



VICINITY MAP
NTS

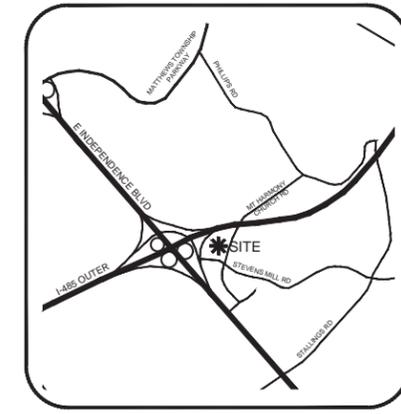
LandDesign
 223 N Graham Street, Charlotte, NC 28202
 V: 704.333.0325 F: 704.332.3246
 www.LandDesign.com

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

REVISIONS
 05/02/2018 - PER STAFF COMMENTS
 05/02/2018 - PER STAFF COMMENTS

DATE: 11/29/2017
 DESIGNED BY: ST
 DRAWN BY: JY
 CHECKED BY: ST
 CUL BY: ST
 PROJECT #: 1017211
 SHEET #:
CS





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: 27.6%
(2.31 AC OPEN SPACE + 2.54 AC TREE SAVE)

MAXIMUM HEIGHT:
-REQUIRED: 35'

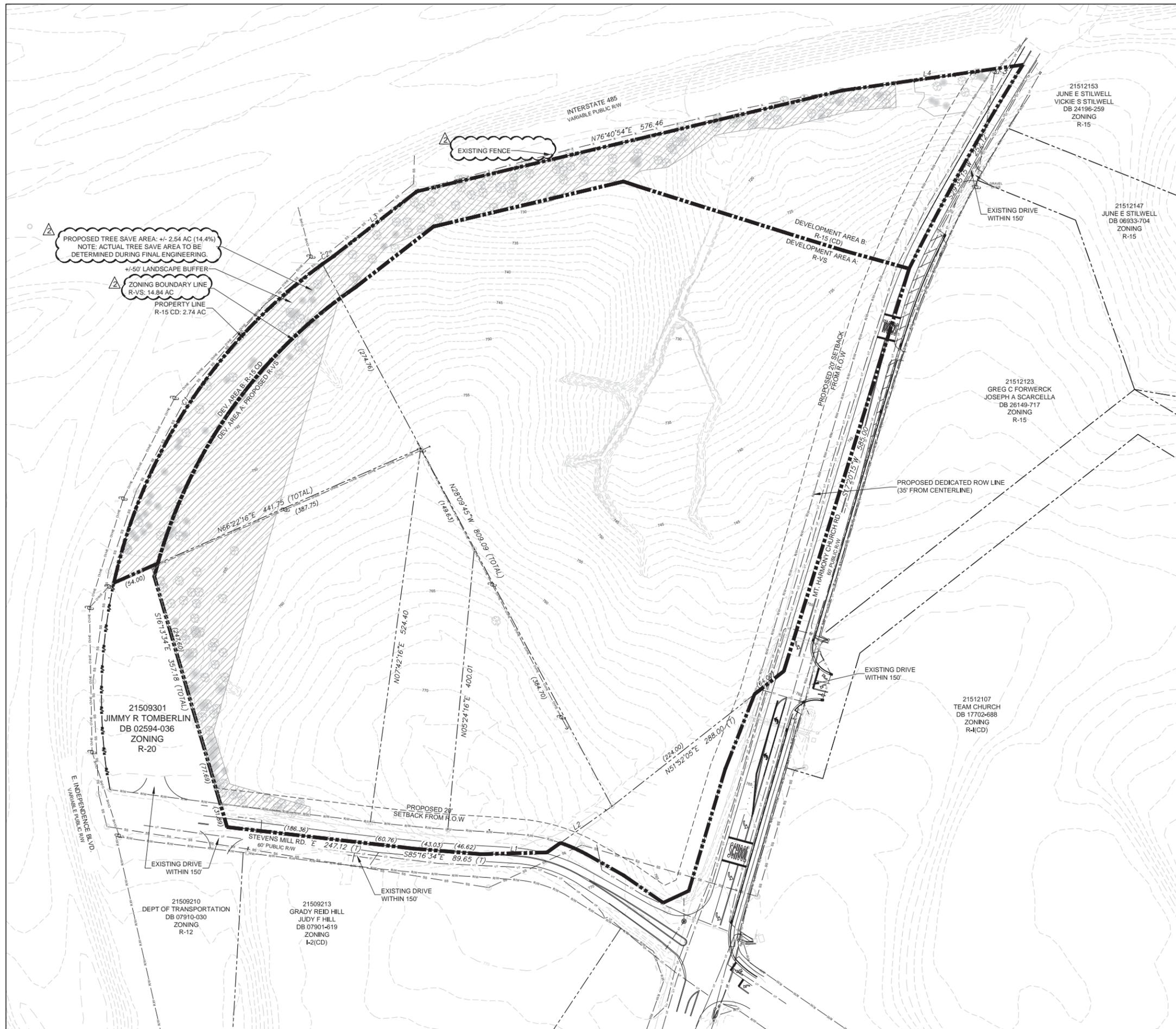
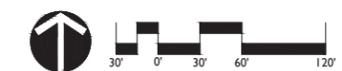
TREE CANOPY PRESERVATION
-REQUIRED: 8%
-PROPOSED: 14.4% (2.54 AC)
*NOTE: ACTUAL TREE SAVE AREA TO BE DETERMINED DURING FINAL ENGINEERING.

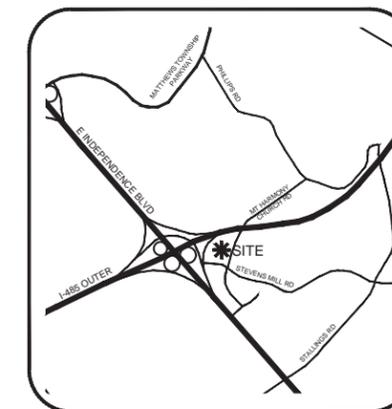
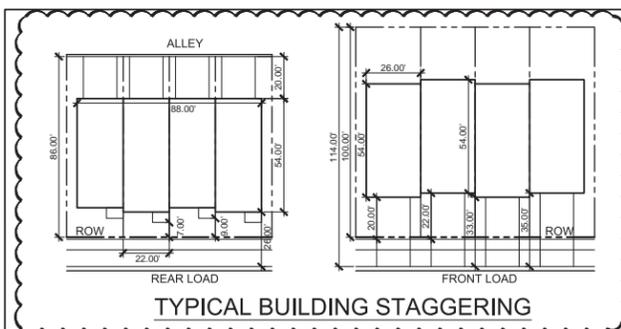
MT. HARMONY TOWN HOUSES
REZONING PETITION No. 2017-674
MATTHEWS, NORTH CAROLINA
TECHNICAL DATA SHEET

REVISIONS
03/02/2018 - PER STAFF COMMENTS
04/02/2018 - PER STAFF COMMENTS

DATE: 11/29/2017
DESIGNED BY: ST
DRAWN BY: JY
CHECKED BY: ST
C.D. BY: ST
PROJECT #: 1017211

SHEET #:
RZ-1





VICINITY MAP
NTS

SITE LEGEND



PROPOSED TREE SAVE AREA: +/- 2.54 AC (14.4%)
NOTE: ACTUAL TREE SAVE AREA TO BE DETERMINED DURING FINAL ENGINEERING.

+/- 50' LANDSCAPE BUFFER
ZONING BOUNDARY LINE
R-VS: 14.84 AC
PROPERTY LINE
R-15 CD: 2.74 AC

PROPOSED REAR LOADED UNITS
(22' W x 80' MIN L)
PROPOSED FRONT LOADED UNITS
(26' W x 100' L MIN)

6' HT. WOODEN PRIVACY FENCE
LOCATED 10' FROM PROPERTY
LINE.
NOTE: FENCE TO BE INSTALLED
TO PRESERVE EXISTING TREES,
SUPPLEMENTAL LANDSCAPE
AREA WITH EVERGREEN
SCREENING TO BE PROVIDED
ADJACENT TO PARCEL
21509301. REFER TO
LANDSCAPE SECTION THIS
SHEET.

21509301
JIMMY R TOMBERLIN
DB 02594-036
ZONING
R-20

21509210
DEPT OF TRANSPORTATION
DB 07910-030
ZONING
R-12

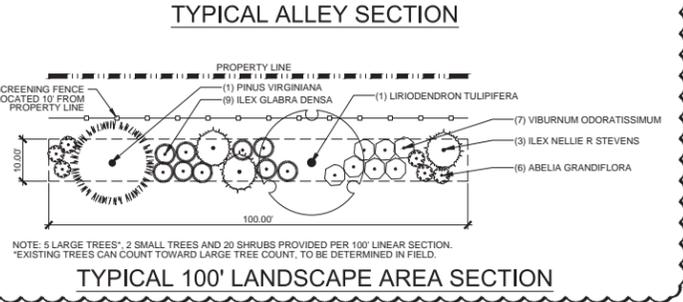
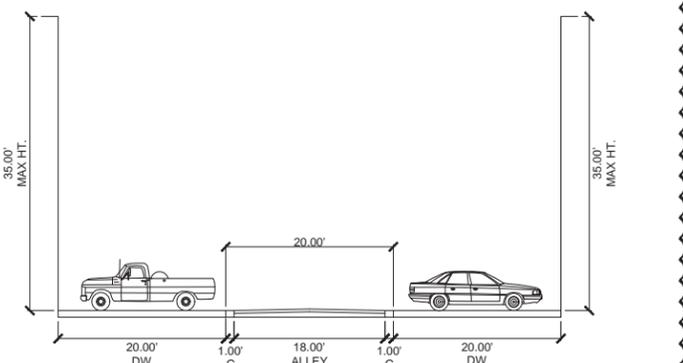
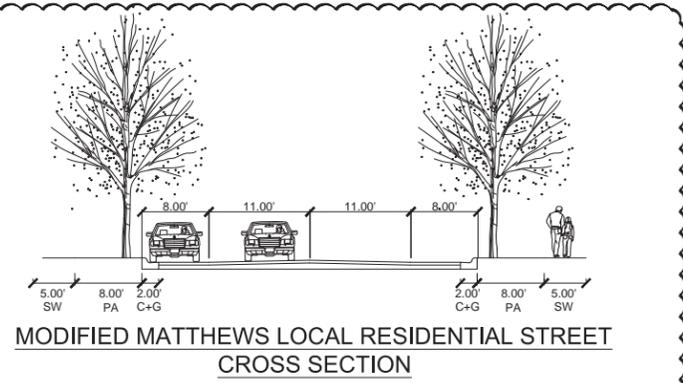
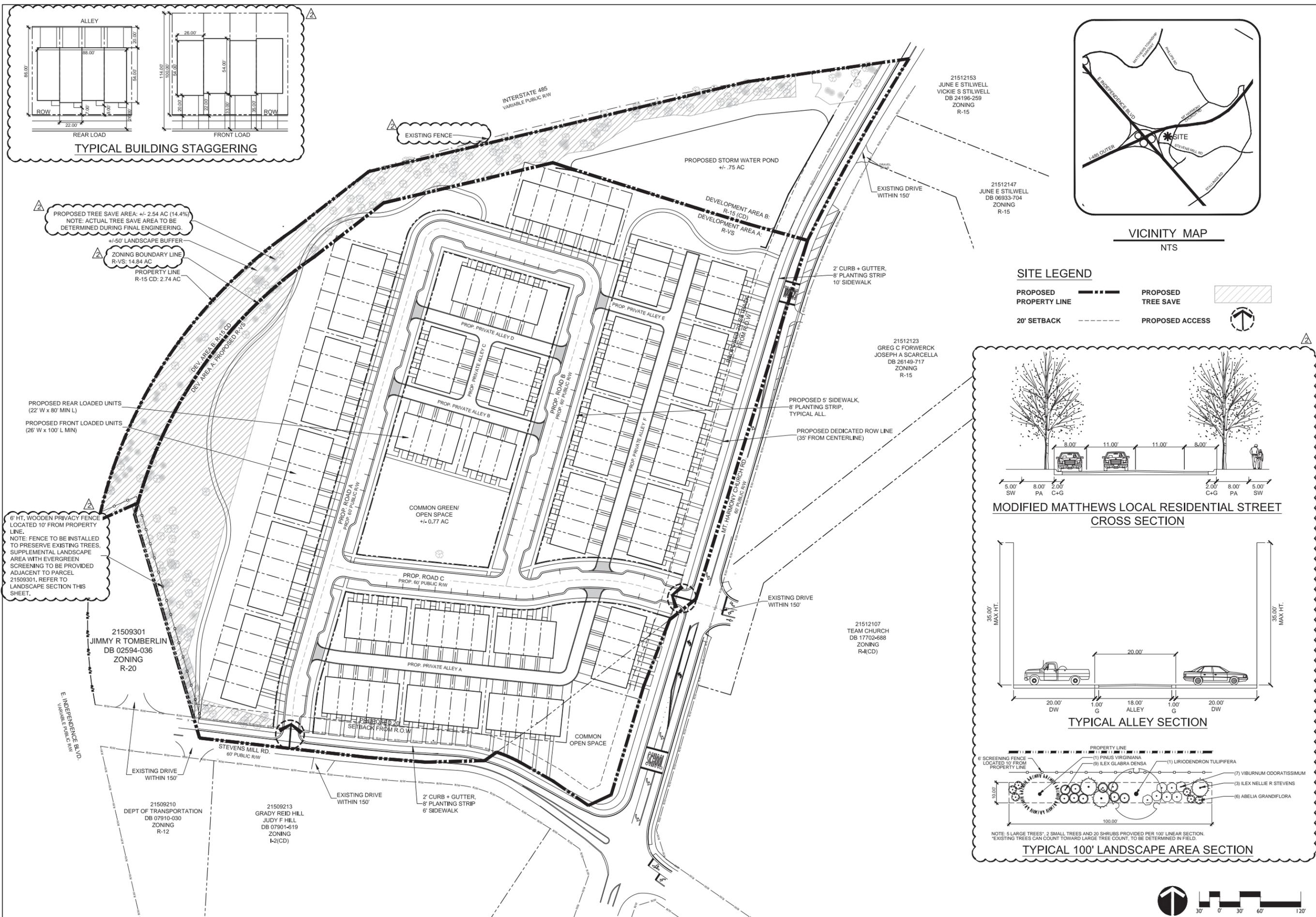
21509213
GRADY REID HILL
JUDY F HILL
DB 07901-619
ZONING
I-2(CD)

