2015-640
10-28-2015

Town of Matthews North Carolina

DATE FILED 10-28-15
APPLICATION NUMBER 2015-640
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:

X A change in zoning classification of the property hereinafter described; or

X A change in conditions to an existing conditional zoning plan.

Tax parcel number(s): 215-121-07, 215-121-48 and a portion of 215-121-19

Address of property: 2248 Mt. Harmony Church Road and East Independence Boulevard

Location of property: Northeast corner of the intersection of Stevens Mill Road and Mt. Harmony Church Road

Title to the property was acquired on September 1, 2004 and December 15, 2008

and was recorded in the name of Charlotte South Fellowship**

whose mailing address is 2301 Stevens Mill Road, Matthews, NC 28104

The deed is recorded in Book 17702 and Page 688 in the office of the Register of Deeds for Mecklenburg County.

Present zoning classification: R/I (CD) & R-15 Requested zoning classification: R/I (CD) Change of Conditions and R-15 (CD)

**Charlotte South Fellowship changed its legal name to Team Church

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

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The purpose of this rezoning request is to accommodate the development and operation of a kindergarten through 8th grade charter school on the site. The large majority of the site is already zoned for institutional uses and is a part of the Team Church campus. The proposed charter school and Team Church would have common elements, such as driveways, parking lots and a recreational field.

Team Church	
By:	
Signature of property owner (must be original)	Signature of property owner (must be original)
Team Church	
Print name of property owner	Print name of property owner
c/o	
Property owner's mailing address	Property owner's mailing address
2301 Stevens Mill Road	
Property owner's mailing address, continued	Property owner's mailing address, continued
Matthews, NC 28104	
Property owner's mailing address, continued	Property owner's mailing address, continued
704-621-8820	
Property owner's phone number/email address	Property owner's phone number/email address
	Charter Development Company, LLC
	By:
Signature of agent (if any)	Petitioner other than owner (if any)
John Carmichael, Robinson Bradshaw	Charter Development Company, LLC
Print name of agent	Print name of petitioner
101 North Tryon Street, Suite 1900	c/o Bob Dunston
Agent's mailing address	Petitioner's mailing address
Charlotte, NC 28246	3850 Broadmoor Avenue S.E., Suite 201
Agent's mailing address, continued	Petitioner's mailing address, continued
	Grand Rapids, MI 49512
Agent's mailing address, continued	Petitioner's mailing address, continued
704-377-8341 jcarmichael@rbh.com	616-299-6611/bdunston@nhaschools.com
Agent's phone number/email address	Petitioner's phone number/email address

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10-28-2015

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

Application number
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The purpose of this rezoning request is to accommodate the development and operation of a kindergarten through 8th grade charter school on the site. The large majority of the site is already zoned for institutional uses and is a part of the Team Church campus. The proposed charter school and Team Church would have common elements, such as driveways, parking lots and a recreational field.

Team Church

By: _____
Signature of property owner (must be original)

Team Church
Print name of property owner

c/o
Property owner's mailing address

2301 Stevens Mill Road
Property owner's mailing address, continued

Matthews, NC 28104
Property owner's mailing address, continued

_____
Property owner's phone number/email address

_____
Signature of property owner (must be original)

_____
Print name of property owner

_____
Property owner's mailing address

_____
Property owner's mailing address, continued

_____
Property owner's mailing address, continued

_____
Property owner's phone number/email address

Charter Development Company, LLC

By: _____
Petitioner other than owner (if any)

Charter Development Company, LLC
Print name of petitioner

c/o Bob Dunston
Petitioner's mailing address

3850 Broadmoor Avenue S.E., Suite 201
Petitioner's mailing address, continued

Grand Rapids, MI 49512
Petitioner's mailing address, continued

616-299-6611/bdunston@nhaschools.com
Petitioner's phone number/email address

_____
Signature of agent (if any)

John Carmichael, Robinson Bradshaw
Print name of agent

101 North Tryon Street, Suite 1900
Agent's mailing address

Charlotte, NC 28246
Agent's mailing address, continued

_____
Agent's mailing address, continued

704-377-8341 jcarmichael@rbh.com
Agent's phone number/email address

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10-28-2015

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."

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2015-640
For office use only

See Exhibit A Attached Hereto
TAX PARCEL

PROPERTY OWNER NAME(S)

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

TAX PARCEL

PROPERTY OWNER NAME(S)

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

TAX PARCEL

PROPERTY OWNER NAME(S)

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

TAX PARCEL

PROPERTY OWNER NAME(S)

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

TAX PARCEL

PROPERTY OWNER NAME(S)

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

TAX PARCEL

PROPERTY OWNER NAME(S)

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

TAX PARCEL

PROPERTY OWNER NAME(S)

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

2015-640
10-28-2015

Application number
2015-640
For office use only

SUMMARY OF THE REZONING PROCESS

PETITIONER: 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 blynd@matthewsnc.gov) for verification.

Application submitted to and accepted by the Town of Matthews October 28, 2015

Town Board of Commissioners formally accepts application and sets Public Hearing date November 9, 2015

Notices sent via mail to affected/adjacent property owners on or before December 28, 2015

Protest petition filed with Planning Department by 5:00 pm on N/A

Public hearing: petitioner may give explanation of why s/he wishes to have property rezoned and neighboring owners may ask questions and voice opinions on the proposed zoning January 11, 2016

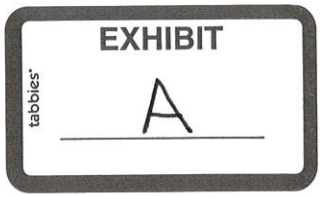
Town Planning Board reviews petition, information, and comments from the public hearing, then makes a recommendation to the Board of Commissioners on whether to approve or deny the request January 26, 2016

Town Board of Commissioners approves or denies application February 8, 2016

GENERAL STATUTE 160A-385: CHANGES.

(a) Zoning ordinances may from time to time be amended, supplemented, changed, modified or repealed. In case, however, of a qualified protest against a zoning map amendment, that amendment shall not become effective except by favorable vote of three-fourths of all the members of the city council. For the purposes of this subsection, vacant positions on the council and members who are excused from voting shall not be considered "members of the council" for calculation of the requisite supermajority. To qualify as a protest under this section, the petition must be signed by the owners of either (i) twenty percent (20%) or more of the area included in the proposed change or (ii) five percent (5%) of a 100-foot wide buffer extending along the entire boundary of each discrete or separate area proposed to be rezoned. A street right of way shall not be considered in computing the 100-foot buffer area as long as that street right of way is 100 feet wide or less. When less than an entire parcel of land is subject to the proposed zoning map amendment, the 100-foot buffer shall be measured from the property line of that parcel. In the absence of evidence to the contrary, the city may rely on the county tax listing to determine the "owners" of potentially qualifying areas. The foregoing provisions concerning protests shall not be applicable to any amendment which initially zones property added to the territorial coverage of the ordinance as a result of annexation or otherwise, or to an amendment to an adopted (i) special use district, (ii) conditional use district, or (iii) conditional district if the amendment does not change the types of uses that are permitted within the district or increase the approved density for residential development, or increase the total approved size of nonresidential development, or reduce the size of any buffers or screening approved for the special use district, conditional use district, or conditional district.

(b) Amendments in zoning ordinances shall not be applicable or enforceable without consent of the owner with regard to buildings and uses for which either (i) building permits have been issues pursuant to GS 160A-417 prior to the enactment of the ordinance making the change or changes so long as the permits remain valid and unexpired pursuant to GS 160A-418 and unrevoked pursuant to GS 160A-422 or (ii) a vested right has been established pursuant to GS 160A-385.1 and such vested right remains valid and unexpired pursuant to GS 160A-385.1



100' adjoining land owners

Parcel No. 215-121-06

Vickie S. Stilwell
Joshua H. Stilwell
2450 Mount Harmony Church Road
Matthews, NC 28104

Parcel No. 215-121-53

Vickie S. Stilwell
1821 Marglyn Dr
Matthews, NC 28105

June E. Stilwell
2430 Mount Harmony Church Road
Matthews, NC 28104

Parcel No. 215-121-47

June E. Stilwell
2430 Mount Harmony Church Road
Matthews, NC 28104

Parcel No. 215-121-51

June E. Stilwell
2430 Mount Harmony Church Road
Matthews, NC 28104

Parcel No. 215-121-23

Gregg C. Forwerck
Joseph A. Scarcella
1511 Saratoga Blvd
Indian Trail, NC 28079

Parcel No. 215-093-06

Warren B. Morgan, Jr.
5819 Morgan Academy Rd
Marshville, NC 28103

Mary Alice Wicker
685 US Highway 15-501
Carthage, NC 28327

Nancy Elaine Sills
160 West Hedgelawn Way
Southern Pines, NC 28387

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Parcel No. 215-093-03

John David Cagle
2115 Stevens Mill Road
Matthews, NC 28105

Parcel No. 215-093-04

John David Cagle
2115 Stevens Mill Road
Matthews, NC 28105

Parcel No. 215-093-05

Team Church Name Change
2301 Stevens Mill Rd
Matthews, NC 28104

Parcel No. 215-092-13

Grady Reid Hill
Judy F. Hill
2403 Medlin Road
Monroe, NC 28112

Parcel No. 215-092-07

WT & Annie W. Hill Family Limited Partnership
2403 Medlin Road
Monroe, NC 28112

Parcel No. 215-094-01

WT & Annie W. Hill Family Limited Partnership
2403 Medlin Road
Monroe, NC 28112

Parcel No. 215-094-02

PSM CLT LLC
8824 Kentucky Derby Dr
Waxhaw, NC 28173

Parcel No. 215-094-03

Earl D. Seamon
Dylinda C. Seamon
2416 Stevens Mill Rd
Matthews, NC 28105

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Parcel No. 215-094-04

Michael D. Hartis
Teresa S. Hartis
2524 Stevens Mill Rd
Matthews, NC 28105

Parcel No. 215-121-52

Dept of Transportation
206 Charter St
Albemarle, NC 28001

Parcel No. 215-121-08

Kenneth P. Hoover
Gina S. Hoover
2417 Stevens Mill Road
Matthews, NC 28105

Parcel No. 215-121-12

Thomas Keith Hartis
Angelia Michelle Hartis
2501 Stevens Mill Road
Matthews, NC 28104

Parcel No. 215-121-09

2533 Stevens Mill Road LLC
3440 Toringdon Way Suite 308
Charlotte, NC 28277

Parcel No. 215-121-30

Michael Glen Deans
Lisa Megan Deans
2639 Briar Trail CT
Matthews, NC 28104

Parcel No. 215-121-31

Elizabeth M. Brown
2643 Briar Trail Ct
Matthews, NC 28104

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10-28-15

Parcel No. 215-121-32

Iraida Torres
Angel M. Torres
3 Field St
Seymour, CT 06483

Parcel No. 215-121-33

Luis Sanchez
2701 Briar Court Trail
Matthews, NC 28104

Parcel No. 215-121-34

Elise K. Garrison
2709 Briar Trail Ct
Matthews, NC 28105

Parcel No. 215-121-35

Steven L. Williams
2721 Briar Trail CT
Matthews, NC 28105

Parcel No. 215-121-36

Rosa N. Avalos
2731 Briar Trail CT
Matthews, NC 28104

Parcel No. 215-121-37

Scott E. Thompson
2745 Briar Trail CT
Matthews, NC 28105

Parcel No. 215-121-39

Phillip G. Gandy
Renate M. Gandy
2800 Briar Trail Ct
Matthews, NC 28104

Parcel No. 215-121-38

Joseph C. Fuchs
2801 Briar Trail Ct
Matthews, NC 28105

2015-640
10-28-15

Parcel No. 215-121-10

Team Church Name Change
2301 Stevens Mill Road
Matthews, NC 28104

Parcel No. 215-123-11

Allison D. Robles
Jose Robles
2532 Mount Harmony Church Road
Matthews, NC 28105

Parcel No. 215-123-10

Miles Thomas Dyson
Abigail L. Wegert
8310 Park Vista Cr
Charlotte, NC 28209

Parcel No. 215-123-08

Phyllis H. Elliott
William R. Elliott
2616 Mount Harmony Church Road
Matthews, NC 28105

Parcel No. 215-123-07

Parns LLC
236 S Laurel Ave
Charlotte, NC 28207

Parcel No. 215-123-04

Bel Air Acquisition Sub LLC
5615 Potter Road
Matthews, NC 28104

Parcel No. 215-102-08

City of Charlotte
600 East Fourth Street
Charlotte, NC 28202

Parcel No. 215-123-03

Joseph W. Todd
Angela D. Todd
2832 Mt Harmony Church Road

2015-640
10-28-15

Matthews, NC 28105

Parcel No. 215-123-96

Dept of Transportation
716 W Main Street
Albemarle, NC 28001

Parcel No. 215-102-10

Wilma W. Stilwell
2219 Marglyn Dr
Matthews, NC 28105

Parcel No. 215-102-66

Nick Carrado, Jr.
Nancy Carrado
2100 Marglyn Dr
Matthews, NC 28105

Parcel No. 215-091-09

Nick Carrado, Jr.
Nancy Carrado
2100 Marglyn Dr
Matthews, NC 28105

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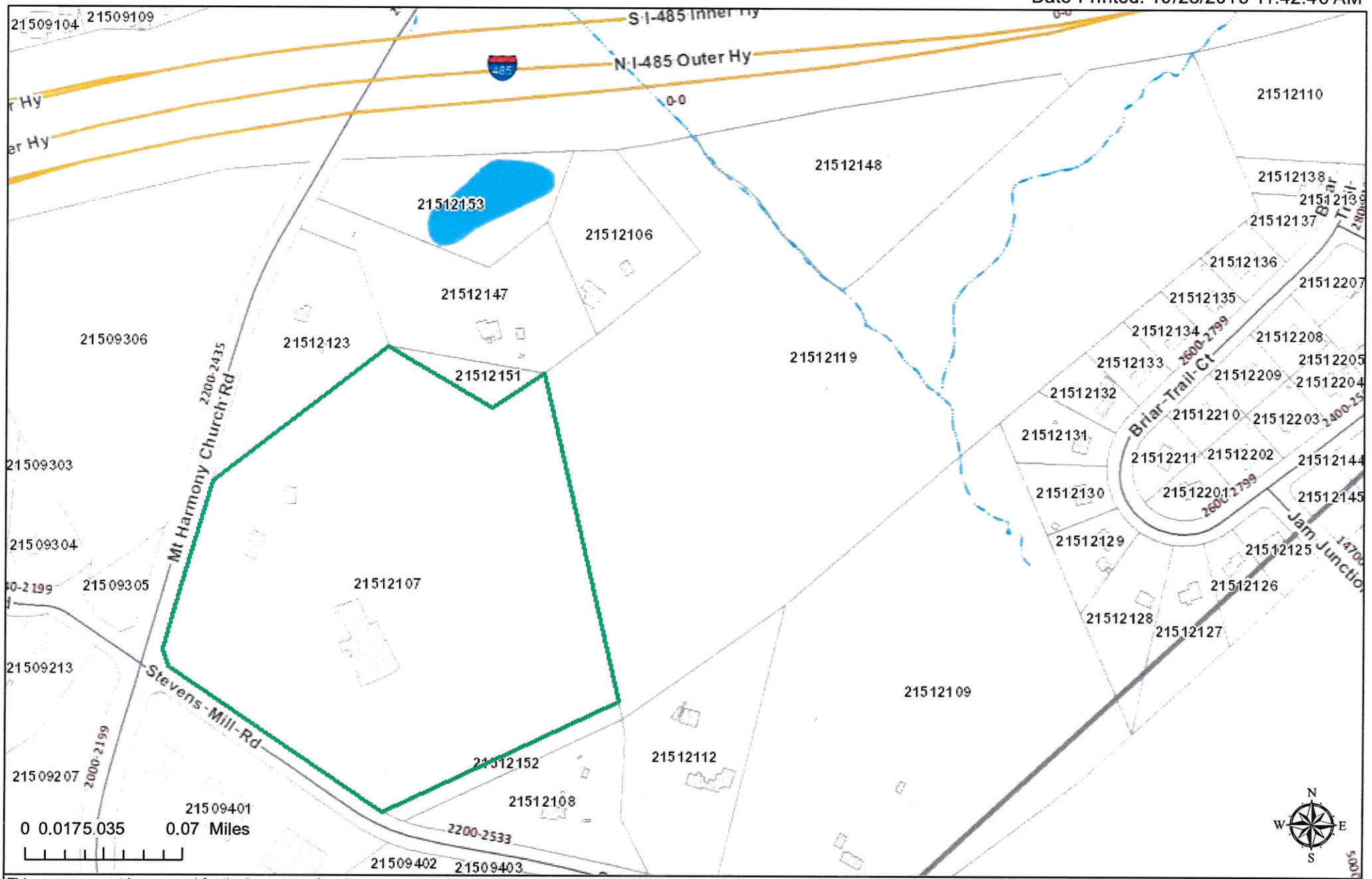
10-28-15

Polaris 3G Map – Mecklenburg County, North Carolina

2015-640
10-28-2015

Date Printed: 10/28/2015 11:42:46 AM



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.

2015-640

Robinson Bradshaw

John H. Carmichael
Charlotte Office
704.377.8341 Direct Phone
704.373.3941 Direct Fax
jcarmichael@rbh.com

rbh.com

October 28, 2015

VIA HAND DELIVERY

Ms. Kathi Ingrish, Planning Director
Town of Matthews
232 Matthews Station Street
Matthews, NC 28105

Re: Rezoning Application Filed by Charter Development Company, LLC Requesting the Rezoning of an Approximately 38.79 Acre Site Located on the Northeast Corner of the Intersection of Stevens Mill Road and Mt. Harmony Church Road in Matthews, North Carolina to R/I (CD) Change of Conditions and the R-15 (CD) Zoning District (Tax Parcel No. 215-121-07, Tax Parcel No. 215-121-48 and a Portion of Tax Parcel No. 215-121-19)

Dear Kathi:

I hope this letter finds you well.

This letter is being submitted with the above-captioned Rezoning Application pursuant to the requirements of Paragraph 13 of the Instructions for Filing an Application for a Change in a Zoning Classification or Change in Conditions (the "Instructions"). As you are aware, Paragraph 13 of the Instructions requires the Applicant to submit documentation regarding the land use recommendations for the subject site as set out in adopted land use plans and a statement as to how this rezoning proposal complies with such recommendations.

The site subject to this Rezoning Application contains approximately 38.79 acres and is located on the northeast corner of the intersection of Stevens Mill Road and Mt. Harmony Church Road in Matthews, North Carolina (the "Site"). The Site is currently zoned R/I (CD) and R-15. Pursuant to this Rezoning Application, the Applicant is requesting that the Site be rezoned to R/I (CD) Change of Conditions and to the R-15 (CD) zoning district. The purpose of this rezoning request is to accommodate the existing church use on a portion of the Site and the potential expansion of the existing church use, and the development and operation of an elementary and middle school on a portion of the Site that may serve a maximum of 772 students.

The institutional land uses proposed for the Site conform to the Town of Matthews Land Use Plan 2012-2022, as these institutional land uses further Action Item No. 15 for the U.S. 74/I-485 Interchange. Specifically, Action Item No. 15 provides that office and institutional uses should be promoted.

2015-640
10-28-15

The Applicant and I look forward to working with you and Jay Camp on this rezoning request. Should you have any questions or comments, please do not hesitate to call me.

Sincerely,

ROBINSON BRADSHAW & HINSON, P.A.

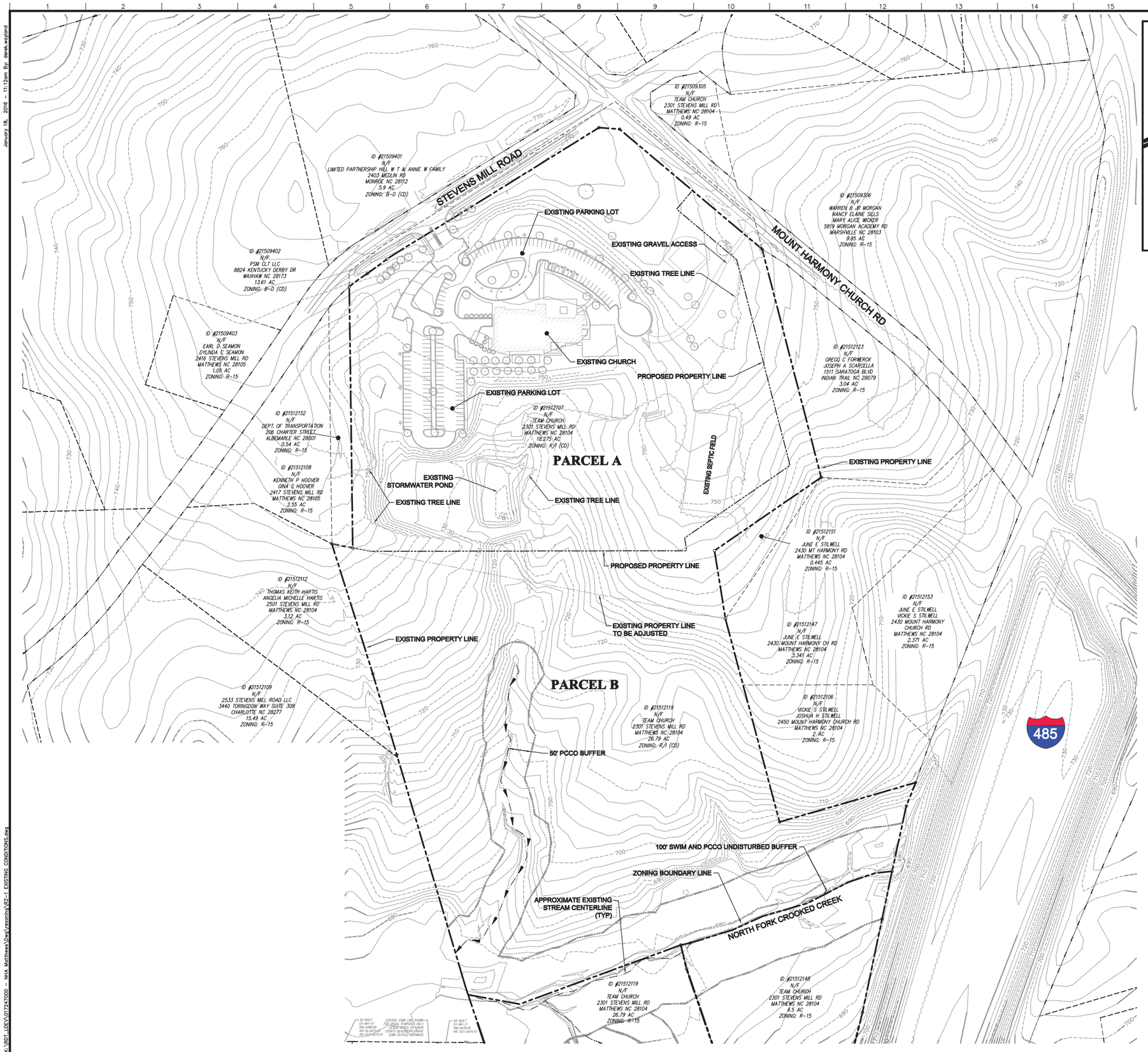
John H. Carmichael

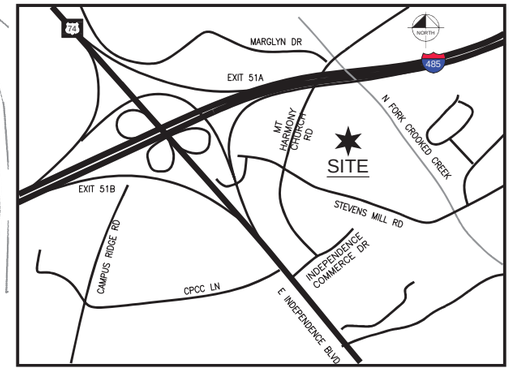
JHC1/lh

2015-640
10-28-15

CURRENT 2015-640
2-2-2016

January 18, 2016 - 11:12am By: derek.wayland





SITE LOCATION MAP
NOT TO SCALE

SURVEY NOTE
1. EXISTING CONTOURS, BUILDINGS AND PARKING TAKEN FROM A SURVEY PROVIDED BY JAMES MAUNEY & ASSOCIATES P.A., 6405 WILKINSON BLVD., SUITE 11, BELMONT, NC 28012, DATED 11/24/2015.

