



HOME WITH FRONT LOADED GARAGE



HOME WITH FRONT LOADED GARAGE



HOME WITH REAR LOADED GARAGE



HOME WITH FRONT LOADED GARAGE



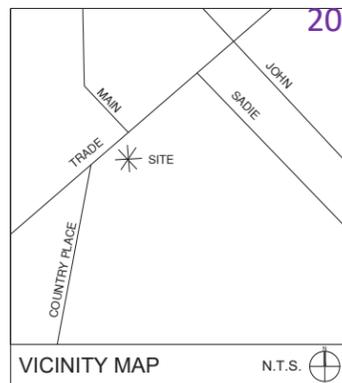
HOME WITH FRONT LOADED GARAGE



HOME WITH REAR LOADED GARAGE



HOME WITH REAR LOADED GARAGE



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

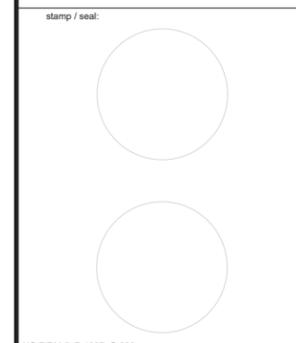
DEVELOPMENT STANDARDS: MAY 24, 2018

- 1. GENERAL PROVISIONS
A. These Development Standards form a part of the Rezoning Plan...
B. The development and use of the Site will be governed by the Rezoning Plan...
C. The development and uses depicted on the Rezoning Plan are schematic in nature...
2. PERMITTED USES/DEVELOPMENT LIMITATIONS
A. The Site may only be developed to a residential community...
3. DIMENSIONAL STANDARDS
A. Development of the Site shall comply with the dimensional standards...
B. The established setback may vary...
C. The lot lines depicted on the Rezoning Plan are illustrative...
4. TRANSPORTATION
A. Vehicular access shall be as generally depicted...
B. Transitional RW area (3,481 sq. ft. / 0.088 acres)...
5. STREETSCAPE TREATMENT
A. The streetscape treatment along the Site's frontage...
6. ARCHITECTURAL STANDARDS
A. The maximum height of any one-family detached dwelling...
B. Attached to the Rezoning Plan are a series of conceptual...
C. Elevation are for illustrative purposes...
D. The primary exterior building materials...
E. Fencing adjacent to the greenway...
7. SIGNS
A. All signs installed on the site shall comply...
8. LIGHTING
A. Outdoor lighting fixtures installed on the Site...
9. BINDING EFFECT OF THE REZONING APPLICATION
A. If this Rezoning Application is approved...
10. TREE SAVE AREAS
A. Developer is open to the option to provide supplemental plantings...

REVISIONS

Table with 3 columns: NO., DATE, DESCRIPTION. Row 1: 1, 07/30/18, COMMUNITY MEETING REVISIONS. Row 2: 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/DESIGNER: DATE:

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

Rezoning Petition #:
TBD

DATE: 05/24/18 MPIC: CCB

DRAWN BY: ASP/UTN CHECKED BY: CCB

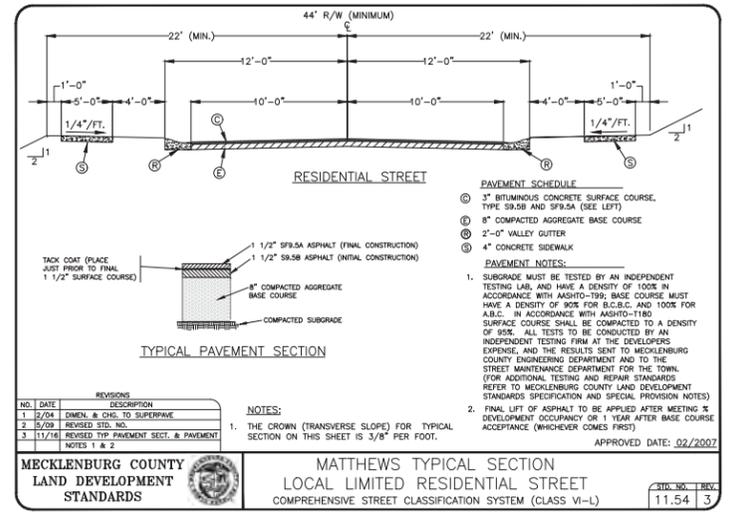
PROJECT NUMBER: 00552.00

SCALE: NTS

TITLE:
DEVELOPMENT STANDARDS

SHEET NO.:

RZ-2.0



- 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.

8/28/2018
2018-686



TYPICAL INTERIOR FINISHINGS



TYPICAL REAR ELEVATION



VICINITY MAP N.T.S.

