

**PLANTING SCHEDULE:**

- 10 - LARGE MATURING DECIDUOUS TREES
- 9 - SMALL MATURING DECIDUOUS TREES
- 40 - LOW MAINTENANCE SHRUBS

**NOTES:**

- \* OWNER SHALL SELECT (3) DIFFERENT SPECIES OF BOTH LARGE AND SMALL MATURING TREES.
- \* LARGE MATURING TREES SHALL BE A MINIMUM OF TWO INCH (2) CALIPER AND HAVE A MINIMUM HEIGHT OF EIGHT FEET (8') FROM THE GROUND SURFACE.
- \* SMALL MATURING TREES SHALL BE A MINIMUM OF ONE AND ONE HALF INCH (1 1/2) CALIPER AND HAVE A MINIMUM HEIGHT OF SIX FEET (6') FROM THE GROUND SURFACE.
- \* ALL SELECTIONS SHALL COME FROM TOWN OF MATTHEWS APPROVED TREES AND SHRUB LIST, 155.606.14, PAGES 606-17 THROUGH 606-20.

**DEVELOPMENT SUMMARY:**

|                       |   |
|-----------------------|---|
| TAX PARCEL ID#        | 2130138   |
| TOTAL SITE AREA:      | 2,286   |
| EXISTING ZONING:      | R-20  |
| PROPOSED ZONING:      | I-1 (CD) & R-20   |
| LOT SIZE OF I-1 (CD): | 1.4 ACRES   |
| BUILDING SIZE:        | 1606 SQ FT  |
| PROPOSED USES:        | LIGHT INDUSTRIAL & MIX OFFICE USE   |
| REQUIRED PARKING:     | 1606 / 300 = 6 SPACES (1 SPACE PER 300 SQ FT)   |
| PROPOSED PARKING:     | 12 SPACES   |
| CUSTOMER PARKING:     | 6 SPACES  |
| IMPERVIOUS AREA:      | 18,270 SQ FT  |
| PERVIOUS AREA:        | 32,524 SQ FT  |
| LANDSCAPE BUFFER:     | ADD (6) CREPE MYRTLES ALONG EASTERN PROPERTY LINE<br>ADD (12) SHRUBS ALONG EASTERN PROPERTY LINE<br>ADD (2) CREPE MYRTLES ALONG FRONT PROPERTY LINE |

