

MCKEE GLEN TOWNHOMES

REZONING PETITION

TOWN OF MATTHEWS MECKLENBURG COUNTY, NC

PROPERTY OWNER

PARCEL 227-60-107
WILLIAM DAVIS CAUTHEN & JUNE BOHELER
3120 YATES ROAD
SHELBY, NC 28150

PARCEL 227-60-108
JAMES CLARKE CAUTHEN & MARTHA ROGERS
P.O. BOX 2254
MATTHEWS, NC 28106

DEVELOPER

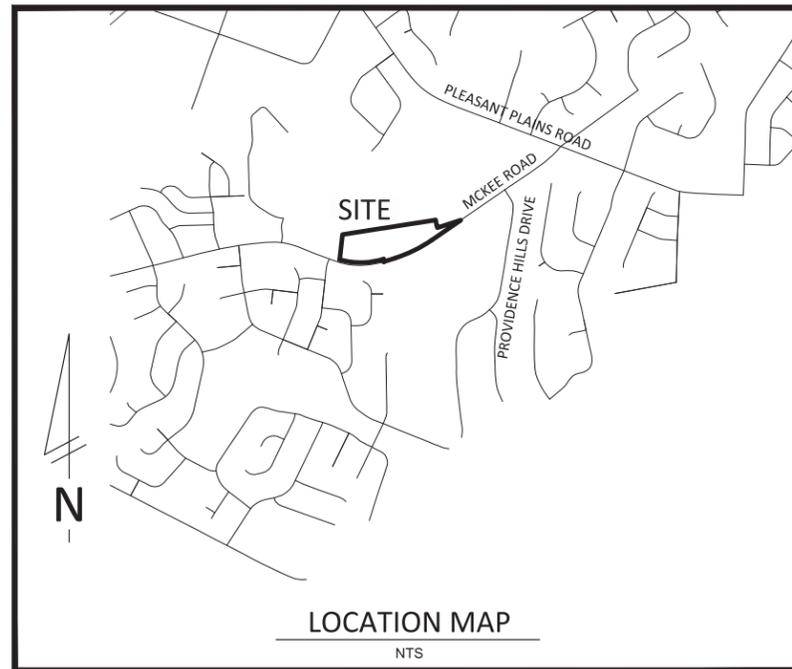
EASTWOOD HOMES
800 CLINTON ROAD SUITE V
CHARLOTTE, NC 28217
CONTACT: MIKE KEMP
704-421-6541
MKEMP@EASTWOODHOMES.COM

ENGINEER

AMERICAN ENGINEERING ASSOCIATES - SOUTHEAST PA
8008 CORPORATE CENTER DRIVE, SUITE 110
CHARLOTTE, NC 28226
CONTACT: SARA SHIRLEY
704-375-2438 EXT. 121
SSHIRLEY@AMERICAN-EA.COM

SURVEYOR

GEOMATICS CONCEPTS, PLLC
470 NORTH BROAD STREET, SUITE A
MOORESVILLE, NC 28115
CONTACT: JIMMY FAIRES
704-664-1994
JIMMY.FAIRES@GEOMATICCONCEPTS.COM



SHEET INDEX

RZ 1.0	COVER SHEET
RZ 2.0	EXISTING CONDITIONS & TREE SURVEY
RZ 3.0	SITE PLAN
RZ 4.0	CONDITIONS & STREET CROSS-SECTIONS
RZ 5.0	ELEVATIONS

STIPULATION FOR REUSE

THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC SITE, MCKEE GLEN, MATTHEWS, NC, CONTEMPORANEOUSLY WITH ITS ISSUE DATE ON 02/02/18, AND IT IS NOT SUITABLE FOR USE ON A DIFFERENT PROJECT SITE OR AT A LATER TIME. USE OF THIS DRAWING FOR REFERENCE OR EXAMPLE ON ANOTHER PROJECT REQUIRES THE SERVICES OF PROPERLY LICENSED ARCHITECTS AND ENGINEERS. REPRODUCTION OF THIS DRAWING FOR REUSE ON ANOTHER PROJECT IS NOT AUTHORIZED AND MAY BE CONTRARY TO THE LAW.

**MCKEE GLEN TOWNHOMES
EASTWOOD HOMES**
Town of Matthews, Mecklenburg County
North Carolina

MODIFICATION LOG

1	3/28/18	Address Town comments
2	5/2/18	Address Town comments

JOB NUMBER: C170062
CHECKED BY: BF
DRAWN BY: SHS
DATE: 02-02-2018

FIRM # C-3881
**AMERICAN
Engineering**
American Engineering Associates - Southeast, P.A.
8008 Corporate Center Dr - Suite 110
Charlotte, NC 28226
704-375-2438

COVER

PRELIMINARY
NOT FOR
CONSTRUCTION

SHEET:
RZ 1.0



SURVEYOR'S NOTES

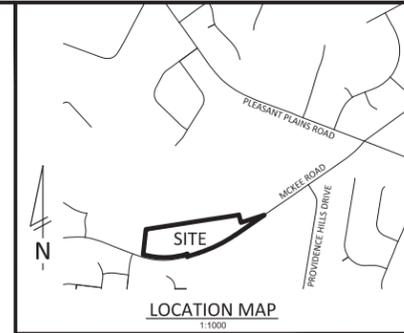
- 1) BOUNDARY INFORMATION BASED ON DEED BOOK 7148 PAGE 743 AND 746 AND PLAT BOOK 57 PAGE 411 AS RECORDED IN THE MECKLENBURG COUNTY REGISTER OF DEEDS.
- 2) THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.
- 3) ALL DIMENSIONS SHOWN ARE IN US SURVEY FEET AND DECIMALS THEREOF AND ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE INDICATED. AREA BY COORDINATE METHOD.
- 4) POINTS NOT LABELED "FOUND" OR "SET" ARE COMPUTED POINTS ONLY. ALL FOUND CORNERS ARE FLUSH WITH THE GROUND UNLESS OTHERWISE NOTED.
- 5) THIS PROPERTY IS LOCATED WITHIN "ZONE" "X" ACCORDING TO FLOOD INSURANCE RATE MAP COMMUNITY PANEL 3710448800K, DATED FEBRUARY 19, 2014.
- 6) BASIS OF BEARINGS: NORTH CAROLINA GRID NAD 83/2011.
- 7) THE LOCATION OF UTILITIES AS SHOWN HEREON, WHETHER PUBLIC OR PRIVATE, ARE BASED ON THE LOCATION OF VISIBLE ABOVE GROUND APPURTENANCES ONLY. OTHER UTILITIES WHICH WERE NOT OBSERVED AND NOT SHOWN HEREON MAY EXIST. IT IS THE OWNERS/TENANTS RESPONSIBILITY TO VERIFY THE LOCATION PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. GEOMATIC CONCEPTS, PLLC CANNOT ASSUME RESPONSIBILITY FOR MISIDENTIFICATION OR OMISSION OF UNDERGROUND UTILITIES.
- 8) COORDINATE VALUES AS SHOWN HEREON ARE GRID (US SURVEY FOOT) AND BASED ON THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM NAD 83/2011. THE AVERAGE COMBINED FACTOR USED FOR THE PROJECT WAS 0.999845335. COORDINATE VALUES FOR NC GS MONUMENT "PLEASANT" ARE POSTED. SEE BOUNDARY SURVEY FOR GRID TIE INFORMATION.
- 9) THIS PROPERTY MAY BE SUBJECT TO ANY EASEMENTS AND/OR RIGHTS-OF-WAY OF PUBLIC RECORD OR OTHERWISE, PERTAINING TO SURVEYED PARCELS.

CURVE TABLE				
CURVE	RADIUS	ARC	BEARING	CHORD
C1	1650.00'	487.33'	S 63°54'23" W	485.56'
C2	933.58'	9.63'	S 72°39'48" W	9.63'
C3	903.58'	240.29'	S 79°59'10" W	239.59'
C4	903.58'	293.98'	N 83°04'30" W	292.68'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N00°12'00"E	31.46'
L2	N55°26'43"E	9.13'
L3	N34°33'29"W	14.96'
L4	S65°59'56"W	18.36'
L5	S13°37'34"E	9.79'

Area Table		
Tax Parcel:	Area (In Acres)	Owner
227-60-108	4.212 Acres	James Clark & Martha Rogers Cauthen
227-60-107	5.035 Acres	William Davis & June Boheler Cauthen
Total	9.247 Acres	

SUPERCEDED 5/2/2018
2018-679



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Town of Matthews, Mecklenburg County North Carolina

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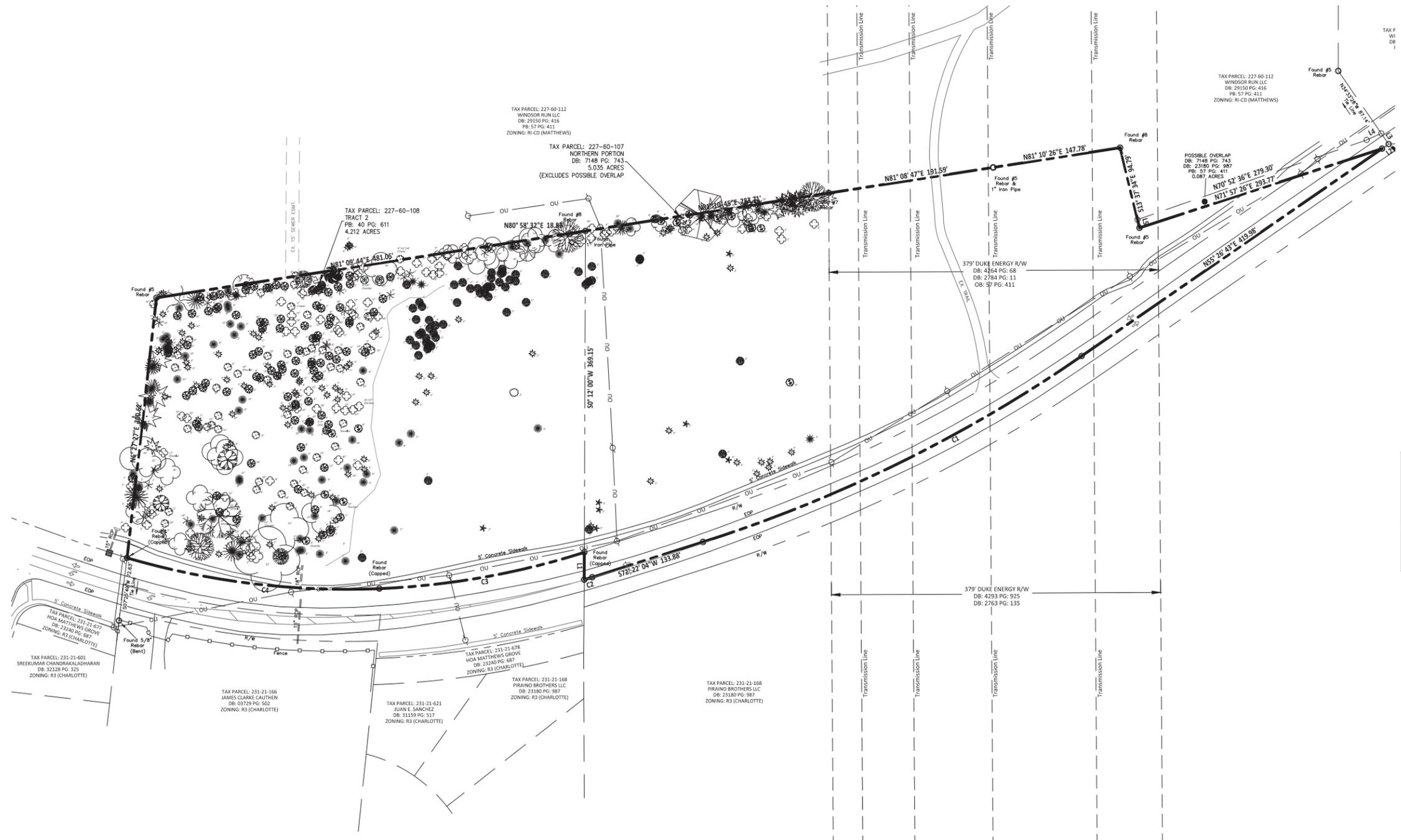
FIRM # C-3881
AMERICAN Engineering
American Engineering Associates - Southeast, P.A.
8008 Corporate Center Dr - Suite 110
Charlotte, NC 28226
704-375-2438

