



METROLINA
ENGINEERING &
SURVEYING
ASSOCIATES
4400 STUART ANDREW BLVD.
SUITE N
CHARLOTTE, NC 28217
P (704) 334-1325
F (704) 334-1330
NC 117 & SC 400946

EXISTING CONDITIONS PLAN

300 W. John Street Property
Chelsea Building Group
131 Matthews Station Street, Suite 2A, Matthews, NC 28105

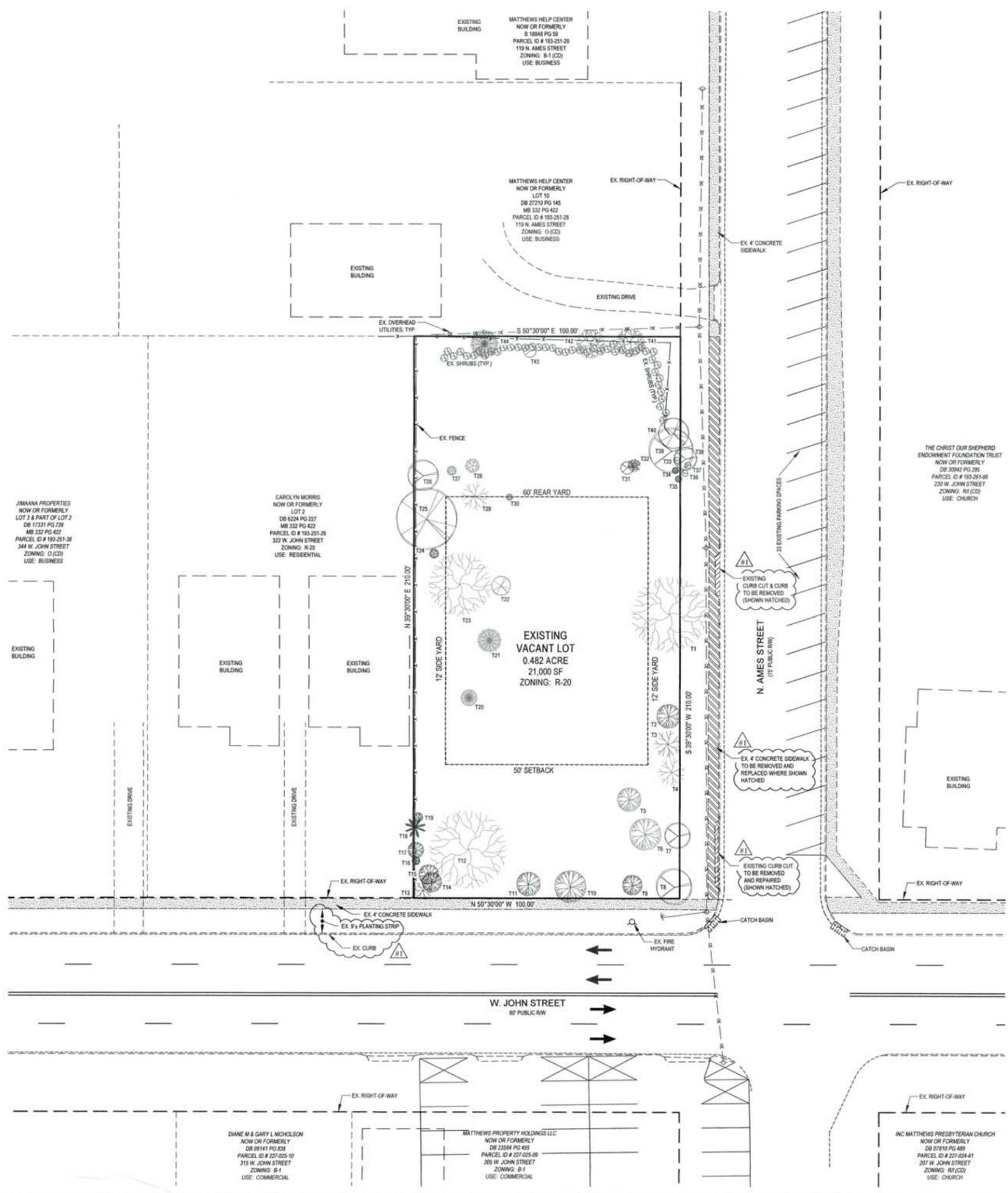
Revisions: Review per review comments, and add/editing. This list is per update.
#1 - 11/15/2018

