

**CHARLOTTE-MECKLENBURG
PLANNING COMMISSION**

INTER-OFFICE COMMUNICATION

DATE: September 25, 1987

Martin Cramton /B4

TO: Dale Long
Zoning Administrator

FROM: Martin R. Cramton, Jr.
Planning Director

SUBJECT: Revised Site Plan
Zaremba - Independence
Square East

Please find attached a revised site plan for the above referenced petition. 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.

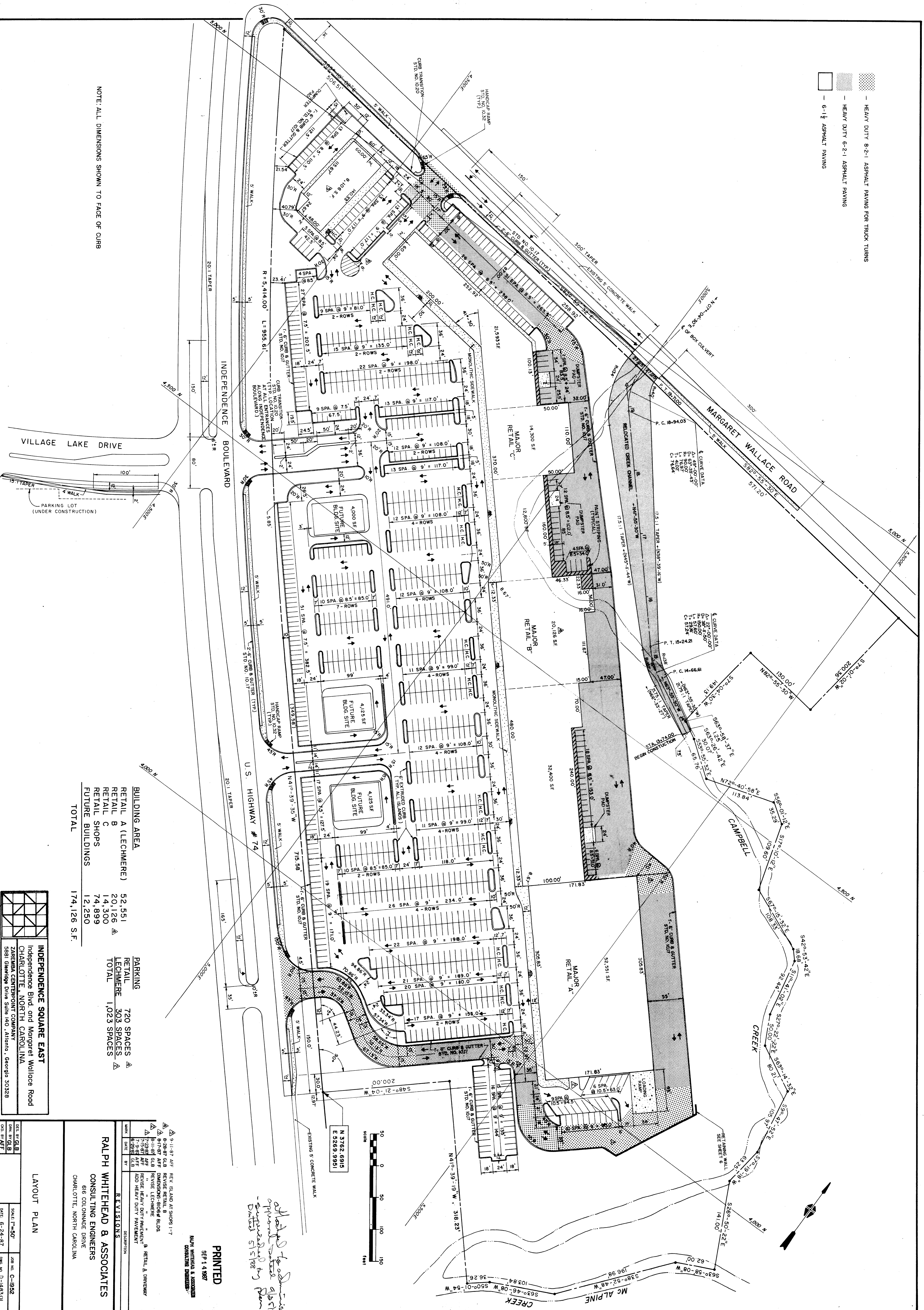
MRC/DS:sls

cc: Tom Booth
McDevitt & Street Const. Co.
P.O. Box 33755
Charlotte, NC 28232

Submitted to Planning Commission 5/5/88

- HEAVY DUTY 8-2-1 ASPHALT PAVING FOR TRUCK TURNS
- HEAVY DUTY 6-2-1 ASPHALT PAVING
- 6-1 1/2 ASPHALT PAVING

NOTE: ALL DIMENSIONS SHOWN TO FACE OF CURB



BUILDING AREA	
RETAIL A (LECHMERE)	52,551
RETAIL B	20,126
RETAIL C	14,300
RETAIL SHOPS	74,899
FUTURE BUILDINGS	12,250
TOTAL	174,126 S.F.

PARKING	
RETAIL	720 SPACES
LECHMERE	303 SPACES
TOTAL	1,023 SPACES

INDEPENDENCE SQUARE EAST
 Independence Blvd. and Margaret Wallace Road
 CHARLOTTE, NORTH CAROLINA
 ZAREMBA CENTERPOINT COMPANY
 5881 Glenridge Drive Suite 140, Atlanta, Georgia 30328

