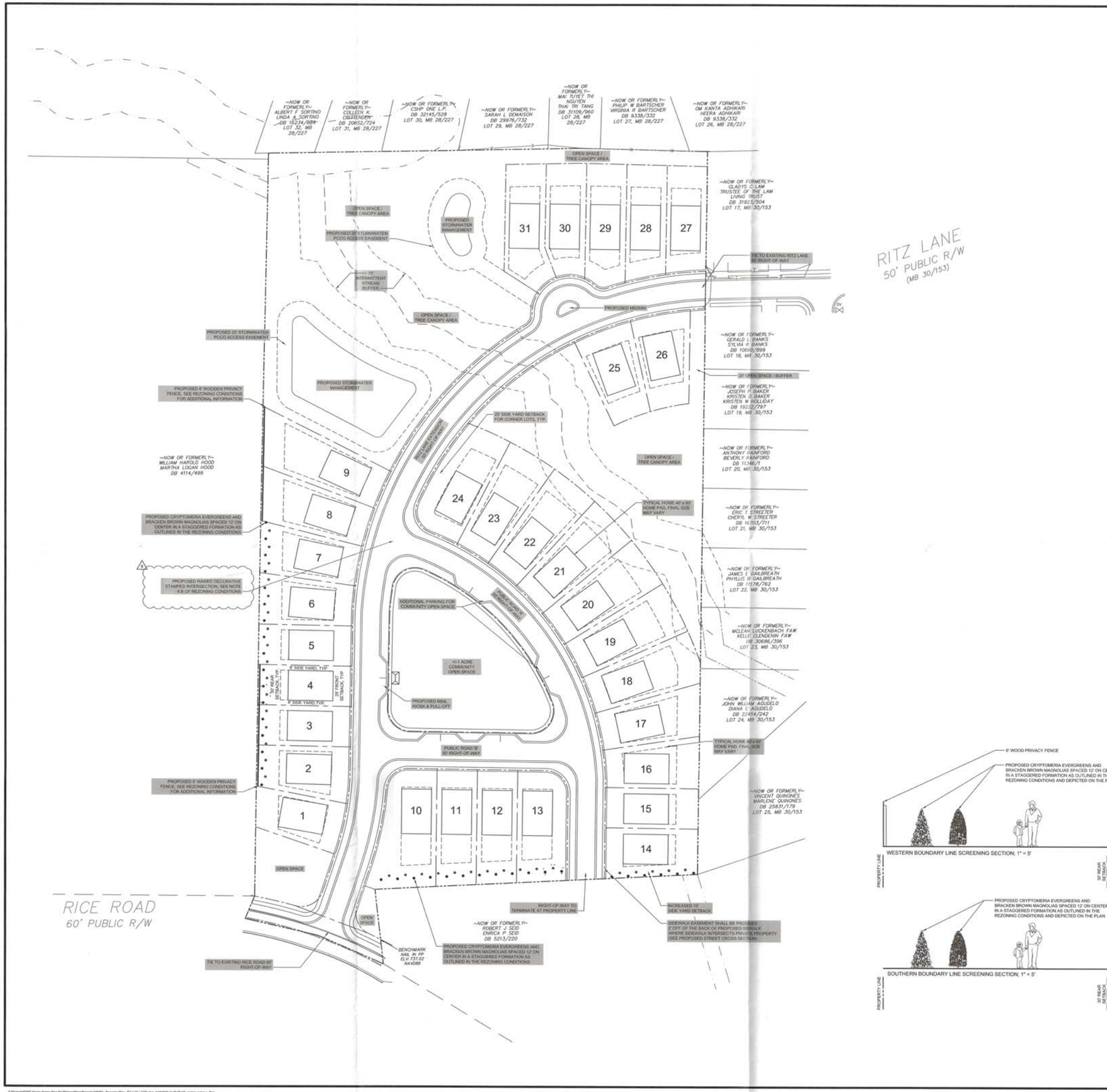
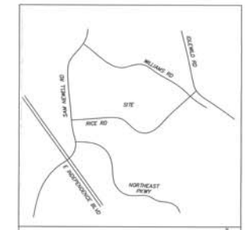




VICINITY MAP N.T.S.

SURVEY DISCLAIMER

TOPOGRAPHIC SURVEY DATED MARCH 16, 2018 PROVIDED BY CAROLINA SURVEYORS, INC.

DEVELOPMENT SUMMARY:

PARCEL TAX ID: 193-532-05
PARCEL SIZE: 13.596 ACRES

EXISTING ZONING: R-15 (SINGLE FAMILY RESIDENTIAL; 15,000SF LOT MINIMUM)
EXISTING USE: WOODED, VACANT

PROPOSED ZONING: R-VS (SINGLE FAMILY RESIDENTIAL; 4,500SF LOT MINIMUM)
PROPOSED USES: SINGLE FAMILY RESIDENTIAL, OPEN SPACE

TREE CANOPY AREA REQUIRED (8%): 1.24 ACRES
TREE CANOPY AREA PROVIDED:
ACREAGE OF UNDISTURBED TREE CANOPY AREA: +/- 2.15 ACRES (15.8%)
TOTAL TREES TO BE REPLANTED: ~80 TREES
@2,000SF PER TREE (155,606.7 3ft): +/- 3.67 ACRES (27%)

TOTAL POST DEVELOPMENT TREE CANOPY AREA: +/- 5.82 ACRES (42.79%)