EXISTING CONDITIONS & TREE SURVEY

SHEET: **RZ 2.0**

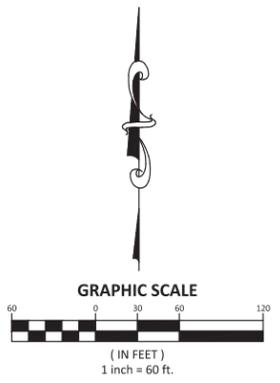
TREE LEGEND

- OAK
- PINE
- MAPLE
- CHERRY
- CEDAR
- LOCUST
- HICKORY
- DOGWOOD
- ELM
- GUM
- PERSIMMON
- ASH
- SYCAMORE
- COTTONWOOD
- POPLAR
- PEAR



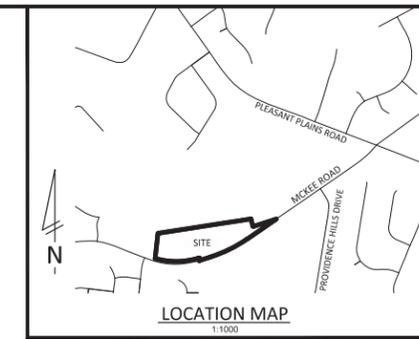
SURVEY PROVIDED BY:
GEOMATIC CONCEPTS, PLLC
NC LICENSE #: P-1031
470 NORTH BROAD STREET, SUITE A, MOORESVILLE, NC 28115
PHONE: 704-664-1994
EMAIL: JIMMY.FAIRE@GEOMATICCONCEPTS.COM

CONTOURS PROVIDED BY:
MECKLENBURG COUNTY GIS



North Carolina 811
PRELIMINARY NOT FOR CONSTRUCTION
*** 3 Days Before Digging ***
North Carolina 811
811 or 1-800-333-9969
Remote Ticket Entry
<http://nc811.org/remoteticketentry.htm>

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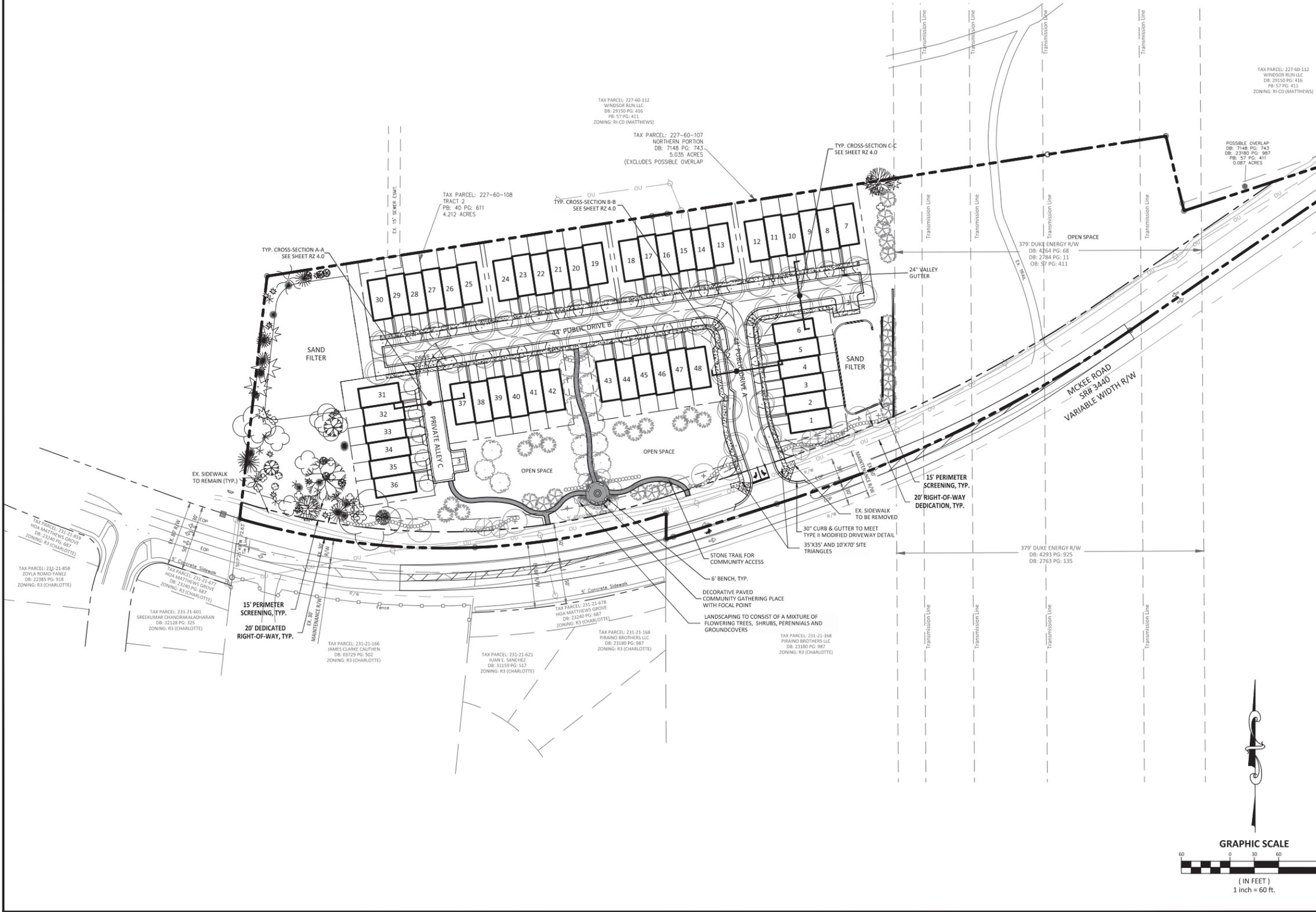
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SITE PLAN

SHEET:
RZ 3.0

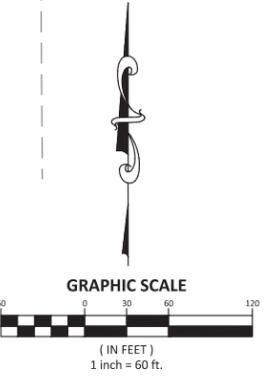


DEVELOPMENT DATA

CURRENT ZONING: R-40
PROPOSED ZONING: R-VS
ADDRESS: MCKEE ROAD
TAX ID #: 1) 22760108
2) 22760107
TOTAL SITE AREA: 9.6 AC
SITE AREA OUTSIDE OF EASEMENT: 7.0 AC
PROPOSED UNITS: 48 TOWNHOMES
TOWNHOME SIZE SHOWN: 22' / 24' x 50'
STORMWATER AREA: 0.62 AC
TREE CANOPY REQUIRED ON SITE: 0.768 ACRES (8%)
SECTION 155.606.7.2.c
MINIMUM 8% IN R-VS DISTRICT PRESERVED WHEN EXISTING TREE CANOPY IS >20%
MINIMUM 8% IN R-VS DISTRICT PRESERVED AND/OR PLANTED WHEN EXISTING TREE CANOPY IS <20%
EXISTING CANOPY TO REMAIN: 2.1 ACRES
OPEN SPACE REQUIRED: 1.31 ACRES
ACRE (1.245 SF) PER DWELLING UNIT, MINIMUM 4 ACRES.
THE OPEN SPACE REQUIREMENT WILL BE MET VIA FEE-IN-LIEU
NOTE: SCREENING REQUIRED ALONG MCKEE ROAD TO MEET SECTION 155.606.6.A.1 SITE PERIMETER SCREENING OPTION 2

R-VS DIMENSIONAL STANDARDS
BASED ON 155.604.4.B.
MINIMUM LOT SIZE: 3,000 SF *
MINIMUM LOT WIDTH: 30' *
MINIMUM FRONT YARD: 20'
MIN SIDE YARD: 0 FT (INTERIOR)
8 FT (EXTERIOR)
10 FT (CORNER LOTS)
MIN REAR YARD: 20 FT
ROADS REQUIRED TO BE MINIMUM 50' PUBLIC STREETS*
*Variances requested as specified in the Flexible Design Standards letter

NOTE: DRIVE 1 IS TO BE TYPE II MODIFIED DRIVEWAY WITH 26' PAVEMENT FROM FACE OF CURB TO FACE OF CURB



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McKee Townhomes - Front Elevations



McKee Townhomes - Side Elevations



McKee Townhomes - Rear Elevations



COLOR PALETTES:



BUILDING MATERIAL COMMITMENTS:

- HARDIEPANEL BOARDS
- HARDIESHINGLE SIDING
- HARDIEPLANK COLOR PLUS
- TRIANGLE OVERSIZED BRICK
- STANDING SEAM METAL ROOF
- ARCHITECTURAL SHINGLES

NOTE: PORCHES TO BE A MINIMUM OF 6' DEEP

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SHEET: **RZ 5.0**



March 28, 2018
Revised: May 2, 2018

Town of Matthews Planning Department
Attn: Kathi Ingrish, AICP
232 Matthews Station Street
Matthews, NC 28105

RE: **McKee Glen Townhomes Flexible Design Standards**

Dear Ms. Ingrish:

Thank you for the opportunity to submit this request for flexible design standards for the McKee Glen Townhomes project in Town of Matthews.

