

ColeJenest

Land Planning
Landscape Architecture

119 East Seventh Street
Suite 2C
Charlotte
North Carolina
28202

Tele 704.376.1555

PROJECT SUMMARY

BUILDING AREA 90,000 SF
EXISTING ZONING O-1 / R-17MF
PROPOSED ZONING B2 CD
PARKING 12,335 AC.
PARKING SPACES 360 REQUIRED
362 PROVIDED
USE RETAIL CENTER

NOTES

- THIS SITE PLAN REPRESENTS A FIRM CONCEPT OF DEVELOPMENT WITH REGARD TO THE PROPOSED USAGE OF THE SITE AS WELL AS THE GENERAL LOCATION OF BUILDINGS AND THE PARKING AND CIRCULATION AREAS. THE PLAN DEPICTS BUILDING FOOTPRINTS WHICH MAY BE ALTERED BASED UPON SITE CONSTRAINTS, TOPOGRAPHY, TENANT NEEDS, ETC. SUCH ALTERATIONS, HOWEVER, MAY ONLY TAKE PLACE WITHIN THE BUILDING DEVELOPMENT OUTLINE AS SPECIFICALLY DEFINED ON THE SITE PLAN. THERE MAY ALSO BE ALTERATIONS TO PARKING AND CIRCULATION PATTERNS BASED UPON THE FACTORS INDICATED ABOVE. THERE SHALL BE NO INCREASE, HOWEVER, IN THE TOTAL AMOUNT OF BUILDING SQUARE FOOTAGE INDICATED FOR THE SITE, AND THE SETBACKS, YARD, AND BUFFER DIMENSIONS SHALL NOT BE REDUCED FROM THAT SHOWN ON THE SITE PLAN.
- REFERENCED BOUNDARY DESCRIPTION FOR EXISTING EASEMENTS, RESERVATIONS AND RIGHTS-OF-WAY.
- ALL YARDS REQUIRED AND OTHER CRITERIA FOR THE B-2 DISTRICT SHALL CONFORM TO CHAPTER 8, PART 8, SECTIONS 9.801 THRU 9.805 OF THE CITY OF CHARLOTTE ZONING ORDINANCE EXCEPT AS OTHERWISE NOTED OR INDICATED.
- ALL PARKING SHALL CONFORM TO CHAPTER 12, PART 2, SECTIONS 12.201 THRU 12.208 OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
- ALL REQUIRED BUFFERS AND SCREENING SHALL CONFORM TO CHAPTER 12, PART 3, SECTIONS 12.301 THRU 12.306 OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
- VEHICULAR ACCESS TO THE PROJECT SHALL BE LIMITED AS INDICATED ON PLANS.
- ALL SIGNAGE SHALL CONFORM TO CHAPTER 13, SECTIONS 13.101 THRU 13.114 OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
- NO PART OF THE REGULATORY FLOOD PLAIN IS WITHIN THE PROPERTY.
- EXISTING VEGETATION TO REMAIN AND/OR PROPOSED PLANTING SHALL CONFORM TO THE CITY OF CHARLOTTE TREE ORDINANCE.
- THIS PLAN DEPICTS A COMBINATION OF EXISTING AND PROPOSED VEGETATION DEPENDING ON ULTIMATE CONDITIONS AT THE TIME OF CONSTRUCTION.
- PRELIMINARY PLAT - NOT FOR RECORDATION, CONVEYANCES, OR SALES