UNDISTURBED OPEN SPACE REQUIRED (17.5%): 2.37 ACRES
UNDISTURBED OPEN SPACE PROVIDED (17.5% MIN): 2.37 ACRES MIN

R-VS ZONING REQUIREMENTS:
MINIMUM LOT AREA: 4,500 SF
MINIMUM LOT WIDTH: 40'
MINIMUM LOT DEPTH: N/A

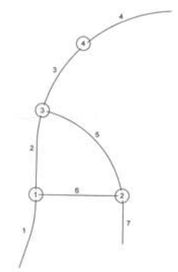
MINIMUM LOT SIZE PROVIDED:
120' x 52', 6,500 SF
AVERAGE LOT SIZE PROVIDED:
8,000 SF

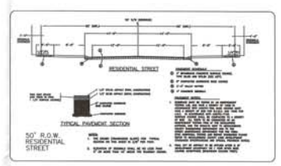
MINIMUM SETBACKS REQUIRED FOR RVS:
FRONT SETBACK: 20'
REAR YARD: 30'
SIDE YARD: 6' & 8'

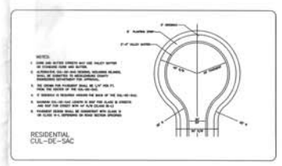
MINIMUM SETBACKS PROVIDED:
FRONT SETBACK: 20'
REAR YARD: 30'
SIDE YARD: 6' & 8

PROPOSED DEVELOPMENT
PROPOSED LOT TOTAL: 31
PROPOSED DENSITY: 2.28 DUA

CONNECTIVITY RATIO:
1 LINKS & 4 NODES PROPOSED: 1.75 RATIO
MINIMUM REQUIRED: 1.3 RATIO







WESTERN BOUNDARY LINE SCREENING SECTION; 1" = 5'

SOUTHERN BOUNDARY LINE SCREENING SECTION; 1" = 5'

TYPICAL 6' WOODEN FENCE ELEVATION - 1" = 5'

R-15 to R-VS

Board of Commissioners
APPROVED
5/6/2019
Lori Canapinno, Town Clerk

Bloc Design
2923 S. Tryon Street, Suite 320
Charlotte, NC 28203
phone: 704-940-2883
www.bloc-nc.com
landscape architecture I planning I civil engineering

REVISIONS

NO.	DATE	DESCRIPTION
	08/01/18	MATTHEWS REZONING SUBMITTAL
1	09/26/18	MATTHEWS REZONING RESUBMITTAL
2	10/31/18	MATTHEWS REZONING RESUBMITTAL
3	01/02/19	MATTHEWS REZONING RESUBMITTAL
4	02/06/19	MATTHEWS REZONING RESUBMITTAL
5	02/27/19	MATTHEWS REZONING RESUBMITTAL
6	03/18/19	MATTHEWS REZONING RESUBMITTAL

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BLOC DESIGN, PLLC — P-1007 C-390 — NORTH CAROLINA

NORTH CAROLINA PROFESSIONAL SEAL 30842 ENGINEER LARRY LOCKHART, JR.
03/18/2019

Kinger Homes, LLC
Rice Road Single Family
Matthews, NC 28105

REZONING PETITION #:
2018-689

PLAN NORTH N — TRUE NORTH N

SCALE: 1"= 50'
0 25' 50' 100'

DATE: 08/01/18	MPIC: WLL
DRAWN BY: ASP	CHECKED BY: DSK
PROJECT NUMBER: 00467.01	
SCALE: 1" = 50'	
TITLE: REZONING SITE PLAN	
SHEET NO.: RZ-1.0	

DEVELOPMENT STANDARDS
MARCH 18, 2019

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 13.596 ACRE SITE LOCATED ON THE NORTH SIDE OF RICE ROAD, EAST OF THE INTERSECTION OF RICE ROAD AND DYLAN DRIVE, WHICH SITE IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (HEREINAFTER REFERRED TO AS THE "SITE"). THE SITE IS COMPRISED OF TAX PARCEL NO. 193-532-05.

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 DEVELOPMENT AND USE 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 31 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. THE DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE APPLICABLE DIMENSIONAL STANDARDS OF THE R-VS ZONING DISTRICT SET OUT IN TABLE 155.604.8.B OF THE ORDINANCE.

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 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.

B. FOR TRAFFIC CALMING PURPOSES, APPLICANT SHALL INSTALL A DECORATIVE STAMPED AND RAISED INTERSECTION AT THE INTERSECTION OF RITZ LANE EXTENSION AND PUBLIC ROAD A. THIS RAISED INTERSECTION SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION FOR THIS RESIDENTIAL COMMUNITY.

5. STREETSCAPE TREATMENT

A. THE STREETSCAPE TREATMENT ALONG THE SITE'S PUBLIC STREET FRONTAGES SHALL MEET THE REQUIREMENTS OF THE ORDINANCE.

B. CURB, GUTTER AND A SIDEWALK SHALL BE INSTALLED ALONG THE SITE'S FRONTAGE ON RICE ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN.

C. A SIDEWALK EASEMENT SHALL BE PROVIDED TO THE TOWN OF MATTHEWS FOR ANY PORTION OF A SIDEWALK LOCATED ON PRIVATE PROPERTY.

6. TREE PRESERVATION AREAS

A. TREE PRESERVATION AREAS WILL MEET THE INTENT OF THE ORDINANCE AND SHALL OCCUR IN AREAS GENERALLY DEPICTED ON THE REZONING PLAN.

