

SITE SUMMARY

LAND AREA :
 INDEPENDENCE PROMENADE: 7.100 AC
 FRIDAY'S (INLC): 1.166 AC
 TOTAL: 8.266 AC

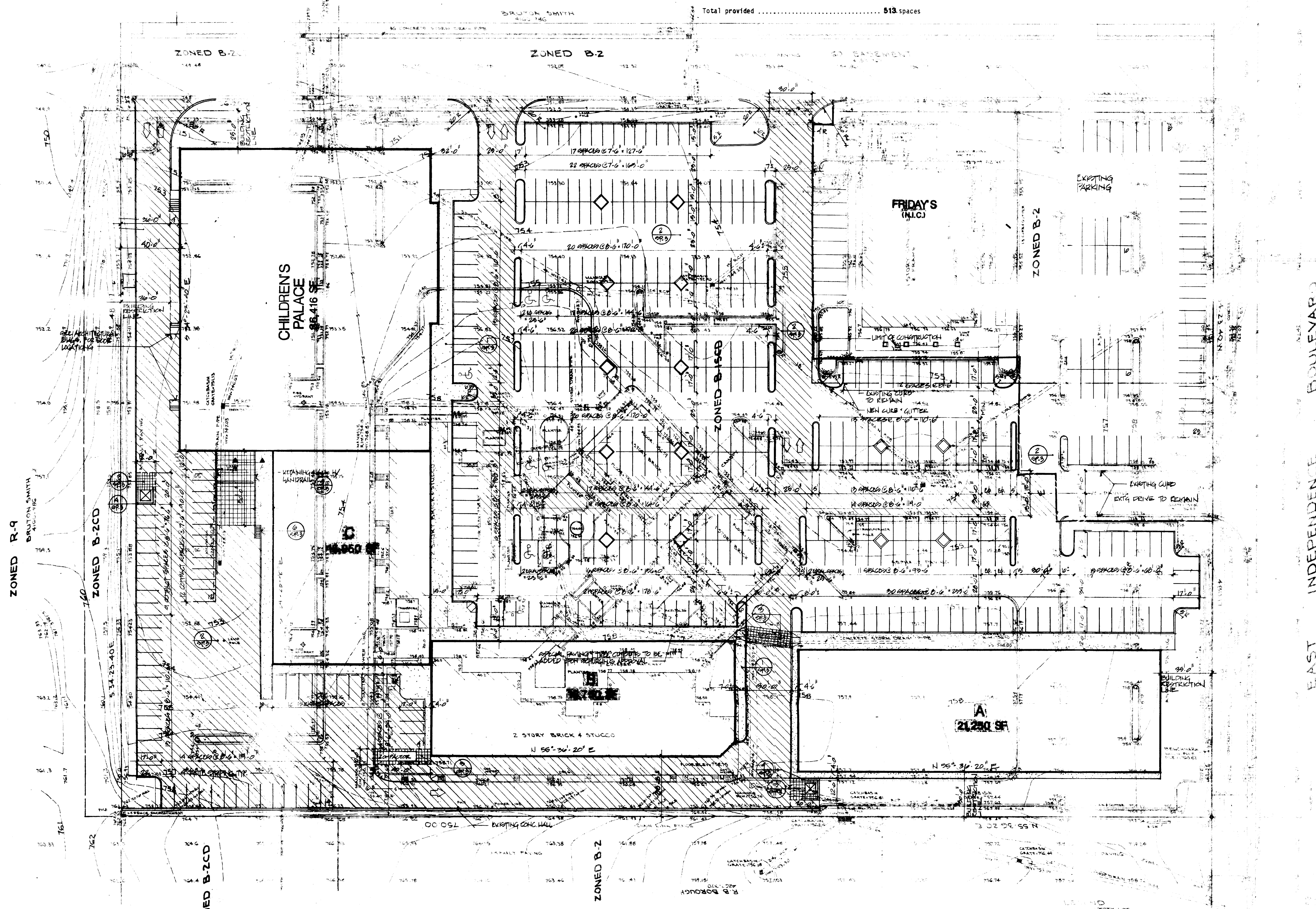
ZONING :
 INDEPENDENCE PROMENADE: B-18QP
 FRIDAY'S (INLC): B-2

USE : RETAIL

LEASABLE AREA : 90,366 SF

PARKING TABULATION :

