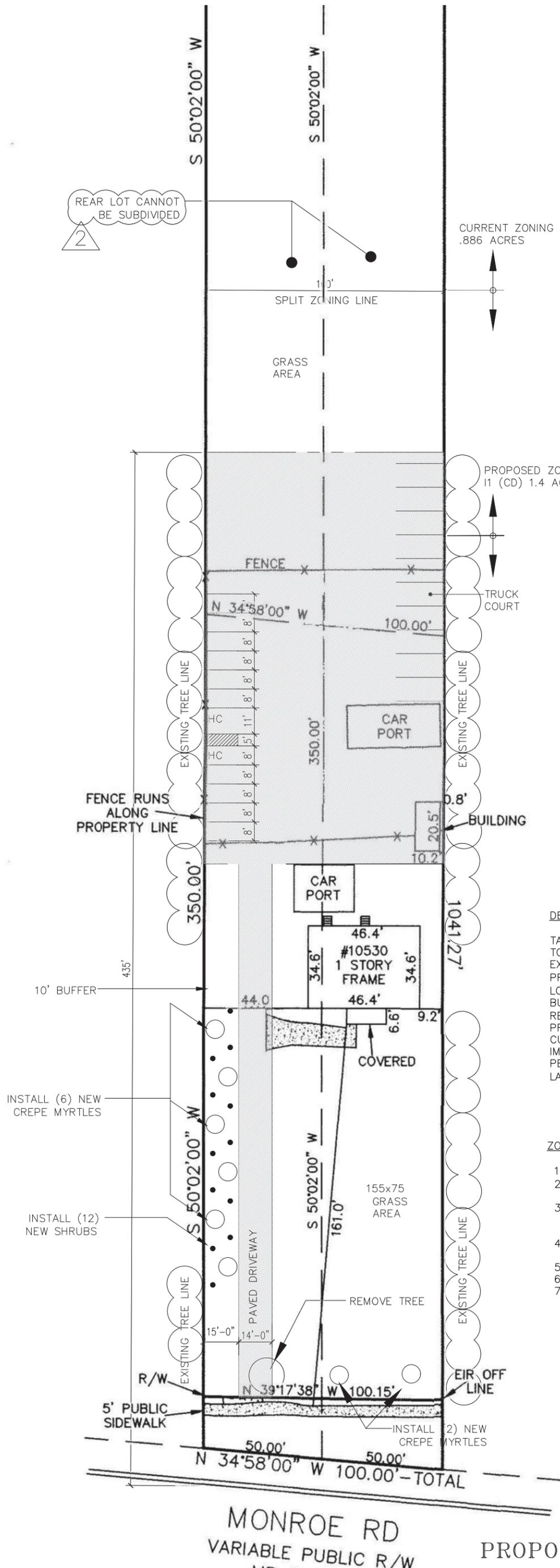


ORIGINAL SITE PLAN

CURRENT
2016-651
11/02/2016

S1.0 ORIG. SITE PLAN SHEET NUMBER	SCALE: AS NOTED	DATE: 8/30/16	DRAWN BY: TNC	SURVEY LOT 65, 66, 110 & 111		REV. DATE
				ORIG. SITE PLAN		



DEVELOPMENT SUMMARY:

TAX PARCEL ID# 2130138
 TOTAL SITE AREA: 2.286
 EXISTING ZONING: R-20
 PROPOSED ZONING: I-1 (CD) & R-20
 LOT SIZE OF I-1 (CD): 1.4 ACRES
 BUILDING SIZE: 1606 SQ FT
 REQUIRED PARKING: 1606 / 300 = 6 SPACES (1 SPACE PER 300 SQ FT)
 PROPOSED PARKING: 8 SPACES
 CUSTOMER PARKING: 4 SPACES
 IMPERVIOUS AREA: 19,980 SQ FT
 PERVIOUS AREA: 32,524 SQ FT
 LANDSCAPE BUFFER: ADD (6) CREPE MYRTLES ALONG EASTERN PROPERTY LINE
 ADD (12) SHRUBS ALONG EASTERN PROPERTY LINE
 ADD (2) CREPE MYRTLES ALONG FRONT PROPERTY LINE

