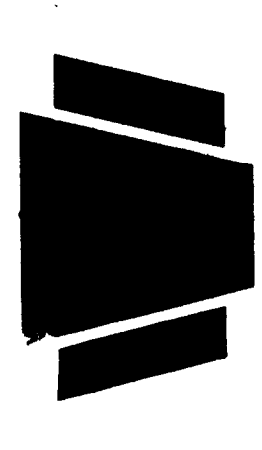
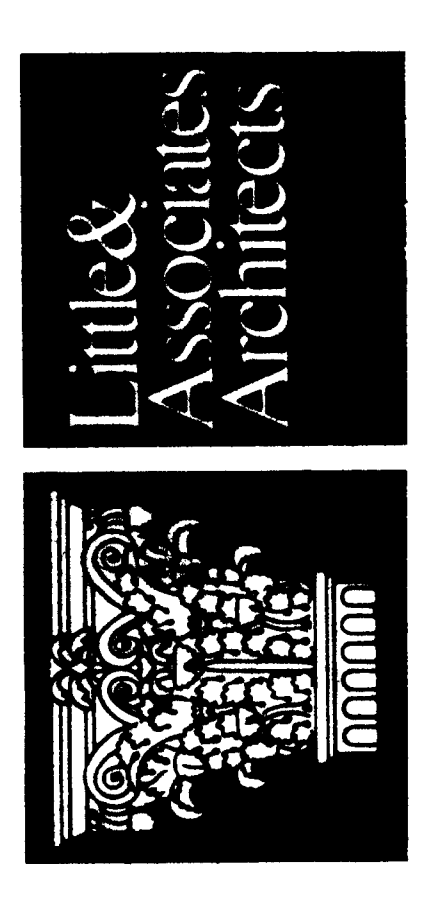
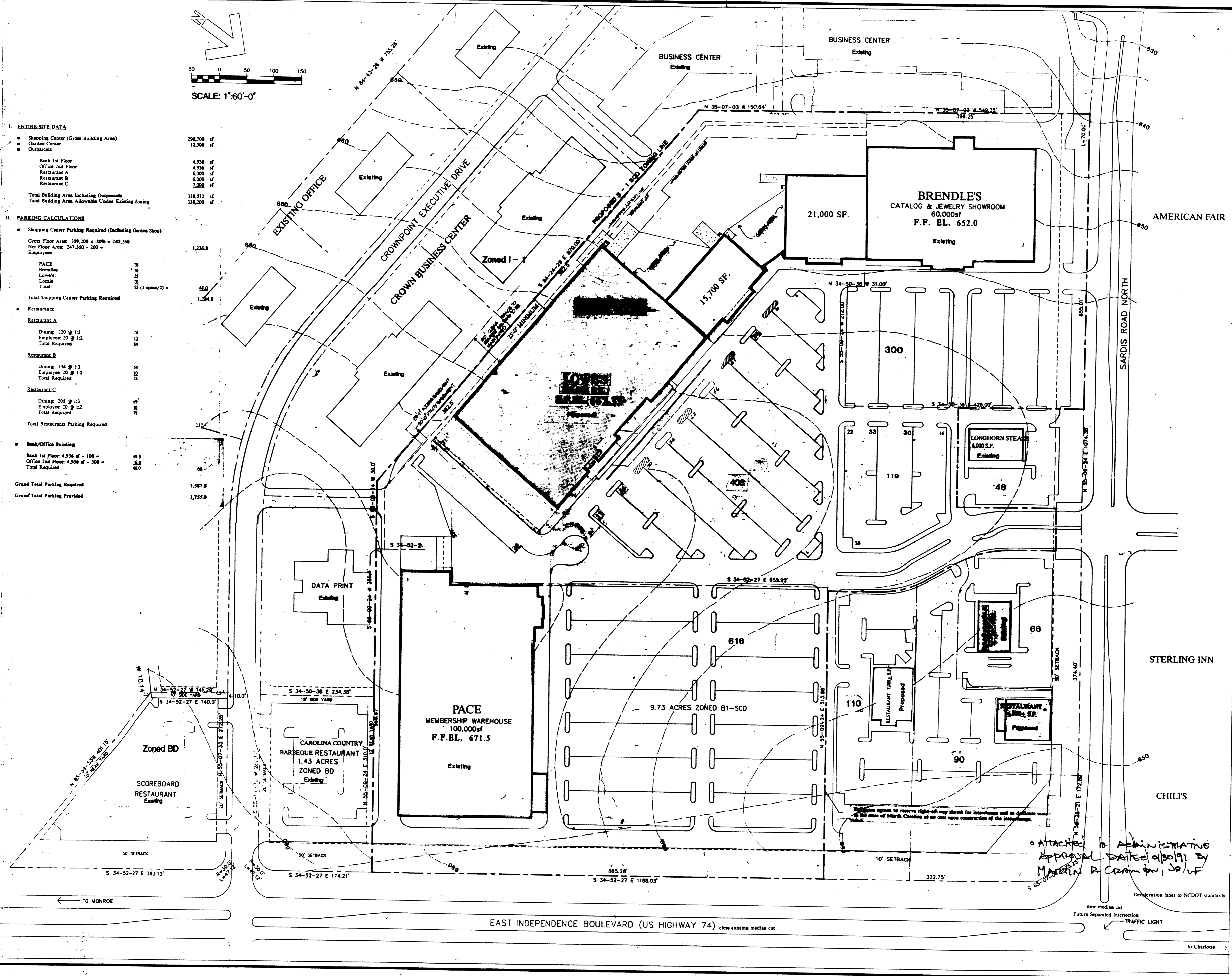