We are proposing to develop a townhome neighborhood on approximately 9 acres on McKee Road. This small neighborhood will focus on a few key tenants:

- 1) Providing each home access to green space through the use of landscaped areas, perimeter screening and/or buffering and sidewalks to connect.
- 2) Instilling a pedestrian scaled and focused design throughout the neighborhood with street lights, street trees, sidewalks and well-dispersed landscaped areas.
- 3) supporting the Matthews architectural vernacular through its use of materials traditionally found in Matthews.

According to the Town of Matthews Unified Development Ordinance, we may apply for variations to certain zoning development standards, and certain infrastructure standards. These requests are based on the existing site constraints of our property; it is a small site that is bisected by an existing Duke Power easement, within which very little change is allowed to occur. McKee Road is designated as a future major thoroughfare and with that comes additional right-of-way dedication, which further inhibits the ability to develop this property. We are seeking to build a quality neighborhood that would offer a variation and another alternative for homebuyers to the housing options in this area, and with this letter, are respectfully asking for the following variation requests to be approved:

1) Lot Area:

Minimum lot area required for R-VS zoning is 2,500 sf. We are proposing 2,000 sf to accommodate our proposed townhome, which is a 22' wide x 50' deep interior unit, and a 24' wide x 50' deep exterior unit. The interior lots, which would include at minimum a 20' front yard and a 20' rear yard, would be 2,000 sf. The exterior lots would slightly larger at 2,900 sf.

2) Lot Width:

The minimum required lot width for the R-VS district is 30'. The proposed townhome we are providing are typical townhome sizes with 22' wide interior units and 24' wide exterior units.

3) Setbacks and Yards:

Required corner yard setbacks from major thoroughfares are 45'. Because of the small size, the existing constraints and unusual layout of our site (the eastern portion narrows to a point), we are asking for a reduction in the corner side yard requirement. We are proposing to buffer and screen where necessary the lot area that may encroach into the setback.

4) Street Right-of-Way:

Minimum required public right-of-way width is 50'; we are asking to reduce the right-of-way width to 44' as based on the Town of Matthews Unified Development Ordinance 155.401.7.D.1.b, "*Street right-of-way must be at least forty four feet (44') for a two-way public street*".

5) Street Type:

Due to the existing constraints on our project site, and the size of our townhome neighborhood, we are asking to use a combination of public streets and private alleys as specified on the rezoning site plan.

Areas built into our neighborhood which will distinguish it from other neighborhoods are:

- 1) our use of a common landscaped area providing a green buffer from McKee Road, providing a pleasant space to walk one's dog, let children run around, sit and enjoy the landscaped space and chat with neighbors.
- 2) a landscaped garden and public space; this focal point for the neighborhood will not only provide a place of enjoyment for the proposed neighborhood but also an opportunity for those using the McKee Rd sidewalk to detour and find a moment of peace on a walk to the grocery store or to pick up dinner.
- 3) Our architecture; we are creating a vernacular that will be exclusive to this neighborhood and respectful of the Matthews vernacular, i.e. using a craftsman and farmhouse influence with an emphasis on brick facades.

We thank you for the opportunity to request these flexible design standards.

Please feel free to contact me with any questions or comments -

Sincerely,
American Engineering Associates – Southeast, PA

A handwritten signature in cursive script that reads "Sara Shirley".

Sara Shirley, LA
Senior Planner
sshirley@American-EA.com



May 2, 2018

Town of Matthews Planning Department
Attn: Kathi Ingrish, AICP
232 Matthews Station Street
Matthews, NC 28105

RE: **McKee Glen Townhomes Summary of Plan Changes**

Dear Ms. Ingrish:

This letter accompanies the most recent rezoning plan submittal dated May 2nd and includes a summary of changes shown since the Planning Board meeting on April 24th, 2018.

Based on meetings and conversations with Mecklenburg County's Land Use and Environmental Services Agency (LUESA) and questions posed at Planning Board, we have revised the rezoning conceptual plan as follows:

- Two of the proposed townhome buildings have been reoriented to face a public street vs. the previously shown private alleys.
- A majority of the private alleys have been eliminated, keeping just one, with a majority of the homes facing public streets.
- More open space has been incorporated into the plan, providing the site with a greater amount of open space which can be used for community gathering and play areas.
- The previously shown wet pond has been replaced with a proposed sand filter.
- A greater percentage of the existing trees is now being preserved.

These changes were necessitated in order to better and more efficiently accommodate the LUESA requirements for undisturbed open space and to address questions posed at Planning Board.

Through these proposed changes we are:

- Committing to a 15% existing tree save, of which the majority are hardwood trees.
- Providing 44' wide public streets, meeting the Town's request for lane widths and planting strips, while reducing the number of private alleys to one.
- Providing the development with 21% open space.
- Eliminating safety concerns regarding the previously proposed wet pond.
- Eliminating aesthetic concerns regarding trails behind proposed homes.
- Providing a greater buffer between a majority of the homes and McKee Road.

We believe these changes will address the concerns and questions posed at Planning Board and believe will result in a more desired solution for the site.

Please feel free to contact me with any questions or comments -

Sincerely,
American Engineering Associates – Southeast, PA



Sara Shirley, LA
Senior Planner
sshirley@American-EA.com

EASTWOOD HOMES - MCKEE ROAD DEVELOPMENT STANDARDS

GENERAL STANDARDS

DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THESE DEVELOPMENT STANDARDS AND THE REZONING PLAN SET AS WELL AS THE APPLICABLE PROVISIONS OF THE TOWN OF MATTHEWS UNIFIED DEVELOPMENT ORDINANCE. UNLESS THESE DEVELOPMENT STANDARDS OR REZONING PLAN ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE R-VS ZONING CLASSIFICATION FOR THE SITE SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE, SUBJECT TO THE FLEXIBLE DESIGN FEATURES REQUEST LETTER.

THE ULTIMATE LAYOUT, LOCATIONS AND SIZES OF THE SITE ELEMENTS DEPICTED ON THE REZONING PLAN AS WELL AS ANY CONCEPTUAL BUILDING ELEVATIONS ARE GRAPHIC REPRESENTATIONS OF THE QUALITY OF THE DEVELOPMENT AND SITE ELEMENTS PROPOSED, AND SUBJECT TO CHANGE BASED ON APPROVALS FROM THE TOWN OF MATTHEWS, BUT SHALL NOT DIFFER MATERIALLY FROM WHAT IS APPROVED.

SITE STATISTICS

TAX ID(S): 22760108, 22760107
PROPERTY LOCATION: NORTH OF MCKEE ROAD, EAST OF INTERSECTION WITH CARRINGTON FOREST LANE
TOTAL ACREAGE: 9.2 AC, (2.3 AC LOCATED WITHIN A DUKE POWER EASEMENT)
PROPOSED TOWNHOMES: 48 HOMES
EXISTING ZONING: R-20
EXISTING USE: VACANT PROPERTY
PROPOSED ZONING: R-VS
PROPOSED USE: TOWNHOME NEIGHBORHOOD AS ALLOWED UNDER THE R-VS DISTRICT REGULATIONS

DESIGN INTENT

IT IS THE INTENT OF THIS DEVELOPMENT TO PROVIDE A TOWNHOME NEIGHBORHOOD WITH A PEDESTRIAN FOCUSED AND INTIMATE SCALE. INTERNAL STREET NETWORK WILL BE COORDINATED WITH STREETSCAPE ELEMENTS TO FURTHER EMPHASIS A PEDESTRIAN FOCUSED ENVIRONMENT. LANDSCAPED OPEN SPACE WILL BE LOCATED THROUGHOUT THE NEIGHBORHOOD TO CREATE PRIVACY AND PROVIDE RESPIRE FOR THE RESIDENTS. TOWNHOME BLOCKS WILL CONTAIN A MAXIMUM OF 6-UNITS PER BLOCK, AND AN INTERNAL SIDEWALK SYSTEM WILL CONNECT UNITS TO EACH OTHER AND THE SIDEWALK ALONG MCKEE ROAD. HOMES WILL BE ORIENTED FACING AWAY FROM MCKEE ROAD WITH A LANDSCAPED, PARK-LIKE BUFFER BETWEEN THE NEIGHBORHOOD AND THE ROAD.

DESIGN GUIDELINES:

1. TOWNHOMES ARE PROPOSED TO BE FRONT-LOADED, WITH PRIVATE REAR YARDS THAT ARE ADJACENT TO OR OPEN TO OPEN SPACE.
2. THE OPEN SPACE SURROUNDING THE STORMWATER PONDS MAY BE IMPROVED WITH A TRAIL NETWORK, BENCHES AND LANDSCAPING.
3. FOCAL POINT OF NEIGHBORHOOD WILL BE CENTRALLY LOCATED, AND MAY INCLUDE SUCH ELEMENTS AS:
 - *HARDSCAPED GATHERING AREAS*
 - *BENCHES*
 - *LANDSCAPING WITH DECORATIVE SHRUBS, GRASSES AND PERENNIALS*
 - *FOCAL FEATURE SUCH AS, BUT NOT LIMITED TO: A SCULPTURE, FOUNTAIN OR GARDEN SPACE*
4. INTERNAL PARKING ISLANDS AND OPEN SPACE BETWEEN INTERIOR TOWNHOME BLOCKS WILL BE LANDSCAPED TO ACT AS OPEN GREEN SPACE FOR THE NEIGHBORHOOD AND GUEST PARKING. WITHIN THESE ISLANDS SHALL BE A COMBINATION OF ELEMENTS SUCH AS, BUT NOT LIMITED TO:
 - *BENCHES*
 - *LANDSCAPING WITH CANOPY TREES, DECORATIVE SHRUBS, GRASSES AND PERENNIALS*
 - *DOG BAG STATIONS*
 - *COMMUNITY MAIL STATION*

ROAD IMPROVEMENTS

AS PART OF THIS REZONING, APPLICANT SHALL DEDICATE AND CONVEY TO NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT) (SUBJECT TO A RESERVATION FOR ANY NECESSARY UTILITY EASEMENTS) THOSE PORTIONS OF THE REZONING SITE IMMEDIATELY ADJACENT TO MCKEE ROAD AS REQUIRED TO PROVIDE RIGHT OF WAY MEASURING 50 FEET FROM THE EXISTING CENTERLINE OF SAM NEWELL ROAD, TO THE EXTENT THAT SUCH RIGHT OF WAY DOES NOT ALREADY EXIST.

