

DEVELOPMENT STANDARDS:

GENERAL PROVISIONS
 THESE DEVELOPMENT STANDARDS FORM A PART OF THE SUBMISSION PACKAGE ASSOCIATED WITH REZONING PETITION NO. 678 FILED BY LAT PURSER & ASSOCIATES, INC. ON BEHALF OF THE OWNER TO ACCOMMODATE DEVELOPMENT OF NEWELL CORNER AS LOCATION FOR A FULL-SERVICE CIRCLE K CONVENIENCE STORE SITUATED ON THE NORTHWEST QUADRANT OF THE INTERSECTION OF MATTHEWS TOWNSHIP PARKWAY AND SAM NEWELL ROAD, IN MATTHEWS, NORTH CAROLINA (THE "SITE").

ACCOMPANYING THE REZONING PETITION ARE SHEETS RZ1.0 AND RZ1.0A, SCHEMATIC SITE PLAN OPTIONS A AND B, AND SHEETS RZ2.0, A-2.0 AND A-1.0, WHICH, IN ADDITION TO THESE DEVELOPMENT STANDARDS, ALSO CONTAINS ELEVATIONS AND PHOTOGRAPHS OF THE CIRCLE K CONCEPT WHICH SHALL BE USED AT THE SITE. (UNLESS THE SCHEMATIC SITE PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE MATTHEWS ZONING ORDINANCE (THE ORDINANCE) FOR THE B-H(CD) ZONING DISTRICT, UNDER THE HIGHWAY 51 OVERLAY DISTRICT, SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE.)

INASMUCH AS PLANNING FOR THE TWO-PARCEL PROPOSED DEVELOPMENT OF THE SITE HAS NOT YET ADVANCED BEYOND THE COMMITMENT FOR A CONVENIENCE STORE FACILITY ON THE CORNER PARCEL, THE ULTIMATE LAYOUT OF THE BALANCE OF THE PROPERTY, THE PLACEMENT AND SIZE OF THE BUILDING FOOTPRINT, CONFIGURATION AND PLACEMENT OF THE PARKING AREA AND THE HEIGHT AND MASS OF THE BUILDING HAVE NOT YET BEEN DETERMINED, BUT SHALL BE GOVERNED BY THE MUNICIPAL REQUIREMENTS UNDER THE ORDINANCE FOR THE B-H(CD) ZONING DISTRICT, ALONG WITH THOSE FURTHER REQUIREMENTS OF THE HIGHWAY 51 OVERLAY DISTRICT AT SUCH TIME AS A USER IS IDENTIFIED AND DEVELOPMENT OF THAT SECOND PARCEL IS ADDRESSED. THE CONVENIENCE STORE CURRENTLY BEING PROPOSED MAY ALSO BE SUBJECT TO SOME REFINEMENT DURING THE CONSTRUCTION DOCUMENT PHASE, SO LONG AS THE PROPOSED PLACEMENT GENERALLY ESTABLISHED ON THE SITE PLAN IS NOT VIOLATED AND THE PROPOSED ALTERATIONS OR MODIFICATIONS DO NOT EXCEED THE PARAMETERS ESTABLISHED UNDER THESE DEVELOPMENT STANDARDS AND UNDER THE ORDINANCE FOR THE B-H(CD) ZONING DISTRICT, ALONG WITH THOSE FURTHER REQUIREMENTS OF THE HIGHWAY 51 OVERLAY DISTRICT. THE POSSIBILITY EXISTS THAT FINAL APPROVAL OF GRADING AND CONSTRUCTION DRAWINGS MAY REQUIRE MINOR CHANGES IN THE CONVENIENCE STORE BUILDING FOOTPRINT OR ORIENTATION AS DEPICTED ON THE SITE PLAN.

