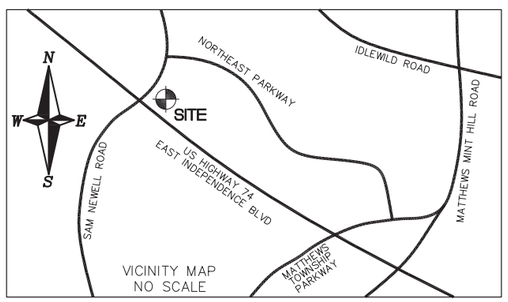
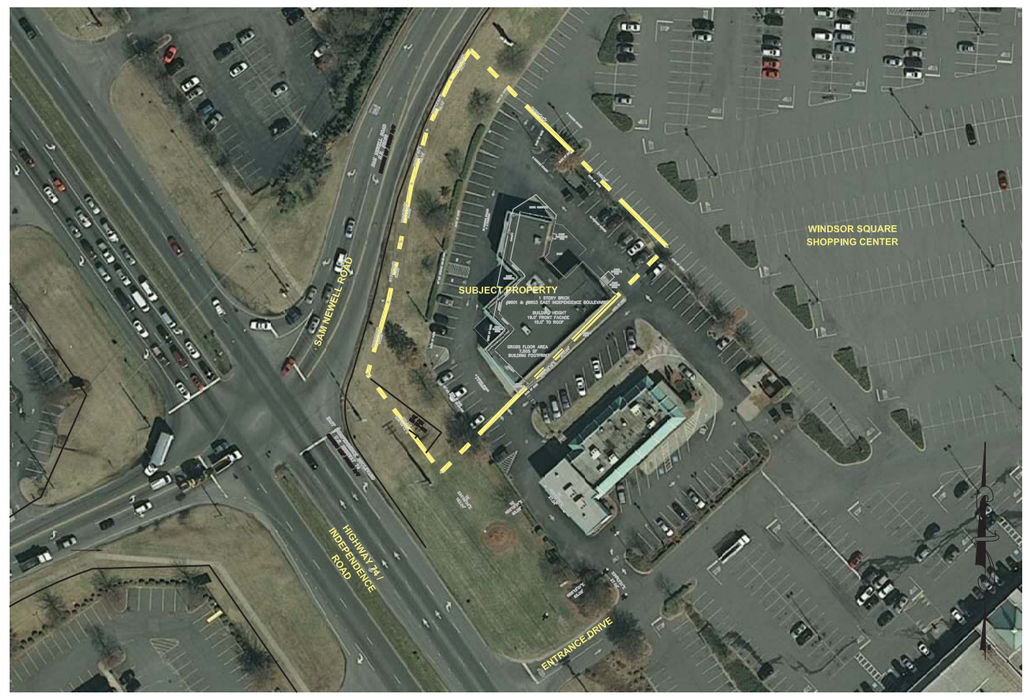
CURRENT 2014-622
11-19-2014

INDEPENDENCE BLVD. RESTAURANT SITE

REZONING PLANS FOR
A COMMERCIAL BUILDING
TOWN OF MATTHEWS
PROJECT NUMBER: KAR-14000
DATE: OCTOBER 1, 2014



VICINITY MAP
NO SCALE



AERIAL PHOTO / EXISTING CONDITIONS

GRAPHIC SCALE
60 0 30 60 120
1 inch = 60 ft.

OWNER:
KARAS PROPERTIES, LLC
PO BOX 11147
CHARLOTTE, NC 28220
704.796.3720
justin@karasproperties.com

ENGINEER - LANDSCAPE ARCHITECT
McADAMS COMPANY
11301 CARMEL COMMONS BLVD
SUITE 111
CHARLOTTE, N.C. 28226
(704) 527-0800
malcolm@mcadamsco.com

SHEET INDEX

C-1	COVER SHEET
EC-1	ALTA SURVEY
L-1	SITE PLAN

McADAMS
THE JOHN R. MCADAMS COMPANY, INC.
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Suite 111
Charlotte, North Carolina 28226
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PRELIMINARY DRAWING – NOT RELEASED FOR CONSTRUCTION