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 NCDOT.

PRIVATE ALLEYS SHOWN ON PLAN SHALL CONNECT TO PUBLIC ROADS BY TYPE II MODIFIED DRIVEWAYS AS SHOWN IN THE DETAIL BELOW.

APPLICANT AGREES TO GRADE A 5' SHOULDER AT 2% ON THE PROJECT SIDE ALONG MCKEE ROAD'S EXISTING SIDEWALK FOR FUTURE SIDEWALK WIDENING AS MAY BE REQUIRED IN THE FUTURE. CONSTRUCTION TO BE BY OTHERS AND NOT INCLUDED AS PART OF THE SCOPE OF THIS PROJECT.

TREE CANOPY

THE EXISTING TREES SHOWN ON THE REZONING PLAN SHALL BE PRESERVED. NOTWITHSTANDING THE FOREGOING, DEAD AND DISEASED TREES MAY BE REMOVED FROM THESE TREE PRESERVATION AREAS. SUPPLEMENTAL TREES AND SHRUBS MAY BE PLANTED IN THESE TREE PRESERVATION AREAS.

ARCHITECTURAL STANDARDS

ARCHITECTURAL ELEVATIONS ARE PROVIDED AS PART OF THIS PROJECT; PLEASE SEE SHEET RZ 5.0 FOR EXAMPLE IMAGES.

SIGNAGE

ALL SIGNAGE ON SITE SHALL CONFORM TO THE TOWN OF MATTHEWS ZONING ORDINANCE AND ALL OTHER APPLICABLE REGULATIONS.

LIGHTING

ALL NEW LIGHTING SHALL CONFORM TO THE TOWN OF MATTHEWS ZONING ORDINANCE.

ENVIRONMENTAL FEATURES

THE PROJECT WILL PROVIDE FOR STORM WATER BEST MANAGEMENT PRACTICES (BMPS) DESIGNED TO MEET REGULATORY REQUIREMENTS FOR STORM WATER CAPTURE, TREATMENT, VOLUME ATTENUATION AND DETENTION AS APPLICABLE.

THE PETITIONER RESERVES THE RIGHT TO ADJUST THE NATURAL DRAINAGE BOUNDARIES OF THE SITE AS REQUIRED TO MEET PROGRAM REQUIREMENTS OF THE DEVELOPMENT WHILE MEETING APPLICABLE STORM WATER CONTROLS REGULATIONS AS APPLICABLE. PRE-DEVELOPED RELEASE RATES SHALL BE SET FOR BMP DISCHARGE BASED ON PRE-DEVELOPED NATURAL DRAINAGE PATTERNS.

THE LOCATION, SIZE AND TYPE OF STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN IS SUBJECT TO ADJUSTMENT IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AS APPLICABLE.

SUPERCEDED 2018-679
3/27/2018

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TOWN OF MATTHEWS MECKLENBURG COUNTY, NC

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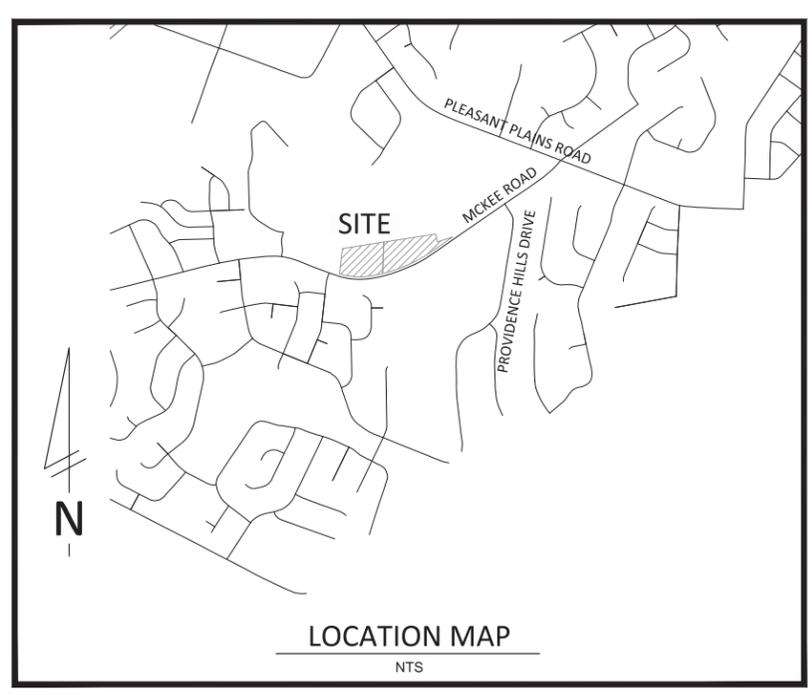
EASTWOOD HOMES
800 CLINTON ROAD SUITE V
CHARLOTTE, NC 28217
CONTACT: MIKE KEMP
704-421-6541
MKEMP@EASTWOODHOMES.COM

ENGINEER

AMERICAN ENGINEERING ASSOCIATES - SOUTHEAST PA
8008 CORPORATE CENTER DRIVE, SUITE 110
CHARLOTTE, NC 28226
CONTACT: SARA SHIRLEY
704-375-2438 EXT. 121
SSHIRLEY@AMERICAN-EA.COM

SURVEYOR

GEOMATICS CONCEPTS, PLLC
470 NORTH BROAD STREET, SUITE A
MOORESVILLE, NC 28115
CONTACT: JIMMY FAIRES
704-664-1994
JIMMY.FAIRES@GEOMATICCONCEPTS.COM



SHEET INDEX

RZ 1.0	COVER SHEET
RZ 2.0	EXISTING CONDITIONS & TREE SURVEY
RZ 3.0	SITE PLAN
RZ 4.0	CONDITIONS & STREET CROSS-SECTIONS
RZ 5.0	ELEVATIONS

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**MCKEE GLEN TOWNHOMES
EASTWOOD HOMES**
Town of Matthews, Mecklenburg County
North Carolina

MODIFICATION LOG

1	3/28/18	Address Town comments

JOB NUMBER: C170062
CHECKED BY: BF
DRAWN BY: SHS
DATE: 02-02-2018

FIRM # C-3881
AMERICAN Engineering
American Engineering Associates - Southeast, P.A.
8008 Corporate Center Dr - Suite 110
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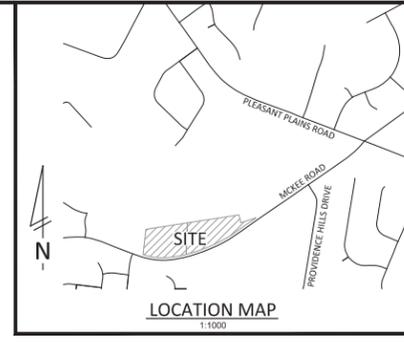
COVER



PRELIMINARY
NOT FOR
CONSTRUCTION

SHEET:
RZ 1.0

SUPERCEDED 2018-679
3/27/2018



SURVEYOR'S NOTES

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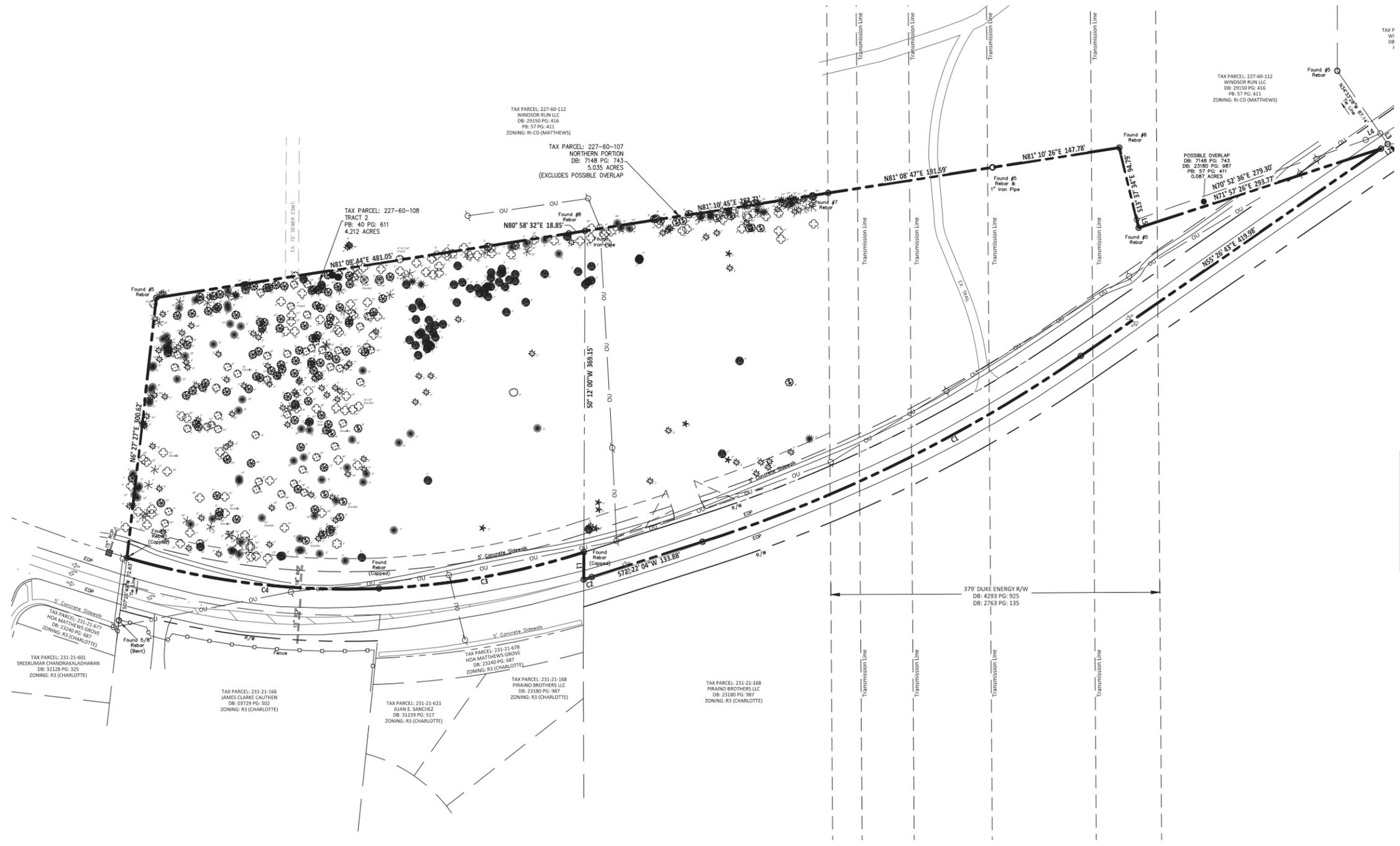
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EXISTING CONDITIONS & TREE SURVEY