TOTAL	537,329 SF OR
	12,335 ACRES
R/W ALBEMARLE RD.	29,357 SF OR
	0.674 ACRES
	507,972 SF OR
	11.661 ACRES

- EXISTING TREES ALONG THE RIGHT-OF-WAY OF REGAL OAKS DRIVE SHALL REMAIN AS SHOWN ON THE SITE PLAN.
- MAXIMUM BUILDING HEIGHT WILL BE 30 FEET.
- THE REAR OF THE BUILDINGS IN THE NORTHERN BUILDING DEVELOPMENT OUTLINE WILL BE CONSTRUCTED OF CONCRETE BLOCK OR OTHER MASONRY MATERIALS AND PAINTED TO MATCH THE COLOR OF THE PREDOMINANT MATERIAL USED IN THE CONSTRUCTION OF THE FRONT AND SIDE ELEVATIONS.
- LIGHTING ON THE REAR OF THE BUILDINGS IN THE NORTHERN BUILDING DEVELOPMENT OUTLINE WILL BE WALL MOUNTED AND NO HIGHER THAN 14 FEET, AND DIRECTED DOWN PREVENT GLARE TOWARD THE ADJACENT RESIDENTIAL PROPERTY.
- THE REAR ROOFLINE OF THE BUILDINGS IN THE NORTHERN BUILDING DEVELOPMENT OUTLINE WILL RECEIVE SPECIAL ARCHITECTURAL CONSIDERATION AND WILL INCORPORATE DESIGN FEATURES SUCH AS PARAPETS WHICH WOULD BE IN HARMONY WITH THE OVERALL DESIGN OF THE CENTER. ALL ROOFTOP MECHANICAL EQUIPMENT WILL BE SCREENED FROM VIEW BY THESE ARCHITECTURAL FEATURES OR OTHER MEANS.
- ALL DUMPSTERS WILL BE SCREENED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ORDINANCE. EACH DUMPSTER AREA WILL BE ENCLOSED ON ALL FOUR SIDES BY A WOODEN FENCE OR BRICK WALL WITH ONE SIDE BEING A HINGED GATE. IF ONE OR MORE SIDES OF THE DUMPSTER AREA ADJOINS A WALL OF A BUILDING, THE WALL WILL BE SUBSTITUTED FOR THE FENCE ALONG SUCH SIDE. DUMPSTER PICKUP FOR THE SHOPPING CENTER MAY NOT TAKE PLACE BETWEEN THE HOURS OF 10:00 P.M. AND 8:00 A.M.
- THE MAXIMUM HEIGHT OF ANY LIGHT FIXTURE, INCLUDING ITS BASE, IN THE PARKING AREA SHALL NOT EXCEED 30 FEET.
- ENTRANCE DRIVES SHALL BE CHANNELIZED AS DEPICTED ON THE SITE PLAN.
- THE BUFFER AREA DESCRIBED ON THE SITE PLAN, AS BUFFER AREA #1 SHALL REMAIN UNDISTURBED FOR 30' OF ITS DEPTH IMMEDIATELY ADJACENT TO THE RESIDENTIAL PROPERTY AS DEPICTED ON BUFFER DETAIL #1. THE BUFFER AREA DESCRIBED ON THE SITE PLAN AS BUFFER AREA #2 WILL INCORPORATE EITHER A BERM (AT A MINIMUM OF 8') OR SOLID FENCE AT LEAST 8 FEET IN HEIGHT AND SHALL BE PLANTED WITH TREES AND SHRUBS IN ACCORDANCE WITH THE REQUIREMENTS FOR AN "A" CLASS BUFFER UNDER TABLE 12.302(b) OF THE CITY OF CHARLOTTE ZONING ORDINANCE, AS DEPICTED AS BUFFER DETAIL #2.
- THE VEHICULAR STORAGE FOR THE EASTBOUND ALBEMARLE ROAD LEFT-TURN LANE AT REGAL OAKS DRIVE WILL BE INCREASED FROM ITS CURRENT LENGTH OF 100 FEET BY AN ADDITIONAL 400 FEET, FOR A TOTAL LENGTH OF 500 FEET. THE ENGINEERING, DESIGN, AND CONSTRUCTION OF THIS IMPROVEMENT SHALL BE THE RESPONSIBILITY OF THE PETITIONER.

