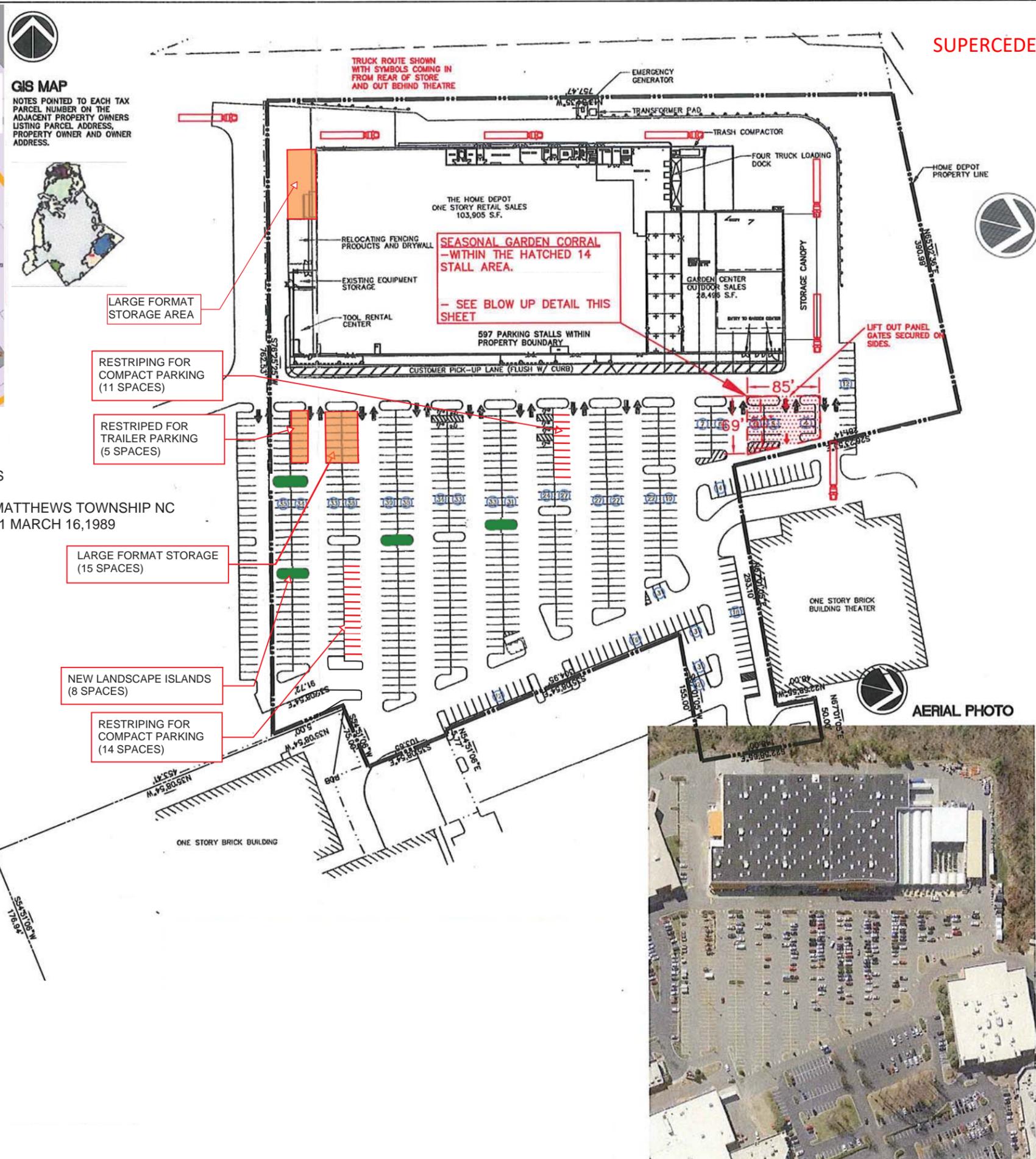
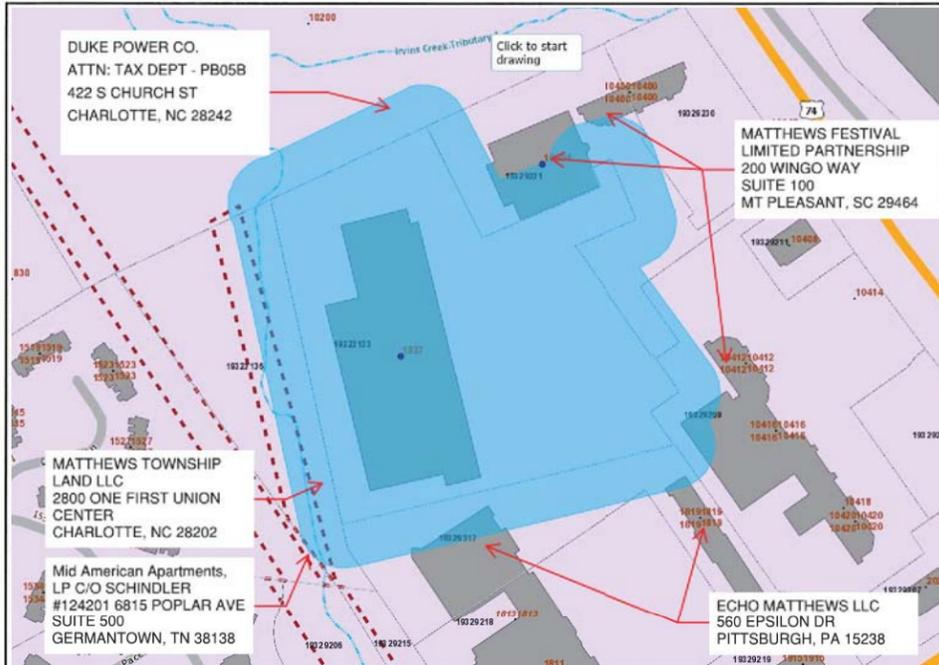


