1. The Site may be devoted only to a residential community containing a maximum of 16 single family
   detached dwelling units. 

2. Attached to the Rezoning Plan are a series of conceptual front façade elevations of the single family
detached dwelling units. These elevations correspond to the various facade cladding materials and
roofing types. Each elevation provides a basic representation of the overall appearance of the single
family detached dwelling unit. Each elevation is intended to depict the principal exterior features
of the single family detached dwelling unit.

3. Each single-family detached dwelling unit constructed on the Site shall have a covered front porch
with a minimum width of 60" and a minimum depth of 6-feet.

4. Each single-family detached dwelling unit constructed on the Site shall include overhangs, brackets
and railings.

5. Vinyl or EIFS may not be used as an exterior building material on the single-family detached dwelling units.

6. Each single-family detached dwelling unit constructed on the site shall have a step with a minimum of
8-inches from the immediately adjacent sidewalk or walkway to the front stoop located at the front entry
door into such single-family detached dwelling unit and a minimum height of 12-inches from the
front door into such single-family detached dwelling unit.

7. Each single-family detached dwelling unit constructed on the Site shall include overhangs, brackets
and railings.

8. The front building lines of the single-family detached dwelling units constructed on the Site shall be
applicable to any future development of the Site.

9. Each single-family detached dwelling unit constructed on the Site shall be designed and constructed
consistent with the requirements of the Rezoning Plan.

10. The front building lines of the single-family detached dwelling units constructed on the Site shall be
applicable to any future development of the Site.

11. Each single-family detached dwelling unit constructed on the Site shall include a combination of
portions of the following: brick, brick veneer or similar masonry and fiber cement siding.

12. The development depicted on the Rezoning Plan is schematic in nature and intended to depict
the general arrangement of uses and improvements on the Site. Generally, the configurations, placements,
and the dimensions of the Rezoning Plan and Development Standards are approximate. Specific
information regarding lot lines, parcel boundaries, and the elevation of the Site shall be determined
by the Petitioner and developed in accordance with the applicable zoning, subdivision and development
ordinances.

13. The mail kiosk for this residential community will be located on the Site as generally depicted on the
Rezoning Plan. A maximum of one (1) mail kiosk shall be permitted on the Site. The Petitioner shall,
within thirty (30) days of the issuance of the final site plan approval, provide evidence of the
location of the mail kiosk.

14. Single-family detached dwelling units located on the same side of the street and on abutting lots may not
have the same front elevation design.

15. Each single-family detached dwelling unit constructed on the Site shall have a step with a minimum of
8-inches from the immediately adjacent sidewalk or walkway to the front stoop located at the front entry
door into such single-family detached dwelling unit and a minimum height of 12-inches from the
front door into such single-family detached dwelling unit.

16. The front building lines of the single-family detached dwelling units constructed on the Site shall be
applicable to any future development of the Site.

17. Each single-family detached dwelling unit constructed on the Site shall be designed and constructed
consistent with the requirements of the Rezoning Plan.

18. The front building lines of the single-family detached dwelling units constructed on the Site shall be
applicable to any future development of the Site.

19. Each single-family detached dwelling unit constructed on the Site shall include a combination of
portions of the following: brick, brick veneer or similar masonry and fiber cement siding.

20. The development depicted on the Rezoning Plan is schematic in nature and intended to depict
the general arrangement of uses and improvements on the Site. Generally, the configurations, placements,
and the dimensions of the Rezoning Plan and Development Standards are approximate. Specific
information regarding lot lines, parcel boundaries, and the elevation of the Site shall be determined
by the Petitioner and developed in accordance with the applicable zoning, subdivision and development
ordinances.

21. Each single-family detached dwelling unit constructed on the Site shall have a step with a minimum of
8-inches from the immediately adjacent sidewalk or walkway to the front stoop located at the front entry
door into such single-family detached dwelling unit and a minimum height of 12-inches from the
front door into such single-family detached dwelling unit.

22. The front building lines of the single-family detached dwelling units constructed on the Site shall be
applicable to any future development of the Site.

23. Each single-family detached dwelling unit constructed on the Site shall be designed and constructed
consistent with the requirements of the Rezoning Plan.

24. The front building lines of the single-family detached dwelling units constructed on the Site shall be
applicable to any future development of the Site.

25. Each single-family detached dwelling unit constructed on the Site shall include a combination of
portions of the following: brick, brick veneer or similar masonry and fiber cement siding.

26. The development depicted on the Rezoning Plan is schematic in nature and intended to depict
the general arrangement of uses and improvements on the Site. Generally, the configurations, placements,
and the dimensions of the Rezoning Plan and Development Standards are approximate. Specific
information regarding lot lines, parcel boundaries, and the elevation of the Site shall be determined
by the Petitioner and developed in accordance with the applicable zoning, subdivision and development
ordinances.

27. Each single-family detached dwelling unit constructed on the Site shall have a step with a minimum of
8-inches from the immediately adjacent sidewalk or walkway to the front stoop located at the front entry
door into such single-family detached dwelling unit and a minimum height of 12-inches from the
front door into such single-family detached dwelling unit.

28. The front building lines of the single-family detached dwelling units constructed on the Site shall be
applicable to any future development of the Site.

29. Each single-family detached dwelling unit constructed on the Site shall be designed and constructed
consistent with the requirements of the Rezoning Plan.

30. The front building lines of the single-family detached dwelling units constructed on the Site shall be
applicable to any future development of the Site.

31. Each single-family detached dwelling unit constructed on the Site shall include a combination of
portions of the following: brick, brick veneer or similar masonry and fiber cement siding.
Mt Harmony Cottages
2700 Mt Harmony Church Road, Matthews NC (PID: 21512307)
Kinger Homes
215 N Pine Street, Unit 2011
Charlotte, NC 28202

Conceptual Elevations

Design Concepts

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Project No: 21-CLT-075
Checked By: UDP
Sheet No: RZ-1.2

01 09/29/21 UDP PER TOWN OF MATTHEWS
02 10/20/21 UDP PER TOWN OF MATTHEWS
03 11/01/21 UDP PER TOWN OF MATTHEWS
04 12/06/21 UDP PER TOWN OF MATTHEWS