

VICINITY MAP NTS

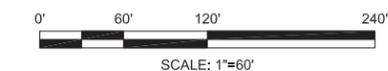
**SITE SUMMARY:**

PROJECT NAME: PHILLIPS ROAD SITE  
 FRONT PORCH COMMUNITIES, LLC  
 STREET ADDRESS: 13112 PHILLIPS ROAD, MATTHEWS, NC 28105  
 PARCEL ID: 21511112  
 EXISTING ZONING: R-15  
 PROPOSED ZONING: R-VS

DESIGNER: LANDWORKS DESIGN GROUP, PA  
 LISA CAREY, PLA  
 7621 LITTLE AVE SUITE 111  
 CHARLOTTE, NC 28226  
 704-841-1604 EXT. 110

SHEET INDEX	
Sheet Number	Sheet Title
RZ-0	COVER AND SHEET INDEX
RZ-1	EXISTING CONDITIONS SURVEY
RZ-2	SITE PLAN
RZ-3	ARCHITECTURAL ELEVATIONS & HWY 51 BUFFER SECTION

This Plan Is A Preliminary Design.  
NOT Released For Construction.



SCALE: 1"=60'

No.	Date	By	Description
1	6/27/18	SCJ	REVISIONS DUE TO STAFF COMMENTS
2	8/29/18	MDL	REVISIONS FROM PUBLIC HRG
3	9/7/18	MDL	SITE PLAN REVISIONS
4	9/14/18	SCJ	SITE PLAN REVISIONS
5	9/27/18	SCJ	PLAN REVISIONS

**PHILLIPS ROAD SITE**  
 MATTHEWS, NC  
 FRONT PORCH COMMUNITIES, LLC  
 CHARLOTTE, NC

REZONING PETITION:  
2018-685

**COVER & SHEET INDEX**



CORPORATE CERTIFICATIONS  
 NC PE: C-253 NC LA: C-253  
 SC ENG: NO. 3599 SC LA: NO. 211

Project Manager: MDL  
 Drawn By: SCJ  
 Checked By: LHC  
 Date: 05/2/18  
 Project Number: 17076

Sheet Number:  
**RZ-0**

CURRENT 9/28/2018  
 2018-685

- NOTES:
- IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
  - PROPERTY ZONED: R-15  
 (SETBACKS & ZONING MATTERS ARE SUBJECT TO INTERPRETATION BY LOCAL MUNICIPALITIES)
  - TAX PARCEL NUMBER 2151112.
  - DEED REFERENCE: DB 7407 PG 809.
  - BOUNDARY SURVEY ONLY THROUGH POINTS AS SHOWN.
  - THIS PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP (FIRM) NO. 3710459000K WITH A DATE OF IDENTIFICATION OF 02/19/2014.
  - THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL RECORDED OR UNRECORDED EASEMENTS, RIGHTS-OF-WAY, OR RESTRICTIVE COVENANTS, OTHER THAN SHOWN. SURVEY MADE WITHOUT THE BENEFIT OF A TITLE EXAMINATION.
  - AREA COMPUTED BY COORDINATED METHOD.
  - NO NCGS MONUMENT FOUND WITHIN 2000'.
  - UTILITY LOCATIONS SHOWN ARE LOCATED BASED ON SITE CONDITIONS AT THE TIME OF SURVEY. CONTRACTORS ARE TO HAVE ALL UTILITIES ACCURATELY MARKED PRIOR TO CONSTRUCTION.

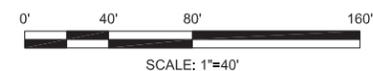
LINE	BEARING	LENGTH
L1	S40°40'46"W	31.52
L2	N47°45'11"W	56.41
L3	N75°28'26"E	74.23
L4	N58°39'46"E	30.00