ARCHITECT: LITTLE & ASSOCIATES ARCHITECTS
 2000 W. 10TH AVENUE, SUITE 200
 DENVER, COLORADO 80202



Crosland Erwin Associates

CROWN POINT PLAZA SHOPPING CENTER



I. ENTIRE SITE DATA

Shopping Center (Gross Building Area)	296,700 sf
Garden Center	12,500 sf
Outparcels:	
Bank 1st Floor	4,936 sf
Office 2nd Floor	4,936 sf
Restaurant A	4,000 sf
Restaurant B	6,000 sf
Restaurant C	2,000 sf
Total Building Area Including Outparcels	338,072 sf
Total Building Area Allowable Under Existing Zoning	338,200 sf

II. PARKING CALCULATIONS

Shopping Center Parking Required (Including Garden Shop)	1,236.8
Restaurants:	
Restaurant A	74
Restaurant B	64
Restaurant C	69
Bank/Office Building	6.3
Grand Total Parking Required	1,587.8
Grand Total Parking Provided	1,755.8

CHARLOTTE-MECKLENBURG PLANNING COMMISSION
 INTER-OFFICE COMMUNICATION

DATE: January 30, 1991
 TO: Robert Brandon, Zoning Administrator
 FROM: Martin K. Graham, Planning Director

SUBJECT: Administrative Approval for Petition #90-1 by Steve L. Vermillion, Tax Parcel No. 193-111-01

Attached is a revised plan for the above mentioned rezoning petition. The plan has been revised to add a 250'x10' canopy to the front of Lowe's. This canopy will be constructed of the same materials as the rest of the center and cannot be enclosed. Since this change is minor in nature and does not increase the size of the center I am administratively approving this change. Please use this plan when evaluating requests for building permits.

NRC/RDR:sls
 Attachment

ATTACHED TO ADMINISTRATIVE APPROVAL DATED 01/30/91 BY MARTIN K. GRAHAM, PLANNING DIRECTOR

DEVELOPMENT REQUIREMENTS

- SETBACKS**
- Building setbacks shall be 50' off Independence Blvd.
 - Building setbacks shall be 25' off Serdis Road North.
 - Building setbacks shall be 25' off all other rear property lines.

- PARKING**
- No parking shall be permitted within the 50' setback of Independence Blvd.
 - Parking shall be permitted within the rear or side setback area.
 - No parking shall be permitted within 25' of the Serdis Road North right-of-way.
 - All off-street parking shall comply with Article 3 of the City of Charlotte Zoning Ordinance.
 - All parking areas shall be paved and landscaped.
 - Parking areas shall be landscaped in accordance with the City of Charlotte Tree Ordinance.

- MAXIMUM BUILDING HEIGHT**
- All buildings shall be limited to three (3) stories in height.

MAXIMUM GROUND COVER

- The gross paved floor area of all buildings shall not exceed 25% of the net land area of the project.

ACCESS POINTS

- This project shall be limited to one access point along Independence Blvd. and three (3) access points along Serdis Road North.

SCREENING & BUFFER ZONES

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

PERMITTED USES

- Uses shall be as permitted within the B1-SCD Zoning of the city of Charlotte Zoning Ordinance.

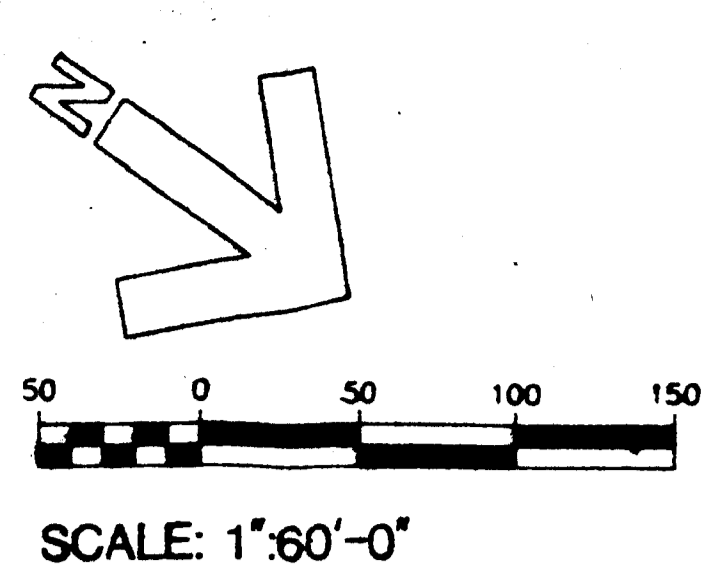
NOTES

- The five (5) detached parcels shown shall consist of financial institutions, restaurants, retail or office, library, post office or theater. Exact design and plan 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 sq. ft.

