving between the trees. Minimum size of shrubs shall be three gallons at planting.

PARKING:

- The parking areas depicted on this Rezoning Plan may vary in size and location, but in all events, off-street parking will meet the minimum standards established under the Charlotte Zoning Ordinance.
- Parking areas may be constructed inside and outside the building envelopes.

Lighting

- A uniform lighting system shall be employed throughout the site.
- All direct lighting within the site (except street lights which may be located along W.T. Harris Boulevard or Chancellor Park Drive) shall be designed such that direct illumination does not extend past any property line. Consideration will be given to the impact of lighting both within and without the perimeter of the site. Items for consideration will include intensity, cut-off angles, glare, energy efficiency and shielding of sources of light, the intent being to avoid glare towards adjacent properties.
- Maximum fixture height will be 38 feet.

Access Points

- The number of vehicular access points to the shopping center site shall be limited to two on Chancellor Park Drive.
- The configurations of access points within the site are subject to any minor modifications required to accommodate final site and architectural construction plans and designs and are further subject to approval by the North Carolina Department of Transportation and the Charlotte Department of Transportation.

Fire Protection

- Adequate fire protection in the form of fire hydrants will be provided to the Fire Marshal's specifications. Plans for each building will be submitted to the Fire Marshal's office for approval before the construction of any building commences.
- Fire hydrants shall be located within 500 feet of any buildings constructed on the property.

ARCHITECTURAL CONTROLS

- The front elevation of the building to be located on Track I and will be constructed substantially in accordance with this Rezoning Plan.
- The front elevation of the buildings located on tracks II and III shall be in keeping with the architectural character of the building located on Track I.
- No building constructed on the property will exceed one story in height.

Storm Water Management

- Storm water will be managed by the use of retention ponds and/or other means allowable under the Ordinance, all in accordance with plans approved by the Charlotte Engineering Department. The detention pond will not be located in the buffers.

Signage

- Building permits may not be issued for the construction of the building on the B1 (SCD) until the construction of Chancellor Park Drive which is not currently built is under construction.
- No certificate of occupancy will be issued until the road construction is completed.

OFF-STREET ROAD

- Petitioner agrees to install a left turn lane on W.T. Harris Boulevard and a left turn lane on Highway 49 as shown on the attached site plan, prior to issuance of Certificate of Occupancy for the building.

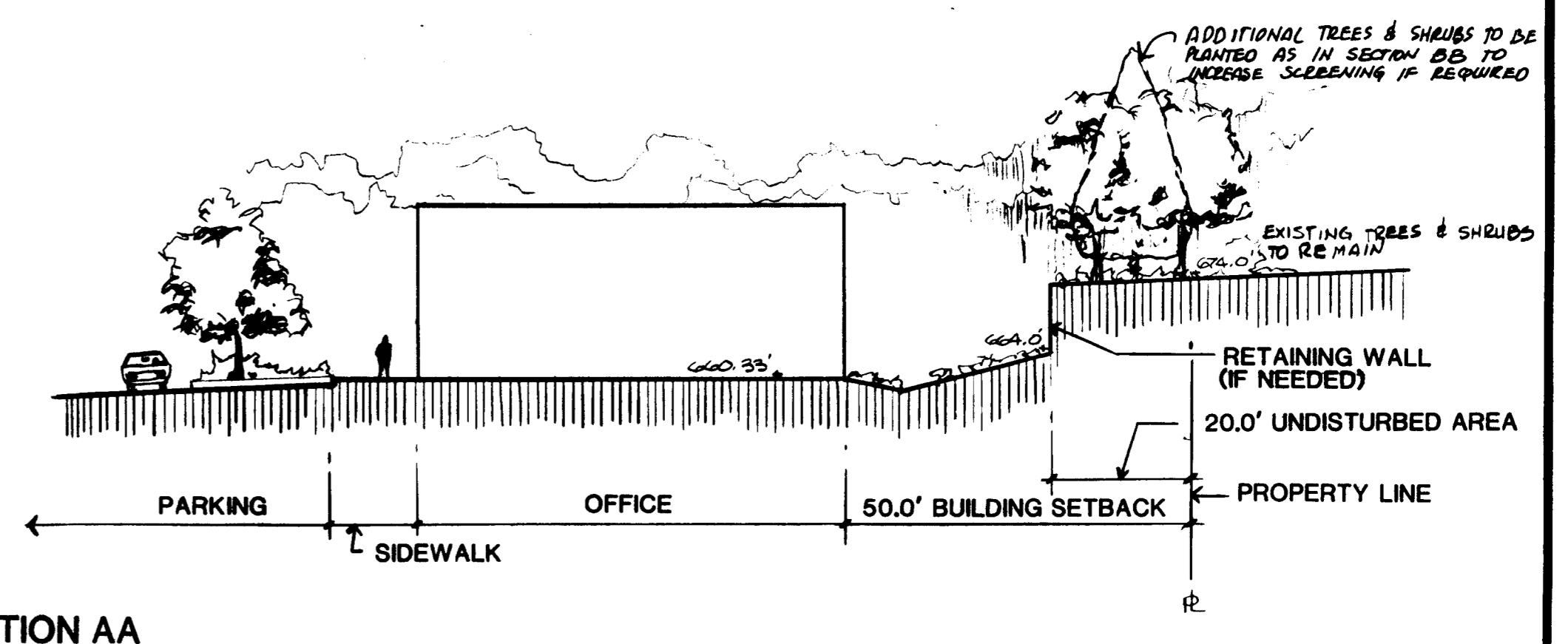
GREENWAY MAINTENANCE

- Petitioner will allow access for maintenance of the greenway in the northeast corner of the parking lot.

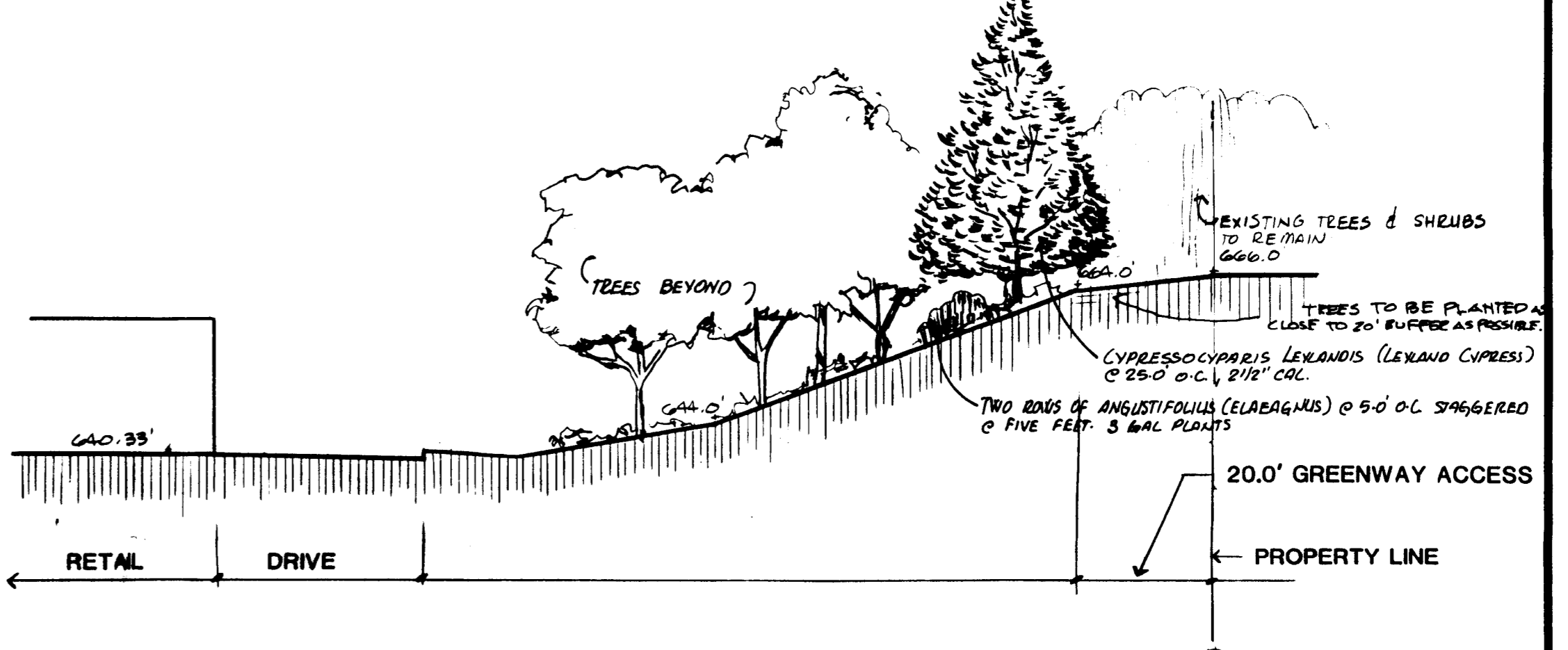
DEVELOPER NOTES:

015(CD) ZONING

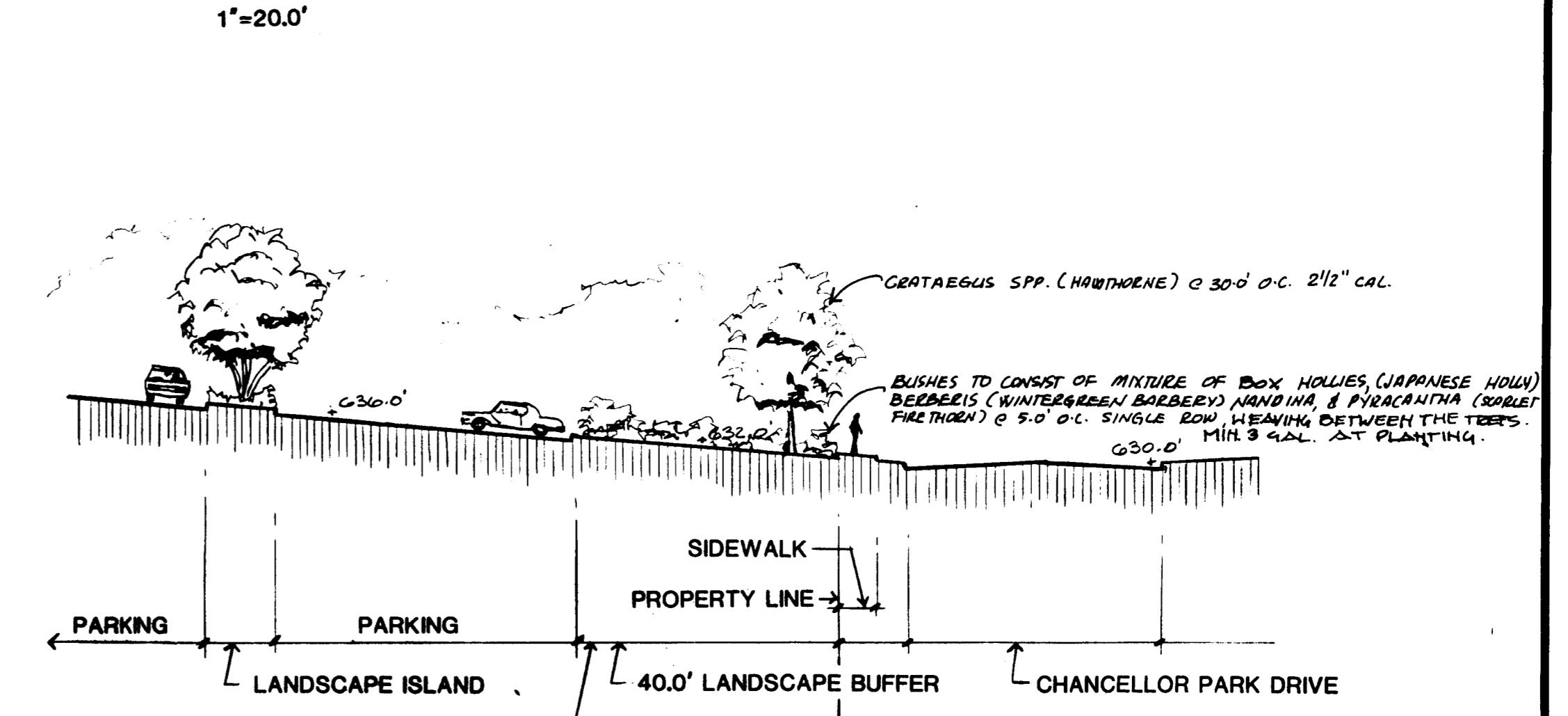
- This site plan is intended to show only general development character. Minor modifications to the circulation, parking and building configurations may be required to accommodate final architectural and site design and to adjust to other site features. Such modifications may be approved administratively 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 lines. Parking may be placed inside building development lines.
- All development standards for the 0-15 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/Grubbs Street Connector (previously 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.
- 8% 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 0.15 district will be allowed except the following: Motorcycles, Auction Sales, Nurseries, Buildings (all types) Farms, Fraternal Organizations, Group Homes, Organisms, Trailers, Overnight Camping, Concessions, Churches, Convent and Monasteries, Customary Home Occupations, Golf Courses, Hospitals, Nursing Homes, Riding Stables, Race Tracks, Schools, Senior Treatment Centers, Shows, Sports, Casinos.



SECTION AA
1"=20.0'



SECTION BB
1"=20.0'



SECTION CC
1"=20.0'

Signage

- A master sign and graphic system will be adopted and implemented throughout the property and the adjoining office complex.
- All signs placed on the property will be erected in accordance with the requirements of the Charlotte Sign Ordinance, except that no outdoor billboards may be placed on the property.
- Permanent project identification signs and directional signs may be located in the general areas depicted on this Rezoning Plan along W.T. Harris Boulevard and Chancellor Park Drive.
- All signs must be fixed and may not move, rotate, or flash.
- Temporary project signs may be located within the buffer areas established on this Rezoning Plan along W.T. Harris Boulevard and Chancellor Park Drive, but must be removed no later than 60 days after issuance of the first certificate of occupancy for space within the shopping center.

