

EDEN HALL REZONING PETITION

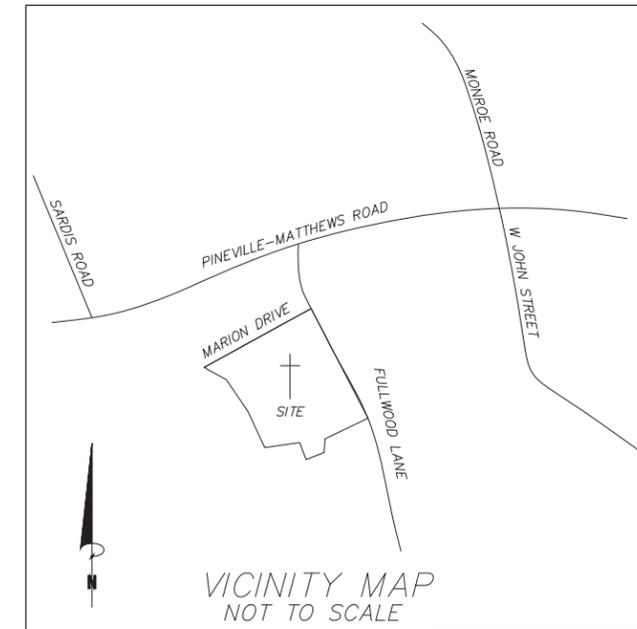
FULLWOOD LANE AND MARION DRIVE MATTHEWS, NC 28105

DEVELOPER
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**EDEN HALL
SINGLE-FAMILY TOWNHOME DEVELOPMENT**
LANDTEC DEVELOPMENT, INC.
COVER SHEET

PRELIMINARY NOT FOR CONSTRUCTION
SUBJECT TO FINAL DESIGN CHANGES

REVISIONS:
DATE: JUNE 18, 2014
DESIGNED BY: MEK
DRAWN BY: MEK
CHECKED BY: MAM
SCALE: N/A
PROJECT #: 1013172

SHEET #:
RZ-1.0

Site Development Data:

- Acreage: ±16.41 acres (±0.32 Acres to be dedicated to the Marion Drive right of way)
- Tax Parcel #: 22702701, 22702702, 22702703, 22702704, 22702731, 22702737, 22702742, and 22702784
- Existing Zoning: R-12 and R-20
- Proposed Zoning: R-VS (Innovative) Residential Innovative Varied Style District
- Existing Uses: Vacant and Single-Family homes.
- Proposed Uses: Uses permitted by right and under prescribed conditions together with accessory uses as allowed in the R-VS Innovative zoning district per section 153.205 of the Ordinance as more specifically described below in Section 3.
- Maximum Building Height: Building height shall be limited to 35 feet.
- Parking: As required by the Section 153.117 of the Ordinance, (2) spaces shall be provided for each dwelling unit.

DEVELOPMENT STANDARDS

1. General Provisions:

- a. Site Location: These Development Standards, the Technical Data Sheet, Schematic Site Plan and other graphics set forth on attached Sheets RZ-3.0, RZ-4.0, RZ-5.0 and RZ-6.0 form this rezoning plan (collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by LandTec Development, Inc. ("Petitioner") to accommodate development of a residential community on an approximately 16.41 acre site located at the southwest corner of the intersection of Fulwood Lane and Marion Drive (the "Site").
- b. Zoning Districts/Ordinance: Development of the Site will be governed by the Rezoning Plan as well as the applicable provisions of the Town of Matthews Unified Development Ordinance (the "Ordinance"). Unless the Rezoning Plan establishes more stringent standards, the regulations established under the Ordinance for the R-VS zoning classification for the Site shall govern all development taking place on the Site, subject to the Innovative Provisions provided below.
- c. Graphics and Alterations: The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, and other site elements set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards. The ultimate layout, locations and sizes of the development and site elements depicted on the Rezoning Plan as well as any schematic building elevations are graphic representations of the development and site elements proposed, and they may be altered or modified in accordance with the setback, yard and buffer requirements set forth on this Rezoning Plan and the Development Standards, provided, however, any such alterations and modifications shall not materially change the overall design intent depicted on the Rezoning Plan. Changes to the Rezoning Plan not permitted by the Rezoning Plan will be reviewed and approved as allowed by Section 6.207 of the Ordinance.
- d. Number of Buildings Principal and Accessory: Notwithstanding the number of buildings shown on the Rezoning Plan, the total number of principal buildings to be developed shall not exceed 23 Accessory buildings and structures located on the Site shall not be considered in any limitation on the number of buildings on the Site. Accessory buildings and structures will be constructed utilizing similar building materials, colors, architectural elements and designs as the principal building(s) located within the same Development Area as the accessory structure/building.

2. Innovative Provisions for R-VS Zoning District:

- a. The Petitioner hereby seeks the following Innovative Development Standards so as to target older buyers "empty-nesters" seeking features such as a master bedroom suite located on the main living level, private courtyards, lawn maintenance, and walking trails.
 - i. Public Street Frontage - Units may front onto common open space while public street frontage is provided via a public alley at the rear of the unit.
 - ii. Private Open Space - Private Open Space shall be provided for each unit and may encroach into the front, side, or rear setback for the unit.
 - iii. Reduced Setback - The front setback for units shall be reduced from 20 feet to 11 feet for rear-loaded units in order to provide common open space between internal units that front onto public green space.
 - iv. Reduced Rear Yard - The rear yard setback shall be reduced from 20 feet to 8 feet for front-loaded units backing up to the screen wall along Fulwood Lane. All other front-loaded units (including units 35, 36 and 37) shall have a rear yard setback of 4 feet. The reduced setbacks will provide common open space between internal units that front onto public green space and will preserve natural conditions such as tree save areas, ponds and wetlands. Vertical structural elements shall not be permitted to encroach within the rear yard setback for any unit, i.e. porches, sunrooms, decks and similar structures. Points of ingress/egress, i.e. sidewalks, stairs, etc. and at-grade patios shall be permitted to encroach within the rear yard setback for rear loaded units.
 - v. Right-of-Way - The proposed internal public right-of-way shall be reduced from 50 feet to 44 feet in order to maximize tree save areas at the perimeter of the site while also acting as a buffer through the site due to the presence of travel lanes narrower in width.
 - vi. Alley Width - The proposed public alley width shall be reduced from 30 feet to 20 feet. 6 foot utility easements shall be placed on both sides of an alley in order to provide a 32 foot wide clear zone to allow unobstructed movement of emergency vehicles, service vehicles, etc.
 - vii. Planting Strip - The proposed planting strips shall be reduced from 8 feet to 5 feet. Where parking bump-outs for parallel parking are located, the planting strip shall be eliminated.
 - viii. Centerline Radii - The minimum centerline radius for the internal road network shall be reduced from 150 feet to 50 feet.
- b. In addition, the Petitioner reserves the right to modify the innovative provisions described above or seek other innovative development standards in the future pursuant to the applicable process set forth in the Ordinance.

3. Transportation Improvements and Access:

- a. Proposed Improvements: The Petitioner plans to provide or cause to be provided on its own or in cooperation with other parties who may implement portions of the improvements, the improvements set forth below to benefit overall traffic patterns throughout the area in accordance with the following implementation provisions:
 - i. Marion Drive:
 - 1. Proposed improvements to Marion Drive will be in accordance with the provided typical section.
 - 2. Provide striping as needed to meet with the Town of Matthews Development Standards and NCDOT Standards.
 - 3. Construction traffic shall be restricted by way of signage from using the Marion Drive access during the construction of the development. The Petitioner agrees to restrict all traffic using the Marion Drive access until forty percent of the units have been issued a certificate of occupancy.
 - 4. A Knox Box and gate shall be provided at the end of Marion Drive to allow for emergency access. The Petitioner shall not be held responsible for making a vehicular connection between Marion Drive and Plantation Estates Drive.
 - ii. Fulwood Lane:
 - 1. Petitioner agrees to work with Town of Matthews Planning Department, Town of Matthews Public Works, and the Town of Matthews Planning Board in the pursuit of any/all striping and signage improvements proposed along the entire site frontage along Fulwood Lane.
 - iii. The aforementioned Transportation Improvements are also illustrated on Sheet RZ-4.0 of the Rezoning Petition.
- b. Access:
 - i. Access to the Site will be from full access intersections at Fulwood Lane and Marion Drive.
 - ii. The two public streets indicated within the Development Area will be designed as public streets with parallel parking in some locations.
 - iii. Three public alleys indicated within the Development Area shall be provided for vehicular access for those units that front on common open space or Marion Drive. The following conditions shall be apply to each of these public alleys:
 - 1. No parking shall be permitted at any time along the length of the alley.
 - 2. No fences, posts, or other obstructions other than street lighting shall be allowed within (6) feet of the back of curb. A dedicated (6) foot utility easement shall be granted to both sides of the alley to ensure an unobstructed maneuvering space for emergency vehicles, service vehicles, etc.
 - 3. Street lighting shall be located a minimum of 4 feet from the back of curb.
 - 4. Utility easements shall be recorded and no vertical building features or encroachments shall be permitted at the ground level or to vertically overhang into the easements.
 - iv. All driveways shall be a minimum of 20 feet in depth to allow a vehicle to be parked without overhanging the sidewalk or obstructing the alleyway.
 - v. All dwelling units proposed along Marion Drive shall have rear-loading garages from the internal alley network.
 - vi. The alignment of the internal public and private streets, vehicular circulation and driveways may be modified by the Petitioner to accommodate changes in traffic patterns, parking layouts and any adjustments required for approval by the North Carolina Department of Transportation in accordance with published standards so long as the street network set forth on the Rezoning Plan is not materially altered.

4. Design Guidelines:

- a. Statement of Overall Design Intent: It is intended that the plan for the Site provide a mix of three, four, and five unit townhomes with coordinated streetscape elements, landscaping, open spaces and quality building materials. The site plan for the Site will seek to emphasize pedestrian connections through the implementation of a well-connected sidewalk and trail system in and around the Site. A focal point will be developed at the entrance from Fulwood Lane to identify the community and serve as a gateway into it. To the greatest extent possible, vehicular access to units shall be placed at the rear of the unit providing an attractive building frontage along Marion Drive along with pedestrian friendly common open spaces internal to the site.
- b. General Design Guidelines:
 - i. The principal buildings constructed on the Site may use a variety of building materials. The building materials used for buildings will be a combination of the following: glass, brick, stone, pre-cast stone, precast concrete, cementitious siding (such as hard-plank), or wood. Vinyl as a building material will not be allowed except on windows and soffits.
 - ii. The Site will include a pair of publicly accessible open spaces as focal points. These focal points will include some combination of landscaping, monumentation, water feature, seating areas and/or art work features.
 - iii. Streetscape treatment will be a unifying element through the use of consistent paving, lighting, landscaping, and when provided site furnishings throughout the Site.
 - iv. Specialty pavers, stained and patterned concrete/paving or other similar means will be used to call attention to amenity areas, gathering spaces, plazas and as method of way finding.
 - v. Circulation paths will be provided along the Site's Public Streets from building entries to areas of interest.
 - vi. Petitioner agrees to provide the Town of Matthews an "as-built" survey for all streets, sidewalks, and easements within the development at the time of completion of the project.
 - vii. No permanent site features shall be placed within the over steer path of emergency vehicles such as light poles, trees, etc.
 - viii. The Petitioner agrees to coordinate with the United States Postal Service on the location of CBU Postal Boxes within the development.
- c. Fulwood Lane Design Guidelines:
 - i. The Petitioner shall create an appropriately landscaped corridor along Fulwood Lane utilizing existing vegetation to the greatest extent possible to maintain the natural character of this corridor. A solid masonry wall shall be proposed along the Site frontage of Fulwood Lane to deter from highlighting the back of houses from the right of way.
 - ii. The Petitioner will provide an additional landscape area of variable width adjacent to Fulwood Lane as generally depicted on Sheet RZ-4.0.
 - iii. Petitioner agrees to provide a brick masonry screen wall along Fulwood Lane for the length of the improvements fronting onto the Fulwood Lane right of way. Wall height shall be a maximum of six feet with seven foot capitals. The wall shall be permitted to step with grade at intervals not to exceed eight inches.
 - iv. The horizontal location of the masonry screen wall along Fulwood Lane will be placed with the preservation of existing trees of significance in mind. An effort will be made to preserve these trees when possible while maintaining the rhythm and street presence of a continuous road frontage.
- d. Pedestrian Access and Circulation Design Guidelines:
 - i. Along the Site's internal public streets, the Petitioner will provide a sidewalk network that links the buildings, parking areas and areas of interest on the Site with one another by way of links to sidewalks along the abutting public streets and/or other pedestrian features. The minimum width for these internal sidewalks will be five (5) feet.
 - ii. Trails shall be provided throughout the communal open space along the western property line. The trails shall utilize a combination of existing paved driveways, gravel driveways, and proposed nature trails to be field located during the preliminary plat based on existing conditions.
 - iii. Nature trails shall be provided to connect areas of interest on the Site in order to preserve the natural character of land between points of interest where a sidewalk is not a practical means of connectivity.
- e. Common Open Space Areas:
 - i. Areas exclusive of platted lots and public rights of way shall be included as Common Open Space. Common Open Space Areas shall emphasize the preservation of natural areas including ponds and wetlands. Petitioner reserves the right to provide unheated outdoor community structures within the communal open space areas such as gazebos, arbors, pergolas, etc.
 - ii. The open space area surrounding the water quality/storm water detention pond may be improved as an amenity area with seating areas, a naturalized path and landscaping as the adjacent portions of the Site are developed.
- f. Residential Design Guidelines:
 - i. Orient buildings towards primary and secondary streets to reinforce the streetscape, as shown on the provided Plans.
 - ii. Orient buildings in a way to enclose and define public spaces, open space and green space.
 - iii. The Petitioner reserves the right to combine or relocate building locations so long as the street frontage requirement is met.
 - iv. Building features such as porches, patios, stoops, front walkways and centralized doorways or breezeways shall front the public or private streets, except where ends of buildings front these streets. When ends of buildings front streets, walkways will be provided to clearly connect the building entrances with the street network.
 - v. Architectural treatment shall continue on all sides of a building except as specifically noted otherwise.
 - vi. Address shall be posted on both front and rear of units that face both a street and an alley.
- g. Architectural Guidelines:
 - i. The community will be of traditional architectural design and have the feel of upcountry brick cottages for all building exteriors.
 - ii. The town homes will be one and a half story typically with some two-story elements.
 - iii. Some town homes will front out to Marion Drive.
 - iv. Some town homes will front shared garden courts.
 - v. The shared garden courts have raised terrace lawns with stone walls.
 - vi. There will be front loaded and rear loaded plan types.
 - vii. Each unit is a master-down style plan.
 - viii. The homes feature brick facades.
 - ix. Dormers and some architectural features will be accented using either hard coat stucco or hardy board or better grade siding.
 - x. Upgraded carriage style garage doors will be used.
 - xi. The roof material will be an upgraded architectural shingle.
 - xii. Porch roofs will be standing seam metal with patina bronze finish.
 - xiii. The community will have manicured lawns and landscaping beds.
 - xiv. HVAC units will be screened with masonry screening walls and/or landscaping.
 - xv. Individual residential trash cans will be kept in the garage or an outside area screened from view.
 - xvi. The maximum overhang of building features such as gables shall be three feet from the face of building.

5. Environmental Features:

- a. The project will provide for storm water best management practices (BMPs) designed to meet regulatory requirements for storm water capture, treatment, volume attenuation and detention as applicable.
- b. The petitioner reserves the right to adjust the natural drainage boundaries of the site as required to meet program requirements of the development while meeting applicable storm water controls regulations as applicable. Pre-developed release rates shall be set for BMP discharge based on pre-developed natural drainage patterns.
- c. The location, size and type of storm water management systems depicted on the Rezoning Plan is subject to adjustment in order to accommodate actual storm water treatment requirements as applicable.
- d. The project shall reserve 8 percent tree save in platted tree save areas as depicted on sheet RZ-4.0. The amount of required tree save shall be calculated as the Total Land Disturbance Area (the entire identified site) minus utility easements, road rights-of-way, stormwater facilities, and existing pond features.
- e. The Petitioner has authorized and had completed a delineation and verification by the US Army Corps of Engineers of the Jurisdictional Waters of the US on this site which are shown on the Rezoning Plan. The Wetlands Consultant responsible for the delineation has completed an evaluation of the condition of the existing wetlands and waters on site. Petitioner has completed a Concept Plan for compliance with the requirements of the Post Construction Controls Ordinance (PCCO) which has been approved by LUESA (Mecklenburg County). Petitioner will implement an effective sedimentation and erosion control plan during construction to protect the jurisdictional waters and will closely monitor, in concert with Mecklenburg County, the performance of the plan during construction and during implementation of the PCCO Plan. Subsequent to the completion of all construction on site, Petitioner will cause to be completed an evaluation and report of the conditions of the wetlands / waters on site and will further have similar reports completed on two succeeding annual anniversaries of completion of construction following acceptance of all streets for maintenance by the Town of Matthews. In view of the fact that a substantial proportion of the area draining to the wetlands/ waters are represented by off-site areas, the Petitioner makes no representations as to protection of wetlands / waters from potential off-site adverse impacts. However, such impacts if any may be documented in the annual reports.

6. Signage:

- a. Signage as allowed by the Ordinance may be provided.

7. Lighting:

- a. All new lighting shall conform to the standards of the Ordinance.

8. Amendments to the Rezoning Plan:

- a. Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then Owner or Owners of the applicable Development Area portion of the Site affected by such amendment in accordance with the provisions herein and of the Ordinance.

