



1530 Elizabeth Ave, Suite 200
Charlotte NC 28204
704 405 5960
www.cluckdesign.com

Offices: CLT / NYC

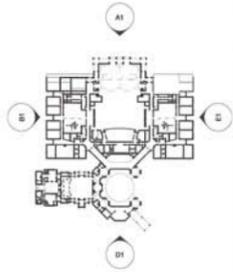


Submitted 09/05/19

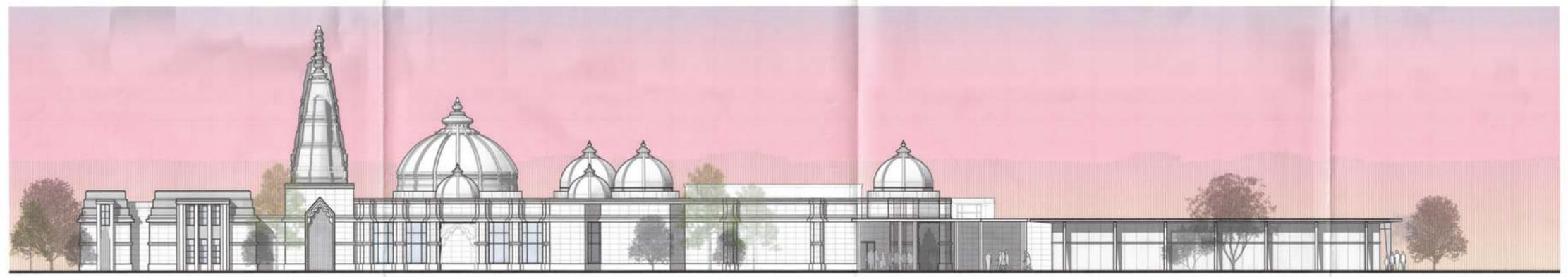
2050 Independence
Commerce Dr.
Matthews, NC 28105

prepared for: SA Paper
B.A.P.S., Charlotte
4100 Margaret Wallace Rd.
Matthews, NC 28105

Mark	Date	Description
D1	10/02/2019	Revising Elevations



E1 Proposed Elevation, South
Scale: 3/32" = 1'-0"



D1 Proposed Elevation, West
Scale: 3/32" = 1'-0"



B1 Proposed Elevation, North
Scale: 3/32" = 1'-0"



A1 Proposed Elevation, East
Scale: 3/32" = 1'-0"

This Drawing is the property of cluck and is not to be reproduced in whole or in part. It is to be used for the project and site specifically identified herein and is not to be used on any other project. This Drawing is to be returned upon the written request of cluck.
Copyright 2019 Cluck Design Collaborative
All Rights Reserved.

Project Name: BAPS CLT Mandir / 19_100
CAD File Name: 2019_10_02_BAPS CLT Mandir.rvt

Exterior Elevations

RZ-2



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

landscape architecture | planning | civil engineering



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: 210902
PARCEL SIZE: 16.31 ACRES
EXISTING ZONING: R-8 (RESIDENTIAL) / INSTITUTIONAL
EXISTING USE: WOODED, VACANT
PROPOSED ZONING: R1 (RESIDENTIAL) / INSTITUTIONAL
PROPOSED USES: RESIDENTIAL / INSTITUTIONAL
PARKING REQUIRED: 226 PARKING SPACES (1 SPACE PER 40 SF OF FLOOR AREA WITH MOVEABLE SEATS IN LARGEST ASSEMBLY ROOM. LARGEST ASSEMBLY ROOM AREA IS 41,000 SQ. FT.)
PARKING PROVIDED: 389 PARKING SPACES
UNDISTURBED TREE CANOPY AREA REQUIRED (15%): 2.45 ACRES
UNDISTURBED TREE CANOPY AREA PROVIDED: 2.46 ACRES (15.07%)
ACREAGE OF UNDISTURBED TREE CANOPY AREA: +/- 2.46 ACRES (15.07%)

REVISIONS
NO. DATE DESCRIPTION

REZONING REQUIREMENTS:
MINIMUM LOT AREA: 1.2 ACRES
MINIMUM LOT WIDTH: 200'
MINIMUM LOT DEPTH: N/A
MINIMUM SETBACKS REQUIRED FOR R1:
FRONT SETBACK: 50'
REAR YARD: 50'
SIDE YARD: 50'
MINIMUM SETBACKS PROVIDED:
FRONT: 50'
REAR: 50'
SIDE: 50'

