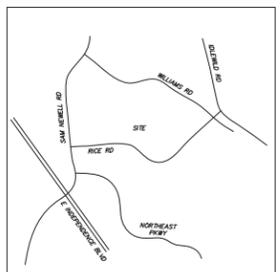


CURRENT 2018-689
2/27/2019



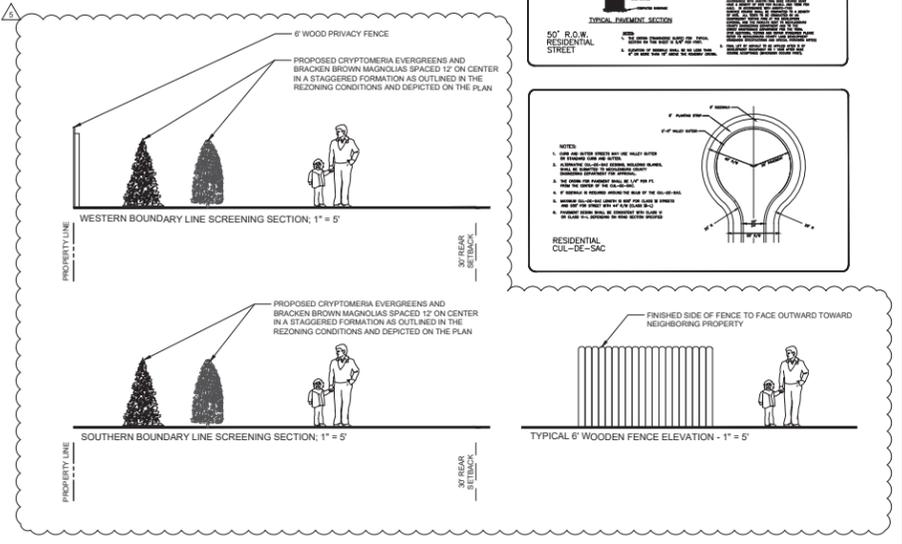
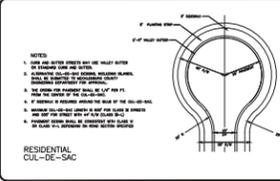
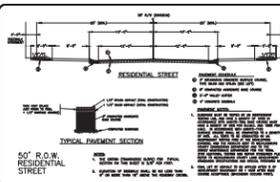
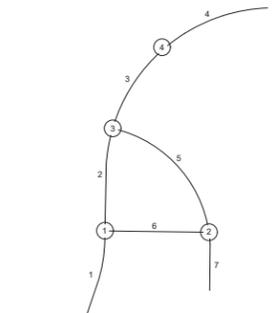
VICINITY MAP N.T.S.

SURVEY DISCLAIMER
TOPOGRAPHIC SURVEY DATED MARCH 16, 2018 PROVIDED BY CAROLINA SURVEYORS, INC.

DEVELOPMENT SUMMARY:
 PARCEL TAX ID: 153.552.05
 PARCEL SIZE: 13.586 ACRES
 EXISTING ZONING: R-15 (SINGLE FAMILY RESIDENTIAL, 15,000SF LOT MINIMUM)
 EXISTING USE: WOODED, VACANT
 PROPOSED ZONING: RVS (SINGLE FAMILY RESIDENTIAL, 4,500SF LOT MINIMUM)
 PROPOSED USES: SINGLE FAMILY RESIDENTIAL, OPEN SPACE
 TREE CANOPY AREA REQUIRED (8%): 1.24 ACRES
 TREE CANOPY AREA PROVIDED:
 ACRES OF UNDISTURBED TREE CANOPY AREA: +/- 2.15 ACRES (15.8%)
 TOTAL TREES TO BE PLANTED: 46 TREES
 @2,000SF PER TREE (155,606.73): +/- 3.67 ACRES (27%)
 TOTAL POST DEVELOPMENT TREE CANOPY AREA: +/- 5.82 ACRES (42.79%)
 UNDISTURBED OPEN SPACE REQUIRED (17.5%): 2.37 ACRES
 UNDISTURBED OPEN SPACE PROVIDED (17.5% MIN): 2.37 ACRES MIN
 RVS ZONING REQUIREMENTS: MINIMUM LOT AREA: 4,500 SF
 MINIMUM LOT WIDTH: 40' AVERAGE LOT SIZE PROVIDED: 6,800 SF
 MINIMUM LOT DEPTH: N/A
 MINIMUM SETBACKS REQUIRED FOR RVS:
 FRONT SETBACK: 20'
 REAR YARD: 30'
 SIDE YARD: 6' & 8'
 MINIMUM SETBACKS PROVIDED:
 FRONT SETBACK: 25'
 REAR YARD: 30'
 SIDE YARD: 6' & 8'
 PROPOSED DEVELOPMENT:
 PROPOSED LOT TOTAL: 31
 PROPOSED DENSITY: 2.28 DUA
 CONNECTIVITY RATIO:
 FLANKS & 4 NODES PROPOSED: 1.75 RATIO
 MINIMUM REQUIRED: 1.3 RATIO

