VICINITY MAP
NTS

R-15 + R-20 to R-VS

Board of Commissioners
APPROVED
6.11.18
Lori Canapirino, Town Clerk

30' 0' 30' 60' 120'

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MT. HARMONY TOWN HOUSES
REZONING PETITION No. 2017-674
MATTHEWS, NORTH CAROLINA

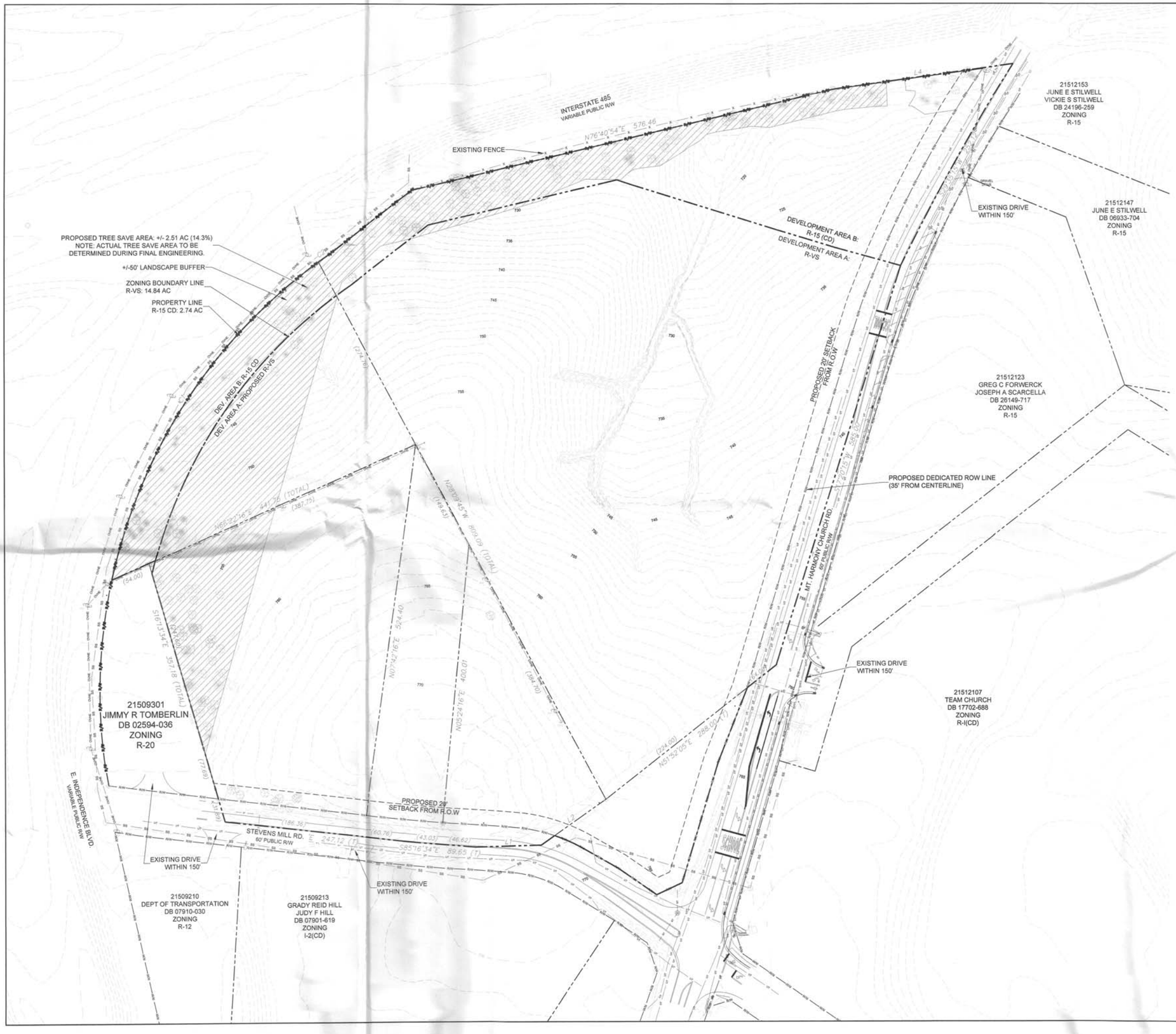
COVER SHEET

REVISIONS:
03/08/2018 - PER STAFF COMMENTS
05/02/2018 - PER STAFF COMMENTS
05/30/2018 - PER STAFF COMMENTS
06/19/2018 - PER STAFF COMMENTS

DATE: 11.29.2017
DESIGNED BY: ST
DRAWN BY: JY
CHECKED BY: ST
Q.C. BY: ST
SCALE: 1"=60'
PROJECT #: 1017211

SHEET #:
CS

2017-674
6-19-18



VICINITY MAP
NTS

SITE DEVELOPMENT DATA

PARCEL ACREAGE: 17.58 AC TOTAL
R-VS: ± 14.84 AC, R-15 CD: ± 2.74 AC

TAX PARCEL #: 21509302, 21509303, 21509304, 21509305, 21509306, 21509307

EXISTING ZONING: R-15, R-20

PROPOSED ZONING: R-VS, R-15 (CD)

EXISTING USES: SINGLE FAMILY RESIDENTIAL, VACANT

PROPOSED USES: ONE FAMILY ATTACHED DWELLING UNITS

PROPOSED NUMBER OF UNITS: MAXIMUM NUMBER OF 123 UNITS

PROPOSED DENSITY: 6.99 DU/AC

PROPOSED SETBACK SITE: 20' FROM ROW

MINIMUM LOT AREA:
-**REQUIRED:** 3,000/DU
-**PROPOSED:** 1,760/DU- 2,600/DU (20' MIN. x 80' MIN. LOTS)

MINIMUM LOT WIDTH:
-**REQUIRED:** 30'
-**PROPOSED:** 20' MIN.

MINIMUM SETBACK:
-**REQUIRED:** 20'
-**PROPOSED:**
REAR LOADED: 7' (FROM RIGHT OF WAY)
FRONT LOADED: 20' (FROM RIGHT OF WAY)

MINIMUM SIDE YARD:
-**REQUIRED:** 0, 8' FOR END UNIT
-**PROPOSED:** 0, 5' FOR END UNIT

MINIMUM REAR YARD:
-**REQUIRED:** 20'
-**PROPOSED:** 20'

MINIMUM BUILDING SEPARATION: 10' MIN.

MINIMUM OPEN SPACE
-**REQUIRED:**10%
-**PROPOSED:** 27.4%
(2.31 AC OPEN SPACE + 2.51 AC TREE SAVE)

MAXIMUM HEIGHT:
-**REQUIRED:** 35'

TREE CANOPY PRESERVATION
-**REQUIRED:** 8%
-**PROPOSED:** 14.3% (2.51 AC)
*NOTE: ACTUAL TREE SAVE AREA TO BE DETERMINED DURING FINAL ENGINEERING.

30' 0' 30' 60' 120'

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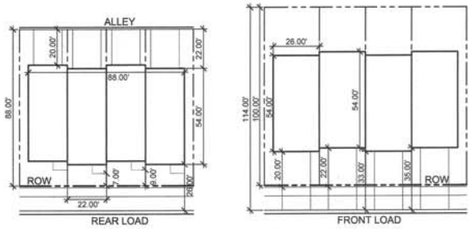
MT. HARMONY TOWN HOUSES
REZONING PETITION No. 2017-674
MATTHEWS, NORTH CAROLINA

TECHNICAL DATA SHEET

REVISIONS:
03/08/2018 - PER STAFF COMMENTS
05/02/2018 - PER STAFF COMMENTS
06/07/2018 - PER STAFF COMMENTS
08/19/2018 - PER STAFF COMMENTS