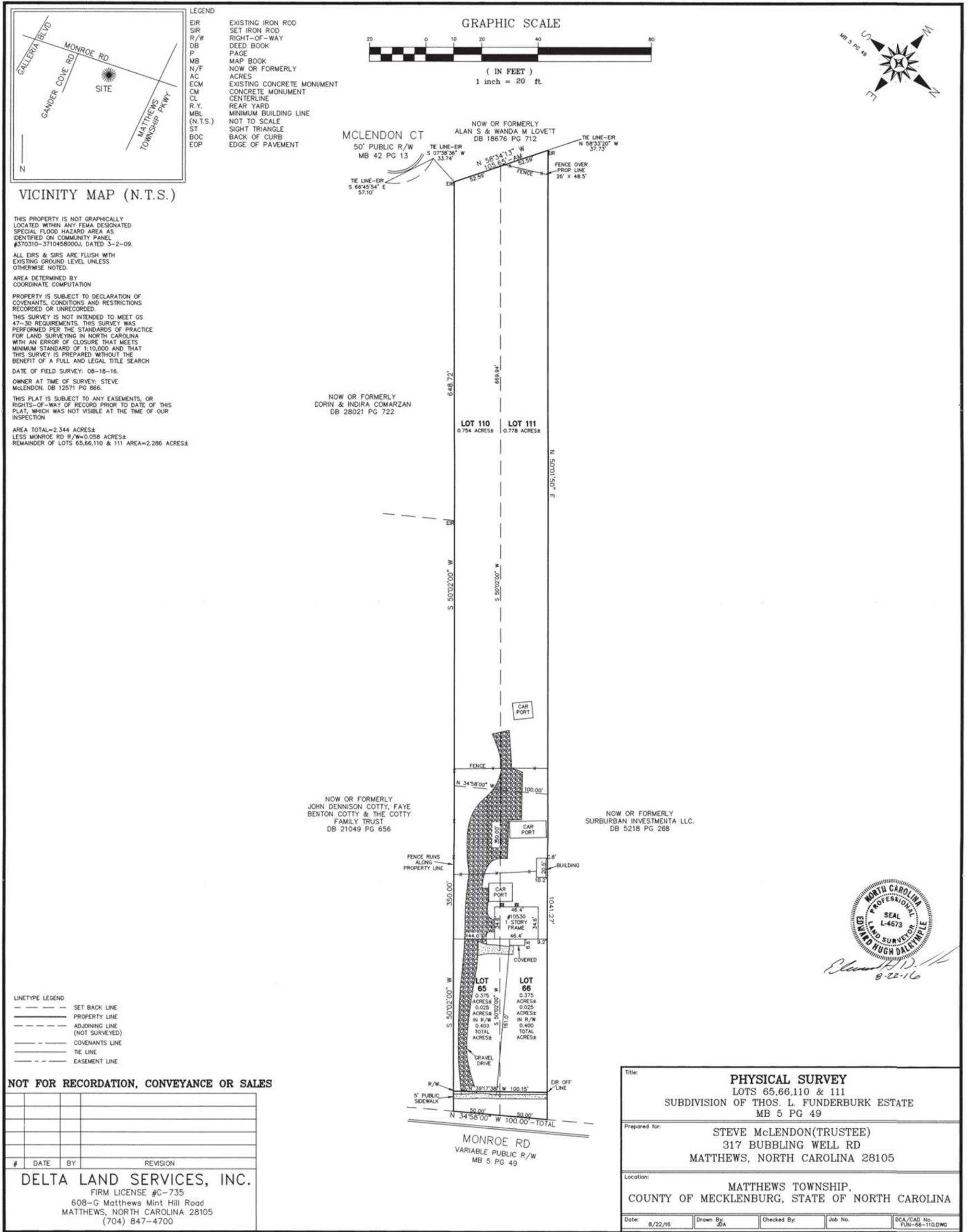
**ZONING / DEVELOPMENT DATA:**

1. CHANGE (6) PARKING SPACES TO (12) PARKING SPACES.
2. A 15' LANDSCAPE BUFFER WILL BE INSTALLED ALONG THE EASTERN PROPERTY LINE NEW LANDSCAPE BUFFER.
3. THE REZONING PLAN IDENTIFIES AN EXISTING BUILDING ENVELOPE. NO NEW BUILDING IS BEING PROPOSED. EXISTING HOUSE WILL UNDERGO RENOVATION FOR COMMERCIAL OCCUPANCY.
4. TWO ADDITIONAL CREPE MYRTLES WILL BE INSTALLED ALONG THE FRONT PROPERTY LINE.
5. DRIVEWAYS WITHIN 150 FT OF PROPERTY ARE SHOWN ON SHEET S3.
6. BUSINESS SIGNAGE WILL BE PERMITTED SEPARATELY.
7. REAR LOTS CANNOT BE SUBDIVIDED DUE TO LACK OF LOT FRONTAGE.
8. THERE ARE APPROXIMATELY 20 TREES CURRENTLY ON THE PROPERTY. THE ONLY TREE THAT WILL BE REMOVED IS AT THE PROPOSED DRIVEWAY, WHICH WILL BE REPLACED WITH TWO (2) 8 FOOT CREPE MYRTLES AT THE PROPERTY FRONTAGE. THE ONLY LAND DISTURBING AREA WILL TAKE PLACE ON THE EASTERN PROPERTY LINE, WHICH IS THE INSTALLATION OF THE LANDSCAPE BUFFER AND WIDENING OF THE EXISTING DRIVEWAY. ALL TREES WITH EXCEPTION OF THE WILLOW OAK AT THE FRONT, WILL BE PRESERVED. ALL VEGETATION AREAS WILL ALSO REMAIN "AS-IS".