SURVEY DISCLAIMER
TOPOGRAPHIC SURVEY DATED APRIL 25, 2017 PROVIDED BY
TIDEMARK LAND SERVICES, 3559 CENTRE CIRCLE, SUITE A, FORT
MILL, SOUTH CAROLINA 29715, (844) 865-5263



TYPICAL INTERIOR FINISHINGS



TYPICAL INTERIOR FINISHINGS



TYPICAL INTERIOR FINISHINGS



TYPICAL INTERIOR FINISHINGS



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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

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MANAGING PARTNER (LA): _____ DATE: _____

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LANDS. ARCHITECT/DESIGNER: _____ DATE: _____

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

Rezoning Petition #:
TBD

DATE: 05/24/18 MPIC: CCB

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SCALE: NTS

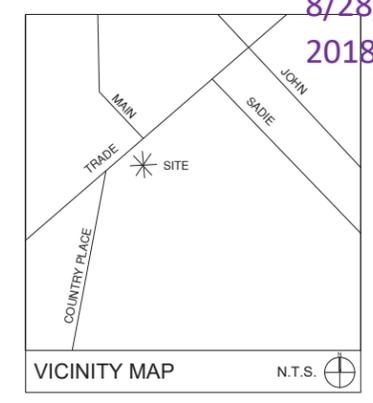
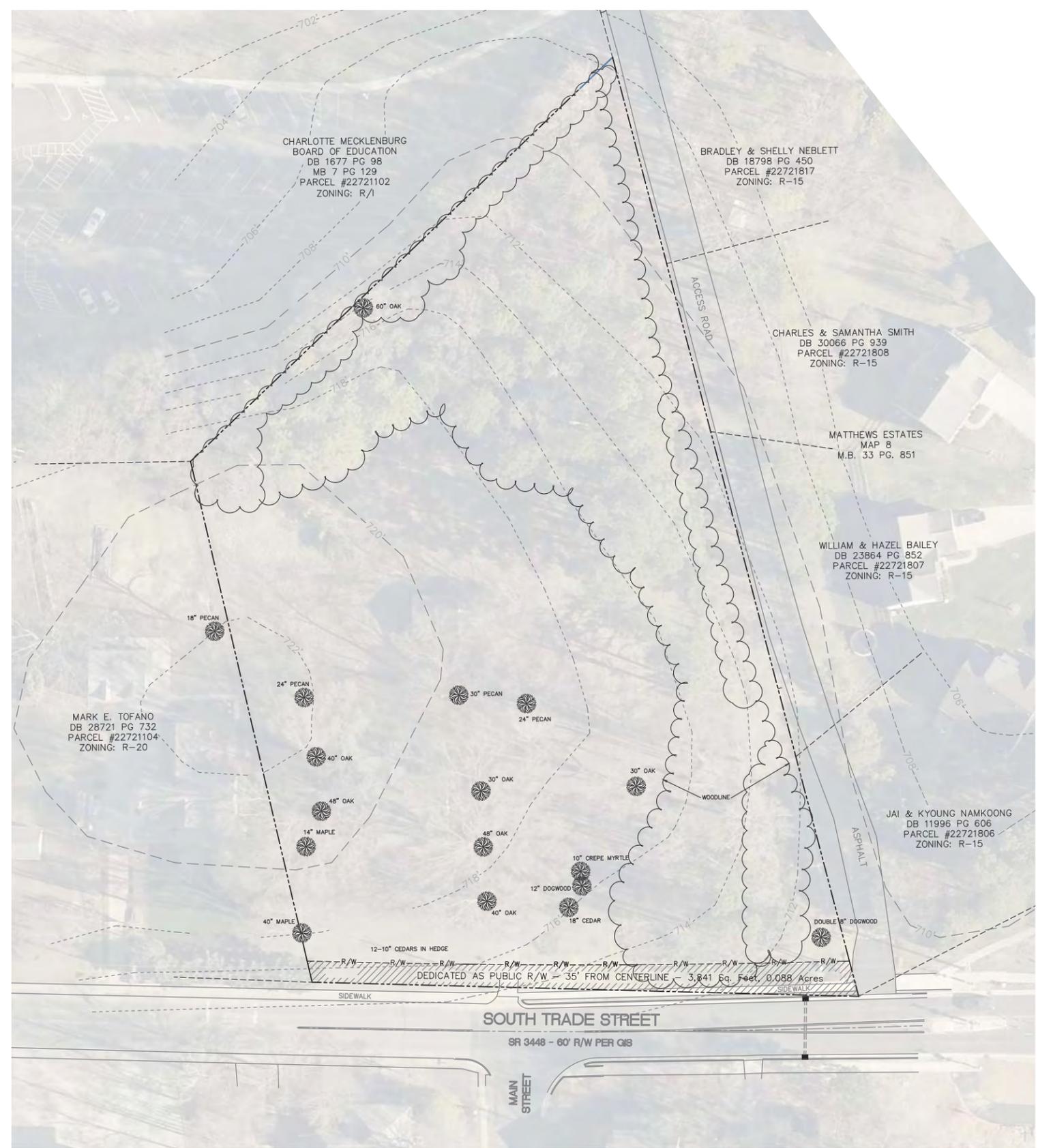
TITLE:
DEVELOPMENT STANDARDS

SHEET NO.:
RZ-3.0



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8/28/2018
2018-686



VICINITY MAP N.T.S.