SUPERCEDED 2019-703
11/19/2019



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

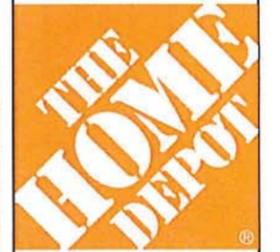
OVERAGE = 49 SPACES

PERMITTED OUTDOOR STORAGE = 14 SPACES
PROPOSED ADDITIONAL ISLAND = 8 SPACES
EXISTING TRAILER PARKING = 5 SPACES
PROPOSED LARGE FORMAT EQUIPMENT - 15 SPACES

REMAINING SPACES = 7 SPACES

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

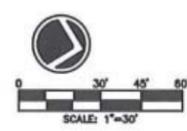


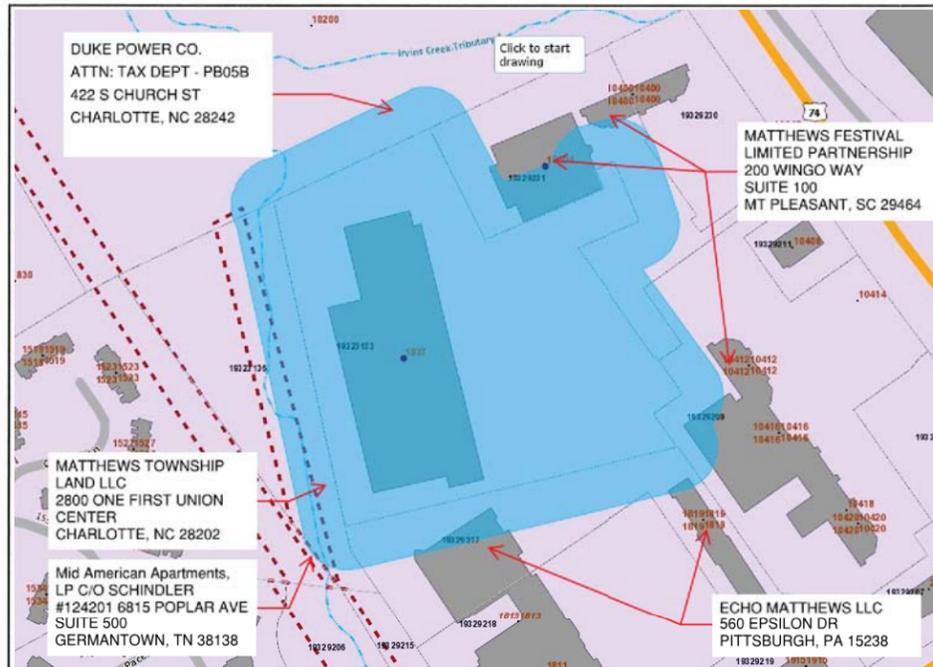
THE HOME DEPOT USA, INC
2455 PACES FERRY RD NW.
ATLANTA, GEORGIA
30339-4024
ATTN: DAVID KAZEROONI, PE
770-384-2280

PLAN SHEET NAME:
Proposed Site Plan Changes

PLAN SHEET DATE:
11-18-2019

PLAN SHEET NO.1:
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 = 561
COMPACT SPACES PROVIDED = 33

TOTAL SPACES PROVIDED = 594
SPACES REQUIRED 1/230 SF (NET) = 532 REQUIRED

OVERAGE = 62 SPACES

PERMITTED OUTDOOR STORAGE = 14 SPACES
PROPOSED ADDITIONAL ISLAND = 8 SPACES
EXISTING TRAILER PARKING = 9 SPACES
PROPOSED LARGE FORMAT EQUIPMENT - 31 SPACES

REMAINING SPACES = 0 SPACES

RESTRIPING FOR COMPACT PARKING (11 SPACES)

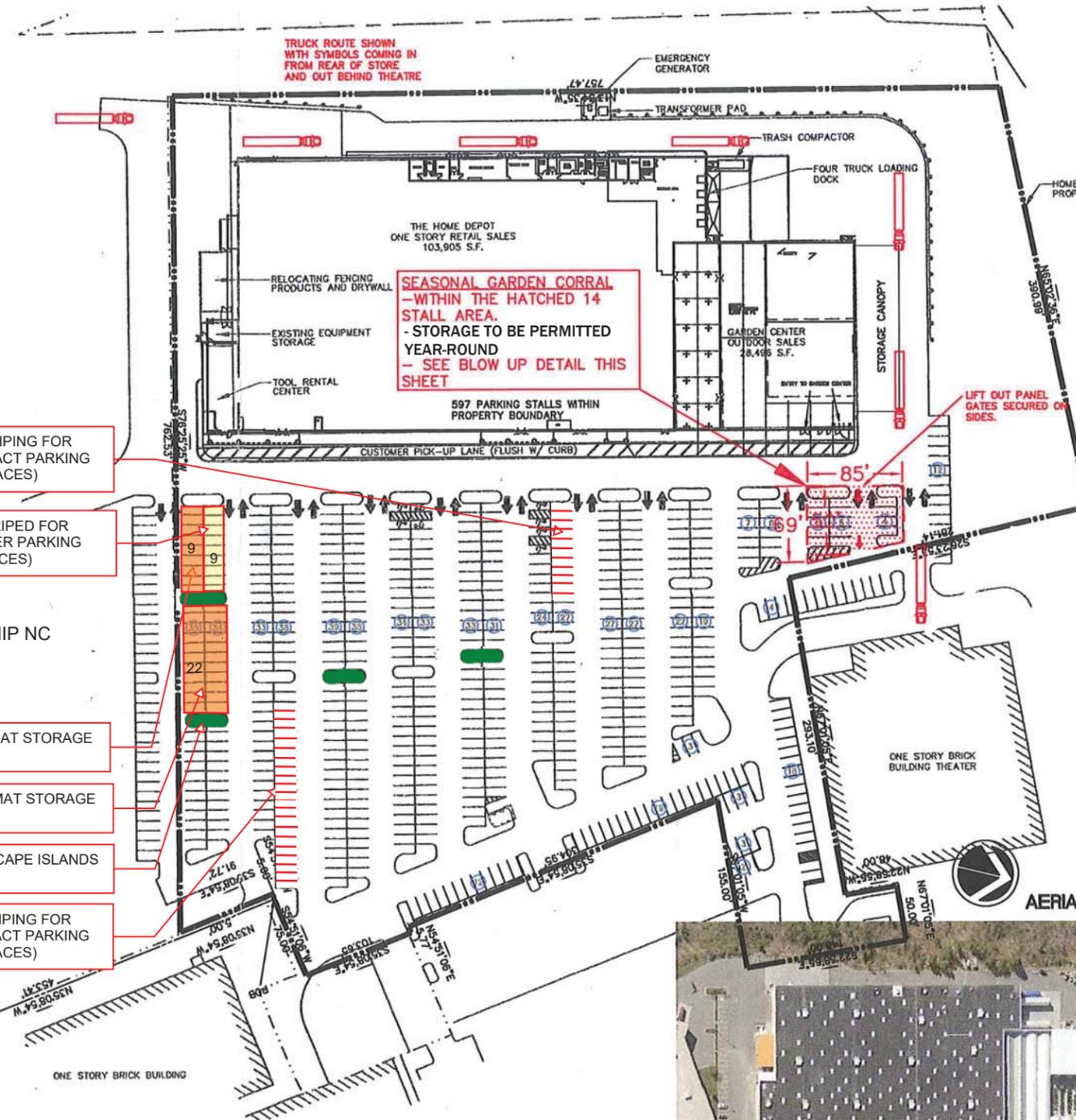
RESTRIPED FOR TRAILER PARKING (9 SPACES)