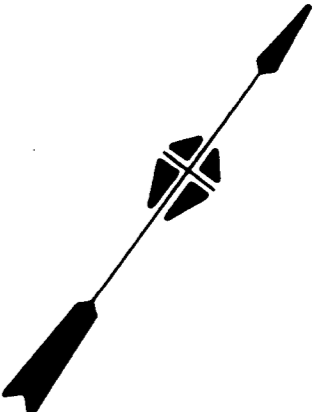
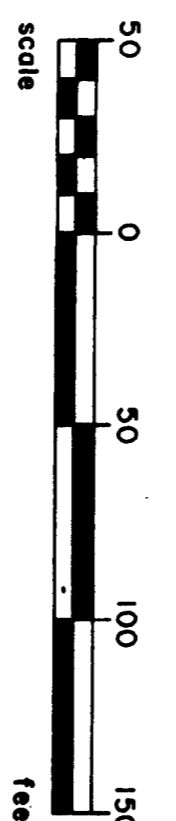
DATE	BY	DESCRIPTION
9-11-87	AF	REV. ISLAND AT SHOPS 1-7
8-28-87	GLB	REVISE RETAIL B
8-17-87	AF	DIMENSIONS 806# BLDG.
8-11-87	GLB	REVISE LECHMERE
7-23-87	AF	REVISE HEAVY DUTY PAVEMENT
7-9-87	AF	ADD HEAVY DUTY PAVEMENT
6-28-87	GLB	

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

PRINTED
 SEP 14 1987

MARY WATSON & ASSOCIATES
 CONSULTING ENGINEERS

*Approved for District Engineer
 Supervised by
 Dated 5/15/88*



LAYOUT PLAN

DATE: 6-24-87	SCALE: 1"=50'	JOB NO. C-1852
DRAWN BY: GLB		
CHECKED BY: AF		
DATE: 6-24-87	SCALE: 1"=50'	JOB NO. D-148301

CHARLOTTE-MECKLENBURG PLANNING COMMISSION

INTER-OFFICE COMMUNICATION

May 5, 1988

DATE:

TO: Robert Brandon
Zoning Administrator

FROM:

Martin R. Cramton, Jr.
Planning Director

Martin R. Cramton, Jr.
Martin R. Cramton, Jr.
Planning Director

SUBJECT: Administrative Approval of Petition # 87-19 Zaremba

Enclosed is a revised layout plan for Independence Square East. The plan has been revised to drop one driveway from Independence Boulevard as well as a 4,000 sq. ft. outparcel. The size of the center has also been increased from the previously administrative approval. This increase in size from 174,126 sq. ft. to 211,216 sq. ft. is still below the originally approved 215,800 sq. ft. However, this administrative approval constitutes a plan amendment which will limit the number of outparcels to two and the number of driveways to Independence Boulevard to two and that outparcel and driveway may not be reestablished. The petitioner has also been advised and understands that the outparcel and driveway may not be reestablished. The footprint of the center has also changed as a result of an increase in the size of Retail "B" and Retail "C". The parking lot circulation and layout have changed as a result of the reduction of outparcels and driveways. This administrative approval is to be used in conjunction with the originally approved plan. All notes found on the originally approved plan are still in force.




Pursuant to my authority as outlined in the zoning ordinance, I am administratively approving this plan. Please use it and the originally approved plan when evaluating requests for building permits.

MRC/KHM:sls

* Note: No building permits are to be issued for Retail "B" and Retail "C" until a revised landscape plan has been reviewed and approved by Planning Commission staff.

I acknowledge that the additional outparcel and old middle entrance may not be added back to the plan.

0 - Enclosed and by administrative review
1 - Date 6/29/88

-  HEAVY DUTY 8-2-1 ASPHALT PAVING FOR TRUCK TURNS
-  HEAVY DUTY 6-2-1 ASPHALT PAVING
-  6-1 1/2 ASPHALT PAVING



PRINTED
MAY 05 888
RALPH WHITEHEAD & ASSOCIATES
CONSULTING ENGINEERS

REVISIONS

MARK	DATE	BY	DESCRIPTION
1	5-3-88	GLB	REVISED PARKING
2	5-2-88	EFD	REVISED RETAIL 'C'
3	3-14-88	EFD	ADD HANDICAP RAMPS
4	2-22-88	GLB	REV. RETAIL B AND C
5	2-14-88	EFD	REV. LECHMERE
6	12-10-87	GLB	ADD HEAVY DUTY PAVEMENT
7	11-30-87	GLB	REV. TURN LANE AT VILLAGE LAKE DRIVE
8	9-11-87	JEFF	REV. ISLAND AT SHOPS I-7
9	8-29-87	GLB	REVISE RETAIL B
10	7-15-87	GLB	DIMENSIONS 8106# BLDG
11	7-15-87	GLB	REVISE LECHMERE
12	7-15-87	GLB	REVISE LECHMERE
13	6-29-87	GLB	ADD HEAVY DUTY PAVEMENT
14	6-29-87	GLB	ADD HEAVY DUTY PAVEMENT

PARKING

RETAIL A (LECHMERE)	749 SPACES
RETAIL B (BI-LO)	296 SPACES
RETAIL C	1,045 SPACES
TOTAL	1,045 SPACES

RETAIL A (LECHMERE)	52,551
RETAIL B (BI-LO)	51,216
RETAIL C	17,800
RETAIL SHOPS	61,056
FUTURE BUILDINGS	8,250
SUB-TOTAL	190,873
MAINT. OFFICE	343
TOTAL AREA	191,216

POSSIBLE FUTURE EXPANSION	20,000 SF
POSSIBLE TOTAL AREA	211,216 SF

Attached to Administrative Building Area
Approved dated 5/15/88
By Martin R. Crumpton Jr.

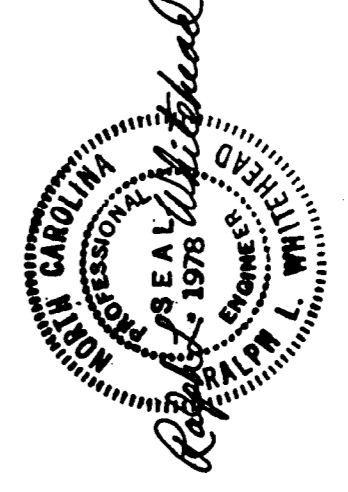
NOTE: ALL DIMENSIONS SHOWN TO FACE OF CURB