ZONING / DEVELOPMENT DATA:

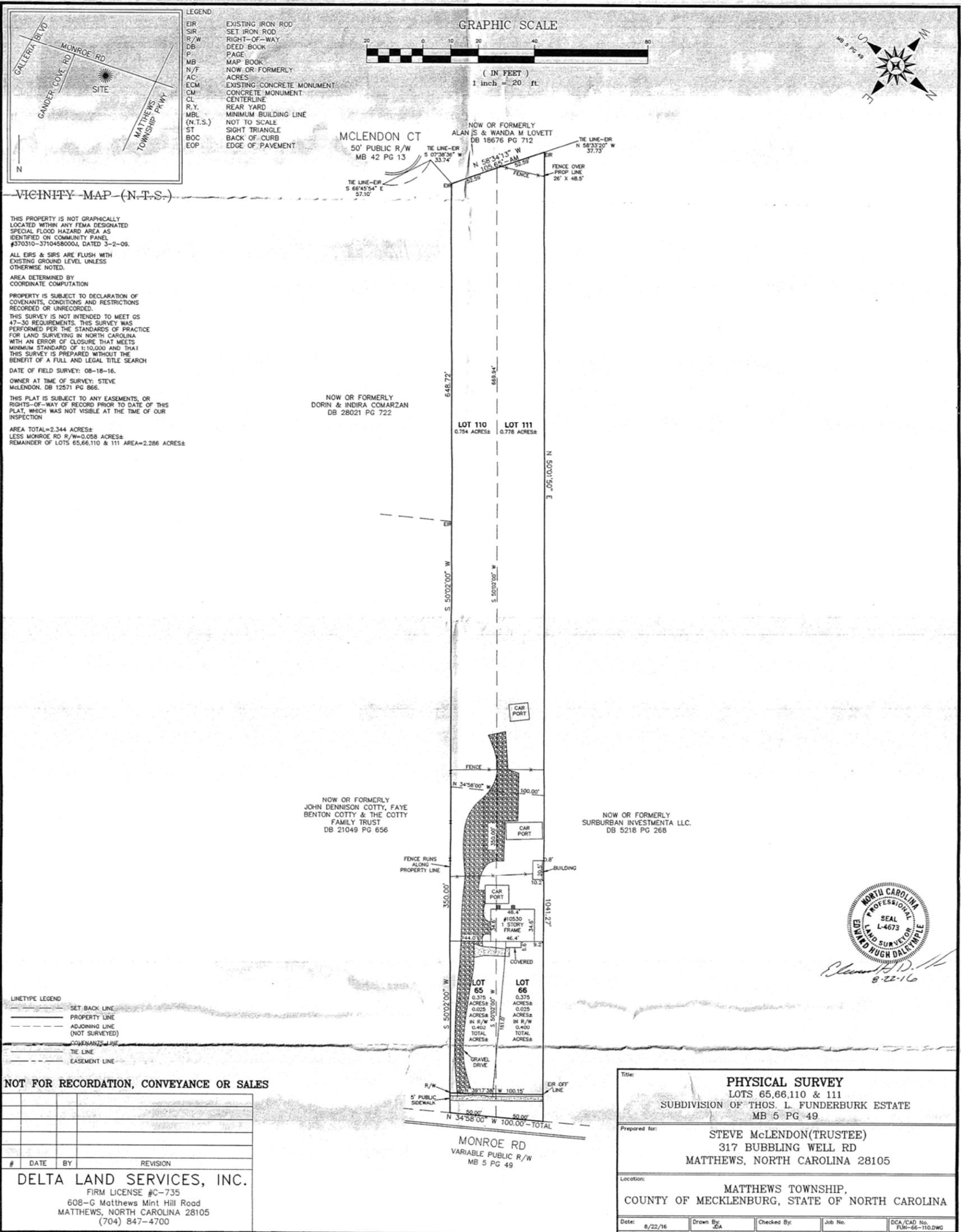
- CHANGE (6) PARKING SPACES TO (12) PARKING SPACES.
- A 10' LANDSCAPE BUFFER WILL BE INSTALLED ALONG THE EASTERN PROPERTY LINE NEW LANDSCAPE BUFFER.
- THE REZONING PLAN IDENTIFIES AN EXISTING BUILDING ENVELOPE. NO NEW BUILDING IS BEING PROPOSED. EXISTING HOUSE WILL UNDERGO RENOVATION FOR COMMERCIAL OCCUPANCY.
- TWO ADDITIONAL CREPE MYRTLES WILL BE INSTALLED ALONG THE FRONT PROPERTY LINE.
- DRIVEWAYS WITHIN 150 FT OF PROPERTY ARE SHOWN ON SHEET 53.
- BUSINESS SIGNAGE WILL BE PERMITTED SEPARATELY.
- REAR LOTS CANNOT BE SUBDIVIDED DUE TO LACK OF LOT FRONTAGE.

