

SURVEY DISCLAIMER  
 TOPOGRAPHIC SURVEY DATED APRIL 25, 2017 PROVIDED BY  
 TIDEMARK LAND SERVICES, 3556 CENTRE CIRCLE, SUITE A FORT  
 MILL, SOUTH CAROLINA 29715. (844) 865-5283

**DEVELOPMENT SUMMARY:**  
 TAX PARCEL ID: 22721105 & 22721108  
 PARCEL SIZE: 2.368 ACRES  
 EXISTING ZONING: R-20 (SINGLE FAMILY RESIDENTIAL; 20,000 SF LOT MINIMUM)  
 EXISTING USE: WOODED, VACANT SINGLE FAMILY LOTS  
 PROPOSED ZONING: R-VS (RESIDENTIAL VARIED STYLE; 3,000 SF LOT MINIMUM)  
 PROPOSED USES: SINGLE FAMILY RESIDENTIAL, OPEN SPACE  
 TREE CANOPY AREA REQUIRED (8%): 0.148 ACRES  
 TREE CANOPY AREA PROVIDED (16.8%): 0.370 ACRES  
 R-VS ZONING REQUIREMENTS:  
 MINIMUM LOT AREA: 3,000 SQ. FT.  
 MINIMUM LOT WIDTH: 30'  
 MINIMUM LOT DEPTH: N/A  
 MINIMUM SETBACKS REQUIRED:  
 FRONT SETBACK: 20'  
 REAR YARD: 25'  
 SIDE YARD: 8' / 6'

**PROPOSED DEVELOPMENT**  
 PROPOSED LOT TOTAL: 12  
 PROPOSED DENSITY: 5.08 DUA  
 AVERAGE LOT SIZE: 45,688 SQ. FT.  
 REFER TO SHEET RZ-2.0 FOR DEVELOPMENT STANDARDS AND DETAILS.

TREE CANOPY AREAS PROVIDED INCLUDE A COMBINATION OF PRESERVED EXISTING TREE CANOPY AND PROPOSED TREE CANOPY.  
 APPLICANT WILL COORDINATE WITH THE TOWN ARBORIST WHEN SELECTING PLANT MATERIAL DURING THE DRAFTING OF CONSTRUCTION DOCUMENTS FOR THE PROJECT.

**Bloc Design**  
 2923 S. Tryon Street, Suite 320  
 Charlotte, NC 28203  
 phone: 704-940-2883  
 www.bloc-nc.com

landscape architecture | planning | civil engineering

REVISIONS		
NO.	DATE	DESCRIPTION
1	07/30/18	COMMUNITY MEETING REVISIONS
2	08/15/18	PUBLIC HEARING / PLANNING BOARD REVISIONS

Disclaimer ©2018:  
 Information contained in this document is the property of Bloc Design, PLLC, and the project client listed on this document.  
 The reproduction, copying, and other use without written consent is prohibited and may be subject to legal action to the fullest extent possible.

stamp / seal:

NC FIRM #: P-1007, C-390

**ISSUED FOR CONSTRUCTION**  
 MANAGING PARTNER (PE): \_\_\_\_\_ DATE: \_\_\_\_\_  
 MANAGING PARTNER (LA): \_\_\_\_\_ DATE: \_\_\_\_\_  
 CIVIL ENGINEER/DESIGNER: \_\_\_\_\_ DATE: \_\_\_\_\_  
 LANDS ARCHITECT/DESIGNER: \_\_\_\_\_ DATE: \_\_\_\_\_

**Greenway Cottages**  
 Single Family Development  
 269 South Trade Street  
 Matthews, North Carolina  
 Rezoning Petition #:  
 2018-686

R-20 to R-VS  
 Board of Commissioners  
**APPROVED**  
 11/12/2018  
 Lari Capellanis, Town Clerk

SCALE: 1" = 30'  
 0 15' 30' 60'

