OPEN SPACE SYSTEM LEGEND:
- TREE CANOPY TO BE PRESERVED
- OPEN SPACE AMENITY OPPORTUNITIES

OPEN SPACE SUMMARY:
1. TOTAL SITE ACREAGE: +/- 15.01 ACRES
2. TREE CANOPY TO BE PRESERVED:
   - REQUIRED: +/- 2.25 ACRES (15% OF SITE ACREAGE)
   - PROPOSED: +/- 3.98 ACRES (26.52% OF SITE ACREAGE)
1. GENERAL PROVISIONS:

The Development Standards Form a part of the Rezoning Site Plan and the Rezoning Plan as approved by the Rezoning Board of Adjustment, and are subject to the specifications of the UDDO, April 1, 2014. Any disagreements to the Development Standards are subject to the specification of the UDDO.

2. DEVELOPMENT OF THE SITE:

The Development of the site will be governed by the Rezoning Plan as approved by the Rezoning Board of Adjustment, and the UDDO, April 1, 2014. The Development of the site will be subject to the UDDO, April 1, 2014, and the specifications of the UDDO.

3. ACCESS:

The outermost edge of the site will be located at the intersection of Matthews Township Parkway (NC HWY. 51) and Northeast Parkway as generally depicted on the Rezoning Plan.

4. TRANSIT IMPROVEMENTS:

The Development of the site will include the following improvements:

- The Development of the site will include the Development of the site
- The Development of the site will include the Development of the site

5. SCREENING REQUIREMENTS:

The screening requirements of the UDDO, April 1, 2014, and the specifications of the UDDO.


7. CITY COMPACTOR, COMPACTING AND RECYCLING AREAS MUST BE INCLUDED IN THE DEVELOPMENT PLAN.

8. THE PETITIONER WILL DESIGN AND CONSTRUCT THE UNITS FACING PRIVATE STREET A WITHIN BUILDINGS A, B, AND C AS LIVE WORK UNITS AS GENERALLY DEPICTED ON SHEET 2 OF THE ZONING PLAN.


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TYPICAL BUILDING ELEVATION
- REFER TO THE "ARCHITECTURAL STANDARDS" ON SHEET RZ3.0 FOR BUILDING MATERIALS

OVERALL AERIAL PERSPECTIVE LOOKING SOUTHEAST

TYPICAL BUILDING ELEVATION - REFER TO THE "ARCHITECTURAL STANDARDS" ON SHEET RZ3.0 FOR BUILDING MATERIALS

OVERALL AERIAL PERSPECTIVE LOOKING SOUTHEAST

COURTYARD PERSPECTIVE LOOKING NORTHWEST
NOTE:
1. REFER TO SHEET RZ3.0 FOR "ARCHITECTURAL STANDARDS."

ARCHITECTURAL FACADE LEGEND:
- TREE CANOPY TO BE PRESERVED
- VISIBLE FACADE
- REFER TO ARCHITECTURAL STANDARDS REQUIREMENTS ON SHEET RZ3.0

ARCHITECTURAL FACADES
1. TAX PARCEL NUMBERS - 19331130, 19331134, 19331141
2. SITE JURISDICTION - TOWN OF MATTHEWS
3. TOTAL SITE ACREAGE - ±15.01 AC
4. EXISTING ZONING & USES - B-1 SCD (SPECIAL HIGHWAY OVERLAY DISTRICT) - VACANT
5. PROPOSED ZONING - MIXED USE DEVELOPMENT (MUD)
6. PROPOSED USES - MULTI-FAMILY RESIDENTIAL - NON-RESIDENTIAL
7. PROJECT DENSITY - 250 RESIDENTIAL UNITS MAXIMUM - 8,000 SF NON-RESIDENTIAL MAXIMUM
8. MAXIMUM BUILDING HEIGHT - 3 STORY BUILDING
9. VEHICLE AND BICYCLE PARKING - PER ZONING ORDINANCE
OPEN SPACE SUMMARY:

1. TOTAL SITE ACREAGE: +/- 15.01 ACRES
2. TREE CANOPY TO BE PRESERVED
   
   REQUIRED: +/- 2.25 ACRES (15% OF SITE ACREAGE)
   PROPOSED: +/- 2.76 ACRES (18.39% OF SITE ACREAGE)

OPEN SPACE SYSTEM LEGEND:

- Tree Canopy to Be Preserved
- Open Space Amenity Opportunities
GENERAL PROVISIONS:

ARCHITECTURAL STANDARDS:

MATTHEWS: ± 15.01 ACRES

PROPOSED ZONING:

EXISTING USES:
TO 8,000 SQUARE FEET OF NON-RESIDENTIAL USES, TOGETHER WITH SPECIFICALLY DESCRIBED BELOW IN SECTION 2. AS ALLOWED BY THE ORDINANCE BUT NOT TO EXCEED MAXIMUM BUILDING HEIGHT:

SIDEWALK AND CROSS-WALK NETWORK THAT LINKS THE BUILDINGS ON THE SITE ABUTTING PUBLIC STREETS. THE MINIMUM WIDTH FOR THIS INTERNAL SIDEWALK WILL BE FIVE (5) FEET.

