

AREA TABLE	
TARGET SITE	596,315 S.F.; 13.69 AC
OUTPARCEL #1	52,464 S.F.; 1.20 AC
OUTPARCEL #2	37,121 S.F.; 0.85 AC
REMAINDER OF SITE	431,552 S.F.; 9.91 AC
TOTAL	1,117,452 S.F.; 25.65 AC

PROJECT NOTES & PARTICULARS

EXISTING ZONING = INSTITUTIONAL, R-3
 PROPOSED ZONING = CC (COMMERCIAL CENTER DISTRICT)
 PROPOSED USES = 122,000 SQ.F.T./- TARGET RETAIL STORE
 60,000 SQ.F.T./- ADDITIONAL RETAIL
 6,000 SQ.F.T./- OUTPARCEL
 8,000 SQ.F.T./- OUTPARCEL
 TOTAL REQUIRED PARKING = 738 SPACES
 TOTAL PARKING PROVIDED = 854 SPACES
 INCLUDES HANDICAP SPACES=24; VAN ACCESSIBLE SPACES=24)
 REQUIRED LOADING = 6-10'X50' SPACES
 SETBACK (BUFFER REQUIREMENTS)
 -MINIMUM SETBACK = 35'
 -MINIMUM REAR YARD = 25'
 -MINIMUM SIDE YARD = 25'
 -MINIMUM BUFFER ADJOINING INSTITUTIONAL DISTRICT = 50'
 -MINIMUM BUFFER ADJOINING R-3 DISTRICT = 100'
 -MINIMUM BUFFER ADJOINING O-15 (CD) DISTRICT = NONE REQUIRED
 -MINIMUM BUFFER ADJOINING B-1 DISTRICT = NONE REQUIRED
 LOADING SPACE REQUIREMENTS = 6 SPACES (EXACT LOCATION MAY VARY)
 APPROXIMATE COMPLETION DATE: AUGUST 1996
 SOURCE: CITY OF CHARLOTTE ZONING ORDINANCE (JANUARY 1992)

PROJECT NAME: TARGET STORE, CHARLOTTE N.E.

OWNER NAME & ADDRESS:
 TARGET STORES
 33 SOUTH SIXTH STREET
 MINNEAPOLIS, MINNESOTA 55402
 PH 612-304-5613
 FX 612-304-6008
 CONTACT: JIM TUCKER

APPLICANT NAME & ADDRESS: SAME AS ABOVE

TOTAL NUMBER OF LOTS: 4

ALL DIMENSIONS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED

ALL PROPOSED UTILITIES ARE TO BE INSTALLED UNDERGROUND INCLUDING ELECTRIC, TELEPHONE, AND CATV.

HANDICAP AND VAN ACCESSIBLE PARKING SPACES SHALL BE SIZED AS PER ADA STANDARDS

TARGET

AREA OF TARGET STORE: 122,000 G.S.F.
 AREA OF PARCEL: 13.69 AC
 NUMBER OF STORIES: 1
 BUILDING HEIGHT: 23'-0"

STANDARD PARKING SPACES: 9' X 18'
 PARKING SPACES REQ'D: 122,000/1000 X 5 = 610 SPACES
 PARKING SPACES PROVIDED: 612 SPACES

HANDICAP PARKING SPACES: 9' X 18'
 HANDICAP ACCESS AISLES: 9' X 18'
 HANDICAP SPACES REQ'D: 2% OF TOTAL SPACES= 12 SPACES
 HANDICAP SPACES PROVIDED: 12 SPACES