Job No. 099-18-048
Date 9/24/2018
Proj. Mgr. WMH
Drawn AW



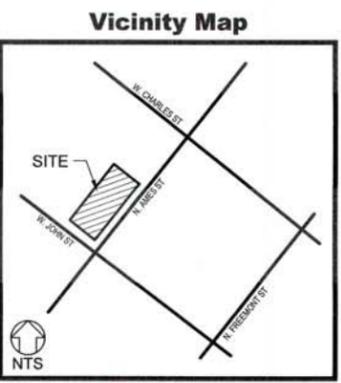
Scale: 1" = 20'

Sheet No. **RZ-1**
of 3



EXISTING TREE LIST

TREE NUMBER	TREES TO REMAIN	TREES TO BE REMOVED
T1		44" OAK
T2	10" MAPLE	
T3	CREPE CLUSTER	
T4		CREPE CLUSTER
T5	10" MAPLE	
T6		14" MAPLE
T7	12" ELM	
T8	16" ELM	
T9	8" MAPLE	
T10	14" MAPLE	
T11	11" MAPLE	
T12		48" OAK
T13	CREPE CLUSTER	
T14	8" MAPLE	
T15	8" MAPLE	
T16	3" MAPLE	
T17	6" MAPLE	
T18	7" CEDAR	
T19	4" OAK	
T20		MAGNOLIA CLUSTER
T21		11" PECAN
T22		10" DOUBLE SWEET GUM
T23		34" OAK
T24	4" PIN OAK	
T25	36" SWEET GUM	
T26	14" ELM	
T27		4" OAK
T28		6" OAK
T29		CREPE CLUSTER
T30		2" OAK
T31	6" ELM	
T32	6" PERSIMMON	
T33	2" ELM	
T34	2" CHERRY	
T35	2" CHERRY	
T36	2" ELM	
T37	2" ELM	
T38	10" ELM	
T39	20" ELM	
T40	16" SWEET GUM	
T41	14" PIN OAK	
T42	14" PIN OAK	
T43		6" CLUSTER UNKNOWN
T44	14" PECAN	





METROLINA
ENGINEERING &
SURVEYING
ASSOCIATES
4400 STUART ANDREW BLVD.
SUITE N
CHARLOTTE, NC 28217
P (704) 334-1325
F (704) 334-1330
NC REG. 1170 & SC REG. 9094

PROPOSED SITE PLAN
300 W. John Street Property
Chelsea Building Group
131 Matthews Station Street, Suite 2A, Matthews, NC 28105

Job No. 099-18-048
Date 9/24/2018
Proj. Mgr. WMH
Drawn AW

Scale: 1" = 20'
Sheet No. RZ-2
of 3



- GENERAL PROVISIONS**
 - These Development Standards form a part of the Rezoning Plan associated with the Rezoning Application filed by Chelsea Building Group, LLC ("Applicant") for an approximately 0.482 acre site located on the northeast corner of the intersection of West John Street and North Ames Street, which site is more particularly depicted on the Rezoning Plan (hereinafter referred to as the "Site").
 - 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"). The regulations established under the Ordinance for the O zoning district and the Downtown Overlay District shall govern the use and development of the Site.
 - The development and uses depicted on the Rezoning Plan are schematic in nature and are intended to depict the general arrangement of the uses and improvements on the Site. Accordingly, the ultimate layout, locations and sizes of the development and site elements depicted on the Rezoning Plan are graphic representations of the proposed development and site elements, and they may be altered or modified in accordance with the setback, yard and perimeter landscaping requirements set forth on this Rezoning Plan and the Development Standards, provided, however, that any such alterations and modifications shall not materially change the overall design intent depicted on the Rezoning Plan.
- PERMITTED USES**
 - The Site may be devoted only to the following uses and to any incidental and accessory uses associated therewith that are allowed in the O zoning district:
 - General and professional offices.
 - Contractor's office without accessory storage.
 - Office with display of sample merchandise to wholesalers and retailers when the samples are only visible within the building and no sales, inventory or delivery of merchandise from the building.
 - DELETED **
- DEVELOPMENT LIMITATIONS**
 - A maximum of one principal building may be located on the Site.
 - The maximum gross floor area of the principal building to be located on the Site shall be 7,700 square feet.
- DIMENSIONAL STANDARDS**
 - Development of the Site shall comply with the dimensional standards of the O zoning district and the Downtown Overlay District.
- TRANSPORTATION AND PARKING**
 - Vehicular access shall be as generally depicted on the Rezoning Plan. The placement and configuration of the access point are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required for approval by the Town of Matthews.
 - Vehicular parking shall be provided in accordance with the requirements of the Ordinance.
- STREETScape TREATMENT AND SIDEWALKS**
 - The existing planting strip and sidewalk located along the Site's frontage on West John Street shall remain in place.
 - DELETED **
- ARCHITECTURAL STANDARDS**
 - The maximum height of the building to be constructed on the Site shall be 40 feet.
 - Attached to the Rezoning Plan are conceptual, schematic images of the front, side and rear elevations of the building to be constructed on the Site that are intended to depict the general conceptual architectural style, design treatment and character of the front, side and rear elevations of the building to be constructed on the Site. Notwithstanding the foregoing, changes and alterations to the front, side and rear elevations of the building that do not materially change the overall conceptual architectural style, design treatment and character shall be permitted.
 - Vinyl, EIFS or masonry may not be used as an exterior building material on the building to be constructed on the Site. Notwithstanding the foregoing, vinyl may be utilized on windows, doors, garage doors, soffits, trim and railings.
- TREE PRESERVATION**
 - Tree preservation areas will meet the intent of the Ordinance and may occur in areas generally depicted on the Rezoning Plan. Notwithstanding the foregoing, Applicant reserves the right to plant trees on the Site in lieu of retaining trees as permitted under the Ordinance.
- STORM WATER / GRADING**
 - The Site is exempt from the requirements of the Post Construction Storm Water Regulations (pursuant to Section 155.801.E.3.b of the Ordinance) because the Site will cumulatively disturb less than one acre and cumulatively create less than twenty thousand square feet of Built-Up Area.
 - The development of the Site will not require the issuance of a Grading Permit.
- SIGNS**
 - All new signs installed on the Site shall comply with the requirements of the Ordinance.
- BINDING EFFECT OF THE REZONING APPLICATION**
 - 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.