■ = PAVED SURFACE

S2.0 ORIG. SITE PLAN SHEET NUMBER:	DATE: 8/30/16 SCALE: AS NOTED SHEET TYPE:	SURVEY LOT 65, 66, 110 & 111 ORIG. SITE PLAN	REV. DATE 2 10/30/16 11/02/2016
	DRAWN BY: TNC	MONROE RD VARIABLE PUBLIC R/W	PROPOSED SITE PLAN

CURRENT 2016-651 11/02/2016

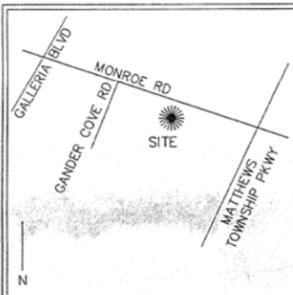
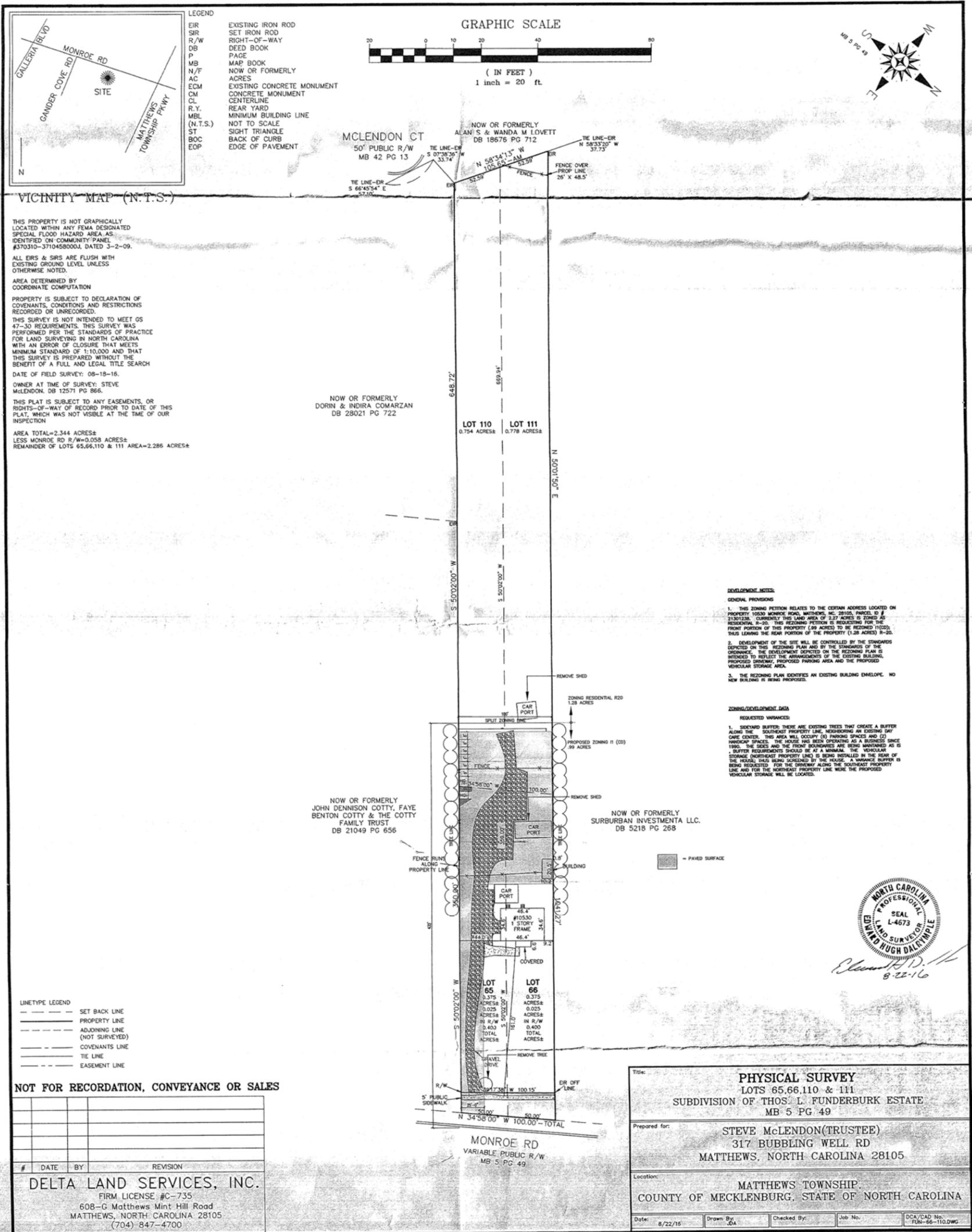
SUPERCEDED 2016-651
8-31-2016