VAN ACCESSIBLE PARKING SPACES: 9' X 19'
 VAN ACCESSIBLE SPACES REQ'D:
 VAN ACCESSIBLE SPACES PROVIDED: 12 SPACES

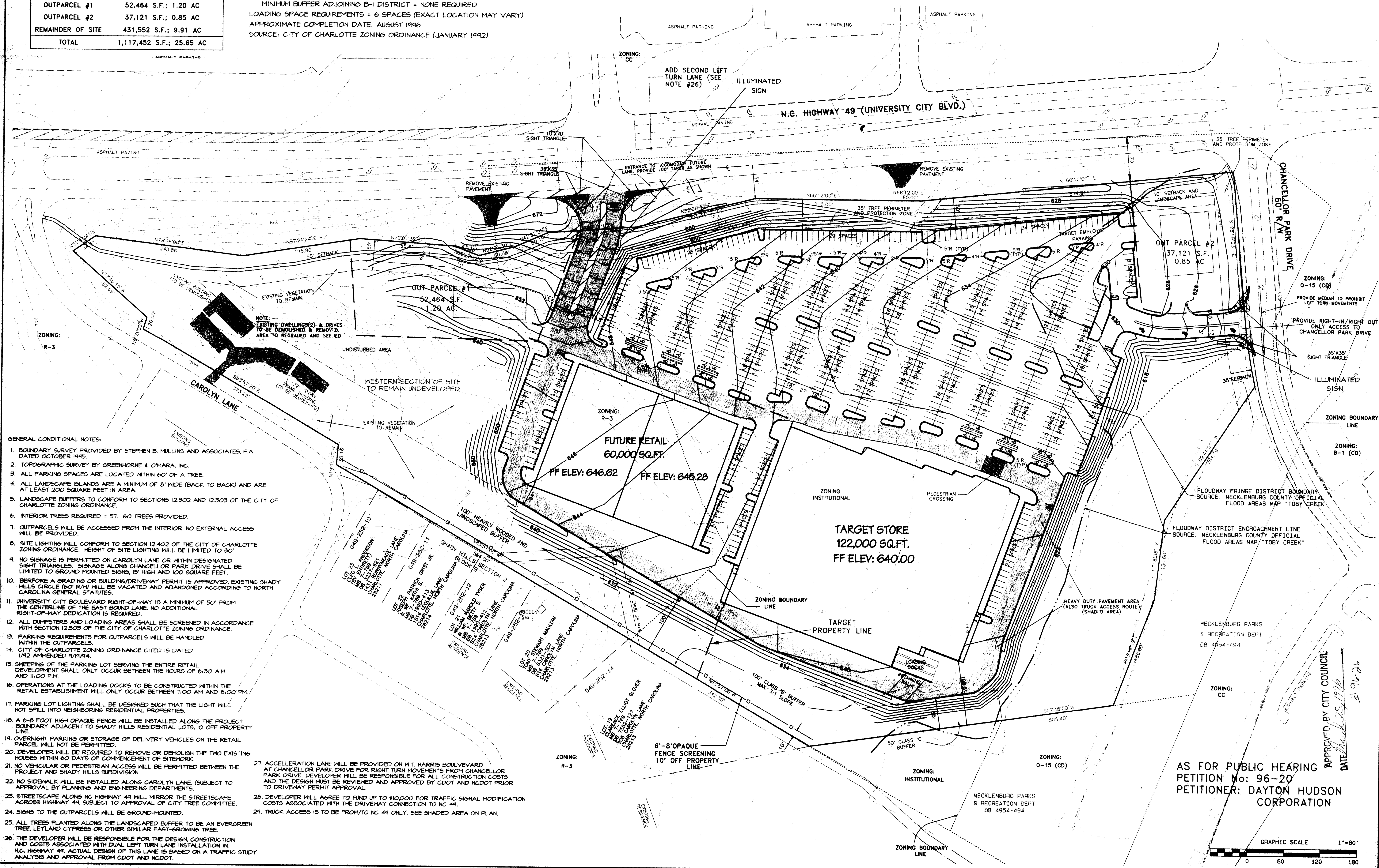
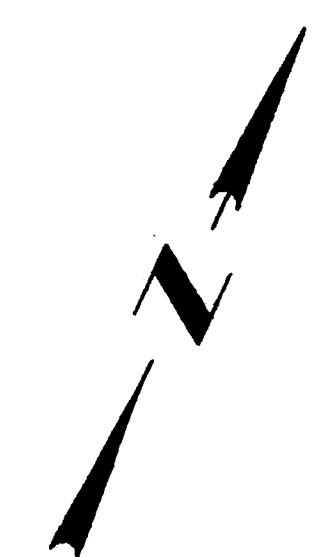
FUTURE RETAIL STORES

