PERMITTED USES

E. The development of the Site proposed under this Rezoning Plan shall be considered to be

F. Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by

A. These Development Standards form a part of the Rezoning Plan associated with the Rezoning

stringent standards, the regulations established under the Ordinance for the R/I zoning district shall

separation requirements with respect to the exterior boundaries of the Site.

such recombination or subdivision meets the requirements of the Ordinance.

govern the use and development of the Site.

Minor alterations or changes to the Rezoning Plan and/or these Development Standards are subject to


4. DIMENSIONAL STANDARDS

C. The principal building constructed on the Site may use a variety of building materials.  The building

B. Attached to the Rezoning Plan are a series of conceptual, architectural perspectives and elevations of the

A. The maximum height of the principal building to be constructed on the Site shall be 40 feet, provided,

lamps and drive aisles are conceptual in nature and may be altered or modified during design development

conceptual architectural style and character shall be permitted.

changes and alterations to the exterior of the building that do not materially change the overall

principal building to be constructed on the Site, intended to depict the general conceptual architectural

H. Subject to the approval of the Town of Matthews, on-street parking shall not be permitted in the

lower entrance to the neighboring business park, in the location more generally depicted on the

may occur in the areas generally depicted on the Rezoning Plan; provided, however, that in accordance

modifications or alterations required during the design development and construction permitting

12. TRASH REMOVAL

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

TOWN OF MATTHEWS STANDARDS

EXISTING SIDEWALK

PROPOSED SURFACE DETENTION AND

USED AS TEMPORARY

REQUIRED TREE SAVE AREA

WIDE BY 130' LONG TO PROHIBIT PARKING

ALSO BE USED AS

FOR FIRE ACCESS.

INTERNAL & PERIMETER TREE CANOPY AREAS PROVIDED:

PARKING REQUIRED: 325 PARKING SPACES (1 SPACE PER 40 SF OF FLOOR AREA

MINIMUM LOT AREA: 2 ACRES

+/-2.24 AC TREE SAVE AREA + 3.70 AC CANOPY TREES = 5.94 ACRES (+/-41%) CANOPY

SITE AREA: 695,130 SF (15.96 AC)

TOTAL TREE SAVE AREA: +/- 2.24 ACRES (15.4% TOTAL SITE)

TOTAL SUPPLEMENTAL TREE CANOPY COVERAGE = 161,200 SF (3.70 ACRES=25.4%)

POTENTIAL TREE MITIGATION/REPLANTING AREA

TEMPORARY SLOPE EASEMENT: 8,388 SF

MINIMUM UNDISTURBED TREE CANOPY AREA PROVIDED: +/- 1.80 ACRES (12.4% OF SITE)

(10) 400 SF CANOPY SMALL MATURING TREES = 4,000 SF (SEE SECTION 155.606.7.A.3.c)

REVISIONS

SHEET NO.:

TITLE:

MPIC: CCB11/11/19DATE:

AIA: 2019-08-27RSN:

CONCEPTUAL SITE PLAN AND

RZ-1

SCALE:

phone: 704-940-2883

CHECKED BY:
A. The Site may only be devoted to a church and place of worship without size restrictions and to any planned/unified development. Therefore, side and rear yards, buffers, building height separation, and setbacks shall be based on the style and character of the building. Accordingly, such building shall be designed and constructed so that materials used will be a combination of the following:

- Cast Stone
- Aluminum Storefront windows and doors
- Perforated Metal Panel Screening
- Smooth Metal Panel
- FRP/GFRC

DUE TO OVERHEAD POWER LINES

3. MAXIMUM GROSS FLOOR AREA; PHASED DEVELOPMENT

A. The Site may only be devoted to a church and place of worship without size restrictions and to any planned/unified development. Therefore, side and rear yards, buffers, building height separation, and setbacks shall be based on the style and character of the building. Accordingly, such building shall be designed and constructed so that materials used will be a combination of the following:

- Cast Stone
- Aluminum Storefront windows and doors
- Perforated Metal Panel Screening
- Smooth Metal Panel
- FRP/GFRC

G. Subject to the approval of the Town of Matthews, the Applicant shall stripe a "no parking" area in the parking lot and the Temporary Construction Drive or make other provision to ensure that no parking occurs in that area.

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

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

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

8. CONSTRUCTION AND DEVELOPMENT OF THE SITE

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

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

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

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

11. STORM WATER

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

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

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

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

1. CONTRACTOR IS RESPONSIBLE FOR PLACEMENT OF ALL BARRICADES,攁"

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

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

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

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

11. STORM WATER

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

B. Trucks bringing concrete to the Site during and for construction of the building pad for the principal building constructed on the Site shall use theTemporary Construction Drive and/or the Site's access or for turnaround.

