

1453 PERTH ROAD
NEIGHBORHOOD
INPUT MEETING

MONDAY, AUGUST 18, 2008

Conditional Zoning

A conditional zoning is not intended for securing speculative zoning for a proposal, but rather is based on a firm development proposal. A condition of this request would be that the property use remain a garden center as proposed.

Lake Norman Gardens is an integral part of the Perth Road Community and the landscape professionals that serve the Perth Road Community. The proposed rezoning will not add to the traffic, but divert members of the community from other more congested areas of Iredell County for similar product.

Proposed Improvements

1. A second entrance on the north side of the property to safely move large trucks and trailers off Perth Road eliminating current safety concerns.
2. The addition of a climate controlled greenhouse/nurseryman's structure adjacent to the current structure
3. Installation of a water reclamation system for conservation and the control of runoff from above to lower lying areas
4. The addition of an arboretum on the lower southwest corner of the property
5. A tree center in the southeast corner
6. The addition of bulk product cribs

Rendering of Proposed Improvements



Meyer | Greeson | Paulin | Benson
ARCHITECTURAL FIRM

Lake Norman Gardens
1453 Perth Road
Mooreville, NC 28117

1453 Perth Road
Mooreville, NC 28117
704.528.1919
lake norman gardens

ESTIMATED COVERAGE OF IMPERVIOUS AREAS

USE	SQ. AREA
EXISTING BUILDING	4,700 SQP
NEW GREENHOUSE & CONNECTION	5,000 SQP
MODIFIED PARKING LOT	8,700 SQP
NEW PAVED ACCESS DRIVE	3,100 SQP
NEW GRAVEL SERVICE AREA	17,700 SQP
MATERIAL CRUSH	1,000 SQP
LANDSCAPE FEATURES	10,000 SQP
TOTAL	60,200 SQP
TOTAL SITE	160,000 SQP
PERCENT COVERAGE	37.6% (34.1% EXISTING)



LOCATION MAP
1453 Perth Rd.
Mooreville, NC 28117

NOT FOR CONSTRUCTION

Project Site Plan	Revision
SP-0101	01-01-20
SP-0102	02-01-20
SP-0103	03-01-20
SP-1	

NOT FOR CONSTRUCTION
THIS PLAN IS A PRELIMINARY DESIGN AND SHOULD NOT BE USED FOR CONSTRUCTION WITHOUT THE APPROVAL OF THE LOCAL AUTHORITY.

Current Entrance



Second Entrance on North Side

- Approved by DOT
- Thirty Foot undisturbed buffer
- Continued access for Wilma Price Property
- Asphalt Paved
- Generous opening with safe circulation and ample turn around in the crib yard
- Signage prohibiting vehicles beyond north entrance to Lake Norman Gardens

Greenhouse

- We propose a structure similar to one section of *English Garden's* facility
- Overhead irrigation would water at night and drainage would reclaim any floor runoff for future irrigation



Installation of Cistern to collect rainwater and to control runoff

- Rain will be collected via guttering off roofs to an underground Cistern
- Cistern will be located under bulk yard
- One inch of rain can produce 1200 gallons of water from a 2000 sq. ft. roof

Rain Pro Cistern



Arboretum



Arboretum Facts

1. Arboretum will be located in the southwest corner adjoining Perth Road and Knotty Pine Lane
2. The Plant material will be from the NC Nurseryman and Landscape list. All plants and collections will be labeled
3. Arboretum will aid in erosion control, as well as aesthetically pleasing

Tree Nursery



Tree Nursery Facts

1. Slow drip irrigation in the evening
2. Raised boardwalk pathways to control watershed
3. Stabilization system to prevent breakage from wind

Bulk Product Cribs

- Attractive Berm along Perth Road, as opposed to random piles
- Less Waste, more economical for everyone
- Easier access by customers and suppliers

Contact Information

Robbie Grayson

1453 Perth Road

Mooreville, NC 28117

704-528-1919 phone

robbi@lakenormangardens.com

NOTES