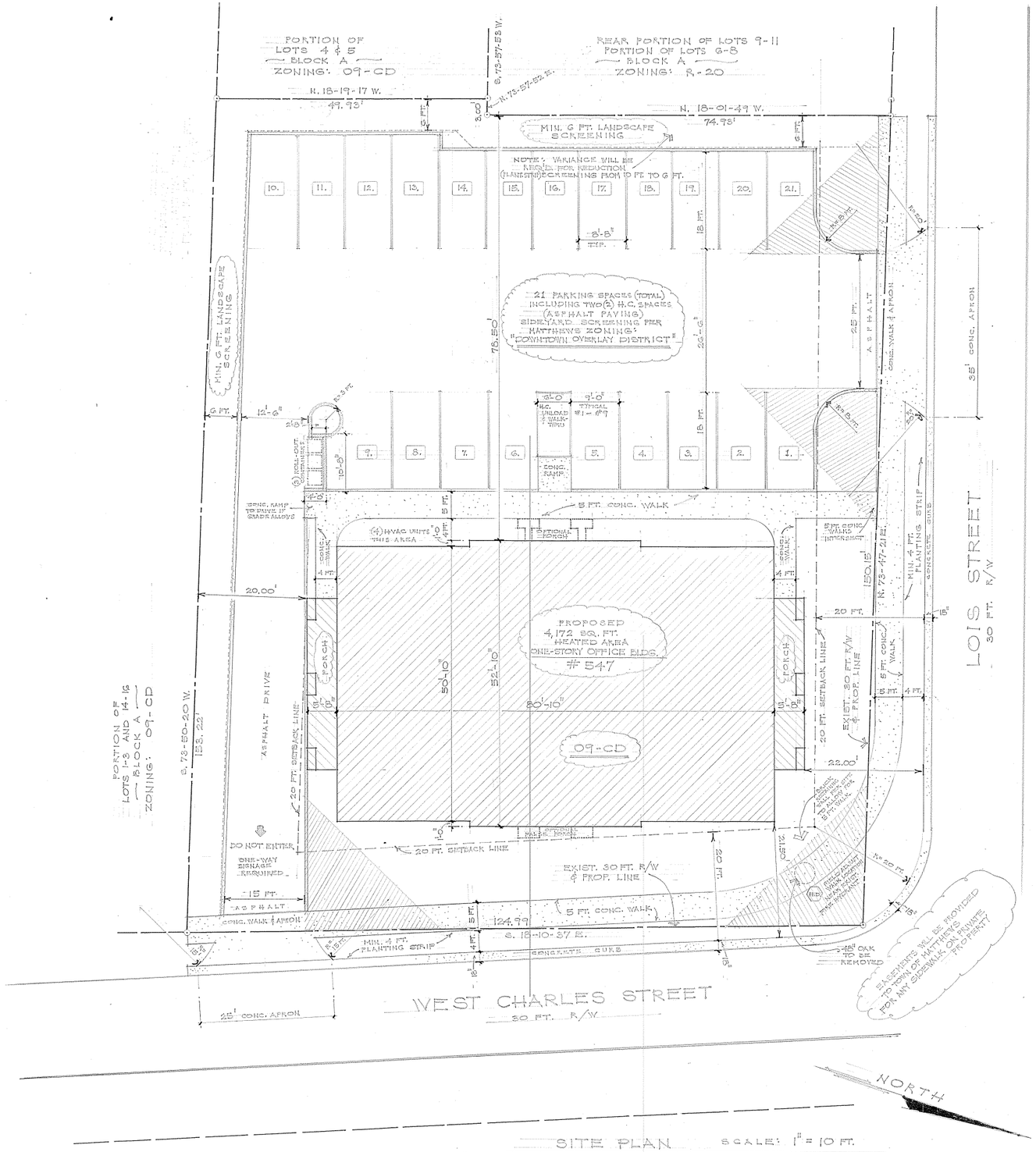
CURRENT 2012-592 11/30/2012



SITE PLAN SCALE: 1" = 10 FT.

0.434 ACRES

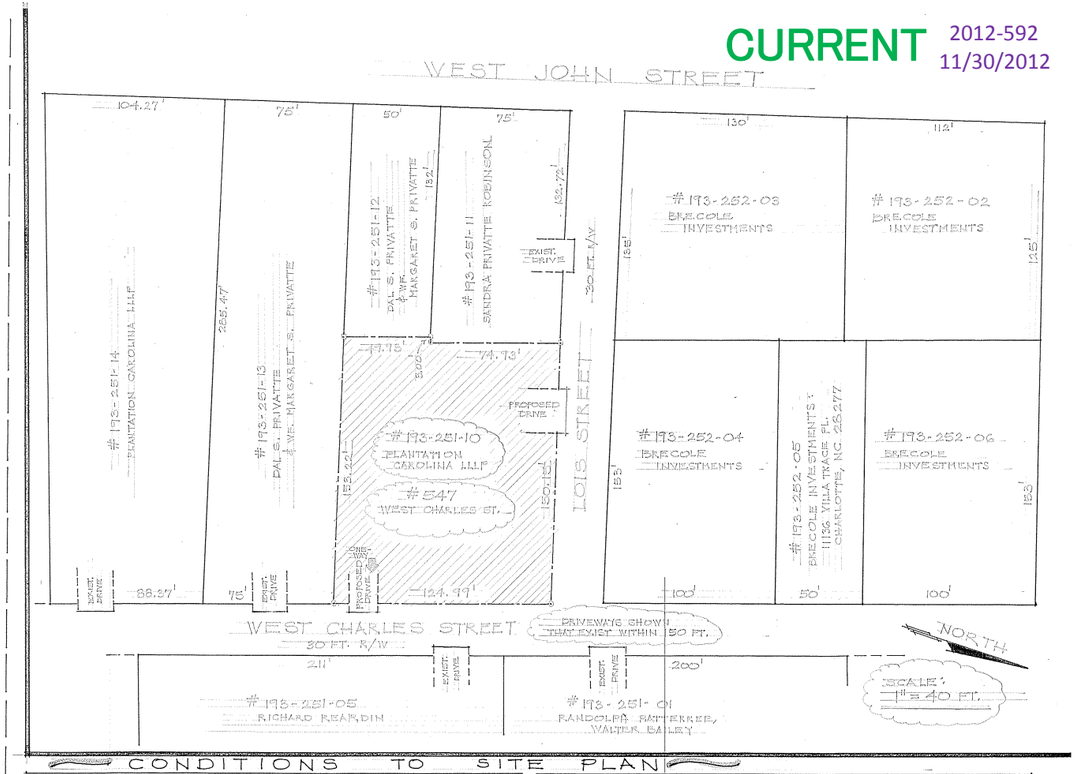
LOTS 12 AND 13, PORTION OF LOTS 9-11, BLOCK A

· MYRTLE HOKE POWELL PROPERTY ·

TAX PARCEL: 193-251-10 DEED REF: 4555/713 MAP BK. 3/17

· MATTHEWS ·

MECKLENBURG COUNTY, NORTH CAROLINA



CONDITIONAL NOTES: CONDITIONS TO SITE PLAN

1. 547 WEST CHARLES STREET BUILDING:
   - UP TO 4,172 SQ. FT. (NET) — MULTI-TENANT BUSINESS/DISTRIBUTION
   - TYPE V-B CONSTRUCTION:
   - NON-SEPARATED MIXED USE
   - WOOD FRAMED, BRICK VENEER & LAP SIDING W/EXPOSED BRICK FOUNDATION (RAISED SLAB)
   - PITCHED ROOF W/STANDING-SEAM METAL

2. OFF-STREET PARKING:
   - SECTIONS 153.115 — 153.129 OF THE TOWN OF MATTHEWS ZONING ORDINANCE REQUIRES:
   - ONE (1) SPACE PER 300 GROSS SQ. FOOTAGE.
   - BLDG. AREA = 4,172 SQ. FT. (LEASEABLE AREA)
   - MIN. TOTAL SPACES REQUIRED: 4,172 ÷ 300 = 14 SPACES
   - TOTAL SHOWN ON SITE PLAN: 21 SPACES INCLUDING TWO (2) H.C. SPACES.

3. EXTERIOR ELEVATIONS:
   - STANDING-SEAM METAL ROOF, TYPICAL
   - 75% BRICK VENEER & PAINTED HARDIE PLANK/HARDIESHINGLE SIDING/TRIM.
   - PAINTED TUSCAN (ROUND) COLUMNS - POP'S CLASSIC.
   - 9/6 "COTTAGE" DOUBLE HUNG WINDOWS W/FIXED BLINDS (PANEL)
   - RECESSED PANEL (SIM. WOOD) & GLASS EXT. DOORS
   - OVERSIZE FACE BRICK FOUNDATION & VENEER.
   - MAX. HEIGHT OF BUILDING IS LESS THAN 35 FT.

4. SOLID WASTE MANAGEMENT:
   - NO DUMPSTER ALLOWED.
   - MAX. THREE (3) ROLL-OUT SM. CONTAINERS (FOR SOLID WASTE) PARKED WITHIN 4 FT. HIGH, 3-SIDED BRICK ENCLOSURE.