DATE: 11/29/2017
DESIGNED BY: ST
DRAWN BY: ST
CHECKED BY: ST
Q.C. BY: ST
SCALE: 1"=60'
PROJECT #: 1017211

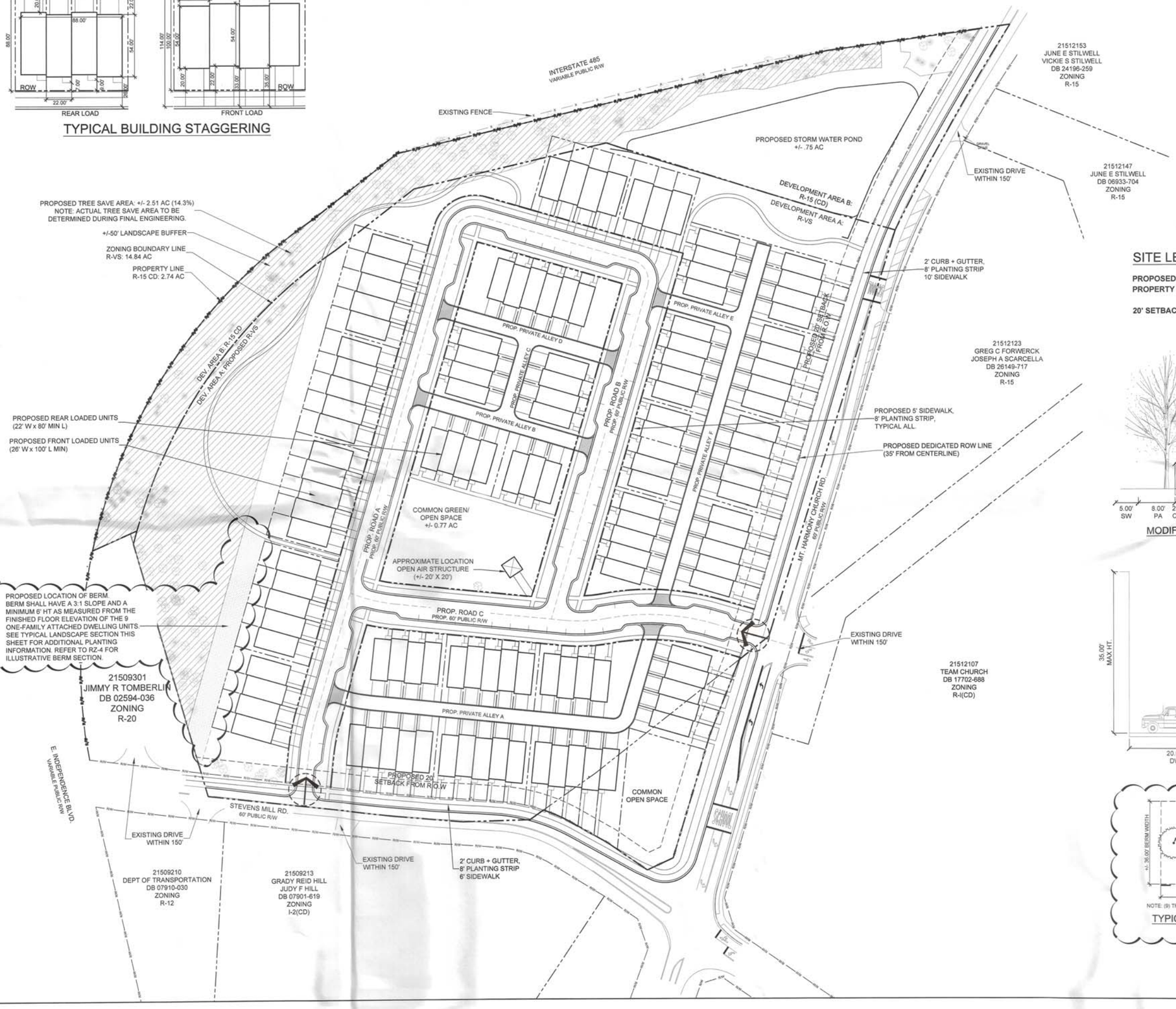
SHEET #:
RZ-1



TYPICAL BUILDING STAGGERING

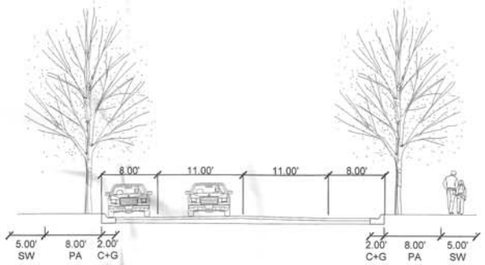
VICINITY MAP

NTS

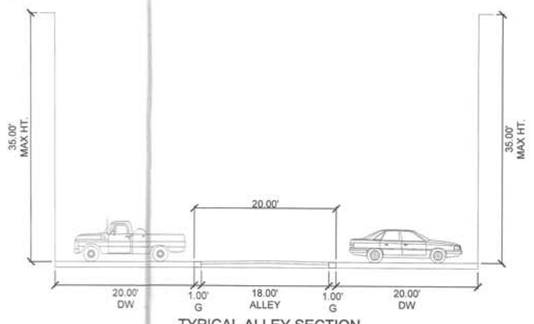


SITE LEGEND

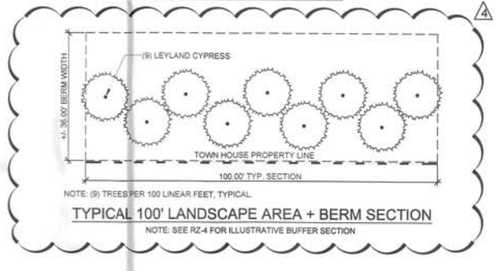
PROPOSED PROPERTY LINE	PROPOSED TREE SAVE
20' SETBACK	PROPOSED BERM
	PROPOSED ACCESS



MODIFIED MATTHEWS LOCAL RESIDENTIAL STREET CROSS SECTION



TYPICAL ALLEY SECTION



NOTE: (9) TREES PER 100 LINEAR FEET, TYPICAL.

TYPICAL 100' LANDSCAPE AREA + BERM SECTION

NOTE: SEE RZ-4 FOR ILLUSTRATIVE BUFFER SECTION

30' 0' 30' 60' 120'

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MT. HARMONY TOWN HOUSES
REZONING PETITION No. 2017-674
MATTHEWS, NORTH CAROLINA

SCHEMATIC SITE PLAN

REVISIONS:
03/08/2018 - PER STAFF COMMENTS
05/02/2018 - PER STAFF COMMENTS
06/01/2018 - PER STAFF COMMENTS
06/19/2018 - PER STAFF COMMENTS

DATE: 11/29/2018
DESIGNED BY: KST
DRAWN BY: AE
CHECKED BY: KST
Q.C. BY: KST
CAD I.D.: KST
PROJECT #: 101721 I

SHEET #:
RZ-2

VICINITY MAP
NTS

SITE LEGEND

- PROPOSED PROPERTY LINE
- 20' SETBACK
- PROPOSED PUBLIC ROW
- PROPOSED PRIVATE ALLEY
- PROPOSED BUILDING ENVELOPE (AREA UTILIZING FLEXIBLE DESIGN PROVISONS)
- PROPOSED ACCESS

AREA UTILIZING FLEXIBLE DESIGN PROVISIONS: 5.76 AC

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MT. HARMONY TOWN HOUSES
REZONING PETITION No. 2017-674
MATTHEWS, NORTH CAROLINA