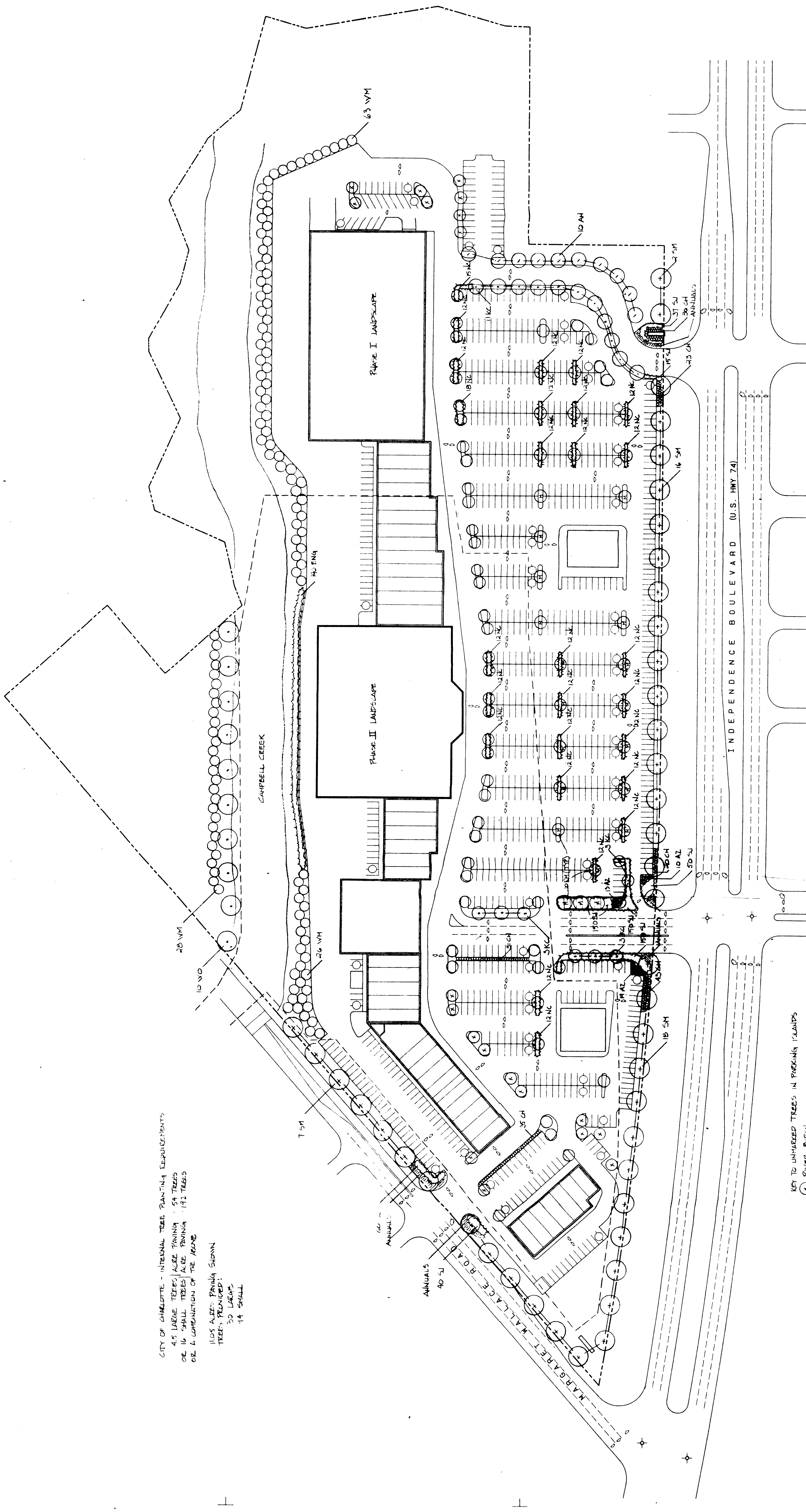
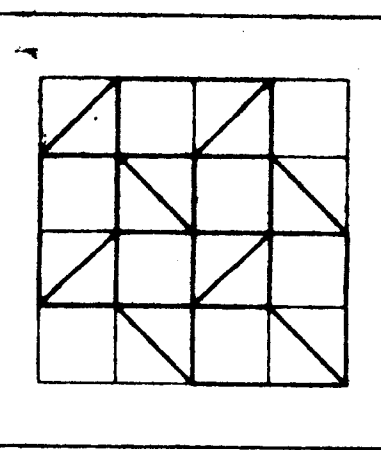
RALPH WHITEHEAD & ASSOCIATES
CONSULTING ENGINEERS
616 COLONNADE DRIVE
CHARLOTTE, NORTH CAROLINA

LAYOUT PLAN

SCALE: 1"=50'
DATE: 6-24-87
JOB NO: C-1952
Dwg. No. D-1463.01

INDEPENDENCE SQUARE EAST
Independence Blvd. and Margaret Wallace Road
CHARLOTTE, NORTH CAROLINA
ZAREMBA CENTERPOINT COMPANY
5661 Glenridge Drive Suite 140, Atlanta, Georgia 30328





CITY OF CHARLOTTE - MINIMUM TREE PLANTING REQUIREMENTS
 4.5 LARGE TREES / ACRES TRAVELING 54 TREES
 OR 16 SMALL TREES / ACRES TRAVELING 193 TREES
 OR 4 COMBINATION OF THE ABOVE
 1105 ALLEYS PLANTING SHOWN
 TREES PROVIDED:
 30 LARGE
 14 SMALL

KEY TO UNHATCHED TREES IN PARKING ISLANDS
 (S) RIVER PINE
 (O) LAURENCE
 * CONTIGUOUS TO PHASE II PLANTING

LANDSCAPE PLAN

SCALE 1"=60'-0"

HYDRONULC
 FESQUE ON ALL PLANT GROUPS
 WEEDING, WATERING, ON ALL SLOPED GROUPS
 SOD
 FESQUE SOD IN ALL PARKING ISLANDS WITHOUT TREES
 MULCH
 3" MIN. FINE STRAIN IN ALL TRENCHES
 4" 8" MIN. FINE STRAIN AROUND EACH TREE
 TOPSOIL
 INSTALL 4" GRAVEL TOPSOIL TO ALL PARKING ISLANDS
 AND PLANTING TRENCHES