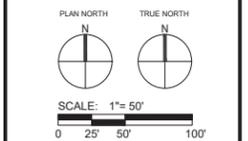
REVISIONS		
NO.	DATE	DESCRIPTION
1	08/01/18	MATTHEWS REZONING SUBMITTAL
2	09/26/18	MATTHEWS REZONING RESUBMITTAL
3	10/31/18	MATTHEWS REZONING RESUBMITTAL
4	01/02/19	MATTHEWS REZONING RESUBMITTAL
5	02/06/19	MATTHEWS REZONING RESUBMITTAL
6	02/27/19	MATTHEWS REZONING RESUBMITTAL

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Kinger Homes, LLC
Rice Road Single Family
Matthews, NC 28105

REZONING PETITION #:
2018-689



DATE: 08/01/18
DRAWN BY: ASP
PROJECT NUMBER: 00487.01
SCALE: 1" = 50'
TITLE: REZONING SITE PLAN
SHEET NO: RZ-1.0



1. GENERAL PROVISIONS

A. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING APPLICATION FILED BY KINGER HOMES, LLC ("APPLICANT") FOR AN APPROXIMATELY 13.96-ACRE SITE LOCATED ON THE NORTH SIDE OF RICE ROAD, EAST OF THE INTERSECTION OF RICE ROAD AND DYLAN DRIVE, WHICH SITE IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (HEREINAFTER REFERRED TO AS THE "SITE"). THE SITE IS COMPRISED OF TAX PARCELS NO. 19-052-045.

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 UNDEVELOPED ORDINANCE (THE "ORDINANCE"). THE REGULATIONS ESTABLISHED BY THE ORDINANCE FOR THE R-VS ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT AND USE 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 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 DEVOTED TO A RESIDENTIAL COMMUNITY CONTAINING A MAXIMUM OF (1) 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. THE DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE APPLICABLE DIMENSIONAL STANDARDS OF THE R-VS ZONING DISTRICT SET OUT IN TABLE 15.604.4B OF THE ORDINANCE.

B. THE ESTABLISHED SETBACK MAY VARY, SO THAT THE FRONT BUILDING LINES OF THE ONE-FAMILY DETACHED DWELLING UNITS MAY BE STAGGERED.

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 POINTS ARE 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. APPLICANT WILL INCLUDE A TRAFFIC CALMING FEATURE WITHIN THE RITZ ROAD EXTENSION RIGHT OF WAY GENERALLY DEPICTED ON THE REZONING PLAN TO CONTROL SPEEDS. APPLICANT WILL WORK WITH TOWN ENGINEERING AND PLANNING DEPARTMENT ON THE DESIGN DETAILS OF THE FEATURE DURING THE DEVELOPMENT REVIEW PHASE.

5. STREETSCAPE TREATMENT

A. THE STREETSCAPE TREATMENT ALONG THE SITE'S PUBLIC STREET FRONTS SHALL MEET THE REQUIREMENTS OF THE ORDINANCE.

B. CURB, GUTTER AND A SIDEWALK SHALL BE INSTALLED ALONG THE SITE'S FRONTAGE ON RICE ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN.

C. A SIDEWALK EASEMENT SHALL BE PROVIDED TO THE TOWN OF MATTHEWS FOR ANY PORTION OF A SIDEWALK LOCATED ON PRIVATE PROPERTY.

6. TREE PRESERVATION AREAS

A. TREE PRESERVATION AREAS WILL MEET THE INTENT OF THE ORDINANCE AND SHALL OCCUR IN AREAS GENERALLY DEPICTED ON THE REZONING PLAN.

B. A MINIMUM OF 15.0% PERCENT OF THE SITE SHALL BE DEVOTED TO TREE PRESERVATION AREAS.

7. ARCHITECTURAL STANDARDS

A. THE MAXIMUM HEIGHT OF ANY ONE-FAMILY DETACHED DWELLING UNIT CONSTRUCTED ON THE SITE SHALL BE 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 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. APPLICANT MAY SUBSEQUENTLY PROPOSE ADDITIONAL CONCEPTUAL SCHEMATIC IMAGES OF THE FRONT ELEVATIONS OF THE ONE-FAMILY DETACHED DWELLING UNITS TO BE CONSTRUCTED ON THE SITE, AND SUCH ADDITIONAL CONCEPTUAL SCHEMATIC IMAGES MUST BE APPROVED BY THE MATTHEWS BOARD OF COMMISSIONERS PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR A ONE-FAMILY DETACHED DWELLING UNIT THAT UTILIZES ONE OF THE ADDITIONAL CONCEPTUAL SCHEMATIC IMAGES FOR THE FRONT ELEVATION.

D. THE PRIMARY EXTERIOR BUILDING MATERIALS FOR THE ONE-FAMILY DETACHED DWELLING UNITS TO BE CONSTRUCTED ON THE SITE WILL BE A COMBINATION OF PORTIONS OF THE FOLLOWING: BRICK VENEER OR SIMILAR MASONRY PRODUCTS, STONE, MANUFACTURED STONE AND CEMENTITIOUS SIDING.