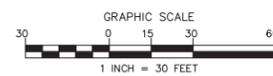
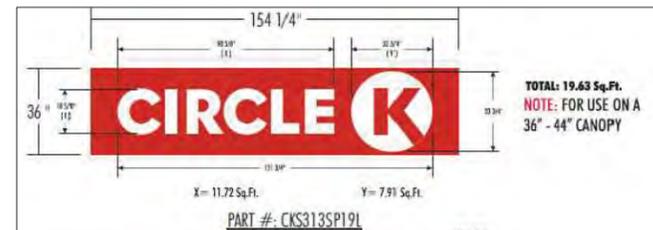
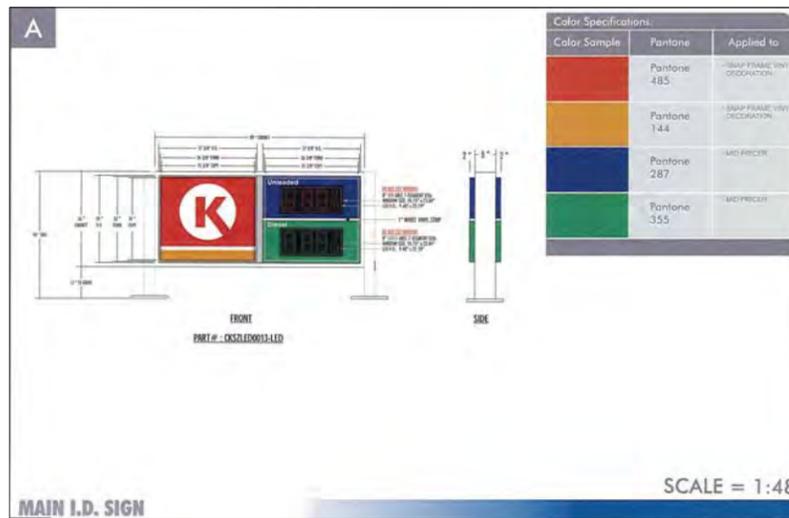
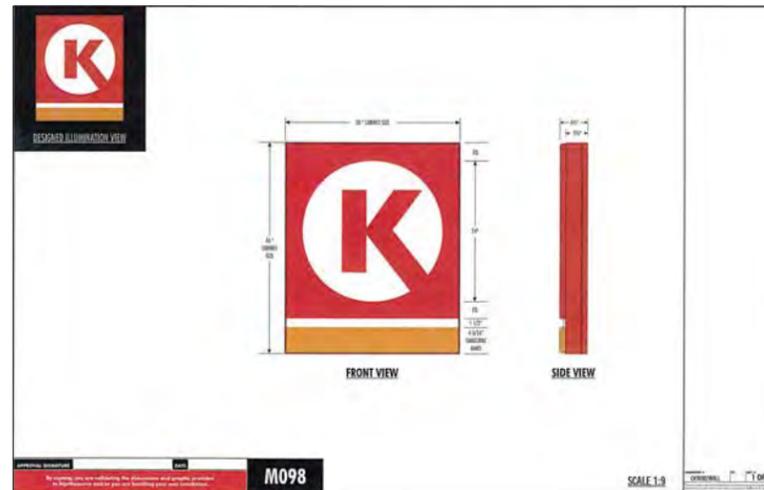
- PERMITTED USES
 THE BALANCE OF THE SITE MAY BE DEVOTED TO EDUCATIONAL, MEDICAL, RETAIL, OFFICE, DAY CARE, CHURCH, BANK, COMMERCIAL AND RESTAURANT USES, CONVENIENCE AND DRIVE-THROUGH FACILITIES AS PERMITTED IN THE B-H(CD) ZONING CLASSIFICATION AND SUBJECT TO THE MAXIMUM DEVELOPMENT PROVISIONS SET FORTH BELOW. BANKS OR DRUG STORES MAY ALSO INCLUDE ACCESSORY DRIVE-THROUGH FACILITIES.
- MAXIMUM BUILDING AREAS AND DEVELOPMENT LIMITATIONS BUILDINGS CONSTRUCTED WITHIN THE SITE SHALL BE OF A SIZE WHICH SHALL SATISFY BOTH THE PARKING RATIO REQUIREMENTS FOR THE INTENDED USE AND THE MAXIMUM SEVENTY FIVE PERCENT (75%) IMPERVIOUS SURFACE ALLOWANCE ESTABLISHED UNDER THE ORDINANCE FOR THE B-H(CD) DISTRICT, SUBJECT TO THE FURTHER PROVISIONS OUTLINED UNDER THE HIGHWAY 51 OVERLAY DISTRICT.
- SETBACKS AND PROJECT EDGE
 ALL BUILDINGS CONSTRUCTED WITHIN THE SITE SHALL SATISFY OR EXCEED THE SETBACK AND PROJECT EDGE REQUIREMENTS ESTABLISHED UNDER THE ORDINANCE FOR THE B-H(CD) DISTRICT, SUBJECT TO THE FURTHER PROVISIONS OUTLINED UNDER THE HIGHWAY 51 OVERLAY DISTRICT.
- LANDSCAPING AND SCREENING
 A. THE EXTERIOR PROJECT EDGE SHALL INCORPORATE PROTECTED BUFFER YARD AREAS IN ACCORDANCE WITH 155.504.2B.7 OF THE ORDINANCE AND SHALL COMPLY WITH THE SETBACK REQUIREMENTS OUTLINED THEREIN.
 B. A LANDSCAPE PLAN WHICH MEETS OR EXCEEDS THE STANDARDS OF THE TOWN OF MATTHEWS HIGHWAY NCS1 OVERLAY DISTRICT WILL BE PRESENTED FOR REVIEW AND APPROVAL BY THE PLANNING STAFF PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
 I. A VEGETATION SURVEY WILL BE FINALIZED, IDENTIFYING EXISTING TREES AND VEGETATION ELIGIBLE TO BE PROTECTED, AND WILL BE INCORPORATED INTO THE LANDSCAPE PLAN(S).
 II. ADDITIONAL UNDER TREE SUPPLEMENTAL SHRUBBERY WILL BE INSTALLED ALONG THE EDGES OF PARKING AREAS.
 C. ADDITIONAL TREES SHALL BE RANDOMLY PLANTED IN THE ROAD FRONTAGE BUFFER AREA OF PROPOSED OUTPARCEL 2 ALONG MATTHEWS TOWNSHIP PARKWAY WHEN THE CIRCLE K CORNER LOT IS BUILT OUT SUCH THAT THEY SHALL MATURE ALONG WITH ANY ADDITIONAL TREES INSTALLED ON OUTPARCEL 1.
