

ARCHITECTURAL ELEVATIONS:



DEVELOPMENT STANDARDS
August 1, 2018

1. GENERAL PROVISIONS

- A. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Application filed by Kinger Homes, LLC ("Applicant") for an approximately 4.711 acre site located at the terminus of Tanfield Drive, north of Rice Road, which site is more particularly depicted on the Rezoning Plan (hereinafter referred to as the "Site"). The Site is comprised of Tax Parcel No. 15244499.
- B. 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"). The regulations established under the Ordinance for the R-9 zoning district shall govern the use and development of the Site.
- C. 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/DEVELOPMENT LIMITATIONS

- A. The Site may only be devoted to a residential community containing a maximum of 11 one-family detached dwelling units and to any incidental or accessory uses relating thereto that are permitted in the R-9 zoning district.

3. DIMENSIONAL STANDARDS

- A. Development of the Site shall comply with the dimensional standards of the R-9 zoning district set out in Table 15.09.01 of the Ordinance and the dimensional standards set out in the Site Data table on the Rezoning Plan.
- B. The established setback may vary, so that the front building lines of the one-family detached dwelling units may be staggered.
- C. The lot lines depicted on the Rezoning Plan are illustrative in nature and are subject to minor alterations or modifications during the design development and construction document phases.

4. TRANSPORTATION

- A. Vehicular access shall be as generally depicted on the Rezoning Plan. The placement and configuration of the access point 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.
- B. Tanfield Drive shall be extended into the Site as generally depicted on the Rezoning Plan, and extended Tanfield Drive shall be a public street.
- C. The right of way for extended Tanfield Drive shall terminate at the northern boundary line of the Site.
- D. The firetruck turnaround area that is generally depicted on the Rezoning Plan shall be paved, and a public access easement will be granted over the firetruck turnaround area so that the public may utilize the same to turnaround vehicles to exit the Site.

5. STREETSCAPE TREATMENT

- A. The streetscape treatment along the Site's frontage on extended Tanfield Drive shall meet the requirements of the Ordinance.

6. TREE PRESERVATION AREAS

- A. Tree preservation areas will meet the intent of the Ordinance and may occur in areas generally depicted on the Rezoning Plan.
- B. Prior to the issuance of the first certificate of occupancy for a one-family detached dwelling unit constructed on the Site, the Applicant shall pay the sum of \$7,000.00 to the Town of Matthews for the planting of trees by the Town of Matthews in the general area of the Site.

7. ARCHITECTURAL STANDARDS

- A. The maximum height of any one-family detached dwelling unit constructed on the Site shall be 35 feet as measured under the Ordinance.
- B. Attached to the Rezoning Plan are a series of conceptual, schematic images of the front elevations of the one-family detached 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 detached dwelling units to be constructed on the Site. Accordingly, each one-family detached 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 elevation of a one-family detached dwelling unit to be constructed on the Site that do not materially change the overall conceptual architectural style, design treatment and character shall be permitted.
- C. Applicant may subsequently propose additional conceptual, schematic images of the front elevations of the one-family detached 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 detached dwelling unit that utilizes one of the additional conceptual, schematic images for the front elevation.
- D. The primary exterior building materials for the one-family detached dwelling units to be constructed on the Site shall be a combination of portions of the following: brick veneer or similar masonry products, stone, manufactured stone and cementitious siding.
- E. Vinyl, EIFS or masonry may not be used as an exterior building material on the one-family detached dwelling units to be constructed on the Site. Notwithstanding the foregoing, vinyl may be utilized on windows, doors, garage doors, soffits, trim and railings.
- F. Each one-family detached dwelling unit constructed on the Site shall include overhangs, brackets and tapered columns.
- G. Each one-family detached dwelling unit constructed on the Site shall have a covered front porch with a minimum depth of 6 feet.
- H. Each one-family detached dwelling unit constructed on the Site shall have a step with a minimum height of 12 inches from the immediately adjacent sidewalk or walkway to the front stoop located at the front entry door into such one-family detached dwelling unit.
- I. The front building lines of the one-family detached dwelling units constructed on the Site shall be staggered to create a more interesting streetscape.
- J. The front building line of the garage shall be setback from the front building line of the front porch on each one-family detached dwelling unit.
- K. Notwithstanding the attached elevations of the one-family detached dwelling units to be constructed on the Site, a two car garage shall have two single garage doors rather than one large garage door.