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REVISIONS

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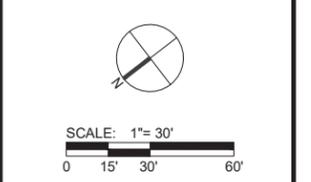
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 LANDS. ARCHITECT/DESIGNER: _____ DATE: _____

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269 South Trade Street
Matthews, North Carolina

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TBD

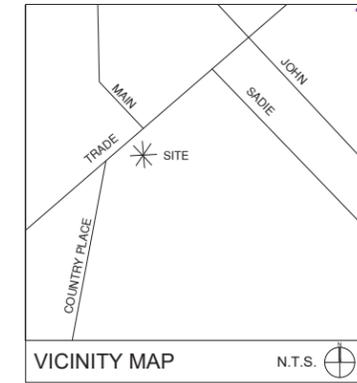
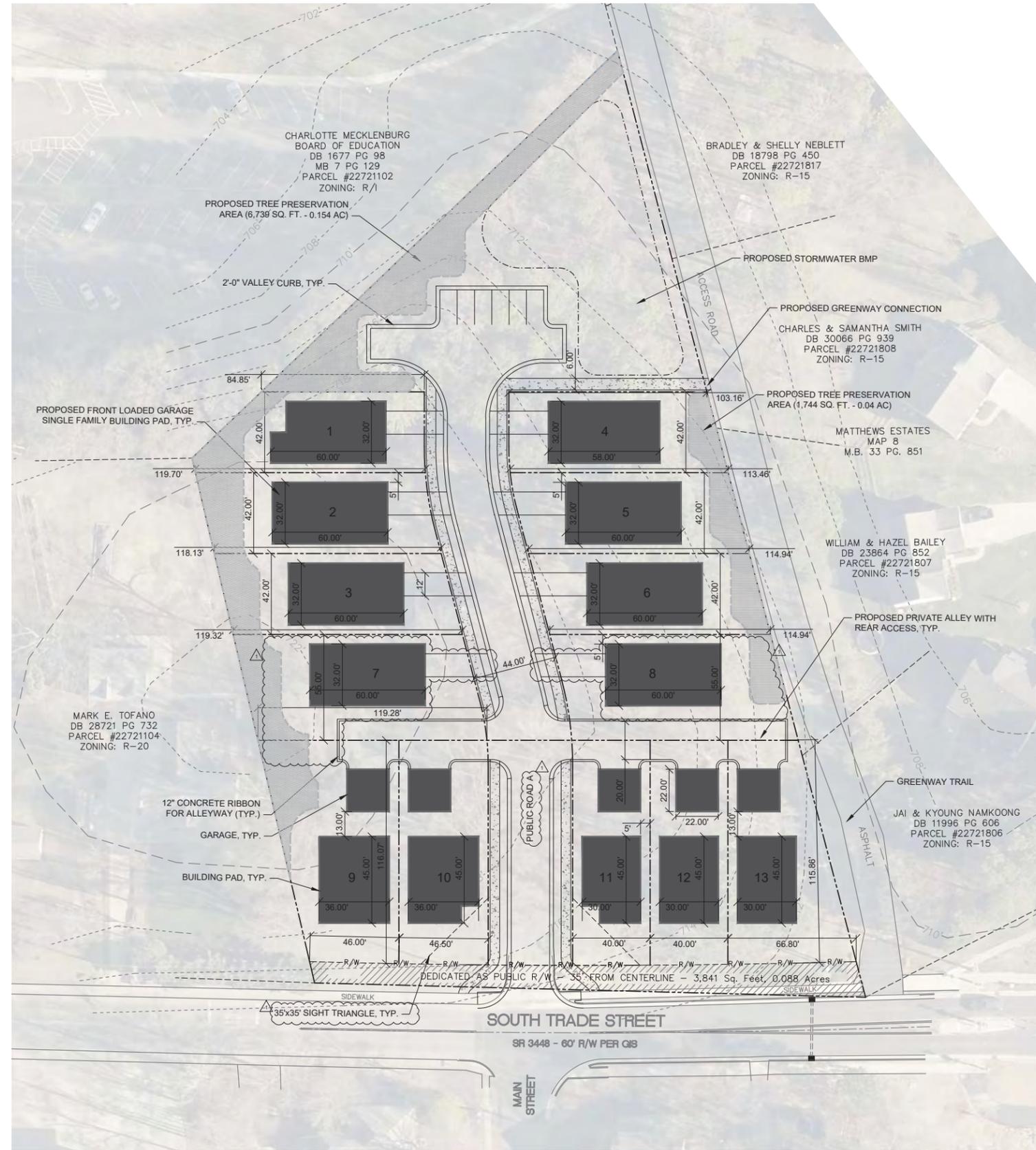


DATE: 05/24/18 MPIC: CCB
 DRAWN BY: ASPIJTN CHECKED BY: CCB
 PROJECT NUMBER: 00552.00
 SCALE: 1"=30'
 TITLE:
EXISTING VEGETATION SURVEY