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

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

1. CONTRACTOR IS RESPONSIBLE FOR PLACEMENT OF ALL BARRICADES,攁"

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

B. Trucks bringing concrete to the Site during and for construction of the building pad for the principal building constructed on the Site shall use theTemporary Construction Drive and/or the Site's access or for turnaround.

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

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

11. STORM WATER

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

B. Trucks bringing concrete to the Site during and for construction of the building pad for the principal building constructed on the Site shall use theTemporary Construction Drive and/or the Site's access or for turnaround.

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

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

1. CONTRACTOR IS RESPONSIBLE FOR PLACEMENT OF ALL BARRICADES,携"

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

B. Trucks bringing concrete to the Site during and for construction of the building pad for the principal building constructed on the Site shall use theTemporary Construction Drive and/or the Site's access or for turnaround.

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

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

11. STORM WATER

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

E. The development of the Site proposed under this Rezoning Plan shall be considered to be a

D. The parcels of land that comprise the Site may be recombined or further subdivided provided that

C. The location and layout of the principal building to be constructed on the Site and the associated

A. The Site may only be devoted to a church and place of worship without size restrictions and to


Plan (hereinafter referred to as the “Site”). The Site is comprised of Tax Parcel

Mill Road in Matthews, North Carolina, which site is more particularly depicted on the Rezoning

Ordinance (the “Ordinance”). Unless the Rezoning Plan or these Development Standards

Standards are subject to Section 155.401.5 of the Ordinance.

Site.

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

mitigate any such reduction in the amount of tree preservation areas by revegetating the

areas may occur in the areas generally depicted on the Rezoning Plan.

A. The Applicant shall install a temporary construction access drive from Stevens Mill Road in the

caused any damage to Independence Commerce Drive and, if any such damage has occurred,

on the Rezoning Plan, and on-street parking shall not be permitted in that area.

F. Construction vehicles with metal tracks shall not be permitted to utilize public streets, but rather

G. Subject to the approval of the Town of Matthews, the Applicant shall stripe a “no parking” area

8:00 A.M. - 7:00 P.M.

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

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

7:00 P.M.

assigns. Throughout these Development Standards, the

The legend that has been used in the drawings on the following page is just a summary of the requirements set forth in Sections 155.401.5 and 155.606.7.A.3.c of the Ordinance.

5. SIDE YARD: 50’ 50’

TOTAL SUPPLEMENTAL TREE CANOPY COVERAGE = 181,600 SF (4.16 ACRES = 28.61%)

SIDE YARD: 50’ 50’

MINIMUM SETBACKS REQUIRED FOR R/I:    MINIMUM SETBACKS PROVIDED:

SAND FILTER FOR WATER QUALITY

FRONT SETBACK: 50’ 50’

MINIMUM SETBACKS REQUIRED FOR R/I:    MINIMUM SETBACKS PROVIDED:

PARKING REQUIRED: 325 PARKING SPACES (1 SPACE PER 40 SF OF FLOOR AREA

EXISTING USE: WOODED, VACANT

DEVELOPMENT SUMMARY:

REMAINING USEABLE AREA: 634,475 SF OR 14.57 ACRES

MINIMUM SETBACKS PROVIDED:

PROPOSED ZONING: R/I (RESIDENTIAL / INSTITUTIONAL)

DEPARTMENT OF TRANSPORTATION AND UNION COUNTY PUBLIC WORKS.

Information contained in this document is the property of Bloc Design, PLLC.

www.bloc-nc.com

phone: 704-940-2883


SUPERCEDED

DEPARTMENT OF TRANSPORTATION AND UNION COUNTY PUBLIC WORKS.

Information contained in this document is the property of Bloc Design, PLLC.

www.bloc-nc.com

phone: 704-940-2883


SUPERCEDED

DEPARTMENT OF TRANSPORTATION AND UNION COUNTY PUBLIC WORKS.

Information contained in this document is the property of Bloc Design, PLLC.

www.bloc-nc.com

phone: 704-940-2883


SUPERCEDED

DEPARTMENT OF TRANSPORTATION AND UNION COUNTY PUBLIC WORKS.

Information contained in this document is the property of Bloc Design, PLLC.

www.bloc-nc.com

phone: 704-940-2883


SUPERCEDED

DEPARTMENT OF TRANSPORTATION AND UNION COUNTY PUBLIC WORKS.

Information contained in this document is the property of Bloc Design, PLLC.

www.bloc-nc.com

phone: 704-940-2883


SUPERCEDED

DEPARTMENT OF TRANSPORTATION AND UNION COUNTY PUBLIC WORKS.

Information contained in this document is the property of Bloc Design, PLLC.

www.bloc-nc.com

phone: 704-940-2883

BAPS Charlotte Mandir

1. Proposed Elevation, North
   Scale: 1/8" = 1'-0"

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

2050 Independence Commerce Dr, Matthews, NC 28105
Exterior Elevations
North Elevation

Project #: 19_109
Date: 12.30.2019