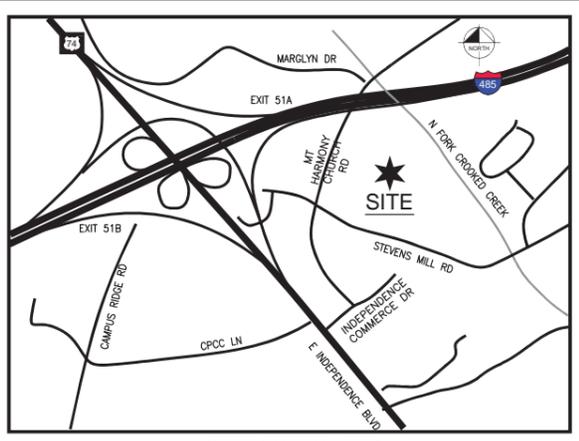
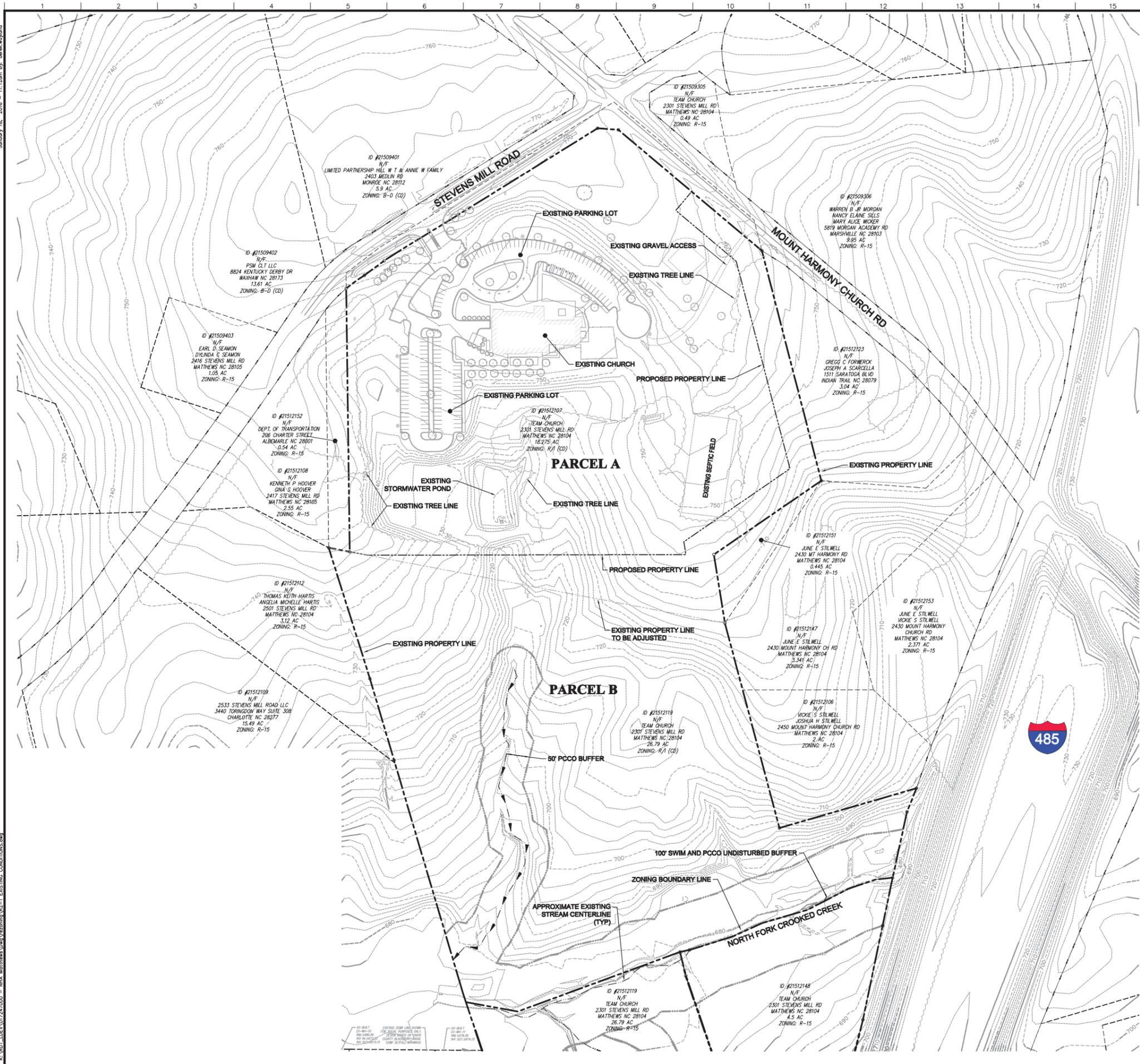
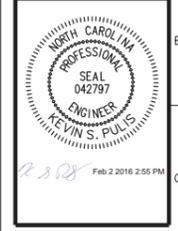


January 18, 2016 - 11:12am By: derek.walton



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.