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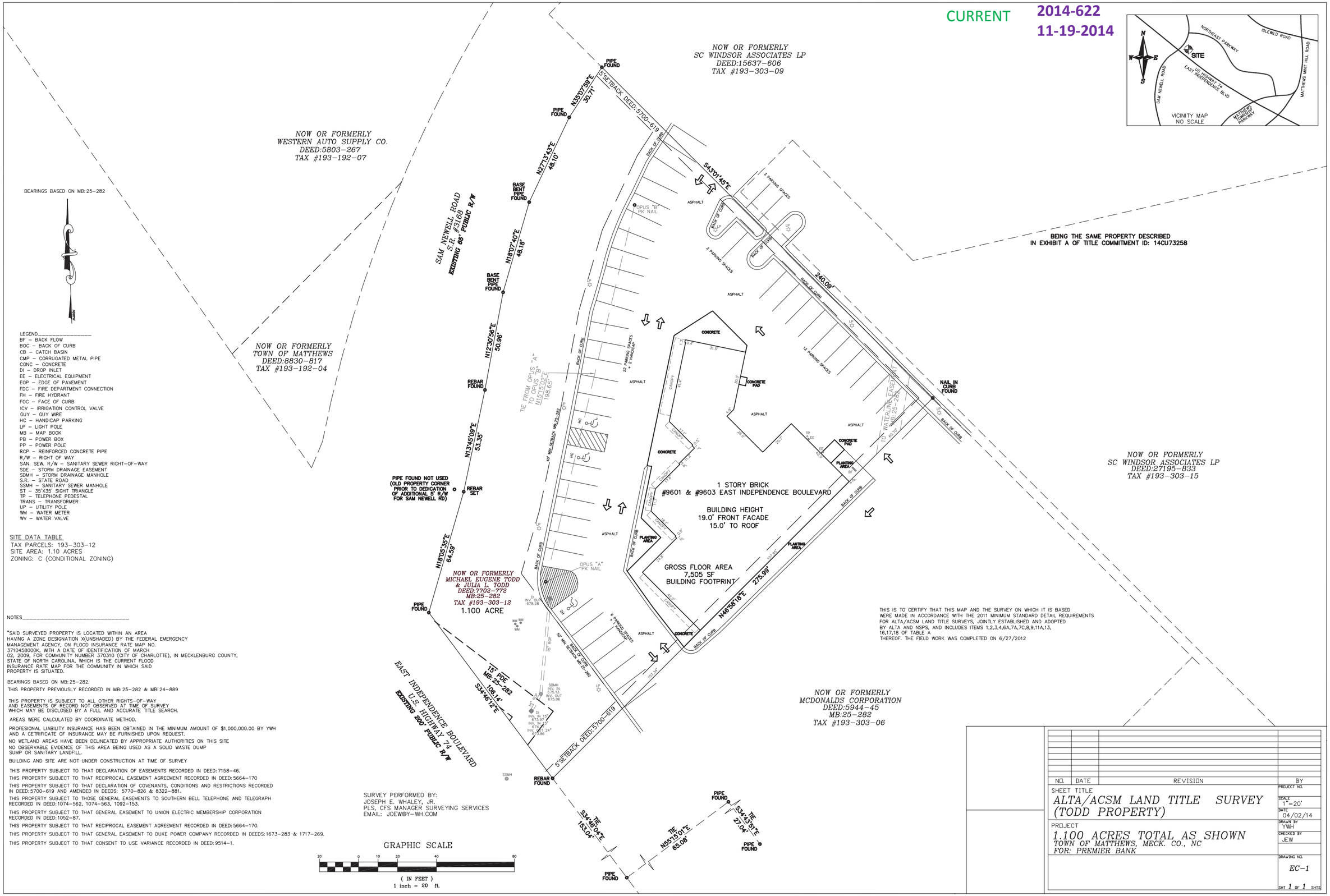
2014-622
11-19-2014



LEGEND

BF – BACK FLOW
BOC – BACK OF CURB
CB – CATCH BASIN
CMP – CORRUGATED METAL PIPE
CONC – CONCRETE
DI – DROP INLET
EE – ELECTRICAL EQUIPMENT
EOP – EDGE OF PAVEMENT
FDC – FIRE DEPARTMENT CONNECTION
FH – FIRE HYDRANT
FOC – FACE OF CURB
ICV – IRRIGATION CONTROL VALVE
GUY – GUY WIRE
HC – HANDICAP PARKING
LP – LIGHT POLE
MB – MAP BOOK
PB – POWER BOX
PP – POWER POLE
RCP – REINFORCED CONCRETE PIPE
R/W – RIGHT OF WAY
SAN. SEW. R/W – SANITARY SEWER RIGHT-OF-WAY
SDE – STORM DRAINAGE EASEMENT
SDMH – STORM DRAINAGE MANHOLE
S.R. – STATE ROAD
SSMH – SANITARY SEWER MANHOLE
ST – 35'X35' SIGHT TRIANGLE
TP – TELEPHONE PEDESTAL
TRANS – TRANSFORMER
UP – UTILITY POLE
WM – WATER METER
WV – WATER VALVE

SITE DATA TABLE
TAX PARCELS: 193-303-12
SITE AREA: 1.10 ACRES
ZONING: C (CONDITIONAL ZONING)

NOTES

"SAID SURVEYED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X(UNSHADED) BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO. 3710458000K, WITH A DATE OF IDENTIFICATION OF MARCH 02, 2009, FOR COMMUNITY NUMBER 370310 (CITY OF CHARLOTTE), IN MECKLENBURG COUNTY, STATE OF NORTH CAROLINA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

BEARINGS BASED ON MB:25-282.

THIS PROPERTY PREVIOUSLY RECORDED IN MB:25-282 & MB:24-889

THIS PROPERTY IS SUBJECT TO ALL OTHER RIGHTS-OF-WAY AND EASEMENTS OF RECORD NOT OBSERVED AT TIME OF SURVEY WHICH MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.

AREAS WERE CALCULATED BY COORDINATE METHOD.

PROFESIONAL LIABILITY INSURANCE HAS BEEN OBTAINED IN THE MINIMUM AMOUNT OF $1,000,000.00 BY YWH AND A CETRIFICATE OF INSURANCE MAY BE FURNISHED UPON REQUEST.

NO WETLAND AREAS HAVE BEEN DELINEATED BY APPROPRIATE AUTHORITIES ON THIS SITE
NO OBSERVABLE EVIDENCE OF THIS AREA BEING USED AS A SOLID WASTE DUMP SUMP OR SANITARY LANDFILL.

