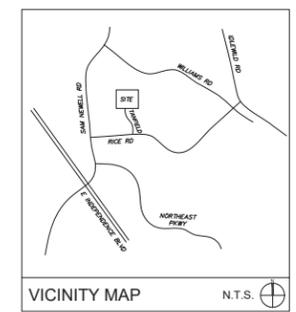


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VICINITY MAP N.T.S.

SURVEY DISCLAIMER
BOUNDARY & TOPOGRAPHIC SURVEY DATED MARCH 15, 2018
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DEVELOPMENT SUMMARY:
TAX PARCEL ID: 18-05599
PARCEL SIZE: 4.711 ACRES
EXISTING ZONING: R-15 (SINGLE FAMILY RESIDENTIAL: 15,000SF LOT MINIMUM)
EXISTING USE: WOODED, VACANT
PROPOSED ZONING: R-9 (SINGLE FAMILY RESIDENTIAL: 9,000SF LOT MINIMUM)
PROPOSED USE: SINGLE FAMILY RESIDENTIAL, OPEN SPACE
TREE CANOPY AREA REQUIRED (15%): 0.706 ACRES
TREE CANOPY AREA PROVIDED (17% MIN): 0.800 ACRES MIN
UNDISTURBED OPEN SPACE REQUIRED (25%): 1.17 ACRES
UNDISTURBED OPEN SPACE PROVIDED (25% MIN): 1.17 ACRES MIN

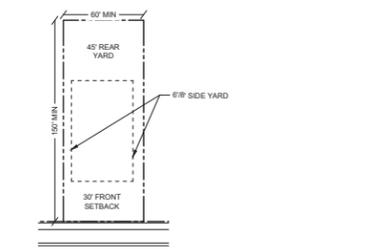
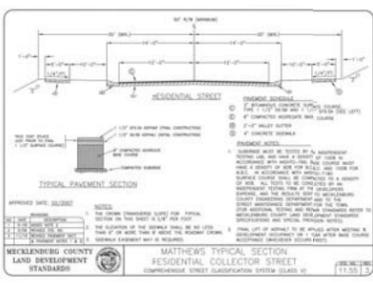
R-9 ZONING REQUIREMENTS:
MINIMUM LOT AREA: 9,000 SF
MINIMUM LOT WIDTH: 60'
MINIMUM LOT DEPTH: N/A
MINIMUM SETBACKS REQUIRED:
FRONT SETBACK: 30'
REAR YARD: 45'
SIDE YARD: 6' & 8'

MINIMUM SETBACKS PROVIDED:
FRONT SETBACK: 30'
REAR YARD: 45'
SIDE YARD: 6' & 8'

PROPOSED DEVELOPMENT:
PROPOSED LOT TOTAL: 11
PROPOSED DENSITY: 2.33 DUA

REVISIONS		
NO.	DATE	DESCRIPTION
1	05/30/18	MATTHEWS REZONING RESUBMITTAL
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3	08/01/18	MATTHEWS REZONING RESUBMITTAL

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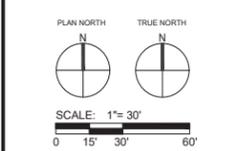


TYPICAL LOT DETAIL



Kinger Homes, LLC
Tanfield Drive Single Family
Matthews, NC 28105

REZONING PETITION
#2018-681



DATE: 08/01/18	MPIC: WLL
DRAWN BY: ASP	CHECKED BY: WLL
PROJECT NUMBER: 00488.01	
SCALE: 1" = 30'	
TITLE: REZONING SITE PLAN	

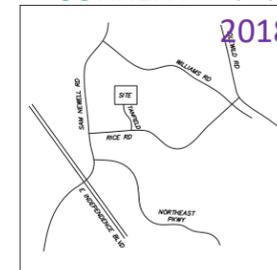
SHEET NO.
RZ-1.0

ARCHITECTURAL ELEVATIONS:



CURRENT 8/1/2018

2018-681



VICINITY MAP N.T.S.