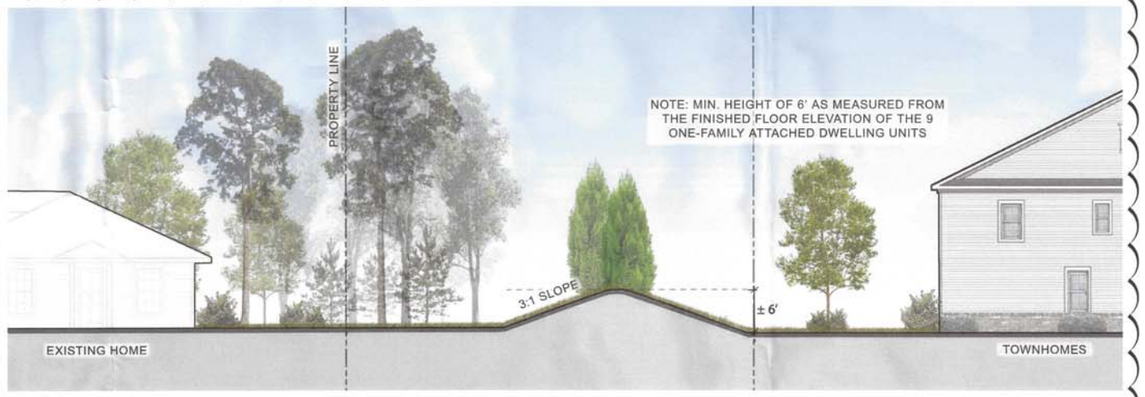
FLEXIBLE DESIGN PROVISIONS

REVISIONS:
1. 05/02/2018 - PER STAFF COMMENTS
2. 05/30/2018 - PER STAFF COMMENTS
3. 06/19/2018 - PER STAFF COMMENTS

DATE: 11.29.2018
DESIGNED BY: KST
DRAWN BY: AEE
CHECKED BY: KST
SCALE: 1"=60'
PROJECT #: 101721

SHEET #:
RZ-3

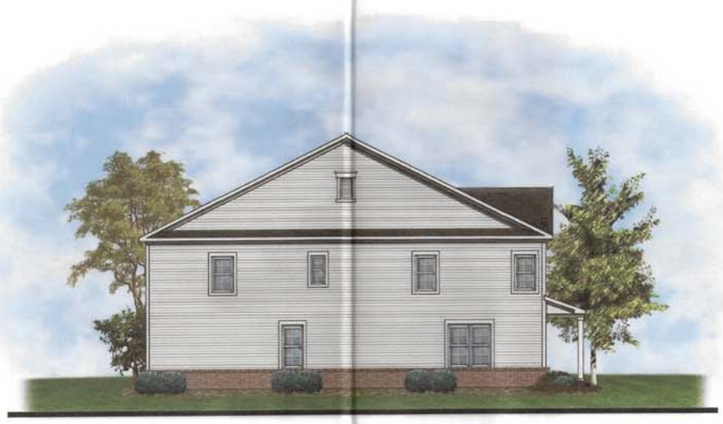
KEY MAP



CROSS SECTION A-AA

22' x 54' Wide Alley Load Townhomes
2-Story Brick 5-Plex
Front Elevation
05.21.18

22' x 54' Wide Alley Load Townhomes
2-Story Brick 5-Plex
Rear Elevation
05.21.18



22' x 54' Wide Alley Load Townhomes
2-Story Brick 5-Plex
Left Side Elevation 'A'
05.17.18

22' x 54' Wide Alley Load Townhomes
2-Story Brick 5-Plex
Right Side Elevation 'C'
05.17.18

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www.LandDesign.com

MT. HARMONY TOWN HOUSES
REZONING PETITION No. 2017-674
MATTHEWS, NORTH CAROLINA
ARCHITECTURAL ELEVATIONS + ILLUSTRATIVE SECTION

REVISIONS:
03/08/2018 - PER STAFF COMMENTS
05/02/2018 - PER STAFF COMMENTS
05/21/2018 - PER STAFF COMMENTS
06/19/2018 - PER STAFF COMMENTS

DATE: 11/29/2017
DESIGNED BY: KST
DRAWN BY: AEE
CHECKED BY: KST
Q.C. BY: KST
SCALE: NTS
PROJECT #: 101211

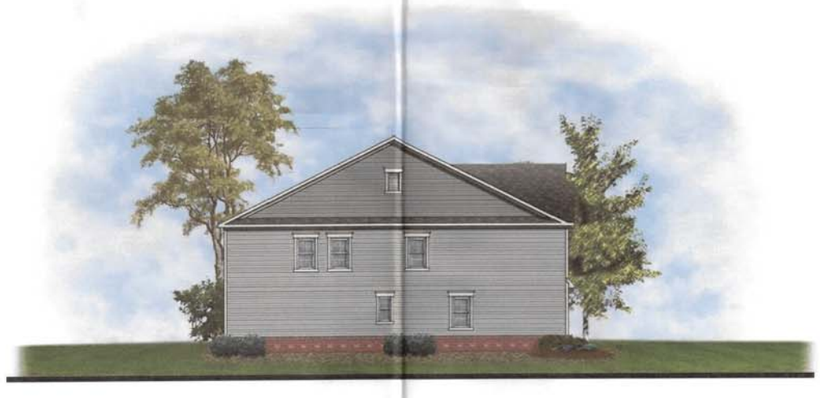
SHEET #:
RZ-4

Elevation "C" Elevation "A" Elevation "B" Elevation "C" Elevation "B"

CENTURY COMMUNITIES

26' Wide Front Load Townhomes
2-Story Brick 5-Plex
Front Elevation
05.21.18

gmd design group



CENTURY COMMUNITIES

26' Wide Front Load Townhomes
2-Story Brick 5-Plex
Left Side Plan 2 Elevation'B'
05.18.18

gmd design group

Plan 2B Plan 1C Plan 2B Plan 1A Plan 2C

CENTURY COMMUNITIES

26' Wide Front Load Townhomes
2-Story Brick 5-Plex
Rear Elevation
05.21.18

gmd design group

CENTURY COMMUNITIES

26' Wide Front Load Townhomes
2-Story Brick 5-Plex
Right Side Plan 2 Elevation'C'
05.18.18

gmd design group

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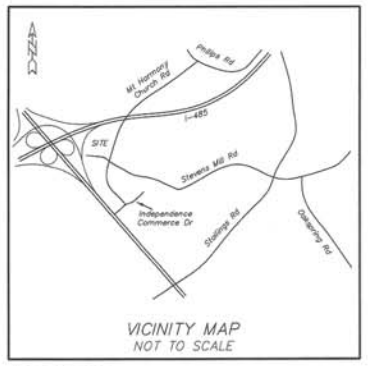
MT. HARMONY TOWN HOUSES
REZONING PETITION No. 2017-674
MATTHEWS, NORTH CAROLINA

ARCHITECTURAL ELEVATIONS

REVISIONS:
1 03/08/2018 - PER STAFF COMMENTS
2 05/02/2018 - PER STAFF COMMENTS
3 05/21/2018 - PER STAFF COMMENTS
4 06/19/2018 - PER STAFF COMMENTS

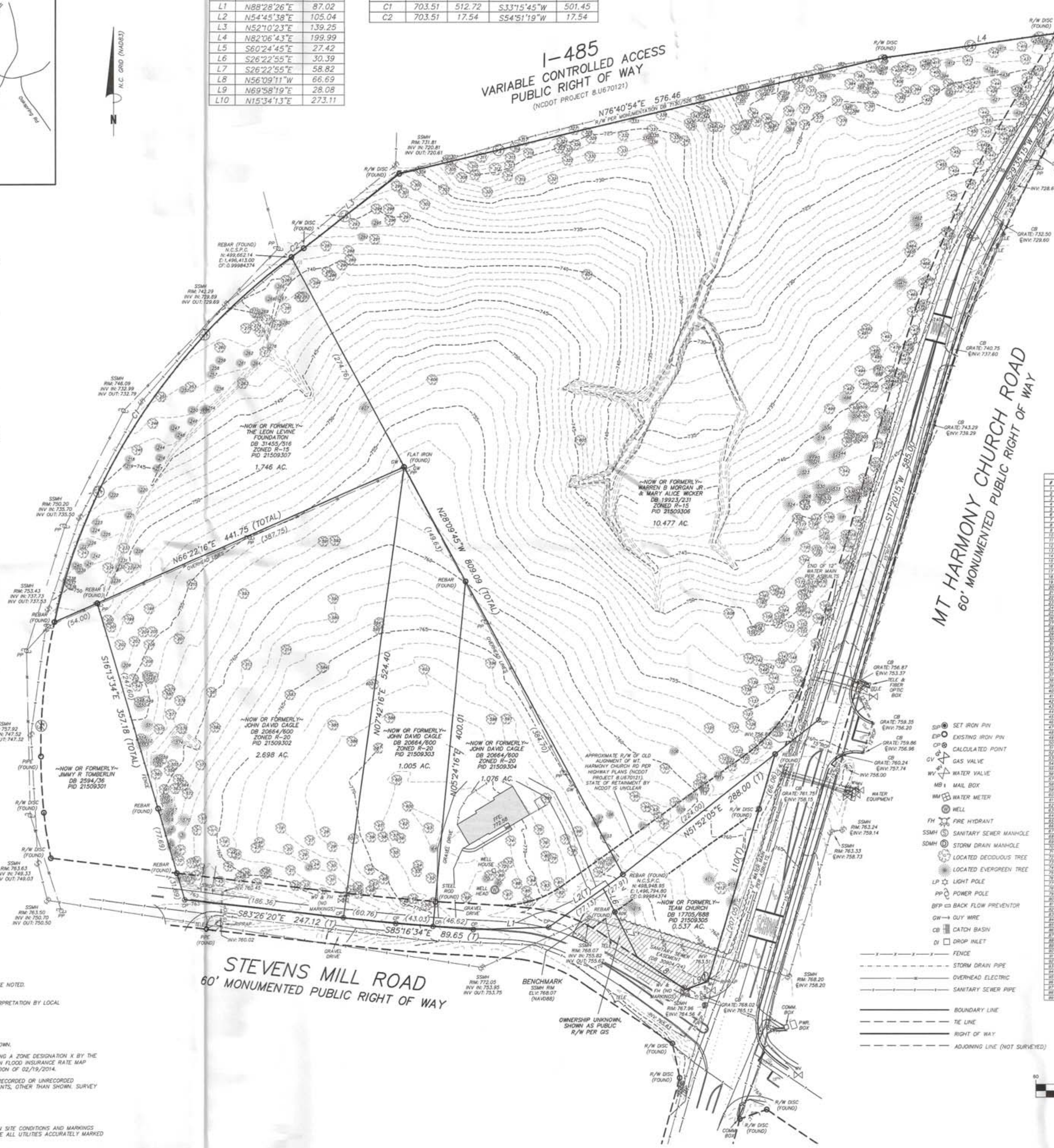
DATE: 11.29.2017
DESIGNED BY: KST
DRAWN BY: AJE
CHECKED BY: KST
Q.C. BY: KST
SCALE: N.T.S.
PROJECT #: 017211

