



VICINITY MAP - NOT TO SCALE

**PARKING SPACE TABLE**  
Zoning: O-9(CD)

Office Space:	3,920 sf. /300 = 13.1 spcs
Medical Space:	0 sf. /200 = 0 spcs
Total Square Footage:	3,920 sf.
25% Reduction (400' Public Parking)	13.1/75% = 10 spcs
PERMITTED USE SPACES PROVIDED	INCLUDED ONE HANDICAP SPACES: 10 spaces Total

**INTERIOR LANDSCAPING**  
At least one existing or planted tree with appropriate minimum caliper and height shall be provided for every ten parking spaces.  
REQUIRED TREES = 10 spaces/10 = 1  
PROVIDED EXISTING TREES = > 1.

**PERIMETER BUFFER REQ'TS:**  
ZONING ADJACENT TO PROPERTY:  
1. (WEST SIDE) R-20 RESIDENTIAL  
15' LANDSCAPE SCREENING REQUIREMENT  
2. (SOUTH SIDE) MATTHEWS STATION;  
NO LANDSCAPE REQUIREMENT

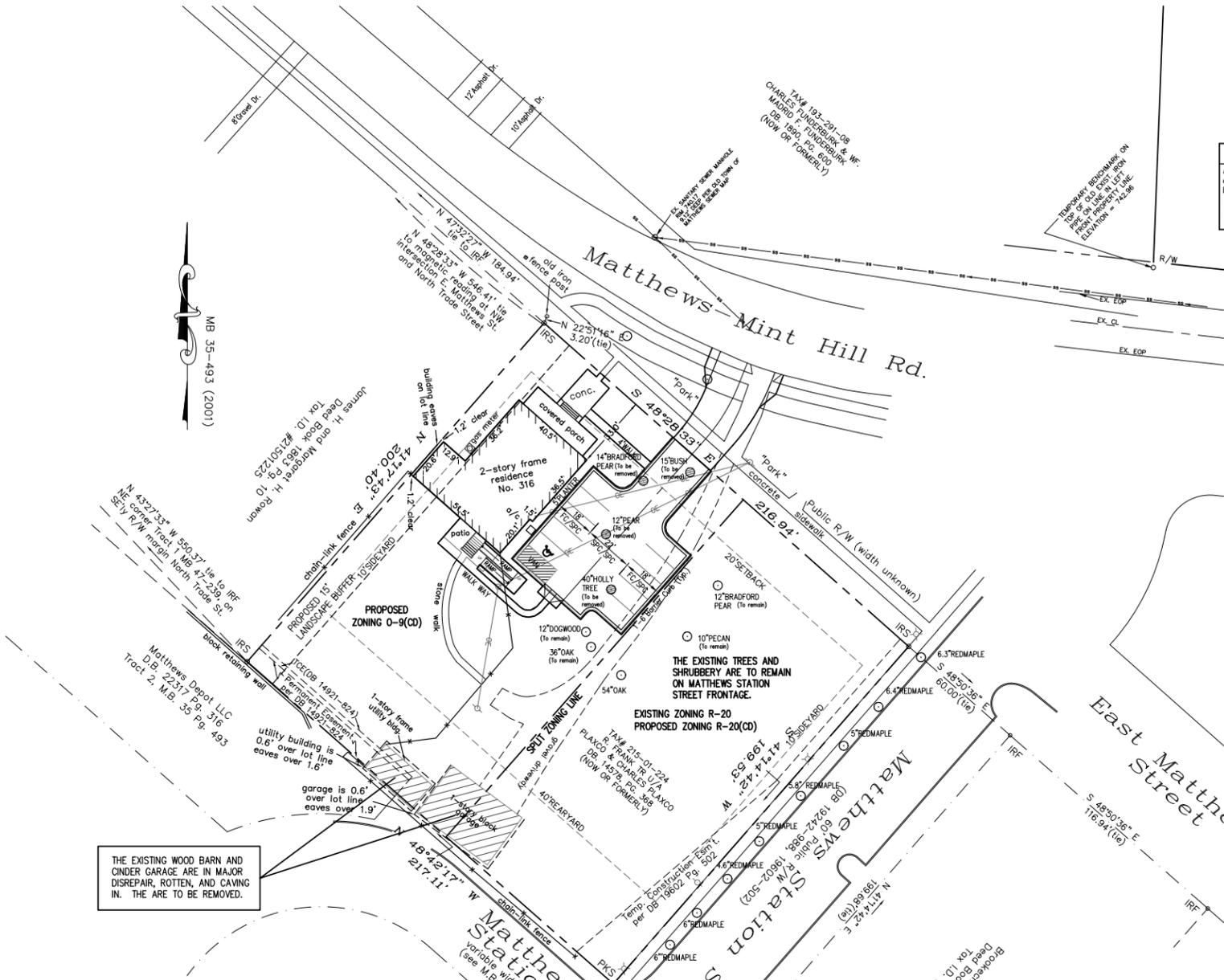
**STREET FRONTAGE**  
MATTHEWS-MINT HILL ROAD.  
EXISTING "PARK" TREES TO REMAIN  
MATTHEWS STATION STREET  
EXISTING "PARK" TREES TO REMAIN