SHEET: **RZ 2.0**

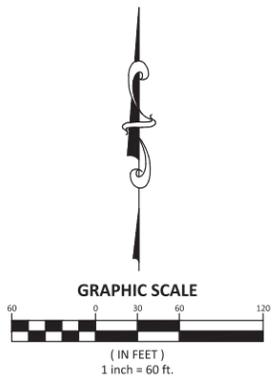
TREE LEGEND

- OAK
- PINE
- MAPLE
- CHERRY
- CEDAR
- LOCUST
- HICKORY
- DOGWOOD
- ELM
- GUM
- PERSIMMON
- ASH
- SYCAMORE
- COTTONWOOD
- POPLAR
- PEAR



SURVEY PROVIDED BY:
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CONTOURS PROVIDED BY:
MECKLENBURG COUNTY GIS



PRELIMINARY
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*** 3 Days Before Digging ***
North Carolina 811
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Remote Ticket Entry
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EASTWOOD HOMES - MCKEE ROAD DEVELOPMENT STANDARDS

GENERAL STANDARDS

DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THESE DEVELOPMENT STANDARDS AND THE ZONING PLAN SET AS WELL AS THE APPLICABLE PROVISIONS OF THE TOWN OF MATTHEWS UNIFIED DEVELOPMENT ORDINANCE. UNLESS THESE DEVELOPMENT STANDARDS OR ZONING PLAN ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE R-VS ZONING CLASSIFICATION FOR THE SITE SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE, SUBJECT TO THE FLEXIBLE DESIGN FEATURES PROVIDED BELOW.

THE ULTIMATE LAYOUT, LOCATIONS AND SIZES OF THE SITE ELEMENTS DEPICTED ON THE ZONING PLAN AS WELL AS ANY CONCEPTUAL BUILDING ELEVATIONS ARE GRAPHIC REPRESENTATIONS OF THE QUALITY OF THE DEVELOPMENT AND SITE ELEMENTS PROPOSED, AND SUBJECT TO CHANGE BASED ON APPROVALS FROM THE TOWN OF MATTHEWS, BUT SHALL NOT DIFFER MATERIALLY FROM WHAT IS APPROVED.

SITE STATISTICS

TAX ID(S): 22760108, 22760107
 PROPERTY LOCATION: NORTH OF MCKEE ROAD, EAST OF INTERSECTION WITH CARRINGTON FOREST LANE
 TOTAL ACREAGE: 9.2 AC, 12.3 AC LOCATED WITHIN A DUKE POWER EASEMENT
 PROPOSED TOWNHOMES: 48 HOMES
 EXISTING ZONING: R-20
 EXISTING USE: VACANT PROPERTY
 PROPOSED ZONING: R-VS
 PROPOSED USE: TOWNHOME NEIGHBORHOOD AS ALLOWED UNDER THE R-VS DISTRICT REGULATIONS

DESIGN INTENT

IT IS THE INTENT OF THIS DEVELOPMENT TO PROVIDE A TOWNHOME NEIGHBORHOOD WITH A PEDESTRIAN FOCUSED AND INTIMATE SCALE. INTERNAL STREET NETWORK WILL BE COORDINATED WITH STREETSCAPE ELEMENTS TO FURTHER EMPHASIS A PEDESTRIAN FOCUSED ENVIRONMENT. LANDSCAPED OPEN SPACE WILL BE LOCATED THROUGHOUT THE NEIGHBORHOOD TO CREATE PRIVACY AND PROVIDE RESPIRE FOR THE RESIDENTS. TOWNHOME BLOCKS WILL CONTAIN A MAXIMUM OF 6 UNITS PER BLOCK, AND AN INTERNAL SIDEWALK SYSTEM WILL CONNECT UNITS TO EACH OTHER AND THE SIDEWALK ALONG MCKEE ROAD. HOMES WILL BE LOCATED AWAY FROM MCKEE ROAD WITH A LANDSCAPED, PARK-LIKE BUFFER BETWEEN THE NEIGHBORHOOD AND THE ROAD.

DESIGN GUIDELINES:

- TOWNHOMES ARE PROPOSED TO BE FRONT-LOADED, WITH PRIVATE FENCED-IN REAR YARDS THAT ARE ADJACENT TO OR OPEN TO OPEN SPACE.
- THE OPEN SPACE SURROUNDING THE STORMWATER PONDS MAY BE IMPROVED WITH A TRAIL NETWORK, BENCHES AND LANDSCAPING.
- FOCAL POINT OF NEIGHBORHOOD WILL BE CENTRALLY LOCATED, AND MAY INCLUDE SUCH ELEMENTS AS:
 - HARDSCAPED AREAS GATHERING
 - BENCHES
 - LANDSCAPING WITH DECORATIVE SHRUBS, GRASSES AND PERENNIALS
 - FOCAL FEATURE SUCH AS, BUT NOT LIMITED TO: A SCULPTURE, FOUNTAIN OR GARDEN SPACE

4. INTERNAL PARKING ISLANDS AND OPEN SPACE BETWEEN INTERIOR TOWNHOME BLOCKS WILL BE LANDSCAPED TO ACT AS OPEN GREEN SPACE FOR THE NEIGHBORHOOD. WITHIN THESE ISLANDS SHALL BE A COMBINATION OF ELEMENTS SUCH AS, BUT NOT LIMITED TO:

- BENCHES
- SIDEWALK
- LANDSCAPING WITH CANOPY TREES, DECORATIVE SHRUBS, GRASSES AND PERENNIALS
- DOG BAG STATIONS
- COMMUNITY MAIL STATION

FLEXIBLE DESIGN FEATURES FOR R-VS

LOT SIZE:
 TOWNHOME UNITS WILL BE 22' WIDE INTERIOR LOTS AND 24' WIDE EXTERIOR LOTS.

INTERNAL DRIVES:
 ROADS PROPOSED WILL BE 30' PRIVATE DRIVES, OFFERING ON-STREET GUEST PARKING. PARKING AND DRIVE AISLES WILL BE SEPARATED BY LANDSCAPED MEDIANS TO PROVIDE PRIVACY AND OPEN SPACE BETWEEN TOWNHOME BLOCKS.
 A HAMMERHEAD TURN-AROUND WILL BE PROVIDED AT THE EASTERN EDGE OF THE PROPERTY TO ALLOW FOR EMERGENCY VEHICLE TURN AROUND. ALL PARKING AREAS AND DRIVE AISLES WILL BE LOOPED TO PROVIDE FOR FLUID TURNING MOVEMENTS ON-SITE.

STREETSCAPE AND BUFFERS

A VARIABLE, BUT AT MINIMUM 8' STREETSCAPE BUFFER WILL BE PROVIDED ALONG MCKEE ROAD. BUFFER WILL BE LANDSCAPED WITH A MIXTURE OF EVERGREEN AND DECIDUOUS CANOPY TREES.

ARCHITECTURAL STANDARDS

ARCHITECTURAL ELEVATIONS ARE PROVIDED AS PART OF THIS PROJECT; PLEASE SEE SHEET RZ 5.0 FOR EXAMPLE IMAGES.

SIGNAGE

ALL SIGNAGE ON SITE SHALL CONFORM TO THE TOWN OF MATTHEWS ZONING ORDINANCE AND ALL OTHER APPLICABLE REGULATIONS.

LIGHTING

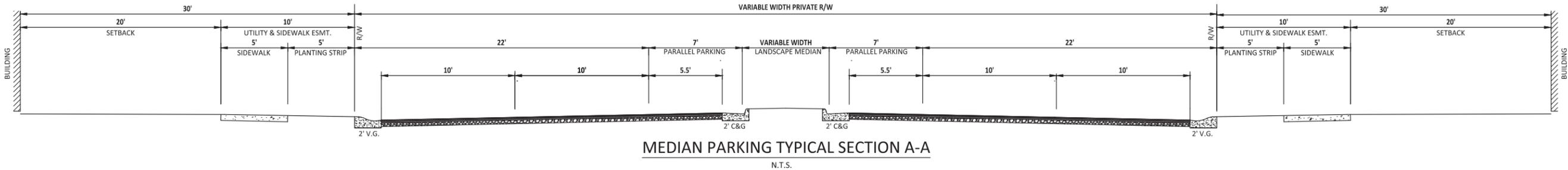
ALL NEW LIGHTING SHALL CONFORM TO THE TOWN OF MATTHEWS ZONING ORDINANCE.

ENVIRONMENTAL FEATURES

THE PROJECT WILL PROVIDE FOR STORM WATER BEST MANAGEMENT PRACTICES (BMPs) DESIGNED TO MEET REGULATORY REQUIREMENTS FOR STORM WATER CAPTURE, TREATMENT, VOLUME ATTENUATION AND DETENTION AS APPLICABLE.

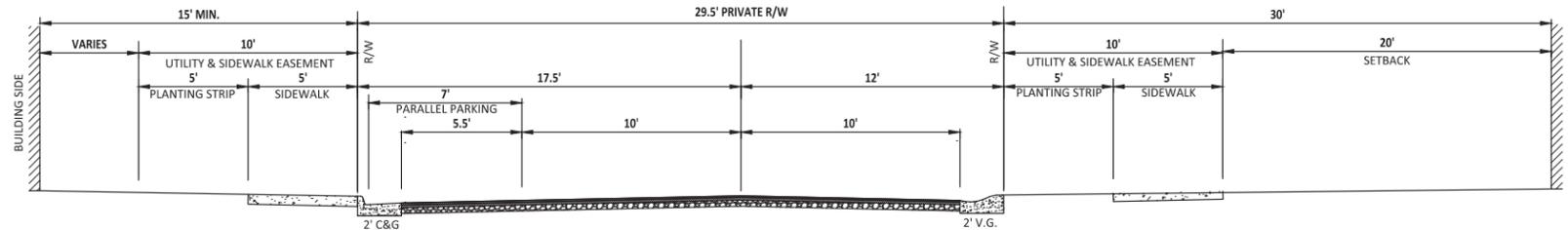
THE PETITIONER RESERVES THE RIGHT TO ADJUST THE NATURAL DRAINAGE BOUNDARIES OF THE SITE AS REQUIRED TO MEET PROGRAM REQUIREMENTS OF THE DEVELOPMENT WHILE MEETING APPLICABLE STORM WATER CONTROLS REGULATIONS AS APPLICABLE. PRE-DEVELOPED RELEASE RATES SHALL BE SET FOR BMP DISCHARGE BASED ON PRE-DEVELOPED NATURAL DRAINAGE PATTERNS.