9. Binding Effect of the Rezoning Application:

- a. If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under the Rezoning Plan will, unless amended in the manner provided herein and under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site or Development Areas, as applicable, and their respective heirs, devisees, personal representatives, successors in interest or assigns.

CURRENT

2014-612
7-3-2014

LandDesign

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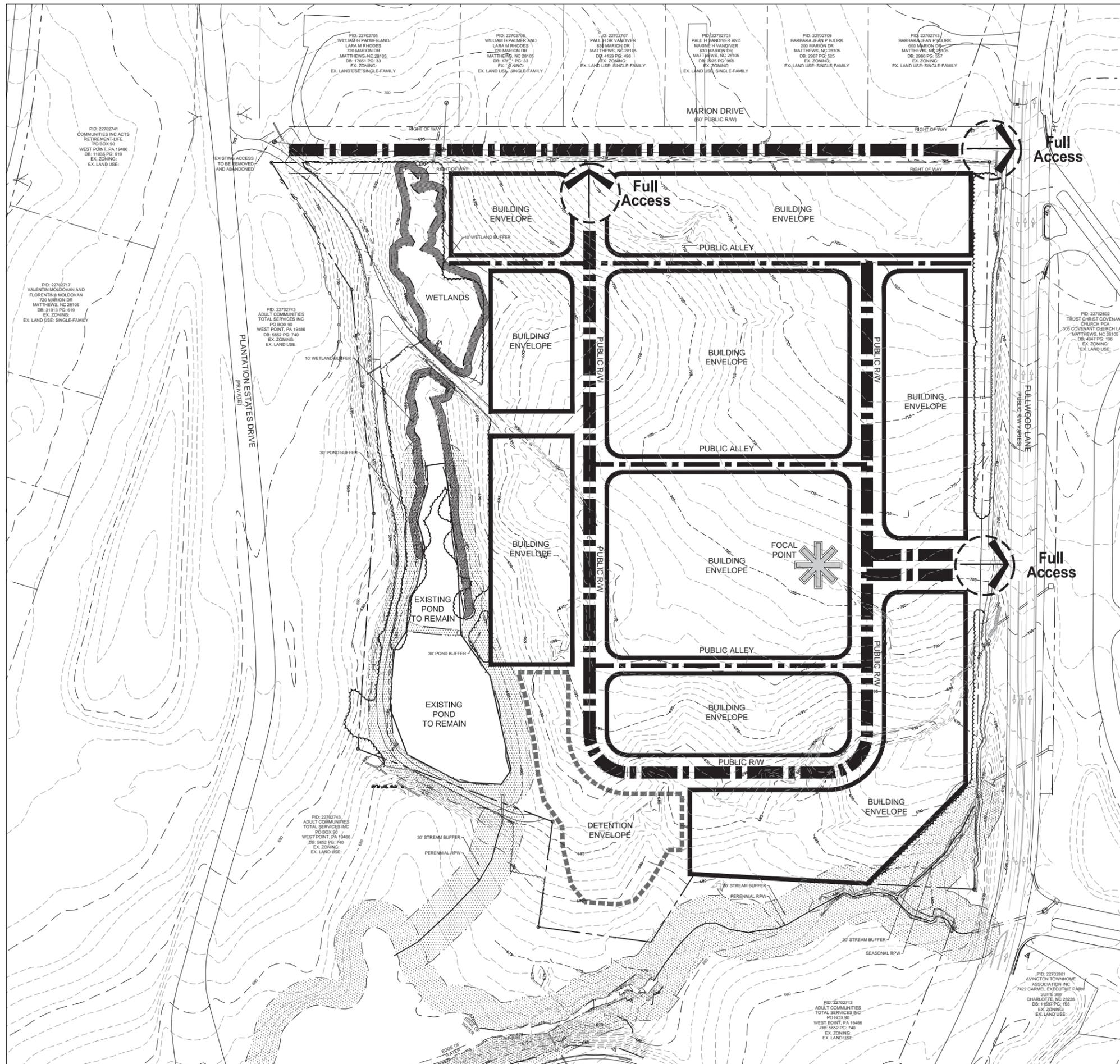


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SINGLE-FAMILY TOWNHOME DEVELOPMENT
LANDTEC DEVELOPMENT, INC.
DEVELOPMENT STANDARDS

PRELIMINARY NOT FOR CONSTRUCTION
SUBJECT TO FINAL DESIGN CHANGES

REVISIONS:
DATE: JUNE 18, 2014
DRAWN BY: MEK
5/27/14 - PER STAFF COMMENTS
6/7/14 - PER STAFF COMMENTS
6/18/14 - PER STAFF COMMENTS
7/03/14 - PER STAFF COMMENTS

DATE: JUNE 18, 2014
DRAWN BY: MEK
CHECKED BY: MAM
C.C. BY: MAM
PROJECT #: 1013172
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RZ-2.0



DEVELOPMENT SUMMARY

DEVELOPER: LANDTEC DEVELOPMENT, INC.
2701 COLTSGATE ROAD
SUITE 300
CHARLOTTE, NC 28211
CONTACT: MEL GRAHAM
(704) 552-5338
mel@grahamenterprises.org

EXISTING PARCEL SIZE: 16.41 ACRES (COMBINED)
40.32 ACRES TO BE DEDICATED TO MARION DRIVE RIGHT OF WAY

JURISDICTION: MATTHEWS

EXISTING ZONING: R-12 AND R-20
PROPOSED ZONING: R-VS (INNOVATIVE) RESIDENTIAL INNOVATIVE VARIED STYLE DISTRICT

PROPOSED USE: RESIDENTIAL (TOWNHOMES)
NUMBER OF LOTS PROPOSED: 90

PROPOSED DENSITY: 5.59 DUA

SUPPLEMENTAL REGULATIONS:
MINIMUM LOT AREA: 3,000 SF/DU
MINIMUM LOT WIDTH: 30 FEET/DU
MINIMUM SETBACK: 20 FEET
SETBACK PROPOSED:
-FRONT-LOADED: 20 FEET
-REAR-LOADED: 11 FEET
MINIMUM SIDE YARD: 0 FEET AND 8 FEET FOR END UNIT OPEN SIDE 20 FEET
MINIMUM REAR YARD: 0 FEET AND 8 FEET
REAR YARD PROPOSED:
-FRONT-LOADED: 4, 8, OR 20 FEET
-REAR-LOADED: 20 FEET
MINIMUM UNOBSTRUCTED OPEN SPACE (% OF LOT): 20%
UNOBSTRUCTED OPEN SPACE PROPOSED: ±30.13%
MAXIMUM HEIGHT: 35 FEET
MINIMUM BUILDING SEPARATION: 16 FEET

PARKING REQUIREMENTS:
RESIDENCES: 180 SPACES
REQUIRE: 2 SPACES PER UNIT
DWELLINGS: 223 SPACES
PROVIDED:

TREE CANOPY CALCULATIONS:
TOTAL LAND DISTURBANCE AREA: 714,812.69 SF
ROAD RIGHTS OF WAY: 123,680.00 SF
PONDS: 28,439.34 SF
PROPOSED STORMWATER FACILITIES: 38,420.69 SF
NET LAND DISTURBANCE AREA: 524,272.66 SF
TREE CANOPY REQUIRED: 41,941.81 SF (8.00%)
TREE CANOPY PROVIDED: 96,921.72 SF (18.49%)

REQUIRED CONNECTIVITY INDEX: 0.85
LINKS PROVIDED: 15
NODES PROVIDED: 8
PROPOSED CONNECTIVITY INDEX: 1.875

PARCELS TO BE COMBINED

PARCEL NUMBER	OWNER	MAILING ADDRESS	CITY	STATE	ZIP	DEED	PAGE	ACQUIRED
22702701	STERLING E SR WELCH BY ENT	601 MARION DRIVE	MATTHEWS	NC	28105	1301	169	1/1/1975
22702702	STERLING ELLIOTT WELCH BRENDA H WELCH	621 MARION DRIVE	MATTHEWS	NC	28105	2977	398	1/1/1975
22702703	RICHARD BARRY WELCH	911 SHERRILWOOD DRIVE	GREENSBORO	NC	27406	2711	410	1/1/1975
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22702784	STERLING ELLIOTT WELCH III	621 MARION DRIVE	MATTHEWS	NC	28105	9061	456	5/16/1997

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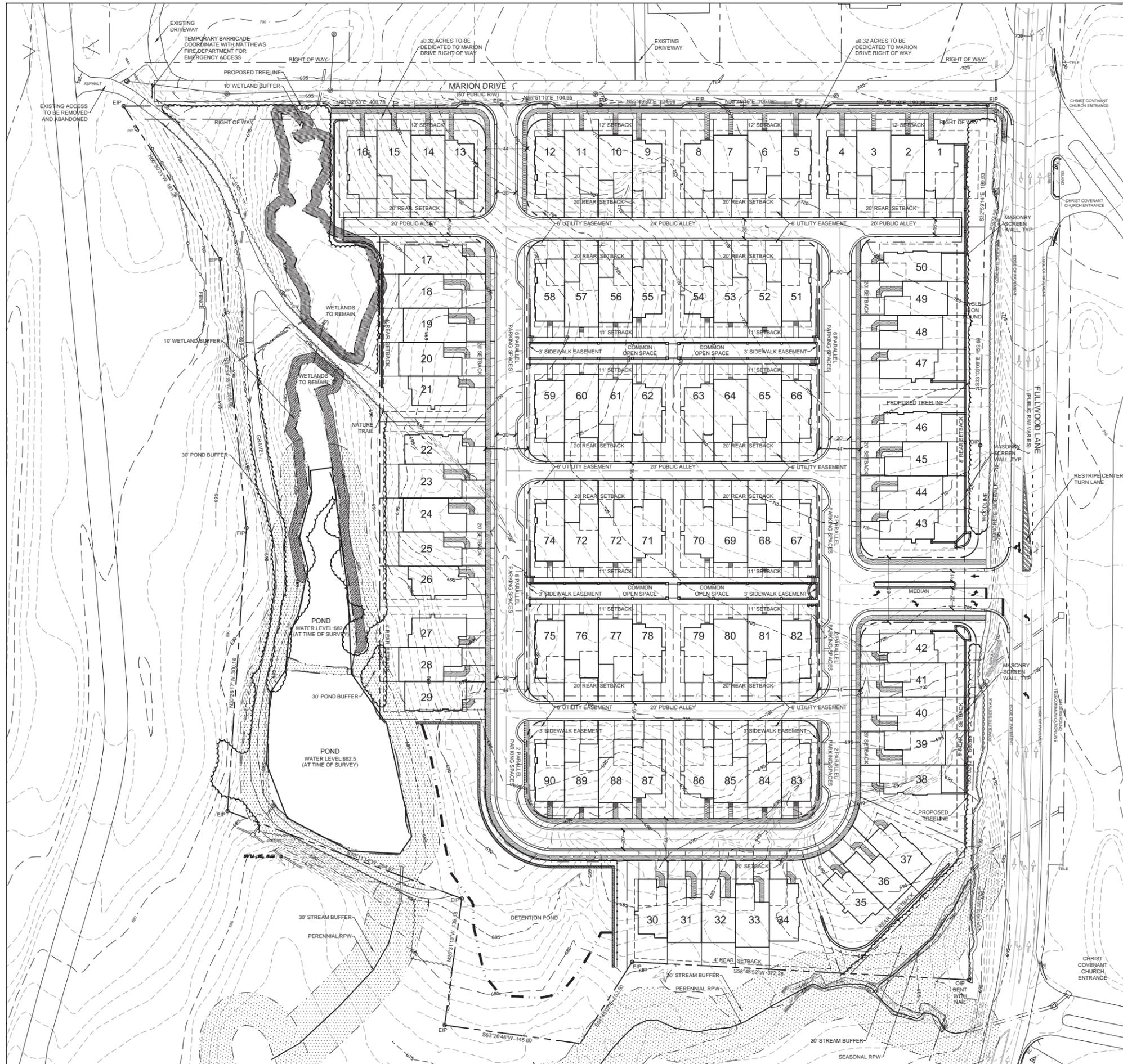


EDEN HALL SINGLE-FAMILY TOWNHOME DEVELOPMENT
LANDTEC DEVELOPMENT, INC.
TECHNICAL DATA SHEET

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REQUIRED PCO UNDISTURBED OPEN SPACE: 70,132 SF
PROVIDED PCO UNDISTURBED OPEN SPACE: 70,924 SF

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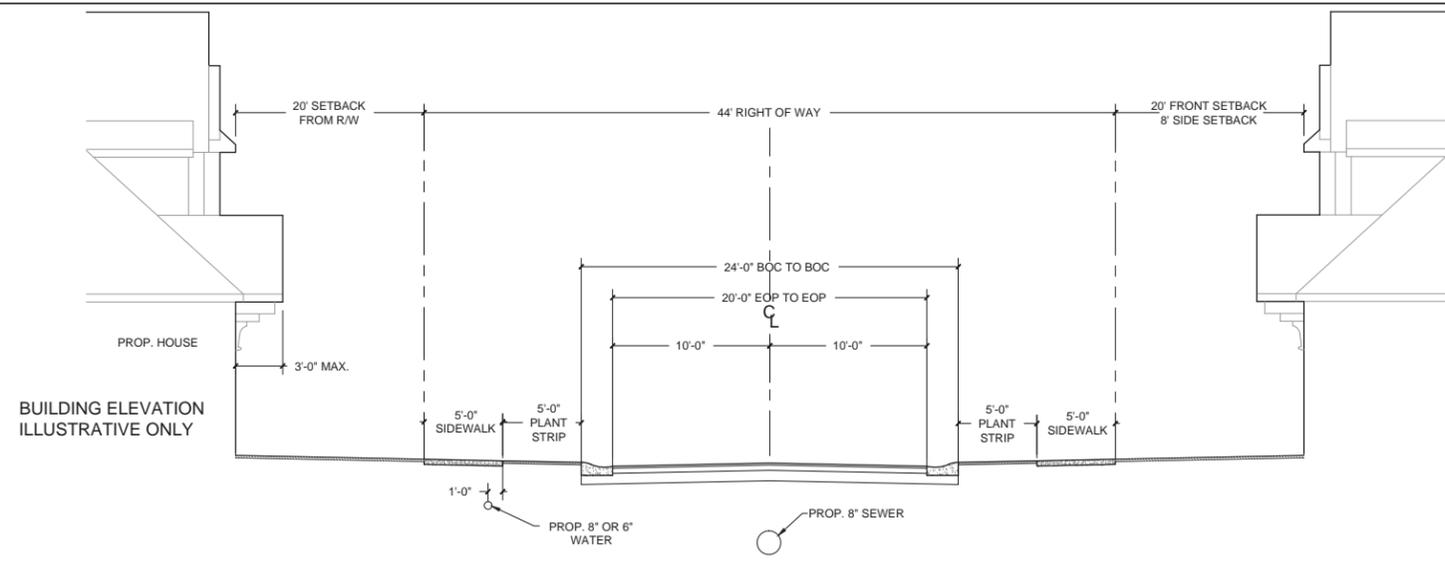
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CHECKED BY: MAM
DATE: 5/14/14 - PER STAFF COMMENTS
DATE: 6/18/14 - PER STAFF COMMENTS
DATE: 7/03/14 - PER STAFF COMMENTS
PROJECT #: 1013172
SHEET #:

EDEN HALL
SINGLE-FAMILY TOWNHOME DEVELOPMENT
LANDTEC DEVELOPMENT, INC.
SITE PLAN

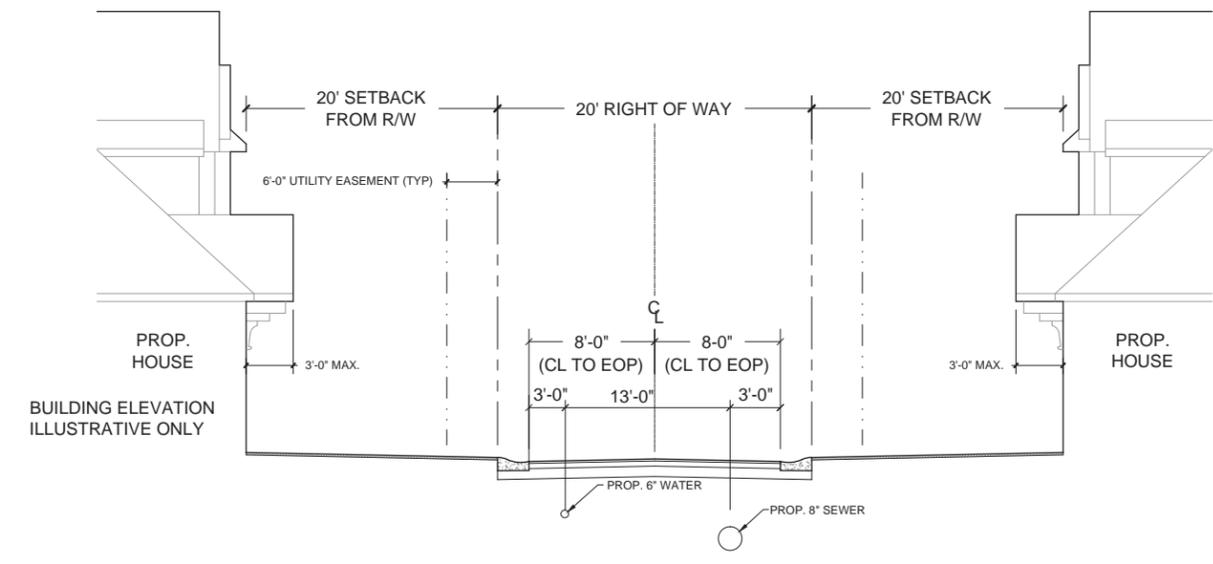
LandDesign
223 N Graham Street, Charlotte, NC 28202
V: 704.333.0325 F: 704.332.3746
www.LandDesign.com
NC Eng. Firm License: C0689



