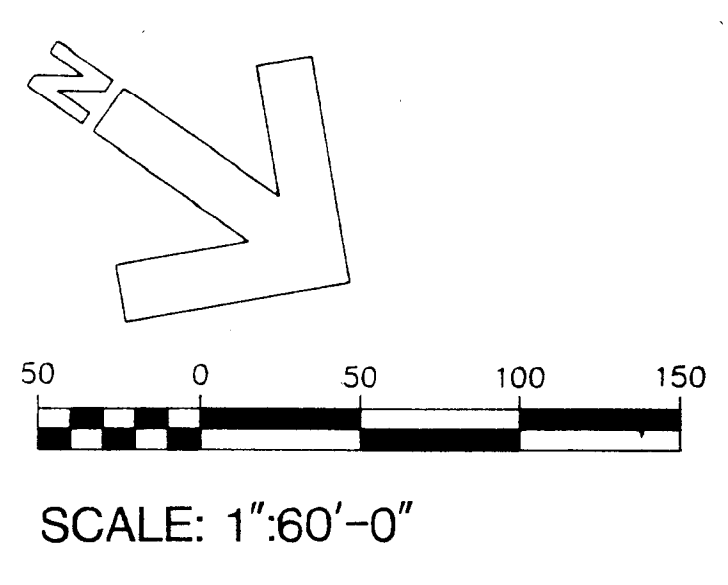


**DEVELOPMENT REQUIREMENTS**

- SETBACKS**
1. Building setbacks shall be 50' off Independence Blvd.
  2. Building setbacks shall be 20' off Sardin Road North.
  3. Building setbacks shall be 25' off all side and rear property lines.
- PARKING**
1. No parking shall be permitted within the 50' setback off Independence Blvd.
  2. Parking will be permitted within the rear or side setback area.
  3. No parking shall be permitted within 25' of the Sardin Road North right-of-way.
  4. All off-street parking shall comply with Article 9 of the City of Charlotte Zoning Ordinance.
  5. All parking areas shall be paved and lighted.
  6. Parking areas will be landscaped in accordance with the City of Charlotte Tree Ordinance.
- MAXIMUM BUILDING HEIGHT**
1. All buildings shall be limited to three (3) stories in height.
- MAXIMUM BUILDING COVERAGE**
1. The gross ground floor area of all buildings shall not exceed 25% of the net land area of the project.
- ACCESS POINTS**
1. The project shall be limited to one access point along Independence Blvd. and three (3) access points along Sardin Road North.



**SCREENING & BUFFER ZONES**

1. Screening of service areas and loading docks shall conform to City of Charlotte Zoning Ordinance standards.
2. One permanent project identification sign shall be permitted within the 50' Independence Blvd. buffer and one within the Sardin Road North buffer. These signs shall be illuminated with a maximum face area of 100 SF. Additional detached signs will be permitted for each detached parcel.