Construction Sequence

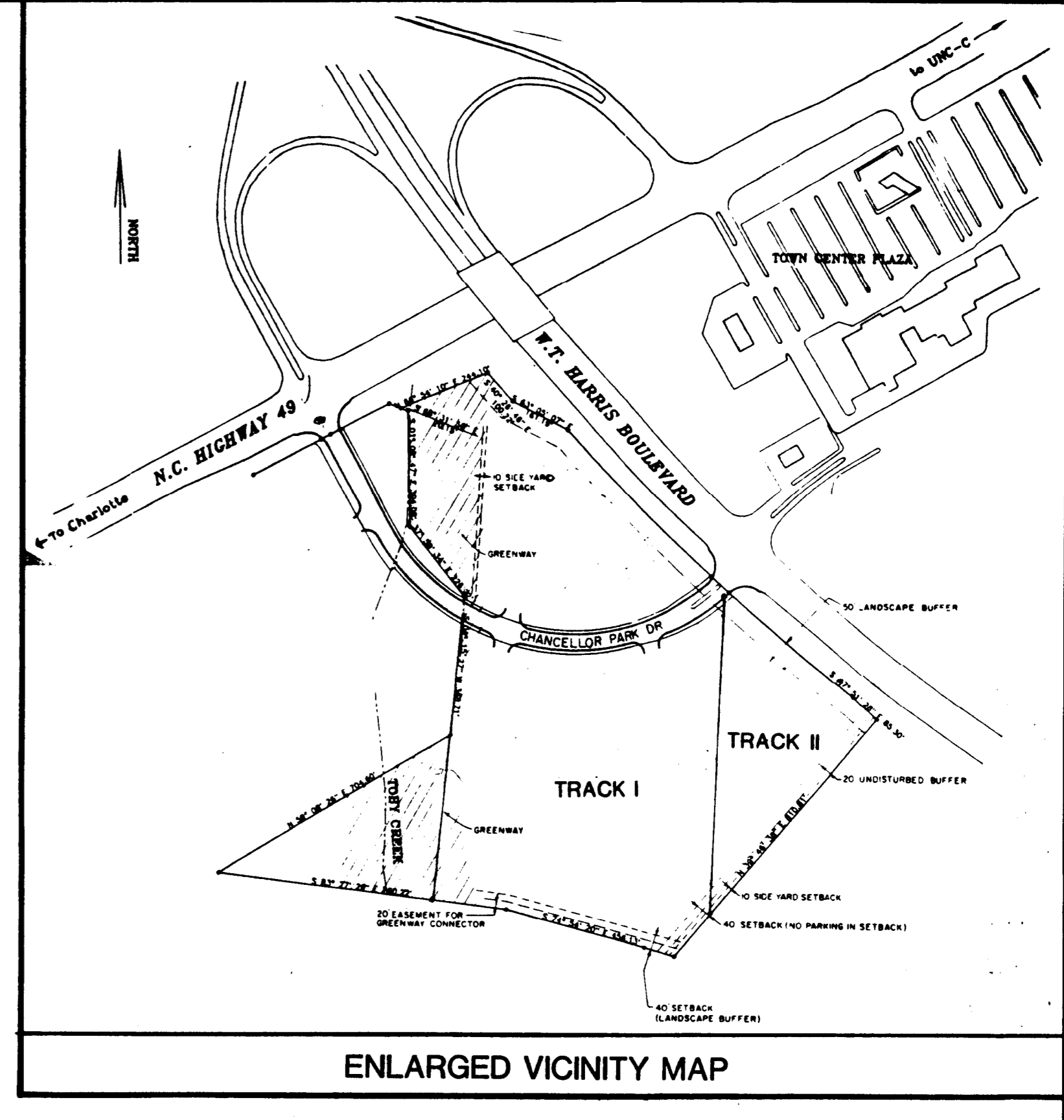
Petitioner may not obtain a certificate of occupancy for any building constructed on the site until:

- A directional crossover in the median on Harris Boulevard has been installed limiting movements to rights in/out onto Harris Boulevard from Chancellor Park Drive and Town Center and left turns only from Harris Boulevard through the median crossover.
- Chancellor Park Drive has been extended to N.C. 49.
- A right-turn lane has been installed at Chancellor Park Drive on northbound N.C. 49.
- A left-turn lane has been installed at Chancellor Park Drive on southbound N.C. 49.
- The first driveway on Chancellor Park Drive from Harris Boulevard has been relocated to a point approximately 138 feet west of the intersection.
- Should the Petitioner elect to design and construct any of these improvements prior to the scheduled MCDOT Projects, then all plans must be submitted to CDOT and MCDOT for their advance review and approval.

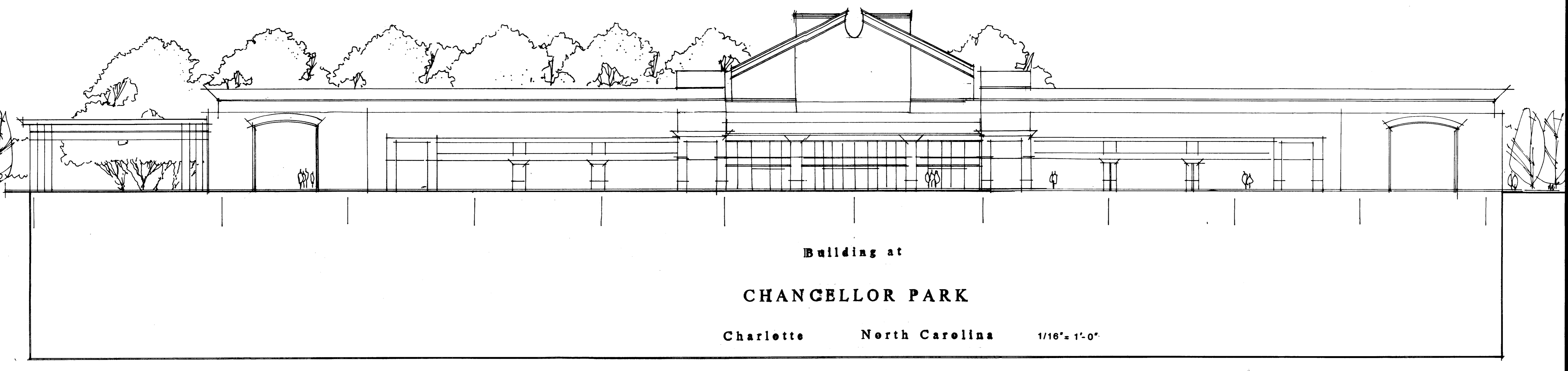
Construction Sequence

Petitioner may not obtain a certificate of occupancy for any building constructed on the site until:

- A directional crossover in the median on Harris Boulevard has been installed limiting movements to rights in/out onto Harris Boulevard from Chancellor Park Drive and Town Center and left turns only from Harris Boulevard through the median crossover.
- Chancellor Park Drive has been extended to N.C. 49.
- A right-turn lane has been installed at Chancellor Park Drive on northbound N.C. 49.
- A left-turn lane has been installed at Chancellor Park Drive on southbound N.C. 49.
- The first driveway on Chancellor Park Drive from Harris Boulevard has been relocated to a point approximately 138 feet west of the intersection.
- Should the Petitioner elect to design and construct any of these improvements prior to the scheduled MCDOT Projects, then all plans must be submitted to CDOT and MCDOT for their advance review and approval.



ENLARGED VICINITY MAP



Building at
CHANCELLOR PARK
 Charlotte North Carolina 1/16"=1'-0"

Little & Associates Architects
 5815 Westpark Drive
 Charlotte, NC 28217
 Phone: 704-525-6350

CHANCELLOR PARK SHOPPING CENTER B1 (SCD) REZONING PLAN FOR PUBLIC HEARING

Project Architect
 Drawn By
 Date Drawn
 Cadd Dwg. Name
 Revisions
 No. 1 Date 01-15-91
 No. 2 Date
 No. 3 Date
 No. 4 Date
 Issue Date

Project Number 2369
 Sheet Of RZ-2

Little & Associates Architects
 5815 Westpark Drive
 Charlotte, NC 28217
 Phone: 704-525-6350