LEGEND
SYMBOL
TREE SAVE AREA

DEVELOPMENT STANDARDS
AUGUST 28, 2019
1. GENERAL PROVISIONS
A. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING APPLICATION FILED BY BAPS CLT MANDIR, LLC (THE "APPLICANT") FOR AN APPROXIMATELY 16.31 ACRE SITE LOCATED ALONG INDEPENDENCE COMMERCE DRIVE BETWEEN MT. HARBERT CHURCH ROAD AND STEVENS MILL ROAD IN MATTHEWS, NORTH CAROLINA, WHICH SITE IS MORE PARTICULARLY DEPICED 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 REZONING 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 ARRAYS 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 YARD 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 R1 ZONING DISTRICT INCLUDING, WITHOUT LIMITATION, A CAFE/RESTAURANT, CLASSROOM, RECREATION FACILITIES AND FELLOWSHIP/ASSEMBLY AREAS.
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 R1 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 155.801.8 OF THE ORDINANCE MAY EXCEED THIS HEIGHT LIMIT CONSISTENT WITH THE PROVISIONS OF THE ORDINANCE.

6. SCREENING, LANDSCAPING AND BUFFERS
A. SCREENING AND LANDSCAPING SHALL CONFORM TO THE STANDARDS OF THE ORDINANCE.
7. THE SITE SHALL COMPLY WITH THE TREE SAVE REQUIREMENTS OF THE ORDINANCE.
8. 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 PROCESS.
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.
E. STREETSCAPE IMPROVEMENTS SHALL BE INSTALLED ALONG ALL ROAD FRONTAGES IN ACCORDANCE WITH THE REQUIREMENTS OF THE ORDINANCE.

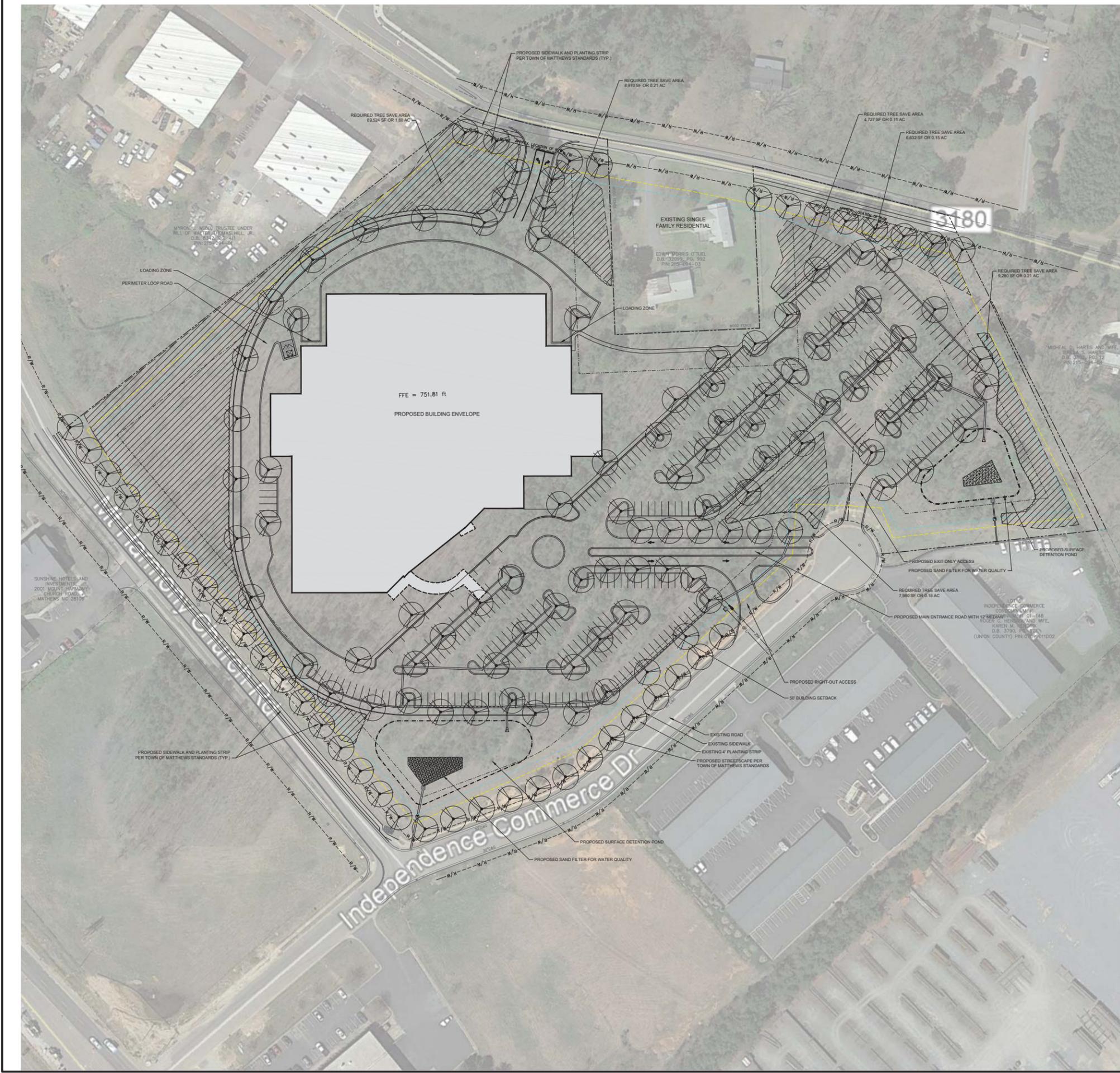
9. LIGHTING
A. ALL LIGHTING INSTALLED ON THE SITE SHALL COMPLY WITH THE REQUIREMENTS OF THE ORDINANCE.
10. SIGNS
A. ALL SIGNS INSTALLED ON THE SITE SHALL COMPLY WITH THE REQUIREMENTS OF THE ORDINANCE.
11. STORM WATER
A. THE DEVELOPMENT OF THE SITE SHALL COMPLY WITH CHAPTER 8 OF THE ORDINANCE.