GRAPHIC SCALE IN FEET
0 50 100 200

Know what's below. Call before you dig.

Kimley»Horn
NC LICENSE #F-0102
200 SOUTH TRYON,
SUITE 200, CHARLOTTE,
NORTH CAROLINA 28202
PHONE: (704) 333-5131

© 2016

NORTH CAROLINA PROFESSIONAL SEAL 042797 ENGINEER KEVIN S PULLS
Feb 2 2016 2:55 PM

NO.	DATE	REVISIONS
1	1/14/16	REVISED PER CITY COMMENTS

CLIENT:
National Heritage Academies
3850 BROADMOOR AVENUE SE
SUITE 201
GRAND RAPIDS, MI 49512

PROJECT:
MATTHEWS CHARTER SCHOOL
2301 STEVENS MILL ROAD
MATTHEWS, NC 28104

TITLE:
EXISTING CONDITIONS AND VEGETATION PLAN

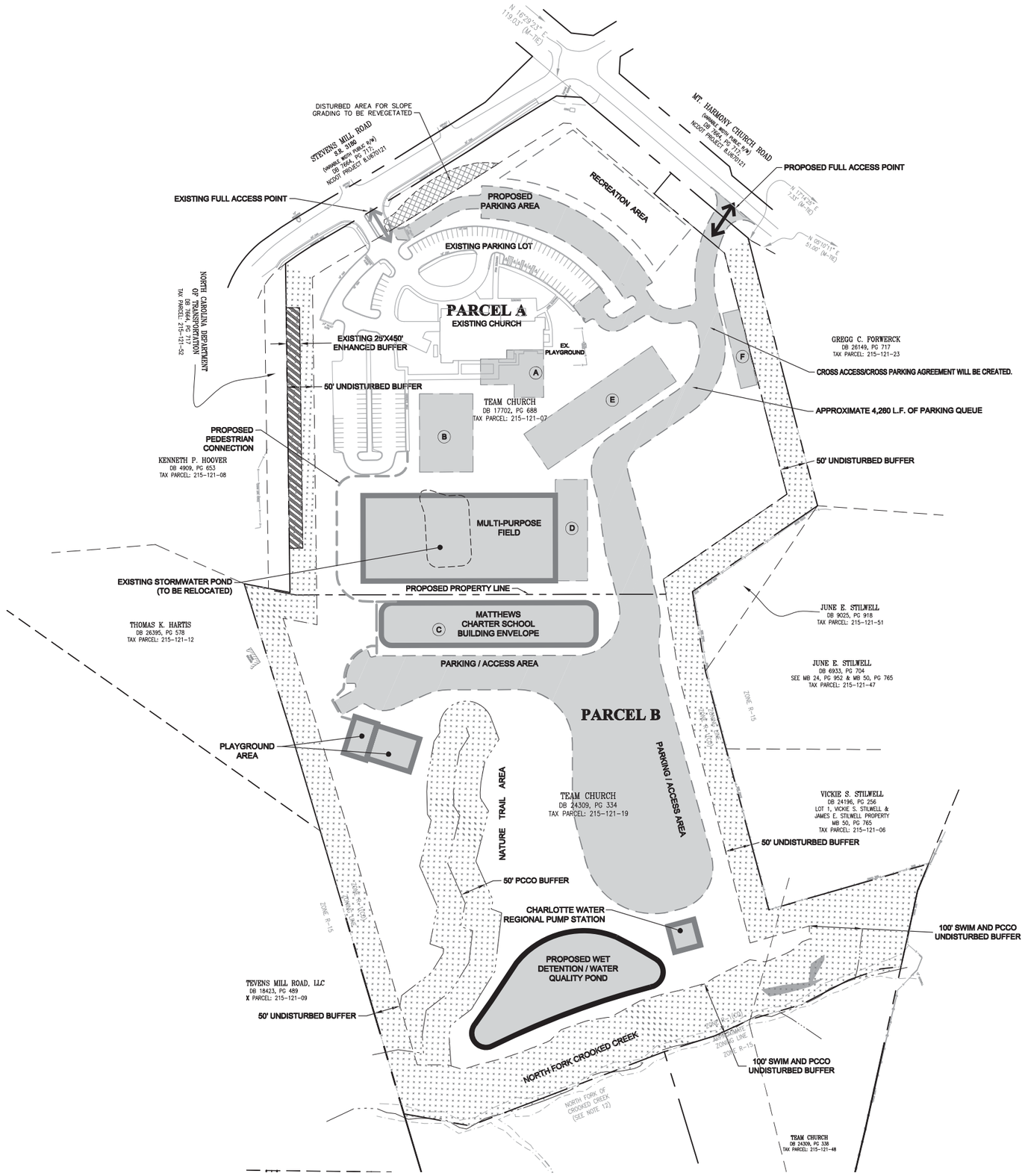
DESIGNED BY:	PAB
DRAWN BY:	DAW
CHECKED BY:	KP/EH
DATE:	01-18-2016
PROJECT#:	017247000

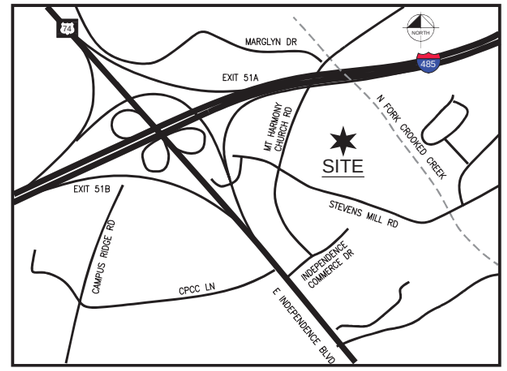
RZ-1

K:\RDU_LDEV\017247000 - NHA Matthews\Dwg\rezoning\RZ-1 EXISTING CONDITIONS.dwg

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

CURRENT 2015-640 2-2-2016





SITE LOCATION MAP
NOT TO SCALE

ZONING CODE SUMMARY

PROJECT NAME:	MATTHEWS CHARTER SCHOOL
CLIENT NAME:	CHARTER DEVELOPMENT LOUISIANA, LLC PHONE# 616-819-0244
PLANS PREPARED BY:	KIMLEY-HORN AND ASSOCIATES PHONE# (704)333-5131
TAX PARCEL ID:	21512107, 21512119 AND 21512148
STREET ADDRESS:	2301 STEVENS MILL ROAD. MATTHEWS, NC, 28104
EXISTING ZONING:	R/I (CD)
PROPOSED USE:	CHURCH AND ACCESSORY USES, ELEMENTARY AND MIDDLE SCHOOL AND ACCESSORY USES
JURISDICTION:	TOWN OF MATTHEWS

EXISTING LOT SIZES:
PARCEL A 18.22± AC.
PARCEL B 16.06± AC.

PROPOSED LOT SIZES:
PARCEL A 15.80± AC.
PARCEL B 18.47± AC.

FUTURE BUILDING DATA

BUILDING "A"	EXPANSION OF CURRENT BUILDING, UP TO 20,000 S.F.
BUILDING "B"	MAY INCLUDE CARE CENTER, OFFICE SPACE AND MEETING SPACES, UP TO 45,000 S.F.
BUILDING "C"	SCHOOL BUILDING, UP TO 50,000 S.F.
BUILDING "D"	MAY INCLUDE AUDITORIUM, NURSERY, MEETING ROOMS AND OFFICES, UP TO 25,000 S.F.
BUILDING "E"	MAY INCLUDE CARE CENTER, OFFICE SPACE AND MEETING ROOMS, UP TO 45,000 S.F
BUILDING "F"	MAINTENANCE BUILDING, UP TO 5,000 S.F.

LEGEND	
	AREA OUTLINE / PROPERTY LINE
	SETBACK/BUFFER LINE
	STORM WATER DETENTION POND AREA
	PARKING ENVELOPE
	BUILDING OUTLINE
	TREE SAVE AREA
	FULL MOVEMENT ACCESS POINTS
B	BUILDING IDENTIFICATION

GRAPHIC SCALE IN FEET
0 50 100 200

Know what's below. Call before you dig.

Kimley»Horn
NC LICENSE #F-0102
200 SOUTH TRYON,
SUITE 200, CHARLOTTE,
NORTH CAROLINA 28202
PHONE: (704) 333-5131

© 2016

NORTH CAROLINA PROFESSIONAL SEAL 042797 ENGINEER KEVIN S. PULLS
Feb 2 2016 2:55 PM

NO.	DATE	REVISIONS
1	1/14/16	REVISED PER CITY COMMENTS

CLIENT:
National Heritage Academies
3850 BROADMOOR AVENUE SE
SUITE 201
GRAND RAPIDS, MI 49512

PROJECT:
MATTHEWS CHARTER SCHOOL
2301 STEVENS MILL ROAD
MATTHEWS, NC 28104

TITLE:
REZONING PLAN

DESIGNED BY: PAB
DRAWN BY: DAW
CHECKED BY: KP/EH
DATE: 01-18-2016
PROJECT#: 017247000

RZ-2

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

January 18, 2016 - 1:40pm By: derek.wayland
K:\RDT_LDEV\017247000 - NHA Matthews\Dwg\rezoning\RZ-2 REZONING SITE MAP.dwg

CURRENT 2015-640
2-2-2016

January 18, 2016 – 1:22pm By: derek.wayland

K:\NSD_LIEX\017247000 – NHA Matthews\Cha\Vezonia\RZ-2A REZONING SITE PLAN.dwg

SITE NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. STREET TREES SHALL BE PROVIDED IN ALL ROAD FRONTAGES PER THE LANDSCAPING ORDINANCE.
3. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
5. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY A LAND SURVEYOR.
6. ALL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS.
7. OFF-SITE ROAD IMPROVEMENTS SHALL BE CONSTRUCTED PER NCDOT REQUIREMENTS.

PAVEMENT SCHEDULE AND LEGEND

- STANDARD DUTY PAVEMENT
- HEAVY DUTY PAVEMENT
- HEAVY DUTY CONCRETE
- OPEN SPACE/ TREE SAVE AREA GRASSED AREA / SEEDED AREA
- PROPOSED STRUCTURE
- STONE
- PROPOSED STANDARD CONCRETE
- PROPOSED CURB AND GUTTER
- (11) PROPOSED PARKING SPACES
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- PROPOSED BUILDING SETBACK
- PROPOSED BUFFER
- PROPOSED FENCE
- LOD LIMITS OF DISTURBANCE/CLEARING LIMITS

SITE LEGEND

(A)	PROPOSED 1'-6" STANDARD CURB AND GUTTER, TYP.
(B)	PROPOSED CONCRETE SIDEWALK
(C)	PROPOSED 18' X 10' 60° PARKING STALL
(D)	PROPOSED 20' X 10' 60° PARKING STALL
(E)	PROPOSED 18' X 9' 90° PARKING STALL
(F)	PROPOSED 8' HIGH SECURITY FENCE
(G)	PROPOSED GATED ACCESS WITH BOLLARDS
(H)	PROPOSED 5' X 5' CONCRETE TRANSFORMER PAD
(I)	PROPOSED HANDICAP ACCESSIBLE PARKING WITH SIGNAGE
(J)	PROPOSED ACCESSIBLE RAMP
(K)	PROPOSED MONUMENT SIGN
(L)	PROPOSED "STOP" SIGN
(M)	PROPOSED "YIELD" SIGN
(N)	PROPOSED "LOADING AND UNLOADING ONLY" SIGN
(O)	PROPOSED "NO PARKING" SIGN
(P)	RETAINING WALL

SITE ANALYSIS TABLE

ACRAGE:	
PARCEL A	±15.80 AC.
PARCEL B	±18.47 AC.
REPLANTED AREA WITHIN UNDISTURBED AREA	±0.11 AC.
ENHANCED AREA WITHIN UNDISTURBED AREA	±0.26 AC
CANOPY SAVED AREA REQUIRED	15%
BUILDING AREAS:	
EXISTING TEAM CHURCH BUILDING	±15,500 S.F.
PROPOSED CHARTER SCHOOL BUILDING 2-STORY	±48,000 S.F.
MULTI-PURPOSED FIELD	±57,600 S.F.
PLAY GROUND	±4,800 S.F.
PLAY AREA	±3,124 S.F.
FUTURE TEAM CHURCH BUILDINGS	±59,000 S.F.

PARKING:	REQUIRED SPACES	PROPOSED SPACES	EXISTING SPACES	TOTAL
TEAM CHURCH STANDARD PARKING	N/A	84	142	226
TEAM CHURCH ACCESSIBLE PARKING		1	6	7
TOAL TEAM CHURCH PARKING	175	85	148	233
CHARTER SCHOOL STANDARD PARKING		123		123
CHARTER SCHOOL ACCESSIBLE PARKING		5		5
TOTAL CHARTER SCHOOL PARKING	115	128		128

Kimley»Horn
NC LICENSE #F-0102
200 SOUTH TRYON,
SUITE 200, CHARLOTTE,
NORTH CAROLINA 28202
PHONE: (704) 333-5131

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NO.	DATE	REVISIONS
1	1/14/16	REVISED PER CITY COMMENTS

CLIENT: National Heritage Academies
3850 BROADMOOR AVENUE SE
SUITE 201
GRAND RAPIDS, MI 49512

PROJECT: MATTHEWS CHARTER SCHOOL
2301 STEVENS MILL ROAD
MATTHEWS, NC 28104

TITLE: REZONING SITE PLAN

DESIGNED BY: PAB
DRAWN BY: DAW
CHECKED BY: KP/EH
DATE: 01-18-2016
PROJECT#: 017247000

RZ-2A

GRAPHIC SCALE IN FEET
0 50 100 200

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CURRENT 2015-640
2-2-2016

February 02, 2016 - 10:03am By: derek.wayland

TECHNICAL DATA

DEVELOPMENT STANDARDS

FEBRUARY 2, 2016

GENERAL PROVISIONS

A. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING APPLICATION FILED BY CHARTER DEVELOPMENT COMPANY, LLC (THE "APPLICANT") FOR AN APPROXIMATELY 34.27 ACRE SITE LOCATED ON THE NORTHEAST CORNER OF THE INTERSECTION OF STEVENS MILL ROAD AND MT. HARMONY CHURCH ROAD IN MATTHEWS, NORTH CAROLINA, WHICH SITE IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (HEREINAFTER REFERRED TO AS THE "SITE"). THE SITE IS COMPRISED OF TAX PARCEL NO. 215-121-07 AND A PORTION OF TAX PARCEL NO. 215-121-19.

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"). UNLESS THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE R/I ZONING DISTRICT SHALL GOVERN THE USE AND DEVELOPMENT OF THE SITE.

C. THE SITE IS DIVIDED INTO TWO DEVELOPMENT AREAS THAT ARE DESIGNATED ON THE REZONING PLAN AS PARCEL A AND PARCEL B. PARCEL A IS COMPRISED OF A PORTION OF TAX PARCEL NO. 215-121-07 AND IT CONTAINS APPROXIMATELY 15.80 ACRES. AS DEPICTED ON THE REZONING PLAN, PARCEL A CONTAINS THE EXISTING TEAM CHURCH CAMPUS, AND IT IS CURRENTLY IMPROVED WITH AN APPROXIMATELY 22,000 SQUARE FOOT BUILDING AND ASSOCIATED PARKING AREAS. PARCEL B IS COMPRISED OF A PORTION OF TAX PARCEL NO. 215-121-07 AND THE WESTERN PORTION OF TAX PARCEL NO. 215-121-19 AND IT CONTAINS APPROXIMATELY 18.47 ACRES. THE SCHOOL (AS DEFINED BELOW) SHALL BE LOCATED ON PARCEL B.

D. THE LOCATION AND LAYOUT OF THE NEW BUILDINGS (AND ANY ADDITIONS TO THE EXISTING BUILDING ON PARCEL A) TO BE CONSTRUCTED ON THE SITE AND THE ASSOCIATED PARKING LOTS AND DRIVE AISLES ARE CONCEPTUAL IN NATURE AND MAY BE ALTERED OR MODIFIED DURING DESIGN DEVELOPMENT AND CONSTRUCTION PHASES SUBJECT TO THE REQUIREMENTS OF THE ORDINANCE.

E. THE EXACT ALIGNMENTS OF INTERNAL DRIVEWAYS HAVE NOT BEEN DETERMINED AND ARE SUBJECT TO FINAL DESIGN AND ENGINEERING PLANS. ACCORDINGLY, MINOR MODIFICATIONS OR ALTERATIONS OF THESE ALIGNMENTS MAY TAKE PLACE DURING DESIGN DEVELOPMENT AND CONSTRUCTION PHASES.

F. THE PARCELS OF LAND THAT COMPRISE THE SITE MAY BE RECOMBINED OR FURTHER SUBDIVIDED PROVIDED THAT ANY SUCH RECOMBINATION OR SUBDIVISION MEETS THE REQUIREMENTS OF THE ORDINANCE.

G. THE DEVELOPMENT OF THE SITE PROPOSED UNDER THIS REZONING PLAN SHALL BE CONSIDERED TO BE A PLANNED/UNIFIED DEVELOPMENT. THEREFORE, SIDE AND REAR YARDS, BUFFERS, BUILDING HEIGHT SEPARATION REQUIREMENTS AND OTHER SIMILAR ZONING STANDARDS SHALL NOT BE REQUIRED INTERNALLY BETWEEN IMPROVEMENTS, USES AND OTHER SITE ELEMENTS LOCATED ON THE SITE, PROVIDED, HOWEVER, THAT THE DEVELOPMENT OF THE SITE SHALL BE REQUIRED TO MEET ANY APPLICABLE SETBACK, SIDE YARD, REAR YARD, BUFFER AND BUILDING HEIGHT SEPARATION REQUIREMENTS WITH RESPECT TO THE EXTERIOR BOUNDARIES OF THE SITE.

H. 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

A. PARCEL A AND PARCEL B MAY ONLY BE DEVOTED TO THE USES SET OUT BELOW.

(1) A CHURCH AND PLACE OF WORSHIP WITHOUT SIZE RESTRICTIONS AND ANY INCIDENTAL AND ACCESSORY USES ASSOCIATED THEREWITH THAT ARE ALLOWED IN THE R/I ZONING DISTRICT.

(2) AN ELEMENTARY AND MIDDLE SCHOOL (THE "SCHOOL") THAT MAY SERVE A MAXIMUM OF 772 STUDENTS AND ANY INCIDENTAL AND ACCESSORY USES ASSOCIATED THEREWITH THAT ARE ALLOWED IN THE R/I ZONING DISTRICT

B. INCIDENTAL AND ACCESSORY USES ON PARCEL A AND PARCEL B MAY INCLUDE, WITHOUT LIMITATION, RECREATIONAL USES SUCH AS SOFTBALL, BASEBALL, SOCCER, FOOTBALL, MULTI-PURPOSE AND PLAY FIELDS, VOLLEYBALL, TENNIS AND BASKETBALL COURTS, CAMPING AREAS AND PLAYGROUNDS.

PHASED DEVELOPMENT - PARCEL A

A. PARCEL A, THE CHURCH PROPERTY, SHALL BE DEVELOPED IN MULTIPLE PHASES. PHASE 1 IS COMPRISED OF THOSE ITEMS LABELED AS EXISTING ON THE REZONING PLAN. FUTURE PHASES OF DEVELOPMENT OF PARCEL A MAY INCLUDE, WITHOUT LIMITATION, THE FOLLOWING: CHURCH OFFICES, A CARE CENTER, A MAINTENANCE BUILDING, ATHLETIC FIELDS, UP TO A 3,500 SEAT AUDITORIUM, A RECREATIONAL AND YOUTH CENTER, EDUCATIONAL SPACE, COURTYARDS AND COMMUNITY AMENITY AREAS AS GENERALLY DEPICTED ON THE REZONING PLAN.

B. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR ANY NEW BUILDING OR BUILDING ADDITION TO BE CONSTRUCTED ON PARCEL A, THE SITE PLAN AND THE BUILDING ELEVATIONS FOR SUCH NEW BUILDING OR BUILDING ADDITION MUST BE APPROVED BY THE MATTHEWS BOARD OF COMMISSIONERS.

MAXIMUM GROSS FLOOR AREA

A. A TOTAL MAXIMUM OF 165,000 SQUARE FEET OF GROSS FLOOR AREA MAY BE LOCATED ON PARCEL A. THE 165,000 SQUARE FEET OF GROSS FLOOR AREA INCLUDES THE 22,000 SQUARE FEET OF EXISTING GROSS FLOOR AREA LOCATED ON PARCEL A.

B. A TOTAL MAXIMUM OF 50,000 SQUARE FEET OF GROSS FLOOR AREA MAY BE LOCATED ON PARCEL B.

DIMENSIONAL STANDARDS

A. THE DEVELOPMENT OF PARCEL A AND PARCEL B SHALL COMPLY WITH THE APPLICABLE DIMENSIONAL STANDARDS OF THE R/I ZONING DISTRICT.

SCREENING, LANDSCAPING AND BUFFERS

A. SCREENING AND LANDSCAPING SHALL CONFORM TO THE STANDARDS OF THE ORDINANCE.

B. A MINIMUM 50 FOOT WIDE UNDISTURBED BUFFER SHALL BE MAINTAINED ALONG THOSE PORTIONS OF THE PERIMETER OF THE SITE WHERE THIS BUFFER HAS BEEN PREVIOUSLY ESTABLISHED, AND A MINIMUM 50 FOOT WIDE UNDISTURBED BUFFER SHALL BE ESTABLISHED ALONG THOSE PORTIONS OF THE PERIMETER OF THE SITE WHERE SUCH BUFFER HAS NOT BEEN ESTABLISHED, ALL AS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN. THE MINIMUM 50 FOOT WIDE UNDISTURBED BUFFER SHALL MEET THE REQUIREMENTS OF THE ORDINANCE. NOTWITHSTANDING THAT THE MINIMUM 50 FOOT WIDE BUFFER SHALL BE UNDISTURBED, SUPPLEMENTAL LANDSCAPING MATERIALS MAY BE INSTALLED WITHIN THE UNDISTURBED BUFFERS IF REQUIRED TO MEET THE REQUIREMENTS OF THE ORDINANCE.

C. NOTWITHSTANDING THE TERMS OF PARAGRAPH B ABOVE, THE 50 FOOT WIDE UNDISTURBED BUFFER LOCATED ALONG THE SITE'S FRONTAGES ON STEVENS MILL ROAD AND MT. HARMONY CHURCH ROAD MAY BE DISTURBED TO ACCOMMODATE GRADING. ADDITIONALLY, THE 50 FOOT WIDE UNDISTURBED BUFFER LOCATED ALONG THE SITE'S FRONTAGES ON STEVENS MILL ROAD AND MT. HARMONY CHURCH ROAD MAY BE DISTURBED TO ACCOMMODATE THE CONSTRUCTION AND MAINTENANCE OF THE VEHICULAR ACCESS POINTS INTO THE SITE, THE CONSTRUCTION AND MAINTENANCE OF ANY REQUIRED TRANSPORTATION IMPROVEMENTS, THE CONSTRUCTION AND MAINTENANCE OF CURB, GUTTER AND SIDEWALKS, THE INSTALLATION AND MAINTENANCE OF UTILITIES (INCLUDING LIGHTING), THE INSTALLATION AND MAINTENANCE OF STREET TREES AND RELATED MATTERS.