PLANTING KEY	PHASE II	NAME	QTY	SIZE	SPACING	REMARKS
CH	31	CARESSA HOLLY	21	#3	3'0"	
OH	29	CARENTELE - WHITE	140	8'-10" 1/2" CAL AS SHOWN	3'0"	P-B
EAH	140	ENGLISH IVY - ADJUST LOCATION IN FIELD	3	#1	3'0"	B-D
NC	3	KWAZIAN CHESTNUT	60	8'-10" 1/2" CAL AS SHOWN	3'0"	B-D
NC	60	NICK'S COMPACT JUNIPER	12	#2	3'0"	B-D
NC	12	RIVER PINE	31	12" 2 1/2" CAL AS SHOWN	15'	TEEE POLE
VM	31	VIA MYRTLE - ADJUST LOCATION IN FIELD		#15	AS SHOWN	TEEE POLE

PLANTING KEY	PHASE I	NAME	QTY	SIZE	SPACING	REMARKS
AH	10	ANNUALS - TERNER RED FOX BUTTER PLANTING	6"	16'0"	16'0"	B-D
AZ	42	ARIZONA HOLLY	10' 1/4" 2 1/2" CAL	3'0"	3'0"	B-D
CH	114	AZALEA - CORAL BELL	#3	3'0"	3'0"	B-D
OH	27	CARESSA HOLLY	8'-10" 1/2" CAL AS SHOWN	3'0"	3'0"	B-D
NC	17	CARENTELE - WHITE	8'-10" 1/2" CAL AS SHOWN	3'0"	3'0"	B-D
NC	473	KWAZIAN CHESTNUT	#2	3'0"	3'0"	B-D
NC	6	NICK'S COMPACT JUNIPER	10' 1/4" 2 1/2" CAL AS SHOWN	3'0"	3'0"	B-D
SJ	602	RIVER PINE	#1	3'0"	3'0"	B-D
SH	45	SHORE MAPLE	10' 1/4" 2" CAL	50'0"	50'0"	B-D
NO	10	WINTER DUNE - ADJUST LOCATION IN FIELD	4'-8"	50'0"	50'0"	TEEE POLE
VM	80	VIA MYRTLE - ADJUST LOCATION IN FIELD	#15	15'	15'	TEEE POLE
VM	20	VEL MAME	8'-10"	15'	15'	TEEE POLE

* Island Dimensions
 to be taken from Pwg. No. 1483.01

o Revised Landscape Plan
 - on per administrative approval
 dated 5/15/88
 o K. C. M. P. C. 5/12/88
 - Attached to Administrative Approval
 # 154800 5/15/88

INDEPENDENCE SQUARE EAST
 CHARLOTTE NORTH CAROLINA

A DEVELOPMENT BY
 ZAREMBA
 5881 BLENDELDRIVE
 ATLANTA, GEORGIA
 30328

**CHARLOTTE-MECKLENBURG
PLANNING COMMISSION**

INTER-OFFICE COMMUNICATION

DATE: June 29, 1988

TO: Robert Brandon
Zoning Administrator

FROM:

Martin R. Cramton, Jr.
Martin R. Cramton, Jr.
Planning Director

SUBJECT: Administrative Approval to add Access Drive to Greenway

Attached please find a revised plan for petition #87-19 Zaremba. The site plan has been revised to add a driveway along Margaret Wallace Road. This driveway is for access to Greenway property only.

Pursuant to my authority as outlined in the zoning ordinance, I am administratively approving this plan. Please use it and the originally approved plan when evaluating requests for building permits.

