

Development Standards
Home Depot
Albemarle Rd.

- Development of the site will be controlled by the standards depicted on this site plan and by the standards of the City of Charlotte Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement of proposed uses on the site, but the exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the ordinance as provided for in Section 6.205(2), during the design development and construction phases within the building envelope line as shown on the plan.
- Stormwater detention facilities will be designed to meet the applicable standards of Charlotte/Mecklenburg Stormwater Services. No storm water detention will occur within any required buffer or setback areas. In accordance with the requirements of Stormwater Services, the Petitioner will provide, in addition to normal requirements, detention for the 25, 50, and 100 year storm events limiting runoff rates to those produced by the existing land cover or provide an engineering analysis showing that the existing culvert under Albemarle Rd. and the adjacent homes will not be adversely impacted by this development.
- Any detached lighting located within the site will be limited to 30 feet in height and will be shielded to prevent glare onto adjacent residential properties. No "wall pak" type lighting will be used. Site lighting will be installed in such a fashion as to be directed away from adjacent residential properties.
- Signage will be permitted in accordance with applicable Zoning standards. One detached identification sign limited to 100 sq. ft. and 20 ft. in height will be permitted. Any lighting for this sign will be limited to the hours that the retail use on the site is open for business. The Petitioner reserves the right to seek a variance from the standards of the Ordinance that apply to wall signs on the principle structure.
- Parking will be provided which will meet or exceed the standards of the Zoning Ordinance.
- Screening will conform to the applicable standards of Sect. 12.303 of the Zoning Ordinance. All permanent garbage/trash disposal facilities (i.e. dumpsters or compactors if provided) will be screened with a solid enclosure with gates. The Petitioner will install a double row of trees along the Albemarle Rd. frontage to enhance the streetscape and to provide a transition to the single family uses across Albemarle Rd. from the site.
- The use of the site will be for the development of retail uses allowed within the Commercial Center District, except that no restaurants with a drive through window, gas stations, convenience stores, or hotels will be permitted.
- Access to the site will be provided by a driveway connections to Albemarle Rd. and Parkton Rd. The Petitioner will furnish access from the site to business zoned parcels to the west as noted on the site plan.
- The Petitioner will install a sidewalk on the site to create a pedestrian connection from the existing sidewalk on Albemarle Rd. and the new sidewalk on Parkton Rd. to the site.
- Required buffers on the site may be eliminated if the adjoining parcels are rezoned or if the use changes such that buffers are no longer required. The proposed planting shown is conceptual only and will be subject to change on actual site conditions and Urban Forestry approval.
- If allowed by NCDOT, the Petitioner will be responsible for the cost of the proposed traffic signal on Albemarle Rd. at Manchester Lane.
- The Petitioner's site plan provides an area for seasonal sales which will be a secure area for the display and sales of plant and landscape material and other seasonal merchandise. Common area services, such as landscape maintenance, parking lot cleaning, etc. will occur on a once a week basis. No outdoor public address system will be used except within the garden shop area or as required by building or other codes. The fence around the garden shop area will utilize black vinyl coated chain link fence material.

September 28, 1999, as recommended by Zoning Committee.