E. VINYL, EIFS OR MASSONITE MAY NOT BE USED AS AN EXTERIOR BUILDING MATERIAL ON THE ONE-FAMILY DETACHED DWELLING UNITS TO BE CONSTRUCTED ON THE SITE. NOTWITHSTANDING THE FOREGOING, VINYL MAY BE UTILIZED ON WINDOWS, DOORS, GARAGE DOORS, SOFFITS, TRIM AND RAILINGS.

F. THE GROUND FLOOR OF THE FRONT FACADE OF EACH ONE-FAMILY DETACHED DWELLING UNIT CONSTRUCTED ON THE SITE SHALL BE CLAD IN BRICK VENEER. HOWEVER, A PURCHASER OF A ONE-FAMILY DETACHED DWELLING UNIT SHALL HAVE THE OPTION TO CLAD EACH FACADE OF HIS OR HER ONE-FAMILY DETACHED DWELLING UNIT IN BRICK VENEER.

G. EACH ONE-FAMILY DETACHED DWELLING UNIT CONSTRUCTED ON THE SITE SHALL INCLUDE OVERHANGS, BRACKETS AND COLUMNS.

H. EACH ONE-FAMILY DETACHED DWELLING UNIT CONSTRUCTED ON THE SITE SHALL HAVE A COVERED FRONT PORCH WITH A MINIMUM DEPTH OF 8 FEET.

I. EACH ONE-FAMILY DETACHED DWELLING UNIT CONSTRUCTED ON THE SITE SHALL HAVE A STEP WITH A MINIMUM HEIGHT OF 4 INCHES FROM THE IMMEDIATELY ADJACENT SIDEWALK OR WALKWAY TO THE FRONT STOOP LOCATED AT THE FRONT ENTRY DOOR INTO SUCH ONE-FAMILY DETACHED DWELLING UNIT AND A MINIMUM HEIGHT OF 12 INCHES FROM THE ADJACENT STREET LEVEL TO THE FRONT STOOP LOCATED AT THE FRONT ENTRY DOOR INTO SUCH ONE-FAMILY DETACHED DWELLING UNIT.

J. THE FRONT BUILDING LINES OF THE ONE-FAMILY DETACHED DWELLING UNITS CONSTRUCTED ON THE SITE SHALL BE STAGGERED TO CREATE A MORE INTERESTING STREETSCAPE.

K. THE FRONT BUILDING LINE OF THE GARAGE SHALL BE SETBACK FROM THE FRONT BUILDING LINE OF THE FRONT PORCH ON EACH ONE-FAMILY DETACHED DWELLING UNIT.

L. A TWO CAR GARAGE SHALL HAVE TWO SINGLE GARAGE DOORS RATHER THAN ONE LARGE GARAGE DOOR.

M. THE MAIL KIOSK FOR THIS RESIDENTIAL COMMUNITY WILL BE LOCATED ON THE SITE AS GENERALLY DEPICTED ON THE REZONING PLAN. A SMALL STRUCTURE WITH A ROOF WILL BE LOCATED OVER THE MAIL KIOSK TO PROVIDE COVER.

N. ONE-FAMILY DETACHED DWELLING UNITS LOCATED ON THE SAME SIDE OF THE STREET AND ON ADJUTING LOTS MAY NOT HAVE THE SAME FRONT ELEVATION DESIGN.

O. OPTIONAL SIDE LOADED ONE-FAMILY DETACHED DWELLING UNITS SHALL BE OFFERED TO THE PURCHASERS OF LOTS 1, 10, 13 AND 24.

8. SIGNS

A. ALL SIGNS INSTALLED ON THE SITE SHALL COMPLY WITH THE REQUIREMENTS OF THE ORDINANCE.

9. LIGHTING

A. OUTDOOR LIGHTING FIXTURES INSTALLED ON THE SITE SHALL COMPLY WITH THE REQUIREMENTS OF THE OUTDOOR ILLUMINATION PROVISIONS OF THE ORDINANCE.

10. COMMONS OPEN SPACE

A. COMMON OPEN SPACE AREAS SHALL BE PROVIDED ON THE SITE AS GENERALLY DEPICTED ON THE REZONING PLAN.

B. THAT PORTION OF THE SITE DESIGNATED AS THE ~1 ACRE COMMUNITY OPEN SPACE SHALL CONTAIN BENCHES OR OTHER SEATING ELEMENTS.

11. CONSTRUCTION TRAFFIC

A. CONSTRUCTION VEHICLES SHALL BE PROHIBITED FROM USING EXISTING RITZ LANE TO ACCESS AND EXIT THE SITE DURING THE DEVELOPMENT OF THE SITE AND THE CONSTRUCTION OF THE ONE-FAMILY DETACHED DWELLING UNITS ON THE SITE.

