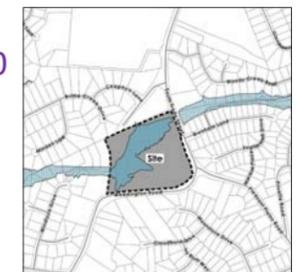


2020-715
SUPERCEDED
 8/28/2020



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) 888-7601

LEGEND

SYMBOL
 PROPOSED TREE SAVE

DEVELOPMENT STANDARDS

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 16.25 ACRE SITE LOCATED ON THE NORTHWEST CORNER OF THE INTERSECTION OF SOUTH TRADE STREET, PLEASANT PLAINS ROAD AND WEDDINGTON ROAD. HEREINAFTER REFERRED TO AS THE "SITE". THE SITE IS COMPOSED OF TAX PARCEL NO. 227291-01.

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-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 131 MULTI-FAMILY DWELLING UNITS MAY BE LOCATED ON THE SITE.
 B. A MINIMUM OF 37 OF THE 131 MULTI-FAMILY DWELLING UNITS SHALL BE ONE-FAMILY ATTACHED (TOWNHOME) STYLE DWELLING UNITS.
 C. A MINIMUM ONE-FAMILY ATTACHED (TOWNHOME) STYLE DWELLING UNITS SHALL BE LOCATED IN THOSE BUILDINGS DESIGNATED AS BUILDINGS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, AND 37 ON THE REZONING PLAN.
 D. ROOF TOP TERRACES SHALL NOT BE PERMITTED ON THOSE BUILDINGS DESIGNATED AS BUILDINGS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, AND 37 ON THE REZONING PLAN.

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 SHALL BE 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 FRONTSIDES 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 STORIES OF ANY BUILDING CONSTRUCTED ON THE SITE SHALL BE 4 STORIES.
 B. NOTWITHSTANDING THE FOREGOING, THOSE BUILDINGS DESIGNATED ON THE REZONING PLAN AS BUILDINGS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, C, D AND E SHALL BE 2 STORY SPILT BUILDINGS, SUCH THAT THE MAXIMUM HEIGHT IN STORIES OF THE PUBLIC STREET SIDES OF THESE BUILDINGS SHALL BE 2 STORIES AND THE MAXIMUM HEIGHT IN STORIES OF THE REAR SIDES OF THESE BUILDINGS SHALL BE 3 STORIES.
 C. BUILDINGS 1-37 SHALL BE DESIGNED TO HAVE THE APPEARANCE OF ONE-FAMILY ATTACHED (TOWNHOME) BUILDINGS.
 D. THE PERMITTED PRIMARY EXTERIOR BUILDING MATERIALS FOR THE BUILDINGS TO BE LOCATED ON THE SITE SHALL BE MASONRY AND CERAMIC TILE.
 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 ADJOIN A SIDE WALL OR REAR WALL OF A BUILDING, THEN THE SIDE WALL OR REAR WALL OF THE BUILDING MAY BE SUBSTITUTED BY A WALL OR FENCE ALONG EACH SUCH SIDE.
 G. ALL EXTERNAL HVAC EQUIPMENT MUST BE SCREENED FROM PUBLIC VIEW.
 H. MAXIMUM HEIGHT FOR 2 STORY BUILDINGS SHALL BE 36 FEET AND MAXIMUM HEIGHT FOR 3 STORY BUILDINGS SHALL BE 45 FEET.

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 THE 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 THE TIME TO THE TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.



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.



REVISIONS

NO.	DATE	DESCRIPTION
1	8/28/20	REZONING PLAN - 2nd SUBMITTAL

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Stamp: DESIGN NORTH CAROLINA

