

ATTACHED TO ADMINISTRATIVE
APPROVAL
DATED: 2/18/86
BY: MARTIN R. CRAMTON, JR.

SITE PLAN INFORMATION AND CONDITIONS
THE FOLLOWING INFORMATION AND CONDITIONS ARE INCORPORATED BY
REFERENCE AND CONSTITUTE A PART OF THIS SITE PLAN.

- EXISTING ZONING: B-1 (SCD)
PROPOSED ZONING: B-1 (SCD) WITH ADMINISTRATIVE SITE PLAN AMENDMENT.
- NEW BUILDING IMPROVEMENTS: NEW BUILDING IMPROVEMENTS MAY BE CONSTRUCTED IN THE APPROXIMATE LOCATIONS SHOWN ON THIS SITE PLAN, WITHIN THE BUILDING ENVELOPE, WITH NEW GROSS BUILDING AREAS NOT TO EXCEED THE FOLLOWING:
 - NEW RETAIL SPACE: 18,550 sq. GROSS BUILDING AREA EXCLUSIVE OF MALL EXTENSION.
 - MALL EXTENSION AND ADDITIONAL PARKING

- PARKING AND DRIVEWAYS
 - MINIMUM PARKING RATIO OF 5.0 PARKING SPACES FOR EACH 1,000 SQUARE FEET OF GROSS LEASABLE AREA WITHIN THE INTEGRATED SHOPPING CENTER SHOWN ON THIS SITE PLAN SHALL BE MAINTAINED THROUGH DIRECT OWNERSHIP OR RECIPROCAL EASEMENT AGREEMENTS RELATING TO NECESSARY PARKING AREAS AND STRUCTURES WITHIN THE CENTER.
 - PARKING CONFIGURATION SHOWN IS FOR ILLUSTRATIVE PURPOSES ONLY. ACTUAL CONFIGURATION MAY VARY PROVIDED THAT (1) THE MINIMUM PARKING RATIO REFERRED TO ABOVE IS MAINTAINED AND (2) THE DRIVEWAY ENTRANCES TO THE SHOPPING CENTER (AS SHOWN) ARE NOT MATERIALLY ALTERED.
 - IN ADDITION, PARKING SHALL SATISFY THE MINIMUM REQUIREMENTS OF THE ZONING ORDINANCE.

- PHASING
 - PETITIONERS EXPECT THE EXPANSION TO OCCUR IN TWO PHASES. THE FIRST WOULD COMMENCE IN 1986 OR 1987 AND WOULD INCLUDE CONSTRUCTION OF (1) DEPARTMENT STORE #4 AND (2) THE NEW MALL SHOPS AND THE MALL EXTENSION TO BE LOCATED BETWEEN THE EXISTING MALL BUILDINGS AND DEPARTMENT STORE #4. THE SECOND WOULD INCLUDE THE REMAINING IMPROVEMENTS AND COMMENCE FOLLOWING COMPLETION OF THE FIRST PHASE.
 - EACH PHASE OF CONSTRUCTION SHALL BE ACCOMPANIED BY THE CONSTRUCTION OF ANY ADDITIONAL PARKING NECESSARY TO MAINTAIN THE REQUIRED RATIO.

- BUILDING HEIGHTS
 - THE HIGHEST ELEVATIONS OF THE NEW BUILDING IMPROVEMENTS SHALL NOT EXCEED THE HIGHEST ELEVATION OF THE EXISTING SHOPPING CENTER IMPROVEMENTS.
 - THE HIGHEST ELEVATIONS OF ANY PARKING STRUCTURES SHALL NOT EXCEED THE ELEVATION OF THE FLOOR OF THE EXISTING MALL (620 FEET ABOVE SEA LEVEL).

- INTERNAL PROPERTY LINES
 - INES ON THIS SITE PLAN REPRESENTING THE BOUNDARIES OF LAND TRACTS WITHIN THE INTEGRATED SHOPPING CENTER ARE SUBJECT TO ADJUSTMENT FROM TIME TO TIME.

