

- NOTES**
1. DEED REF: DB. 5695 PG. 726
 2. EIR = EXISTING IRON REBAR
 3. R/W = RIGHT OF WAY
 4. RCP = REINFORCED CONCRETE PIPE
 5. NIR = NEW IRON REBAR
 6. GRID TIE MADE ON MB. 22 AT PAGE 881
 7. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DIST.
 8. COMBINED GRID FACTOR = 0.99984
 9. AREA COMPUTED BY COORDINATES

NOTE:
ACCESS TO SAM NEWELL ROAD
WILL BE WHEN EAST INDEPENDENCE
BOULEVARD ACCESS IS CLOSED.

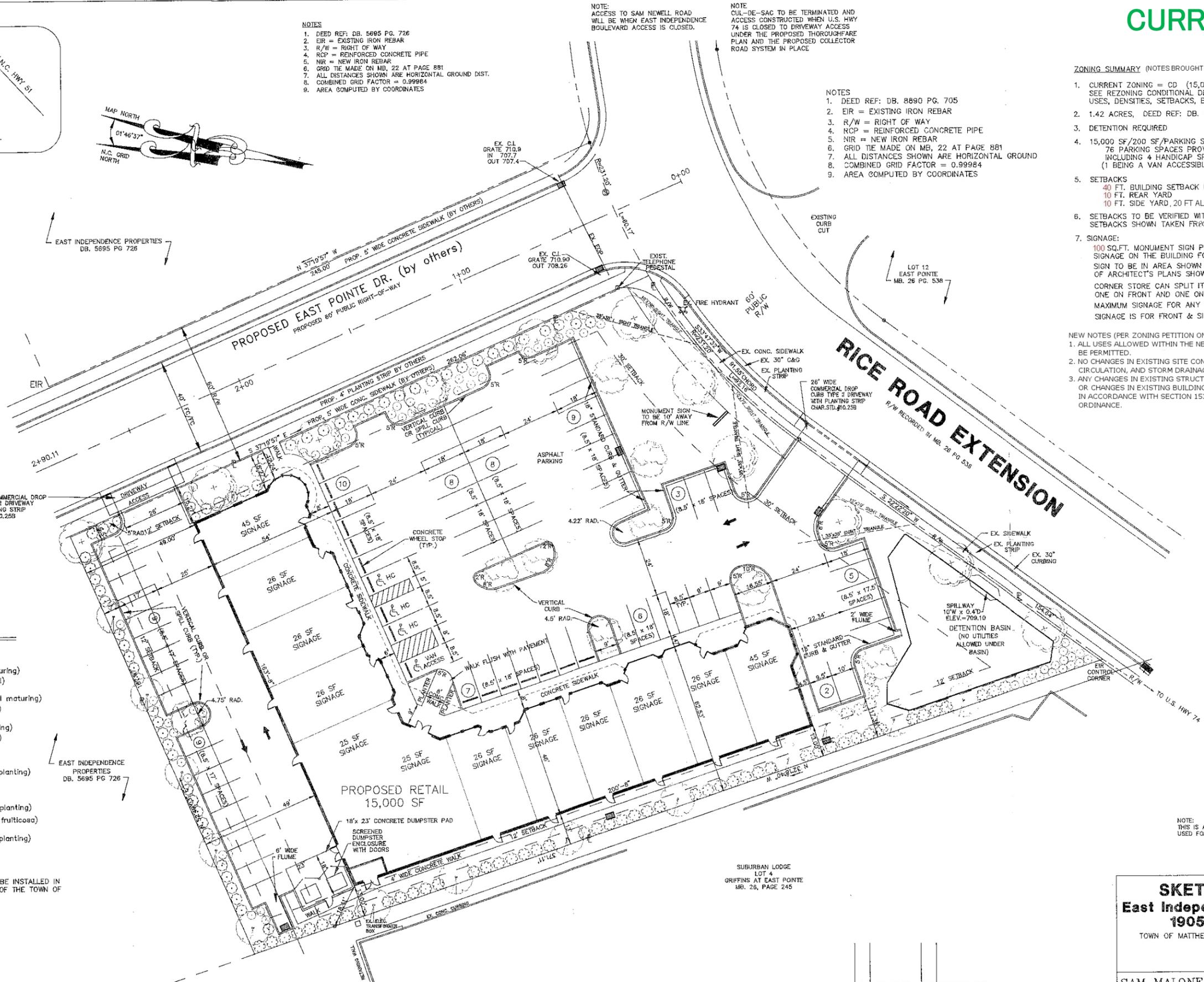
NOTE
CUL-DE-SAC TO BE TERMINATED AND
ACCESS CONSTRUCTED WHEN U.S. HWY
74 IS CLOSED TO DRIVEWAY ACCESS
UNDER THE PROPOSED THOROUGHFARE
PLAN AND THE PROPOSED COLLECTOR
ROAD SYSTEM IN PLACE

- NOTES**
1. DEED REF: DB. 8890 PG. 705
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ZONING SUMMARY (NOTES BROUGHT FORWARD FROM 1/25/99 APPROVAL CHANGES IN RED.)