SHEET NO.:
RZ-4.0



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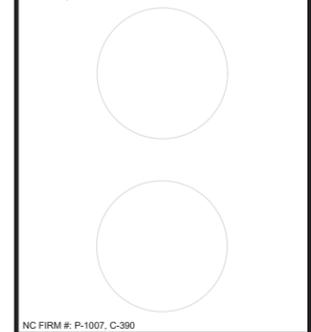
DEVELOPMENT SUMMARY:
TAX PARCEL ID: 22721105 & 22721106
PARCEL SIZE: 2.368 ACRES
EXISTING ZONING: R-20 (SINGLE FAMILY RESIDENTIAL, 20,000 SF LOT MINIMUM)
EXISTING USE: WOODED, VACANT SINGLE FAMILY LOTS
PROPOSED ZONING: R-VS (RESIDENTIAL VARIED STYLE, 3,000 SF LOT MINIMUM)
PROPOSED USES: SINGLE FAMILY RESIDENTIAL, OPEN SPACE
TREE CANOPY AREA REQUIRED (8%): 0.189 ACRES
TREE CANOPY AREA PROVIDED (8% MIN): 0.253 ACRES (MINIMUM)
R-VS ZONING REQUIREMENTS: MINIMUM LOT AREA: 3,000 SF; MINIMUM LOT WIDTH: 30'; MINIMUM LOT DEPTH: N/A
MINIMUM LOT SIZE PROVIDED: MINIMUM LOT AREA: 4,454 SF; MINIMUM LOT WIDTH: 40'; MINIMUM LOT DEPTH: VARIES
MINIMUM SETBACKS REQUIRED: FRONT SETBACK: 20' (MIN.); REAR YARD: 25'; SIDE YARD: 8' 6"
MINIMUM SETBACKS PROVIDED: FRONT SETBACK: 20' (MIN.); REAR YARD: 25' (MIN.); SIDE YARD: 5'
PROPOSED DEVELOPMENT: PROPOSED LOT TOTAL: 13; PROPOSED DENSITY: 5.49 DUA

REFER TO SHEET RZ-2.0 FOR DEVELOPMENT STANDARDS AND DETAILS.

REVISIONS

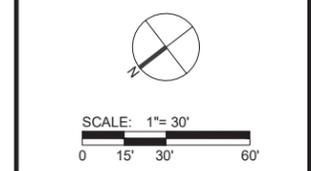
NO.	DATE	DESCRIPTION

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 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: 05/24/18 MPIC: CCB
 DRAWN BY: ASPIJTN CHECKED BY: CCB
 PROJECT NUMBER: 00552.00
 SCALE: 1"=30'
 TITLE:
 DEVELOPMENT PLAN

SHEET NO.:
RZ-1.0



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HOME WITH FRONT LOADED GARAGE



HOME WITH DETACHED GARAGE



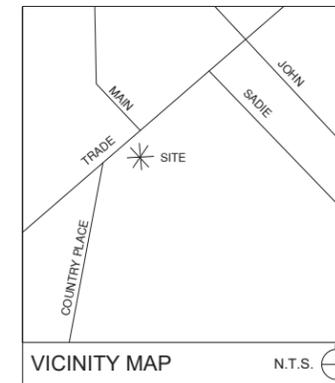
HOME WITH FRONT LOADED GARAGE



HOME WITH DETACHED GARAGE



HOME WITH DETACHED GARAGE



VICINITY MAP

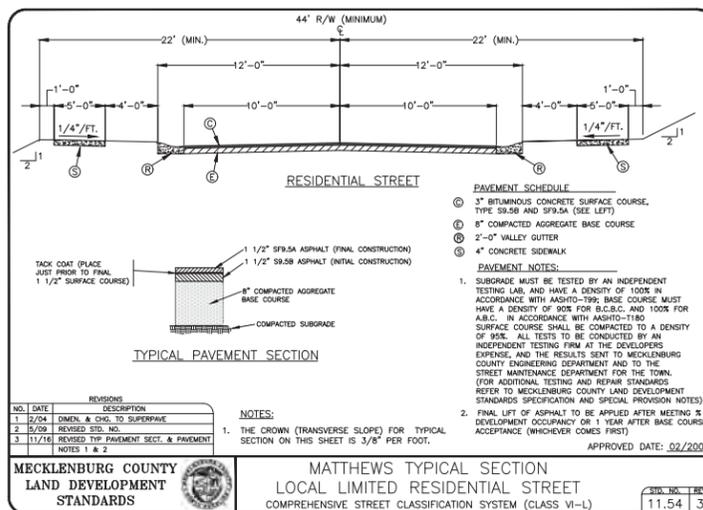
N.T.S.

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

DEVELOPMENT STANDARDS:
MAY 24, 2018

- GENERAL PROVISIONS**
 - 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.
 - 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.
 - 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.
- PERMITTED USES/DEVELOPMENT LIMITATIONS**
 - 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.
- DIMENSIONAL STANDARDS**
 - 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.
 - 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.
 - 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.
- TRANSPORTATION**
 - 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.
 - Transitional RW area (3,481 sq. ft. / 0.088 acres) shall be dedicated for the future widening of South Trade Street.
- STREETSCAPE TREATMENT**
 - The streetscape treatment along the Site's frontage on South Trade Street shall meet the requirements of the Ordinance.
- ARCHITECTURAL STANDARDS**
 - 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.
 - 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 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.
 - 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 fronting South Trade Street.
 - 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.**
 - 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.
- SIGNS**
 - All signs installed on the site shall comply with the requirements of the Ordinance.
- LIGHTING**
 - Outdoor lighting fixtures installed on the Site shall comply with the requirements of the Outdoor Illumination provisions of the Ordinance.
- BINDING EFFECT OF THE REZONING APPLICATION**
 - 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.
- TREE SAVE AREAS**
 - 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 2271104 (beneath trees retained, and along property line).