LARGE FORMAT STORAGE (9 SPACES)

LARGE FORMAT STORAGE (22 SPACES)

NEW LANDSCAPE ISLANDS (8 SPACES)

RESTRIPING FOR COMPACT PARKING (22 SPACES)



SEASONAL GARDEN CORRAL
- WITHIN THE HATCHED 14 STALL AREA.
- STORAGE TO BE PERMITTED YEAR-ROUND
- SEE BLOW UP DETAIL THIS SHEET

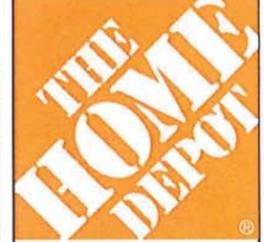
LIFT OUT PANEL GATES SECURED ON SIDES.

AERIAL PHOTO



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

**HOME DEPOT STORE # 3602
MATTHEWS
PROPOSED CHANGE OF CONDITIONS
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:

**Proposed
Site Plan
Changes**

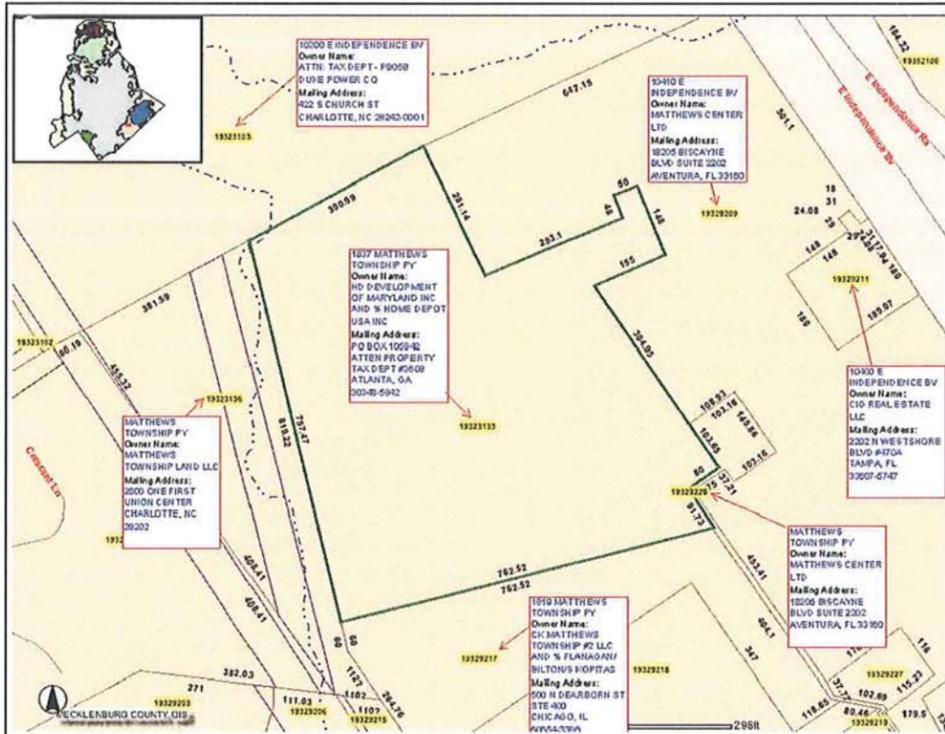
PLAN SHEET DATE:

08-23-2019

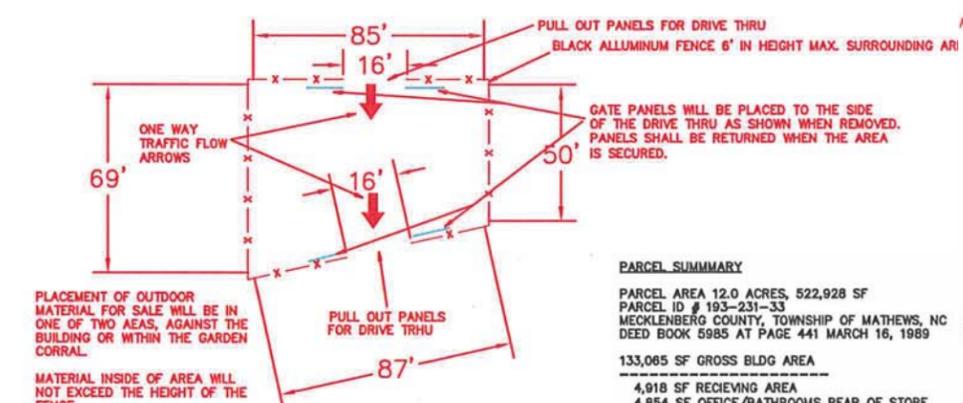
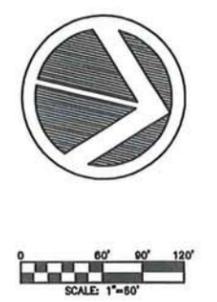
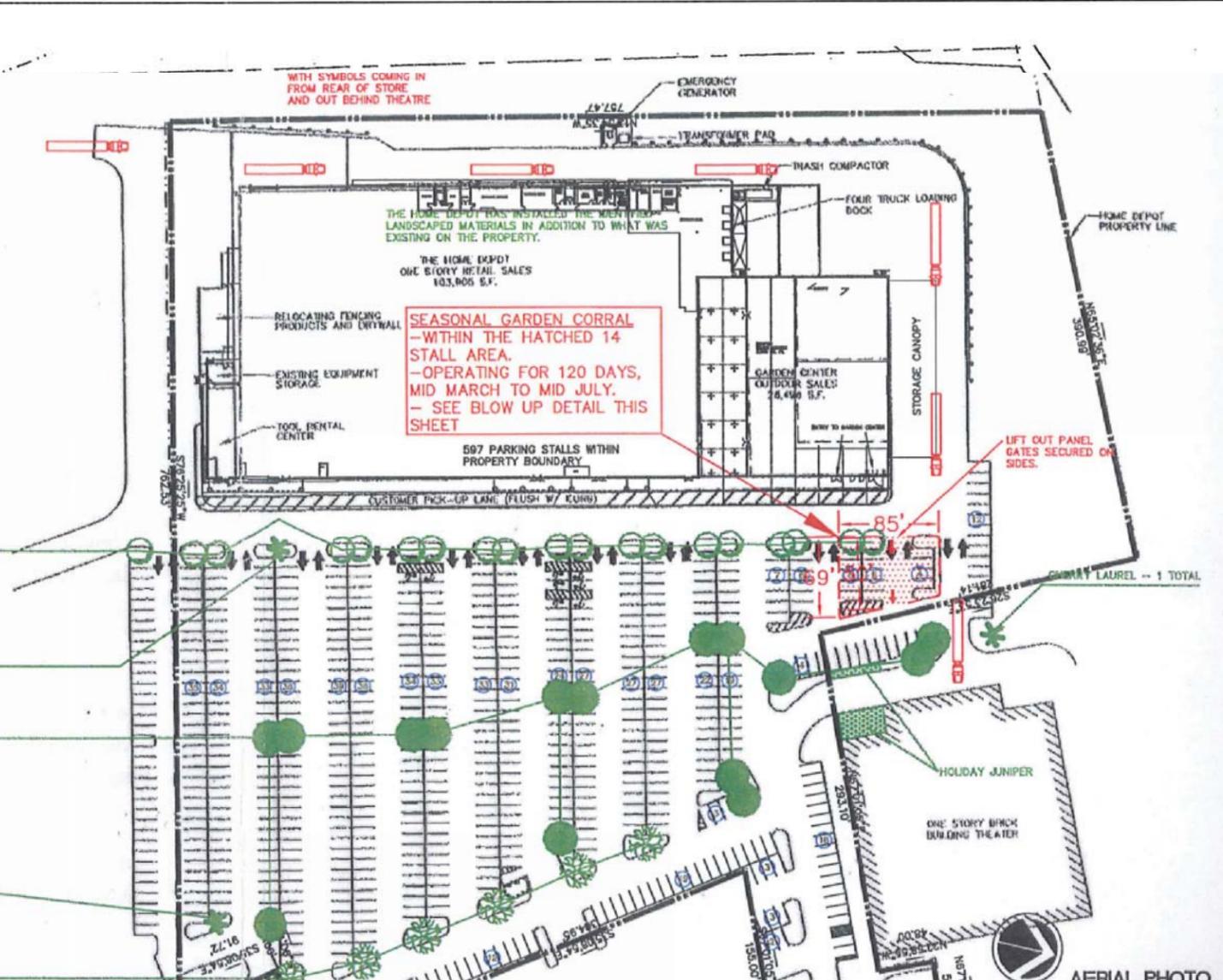
PLAN SHEET NO.:

SP-1





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



PARCEL SUMMARY

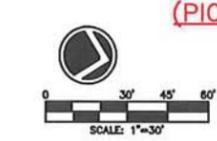
PARCEL AREA 12.0 ACRES, 522,928 SF
 PARCEL ID # 193-231-33
 MECKLENBERG COUNTY, TOWNSHIP OF MATTHEWS, NC
 DEED BOOK 5985 AT PAGE 441 MARCH 16, 1989

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 VISIBLE TREES AND SHRUBS ONSITE; 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.

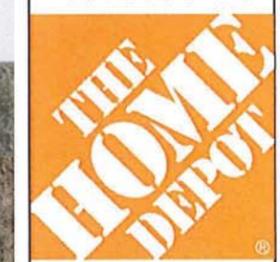
"Conditional" to B-1SCD
 Add Garden Corral
 this sheet and landscape plan

