

DUKE POWER CO.
ATTN: TAX DEPT - PB05B
422 S CHURCH ST
CHARLOTTE, NC 28242

MATTHEWS FESTIVAL LIMITED PARTNERSHIP
205 WINGO WAY
SUITE 100
MT PLEASANT, SC 29464

MATTHEWS TOWNSHIP LAND LLC
2800 ONE FIRST UNION CENTER
CHARLOTTE, NC 28202

Mid American Apartments, LP C/O SCHINDLER
#124201 6815 POPLAR AVE
SUITE 500
GERMANTOWN, TN 38138

ECHO MATTHEWS LLC
560 EPSILON DR
PITTSBURGH, PA 15230

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

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

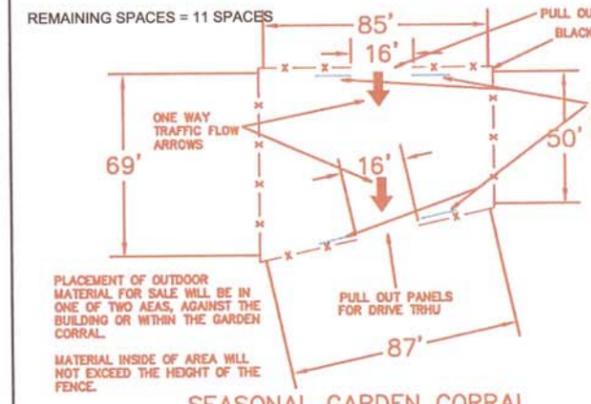
OVERAGE = 64 SPACES

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 RECONFIGURE = 5 SPACES

REMAINING SPACES = 11 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

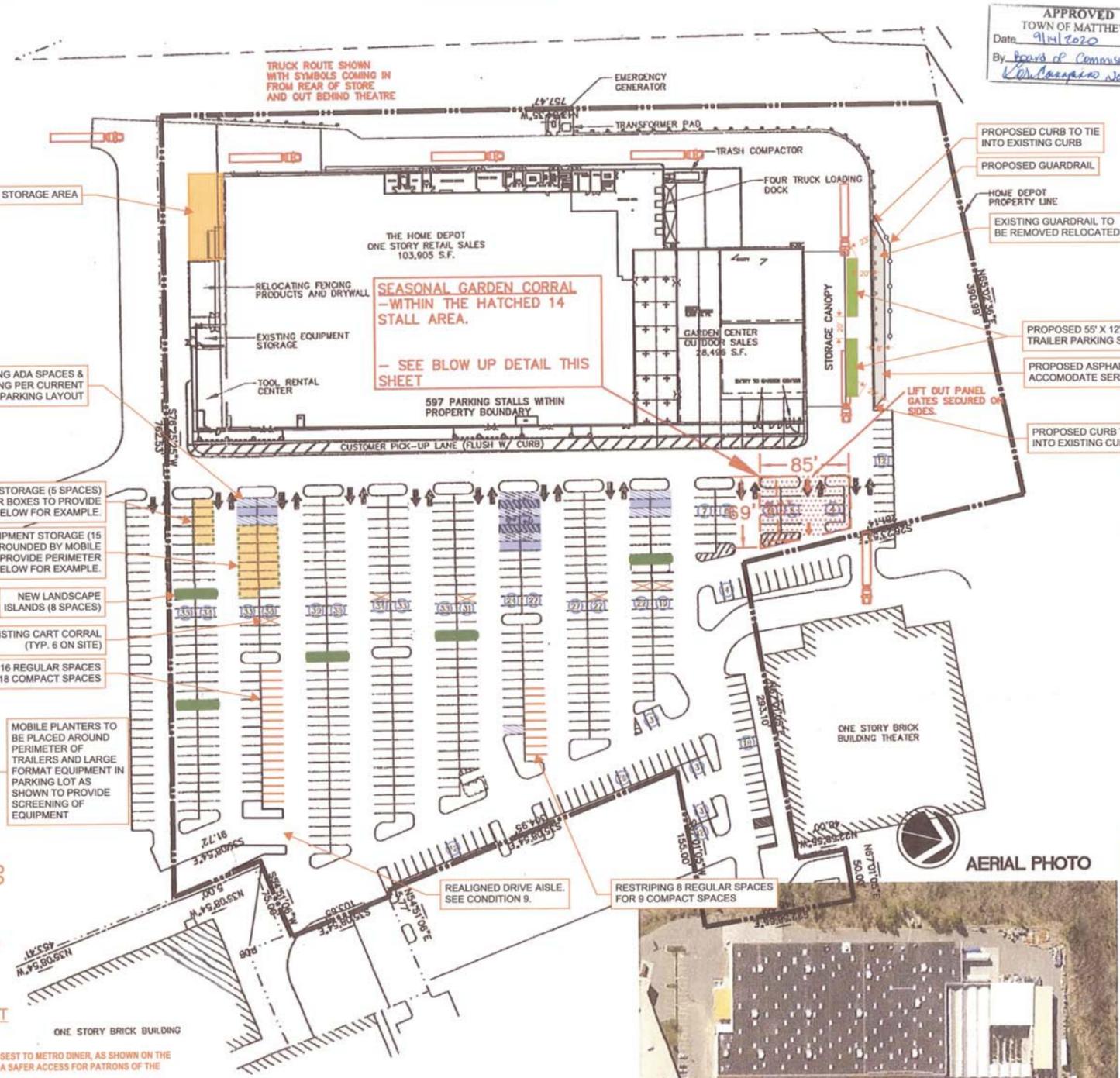
BUILDING SUMMARY:
133,065 SF GROSS BLDG AREA
- 4,918 SF RECEIVING AREA
- 4,854 SF OFFICE / BATHROOM REAR OF STORE
- 278 SF FRONT OFFICES
= 123,015 SF NET SALES AREA
5,058 SF GARDEN CORRAL (PICKUP-ZONE)