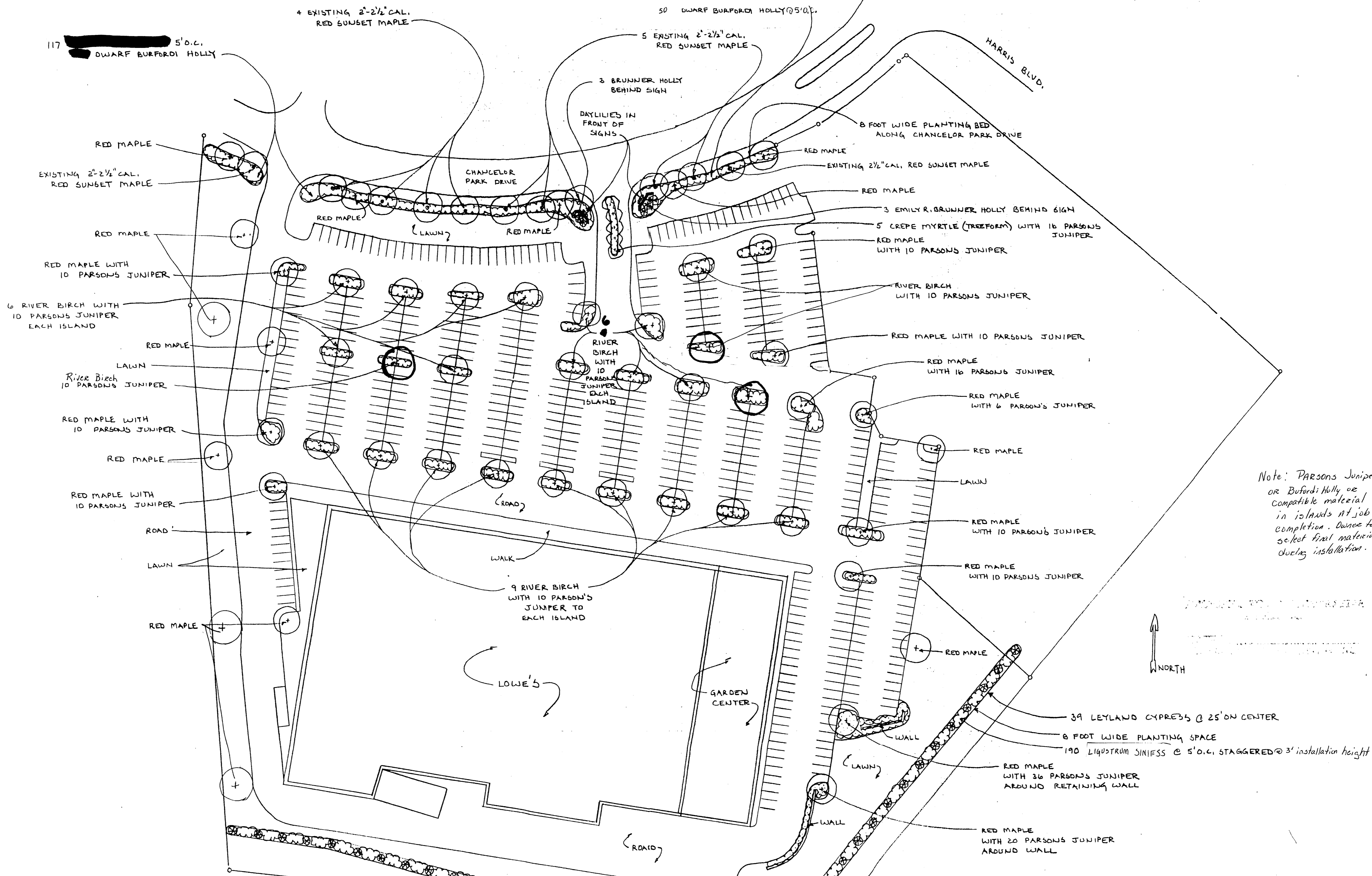
CHANCELLOR PARK SHOPPING CENTER B1 (SCD) REZONING PLAN FOR PUBLIC HEARING

Project Architect
 Drawn By
 Date Drawn
 Revisions
 No. 1 Date 01-15-91
 No. 2 Date
 No. 3 Date
 No. 4 Date
 Issue Date 4-15-91

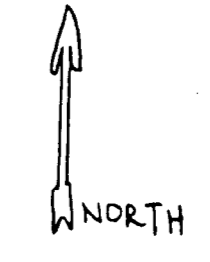
Project Number 2369
 Sheet Of RZ-3

REVISIONS	BY

FUSCO GROUP ARCHITECTS, INC.
 LANDSCAPE ARCHITECTS
 1000 W. WASHINGTON ST., SUITE 200, CHICAGO, IL 60601
 * DESIGN OF PLANTS, WALLS, FENCES, GRASS, GRADATION
 * LANDSCAPE SITE AND MATERIALS CONSULTATION
 * ASSIST CLIENT WITH SELECTION OF PLANTS AND MATERIALS
 * ASSIST CLIENT WITH SELECTION OF CONTRACTOR AND
 * CONSTRUCTION INSPECTION
 SEE ARCHITECTURAL CONSULTANTS INC. 800-333-9999
 100 W. WASHINGTON ST., SUITE 200, CHICAGO, IL 60601



Note: Parsons Junipers or Burfordi Holly are compatible material in islands at job completion. Owner to select final material during installation.