= PAVED SURFACE

MONROE RD  
VARIABLE PUBLIC R/W  
PROPOSED SITE PLAN

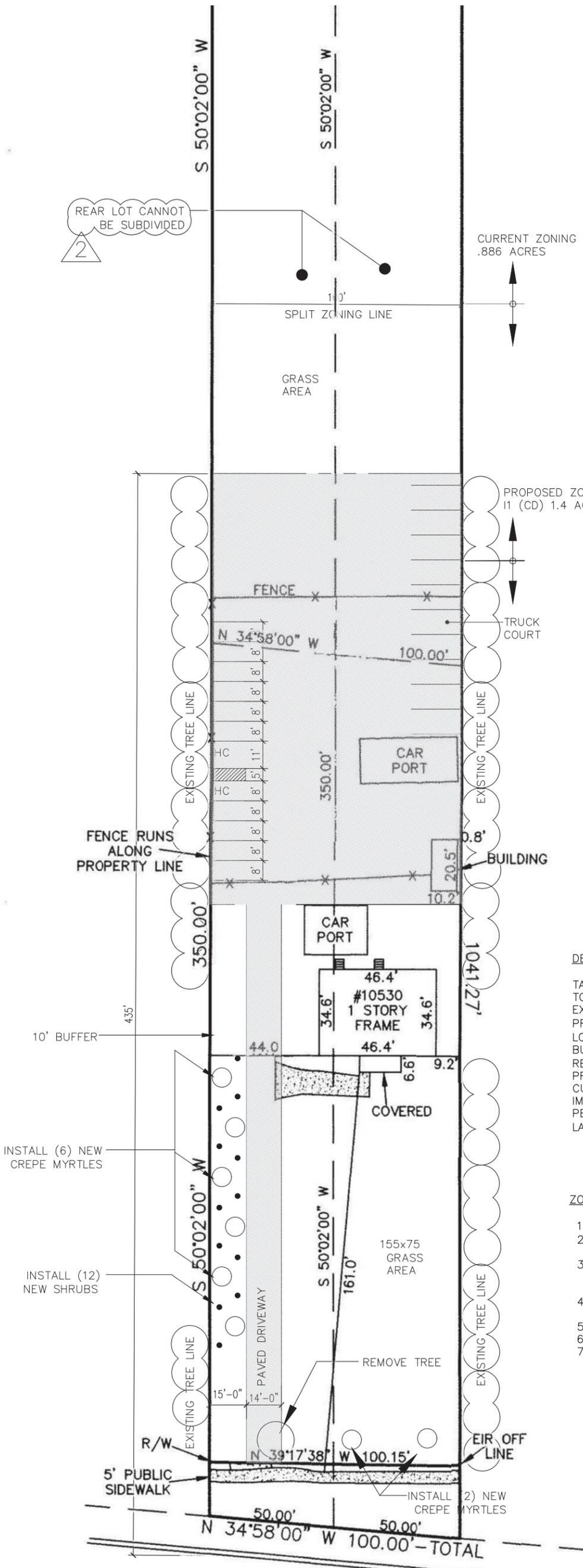
|             |                                     |                  |                  |                              |          |  |  |  |  |
|-------------|-------------------------------------|------------------|------------------|------------------------------|----------|--|--|--|--|
| <b>S2.0</b> | PROPOSED SITE PLAN<br>SHEET NUMBER: | DATE:<br>8/30/16 | DRAWN BY:<br>TVC | SURVEY LOT 65, 66, 110 & 111 |          |  |  |  |  |
|             |                                     |                  |                  | PROPOSED SITE PLAN           |          |  |  |  |  |
|             |                                     |                  |                  | REV.                         | DATE     |  |  |  |  |
|             |                                     |                  |                  | 2                            | 10/30/16 |  |  |  |  |
|             |                                     |                  |                  | 3                            | 12/10/16 |  |  |  |  |