8. SIGNS

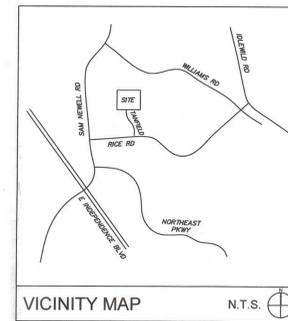
- A. All signs installed on the site shall comply with the requirements of the Ordinance.
- B. A subdivision sign may be located on Lot 6 or on Lot 11 at the option of the Applicant. If a subdivision sign is located on Lot 6 or on Lot 11, an easement shall be granted to the homeowners association for the maintenance, repair and replacement of the subdivision sign.

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

N.T.S.

SURVEY DISCLAIMER

BOUNDARY & TOPOGRAPHIC SURVEY DATED MARCH 15, 2018
PROVIDED BY CAROLINA SURVEYORS, INC.

REVISIONS		
NO.	DATE	DESCRIPTION
1	05/30/18	MATTHEWS REZONING RESUBMITTAL
2	06/27/18	MATTHEWS REZONING RESUBMITTAL
3	08/01/18	MATTHEWS REZONING RESUBMITTAL

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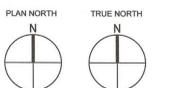
stamp / seal



08/01/2018

Kinger Homes, LLC
Tanfield Drive Single Family
Matthews, NC 28105

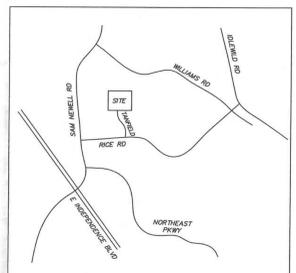
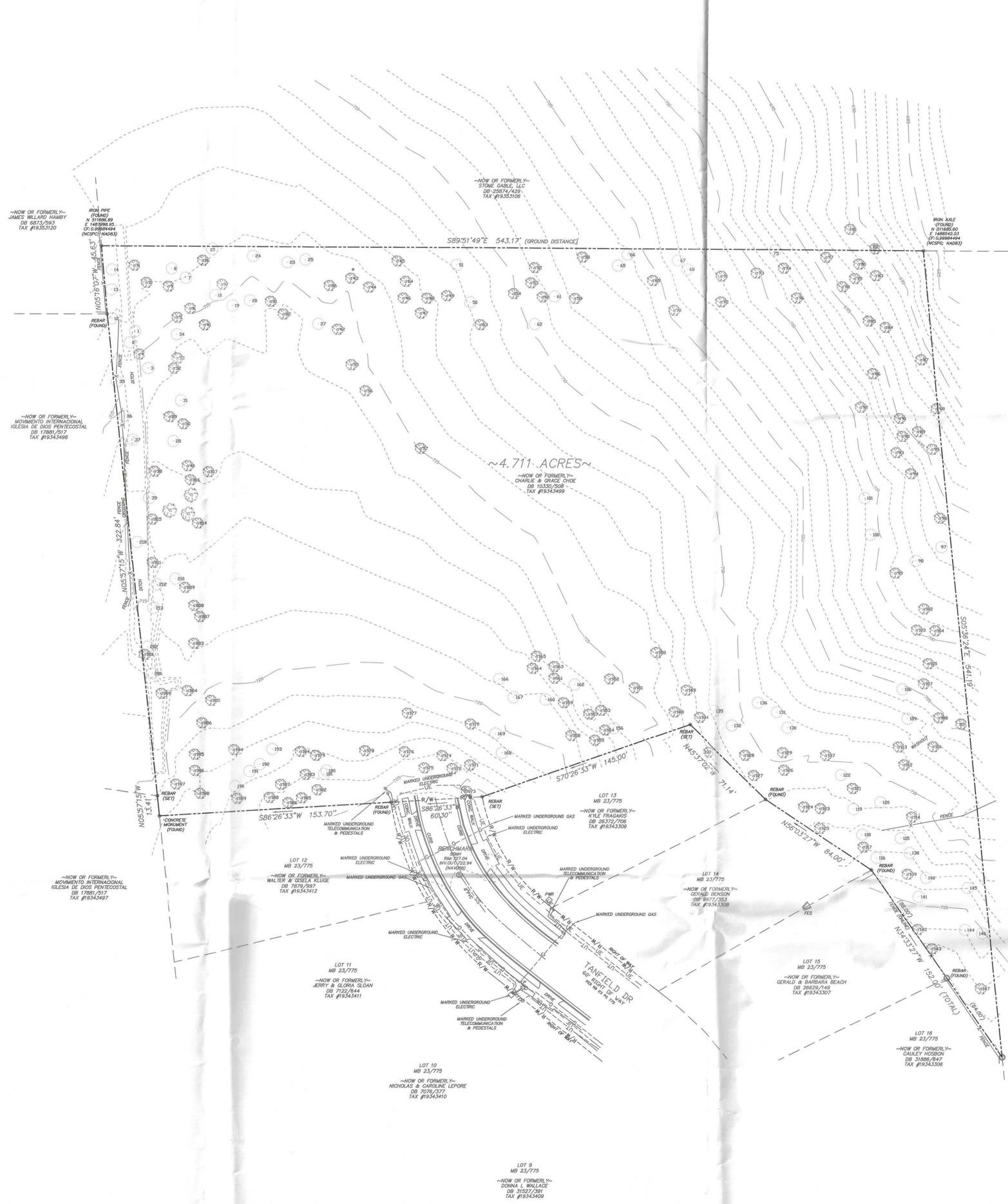
REZONING PETITION
#2018-681