5. LANDSCAPING:
   - LANDSCAPING & BUFFERING SHALL MEET THE REQUIREMENTS OF SECTION 153.072 OF THE TOWN OF MATTHEWS ZONING ORDINANCE.

6. SIGNAGE:
   - SIGNAGE SHALL MEET THE REQUIREMENTS OF THE TOWN OF MATTHEWS SIGN ORDINANCE .....
   - SIGNAGE REQUIRES A SEPARATE PERMIT.
   - TWO FREESTANDING SIGNS ALLOWED (ONE PER STREET).
   - MAX. SIZE 50 SQ. FT.

7. STORMWATER MANAGEMENT:
   - IMPERVIOUS AREA IS LESS THAN 20,000 SQ. FT.; THEREFORE STORMWATER & DETENTION PLAN ARE NOT REQUIRED.

8. BUILDING SETBACKS:
   - FRONT (FACES LOIS STREET): 20 FT.
   - LEFT SIDE (FACES WEST CHARLES): 20 FT.
   - REAR (FACES SOUTH): 20 FT.

9. _____

PLANS:
· PETER GOEBEL ·
FINE RESIDENTIAL DESIGN/DRAFTING
CHARLOTTE & FAWLEYS ISLAND
704-573-2251
goebelhaus@yahoo.com

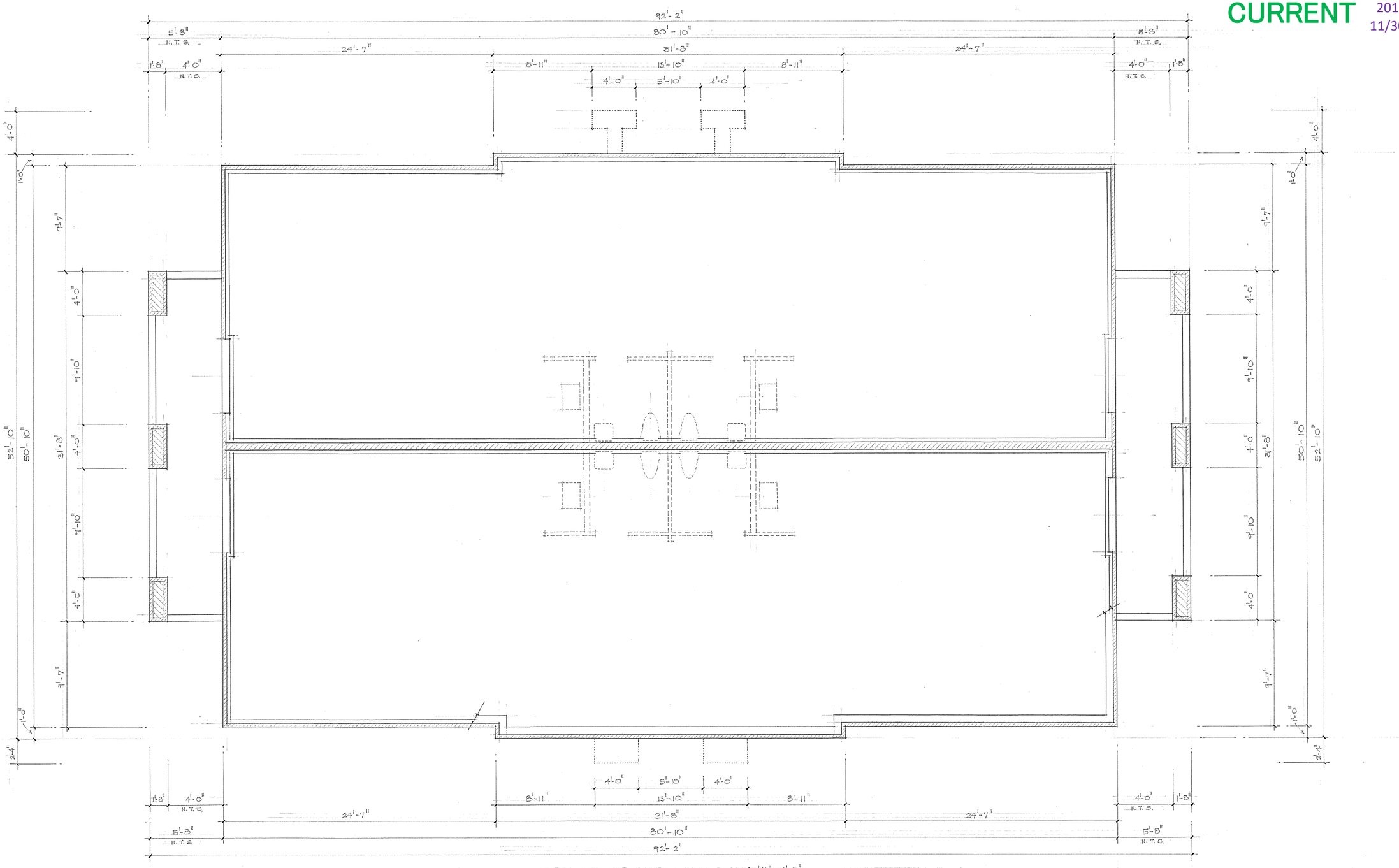
11-30-12 PARTIAL FINAL PLANS FOR RE-ZONING

OWNER/BUILDER:
· PLANTATION CAROLINA, LLLP
2442 BAIN FARM RD.
MINT HILL, NC 28227
Mr. ROGER MARTIN 704-408-9739

PROPOSED ONE-STORY OFFICE BUILDING FOR:
· 547 WEST CHARLES STREET
MATTHEWS
PARCEL NUMBER: 193-251-10
MECKLENBURG COUNTY, N.C.

DATE: 11-30-12
JOB: 12.035
SHEET: 1 OF SIX

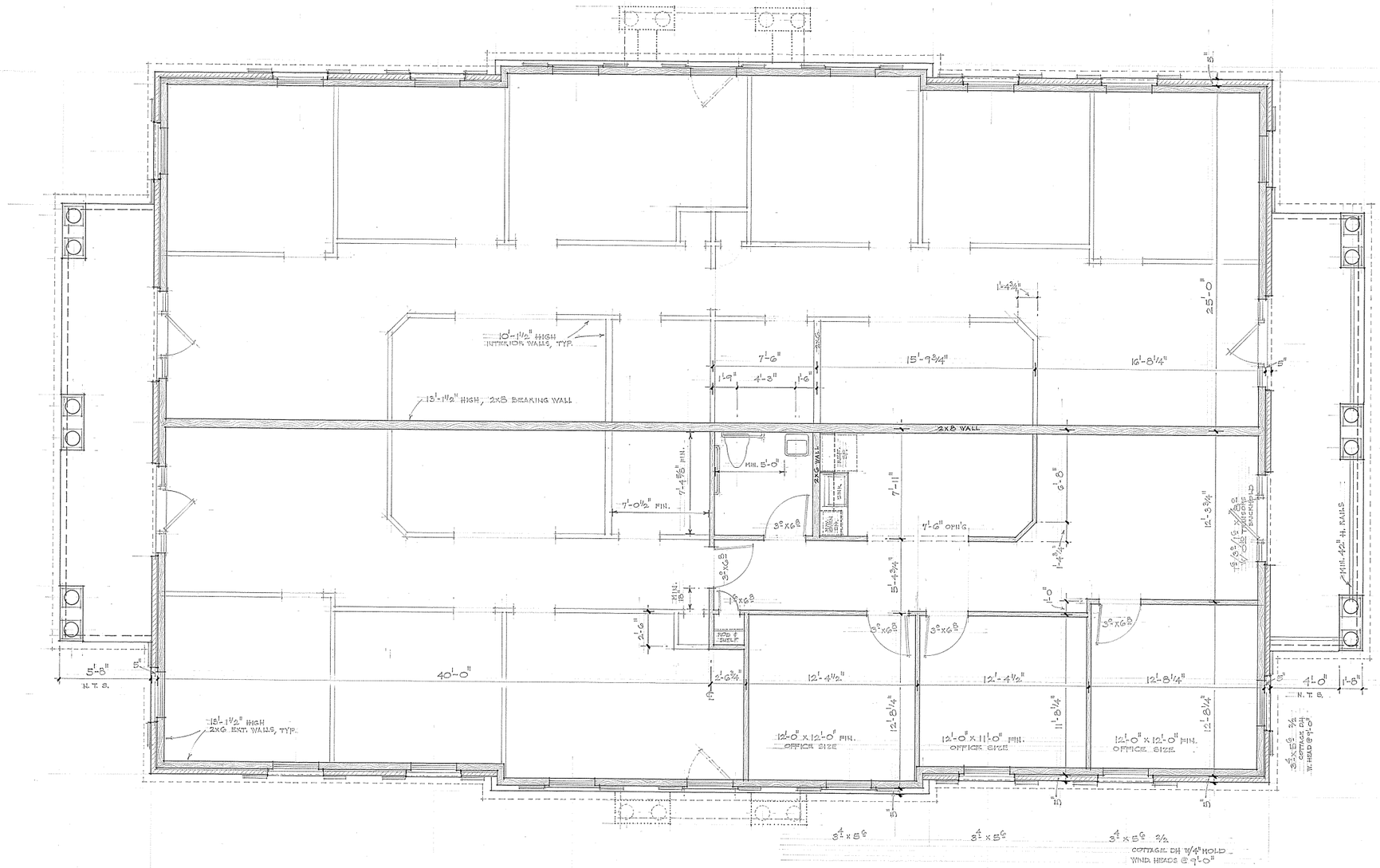
CURRENT 2012-592 11/30/2012



FOUNDATION PLAN SCALE: 1/4" = 1'-0"