PAUL A. & LINDA Y. SCOGGINS
D.P. 4673, PG. 512
TAX REF. 11-152-07

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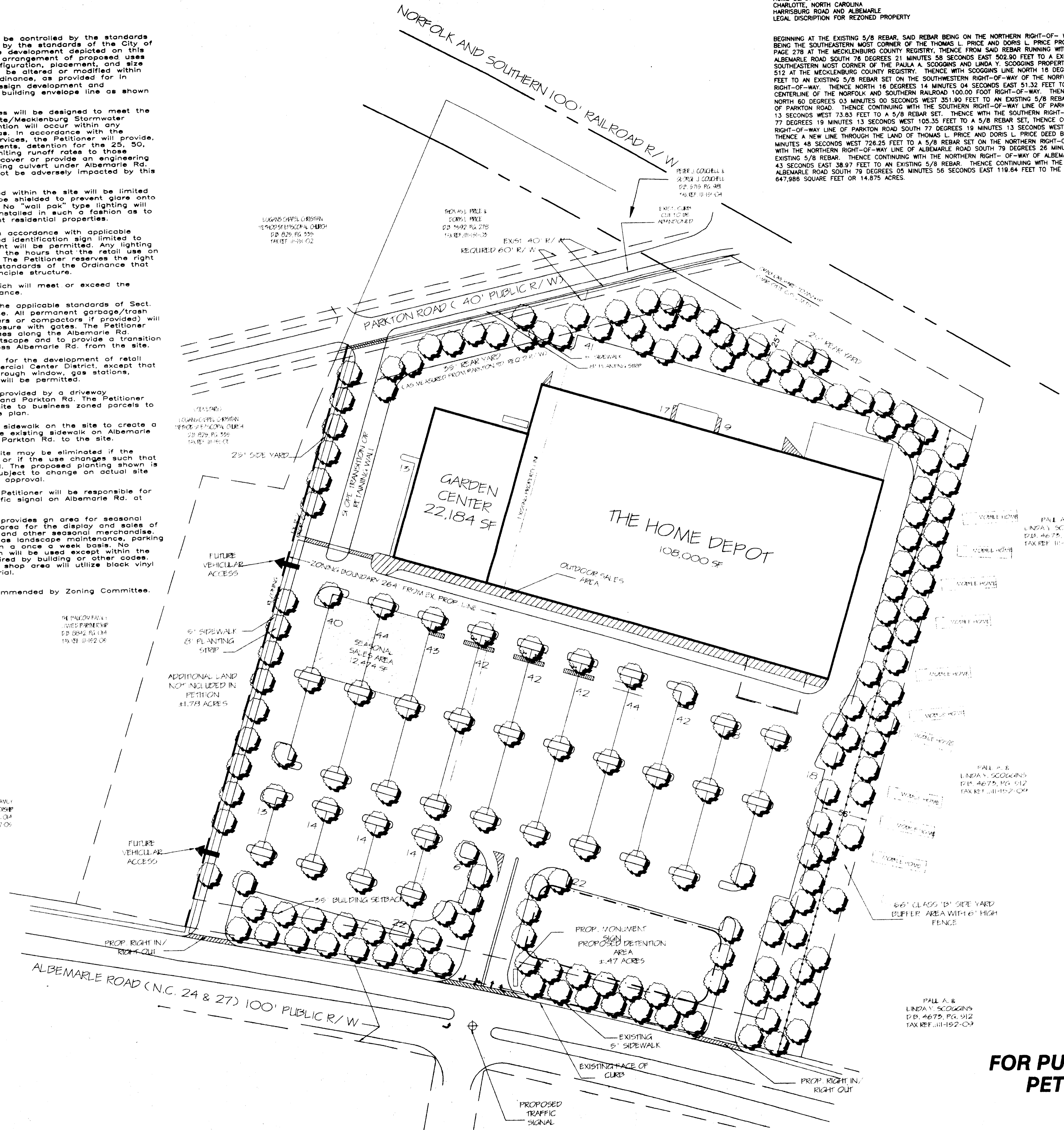
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HOME DEPOT
CHARLOTTE, NORTH CAROLINA
HARRISBURG ROAD AND ALBEMARLE
LEGAL DESCRIPTION FOR REZONED PROPERTY