ACCESS AND A LIMITED AMOUNT OF NON-RESIDENTIAL USE ON AN APPROXIMATELY 15.01 (UNSIGNALIZED RI/RO) AS FOLLOWS:

AS THE APPLICABLE PROVISIONS OF THE CITY OF MATTHEWS ZONING ORDINANCE STRUCTURES AND BUILDINGS, AND OTHER SITE ELEMENTS SET FORTH ON THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, SIDEWALKS, PUBLIC RESERVES THE RIGHT TO REMOVE DEAD AND DYING PLANT MATERIAL LOCATED WITHIN THE UNDISTURBED BUFFER.

THE FOREGOING PUBLIC ROADWAY IMPROVEMENTS WILL BE SUBJECT TO THE REQUIREMENTS OF SECTION 153.075 (G) OF THE PERIMETER LANDSCAPE REQUIREMENTS OF SECTION 353 OF THE ORDINANCE.

THE PETITIONER PLANS TO PROVIDE OR CAUSE TO BE PROVIDED ON ITS OWN OR IN COOPERATION WITH OTHER PARTIES WHO MAY IMPLEMENT PORTIONS OF THE PROJECT.

THE PETITIONER WILL PROVIDE DECORATIVE LANDSCAPING AT THE INTERSECTION OF NORTH PARKWAY AND MATTHEWS TOWNSHIP PARKWAY SO AS TO ENHANCE THE APPEARANCE IN THE INTERSECTION DEVELOPMENT.

THE PRINCIPAL BUILDINGS CONSTRUCTED ON DEVELOPMENT AREA A AS AN OPEN PARKWAY AND NORTHEAST PARKWAY WILL BE CONSTRUCTED OF BRICK, STONE, PRECAST STONE OR PRE-CAST CONCRETE, AND AT LEAST 35% OF THE EXTERIOR WALL WITH ONE SIDE BEING A DECORATIVE GATE. THE WALL USED TO ENCLOSE PARKWAY AND MATTHEWS TOWNSHIP PARKWAY.

THE LOCATION, SIZE AND TYPE OF STORM WATER MANAGEMENT SYSTEMS REQUIRED FOR APPROVAL BY MPWD AND/OR NCDOT IN ACCORDANCE WITH APPLICABLE EASEMENTS AND CROSS ACCESS AGREEMENTS FROM THE SAME.

THE PETITIONER WILL ALLOW PORTIONS OF THE PROPOSED WATER QUALITY AND STORM WATER MANAGEMENT SYSTEMS TO BE INNOVATIVE DEVELOPMENT PROVISIONS:

THE REMAINDER OF THE PROPOSED WATER QUALITY AND STORM MANAGEMENT SYSTEMS ARE SUBJECT TO ANY MODIFICATIONS AS APPROVED BY MATTHEWS PUBLIC WORKS DEPARTMENT.

THE PETITIONER WILL PROVIDE DECORATIVE LANDSCAPING AT THE INTERSECTION OF NORTH PARKWAY AND MATTHEWS TOWNSHIP PARKWAY.

THE PETITIONER WILL PROVIDE DECORATIVE LANDSCAPING OF PERIODICALLY AND MARKETED. HOWEVER, IF THE PETITIONER IS NOT ABLE TO RENT THE LIVE WORK UNITS TO TENANTS THAT WILL UTILIZE THE UNITS AS DESIGNED AND MARKETED. HOWEVER, THE PETITIONER WILL PROVIDE DECORATIVE LANDSCAPING AT THE INTERSECTION OF NORTH PARKWAY AND MATTHEWS TOWNSHIP PARKWAY.

THE PETITIONER WILL PROVIDE DECORATIVE LANDSCAPING AT THE INTERSECTION OF NORTH PARKWAY AND MATTHEWS TOWNSHIP PARKWAY.

A FENCE AND A NATURE TRAIL MAY BE PLACED WITHIN THE PROJECT EDGE WITHIN THE UNDISTURBED BUFFER.