APPROVED
 TOWN OF MATTHEWS

Date 11/8/10
 By Jill Plimmon
 Town Clerk



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



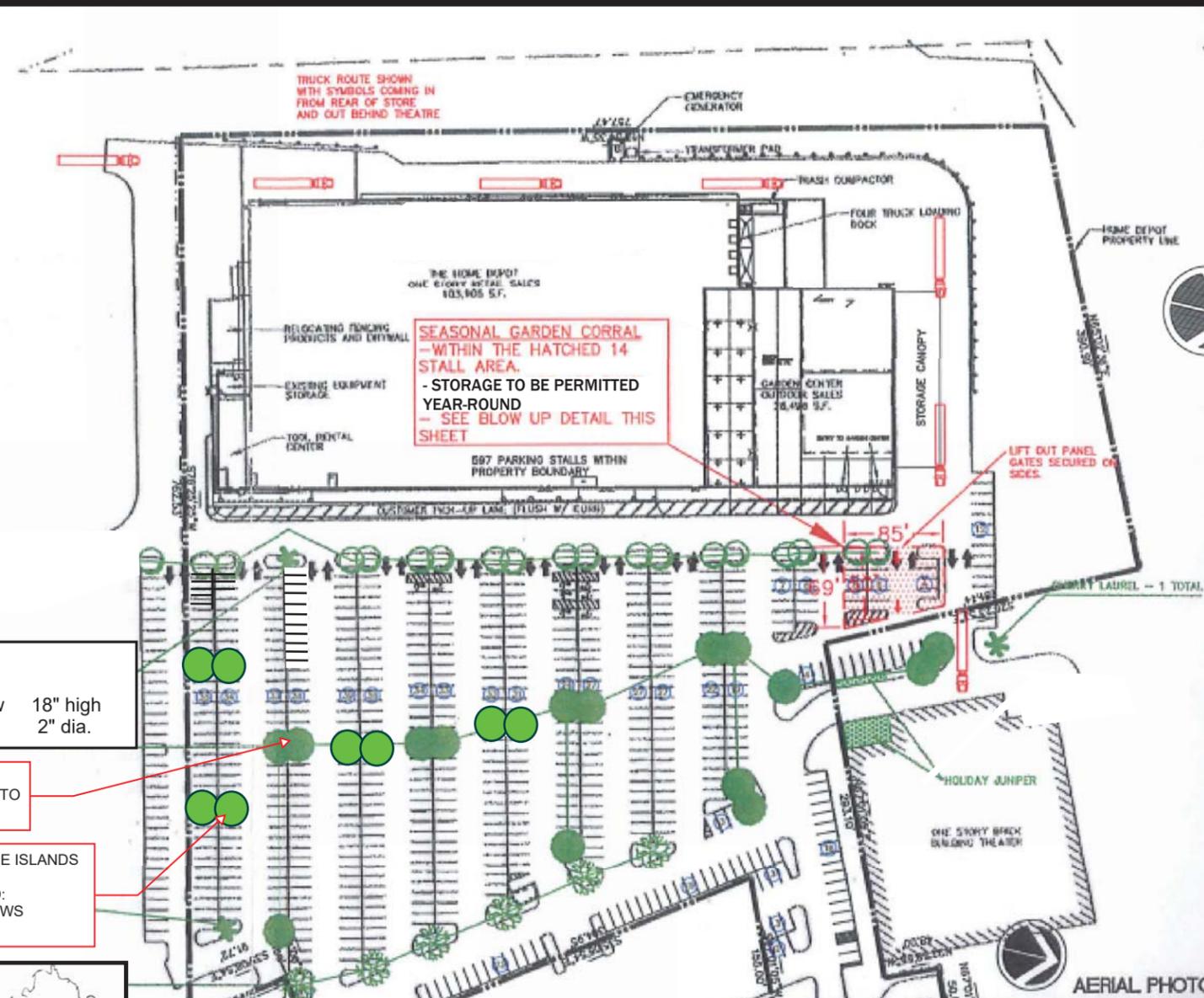
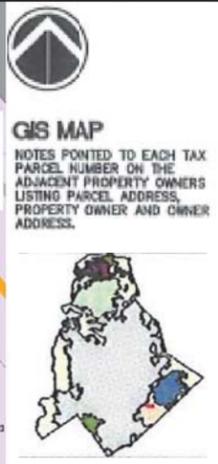
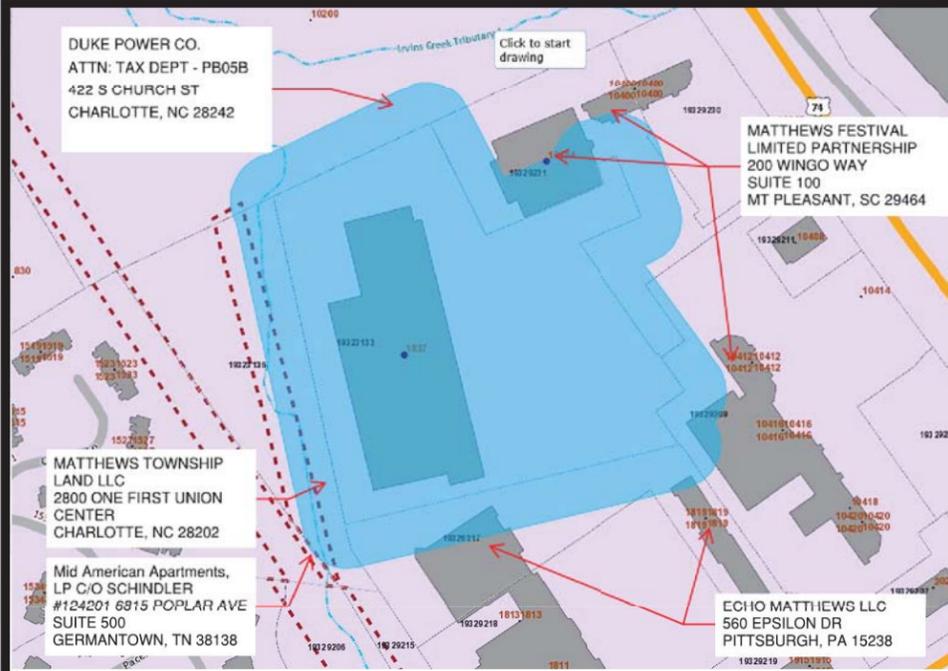
THE HOME DEPOT USA, INC
 2455 PACES FERRY RD NW.
 ATLANTA, GEORGIA
 30339-4024
 ATTN: DAVID KAZEROONI, PE
 770-384-2280