21512153
JUNE E STILLWELL
VICKIE S STILLWELL
DB 24196-259
ZONING
R-15

21512147
JUNE E STILLWELL
DB 06933-704
ZONING
R-15

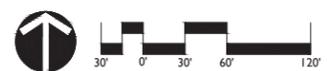
21512123
GREG C FORWERCK
JOSEPH A SCARCELLA
DB 26149-717
ZONING
R-15

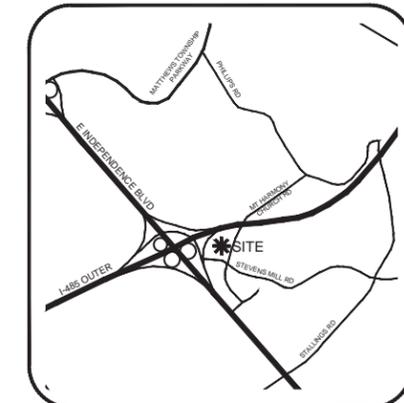
21512107
TEAM CHURCH
DB 17702-688
ZONING
R-1(CD)



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

REVISIONS
DATE: 11/29/2018
DESIGNED BY: KST
DRAWN BY: AEE
CHECKED BY: KST
C.C. BY: KST
PROJECT #: 1017211
SHEET #:
RZ-2



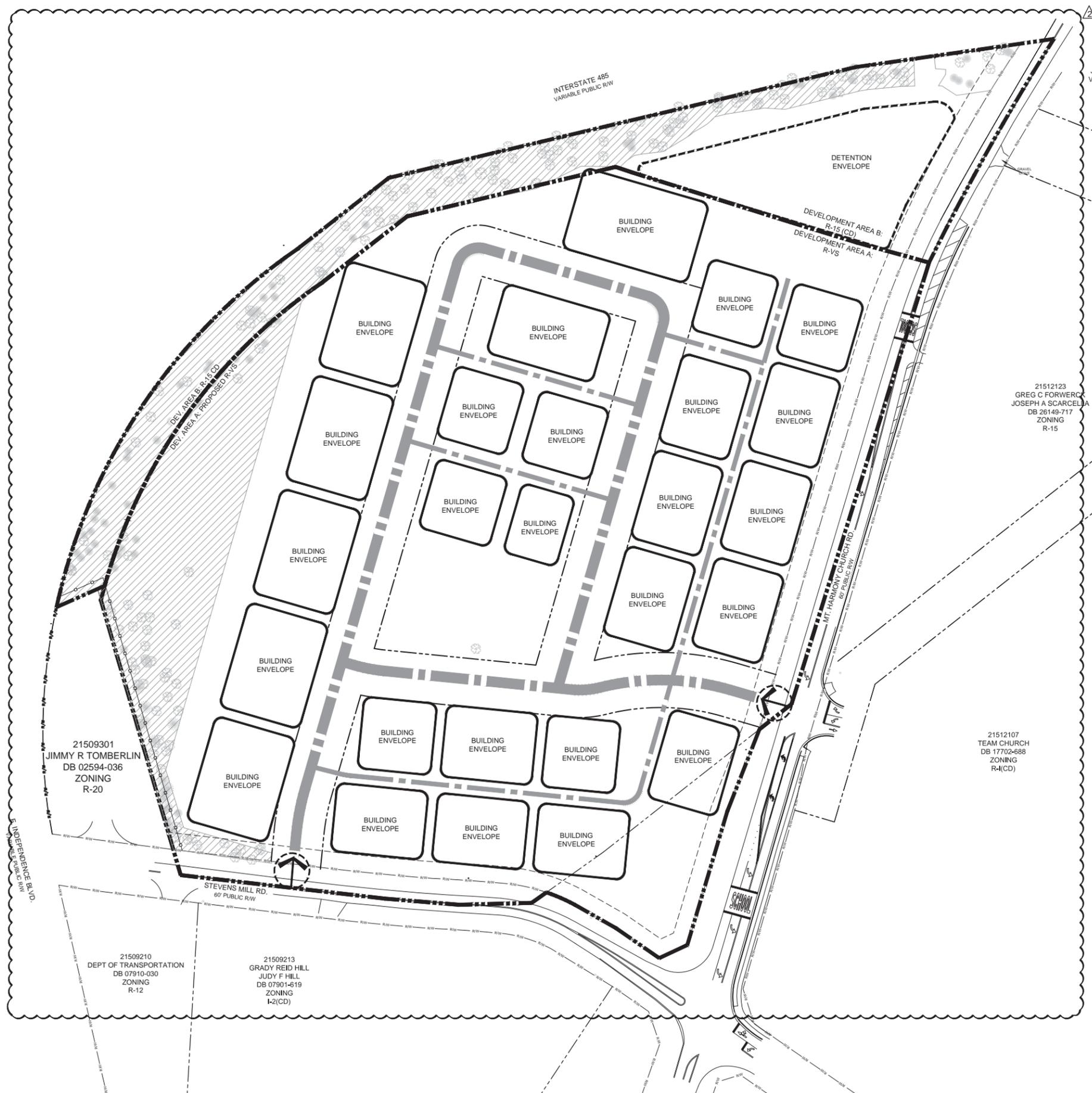


VICINITY MAP
NTS

SITE LEGEND

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

AREA UTILIZING FLEXIBLE DESIGN PROVISIONS: 5.76 AC

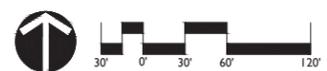


MT. HARMONY TOWN HOUSES
REZONING PETITION No. 2017-674
MATTHEWS, NORTH CAROLINA
FLEXIBLE DESIGN PROVISIONS

REVISIONS
05/02/2018 - PER STAFF COMMENTS
06/02/2018 - PER STAFF COMMENTS

DATE: 11/29/2018
DESIGNED BY: KST
DRAWN BY: AEE
CHECKED BY: KST
C.D. BY: KST
PROJECT #: 1017211
SHEET #:

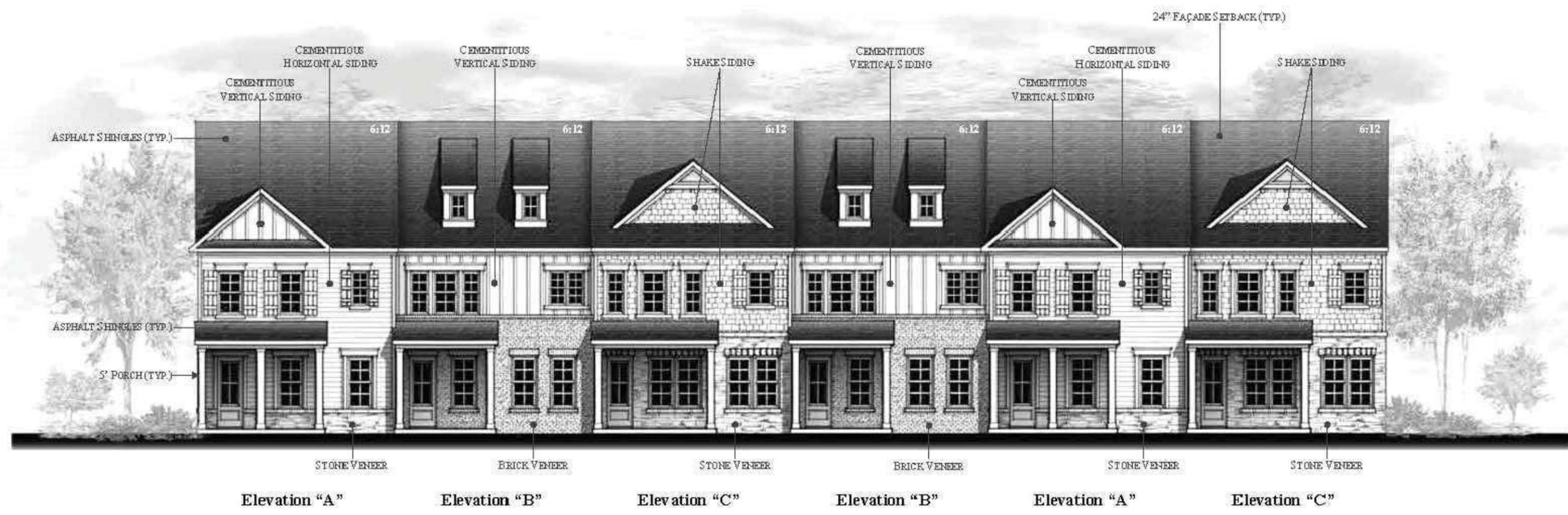
RZ-3



MT. HARMONY CHURCH RD.
Rezoning Application No. 2017-674

LandDesign
223 N Graham Street, Charlotte, NC 28002
V: 704.333.0325 F: 704.332.3246
www.LandDesign.com

22' Rear Load Townhomes
Front Elevation



* These elevations are provided to reflect the architectural style and quality of the buildings to be constructed on the site. The actual building constructed on the site may have minor variations from this elevation that adhere to the general architectural concepts, height restrictions and intent illustrated

** The maximum height of the units shall not exceed 35'-0", as defined in the Town of Matthews UDO



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

REVISIONS
 05/02/2018 - PER STAFF COMMENTS
 05/02/2018 - PER STAFF COMMENTS

DATE: 11/29/17
 DESIGNED BY: KST
 DRAWN BY: AEE
 CHECKED BY: KST
 CUL BY: KST
 PROJECT #: 1017211
 SHEET #:
RZ-4

MT. HARMONY CHURCH RD.
Rezoning Application No. 2017-674

LandDesign

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

26' Front Load Townhomes
Front Elevation



* These elevations are provided to reflect the architectural style and quality of the buildings to be constructed on the site. The actual building constructed on the site may have minor variations from this elevation that adhere to the general architectural concepts, height restrictions and intent illustrated

** The maximum height of the units shall not exceed 35'-0", as defined in the Town of Matthews UDO

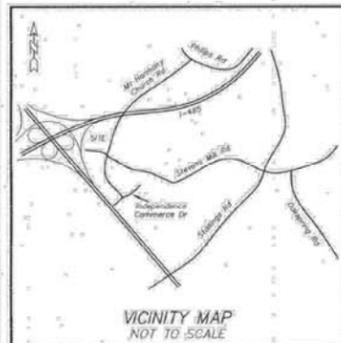


MT. HARMONY TOWN HOUSES
REZONING PETITION No. 2017-674
MATTHEWS, NORTH CAROLINA
ARCHITECTURAL ELEVATIONS

REVISIONS
05/02/2018 - PER STAFF COMMENTS
05/02/2018 - PER STAFF COMMENTS

DATE: 11/29/17
DESIGNED BY: JST
DRAWN BY: AEE
CHECKED BY: JST
C.D. BY: JST
PROJECT #: 1017211

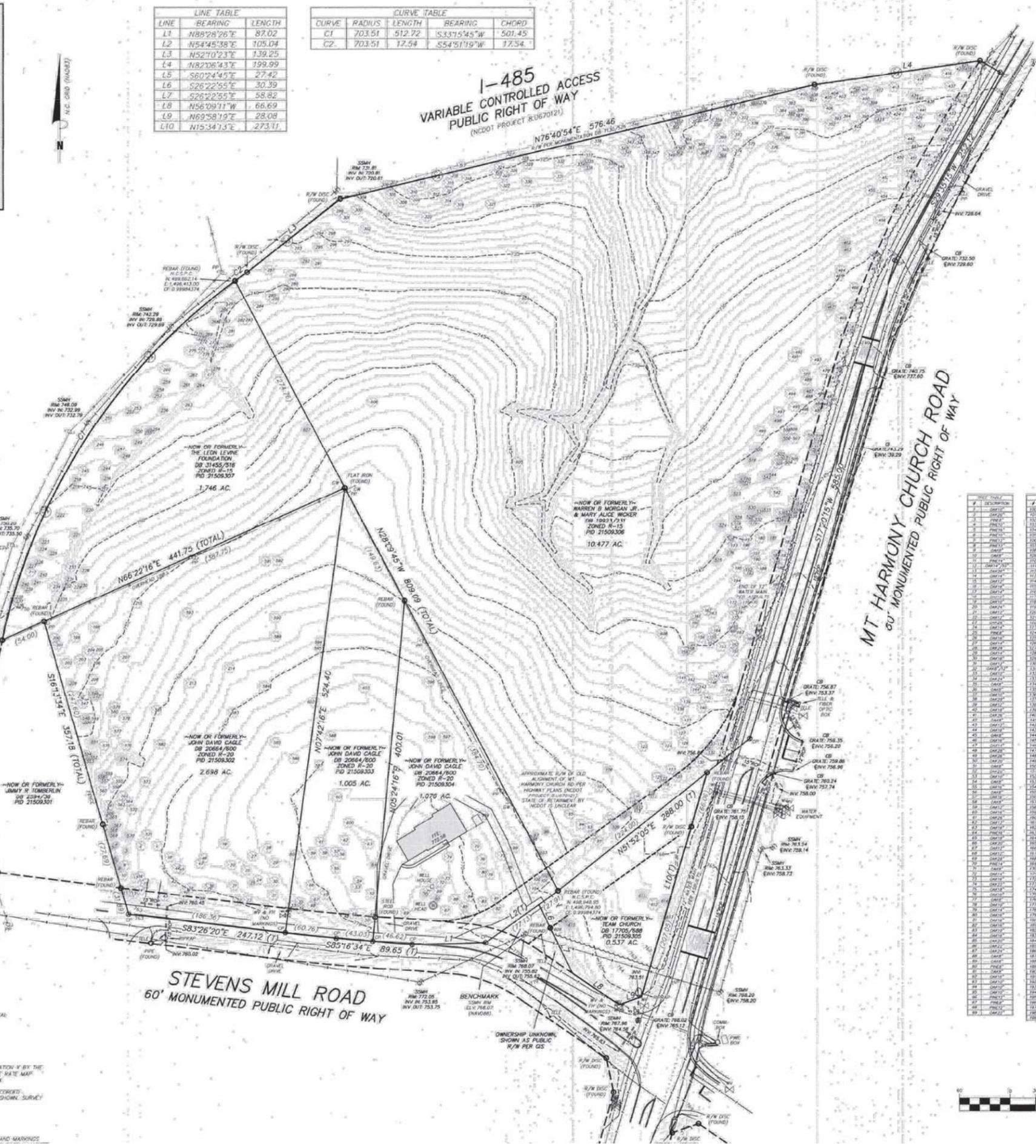
SHEET #:
RZ-5



LINE	BEARING	LENGTH
L1	N85°28'26"E	87.02
L2	N54°45'38"E	105.04
L3	N52°10'23"E	138.25
L4	N82°08'43"E	199.99
L5	S80°24'49"E	27.42
L6	S26°22'55"E	30.39
L7	S26°22'55"E	58.82
L8	N69°58'19"W	68.69
L9	N69°58'19"W	28.08
L10	N15°34'13"E	273.11