THE PETITIONER WILL WORK IN GOOD FAITH WITH THE MATTHEWS PLANNING DEPARTMENT IN ORDER TO MEET THE ENVIRONMENTAL FEATURES:

THE PROPOSED SIGNS HAVE BEEN MADE PRECEDENCE TO PROVIDE PARKING AND MANEUVERING FOR PARKING WITHIN THE FIRST 10 FEET OF PROPERTY LINE WITH THE EASEMENTS AND CROSS ACCESS AGREEMENTS FROM THE SAME.

THE PETITIONER WILL PROVIDE DECORATIVE LANDSCAPING AT THE INTERSECTION OF NORTH PARKWAY AND MATTHEWS TOWNSHIP PARKWAY.

THE PETITIONER WILL PROVIDE DECORATIVE LANDSCAPING AT THE INTERSECTION OF NORTH PARKWAY AND MATTHEWS TOWNSHIP PARKWAY.

THE EXISTING NORTHBOUND LEFT TURN LANE AT NC 51 FROM 155 FEET TO 255 FEET OF STORAGE AND A 100-FOOT BAY TAPER (BACK TO BACK WITH THE 25 FT. BAY TAPER). THE PETITIONER WILL PROVIDE DECORATIVE LANDSCAPING AT THE INTERSECTION OF NORTH PARKWAY AND MATTHEWS TOWNSHIP PARKWAY.

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TYPICAL BUILDING ELEVATION

REFER TO THE "ARCHITECTURAL STANDARDS" ON SHEET RZ2.0 FOR BUILDING MATERIALS

NOTE:
ALL IMAGES ARE CONCEPTUAL IN NATURE AND ARE INTENDED TO DEPICT THE SCALE, MATERIALS, AND RELATIONSHIP OF PEDESTRIANS AND VEHICLES TO THE SITE PLAN AND THE ARCHITECTURE. THESE IMAGES ARE SUBJECT TO MODIFICATIONS DURING THE STAFF REVIEW OF THE PERMITTING PROCESS.
EXISTING CONDITIONS

LDI

10/02/2013 - PER TOWN/PUBLIC COMMENTS
12/24/2013 - PER TOWN COMMENTS

REVISIONS:

DATE:

DESIGNED BY:

DRAWN BY:

CHECKED BY:

Q.C. BY:

SHEET #:

SCALE:

PROJECT #:

FOUNTAINS MATTHEWS

CONDITIONAL REZONING

PROFFITT DIXON PARTNERS  |  MATTHEW, NORTH CAROLINA

08/02/2013

FOR PUBLIC HEARING

APPLICATION # 2013-602

EXISTING ZONING: B-1 SCD
EXISTING USE: VACANT

ADJACENT PROPERTY INFORMATION

1. ID# 19352110
   - MATTHEWS CENTER ASSOCIATES AND CROSLAND GROUP INC
   - 5960 FAIRVIEW RD, SUITE 200, CHARLOTTE, NC 28210
   - L3 M36-772

2. ID# 19352111
   - MATTHEWS CENTER ASSOCIATES AND CROSLAND GROUP INC
   - 5960 FAIRVIEW RD, SUITE 200, CHARLOTTE, NC 28210
   - L4 M36-772

3. ID# 19352112
   - SENIOR ACTIVITIES & SERVICES AND DEVORE INC
   - 3221 CHIPWOOD LN, MATTHEWS, NC 28105
   - DB 13793 PG 166

4. ID# 19352C99
   - POLO CLUB VILLAS
   - EXISTING USE: ATTACHED RESIDENTIAL CONDOMINIUMS

5. ID# 19352223
   - JUANITA P HILDENBRAND
   - 2640 POLO CLUB BV  MATTHEWS, NC 28105
   - DB 18622 PG 351

6. ID# 19352224
   - TOM D SR PARSONS AND C/O TERRY DAWSON
   - 2636 POLO CLUB BLVD  MATTHEWS, NC 28105
   - DB 18630 PG 746

7. ID# 19331179
   - BELLA SERA VILLAS ASSOC INC AND DORTCH & LYONS C/O SELLERS HINSHAW AYERS
   - 301 S MCDOWELL ST #410  CHARLOTTE, NC 28204
   - DB 27625 PG 330

8. ID# 19331214
   - JUNE L HAMRICK
   - 2607 BELLASERA WY  MATTHEWS, NC 28105
   - DB 16961 PG 932

9. ID# 19331213
   - RENALDO O MUNOZ AND LINDA MUNOZ
   - 2603 BELLASERA WY  MATTHEWS, NC 28105
   - DB 16892 PG 676

10. ID# 19331212
    - JOHN E FEATHERSTON AND LAEL C FEATHERSTON
    - PO. BOX 546  MATTHEWS, NC 28106
    - DB 22591 PG 286