SURVEY DISCLAIMER
BOUNDARY & TOPOGRAPHIC SURVEY DATED MARCH 15, 2018
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DEVELOPMENT STANDARDS

August 1, 2018

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 4.711 acre site located at the terminus of Tanfield Drive, north of Rice Road, which site is more particularly depicted on the Rezoning Plan (hereinafter referred to as the "Site"). The Site is comprised of Tax Parcel No. 102-434-99.
 - 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-9 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, location and size 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 11 one-family detached dwelling units and to any incidental or accessory uses relating thereto that are permitted in the R-9 zoning district.
3. DIMENSIONAL STANDARDS
 - A. Development of the Site shall comply with the dimensional standards of the R-9 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.
 - 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 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. Tanfield Drive shall be extended into the Site as generally depicted on the Rezoning Plan, and extended Tanfield Drive shall be a public street.
 - C. The right of way for extended Tanfield Drive shall terminate at the northern boundary line of the Site.
 - D. The firetruck turnaround area that is generally depicted on the Rezoning Plan shall be paved, and a public access easement will be granted over the firetruck turnaround area so that the public may utilize the same to turnaround vehicles to exit the Site.
5. STREETSCAPE TREATMENT
 - A. The streetscape treatment along the Site's frontage on extended Tanfield Drive shall meet the requirements of the Ordinance.
6. TREE PRESERVATION AREAS
 - A. Tree preservation areas will meet the intent of the Ordinance and may occur in areas generally depicted on the Rezoning Plan.
 - B. Prior to the issuance of the first certificate of occupancy for a one-family detached dwelling unit constructed on the Site, the Applicant shall pay the sum of \$7,000.00 to the Town of Matthews for the planting of trees by the Town of Matthews in the general area of the Site.
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 attached 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 shall be a combination of portions of the following: brick veneer or similar masonry products, stone, manufactured stone and cementitious siding.
 - E. Vinyl, EPS or polystyrene 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. Each one-family detached dwelling unit constructed on the Site shall include overhangs, brackets and tapered columns.
 - G. Each one-family detached dwelling unit constructed on the Site shall have a covered front porch with a minimum depth of 6 feet.
 - H. Each one-family detached dwelling unit constructed on the Site shall have a step with a minimum height of 12 inches from the immediately adjacent sidewalk or walkway to the front stoop located at the front entry door into each one-family detached dwelling unit.
 - I. The front building lines of the one-family detached dwelling units constructed on the Site shall be staggered to create a more interesting streetscape.
 - J. 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.
 - K. Notwithstanding the attached elevations of the one-family detached dwelling units to be constructed on the Site, a two-car garage shall have two single garage doors rather than one large garage door.
8. SIGNS
 - A. All signs installed on the site shall comply with the requirements of the Ordinance.
 - B. A subdivision sign may be located on Lot 6 or on Lot 11 at the option of the Applicant. If a subdivision sign is located on Lot 6 or on Lot 11, an easement shall be granted to the homeowners association for the maintenance, repair and replacement of the subdivision sign.
9. LIGHTING
 - A. Outdoor lighting fixtures installed on the Site shall comply with the requirements of the Outdoor Illumination provisions 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 antedated 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

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3	08/01/18	MATTHEWS REZONING RESUBMITTAL

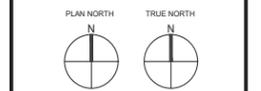
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Stamp / Seal:



Kinger Homes, LLC
Tanfield Drive Single Family
Matthews, NC 28105

REZONING PETITION
#2018-681



DATE: 08/01/18 MPC: WLL

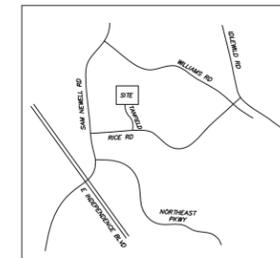
DRAWN BY: ASP CHECKED BY: WLL

PROJECT NUMBER: 00488.01

SCALE: NTS

TITLE:
TECHNICAL DATA &
ARCHITECTURAL ELEVATIONS

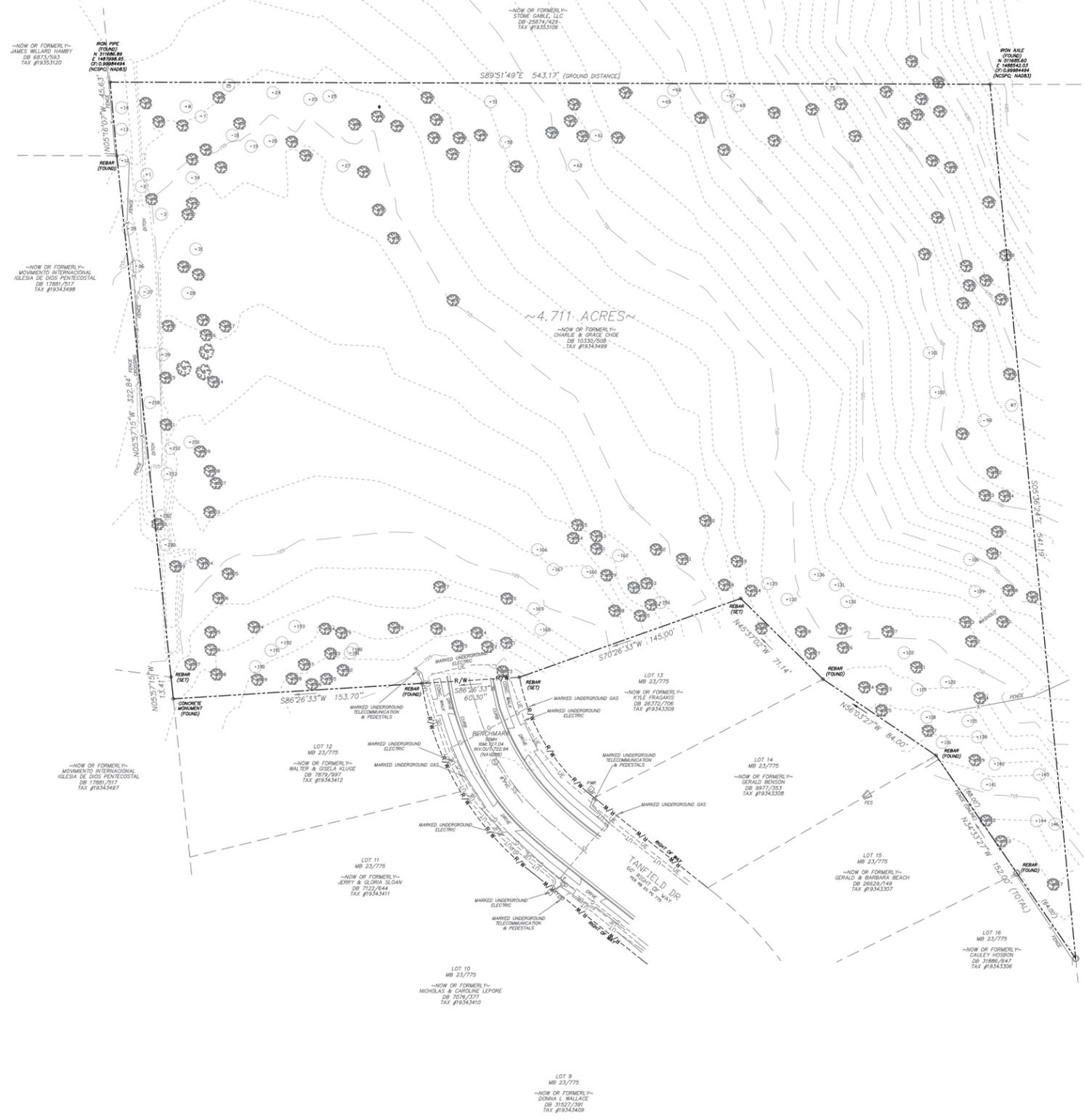
SHEET NO:
RZ-2.0



VICINITY MAP N.T.S.

