



DATE FILED 11-30-2016  
APPLICATION NUMBER 2016-654  
*For office use only*

**APPLICATION FOR CHANGE IN ZONING CLASSIFICATION  
OR CHANGE IN CONDITIONS  
(SEE FILING INSTRUCTIONS)**

TO: Town of Matthews Board of Commissioners  
Town of Matthews Planning Board  
232 Matthews Station Street  
Matthews, North Carolina 28105-6713

Ladies and Gentlemen:

Your consideration of this petition is requested for:

- A change in zoning classification of the property hereinafter described; or
- A change in conditions to an existing conditional zoning plan.

Tax parcel number(s): 193-294-02; 193-294-04; 193-294-05

Address of property: 10835 Independence Point Pkwy; 1021 Matthews-Mint Hill Road; 1031  
Matthews-Mint Hill Road, Matthews, NC 28105

Location of property: The North side of Matthews-Mint Hill Road at the intersection of  
Independence Pointe Parkway.

Title to the property was acquired on various dates  
and was recorded in the name of Ridge Ministries, Inc.; M&G Duarte, LLC  
whose mailing address is 10835 Independence Pointe Parkway, Matthews, NC 28105;  
1721 Turtlewood Dr, Waxhaw, NC 28173

The deed is recorded in Book           \* and Page           \* in the office of the Register of  
Deeds for Mecklenburg County.

Present zoning classification: B-H (CD); B-1 Requested zoning classification: B-1(CD)

List reason(s) why zoning should be changed (use separate sheet if necessary):

Application number  
**2016-654**  
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SEE ATTACHED

*Christopher Brown, President*

Signature of property owner (must be original)

Ridge Ministries, Inc.

Print name of property owner  
10835 Independence Pointe Parkway

Property owner's mailing address  
Matthews, NC 28105

Property owner's mailing address, continued

Property owner's mailing address, continued

Property owner's phone number/email address

*W. Ann Pilkington*

Signature of agent (if any)

W. Ann Pilkington

Print name of agent  
624 Matthews-Mint Hill Rd

Agent's mailing address  
Suite 134

Agent's mailing address, continued  
Matthews, NC 28105

Agent's mailing address, continued

7048460683 ann@pilkingtonlawnc.com

Agent's phone number/email address

Signature of property owner (must be original)

M&G Duarte, LLC

Print name of property owner  
1721 Turtlewood Dr

Property owner's mailing address  
Waxhaw, NC 28173

Property owner's mailing address, continued

Property owner's mailing address, continued

Property owner's phone number/email address

Petitioner other than owner (if any)

Print name of petitioner

Petitioner's mailing address

Petitioner's mailing address, continued

Petitioner's mailing address, continued

Petitioner's phone number/email address

List reason(s) why zoning should be changed (use separate sheet if necessary):

Application number  
**2016-654**  
For office use only

~~Signature of property owner (must be original)~~

~~ANP Properties, LLC~~

~~Print name of property owner  
259 Old Mill Road~~

~~Property owner's mailing address  
Waxhaw, NC 28173~~

~~Property owner's mailing address, continued~~

~~Property owner's mailing address, continued~~

~~Property owner's phone number/email address~~

Signature of agent (if any)

W. Ann Pilkington

Print name of agent  
624 Matthews-Mint Hill Rd

Agent's mailing address  
Suite 134

Agent's mailing address, continued  
Matthews, NC 28105

Agent's mailing address, continued

7048460683 ann@pilkingtonlawnc.com

Agent's phone number/email address

*Muhel J Duarte* President

Signature of property owner (must be original)

M&G Duarte, LLC

Print name of property owner  
1721 Turtlewood Dr

Property owner's mailing address  
Waxhaw, NC 28173

Property owner's mailing address, continued

Property owner's mailing address, continued

704-506-5704 redradishcharlotte@gmail.com

Property owner's phone number/email address

Petitioner other than owner (if any)

Ridge Ministries, Inc.

Print name of petitioner  
P.O. Box 1292

Petitioner's mailing address  
Matthews, NC 28106

Petitioner's mailing address, continued

Petitioner's mailing address, continued

Petitioner's phone number/email address

**List all tax parcel numbers, names, and mailing addresses of all property owners subject to notification of this zoning application. Attach additional sheets if necessary.**

See item #7 in instruction sheet titled "Instructions for Filing an Application for a Change in Zoning Classification or Change in Conditions for Property located in the Town of Matthews."

Application number

2016-654

For office use only

19329156

TAX PARCEL

Sell Ethics Management Group, LLC

PROPERTY OWNER NAME(S)

941 Matthews-Mint Hill Rd

OWNER MAILING ADDRESS

Matthews, NC 28105

OWNER MAILING ADDRESS, CONTINUED

21508112

TAX PARCEL

The Leon Levine Foundation

PROPERTY OWNER NAME(S)

6000 Fairview Rd, Ste. 1525

OWNER MAILING ADDRESS

Charlotte, NC 28210

OWNER MAILING ADDRESS, CONTINUED

19329401

TAX PARCEL

Independence Point Investments, LLC

PROPERTY OWNER NAME(S)

2925 Carnegie Blvd, Ste. 200

OWNER MAILING ADDRESS

Charlotte, NC 28209

OWNER MAILING ADDRESS, CONTINUED

TAX PARCEL

PROPERTY OWNER NAME(S)