SHEET #:
RZ-5



LINE TABLE		
LINE	BEARING	LENGTH
L1	N88°28'26"E	87.02
L2	N54°45'38"E	105.04
L3	N52°10'23"E	139.25
L4	N82°06'43"E	199.99
L5	S60°24'45"E	27.42
L6	S26°22'55"E	30.39
L7	S26°22'55"E	58.82
L8	N56°09'11"W	66.69
L9	N69°58'19"E	28.08
L10	N15°34'13"E	273.11

CURVE TABLE				
CURVE	RADIUS	LENGTH	BEARING	CHORD
C1	703.51	512.72	S33°15'45"W	501.45
C2	703.51	17.54	S54°51'19"W	17.54



GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

PID 21509305

COMMONWEALTH LAND TITLE INSURANCE COMPANY
FILE NUMBER 18-1041
COMMITMENT DATE: MAY 1, 2018 AT 08:00 AM

SCHEDULE B – SECTION II

2. TERMS, PROVISIONS, OPTIONS, RIGHTS OF FIRST REFUSAL, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, CHARGES, ASSESSMENTS AND LIENS PROVIDED FOR IN RECIPROCAL EASEMENT AGREEMENT RECORDED IN BOOK 30728, PAGE 673, MECKLENBURG COUNTY REGISTRY, AND ANY RELATED MAPS, PLANS, BYLAWS AND OTHER DOCUMENT(S) AND AMENDMENT(S), BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW. **(LOCATED OFFSITE)**

3. TERMS, PROVISIONS, OPTIONS, RIGHTS OF FIRST REFUSAL, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, CHARGES, ASSESSMENTS AND LIENS PROVIDED FOR IN DECLARATION OF COVENANTS FOR MAINTENANCE OF WATER QUALITY AND WATER QUANTITY CONTROL STRUCTURES RECORDED IN BOOK 30685, PAGE 176 **(LOCATED OFFSITE)** AND BOOK 30746, PAGE 176 **(LOCATED OFFSITE)**, MECKLENBURG COUNTY REGISTRY, AND ANY RELATED MAPS, PLANS, BYLAWS AND OTHER DOCUMENT(S) AND AMENDMENT(S), BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW.

4. BUILDING RESTRICTION LINES, EASEMENTS AND OTHER MATTERS SHOWN ON PLAT RECORDED IN MAP BOOK 59, PAGE 762, MECKLENBURG COUNTY REGISTRY. **(PLAT DESCRIBES PARCELS ACROSS MT HARMONY CHURCH RD)**

5. NOTICE OF ROADWAY CORRIDOR OFFICIAL MAP RECORDED IN BOOK 6258, PAGE(S) 243, MECKLENBURG COUNTY REGISTRY. **(NOT PLOTTABLE)**

6. FEE SIMPLE DEED IN FAVOR OF THE DEPARTMENT OF TRANSPORTATION RECORDED IN BOOK 7664, PAGE(S) 717, MECKLENBURG COUNTY REGISTRY. **(RIGHT-OF-WAY OF MT HARMONY CHURCH ROAD SHOWN)**

7. EASEMENT AGREEMENT IN FAVOR OF ALLTEL CAROLINA, INC. RECORDED IN BOOK 12427, PAGE(S) 342, MECKLENBURG COUNTY REGISTRY. **(LOCATED OFFSITE)**

8. WASTEWATER TREATMENT AND DISPOSAL SYSTEM DESIGN AGREEMENT RECORDED IN BOOK 19041, PAGE(S) 832, MECKLENBURG COUNTY REGISTRY. **(NOT PLOTTABLE)**

9. EASEMENT AGREEMENT IN FAVOR OF THE CITY OF CHARLOTTE RECORDED IN BOOK 30904, PAGE(S) 24, MECKLENBURG COUNTY REGISTRY. **(APPROXIMATE AS SHOWN, EXHIBIT IS ILLEGIBLE.)**

10. EASEMENT IN FAVOR OF SCI TOWERS, LLC CONTAINED IN MEMORANDUM OF OPTION AND LAND LEASE RECORDED IN BOOK 31433, PAGE(S) 858, MECKLENBURG COUNTY REGISTRY. **(LOCATED OFFSITE)**

LEGEND:

- EIP = EXISTING IRON PIN
- OIP = OLD IRON PIPE
- SIP = SET IRON PIN
- R/W = RIGHT OF WAY
- AC = AIR CONDITIONING
- PWR = POWER PAD
- PM = POWER METER
- PP = POWER POLE
- LP = LIGHT POLE
- GM = GAS METER
- TELE = TELEPHONE PEDESTAL
- CATV = CABLE TELEVISION
- WM = WATER METER
- FES = FLARED END SECTION
- RCP = REINFORCED CONCRETE PIPE
- CMP = CORRUGATED METAL PIPE
- CPP = CORRUGATED PLASTIC PIPE
- PVC = POLYVINYL CHLORIDE
- DU = DESTINATION UNKNOWN
- SDE = STORM DRAINAGE EASEMENT
- SDMH = STORM DRAIN MANHOLE
- CB = CATCH BASIN
- YI = YARD INLET
- DI = DROP INLET
- SSE = SANITARY SEWER EASEMENT
- SSMH = SANITARY SEWER MANHOLE
- CO = SEWER CLEAN OUT
- BC = BACK OF CURB

NOTES:

1. IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
2. PROPERTY ZONED AS SHOWN (SETBACKS & ZONING MATTERS ARE SUBJECT TO INTERPRETATION BY LOCAL MUNICIPALITIES)
3. TAX PARCEL NUMBERS AS SHOWN
4. DEED REFERENCES AS SHOWN
5. BOUNDARY SURVEY ONLY THROUGH POINTS AS SHOWN.
6. THIS PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP (FIRM) NO. 3710449900K, WITH A DATE OF IDENTIFICATION OF 02/19/2014.
7. THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL RECORDED OR UNRECORDED EASEMENTS, RIGHTS-OF-WAY, OR RESTRICTIVE COVENANTS, OTHER THAN SHOWN. SURVEY MADE WITHOUT THE BENEFIT OF A TITLE EXAMINATION.
8. AREA COMPUTED BY COORDINATED METHOD.
9. NO NCGS MONUMENT FOUND WITHIN 2000'.
10. UTILITY LOCATIONS SHOWN ARE LOCATED BASED ON SITE CONDITIONS AND MARKINGS AT THE TIME OF SURVEY. CONTRACTORS ARE TO HAVE ALL UTILITIES ACCURATELY MARKED PRIOR TO CONSTRUCTION.