CHILDREN'S PALACE		
Gross Area	36,416 sq. ft.	
Sales Area	25,838 sq. ft. + 200	129 spaces
Employees	35 + 2	18
SHOPS		
Gross Area	53,960 sq. ft.	
Net Area	40,463 sq. ft. + 200	202
Employees	53,960 + 1,000 + 2	27
SUBTOTAL:		376 spaces
Friday's (INLC)		
Gross Area	8,000 sq. ft.	
No. of Seats	8,000 + 40 + 3	67 spaces
Assumed Employees	40 + 2	20
SUBTOTAL:		87 spaces
Total required parking:		463 spaces
Total provided:		513 spaces



Independence Promenade
 Charlotte, North Carolina

Schurgin Development Corporation

STAKING & LAYOUT PLAN

Project Number: 20711
 Drawn by: M/S/AD
 Date: MAY 22, 1987
 JUNE 23, 1987
 JULY 4, 1987
 JULY 14, 1987
 REVISIONS: REVISION PROPOSED LEGAL PAVING LAYOUT BEHIND CHILDREN'S PALACE

See administrative approved dated 7/1/87 most recent plans.

This drawing is the property of Dalton Morgan Shook & Partners, Inc. and is not to be reproduced or copied in whole or in part without the written consent of Dalton Morgan Shook & Partners, Inc.

CHARLOTTE-MECKLENBURG STANDARD DETAILS TO BE AS FOLLOWS:
 10.17 FOR CURB HEIGHTS
 10.22 FOR CONCRETE SIDEWALK 4' R/W
 10.30 FOR HANDICAPPED CATCH BASIN SIDEWALK

LEGEND

[Symbol]	HEAVY DUTY ASPHALT
[Symbol]	LIGHT DUTY ASPHALT
[Symbol]	CONCRETE SIDEWALK
[Symbol]	REINFORCED CONCRETE

NOTE:
 * ALL DIMENSIONS ARE GIVEN FACE TO FACE

CHARLOTTE-MECKLENBURG PLANNING COMMISSION INTER-OFFICE COMMUNICATION

DATE: July 15, 1987
 TO: Dale Long, Zoning Administrator
 FROM: Martin R. Cramton, Jr., Planning Director
 SUBJECT: Administrative Site Plan Amendment Schurgin Development Corporation Petition No. 86-100

Please find attached a revised site plan for the above referenced petition. The revised site plan allows for the slight modification of parking areas. 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:DS