PLANS: PETER GOEBEL FINE RESIDENTIAL DESIGN/DRAFTING CHARLOTTE & FAWLEYS ISLAND 704-573-2231 goebelhaus@yahoo.com	11-30-12 PARTIAL FINAL PLANS FOR RE-ZONING OWNER/BUILDER: PLANTATION CAROLINA, LLLP 2442 BAIN FARM RD. MINT HILL, NC 28227 Mr. ROGER MARTIN 704-408-9739	PROPOSED ONE-STORY OFFICE BUILDING FOR: 547 WEST CHARLES STREET MATTHEWS PARCEL NUMBER: 193-251-10 MECKLENBURG COUNTY, N. C.	DATE: 11-30-12 JOB: 12035 SHEET 2 OF SIX

CURRENT 2012-592 11/30/2012



FLOOR PLAN SCALE: 1/4" = 1'-0"

TOTAL HEATED AREA (LEASEABLE AREA):	4,172 SQ. FT.
TOTAL COVERED PORCH AREA:	358
TOTAL AREA UNDER ROOF:	4,530 SQ. FT.

(ALL FIGURES INCLUDE BRICK VENEER AREA, WHERE APPLICABLE.)

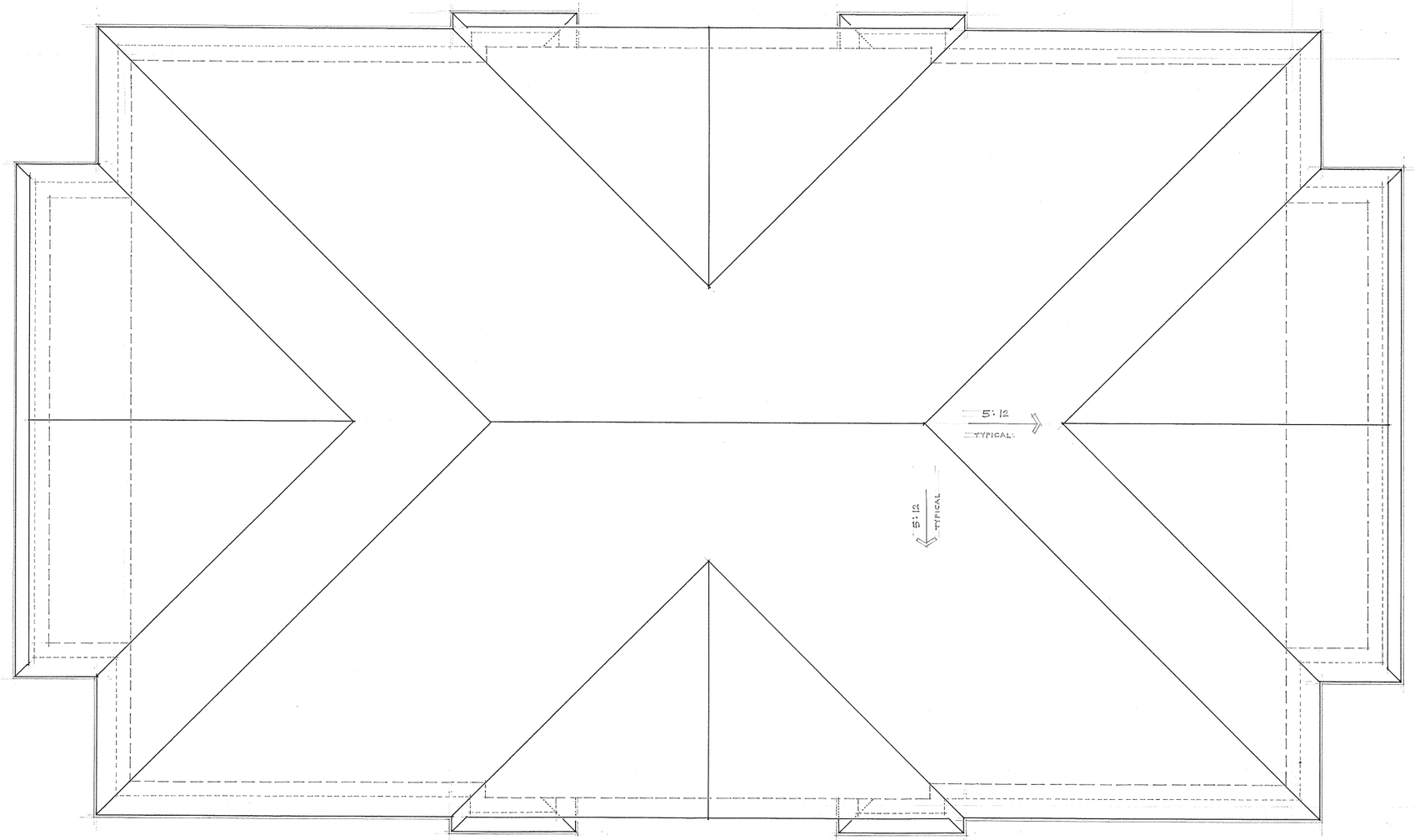
PLANS:
PETER GOEBEL
FINE RESIDENTIAL DESIGN/DRAFTING
CHARLOTTE
4 PAWLEYS ISLAND
704-573-2231
goebelhaus@yahoo.com

11-30-12 PARTIAL FINAL PLANS FOR RE-ZONING

OWNER/BUILDER:
PLANTATION CAROLINA, LLLP
2442 BAIN FARM RD.
MINT HILL, NC 28227
MR. ROGER MARTIN 704-408-9739

PROPOSED ONE-STORY OFFICE BUILDING FOR:
547 WEST CHARLES STREET
MATTHEWS
PARCEL NUMBER: 193-251-10
MECKLENBURG COUNTY, N. C.

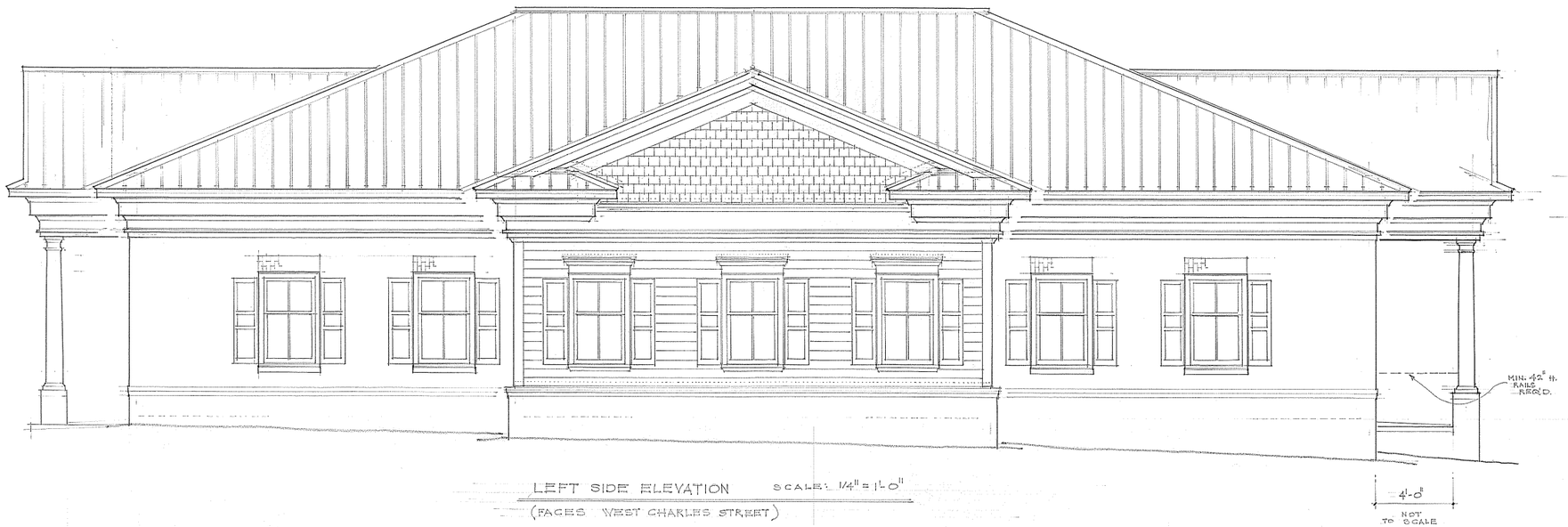
DATE: 11-30-12
JOB: 12035
SHEET: 3 OF SIX