- GENERAL NOTES**
- Source of title is recorded in Deed Book 4578 Page 368. See also conveyance of a 10-foot strip of land to the Town of Matthews for Matthews Station Street, recorded in Book 19602 Page 502. Tax I.D. number of this property is 215-012-24.
  - This survey does not reflect a complete title examination. There may be additional easements, restrictions, or other matters of title not shown or noted herein.
  - Current zoning of this parcel, per GIS, is R-20. Per the Town of Matthews Zoning Ordinance, setbacks in the R-20 district differ based on the use of the property. This survey does not reflect a complete zoning analysis. Development of this property is subject to the approval of the Town of Matthews.
  - This survey does not show any underground utilities which may exist. Contact the NC ONE-CALL Utility Locating Center (1-800-632-4949) before any grading, excavation or construction is begun.
  - Total area of this property is 43,396 square feet (or 0.9962 acre), by coordinate computation.
  - This property does not lie within a designated flood hazard area per graphic scaling from Flood Insurance Rate Map Community Panel No. 3710458000J dated 03-02-2009.

**LEGEND**

ch.	chord
IPF/IRF	iron pipe/rebar found
IRF/IRS	iron rebar found/set
L,R	curve length, radius
MB,DB	record map, deed reference
OU	overhead utilities
PKF/S	PK Nail found/set
s.f.	square feet (by coordinates)
☒	catch basin
☒	water meter
☒	water valve
☒	light pole

**A.G. ZOUTEWELLE SURVEYORS**  
1418 East Fifth St. Charlotte, NC 28204  
Phone: 704-372-8444 Fax: 704-372-9555  
Firm Licensure Number C-1054



**ZONING/DEVELOPMENT DATA**

**REQUESTED VARIANCES:**

- SIDEYARD BUFFER: THE INTENT OF THE 15' SIDEYARD BUFFER ON THE WEST SIDE OF THE PROPERTY IS NOT TO SCREEN BUT TO CAUSE A BUFFER BETWEEN AN OFFICE USE AND A RESIDENTIAL USE. THERE ARE SIGNIFICANT EXISTING BUSHES AND TREES BEHIND THE HOUSE AND ALONG THE PROPERTY LINE AS TO FULFILL THE BUFFER REQUIREMENT WITHOUT THE FULL 15' WIDTH. THE OWNER IS RESERVING THE RIGHT TO PRUNE, THIN, AND MAINTAIN THE PLANTS WITHIN THIS BUFFER. THE HOUSE HAS BEEN IN ITS PRESENT LOCATION SINCE THE 1930'S AND AS SUCH BECOMES PART OF THE CHARACTER OF THE MATTHEWS AREA. THE FRONT OF THE HOUSE IS BEING MAINTAINED AS IS. BUFFER REQUIREMENTS SHOULD BE AT A MINIMUM. THE PROPOSED PARKING LOT IS BEING INSTALLED ON THE OPPOSITE SIDE OF THE HOUSE AND SO IS SCREENED BY THE HOUSE. A ROOM OF THE HOUSE ON THE WEST SIDE PROJECTS OUT TO WITHIN 1.2' OF THE SIDE PROPERTY LINE. A BUFFER VARIANCE IS BEING REQUESTED FOR THE WIDTH OF THE ROOM. A VARIANCE FOR THE SIDEYARD BUFFER IS BEING REQUESTED AND WILL BE COORDINATED AND VERBAGE CREATED WITH THE HELP OF THE TOWN STAFF.