CURVE	RADIUS	LENGTH	BEARING	CHORD
C1	703.51	512.72	S33°15'45"W	501.45
C2	703.51	17.94	S54°51'19"W	17.34

1-485 VARIABLE CONTROLLED ACCESS PUBLIC RIGHT OF WAY (NEDOT PROJECT R067012)



PID 21509306
 CHICAGO TITLE INSURANCE COMPANY
 COMMENT NUMBER: 17-21509306
 EFFECTIVE DATE: OCTOBER 9, 2017 AT 08:00 AM
 SCHEDULE B - SECTION 8

4. EASEMENTS TO DEMO POWER COMPANY RECORDED IN BOOK 1858, PAGE 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)

5. PERMIT FOR TELEPHONE ERECTION AND POWER LINE RIGHT OF WAY IN FAVOR OF NORTH CAROLINA TELEPHONE COMPANY RECORDED IN BOOK 1871, PAGE 93 (NOT PLOTTABLE, BLANKET IN NATURE)

6. RIGHT OF WAY AGREEMENT TO THE STATE HIGHWAY COMMISSION RECORDED IN BOOK 1762, PAGE 304 (ROAD LOCATED OFFSITE); BOOK 2762, PAGE 324 (ROAD LOCATED OFFSITE); AND BOOK 2762, PAGE 325 (ROAD LOCATED OFFSITE)

7. NORTH CAROLINA DEPARTMENT OF TRANSPORTATION ROADWAY CORRIDOR OFFICIAL MAP RECORDED IN BOOK 6302, PAGE 620 (NOT PLOTTABLE); AND BOOK 6306, PAGE 243 (NOT PLOTTABLE)

8. FEE SIMPLE DEED IN FAVOR OF NORTH CAROLINA DEPARTMENT OF TRANSPORTATION RECORDED IN BOOK 7130, PAGE 524 (LOCATED OFFSITE); AND BOOK 7130, PAGE 526 (AS SHOWN)

PID 21509302, 21509303, & 21509304
 CHICAGO TITLE INSURANCE COMPANY
 COMMENT NUMBER: 17-21509302
 EFFECTIVE DATE: NOVEMBER 9, 2017 AT 08:00 AM
 SCHEDULE B - SECTION 8

5. TITLE TO ANY PORTION OF THE LAND WITHIN THE RIGHTS OF WAY OF MT. HARMONY CHURCH ROAD AND STEVENS MILL ROAD (AS SHOWN)

6. TITLE TO ANY PORTION OF THE LAND WITHIN THE RIGHTS OF WAY OF STEWENS MILL ROAD (AS TO TRACT III) (NO RECORDED REFERENCES TO STEWENS MILL ROAD)

PID 21509307
 CHICAGO TITLE INSURANCE COMPANY
 COMMENT NUMBER: 17-21509307
 EFFECTIVE DATE: NOVEMBER 9, 2017 AT 08:00 AM
 SCHEDULE B - SECTION 8

5. RIGHT OF WAY AGREEMENT TO THE STATE HIGHWAY COMMISSION RECORDED IN BOOK 10171, PAGE 172. (REFERENCE APPEARS INCORRECT)

6. NORTH CAROLINA DEPARTMENT OF TRANSPORTATION ROADWAY CORRIDOR OFFICIAL MAPS RECORDED IN BOOK 6092, PAGE 620; (NOT PLOTTABLE); AND BOOK 6236, PAGE 243. (NOT PLOTTABLE)

7. RIGHT OF WAY AND TEMPORARY CONSTRUCTION EASEMENT SET FORTH IN FEE SIMPLE DEED, RECORDED IN BOOK 7074, PAGE 406. (R/W SHOWN)

THIS IS TO CERTIFY TO CHICAGO TITLE INSURANCE COMPANY & 2020 VENTURES LLC THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2010 MINIMUM STANDARD SURVEY REQUIREMENTS FOR ALTA AND NSPS, AND INCLUDES ITEMS ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1.2.3.4.6.(a), 2.(b)(1), 3.1.1, 3.1.2, 4.1, 4.2, 4.3, 4.4, 4.5, 4.6, 4.7, 4.8, 4.9, 4.10, 4.11, 4.12, 4.13, 4.14, 4.15, 4.16, 4.17, 4.18, 4.19, 4.20, 4.21, 4.22, 4.23, 4.24, 4.25, 4.26, 4.27, 4.28, 4.29, 4.30, 4.31, 4.32, 4.33, 4.34, 4.35, 4.36, 4.37, 4.38, 4.39, 4.40, 4.41, 4.42, 4.43, 4.44, 4.45, 4.46, 4.47, 4.48, 4.49, 4.50, 4.51, 4.52, 4.53, 4.54, 4.55, 4.56, 4.57, 4.58, 4.59, 4.60, 4.61, 4.62, 4.63, 4.64, 4.65, 4.66, 4.67, 4.68, 4.69, 4.70, 4.71, 4.72, 4.73, 4.74, 4.75, 4.76, 4.77, 4.78, 4.79, 4.80, 4.81, 4.82, 4.83, 4.84, 4.85, 4.86, 4.87, 4.88, 4.89, 4.90, 4.91, 4.92, 4.93, 4.94, 4.95, 4.96, 4.97, 4.98, 4.99, 5.00, 5.01, 5.02, 5.03, 5.04, 5.05, 5.06, 5.07, 5.08, 5.09, 5.10, 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DEVELOPMENT STANDARDS

May 2, 2018

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, 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 155.004 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. In the event that a temporary traffic signal has not been installed at the intersection of Moore Road and Matthews-Mint Hill Road by others, then, prior to the issuance of the first certificate of occupancy for a building to be constructed on the Site, Applicant shall install a temporary traffic signal at the intersection of Moore Road and Matthews-Mint Hill Road. The Applicant's obligation to install the temporary traffic signal is subject to the approval of the temporary traffic signal by NCDOT and/or the Town, whichever is applicable.
- 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, Petitioner 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.

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.

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 elevations of the 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 elevations of the one-family attached dwelling units to be constructed on the Site. Accordingly, the front elevation of each one-family attached dwelling unit to be constructed on the Site shall be designed and constructed so that the front elevation is substantially similar in appearance to one of the attached conceptual, schematic images. Notwithstanding the foregoing, changes and alterations to the front elevations of the 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. Applicant may subsequently propose additional conceptual, schematic images of the front 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 for the front elevation.

- C. The exterior building materials for the front elevations of the one-family attached dwelling units to be constructed on the Site are designated on the attached conceptual, schematic images of the front elevations of the one-family attached dwelling units to be constructed on the Site.
- D. 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.

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

- F. Notwithstanding paragraph E 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.

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

- H. Each one-family attached dwelling unit constructed on the Site shall have a step with a minimum height of 12 to 18 inches from the immediately adjacent sidewalk or walkway to the front stoop located at the front entry door into each one-family attached dwelling unit.

- I. 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.

- J. 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 purpose of this requirement is to break up the facades and profiles of the buildings containing the one-family attached dwelling units. A typical detail depicting these conditions is set out on the Rezoning Plan.

- K. Garage doors on all front loaded one-family attached dwelling units shall contain hardware.

- L. 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.

7. SCREENING

- A. A minimum 10 foot wide landscaped area shall be established along the Site's common boundary lines with the adjacent parcel of land designated as Tax Parcel No. 215-093-01 as depicted on the Rezoning Plan. The existing trees located in the minimum 10 foot wide landscaped area shall be preserved, and supplemental evergreen trees and shrubs shall be planted by Applicant in the minimum 10 foot wide landscaped area in accordance with the typical landscaped area section set out on the Rezoning Plan.

- B. A 6 foot tall wooden privacy fence shall be installed along the Site's common boundary lines with the adjacent parcel of land designated as Tax Parcel No. 215-093-01 as generally depicted on the Rezoning Plan. The fence shall be located a minimum of 10 feet from the common boundary line, and the fence may meander to preserve existing trees. The 6 foot tall wooden privacy fence shall be maintained by the homeowners association for the residential community to be located on the Site.

8. FLEXIBLE 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.

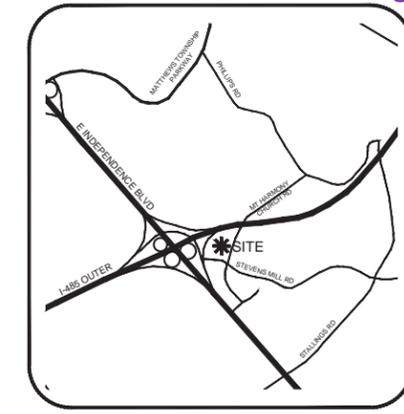
11. COMMON OPEN SPACE

- 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. 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.

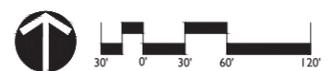


VICINITY MAP
NTS

MT. HARMONY TOWNHOUSES
REZONING PETITION (No. 2017-674)
 MATTHEWS, NORTH CAROLINA
 COVER SHEET

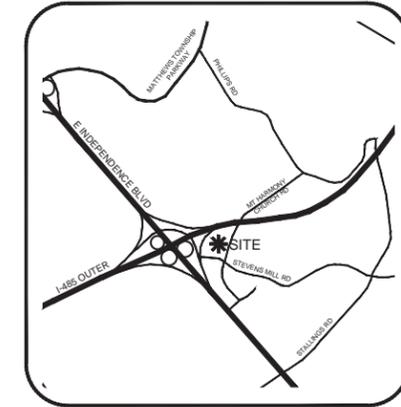
REVISIONS
 1. 2/08/2018 - PER STAFF COMMENTS

DATE: 11/29/2017
 DESIGNED BY: ST
 DRAWN BY: JY
 CHECKED BY: ST
 CUL BY: ST
 PROJECT #: 1017211
 SHEET #:



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

CS



VICINITY MAP
NTS

SITE DEVELOPMENT DATA

PARCEL ACREAGE: 17.58 AC TOTAL
R-VS: ± 14.26 AC, R-15 CD: ± 3.32 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 141 UNITS

PROPOSED DENSITY: 8.02 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)

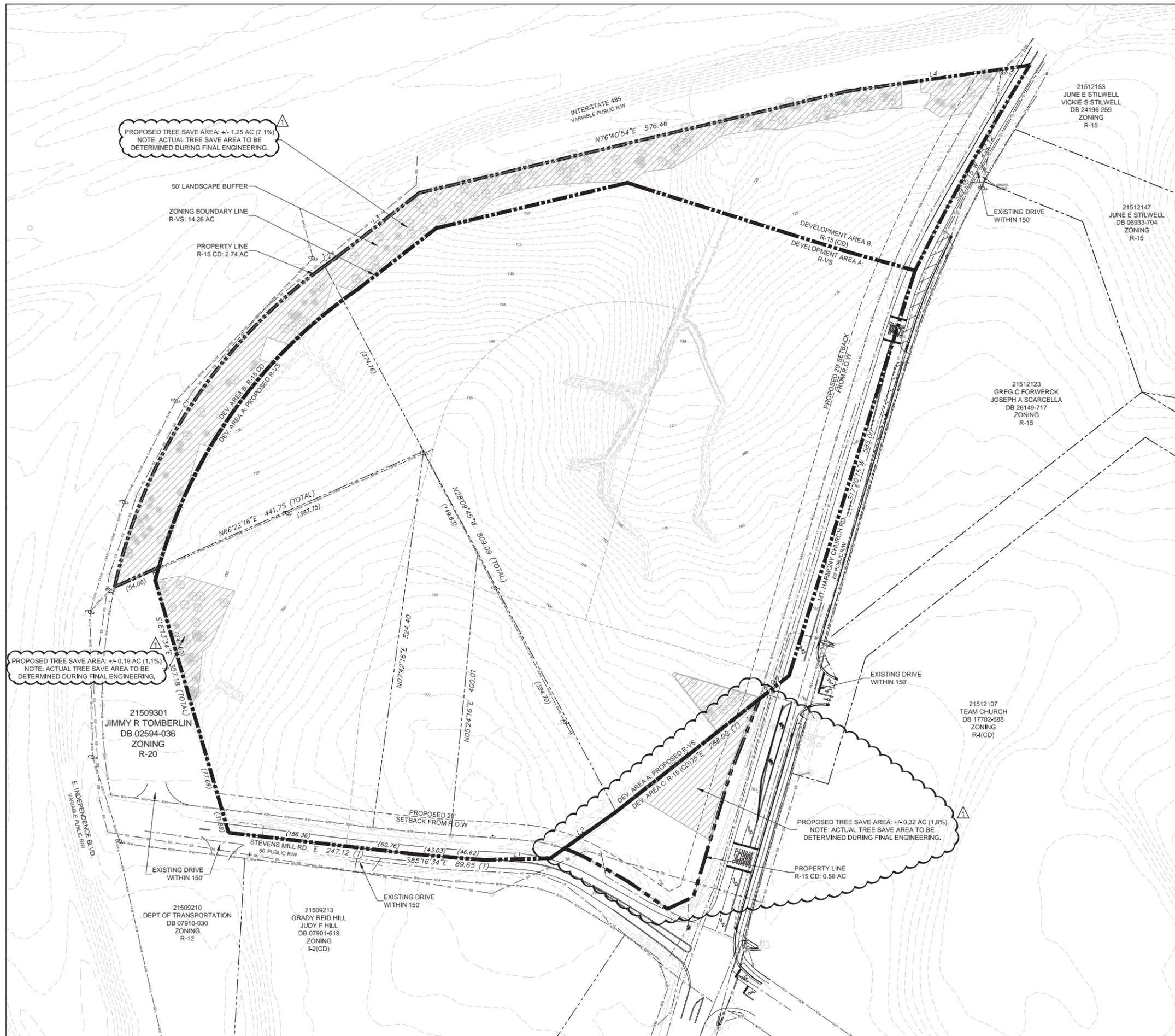
MINIMUM SIDE YARD:
-REQUIRED: 0, 8' FOR END UNIT
-PROPOSED: 0, 5' FOR END UNIT
MINIMUM REAR YARD:
-REQUIRED: 20'
-PROPOSED: 5 MIN.

