



REZONING PETITION

10816 IDELWILD ROAD
MATTHEWS, NORTH CAROLINA
LAND INVESTMENT RESOURCES
3440 TORINGDON WAY, SUITE 205
CHARLOTTE, NC 28227

REZONING PETITION
FOR PUBLIC HEARING
2017-661

SCHEMATIC
SITE PLAN

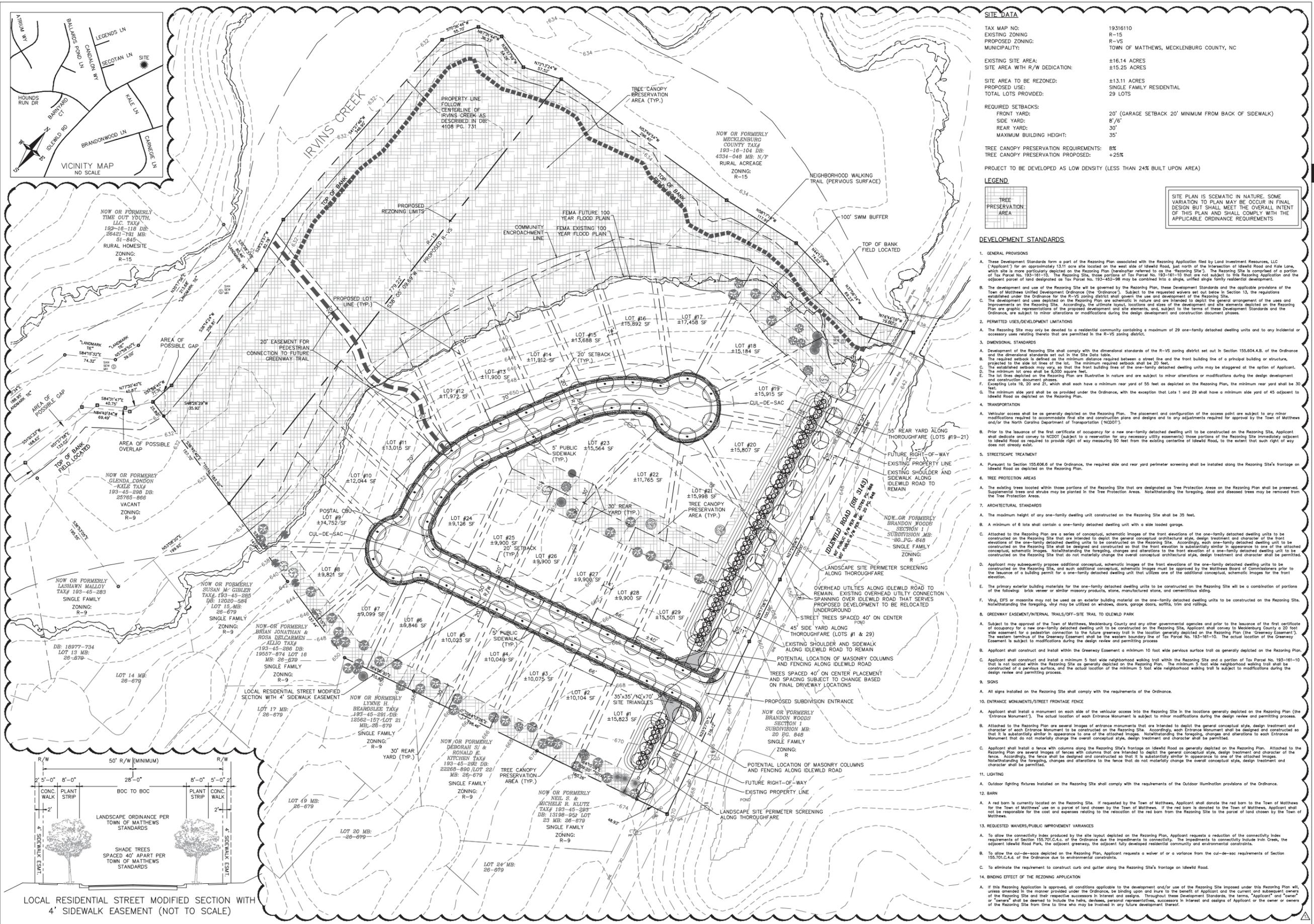
SCALE: 1"=60'