DATE: 10/12/18 MPIC: CCB  
 DRAWN BY: ASP/UTN CHECKED BY: CCB  
 PROJECT NUMBER: 00552.00  
 SCALE: 1"=30'  
 TITLE: DEVELOPMENT PLAN  
 SHEET NO.: RZ-1.0

**North Carolina 811**  
 www.nc811.org

1. CONTRACTOR IS RESPONSIBLE FOR PLACEMENT OF ALL BARRICADES, SIGNAGE, FLAGGERS, SHORING, ETC., TO ENSURE THE SAFETY OF WORKERS AND THE PUBLIC.  
 2. ALL PAVEMENT CUTS SHALL BE REPLACED ACCORDING TO NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND CHARLOTTE WATER.



HOME WITH FRONT LOADED GARAGE



HOME WITH FRONT LOADED GARAGE



HOME WITH REAR LOADED GARAGE



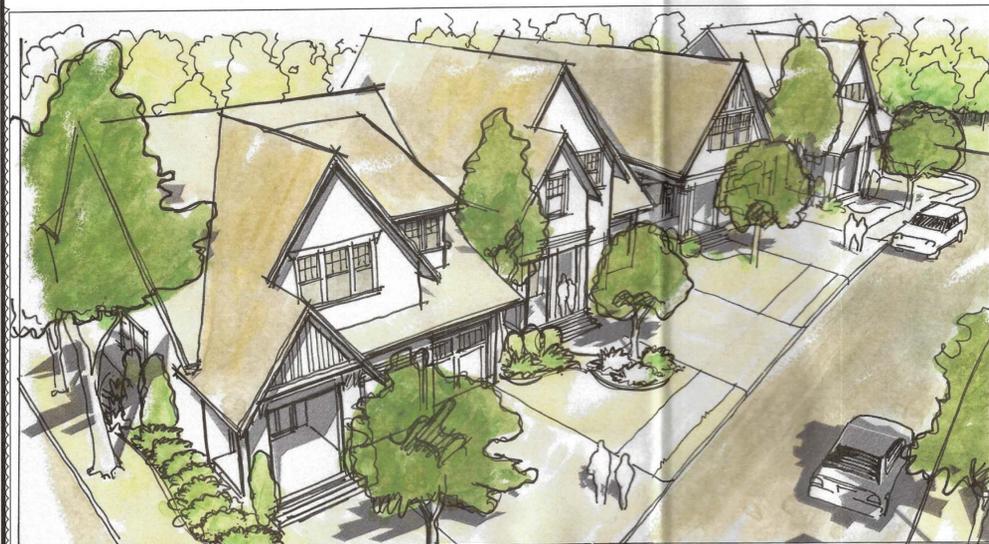
HOME WITH FRONT LOADED GARAGE



HOME WITH FRONT LOADED GARAGE



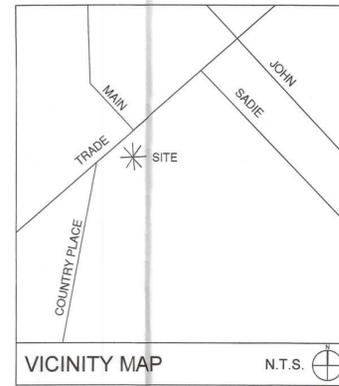
HOME WITH REAR LOADED GARAGE



PERSPECTIVE VIEW FROM INTERNAL PRIVATE STREET



PERSPECTIVE VIEW FROM TRADE STREET



VICINITY MAP

N.T.S.