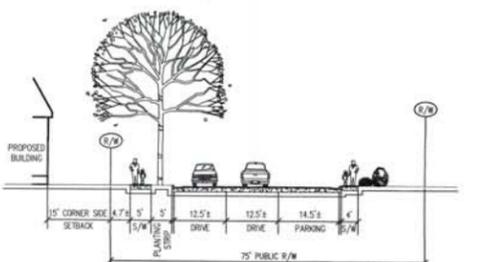
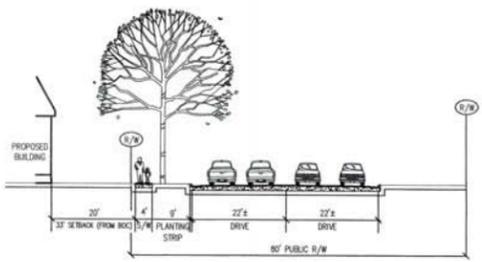
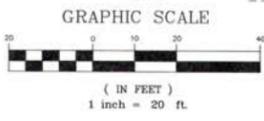
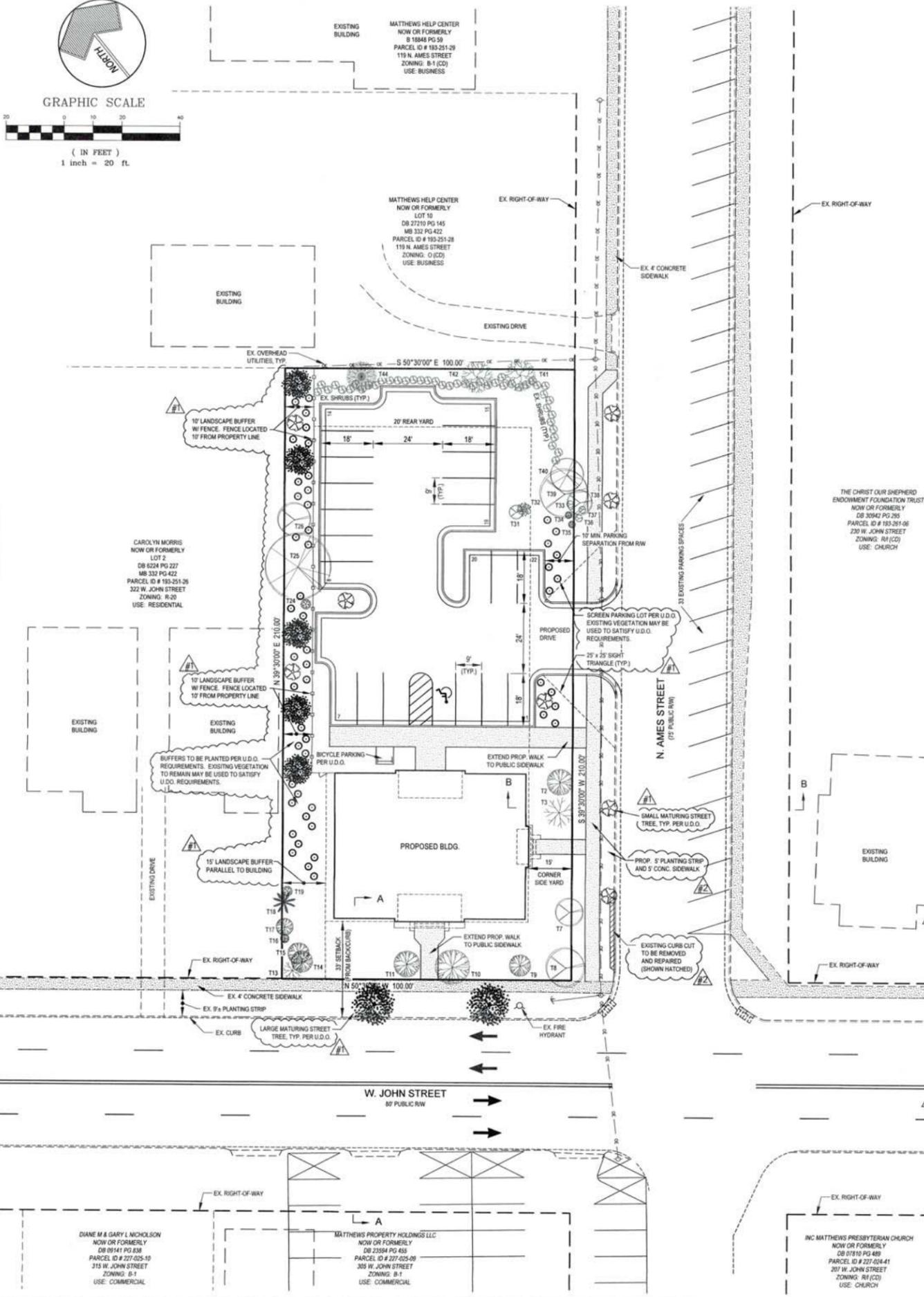
SITE DEVELOPMENT DATA
 Tax Parcel No.: 193-251-17
 Parcel Address: 300 W. John Street, Matthews NC
 Zoning Jurisdiction: Town of Matthews
 Existing Zoning Classification: R-20
 Proposed Zoning Classification: O (CD)
 Total Site Area: 0.482 Acres (21,000 SF)
 Existing Land Use: Vacant
 Proposed Land Use: Office Building
 Proposed Building Area: 7,700± SF Maximum
 Parking Required at 1 space per 300 SF = 7,700 / 300 = 26
 25% Reduction in Parking Allowed w/ Public Parking Available on Ames Street, therefore On-site Parking Required = 26 x 0.75 = 20
 On-site Parking Provided = 22, including 1 HIC Accessible Space