PID 21509306

FIRST AMERICAN TITLE INSURANCE COMPANY
FILE NUMBER 18-0486
COMMITMENT DATE: FEBRUARY 28, 2018 AT 08:00 AM

SCHEDULE B – SECTION II

5. RIGHT OF WAY IN FAVOR OF DUKE POWER COMPANY RECORDED IN BOOK 1858, PAGE(S) 462 **(NOT PLOTTABLE, BLANKET IN NATURE)**; BOOK 2410, PAGE 154 **(NOT PLOTTABLE, BLANKET IN NATURE)**; BOOK 2410, PAGE 157 **(NOT PLOTTABLE, BLANKET IN NATURE)** AND BOOK 2410, PAGE 160 **(NOT PLOTTABLE, BLANKET IN NATURE)**, MECKLENBURG COUNTY REGISTRY.

6. PERMIT FOR TELEPHONE LINE AND POWER LINE RIGHT OF WAY IN FAVOR OF NORTH CAROLINA TELEPHONE COMPANY RECORDED IN BOOK 1871, PAGE(S) 93, MECKLENBURG COUNTY REGISTRY **(NOT PLOTTABLE, BLANKET IN NATURE)**.

7. RIGHT OF WAY AGREEMENT IN FAVOR OF THE NORTH CAROLINA STATE HIGHWAY COMMISSION RECORDED IN BOOK 2762, PAGE 304 **(ROAD LOCATED OFFSITE)**; BOOK 2762, PAGE(S) 324 **(ROAD LOCATED OFFSITE)** AND BOOK 2762, PAGE 325 **(ROAD LOCATED OFFSITE)**, MECKLENBURG COUNTY REGISTRY.

8. NOTICE OF ROADWAY CORRIDOR OFFICIAL MAP RECORDED IN BOOK 6092, PAGE(S) 620 **(NOT PLOTTABLE)** AND BOOK 6258, PAGE 243 **(NOT PLOTTABLE)**, MECKLENBURG COUNTY REGISTRY.

9. FEE SIMPLE DEEDS IN FAVOR OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION RECORDED IN BOOK 7130, PAGE(S) 524 **(LOCATED OFFSITE)** AND BOOK 7130, PAGE 526 **(AS SHOWN)**, MECKLENBURG COUNTY REGISTRY.

PID 21509302, 21509303, & 21509304

FIRST AMERICAN TITLE INSURANCE COMPANY
FILE NUMBER 18-0484
COMMITMENT DATE: FEBRUARY 28, 2018 AT 08:00 AM

SCHEDULE B – SECTION II

2. TITLE TO ANY PORTION OF LAND LYING WITHIN THE RIGHT OF WAY OF STEVENS MILL ROAD AND MT. HARMONY CHURCH ROAD. **(RIGHTS OF WAY SHOWN)**

PID 21509307

FIRST AMERICAN TITLE INSURANCE COMPANY
FILE NUMBER 18-0481
COMMITMENT DATE: FEBRUARY 28, 2018 AT 08:00 AM

SCHEDULE B – SECTION II

2. NOTICE OF ROADWAY CORRIDOR OFFICIAL MAP RECORDED IN BOOK 6092, PAGE(S) 620, MECKLENBURG COUNTY REGISTRY. **(NOT PLOTTABLE)**

3. NOTICE OF ROADWAY CORRIDOR OFFICIAL MAP RECORDED IN BOOK 6258, PAGE(S) 2433 [SIC, PAGE 243], MECKLENBURG COUNTY REGISTRY. **(NOT PLOTTABLE)**

4. FEE SIMPLE DEED IN FAVOR OF THE DEPARTMENT OF TRANSPORTATION RECORDED IN BOOK 7774, PAGE(S) 406, MECKLENBURG COUNTY REGISTRY. **(R/W SHOWN)**

THIS IS TO CERTIFY TO CHICAGO TITLE INSURANCE COMPANY & 2020 VENTURES LLC 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 1,2,3,4,6(a),7(a)(b1)(c),8,9,11,13,&14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 10/26/17.

HUGH E. WHITE JR. DATE

TREE TABLE	
#	DESCRIPTION
1	OAK10"
2	OAK20"
3	PINE8"
4	PINE10"
5	PINE16"
6	PINE10"
7	PINE12"
8	PINE12"
9	OAK8"
10	OAK8"
11	PINE14"
12	OAK14"/10"
13	OAK26"
14	OAK14"
15	OAK12"
16	OAK16"
17	OAK14"
18	OAK16"
19	OAK10"
20	OAK24"
21	OAK12"
22	OAK12"
23	OAK26"
24	OAK14"
25	PINE8"
26	OAK16"
27	OAK14"
28	OAK24"
29	OAK14"
30	OAK16"
31	OAK12"
32	OAK8"/12"
33	OAK10"
34	OAK24"
35	OAK8"
36	OAK8"
37	OAK10"
38	OAK28"
39	OAK12"
40	OAK18"
41	OAK26"
42	OAK8"
43	OAK12"
44	OAK16"
45	OAK8"
46	OAK16"
47	OAK14"
48	OAK28"
49	OAK26"
50	OAK20"
51	OAK8"
52	OAK20"
53	OAK10"
54	OAK8"
55	OAK16"
56	OAK8"
57	OAK16"
58	OAK8"
59	OAK12"
60	OAK16"
61	OAK26"
62	OAK12"
63	OAK16"
64	PINE16"
65	OAK18"
66	OAK20"
67	OAK12"
68	OAK12"
69	OAK28"
70	PINE14"
71	OAK8"
72	OAK14"
73	OAK16"
74	OAK22"
75	OAK18"
76	OAK18"
77	OAK8"
78	OAK10"
79	OAK14"
80	OAK16"
81	OAK18"
82	OAK16"
83	OAK10"
84	OAK18"
85	OAK20"
86	OAK22"
87	OAK24"
88	OAK8"
89	OAK8"
90	PINE8"
91	OAK8"
92	OAK16"
93	OAK10"
94	OAK10"
95	OAK10"
96	PINE12"
97	PINE8"
98	PINE12"
99	OAK22"

TREE TABLE	
#	DESCRIPTION
100	OAK14"
101	OAK40"
102	CEDAR8"
103	PINE14"
104	OAK14"
105	PINE10"
106	PINE10"
107	OAK8"
108	OAK8"/10"
109	PINE10"
110	PINE8"
111	PINE8"
112	PINE8"
113	PINE12"
114	OAK14"
115	OAK8"
116	OAK12"
117	PINE10"
118	PINE12"
119	OAK12"
120	OAK14"
121	OAK16"
122	CEDAR8"
123	OAK8"
124	OAK8"
125	OAK12"
126	OAK12"
127	OAK10"
128	OAK16"
129	OAK8/14/16"
130	OAK10"
131	OAK10"
132	OAK8"
133	PINE12"
134	OAK16"
135	GUM16"/18"
136	OAK8"
137	OAK10"
138	OAK8"
139	OAK8"
140	OAK8"/12"
141	OAK10"
142	OAK16"
143	OAK16"
144	OAK10"
145	OAK12"
146	OAK12"
147	OAK14"
148	OAK10"
149	OAK10"
150	OAK12"
151	OAK10"
152	OAK14"
153	OAK14"
154	OAK10"
155	OAK8"
156	OAK12"
157	OAK10"
158	OAK16"
159	OAK8"
160	OAK8"
161	OAK14"
162	OAK14"
163	OAK8"
164	OAK12"
165	OAK14"
166	OAK10"
167	OAK10"
168	OAK14"
169	MAPLE12"
170	MAPLE10"
171	MAPLE14"
172	MAPLE8"
173	MAPLE8"
174	OAK14"
175	OAK14"
176	CEDAR10"
177	OAK10"
178	OAK8"
179	PINE12"
180	OAK8"
181	PINE14"
182	OAK12"
183	MAPLE10"
184	OAK14"
185	OAK14"
186	MAPLE8"
187	OAK12"
188	OAK18"
189	OAK8"
190	OAK10"
191	OAK8"
192	MAPLE10"
193	MAPLE8"
194	MAPLE8"
195	OAK14"
196	OAK8"
197	MAPLE8"
198	18"OAK
199	12"OAK

