DEVELOPMENT SUMMARY:

PARCEL TAX ID: 193-532-05
PARCEL SIZE: 13.596 ACRES
EXISTING ZONING: R-15  (SINGLE FAMILY RESIDENTIAL; 15,000SF LOT MINIMUM)
EXISTING USE: WOODED, VACANT
PROPOSED ZONING: R-VS (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:
ACREAGE OF UNDISTURBED TREE CANOPY AREA:
+/- 2.15 ACRES (15.8%)
TOTAL TREES TO BE REPLANTED: ~80 TREES
@2,000SF PER TREE (155.606.7.3b): +/- 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
R-VS ZONING REQUIREMENTS:
MINIMUM LOT AREA: 4,500 SF
MINIMUM LOT WIDTH: 40'
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:
7 LINKS & 4 NODES PROPOSED: 1.75 RATIO
MINIMUM REQUIRED: 1.3   RATIO
MINIMUM LOT SIZE PROVIDED:
125' x 52', 6,500 SF

PROPOSED STORMWATER
MANAGEMENT
RITZ LANE EXTENSION 50' RIGHT-OF-WAY
PUBLIC ROAD 'B' 50' RIGHT-OF-WAY
TIE TO EXISTING RITZ LANE 50' RIGHT-OF-WAY
25' FRONT SETBACK, TYP
6' SIDE YARD, TYP
30' REAR SETBACK, TYP.
8' SIDE YARD, TYP.
TIE TO EXISTING RICE ROAD 60' RIGHT-OF-WAY
PUBLIC ROAD 'A' 50' RIGHT-OF-WAY
+/-1 ACRE COMMUNITY OPEN SPACE
70' INTERMITTENT STREAM BUFFER
PROPOSED MAIL KIOSK & PULL-OFF
PROPOSED 20' STORMWATER PCCO ACCESS EASEMENT
20' SIDE YARD SETBACK FOR CORNER LOTS, TYP.
INCREASED 15' SIDE YARD SETBACK TYPICAL HOME 40' x 60' HOME PAD, FINAL SIZE MAY VARY
PROPOSED MEDIAN OPEN SPACE
OPEN SPACE /
TREE CANOPY AREA
OPEN SPACE /
TREE CANOPY AREA
OPEN SPACE /
TREE CANOPY AREA
OPEN SPACE /
TREE CANOPY AREA
ADDITIONAL PARKING FOR COMMUNITY OPEN SPACE
TYPICAL HOME 40' x 60' HOME PAD, FINAL SIZE MAY VARY
PROPOSED MEDIAN OPEN SPACE
OPEN SPACE /
TREE CANOPY AREA
OPEN SPACE /
TREE CANOPY AREA
SIDEWALK EASEMENT SHALL BE PROVIDED 2' OFF OF THE BACK OF PROPOSED SIDWALK WHERE SIDEWALK INTERSECTS PRIVATE PROPERTY (SEE PROPOSED STREET CROSS-SECTION)
PROPOSED 20' STORMWATER PCCO ACCESS EASEMENT
ELEVATIONS REMOVED FROM PLAN SET.
SEE SUPPLEMENTAL PACKAGE TO BE PROVIDED BY DEVELOPER
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**Development Summary**

- **Parcel Tax ID:** 193-532-05
- **Parcel Size:** 13.596 ACRES
- **Existing Zoning:** R-15  (SINGLE FAMILY RESIDENTIAL; 15,000SF LOT MINIMUM)
- **Existing Use:** WOODED, VACANT
- **Proposed Zoning:** R-VS (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**: ACREAGE OF UNDISTURBED TREE CANOPY AREA: +/− 2.15 ACRES (15.8%)

**Total Trees to be Replanted**: ~80 TREES @ 2,000SF PER TREE (155.606.7.3b): +/− 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

**R-VS Zoning Requirements**:
- **Minimum Lot Area:** 4,500 SF
- **Minimum Lot Width:** 40'
- **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**: 7 LINKS & 4 NODES PROPOSED: 1.75 RATIO
  - Minimum Required: 1.3 RATIO