KimleyHorn
 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

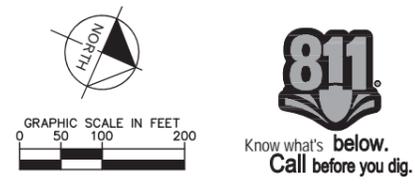
Client:
National Heritage Academies
 3850 BROADMOOR AVENUE SE
 SUITE 201
 GRAND RAPIDS, MI 49512

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

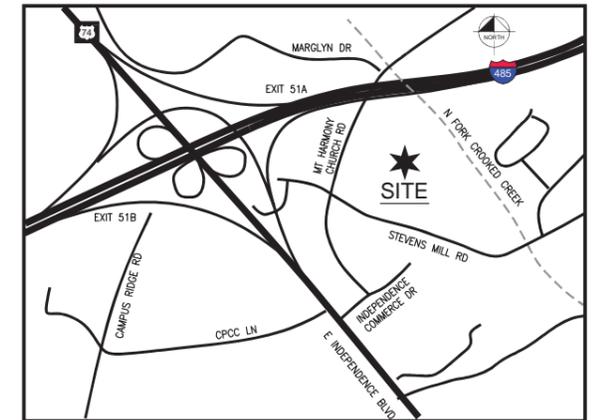
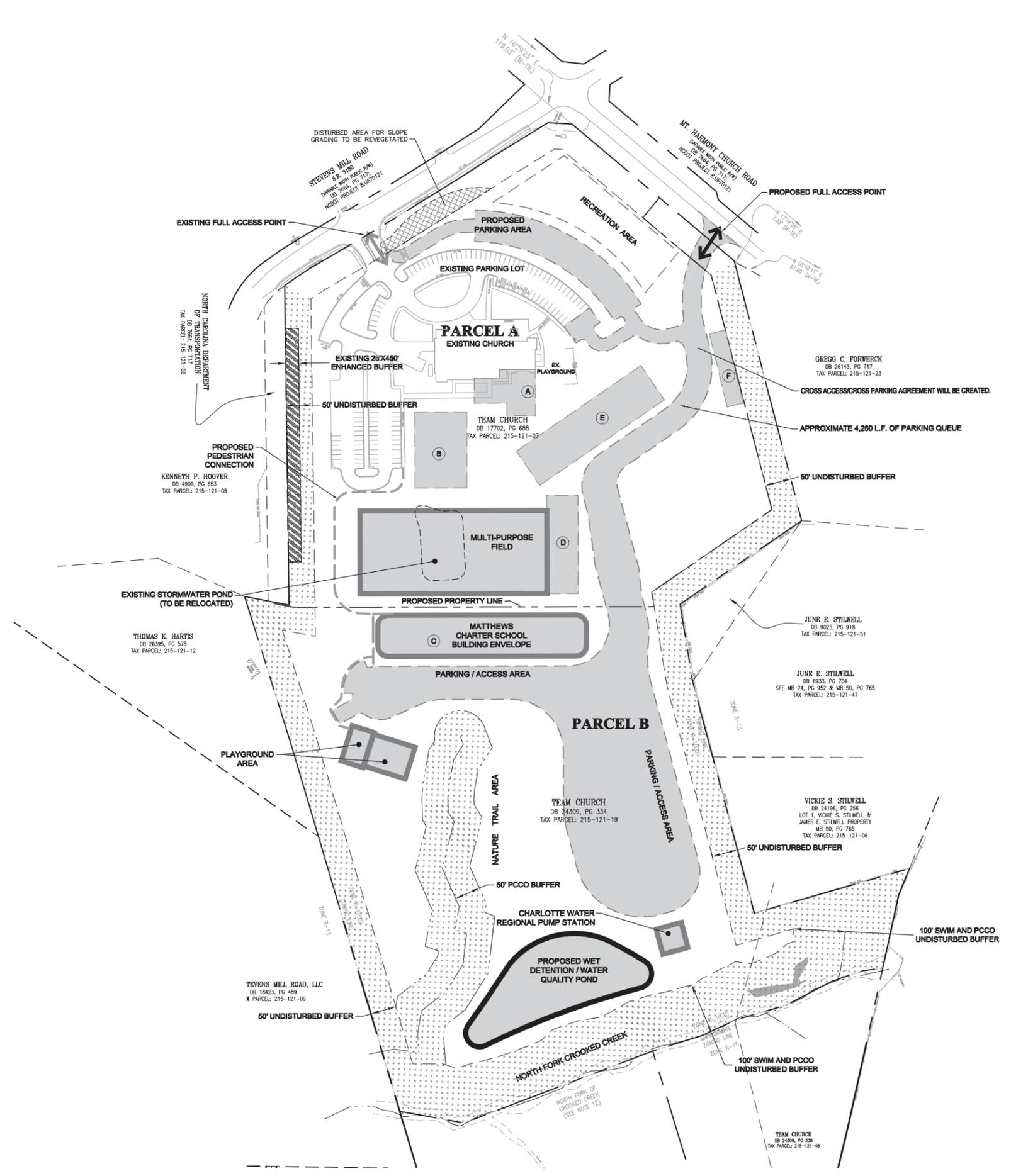
Title:
EXISTING CONDITIONS AND VEGETATION PLAN