D. NOTWITHSTANDING THE TERMS OF PARAGRAPH B ABOVE, AN APPROXIMATELY 25 FOOT BY 450 FOOT PORTION OF THE 50 FOOT UNDISTURBED BUFFER THAT WAS PREVIOUSLY ESTABLISHED ON PARCEL A WAS ENHANCED IN ACCORDANCE WITH THE REQUIREMENTS OF THE PRIOR REZONING OF PARCEL A. THE LOCATION OF THIS ENHANCED BUFFER ON PARCEL A IS DEPICTED ON THE REZONING PLAN.

E. EXISTING TREES LOCATED WITHIN THE 50 FOOT WIDE UNDISTURBED BUFFER SHALL COUNT TOWARDS THE BUFFER PLANTING REQUIREMENTS.

F. A BUFFER WILL NOT BE REQUIRED TO BE ESTABLISHED BETWEEN PARCEL A AND PARCEL B.

G. THE SITE SHALL COMPLY WITH THE TREE SAVE REQUIREMENTS OF THE ORDINANCE.

STREETSCAPE TREATMENT AND SIDEWALKS

A. THE STREETSCAPE TREATMENT ALONG THE SITE'S PUBLIC STREET FRONTAGES SHALL COMPLY WITH THE REQUIREMENTS OF THE ORDINANCE.

B. A SIDEWALK SHALL BE INSTALLED FROM THE TERMINUS OF THE EXISTING SIDEWALK LOCATED ON THE SITE'S FRONTAGE ON STEVENS MILL ROAD TO THE INTERSECTION OF STEVENS MILL ROAD AND MT. HARMONY CHURCH ROAD, AND ALONG THE SITE'S FRONTAGE ON MT. HARMONY CHURCH ROAD.

TRANSPORTATION AND PARKING

A. VEHICULAR ACCESS SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED BY THE TOWN OF MATTHEWS AND/OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION ("NCDOT").

B. VEHICULAR PARKING SHALL BE PROVIDED ON THE SITE IN ACCORDANCE WITH THE REQUIREMENTS SET OUT IN THE ORDINANCE.

C. THE OWNER OF PARCEL B RESERVES THE RIGHT TO APPLY TO THE BOARD OF ADJUSTMENT FOR A VARIANCE FROM THE BICYCLE PARKING REQUIREMENTS OF THE ORDINANCE FOR PARCEL B.

D. THE ALIGNMENTS OF THE INTERNAL DRIVES AND PARKING AREAS TO BE LOCATED ON THE SITE ARE SUBJECT TO ANY MINOR MODIFICATIONS OR ALTERATIONS REQUIRED DURING THE CONSTRUCTION PERMITTING PROCESS.

E. A TRAFFIC IMPACT STUDY FOR THE SCHOOL TO BE DEVELOPED ON PARCEL B HAS BEEN PREPARED BY WADE TRIM, INC. (THE "TRAFFIC STUDY") AND HAS BEEN SUBMITTED TO THE TOWN OF MATTHEWS AND NCDOT FOR REVIEW AND APPROVAL. THE OWNER OF PARCEL B SHALL CONSTRUCT AND INSTALL THE TRANSPORTATION IMPROVEMENTS THAT ARE RECOMMENDED TO BE CONSTRUCTED AND INSTALLED IN THE APPROVED TRAFFIC STUDY TO MITIGATE THE TRAFFIC IMPACTS OF THE SCHOOL. THE IMPROVEMENTS THAT WILL BE REQUIRED INCLUDE THE FOLLOWING:

(1) INSTALL A SOUTHBOUND 250 FOOT LEFT-TURN LANE ON MT. HARMONY CHURCH ROAD AT THE SITE DRIVEWAY;

(2) INSTALL A SOUTHBOUND LEFT-TURN LANE ON MT. HARMONY CHURCH ROAD AT STEVENS MILL ROAD (EXTENDING TO THE NEW SCHOOL ACCESS TO PROVIDE A CENTER TWO-WAY LEFT-TURN LANE);

(3) INSTALL SEPARATE LEFT AND RIGHT TURN EXITING LANES ON THE SCHOOL DRIVEWAY TO MT. HARMONY CHURCH ROAD THAT EXTEND THROUGH THE DRIVEWAY TO THE TEAM CHURCH PARKING LOT AS WELL;

(4) INSTALL A WESTBOUND LEFT-TURN LANE ON STEVENS MILL ROAD AT MT. HARMONY CHURCH ROAD (EXTENDING TO THE EXISTING THREE-LANE SECTION TO PROVIDE A CENTER TWO-WAY LEFT-TURN LANE);

(5) MODIFY THE TRAFFIC CONTROL AT THE INTERSECTION OF STEVENS MILL ROAD AND MT. HARMONY CHURCH ROAD FROM A TWO-WAY STOP CONTROL TO AN ALL-WAY STOP CONTROL;

(6) INSTALL A WESTBOUND 150 FOOT RIGHT-TURN LANE ON STEVENS MILL ROAD AT THE EXISTING TEAM CHURCH DRIVEWAY;

(7) STRIPE THE SOUTHBOUND TEAM CHURCH DRIVEWAY APPROACH TO STEVENS MILL ROAD TO INCLUDE SEPARATE LEFT AND RIGHT TURN LANES; AND

(8) INSTALL STOP SIGNS ON THE THREE INTERNAL LEGS THAT ACCESS THE TEAM CHURCH PARKING AREAS IN ORDER TO PROVIDE A FREE FLOW INBOUND MOVEMENT FROM THE EXISTING TEAM CHURCH DRIVEWAY.

F. AT SUCH TIME AS THE TOWN OF MATTHEWS, MECKLENBURG COUNTY AND/OR NCDOT DEEMS IT NECESSARY, THE OWNER OF PARCEL A AGREES TO PREPARE AND PRESENT A COMPLETE TRAFFIC IMPACT ANALYSIS TO ENSURE THAT THE CURRENT ROADWAY SYSTEM IS ADEQUATE TO SERVE THE PROPOSED FUTURE PHASES OF DEVELOPMENT OF PARCEL A AT THE TIME OF DEVELOPMENT.

UTILITIES - PARCEL A

A. THE CHURCH LOCATED ON PARCEL A IS SERVED BY A PRIVATE SEPTIC SYSTEM, AND THIS SYSTEM HAS NOT BEEN VERIFIED TO ACCEPT ADDITIONAL FLOW FROM ANY NEW BUILDINGS. ANY NEW CONSTRUCTION ON PARCEL A WILL BE CONTINGENT ON APPROVAL OF ADDITIONAL ON-SITE WASTEWATER SYSTEMS AND OR THE AVAILABILITY OF PUBLIC SEWER.

B. THERE IS CURRENTLY AN EXISTING UNUSED PRIVATE WATER WELL ON PARCEL A THAT WILL NEED TO BE PROTECTED PRIOR TO ANY CONSTRUCTION ACTIVITY OCCURRING IN THAT AREA. THE OWNER OF PARCEL A WILL CONTACT MECKLENBURG COUNTY GROUNDWATER & WASTEWATER SERVICES PRIOR TO ANY CONSTRUCTION ACTIVITY TAKING PLACE IN THE AREA OF THE PRIVATE WATER WELL.

ARCHITECTURAL STANDARDS

A. PARCEL A

(1) SITE CONTEXT

THE SITE IS ROLLING WITH A GENTLE DOWNWARD SLOPE FROM WEST TO EAST. THE FRONT AREA OF THE SITE IS CLEARED WHILE THE PERIMETER IS WOODED WITH DECIDUOUS TREES. IN AN EFFORT TO MINIMIZE THE IMPACT ON THE SITE AND THE NEIGHBORS, THE SECTIONS OF THE BUILDINGS WILL STEP WITH THE SITE. THIS WILL BE DONE IN AN EFFORT TO PRESERVE AS MUCH OF THE EXISTING VEGETATION AS POSSIBLE WHILE MAINTAINING THE ORIGINAL CONTEXT OF THE AREA. THE OWNER OF PARCEL A WILL WORK TO MAINTAIN AS MUCH OF THE EXISTING VEGETATION ON PARCEL A AS POSSIBLE.

(2) BUILDING

THE ARCHITECTURE OF THE BUILDINGS TO BE LOCATED ON PARCEL A WILL NOT BE UNLIKE A TYPICAL PUBLIC BUILDING IN MATTHEWS. AS INDICATED IN THE SITE CONTEXT ABOVE, THE DIFFERENT SECTIONS OF THE BUILDINGS WILL STEP WITH THE SITE. IN THE SAME WAY, THE FACADES OF THE BUILDINGS WILL HAVE SLIGHTLY DIFFERENT HEIGHTS TO KEEP THE SCALE OF THE BUILDINGS IN CONTEXT WITH THE SURROUNDING AREA. THESE DIFFERENT PORTIONS OF THE FACADES WILL UTILIZE DIFFERENT MATERIALS TO ACCENTUATE THE DIFFERENCES IN THE FUNCTIONS OF THE PORTIONS OF THE BUILDINGS. THE OWNER OF PARCEL A PROPOSES TO USE A COMBINATION OF BRICK VENEER (30-40%), TEXTURED PRECAST PANELS (20-30%), ARCHITECTURAL METAL PANELS (20-30%) AND GLAZING (10-20%) FOR THE EXTERIOR SKINS. WITH RESPECT TO FUTURE PHASES OF DEVELOPMENT ON PARCEL A AND BUILDINGS ASSOCIATED WITH THOSE FUTURE PHASES, THE ARCHITECTURE WILL BE IN GENERAL KEEPING WITH THE ARCHITECTURE OF THE CURRENT CHURCH FACILITY.

IT IS ANTICIPATED THAT MOST OF THE ROOFS WILL BE "FLAT" WITHOUT VISIBLE SLOPED METAL ROOF PANELS. ALL ENTRANCES WILL HAVE A CANOPY SYSTEM TO BLEND WITH THE BUILDING. WINDOWS WILL BE A COMBINATION OF OPERABLE WINDOWS AND STOREFRONT, DEPENDING ON THE FACADE OF THE BUILDING AND THE FUNCTION WITHIN.

(3) PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR ANY NEW BUILDING OR BUILDING ADDITION TO BE CONSTRUCTED ON PARCEL A, THE SITE PLAN AND THE BUILDING ELEVATIONS FOR SUCH NEW BUILDING OR BUILDING ADDITION MUST BE APPROVED BY THE MATTHEWS BOARD OF COMMISSIONERS.

B. PARCEL B

(1) ATTACHED TO THE REZONING PLAN ARE CONCEPTUAL ARCHITECTURAL RENDERINGS OF THE FRONT, BACK, LEFT AND RIGHT ELEVATIONS OF THE BUILDING TO BE CONSTRUCTED ON PARCEL B THAT ARE INTENDED TO DEPICT THE GENERAL CONCEPTUAL ARCHITECTURAL STYLE AND CHARACTER OF THE FRONT, BACK, LEFT AND RIGHT ELEVATIONS OF THIS BUILDING. ACCORDINGLY, THE FRONT, BACK, LEFT AND RIGHT ELEVATIONS OF THE BUILDING TO BE CONSTRUCTED ON PARCEL B 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.

(2) THE PRIMARY EXTERIOR BUILDING MATERIALS TO BE USED ON THE BUILDING TO BE CONSTRUCTED ON PARCEL B WILL BE A COMBINATION OF PORTIONS OF THE FOLLOWING: BRICK VENEER AND STONE (30% TO 40%), TEXTURED PRECAST PANELS AND OR CEMENT BOARD SIDING (20% TO 55%), ARCHITECTURAL METAL PANELS, TRIMS AND AWNINGS AND GLAZING (10% TO 20%).

LIGHTING

A. THE MAXIMUM HEIGHT OF ANY FREESTANDING LIGHTING FIXTURE INSTALLED ON THE SITE (INCLUDING ITS BASE) MAY NOT EXCEED 25 FEET. NO WALL PACK LIGHT FIXTURES WILL BE INSTALLED ON THE SITE.

B. ALL DIRECT LIGHTING WITHIN THE SITE SHALL BE DESIGNED SUCH THAT THE DIRECT ILLUMINATION DOES NOT EXTEND PAST ANY EXTERIOR PROPERTY LINE. CONSIDERATION WILL BE GIVEN TO THE IMPACT OF LIGHTING BOTH WITHIN AND WITHOUT THE PERIMETER OF THE SITE.

SIGNS

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

B. THE OWNER(S) OF THE SITE MAY PURSUE THE APPROVAL OF A MASTER SIGN PLAN PURSUANT TO THE TERMS OF THE ORDINANCE.

STORM WATER - PARCEL A

A. THE OWNER OF PARCEL A RESERVES THE RIGHT TO DEVELOP PARCEL A WITH LOW IMPACT DEVELOPMENT TECHNIQUES RATHER THAN TYPICAL STORM WATER QUANTITY ONLY TECHNIQUES.

CROSS ACCESS AND CROSS PARKING/SHARED RECREATIONAL FACILITIES AND STORM WATER FACILITIES

A. THE USES ON PARCEL A AND PARCEL B MAY UTILIZE THE DRIVE AISLES LOCATED ON BOTH PARCELS FOR VEHICULAR ACCESS AND THE PARKING AREAS LOCATED ON BOTH PARCELS FOR VEHICULAR PARKING. THE OWNER OF PARCEL A AND THE OWNER OF PARCEL B SHALL ENTER INTO A CROSS ACCESS AND CROSS PARKING AGREEMENT TO MEMORIALIZE THIS ARRANGEMENT THAT WILL BE RECORDED IN THE MECKLENBURG COUNTY PUBLIC REGISTRY.

B. THE USES LOCATED ON PARCEL A AND PARCEL B MAY UTILIZE THE RECREATIONAL FACILITIES LOCATED ON BOTH PARCELS, AND THEY MAY JOINTLY USE AND SHARE THE STORM WATER FACILITIES LOCATED ON THE SITE.

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.

Know what's below. Call before you dig.

Kimley»Horn
NC LICENSE #F-0102
200 SOUTH TRYON,
SUITE 200, CHARLOTTE,
NORTH CAROLINA 28202
PHONE: (704) 333-5131

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Feb 2 2016 2:55 PM

NO.	DATE	REVISIONS
2	2/01/16	REVISED PER CITY COMMENTS
1	1/14/16	REVISED PER CITY COMMENTS

CLIENT:
National Heritage Academies
3850 BROADMOOR AVENUE SE
SUITE 201
GRAND RAPIDS, MI 49512

PROJECT:
MATTHEWS CHARTER SCHOOL
2301 STEVENS MILL ROAD
MATTHEWS, NC 28104

TITLE:
TECHNICAL DATA NOTES

DESIGNED BY:	PAB
DRAWN BY:	DAW
CHECKED BY:	KP/EH
DATE:	01-18-2016
PROJECT#:	017247000

RZ-3

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CURRENT

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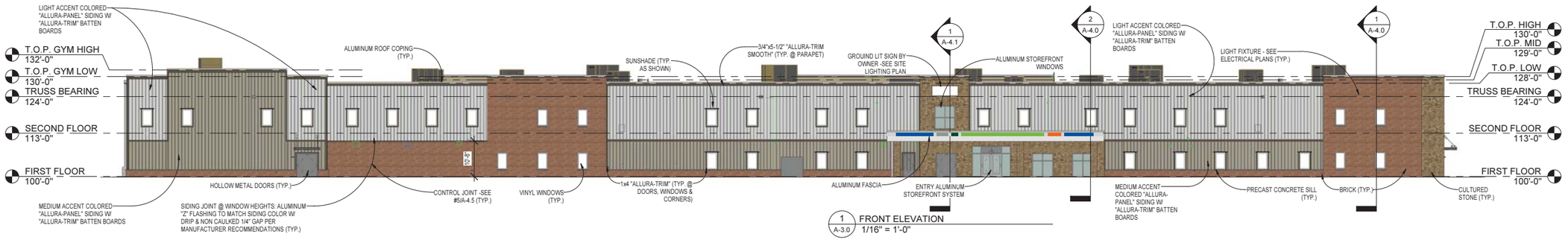
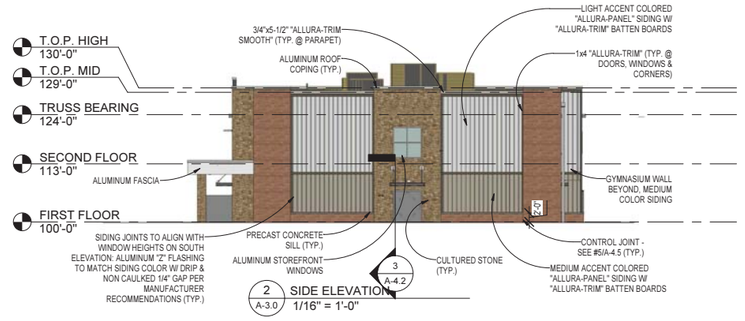
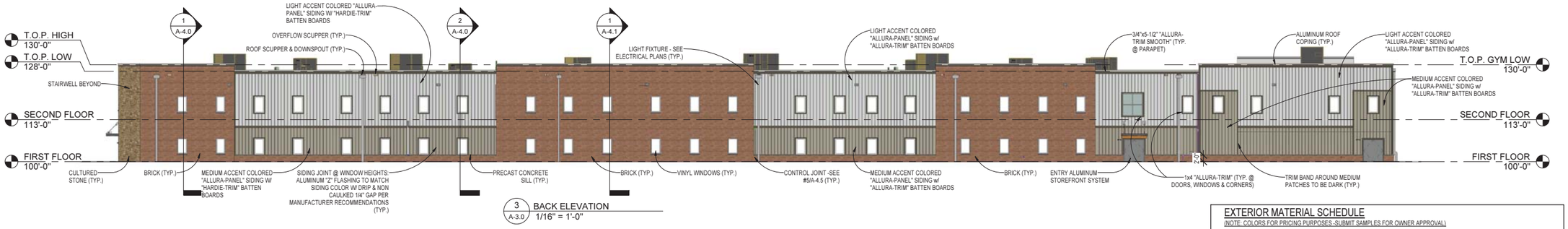
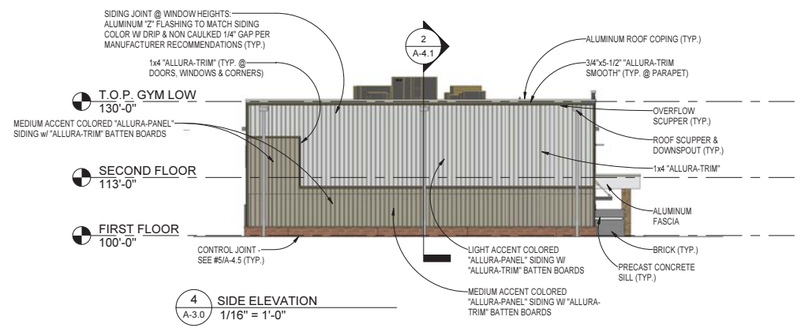
2-2-2016









EXTERIOR MATERIAL SCHEDULE

(NOTE: COLORS FOR PRICING PURPOSES -SUBMIT SAMPLES FOR OWNER APPROVAL)

1. CULTURED STONE: GLEN-GERY DEERSKIN WITH COLORED MORTAR
2. ALUMINUM FASCIA: "PETERSEN ALUM. CO." FLUSH PANEL - COLOR: STONE WHITE
3. SOFFIT: "PETERSEN ALUM. CO. PAC -850" - COLOR: WHITE
4. ENTRY STOREFRONT: - COLOR: MILL
5. STOREFRONT WINDOWS: "KAWNEER" TRI-FAB 451T THERMALLY BROKEN ACCENT COLORED FLUOROPAN ALUMINUM FRAME W/ TEMPERED INSULATED LOW 'E' GLASS
   A. STOREFRONT FRAME COLOR: MILL ALUMINUM
6. HOLLOW METAL DOORS & FRAMES - COLOR: SW 7050 USEFUL GRAY
7. LOUVERS: SEE HVAC PLANS - COLOR: TO MATCH STOREFRONT FRAME.
8. COPING: -COLOR: "PAC-CLAD" SAND STONE
9. SUNSHADE: C.R. LAURENCE -COLOR: MILL ALUMINUM
10. FIBER CEMENT BOARD : "ALLURA" FIELD PAINTED
    A. DOOR, WINDOW, & CORNER TRIM -COLOR: SW 7054 SUITABLE BROWN
    B. PARAPET TRIM -COLOR: SW 7054 SUITABLE BROWN
    C. SIDING WITH BATTENS
       1. LIGHT - SHERWIN WILLIAMS SW 7063 NEBULOUS WHITE
       2. MEDIUM- SHERWIN WILLIAMS SW 7052 GRAY AREA
       3. DARK - SHERWIN WILLIAMS SW 7054 SUITABLE BROWN
11. VINYL WINDOWS: ANDERSON SERIES 100 - COLOR: WHITE
12. ROOF SCUPPER & DOWNSPOUT: ALUMINUM - COLOR: SW 7050 USEFUL GRAY
13. BRICK: "LEE BRICK #453 (FRANKLIN) MODULAR.
14. PRECAST CONCRETE SILL: T.B.D.
15. SILL FLASHING AT FIBER CEMENT BOARD: "PAC-CLAD" SANDSTONE
16. EXPANSION CAULK: "STONE"
17. CANOPIES: PAINTED TO MATCH FIBER CEMENT BOARD LIGHT COLOR.
18. SEALANT: MASTERSEAL MP-1. COLOR: STONE

National Heritage Academies
NOT FOR CONSTRUCTION
1811 4 Mile Rd N.E., Grand Rapids, MI 49525
616 361 2664 OFFICE 616 361 1493 FAX
www.progressive.ae.com

Matthews Charter Academy

Mt Harmony Church Rd
Matthews, NC 28104

EXTERIOR ELEVATIONS

DESCRIPTION:	DATE:
90% REVIEW DOCUMENTS	12/3/2015
FOR BIDS	12/23/2015
FOR REVIEW	1/15/2016

PROJECT NO: 72400005

SHEET: A-3.0

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CURRENT 2015-640
2-2-2016

GREGG C. FORWERCK
DB 26149, PG 717
TAX PARCEL: 215-121-23

TEAM CHURCH
DB 17702, PG 688
TAX PARCEL: 215-121-07

KENNETH P. HOOVER
DB 4909, PG 653
TAX PARCEL: 215-121-08

NORTH CAROLINA DEPARTMENT OF TRANSPORTATION
DB 7664, PG 717
TAX PARCEL: 215-121-52

SEE SITE PLANS FOR FURTHER INFORMATION

MT HARMONY CHURCH ROAD

250-FT LEFT TURN STORAGE

130-FT LEFT TURN STORAGE

145-FT LEFT TURN STORAGE

150-FT RIGHT TURN STORAGE

STEVENS MILL ROAD

TEAM CHURCH

MT HARMONY CHURCH ROAD

STEVENS MILL ROAD

NORTH

GRAPHIC SCALE IN FEET
0 25 50 100

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REVISIONS

NO.	DATE	REVISIONS

CLIENT:
National Heritage Academies
3850 BROADMOOR AVENUE SE
SUITE 201
GRAND RAPIDS, MI 49512

