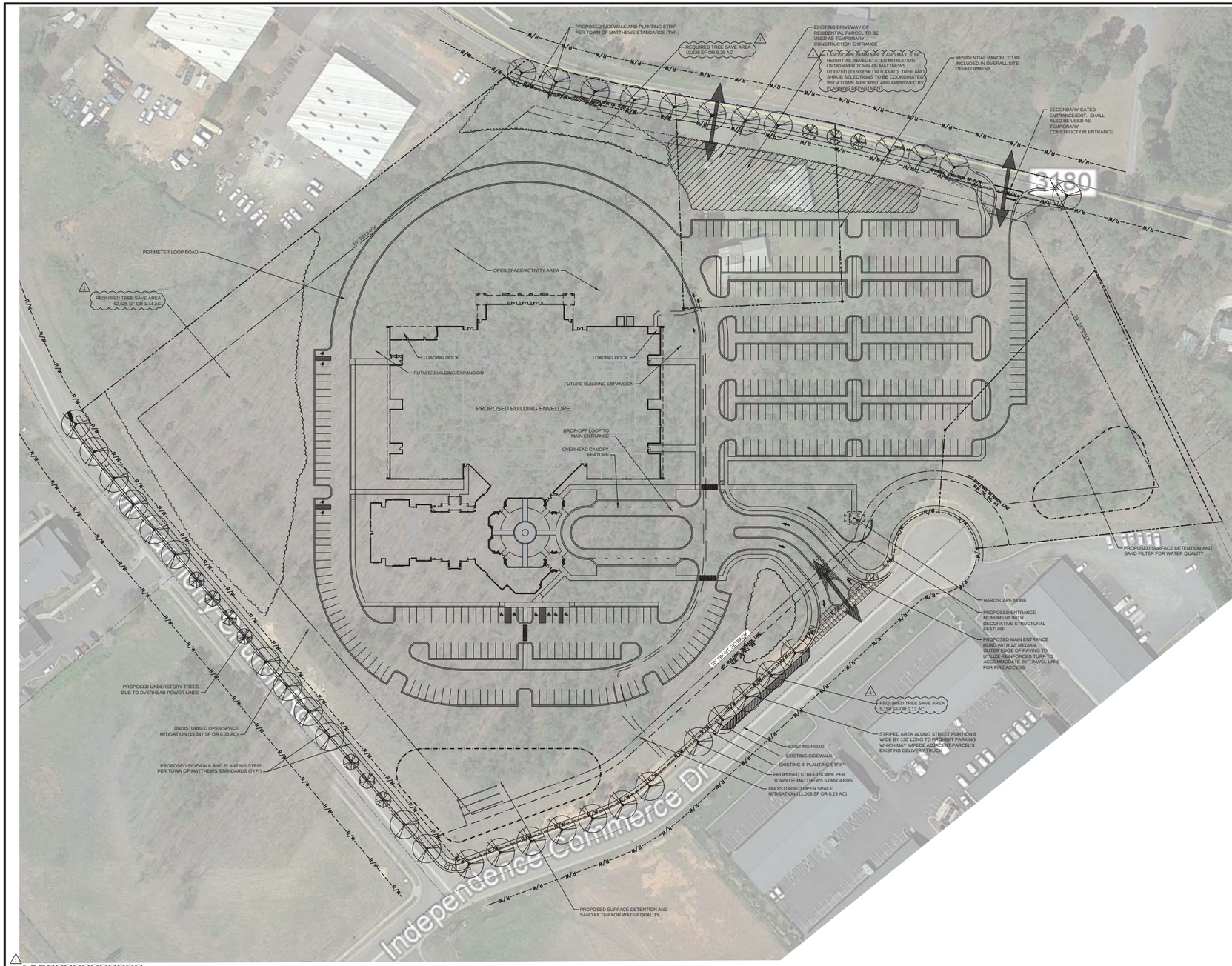
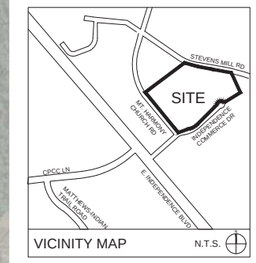




VICINITY MAP N.T.S.

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
- POTENTIAL TREE MITIGATION/REPLANTING AREA
- TEMPORARY CONSTRUCTION ENTRANCE LOCATION

DEVELOPMENT SUMMARY:

PARCEL TAX ID: 21509402 (13.61 AC)
21509403 (1.02 AC)
21509406 (1.33 AC)

TOTAL PARCEL AREA: 15.96 ACRES

EXISTING ZONING: R9 (CD) & R-15
EXISTING USE: WOODED, VACANT/SINGLE FAMILY RESIDENCE

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: 414 PARKING SPACES

TREE SAVE AREA PROVIDED:
SITE AREA: 695,130 SF (15.96 AC)
PERMANENT DRAINAGE EASEMENTS: 12,940 SF
PROPOSED STORMWATER POND AREA: 28,190 SF
TEMPORARY SLOPE EASEMENT: 8,388 SF
ELECTRICAL UTILITY EASEMENT: 11,137 SF
REMAINING USEABLE AREA: 634,475 SF OR 14.57 ACRES

UNDISTURBED TREE CANOPY AREA REQUIRED (15% OF SITE): 2.18 ACRES
UNDISTURBED TREE CANOPY AREA PROVIDED: +/- 1.80 ACRES (12.4% OF SITE)
PROPOSED MITIGATION BY REVEGETATION PROVIDED: +/- 0.44 ACRES (3.0% TOTAL SITE 19.9% OF PROVIDED TREE SAVE AREA)

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 155.606.7.A.3.b)
(10) 400 SF CANOPY SMALL MATURING TREES = 4,000 SF (SEE SECTION 155.606.7.A.3.c)
TOTAL SUPPLEMENTAL TREE CANOPY COVERAGE = 161,200 SF (3.70 ACRES=25.4%)

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

R/ I ZONING REQUIREMENTS: /14.57
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'

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"). The Site is comprised of Tax Parcel Nos. 2015-094-03, 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/Natural Stone
- FRP/GFRC
- Stucco (traditional cementation, and/or synthetic)
- 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; provided, however, that in accordance with the requirements of the Ordinance, the Applicant may mitigate any reduction of the amount of tree preservation areas 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.

C. 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 and/or the Site's access point on Stevens Mill Road 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.

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.

SUPERCEDED 2020-709
4/1/2020

bloc
Bloc Design
2923 S. Tryon Street, Suite 320
Charlotte, NC 28203
phone: 704-940-2883
www.bloc-nc.com
landscape architecture | planning | civil engineering

REVISIONS

NO.	DATE	DESCRIPTION

Disclaimer ©2020
Information contained in this document is the property of Bloc Design, PLLC and the project client listed on this document.
The reproduction, copying, and other use without written consent is prohibited and may be subject to legal action to the fullest extent possible.

stamp / seal:

BLOC DESIGN PLANNING & DESIGN FIRM P-1007 C-390 NORTH CAROLINA

NOT FOR CONSTRUCTION

BAPS CLT MANDIR

2050 Independence Commerce Drive
Matthews NC, 28105

PLAN NORTH N
TRUE NORTH N

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

DATE: 11/11/19	MPIC: CCB
DRAWN BY: LWH/NTV	CHECKED BY: CCB
PROJECT NUMBER: 00653.01	
SCALE: 1"=50'	

