DEVELOPMENT STANDARDS:

1. CONTRACTOR IS RESPONSIBLE FOR PLACEMENT OF ALL BARRICADES, 2. ALL PAVEMENT CUTS SHALL BE REPLACED ACCORDING TO NORTH CAROLINA OF SOUTH TRADE STREET.

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 #227-211-06.

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

C. The development and uses depicted on the Rezoning Plan are schematic in nature and are subject to minor alterations or modifications during the design development and construction document phases.

E. Fencing adjacent to the greenway will be consistent in style, and shall consist of a decorative fencing.

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. Notwithstanding the foregoing, changes of the front elevations of the one-family detached dwelling units to be constructed on the Site may be a combination of portions of the following: brick accents or siding will not be allowed.

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

B. Transitional R/W area (3,481 sq. ft. / 0.088 acres) shall be dedicated for the future widening to accommodate final site and construction plans and designs with any adjustments required by the Town of Matthews.

C. Elevations are for illustrative purposes. Additional conceptual elevations may be added that provide a unified appearance.

A. The lot lines depicted on the Rezoning Plan are illustrative in nature and are subject to minor alterations or modifications during the design development.

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 with any adjustments required to the Town of Matthews.

A. These Development Standards form a part of the Rezoning Plan associated with the Request for Rezoning. The Rezoning Plan 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 Site is located on the north side of South Trade Street, which site is more particularly depicted on the Rezoning Plan.

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

A. The development and 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 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.

B. The Rezoning Plan shall be constructed in accordance with all applicable requirements of the Town of Matthews, including those of the Code of Ordinances, building codes, and applicable state and federal laws and regulations.

C. The negotiation of the purchase and sale of the Site, the construction, and operation of the development shall be subject to the Town of Matthews.

D. The rights of the public to access and use the greenway and the partial location of any future development thereof.

A. These Development Standards and the Rezoning Plan are intended to depict the general conceptual architectural style, design treatment and character desired to be provided under the Ordinance, and to provide a unified appearance.

C. The development and 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 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.
DEVELOPMENT STANDARDS:

1. GENERAL PROVISIONS

2. PERMITTED USES/DEVELOPMENT LIMITATIONS

3. VICINITY MAP

4. SURVEY DISCLAIMER

5. TOPOGRAPHIC SURVEY DATED APRIL 25, 2017 PROVIDED BY MILL, SOUTH CAROLINA 29715. (844) 865-5263

6. TREE SAVE AREAS

7. SIGNS

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

9. BINDING EFFECT OF THE REZONING APPLICATION

10. SUPERCEDED

2018-686
DEVELOPMENT STANDARDS:

1. GENERAL PROVISIONS

   A. These Development Standards form a part of the Rezoning Plan associated with the 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 Development Standards and the applicable provisions of the Town of Matthews Unified Development 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 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 phases.

2. 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.

3. DIMENSIONAL STANDARDS

   A. Development of the Site shall comply with the dimensional standards of the R-VS zoning district and 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.

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 R/W 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 following standards for house frontage:

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

   C. 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.

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

6. LIGHTING

   Outdoor Illumination provisions of the Ordinance.

7. BINDING EFFECT OF THE REZONING APPLICATION

   A. If this Rezoning Application is approved, all conditions applicable to the development and/or construction of the Site and the project client listed on this document.

   B. The reproduction, copying, and other use without written consent is prohibited and may be subject to legal action to the fullest extent possible.

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

   A. If this Rezoning Plan or a series of consistent schematic images of the Site are not approved or if the Site is not developed in conformance with the approved Rezoning Plan or the approved schematic images, the following will apply:

   B. The primary exterior building materials for the one-family detached dwelling units 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.

   A. The streetscape treatment along the Site's frontage on South Trade Street shall meet the following standards for house frontage:

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

   C. 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.

   A. At least 30% of the Site's developed area shall be dedicated to on-site recreation and open space.

   B. A minimum of 15% of the Site's developed area shall be dedicated to on-site recreation and open space.

   C. 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.
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.