SITE SUMMARY

LAND AREA:
 INDEPENDENCE PROMENADE: 7.104 AC
 FRIDAY'S (M.I.C.): 1.198 AC
 TOTAL: 8.302 AC

ZONING:
 INDEPENDENCE PROMENADE: B-2CD
 FRIDAY'S (M.I.C.): B-2

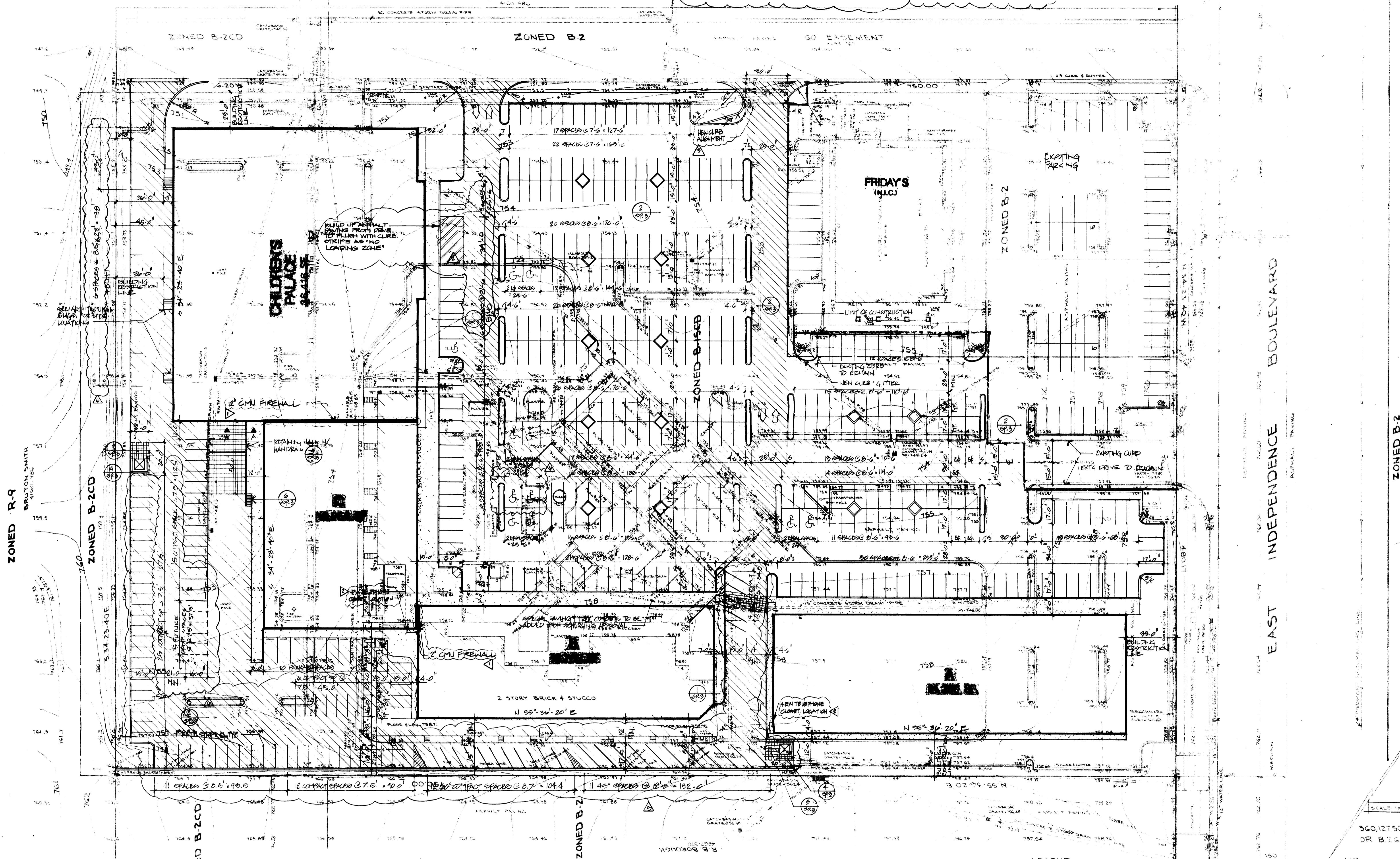
USE: RETAIL

LEASABLE AREA: 90,366 SF.
 NOT INC. FRIDAY'S

STORE	GROSS S.F.	SALES FLOOR AREA OR # OF SEATS	SPACES REQUIRED		TOTAL SPACES
			1 8'x10' S.F. OR 1 8'x7' SEATS	# OF EMPLOYEES	
CHILDRENS PALACE	36,416	25,838 S.F.	129	36	147
GIORGIOS	3,900	100 SEATS	33	8	57
FRIDAYS	8,000	220 SEATS	73	30	88
COMEDY ZONE	6,300	288 SEATS	96	12	102
BETTER & BEST	1,550	18 SEATS	6	2	7
SHOPS	42,200	31,650 S.F.	158	42	173
TOTAL	98,366				560

PARKING SUMMARY	
409	Standard Spaces
140	Compact Spaces (at 25% of required)
111	Handicapped (at 2% of required)
560	TOTAL PARKING PROVIDED

TOTAL PARKING REQUIRED	
560	TOTAL PARKING PROVIDED



Independence Promenade
 Charlotte, North Carolina

Schurgin Development Corporation

ATTACHED TO MEMO DATED 3/21/89 BY MARTIN R. COMBES
 - USE THIS PLAN IN CONSTRUCTION WITH PLAN APPROVED 11/7/86 BY CITY COMMISSION
STAGING & LAYOUT #2