**BMP Analysis:**  
Existing Impervious Area for the Site = 9,460 sf.  
Proposed Impervious Area for the Site = 7,791 sf.  
Therefore, the project has a net loss of: 1,669 sf. with no new additional impervious area added to the Site.  
The BMP for this Site is:  
1. Total Impervious Area for the Site has been reduced and is less than the 20,000 sf allowable by regulation.  
2. These numbers may change depending on the Zoning process and Staff-County review but it is the intent of this plan to reduce the impervious area of the site.

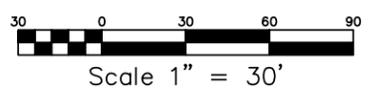
- DEVELOPMENT NOTES:**
- GENERAL PROVISIONS**
    - This rezoning petition relates to that certain 0.9962 acre parcel of land lying within the Town of Matthews, hereinafter referred to as the "Site". This rezoning is requesting the rezoning from R-20 to O-9(CD).
    - Development of the Site will be controlled by the standards depicted on this Rezoning Plan and by the standards of the Ordinance. The development depicted on the Rezoning Plan is intended to reflect the arrangements of proposed buildings and uses on the Site, but the exact configurations, placements and sizes of individual elements may be altered or modified within the limits prescribed by the Ordinance during the design development and construction phases.
    - Unless more stringent standards are established by these Development Standards, all development standards established under the Matthews Zoning Ordinance (the "Ordinance") for the O-9 District shall be followed with respect to the Site.
    - Prior to the demolition of the existing structures on the Site the Petitioner shall contact LUESA in order to evaluate potential issues related to asbestos, abandoned wells, septic tanks and underground storage, which may or may not be present on the Site.
  - STATEMENTS WITH RESPECT TO THE GRAPHICS WHICH ARE SET FORTH ON EXHIBITS ACCOMPANYING THE REZONING PLAN**
    - Any Exhibits accompanying the Rezoning Plan are conceptual images of portions of the Site. They are not to be considered as development plans but rather as preliminary representations of the types and quality of development proposed for the Site.
    - The Rezoning Plan identifies an existing building envelope. No new buildings are being proposed.
  - PERMITTED USES AND MAXIMUM DEVELOPMENT**
    - The Site may be devoted to office uses as well as associated accessory uses and parking and service areas permitted by the Ordinance in a O-9(CD) District. However, the following uses are specifically requested:  
153.058 Office District
    - Medical uses allowed by the Ordinance shall be permitted. However, parking requirements or building areas may need to be adjusted to satisfy the ordinance.
  - ACCESS POINTS**
    - The total number of ingress/egress points to and from the Site shall be limited to one entrance on Matthews-Mint Hill Road. The exact location may vary somewhat from those depicted based upon final design and location requirements as regulated by the transportation engineer and Town of Matthews. Any other driveways for this site will be abandoned (none are apparent).
    - The Developer is expecting to install the proposed driveway of the site in close proximity to the existing driveway and be upgraded to an approved driveway type.
  - SETBACK, SIDE YARDS AND REAR YARDS**
    - Any future buildings constructed on the Site shall satisfy or exceed the setback, rear yard and side yard dimensions established under the Ordinance for the O-9(CD) District.
    - No buildings or parking areas shall be allowed in the 20 foot setbacks along Matthews-Mint Hill Road. No new buildings are proposed with this plan.
  - DESIGN AND PERFORMANCE STANDARDS**
    - The Site shall comply with all requirements of the Matthews Tree Ordinance.
    - The Developer shall preserve natural areas. These natural areas shall consist of trees of greater than 6" dia. @ chest height with the exception of a 10 foot "construction envelopes" to be measured from the outside edge of curbs for the proposed parking lot. Vegetation within this area may be removed. This provision shall not prohibit the Developer from removing dead or dying trees from any portion of the natural areas. Areas within the construction envelopes shall be replanted in conformity with the landscape plan for those areas. Ground surface within disturbed natural areas shall not be grassed. They shall be mulched or have other natural ground cover to coordinate with its surroundings.
    - The portion of the property that is to be R-20(CD) or the east portion is to be moved and kept up along with the O-9(CD).
    - The Building shall be connected by sidewalk to a sidewalk along Matthews-Mint Hill Road. All existing sidewalks and Curb and Gutter will remain.
    - All sidewalks installed within the Site that connect to the public Right-of-Way shall be at least five feet in width.
    - The existing overhead power line to the house will be replaced with an underground cable.
  - EXTERIOR FEATURES**
    - The Exterior will remain the same.
    - Roofing is to be replaced and/or repaired as appropriate (there are different roofing materials) with the existing type of roofing.
    - Signage for the Office will be permitted separately through the Town of Matthews.
  - PARKING**
    - Off-street vehicular parking for the Site shall meet or exceed the minimum standards established by the Ordinance.
    - The parking total indicated in the Development Data is an estimate. The final parking count may deviate from that indicated in the Development Data, provided that at the time of building permit submitted the proposed parking meets or exceeds Ordinance requirements. The parking spaces may be expanded for up to 6 spaces with Matthews Board Approval.
  - LIGHTING**
    - All freestanding lighting and all exterior lighting will be capped so as to minimize the impact from lights that may be visible from nearby properties. Freestanding lighting shall not exceed 20 feet in height.
    - The existing wood light poles are to be removed and new lighting installed in conformance with the lighting standards for the Town of Matthews.
  - STORMWATER**
    - The petitioner shall tie in to the existing storm water system(s).
    - The petitioner shall control the stormwater runoff from the site to satisfy the stormwater ordinance.
    - The petitioner acknowledges that other standard development requirements imposed by other Town ordinances, standards, policies, and appropriate design manuals will exist. Those criteria (for example those that regulate streets, sidewalks, trees, stormwater, and site development, etc.) will apply to development in addition to other standards. Where conditions on this plan differ from ordinances, standards, policies, and approaches in existence at the time of formal engineering plan review submission the stricter condition or existing requirements shall apply.
  - ALTERATIONS TO PLAN**
    - Future amendments to the Rezoning Plan and these Development Notes may be applied for by the then owner or owners of the tract or tracts within the Site involved in accordance with the provisions of the Ordinance.
  - BINDING EFFECT**
    - Upon approval, all conditions applicable to development of the Site imposed under the Rezoning Plan and these Development Notes will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioners and the current and subsequent owners of the Site and their respective successors in interest and assigns. Throughout these Development Notes, the terms "Developer", "Petitioner", "Owner" or "Owners," shall, with respect to each parcel within the Site, be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the owner or owners of the Site who may be involved in its development from time to time.