ORIGINAL SITE PLAN

2016-651  
11/02/2016

|                        |                 |                 |               |               |                              |  |           |
|------------------------|-----------------|-----------------|---------------|---------------|------------------------------|--|-----------|
| S.I.O.<br>SHEET NUMBER | ORIG. SITE PLAN | SCALE: AS NOTED | DATE: 8/30/16 | DRAWN BY: TNC | SURVEY LOT 65, 66, 110 & 111 |  | REV. DATE |
|                        |                 |                 |               |               | ORIG. SITE PLAN              |  |           |



DEVELOPMENT SUMMARY:

TAX PARCEL ID# 2130138  
 TOTAL SITE AREA: 2.286  
 EXISTING ZONING: R-20  
 PROPOSED ZONING: I-1 (CD) & R-20  
 LOT SIZE OF I-1 (CD): 1.4 ACRES  
 BUILDING SIZE: 1606 SQ FT  
 REQUIRED PARKING: 1606 / 300 = 6 SPACES (1 SPACE PER 300 SQ FT)  
 PROPOSED PARKING: 8 SPACES  
 CUSTOMER PARKING: 4 SPACES  
 IMPERVIOUS AREA: 19,980 SQ FT  
 PERVIOUS AREA: 32,524 SQ FT  
 LANDSCAPE BUFFER: ADD (6) CREPE MYRTLES ALONG EASTERN PROPERTY LINE  
 ADD (12) SHRUBS ALONG EASTERN PROPERTY LINE  
 ADD (2) CREPE MYRTLES ALONG FRONT PROPERTY LINE

ZONING / DEVELOPMENT DATA:

- CHANGE (6) PARKING SPACES TO (12) PARKING SPACES.
- A 10' LANDSCAPE BUFFER WILL BE INSTALLED ALONG THE EASTERN PROPERTY LINE NEW LANDSCAPE BUFFER.
- THE REZONING PLAN IDENTIFIES AN EXISTING BUILDING ENVELOPE. NO NEW BUILDING IS BEING PROPOSED. EXISTING HOUSE WILL UNDERGO RENOVATION FOR COMMERCIAL OCCUPANCY.
- TWO ADDITIONAL CREPE MYRTLES WILL BE INSTALLED ALONG THE FRONT PROPERTY LINE.
- DRIVEWAYS WITHIN 150 FT OF PROPERTY ARE SHOWN ON SHEET 53.
- BUSINESS SIGNAGE WILL BE PERMITTED SEPARATELY.
- REAR LOTS CANNOT BE SUBDIVIDED DUE TO LACK OF LOT FRONTAGE.