PROJECT #: 579-004
DRAWN BY: BG
CHECKED BY: MVD

MARCH 29, 2017

REVISIONS:
A/5/17 PER REZONING COMMENTS

RZ1.00



SITE DATA

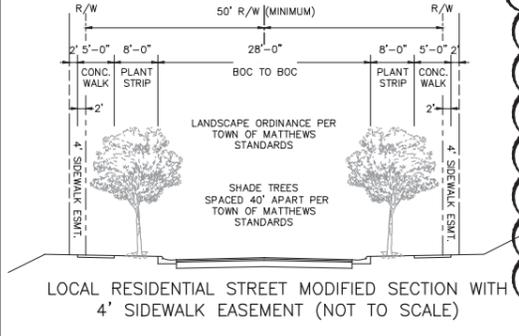
TAX MAP NO:	1931610
EXISTING ZONING:	R-15
PROPOSED ZONING:	R-15
MUNICIPALITY:	TOWN OF MATTHEWS, MECKLENBURG COUNTY, NC
EXISTING SITE AREA:	±16.14 ACRES
SITE AREA WITH R/W DEDICATION:	±15.25 ACRES
SITE AREA TO BE REZONED:	±13.11 ACRES
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL
TOTAL LOTS PROVIDED:	29 LOTS
REQUIRED SETBACKS:	20' (GARAGE SETBACK 20' MINIMUM FROM BACK OF SIDEWALK)
FRONT YARD:	8'/5'
SIDE YARD:	30'
REAR YARD:	35'
MAXIMUM BUILDING HEIGHT:	35'
TREE CANOPY PRESERVATION REQUIREMENTS:	8%
TREE CANOPY PRESERVATION PROPOSED:	+25%
PROJECT TO BE DEVELOPED AS LOW DENSITY (LESS THAN 24% BUILT UPON AREA)	

LEGEND

[Symbol]	TREE PRESERVATION AREA
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SITE PLAN IS SCHEMATIC IN NATURE. SOME VARIATION TO PLAN MAY OCCUR IN FINAL DESIGN BUT SHALL MEET THE OVERALL INTENT OF THIS PLAN AND SHALL COMPLY WITH THE APPLICABLE ORDINANCE REQUIREMENTS

- DEVELOPMENT STANDARDS**
- GENERAL PROVISIONS
 - PERMITTED USES/DEVELOPMENT LIMITATIONS
 - DIMENSIONAL STANDARDS
 - TRANSPORTATION
 - STREETSCAPE TREATMENT
 - TREE PROTECTION AREAS
 - ARCHITECTURAL STANDARDS
 - SIGNS
 - ENTRANCE MONUMENTS/STREET FRONTAGE FENCE
 - LIGHTING
 - BARN
 - REQUESTED WAIVERS/PUBLIC IMPROVEMENT VARIANCES
 - BINDING EFFECT OF THE REZONING APPLICATION



SUPERCEDED

2017-661
5/31/2017



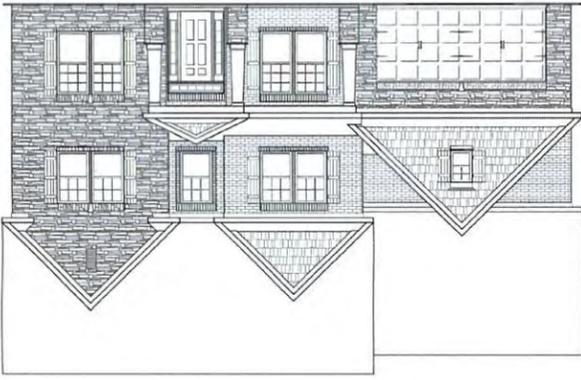
2017-661
5-30-17

TREMONT REV 03-17-2016

ELEVATIONS SHOWN ARE ARTISTS CONCEPTS. FLOOR PLANS MAY VARY BY ELEVATION. ROOM SIZES ARE APPROXIMATE. BUILDER RESERVES THE RIGHT TO CHANGE PRICE, PLAN OR SPECIFICATIONS WITHOUT NOTICE OR OBLIGATION.