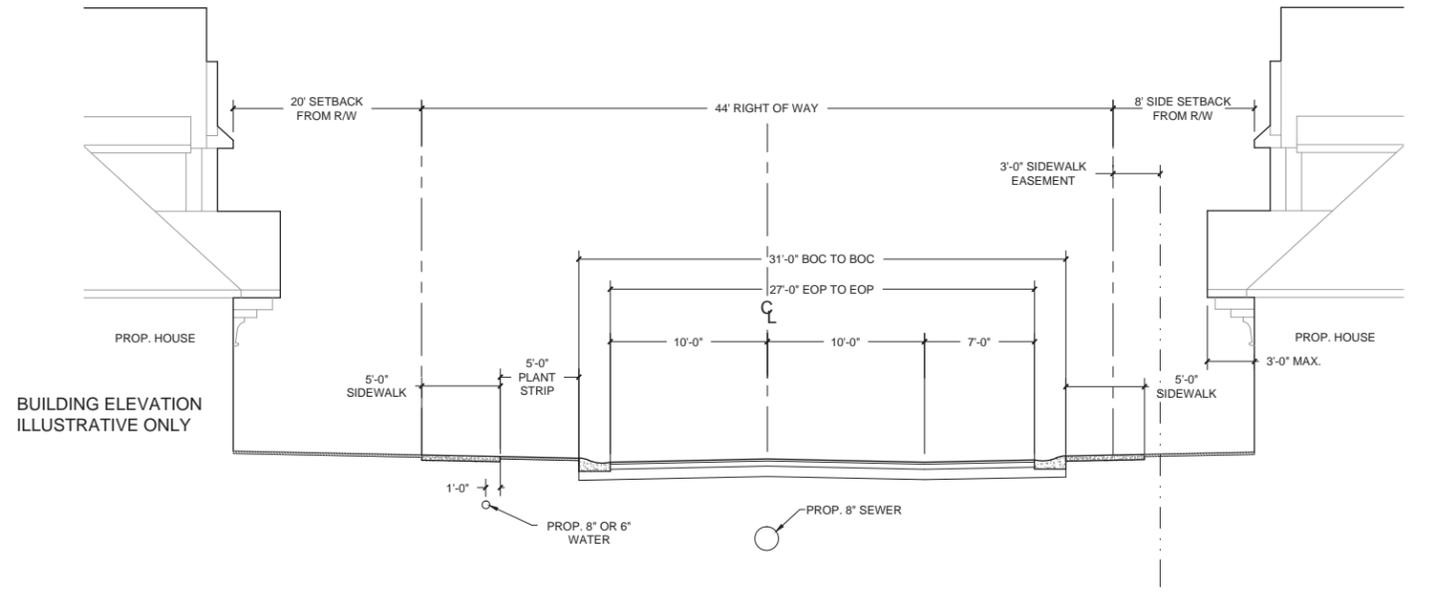
RZ-4.0



SECTION
TYPICAL STREET CROSS-SECTION: 44' RIGHT OF WAY
NTS



SECTION
TYPICAL ALLEY CROSS-SECTION: 20' RIGHT OF WAY
NTS

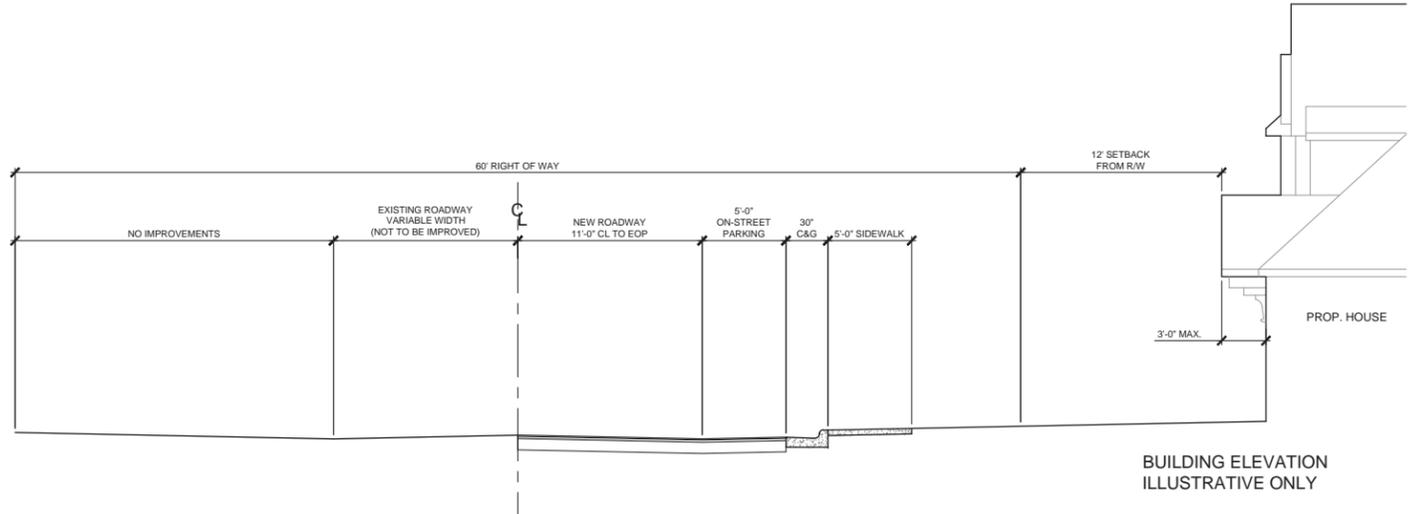


SECTION
TYPICAL STREET CROSS-SECTION: 44' RIGHT OF WAY - PARALLEL PARKING ONE SIDE
NTS

PRELIMINARY NOT FOR CONSTRUCTION
SUBJECT TO FINAL DESIGN CHANGES

DATE: JUNE 18, 2014
DESIGNED BY: TCM
DRAWN BY: TCM
CHECKED BY: MAM
SCALE: AS SHOWN
PROJECT #: 1013172

EDEN HALL
SINGLE-FAMILY TOWNHOME DEVELOPMENT
LANDTEC DEVELOPMENT, INC.
STREET CROSS-SECTIONS



SECTION TYPICAL CROSS-SECTION: MARION DRIVE 60' RIGHT-OF-WAY NTS

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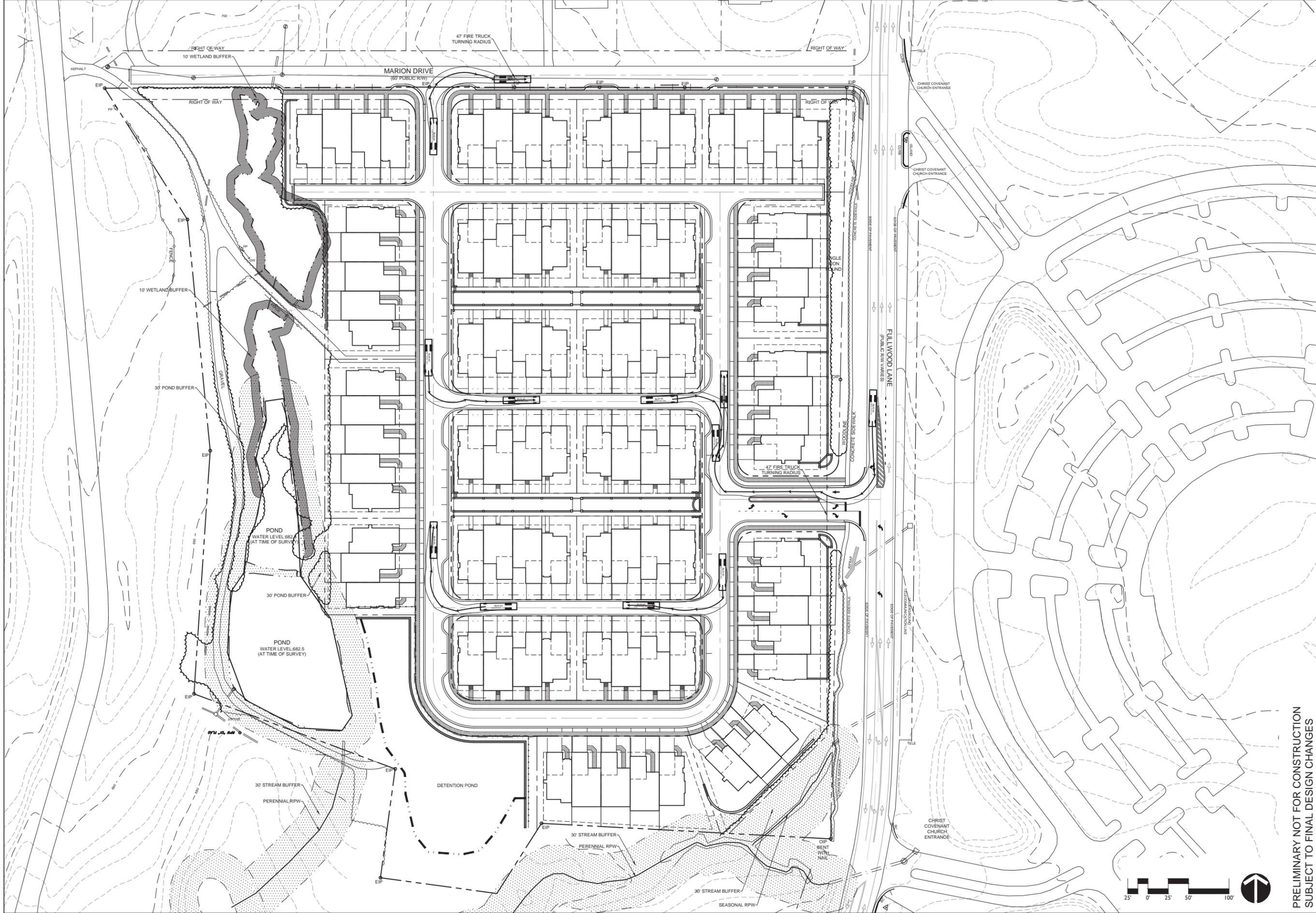
EDEN HALL
SINGLE-FAMILY TOWNHOME DEVELOPMENT
LANDTEC DEVELOPMENT, INC.
STREET CROSS-SECTIONS

PRELIMINARY NOT FOR CONSTRUCTION
SUBJECT TO FINAL DESIGN CHANGES

REVISIONS:
3/9/14 - PER STAFF COMMENTS
5/7/14 - PER STAFF COMMENTS
6/18/14 - PER STAFF COMMENTS
7/03/14 - PER STAFF COMMENTS

DATE: JUNE 18, 2014
DESIGNED BY: TCM
DRAWN BY: TCM
CHECKED BY: MAM
SCALE: AS SHOWN
PROJECT #: 1013172

SHEET #:
RZ-5.1

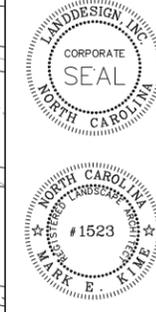


PRELIMINARY NOT FOR CONSTRUCTION
SUBJECT TO FINAL DESIGN CHANGES

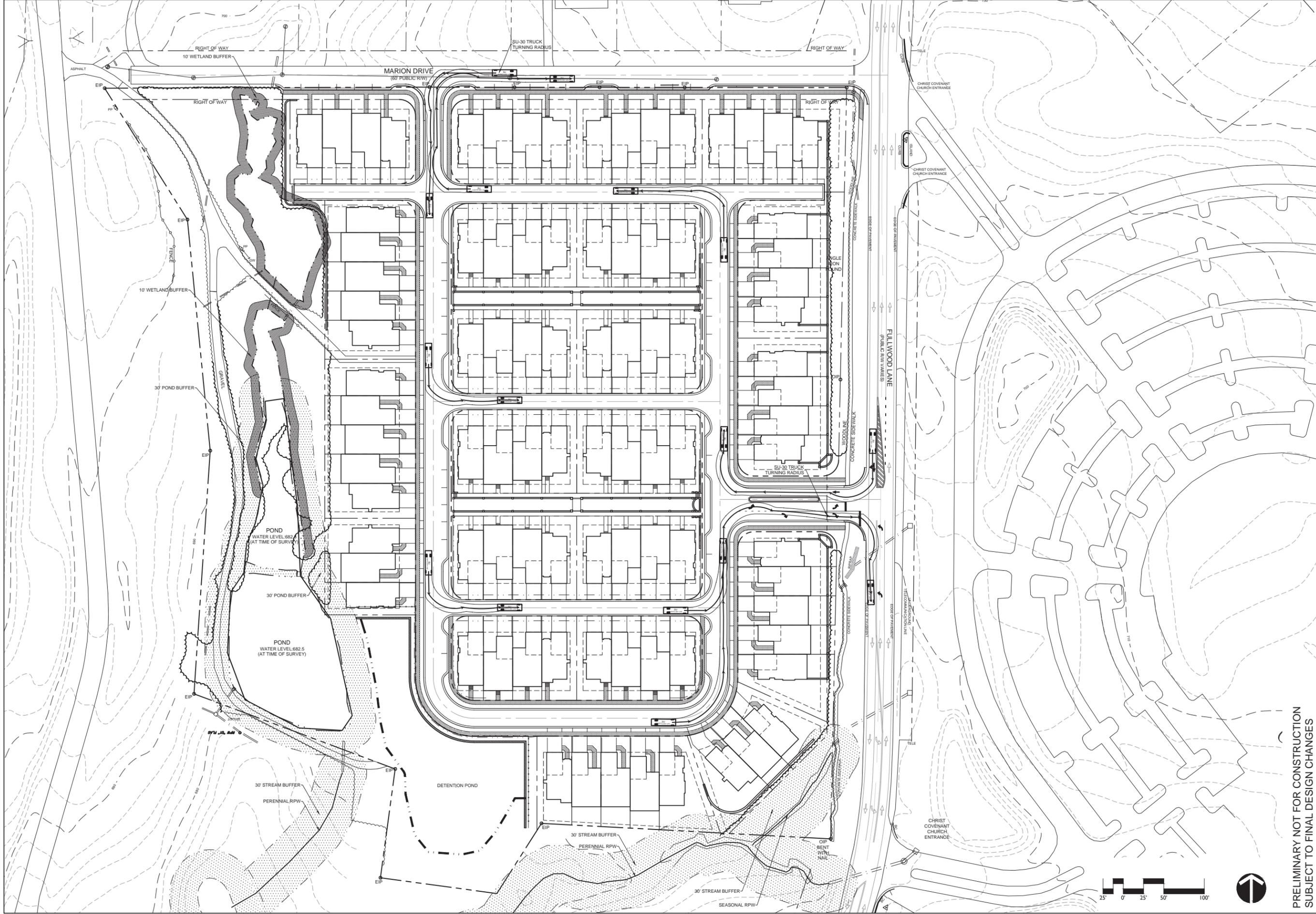
DATE: JUNE 18, 2014
 DESIGNED BY: MEK
 DRAWN BY: MEK
 CHECKED BY: MAM
 CUB BY: MAM
 PROJECT #: 1013172

REVISIONS:
 3/1/14 - PER STAFF COMMENTS
 5/18/14 - PER STAFF COMMENTS
 6/18/14 - PER STAFF COMMENTS
 7/3/14 - PER STAFF COMMENTS

EDEN HALL
 SINGLE-FAMILY TOWNHOME DEVELOPMENT
 LANDTEC DEVELOPMENT, INC.
 AUTOTURN EXHIBIT



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 223 N Graham Street, Charlotte, NC 28002
 V: 704.333.0325 F: 704.332.3746
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PRELIMINARY NOT FOR CONSTRUCTION
SUBJECT TO FINAL DESIGN CHANGES

DATE: JUNE 18, 2014
 DESIGNED BY: MEK
 DRAWN BY: MEK
 CHECKED BY: MAM
 CUB BY: MAM
 PROJECT #: 1013172

REVISIONS:
 5/31/14 - PER STAFF COMMENTS
 6/18/14 - PER STAFF COMMENTS
 7/03/14 - PER STAFF COMMENTS

EDEN HALL
 SINGLE-FAMILY TOWNHOME DEVELOPMENT
 LANDTEC DEVELOPMENT, INC.
 AUTOTURN EXHIBIT

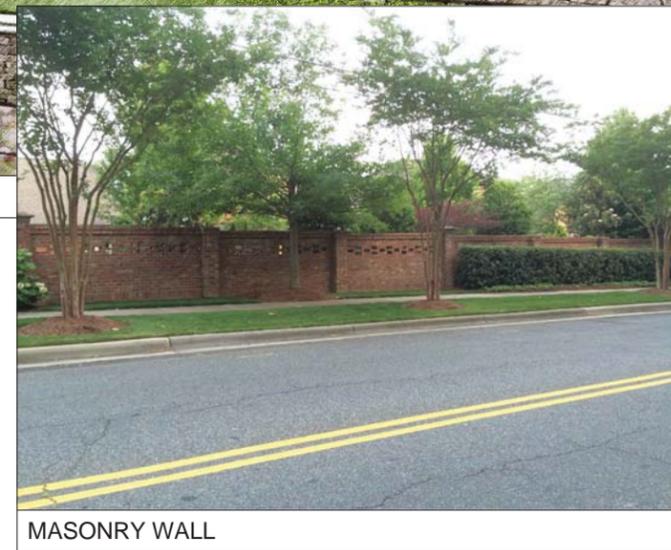


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CONCEPTUAL ARCHITECTURE

IMAGERY FOR ILLUSTRATIVE
REFERENCE ONLY



MASONRY WALL

IMAGERY FOR ILLUSTRATIVE
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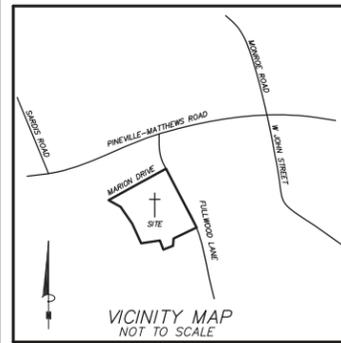
EDEN HALL
SINGLE-FAMILY TOWNHOME DEVELOPMENT
LANDTEC DEVELOPMENT, INC.
PRECEDENT IMAGERY

