

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

PARKING SUMMARY:
REGULAR SPACES PROVIDED = 575
COMPACT SPACES PROVIDED = 24

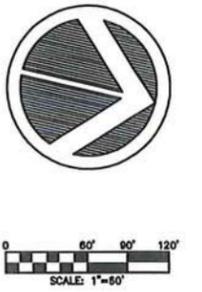
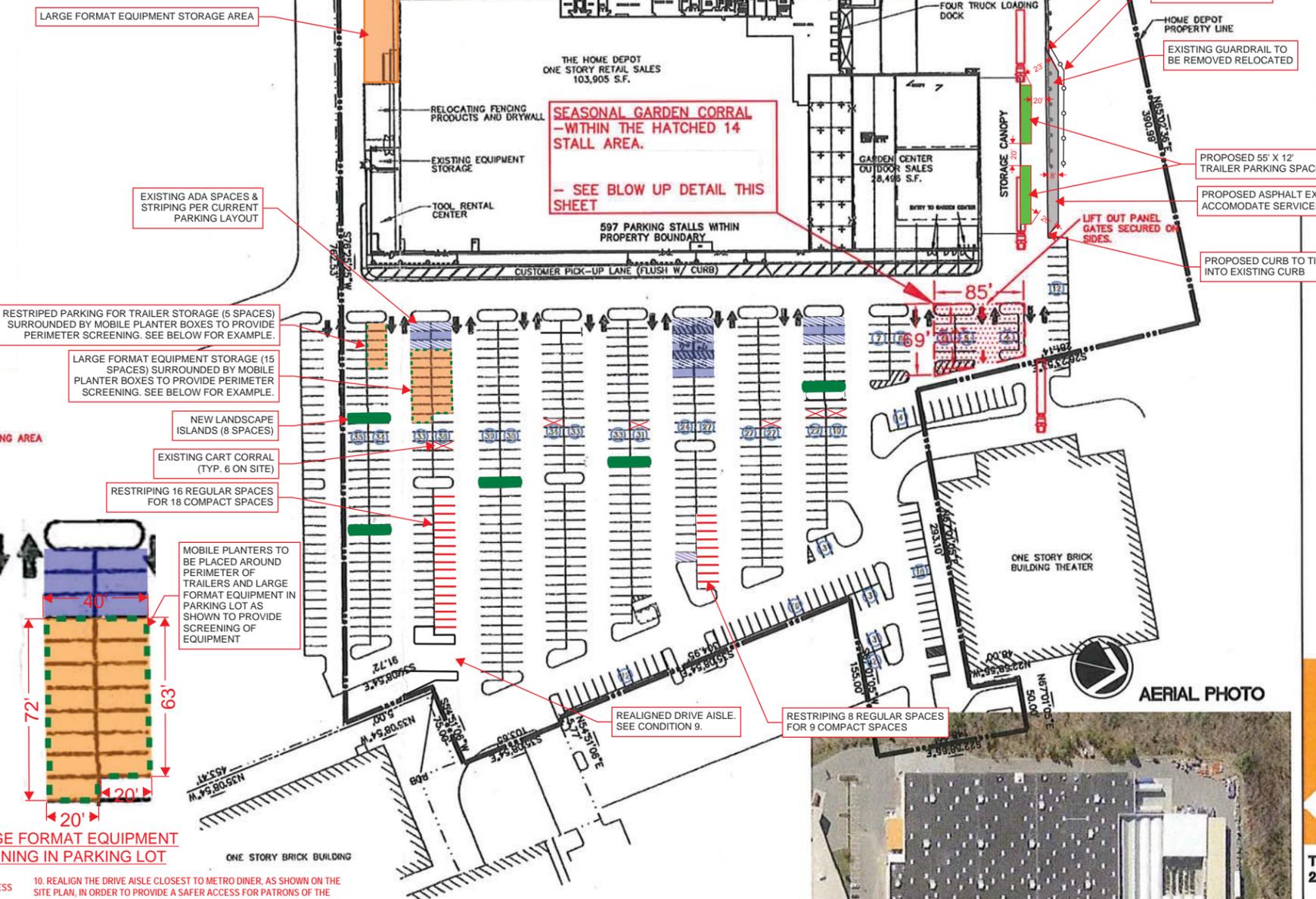
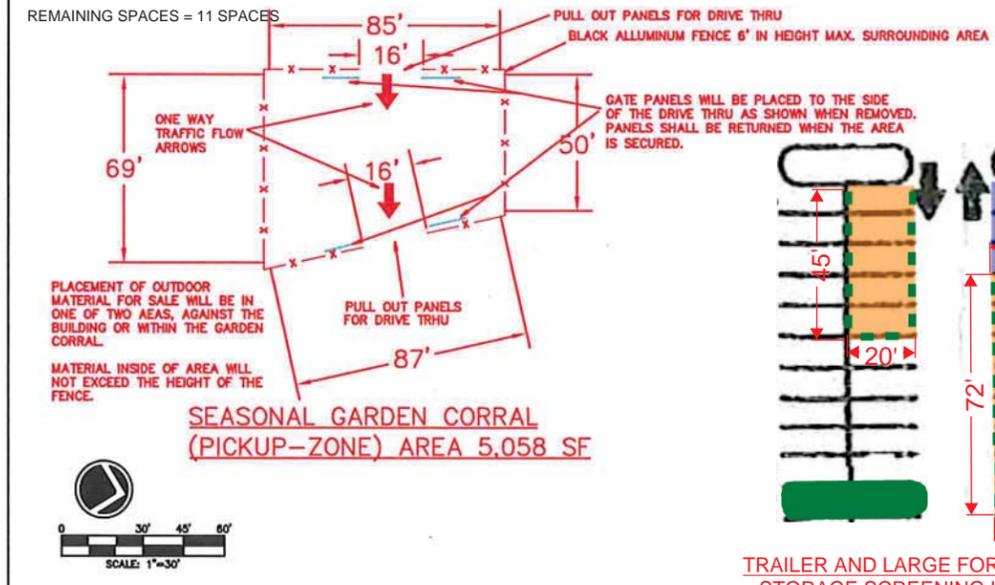
TOTAL SPACES PROVIDED = 599
SPACES REQUIRED 1/230 SF (NET) = 535 REQUIRED