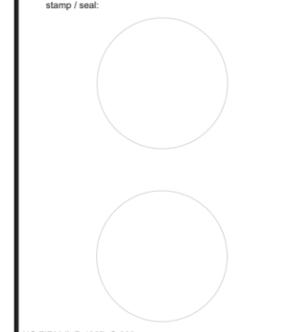
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REVISIONS

NO.	DATE	DESCRIPTION
1	07/30/18	COMMUNITY MEETING REVISIONS

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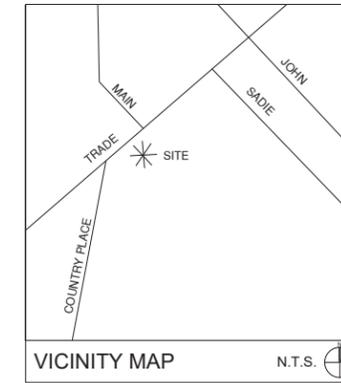
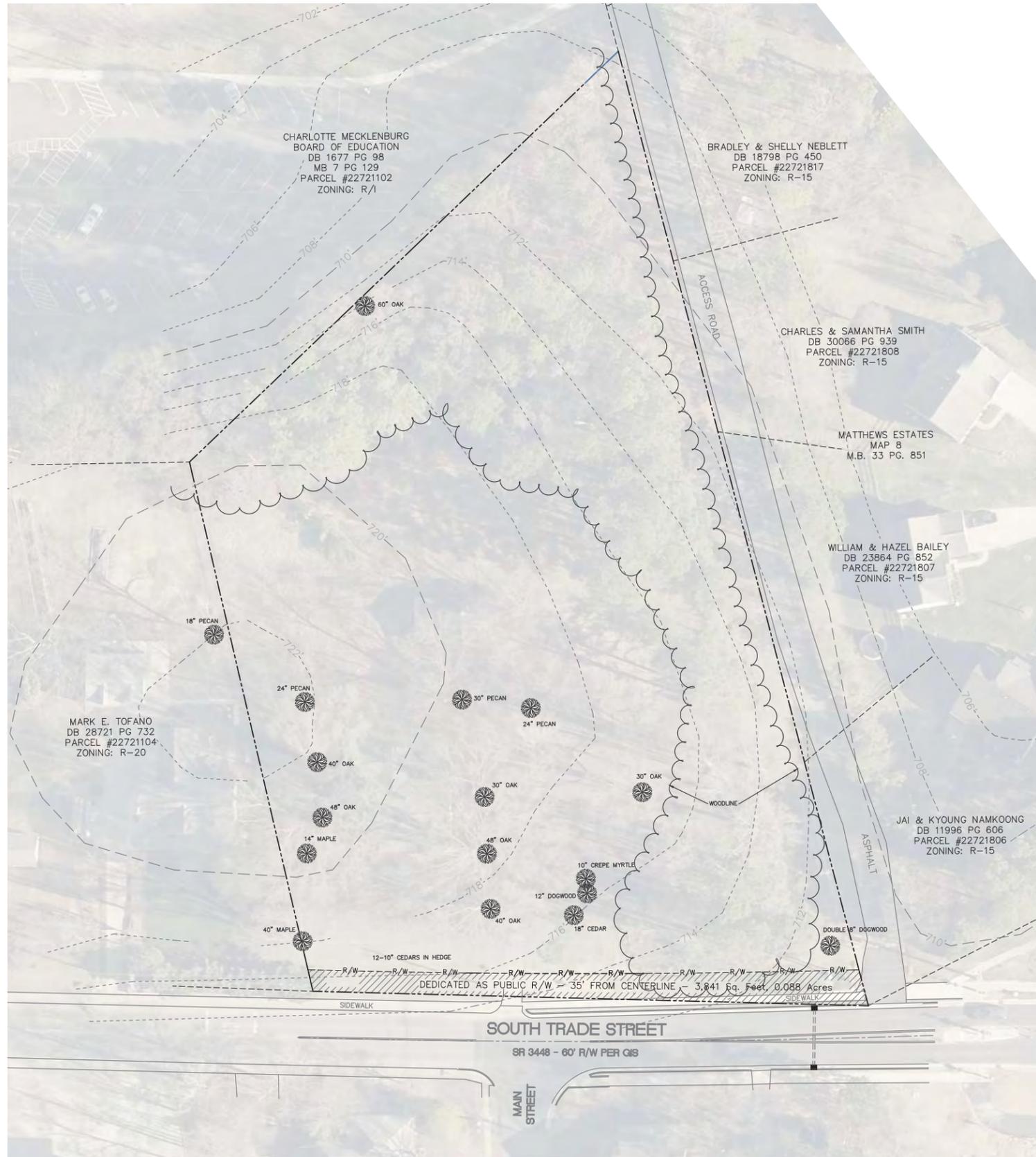
ISSUED FOR CONSTRUCTION

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: 05/24/18	MPIC: CCB
DRAWN BY: AS/PIJTN	CHECKED BY: CCB
PROJECT NUMBER: 00552.00	
SCALE: NTS	
TITLE: DEVELOPMENT STANDARDS	
SHEET NO.: RZ-2.0	