12. ENVIRONMENTAL

A. IN EACH INSTANCE AND LOCATION WHERE A SILT FENCE IS REQUIRED TO BE INSTALLED UNDER THE APPLICABLE REGULATION OR ORDINANCE, APPLICANT SHALL INSTALL A DOUBLE SILT FENCE (I.E., TWO SILT FENCES).

B. APPLICANT SHALL OBTAIN HABITAT AND WILDLIFE KEEPERS (HAWK) - NATIONAL WILDLIFE FEDERATION CERTIFICATION FOR THOSE PORTIONS OF THE SITE LOCATED WITHIN THE TREE SAVE AND OPEN SPACE AREAS.

13. SCREENING

A. APPLICANT SHALL INSTALL A MINIMUM 6 FOOT TALL DOG EARED WOODEN PRIVACY FENCE ALONG THOSE PORTIONS OF THE SITE'S WESTERN BOUNDARY LINE THAT ARE LOCATED TO THE REAR OF LOTS 2, 3 AND 4 ("FENCE 1") AS DEPICTED ON THE REZONING PLAN. THE FINISHED SIDE OF FENCE 1 SHALL FACE THE WESTERN BOUNDARY LINE OF THE SITE, AND FENCE 1 SHALL BE CONSISTENT WITH THE PICTURE OF THE FENCE SET OUT ON THE REZONING PLAN. FENCE 1 SHALL BE MAINTAINED AND REPLACED AS NEEDED BY THE HOMEOWNERS ASSOCIATION FOR THIS RESIDENTIAL COMMUNITY.

B. APPLICANT SHALL INSTALL A MINIMUM 6 FOOT TALL DOG EARED WOODEN PRIVACY FENCE ALONG THOSE PORTIONS OF THE SITE'S WESTERN BOUNDARY LINE THAT ARE LOCATED TO THE REAR OF LOTS 8 AND 9 ("FENCE 2") AS DEPICTED ON THE REZONING PLAN. THE FINISHED SIDE OF FENCE 2 SHALL FACE THE WESTERN BOUNDARY LINE OF THE SITE, AND FENCE 2 SHALL BE CONSISTENT WITH THE PICTURE OF THE FENCE SET OUT ON THE REZONING PLAN. FENCE 2 SHALL BE MAINTAINED AND REPLACED AS NEEDED BY THE HOMEOWNERS ASSOCIATION FOR THIS RESIDENTIAL COMMUNITY.

C. APPLICANT SHALL INSTALL CRYPTOMERIA EVERGREEN TREES AND BRACKEN BROWN MAGNOLIA TREES ALONG THOSE PORTIONS OF THE SITE'S WESTERN BOUNDARY LINE THAT ARE MORE PARTICULARLY DEPICTED ON THE REZONING PLAN. MORE SPECIFICALLY, CRYPTOMERIA EVERGREEN TREES AND BRACKEN BROWN MAGNOLIA TREES SHALL BE INSTALLED 12 FEET ON CENTER IN AN ALTERNATING, STAGGERED PATTERN AS DEPICTED ON THE REZONING PLAN. THE CRYPTOMERIA EVERGREEN TREES AND BRACKEN BROWN MAGNOLIA TREES SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION FOR THIS RESIDENTIAL COMMUNITY. ADDITIONALLY, IN THE EVENT THAT A CRYPTOMERIA EVERGREEN TREE OR A BRACKEN BROWN MAGNOLIA TREE DIES, THE CRYPTOMERIA EVERGREEN TREE OR THE BRACKEN BROWN MAGNOLIA TREE SHALL BE REPLACED BY THE HOMEOWNERS ASSOCIATION WITH A REPLACEMENT TREE WITH A MINIMUM HEIGHT OF 5 FEET AT INSTALLATION.

D. EXCEPT WHERE THE STUB ROAD AND THE SIDEWALKS ADJACENT TO THE STUB ROAD ARE LOCATED ON THE SOUTHERN BOUNDARY LINE OF THE SITE, APPLICANT SHALL INSTALL CRYPTOMERIA EVERGREEN TREES AND BRACKEN BROWN MAGNOLIA TREES ALONG THAT PORTION OF THE SOUTHERN BOUNDARY LINE OF THE SITE LOCATED TO THE REAR OF LOTS 10, 11, 12 AND 13 AND TO THE SIDE OF LOT 14 AS DEPICTED ON THE REZONING PLAN. MORE SPECIFICALLY, CRYPTOMERIA EVERGREEN TREES AND BRACKEN BROWN MAGNOLIA TREES SHALL BE INSTALLED APPROXIMATELY 15 FEET FROM THE SOUTHERN BOUNDARY LINE OF LOT 14, WHERE THE CRYPTOMERIA EVERGREEN TREES AND BRACKEN BROWN MAGNOLIA TREES SHALL BE INSTALLED ON THE SOUTHERN BOUNDARY LINE OF LOT 14. THE CRYPTOMERIA EVERGREEN TREES AND BRACKEN BROWN MAGNOLIA TREES SHALL BE INSTALLED 12 FEET ON CENTER IN AN ALTERNATING, STAGGERED PATTERN AS DEPICTED ON THE SOUTHERN BOUNDARY LINE SCREENING EXHIBIT ON THE REZONING PLAN. THE CRYPTOMERIA EVERGREEN TREES AND BRACKEN BROWN MAGNOLIA TREES SHALL HAVE A MINIMUM HEIGHT OF 5 FEET AT INSTALLATION, AND THE CRYPTOMERIA EVERGREEN TREES AND BRACKEN BROWN MAGNOLIA TREES SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION FOR THIS RESIDENTIAL COMMUNITY. ADDITIONALLY, IN THE EVENT THAT A CRYPTOMERIA EVERGREEN TREE OR A BRACKEN BROWN MAGNOLIA TREE DIES, THE CRYPTOMERIA EVERGREEN TREE OR THE BRACKEN BROWN MAGNOLIA TREE SHALL BE REPLACED BY THE HOMEOWNERS ASSOCIATION WITH A REPLACEMENT TREE WITH A MINIMUM HEIGHT OF 5 FEET AT INSTALLATION.

