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UTILITY NOTES

THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA. EITHER IN SERVICE OR ABANDONED. THERE IS NO CERTAINTY OF THE ACCURACY OF THE INFORMATION AND IT SHALL BE CONSIDERED IN THE LIGHT BY THOSE USING THIS SURVEY. UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THIS SURVEYOR IS NOT RESPONSIBLE FOR THE SUFFICIENCY OF THE UNDERGROUND UTILITY INFORMATION PROVIDED HEREON, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

MISCELLANEOUS NOTES

AREAS COMPUTED USING COORDINATE GEOMETRY.
IRON REBARS AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.
DEED REFERENCE: AS SHOWN.
ALL ADJOINER PROPERTY OWNER INFORMATION IS TAKEN FROM CURRENT DEEDS AND TAX RECORDS AND ARE CONSIDERED "NOW OR FORMERLY".
RAW ERROR OF CLOSURE: 1:10,000+. BOUNDARY TRAVERSE WAS ADJUSTED USING THE LEAST SQUARES METHOD.
OTHER UNDERGROUND UTILITIES MAY EXIST BUT THEIR LOCATIONS ARE NOT KNOWN.
THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND.
ALL DISTANCES SHOWN ARE HORIZONTAL LOCATED DISTANCES.
THE PROPERTY SHOWN HEREON IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 37104580001 FEMA PANEL DATE: 03/02/2009.

2012-593
9/28/2012

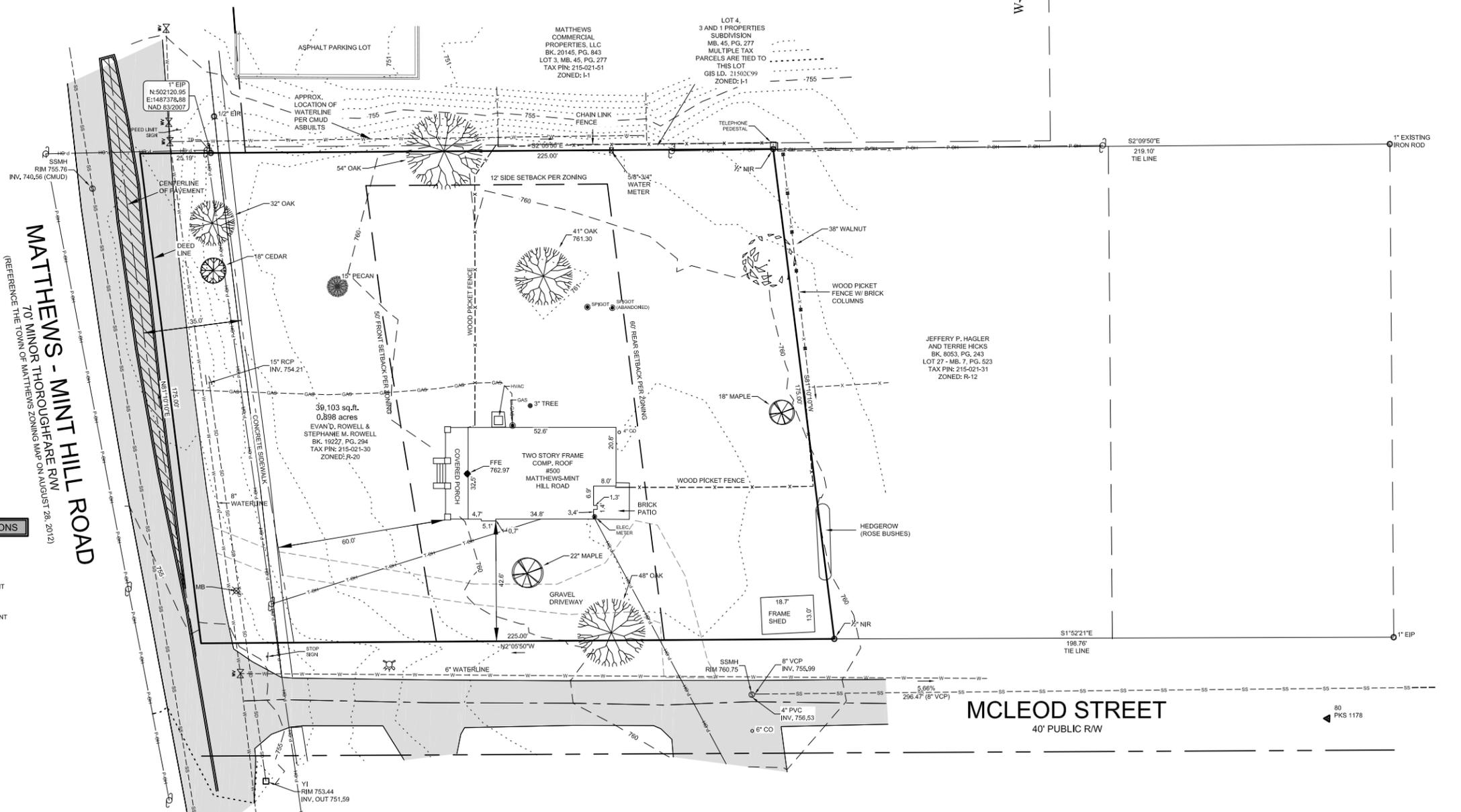
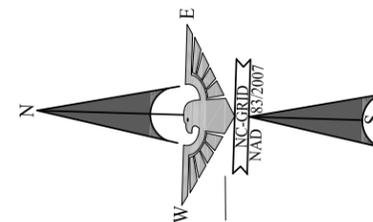
ZONING INFORMATION

ACCORDING TO THE TOWN OF MATTHEWS CURRENT ZONING MAP LOCATED ON THE TOWN (GIS) WEBSITE ON AUGUST 27, 2012, THE SUBJECT PROPERTY IS ZONED "R-20" BECAUSE THERE MAY BE A NEED FOR INTERPRETATION OF THE APPLICABLE ZONING CODES, WE REFER YOU TO THE TOWN OF MATTHEWS PLANNING DEPARTMENT FOR FURTHER INFORMATION.

