



GREENBERG FARROW ARCHITECTURE
ARCHITECTURE ENGINEERING DEVELOPMENT

1755 THE EXCHANGE/ATLANTA, GEORGIA 30339
VOICE 770/903.1033 FAX 770/903.2335

PROJECT INFORMATION

SITE AREA	
HOME DEPOT TRACT	±11.69 ACRES
HOME DEPOT SURPLUS TRACT	±20.29 ACRES
FUTURE DEVELOPMENT TRACT	±10.0 ACRES
SHOPS TRACT	±5.92 ACRES
OUTPARCEL 1	±1.23 ACRES
OUTPARCEL 2	±1.23 ACRES
OUTPARCEL 3	±1.13 ACRES
OUTPARCEL 4	±1.79 ACRES
TOTAL	±53.28 ACRES

BUILDING AREA	
THE HOME DEPOT	102,513 SF
VESTIBULES	2,373 SF
TOTAL	104,886 SF
GARDEN CENTER	27,988 SF
TOTAL	132,874 SF
ADJACENT RETAIL	40,400 SF
TOTAL	175,274 SF

PARKING SUMMARY			
USER	RATIO	SPACES	SPACES
	REQUIRED	REQ'D	PROV'D
THE HOME DEPOT	1 SP/250 SF	411	418
VESTIBULES	1 SP/250 SF	10	10
GARDEN CENTER	1 SP/250 SF	112	112
HOME DEPOT TOTAL		533	540
ADJACENT RETAIL	1 SP/250 SF	170	210
GRAND TOTAL		703	750

HOME DEPOT RATIO PROVIDED	1 SP/246 SF
HOME DEPOT FRONT FIELD PROVIDED	540 SPACES

ZONING CLASSIFICATION	
JURISDICTION	CITY OF MONROE (BY ANNEXATION)
EXISTING ZONING	B-3 (BY ZONING)
REQUIRED ZONING	B-3

SIGNAGE REGULATIONS

TBV

LANDSCAPE REGULATIONS

6% GREENSPACE REQUIRED

BUILDING SETBACKS

FRONT	35'
SIDE	0'
REAR	0'

PROJECT NOTES

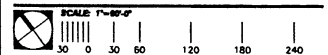
- THIS CONCEPTUAL SITE PLAN IS FOR PLANNING PURPOSES ONLY. SITE SPECIFIC INFORMATION SUCH AS EXISTING CONDITIONS, ZONING, PARKING LANDSCAPE REQUIREMENTS MUST BE VERIFIED.
- THIS SITE PLAN IS BASED ON A PRELIMINARY SITE PLAN BY WOLVERTON & ASSOCIATES RECEIVED ON 06/14/04.
- ALL CURB CUTS AND TRAFFIC SIGNALS SHOWN, EXISTING AND PROPOSED, MUST BE VERIFIED.

DRAWING REVISION/RECORD	
DATE	REVISION
06/15/04	INITIAL RELEASE DLP
12/17/04	SHIFTED DRIVE PER DOT ACCESS BREAK DLP
01/14/05	RELOCATED W. PROP. LINE TO ONE ULM. AREA DLP
01/25/04	RELOCATED RETAIL ADJ. TO HD DLP
02/03/05	SHIFTED HD LEFT, PUT RETAIL ON RIGHT DLP
05/20/05	REV PROP LINE TO INCLUDE PTL-SCH AREA ANS