OVERAGE = 64 SPACES

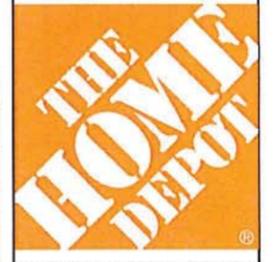
PERMITTED OUTDOOR STORAGE = 14 SPACES
PROPOSED ADDITIONAL ISLAND = 8 SPACES
PROPOSED TRAILER PARKING = 6 SPACES
PROPOSED LARGE FORMAT EQUIPMENT - 15 SPACES
EXISTING CART CORRALS = 6 SPACES
DRIVE AISLE RECONFIGURE = 5 SPACES

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)



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

SITE PLAN CONDITIONAL NOTES:

- 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 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.

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.
- 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.
- REMOVE SEASONAL GARDEN CORRAL SPECIFIED TIME OF MID-MARCH TO MID-JULY.
- INCORPORATE MOVEABLE PLANTERS TO SURROUND THE TRAILERS AND LARGE FORMAT EQUIPMENT IN PARKING LOT IN FRONT OF BUILDING AS SHOWN ON THE SITE PLAN. THE MOVEABLE PLANTERS WILL BE A MINIMUM OF 2 FEET IN HEIGHT AND 3 FEET IN LENGTH; THE INTENDED MAXIMUM GAP BETWEEN THE MOVEABLE PLANTERS IS 2 FEET.
- 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. THE FIRST PRIORITY FOR STORAGE OF ANY LARGE FORMAT EQUIPMENT THAT INCLUDES A RAISED LIFT (EX: BOOM LIFT, SCISSOR LIFT) WILL BE ALONG THE SOUTH SIDE OF THE BUILDING BEHIND THE TOOL RENTAL CENTER. SUCH EQUIPMENT WITH RAISED LIFTS WILL BE STORED IN THE STOWED POSITION.
- REPLACE 20 PARKING SPACES FOR STORAGE OF TRAILERS AND LARGE FORMAT EQUIPMENT.
- 25 PARKING SPACES TO BE RESTRIPTED TO COMPACT SPACES AS SHOWN ON THE SITE PLAN.
- INSTALL 4 NEW LANDSCAPE ISLANDS WITH APPROPRIATE ISLAND TREES AND GATOR BAGS.
- 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.
- ADD SPACE FOR TRAILERS ALONG NORTH SIDE OF GARDEN CENTER FOR OUTDOOR SALE OF GOODS.



EXAMPLE OF MOBILE PLANTER BOXES



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



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