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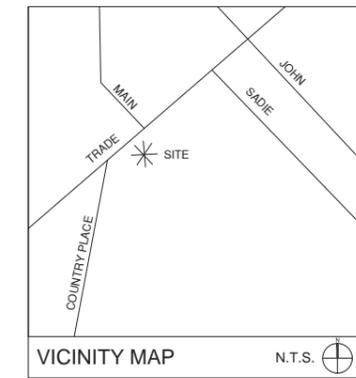
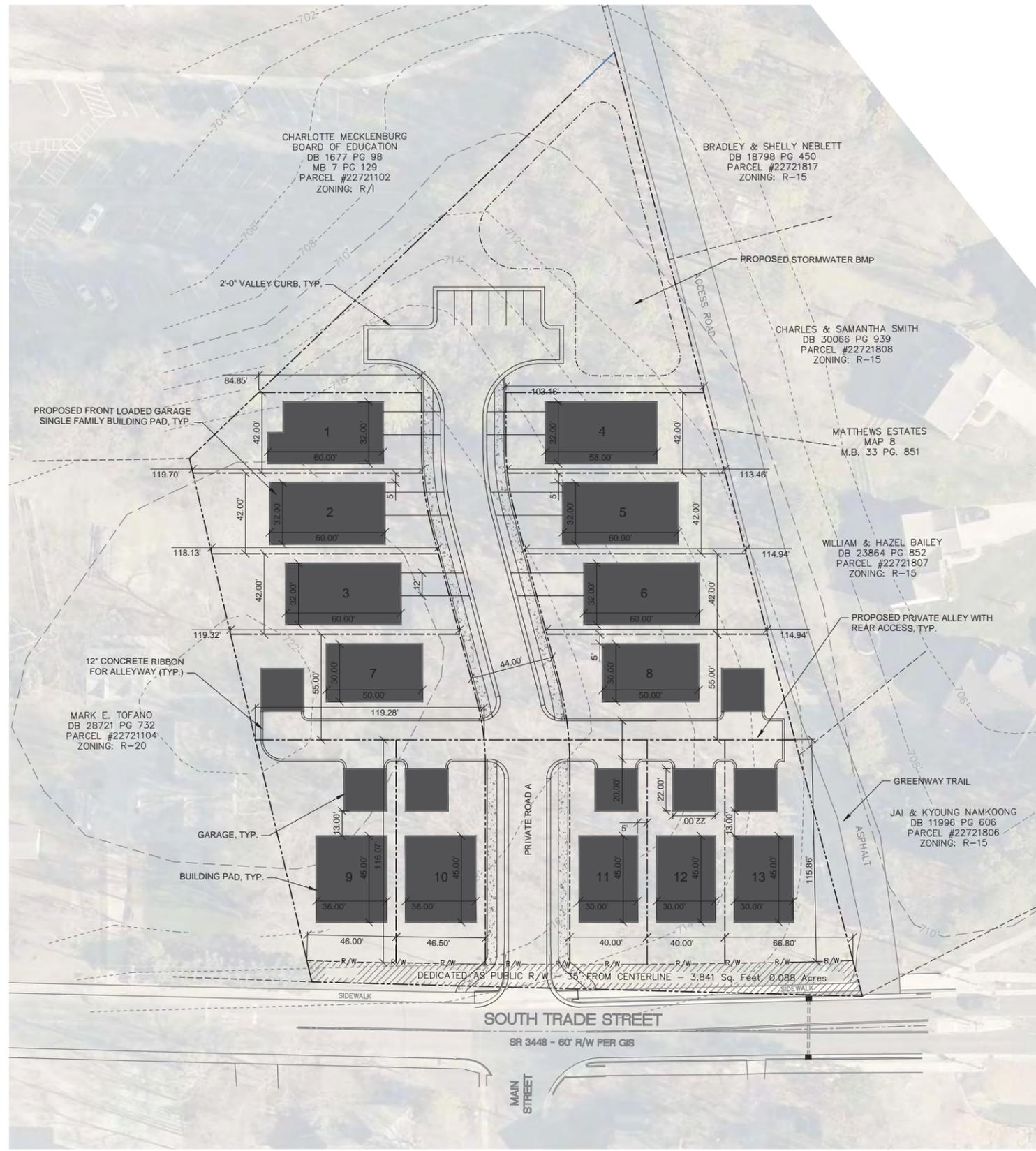
SCALE: 1"= 30'

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PROJECT NUMBER: 00552.00	
SCALE: 1"=30'	
TITLE: EXISTING VEGETATION SURVEY	

SHEET NO.:
RZ-3.0



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DEVELOPMENT SUMMARY:
TAX PARCEL ID: 22721105 & 22721106
PARCEL SIZE: 2.368 ACRES
EXISTING ZONING: R-20 (SINGLE FAMILY RESIDENTIAL; 20,000 SF LOT MINIMUM)
EXISTING USE: WOODED, EXISTING SINGLE FAMILY HOMES
PROPOSED ZONING: R-VS (RESIDENTIAL VARIED STYLE; 3,000 SF LOT MINIMUM)
PROPOSED USES: SINGLE FAMILY RESIDENTIAL, OPEN SPACE
TREE CANOPY AREA REQUIRED (8%): 0.189 ACRES
TREE CANOPY AREA PROVIDED (8% MIN): 0.189 ACRES MINIMUM
R-VS ZONING REQUIREMENTS: MINIMUM LOT AREA: 3,000 SF
 MINIMUM LOT WIDTH: 30'
 MINIMUM LOT DEPTH: N/A
MINIMUM SETBACKS REQUIRED: FRONT SETBACK: 20'
 REAR YARD: 25'
 SIDE YARD: 8' / 6'
MINIMUM LOT SIZE PROVIDED: MINIMUM LOT AREA: 4,454 SF
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 REAR YARD: 25' (MIN.)
 SIDE YARD: 5'
PROPOSED DEVELOPMENT:
 PROPOSED LOT TOTAL: 13
 PROPOSED DENSITY: 5.49 DUA

REFER TO SHEET RZ-2.0 FOR DEVELOPMENT STANDARDS AND DETAILS.