Designed by: PAB
Drawn by: DAW
Checked by: KP/EH
Date: 01-18-2016
Project#: 017247000

RZ-1



January 18, 2016 - 1:40pm By: dnekaw@and
K:\NOT_LBA\017247000 - NFA_Matthews\Draw\Rezoning\RE-2_REZONING SITE MAP.dwg



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

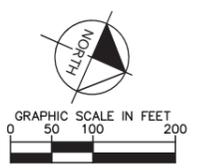
EXISTING LOT SIZES:
 PARCEL A 18.22± AC.
 PARCEL B 16.06± AC.

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
	BUILDING IDENTIFICATION



Kimley-Horn
 NC LICENSE #F-0102
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 SUITE 200, CHARLOTTE,
 NORTH CAROLINA 28202
 PHONE: (704) 333-5131
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PROFESSIONAL SEAL
 KEVIN S. PULLIS
 ENGINEER
 SEAL 042797
 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
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 GRAND RAPIDS, MI 49512

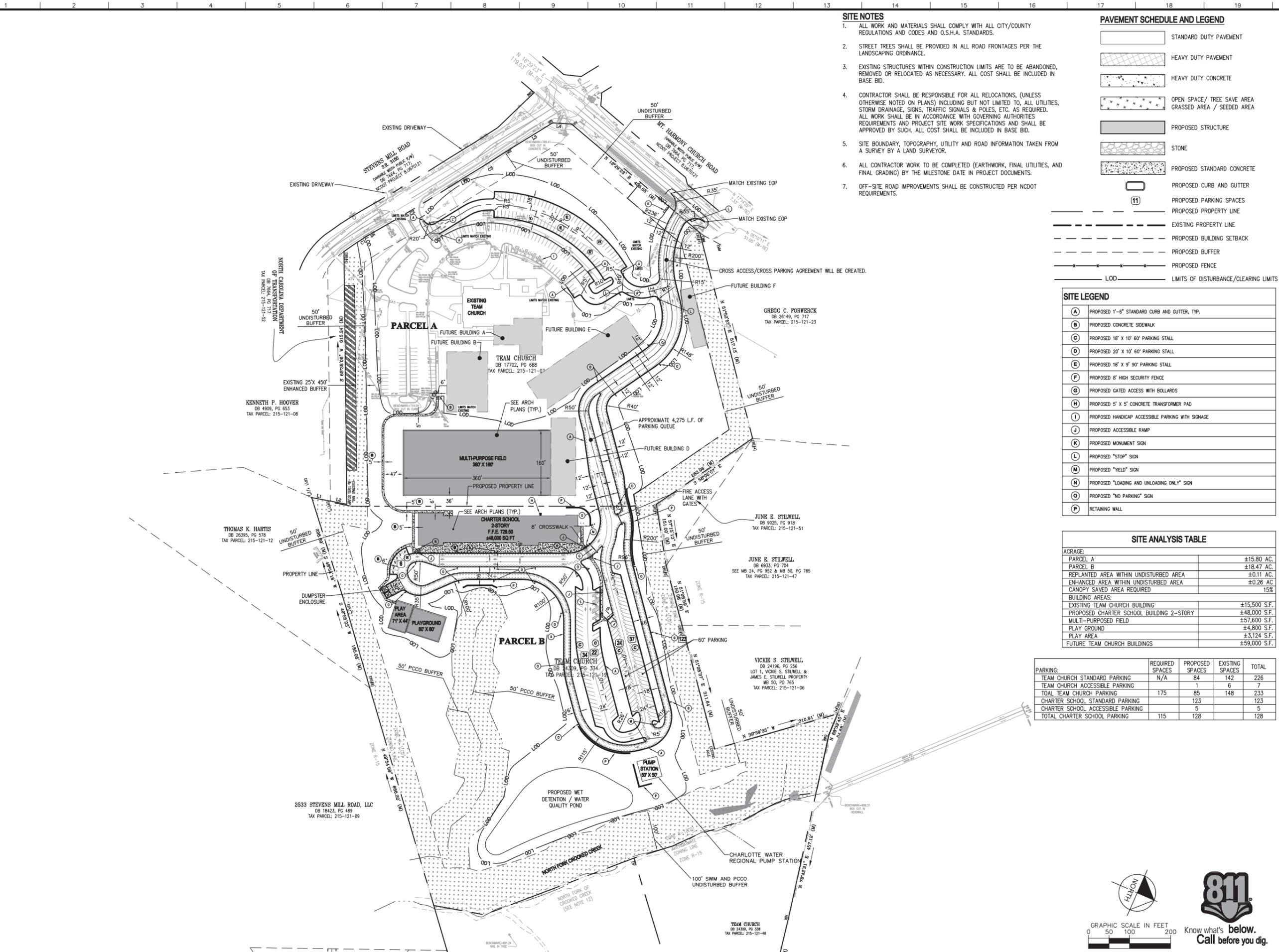
PROJECT:
MATTHEWS CHARTER SCHOOL
 2301 STEVENS MILL ROAD
 MATTHEWS, NC 28104

TITLE:
REZONING PLAN

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

RZ-2

January 18, 2016 - 1:22pm By: daniel.walsh
 K:\051-REV\017247000 - NHA_Matthews\Map\Automation\02-2A-REZONING SITE PLAN.dwg



- ### SITE NOTES
- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
 - STREET TREES SHALL BE PROVIDED IN ALL ROAD FRONTS PER THE LANDSCAPING ORDINANCE.
 - EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
 - 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.
 - SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY A LAND SURVEYOR.
 - ALL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS.
 - 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
- 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-PURPOSE 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
TOTAL 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
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 042797
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 KEVIN S. PULIS
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REZONING SITE PLAN

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

RZ-2A

811
 Know what's below.
 Call before you dig.

GRAPHIC SCALE IN FEET
 0 50 100 200

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.

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.

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PROFESSIONAL SEAL
042797
KEVIN S. PULLIS
ENGINEER
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Table with columns: NO., DATE, REVISIONS. Row 1: 1, 1/14/16, REVISED PER CITY COMMENTS. Row 2: 2, 2/01/16, REVISED PER CITY COMMENTS.

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3850 BROADMOOR AVENUE SE
SUITE 201
GRAND RAPIDS, MI 49512