ROOF PLAN SCALE: 1/4" = 1'-0"

	PLANS: PETER GOEBEL FINE RESIDENTIAL DESIGN/DRAFTING CHARLOTTE 1 PAWLEYS ISLAND 704-575-2251 goebelhaus@yahoo.com	11-30-12 PARTIAL FINAL PLANS FOR RE-ZONING OWNER/BUILDER: PLANTATION CAROLINA, LLLP 2442 BAIN FARM RD. MINT HILL, NC 28227 MR. ROGER MARTIN 704-408-9739	PROPOSED ONE-STORY OFFICE BUILDING FOR: 547 WEST CHARLES STREET MATTHEWS PARCEL NUMBER: 193-251-10 MECKLENBURG COUNTY, N.C.	DATE: 11-30-12 JOB: 12035 SHEET 4 OF SIX

CURRENT 2012-592 11/30/2012



LEFT SIDE ELEVATION SCALE: 1/4" = 1'-0"

(FACES WEST CHARLES STREET)

FRONT ELEVATION SCALE: 1/4" = 1'-0"

(FACES LOIS STREET)

PLANS:
PETER GOEBEL
FINE RESIDENTIAL DESIGN/DRAFTING
CHARLOTTE
& PAWLEYS ISLAND
704-575-2251
goebelhaus@yahoo.com

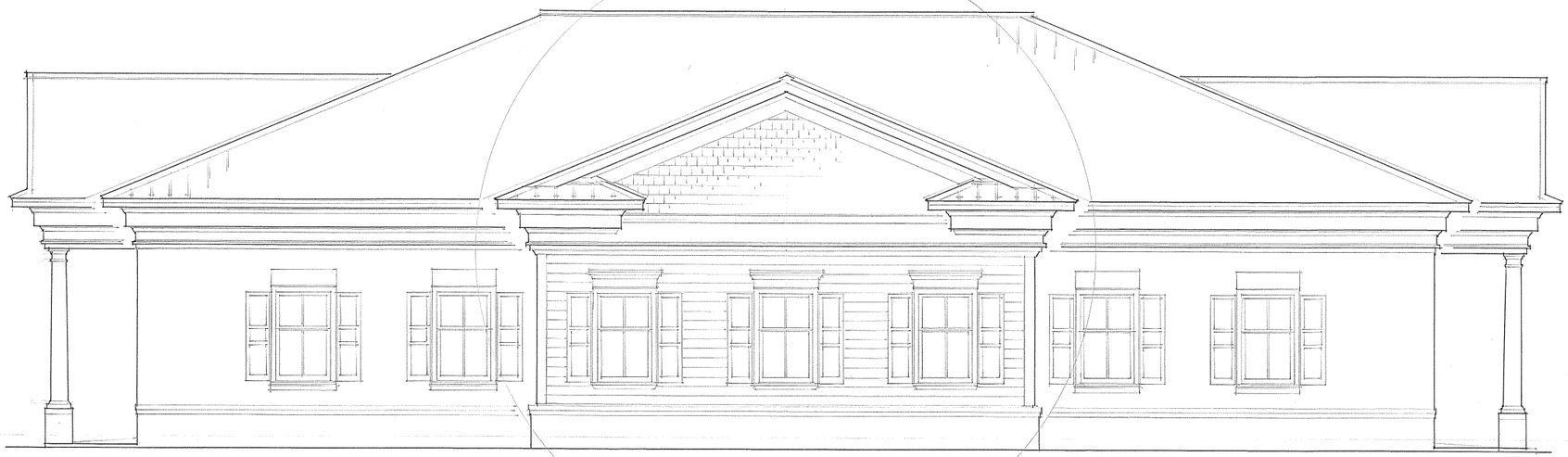
11-30-12 PARTIAL FINAL PLANS FOR RE-ZONING

OWNER/BUILDER:
PLANTATION CAROLINA, LLLP
2442 BAIN FARM RD.
MINT HILL, NC 28227
MR. ROGER MARTIN 704-408-7739

PROPOSED
ONE-STORY OFFICE BUILDING FOR:
547 WEST CHARLES STREET
MATTHEWS
PARCEL NUMBER: 193-251-10
MECKLENBURG COUNTY, N. C.

DATE: 11-30-12
JOB: 12035
SHEET 5 OF SIX

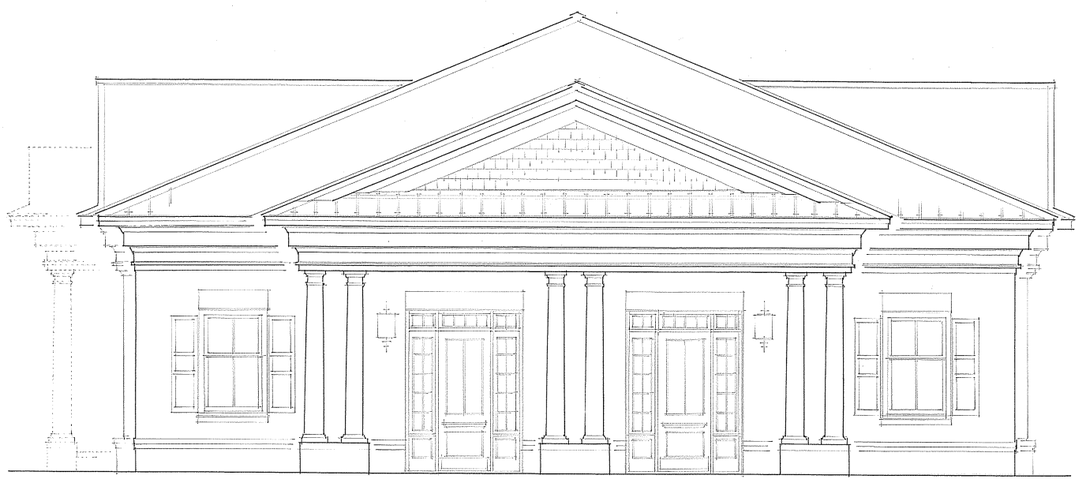
CURRENT 2012-592 11/30/2012



LEFT SIDE ELEVATION SCALE: 1/4" = 1'-0"
(FACES PROPOSED PARKING LOT)

* SEE INSET DRAWING (RIGHT SIDE, THIS SHEET) SHOWING ALTERNATE PORTION OF THIS ELEVATION W/OPTIONAL SIDE ENTRY & PORTICO.

* ALTERNATE
RIGHT SIDE ELEVATION
W/SIDE ENTRY & PORTICO
SCALE: 1/4" = 1'-0"
(FACES PROPOSED PARKING LOT)



REAR ELEVATION SCALE: 1/4" = 1'-0"
(FACES ONE-WAY SERVICE DRIVE & ADJACENT LOT 143, 144 & 16)

PLANS:
· PETER GOEBEL ·
FINE RESIDENTIAL DESIGN/DRAFTING
CHARLOTTE
& FAWLEY'S ISLAND
704-575-2231
goebelhaus@yahoo.com