PROJECT:
NHA MATTHEWS
CHARTER SCHOOL
2301 STEVENS MILL ROAD
MATTHEWS, NC 28104

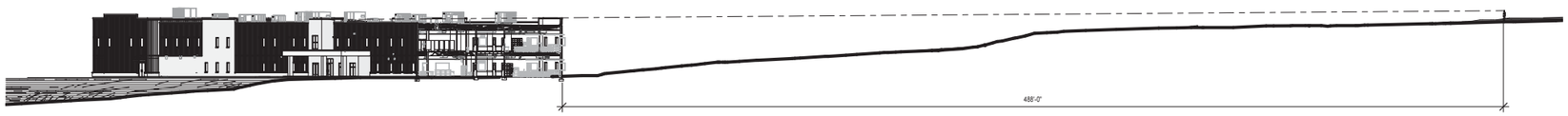
TITLE:
OFF-SITE ROADWAY
IMPROVEMENTS
EXHIBIT

DESIGNED BY:	KP/JDK
DRAWN BY:	DAW
CHECKED BY:	JDK/PAB
DATE:	2-2-2016
PROJECT#:	017247000

EX-1

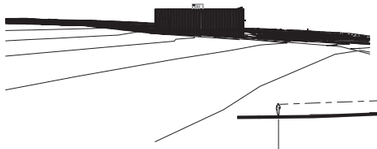
2015-640
2-2-2016

CURRENT

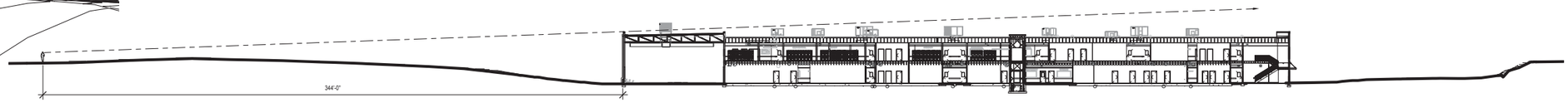


1 A-0.1 PROPOSED ENTRY SITE LINE VIEW
1" = 30'-0"

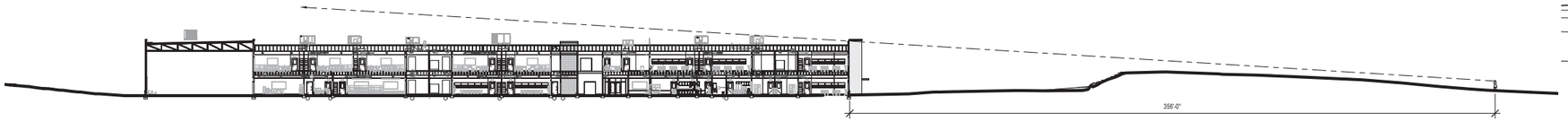
1A A-0.1 PROPOSED ENTRY SITE LINE VIEW

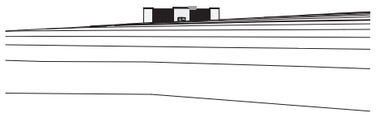


2A A-0.1 THOMAS HARTIS SITE LINE VIEW



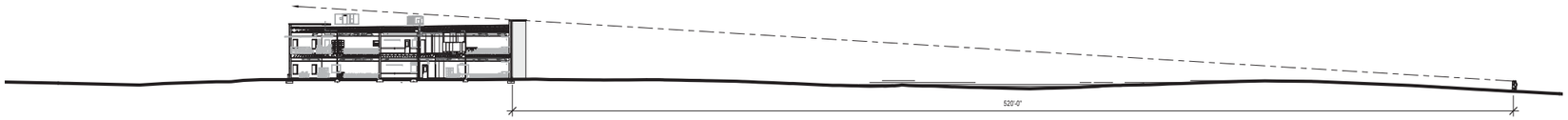
2 A-0.1 THOMAS HARTIS SITE LINE VIEW
1" = 30'-0"





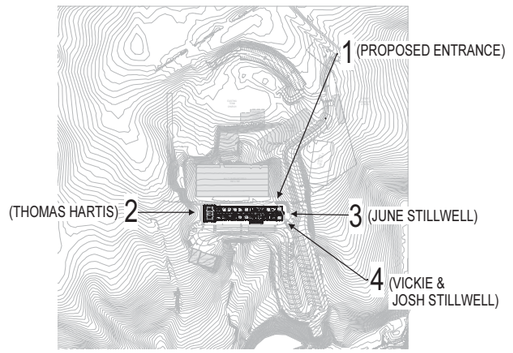
3A A-0.1 JUNE STILLWELL SITE LINE VIEW

3 A-0.1 JUNE STILLWELL SITE LINE STUDY
1" = 30'-0"



4 A-0.1 VICKIE AND JOSH STILLWELL SITE LINE VIEW
1" = 30'-0"

4A A-0.1 VICKIE & JOSH STILLWELL SITE LINE VIEW



N - A-0.1 KEY PLAN
1" = 300'-0"

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ISSUANCES

REVISIONS

NO.	DATE	DESCRIPTION
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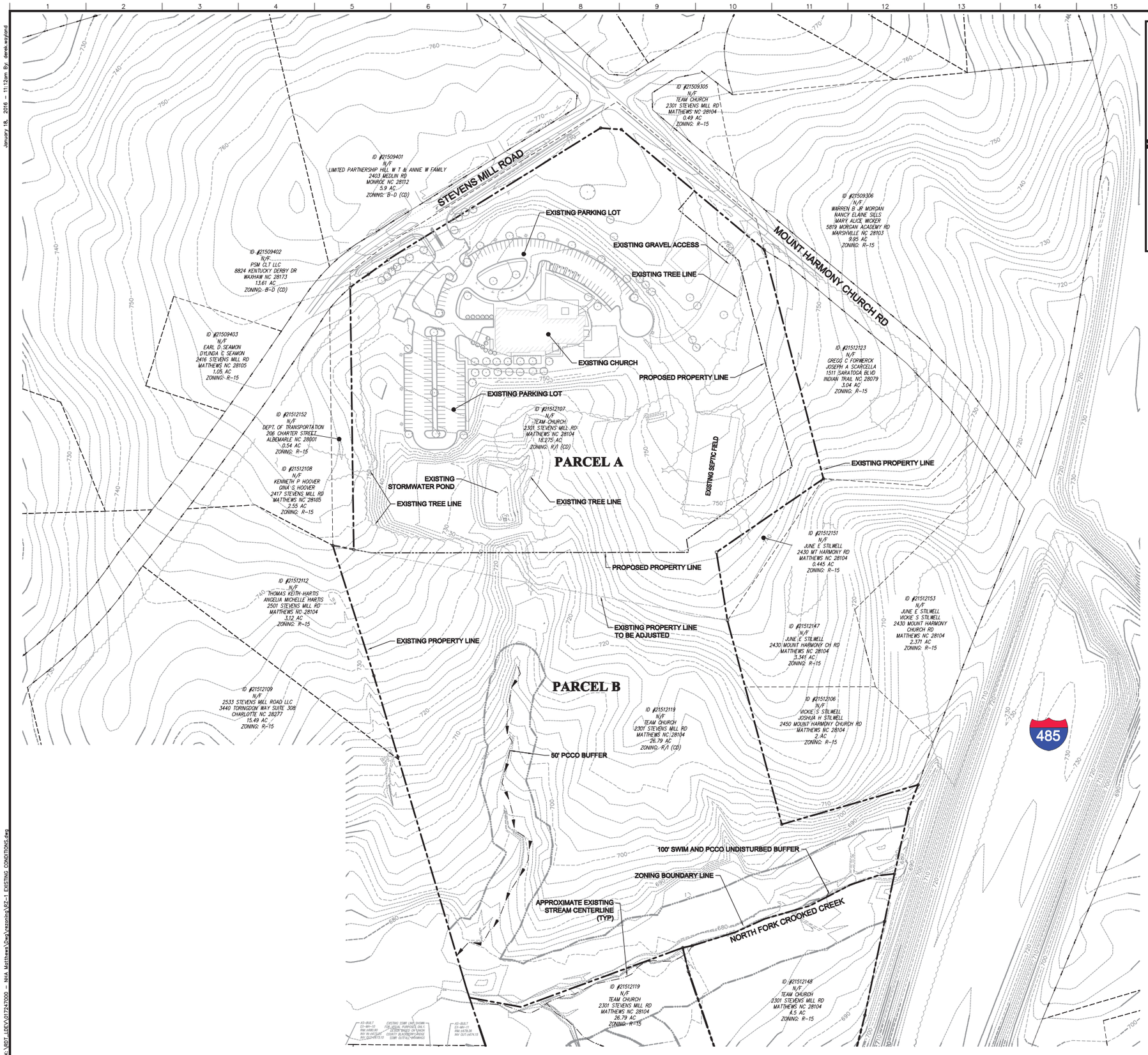
FILE NO 72400005
DRAWN BY
JC/ENG BY
CHECKED BY
PROJECT MGR

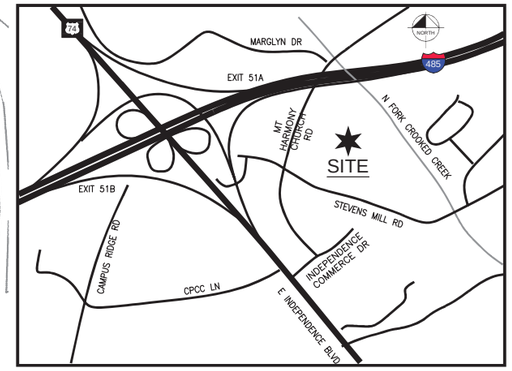
SITE LINE STUDIES
A-0.1

SUPERCEDED

2015-640
1-18-2016

January 18, 2016 - 11:12am By: derek.wayland





SITE LOCATION MAP
NOT TO SCALE

SURVEY NOTE
1. EXISTING CONTOURS, BUILDINGS AND PARKING TAKEN FROM A SURVEY PROVIDED BY JAMES MAUNEY & ASSOCIATES P.A., 6405 WILKINSON BLVD., SUITE 11, BELMONT, NC 28012, DATED 11/24/2015.

GRAPHIC SCALE IN FEET
0 50 100 200

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Jan 18 2016 2:06 PM

NO.	DATE	REVISIONS
1	1/14/16	REVISED PER CITY COMMENTS

CLIENT:
National Heritage Academies
3850 BROADMOOR AVENUE SE
SUITE 201
GRAND RAPIDS, MI 49512

PROJECT:
MATTHEWS CHARTER SCHOOL
2301 STEVENS MILL ROAD
MATTHEWS, NC 28104

TITLE:
EXISTING CONDITIONS AND VEGETATION PLAN

DESIGNED BY:	PAB
DRAWN BY:	DAW
CHECKED BY:	KP/EH
DATE:	01-18-2016
PROJECT#:	017247000

RZ-1

K:\RDU_LDEV\017247000 - NHA Matthews\Dwg\rezoning\RZ-1 EXISTING CONDITIONS.dwg

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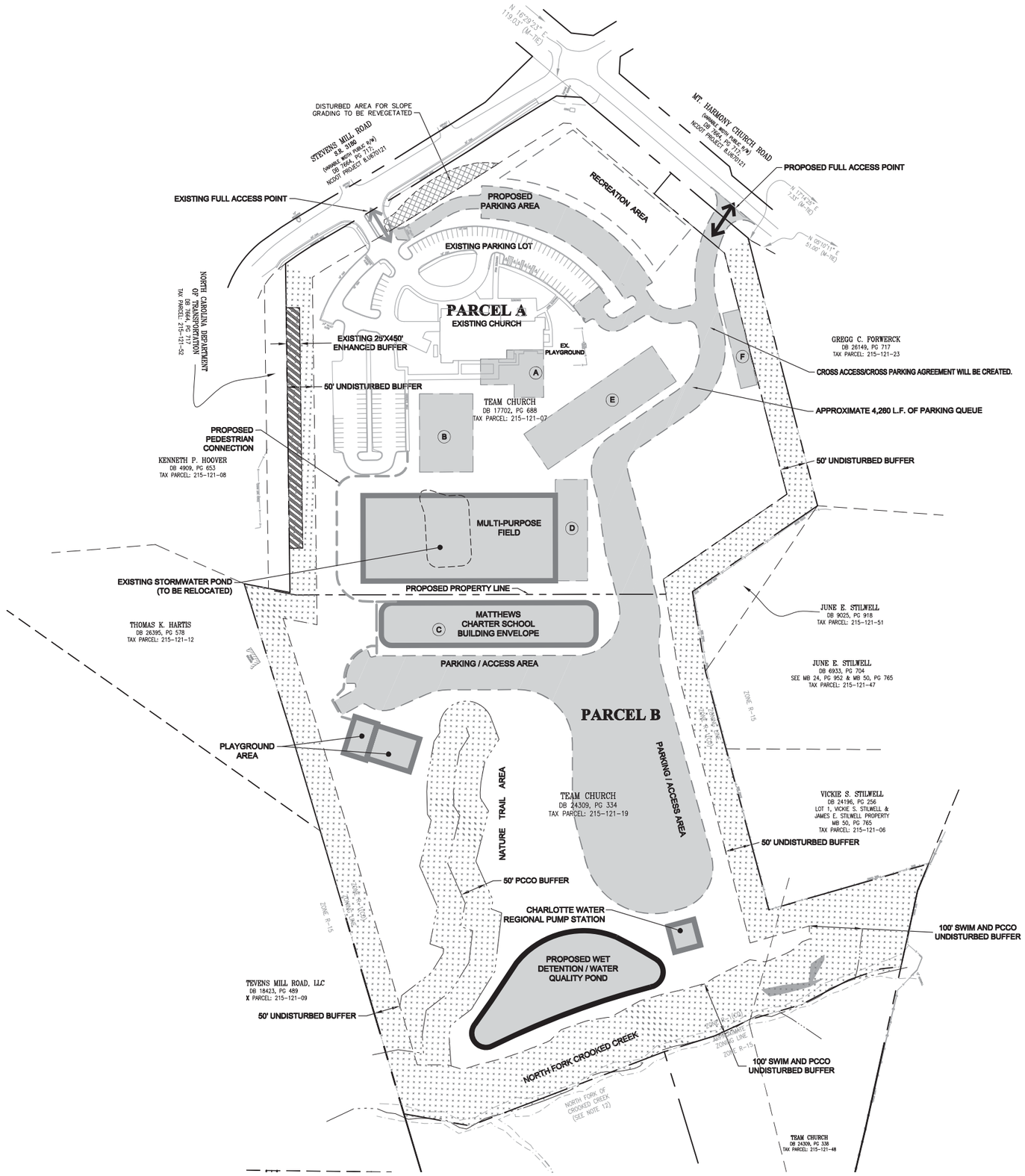

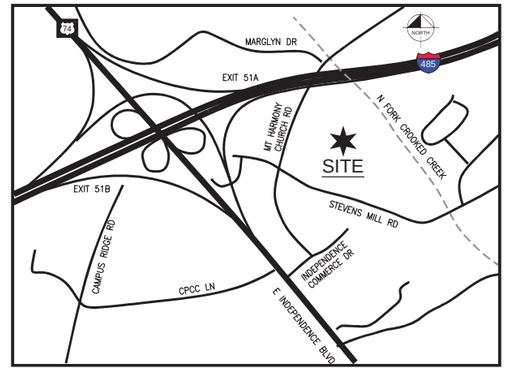

SITE LOCATION MAP
NOT TO SCALE

ZONING CODE SUMMARY

PROJECT NAME:	MATTHEWS CHARTER SCHOOL
CLIENT NAME:	CHARTER DEVELOPMENT LOUISIANA, LLC PHONE# 616-819-0244
PLANS PREPARED BY:	KIMLEY-HORN AND ASSOCIATES PHONE# (704)333-5131
TAX PARCEL ID:	21512107, 21512119 AND 21512148
STREET ADDRESS:	2301 STEVENS MILL ROAD. MATTHEWS, NC, 28104
EXISTING ZONING:	R/I (CD)
PROPOSED USE:	CHURCH AND ACCESSORY USES, ELEMENTARY AND MIDDLE SCHOOL AND ACCESSORY USES
JURISDICTION:	TOWN OF MATTHEWS

EXISTING LOT SIZES:
PARCEL A 18.22± AC.
PARCEL B 16.06± AC.

PROPOSED LOT SIZES:
PARCEL A 15.80± AC.
PARCEL B 18.47± AC.

FUTURE BUILDING DATA

BUILDING "A"	EXPANSION OF CURRENT BUILDING, UP TO 20,000 S.F.
BUILDING "B"	MAY INCLUDE CARE CENTER, OFFICE SPACE AND MEETING SPACES, UP TO 45,000 S.F.
BUILDING "C"	SCHOOL BUILDING, UP TO 50,000 S.F.
BUILDING "D"	MAY INCLUDE AUDITORIUM, NURSERY, MEETING ROOMS AND OFFICES, UP TO 25,000 S.F.
BUILDING "E"	MAY INCLUDE CARE CENTER, OFFICE SPACE AND MEETING ROOMS, UP TO 45,000 S.F
BUILDING "F"	MAINTENANCE BUILDING, UP TO 5,000 S.F.

LEGEND	
	AREA OUTLINE / PROPERTY LINE
	SETBACK/BUFFER LINE
	STORM WATER DETENTION POND AREA
	PARKING ENVELOPE
	BUILDING OUTLINE
	TREE SAVE AREA
	FULL MOVEMENT ACCESS POINTS
B	BUILDING IDENTIFICATION

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0 50 100 200

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NO.	DATE	REVISIONS
1	1/14/16	REVISED PER CITY COMMENTS

CLIENT:
National Heritage Academies
3850 BROADMOOR AVENUE SE
SUITE 201
GRAND RAPIDS, MI 49512

PROJECT:
MATTHEWS CHARTER SCHOOL
2301 STEVENS MILL ROAD
MATTHEWS, NC 28104

TITLE:
REZONING PLAN

DESIGNED BY:	PAB
DRAWN BY:	DAW
CHECKED BY:	KP/EH
DATE:	01-18-2016
PROJECT#:	017247000

RZ-2

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

January 18, 2016 - 1:40pm By: derek.wayland
K:\RDT_LDEV\017247000 - NHA Matthews\Dwg\rezoning\RZ-2 REZONING SITE MAP.dwg

SUPERCEDED 2015-640 1-18-2016

January 18, 2016 – 1:22pm By: derek.wayland

SITE NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. STREET TREES SHALL BE PROVIDED IN ALL ROAD FRONTAGES PER THE LANDSCAPING ORDINANCE.
3. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
5. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY A LAND SURVEYOR.
6. ALL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS.
7. OFF-SITE ROAD IMPROVEMENTS SHALL BE CONSTRUCTED PER NCDOT REQUIREMENTS.

PAVEMENT SCHEDULE AND LEGEND

- STANDARD DUTY PAVEMENT
- HEAVY DUTY PAVEMENT
- HEAVY DUTY CONCRETE
- OPEN SPACE/ TREE SAVE AREA / GRASSED AREA / SEEDED AREA
- PROPOSED STRUCTURE
- STONE
- PROPOSED STANDARD CONCRETE
- PROPOSED CURB AND GUTTER
- (11) PROPOSED PARKING SPACES
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- PROPOSED BUILDING SETBACK
- PROPOSED BUFFER
- PROPOSED FENCE
- LOD LIMITS OF DISTURBANCE/CLEARING LIMITS

SITE LEGEND

(A)	PROPOSED 1'-6" STANDARD CURB AND GUTTER, TYP.
(B)	PROPOSED CONCRETE SIDEWALK
(C)	PROPOSED 18' X 10' 60° PARKING STALL
(D)	PROPOSED 20' X 10' 60° PARKING STALL
(E)	PROPOSED 18' X 9' 90° PARKING STALL
(F)	PROPOSED 8' HIGH SECURITY FENCE
(G)	PROPOSED GATED ACCESS WITH BOLLARDS
(H)	PROPOSED 5' X 5' CONCRETE TRANSFORMER PAD
(I)	PROPOSED HANDICAP ACCESSIBLE PARKING WITH SIGNAGE
(J)	PROPOSED ACCESSIBLE RAMP
(K)	PROPOSED MONUMENT SIGN
(L)	PROPOSED "STOP" SIGN
(M)	PROPOSED "YIELD" SIGN
(N)	PROPOSED "LOADING AND UNLOADING ONLY" SIGN
(O)	PROPOSED "NO PARKING" SIGN
(P)	RETAINING WALL

SITE ANALYSIS TABLE

ACRAGE:	
PARCEL A	±15.80 AC.
PARCEL B	±18.47 AC.
REPLANTED AREA WITHIN UNDISTURBED AREA	±0.11 AC.
ENHANCED AREA WITHIN UNDISTURBED AREA	±0.26 AC
CANOPY SAVED AREA REQUIRED	15%
BUILDING AREAS:	
EXISTING TEAM CHURCH BUILDING	±15,500 S.F.
PROPOSED CHARTER SCHOOL BUILDING 2-STORY	±48,000 S.F.
MULTI-PURPOSED FIELD	±57,600 S.F.
PLAY GROUND	±4,800 S.F.
PLAY AREA	±3,124 S.F.
FUTURE TEAM CHURCH BUILDINGS	±59,000 S.F.

PARKING:	REQUIRED SPACES	PROPOSED SPACES	EXISTING SPACES	TOTAL
TEAM CHURCH STANDARD PARKING	N/A	84	142	226
TEAM CHURCH ACCESSIBLE PARKING		1	6	7
TOAL TEAM CHURCH PARKING	175	85	148	233
CHARTER SCHOOL STANDARD PARKING		123		123
CHARTER SCHOOL ACCESSIBLE PARKING		5		5
TOTAL CHARTER SCHOOL PARKING	115	128		128

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PHONE: (704) 333-5131

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Jan 18 2016 2:06 PM

NO.	DATE	REVISED PER CITY COMMENTS
1	1/14/16	

CLIENT: National Heritage Academies
3850 BROADMOOR AVENUE SE SUITE 201 GRAND RAPIDS, MI 49512

PROJECT: MATTHEWS CHARTER SCHOOL
2301 STEVENS MILL ROAD MATTHEWS, NC 28104

TITLE: REZONING SITE PLAN

DESIGNED BY: PAB
DRAWN BY: DAW
CHECKED BY: KP/EH
DATE: 01-18-2016
PROJECT#: 017247000

RZ-2A

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K:\NSD_SITE\017247000 - NHA Matthews\Cha\Vectorial\RZ-2A REZONING SITE PLAN.dwg

SUPERCEDED 2015-640 1-18-2016

January 18, 2016 - 1:35pm By: derek.weyland

TECHNICAL DATA

DEVELOPMENT STANDARDS

JANUARY 18, 2016

GENERAL PROVISIONS

A. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING APPLICATION FILED BY CHARTER DEVELOPMENT COMPANY, LLC (THE "APPLICANT") FOR AN APPROXIMATELY 34.27 ACRE SITE LOCATED ON THE NORTHEAST CORNER OF THE INTERSECTION OF STEVENS MILL ROAD AND MT. HARMONY CHURCH ROAD IN MATTHEWS, NORTH CAROLINA, WHICH SITE IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (HEREINAFTER REFERRED TO AS THE "SITE"). THE SITE IS COMPRISED OF TAX PARCEL NO. 215-121-07 AND A PORTION OF TAX PARCEL NO. 215-121-19.

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"). UNLESS THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE R/I ZONING DISTRICT SHALL GOVERN THE USE AND DEVELOPMENT OF THE SITE.

C. THE SITE IS DIVIDED INTO TWO DEVELOPMENT AREAS THAT ARE DESIGNATED ON THE REZONING PLAN AS PARCEL A AND PARCEL B. PARCEL A IS COMPRISED OF A PORTION OF TAX PARCEL NO. 215-121-07 AND IT CONTAINS APPROXIMATELY 15.80 ACRES. AS DEPICTED ON THE REZONING PLAN, PARCEL A CONTAINS THE EXISTING TEAM CHURCH CAMPUS, AND IT IS CURRENTLY IMPROVED WITH AN APPROXIMATELY 22,000 SQUARE FOOT BUILDING AND ASSOCIATED PARKING AREAS. PARCEL B IS COMPRISED OF A PORTION OF TAX PARCEL NO. 215-121-07 AND THE WESTERN PORTION OF TAX PARCEL NO. 215-121-19 AND IT CONTAINS APPROXIMATELY 18.47 ACRES. THE SCHOOL (AS DEFINED BELOW) SHALL BE LOCATED ON PARCEL B.