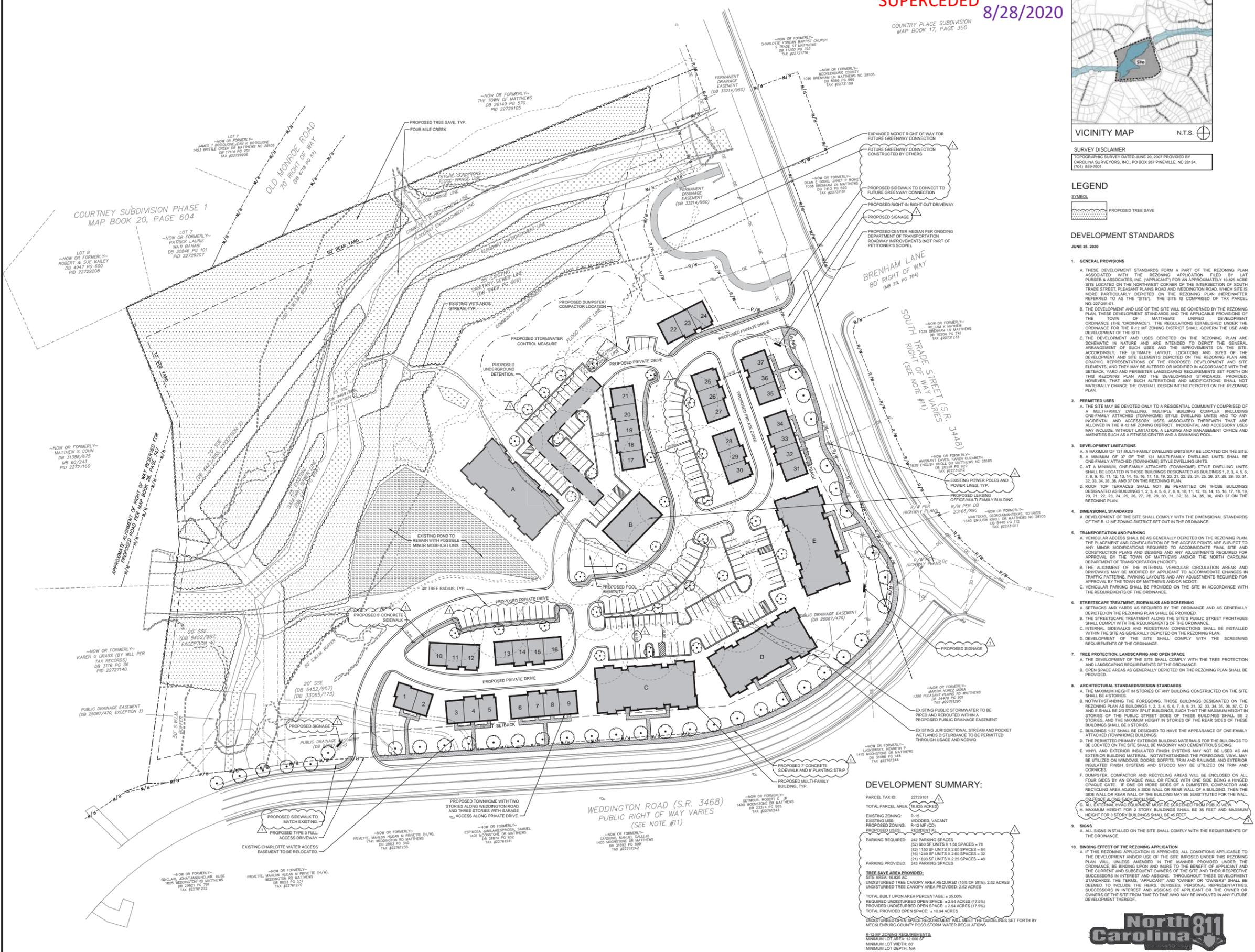


MNA Weddington Rd. Multifamily Development

1700 Weddington Road
 Matthews, NC 28105

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

SHEET NO: **RZ-1**



DEVELOPMENT SUMMARY:

PARCEL TAX ID: 227291-01
 TOTAL PARCEL AREA: 16.25 ACRES
 EXISTING ZONING: R-15
 PROPOSED ZONING: R-12 MF (CD)
 PROPOSED USES: RESIDENTIAL

PARKING REQUIRED:
 242 PARKING SPACES
 620 880 SF UNITS X 1.50 SPACES = 78
 (42) 1150 SF UNITS X 2.00 SPACES = 84
 (18) 1248 SF UNITS X 2.00 SPACES = 32
 (21) 1893 SF UNITS X 2.25 SPACES = 48
 243 PARKING SPACES