**Average Lot Size Provided**: 8,600 SF

**Proposed Stormwater Management**

- **Ritz Lane Extension**: 50' RIGHT-OF-WAY
- **Public Road 'B'**: 50' RIGHT-OF-WAY
- **Tie to Existing Ritz Lane**: 50' RIGHT-OF-WAY
- **25' Front Setback, TYP.**
- **6' Side Yard, TYP.**
- **30' Rear Setback, TYP.**
- **8' Side Yard, TYP.**
- **Tie to Existing Rice Road 60' RIGHT-OF-WAY**

**Stormwater Management**

- **Proposed Mail Kiosk & Pull-Off**
- **Proposed 20' Stormwater PCCO Access Easement**
  - 20' Side Yard Setback
  - For Corner Lots, TYP.
  - Increased 15' Side Yard Setback
- **TYPICAL HOME 40' x 60' HOME PAD, FINAL SIZE MAY VARY**

**Proposed Median OPEN SPACE**

**Proposed 3-WAY STOP Intersection.**

**Developer to Coordinate with Town of Matthews Public Works for Implementation**

**Sidewalk Easement Shall Be Provided**

- **2’ OFF OF THE BACK OF PROPOSED SIDEWALK WHERE SIDEWALK INTERSECTS PRIVATE PROPERTY (SEE PROPOSED STREET CROSS-SECTION)**

**Proposed 20’ Stormwater PCCO Access Easement**

**Proposed 20’ Stormwater PCCO Access Easement**

- **20’ OPEN SPACE / BUFFER**
- **Proposed 3-WAY STOP INTERSECTION.**
- **DEVELOPER TO COORDINATE WITH TOWN OF MATTHEWS PUBLIC WORKS FOR IMPLEMENTATION**

**Sidewalk Easement Shall Be Provided**

- **2’ OFF OF THE BACK OF PROPOSED SIDEWALK WHERE SIDEWALK INTERSECTS PRIVATE PROPERTY (SEE PROPOSED STREET CROSS-SECTION)**
Kinger Homes, LLC  
Rice Road Single Family  
Matthews, NC 28105  

CHECKED BY:  
MPIC: WLL09/26/18  
DATE:  
DRAWN BY:  
PROJECT NUMBER: 00487.01  
SCALE:  
TITLE:  
SHEET NO.:  

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SCALE:  
1" = 50'

DEVELOPMENT SUMMARY:  
PARCEL TAX ID: 193-532-05  
PARCEL SIZE: 13.596 ACRES  
EXISTING ZONING: R-15  (SINGLE FAMILY RESIDENTIAL; 15,000SF LOT MINIMUM)  
EXISTING USE: WOODED, VACANT  
PROPOSED ZONING: R-VS (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 (10% MIN): 1.36 ACRES MIN

UNDISTURBED OPEN SPACE REQUIRED (17.5%): 2.37 ACRES  
UNDISTURBED OPEN SPACE PROVIDED (17.5% MIN): 2.37 ACRES MIN

R-VS ZONING REQUIREMENTS:  
MINIMUM LOT AREA: 4,500 SF  
MINIMUM LOT WIDTH: 40'  
MINIMUM LOT DEPTH: N/A  
MINIMUM SETBACKS REQUIRED FOR RVS:  
FRONT SETBACK: 20'  
REAR YARD: 30'  
SIDE YARD: 6' & 8'

MINIMUM SETBACKS PROVIDED (LOTS 1-13, 25, 26):  
FRONT SETBACK: 25'*  
REAR YARD: 30'  
SIDE YARD: 6' & 8'