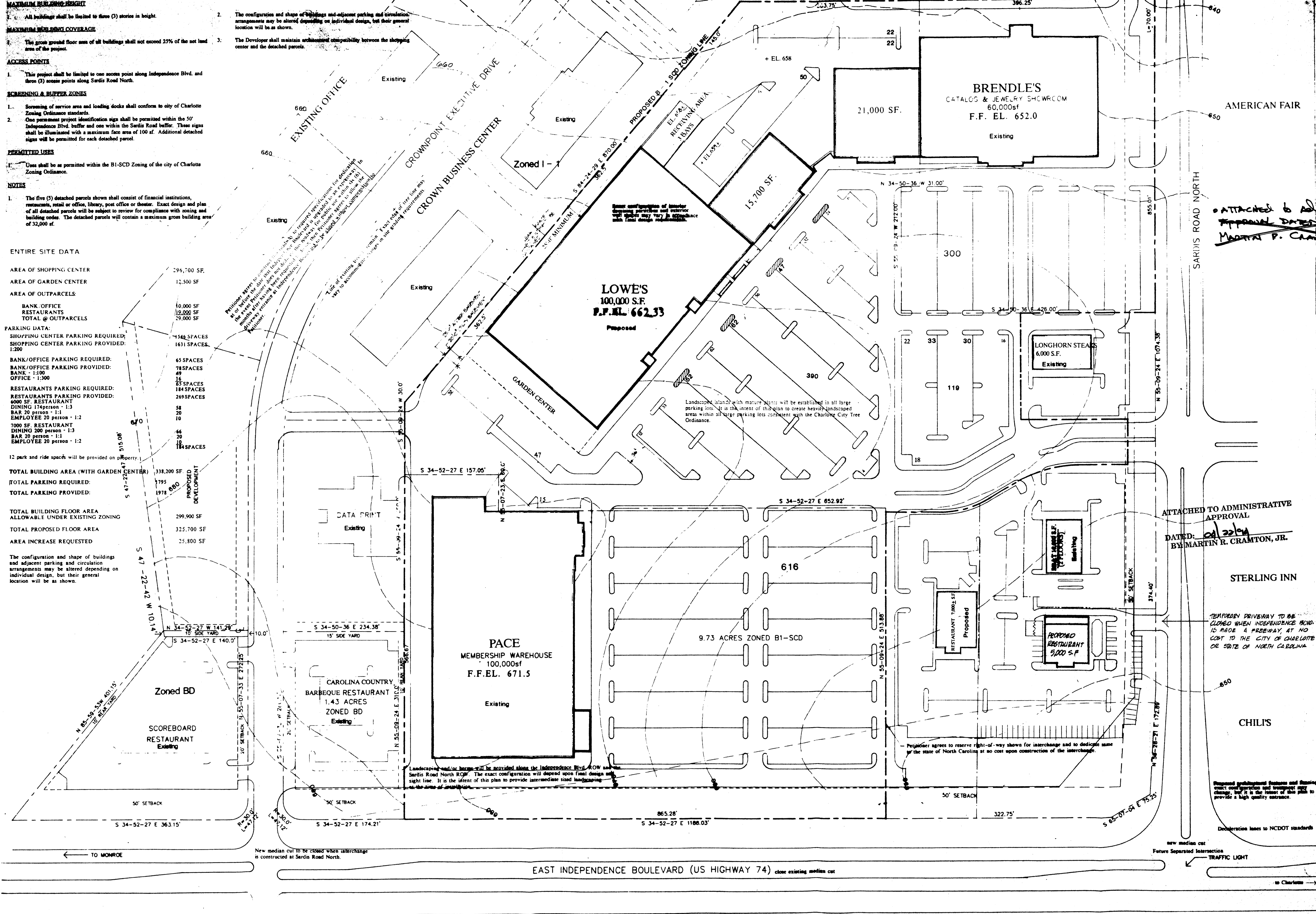
ENTIRE SITE DATA

AREA OF SHOPPING CENTER	296,700 SF
AREA OF GARDEN CENTER	12,500 SF
AREA OF OUTPARCELS	
BANK OFFICE	10,000 SF
RESTAURANTS	19,000 SF
TOTAL @ OUTPARCELS	29,000 SF
PARKING DATA:	
SHOPPING CENTER PARKING REQUIRED:	754 SPACES
SHOPPING CENTER PARKING PROVIDED:	1631 SPACES
1:200	
BANK/OFFICE PARKING REQUIRED:	45 SPACES
BANK/OFFICE PARKING PROVIDED:	78 SPACES
BANK - 1:100	49
OFFICE - 1:300	16
RESTAURANTS PARKING REQUIRED:	85 SPACES
RESTAURANTS PARKING PROVIDED:	144 SPACES
6000 SF RESTAURANT	58
DINING 120 person - 1:3	20
BAR 20 person - 1:1	10
1000 SF RESTAURANT	44
DINING 200 person - 1:3	10
BAR 20 person - 1:1	10
EMPLOYEE 20 person - 1:2	10
12 park and ride spaces will be provided on property	
TOTAL BUILDING AREA (WITH GARDEN CENTER)	338,200 SF
TOTAL PARKING REQUIRED:	795
TOTAL PARKING PROVIDED:	1971
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.



SCALE: 1"=60'-0"



ATTACHED TO ADMINISTRATIVE APPROVAL DATED 04/22/94 BY MARTIN R. CRAMTON, JR.

ATTACHED TO ADMINISTRATIVE APPROVAL DATED: 04/22/94 BY MARTIN R. CRAMTON, JR.

TEMPORARY DRIVEWAY TO BE CLOSED WHEN INDEPENDENCE BLVD. IS MADE A FREEWAY, AT NO COST TO THE CITY OF CHARLOTTE OR STATE OF NORTH CAROLINA

Decorative lines to NCDOT standards

CHARLOTTE-MECKLENBURG PLANNING COMMISSION INTER-OFFICE COMMUNICATION

DATE: April 22, 1994
 TO: Robert Brandon, Zoning Administrator
 FROM: Martin R. Cramton, Jr., Planning Director
 SUBJECT: Administrative Approval for petition 90-1 by Stephen L. Vermillion Tax Parcel No. 193-111-01

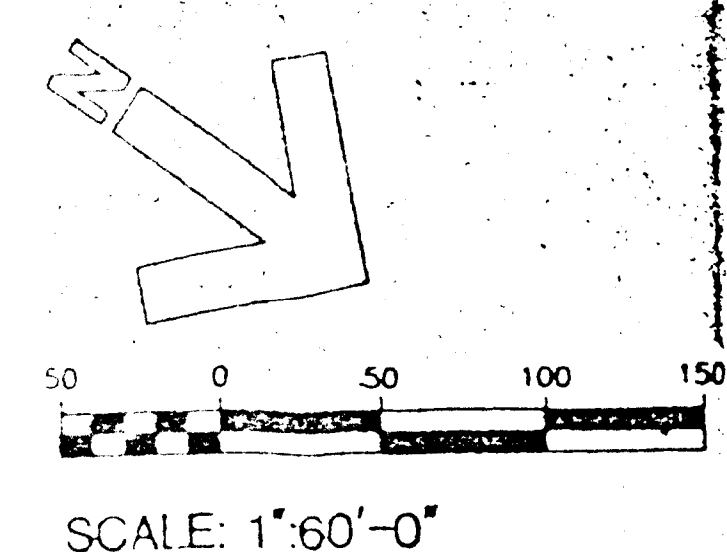
