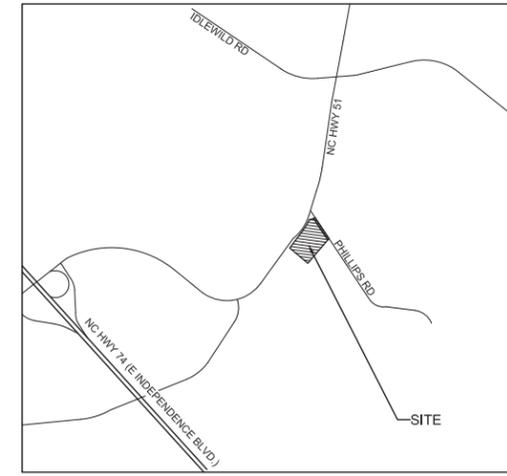
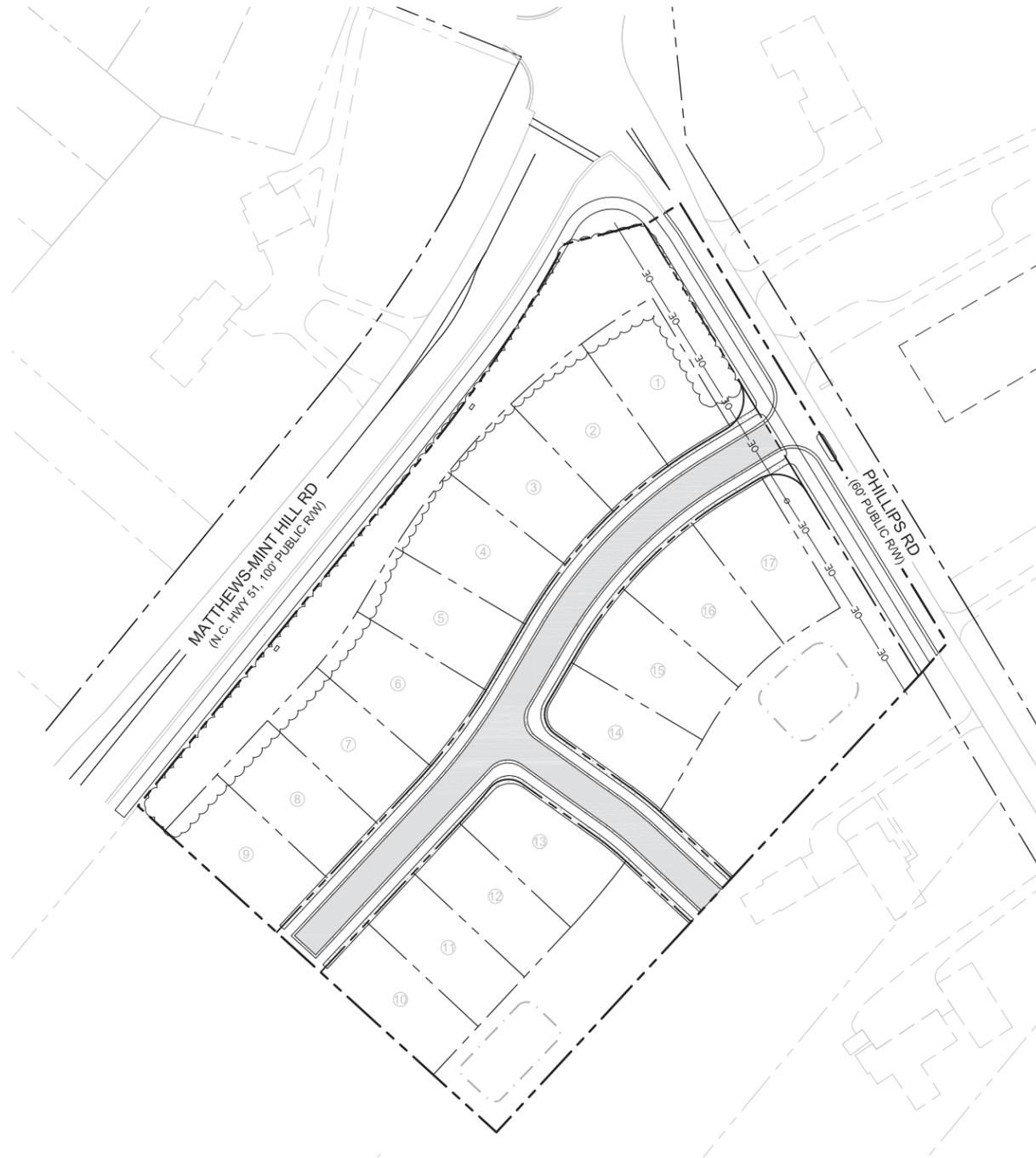


9/14/2018
SUPERCEDED 2018-685



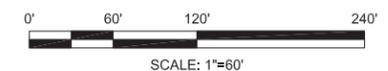
VICINITY MAP NTS

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-45
 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.



REVISIONS:

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

Landworks Design Group, PA
 CREATING SPACES TO LIVE, WORK AND PLAY
 7621 Little Avenue, Suite 111
 Charlotte, NC 28226
 tel: 704-841-1604
 fax: 704-841-1604

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

REZONING PETITION:
 2018-685
COVER & SHEET INDEX

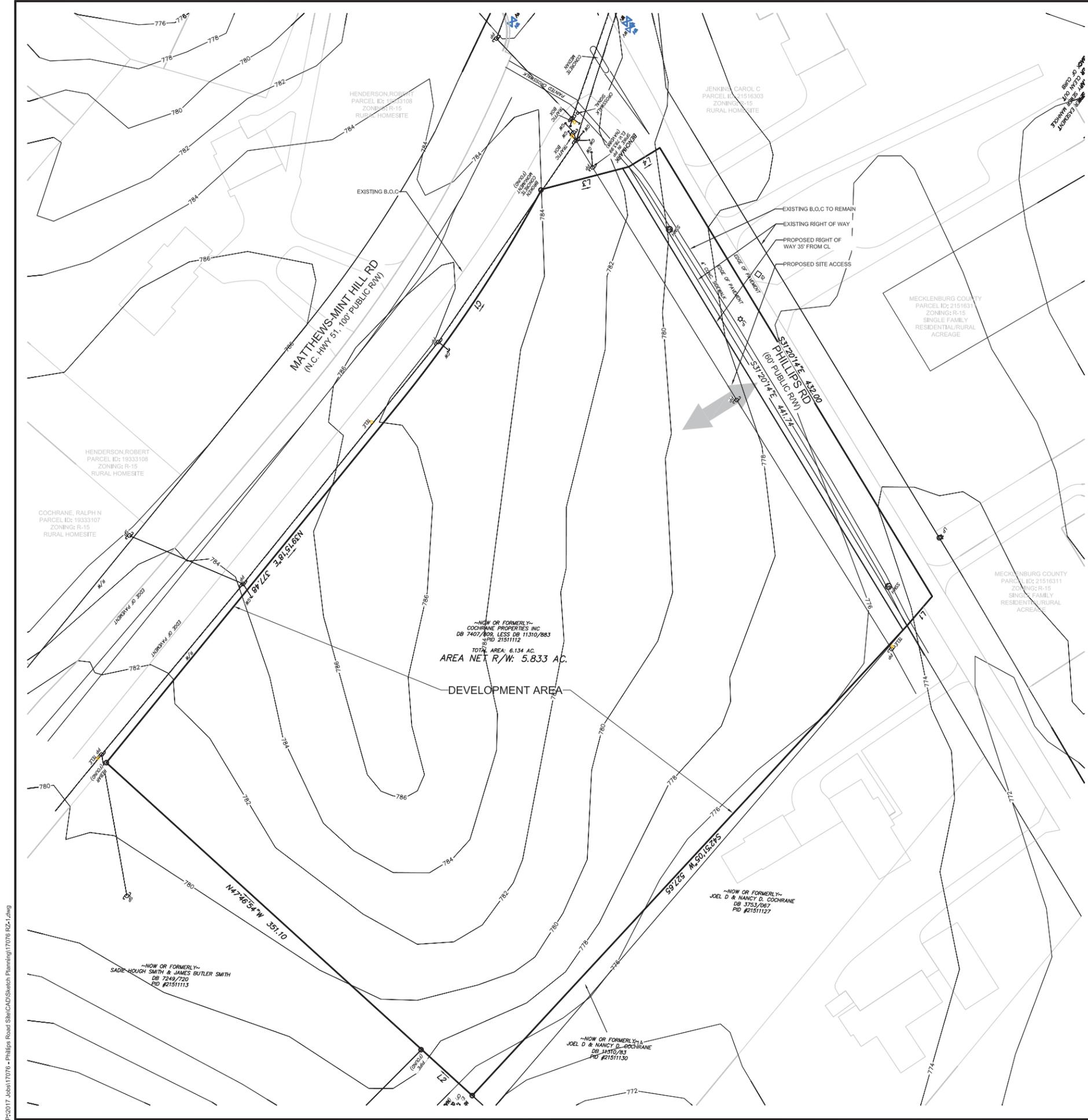


CORPORATE CERTIFICATIONS
 NC PE: C-2030 NC LA: C-253
 SC ENG: NO. 3599 SC LA: NO. 211

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

Sheet Number:
RZ-0

P:\2017 Jobs\17076 - Phillips Road Site\CAD\Sketch Planning\17076 RZ-1.dwg



CAROLINA SURVEYORS, INC.
 P.O. BOX 267 PINEVILLE, N.C. 28134 - 0267
 THOMAS E. WHITE, NCPLS & SCPLS 704-889-7601
 CERTIFICATE OF AUTHORIZATION NC:C-1242 SC:886

9/14/2018
SUPERCEDED
 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.

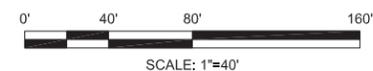
LINE	BEARING	LENGTH
L1	S40°40'46"W	31.52
L2	N47°45'11"W	56.41
L3	N75°28'26"E	74.23
L4	N58°39'46"E	30.00

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

LEGEND:

- 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)
- 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

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



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

Landworks Design Group, PA
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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
 SHEET # 2 OF 4

P:\2017 Jobs\17076 - Phillips Road Site\CAD\Sketch Planning\17076 RZ1.dwg

SITE DATA:

PARCEL ID: 21511112
 ACREAGE: ± 5.8 AC
 EXISTING ZONING: R-15
 PROPOSED ZONING: R+S

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

OPEN SPACE:

REQUIRED NATURAL AREA: 46,763 S.F. = (1.07 ACRES) 17.5%
 PARKLAND DEDICATION CALCULATION: 17 LOTS x $\frac{1}{4}$ ACRE = 0.48 ACRES

LEGEND:

EXISTING RIGHT OF WAY: - - - - -
 PROPOSED RIGHT OF WAY: - - - - -
 EXISTING PROPERTY LINE: ————
 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: ■■■■■

DEVELOPMENT STANDARDS:

1. GENERAL PROVISIONS.
 a) 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.

b) 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.

2. PURPOSE
 a) 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+S DISTRICT.

3. PERMITTED USES
 a) 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+S DISTRICT (EXCLUDING ACCESSORY APARTMENTS).

4. TRANSPORTATION
 a) 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.

5. STREETScape, BUFFERS, AND LANDSCAPING
 a) 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.
 b) ALL LANDSCAPE AREAS (COMMON & PRIVATE) SHALL BE MAINTAINED BY THE HOA.

6. ARCHITECTURAL STANDARDS
 a) 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.

7. BINDING EFFECT OF THE REZONING APPLICATION
 a) 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 SIRE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.

b) 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.