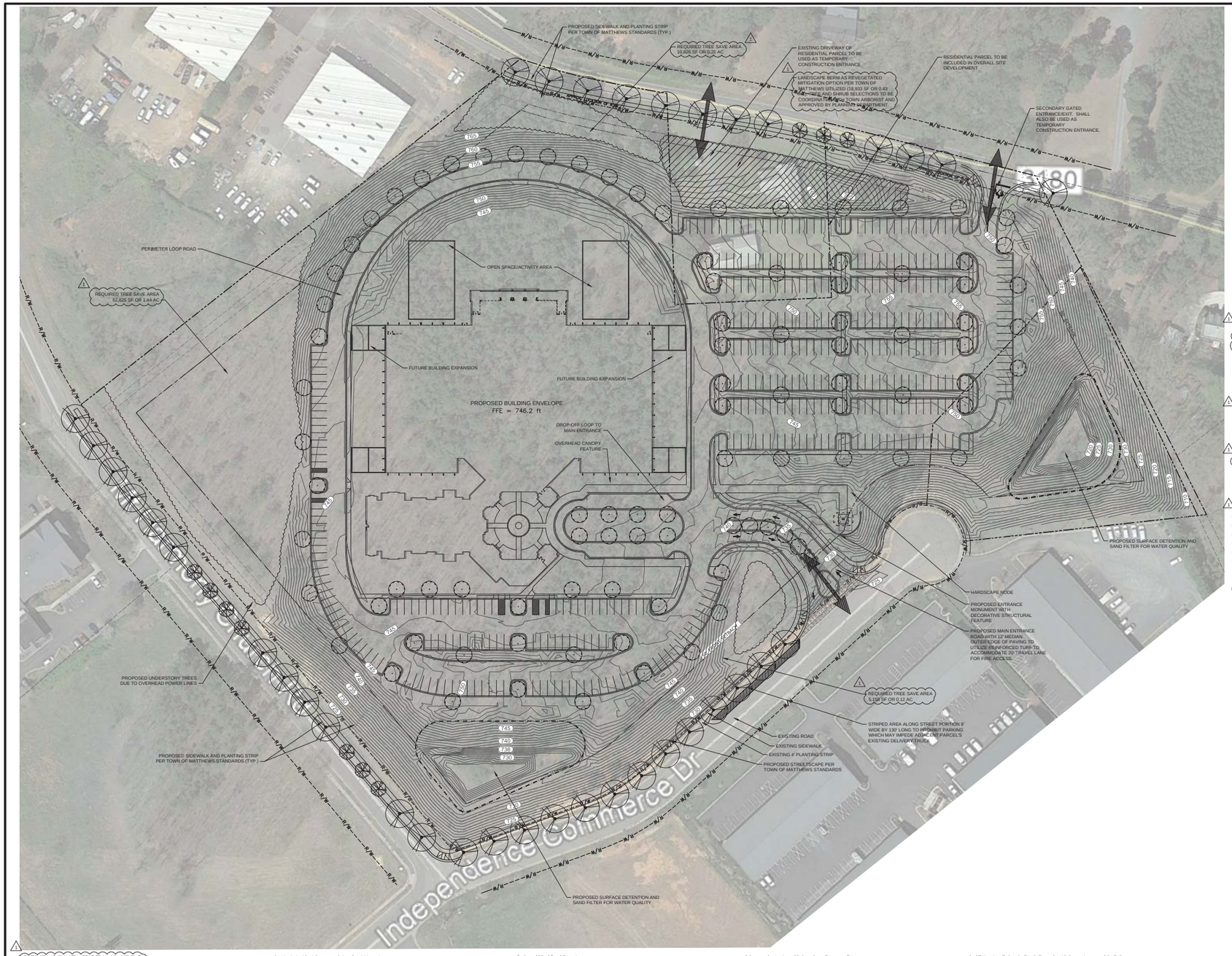
TITLE:
CONCEPTUAL SITE PLAN AND DEVELOPMENT STANDARDS

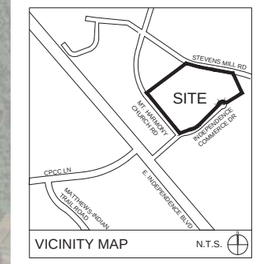
SHEET NO.:
RZ-1

S:\Projects\00653 BAPS Charlotte\Planet\Production CNG\Divisions\2nd Revisions\00653 - BAPS Charlotte - Rezoning Package (2nd Revisions).dwg, 4/1/2020 4:54:15 PM, dennis terry, Bloc Design

SUPERCEDED

2020-709
3/3/2020





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
- POTENTIAL TREE MITIGATION/REPLANTING AREA
- TEMPORARY CONSTRUCTION ENTRANCE LOCATION

DEVELOPMENT SUMMARY:

PARCEL TAX ID: 21509402 (13.61 AC)
21509403 (1.02 AC)
21509406 (1.33 AC)

TOTAL PARCEL AREA: 15.96 ACRES

EXISTING ZONING: R/I (CD) & R-15
EXISTING USE: WOODED, VACANT/SINGLE FAMILY RESIDENCE.
PROPOSED ZONING: RI (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: 414 PARKING SPACES

TREE SAVE AREA PROVIDED:
SITE AREA: 695,130 SF (15.96 AC)
PERMANENT DRAINAGE EASEMENTS: 12,940 SF
PROPOSED STORMWATER POND AREA: 28,190 SF
TEMPORARY SLOPE EASEMENT: 8,388 SF
ELECTRICAL UTILITY EASEMENT: 11,137 SF
REMAINING USEABLE AREA: 634,475 SF OR 14.57 ACRES

UNDISTURBED TREE CANOPY AREA REQUIRED (15% OF SITE): 2.18 ACRES
UNDISTURBED TREE CANOPY AREA PROVIDED: +/- 1.80 ACRES (12.4% OF SITE)
PROPOSED MITIGATION BY REVEGETATION PROVIDED: +/- 0.44 ACRES (3.0% TOTAL SITE - 19.9% OF PROVIDED TREE SAVE AREA)

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 155.606.7.A.3.b)
(10) 400 SF CANOPY SMALL MATURING TREES = 4,000 SF (SEE SECTION 155.606.7.A.3.c)
TOTAL SUPPLEMENTAL TREE CANOPY COVERAGE = 161,200 SF (3.70 ACRES=25.4%)

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

RI / ZONING REQUIREMENTS: /14.57
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'

DEVELOPMENT STANDARDS

February 26, 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"). The Site is comprised of Tax Parcel Nos. 2015-094-03, 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 cementations)
- 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; provided, however, that in accordance with the requirements of the Ordinance, the Applicant may mitigate any reduction of the amount of tree preservation areas 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.

C. 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 and/or the Site's access point on Stevens Mill Road 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.

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
Bloc Design
2923 S. Tryon Street, Suite 320
Charlotte, NC 28203
phone: 704-940-2883
www.bloc-nc.com
landscape architecture | planning | civil engineering

REVISIONS

NO.	DATE	DESCRIPTION

Disclaimer ©2019:
Information contained in this document is the property of Bloc Design, PLLC and the project client listed on this document.
The reproduction, copying, and other use without written consent is prohibited and may be subject to legal action to the fullest extent possible.

stamp / seal:

BLOC DESIGN PROFESSIONAL ENGINEER SEAL P-1007 C-390 NORTH CAROLINA

NOT FOR CONSTRUCTION

BAPS CLT MANDIR

2050 Independence Commerce Drive
Matthews NC, 28105

PLAN NORTH N
TRUE NORTH N

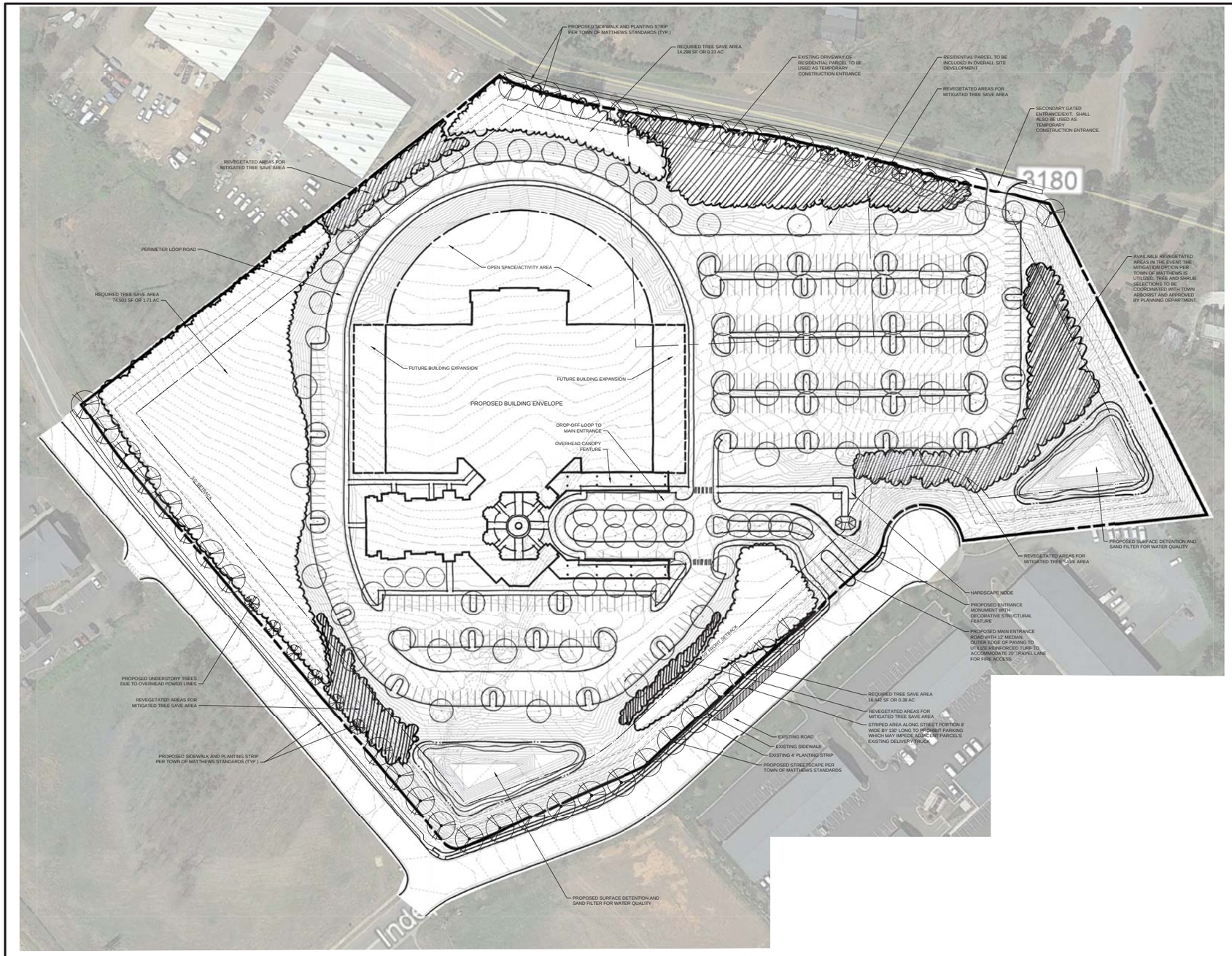
SCALE: 1"= 50'
0 25' 50' 100'

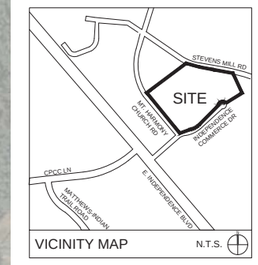
DATE: 11/11/19	MPIC: CCB
DRAWN BY: LWH/NTV	CHECKED BY: CCB
PROJECT NUMBER: 00653.01	
SCALE: 1"=50'	

TITLE:
CONCEPTUAL SITE PLAN AND DEVELOPMENT STANDARDS

SHEET NO.:
RZ-1

SUPERCEDED
2020-709
12/31/2020





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)
21509406 (1.33 AC)

TOTAL PARCEL AREA: 15.96 ACRES

EXISTING ZONING: B-D/B-H & R-15
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: 411 PARKING SPACES

TREE SAVE AREA PROVIDED:
SITE AREA: 695,130 SF (15.96 AC)
PERMANENT DRAINAGE EASEMENTS: 12,940 SF
PROPOSED STORMWATER POND AREA: 28,190 SF
TEMPORARY SLOPE EASEMENT: 8,388 SF
ELECTRICAL UTILITY EASEMENT: 11,137 SF
REMAINING USEABLE AREA: 634,475 SF OR 14.57 ACRES

UNDISTURBED TREE CANOPY AREA REQUIRED (15%): 2.18 ACRES
UNDISTURBED TREE CANOPY AREA PROVIDED: +/- 2.18 ACRES (15%)

MITIGATED/REVEGETATED AREA AVAILABLE: +/- 1.00 ACRES

INTERNAL & PERIMETER TREE CANOPY AREAS PROVIDED:
(148) 1200 SF CANOPY LARGE MATURING TREES = 177,600 SF (SEE SECTION 155.606.7.A.3.b)
(10) 400 SF CANOPY SMALL MATURING TREES = 4,000 SF (SEE SECTION 155.606.7.A.3.c)
TOTAL SUPPLEMENTAL TREE CANOPY COVERAGE = 181,600 SF (4.16 ACRES=28.61%)

+/-2.18 AC TREE SAVE AREA + 3.48 AC CANOPY TREES = 6.34 ACRES (+/-43%) CANOPY COVERAGE

R/ I ZONING REQUIREMENTS: /14.57
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

POTENTIAL TREE MITIGATION/REPLANTING AREA

DEVELOPMENT STANDARDS

December 30, 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 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"). The Site is comprised of Tax Parcel Nos. 2015-094-03, 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 at 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 and/or the Site's access point on Stevens Mill Road 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
CALL 811 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
Bloc Design
2923 S. Tryon Street, Suite 320
Charlotte, NC 28203
phone: 704-940-2883
www.bloc-nc.com
landscape architecture I planning I civil engineering

REVISIONS

NO.	DATE	DESCRIPTION

Disclaimer ©2019:
Information contained in this document is the property of Bloc Design, PLLC and the project client listed on this document.
The reproduction, copying, and other use without written consent is prohibited and may be subject to legal action to the fullest extent possible.

stamp / seal:

BLOC DESIGN PROFESSIONAL ENGINEER P-1007 C-390 NORTH CAROLINA

NOT FOR CONSTRUCTION

BAPS CLT MANDIR

2050 Independence Commerce Drive
Matthews NC, 28105

PLAN NORTH N
TRUE NORTH N

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

DATE: 12/30/19	MPC: CCB
DRAWN BY: LWH	CHECKED BY: CCB
PROJECT NUMBER: 00653.01	
SCALE: 1"=50'	