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stamp / seal:

NC FIRM #: P-1007, C-390

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

SCALE: 1" = 30'
 0 15' 30' 60'

DATE: 05/24/18 MPIC: CCB
 DRAWN BY: ASPIJTN CHECKED BY: CCB

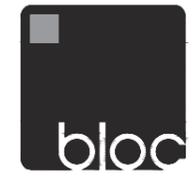
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 DEVELOPMENT PLAN

SHEET NO.:
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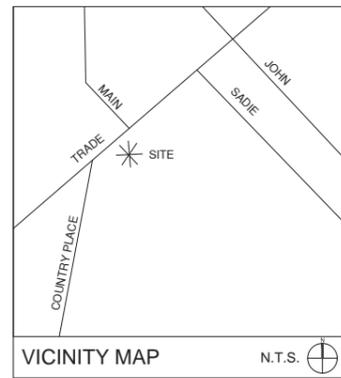
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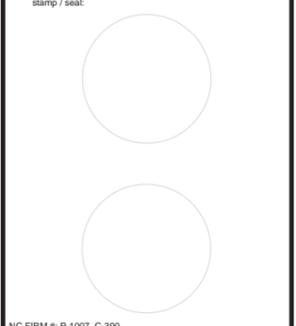
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DEVELOPMENT STANDARDS:
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- GENERAL PROVISIONS**
 - A. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Application filed by BrookeChase Properties ("Applicant") 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.
- PERMITTED USES/DEVELOPMENT LIMITATIONS**
 - A. The Site may only be devoted 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.
- DIMENSIONAL STANDARDS**
 - A. Development of the Site shall comply with the dimensional standards of the R-VS zoning district set out in Table 155.804.1 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.
- 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.
- STREETSCAPE TREATMENT**
 - A. The streetscape treatment along the Site's frontage on South Trade Street shall meet the requirements of the Ordinance.
- 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 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. Elevations are for illustrative purposes. Additional conceptual elevations may be added that follow the theme that depict the general conceptual architectural style shown.
 - 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.**
- SIGNS**
 - A. All signs installed on the site shall comply with the requirements of the Ordinance.
- LIGHTING**
 - A. Outdoor lighting fixtures installed on the Site shall comply with the requirements of the Outdoor Illumination provisions of the Ordinance.
- 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.

REVISIONS		
NO.	DATE	DESCRIPTION

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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: 05/24/18 MPIC: CCB
 DRAWN BY: ASPIJTN CHECKED BY: CCB