NORTH SIDE



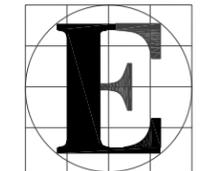
EAST SIDE



CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES, LOCATIONS AND ELEVATIONS BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES FOUND SHALL BE REPORTED

(3) DAYS BEFORE DIGGING IN NORTH CAROLINA CALL: 1.800.632.4949 NORTH CAROLINA 1 CALL CENTER

Revisions:



**LASH ENGINEERING**  
Consulting Civil Engineer/Planner  
1104 Cindy Carr Drive  
Matthews, N.C. 28105  
Phone: 704/847-3001  
email: mikel@lashengineering.com

**PROJECT ENGINEER:**  
MICHAEL LASH, P.E.  
THESE DRAWINGS AND THE DESIGN SHOWN THEREON ARE INSTRUMENTS OF LASH ENGINEERING, INC. THE REPRODUCTION OR UNAUTHORIZED USE OF THE DOCUMENTS WITHOUT THE CONSENT OF LASH ENGINEERING, INC. IS PROHIBITED.

**CLIENT:**  
Jeff Fuller  
1422-C Orchard Lake Drive  
Charlotte, NC. 28270

Phone: (704)844-6683

**PROJECT:**  
Zoning Plan  
Offices at:  
316 Matthews Street  
Matthews, NC 28105

**DESCRIPTION:**  
Zoning Plan from R-20 to O-9

**STATUS:** "..."  
**SUBMITTED TO:** Town  
**Scale:** 1" = 30'  
**Date:** 5/30/13  
**SHEET NO.:** 1 of 1