



HOME WITH FRONT LOADED GARAGE



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HOME WITH REAR LOADED GARAGE



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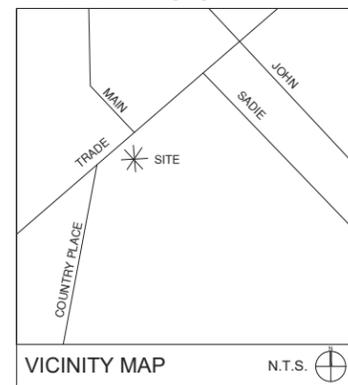
HOME WITH REAR LOADED GARAGE



PERSPECTIVE VIEW FROM INTERNAL PRIVATE STREET



PERSPECTIVE VIEW FROM TRADE STREET



VICINITY MAP

N.T.S.

SURVEY DISCLAIMER

TOPOGRAPHIC SURVEY DATED APRIL 25, 2017 PROVIDED BY TIDEMARK LAND SERVICES, 3558 CENTRE CIRCLE, SUITE A, FORT MILL, SOUTH CAROLINA 29715, (844) 865-5263

DEVELOPMENT STANDARDS:
MAY 24, 2018

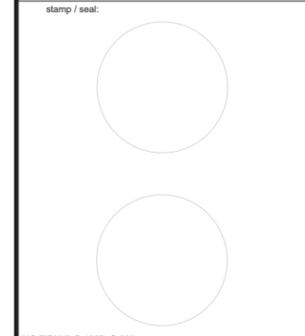
1. **GENERAL PROVISIONS**
 - A. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Application filed by BrookeChase Properties ("Applicant") for an approximately 2.368 acre site located at the terminus of Main Street, east of South Trade Street, which site is more particularly depicted on the Rezoning Plan (hereinafter referred to as the "Site"). The Site is comprised of Tax Parcel Numbers 227-211-05 and 227-211-06.
 - 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-VS 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, 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, 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 developed to a residential community containing a maximum of 13 one-family detached dwelling units and to any incidental or accessory uses relating thereto that are permitted in the R-VS zoning district.
3. **DIMENSIONAL STANDARDS**
 - A. Development of the Site shall comply with the dimensional standards of the R-VS zoning district set out in Table 155.004.1 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 at the option of Applicant.
 - 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 is 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. Transitional RW area (3,481 sq. ft. / 0.088 acres) shall be dedicated for the future widening of South Trade Street.
5. **STREETSCAPE TREATMENT**
 - A. The streetscape treatment along the Site's frontage on South Trade Street shall meet the requirements of the Ordinance.
6. **ARCHITECTURAL STANDARDS**
 - A. The maximum height of any one-family detached dwelling unit constructed on the Site shall be thirty-five (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 intended 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 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. Elevations are for illustrative purposes. Additional conceptual elevations may be added that follow the theme that depict the general conceptual architectural style shown including corner porches for lots flanking the street entrance from South Trade Street.
 - 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. **VINYL SIDING WILL NOT BE ALLOWED.**
 - E. Fencing adjacent to the greenway will be consistent in style, and shall consist of a decorative aluminum fencing, painted black or similar color, to match the proposed architecture and provide a unified appearance.
7. **SIGNS**
 - A. All signs installed on the site shall comply with the requirements of the Ordinance.
8. **LIGHTING**
 - A. Outdoor lighting fixtures installed on the Site shall comply with the requirements of the Outdoor Illumination provisions of the Ordinance.
9. **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 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.
10. **TREE SAVE AREAS**
 - A. Developer is open to the option to provide supplemental plantings along the greenway (beneath trees retained, and along the property line adjacent to the greenway), and adjacent to parcel 22721104 (beneath trees retained, and along property line).

