2014-613
2-26-2014

## LEGEND:

*C&G - CURB & GUTTER*
*CB - CATCH BASIN*
*CO - CLEAN OUT*
*D.B. - DEED BOOK*
*EIP - EXISTING IRON PIPE*
*EIR - EXISTING IRON ROD*
*EN - EXISTING NAIL*
*EOP - EDGE OF PAVEMENT*
*FFE - FINISH FLOOR ELEVATION*
*FH - FIRE HYDRANT*
*GDP - GUARD POST*
*GM - GAS METER*
*GP - GATE POST*
*GV - GAS VALVE*
*GW - GUY WIRE*
*HVAC - HEATING, VENTILATION, AIR COND.*
*LMP - LAMP POST*
*LP - LIGHT POLE*
*M.B. - MAP BOOK*
*N.G.S. - NATIONAL GEODETIC SURVEY*
*PB - POWER BOX*
*PIN - PARCEL IDENTIFICATION NUMBER*
*PM - POWER METER*
*PP - POWER POLE*
*PG - PAGE*
*PVC - PLASTIC PIPE*
*R/W - RIGHT-OF-WAY*
*RCP - REINFORCED CONCRETE PIPE*
*TB - TELEPHONE BOX*
*UB - UTILITY BOX*
*WB - WATER BOX*
*WM - WATER METER*
*WV - WATER VALVE*

## LINE LEGEND:

*EASEMENT*
*FENCE*
*PROPERTY LINE*
*PROPERTY LINE (NOT SURVEYED)*
*RIGHT-OF-WAY*
*RIGHT-OF-WAY (NOT SURVEYED)*
*SETBACK*
*CABLE TV LINE* — C
*FIBER OPTIC LINE* — FO
*GAS LINE* — G
*POWER LINE* — E
*POWER LINE (UNDERGROUND)* — UE
*SANITARY SEWER PIPE* — SS
*TELEPHONE LINE* — T
*TELEPHONE LINE (UNDERGROUND)* — UT
*WATER LINE* — W

*MAP REFERENCE: NC GRID NAD 83*

## NOTES:

*1. THIS PLAT IS NOT FOR RECORDATION AS PER G.S. 47-30 AS AMENDED.*

*2. THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP IS APPROXIMATE, BASED ON INFORMATION PROVIDED BY OTHERS OR BY FIELD LOCATION. UTILITY LOCATIONS AS SHOWN HEREON ARE INTENDED FOR PLANNING ONLY. ACTUAL LOCATION, SIZE, OR DEPTH OF LINE SHOULD BE VERIFIED WITH THE INDIVIDUAL UTILITY COMPANY BEFORE CONSTRUCTION.*

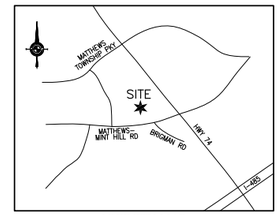
*3. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT REPORT. R.B. PHARR & ASSOCIATES, P.A. DOES NOT CLAIM THAT ALL MATTERS OF RECORD WHICH MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY ARE SHOWN HEREON.*

*4. ELEVATIONS BASED ON N.G.S. MONUMENT "295 AZ MK", ELEVATION =751.31 FEET, NAVD 88.*

*5. MATTHEWS-MINT HILL ROAD IS SHOWN AS A "MAJOR THOROUGHFARE" ON THE MECKLENBURG-UNION METROPOLITAN PLANNING ORGANIZATION THOROUGHFARE PLAN OF 2004 AND MAY BE SUBJECT TO A FUTURE RIGHT-OF-WAY OF 50' FROM CENTERLINE.*

*6. THE OFF-SITE RIGHT-OF-WAY SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERSIGNED CERTIFIES ONLY TO THE RIGHT-OF-WAYS SURVEYED, AND DOES NOT CERTIFY TO THE RIGHT OF WAY WIDTH OF ANY ADJACENT PROPERTIES.*

*7. THE BOUNDARY INFORMATION SHOWN WAS TAKEN FROM R.B. PHARR SURVEY DATED SEPTEMBER 11, 2006 (JOB NO. 69009) AND IS FOR ILLUSTRATIVE PURPOSES ONLY.*