AREA OF FUTURE STORES: 60,000 G.S.F.
 STANDARD PARKING SPACES: 9' X 18'
 PARKING SPACES REQ'D: 120 SPACES
 PARKING SPACES PROVIDED: 247 SPACES

HANDICAP PARKING SPACES: 9' X 18'
 HANDICAP ACCESS AISLES: 9' X 18'
 HANDICAP SPACES REQ'D: 2% OF TOTAL SPACES= 5 SPACES
 HANDICAP SPACES PROVIDED: 12 SPACES

VAN ACCESSIBLE PARKING SPACES: 9' X 18'
 EDIT ACCESSIBLE SPACES REQ'D:
 VAN ACCESSIBLE SPACES PROVIDED: 12 SPACES

**PRELIMINARY
 NOT FOR CONSTRUCTION**

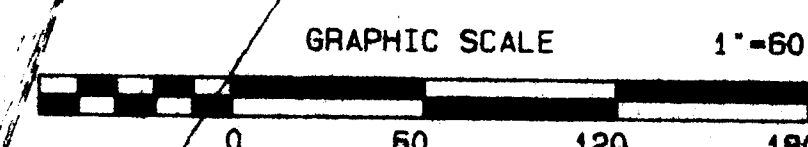


- GENERAL CONDITIONAL NOTES:**
- BOUNDARY SURVEY PROVIDED BY STEPHEN B. MILLING AND ASSOCIATES, P.A. DATED OCTOBER 1995.
 - TOPOGRAPHIC SURVEY BY GREENHORNE & O'MARA, INC.
 - ALL PARKING SPACES ARE LOCATED WITHIN 60' OF A TREE.
 - ALL LANDSCAPE ISLANDS ARE A MINIMUM OF 8' WIDE (BACK TO BACK) AND ARE AT LEAST 200 SQUARE FEET IN AREA.
 - LANDSCAPE BUFFERS TO CONFORM TO SECTIONS 12.302 AND 12.303 OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
 - INTERIOR TREES REQUIRED = 57, 60 TREES PROVIDED.
 - OUTPARCELS WILL BE ACCESSED FROM THE INTERIOR. NO EXTERNAL ACCESS WILL BE PROVIDED.
 - SITE LIGHTING WILL CONFORM TO SECTION 12.402 OF THE CITY OF CHARLOTTE ZONING ORDINANCE. HEIGHT OF SITE LIGHTING WILL BE LIMITED TO 30'.
 - NO SIGNAGE IS PERMITTED ON CAROLYN LANE OR WITHIN DESIGNATED SIGHT TRIANGLES. SIGNAGE ALONG CHANCELLOR PARK DRIVE SHALL BE LIMITED TO GROUND MOUNTED SIGNS, 15' HIGH AND 100 SQUARE FEET.
 - BEFORE A GRADING OR BUILDING/DRIVEWAY PERMIT IS APPROVED, EXISTING SHADY HILLS CIRCLE (60' R/W) WILL BE VACATED AND ABANDONED ACCORDING TO NORTH CAROLINA GENERAL STATUTES.
 - UNIVERSITY CITY BOULEVARD RIGHT-OF-WAY IS A MINIMUM OF 50' FROM THE CENTERLINE OF THE EAST BOUND LANE. NO ADDITIONAL RIGHT-OF-WAY DEDICATION IS REQUIRED.
 - ALL DUMPSTERS AND LOADING AREAS SHALL BE SCREENED IN ACCORDANCE WITH SECTION 12.303 OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
 - PARKING REQUIREMENTS FOR OUTPARCELS WILL BE HANDLED WITHIN THE OUTPARCELS.
 - CITY OF CHARLOTTE ZONING ORDINANCE CITED IS DATED 1/12 AMENDED 4/14/94.
 - SHEEPING OF THE PARKING LOT SERVING THE ENTIRE RETAIL DEVELOPMENT SHALL ONLY OCCUR BETWEEN THE HOURS OF 6:30 A.M. AND 11:00 P.M.
