

Vicinity Map

(NTS)

**Site Plan Descriptions & Uses**

201 Providence Road S.  
 Tax Parcel 06150077D  
 Zoning: Central Business District (CBD)  
 Setbacks:  
 Front 50'  
 Side 15'  
 Rear 40'  
 Total Area: 5.01 Acres

**Proposed Uses:**

Weddings, banquets, Event venue with Bed and Breakfast, Temporary Events, Pumpkin Lot, Christmas Tree Lot, Farmers Market  
 Provided the lot is at least five acres, but nothing shall prohibit one or more of these uses from being combined on a single five acre lot.

**2 Story Wooden Dwelling**

1888 square feet  
 Will contain the following:  
 Main Office  
 Bride and Bridesmaid Dressing Room  
 Honeymoon Suite  
 Bed and Breakfast  
 Corporate Meeting and Retreats

**Garage**

586 square feet  
 Will contain the following:  
 Groomsman Man cave and Dressing Room

**Sheds**

Wellhouse 1:180 square feet  
 Shed 2:711 square feet  
 Will contain the following:  
 Storage

**Barn**

3840 square feet  
 Will contain one or more of the following:  
 Indoor Weddings  
 Kitchen and Restrooms  
 Receptions  
 Parties  
 Corporate functions  
 Retreats  
 Banquets

**Parking Space**

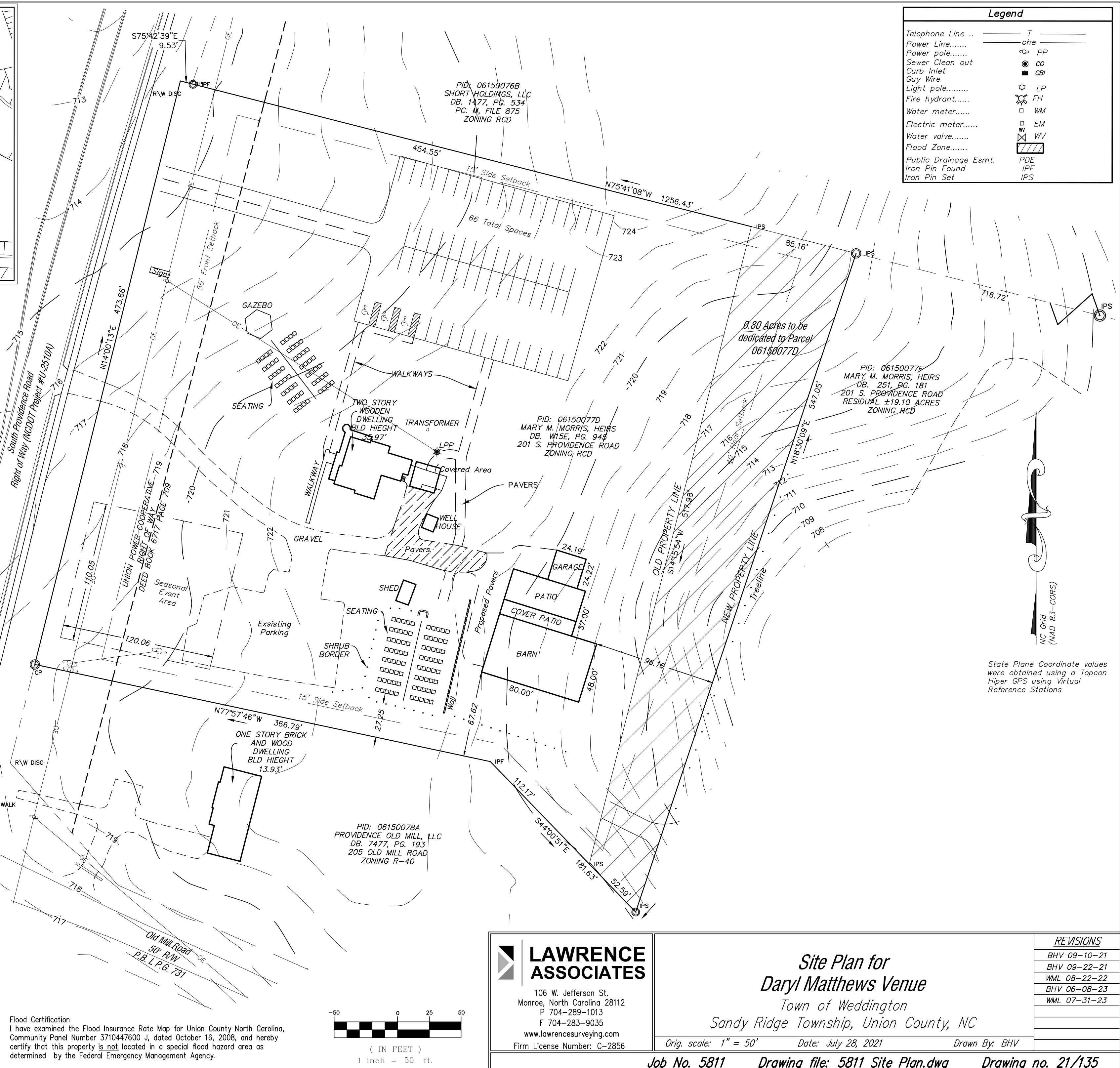
135' x 175' parking lot  
 Site will have:  
 63 guest parking spaces  
 3 handicap parking spaces