ENGINEERING

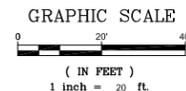
2013 Van Buren Avenue
Indian Trail, NC 28079
(704) 862-4222
www.gslonline.net

P.O. BOX 551
Alpharetta, GA 30009
(770) 359-6640



LEGEND OF SYMBOLS & ABBREVIATIONS

- EIP - EXISTING IRON PIPE
- EIR - EXISTING IRON REBAR
- NIR - NEW IRON REBAR
- S.T. - SIGHT TRIANGLE
- M.B.S. - MINIMUM BUILDING SETBACK
- P.S.D.E. - PUBLIC STORM DRAINAGE EASEMENT
- S.S.E. - SANITARY SEWER EASEMENT
- SSMH - SANITARY SEWER MANHOLE
- R/W - RIGHT OF WAY
- P.S.E. - PRIVATE SANITARY SEWER EASEMENT
- GPUE - GENERAL PUBLIC UTILITY EASEMENT
- C.P. - COMPUTED POINT
- ECM - EXISTING CONCRETE MONUMENT
- E.P.K. - EXISTING P.K. NAIL
- ♿ - HANDICAPPED PARKING
- ⊠ - TRANSMISSION TOWER
- - UTILITY POLE
- - UNDERGROUND GASLINE
- - OVERHEAD UTILITY LINE
- - SANITARY SEWER LINE
- - SANITARY SEWER MANHOLE
- ⊠ - FIRE HYDRANT
- ⊠ - WATER VALVE
- ⊠ - WATER WELL
- ⊠ - YARD INLET / AREA DRAIN
- ⊠ - RAILROAD TRACK
- ⊠ - MONITORING WELL
- ⊠ - ELECTRIC BOX/TRANSFORMER
- ⊠ - CURB INLET
- - STORM DRAIN
- - WATER LINE
- - FENCE LINE
- - ZONING LINE
- - UNDERGROUND TELEPHONE



NO.	DATE	BY	ISSUE

500 MATTHEWS-MINT HILL RD.
MATTHEWS, MECKLENBURG CO., N.C.

For the Benefit of:
EVAN AND STEPHANIE ROWELL

EXISTING CONDITIONS SURVEY

DESIGNED BY	n/a	CHECKED BY	RLW
DRAWN BY	RLW	DATE	9-27-12
SCALE	AS SHOWN	SUB NUMBER	4791



Sheet
1.0

SURVEYORS CERTIFICATION

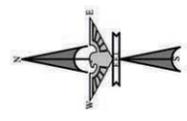
THIS IS TO CERTIFY THAT ON THE 28TH DAY OF AUGUST, 2012, AN ACTUAL SURVEY WAS MADE UNDER MY SUPERVISION OF THE PROPERTY SHOWN ON THIS PLAT, AND THAT THE BOUNDARY LINES AND IMPROVEMENTS, IF ANY, ARE SHOWN HEREON EXCEPT AS NOTED. THIS PLAT MEETS THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA BOARD RULE 1600 (21 NCAC 56) AND THE ERROR OF CLOSURE FOR THIS PARCEL DOES NOT EXCEED ONE (1) FOOT PER 10,000 LINEAR FEET OF PERIMETER SURVEYED NOR 20 SECONDS TIMES THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.

RUSSELL L. WHITEHURST, PLS
PROFESSIONAL LAND SURVEYOR
LICENSE NO. L-3661

DATE



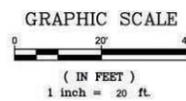
SITE AND DEVELOPMENT DATA	
JURISDICTION	TOWN OF MATTHEWS
TAX PARCEL(S)	215-021-30
SITE ADDRESS	500 MATTHEWS-MINT HILL RD.
ZONING	R-20
PROPOSED ZONING	O-9
USE CLASSIFICATION	COMMERCIAL
TOTAL AREA	0.898 ACRES
AREA IN LOTS	0.00 Acres
COMMON AREA	0.00 Acres
RIGHT-OF-WAY	0.00 Acres
MINIMUM FRONT SETBACK (EX./PROP)	50/40'
MINIMUM SIDE SETBACK	12/10'
MINIMUM REAR SETBACK	60/20'
MINIMUM LOT SIZE	N/A
MINIMUM LOT WIDTH	N/A
DISTURBED AREA	TBD
ADDITIONAL IMPERVIOUS AREA	13,094 SQ. FT.
BUILDING SQ. FT.	2560 (PER GIS) 5,200 SQ.FT. PROPOSED
PARKING REQUIREMENTS	1 SP. PER 250 SQ.FT. = 21 SPACES
PARKING PROVIDED	21
BICYCLE PARKING	4



NO.	DATE	BY	ISSUE

500 MATTHEWS-MINT HILL RD.
MATTHEWS, NC
EVAN & STEPHANIE ROWELL
500 MATTHEWS-MINT HILL RD.
MATTHEWS, NC

SITE PLAN			
DESIGNED BY	KEL	CHECKED BY	JHR
DRAWN BY	KEL	DATE	9-19-12
AS SHOWN	Scale	JOB NUMBER	4791



Sheet
C-2.0

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