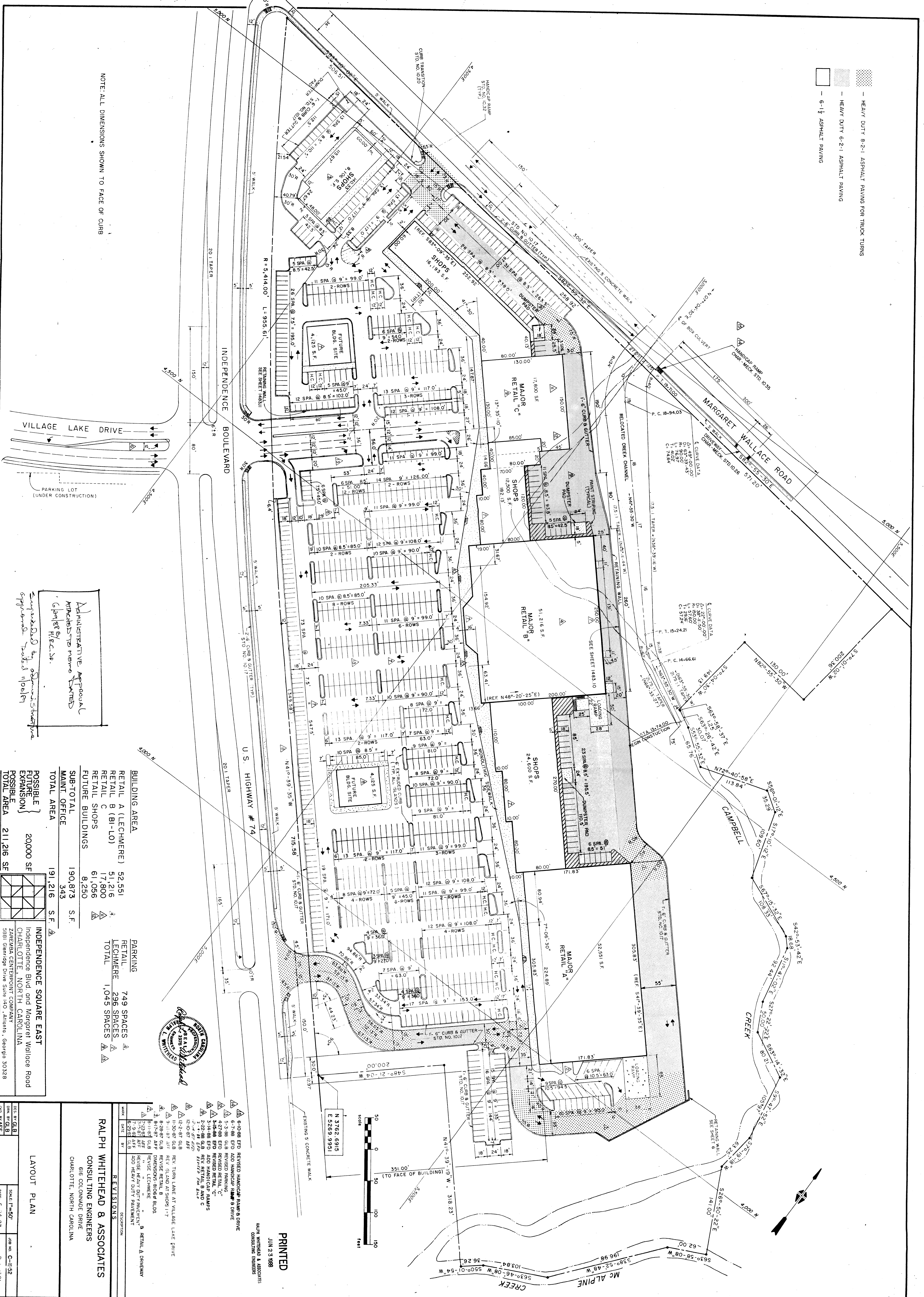
MRC/KHM:sls

*See Administrative Approval letter 5/5/88
for information regarding outparcels and
landscaping.*

*This plan superseded by administrative
approval dated 11/06/87 by Martin
R. Cramton.*

- HEAVY DUTY 8-2-1 ASPHALT PAVING FOR TRUCK TURNS
- HEAVY DUTY 6-2-1 ASPHALT PAVING
- 6-1 1/2 ASPHALT PAVING

NOTE: ALL DIMENSIONS SHOWN TO FACE OF CURB



Administrative Approval
 Attached memo dated
 6/18/88 by
 G. J. H. C. Sr.
 Approved by
 G. J. H. C. Sr.

BUILDING AREA	
RETAIL A (LECHMERE)	52,551
RETAIL B (BI-LO)	51,216
RETAIL C	17,800
RETAIL SHOPS	61,056
FUTURE BUILDINGS	8,250
SUB-TOTAL	190,873
MAINT OFFICE	343
TOTAL AREA	191,216 S.F.
POSSIBLE FUTURE EXPANSION	
RETAIL A	20,000 S.F.
RETAIL B	20,000 S.F.
RETAIL C	20,000 S.F.
SHOPS	20,000 S.F.
FUTURE BUILDINGS	20,000 S.F.
TOTAL AREA	211,216 S.F.

PARKING	
RETAIL A (LECHMERE)	296 SPACES
RETAIL B (BI-LO)	296 SPACES
RETAIL C	1,045 SPACES
SHOPS	296 SPACES
FUTURE BUILDINGS	296 SPACES
TOTAL	1,045 SPACES

REVISIONS	
DATE	DESCRIPTION
6-10-88	END REVISED HANDICAP PARKING
6-7-88	END ADD HANDICAP PARKING
5-3-88	END REVISED PARKING
4-27-88	END REVISED DRIVE
3-16-88	END REVISED RETAIL 'C'
3-16-88	END REVISED RETAIL 'A'
2-18-88	REVISED DRIVE
2-18-88	REVISED DRIVE
1-20-88	REV. TURN LANE AT VILLAGE LAKE DRIVE
1-20-88	REV. ISLAND AT SHOPS 'A'
9-11-87	REV. DRIVE
8-28-87	REV. DRIVE
8-17-87	REV. DRIVE
8-17-87	REV. DRIVE
7-28-87	REV. DRIVE
7-28-87	REV. DRIVE
6-28-87	REV. DRIVE
6-28-87	REV. DRIVE

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

INDEPENDENCE SQUARE EAST
 Independence Blvd. and Margaret Wallace Road
 CHARLOTTE, NORTH CAROLINA
 ZAREMBA CENTROPPOINT COMPANY
 5981 Glenridge Drive Suite 140, Atlanta, Georgia 30328