BEGINNING AT THE EXISTING 5/8 REBAR, SAID REBAR BEING ON THE NORTHERN RIGHT-OF-WAY LINE OF ALBEMARLE ROAD; AND ALSO BEING THE SOUTHEASTERN MOST CORNER OF THE THOMAS L. PRICE AND DORIS L. PRICE PROPERTY AS RECORDED IN DEED BOOK 3592, PAGE 278 AT THE MECKLENBURG COUNTY REGISTRY, THENCE FROM SAID REBAR RUNNING WITH THE NORTHERN RIGHT-OF-WAY LINE OF ALBEMARLE ROAD SOUTH 78 DEGREES 21 MINUTES 58 SECONDS EAST 502.90 FEET TO AN EXISTING 5/8 REBAR; ALSO BEING THE SOUTHEASTERN MOST CORNER OF THE PAULA A. SCOGGINS AND LINDA Y. SCOGGINS PROPERTY AS RECORDED IN DEED BOOK 4673 PAGE 512 AT THE MECKLENBURG COUNTY REGISTRY, THENCE WITH SCOGGINS LINE NORTH 16 DEGREES 14 MINUTES 49 SECONDS EAST 778.01 FEET TO AN EXISTING 5/8 REBAR SET ON THE SOUTHWESTERN RIGHT-OF-WAY OF THE NORFOLK AND SOUTHERN 100' RAILROAD RIGHT-OF-WAY, THENCE NORTH 16 DEGREES 14 MINUTES 04 SECONDS EAST 51.32 FEET TO AN EXISTING 5/8 REBAR LYING IN THE CENTERLINE OF THE NORFOLK AND SOUTHERN RAILROAD 100.00 FOOT RIGHT-OF-WAY, THENCE WITH THE CENTER OF SAID RIGHT-OF-WAY NORTH 60 DEGREES 03 MINUTES 00 SECONDS WEST 351.90 FEET TO AN EXISTING 5/8 REBAR LYING ON THE SOUTHERN RIGHT-OF-WAY OF PARKTON ROAD, THENCE CONTINUING WITH THE SOUTHERN RIGHT-OF-WAY LINE OF PARKTON ROAD SOUTH 77 DEGREES 19 MINUTES 13 SECONDS WEST 73.63 FEET TO A 5/8 REBAR SET, THENCE WITH THE SOUTHERN RIGHT-OF-WAY LINE OF PARKTON ROAD SOUTH 77 DEGREES 19 MINUTES 13 SECONDS WEST 105.35 FEET TO A 5/8 REBAR SET, THENCE CONTINUING WITH THE SOUTHERN RIGHT-OF-WAY LINE OF PARKTON ROAD SOUTH 77 DEGREES 19 MINUTES 13 SECONDS WEST 302.36 FEET TO A 5/8 REBAR SET, THENCE A NEW LINE THROUGH THE LAND OF THOMAS L. PRICE AND DORIS L. PRICE DEED BOOK 3592, PAGE 278 SOUTH 16 DEGREES 29 MINUTES 48 SECONDS WEST 728.25 FEET TO A 5/8 REBAR SET ON THE NORTHERN RIGHT-OF-WAY LINE OF ALBEMARLE ROAD, THENCE WITH THE NORTHERN RIGHT-OF-WAY LINE OF ALBEMARLE ROAD SOUTH 79 DEGREES 26 MINUTES 21 SECONDS EAST 108.74 FEET TO AN EXISTING 5/8 REBAR, THENCE CONTINUING WITH THE NORTHERN RIGHT-OF-WAY OF ALBEMARLE ROAD SOUTH 79 DEGREES 24 MINUTES 43 SECONDS EAST 38.97 FEET TO AN EXISTING 5/8 REBAR, THENCE CONTINUING WITH THE NORTHERN RIGHT-OF-WAY LINE OF ALBEMARLE ROAD SOUTH 79 DEGREES 05 MINUTES 56 SECONDS EAST 119.64 FEET TO THE POINT AND PLACE OF BEGINNING CONTAINING 647,986 SQUARE FEET OR 14.875 ACRES.



Revised Plan
10/5/99
APPROVED BY CITY COUNCIL
DATE 10-18-99

FOR PUBLIC HEARING
PET. # 99-94



GREENBERG FARROW ARCHITECTURE
ARCHITECTURE ENGINEERING PLANNING
1755 THE EXCHANGE ATLANTA, GEORGIA 30339
VOICE 770/303.1033 FAX 770/303.2333

PROJECT INFORMATION

SITE AREA

THE HOME DEPOT PARCEL (PROP. CC ZONE)	±14.81 ACRES
ADDITIONAL LAND (REMAINING B-2 ZONE)	±1.78 ACRES
TOTAL	±16.59 ACRES

BUILDING AREA

THE HOME DEPOT	108,000 SF
GARDEN CENTER	22,184 SF
BUILDING AREA SUB-TOTAL	130,184 SF
SEASONAL SALES AREA	12,474 SF
TOTAL RETAIL SALES AREA	142,658 SF

