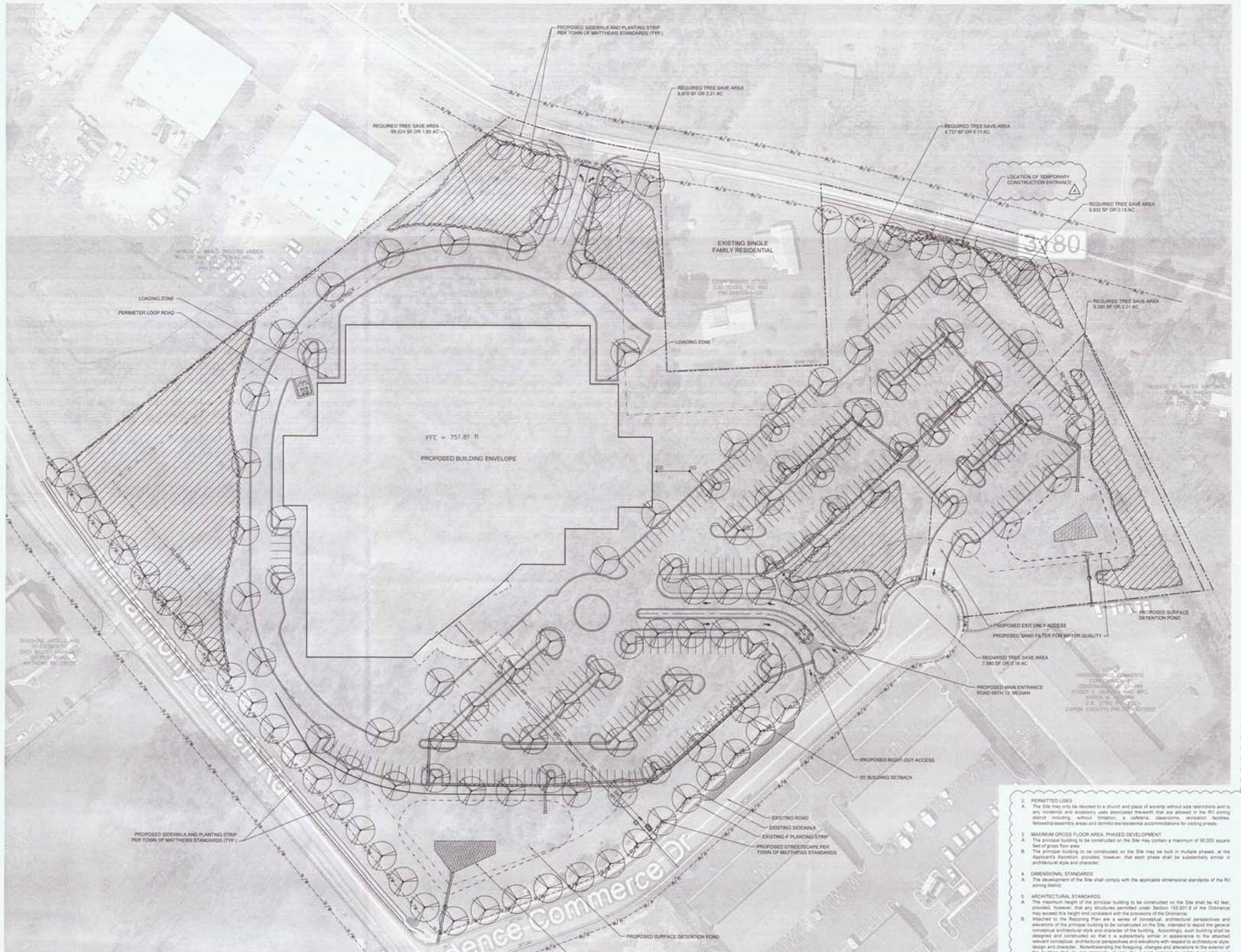

VICINITY MAP N.T.S

SURVEY DISCLAIMER

TOPOGRAPHIC SURVEY DATED: AUG. 28, 2018 PROVIDED BY R.B. PHARR & ASSOCIATES, P.A., 420 HAWTHORNE LANE, CHARLOTTE, NC 28204.

DEVELOPMENT SUMMARY:

PARCEL TAX ID: 22509402
PARCEL SIZE: 16.31 ACRES

EXISTING ZONING: B-D(O) II
EXISTING USE: WOODED, VACANT

PROPOSED ZONING: R/I (RESIDENTIAL / INSTITUTIONAL)
PROPOSED USES: RESIDENTIAL/ INSTITUTIONAL

PARKING REQUIRED: 325 PARKING SPACES (1 SPACE PER 40 SF OF FLOOR AREA WITH MOVEABLE SEATS IN LARGEST ASSEMBLY ROOM LARGEST ASSEMBLY ROOM AREA IS ±13,000 SQ. FT.)
PARKING PROVIDED: 389 PARKING SPACES

