

# SITE DATA

## AREA TO BE REZONED

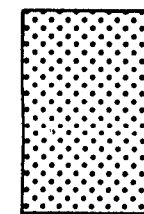
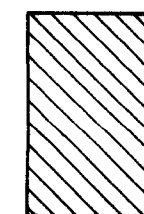
FROM R9 TO BISCD 2.81 acres  
 FROM B1 TO BISCD 22.28 acres  
 TOTAL LAND AREA 25.09 acres

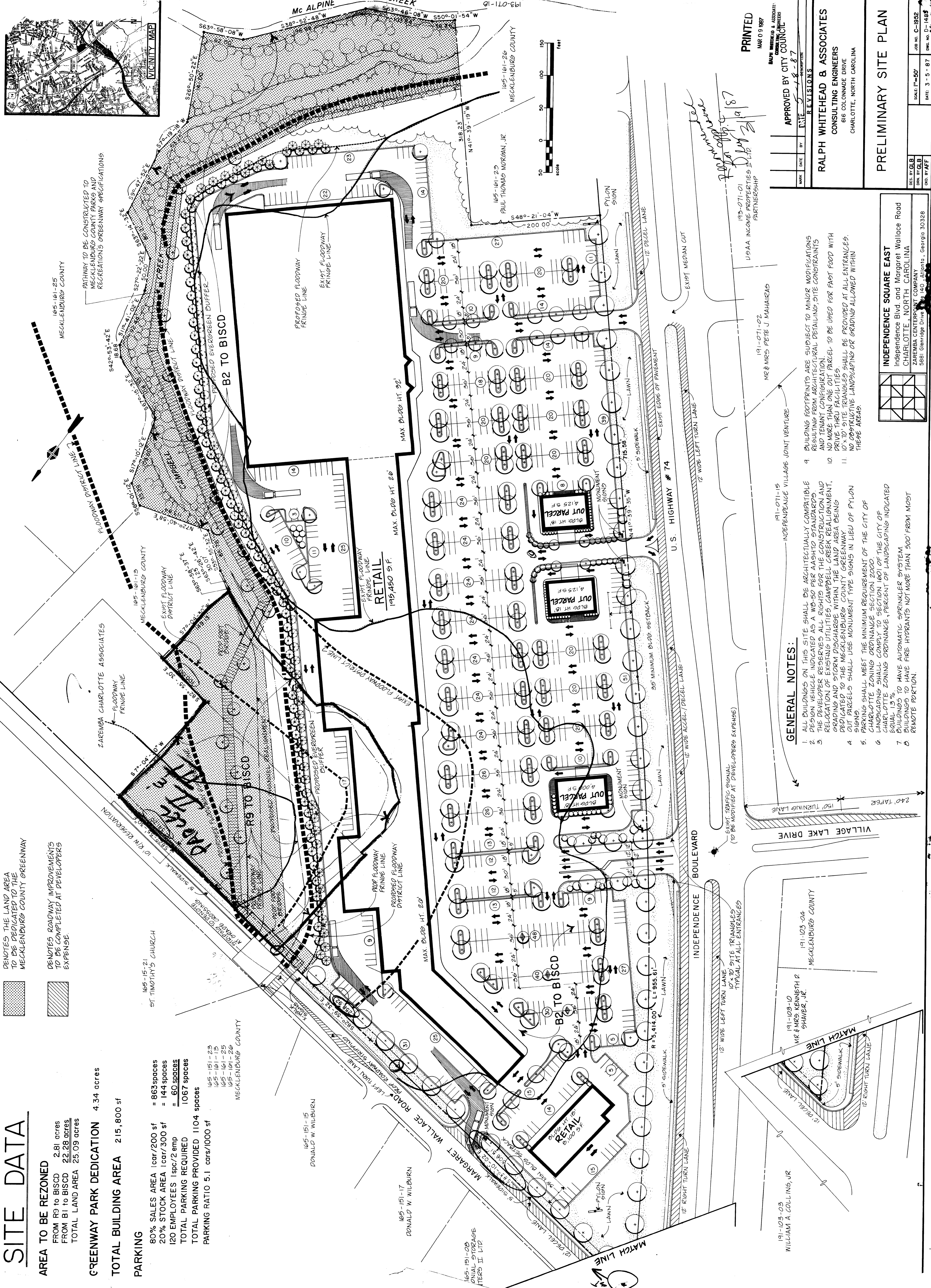
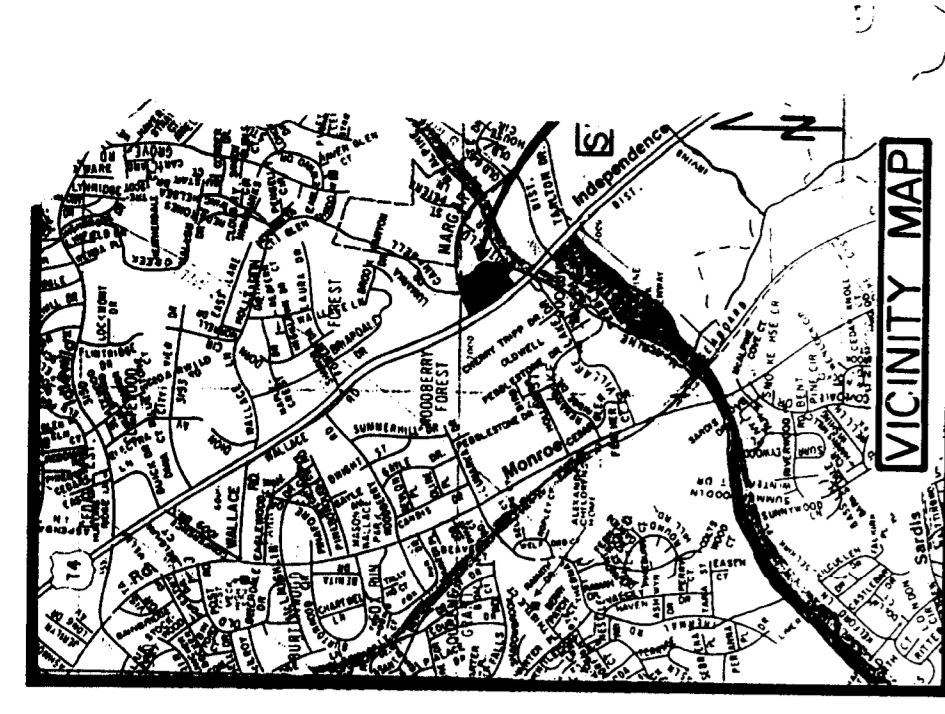
## GREENWAY PARK DEDICATION 4.34 acres