DATE: 08/01/18
DRAWN BY: ASP
PROJECT NUMBER: 00488.01

MPIC: WLL
CHECKED BY: WLL
SCALE: NTS
TITLE: TECHNICAL DATA & ARCHITECTURAL ELEVATIONS

SHEET NO:
RZ-2.0



VICINITY MAP N.T.S.

SURVEY DISCLAIMER
BOUNDARY & TOPOGRAPHIC SURVEY DATED MARCH 15, 2018
PROVIDED BY CAROLINA SURVEYS, INC.

TREE TABLE			
POINT NUMBER	DESCRIPTION	POINT NUMBER	DESCRIPTION
1	PINE 12"	110	OAK 10"-10"
2	PINE 15"	111	OAK 10"
3	PINE 18"	112	OAK 8"
4	OAK 8"-8"	113	OAK 10"
5	OAK 12"	114	OAK 12"
6	OAK 12"	115	PINE 12"
7	PINE 12"	116	PINE 12"
8	PINE 12"	117	OAK 15"-12"
9	OAK 15"	118	PINE 15"
10	OAK 15"	119	PINE 10"
11	OAK 15"	120	PINE 12"
12	PINE 18"	121	OAK 12"
13	PINE 12"	122	PINE 10"
14	PINE 12"	123	OAK 16"
15	PINE 12"	124	OAK 20"
16	OAK 8"	125	OAK 12"
17	OAK 15"	126	OAK 18"
18	PINE 15"	127	OAK 10"
19	PINE 18"	128	OAK 10"
20	PINE 12"	129	OAK 8"
21	OAK 18"	130	PINE 12"
22	OAK 12"	131	PINE 15"
23	PINE 15"	132	PINE 18"
24	PINE 12"	133	OAK 18"
25	PINE 15"	134	OAK 15"
26	OAK 24"	135	PINE 8"
27	PINE 10"	136	PINE 12"
28	PINE 12"	137	OAK 20"
29	OAK 10"	138	PINE 12"
30	OAK 8"	139	OAK 10"
31	PINE 12"	140	PINE 12"
32	OAK 12"	141	PINE 12"
33	OAK 12"	142	OAK 8"
34	PINE 18"	143	OAK 10"
35	PINE 12"	144	PINE 12"
36	PINE 18"	145	PINE 15"
37	PINE 18"	146	CEDAR 12"
38	OAK 10"	147	OAK 12"
39	OAK 8"	148	OAK 12"
40	OAK 8"	149	OAK 12"
41	OAK 10"	150	OAK 30"
42	OAK 15"	151	OAK 10"
43	OAK 16"	152	OAK 15"
44	OAK 12"	153	OAK 12"
45	OAK 13"	154	OAK 10"
46	OAK 12"	155	OAK 14"
47	OAK 12"	156	PINE 12"
48	OAK 8"	157	OAK 15"
49	OAK 18"	158	OAK 18"
50	PINE 10"	159	OAK 12"
51	PINE 12"	160	PINE 18"
52	OAK 10"	161	OAK 10"
53	OAK 11"	162	PINE 12"
54	OAK 18"	163	OAK 12"
55	OAK 18"-18"-12"	164	OAK 15"
56	OAK 20"	165	OAK 22"