Attached is a revised plan for the above mentioned rezoning petition. The petition has been revised to add a temporary driveway along Serdis Road North to a proposed restaurant. This driveway is the third driveway allowed by the approved conditional plan. However, due to its proximity to Independence Blvd., this driveway will have to be closed at no expense to the City or State when Independence Blvd. is made into a freeway. Since this change is minor and in keeping with the requirements of the approved conditional plan I am administratively approving this revised plan. Please use this plan when evaluating request for building permits and certificates of occupancy.

CROWN POINT PLAZA
 CHARLOTTE NORTH CAROLINA
 for Corbin-Brewin Associates, Charlotte, NC

Project Number: 2146

DEVELOPMENT REQUIREMENTS

- GENERAL**
1. Building setbacks shall be 30' from the front, 10' from the side, and 10' from the rear.
 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.
- MAXIMUM BUILDING HEIGHT**
1. All buildings shall be limited to three (3) stories in height.
- MAXIMUM BUILDING COVERAGE**
1. The proposed building area of all buildings shall not exceed 25% of the total area of the parcel.
- ACCESS POINTS**
1. This project shall be limited to one access point along Independence Blvd. and three (3) access points along Sarda Road North.
- SCREENING & BUFFER ZONES**
1. Screening of service area and loading docks shall conform to City of Charlotte Zoning Ordinance standards.
 2. One screen area per identification sign shall be permitted within the 50' Independence Blvd. buffer and one within the Sarda Road buffer. These signs shall be illuminated with a minimum fire area of 100 sq. ft. Additional detailed signs will be permitted for each detached parcel.
- PERMITS/FEES**
1. Fees shall be as permitted within the B1-SCD Zoning of the City of Charlotte Zoning Ordinance.
- NOTES**
1. The five (5) detached parcels shown shall consist of financial institutions, restaurants, retail or office, drive-in, peak office or storage. Exact design and plan 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 50,000 sq. ft.



