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 = 5 Spaces
- Proposed Large Format Equipment - 15 Spaces
- Existing Cart Corrals = 6 Spaces
- Drive aisle reconfiguration = 5 Spaces
- Remaining Spaces = 11 Spaces

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

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)

Siting of outdoor furniture is subject to the approval of the design professional.

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 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 movable planters to surround trailers and large format equipment in parking lot as shown on the site plan. The movable planters will be a minimum of 2 feet in height and 3 feet in length with an intended maximum gap between the movable planters of 2 feet.
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. 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.
8. Replace 20 parking spaces for storage of trailers and large format equipment.
9. 25 parking spaces to be restriped to compact spaces as shown on the site plan.
10. Realignment of drive 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

08-19-2020
SP-1