

- NOTES**
1. DEED REF: DB. 5695 PG. 726
 2. EIR = EXISTING IRON REBAR
 3. R/W = RIGHT OF WAY
 4. RCP = REINFORCED CONCRETE PIPE
 5. NIR = NEW IRON REBAR
 6. GRID TIE MADE ON MB. 22 AT PAGE 881
 7. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DIST.
 8. COMBINED GRID FACTOR = 0.99984
 9. AREA COMPUTED BY COORDINATES

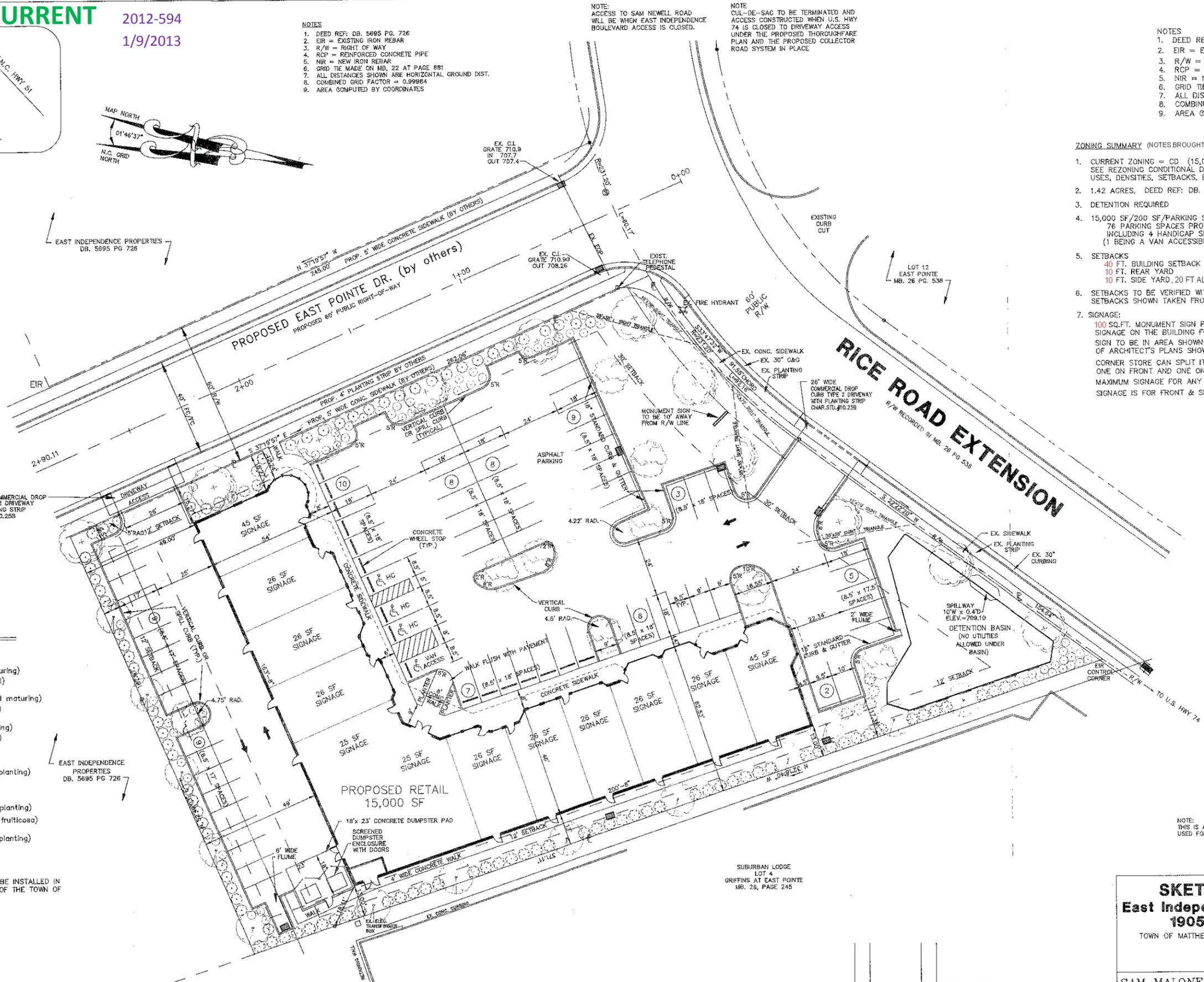
NOTE:
ACCESS TO SAM NEWELL ROAD
WILL BE WHEN EAST INDEPENDENCE
BOULEVARD ACCESS IS CLOSED.