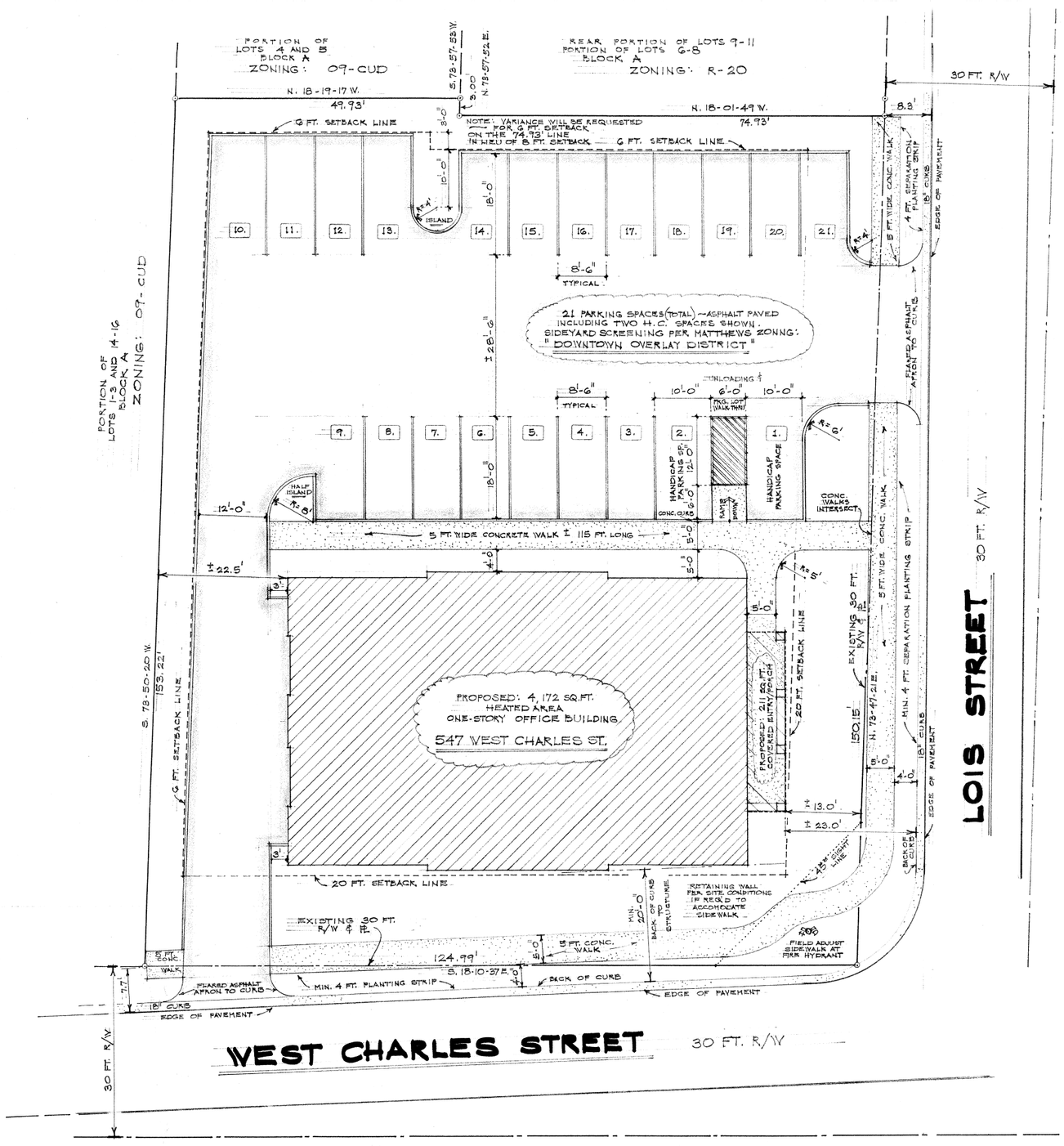
11-30-12 PARTIAL FINAL PLANS FOR REZONING

OWNER/BUILDER:
· PLANTATION CAROLINA, LLLP
2442 BAIN FARM RD.
MINT HILL, NC 28227
MR. ROGER MARTIN 704-408-9739

PROPOSED
ONE-STORY OFFICE BUILDING FOR:
· 547 WEST CHARLES STREET
MATTHEWS
PARCEL NUMBER: 193-251-10
MECKLENBURG COUNTY, N. C.

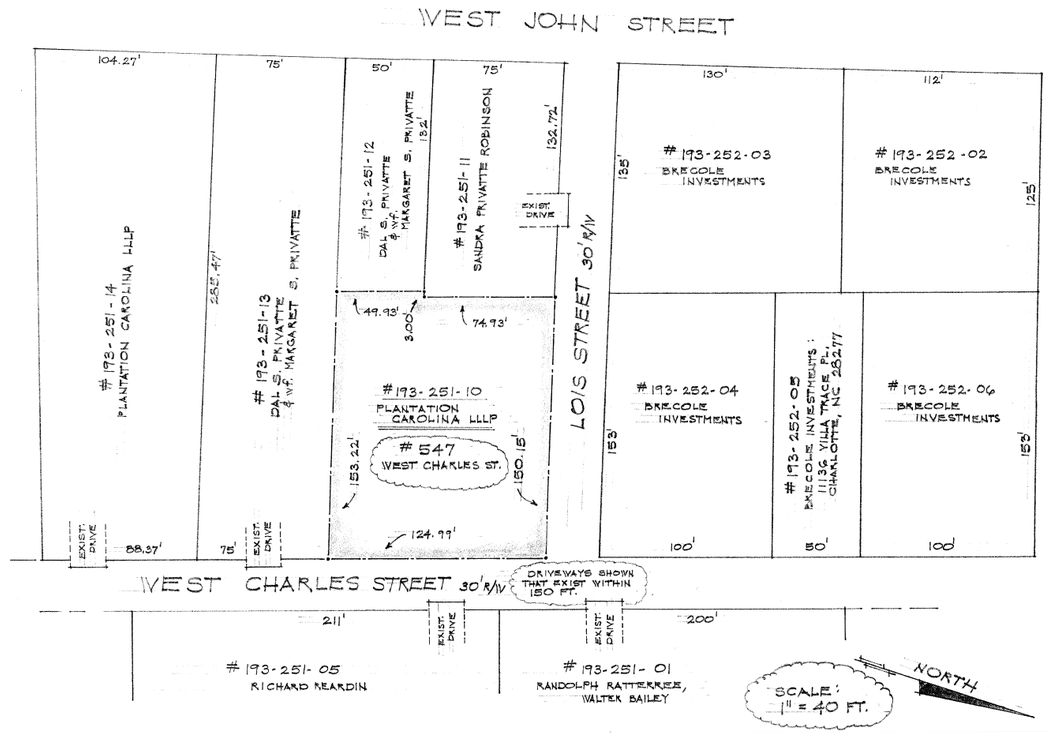
DATE: 11-30-12
JOB: 12065
SHEET: 6 OF SIX

SUPERSEDED 2012-592 8/30/2012



SITE PLAN SCALE: 1" = 10 FT.

0.434 ACRES
LOTS 12 AND 13, PORTION OF LOTS 9-11, BLOCK A
· MYRTLE HOKE POWELL PROPERTY ·



547 WEST CHARLES ST. BUILDING:

UP TO 4,200 NET SQ.FT. — MULTI-TENANT · BUSINESS/MEDICAL ·
(MAX. ALLOWED FOR MEDICAL = 4,400 SQ.FT.)
TYPE V-B CONSTRUCTION:
— NON-SEPARATED MIXED USE —
WOOD FRAMED -- BRICK VENEER & LAP SIDING W/EXPOSED BRICK FOUNDATION (RAISED SLAB)
PITCHED ROOF W/ STANDING-SEAM METAL.
— SIGNAGE TO BE SUBMITTED AND TO CONFORM TO ZONING REGULATIONS.
ONE (1) FREE-STANDING SIGN -- NEW .... MAX. SIZE: 50 SQ.FT.
NO DUMPSTER ALLOWED ..... ROLL-OUT GARBAGE SERVICE.
WEST JOHN STREET -- EXISTING TYPE II OFFICE/RESIDENTIAL

OFF-STREET PARKING:

SECTIONS 153.115 — 153.129 OF THE TOWN OF MATTHEWS ZONING ORDINANCE REQUIRES:
ONE (1) SPACE PER 300 GROSS SQ. FOOTAGE.
BUILDING AREA = 4,172 SQ.FT. (LEASEABLE AREA)
TOTAL SPACES REQUIRED:
4,172 ÷ 300 = 14 SPACES
....FOR MEDICAL: 4,172 ÷ 200 = 21 SPACES

TOTAL SHOWN ON SITE PLAN:
21 SPACES
INCLUDING TWO (2) HANDICAP SPACES.

EXTERIOR ELEVATION(S):

STANDING-SEAM METAL ROOF, TYPICAL.
75% BRICK VENEER & PAINTED HARDIESHINGLE/TRIM.
PAINTED PLANTATION STYLE POLYCLASSIC COLUMNS.
2/2 DBL. HUNG COTTAGE WINDOWS W/FIXED BLINDS.
RECESSED PANEL (SIM. WOOD) & GLASS EXT. DOORS
STD. SIZE FACE BRICK FOUNDATION WALLS.
MAX. HT. OF BLDG. IS LESS THAN 30 FT.

SOLID WASTE MANAGEMENT:

ROLL-OUT SMALL CONTAINERS TO BE USED FOR SOLID WASTE MANAGEMENT.

NO DUMPSTER ALLOWED.

LANDSCAPING:

LANDSCAPING & BUFFERING SHALL MEET THE REQUIREMENTS OF SECTION 153.075 OF THE TOWN OF MATTHEWS ZONING ORDINANCE.

SIGNAGE:

SIGNAGE SHALL MEET THE REQUIREMENTS OF THE TOWN OF MATTHEWS SIGN ORDINANCE.
.... SIGNAGE REQUIRES A SEPARATE PERMIT.

STORMWATER MANAGEMENT:

IMPERVIOUS AREA IS LESS THAN 20,000 SQ.FT.;
∴ THEREFORE, STORMWATER & DETENTION PLAN ARE NOT REQUIRED.

BUILDING SETBACKS:

FRONT: 20 FT. (WEST CHARLES ST.)
REAR: 20 FT.
LEFT SIDE: 6 FT.
RIGHT SIDE: 20 FT. (LOIS ST.)