MINIMUM BUILDING SEPARATION: 10' MIN.

MINIMUM OPEN SPACE
-REQUIRED: 10%
-PROPOSED: 23.3%
(2.31 AC OPEN SPACE + 1.76 AC TREE SAVE)

MAXIMUM HEIGHT:
-REQUIRED: 35'

TREE CANOPY PRESERVATION
-REQUIRED: 8%
-PROPOSED: 10% (1.76 AC)
*NOTE: ACTUAL TREE SAVE AREA TO BE DETERMINED DURING FINAL ENGINEERING.



PROPOSED TREE SAVE AREA: +/- 1.25 AC (7.1%)
NOTE: ACTUAL TREE SAVE AREA TO BE DETERMINED DURING FINAL ENGINEERING.

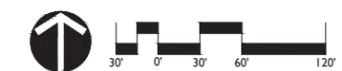
PROPOSED TREE SAVE AREA: +/- 0.19 AC (1.1%)
NOTE: ACTUAL TREE SAVE AREA TO BE DETERMINED DURING FINAL ENGINEERING.

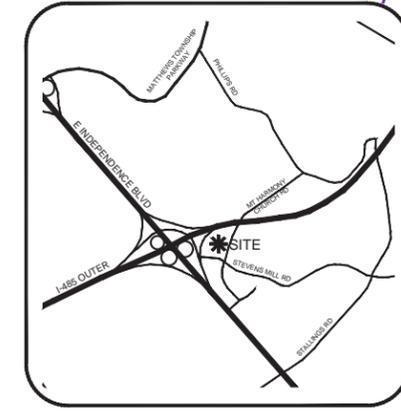
PROPOSED TREE SAVE AREA: +/- 0.32 AC (1.8%)
NOTE: ACTUAL TREE SAVE AREA TO BE DETERMINED DURING FINAL ENGINEERING.

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

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

REVISIONS:
11/29/2017 - PER STAFF COMMENTS
DATE: 11/29/2017
DESIGNED BY: ST
DRAWN BY: JY
CHECKED BY: ST
CUL BY: ST
PROJECT #: 1017211
SHEET #: RZ-1

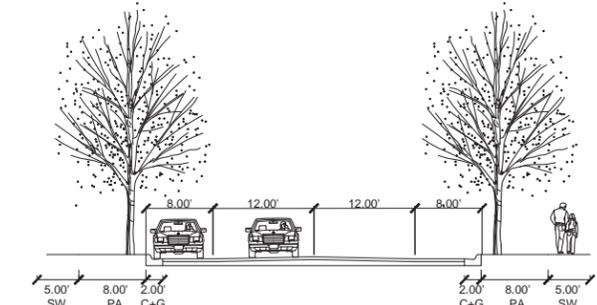




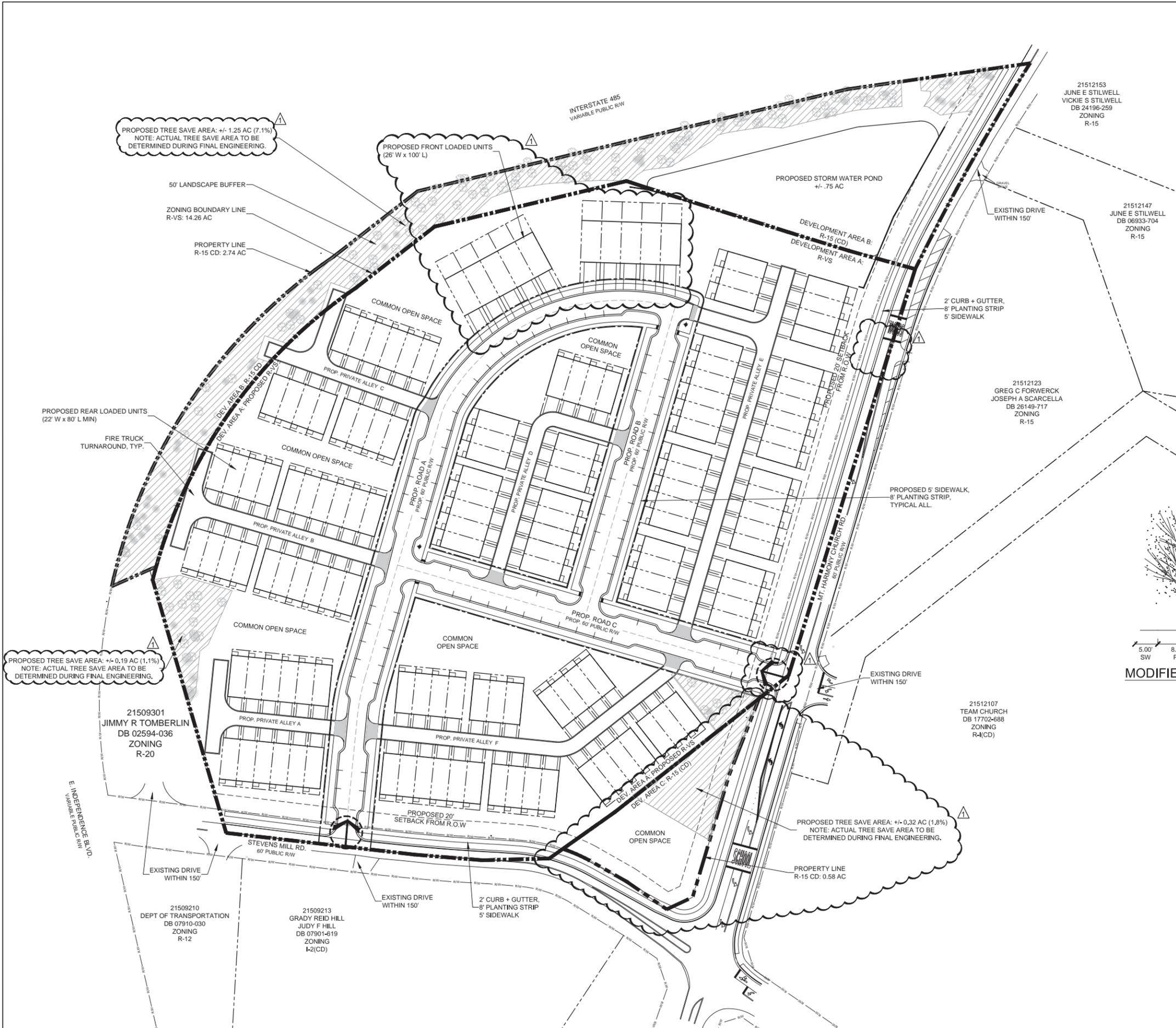
VICINITY MAP
NTS

SITE LEGEND

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



MODIFIED MATTHEWS LOCAL RESIDENTIAL STREET
CROSS SECTION



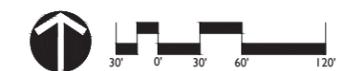
PROPOSED TREE SAVE AREA: +/- 1.25 AC (7.1%)
NOTE: ACTUAL TREE SAVE AREA TO BE DETERMINED DURING FINAL ENGINEERING.

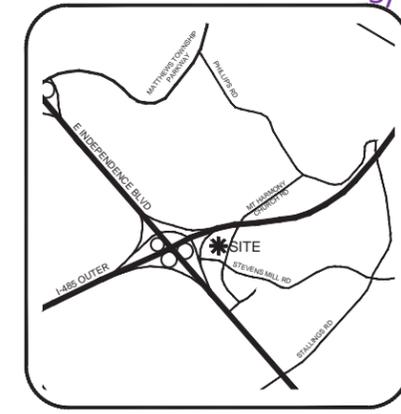
PROPOSED TREE SAVE AREA: +/- 0.19 AC (1.1%)
NOTE: ACTUAL TREE SAVE AREA TO BE DETERMINED DURING FINAL ENGINEERING.

PROPOSED TREE SAVE AREA: +/- 0.32 AC (1.8%)
NOTE: ACTUAL TREE SAVE AREA TO BE DETERMINED DURING FINAL ENGINEERING.

MT. HARMONY TOWN HOUSES
REZONING PETITION (No. 2017-674)
MATTHEWS, NORTH CAROLINA
SCHEMATIC SITE PLAN

REVISIONS
DATE: 11/29/2018
DESIGNED BY: KST
DRAWN BY: AEE
CHECKED BY: KST
C.C. BY: KST
PROJECT #: 1017211
SHEET #:
RZ-2



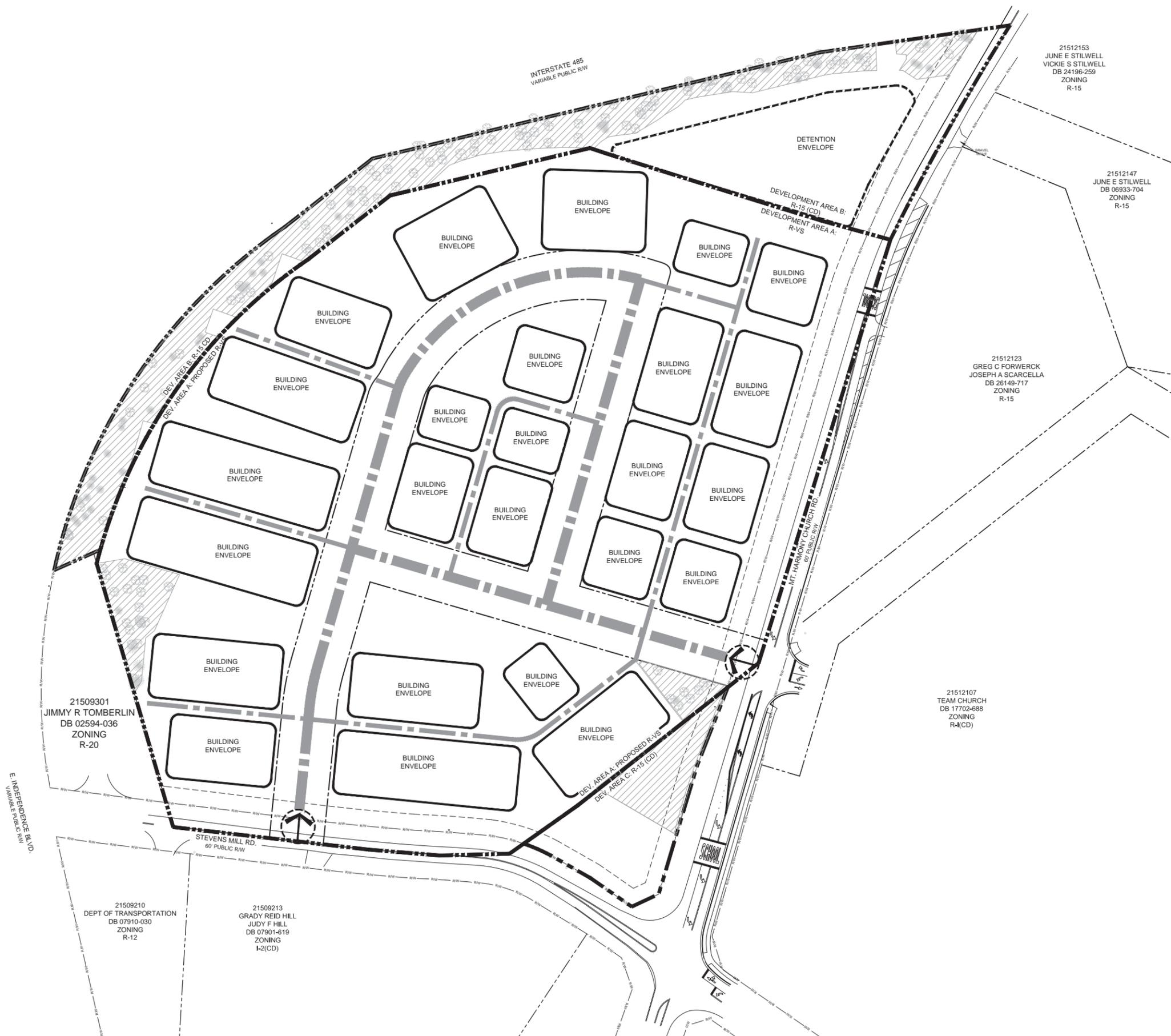


VICINITY MAP
NTS

SITE LEGEND

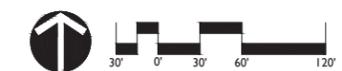
- PROPOSED PROPERTY LINE
- 20' SETBACK
- PROPOSED PUBLIC ROW
- PROPOSED PRIVATE ALLEY
- PROPOSED BUILDING ENVELOPE (AREA UTILIZING FLEXIBLE DESIGN PROVISIONS)
- PROPOSED ACCESS