PARKING PROVIDED:
 243 PARKING SPACES

TREE SAVE AREA PROVIDED:
 SITE AREA: 16.25 ACRES
 UNDISTURBED TREE CANOPY AREA REQUIRED (10% OF SITE): 2.52 ACRES
 UNDISTURBED TREE CANOPY AREA PROVIDED: 2.52 ACRES

TOTAL BUILT UPON AREA PERCENTAGE: = 35.00%
REQUIRED UNDISTURBED OPEN SPACE: + 2.94 ACRES (17.5%)
PROVIDED UNDISTURBED OPEN SPACE: + 2.94 ACRES (17.5%)
TOTAL PROVIDED OPEN SPACE: = 10.84 ACRES

UNDISTURBED OPEN SPACE REQUIREMENT WILL MEET THE GUIDELINES SET FORTH BY MECKLENBURG COUNTY PCSO STORM WATER REGULATIONS.

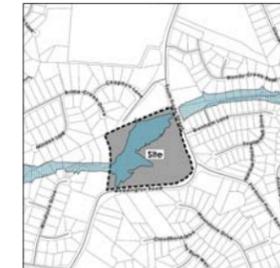
R-12 MF ZONING REQUIREMENTS:
 MINIMUM LOT AREA: 12,000 SF
 MINIMUM LOT WIDTH: 80'
 MINIMUM LOT DEPTH: NA

MINIMUM SETBACKS REQUIRED FOR R-12 MF:

PROVIDED FRONT SETBACK:	30'	MINIMUM REQUIRED:	30'
REAR YARD:	10'		10'
SIDE YARD:	10'		10'

SUPERCEDED 2020-715
8/28/2020

COUNTRY PLACE SUBDIVISION
MAP BOOK 17, PAGE 350



VICINITY MAP N.T.S.

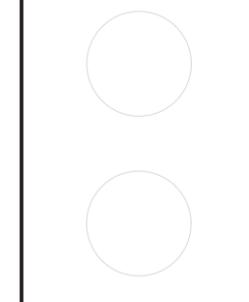
SURVEY DISCLAIMER
TOPOGRAPHIC SURVEY DATED JUNE 20, 2007 PROVIDED BY
CAROLINA SURVEYORS, INC. PO BOX 267 PINEVILLE, NC 28134,
(704) 888-7601



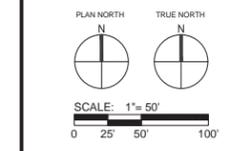
REVISIONS

NO.	DATE	DESCRIPTION
1	8/28/20	REZONING PLAN - 2nd SUBMITTAL

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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



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.