D. THE LOCATION AND LAYOUT OF THE NEW BUILDINGS (AND ANY ADDITIONS TO THE EXISTING BUILDING ON PARCEL A) TO BE CONSTRUCTED ON THE SITE AND THE ASSOCIATED PARKING LOTS AND DRIVE AISLES ARE CONCEPTUAL IN NATURE AND MAY BE ALTERED OR MODIFIED DURING DESIGN DEVELOPMENT AND CONSTRUCTION PHASES SUBJECT TO THE REQUIREMENTS OF THE ORDINANCE.

E. THE EXACT ALIGNMENTS OF INTERNAL DRIVEWAYS HAVE NOT BEEN DETERMINED AND ARE SUBJECT TO FINAL DESIGN AND ENGINEERING PLANS. ACCORDINGLY, MINOR MODIFICATIONS OR ALTERATIONS OF THESE ALIGNMENTS MAY TAKE PLACE DURING DESIGN DEVELOPMENT AND CONSTRUCTION PHASES.

F. THE PARCELS OF LAND THAT COMPRISE THE SITE MAY BE RECOMBINED OR FURTHER SUBDIVIDED PROVIDED THAT ANY SUCH RECOMBINATION OR SUBDIVISION MEETS THE REQUIREMENTS OF THE ORDINANCE.

G. THE DEVELOPMENT OF THE SITE PROPOSED UNDER THIS REZONING PLAN SHALL BE CONSIDERED TO BE A PLANNED/UNIFIED DEVELOPMENT. THEREFORE, SIDE AND REAR YARDS, BUFFERS, BUILDING HEIGHT SEPARATION REQUIREMENTS AND OTHER SIMILAR ZONING STANDARDS SHALL NOT BE REQUIRED INTERNALLY BETWEEN IMPROVEMENTS, USES AND OTHER SITE ELEMENTS LOCATED ON THE SITE, PROVIDED, HOWEVER, THAT THE DEVELOPMENT OF THE SITE SHALL BE REQUIRED TO MEET ANY APPLICABLE SETBACK, SIDE YARD, REAR YARD, BUFFER AND BUILDING HEIGHT SEPARATION REQUIREMENTS WITH RESPECT TO THE EXTERIOR BOUNDARIES OF THE SITE.

H. 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

A. PARCEL A AND PARCEL B MAY ONLY BE DEVOTED TO THE USES SET OUT BELOW.

(1) A CHURCH AND PLACE OF WORSHIP WITHOUT SIZE RESTRICTIONS AND ANY INCIDENTAL AND ACCESSORY USES ASSOCIATED THEREWITH THAT ARE ALLOWED IN THE R/I ZONING DISTRICT.

(2) AN ELEMENTARY AND MIDDLE SCHOOL (THE "SCHOOL") THAT MAY SERVE A MAXIMUM OF 772 STUDENTS AND ANY INCIDENTAL AND ACCESSORY USES ASSOCIATED THEREWITH THAT ARE ALLOWED IN THE R/I ZONING DISTRICT.

B. INCIDENTAL AND ACCESSORY USES ON PARCEL A AND PARCEL B MAY INCLUDE, WITHOUT LIMITATION, RECREATIONAL USES SUCH AS SOFTBALL, BASEBALL, SOCCER, FOOTBALL, MULTI-PURPOSE AND PLAY FIELDS, VOLLEYBALL, TENNIS AND BASKETBALL COURTS, CAMPING AREAS AND PLAYGROUNDS.

MAXIMUM GROSS FLOOR AREA

A. A TOTAL MAXIMUM OF 165,000 SQUARE FEET OF GROSS FLOOR AREA MAY BE LOCATED ON PARCEL A. THE 165,000 SQUARE FEET OF GROSS FLOOR AREA INCLUDES THE 22,000 SQUARE FEET OF EXISTING GROSS FLOOR AREA LOCATED ON PARCEL A.

B. A TOTAL MAXIMUM OF 50,000 SQUARE FEET OF GROSS FLOOR AREA MAY BE LOCATED ON PARCEL B.

DIMENSIONAL STANDARDS

A. THE DEVELOPMENT OF PARCEL A AND PARCEL B SHALL COMPLY WITH THE APPLICABLE DIMENSIONAL STANDARDS OF THE R/I ZONING DISTRICT.

SCREENING, LANDSCAPING AND BUFFERS

A. SCREENING AND LANDSCAPING SHALL CONFORM TO THE STANDARDS OF THE ORDINANCE.

B. A MINIMUM 50 FOOT WIDE UNDISTURBED BUFFER SHALL BE MAINTAINED ALONG THOSE PORTIONS OF THE PERIMETER OF THE SITE WHERE THIS BUFFER HAS BEEN ESTABLISHED, AND A MINIMUM 50 FOOT WIDE UNDISTURBED BUFFER SHALL BE ESTABLISHED ALONG THOSE PORTIONS OF THE PERIMETER OF THE SITE WHERE SUCH BUFFER HAS NOT BEEN ESTABLISHED, ALL AS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN. THE MINIMUM 50 FOOT WIDE UNDISTURBED BUFFER SHALL MEET THE REQUIREMENTS OF THE ORDINANCE.

C. NOTWITHSTANDING THE TERMS OF PARAGRAPH B ABOVE, THE 50 FOOT WIDE UNDISTURBED BUFFER LOCATED ALONG THE SITE'S FRONTAGES ON STEVENS MILL ROAD AND MT. HARMONY CHURCH ROAD MAY BE DISTURBED TO ACCOMMODATE GRADING. ADDITIONALLY, THE 50 FOOT WIDE UNDISTURBED BUFFER LOCATED ALONG THE SITE'S FRONTAGES ON STEVENS MILL ROAD AND MT. HARMONY CHURCH ROAD MAY BE DISTURBED TO ACCOMMODATE THE CONSTRUCTION AND MAINTENANCE OF THE VEHICULAR ACCESS POINTS INTO THE SITE, THE CONSTRUCTION AND MAINTENANCE OF ANY REQUIRED TRANSPORTATION IMPROVEMENTS, THE CONSTRUCTION AND MAINTENANCE OF CURB, GUTTER AND SIDEWALKS, THE INSTALLATION AND MAINTENANCE OF UTILITIES (INCLUDING LIGHTING), THE INSTALLATION AND MAINTENANCE OF STREET TREES AND RELATED MATTERS.

D. EXISTING TREES LOCATED WITHIN THE 50 FOOT WIDE UNDISTURBED BUFFER SHALL COUNT TOWARDS THE BUFFER PLANTING REQUIREMENTS

E. A BUFFER WILL NOT BE REQUIRED TO BE ESTABLISHED BETWEEN PARCEL A AND PARCEL B.

F. THE SITE SHALL COMPLY WITH THE TREE SAVE REQUIREMENTS OF THE ORDINANCE.

STREETSCAPE TREATMENT AND SIDEWALKS

A. THE STREETSCAPE TREATMENT ALONG THE SITE'S PUBLIC STREET FRONTAGES SHALL COMPLY WITH THE REQUIREMENTS OF THE ORDINANCE.

B. A SIDEWALK SHALL BE INSTALLED FROM THE TERMINUS OF THE EXISTING SIDEWALK LOCATED ON THE SITE'S FRONTAGE ON STEVENS MILL ROAD TO THE INTERSECTION OF STEVENS MILL ROAD AND MT. HARMONY CHURCH ROAD, AND ALONG THE SITE'S FRONTAGE ON MT. HARMONY CHURCH ROAD.

TRANSPORTATION AND PARKING

A. VEHICULAR ACCESS SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED BY THE TOWN OF MATTHEWS AND/OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION ("NCDOT").

B. VEHICULAR PARKING SHALL BE PROVIDED ON THE SITE IN ACCORDANCE WITH THE REQUIREMENTS SET OUT IN THE ORDINANCE.

C. THE ALIGNMENTS OF THE INTERNAL DRIVES AND PARKING AREAS TO BE LOCATED ON THE SITE ARE SUBJECT TO ANY MINOR MODIFICATIONS OR ALTERATIONS REQUIRED DURING THE CONSTRUCTION PERMITTING PROCESS.

D. A TRAFFIC IMPACT STUDY PREPARED BY WADE TRIM, INC. (THE "TRAFFIC STUDY") HAS BEEN SUBMITTED TO THE TOWN OF MATTHEWS AND NCDOT FOR REVIEW AND APPROVAL. APPLICANT SHALL CONSTRUCT AND INSTALL THE TRANSPORTATION IMPROVEMENTS THAT ARE RECOMMENDED TO BE CONSTRUCTED AND INSTALLED BY THE APPLICANT IN THE APPROVED TRAFFIC STUDY.

ARCHITECTURAL STANDARDS

A. ATTACHED TO THE REZONING PLAN ARE CONCEPTUAL ARCHITECTURAL RENDERINGS OF THE FRONT, BACK, LEFT AND RIGHT ELEVATIONS OF THE BUILDING TO BE CONSTRUCTED ON PARCEL B THAT ARE INTENDED TO DEPICT THE GENERAL CONCEPTUAL ARCHITECTURAL STYLE AND CHARACTER OF THE FRONT, BACK, LEFT AND RIGHT ELEVATIONS OF THIS BUILDING. ACCORDINGLY, THE FRONT, BACK, LEFT AND RIGHT ELEVATIONS OF THE BUILDING TO BE CONSTRUCTED ON PARCEL B 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.

B. THE PRIMARY EXTERIOR BUILDING MATERIALS TO BE USED ON THE BUILDING TO BE CONSTRUCTED ON PARCEL B WILL BE A COMBINATION OF PORTIONS OF THE FOLLOWING: BRICK VENEER AND STONE (30% TO 40%), TEXTURED PRECAST PANELS AND OR CEMENT BOARD SIDING (20% TO 55%), ARCHITECTURAL METAL PANELS, TRIMS AND AWNINGS AND GLAZING (10% TO 20%).

C. THE PRIMARY EXTERIOR BUILDING MATERIALS TO BE USED ON ANY NEW BUILDING TO BE CONSTRUCTED ON PARCEL A WILL BE A COMBINATION OF PORTIONS OF THE FOLLOWING: BRICK VENEER AND STONE (30% TO 40%), TEXTURED PRECAST PANELS AND OR CEMENT BOARD SIDING (20% TO 30%), ARCHITECTURAL METAL PANELS, TRIMS AND AWNINGS (20% TO 30%) AND GLAZING (10% TO 20%).

D. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR ANY NEW BUILDING OR BUILDING ADDITION TO BE CONSTRUCTED ON PARCEL A, THE SITE PLAN AND THE BUILDING ELEVATIONS FOR SUCH NEW BUILDING OR BUILDING ADDITION MUST BE APPROVED BY THE MATTHEWS BOARD OF COMMISSIONERS.

SIGNS

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

B. THE OWNER(S) OF THE SITE MAY PURSUE THE APPROVAL OF A MASTER SIGN PLAN PURSUANT TO THE TERMS OF THE ORDINANCE.

CROSS ACCESS AND CROSS PARKING/SHARED RECREATIONAL FACILITIES AND STORM WATER FACILITIES

A. THE USES ON PARCEL A AND PARCEL B MAY UTILIZE THE DRIVE AISLES LOCATED ON BOTH PARCELS FOR VEHICULAR ACCESS AND THE PARKING AREAS LOCATED ON BOTH PARCELS FOR VEHICULAR PARKING. THE OWNER OF PARCEL A AND THE OWNER OF PARCEL B SHALL ENTER INTO A CROSS ACCESS AND CROSS PARKING AGREEMENT TO MEMORIALIZE THIS ARRANGEMENT THAT WILL BE RECORDED IN THE MECKLENBURG COUNTY PUBLIC REGISTRY.

B. THE USES LOCATED ON PARCEL A AND PARCEL B MAY UTILIZE THE RECREATIONAL FACILITIES LOCATED ON BOTH PARCELS, AND THEY MAY JOINTLY USE AND SHARE THE STORM WATER FACILITIES LOCATED ON THE SITE.

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.

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NORTH CAROLINA 28202
PHONE: (704) 333-5131

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Jan 18 2016 2:06 PM

NO.	DATE	REVISIONS
1	1/14/16	REVISED PER CITY COMMENTS

CLIENT:
National Heritage Academies
3850 BROADMOOR AVENUE SE
SUITE 201
GRAND RAPIDS, MI 49512

PROJECT:
MATTHEWS CHARTER SCHOOL
2301 STEVENS MILL ROAD
MATTHEWS, NC 28104

TITLE:
TECHNICAL DATA NOTES

DESIGNED BY:	PAB
DRAWN BY:	DAW
CHECKED BY:	KP/EH
DATE:	01-18-2016
PROJECT#:	017247000

RZ-3

K:\RDT_LDEV\017247000 - NHA Matthews\Dwg\rezoning\RZ-3 TECHNICAL DATA.dwg

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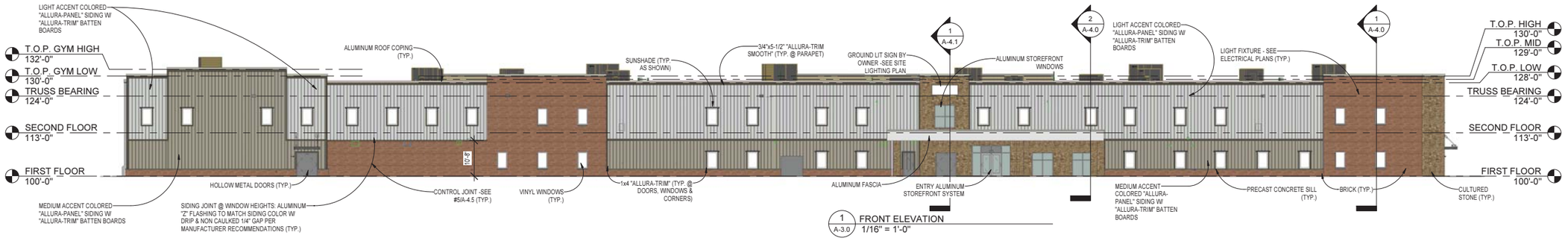

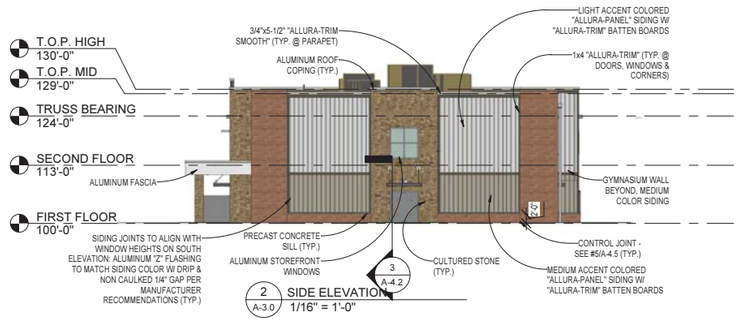

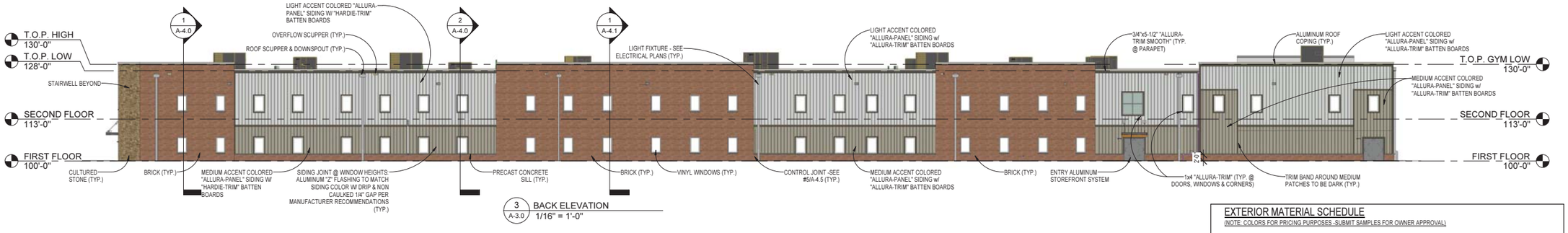

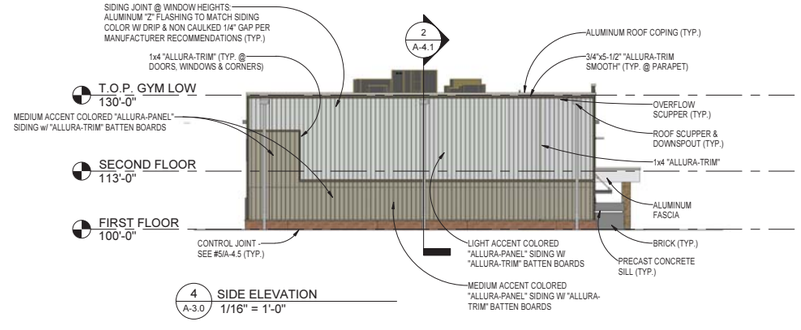

EXTERIOR MATERIAL SCHEDULE

(NOTE: COLORS FOR PRICING PURPOSES -SUBMIT SAMPLES FOR OWNER APPROVAL)

1. CULTURED STONE: GLEN-GERY DEERSKIN WITH COLORED MORTAR
2. ALUMINUM FASCIA: "PETERSEN ALUM. CO." FLUSH PANEL - COLOR: STONE WHITE
3. SOFFIT: "PETERSEN ALUM. CO. PAC -850" - COLOR: WHITE
4. ENTRY STOREFRONT: - COLOR: MILL
5. STOREFRONT WINDOWS: "KAWNEER" TRI-FAB 451T THERMALLY BROKEN ACCENT COLORED FLUOROPAN ALUMINUM FRAME W/ TEMPERED INSULATED LOW 'E' GLASS
   A. STOREFRONT FRAME COLOR: MILL ALUMINUM
6. HOLLOW METAL DOORS & FRAMES - COLOR: SW 7050 USEFUL GRAY
7. LOUVERS: SEE HVAC PLANS - COLOR: TO MATCH STOREFRONT FRAME.
8. COPING: -COLOR: "PAC-CLAD" SAND STONE
9. SUNSHADE: C.R. LAURENCE -COLOR: MILL ALUMINUM
10. FIBER CEMENT BOARD : "ALLURA" FIELD PAINTED
    A. DOOR, WINDOW, & CORNER TRIM -COLOR: SW 7054 SUITABLE BROWN
    B. PARAPET TRIM -COLOR: SW 7054 SUITABLE BROWN
    C. SIDING WITH BATTENS
       1. LIGHT - SHERWIN WILLIAMS SW 7063 NEBULOUS WHITE
       2. MEDIUM- SHERWIN WILLIAMS SW 7052 GRAY AREA
       3. DARK - SHERWIN WILLIAMS SW 7054 SUITABLE BROWN
11. VINYL WINDOWS: ANDERSON SERIES 100 - COLOR: WHITE
12. ROOF SCUPPER & DOWNSPOUT: ALUMINUM - COLOR: SW 7050 USEFUL GRAY
13. BRICK: "LEE BRICK #453 (FRANKLIN) MODULAR.
14. PRECAST CONCRETE SILL: T.B.D.
15. SILL FLASHING AT FIBER CEMENT BOARD: "PAC-CLAD" SANDSTONE
16. EXPANSION CAULK : "STONE"
17. CANOPIES: PAINTED TO MATCH FIBER CEMENT BOARD LIGHT COLOR.
18. SEALANT: MASTERSEAL MP-1. COLOR: STONE

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616 361 2664 OFFICE 616 361 1493 FAX
www.progressiveae.com

Matthews Charter Academy

Mt Harmony Church Rd
Matthews, NC 28104

EXTERIOR ELEVATIONS

DESCRIPTION:	DATE:
90% REVIEW DOCUMENTS	12/3/2015
FOR BIDS	12/23/2015
FOR REVIEW	1/15/2016

PROJECT NO: 72400005

SHEET: A-3.0

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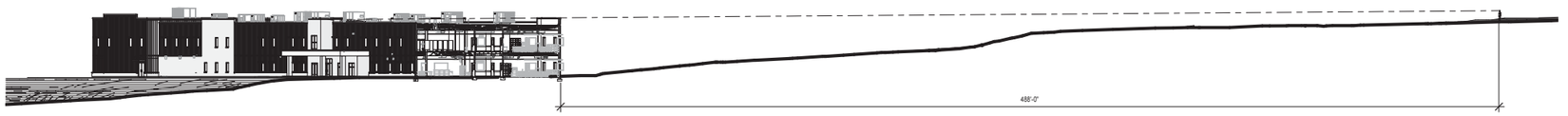
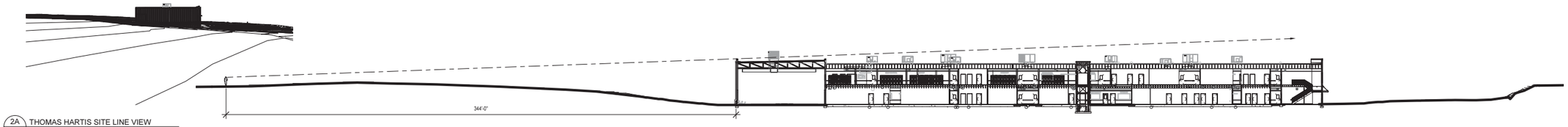


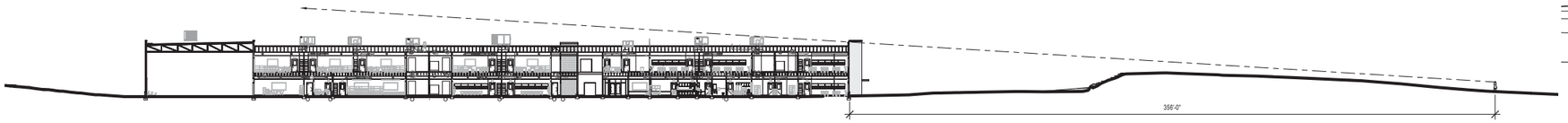
1 A-0.1 PROPOSED ENTRY SITE LINE VIEW
1" = 30'-0"

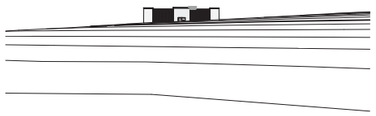
1A A-0.1 PROPOSED ENTRY SITE LINE VIEW



2A A-0.1 THOMAS HARTIS SITE LINE VIEW

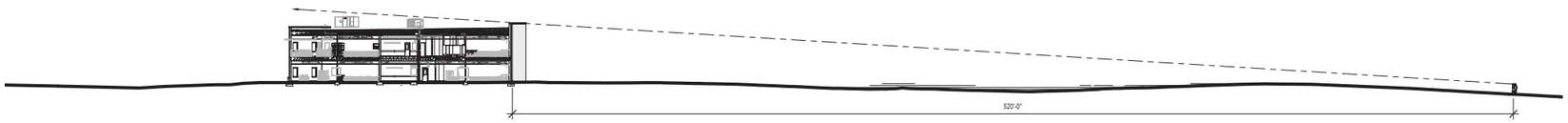
2 A-0.1 THOMAS HARTIS SITE LINE VIEW
1" = 30'-0"