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

19329137

TAX PARCEL

Silver Independence, LLC

PROPERTY OWNER NAME(S)

1805 Sardis Rd. N, Ste. 120

OWNER MAILING ADDRESS

Charlotte, NC 28270

OWNER MAILING ADDRESS, CONTINUED

19328218

TAX PARCEL

Communications Alltel Mobile

PROPERTY OWNER NAME(S)

P.O. Box 2177

OWNER MAILING ADDRESS

Little Rock, Arkansas 72203

OWNER MAILING ADDRESS, CONTINUED

19329139

TAX PARCEL

Second Chance Financial LP c/o Pamela

PROPERTY OWNER NAME(S)

8422 Prince Valiant Dr

OWNER MAILING ADDRESS

Waxhaw, NC 28173

OWNER MAILING ADDRESS, CONTINUED

TAX PARCEL

PROPERTY OWNER NAME(S)

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

**SUMMARY OF THE REZONING PROCESS**

*APPLICANT:* Fill in dates for each action below before filing application. Refer to the current Planning Department rezoning schedule for correct dates.

*PROPERTY OWNERS:* These dates are assumed to be correct at the time of zoning application submittal but are subject to revision. Contact the Planning Department (704-847-4411 or email srobertson@matthewsnc.gov) for verification.

Application submitted to and received by Town Planning office November 30, 2016

Town Board of Commissioners formally accepts application and sets Public Hearing date December 12, 2016

Notices sent via mail to affected/adjacent property owners on or before January 30, 2017

Public hearing: applicant gives explanation of why s/he wishes to have property rezoned and neighboring owners may ask questions and voice opinions on the proposed zoning February 13, 2017

Town Planning Board reviews request, information, and comments from the public hearing, then makes a recommendation to the Board of Commissioners on whether to approve or deny the request February 28, 2017

Town Board of Commissioners approves or denies application March 13, 2017

## DEVELOPMENT STANDARDS

November 30, 2016

### **1. GENERAL PROVISIONS**

- A. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Application filed by Ridge Ministries, Inc., (“Applicant”) for an approximately 4.2 acre site located on the north side of Matthews-Mint Hill Road at the intersection of Independence Pointe Parkway, which site is more particularly depicted on the Rezoning Plan (hereinafter referred to as the “Site”). The Site is comprised of three parcels: Tax Parcel Nos. 193-294-02, 193-294-04, and 193-294-05.
- 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”). The regulations established under the Ordinance for the B-1 zoning district shall govern the use and development of the Site.
- C. The Petitioner shall recombine the three existing parcels of the Site into two Parcels as generally depicted on the Rezoning Plan; this recombination will be performed upon the successful rezoning of the property. The exact configuration and sizes of the resulting parcels are schematic in nature and may be altered or modified during design development, subdivision, and construction document phases.
- D. The development and uses depicted on the Rezoning Plan are schematic in nature and are intended to depict the general arrangement of such uses and the improvements on the Site. Accordingly, the ultimate layout, locations and sizes of the development and site elements depicted on the Rezoning Plan are graphic representations of the proposed development and site elements, and they may be altered or modified in accordance with the setback, yard and perimeter landscaping requirements set forth on this Rezoning Plan and the development standards, provided, however, that any such alterations and modifications shall not materially change the overall design intent depicted on the Rezoning Plan.
- E. The Petitioner reserves the right to construct the project in multiple phases. For the purposes of this Rezoning, all parking standards shall be met based on the full buildout of the program.

### **2. PERMITTED USES**

- A. Parcel One of the Site may be devoted to a religious institution of no more than four hundred seats in the largest assembly space, any associated incidental and accessory uses allowed in the B-1 district, and a café. Incidental and accessory uses may include but not be limited to an office for the day-to-day operations of the facility and outdoor amenities such as a playground, pocket park, and similar facilities.

- B. In the event that the religious institution ceases to operate at the Site, the facility may be devoted to uses allowed in the B-1 district except those as outlined in Item 2.C. below.
- C. Parcel Two of the Site may be devoted to uses allowed in the B-1 district except the following:
- Dormitory for senior high and post-secondary school
  - Dwellings
  - Adult Care Home
  - Adult Day Care Facility
  - Assisted Living Facility
  - College and University
  - Skilled Nursing Facility
  - Contractor's Office, with or without accessory storage
  - Animal Grooming Facility
  - Auction House
  - Bed and Breakfast Establishment
  - Brewpub
  - Building material storage and wholesale and retail sales without outside storage
  - Coin operated laundry
  - Communications tower and antenna
  - Crematorium
  - Greenhouse, commercial, without retail sales
  - Kennel, animal day care
  - Live work unit
  - Microbrewery
  - Mini-storage Facility

- Motel and hotel
- Motor vehicle service facility
- Nursery, commercial, with or without greenhouse
- Selling from a semitruck without a cab
- Athletic sports fields, ballfields, in a concentration of three or more, and similar outdoor physical recreation facility intended for use by teams of participants
- Swimming pool, indoor or outdoor
- Tennis and racket club, commercial, indoor or outdoor
- Tennis and racket sports courts, indoor or outdoor
- Electric and gas substation, sewage treatment plant and control house, pump and lift station, water storage tank, well lot and similar use
- On-site demolition disposal site
- On-site demolition disposal site, accepting off-site material

#### **4. DIMENSIONAL STANDARDS**

- A. Development of the Site shall comply with the dimensional standards of the B-1 zoning district set out in the Ordinance.

