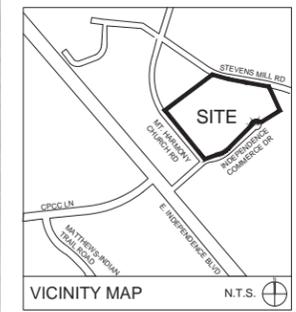
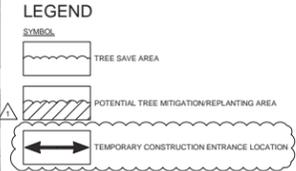




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SURVEY DISCLAIMER: TOPOGRAPHIC SURVEY DATED AUG. 28, 2018 PROVIDED BY R.B. PHARR & ASSOCIATES, P.A., 420 HAWTHORNE LANE, CHARLOTTE, NC 28204.



DEVELOPMENT SUMMARY:

PARCEL TAX ID: 21509402 (13.61 AC), 21509403 (1.02 AC), 21509408 (1.33 AC)
TOTAL PARCEL AREA: 15.96 ACRES
EXISTING ZONING: R1 (CD) & R-15
PROPOSED ZONING: R1 (RESIDENTIAL / INSTITUTIONAL)
PROPOSED USES: RESIDENTIAL / INSTITUTIONAL

TOTAL TREE SAVE AREA: +2.24 ACRES (15.4% TOTAL SITE)
INTERNAL & PERIMETER TREE CANOPY AREAS PROVIDED:
(131) 1200 SF CANOPY LARGE MATURING TREES = 157,200 SF (SEE SECTION 155.006.7.A.1.2)

Table with 2 columns: MINIMUM SETBACKS REQUIRED FOR R/I PROVIDED, MINIMUM SETBACKS. Rows include Front, Rear, and Side setbacks for 50' and 50'.

REVISIONS table with columns: NO., DATE, DESCRIPTION. Includes a 'stamp / seal' area.

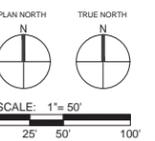
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NOT FOR CONSTRUCTION

BAPS CLT MANDIR

2050 Independence Commerce Drive, Matthews NC, 28105

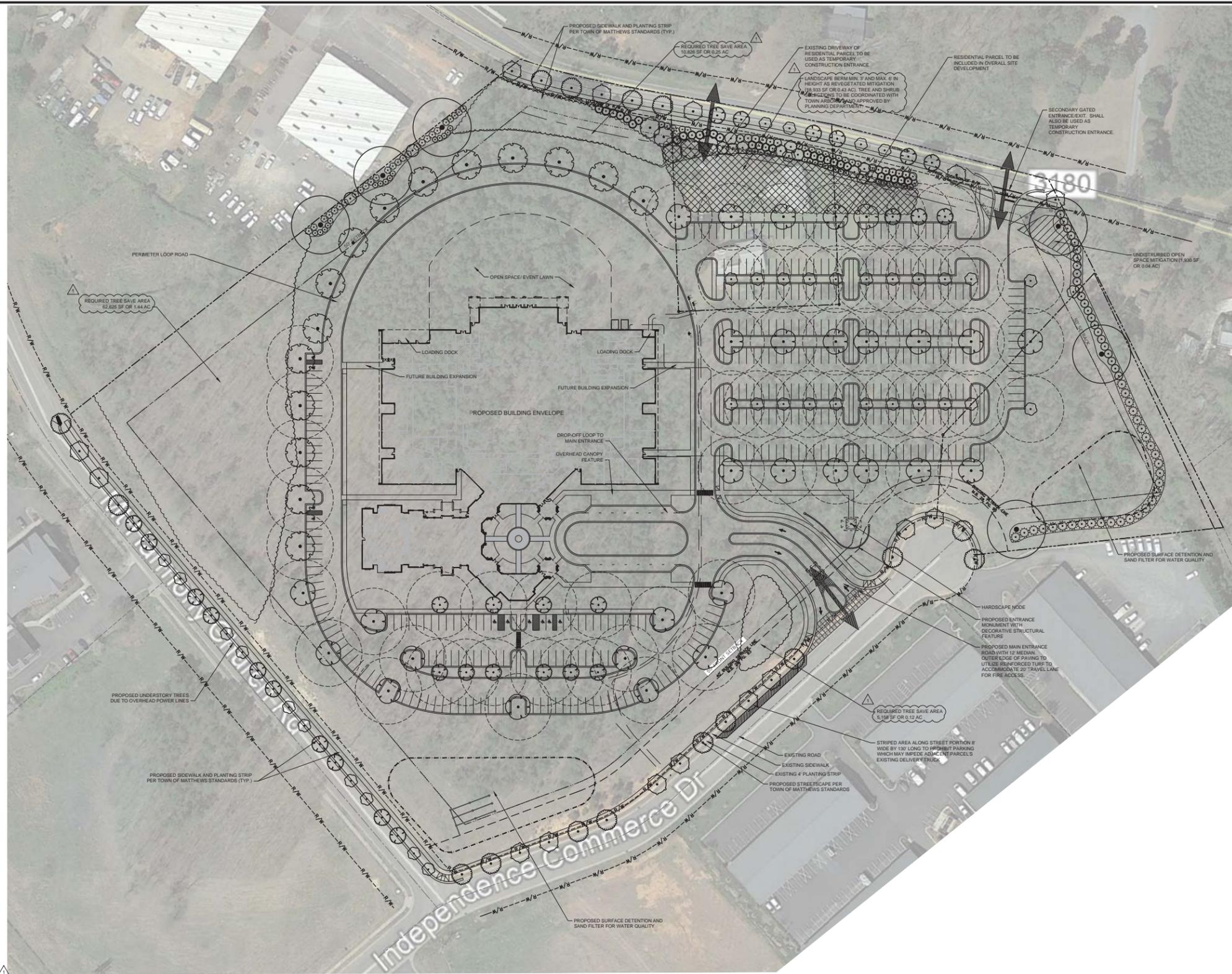


DATE: 11/11/19, MFC: CCB, DRAWN BY: LWH/NTV, CHECKED BY: CCB, PROJECT NUMBER: 00653.01

SCALE: 1"=50', TITLE: CONCEPTUAL SITE PLAN AND DEVELOPMENT STANDARDS

SHEET NO: RZ-1

- 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.