ENTIRE SITE DATA

AREA OF SHOPPING CENTER	399,700 SF.
AREA OF GARDEN CENTER	12,550 SF.
AREA OF OFFICE/RETAIL	10,000 SF.
RESTAURANTS	10,000 SF.
TOTAL GROSS BLDG. AREA	432,250 SF.

PARKING DATA

RESTAURANTS	542 SPACES
OFFICE/RETAIL	1631 SPACES
TOTAL	2173 SPACES

RESTAURANTS

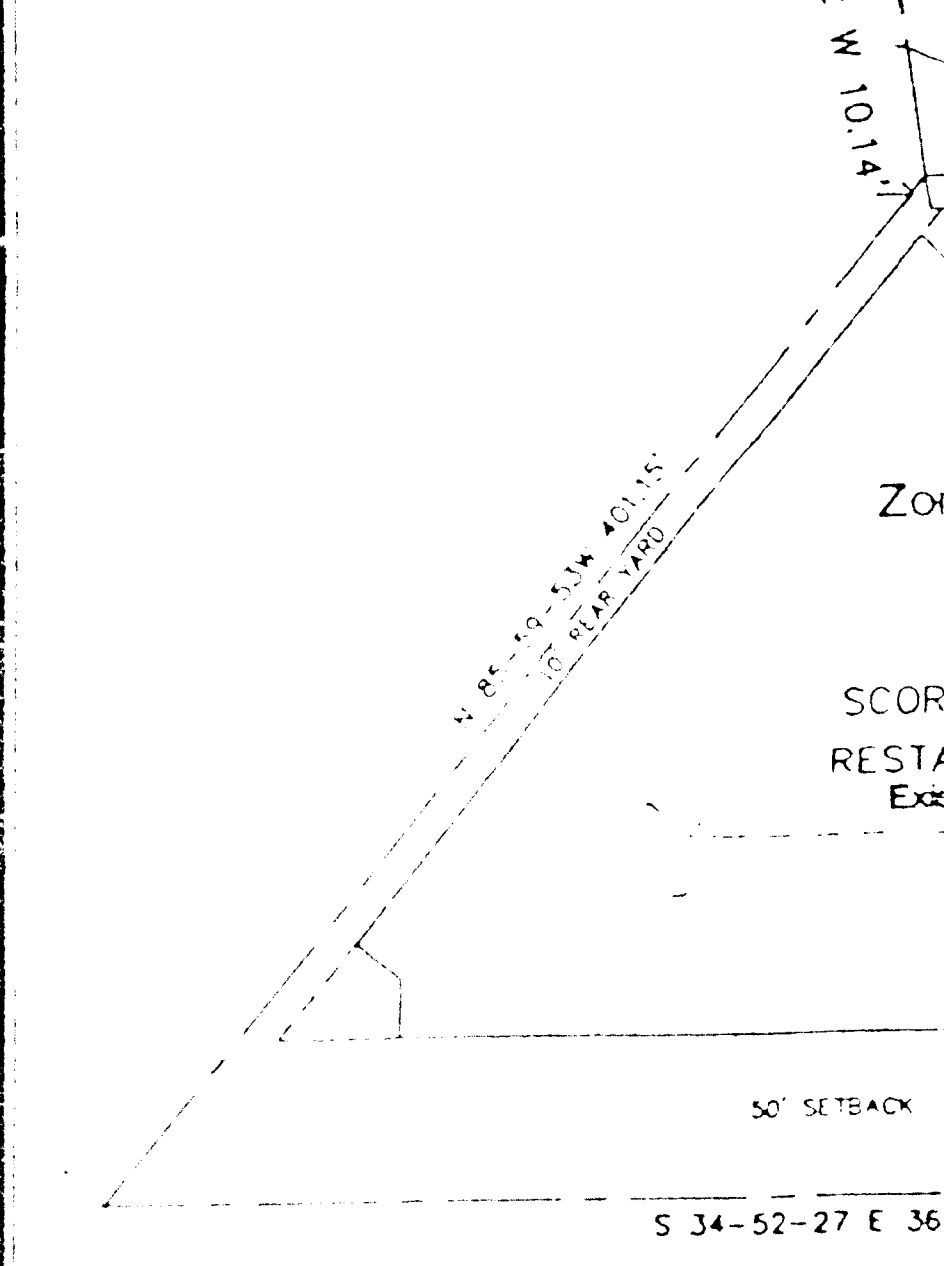
RESTAURANTS	65 SPACES
RESTAURANTS	78 SPACES
RESTAURANTS	16 SPACES
RESTAURANTS	184 SPACES
RESTAURANTS	269 SPACES