#### **5. TRANSPORTATION AND PARKING**

- A. Vehicular access shall be as generally depicted on the Rezoning Plan. The placement and configuration of each vehicular access point are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required for approval by the North Carolina Department of Transportation and/or the Town of Matthews.
- B. Vehicular parking shall be provided in accordance with the requirements of the Ordinance. Parking will be constructed as a part of Phase One based on full build-out of the program.
- C. Cross-access easement and shared parking agreements will be entered by the Owners of the resulting Parcels on the Site to allow for full and unencumbered circulation across the site by each party.

#### **6. STREETScape TREATMENT AND SIDEWALKS**

- A. The streetscape treatment along the Site's frontages on Matthews-Mint Hill Road and Independence Pointe Parkway shall comply with the requirements of the Ordinance.
- B. A minimum 8 foot wide sidewalk shall be installed along the Site's frontage on Matthews-Mint Hill Road as generally depicted on the Rezoning Plan. The sidewalk may meander to save existing trees. The existing sidewalk along the Site's frontage on Independence Pointe Parkway shall remain in place.
- C. A sidewalk easement shall be conveyed to the Town of Matthews for any portion of the minimum 8 foot wide sidewalk to be installed along the Site's frontages on Matthews-Mint Hill Road that is located outside of the public right of way.
- D. Internal sidewalks and pedestrian connections shall be installed within the Site as generally depicted on the Rezoning Plan.

#### **7. TREE PROTECTION AND LANDSCAPING**

- A. The development of the Site shall comply with the Tree Protection and Landscaping requirements of the Ordinance.

#### **8. ARCHITECTURAL STANDARDS**

- A. The maximum height in stories of any building constructed on the Site shall be 3 stories.
- B. The maximum height in feet of any building constructed on the Site shall be 45 feet.
- C. Exterior building materials for all buildings on the Site may include brick, decorative split-face CMU, glass/glazing, metal clad wall paneling, and architectural wood, or a combination thereof.

#### **9. SIGNS**

- A. All signs installed on the Site shall comply with the requirements of the Ordinance.

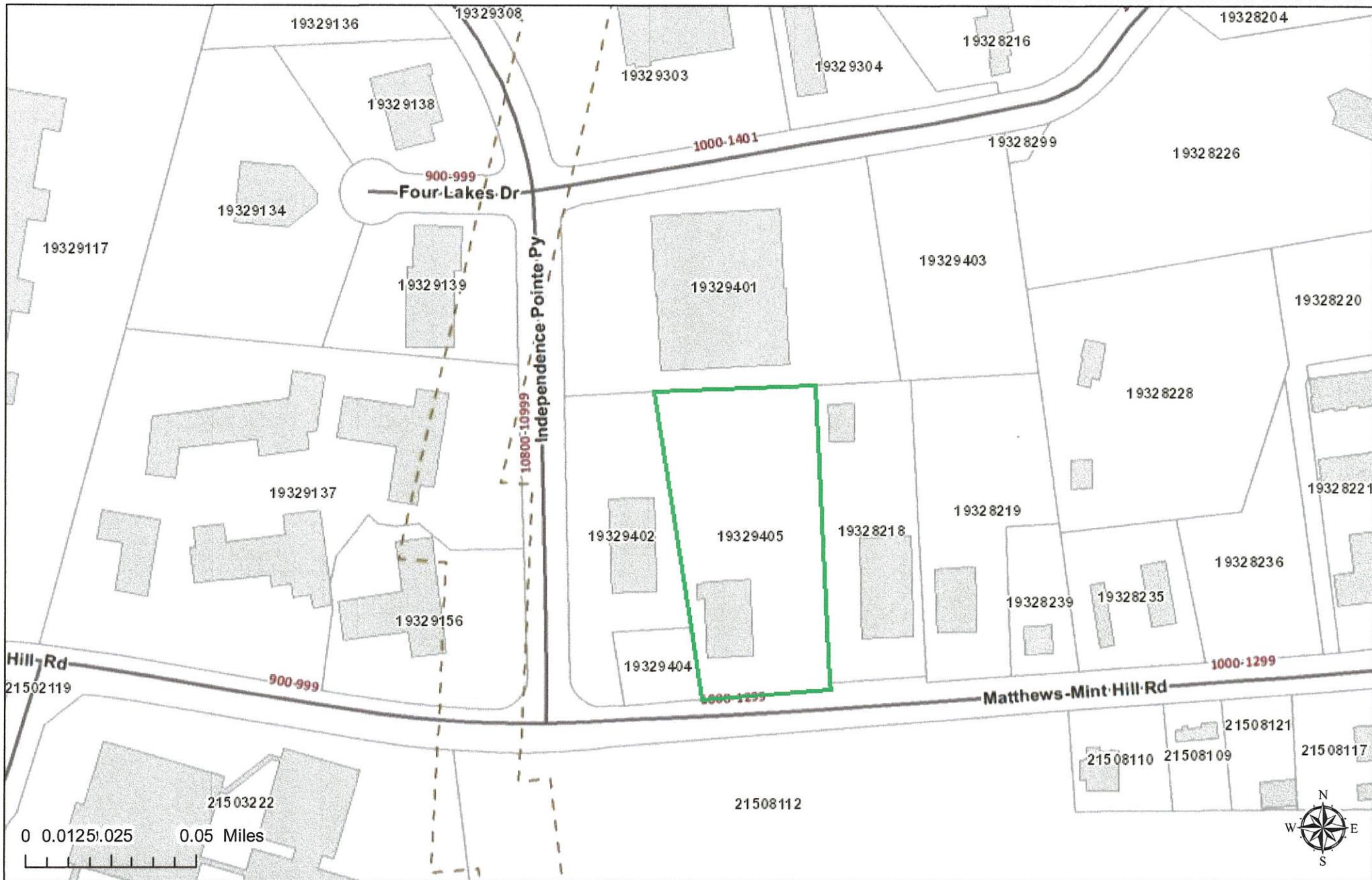
#### **10. BINDING EFFECT OF THE REZONING APPLICATION**