SCALE: 1"=50'
 DATE: 6-24-87
 SHEET NO. D-1-5301

PRINTED
 JUN 23 1988
 RALPH WHITEHEAD & ASSOCIATES
 CONSULTING ENGINEERS

CHARLOTTE - MECKLENBURG
PLANNING COMMISSION

INTER - OFFICE COMMUNICATION

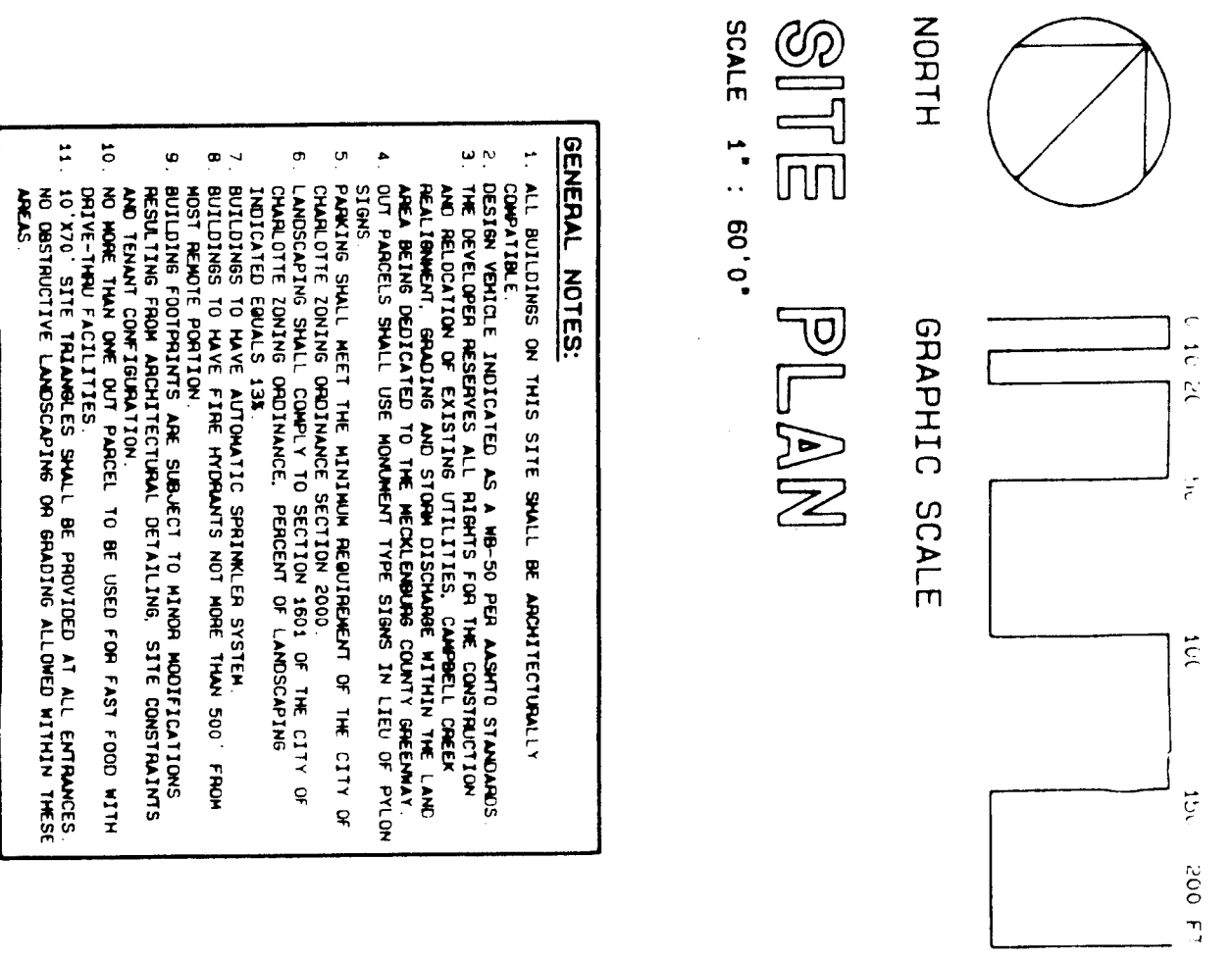
DATE: August 12, 1999

TO: Robert Brandon
Zoning Administrator

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

SUBJECT: Administrative Approval for Petition No. 87-19 by Zaremba Tax parcels 165-161-19 and 30.

Attached is a copy of the revised plan for the above rezoning petition. The plan has been revised to allow a parking reduction to meet present ordinance requirement and a Bank of America ATM. These changes will not increase the total square footage from the presently approved plan. Since these changes do not alter the intent of the development and are minor, I am administratively approving this revised plan. Please use this revised plan when evaluating request for building permits and certificates of occupancy.



SITE PLAN
SCALE 1" = 60'

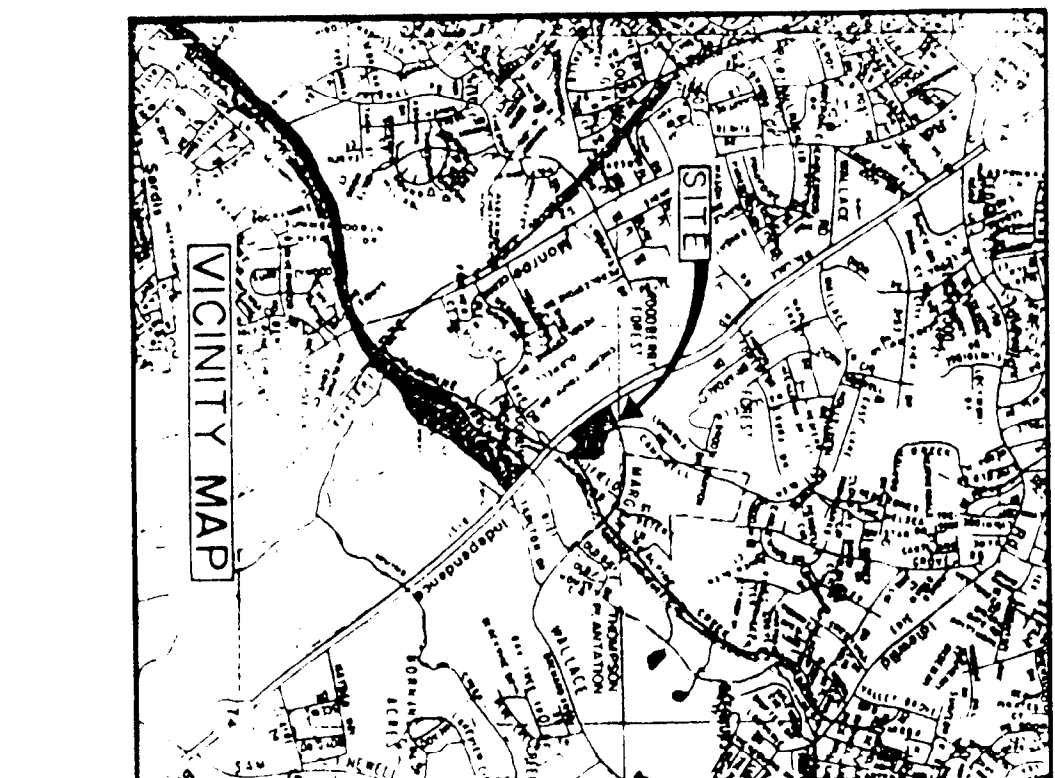
- GENERAL NOTES:**
1. ALL BUILDINGS ON THIS SITE SHALL BE MONUMENTAL.
 2. ALL BUILDINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF CHARLOTTE ZONING ORDINANCES.
 3. THE ARCHITECT HAS REVIEWED THE SITE PLAN AND CONSTRUCTION DETAILS AND HAS FOUND THEM TO BE IN ACCORDANCE WITH THE CITY OF CHARLOTTE ZONING ORDINANCES.
 4. ALL BUILDINGS SHALL BE CONSTRUCTED WITHIN THE SPECIFIED SETBACKS AND SHALL BE CONSTRUCTED WITHIN THE SPECIFIED HEIGHTS.
 5. THE ARCHITECT HAS REVIEWED THE SITE PLAN AND CONSTRUCTION DETAILS AND HAS FOUND THEM TO BE IN ACCORDANCE WITH THE CITY OF CHARLOTTE ZONING ORDINANCES.
 6. THE ARCHITECT HAS REVIEWED THE SITE PLAN AND CONSTRUCTION DETAILS AND HAS FOUND THEM TO BE IN ACCORDANCE WITH THE CITY OF CHARLOTTE ZONING ORDINANCES.
 7. THE ARCHITECT HAS REVIEWED THE SITE PLAN AND CONSTRUCTION DETAILS AND HAS FOUND THEM TO BE IN ACCORDANCE WITH THE CITY OF CHARLOTTE ZONING ORDINANCES.
 8. THE ARCHITECT HAS REVIEWED THE SITE PLAN AND CONSTRUCTION DETAILS AND HAS FOUND THEM TO BE IN ACCORDANCE WITH THE CITY OF CHARLOTTE ZONING ORDINANCES.
 9. THE ARCHITECT HAS REVIEWED THE SITE PLAN AND CONSTRUCTION DETAILS AND HAS FOUND THEM TO BE IN ACCORDANCE WITH THE CITY OF CHARLOTTE ZONING ORDINANCES.
 10. THE ARCHITECT HAS REVIEWED THE SITE PLAN AND CONSTRUCTION DETAILS AND HAS FOUND THEM TO BE IN ACCORDANCE WITH THE CITY OF CHARLOTTE ZONING ORDINANCES.
 11. THE ARCHITECT HAS REVIEWED THE SITE PLAN AND CONSTRUCTION DETAILS AND HAS FOUND THEM TO BE IN ACCORDANCE WITH THE CITY OF CHARLOTTE ZONING ORDINANCES.