EMPLOYEE PARKING

EMPLOYEE PARKING	86 SPACES
EMPLOYEE PARKING	20 SPACES
EMPLOYEE PARKING	10 SPACES
EMPLOYEE PARKING	14 SPACES

TOTAL BUILDING AREA (WITH GARDEN CENTER)	338,200 SF.
TOTAL PARKING REQUIRED	1795
TOTAL PARKING PROVIDED	1978
TOTAL BUILDING FEA-R AREA ADJ. TO EXISTING ZONING	299,900 SF.
TOTAL PROPOSED FEA-R AREA	322,700 SF.
AREA INCREASE REQUESTED	22,800 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 berm will be provided along the Independence Blvd. ROW and Sarda Road North ROW. The exact configuration will depend upon final design and site plan. It is the intent of this plan to provide intermediate sized landscaping in the area of parking.

Proposed 576 S.F. RECEIVING ADDITION

PROPOSED INTERNAL RENOVATION FOR 9,000 S.F. RETAIL

EXCAVATE EXISTING PARKING LOT TO MEET TREE ORDINANCE REQUIREMENTS SEE SHEET 2 OF 2

ATTACHED TO ADMINISTRATIVE APPROVAL

DATED: 11/04/94
BY: MARTIN R. CRAMTON, JR.

STERLING INN

CHILTS

TO MONROE

TO CHARLOTTE

NEW MEDIAN CUT TO BE BUILT AT INTERCHANGE IN CONSTRUCTION AT SARDA ROAD NORTH

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

TRAFFIC LIGHT

SEE MEDIAN CUT

TRAFFIC LIGHT

CHARLOTTE-MECKLENBURG PLANNING COMMISSION
INTER-OFFICE COMMUNICATION

DATE: November 4, 1994

TO: Robert Brandon
Zoning Administrator

FROM: Martin R. Cramton, Jr.
Planning Director

SUBJECT: Administrative Approval for Petition No. 90-1 by Stephen L. Vermillion
Tax Parcel # 193-111-01

Attached is a revised plan for a portion of the above mentioned rezoning petition. The plan has been revised to increase the allowed square footage for the former Brendle's store from 60,000 sq. ft. to 61,000 sq. ft. as per section 6.206.03 of the zoning regulations. The loading dock configuration has also been changed to provide a different arrangement and size of service dock. In addition a new shop space has been created within the existing building. Since these changes are minor I am administratively approving this revised plan. Please use this revised plan when evaluating requests for building permits and certificates of occupancy.

Project
CROWN POINT PLAZA
CHARLOTTE NORTH CAROLINA
for Crossland-Erw in Associates - Charlotte, NC