- A. 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.

# Polaris 3G Map – Mecklenburg County, North Carolina

## M&G Duarte Property

Date Printed: 11/23/2016 6:09:12 PM



This map or report is prepared for the inventory of real property within Mecklenburg County and is compiled from recorded deeds, plats, tax maps, surveys, planimetric maps, and other public records and data. Users of this map or report are hereby notified that the aforementioned public primary information sources should be consulted for verification. Mecklenburg County and its mapping contractors assume no legal responsibility for the information contained herein.

2016.05.14

# Polaris 3G Map – Mecklenburg County, North Carolina

## Water Tower Property

Date Printed: 11/23/2016 6:08:01 PM



This map or report is prepared for the inventory of real property within Mecklenburg County and is compiled from recorded deeds, plats, tax maps, surveys, planimetric maps, and other public records and data. Users of this map or report are hereby notified that the aforementioned public primary information sources should be consulted for verification. Mecklenburg County and its mapping contractors assume no legal responsibility for the information contained herein.

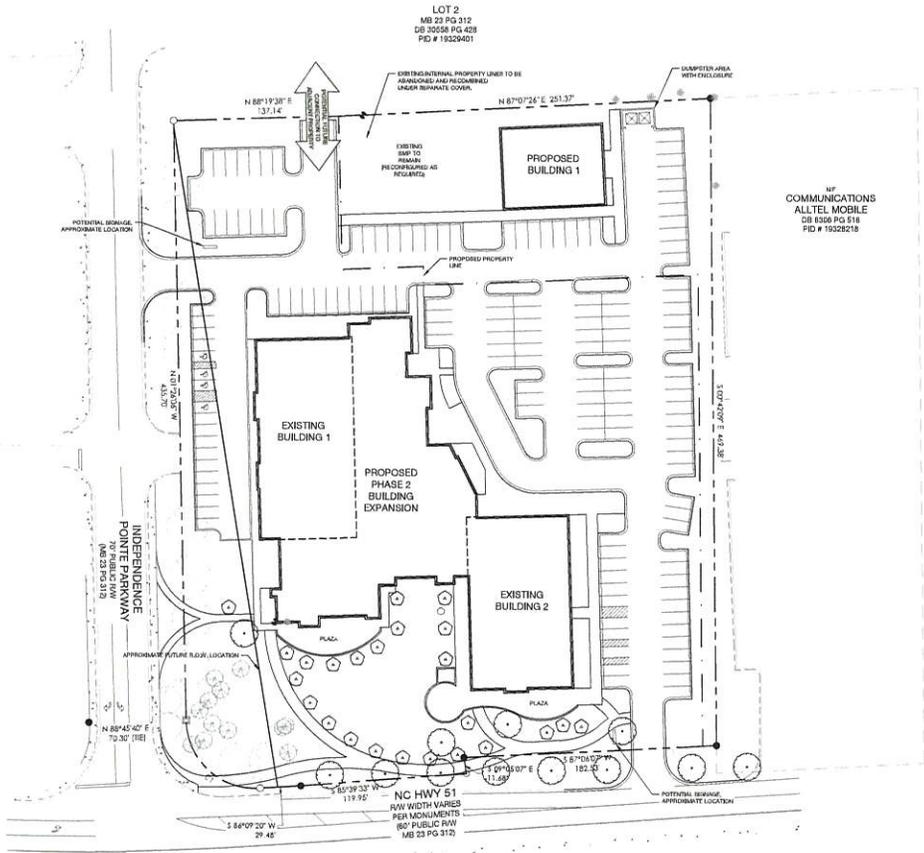
2016-05-14



2016-0654



DEVELOPMENT SUMMARY	
TAX PARCEL ID #:	193-28-002, 404, 405
TOTAL SITE AREA:	± 4.2 ACRES
EXISTING ZONING:	B-1, B-H, B-1
PROPOSED ZONING:	B-1(CD)
PROPOSED USE:	SEE DEVELOPMENT STANDARDS
VEHICULAR PARKING, REQUIRED/PROVIDED:	PER ORDINANCE PER ORDINANCE



