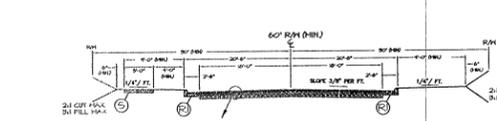


**X-SECT OF 50' LANDSCAPED BUFFER**  
NO SCALE

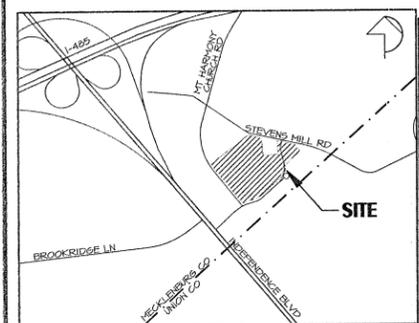


- NOTES**
1. SIDEWALK SHALL BE PROVIDED ON ONE SIDE OF STREET A MINIMUM OF 4' FROM THE BACK OF CURB TO MATCH EXIST' SECTION (SEE NOTE 3 BELOW).
  2. SEE SECTION 17.08 FOR SIDEWALK AND DRIVEWAY.
  3. AN ALTERNATIVE PAVEMENT DESIGN MAY BE REQUIRED BY MEAS. 200. INCOMET BASED ON SPECIFIC TRAFFIC PARAMETERS.
- KEY**
- ⊙ 2'-4" CURB AND GUTTER
  - ⊙ 4" CONCRETE SIDEWALK