PLANS BY:
· PETER GOEBEL ·
FINE RESIDENTIAL DESIGN/DRAFTING
P.O. BOX 690111

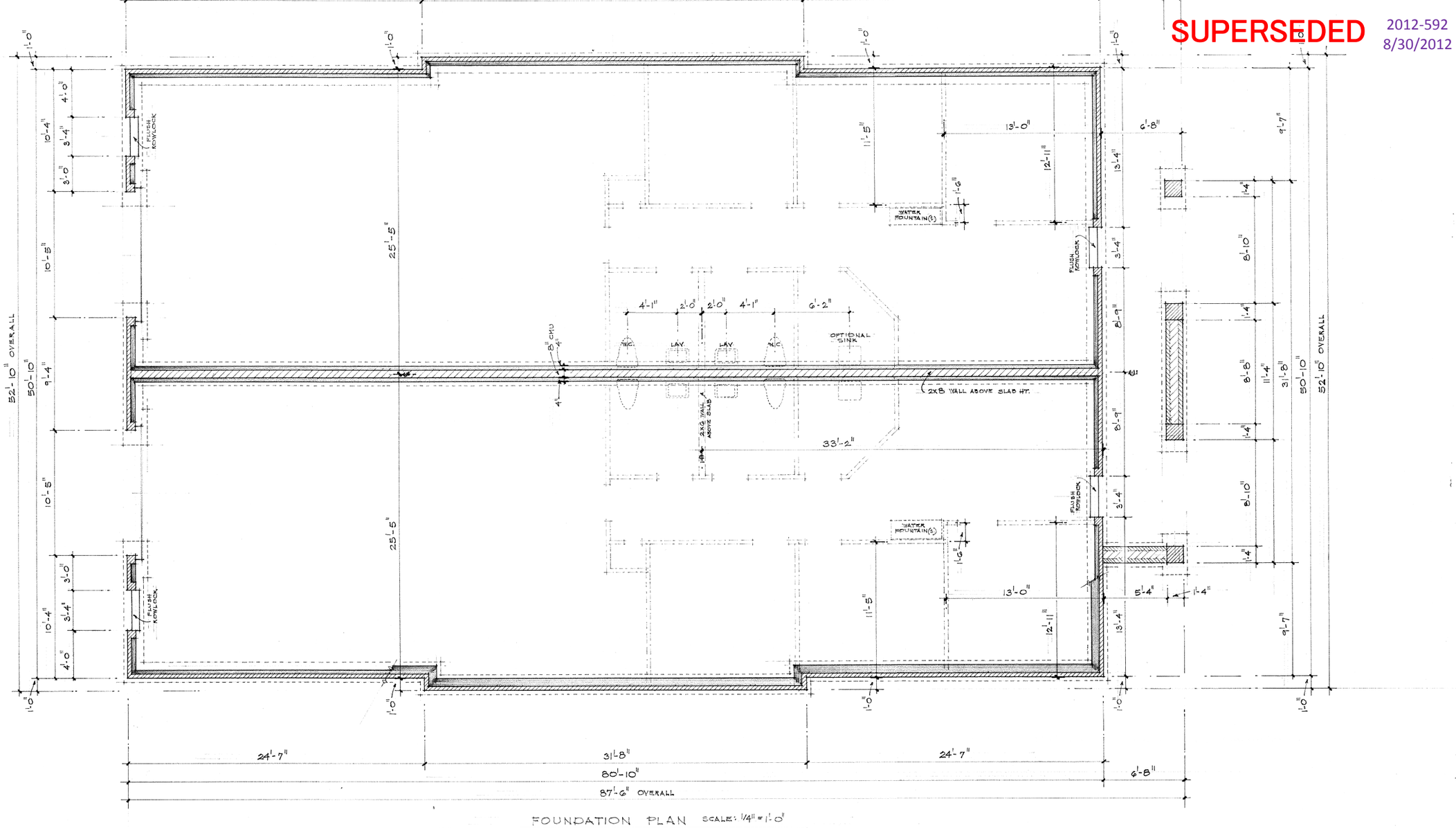
PRELIMINARY/PARTIAL FINAL PLANS FOR RE-ZONING APPLICATION

OWNER/BUILDER:
PLANTATION CAROLINA, LLLP

PROPOSED ONE-STORY OFFICE BUILDING FOR:
· 547 WEST CHARLES STREET ·

DATE:
JOB:

SUPERSEDED 2012-592 8/30/2012

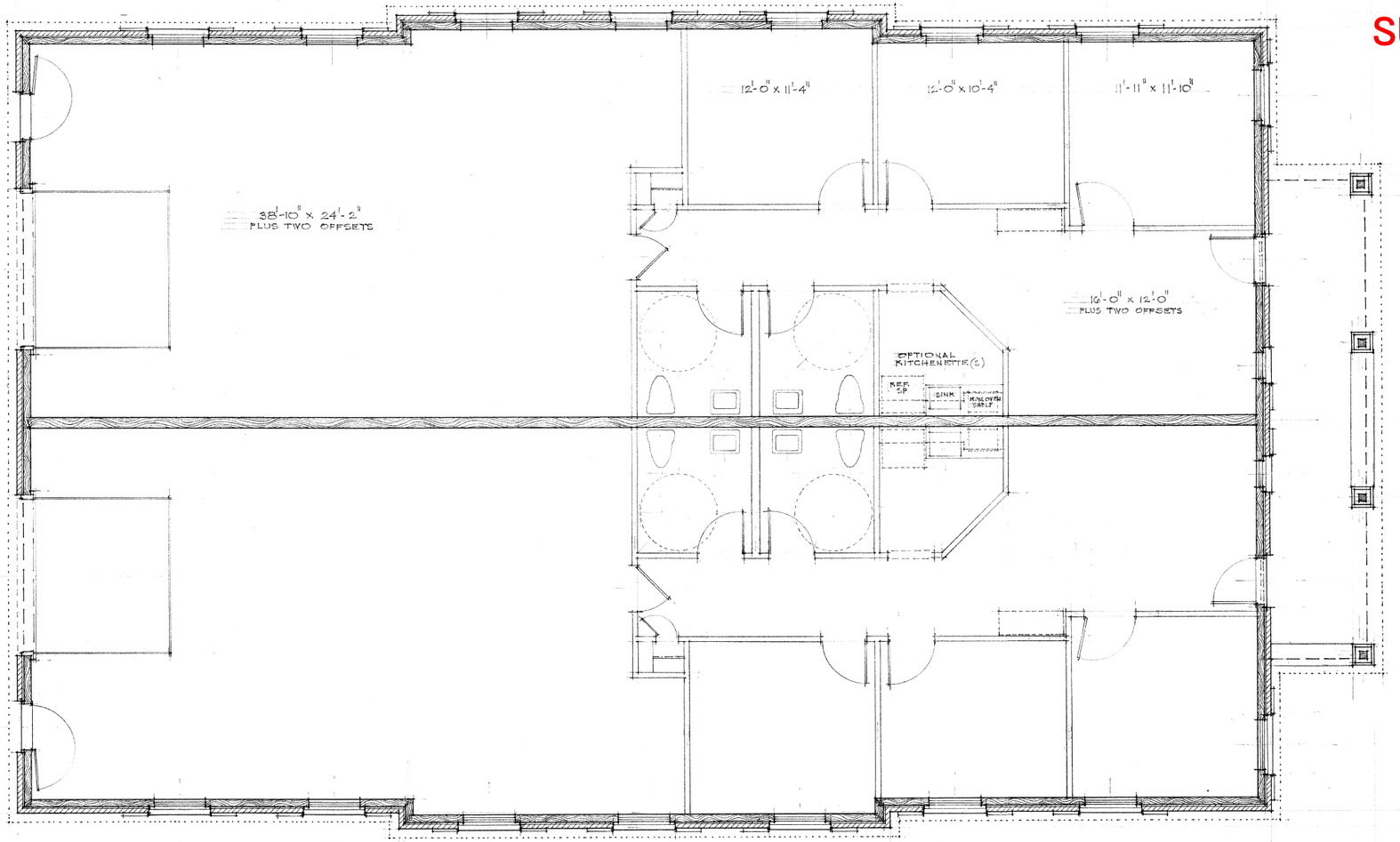


FOUNDATION PLAN SCALE: 1/4" = 1'-0"

STD. SIZE FACE BRICK, TYPICAL — 3 VERT. CRS. = 8"

	PLANS BY: PETER GOEBEL · FINE RESIDENTIAL DESIGN/DRAFTING · P.O. BOX 470111 CHARLOTTE, NC 28227 704-573-2231 goebelhaus@yahoo.com	PRELIMINARY/PARTIAL FINAL PLANS FOR RE-ZONING APPLICATION OWNER/BUILDER: PLANTATION CAROLINA, LLLP 2442 BAIN FARM RD. MINT HILL, NC 28227 Mr. ROGER MARTIN 704-408-9737	PROPOSED ONE-STORY OFFICE BUILDING FOR: 547 WEST CHARLES STREET MATTHEWS, NORTH CAROLINA PARCEL # 193-251-10 MECKLENBURG COUNTY	DATE: JOB: SHEET: 2 OF SIX

SUPERSEDED 2012-592 8/30/2012



FLOOR PLAN SCALE: 1/4" = 1'-0"