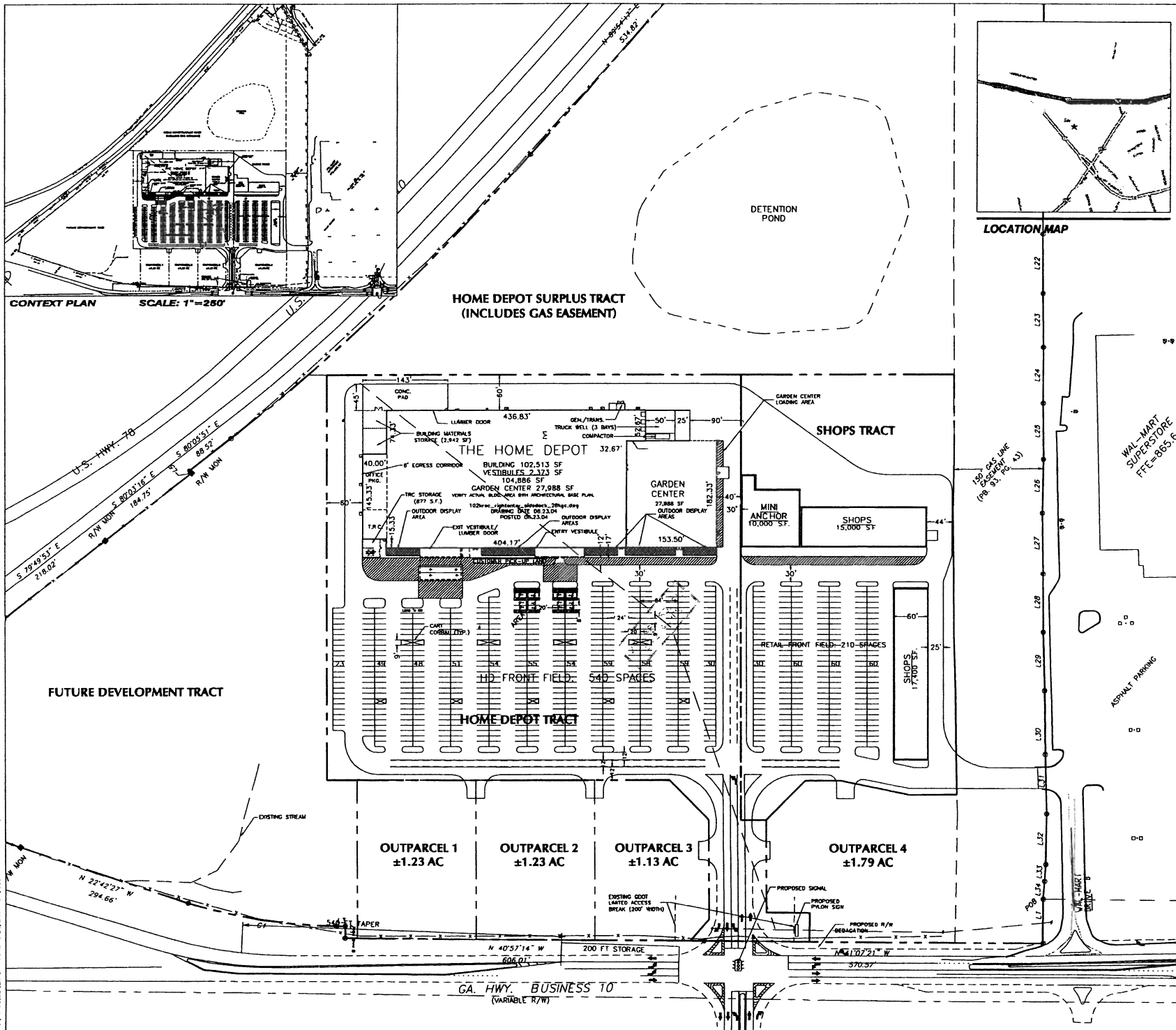
SITE PLANNER	DANIEL L. DELUSSIER
SITE DEV. COORDINATOR	KRISTI ROOKS
P.E. MAJORST	GA-ATLANTA
P.E. AGENDA NAME	MONROE
PROTOTYPE CODE	102krec_sightentry_sidedeck_288g
PROTOTYPE DATE	01/01/04

MONROE
WALTON COUNTY
(SEQ) U.S. HIGHWAY 78
& S.R. BUSINESS 10

GFA PROJECT NUMBER 20040589.2



GA-288j



CONTEXT PLAN SCALE: 1"=250'

HOME DEPOT SURPLUS TRACT
(INCLUDES GAS EASEMENT)

SHOPS TRACT

FUTURE DEVELOPMENT TRACT

HOME DEPOT TRACT

OUTPARCEL 1
±1.23 AC

OUTPARCEL 2
±1.23 AC

OUTPARCEL 3
±1.13 AC

OUTPARCEL 4
±1.79 AC