57	OAK 24"	166	PINE 8"
58	OAK 12"	167	PINE 10"
59	OAK 12"	168	PINE 10"
60	OAK 8"	169	PINE 8"
61	PINE 8"	170	OAK 10"-5"
62	PINE 8"	171	OAK 12"
63	OAK 18"	172	OAK 10"
64	OAK 18"	173	OAK 12"
65	PINE 15"	174	OAK 8"
66	PINE 8"	175	OAK 8"
67	PINE 8"	176	OAK 10"
68	PINE 15"	177	OAK 8"
69	OAK 20"-10"	178	OAK 10"
70	OAK 20"	179	OAK 15"
71	OAK 24"	180	PINE 15"
72	OAK 15"	181	PINE 12"
73	OAK 12"-10"	182	OAK 12"
74	OAK 10"-10"-8"	183	OAK 12"
75	PINE 12"	184	OAK 10"
76	OAK 12"	185	OAK 18"
77	OAK 12"	186	OAK 12"
78	OAK 12"	187	OAK 8"
79	OAK 10"-8"	188	OAK 10"
80	OAK 16"	189	OAK 12"
81	OAK 24"	190	PINE 12"
82	OAK 18"-16"	191	PINE 8"
83	OAK 12"	192	PINE 8"
84	OAK 20"	193	PINE 12"
85	OAK 24"	194	OAK 15"
86	OAK 18"	195	OAK 20"
87	OAK 30"	196	OAK 10"
88	OAK 10"	197	OAK 12"-10"
89	OAK 15"	198	OAK 8"
90	OAK 18"	199	OAK 18"
91	OAK 15"	200	PINE 8"
92	OAK 20"-10"	201	OAK 8"
93	OAK 8"	202	PINE 15"
94	OAK 22"	203	OAK 8"
95	OAK 12"	204	OAK 8"
96	OAK 8"-8"	205	OAK 18"
97	PINE 12"	206	OAK 10"
98	PINE 30"-20"-8"-8"	207	OAK 12"
99	OAK 24"	208	OAK 12"
100	PINE 18"	209	OAK 8"
101	PINE 18"	210	PINE 12"
102	OAK 15"	211	OAK 15"-20"
103	OAK 12"	212	CEDAR 10"
104	OAK 8"	213	CEDAR 10"
105	OAK 18"	214	OAK 10"
106	PINE 15"	215	OAK 10"-10"-8"-8"
107	OAK 18"	216	OAK 8"
108	OAK 15"	217	OAK 12"
109	PINE 12"	218	PINE 12"

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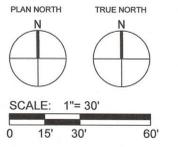
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FOR REFERENCE ONLY

Kinger Homes, LLC
Tanfield Drive Single Family
Matthews, NC 28105

REZONING PETITION
#2018-681



DATE: 08/01/18	MPIC: WLL
DRAWN BY: ASP	CHECKED BY: WLL
PROJECT NUMBER: 00488.01	
SCALE: 1" = 30'	
TITLE: SITE SURVEY	

SHEET NO.:
RZ-3.0