- INFRASTRUCTURE AND LANDSCAPING IMPROVEMENTS
 - PETITIONERS WILL INSTALL SIDEWALKS ON THE PETITIONERS' LAND ON ALL OF THE STREETS SURROUNDING SOUTHPARK THAT DO NOT NOW HAVE SIDEWALKS, CONSISTING OF SIDEWALKS 5 FEET WIDE ALONG PORTIONS OF SHARON ROAD AND 4 FEET WIDE ALONG PORTIONS OF MORRISON BOULEVARD.
 - PETITIONERS WILL ASSIST IN THE MAKING OF MEDIAN AND STREET IMPROVEMENTS ON FAIRVIEW ROAD (BETWEEN BARCLAY DOWNS DRIVE AND SHARON ROAD), AS PROGRAMMED BY THE CITY, SUBSTANTIALLY AS SHOWN ON DRAWINGS BY THE CITY'S DEPARTMENT OF TRANSPORTATION (CAPTIONED "FAIRVIEW ROAD SAFETY IMPROVEMENTS", LAST REVISED JUNE, 1986, AS FOLLOWS:

- APPROVING THE INSTALLATION OF A MEDIAN (WHICH AMONG OTHER THINGS PROHIBITS LEFT TURNS FROM FAIRVIEW ROAD INTO SOUTHPARK) AT THE TWO UNSIGNALIZED ENTRANCES NEAR SEARS;
- DONATING THE RIGHT-OF-WAY NECESSARY FOR THE ADDITIONAL TURN LANES AND TURNING RADIUS IN AND OUT OF SOUTHPARK AT THE TWO SIGNALIZED ENTRANCES ON FAIRVIEW ROAD; AND
- DONATING THE EASEMENTS NECESSARY FOR LOOP DETECTORS, CONTROLLER CABINETS AND POLES (WHERE ESSENTIAL TO SUPPORT SIGNALS) FOR INTERSECTION SIGNALS AT THE SIGNALIZED ENTRANCES.

- PETITIONERS WILL DONATE THE RIGHT-OF-WAY NECESSARY FOR THE UNDERGROUND INSTALLATION AND USE OF CONDUIT ON PETITIONERS' SOUTHPARK PROPERTY NECESSARY FOR THE LINES SERVING THE CITY'S PROGRAMMED SYNCHRONIZED GRID SIGNAL SYSTEM IN THE GENERAL VICINITY OF SOUTHPARK.
- PETITIONERS WILL LANDSCAPE THE AREA (APPROXIMATELY 50 FEET) BETWEEN SHARON ROAD AND THE NEW PARKING AREA, AS SHOWN ON THIS SITE PLAN, WITH GRASS AND A CONTINUATION OF THE LINE OF OAK TREES CURRENTLY BORDERING SOUTHPARK.

PERMISSIBLE BUILDING LIMIT LINE. IF ALL ALLOWABLE MALL STORE SPACE IS NOT LOCATED IN THE MAIN BUILDING, SUCH SPACE MAY BE UTILIZED IN THIS LOCATION CONSISTENT WITH APPLICABLE BUILDING REGULATIONS AND MAY BE USED FOR SERVICE RETAIL OR RESTAURANTS (NO FAST FOOD OR DRIVE THROUGH).

49,882 sq. ft. EXISTING STRUCTURE TO BE DEMOLISHED

LEASABLE AREA CONVERTED TO COMMON AREA

SCHEMATIC FOOTPRINT (SEE NOTE 2)