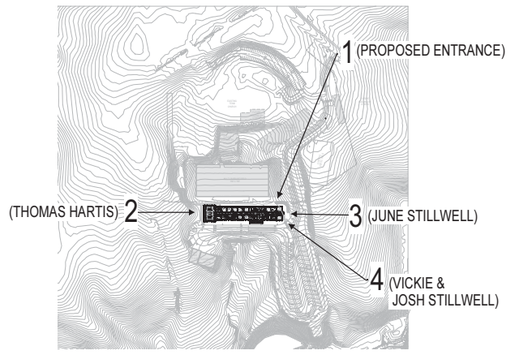
3A A-0.1 JUNE STILLWELL SITE LINE VIEW

3 A-0.1 JUNE STILLWELL SITE LINE STUDY
1" = 30'-0"



4 A-0.1 VICKIE AND JOSH STILLWELL SITE LINE VIEW
1" = 30'-0"

4A A-0.1 VICKIE & JOSH STILLWELL SITE LINE VIEW



N - A-0.1 KEY PLAN
1" = 300'-0"

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Matthews Charter Academy
National Heritage Academies
Mt Harmony Church Rd
Matthews, NC 28104

ISSUANCES

REVISIONS

NO.	DATE	DESCRIPTION
1	1/15/2016	FOR REVIEW

FILE NO 72400005
DRAWN BY
JC/ENG BY
CHECKED BY
PROJECT MGR

SITE LINE STUDIES
A-0.1

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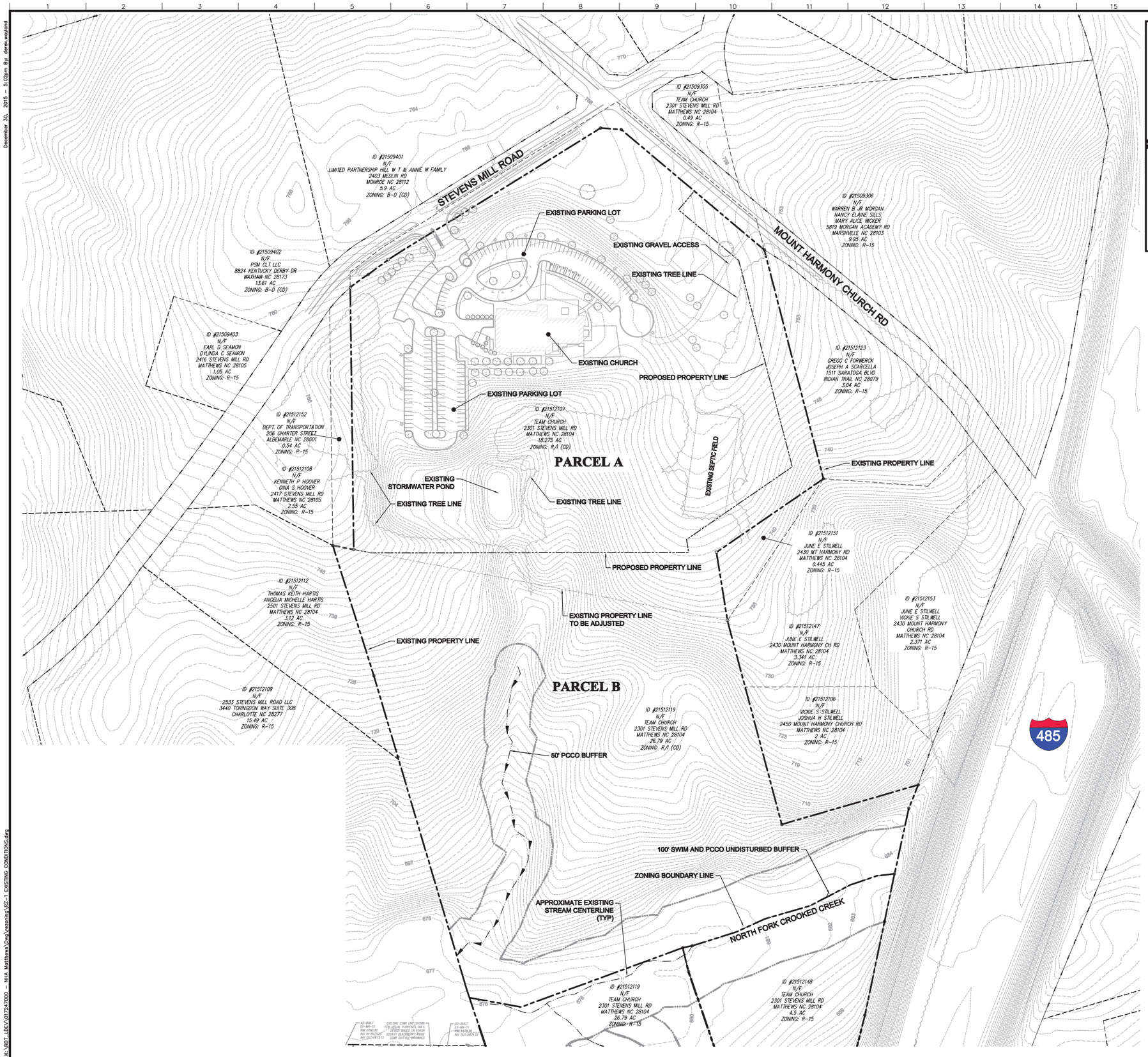
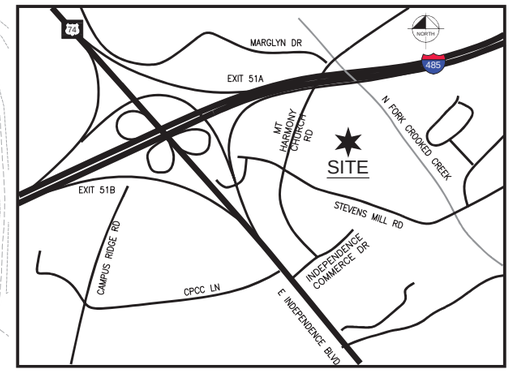
12-31-2015

December 30, 2015 - 5:02pm By: derek.wayland





SITE LOCATION MAP
NOT TO SCALE

GRAPHIC SCALE IN FEET
0 50 100 200

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SUITE 200, CHARLOTTE,
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PHONE: (704) 333-5131

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NO.	DATE	REVISIONS
1	12/30/15	REVISED PER STAFF COMMENTS

CLIENT:
National Heritage Academies
3850 BROADMOOR AVENUE SE
SUITE 201
GRAND RAPIDS, MI 49512

PROJECT:
MATTHEWS CHARTER SCHOOL
2301 STEVENS MILL ROAD
MATTHEWS, NC 28104

TITLE:
EXISTING CONDITIONS AND VEGETATION PLAN

DESIGNED BY:	LL/DH/HB
DRAWN BY:	LL/DH/HB
CHECKED BY:	KP/EH
DATE:	10-30-2015
PROJECT#:	017247000

RZ-1

K:\RDT_LDEV\017247000 - NHA Matthews\Dwg\rezoning\RZ-1 EXISTING CONDITIONS.dwg

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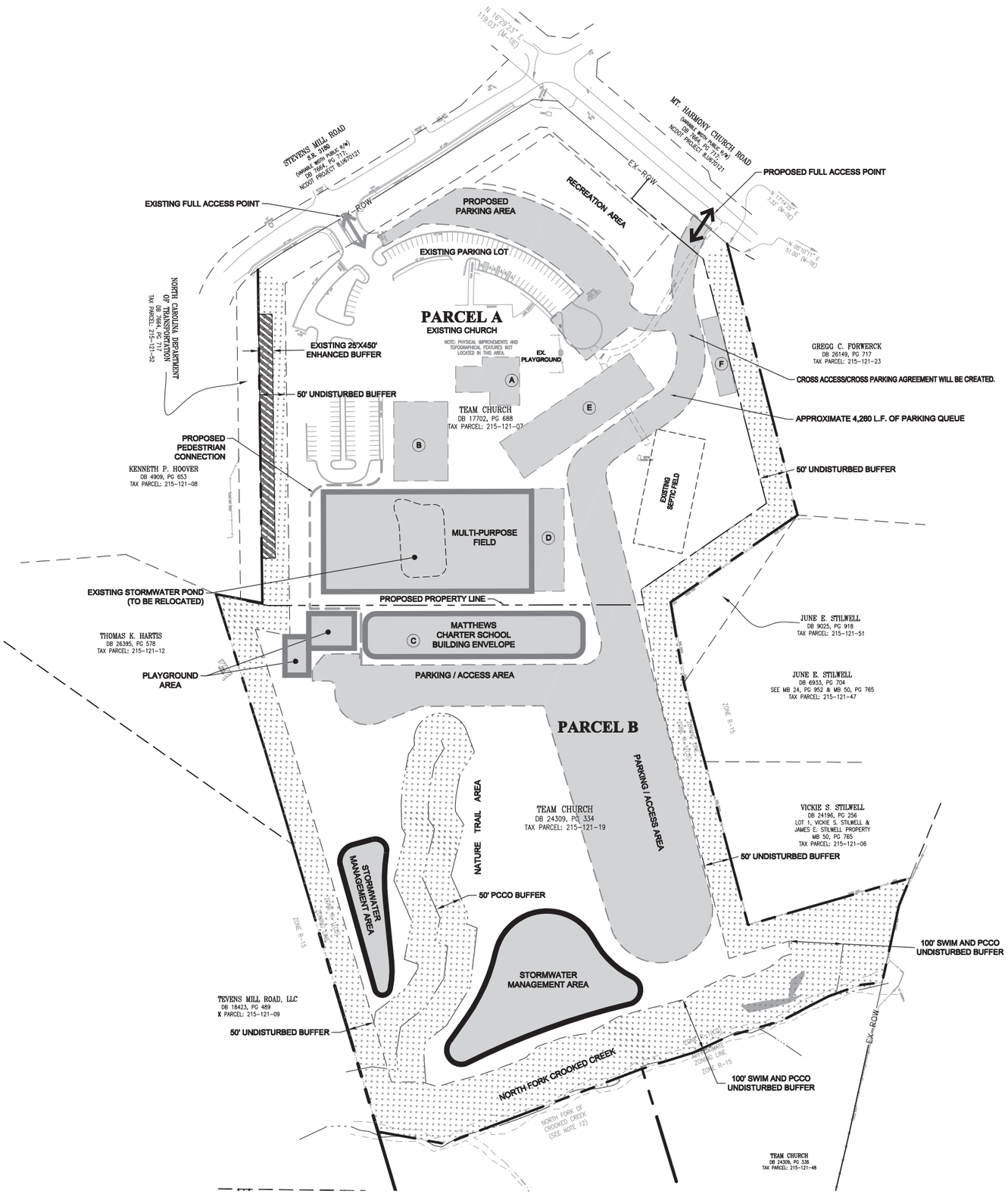

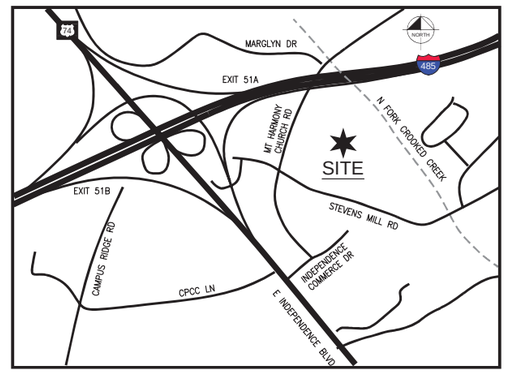

SITE LOCATION MAP
NOT TO SCALE

ZONING CODE SUMMARY

PROJECT NAME:	MATTHEWS CHARTER SCHOOL
CLIENT NAME:	CHARTER DEVELOPMENT LOUISIANA, LLC PHONE# 616-819-0244
PLANS PREPARED BY:	KIMLEY-HORN AND ASSOCIATES PHONE# (704)333-5131
TAX PARCEL ID:	21512107, 21512119 AND 21512148
STREET ADDRESS:	2301 STEVENS MILL ROAD. MATTHEWS, NC, 28104
EXISTING ZONING:	R/I (CD)
PROPOSED USE:	CHURCH AND ACCESSORY USES, ELEMENTARY AND MIDDLE SCHOOL AND ACCESSORY USES
JURISDICTION:	TOWN OF MATTHEWS

EXISTING LOT SIZES:

PARCEL A	18.22± AC.
PARCEL B	16.06± AC.
PARCEL C	4.51± AC.

PROPOSED LOT SIZES:

PARCEL A	15.80± AC.
PARCEL B	18.47± AC.
PARCEL C	4.51± AC.

FUTURE BUILDING DATA

BUILDING "A"	EXPANSION OF CURRENT BUILDING, UP TO 20,000 S.F.
BUILDING "B"	MAY INCLUDE CARE CENTER, OFFICE SPACE AND MEETING SPACES, UP TO 45,000 S.F.
BUILDING "C"	SCHOOL BUILDING, UP TO 50,000 S.F.
BUILDING "D"	MAY INCLUDE AUDITORIUM, NURSERY, MEETING ROOMS AND OFFICES, UP TO 25,000 S.F.
BUILDING "E"	MAY INCLUDE CARE CENTER, OFFICE SPACE AND MEETING ROOMS, UP TO 45,000 S.F
BUILDING "F"	MAINTENANCE BUILDING, UP TO 5,000 S.F.

LEGEND	
	AREA OUTLINE / PROPERTY LINE
	SETBACK/BUFFER LINE
	STORM WATER DETENTION POND AREA
	PARKING ENVELOPE
	BUILDING OUTLINE
	TREE SAVE AREA
↔	FULL MOVEMENT ACCESS POINTS
(B)	BUILDING IDENTIFICATION

NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

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NO.	DATE	REVISIONS
1	12/30/15	REVISED PER STAFF COMMENTS

CLIENT:
National Heritage Academies
3850 BROADMOOR AVENUE SE
SUITE 201
GRAND RAPIDS, MI 49512

PROJECT:
MATTHEWS CHARTER SCHOOL
2301 STEVENS MILL ROAD
MATTHEWS, NC 28104

TITLE:
REZONING PLAN

DESIGNED BY:	LL/DH/HB
DRAWN BY:	LL/DH/HB
CHECKED BY:	KP/EH
DATE:	10-30-2015
PROJECT#:	017247000

RZ-2

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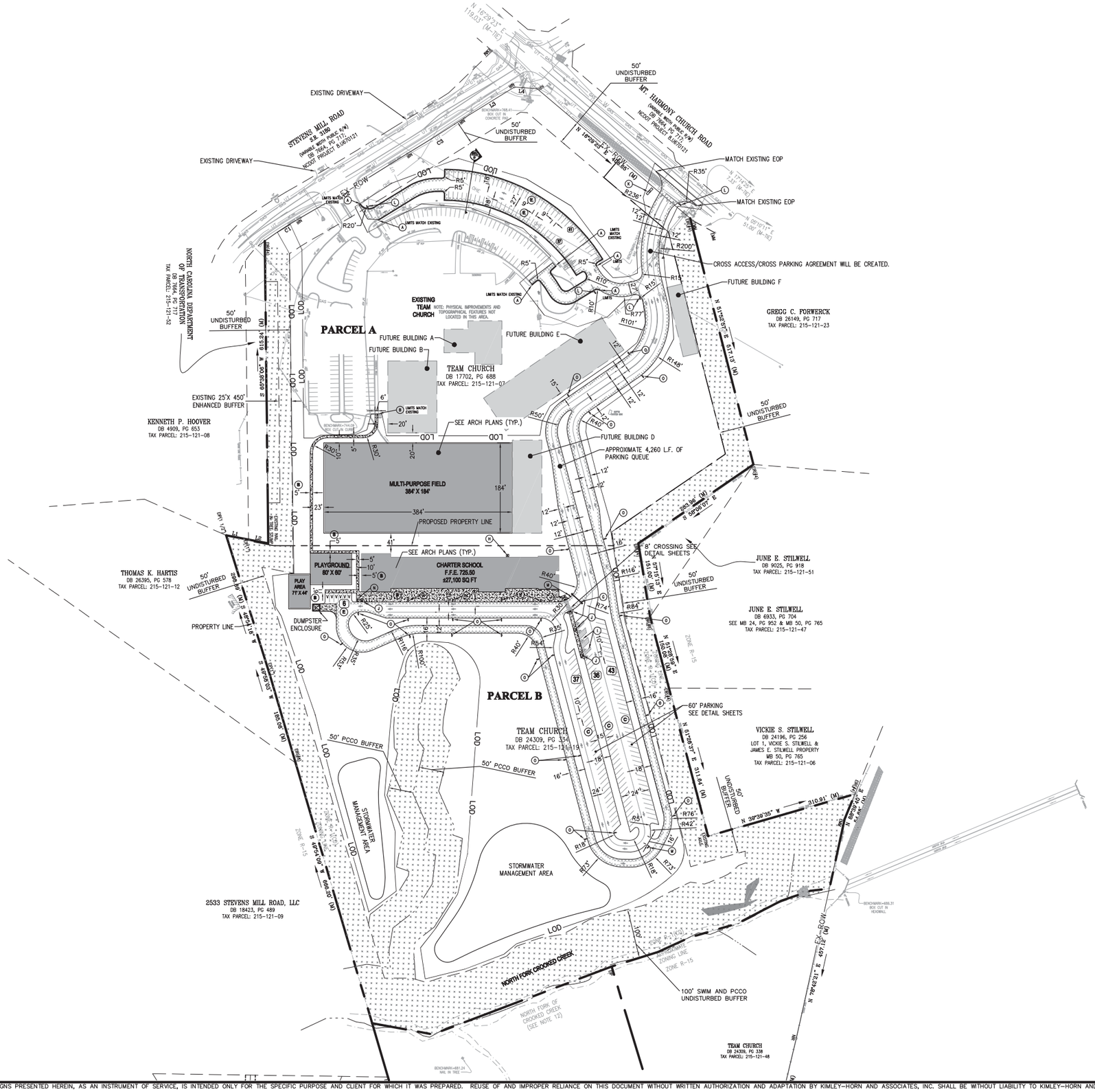
December 30, 2015 - 5:03pm By: derek.wayland
K:\RDU_LDEV\017247000 - NHA Matthews\Dwg\rezoning\RZ-2 REZONING SITE MAP.dwg

SUPERCEDED 2015-640 12-31-2015

December 30, 2015 - 5:04pm By: derek.wyland



SITE NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. STREET TREES SHALL BE PROVIDED IN ALL ROAD FRONTAGES PER THE LANDSCAPING ORDINANCE.
3. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
5. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY A LAND SURVEYOR.
6. ALL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS.
7. OFF-SITE ROAD IMPROVEMENTS SHALL BE CONSTRUCTED PER NCDOT REQUIREMENTS.

PAVEMENT SCHEDULE AND LEGEND

- STANDARD DUTY PAVEMENT
- HEAVY DUTY PAVEMENT
- HEAVY DUTY CONCRETE
- OPEN SPACE/ TREE SAVE AREA GRASSED AREA / SEEDED AREA
- PROPOSED STRUCTURE
- STONE
- PROPOSED STANDARD CONCRETE
- PROPOSED CURB AND GUTTER
- (11) PROPOSED PARKING SPACES
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- PROPOSED BUILDING SETBACK
- PROPOSED BUFFER
- PROPOSED FENCE
- LOD LIMITS OF DISTURBANCE

SITE LEGEND

(A)	PROPOSED 1'-6" STANDARD CURB AND GUTTER, TYP.
(B)	PROPOSED CONCRETE SIDEWALK
(C)	PROPOSED 18' X 10' 60° PARKING STALL
(D)	PROPOSED 20' X 10' 60° PARKING STALL
(E)	PROPOSED 18' X 9' 90° PARKING STALL
(F)	PROPOSED 8' HIGH SECURITY FENCE
(G)	PROPOSED GATED ACCESS WITH BOLLARDS
(H)	PROPOSED 5' X 5' CONCRETE TRANSFORMER PAD
(I)	PROPOSED HANDICAP ACCESSIBLE PARKING WITH SIGNAGE
(J)	PROPOSED ACCESSIBLE RAMP
(K)	PROPOSED MONUMENT SIGN
(L)	PROPOSED "STOP" SIGN
(M)	PROPOSED "YIELD" SIGN
(N)	PROPOSED "LOADING AND UNLOADING ONLY" SIGN
(O)	PROPOSED "NO PARKING" SIGN

SITE ANALYSIS TABLE

ACRAGE:		
PARCEL A		±15.80 AC.
PARCEL B		±18.47 AC.
REPLANTED AREA WITHIN UNDISTURBED AREA		±0.11 AC.
ENHANCED AREA WITHIN UNDISTURBED AREA		±0.26 AC
CANOPY SAVED AREA REQUIRED		15%
BUILDING AREAS:		
EXISTING TEAM CHURCH BUILDING		±15,500 S.F.
PROPOSED CHARTER SCHOOL BUILDING		±27,100 S.F.
MULTI-PURPOSED FIELD		±70,656 S.F.
PLAY GROUND		±4,800 S.F.
PLAY AREA		±3,124 S.F.
FUTURE BUILDINGS		±59,000 S.F.
PARKING:	REQUIRED	PROPOSED
ADDITIONAL TEAM CHURH STANDARD PARKING	N/A	78 SPACES
CHARTER SCHOOL STANDARD VEHICLE PARKING		116 SPACES
CHARTER SCHOOL VISITOR PARKING		6 SPACES
CHARTER SCHOOL ADA PARKING		5 SPACES
TOTAL CHARTER SCHOOL PARKING	115 SPACES	127 SPACES

GRAPHIC SCALE IN FEET
0 50 100 200

Know what's below. Call before you dig.

Kimley»Horn
NC LICENSE #F-0102
200 SOUTH TRYON, SUITE 200, CHARLOTTE, NORTH CAROLINA 28202
PHONE: (704) 333-5131

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NORTH CAROLINA PROFESSIONAL SEAL 042797 ENGINEER KEVIN S. PULIS
Dec 30 2015 5:12 PM

NO.	DATE	REVISIONS
1	12/30/15	REVISED PER STAFF COMMENTS

CLIENT: National Heritage Academies
3850 BROADMOOR AVENUE SE SUITE 201 GRAND RAPIDS, MI 49512

PROJECT: MATTHEWS CHARTER SCHOOL
2301 STEVENS MILL ROAD MATTHEWS, NC 28104

TITLE: REZONING SITE PLAN

DESIGNED BY: LL/DH/HB
DRAWN BY: LL/DH/HB
CHECKED BY: KP/EH
DATE: 10-30-2015
PROJECT#: 017247000

RZ-2A

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C:\KPJ_LDEV\017247000 - NHA Matthews\Dwg\Vizcontex\RZ-2A REZONING SITE PLAN.dwg

SUPERCEDED 2015-640 12-31-2015

December 30, 2015 - 4:20pm By: derek.wayland

TECHNICAL DATA

DEVELOPMENT STANDARDS

DECEMBER 30, 2015

GENERAL PROVISIONS

A. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING APPLICATION FILED BY CHARTER DEVELOPMENT COMPANY, LLC (THE "APPLICANT") FOR AN APPROXIMATELY 34.27 ACRE SITE LOCATED ON THE NORTHEAST CORNER OF THE INTERSECTION OF STEVENS MILL ROAD AND MT. HARMONY CHURCH ROAD IN MATTHEWS, NORTH CAROLINA, WHICH SITE IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (HEREINAFTER REFERRED TO AS THE "SITE"). THE SITE IS COMPRISED OF TAX PARCEL NO. 215-121-07 AND A PORTION OF TAX PARCEL NO. 215-121-19.

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"). UNLESS THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE R/I ZONING DISTRICT SHALL GOVERN THE USE AND DEVELOPMENT OF THE SITE.

