

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 = 6 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)



GIS MAP

NOTES POINTED TO EACH TAX PARCEL NUMBER ON THE ADJACENT PROPERTY OWNERS LISTING PARCEL ADDRESS, PROPERTY OWNER AND OWNER ADDRESS.

LARGE FORMAT EQUIPMENT STORAGE AREA

RESTRIPING FOR COMPACT PARKING (11 SPACES)

RESTRIPED PARKING FOR TRAILER STORAGE (5 SPACES) SURROUNDED BY MOBILE PLANTER BOXES TO PROVIDE PERIMETER SCREENING. SEE BELOW FOR EXAMPLE.

LARGE FORMAT EQUIPMENT STORAGE (15 SPACES) SURROUNDED BY MOBILE PLANTER BOXES TO PROVIDE PERIMETER SCREENING. SEE BELOW FOR EXAMPLE.

NEW LANDSCAPE ISLANDS (8 SPACES)

EXISTING CART CORRAL (TYP. 6 ON SITE)

RESTRIPING FOR COMPACT PARKING (14 SPACES)

MOBILE PLANTERS TO BE PLACED AROUND PERIMETER OF TRAILERS AND LARGE FORMAT EQUIPMENT IN PARKING LOT AS SHOWN TO PROVIDE SCREENING OF EQUIPMENT

REALIGN DRIVE AISLE. SEE CONDITION 9.

EXISTING ADA SPACES & STRIPING PER CURRENT PARKING LAYOUT

TRUCK ROUTE SHOWN WITH SYMBOLS COMING IN FROM REAR OF STORE AND OUT BEHIND THEATRE

EMERGENCY GENERATOR

TRANSFORMER PAD

TRASH COMPACTOR

FOUR TRUCK LOADING DOCK

THE HOME DEPOT ONE STORY RETAIL SALES 103,905 S.F.

RELOCATING FENCING PRODUCTS AND DRYWALL

EXISTING EQUIPMENT STORAGE

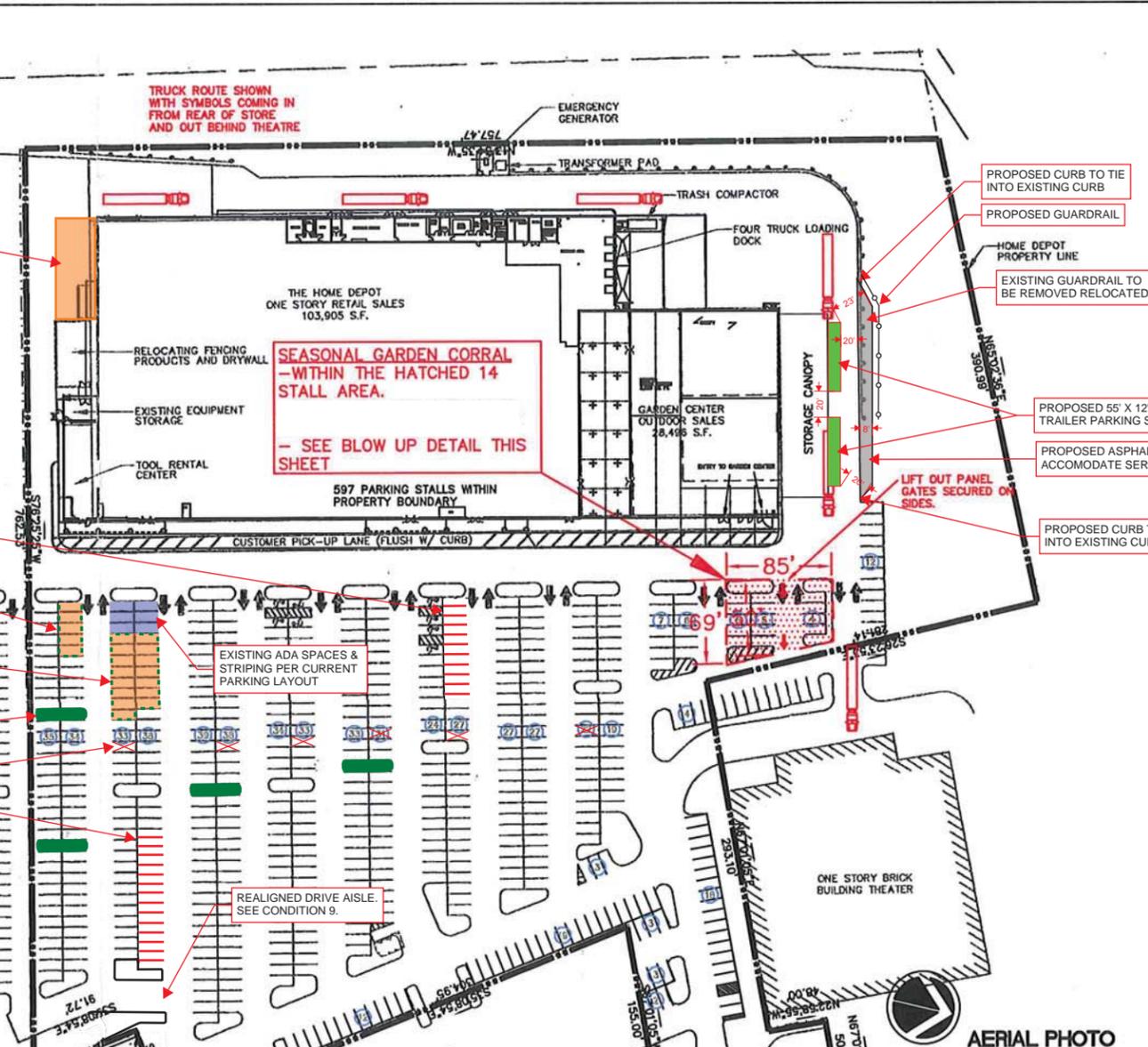
TOOL RENTAL CENTER

GARDEN CENTER OUTDOOR SALES 28,498 S.F.

STORAGE CANOPY

597 PARKING STALLS WITHIN PROPERTY BOUNDARY

CUSTOMER PICK-UP LANE (FLUSH W/ CURB)



PROPOSED CURB TO TIE INTO EXISTING CURB

PROPOSED GUARDRAIL

HOME DEPOT PROPERTY LINE

EXISTING GUARDRAIL TO BE REMOVED RELOCATED

PROPOSED 55' X 12' TRAILER PARKING SPACES

PROPOSED ASPHALT EXPANSION TO ACCOMMODATE SERVICES VEHICLES

PROPOSED CURB TO TIE INTO EXISTING CURB

LIFT OUT PANEL GATES SECURED ON SIDES.