TITLE:
CONCEPTUAL SITE PLAN AND DEVELOPMENT STANDARDS

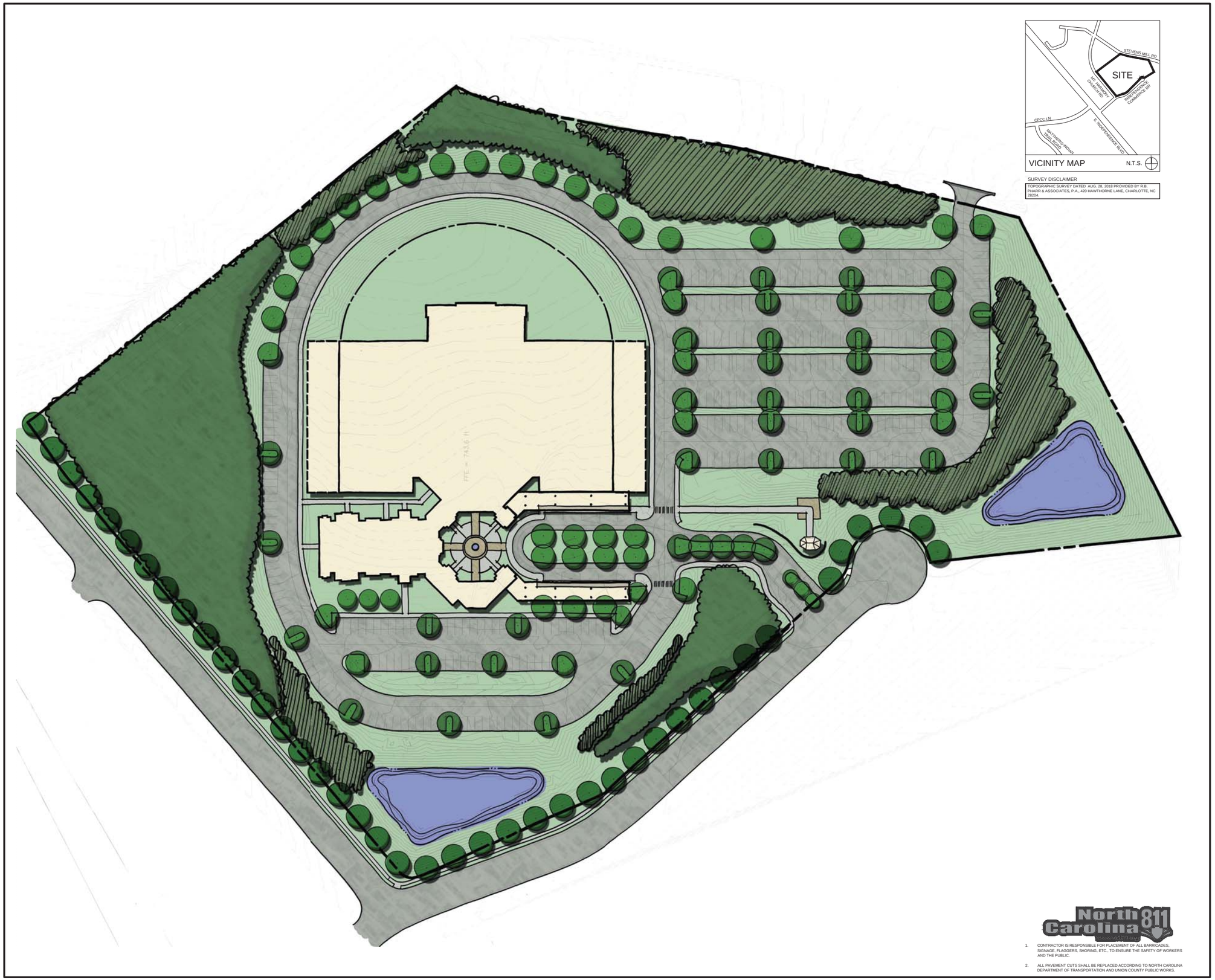
SHEET NO.:
RZ-1

1:1

S:\Projects\00653-BAPS Charlotte\Plans\Production DWGs\Drawings\2nd Rezoning\00653 - BAPS Charlotte - Rezoning Package (12231)0.dwg, 12/20/2019 11:25:03 AM, colin.brock, Bloc Design

SUPERCEDED

2020-709
12/31/2020



SURVEY DISCLAIMER

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

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

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

landscape architecture I planning I civil engineering

REVISIONS

NO.	DATE	DESCRIPTION

Disclaimer ©2019:
Information contained in this document is the property of Bloc Design, PLLC and the project client listed on this document.
The reproduction, copying, and other use without written consent is prohibited and may be subject to legal action to the fullest extent possible.

stamp / seal:

BLOC DESIGN PROFESSIONAL ENGINEER P-1007 C-390 NORTH CAROLINA

NOT FOR CONSTRUCTION

BAPS CLT MANDIR

2050 Independence Commerce Drive
Matthews NC, 28105

PLAN NORTH N

TRUE NORTH N

SCALE: 1"= 50'

0 25' 50' 100'

DATE: 12/30/19	MPIC: CCB
DRAWN BY: LWH	CHECKED BY: CCB

PROJECT NUMBER: 00653.01

SCALE: 1"=50'

TITLE:
ILLUSTRATIVE RENDERING

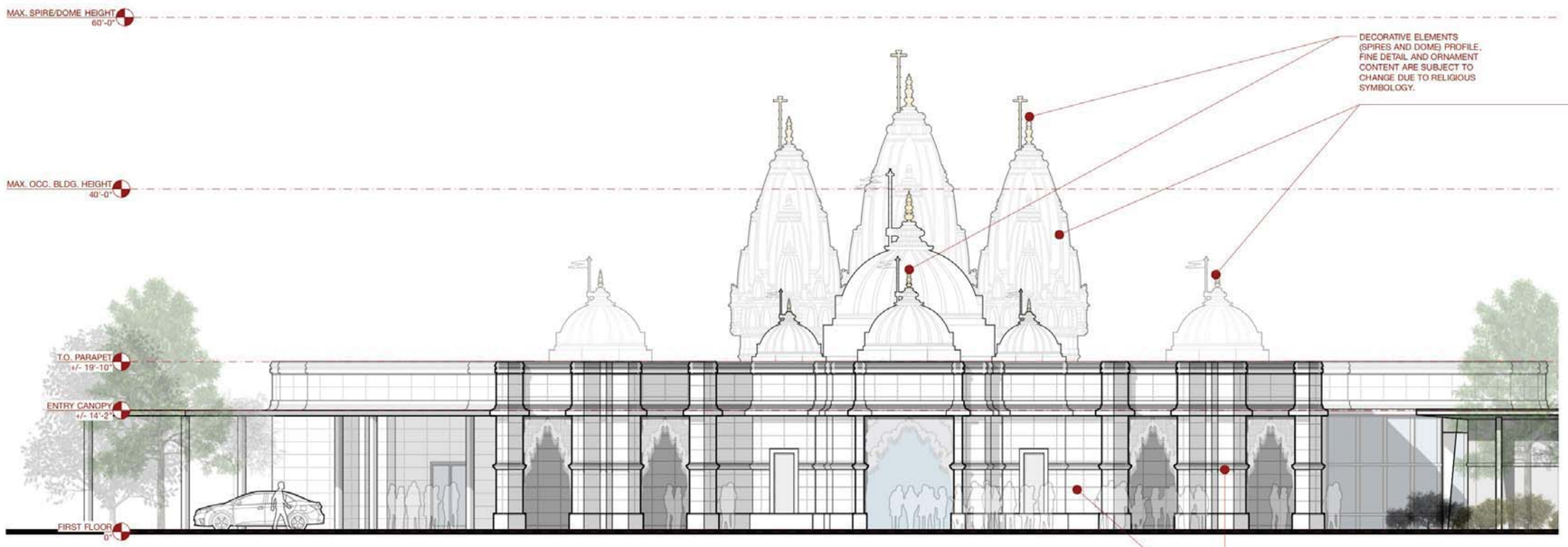
SHEET NO.:
RZ-2

1:1

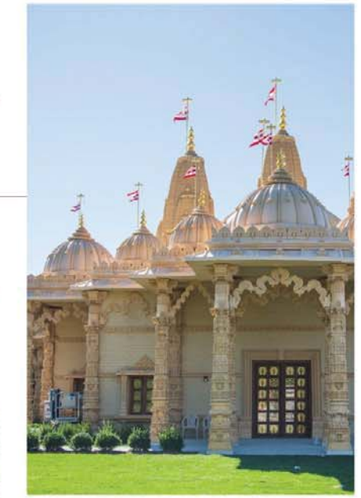
S:\Projects\00653-BAPS Charlotte\Plans\Production DWGs\Rezoning\2nd Rezoning\00653 - BAPS Charlotte - Rezoning Package (12311ft).dwg, 12/27/2019 1:27:43 PM, cotlin brock, Bloc Design