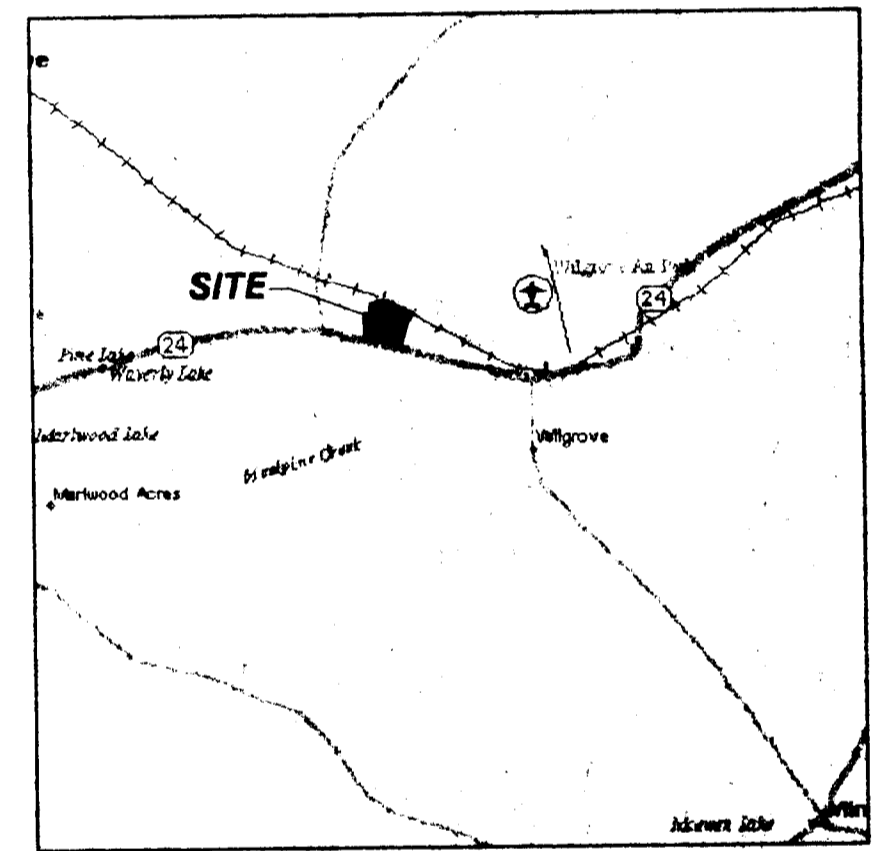
PARKING SUMMARY

USER	RATIO REQUIRED	SPACES REQ'D	SPACES PROV'D
THE HOME DEPOT	1 SP/250 SF	432	432
GARDEN CENTER	1 SP/250 SF	89	89
SEASONAL SALES AREA	1 SP/250 SF	50	50
SUB-TOTAL		571	571
ADDITIONAL SPACES FOR THOSE LOST TO SEASONAL SALES		44	44
TOTAL		615	615

HOME DEPOT RATIO PROVIDED 1 SP/250 SF
HOME DEPOT FRONT FIELD PROVIDED 535 SPACES

ZONING CLASSIFICATION

JURISDICTION CITY OF CHARLOTTE
EXISTING ZONING B-2
REQUIRED CC



PROJECT NOTES

- THIS CONCEPTUAL SITE PLAN IS FOR PLANNING PURPOSES ONLY. SITE SPECIFIC INFORMATION SUCH AS EXISTING CONDITIONS, ZONING, PARKING LANDSCAPE REQUIREMENTS MUST BE VERIFIED.
- THIS SITE PLAN IS BASED ON MECKLENBURG COUNTY, NC TAX MAPS DATED 10-21-94 AND PRELIMINARY SURVEY PROVIDED BY W.K. DICKSON, CHARLOTTE, NC, 7/1/99.
- ALL CURB CUTS AND TRAFFIC SIGNALS SHOWN, EXISTING AND PROPOSED, MUST BE VERIFIED.

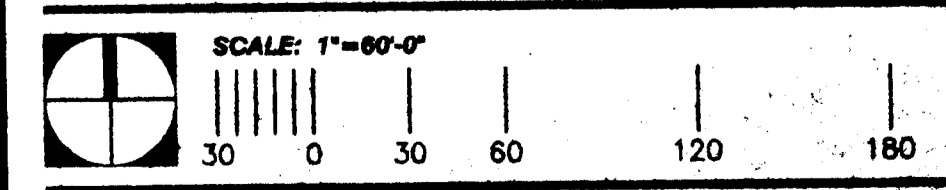
DRAWING ISSUE/REVISION RECORD

DATE	NARRATIVE	INITIALS
05/10/99	REZONING APPLICATION	GSS
08/20/99	REZONING SECOND SUBMITTAL	GSS
09/30/99	REZONING THIRD SUBMITTAL	GSS

SITE PLANNER SCOTT SMITH
SITE DEV. COORDINATOR HUGHES THOMPSON
R. E. MARKET CHARLOTTE
R. E. AGENDA NAME EAST CHARLOTTE, NC

CHARLOTTE NC
HARRISBURG ROAD & ALBEMARLE ROAD

GFA PROJECT NUMBER 990097.02



SCHEMATIC SITE PLAN