USES ON THIS SITE SHALL BE LIMITED TO THOSE PERMITTED IN THE B-1 ZONING DISTRICT TOGETHER WITH PRINTING & PUBLISHING USES UP TO 7500 SF. AND MOTION PICTURE THEATRES

COLLETT & ASSOCIATES
NATIONS BANK CORPORATE CENTER
CHARLOTTE, NORTH CAROLINA
(704) 376-6523

REGAL OAKS SHOPPING CENTER

SITE PLAN
(CONDITIONAL REZONING)

94-40
Collett and Associates

694

2/14/94

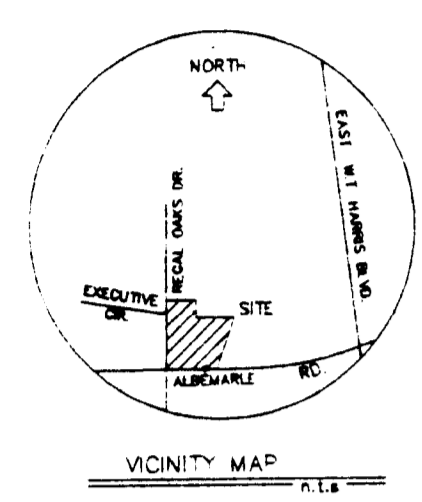
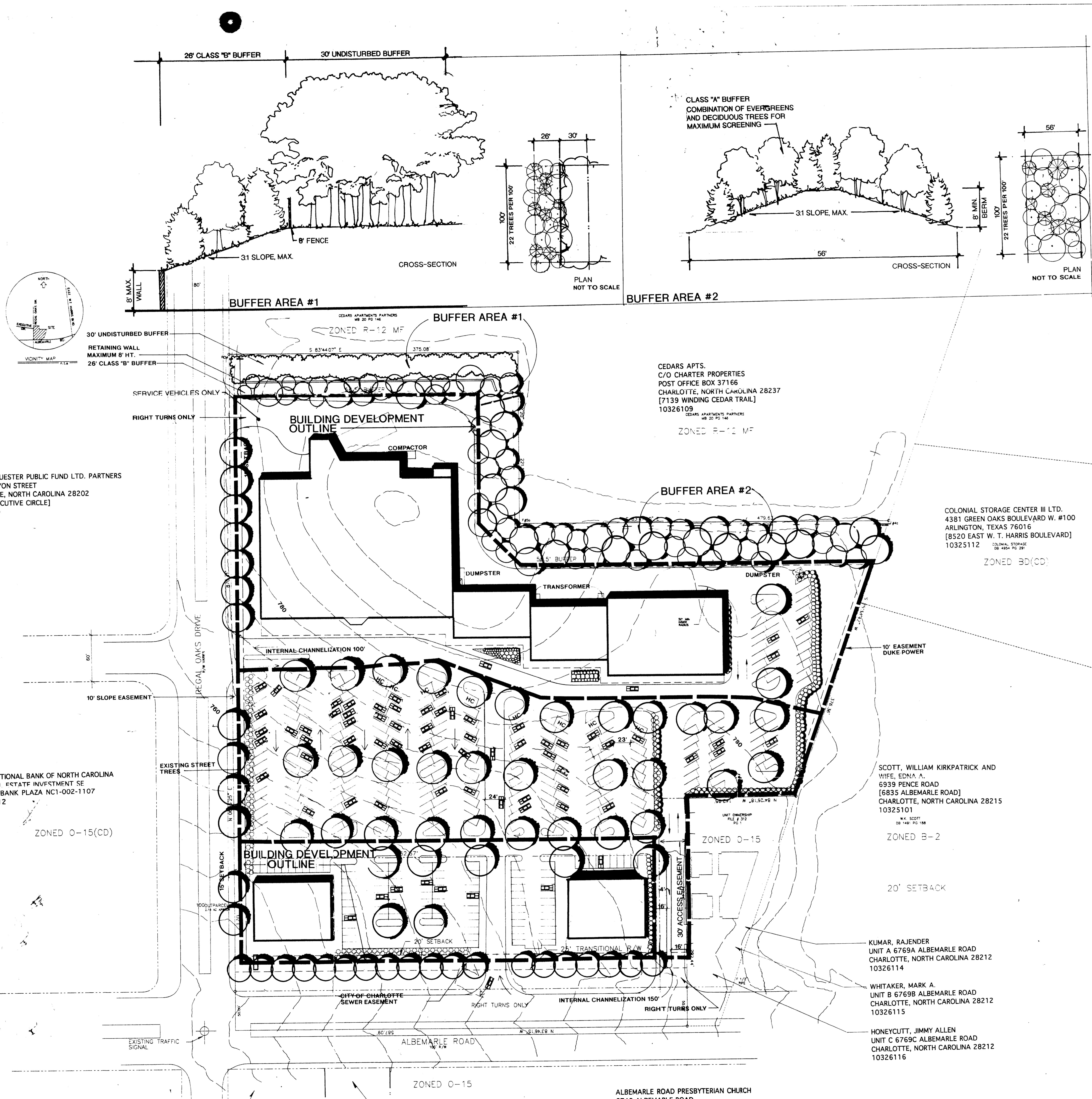
Issued