- Project Number: 2094
- Drawn by: JES/AL
- Date: MAY 20 1987
- JUNE 23 1987
- JULY 29 1987
- JULY 4 1987 REVISIONS: DRIVEWAY LOCATION & PARKING LAYOUT
- JULY 14 1987 REVISIONS: DIMENSIONS REVISION CHILDRENS PALACE
- 26 JULY 1987
- 1. CORRECTIONS, MET. ADDED TO CHILDRENS PALACE
- 2. NEW TELEPHONE CABINET
- 3. NEW TELEPHONE CABINET ALIGNMENT
- 29 OCT 1987 REVISIONS: ADJUSTMENTS TO BUILDING DIMENSIONS & DRIVEWAY ALIGNMENT
- 29 OCT 1987 REVISIONS: CHILDRENS PALACE ENTRANCE REVISIONS
- 29 FEB 1987 REVISIONS: PARKING SPACES, B.C. CHILDRENS PALACE, ACCOMMODATIONS, CONCERN SEALS, REVISIONS PARKING POPULATION
- 7 MARCH 1987 REVISIONS: PARKING & SCHED. CHILDRENS PALACE TO ACCOMMODATE COMEDY ZONE, REVISIONS PARKING POPULATION, ADDED H.C. PARKING

See Administrative Approval DATE 9/1/89 For most recent plan

CHARLOTTE-MECKLENBURG PLANNING COMMISSION
 INTER-OFFICE COMMUNICATION

DATE: March 21, 1989
 TO: Robert Brandon, Zoning Administrator
 FROM: Martin R. Combes, Jr., Planning Director
 SUBJECT: Re-striping of Parking Lot for Petition No. 86-100, Schurgin Development Corp., Tax Parcel No. 133-081-20, 19, 24

Attached is a revised plan for the above-referenced petition. The plan has been changed to add additional parking at the back of buildings by re-striping the existing parking lot. This is the only change to the plan. Since this change represents a minor change to the plan I am administratively approving the plan.

MRCJr.:KMI:dah
 Attachment

**CHARLOTTE-MECKLENBURG
PLANNING COMMISSION**

INTER-OFFICE COMMUNICATION

DATE: September 6, 1989

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

TO: Robert Brandon
Zoning Administrator

SUBJECT: Administrative Approval for Petition #86-100 by Schurgin Development
Tax Parcel #133-081-19,20,22,24

Attached is a revised plan for the above referenced petition. The plan has been changed to add angled parking at the rear of the site. The existing landscaping in this area will be replaced once the parking is relocated.