NOTE
CUL-DE-SAC TO BE TERMINATED AND
ACCESS CONSTRUCTED WHEN U.S. HWY
74 IS CLOSED TO DRIVEWAY ACCESS
UNDER THE PROPOSED THOROUGHFARE
PLAN AND THE PROPOSED COLLECTOR
ROAD SYSTEM IN PLACE

- NOTES**
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ZONING SUMMARY (NOTES BROUGHT FORWARD FROM 1/25/99 APPROVAL CHANGES IN RED.)

1. CURRENT ZONING = CD (15,000 S.F. BUILDING MAX.)
SEE REZONING CONDITIONAL DISTRICT SITE PLAN FOR
USES, DENSITIES, SETBACKS, BUFFERS, ETC.
2. 1.42 ACRES, DEED REF: DB. 8890 PAGE 705
3. DETENTION REQUIRED
4. 15,000 SF/200 SF/PARKING SPACE = 75 REQUIRED.
76 PARKING SPACES PROVIDED,
INCLUDING 4 HANDICAP SPACES
(1 BEING A VAN ACCESSIBLE SPACE)
5. SETBACKS
40 FT. BUILDING SETBACK FROM RICE ROAD EXTENSION
10 FT. REAR YARD
10 FT. SIDE YARD, 20 FT ALONG EASTPOINTE DRIVE
6. SETBACKS TO BE VERIFIED WITH THE TOWN OF MATTHEWS.
SETBACKS SHOWN TAKEN FROM REZONING PLAN.
7. SIGNAGE:
100 SQ.FT. MONUMENT SIGN PLUS
SIGNAGE ON THE BUILDING FOR 12 TENANTS.
SIGN TO BE IN AREA SHOWN OVER EACH STORE ON SHEET A.03 OF 7
OF ARCHITECT'S PLANS SHOWING BUILDING ELEVATIONS.
CORNER STORE CAN SPLIT IT'S SQUARE FOOTAGE INTO TWO SIGNS,
ONE ON FRONT AND ONE ON SIDE OF STORE.
MAXIMUM SIGNAGE FOR ANY STORE FRONT IS 80 SF.
SIGNAGE IS FOR FRONT & SIDE OF BUILDING, NOT FOR REAR.



DESIGN TREE LEGEND

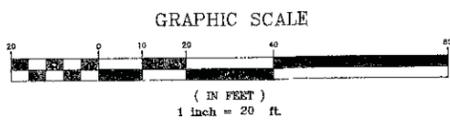
- | SYMBOL | TYPE |
|--------|---|
| | = RED MAPLE TREE (large maturing)
(min. 3" caliper, min. 10' tall) |
| | = 'EMILY BRUNER' HOLLY (small maturing)
(min. 2" caliper, min. 6' tall) |
| | = RED BUD TREE (small maturing)
(min. 2" caliper, min. 8' tall) |
| | = 'CARISSA' HOLLY
(MIN. 3 gallon)
(MIN. 12" height at time of planting) |
| | = BURFORD HOLLY
(MIN. 3 gallon)
(MIN. 24" height at time of planting) |
| | = BUSH CINQUEFOIL (<i>Potentilla fruticosa</i>)
(MIN. 2 gallon)
(MIN. 12" height at time of planting) |

