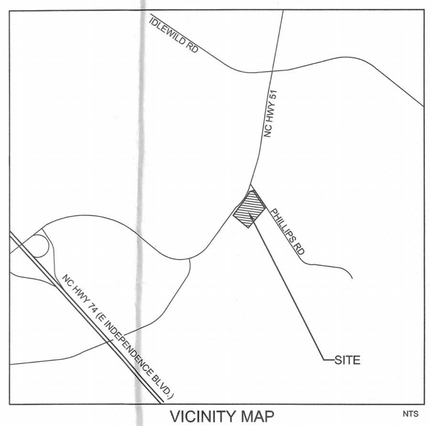


VICINITY MAP NTS

SITE SUMMARY:

PROJECT NAME:	PHILLIPS ROAD SITE FRONT PORCH COMMUNITIES, LLC
STREET ADDRESS:	13112 PHILLIPS ROAD, MATTHEWS, NC 28105
PARCAL ID:	21511112
EXISTING ZONING:	R-15
PROPOSED ZONING:	R-VS
DESIGNER:	LANDWORKS DESIGN GROUP, PA LISA CAREY, PLA 7621 LITTLE AVE SUITE 111 CHARLOTTE, NC 28226 704-841-1604 EXT. 110

SHEET INDEX	
Sheet Number	Sheet Title
RZ-0	COVER AND SHEET INDEX
RZ-1	EXISTING CONDITIONS SURVEY
RZ-2	SITE PLAN
RZ-3	ARCHITECTURAL ELEVATIONS & HWY 51 BUFFER SECTION

Rezoning R-15 to R-VS
Board of Commissioners
APPROVED
4/12/2018
Lori Canapinno, Town Clerk

This Plan Is A Preliminary Design. NOT Released For Construction.

N

0' 60' 120' 240'

SCALE: 1"=60'

REVISIONS:

No.	Date	By	Description
1	6/27/18	SCJ	REVISIONS DUE TO STAFF COMMENTS
2	8/29/18	MDL	REVISIONS FROM PUBLIC HRG
3	9/7/18	MDL	SITE PLAN REVISIONS
4	9/14/18	SCJ	SITE PLAN REVISIONS
5	9/27/18	SCJ	PLAN REVISIONS

Landworks Design Group, PA
CREATING SPACES TO LIVE, WORK AND PLAY
7621 Little Avenue, Suite 111
Charlotte, NC 28226
tel:704-841-1604
fax:704-841-1604

PHILLIPS ROAD SITE
MATTHEWS, NC
FRONT PORCH COMMUNITES, LLC
CHARLOTTE, NC

REZONING PETITION:
2018-685

COVER & SHEET INDEX

NORTH CAROLINA C-253 LANDWORKS DESIGN GROUP, P.A.

NORTH CAROLINA 957 LANDSCAPE ARCHITECT MATTHEW DAVID LANGSTON 5-22-18

CORPORATE CERTIFICATIONS
NC PE : C-2930 NC LA : C-253
SC ENG : NO. 3599 SC LA : NO. 211

Project Manager:	MDL
Drawn By:	SCJ
Checked By:	LHC
Date:	05/2/18
Project Number:	17076