BUILDING DEVELOPMENT ENVELOPE

SURPLUS TRACT

SURPLUS TRACT

SURPLUS TRACT

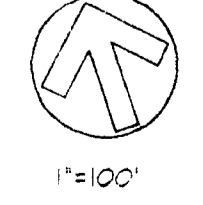
SURPLUS TRACT

BARCLAY DOWNS DRIVE

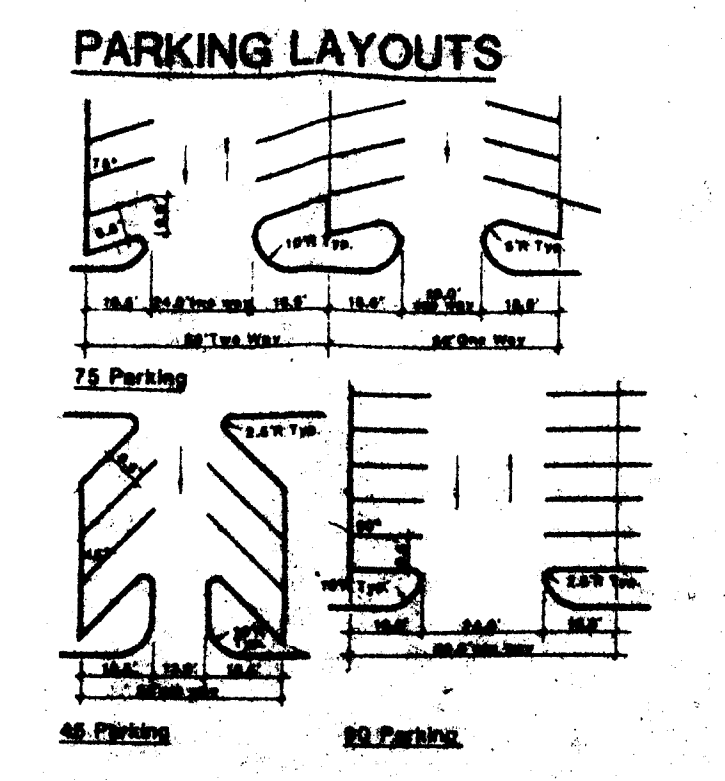
MORRISON BOULEVARD

SHARON ROAD

FAIRVIEW ROAD



1"=100'



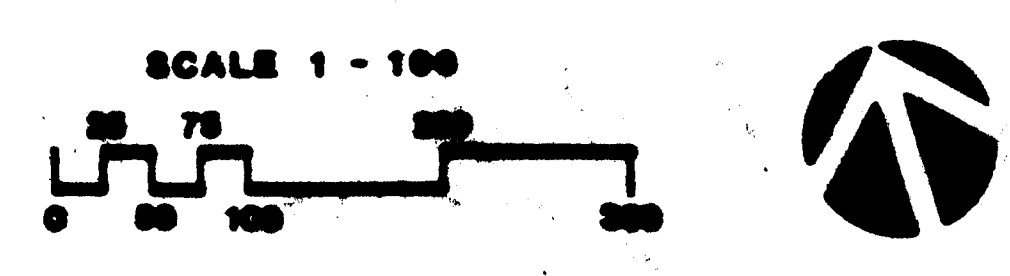
REVISIONS TO THE SITE PLAN

The following revisions to the site plan are indicated by reference to the sheet number of the plan and the revision number in the list of revisions on the last sheet of the plan.

1. REVISIONS TO THE SITE PLAN:
 - a. Revised the site plan to show the location of the Morrison's Patio Addition.
 - b. Revised the site plan to show the location of the new mall connection.
2. REVISIONS TO THE SITE PLAN:
 - a. Revised the site plan to show the location of the new parking spaces.
 - b. Revised the site plan to show the location of the new drive aisles.
3. REVISIONS TO THE SITE PLAN:
 - a. Revised the site plan to show the location of the new building footprints.
 - b. Revised the site plan to show the location of the new building setbacks.
4. REVISIONS TO THE SITE PLAN:
 - a. Revised the site plan to show the location of the new building heights.
 - b. Revised the site plan to show the location of the new building setbacks.
5. REVISIONS TO THE SITE PLAN:
 - a. Revised the site plan to show the location of the new building setbacks.
 - b. Revised the site plan to show the location of the new building setbacks.
6. REVISIONS TO THE SITE PLAN:
 - a. Revised the site plan to show the location of the new building setbacks.
 - b. Revised the site plan to show the location of the new building setbacks.
7. REVISIONS TO THE SITE PLAN:
 - a. Revised the site plan to show the location of the new building setbacks.
 - b. Revised the site plan to show the location of the new building setbacks.
8. REVISIONS TO THE SITE PLAN:
 - a. Revised the site plan to show the location of the new building setbacks.
 - b. Revised the site plan to show the location of the new building setbacks.
9. REVISIONS TO THE SITE PLAN:
 - a. Revised the site plan to show the location of the new building setbacks.
 - b. Revised the site plan to show the location of the new building setbacks.
10. REVISIONS TO THE SITE PLAN:
 - a. Revised the site plan to show the location of the new building setbacks.
 - b. Revised the site plan to show the location of the new building setbacks.

ATTACHED TO
ADMINISTRATIVE APPROVAL
DATED 5/18/88 BY
MARTIN R. CRANTON, JR. / JF

SOUTHPARK DEVELOPMENT PLAN



CHARLOTTE-MECKLENBURG PLANNING COMMISSION
INTER-OFFICE COMMUNICATION

DATE: May 19, 1988
 TO: Robert Brandon, Zoning Administrator
 FROM: Martin R. Cranton, Jr., Planning Director

SUBJECT: Administrative Approval for Petition #86-46
 Belk Brothers Co. and Ivey Properties, Inc.