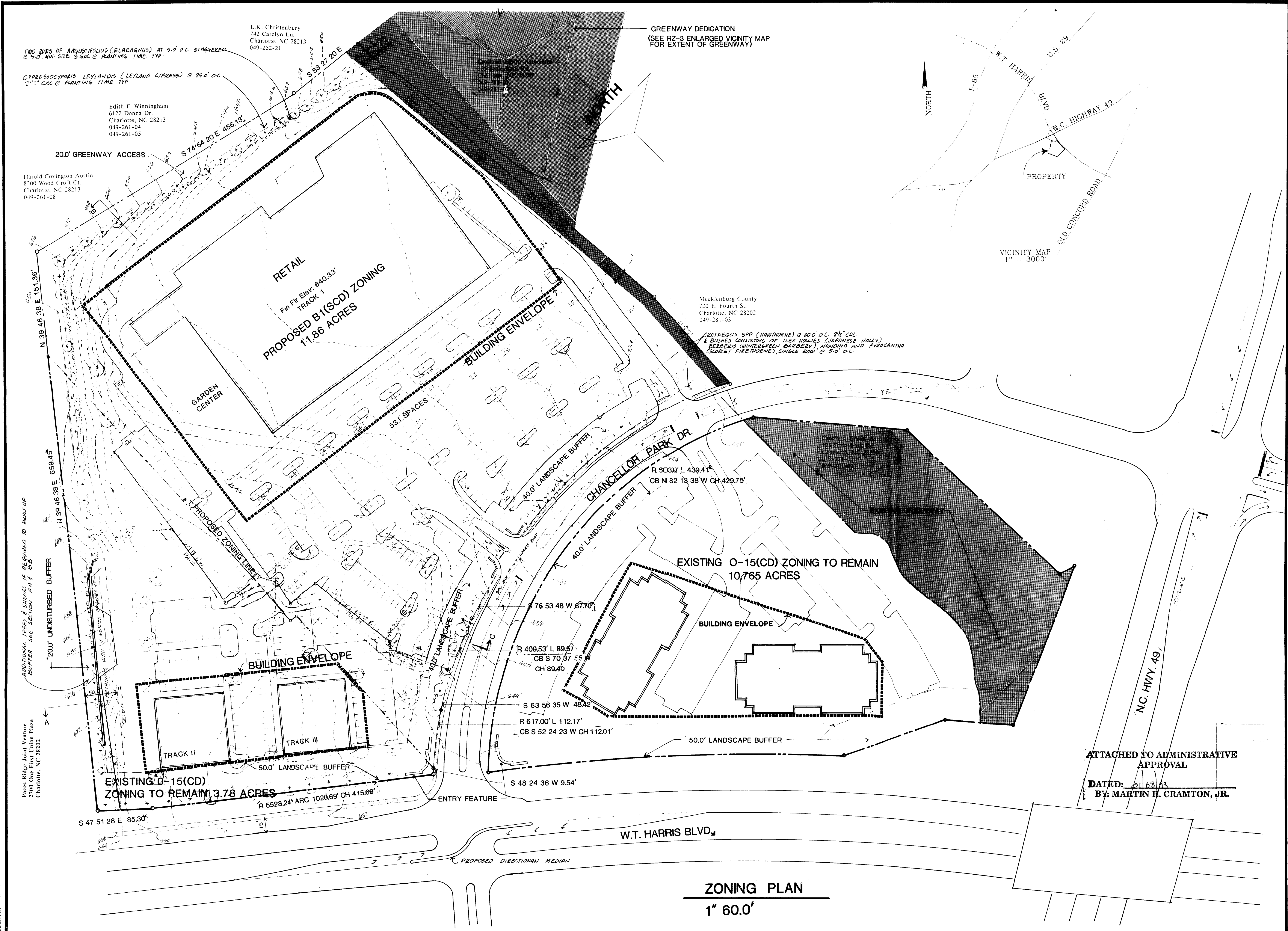


CHANCELLOR PARK PLANT LIST

39	6' tall	Cupressocyparis leylandi	Leyland Cypress
190	3 gal.	Ligustrum sinense	Ligustrum sinense
25	2' cal.	Acer rubrum 'Red Sunset'	Red Maple
24	12'-14'	Betula nigra	River Birch
5	10'	Lagerstroemia indica	Crepe Myrtle
6	6' tall	Ilex x 'Brunner'	Brunner Holly
571	3 gal.	Juniperus squamata 'parsoni'	Parsons Juniper
60	1 gal.	Hemerocallis	Daylily
338	Bales of pine needles	at 1 bales per 60 square feet	
87,290	S.F.	Lawn	
484,875	S.F.	TOTAL SITE AREA	
377,260	S.F.	TOTAL IMPERVIOUS AREA	
107,615	S.F.	TOTAL LANDSCAPE AREA	
38	TREES	REQUIRED AT 1 TREE PER 10,000 S.F.	

CHANCELLOR PARK
LANDSCAPE PLAN

DRAWN	8/80
CHECKED	8/80
DATE	JULY 1992
SCALE	1" = 50' @
JOB NO.	92033
SHEET	



Little & Associates Architects

5815 Westpark Drive
Charlotte, NC 28217
Phone (704) 525-6350

This drawing and the design it represents are the property of Little & Associates Architects. No part of this drawing may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Little & Associates Architects, Inc.

The Crosland Group, Inc.
COMMERCIAL DIVISION

Project: **CHANCELLOR PARK SHOPPING CENTER**
Sheet Title: **B1(SCD) REZONING PLAN FOR PUBLIC HEARING**

V.P. In Charge
VRETTOS
Project Architect

Drawn By
VRETTOS

Date Drawn
4-15-91

Cadd Dwg. Name

Revisions

No. 1	Date	5-14-91
No. 2	Date	5-14-91
No. 3	Date	5-14-91
No. 4	Date	5-14-91
No. 5	Date	5-14-91
No. 6	Date	5-14-91
No. 7	Date	5-14-91
No. 8	Date	5-14-91
No. 9	Date	5-14-91
No. 10	Date	5-14-91
No. 11	Date	5-14-91
No. 12	Date	5-14-91
No. 13	Date	5-14-91
No. 14	Date	5-14-91
No. 15	Date	5-14-91
No. 16	Date	5-14-91
No. 17	Date	5-14-91
No. 18	Date	5-14-91
No. 19	Date	5-14-91
No. 20	Date	5-14-91

Project Number
2369

Sheet Of
RZ-1

CHARLOTTE-MECKLENBURG PLANNING COMMISSION
INTER-OFFICE COMMUNICATION

DATE: January 8, 1993

TO: Robert Brandon
Zoning Administrator

FROM: *Martin R. Cramton, Jr.*
Martin R. Cramton, Jr.
Planning Director

SUBJECT: Administrative Approval for Petition No. 91-58 by Erwin Properties
Tax Parcel #049-281-01, 049-281-02

- Attached is a revised plan for the above mentioned rezoning petition. The plan has been revised to show the following changes.
- A new building footprint for the Lowe's
 - Slightly change the phasing requirements so that a building permit can be picked up earlier
 - Clarify when sidewalks must be built
 - Require that the greenway dedication shown on the approved plan be dedicated before a certificate of occupancy for Lowe's is issued.
- Since these changes are minor I am administratively approving these plans. Please use the plans when evaluating requests for building permits and certificates of occupancy.

MRCJr/YGM:sls
Attachment

PREPARED BY: CROSLAND-BENNETT ASSOCIATES
 125 SCALEDORNE ROAD
 CHARLOTTE, NC 28209
 PHONE: 704-523-0272

DEVELOPMENT DATA:
 015(CD) ZONING TO REMAIN ON 14.545 ACRES
 PROPOSED ZONING: B1 (SCD) OR 11.86 ACRES
 (TO AMEND EXISTING 015(CD) ZONING)
 MAXIMUM ALLOWABLE BUILDING AREA: 230,000 S.F.
PARKING REQUIRED: 400 SPACES
SHOPPING CENTER (120,000 ± 250):
PARKING PROVIDED: (+/-) 507 SPACES

NOTE: PARKING FOR DEVELOPMENT TAKING PLACE ON THE 015(CD) PARCELS WILL BE PROVIDED WITHIN EACH PARCEL.

DEFINITIONS: CROSLAND-BENNETT ASSOCIATES
 DEVELOPER: CROSLAND-BENNETT ASSOCIATES
 PROJECT: CHANCELLOR PARK SHOPPING CENTER

All development standards established under the Charlotte Zoning Ordinance (the Ordinance) for the B-1 (SCD) Zoning District Classification shall be followed in connection with development taking place on the Property. Subject only to the provisions set forth below under "Architectural Controls", the configuration, placement, and size of the shopping center as shown on this Rezoning Plan are schematic in nature and may be altered or modified during design development and construction document phases within the maximum building envelope lines established on this Rezoning Plan. Parking layouts may also be modified to accommodate final building locations.

PERMITTED USES:
 1. The Property may be devoted to any use (including any accessory use) which is permitted under the Ordinance by right or under prescribed conditions in a B-1 (SCD) Zoning District.

