

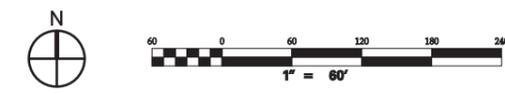
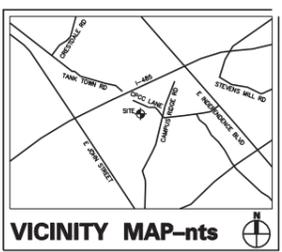
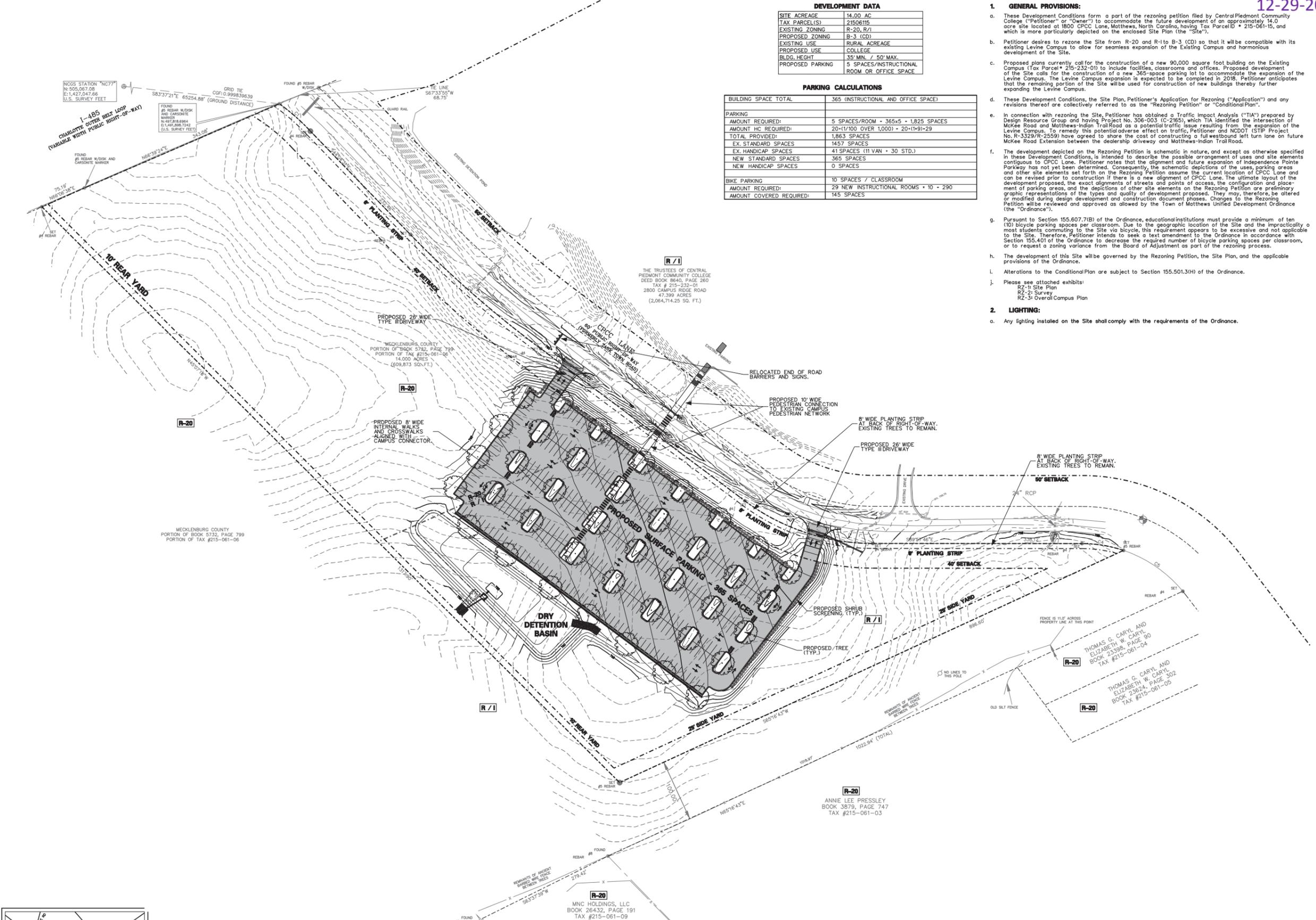
DEVELOPMENT DATA