DEVELOPMENT STANDARDS

- GENERAL PROVISIONS
  - These Development Standards form a part of the Rezoning Plan associated with the Rezoning Application filed by Ridge Ministries, Inc., ("Applicant") for an approximately 4.2 acre site located on the north side of Matthews-Mint Hill Road at the intersection of Independence Pointe Parkway, which site is more particularly depicted on the Rezoning Plan (hereinafter referred to as the "Site"). The site is comprised of three parcels. Tax Parcel No. 193-28-002, 193-28-004, and 193-28-005.
  - 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"). The regulations established under the Ordinance for the B-1 zoning district shall govern the use and development of the Site.
  - The Applicant shall rezone the three existing parcels of the Site into two Parcels as generally depicted on the Rezoning Plan. The rezoning will be performed upon the successful rezoning of the property. The exact configuration and sizes of the resulting parcels are schematic in nature and may be altered or modified during design development, subdivision, and construction document phases.
  - The development and uses depicted on the Rezoning Plan are schematic in nature and are intended to depict the general arrangement of such uses and the improvements on the Site. Accordingly, the ultimate layout, locations and sizes of the development and site elements depicted on the Rezoning Plan are graphic representations of the proposed development and site elements, and they may be altered or modified in accordance with the setback, yard and perimeter landscaping requirements set forth on this Rezoning Plan and the development standards, provided, however, that any such alterations and modifications shall not materially change the overall design intent depicted on the Rezoning Plan.
  - The Applicant reserves the right to construct the project in multiple phases. For the purposes of this Rezoning, all parking standards shall be met based on the full build-out of the program.
- PERMITTED USES
  - Parcel One of the Site may be devoted to a religious institution of no more than four hundred seats in the largest assembly space, any associated incidental and accessory uses allowed in the B-1 district, and a cafe, incidental and accessory uses may include but not be limited to an office for the day-to-day operations of the facility and outdoor amenities such as a playground, picnic park, and similar facilities.
  - In the event that the religious institution ceases to operate at the Site, the facility may be devoted to uses allowed in the B-1 district except those as outlined in Item 2.C. below.
  - Parcel Two of the Site may be devoted to uses allowed in the B-1 district except the following:
    - Dwelling
    - Adult Care Home
    - Adult Day Care Facility
    - Assisted Living Facility
    - College and University
    - Skilled Nursing Facility
    - Contractor's Office, with or without accessory storage
    - Medical Diagnostic Facility
    - Auction House
    - Food and Breakfast Establishment
    - Brewpub
    - Building material storage and wholesale and retail sales without outside storage
    - Gun operated range
    - Communications tower and antenna
    - Genset/station
    - Greenhouse, commercial, without retail sales
    - Kennel, animal day care
    - Live work unit
    - Microbrewery
    - Mini-storage Facility
    - Motel and hotel
    - Motor vehicle service facility
    - Nursery, commercial, with or without greenhouse
    - Salting from a semi-trailer without a sub
    - Swimming pool, bathtub, in a concentration of three or more, and similar outdoor physical recreation facility intended for use by teams of participants
    - Swimming pool, indoor or outdoor
    - Tennis and racket club, commercial, indoor or outdoor
    - Tennis and racket sports courts, indoor or outdoor
    - Electric and gas substation, sewage treatment plant and control house, pump and lift station, water storage tank, well lot and similar use
    - On-site demolition disposal site
    - On-site demolition disposal site, accepting off-site material
- TRANSPORTATION AND PARKING
  - Vehicular access shall be as generally depicted on the Rezoning Plan. The placement and configuration of each vehicular access point are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required for approval by the North Carolina Department of Transportation and/or the Town of Matthews.
  - Vehicular parking shall be provided in accordance with the requirements of the Ordinance. Parking will be constructed as a part of Phase One based on full build-out of the program.
  - Cross-access assessment and shared parking agreements will be entered by the Owners of the resulting Parcels on the Site to allow for full and unencumbered circulation across the site by each party.
- STREETSCAPE TREATMENT AND SIDEWALKS
  - The streetscape treatment along the Site's frontages on Matthews-Mint Hill Road and Independence Pointe Parkway shall comply with the requirements of the Ordinance.
  - A minimum 8 foot wide sidewalk shall be installed along the Site's frontage on Matthews-Mint Hill Road as generally depicted on the Rezoning Plan. The sidewalk may merge to join existing trees. The existing sidewalk along the Site's frontage on Independence Pointe Parkway shall remain in place.
  - A sidewalk assessment shall be conveyed to the Town of Matthews for any section of the minimum 8 foot wide sidewalk to be installed along the Site's frontages on Matthews-Mint Hill Road that is located outside of the public right of way.
  - Internal sidewalks and pedestrian connections shall be installed within the Site as generally depicted on the Rezoning Plan.
- TREE PROTECTION AND LANDSCAPING
  - The development of the Site shall comply with the Tree Protection and Landscaping requirements of the Ordinance.
- ARCHITECTURAL STANDARDS
  - The maximum height in stories of any building constructed on the Site shall be 3 stories.
  - The maximum height in feet of any building constructed on the Site shall be 45 feet.
  - Exterior building materials for all buildings on the Site may include brick, decorative split-face CMU, glass-tinting metal clad wall paneling and architectural wood, or a combination thereof.
- SIGNS
  - All signs 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.