11. ID# 19331211
    - HAROLD P. DUNNING AND ROBBYE C. DUNNING
    - 2608 BELLA SERA WY  MATTHEWS, NC 28105
    - DB 21226 PG 864

12. ID# 19331178
    - BELLA SERA VILLAS ASSOCIATION INC
    - PO BOX 18771  RALEIGH , NC 27619
    - DB 23288 PG 775

13. ID# 19331274
    - BELLA SERA VILLAS ASSOCIATION INC
    - PO BOX 18771  RALEIGH , NC 27619
    - DB 23288 PG 775

14. ID# 19331249
    - KAI K ENG AND BETTY ENG
    - 2647 CIRCA DR  MATTHEWS, NC 28105
    - DB 19542 PG 543

15. ID# 19331250
    - AZITA A TOUSSI AND FRANK SAFRIT
    - 2651 CIRCA DR  MATTHEWS, NC 28105
    - DB 22943 PG 348

16. ID# 19331246
    - KENNETH B MEDLIN AND DONNA C MEDLIN
    - 2629 CIRCA DR  MATTHEWS, NC 28105
    - DB 27480 PG 473

17. ID# 19331245
    - THOMAS M CHRISTOPHER AND DARLENE M TEAGUE
    - 2625 CIRCA DR  MATTHEWS, NC 28105
    - DB 19036 PG 408

18. ID# 19331244
    - FRANK FULTON GALER
    - 2619 CIRCA DR  MATTHEWS, NC 28105
    - DB 27674 PG 101

19. ID# 19331243
    - BRYAN L SMITH AND LOUISE S SMITH
    - 2615 CIRA DR  MATTHEWS, NC 28105
    - DB 19574 PG 108

20. ID# 19331242
    - GILBERT F FORD AND MARTHA C FORD
    - 10910 CASETTA DR  MATTHEWS, NC 28105
    - DB 20262 PG 136

21. ID# 19331241
    - BRUCE D THORESON AND ANGELA E THORESON
    - 1814 MOREHEAD HILL DR  DURHAM, NC 27703
    - DB 20498 PG 273

22. ID# 19331240
    - VINCENT L CLARK AND SHARON K CLARK
    - 10920 CASETTA DR  MATTHEWS, NC 28105
    - DB 20921 PG 39

23. ID# 19331239
    - ROBERT EVANS AND IRMA JEAN EVANS
    - 10924 CASETTA DR  MATTHEWS, NC 28105
    - DB 21047 PG 917

24. ID# 19331238
    - THOMAS D HAMLETT
    - 10930 CASETTA DR  MATTHEWS , NC 28105
    - DB 26982 PG 813

25. ID# 19331237
    - HAL L (REVOC TRUST) HELMS AND AUDREY T(REVOC TRUST) HELMS
    - 10934 CASETTA DR  MATTHEWS, NC 28105
    - DB23040 PG 785

26. ID# 19331236
    - M LAMOND VERNER AND BETTY S VERNER
    - 10940 CASETTA DR  MATTHEWS, NC 28105
    - DB 19904 PG 652

27. ID# 19331235
    - KATHLEEN A WILSBACH AND RONALD K WILSBACH
    - 10944 CASETTA DR  MATTHEWS, NC 28105
    - DB 19904 PG 677

28. ID# 19331121
    - JBOMMH LLC
    - PO BOX 20636  CHARLESTON, SC 29413
    - DB 13075 PG 383

29. ID# 19331104
    - USA MATTHEWS CORNERS 12 LLC AND USA MATTHEWS CORNERS 1 LLC AND USAMATTHEWS CORNERS 2 LLC
    - C/O CORELOGIC COMM TAX SVC ATTN: E. CHAPA- PO BOX 961009  FT WORTH , TX 76161-009
    - DB 19545 PG 953
DEVELOPMENT ELEMENTS:
1. TERRAIN ELEVATIONS

