

### SITE DATA

AREA  
 PARCEL 19352110= 2.16 ACRES  
 PARCEL 19352111= 1.99 ACRES  
 4.15 TOTAL ACRES

CURRENT ZONING= OFFICE (CD)

PROPOSED ZONING= B-1 (CD)

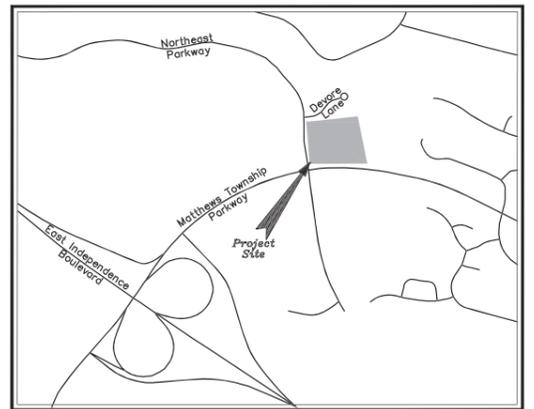
PROPOSED USE= COMMERCIAL NURSERY WITH GREENHOUSES

SETBACKS  
 FRONT= 40'  
 SIDE= 0'  
 REAR= 15' (HALF OF ADJACENT LOT FRONT SETBACK)

PARKING  
 REQUIRED  
 RETAIL - 1 SPACE/200 SF OF SALES FLOOR AREA = 50 SPACES  
 COMMERCIAL NURSERY - 4 SPACES/PER SALES PERSON PLUS 1 SPACE PER EACH 2 OTHER EMPLOYEES = 25 SPACES  
 TOTAL= 75 SPACES

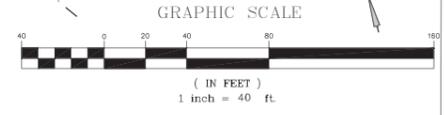
PROVIDED  
 80 SPACES (76 REGULAR; 4 ACCESSIBLE)

TREE CANOPY  
 REQUIRED  
 B-1 - 12% REQUIRED TREE CANOPY (PER SECTION 155.606.7)  
 (180,887 SF - 25,961 SF) X 0.12 = 18,591 SF TREE CANOPY TO BE SAVED