ONE STORY BRICK BUILDING THEATRE

AERIAL PHOTO

HOME DEPOT STORE # 3602

MATTHEWS

PROPOSED RE-ZONING TO B-1 (SCD)

1837 MATTHEWS TOWNSHIP PKWY

MATTHEWS, NC 28105

THE HOME DEPOT USA, INC

2455 PACES FERRY RD NW.

ATLANTA, GEORGIA

30339-4024

ATTN: DAVID KAZEROONI, PE

770-384-2280

PLAN SHEET NAME:

CHANGE OF

CONDITIONS

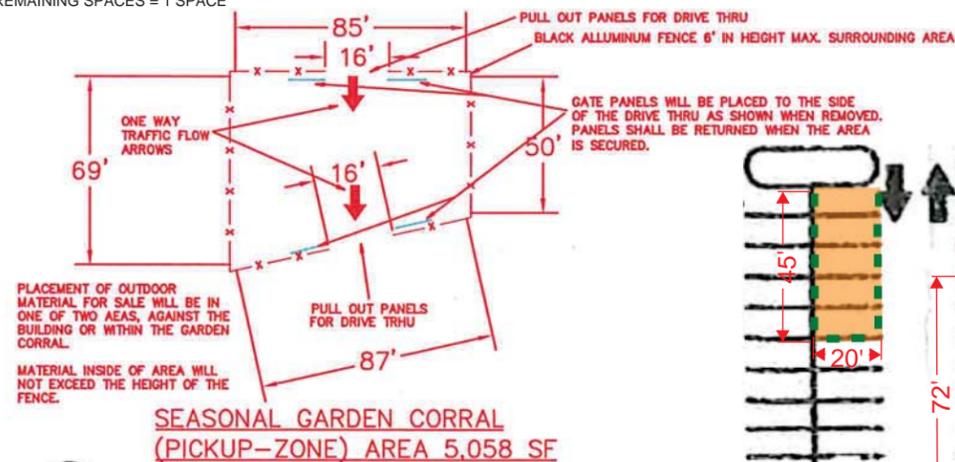
SITE PLAN

PLAN SHEET DATE:

08-19-2020

PLAN SHEET NO.:

SP-1

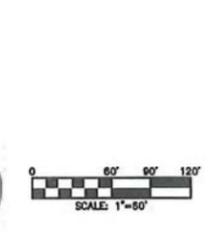
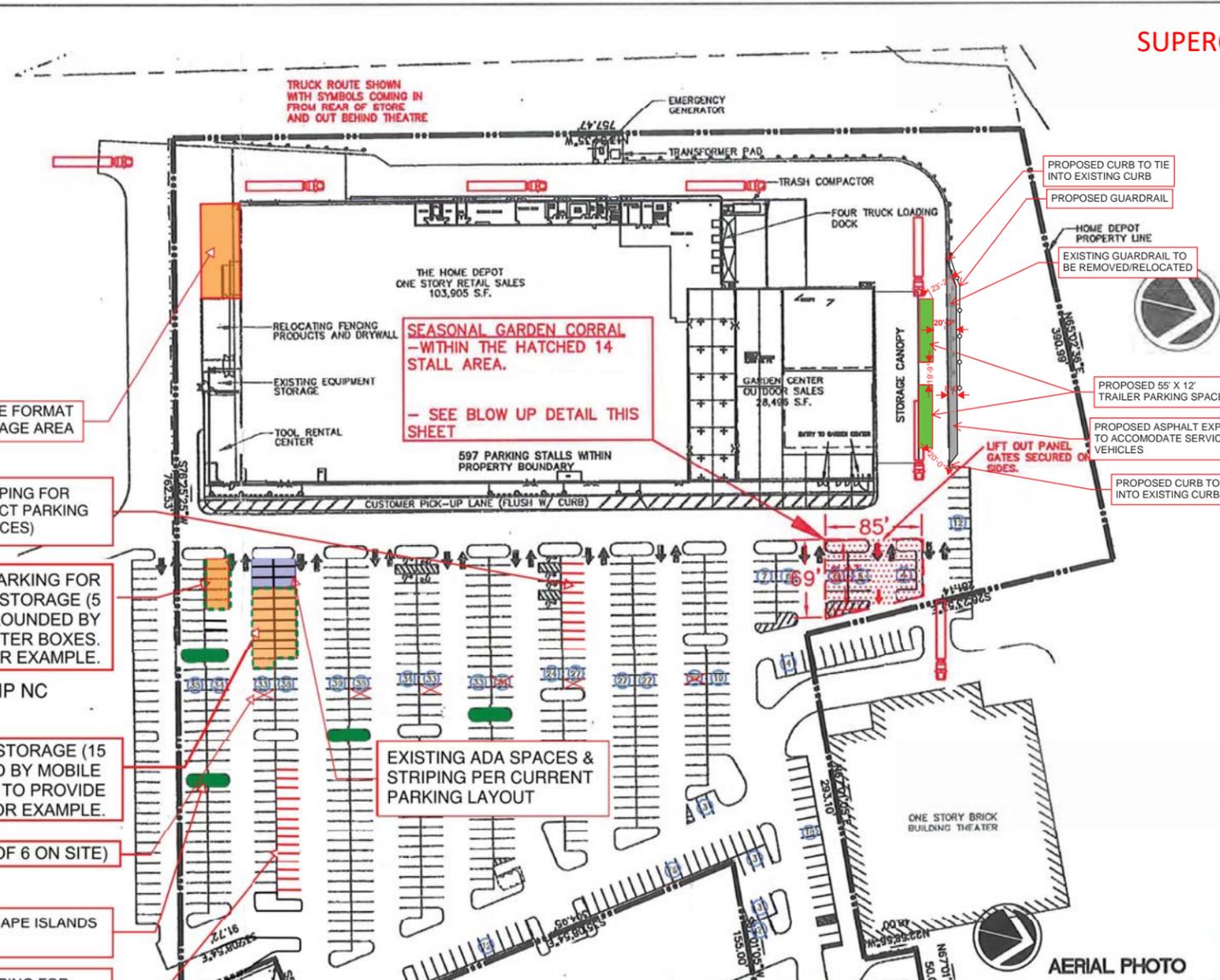
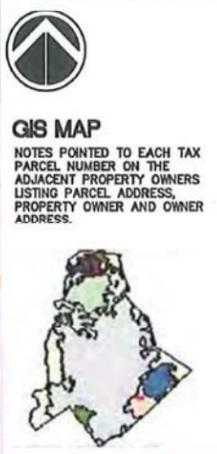
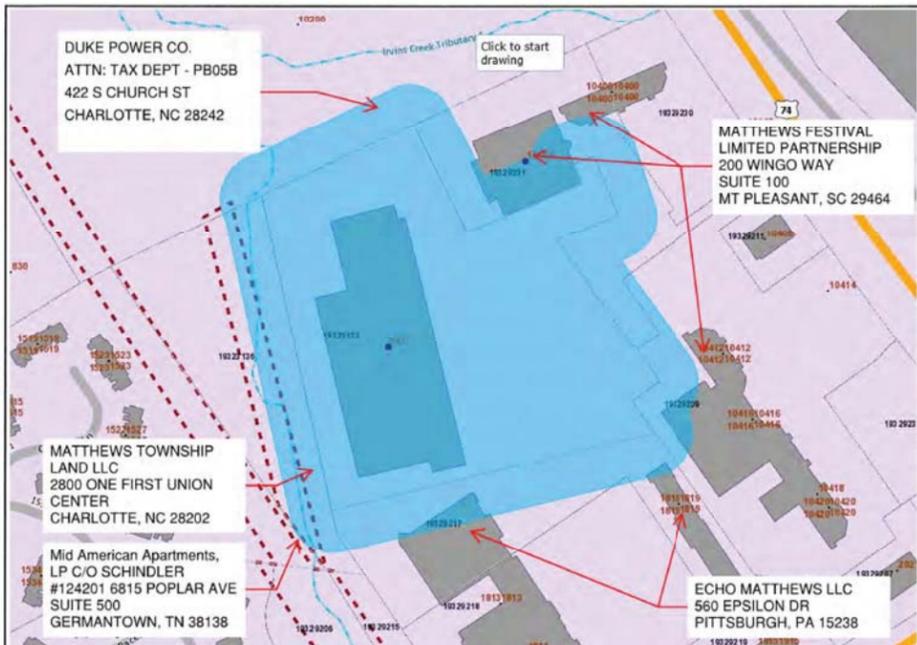