12. TRASH REMOVAL
A. TRASH AND RECYCLING SERVICE/PICKUP MAY ONLY OCCUR BETWEEN THE HOURS OF 7:00 A.M. AND 7:00 P.M. ACCORDINGLY, TRASH AND RECYCLING SERVICE/PICKUP 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.

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 CHARLOTTE WATER.

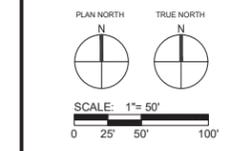


1. CONTRACTOR IS RESPONSIBLE FOR PLACEMENT OF ALL BARRICADES, SIGNAGE, FLAGGERS, SHORING, ETC., TO ENSURE THE SAFETY OF WORKERS AND THE PUBLIC.
2. ALL PAVEMENT CUTS SHALL BE REPLACED ACCORDING TO NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND CHARLOTTE WATER.



BAPS CLT MANDIR

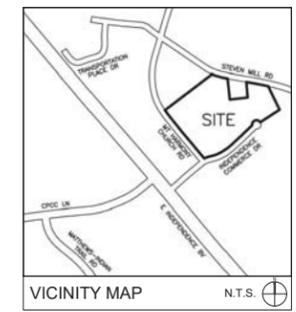
2050 Independence Commerce Drive
Matthews NC, 28105



DATE: 07/08/19
DRAWN BY: LWH
PROJECT NUMBER: 00653.01
SCALE: 1"=50'
TITLE: CONCEPTUAL SITE PLAN AND DEVELOPMENT STANDARDS
SHEET NO: RZ-1



landscape architecture | planning | civil engineering



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: 22000007
 PARCEL SIZE: 16.31 ACRES
 EXISTING ZONING: R-8 (R-8)
 EXISTING USE: WOODED, VACANT
 PROPOSED ZONING: R1 (RESIDENTIAL / INSTITUTIONAL)
 PROPOSED USES: RESIDENTIAL / INSTITUTIONAL
 UNDISTURBED TREE CANOPY AREA REQUIRED (15%): 2.45 ACRES
 UNDISTURBED TREE CANOPY AREA PROVIDED:
 ACREAGE OF UNDISTURBED TREE CANOPY AREA: +/- 2.50 ACRES (15.32%)
R1 ZONING REQUIREMENTS:
 MINIMUM LOT AREA: 4 ACRES
 MINIMUM LOT WIDTH: 200'
 MINIMUM LOT DEPTH: N/A
MINIMUM SETBACKS REQUIRED FOR R1:
 FRONT SETBACK: 50'
 REAR YARD: 50'
 SIDE YARD: 50'
MINIMUM SETBACKS PROVIDED:
 FRONT SETBACK: 50'
 REAR YARD: 50'
 SIDE YARD: 50'

