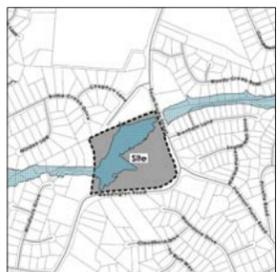


2020-715
CURRENT
 10/1/2020



VICINITY MAP N.T.S.

SURVEY DISCLAIMER
 TOPOGRAPHIC SURVEY DATED JUNE 20, 2007 PROVIDED BY CAROLINA SURVEYORS, INC. PO BOX 267 PINEVILLE, NC 28134. (704) 889-7601

LEGEND
 SYMBOL
 PROPOSED TREE SAVE

DEVELOPMENT STANDARDS
 JUNE 25, 2020

1. GENERAL PROVISIONS
 A. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING APPLICATION FILED BY LAT PURSER & ASSOCIATES, INC. (APPLICANT) FOR AN APPROXIMATELY 16.825 ACRE SITE LOCATED ON THE NORTHWEST CORNER OF THE INTERSECTION OF SOUTH TRADE STREET, PLEASANT PLAINS ROAD AND WEDDINGTON ROAD, WHICH SITE IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (HEREINAFTER REFERRED TO AS THIS "SITE"). THE SITE IS COMPOSED OF TAX PARCEL NO. 22729101.

B. THE DEVELOPMENT AND USE OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN OF THE TOWN OF MATTHEWS UNIFIED DEVELOPMENT ORDINANCE (THE "ORDINANCE"). THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE R-12 MF 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 SUCH USES AND THE 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 THEY MAY BE ALTERED OR MODIFIED IN ACCORDANCE WITH THE SETBACK, YARD AND PERIMETER LANDSCAPING REQUIREMENTS SET FORTH ON THIS REZONING PLAN AND THE DEVELOPMENT STANDARDS, PROVIDED HOWEVER, THAT ANY SUCH ALTERATIONS AND MODIFICATIONS SHALL NOT MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN.

2. PERMITTED USES
 A. THE SITE MAY BE DEVOTED ONLY TO A RESIDENTIAL COMMUNITY COMPRISED OF A MULTI-FAMILY DWELLING, MULTIPLE BUILDING COMPLEX (INCLUDING ONE-FAMILY ATTACHED (TOWNHOME) STYLE DWELLING UNITS) AND TO ANY INCIDENTAL AND ACCESSORY USES ASSOCIATED THEREWITH THAT ARE ALLOWED IN THE R-12 MF ZONING DISTRICT. INCIDENTAL AND ACCESSORY USES MAY INCLUDE, WITHOUT LIMITATION, A LEASING AND MANAGEMENT OFFICE AND AMENITIES SUCH AS A FITNESS CENTER AND A SWIMMING POOL.

3. DEVELOPMENT LIMITATIONS
 A. A MAXIMUM OF 98 MULTI-FAMILY DWELLING UNITS MAY BE LOCATED ON THE SITE.
 B. A MINIMUM OF 60 OF THE 98 MULTI-FAMILY DWELLING UNITS SHALL BE ONE-FAMILY ATTACHED (TOWNHOME) STYLE DWELLING UNITS.
 C. AT A MINIMUM ONE-FAMILY ATTACHED (TOWNHOME) STYLE DWELLING UNITS SHALL BE LOCATED IN THOSE BUILDINGS DESIGNATED AS BUILDINGS 1-68 ON THE PLAN.
 D. ROOF TOP TERRACES SHALL NOT BE PERMITTED ON ANY BUILDINGS.

4. DIMENSIONAL STANDARDS
 A. DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE DIMENSIONAL STANDARDS OF THE R-12 MF ZONING DISTRICT SET OUT IN THE ORDINANCE.

5. TRANSPORTATION AND PARKING
 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 ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE TOWN OF MATTHEWS AND/OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT).
 B. THE ALIGNMENT OF THE INTERNAL VEHICULAR CIRCULATION AREAS AND DRIVEWAYS MAY BE MODIFIED BY APPLICANT TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS, PARKING LAYOUTS AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE TOWN OF MATTHEWS AND/OR NCDOT.
 C. VEHICULAR PARKING SHALL BE PROVIDED ON THE SITE IN ACCORDANCE WITH THE REQUIREMENTS OF THE ORDINANCE.

6. STREETSCAPE TREATMENT, SIDEWALKS AND SCREENING
 A. SETBACKS AND YARDS AS REQUIRED BY THE ORDINANCE AND AS GENERALLY DEPICTED ON THE REZONING PLAN SHALL BE PROVIDED.
 B. THE STREETSCAPE TREATMENT ALONG THE SITE'S PUBLIC STREET FRONTAGES SHALL COMPLY WITH THE REQUIREMENTS OF THE ORDINANCE.
 C. INTERNAL SIDEWALKS AND PEDESTRIAN CONNECTIONS SHALL BE INSTALLED WITHIN THE SITE AS GENERALLY DEPICTED ON THE REZONING PLAN.
 D. DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE SCREENING REQUIREMENTS OF THE ORDINANCE.