Enclosed is a revised site plan for petition #86-46 Belk Brothers Company. The site plan has been revised to show a small building addition to Morrison's Cafeteria. This addition is within the guidelines of the approved conditional district plan.

Pursuant to my authority as outlined in the zoning ordinance, I am administratively approving this plan. Please use it when evaluating requests for building permits.

MRC/KRM:els
 Enclosure



CHARLESTON • CHARLOTTE

LS3P ASSOCIATES LTD.
112 SOUTH TRYON STREET, SUITE 200
CHARLOTTE, NORTH CAROLINA 28234
TEL. 704.333.6666 FAX 704.333.2926
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RNA ADVISORS LLC
950 East Paces Ferry Road Suite 2275
Atlanta, Georgia 30326-1179
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TrammellCrowFaison
Regional Mall Services

SouthPark

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FROM LS3P ASSOCIATES LTD.

ATTACHED TO ADMINISTRATIVE
APPROVAL
DATED: 9/6/2000
BY: MARTIN R. CRAMTON, JR.
65-45-86-46

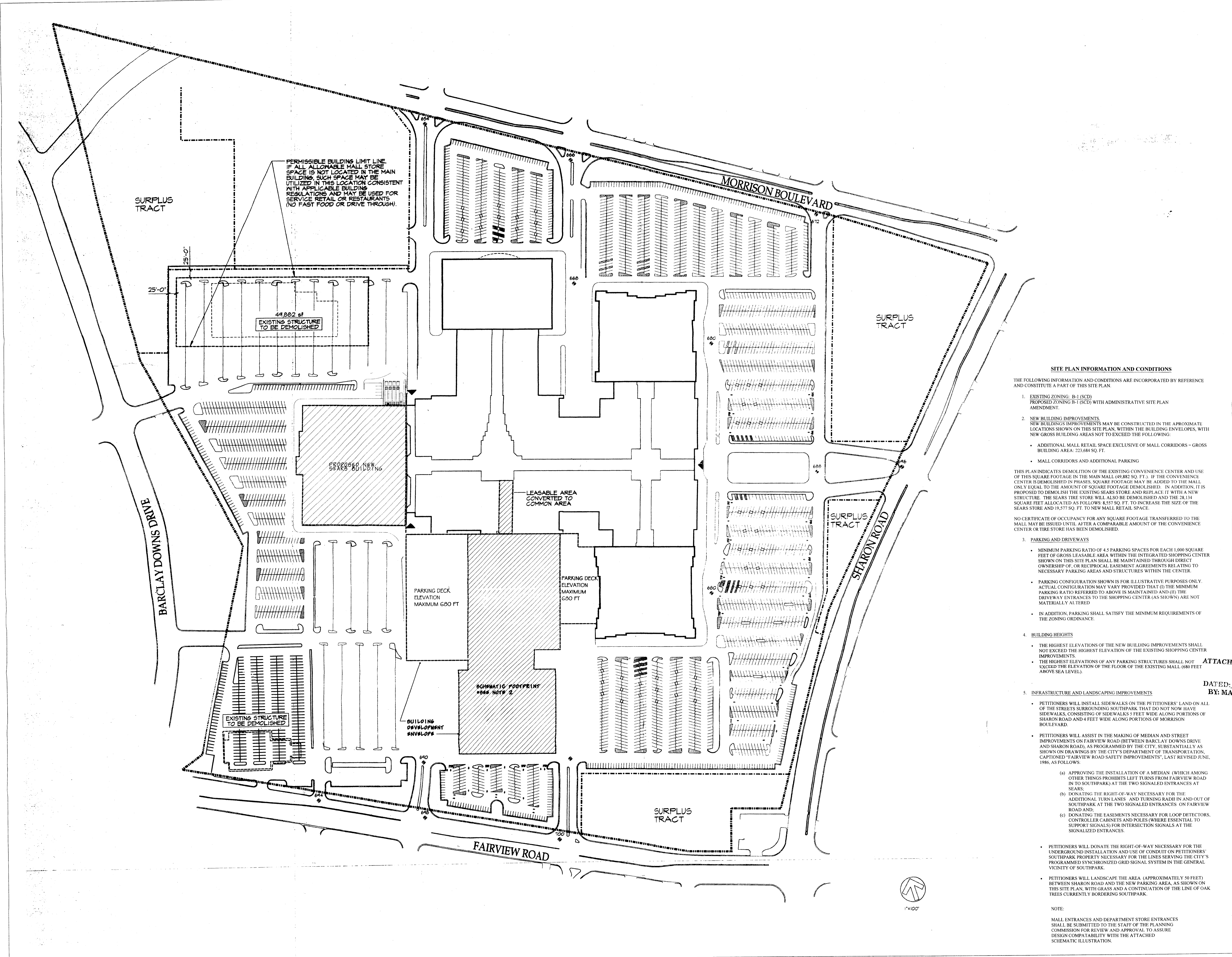
KEY PLAN
REVISIONS: 13 Feb. 1998
10 Aug. 2000
31 Aug. 2000
05 Sept. 2000