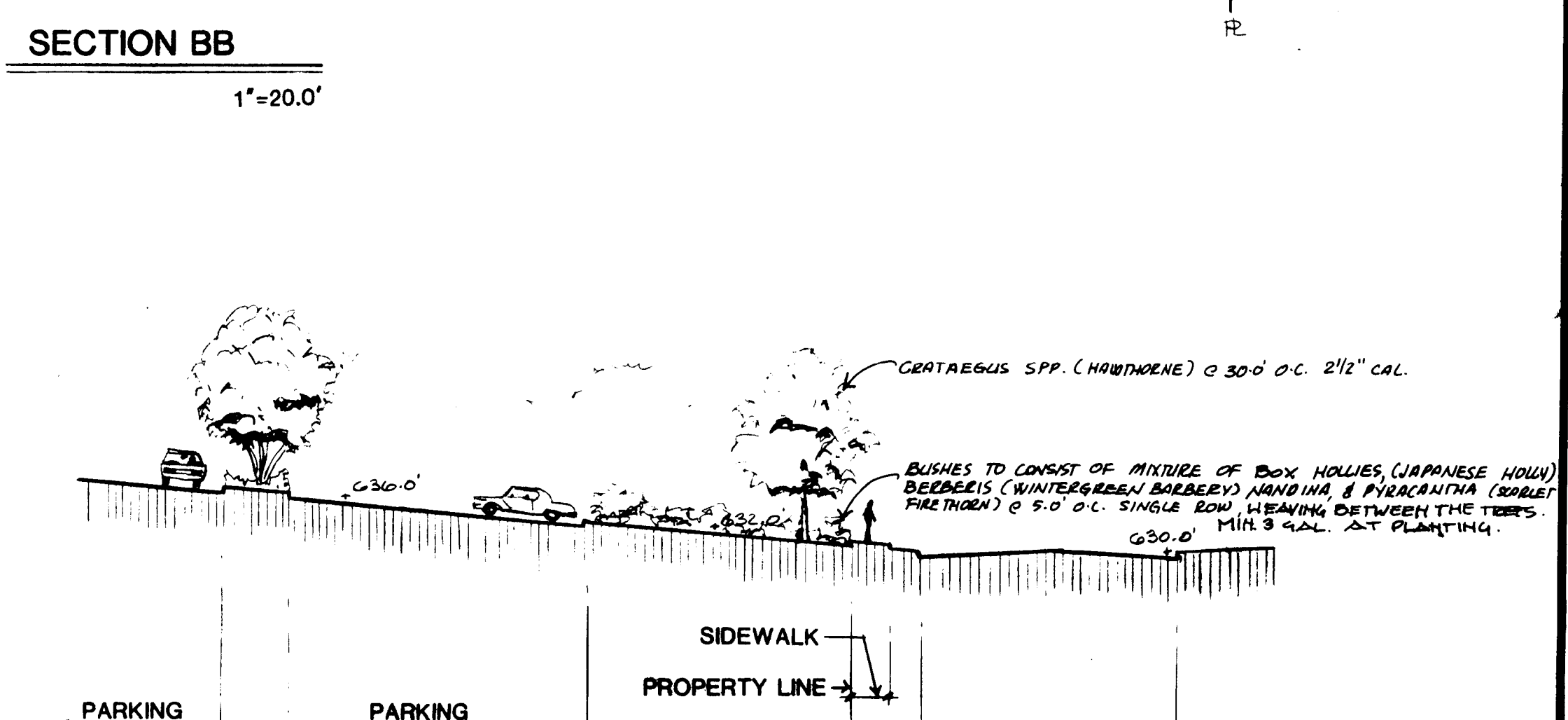
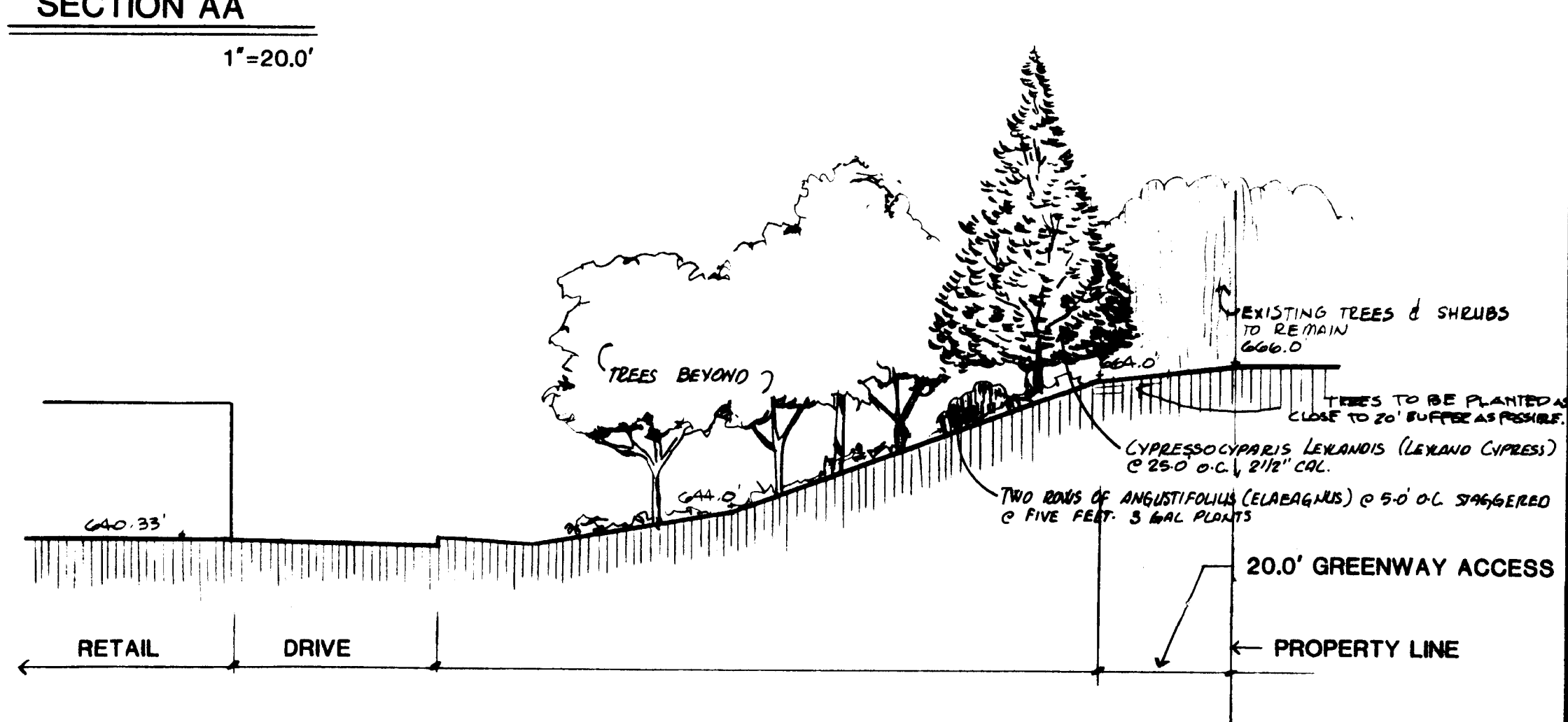
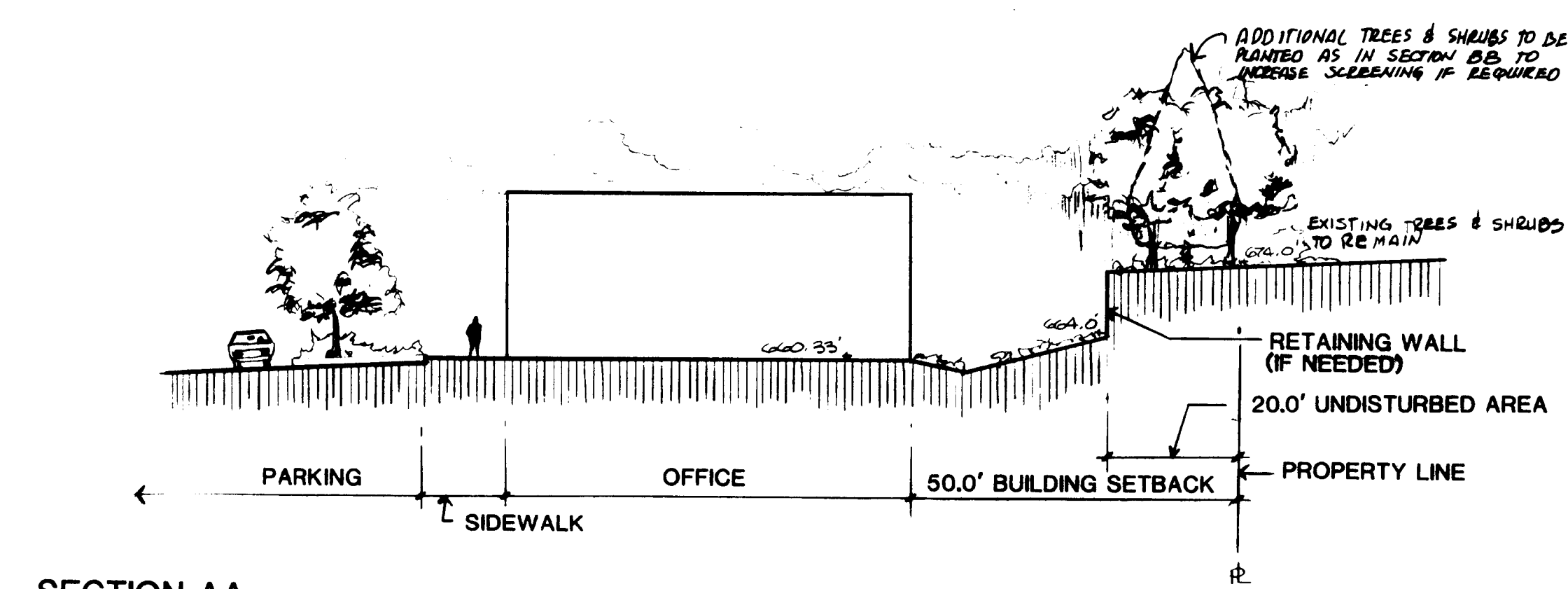
SETBACKS:
 1. Building setbacks shall be a minimum of 58' off the right-of-way for W.T. Harris Boulevard and 48' off of right-of-way for Chancellor Park Drive and a minimum of 58' off all other property lines.
 2. Parking will not be permitted in any setback area.