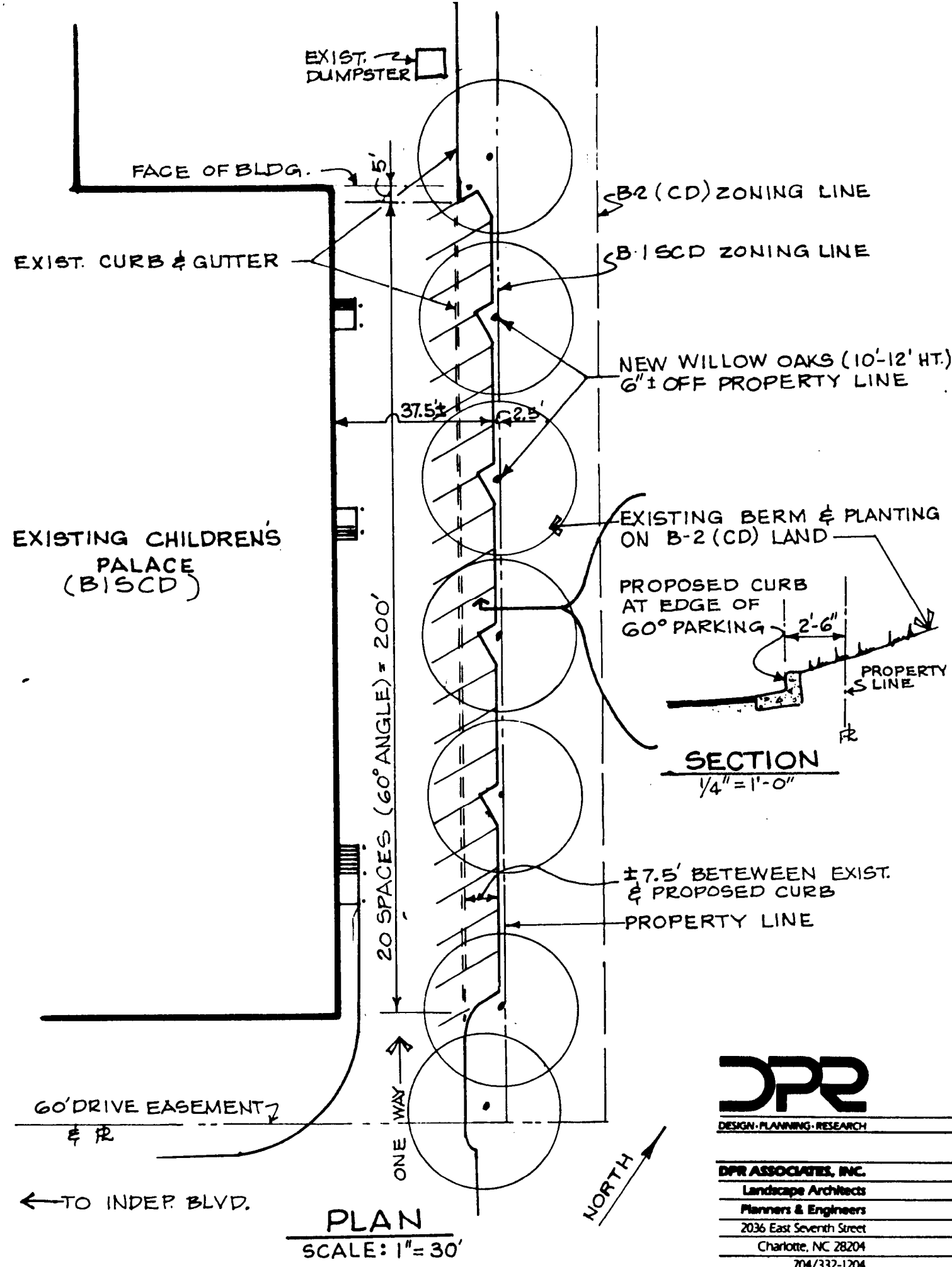
This minor change is acceptable due primarily to the fact that the adjoining property is zoned B-2(CD) and can only be used as a landscape buffer.

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.