BUILDING AND SITE ARE NOT UNDER CONSTRUCTION AT TIME OF SURVEY

THIS PROPERTY SUBJECT TO THAT DECLARATION OF EASEMENTS RECORDED IN DEED:7158-46.

THIS PROPERTY SUBJECT TO THAT RECIPROCAL EASEMENT AGREEMENT RECORDED IN DEED:5664-170

THIS PROPERTY SUBJECT TO THAT DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN DEED:5770-826 & 8322-881.

THIS PROPERTY SUBJECT TO THOSE GENERAL EASEMENTS TO SOUTHERN BELL TELEPHONE AND TELEGRAPH RECORDED IN DEED:1074-562, 1074-563, 1092-153.

THIS PROPERTY SUBJECT TO THAT GENERAL EASEMENT TO UNION ELECTRIC MEMBERSHIP CORPORATION RECORDED IN DEED:1052-87.

THIS PROPERTY SUBJECT TO THAT RECIPROCAL EASEMENT AGREEMENT RECORDED IN DEED:5664-170.

THIS PROPERTY SUBJECT TO THAT GENERAL EASEMENT TO DUKE POWER COMPANY RECORDED IN DEEDS:1673-283 & 1717-269.

THIS PROPERTY SUBJECT TO THAT CONSENT TO USE VARIANCE RECORDED IN DEED:9514-1.

SURVEY PERFORMED BY:
JOSEPH E. WHALEY, JR.
PLS, CFS MANAGER SURVEYING SERVICES
EMAIL: JOEW@Y-WH.COM

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

THIS IS TO CERTIFY THAT THIS MAP AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1,2,3,4,6A,7A,7C,8,9,11A,13, 16,17,18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 6/27/2012

NO.	DATE	REVISION	BY

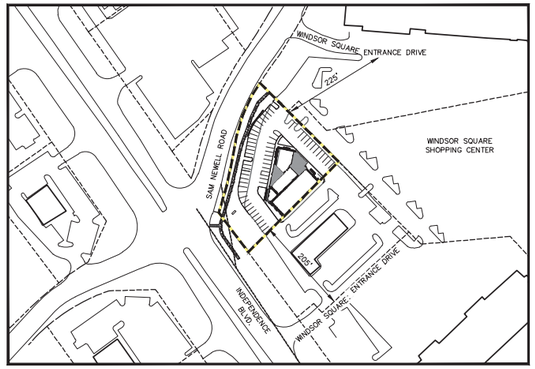
SHEET TITLE
ALTA/ACSM LAND TITLE SURVEY
(TODD PROPERTY)

PROJECT
1.100 ACRES TOTAL AS SHOWN
TOWN OF MATTHEWS, MECK. CO., NC
FOR: PREMIER BANK

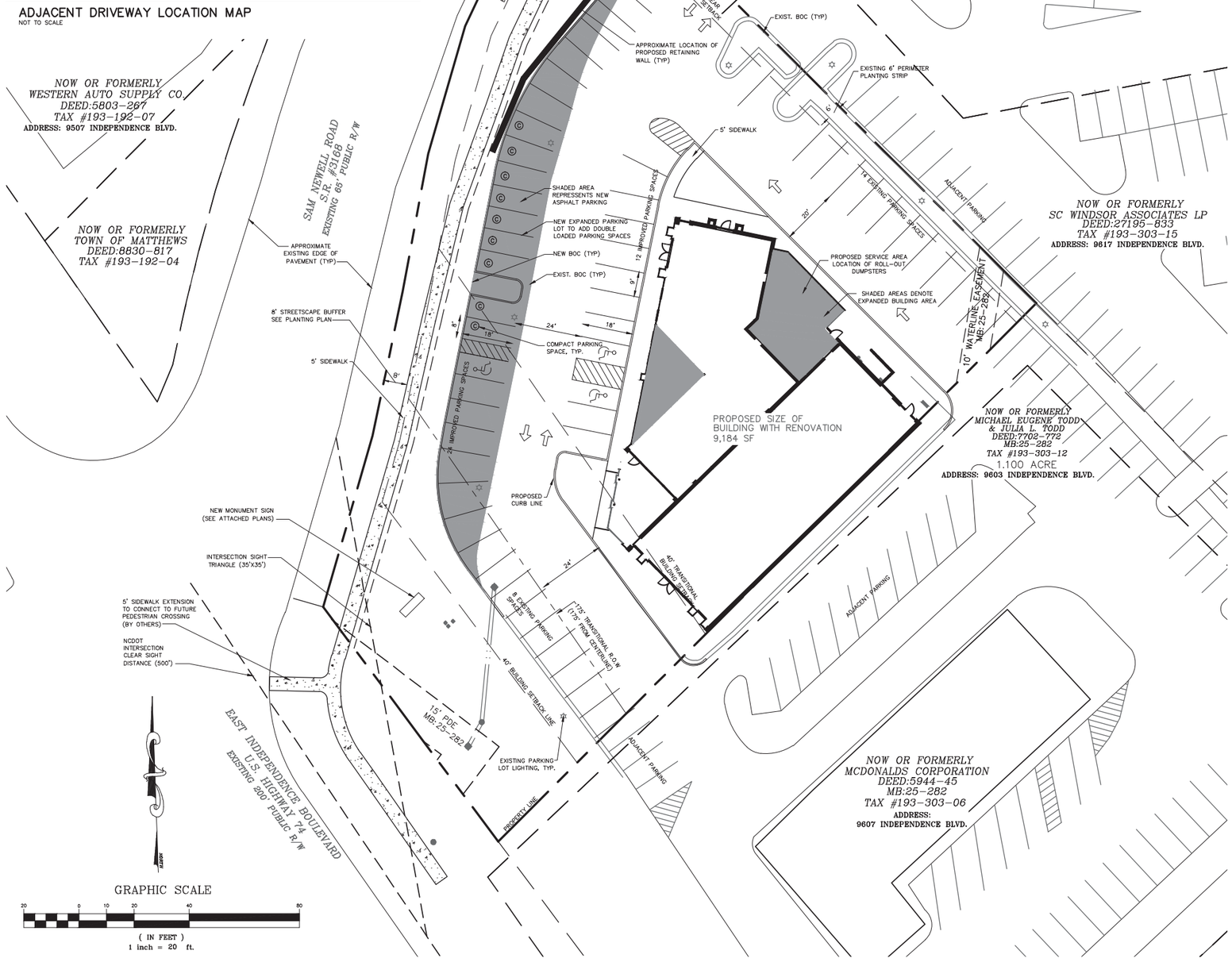
PROJECT NO.
SCALE 1"=20'
DATE 04/02/14
DRAWN BY YWH
CHECKED BY JEW
DRAWING NO. EC-1
SHT 1 OF 1 SHTS