**SURVEY DISCLAIMER**

TOPOGRAPHIC SURVEY DATED APRIL 25, 2017 PROVIDED BY TIDEMARK LAND SERVICES, 3568 CENTRE CIRCLE, SUITE A, FORT MILL, SOUTH CAROLINA 29715. (844) 885-5283

**DEVELOPMENT STANDARDS:**  
MAY 24, 2018

1. **GENERAL PROVISIONS**
  - A. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Application filed by BrookeChase Properties ("Applicant") for an approximately 2.368 acre site located at the terminus of Main Street, east of South Trade Street, which site is more particularly depicted on the Rezoning Plan (hereinafter referred to as the "Site"). The Site is comprised of Tax Parcel Numbers 227-211-05 and 227-211-06.
  - 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-VS 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 13 one-family detached dwelling units and to any incidental or accessory uses relating thereto that are permitted in the R-VS zoning district.
3. **DIMENSIONAL STANDARDS**
  - A. Development of the Site shall comply with the dimensional standards of the R-VS zoning district set out in Table 155.604.1 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 at the option of Applicant.
  - 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 is 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. Transitional RV area (3,481 sq. ft. / 0.088 acres) shall be dedicated for the future widening of South Trade Street.
5. **STREETSCAPE TREATMENT**
  - A. The streetscape treatment along the Site's frontage on South Trade Street shall meet the requirements of the Ordinance.
6. **ARCHITECTURAL STANDARDS**
  - A. The maximum height of any one-family detached dwelling unit constructed on the Site shall be thirty-five (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. Elevations are for illustrative purposes. Additional conceptual elevations may be added that follow the design treatment, general conceptual architectural style shown including corner bores for landscaping the street entrance from South Trade Street.
  - D. The primary exterior building materials for the one-family detached dwelling units to be constructed on the Site may be a combination of portions of the following: brick accents or similar masonry products, stone, manufactured stone, and composite siding. **VINYL SIDING WILL NOT BE ALLOWED.** Architectural elevations will be provided on an as designed/constructed basis to the Town Board for review and approval, prior to construction.
  - E. Fencing adjacent to the greenway will be consistent in style, and shall consist of a decorative aluminum fencing, painted black or similar color, to match the proposed architecture and provide a unified appearance.
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.
10. **TREE SAVE AREAS**
  - A. Developer is open to the option to provide supplemental plantings along the greenway (beneath trees retained), and along the property line adjacent to the greenway), and adjacent to parcel 22721104 (beneath trees retained, and along property line).



1. CONTRACTOR IS RESPONSIBLE FOR PLACEMENT OF ALL BARRICADES, SIGNAGE, FLAGGERS, SHORING, ETC., TO ENSURE THE SAFETY OF WORKERS AND THE PUBLIC.
2. ALL PAVEMENT CUTS SHALL BE REPLACED ACCORDING TO NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND CHARLOTTE WATER.



**Bloc Design**  
2923 S. Tryon Street, Suite 320  
Charlotte, NC 28203  
phone: 704-940-2883  
www.bloc-nc.com

landscape architecture | planning | civil engineering

**REVISIONS**

NO.	DATE	DESCRIPTION
1	07/30/18	COMMUNITY MEETING REVISIONS
2	08/15/18	PUBLIC HEARING REVISIONS
3	11/13/18	BOARD APPROVAL COMMENTS

Disclaimer ©2018: Information contained in this document is the property of Bloc Design, PLLC, and the project client listed on this document. The reproduction, copying, and other use without written consent is prohibited and may be subject to legal action to the fullest extent possible.

stamp / seal:

NC FIRM # P-1007, C-390

**ISSUED FOR CONSTRUCTION**

MANAGING PARTNER (PE): \_\_\_\_\_ DATE: \_\_\_\_\_  
 MANAGING PARTNER (LA): \_\_\_\_\_ DATE: \_\_\_\_\_  
 CIVIL ENGINEER/DESIGNER: \_\_\_\_\_ DATE: \_\_\_\_\_  
 LANDS. ARCHITECT/DESIGNER: \_\_\_\_\_ DATE: \_\_\_\_\_