MRCjr:KHM:cln

Attachment

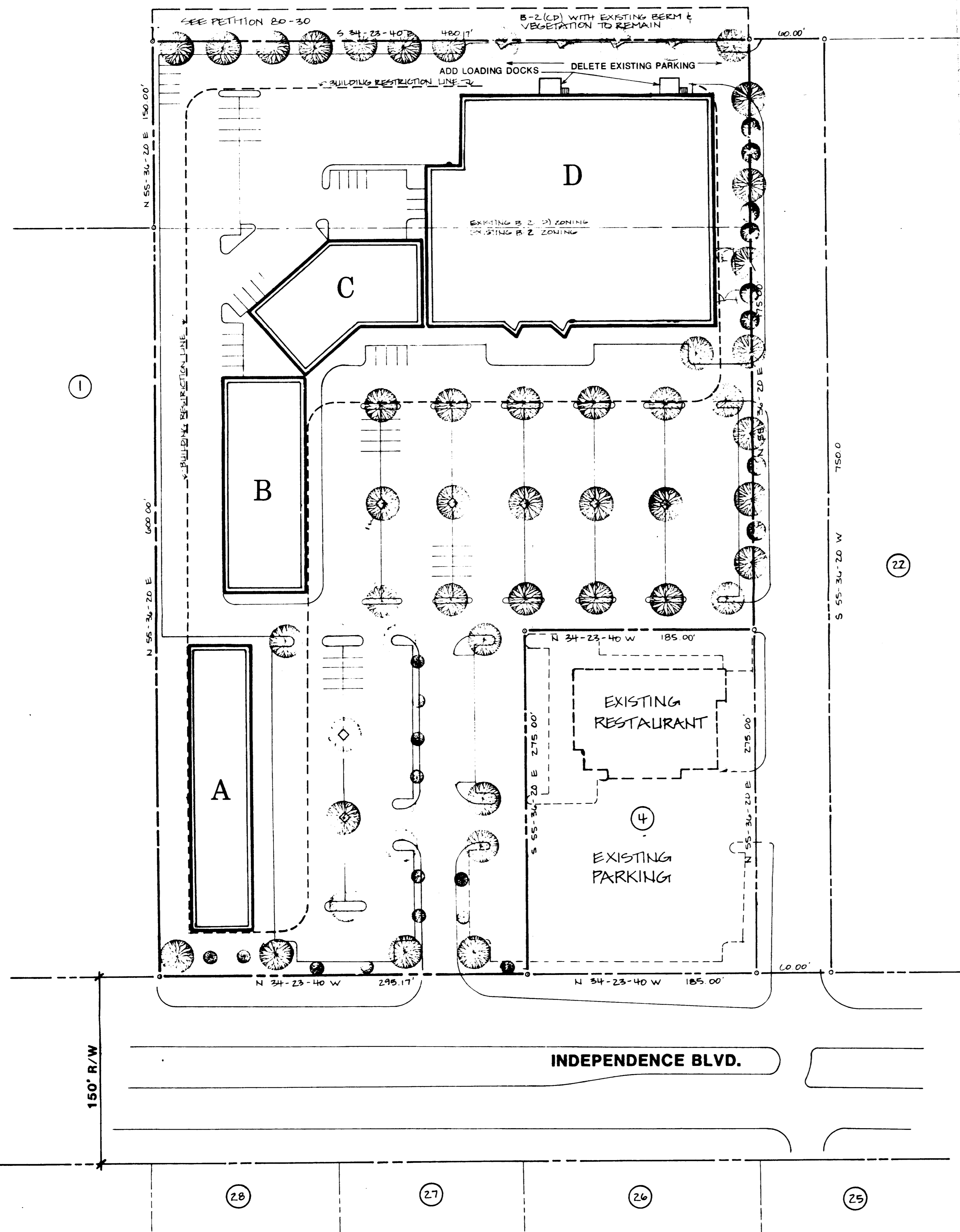
*205/08/91 - spoke with Pam Wrenn re the number of
Eon D and man arade where going to add seats to parking
space. In order to do this they will need to sample
with floor surface, note which requires less parking
(New arade to provide for air capture from area)*



DPR
DESIGN · PLANNING · RESEARCH

DPR ASSOCIATES, INC.
Landscape Architects
Planners & Engineers
2036 East Seventh Street
Charlotte, NC 28204
704/332-1204