ELEVATION 'J'
3651 HSF
FULL BRICK



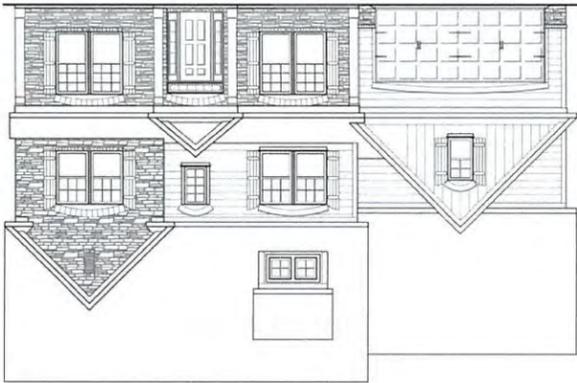
ELEVATION 'E'
3547 HSF



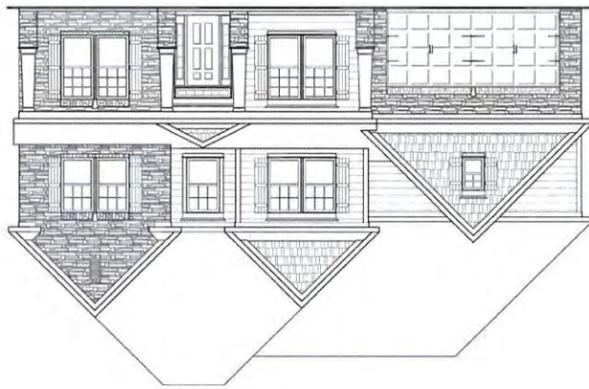
ELEVATION 'D'
3547 HSF



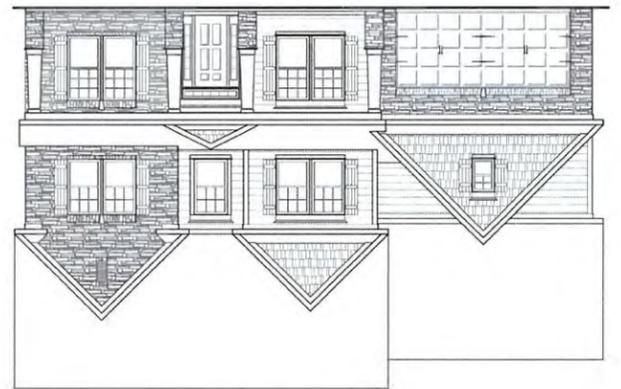
ELEVATION 'C'
3557 HSF



ELEVATION 'B'
3551 HSF



ELEVATION 'A'
3551 HSF



THE TREMONT

MILLBRIDGE

MASTER UP, 3547 - 3651 HSF. 5 BEDS, 4.5 BATHS