CURVE	RADIUS	LENGTH	BEARING	CHORD
CT	1141.35	216.20	N33°49'31"E	215.88

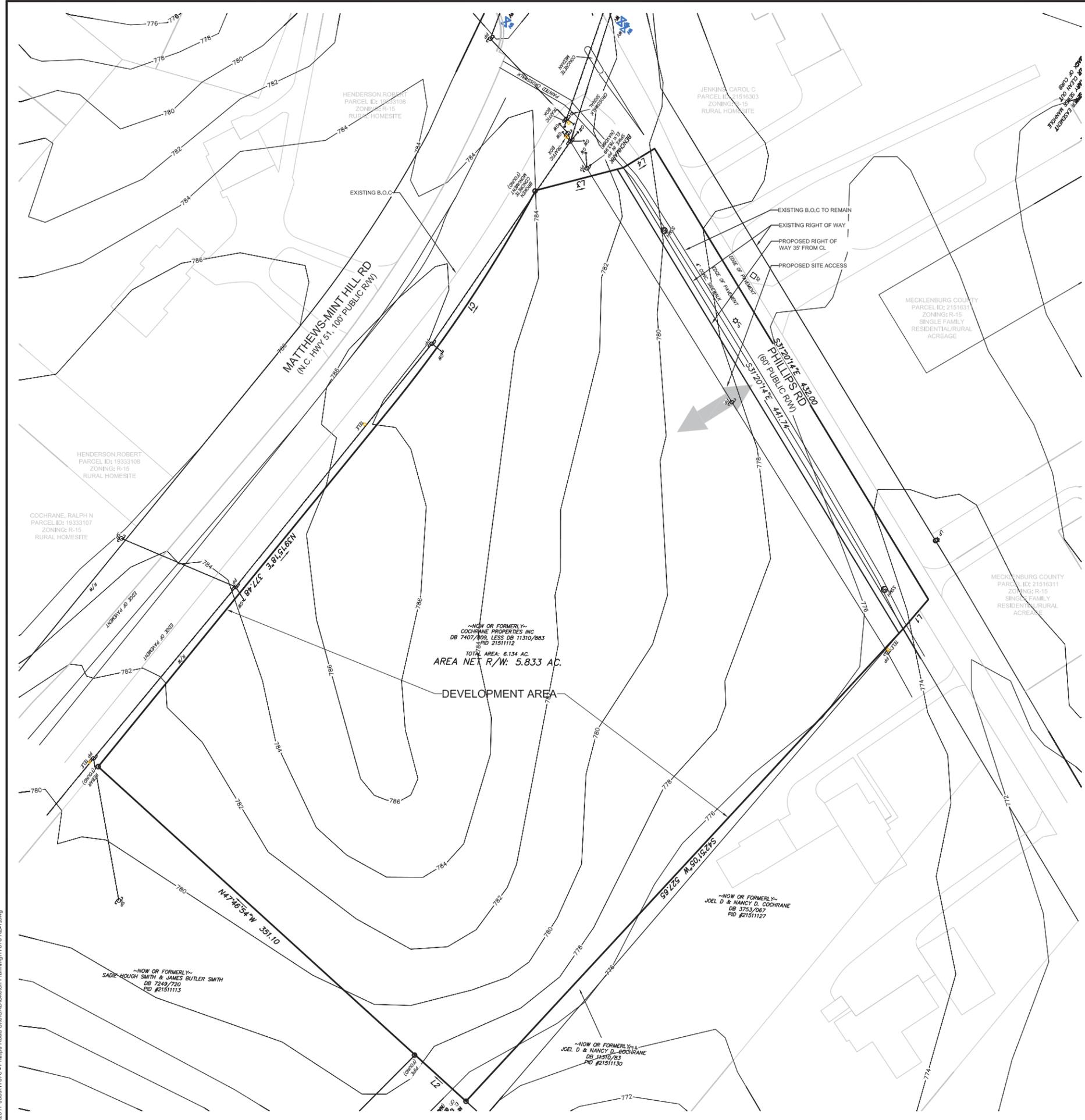
- LEGEND:
- EIP = EXISTING IRON PIN
  - OP = OLD IRON PIPE
  - SIP = SET IRON PIN
  - R/W = RIGHT OF WAY
  - AC = AIR CONDITIONING
  - PWR = POWER PAD
  - PM = POWER METER
  - PP = POWER POLE
  - LP = LIGHT POLE
  - GM = GAS METER
  - TELE = TELEPHONE PEDESTAL
  - CATV = CABLE TELEVISION
  - WM = WATER METER
  - FES = FLARED END SECTION
  - RCP = REINFORCED CONCRETE PIPE
  - CMP = CORRUGATED METAL PIPE
  - CPP = CORRUGATED PLASTIC PIPE
  - PVC = POLYVINYL CHLORIDE
  - DU = DESTINATION UNKNOWN
  - SDE = STORM DRAINAGE EASEMENT
  - SDMH = STORM DRAIN MANHOLE
  - CB = CATCH BASIN
  - YI = YARD INLET
  - DI = DROP INLET
  - SSE = SANITARY SEWER EASEMENT
  - SSMH = SANITARY SEWER MANHOLE
  - CO = SEWER CLEAN OUT
  - BC = BACK OF CURB