**COMMERCIAL STREET (TO MATCH EXIST' X-SECT.)**  
NO SCALE



**CURVE TABLE**



**GENERAL NOTES (FROM ORIGINAL REZONING 1/6/92)**

1. ALL PARCELS TO BE REZONED ARE SUBJECT TO THE GENERAL NOTES HEREIN AND THE STANDARDS, NOTES AND LIMITS SHOWN ON THE SITE PLAN. ALL USES ARE ALSO SUBJECT TO THE PERTINENT TOWN OF MATTHEWS REGULATIONS GOVERNING LAND DEVELOPMENT. USES WITHIN CONDITIONAL DISTRICTS SHALL BE THOSE ALLOWED IN THE PARALLEL DISTRICTS UNDER THE ZONING ORDINANCE.
2. MARGINAL SHIFTS IN ROAD ALIGNMENTS AND MINOR ADJUSTMENTS TO PARCEL SIZE AND DESCRIPTION MAY BE MADE AS DICTATED BY SITE OR ENGINEERING CONSTRAINTS AS THE PROJECT DETAILS ARE DEVELOPED.
3. EXISTING ZONING FOR THE SITE HAS BEEN B-2, B-D(CD) AND R-12M UNDER MECKLENBURG COUNTY ZONING AND IS CURRENTLY ETJ UNDER MATTHEWS ZONING.
4. THE PETITION COVERS PETITIONERS PROPERTY IN MECKLENBURG COUNTY. PETITIONERS' ADJOINING PROPERTY IN UNION COUNTY WHICH IS ZONED U IS ALSO SHOWN ON THE SITE PLAN. ADJACENT PROPERTY OWNERS ARE LISTED ON THE SITE PLAN AND ARE KEYS TO THE SITE PLAN BY CODE LETTER. ALL STRUCTURES IN THE B(D)(C) AREA SHALL BE LOCATED WITHIN THE BUILDING AREAS SHOWN ON THE SITE PLAN.
5. BUFFERS, SET-BACKS AND LANDSCAPING FOR ALL PERIMETER LINES WHERE NON-RESIDENTIAL ZONING ADJUTS RESIDENTIAL ZONING, A PERIMETER LANDSCAPE ZONE HAS BEEN ESTABLISHED AND IS SHOWN ON THE SITE PLAN. THE LANDSCAPE BUFFER ALONG STILLWELL ROAD SHALL INCLUDE A BERRY AND A COMBINATION OF TREES, GRASS AND GROUND COVER. THERE SHALL BE NO VEHICULAR ACCESS TO STILLWELL ROAD. THE LANDSCAPE ZONES SHOWN ON THE SITE PLAN ARE TO PROVIDE A VISUAL BREAK TO SEPARATE ADJOINING LAND USES.
6. ALL SIGNAGE SHALL AS A MINIMUM MEET ALL APPLICABLE REGULATIONS.
7. TRAFFIC AND CIRCULATION PLAN. VEHICULAR ACCESS FOR THE DEVELOPMENT AREAS SHALL BE FROM THE TWO COMMERCIAL STREETS ENTERING THE SITE FROM INDEPENDENCE COMMERCE DRIVE. ALL STREETS SHOWN ON THE SITE PLAN WILL BE PUBLICLY DEDICATED AND WILL BE DESIGNED TO MEET STANDARDS FOR ROADWAY DESIGN. THE TWO COMMERCIAL STREETS SERVING THE B(D)(C) AREA MAY BE MARGINALLY SHIFTED AS DICTATED BY SITE OR ENGINEERING CONSTRAINTS AS THE PROJECT DETAILS ARE DEVELOPED.
8. THE B(D)(C) AREA HAS BEEN DESIGNATED UP TO FIVE SEPARATE LOTS, AND STRUCTURES WILL BE LOCATED WITHIN THE BUILDING AREA SHOWN ON THE SITE PLAN.
9. MAXIMUM BUILDING SQUARE FOOTAGE WITHIN THE B(D)(C) AREA SHALL BE 150,000 SQUARE FEET.
10. PARKING WILL MEET ALL APPLICABLE ZONING ORDINANCE AND SET-BACK REQUIREMENTS. THE PARKING SETBACK WILL BE TREATED AS A PERIMETER LANDSCAPED AREA AND WILL INCLUDE A PLANNED COMBINATION OF TREES, SHRUBS, GRASS AND GROUND COVER WITH APPROPRIATE HEDGING MATERIALS IN ORDER TO OBTAIN A DESIRABLE VISUAL PERSPECTIVE FROM THE PUBLIC STREET.
11. PARTICULAR ATTENTION HAS BEEN PAID TO TRAFFIC CIRCULATION AND THE CHANGING STATE PUBLIC ROAD PATTERN FOR THIS SITE. THE STREET CONNECTING WITH INDEPENDENCE COMMERCE DRIVE HAS BEEN DESIGNATED WITH A RIGHT-OF-WAY OF SIXTY FEET AS CURRENTLY PLANNED BY THE STATE TO CONNECT WITH MOUNT HARMONY ROAD WHICH WILL CONNECT WITH THE SITE FROM THE WEST.
12. SPECIAL TREATMENT HAS BEEN ACCORDED WITHIN THIS SITE PLAN AND GENERAL NOTES TO STREETScape IMPROVEMENTS, BUFFERING, SCREENING OF ADJOINING USES, AND THE DEVELOPMENT OF A COHESIVE RELATIONSHIP BETWEEN ADJOINING NONRESIDENTIAL USES AND BETWEEN ADJOINING RESIDENTIAL USES AND NONRESIDENTIAL USES IN ORDER TO ACHIEVE A QUALITY DEVELOPMENT.

**GENERAL NOTES**

1. THE PURPOSE OF THIS REVISION IS TO CONNECT INDEPENDENCE COMMERCE DRIVE TO STEVENS HILL ROAD (FORMERLY STILLWELL RD) TO PROVIDE A BETTER ACCESS TO INDEPENDENCE COMMERCE PARK IN THE ADVENT OF THE MONROE BYPASS ELIMINATING THE CONNECTION TO INDEPENDENCE BLVD.
2. THE REVISION IS FOR THE ORIGINAL BOUNDARY (TRACT) AND ALL OF THE PROPOSED ZONING FOR PARCELS HAVE NOT CHANGED. DUE TO REVISIONS IN THE STREET STANDARDS SINCE THE ORIGINAL REZONING, SIDEWALK IS ONLY PROPOSED ON THE WEST SIDE OF THE STREET EXTENSION TO MATCH THE EXISTING STREET ALONG WITH A 4' PLANTING STRIP TO MATCH THE COMMERCIAL STREET STANDARD IN LIEU OF THE 8' PLANTING STRIP REQUIRED IN THE LANDSCAPE CHARTER OF THE ZONING ORDINANCE. THIS REQUIRES A VARIANCE FROM THE APPROPRIATE ORDINANCES.
3. THE ROADWAY CONFIGURATION AND CONNECTION TO STEVENS HILL ROAD IS PRELIMINARY AND MAY BE ADJUSTED BASED ON DESIGN, GRADINGS AND SIGHT DISTANCE REQUIREMENTS.