AREA UTILIZING FLEXIBLE DESIGN PROVISIONS: 5.284 AC



MT. HARMONY TOWN HOUSES
REZONING PETITION (No. 2017-674)
MATTHEWS, NORTH CAROLINA
FLEXIBLE DESIGN PROVISIONS

REVISIONS
DATE: 11/29/2018
DESIGNED BY: KST
DRAWN BY: AEE
CHECKED BY: KST
C.C. BY: KST
PROJECT #: 1017211
SHEET #: RZ-3



22' Rear Load Townhomes
Front Elevation



* These elevations are provided to reflect the architectural style and quality of the buildings to be constructed on the site. The actual building constructed on the site may have minor variations from this elevation that adhere to the general architectural concepts, height restrictions and intent illustrated

** The maximum height of the units shall not exceed 35'-0", as defined in the Town of Matthews UDO

26' Front Load Townhomes
 Front Elevation

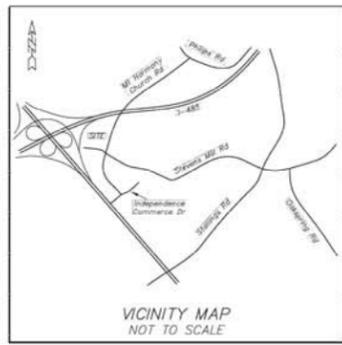


Elevation "C" Elevation "A" Elevation "B" Elevation "C" Elevation "B" Elevation "A"

* These elevations are provided to reflect the architectural style and quality of the buildings to be constructed on the site. The actual building constructed on the site may have minor variations from this elevation that adhere to the general architectural concepts, height restrictions and intent illustrated

** The maximum height of the units shall not exceed 35'-0", as defined in the Town of Matthews UDO





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

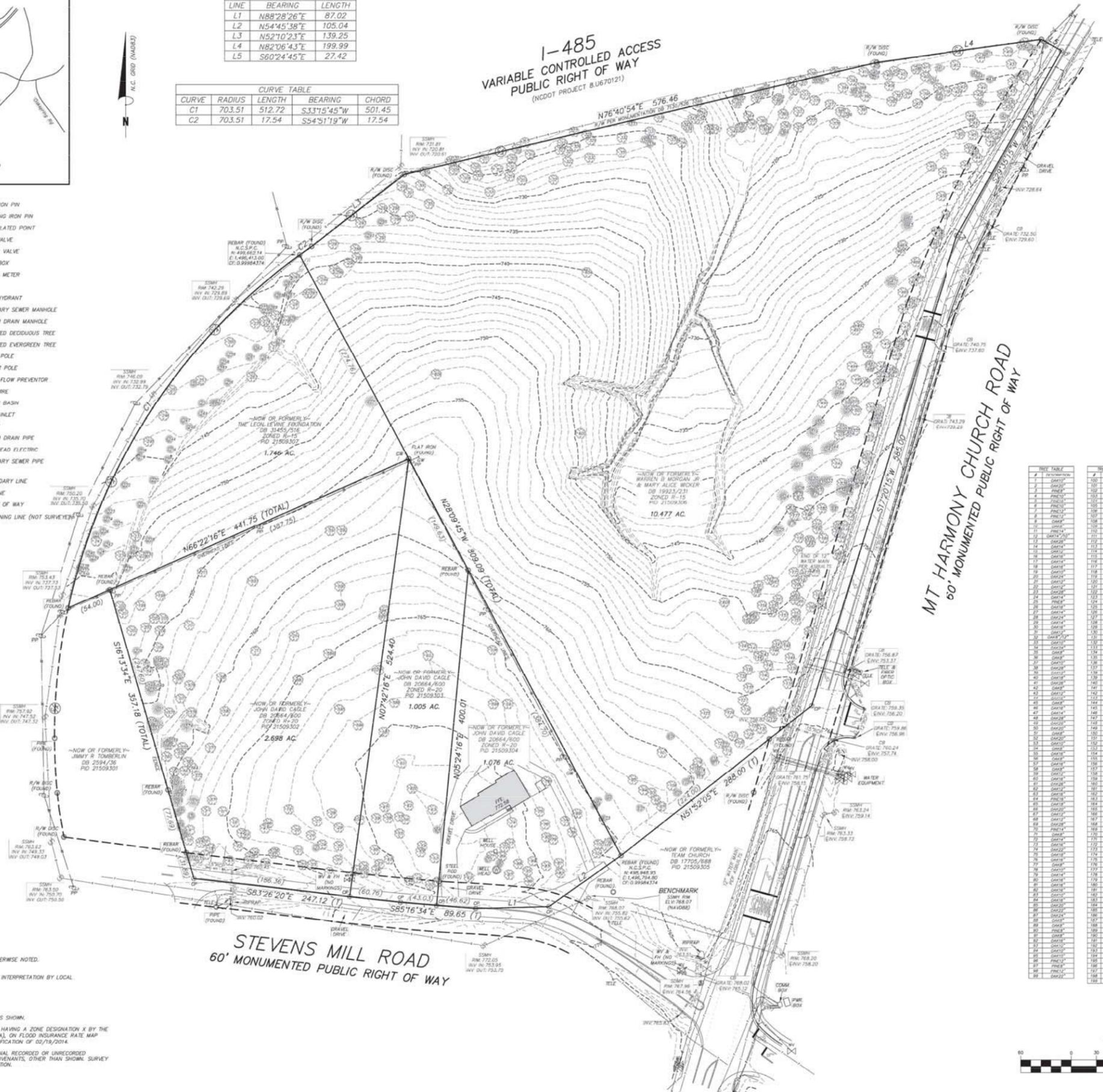
CURVE	RADIUS	LENGTH	BEARING	CHORD
C1	703.51	512.72	S33°15'45"W	501.45
C2	703.51	17.54	S54°51'19"W	17.54

1-485
VARIABLE CONTROLLED ACCESS
PUBLIC RIGHT OF WAY
(NCCDOT PROJECT 8.U670121)

- SP SET IRON PIN
- EP EXISTING IRON PIN
- CP CALCULATED POINT
- GV GAS VALVE
- WV WATER VALVE
- MB MAIL BOX
- WM WATER METER
- WELL
- FH FIRE HYDRANT
- SSMH SANITARY SEWER MANHOLE
- SDMH STORM DRAIN MANHOLE
- LOCATED DECIDUOUS TREE
- LOCATED EVERGREEN TREE
- LP LIGHT POLE
- PP POWER POLE
- BFP BACK FLOW PREVENTOR
- GW GUY WIRE
- CB CATCH BASIN
- DI DROP INLET
- FENCE
- STORM DRAIN PIPE
- OVERHEAD ELECTRIC
- SANITARY SEWER PIPE
- BOUNDARY LINE
- TE LINE
- RIGHT OF WAY
- ADJOINING LINE (NOT SURVEYED)

- LEGEND:**
- EP = EXISTING IRON PIN
 - OP = OLD IRON PIPE
 - SP = SET IRON PIN
 - R/W = RIGHT OF WAY
 - AC = AIR CONDITIONING
 - PM = 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
 - CRP = CORRUGATED PLASTIC PIPE
 - PVC = POLYVINYL CHLORIDE
 - DU = DESTINATION UNKNOWN
 - SD = STORM DRAINAGE EASEMENT
 - SDMH = STORM DRAIN MANHOLE
 - CB = CATCH BASIN
 - DI = DROP INLET
 - SSE = SANITARY SEWER EASEMENT
 - SSMH = SANITARY SEWER MANHOLE
 - CO = SEWER CLEAN OUT
 - BE = BACK OF CURB

- NOTES:**
- IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
 - PROPERTY ZONED AS SHOWN. (SETBACKS & ZONING MATTERS ARE SUBJECT TO INTERPRETATION BY LOCAL MUNICIPALITIES)
 - TAX PARCEL NUMBERS AS SHOWN.
 - DEED REFERENCES AS SHOWN.
 - BOUNDARY SURVEY ONLY THROUGH POINTS AS SHOWN.
 - 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.
 - 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.
 - AREA COMPUTED BY COORDINATED METHOD.
 - NO NCCS MONUMENT FOUND WITHIN 2000'.
 - 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.

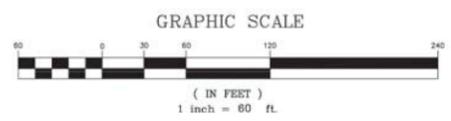


- CHICAGO TITLE INSURANCE COMPANY
 COMMITMENT NUMBER: 17-20008CH
 EFFECTIVE DATE: OCTOBER 9, 2017 AT 08:00 AM
- SCHEDULE B - SECTION II
- EASEMENT(S) TO DUKE POWER COMPANY RECORDED IN BOOK 1858, PAGE 462 (NOT PLOTTABLE, BLANKET IN NATURE); BOOK 2410, PAGE 154 (NOT PLOTTABLE, BLANKET IN NATURE); BOOK 2410, PAGE 157 (NOT PLOTTABLE, BLANKET IN NATURE); AND BOOK 2410, PAGE 160 (NOT PLOTTABLE, BLANKET IN NATURE).
 - PERMIT FOR TELEPHONE LINE AND POWER LINE RIGHT OF WAY IN FAVOR OF NORTH CAROLINA TELEPHONE COMPANY RECORDED IN BOOK 1871, PAGE 93 (NOT PLOTTABLE, BLANKET IN NATURE).
 - RIGHT OF WAY AGREEMENT TO THE STATE HIGHWAY COMMISSION RECORDED IN BOOK 2762, PAGE 304 (ROAD LOCATED OFFSITE); BOOK 2762, PAGE 324 (ROAD LOCATED OFFSITE); AND BOOK 2762, PAGE 325 (ROAD LOCATED OFFSITE).
 - NORTH CAROLINA DEPARTMENT OF TRANSPORTATION ROADWAY CORRIDOR OFFICIAL MAP RECORDED IN BOOK 6092, PAGE 620 (NOT PLOTTABLE); AND BOOK 6256, PAGE 243 (NOT PLOTTABLE).
 - FEE SIMPLE DEED IN FAVOR OF NORTH CAROLINA DEPARTMENT OF TRANSPORTATION RECORDED IN BOOK 7130, PAGE 524 (LOCATED OFFSITE); AND BOOK 7130, PAGE 526 (AS SHOWN).

THIS IS TO CERTIFY TO CHICAGO TITLE INSURANCE COMPANY & 2020 VENTURES LLC THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2005 MANNING 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(G),7(G),8(1),8(2),9,11,13,&14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 10/26/17.

HUGH E. WHITE, JR. DATE

TREE TABLE	TREE TABLE	TREE TABLE	TREE TABLE	TREE TABLE	TREE TABLE
#	DESCRIPTION	#	DESCRIPTION	#	DESCRIPTION
1	Oak	101	Oak	201	Oak
2	Oak	102	Oak	202	Oak
3	Oak	103	Oak	203	Oak
4	Oak	104	Oak	204	Oak
5	Oak	105	Oak	205	Oak
6	Oak	106	Oak	206	Oak
7	Oak	107	Oak	207	Oak
8	Oak	108	Oak	208	Oak
9	Oak	109	Oak	209	Oak
10	Oak	110	Oak	210	Oak
11	Oak	111	Oak	211	Oak
12	Oak	112	Oak	212	Oak
13	Oak	113	Oak	213	Oak
14	Oak	114	Oak	214	Oak
15	Oak	115	Oak	215	Oak
16	Oak	116	Oak	216	Oak
17	Oak	117	Oak	217	Oak
18	Oak	118	Oak	218	Oak
19	Oak	119	Oak	219	Oak
20	Oak	120	Oak	220	Oak
21	Oak	121	Oak	221	Oak
22	Oak	122	Oak	222	Oak
23	Oak	123	Oak	223	Oak
24	Oak	124	Oak	224	Oak
25	Oak	125	Oak	225	Oak
26	Oak	126	Oak	226	Oak
27	Oak	127	Oak	227	Oak
28	Oak	128	Oak	228	Oak
29	Oak	129	Oak	229	Oak
30	Oak	130	Oak	230	Oak
31	Oak	131	Oak	231	Oak
32	Oak	132	Oak	232	Oak
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39	Oak	139	Oak	239	Oak
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41	Oak	141	Oak	241	Oak
42	Oak	142	Oak	242	Oak
43	Oak	143	Oak	243	Oak
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53	Oak	153	Oak	253	Oak
54	Oak	154	Oak	254	Oak
55	Oak	155	Oak	255	Oak
56	Oak	156	Oak	256	Oak
57	Oak	157	Oak	257	Oak
58	Oak	158	Oak	258	Oak
59	Oak	159	Oak	259	Oak
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93	Oak	193	Oak	293	Oak
94	Oak	194	Oak	294	Oak
95	Oak	195	Oak	295	Oak
96	Oak	196	Oak	296	Oak
97	Oak	197	Oak	297	Oak
98	Oak	198	Oak	298	Oak
99	Oak	199	Oak	299	Oak
100	Oak	200	Oak	300	Oak



SCALE:	1" = 60'
DATE	
REVISIONS:	
2017/BAT/MT HARMONY	
2017/MT HARMONY	
DRAWN BY: NB	
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., N.C.L.S. & S.C.L.S. 885-7801
 CERTIFICATE OF AUTHORIZATION N.C. 1242 SC888

AN ALTA/NSPS LAND TITLE SURVEY SHOWING PROPERTY ON
MT HARMONY CHURCH ROAD
(NEAR THE INTERSECTION OF STEVENS MILL ROAD)
 SURVEYED FOR: 2020 VENTURES, LLC
 AREA: 17.002 ACRES
 TOWN OF MATTHEWS, MECKLENBURG COUNTY, NORTH CAROLINA

DEVELOPMENT STANDARDS

March 6, 2018

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 three separate development areas that are designated on the Rezoning Plan as Development Area A, Development Area B and Development Area C.
- 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 7, 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 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 C on the Rezoning Plan.
- G. 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 141 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, walking trails and storm water facilities that serve and are associated with the residential community to be located on Development Area A.
- C. **Development Area C**
 - (1) That portion of the Site designated as Development Area C on the Rezoning Plan may only be devoted to tree save areas, common open space areas, walking trails, landscaping and hardscape and other amenities 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 7, the development of the Site 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.