TRAILER AND LARGE FORMAT EQUIPMENT STORAGE SCREENING IN PARKING LOT

1. GARDEN CORRAL: THE SEASONAL GARDEN CORRAL WILL BE LOCATED WITHIN THE HATCH AREA DESIGNATED ON THE ATTACHED SITE PLAN. THE GARDEN CORRAL WILL FUNCTION AS A "PICK UP ZONE" FOR CUSTOMERS TO EASILY LOAD LIVE GOODS AND OTHER GARDEN MATERIALS (FOR SALE IN OTHER AREAS OF THE STORE) INTO THEIR VEHICLES. EXAMPLES OF MERCHANDISE THAT WILL BE AVAILABLE FOR PICK UP FROM THE GARDEN CORRAL ARE PLANTS, FLOWERS, MULCH AND SOIL. THE MERCHANDISE WITHIN THE GARDEN CORRAL WILL NOT EXCEED THE HEIGHT OF THE FENCE.
2. FENCE: A BLACK COATED ALUMINUM SIX (6) FOOT HIGH FENCE WILL SURROUND THE SEASONAL GARDEN CORRAL. THE FENCING SYSTEM INCLUDES FOUR (4) PULL OUT GATE PANELS; TWO (2) PANELS FOR ENTRY AND TWO (2) PANELS FOR EXIT. THE GATE PANELS WILL BE PLACED TO THE SIDE OF THE DRIVE THRU OUT OF SIGHT WHEN REMOVED. BEFORE THE CLOSE OF BUSINESS EACH EVENING, THE GATE PANELS WILL BE RETURNED TO THEIR ORIGINAL LOCATIONS AND SECURED.
3. LANDSCAPE: THE LANDSCAPING OF THE SITE IS A COMMITMENT TO PRESERVE EXISTING VISIBLE TREES AND SHRUBS ON SITE; REPLACE EXISTING TREES IN POOR CONDITION; REPLANT LANDSCAPE ISLAND WHERE TREES AND SHRUBS ARE MISSING AND PROVIDE FOR THE PERMANENT MAINTENANCE OF ALL LANDSCAPED AREAS. ALL LANDSCAPE IMPROVEMENTS SHALL BE INSTALLED WITHIN 30 DAYS OF APPROVAL OF THIS ZONING PETITION
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 POINT 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.
9. 25 PARKING SPACES TO BE RESTRIPTED TO COMPACT SPACES AS SHOWN ON THE SITE PLAN.
10. INSTALL 4 NEW LANDSCAPE ISLANDS WITH APPROPRIATE ISLAND TREES AND GATOR BAGS.
11. ADD SPACE FOR TRAILERS ALONG NORTH SIDE OF GARDEN CENTER FOR OUTDOOR SALE OF GOODS.



SUPERCEDED 2020-713
8/3/2020



BUILDING SUMMARY:
132,400 GROSS BUILDING AREA
- 4,918 SF RECEIVING AREA
- 4,854 SF OFFICE/BATHROOM REAR OF STORE
- 278 SF FRONT OFFICES
= 122,350 NET SALES AREA

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

PARKING SUMMARY:
REGULAR SPACES PROVIDED = 556
COMPACT SPACES PROVIDED = 25

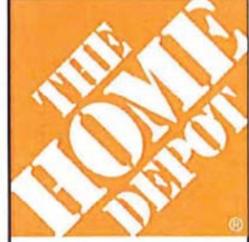
TOTAL SPACES PROVIDED = 581
SPACES REQUIRED 1/230 SF (NET) = 532 REQUIRED

OVERAGE = 49 SPACES
PERMITTED OUTDOOR STORAGE = 14 SPACES
PROPOSED ADDITIONAL ISLAND = 8 SPACES
EXISTING TRAILER PARKING = 5 SPACES
PROPOSED LARGE FORMAT EQUIPMENT - 15 SPACES
EXISTING CART CORRALS = 6 SPACES
REMAINING SPACES = 1 SPACE

Notes
- Property owner will work with NCDOT and/or 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