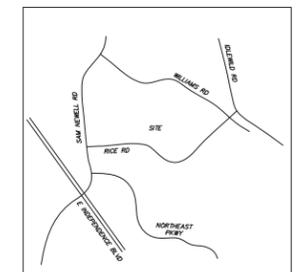
E. FENCE 1 AND FENCE 2 REFERENCED IN PARAGRAPHS A AND B ABOVE SHALL BE INSTALLED PRIOR TO THE ISSUANCE OF THE FIRST BUILDING PERMIT FOR A NEW ONE-FAMILY DETACHED DWELLING UNIT CONSTRUCTED ON THE SITE.

F. THE CRYPTOMERIA EVERGREEN TREES AND BRACKEN BROWN MAGNOLIA TREES REFERENCED ABOVE IN PARAGRAPHS C AND D SHALL BE INSTALLED DURING THE FIRST PLANNING SESSION AFTER THE ISSUANCE OF A GRADING PERMIT FOR THE SITE.

G. THIS RESIDENTIAL COMMUNITY SHALL BE SUBJECT TO A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS THAT WILL BE RECORDED IN THE MCKENLEIGH COUNTY REGISTRY (THE "COVENANTS"). THE COVENANTS SHALL, AMONG OTHER THINGS, REQUIRE THE ESTABLISHMENT OF A MANDATORY HOMEOWNERS ASSOCIATION FOR THIS RESIDENTIAL COMMUNITY. THE COVENANTS AND THE DEEDS TO THE RELEVANT LOTS SHALL REQUIRE THAT FENCE 1 AND FENCE 2 AND THE CRYPTOMERIA EVERGREEN TREES AND BRACKEN BROWN MAGNOLIA TREES REFERENCED ABOVE BE PRESERVED ON THE RELEVANT LOTS BY THE RELEVANT LOT OWNERS, AND THAT FENCE 1 AND FENCE 2 AND THE CRYPTOMERIA EVERGREEN TREES AND BRACKEN BROWN MAGNOLIA TREES BE MAINTAINED AND REPLACED (AS NEEDED) BY THE HOMEOWNERS ASSOCIATION AS REFERENCED ABOVE.

14. 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" 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.



VICINITY MAP N.T.S.

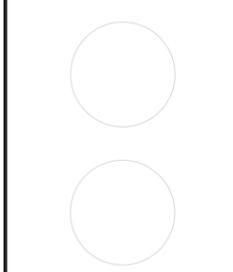
SURVEY DISCLAIMER
TOPOGRAPHIC SURVEY DATED MARCH 16, 2018 PROVIDED BY CAROLINA SURVEYORS, INC.

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2923 S. Tryon Street, Suite 320
Charlotte, NC 28203
phone: 704-940-2883
www.bloc-nc.com

landscape architecture | planning | civil engineering

REVISIONS		
NO.	DATE	DESCRIPTION
1	08/01/18	MATTHEWS REZONING SUBMITTAL
2	09/26/18	MATTHEWS REZONING RESUBMITTAL
3	10/31/18	MATTHEWS REZONING RESUBMITTAL
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6	02/27/19	MATTHEWS REZONING RESUBMITTAL

Discipline #0218
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Kinger Homes, LLC
Rice Road Single Family
Matthews, NC 28105

REZONING PETITION #:
2018-689

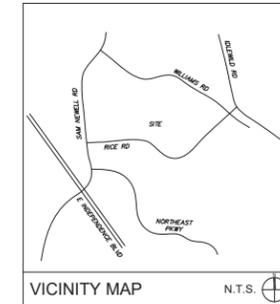
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PROJECT NUMBER: 00487.01

