

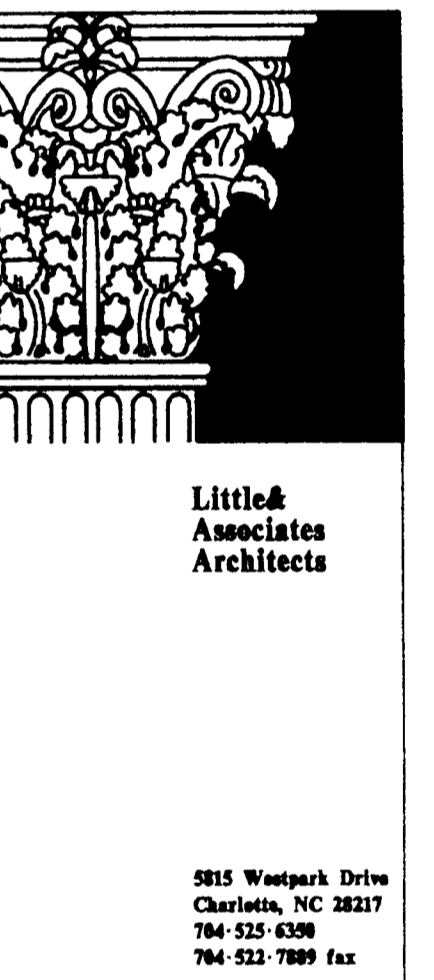
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Project: CHANCELLOR PARK PLAZA
Charlotte, N.C.
Sheet Title: REZONING PLAN

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V. P. in Charge
VRETOS
Project Architect/Job Captain
Drawn By: VALLIANTIS
Date Drawn: 8-30-94
CADW Dwg. Name: 3360RZ-1
Scale: 1" = 40'
Revisions:
No. 1 Date: 9/8/94
No. 2 Date: 10/18/94
No. 3 Date: 2/17/95
Issue Date: 9-2-94

Project Number: 3360
Sheet: RZ-1



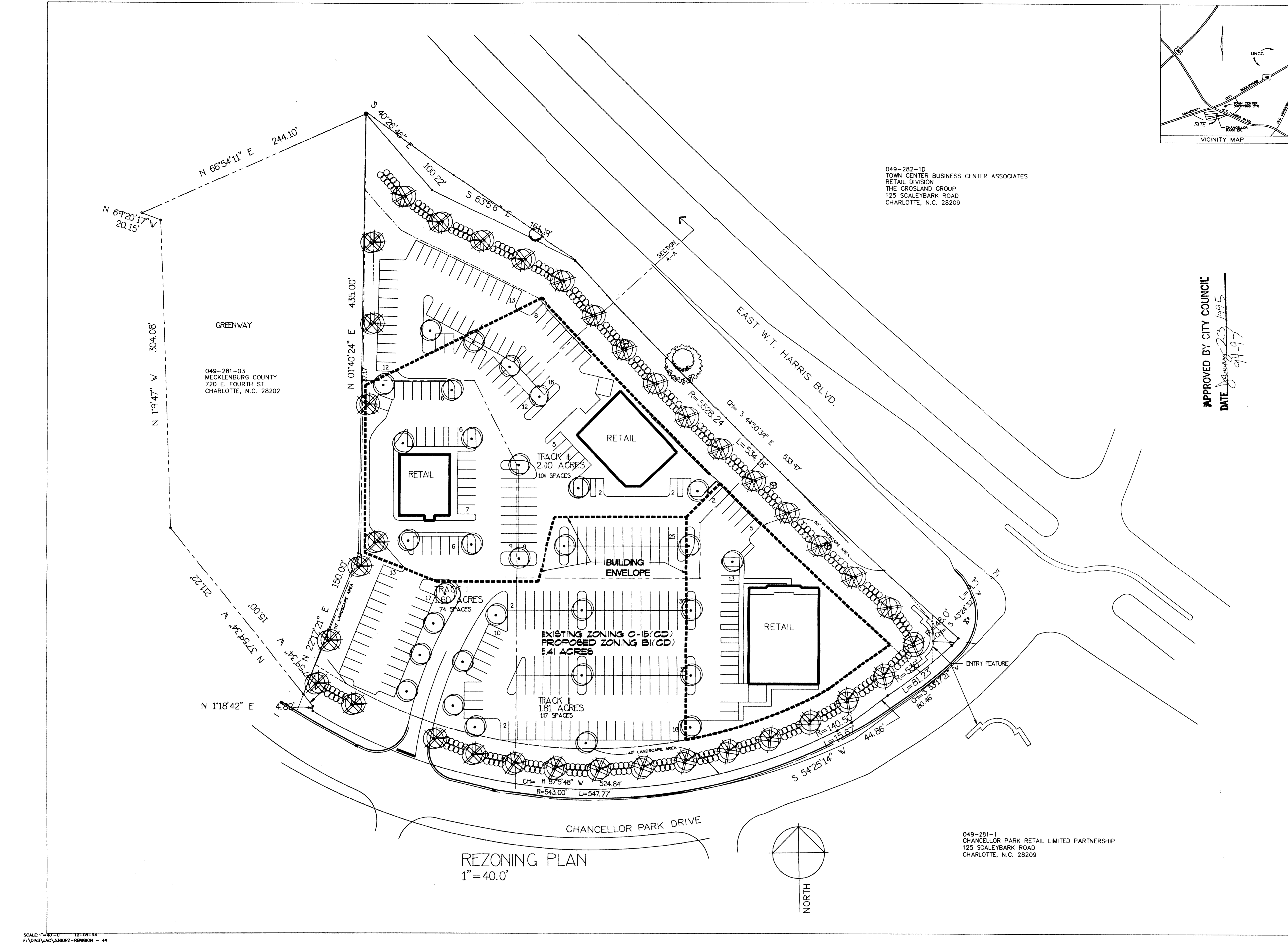
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Sheet Title: GRADING PLAN & NOTES