TOTAL BUILDING AREA 215,800 sf

## PARKING

80% SALES AREA 1 car/200 sf = 863 spaces  
 20% STOCK AREA 1 car/300 sf = 144 spaces  
 120 EMPLOYEES 1 spc/2 emp = 60 spaces  
 TOTAL PARKING REQUIRED 1067 spaces  
 TOTAL PARKING PROVIDED 1104 spaces  
 PARKING RATIO 5.1 cars/1000 sf

-  DENOTES THE LAND AREA TO BE DEDICATED TO THE MECKLENBURG COUNTY GREENWAY
-  DENOTES ROADWAY IMPROVEMENTS TO BE COMPLETED AT DEVELOPERS EXPENSE



### GENERAL NOTES:

1. ALL BUILDINGS ON THIS SITE SHALL BE ARCHITECTURALLY COMPATIBLE WITH THE DESIGN VEHICLE INDICATED AS A WD-50 PER WASHINGTON STANDARDS.
2. THE DEVELOPER RESERVES ALL RIGHTS FOR THE CONSTRUCTION AND RELOCATION OF EXISTING UTILITIES, CAMPBELL CREEK REALIGNMENT, DEDICATED AND STORM DISCHARGE WITHIN THE LAND AREA BEING DEDICATED TO THE MECKLENBURG COUNTY GREENWAY.
3. OUT PARCELS SHALL USE MONUMENT TYPE SIGNS IN LIEU OF Pylon SIGNS.
4. PARKING SHALL MEET THE MINIMUM REQUIREMENT OF THE CITY OF CHARLOTTE ZONING ORDINANCE SECTION 2000.
5. LANDSCAPING SHALL COMPLY TO SECTION 1601 OF THE CITY OF CHARLOTTE ZONING ORDINANCE, PERCENT OF LANDSCAPING INDICATED.
6. BUILDINGS SHALL HAVE AUTOMATIC SPRINKLER SYSTEM.
7. BUILDINGS SHALL HAVE FIRE HYDRANTS NOT MORE THAN 300' FROM MOST REMOTE PORTION.
8. BUILDING FOOTPRINTS ARE SUBJECT TO MINOR MODIFICATIONS RESULTING FROM ARCHITECTURAL DETAILING, SITE CONSTRAINTS AND TENANT CONFIGURATION.
9. NO MORE THAN ONE OUT PARCEL TO BE USED FOR FAST FOOD WITH DRIVE THRU FACILITIES.
10. 10' x 10' SITE TRIANGLES SHALL BE PROVIDED AT ALL ENTRANCES. NO OBSTRUCTIVE LANDSCAPING OR GRADING ALLOWED WITHIN THESE AREAS.

**PRINTED**  
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 RALPH WHITEHEAD & ASSOCIATES  
 CONSULTING ENGINEERS  
 616 COLONNADE DRIVE  
 CHARLOTTE, NORTH CAROLINA

APPROVED BY CITY COUNCIL  
 DATE: 3-5-07

DES. BY GLEB  
 DRN. BY GLEB  
 CHK. BY AAF

SCALE: 1"=50'  
 DATE: 3-5-07  
 JOB NO. C-1952  
 DWG. NO. D-1483

**PRELIMINARY SITE PLAN**

**INDEPENDENCE SQUARE EAST**  
 Independence Blvd. and Margaret Wallace Road  
 CHARLOTTE, NORTH CAROLINA  
 ZAREMBA CENTERPOINT COMPANY  
 5861 Glenridge Drive, Suite 140, Atlanta, Georgia 30328