BAPS Charlotte Mandir

2020-709
12/31/2020

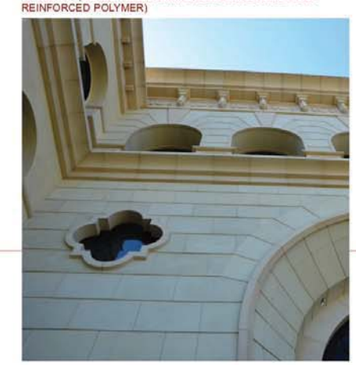


2 **Proposed Elevation, South - Mandir Entrance Detail**
Scale: 1/8" = 1'-0"

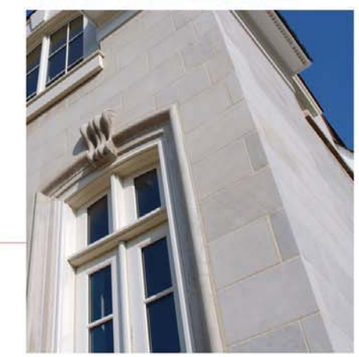


GFRC/FRP (GLASS FIBER REINFORCED CONCRETE/FIBER REINFORCED POLYMER)

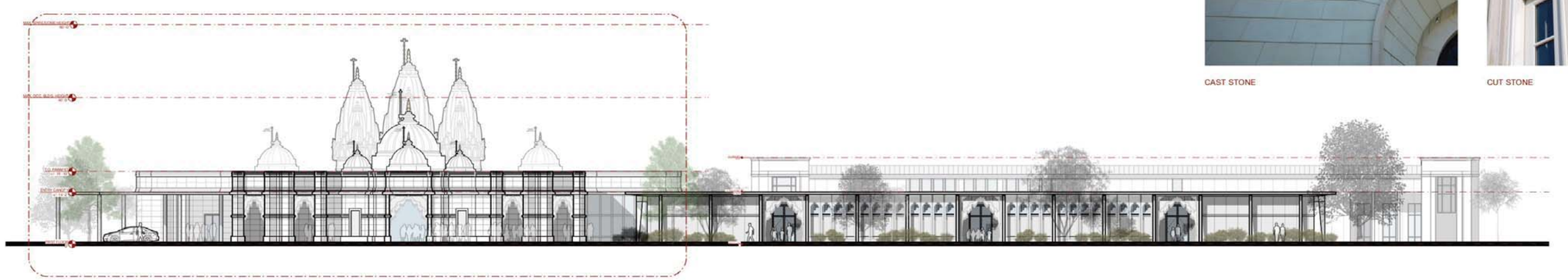
GFRC/FRP/CAST STONE/CUT STONE COLOR PALETTE



CAST STONE



CUT STONE



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

0 4 8 12 16

cluck
DESIGN COLLABORATIVE

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

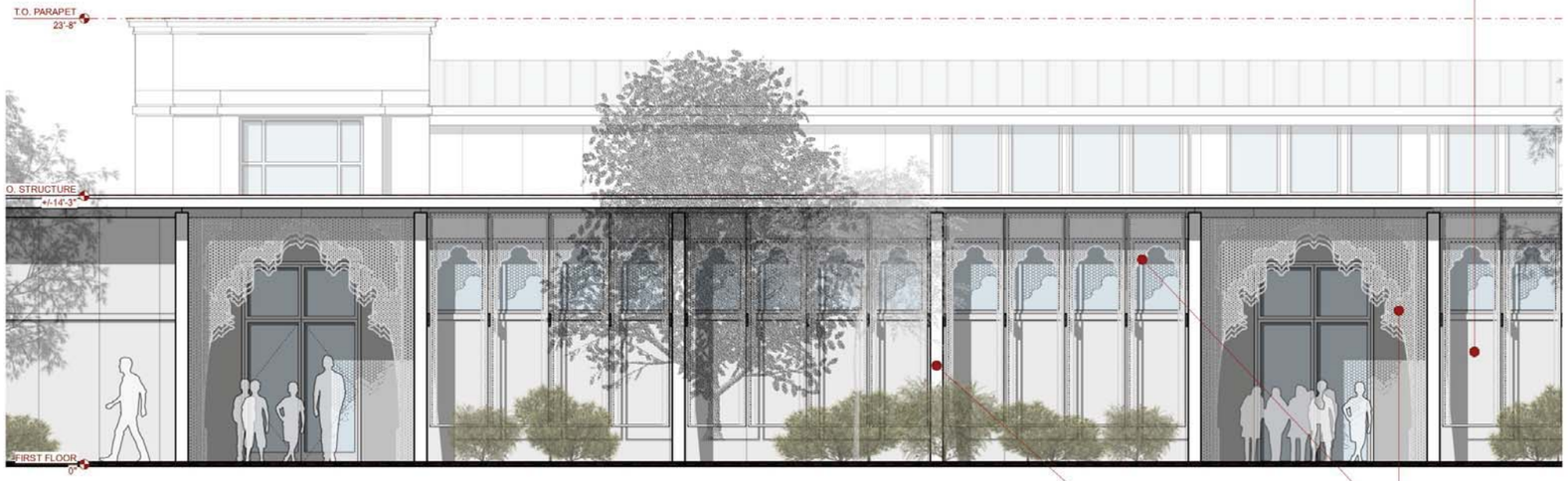
Exterior Elevations

South Elevation

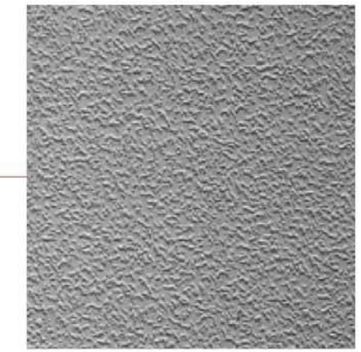
© 2019 CLUCK DESIGN COLLABORATIVE. ALL RIGHTS RESERVED.