SEE ORIGINAL PETITION FOR ADJACENT OWNERS



NOTES

1. PARKING SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS OF THE CITY OF CHARLOTTE ZONING ORDINANCE, BUT IN NO EVENT WILL THE NUMBER EXCEED 950.
2. THE TOTAL SQUARE FOOTAGE OF ALL BUILDINGS SHALL NOT EXCEED 112,000 SQUARE FEET.
3. THE DEVELOPMENT WILL BE LANDSCAPED THROUGHOUT AS SHOWN ON THE PLANTING SCHEDULE WHICH IS ATTACHED HERETO AND MADE A PART HEREOF. THE PLANTING PLAN IS SCHEMATIC, AND THE PRECISE LOCATION OF THE LANDSCAPING MAY VARY SOMEWHAT DEPENDING UPON SPECIFIC SITE CONDITIONS. HOWEVER, THE PLANTING SCHEDULE SPECIFIES THE MINIMUM NUMBER OF TREES AND SHRUBS WHICH WILL BE PROVIDED AND THEIR SIZE AT THE TIME OF PLANTING.
4. BUILDING AND PARKING LOT LOCATIONS AS SHOWN ON THE PLAN ARE APPROXIMATE AND ARE SUBJECT TO MINOR MODIFICATION FOLLOWING THE PREPARATION OF FINAL CONSTRUCTION DOCUMENTS. HOWEVER, NO BUILDING WILL BE LOCATED ANY CLOSER TO EXISTING RESIDENTIAL ZONING THAN IS SHOWN ON THE PLAN.
5. PROVISIONS SHALL BE MADE FOR THE PERMANENT MAINTENANCE OF ALL LANDSCAPED AREAS.
6. THE DEVELOPMENT SHALL HAVE NO MORE THAN TWO ACCESS POINTS OFF OF INDEPENDENCE BOULEVARD, AND NO ACCESS TO ANY OTHER ROADWAY. THE PRECISE LOCATION OF THE INDEPENDENCE ACCESS POINTS ARE SUBJECT TO MINOR ALTERATION IN THE PREPARATION OF FINAL CONSTRUCTION DOCUMENTS.
7. THE DEVELOPMENT WILL UTILIZE DUMPSTERS OR COMPACTORS WHICH WILL BE SCREENED. TRASH COLLECTION FROM THESE FACILITIES WILL NOT BE PERMITTED BEFORE 10:00 A.M. OR AFTER 4:00 P.M. MONDAY THROUGH SATURDAY.
8. THE LIGHTS IN THE PARKING AREAS WILL BE A HIGH MASK DESIGN OR WILL BE SHIELDED. THIS TYPE OF FIXTURE ALLOWS THE LIGHT TO BE AIMED SO THAT ONLY THE PARKING AREAS WILL BE LIT BY THESE FIXTURES. SHIELDING AND MOUNTING HEIGHTS WILL BE SUCH THAT GLARE TO ADJACENT RESIDENTIAL PROPERTY IS ELIMINATED.
9. PROJECT SIGNAGE WILL CONFORM TO ALL APPLICABLE CODES AND REGULATIONS.
10. THE BUILDINGS' HVAC UNITS WILL BE LOCATED ON THE ROOFS OF THE BUILDINGS AND WILL RECEIVE ADDITIONAL SCREENING BEYOND THE PARAPET WHICH WILL SURROUND EACH BUILDING. THE ADDITIONAL SCREENING AROUND INDIVIDUAL HVAC UNITS WILL MEET OR EXCEED THE HEIGHTS OF THE UNITS THEMSELVES.
11. NO BILLBOARDS SHALL BE ALLOWED ON SITE.
12. STORM WATER DETENTION SHALL MEET OR EXCEED THE CITY OF CHARLOTTE STORM WATER DETENTION ORDINANCE.
13. THE REAR OF THE BUILDING WILL BE A NEUTRAL COLOR AND, TO THE EXTENT POSSIBLE, ALL UTILITIES, WIRES, CONDUITS, AND SIMILAR FEATURES WILL BE COVERED OR PAINTED TO MATCH THE BUILDING COLOR.
14. NO BUILDING WILL EXCEED A MAXIMUM HEIGHT OF 36 FEET EXCLUDING ARCHITECTURAL FEATURES.

DEVELOPMENT DATA

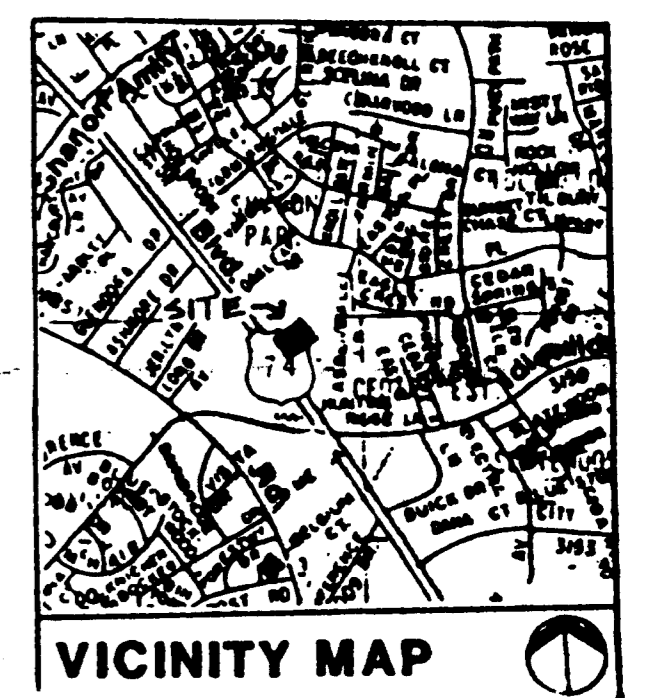
CURRENT ZONING: B-2, B-2(CD)
 PROPOSED ZONING: B-1SCD
 SITE AREA: 309,125 S.F. (7.09 AC.)
 BLDG. AREA: 112,000 S. F. MAXIMUM