Ridge Ministries, Inc.  
Tim Cool  
Cool Solutions Group  
704.507.6872

RIDGE CHURCH  
Rezoning Site Plan  
Matthews, North Carolina

PROJECT NO: 16087  
DATE: 06/20/16  
DESIGNED BY: [Signature]  
DRAWN BY: [Signature]  
SCALE: 1"=40'  
SHEET NO: RZ-1.0

2016-654



#	TRUNK TYPE
#1	14 OAK
#2	13 OAK
#3	18 OAK
#4	18 OAK
#5	52 OAK
#6	20 PINE
#7	12 PINE
#8	12 PINE
#9	12 PINE
#10	12 PINE
#11	16 OAK
#12	12 PINE
#13	22 PINE
#14	18 PINE
#15	16 DECIDUOUS
#16	16 DECIDUOUS
#17	16 DECIDUOUS
#18	20 DECIDUOUS
#19	15 PINE
#20	15 PINE
#21	18 PINE
#22	16 PINE
#23	17 PINE
#24	16 PINE
#25	14 PINE
#26	14 PINE
#27	15 PINE
#28	15 PINE
#29	13 PINE
#30	20 PINE
#31	12 PINE
#32	12 PINE
#33	12 PINE
#34	13 PINE
#35	12 PINE
#36	14 PINE
#37	14 PINE
#38	12 DECIDUOUS CLUSTER
#39	12 DECIDUOUS CLUSTER
#40	12 DECIDUOUS CLUSTER
#41	12 MAHOG
#42	9 MAHOG
#43	9 MAHOG
#44	5 MAHOG
#45	18 DECIDUOUS
#46	18 DECIDUOUS
#47	18 DECIDUOUS
#48	12 DECIDUOUS
#49	9 DECIDUOUS
#50	12 DECIDUOUS CLUSTER
#51	12 DECIDUOUS CLUSTER
#52	12 PINE
#53	13 PINE
#54	13 PINE
#55	17 PINE
#56	13 PINE
#57	15 PINE
#58	13 PINE
#59	13 PINE
#60	12 PINE
#61	12 PINE
#62	12 PINE
#63	12 PINE
#64	12 PINE
#65	13 PINE
#66	12 DECIDUOUS
#67	17 PINE
#68	12 PINE

**NOTES**

- 1) Examine the location and size of buildings on the subject property. A licensed landscape architect will then be able to confirm and update the information and layout shown on the site plan for the buildings.
- 2) The proposed site plan has been created with the intent to show a variety of the existing trees and vegetation that are currently on the subject property. The site plan is intended to provide a general overview of the site's vegetation.
- 3) A more detailed site plan will be prepared after a preliminary grading plan is submitted as part of the Submittal/Concept Plan.

Project No: 16-067  
 Date: 11.20.2016  
 Designed by: udp  
 Drawn by: lcb  
 Scale: 1" = 30'  
 Sheet No:  
**VS-1**

NO.	DATE	BY	REVISIONS

**RIDGE CHURCH**  
 Vegetation Survey  
 Matthews, North Carolina

Ridge Ministries, Inc.  
 Tim Cool  
 Cool Solutions Group  
 704.507.6672



Map Book 23 Page 312

CURV	BEARING	LENGTH	ANGLE	CHECK	BEARING	LENGTH	ANGLE	BEARING	LENGTH
C1	S 89°15'37" E	30.35	117.00	23.00	N 01°05'00" W	17.00	117.00	S 89°15'37" E	30.35
C2	S 19°06'22" E	34.07	117.00	23.00	N 79°02'47" W	347.34	117.00	S 19°06'22" E	34.07
C3	N 01°05'00" W	17.00	117.00	23.00	S 89°15'37" E	30.35	117.00	N 01°05'00" W	17.00
C4	S 89°15'37" E	30.35	117.00	23.00	N 01°05'00" W	17.00	117.00	S 89°15'37" E	30.35
C5	S 19°06'22" E	34.07	117.00	23.00	N 79°02'47" W	347.34	117.00	S 19°06'22" E	34.07
C6	N 79°02'47" W	347.34	117.00	23.00	S 89°15'37" E	30.35	117.00	N 79°02'47" W	347.34
C7	S 89°15'37" E	30.35	117.00	23.00	N 01°05'00" W	17.00	117.00	S 89°15'37" E	30.35
C8	S 19°06'22" E	34.07	117.00	23.00	N 79°02'47" W	347.34	117.00	S 19°06'22" E	34.07
C9	N 01°05'00" W	17.00	117.00	23.00	S 89°15'37" E	30.35	117.00	N 01°05'00" W	17.00
C10	S 89°15'37" E	30.35	117.00	23.00	N 01°05'00" W	17.00	117.00	S 89°15'37" E	30.35

LINE	DESCRIPTION	DISTANCE
L1	S 89°15'37" E	17.00
L2	S 19°06'22" E	16.50
L3	S 89°15'37" E	60.00
L4	S 89°15'37" E	29.50
L5	S 89°15'37" E	21.50
L6	S 89°15'37" E	21.50

STATE OF NORTH CAROLINA, MECKLENBURG COUNTY, I, Samuel P. Malone, do hereby certify that this map was drawn under my supervision from an actual survey made under my supervision, and that the bearings and distances are calculated by latitudes and departures in accordance with G.S. 47-30, as amended, and that the boundaries not surveyed are shown as broken lines plotted from information found in Book 117, Page 212, that this map was prepared in accordance with G.S. 47-30, as amended, witness my hand and seal this 22 day of July, AD 1989.