UNDISTURBED TREE CANOPY AREA REQUIRED (15%): 2.45 ACRES
UNDISTURBED TREE CANOPY AREA PROVIDED:
ACREAGE OF UNDISTURBED TREE CANOPY AREA: +/- 2.45 ACRES (15.00%)

R/ I ZONING REQUIREMENTS
MINIMUM LOT AREA: 2 ACRES
MINIMUM LOT WIDTH: 200
MINIMUM LOT DEPTH: N/A

MINIMUM SETBACKS REQUIRED FOR R/ I:		MINIMUM SETBACKS PROVIDED:
FRONT SETBACK:	50'	50'
REAR YARD:	50'	50'
SIDE YARD:	50'	50'

LEGEND

SYMBOL

TREE SAVE AREA

DEVELOPMENT STANDARDS

November 11, 2019

1. GENERAL PROVISIONS

A. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Application filed by BAPS Charlotte, LLC (the "Applicant") for an approximately 16.31 acre site located along Independence Commerce Drive, between Mt. Harmony Church Road and Stevens Mill 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 Nos. 215-094-02 and 215-094-06.

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 location and layout of the principal building 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.

D. 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.

E. 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.

F. 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.

2. PERMITTED USES

A. The Site may only be devoted to a church and place of worship without size restrictions and to any incidental and accessory uses associated therewith that are allowed in the R/I zoning district including, without limitation, a cafeteria, classrooms, recreation facilities, fellowship/assembly areas and dormitories/residential accommodations for visiting priests.

3. MAXIMUM GROSS FLOOR AREA; PHASED DEVELOPMENT

A. The principal building to be constructed on the Site may contain a maximum of 90,000 square feet of gross floor area.

B. The principal building to be constructed on the Site may be built in multiple phases, at the Applicant's discretion, provided, however, that each phase shall be substantially similar in architectural style and character.

4. DIMENSIONAL STANDARDS

A. The development of the Site shall comply with the applicable dimensional standards of the R/I zoning district.

5. ARCHITECTURAL STANDARDS

A. The maximum height of the principal building to be constructed on the Site shall be 40 feet, provided, however, that any structures permitted under Section 155.601.8 of the Ordinance may exceed this height limit consistent with the provisions of the Ordinance.

B. Attached to the Rezoning Plan are a series of conceptual, architectural perspectives and elevations of the principal building to be constructed on the Site, intended to depict the general conceptual architectural style and character of the building. Accordingly, such building shall be designed and constructed so that it is substantially similar in appearance to the attached relevant conceptual, architectural perspectives and elevations with respect to architectural style, design and character. Notwithstanding the foregoing, changes and alterations to the exterior of the building that do not materially change the overall conceptual architectural style and character shall be permitted.

C. The principal building constructed on the Site may use a variety of building materials. The building materials used will be a combination of the following:

- Cast Stone
- FRP/GFRC
- Stucco (traditional cementatious)
- Stucco Textured Metal Panel
- Smooth Metal Panel
- Masonry (Brick and or CMU - integral color and/or ground face)
- Exposed Structural Steel (painted)
- Perforated Metal Panel Screening
- Aluminum Storefront windows and doors

6. SCREENING, LANDSCAPING AND BUFFERS

A. Screening and landscaping shall conform to the standards of the Ordinance.

B. The Site shall comply with the tree preservation requirements of the Ordinance. Tree preservation areas may occur in the areas generally depicted on the Rezoning Plan.

C. Notwithstanding the foregoing, in order to accommodate installation of the Temporary Construction Drive (defined below), the Applicant may (but shall not be required to) reduce the tree preservation area generally depicted on the Rezoning Plan in the location of the Temporary Construction Drive. In accordance with the requirements of the Ordinance, the Applicant shall mitigate any such reduction of tree preservation area by paying into the Town of Matthews Tree Canopy Fund in the manner and amount required by the Ordinance. The Applicant further shall mitigate any such reduction in the amount of tree preservation areas by revegetating the disturbed tree preservation area at a rate of 54 trees per acre.

D. The Applicant shall work with and obtain the approval of the Town Arborist regarding appropriate non-invasive species for streetscape and interior plantings.

7. 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 of the Ordinance.

C. 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 design development and construction permitting processes.

D. The Applicant shall be permitted to install a gate across the Site's access point located on Stevens Mill Road, and shall be permitted to control access to the same; provided, however, that said access point shall be available for ingress and egress during any event for which more than 200 guests are expected.

E. Streetscape improvements shall be installed along all road frontages in accordance with the requirements of the Ordinance.

F. The Applicant shall engage at least one off-duty police officer to direct traffic on Independence Commerce Drive, and at least one off-duty police officer to direct traffic at the Site's access point located on Stevens Mill Road, for any weekday event for which more than 200 guests are expected.

G. Subject to the approval of the Town of Matthews, the Applicant shall stripe a "no parking" area measuring 131 feet along the northwest side of Independence Commerce Drive, directly across from the lower entrance to the neighboring business park, in the location more generally depicted on the Rezoning Plan, and on-street parking shall not be permitted in that area.