HOME DEPOT STORE # 3602
MATTHEWS
PROPOSED CHANGE OF CONDITIONS
1837 MATTHEWS TOWNSHIP PKWY
MATTHEWS, NC 28105



THE HOME DEPOT USA, INC
2455 PACEBERRY RD NW
ATLANTA, GEORGIA
30339-4024
ATTN: DAVID KAZEROONI, PE
770-384-2280

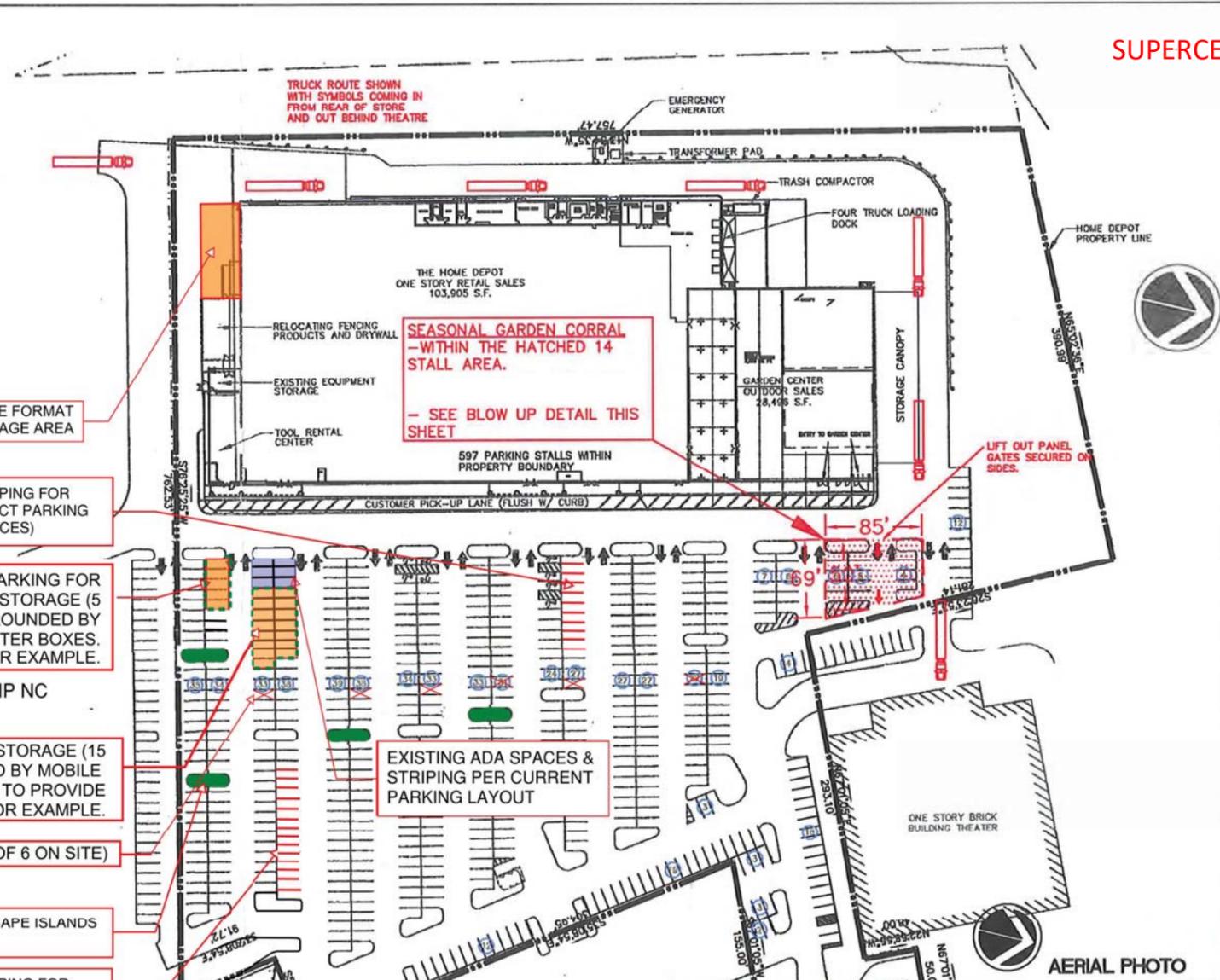
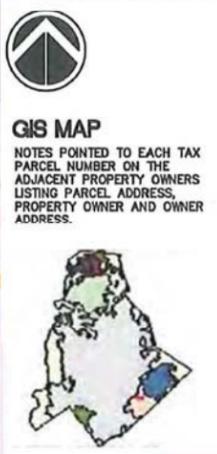
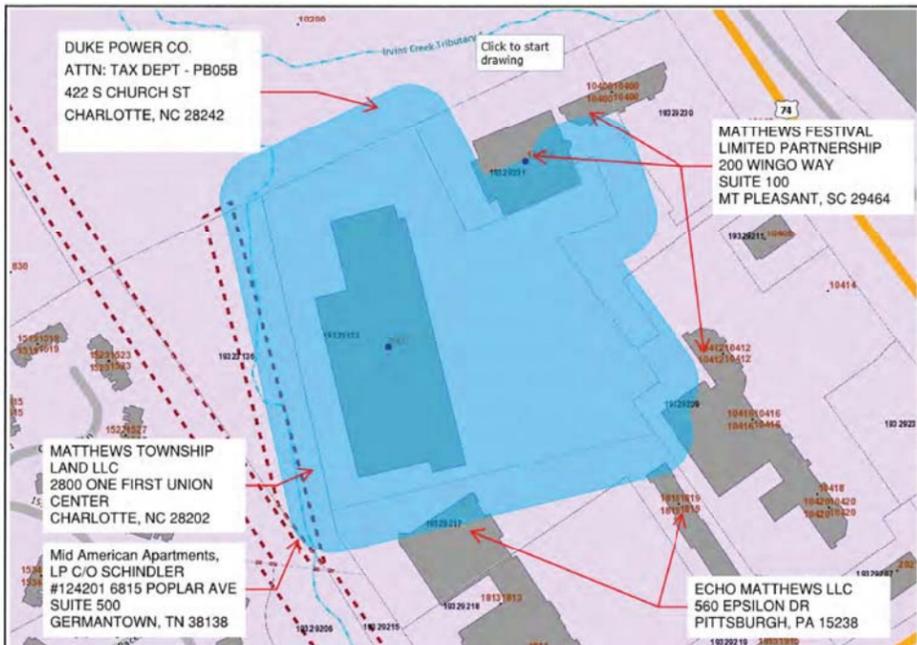
PLAN SHEET NAME:
Proposed Site Plan Changes

PLAN SHEET DATE:
11-18-2019

PLAN SHEET NO.:

SP-1





BUILDING SUMMARY:
132,400 GROSS BUILDING AREA
- 4,918 SF RECEIVING AREA
- 4,854 SF OFFICE/BATHROOM REAR OF STORE
- 278 SF FRONT OFFICES
= 122,350 NET SALES AREA

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

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
EXISTING TRAILER PARKING = 5 SPACES
PROPOSED LARGE FORMAT EQUIPMENT - 15 SPACES
EXISTING CART CORRALS = 6 SPACES
REMAINING SPACES = 1 SPACE

Notes
- Property owner will work with NCDOT and/or 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

LARGE FORMAT STORAGE AREA

RESTRIPING FOR COMPACT PARKING (11 SPACES)

RESTRIPED PARKING FOR TRAILER STORAGE (5 SPACES) SURROUNDED BY MOBILE PLANTER BOXES. SEE BELOW FOR EXAMPLE.

LARGE FORMAT EQUIPMENT STORAGE (15 SPACES) SURROUNDED BY MOBILE PLANTER BOXES TO PROVIDE SCREENING. SEE BELOW FOR EXAMPLE.