- SIP SET IRON PIN
- EIP EXISTING IRON PIN
- CP CALCULATED POINT
- GV GAS VALVE
- WV WATER VALVE
- MB MAIL BOX
- WM WATER METER
- W WELL
- FH FIRE HYDRANT
- SSMH SANITARY SEWER MANHOLE
- SDMH STORM DRAIN MANHOLE
- LOCATED DECIDUOUS TREE
- LOCATED EVERGREEN TREE
- LP LIGHT POLE
- PP POWER POLE
- BFP BACK FLOW PREVENTOR
- GW GUY WIRE
- CB CATCH BASIN
- DI DROP INLET
- FENCE
- STORM DRAIN PIPE
- OVERHEAD ELECTRIC
- SANITARY SEWER PIPE
- BOUNDARY LINE
- TIE LINE
- RIGHT OF WAY
- ADJOINING LINE (NOT SURVEYED)

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PHILLIPS ROAD SITE  
 MATTHEWS, NC  
 FRONT PORCH COMMUNITES, LLC  
 CHARLOTTE, NC

REZONING PETITION:  
 2018-685

EXISTING CONDITIONS SURVEY



CORPORATE CERTIFICATIONS  
 NC PE: C-253 NC LA: C-253  
 SC ENG: NO. 3599 SC LA: NO. 211

Project Manager: MDL

Drawn By: SCJ

Checked By: LHC

Date: 05/2/18

Project Number: 17076

Sheet Number:

RZ-1

CURRENT 9/28/2018  
2018-685

**SITE DATA:**

PARCEL ID: 2151112  
 ACREAGE: ± 5.8 AC  
 EXISTING ZONING: R-15  
 PROPOSED ZONING: R-VS  
 LOT CRITERIA:  
 MIN WIDTH: 55'  
 REQUIRED MIN AREA: 4,500 SF  
 \*MIN SETBACK: 20'  
 SIDE YARD: 6' & 8'  
 CORNER YARD: 10'  
 \*REAR YARD: 25'  
 PROPOSED # UNITS: 17  
 PROPOSED DENSITY: 2.93 DUA +/-  
 \*PROPOSED FLEXIBLE DESIGN STANDARDS REQUEST