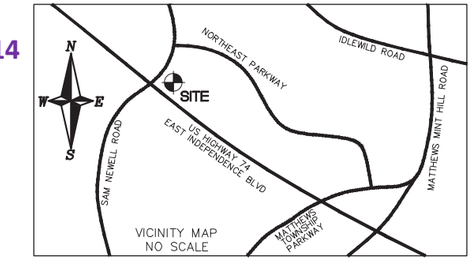
CURRENT

2014-622
11-19-2014



ADJACENT DRIVEWAY LOCATION MAP
NOT TO SCALE





SITE DATA

DEVELOPER	KARAS HOSPITALITY PO BOX 11147 CHARLOTTE, NC 28220
PARCELS	PIN 19330312
TOTAL SITE AREA	1.1 AC
EXISTING ZONING	C
PROPOSED ZONING	B-1 (C)
BUILDING	EXISTING SIZE: 7,810 SF ADDITIONAL SPACE: 1,374 SF TOTAL BUILDING SIZE: 9,184 SF
IMPERVIOUS	CURRENT: +/-29,608 SF PROPOSED: +/-33,582 SF NET INCREASE: +/-3,972 SF = .09 AC

GENERAL NOTES

1. TOPOGRAHIC AND SURROUNDING PARCEL INFORMATION TAKEN FROM MECKLENBURG COUNTY GIS AND AERIAL PHOTOGRAPHY.
2. BOUNDARY SURVEY FROM:
   JOSEPH E. WHALEY, JR.
   PLS, CFS MANAGER SURVEYING SERVICES
3. ADJACENT PARKING, ROADS, BUILDINGS, ROW, AND PROPERTY LINE DATA FROM CHARLOTTE – MECKLENBURG GIS DATA.

PARKING REQUIREMENTS

1. NEWKS RESTAURANT:
   - 1 PER 3 SEATS = 150/3 = 50 SPACES
   - 1 PER 2 EMPLOYEES = 10/2 = 5 SPACES
   - TOTAL NEWKS: 55 SPACES
2. MATTRESS FIRM
   - 1 PER 200 SF = 3600 / 200 = 18 SPACES
   - 1 PER 2 EMPLOYEES = 2/1 = 1 SPACES
   - TOTAL MF = 19 SPACES
3. TOTAL REQUIRED = 74 SPACES
4. TOTAL PROVIDED: 59 SPACES
   - 46 REGULAR (12 WITHIN TRANSITIONAL ROW)
   - 3 ACCESSIBLE
   - 10 COMPACT
5. TOTAL PARKING VARIANCE REQUEST: 27 SPACES
   - 15 SPACES LESS REQUIRED
   - 12 SPACES SHOWN WITHIN TRANSITIONAL ROW

DEVELOPMENT STANDARDS

REZONING PETITION 2014-622

GENERAL PROVISIONS

A. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING APPLICATION FILED BY JUSTIN KARAS FOR AN APPROXIMATELY 1.1 ACRE SITE LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF EAST INDEPENDENCE BOULEVARD AND SAM NEWELL ROAD, WHICH SITE IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (HEREINAFTER REFERRED TO AS THE "SITE").

B. THE DEVELOPMENT AND USE OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE TOWN OF MATTHEWS UNIFIED DEVELOPMENT ORDINANCE (THE "ORDINANCE"). SUBJECT TO THE EXEMPTIONS FROM THE ORDINANCE REQUIREMENTS SET OUT IN THESE DEVELOPMENT STANDARDS AND ON THE REZONING PLAN PURSUANT TO SECTION 155.401.1(1) OF THE ORDINANCE, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE NEIGHBORHOOD BUSINESS (B-1) ZONING DISTRICT SHALL GOVERN THE USE AND DEVELOPMENT OF THE SITE.