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. In the event that a temporary traffic signal has not been installed at the intersection of Moore Road and Matthews-Mint Hill Road by others (or the installation of the temporary traffic signal has not been secured and/or funded by others), then, prior to the issuance of the first certificate of occupancy for a building to be constructed on the Site, Applicant shall install a temporary traffic signal at the intersection of Moore Road and Matthews-Mint Hill Road. The Applicant's obligation to install the temporary traffic signal is subject to the approval of the temporary traffic signal by NCDOT and/or the Town whichever is applicable.
- 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.

5. STREETScape TREATMENT

- A. In the event that the sidewalks to be constructed and installed along the Site's frontages on Stevens Mill Road and Mt. Harmony Church Road (or portions thereof) are not located within public right of way, then the sidewalks (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 elevations of the 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 elevations of the one-family attached dwelling units to be constructed on the Site. Accordingly, the front elevation of each one-family attached dwelling unit to be constructed on the Site shall be designed and constructed so that the front elevation is substantially similar in appearance to one of the attached conceptual, schematic images. Notwithstanding the foregoing, changes and alterations to the front elevations of the 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. Applicant may subsequently propose additional conceptual, schematic images of the front 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 for the front elevation.

- C. The exterior building materials for the front elevations of the one-family attached dwelling units to be constructed on the Site are designated on the attached conceptual, schematic images of the front elevations of the one-family attached dwelling units to be constructed on the Site.
- D. 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.
- E. Except as provided below in paragraph F, the one-family attached dwelling units to be constructed on the Site shall be rear loaded units.
- F. Notwithstanding paragraph E above, a maximum of 10 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.
- G. The maximum height of the buildings to be constructed on the Site shall be 35 feet as measured under the Ordinance.
- H. Each one-family attached dwelling unit constructed on the Site shall have a step with a minimum height of 8 inches from the immediately adjacent sidewalk or walkway to the front stoop located at the front entry door into each one-family attached dwelling unit.
- I. 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.
- J. 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 purpose of this requirement is to break up the facades and rooflines of the buildings containing the one-family attached dwelling units.

7. FLEXIBLE 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 Rear Yard: 5 feet.
 - (6) Minimum Building Separation: 10 feet.

B. The portion of the Site utilizing flexible design standards contains approximately 5.284 acres as generally depicted on Sheet RZ-3 of the Rezoning Plan.

8. SIGNS

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

9. LIGHTING

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

10. 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.

11. 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.

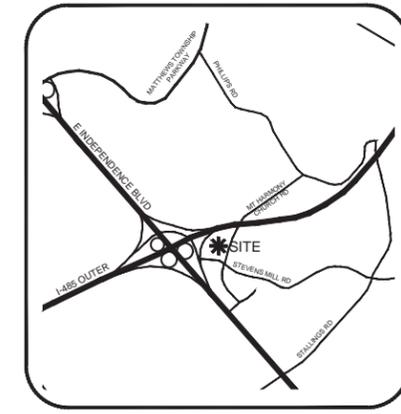
SUPERCEDED 2017-674
3/9/2018

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

DATE: 11/29/17
DESIGNED BY: KST
DRAWN BY: AEE
CHECKED BY: KST
CUL BY: KST
PROJECT #: 1017211
SHEET #:
RZ-7

REVISIONS:
11/09/2018 - PER STAFF COMMENTS



VICINITY MAP
NTS

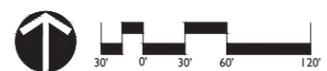


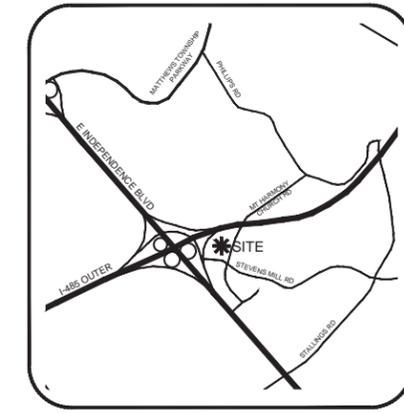
MT. HARMONY TOWN HOUSES
REZONING PETITION No. 2017-XXX
MATTHEWS, NORTH CAROLINA
COVER SHEET

REVISIONS
1/31/18 - PER STAFF COMMENTS

DATE: 01/31/2018
DESIGNED BY: ST
DRAWN BY: JY
CHECKED BY: ST
SCALE: 1"=60'
PROJECT #: 1017211

SHEET #
CS





VICINITY MAP
NTS

SITE DEVELOPMENT DATA

PARCEL ACREAGE: 17.002 AC TOTAL
R-VS: ± 14.26 AC, R-15 CD: ± 2.742 AC
TAX PARCEL #: 21509302, 21509303, 21509304, 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 141 UNITS
PROPOSED DENSITY: 8.29 DU/AC
MINIMUM LOT AREA:
-REQUIRED: 3,000/DU
-PROPOSED: 1,760/DU (20' MIN. x 80' LOTS)
MINIMUM LOT WIDTH:
-REQUIRED: 30'
-PROPOSED: 20' MIN.
MINIMUM SETBACK:
-REQUIRED: 20'
-PROPOSED: 15'
MINIMUM SIDE YARD:
-REQUIRED: 0, 8' FOR END UNIT
-PROPOSED: 0, 5' FOR END UNIT

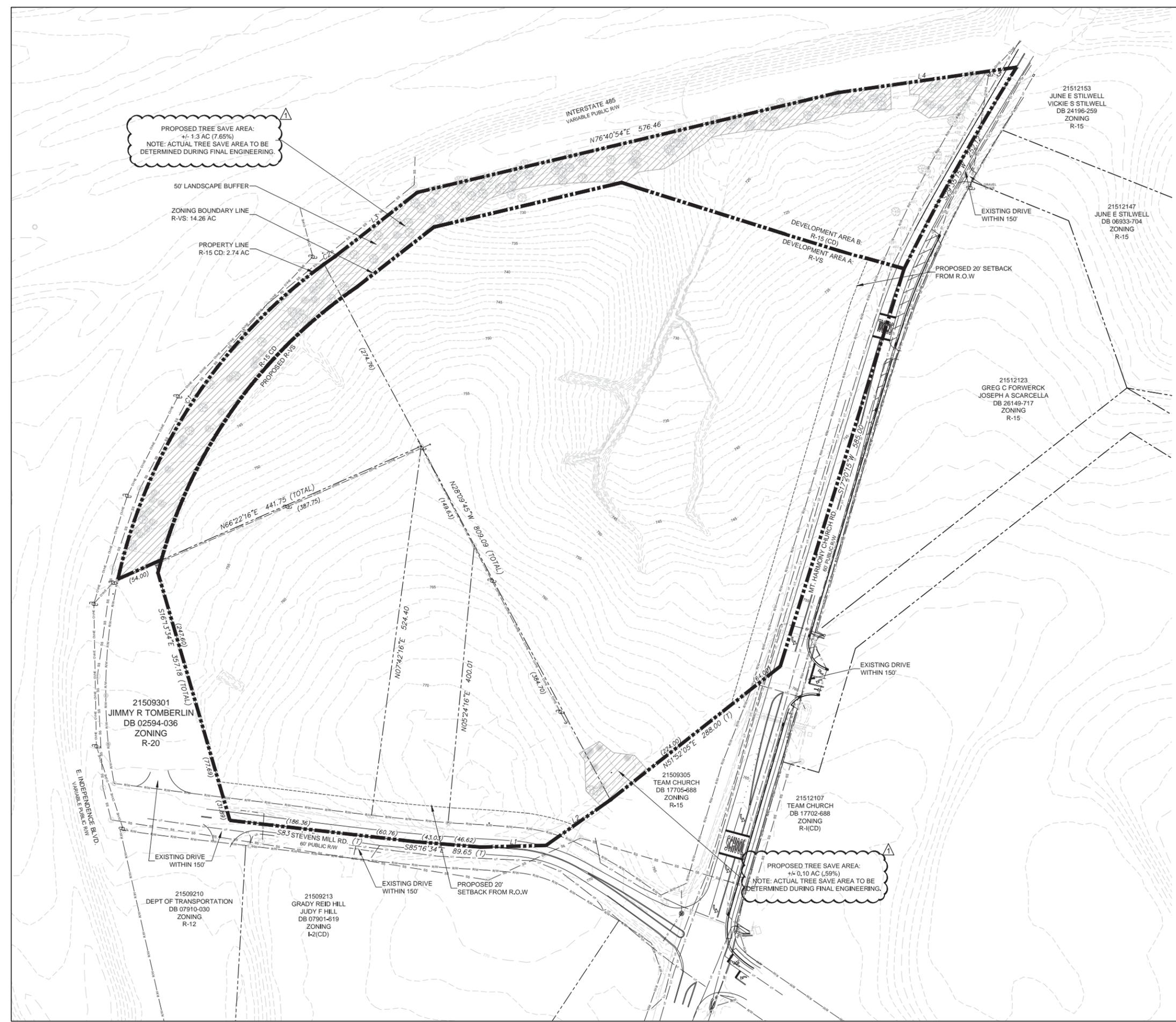
MINIMUM BUILDING SEPARATION: 10' MIN.
MINIMUM REAR YARD:
-REQUIRED: 20'
-PROPOSED: 5 MIN.
MINIMUM OPEN SPACE
-REQUIRED: 10%
-PROPOSED: 18.4%
(1.73 AC OPEN SPACE + 1.4 AC TREE SAVE)

MAXIMUM HEIGHT:
-REQUIRED: 35'
-PROPOSED: 50'

TREE CANOPY PRESERVATION
-REQUIRED: 8%
-PROPOSED: 8.24% (1.4 AC)
NOTE: ACTUAL TREE SAVE AREA TO BE DETERMINED DURING FINAL ENGINEERING.

MT. HARMONY TOWN HOUSES
REZONING PETITION No. 2017-XXX
MATTHEWS, NORTH CAROLINA
TECHNICAL DATA SHEET

REVISIONS:
1/31/18 - PER STAFF COMMENTS
DATE: 01/31/2018
DESIGNED BY: ST
DRAWN BY: JY
CHECKED BY: ST
C.D. BY: ST
PROJECT #: 1017211
SHEET #: RZ-1



PROPOSED TREE SAVE AREA:
± 1.3 AC (7.65%)
NOTE: ACTUAL TREE SAVE AREA TO BE DETERMINED DURING FINAL ENGINEERING.

50' LANDSCAPE BUFFER

ZONING BOUNDARY LINE
R-VS: 14.26 AC

PROPERTY LINE
R-15 CD: 2.74 AC

N66°22'16"E 441.75 (TOTAL)
(387.75)

21509301
JIMMY R TOMBERLIN
DB 02594-036
ZONING
R-20

EXISTING DRIVE
WITHIN 150'

21509210
DEPT OF TRANSPORTATION
DB 07910-030
ZONING
R-12

21509213
GRADY REID HILL
JUDY F HILL
DB 07901-619
ZONING
I-2(CD)

EXISTING DRIVE
WITHIN 150'

PROPOSED 20'
SETBACK FROM R.O.W

21509305
TEAM CHURCH
DB 17705-688
ZONING
R-15

21512107
TEAM CHURCH
DB 17702-688
ZONING
R-I(CD)

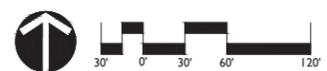
PROPOSED TREE SAVE AREA:
± 0.10 AC (5.9%)
NOTE: ACTUAL TREE SAVE AREA TO BE DETERMINED DURING FINAL ENGINEERING.

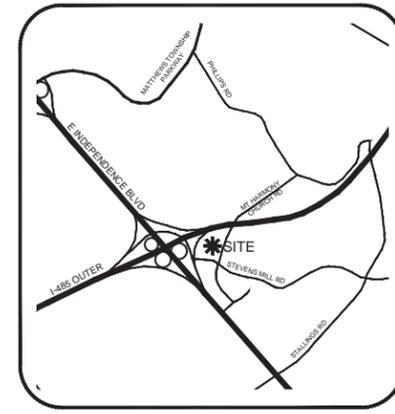
21512153
JUNE E STILWELL
VICKIE S STILWELL
DB 24196-259
ZONING
R-15

21512147
JUNE E STILWELL
DB 06933-704
ZONING
R-15

21512123
GREG C FORWERCK
JOSEPH A SCARCELLA
DB 26149-717
ZONING
R-15

EXISTING DRIVE
WITHIN 150'

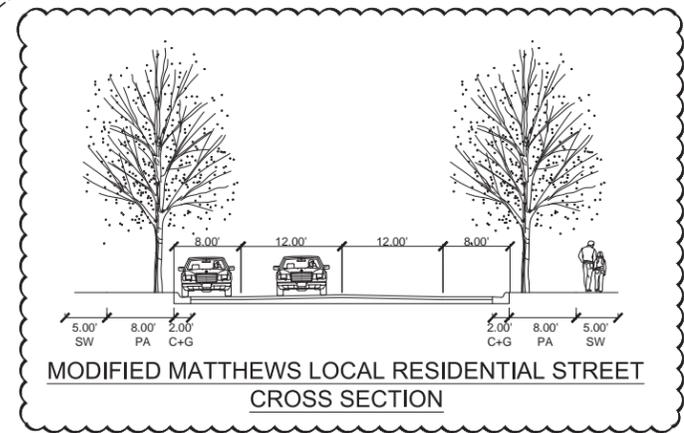




VICINITY MAP
NTS

SITE LEGEND

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



PROPOSED TREE SAVE AREA:
+/- 1.3 AC (7.65%)
NOTE: ACTUAL TREE SAVE AREA TO BE
DETERMINED DURING FINAL ENGINEERING.

50' LANDSCAPE BUFFER

ZONING BOUNDARY LINE
R-VS: 14.26 AC

PROPERTY LINE
R-15 CD: 2.74 AC

FIRE TRUCK
TURNAROUND, TYP.