Streetscape View from Weddington Road



Matthews Village
1700 Weddington Rd





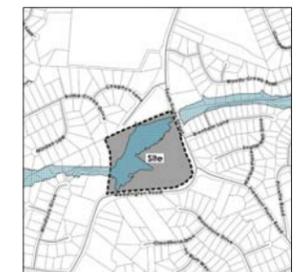
Weddington Road Street Elevation



Matthews Village
1700 Weddington Rd



SUPERCEDED 2020-715
6/30/2020



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

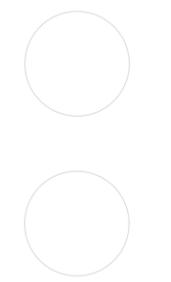
DEVELOPMENT STANDARDS
JUNE 25, 2020

- 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 16.25 ACRE SITE LOCATED ON THE NORTHWEST CORNER OF THE INTERSECTION OF SOUTH TRADE STREET, PLEASANT PLAINS ROAD AND WEDDINGTON ROAD. HEREINAFTER REFERRED TO AS THE "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, 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-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.
- 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.
- DEVELOPMENT LIMITATIONS**
 - A. A MAXIMUM OF 131 MULTI-FAMILY DWELLING UNITS MAY BE LOCATED ON THE SITE.
 - B. A MINIMUM OF 37 OF THE 131 MULTI-FAMILY DWELLING UNITS SHALL BE ONE-FAMILY ATTACHED (TOWNHOME) STYLE DWELLING UNITS.
 - C. A MINIMUM ONE-FAMILY ATTACHED (TOWNHOME) STYLE DWELLING UNITS SHALL BE LOCATED IN THOSE BUILDINGS DESIGNATED AS BUILDINGS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, AND 37 ON THE REZONING PLAN.
 - D. ROOF TOP TERRACES SHALL NOT BE PERMITTED ON THOSE BUILDINGS DESIGNATED AS BUILDINGS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, AND 37 ON THE REZONING PLAN.
- 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.
- 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.
- 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 FRONTSIDES 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.
- 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.
- ARCHITECTURAL STANDARDS/DESIGN STANDARDS**
 - A. THE MAXIMUM HEIGHT IN STORES OF ANY BUILDING CONSTRUCTED ON THE SITE SHALL BE 4 STOREYS.
 - B. NOTWITHSTANDING THE FOREGOING, THOSE BUILDINGS DESIGNATED ON THE REZONING PLAN AS BUILDINGS 1, 2, 3, 4, 5, 6, 7, 8, 9, 31, 32, 33, 34, 35, 36, 37, C, D AND E SHALL BE 2 STORY SPLIT BUILDINGS, SUCH THAT THE MAXIMUM HEIGHT IN STORES OF THE PUBLIC STREET SIDES OF THESE BUILDINGS SHALL BE 2 STOREYS AND THE MAXIMUM HEIGHT IN STORES OF THE REAR SIDES OF THESE BUILDINGS SHALL BE 3 STOREYS.
 - C. BUILDINGS 1-37 SHALL BE DESIGNED TO HAVE THE APPEARANCE OF ONE-FAMILY ATTACHED (TOWNHOME) BUILDINGS.
 - D. THE PERMITTED PRIMARY EXTERIOR BUILDING MATERIALS FOR THE BUILDINGS TO BE LOCATED ON THE SITE SHALL BE MASONRY AND CONCRETE. PROVIDES SIDING.
 - 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 SPANKE 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.
- SIGNS**
 - A. ALL SIGNS INSTALLED ON THE SITE SHALL COMPLY WITH THE REQUIREMENTS OF THE ORDINANCE.
- BINDING EFFECT OF THE REZONING APPLICATION**
 - A. IF THE 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.

REVISIONS

NO.	DATE	DESCRIPTION

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MNA Weddington Rd.
Multifamily Development

1532 S. Trade Street
Matthews, NC 28105

DATE: 06/25/20 MPC: CCB
DRAWN BY: LWH CHECKED BY: CCB
PROJECT NUMBER: 00737.00
SCALE: 1"=50'
TITLE: CONCEPTUAL SITE PLAN

SHEET NO: **RZ-1**



- 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.



DEVELOPMENT SUMMARY:

PARCEL TAX ID: 22729101
TOTAL PARCEL AREA: 17.575 ACRES
EXISTING ZONING: R-15
EXISTING USE: WOODED, VACANT
PROPOSED ZONING: R-12 MF (CD)
PROPOSED USE: RESIDENTIAL

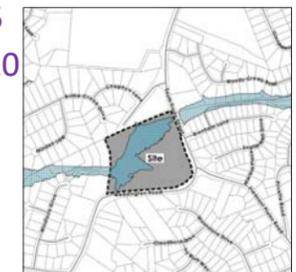
PARKING REQUIRED: 259 PARKING SPACES
PARKING PROVIDED: 212 PARKING SPACES

TREE SAVE AREA PROVIDED:
SITE AREA: 17.575 ACRES
UNDISTURBED TREE CANOPY AREA REQUIRED (15% OF SITE): 2.64 ACRES
UNDISTURBED TREE CANOPY AREA PROVIDED: 2.84 ACRES
TOTAL BUILT UPON AREA PERCENTAGE: +/- 35.00%
REQUIRED UNDISTURBED OPEN SPACE: +/- 3.08 ACRES (17.5%)
PROVIDED UNDISTURBED OPEN SPACE: +/- 3.08 ACRES (17.5%)
UNDISTURBED OPEN SPACE REQUIREMENT WILL MEET THE GUIDELINES SET FORTH BY MECKLENBURG COUNTY PCSO STORM WATER REGULATIONS.