BONTERRA BUILDERS



ELEVATION 'C'
3557 HSF

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TREMONT REV 03-17-2016

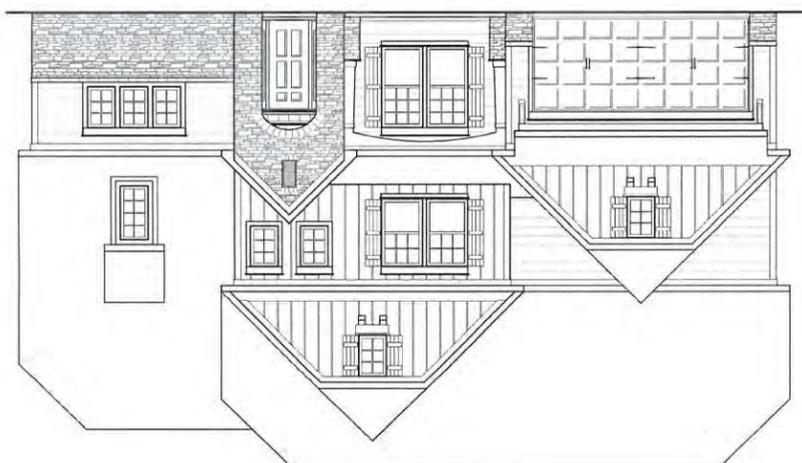




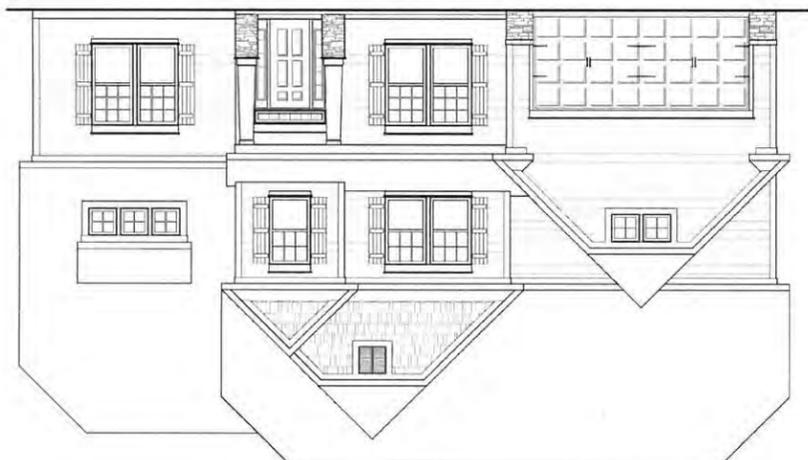
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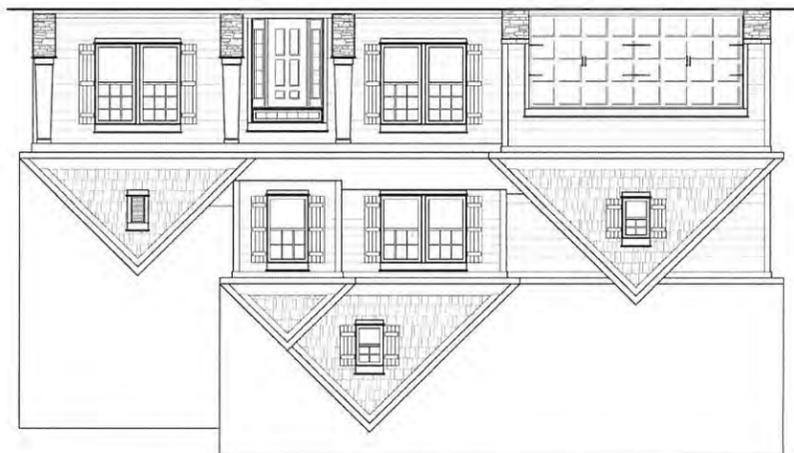
ELEVATION 'C'
3396 HSF