MINIMUM SETBACKS PROVIDED (LOTS 15-24, 28-32):  
FRONT SETBACK: 25'*  
REAR YARD: 30'  
SIDE YARD: 6' & 7'*

*USE OF FLEXIBLE DESIGN STANDARDS

PROPOSED DEVELOPMENT  
PROPOSED LOT TOTAL: 32  
PROPOSED DENSITY: 2.35 DUA

CONNECTIVITY RATIO:  
7 LINKS & 4 NODES PROPOSED: 1.75 RATIO  
MINIMUM REQUIRED: 1.3 RATIO

MINIMUM LOT SIZE PROVIDED: 125' x 52', 6,500 SF

PROPOSED STORMWATER MANAGEMENT  
RITZ LANE EXTENSION: 50' RIGHT-OF-WAY  
PUBLIC ROAD 'B': 50' RIGHT-OF-WAY  
TIE TO EXISTING RITZ LANE: 50' RIGHT-OF-WAY  
25' FRONT SETBACK, TYP  
6' SIDE YARD, TYP  
30' REAR SETBACK, TYP.  
8' SIDE YARD, TYP  
TIE TO EXISTING RICE ROAD: 60' RIGHT-OF-WAY

PUBLIC ROAD 'A': 50' RIGHT-OF-WAY  
+/-1 ACRE COMMUNITY OPEN SPACE  
70' INTERMITTENT STREAM BUFFER  
PROPOSED MAIL KIOSK & PULL-OFF

PROPOSED 20' STORMWATER PCCO ACCESS EASEMENT  
20' SIDE YARD SETBACK FOR CORNER LOTS, TYP.  
INCREASED 15' SIDE YARD SETBACK TYPICAL HOME 40' x 60' HOME PAD, FINAL SIZE MAY VARY

PROPOSED CUL-DE-SAC MEDIAN

OPEN SPACE / TREE CANOPY AREA

ADDITIONAL PARKING FOR COMMUNITY OPEN SPACE  
TYPICAL HOME 40' x 60' HOME PAD, FINAL SIZE MAY VARY

PROPOSED STORMWATER MANAGEMENT

OPEN SPACE /

TYPICAL HOME 40' x 60' HOME PAD, FINAL SIZE MAY VARY
ARCHITECTURAL ELEVATION EXAMPLES:

DEVELOPMENT STANDARDS

1. GENERAL PROVISIONS

2. PERMITTED USES/DEVELOPMENT LIMITATIONS

3. DIMENSIONAL STANDARDS

4. STREETSCAPE TREATMENT

5. SITE TREATMENT

6. RIPARIAN RIGHTS

7. LANDSCAPING

8. SIGNS

9. LIGHTING

10. COMMON OPEN SPACE

11. CONSTRUCTION TRAFFIC

12. BINDING EFFECT OF THE REZONING APPLICATION

The development and use of the Site will be governed by the Rezoning Plan, these Development Standards and the Ordinance (the "Rezoning Application""). Throughout these Development Standards, the terms, "Applicant" and "owner" or "owners" shall be deemed to include the heirs, devisees, personal representatives, and their respective successors in interest and assigns. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Application and are subject to minor alterations or modifications during the approval process.

A. Common open space areas shall be provided on the Site as generally depicted on the Rezoning Plan.

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 and alterations to the front elevation of a 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, vinyl may be utilized on portions of the front elevation.

C. The development and uses depicted on the Rezoning Plan are schematic in nature and are intended to be used as general guidance for the development and use of the Site. The development and uses depicted on the Rezoning Plan may be altered to accommodate minor modifications required to accommodate the Site and its development.

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, materials specifically identified in the attached conceptual, schematic images and materials of similar appearance. Notwithstanding the foregoing, changes and alterations to the front elevation of a 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, vinyl may be utilized on portions of the front elevation.

E. The streetscape treatment along the Site's public street frontages shall meet the requirements of the applicable dimensional standards of the R-VS zoning district set out in Table 155.604.4.B of the Ordinance.

F. Each one-family detached dwelling unit constructed on the Site shall include overhangs, brackets and tapered columns.

G. 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, materials specifically identified in the attached conceptual, schematic images and materials of similar appearance. Notwithstanding the foregoing, changes and alterations to the front elevation of a 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, vinyl may be utilized on portions of the front elevation.