PLAN SHEET NAME:
GARDEN CORRAL RE-ZONING PLAN

PLAN SHEET DATE:
11-02-2010

PLAN SHEET NO.1
P-1

2010-553
 11/8/10



BUILDING SUMMARY:
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 - 4,918 SF RECEIVING AREA
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 - 278 SF FRONT OFFICES
 = 122,350 NET SALES AREA

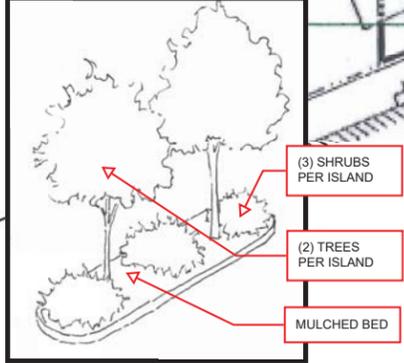
PARCEL SUMMARY:
 PARCEL AREA - 12.0 ACRES
 PARCEL ID # - 193-231-33
 MECKLENBERG COUNTY, MATTHEWS TOWNSHIP NC
 DEED BOOK 5985, PAGE 441 MARCH 16, 1989

LANDSCAPE MATERIALS

(12) Taxus 'tauntonii'	Taunton Yew	18" high
(8) Acer rubrum	Red Maple	2" dia.

EXISTING LANDSCAPING TO REMAIN

NEW LANDSCAPE ISLANDS (8 SPACES)
 TYPICAL ISLAND:
 (3) TAUNTON YEWS
 (2) RED MAPLES

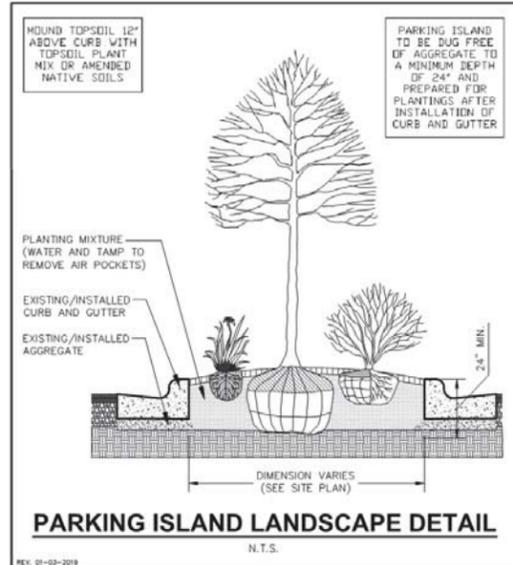
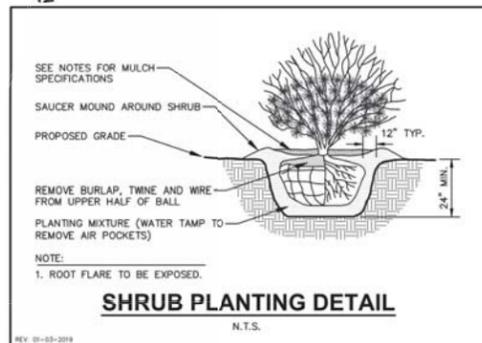


CONTRACTOR AND OWNER RESPONSIBILITY NOTES

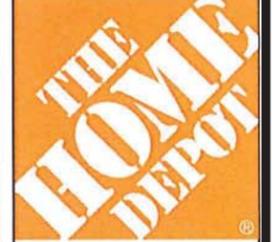
- GUARANTEE:** THE CONTRACTOR SHALL GUARANTEE ALL PLANTS THROUGH ONE (1) YEAR AFTER ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PLANTS SHALL BE ALIVE AND IN HEALTHY AND FLOURISHING CONDITION AT THE END OF THE GUARANTEE PERIOD. THE CONTRACTOR SHALL REPLACE (AT NO COST TO OWNER) ANY PLANTS THAT ARE DEAD OR NOT IN A VIGOROUS THRIVING CONDITION. REPLACEMENT PLANTS SHALL BE OF THE SAME KIND AND SIZE AS ORIGINALLY SPECIFIED UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE. RESTORE BEDS AS NECESSARY FOLLOWING PLANT REPLACEMENT, INCLUDING BUT NOT LIMITED TO BEDDING, EDGING, MULCH, ETC. REPLACE PLANTS DAMAGED AT TIME OF PLANTING. REPAIR AREAS DISTURBED IN ANY WAY DURING PLANT REPLACEMENT AT NO COST TO OWNER. CONTRACTOR SHALL PROVIDE A ONE (1)-YEAR STRAIGHTENING GUARANTEE FOR ALL TREES.
- CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER'S REPRESENTATIVE PRIOR TO DIGGING AND PLACEMENT AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.**
- MAINTENANCE: (CONTRACTOR) FOR ALL PLANTINGS, SEEDED AND/OR SODDED LAWN AREAS:** THE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS AND LAWN AREAS FOR A MINIMUM TIME PERIOD OF 60 DAYS, UNTIL FINAL ACCEPTANCE BY OWNER'S REPRESENTATIVE. THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATELY WATERING PLANTS AND LAWN/TURFGRASS DURING THIS 60 DAY ESTABLISHMENT PERIOD. CONTRACTOR IS RESPONSIBLE FOR THE ESTABLISHMENT OF HEALTHY VIGOROUS PLANT MATERIALS AND LAWN/TURFGRASS GROWTH. CONTRACTOR IS ALSO RESPONSIBLE FOR ANY PRUNING OF PLANT MATERIALS, AND SHAPING AND/OR REPLACEMENT OR SUPPLEMENT OF DEFICIENT SHREDDED HARDWOOD BARK MULCH DURING THIS PERIOD. LONG TERM PLANT MATERIALS AND LAWN/TURFGRASS MAINTENANCE AND ANY PROGRAM FOR SUCH IS THE RESPONSIBILITY OF THE OWNER. ALL PLANTINGS AND LAWN/TURFGRASS AREAS SHALL BE MAINTAINED IN A MANICURED CONDITION UNTIL THE TIME WHEN THE OWNER'S ACCEPTANCE IS GIVEN.
- MAINTENANCE: (OWNER) THE OWNER IS RESPONSIBLE FOR THE CONTINUED MAINTENANCE, REPAIR AND REPLACEMENT OF ALL LANDSCAPING MATERIALS AND WEED BARRIER FABRIC AS NECESSARY FOLLOWING THE ONE (1) YEAR CONTRACTOR GUARANTEE PERIOD.**