LEGEND



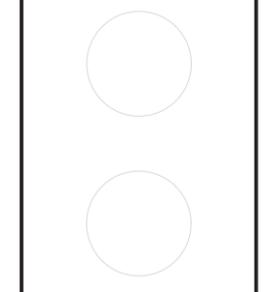
DEVELOPMENT STANDARDS

JUNE 26, 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. 215-08-02 AND 215-08-03.
 - 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 UNINCORPORATED DEVELOPMENT ORDINANCE (THE "ORDINANCE"), UNLESS THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS. THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE R1 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 UNIT 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 R1 ZONING DISTRICT INCLUDING, WITHOUT LIMITATION, A CAFETERIA, CLASSROOMS, RECREATION FACILITIES AND FELLOWSHIP/ASSEMBLY AREAS.
3. **MAXIMUM GROSS FLOOR AREA: PHASED DEVELOPMENT**
 - A. THE PRINCIPAL BUILDING TO BE CONSTRUCTED ON THE SITE MAY CONTAIN A MAXIMUM OF 80,000 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.
4. **DIMENSIONAL STANDARDS**
 - A. THE DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE APPLICABLE DIMENSIONAL STANDARDS OF THE R1 ZONING DISTRICT.
5. **SCREENING, LANDSCAPING AND BUFFERS**
 - A. SCREENING AND LANDSCAPING SHALL CONFORM TO THE STANDARDS OF THE ORDINANCE.
 - B. THE SITE SHALL COMPLY WITH THE TREE SAVE REQUIREMENTS OF THE ORDINANCE.
6. **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.
7. **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.
8. **SIGNS**
 - A. ALL SIGNS INSTALLED ON THE SITE SHALL COMPLY WITH THE REQUIREMENTS OF THE ORDINANCE.
9. **STORM WATER**
 - A. THE DEVELOPMENT OF THE SITE SHALL COMPLY WITH CHAPTER 8 OF THE ORDINANCE.
10. **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 BURE 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.

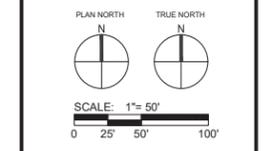
REVISIONS		
NO.	DATE	DESCRIPTION

Information contained in this document is the property of Bloc Design, PLLC, and the project client based on the document. The reproduction, copying, and other use without written consent is prohibited and may be subject to legal action to the fullest extent possible.