**DEVELOPMENT STANDARDS:**

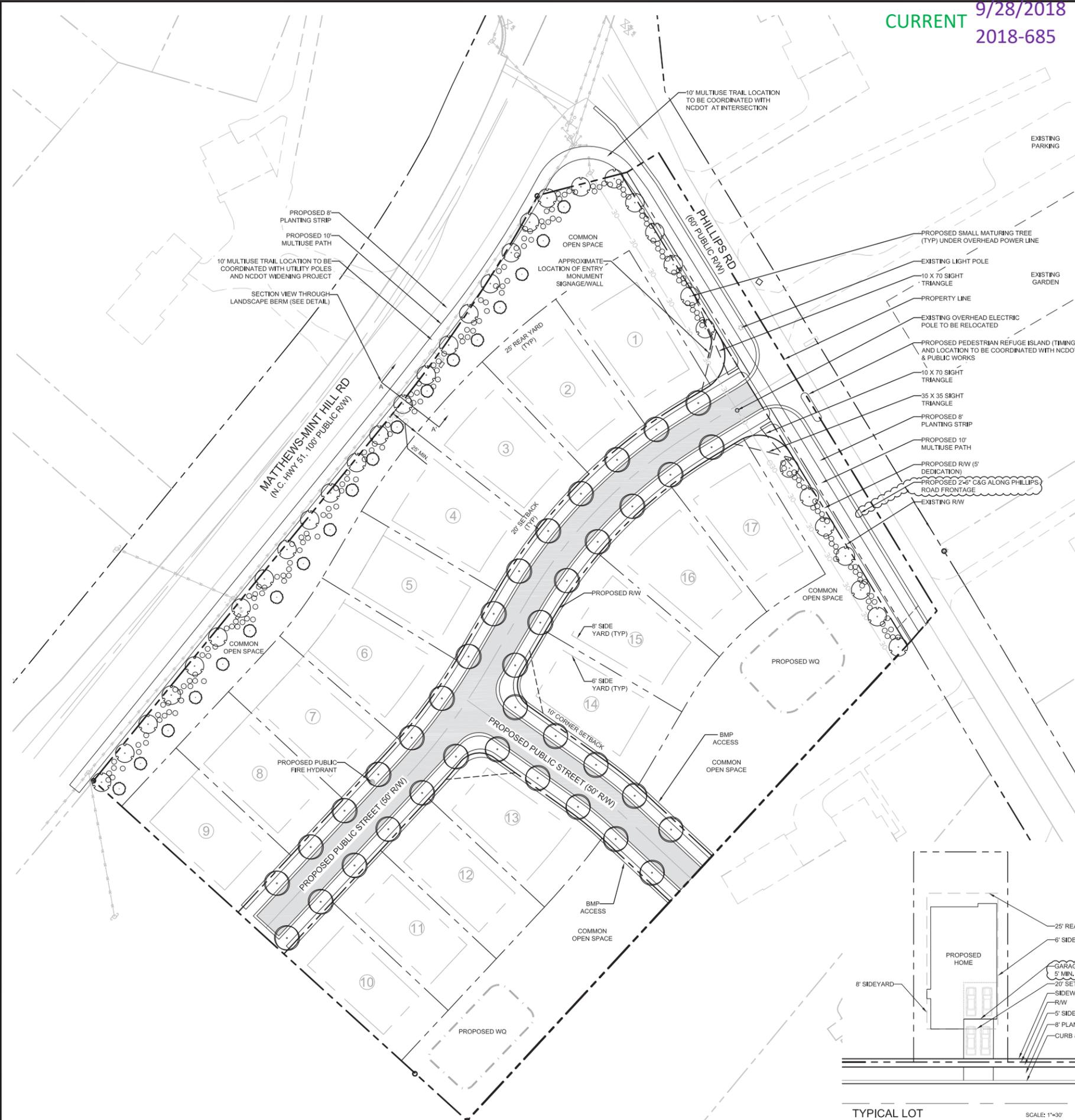
- GENERAL PROVISIONS.
  - DEVELOPMENT OF THE SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THIS SITE PLAN AND BY THE STANDARDS OF THE TOWN OF MATTHEWS UNIFIED DEVELOPMENT ORDINANCE (UDO), THE DEVELOPMENT DEPICTED ON THIS PLAN IS INTENDED TO REFLECT THE ARRANGEMENT OF PROPOSED USES ON THE SITE, BUT THE EXACT CONFIGURATION, PLACEMENT, AND SIZE OF INDIVIDUAL SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE UDO DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES AS ALLOWED UNDER THE PROVISIONS OF THE UDO.
  - THROUGHOUT THIS REZONING PETITION, THE TERMS "OWNER", "OWNERS", "PETITIONER" OR "PETITIONERS," SHALL, WITH RESPECT TO THE SITE, BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNEES OF THE OWNER OR OWNERS OF THE SITE WHO MAY BE INVOLVED IN ITS DEVELOPMENT FROM TIME TO TIME.
- PURPOSE
  - THE PURPOSE OF THIS REZONING APPLICATION IS TO PROVIDE FOR THE DEVELOPMENT OF A SINGLE-FAMILY DETACHED HOME COMMUNITY BY SEEKING THE REZONING OF THE SITE TO THE R-VS DISTRICT.
- PERMITTED USES
  - USES ALLOWED ON THE PROPERTY INCLUDED IN THIS PETITION WILL BE SINGLE-FAMILY DETACHED DWELLING UNITS AND RELATED ACCESSORY USES AS ARE PERMITTED IN THE R-VS DISTRICT. (EXCLUDING ACCESSORY APARTMENTS)
- TRANSPORTATION
  - THE SITE WILL HAVE ACCESS VIA A PUBLIC STREET TO PHILLIPS ROAD AND WILL PROVIDE ROAD STUB CONNECTIONS TOWARD THE SOUTHWEST AND SOUTHEAST FOR FUTURE CONNECTIVITY AS GENERALLY SHOWN ON THE SITE PLAN, NO LEFT TURN LANE IS REQUIRED PER NCDOT.
- STREETScape, BUFFERS, AND LANDSCAPING
  - PETITIONER WILL COORDINATE WITH THE TOWN OF MATTHEWS AND NCDOT TO PROVIDE A NEW 10' WIDE MULTI-USE TRAIL ALONG THE HIGHWAY 51 AND PHILLIPS ROAD FRONTAGES AS GENERALLY DEPICTED ON THE SITE PLAN.
  - ALL LANDSCAPE AREAS (COMMON & PRIVATE) SHALL BE MAINTAINED BY THE HOA.
- ARCHITECTURAL STANDARDS
  - THE BUILDINGS FINISHES WILL INCLUDE BRICK, STONE AND/OR OTHER MASONRY PRODUCTS AND CEMENTITIOUS SIDING, WOOD OR OTHER SIMILAR DURABLE SIDING MATERIALS, PLASTIC OR METAL MATERIAL MAY BE USED FOR INCIDENTAL ARCHITECTURE DETAILS INCLUDING WINDOWS, DOORS, AND TRIM DETAILS, NO VINYL WILL BE USED AS SIDING MATERIAL.
  - ALL HOUSES WILL HAVE A FRONT PORCH COVERED ENTRY, MINIMUM DEPTH OF 8' AND A MINIMUM OF 75% OF HOUSES (13) WILL HAVE A COVERED FRONT PORCH TO BE A MINIMUM OF 6' DEEP AND 12' WIDE.
  - ALL HOUSES WILL FEATURE A 2 CAR GARAGE, FRONT LOADED WITH EITHER ONE DOUBLE DOOR OR TWO SINGLE DOORS (PER PLAN) WITH 1 ROW GLAZING IN ALL GARAGE DOORS.
- BINDING EFFECT OF THE REZONING APPLICATION
  - IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INSURE TO THE BENEFIT OF THE PETITIONER, CURRENT, AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.
  - ANY REFERENCE TO THE ORDINANCE OR UDO HEREIN SHALL BE DEEMED TO REFER TO THE REQUIREMENTS OF THE ORDINANCE IN EFFECT AS OF THE DATE THIS REZONING PETITION IS APPROVED.