ATTACHED TO ADMINISTRATIVE
APPROVAL

DATE: **8-7-99**
BY: **MARTIN R. CRAWTON, JR.**

PROJECT DATA:

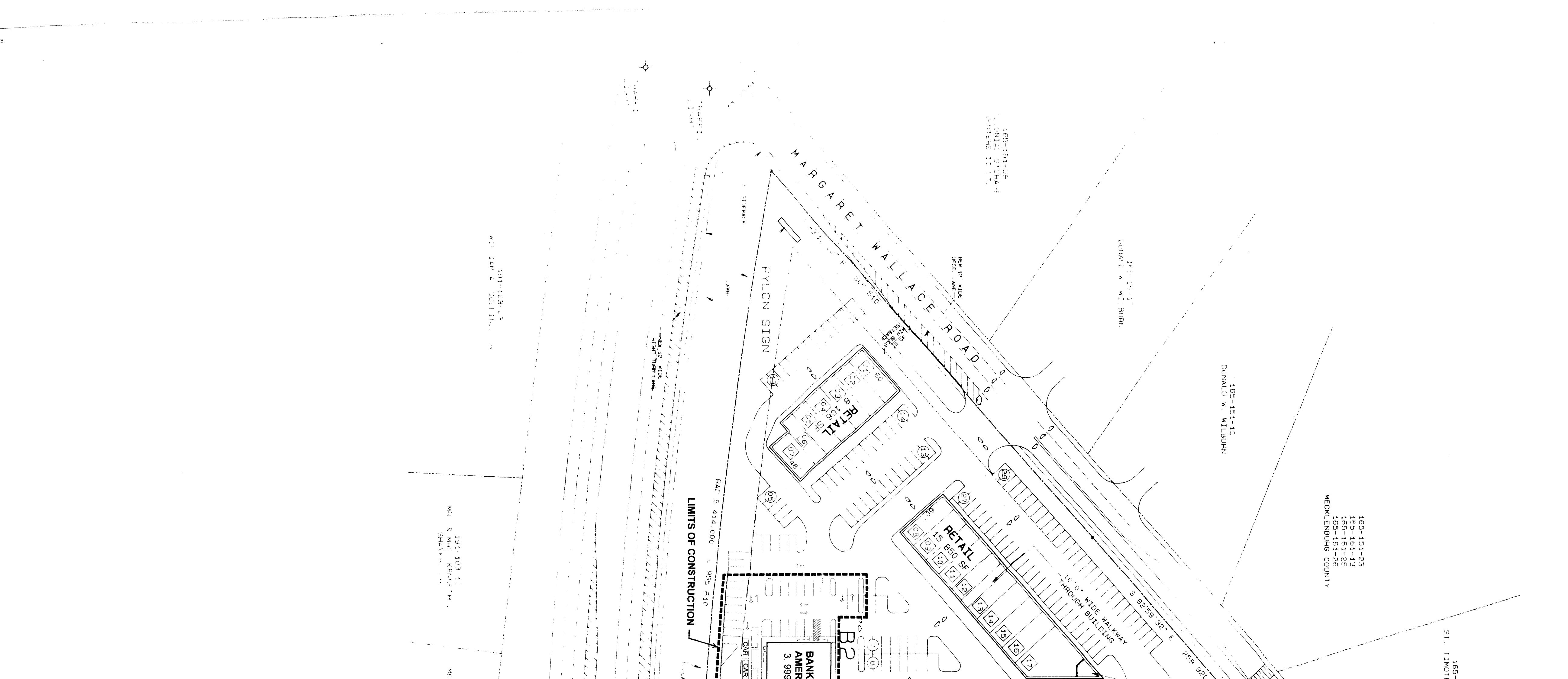
AREA DESIGNATED B2 TO BISC	25.28 ACRES
AREA DESIGNATED R9 TO BISC	25.09 ACRES
TOTAL LAND AREA	50.37 ACRES
GREENWAY PARK DEDICATION	4.34 ACRES
BUILDING AREAS	52,551 SF
RETAIL A	51,218 SF
RETAIL B	17,600 SF
RETAIL C	61,325 SF
RETAIL D	183,468 SF
SHOPPING CENTER AREA	183,468 SF
OUT PARCEL BUILDING AREAS	3,999 SF
BANK OF AMERICA BUILDING	17 SF
BANK OF AMERICA ATM	5 SF
RUBY TUESDAY'S	8,069 SF
TOTAL	8,069 SF
TOTAL BUILDING AREAS	192,548 SF
PARKING SPACES	774 CARS
SHOPPING CENTER	1,042,520 SF
BANK OF AMERICA BUILDING	1 CAR/200 SF
BANK OF AMERICA ATM	8 CARS
TOTAL PARKING REQUIRED	832 CARS
TOTAL PARKING PROVIDED	848 CARS