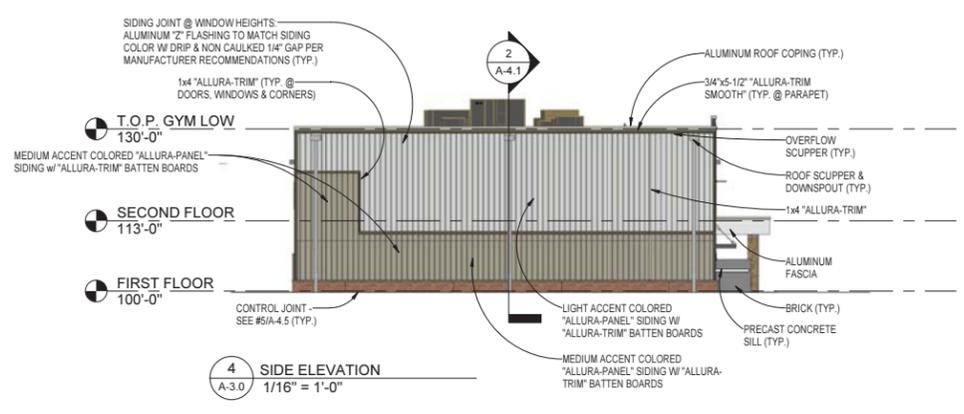
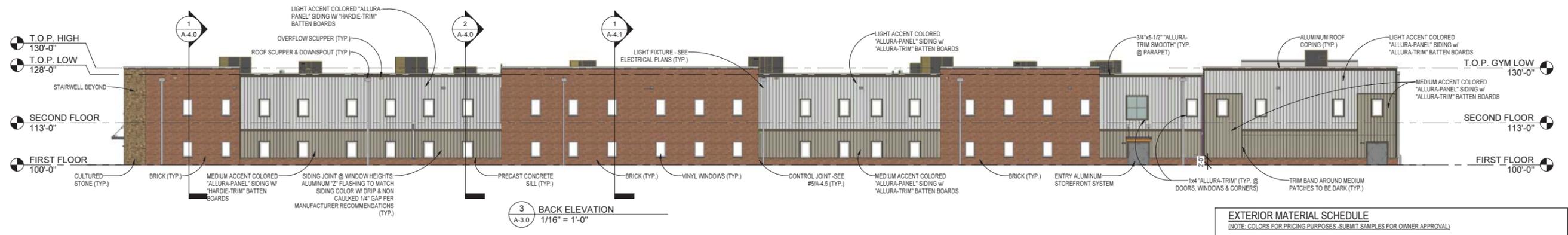
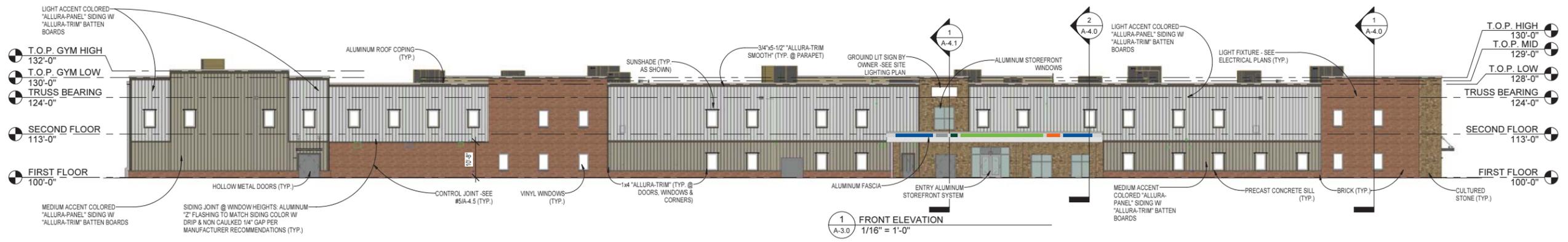
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MATTHEWS, NC 28104

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

RZ-3



February 02, 2016 - 10:03am By: derek.wojcik
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EXTERIOR MATERIAL SCHEDULE
(NOTE: COLORS FOR PRICING PURPOSES. SUBMIT SAMPLES FOR OWNER APPROVAL)

- CULTURED STONE: GLEN-GERY DEERSKIN WITH COLORED MORTAR
- ALUMINUM FASCIA: "PETERSEN ALUM. CO." FLUSH PANEL - COLOR: STONE WHITE
- SOFFIT: "PETERSEN ALUM. CO. PAC-850" - COLOR: WHITE
- ENTRY STOREFRONT: - COLOR: MILL
- 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
- HOLLOW METAL DOORS & FRAMES - COLOR: SW 7050 USEFUL GRAY
- LOUVERS: SEE HVAC PLANS - COLOR: TO MATCH STOREFRONT FRAME
- COPING - COLOR: "PAC-CLAD" SAND STONE
- SUNSHADE: C.R. LAURENCE - COLOR: MILL ALUMINUM
- 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
- VINYL WINDOWS: ANDERSON SERIES 100 - COLOR: WHITE
- ROOF SCUPPER & DOWNSPOUT: ALUMINUM - COLOR: SW 7050 USEFUL GRAY
- BRICK: "LEE BRICK #453 (FRANKLIN) MODULAR
- PRECAST CONCRETE SILL: T.B.D.
- SILL FLASHING AT FIBER CEMENT BOARD: "PAC-CLAD" SANDSTONE
- EXPANSION CAULK: "STONE"
- CANOPIES: PAINTED TO MATCH FIBER CEMENT BOARD LIGHT COLOR.
- SEALANT: MASTERSEAL MP-1. COLOR: STONE