PROJECT: 9103-99580
DATE: August 10, 2000

ADMINISTRATIVE
SITE PLAN
AMENDMENT

Z.100

SERVICE BY DESIGN



SITE PLAN INFORMATION AND CONDITIONS
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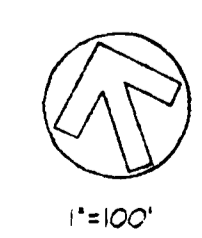
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PROPOSED ZONING: B-1 (SCD) WITH ADMINISTRATIVE SITE PLAN AMENDMENT.
- NEW BUILDING IMPROVEMENTS:**
NEW BUILDINGS IMPROVEMENTS MAY BE CONSTRUCTED IN THE APPROXIMATE LOCATIONS SHOWN ON THIS SITE PLAN, WITHIN THE BUILDING ENVELOPES, WITH NEW GROSS BUILDING AREAS NOT TO EXCEED THE FOLLOWING:
 - ADDITIONAL MALL RETAIL SPACE EXCLUSIVE OF MALL CORRIDORS - GROSS BUILDING AREA: 223,684 SQ. FT.
 - MALL CORRIDORS AND ADDITIONAL PARKING

THIS PLAN INDICATES DEMOLITION OF THE EXISTING CONVENIENCE CENTER AND USE OF THIS SQUARE FOOTAGE IN THE MAIN MALL (49,882 SQ. FT.). IF THE CONVENIENCE CENTER IS DEMOLISHED IN PHASES, SQUARE FOOTAGE MAY BE ADDED TO THE MALL ONLY EQUAL TO THE AMOUNT OF SQUARE FOOTAGE DEMOLISHED. IN ADDITION, IT IS PROPOSED TO DEMOLISH THE EXISTING SEARS STORE AND REPLACE IT WITH A NEW STRUCTURE. THE SEARS TIRE STORE WILL ALSO BE DEMOLISHED AND THE 28,134 SQUARE FEET ALLOCATED AS FOLLOWS: 8,557 SQ. FT. TO INCREASE THE SIZE OF THE SEARS STORE AND 19,577 SQ. FT. TO NEW MALL RETAIL SPACE.

NO CERTIFICATE OF OCCUPANCY FOR ANY SQUARE FOOTAGE TRANSFERRED TO THE MALL MAY BE ISSUED UNTIL AFTER A COMPARABLE AMOUNT OF THE CONVENIENCE CENTER OR TIRE STORE HAS BEEN DEMOLISHED.

- PARKING AND DRIVEWAYS**
 - MINIMUM PARKING RATIO OF 4.5 PARKING SPACES FOR EACH 1,000 SQUARE FEET OF GROSS LEASABLE AREA WITHIN THE INTEGRATED SHOPPING CENTER SHOWN ON THIS SITE PLAN SHALL BE MAINTAINED THROUGH DIRECT OWNERSHIP OF, OR RECIPROCAL EASEMENT AGREEMENTS RELATING TO NECESSARY PARKING AREAS AND STRUCTURES WITHIN THE CENTER.
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NOTE:
MALL ENTRANCES AND DEPARTMENT STORE ENTRANCES SHALL BE SUBMITTED TO THE STAFF OF THE PLANNING COMMISSION FOR REVIEW AND APPROVAL TO ASSURE DESIGN COMPATIBILITY WITH THE ATTACHED SCHEMATIC ILLUSTRATION.



1"=100'