**OPEN SPACE:**

REQUIRED NATURAL AREA: 46,763 S.F. = (1.07 ACRES) 17.5%  
 PARKLAND DEDICATION CALCULATION: 17 LOTS x  $\frac{1}{10}$  ACRE = 0.48 ACRES

**LEGEND:**

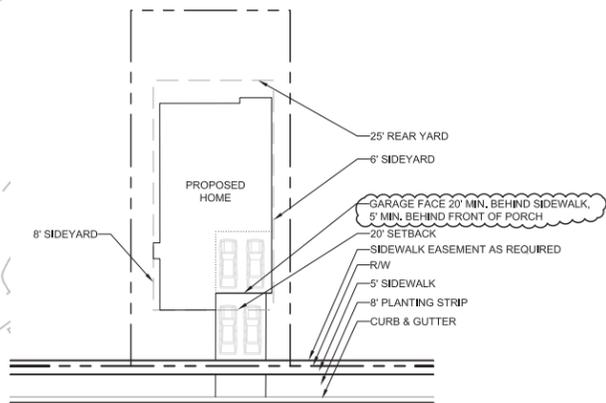
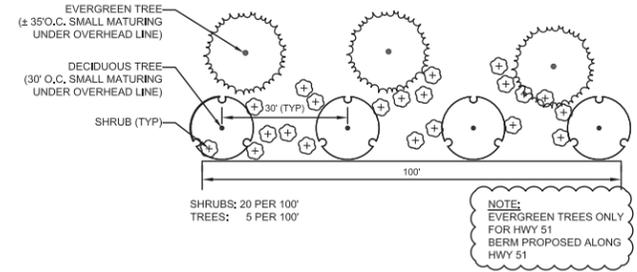
- EXISTING RIGHT OF WAY
- PROPOSED RIGHT OF WAY
- EXISTING PROPERTY LINE
- EXISTING BUILDING
- PROPOSED BUILDING
- EXISTING POWERLINE
- PROPOSED SIDEWALK
- PROPOSED SETBACK LINE
- PROPOSED LOT LINE
- ROAD CENTERLINE
- PROPOSED CURB & GUTTER
- SIGHT TRIANGLE
- PROPOSED OPEN SPACE
- WATER QUALITY AREA



