

**SITE DATA**

TOTAL SITE AREA: 12.12 AC. M.O.L.  
 EXISTING PROPERTY ZONING: I-2  
 PROPOSED PROPERTY ZONING: CC  
 PROPOSED BUILDING:  
 THE HOME DEPOT - 103,701 S.F.  
 GARDEN CENTER - 28,024 S.F.  
 TOTAL - 131,725 S.F.

PARKING DATA:  
 HANDICAP - 12 SPACES  
 CUSTOMER - 544 SPACES  
 OVERFLOW - 17 SPACES  
 TOTAL - 573 SPACES  
 PARKING REQUIRED PER CITY OF CHARLOTTE (4 PER 1000 S.F.): 527 SPACES.

**GENERAL NOTES**

- ALL INTERIOR & TERMINAL PARKING ISLANDS SHALL BE LANDSCAPED IN ACCORDANCE WITH THE CITY OF CHARLOTTE TREE ORDINANCE (CHAPTER 21, CITY CODE).
- THE FOLLOWING WILL PROVIDE UTILITIES TO THE PROPOSED PROJECT:  
 WATER- CHARLOTTE-MECKLENBURG UTILITY DEPARTMENT  
 SEWER- CHARLOTTE-MECKLENBURG UTILITY DEPARTMENT  
 GAS- PIEDMONT NATURAL GAS COMPANY  
 PHONE- BELLSOUTH TELECOMMUNICATIONS  
 POWER- DUKE POWER
- THE DRIVEWAY LOCATIONS ARE APPROXIMATE AND SUBJECT TO REVIEW AND APPROVAL BY CHARLOTTE D.O.T.
- THE GRADING SHOWN ON THIS PLAN IS PRELIMINARY AND SUBJECT TO REVIEW AND APPROVAL BY THE CHARLOTTE-MECKLENBURG ENGINEERING DEPARTMENT.
- FIRE HYDRANTS WILL BE LOCATED WITHIN 750' FROM THE MOST REMOTE AND ACCESSIBLE POINT OF THE BUILDING.
- BUILDING SHALL COMPLY WITH THE HIGH PILED STORAGE REQUIREMENTS OF THE STATE FIRE PREVENTION CODE.

SELECTIVELY CLEAR & GRUB EXISTING UNDERSTORY ALONG N. WENDOVER ROAD PROPERTY BOUNDARY. INFILL LANDSCAPE BUFFER AREA WITH A COMBINATION OF LARGE-MATURING TREES, SMALL-MATURING TREES, SHRUBS AND GROUNDCOVER TO PROVIDE SUFFICIENT PERIMETER SCREEN OF THE PARKING AREA AS PER THE CITY OF CHARLOTTE TREE ORDINANCE (CHAPTER 21, CITY CODE), ZONING REGULATIONS, AND WILL MEET ORDINANCE REQUIREMENTS.

ZONED I-1  
 (BOOK 157, PAGE 06,  
 BLOCK 62, PARCEL 57)  
 OWNER: AMERICAN STORE & LOCK #2  
 8539 MONROE ROAD  
 CHARLOTTE, NC 28212

BI-LO SITE  
 ZONED B-1  
 (BOOK 157, PAGE 06,  
 BLOCK 62, PARCEL 74)  
 OWNER: ALBERT ORNSTEIN  
 377 BROADWAY, 9TH FLOOR  
 NEW YORK, NY 10013

**PROPERTY OWNERSHIP INFORMATION**

PARCEL 1 REA CONSTRUCTION COMPANY  
 6135 PARK SOUTH DRIVE  
 SUITE 400  
 CHARLOTTE, NC 28210  
 PARCEL 2&4 EVELYN F. GRAVES  
 9411 TRULIGHT ROAD  
 CHARLOTTE, NC 28227  
 PARCEL 3 LARRY C. AND CHRISTINE B. GRAVES  
 1119 McALWAY DRIVE  
 CHARLOTTE, NC 28205

**LEGEND**

- PROPERTY BOUNDARY
- PROPOSED FEATURE
- EXISTING FEATURE
- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE

ZONED I-2  
 (BOOK 159, PAGE 04,  
 BLOCK 46, PARCEL 9)  
 OWNER: INTECH CORP.  
 4102 MONROE ROAD  
 CHARLOTTE, NC 28205

ZONED I-2  
 (BOOK 159, PAGE 04,  
 BLOCK 46, PARCEL 8)  
 OWNER: MEC-TRIC PROP., INC  
 P.O. BOX 221916  
 CHARLOTTE, NC 28222

PERIMETER LANDSCAPE ADJACENT TO THE RAILROAD SHALL CONSIST OF A COMBINATION OF LARGE-MATURING TREES, SMALL-MATURING TREES, SHRUBS AND GROUNDCOVER TO PROVIDE SUFFICIENT PERIMETER SCREEN OF THE PARKING AREA AS PER THE CITY OF CHARLOTTE TREE ORDINANCE (CHAPTER 21, CITY CODE) CONTINGENT TO APPROVAL BY THE RAILROAD COMPANY.

35'X35' VISIBILITY TRIANGLE. ALL PROPOSED TREES, BERMS, WALLS, FENCES AND/OR IDENTIFICATION SIGNS MUST NOT INTERFERE WITH SIGHT DISTANCE AT THE ENTRANCES.