PLANTING DATA:

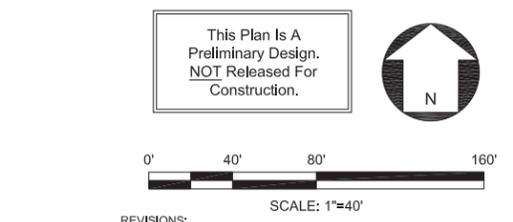
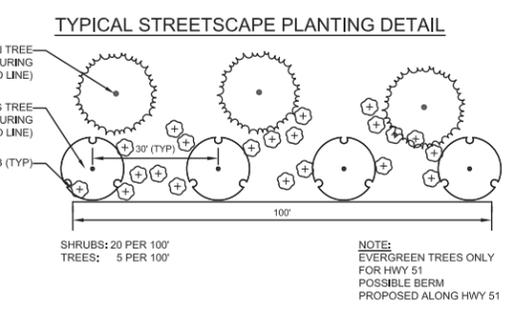
STREETSCAPE PLANTING REQUIRED: LARGE MATURING (40' O.C. MIN.)
 3 OR MORE SPECIES 300' > STREET LENGTH

STREETSCAPE PLANTING PROPOSED:
 PROPOSED PUBLIC ROAD #1: 1125/40' = 28 MATURING TREES
 PROPOSED PUBLIC ROAD #2: 310/40' = 8 MATURING TREES

PERIMETER PLANTING REQUIRED: SMALL MATURING TREES (30' O.C. MIN.)
 (EXISTING OVERHEAD ELECTRICAL)

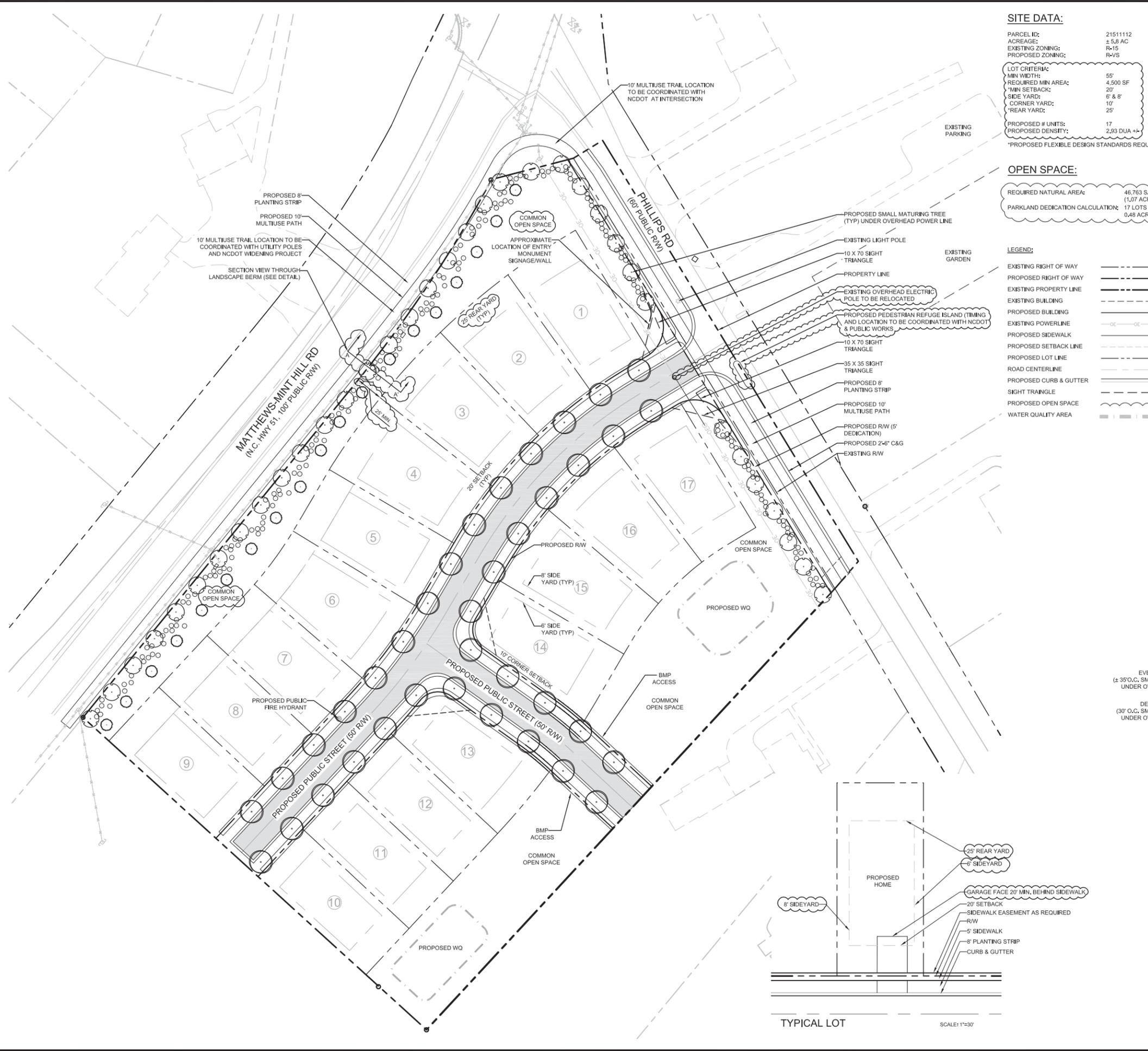
PERIMETER PLANTING PROPOSED:
 PHILLIPS ROAD: 445/30' = 15 SMALL MATURING TREES
 MATTHEWS-MINT HILL ROAD: 628/30' = 21 SMALL MATURING TREES

NOTE: PROGRESS WILL COMPLY WITH TOWN OF MATTHEWS LANDSCAPE REQUIREMENTS, FINAL TOWN APPROVED PLAN MAY VARY FROM PLANS.



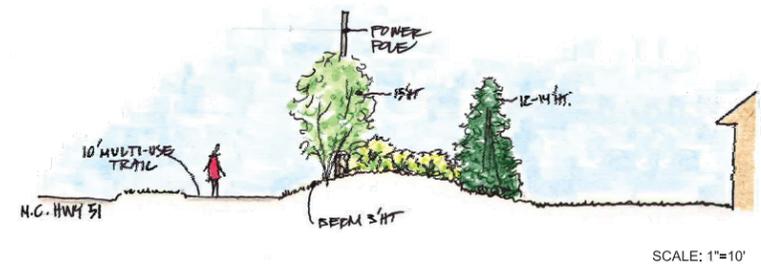
REVISIONS:

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



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SUPERCEDED 9/14/2018
2018-685



SECTION A - A'

Matthews Village

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



SCALE: NTS

ARCHITECTURAL ELEVATIONS

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-2030 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

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

REVISIONS:

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



Sheet Number:
RZ-3
SHEET # 4 OF 4

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.



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

REZONING PETITION:
 2018-685

SITE PLAN &
 CONCEPT
 LANDSCAPE
 PLAN



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:

L-001

SHEET # 1 OF 2

SITE DATA:

PARCEL ID:	21511112
ACREAGE:	±5.8 AC
EXISTING ZONING:	R-15
PROPOSED ZONING:	R-VS
LOT CRITERIA:	55'
MIN WIDTH:	4,500 SF
REQUIRED MIN AREA:	15' (20' GARAGE SETBACK)
'MIN SETBACK:	6'
'SIDE YARD:	15'
'CORNER YARD:	25'
'REAR YARD:	
PROPOSED # UNITS:	20
PROPOSED DENSITY:	3,45 DUA +/-

*PROPOSED FLEXIBLE DESIGN STANDARDS REQUEST

OPEN SPACE:

TOTAL BUA:	99,782 S.F. (39.61%)
REQUIRED NATURAL AREA:	44,081 S.F. = (1.01 ACRES) 17.5%
PROVIDED NATURAL AREA:	44,257 S.F. = (± 1.01 ACRES) 17.5%
PARKLAND DEDICATION CALCULATION:	20 LOTS x 1/4 ACRE = 0.57 ACRES

PROPOSE FEES-IN-LIEU FOR EACH NEW SINGLE-FAMILY LOT INSTEAD OF LAND DEDICATION FOR PUBLIC RECREATION

TOTAL ACRES:	±5.80
TOTAL CURRENT TAX VALUE (LAND ONLY):	\$208,300.00 (LAND)
TAX VALUE PER ACRE:	\$35,710.00
TOTAL NEW BUILDING LOTS:	20
NUMBER OF ACRES REQUIRED FOR LAND DEDICATION (1/4 ACRE PER NEW LOT):	0.62
ESTIMATED FEE IN-LIEU-OF DEDICATION:	\$22,140 (LAND)
ESTIMATED FEE PER LOT (BASED ON 22 LOTS):	\$1,006

LEGEND:

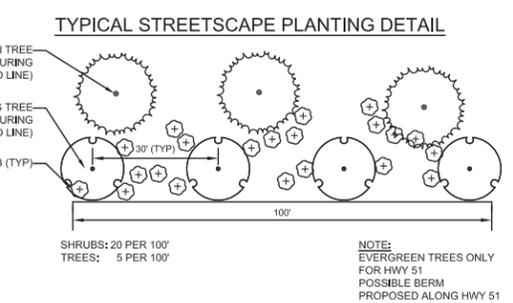
EXISTING RIGHT OF WAY	---
PROPOSED RIGHT OF WAY	---
EXISTING BUILDING	---
PROPOSED BUILDING	---
EXISTING POWERLINE	---
PROPOSED SIDEWALK	---
PROPOSED SETBACK LINE	---
PROPOSED LOT LINE	---
ROAD CENTERLINE	---
PROPOSED CURB & GUTTER	---
SIGHT TRIANGLE	---
PROPOSED OPEN SPACE	---
WATER QUALITY AREA	---

- 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 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.
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 - PURPOSE
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 - PERMITTED USES
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 - 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.
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 - BINDING EFFECT OF THE REZONING APPLICATION
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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.



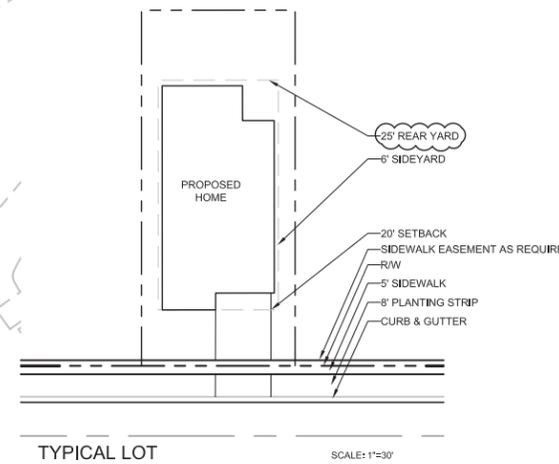
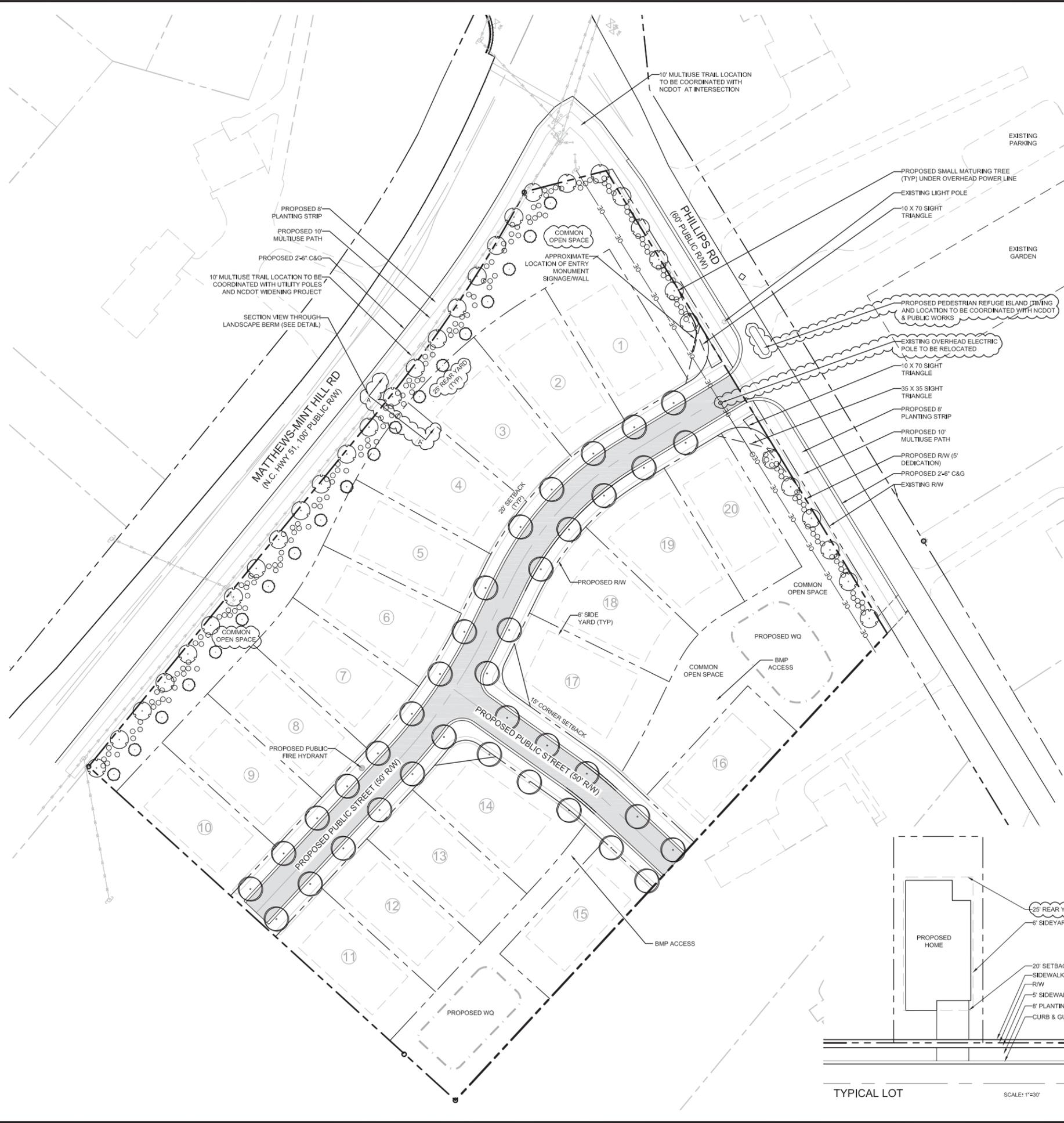
This Plan Is A Preliminary Design. NOT Released For Construction.