SEASONAL GARDEN CORRAL (PICKUP-ZONE) AREA 5,058 SF

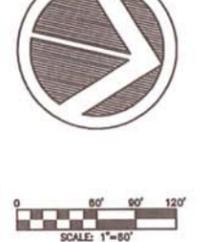


GIS MAP
NOTES POINTED TO EACH TAX PARCEL NUMBER ON THE ADJACENT PROPERTY OWNERS LISTING PARCEL ADDRESS, PROPERTY OWNER AND OWNER ADDRESS.



APPROVED
TOWN OF MATTHEWS
Date: 9/14/2020
By: Board of Commissioners
K. W. Casper, Jr., Mayor

Change of Conditions
- garden corral
- equipment storage
- Fine Street Trailers



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

TRAILER AND LARGE FORMAT EQUIPMENT STORAGE SCREENING IN PARKING LOT

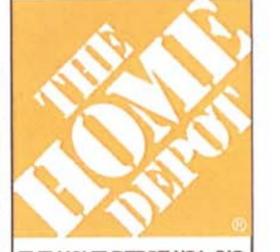
- TO THE EXTENT THE PROPERTY OWNER REQUESTS OR ALLOWS AN ADDITIONAL ACCESS DRIVEWAY FOR VEHICLE AND / OR PEDESTRIAN ACCESS IN THE FUTURE IN CONNECTION WITH THE NCDOT PROJECT TO EXTEND INDEPENDENCE POINTE PARKWAY, PROPERTY OWNER WILL WORK WITH NCDOT AND THE TOWN TO DETERMINE THE PLACEMENT OF SAID DRIVEWAY WITHOUT WAIVING ANY RIGHTS OR CLAIMS PROPERTY OWNER MAY HAVE RELATED TO THE NCDOT PROJECT.
- 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



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

PLAN SHEET NAME:
CHANGE OF CONDITIONS SITE PLAN

PLAN SHEET DATE:
08-19-2020

PLAN SHEET NO.:

SP-1

2020-713
9.14.2020