2. SITE ACCESS

3. SOURCES OF WATER

4. SURFACE WATER MANAGEMENT

5. EASEMENT LEGEND

6. PROPOSED HIGHWAY (SPECIAL HIGHWAY OVERLAY DISTRICT)

7. PROPOSED SITE IMPROVEMENTS

8. PROPOSED SEWER IMPROVEMENTS

9. PROPOSED GAS IMPROVEMENTS

10. PROPOSED ELECTRIC IMPROVEMENTS

11. EXISTING HIGHWAY

12. EXISTING SITE IMPROVEMENTS

13. EXISTING SEWER IMPROVEMENTS

14. EXISTING GAS IMPROVEMENTS

15. EXISTING ELECTRIC IMPROVEMENTS

16. EXISTING UTILITIES

17. EXISTING EASEMENTS

18. EXISTING SITES

19. EXISTING WATER SYSTEM

20. EXISTING LAND USE

21. EXISTING ZONING

22. EXISTING HISTORIC DISTRICT

23. EXISTING TREES

24. EXISTING PLANT MATERIALS

25. EXISTING ARTIFACTS

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61. EXISTING PROPOSED SEWER IMPROVEMENTS

62. EXISTING PROPOSED GAS IMPROVEMENTS

63. EXISTING PROPOSED ELECTRIC IMPROVEMENTS

64. EXISTING LAND USE

65. EXISTING ZONING

66. EXISTING HISTORIC DISTRICT

67. EXISTING TREES

68. EXISTING PLANT MATERIALS

69. EXISTING ARTIFACTS

70. EXISTING POST-MODERN PLANNING

71. EXISTING PROPOSED SITE IMPROVEMENTS

72. EXISTING PROPOSED SEWER IMPROVEMENTS

73. EXISTING PROPOSED GAS IMPROVEMENTS

74. EXISTING PROPOSED ELECTRIC IMPROVEMENTS

75. EXISTING LAND USE

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82. EXISTING PROPOSED SITE IMPROVEMENTS

83. EXISTING PROPOSED SEWER IMPROVEMENTS

84. EXISTING PROPOSED GAS IMPROVEMENTS

85. EXISTING PROPOSED ELECTRIC IMPROVEMENTS

86. EXISTING LAND USE

87. EXISTING ZONING

88. EXISTING HISTORIC DISTRICT

89. EXISTING TREES

90. EXISTING PLANT MATERIALS

91. EXISTING ARTIFACTS

92. EXISTING POST-MODERN PLANNING

93. EXISTING PROPOSED SITE IMPROVEMENTS

94. EXISTING PROPOSED SEWER IMPROVEMENTS

95. EXISTING PROPOSED GAS IMPROVEMENTS

96. EXISTING PROPOSED ELECTRIC IMPROVEMENTS

97. EXISTING LAND USE

98. EXISTING ZONING

99. EXISTING HISTORIC DISTRICT

100. EXISTING TREES

101. EXISTING PLANT MATERIALS

102. EXISTING ARTIFACTS

103. EXISTING POST-MODERN PLANNING

104. EXISTING PROPOSED SITE IMPROVEMENTS

105. EXISTING PROPOSED SEWER IMPROVEMENTS

106. EXISTING PROPOSED GAS IMPROVEMENTS

107. EXISTING PROPOSED ELECTRIC IMPROVEMENTS

108. EXISTING LAND USE

109. EXISTING ZONING

110. EXISTING HISTORIC DISTRICT

111. EXISTING TREES

112. EXISTING PLANT MATERIALS

113. EXISTING ARTIFACTS
OPEN SPACE SYSTEM

1. TOTAL SITE ACREAGE
2. TREE CANOPY TO BE PRESERVED
3. OPEN SPACE AMENITY OPPORTUNITIES
4. OPEN SPACE SYSTEM LEGEND

OPEN SPACE SYSTEM LEGEND:
- TREE CANOPY TO BE PRESERVED
- OPEN SPACE AMENITY OPPORTUNITIES

OPEN SPACE SUMMARY:
1. TOTAL SITE ACREAGE: +/- 15.01 ACRES
2. TREE CANOPY TO BE PRESERVED
   REQUIRED: +/- 2.25 ACRES (15% OF SITE ACREAGE)
   PROPOSED: +/- 2.76 ACRES (18.39% OF SITE ACREAGE)

FOR PUBLIC HEARING
APPLICATION # 2013-602
08/02/2013
10/02/2013 - PER TOWN/PUBLIC COMMENTS
RZ2.1
OPEN SPACE SYSTEM

LDI
1" = 60'-0"
GENERAL PROVISIONS:

PROPOSED IMPROVEMENTS:

ACCESS SIGNAGE:

ACCESS NOTES:

DEPARTMENT BINDING EFFECT OF THE REZONING APPLICATION:

TWP. (MPWD)/NCDOT PERMITTED USES & DEVELOPMENT AREA LIMITATION:

OPEN SPACE:

ARCHITECTURAL STANDARDS:

1. MAXIMUM BUILDING HEIGHT:

UPTO 250 MULTI-FAMILY DWELLING UNITS AND UPTO 8,000 SQUARE

2. PROPOSED ZONING:

EXISTING ZONING:

SITE DEVELOPMENT DATA:

3. PATTERNS IN ACCORDANCE WITH THE FOLLOWING IMPLEMENTATION PROVISIONS:

COOPERATION WITH OTHER PARTIES WHO MAY IMPLEMENT PORTIONS OF THE

THE PETITIONER PLANS TO PROVIDE OR CAUSE TO BE PROVIDED ON ITS OWN OR IN

SUBJECT TO ANY MINOR MODIFICATIONS, AS APPROVED BY MATTHEWS PUBLIC

WILL BE FIVE (5) FEET.

AT THE PETITIONER, WITH THE APPROVAL OF THE

AN EASTBOUND RIGHT TURN LANE ON NC 51 WITH 100 FEET OF

THE PROJECT WILL PROVIDE FOR STORM WATER BEST MANAGEMENT PRACTICES

THE BUILDING MATERIALS USED ON THE PRINCIPAL BUILDING CONSTRUCTED ON

HISTORIC MATERIALS WILL BE SCREENED.

THE PETITIONER WILL PROVIDE DECORATIVE LANDSCAPING AT THE INTERSECTION

THE EXISTING VEGETATION IS

APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO

WILL BE INSTALLED ALONG THE 6' FENCE.

THE APPEARANCE THE INTERSECTION AND THE DEVELOPMENT.

REZONING PLAN. THE FINAL LOCATION OF THE ALLOWED SIGNS MAY SHIFT FROM

THE SITE WILL BE A COMBINATION OF PORTIONS OF THE FOLLOWING: BRICK, STONE,

THE ULTIMATE LAYOUT, LOCATIONS AND SIZES

THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES,

A 100 PROJECT EDGE, SUBJECT TO THE INNOVATIVE PROVISIONS LISTED ABOVE.

A 100 FOOT TAPER; AND

A 100-FOOT BAY TAPER (BACK TO BACK WITH THE

THE DRIVEWAY AS DESCRIBED ABOVE THE PETITIONER, WITH THE APPROVAL OF THE

THE INNER HALF OF THE PROJECT EDGE WHERE THE EXISTING VEGETATION IS

AND WILL BE LOCATED OUTSIDE OF THE REQUIRED SETBACKS.

THE DRIVEWAY LOCATION. IF THE PETITIONER IS ABLE TO RELOCATE

THE DRIVEWAY, THE PETITIONER WILL PROVIDE A SIX (6) FOOT FENCE ALONG THE COMMON

METER BANKS WILL BE SCREENED.

THE PETITIONER WILL PROVIDE A SIX (6) FOOT FENCE ALONG THE COMMON

THE FINAL LOCATION OF THE REQUIRED PONDS AND DETENTION FACILITIES

IF ONE OR MORE SIDES OF A DUMPSTER AREA ADJOIN A SIDE OR REAR WALL OF A

THE INNOVATIVE PROVISIONS ABOVE SHALL BE PROVIDED.

THE PETITIONER MAY PROVIDE WALLS OR SCREENS AS WELL AS SHADING FOR THE

THE SITE MAY CONTAIN EITHER: (I) SINGLE-STORY GARAGES (EACH BUILDING MAY CONTAIN

THE PROJECT EDGE WHERE THE EXISTING VEGETATION IS

THE ULTIMATE LAYOUT, LOCATIONS AND SIZES

THE APPEARANCE THE INTERSECTION AND THE DEVELOPMENT.

THE ULTIMATE LAYOUT, LOCATIONS AND SIZES

THE APPEARANCE THE INTERSECTION AND THE DEVELOPMENT.

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THE ULTIMATE LAYOUT, LOCATIONS AND SIZES

THE APPEARANCE THE INTERSECTION AND THE DEVELOPMENT.

THE APPEARANCE THE INTERSECTION AND THE DEVELOPMENT.

THE APPEARANCE THE INTERSECTION AND THE DEVELOPMENT.

THE ULTIMATE LAYOUT, LOCATIONS AND SIZES

THE APPEARANCE THE INTERSECTION AND THE DEVELOPMENT.