**PERMITTED USES**

1. Use shall be as permitted within the B1-SCD Zoning of the City of Charlotte Zoning Ordinance.

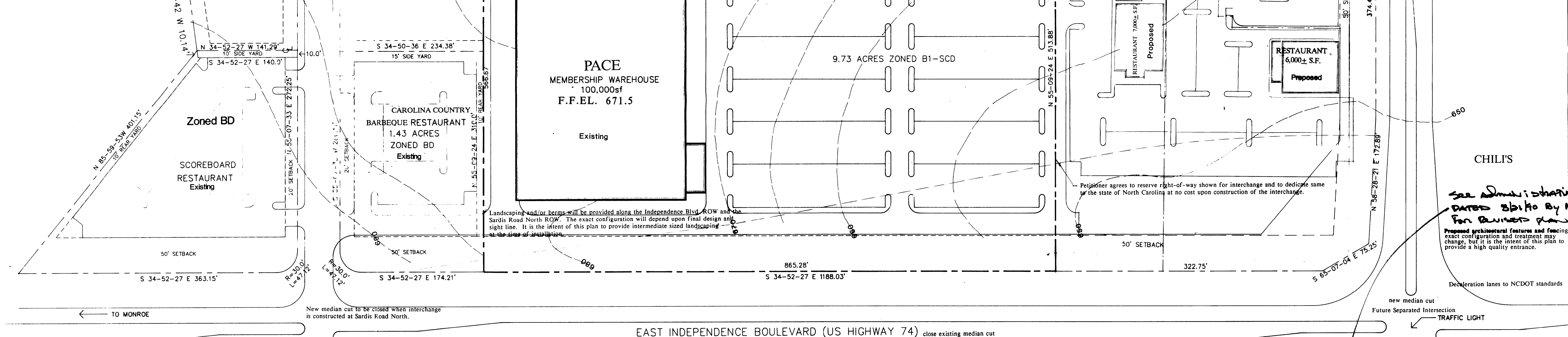
**NOTES**

1. The final design shall be subject to the City of Charlotte Zoning Ordinance standards. The final design shall be subject to the City of Charlotte Zoning Ordinance standards. The final design shall be subject to the City of Charlotte Zoning Ordinance standards.
2. The configuration and shape of buildings and adjacent parking and circulation arrangements may be altered depending on individual design, but their general location will be as shown.
3. The developer shall maintain architectural compatibility between the shopping center and the detached parcels.

**ENTIRE SITE DATA**

AREA OF SHOPPING CENTER	296,700 SF
AREA OF GARDEN CENTER	12,500 SF
AREA OF OUTPARCELS:	
BANK/OFFICE	10,000 SF
RESTAURANTS	12,000 SF
TOTAL @ OUTPARCELS	29,000 SF
PARKING DATA:	
SHOPPING CENTER PARKING REQUIRED:	1532 SPACES
SHOPPING CENTER PARKING PROVIDED:	1631 SPACES
BANK/OFFICE PARKING REQUIRED:	65 SPACES
BANK/OFFICE PARKING PROVIDED:	78 SPACES
BANK - 1:300	49
OFFICE - 1:300	16
RESTAURANTS PARKING REQUIRED:	85 SPACES
RESTAURANTS PARKING PROVIDED:	184 SPACES
6000 SF RESTAURANT	58
DINING 174 person - 1:3	20
BAR 20 person - 1:1	10
EMPLOYEE 20 person - 1:2	66
7000 SF RESTAURANT	20
DINING 200 person - 1:3	10
BAR 20 person - 1:1	184 SPACES
EMPLOYEE 20 person - 1:2	
12 park and ride spaces will be provided on property.	
TOTAL BUILDING AREA (WITH GARDEN CENTER)	338,200 SF
TOTAL PARKING REQUIRED:	1795
TOTAL PARKING PROVIDED:	1978
TOTAL BUILDING FLOOR AREA ALLOWABLE UNDER EXISTING ZONING	299,900 SF
TOTAL PROPOSED FLOOR AREA	325,700 SF
AREA INCREASE REQUESTED	25,800 SF

The configuration and shape of buildings and adjacent parking and circulation arrangements may be altered depending on individual design, but their general location will be as shown.



Landscaping and/or trees will be provided along the Independence Blvd. ROW and the Sardin Road North ROW. The exact configuration will depend upon final design and sight line. It is the intent of this plan to provide intermediate sized landscaping at the time of installation.

Permitter agrees to reserve right-of-way shown for interchange and to dedicate same to the state of North Carolina at no cost upon construction of the interchange.

See Administrative Approval DATED 3/1/10 by Mayor Crayton For Owners Plans Proposed architectural features and fencing exact configuration and treatment may change, but it is the intent of this plan to provide a high quality entrance.

Deceleration lanes to NCDOT standards

new median cut  
Future Separated Intersection  
TRAFFIC LIGHT

EAST INDEPENDENCE BOULEVARD (US HIGHWAY 74) close existing median cut

APPROVED BY CITY COUNCIL  
DATE 2/17/10

**Little & Associates Architects**

5815 Westpark Drive  
Charlotte, NC 28210  
Phone (704) 525-6350  
Columbia-Myrtle Beach

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**CROWN POINT PLAZA 90-1**  
CHARLOTTE NORTH CAROLINA  
for Crosland-Erwin-Associates Charlotte, NC

Project Architect/Job Captain

Drawn By

Date Drawn 10-6-89

Issue Date

**SHOPPING CENTER SITE PLAN**

Project Number 2146

Sheet of

Partner In Charge  
**VRETOS**

Date Drawn 10-6-89

Issue Date

Project Number 2146

Sheet of

90-1 Stephen Vermillion