BAPS Charlotte Mandir

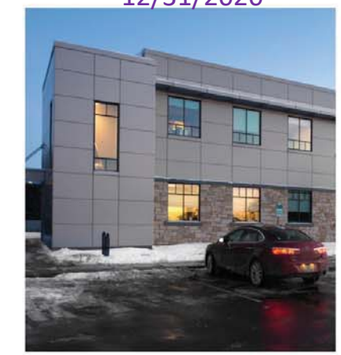
2020-709
12/31/2020



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



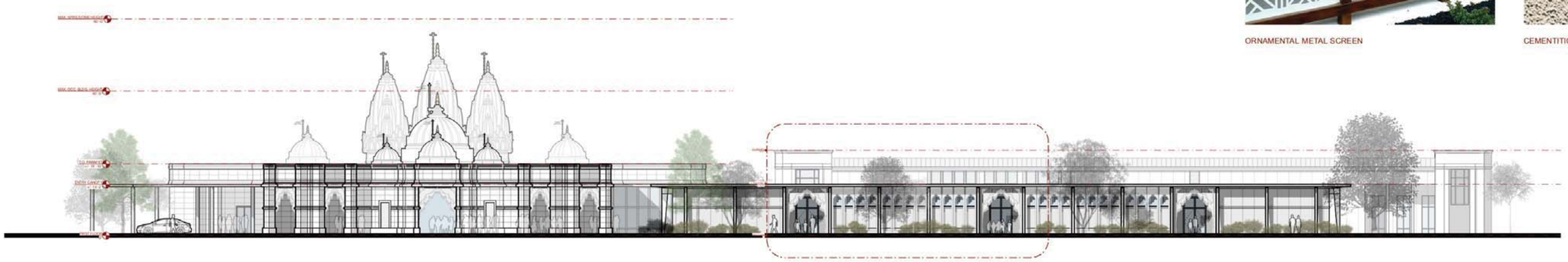
STUCCO TEXTURE COATING ON ARCHITECTURAL PANEL



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

cluck DESIGN COLLABORATIVE

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

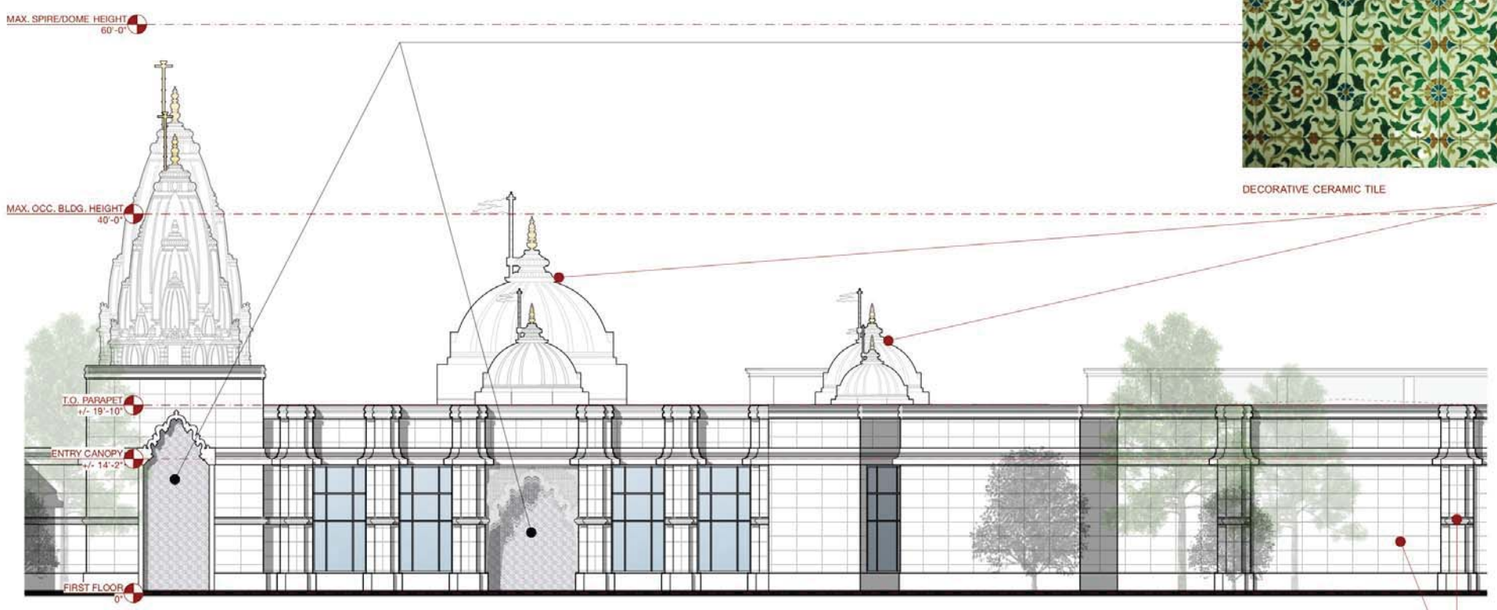
Exterior Elevations

South Elevation

© 2019 CLUCK DESIGN COLLABORATIVE. ALL RIGHTS RESERVED.

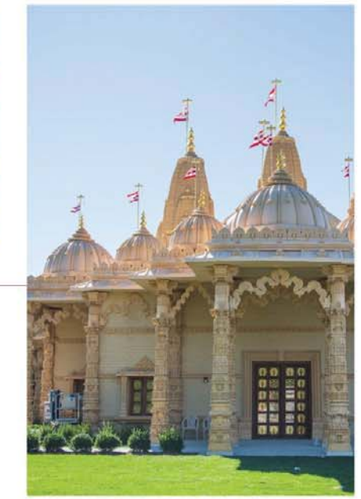
BAPS Charlotte Mandir

2020-709
12/31/2020



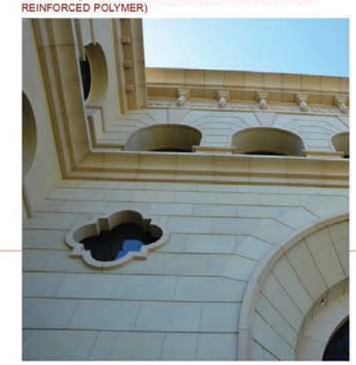
2 **Proposed Elevation, West - Mandir Detail**
Scale: 1/8" = 1'-0"

DECORATIVE CERAMIC TILE

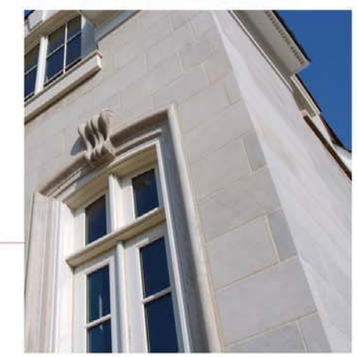


GFRC/FRP (GLASS FIBER REINFORCED CONCRETE/FIBER REINFORCED POLYMER)