C. THE SITE IS DIVIDED INTO TWO DEVELOPMENT AREAS THAT ARE DESIGNATED ON THE REZONING PLAN AS PARCEL A AND PARCEL B. PARCEL A IS COMPRISED OF A PORTION OF TAX PARCEL NO. 215-121-07 AND IT CONTAINS APPROXIMATELY 15.80 ACRES. AS DEPICTED ON THE REZONING PLAN, PARCEL A CONTAINS THE EXISTING TEAM CHURCH CAMPUS, AND IT IS CURRENTLY IMPROVED WITH AN APPROXIMATELY 22,000 SQUARE FOOT BUILDING AND ASSOCIATED PARKING AREAS. PARCEL B IS COMPRISED OF A PORTION OF TAX PARCEL NO. 215-121-07 AND THE WESTERN PORTION OF TAX PARCEL NO. 215-121-19 AND IT CONTAINS APPROXIMATELY 18.47 ACRES. THE SCHOOL (AS DEFINED BELOW) SHALL BE LOCATED ON PARCEL B.

D. THE LOCATION AND LAYOUT OF THE NEW BUILDINGS (AND ANY ADDITIONS TO THE EXISTING BUILDING ON PARCEL A) TO BE CONSTRUCTED ON THE SITE AND THE ASSOCIATED PARKING LOTS AND DRIVE AISLES ARE CONCEPTUAL IN NATURE AND MAY BE ALTERED OR MODIFIED DURING DESIGN DEVELOPMENT AND CONSTRUCTION PHASES SUBJECT TO THE REQUIREMENTS OF THE ORDINANCE AND THE REZONING PLAN, AND PROVIDED THAT THE NEW BUILDINGS (AND ANY ADDITIONS TO THE EXISTING BUILDING ON PARCEL A) AND THE NEW PARKING LOTS ARE LOCATED WITHIN THE BUILDING ENVELOPES AND THE PARKING ENVELOPES DEPICTED ON THE REZONING PLAN.

E. THE EXACT ALIGNMENTS OF INTERNAL DRIVEWAYS HAVE NOT BEEN DETERMINED AND ARE SUBJECT TO FINAL DESIGN AND ENGINEERING PLANS. ACCORDINGLY, MINOR MODIFICATIONS OR ALTERATIONS OF THESE ALIGNMENTS MAY TAKE PLACE DURING DESIGN DEVELOPMENT AND CONSTRUCTION PHASES.

F. THE PARCELS OF LAND THAT COMPRISE THE SITE MAY BE RECOMBINED OR FURTHER SUBDIVIDED PROVIDED THAT ANY SUCH RECOMBINATION OR SUBDIVISION MEETS THE REQUIREMENTS OF THE ORDINANCE.

G. THE DEVELOPMENT OF THE SITE PROPOSED UNDER THIS REZONING PLAN SHALL BE CONSIDERED TO BE A PLANNED/UNIFIED DEVELOPMENT. THEREFORE, SIDE AND REAR YARDS, BUFFERS, BUILDING HEIGHT SEPARATION REQUIREMENTS AND OTHER SIMILAR ZONING STANDARDS SHALL NOT BE REQUIRED INTERNALLY BETWEEN IMPROVEMENTS, USES AND OTHER SITE ELEMENTS LOCATED ON THE SITE, PROVIDED, HOWEVER, THAT THE DEVELOPMENT OF THE SITE SHALL BE REQUIRED TO MEET ANY APPLICABLE SETBACK, SIDE YARD, REAR YARD, BUFFER AND BUILDING HEIGHT SEPARATION REQUIREMENTS WITH RESPECT TO THE EXTERIOR BOUNDARIES OF THE SITE.

H. 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

A. PARCEL A AND PARCEL B MAY ONLY BE DEVOTED TO THE USES SET OUT BELOW.

(1) A CHURCH AND PLACE OF WORSHIP WITHOUT SIZE RESTRICTIONS AND ANY INCIDENTAL AND ACCESSORY USES ASSOCIATED THEREWITH THAT ARE ALLOWED IN THE R/I ZONING DISTRICT.

(2) AN ELEMENTARY AND MIDDLE SCHOOL (THE "SCHOOL") THAT MAY SERVE A MAXIMUM OF 772 STUDENTS AND ANY INCIDENTAL AND ACCESSORY USES ASSOCIATED THEREWITH THAT ARE ALLOWED IN THE R/I ZONING DISTRICT.

B. INCIDENTAL AND ACCESSORY USES ON PARCEL A AND PARCEL B MAY INCLUDE, WITHOUT LIMITATION, RECREATIONAL USES SUCH AS SOFTBALL, BASEBALL, SOCCER, FOOTBALL, MULTI-PURPOSE AND PLAY FIELDS, VOLLEYBALL, TENNIS AND BASKETBALL COURTS, CAMPING AREAS AND PLAYGROUNDS.

MAXIMUM GROSS FLOOR AREA/DENSITY

A. A TOTAL MAXIMUM OF 165,000 SQUARE FEET OF GROSS FLOOR AREA MAY BE LOCATED ON PARCEL A. THE 165,000 SQUARE FEET OF GROSS FLOOR AREA INCLUDES THE 22,000 SQUARE FEET OF EXISTING GROSS FLOOR AREA LOCATED ON PARCEL A.

B. A TOTAL MAXIMUM OF 50,000 SQUARE FEET OF GROSS FLOOR AREA MAY BE LOCATED ON PARCEL B.

DIMENSIONAL STANDARDS

A. THE DEVELOPMENT OF PARCEL A AND PARCEL B SHALL COMPLY WITH THE APPLICABLE DIMENSIONAL STANDARDS OF THE R/I ZONING DISTRICT.

SCREENING, LANDSCAPING AND BUFFERS

A. SCREENING AND LANDSCAPING SHALL CONFORM TO THE STANDARDS OF THE ORDINANCE.

B. A MINIMUM 50 FOOT WIDE UNDISTURBED BUFFER SHALL BE MAINTAINED ALONG THOSE PORTIONS OF THE PERIMETER OF THE SITE WHERE THIS BUFFER HAS BEEN ESTABLISHED, AND A MINIMUM 50 FOOT WIDE UNDISTURBED BUFFER SHALL BE ESTABLISHED ALONG THOSE PORTIONS OF THE PERIMETER OF THE SITE WHERE SUCH BUFFER HAS NOT BEEN ESTABLISHED, ALL AS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN. THE MINIMUM 50 FOOT WIDE UNDISTURBED BUFFER SHALL MEET THE REQUIREMENTS OF THE ORDINANCE.

C. NOTWITHSTANDING THE TERMS OF PARAGRAPH B ABOVE, THE INTERIOR 20 FEET OF THAT PORTION OF THE 50 FOOT WIDE UNDISTURBED BUFFER THAT WILL BE ESTABLISHED ADJACENT TO TAX PARCEL NO. 215-121-12 AND IS MORE PARTICULARLY IDENTIFIED ON THE REZONING PLAN MAY BE DISTURBED TO ACCOMMODATE GRADING. THE DISTURBED PORTION OF THE 50 FOOT WIDE UNDISTURBED BUFFER SHALL BE RE-PLANTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ORDINANCE AFTER THE GRADING HAS BEEN COMPLETED.

D. EXISTING TREES LOCATED WITHIN THE 50 FOOT WIDE UNDISTURBED BUFFER SHALL COUNT TOWARDS THE BUFFER PLANTING REQUIREMENTS

E. A BUFFER WILL NOT BE REQUIRED TO BE ESTABLISHED BETWEEN PARCEL A AND PARCEL B.

F. THE SITE SHALL COMPLY WITH THE TREE SAVE REQUIREMENTS OF THE ORDINANCE.

STREETSCAPE TREATMENT AND SIDEWALKS

A. THE STREETSCAPE TREATMENT ALONG THE SITE'S PUBLIC STREET FRONTAGES SHALL COMPLY WITH THE REQUIREMENTS OF THE ORDINANCE.

B. A SIDEWALK SHALL BE INSTALLED FROM THE TERMINUS OF THE EXISTING SIDEWALK LOCATED ON THE SITE'S FRONTAGE ON STEVENS MILL ROAD TO THE INTERSECTION OF STEVENS MILL ROAD AND MT. HARMONY CHURCH ROAD, AND ALONG THE SITE'S FRONTAGE ON MT. HARMONY CHURCH ROAD.

TRANSPORTATION AND PARKING

A. VEHICULAR ACCESS SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED BY THE TOWN OF MATTHEWS AND/OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION ("NCDOT").

B. VEHICULAR AND BICYCLE PARKING SHALL BE PROVIDED ON THE SITE IN ACCORDANCE WITH THE REQUIREMENTS SET OUT IN THE ORDINANCE.

C. THE ALIGNMENTS OF THE INTERNAL DRIVES AND PARKING AREAS TO BE LOCATED ON THE SITE ARE SUBJECT TO ANY MINOR MODIFICATIONS OR ALTERATIONS REQUIRED DURING THE CONSTRUCTION PERMITTING PROCESS.

D. A TRAFFIC IMPACT STUDY PREPARED BY WADE TRIM, INC. (THE "TRAFFIC STUDY") HAS BEEN SUBMITTED TO THE TOWN OF MATTHEWS AND NCDOT FOR REVIEW AND APPROVAL. APPLICANT SHALL CONSTRUCT AND INSTALL, PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE BUILDING TO BE CONSTRUCTED ON PARCEL B, THE TRANSPORTATION IMPROVEMENTS THAT ARE RECOMMENDED TO BE CONSTRUCTED AND INSTALLED BY THE APPLICANT IN THE APPROVED TRAFFIC STUDY.

ARCHITECTURAL STANDARDS

A. ATTACHED TO THE REZONING PLAN ARE CONCEPTUAL ARCHITECTURAL RENDERINGS OF THE FRONT, BACK, LEFT AND RIGHT ELEVATIONS OF THE BUILDING TO BE CONSTRUCTED ON PARCEL B THAT ARE INTENDED TO DEPICT THE GENERAL CONCEPTUAL ARCHITECTURAL STYLE AND CHARACTER OF THE FRONT, BACK, LEFT AND RIGHT ELEVATIONS OF THIS BUILDING. ACCORDINGLY, THE FRONT, BACK, LEFT AND RIGHT ELEVATIONS OF THE BUILDING TO BE CONSTRUCTED ON PARCEL B 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.

B. THE PRIMARY EXTERIOR BUILDING MATERIALS TO BE USED ON THE BUILDING TO BE CONSTRUCTED ON PARCEL B WILL BE A COMBINATION OF PORTIONS OF THE FOLLOWING: BRICK VENEER AND STONE (30% TO 40%), TEXTURED PRECAST PANELS AND OR CEMENT BOARD SIDING (20% TO 55%), ARCHITECTURAL METAL PANELS, TRIMS AND AWNINGS AND GLAZING (10% TO 20%).

C. THE PRIMARY EXTERIOR BUILDING MATERIALS TO BE USED ON ANY NEW BUILDING TO BE CONSTRUCTED ON PARCEL A WILL BE A COMBINATION OF PORTIONS OF THE FOLLOWING: BRICK VENEER AND STONE (30% TO 40%), TEXTURED PRECAST PANELS AND OR CEMENT BOARD SIDING (20% TO 30%), ARCHITECTURAL METAL PANELS, TRIMS AND AWNINGS (20% TO 30%) AND GLAZING (10% TO 20%).

D. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR ANY NEW BUILDING OR BUILDING ADDITION TO BE CONSTRUCTED ON PARCEL A, THE SITE PLAN AND THE BUILDING ELEVATIONS FOR SUCH NEW BUILDING OR BUILDING ADDITION MUST BE APPROVED BY THE MATTHEWS BOARD OF COMMISSIONERS.

SIGNS

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

B. THE OWNER(S) OF THE SITE MAY PURSUE THE APPROVAL OF A MASTER SIGN PLAN PURSUANT TO THE TERMS OF THE ORDINANCE.

CROSS ACCESS AND CROSS PARKING/SHARED RECREATIONAL FACILITIES

A. THE USES ON PARCEL A AND PARCEL B MAY UTILIZE THE DRIVE AISLES LOCATED ON BOTH PARCELS FOR VEHICULAR ACCESS AND THE PARKING AREAS LOCATED ON BOTH PARCELS FOR VEHICULAR PARKING. THE OWNER OF PARCEL A AND THE OWNER OF PARCEL B SHALL ENTER INTO A CROSS ACCESS AND CROSS PARKING AGREEMENT TO MEMORIALIZE THIS ARRANGEMENT THAT WILL BE RECORDED IN THE MECKLENBURG COUNTY PUBLIC REGISTRY.

B. THE USES LOCATED ON PARCEL A AND PARCEL B MAY UTILIZE THE RECREATIONAL FACILITIES LOCATED ON BOTH PARCELS.

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.

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

Kimley»Horn
NC LICENSE #F-0102
200 SOUTH TRYON,
SUITE 200, CHARLOTTE,
NORTH CAROLINA 28202
PHONE: (704) 333-5131

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NORTH CAROLINA PROFESSIONAL SEAL 042797 ENGINEER KEVIN S. PULLS

Dec 30 2015 5:12 PM

NO.	DATE	REVISIONS
1	12/30/15	REVISED PER STAFF COMMENTS

CLIENT:
National Heritage Academies
3850 BROADMOOR AVENUE SE
SUITE 201
GRAND RAPIDS, MI 49512

PROJECT:
MATTHEWS CHARTER SCHOOL
2301 STEVENS MILL ROAD
MATTHEWS, NC 28104

TITLE:
TECHNICAL DATA NOTES

DESIGNED BY:	LL/DH/HB
DRAWN BY:	LL/DH/HB
CHECKED BY:	KP/EH
DATE:	10-30-2015
PROJECT#:	017247000

RZ-3

K:\RDT_LDEV\017247000 - NHA Matthews\Dwg\rezoning\RZ-3 TECHNICAL DATA.dwg

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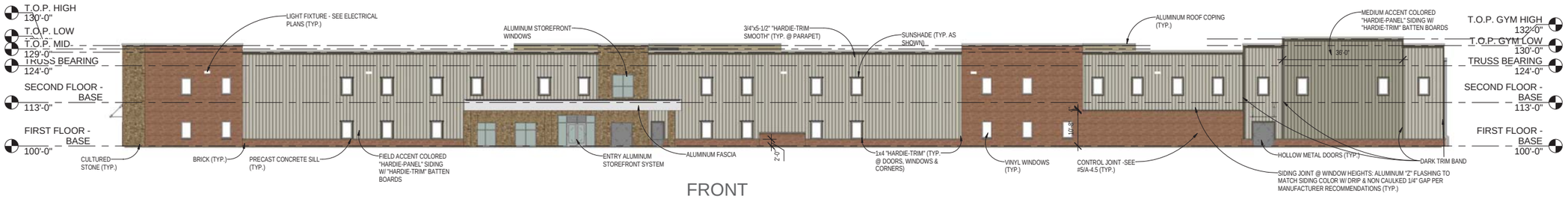
SUPERCEDED 2015-640
12-31-2015



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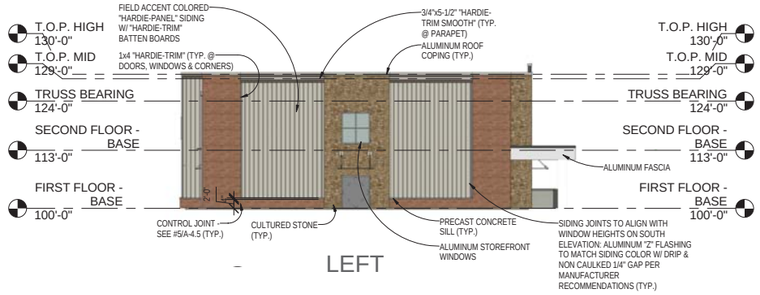

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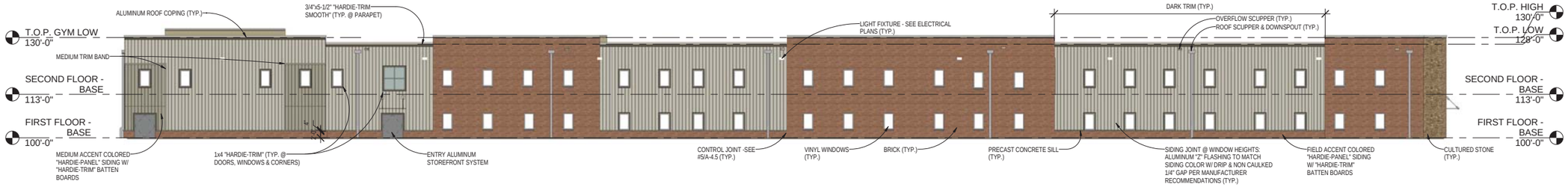

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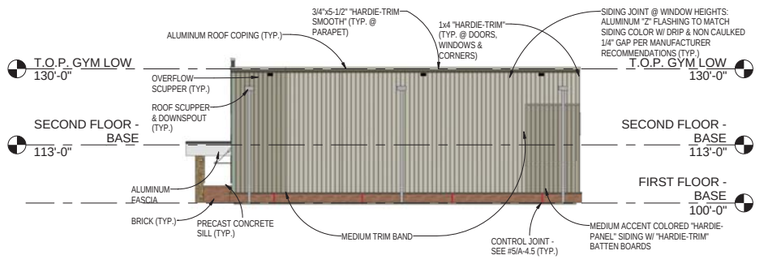

RIGHT

SUPERCEDED 2015-640
10-28-2015

October 28, 2015 - 1:08pm By: dhd1hill

STEVENS MILL ROAD

MOUNT HARMONY CHURCH RD

ID #21509401
N/F
LIMITED PARTNERSHIP HILL W T & ANNIE W FAMILY
2403 MEDLIN RD
MONROE NC 28112
5.9 AC
ZONING: B-D (CD)

ID #21509305
N/F
TEAM CHURCH
2301 STEVENS MILL RD
MATTHEWS NC 28104
0.49 AC
ZONING: R-15

ID #21509306
N/F
WARREN B JR MORGAN
NANCY ELAINE SILLS
MARY ALICE WICKER
5819 MORGAN ACADEMY RD
MARSHVILLE NC 28103
9.95 AC
ZONING: R-15

ID #21509402
N/F
PSM CLT LLC
8824 KENTUCKY DERBY DR
WAXHAW NC 28173
13.61 AC
ZONING: B-D (CD)

ID #21509403
N/F
EARL D SEAMON
DYLINDA C SEAMON
2416 STEVENS MILL RD
MATTHEWS NC 28105
1.05 AC
ZONING: R-15

ID #21512123
N/F
GREGG C FORWERCK
JOSEPH A SCARCELLA
1511 SARATOGA BLVD
INDIAN TRAIL NC 28079
3.04 AC
ZONING: R-15

ID #21512152
N/F
DEPT. OF TRANSPORTATION
206 CHARTER STREET
ALBEMARLE NC 28001
0.54 AC
ZONING: R-15

ID #21512108
N/F
KENNETH P HOOVER
GINA S HOOVER
2417 STEVENS MILL RD
MATTHEWS NC 28105
2.55 AC
ZONING: R-15

ID #21512112
N/F
THOMAS KEITH HARTIS
ANGELIA MICHELLE HARTIS
2501 STEVENS MILL RD
MATTHEWS NC 28104
3.12 AC
ZONING: R-15

ID #21512109
N/F
2533 STEVENS MILL ROAD LLC
3440 TORINGDON WAY SUITE 308
CHARLOTTE NC 28277
15.49 AC
ZONING: R-15

ID #21512107
N/F
TEAM CHURCH
2301 STEVENS MILL RD
MATTHEWS NC 28104
18.275 AC
ZONING: R/I (CD)

ID #21512151
N/F
JUNE E STILWELL
2430 MT HARMONY RD
MATTHEWS NC 28104
0.445 AC
ZONING: R-15

ID #21512153
N/F
JUNE E STILWELL
VICKIE S STILWELL
2430 MOUNT HARMONY CHURCH RD
MATTHEWS NC 28104
2.371 AC
ZONING: R-15

ID #21512147
N/F
JUNE E STILWELL
2430 MOUNT HARMONY CH RD
MATTHEWS NC 28104
3.341 AC
ZONING: R-15

ID #21512106
N/F
VICKIE S STILWELL
JOSHUA H STILWELL
2450 MOUNT HARMONY CHURCH RD
MATTHEWS NC 28104
2 AC
ZONING: R-15

ID #21512119
N/F
TEAM CHURCH
2301 STEVENS MILL RD
MATTHEWS NC 28104
26.79 AC
ZONING: R/I (CD)

ID #21512148
N/F
TEAM CHURCH
2301 STEVENS MILL RD
MATTHEWS NC 28104
4.5 AC
ZONING: R-15

EXISTING PARKING LOT
EXISTING GRAVEL ACCESS
EXISTING TREE LINE
EXISTING CHURCH
EXISTING PARKING LOT
PROPOSED PROPERTY LINE
EXISTING SEPTIC FIELD
EXISTING PROPERTY LINE
EXISTING STORMWATER POND
EXISTING TREE LINE
EXISTING TREE LINE
PROPOSED PROPERTY LINE
EXISTING PROPERTY LINE TO BE ADJUSTED
EXISTING PROPERTY LINE
50' PCCO BUFFER
100' SWIM AND PCCO UNDISTURBED BUFFER
ZONING BOUNDARY LINE
APPROXIMATE EXISTING STREAM CENTERLINE (TYP)
NORTH FORK CROOKED CREEK

PARCEL A
PARCEL B
PARCEL C

MATCH LINE - SEE THIS SHEET

35' SWIM BUFFER
100' SWIM AND UNDISTURBED PCCO BUFFER

485

MARGLYN DR
EXIT 51A
EXIT 51B
MT HARMONY CHURCH RD
N FORK CROOKED CREEK
SITE
STEVENS MILL RD
CAMPUS RIDGE RD
CPCC LN
INDEPENDENCE COMMERCE DR
E INDEPENDENCE BLVD

SITE LOCATION MAP
NOT TO SCALE

GRAPHIC SCALE IN FEET
0 50 100 200

Know what's below. Call before you dig.