B. A MINIMUM OF 15.8% PERCENT OF THE SITE SHALL BE DEVOTED TO TREE PRESERVATION AREAS.

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 WILL BE A COMBINATION OF PORTIONS OF THE FOLLOWING: BRICK VENEER OR SIMILAR MASONRY PRODUCTS, STONE, MANUFACTURED STONE AND CEMENTITIOUS SIDING.

E. VINYL, EIFS OR MASONITE 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. THE GROUND FLOOR OF THE FRONT FACADE OF EACH ONE-FAMILY DETACHED DWELLING UNIT CONSTRUCTED ON THE SITE SHALL BE CLAD IN BRICK VENEER. HOWEVER, A PURCHASER OF A ONE-FAMILY DETACHED DWELLING UNIT SHALL HAVE THE OPTION TO CLAD EACH FACADE OF HIS OR HER ONE-FAMILY DETACHED DWELLING UNIT IN BRICK VENEER.

G. EACH ONE-FAMILY DETACHED DWELLING UNIT CONSTRUCTED ON THE SITE SHALL INCLUDE OVERHANGS, BRACKETS AND COLUMNS.

H. EACH ONE-FAMILY DETACHED DWELLING UNIT CONSTRUCTED ON THE SITE SHALL HAVE A COVERED FRONT PORCH WITH A MINIMUM DEPTH OF 6 FEET.

I. EACH ONE-FAMILY DETACHED 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 SUCH ONE-FAMILY DETACHED DWELLING UNIT AND A MINIMUM HEIGHT OF 12 INCHES FROM THE ADJACENT STREET LEVEL TO THE FRONT STOOP LOCATED AT THE FRONT ENTRY DOOR INTO SUCH ONE-FAMILY DETACHED DWELLING UNIT.

J. THE FRONT BUILDING LINES OF THE ONE-FAMILY DETACHED DWELLING UNITS CONSTRUCTED ON THE SITE SHALL BE STAGGERED TO CREATE A MORE INTERESTING STREETSCAPE.

K. 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.

L. A TWO CAR GARAGE SHALL HAVE TWO SINGLE GARAGE DOORS RATHER THAN ONE LARGE GARAGE DOOR.

M. THE MAIL KIOSK FOR THIS RESIDENTIAL COMMUNITY WILL BE LOCATED ON THE SITE AS GENERALLY DEPICTED ON THE REZONING PLAN. A SMALL STRUCTURE WITH A ROOF WILL BE LOCATED OVER THE MAIL KIOSK TO PROVIDE COVER.

N. ONE-FAMILY DETACHED DWELLING UNITS LOCATED ON THE SAME SIDE OF THE STREET AND ON ABUTTING LOTS MAY NOT HAVE THE SAME FRONT ELEVATION DESIGN.

O. OPTIONAL SIDE LOADED ONE-FAMILY DETACHED DWELLING UNITS SHALL BE OFFERED TO THE PURCHASERS OF LOTS 1, 10, 13 AND 24.

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 THE REZONING PLAN.

B. THAT PORTION OF THE SITE DESIGNATED AS THE +/- 1 ACRE COMMUNITY OPEN SPACE SHALL CONTAIN BENCHES OR OTHER SEATING ELEMENTS.

11. CONSTRUCTION TRAFFIC

A. CONSTRUCTION VEHICLES SHALL BE PROHIBITED FROM USING EXISTING RITZ LANE TO ACCESS AND EXIT THE SITE DURING THE DEVELOPMENT OF THE SITE AND THE CONSTRUCTION OF THE ONE-FAMILY DETACHED DWELLING UNITS ON THE SITE.

12. ENVIRONMENTAL

A. IN EACH INSTANCE AND LOCATION WHERE A SILT FENCE IS REQUIRED TO BE INSTALLED UNDER THE APPLICABLE REGULATION OR ORDINANCE, APPLICANT SHALL INSTALL A DOUBLE SILT FENCE (I.E., TWO SILT FENCES).

B. APPLICANT SHALL OBTAIN HABITAT AND WILDLIFE KEEPERS (HAWK) - NATIONAL WILDLIFE FEDERATION CERTIFICATION FOR THOSE PORTIONS OF THE SITE LOCATED WITHIN THE TREE SAVE AND OPEN SPACE AREAS.

13. SCREENING

A. APPLICANT SHALL INSTALL A MINIMUM 6 FOOT TALL DOG EARED WOODEN PRIVACY FENCE ALONG THOSE PORTIONS OF THE SITE'S WESTERN BOUNDARY LINE THAT ARE LOCATED TO THE REAR OF LOTS 2, 3 AND 4 ("FENCE 1") AS DEPICTED ON THE REZONING PLAN. THE FINISHED SIDE OF FENCE 1 SHALL FACE THE WESTERN BOUNDARY LINE OF THE SITE, AND FENCE 1 SHALL BE CONSISTENT WITH THE PICTURE OF THE FENCE SET OUT ON THE REZONING PLAN. FENCE 1 SHALL BE MAINTAINED AND REPLACED (AS NECESSARY) BY THE HOMEOWNERS ASSOCIATION FOR THIS RESIDENTIAL COMMUNITY. THE APPROXIMATE LENGTH OF FENCE 1 SHALL BE 160 FEET.