0' 40' 80' 160'

SCALE: 1"=40'

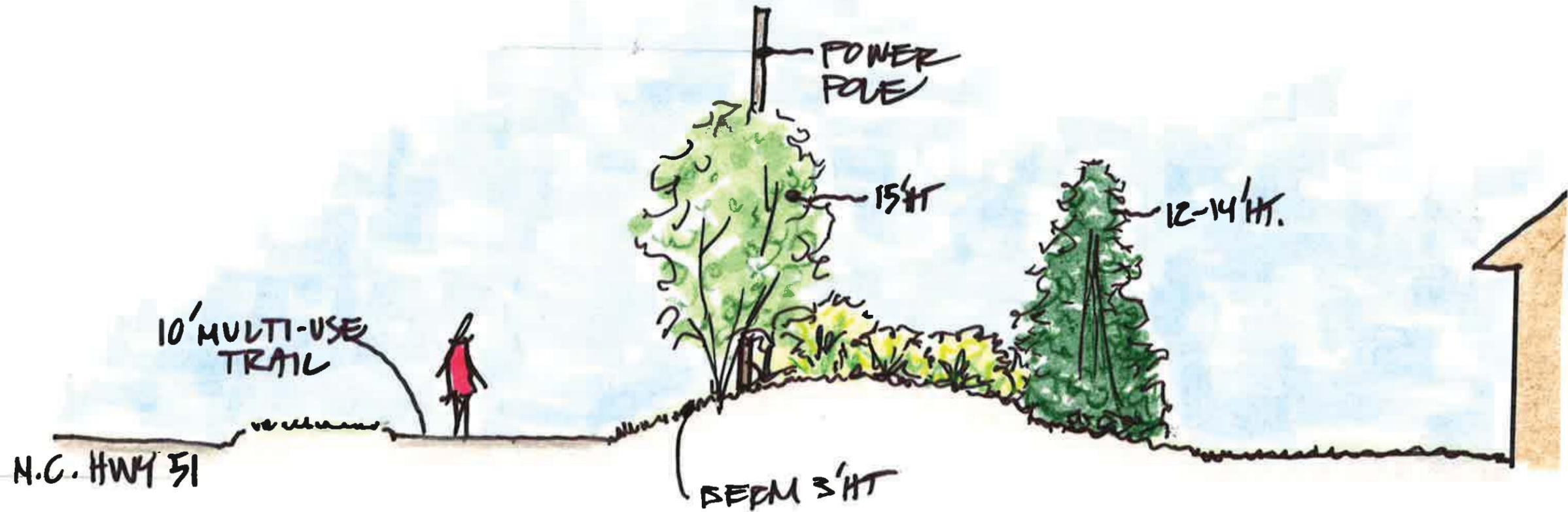
REVISIONS:

No.	Date	By	Description
1	6/27/18	SCJ	REVISIONS DUE TO STAFF COMMENTS
2	8/29/18	MDL	REVISIONS FROM PUBLIC HRG



P:2017 Job#17076 - Phillips Road Site\CAD\CDA17076_SITE.dwg

SUPERCEDED 9/7/2018
2018-685



CORPORATE CERTIFICATIONS
NC PE : C-2930 NC LA : C-253
SC ENG : NO. 3599 SC LA : NO. 211

P:\2017 Jobs\17076 - Phillips Road Site\CAD\CDS\Section A-A.dwg

**Landworks**
Design Group, PA
CREATING SPACES TO LIVE, WORK AND PLAY
7621 Little Avenue, Suite 111 tel: 704-841-1604
Charlotte, NC 28226 fax: 704-841-1604

PHILLIPS ROAD SITE
MATTHEWS, NC
FRONT PORCH COMMUNITIES

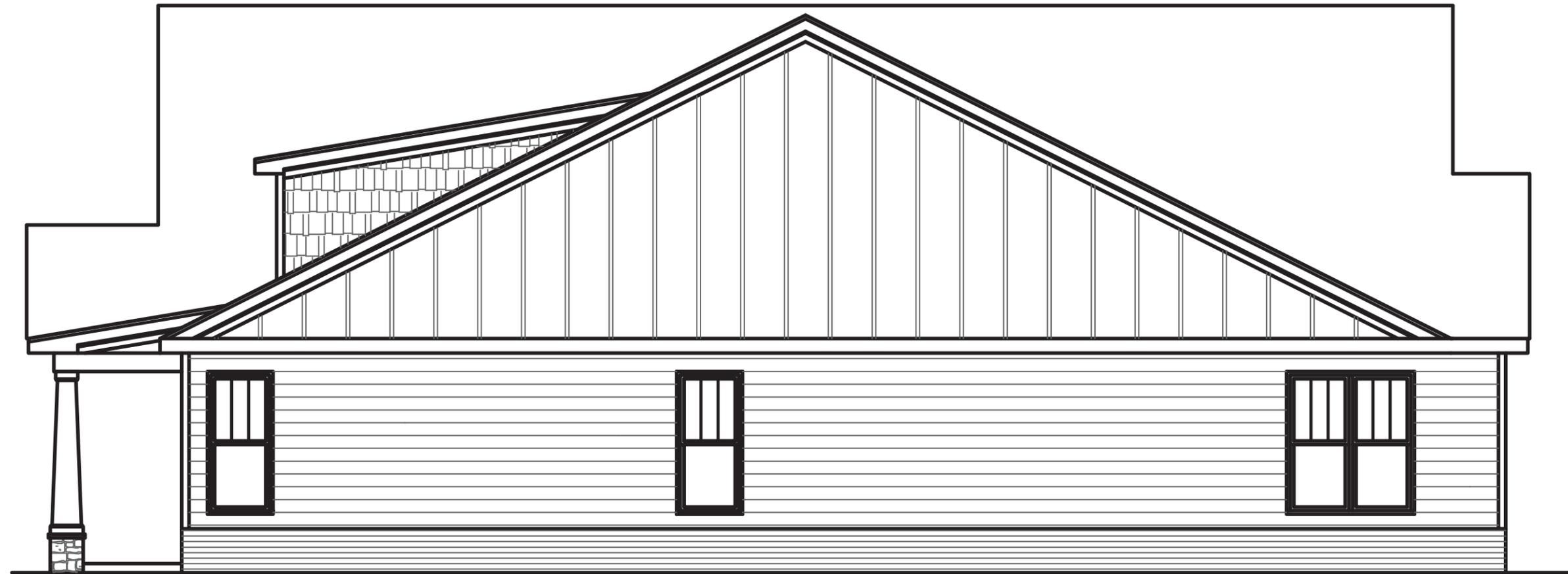
BERM SECTION A-A'

DATE:	SEPT 7, 2018
PROJECT NO:	17076
SHEET #	L-1
SCALE:	1"= 8'

Matthews Village

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



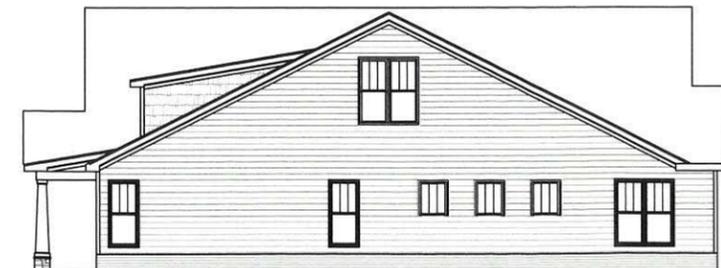
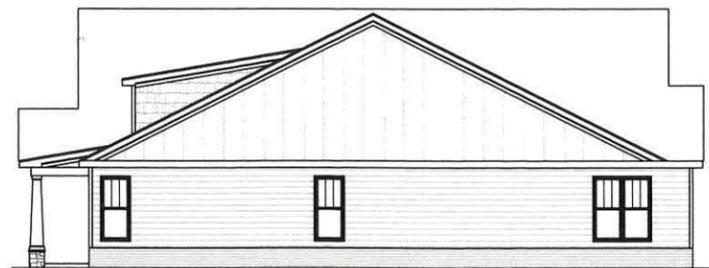


Matthews Village

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



Typical Rear Elevations



Typical Side Elevations



Matthews Village

A proposed active adult community of distinctive

1 story and 1 ½ story single family homes

Rezoning Petition 2018-685

1 – Section/Detail: Berm @ NC Hwy 51

2 – Rear & Side Elevations (typical)

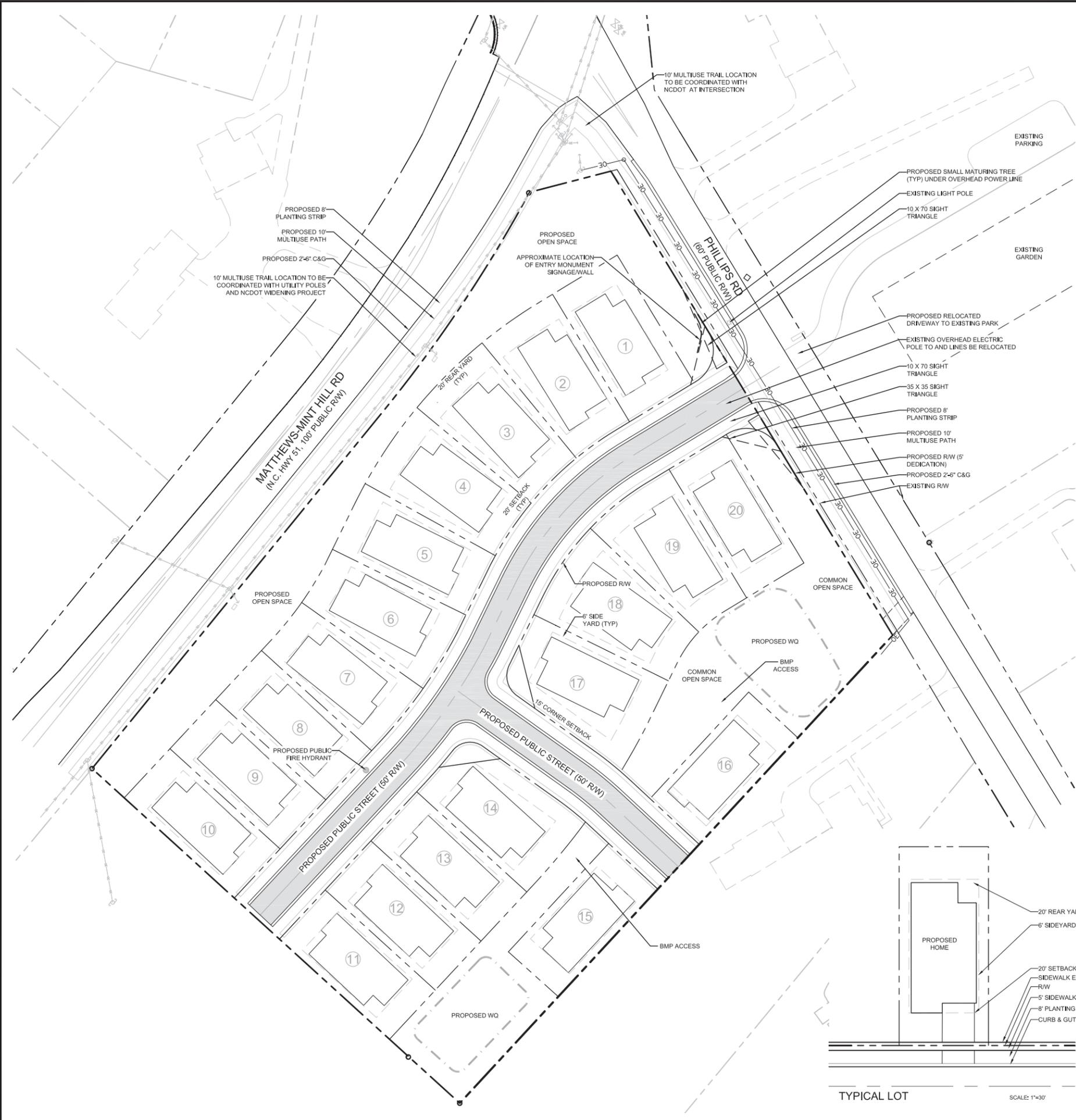
3 – Front Elevations (typical)