ELEVATION 'B'
3387 HSF



ELEVATION 'A'
3387 HSF



THE WINCHESTER

CEDARVALE

MASTER DOWN, 3387 - 3396 HSF. 4 - 5 BEDS, 3.5 - 4.5 BATHS, BONUS ROOM



BONTERRA BUILDERS



ELEVATION 'C'
3396 HSF

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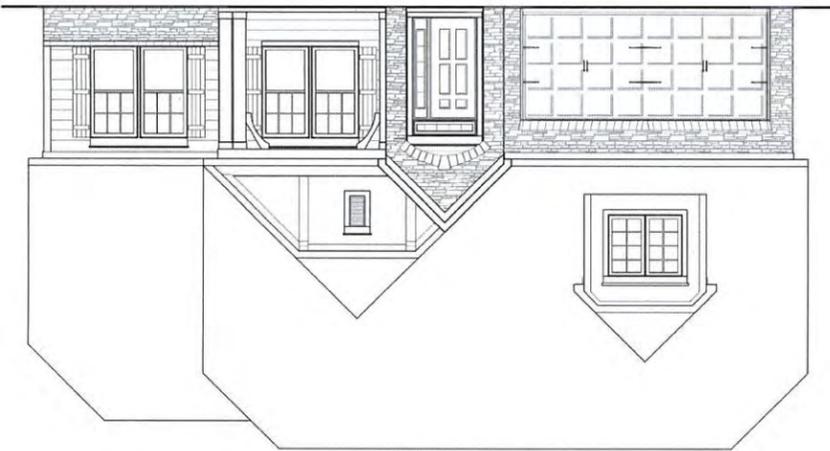
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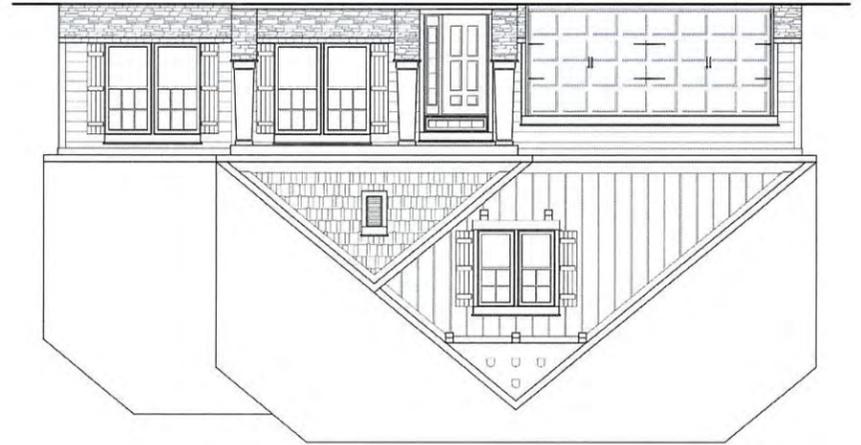
ELEVATION 'D'
2447 HSF



ELEVATION 'C'
2447 HSF



ELEVATION 'B'
2447 HSF



THE SOMERSET

CEDARVALE FARM
RANCH PLAN, 2447 HSF. 3 - 5 BEDS, 2 - 4 BATHS



BONTERRA BUILDERS



ELEVATION 'C'
2447 HSF

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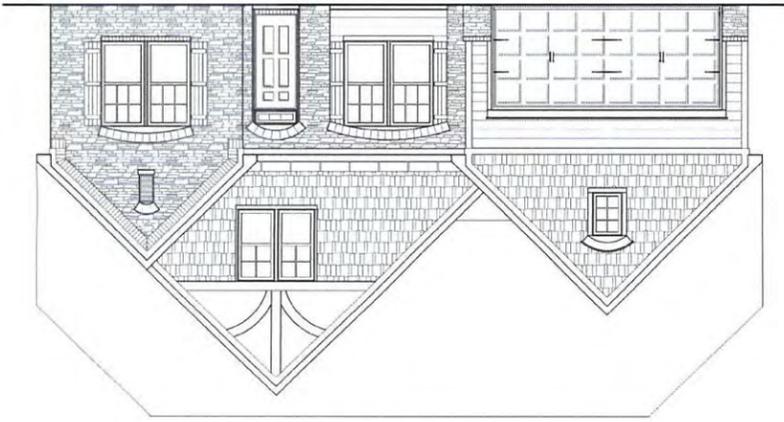
WHITMORE REV 07-15-2015

MODIFIED 09-16-2016

EQUAL HOUSING OPPORTUNITY



ELEVATION 'D'
2398 HSF



ELEVATION 'C'
2398 HSF



ELEVATION 'B'
2398 HSF



ELEVATION 'A'
2398 HSF



THE WHITMORE

CEDARVALE FARM
RANCH PLAN, 2398 HSF. 3 - 5 BEDS, 2 - 4 BATHS



BONTERRA BUILDERS



ELEVATION 'B'
2398 HSF

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Natural Fencing To Be Added Along Entire Idlewild Road Frontage



Representative Fencing
Styles For Idlewild Road
Frontage – Wood & Stone



Entrance Will Have Distinctive, Rustic 'Retreat' Style Monuments



Representative Styles – Similar
To Features Planned At Entry