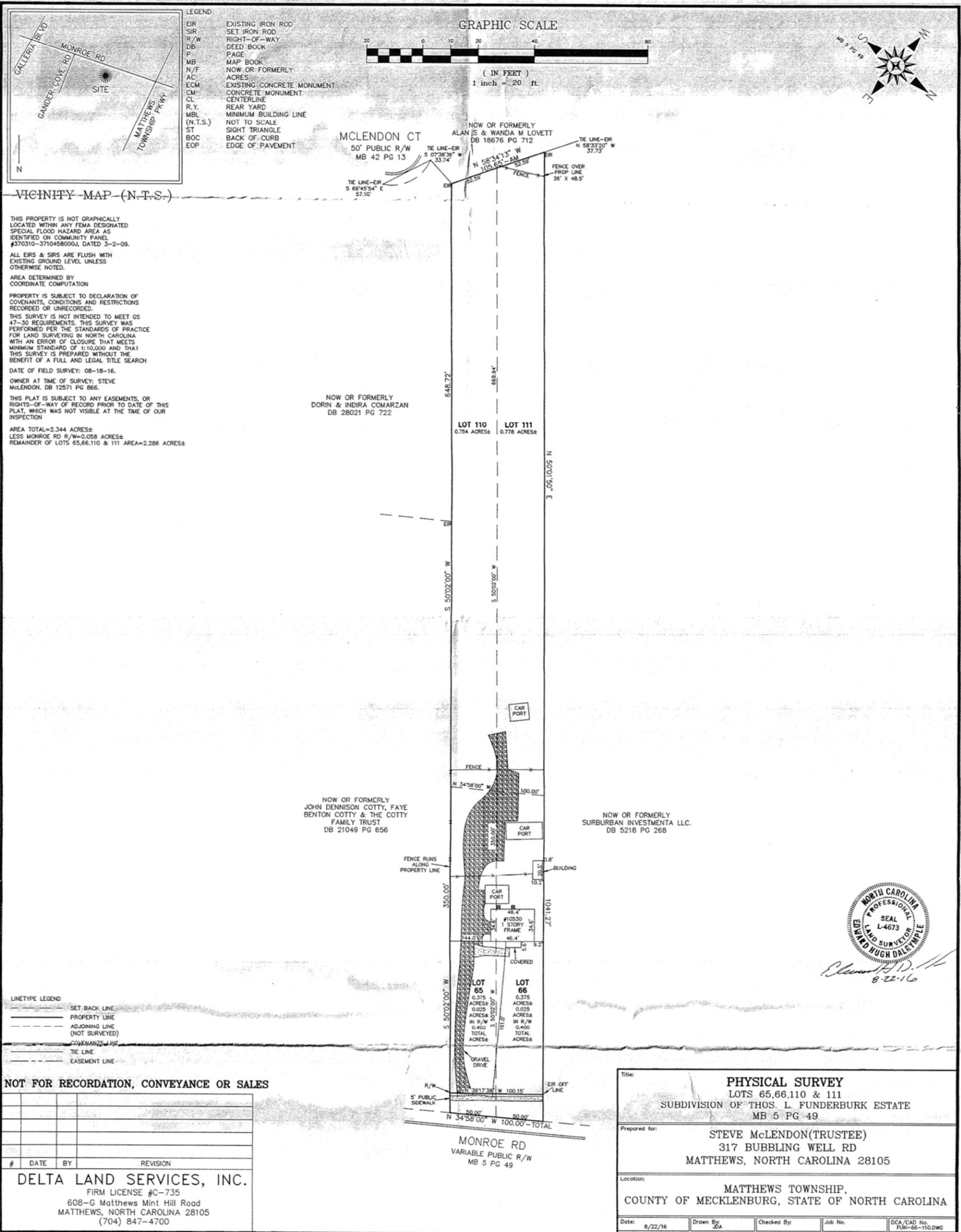
 = PAVED SURFACE

MONROE RD  
 VARIABLE PUBLIC R/W  
 PROPOSED SITE PLAN

|  |                      |                        |                      |                         |
|--|----------------------|------------------------|----------------------|-------------------------|
| <p>ORIG. SITE PLAN<br/>                 SHEET NUMBER: S2.0</p> | <p>DATE: 8/30/16</p> | <p>SCALE: AS NOTED</p> | <p>DATE: 8/30/16</p> | <p>DATE: 10/30/16</p>   |
|  | <p>DATE: 8/30/16</p> | <p>DATE: 8/30/16</p>   | <p>DATE: 8/30/16</p> | <p>DATE: 11/02/2016</p> |