LOCATION MAP  
DEVELOPMENT STANDARDS  
December 2, 2015

- #### GENERAL PROVISIONS
- These Development Standards form a part of the Rezoning Plan associated with the Rezoning Application filed by Pike Nurseries (the "Applicant") for an approximately 4.15 acre site located on the east side of Northeast Parkway south of Devore Lane and north of Mathews Township Parkway, which site is more particularly depicted on the Rezoning Plan (hereinafter referred to as the "Site").
  - 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 B-1 zoning district and the Highway NC 51 Overlay District (the "HO District") shall govern the use and development of the Site.
  - Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner or owners of the Site in accordance with the provisions of Chapter 4 of the Ordinance. Minor alterations or changes to the Rezoning Plan and/or these Development Standards are subject to Section 155.401.5 of the Ordinance.
- #### PERMITTED USES
- The Site may only be devoted to a commercial nursery with or without greenhouses and to any incidental and accessory uses associated therewith that are allowed in the B-1 zoning district.
- #### DEVELOPMENT LIMITATIONS/MAXIMUM GROSS FLOOR AREA
- As depicted on the Rezoning Plan, the site may be improved with, among other things, a building and associated greenhouses.
    - The maximum size of the building to be located on the Site shall be 10,200 square feet of gross floor area.
    - The total maximum gross floor area of the greenhouses to be located on the Site shall be 30,000 square feet.
  - For purposes of the limitations set out above, "gross floor area" shall mean the total floor area enclosed within a building, including interior balconies, exclusive of mezzanines, stairways and elevator shafts.
- #### DIMENSIONAL STANDARDS
- Development of the Site shall comply with the dimensional standards of the B-1 zoning district and the HO District set out in the Ordinance.
- #### TRANSPORTATION AND PARKING
- Vehicular access shall be as generally depicted on the Rezoning Plan. The placement and configuration of the access point are subject to any minor modifications required by the Town of Matthews and/or the North Carolina Department of Transportation.
  - Vehicular and bicycle parking shall be provided on the Site in accordance with the requirements set out in the Ordinance for a commercial nursery with or without greenhouses. Notwithstanding the foregoing, a minimum of 75 parking spaces shall be provided on the site.
  - The alignments of the internal drive and parking areas to be located on the Site are subject to any minor modifications or alterations required during the rezoning permitting process.
  - Applicant shall obtain an easement from the Town of Matthews over the relevant portions of that parcel of land designated as Tax Parcel No. 193-521-84 to accommodate the access drive into the Site.
  - Prior to the issuance of a certificate of occupancy for the building to be constructed on the Site, Applicant shall complete the following transportation improvements that are generally depicted on the Rezoning Plan:
    - Extend the existing eastbound left turn lane on Mathews Township Parkway at its intersection with Northeast Parkway from 165 feet to 180 feet.
    - Construct a second eastbound left turn lane on Mathews Township Parkway at its intersection with Northeast Parkway with 280 feet of storage and appropriate bay taper (within the existing median - no road widening is necessary).
- #### STREETSCAPE TREATMENT
- The streetscape treatment along the Site's public street frontages shall comply with the requirements of the Ordinance.
  - Internal sidewalks shall be installed on the Site as generally depicted on the Rezoning Plan.
- #### ARCHITECTURAL STANDARDS
- The maximum height of the building and greenhouses to be located on the Site shall be 40 feet.
  - Attached to the Rezoning Plan are conceptual architectural renderings of the elevations of the building to be constructed on the Site that will face Northeast Parkway and Mathews Township Parkway that are intended to depict the general conceptual architectural style and character of the elevations of the building that will face these public streets. Accordingly, the elevations of the building that will face Northeast Parkway and Mathews Township Parkway shall be designed and constructed so that such elevations are substantially similar in appearance to the relevant conceptual architectural renderings attached to the Rezoning Plan with respect to architectural style and character. Changes and alterations which do not materially change the overall conceptual architectural style and character are permitted based upon final design/construction drawings.
  - At least 50 percent of the exterior of the facades of the building (but not the greenhouses) that will face Northeast Parkway and Mathews Township Parkway below the roofline shall be composed of brick or synthetic stone or a combination thereof. The facade of the building below the roofline shall mean the entire exterior surface area below the roofline excluding windows, doors and trim, so that windows, doors and trim are not considered when calculating the minimum percentage of material or materials that are required.
  - Notwithstanding the terms of paragraph C above, the relevant exterior portions of the tower above the stone/brick table may be clad in synthetic or engineered stone.
  - Attached to the Rezoning Plan is a conceptual architectural rendering of the elevation of the greenhouses to be constructed on the Site that will face Northeast Parkway that is intended to depict the general conceptual architectural style and character of the elevation of the greenhouses that will face Northeast Parkway. Accordingly, the elevation of the greenhouses that will face Northeast Parkway shall be designed and constructed so that such elevation is substantially similar in appearance to the conceptual architectural rendering attached to the Rezoning Plan with respect to architectural style and character. Changes and alterations which do not materially change the overall conceptual architectural style and character are permitted based upon final design/construction drawings.
- #### SCREENING, LANDSCAPING AND PROTECTIVE BUFFER YARDS
- Screening and landscaping shall conform to the standards of the Ordinance.
  - Pursuant to the requirements of the HO District as set in Section 155.504.2(B)(7) of the Ordinance, a 30 foot protective buffer yard shall be established along the Site's entire frontage on Mathews Township Parkway, and a 25 foot protective buffer yard shall be established along that portion of the Site's frontage on Northeast Parkway that is more particularly depicted on the Rezoning Plan. Any building on the Site must be located at least 15 feet from the inner edge of the protective buffer yard.
- #### SIGNS
- All signs installed on the Site shall comply with the requirements of the Ordinance. The signs depicted on the conceptual architectural renderings attached to the Rezoning Plan are illustrative only. All signs installed on the Site shall be separately permitted.
- #### 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. Through these Development Standards, the terms, "Applicant" and "owner" 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.



CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	2148.48'	221.30'	N71°11'02" W	221.29'
C2	2148.48'	221.12'	N77°45'01" W	220.94'
C3	7000.00'	129.20'	N13°23'58" E	129.02'
C4	1925.00'	42.32'	N18°44'50" E	42.31'

P:\JMD\604-001 PIKE NURSERY\604-001 REZONING PLANNING\_RZ10\_12/16/2015 1:44:36 PM LANIER-LICTB CHASE

DATE	REVISIONS	REVISED BY	CHECKED BY	DATE	REVISIONS	REVISED BY	CHECKED BY
12-01-15	Zoning Comments	ChB	CTB				
8-28-15	Zoning Comments	ChB	CTB				

CADD	NAME	DATE
DESIGNED BY	ChB	
DRAWN BY	ChB	
CHECKED BY	CTB	
APPROVED BY	CTB	

FILE: 604-001 Rezoning Plan.dwg

**BURTON ENGINEERING ASSOCIATES**  
 CIVIL ENGINEERS  
 LAND PLANNERS

5950 Fairview Rd., Suite 100 Charlotte, NC 28210  
 (704) 553-8881 Fax (704) 553-8860  
 Firm License #1557

**SITE PLAN FOR PUBLIC HEARING PETITION: 2015-635**  
 PIKE NURSERIES  
 MATTHEWS, NORTH CAROLINA

PRELIMINARY  
DO NOT USE FOR CONSTRUCTION

PROJECT NO:  
DATE: 09/02/2015  
SCALE: AS SHOWN  
SHEET: RZ1.00

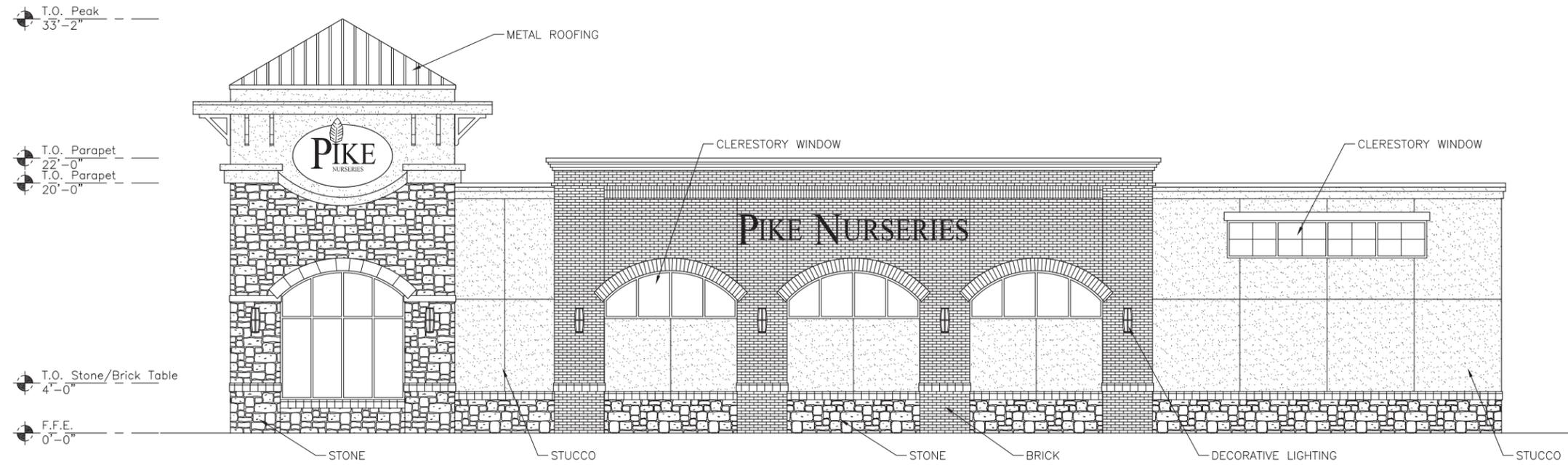


**02** ELEVATION: Highway 51  
3/16" = 1'-0"

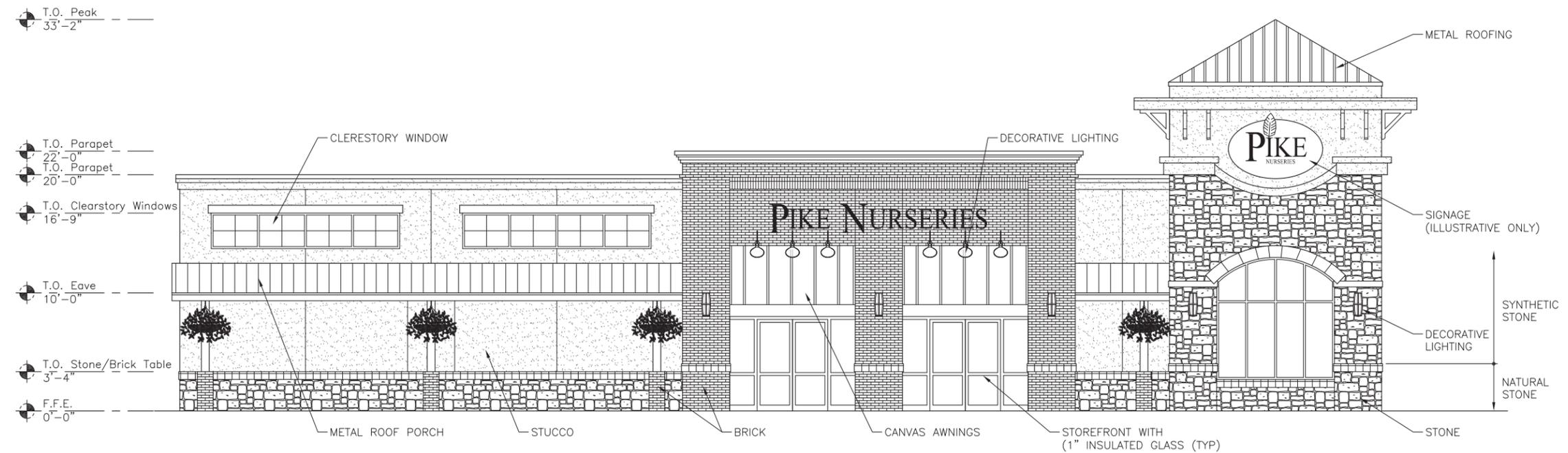


**01** ELEVATION: Northeast Parkway  
3/16" = 1'-0" (1/16" = 1'-0" when 11x17)