H. Subject to the approval of the Town of Matthews, on-street parking shall not be permitted in the cul-de-sac at the terminus of Independence Commerce Drive.

8. CONSTRUCTION AND DEVELOPMENT OF THE SITE

A. The Applicant shall install a temporary construction access drive from Stevens Mill Road in the location more generally depicted on the Rezoning Plan (the "Temporary Construction Drive"), which temporary access drive may be used along with the other access points identified on the Rezoning Plan by the Applicant's construction and site development contractors ("Contractors") during construction and development of the Site. The Temporary Construction Drive shall be closed no later than ten days after the issuance of the certificate of occupancy for the principal building constructed on the Site.

B. Trucks bringing concrete to the Site during and for construction of the building pad for the principal building to be constructed on the Site shall use the Temporary Construction Drive to access the Site.

C. Following the completion of site grading, but prior to installation of stone, ABC and/or crushed aggregate, all construction activities, including parking, stacking and staging, shall take place on the Site.

D. During construction and development of the Site, the Applicant shall instruct its Contractors to manage and direct traffic on Independence Commerce Drive as necessary to maintain access to and from Independence Commerce Drive to the neighboring business park. The Applicant further shall instruct its Contractors that they are prohibited from using the driveways into the neighboring business park for access or for turnaround.

E. Prior to commencement of construction and development of the Site, the Applicant and Town of Matthews shall document the then-existing condition of Independence Commerce Drive. Following completion of construction and development of the Site, the Town of Matthews shall inspect Independence Commerce Drive and determine whether the Applicant's Contractors have caused any damage to Independence Commerce Drive and, if any such damage has occurred, the Applicant agrees that it shall be responsible for repairing Independence Commerce Drive to the condition existing prior to commencement of construction and development of the Site.

F. Construction vehicles with metal tracks shall not be permitted to utilize public streets, but rather must be transported to the Site by trailer.

9. LIGHTING

A. All lighting installed on the Site shall comply with the requirements of the Ordinance.

10. SIGNS

A. All signs installed on the Site shall comply with the requirements of the Ordinance.

11. STORM WATER

A. The development of the Site shall comply with Chapter 8 of the Ordinance.

12. TRASH REMOVAL

A. Trash and recycling service/pick-up may only occur between the hours of 7:00 A.M. and 7:00 P.M. Accordingly, trash and recycling service/pick-up may not occur prior to 7:00 A.M. or after 7:00 P.M.

13. 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.

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

1. CONTRACTOR IS RESPONSIBLE FOR PLACEMENT OF ALL BARRICADES, SIGNAGE, FLAGGERS, SHORING, ETC., TO ENSURE THE SAFETY OF WORKERS AND THE PUBLIC.

2. ALL PAVEMENT CUTS SHALL BE REPLACED ACCORDING TO NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND UNION COUNTY PUBLIC WORKS.

bloc

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2923 S. Tryon Street, Suite 320
Charlotte, NC 28203
phone: 704-940-2883
www.bloc-nc.com

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REVISIONS

NO.	DATE	DESCRIPTION
1	10/02/19	SECOND REZONING SUBMITTAL
2	10/22/19	OWNER REVISIONS
3	10/30/19	THIRD RESUBMITTAL
4	11/11/19	APPROVED BY TOWN OF MATTHEWS

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SEAL

BLOC DESIGN PLLC P-1007 C-390 NORTH CAROLINA

B-D(O), B-H(O) & I-1(O) to R/I(CD)
Board of Commissioners
APPROVED
November 11, 2019
Lori Cavagnaro
Lori Cavagnaro, Town Clerk

Elevations Attached

BAPS CLT MANDIR

2050 Independence Commerce Drive
Matthews NC, 28105

PLAN NORTH N | TRUE NORTH N

SCALE: 1"= 50'
0 25' 50' 100'