LANDSCAPING NOTES

1. LANDSCAPE PLANTS AND TREES SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWN OF MATTHEWS ZONING ORDINANCE.

CURVE	RADIUS	LENGTH	CHORD	BEARING
C1	50.00'	94.63'	81.13'	S 89°01'04" W
C2	25.00'	16.04'	15.77'	S 63°10'55" W
C3	231.20'	46.18'	46.10'	S 65°50'43" W
C4	231.20'	60.17'	60.00'	N 82°40'03" E

HARLEY DAVIDSON
LOT 3
GRIFFINS AT EAST POINTE
MB. 26, PAGE 245



NOTE:
THIS IS A PRELIMINARY PLAN ONLY AND IS NOT TO BE
USED FOR SALES, CONVEYANCES OR RECORDATION.

JUNE 3, 1996

SKETCH PLAN - 1.42 Ac.
East Independence Property Property
1905 Rice Road Extension

TOWN OF MATTHEWS, MECKLENBURG COUNTY, NORTH CAROLINA

PREPARED FOR: 334
ART LIEBERMAN 10-31-98

SAM MALONE & ASSOCIATES
LAND SURVEYING - ENGINEERING
RESIDENTIAL & COMMERCIAL



1108 WEST JOHN STREET
P.O. BOX 1199
MATTHEWS, NORTH CAROLINA 28106
OFFICE (704) 847-9026
SAM MALONE
RUSSELL WHITEHURST

DESIGN RAC/DLW	ACAD FILE
DRAWN RAC/DLW	AR/PLA; DISK 322
SCALE 1" = 20'	SHEET
DATE May 31 1996	1 of 1

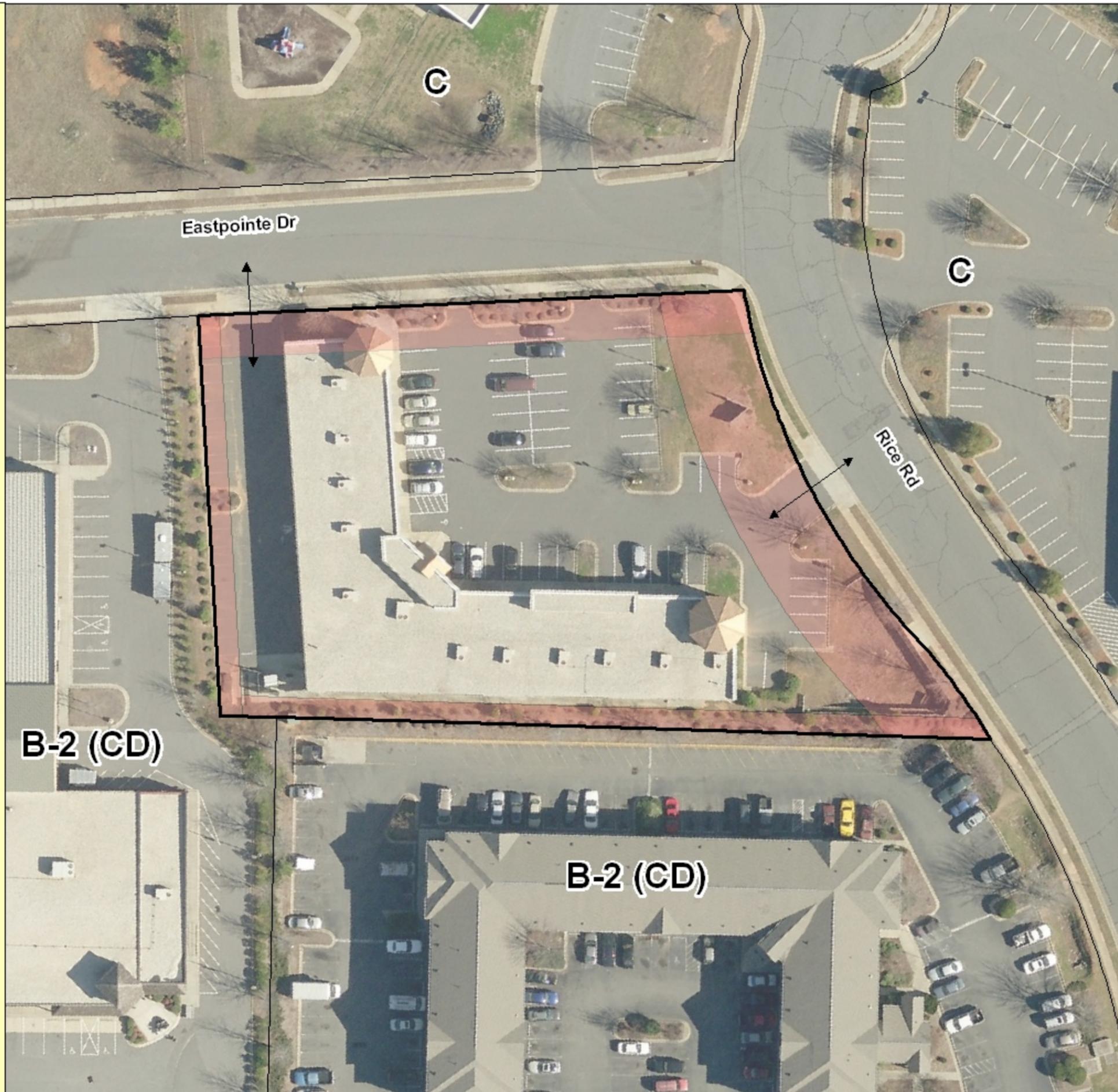
NO.	DATE	BY	REVISION
7	12-23-98	DLW	REV. SIGN NOTE
6	12-21-98	DLW	REV. SIGN NOTE & ADD SF SIGNAGE REQUESTED FOR EACH STORE FRONT.
5	11-2-98	DLW	MOVE MONUMENT SIGN FOR VISIBILITY.
4	10-29-98	DLW	UPDATE SITE PLAN & CHANGE SIGN NOTE.
3	6-24-96	DLW	MOVE SIGN, FRONT TREES
2	6-20-96	DLW	REV. FRONT ENTRANCE WALK, DEL. 1 HANDICAP SPACE, AND ADD SIGN NOTE.
1	6-10-95	DLW	REVISE TREE PLAN PER TOWN OF MATTHEWS COMMENTS