DEVELOPMENT STANDARDS

March 24, 2020

- 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 17,325 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").
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").

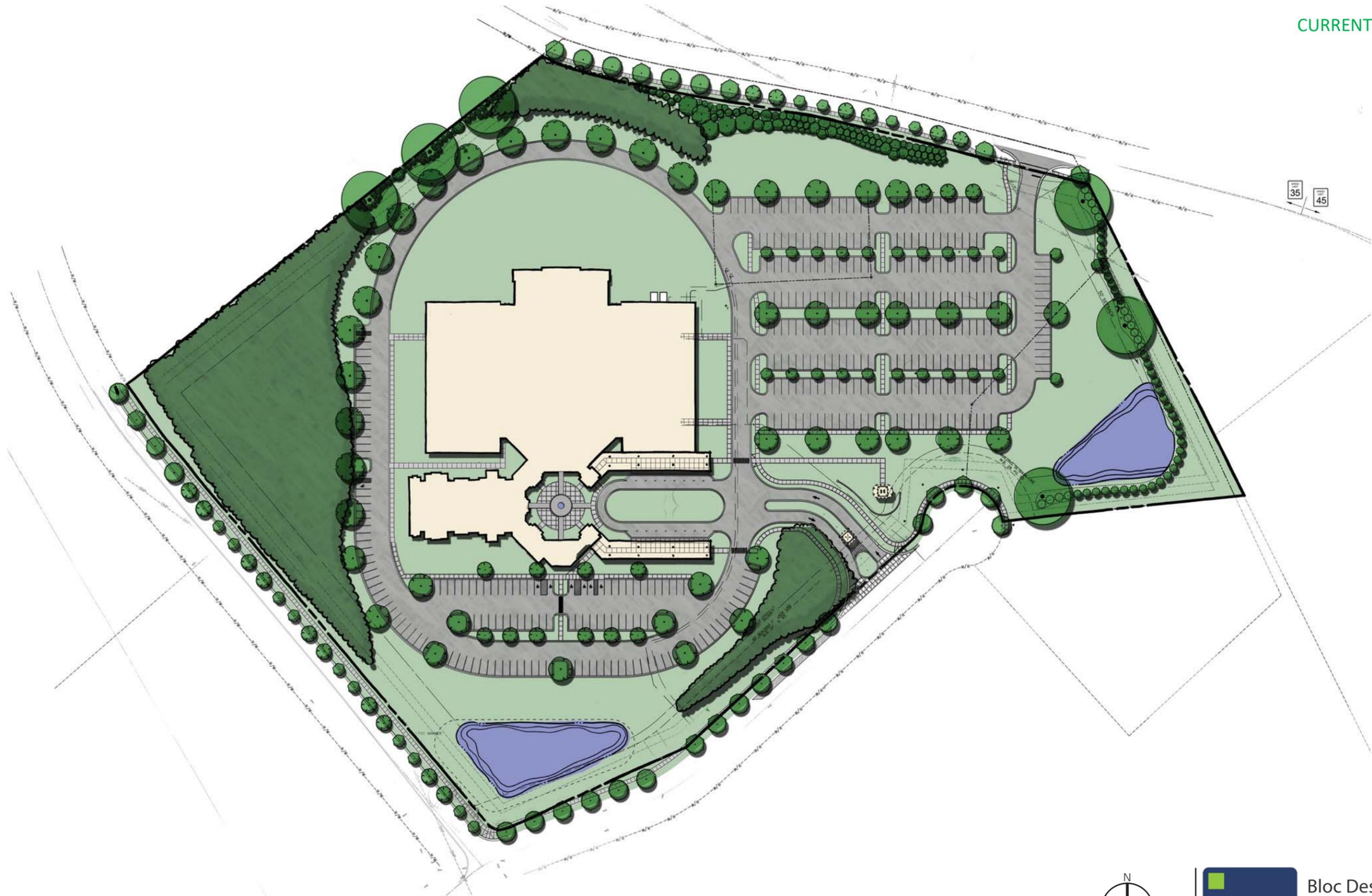
- 2. PERMITTED USES
A. The Site may only be devoted to a church and place of worship without size restrictions and to any incidental and accessory uses associated therewith that are allowed in the R1 zoning district including, without limitation, a cafeteria, classrooms, recreational facilities, fellowship/assembly 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, intended to depict the general conceptual architectural style and character, provided, however, that such 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 structure permitted under Section 155.001.3B 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.
B. The site shall comply with the tree preservation requirements of the Ordinance.
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").

- 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 development contractors ("Contractors") during construction and development of the Site.
9. LIGHTING
A. All lighting installed on the Site shall comply with the requirements of the Ordinance.



BAPS Charlotte

Matthews, North Carolina



Rezoning Plan Rendering

DATE: 04.02.2020

Not To Scale



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PROJECT NO.: 00653.00

NC FIRM#: P-1007, C-390