SITE ACREAGE	14.00 AC
TAX PARCEL(S)	21506115
EXISTING ZONING	R-20, R/I
PROPOSED ZONING	B-3 (CD)
EXISTING USE	RURAL ACREAGE
PROPOSED USE	COLLEGE
BLDG. HEIGHT	35 MIN. / 50' MAX.
PROPOSED PARKING	5 SPACES/INSTRUCTIONAL ROOM OR OFFICE SPACE

PARKING CALCULATIONS

BUILDING SPACE TOTAL	365 (INSTRUCTIONAL AND OFFICE SPACE)
PARKING	
AMOUNT REQUIRED:	5 SPACES/ROOM = 365x5 = 1,825 SPACES
AMOUNT HC REQUIRED:	20+(1/100 OVER 1,000) = 20+(1/9)=29
TOTAL PROVIDED:	1,863 SPACES
EX. STANDARD SPACES	1457 SPACES
EX. HANDICAP SPACES	41 SPACES (11 VAN + 30 STD.)
NEW STANDARD SPACES	365 SPACES
NEW HANDICAP SPACES	0 SPACES
BIKE PARKING	10 SPACES / CLASSROOM
AMOUNT REQUIRED:	29 NEW INSTRUCTIONAL ROOMS * 10 = 290
AMOUNT COVERED REQUIRED:	145 SPACES

- 1. GENERAL PROVISIONS:**
- These Development Conditions form a part of the rezoning petition filed by Central Piedmont Community College ("Petitioner" or "Owner") to accommodate the future development of an approximately 14.0 acre site located at 1800 CPCC Lane, Matthews, North Carolina, having Tax Parcel ID # 215-061-15, and which is more particularly depicted on the enclosed Site Plan (the "Site").
 - Petitioner desires to rezone the Site from R-20 and R-I to B-3 (CD) so that it will be compatible with its existing Levine Campus to allow for seamless expansion of the Existing Campus and harmonious development of the Site.
 - Proposed plans currently call for the construction of a new 90,000 square foot building on the Existing Campus (Tax Parcel # 215-232-01) to include facilities, classrooms and offices. Proposed development of the Site calls for the construction of a new 365-space parking lot to accommodate the expansion of the Levine Campus. The Levine Campus expansion is expected to be completed in 2018. Petitioner anticipates that the remaining portion of the Site will be used for construction of new buildings thereby further expanding the Levine Campus.
 - These Development Conditions, the Site Plan, Petitioner's Application for Rezoning ("Application") and any revisions thereof are collectively referred to as the "Rezoning Petition" or "Conditional Plan".
 - In connection with rezoning the Site, Petitioner has obtained a Traffic Impact Analysis ("TIA") prepared by Design Resource Group and having Project No. 306-003 (C-2165), which TIA identified the intersection of McKee Road and Matthews-Indian Trail Road as a potential traffic issue resulting from the expansion of the Levine Campus. To remedy this potential adverse effect on traffic, Petitioner and MCDOT (STIP Project No. R-3329/R-2559) have agreed to share the cost of constructing a full westbound left turn lane on future McKee Road Extension between the dealership driveway and Matthews-Indian Trail Road.
 - The development depicted on the Rezoning Petition is schematic in nature, and except as otherwise specified in these Development Conditions, is intended to describe the possible arrangement of uses and site elements contiguous to CPCC Lane. Petitioner notes that the alignment and future expansion of Independence Pointe Parkway has not yet been determined. Consequently, the schematic depictions of the uses, parking areas and other site elements set forth on the Rezoning Petition assume the current location of CPCC Lane and can be revised prior to construction if there is a new alignment of CPCC Lane. The ultimate layout of the development proposed, the exact alignments of streets and points of access, the configuration and placement of parking areas, and the depictions of other site elements on the Rezoning Petition are preliminary graphic representations of the types and quality of development proposed. They may, therefore, be altered or modified during design development and construction document phases. Changes to the Rezoning Petition will be reviewed and approved as allowed by the Town of Matthews Unified Development Ordinance (the "Ordinance").
 - Pursuant to Section 155.607.7(B) of the Ordinance, educational institutions must provide a minimum of ten (10) bicycle parking spaces per classroom. Due to the geographic location of the Site and the impracticality of a most students commuting to the Site via bicycle, this requirement appears to be excessive and not applicable to the Site. Therefore, Petitioner intends to seek a text amendment to the Ordinance in accordance with Section 155.401 of the Ordinance to decrease the required number of bicycle parking spaces per classroom, or to request a zoning variance from the Board of Adjustment as part of the rezoning process.
 - The development of this Site will be governed by the Rezoning Petition, the Site Plan, and the applicable provisions of the Ordinance.
 - Alterations to the Conditional Plan are subject to Section 155.501.3(H) of the Ordinance.
 - Please see attached exhibits:
 RZ-1 Site Plan
 RZ-2 Survey
 RZ-3 Overall Campus Plan
- 2. LIGHTING:**
- Any lighting installed on the Site shall comply with the requirements of the Ordinance.