DATE: 07/08/19	MRC, CCB
DRAWN BY: LWH	CHECKED BY: CCB

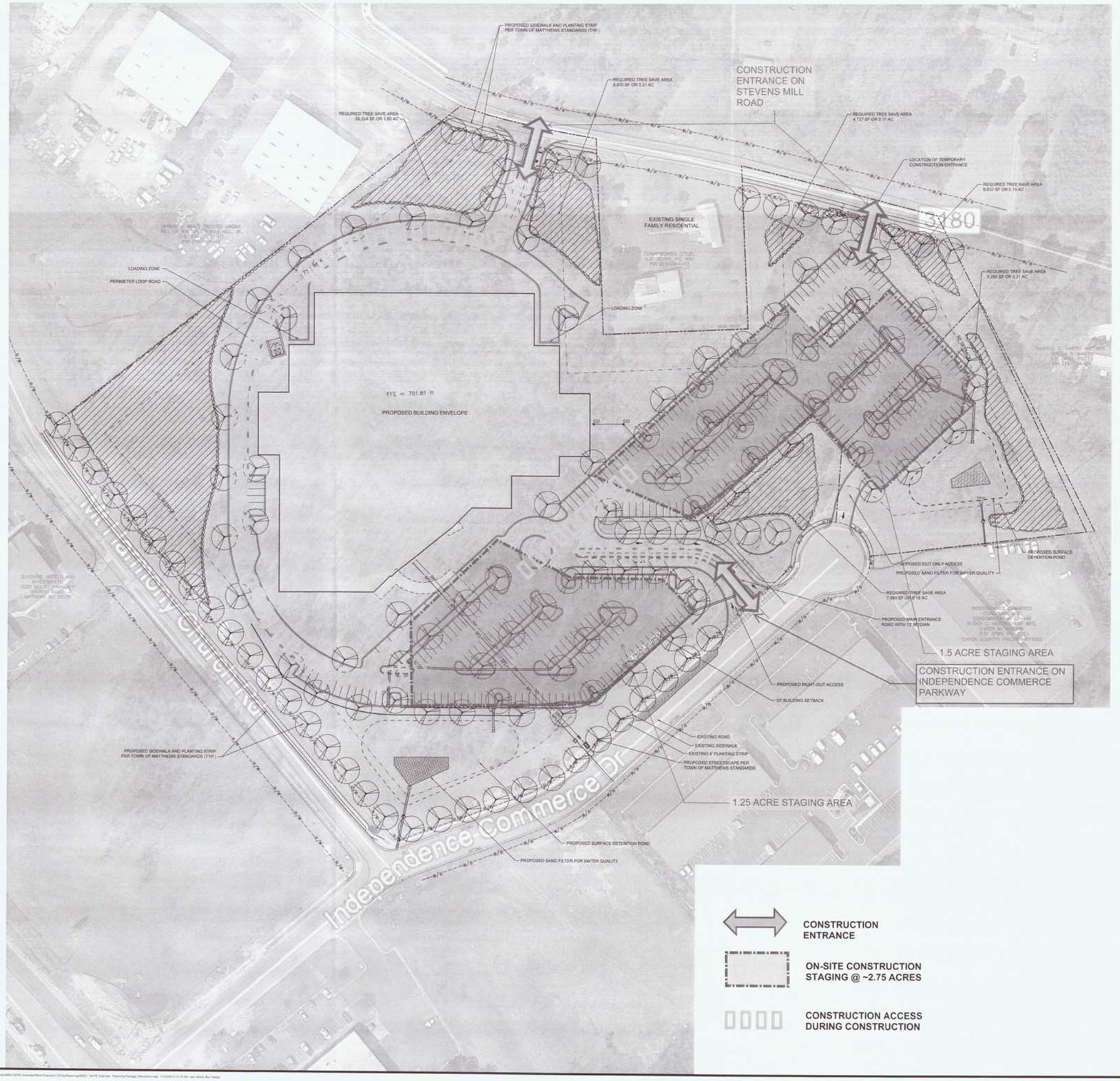
PROJECT NUMBER: 00653.01

SCALE: 1"=50'

TITLE:
CONCEPTUAL SITE PLAN AND DEVELOPMENT STANDARDS

SHEET NO.
RZ-1

2019-202
3-11-2020



VICINITY MAP N.T.S.

SURVEY DISCLAIMER

TOPOGRAPHIC SURVEY DATED: AUG. 28, 2018 PROVIDED BY R.B. PHARR & ASSOCIATES, P.A., 420 HAWTHORNE LANE, CHARLOTTE, NC 28204.

LEGEND

SYMBOL

TREE SAVE AREA

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REVISIONS

NO.	DATE	DESCRIPTION
1	10/02/19	SECOND REZONING SUBMITTAL
2	10/22/19	OWNER REVISIONS
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stamp / seal:

BLOC DESIGN, PLLC P-1007 C-390 NORTH CAROLINA

BAPS CLT MANDIR

2050 Independence Commerce Drive
Matthews NC, 28105

PLAN NORTH N

TRUE NORTH N

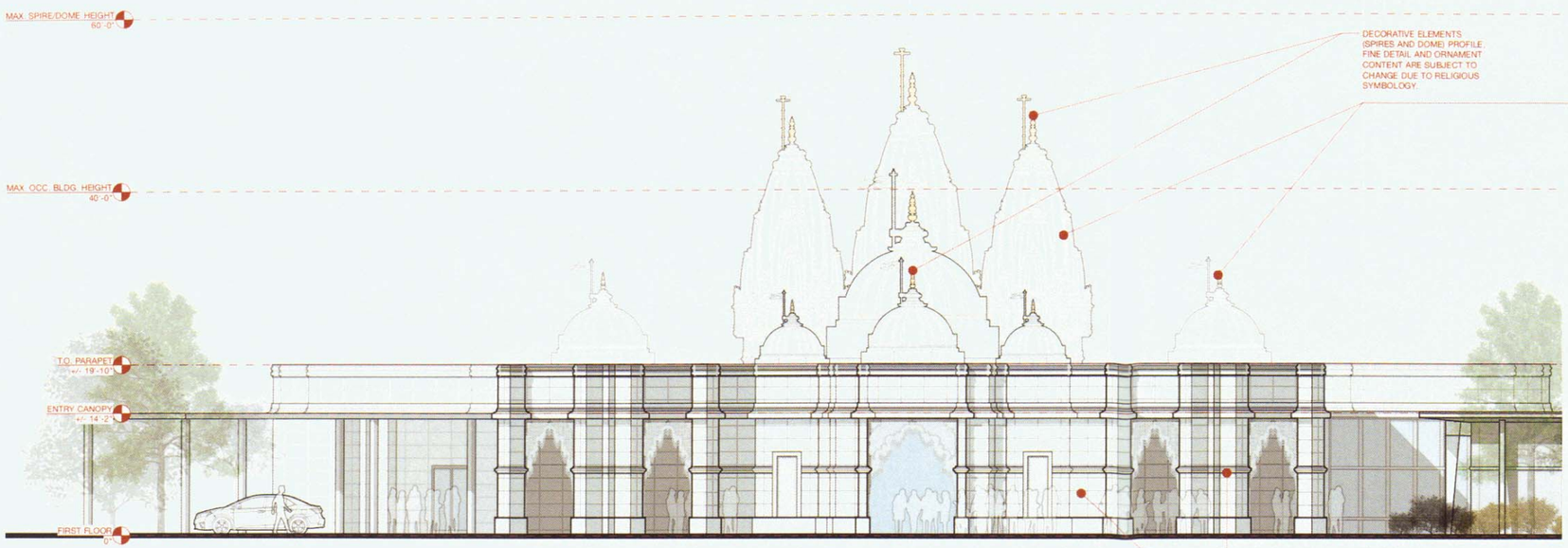
SCALE: 1"= 50'
0 25' 50' 100'

DATE: 07/08/19	MPC: CCB
DRAWN BY: LWH	CHECKED BY: CCB
PROJECT NUMBER: 00653.01	
SCALE: 1"=50'	

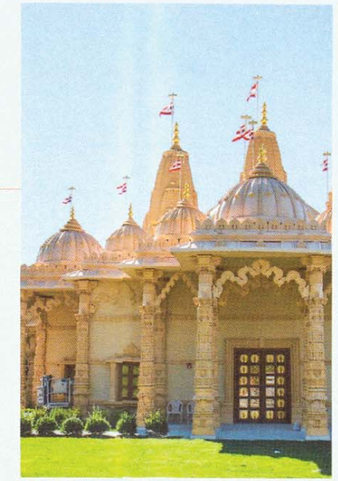
TITLE:
CONSTRUCTION TRAFFIC AND STAGING EXHIBIT

SHEET NO.
RZ-2

BAPS Charlotte Mandir

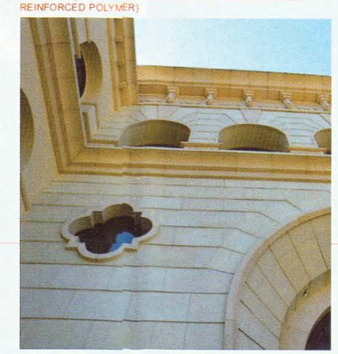


2 **Proposed Elevation, South - Mandir Entrance Detail**
Scale: 1/8" = 1'-0"



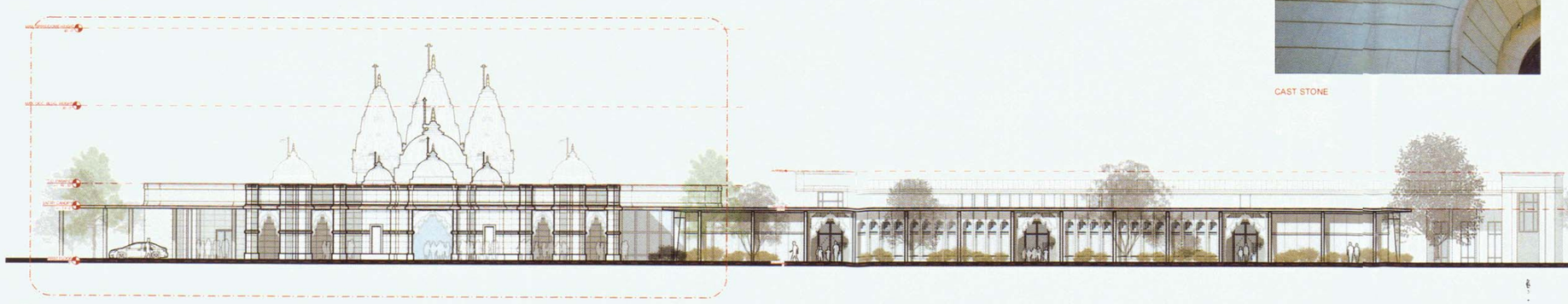
GFRC/FRP (GLASS FIBER REINFORCED CONCRETE/FIBER REINFORCED POLYMER)