Kimley»Horn
NC LICENSE #F-0102
200 SOUTH TRYON STREET
SUITE 200
CHARLOTTE,
NORTH CAROLINA 28202
PHONE: (704) 333-5131

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NO.	DATE	REVISIONS

CLIENT: National Heritage Academies
3850 BROADMOOR AVENUE SE
SUITE 201
GRAND RAPIDS, MI 49512

PROJECT: MATTHEWS CHARTER SCHOOL
2301 STEVENS MILL ROAD
MATTHEWS, NC 28104

TITLE: EXISTING CONDITIONS AND VEGETATION PLAN

DESIGNED BY:	KSP
DRAWN BY:	LL/DH/HB
CHECKED BY:	ECH
DATE:	10-28-2015
PROJECT#:	017247000

RZ-1

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

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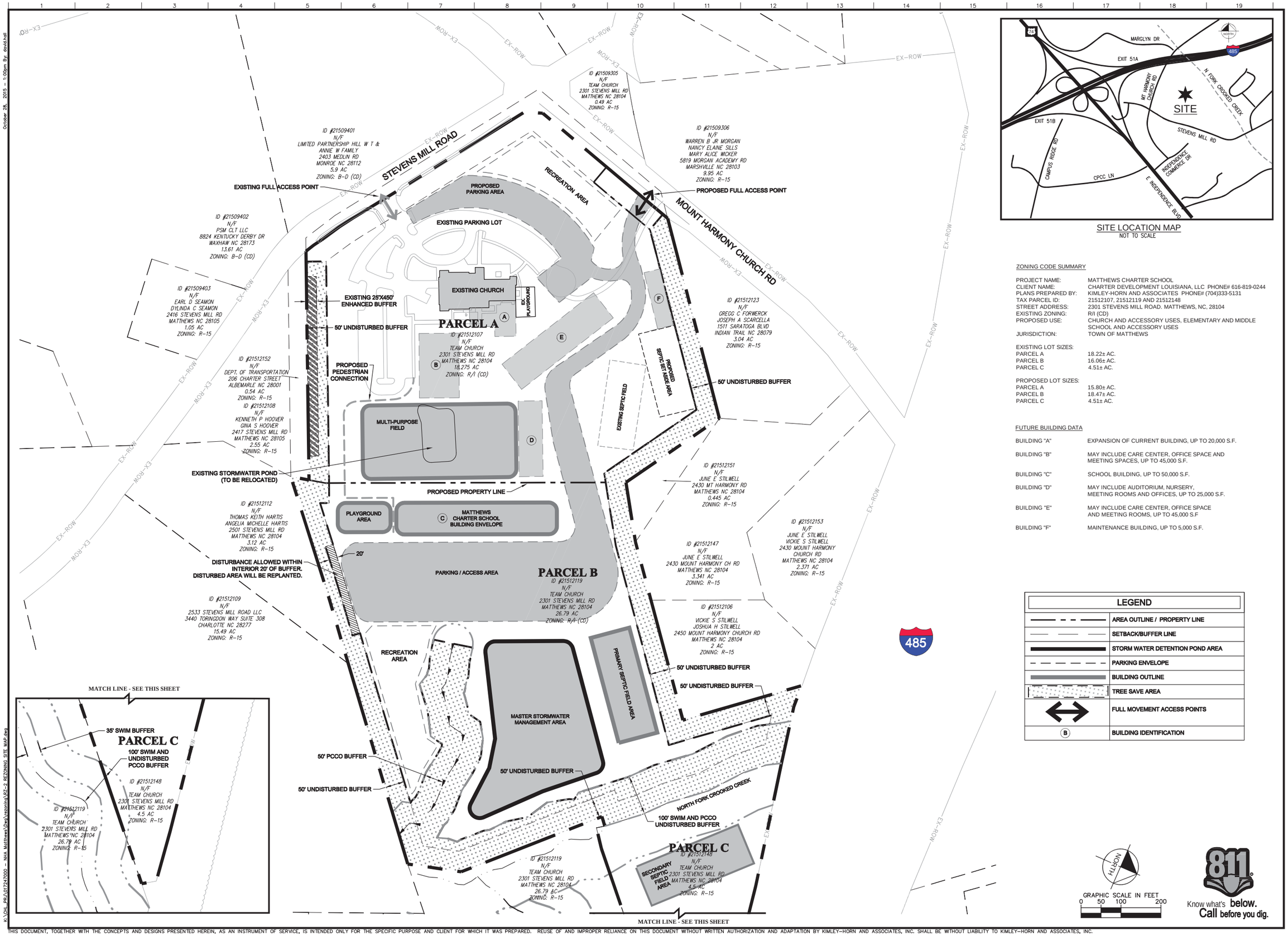
2015-640
10-28-2015

October 28, 2015 – 1:09pm By: dsvid.hall



SITE LOCATION MAP
NOT TO SCALE

ZONING CODE SUMMARY

PROJECT NAME:	MATTHEWS CHARTER SCHOOL
CLIENT NAME:	CHARTER DEVELOPMENT LOUISIANA, LLC PHONE# 616-819-0244
PLANS PREPARED BY:	KIMLEY-HORN AND ASSOCIATES PHONE# (704)333-5131
TAX PARCEL ID:	21512107, 21512119 AND 21512148
STREET ADDRESS:	2301 STEVENS MILL ROAD. MATTHEWS, NC, 28104
EXISTING ZONING:	R/I (CD)
PROPOSED USE:	CHURCH AND ACCESSORY USES, ELEMENTARY AND MIDDLE SCHOOL AND ACCESSORY USES
JURISDICTION:	TOWN OF MATTHEWS

EXISTING LOT SIZES:

PARCEL A	18.22± AC.
PARCEL B	16.06± AC.
PARCEL C	4.51± AC.

PROPOSED LOT SIZES:

PARCEL A	15.80± AC.
PARCEL B	18.47± AC.
PARCEL C	4.51± AC.

FUTURE BUILDING DATA

BUILDING "A"	EXPANSION OF CURRENT BUILDING, UP TO 20,000 S.F.
BUILDING "B"	MAY INCLUDE CARE CENTER, OFFICE SPACE AND MEETING SPACES, UP TO 45,000 S.F.
BUILDING "C"	SCHOOL BUILDING, UP TO 50,000 S.F.
BUILDING "D"	MAY INCLUDE AUDITORIUM, NURSERY, MEETING ROOMS AND OFFICES, UP TO 25,000 S.F.
BUILDING "E"	MAY INCLUDE CARE CENTER, OFFICE SPACE AND MEETING ROOMS, UP TO 45,000 S.F
BUILDING "F"	MAINTENANCE BUILDING, UP TO 5,000 S.F.

LEGEND	
	AREA OUTLINE / PROPERTY LINE
	SETBACK/BUFFER LINE
	STORM WATER DETENTION POND AREA
	PARKING ENVELOPE
	BUILDING OUTLINE
	TREE SAVE AREA
	FULL MOVEMENT ACCESS POINTS
B	BUILDING IDENTIFICATION

GRAPHIC SCALE IN FEET
0 50 100 200

Know what's below. Call before you dig.

Kimley»Horn
NC LICENSE #F-0102
200 SOUTH TRYON STREET
SUITE 200
CHARLOTTE,
NORTH CAROLINA 28202
PHONE: (704) 333-5131

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NO.	DATE	REVISIONS

CLIENT: National Heritage Academies
3850 BROADMOOR AVENUE SE
SUITE 201
GRAND RAPIDS, MI 49512

PROJECT: MATTHEWS CHARTER SCHOOL
2301 STEVENS MILL ROAD
MATTHEWS, NC 28104

TITLE: REZONING PLAN

DESIGNED BY:	KSP
DRAWN BY:	LL/DH/HB
CHECKED BY:	ECH
DATE:	10-28-2015
PROJECT#:	017247000

RZ-2

K:\CHL_PDX\017247000 – NHA Matthews\Dwg\Vezonthia\RZ-2 REZONING SITE MAP.dwg

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SUPERCEDED

2015-640
10-28-2015

TECHNICAL DATA

DEVELOPMENT STANDARDS

OCTOBER 28, 2015

GENERAL PROVISIONS

A. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING APPLICATION FILED BY CHARTER DEVELOPMENT COMPANY, LLC (THE "APPLICANT") FOR AN APPROXIMATELY 38.79 ACRE SITE LOCATED ON THE NORTHEAST CORNER OF THE INTERSECTION OF STEVENS MILL ROAD AND MT. HARMONY CHURCH ROAD IN MATTHEWS, NORTH CAROLINA, WHICH SITE IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (HEREINAFTER REFERRED TO AS THE "SITE"). THE SITE IS COMPRISED OF TAX PARCEL NO. 215–121–07, TAX PARCEL NO. 215–121–48 AND A PORTION OF TAX PARCEL NO. 215–121–19.

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 R/I ZONING DISTRICT SHALL GOVERN THE USE AND DEVELOPMENT OF TAX PARCEL NO. 215–121–07 AND THE RELEVANT PORTION OF TAX PARCEL NO. 215–121–19. THE REGULATIONS ESTABLISHED UNDER THE R–15 ZONING DISTRICT SHALL GOVERN THE USE AND DEVELOPMENT OF TAX PARCEL NO. 215–121–48.

C. THE SITE IS DIVIDED INTO THREE DEVELOPMENT AREAS THAT ARE DESIGNATED ON THE REZONING PLAN AS PARCEL A, PARCEL B AND PARCEL C. PARCEL A IS COMPRISED OF TAX PARCEL NO. 215–121–07 AND IT CONTAINS APPROXIMATELY 15.80 ACRES. AS DEPICTED ON THE REZONING PLAN, PARCEL A CONTAINS THE EXISTING TEAM CHURCH CAMPUS, AND IT IS CURRENTLY IMPROVED WITH AN APPROXIMATELY 22,000 SQUARE FOOT BUILDING AND ASSOCIATED PARKING AREAS. PARCEL B IS COMPRISED OF THE WESTERN PORTION OF TAX PARCEL NO. 215–121–19 AND IT CONTAINS APPROXIMATELY 18.47 ACRES. THE SCHOOL (AS DEFINED BELOW) SHALL BE LOCATED ON PARCEL B. PARCEL C IS COMPRISED OF TAX PARCEL NO. 215–121–48 AND IT CONTAINS APPROXIMATELY 4.51 ACRES. PARCEL C MAY BE DEVOTED TO THE USES DESCRIBED BELOW.

D. THE LOCATION AND LAYOUT OF THE NEW BUILDINGS (AND ANY ADDITIONS TO THE EXISTING BUILDING ON PARCEL A) TO BE CONSTRUCTED ON THE SITE AND THE ASSOCIATED PARKING LOTS AND DRIVE AISLES ARE CONCEPTUAL IN NATURE AND MAY BE ALTERED OR MODIFIED DURING DESIGN DEVELOPMENT AND CONSTRUCTION PHASES SUBJECT TO THE REQUIREMENTS OF THE ORDINANCE AND THE REZONING PLAN, AND PROVIDED THAT THE NEW BUILDINGS (AND ANY ADDITIONS TO THE EXISTING BUILDING ON PARCEL A) AND PARKING AREAS ARE LOCATED WITHIN THE BUILDING AND PARKING ENVELOPES DEPICTED ON THE REZONING PLAN.

E. THE EXACT ALIGNMENTS OF INTERNAL DRIVEWAYS HAVE NOT BEEN DETERMINED AND ARE SUBJECT TO FINAL DESIGN AND ENGINEERING PLANS. ACCORDINGLY, MINOR MODIFICATIONS OR ALTERATIONS OF THESE ALIGNMENTS MAY TAKE PLACE DURING DESIGN DEVELOPMENT AND CONSTRUCTION PHASES.

F. THE PARCELS OF LAND THAT COMPRISE THE SITE MAY BE RECOMBINED OR FURTHER SUBDIVIDED PROVIDED THAT ANY SUCH RECOMBINATION OR SUBDIVISION MEETS THE REQUIREMENTS OF THE ORDINANCE.

G. THE DEVELOPMENT OF THE SITE PROPOSED UNDER THIS REZONING PLAN SHALL BE CONSIDERED TO BE A PLANNED/UNIFIED DEVELOPMENT. THEREFORE, SIDE AND REAR YARDS, BUFFERS, BUILDING HEIGHT SEPARATION REQUIREMENTS AND OTHER SIMILAR ZONING STANDARDS SHALL NOT BE REQUIRED INTERNALLY BETWEEN IMPROVEMENTS, USES AND OTHER SITE ELEMENTS LOCATED ON THE SITE, PROVIDED, HOWEVER, THAT THE DEVELOPMENT OF THE SITE SHALL BE REQUIRED TO MEET ANY APPLICABLE SETBACK, SIDE YARD, REAR YARD, BUFFER AND BUILDING HEIGHT SEPARATION REQUIREMENTS WITH RESPECT TO THE EXTERIOR BOUNDARIES OF THE SITE.

H. 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

A. PARCEL A AND PARCEL B MAY ONLY BE DEVOTED TO THE USES SET OUT BELOW.

(1) A CHURCH AND PLACE OF WORSHIP WITHOUT SIZE RESTRICTIONS AND ANY INCIDENTAL AND ACCESSORY USES ASSOCIATED THEREWITH THAT ARE ALLOWED IN THE R/I ZONING DISTRICT.

(2) AN ELEMENTARY AND MIDDLE SCHOOL (THE "SCHOOL") THAT MAY SERVE A MAXIMUM OF 772 STUDENTS AND ANY INCIDENTAL AND ACCESSORY USES ASSOCIATED THEREWITH THAT ARE ALLOWED IN THE R/I ZONING DISTRICT.

B. INCIDENTAL AND ACCESSORY USES ON PARCEL A AND PARCEL B MAY INCLUDE, WITHOUT LIMITATION, RECREATIONAL USES SUCH AS SOFTBALL, BASEBALL, SOCCER, FOOTBALL, MULTI–PURPOSE AND PLAY FIELDS, VOLLEYBALL, TENNIS AND BASKETBALL COURTS, CAMPING AREAS AND PLAYGROUNDS.

C. PARCEL C MAY ONLY BE DEVOTED TO THE USES SET OUT BELOW.

(1) (1A SEPTIC FIELD FOR THE SCHOOL.

(2) ANY USE OR USES THAT ARE PERMITTED BY RIGHT OR UNDER PRESCRIBED CONDITIONS IN THE R–15 ZONING DISTRICT AND ANY INCIDENTAL AND ACCESSORY USES ASSOCIATED THEREWITH THAT ARE ALLOWED IN THE R–15 ZONING DISTRICT.

MAXIMUM GROSS FLOOR AREA/DENSITY

A. A TOTAL MAXIMUM OF 165,000 SQUARE FEET OF GROSS FLOOR AREA MAY BE LOCATED ON PARCEL A. THE 165,000 SQUARE FEET OF GROSS FLOOR AREA INCLUDES THE 22,000 SQUARE FEET OF EXISTING GROSS FLOOR AREA LOCATED ON PARCEL A.

B. A TOTAL MAXIMUM OF 50,000 SQUARE FEET OF GROSS FLOOR AREA MAY BE LOCATED ON PARCEL B.

C. IN THE EVENT THAT PARCEL C IS DEVOTED TO ANY USES OR USES PERMITTED BY RIGHT OR UNDER PRESCRIBED CONDITIONS IN THE R–15 ZONING DISTRICT AND TO ANY INCIDENTAL AND ACCESSORY USES ASSOCIATED THEREWITH THAT ARE ALLOWED IN THE R–15 ZONING DISTRICT, THEN THE MAXIMUM ALLOWED DEVELOPMENT DENSITY ON PARCEL C SHALL BE GOVERNED BY THE ORDINANCE.

DIMENSIONAL STANDARDS

A. THE DEVELOPMENT OF PARCEL A AND PARCEL B SHALL COMPLY WITH THE APPLICABLE DIMENSIONAL STANDARDS OF THE R/I ZONING DISTRICT.

B. THE DEVELOPMENT OF PARCEL C SHALL COMPLY WITH THE APPLICABLE DIMENSIONAL STANDARDS OF THE R–15 ZONING DISTRICT.

SCREENING, LANDSCAPING AND BUFFERS

A. SCREENING AND LANDSCAPING SHALL CONFORM TO THE STANDARDS OF THE ORDINANCE.

B. A MINIMUM 50 FOOT WIDE UNDISTURBED BUFFER SHALL BE ESTABLISHED ALONG THE PERIMETER OF THE SITE AS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN, AND SUCH BUFFER SHALL MEET THE REQUIREMENTS OF THE ORDINANCE. NOTWITHSTANDING THE FOREGOING, THE INTERIOR 20 FEET OF THAT PORTION OF THE 50 FOOT WIDE UNDISTURBED BUFFER THAT IS IDENTIFIED ON THE REZONING PLAN MAY BE DISTURBED TO ACCOMMODATE GRADING. THE DISTURBED PORTION OF THE 50 FOOT WIDE UNDISTURBED BUFFER SHALL BE RE–PLANTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ORDINANCE AFTER THE GRADING HAS BEEN COMPLETED.

C. EXISTING TREES LOCATED WITHIN THE 50 FOOT WIDE UNDISTURBED BUFFER SHALL COUNT TOWARDS THE BUFFER PLANTING REQUIREMENTS

D. A BUFFER WILL NOT BE REQUIRED TO BE ESTABLISHED BETWEEN PARCEL A AND PARCEL B.

E. THE SITE SHALL COMPLY WITH THE TREE SAVE REQUIREMENTS OF THE ORDINANCE.

TRANSPORTATION AND PARKING

A. VEHICULAR ACCESS SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED BY THE TOWN OF MATTHEWS AND/OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.

B. VEHICULAR AND BICYCLE PARKING SHALL BE PROVIDED ON THE SITE IN ACCORDANCE WITH THE REQUIREMENTS SET OUT IN THE ORDINANCE.

C. THE ALIGNMENTS OF THE INTERNAL DRIVES AND PARKING AREAS TO BE LOCATED ON THE SITE ARE SUBJECT TO ANY MINOR MODIFICATIONS OR ALTERATIONS REQUIRED DURING THE CONSTRUCTION PERMITTING PROCESS.

D. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR ANY NEW BUILDING OR BUILDING ADDITION TO BE CONSTRUCTED ON PARCEL A, THE SITE PLAN AND THE BUILDING ELEVATIONS FOR SUCH NEW BUILDING OR BUILDING ADDITION MUST BE APPROVED BY THE MATTHEWS BOARD OF COMMISSIONERS.

ARCHITECTURAL STANDARDS

A. ATTACHED TO THE REZONING PLAN ARE CONCEPTUAL ARCHITECTURAL RENDERINGS OF THE FRONT, BACK, LEFT AND RIGHT ELEVATIONS OF THE BUILDING TO BE CONSTRUCTED ON PARCEL B THAT ARE INTENDED TO DEPICT THE GENERAL CONCEPTUAL ARCHITECTURAL STYLE AND CHARACTER OF THE FRONT, BACK, LEFT AND RIGHT ELEVATIONS OF THIS BUILDING. ACCORDINGLY, THE FRONT, BACK, LEFT AND RIGHT ELEVATIONS OF THE BUILDING TO BE CONSTRUCTED ON PARCEL B 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.

B. THE PRIMARY EXTERIOR BUILDING MATERIALS TO BE USED ON THE BUILDING TO BE CONSTRUCTED ON PARCEL B WILL BE A COMBINATION OF PORTIONS OF THE FOLLOWING: BRICK VENEER AND STONE (30% TO 40%), TEXTURED PRECAST PANELS AND OR CEMENT BOARD SIDING (20% TO 55%), ARCHITECTURAL METAL PANELS, TRIMS AND AWNINGS AND GLAZING (10% TO 20%).

C. THE PRIMARY EXTERIOR BUILDING MATERIALS TO BE USED ON ANY NEW BUILDING TO BE CONSTRUCTED ON PARCEL A WILL BE A COMBINATION OF PORTIONS OF THE FOLLOWING: BRICK VENEER AND STONE (30% TO 40%), TEXTURED PRECAST PANELS AND OR CEMENT BOARD SIDING (20% TO 30%), ARCHITECTURAL METAL PANELS, TRIMS AND AWNINGS (20% TO 30%) AND GLAZING (10% TO 20%).

D. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR ANY NEW BUILDING OR BUILDING ADDITION TO BE CONSTRUCTED ON PARCEL A, THE SITE PLAN AND THE BUILDING ELEVATIONS FOR SUCH NEW BUILDING OR BUILDING ADDITION MUST BE APPROVED BY THE MATTHEWS BOARD OF COMMISSIONERS.

SIGNS

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

B. THE OWNER(S) OF THE SITE MAY PURSUE THE APPROVAL OF A MASTER SIGN PLAN PURSUANT TO THE TERMS OF THE ORDINANCE.

CROSS ACCESS AND CROSS PARKING/SHARED RECREATIONAL FACILITIES

A. THE USES ON PARCEL A AND PARCEL B MAY UTILIZE THE DRIVE AISLES LOCATED ON BOTH PARCELS FOR VEHICULAR ACCESS, THE PARKING AREAS LOCATED ON BOTH PARCELS FOR VEHICULAR PARKING AND THE RECREATIONAL FACILITIES ON BOTH PARCELS.

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.

Know what's below. Call before you dig.

Kimley»Horn
NC LICENSE #F-0102
200 SOUTH TRYON STREET
SUITE 200
CHARLOTTE,
NORTH CAROLINA 28202
PHONE: (704) 333-5131

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NO. | DATE | REVISIONS

CLIENT: National Heritage Academies
3850 BROADMOOR AVENUE SE
SUITE 201
GRAND RAPIDS, MI 49512

PROJECT: MATTHEWS CHARTER SCHOOL
2301 STEVENS MILL ROAD
MATTHEWS, NC 28104

TITLE: TECHNICAL DATA NOTES

DESIGNED BY: KSP
DRAWN BY: LL/DH/HB
CHECKED BY: ECH
DATE: 10-28-2015
PROJECT#: 017247000

RZ-3

October 28, 2015 – 2:11pm By: david.hall

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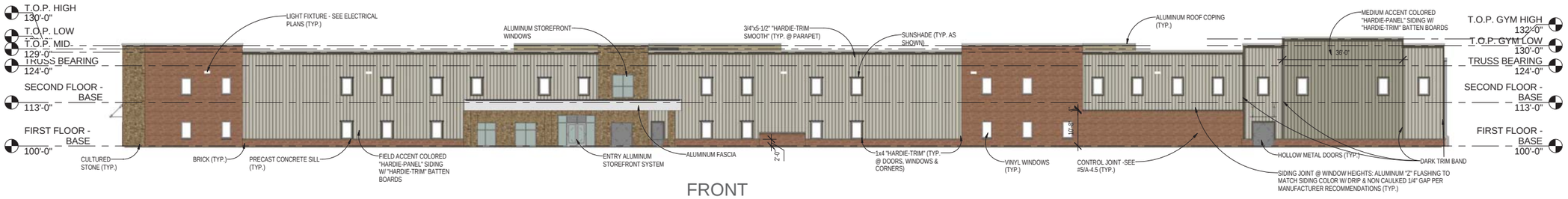
10-28-2015



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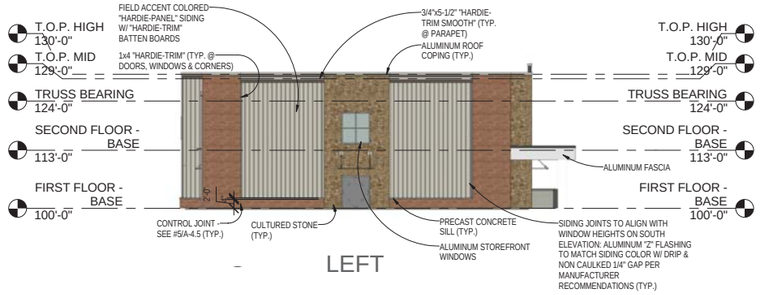

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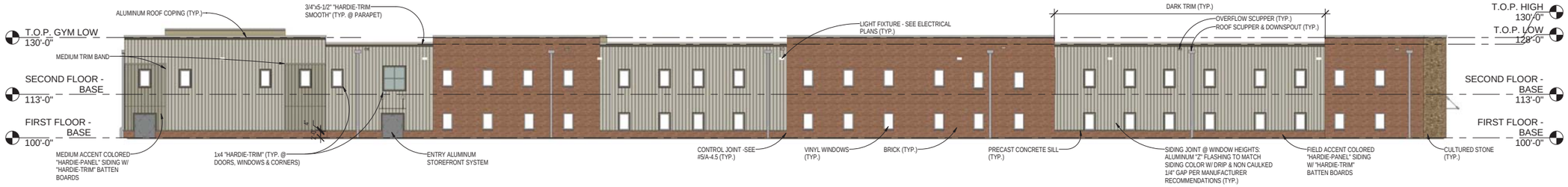

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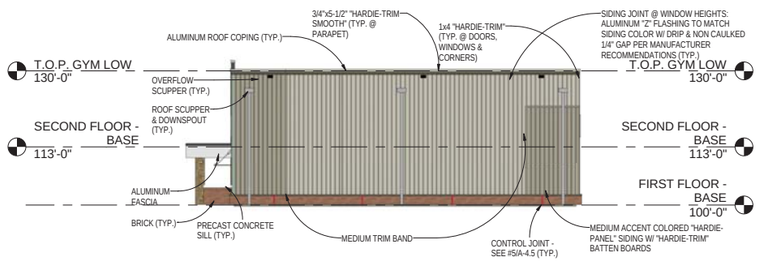

RIGHT