VICINITY MAP
NOT TO SCALE

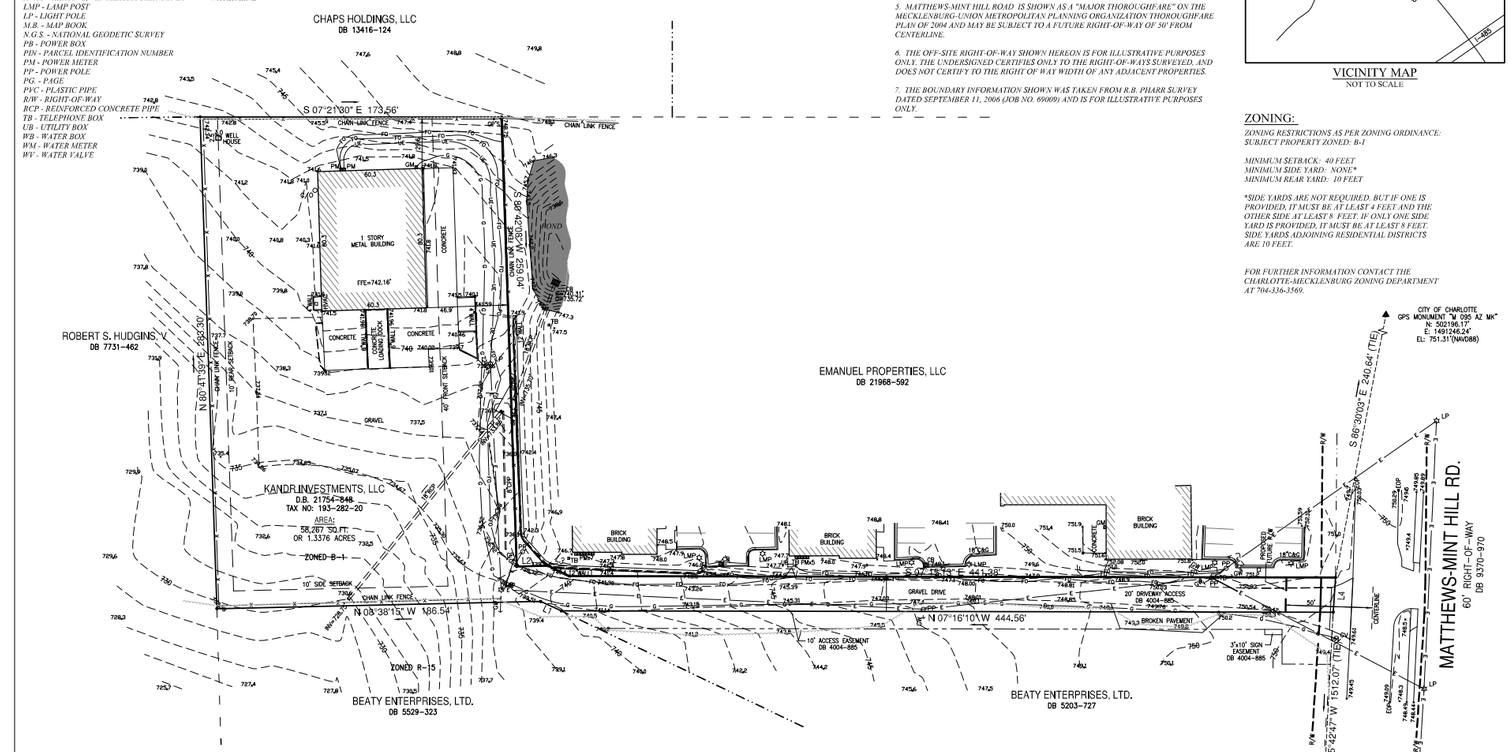
## ZONING:

*ZONING RESTRICTIONS AS PER ZONING ORDINANCE:*
*SUBJECT PROPERTY ZONED: B-1*

*MINIMUM SETBACK: 40 FEET*
*MINIMUM SIDE YARD: NONE**
*MINIMUM REAR YARD: 10 FEET*

**SIDE YARDS ARE NOT REQUIRED, BUT IF ONE IS PROVIDED, IT MUST BE AT LEAST 4 FEET. AND THE OTHER SIDE AT LEAST 8 FEET. IF ONLY ONE SIDE YARD IS PROVIDED, IT MUST BE AT LEAST 8 FEET. SIDE YARDS ADJOINING RESIDENTIAL DISTRICTS ARE 10 FEET.*

