DEVELOPMENT STANDARDS:

1. CONTRACTOR IS RESPONSIBLE FOR PLACEMENT OF ALL BARRICADES, SIGNAGE, FLAGGERS, SHORING, ETC., TO ENSURE THE SAFETY OF WORKERS.

2. ALL PAVEMENT CUTS SHALL BE REPLACED ACCORDING TO NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND CHARLOTTE WATER.

3. TOPOGRAPHIC SURVEY DATED APRIL 25, 2017 PROVIDED BY SURVEY DISCLAIMER

A. These Development Standards form a part of the Rezoning Plan associated with the Development Application. They are intended to depict the general conceptual architectural style shown, including elevations, site plan, and floor plan.

B. The development and use of the Site will be governed by the Rezoning Plan, these standards, and the Ordinance.

C. Elevations are for illustrative purposes. Additional conceptual elevations may be added to those shown and alterations or modifications during the design development and construction document phases.

D. The primary exterior building materials for the one-family detached dwelling units to be constructed on the Site may be a combination of portions of the following: brick accents or similar masonry products, stone, manufactured stone, and cementitious siding.

E. All signs installed on the site shall comply with the requirements of the Ordinance.

F. If this Rezoning Application is approved, all conditions applicable to the development and/or site elements, and, subject to the terms of these Development Standards and the Ordinance, shall be thirty-five (35) feet as measured under the Ordinance.

G. The maximum height of any one-family detached dwelling unit constructed on the Site shall be forty-five (45) feet as measured under the Ordinance.

H. The streetscape treatment along the Site's frontage on South Trade Street shall meet the Outdoor Illumination provisions of the Ordinance.

I. The Site may only be devoted to a residential community containing a maximum of 13 single-family detached dwelling units.

J. The Site Data table on the Rezoning Plan.

K. The development of the Site shall comply with the dimensional standards of the R-VS zoning district set out in Table 155.604.1 of the Ordinance and the dimensional standards set out in the Design Standards section.

L. The maximum height of any one-family detached dwelling unit constructed on the Site shall be forty-five (45) feet as measured under the Ordinance.

M. The streetscape treatment along the Site's frontage on South Trade Street shall meet the Outdoor Illumination provisions of the Ordinance.

N. The Site may only be devoted to a residential community containing a maximum of 13 single-family detached dwelling units.

O. The Site Data table on the Rezoning Plan.

P. The development of the Site shall comply with the dimensional standards of the R-VS zoning district set out in Table 155.604.1 of the Ordinance and the dimensional standards set out in the Design Standards section.

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S. The Site may only be devoted to a residential community containing a maximum of 13 single-family detached dwelling units.

T. The Site Data table on the Rezoning Plan.

U. The development of the Site shall comply with the dimensional standards of the R-VS zoning district set out in Table 155.604.1 of the Ordinance and the dimensional standards set out in the Design Standards section.

V. The maximum height of any one-family detached dwelling unit constructed on the Site shall be forty-five (45) feet as measured under the Ordinance.

W. The streetscape treatment along the Site's frontage on South Trade Street shall meet the Outdoor Illumination provisions of the Ordinance.

X. The Site may only be devoted to a residential community containing a maximum of 13 single-family detached dwelling units.

Y. The Site Data table on the Rezoning Plan.
Greenway Cottages
Single Family Development
269 South Trade Street
Matthews, North Carolina
Rezoning Petition #:
TBD

ISSUED FOR CONSTRUCTION
MANAGING PARTNER (PE): DATE:
MANAGING PARTNER (LA): DATE:
CIVIL ENGINEER/DESIGNER: DATE:
LANDS. ARCHITECT/DESIGNER: DATE:

 scale / seal:
NC FIRM #: P-1007, C-390

Greenway Cottages
Single Family Development
269 South Trade Street
Matthews, North Carolina
Rezoning Petition #:
TBD

PETIONER COMMITMENTS:

1. Dedication of .09 acres (3841 square feet) of land for Right of Way along South Trade Street to NC Department of Transportation. There is currently very little to NO Right of Way.

2. Petitioner will donate $7,500 upon approved and permitted site plans to the Town of Matthews for future improvements of Right of Way (planting strip and sidewalks) along South Trade Street.

3. Petitioner will plant a buffer within the first 8' of land along the Four Mile Greenway path on the southern property line (Greenway path) with medium height evergreens (mature height of approximately 12-15'). Specific plant types will be coordinated with the Town of Matthews Arborist. Ralph with Public Works has visited the site and is in agreement. The Town of Matthews will maintain the plantings. All Fencing will be located on the interior side of plantings, within the residential lot. Petitioner will provide an 8' easement to the Town of Matthews to maintain the area and plantings.

4. Petitioner will plant a buffer on the Northern property line with medium height evergreens (mature height of 12-15') and large maturing hardwood trees (mature height 35' +/-) approximately every 50' on center

5. Petitioner will donate $2,500 upon approved and permitted site plans to the Town of Matthews for future Greenway Entrance Improvements and Design.

6. Petitioner will place signage within the development to identify the Private Streets and Private Parking locations as requested.

Disclaimer
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