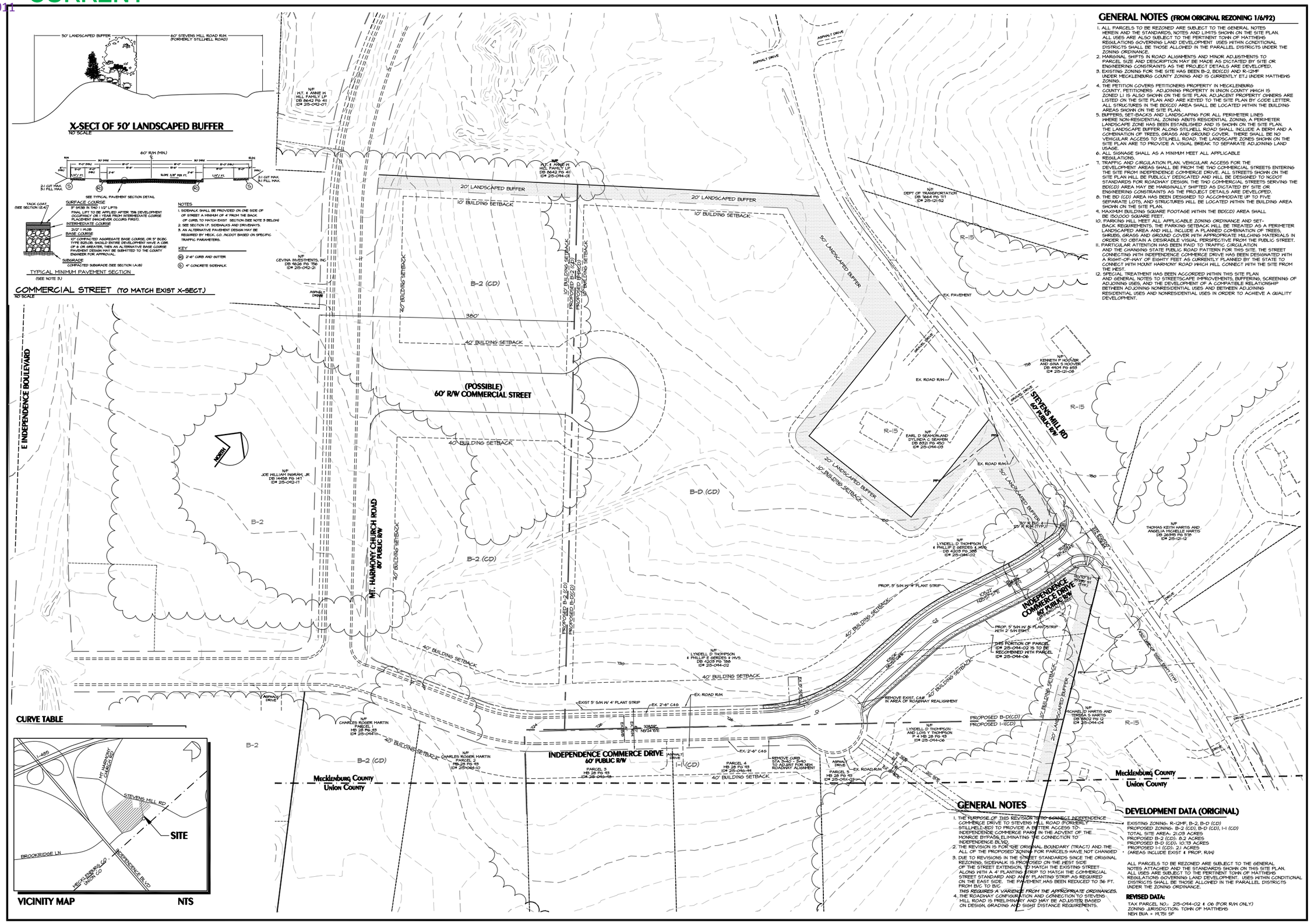
2011-579
12/2/2011
CURRENT



GENERAL NOTES (FROM ORIGINAL REZONING 1/6/92)