OFFICE DISTRICT LOT DATA:
 Minimum Lot Area: 9,000 SF
 Minimum Lot Width: 60'
 Setback Range: 15' - 33' From Back-of-Curb (Per Matthews Downtown Streetscape Improvement Plan)
 Proposed Setback: 33' From Back-of-Curb
 Minimum Side Yard, Interior: 8' and 6'
 Proposed Side Yard, Interior: 10'
 Minimum Corner Side Yard: 10'
 Proposed Corner Side Yard: 15'
 Minimum Rear Yard: 20'
 Maximum Building Height: 40'

Tree Preservation:
 Existing Trees on Site:
 26 Large Maturing Trees
 18 Small Maturing Trees
 Existing Canopy on Site @ 1,200 sf per Large and 400 sf per Small
 Large Maturing Trees: 26 x 1,200 sf = 31,200 sf
 Small Maturing Trees: 18 x 400 sf = 7,200 sf
 Total Canopy on Site: 31,200 + 7,200 = 38,400 sf
 Trees to Remain:
 15 Large Maturing Trees
 15 Small Maturing Trees
 Canopy to Remain on Site @ 1,200 sf per Large and 400 sf per Small
 Large Maturing Trees: 15 x 1,200 sf = 18,000 sf
 Small Maturing Trees: 15 x 400 sf = 6,000 sf
 Total Canopy to Remain on Site: 18,000 + 6,000 = 24,000 sf
 Required Tree Canopy: Site Area x 15% = 21,000 x 0.15 = 3,150 sf
 Provided Tree Canopy: 24,000 sf

