

Development Requirements

SETBACKS

- 1) Building setbacks shall be 50 feet off Independence Blvd.
- 2) Building setbacks shall be 50 feet off Sardis Road North.
- 3) Building setbacks shall be 25 feet off all side and rear property lines.

PARKING

- 1) No parking shall be permitted within the 50 foot setback off Independence Blvd.
- 2) Parking will be permitted within the rear or side setback area.
- 3) No parking shall be permitted within 25 feet of the Sardis Road North right-of-way.
- 4) All off street parking shall comply with Article 5 of the City of Charlotte Zoning Ordinance.
- 5)
- 6) All parking areas shall be paved and lighted.
- 7) 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) This project shall be limited to one access point along Independence Blvd. and three (3) access points along Sardis Road North.
- 2) Any median cuts or acceleration/deceleration lanes along Independence Blvd. will be subject to NC DOT approval.

SCREENING & BUFFER ZONES

- 1) Screening along Independence Blvd. shall conform to City of Charlotte Zoning Ordinance standards.
- 2) One permanent project identification sign shall be permitted within the 50 foot Independence Blvd. buffer and one within the Sardis Road buffer. These signs shall be illuminated with a maximum face area of 100 SF. Additional detached signs will be permitted for each detached parcel.

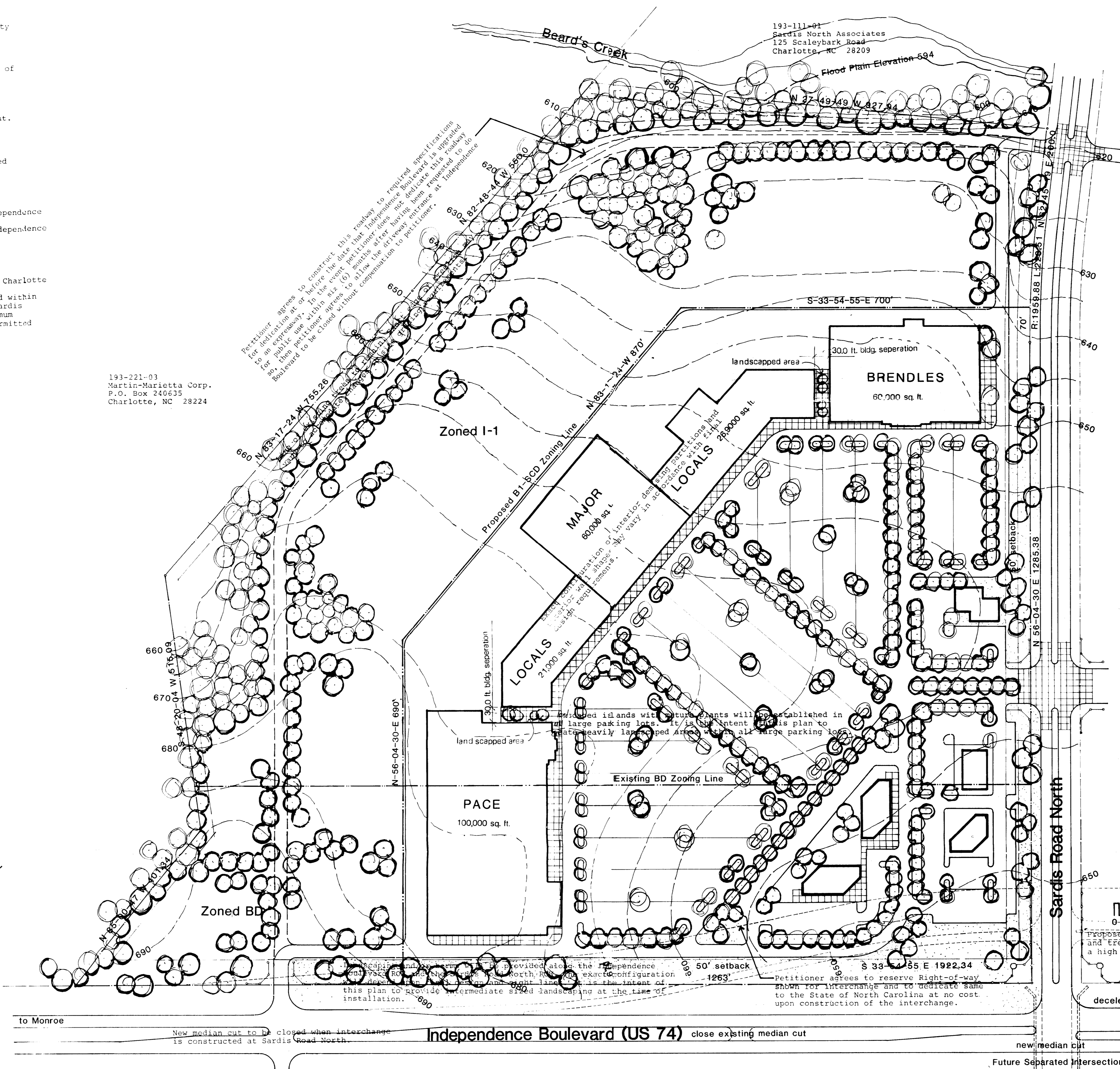
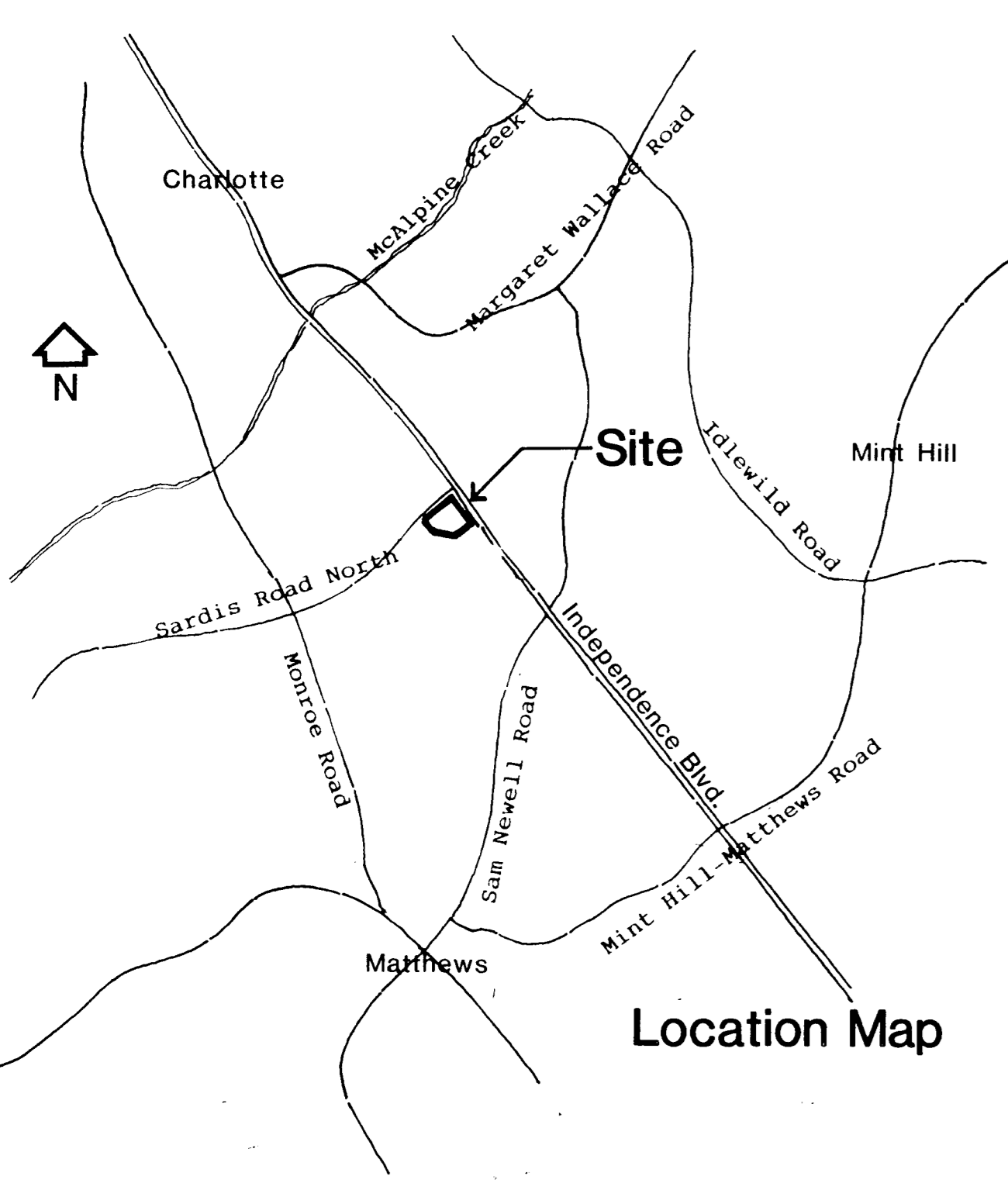
PERMITTED USES