NO LEFT HAND TURN SUBJECT TO DOT APPROVAL.  
 4' CONCRETE MEDIAN (LENGTH TO BE DETERMINED)

ZONED I-2  
 (BOOK 157, PAGE 11,  
 BLOCK 111, PARCEL 1)  
 OWNER: CONCRETE SUPPLY CO.  
 1142 McALWAY ROAD  
 CHARLOTTE, NC 28211

ZONED I-2  
 (BOOK 157, PAGE 11,  
 BLOCK 111, PARCEL 41)  
 OWNER: KIRK BROWN & SONS, INC.  
 1118 McALWAY ROAD  
 CHARLOTTE, NC 28211

ZONED I-2  
 (BOOK 157, PAGE 11,  
 BLOCK 111, PARCEL 02)  
 OWNER: HORACE H. PITMAN &  
 K. MARTIN WATERS, JR.  
 1447 FERNCLIFF ROAD  
 CHARLOTTE, NC 28211

ZONED B-2(CD)  
 (BOOK 157, PAGE 11,  
 BLOCK 111, PARCEL 03)  
 OWNER: CATHERINE HARDING HUDGINS  
 1112 McALWAY ROAD  
 CHARLOTTE, NC 28211

ZONED O-2  
 (BOOK 157, PAGE 11,  
 BLOCK 111, PARCEL 43)  
 OWNER: FRANCIS ELAINE MORRISON JENKINS  
 2057 EATON ROAD  
 CHARLOTTE, NC 28205

LANDSCAPE BUFFER AREA ALONG McALWAY ROAD PROPERTY BOUNDARY SHALL CONSIST OF A COMBINATION OF BERMS, LARGE-MATURING TREES, SMALL-MATURING TREES, SHRUBS AND GROUND COVER TO PROVIDE SUFFICIENT PERIMETER SCREENING OF THE SERVICE AREA AS PER THE CITY OF CHARLOTTE TREE ORDINANCE (CHAPTER 21, CITY CODE), ZONING REGULATIONS AND WILL MEET ORDINANCE REQUIREMENTS.

FEDEX SITE  
 ZONED B-2  
 (BOOK 157, PAGE 06,  
 BLOCK 61, PARCEL 1)  
 OWNER: VINSON REALTY CO.  
 221 S. CHURCH STREET  
 CHARLOTTE, NC 28202

ZONED R-22MF  
 (BOOK 157, PAGE 06,  
 BLOCK 61, PARCEL 12)  
 OWNER: SYNCO, INC.  
 MANAGING GENERAL PARTNER  
 ASSOC. APTMT. INVESTORS/WENDOVER  
 P.O. BOX 34487  
 CHARLOTTE, NC 28202

**NOTES**

- ALL TRUCK TRAFFIC TO THE SITE MUST USE THE McALWAY ROAD DRIVEWAY VIA THE MONROE ROAD/McALWAY ROAD SIGNALIZED INTERSECTION.
- THE DEVELOPER IS RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH THE DESIGN, CONSTRUCTION, AND TRAFFIC CONTROL PLAN FOR THE LEFT-TURN LANE, INCLUDING THE ACQUISITION OF RIGHT-OF-WAY IF NECESSARY. THESE IMPROVEMENTS MUST BE COMPLETE PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY FOR THE HOME-DEPOT.
- THE SITE PLAN IS SUBJECT TO CSX SITE PLAN REVIEW AND APPROVAL.
- FUTURE RIGHT-OF-WAY WILL BE DEDICATED PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY FOR THE HOME-DEPOT.

**CURVE DATA**

| CURVE NUMBER | RADIUS (FT.) | LENGTH (FT.) | CHORD BEARING | CHORD LENGTH (FT.) |
|--------------|--------------|--------------|---------------|--------------------|
| C-1          | 1154.81      | 95.89        | S 23°11'38" W | 95.87              |
| C-2          | 1369.05      | 140.19       | S 28°30'23" W | 140.13             |
| C-3          | 688.34       | 136.74       | S 37°07'47" W | 136.51             |

APPROVED BY CITY COUNCIL  
 DATE June 26/1995  
 95-16

AS FOR PUBLIC HEARING

| No. | Date    | Revised Per | Comments  |
|-----|---------|-------------|---|
| 1   | 3/21/95 | RAH         | REVISED LAYOUT & RESPONSE TO COMMENTS BY THE ZONING COMMISSION  |
| 2   | 4/13/95 | RAH         | REVISED PER DOT COMMENTS  |
| 3   | 6/13/95 | RAH         | REVISED PARKING AND STORM DRAIN LAYOUT  |
| 4   | 6/21/95 | RAH         | REVISED McALWAY ROAD CROSSING GATE  |
| 5   | 6/28/95 | RAH         | NOTE: REVISED PARKING ISLAND DOT NOTE: REVISED LAYOUT & ADDRESS ADDED GATES ON NORTH AND SOUTH SIDE OF BUILDING. REVISED McALWAY ROAD CROSSING GATE |

**GREENBERG FARROW ARCHITECTURE, INC.**  
 3927 PEACHTREE ROAD N.E.  
 ATLANTA, GEORGIA 30319, (404)237-9297

**Greiner, Inc.**  
 Engineers Planners  
 Architects  
 7650 W. COURTNEY CAMPBELL CAUSEWAY  
 TAMPA, FLORIDA 33607-1462 / (813) 286-1711

|        |          |       |            |
|--------|----------|-------|------------|
| Design | T.W.J.   | Drawn | RAH        |
| QA/QC  | L.L.F.   | FILE  | ZONING.DWG |
| Scale  | 1" = 50' |       |            |

**SCHEMATIC SITE PLAN FOR THE HOME DEPOT WENDOVER ROAD SITE CHARLOTTE, NORTH CAROLINA**

|         |                |
|---------|----------------|
| Date    | MARCH 21, 1995 |
| Job No. | C102935.00     |
| Sheet   |                |