*FOR FURTHER INFORMATION CONTACT THE CHARLOTTE-MECKLENBURG ZONING DEPARTMENT AT 704-336-3569.*




## UTILITIES:

*POWER*
*DUKE POWER ENERGY*
*1-800-777-9898*

*TELEPHONE*
*BELL SOUTH TELECOMMUNICATIONS*
*1-888-757-6500*

*WATER & SEWER*
*CHAR.-MECK. UTILITY DEPT. (CMUD)*
*(704) 336-2364 WATER*
*(704) 357-6064 SEWER*

*GAS*
*PIEDMONT NATURAL GAS CO.*
*1-800-752-7504*

*CABLE TELEVISION*
*TIME WARNER CABLE*
*1-800-892-2253*

811
Know what's **below.**
**Call** before you dig.

| LINE TABLE | | |
|---|---|---|
| LINE | BEARING | DISTANCE |
| L1 | N 17°18'54" E | 13.12' |
| L2 | S 08°45'14" E | 18.11' |
| L3 | S 18°35'38" W | 13.50' |
| L4 | S 86°30'30" W | 20.02' |

GRAPHIC SCALE
40 0 20 40 80 160
( IN FEET )
1 inch = 40 ft.

FLOOD CERTIFICATION
*THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY* IS NOT *LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED*
MARCH 2, 2009
MAP NUMBER: 3710459000J (ZONE X)

NORTH CAROLINA PROFESSIONAL SEAL L-3212 LAND SURVEYOR C. CLARK NELSON

*THIS IS TO CERTIFY THAT ON THE 27th DAY OF DECEMBER 2013, THIS MAP WAS PREPARED UNDER MY SUPERVISION AND THAT NO BOUNDARY WAS PERFORMED IN ITS PREPARATION. THE PURPOSE OF THIS MAP IS TO SHOW TOPOGRAPHICAL AND PHYSICAL FEATURES ONLY, AND IT DOES NOT MEET THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA BOARD RULE .1600 (21 NCAC 56). AND IS NOT INTENDED TO BE USED FOR RECORDATION, CONVEYANCES, OR SALES. HOWEVER THE POSITIONAL AND VERTICAL ACCURACY OF THE PHYSICAL AND TOPOGRAPHICAL FEATURES SHOWN ARE RELIABLE AND MEET THE ACCURACY STANDARDS OF THE AFORESAID STANDARDS OF PRACTICE.*

*SIGNED* C. Clark Nelson

REVISIONS

TOPOGRAPHICAL SURVEY PREPARED FOR:

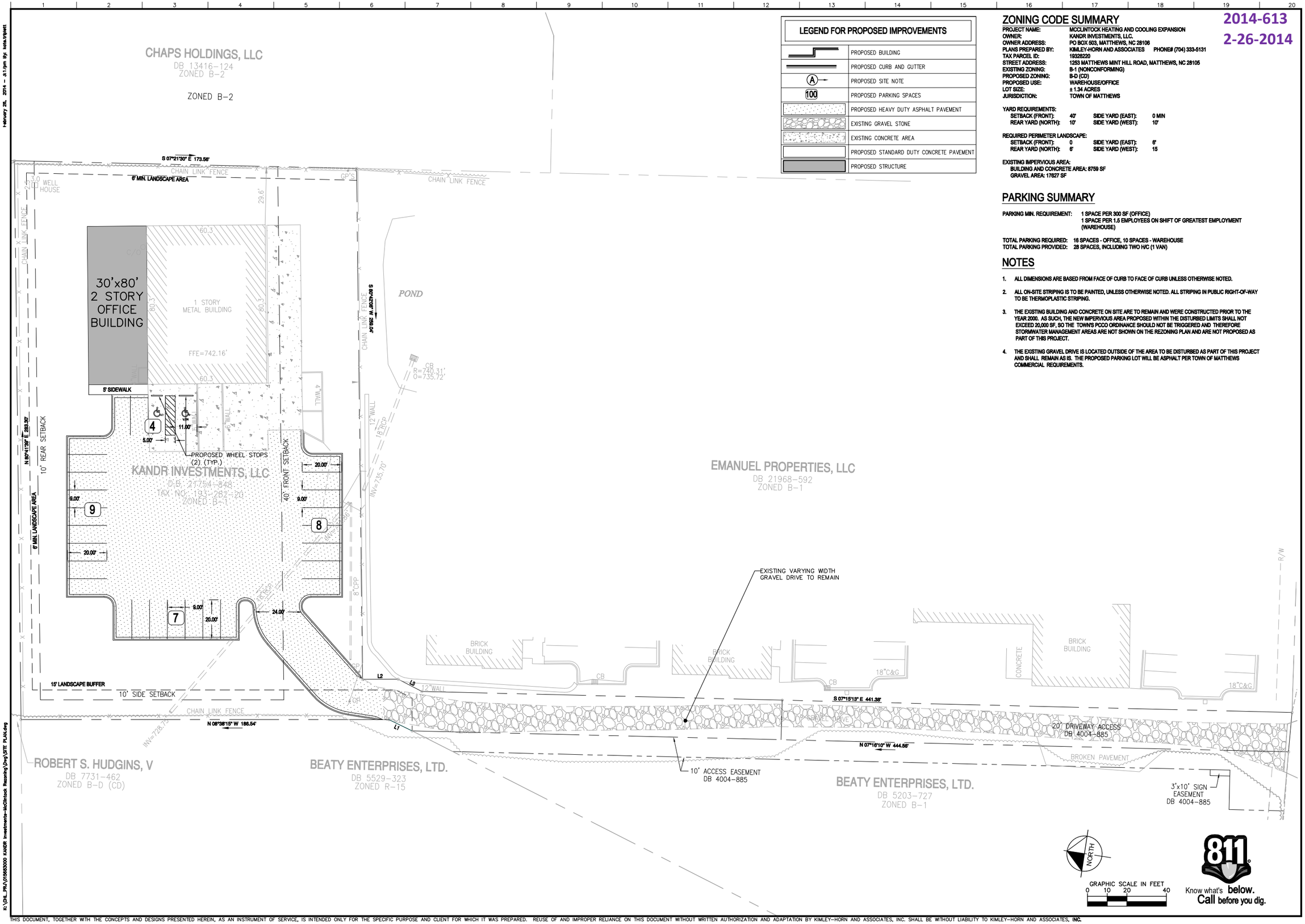
KANDR INVESTMENTS

1253 MATTHEWS-MINT HILL ROAD
MATTHEWS, MECKLENBURG COUNTY, NORTH CAROLINA
DEED REFERENCE: BOOK 21754, PAGE 848
TAX PARCEL NO: 193-282-20

R.B. PHARR & ASSOCIATES, P.A.
SURVEYING & MAPPING
LICENSURE NO. C-1471
420 HAWTHORNE LANE CHARLOTTE, N.C. 28204 TEL. (704) 376-2186

| CREW: | DRAWN: | REVISED: | SCALE: | DATE: | FILE NO. IT-203 |
|---|---|---|---|---|---|
| SM | ND | | 1" = 40' | DEC. 27, 2013 | JOB NO. 80611 |

PLOTTED: 12/27/2013
O:\80\6\80611\DWG\80611.DWG




## LEGEND FOR PROPOSED IMPROVEMENTS

| | |
|---|---|
| | PROPOSED BUILDING |
| | PROPOSED CURB AND GUTTER |
| A | PROPOSED SITE NOTE |
| 100 | PROPOSED PARKING SPACES |
| | PROPOSED HEAVY DUTY ASPHALT PAVEMENT |
| | EXISTING GRAVEL STONE |
| | EXISTING CONCRETE AREA |
| | PROPOSED STANDARD DUTY CONCRETE PAVEMENT |
| | PROPOSED STRUCTURE |

## ZONING CODE SUMMARY

2014-613
2-26-2014

PROJECT NAME: MCCLINTOCK HEATING AND COOLING EXPANSION
OWNER: KANDR INVESTMENTS, LLC.
OWNER ADDRESS: PO BOX 503, MATTHEWS, NC 28106
PLANS PREPARED BY: KIMLEY-HORN AND ASSOCIATES PHONE# (704) 333-5131
TAX PARCEL ID: 19326220
STREET ADDRESS: 1253 MATTHEWS MINT HILL ROAD, MATTHEWS, NC 28105
EXISTING ZONING: B-1 (NONCONFORMING)
PROPOSED ZONING: B-D (CD)
PROPOSED USE: WAREHOUSE/OFFICE
LOT SIZE: ± 1.34 ACRES
JURISDICTION: TOWN OF MATTHEWS