1. CURRENT ZONING = CD (15,000 S.F. BUILDING MAX.)
SEE REZONING CONDITIONAL DISTRICT SITE PLAN FOR
USES, DENSITIES, SETBACKS, BUFFERS, ETC.
2. 1.42 ACRES, DEED REF: DB. 8890 PAGE 705
3. DETENTION REQUIRED
4. 15,000 SF/200 SF/PARKING SPACE = 75 REQUIRED.
76 PARKING SPACES PROVIDED,
INCLUDING 4 HANDICAP SPACES
(1 BEING A VAN ACCESSIBLE SPACE)
5. SETBACKS
40 FT. BUILDING SETBACK FROM RICE ROAD EXTENSION
10 FT. REAR YARD
10 FT. SIDE YARD, 20 FT. ALONG EASTPOINTE DRIVE
6. SETBACKS TO BE VERIFIED WITH THE TOWN OF MATTHEWS.
SETBACKS SHOWN TAKEN FROM REZONING PLAN.
7. SIGNAGE:
100 SQ.FT. MONUMENT SIGN PLUS
SIGNAGE ON THE BUILDING FOR 12 TENANTS.
SIGN TO BE IN AREA SHOWN OVER EACH STORE ON SHEET A.03 OF 7
OF ARCHITECT'S PLANS SHOWING BUILDING ELEVATIONS.
CORNER STORE CAN SPLIT ITS SQUARE FOOTAGE INTO TWO SIGNS,
ONE ON FRONT AND ONE ON SIDE OF STORE.
MAXIMUM SIGNAGE FOR ANY STORE FRONT IS 80 SF.
SIGNAGE IS FOR FRONT & SIDE OF BUILDING, NOT FOR REAR.

- NEW NOTES** (PER ZONING PETITION ON 1/14/13):
1. ALL USES ALLOWED WITHIN THE NEIGHBORHOOD BUSINESS DISTRICT, B-1 (CD), WILL
BE PERMITTED.
 2. NO CHANGES IN EXISTING SITE CONDITION FOR BUILDING LAYOUT, PARKING, TRAFFIC
CIRCULATION, AND STORM DRAINAGE ARE PROPOSED BY THIS ZONING ACTION.
 3. ANY CHANGES IN EXISTING STRUCTURES RESULTING IN INCREASED BUILDING AREA
OR CHANGES IN EXISTING BUILDING FOOTPRINT WILL REQUIRE A ZONING ACTION
IN ACCORDANCE WITH SECTION 153.200 (E) OF THE TOWN OF MATTHEWS ZONING
ORDINANCE.



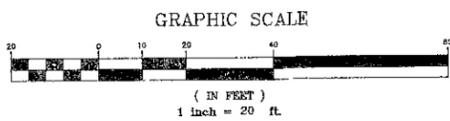
DESIGN TREE LEGEND

- | SYMBOL | TYPE |
|--------|---|
| | = RED MAPLE TREE (large maturing)
(min. 3" caliper, min. 10' tall) |
| | = 'EMILY BRUNER' HOLLY (small maturing)
(min. 2" caliper, min. 6' tall) |
| | = RED BUD TREE (small maturing)
(min. 2" caliper, min. 8' tall) |
| | = 'CARISSA' HOLLY
(MIN. 3 gallon)
(MIN. 12" height at time of planting) |
| | = BURFORD HOLLY
(MIN. 3 gallon)
(MIN. 24" height at time of planting) |
| | = BUSH CINQUEFOIL (<i>Potentilla fruticosa</i>)
(MIN. 2 gallon)
(MIN. 12" height at time of planting) |

- LANDSCAPING NOTES**
1. LANDSCAPE PLANTS AND TREES SHALL BE INSTALLED IN
ACCORDANCE WITH THE REQUIREMENTS OF THE TOWN OF
MATTHEWS ZONING ORDINANCE.

CURVE	RADIUS	LENGTH	CHORD	BEARING
C1	50.00'	94.63'	81.13'	S 89°01'04" W
C2	25.00'	16.04'	15.77'	S 63°10'55" W
C3	231.20'	46.18'	46.10'	S 65°50'43" W
C4	231.20'	60.17'	60.00'	N 82°40'03" E

HARLEY DAVIDSON
LOT 3
GRIFFINS AT EAST POINT
MB. 26, PAGE 245



SUBURBAN LODGE
LOT 4
GRIFFINS AT EAST POINT
MB. 26, PAGE 245

NOTE:
THIS IS A PRELIMINARY PLAN ONLY AND IS NOT TO BE
USED FOR SALES, CONVEYANCES OR RECORDATION.

JUNE 3, 1996

SKETCH PLAN - 1.42 Ac.
East Independence Property Property
1905 Rice Road Extension

TOWN OF MATTHEWS, MECKLENBURG COUNTY, NORTH CAROLINA

PREPARED FOR: 334
ART LIEBERMAN 10-31-98

SAM MALONE & ASSOCIATES
LAND SURVEYING - ENGINEERING
RESIDENTIAL & COMMERCIAL



1108 WEST JOHN STREET
P.O. BOX 1199
MATTHEWS, NORTH CAROLINA 28106
OFFICE (704) 847-9026
SAM MALONE
RUSSELL WHITEHURST

DESIGN	ACAD FILE
RAC/DLW	ARTPLA98.DWG
DRAWN	DISK 322-B
RAC/DLW	
SCALE	SHEET
1" = 20'	1 of 1
DATE	
May 31 1996	

NO.	DATE	BY	REVISION
7	12-23-98	DLW	REV. SIGN NOTE
6	12-21-98	DLW	REV. SIGN NOTE & ADD SF SIGNAGE REQUESTED FOR EACH STORE FRONT.
5	11-2-98	DLW	MOVE MONUMENT SIGN FOR VISIBILITY.
4	10-29-98	DLW	UPDATE SITE PLAN & CHANGE SIGN NOTE.
3	6-24-96	DLW	MOVE SIGN, FRONT TREES
2	6-20-96	DLW	REV. FRONT ENTRANCE WALK, DEL. 1 HANDICAP SPACE, AND ADD SIGN NOTE.
1	6-10-95	DLW	REVISE TREE PLAN PER TOWN OF MATTHEWS COMMENTS

revised for Town Bd
decision on 1-11-99