GFRC/FRP/CAST STONE/CUT STONE COLOR PALETTE



CAST STONE



CUT STONE

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

0 4 8 12 16

cluck DESIGN COLLABORATIVE

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

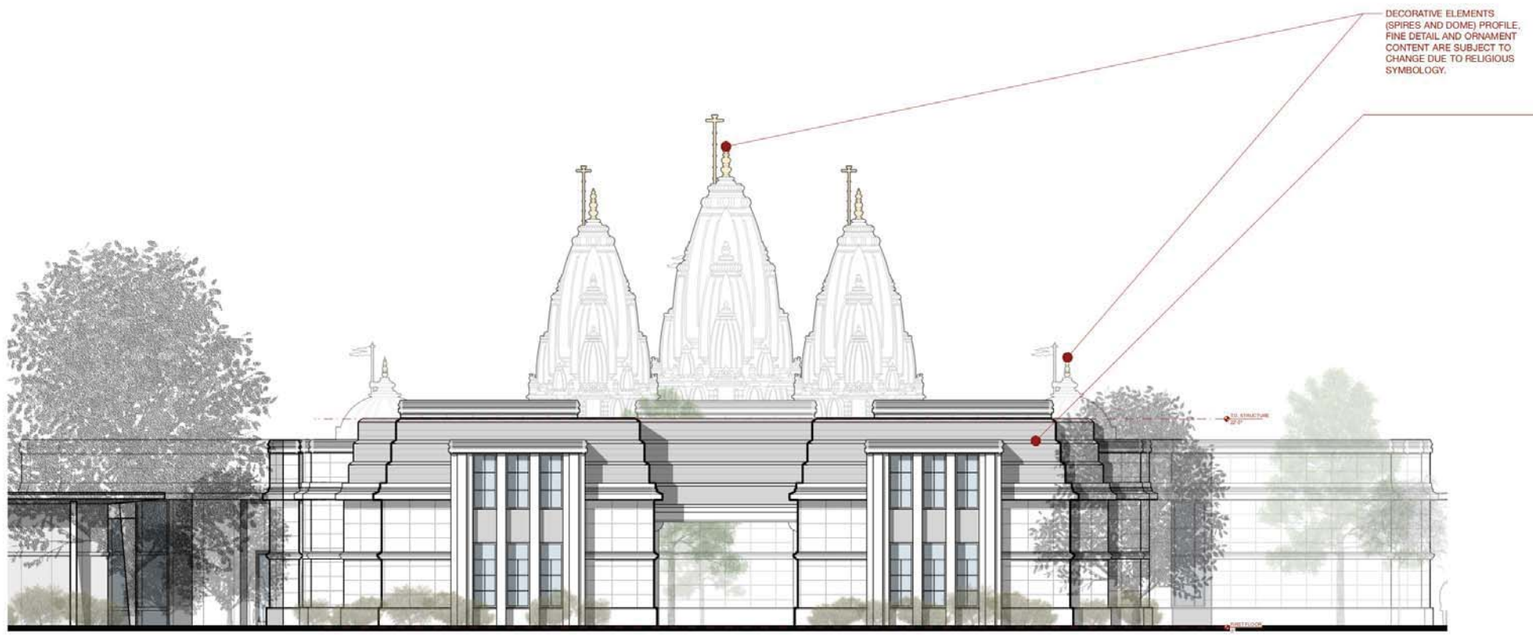
Exterior Elevations

West Elevation

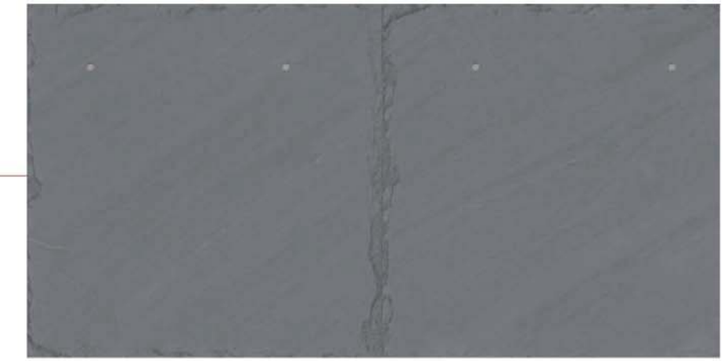
© 2019 CLUCK DESIGN COLLABORATIVE. ALL RIGHTS RESERVED.

BAPS Charlotte Mandir

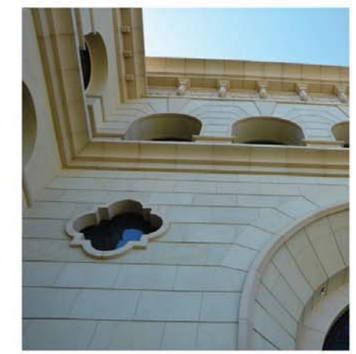
2020-709
12/31/2020



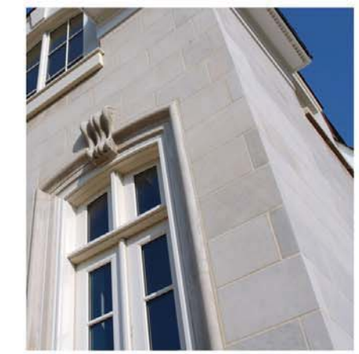
2 **Proposed Elevation, South - Mandir Entrance Detail**
Scale: 1/8" = 1'-0"



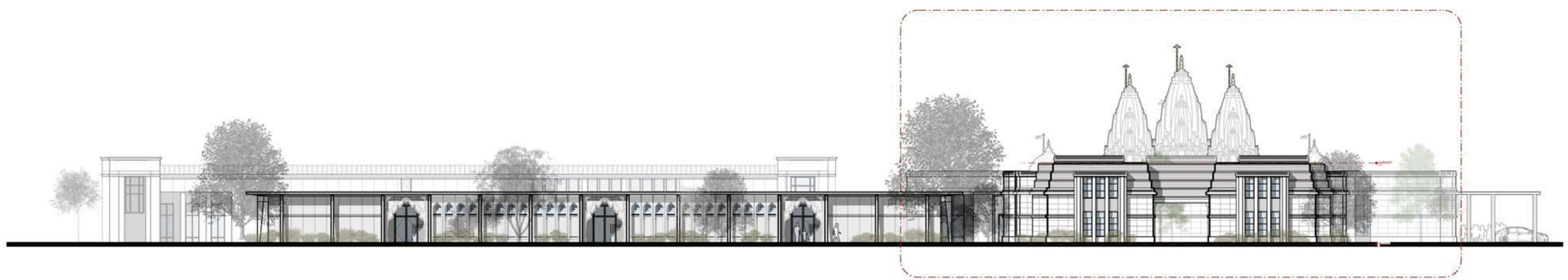
SLATE LOOK MANSARD ROOF



CAST STONE



CUT STONE



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

0 4 8 12 16

cluck DESIGN COLLABORATIVE

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

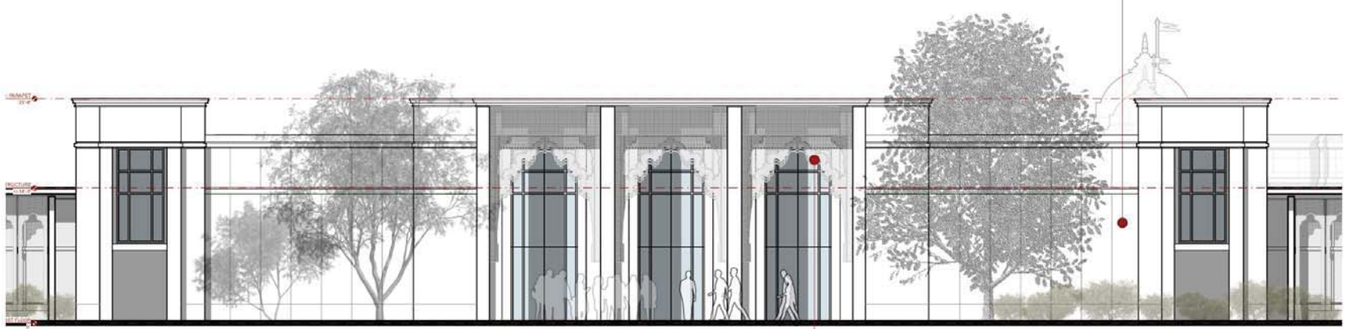
Exterior Elevations

North Elevation

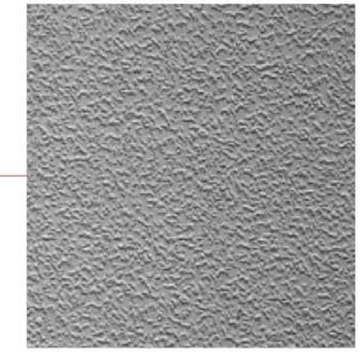
© 2019 CLUCK DESIGN COLLABORATIVE. ALL RIGHTS RESERVED.

BAPS Charlotte Mandir

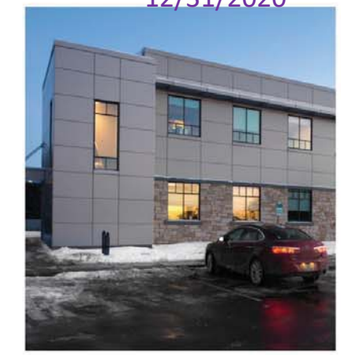
2020-709
12/31/2020



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



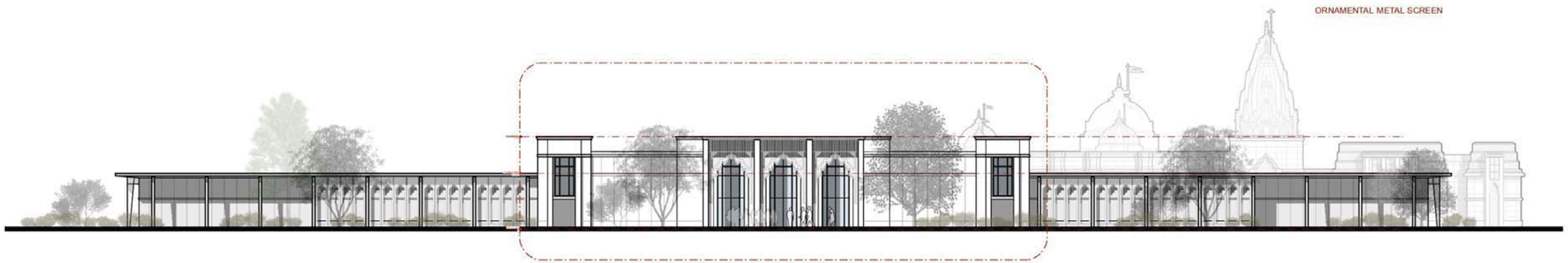
STUCCO TEXTURE COATING ON ARCHITECTURAL PANEL



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

cluck DESIGN COLLABORATIVE

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

© 2019 CLUCK DESIGN COLLABORATIVE. ALL RIGHTS RESERVED.