GFRC/FRP/CAST STONE/CUT STONE COLOR PALETTE



CAST STONE

CUT STONE



1 **Proposed Elevation, South**
Scale: 1/16" = 1'-0"

Board of Commissioners
APPROVED
November 11, 2019
Lori Canapinno
Lori Canapinno, Town Clerk

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1530 Elizabeth Ave. Suite 200
Charlotte NC 28204

704 405 5980
www.cluckdesign.com

Offices: CLT / NYC

2050 Independence Commerce Dr, Matthews, NC 28105

Project #: 19_109
Date: 12.30.2019

Exterior Elevations

South Elevation

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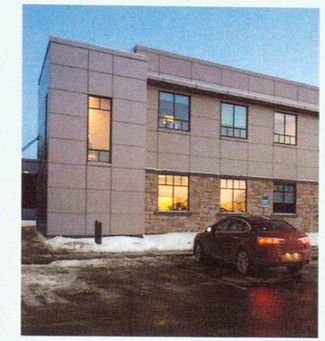
3-11-2020
2019-702

BAPS Charlotte Mandir

2 **Proposed Elevation, South - Classroom Niche Detail**
Scale: 1/4" = 1'-0"

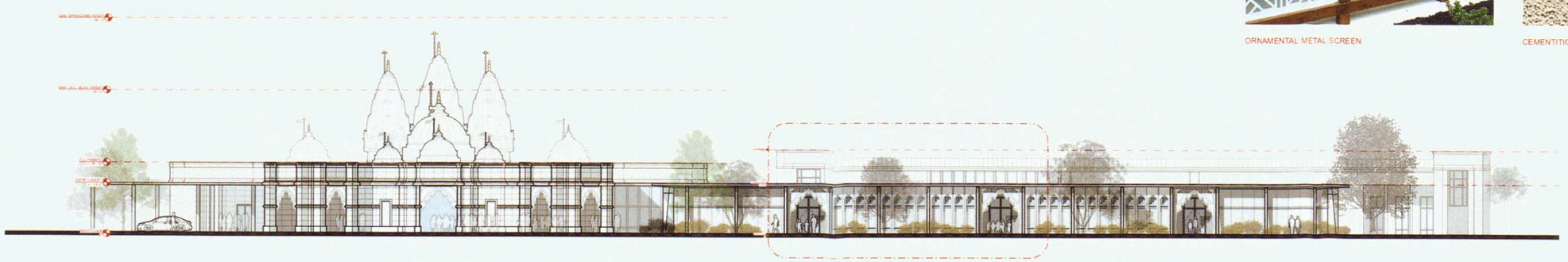
STUCCO TEXTURE COATING ON ARCHITECTURAL PANEL



STUCCO TEXTURE COATING ON ARCHITECTURAL PANEL

ORNAMENTAL METAL SCREEN

CEMENTITIOUS STUCCO



1 **Proposed Elevation, South**
Scale: 1/16" = 1'-0"

0 4 8 12 16

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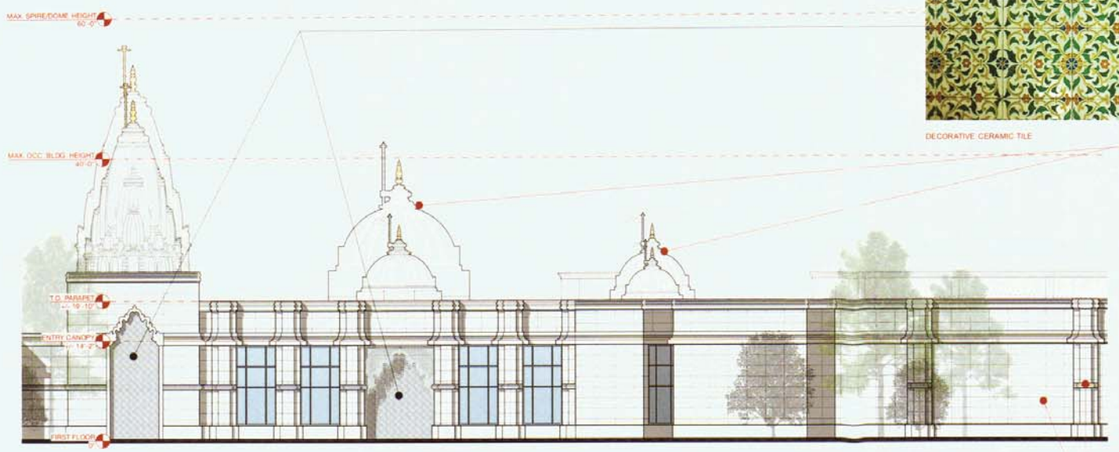
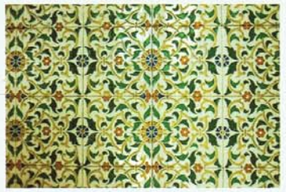
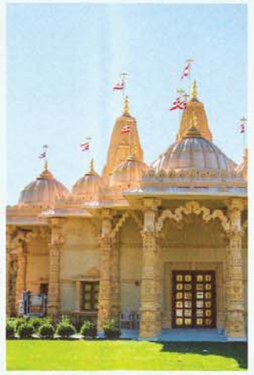