PRELIMINARY NOT FOR CONSTRUCTION
SUBJECT TO FINAL DESIGN CHANGES

REVISIONS:
5/21/14 - PER STAFF COMMENTS
5/27/14 - PER STAFF COMMENTS
6/18/14 - PER STAFF COMMENTS
7/03/14 - PER STAFF COMMENTS

DATE: JUNE 18, 2014
DESIGNED BY: TCM
DRAWN BY: TCM
CHECKED BY: MAM
C.O.B. BY: MAM
PROJECT #: 1013172
SHEET #:

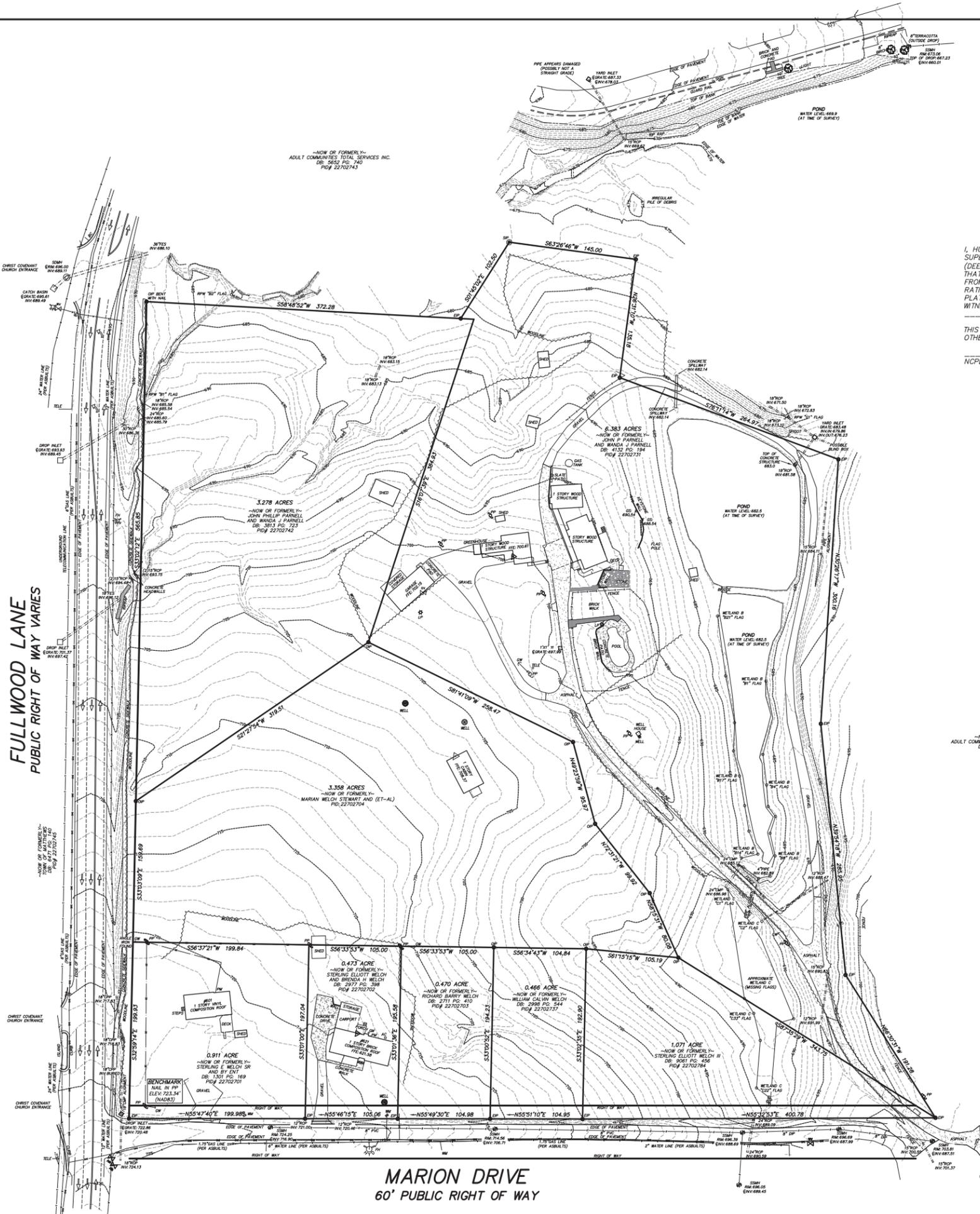
RZ-7.0



- LEGEND:**
- EIP = EXISTING IRON PIN
 - OIP = OLD IRON PIPE
 - SIP = SET IRON PIN
 - PM = POWER METER
 - GM = GAS METER
 - AC = AIR CONDITIONING
 - TELE = TELEPHONE PEDESTAL
 - CATV = CABLE TELEVISION
 - WM = WATER METER
 - R/W = RIGHT OF WAY
 - SSMH = SANITARY SEWER MANHOLE
 - PP = POWER POLE
 - LP = LIGHT POLE
 - CO = SEWER CLEAN OUT
 - YI = YARD INLET
 - FES = FLARED END SECTION
 - CB = CATCH BASIN
 - SDE = STORM DRAINAGE EASEMENT
 - SSE = SANITARY SEWER EASEMENT
 - SDMH = STORM DRAIN MANHOLE
 - BC = BACK OF CURB
 - OE = OVERHEAD ELECTRICITY
 - CP = COVERED PORCH
 - SIP ⊙ SET IRON PIN
 - EIP ⊙ EXISTING IRON PIN
 - CP ⊙ CALCULATED POINT
 - GV ⊙ GAS VALVE
 - WV ⊙ WATER VALVE
 - MB ⊙ MAIL BOX
 - WM ⊙ WATER METER
 - FH ⊙ FIRE HYDRANT
 - SSMH ⊙ SANITARY SEWER MANHOLE
 - SDMH ⊙ STORM DRAIN MANHOLE
 - LOCATED TREE/SHRUB
 - LP ⊙ LIGHT POLE
 - TELE ⊙ TELECOMMUNICATION BOX
 - TP ⊙ TELECOMMUNICATIONS PEDESTAL
 - PP ⊙ POWER POLE
 - BFP ⊙ BACK FLOW PREVENTOR
 - GW ⊙ GUY WIRE
 - CB ⊙ CATCH BASIN
 - DI ⊙ DROP INLET
 - FENCE
 - UNDERGROUND WATER
 - UNDERGROUND ELECTRIC
 - OVERHEAD ELECTRIC
 - SANITARY SEWER PIPE
 - UNDERGROUND GAS
 - UNDERGROUND TELECOMMUNICATIONS
 - STORM DRAIN PIPE

- NOTES:**
- IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
 - PROPERTY ZONED: R-12 & R-20 (SETBACKS ARE SUBJECT TO AN INTERPRETATION FROM THE ZONING BOARD)
 - TAX PARCEL NUMBERS ARE AS SHOWN.
 - DEED REFERENCES ARE AS SHOWN.
 - BOUNDARY SURVEY ONLY THROUGH POINTS AS SHOWN.
 - THIS PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP (FIRM) NO. 3710458000L, WITH A DATE OF IDENTIFICATION OF 3/2/09.
 - THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL RECORDED OR UNRECORDED EASEMENTS, RIGHTS-OF-WAY, OR RESTRICTIVE COVENANTS, OTHER THAN SHOWN. SURVEY MADE WITHOUT THE BENEFIT OF A TITLE EXAMINATION.
 - AREA COMPUTED BY COORDINATED METHOD.
 - NO NCGS MONUMENT FOUND WITHIN 2000'.
 - UTILITY LOCATIONS SHOWN ARE LOCATED BASED ON SITE CONDITIONS AND MARKINGS AT THE TIME OF SURVEY. CONTRACTORS ARE TO HAVE ALL UTILITIES ACCURATELY MARKED PRIOR TO CONSTRUCTION.
 - ANY CONSTRUCTION OR USE WITHIN ANY DELINEATED FLOOD AREA IS SUBJECT TO THE RESTRICTIONS IMPOSED BY THE FLOODWAY REGULATIONS.
 - THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY GPS CONTROL:
 - CLASS OF SURVEY: A-URBAN LAND SURVEY
 - POSITIONAL ACCURACY: 0.1"
 - TYPE OF GPS FIELD PROCEDURE: STATIC, ONLINE POSITION USER SERVICE
 - DATES OF SURVEY: 1/24/14
 - DATUM/EPOCH: NAD 83 (2011), EPOCH 2010
 - PUBLISHED/FIXED-CONTROL USE: CORS SITES DF6318; DF7471; DO2638; DH3838
 - GEOD MODEL: GEOD12A; NAVD88
 - COMBINED GRID FACTOR(S): 0.99957873
 - UNITS: US SURVEY FEET

FULLWOOD LANE
PUBLIC RIGHT OF WAY VARIES



CURRENT 2014-612
7-3-2014

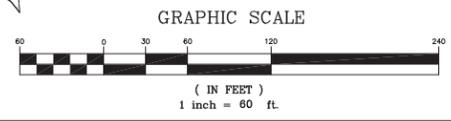
I, HUGH E. WHITE, JR., CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK _____ PAGE _____, ETC.); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK _____ PAGE _____; THAT THE RATIO OF PRECISION AS CALCULATED IS 1: _____; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL. THIS DAY OF _____ 20____.

THIS IS TO CERTIFY THAT THIS SURVEY IS OF AN EXISTING BUILDING OR OTHER STRUCTURE, OR NATURAL FEATURES.

NCPLS #L-2646

—NOW OR FORMERLY—
ADULT COMMUNITIES TOTAL SERVICES INC.
DB: 5652 P.C. 740
P.O.# 22702743

UNDERGROUND UTILITIES MARKED BY:
LYONS UTILITY LOCATING LLC
1199 JANROSE CT. NW
CONCORD, NC 28027
(704) 492-4841
LYONSLOCATE@CAROLINA.RR.COM



MARION DRIVE
60' PUBLIC RIGHT OF WAY

REVISIONS:	SCALE: 1" = 60'
2/7/14	TOPO AROUND POND
	2014 (S/MARION) (GREENBRIAR)
	2014 (M/MARION) (GREENBRIAR)
	DRAWN BY: THJW
	CHECKED BY: HW
	FIELD WORK: THJW, HW
	FEBRUARY 4, 2014

CAROLINA SURVEYORS, INC.
P.O. BOX 267 PINEVILLE, N.C. 28134 - 0267
HUGH E. WHITE, JR., N.C.R.L.S. & S.R.L.S. 889 - 7601
CERTIFICATE OF AUTHORIZATION N.C.G.-1242 SC-886

A BOUNDARY AND TOPOGRAPHICAL SURVEY ON
MARION DRIVE
(NEAR THE INTERSECTION OF FULLWOOD)
SURVEYED FOR: GRAHAM ENTERPRISES
TOTAL AREA: 16.410 ACRES
TOWN OF MATTHEWS, MECKLENBURG COUNTY, NORTH CAROLINA

SUPERSEDED

2014-612
5/29/2014

EDEN HALL REZONING PETITION

FULLWOOD LANE AND MARION DRIVE MATTHEWS, NC 28105

LandDesign
223 N Graham Street, Charlotte, NC 28202
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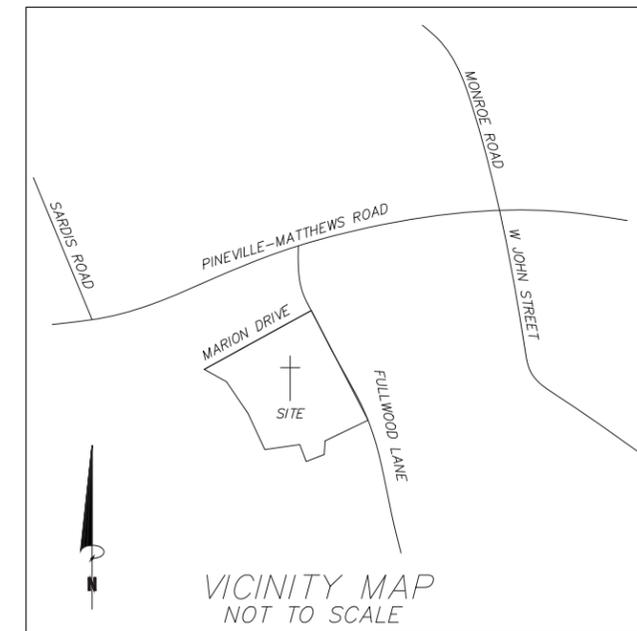
PRELIMINARY
NOT FOR
CONSTRUCTION

DEVELOPER
LandTec Development, Inc.
2701 Coltsgate Road
Suite 300
Charlotte, NC 28211
Contact: Mel Graham
704.552.5338
mel@grahamenterprises.org

LANDSCAPE ARCHITECT
LandDesign, Inc.
223 North Graham St.
Charlotte, NC 28202
Contact: Mark Kime, RLA
704.333.0325
mkime@landdesign.com

SURVEY
Carolina Surveyors, Inc.
307 Dover St.
Pineville, NC 28134
Contact: Thomas White
704.889.7601
tew@carolinasi.com

SHEET INDEX:	Rezoning Submittal 2/26/14	Rezoning Re-Submittal 4/30/14	Rezoning Re-Submittal 5/27/14
L-1.0 Cover Sheet	2/26/14	4/30/14	5/27/14
L-2.0 Development Standards	2/26/14	4/30/14	5/27/14
L-3.0 Technical Data Sheet	2/26/14	4/30/14	5/27/14
L-4.0 Site Plan	2/26/14	4/30/14	5/27/14
L-5.0 Street Cross-Sections	2/26/14	4/30/14	5/27/14
L-5.1 Street Cross-Sections		4/30/14	
L-6.0 Autotum Exhibit	2/26/14	4/30/14	5/27/14
L-6.1 Autotum Exhibit		4/30/14	5/27/14
Survey	2/21/14	2/21/14	2/21/14



**EDEN HALL
SINGLE-FAMILY TOWNHOME DEVELOPMENT**
LANDTEC DEVELOPMENT, INC.
COVER SHEET

REVISIONS:
4/30/14 - PER STAFF COMMENTS
5/27/14 - PER STAFF COMMENTS

DATE: APRIL 16, 2014
DESIGNED BY: MEK
DRAWN BY: MEK
CHECKED BY: MAM
SCALE: N/A
PROJECT #: 1013172
SHEET #:

RZ-1.0

Site Development Data:

- Acreage: ±16.41 acres (±0.32 Acres to be dedicated to the Marion Drive right of way)
- Tax Parcel #: 22702701, 22702702, 22702703, 22702704, 22702731, 22702737, 22702742, and 22702784
- Existing Zoning: R-12 and R-20
- Proposed Zoning: R-VS (Innovative) Residential Innovative Varied Style District
- Existing Uses: Vacant and Single-Family homes.
- Proposed Uses: Uses permitted by right and under prescribed conditions together with accessory uses as allowed in the R-VS Innovative zoning district per section 153.205 of the Ordinance as more specifically described below in Section 3.
- Maximum Building Height: Building height shall be limited to 35 feet.
- Parking: As required by the Section 153.117 of the Ordinance, (2) spaces shall be provided for each dwelling unit.

1. General Provisions:

- a. **Site Location.** These Development Standards, the Technical Data Sheet, Schematic Site Plan and other graphics set forth on attached Sheets RZ-3.0, RZ-4.0, RZ-5.0 and RZ-6.0 form this rezoning plan (collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by LandTec Development, Inc. ("Petitioner") to accommodate development of a residential community on an approximately 16.41 acre site located at the southwest corner of the intersection of Fullwood Lane and Marion Drive (the "Site").
- b. **Zoning Districts/Ordinance.** Development of the Site will be governed by the Rezoning Plan as well as the applicable provisions of the Town of Matthews Unified Development Ordinance (the "Ordinance"). Unless the Rezoning Plan establishes more stringent standards, (i) the regulations established under the Ordinance for the R-VS zoning classification for the Site shall govern all development taking place on the Site, subject to the Innovative Provisions provided below.
- c. **Graphics and Alterations.** The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, and other site elements set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards. The ultimate layout, locations and sizes of the development and site elements depicted on the Rezoning Plan as well as any schematic building elevations are graphic representations of the development and site elements proposed, and they may be altered or modified in accordance with the setback, yard and buffer requirements set forth on this Rezoning Plan and the Development Standards, provided, however, any such alterations and modifications shall not materially change the overall design intent depicted on the Rezoning Plan. Changes to the Rezoning Plan not permitted by the Rezoning Plan will be reviewed and approved as allowed by Section 6.207 of the Ordinance.
- d. **Number of Buildings Principal and Accessory.** Notwithstanding the number of buildings shown on the Rezoning Plan, the total number of principal buildings to be developed shall not exceed 23 accessory buildings and structures located on the Site shall not be considered in any limitation on the number of buildings on the Site. Accessory buildings and structures will be constructed utilizing similar building materials, colors, architectural elements and designs as the principal building(s) located within the same Development Area as the accessory structure/building.