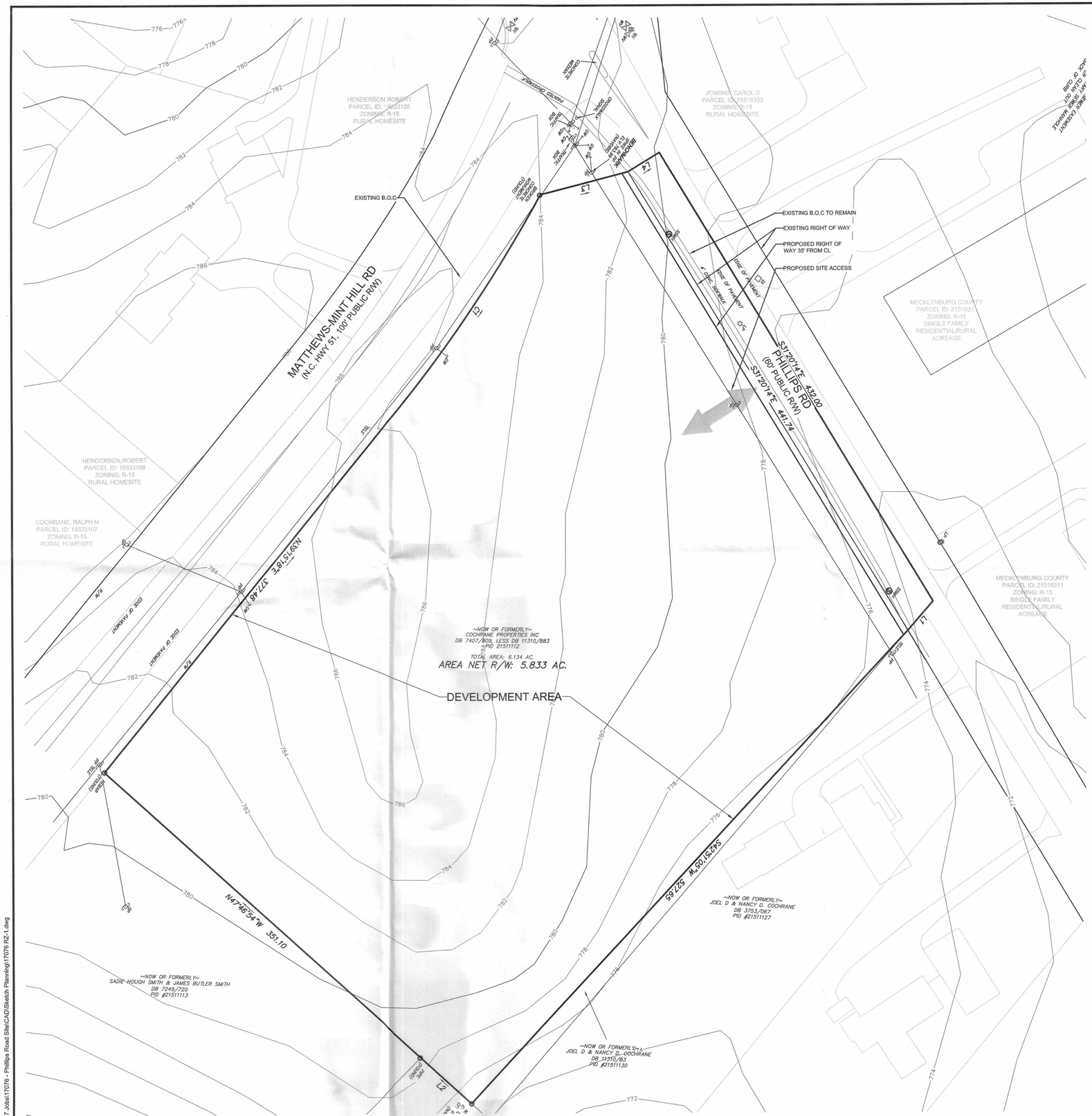
Sheet Number:

RZ-0

SHEET # 1 OF 4

2018-685
5-11-18

P:\2017 Jobs\17076 - Phillips Road Site\CAD\Sketch Planning\17076 RZ-1.dwg



P:\2017 Jobs\17076 - Phillips Road Site\CAD\Sketch Planning\17076 RZ-1.dwg

CAROLINA SURVEYORS, INC.
P.O. BOX 267 PINEVILLE, N.C. 28134 - 0267
THOMAS E. WHITE, NCPLS & SCPLS 704-889-7601
CERTIFICATE OF AUTHORIZATION NC:C-1242 SC:886

NOTES:

1. IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
2. PROPERTY ZONED: R-15
(SETBACKS & ZONING MATTERS ARE SUBJECT TO INTERPRETATION BY LOCAL MUNICIPALITIES)
3. TAX PARCEL NUMBER 21511112.
4. DEED REFERENCE: DB 7407 PG 809.
5. BOUNDARY SURVEY ONLY THROUGH POINTS AS SHOWN.
6. THIS PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP (FIRM) NO. 3710459000K WITH A DATE OF IDENTIFICATION OF 02/19/2014.
7. THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL RECORDED OR UNRECORDED EASEMENTS, RIGHTS-OF-WAY, OR RESTRICTIVE COVENANTS, OTHER THAN SHOWN. SURVEY MADE WITHOUT THE BENEFIT OF A TITLE EXAMINATION.
8. AREA COMPUTED BY COORDINATED METHOD.
9. NO NCGS MONUMENT FOUND WITHIN 2000'.
10. UTILITY LOCATIONS SHOWN ARE LOCATED BASED ON SITE CONDITIONS AT THE TIME OF SURVEY. CONTRACTORS ARE TO HAVE ALL UTILITIES ACCURATELY MARKED PRIOR TO CONSTRUCTION.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S42°40'46"W	31.52
L2	N47°45'11"W	56.41
L3	N75°28'26"E	74.23
L4	N58°39'46"E	30.00

CURVE TABLE				
CURVE	RADIUS	LENGTH	BEARING	CHORD
C1	1141.35	216.20	N33°49'31"E	215.88

LEGEND:

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

This Plan Is A Preliminary Design. NOT Released For Construction.

REVISIONS:

No.	Date	By	Description
1	6/27/18	SCJ	REVISIONS DUE TO STAFF COMMENTS
2	8/29/18	MDL	REVISIONS FROM PUBLIC HRG
3	9/7/18	MDL	SITE PLAN REVISIONS
4	9/14/18	SCJ	SITE PLAN REVISIONS
5	9/27/18	SCJ	PLAN REVISIONS

Landworks Design Group, PA
CREATING SPACES TO LIVE, WORK AND PLAY
7631 Little Avenue, Suite 111
Charlotte, NC 28226
tel: 704-841-1604
fax: 704-841-1604

PHILLIPS ROAD SITE
MATTHEWS, NC
FRONT PORCH COMMUNITES, LLC
CHARLOTTE, NC

REZONING PETITION:
2018-685

EXISTING CONDITIONS SURVEY

NORTH CAROLINA C-253 LANDSCAPE ARCHITECTURAL DESIGN GROUP P.A.