TREE TABLE	
#	DESCRIPTION
200	8"OAK
201	16"OAK
202	12"OAK
203	12"OAK
204	12"OAK
205	9"OAK
206	15"OAK
207	24"OAK
208	14"OAK
209	10"PINE
210	26"OAK
211	8"OAK
212	10"OAK
213	26"OAK
214	24"OAK
215	24"OAK
216	12"PINE
217	8"PINE
218	9"PINE
219	14"PINE
220	11"PINE
221	8"PINE
222	11"CEDAR
223	12"PINE
224	12"PINE
225	14"PINE
226	8"PINE
227	12"PINE
228	8"PINE
229	8"/4"/10"OAK
230	8"PINE
231	8"PINE
232	12"PINE
233	12"GUM
234	11"OAK
235	8"PINE
236	8"OAK
237	8"OAK
238	9"OAK
239	14"PINE
240	11"PINE
241	10"PINE
242	10"PINE
243	10"POP
244	15"PINE
245	8"POP
246	8"OAK
247	12"PINE
248	12"PINE
249	8"PINE
250	12"PINE
251	7"/7"OAK
252	12"PINE
253	9"OAK
254	12"PINE
255	12"PINE
256	18"PINE
257	14"PINE
258	11"PINE
259	12"PINE
260	12"OAK
261	14"PINE
262	20"PINE
263	20"OAK
264	8"PINE
265	12"OAK
266	15"PINE
267	9"PINE
268	14"PINE
269	12"PINE
270	12"PINE
271	8"OAK
272	24"PINE
273	8"OAK
274	14"OAK
275	11"OAK
276	12"OAK
277	12"OAK
278	9"PINE
279	10"OAK
280	12"PINE
281	11"OAK
282	11"OAK
283	10"OAK
284	14"OAK
285	12"OAK
286	10"OAK
287	14"OAK
288	14"OAK
289	12"OAK
290	12"OAK
291	12"OAK
292	8"PINE
293	10"OAK
294	12"OAK
295	8"PINE
296	8"OAK
297	8"OAK
298	8"/3"OAK
299	9"OAK

TREE TABLE	
#	DESCRIPTION
300	10"OAK
301	10"OAK
302	8"OAK
303	12"OAK
304	9"OAK
305	9"OAK
306	10"OAK
307	12"/12"OAK
308	12"OAK
309	12"OAK
310	8"OAK
311	10"OAK
312	8"OAK
313	10"OAK
314	8"OAK
315	10"OAK
316	9"OAK
317	12"OAK
318	10"OAK
319	11"OAK
320	9"OAK
321	11"OAK
322	8"OAK
323	8"OAK
324	8"OAK
325	8"OAK
326	8"OAK
327	8"OAK
328	8"OAK
329	8"OAK
330	8"OAK
331	8"OAK
332	8"OAK
333	8"PINE
334	16"PINE
335	10"CEDAR
336	8"PINE
337	8"OAK
338	12"OAK
339	12"/3"OAK
340	10"OAK
341	9"OAK
342	10"OAK
343	10"OAK
344	8"OAK
345	10"OAK
346	9"OAK
347	10"OAK
348	10"OAK
349	14"OAK
350	10"OAK
351	12"OAK
352	8"OAK
353	11"OAK
354	8"OAK
355	12"OAK
356	8"OAK
357	8"OAK
358	12"OAK
359	15"OAK
360	10"OAK
361	8"OAK
362	9"OAK
363	8"OAK
364	8"OAK
365	14"OAK
366	12"PINE
367	10"OAK
368	9"OAK
369	8"OAK
370	8/4"OAK
371	8/9"OAK
372	16"OAK
373	10"OAK
374	9"OAK
375	8"OAK
376	8"OAK
377	9"OAK
378	12"OAK
379	9"PINE
380	12"PINE
381	11"OAK
382	11"OAK
383	12"OAK
384	8"OAK
385	8"OAK
386	8"OAK
387	8"OAK
388	8"OAK
389	9"PINE
390	8"OAK
391	8"OAK
392	8"OAK
393	11"OAK
394	10"OAK
395	8"OAK
396	8"OAK
397	8"OAK
398	12"PINE
399	8"PINE

TREE TABLE	
#	DESCRIPTION
400	8"OAK
401	8"OAK
402	8"PINE
403	8"OAK
404	8"OAK
405	9"POP
406	10"POP
407	11"CEDAR
408	8"OAK
409	12"OAK
410	31"OAK
411	10"OAK
412	10"PINE
413	11"OAK
414	14"OAK
415	9"PINE
416	8"OAK
417	8"OAK
418	8"PINE
419	8"PINE
420	9"OAK
421	11"OAK
422	8"OAK
423	12"PINE
424	10"OAK/11"OAK
425	9"OAK
426	8"OAK
427	10"PINE
428	14"PINE
429	12"OAK
430	9"OAK
431	8"OAK
432	8"OAK
433	14"OAK
434	10"OAK
435	10"OAK
436	10"PINE
437	10"PINE
438	10"PINE
439	9"PINE
440	12"PINE
441	8"OAK
442	8"OAK
443	8"OAK
444	8"OAK
445	10"OAK
446	8"OAK
447	9"OAK
448	16"OAK
449	11"OAK
450	9"OAK
451	11"/12"OAK
452	8"OAK
453	8"OAK
454	12"OAK
455	10"/10"OAK
456	8"/10"/11"OAK
457	12"OAK
458	14"OAK
459	16"OAK
460	10"OAK
461	16"OAK
462	8"PINE
463	8"PINE
464	10"OAK
465	8"OAK
466	10"OAK
467	24"OAK
468	10"OAK
469	9"OAK
470	8"OAK
471	8"PINE
472	11"OAK
473	24"OAK
474	8"OAK
475	16"OAK
476	12"OAK
477	8"OAK
478	14"OAK
479	14"OAK
480	11"OAK
481	10"OAK
482	10"OAK
483	9"OAK
484	9"OAK
485	7"/10"/11"OAK
486	8"/11"OAK
487	8"OAK
488	8"OAK
489	8"OAK
490	8"OAK
491	8"OAK
492	12"OAK
493	9"OAK
494	10"OAK
495	8"OAK
496	10"OAK
497	7"/11"OAK
498	15"PINE
499	8"OAK

TREE TABLE	
#	DESCRIPTION
500	11"PINE
501	14"OAK
502	6"/9"OAK
503	9"OAK
504	9"OAK
505	8"OAK
506	12"PINE
507	5"/9"OAK
508	8"OAK
509	9"OAK
510	12"OAK
511	12"OAK
512	9"OAK
513	11"OAK
514	10"PINE
515	11"/14"OAK
516	14"OAK
517	9"OAK
518	8"OAK
519	12"PINE
520	9"PINE
521	8"PINE
522	8"PINE
523	12"PINE
524	10"PINE
525	10"CEDAR
526	9"OAK
527	10"OAK
528	10"PINE
529	8"PINE
530	12"PINE
531	10"PINE
532	9"OAK
533	8"PINE
534	8"PINE
535	8"PINE
536	9"OAK
537	8"PINE
538	11"PINE
539	10"CEDAR
540	12"PINE
541	12"OAK
542	9"/12"/12"OAK
543	10"PINE
544	11"PINE
545	11"OAK
546	10"OAK
547	10"OAK
548	10"OAK
549	12"OAK
550	15"PINE
551	15"PINE
552	9"PINE
553	10"PINE
554	9"OAK
555	8"OAK
556	8"OAK
557	14"OAK
558	11"CEDAR
559	8"OAK
560	8"OAK
561	20"OAK
562	16"OAK
563	8"OAK
564	8"OAK
565	11"PINE
566	10"OAK
567	8"PINE
568	12"PINE
569	9"PINE
570	10"PINE
571	12"OAK
572	16"OAK
573	24"OAK
574	10"PINE
575	9"OAK
576	15"OAK
577	17"OAK
578	12"OAK
579	11"OAK
580	18"OAK
581	24"OAK
582	26"OAK
583	24"OAK
584	24"OAK
585	24"OAK
586	24"OAK
587	24"OAK
588	24"OAK
589	24"OAK
590	24"OAK
591	24"OAK
592	24"OAK
593	24"OAK
594	24"OAK
595	24"OAK
596	24"OAK
597	24"OAK
598	36"OAK
599	28"OAK
600	28"OAK
601	30"OAK
602	36"OAK
603	24"OAK
604	14"POPLAR
605	24"OAK
606	24"OAK
607	24"PINE
608	12/16"OAK
609	16"OAK
610	18"PINE
611	8"PINE
612	8"OAK
613	16"PINE
614	8"PINE
615	16"PINE