 D. ALL PARKING AREAS SHALL COMPLY WITH THE INTERIOR LANDSCAPING REQUIREMENTS ESTABLISHED UNDER 155.504.2B11.
- STREETSCAPE TREATMENT
 A. THE STREETSCAPE TREATMENT ALONG MATTHEWS TOWNSHIP PARKWAY AND SAM NEWELL ROAD WILL INCLUDE EXISTING LARGE MATURING TREES, SUPPLEMENTAL SHRUBBERY, SIDEWALKS OF AT LEAST 5 FEET IN WIDTH AND PLANTING STRIPS OF AT LEAST 8 FEET IN WIDTH.
 B. A SCREENING TREATMENT TO INCLUDE EVERGREEN SHRUBS WILL BE INSTALLED ALONG THE EDGES OF PARKING AREAS THAT ADJUT SAM NEWELL ROAD.
- COMPLIANCE WITH MATTHEWS POST CONSTRUCTION CONTROLS ORDINANCE
 A CONCEPT PLAN FOR THE PROJECT WILL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE MECKLENBURG COUNTY STORM WATER ADMINISTRATOR.
- VEHICULAR ACCESS
 A. THERE WILL BE ONE SHARED DRIVEWAY ACCESS OFF SAM NEWELL ROAD AND ONE SHARED DRIVEWAY ACCESS OFF MATTHEWS TOWNSHIP PARKWAY. CROSS ACCESS WITH THE PROPERTY ADJOINING AT THE REAR OF PROPOSED OUTPARCEL 2 OF THE SITE IS ANTICIPATED AT SUCH TIME AS THAT ADJOINING PROPERTY IS DEVELOPED, AND IS ACCORDINGLY SHOWN ON THE SITE PLAN.
 B. THE PLACEMENTS AND CONFIGURATIONS OF THESE ACCESS POINTS ARE SUBJECT TO MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND ARCHITECTURAL CONSTRUCTION PLANS AND DESIGNS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE TOWN OF MATTHEWS AND/OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
- CONNECTIVITY
 PEDESTRIAN AND VEHICULAR CONNECTIONS TO THE ADJOINING PROPERTIES WILL BE PROVIDED GENERALLY AS SHOWN ON THE SITE PLAN.
- ARCHITECTURAL COMMITMENTS
 A. ALTHOUGH IT IS NOT POSSIBLE TO DICTATE THE EXACT DESIGN OF EACH BUILDING AT THIS TIME, THE ELEVATIONS OF THE BUILDINGS WITHIN THE SITE WILL BE COMPOSED OF IN EXCESS OF FIFTY PERCENT (50%) BRICK, IN COMPLIANCE WITH THE TOWN'S TRADITIONAL ARCHITECTURAL AND CONSTRUCTION MATERIALS STANDARDS, BUT MAY ALSO INCORPORATE POSSIBLE ACCENTS OF STUCCO AND EIFS PLANK, ARCHITECTURAL CONCRETE BLOCK, NATURAL OR MANUFACTURED STONE AND ARCHITECTURAL METALS. THE CHARACTER AND MATERIALS OF THE PROPOSED CIRCLE K WILL BE CONSISTENT WITH THE BUILDING DEPICTED ELSEWHERE ON THIS SHEET.