YARD REQUIREMENTS:
SETBACK (FRONT): 40' SIDE YARD (EAST): 0 MIN
REAR YARD (NORTH): 10' SIDE YARD (WEST): 10'

REQUIRED PERIMETER LANDSCAPE:
SETBACK (FRONT): 0 SIDE YARD (EAST): 6'
REAR YARD (NORTH): 6' SIDE YARD (WEST): 15

EXISTING IMPERVIOUS AREA:
BUILDING AND CONCRETE AREA: 8759 SF
GRAVEL AREA: 17627 SF

## PARKING SUMMARY

PARKING MIN. REQUIREMENT: 1 SPACE PER 300 SF (OFFICE)
1 SPACE PER 1.5 EMPLOYEES ON SHIFT OF GREATEST EMPLOYMENT (WAREHOUSE)

TOTAL PARKING REQUIRED: 16 SPACES - OFFICE, 10 SPACES - WAREHOUSE
TOTAL PARKING PROVIDED: 28 SPACES, INCLUDING TWO H/C (1 VAN)

## NOTES

1. ALL DIMENSIONS ARE BASED FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL ON-SITE STRIPING IS TO BE PAINTED, UNLESS OTHERWISE NOTED. ALL STRIPING IN PUBLIC RIGHT-OF-WAY TO BE THERMOPLASTIC STRIPING.
3. THE EXISTING BUILDING AND CONCRETE ON SITE ARE TO REMAIN AND WERE CONSTRUCTED PRIOR TO THE YEAR 2000. AS SUCH, THE NEW IMPERVIOUS AREA PROPOSED WITHIN THE DISTURBED LIMITS SHALL NOT EXCEED 20,000 SF, SO THE TOWN'S PCCO ORDINANCE SHOULD NOT BE TRIGGERED AND THEREFORE STORMWATER MANAGEMENT AREAS ARE NOT SHOWN ON THE REZONING PLAN AND ARE NOT PROPOSED AS PART OF THIS PROJECT.
4. THE EXISTING GRAVEL DRIVE IS LOCATED OUTSIDE OF THE AREA TO BE DISTURBED AS PART OF THIS PROJECT AND SHALL REMAIN AS IS. THE PROPOSED PARKING LOT WILL BE ASPHALT PER TOWN OF MATTHEWS COMMERCIAL REQUIREMENTS.

Kimley-Horn and Associates, Inc
2000 SOUTH BOULEVARD
SUITE 440
CHARLOTTE, NORTH CAROLINA 28203
PHONE: (704) 333-5131
© 2014

| NO. | DATE | REVISIONS |
|---|---|---|

CLIENT: KANDR INVESTMENTS, LLC
1253 MATTHEWS MINT HILL ROAD
MATTHEWS, NC 28105

PROJECT: McCLINTOCK HEATING & COOLING REZONING
1253 MATTHEWS MINT HILL ROAD
MATTHEWS, NC 28105

TITLE: REZONING SITE PLAN

| | |
|---|---|
| DESIGNED BY: | KRT |
| DRAWN BY: | KRT |
| CHECKED BY: | ECH |
| DATE: | 02-26-14 |
| PROJECT#: | 015683000 |