PROJECT NUMBER: 00552.00

SCALE: NTS
 TITLE: DEVELOPMENT STANDARDS

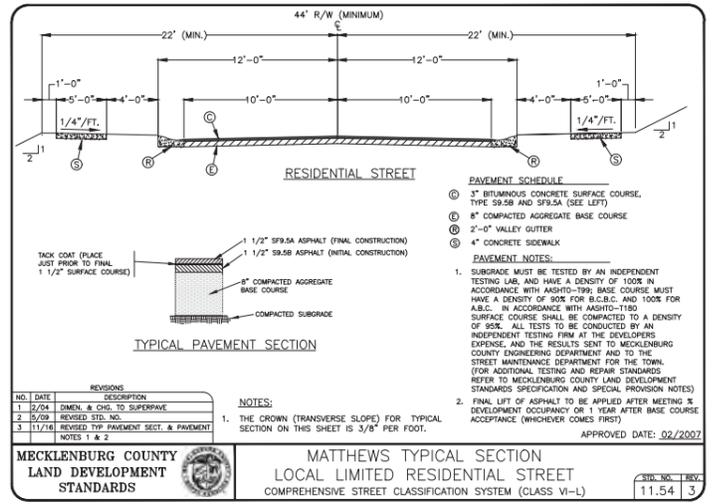
SHEET NO.:
RZ-2.0



HOME WITH FRONT LOADED GARAGE



HOME WITH DETACHED GARAGE



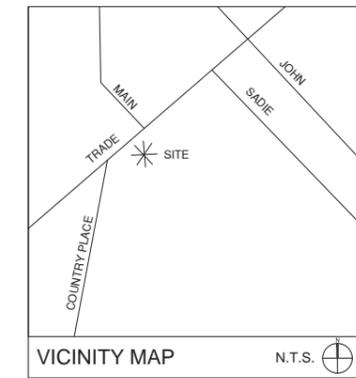
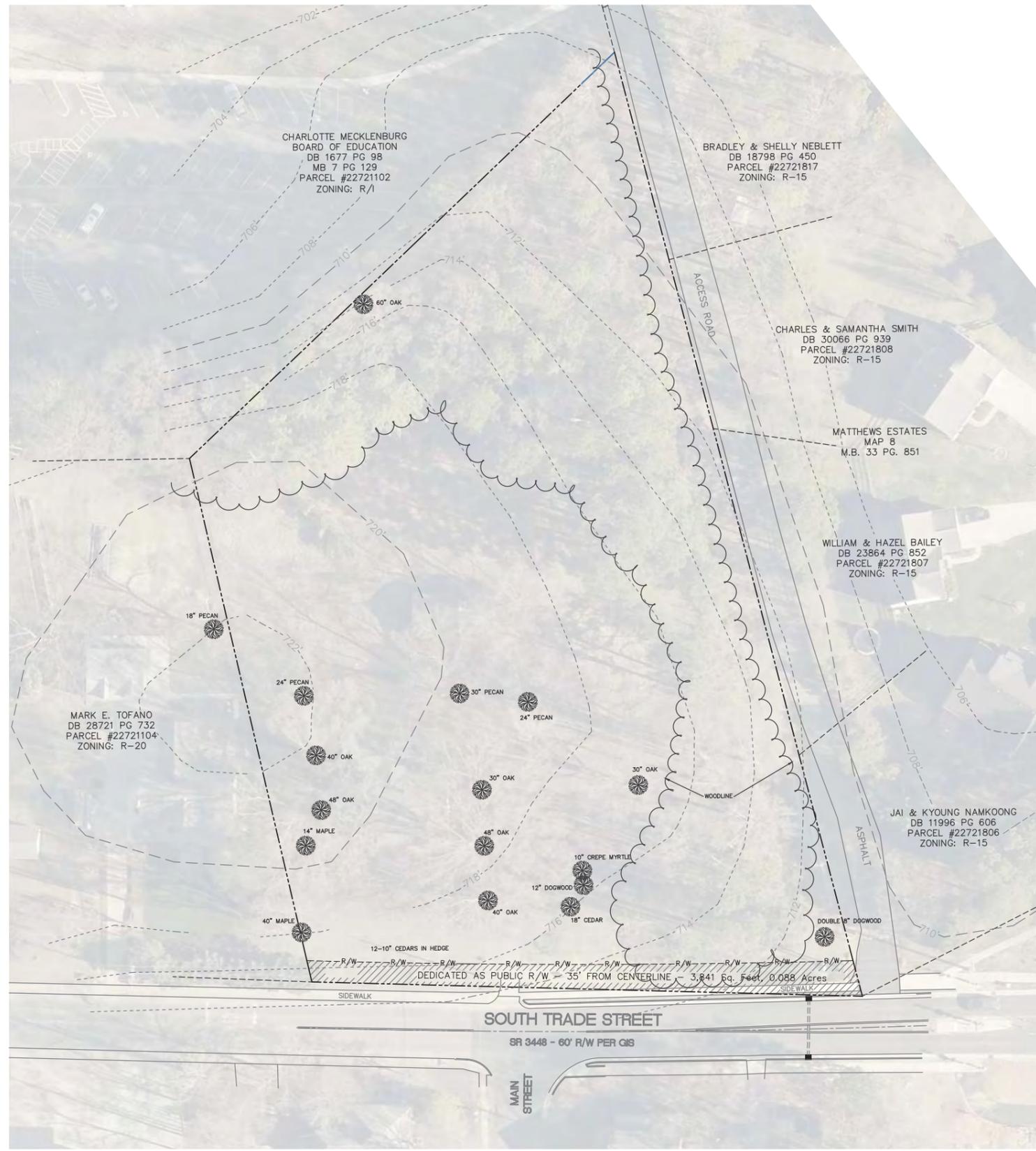
MECKLENBURG COUNTY LAND DEVELOPMENT STANDARDS
 MATTHEWS TYPICAL SECTION LOCAL LIMITED RESIDENTIAL STREET COMPREHENSIVE STREET CLASSIFICATION SYSTEM (CLASS VI-L)
 SHEET NO. 11.54 3



HOME WITH DETACHED GARAGE



- CONTRACTOR IS RESPONSIBLE FOR PLACEMENT OF ALL BARRICADES, SIGNAGE, FLAGGERS, SHORING, ETC. TO ENSURE THE SAFETY OF WORKERS AND THE PUBLIC.
- ALL PAVEMENT CUTS SHALL BE REPLACED ACCORDING TO NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND CHARLOTTE WATER.



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MILL, SOUTH CAROLINA 29715. (844) 965-5263



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www.bloc-nc.com

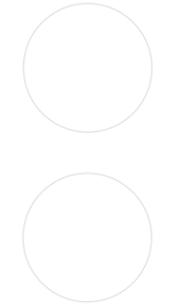
landscape architecture | planning | civil engineering

REVISIONS

NO.	DATE	DESCRIPTION

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stamp / seal:



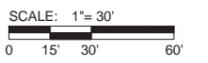
NC FIRM #: P-1007, C-390

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: 05/24/18 MPIC: CCB
DRAWN BY: ASPIJTN CHECKED BY: CCB

PROJECT NUMBER: 00552.00

SCALE: 1"=30'
TITLE:
EXISTING VEGETATION SURVEY

SHEET NO.:
RZ-3.0



- CONTRACTOR IS RESPONSIBLE FOR PLACEMENT OF ALL BARRICADES, SIGNAGE, FLAGGERS, SHORING, ETC., TO ENSURE THE SAFETY OF WORKERS AND THE PUBLIC.
- ALL PAVEMENT CUTS SHALL BE REPLACED ACCORDING TO NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND CHARLOTTE WATER.