7. TREE PROTECTION, LANDSCAPING AND OPEN SPACE
 A. THE DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE TREE PROTECTION AND LANDSCAPING REQUIREMENTS OF THE ORDINANCE.
 B. OPEN SPACE AREAS AS GENERALLY DEPICTED ON THE REZONING PLAN SHALL BE PROVIDED.

8. ARCHITECTURAL STANDARDS/DESIGN STANDARDS
 A. THE MAXIMUM HEIGHT IN STORES OF ANY BUILDING CONSTRUCTED ON THE SITE SHALL BE 3 STORIES.
 B. NOTWITHSTANDING THE FOREGOING, BUILDINGS DESIGNATED ON THE REZONING PLAN AS TOWNHOMES OR SHALL BE 2 STORY SPLIT BUILDINGS, SUCH THAT THE MAXIMUM HEIGHT IN STORES OF THE PUBLIC STREET SIDES OF THESE BUILDINGS SHALL BE 2 STORES, AND THE MAXIMUM HEIGHT IN STORES OF THE REAR SIDES OF THESE BUILDINGS SHALL BE 3 STORES.
 C. THE PETITIONER RESERVES THE RIGHT TO DEVELOP TOWNHOME UNITS 36-68 AS 2 STORY SPLIT BUILDINGS, 3 STORY BUILDINGS OR 2 STORY BUILDINGS BASED ON FINAL ENGINEERED GRADING PLANS FOR PERMIT AND CONSTRUCTION. THE PERMITTED EXTERIOR BUILDING MATERIALS FOR THE BUILDINGS TO BE LOCATED ON THE SITE SHALL BE MASONRY AND CERAMITICUS SIDING. BUILDING A SHALL BE MULTI-LEVEL RESIDENTIAL FLATS WITH THREE STORIES ON ONE SIDE AND FOUR STORIES ON THE FLOORPLAN SIDE.
 E. VINYL AND EXTERIOR INSULATED FINISH SYSTEMS MAY NOT BE USED AS AN EXTERIOR BUILDING MATERIAL. NOTWITHSTANDING THE FOREGOING, VINYL MAY BE UTILIZED ON WINDOWS, DOORS, SCREENS, TRIM AND RAILINGS, AND EXTERIOR INSULATED FINISH SYSTEMS AND STUCCO MAY BE UTILIZED ON TRIM AND CORNICES.
 F. DUMPSTER, COMPACTOR AND RECYCLING AREAS WILL BE ENCLOSED ON ALL FOUR SIDES BY AN OPaque WALL OR FENCE WITH ONE SIDE BEING A HINGED OPAQUE GATE. IF ONE OR MORE SIDES OF A DUMPSTER, COMPACTOR AND RECYCLING AREA ADJACENT TO A SIDE WALL OR REAR WALL OF A BUILDING, THEN THE SIDE WALL OR REAR WALL OF THE BUILDING MAY BE SUBSTITUTED FOR THE WALL OR FENCE ALONG EACH SUCH SIDE.
 G. ALL EXTERIOR WALLS FORMING AN ENCLOSURE FROM PUBLIC VIEW SHALL BE FINISHED WITH A MAXIMUM HEIGHT FOR 2 STORY BUILDINGS SHALL BE 35 FEET AND MAXIMUM HEIGHT FOR 3 STORY BUILDINGS SHALL BE 45 FEET. BUILDING HEIGHT FOR 3/4 STORY SPLIT SHALL BE MEASURED FROM THE 3 STORY ELEVATION.

9. SIGNS
 A. ALL SIGNS INSTALLED ON THE SITE SHALL COMPLY WITH THE REQUIREMENTS 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 APPLICABLE TO THE 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.