B. APPLICANT SHALL INSTALL A MINIMUM 6 FOOT TALL DOG EARED WOODEN PRIVACY FENCE ALONG THOSE PORTIONS OF THE SITE'S WESTERN BOUNDARY LINE THAT ARE LOCATED TO THE REAR OF LOTS 8 AND 9 ("FENCE 2") AS DEPICTED ON THE REZONING PLAN. THE FINISHED SIDE OF FENCE 2 SHALL FACE THE WESTERN BOUNDARY LINE OF THE SITE, AND FENCE 2 SHALL BE CONSISTENT WITH THE PICTURE OF THE FENCE SET OUT ON THE REZONING PLAN. FENCE 2 SHALL BE MAINTAINED AND REPLACED (AS NECESSARY) BY THE HOMEOWNERS ASSOCIATION FOR THIS RESIDENTIAL COMMUNITY. THE APPROXIMATE LENGTH OF FENCE 2 SHALL BE 150 FEET.

C. APPLICANT SHALL INSTALL CRYPTOMERIA EVERGREEN TREES AND BRACKEN BROWN MAGNOLIA TREES ALONG THOSE PORTIONS OF THE SITE'S WESTERN BOUNDARY LINE THAT ARE MORE PARTICULARLY DEPICTED ON THE REZONING PLAN. MORE SPECIFICALLY, CRYPTOMERIA EVERGREEN TREES AND BRACKEN BROWN MAGNOLIA TREES SHALL BE INSTALLED 12 FEET ON CENTER IN AN ALTERNATING, STAGGERED PATTERN AS DEPICTED ON THE **WESTERN BOUNDARY LINE SCREENING EXHIBIT** ON THE REZONING PLAN. THE CRYPTOMERIA EVERGREEN TREES AND BRACKEN BROWN MAGNOLIA TREES SHALL HAVE A MINIMUM HEIGHT OF 5 FEET AT INSTALLATION, AND THE CRYPTOMERIA EVERGREEN TREES AND BRACKEN BROWN MAGNOLIA TREES SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION FOR THIS RESIDENTIAL COMMUNITY. ADDITIONALLY, IN THE EVENT THAT A CRYPTOMERIA EVERGREEN TREE OR A BRACKEN BROWN MAGNOLIA TREE DIES, THE CRYPTOMERIA EVERGREEN TREE OR THE BRACKEN BROWN MAGNOLIA TREE SHALL BE REPLACED BY THE HOMEOWNERS ASSOCIATION WITH A REPLACEMENT TREE WITH A MINIMUM HEIGHT OF 5 FEET AT INSTALLATION.

D. EXCEPT WHERE THE STUB ROAD AND THE SIDEWALKS ADJACENT TO THE STUB ROAD ARE LOCATED ON THE SOUTHERN BOUNDARY LINE OF THE SITE, APPLICANT SHALL INSTALL CRYPTOMERIA EVERGREEN TREES AND BRACKEN BROWN MAGNOLIA TREES ALONG THAT PORTION OF THE SOUTHERN BOUNDARY LINE OF THE SITE LOCATED TO THE REAR OF LOTS 10, 11, 12 AND 13 AND TO THE SIDE OF LOT 14 AS DEPICTED ON THE REZONING PLAN. MORE SPECIFICALLY, CRYPTOMERIA EVERGREEN TREES AND BRACKEN BROWN MAGNOLIA TREES SHALL BE INSTALLED APPROXIMATELY 15 FEET FROM THE SOUTHERN BOUNDARY LINE OF THE SITE EXCEPT ON LOT 14, WHERE THE CRYPTOMERIA EVERGREEN TREES AND BRACKEN BROWN MAGNOLIA TREES SHALL BE INSTALLED ON THE SOUTHERN BOUNDARY LINE OF LOT 14. THE CRYPTOMERIA EVERGREEN TREES AND BRACKEN BROWN MAGNOLIA TREES SHALL BE INSTALLED 12 FEET ON CENTER IN AN ALTERNATING, STAGGERED PATTERN AS DEPICTED ON THE **SOUTHERN BOUNDARY LINE SCREENING EXHIBIT** ON THE REZONING PLAN. THE CRYPTOMERIA EVERGREEN TREES AND BRACKEN BROWN MAGNOLIA TREES SHALL HAVE A MINIMUM HEIGHT OF 5 FEET AT INSTALLATION, AND THE CRYPTOMERIA EVERGREEN TREES AND BRACKEN BROWN MAGNOLIA TREES SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION FOR THIS RESIDENTIAL COMMUNITY. ADDITIONALLY, IN THE EVENT THAT A CRYPTOMERIA EVERGREEN TREE OR A BRACKEN BROWN MAGNOLIA TREE DIES, THE CRYPTOMERIA EVERGREEN TREE OR THE BRACKEN BROWN MAGNOLIA TREE SHALL BE REPLACED BY THE HOMEOWNERS ASSOCIATION WITH A REPLACEMENT TREE WITH A MINIMUM HEIGHT OF 5 FEET AT INSTALLATION.

E. FENCE 1 AND FENCE 2 REFERENCED IN PARAGRAPHS A AND B ABOVE SHALL BE INSTALLED PRIOR TO THE ISSUANCE OF THE FIRST BUILDING PERMIT FOR A NEW ONE-FAMILY DETACHED DWELLING UNIT CONSTRUCTED ON THE SITE.