SCALE: NTS
TITLE: TECHNICAL DATA & ARCHITECTURAL ELEVATIONS

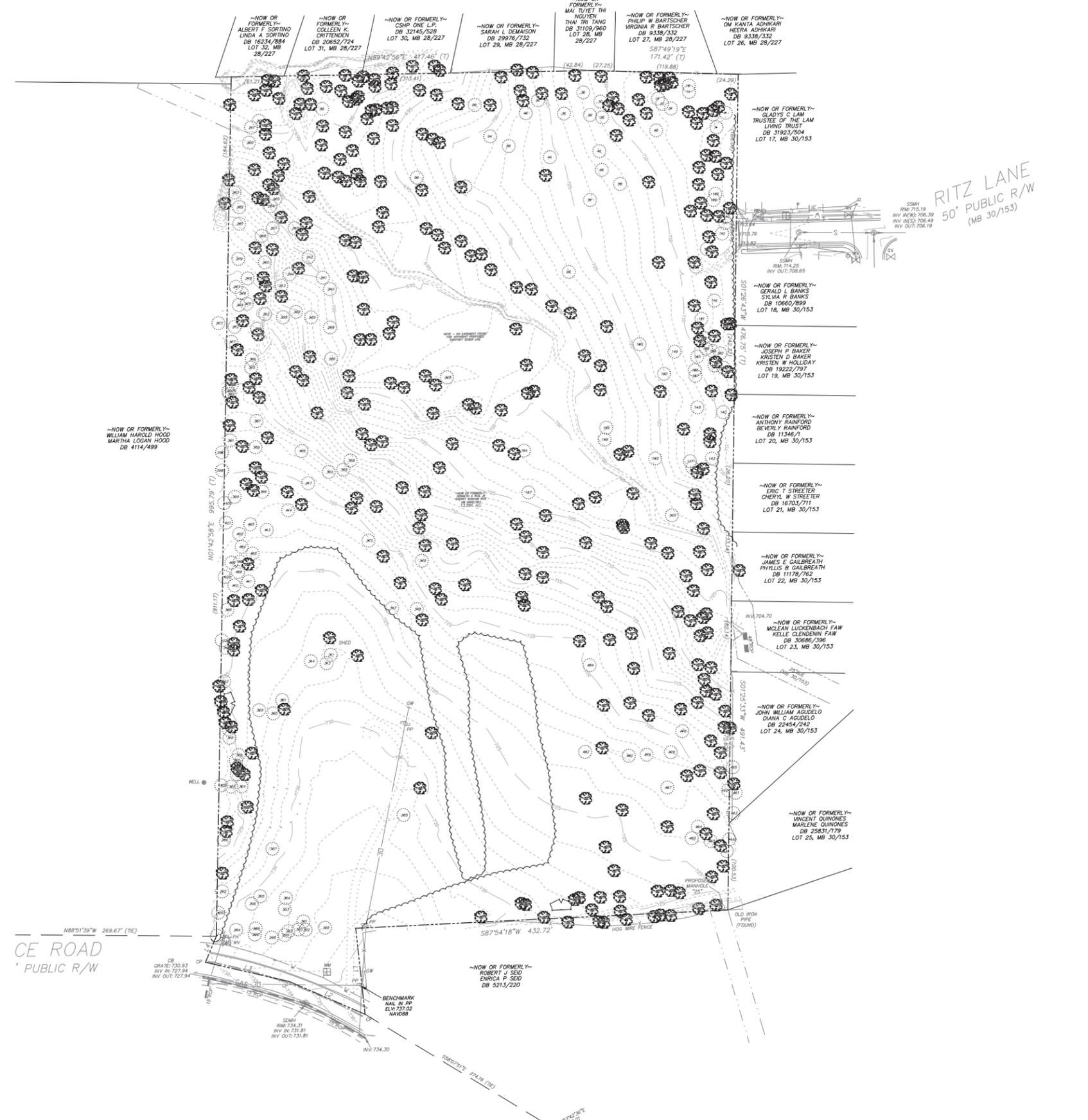
SHEET NO:
RZ-2.0

CURRENT 2018-689
2/27/2019



VICINITY MAP N.T.S.

SURVEY DISCLAIMER
TOPOGRAPHIC SURVEY DATED MARCH 16, 2018 PROVIDED BY
CAROLINA SURVEYORS, INC.