Floor Plans

Elevation Options (typical)

4 – Site Plan - Revised 9/07/18





SITE DATA:

PARCEL ID:	21511112
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'
CORNER YARD:	15'
*REAR YARD:	20'
PROPOSED # UNITS:	20
PROPOSED DENSITY:	3.45 DUA +/-

*PROPOSED FLEXIBLE DESIGN STANDARDS REQUEST

OPEN SPACE:

TOTAL BUA:	99,782 S.F. (36.61%)
REQUIRED OPEN SPACE:	44,081 S.F. = (1.01 ACRES)
PROVIDED OPEN SPACE:	44,257 S.F. = (± 1.01 ACRES)
H.O.A MAINTAINED OPEN SPACE:	20 LOTS x 1/4 ACRE = 0.57 ACRES

PROPOSE FEES-IN-LIEU FOR EACH NEW SINGLE-FAMILY LOT INSTEAD OF LAND DEDICATION FOR PUBLIC RECREATION

TOTAL ACRES:	±5.80
TOTAL CURRENT TAX VALUE (LAND ONLY):	\$208,300.00
TAX VALUE PER ACRE:	\$35,710.00
TOTAL NEW BUILDING LOTS*:	20
NUMBER OF ACRES REQUIRED FOR LAND DEDICATION (1/4 ACRE PER NEW LOT):	0.57
ESTIMATED FEE IN-LIEU-OF DEDICATION:	\$20,405 (LAND)
ESTIMATED FEE PER LOT (BASED ON 20 LOTS):	\$1,020.26

LEGEND:

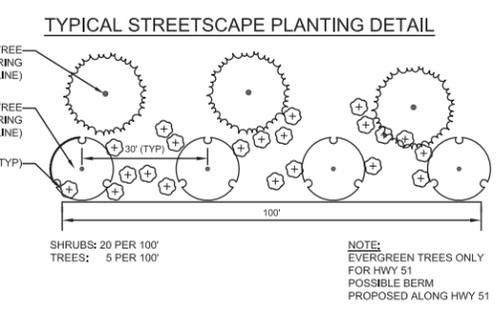
EXISTING RIGHT OF WAY	---
PROPOSED RIGHT OF WAY	---
EXISTING BUILDING	---
PROPOSED BUILDING	---
EXISTING POWERLINE	---
PROPOSED SIDEWALK	---
PROPOSED SETBACK LINE	---
PROPOSED LOT LINE	---
ROAD CENTERLINE	---
PROPOSED CURB & GUTTER	---
SIGHT TRIANGLE	---
PROPOSED OPEN SPACE	---
WATER QUALITY AREA	---

- DEVELOPMENT STANDARDS: 2018-685**
- 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.
 - TRANSPORTATION
 - THE SITE WILL HAVE ACCESS VIA A PUBLIC STREET TO PHILLIPS ROAD AND WILL PROVIDE ROAD STUB CONNECTIONS TOWARD THE SOUTH-WEST 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.
 - 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.
 - 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.

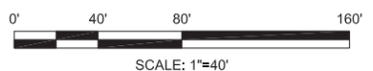
PLANTING DATA:

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.



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



REVISIONS:

No.	Date	By	Description
1	6/27/18	SCJ	REVISIONS DUE TO STAFF COMMENTS
2	8/29/18	MDL	REVISIONS FROM PUBLIC HRG

SITE DATA:

PARCEL ID: 21511112
ACREAGE: 25.8 AC
EXISTING ZONING: R-15
PROPOSED ZONING: R-VS

LOT CRITERIA:
MIN WIDTH: 55'
REQUIRED MIN AREA: 4,500 SF
MIN SETBACK: 15' (20' GARAGE SETBACK)
SIDE YARD: 6'
CORNER YARD: 15'
REAR YARD: 20'

PROPOSED # UNITS: 20
PROPOSED DENSITY: 3.45 DUA +/-

*PROPOSED FLEXIBLE DESIGN STANDARDS REQUEST

OPEN SPACE:

TOTAL BUA: 99,782 S.F. (39.61%)
REQUIRED OPEN SPACE: 44,081 S.F. = (1.01 ACRES)
PROVIDED OPEN SPACE: 44,257 S.F. = (± 1.01 ACRES)
H.O.A MAINTAINED OPEN SPACE: 20 LOTS x 1/20 ACRE = 0.57 ACRES

PROPOSE FEES-IN-LIEU FOR EACH NEW SINGLE-FAMILY LOT INSTEAD OF LAND DEDICATION FOR PUBLIC RECREATION

TOTAL ACRES: 45.80
TOTAL CURRENT TAX VALUE ONLY: \$208,300.00 (LAND ONLY)
TAX VALUE PER ACRE: \$35,710.00
TOTAL NEW BUILDING LOTS: 20
NUMBER OF ACRES REQUIRED FOR LAND DEDICATION (1/20 ACRE PER NEW LOT): 0.62
ESTIMATED FEE IN-LIEU-OF DEDICATION: \$22,140 (LAND)
ESTIMATED FEE PER LOT (BASED ON 22 LOTS): \$1,006

LEGEND:

- EXISTING RIGHT OF WAY
- PROPOSED RIGHT OF WAY
- 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

DEVELOPMENT STANDARDS:

1. GENERAL PROVISIONS.
 - a) 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.
 - b) 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.
2. PURPOSE
 - a) 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.
3. PERMITTED USES
 - a) 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.
4. TRANSPORTATION
 - a) THE SITE WILL HAVE ACCESS VIA A PUBLIC STREET TO PHILLIPS ROAD AND WILL PROVIDE ROAD STUB CONNECTIONS TOWARD THE SOUTH-WEST AND SOUTH-EAST FOR FUTURE CONNECTIVITY AS GENERALLY SHOWN ON THE SITE PLAN, NO LEFT TURN LANE IS REQUIRED PER NCDOT.
5. STREETScape, BUFFERS, AND LANDSCAPING
 - a) PETITIONER WILL COORDINATE WITH THE TOWN OF MATTHEWS AND NCDOT TO PROVIDE A NEW 10' WIDE MULTU-USE TRAIL ALONG THE HIGHWAY 51 AND PHILLIPS ROAD FRONTAGES AS GENERALLY DEPICTED ON THE SITE PLAN.
6. ARCHITECTURAL STANDARDS
 - a) 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.
7. BINDING EFFECT OF THE REZONING APPLICATION
 - a) 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.
 - b) 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.

PLANTING DATA:

STREETScape PLANTING REQUIRED: LARGE MATURING (40' O.C. MIN.)
"3 OR MORE SPECIES 300' > STREET LENGTH"

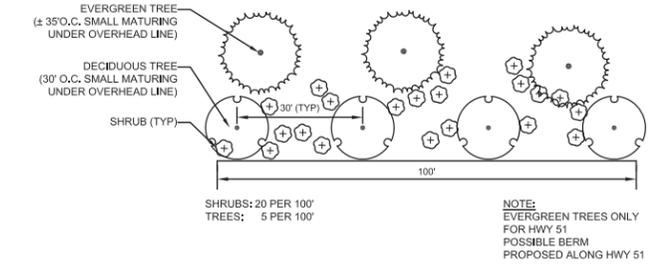
STREETScape PLANTING PROPOSED:
PROPOSED PUBLIC ROAD #1: 1125/40' = 29 MATURING TREES
PROPOSED PUBLIC ROAD #2: 310/40' = 8 MATURING TREES

PERIMETER PLANTING REQUIRED: SMALL MATURING TREES (30' O.C. MIN.) (EXISTING OVERHEAD ELECTRICAL)

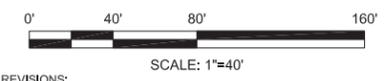
PERIMETER PLANTING PROPOSED:
PHILLIPS ROAD: 445/30' = 15 SMALL MATURING TREES
MATTHEWS-MINT HILL ROAD: 628/30' = 21 SMALL MATURING TREES

NOTE: PROGRESS WILL COMPLY WITH TOWN OF MATTHEWS LANDSCAPE REQUIREMENTS. FINAL TOWN APPROVED PLAN MAY VARY FROM PLANS.

TYPICAL STREETScape PLANTING DETAIL

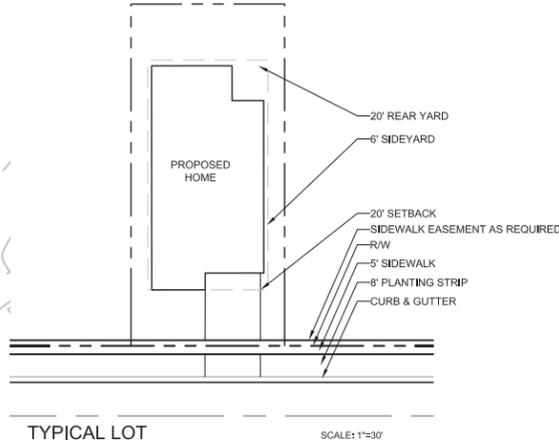
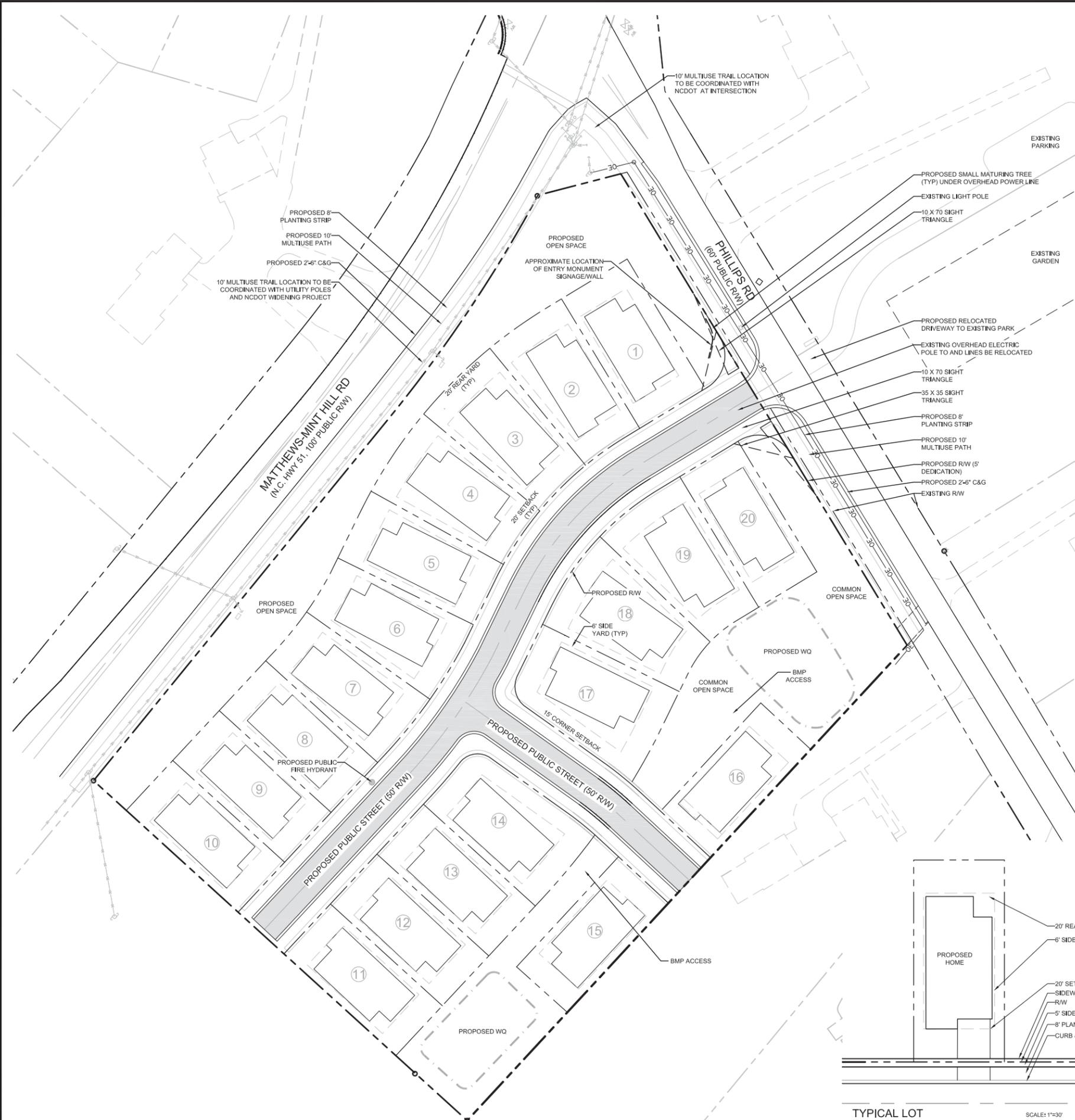