 B. ELEVATIONS FOR EACH BUILDING ON THE SITE WILL BE SUBMITTED TO THE PLANNING BOARD FOR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THE PARTICULAR BUILDING INVOLVED.
 C. THE DESIGN TREATMENT FOR CIRCLE K SHALL INCLUDE AN OUTDOOR SEATING AREA, BIKE RACKS, AND A MEANDERING SIDEWALK WITHIN THE BUFFER YARD AREA ALONG SAM NEWELL ROAD AND MATTHEWS TOWNSHIP PARKWAY.
- LIGHTING
 PHOTOMETRICS TO ADDRESS SITE LIGHTING WILL BE ADDRESSED UPON REZONING APPROVAL, AND WILL CONFIRM TO ALL APPLICABLE ORDINANCE REQUIREMENTS.
- DUMPSTERS
 THE DUMPSTER AREA SHALL BE POSITIONED SO AS NOT TO BLOCK VEHICLES TURNING IN OFF SAM NEWELL ROAD.
- STORM WATER/POST CONSTRUCTION
 THE SITE SHALL CONFORM TO TOWN REGULATIONS REGARDING STORM WATER MANAGEMENT AND POST CONSTRUCTION MEASURES.
- SIGNAGE
 CIRCLE K'S NEWER PROTOTYPE ALLOWS FOR THE USE OF NEUTRAL COLORS ON THE CANOPY BAND, WITH THE TRADITIONAL RED AND ORANGE LOGO MOUNTED ON THE BUILDING, CANOPY, AND MONUMENT ROAD SIGNAGE.
 ALL SIGNAGE PLACED ON THE SITE WILL BE ERECTED IN ACCORDANCE WITH THE ORDINANCE.
- FIRE PROTECTION
 PLANS FOR EACH BUILDING ON THE SITE WILL BE SUBMITTED TO THE FIRE MARSHAL'S OFFICE FOR REVIEW AND APPROVAL OF FIRE CODE COMPLIANCE BEFORE THE CONSTRUCTION OF THAT BUILDING COMMENCES.
- AMENDMENTS TO REZONING PLAN
 FUTURE AMENDMENTS TO THE SCHEMATIC SITE PLAN AND THESE DEVELOPMENT STANDARDS MAY BE SOUGHT BY THE OWNER OR OWNERS OF THE TRACTS WITHIN THE SITE IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF THE ORDINANCE.
- BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS
 A. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO DEVELOPMENT OF THE SITE IMPOSED UNDER THESE DEVELOPMENT STANDARDS WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE CURRENT AND SUBSEQUENT OWNER OR OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.
 B. THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERMS, "PETITIONER" AND "OWNER" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF THE OWNER OR OWNERS OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.