Conceptual Elevation



**02** ELEVATION: Highway 51  
3/16" = 1'-0"



**01** ELEVATION: Northeast Parkway  
3/16" = 1'-0" (1/16" = 1'-0" when 11x17)

Conceptual Elevation



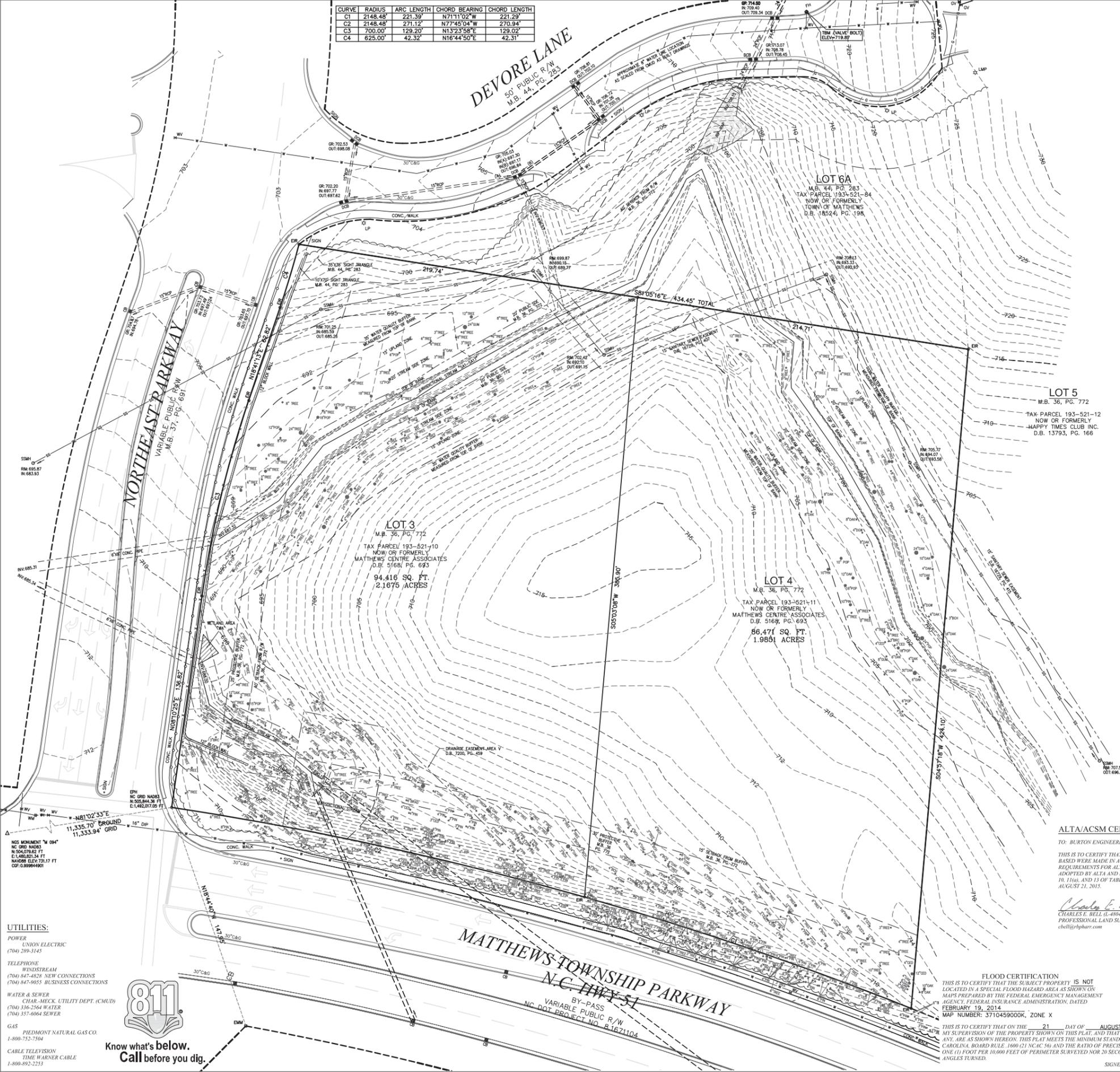
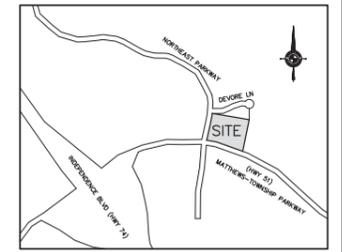
**01** ELEVATION: Northeast Parkway  
1/8" = 1'-0"

(1/16" = 1'-0" when 11x17)

### Conceptual Elevation

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	2148.48'	221.39'	N71°11'02" W	221.29'
C2	2148.48'	271.12'	N77°45'04" W	270.94'
C3	700.00'	129.20'	N132°35'58" E	129.02'
C4	625.00'	42.32'	N16°44'50" E	42.31'