SURVEY LOT 65, 66, 110 & 111  
 ORIG. SITE PLAN

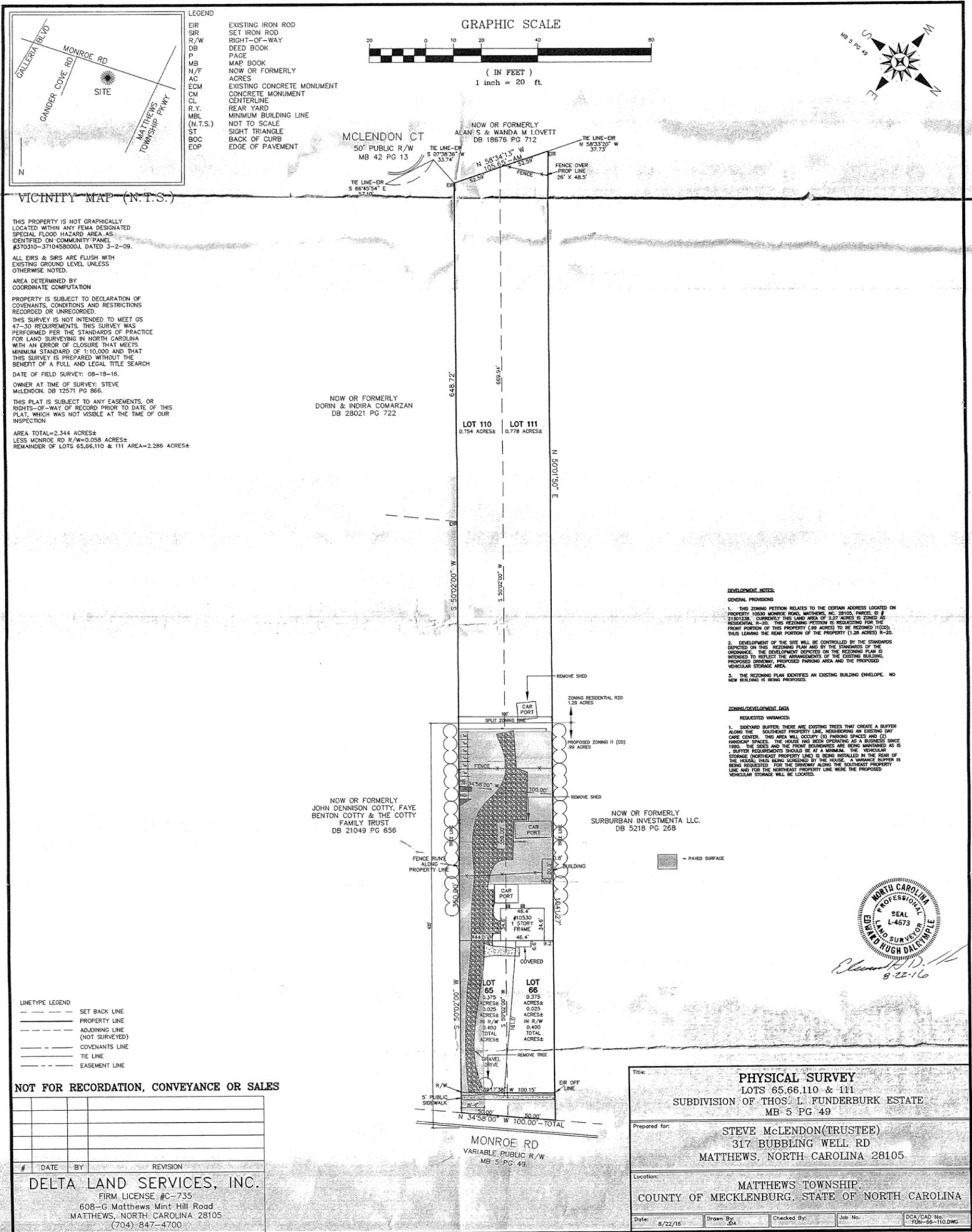
**SUPERCEDED** 2016-651  
8-31-2016



ORIGINAL SITE PLAN

|   |                                  |               |   |           |
|---|----------------------------------|---------------|---|-----------|
| <b>S1.0</b><br>ORG. SITE PLAN<br>SHEET NUMBER | DATE: 8/30/16<br>SCALE: AS NOTED | DRAWN BY: TVC | <b>SURVEY LOT 65, 66, 110 &amp; 111</b><br><b>ORIG. SITE PLAN</b> | REV. DATE |
|   | SHEET TYPE: AS NOTED             |               |   |           |

**SUPERCEDED** 2016-651  
8-31-2016



PROPOSED SITE PLAN

|                        |               |                 |               |                              |  |           |
|------------------------|---------------|-----------------|---------------|------------------------------|--|-----------|
| S.I.O.<br>SHEET NUMBER | DATE: 8/30/16 | SCALE: AS NOTED | DRAWN BY: TVC | SURVEY LOT 65, 66, 110 & 111 |  | REV. DATE |
|                        |               |                 |               | ORIG. SITE PLAN              |  |           |