SURVEY DISCLAIMER
BOUNDARY & TOPOGRAPHIC SURVEY DATED MARCH 15, 2018
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TREE TABLE			
POINT NUMBER	DESCRIPTION	POINT NUMBER	DESCRIPTION
1	PINE 12"	115	OAK 10"-12"
2	PINE 12"	117	OAK 10"
3	PINE 18"	119	OAK 8"
4	OAK 8"-8"	121	OAK 10"
5	OAK 12"	123	OAK 10"
6	OAK 12"	125	PINE 12"
7	PINE 12"	127	PINE 10"
8	PINE 12"	129	OAK 10"
9	OAK 15"	131	OAK 10"
10	OAK 15"	133	OAK 10"
11	OAK 15"	135	OAK 10"
12	PINE 18"	137	OAK 10"
13	PINE 12"	139	PINE 10"
14	PINE 12"	141	OAK 18"
15	PINE 12"	143	OAK 20"
16	OAK 8"	145	OAK 12"
17	OAK 15"	147	OAK 18"
18	PINE 15"	149	OAK 10"
19	PINE 18"	151	OAK 18"
20	PINE 12"	153	OAK 10"
21	OAK 18"	155	OAK 10"
22	OAK 12"	157	PINE 10"
23	PINE 15"	159	PINE 10"
24	PINE 12"	161	OAK 18"
25	PINE 15"	163	OAK 10"
26	OAK 24"	165	OAK 10"
27	PINE 10"	167	OAK 10"
28	PINE 12"	169	OAK 10"
29	OAK 10"	171	OAK 10"
30	OAK 8"	173	OAK 10"
31	PINE 12"	175	OAK 10"
32	OAK 12"	177	OAK 10"
33	OAK 12"	179	OAK 10"
34	PINE 18"	181	OAK 10"
35	PINE 12"	183	OAK 10"
36	PINE 18"	185	OAK 10"
37	PINE 18"	187	OAK 10"
38	OAK 10"	189	OAK 10"
39	OAK 10"	191	OAK 10"
40	OAK 8"	193	OAK 10"
41	OAK 10"	195	OAK 10"
42	OAK 15"	197	OAK 10"
43	OAK 16"	199	OAK 10"
44	OAK 12"	201	OAK 10"
45	OAK 13"	203	OAK 10"
46	OAK 12"	205	OAK 10"
47	OAK 12"	207	OAK 10"
48	OAK 8"	209	OAK 10"
49	OAK 18"	211	OAK 10"
50	PINE 10"	213	OAK 10"
51	PINE 12"	215	OAK 10"
52	OAK 10"	217	OAK 10"
53	OAK 15"	219	OAK 10"
54	OAK 18"	221	OAK 10"
55	OAK 18"-18"-12"	223	OAK 10"
56	OAK 28"	225	OAK 10"
57	OAK 24"	227	OAK 10"
58	OAK 12"	229	OAK 10"
59	OAK 12"	231	OAK 10"
60	OAK 8"	233	OAK 10"
61	PINE 8"	235	OAK 10"
62	PINE 8"	237	OAK 10"
63	OAK 18"	239	OAK 10"
64	OAK 18"	241	OAK 10"
65	PINE 15"	243	OAK 10"
66	PINE 8"	245	OAK 10"
67	PINE 15"	247	OAK 10"
68	PINE 15"	249	OAK 10"
69	OAK 20"-15"	251	OAK 10"
70	OAK 20"	253	OAK 10"
71	OAK 24"	255	OAK 10"
72	OAK 15"	257	OAK 10"
73	OAK 12"-12"	259	OAK 10"
74	OAK 10"-10"-8"	261	OAK 10"
75	PINE 15"	263	OAK 10"
76	OAK 12"	265	OAK 10"
77	OAK 12"	267	OAK 10"
78	OAK 12"	269	OAK 10"
79	OAK 10"-8"-5"	271	OAK 10"
80	OAK 16"	273	OAK 10"
81	OAK 24"	275	OAK 10"
82	OAK 18"-15"	277	OAK 10"
83	OAK 12"	279	OAK 10"
84	OAK 20"	281	OAK 10"
85	OAK 24"	283	OAK 10"
86	OAK 18"	285	OAK 10"
87	OAK 30"	287	OAK 10"
88	OAK 10"	289	OAK 10"
89	OAK 15"	291	OAK 10"
90	OAK 15"	293	OAK 10"
91	OAK 15"	295	OAK 10"
92	OAK 20"-18"	297	OAK 10"
93	OAK 8"	299	OAK 10"
94	OAK 22"	301	OAK 10"
95	OAK 15"	303	OAK 10"
96	OAK 8"-8"	305	OAK 10"
97	PINE 12"	307	OAK 10"
98	PINE 30"-30"-8"-8"	309	OAK 10"
99	OAK 24"	311	OAK 10"
100	PINE 18"	313	OAK 10"
101	PINE 18"	315	OAK 10"
102	OAK 15"	317	OAK 10"
103	OAK 12"	319	OAK 10"
104	OAK 8"	321	OAK 10"
105	OAK 18"	323	OAK 10"
106	PINE 15"	325	OAK 10"
107	OAK 18"	327	OAK 10"
108	OAK 15"	329	OAK 10"
109	PINE 12"	331	OAK 10"



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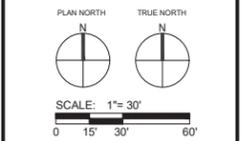
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Kinger Homes, LLC
Tanfield Drive Single Family
Matthews, NC 28105

REZONING PETITION
#2018-681



DATE: 08/01/18
DRAWN BY: ASP
PROJECT NUMBER: 00488.01
SCALE: 1\"/>

SHEET NO.
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