THE APPEARANCE THE INTERSECTION AND THE DEVELOPMENT.
DEVELOPMENT ELEMENTS:
1. Taxi Stand
2. Parking Area
3. Tunnel
4. Limited Area
5. Utility Access
6. Storm Drainage
7. Sewer Access
8. Water Main
9. Fire Hydrant
10. Street

EXISTING CONDITIONS:
- Matthews Township Pkwy (NC Hwy 51)
- 130' Public ROW
- Northeast Pkwy
- 80' Public ROW
- Bellasera Way
- Private Street
- 100' Building Setback
- 25' Undisturbed Buffer (SHOD)
- 15' Yard Building Buffer (SHOD)
- 30' Undisturbed Buffer (SHOD)
- 15' Yard Building Buffer (SHOD)
- 35' S.W.I.M. Buffer
- 15' Buffer
- 50' Undisturbed Buffer
- 14' Setback (MUD)
- 15' Yard Building Buffer (SHOD)

REVISIONS:
- Date:
- Designed By:
- Drawn By:
- Checked By:
- Q.C. By:
- Sheet #:
- Scale:
- Project #:

FOUNTAINS MATTHEWS
CONDITIONAL REZONING
PROFFITT DIXON PARTNERS  |  MATTHEW, NORTH CAROLINA
08/02/2013
1013110
FOR PUBLIC HEARING
APPLICATION # 2013-xxx

TECHNICAL DATA SHEET
LDI
LDI
1" = 60'-0"

DEVELOPMENT SUMMARY:
1. TAX PARCEL NUMBERS
- 19331130, 19331134, 19331141
2. SITE JURISDICTION
- TOWN OF MATTHEWS
3. TOTAL SITE ACREAGE
- ±15.10 AC (PER MECKLENBURG COUNTY GIS)
4. EXISTING ZONING & USES
- B-1 SCD (SPECIAL HIGHWAY OVERLAY DISTRICT)
  - VACANT
5. PROPOSED ZONING
- MIXED USE DEVELOPMENT (MUD)
6. PROPOSED USES
- MULTI-FAMILY RESIDENTIAL
  - RETAIL
7. PROJECT DENSITY
- 250 RESIDENTIAL UNITS MAXIMUM
  - 10,000 SF RETAIL MAXIMUM
8. MAXIMUM BUILDING HEIGHT
- 3 STORY BUILDING
9. VEHICLE AND BICYCLE PARKING
- PER ZONING ORDINANCE

\chfiles\Projects\2013\1013110\CAD\Exhibits\Zoning Plans\3110_RZ1.0-TDS.dwg, RZ1.0, 8/2/2013 9:40:46 AM, mvinten, LandDesign, Inc.
5. **PROPOSED IMPROVEMENTS:**

- The project will provide for storm water Best Management Practices (BMPs) as required by Section 153.204 of the Ordinance and in accordance with the provisions of Section 153.267 of the Ordinance. The BMPs shall be designed to accommodate storm water in accordance with the requirements of Section 153.265 of the Ordinance.

6. **ARCHITECTURAL STANDARDS:**

- The existing building materials, colors, and architectural styles on the property will be considered, and any new construction will be consistent with the existing building materials, colors, and architectural styles. Any new construction shall be designed and constructed to complement the existing building materials, colors, and architectural styles.

7. **ENVIRONMENTAL IMPACTS:**

- The project will comply with all applicable environmental regulations and guidelines, including the requirements of the North Carolina Department of Environment and Natural Resources (NCDENR) and the North Carolina Board of Environmental Protection (BEP).

8. **SIGNAGE:**

- The project will comply with the Town of Matthews Tree Ordinance. The existing tree buffer along NC Highway 51 will be maintained, and any new tree plantings will be in accordance with the provisions of the Tree Ordinance.

9. **MATERIALS AND METHODS:**

- The project will comply with the requirements of the North Carolina Department of Environment and Natural Resources (NCDENR) and the North Carolina Board of Environmental Protection (BEP).

10. **STANDARDS AND CRITERIA:**

- The project will comply with the minimum parking requirements, including the provisions of Section 153.201(E) of the Ordinance.

11. **CONSTRUCTION:**

- The project will comply with the requirements of the Town of Matthews Tree Ordinance. The existing tree buffer along NC Highway 51 will be maintained, and any new tree plantings will be in accordance with the provisions of the Tree Ordinance.

12. **AMENDMENT TO THE REZONING PLAN:**

- No amendment to the rezoning plan shall be required unless the rezoning plan is modified in accordance with the provisions of Section 153.265 of the Ordinance.

13. **WATER EFFECTIVE THE REZONING APPLICATION:**

- The rezoning application shall be effective upon approval of the rezoning plan and the filing of the rezoning plan with the Town of Matthews Planning Department. The rezoning plan shall be effective upon filing with the Town of Matthews Planning Department.