STATEMENT BY ESD ARCHITECTS AND INTERIOR DESIGN, CHARLOTTE, NC:

This drawing is a modified/updated reproduction of the actual drawing submitted to the Charlotte-Mecklenburg Planning Commission on November 6, 1989, under the Administrative Approval/Permit No. 87-19 by Cameron Corporation Company, Atlanta, Georgia. The Tax Waiver & Withers Architects, 5920 Roswell Rd., Suite A209, Atlanta, Georgia 30328, copyrighted on October 29, 1987. ESD assumes no liability for the accuracy of the overall drawing. The area within the bold dashed line (labeled Limits of Construction) does reflect the correct future design intent for The Bank of America, Charlotte, NC. ESD field verified the parking striping for the entire shopping center on May 24, 1999 and amended the above parking drawing based on the above site plan is submitted for The City of Charlotte-Mecklenburg Planning Commission's administrative approval process and is NOT FOR CONSTRUCTION.

*0 Architects to Administrative
Approval Dates 11/06/89 by
Martin R. CRAWTON, JR.*



A collective
practice of
architecture &
interior design

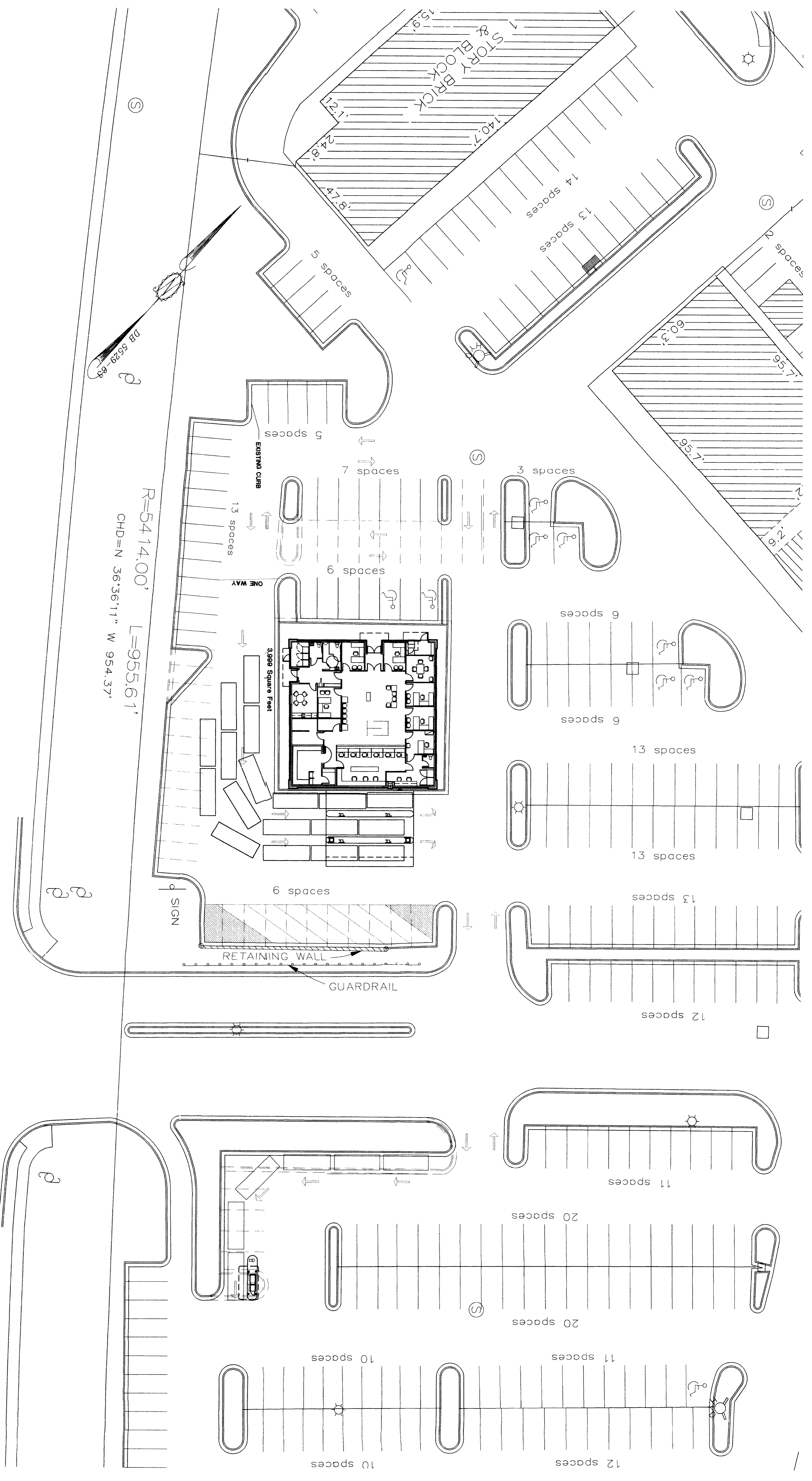
1300 S. WINT STREET
SUITE 200
CHARLOTTE, NC
28203
TELEPHONE
704.373.1900
FACSIMILE
704.373.5902

**BANK OF AMERICA
INDEPENDENCE SQUARE
EAST BRANCH
CHARLOTTE, NC**

DATE: _____
REVISION 1: _____
REVISION 2: _____
REVISION 3: _____
REVISION 4: _____
ISSUE DATE: _____
PROJECT NO.: 9911900
CONTENT: site

PROJECT ARCHITECT: **WBO**
DRAWN BY: **GO**
SURVEY

THE DRAWING AND THE DESIGN ARE THE PROPERTY OF THE ARCHITECT. NO PART OF THIS DRAWING OR DESIGN IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.



INDEPENDENCE BOULEVARD U.S. HIGHWAY #74

200' R/W

1 SITE PLAN