NORTH CAROLINA 957 REGISTERED LANDSCAPE ARCHITECT MATTHEW D. LANGSTON
Matthew D. Langston 5-27-18

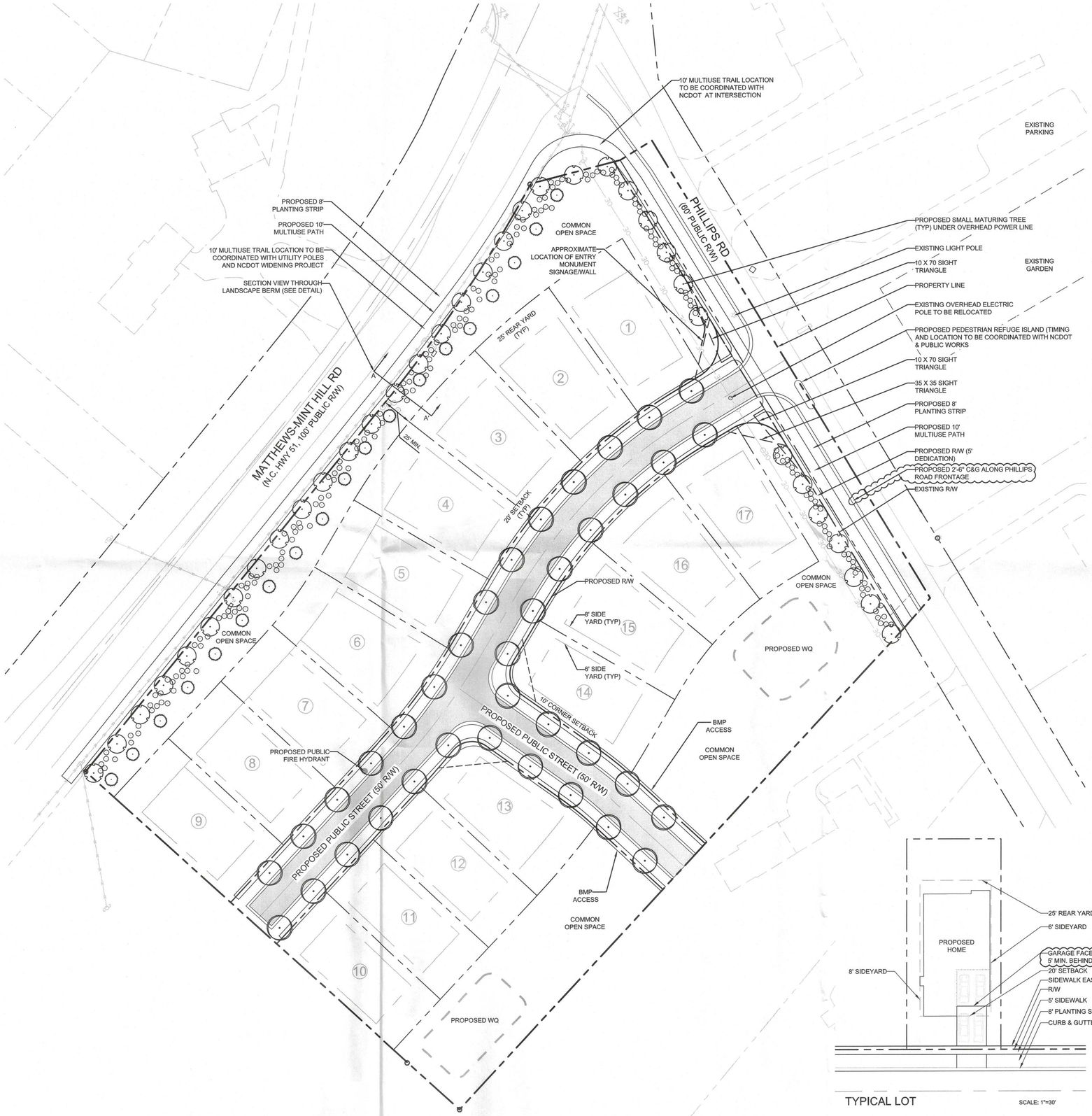
CORPORATE CERTIFICATIONS
NC PE : C-2800 NC LA : C-253
SC ENG : NO. 3599 SC LA : NO. 211

Project Manager:	MDL
Drawn By:	SCJ
Checked By:	LHC
Date:	05/2/18
Project Number:	17076

Sheet Number:

RZ-1

SHEET # 2 OF 4



SITE DATA:

PARCEL ID:	21511112
ACREAGE:	± 5.8 AC
EXISTING ZONING:	R-15
PROPOSED ZONING:	R-VS
LOT CRITERIA:	
MIN WIDTH:	55'
REQUIRED MIN AREA:	4,500 SF
*MIN SETBACK:	20'
SIDE YARD:	6' & 8'
CORNER YARD:	10'
*REAR YARD:	25'
PROPOSED # UNITS:	17
PROPOSED DENSITY:	2.93 DUA +/-

*PROPOSED FLEXIBLE DESIGN STANDARDS REQUEST

OPEN SPACE:

REQUIRED NATURAL AREA:	46,763 S.F.= (1.07 ACRES) 17.5%
PARKLAND DEDICATION CALCULATION:	17 LOTS x 1/35 ACRE = 0.48 ACRES

LEGEND:

- EXISTING RIGHT OF WAY
- PROPOSED RIGHT OF WAY
- EXISTING PROPERTY LINE
- EXISTING BUILDING
- PROPOSED BUILDING
- EXISTING POWERLINE
- PROPOSED SIDEWALK
- PROPOSED SETBACK LINE
- PROPOSED LOT LINE
- ROAD CENTERLINE
- PROPOSED CURB & GUTTER
- SIGHT TRAINGLE
- PROPOSED OPEN SPACE
- WATER QUALITY AREA

DEVELOPMENT STANDARDS:

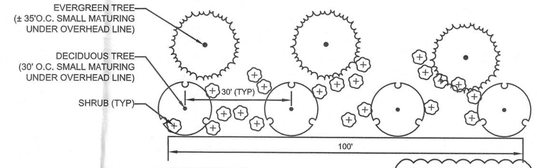
1. GENERAL PROVISIONS.
   a) DEVELOPMENT OF THE SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THIS SITE PLAN AND BY THE STANDARDS OF THE TOWN OF MATTHEWS UNIFIED DEVELOPMENT ORDINANCE (UDO). THE DEVELOPMENT DEPICTED ON THIS PLAN IS INTENDED TO REFLECT THE ARRANGEMENT OF PROPOSED USES ON THE SITE, BUT THE EXACT CONFIGURATION, PLACEMENT, AND SIZE OF INDIVIDUAL SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE UDO DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES AS ALLOWED UNDER THE PROVISIONS OF THE UDO.
   b) THROUGHOUT THIS REZONING PETITION, THE TERMS "OWNER", "OWNERS", "PETITIONER" OR "PETITIONERS," SHALL, WITH RESPECT TO THE SITE, BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNEES OF THE OWNER OR OWNERS OF THE SITE WHO MAY BE INVOLVED IN ITS DEVELOPMENT FROM TIME TO TIME.
2. PURPOSE
   a) THE PURPOSE OF THIS REZONING APPLICATION IS TO PROVIDE FOR THE DEVELOPMENT OF A SINGLE-FAMILY DETACHED HOME COMMUNITY BY SEEKING THE REZONING OF THE SITE TO THE R-VS DISTRICT.
3. PERMITTED USES
   a) USES ALLOWED ON THE PROPERTY INCLUDED IN THIS PETITION WILL BE SINGLE-FAMILY DETACHED DWELLING UNITS AND RELATED ACCESSORY USES AS ARE PERMITTED IN THE R-VS DISTRICT. (EXCLUDING ACCESSORY APARTMENTS)
4. TRANSPORTATION
   a) THE SITE WILL HAVE ACCESS VIA A PUBLIC STREET TO PHILLIPS ROAD AND WILL PROVIDE ROAD STUB CONNECTIONS TOWARD THE SOUTHWEST AND SOUTHEAST FOR FUTURE CONNECTIVITY AS GENERALLY SHOWN ON THE SITE PLAN. NO LEFT TURN LANE IS REQUIRED PER NCDOT.
5. STREETSCAPE, BUFFERS, AND LANDSCAPING
   a) PETITIONER WILL COORDINATE WITH THE TOWN OF MATTHEWS AND NCDOT TO PROVIDE A NEW 10' WIDE MULTI-USE TRAIL ALONG THE HIGHWAY 51 AND PHILLIPS ROAD FRONTAGES AS GENERALLY DEPICTED ON THE SITE PLAN.
   b) ALL LANDSCAPE AREAS (COMMON & PRIVATE) SHALL BE MAINTAINED BY THE HOA.
6. ARCHITECTURAL STANDARDS
   a) THE BUILDINGS FINISHES WILL INCLUDE BRICK, STONE AND/OR OTHER MASONRY PRODUCTS AND CEMENTITIOUS SIDING, WOOD OR OTHER SIMILAR DURABLE SIDING MATERIALS. PLASTIC OR METAL MATERIAL MAY BE USED FOR INCIDENTAL ARCHITECTURE DETAILS INCLUDING WINDOWS, DOORS, AND TRIM DETAILS. NO VINYL WILL BE USED AS SIDING MATERIAL.
   b) ALL HOUSES WILL HAVE A FRONT PORCH/ COVERED ENTRY, MINIMUM DEPTH OF 6', AND A MINIMUM OF 75% OF HOUSES (13) WILL HAVE A COVERED FRONT PORCH TO BE A MINIMUM OF 6' DEEP AND 12' WIDE.
   c) GARAGE FACE WILL SIT A MINIMUM OF 5' BACK FROM THE FRONT OF PORCH/STOOP.
   d) ALL HOUSES WILL FEATURE A 2 CAR GARAGE, FRONT LOADED WITH EITHER ONE DOUBLE DOOR OR TWO SINGLE DOORS (PER PLAN) WITH 1 ROW GLAZING IN ALL GARAGE DOORS.
7. BINDING EFFECT OF THE REZONING APPLICATION
   a) IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INSURE TO THE BENEFIT OF THE PETITIONER, CURRENT, AND SUBSEQUENT OWNERS OF THE SIRE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.
   b) ANY REFERENCE TO THE ORDINANCE OR UDO HEREIN SHALL BE DEEMED TO REFER TO THE REQUIREMENTS OF THE ORDINANCE IN EFFECT AS OF THE DATE THIS REZONING PETITION IS APPROVED.