**Owner**

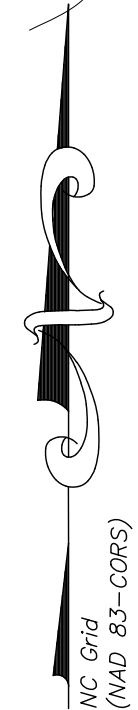
Daryl Matthews  
 (704) 651-9152  
 225 Old Mill Road, Waxhaw NC. 28173

**NOTES**

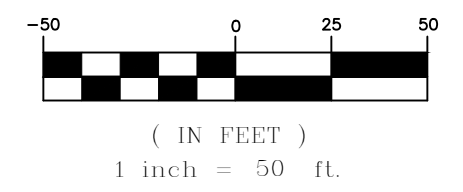
1. Areas computed using coordinate geometry.
2. This map was prepared without the benefit of a title search. Survey subject to full title search.
3. This property may be subject to right of ways, easements, restrictions and covenants either recorded or implied.
4. All distances shown are horizontal ground distances.
5. Rebar set at all corners unless otherwise noted.
6. Broken lines indicate property lines not surveyed.
7. All adjoining property owner information is taken from current deeds and tax records and are considered as "Now or Formerly".
8. Lawrence Associates makes no guarantees to the compaction or to the nonexistence of spoils areas.
9. Other underground utilities may exist but their locations are not known.
10. The residual 19.10 Acres has access to Abellia Drive a 50' Public R/W
11. Request Conditional Zoning



Legend	
Telephone Line ..	T
Power Line.....	che
Power pole.....	PP
Sewer Clean out	CO
Curb Inlet	CBI
Guy Wire	LP
Light pole.....	LP
Fire hydrant.....	FH
Water meter.....	WM
Electric meter.....	EM
Water valve.....	WV
Flood Zone.....	[Hatched Box]
Public Drainage Esmt.	PDE
Iron Pin Found	IPF
Iron Pin Set	IPS



State Plane Coordinate values were obtained using a Topcon Hiper GPS using Virtual Reference Stations



<p><b>LAWRENCE ASSOCIATES</b>          106 W. Jefferson St.          Monroe, North Carolina 28112          P 704-289-1013          F 704-283-9035          www.lawrencesurveying.com          Firm License Number: C-2856</p>	<p><i>Site Plan for</i>  <b>Daryl Matthews Venue</b>  <i>Town of Weddington</i>  <i>Sandy Ridge Township, Union County, NC</i></p>		<p><b>REVISIONS</b></p> <table border="1"> <tr><td>BHV 09-10-21</td></tr> <tr><td>BHV 09-22-21</td></tr> <tr><td>WML 08-22-22</td></tr> <tr><td>BHV 06-08-23</td></tr> <tr><td>WML 07-31-23</td></tr> </table>	BHV 09-10-21	BHV 09-22-21	WML 08-22-22	BHV 06-08-23	WML 07-31-23
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WML 07-31-23								
<p>Orig. scale: 1" = 50'      Date: July 28, 2021      Drawn By: BHV</p>	<p><b>Job No. 5811      Drawing file: 5811 Site Plan.dwg      Drawing no. 21/135</b></p>							