NOTE: SITE PHOTOS SHOWN ARE REPRESENTATIVE OF THE ARCHITECTURAL STYLE AND MATERIALS INTENDED FOR THE STORE AT THIS LOCATION.



NOTE: THIS CONCEPTUALIZATION REPRESENTS THE INTENDED PLACEMENT OF THE BUILDING BEHIND THE EXISTING TREE PRESERVATION AREA, WITH SCRUB UNDERGROWTH CLEARED AND UNDER CANOPY LANDSCAPING ALONG THE SIDEWALK.



PRELIMINARY FOR REVIEW PURPOSES ONLY

NO.	BY	DATE	REVISION
1	RKS	04/27/18	PER REVIEW COMMENTS
2	CBH	07/31/18	PER REVIEW COMMENTS

Project: **NEWELL CORNER**
 NW CORNER OF HWY 51 AND SAM NEWELL RD
 MATTHEWS, NORTH CAROLINA

Title: **REZONING PLAN**

File #: 17159-RZ.DWG Date: 12/14/17 Project Egr: BTU
 Design By: BTU
 Drawn By: CBH
 Scale: 1"=30'

ISAACS
 CIVIL ENGINEERING DESIGN AND SURVEYING

8720 RED OAK BOULEVARD, SUITE 420
 CHARLOTTE, N.C. 28217
 PHONE (704) 527-3440 FAX (704) 527-8335

RZ2.0

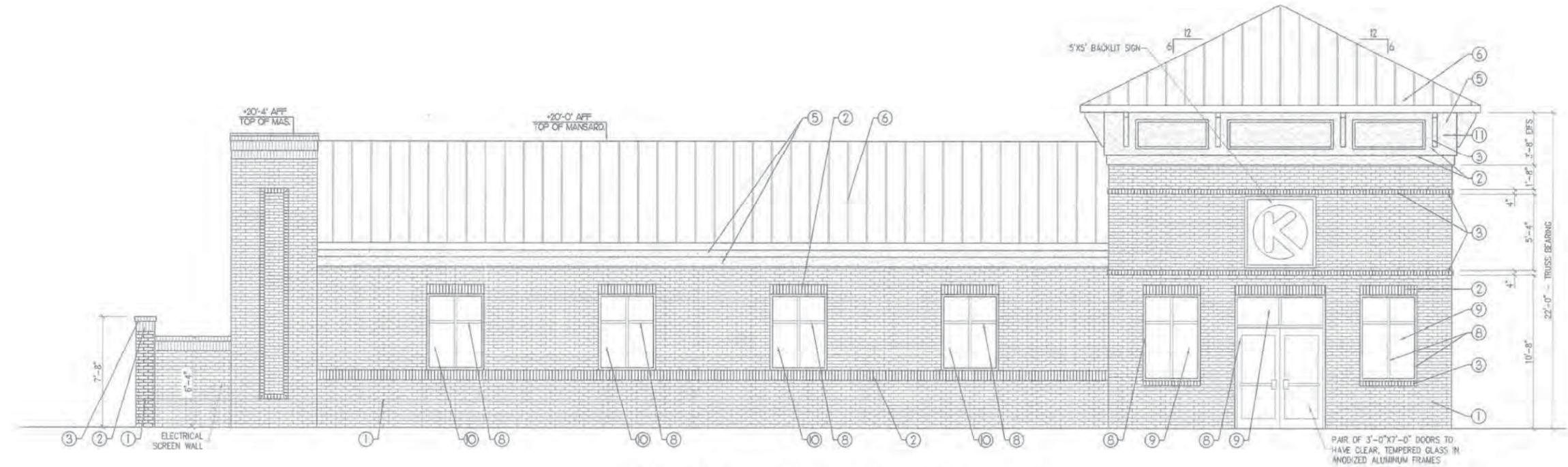
- NOTES**
1. ALL MATERIALS AND FINISHES TO BE INSTALLED PER THE MANUFACTURER'S WRITTEN INSTRUCTIONS.
 2. GENERAL CONTRACTOR TO VERIFY ALL EXTERIOR COLORS AND FINISHES WITH THE OWNER PRIOR TO CONSTRUCTION.
 3. REFER TO WOOD ROOF TRUSS SEALED DRAWINGS.
 4. REFER TO SHOP DRAWINGS BY CANOPY MANUFACTURER'S ENGINEER.
 5. REFER TO STRUCTURAL ENGINEERING DRAWINGS.