THE LOCATION, SIZE AND TYPE OF STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE ZONING PLAN IS SUBJECT TO ADJUSTMENT IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AS APPLICABLE.



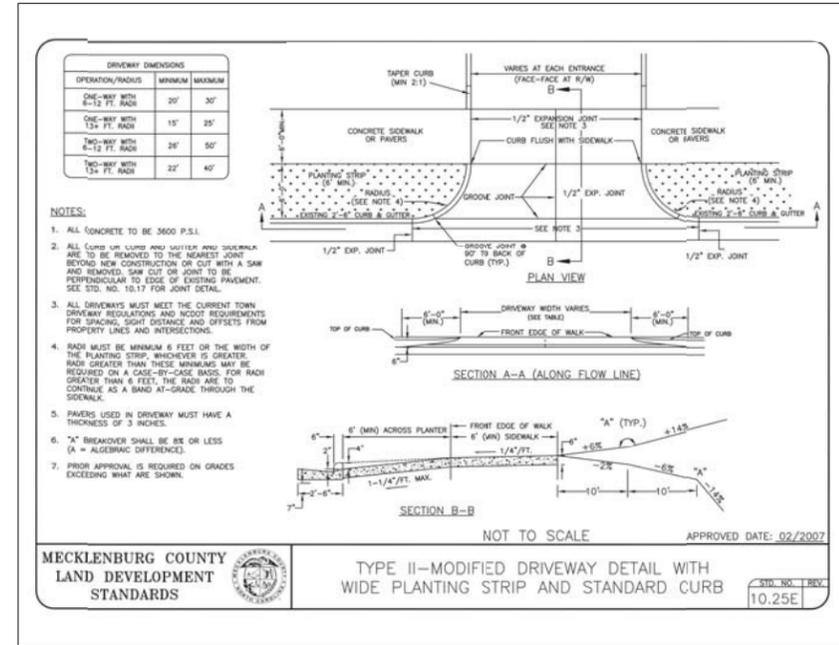
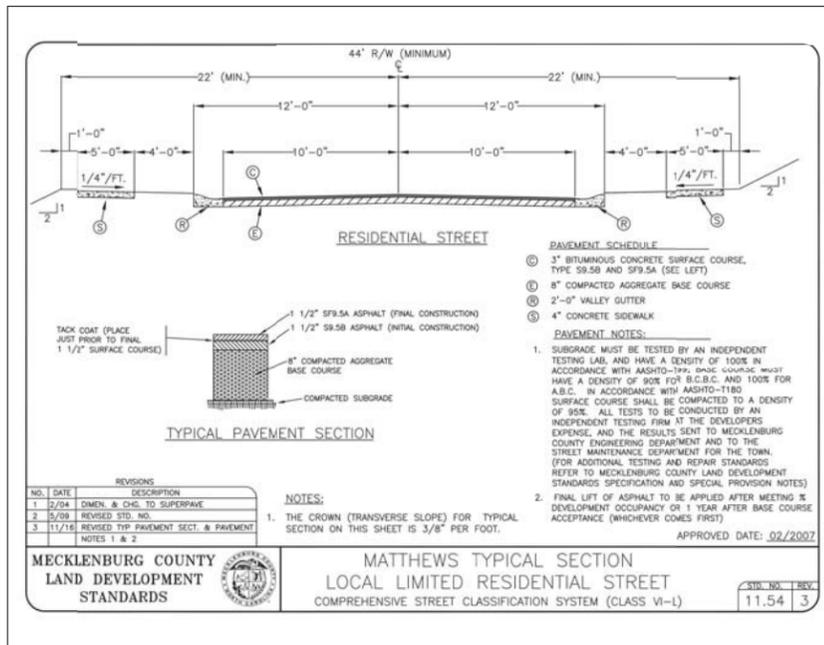
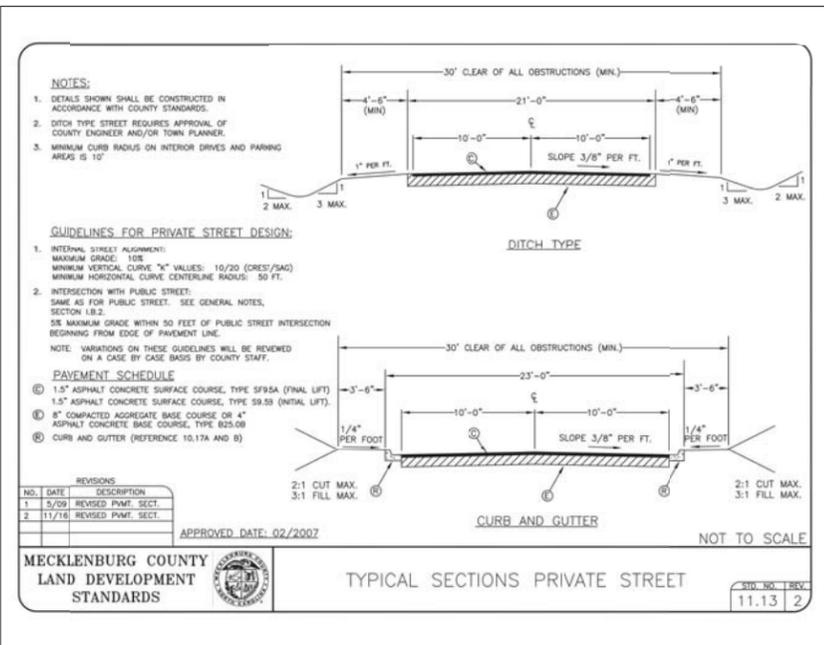
MEDIAN PARKING TYPICAL SECTION A-A

N.T.S.



PARKING TYPICAL SECTION B-B

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TYPE II MODIFIED DRIVEWAY ENTRANCE

2018-679
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CONDITIONS & STREET SECTIONS

SHEET: RZ 4.0

North Carolina 811
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 North Carolina 811
 811 or 1-800-333-9400
 Remote Ticket Entry
<http://nc811.org/remoteticketentry.htm>

EXAMPLE ADOPTED SECTIONS USED FOR PROPOSED TYPICAL SECTIONS



BUILDING MATERIAL COMMITMENTS:

- HARDIEPANEL BOARDS
- HARDIESHINGLE SIDING
- HARDIEPLANK COLOR PLUS
- TRIANGLE OVERSIZED BRICK

- STANDING SEAM METAL ROOF
- ARCHITECTURAL SHINGLES

NOTE: PORCHES TO BE A MINIMUM OF 6' DEEP

**COLOR PALETTE:
BRICK and SIDING**



SHUTTERS



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MCKEE GLEN TOWNHOMES

REZONING PETITION

TOWN OF MATTHEWS MECKLENBURG COUNTY, NC

PROPERTY OWNER

PARCEL 227-60-107
WILLIAM DAVIS CAUTHEN & JUNE BOHELER
3120 YATES ROAD
SHELBY, NC 28150

PARCEL 227-60-108
JAMES CLARKE CAUTHEN & MARTHA ROGERS
P.O. BOX 2254
MATTHEWS, NC 28106

DEVELOPER

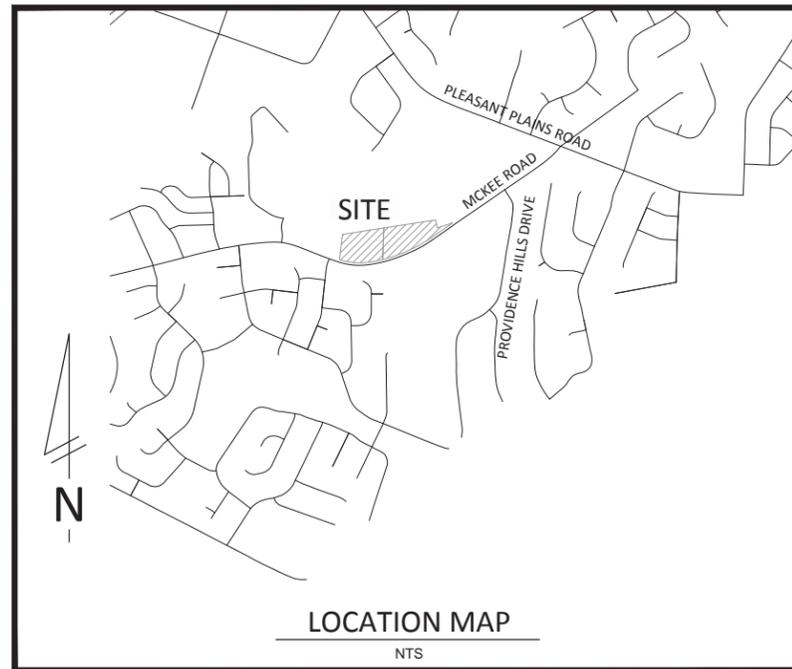
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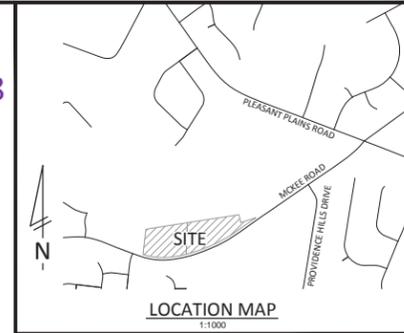
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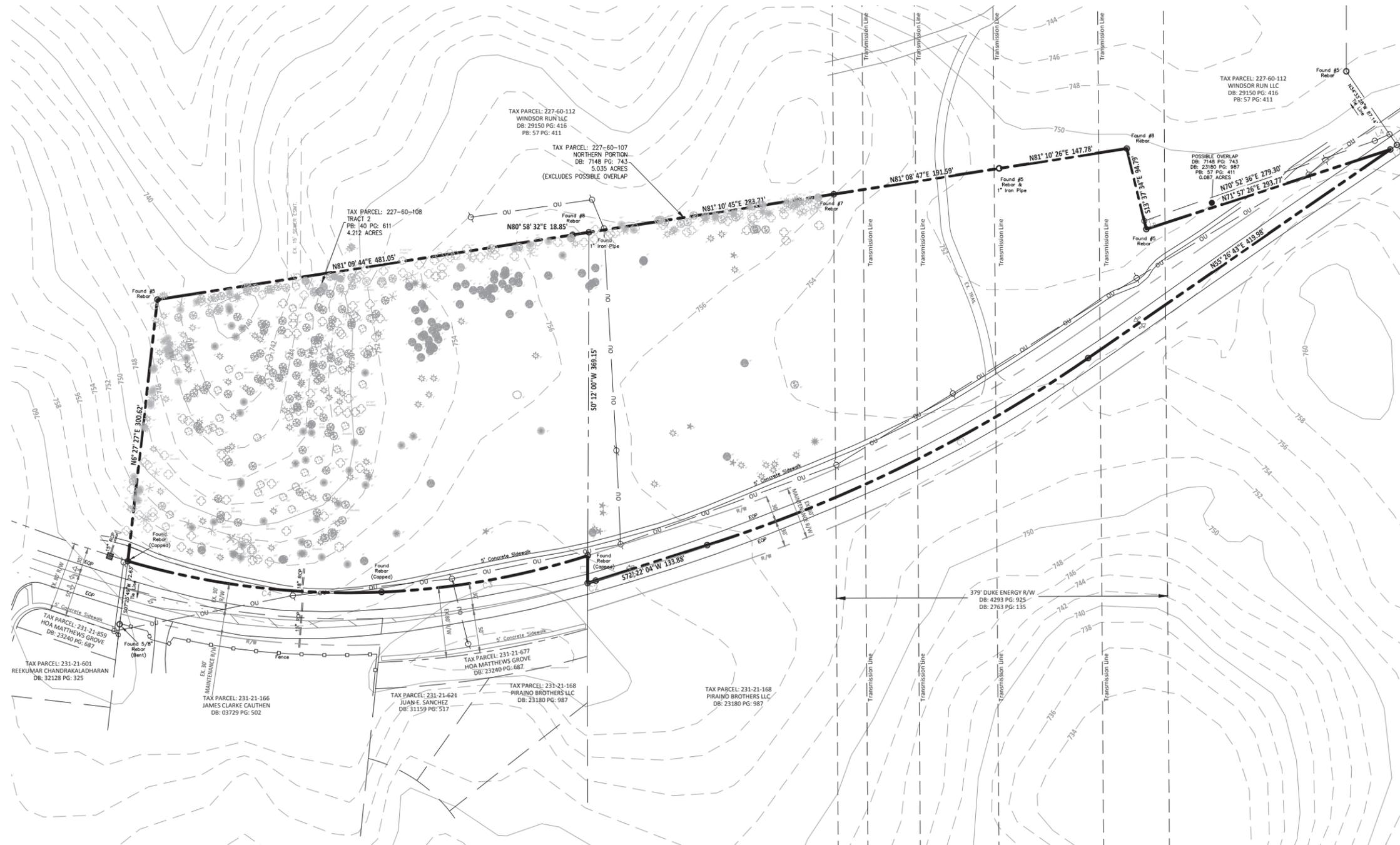
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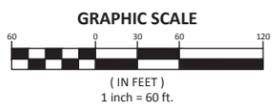
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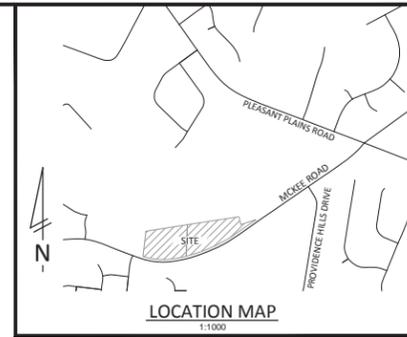
	OAK		ELM
	PINE		GUM
	MAPLE		PERSIMMON
	CHERRY		ASH
	CEDAR		SYCAMORE
	LOCUST		COTTONWOOD
	HICKORY		POPLAR
	DOGWOOD		PEAR