I, a Notary Public of the County aforesaid, certify that Samuel P. Malone is a registered land surveyor, personally appeared before me this day and acknowledged the execution of the foregoing instrument, witness my hand and official stamp of seal, this 22 day of July, 1989. My Commission Expires Sept 19, 1993.

OWNERS CERTIFICATE: THESE ARE IN DEED BURIAL SITES OF THIS PROPERTY TO THE BEST OF MY KNOWLEDGE.

CARL MALANIN, PRESIDENT OF PRESIDENT OF MANAGER DEVELOPMENT CORP. MANAGING GENERAL PARTNER. ALL BURIAL SITES ARE SUBJECT TO EASEMENT BEING THE ONLY SHOWN AND BRANCHES AND MAY BE SUBJECT TO RELOCATION AT THE SITE DEVELOPMENT COMMENCES.

STATE OF NORTH CAROLINA, COUNTY OF MECKLENBURG, I, Carol A. Courtney, do hereby certify that the foregoing certificate(s) of Russell A. Courtney SR. is to be correct. This 22nd day of August, 1989. Anna A. Powers, Register of Deeds by: Anna A. Powers, Register of Deeds.

NOTES: IRON PINS AT ALL LOT CORNERS UNLESS OTHERWISE NOTED. P.D.E. = PUBLIC DRAINAGE EASEMENT. DEED REF: 8440,700/187. ALL LANDOWNERS ARE NOW OR FORMERLY TOTAL ACREAGE THIS MAP = 32.80 ACRES. ACPAGE IN R/W = 2.37 ACRES. ACRAGE IN LOTS = 28.83 ACRES.

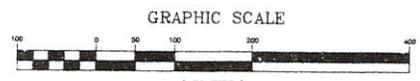
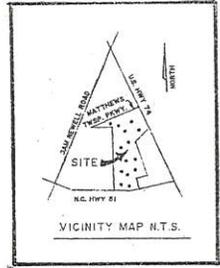
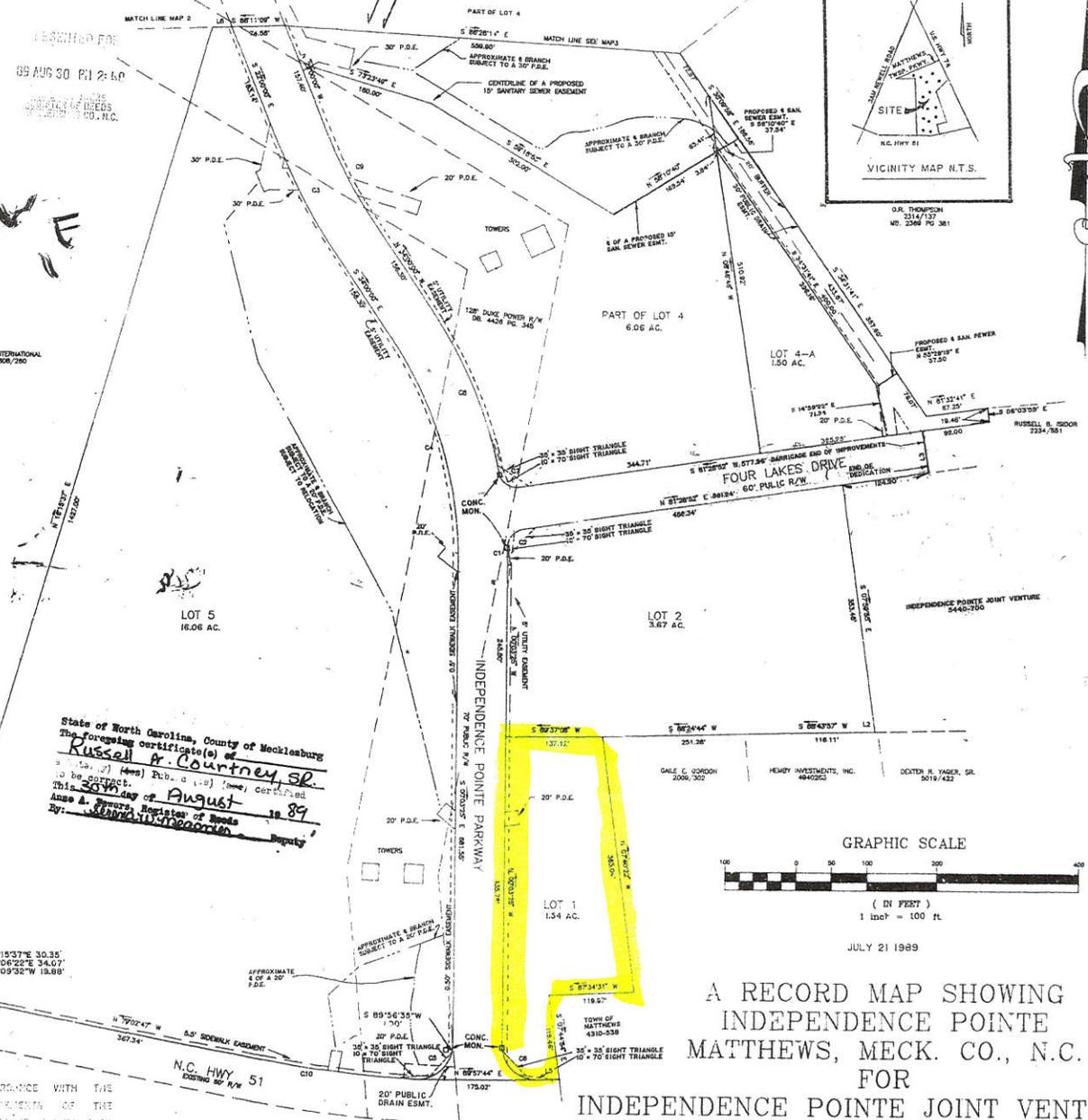
SURVEYED BY: SAM MALONE & ASSOCIATES, LAND SURVEYING - ENGINEERING, RESIDENTIAL & COMMERCIAL.