DATE	REVISIONS:	SCALE: 1" = 60'
11/15/17	ADDITIONAL TITLE COMMITMENTS	2017\BAT\MT HARMONY
3/16/18	ADDITIONAL TOPO	2017\M\MT HARMONY
3/19/18	PID 21509305	DRAWN BY: NB
5/4/18	NEW TITLE COMMITMENTS	CHECKED BY: HW
		FIELD WORK: BG/GW
		NOVEMBER 10, 2017

CAROLINA SURVEYORS, INC.
P.O. BOX 267 PINEVILLE, N.C. 28134 - 0267
HUGH E. WHITE, Jr., NCRLS & SCRLS 889-7601
CERTIFICATE OF AUTHORIZATION NC:C-1242 SC:886

AN ALTA/NSPS LAND TITLE SURVEY SHOWING PROPERTY ON

MT HARMONY CHURCH ROAD

(NEAR THE INTERSECTION OF STEVENS MILL ROAD)

SURVEYED FOR: CENTURY COMMUNITIES SOUTHEAST, LLC

AREA: 17.539 ACRES

TOWN OF MATTHEWS, MECKLENBURG COUNTY, NORTH CAROLINA

DEVELOPMENT STANDARDS

June 11, 2018 (4)

1. GENERAL PROVISIONS

A. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Application filed by 2020 Venture LLC ("Applicant") for an approximately 17.58 acre site located on the northwest quadrant of the intersection of Stevens Mill Road and Mt. Harmony Church Road, which site is more particularly depicted on the Rezoning Plan (hereinafter referred to as the "Site"). The Site is comprised of Tax Parcel Nos. 215-093-02, 215-093-03, 215-093-04, 215-093-05, 215-093-06 and 215-093-07.

B. For entitlement purposes, the Site is divided into two separate development areas that are designated on the Rezoning Plan as Development Area A and Development Area B.

C. 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").

D. Subject to the flexible design standards set out below in Section 8, the regulations established under the Ordinance for the R-VS zoning district shall govern the development and use of that portion of the Site designated as Development Area A on the Rezoning Plan.

E. The regulations established under the Ordinance for the R-15 zoning district shall govern the development and use of that portion of the Site designated as Development Area B on the Rezoning Plan.

F. The development and uses depicted on the Rezoning Plan are schematic in nature and are intended to depict the general arrangement of the uses and improvements on the Site. Accordingly, the ultimate layout, locations and sizes of the development and site elements depicted on the Rezoning Plan are graphic representations of the proposed development and site elements, and, subject to the terms of these Development Standards and the Ordinance, are subject to minor alterations or modifications during the design development and construction document phases.

2. PERMITTED USES

A. **Development Area A**

(1) That portion of the Site designated as Development Area A on the Rezoning Plan may only be devoted to a residential community containing a maximum of 123 for sale one-family attached dwelling units, and to any incidental or accessory uses relating thereto that are permitted in the R-VS zoning district.

B. **Development Area B**

(1) That portion of the Site designated as Development Area B on the Rezoning Plan may only be devoted to tree save areas, common open space areas, landscaped areas, walking trails and storm water facilities that serve and are associated with the residential community to be located on Development Area A.

3. DIMENSIONAL STANDARDS

A. Subject to the flexible design standards set out below in Section 8, the development of Development Area A shall comply with the applicable dimensional standards of the R-VS zoning district set out in Section 155.604 of the Ordinance and the dimensional standards set out in the Site Data table.

B. The development of Development Area B shall comply with the applicable dimensional standards of the R-15 zoning district.

4. TRANSPORTATION

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 to accommodate final site and construction plans and designs and to any adjustments required for approval by the Town of Matthews (the "Town") and/or the North Carolina Department of Transportation ("NCDOT").

B. As depicted on the Rezoning Plan, the Site will be served by internal public streets and internal private alleys, and minor adjustments to the locations of the internal public streets and the internal private alleys shall be allowed during the construction permitting process.

C. Prior to the issuance of the sixty-fifth (65th) certificate of occupancy for a one-family attached dwelling unit constructed on the Site, Applicant shall install a temporary traffic signal at the intersection of Moore Road and Matthews-Mint Hill Road. Notwithstanding the foregoing, Applicant shall not be required to install this temporary traffic signal if it has been installed by others prior to the issuance of the sixty-fifth (65th) certificate of occupancy for a one-family attached dwelling unit constructed on the Site, or if the installation of the temporary traffic signal is not approved by NCDOT or the Town of Matthews.

D. Subject to the approval of the Town and/or NCDOT and prior to the issuance of the first certificate of occupancy for a building to be constructed on the Site, Applicant shall install (by way of striping) a northbound left turn lane on Mt. Harmony Church Road at the vehicular access point into the Site from Mt. Harmony Church Road.

E. Prior to the issuance of the first certificate of occupancy for a building to be constructed on the Site, Applicant shall dedicate and convey to the Town or NCDOT (subject to a reservation for any necessary utility easements) those portions of the Site located immediately adjacent to Mt. Harmony Church Road as required to provide right of way measuring 35 feet from the centerline of the existing Mt. Harmony Church Road right of way, to the extent that such right of way does not already exist. The portion of the Site to be dedicated as right of way is generally depicted on the Rezoning Plan. (4)

F. A public access easement shall be provided over the private alleys located on the Site to the Town so that the Town can provide trash service and other public services to the residents of this residential community.

G. Subject to the approval of NCDOT, the Town of Matthews and any other governmental agencies, Applicant shall install a pedestrian refuge island within Mt. Harmony Church Road in close proximity to the Site. The exact location of the pedestrian refuge island shall be determined during the permitting process. In the event that Applicant cannot obtain all approvals and permits required to install the pedestrian refuge island, then Applicant shall have no obligation to install the pedestrian refuge island. Permits for the development of the Site or the construction of the buildings to be located on the Site and certificates of occupancy for such buildings shall not be withheld or delayed in the event that Applicant cannot obtain all approvals and permits required to install the pedestrian refuge island, or in the event that Applicant is waiting to receive the required approvals or the denial of such approvals for the pedestrian refuge island after having applied for such approvals. Applicant shall not be required to undertake any widening of Mt. Harmony Church Road to accommodate a pedestrian refuge island.

5. STREETSCAPE TREATMENT

A. A minimum 8 foot wide planting strip and a minimum 10 foot wide multi-use path shall be installed along the Site's frontage on Mt. Harmony Church Road as generally depicted on the Rezoning Plan. In the event that the multi-use path (or portions thereof) is not located within public right of way, then the multi-use path (or portions thereof) shall be located in a public sidewalk utility easement.

B. A minimum 8 foot wide planting strip and a minimum 6 foot wide sidewalk shall be installed along the Site's frontage on Stevens Mill Road as generally depicted on the Rezoning Plan. In the event that the sidewalk (or portions thereof) is not located within public right of way, then the sidewalk (or portions thereof) shall be located in a public sidewalk utility easement.

6. ARCHITECTURAL STANDARDS

A. Attached to the Rezoning Plan are conceptual, schematic images of the front, side and rear elevations of the rear loaded one-family attached dwelling units to be constructed on the Site that are intended to depict the general conceptual architectural style, design treatment and character of the front, side and rear elevations of the rear loaded one-family attached dwelling units to be constructed on the Site. Accordingly, the front, side and rear elevations of each rear loaded one-family attached dwelling unit to be constructed on the Site shall be designed and constructed so that the front, side and rear elevations are substantially similar in appearance to one of the attached conceptual, schematic images. Notwithstanding the foregoing, changes and alterations to the front, side and rear elevations of the rear loaded one-family attached dwelling units to be constructed on the Site that do not materially change the overall conceptual architectural style, design treatment and character shall be permitted.