1. CONTRACTOR IS RESPONSIBLE FOR THE 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.



landscape architecture | planning | civil engineering

REVISIONS

NO.	DATE	DESCRIPTION
1	8/28/20	REZONING PLAN - 2nd SUBMITTAL
2	9/30/20	REZONING PLAN - 3rd SUBMITTAL

REVISIONS

NO.	DATE	DESCRIPTION

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Stamp / seal



MNA Weddington Rd.
 Multifamily Development

1700 Weddington Road
 Matthews, NC 28105

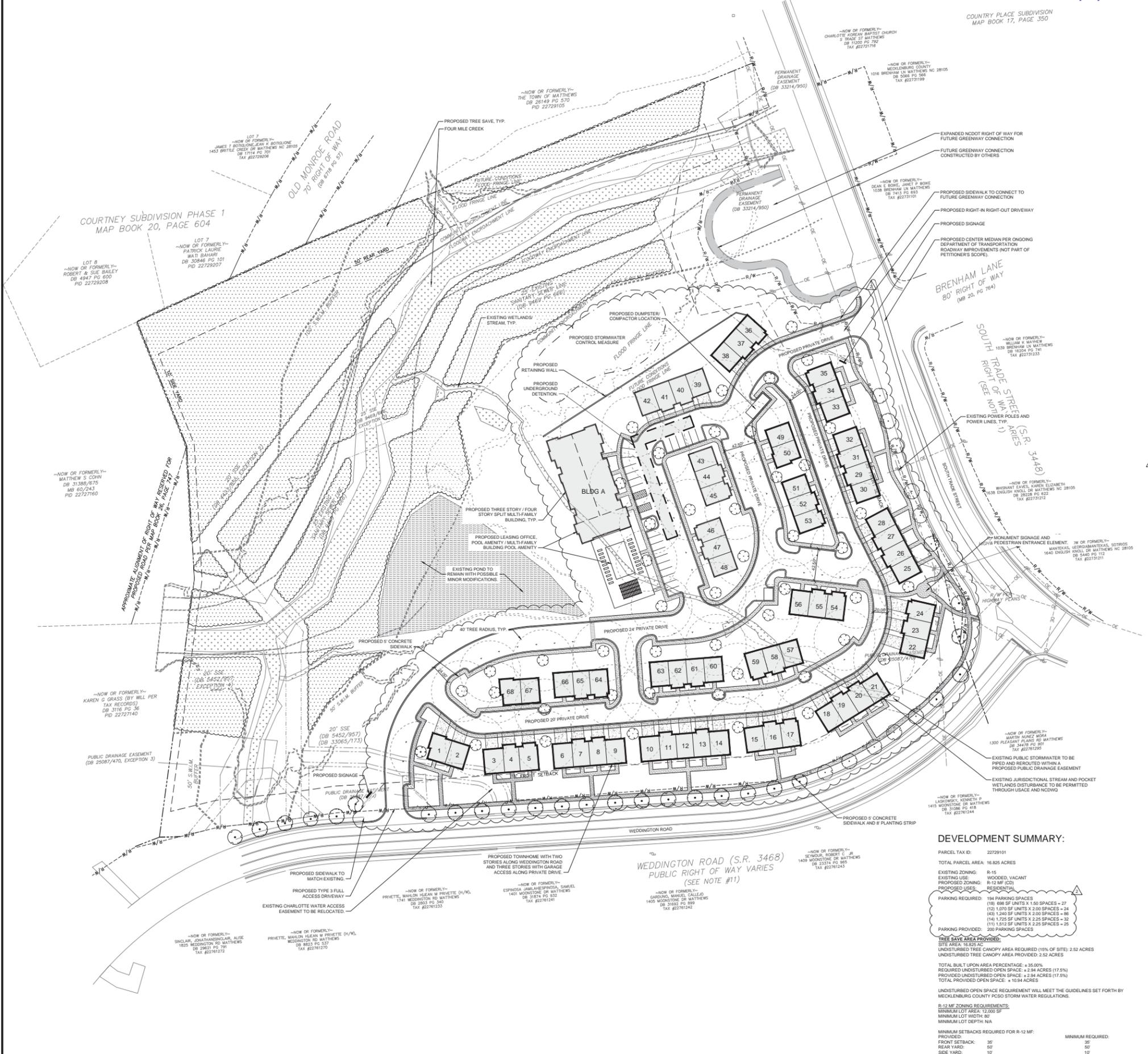
DATE: 06/25/20
 DRAWN BY: EMW
 PROJECT NUMBER: 00737.00
 SCALE: 1"=50'
 TITLE: CONCEPTUAL SITE PLAN
 SHEET NO: RZ-1

MPIC: CCB
 CHECKED BY: CCB

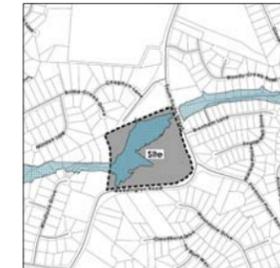
SCALE: 1"=50'

PLAN NORTH TRUE NORTH

0 25' 50' 100'



CURRENT 2020-715
10/1/2020



VICINITY MAP N.T.S.

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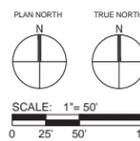


REVISIONS		
NO.	DATE	DESCRIPTION
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MNA Weddington Rd.
Multifamily Development
1700 Weddington Road
Mathews, NC 28105



DATE: 06/25/20
DRAWN BY: LWH
PROJECT NUMBER: 00737.00
SCALE: 1"=50'
TITLE: SWIM BUFFER PLAN

SHEET NO:
RZ-2



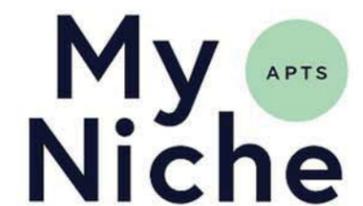
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Streetscape View from Weddington Road



Matthews Village
1700 Weddington Rd





Weddington Road Street Elevation



Matthews Village
1700 Weddington Rd