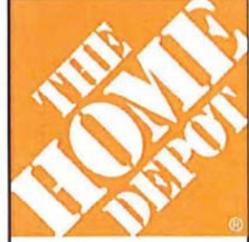
CART CORRAL (TYP. OF 6 ON SITE)

NEW LANDSCAPE ISLANDS (8 SPACES)

RESTRIPING FOR COMPACT PARKING (14 SPACES)



HOME DEPOT STORE # 3602
MATTHEWS
PROPOSED CHANGE OF CONDITIONS
1837 MATTHEWS TOWNSHIP PKWY
MATTHEWS, NC 28105



THE HOME DEPOT USA, INC
2455 PACEBERRY RD NW
ATLANTA, GEORGIA
30339-4024
ATTN: DAVID KAZEROONI, PE
770-384-2280

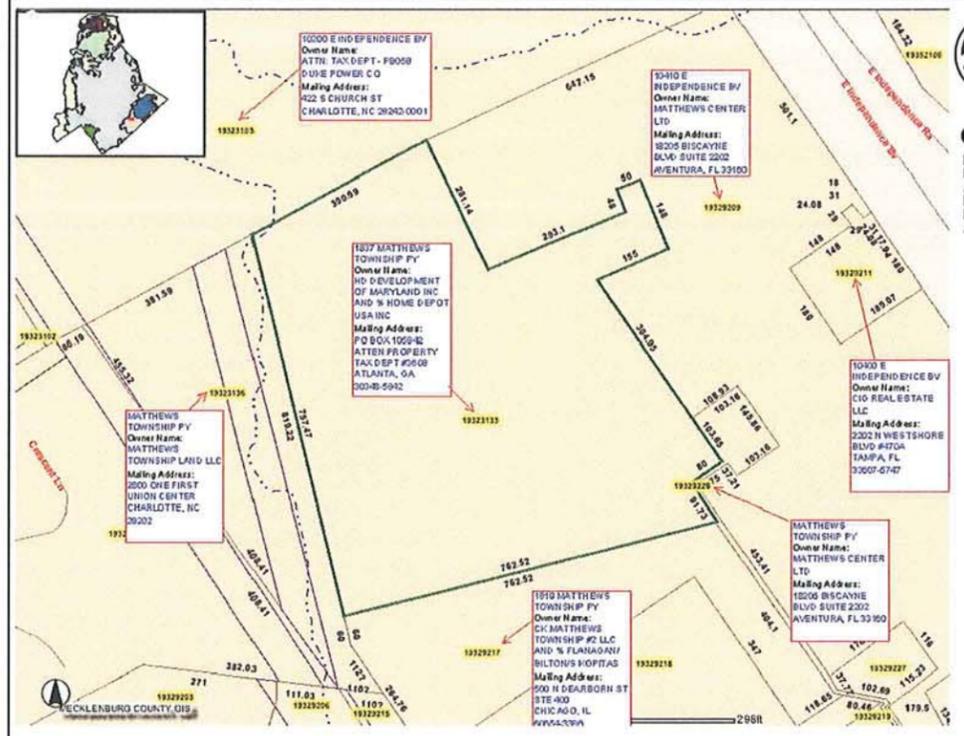
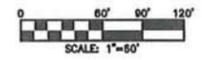
PLAN SHEET NAME:
Proposed Site Plan Changes

PLAN SHEET DATE:
11-18-2019

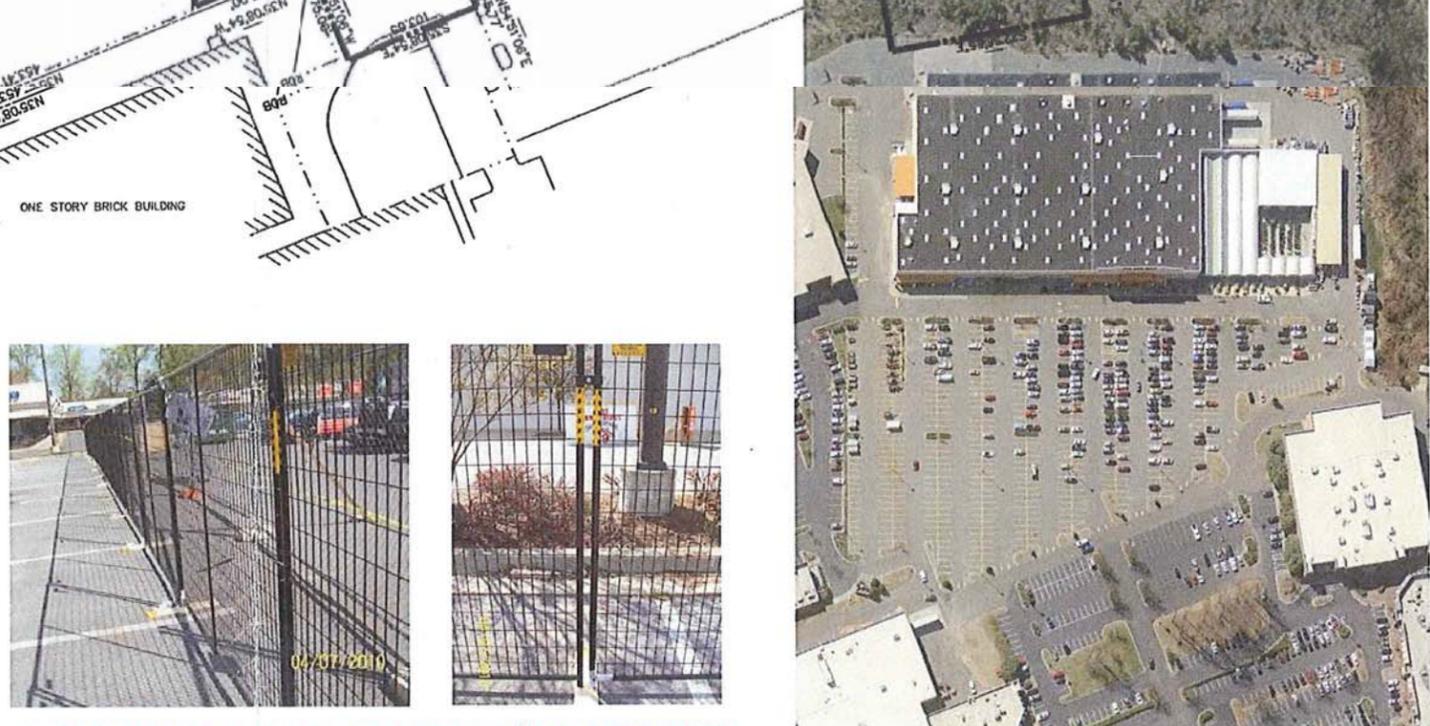
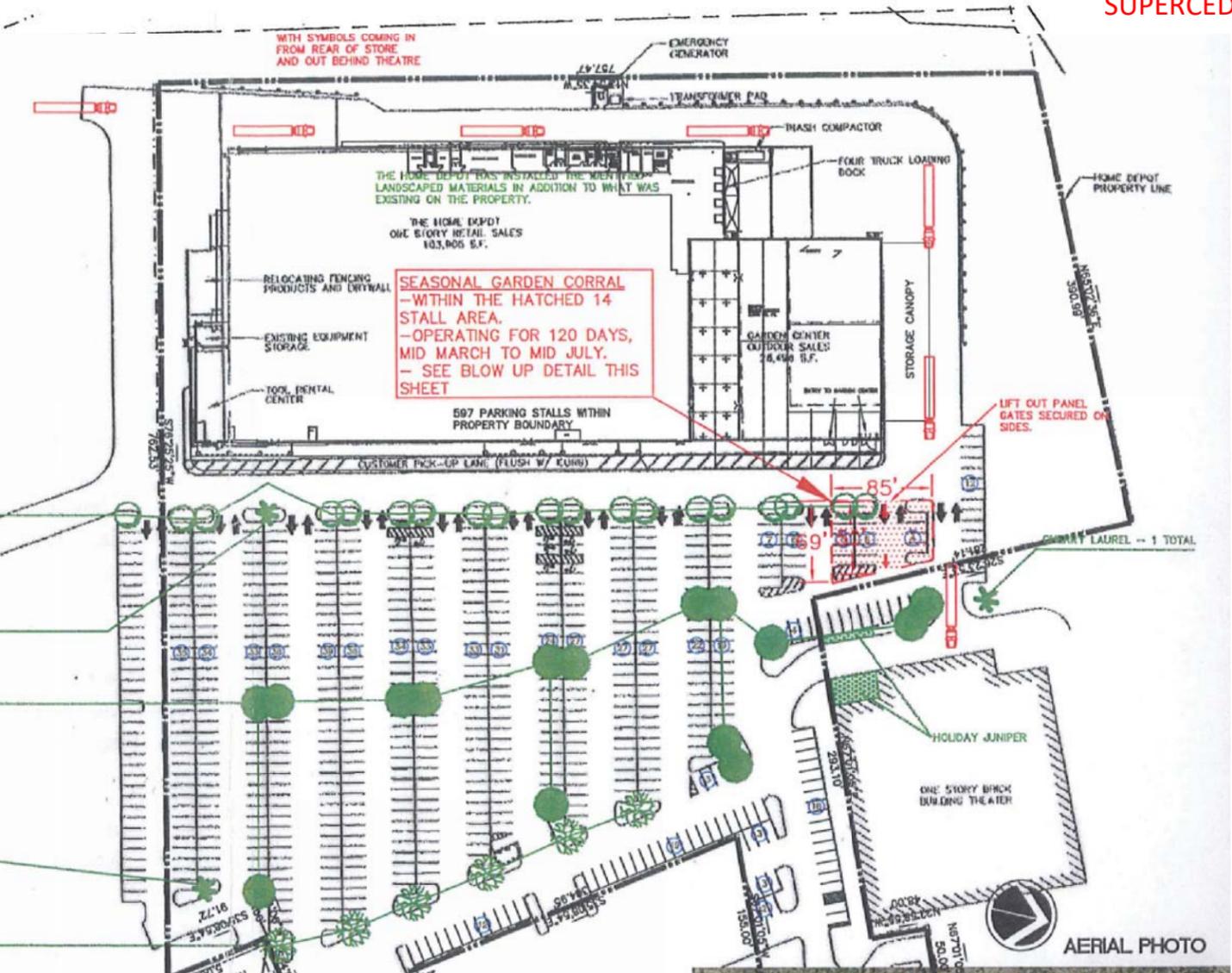
PLAN SHEET NO.:
SP-1