B. Attached to the Rezoning Plan are conceptual, schematic images of the front, side and rear elevations of the front loaded one-family attached dwelling units to be constructed on the Site that are intended to depict the general conceptual architectural style, design treatment and character of the front, side and rear elevations of the front loaded one-family attached dwelling units to be constructed on the Site. Accordingly, the front, side and rear elevations of each front loaded one-family attached dwelling unit to be constructed on the Site shall be designed and constructed so that the front, side and rear elevations are substantially similar in appearance to one of the attached conceptual, schematic images. Notwithstanding the foregoing, changes and alterations to the front, side and rear elevations of the front loaded one-family attached dwelling units to be constructed on the Site that do not materially change the overall conceptual architectural style, design treatment and character shall be permitted.

C. Applicant may subsequently propose additional conceptual, schematic images of the front, side and rear elevations of the one-family attached dwelling units to be constructed on the Site, and such additional conceptual, schematic images must be approved by the Matthews Board of Commissioners prior to the issuance of a building permit for a one-family attached dwelling unit that utilizes one of the additional conceptual, schematic images of the front elevation, side and rear elevations.

D. The primary exterior building materials for the one-family attached dwelling units to be constructed on the Site shall be brick, stone and cementitious siding.

E. Vinyl, EIFS or masonite may not be used as an exterior building material on the one-family attached dwelling units to be constructed on the Site. Notwithstanding the foregoing, vinyl may be utilized on windows, doors, garage doors, soffits, trim and railings.

F. Each one-family attached dwelling unit in a building shall have its own exterior color palette, so that two or more one-family attached dwelling units in a building shall not have the same exterior color palette. Notwithstanding the foregoing, one-family attached dwellings units located in separate buildings may utilize the same exterior color palette.

G. The rear elevation of each one-family attached dwelling unit shall have the same color palette as the front elevation of such one-family attached dwelling unit, and the rear elevation of each one-family attached dwelling unit shall contain the same type of cementitious siding (e.g., shake siding, board and batten siding, horizontal siding) as the front elevation such one-family attached dwelling unit.

H. Except as provided below in paragraph I, the one-family attached dwelling units to be constructed on the Site shall be rear loaded units.

I. Notwithstanding paragraph H above, a maximum of 31 of the one-family attached dwelling units to be constructed on the Site may be front loaded units, and the locations of such front loaded units are generally depicted on Sheet RZ-2 of the Rezoning Plan.

J. The maximum height of the buildings to be constructed on the Site shall be 35 feet as measured under the Ordinance.

K. Each rear loaded one-family attached dwelling unit that fronts and is adjacent to Mt. Harmony Church Road shall have a step with a minimum height of 18 inches from the immediately adjacent sidewalk or walkway to the front stoop located at the front entry door into such rear loaded one-family attached dwelling unit.

L. Each rear loaded one-family attached dwelling unit located on the Site that does not front and is not adjacent to Mt. Harmony Church Road shall have a step with a minimum height of 12 inches from the immediately adjacent sidewalk or walkway to the front stoop located at the front entry door into such rear loaded one-family attached dwelling unit.

M. Each rear loaded one-family attached dwelling unit constructed on the Site shall have a covered front porch with a minimum depth of 5 feet.

N. The front facade of each one-family attached dwelling unit constructed on the Site shall be setback a minimum of 2 feet from the front facade(s) of the adjacent one-family attached dwelling unit(s), **or** located a minimum of 2 feet in front of the front facade(s) of the adjacent one-family attached dwelling unit(s). The rear facade of each one-family attached dwelling unit constructed on the Site shall be setback a minimum of 2 feet from the rear facade(s) of the adjacent one-family attached dwelling unit(s), **or** located a minimum of 2 feet in front of the rear facade(s) of the adjacent one-family attached dwelling unit(s). The purpose of this requirement is to break up the facades and rooflines of the buildings containing the one-family attached dwelling units. A typical detail depicting these conditions is set out on the Rezoning Plan.

O. The garage door on each front loaded one-family attached dwelling unit shall be a carriage style garage door and the garage door shall contain hardware.

P. Each one-family attached dwelling unit constructed on the Site shall have a two car garage and a driveway with a minimum depth of 20 feet.

Q. The HVAC unit for each one-family attached dwelling unit shall be located at the rear of the one-family attached dwelling unit.

7. BERM/HAWK CERTIFICATION (4)

A. Prior to the issuance of the first certificate of occupancy for a building to be constructed on the Site, Applicant shall install a berm between the 9 one-family attached dwelling units located at the southwestern corner of the Site and a portion of the western boundary line of the Site as generally depicted on Sheet RZ-2 of the Rezoning Plan (the "Berm").

B. The Berm shall commence near the southwestern corner of the Site and run in a generally northeasterly direction so that it is located to the rear of and generally parallel to the 9 one-family attached dwelling units located at the southwestern corner of the Site as generally depicted on Sheet RZ-2 of the Rezoning Plan. The Berm shall terminate at the pedestrian walking trail.

C. The Berm shall have a 3 to 1 slope and a minimum height of 6 feet as measured from the finished floor elevation of the 9 one-family attached dwelling units located near the Berm and at the southwestern corner of the Site.

D. Leyland cypress trees shall be installed on top of the Berm at the rate of 9 trees per 100 feet as depicted on the Typical 100' Landscape Area and Berm Section set out on Sheet RZ-2 of the Rezoning Plan.

E. The Berm shall be maintained by the property owners association for the residential community.

F. Subject to paragraph G below, Applicant shall preserve trees located between the Berm and the western boundary line of the Site except for any trees required to be removed in connection with the installation of the Berm.

G. Notwithstanding the terms of paragraph F above, Applicant shall remove 3 trees located near or on the western boundary line of the Site and trim limbs from 1 tree located near or on the western boundary line of the Site. These 4 trees shall be identified by Applicant and the owner/occupants of Tax Parcel No. 215-093-01.

H. Applicant shall obtain Habitat and Wildlife Keepers (HAWK) - National Wildlife Federation Certification for those portions of the Site located within the tree save and open space areas. (4)

8. FLEXIBILE DESIGN STANDARDS

A. Pursuant to Sections 155.503.1.H and 155.401.7 of the Ordinance, the following flexible design standards shall apply to the development of the Site and shall be deemed to be approved in the event that the Rezoning Application is approved by the Board of Commissioners:

(1) Minimum Lot Area: 1,760 square feet per dwelling unit.

(2) Minimum Lot Width: 20 feet.

(3) Minimum Setback: Rear loaded units - 7 feet from the right of way
Front loaded units - 20 feet from the right of way

(4) Minimum Side Yard: 0, 5 feet for end unit.

(5) Minimum Building Separation: 10 feet.

B. The portion of the Site utilizing flexible design standards contains approximately 5.76 acres as generally depicted on Sheet RZ-3 of the Rezoning Plan.

9. SIGNS

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

10. LIGHTING

A. Outdoor lighting fixtures installed on the Site shall comply with the requirements of the Outdoor Illumination provisions of the Ordinance.

11. COMMON OPEN SPACE

A. Common open space areas shall be provided on the Site as generally depicted on Sheet RZ-2 of the Rezoning Plan.

B. The common open space areas may contain, among other things, benches and other seating elements, picnic tables, lighting, structures such as gazebos and shelters, landscaping and hardscape.

C. A minimum 400 square foot covered open air structure shall be constructed within the approximately .77 acre common open space/amenity to be located in the center of the Site as generally depicted on the Rezoning Plan.

D. Outdoor cooking grills shall be located within the approximately .77 acre common open space/amenity to be located in the center of the Site.

E. Walking trails shall be installed on the Site as generally depicted on the Rezoning Plan.

12. 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.

LandDesign.
223 N Graham Street Charlotte, NC 28202
V: 704.333.0325 F: 704.332.3246
www.LandDesign.com

MT. HARMONY TOWN HOUSES
REZONING PETITION No. 2017-674
MATTHEWS, NORTH CAROLINA

DEVELOPMENT STANDARDS

REVISIONS:
03/08/2018 - PER STAFF COMMENTS
05/02/2018 - PER STAFF COMMENTS
05/30/2018 - PER STAFF COMMENTS
(4) 06/19/2018 - PER STAFF COMMENTS

DATE: 11/29/2017
DESIGNED BY: KST
DRAWN BY: AE
CHECKED BY: KST
Q.C. BY: KST
SCALE: N/S
PROJECT #: 10172.11

SHEET #:
RZ-7