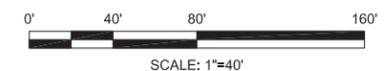
**PLANTING DATA:**

STREETSCAPE PLANTING REQUIRED: LARGE MATURING (40' O.C. MIN.)  
 \*3 OR MORE SPECIES 300' > STREET LENGTH  
 STREETSCAPE PLANTING PROPOSED:  
 PROPOSED PUBLIC ROAD #1: 1125/40' = 29 MATURING TREES  
 PROPOSED PUBLIC ROAD #2: 310/40' = 8 MATURING TREES  
 PERIMETER PLANTING REQUIRED: SMALL MATURING TREES (30' O.C. MIN.)  
 (EXISTING OVERHEAD ELECTRICAL)  
 PERIMETER PLANTING PROPOSED:  
 PHILLIPS ROAD: 445/30' = 15 SMALL MATURING TREES  
 MATTHEWS-MINT HILL ROAD: 628/30' = 21 SMALL MATURING TREES  
 NOTE: PROGRESS WILL COMPLY WITH TOWN OF MATTHEWS LANDSCAPE REQUIREMENTS, FINAL TOWN APPROVED PLAN MAY VARY FROM PLANS.

**TYPICAL STREETSCAPE PLANTING DETAIL**



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PHILLIPS ROAD SITE  
 MATTHEWS, NC  
 FRONT PORCH COMMUNITES, LLC  
 CHARLOTTE, NC

SITE PLAN  
 REZONING PETITION:  
 2018-685



CORPORATE CERTIFICATIONS  
 NC PE: C-2630 NC LA: C-263  
 SC ENG: NO. 3599 SC LA: NO. 211

Project Manager: MDL

Drawn By: SCJ

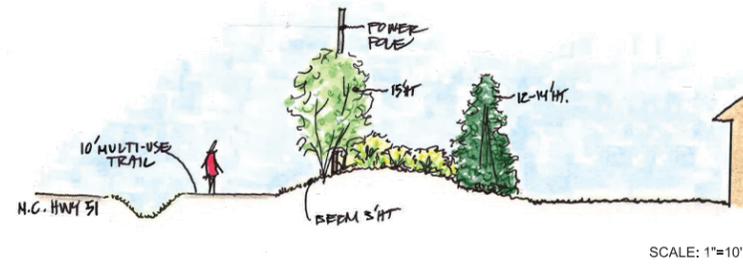
Checked By: LHC

Date: 05/2/18

Project Number: 17076

Sheet Number:

RZ-2



SECTION A - A'

# Matthews Village

*A proposed active adult community of distinctive single story and story & a half single family Homes*



ARCHITECTURAL ELEVATIONS

SCALE: NTS

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NOTE: THE IMAGES SHOWN HERE ARE REPRESENTATIVE OF THE ARCHITECTURAL STYLE AND MATERIALS OF THE HOMES PROPOSED FOR THIS DEVELOPMENT. THE PETITIONER RESERVES THE RIGHT TO MAKE ADJUSTMENTS TO THE ARCHITECTURAL ELEVATIONS WITHIN THE ARCHITECTURAL STANDARDS PRESENTED IN THIS PETITION.

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PHILLIPS ROAD SITE  
MATTHEWS, NC  
FRONT PORCH COMMUNITES, LLC  
CHARLOTTE, NC

REZONING PETITION:  
2018-685

ARCHITECTUAL  
ELEVATIONS &  
HWY 51 BUFFER  
SECTION



CORPORATE CERTIFICATIONS  
NO. PE: C-2533 NO. LA: C-253  
SC. ENG. NO. 3599 SC. LA. NO. 211

Project Manager: MDL  
Drawn By: SCJ  
Checked By: LHC  
Date: 05/2/18  
Project Number: 17076

Sheet Number:

RZ-3