C. PETITIONER IS AWARE THAT THE SITE MAY BE IMPACTED BY IMPROVEMENTS TO INDEPENDENCE BOULEVARD, WHICH ARE PLANNED BY NCDOT, INCLUDING THE WIDENING OF INDEPENDENCE BOULEVARD AND A POTENTIAL "FLY OVER" BRIDGE AT SAM NEWELL ROAD.

D. PETITIONER IS REQUESTING VARIANCES RELATED TO THE TRANSITIONAL SETBACK AND RIGHT OF WAY AND MINIMUM PARKING REQUIREMENTS.

EXEMPTIONS PURSUANT TO SECTION 155.401.1(1) OF THE ORDINANCE

A. SOME EXISTING PARKING LOCATED ON THE SITE ENCROACHES INTO THE TRANSITIONAL SETBACK FROM EAST INDEPENDENCE BOULEVARD. HOWEVER, PURSUANT TO SECTION 155.401.1(1)(1)(A) OF THE ORDINANCE, THE EXISTING PARKING AND THE SITE SHALL BE CONSIDERED TO BE IN CONFORMANCE WITH THE SETBACK REQUIREMENTS OF THE ORDINANCE.

B. TO THE EXTENT THAT THE SITE DOES NOT MEET THE LANDSCAPING REGULATIONS OF THE ORDINANCE, THE SITE WILL BE EXEMPT FROM THE INSTALLATION OF NEW LANDSCAPING TO MEET CURRENT STANDARDS PURSUANT TO SECTIONS 155.401.1(1)(1)(D) AND (E) OF THE ORDINANCE.

PERMITTED USES

THE SITE MAY BE DEVOTED TO ANY USE OR USES PERMITTED BY RIGHT OR UNDER PRESCRIBED CONDITIONS IN THE B-1 ZONING DISTRICT, AND TO ANY ACCESSORY USES ALLOWED IN THE B-1 ZONING DISTRICT.

MAXIMUM FLOOR AREA

A. THE TOTAL MAXIMUM GROSS FLOOR AREA ALLOWED ON THE SITE SHALL BE 9,200 SQUARE FEET.

TRANSPORTATION AND PARKING

A. VEHICULAR ACCESS INTO THE SITE SHALL BE LIMITED TO THE EXISTING ACCESS POINTS WHICH ARE GENERALLY DEPICTED ON THE REZONING PLAN. RECIPROCAL EASEMENT AGREEMENTS ARE IN PLACE AND HAVE BEEN PROVIDED TO TOWN STAFF.

B. ANY USE OR USES LOCATED ON THE SITE SHALL BE REQUIRED TO MEET THE MINIMUM OFF-STREET PARKING REQUIREMENTS OF THE ORDINANCE SUBJECT TO ANY VARIANCES APPROVED BY THE MATTHEWS ZONING BOARD OF ADJUSTMENT.

C. PETITIONER IS SEEKING A VARIANCE TO ALLOW REQUIRED PARKING WITHIN THE TRANSITIONAL SETBACK AND RIGHT OF WAY AREAS.

D. PETITIONER SHALL PROVIDE EASEMENTS FOR MAINTENANCE AND PUBLIC ACCESS FOR ANY SIDEWALKS LOCATED ADJACENT TO SAM NEWELL ROAD THAT ARE LOCATED OUTSIDE OF THE RIGHT OF WAY.

ARCHITECTURAL STANDARDS

A. RENOVATIONS OR ALTERATIONS TO THE EXTERIOR PORTIONS Of ANY BUILDING LOCATED ON THE SITE SHALL BE GENERALLY CONSISTENT WITH THE CHARACTER AND QUALITY OF THE ELEVATION ATTACHED HERETO.

B. ANY ARCHITECTURAL ELEMENTS EXTENDING ABOVE THE BUILDING'S ROOFLINE SHALL BE ARCHITECTURALLY CONSISTENT ON ALL FOUR SIDES SO AS TO APPEAR UNIFORM IF VIEWED FROM BEHIND.

C. PETITIONER MAY RENOVATE AND IMPROVE THE PORTIONS OF THE EXISTING STRUCTURE LYING WITHIN THE TRANSITIONAL SETBACK, BUT NO PORTION OF THE BUILDING WITHIN TRANSITIONAL SETBACK MAY BE EXPANDED. HOWEVER, BUILDING MOUNTED CANOPIES AND SIGNAGE MAY BE ALLOWED TO PROJECT INTO THE TRANSITIONAL SETBACK.

SIGNS

A. ALL SIGNS INSTALLED ON THE SITE SHALL COMPLY WITH THE REQUIREMENTS OF THE ORDINANCE.

B. PETITIONER SEEKS APPROVAL OF A FREE STANDING SIGN NOT TO EXCEED 100 SQUARE FEET AND 10 FEET IN HEIGHT AT THE LOCATION DEPICTED ON REZONING PLAN.

LANDSCAPING

A. PETITIONER SHALL PROVIDE AN ENHANCED LANDSCAPING AREA NEAR THE INTERSECTION OF SAM NEWELL ROAD AND INDEPENDENCE BOULEVARD. THE LANDSCAPING AREA SHALL BE GENERALLY CONSISTENT WITH THE LANDSCAPING PLAN INCLUDED IN THE REZONING PLAN.