revised for Town Bd
decision on 1-11-99

TAX PARCEL NUMBER	193-191-23
EXISTING ZONING	Conditional
PROPOSED ZONING	B-2 (CD)
EXISTING USE	Business / Office
PROPOSED USE	General Business
SITE AREA	59,549 sf
MAXIMUM BUILDING AREA	1,500 sf
REQUIRED PARKING:	
TOTAL REQUIRED SPACES =	75
PARKING PROVIDED =	76
MINIMUM YARD REQUIREMENTS	
MINIMUM SETBACK	40ft
MINIMUM SIDE YARD	10ft
MINIMUM REAR YARD	20ft on Eastpointe Drive 10ft
MAXIMUM BUILDING HEIGHT	40 ft

CONDITIONAL NOTES

1. This parcel was developed under the now defunct Conditional Zoning District that included East Point. This zoning request seeks to convert this property to an appropriate zoning category for the provision of professional services and based on the configuration of site infrastructure. Therefore, the recommended category is B-1 (CD), Neighborhood Business, as denoted within the Zoning Ordinance.
2. All uses allowed within the B-1 District will be permitted.
3. Access to the site will be limited to the existing driveway connections on Rice Road and Eastpoint Drive
4. Signage will be permitted in accordance with Section 153.152 of the Town of Matthews Zoning Ordinance.
5. No changes in existing site conditions for building layout, parking, traffic circulation, and storm drainage for this developed property are proposed by this zoning action.
6. Because this petition proposes no changes in existing site conditions, no traffic analysis is included as part of this zoning request.



EAST VILLAGE
1905 Rice Road Ext.

1 inch = 50 feet