H. Each one-family detached dwelling unit constructed on the Site shall have a step with a minimum height of one (1) foot with a tread minimum depth of 10 inches.

I. The front building line of the garage shall be setback from the front building line of the front porch on the Site.

J. The front building line of the garage shall be setback from the front building line of the front porch on the Site.

K. J. The front building line of the garage shall be setback from the front building line of the front porch on the Site.

L. The front building line of the garage shall be setback from the front building line of the front porch on the Site.

M. No more than 3 consecutive one-family detached dwelling units on any street front will have the same floor plan.

N. The access points are subject to any minor modifications required to accommodate final site and construction plans and designs.

O. Construction of a one-family detached dwelling unit on the Site shall be permitted only if all required permits and approvals are obtained for that unit.

P. Construction of a one-family detached dwelling unit on the Site shall be permitted only if all required permits and approvals are obtained for that unit.

Q. Construction of a one-family detached dwelling unit on the Site shall be permitted only if all required permits and approvals are obtained for that unit.

R. Construction of a one-family detached dwelling unit on the Site shall be permitted only if all required permits and approvals are obtained for that unit.

S. Construction of a one-family detached dwelling unit on the Site shall be permitted only if all required permits and approvals are obtained for that unit.

T. Construction of a one-family detached dwelling unit on the Site shall be permitted only if all required permits and approvals are obtained for that unit.

U. Construction of a one-family detached dwelling unit on the Site shall be permitted only if all required permits and approvals are obtained for that unit.

V. Construction of a one-family detached dwelling unit on the Site shall be permitted only if all required permits and approvals are obtained for that unit.

W. Construction of a one-family detached dwelling unit on the Site shall be permitted only if all required permits and approvals are obtained for that unit.

X. Construction of a one-family detached dwelling unit on the Site shall be permitted only if all required permits and approvals are obtained for that unit.

Y. Construction of a one-family detached dwelling unit on the Site shall be permitted only if all required permits and approvals are obtained for that unit.

Z. Construction of a one-family detached dwelling unit on the Site shall be permitted only if all required permits and approvals are obtained for that unit.
REZONING SITE PLAN
RZ-1.0

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N.T.S.
Kinger Homes, LLC
Rice Road Single Family
Matthews, NC 28105

CHECKED BY:
MPIC: WLL08/01/18
DATE:
DRAWN BY:
PROJECT NUMBER: 00487.01
SCALE:
TITLE:
SHEET NO.:

SEAL
35842
08/01/2018

SCALE:
0 50' 100' 25'
1" = 50'

DEVELOPMENT SUMMARY:
PARCEL TAX ID:
193-532-05
PARCEL SIZE:
13.596 ACRES
EXISTING ZONING:
R-15  (SINGLE FAMILY RESIDENTIAL; 15,000SF LOT MINIMUM)
EXISTING USE:
WOODED, VACANT
PROPOSED ZONING:
R-VS (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 (10% MIN):
1.36 ACRES MIN

UNDISTURBED OPEN SPACE REQUIRED (17.5%):
2.37 ACRES
UNDISTURBED OPEN SPACE PROVIDED (17.5% MIN):
2.37 ACRES MIN

R-VS ZONING REQUIREMENTS:
MINIMUM LOT AREA: 4,500 SF
MINIMUM LOT WIDTH: 40'
MINIMUM LOT DEPTH: N/A
MINIMUM SETBACKS REQUIRED:
FRONT SETBACK: 20'
REAR YARD: 30'
SIDE YARD: 6' & 8'

PROPOSED DEVELOPMENT
PROPOSED LOT TOTAL: 32
PROPOSED DENSITY: 2.35 DUA
CONNECTIVITY RATIO:
7 LINKS & 4 NODES PROPOSED: 1.75 RATIO
MINIMUM REQUIRED: 1.3   RATIO

MINIMUM SETBACKS PROVIDED:
FRONT SETBACK: 25'
REAR SETBACK: 30'
SIDE SETBACK: 6' & 8'

MINIMUM LOT SIZE PROVIDED:
125' x 54', 6,750 SF

PROPOSED STORMWATER MANAGEMENT
RITZ LANE EXTENSION
50' RIGHT-OF-WAY
PUBLIC ROAD 'B'
50' RIGHT-OF-WAY
TIE TO EXISTING RITZ LANE
50' RIGHT-OF-WAY

25' FRONT SETBACK, TYP
6' SIDE YARD, TYP
30' REAR SETBACK, TYP.
8' SIDE YARD, TYP.