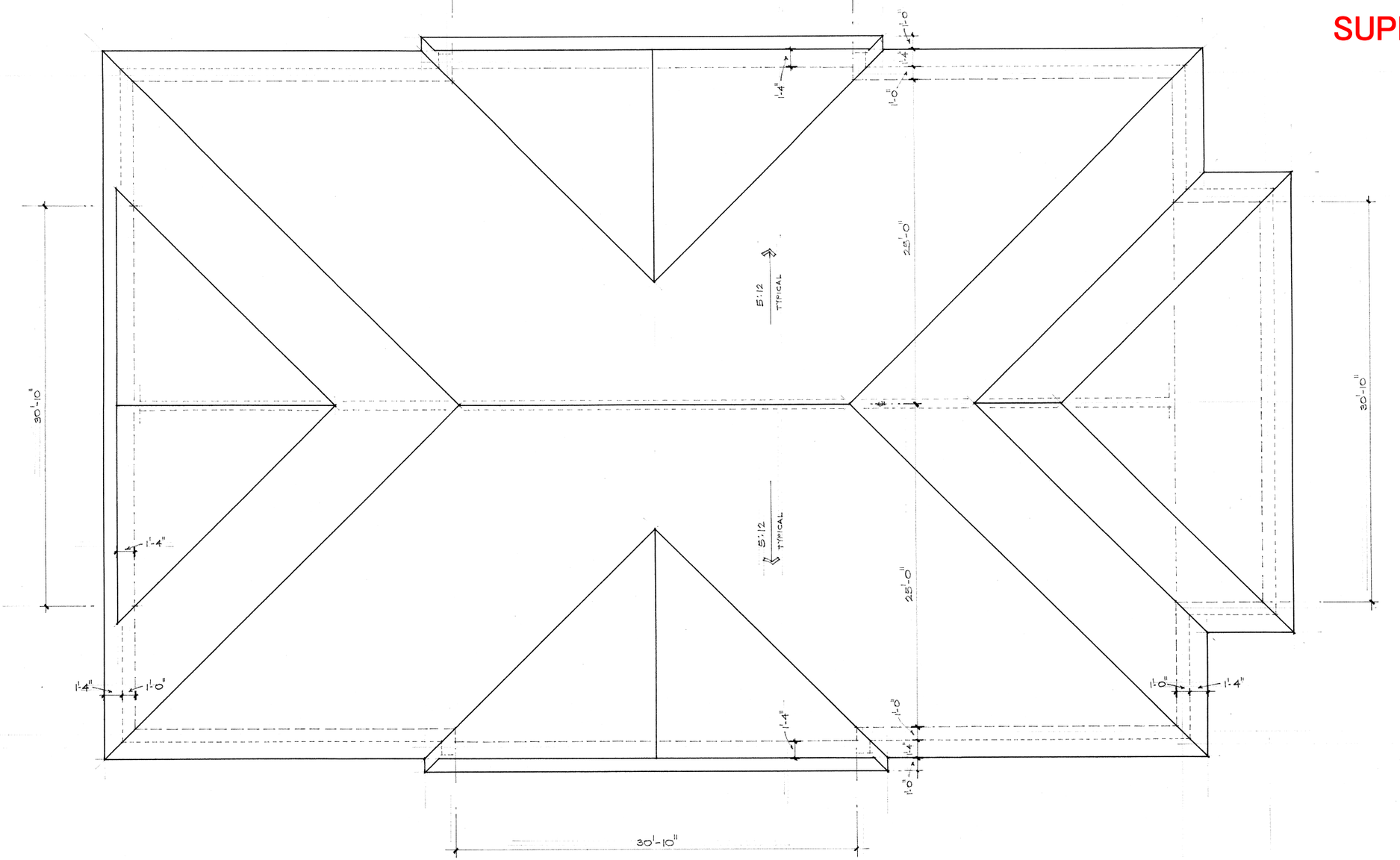
HEATED AREA:	4,172
PORCH AREA:	211
TOTAL AREA UNDER ROOF =	4,383 SQ. FT.

(FIGURES INCLUDE BRICK VENEER, WHERE APPLICABLE.)

	PLANS BY: PETER GOEBEL FINE RESIDENTIAL DESIGN/DRAFTING P.O. BOX 690111 CHARLOTTE, NC 28227 704-573-2231 goebelhaus@yahoo.com	PRELIMINARY/PARTIAL FINAL PLANS FOR RE-ZONING APPLICATION OWNER/BUILDER: PLANTATION CAROLINA, LLLP 2442 BAIN FARM RD. MINT HILL, NC 28227 Mr. ROGER MARTIN 704.408-9739	PROPOSED ONE-STORY OFFICE BUILDING FOR: 547 WEST CHARLES STREET MATTHEWS, NORTH CAROLINA PARCEL # 193-251-10 MECKLENBURG COUNTY	DATE: JOB: SHEET: 3 OF SIX

SUPERSEDED

2012-592
8/30/2012



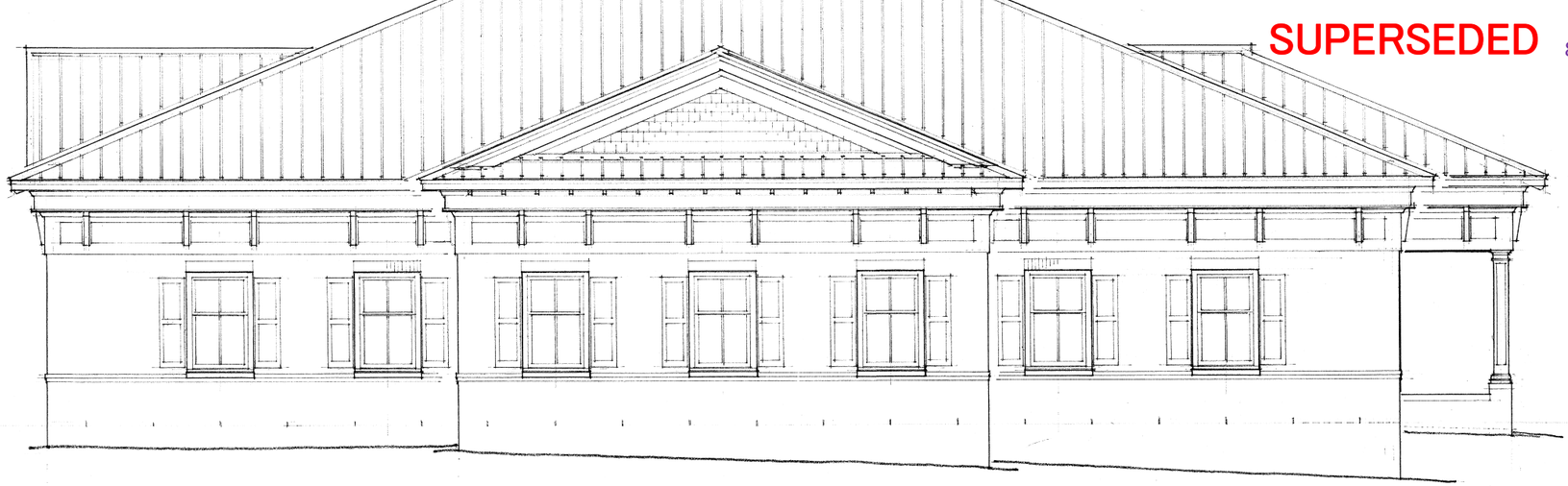
ROOF PLAN SCALE: 1/4" = 1'-0"

ROOF TRUSSES @ 24" O.C. TYPICAL

	PLANS BY: PETER GOEBEL FINE RESIDENTIAL DESIGN/DRAFTING P.O. BOX 690111 CHARLOTTE, NC 28227 704-573-2231 goebelhaus@yahoo.com	PRELIMINARY/PARTIAL FINAL PLANS FOR RE-ZONING APPLICATION OWNER/BUILDER: PLANTATION CAROLINA, LLLP 2442 BAIN FARM RD. MINT HILL, NC 28227 Mr. ROGER MARTIN 704-408-9789	PROPOSED ONE-STORY OFFICE BUILDING FOR: 547 WEST CHARLES STREET MATTHEWS, NORTH CAROLINA PARCEL # 193-251-10 MECKLENBURG COUNTY

DATE:
JOB:
SHEET: 4 OF SIX

SUPERSEDED 2012-592 8/30/2012



FRONT ELEVATION SCALE: 1/4" = 1'-0"
(FACES WEST CHARLES STREET)

RIGHT SIDE ELEVATION SCALE: 1/4" = 1'-0"
(FACES LOIS STREET)

PLANS BY:
PETER GOEBEL
FINE RESIDENTIAL DESIGN/DRAFTING
P.O. BOX 670111
CHARLOTTE, NC 28227
704-573-1231
goebelhaus@yahoo.com