TREE TABLE		TREE TABLE		TREE TABLE		TREE TABLE	
NO.	DBH/TYPE	NO.	DBH/TYPE	NO.	DBH/TYPE	NO.	DBH/TYPE
1	17" PINE	120	11" OAK	240	15" PINE	360	16" PINE
2	10" OAK	121	11" PINE	241	15" PINE	361	16" PINE
3	12" OAK	122	15" OAK	242	12" PINE	362	12" GUM*2
4	12" CEDAR	123	8" OAK	243	15" GUM	363	24" GUM
5	6" CEDAR	124	10" PINE	244	15" PINE	364	22" GUM
6	10" OAK	125	14" OAK	245	12" PINE	365	24" GUM
7	12" CEDAR	126	8" OAK	246	14" GUM	366	18" OAK
8	12" OAK	127	10" OAK	247	14" GUM	367	30" OAK
9	12" OAK	128	8" PINE	248	12" GUM	368	30" OAK
10	12" OAK	129	8" PINE	249	11" OAK	369	36" OAK
11	8" PINE	130	11" PINE	250	11" OAK	370	14" PINE
12	8" PINE	131	8" OAK	251	24" GUM	371	15" OAK
13	14" OAK	132	8" PINE	252	12" OAK	372	15" OAK
14	24" OAK	133	10" PINE	253	14" OAK	373	14" PINE
15	9" OAK	134	9" OAK	254	8" PINE	374	12" OAK
16	14" OAK	135	11" PINE	255	8" PINE	375	9" PINE
17	16" OAK	136	11" PINE	256	10" OAK	376	9" PINE
18	30" OAK	137	11" PINE	257	10" PINE	377	10" PINE
19	8" PINE	138	16" 11" OAK	258	12" PINE	378	11" OAK
20	8" PINE	139	18" OAK*2	259	9" OAK	379	16" GUM
21	8" PINE	140	10" PINE	260	12" PINE	380	11" PINE
22	8" OAK	141	10" OAK	261	9" OAK	381	11" PINE
23	10" OAK	142	14" OAK	262	11" OAK	382	8" PINE
24	9" OAK	143	8" PINE	263	13" PINE	383	8" OAK
25	18" OAK	144	8" OAK	264	14" 8" GUM	384	10" OAK
26	8" OAK	145	14" OAK	265	12" PINE	385	16" GUM
27	10" OAK	146	9" PINE	266	14" PINE	386	8" OAK*2
28	12" PINE	147	9" PINE	267	15" OAK	387	12" PINE
29	10" PINE	148	15" PINE	268	12" PINE	388	26" OAK
30	12" PINE	149	15" PINE	269	12" PINE	389	9" PINE
31	26" OAK	150	15" PINE	270	12" OAK	390	8" OAK
32	12" PINE	151	16" OAK	271	22" GUM	391	12" PINE
33	14" OAK*2	152	20" OAK	272	12" PINE	392	12" PINE
34	12" OAK	153	12" OAK	273	8" PINE	393	20" PINE
35	14" PINE	154	8" OAK	274	12" PINE	394	12" OAK
36	15" PINE	155	15" PINE	275	9" PINE	395	14" OAK
37	12" PINE	156	18" OAK	276	12" PINE	396	9" PINE
38	24" OAK	157	24" OAK	277	11" PINE	397	8" OAK
39	14" 12" OAK	158	15" PINE	278	11" PINE	398	9" OAK
40	18" OAK	159	15" PINE	279	8" PINE	399	12" PINE
41	9" OAK	160	22" OAK	280	11" OAK	400	16" PINE
42	12" OAK	161	22" OAK	281	20" PINE	401	16" PINE
43	12" PINE	162	20" OAK	282	20" PINE	402	8" PINE
44	18" PINE	163	24" OAK	283	15" PINE	403	9" PINE
45	15" PINE	164	28" PINE	284	12" GUM	404	10" PINE
46	15" PINE	165	26" OAK	285	30" CEDAR	405	12" PINE
47	15" PINE	166	26" OAK	286	11" PINE	406	10" PINE
48	15" PINE	167	17" PINE	287	8" GUM	407	10" PINE
49	15" OAK	168	26" OAK	288	12" GUM	408	12" PINE
50	8" OAK	169	26" 20" 11" OAK	289	14" PINE	409	10" PINE
51	12" OAK	170	30" OAK	290	22" OAK	410	9" PINE
52	12" OAK	171	20" OAK	291	18" OAK	411	10" PINE
53	8" OAK	172	36" OAK	292	17" PINE	412	4" 6" 8" HACKBERRY
54	14" OAK*2	173	26" OAK	293	8" PINE	413	17" PINE
55	12" OAK	174	26" OAK	294	20" PINE	414	14" PINE
56	15" OAK-12" PINE	175	15" OAK	295	18" PINE	415	15" OAK
57	15" PINE	176	15" OAK	296	12" PINE	416	22" OAK
58	15" PINE	177	18" OAK	297	12" PINE	417	19" PINE
59	15" OAK	178	28" OAK	298	15" PINE	418	17" PINE
60	12" PINE	179	20" OAK	299	15" PINE	419	24" 20" POPLAR
61	16" OAK	180	28" OAK	300	15" PINE	420	18" OAK
62	16" OAK	181	18" OAK	301	14" PINE	421	22" 20" 40" ASP
63	9" OAK	182	22" OAK	302	12" CEDAR	422	22" POPLAR
64	20" OAK	183	22" OAK	303	18" PINE	423	30" OAK