R-12 MF ZONING REQUIREMENTS:
MINIMUM LOT AREA: 12,000 SF
MINIMUM LOT WIDTH: 80'
MINIMUM LOT DEPTH: N/A
MINIMUM SETBACKS REQUIRED FOR R-12 MF:
PROVIDED: 35' MINIMUM REQUIRED: 35'
FRONT SETBACK: 35' MINIMUM REQUIRED: 35'
REAR YARD: 50' MINIMUM REQUIRED: 50'
SIDE YARD: 10' MINIMUM REQUIRED: 10'

SUPERCEDED 2020-715
6/30/2020

COUNTRY PLACE SUBDIVISION
MAP BOOK 17, PAGE 350



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) 888-7601

COURTNEY SUBDIVISION PHASE 1
MAP BOOK 20, PAGE 604

LOT 8
--NOW OR FORMERLY--
ROBERT & SUE BAILEY
DB 4947 PG 600
PID 22729208

LOT 7
--NOW OR FORMERLY--
PATRICK LAURIE
WALI BAHARI
DB 30846 PG 101
PID 22729207

--NOW OR FORMERLY--
MATTHEW S COHN
DB 3138/675
MB 60/743
PID 22727160

--NOW OR FORMERLY--
KAREN G GRASS (BY WILL PER
TAX RECORDS)
DB 3116 PG 36
PID 22727140

PUBLIC DRAINAGE EASEMENT
(DB 25087/470, EXCEPTION 3)

50' SWIM BUFFER

PUBLIC DRAINAGE EASEMENT
(DB 25087/470)

--NOW OR FORMERLY--
SINGHAR, ANJANANDELAN, ALISE
1823 WEDDINGTON RD MATTHEWS
DB 2963 PG 78
TAX #22761272

--NOW OR FORMERLY--
PRIVETTE, MAHLON HELEN W PRIVETTE (H/W)
1741 WEDDINGTON RD MATTHEWS
DB 2963 PG 140
TAX #22761253

--NOW OR FORMERLY--
ESPIROSA JAMLAHESPEROSA, SAMUEL
1408 WOODSTONE DR MATTHEWS
DB 31874 PG 802
TAX #22761241

WEDDINGTON ROAD (S.R. 3468)
PUBLIC RIGHT OF WAY VARIES
(SEE NOTE #11)

--NOW OR FORMERLY--
GARDINO, MARCO CALLEJO
1409 WOODSTONE DR MATTHEWS
DB 31693 PG 809
TAX #22761242

--NOW OR FORMERLY--
SEYMOUR, ROBERT C JR
1408 WOODSTONE DR MATTHEWS
DB 33374 PG 805
TAX #22761243

--NOW OR FORMERLY--
LASKOWSKI, KENNETH D
1415 WOODSTONE DR MATTHEWS
DB 31096 PG 418
TAX #22761244

R/W PER DB
23166/696

--NOW OR FORMERLY--
WATEKAR, SIDDHANTAKAR, SOTIRIOS
1640 ENGLISH HILL DR MATTHEWS NC 28105
DB 3440 PG 112
TAX #22731211

--NOW OR FORMERLY--
MARTIN NUÑEZ MORA
1300 PLEASANT PLAINS RD MATTHEWS
DB 34478 PG 301
TAX #22761205

--NOW OR FORMERLY--
BISHOP, JAMES ELIZABETH
638 ENGLISH HILL DR MATTHEWS NC 28105
DB 29508 PG 622
TAX #22731212

--NOW OR FORMERLY--
WILLIAM W MANIER
1039 BRENHAM LN MATTHEWS
DB 1028 PG 74
TAX #22731233

--NOW OR FORMERLY--
CHARLOTTE KOREAN BAPTIST CHURCH
2 TRAPEZ ST MATTHEWS
DB 11200 PG 798
TAX #22727716

--NOW OR FORMERLY--
MEHLBERG COUNTY
1016 BRENHAM LN MATTHEWS NC 28105
DB 3088 PG 266
TAX #22731199

--NOW OR FORMERLY--
DEAN E BOKER, JAMES F BOKER
1028 BRENHAM LN MATTHEWS
DB 3443 PG 603
TAX #22731101

PERMANENT DRAINAGE
EASEMENT
(DB 33214/950)