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**DATE:**

08/02/2013

**DESIGNED BY:**

LDI

**DRAWN BY:**

LDI

**CHECKED BY:**

Q.C. BY:

**APPLICATION #**

2013-xxx

**PROJECT #**

RZ3.0

**SUPERSEDED**

2013-002

12/01/2013
DEVELOPMENT ELEMENTS:

1. TAX PARCEL NUMBERS: 19331130, 19331134, 19331141
2. SITE JURISDICTION: TOWN OF MATTHEWS
3. TOTAL SITE ACREAGE: ±15.10 AC (PER MECKLENBURG COUNTY GIS)
4. EXISTING ZONING & USES: B-1 SCD (SPECIAL HIGHWAY OVERLAY DISTRICT), VACANT
5. PROPOSED ZONING: MIXED USE DEVELOPMENT (MUD)
6. PROPOSED USES: MULTI-FAMILY RESIDENTIAL, RETAIL
7. PROJECT DENSITY: 250 RESIDENTIAL UNITS MAXIMUM, 10,000 SF RETAIL MAXIMUM
8. MAXIMUM BUILDING HEIGHT: 3 STORY BUILDING
9. VEHICLE AND BICYCLE PARKING: PER ZONING ORDINANCE

FOR PUBLIC HEARING APPLICATION # 2013-xxx

TECHNICAL DATA SHEET

LDI
1" = 60'-0"

PROFFITT DIXON PARTNERS  |  MATTHEW, NORTH CAROLINA
08/02/2013
0' 30' 30' 60' 120'
1013110

REVISIONS:
DATE: 08-02-2013
DESIGNED BY:
DRAWN BY:
CHECKED BY:
Q.C. BY:
SHEET #:
SCALE:
PROJECT #:
GENERAL PROVISIONS:

I. ACCESS NOTES:

II. PROPOSED IMPROVEMENTS:

III. STANDARDS AND COMPLETION:

IV. AMENDMENTS TO THE REZONING PLAN:

V. INNOVATIVE DEVELOPMENT PROVISIONS:

VI. ARCHITECTURAL STANDARDS:

1. PROPOSED ZONING:

2. EXISTING ZONING:

3. MAXIMUM BUILDING HEIGHT:

4. PARKING:

5. SITE DEVELOPMENT DATA:

6. PATTERNs IN ACCORDANCE WITH THE FOLLOWING IMPLEMENTATION PROVISIONS:

a. Cooperation with other parties who may implement portions of the development on the site.

b. The petitioner reserves the right to request additional innovative development taking place on the site.

c. The placement and configurations of vehicular access points are to be modified by the petitioner to accommodate changes in traffic patterns.

d. The alignment of the internal vehicular circulation and driveways may be modified by the petitioner to accommodate changes in traffic patterns.

7. SITE DEVELOPMENT STANDARDS. THE ULTIMATE LAYOUT, LOCATIONS AND SIZES OF THESE DEVELOPMENT STANDARDS. THE ULTIMATE LAYOUT, LOCATIONS AND SIZES OF EACH BUILDING, EXCLUSIVE OF WINDOWS, DOORS AND ROOFS, WILL BE ARCHITECTURALLY STANDARDS AND CRITERIA OF MPWD AND NCDOT.

8. THE PETITIONER WILL PROVIDE AN EIGHT (8) FOOT PLANTING STRIP AND A [SIX (6)] FOOT FENCE ALONG THE COMMON PERIMETER LANDSCAPE REQUIREMENTS OF SECTION 153.075 (G) OF THE ORDINANCE.

9. THE UNDISTURBED BUFFER PORTION OF THE PROJECT EDGE. UTILITIES IF REQUIRED TO CROSS THE BUFFER MUST CROSS THE BUFFER AT NO LESS THAN 75 DEGREES.

10. UTILITIES AND NATURAL DRAINAGE AREAS WILL BE ALLOWED TO CROSS THE UNDISTURBED BUFFER. UTILITIES IF REQUIRED TO CROSS THE BUFFER MUST CROSS THE BUFFER AT NO LESS THAN 75 DEGREES.

11. THE UNDISTURBED BUFFER PORTION OF THE PROJECT EDGE. UTILITIES IF REQUIRED TO CROSS THE BUFFER MUST CROSS THE BUFFER AT NO LESS THAN 75 DEGREES.

12. THE UNDISTURBED BUFFER PORTION OF THE PROJECT EDGE. UTILITIES IF REQUIRED TO CROSS THE BUFFER MUST CROSS THE BUFFER AT NO LESS THAN 75 DEGREES.