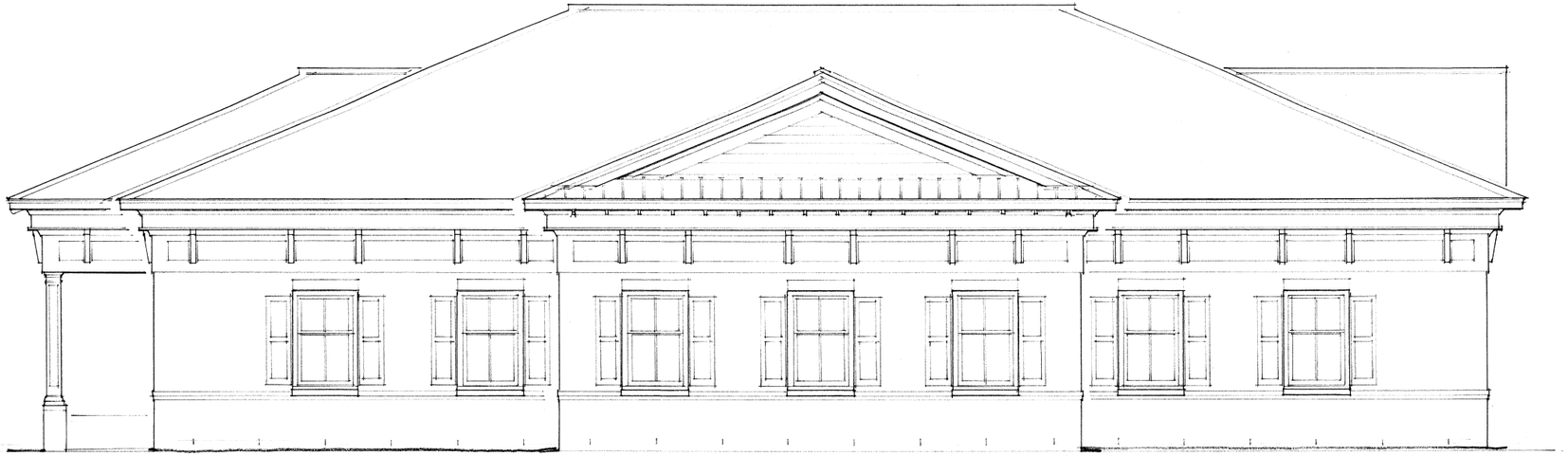
PRELIMINARY/PARTIAL FINAL PLANS
FOR RE-ZONING APPLICATION

OWNER/BUILDER:
PLANTATION CAROLINA, LLLP
2442 BAIN FARM RD.
MINT HILL, NC 28227
Mr. ROGER MARTIN 704-408-9739

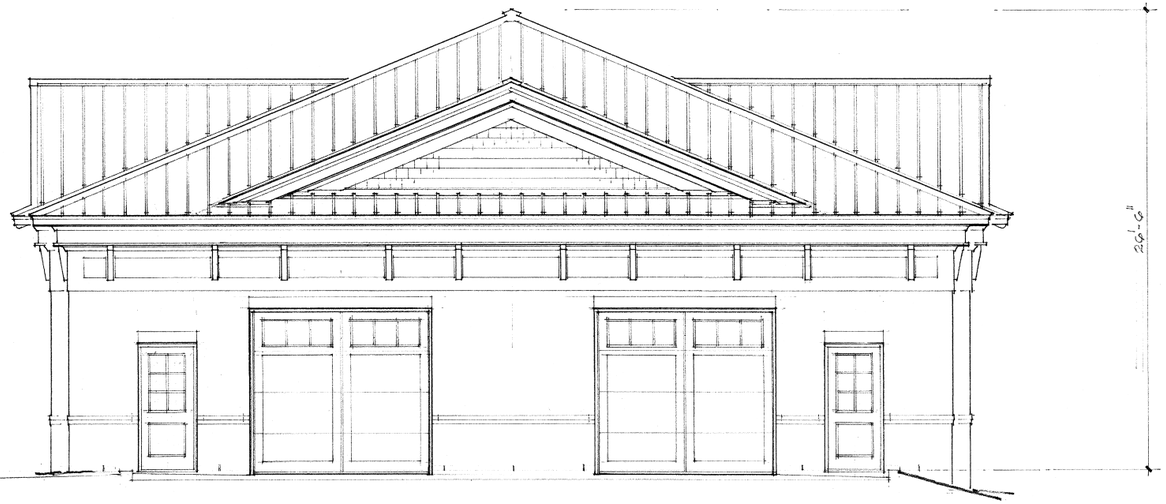
PROPOSED
ONE-STORY OFFICE BUILDING FOR:
547 WEST CHARLES STREET
MATTHEWS, NORTH CAROLINA
PARCEL# 193-251-10
MECKLENBURG COUNTY

DATE:
JOB:
SHEET: 5 OF SIX

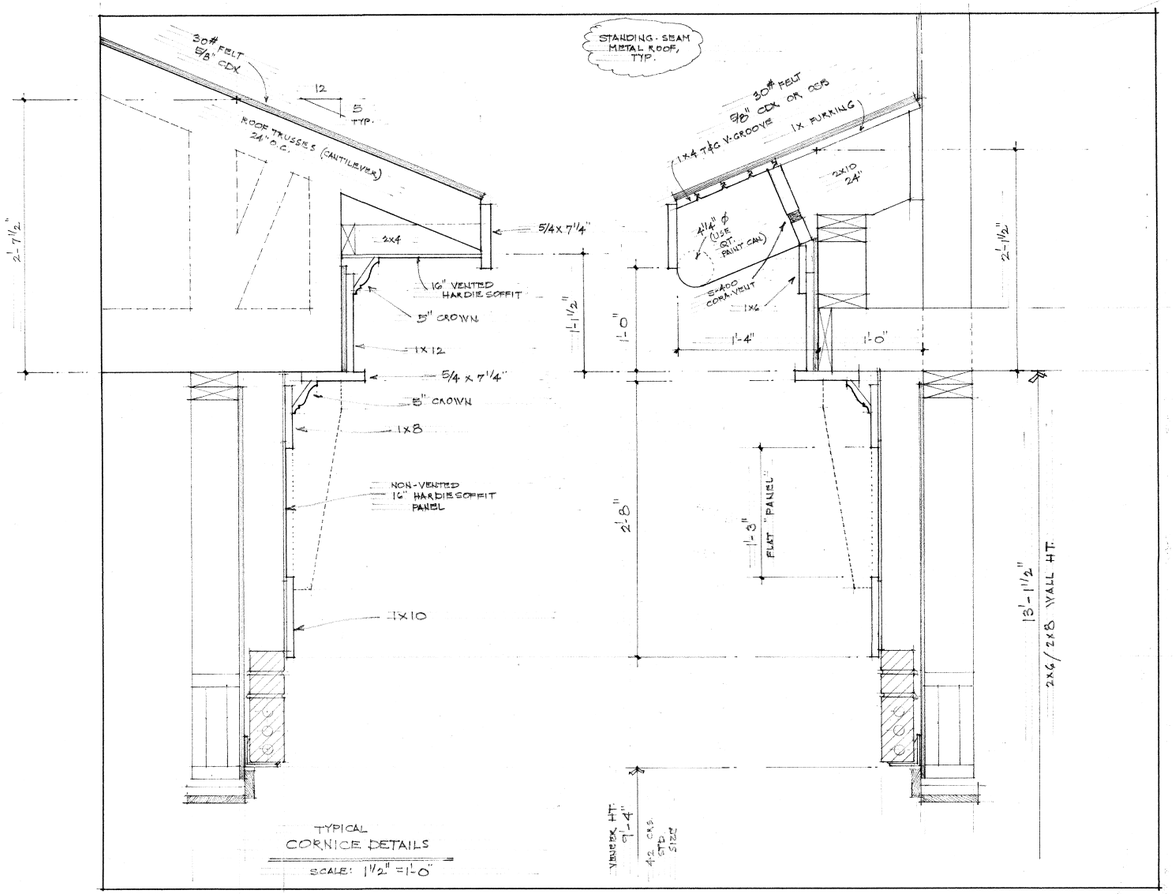
SUPERSEDED 2012-592
8/30/2012



REAR ELEVATION SCALE: 1/4" = 1'-0"
(FACES PARKING LOT)



LEFT SIDE ELEVATION SCALE: 1/4" = 1'-0"
(FACES SERVICE DRIVEWAY)



TYPICAL
CORNICE DETAILS
SCALE: 1 1/2" = 1'-0"

PLANS BY: · PETER GOEBEL · FINE RESIDENTIAL DESIGN/DRAFTING P.O. BOX 690111 CHARLOTTE, NC 28227 704-573-2231 goebelhaus@yahoo.com	PRELIMINARY/PARTIAL FINAL PLANS FOR RE-ZONING APPLICATION OWNER/BUILDER: PLANTATION CAROLINA, LLLP 2442 BAIN FARM RD. MINT HILL, NC 28227 Mr. ROGER MARTIN 704-408-9739	PROPOSED ONE-STORY OFFICE BUILDING FOR: 547 WEST CHARLES STREET MATTHEWS, NORTH CAROLINA PARCEL # 193-251-10 MECKLENBURG COUNTY	DATE: JOB: SHEET # 6 OF SIX