PERMANENT DRAINAGE
EASEMENT
(DB 33214/950)

--NOW OR FORMERLY--
THE TOWN OF MATTHEWS
DB 26149 PG 570
PID 22729105

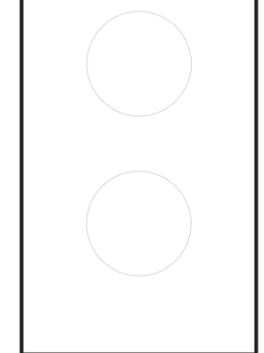
OLD MONROE ROAD
70' RIGHT OF WAY
(DB 678 PG 57)

BRENHAM LANE
80' RIGHT OF WAY
(DB 20, PG 764)

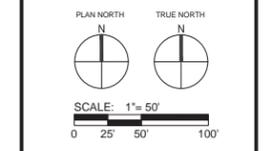
SOUTH TRADE STREET (S.R. 3448)
80' RIGHT OF WAY VARIES
(SEE NOTE #11)

REVISIONS		
NO.	DATE	DESCRIPTION

Disclaimer: 05/20/20
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MNA Weddington Rd.
Multifamily Development
1532 S. Trade Street
Matthews, NC 28105



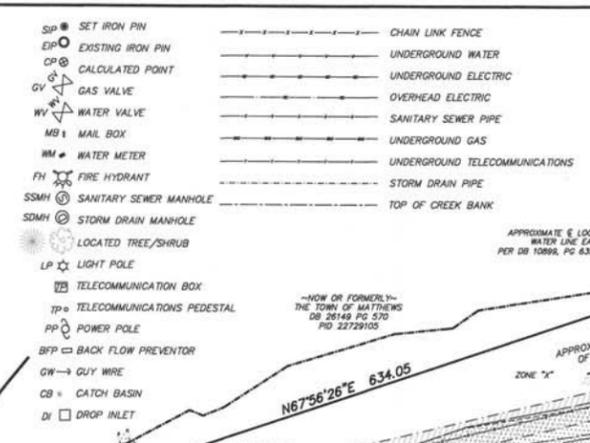
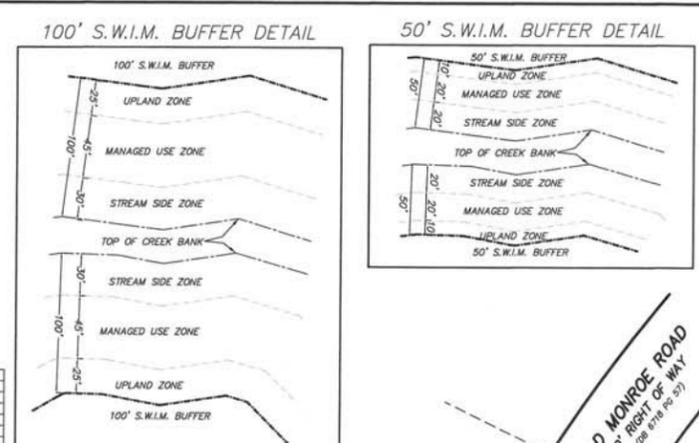
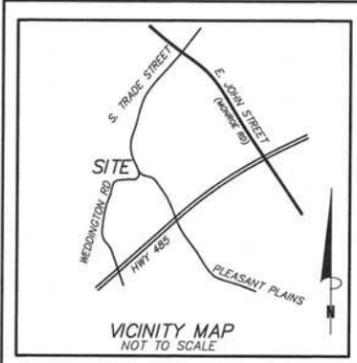
DATE: 06/25/20
DRAWN BY: LWH
PROJECT NUMBER: 00737.00
SCALE: 1"=50'
TITLE: SWIM BUFFER PLAN