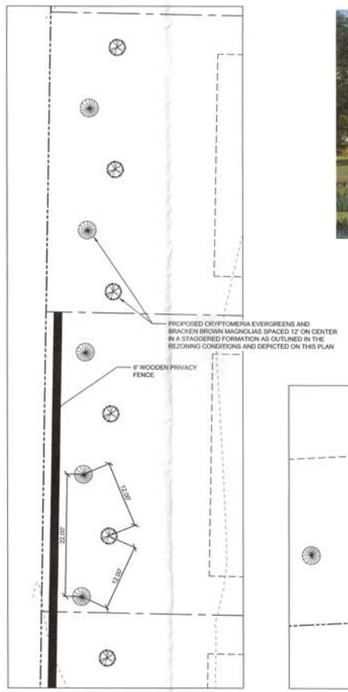
F. THE CRYPTOMERIA EVERGREEN TREES AND BRACKEN BROWN MAGNOLIA TREES REFERENCE ABOVE IN PARAGRAPHS C AND D SHALL BE INSTALLED DURING THE FIRST PLANTING SEASON AFTER THE ISSUANCE OF A GRADING PERMIT FOR THE SITE.

G. THIS RESIDENTIAL COMMUNITY SHALL BE SUBJECT TO A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS THAT WILL BE RECORDED IN THE MECKLENBURG COUNTY REGISTRY (THE "COVENANTS"). THE COVENANTS SHALL, AMONG OTHER THINGS, REQUIRE THE ESTABLISHMENT OF A MANDATORY HOMEOWNERS ASSOCIATION FOR THIS RESIDENTIAL COMMUNITY. THE COVENANTS AND THE DEEDS TO THE RELEVANT LOTS SHALL REQUIRE THAT FENCE 1 AND FENCE 2 AND THE CRYPTOMERIA EVERGREEN TREES AND BRACKEN BROWN MAGNOLIA TREES REFERENCED ABOVE BE PRESERVED ON THE RELEVANT LOTS BY THE RELEVANT LOT OWNERS, AND THAT FENCE 1 AND FENCE 2 AND THE CRYPTOMERIA EVERGREEN TREES AND BRACKEN BROWN MAGNOLIA TREES BE MAINTAINED AND REPLACED (AS NEEDED) BY THE HOMEOWNERS ASSOCIATION AS REFERENCED ABOVE.

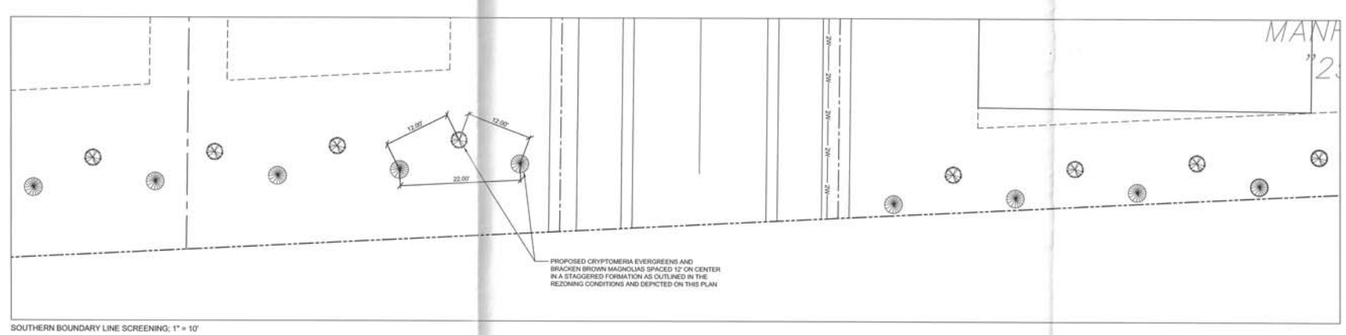
14. BINDING EFFECT OF THE REZONING APPLICATION

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.

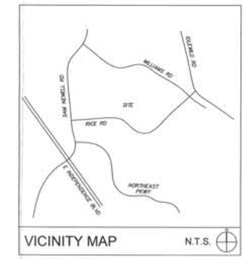
ARCHITECTURAL ELEVATIONS
FEBRUARY 6, 2019



WESTERN BOUNDARY LINE SCREENING; 1" = 10'



SOUTHERN BOUNDARY LINE SCREENING; 1" = 10'



VICINITY MAP N.T.S.

SURVEY DISCLAIMER

TOPOGRAPHIC SURVEY DATED MARCH 16, 2018 PROVIDED BY CAROLINA SURVEYORS, INC.

bloc
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
	08/01/18	MATTHEWS REZONING SUBMITTAL
1	09/25/18	MATTHEWS REZONING RESUBMITTAL
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5	02/27/19	MATTHEWS REZONING RESUBMITTAL
6	03/18/19	MATTHEWS REZONING RESUBMITTAL

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stamp / seal:

BLOC DESIGN, PLLC
P: 1007
C-390
NORTH CAROLINA

Kinger Homes, LLC
Rice Road Single Family
Matthews, NC 28105

REZONING PETITION #:
2018-689

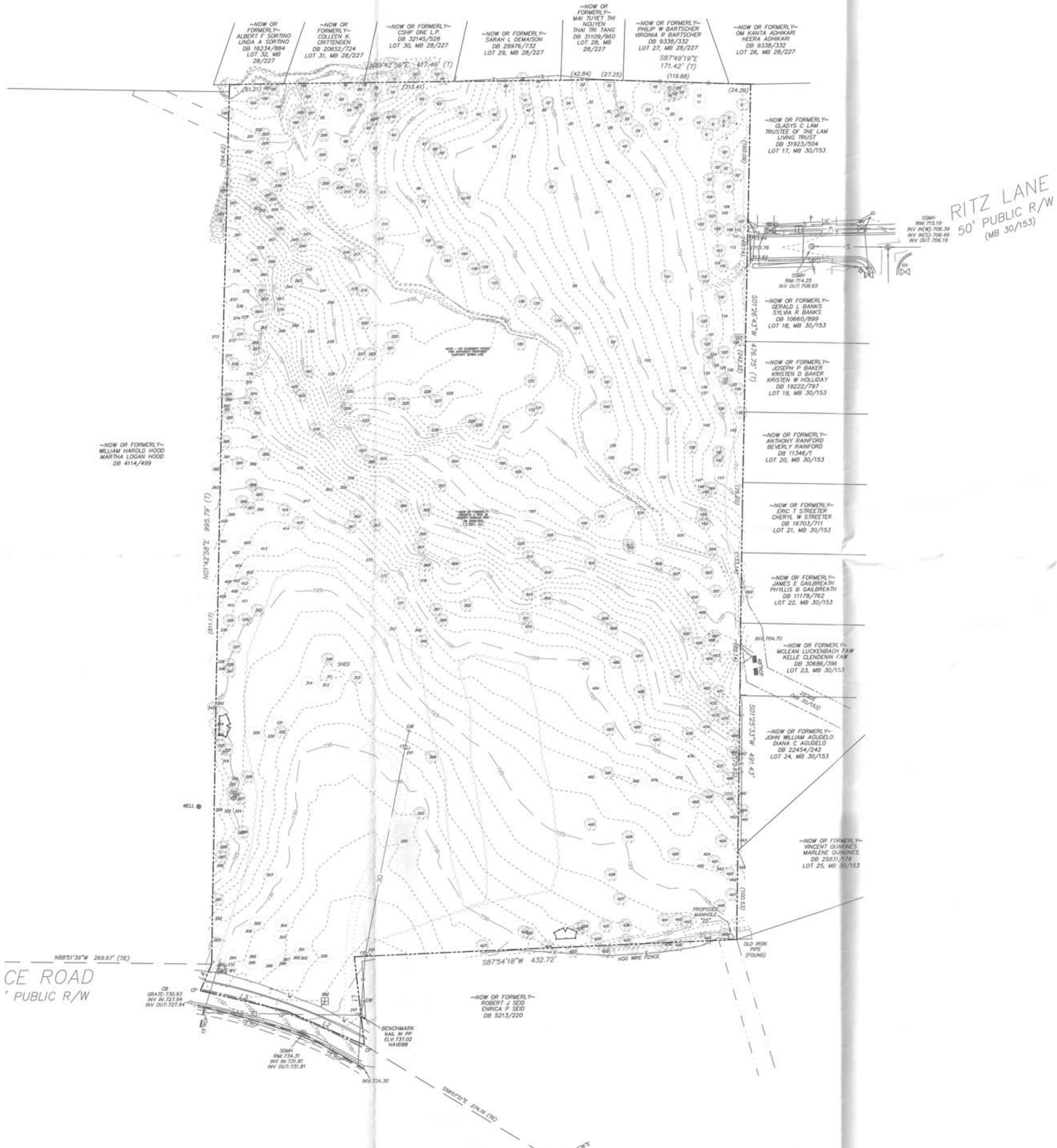
DATE: 08/01/18	MPC: WLL
DRAWN BY: ASP	CHECKED BY: DSK

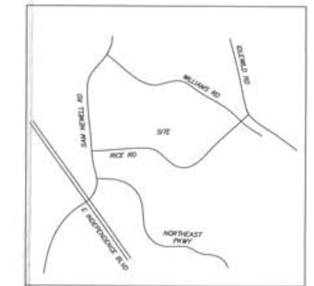
PROJECT NUMBER: 00487.01

SCALE: NTS

TITLE:
TECHNICAL DATA & ARCHITECTURAL ELEVATIONS

SHEET NO.:
RZ-2.0





VICINITY MAP N.T.S.

SURVEY DISCLAIMER

TOPOGRAPHIC SURVEY DATED MARCH 16, 2018 PROVIDED BY CAROLINA SURVEYORS, INC.