1. ALL PARCELS TO BE REZONED ARE SUBJECT TO THE GENERAL NOTES HEREIN AND THE STANDARDS, NOTES AND LIMITS SHOWN ON THE SITE PLAN. ALL USES ARE ALSO SUBJECT TO THE PERTINENT TOWN OF MATTHEWS REGULATIONS GOVERNING LAND DEVELOPMENT. USES WITHIN CONDITIONAL DISTRICTS SHALL BE THOSE ALLOWED IN THE PARALLEL DISTRICTS UNDER THE ZONING ORDINANCE.
2. MARGINAL SHIFTS IN ROAD ALIGNMENTS AND MINOR ADJUSTMENTS TO PARCEL SIZE AND DESCRIPTION MAY BE MADE AS DICTATED BY SITE OR ENGINEERING CONSTRAINTS AS THE PROJECT DETAILS ARE DEVELOPED.
3. EXISTING ZONING FOR THE SITE HAS BEEN B-2, BD(CD) AND R-12MF UNDER MECKLENBURG COUNTY ZONING AND IS CURRENTLY ETJ UNDER MATTHEWS ZONING.
4. THE PETITION COVERS PETITIONERS PROPERTY IN MECKLENBURG COUNTY. PETITIONERS ADJOINING PROPERTY IN UNION COUNTY WHICH IS ZONED LI IS ALSO SHOWN ON THE SITE PLAN. ADJACENT PROPERTY OWNERS ARE LISTED ON THE SITE PLAN AND ARE KEYED TO THE SITE PLAN BY CODE LETTER. ALL STRUCTURES IN THE BD(CD) AREA SHALL BE LOCATED WITHIN THE BUILDING AREAS SHOWN ON THE SITE PLAN.
5. BUFFERS, SET-BACKS AND LANDSCAPING FOR ALL PERIMETER LINES WHERE NON-RESIDENTIAL ZONING ABUTS RESIDENTIAL ZONING, A PERIMETER LANDSCAPE ZONE HAS BEEN ESTABLISHED AND IS SHOWN ON THE SITE PLAN. THE LANDSCAPE BUFFER ALONG STILWELL ROAD SHALL INCLUDE A BERM AND A COMBINATION OF TREES, GRASS AND GROUND COVER. THERE SHALL BE NO VEHICULAR ACCESS TO STILWELL ROAD. THE LANDSCAPE ZONES SHOWN ON THE SITE PLAN ARE TO PROVIDE A VISUAL BREAK TO SEPARATE ADJOINING LAND USAGE.
6. ALL SIGNAGE SHALL AS A MINIMUM MEET ALL APPLICABLE REGULATIONS.
7. TRAFFIC AND CIRCULATION PLAN. VEHICULAR ACCESS FOR THE DEVELOPMENT AREAS SHALL BE FROM THE TWO COMMERCIAL STREETS ENTERING THE SITE FROM INDEPENDENCE COMMERCE DRIVE. ALL STREETS SHOWN ON THE SITE PLAN WILL BE PUBLICLY DEDICATED AND WILL BE DESIGNED TO NCDOT STANDARDS FOR ROADWAY DESIGN. THE TWO COMMERCIAL STREETS SERVING THE BD(CD) AREA MAY BE MARGINALLY SHIFTED AS DICTATED BY SITE OR ENGINEERING CONSTRAINTS AS THE PROJECT DETAILS ARE DEVELOPED.
8. THE BD (CD) AREA HAS BEEN DESIGNED TO ACCOMMODATE UP TO FIVE SEPARATE LOTS, AND STRUCTURES WILL BE LOCATED WITHIN THE BUILDING AREA SHOWN ON THE SITE PLAN.
9. MAXIMUM BUILDING SQUARE FOOTAGE WITHIN THE BD(CD) AREA SHALL BE 150,000 SQUARE FEET.
10. PARKING WILL MEET ALL APPLICABLE ZONING ORDINANCE AND SET-BACK REQUIREMENTS. THE PARKING SETBACK WILL BE TREATED AS A PERIMETER LANDSCAPED AREA AND WILL INCLUDE A PLANNED COMBINATION OF TREES, SHRUBS, GRASS AND GROUND COVER WITH APPROPRIATE MULCHING MATERIALS IN ORDER TO OBTAIN A DESIRABLE VISUAL PERSPECTIVE FROM THE PUBLIC STREET.
11. PARTICULAR ATTENTION HAS BEEN PAID TO TRAFFIC CIRCULATION AND THE CHANGING STATE PUBLIC ROAD PATTERN FOR THIS SITE. THE STREET CONNECTING WITH INDEPENDENCE COMMERCE DRIVE HAS BEEN DESIGNATED WITH A RIGHT-OF-WAY OF EIGHTY FEET AS CURRENTLY PLANNED BY THE STATE TO CONNECT WITH MOUNT HARMONY ROAD WHICH WILL CONNECT WITH THE SITE FROM THE WEST.
12. SPECIAL TREATMENT HAS BEEN ACCORDED WITHIN THIS SITE PLAN AND GENERAL NOTES TO STREETSCAPE IMPROVEMENTS, BUFFERING, SCREENING OF ADJOINING USES, AND THE DEVELOPMENT OF A COMPATIBLE RELATIONSHIP BETWEEN ADJOINING NONRESIDENTIAL USES AND BETWEEN ADJOINING RESIDENTIAL USES AND NONRESIDENTIAL USES IN ORDER TO ACHIEVE A QUALITY DEVELOPMENT.