- 1) Uses shall be as permitted within the BI-SCD Zoning of the City of Charlotte Zoning Ordinance.

NOTES

- 1) The five (5) detached parcels shown shall consist of one (1) auto service station, the remainder being either financial institutions, restaurants, retail or office, library, post office or theater. Exact designs and plans of all detached parcels will be subject to review for compliance with zoning and building codes. The detached parcels will contain a maximum gross building area of 32,000 SF.
- 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 retain Architectural Consultant's liability for the Shopfront signs and the detached parcels.

193-221-03
Martin-Marietta Corp.
P.O. Box 240635
Charlotte, NC 28224

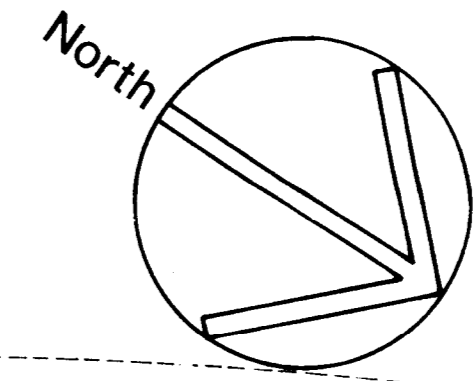


Project Summary

EXISTING ZONING	BD & I-1
PROPOSED ZONING	BI-SCD
SITE AREA TO BE REZONED BI-SCD	34.92 Acres
BUILDING AREA (excluding detached parcels)	267,900 SF (gross)
DETACHED PARCELS	219,000 SF (net retail) 32,000 SF (gross)
PARKING SPACES (as drawn)	
For Retail Sales	
Net Retail Area, 219,000 SF at 1 space / 200 SF	1095 Spaces
350 Employees at 1 Space / 2 Employees	175 Spaces
For Detached Parcels	330 Spaces
Total Spaces Required	1600 Spaces
Total Spaces Provided	1600-1800 Spaces

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.

193-111-01
Sardis North Associates
125 Scaleybark Road
Charlotte, NC 28209



Proposed architectural features and fencing; exact configuration and treatment may change but as the intent of this plan to provide a high quality entrance.

deceleration lanes to NCDOT standards

to Monroe
New median cut to be closed when interchange is constructed at Sardis Road North.
Independence Boulevard (US 74) close existing median cut
new median cut
Future Separated Intersection
to Charlotte

- 193-201-06
Mr. Rosalind F. Campbell
1016 Queens Road
Charlotte, NC 28207
- 193-201-05
Mr. Bobby G. Greene and
Betty B.
2063 Eaton Road
Charlotte, NC 28205
- 193-201-03
Spanky, Inc., Hollingsworth
727 Poplar Avenue
Charlotte, NC 28205
- 193-201-01
Mr. Lee A. Griffin and
Ruth H., Wife
727 Poplar Avenue
Charlotte, NC 28205

193-204-23
Mr. Triston G. Stegall and
Wm. O. Overcash & Wives
1931 Woodberry Road
Charlotte, NC 28212

193-121-01
Ms. Ann L. Renfrow
and Son, Franklin
Box 67
Mathews, NC 28105

Administrative Approved
2/16/88
see Dennis' tracing

DATE	11-6-84															
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LITTLE & ASSOCIATES
ARCHITECTS • ENGINEERS • PLANNERS
CHARLOTTE NORTH CAROLINA

PROJECT: **Proposed Land Use and Zoning Plan**

CrownPoint
by John Crosland & Associates