Project Team:
 Professional Seal:
EXHIBIT FOR
REZONING PURPOSES
NOT FOR
CONSTRUCTION
 Submittal Date:
 December 17, 2015
 Revision Dates:

Owner/Developer:

CPCC Levine
Campus
 Matthews, NC

Project Title:
Rezoning Petition
2015-XXX For
Public Hearing

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SCHEMATIC SITE
PLAN

RZ-1
 Sheet 1 of 2



**BULLA SMITH
DESIGN ENGINEERING**

NC Certificate of Licensure C-1863
1347 Harding Place Suite 201
Charlotte, NC 28204
704.333.3122 704.333.8252
Civil Engineer

Project Team:

Professional Seal:
**EXHIBIT FOR
REZONING PURPOSES
NOT FOR
CONSTRUCTION**

Submission Date:
December 17, 2015

Revision Dates:

Owner/Developer:

**CPCC Levine
Campus**
Mathews, NC

Project Title:
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SURVEY

RZ-2

SITE INFORMATION

SITE ADDRESS	1800 CPCC LANE MATTHEWS, NC 28105
PROPERTY OWNER(S)	TRUSTEES OF CENTRAL PIEDMONT COMMUNITY COLLEGE
TAX PARCEL(S)	21506115
EXISTING ZONING	R-20, R/I
EXISTING USE	RURAL ACREAGE
TOTAL PROJECT SITE (AC)	14.00

**THE SURVEY
COMPANY, INC.**
4105-B STUART ANDREW BLVD
CHARLOTTE, NC 28217 FAX
(704) 561-9970 (704) 561-9972 FAX
WWW.SURVEYCO.COM
REGISTRATION NUMBER C-1716

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TOPOGRAPHIC SURVEY OF:
1800 CPCC LANE
TAX #215-061-06
TOWN OF MATTHEWS
MECKLENBURG COUNTY - NORTH CAROLINA