2 Proposed Elevation, West - Mandir Detail
Scale: 1/8" = 1'-0"



DECORATIVE CERAMIC TILE

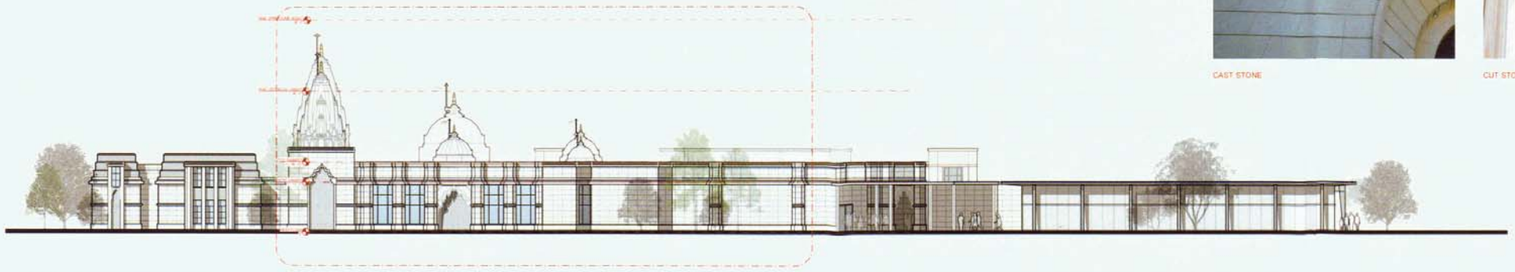


GFRC/FRP (GLASS FIBER REINFORCED CONCRETE/FIBER REINFORCED POLYMER)

GFRC/FRP/CAST STONE/CUT STONE COLOR PALETTE

CAST STONE

CUT STONE



1 Proposed Elevation, West
Scale: 1/16" = 1'-0"

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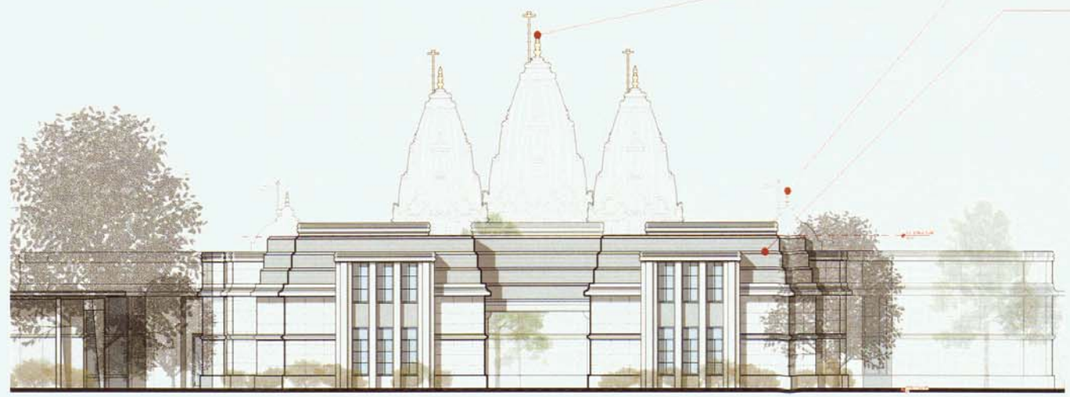
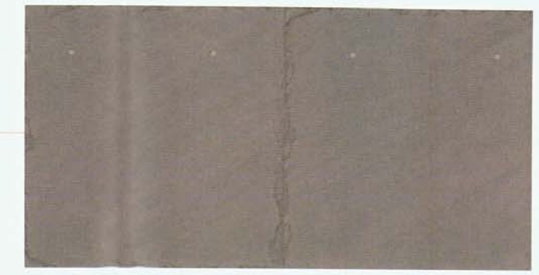
Exterior Elevations

West Elevation

BAPS Charlotte Mandir



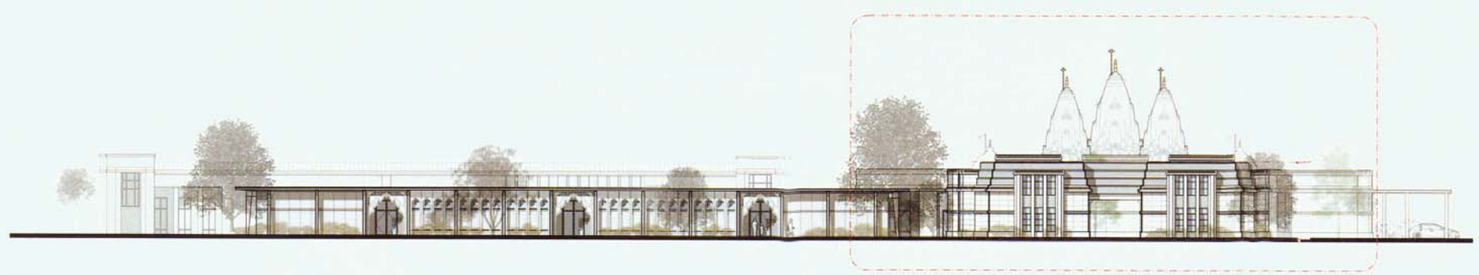
2 **Proposed Elevation, South - Mandir Entrance Detail**
Scale: 1/8" = 1'-0"