BUFFERS:
 1. A 20'-0" undisturbed buffer shall be maintained at the eastern boundary of the property and a 20'-0" greenway access shall be maintained at the south boundary of the property.
 2. The undisturbed buffer zone imposed by and depicted on this Rezoning Plan along the eastern boundary of the property is subject to the following regulations:
 a. The 20' buffer area established along the eastern property line must remain undisturbed in its natural state, except to the extent necessary to accommodate pedestrian pathways leading into the property, utility lines, the clearing of undergrowth and the placement of trees and other plant materials where the existing foliage does not create an adequate visual screen.
 b. Utility installations and driveway access may only cross undisturbed buffer areas at interior angles measured at the property lines which are not less than 75 degrees and, to the extent possible, paths cleared for utility lines shall be replanted with plant materials which are the same or similar to the types of materials that are in place within the buffer area involved.

LANDSCAPING & SCREENING:
 1. Screening shall conform with the standards and treatment specified in Section 1601 of the City of Charlotte Zoning Ordinance.
 2. Landscaping areas within the site will be planted and improved in sequences consistent with the development of the project and outcrops.
 3. All landscaping will meet or exceed the requirements of the City of Charlotte's Tree Ordinance.
 4. Tree protection and/or planting will be required in accordance with Chapter 21 of the City Code.
 5. Landscaping on the sloped areas adjacent to the 20' buffers at the south and east property margins shall be as follows: Two rows of Augustifolius (Elaeagnus) at 5.0' on centers staggered 5'. Minimum size of plant shall be three gallons at planting. Plant Cytosporus Leylandii (Leyland Cypress) at 25.0' on centers, minimum of 2" caliper at planting. Plant trees as close to the 20' undisturbed buffer as possible. Landscaped buffer along Chancellor Park Drive to consist of Crataegus spp. (Hawthorn) at 30.0' on center, 2" minimum caliper and bushes consisting of a mixture of Box Hollies (Japanese Holly), Berberis (Wintergreen Barberry), Nandina, and Pycnanthus (Scarlet Firethorn) planted at single row, 5.0' on center weaving between the trees. Minimum size of shrubs shall be three gallons at planting.

PARKING:
 1. The parking areas depicted on this Rezoning Plan may vary in size and location, but in all events, off-street parking will meet the minimum standards established under the Charlotte Zoning Ordinance.
 2. Parking areas may be constructed inside and outside the building envelopes.