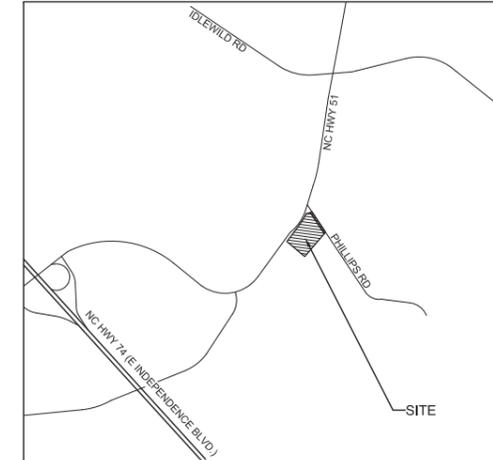
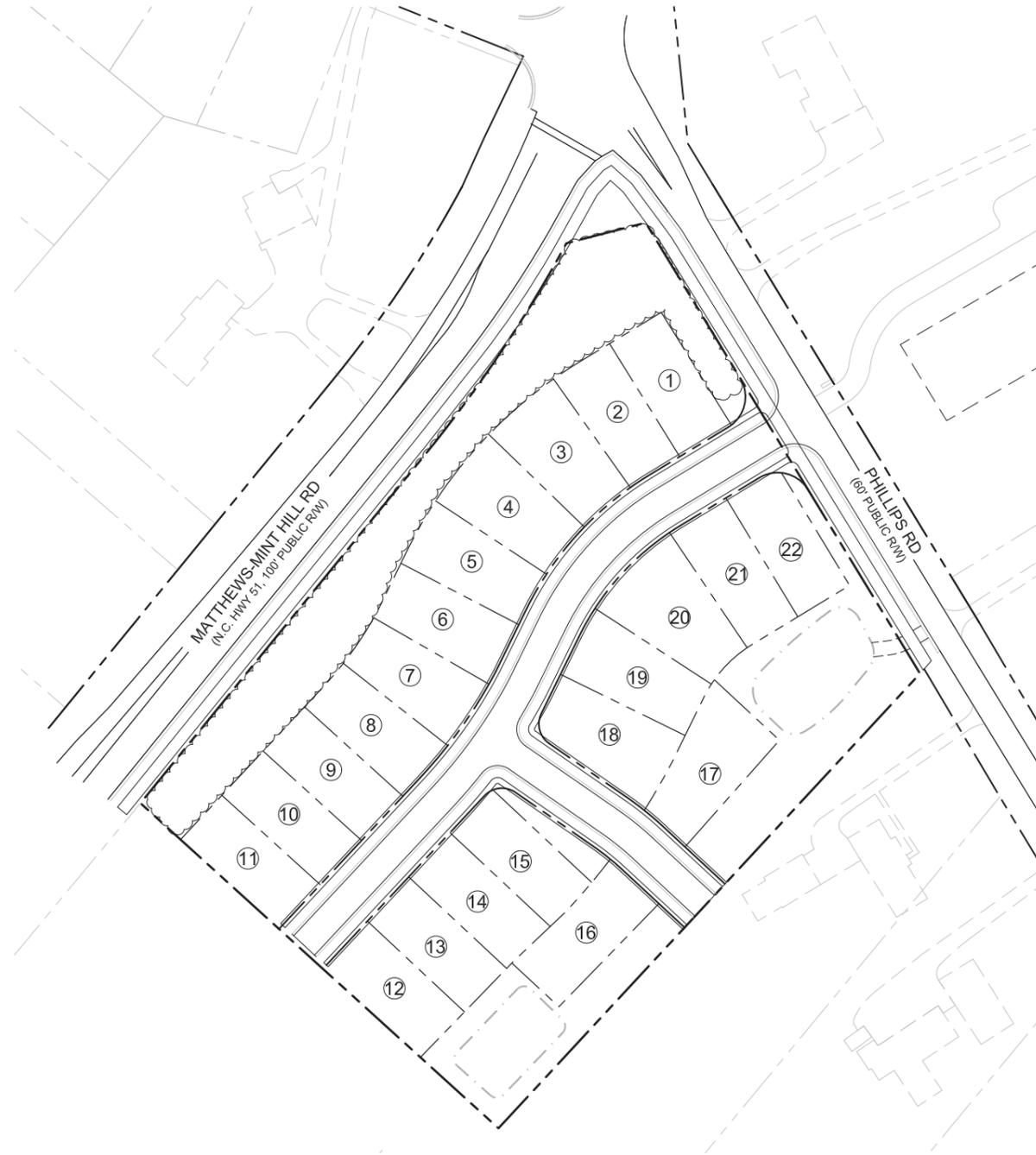
This Plan Is A Preliminary Design. NOT Released For Construction.



REVISIONS:

No.	Date	By	Description
1	6/27/18	SCJ	REVISIONS DUE TO STAFF COMMENTS





SITE SUMMARY:

PROJECT NAME: PHILLIPS ROAD SITE
 FRONT PORCH COMMUNITIES, LLC
 STREET ADDRESS: 13112 PHILLIPS ROAD, MATTHEWS, NC 28105
 PARCAL 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

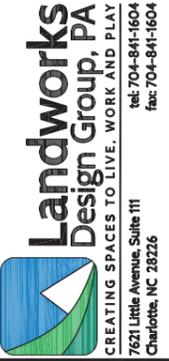
SHEET INDEX	
Sheet Number	Sheet Title
RZ-0	COVER AND SHEET INDEX
RZ-1	EXISTING CONDITIONS
RZ-2	SITE PLAN & CONCEPT LANDSCAPE PLAN
RZ-3	SAMPLE ARCHITECTURE

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



SCALE: 1"=60'

REVISIONS:			
No.	Date	By	Description
1	6/27/18	SCJ	REVISIONS DUE TO STAFF COMMENTS



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

REZONING PETITION:
2018-685

COVER & SHEET INDEX



CORPORATE CERTIFICATIONS
 NC PE: C-2533 NC LA: C-253
 SC ENG: NO. 3699 SC LA: NO. 211

Project Manager: MDL
 Drawn By: KKF
 Checked By: LHC
 Date: 5/2/18
 Project Number: 17076

Sheet Number:
RZ-0



CORPORATE CERTIFICATIONS
NC PE: C-2939 NC LA: C-253
SC ENG: NO. 3699 SC LA: NO. 211

Project Manager: MDL
Drawn By: SCJ
Checked By: LHC
Date: 5/2/18
Project Number: 17076
Sheet Number:

SITE DATA:

PARCEL ID: 21511112
ACREAGE: ±5.8 AC
EXISTING ZONING: R-15
PROPOSED ZONING: R-VS

LOT CRITERIA:
MIN WIDTH: 50'
REQUIRED MIN AREA: 4,500 SF
MIN SETBACK: 15' (20' GARAGE SETBACK)
SIDE YARD: 4'
CORNER YARD: 10'
REAR YARD: 20'

PROPOSED # UNITS: 22
PROPOSED DENSITY: 3.77 DUA +/-
*PROPOSED FLEXIBLE DESIGN STANDARDS REQUEST

OPEN SPACE:

TOTAL BUA: 111,468 S.F. (44.12%)
REQUIRED OPEN SPACE: 22 LOTS x 1/2 ACRE = 1.01 ACRES
REQUIRED OPEN SPACE: 1.01 ACRES
PROVIDED OPEN SPACE: ± 1.01 ACRES

PROPOSE FEES-IN-LIEU FOR EACH NEW SINGLE-FAMILY LOT INSTEAD OF LAND DEDICATION FOR PUBLIC RECREATION

TOTAL ACRES: ±5.80
TOTAL CURRENT TAX VALUE ONLY: \$208,300.00 (LAND)
TAX VALUE PER ACRE: \$35,710.00
TOTAL NEW BUILDING LOTS: 22
NUMBER OF ACRES REQUIRED FOR LAND DEDICATION (1/2 ACRE PER NEW LOT): 0.62
ESTIMATED FEE IN-LIEU-OF DEDICATION: \$22,140 (LAND)
ESTIMATED FEE PER LOT (BASED ON 22 LOTS): \$1,006

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.
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- 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.
- 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.
- 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.
- 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 SIRE 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.

PLANTING DATA:

STREETSCAPE PLANTING REQUIRED: LARGE MATURING (40' O.C. MIN.)
3 OR MORE SPECIES 300' > STREET LENGTH

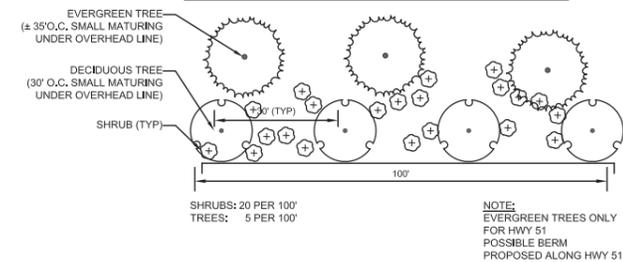
STREETSCAPE PLANTING PROPOSED: PHILLIPS ROAD: 1125/40' = 29 MATURING TREES
PROPOSED PUBLIC ROAD #2: 310/40' = 8 MATURING TREES

PERIMETER PLANTING REQUIRED: SMALL MATURING TREES (30' O.C. MIN.)
(EXISTING OVERHEAD ELECTRICAL)

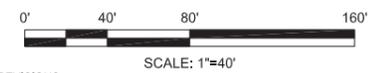
PERIMETER PLANTING PROPOSED: PHILLIPS ROAD: 445/30' = 15 SMALL MATURING TREES
MATTHEWS-MINT HILL ROAD: 628/30' = 21 SMALL MATURING TREES

NOTE: PROGRESS WILL COMPLY WITH TOWN OF MATTHEWS LANDSCAPE REQUIREMENTS. FINAL TOWN APPROVED PLAN MAY VARY FROM PLANS.