PROPOSED STORM WATER POND
+/- .75 AC

21512153
JUNE E STILLWELL
VICKIE S STILLWELL
DB 24196-259
ZONING
R-15

21512147
JUNE E STILLWELL
DB 06933-704
ZONING
R-15

PROPOSED 20' SETBACK
FROM R.O.W.
2' CURB + GUTTER,
8' PLANTING STRIP,
5' SIDEWALK

21512123
GREG C FORWERCK
JOSEPH A SCARCELLA
DB 26149-717
ZONING
R-15

PROPOSED 5' SIDEWALK,
8' PLANTING STRIP,
TYPICAL ALL.

EXISTING DRIVE
WITHIN 150'

PROPOSED TREE SAVE AREA:
+/- 0.10 AC (.59%)
NOTE: ACTUAL TREE SAVE AREA TO BE
DETERMINED DURING FINAL ENGINEERING.

INTERSTATE 485
VARIABLE PUBLIC R/W

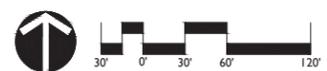
21509301
JIMMY R TOMBERLIN
DB 02594-036
ZONING
R-20

21509305
TEAM CHURCH
DB 17705-688
ZONING
R-15

21512107
TEAM CHURCH
DB 17702-688
ZONING
R-(CD)

21509210
DEPT OF TRANSPORTATION
DB 07910-030
ZONING
R-12

21509213
GRADY REID HILL
JUDY F HILL
DB 07901-619
ZONING
I-2(CD)



MT. HARMONY TOWN HOUSES
REZONING PETITION No. 2017-XXX
MATTHEWS, NORTH CAROLINA
SCHEMATIC SITE PLAN

REVISIONS:
1/31/18 - PER STAFF COMMENTS

DATE: 01/31/2018
DESIGNED BY: KST
DRAWN BY: AEE
CHECKED BY: KST
C.C. BY: KST
PROJECT #: 1017211
SHEET #:
RZ-2



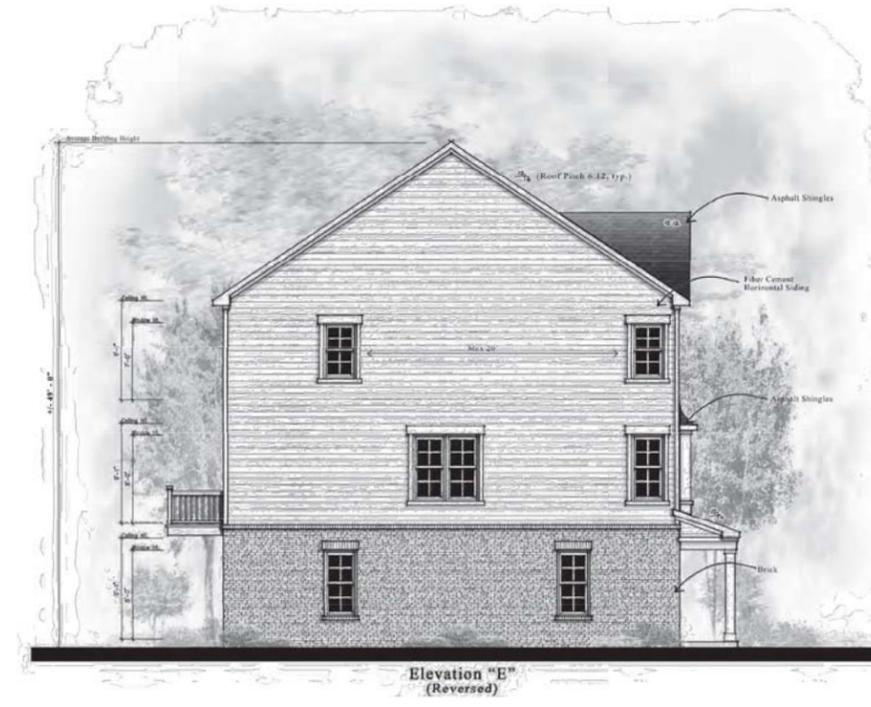
MT. HARMONY TOWN HOUSES
REZONING PETITION No. 2017-XXX
MATTHEWS, NORTH CAROLINA
ARCHITECTURAL ELEVATIONS

REVISIONS
1/13/18 - PER STAFF COMMENTS

DATE: 01/31/2018
DESIGNED BY: JST
DRAWN BY: AEE
CHECKED BY: JST
SCALE: 1/8" = 1'-0"
PROJECT #: 1017211

SHEET #:
RZ-3





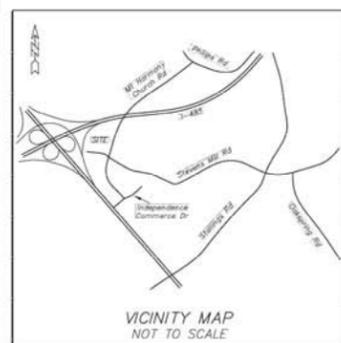
MT. HARMONY TOWN HOUSES
REZONING PETITION No. 2017-XXX
 MATTHEWS, NORTH CAROLINA
 ARCHITECTURAL ELEVATIONS

REVISIONS
 A 1/31/18 - PER STAFF COMMENTS

DATE: 01/31/2018
 DESIGNED BY: KST
 DRAWN BY: AEE
 CHECKED BY: KST
 C.O. BY: KST
 PROJECT #: 1017211

SHEET #:
RZ-4





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

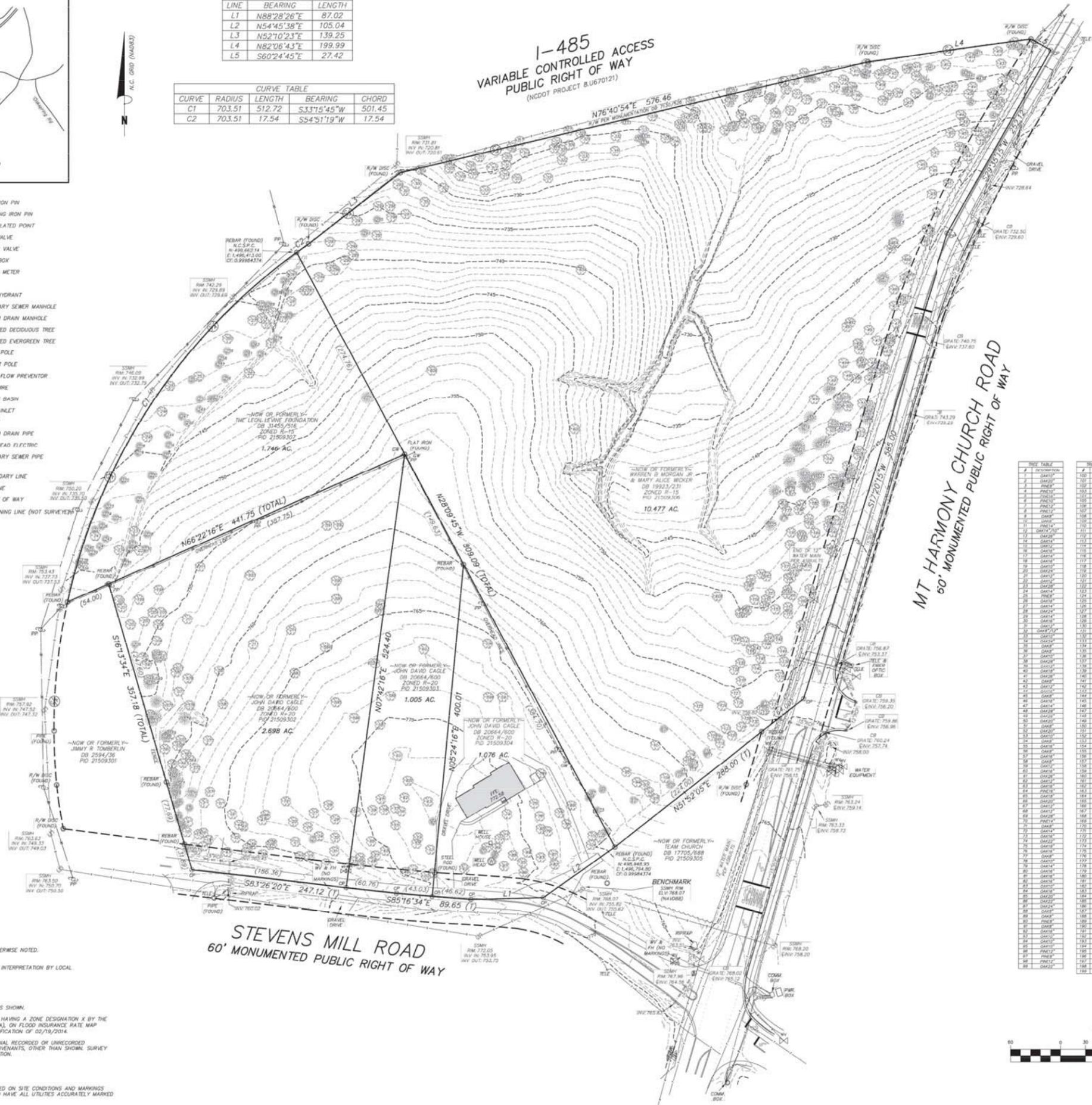
CURVE	RADIUS	LENGTH	BEARING	CHORD
C1	703.51	512.72	S33°15'45"W	501.45
C2	703.51	17.54	S54°51'19"W	17.54

1-485
VARIABLE CONTROLLED ACCESS
PUBLIC RIGHT OF WAY
(NCDOT PROJECT B.0670121)

- SP SET IRON PIN
- EP EXISTING IRON PIN
- CP CALCULATED POINT
- GV GAS VALVE
- WV WATER VALVE
- MB MAIL BOX
- WM WATER METER
- WELL
- FH FIRE HYDRANT
- SSMH SANITARY SEWER MANHOLE
- SDMH STORM DRAIN MANHOLE
- LOCATED DECIDUOUS TREE
- LOCATED EVERGREEN TREE
- LP LIGHT POLE
- PP POWER POLE
- BFP BACK FLOW PREVENTOR
- GW GUY WIRE
- CB CATCH BASIN
- DI DROP INLET
- FENCE
- STORM DRAIN PIPE
- OVERHEAD ELECTRIC
- SANITARY SEWER PIPE
- BOUNDARY LINE
- TE LINE
- RIGHT OF WAY
- ADJOINING LINE (NOT SURVEYED)

- LEGEND:**
- EP = EXISTING IRON PIN
 - OP = OLD IRON PIPE
 - SP = SET IRON PIN
 - R/W = RIGHT OF WAY
 - AC = AIR CONDITIONING
 - PM = 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
 - CRP = CORRUGATED PLASTIC PIPE
 - PVC = POLYVINYL CHLORIDE
 - DU = DESTINATION UNKNOWN
 - SD = STORM DRAINAGE EASEMENT
 - SDMH = STORM DRAIN MANHOLE
 - CB = CATCH BASIN
 - DI = DROP INLET
 - SSE = SANITARY SEWER EASEMENT
 - SSMH = SANITARY SEWER MANHOLE
 - CO = SEWER CLEAN OUT
 - BE = BACK OF CURB

- NOTES:**
- IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
 - PROPERTY ZONED AS SHOWN (SETBACKS & ZONING MATTERS ARE SUBJECT TO INTERPRETATION BY LOCAL MUNICIPALITIES)
 - TAX PARCEL NUMBERS AS SHOWN
 - DEED REFERENCES AS SHOWN
 - BOUNDARY SURVEY ONLY THROUGH POINTS AS SHOWN
 - 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.
 - 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.
 - AREA COMPUTED BY COORDINATED METHOD.
 - NO NCCS MONUMENT FOUND WITHIN 2000'.
 - 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.

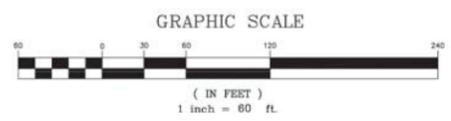


- CHICAGO TITLE INSURANCE COMPANY
COMMITMENT NUMBER: 17-20008CH
EFFECTIVE DATE: OCTOBER 9, 2017 AT 08:00 AM
- SCHEDULE B - SECTION II
- EASEMENT(S) TO DUKE POWER COMPANY RECORDED IN BOOK 1858, PAGE 462 (NOT PLOTTABLE, BLANKET IN NATURE); BOOK 2410, PAGE 154 (NOT PLOTTABLE, BLANKET IN NATURE); BOOK 2410, PAGE 157 (NOT PLOTTABLE, BLANKET IN NATURE); AND BOOK 2410, PAGE 160 (NOT PLOTTABLE, BLANKET IN NATURE).
 - PERMIT FOR TELEPHONE LINE AND POWER LINE RIGHT OF WAY IN FAVOR OF NORTH CAROLINA TELEPHONE COMPANY RECORDED IN BOOK 1871, PAGE 93 (NOT PLOTTABLE, BLANKET IN NATURE).
 - RIGHT OF WAY AGREEMENT TO THE STATE HIGHWAY COMMISSION RECORDED IN BOOK 2762, PAGE 304 (ROAD LOCATED OFFSITE); BOOK 2762, PAGE 324 (ROAD LOCATED OFFSITE); AND BOOK 2762, PAGE 325 (ROAD LOCATED OFFSITE).
 - NORTH CAROLINA DEPARTMENT OF TRANSPORTATION ROADWAY CORRIDOR OFFICIAL MAP RECORDED IN BOOK 6092, PAGE 620 (NOT PLOTTABLE); AND BOOK 6256, PAGE 243 (NOT PLOTTABLE).
 - FEE SIMPLE DEED IN FAVOR OF NORTH CAROLINA DEPARTMENT OF TRANSPORTATION RECORDED IN BOOK 7130, PAGE 524 (LOCATED OFFSITE); AND BOOK 7130, PAGE 526 (AS SHOWN).

THIS IS TO CERTIFY TO CHICAGO TITLE INSURANCE COMPANY & 2020 VENTURES LLC THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2008 ANTI-SURVEY STANDARDS. DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1,2,3,4,6(G),7(G),8(1)&9,11,13,&14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 10/26/17.