PRELIMINARY
NOT FOR
CONSTRUCTION

*** 3 Days Before Digging ***
North Carolina 811
811 or 1-800-632-8949
Remote Ticket Entry
<http://nc811.org/remoteticketentry.htm>

2018-679
SUPERCEDED 1/31/2018



STIPULATION FOR REUSE

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**MCKEE GLEN TOWNHOMES
 EASTWOOD HOMES**
 Town of Matthews, Mecklenburg County
 North Carolina

MODIFICATION LOG

NO.	DATE	DESCRIPTION

JOB NUMBER: C170062
 CHECKED BY: BF
 DRAWN BY: SHS
 DATE: 01-31-2018

FIRM # C-3881
AMERICAN Engineering
 American Engineering Associates - Southeast, P.A.
 8008 Corporate Center Dr., Suite 110
 Charlotte, NC 28226
 704-375-2438

SITE PLAN

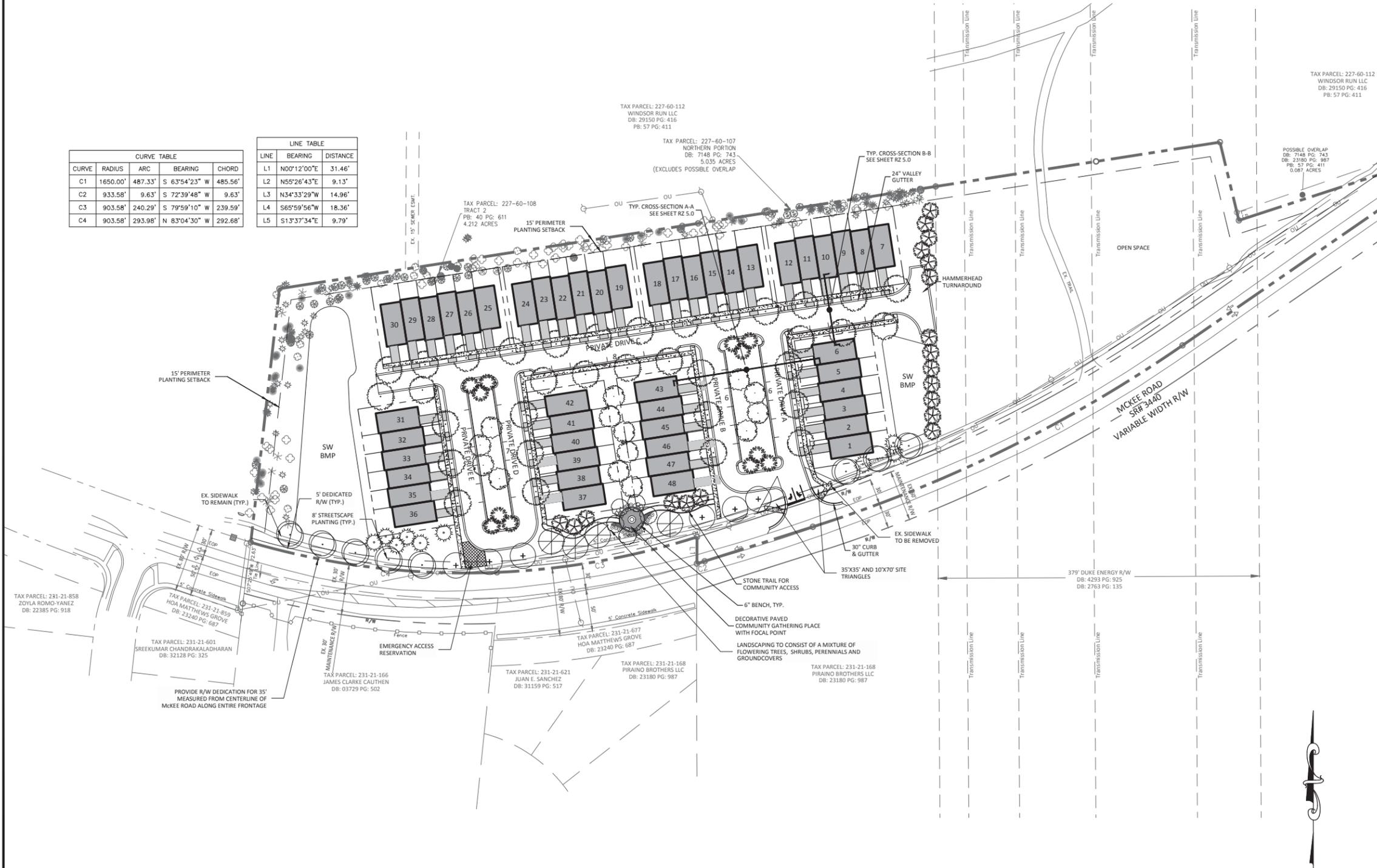
SHEET:
RZ 3.0

CURVE TABLE

CURVE	RADIUS	ARC	BEARING	CHORD
C1	1650.00'	487.33'	S 63°54'23" W	485.56'
C2	933.58'	9.63'	S 72°39'48" W	9.63'
C3	903.58'	240.29'	S 79°59'10" W	239.59'
C4	903.58'	293.98'	N 83°04'30" W	292.68'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N00°12'00"E	31.46'
L2	N55°26'43"E	9.13'
L3	N34°33'29"W	14.96'
L4	S65°59'56"W	18.36'
L5	S13°37'34"E	9.79'



DEVELOPMENT DATA

PROPOSED ZONING:.....R-VS
 ADDRESS:.....MCKEE ROAD
 TAX ID #:.....1) 22760108
 2) 22760107

TOTAL SITE AREA:.....9.6 AC
 SITE AREA OUTSIDE OF EASEMENT:.....7.0 AC
 PROPOSED UNITS:.....48 TOWNHOMES
 TOWNHOME SIZE SHOWN:.....22' / 24' x 50'
 STORMWATER AREA:.....0.67 AC
 TREE CANOPY REQUIRED ON SITE:.....0.768 ACRES
 MINIMUM 8%
 EXISTING CANOPY TO REMAIN:.....0.7 ACRES
 PROVIDED CANOPY:.....±0.1 ACRES
 OPEN SPACE REQUIRED:.....1.31 ACRES
 ± ACRE (1,245 SF) PER DWELLING UNIT:
 PROVIDED:.....1.31 ACRES

R-VS DIMENSIONAL STANDARDS

MINIMUM LOT SIZE:.....3,000 SF
 MINIMUM LOT WIDTH:.....30' *
 MINIMUM FRONT YARD:.....20'
 MIN SIDE YARD:.....0 FT (INTERIOR)
 8 FT (EXTERIOR)
 10 FT (CORNER LOTS)
 MIN REAR YARD:.....20 FT
 ROADS REQUIRED TO BE MINIMUM 50' PUBLIC STREETS*

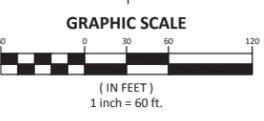
NOTE: USE OF FLEXIBLE DESIGN STANDARDS ARE REQUESTED BASED ON STANDARDS OF 155.401.7.

In evaluating an application for flexible design, the Planning Board and Board of Commissioners will consider whether the development plan meets the following objectives.

