PARKING SUMMARY:
REGULAR SPACES PROVIDED = 556
COMPACT SPACES PROVIDED = 25
TOTAL SPACES PROVIDED = 581
SPACES REQUIRED 1/230 SF (NET) = 532 REQUIRED
OVERAGE = 49 SPACES
PERMITTED OUTDOOR STORAGE = 14 SPACES
PROPOSED ADDITIONAL ISLAND = 8 SPACES
PROPOSED TRAILER PARKING = 5 SPACES
PROPOSED LARGE FORMAT EQUIPMENT = 15 SPACES
EXISTING CART CORRALS = 6 SPACES
REMAINING SPACES = 1 SPACE

PARCEL SUMMARY:
PARCEL AREA = 12.0 ACRES, 522,928 SF
PARCEL ID = # 193-231-33
MECKLENBERG COUNTY, TOWNSHIP OF MATTHEWS, NC
DEED BOOK 5985 AT PAGE 441 MARCH 16, 1989

BUILDING SUMMARY:
133,065 SF GROSS BLDG AREA
- 4,918 SF RECEIVING AREA
- 4,854 SF OFFICE / BATHROOM REAR OF STORE
- 278 SF FRONT OFFICES
= 123,015 SF NET SALES AREA
5,058 SF GARDEN CORRAL (PICKUP-ZONE)

SITE PLAN CONDITIONAL NOTES:
4. TO THE EXTENT THE PROPERTY OWNER REQUESTS OR ALLOWS AN ADDITIONAL ACCESS DRIVEWAY FOR VEHICLE AND / OR PEDESTRIAN ACCESS IN THE FUTURE IN CONNECTION WITH THE NCDOT PROJECT TO EXTEND INDEPENDENCE POINTE PARKWAY, PROPERTY OWNER WILL WORK WITH NCDOT AND THE TOWN TO DETERMINE THE PLACEMENT OF SAID DRIVEWAY WITHOUT WAIVING ANY RIGHTS OR CLAIMS PROPERTY OWNER MAY HAVE RELATED TO THE NCDOT PROJECT.
5. REMOVE SEASONAL GARDEN CORRAL SPECIFIED TIME OF MID-MARCH TO MID-JULY.
6. INCORPORATE MOVEABLE PLANTERS TO SURROUND THE TRAILERS AND LARGE FORMAT EQUIPMENT IN PARKING LOT IN FRONT OF BUILDING AS SHOWN ON THE SITE PLAN.
7. LIMIT 15 LARGE FORMAT EQUIPMENT AND 5 EQUIPMENT TRAILERS IN FRONT OF BUILDING. BALANCE OF EQUIPMENT AND TRAILERS TO BE LOCATED ALONG SOUTH SIDE OF BUILDING BEHIND TOOL RENTAL CENTER AND OUT OF DIRECT VIEW OF CUSTOMERS.
8. REPLACE 20 PARKING SPACES FOR STORAGE OF TRAILERS AND LARGE FORMAT EQUIPMENT.
8. 25 PARKING SPACES TO BE RESTRIPED TO COMPACT SPACES AS SHOWN ON THE SITE PLAN.
9. INSTALL 4 NEW LANDSCAPE ISLANDS WITH APPROPRIATE ISLAND TREES AND SCARCE BAGS.
10. REALIGN THE DRIVE AISLE CLOSEST TO METRO DINER, AS SHOWN ON THE SITE PLAN, IN ORDER TO PROVIDE A SAFER ACCESS FOR PATRONS OF THE SHOPPING CENTER.
11. ADD SPACE FOR TRAILERS ALONG NORTH SIDE OF GARDEN CENTER FOR OUTDOOR SALE OF GOODS.

CHANGE OF CONDITIONS SITE PLAN
SUPERCEDED 2020-713
8/19/2020
SP-1
PROPOSED 55' X 12' TRAILER PARKING SPACES
PROPOSED ASPHALT EXPANSION TO ACCOMMODATE SERVICES VEHICLES

BUILDING SUMMARY:
132,400 GROSS BUILDING AREA
- 4,916 SF RECEIVING AREA
- 4,854 SF OFFICE/BATHROOM REAR OF STORE
- 2/9 SF 1ST FLOORS
= 152,350 NET SALES AREA

PARCEL SUMMARY:
PARCEL AREA 12.0 ACRES
PARCEL ID #: 193-231-33
MECKLENBERG COUNTY, MATTHEWS TOWNSHIP NC
DEED 300K 5965, PAGE 441 MARCH 16, 1999

PARKING SUMMARY:
REGULAR SPACES PROVIDED = 856
COMPACT SPACES PROVIDED = 25
TOTAL SPACES PROVIDED = 881
SPACES REQUIRED 1/2SD NET (NET) = 532 REQUIRED

OVERAGE = 40 SPACES

PERMITTED OUTDOOR STORAGE = 16 SPACES
PROPOSED ADDITIONAL ISLAND = 8 SPACES
EXISTING TRAILER PARKING = 5 SPACES
PROPOSED LARGE FORMAT EQUIPMENT = 15 SPACES
EXISTING CART CORRALS = 9 SPACES
REMAINING SPACES = 1 SPACE

Notes:
- Property owner will work with NCDOT and the Town of Matthews if a vehicle and/or pedestrian crossing is proposed to Independence Pointe Parkway. This is not a guarantee for the property owner to provide a financial commitment.
- Gator bags will be provided on any new trees planted in the proposed landscape islands. Landscape plan to be reviewed/approved separately by the Town of Matthews.
- Property owner will evaluate the health of the existing trees in the parking lot and replace the trees with a 2" caliper new tree if the existing trees are determined to be dead.

NEW LANDSCAPE ISLANDS (8 SPACES)
RESTRIPED FOR COMPACT PARKING (14 SPACES)
CART CORRAL (TYP. OF 6 ON SITE)
EXAMPLE OF MOBILE PLANTER BOXES

AERIAL PHOTO