LANDSCAPE MATERIAL NOTES

- MATERIALS - PLANTING MIXTURE:** ALL HOLES EXCAVATED FOR TREES, SHRUBS, PERENNIALS AND ORNAMENTAL GRASSES SHALL BE BACKFILLED WITH TWO (2) PARTS TOPSOIL, ONE (1) PART SAND AND ONE (1) PART COMPOST. SOIL MIXTURE SHALL BE WELL BLENDED PRIOR TO INSTALLATION.
- MATERIALS - TOPSOIL:** TOPSOIL TO BE CLEAN, FRIABLE LOAM FROM A LOCAL SOURCE, FREE FROM STONES OR DEBRIS OVER 3/4" IN DIAMETER, AND FREE FROM TOXINS OR OTHER DELETERIOUS MATERIALS. TOPSOIL SHALL HAVE A pH VALUE BETWEEN 6 AND 7. TOPSOIL AND PLANTING SOIL SHALL BE TESTED TO ENSURE CONFORMANCE WITH THESE SPECIFICATIONS AND SHALL BE AMENDED TO MEET THESE SPECIFICATIONS. PROVIDE TEST RESULTS TO OWNER'S REPRESENTATIVE PRIOR TO PLACEMENT. DO NOT PLACE FROZEN OR MUDDY TOPSOIL. APPLY SOIL AMENDMENTS TO ALL LANDSCAPE AREAS PER SOIL TEST.
- MATERIALS - SHREDDED HARDWOOD BARK MULCH:** ALL PLANTING AREAS LABELED ON PLAN SHALL RECEIVE CERTIFIED WEED FREE SHREDDED HARDWOOD BARK MULCH INSTALLED TO A MINIMUM AND CONSISTENT DEPTH OF 3-INCHES. SHREDDED HARDWOOD BARK MULCH SIZE & COLOR TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE REQUIREMENTS. SHREDDED HARDWOOD BARK MULCH AREAS SHALL NOT RECEIVE WOVEN WEED BARRIER FABRIC.
- MATERIALS - TREE & SHRUB RINGS:** ALL TREES AND/OR SHRUBS PLANTED IN SEEDED LAWN AREAS TO BE INSTALLED WITH A MINIMUM 4" DIAMETER SHREDDED HARDWOOD BARK MULCH TREE RING SPREAD TO A CONSISTENT DEPTH OF 3-INCHES. ALL TREE RINGS SHOULD BE INSTALLED WITH A 5" DEPTH SHOVEL CUT EDGE, ANGLED 45 DEGREES INTO SOIL AT A 5" DIAMETER ABOUT THE CENTER OF THE TREE PLANTING. A PRE-EMERGENT GRANULAR HERBICIDE WEED-PREVENTER SHOULD BE MIXED WITH MULCH USED TO INSTALL TREE RING AS WELL AS TOPICALLY APPLIED TO COMPLETED INSTALLATION OF TREE RING.



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



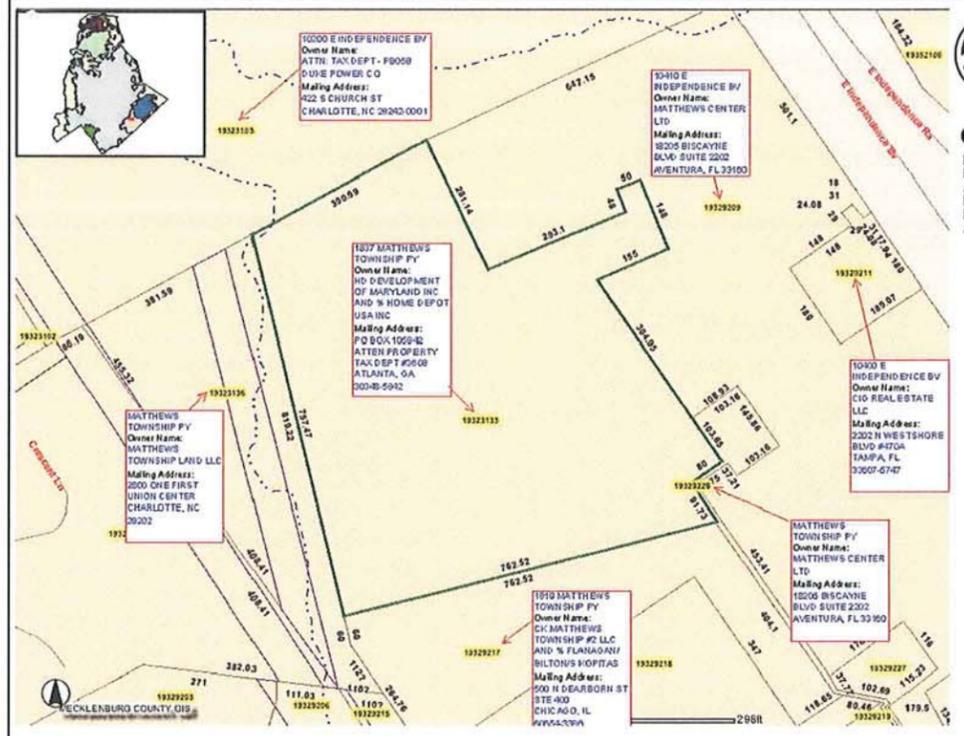
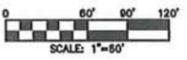
THE HOME DEPOT USA, INC
 2455 PACES FERRY RD NW.
 ATLANTA, GEORGIA
 30339-4024
 ATTN: DAVID KAZEROONI, PE
 770-384-2280