SAM MALONE, 1188 WEST JOHN STREET, P.O. BOX 1188, MATTHEWS, NORTH CAROLINA 28106, OFFICE (704) 847-9028.

19-214

APPROVED IN ACCORDANCE WITH THE REQUIREMENTS OF THE N.C. DEPARTMENT OF REVENUE.

APPROVED FOR THE REGISTER OF DEEDS BY: Anna A. Powers.



A RECORD MAP SHOWING INDEPENDENCE POINTE MATTHEWS, MECK. CO., N.C. FOR INDEPENDENCE POINTE JOINT VENTURE

APPROVED TOWN OF MATTHEWS Date 8/22/89 [Signature]

APPROVED TOWN OF MATTHEWS Date 8/22/89 [Signature]

2016-651





**URBAN  
DESIGN  
PARTNERS**

1318-e6 central ave. P 704.334.3303  
charlotte, nc 28205 F 704.334.3305  
urbandesignpartners.com

**NOTES**

- 1) Surveyed tree locations and sizes are illustrated on this vegetation survey. A licensed Landscape Architect will visit the site to confirm and evaluate this information and inspect the trees for health and overall appearance.
- 2) The proposed site plan has been created with the intent to leave a majority of the existing trees along the edges and at the front corner of the property. Additionally, areas that will be left as open space that do not currently have existing trees may be planted with native species to increase the site's canopy.
- 3) A more defined tree save area will be determined after preliminary grading studies are performed as a part of the Stormwater Concept Plan.

Ridge Ministries, Inc.  
Tim Cool

Cool Solutions Group  
704.507.8672

**RIDGE CHURCH**

**Vegetation Survey**  
Matthews, North Carolina

NO. DATE: BY: REVISIONS:

Project No: 16-067  
Date: 11.30.2016  
Designed by: udp  
Drawn By: udp  
Scale: 1" = 30'  
Sheet No:

**VS-1**

LOT 2  
MB 23 PG 312  
DB 30558 PG 428  
PID # 19329401

N/F  
COMMUNICATIONS  
ALLTEL MOBILE  
DB 6306 PG 518  
PID # 19328218

NC HWY 51  
R/W WIDTH VARIES  
PER MONUMENTS  
(60' PUBLIC R/W  
MB 23 PG 312)

INDEPENDENCE  
POINTE PARKWAY  
70' PUBLIC R/W  
(MB 23 PG 312)

COORDINATE WITH NEIGHBORING  
PROPERTIES TO PRESERVE  
EXISTING VEGETATION

EXISTING VEGETATION  
TO REMAIN  
(WHERE POSSIBLE)

TAG	TRUNK	TYPE
#1	14"	OAK
#2	13"	OAK
#3	48"	OAK
#4	14"	PINE
#5	52"	OAK
#6	20"	PINE
#7	12"	PINE
#8	12"	PINE
#9	13"	PINE
#10	12"	PINE
#11	16"	OAK
#12	12"	PINE
#13	24"	PINE
#14	18"	DECIDUOUS
#15	15"	DECIDUOUS
#16	16"	DECIDUOUS
#17	10"	DECIDUOUS
#18	20"	PINE
#19	15"	PINE
#20	19"	PINE
#21	18"	PINE
#22	15"	PINE
#23	17"	PINE
#24	16"	PINE
#25	14"	PINE
#26	14"	PINE
#27	13"	PINE
#28	16"	PINE
#29	13"	PINE
#30	20"	PINE
#31	12"	PINE
#32	12"	PINE
#33	12"	PINE
#34	13"	PINE
#35	12"	PINE
#36	12"	PINE
#37	14"	PINE
#38	14"	PINE
#39	12"	DECIDUOUS CLUSTER
#40	13"	MAPLE
#41	12"	MAPLE
#42	9"	MAPLE
#43	9"	MAPLE
#44	5"	MAPLE
#45	5"	MAPLE
#46	13"	DECIDUOUS
#47	15"	DECIDUOUS
#48	12"	DECIDUOUS
#49	16"	PINE
#50	9"	DECIDUOUS
#51	14"	DECIDUOUS CLUSTER
#52	12"	PINE
#53	13"	PINE
#54	14"	PINE
#55	17"	PINE
#56	13"	PINE
#57	15"	PINE
#58	13"	PINE
#59	13"	PINE
#60	15"	PINE
#61	12"	PINE
#62	12"	PINE
#63	13"	PINE
#64	12"	PINE
#65	13"	PINE
#66	12"	DECIDUOUS
#67	17"	DECIDUOUS
#68	12"	PINE