65	20" OAK	184	17" OAK	304	15" PINE	424	22" OAK
66	15" OAK	185	8" OAK	305	15" PINE	425	11" OAK
67	15" OAK	186	12" OAK	306	15" PINE	426	12" OAK
68	10" OAK	187	8" OAK	307	22" PINE	427	26" OAK
69	10" OAK	188	9" OAK	308	22" PINE	428	11" OAK
70	8" OAK	189	20" OAK	309	26" OAK	429	11" OAK
71	8" OAK	190	20" OAK	310	24" OAK	430	14" OAK
72	11" OAK	191	17" GUM	311	18" PINE	431	20" OAK
73	15" OAK	192	17" OAK	312	18" HACKBERRY	432	15" OAK
74	19" OAK	193	28" OAK	313	18" PINE	433	18" OAK
75	24" GUM	194	10" OAK	314	15" CEDAR	434	20" OAK
76	16" OAK	195	22" OAK	315	8" OAK	435	17" OAK
77	16" OAK	196	12" OAK	316	8" OAK	436	14" OAK
78	9" OAK	197	14" OAK	317	12" PINE	437	22" OAK
79	9" OAK	198	22" OAK	318	12" PINE	438	28" OAK
80	8" OAK	199	11" GUM	319	12" PINE	439	40" OAK
81	15" OAK	200	20" PINE	320	14" PINE	440	28" OAK
82	15" GUM	201	12" PINE	321	9" OAK	441	18" OAK
83	16" GUM	202	9" PINE	322	14" OAK	442	18" OAK
84	10" OAK	203	16" GUM	323	16" PINE	443	8" OAK
85	14" PINE	204	12" OAK	324	15" PINE	444	9" OAK
86	16" OAK	205	15" OAK	325	15" PINE	445	20" OAK
87	15" OAK	206	15" OAK	326	11" PINE	446	12" OAK
88	15" OAK	207	22" GUM	327	10" OAK	447	9" OAK
89	15" PINE	208	22" OAK	328	12" OAK	448	9" CEDAR
90	22" OAK	209	20" OAK*2	329	16" PINE	449	11" PINE
91	15" OAK	210	20" OAK	330	22" PINE	450	8" OAK
92	15" PINE	211	15" POPLAR	331	22" PINE	451	11" OAK
93	15" PINE	212	30" OAK	332	12" OAK	452	11" OAK
94	15" PINE	213	15" OAK	333	13" OAK	453	12" PINE
95	15" OAK	214	26" OAK	334	20" OAK	454	12" PINE
96	15" OAK	215	22" OAK	335	11" OAK	455	12" PINE
97	15" OAK	216	26" OAK	336	10" PINE	456	10" 12" OAK
98	17" PINE	217	26" OAK	337	9" OAK	457	17" PINE
99	15" OAK	218	36" OAK	338	10" OAK	458	17" OAK
100	15" OAK	219	20" OAK	339	8" PINE	459	17" OAK
101	24" OAK	220	26" OAK	340	15" PINE	460	14" OAK
102	12" OAK	221	20" OAK	341	8" OAK	461	22" PINE
103	15" OAK	222	20" OAK	342	15" PINE	462	15" CEDAR
104	15" OAK	223	24" OAK	343	10" OAK	463	20" PINE
105	9" CEDAR	224	17" GUM	344	11" OAK	464	16" OAK
106	9" CEDAR	225	24" GUM*2	345	11" OAK	465	14" PINE
107	18" OAK	226	24" GUM*2	346	12" OAK	466	15" OAK
108	8" OAK*2	227	18" OAK	347	22" PINE	467	10" OAK
109	8" OAK	228	15" PINE	348	24" PINE	468	10" OAK
110	8" CEDAR	229	20" GUM	349	14" OAK-11" PINE	469	20" OAK
111	8" CEDAR	230	20" OAK	350	15" OAK	470	8" OAK
112	9" CEDAR	231	20" OAK	351	15" OAK	471	20" OAK
113	8" OAK	232	22" OAK	352	20" OAK	472	18" OAK
114	9" PINE	233	22" GUM	353	28" GUM	473	14" OAK
115	9" OAK	234	15" OAK	354	20" OAK	474	20" OAK
116	10" OAK	235	16" GUM	355	22" GUM	475	16" OAK
117	11" PINE	236	15" PINE	356	22" GUM	476	15" PINE
118	15" OAK	237	22" OAK	357	18" GUM	477	12" OAK
119	9" PINE	238	17" PINE	358	14" PINE	478	17" PINE
120	11" OAK	239	15" PINE	359	18" PINE	479	24" PINE

REVISIONS

NO.	DATE	DESCRIPTION
1	08/01/18	MATTHEWS REZONING SUBMITTAL
2	10/31/18	MATTHEWS REZONING RESUBMITTAL
3	01/02/19	MATTHEWS REZONING RESUBMITTAL
4	02/06/19	MATTHEWS REZONING RESUBMITTAL
5	02/27/19	MATTHEWS REZONING RESUBMITTAL

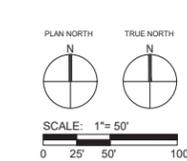
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FOR REFERENCE ONLY

Kinger Homes, LLC
Rice Road Single Family
Matthews, NC 28105

REZONING PETITION #:
2018-689



DATE: 08/01/18
DRAWN BY: ASP
PROJECT NUMBER: 00487.01
SCALE: 1" = 50'
TITLE: SITE SURVEY
SHEET NO.: RZ-3.0