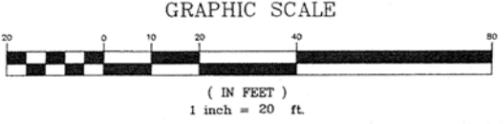
ORIGINAL SITE PLAN

S1.0 ORG. SITE PLAN SHEET NUMBER	DATE: 8/30/16 SCALE: AS NOTED	DRAWN BY: TVC	SURVEY LOT 65, 66, 110 & 111 ORIG. SITE PLAN	REV. DATE
	SHEET TYPE: AS NOTED			

SUPERCEDED 2016-651
8-31-2016



- LEGEND**
- EIR EXISTING IRON ROD
 - SIR SET IRON ROD
 - R/W RIGHT-OF-WAY
 - DB DEED BOOK
 - P PAGE
 - MB MAP BOOK
 - N/F NOW OR FORMERLY
 - AC ACRES
 - ECM EXISTING CONCRETE MONUMENT
 - CM CONCRETE MONUMENT
 - CL CENTERLINE
 - R.Y. REAR YARD
 - MBL MINIMUM BUILDING LINE
 - NOT TO SCALE
 - ST SIGHT TRIANGLE
 - BOC BACK OF CURB
 - EOP EDGE OF PAVEMENT



THIS PROPERTY IS NOT GRAPHICALLY LOCATED WITHIN ANY FEMA DESIGNATED SPECIAL FLOOD HAZARD AREA AS IDENTIFIED ON COMMUNITY PANEL #370310-3710458000, DATED 3-2-09.

ALL EIRS & SIRs ARE FLUSH WITH EXISTING GROUND LEVEL UNLESS OTHERWISE NOTED.

AREA DETERMINED BY COORDINATE COMPUTATION

PROPERTY IS SUBJECT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED OR UNRECORDED.

THIS SURVEY IS NOT INTENDED TO MEET GS 47-30 REQUIREMENTS. THIS SURVEY WAS PERFORMED PER THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA WITH AN ERROR OF CLOSURE THAT MEETS MINIMUM STANDARD OF 1:10,000 AND THAT THIS SURVEY IS PREPARED WITHOUT THE BENEFIT OF A FULL AND LEGAL TITLE SEARCH.

DATE OF FIELD SURVEY: 08-18-16.

OWNER AT TIME OF SURVEY: STEVE MCLENDON, DB 12571 PG 866.