 - OPERATIONS AT THE LOADING DOCKS TO BE CONSTRUCTED WITHIN THE RETAIL ESTABLISHMENT WILL ONLY OCCUR BETWEEN 7:00 AM AND 6:00 PM.
 - PARKING LOT LIGHTING SHALL BE DESIGNED SUCH THAT THE LIGHT WILL NOT SPILL INTO NEIGHBORING RESIDENTIAL PROPERTIES.
 - A 6-8 FOOT HIGH OPAQUE FENCE WILL BE INSTALLED ALONG THE PROJECT BOUNDARY ADJACENT TO SHADY HILLS RESIDENTIAL LOTS, 10' OFF PROPERTY LINE.
 - OVERNIGHT PARKING OR STORAGE OF DELIVERY VEHICLES ON THE RETAIL PARCEL WILL NOT BE PERMITTED.
 - DEVELOPER WILL BE REQUIRED TO REMOVE OR DEMOLISH THE TWO EXISTING HOUSES WITHIN 60 DAYS OF COMMENCEMENT OF SITEWORK.
 - NO VEHICULAR OR PEDESTRIAN ACCESS WILL BE PERMITTED BETWEEN THE PROJECT AND SHADY HILLS SUBDIVISION.
 - NO SIDEWALK WILL BE INSTALLED ALONG CAROLYN LANE. (SUBJECT TO APPROVAL BY PLANNING AND ENGINEERING DEPT. CITY OF CHARLOTTE)
 - STREETSCAPE ALONG N.C. HIGHWAY 49 WILL MIRROR THE STREETSCAPE ACROSS HIGHWAY 49. SUBJECT TO APPROVAL OF CITY TREE COMMITTEE.
 - SIGNS TO THE OUTPARCELS WILL BE GROUND-MOUNTED.
 - ALL TREES PLANTED ALONG THE LANDSCAPED BUFFER TO BE AN EVERGREEN TREE, LEYLAND CYPRESS OR OTHER SIMILAR FAST-GROWING TREE.
 - THE DEVELOPER WILL BE RESPONSIBLE FOR THE DESIGN, CONSTRUCTION AND COSTS ASSOCIATED WITH DUAL LEFT TURN LANE INSTALLATION IN N.C. HIGHWAY 49. ACTUAL DESIGN OF THIS LANE IS BASED ON A TRAFFIC STUDY ANALYSIS AND APPROVAL FROM CDOT AND NCDOT.
 - ACCELERATION LANE WILL BE PROVIDED ON W.T. HARRIS BOULEVARD AT CHANCELLOR PARK DRIVE FOR RIGHT TURN MOVEMENTS FROM CHANCELLOR PARK DRIVE. DEVELOPER WILL BE RESPONSIBLE FOR ALL CONSTRUCTION COSTS AND THE DESIGN MUST BE REVIEWED AND APPROVED BY CDOT AND NCDOT PRIOR TO DRIVEWAY PERMIT APPROVAL.
 - DEVELOPER WILL AGREE TO FUND UP TO \$10,000 FOR TRAFFIC SIGNAL MODIFICATION COSTS ASSOCIATED WITH THE DRIVEWAY CONNECTION TO N.C. 49.
 - TRUCK ACCESS IS TO BE FROM/TO NC 49 ONLY. SEE SHADED AREA ON PLAN.

GREENHORNE & O'MARA, INC.
 5580 CENTERVUE DRIVE, SUITE 100
 RALEIGH, NC 27606-3389
 (919) 851-1919

**TARGET STORE
 CHARLOTTE, N.E.
 SITE PLAN**

AS FOR PUBLIC HEARING
 PETITION No: 96-20
 PETITIONER: DAYTON HUDSON CORPORATION



5174	1"=60'
JOB NO.	SCALE
DESIGN	1 OF 5
DATE	FILE NO.