2. Innovative Provisions for R-VS Zoning District:

- a. The Petitioner hereby seeks the following Innovative Development Standards so as to target older buyers "empty-nesters" seeking features such as a master bedroom suite located on the main living level, private courtyards, lawn maintenance, and walking trails:
 - i. Public Street Frontage - Units may front onto common open space while public street frontage is provided via a public alley at the rear of the unit.
 - ii. Private Open Space - Private Open Space shall be provided for each unit and may encroach into the front, side, or rear setback for the unit.
 - iii. Reduced Setback - The front setback for units shall be reduced from 20 feet to 12 feet for rear-loaded units in order to provide common open space between internal units that front onto public green space.
 - iv. Reduced Rear Yard - The rear yard for units shall be reduced from 20 feet to 12 feet for front-loaded units in order to provide common open space between internal units that front onto public green space.
 - v. Right-of-Way - The proposed internal public right-of-way shall be reduced from 50 feet to 44 feet in order to maximize tree save areas at the perimeter of the site while also acting as a traffic calming measure moving through the site due to the presence of travel lanes narrower in width.
 - vi. Alley Width - The proposed public alley width shall be reduced from 30 feet to 20 feet. 6 foot utility easements shall be placed on both sides of an alley in order to provide a 32 foot wide clear zone to allow unobstructed movement of emergency vehicles, service vehicles, etc.
 - vii. Planting Strip - The proposed planting strips shall be reduced from 8 feet to 5 feet.
- b. In addition, the Petitioner reserves the right to modify the innovative provisions described above or seek other innovative development standards in the future pursuant to the applicable process set forth in the Ordinance.

3. Transportation Improvements and Access:

- I. **Proposed Improvements:**
The Petitioner plans to provide or cause to be provided on its own or in cooperation with other parties who may implement portions of the improvements, the improvements set forth below to benefit overall traffic patterns throughout the area in accordance with the following implementation provisions:
The following Transportation Improvements are also illustrated on Sheet RZ-4.0 of the Rezoning Plan.

- a. **Marion Drive:**
 - 1. Mill and repave Marion Drive to meet with Town of Matthews Development Standards as well as North Carolina Department of Transportation (NCDOT) Standards.
 - 2. Provide curb and gutter on the Site side of Marion Drive. Curb and gutter along the northern edge of Marion Drive shall be provided by parcels that front this public right-of-way are improved at a later date.
 - 3. Provide striping as needed to meet with the Town of Matthews Development Standards and NCDOT Standards.

4. Access:

- a. Access to the Site will be from full access intersections at Fullwood Lane and Marion Drive.
- b. The two public streets indicated within the Development Area will be designed as public streets with parallel parking in some locations.
- c. Three public alleys indicated within the Development Area shall be provided for vehicular access for those units that front on common open space or Marion Drive. The following conditions shall be apply to each of these public alleys:
 - 1. No parking shall be permitted at any time along the length of the alley.
 - 2. No fences, posts, or other obstructions other than street lighting shall be allowed within (6) feet of the back of curb. A dedicated (6) foot utility easement shall be granted to both sides of the alley to ensure an unobstructed maneuvering space for emergency vehicles, service vehicles, etc.
 - 3. Street lighting shall be located a minimum of 4 feet from the back of curb.
- d. All driveways shall have adequate depth to allow a vehicle to be parked without overhanging the sidewalk or obstructing the alleyway.
- e. All dwelling units proposed along Marion Drive shall have rear-loading garages from the internal alley network.
- f. The alignment of the internal public and private streets, vehicular circulation and driveways may be modified by the Petitioner to accommodate changes in traffic patterns, parking layouts and any adjustments required for approval by the North Carolina Department of Transportation in accordance with published standards so long as the street network set forth on the Rezoning Plan is not materially altered.

5. Design Guidelines:

I. Statement of Overall Design Intent:

It is intended that the plan for the Site provide a mix of three, four, and five unit townhomes with coordinated streetscape elements, landscaping, open spaces and quality building materials. The site plan for the Site will seek to emphasize pedestrian connections through the implementation of a well-connected sidewalk and trail system in and around the Site. A focal point will be developed at the entrance from Fullwood Lane to identify the community and serve as a gateway into it. To the greatest extent possible, vehicular access to units shall be placed at the rear of the unit providing an attractive building frontage along Marion Drive along with pedestrian friendly common open spaces internal to the site.

II. General Design Guidelines:

- a. The principal buildings constructed on the Site may use a variety of building materials. The building materials used for buildings will be a combination of the following: glass, brick, stone, pre-cast stone, precast concrete, cementitious siding (such as hard-plank), or wood. Vinyl as a building material will not be allowed except on windows and soffits.
- b. The Site will include a pair of publicly accessible open spaces as focal points. These focal points will include some combination of landscaping, monumentation, water feature, seating areas and/or art work features.
- c. Streetscape treatment will be a unifying element through the use of consistent paving, lighting, landscaping, and when provided site furnishings throughout the Site.
- d. Specialty pavers, stained and patterned concrete/paving or other similar means will be used to call attention to amenity areas, gathering spaces, plazas and as method of way finding.
- e. Circulation paths will be provided along the Site's Public Streets from building entries to areas of interest.

III. Fullwood Lane Design Guidelines:

- a. The Petitioner shall create an appropriately landscaped corridor along Fullwood Lane utilizing existing vegetation to the greatest extent possible to maintain the natural character of this corridor. A solid masonry wall shall be proposed along the Site frontage of Fullwood Lane to deter from highlighting the back of houses from the right of way.
- b. The Petitioner will provide an additional landscape area of variable width adjacent to Fullwood Lane as generally depicted on Sheet RZ-4.0.

V. Pedestrian Access and Circulation Design Guidelines:

- a. Along the Site's internal public streets, the Petitioner will provide a sidewalk network that links the buildings, parking areas and areas of interest on the Site with one another by way of links to sidewalks along the abutting public streets and/or other pedestrian features. The minimum width for these internal sidewalks will be five (5) feet.
 - b. A field located natural trail shall be provided to connect areas of interest on the Site in order to preserve the natural character of land between points of interest where a sidewalk is not a practical means of connectivity.
- VI. Common Open Space Areas:**
- a. Areas exclusive of platted lots and public rights of way shall be included as Common Open Space. Common Open Space Areas shall emphasize the preservation of natural areas including ponds and wetlands. Petitioner proposes to retain and enhance the existing paved and natural trail network and as appropriate add seating and/or a gazebo or similar open air structure.
 - b. The open space area surrounding the water quality/storm water detention pond may be improved as an amenity area with seating areas, a naturalized path and landscaping as the adjacent portions of the Site are developed.

VII. Residential Design Guidelines

General Site Considerations

- a. Orient buildings towards primary and secondary streets to reinforce the streetscape, as shown on the provided Plans.
- b. Orient buildings in a way to enclose and define public space, open space and green space.
- c. The Petitioner reserves the right to combine or relocate building locations so long as the street frontage requirement is met.
- d. Building features such as porches, patios, stoops, front walkways and centralized doorways or breezeways shall front the public or private streets, except where ends of buildings front these streets. When ends of buildings front streets, walkways will be provided to clearly connect the building entrances with the street network.
- e. Architectural treatment shall continue on all sides of a building except as specifically noted otherwise.
- f. Address shall be posted on both front and rear of units that face both a street and an alley.

6. Environmental Features:

- a. The project will provide for storm water best management practices (BMPs) designed to meet regulatory requirements for storm water capture, treatment, volume attenuation and detention as applicable.
- b. The petitioner reserves the right to adjust the natural drainage boundaries of the site as required to meet program requirements of the development while meeting applicable storm water controls regulations as applicable. Pre-developed release rates shall be set for BMP discharge based on pre-developed natural drainage patterns.
- c. The location, size and type of storm water management systems depicted on the Rezoning Plan is subject to adjustment in order to accommodate actual storm water treatment requirements as applicable.
- d. The project shall reserve 20 percent tree save in platted tree save areas as depicted on sheet RZ-4.0. The amount of required tree save shall be calculated as the Total Land Disturbance Area (the entire identified site) minus utility easements, road rights-of-way, stormwater facilities, and existing pond features.

7. Signage:

- a. Signage as allowed by the Ordinance may be provided.

8. Lighting:

- a. All new lighting shall conform to the standards of the Ordinance.

8. Amendments to the Rezoning Plan:

- a. Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then Owner or Owners of the applicable Development Area portion of the Site affected by such amendment in accordance with the provisions herein and of the Ordinance.

9. Binding Effect of the Rezoning Application:

- a. If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under the Rezoning Plan will, unless amended in the manner provided herein and under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site or Development Areas, as applicable, and their respective heirs, devisees, personal representatives, successors in interest or assigns.

SUPERSEDED

**2014-612
5/29/2014**



**PRELIMINARY
NOT FOR
CONSTRUCTION**

**EDEN HALL
SINGLE-FAMILY TOWNHOME DEVELOPMENT
LANDTEC DEVELOPMENT, INC.
DEVELOPMENT STANDARDS**

REVISIONS:
4/30/14 - PER STAFF COMMENTS
5/27/14 - PER STAFF COMMENTS

DATE: APRIL 16, 2014
DESIGNED BY: MEK
DRAWN BY: MEK
CHECKED BY: MAM
C.D. BY: MAM
PROJECT #: 1013172

SHEET #:
RZ-2.0

2014-612
5/29/2014

DEVELOPMENT SUMMARY

DEVELOPER: LANDTEC DEVELOPMENT, INC.
2701 COLTSGATE ROAD
SUITE 300
CHARLOTTE, NC 28211
CONTACT: MEL GRAHAM
(704) 552-5338
mel@grahamenterprises.org

EXISTING PARCEL SIZE: 16.41 ACRES (COMBINED)
40.32 ACRES TO BE DEDICATED TO MARION DRIVE RIGHT OF WAY

JURISDICTION: MATTHEWS

EXISTING ZONING: R-12 AND R-20
PROPOSED ZONING: R-VS (INNOVATIVE) RESIDENTIAL INNOVATIVE VARIED STYLE DISTRICT

PROPOSED USE: RESIDENTIAL (TOWNHOMES)
NUMBER OF LOTS PROPOSED: 90

PROPOSED DENSITY: 5.59 DUA

SUPPLEMENTAL REGULATIONS:
MINIMUM LOT AREA: 3,000 SF/DU
MINIMUM LOT WIDTH: 30 FEET/DU
MINIMUM LOT WIDTH PROPOSED: 31 FEET
MINIMUM SETBACK: 20 FEET
SETBACK PROPOSED:
-FRONT-LOADED: 20 FEET
-REAR-LOADED: 12 FEET
MINIMUM SIDE YARD: 0 FEET AND 8 FEET FOR END UNIT OPEN SPACE 20 FEET
MINIMUM REAR YARD: 12 FEET
REAR YARD PROPOSED:
-FRONT-LOADED: 20 FEET
-REAR-LOADED: 20 FEET
MINIMUM UNOBSTRUCTED OPEN SPACE (% OF LOT): 20%
UNOBSTRUCTED OPEN SPACE PROPOSED: ±30.13%
MAXIMUM HEIGHT: 35 FEET
MINIMUM BUILDING SEPARATION: 16 FEET

PARKING REQUIREMENTS:
RESIDENCES REQUIRED: 180 SPACES
DWELLINGS PROVIDED: 2 SPACES PER UNIT 228 SPACES

TREE CANOPY CALCULATIONS:
TOTAL LAND DISTURBANCE AREA: 714,812.69 SF
ROAD RIGHTS OF WAY: 123,680.00 SF
PONDS: 28,439.34 SF
PROPOSED STORMWATER FACILITIES: 38,420.69 SF
NET LAND DISTURBANCE AREA: 524,272.66 SF
TREE CANOPY REQUIRED: 104,854.53 SF (20.00%)
TREE CANOPY PROVIDED: 96,921.72 SF (18.49%)
DEFICIT: 7,932.81 SF (0.18 AC.)
MITIGATION REQUIRED (36 TREES AC): 7 TREES



223 N Graham Street, Charlotte, NC 28202
V: 704.333.0325 F: 704.332.3746
www.LandDesign.com
NC Eng. Firm License: C688

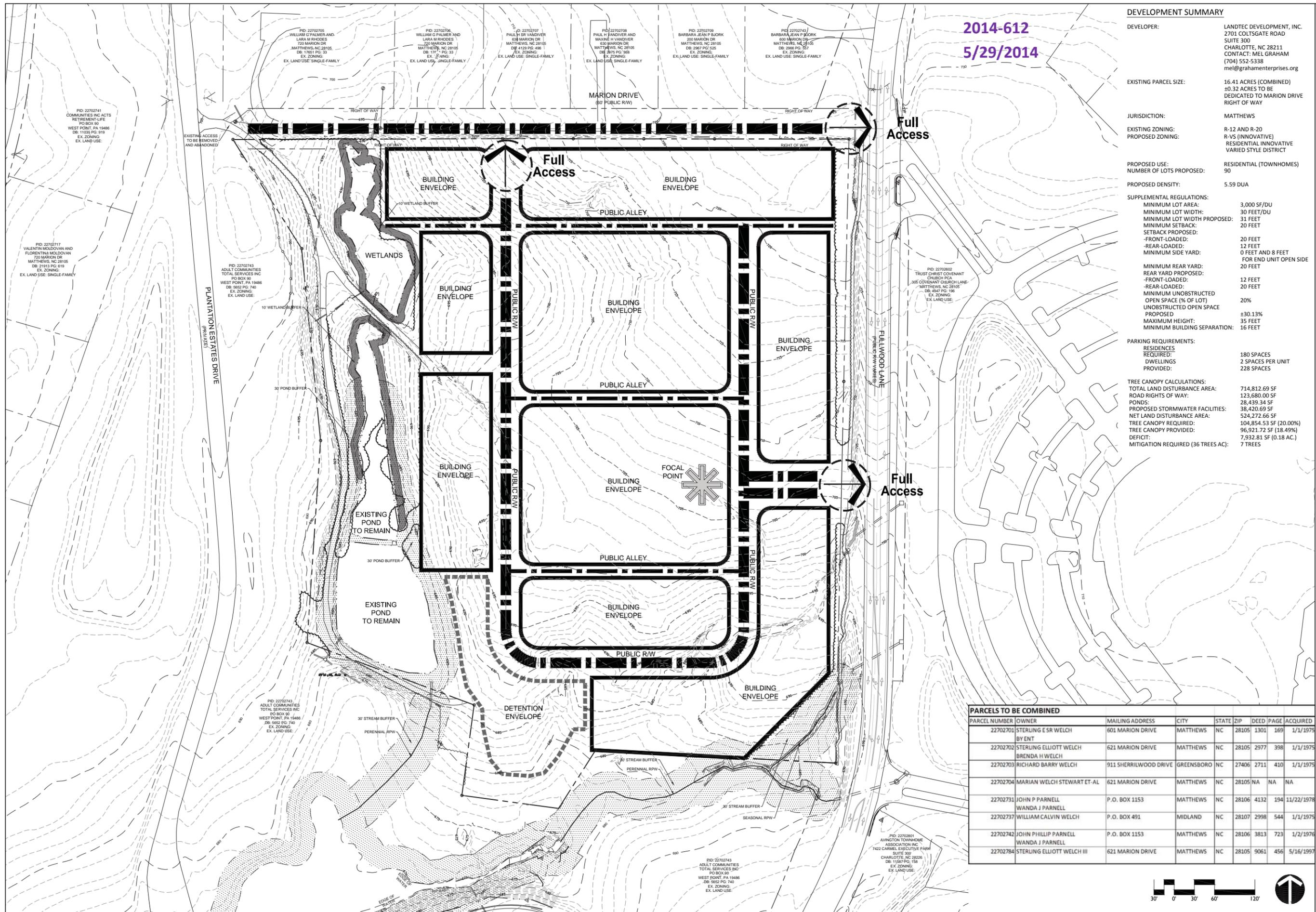


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NOT FOR
CONSTRUCTION

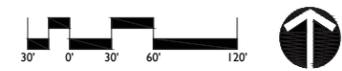
EDEN HALL
SINGLE-FAMILY TOWNHOME DEVELOPMENT
LANDTEC DEVELOPMENT, INC.
TECHNICAL DATA SHEET

REVISIONS:
4/30/14 - PER STAFF COMMENTS
5/27/14 - PER STAFF COMMENTS

DATE: APRIL 16, 2014
DESIGNED BY: MEK
DRAWN BY: MEK
CHECKED BY: MAM
SCALE: N/A
PROJECT #: 1013172
SHEET #:
RZ-3.0



PARCELS TO BE COMBINED									
PARCEL NUMBER	OWNER	MAILING ADDRESS	CITY	STATE	ZIP	DEED	PAGE	ACQUIRED	
22702701	STERLING E SR WELCH BY ENT	601 MARION DRIVE	MATTHEWS	NC	28105	1301	169	1/1/1975	
22702702	STERLING ELLIOTT WELCH BRENDA H WELCH	621 MARION DRIVE	MATTHEWS	NC	28105	2977	398	1/1/1975	
22702703	RICHARD BARRY WELCH	911 SHERRILWOOD DRIVE	GREENSBORO	NC	27406	2711	410	1/1/1975	
22702704	MARIAN WELCH STEWART ET-AL	621 MARION DRIVE	MATTHEWS	NC	28105	NA	NA	NA	
22702731	JOHN P PARNELL WANDA J PARNELL	P.O. BOX 1153	MATTHEWS	NC	28106	4132	194	11/22/1978	
22702737	WILLIAM CALVIN WELCH	P.O. BOX 491	MIDLAND	NC	28107	2998	544	1/1/1975	
22702742	JOHN PHILLIP PARNELL WANDA J PARNELL	P.O. BOX 1153	MATTHEWS	NC	28106	3813	723	1/2/1976	
22702784	STERLING ELLIOTT WELCH III	621 MARION DRIVE	MATTHEWS	NC	28105	9061	456	5/16/1997	