TREE TABLE	
NO.	DBH/TYPE
1	17"PINE
2	10"OAK
3	12"OAK
4	12"CEDAR
5	6/4"CEDAR
6	10"OAK
7	12"CEDAR
8	12"OAK
9	12"OAK
10	12"OAK
11	8"PINE
12	8"PINE
13	14"OAK
14	24"OAK
15	9"OAK
16	14"OAK
17	16"OAK
18	30"OAK
19	8"PINE
20	8"PINE
21	8"PINE
22	8"OAK
23	10"OAK
24	9"OAK
25	18"OAK
26	8"OAK
27	10"OAK
28	12"PINE
29	10"PINE
30	12"PINE
31	26"OAK
32	12"PINE
33	14"OAK*2
34	12"OAK
35	14"PINE
36	15"PINE
37	12"OAK
38	24"OAK
39	14/12"OAK
40	18"OAK
41	9"OAK
42	12"OAK
43	12"PINE
44	18"PINE
45	15"PINE
46	15"PINE
47	15"OAK
48	15"PINE
49	15"OAK
50	8"OAK
51	12"OAK
52	12"OAK
53	8"OAK
54	14"OAK*2
55	12"OAK
56	15"OAK-12"PINE
57	15"PINE
58	15"PINE
59	15"OAK
60	12"PINE
61	18"OAK
62	24"OAK
63	9"OAK
64	20"OAK
65	20"OAK
66	8"OAK
67	15"OAK
68	10"OAK
69	10"OAK
70	8"OAK
71	8"OAK
72	11"OAK
73	15"OAK
74	19"OAK
75	24"GUM
76	16"OAK
77	10"OAK
78	9"OAK
79	9"OAK
80	8"OAK
81	15"OAK
82	15"GUM
83	16"GUM
84	"OAK
85	14"PINE
86	16"OAK
87	15"OAK
88	15"OAK
89	15"PINE
90	22"OAK
91	15"OAK
92	15"PINE
93	15"PINE
94	15"PINE
95	15"OAK
96	15"OAK
97	15"OAK
98	17"PINE
99	15"OAK
100	15"PINE
101	24"OAK
102	12"OAK
103	15"OAK
104	10"OAK
105	9"CEDAR
106	9"CEDAR
107	18"OAK
108	6"OAK*2
109	8"OAK
110	8"CEDAR
111	8"CEDAR
112	9"CEDAR
113	8"OAK
114	9"PINE
115	9"OAK
116	10"OAK
117	11"PINE
118	15"OAK
119	9"PINE
120	11"OAK

TREE TABLE	
NO.	DBH/TYPE
120	11"OAK
121	11"PINE
122	15"OAK
123	8"OAK
124	10"PINE
125	14"OAK
126	8"OAK
127	10"OAK
128	8"PINE
129	8"PINE
130	11"PINE
131	8"OAK
132	8"PINE
133	10"PINE
134	9"OAK
135	11"PINE
136	11"PINE
137	11"PINE
138	16/11"OAK
139	18"OAK*2
140	10"PINE
141	10"OAK
142	14"OAK
143	8"PINE
144	8"OAK
145	14"OAK
146	9"PINE
147	9"PINE
148	15"PINE
149	15"PINE
150	15"PINE
151	18"OAK
152	20"OAK
153	12"OAK
154	9"OAK
155	15"PINE
156	18"OAK
157	24"OAK
158	15"PINE
159	15"PINE
160	22"OAK
161	22"OAK
162	20"OAK
163	24"OAK
164	28"PINE
165	26"OAK
166	26"OAK
167	17"PINE
168	26"OAK
169	26/20/11"OAK
170	30"OAK
171	20"OAK
172	36"OAK
173	26"OAK
174	26"OAK
175	15"OAK
176	15"OAK
177	18"OAK
178	28"OAK
179	20"OAK
180	28"OAK
181	18"OAK
182	22"OAK
183	22"OAK
184	17"OAK
185	8"OAK
186	12"OAK
187	8"OAK
188	9"OAK
189	20"OAK
190	20"OAK
191	17"GUM
192	17"GUM
193	28"OAK
194	10"OAK
195	22"OAK
196	12"OAK
197	14"OAK
198	22"OAK
199	11"GUM
200	20"PINE
201	12"PINE
202	9"PINE
203	16"GUM
204	12"OAK
205	15"OAK
206	15"OAK
207	22"GUM
208	22"OAK
209	20"OAK*2
210	20"OAK
211	15"POPLAR
212	30"OAK
213	15"OAK
214	26"OAK
215	22"OAK
216	26"OAK
217	26"OAK
218	36"OAK
219	20"OAK
220	26"OAK
221	20"OAK
222	20"OAK
223	24"OAK
224	17"GUM
225	24"GUM*2
226	24"GUM*2
227	18"OAK
228	15"PINE
229	20"GUM
230	20"GUM
231	20"OAK
232	22"OAK
233	22"GUM
234	15"OAK
235	16"GUM
236	15"PINE
237	22"OAK
238	17"PINE
239	15"PINE

TREE TABLE	
NO.	DBH/TYPE
240	15"PINE
241	15"PINE
242	12"PINE
243	15"GUM
244	15"PINE
245	12"PINE
246	14"GUM
247	14"GUM
248	12"GUM
249	11"OAK
250	11"OAK
251	24"GUM
252	12"OAK
253	14"OAK
254	8"PINE
255	8"PINE
256	10"OAK
257	10"PINE
258	12"PINE
259	9"OAK
260	12"PINE
261	9"OAK
262	11"OAK
263	15"PINE
264	14/8"GUM
265	12"PINE
266	14"PINE
267	15"OAK
268	12"PINE
269	12"PINE
270	12"OAK
271	22"GUM
272	12"PINE
273	8"PINE
274	12"PINE
275	9"PINE
276	12"PINE
277	11"PINE
278	11"PINE
279	8"PINE
280	11"OAK
281	20"PINE
282	20"PINE
283	15"PINE
284	12"GUM
285	30"CEDAR
286	11"PINE
287	8"GUM
288	12"GUM
289	14"PINE
290	22"OAK
291	18"OAK
292	17"PINE
293	8"PINE
294	20"PINE
295	18"PINE
296	12"PINE
297	12"PINE
298	15"PINE
299	15"PINE
300	15"PINE
301	14"PINE
302	12"CEDAR
303	18"PINE
304	15"PINE
305	15"PINE
306	15"PINE
307	22"PINE
308	22"PINE
309	26"OAK
310	24"OAK
311	18"PINE
312	18"HACKBERRY
313	18"PINE
314	15"CEDAR
315	8"OAK
316	8"OAK
317	12"PINE
318	12"PINE
319	12"PINE
320	14"PINE
321	9"OAK
322	14"OAK
323	16"PINE
324	15"PINE
325	15"PINE
326	11"PINE
327	10"OAK
328	12"OAK
329	16"PINE
330	22"PINE
331	22"PINE
332	12"OAK
333	12"OAK
334	20"OAK
335	11"OAK
336	10"PINE
337	9"OAK
338	10"OAK
339	8"PINE
340	15"PINE
341	8"OAK
342	15"PINE
343	10"OAK
344	11"OAK
345	11"OAK
346	12"OAK
347	22"PINE
348	24"PINE
349	14"OAK-11"PINE
350	15"OAK
351	15"OAK
352	20"OAK
353	28"GUM
354	20"GUM
355	22"GUM
356	22"GUM
357	18"GUM
358	14"PINE
359	18"PINE