LIGHTING

A. ANY LIGHTING INSTALLED ON THE SITE SHALL COMPLY WITH THE REQUIREMENTS OF THE ORDINANCE.

BINDING EFFECT OF THE REZONING APPLICATION

IF THIS REZONING APPLICATION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT AND/OR USE OF THE SITE IMPOSED UNDER THIS REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF APPLICANT AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS. THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERMS, "APPLICANT" AND "OWNER" OR "OWNERS" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF APPLICANT OR THE OWNER OR OWNERS OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.

PRELIMINARY DRAWING – NOT RELEASED FOR CONSTRUCTION

THE JOHN R. McADAMS COMPANY, INC.
11301 Carmel Commons Blvd.
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Charlotte, North Carolina 28226
License No.: C-0585
(803) 735-5505 • McAdams.Com

McADAMS

OWNER:
KARAS HOSPITALITY
PO BOX 11147
CHARLOTTE, NC 28220

INDEPENDENCE BLVD RESTAURANT SITE

MATHEWS, NORTH CAROLINA

PRELIMINARY SITE LAYOUT

PROJECT NO.	KAR-14000
FILENAME:	KAR14000-S1
DESIGNED BY:	JDM
DRAWN BY:	JDM
SCALE:	
DATE:	11-19-14
SHEET NO.	SP-1

McADAMS

I:\Projects_Shared\KAR-14000\Land\Rezoning Drawings\Current Drawings\KAR14000-S1.dwg, 11/18/2014 3:03:16 PM, Malcolm, David

CURRENT

2014-622

11-19-2014

GENERAL NOTES

1. TOPOGRAHIC AND SURROUNDING PARCEL INFORMATION TAKEN FROM MECKLENBURG COUNTY GIS AND AERIAL PHOTOGRAPHY.
2. BOUNDARY SURVEY FROM:
   JOSEPH E. WHALEY, JR.
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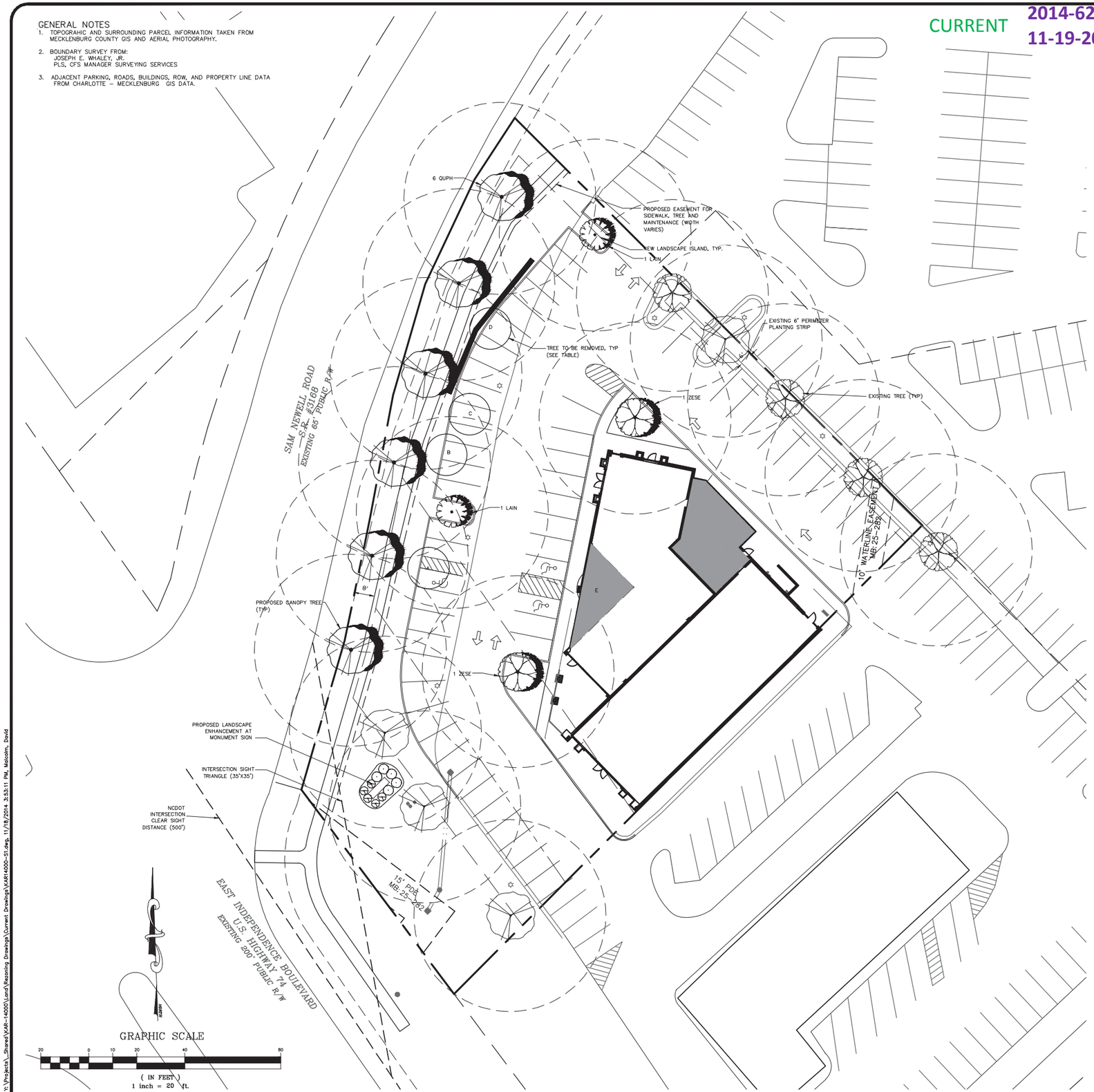