Drawn By
VRETTOS

Date Drawn
10-6-94

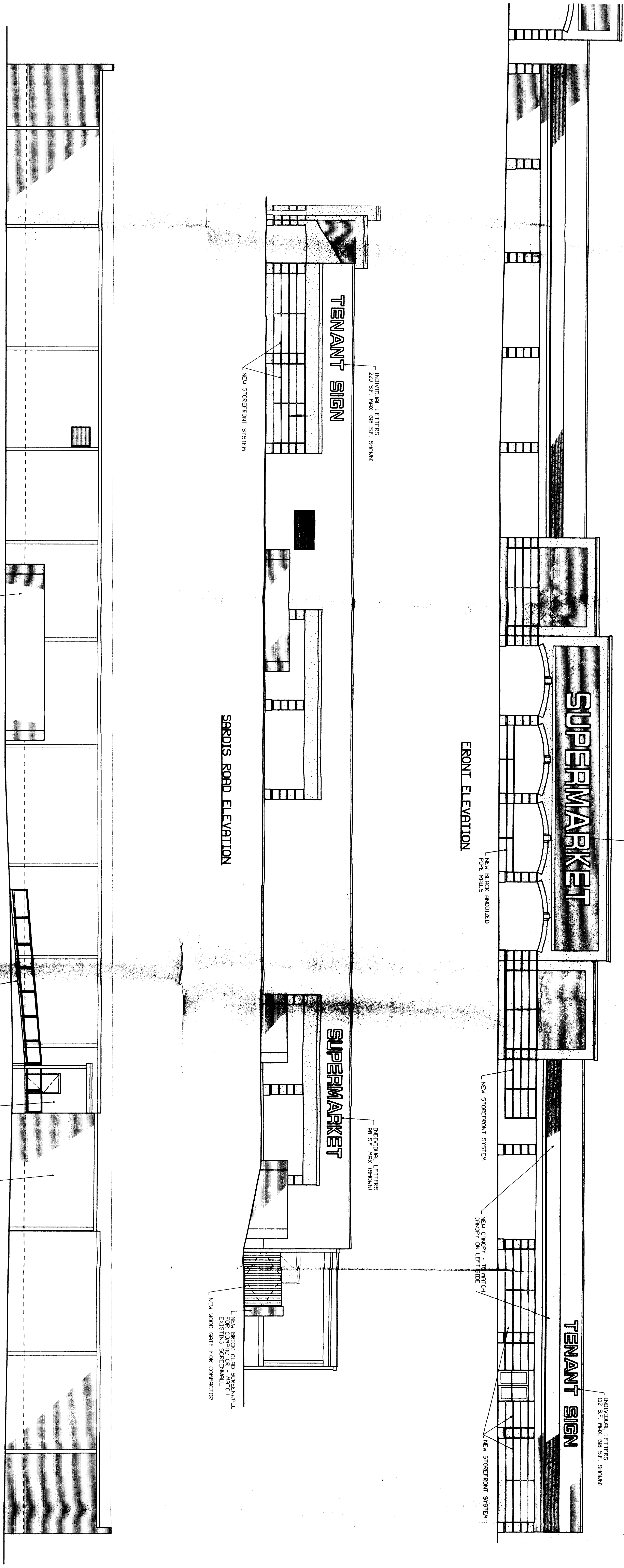
Reviewers

1	10/11/94
2	10/17/94
3	10/21/94
4	11/02/94
5	11/02/94
6	11/02/94
7	11/02/94
8	11/02/94
9	11/02/94
10	11/02/94

Issue Date
11/2/94

Project Number
34735

Sheet
1 of 2



SHEET TITLE
EXTERIOR ELEVATIONS

PROJECT TITLE
PROPOSED SUPERMARKET
AT CROWN POINT
CHARLOTTE, NORTH CAROLINA

NO	REVISIONS	DATE	BY

NO	REVISIONS	DATE	BY

CONSTRUCTION DOCUMENT CHANGES
OUTSTANDING AGAINST THIS DRAWING

THESE CHANGES SHALL BE CONSIDERED
A PART OF THE CONTRACT DRAWINGS

SCALE
1/8" = 1'-0"

DESIGN
DRAWN
CHECKED
PROJECT MANAGER
DATE

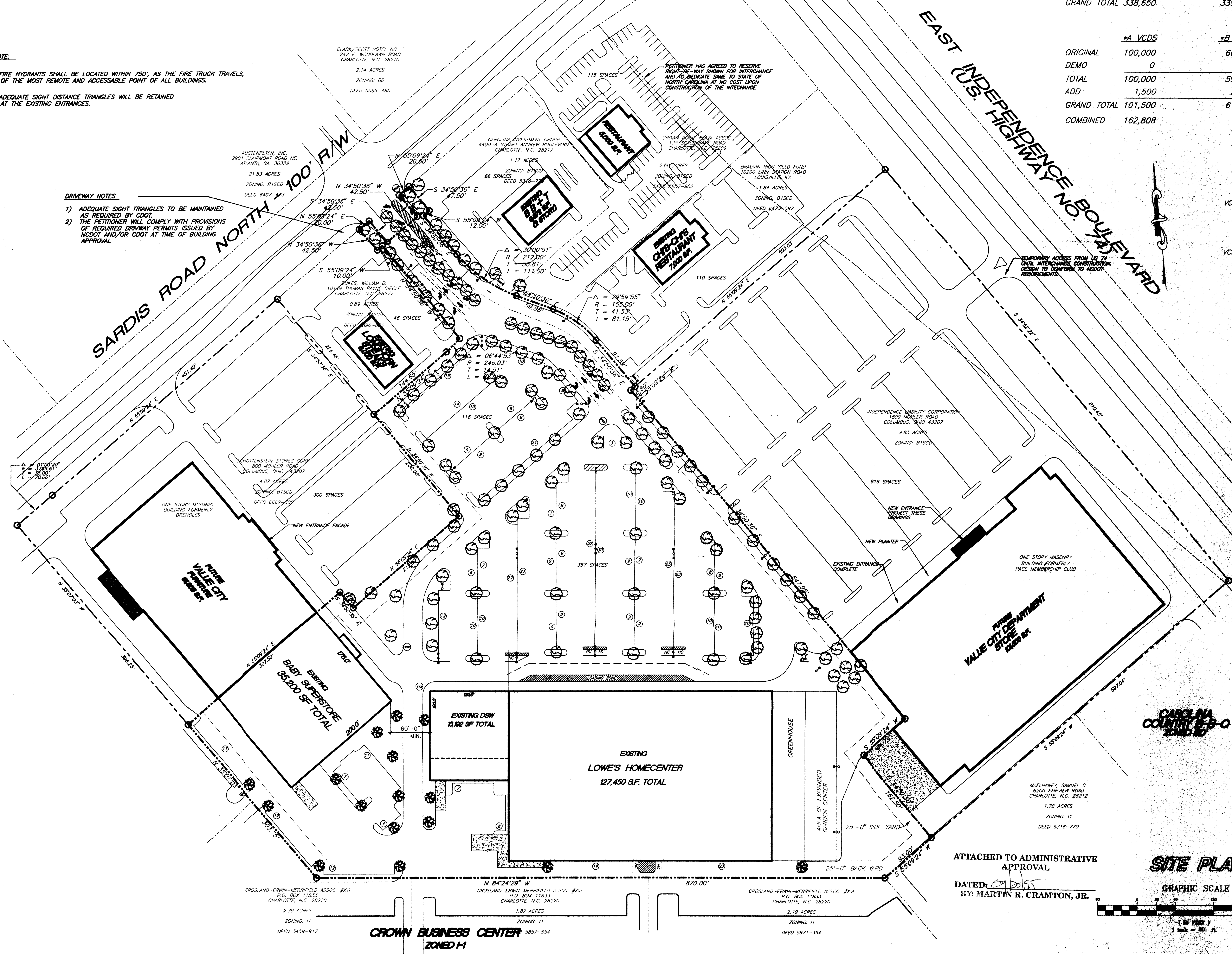
SHEET
PROJECT NO.