PLAN SHEET NAME:
Proposed Landscape Additions

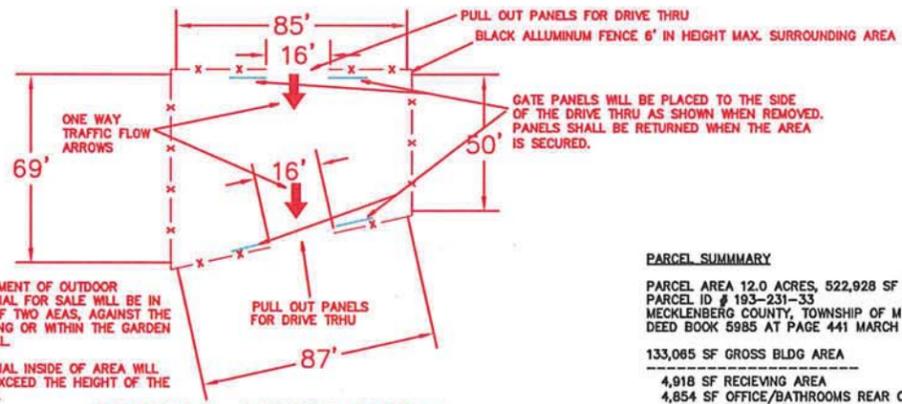
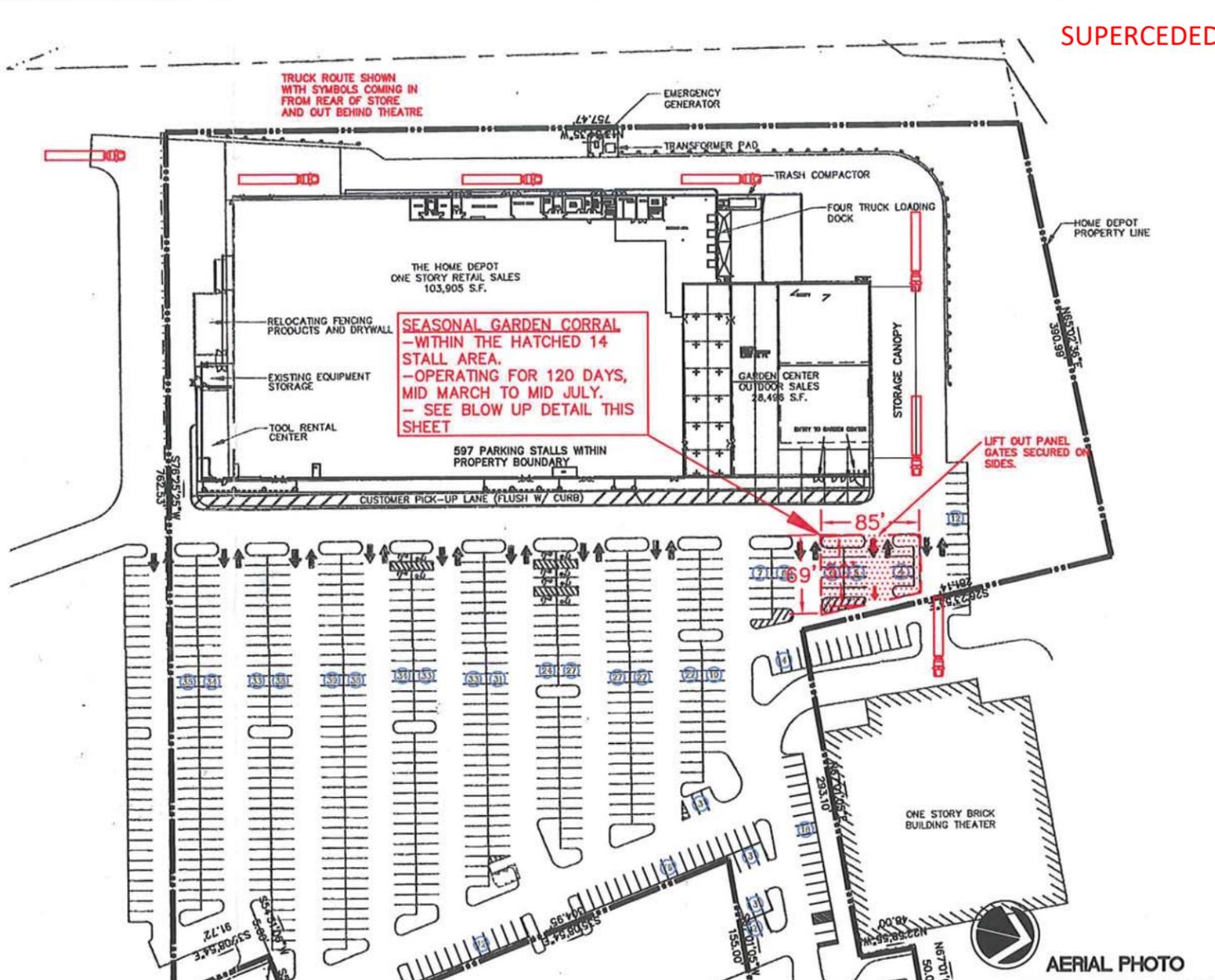
PLAN SHEET DATE:
08-23-2019

PLAN SHEET NO.1
LS-1

SUPERCEDED 2019-703
9/20/2019



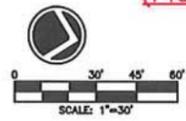
GIS MAP
NOTES POINTED TO EACH TAX PARCEL NUMBER ON THE ADJACENT PROPERTY OWNERS LISTING PARCEL ADDRESS, PROPERTY OWNER AND OWNER ADDRESS.



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

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

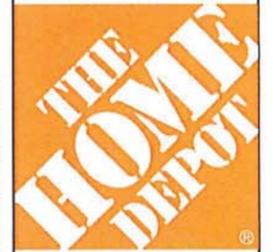
APPROVED
TOWN OF MATTHEWS
Date 11/8/10
By Jill Plimmon
Town Clerk



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
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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
11/2/10*