PROPERTY OWNER:
MECKLENBURG COUNTY
600 EAST 4TH STREET
CHARLOTTE, NC 28202

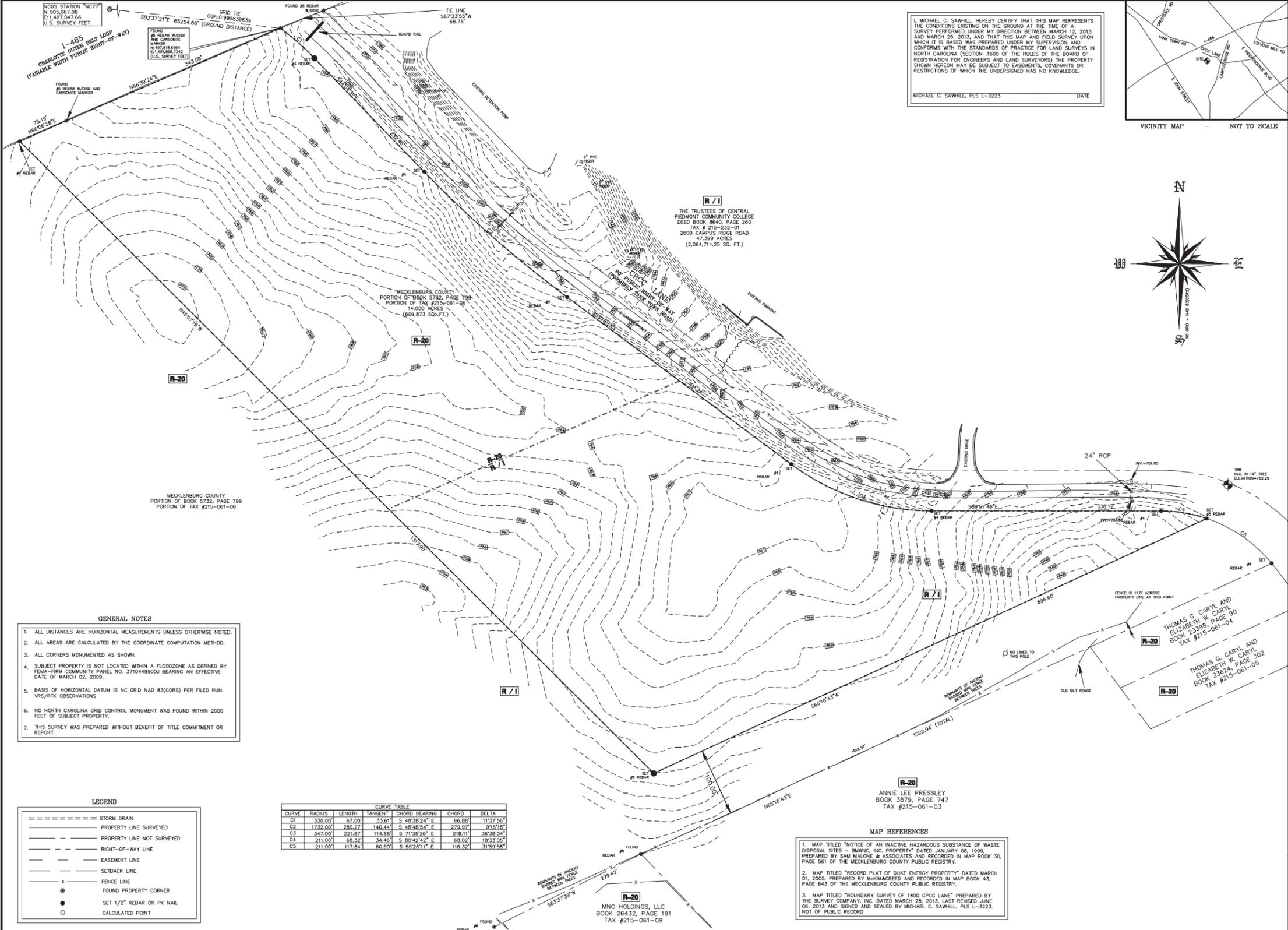
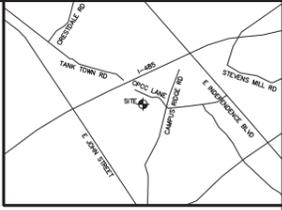
PREPARED FOR:
CPCC DESIGN AND
CONSTRUCTION DIVISION
1308 E SEVENTH STREET
CHARLOTTE, NC 28205
PHONE: 704.330.8166
CONTACT: BON REAGAN

PROJECT NUMBER: CPC37
SURVEYED BY: RRD/CSS
DRAWN BY: TRB
CHECKED BY: MCS
ISSUE DATE: 01/17/2014
REVISIONS:

CAD FILE: CPC37 TOPO.DWG

I, MICHAEL C. SAWHILL, HEREBY CERTIFY THAT THIS MAP REPRESENTS THE CONDITIONS EXISTING ON THE GROUND AT THE TIME OF A SURVEY PERFORMED UNDER MY DIRECTION BETWEEN MARCH 12, 2015 AND MARCH 25, 2015, AND THAT THIS MAP AND FIELD SURVEY UPON WHICH IT IS BASED WAS PREPARED UNDER MY SUPERVISION AND CONFORMS WITH THE STANDARDS OF PRACTICE FOR LAND SURVEYS IN NORTH CAROLINA (SECTION 1600 OF THE RULES OF THE BOARD OF REGISTRATION FOR ENGINEERS AND LAND SURVEYORS). THE PROPERTY SHOWN HEREON MAY BE SUBJECT TO EASEMENTS, COVENANTS OR RESTRICTIONS OF WHICH THE UNDERSIGNED HAS NO KNOWLEDGE.