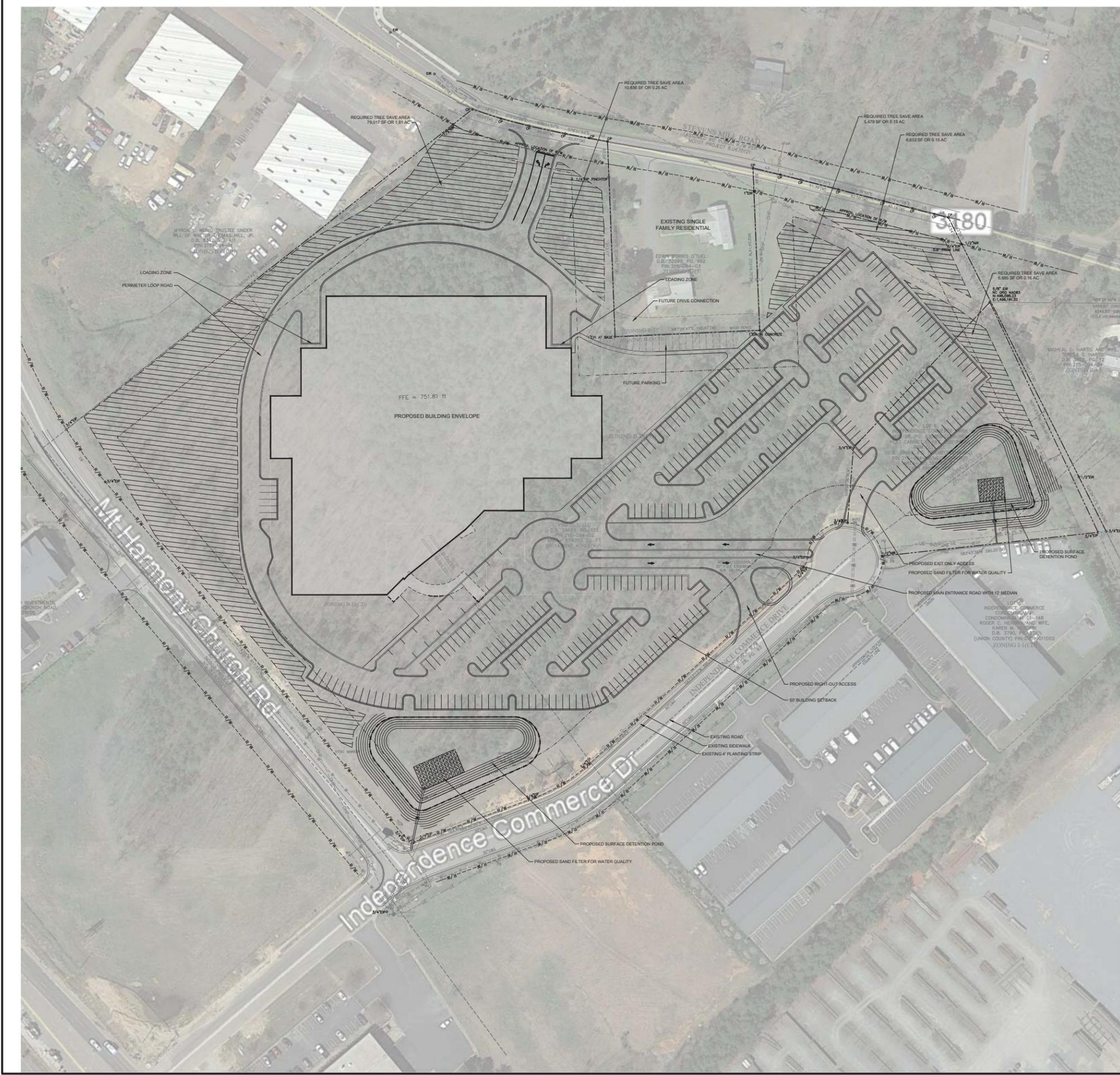


BAPS CLT MANDIR

2050 Independence Commerce Drive
 Matthews NC, 28105



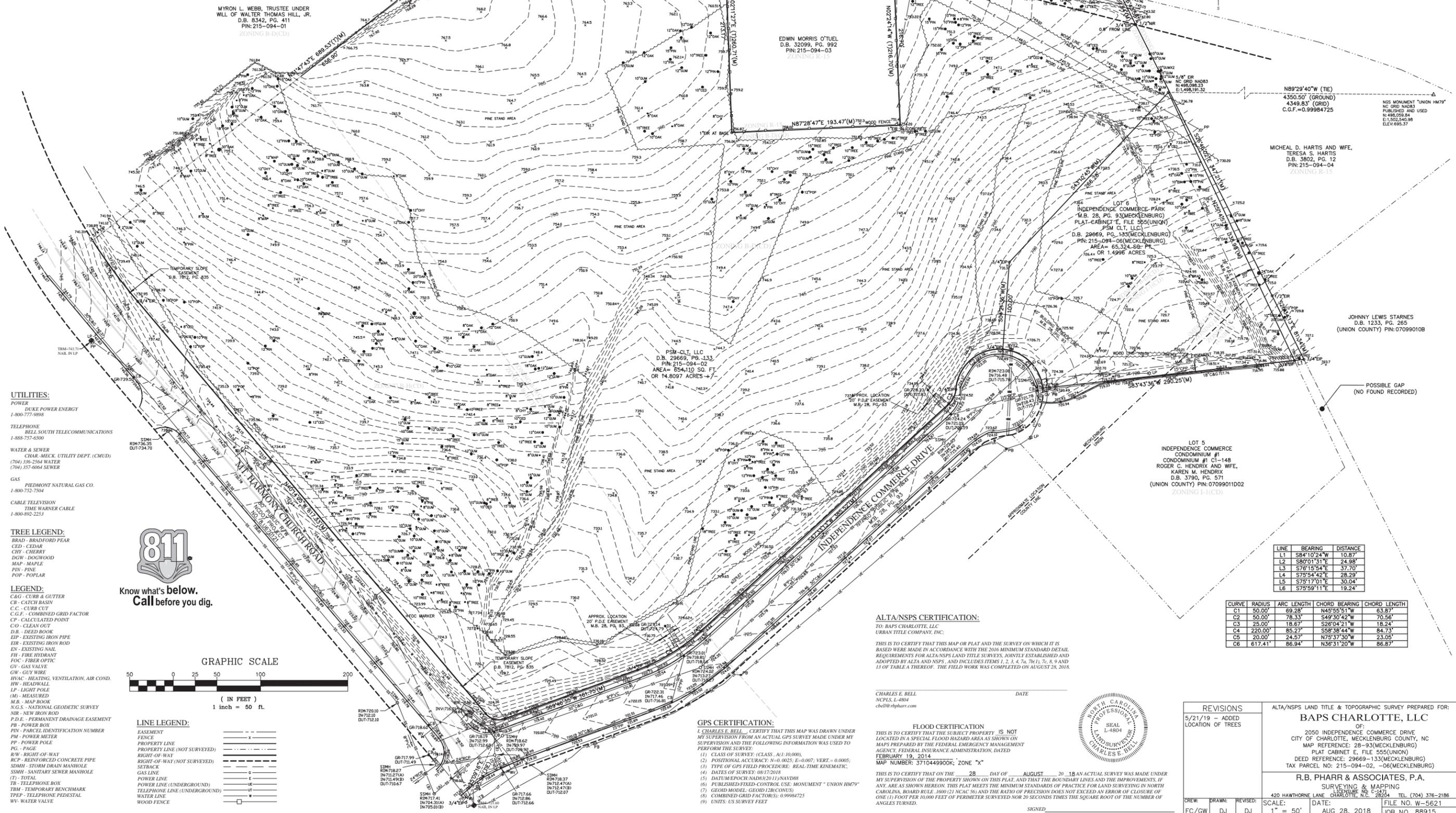
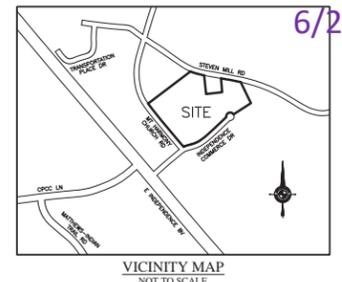
DATE: 06/26/19	MPC: CCB
DRAWN BY: LWH	CHECKED BY: CCB
PROJECT NUMBER: 00653.01	
SCALE: 1"=50'	
TITLE: CONCEPTUAL SITE PLAN AND DEVELOPMENT STANDARDS	
SHEET NO: RZ-1	