PLANTING DATA:

STREETSCAPE PLANTING REQUIRED: *3 OR MORE SPECIES 300' > STREET LENGTH	LARGE MATURING (40' O.C. MIN.)
STREETSCAPE PLANTING PROPOSED:	
PROPOSED PUBLIC ROAD #1:	1125'/40' = 29 MATURING TREES
PROPOSED PUBLIC ROAD #2:	310'/40' = 8 MATURING TREES
PERIMETER PLANTING REQUIRED: MIN.)	SMALL MATURING TREES (30' O.C. (EXISTING OVERHEAD ELECTRICAL)
PERIMETER PLANTING PROPOSED:	
PHILLIPS ROAD:	445'/30' = 15 SMALL MATURING TREES
MATTHEWS-MINT HILL ROAD:	628'/30' = 21 SMALL MATURING TREES

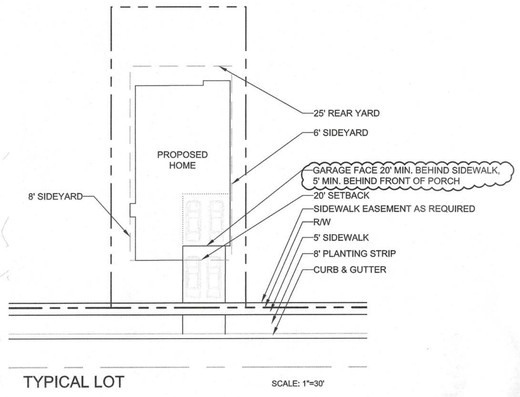
NOTE: PROGRESS WILL COMPLY WITH TOWN OF MATTHEWS LANDSCAPE REQUIREMENTS. FINAL TOWN APPROVED PLAN MAY VARY FROM PLANS.

TYPICAL STREETSCAPE PLANTING DETAIL



SHRUBS: 20 PER 100'
TREES: 5 PER 100'

NOTE:
EVERGREEN TREES ONLY FOR HWY 51
BERM PROPOSED ALONG HWY 51



TYPICAL LOT SCALE: 1"=30'

This Plan Is A Preliminary Design. NOT Released For Construction.