TIE TO EXISTING RICE ROAD
60' RIGHT-OF-WAY
1
2
3
4
5
6
7
8
9
10 11 12 13
14
15
16
17
18
19
20
21
22
23
24
25
26
27 28 29 30 31 32

OPEN SPACE /
TREE SAVE AREA
OPEN SPACE /
TREE SAVE AREA
OPEN SPACE /
TREE SAVE AREA
70'
INTERMITTENT STREAM
BUFFER

PROPOSED MAIL KIOSK & PULL-OFF

AVERAGE LOT SIZE PROVIDED:
9,018 SF

AVG. SF. BASIS:

PROPOSED 20' STORMWATER PCCO ACCESS EASEMENT

OPEN SPACE /
TREE SAVE AREA

RIGHT-OF-WAY TO TERMINATE AT PROPERTY LINE

PUBLIC ROAD 'A'
50' RIGHT-OF-WAY

+/-1 ACRE
COMMUNITY OPEN SPACE

OPEN SPACE /
TREE SAVE AREA

70'
INTERMITTENT STREAM
BUFFER

PROPOSED MAIL KIOSK & PULL-OFF

AVERAGE LOT SIZE PROVIDED:
9,018 SF

AVG. SF. BASIS:

PROPOSED 20' STORMWATER PCCO ACCESS EASEMENT

OPEN SPACE /
TREE SAVE AREA

RIGHT-OF-WAY TO TERMINATE AT PROPERTY LINE

PUBLIC ROAD 'A'
50' RIGHT-OF-WAY

+/-1 ACRE
COMMUNITY OPEN SPACE

OPEN SPACE /
TREE SAVE AREA
ARCHITECTURAL ELEVATION EXAMPLES:

1. GENERAL PROVISIONS
   C. The development and uses depicted on the Rezoning Plan are schematic in nature and are intended to
   be substantially similar in appearance to one of the attached conceptual, schematic images. Notwithstanding
   the foregoing, vinyl may be utilized on one-family detached dwelling units to be constructed on the Site.

2. PERMITTED USES/DEVELOPMENT LIMITATIONS
   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.

3. TRANSPORTATION
   B. The development and use of the Site will be governed by the Rezoning Plan, these Development Standards
   and the Ordinance, are subject to minor alterations or modifications during the design development and construction document phases.

4. STREETSCAPE TREATMENT
   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,
   vinyl, EIFS or masonite may not be used as an exterior building material on the one-family detached
   dwellings units constructed on the Site.

5. TREE PRESERVATION AREAS
   A. Tree preservation areas will meet the intent of the Ordinance and may occur in areas generally depicted on
   the Rezoning Plan. A small structure with a roof will be located over the mail kiosk to provide cover.

6. ARCHITECTURAL STANDARDS
   C. Applicant may subsequently propose additional conceptual, schematic images of the front elevations of the
   one-family detached dwelling units 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.

7. SIGNS
   A. All signs installed on the Site shall comply with the requirements of the Ordinance.

8. LIGHTING
   I. The front building lines of the one-family detached dwelling units constructed on the Site shall be
   setback from the front building line of the front porch on each one-family detached dwelling unit.

9. LANDSCAPING
   J. 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, and such additional conceptual, schematic images for the front elevation.

Disclaimer: The information in this document is for illustrative purposes only and is subject to change. It is not intended to be a definitive statement of the design criteria for the development. The actual design and construction will be governed by the applicable regulations and standards set forth in the Ordinance.