PROPERTY OWNER
 George Juhon McManus, Jr. (Deceased)
 (Titled as "Linda Brown and Eran L. Weaver, Trustees of George Juhon McManus, Jr. Testamentary Trust f/b/o Michael Alberico and Christopher Alberico")
 PO Box 1918
 Matthews, NC 28106
 DB 25782, Pg. 762

PETITIONER
 Chelsea Building Group, LLC
 131 Matthews Station Street, Suite 2A
 Matthews, NC 28105
 Contact: Joe Fontana
 (jfontana@chelseabuildinggroup.com)



EXISTING TREE LIST

TREE NUMBER	TREES TO REMAIN
T2	10' MAPLE
T3	CREPE CLUSTER
T7	12' ELM
T8	16' ELM
T9	8' MAPLE
T10	14' MAPLE
T11	11' MAPLE
T13	CREPE CLUSTER
T14	8' MAPLE
T15	8' MAPLE
T16	3' MAPLE
T17	6' MAPLE
T18	7' CEDAR
T19	4' OAK
T24	4' PIN OAK
T25	36' SWEET GUM
T26	14' ELM
T31	8' ELM
T32	6' PERSIMMON
T33	2' ELM
T34	2' CHERRY
T35	2' CHERRY
T36	2' ELM
T37	2' ELM
T38	10' ELM
T39	20' ELM
T40	16' SWEET GUM
T41	14' PIN OAK
T42	14' PIN OAK
T44	14' PECAN

JUMAANA PROPERTIES
 NOW OR FORMERLY
 LOT 3 & PART OF LOT 2
 DB 1231 PG 226
 MB 332 PG 422
 PARCEL ID # 193-251-38
 344 W. JOHN STREET
 ZONING: O (CD)
 USE: BUSINESS

CAROLYN MORRIS
 NOW OR FORMERLY
 LOT 2
 DB 6224 PG 227
 MB 332 PG 422
 PARCEL ID # 193-251-28
 322 W. JOHN STREET
 ZONING: R-20
 USE: RESIDENTIAL

EXISTING BUILDING
 MATTHEWS HELP CENTER
 NOW OR FORMERLY
 8 1648 PG 59
 PARCEL ID # 193-251-29
 119 N. AMES STREET
 ZONING: B-1 (CD)
 USE: BUSINESS

EXISTING BUILDING
 MATTHEWS HELP CENTER
 NOW OR FORMERLY
 LOT 10
 DB 27210 PG 145
 MB 332 PG 422
 PARCEL ID # 193-251-28
 119 N. AMES STREET
 ZONING: O (CD)
 USE: BUSINESS

THE CHRIST OUR SHEPHERD
 ENDOWMENT FOUNDATION TRUST
 NOW OR FORMERLY
 DB 3042 PG 205
 230 W. JOHN STREET
 ZONING: R1 (CD)
 USE: CHURCH

DIANE M & GARY L NICHOLSON
 NOW OR FORMERLY
 DB 09141 PG 836
 PARCEL ID # 207-025-10
 315 W. JOHN STREET
 ZONING: B-1
 USE: COMMERCIAL

MATTHEWS PROPERTY HOLDINGS LLC
 NOW OR FORMERLY
 DB 23584 PG 455
 PARCEL ID # 207-025-09
 305 W. JOHN STREET
 ZONING: B-1
 USE: COMMERCIAL

NC MATTHEWS PRESBYTERIAN CHURCH
 NOW OR FORMERLY
 DB 01810 PG 489
 PARCEL ID # 227-024-41
 207 W. JOHN STREET
 ZONING: R1 (CD)
 USE: CHURCH





METROLINA
ENGINEERING &
SURVEYING
ASSOCIATES

4400 STUART ANDREW BLVD.
SUITE N
CHARLOTTE, NC 28217

P (704) 334-1325
F (704) 334-1330
NC 1170 & SC 403046

300 W. John Street Property
Chelsea Building Group
131 Matthews Station Street, Suite 2A, Matthews, NC 28105

SURVEY DRAWING

Revisions:
#1 - 11/20/18. Revised to add updated survey.

Job No: 099-18-048

Date: 9/24/2018

Proj. Mgr: WMH

Drawn: AW



Scale: 1" = 30'

Sheet No.

RZ-3
Of 3