NOTES:
 1. THIS PLAT IS NOT FOR RECORDATION AS PER G.S. 47-30 AS AMENDED.
 2. ALL CORNERS MONUMENTED AS SHOWN.
 3. NO RECOVERABLE NGS MONUMENT LOCATED WITHIN 2,000 FEET OF SUBJECT PROPERTY.
 4. THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP IS APPROXIMATE, BASED ON INFORMATION PROVIDED BY OTHERS OR BY FIELD LOCATION. UTILITY LOCATIONS AS SHOWN HEREON ARE INTENDED FOR PLANNING ONLY. ACTUAL LOCATION, SIZE, OR DEPTH OF LINE SHOULD BE VERIFIED WITH THE INDIVIDUAL UTILITY COMPANY BEFORE CONSTRUCTION.
 5. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A CURRENT TITLE COMMITMENT REPORT. R.B. PHARR & ASSOCIATES, P.A. DOES NOT CLAIM THAT ALL MATTERS OF RECORD WHICH MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY ARE SHOWN HEREON.
 6. ELEVATIONS BASED ON N.G.S. MONUMENT "UNION HM79", ELEVATION = 695.37 FEET, NAVD 88.
 7. BROKEN LINES UNLESS THEY HAVE A METES AND BOUNDS DESCRIPTION, INDICATE PROPERTY LINES NOT SURVEYED.
 8. THE OFF-SITE RIGHT-OF-WAY SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERSIGNED CERTIFIES ONLY TO THE RIGHT-OF-WAYS SURVEYED, AND DOES NOT CERTIFY TO THE RIGHT OF WAY WIDTH OF ANY ADJACENT PROPERTIES.