**Greenway Cottages**  
Single Family Development  
269 South Trade Street  
Matthews, North Carolina

Rezoning Petition #:  
2018-686

DATE: 10/12/18 MPIC: CCB  
 DRAWN BY: ASP/UTN CHECKED BY: CCB

PROJECT NUMBER: 00552.00

SCALE: NTS

TITLE:  
DEVELOPMENT STANDARDS

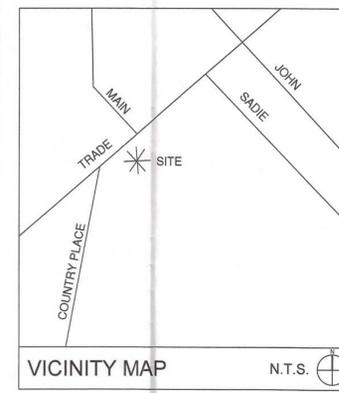
SHEET NO.:  
**RZ-2.0**



TYPICAL INTERIOR FINISHINGS



TYPICAL REAR ELEVATION



VICINITY MAP

N.T.S.

**SURVEY DISCLAIMER**

TOPOGRAPHIC SURVEY DATED APRIL 25, 2017 PROVIDED BY  
TIDEMARK LAND SERVICES, 3559 CENTRE CIRCLE, SUITE A, FORT  
MILL, SOUTH CAROLINA 29715. (844) 865-5263

**PETITIONER COMMITMENTS:**

NOVEMBER 5, 2018

1. Dedication of .08 acres (3441 square feet) of land for Right of Way along South Trade Street to NC Department of Transportation. There is currently very little to NO Right of Way.
2. Petitioner will donate \$7,500 upon approved and permitted site plans to the Town of Matthews for future improvements of Right of Way (planting strip and sidewalks) along South Trade Street.
3. Petitioner will plant a buffer within the first 8' of land along the Four Mile Greenway path on the southern property line (Greenway path) with medium height evergreens (mature height of approximately 12-15'). Specific plant types will be coordinated with the Town of Matthews Arborist. Ripsh with Public Works has visited the site and in agreement. The Town of Matthews will maintain the plantings. All Fencing will be located on the interior side of plantings, within the residential lot. Petitioner will provide an 8' easement to the Town of Matthews to maintain the area and plantings.
4. Petitioner will plant a buffer on the Northern property line with medium height evergreens (mature height of 12-15') and large maturing hardwood trees (mature height 35' +/-) approximately every 50' on center.
5. Petitioner will donate \$2,300 upon approved and permitted site plans to the Town of Matthews for future Greenway Entrance Improvements and Design.
6. Petitioner will place signage within the development to identify the Private Streets and Private Parking locations as requested.



TYPICAL INTERIOR FINISHINGS



TYPICAL INTERIOR FINISHINGS



TYPICAL INTERIOR FINISHINGS



TYPICAL INTERIOR FINISHINGS



**Bloc Design**  
2923 S. Tryon Street, Suite 320  
Charlotte, NC 28203  
phone: 704-940-2883  
www.bloc-nc.com

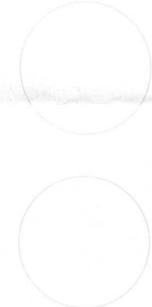
landscape architecture | planning | civil engineering

**REVISIONS**

NO.	DATE	DESCRIPTION
2	08/15/18	PUBLIC HEARING REVISIONS
3	11/07/18	FINAL HEARING REVISIONS

Disclaimer ©2018:  
Information contained in this document is the property of Bloc Design, PLLC, and the project client listed on this document.  
The reproduction, copying, and other use without written consent is prohibited and may be subject to legal action to the fullest extent possible.

stamp / seal:



NC FIRM #: P-1007, C-390

**ISSUED FOR CONSTRUCTION**

MANAGING PARTNER (PE): \_\_\_\_\_ DATE: \_\_\_\_\_  
MANAGING PARTNER (LA): \_\_\_\_\_ DATE: \_\_\_\_\_  
CIVIL ENGINEER/DESIGNER: \_\_\_\_\_ DATE: \_\_\_\_\_  
LANDS ARCHITECT/DESIGNER: \_\_\_\_\_ DATE: \_\_\_\_\_