DEVORE LANE  
50' PUBLIC R/W  
M.B. 44, PG. 283



**NOTES:**

1. THIS PLAN IS NOT FOR RECORDATION AS PER G.S. 47-30 AS AMENDED.
2. ALL CORNERS MONUMENTED AS SHOWN.
3. NO RECOVERABLE NGS MONUMENT LOCATED WITHIN 2,000 FEET OF SUBJECT PROPERTY.
4. 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.
5. ELEVATIONS BASED ON N.G.S. MONUMENT "M 094" ELEVATION = 731.17 FEET, NAVD 88, CONTOUR INTERVAL=1 FT
6. BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.
7. MATTHEWS TOWNSHIP PARKWAY 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.
8. 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.

**ZONING:**

ZONING RESTRICTIONS AS PER ZONING ORDINANCE:  
SUBJECT PROPERTY ZONED: O(CD)  
(REZONING PETITION NO. 368)  
SETBACKS SHOWN AS PER M.B. 37, PG. 772 & M.B. 44, PG. 283

FOR FURTHER INFORMATION CONTACT THE TOWN OF MATTHEWS ZONING DEPARTMENT AT 704-847-4411.

**PARKING:**

NO PARKING SPACES EXIST ON THE SUBJECT PROPERTY AT TIME OF SURVEY.

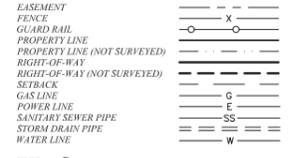
**LEGEND:**

- BFP - BACK FLOW PREVENTOR
- C&G - CURB & GUTTER
- CB - CATCH BASIN
- CMP - CORRUGATED METAL PIPE
- CP - CALCULATED POINT
- CPP - CORRUGATED PLASTIC PIPE
- CO - CLEAN OUT
- D.B. - DEED BOOK
- DIP - DUCTILE IRON PIPE
- ECM - EXISTING CONCRETE MONUMENT
- EIP - EXISTING IRON PIPE
- EIR - EXISTING IRON ROD
- EX - EXISTING NAIL
- EU - END UNKNOWN
- FC - FIRE CONNECTION
- FTI - FIRE HYDRANT
- FP - FLAG POLE
- FF - FIRE VALVE
- GDP - GUARD POST
- GM - GAS METER
- GV - GAS VALVE
- GW - GUY WIRE
- HVC - HEATING, VENTILATION, AIR COND.
- HW - HEADWALL
- ICV - IRRIGATION CONTROL VALVE
- LMP - LAMP POST
- LP - LIGHT POLE
- MA - MEASURED
- MBX - MAILBOX
- M.B. - MAP BOOK
- MW - MONITORING WELL
- NGS - NATIONAL GEODETIC SURVEY
- NIR - NEW IRON ROD
- NN - NEW NAIL
- PB - POWER BOX
- PIN - PARCEL IDENTIFICATION NUMBER
- PM - POWER METER
- PMH - POWER MANHOLE
- PP - POWER POLE
- PG - PAGE
- PWC - PLASTIC PIPE
- OR - RECORDED
- R/W - RIGHT-OF-WAY
- RCP - REINFORCED CONCRETE PIPE
- SDE - STORM DRAINAGE EASEMENT
- SDMH - STORM DRAIN MANHOLE
- SSE - SANITARY SEWER EASEMENT
- SSMH - SANITARY SEWER MANHOLE
- TJ - TOTAL
- TB - TELEPHONE BOX
- TERR - TERRACOTTA PIPE
- TMH - TELEPHONE MANHOLE
- TSB - TRAFFIC SIGNAL BOX
- TYB - CABLE TYP BOX
- WB - WATER BOX
- WM - WATER METER
- WV - WATER VALVE