2014-612
5/29/2014

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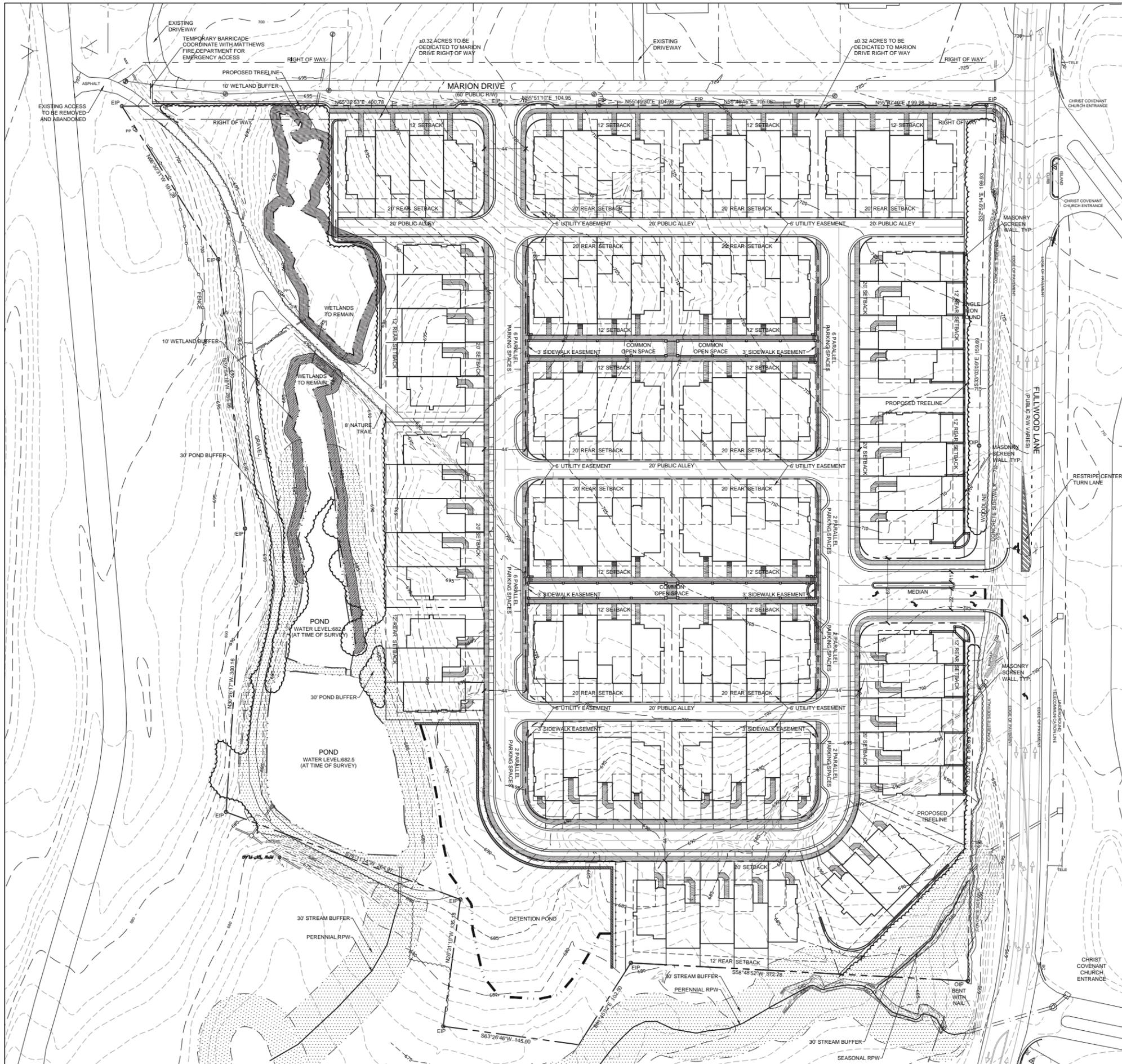


223 N Graham Street
Charlotte, NC 28202
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CONSTRUCTION**

**EDEN HALL
SINGLE-FAMILY TOWNHOME DEVELOPMENT**
LANDTEC DEVELOPMENT, INC.
SITE PLAN



PARCELS TO BE COMBINED

PARCEL NUMBER	OWNER	MAILING ADDRESS	CITY	STATE	ZIP	DEED PAGE	ACQUIRED
22702701	STERLING E SR WELCH BY ENT	601 MARION DRIVE	MATTHEWS	NC	28105 1301 169	1/1/1975	
22702702	STERLING ELLIOTT WELCH BRENDA H WELCH	621 MARION DRIVE	MATTHEWS	NC	28105 2977 398	1/1/1975	
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22702784	STERLING ELLIOTT WELCH III	621 MARION DRIVE	MATTHEWS	NC	28105 9061 456	5/16/1997	



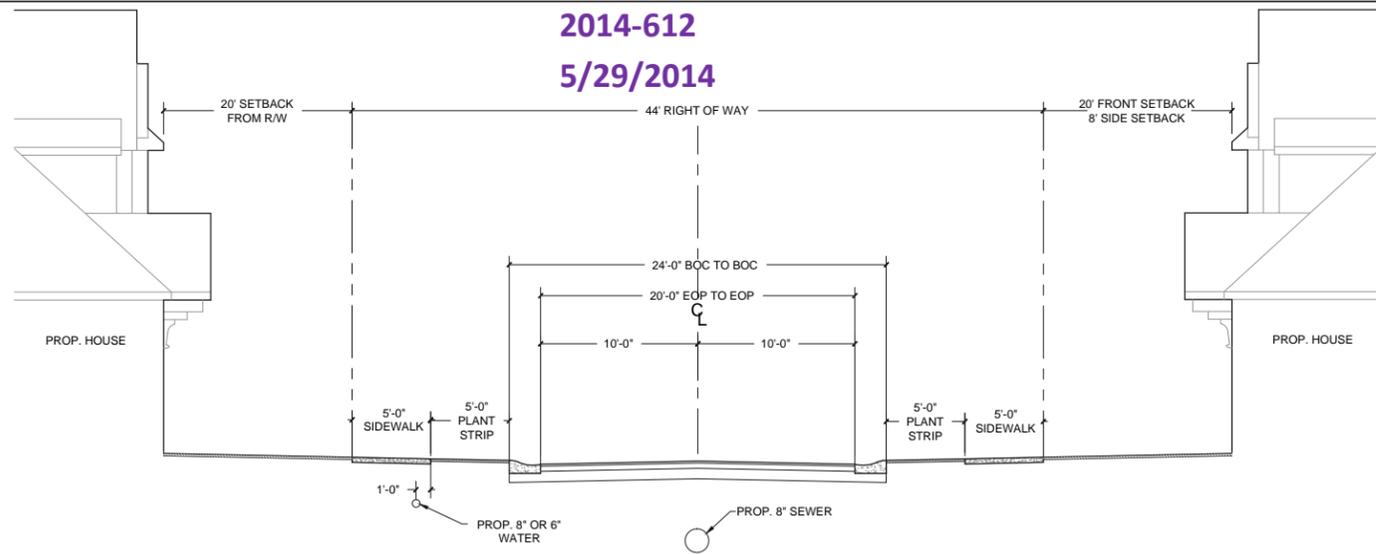
DATE: APRIL 16, 2014
DESIGNED BY: MEK
DRAWN BY: MEK
CHECKED BY: MAM
CUL BY: MAM
PROJECT #: 1013172
SHEET #:

RZ-4.0

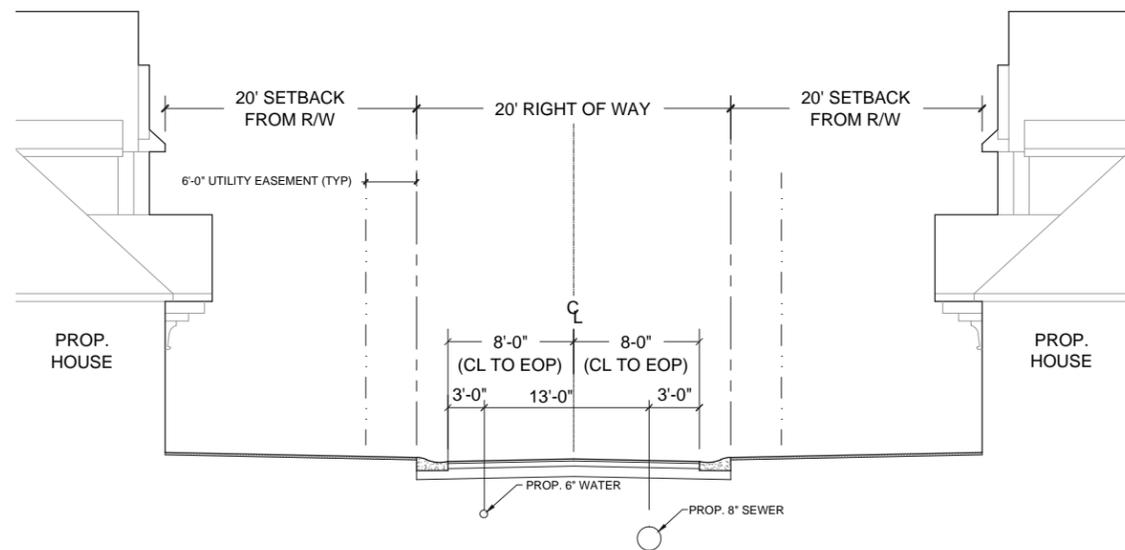
SUPERSEDED

2014-612

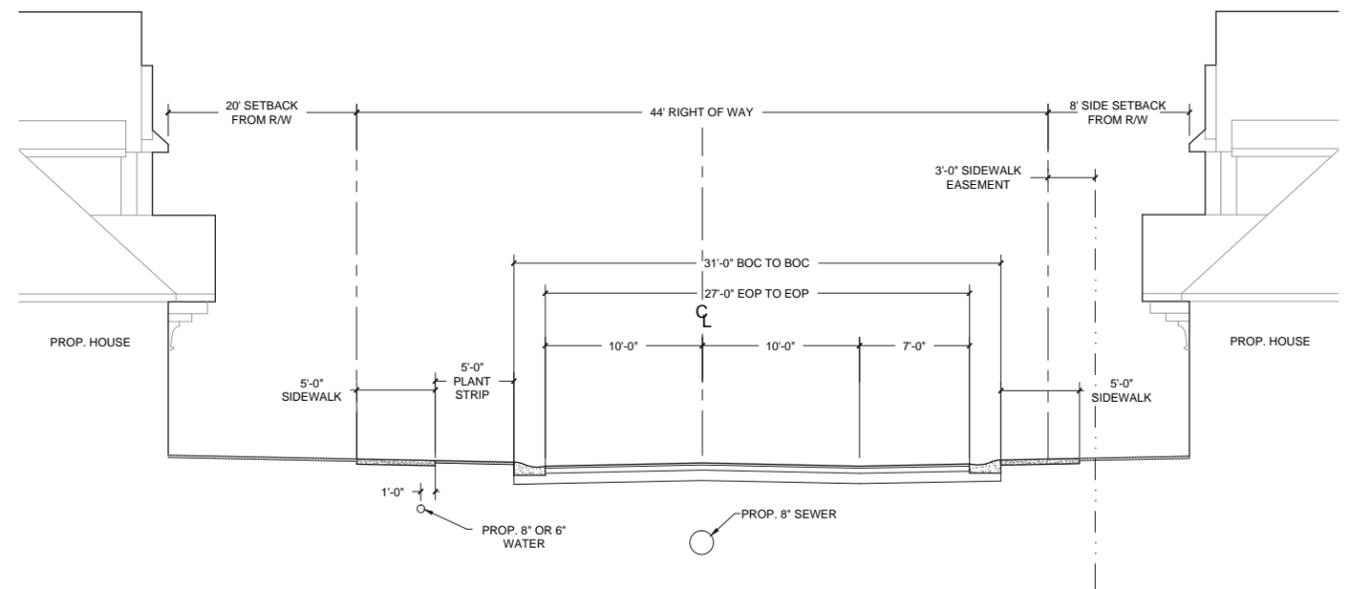
5/29/2014



SECTION
TYPICAL STREET CROSS-SECTION: 44' RIGHT OF WAY
NTS



SECTION
TYPICAL ALLEY CROSS-SECTION: 20' RIGHT OF WAY
NTS



SECTION
TYPICAL STREET CROSS-SECTION: 44' RIGHT OF WAY - PARALLEL PARKING ONE SIDE
NTS

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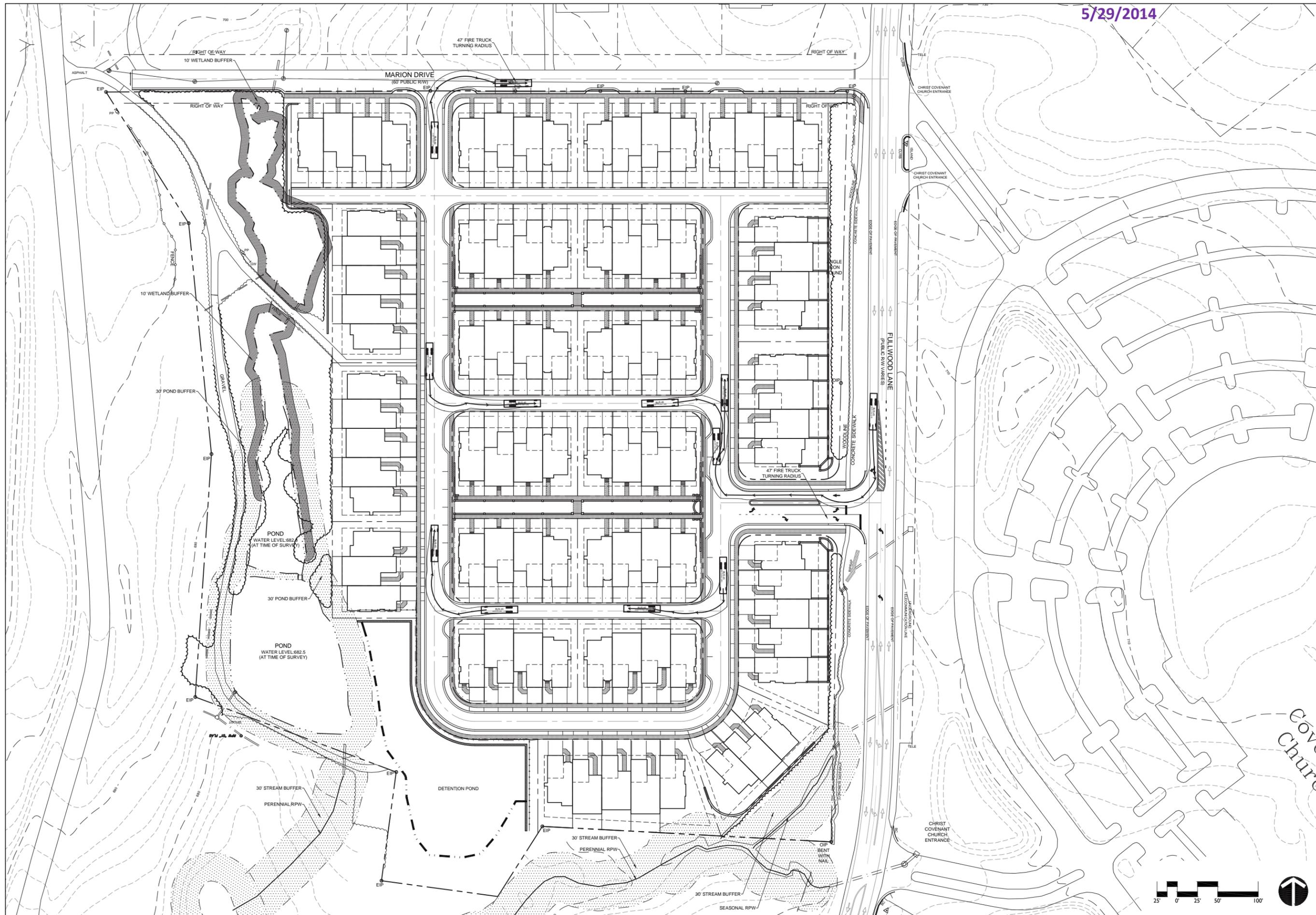
PRELIMINARY
NOT FOR
CONSTRUCTION

**EDEN HALL
SINGLE-FAMILY TOWNHOME DEVELOPMENT**
LANDTEC DEVELOPMENT, INC.
STREET CROSS-SECTIONS

REVISIONS:
4/30/14 - PER STAFF COMMENTS
5/27/14 - PER STAFF COMMENTS

DATE: APRIL 16, 2014
DESIGNED BY: TCH
DRAWN BY: TCH
CHECKED BY: MAM
SCALE: AS SHOWN
PROJECT #: 1013172

SHEET #:
RZ-5.0



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 www.LandDesign.com
 NC Eng. Firm License: C688