THIS PLAN IS SUBJECT TO ANY EASEMENTS, OR RIGHTS-OF-WAY OF RECORD PRIOR TO DATE OF THIS PLAN, WHICH WAS NOT VISIBLE AT THE TIME OF OUR INSPECTION.

AREA TOTAL=2.344 ACRES±
LESS MONROE RD R/W=0.058 ACRES±
REMAINDER OF LOTS 65,66,110 & 111 AREA=2.286 ACRES±

DEVELOPMENT NOTES:

GENERAL PROVISIONS

- THIS ZONING PETITION RELATES TO THE CERTAIN ADDRESS LOCATED ON PROPERTY 1020 MONROE ROAD, MATTHEWS, NC 28105, PARCEL ID #21301238. CURRENTLY THIS LAND AREA OF 2.27 ACRES IS ZONED AS RESIDENTIAL R-20. THIS REZONING PETITION IS REQUESTING FOR THE FRONT PORTION OF THIS PROPERTY (0.99 ACRES) TO BE REZONED TO COO; THIS LEAVING THE REAR PORTION OF THE PROPERTY (1.28 ACRES) R-20.
- 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 THE EXISTING BUILDING, PROPOSED DRIVEWAY, PROPOSED PARKING AREA AND THE PROPOSED VEHICULAR STORAGE AREA.
- THE REZONING PLAN IDENTIFIES AN EXISTING BUILDING ENVELOPE. NO NEW BUILDING IS BEING PROPOSED.

ZONING/DEVELOPMENT DATA

REQUESTED VARIANCES

- SEAWARD BUFFER: THERE ARE EXISTING TREES THAT CREATE A BUFFER ALONG THE SOUTHEAST PROPERTY LINE, NEIGHBORING AN EXISTING DAY CARE CENTER. THIS AREA WILL OCCUPY (A) PARKING SPACES AND (B) HANDICAP SPACES. THE HOUSE HAS BEEN OPERATING AS A BUSINESS SINCE 1990. THE SIZES AND THE FRONT FOOTPRINTS ARE BEING MAINTAINED AS IS. BUFFER REQUIREMENTS SHOULD BE AT A MINIMUM. THE VEHICULAR STORAGE (NEIGHBORING PROPERTY LINE) IS BEING INSTALLED IN THE REAR OF THE PARCEL, THIS BEING SCREENED BY THE HOUSE. A VARIANCE BUFFER IS BEING REQUESTED FOR THE DRIVEWAY ALONG THE SOUTHEAST PROPERTY LINE AND FOR THE NORTHEAST PROPERTY LINE WHERE THE PROPOSED VEHICULAR STORAGE WILL BE LOCATED.



Steve McLendon
8-22-16

- LINE TYPE LEGEND**
- SET BACK LINE
 - PROPERTY LINE
 - ADJOINING LINE (NOT SURVEYED)
 - COVENANTS LINE
 - TIE LINE
 - EASEMENT LINE

NOT FOR RECORDATION, CONVEYANCE OR SALES

#	DATE	BY	REVISION

DELTA LAND SERVICES, INC.
FIRM LICENSE #C-735
608-G Matthews Mint Hill Road
MATTHEWS, NORTH CAROLINA 28105
(704) 847-4700

PHYSICAL SURVEY			
LOTS 65,66,110 & 111			
SUBDIVISION OF THOS. L. FUNDERBURK ESTATE			
MB 5 PG 49			
Prepared for:	STEVE MCLENDON (TRUSTEE) 317 BUBBLING WELL RD MATTHEWS, NORTH CAROLINA 28105		
Location:	MATTHEWS TOWNSHIP, COUNTY OF MECKLENBURG, STATE OF NORTH CAROLINA		
Date:	8/22/16	Drawn By:	JA
Checked By:		Job No.:	
DCA/CAD No.:	FUM-66-110.DWG		

PROPOSED SITE PLAN

S.I.O.	ORG. SITE PLAN	DATE: 8/30/16	SCALE: AS NOTED	DRWN BY: TVC	REV. DATE
		SURVEY LOT 65, 66, 110 & 111			
ORIG. SITE PLAN					