**DEVELOPMENT DATA (ORIGINAL)**

- EXISTING ZONING: R-12M; B-2, B-D (CD)  
PROPOSED ZONING: B-2 (CD), B-D (CD), I-1 (CD)  
TOTAL SITE AREA: 21.03 ACRES  
PROPOSED B-2 (CD): 8.2 ACRES  
PROPOSED B-D (CD): 10.73 ACRES  
PROPOSED I-1 (CD): 2.1 ACRES  
(AREAS INCLUDE EXIST' & PROP. R/W)
- ALL PARCELS TO BE REZONED ARE SUBJECT TO THE GENERAL NOTES ATTACHED AND THE STANDARDS SHOWN ON THIS SITE PLAN. ALL USES ARE ALSO SUBJECT TO THE PERTINENT TOWN OF MATTHEWS REGULATIONS GOVERNING LAND DEVELOPMENT. USES WITHIN CONDITIONAL DISTRICTS SHALL BE THOSE ALLOWED IN THE PARALLEL DISTRICTS UNDER THE ZONING ORDINANCE.
- REVISED DATA:**  
TAX PARCEL NO.: 215-044-02 & 06 (FOR R/W ONLY)  
ZONING JURISDICTION: TOWN OF MATTHEWS  
NEW BUA = 11,282 SF

**KENNEY DESIGN GROUP, PA**

1316 GREENWOOD CLIFF  
CHARLOTTE, NORTH CAROLINA 28204  
PH: 704/377-6999 FAX: 704/377-6097  
EMAIL: KENNEY@KENNEYDESIGN.COM

Engineering  
Land Planning  
Land Servicing

Scale: 1"=60'

Date: 6/1/11

Drawn By: MIK

Designed By: MIK

Job No.: 0111

Revisions:  
1. 6/20/11 REVISION PER TOWN OF MATTHEWS REVIEW COMMENTS.  
2. 6/20/11 REVISION PER TOWN OF MATTHEWS REVIEW COMMENTS.

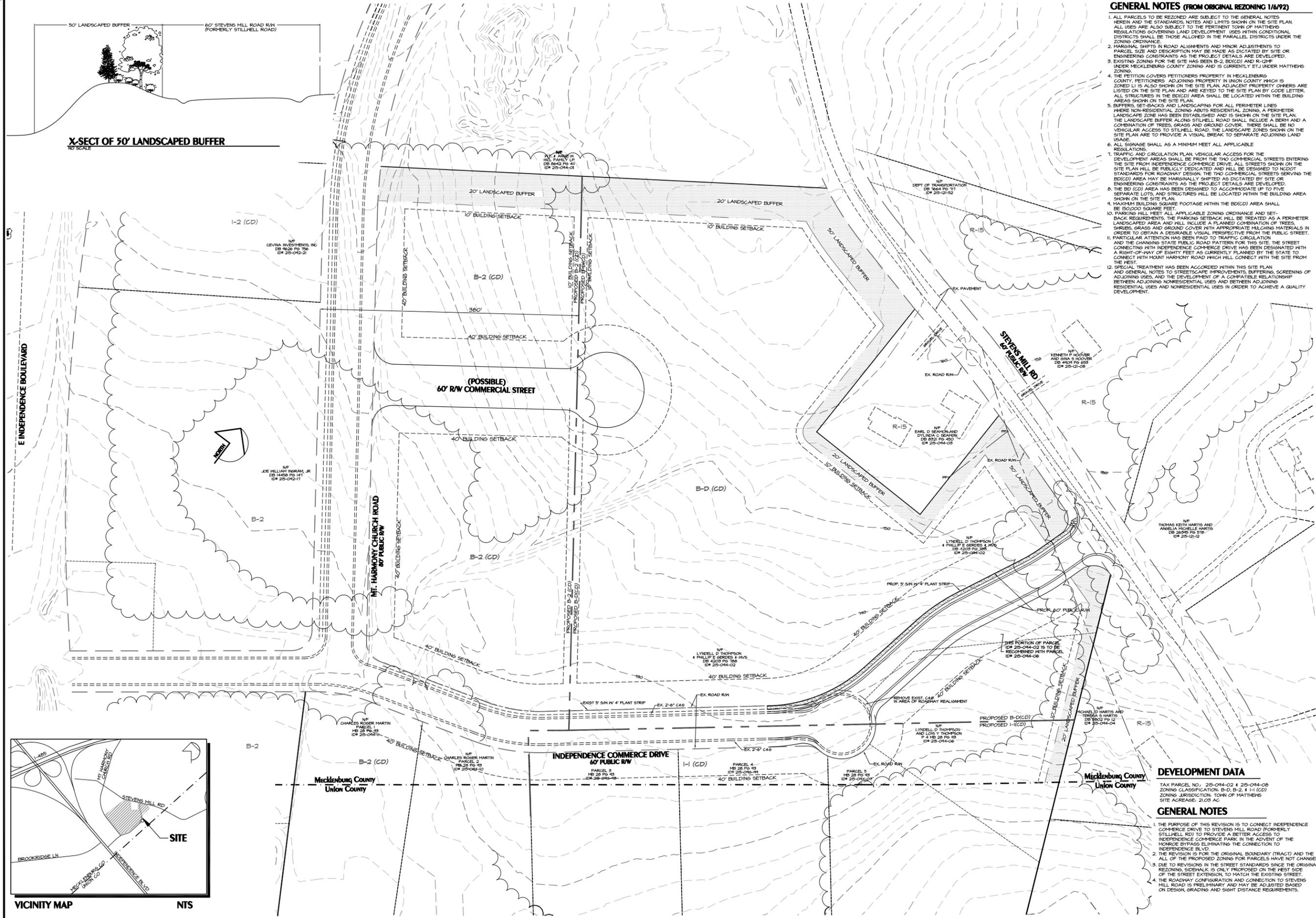
Professional Seal: I. J. HARRIS, P.E., P.L.L.C., ENGINEER, STATE OF NORTH CAROLINA, LICENSE NO. 34147