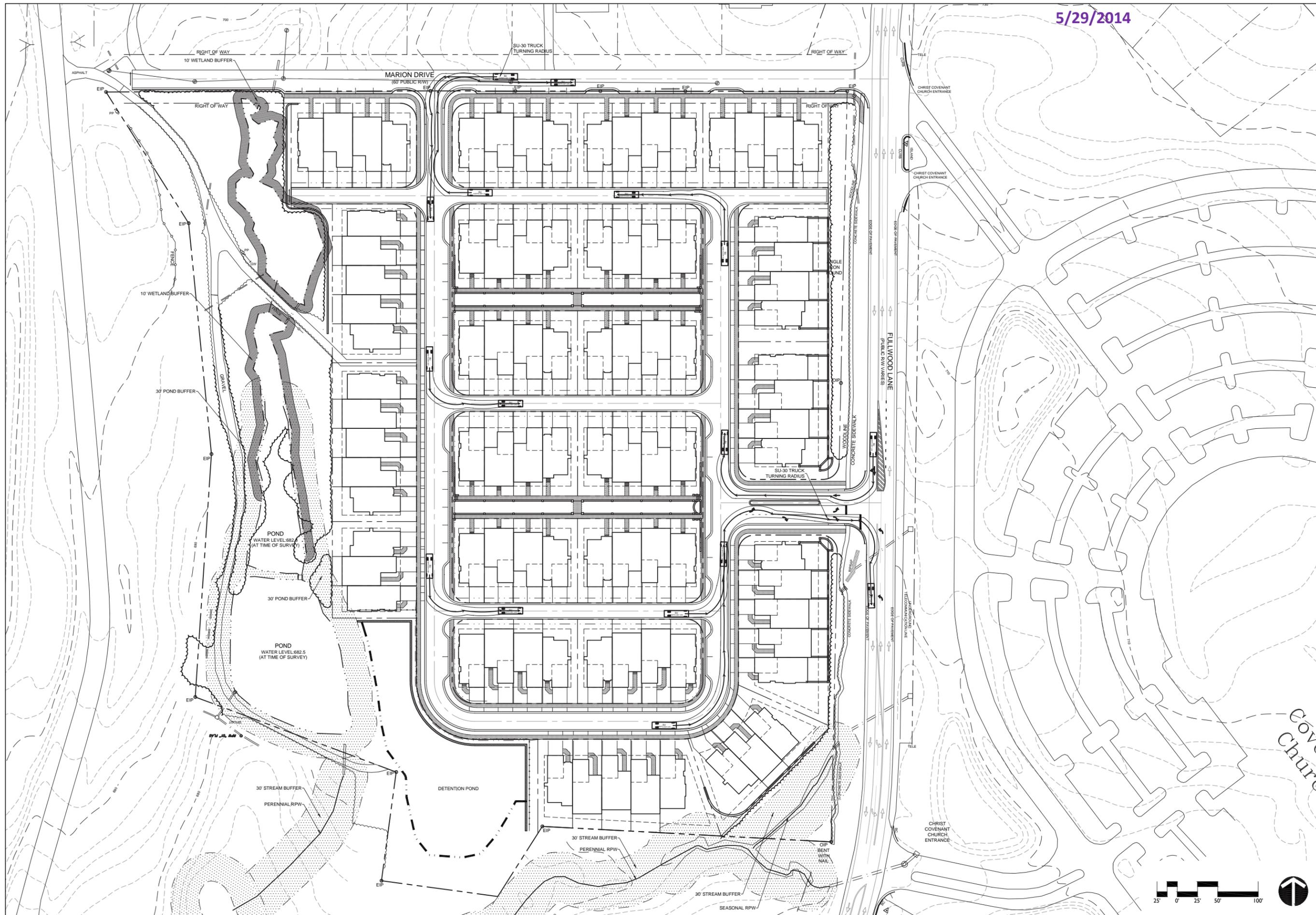
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 CONSTRUCTION

**EDENS HALL
 SINGLE-FAMILY TOWNHOME DEVELOPMENT**
 LANDTEC DEVELOPMENT, INC.
 AUTOTURN EXHIBIT

REVISIONS:
 4/30/14 - PER STAFF COMMENTS
 5/27/14 - PER STAFF COMMENTS

DATE: APRIL 16, 2014
 DESIGNED BY: MEK
 DRAWN BY: MEK
 CHECKED BY: MAM
 CUB BY: MAM
 PROJECT #: 1013172
 SHEET #:
RZ-6.0





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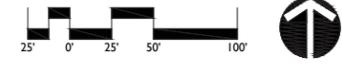


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CONSTRUCTION

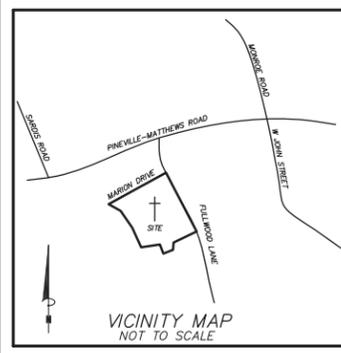
EDEN HALL
SINGLE-FAMILY TOWNHOME DEVELOPMENT
LANDTEC DEVELOPMENT, INC.
AUTOTURN EXHIBIT

REVISIONS:
4/30/14 - PER STAFF COMMENTS
5/27/14 - PER STAFF COMMENTS

DATE: APRIL 16, 2014
DESIGNED BY: MEK
DRAWN BY: MEK
CHECKED BY: MAM
CUL BY: MAM
PROJECT #: 1013172
SHEET #:
RZ-6.1

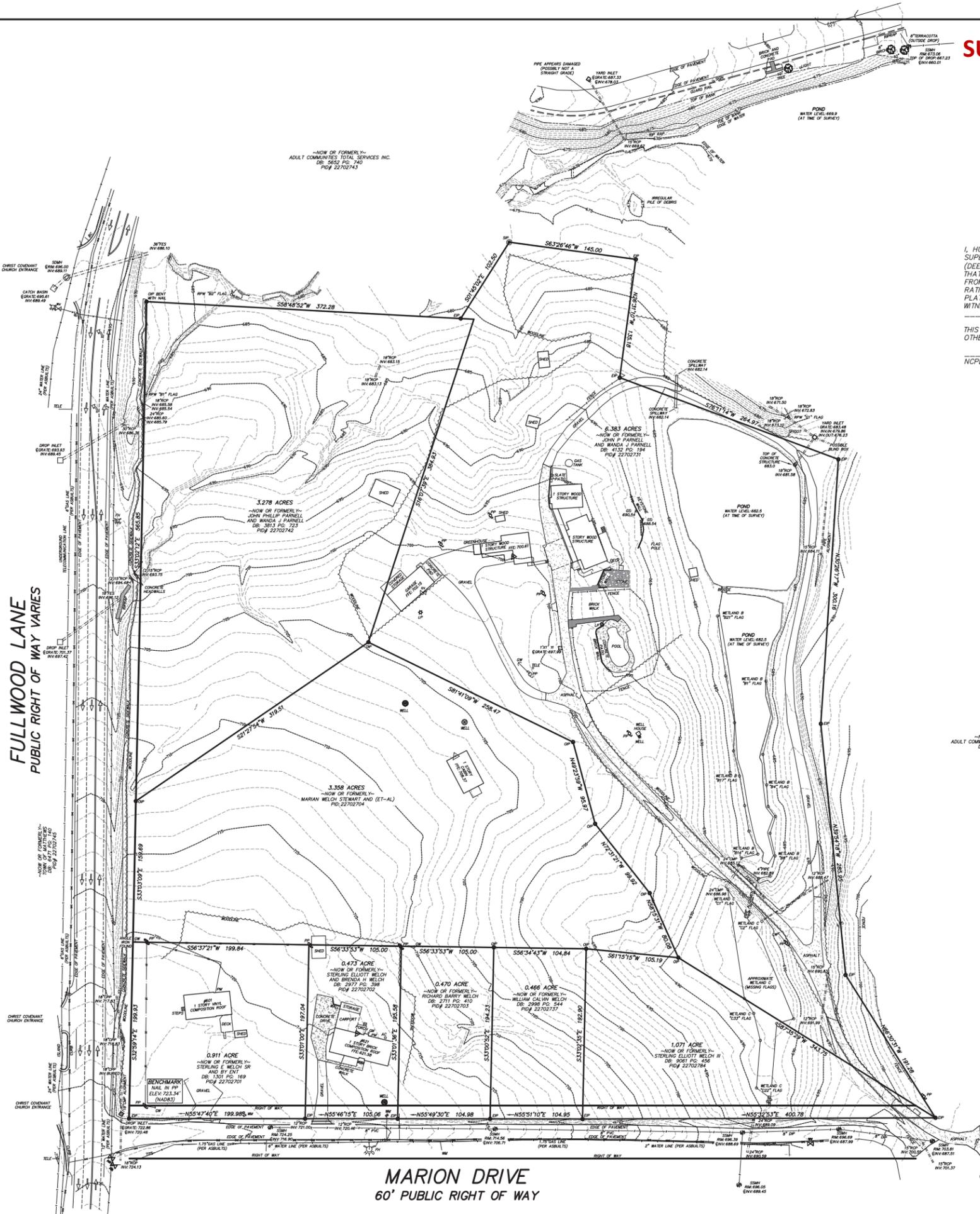


SUPERSEDED 2014-612
5/29/2014



- LEGEND:**
- EIP = EXISTING IRON PIN
 - OIP = OLD IRON PIPE
 - SIP = SET IRON PIN
 - PM = POWER METER
 - GM = GAS METER
 - AC = AIR CONDITIONING
 - TELE = TELEPHONE PEDESTAL
 - CATV = CABLE TELEVISION
 - WM = WATER METER
 - R/W = RIGHT OF WAY
 - SSMH = SANITARY SEWER MANHOLE
 - PP = POWER POLE
 - LP = LIGHT POLE
 - CO = SEWER CLEAN OUT
 - YI = YARD INLET
 - FES = FLARED END SECTION
 - CB = CATCH BASIN
 - SDE = STORM DRAINAGE EASEMENT
 - SSE = SANITARY SEWER EASEMENT
 - SDMH = STORM DRAIN MANHOLE
 - BC = BACK OF CURB
 - OE = OVERHEAD ELECTRICITY
 - CP = COVERED PORCH
 - SIP ⊙ SET IRON PIN
 - EIP ⊙ EXISTING IRON PIN
 - OIP ⊙ OLD IRON PIPE
 - CP ⊙ CALCULATED POINT
 - GV ⊙ GAS VALVE
 - WV ⊙ WATER VALVE
 - MB ⊙ MAIL BOX
 - WM ⊙ WATER METER
 - FH ⊙ FIRE HYDRANT
 - SSMH ⊙ SANITARY SEWER MANHOLE
 - SDMH ⊙ STORM DRAIN MANHOLE
 - LOCATED TREE/SHRUB
 - LP ⊙ LIGHT POLE
 - TELE ⊙ TELECOMMUNICATION BOX
 - TP ⊙ TELECOMMUNICATIONS PEDESTAL
 - PP ⊙ POWER POLE
 - BFP ⊙ BACK FLOW PREVENTOR
 - GW ⊙ GUY WIRE
 - CB ⊙ CATCH BASIN
 - DI ⊙ DROP INLET
 - FENCE
 - UNDERGROUND WATER
 - UNDERGROUND ELECTRIC
 - OVERHEAD ELECTRIC
 - SANITARY SEWER PIPE
 - UNDERGROUND GAS
 - UNDERGROUND TELECOMMUNICATIONS
 - STORM DRAIN PIPE

- NOTES:**
- IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
 - PROPERTY ZONED: R-12 & R-20 (SETBACKS ARE SUBJECT TO AN INTERPRETATION FROM THE ZONING BOARD)
 - TAX PARCEL NUMBERS ARE AS SHOWN.
 - DEED REFERENCES ARE AS SHOWN.
 - BOUNDARY SURVEY ONLY THROUGH POINTS AS SHOWN.
 - THIS PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP (FIRM) NO. 3710458000L, WITH A DATE OF IDENTIFICATION OF 3/2/09.
 - THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL RECORDED OR UNRECORDED EASEMENTS, RIGHTS-OF-WAY, OR RESTRICTIVE COVENANTS, OTHER THAN SHOWN. SURVEY MADE WITHOUT THE BENEFIT OF A TITLE EXAMINATION.
 - AREA COMPUTED BY COORDINATED METHOD.
 - NO NCGS MONUMENT FOUND WITHIN 2000'.
 - UTILITY LOCATIONS SHOWN ARE LOCATED BASED ON SITE CONDITIONS AND MARKINGS AT THE TIME OF SURVEY. CONTRACTORS ARE TO HAVE ALL UTILITIES ACCURATELY MARKED PRIOR TO CONSTRUCTION.
 - ANY CONSTRUCTION OR USE WITHIN ANY DELINEATED FLOOD AREA IS SUBJECT TO THE RESTRICTIONS IMPOSED BY THE FLOODWAY REGULATIONS.
 - THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY GPS CONTROL:
 - CLASS OF SURVEY: A-URBAN LAND SURVEY
 - POSITIONAL ACCURACY: 0.1"
 - TYPE OF GPS FIELD PROCEDURE: STATIC, ONLINE POSITION USER SERVICE
 - DATES OF SURVEY: 1/24/14
 - DATUM/EPOCH: NAD 83 (2011), EPOCH 2010
 - PUBLISHED/FIXED-CONTROL USE: CORS SITES DF6318; DF7471; DO2638; DH3838
 - GEOD MODEL: GEOD12A; NAVD88
 - COMBINED GRID FACTOR(S): 0.99957873
 - UNITS: US SURVEY FEET



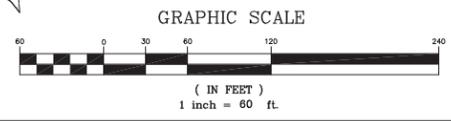
I, HUGH E. WHITE, JR., CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK _____ PAGE _____, ETC.); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK _____ PAGE _____; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:_____; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL. THIS DAY OF _____ 20____.

THIS IS TO CERTIFY THAT THIS SURVEY IS OF AN EXISTING BUILDING OR OTHER STRUCTURE, OR NATURAL FEATURES.

NCPLS #L-2646

---NOW OR FORMERLY---
ADULT COMMUNITIES TOTAL SERVICES INC.
DB: 5652 P.C. 740
P.O. 22702743

UNDERGROUND UTILITIES MARKED BY:
LYONS UTILITY LOCATING LLC
1199 JANROSE CT. NW
CONCORD, NC 28027
(704) 492-4841
LYONSLOCATE@CAROLINA.RR.COM



REVISIONS:	SCALE: 1" = 60'
2/7/14	TOPO AROUND POND
	2014 (S/MARION) (GREENBRIAR)
	2014 (M/MARION) (GREENBRIAR)
	DRAWN BY: THJW
	CHECKED BY: HW
	FIELD WORK: M.H./R.N./G.W
	FEBRUARY 4, 2014

CAROLINA SURVEYORS, INC.
P.O. BOX 267 PINEVILLE, N.C. 28134 - 0267
HUGH E. WHITE, JR., N.C.R.L.S. & S.R.L.S. 889 - 7601
CERTIFICATE OF AUTHORIZATION N.C.G.-1242 SC-886

A BOUNDARY AND TOPOGRAPHICAL SURVEY ON
MARION DRIVE
(NEAR THE INTERSECTION OF FULLWOOD)
SURVEYED FOR: GRAHAM ENTERPRISES
TOTAL AREA: 16.410 ACRES
TOWN OF MATTHEWS, MECKLENBURG COUNTY, NORTH CAROLINA

SUPERSEDED

2014-612
4-30-2014

EDEN HALL REZONING PETITION

FULLWOOD LANE AND MARION DRIVE MATTHEWS, NC 28105

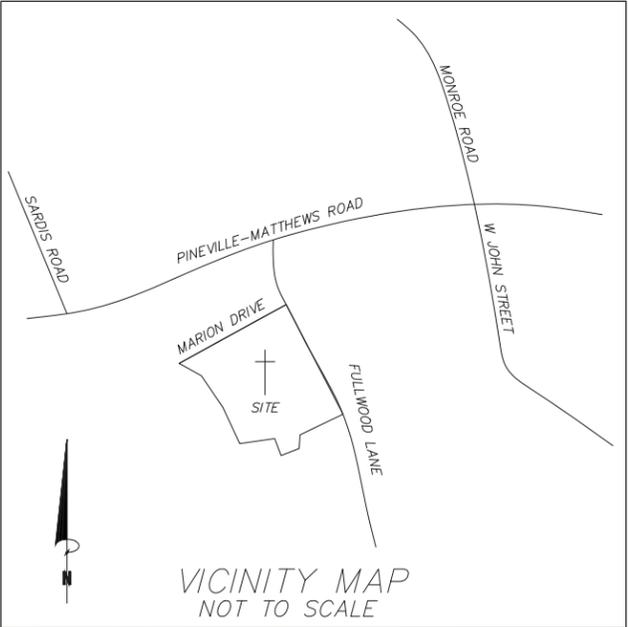
DEVELOPER
LandTec Development, Inc.
2701 Coltsgate Road
Suite 300
Charlotte, NC 28211
Contact: Mel Graham
704.552.5338
mel@grahamenterprises.org

LANDSCAPE ARCHITECT
LandDesign, Inc.
223 North Graham St.
Charlotte, NC 28202
Contact: Mark Kime, RLA
704.333.0325
mkime@landdesign.com

SURVEY
Carolina Surveyors, Inc.
307 Dover St.
Pineville, NC 28134
Contact: Thomas White
704.889.7601
tew@carolinasi.com

SHEET INDEX:

	Rezoning Submittal 2/26/14	Rezoning Re-Submittal 4/30/14
L-1.0 Cover Sheet	2/26/14	4/30/14
L-2.0 Development Standards	2/26/14	4/30/14
L-3.0 Technical Data Sheet	2/26/14	4/30/14
L-4.0 Site Plan	2/26/14	4/30/14
L-5.0 Street Cross-Sections	2/26/14	4/30/14
L-5.1 Street Cross-Sections		4/30/14
L-6.0 Autotum Exhibit	2/26/14	4/30/14
Survey	2/21/14	2/21/14



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NC Eng. Firm License: C-688



PRELIMINARY
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**EDEN HALL
SINGLE-FAMILY TOWNHOME DEVELOPMENT**
LANDTEC DEVELOPMENT, INC.
COVER SHEET

REVISIONS:
4/30/14 - PER STAFF COMMENTS

DATE: APRIL 16, 2014
DESIGNED BY: MEK
DRAWN BY: MEK
CHECKED BY: MAM
SCALE: N/A
PROJECT #: 1013172
SHEET #:

RZ-1.0

Site Development Data:

- Acreage: ± 16.41 acres
- Tax Parcel #: 22702701, 22702702, 22702703, 22702704, 22702731, 22702737, 22702742, and 22702784
- Existing Zoning: R-12 and R-20
- Proposed Zoning: R-VS (Innovative) Residential Innovative Varied Style District
- Existing Uses: Vacant and Single-Family homes.
- Proposed Uses: Uses permitted by right and under prescribed conditions together with accessory uses as allowed in the R-VS Innovative zoning district per section 153.205 of the Ordinance as more specifically described below in Section 3.
- Maximum Building Height: Building height shall be limited to 35 feet.
- Parking: As required by the Section 153.117 of the Ordinance, (2) spaces shall be provided for each dwelling unit. The Clubhouse shall be classified as a Community Recreation Center and parked at 1 space per 200 square feet of gross floor area.