1. Accomplishes objectives as specified in the written statement of intent.
2. Exhibits special, atypical design features or environmentally sustainable elements and creates a thoughtful, imaginative use of land.
3. Provides for reasonable and appropriate land use relationships, both within the development itself and with surrounding areas adjacent to the development, specifically improving neighborhood access to employment or services opportunities.
4. Exhibits design criteria that will protect and preserve substantial natural or historic features of the site prior to any land disturbing activity
5. Provides the community with a beneficial, alternative design concept which is potentially applicable in other community situations. (Am. Ord. 2059, passed 12-8-14) [formerly § 153.207]

* **VARIANCES REQUESTED AND SHOWN ON THIS PLAN:**

- ROADS WILL BE 30' WIDE PRIVATE STREETS BASED ON 155.401.7.D.
- TOWNHOMES WILL BE 22'/24' WIDE



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EASTWOOD HOMES - MCKEE ROAD DEVELOPMENT STANDARDS

SUPERCEDED 2018-679
1/31/2018

GENERAL STANDARDS

DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THESE DEVELOPMENT STANDARDS AND THE REZONING PLAN SET AS WELL AS THE APPLICABLE PROVISIONS OF THE TOWN OF MATTHEWS UNIFIED DEVELOPMENT ORDINANCE. UNLESS THESE DEVELOPMENT STANDARDS OR REZONING PLAN ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE R-VS ZONING CLASSIFICATION FOR THE SITE SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE, SUBJECT TO THE FLEXIBLE DESIGN FEATURES PROVIDED BELOW.

THE ULTIMATE LAYOUT, LOCATIONS AND SIZES OF THE SITE ELEMENTS DEPICTED ON THE REZONING PLAN AS WELL AS ANY CONCEPTUAL BUILDING ELEVATIONS ARE GRAPHIC REPRESENTATIONS OF THE QUALITY OF THE DEVELOPMENT AND SITE ELEMENTS PROPOSED, AND SUBJECT TO CHANGE BASED ON APPROVALS FROM THE TOWN OF MATTHEWS, BUT SHALL NOT DIFFER MATERIALLY FROM WHAT IS APPROVED.

SITE STATISTICS

TAX ID(S): 22760108, 22760107
PROPERTY LOCATION: NORTH OF MCKEE ROAD, EAST OF INTERSECTION WITH CARRINGTON FOREST LANE
TOTAL ACREAGE: 9.2 AC, (2.3 AC LOCATED WITHIN A DUKE POWER EASEMENT)
PROPOSED TOWNHOMES: 48 HOMES
EXISTING ZONING: R-20
EXISTING USE: VACANT PROPERTY
PROPOSED ZONING: R-VS
PROPOSED USE: TOWNHOME NEIGHBORHOOD AS ALLOWED UNDER THE R-VS DISTRICT REGULATIONS

DESIGN INTENT

IT IS THE INTENT OF THIS DEVELOPMENT TO PROVIDE A TOWNHOME NEIGHBORHOOD WITH A PEDESTRIAN FOCUSED AND INTIMATE SCALE. INTERNAL STREET NETWORK WILL BE COORDINATED WITH STREETScape ELEMENTS TO FURTHER EMPHASIS A PEDESTRIAN FOCUSED ENVIRONMENT. LANDSCAPED OPEN SPACE WILL BE LOCATED THROUGHOUT THE NEIGHBORHOOD TO CREATE PRIVACY AND PROVIDE RESPIRE FOR THE RESIDENTS. TOWNHOME BLOCKS WILL CONTAIN A MAXIMUM OF 6-UNITS PER BLOCK, AND AN INTERNAL SIDEWALK SYSTEM WILL CONNECT UNITS TO EACH OTHER AND THE SIDEWALK ALONG MCKEE ROAD. HOMES WILL BE LOCATED AWAY FROM MCKEE ROAD WITH A LANDSCAPED, PARK-LIKE BUFFER BETWEEN THE NEIGHBORHOOD AND THE ROAD.

DESIGN GUIDELINES:

- TOWNHOMES ARE PROPOSED TO BE FRONT-LOADED, WITH PRIVATE FENCED-IN REAR YARDS THAT ARE ADJACENT TO OR OPEN TO OPEN SPACE.
- THE OPEN SPACE SURROUNDING THE STORMWATER PONDS MAY BE IMPROVED WITH A TRAIL NETWORK, BENCHES AND LANDSCAPING.
- FOCAL POINT OF NEIGHBORHOOD WILL BE CENTRALLY LOCATED, AND MAY INCLUDE SUCH ELEMENTS AS:
 - HARDSAPED AREAS GATHERING
 - BENCHES
 - LANDSCAPING WITH DECORATIVE SHRUBS, GRASSES AND PERENNIALS
 - FOCAL FEATURE SUCH AS, BUT NOT LIMITED TO: A SCULPTURE, FOUNTAIN OR GARDEN SPACE
- INTERNAL PARKING ISLANDS AND OPEN SPACE BETWEEN INTERIOR TOWNHOME BLOCKS WILL BE LANDSCAPED TO ACT AS OPEN GREEN SPACE FOR THE NEIGHBORHOOD. WITHIN THESE ISLANDS SHALL BE A COMBINATION OF ELEMENTS SUCH AS, BUT NOT LIMITED TO:
 - BENCHES
 - SIDEWALK
 - LANDSCAPING WITH CANOPY TREES, DECORATIVE SHRUBS, GRASSES AND PERENNIALS
 - DOG BAG STATIONS
 - COMMUNITY MAIL STATION

FLEXIBLE DESIGN FEATURES FOR R-VS

LOT SIZE:
TOWNHOME UNITS WILL BE 22' WIDE INTERIOR LOTS AND 24' WIDE EXTERIOR LOTS.

INTERNAL DRIVES:
ROADS PROPOSED WILL BE 30' PRIVATE DRIVES, OFFERING ON-STREET GUEST PARKING. PARKING AND DRIVE AISLES WILL BE SEPARATED BY LANDSCAPED MEDIANS TO PROVIDE PRIVACY AND OPEN SPACE BETWEEN TOWNHOME BLOCKS.
A HAMMERHEAD TURN-AROUND WILL BE PROVIDED AT THE EASTERN EDGE OF THE PROPERTY TO ALLOW FOR EMERGENCY VEHICLE TURN AROUND. ALL PARKING AREAS AND DRIVE AISLES WILL BE LOOPED TO PROVIDE FOR FLUID TURNING MOVEMENTS ON-SITE.

STREETScape AND BUFFERS

A VARIABLE, BUT AT MINIMUM 8' STREETScape BUFFER WILL BE PROVIDED ALONG MCKEE ROAD. BUFFER WILL BE LANDSCAPED WITH A MIXTURE OF EVERGREEN AND DECIDUOUS CANOPY TREES.

ARCHITECTURAL STANDARDS

ARCHITECTURAL ELEVATIONS ARE PROVIDED AS PART OF THIS PROJECT; PLEASE SEE SHEET RZ 5.0 FOR EXAMPLE IMAGES.

SIGNAGE

ALL SIGNAGE ON SITE SHALL CONFORM TO THE TOWN OF MATTHEWS ZONING ORDINANCE AND ALL OTHER APPLICABLE REGULATIONS.

LIGHTING

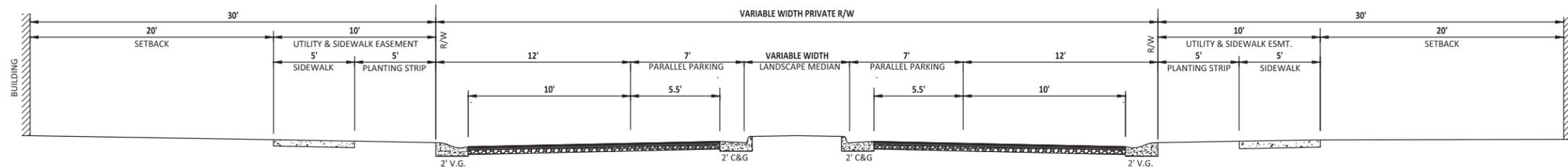
ALL NEW LIGHTING SHALL CONFORM TO THE TOWN OF MATTHEWS ZONING ORDINANCE.

ENVIRONMENTAL FEATURES

THE PROJECT WILL PROVIDE FOR STORM WATER BEST MANAGEMENT PRACTICES (BMPs) DESIGNED TO MEET REGULATORY REQUIREMENTS FOR STORM WATER CAPTURE, TREATMENT, VOLUME ATTENUATION AND DETENTION AS APPLICABLE.

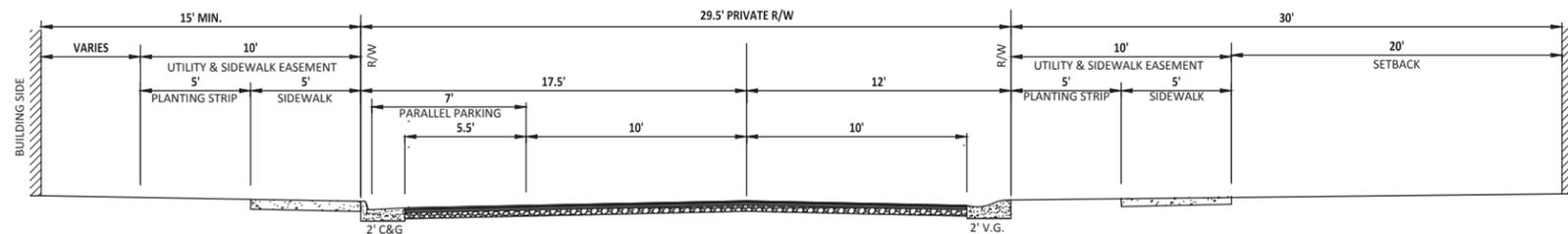
THE PETITIONER RESERVES THE RIGHT TO ADJUST THE NATURAL DRAINAGE BOUNDARIES OF THE SITE AS REQUIRED TO MEET PROGRAM REQUIREMENTS OF THE DEVELOPMENT WHILE MEETING APPLICABLE STORM WATER CONTROLS REGULATIONS AS APPLICABLE. PRE-DEVELOPED RELEASE RATES SHALL BE SET FOR BMP DISCHARGE BASED ON PRE-DEVELOPED NATURAL DRAINAGE PATTERNS.

THE LOCATION, SIZE AND TYPE OF STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN IS SUBJECT TO ADJUSTMENT IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AS APPLICABLE.



MEDIAN PARKING TYPICAL SECTION A-A

N.T.S.



PARKING TYPICAL SECTION B-B

N.T.S.

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CONDITIONS & STREET SECTIONS

SHEET: **RZ 4.0**



PRELIMINARY
NOT FOR CONSTRUCTION



CARY STRIP ELEVATION
NOT TO SCALE



ASHLAND STRIP ELEVATION
NOT TO SCALE



NORMAN STRIP ELEVATION
NOT TO SCALE



TOWNHOME ELEVATION FOR MCKEE ROAD
NOT TO SCALE

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ELEVATIONS

SHEET: **RZ 5.0**