TREE PLANTING SUMMARY

TREETSCAPE PLANTING REQUIREMENTS:
REQUIREMENT: 1 TREE EVERY 40' OF FRONTAGE (LARGE MATURING TREES)
NOTE: NEW PERIMETER TREES HAVE BEEN PROVIDED ALONG SAM NEWELL ROAD. EXISTING PERIMETER TREES, ARE PRESERVED ALONG INDEPENDENCE BLVD. EXISTING TREES ARE SHOWN ON PLAN FOR REFERENCE PURPOSES ONLY.
= 6 TREES

PERIMETER PLANTING REQUIREMENT:
EXISTING PERIMETER PLANTING IS PROVIDED WITHIN THE PLANTING ISLAND ADJACENT TO THE WINDSOR SQUARE PARKING LOT.

INTERIOR LANDSCAPING:
REQUIREMENT: PARKING LOTS – 1 TREE / EVERY 10 SPACES – FOR ALL NEW OR RENOVATED AREAS.
TOTAL NEW / MODIFIED PARKING SPACES = 36 SPACES
TOTAL NUMBER OF NEW INTERIOR TREES
= 4 TREES (2 MEDIUM, 2 LARGE)

TOTAL NEW TREES PROVIDED 10

TREE PROTECTION NOTES

1. NO SOIL DISTURBANCE OR COMPACTION, CONSTRUCTION MATERIALS, TRAFFIC, BURIAL PITS, TRENCHING, OR OTHER LAND DISTURBING ACTIVITY ALLOWED IN THE TREE PROTECTION ZONE.
2. TREE BARRICADES MUST BE INSTALLED BEFORE ANY CLEARING, GRADING, DEMOLITION, OR CONSTRUCTION BEGINS, AND NOT REMOVED UNTIL FINAL INSPECTION BY THE URBAN FORESTER.
3. TREE PROTECTION BARRICADES MUST MEET OR EXCEED TREE ORDINANCE STANDARDS PER TMUDO 155.606.11.D, AS APPLICABLE. (SEE DETAIL BELOW).
4. OWNER SHALL NOTIFY LANDSCAPE MANAGER NOT LESS THAN 48 HOURS PRIOR TO THE START OF ANY LAND DISTURBANCE ACTIVITY ON THE SITE.
5. NO GRUBBING WITHIN THE TREE PROTECTION ZONE. LEAVE SOIL AND LEAF LITTER UNDISTURBED. SUPPLEMENT WITH 1–2 INCHES OF MULCH. RE–SEED WITH GRASS ONLY IN DISTURBED/GRADED AREAS.
6. EXPOSED TREE ROOTS MUST BE CLEANLY CUT WITH A SHARP PRUNING TOOL; BACKFILL IMMEDIATELY TO MINIMIZE EXPOSURE TO THE AIR.
7. TREE PROTECTION FENCE IS TO BE LOCATED ONE FOOT PER INCH OF TREE DIAMETER AWAY FROM THE TREE IN THE SETBACK OR RIGHT–OF–WAY, AS APPLICABLE.
8. VIOLATIONS OF TREE PROTECTION REQUIREMENTS ARE SUBJECT TO FINES AND/OR IMMEDIATE CORRECTIVE ACTION/MITIGATION.

TREE PLANTING NOTES:

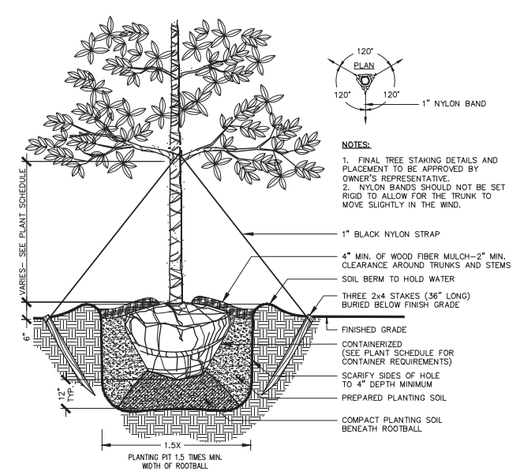
1. MINIMUM TREE SIZE AT PLANTING IS 2–INCH CALIPER, MINIMUM 8' TALL (LARGE MATURING TREES), AND 1–1/2–INCH CALIPER, 6' TALL (SMALL MATURING). ALL MULTI–STEM PLANTS MUST BE TREE FORM, MAXIMUM 3 TO 5 TRUNKS, AND MINIMUM 6 FEET TALL.
2. ALL REQUIRED TREES MUST HAVE SINGLE STEM TRUNKS WITH NO CO–DOMINANT TRUNKS OR BRANCHES (UNLESS A MULTI–STEM TREE IS SPECIFIED). TREE TRUNKS SHALL BE STRAIGHT IN FORM AND FREE OF DAMAGE OR CRACKS. PRUNING SHALL BE CALLUSED OVER. BRANCH LENGTH SHALL BE TYPICAL FOR THE TREES AGE AND NOT BE BROKEN, DISEASED, OR INJURED. ROOT FLARE SHALL BE LOCATED AT GRADE AND BE FREE OF ADVENTITIOUS ROOT GROWTH.
3. ALL STRAPPING AND TOP 2/3 OF WIRE BASKET MUST BE CUT AWAY AND REMOVED FROM THE ROOT BALL PRIOR TO BACKFILLING PLANTING PIT. REMOVE TOP 1/3 OF THE BURLAP FROM ROOT BALL.
4. FOR NEW PLANTING AREAS, REMOVE ALL PAVEMENT, GRAVEL SUB–BASE, AND CONSTRUCTION DEBRIS. REMOVE COMPACTED SOIL AND ADD 18" NEW TOPSOIL, OR TILL AND AMEND THE TOP 18" OF EXISTING SOIL TO MEET TOPSOIL/PLANTING MIX STANDARDS FOR TREE (WITHIN ENTIRE MINIMUM AREA OF 256 SQUARE FT. PER LARGE TREE AND 144 SQUARE FEET FOR SMALL TREE).
5. LARGE MATURING TREES MAY NOT BE PLANTED WHERE THERE ARE OVERHEAD DISTRIBUTION OR TRANSMISSION LINES. IF TREES CONFLICT WITH POWER LINES OR SIGNS, CALL THE TOWN LANDSCAPE MANAGER TO RESOLVE BEFORE PLANTING.
6. ADJUST TREE–PLANTING LOCATIONS TO AVOID UNDERGROUND UTILITIES. PLANT 15' FROM ALL UNDERGROUND UTILITIES (SEWER AND STORM DRAINAGE, GAS, WATER, PHONE, AND ELECTRICAL LINES).
7. ATTENTION LANDSCAPER: NOTIFY TOWN LANDSCAPE MANAGER OF ANY SIGN, POWER LINE, OR OTHER CONFLICTS BEFORE PLANTING TREES.
8. PLEASE CALL THE TOWN LANDSCAPE MANAGER FOR AN INSPECTION OF TREE PROTECTION AND/OR TREE PLANTING AREA 1 TO 2 DAYS BEFORE THE TEMPORARY OR FINAL CERTIFICATE OF OCCUPANCY IS NEEDED.

TREE AND SHRUB PLANTING SCHEDULE

SYMBOL	ABREV.	QUANTITY	BOTANICAL NAME	COMMON NAME	HEIGHT	CALIPER
TREES						
	QUPH	6	QUERCUS PHELLOS	WILLOW OAK	8–10'	2.0"
	LAIN	2	LAGERSTROEMIA INDICA	NATCHEZ CREPE MYRTLE	6–8'	1.5–2.0"
	ZESE	2	ZELCOVA SERRATA	JAPANESE ZELCOVA	8–10'	2.0"

PROPOSED TREE REMOVAL SCHEDULE

PROPOSED TREES TO BE REMOVED	A – +/–10" DBH – YOSHINO CHERRY – DISEASED
	B – +/–17" DBH – SHUMARD OAK
	C – +/–10" DBH – YOSHINO CHERRY – DISEASED
	D – +/–10" DBH – OAK – DEAD
	E – +/–8" DBH – CREPE MYRTLE
	TOTAL TREES REMOVED: 5



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INDEPENDENCE BLVD RESTAURANT SITE

MATHEWS, NORTH CAROLINA

LANDSCAPE PLANTING PLAN

PROJECT NO.	KAR–14000
FILENAME:	KAR14000–S1
DESIGNED BY:	JDM
DRAWN BY:	JDM
SCALE:	
DATE:	11–19–14
SHEET NO.	LS-1

McADAMS

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CURRENT 2014-622
11-19-2014

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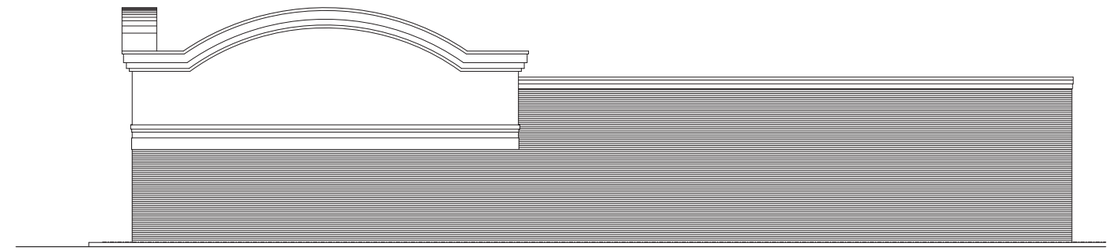

05 EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

06 MONUMENT SIGN
SCALE: 1/2" = 1'-0"

04 SAM NEWELL ROAD ELEVATION
SCALE: 1/8" = 1'-0"

03 REAR ELEVATION
SCALE: 1/8" = 1'-0"

01 FRONT (INDEPENDENCE BOULEVARD) ELEVATION
SCALE: 1/8" = 1'-0"

INTERIOR / EXTERIOR RENOVATIONS

9603 EAST INDEPENDENCE BLVD.
CHARLOTTE, NC

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Date: 11.18.14 BGa Project: 14105

Issue Dates:

No:	Date:	Description:

EXTERIOR ELEVATIONS

A201