Bloc Design
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phone: 704-940-2883
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REVISIONS		
NO.	DATE	DESCRIPTION
1	07/30/18	COMMUNITY MEETING REVISIONS
2	08/15/18	PUBLIC HEARING REVISIONS

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NC FIRM #: P-1007, C-300

ISSUED FOR CONSTRUCTION

MANAGING PARTNER (PE): _____ DATE: _____
 MANAGING PARTNER (LA): _____ DATE: _____
 CIVIL ENGINEER/DESIGNER: _____ DATE: _____
 LANDS ARCHITECT/DRAWER: _____ DATE: _____

Greenway Cottages
Single Family Development
269 South Trade Street
Matthews, North Carolina

Rezoning Petition #:
TBD

DATE: 10/12/18 MPIC: CCB
 DRAWN BY: ASP/UTN CHECKED BY: CCB
 PROJECT NUMBER: 00552.00
 SCALE: NTS
 TITLE:
 DEVELOPMENT STANDARDS

SHEET NO:
RZ-2.0



TYPICAL INTERIOR FINISHINGS



TYPICAL REAR ELEVATION



TYPICAL INTERIOR FINISHINGS



TYPICAL INTERIOR FINISHINGS

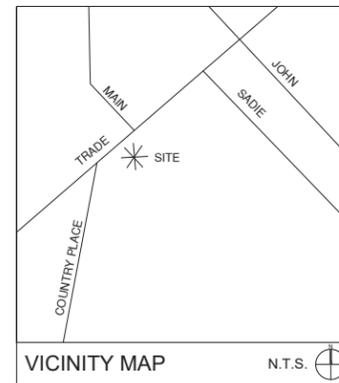


TYPICAL INTERIOR FINISHINGS



TYPICAL INTERIOR FINISHINGS

CURRENT 11/7/2018



SURVEY DISCLAIMER
 TOPOGRAPHIC SURVEY DATED APRIL 25, 2017 PROVIDED BY
 TIDEMARK LAND SERVICES, 3550 CENTRE CIRCLE, SUITE A, FORT
 MILL, SOUTH CAROLINA 29715, (844) 865-5263

PETITIONER COMMITMENTS:

- NOVEMBER 5, 2018
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 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.

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REVISIONS

NO.	DATE	DESCRIPTION
2	08/15/18	PUBLIC HEARING REVISIONS

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stamp / seal:

NC FIRM #: P-1007, C-300

ISSUED FOR CONSTRUCTION

MANAGING PARTNER (PE): _____ DATE: _____
 MANAGING PARTNER (LA): _____ DATE: _____
 CIVIL ENGINEER/DESIGNER: _____ DATE: _____
 LANDS. ARCHITECT/DESIGNER: _____ DATE: _____

Greenway Cottages
 Single Family Development
 269 South Trade Street
 Matthews, North Carolina