**Proposed Rezoning Revision**

**Independence Commerce Park**

Town of Matthews, Mecklenburg County, North Carolina  
Lyndell Thompson and Phillip Gerdes  
% ROGER MARTIN, 2442 BAIN FARM ROAD, CHARLOTTE, NC 28227

Sheet No. **1** of 1



**GENERAL NOTES (FROM ORIGINAL REZONING 1/6/92)**

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12. SPECIAL TREATMENT HAS BEEN ACCORDED WITHIN THIS SITE PLAN AND GENERAL NOTES TO STREETScape IMPROVEMENTS, BUFFERING, SCREENING OF ADJOINING USES, AND RELATIONSHIP BETWEEN ADJOINING NONRESIDENTIAL USES AND BETWEEN ADJOINING RESIDENTIAL USES AND NONRESIDENTIAL USES IN ORDER TO ACHIEVE A QUALITY DEVELOPMENT.

**DEVELOPMENT DATA**

TAX PARCEL NO.: 215-044-02 & 215-044-03  
ZONING CLASSIFICATION: B-D, B-2, & I-1 (CD)  
ZONING JURISDICTION: TOWN OF MATTHEWS  
SITE ACREAGE: 21.03 AC

**GENERAL NOTES**

1. THE PURPOSE OF THIS REVISION IS TO CONNECT INDEPENDENCE COMMERCE DRIVE TO STEVENS MILL ROAD (FORMERLY STILLWELL RD) TO PROVIDE A BETTER ACCESS TO INDEPENDENCE COMMERCE PARK IN THE ADVENT OF THE MONROE BYPASS ELIMINATING THE CONNECTION TO INDEPENDENCE BLVD.
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**KENNEY DESIGN GROUP, PA**  
1316 GREENWOOD CLIFF  
CHARLOTTE, NORTH CAROLINA 28204  
PH: 704/377-6099 FAX: 704/377-6097  
EMAIL: KENNEY@KENNEYDESIGN.COM

Revisions:  
Scale: 1"=60'  
Date: 6/1/11  
Drawn By: MIK  
Designed By: MIK  
Job No.: 0111



Proposed Rezoning Revision  
**INDEPENDENCE COMMERCE PARK**  
Town of Matthews, Mecklenburg County, North Carolina  
Lyndell Thompson and Phillip Gerdes  
% Roger Martin, 2442 Bain Farm Road, Charlotte, NC 28227

Sheet No. **1** of 1