- EXTERIOR FINISHES**
1. BRICK VENEER - OLD LOUISVILLE TUDOR WIRECUT - RUNNING BOND
 2. BRICK VENEER - PALMETTO WHITESTONE WIRECUT - SOLDIER COURSE
 3. BRICK VENEER - PALMETTO WHITESTONE WIRECUT - ROWLOCK COURSE
 4. BRICK VENEER - PALMETTO WHITESTONE WIRECUT - HEADER COURSE
 5. EFS - STO FINE SAND FINISH - COLOR TO MATCH BENJAMIN MOORE FARWAY OAKS #075 - FINE SAND FINISH
 6. ROOF - PACK CLAD TITE-LOC PLUS DARK BRONZE / KYNAR 500
 7. PRE-MANUFACTURER ALUMINUM CANOPY SYSTEM - IMAPES SUPER LUMIDECK SYSTEM WITH 1" FASCIA PROFILE AND PRE-FINISHED CORRUGATED METAL DECKING AND FASCIA - COLOR TO MATCH DARK BRONZE / KYNAR 500
 8. STOREFRONT WINDOW FRAMES - CLEAR ANODIZED ALUMINUM (KAWNEER)
 9. CLEAR STOREFRONT GLASS - PPG SOLARBAN 70XL IN STARPHIRE
 10. FROSTED SPANDREL GLASS - OLD CASTLE SATIN
 11. 20 GAUGE (MINIMUM) PREFINISHED DARK BRONZE KYNAR 500 CAP FLASHING

MCT GENERAL CONTRACTORS
 2777 Chamber Drive
 Post Office Box 337
 Monroe, NC 28111
 704-289-5699 - phone
 704-289-5667 - fax
 www.mctgeneral.com



RIGHT SIDE ELEVATION - FACING ROCKY FORD CLUB ROAD
 SCALE: 1/4" = 1'-0"



FRONT ELEVATION - FACING EASTFIELD ROAD
 SCALE: 1/4" = 1'-0"

NEW CONVENIENCE STORE FOR:
CIRCLE K STORE
 EASTFIELD ROAD
 HUNTERSVILLE, NORTH CAROLINA



Proj. No.	
Rev.	
Revisions	
Scale	AS NOTED
Drawn By	CTC
Checked By	TRB
Date	7/24/2014
Proj. No.	1814

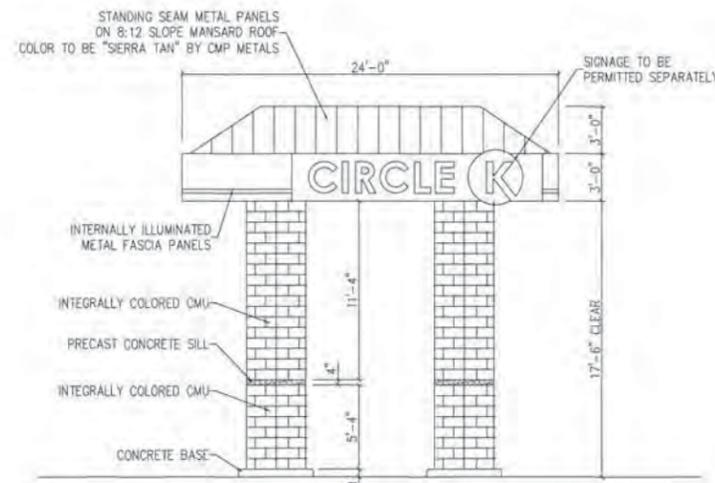
EXTERIOR MATERIAL SPECIFICATIONS

CMU:
WESTERN BLOCK SPLIT-FACE CMU 'BOOT BROWN'