PLANT KEY

- LARGE STREET TREE SUCH AS WILLOW OAK, RED MAPLE, SUGAR MAPLE, RED OAK, ETC. 2 1/2" CALIPER, PLANTED AS SHOWN.
- MEO. FLOWERING TREE SUCH AS BRADFORD PEAR, SAUCER MAGNOLIA, GOLDEN RAIN TREE, ETC. 8-10', PLANTED AS SHOWN.
- FLOWERING TREE SUCH AS CRABAPPLE, CHERRY, STAR MAGNOLIA, HODGKIN, ETC. 8-10', PLANTED AS SHOWN.

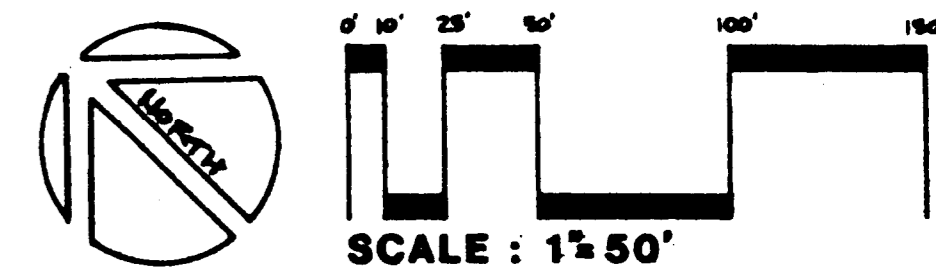
LEGEND

- PROPERTY LINE AND/OR R/W
- EXISTING PAVEMENT
- EXISTING BUILDING
- BUILDING RESTRICTION LINE
- ADJACENT PROPERTY OWNER (SEE ATTACHED SHEET)



ATTACHED TO ADMINISTRATIVE APPROVAL

DATED: 11/03/93
 BY: MARTIN R. CRAMTON, JR.



<p>Project Manager TDD</p> <p>Drawn By JAE</p> <p>Checked By</p> <p>Date 10-7-93</p> <p>Project Number 93078</p>	<p>Revisions</p> <p>1: 10-7-93 ADDED 2 LOADING DOCKS AND ELIMINATED EXISTING PARKING STALLS NORTHEAST OF BUILDING 'D'</p>	<p>DPR ASSOCIATES Landscape Architects Design • Planning • Research 2036 East Seventh Street Charlotte, NC 28204 704/332-1204</p>	<p>PARKING/PAVEMENT REVISION</p> <p>INDEPENDENCE PROMINADÉ B.V. BELK INVESTMENTS & DEVELOPERS</p>	<p>Scale 1" = 50'</p> <p>Sheet Number 1 Of 1 Total</p>
--	---	---	---	---

CHARLOTTE - MECKLENBURG PLANNING COMMISSION
 INTER - OFFICE COMMUNICATION

DATE: November 3, 1993

TO: Robert Brandon
 Zoning Administrator

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

SUBJECT: Administrative Approval for petition 86-100 by Schurgin Development Tax Parcel #133-081-19,20,22,24

Attached is a revised plan for the above mentioned rezoning petition. The plan has been revised to show two uncovered loading docks at the rear of the site to serve two new tenants. This addition will cause the deletion of some existing parking spaces currently located at the rear of the property. It is our understanding that the parking spaces been deleted are not needed to meet the minimum parking requirements for the shopping center. Parking for this shopping center is calculated at one space per 250 gross square feet. Since these changes are minor I am administratively approving this revised plan. Please use this plan when evaluating requests for building permits and certificates of occupancy.