TREE TABLE	
NO.	DBH/TYPE
360	16"PINE
361	18"GUM
362	17"GUM*2
363	24"GUM
364	22"GUM
365	24"GUM
366	18"OAK
367	30"OAK
368	30"OAK
369	36"OAK
370	14"PINE
371	15"OAK
372	15"OAK
373	14"PINE
374	12"OAK
375	9"PINE
376	9"PINE
377	10"PINE
378	11"OAK
379	16"GUM
380	11"PINE
381	11"PINE
382	8"PINE
383	8"OAK
384	10"OAK
385	16"GUM
386	8"OAK*2
387	12"PINE
388	26"OAK
389	9"PINE
390	8"OAK
391	12"PINE
392	12"PINE
393	20"PINE
394	12"OAK
395	14"OAK
396	9"PINE
397	8"OAK
398	6/4"OAK
399	12"PINE
400	16"PINE
401	16"PINE
402	8"PINE
403	9"PINE
404	10"PINE
405	12"PINE
406	10"PINE
407	10"PINE
408	12"PINE
409	10"PINE
410	9"PINE
411	10"PINE
412	4/6/8"HACKBERRY
413	17"PINE
414	14"PINE
415	15"OAK
416	22"OAK
417	19"PINE
418	17"PINE
419	24/20"POPLAR
420	18"OAK
421	22"POPLAR
422	22"POPLAR
423	30"OAK
424	22"OAK
425	12"OAK
426	12"OAK
427	26"OAK
428	11"OAK
429	11"OAK
430	14"OAK
431	20"OAK
432	15"OAK
433	18"OAK
434	20"OAK
435	17"OAK
436	14"OAK
437	22"OAK
438	28"OAK
439	40"OAK
440	28"OAK
441	18"OAK
442	18"OAK
443	8"OAK
444	9"OAK
445	20"OAK
446	12"OAK
447	9"OAK
448	9"CEDAR
449	11"PINE
450	8"OAK
451	11"OAK
452	11"OAK
453	12"PINE
454	12"PINE
455	12"PINE
456	10/12"OAK
457	17"PINE
458	11"OAK
459	18"OAK
460	14"OAK
461	22"PINE
462	15"CEDAR
463	20"PINE
464	16"OAK
465	14"PINE
466	15"OAK
467	10"OAK
468	10"OAK
469	20"OAK
470	8"OAK
471	20"OAK
472	18"OAK
473	14"OAK
474	18"OAK
475	16"OAK
476	15"PINE
477	12"OAK
478	17"PINE
479	24"PINE

TREE TABLE	
NO.	DBH/TYPE
480	24"PINE
481	18"OAK
482	16"PINE
483	17"OAK
484	12/9"CEDAR
485	22"OAK
486	15"OAK
487	15"OAK
488	17"OAK
489	17"OAK
490	20"OAK
491	24"OAK
492	16"OAK
493	22"OAK
494	17"OAK
495	15"OAK
496	18"OAK
497	18"OAK
498	14"OAK
499	18"OAK
500	18"OAK
501	8"OAK
502	15"HACKBERRY
503	20"OAK
504	22"GUM
505	42" MAGNOLIA
506	22"OAK
507	15"OAK
508	16"OAK
509	16"OAK
510	24"OAK
511	24"OAK
512	20"OAK
513	17"OAK
514	15"OAK
515	24"OAK
516	24"OAK
517	24"OAK
518	16"OAK
519	24"OAK*2
520	24"OAK

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REVISIONS

NO.	DATE	DESCRIPTION
	08/01/18	MATTHEWS REZONING SUBMITTAL
1	09/26/18	MATTHEWS REZONING RESUBMITTAL
2	10/31/18	MATTHEWS REZONING RESUBMITTAL
3	01/02/19	MATTHEWS REZONING RESUBMITTAL
4	02/06/19	MATTHEWS REZONING RESUBMITTAL
5	02/27/19	MATTHEWS REZONING RESUBMITTAL
6	03/18/19	MATTHEWS REZONING RESUBMITTAL

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P-1007
C-390
NORTH CAROLINA

FOR REFERENCE ONLY

Kinger Homes, LLC
Rice Road Single Family
Matthews, NC 28105

REZONING PETITION #:
2018-689

PLAN NORTH N
TRUE NORTH N

SCALE: 1"= 50'
0 25' 50' 100'

DATE: 08/01/18	MPIC: WLL
DRAWN BY: ASP	CHECKED BY: DSK
PROJECT NUMBER: 00487.01	
SCALE: 1" = 50'	

TITLE:
SITE SURVEY

SHEET NO.:
RZ-3.0