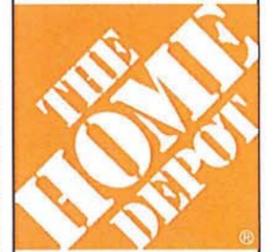
SUPERCEDED 2020-713
4/2/2020



GIS MAP
 NOTES POINTED TO EACH TAX PARCEL NUMBER ON THE ADJACENT PROPERTY OWNERS LISTING PARCEL ADDRESS, PI, PROPERTY OWNER AND OWNER ADDRESS.



HOME DEPOT STORE # 3602
 MATTHEWS
 PROPOSED RE-ZONING TO B-1 (SCD)
 1837 MATTHEWS TOWNSHIP PKWY
 MATTHEWS, NC 28105



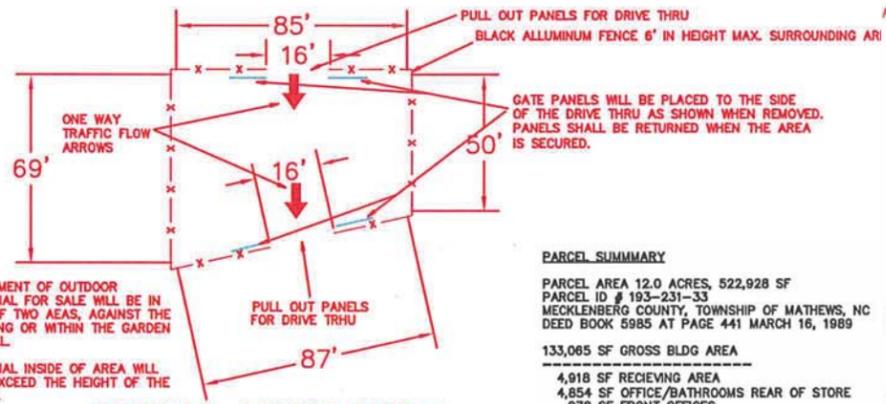
THE HOME DEPOT USA, INC
 2455 PACES FERRY RD NW.
 ATLANTA, GEORGIA
 30339-4024
 ATTN: DAVID KAZEROONI, PE
 770-384-2280

PLAN SHEET NAME:
GARDEN CORRAL RE-ZONING PLAN

PLAN SHEET DATE:
11-02-2010

PLAN SHEET NO.:
P-1

2010-553
11/2/10



PARCEL SUMMARY
 PARCEL AREA 12.0 ACRES, 522,928 SF
 PARCEL ID # 193-231-33
 MECKLENBURG COUNTY, TOWNSHIP OF MATTHEWS, NC
 DEED BOOK 5985 AT PAGE 441 MARCH 16, 1989
 133,065 SF GROSS BLDG AREA
 4,918 SF RECEIVING AREA
 4,854 SF OFFICE/BATHROOMS REAR OF STORE
 278 SF FRONT OFFICES
 123,015 SF NET SALES AREA
 5,058 SF GARDEN CORRAL (PICKUP-ZONE)

SITE PLAN CONDITIONAL NOTES PAGE

- GARDEN CORRAL:** THE SEASONAL GARDEN CORRAL WILL BE LOCATED WITHIN THE HATCH AREA DESIGNATED ON THE ATTACHED SITE PLAN. THE GARDEN CORRAL WILL FUNCTION AS A "PICK UP ZONE" FOR CUSTOMERS TO EASILY LOAD LIVE GOODS AND OTHER GARDEN MATERIALS (FOR SALE IN OTHER AREAS OF THE STORE) INTO THEIR VEHICLES. EXAMPLES OF MERCHANDISE THAT WILL BE AVAILABLE FOR PICK UP FROM THE GARDEN CORRAL ARE PLANTS, FLOWERS, MULCH AND SOIL. THE MERCHANDISE WITHIN THE GARDEN CORRAL WILL NOT EXCEED THE HEIGHT OF THE FENCE.
- FENCE:** A BLACK COATED ALUMINUM SIX (6) FOOT HIGH FENCE WILL SURROUND THE SEASONAL GARDEN CORRAL. THE FENCING SYSTEM INCLUDES FOUR (4) PULL OUT GATE PANELS; TWO (2) PANELS FOR ENTRY AND TWO (2) PANELS FOR EXIT. THE GATE PANELS WILL BE PLACED TO THE SIDE OF THE DRIVE THRU OUT OF SIGHT WHEN REMOVED. BEFORE THE CLOSE OF BUSINESS EACH EVENING, THE GATE PANELS WILL BE RETURNED TO THEIR ORIGINAL LOCATIONS AND SECURED.
- LANDSCAPE:** THE LANDSCAPING OF THE SITE IS A COMMITMENT TO PRESERVE EXISTING VIABLE TREES AND SHRUBS ON-SITE; REPLACE EXISTING TREES IN POOR CONDITION; REPLANT LANDSCAPE ISLAND WHERE TREES AND SHRUBS ARE MISSING AND PROVIDE FOR THE PERMANENT MAINTENANCE OF ALL LANDSCAPE AREAS. ALL LANDSCAPE IMPROVEMENTS SHALL BE INSTALLED WITHIN 30 DAYS OF APPROVAL OF THIS ZONING PETITION.
 THE IRRIGATION NOT PRESENT IN THE LANDSCAPING FOR MAINTAINING THE PLANT MATERIAL SHALL BE IRRIGATED BY HAND. STORE ASSOCIATES WILL MANUALLY WATER THE TREES AND SHRUBS WITH A GARDEN HOSE EXTENDED FROM THE STORE'S SPIGOT.