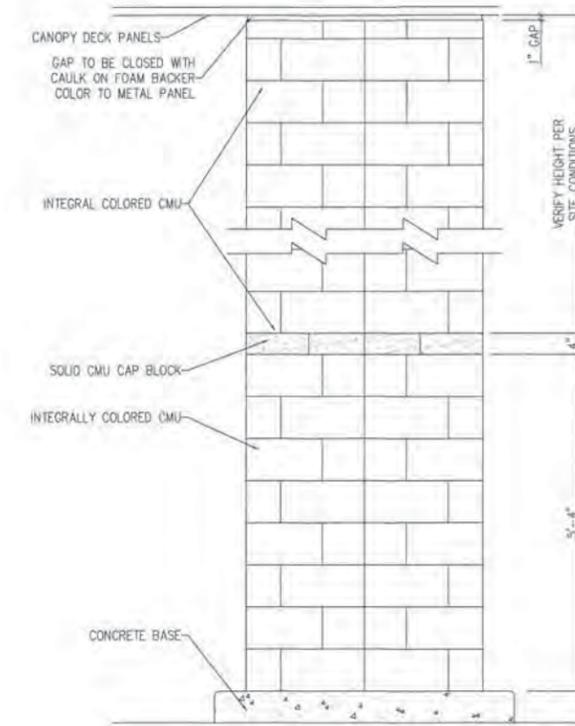
CANOPY PANELS:
INTERNALLY ILLUMINATED WITH SIGNAGE TO BE PERMITTED SEPARATELY

NOTES

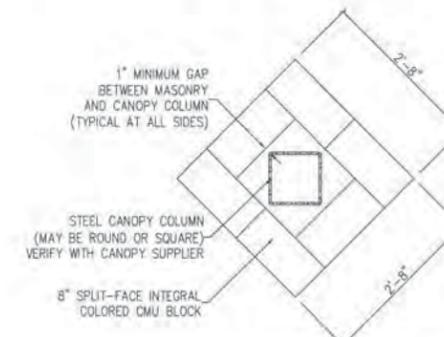
1. ALL MATERIALS AND FINISHES TO BE INSTALLED PER THE MANUFACTURER'S WRITTEN INSTRUCTIONS.
2. GENERAL CONTRACTOR TO VERIFY ALL EXTERIOR COLORS AND FINISHES WITH THE OWNER PRIOR TO CONSTRUCTION.
3. REFER TO SHOP DRAWINGS BY CANOPY MANUFACTURER'S ENGINEER.
4. REFER TO STRUCTURAL ENGINEERING DRAWINGS.



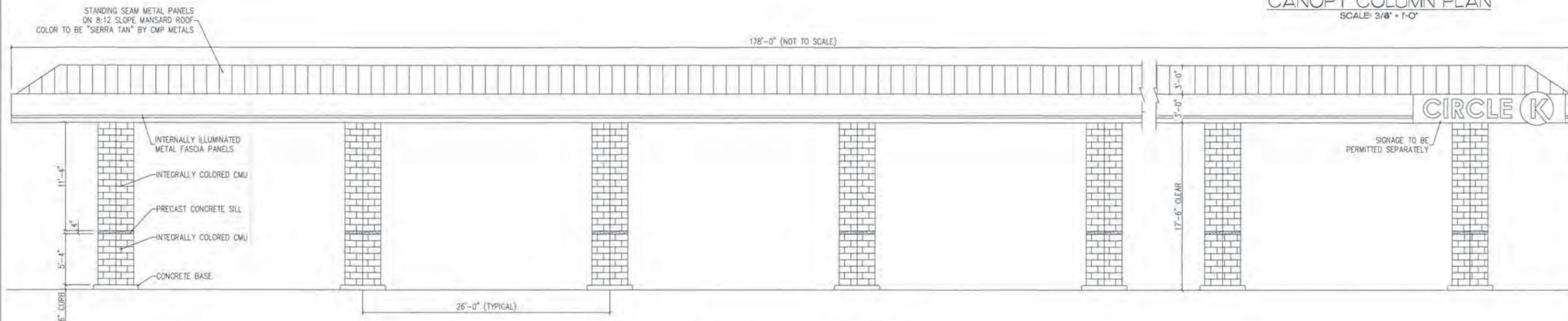
CANOPY LEFT/RIGHT SIDE ELEVATION
SCALE: 3/16" = 1'-0"



CANOPY COLUMN ELEVATION
SCALE: 3/4" = 1'-0"



CANOPY COLUMN PLAN
SCALE: 3/8" = 1'-0"



CANOPY FRONT/REAR ELEVATION
SCALE: 3/16" = 1'-0"

THIS ELEVATION IS A REPRESENTATION OF ARCHITECTURAL STYLE AND MATERIALS INTENDED FOR STORE, PUMPS, AND CANOPY AT THE MATTHEWS LOCATION.

Ted Richard Brown
Architectural Services
Post Office Box 2070, Matthews, North Carolina 28106
Telephone: (704) 330-1111

NEW CONVENIENCE STORE FOR:
CIRCLE K
SOUTHEAST CORNER OF
AUGUSTA ROAD (US 1) AND LIBRARY HILL LANE
LEXINGTON, SOUTH CAROLINA



Bids Due	
Set No	
Revisions	
Scale	AS NOTED
Drawn By	CTC
Checked By	TRB
Date	3/10/2017
Job No	10217

A-10
OF 10

CHRIS HOPE/PROFESSIONAL ENGINEER/2617 ROLLING HILLS DRIVE/MONROE, NC 28110/(704) 882-1500