SHEET NO:
RZ-2

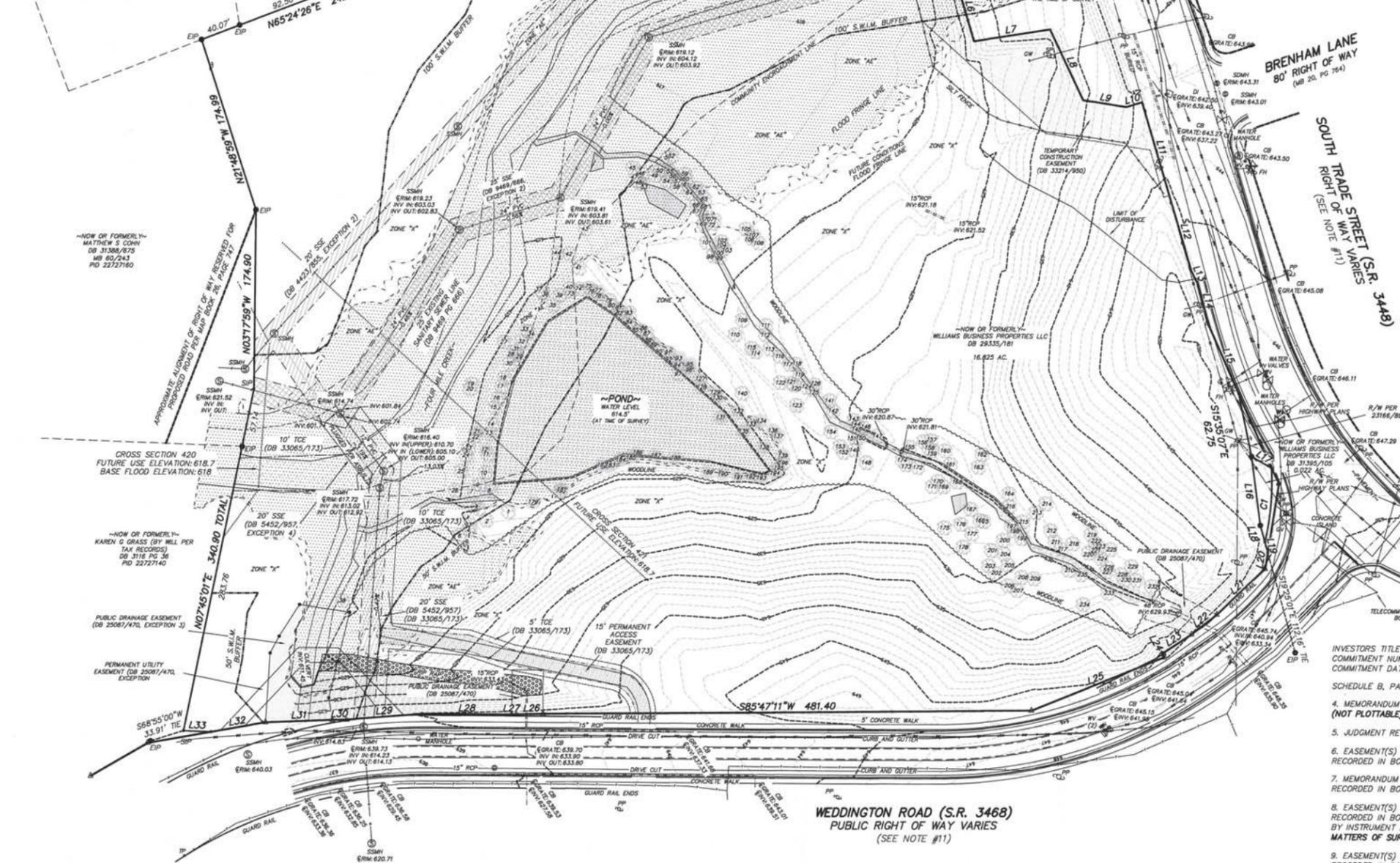
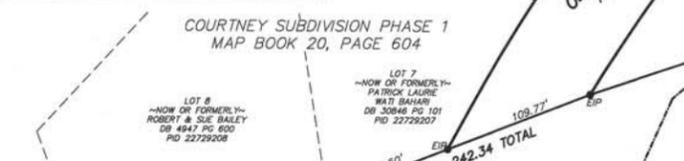


1. CONTRACTOR IS RESPONSIBLE FOR PLACEMENT OF ALL BARRICADES, SIGNAGE, FLAGGERS, SHORING, ETC., TO ENSURE THE SAFETY OF WORKERS AND THE PUBLIC.
2. ALL PAVEMENT CUTS SHALL BE REPLACED ACCORDING TO NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.