4/20/94 REVISED PER STAFF COMMENTS
4/19/94
2/24/94
2/22/94

Revised

1" = 50'
0' 50' 100'
GRAPHIC SCALE

Sheet of



WESTER PUBLIC FUND LTD. PARTNERS
[ON STREET
E, NORTH CAROLINA 28202
CUTIVE CIRCLE]

NATIONAL BANK OF NORTH CAROLINA
ESTATE INVESTMENT SE
BANK PLAZA NC1-002-1107
2

ZONED O-15(CD)

REGAL OAKS ASSOCIATES
C/O WOODBRIDGE APARTMENTS
212 SOUTH TRYON STREET #500
CHARLOTTE, NORTH CAROLINA 28202
[6623 ALBEMARLE ROAD]
13317123

REPUBLIC BANK & TRUST COMPANY
101 SOUTH KINGS DRIVE
CHARLOTTE, NORTH CAROLINA 28202
[6700 ALBEMARLE ROAD]
13323105

SBG REALTY COMPANY
C/O NALLE CLINIC
1350 SOUTH KINGS DRIVE
CHARLOTTE, NORTH CAROLINA 28207
[6708 ALBEMARLE ROAD]
13323106

ALBEMARLE ROAD PRESBYTERIAN CHURCH
6740 ALBEMARLE ROAD
CHARLOTTE, NORTH CAROLINA 28212
13323101

CEDARS APTS.
C/O CHARTER PROPERTIES
POST OFFICE BOX 37166
CHARLOTTE, NORTH CAROLINA 28237
[7139 WINDING CEDAR TRAIL]
10326109

ZONED R-12 MF

COLONIAL STORAGE CENTER III LTD.
4381 GREEN OAKS BOULEVARD W. #100
ARLINGTON, TEXAS 76016
[8520 EAST W. T. HARRIS BOULEVARD]
10325112

ZONED BD(CD)

SCOTT, WILLIAM KIRKPATRICK AND
WIFE, EDNA A.
6939 PENCE ROAD
[6835 ALBEMARLE ROAD]
CHARLOTTE, NORTH CAROLINA 28215
10325101

ZONED O-15

ZONED B-2

KUMAR, RAJENDER
UNIT A 6769A ALBEMARLE ROAD
CHARLOTTE, NORTH CAROLINA 28212
10326114

WHITAKER, MARK A.
UNIT B 6769B ALBEMARLE ROAD
CHARLOTTE, NORTH CAROLINA 28212
10326115

HONEYCUTT, JIMMY ALLEN
UNIT C 6769C ALBEMARLE ROAD
CHARLOTTE, NORTH CAROLINA 28212
10326116

ZONED O-15