HUGH E. WHITE, JR. DATE

TREE TABLE	TREE TABLE	TREE TABLE	TREE TABLE	TREE TABLE	TREE TABLE
#	DESCRIPTION	#	DESCRIPTION	#	DESCRIPTION
1	Oak	101	Oak	201	Oak
2	Oak	102	Oak	202	Oak
3	Oak	103	Oak	203	Oak
4	Oak	104	Oak	204	Oak
5	Oak	105	Oak	205	Oak
6	Oak	106	Oak	206	Oak
7	Oak	107	Oak	207	Oak
8	Oak	108	Oak	208	Oak
9	Oak	109	Oak	209	Oak
10	Oak	110	Oak	210	Oak
11	Oak	111	Oak	211	Oak
12	Oak	112	Oak	212	Oak
13	Oak	113	Oak	213	Oak
14	Oak	114	Oak	214	Oak
15	Oak	115	Oak	215	Oak
16	Oak	116	Oak	216	Oak
17	Oak	117	Oak	217	Oak
18	Oak	118	Oak	218	Oak
19	Oak	119	Oak	219	Oak
20	Oak	120	Oak	220	Oak
21	Oak	121	Oak	221	Oak
22	Oak	122	Oak	222	Oak
23	Oak	123	Oak	223	Oak
24	Oak	124	Oak	224	Oak
25	Oak	125	Oak	225	Oak
26	Oak	126	Oak	226	Oak
27	Oak	127	Oak	227	Oak
28	Oak	128	Oak	228	Oak
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32	Oak	132	Oak	232	Oak
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36	Oak	136	Oak	236	Oak
37	Oak	137	Oak	237	Oak
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69	Oak	169	Oak	269	Oak
70	Oak	170	Oak	270	Oak
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73	Oak	173	Oak	273	Oak
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78	Oak	178	Oak	278	Oak
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80	Oak	180	Oak	280	Oak
81	Oak	181	Oak	281	Oak
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83	Oak	183	Oak	283	Oak
84	Oak	184	Oak	284	Oak
85	Oak	185	Oak	285	Oak
86	Oak	186	Oak	286	Oak
87	Oak	187	Oak	287	Oak
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91	Oak	191	Oak	291	Oak
92	Oak	192	Oak	292	Oak
93	Oak	193	Oak	293	Oak
94	Oak	194	Oak	294	Oak
95	Oak	195	Oak	295	Oak
96	Oak	196	Oak	296	Oak
97	Oak	197	Oak	297	Oak
98	Oak	198	Oak	298	Oak
99	Oak	199	Oak	299	Oak
100	Oak	200	Oak	300	Oak



SCALE: 1" = 60'	2017/BAT/MT HARMONY	NOVEMBER 10, 2017
REVISIONS:	2017/MT HARMONY	
	DRAWN BY: MB	
	CHECKED BY: HW	
	FIELD WORK: BG/GW	
DATE:		

CAROLINA SURVEYORS, INC.
P.O. BOX 267 PINEVILLE, N.C. 28134-0267
HUGH E. WHITE, JR., R.C.R.L.S. & S.C.L.S. 885-7801
CERTIFICATE OF AUTHORIZATION N.C. 0-1242 SC888

AN ALTA/NSPS LAND TITLE SURVEY SHOWING PROPERTY ON
MT HARMONY CHURCH ROAD
(NEAR THE INTERSECTION OF STEVENS MILL ROAD)
SURVEYED FOR: 2020 VENTURES, LLC
AREA: 17.002 ACRES
TOWN OF MATTHEWS, MECKLENBURG COUNTY, NORTH CAROLINA

DEVELOPMENT STANDARDS

January 31, 2018

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 17.002 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, 215-093-06 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 6, 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 141 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, open space 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 6, the development of the Site 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.

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 and/or the North Carolina Department of Transportation.

- 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. In the event that a temporary traffic signal has not been installed at the intersection of Moore Road and Matthews-Mint Hill Road by others (or the installation of the temporary traffic signal has not been secured and/or funded by the others), then, prior to the issuance of the first certificate of occupancy for a building to be constructed on the Site, Applicant shall install a temporary traffic signal at the intersection of Moore Road and Matthews-Mint Hill Road. The Applicant's obligation to install the temporary traffic signal is subject to the approval of the temporary traffic signal by the North Carolina Department of Transportation or the Town of Matthews, whichever is applicable.

5. STREETScape TREATMENT

- A. In the event that the sidewalks to be constructed and installed along the Site's frontages on Stevens Mill Road and Mt. Harmony Church Road (or portions thereof) are not located within public right of way, then the sidewalks (or portions thereof) shall be located in a public sidewalk utility easement.

6. ARCHITECTURAL STANDARDS

- A. Attached to the Rezoning Plan are a series of conceptual, schematic images of the front, side and rear elevations of the 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 one-family attached dwelling units to be constructed on the Site. Accordingly, the front, side and rear elevations of each 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 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. 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 for the front, side and/or rear elevation.
- C. The exterior building materials for the one-family attached dwelling units to be constructed on the Site are designated on the attached conceptual, schematic images of the front, side and rear elevations of the one-family attached dwelling units to be constructed on the Site.
- D. 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.

7. FLEXIBLE 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: 15 feet.
- (4) Minimum Side Yard: 0, 5 feet for end unit.

- (5) Minimum Rear Yard: 5 feet.
- (6) Minimum Building Separation: 10 feet.

8. SIGNS

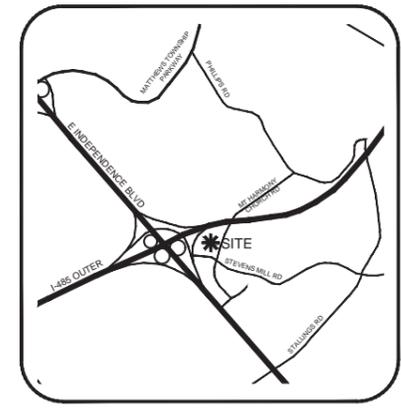
- A. All signs installed on the Site shall comply with the requirements of the Ordinance.

9. LIGHTING

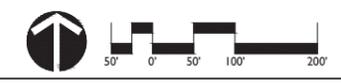
- A. Outdoor lighting fixtures installed on the Site shall comply with the requirements of the Outdoor Illumination provisions of the Ordinance.

10. 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.



VICINITY MAP
NTS



REVISIONS

DATE: 1/29/2017
DESIGNED BY: ST
DRAWN BY: JT
CHECKED BY: ST
SCALE: 1" = 30'
PROJECT #: 1017211
SHEET #:



MT. HARMONY TOWN HOUSES
REZONING PETITION
MATTHEWS, NORTH CAROLINA
COVER SHEET

LandDesign
223 N Graham Street, Charlotte, NC 28202
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VICINITY MAP
 NTS

SITE DEVELOPMENT DATA

PARCEL ACREAGE: 17.002 AC TOTAL
 R-VS: ± 14.26 AC, R-15 CD: ± 2.742 AC

TAX PARCEL #: 21509302, 21509303, 21509304, 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 141 UNITS

PROPOSED DENSITY: 9.89 DU/AC

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

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

MINIMUM SETBACK: 20'
SETBACK PROPOSED: 15'

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

MINIMUM REAR YARD: 20' (REQUIRED AND PROPOSED)

MINIMUM OPEN SPACE REQUIRED: 10%
MINIMUM OPEN SPACE PROVIDED: 23%
 (1.73 AC OPEN SPACE + 1.6 AC TREE SAVE)

MAXIMUM HEIGHT: 35'

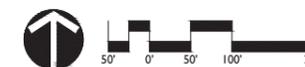
TREE CANOPY PRESERVATION REQUIREMENTS: 8%
TREE CANOPY PRESERVATION PROPOSED: 10% (1.6 AC)

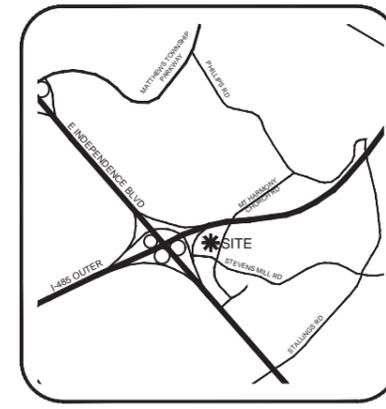
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 DRAWN BY: JT
 CHECKED BY: ST
 SCALE: 1" = 30'
 PROJECT #: 1017211
 SHEET #:

RZ-1

MT. HARMONY TOWN HOUSES
REZONING PETITION
 MATTHEWS, NORTH CAROLINA
TECHNICAL DATA SHEET

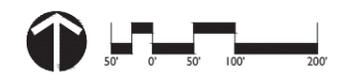




VICINITY MAP
NTS

SITE LEGEND

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



REVISIONS

DATE: 1/29/2017
DESIGNED BY: KST
DRAWN BY: AEE
CHECKED BY: KST
SCALE: NTS
PROJECT #: 1017211
SHEET #:

MT. HARMONY TOWN HOUSES
REZONING PETITION
MATTHEWS, NORTH CAROLINA
SCHEMATIC SITE PLAN

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MT. HARMONY TOWN HOUSES
REZONING PETITION
 MATTHEWS, NORTH CAROLINA
ARCHITECTURAL ELEVATIONS

REVISIONS

DATE: 11/29/2017
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 CHECKED BY: KST
 SCALE: 1/8" = 1'-0"
 PROJECT #: 1017211

SHEET #:
RZ-3





MT. HARMONY TOWN HOUSES
REZONING PETITION
MATTHEWS, NORTH CAROLINA
ARCHITECTURAL ELEVATIONS

REVISIONS

DATE: 1/29/2017
DESIGNED BY: KST
DRAWN BY: AEE
CHECKED BY: KST
SCALE: 1/8"=1'-0"
PROJECT #: 1017211



DEVELOPMENT STANDARDS

November 29, 2017

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 17.002 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, 215-093-06 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 6, 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 141 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, open space 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 6, the development of the Site 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.

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 and/or the North Carolina Department of Transportation.

5. ARCHITECTURAL STANDARDS

- A. Attached to the Rezoning Plan are a series of conceptual, schematic images of the front, side and rear elevations of the 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 one-family attached dwelling units to be constructed on the Site. Accordingly, the front, side and rear elevations of each 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 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. 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 for the front, side and/or rear elevation.
- C. The exterior building materials for the one-family attached dwelling units to be constructed on the Site are designated on the attached conceptual, schematic images of the front, side and rear elevations of the one-family attached dwelling units to be constructed on the Site.
- D. 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.

6. FLEXIBLE 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: 15 feet.
 - (4) Minimum Side Yard: 0, 5 feet for end unit.

7. SIGNS

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

8. LIGHTING

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

9. 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.

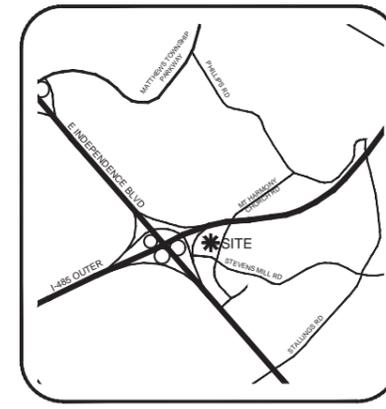


**MT. HARMONY TOWN HOUSES
REZONING PETITION
MATTHEWS, NORTH CAROLINA
DEVELOPMENT STANDARDS**

REVISIONS:

DATE: 11/29/2017
DESIGNED BY: KST
DRAWN BY: AEE
CHECKED BY: KST
SCALE: AS SHOWN
PROJECT #: 1017211

SHEET #:
RZ-6



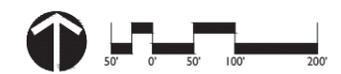
VICINITY MAP
NTS

REVISIONS

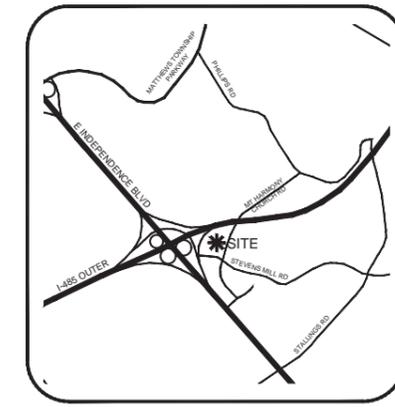
DATE: 11/29/2017
DESIGNED BY: ST
DRAWN BY: JT
CHECKED BY: ST
SCALE: 1" = 30'
PROJECT #: 1017211
SHEET #:

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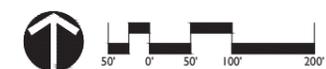
CS



VICINITY MAP
NTS

SITE LEGEND

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



REVISIONS

DATE: 1/29/2017
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SCALE: NTS
PROJECT #: 1017211
SHEET #:

RZ-2

MT. HARMONY TOWN HOUSES
REZONING PETITION
MATTHEWS, NORTH CAROLINA
SCHEMATIC SITE PLAN

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6" Fascia, 1x4 Frieze typ.
 Window Crosshead: 1x2 Over 1x8



6" Fascia, 1x4 Frieze typ.
 Window Crosshead: 1x2 Over 1x8



6" Fascia, 1x4 Frieze typ.
 Window Crosshead: 1x2 Over 1x8
 8" Beam @ Porch



6" Fascia, 1x4 Frieze typ.
 Window Crosshead: 1x2 Over 1x8
 8" Beam @ Porch



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MT. HARMONY TOWN HOUSES
REZONING PETITION
 MATTHEWS, NORTH CAROLINA
ARCHITECTURAL ELEVATIONS





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ARCHITECTURAL ELEVATIONS

REVISIONS
DATE: 11/29/2017
DESIGNED BY: KST
DRAWN BY: AEE
CHECKED BY: KST
SCALE: 1/8"=1'-0"
PROJECT #: 1017211
SHEET #:
RZ-4



DEVELOPMENT STANDARDS
November 29, 2017

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 17.002 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, 215-093-06 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 6, 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.
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MT. HARMONY TOWN HOUSES
REZONING PETITION
MATTHEWS, NORTH CAROLINA
DEVELOPMENT STANDARDS

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