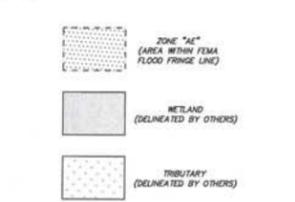
CURRENT 2020-715
6/30/2020



Tree Table with columns for No., Type, Size, and other details for various trees on the property.

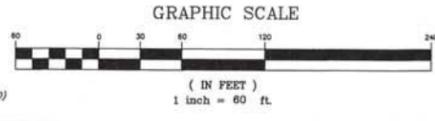


THIS IS TO CERTIFY TO INVESTORS TITLE INSURANCE COMPANY & LAT PURSER & ASSOCIATES, INC. THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED...



Line Table and Curve Table providing technical data for the survey lines and curves.

- NOTES: 1. IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED. 2. PROPERTY ZONED: R-15. 3. TAX PARCEL NUMBER 22729101. 4. DEED REFERENCE: DEED BOOK 3168, PAGE 295 & DEED BOOK 28335, PAGE 181. 5. BOUNDARY SURVEY ONLY THROUGH POINTS AS SHOWN. 6. A PORTION OF THIS PROPERTY IS LOCATED IN FLOOD HAZARD AREA...



- INVESTORS TITLE INSURANCE COMPANY COMMITMENT NUMBER: 202000326CA2/RC1 COMMITMENT DATE: 3/25/2020 TIME: 8:00 AM SCHEDULE B, PART II - EXCEPTIONS 4. MEMORANDUM OF ACTION RECORDED IN BOOK 31914 AT PAGE 862. (NOT PLOTTABLE) 5. JUDGMENT RECORDED IN BOOK 33214 AT PAGE 950. (AS SHOWN) 6. EASEMENT(S) AND/OR RIGHT(S) OF WAY TO CITY OF CHARLOTTE RECORDED IN BOOK 4423 AT PAGE 855. (AS SHOWN) 7. MEMORANDUM OF ACTION IN FAVOR OF THE CITY OF CHARLOTTE RECORDED IN BOOK 5452 AT PAGE 957. (AS SHOWN) 8. EASEMENT(S) AND/OR RIGHT(S) OF WAY TO CITY OF CHARLOTTE RECORDED IN BOOK 9469 AT PAGE 866 (AS SHOWN), AS MODIFIED BY INSTRUMENT RECORDED IN BOOK 9769 AT PAGE 884 (NO MATTERS OF SURVEY). 9. EASEMENT(S) AND/OR RIGHT(S) OF WAY TO CITY OF CHARLOTTE RECORDED IN BOOK 10899 AT PAGE 639. (AS SHOWN) 10. MEMORANDUM OF ACTION RECORDED IN BOOK 33065 AT PAGE 173, WHICH ESTABLISHES: SANITARY SEWER EASEMENT; TEMPORARY CONSTRUCTION EASEMENT; AND PERMANENT ACCESS EASEMENT. (AS SHOWN) 11. AMENDED, 05/07/2020 - CONSENT JUDGMENT RECORDED IN BOOK 33214 AT PAGE 950. (AS SHOWN)

Revisions table with columns for Date, Revisions, and Date.



CAROLINA SURVEYORS, INC. P.O. BOX 267 PINEVILLE, N.C. 28134 - 0267 HUGH E. WHITE, JR., N.C.R.L.S. & S.C.R.L.S. 888 - 7801 CERTIFICATE OF AUTHORIZATION #C-1243 SC 888

SOUTH TRADE STREET & WEDDINGTON ROAD SURVEY FOR: LAT PURSER & ASSOCIATES, INC. AREA: 16.847 ACRES