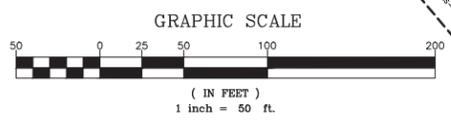
ZONING:
 ZONING RESTRICTIONS AS PER ZONING ORDINANCE:
 SUBJECT PROPERTY ZONED: I-1(CD), B-1(CD), B-1(CD) & L1
 ZONED PER MECKLENBURG COUNTY: I-1(CD), B-1(CD) & B-1(CD)
 FOR FURTHER INFORMATION CONTACT THE TOWN OF MATTHEWS PLANNING DEPARTMENT AT 704-847-4411.
 ZONED PER UNION COUNTY: L1
 FOR FURTHER INFORMATION CONTACT THE UNION COUNTY PLANNING AND ZONING DEPARTMENT AT 704-283-3565.
 A ZONING REPORT WAS NOT PROVIDED AT THE TIME OF SURVEY. R.B. PHARR & ASSOCIATES, P.A. ARE NOT RESPONSIBLE FOR MISSING OR INCORRECTLY SHOWN ZONING RESTRICTIONS

PARKING:
 NO PARKING SPACES OBSERVED ON PROPERTY



UTILITIES:
POWER
 DUKE POWER ENERGY
 1-800-777-9898
TELEPHONE
 BELL SOUTH TELECOMMUNICATIONS
 1-888-757-6590
WATER & SEWER
 CHAM-ARCK UTILITY DEPT. (CMUD)
 (704) 336-2564 WATER
 (704) 357-6064 SEWER
GAS
 PIEDMONT NATURAL GAS CO.
 1-800-752-7594
CABLE TELEVISION
 TIME WARNER CABLE
 1-800-852-2255

TREE LEGEND:
 BRAD - BRADFORD PEAR
 CED - CEDAR
 CHY - CHERRY
 DGW - DOGWOOD
 MAP - MAPLE
 PIN - PINE
 POP - POPLAR
LEGEND:
 C&G - CURB & GUTTER
 CB - CATCH BASIN
 C.C. - CURB CUT
 C.G.F. - COMBINED GRID FACTOR
 CP - CALCULATED POINT
 CO - CLEAN OUT
 D.B. - DEED BOOK
 EIP - EXISTING IRON PIPE
 EIR - EXISTING IRON ROD
 EN - EXISTING NAIL
 FH - FIRE HYDRANT
 FOC - FIBER OPTIC
 GV - GAS VALVE
 GW - GUY WIRE
 HVAC - HEATING, VENTILATION, AIR COND.
 HW - HEADWALL
 LP - LIGHT POLE
 (M) - MEASURED
 M.B. - MAP BOOK
 N.G.S. - NATIONAL GEODETIC SURVEY
 NIK - NEW IRON ROD
 P.D.E. - PERMANENT DRAINAGE EASEMENT
 PB - POWER BOX
 PIN - PARCEL IDENTIFICATION NUMBER
 PM - POWER METER
 PP - POWER POLE
 PG - PAGE
 R/W - RIGHT-OF-WAY
 RCP - REINFORCED CONCRETE PIPE
 SDMH - STORM DRAIN MANHOLE
 SSMH - SANITARY SEWER MANHOLE
 (T) - TOTAL
 TB - TELEPHONE BOX
 TRM - TEMPORARY BENCHMARK
 TWP - TELEPHONE PEDESTAL
 WV - WATER VALVE



LINE LEGEND:

EASEMENT	---
FENCE	- - - - -
PROPERTY LINE	---
RIGHT-OF-WAY (NOT SURVEYED)	- - - - -
RIGHT-OF-WAY (NOT SURVEYED)	- - - - -
R/W - RIGHT-OF-WAY	---
RCP - REINFORCED CONCRETE PIPE	---
SDMH - STORM DRAIN MANHOLE	---
SSMH - SANITARY SEWER MANHOLE	---
(T) - TOTAL	---
TB - TELEPHONE BOX	---
TRM - TEMPORARY BENCHMARK	---
TWP - TELEPHONE PEDESTAL	---
WV - WATER VALVE	---

N89°29'40"W (TIE)
 4350.50' (GROUND)
 4349.83' (GRID)
 C.G.F. = 0.99984725
 NGS MONUMENT "UNION HM79"
 NO GRID NAD83
 PUBLISHED AND USED
 N:498,098.23
 E:1,468,191.32
 E:1,502,540.98
 ELEV:695.37

MICHEAL D. HARTIS AND WIFE,
 TERESA S. HARTIS
 D.B. 3802, PG. 265
 PIN: 215-094-04

JOHNNY LEWIS STARNES
 (UNION COUNTY) PIN: 070990108

LOT 6
 INDEPENDENCE COMMERCE PARK
 M.B. 28, PG. 93 (MECKLENBURG)
 PLAT-CABINET# FILE 555(UNION)
 PSM-CLT, LLC
 D.B. 29669, PG. 133 (MECKLENBURG)
 PIN: 215-094-05 (MECKLENBURG)
 AREA = 65,324.58 SQ. FT.
 OR 1.4996 ACRES