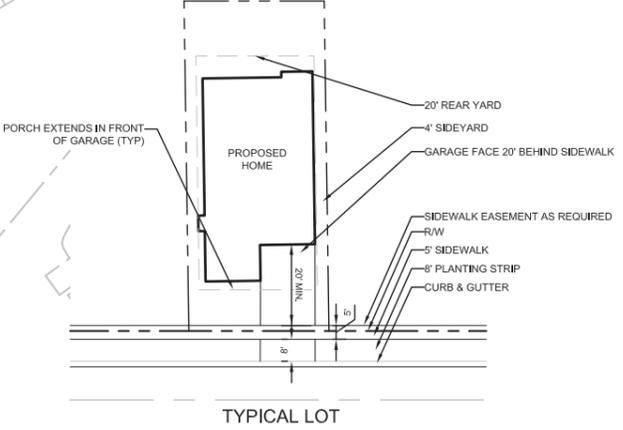
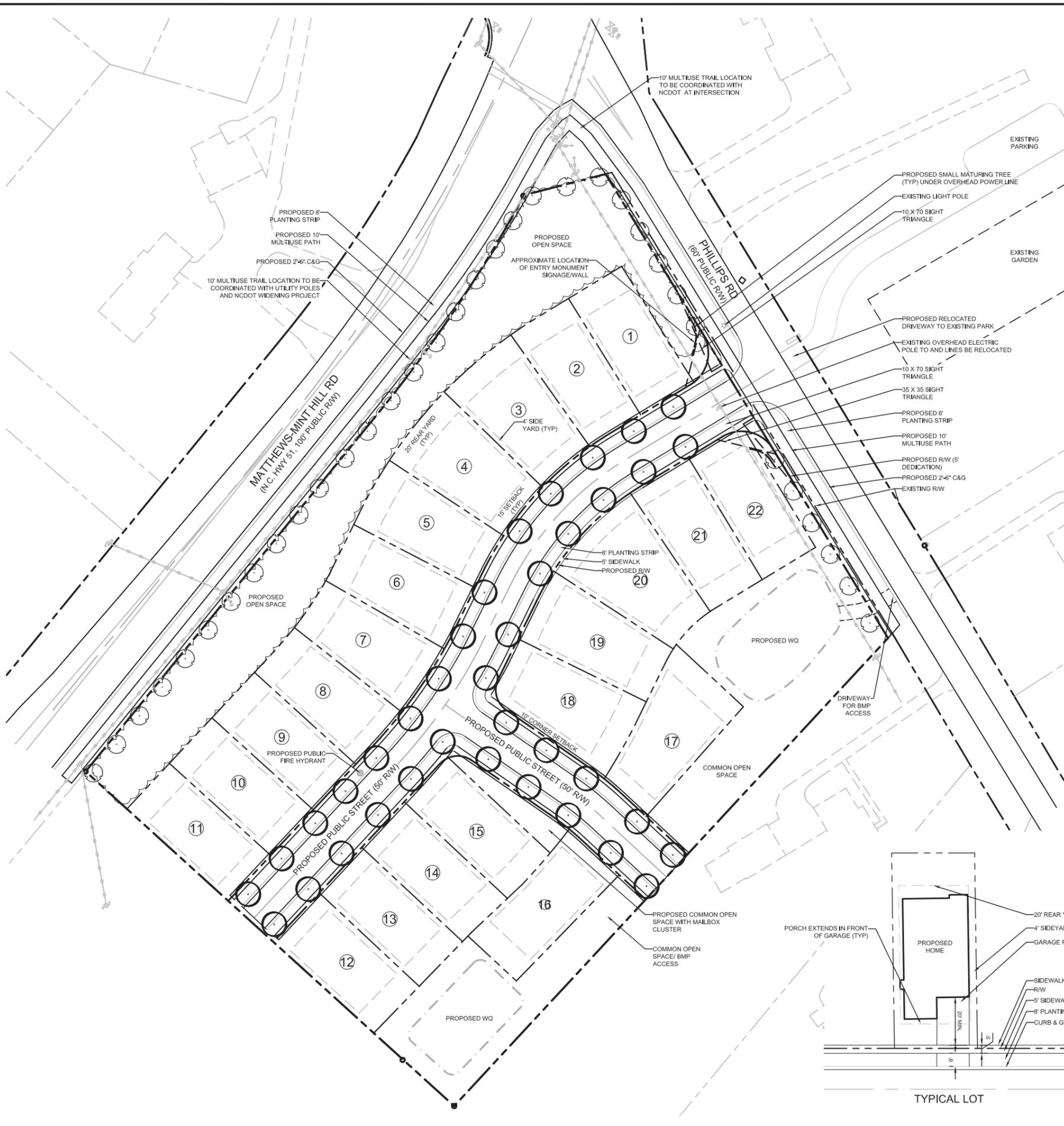
TYPICAL STREETSCAPE PLANTING DETAIL



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



REVISIONS:			
No.	Date	By	Description
1	6/27/18	SCJ	REVISIONS DUE TO STAFF COMMENTS





Landworks
 Design Group, PA
 CREATING SPACES TO LIVE, WORK AND PLAY
 7621 Little Avenue, Suite 111
 Charlotte, NC 28226
 tel: 704-841-1604
 fax: 704-841-1604

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

REZONING PETITION:
 2018-685
**ARCHITECTURAL
 DRAWINGS**

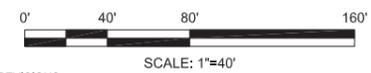


CORPORATE CERTIFICATIONS
 NC PE: C-2533 NC LA: C-253
 SC ENG: NO. 3699 SC LA: NO. 211

Project Manager: MDL
 Drawn By: SCJ
 Checked By: LHC
 Date: 5/2/18
 Project Number: 17076
 Sheet Number:

RZ-3
 SHEET # 4 OF 4

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



REVISIONS:			
No.	Date	By	Description
1	6/27/18	SCJ	REVISIONS DUE TO STAFF COMMENTS



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.

PR2017 Job#17076 - Phillips Road Site CAD/CDM/17076_SITE.dwg

SUPERCEDED 5/2/2018
2018-685



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

Project Manager: MDL

Drawn By: KKF

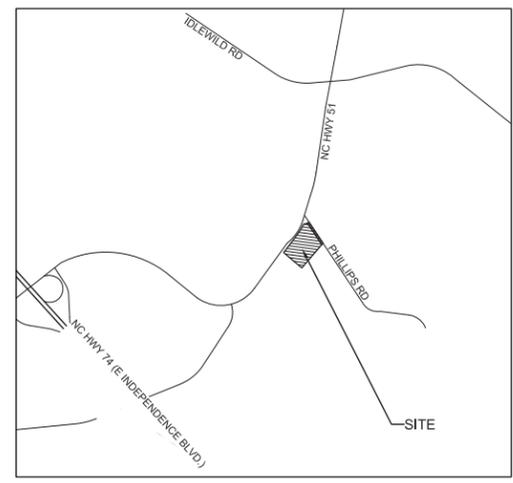
Checked By: LHC

Date: 5/2/18

Project Number: 17076

Sheet Number:

L-100

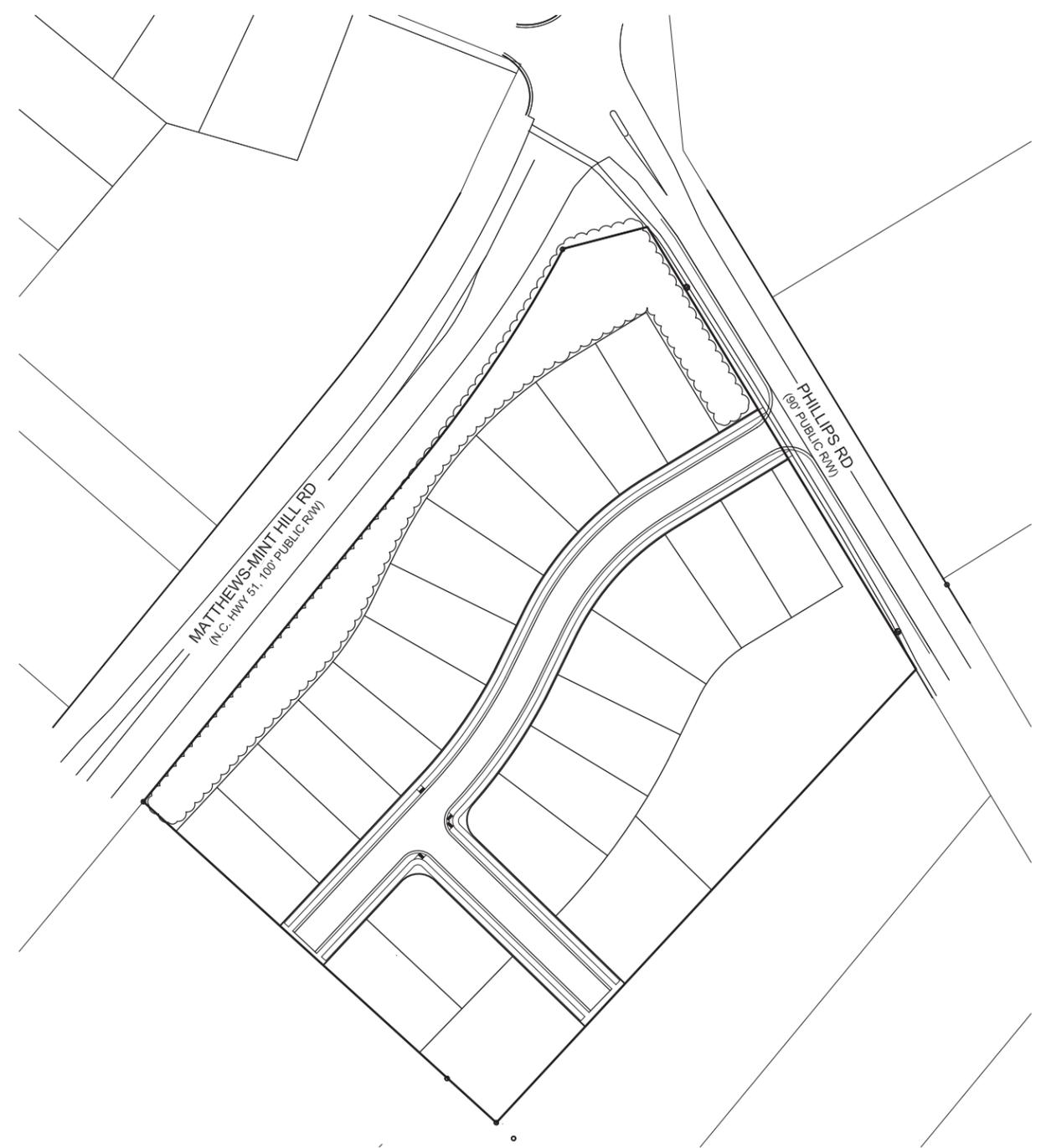


SITE SUMMARY:

PROJECT NAME: PHILLIPS ROAD SITE
FRONT PORCH COMMUNITIES, LLC
STREET ADDRESS: 13112 PHILLIPS ROAD, MATTHEWS, NC 28105
PARCEL ID: 21511112
EXISTING ZONING: R-4S
PROPOSED ZONING: R-VS

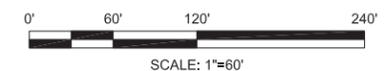
DESIGNER: LANDWORKS DESIGN GROUP, PA
LISA CAREY, PLA
7621 LITTLE AVE SUITE 111
CHARLOTTE, NC 28226
704-841-1604 EXT. 110

SHEET INDEX	
Sheet Number	Sheet Title
L-100	COVER AND SHEET INDEX
L-101	EXISTING CONDITIONS
L-102	SITE PLAN & CONCEPT LANDSCAPE PLAN
L-103	STORM WATER CONCEPT PLAN



PHILLIPS ROAD SITE
FRONT PORCH COMMUNITIES, LLC

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



REVISIONS:

No.	Date	By	Description

SUPERCEDED 5/2/2018
2018-685

SITE PLAN & CONCEPT LANDSCAPE PLAN



CORPORATE CERTIFICATIONS
NC PE: C-2030 NC LA: C-253
SC ENG: NO. 3599 SC LA: NO. 211

Project Manager: MDL

Drawn By: KKF

Checked By: LHC

Date: 5/2/18

Project Number: 17076

Sheet Number:

L-102

SITE DATA:

PARCEL ID: 21511112
ACREAGE: 15.8 AC
EXISTING ZONING: R-15
PROPOSED ZONING: R-VS

LOT CRITERIA:
MIN WIDTH: 40'
REQUIRED MIN AREA: 4,500 SF
*MIN SETBACK: 15' (20' GARAGE SETBACK)
*SIDE YARD: 4'
*CORNER YARD: 10'
*REAR YARD: 20'