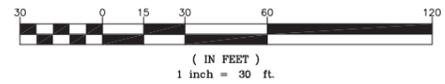
**TREE LEGEND:**

- BCH - BEECH
- BRC - BIRCH
- BRAD - BRADFORD PEAR
- CED - CEDAR
- CHY - CHERRY
- CRP - CREPE MYRTLE
- DGW - DOGWOOD
- HIC - HICKORY
- HOL - HOLY
- LOC - LOCUST
- MAG - MAGNOLIA
- MAP - MAPLE
- PEC - PECAN
- PIN - PINE
- POP - POPLAR
- SYC - SYCAMORE
- WLN - WALNUT
- WLC - WILD CHERRY

**LINE LEGEND:**



**GRAPHIC SCALE**



TOTAL AREA  
180,887 sq. ft.  
4.1526 acres

- UTILITIES:**
- POWER  
UNION ELECTRIC  
(704) 289-3145
  - TELEPHONE  
WINDSTREAM  
(704) 847-4828 NEW CONNECTIONS  
(704) 847-9055 BUSINESS CONNECTIONS
  - WATER & SEWER  
CHAR.-MECK. UTILITY DEPT. (CMAUD)  
(704) 336-2564 WATER  
(704) 357-6064 SEWER
  - GAS  
PIEDMONT NATURAL GAS CO.  
1-800-752-7504
  - CABLE TELEVISION  
TIME WARNER CABLE  
1-800-892-2253



Know what's below.  
Call before you dig.

**ALTA/ACSM CERTIFICATION:**

TO: BURTON ENGINEERING ASSOCIATES.  
THIS IS TO CERTIFY THAT THIS MAP OR PLAN 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, 5, 6, 7(a), 7(b), 7(c), 8, 9, 10, 11(a), AND 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 31, 2015.

Charles E. Bell  
CHARLES E. BELL (L-4804)  
PROFESSIONAL LAND SURVEYOR  
cbell@rpharr.com

09/04/15  
DATE



**FLOOD CERTIFICATION**  
THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON ANY ARE AS SHOWN HEREON. THIS PLAN MEETS THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA, BOARD RULE 1600 (21 NCAC 56) AND THE RATIO OF PRECISION DOES NOT EXCEED AN ERROR OF CLOSURE OF ONE (1) FOOT PER 10,000 FEET OF PERIMETER SURVEYED NOR 20 SECONDS TIMES THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.

THIS IS TO CERTIFY THAT ON THE 21 DAY OF AUGUST 20 15, AN ACTUAL SURVEY WAS MADE UNDER MY SUPERVISION OF THE PROPERTY SHOWN ON THIS PLAN, AND THAT THE QUOTE/LINE AND THE IMPROVEMENTS, IF ANY, ARE AS SHOWN HEREON. THIS PLAN MEETS THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA, BOARD RULE 1600 (21 NCAC 56) AND THE RATIO OF PRECISION DOES NOT EXCEED AN ERROR OF CLOSURE OF ONE (1) FOOT PER 10,000 FEET OF PERIMETER SURVEYED NOR 20 SECONDS TIMES THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.

SIGNED: Charles E. Bell

REVISIONS	ALTA/ACSM LAND TITLE SURVEY PREPARED FOR:
10-28-15 TREE DESCRIPTIONS ADDED	BURTON ENGINEERING ASSOCIATES MATTHEWS-TOWNSHIP PARKWAY (N.C. HWY. 51) TOWN OF MATTHEWS, MECKLENBURG COUNTY, N.C. MAP REFERENCE: 36-772 & 44-283 DEED REFERENCE: 5168-693 TAX PARCEL NO: 193-521-10 AND 193-521-11
	R.B. PHARR & ASSOCIATES, P.A. SURVEYING & MAPPING 420 HAWTHORNE LANE, CHARLOTTE, N.C. 28204 TEL. (704) 376-2186
CREW: TN	SCALE: 1"=30'
DRAWN: CEB	DATE: AUGUST 21, 2015
REVISD:	FILE NO. W-4860
	JOB NO. 83710