RZ-1

February 26, 2014 – 5:17pm By: kate.triplett

K:\CIVIL_PRJ\015683000 KANDR Investments-McClintock Rezoning\Dwg\SITE PLAN.dwg

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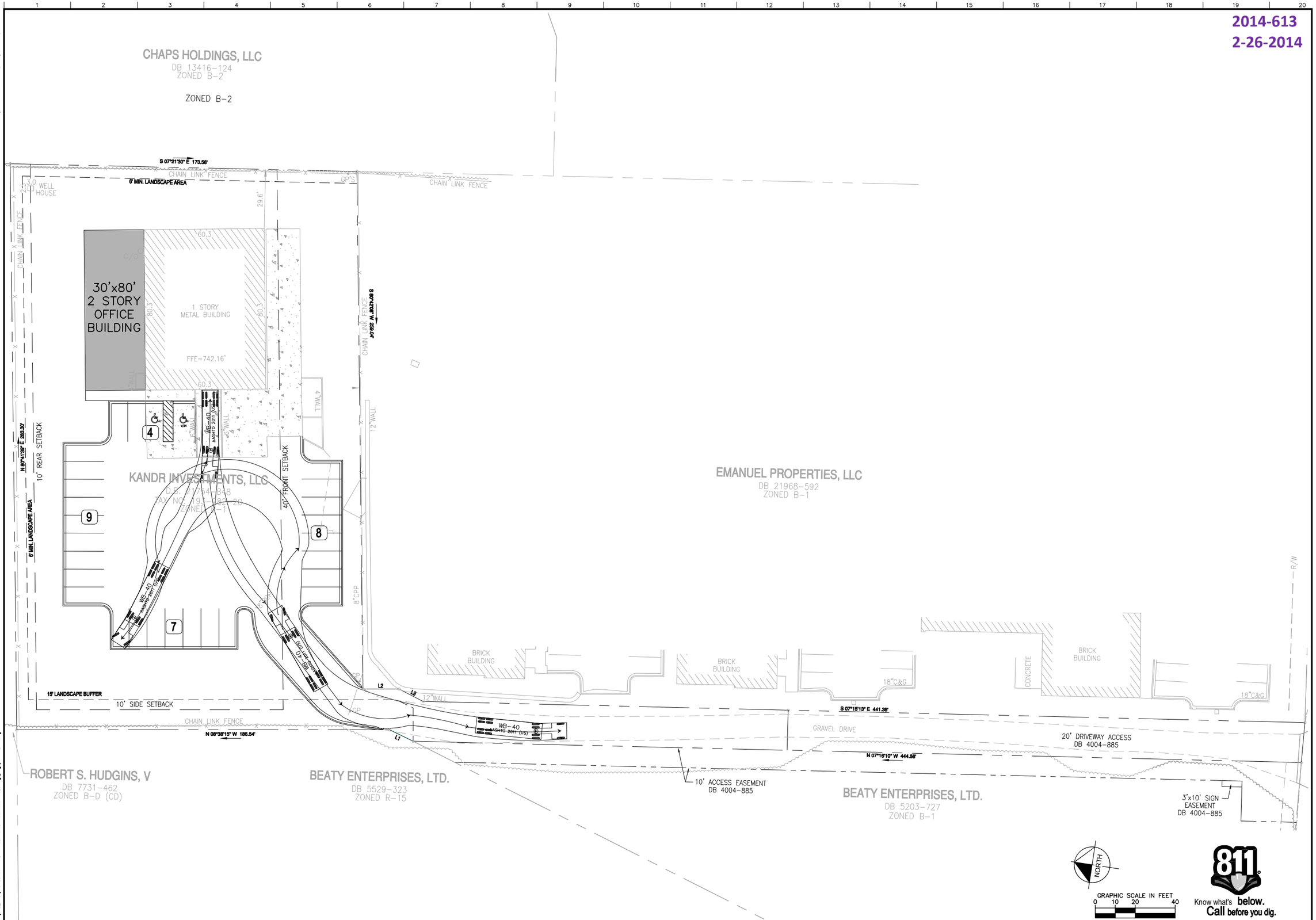
2014-613
2-26-2014




Kimley-Horn and Associates, Inc
2000 SOUTH BOULEVARD
SUITE 440
CHARLOTTE, NORTH CAROLINA 28203
PHONE: (704) 333-5131
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| NO. | DATE | REVISIONS |
|---|---|---|

CLIENT: KANDR INVESTMENTS, LLC
1253 MATTHEWS MINT HILL ROAD
MATTHEWS, NC 28105

PROJECT: McCLINTOCK HEATING & COOLING REZONING
1253 MATTHEWS MINT HILL ROAD
MATTHEWS, NC 28105

TITLE: TRAFFIC FLOW PLAN

| | |
|---|---|
| DESIGNED BY: | KRT |
| DRAWN BY: | KRT |
| CHECKED BY: | ECH |
| DATE: | 02-26-14 |
| PROJECT#: | 015683000 |

RZ-2

February 26, 2014 - 2:59pm By: kate.triplett

K:\CHL_PRJ\015683000 KANDR Investments-McClintock Rezoning\Dwg\SITE PLAN.dwg

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