PROPOSED # UNITS: 21
PROPOSED DENSITY: 3.7 DUA +/-

*PROPOSED DESIGN VARIANCES

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 LARGE MATURING TREES
PROPOSED PUBLIC ROAD #2: 310/40' = 8 LARGE 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

OPEN SPACE:

REQUIRED OPEN SPACE: 21 LOTS x $\frac{1}{40}$ ACRE = 0.59 ACRES
PROVIDED OPEN SPACE: ±2.4 ACRES

PROPOSE FEES-IN-LIEU FOR EACH NEW SINGLE-FAMILY LOT INSTEAD OF LAND DEDICATION FOR PUBLIC RECREATION

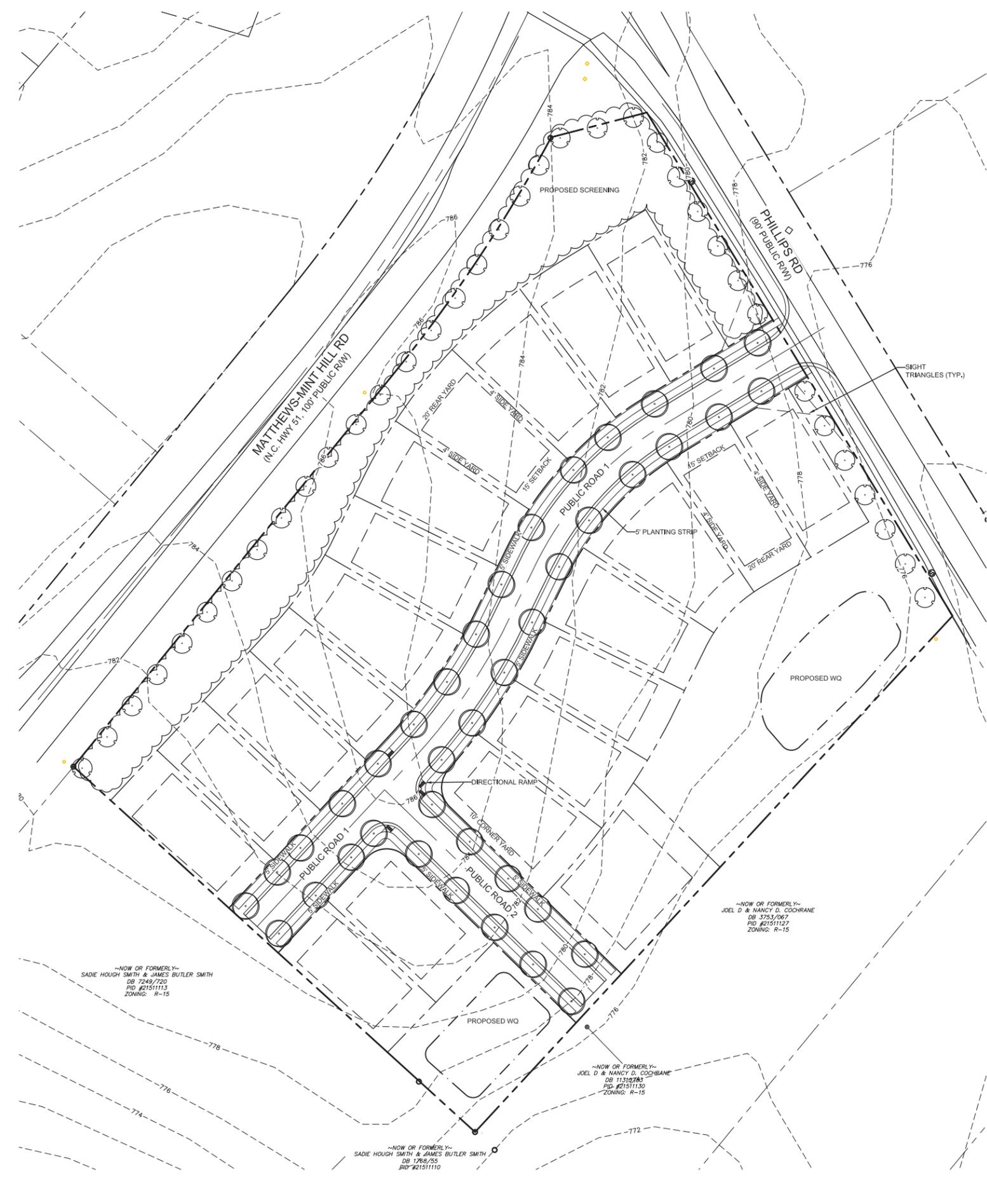
TOTAL ACRES: 15.82
TOTAL CURRENT TAX VALUE: \$208,300.00 (LAND ONLY)
TAX VALUE PER ACRE: \$35,728.00
TOTAL NEW BUILDING LOTS: 21
NUMBER OF ACRES REQUIRED FOR LAND DEDICATION: 0.59
($\frac{1}{40}$ ACRE PER NEW LOT)
ESTIMATED FEE IN-LIEU-OF: \$21,080.00 (LAND DEDICATION)
ESTIMATED FEE PER LOT: \$1,004
(BASED ON 21 LOTS)

PLANTING NOTES:

- ALL TREES SHALL BE PLANTED PER DETAILS, ALL STRAPPING AND TOP 2/3 OF WIRE BASKET MUST BE CUT AWAY AND REMOVED FROM THE ROOT BALL PRIOR TO BACKFILLING PLANTING PIT. REMOVE TOP 1/3 OF THE BURLAP FROM ROOT BALL.
- FOR NEW PLANTING AREAS, REMOVE ALL PAVEMENT, GRAVEL SUB-BASE, AND CONSTRUCTION DEBRIS; REMOVE COMPACTED SOIL AND AMEND EXISTING SOIL TO MEET TOPSOIL/PLANTING MIX STANDARDS FOR TREES.
- LARGE MATURING TREES MAY NOT BE PLANTED WITHIN 25' OF OVERHEAD DISTRIBUTION OR TRANSMISSION LINES EXIST. IF TREES CONFLICT WITH POWER LINES OR SIGNS, CALL THE INSPECTOR BEFORE PLANTING.
- ADJUST TREE-PLANTING LOCATIONS TO AVOID UNDERGROUND UTILITIES, PLANT 10' MIN. FROM ALL UNDERGROUND UTILITIES (SEWER, WATER, GAS, PHONE, AND ELECTRICAL LINES,) UNLESS DIRECTED OTHERWISE BY LANDSCAPE ARCHITECT.
- ALL MULTI-STEM TREES MUST BE TREE-FORM, MAXIMUM 3-5 TRUNKS, AND MINIMUM 8 FEET TALL (UNLESS SHOWN OTHERWISE ON PLANT LIST).
- ATTENTION LANDSCAPER: NOTIFY DESIGNER (LANDWORKS DESIGN GROUP) OF ANY SIGN, POWER LINE, OR OTHER CONFLICTS BEFORE PLANTING NEW TREES.
- ALL DISTURBED AREAS THAT ARE NOT MULCHED SHALL BE GRASSED.
- ALL TREES AND SHRUBS SHALL BE MULCHED WITH 3" DEPTH OF PREMIUM PINE STRAW UNLESS OTHERWISE NOTED.
- PLANT SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- SUPPLEMENTAL PLANTINGS; TO BE DETERMINED/PROVIDED BY LANDSCAPE CONTRACTOR (NLC)

TOWN OF MATTHEWS LANDSCAPE NOTES:

- ANY SUBSTITUTIONS IN PLANT SPECIES AND VARIETIES CITED IN THE ORIGINAL LANDSCAPE PLAN MUST BE APPROVED BY THE TOWN OF MATTHEWS PLANNING DIRECTOR BEFORE PLANTING.
- BEFORE THE COMMENCEMENT OF ANY ACTIVITIES REQUIRING A GRADING & OR CONSTRUCTION PERMIT, A PRE-CONSTRUCTION CONFERENCE MUST BE HELD WITH THE TOWN OF MATTHEWS LANDSCAPE MANAGER AND TOWN ENGINEER.
- AT LEAST (1) DESIGNATED LANDSCAPE PROTECTION SUPERVISOR SHALL BE PRESENT ON DEVELOPMENT SITE AT ALL TIMES WHEN ACTIVITY COULD DAMAGE OR DISTURB SOIL AND ADJACENT LANDSCAPE ELEMENTS OCCURS INCLUDING BUT NOT LIMITED TO GRADING, EXCAVATION, TRENCHING, OR MOVING OF SOIL, REMOVAL, INSTALLATION, OR MAINTENANCE OF ALL LANDSCAPE ELEMENTS AND LANDSCAPE PROTECTION DEVICES; OR DELIVERY, TRANSPORTING AND PLACEMENT OF CONSTRUCTION MATERIALS AND EQUIPMENT ON SITE.
- SITES SHALL BE INSPECTED AS NEEDED BY THE TOWN MANAGER AND OR PLANNING OFFICE TO ASSURE WORK IS CONFORMING TO THE APPROVED LANDSCAPE PLAN. THE LANDSCAPE PROTECTION SUPERVISOR SHALL BE IN FREQUENT COMMUNICATION WITH THE TOWN LANDSCAPE MANAGER AND PLANNING OFFICE DURING ALL LAND DISTURBANCE AND PLANTING ACTIVITIES.
- TREES SHALL NOT BE GUYED OR STAKED, EXCEPT IN AN EXTREME SITUATION TO SALVAGE A DAMAGED TREE AFTER PLANTING. IF GUYING IS EMPLOYED, IT MUST BE REMOVED WITHIN 1 YEAR.



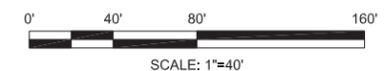
~NOW OR FORMERLY~
JOEL D & NANCY D. COCHRANE
DB 3753/067
PID #2151127
ZONING: R-15

~NOW OR FORMERLY~
JOEL D & NANCY D. COCHRANE
DB 1130283
PID #2151130
ZONING: R-15

~NOW OR FORMERLY~
SADIE HOUGH SMITH & JAMES BUTLER SMITH
DB 1788/55
PID #2151110

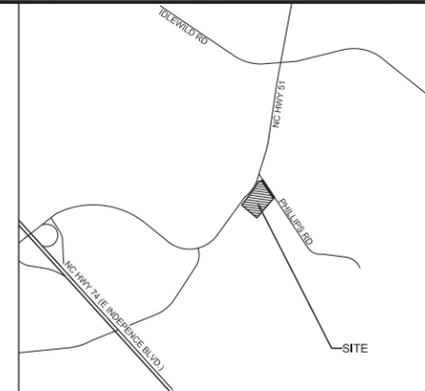
~NOW OR FORMERLY~
SADIE HOUGH SMITH & JAMES BUTLER SMITH
DB 7249/720
PID #2151113
ZONING: R-15

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



REVISIONS:			
No.	Date	By	Description

5/2/2018
 SUPERCEDED 2018-685



VICINITY MAP
 NOT TO SCALE

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

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-4/S
 PROP. DEVELOPMENT: HIGH DENSITY