LOT 5
 INDEPENDENCE COMMERCE
 CONDOMINIUM #1 C1-148
 ROGER C. HENDRIX AND WIFE,
 KAREN M. HENDRIX
 D.B. 3790, PG. 571
 (UNION COUNTY) PIN: 07099011002
 ZONING I-1(CD)

LINE	BEARING	DISTANCE
L1	S84°10'24"W	10.87'
L2	S80°01'31"E	24.98'
L3	S76°15'54"E	37.70'
L4	S75°54'42"E	28.29'
L5	S75°17'07"E	30.04'
L6	S75°59'11"E	19.24'

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	50.00'	69.28'	N45°55'51"W	63.87'
C2	50.00'	78.33'	S49°30'42"W	70.56'
C3	25.00'	18.87'	S26°04'21"W	18.24'
C4	220.00'	85.27'	S58°34'44"W	84.73'
C5	20.00'	24.57'	N75°37'30"W	23.05'
C6	617.41'	86.94'	N36°31'20"W	86.87'

ALTA/NSPS CERTIFICATION:
 TO: BAPS CHARLOTTE, LLC
 URBAN TITLE COMPANY, INC.
 THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7a, 7b(1), 7c, 8, 9 AND 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 28, 2018.

CHARLES E. BELL
 NCP/S, L-4804
 cbell@rbpharr.com



GPS CERTIFICATION:
 I, CHARLES E. BELL, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:
 (1) CLASS OF SURVEY: (CLASS. A11-10.000)
 (2) POSITIONAL ACCURACY: N=0.0025; E=0.007; VERT.=0.0005;
 (3) TYPE OF GPS FIELD PROCEDURE: REAL-TIME KINEMATIC.
 (4) DATES OF SURVEY: 08/17/2018
 (5) DATUM/EPOCH: NAD83(2011)NAD88
 (6) PUBLISHED FIXED-CONTROL USE: MONUMENT "UNION HM79"
 (7) GEOD MODEL: GEOID12B(CONUS)
 (8) COMBINED GRID FACTORS: 0.99984725
 (9) UNITS: US SURVEY FEET

FLOOD CERTIFICATION
 THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED FEBRUARY 19, 2014
 MAP NUMBER: 371044900K, ZONE "X"
 THIS IS TO CERTIFY THAT ON THE 28 DAY OF AUGUST, 2018 AN ACTUAL SURVEY WAS MADE UNDER MY SUPERVISION OF THE PROPERTY SHOWN ON THIS PLAT, AND THAT THE BOUNDARY LINES AND THE IMPROVEMENTS, IF ANY, ARE AS SHOWN HEREON. THIS PLAT MEETS THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA, BOARD RULE 1800.21 (NCAC 56) AND THE RATIO OF PRECISION DOES NOT EXCEED AN ERROR OF CLOSURE OF ONE (1) FOOT PER 10,000 FEET OF PERIMETER SURVEYED NOR 20 SECONDS TIMES THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.
 SIGNED

REVISIONS	DATE	BY	DESCRIPTION
5/21/19 - ADDED LOCATION OF TREES			

ALTA/NSPS LAND TITLE & TOPOGRAPHIC SURVEY PREPARED FOR:
BAPS CHARLOTTE, LLC
 OF:
 2050 INDEPENDENCE COMMERCE DRIVE
 CITY OF CHARLOTTE, MECKLENBURG COUNTY, NC
 MAP REFERENCE: 28-93(MECKLENBURG)
 PLAT CABINET E, FILE 555(UNION)
 DEED REFERENCE: 29669-133(MECKLENBURG)
 TAX PARCEL NO: 215-094-02, -06(MECKLENBURG)
R.B. PHARR & ASSOCIATES, P.A.
 SURVEYING & MAPPING
 420 HAWTHORNE LANE CHARLOTTE, N.C. 28204 TEL: (704) 376-2186
 CREW: FC/GW DRAWN: DJ REVISIONS: DJ SCALE: 1" = 50' DATE: AUG 28, 2018 FILE NO. W-5621 JOB NO. 88915
 PLOTTED: 5/21/2019
 G:\88915\88915.DWG\88915.DWG