Rezoning Petition #:
 TBD

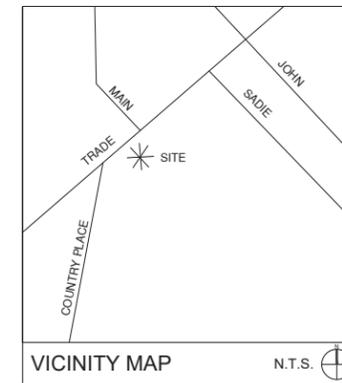
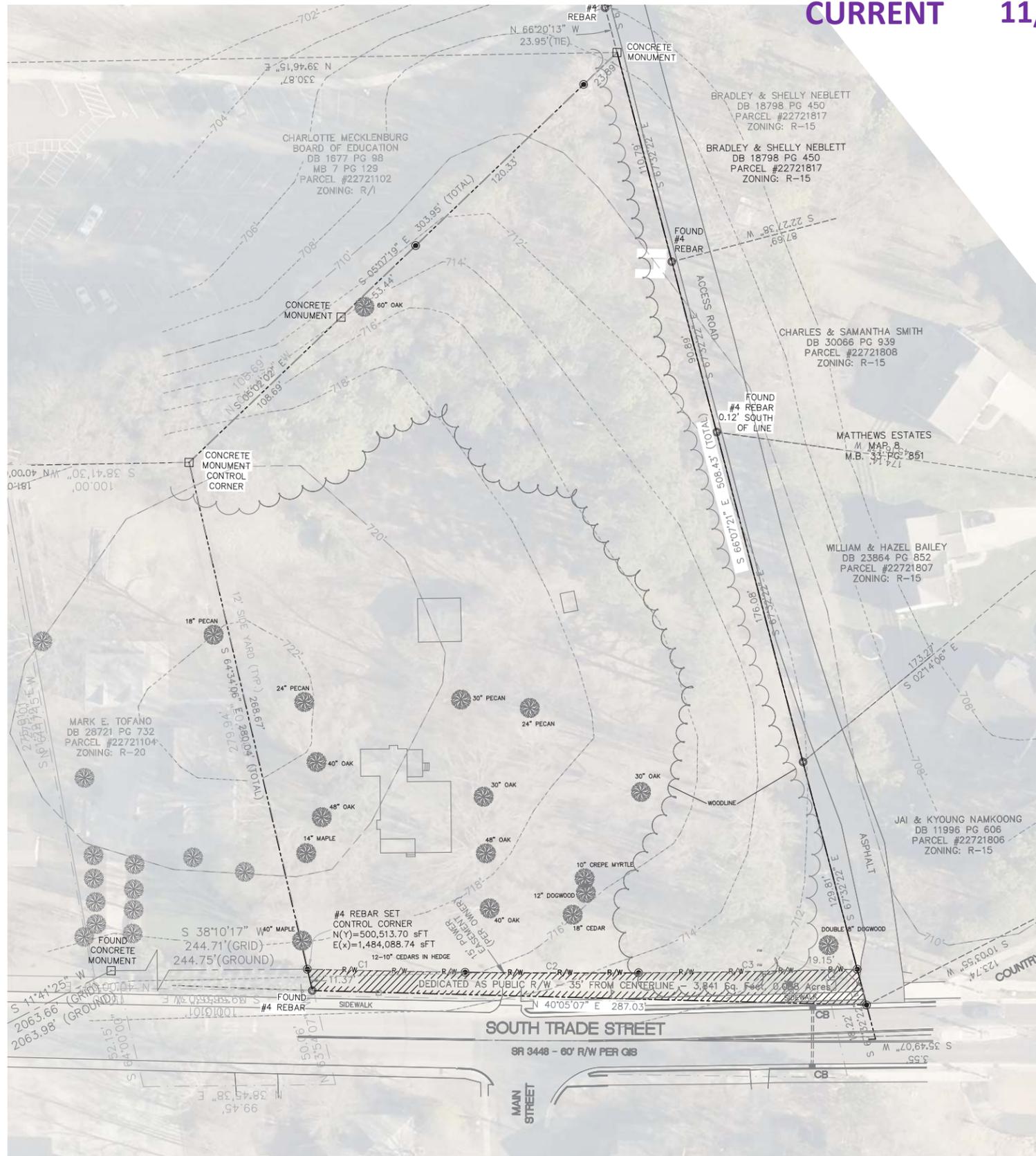
DATE: 10/12/18 MPIC: CCB
 DRAWN BY: ASP/UTN CHECKED BY: CCB
 PROJECT NUMBER: 00552.00
 SCALE: NTS
 TITLE:
 DEVELOPMENT STANDARDS

SHEET NO.:
RZ-3.0



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 AND CHARLOTTE WATER.

CURRENT 11/7/2018



SURVEY DISCLAIMER
 TOPOGRAPHIC SURVEY DATED APRIL 25, 2017 PROVIDED BY
 TIDEMARK LAND SERVICES, 3656 CENTRE CIRCLE, SUITE A, FORT
 MILL, SOUTH CAROLINA 29715, (844) 865-5263

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REVISIONS

NO.	DATE	DESCRIPTION

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stamp / seal:

NC FIRM #: P-1007, C-300

ISSUED FOR CONSTRUCTION

MANAGING PARTNER (PE):	DATE: _____
MANAGING PARTNER (LA):	DATE: _____
CIVIL ENGINEER/DESIGNER:	DATE: _____
LANDS ARCHITECT/DESIGNER:	DATE: _____

Greenway Cottages
 Single Family Development
 269 South Trade Street
 Matthews, North Carolina

Rezoning Petition #:
 TBD

SCALE: 1"= 30'

DATE: 10/12/18	MPIC: CCB
DRAWN BY: ASPIJTN	CHECKED BY: CCB
PROJECT NUMBER: 00552.00	
SCALE: 1"=30'	
TITLE: EXISTING VEGETATION SURVEY	

SHEET NO:
RZ-4.0

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 AND CHARLOTTE WATER.