MICHAEL C. SAWHILL, PLS L-3223 DATE



NGCS STATION "NC77"
N=200,067.08
E=1,427,047.66
U.S. SURVEY FEET

GRID TIE
CGP: 0.999839639
S83°37'21"E 65254.88' (GROUND DISTANCE)

FOUND #4 REBAR W/20K AND CARBONITE MARKER IN 497.818.4864 IN 497.818.7243 (U.S. SURVEY FEET)

FOUND #4 REBAR W/20K AND CARBONITE MARKER IN 497.818.4864 IN 497.818.7243 (U.S. SURVEY FEET)

75.15' N69°00'38"E

1455
CHARLOTTE OUTER BELT LOOP
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

FOUND #4 REBAR W/20K AND CARBONITE MARKER IN 497.818.4864 IN 497.818.7243 (U.S. SURVEY FEET)

MECKLENBURG COUNTY
PORTION OF BOOK 5732, PAGE 799
PORTION OF TAX #215-061-06
14.000 ACRES
(609,873 SQ. FT.)

MECKLENBURG COUNTY
PORTION OF BOOK 5732, PAGE 799
PORTION OF TAX #215-061-06

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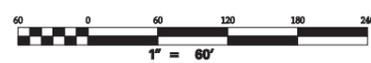
CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD	DELTA
C1	330.00	67.00	33.61'	S 48°36'24" E	66.86'	113°7'56"
C2	1732.00	280.27	140.44'	S 48°46'54" E	279.97'	97°16'18"
C3	347.00	221.87	114.88'	S 71°30'26" E	218.11'	36°38'04"
C4	211.00	68.32	34.46'	S 80°42'42" E	68.02'	18°33'05"
C5	211.00	117.84	60.50'	S 55°26'11" E	116.32'	31°59'58"

- GENERAL NOTES**
1. ALL DISTANCES ARE HORIZONTAL MEASUREMENTS UNLESS OTHERWISE NOTED.
 2. ALL AREAS ARE CALCULATED BY THE COORDINATE COMPUTATION METHOD.
 3. ALL CORNERS MONUMENTED AS SHOWN.
 4. SUBJECT PROPERTY IS NOT LOCATED WITHIN A FLOODZONE AS DEFINED BY FEMA-FIRM COMMUNITY PANEL NO. 371044900J BEARING AN EFFECTIVE DATE OF MARCH 02, 2009.
 5. BASIS OF HORIZONTAL DATUM IS NC GRID NAD 83(CORS) PER FILED RUN VRS/RTK OBSERVATIONS
 6. NO NORTH CAROLINA GRID CONTROL MONUMENT WAS FOUND WITHIN 2000 FEET OF SUBJECT PROPERTY.
 7. THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF TITLE COMMITMENT OR REPORT.

- LEGEND**
- ===== STORM DRAIN
 - PROPERTY LINE SURVEYED
 - PROPERTY LINE NOT SURVEYED
 - RIGHT-OF-WAY LINE
 - EASEMENT LINE
 - SETBACK LINE
 - FENCE LINE
 - FOUND PROPERTY CORNER
 - SET 1/2" REBAR OR PK NAIL
 - CALCULATED POINT

- MAP REFERENCES**
1. MAP TITLED "NOTICE OF AN INACTIVE HAZARDOUS SUBSTANCE OF WASTE DISPOSAL SITES - BWMNC, INC. PROPERTY" DATED JANUARY 08, 1999, PREPARED BY SAM MALONE & ASSOCIATES AND RECORDED IN MAP BOOK 30, PAGE 561 OF THE MECKLENBURG COUNTY PUBLIC REGISTRY.
 2. MAP TITLED "RECORD PLAT OF DUKE ENERGY PROPERTY" DATED MARCH 01, 2009, PREPARED BY MCKMACREED AND RECORDED IN MAP BOOK 43, PAGE 643 OF THE MECKLENBURG COUNTY PUBLIC REGISTRY.
 3. MAP TITLED "BOUNDARY SURVEY OF 1800 CPCC LANE" PREPARED BY THE SURVEY COMPANY, INC. DATED MARCH 28, 2013, LAST REVISED JUNE 06, 2013 AND SIGNED AND SEALED BY MICHAEL C. SAWHILL, PLS L-3223. NOT OF PUBLIC RECORD



Project Team:

Professional Seal:
**EXHIBIT FOR
REZONING PURPOSES
NOT FOR
CONSTRUCTION**

Submission Date:
December 17, 2015

Revision Dates:

Owner/Developer:



**CPCC Levine
Campus**
Mathews, NC

Project Title:

**Rezoning Petition
2015-XXX For
Public Hearing**

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**OVERALL CAMPUS
PLAN**

RZ-3