GENERAL NOTES

1. THE PURPOSE OF THIS REVISION TO CONNECT INDEPENDENCE COMMERCE DRIVE TO STEVENS MILL ROAD (FORMERLY STILLWELL RD) TO PROVIDE A BETTER ACCESS TO INDEPENDENCE COMMERCE PARK IN THE ADVENT OF THE MONROE BYPASS, ELIMINATING THE CONNECTION TO INDEPENDENCE BLVD.
2. THE REVISION IS FOR THE ORIGINAL BOUNDARY (TRACT) AND THE ALL OF THE PROPOSED ZONING FOR PARCELS HAVE NOT CHANGED
3. DUE TO REVISIONS IN THE STREET STANDARDS SINCE THE ORIGINAL REZONING, SIDEWALK IS PROPOSED ON THE WEST SIDE OF THE STREET EXTENSION, TO MATCH THE EXISTING STREET ALONG WITH A 4' PLANTING STRIP TO MATCH THE COMMERCIAL STREET STANDARD AND AND 8' PLANTING STRIP AS REQUIRED ON THE EAST SIDE. THE PAVEMENT HAS BEEN REDUCED TO 36 FT. FROM B/C TO B/C
   THIS REQUIRES A VARIENCE FROM THE APPROPRIATE ORDINANCES.
4. THE ROADWAY CONFIGURATION AND CONNECTION TO STEVENS MILL ROAD IS PRELIMINARY AND MAY BE ADJUSTER BASED ON DESIGN, GRADING AND SIGHT DISTANCE REQUIREMENTS.

DEVELOPMENT DATA (ORIGINAL)

- EXISTING ZONING: R-12MF, B-2, B-D (CD)
- PROPOSED ZONING: B-2 (CD), B-D (CD), I-1 (CD)
- TOTAL SITE AREA: 21.03 ACRES
- PROPOSED B-2 (CD): 8.2 ACRES
- PROPOSED B-D (CD): 10.73 ACRES
- PROPOSED I-1 (CD): 2.1 ACRES
- (AREAS INCLUDE EXIST & PROP. R/W)

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REVISED DATA:

TAX PARCEL NO.: 215-044-02 & 06 (FOR R/W ONLY)
ZONING JURISDICTION: TOWN OF MATTHEWS
NEW BUA = 14,751 SF

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Land Planning
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Revisions:
1. 6/27/11 REVISED PER TOWN OF MATTHEWS REVIEW COMMENTS.
2. 8/1/11 REVISED TO SHOW 8' PLANTING STRIP & REDUCE PAVEMENT X-SECT.
3. 12/2/11 REVISED TO SHOW 8' PLANT STRIP & REDUCE PAVEMENT X-SECT.

Scale:	1"=60'
Date:	6/1/11
Drawn By:	MJK
Designed By:	MJK
Job No.:	0111

PROPOSED REZONING REVISION
INDEPENDENCE COMMERCE PARK

TOWN OF MATTHEWS, MECKLENBURG COUNTY, NORTH CAROLINA
LYNDELL THOMPSON AND PHILLIP GERDES
% ROGER MARTIN, 2442 BAIN FARM ROAD, CHARLOTTE, NC 28227

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