Matthews Charter Academy

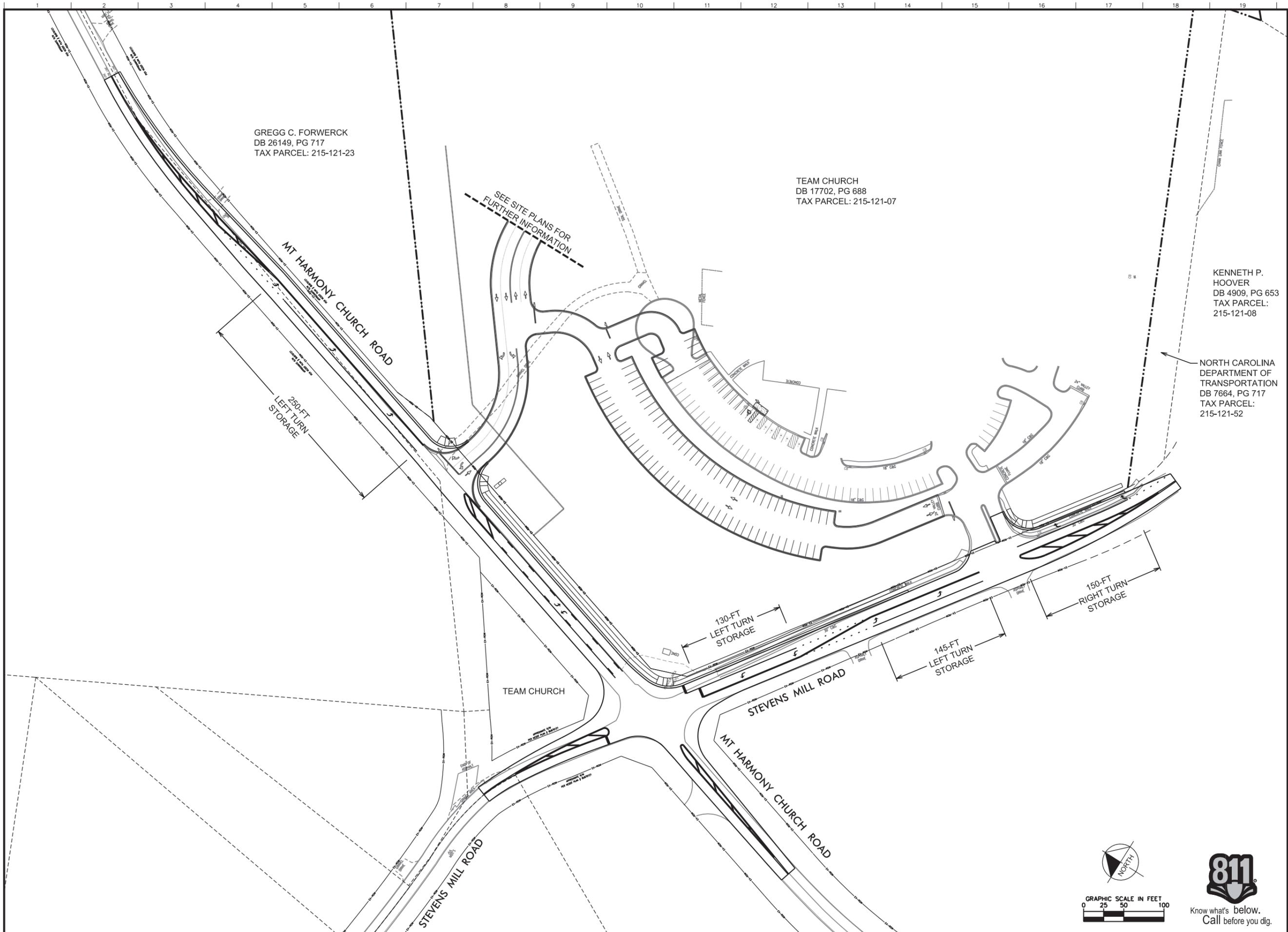
Mt Harmony Church Rd
Matthews, NC 28104

EXTERIOR ELEVATIONS

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

PROJECT NO: 72400005
SHEET: A-3.0

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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