**Greenway Cottages**  
Single Family Development  
269 South Trade Street  
Matthews, North Carolina

**Rezoning Petition #:**  
2018-686

DATE: 10/12/18 MPIC: CCB

DRAWN BY: ASP/JTN CHECKED BY: CCB

PROJECT NUMBER: 00552.00

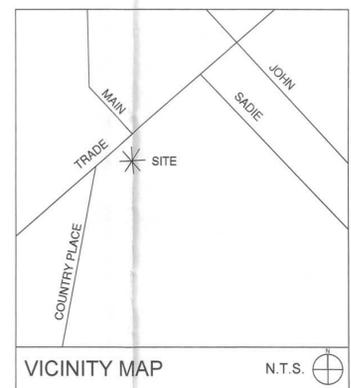
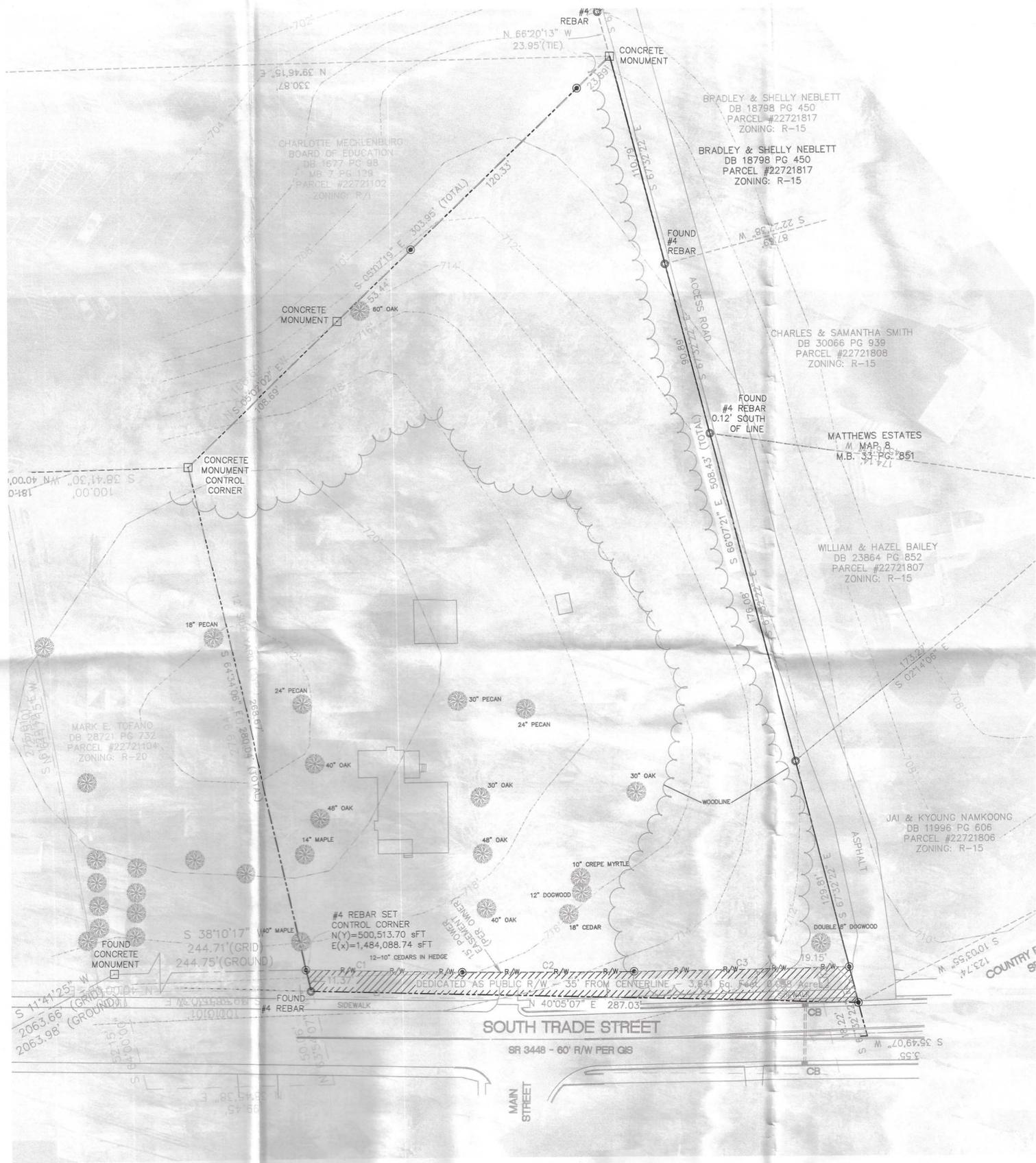
SCALE: NTS