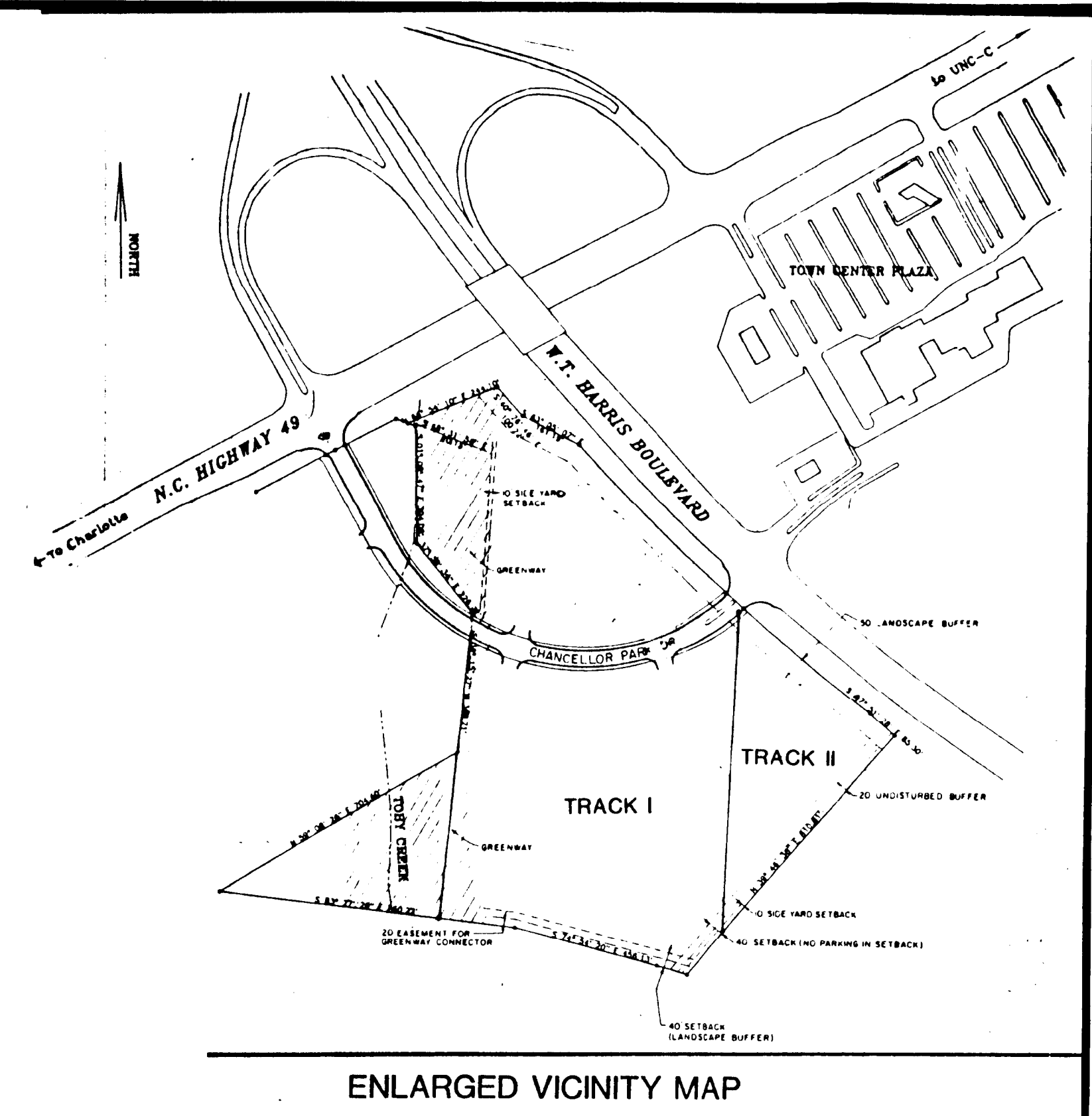
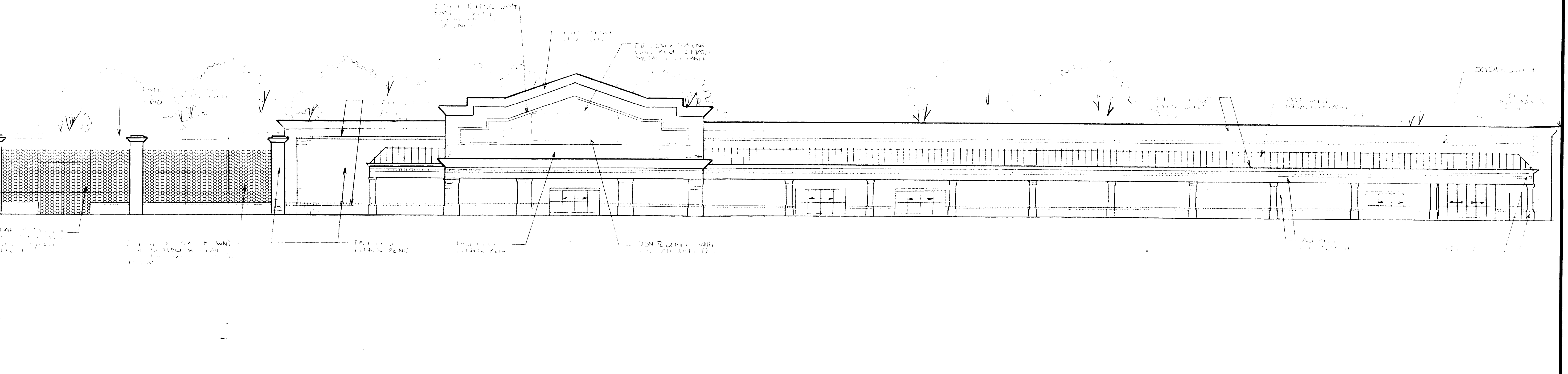
- Lighting**
1. A uniform lighting system will be employed throughout the site.
 2. All direct lighting within the site (except street lights which may be directed along W.T. Harris Boulevard or Chancellor Park Drive) shall be designed such that direct illumination does not extend past any property line. Consideration will be given to the impact of lighting on adjacent properties. Items for consideration will include intensity, cut-off angles, color, energy efficiency and shielding of sources of light, the intent being to avoid glare towards adjacent properties.
 3. Maximum light fixture height will be 38 feet.
- ACCESS POINTS (DRIVEWAYS)**
1. The number of vehicular access points to the shopping center site shall be limited to two on Chancellor Park Drive.
 2. The configurations of access points within the site are subject to any minor modifications required to accommodate final site and architectural construction plans and designs and are further subject to approval by the North Carolina Department of Transportation and the Charlotte Department of Transportation.
- FIRE PROTECTION**
1. Adequate fire protection in the form of fire hydrants will be provided to the Fire Marshal's specifications. Plans for each building will be submitted to the Fire Marshal's office for approval before the construction of any building commences.
 2. Fire hydrants shall be located within 500 feet of any buildings constructed on the property.
- ARCHITECTURAL CONTROLS**
1. The front elevation of the building to be located on Track I and will be constructed substantially in accordance with the rendering (sheet 807), dated 4/15/91 which accompanies this Rezoning Plan.
 2. The front elevation of the buildings located on tracks II and III shall be in keeping with the architectural character of the building located on Track I.
 3. No building constructed on the property will exceed one story in height.
- STORM WATER MANAGEMENT**
1. Storm water will be managed by the use of retention ponds and/or other means allowable under the Ordinance, all in accordance with plans approved by the Charlotte Engineering Department. The detention pond will not be located in the buffers.
- PERMITS**
1. Building permits may not be issued until a contract is awarded for the unbuild section of Chancellor Park Drive.
 2. No certificate of occupancy will be issued until the road construction is completed.
- OFFSIDE RIGHTS**
1. Petitioner agrees to install a left turn lane on W.T. Harris Boulevard and a left turn lane on Highway 49 as shown on the attached site plan, prior to issuance of Certificate of Occupancy for the building.
- GREENWAY MAINTENANCE**
1. Petitioner will allow access for maintenance of the greenway in the northeast corner of the parking lot.
- DEVELOPMENT NOTES:**
- 015(CD) ZONING**
1. 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 lines.
 2. All development standards for the 0-15 District as set forth in the Mecklenburg County Zoning Ordinance shall be met or exceeded.
 3. Special care will be taken to provide a high quality development with emphasis on landscaping, building architecture and site arrangement design.
 4. Building shall meet or exceed the required setbacks, rear yards and side yards as established in the Mecklenburg County Zoning Ordinance.
 5. All signage provided shall be in accordance with the Mecklenburg County Zoning Ordinance.
 6. 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.
 7. As indicated on this plan, and along Toby Creek shall be dedicated to Mecklenburg County for Greenway purposes prior to Certificate of Occupancy for the building being sited.
 8. The roadway shown on the plan connecting NC 49 to Harris Boulevard is part of the proposed 49/Greenway 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.
 9. Screening will conform to Section 1601.
 10. 88 of the parking lot area will be landscaped.
 11. No parking will be within 40 feet of the eastern or southern property lines.
 12. All uses in the 0.15 district will be allowed except the following: Artoreans, Auction Sales, Dormitories, Dwellings (all types) Farms, Fraternal Organizations, Group Homes, Organizations, Trailers, Overnight Camping, Cemeteries, Churches, Convent and Monasteries, Custodial Home Occupations, Golf Courses, Hospitals, Nursing Homes, Riding Stables, Race Tracks, Schools, Sewage Treatment Plants, Turkey Sticks, Gaming.



- Construction Sequence**
- Petitioner may not obtain a certificate of occupancy for any building constructed on the site until:
1. A directional crossover in the median on Harris Boulevard has been installed limiting movements to rights in/rights out onto Harris Boulevard from Chancellor Park Drive and Town Center and left turns only from Harris Boulevard through the median crossover.
 2. Chancellor Park Drive has been extended to N.C. 49.
 3. A right-turn lane has been installed at Chancellor Park Drive on northbound N.C. 49.
 4. A left-turn lane has been installed at Chancellor Park Drive on southbound N.C. 49.
 5. The first driveway on Chancellor Park Drive from Harris Boulevard has been relocated to a point approximately 338 feet west of the intersection.
 6. Should the Petitioner elect to design and construct any of these improvements prior to the scheduled MCDOT Projects, then all plans must be submitted to CDOT and WCDOT for their advance review and approval.

CHANCELLOR PARK
 CHARLOTTE NORTH CAROLINA

FRONT ELEVATION
 SCALE: 1"=16'-0"



Little & Associates Architects
 5815 Westpark Drive
 Charlotte, NC 28217
 Phone: (704) 525-6350

This drawing and the design ideas herein are the property of Little and Associates Architects. The reproduction, copying, or use of this drawing without the written consent of Little and Associates Architects is prohibited and any infringement will be subject to legal action.

The Crosland Group, Inc.
 COMMERCIAL DIVISION

CHANCELLOR PARK SHOPPING CENTER B1(SCD) REZONING PLAN FOR PUBLIC HEARING

VP in Charge
VRETTOS
 Project Architect

Drawn By
RADJAN
 Date Drawn
 6-14-91
 Cadd Dwg. Name

Revisions

No.	Date	Description
1	10-25-91	
2	10-25-91	
3	11-07-91	
4		
5		
6		

Project Number
2369
 Sheet Of
RZ-2

Little & Associates Architects
 5815 Westpark Drive
 Charlotte, NC 28217
 Phone: (704) 525-6350

This drawing and the design ideas herein are the property of Little and Associates Architects. The reproduction, copying, or use of this drawing without the written consent of Little and Associates Architects is prohibited and any infringement will be subject to legal action.

The Crosland Group, Inc.
 COMMERCIAL DIVISION

CHANCELLOR PARK SHOPPING CENTER B1(SCD) REZONING PLAN FOR PUBLIC HEARING

VP in Charge
VRETTOS
 Project Architect

Drawn By
PHILLIPS
 Date Drawn

Revisions

No.	Date	Description
1	12-19-91	
2		
3		
4		
5		
6		

Project Number
2775
 Sheet Of
RZ-3