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NO.	DATE	REVISIONS

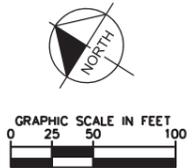
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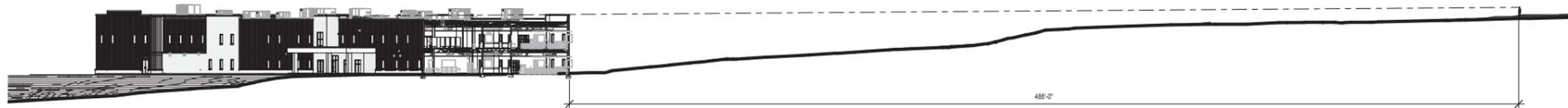
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OFF-SITE ROADWAY IMPROVEMENTS EXHIBIT

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

EX-1



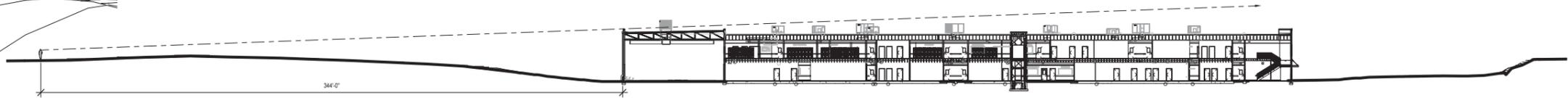


1 PROPOSED ENTRY SITE LINE VIEW
A-0.1 1" = 30'-0"

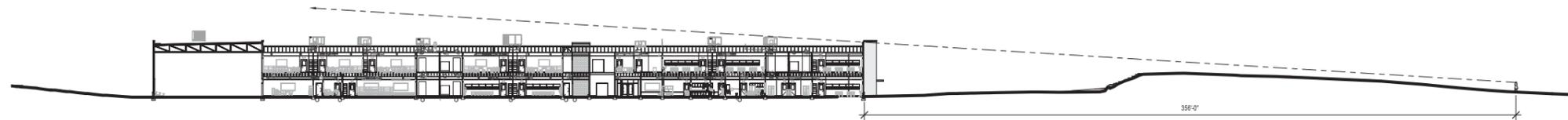
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A-0.1



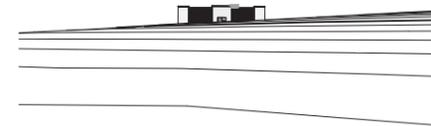
2A THOMAS HARTIS SITE LINE VIEW
A-0.1



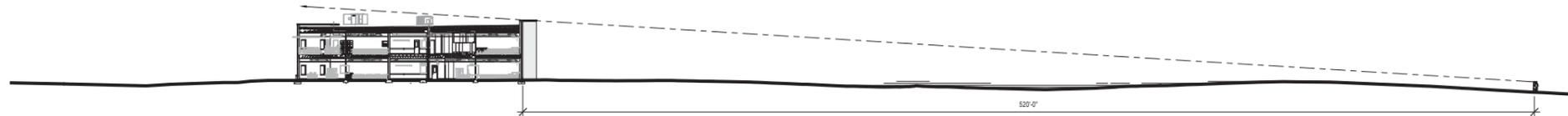
2 THOMAS HARTIS SITE LINE VIEW
A-0.1 1" = 30'-0"



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



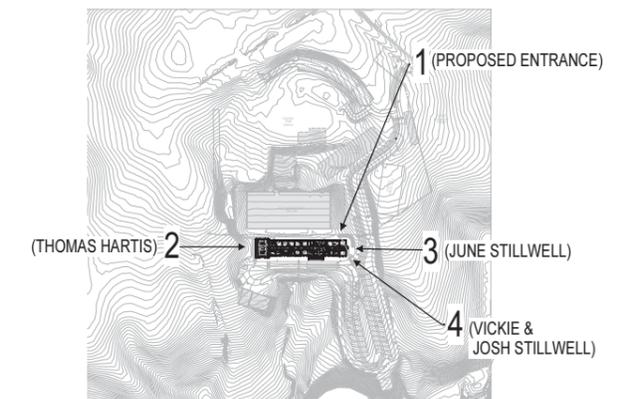
3A JUNE STILLWELL SITE LINE VIEW
A-0.1



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



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



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