SLATE LOOK MANSARD ROOF

CAST STONE

CUT STONE



1 **Proposed Elevation, North**
Scale: 1/16" = 1'-0"

0 4 8 12 16

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Exterior Elevations

North Elevation

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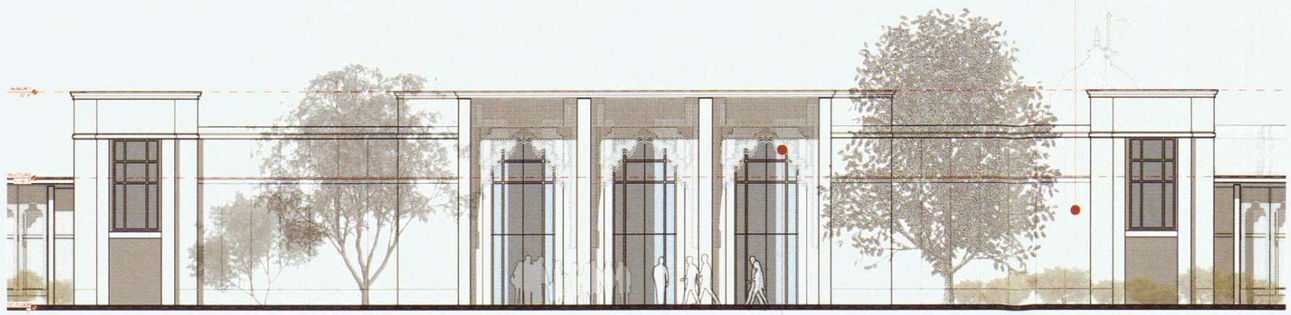
BAPS Charlotte Mandir



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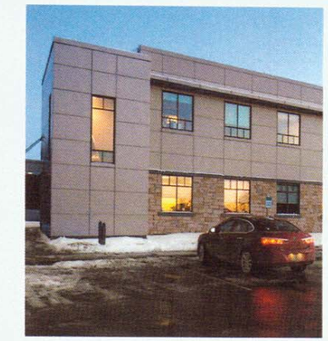
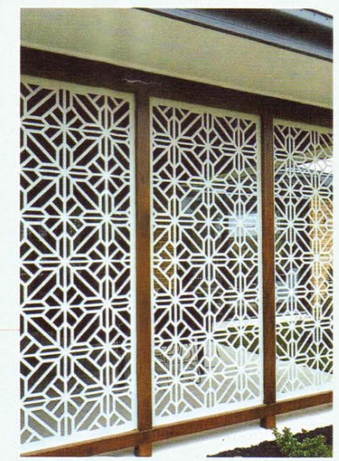
Scale: 1/8" = 1'-0"

STUCCO TEXTURE COATING ON ARCHITECTURAL PANEL

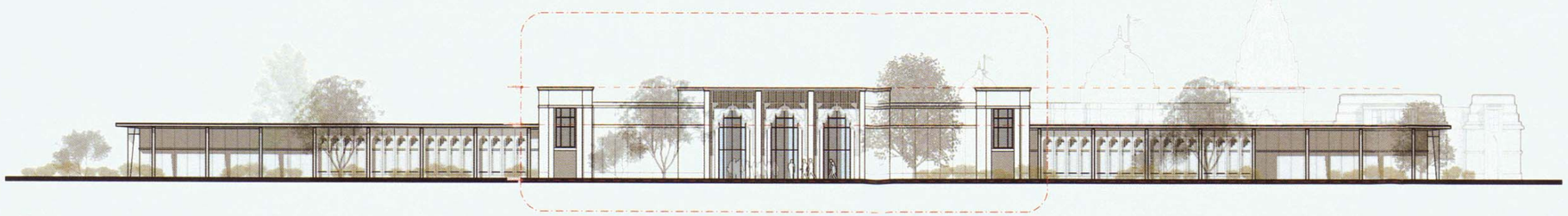


STUCCO TEXTURE COATING ON ARCHITECTURAL PANEL



ORNAMENTAL METAL SCREEN

CEMENTITIOUS STUCCO



1 **Proposed Elevation, East**
Scale: 1/16" = 1'-0"

0 4 8 12 16

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Project #: 19_109
Date: 12.30.2019

Exterior Elevations

East Elevation

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