	EXISTING	PROPOSED
VCDS	100,000	98,664 *A
LOWE'S	127,450	127,450
DSW	12,000	13,192
BABY SS	35,200	35,200
VCF	60,000	61,308 *B
	334,650	335,814
ADD SQ.F APPROVED	4,000	
GRAND TOTAL	338,650	339,814

	*A VCDS	*B VCF
ORIGINAL	100,000	60,000
DEMO	0	772
TOTAL	100,000	59,228
ADD	1,500	2,080
GRAND TOTAL	101,500	61,308
COMBINED	162,808	

- NOTE:**
- 1) FIRE HYDRANTS SHALL BE LOCATED WITHIN 750', AS THE FIRE TRUCK TRAVELS, OF THE MOST REMOTE AND ACCESSIBLE POINT OF ALL BUILDINGS.
 - 2) ADEQUATE SIGHT DISTANCE TRIANGLES WILL BE RETAINED AT THE EXISTING ENTRANCES.

- DRIVEWAY NOTES:**
- 1) ADEQUATE SIGHT TRIANGLES TO BE MAINTAINED AS REQUIRED BY CDD.
 - 2) THE PETITIONER WILL COMPLY WITH PROVISIONS OF REQUIRED DRIVEWAY PERMITS ISSUED BY HCDOT AND/OR CDD AT TIME OF BUILDING APPROVAL.



PROPERTY OWNERS:

VCF: SCHOTTENSTEIN STORES CORP
1800 MOHLER ROAD
COLUMBUS, OHIO 43260

VCF: INDEPENDENCE LIABILITY CORPORATION
1800 MOHLER ROAD
COLUMBUS, OHIO 43260

ATTACHED TO ADMINISTRATIVE APPROVAL
DATED: 9/22/95
BY: MARTIN R. CRAMTON, JR.

SITE PLAN



CHARLOTTE - MECKLENBURG PLANNING COMMISSION
INTER - OFFICE COMMUNICATION

DATE: September 22, 1995
TO: Robert Brandon, Zoning Administrator
FROM: Martin R. Cramton, Jr., Planning Director

SUBJECT: Administrative Approval for Petition No. 90-1 By Steve Vermillion Tax Parcel # 193-111-01 and Petition No. 95-58 by Shonac Corporation Tax Parcel # 193-111-01

Attached is an overall plan for the Crown Point Shopping Center. This overall plan demonstrates how the recently approved 4,000 square foot expansion for the Shoe Warehouse have been reassigned to Value City Furniture and The Value City Department Store.

The Value City Department Store which is located in the old Paces building and was originally approved for 100,000 square feet will now be expanded to 101,500 square feet for a net increase of 1,500 square feet. This expansion will take place in the form of a new entrance.

The Value City Furniture Store located in the old Brenden Department store and originally approved for 60,000 square feet will be expanded to 61,308 square feet. This will be done by the demolition of 772 square feet and the construction of 2,080 square feet for a net increase of 1,308 square feet. This new expansion will take place primarily at the rear of the building in the form of a new loading dock.

The Shoe Warehouse currently approved for 16,000 square feet (by Petition No. 95-58) has been reduced in size to 13,192 square feet for a reduction 2,808 square feet. This reduction has been done to allow the expansion of The Value City Furniture Store and the Value City Department Store.

Since these changes are minor, and only reassign square footage from one store to another with no net increase in the total square footage, we are administratively approving this revised plan. Please use this revised plan when evaluating requests for building permits and certificates of occupancy.