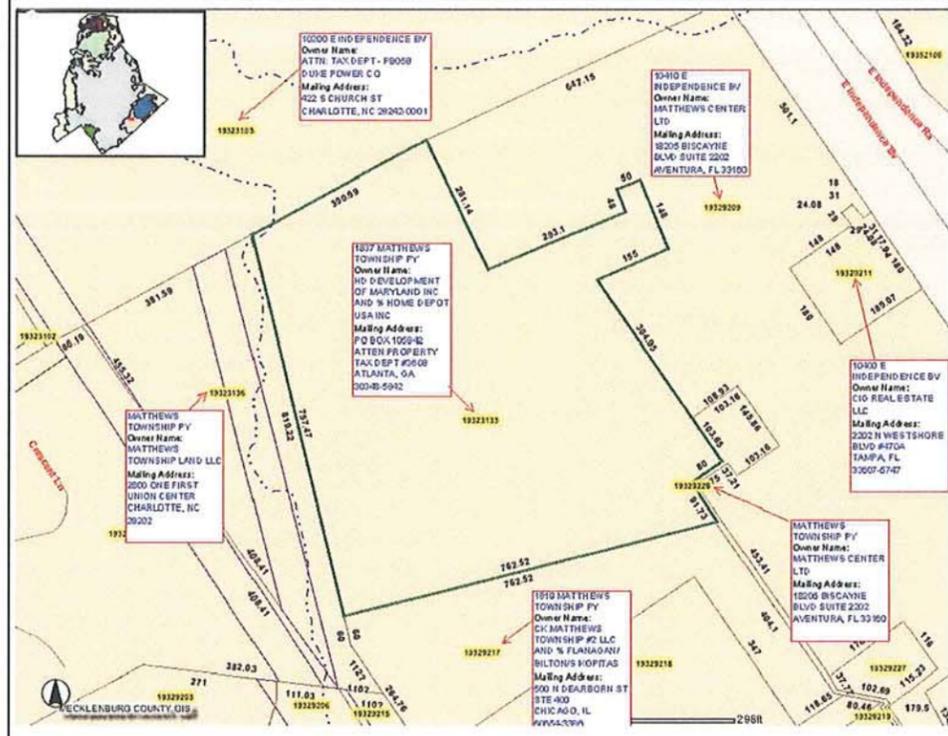
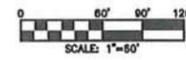
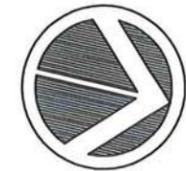
"Conditional" to B-1SCD
 Add Garden Corral
 this sheet and landscape plan

APPROVED
 TOWN OF MATTHEWS
 Date 11/8/10
 By *Jill Plimmon*
 Town Clerk

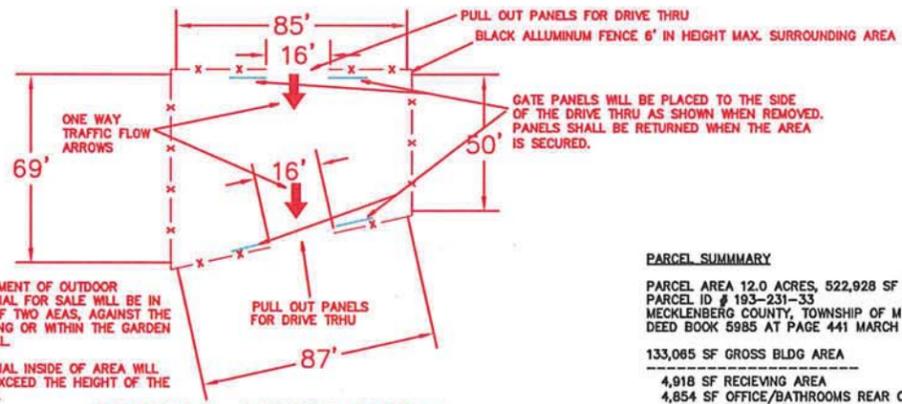
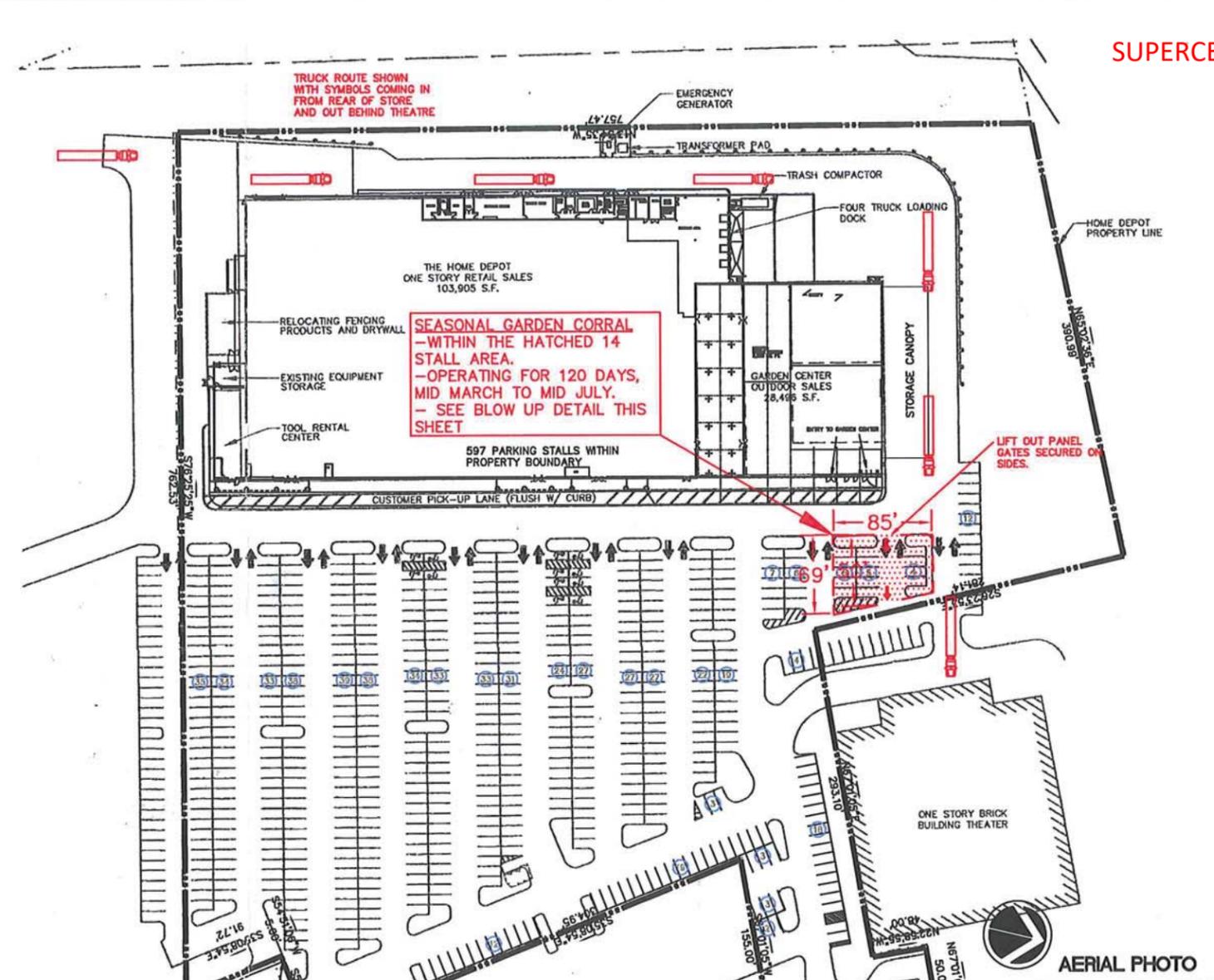