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Drawn By: VALLIANTIS
Date Drawn: 8-30-94
CADW Dwg. Name: 3360RZ-2
Scale: 1" = 40'
Revisions:
No. 1 Date: 9/8/94
No. 2 Date: 10/18/94
No. 3 Date: 2/17/95
Issue Date: 9-2-94

Project Number: 3360
Sheet: RZ-2



PETITIONER: EAST SIDE MARIOS RESTAURANTS, INC. AND OUTBACK STEAKHOUSE/CHARLOTTE, J.V.
125 SCALEYBARK ROAD
CHARLOTTE, NC 28209
PHONE: 704/523-0272

DEVELOPMENT DATA:
PROPOSED EXISTING ZONING B1(CD) 20,000 SF
MAXIMUM ALLOWABLE BUILDING AREA 20,000 SF
ACREAGE 5.41
PARKING REQUIRED 20,000 S.F./75 SPACES 266
PARKING PROVIDED 287 SPACES

DEVELOPMENT NOTES - ZONING:
All development standards established under the Charlotte Zoning Ordinance (the "Ordinance") for the B1 Zoning District shall be followed in connection with development taking place on the Property. The configurations, placements, and sizes of the improvements shown on this Rezoning Plan are schematic in nature and may be altered or modified during design development and construction document phases within the 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 B1 Zoning District, except none of the following uses will be allowed: Auctions, Dormitories, Dwellings (all types) Forms, Fraternal Organizations, Group Homes, Orphanages, Trailers, Overnight Camping, Cemeteries, Churches, Convents and Monasteries, Customary Home Occupations, Golf Courses, Hospitals, Nursing Homes, Riding Stables, Room Renting, Schools, Sewage Treatment Plants, Turkey Shoots, Quarries.
An automatic teller machine may be operated on the Property provided the Charlotte Department of Transportation concludes in advance that all applicable provisions of the Ordinance have been satisfied.

SETBACKS:
1. Building setbacks shall be a minimum of 50' off the right-of-way for W.T. Harris Boulevard and 40' off of right-of-way for Chancellor Park Drive and a minimum of 10' off the western boundary line.
2. Parking will not be permitted in any setback area.

LANDSCAPING AND SCREENING:
1. Screening shall conform with the standards and treatments specified in Section 12.301 of the Ordinance.
2. Landscaping areas will be planted and improved in sequences consistent with the development of the site.
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.

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.

PARKING LOT EXTERIOR LIGHTING:
1. Uniform lighting system will be employed throughout the site.
2. All direct lighting within the site (except street lights which may be erected 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, 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 30 feet from top of base. Base shall not exceed 3'-0" in height.

ACCESS POINTS (DRIVEWAYS):
1. The number of vehicular access points to the shopping center site shall be limited to one on Chancellor Park Drive which will be located directly opposite the northwest drive of the existing Lowe's site.
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 building constructed on the property.

HEIGHT LIMITATIONS:
No building constructed on the property may exceed 36 feet in height.

STORM WATER MANAGEMENT:
Storm water run off from the site will be managed by means of techniques which satisfy the standards imposed by the City of Charlotte.

DEVELOPMENT NOTES:
B1 (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.
2. Two project identification signs may be constructed on the site in the general area depicted on this rezoning plan. These signs will be of the monument type and may not exceed 6'-0" feet in height. Permanent project identification signs may be located in the general areas depicted on this Rezoning Plan along W.T. Harris Boulevard and Chancellor Park Drive.
3. All signs must be fixed and may not move, rotate, or flash.
4. 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 last certificate of occupancy for space within the development.
5. The Petitioner agrees to contribute \$15,000.00 towards the installation of an acceleration lane on W. T. Harris Boulevard at any time during the two years' period which next succeeds the date on which this Petition is approved. Payment will be made within 30 days after a contract has been let for this improvement.

ACCESS POINTS:
The Petitioner agrees to contribute \$15,000.00 towards the installation of an acceleration lane on W. T. Harris Boulevard at any time during the two years' period which next succeeds the date on which this Petition is approved. Payment will be made within 30 days after a contract has been let for this improvement.

INTERNAL PLANTING:
EXISTING 2 1/2" CAL. RED SUNSET MAPLE.
DWARF BURFORD HOLLY, TWO ROWS AT 5'-0" O.C. STAGGERED.
MIN. 3 GAL. AT PLANTING.

SECTION A-A
SCALE: 1" = 20' - 0"