N

0' 40' 80' 160'

SCALE: 1"=40'

REVISIONS:

No.	Date	By	Description
1	6/27/18	SCJ	REVISIONS DUE TO STAFF COMMENTS
2	8/29/18	MDL	REVISIONS FROM PUBLIC HRG
3	9/7/18	MDL	SITE PLAN REVISIONS
4	9/14/18	SCJ	SITE PLAN REVISIONS
5	9/27/18	SCJ	PLAN REVISIONS

Landworks Design Group, PA
CREATING SPACES TO LIVE, WORK AND PLAY
7621 Little Avenue, Suite 111
Charlotte, NC 28226
tel: 704-841-1604
fax: 704-841-1604

PHILLIPS ROAD SITE
MATTHEWS, NC
FRONT PORCH COMMUNITES, LLC
CHARLOTTE, NC

SITE PLAN
REZONING PETITION: 2018-685

NORTH CAROLINA LANDSCAPE DESIGN GROUP P.A. C-253

NORTH CAROLINA LANDSCAPE ARCHITECT 957 MATTHEW D. LIVINGSTON 5-27-18

CORPORATE CERTIFICATIONS
NC PE : C-2930 NC LA : C-253
SC ENG : NO. 3599 SC LA : NO. 211

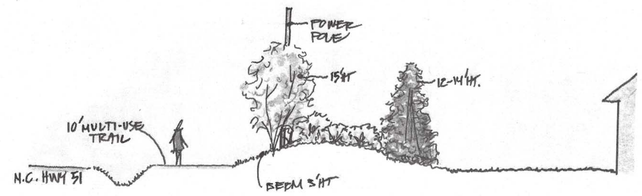
Project Manager:	MDL
Drawn By:	SCJ
Checked By:	LHC
Date:	05/2/18
Project Number:	17076

Sheet Number:

RZ-2

SHEET # 3 OF 4

P:\2017 Jobs\17076 - Phillips Road Site\CAD\Sketch Planning\17076 RZ PLAN.dwg



SCALE: 1"=10'

SECTION A - A'

Matthews Village

A proposed active adult community of distinctive single story and story & a half single family Homes

SCALE: NTS

ARCHITECTURAL ELEVATIONS

NOTE: THE IMAGES SHOWN HERE ARE REPRESENTATIVE OF THE ARCHITECTURAL STYLE AND MATERIALS OF THE HOMES PROPOSED FOR THIS DEVELOPMENT. THE PETITIONER RESERVES THE RIGHT TO MAKE ADJUSTMENTS TO THE ARCHITECTURAL ELEVATIONS WITHIN THE ARCHITECTURAL STANDARDS PRESENTED IN THIS PETITION.

This Plan Is A Preliminary Design. NOT Released For Construction.

REVISIONS:

No.	Date	By	Description
1	6/27/18	SCJ	REVISIONS DUE TO STAFF COMMENTS
2	8/29/18	MDL	REVISIONS FROM PUBLIC HRG
3	9/7/18	MDL	SITE PLAN REVISIONS
4	9/14/18	SCJ	SITE PLAN REVISIONS
5	9/27/18	SCJ	PLAN REVISIONS

Southeast CAPITAL, LLC

P:\2017 Jobs\17076 - Phillips Road Site\CAD\Sketch Planning\17076 RZ PLAN.dwg

Landworks Design Group, PA
CREATING SPACES TO LIVE, WORK AND PLAY
7621 Little Avenue, Suite 111
Charlotte, NC 28226
tel: 704-841-1604
fax: 704-841-1604

PHILLIPS ROAD SITE
MATTHEWS, NC
FRONT PORCH COMMUNITES, LLC
CHARLOTTE, NC

REZONING PETITION: 2018-685

ARCHITECTUAL ELEVATIONS & HWY 51 BUFFER SECTION

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECTURAL CORP. C-253 LANDWORKS DESIGN GROUP

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 957 MATTHEW D. LANGSTON

5-22-18

CORPORATE CERTIFICATIONS
NC PE : C-2930 NC LA : C-253
SC ENG : NO. 3599 SC LA : NO. 211

Project Manager:	MDL
Drawn By:	SCJ
Checked By:	LHC
Date:	05/2/18
Project Number:	17076

Sheet Number:

RZ-3