EXAMPLE FENCE TO BE SURROUNDING AREA. SEASONAL PLACEMENT / NO PERMANENT ANCHORING

2020-713
 SUPERCEDED 4/2/2020



GIS MAP
 NOTES POINTED TO EACH TAX PARCEL NUMBER ON THE ADJACENT PROPERTY OWNERS LISTING PARCEL ADDRESS, PROPERTY OWNER AND OWNER ADDRESS.



PARCEL SUMMARY

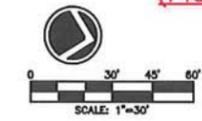
PARCEL AREA 12.0 ACRES, 522,928 SF
 PARCEL ID # 193-231-33
 MECKLENBERG COUNTY, TOWNSHIP OF MATTHEWS, NC
 DEED BOOK 5985 AT PAGE 441 MARCH 16, 1989

133,065 SF GROSS BLDG AREA

4,918 SF RECEIVING AREA
 4,854 SF OFFICE/BATHROOMS REAR OF STORE
 278 SF FRONT OFFICES

123,015 SF NET SALES AREA

5,058 SF GARDEN CORRAL (PICKUP-ZONE)



SITE PLAN CONDITIONAL NOTES PAGE

- GARDEN CORRAL:** THE SEASONAL GARDEN CORRAL WILL BE LOCATED WITHIN THE HATCH AREA DESIGNATED ON THE ATTACHED SITE PLAN. THE GARDEN CORRAL WILL FUNCTION AS A "PICK UP ZONE" FOR CUSTOMERS TO EASILY LOAD LIVE GOODS AND OTHER GARDEN MATERIALS (FOR SALE IN OTHER AREAS OF THE STORE) INTO THEIR VEHICLES. EXAMPLES OF MERCHANDISE THAT WILL BE AVAILABLE FOR PICK UP FROM THE GARDEN CORRAL ARE PLANTS, FLOWERS, MULCH AND SOIL. THE MERCHANDISE WITHIN THE GARDEN CORRAL WILL NOT EXCEED THE HEIGHT OF THE FENCE.
 - FENCE:** A BLACK COATED ALUMINUM SIX (6) FOOT HIGH FENCE WILL SURROUND THE SEASONAL GARDEN CORRAL. THE FENCING SYSTEM INCLUDES FOUR (4) PULL OUT GATE PANELS; TWO (2) PANELS FOR ENTRY AND TWO (2) PANELS FOR EXIT. THE GATE PANELS WILL BE PLACED TO THE SIDE OF THE DRIVE THRU OUT OF SIGHT WHEN REMOVED. BEFORE THE CLOSE OF BUSINESS EACH EVENING, THE GATE PANELS WILL BE RETURNED TO THEIR ORIGINAL LOCATIONS AND SECURED.
 - LANDSCAPE:** THE LANDSCAPING OF THE SITE IS A COMMITMENT TO PRESERVE EXISTING VIABLE TREES AND SHRUBS ON SITE; REPLACE EXISTING TREES IN POOR CONDITION; REPLANT LANDSCAPE ISLAND WHERE TREES AND SHRUBS ARE MISSING AND PROVIDE FOR THE PERMANENT MAINTENANCE OF ALL LANDSCAPED AREAS. ALL LANDSCAPE IMPROVEMENTS SHALL BE INSTALLED WITHIN 30 DAYS OF APPROVAL OF THIS ZONING PETITION.
- THE IRRIGATION NOT PRESENT IN THE LANDSCAPING FOR MAINTAINING THE PLANT MATERIAL SHALL BE IRRIGATED BY HAND. STORE ASSOCIATES WILL MANUALLY WATER THE TREES AND SHRUBS WITH A GARDEN HOSE EXTENDED FROM THE STORE'S SPIGOT.

*"Conditional" to B-1SCD
 Add Garden Corral
 this sheet and
 landscape plan*

APPROVED
 TOWN OF MATTHEWS

Date 11/8/10

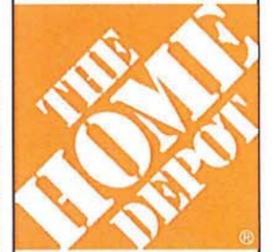
By Jill Plimmon
 Town Clerk



EXAMPLE FENCE TO BE SURROUNDING AREA. SEASONAL PLACEMENT / NO PERMANENT ANCHORING



HOME DEPOT STORE # 3602
 MATTHEWS
 PROPOSED RE-ZONING TO B-1 (SCD)
 1837 MATTHEWS TOWNSHIP PKWY
 MATTHEWS, NC 28105



THE HOME DEPOT USA, INC
 2455 PACES FERRY RD NW
 ATLANTA, GEORGIA
 30339-4024
 ATTN: DAVID KAZEROONI, PE
 770-384-2280

PLAN SHEET NAME:
GARDEN CORRAL RE-ZONING PLAN

PLAN SHEET DATE:
11-02-2010

PLAN SHEET NO.:
Z-1

*2010-553
 11/2/11
 0102/11*