Exterior Elevations

East Elevation

2020-709
12/31/2020

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-D(CD), B-H(CD) & LI

ZONED PER MECKLENBURG COUNTY: I-1(CD), B-D(CD) & B-H(CD)

FOR FURTHER INFORMATION CONTACT THE TOWN OF MATTHEWS PLANNING DEPARTMENT AT 704-847-4411.

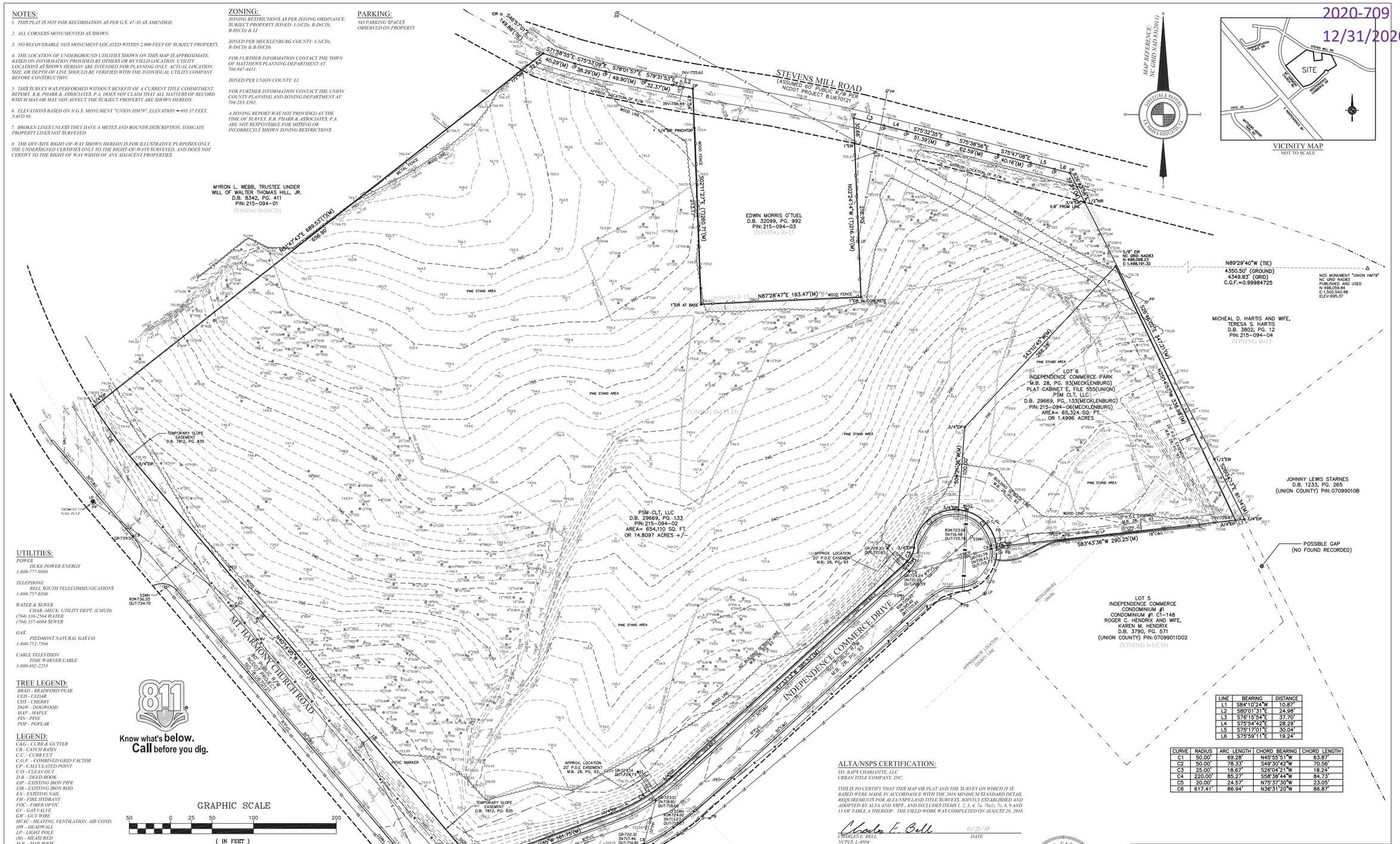
ZONED PER UNION COUNTY: LI

FOR FURTHER INFORMATION CONTACT THE UNION COUNTY PLANNING AND ZONING DEPARTMENT AT 704-283-3563.

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
1-888-757-6500

WATER & SEWER
CHAR.-MECK. UTILITY DEPT. (CMUD)
(704) 336-2564 WATER
(704) 357-6064 SEWER

GAS
PIEDMONT NATURAL GAS CO.
1-800-752-7504

CABLE TELEVISION
TIME WARNER CABLE
1-800-892-2253

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
NIR - 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
TBM - TEMPORARY BENCHMARK
TPEP - TELEPHONE PEDESTAL
WV- WATER VALVE

Know what's **below.**
Call before you dig.

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

LINE LEGEND:

EASEMENT
FENCE
PROPERTY LINE
PROPERTY LINE (NOT SURVEYED)
RIGHT-OF-WAY
RIGHT-OF-WAY (NOT SURVEYED)
SETBACK
GAS LINE
POWER LINE
POWER LINE (UNDERGROUND)
TELEPHONE LINE (UNDERGROUND)
WATER LINE
WOOD FENCE

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°17'01"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'	18.67'	S26°04'21"W	18.24'
C4	220.00'	85.27'	S58°38'44"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'

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 , A(1:10,000).
(2) POSITIONAL ACCURACY: h=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)/NAVD88
(6) PUBLISHED/FIXED-CONTROL USE: MONUMENT " UNION HM79"
(7) GEOID MODEL: GEOID12B(CONUS)
(8) COMBINED GRID FACTOR(S): 0.99984725
(9) UNITS: US SURVEY FEET

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 5/21/19
CHARLES E. BELL *DATE*
NCPLS, L-4804
cbell@rbpharr.com

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: 3710449900K; ZONE "X"

THIS IS TO CERTIFY THAT ON THE 28 *DAY OF* AUGUST *20* 18 *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 .1600 (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 Charles E. Bell

NORTH CAROLINA PROFESSIONAL SEAL L-4804 LAND SURVEYOR CHARLES E. BELL

REVISIONS
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
LICENSURE NO. C-1471
420 HAWTHORNE LANE CHARLOTTE, N.C. 28204 TEL. (704) 376-2186

CREW:	DRAWN:	REVISED:	SCALE:	DATE:	FILE NO. W-5621
FC/GW	DJ	DJ	1" = 50'	AUG 28, 2018	JOB NO. 88915

PLOTTED: 9/10/2019
G:\88\P\88915\DWG\88915.DWG