TITLE:  
DEVELOPMENT STANDARDS

SHEET NO.:  
**RZ-3.0**



1. CONTRACTOR IS RESPONSIBLE FOR PLACEMENT OF ALL BARRICADES, SIGNAGE, FLAGGERS, SHORING, ETC., TO ENSURE THE SAFETY OF WORKERS AND THE PUBLIC.
2. ALL PAVEMENT CUTS SHALL BE REPLACED ACCORDING TO NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND CHARLOTTE WATER.



**SURVEY DISCLAIMER**  
 TOPOGRAPHIC SURVEY DATED APRIL 25, 2017 PROVIDED BY  
 TIDEMARK LAND SERVICES, 3556 CENTRE CIRCLE, SUITE A, FORT  
 MILL, SOUTH CAROLINA 29715. (844) 985-5253

**Bloc Design**  
 2923 S. Tryon Street, Suite 320  
 Charlotte, NC 28203  
 phone: 704-940-2883  
 www.bloc-nc.com

landscape architecture | planning | civil engineering

**REVISIONS**

NO.	DATE	DESCRIPTION

Disclaimer ©2018: Information contained in this document is the property of Bloc Design, PLLC, and the project client listed on this document. The reproduction, copying, and other use without written consent is prohibited and may be subject to legal action to the fullest extent possible.

stamp / seal:

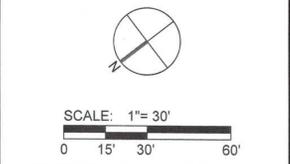
NC FIRM # P-1007, C-390

**ISSUED FOR CONSTRUCTION**

MANAGING PARTNER (PE) \_\_\_\_\_ DATE \_\_\_\_\_  
 MANAGING PARTNER (LA) \_\_\_\_\_ DATE \_\_\_\_\_  
 CIVIL ENGINEER/DESIGNER \_\_\_\_\_ DATE \_\_\_\_\_  
 LANDS ARCHITECT/DESIGNER \_\_\_\_\_ DATE \_\_\_\_\_

**Greenway Cottages**  
 Single Family Development  
 269 South Trade Street  
 Matthews, North Carolina

**Rezoning Petition #:**  
 2018-686



DATE: 10/12/18	MPIC: CCB
DRAWN BY: AS/PTJN	CHECKED BY: CCB
PROJECT NUMBER: 00652.00	
SCALE: 1"=30'	
TITLE: EXISTING VEGETATION SURVEY	
SHEET NO.: <b>RZ-4.0</b>	



- CONTRACTOR IS RESPONSIBLE FOR PLACEMENT OF ALL BARRICADES, SIGNAGE, FLAGGERS, SHORING, ETC., TO ENSURE THE SAFETY OF WORKERS AND THE PUBLIC.
- ALL PAVEMENT CUTS SHALL BE REPLACED ACCORDING TO NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND CHARLOTTE WATER.