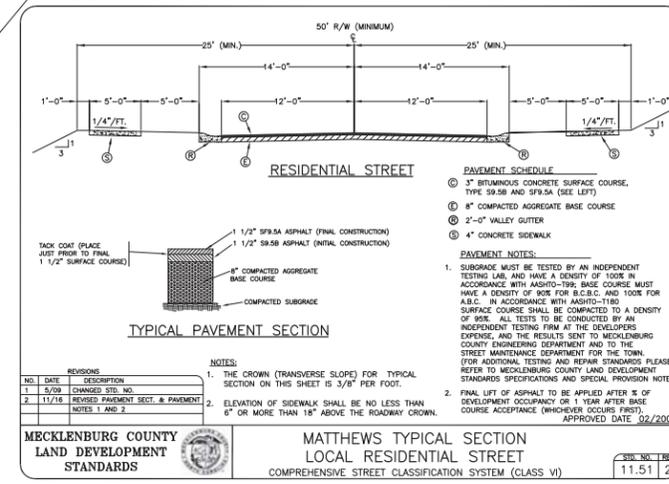
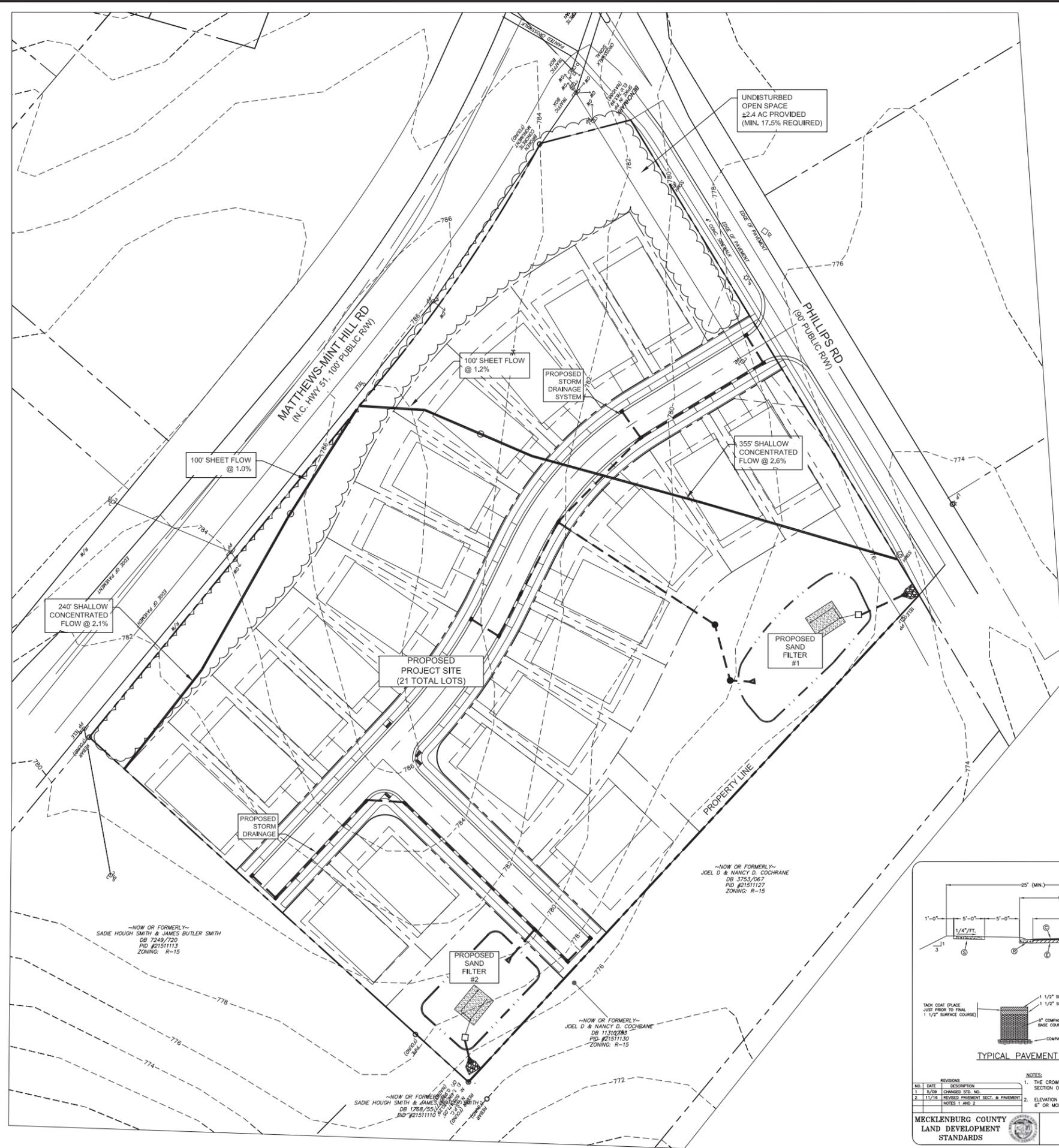
DESIGNER: LANDWORKS DESIGN GROUP, PA
 LISA GAREY, PLA
 7621 LITTLE AVE SUITE 111
 CHARLOTTE, NC 28226
 704-841-1604 EXT. 710

WATER QUALITY DATA

PCCO DISTRICT: YADKIN CROOKED WATERSHED
 PRE-DEVELOPED BUA: 0%
 POST DEVELOPED BUA: >24%
 IMPERVIOUS AREA: ±40%
 WQ VOLUME/ PEAK CONTROL REQUIREMENTS:
 1-IN, 6-HR WATER QUALITY PROTECTION
 1-YR, 24-HR CHANNEL PROTECTION VOLUME
 10-YR, 6-HR PEAK ATTENUATION
 25-YR, 6-HR PEAK ATTENUATION

NOTES:

- THIS WATER QUALITY MASTER PLAN FOR REFERENCE ONLY.
- THERE ARE NO PERENNIAL OR INTERMITTENT STREAMS WITHIN THE PROPERTY BOUNDARY
- THERE ARE NO DELINEATED WETLANDS WITHIN THE PROPERTY BOUNDARY
- THERE ARE NO EXISTING STREAMS OR BUFFERS WITHIN PROPERTY BOUNDARY

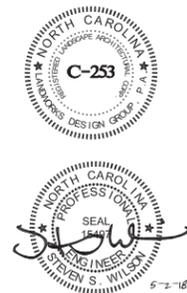


This Plan Is A Preliminary Design. NOT Released For Construction.

Scale: 1"=40'

REVISIONS:

No.	Date	By	Description

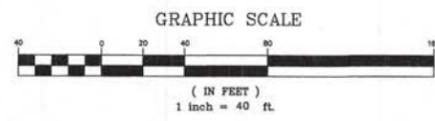
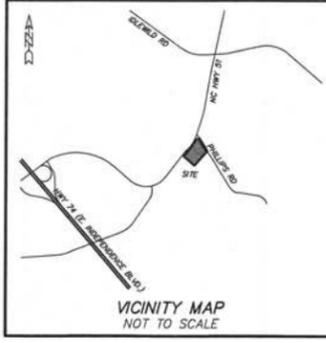


CORPORATE CERTIFICATIONS
 NC PE: C-2533 NC LA: C-2533
 SC ENG: NO. 3599 SC LA: NO. 211

Project Manager: MDL
 Drawn By: SJH
 Checked By: LHC
 Date: 5/2/18
 Project Number: 17076
 Sheet Number:

P:\2017 Jobs\17076 - Phillips Road Site\CADD\CDs\17076_WD.dwg

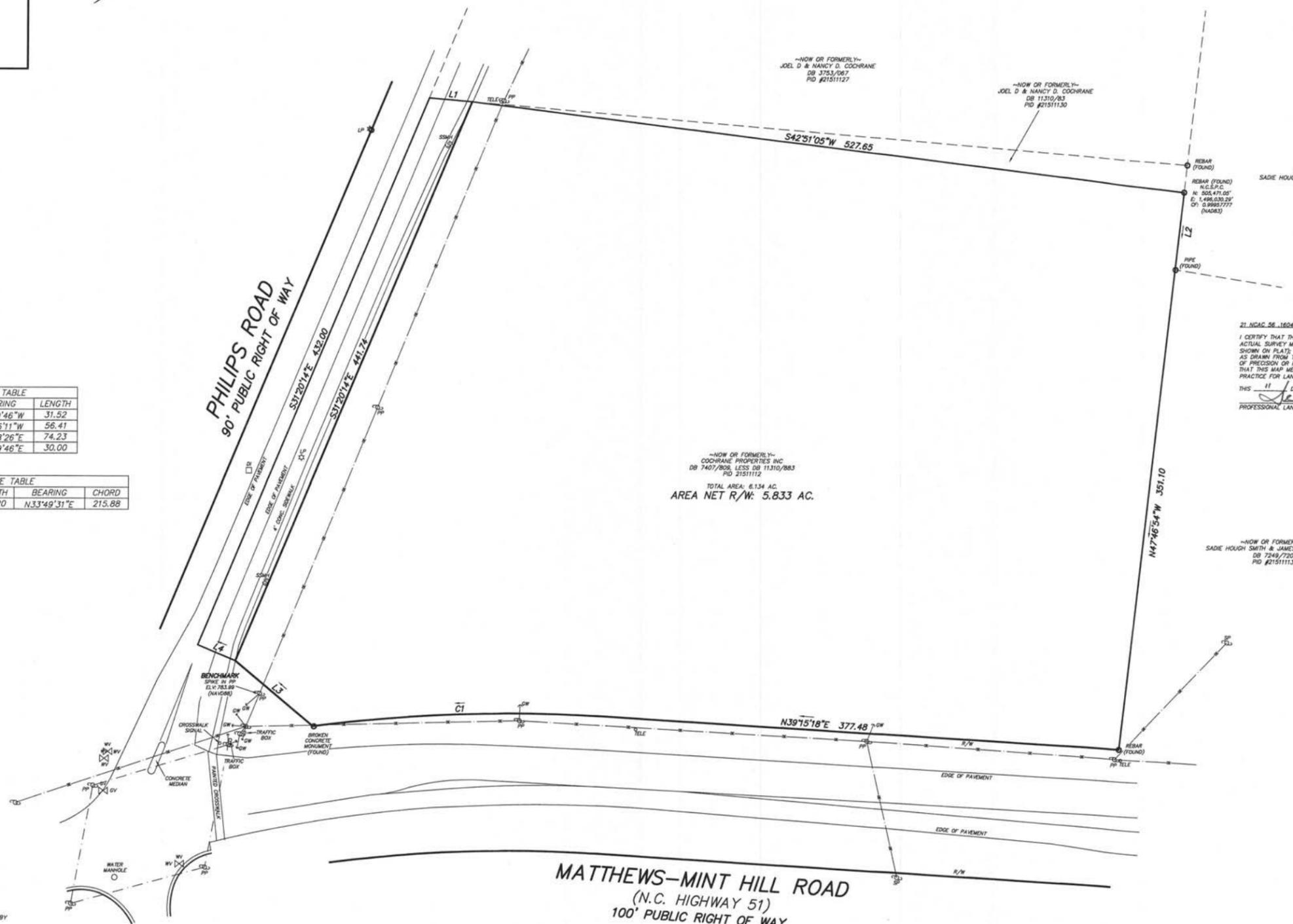
SUPERCEDED 5/2/2018
2018-685



- LEGEND:**
- ESP = 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
 - DUI = DESTINATION UNIDIRECTION
 - 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

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
C1	1141.35	216.20	N33°49'31"E	215.88



---NOW OR FORMERLY---
COCHRANE PROPERTIES INC.
DB 7407/808, LESS DB 11310/883
PID 21511112
TOTAL AREA: 6.134 AC.
AREA NET R/W: 5.833 AC.

21 NCAC 56-1604- MAP CERTIFICATION
I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (TITLE REFERENCES AS SHOWN ON PLAT); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM TITLE REFERENCES AS SHOWN ON PLAT; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY MEETS OR EXCEEDS 1:10,000; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56-1600).
THIS 11 DAY OF APRIL 2018
Thomas E. White
PROFESSIONAL LAND SURVEYOR



CAROLINA SURVEYORS, INC.
P.O. BOX 287 PINEVILLE, N.C. 28134 - 0287
THOMAS E. WHITE, R.C.P.L.S. & S.C.P.L.S. 704-889-7601
CERTIFICATE OF AUTHORIZATION NCIC-1242-SC1888

- SIP SET IRON PIN
- ESP EXISTING IRON PIN
- OP CALCULATED POINT
- GV GAS VALVE
- WV WATER VALVE
- MB MAIL BOX
- WM WATER METER
- MELL MELL
- 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
- BOUNDARY LINE
- TIE LINE
- RIGHT OF WAY
- ADJOINING LINE (NOT SURVEYED)
- FENCE
- STORM DRAIN PIPE
- OVERHEAD ELECTRIC
- SANITARY SEWER PIPE

- 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 21511112.
 - 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. 3710489000K 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 HGCS 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.

A SURVEY SHOWING
PHILIPS ROAD
(AT THE INTERSECTION OF MATTHEWS-MINT HILL ROAD)
SURVEYED FOR: SOUTHEAST CAPITAL, LLC
AREA: 6.134 ACRES
TOWN OF MATTHEWS, MECKLENBURG COUNTY, NORTH CAROLINA