1. General Provisions:

- a. **Site Location.** These Development Standards, the Technical Data Sheet, Schematic Site Plan and other graphics set forth on attached Sheets RZ-3.0, RZ-4.0, RZ-5.0 and RZ-6.0 form this rezoning plan (collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by LandTec Development, Inc ("Petitioner") to accommodate development of a residential community on an approximately 16.41 acre site located at the southwest corner of the intersection of Fullwood Lane and Marion Drive (the "Site").
- b. **Zoning Districts/Ordinance.** Development of the Site will be governed by the Rezoning Plan as well as the applicable provisions of the Town of Matthews Unified Development Ordinance (the "Ordinance"). Unless the Rezoning Plan establishes more stringent standards, (i) the regulations established under the Ordinance for the R-VS zoning classification for the Site shall govern all development taking place on the Site, subject to the Innovative Provisions provided below.
- c. **Graphics and Alterations.** The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, and other site elements set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards. The ultimate layout, locations and sizes of the development and site elements depicted on the Rezoning Plan as well as any schematic building elevations are graphic representations of the development and site elements proposed, and they may be altered or modified in accordance with the setback, yard and buffer requirements set forth on this Rezoning Plan and the Development Standards, provided, however, any such alterations and modifications shall not materially change the overall design intent depicted on the Rezoning Plan. Changes to the Rezoning Plan not permitted by the Rezoning Plan will be reviewed and approved as allowed by Section 6.207 of the Ordinance.
- d. **Number of Buildings Principal and Accessory.** Notwithstanding the number of buildings shown on the Rezoning Plan, the total number of principal buildings to be developed shall not exceed 23 Accessory buildings and structures located on the Site shall not be considered in any limitation on the number of buildings on the Site. Accessory buildings and structures will be constructed utilizing similar building materials, colors, architectural elements and designs as the principal building(s) located within the same Development Area as the accessory structure/building.

2. Innovative Provisions for R-VS Zoning District:

- a. The Petitioner hereby seeks the following Innovative Development Standards so as to target older buyers "empty-nesters" seeking features such as a master bedroom suite located on the main living level, private courtyards, lawn maintenance, and walking trails:
 - i. Public Street Frontage - Units may front onto common open space while public street frontage is provided via a public alley at the rear of the unit.
 - ii. Private Open Space - Private Open Space shall be provided for each unit and may encroach into the front, side, or rear setback for the unit.
 - iii. Reduced Setback - The front setback for units shall be reduced from 20 feet to 18 feet for front-loaded units and 12 feet for rear-loaded units in order to provide common open space between internal units.
 - iv. Right-of-Way - The proposed internal public right-of-way shall be reduced from 50 feet to 44 feet in order to maximize tree save areas at the perimeter of the site while also acting as a traffic calming measure moving through the site due to the presence of travel lanes narrower in width.
 - v. Alley Width - The proposed public alley width shall be reduced from 30 feet to 20 feet.
 - vi. Planting Strip - The proposed planting strips shall be reduced from 8 feet to 5 feet.
- b. In addition, the Petitioner reserves the right to modify the innovative provisions described above or seek other innovative development standards in the future pursuant to the applicable process set forth in the Ordinance.

3. Transportation Improvements and Access:

- I. **Proposed Improvements:**
The Petitioner plans to provide or cause to be provided on its own or in cooperation with other parties who may implement portions of the improvements, the improvements set forth below to benefit overall traffic patterns throughout the area in accordance with the following implementation provisions:
The following Transportation Improvements are also illustrated on Sheet RZ-4.0 of the Rezoning Plan.

- a. **Marion Drive:**
 - 1. Mill and repave Marion Drive to meet with Town of Matthews Development Standards as well as North Carolina Department of Transportation (NCDOT) Standards.
 - 2. Provide curb and gutter on the Site side of Marion Drive. Curb and gutter along the northern edge of Marion Drive shall be provided by others as parcels that front this public right-of-way are improved at a later date.
 - 3. Provide striping as needed to meet with the Town of Matthews Development Standards and NCDOT Standards.

4. Access:

- a. Access to the Site will be from full access intersections at Fullwood Lane and Marion Drive.
- b. The two public streets indicated within the Development Area will be designed as public streets with parallel parking in some locations.
- c. Three public alleys indicated within the Development Area shall be provided for vehicular access for those units that front on common open space or Marion Drive.
- d. All driveways shall have adequate depth to allow a vehicle to be parked without overhanging the sidewalk or obstructing the alleyway.
- e. All dwelling units proposed along Marion Drive shall have rear-loading garages from the internal alley network.
- f. The alignment of the internal public and private streets, vehicular circulation and driveways may be modified by the Petitioner to accommodate changes in traffic patterns, parking layouts and any adjustments required for approval by the North Carolina Department of Transportation in accordance with published standards so long as the street network set forth on the Rezoning Plan is not materially altered.

5. Design Guidelines:

I. Statement of Overall Design Intent:

It is intended that the plan for the Site provide a mix of three, four, and five unit townhomes with coordinated streetscape elements, landscaping, open spaces and quality building materials. The site plan for the Site will seek to emphasize pedestrian connections through the implementation of a well-connected sidewalk and trail system in and around the Site. A focal point will be developed at the entrance from Fullwood Lane to identify the community and serve as a gateway into it. To the greatest extent possible, vehicular access to units shall be placed at the rear of the unit providing an attractive building frontage along Marion Drive along with pedestrian friendly common open spaces internal to the site.

II. General Design Guidelines:

- a. The principal buildings constructed on the Site may use a variety of building materials. The building materials used for buildings will be a combination of the following: glass, brick, stone, pre-cast stone, precast concrete, cementitious siding (such as hard-plank), or wood. Vinyl as a building material will not be allowed except on windows and soffits.
- b. The Site will include a pair of publicly accessible open spaces as focal points. These focal points will include some combination of landscaping, monumentation, water feature, seating areas and/or art work features.
- c. Streetscape treatment will be a unifying element through the use of consistent paving, lighting, landscaping, and when provided site furnishings throughout the Site.
- d. Specialty pavers, stained and patterned concrete/paving or other similar means will be used to call attention to amenity areas, gathering spaces, plazas and as method of way finding.
- e. Circulation paths will be provided along the Site's Public Streets from building entries to areas of interest.

III. Fullwood Lane Design Guidelines:

- a. The Petitioner shall create an appropriately landscaped corridor along Fullwood Lane utilizing existing vegetation to the greatest extent possible to maintain the natural character of this corridor. A solid masonry wall shall be proposed along the Site frontage of Fullwood Lane to deter from highlighting the back of houses from the right of way.
- b. The Petitioner will provide an additional landscape area of variable width adjacent to Fullwood Lane as generally depicted on Sheet RZ-4.0.

V. Pedestrian Access and Circulation Design Guidelines:

- a. Along the Site's internal public streets, the Petitioner will provide a sidewalk network that links the buildings, parking areas and areas of interest on the Site with one another by way of links to sidewalks along the abutting public streets and/or other pedestrian features. The minimum width for these internal sidewalks will be five (5) feet.
 - b. A field located four foot nature trail shall be provided to connect areas of interest on the Site in order to preserve the natural character of land between points of interest where a sidewalk is not a practical means of connectivity.
- VI. Common Open Space and Amenity Areas:**
- a. The Petitioner will provide for an "Amenity Area" to be located within the Development Area in the location generally depicted on Sheet RZ-4.0 of the Rezoning Plan. The Amenity Area will be designed as a significant pedestrian focal point and an amenity for the development. The Amenity Area will include a clubhouse, parking, nature trails, landscaping, specialty paving, seating areas, and signage. Additional open space areas will also be provided as generally illustrated on Sheet RZ-4.0 of the Rezoning Plan and such areas shall include at a minimum landscaping, pedestrian walks and seating.
 - b. The open space area surrounding the water quality/storm water detention pond will be improved as an amenity area with seating areas, a naturalized path and landscaping as the adjacent portions of the Site are developed.

VII. Residential Design Guidelines

General Site Considerations

- a. Orient buildings towards primary and secondary streets to reinforce the streetscape, as shown on the provided Plans.
- b. Orient buildings in a way to enclose and define public space, open space and green space.
- c. The Petitioner reserves the right to combine or relocate building locations so long as the street frontage requirement is met.
- d. Building features such as porches, patios, stoops, front walkways and centralized doorways or breezeways shall front the public or private streets, except where ends of buildings front these streets. When ends of buildings front streets, walkways will be provided to clearly connect the building entrances with the street network.
- e. Architectural treatment shall continue on all sides of a building except as specifically noted otherwise.
- f. Address shall be posted on both front and rear of units that face both a street and an alley.

6. Environmental Features:

- a. The project will provide for storm water best management practices (BMPs) designed to meet regulatory requirements for storm water capture, treatment, volume attenuation and detention as applicable.
- b. The petitioner reserves the right to adjust the natural drainage boundaries of the site as required to meet program requirements of the development while meeting applicable storm water controls regulations as applicable. Pre-developed release rates shall be set for BMP discharge based on pre-developed natural drainage patterns.
- c. The location, size and type of storm water management systems depicted on the Rezoning Plan is subject to adjustment in order to accommodate actual storm water treatment requirements as applicable.
- d. The project shall reserve 20 percent tree save in platted tree save areas as depicted on sheet RZ-4.0. The amount of required tree save shall be calculated as the Total Land Disturbance Area (the entire identified site) minus utility easements, road rights-of-way, stormwater facilities, and existing pond features.

7. Signage:

- a. Signage as allowed by the Ordinance may be provided.

8. Lighting:

- a. All new lighting shall conform to the standards of the Ordinance.

8. Amendments to the Rezoning Plan:

- a. Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then Owner or Owners of the applicable Development Area portion of the Site affected by such amendment in accordance with the provisions herein and of the Ordinance.

9. Binding Effect of the Rezoning Application:

- a. If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under the Rezoning Plan will, unless amended in the manner provided herein and under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site or Development Areas, as applicable, and their respective heirs, devisees, personal representatives, successors in interest or assigns.

SUPERSEDED

**2014-612
4-30-2014**

LandDesign

223 N Graham Street, Charlotte, NC 28202
V: 704.333.0325 F: 704.333.2346
www.LandDesign.com
NC Eng. Firm License C-688



**PRELIMINARY
NOT FOR
CONSTRUCTION**

**EDEN HALL
SINGLE-FAMILY TOWNHOME DEVELOPMENT
LANDTEC DEVELOPMENT, INC.
DEVELOPMENT STANDARDS**

REVISIONS:
4/30/14 - PER STAFF COMMENTS

DATE: APRIL 16, 2014
DESIGNED BY: MEK
DRAWN BY: MEK
CHECKED BY: MAM
QA BY: MAM
PROJECT #: 1013172

SHEET #:
RZ-2.0

DEVELOPER: LANDTEC DEVELOPMENT, INC.
2701 COLTSGATE ROAD
SUITE 300
CHARLOTTE, NC 28211
CONTACT: MEL GRAHAM
(704) 552-5338
mel@grahamenterprises.org

EXISTING PARCEL SIZE: 16.41 ACRES (COMBINED)
40.32 ACRES TO BE DEDICATED TO MARION DRIVE RIGHT OF WAY

JURISDICTION: MATTHEWS

EXISTING ZONING: R-12 AND R-20
PROPOSED ZONING: R-VS (INNOVATIVE) RESIDENTIAL INNOVATIVE VARIED STYLE DISTRICT

PROPOSED USE: RESIDENTIAL (TOWNHOMES)
CLUBHOUSE (#2,000 SF)
90+ (NOT TO EXCEED 99)

PROPOSED DENSITY: 5.59 DUA

SUPPLEMENTAL REGULATIONS:
MINIMUM LOT AREA: 3,000 SF/DU
MINIMUM LOT WIDTH: 30 FEET/DU
MINIMUM LOT WIDTH PROPOSED: 31 FEET
MINIMUM SETBACK: 20 FEET
SETBACK PROPOSED:
-FRONT-LOADED: 18 FEET
-REAR-LOADED: 12 FEET
MINIMUM SIDE YARD: 0 FEET AND 8 FEET FOR END UNIT OPEN SIDE 20 FEET

MINIMUM REAR YARD:
MINIMUM UNOBSTRUCTED OPEN SPACE (% OF LOT) 20%
UNOBSTRUCTED OPEN SPACE PROPOSED 430.13%
MAXIMUM HEIGHT: 35 FEET
MINIMUM BUILDING SEPARATION: 16 FEET

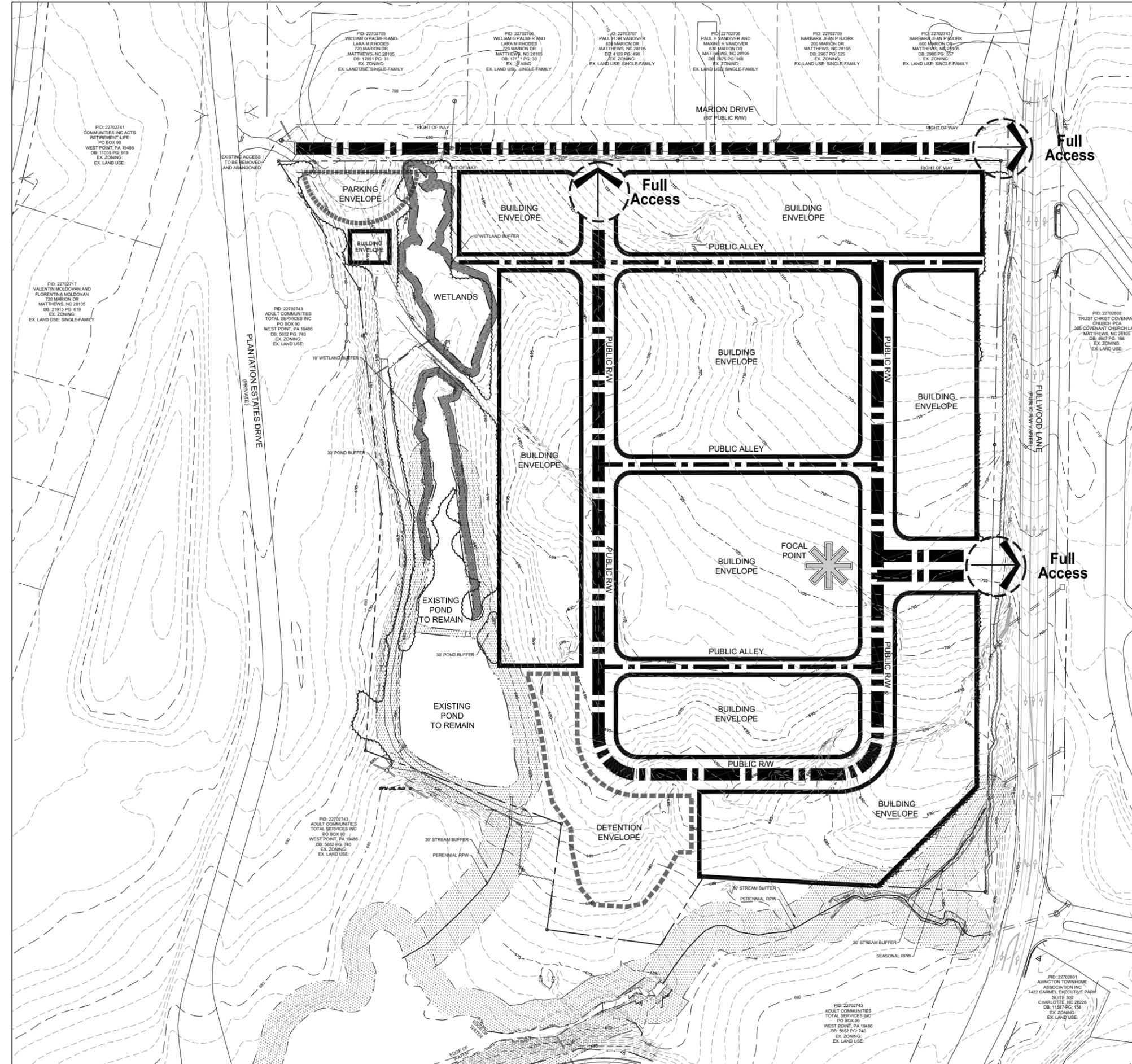
PARKING REQUIREMENTS:
RESIDENCES REQUIRED: 180 SPACES
PROVIDED: 228 SPACES
DWELLINGS PROVIDED: 228 SPACES
CLUBHOUSE REQUIRED: 10 SPACES
COMMUNITY CENTER PROVIDED: 1 SPACE PER 200 SF 14 SPACES

TREE CANOPY CALCULATIONS:
TOTAL LAND DISTURBANCE AREA: 714,812.69 SF
ROAD RIGHTS OF WAY: 123,200.11 SF
PONDS: 28,439.34 SF
PROPOSED STORMWATER FACILITIES: 38,420.69 SF
NET LAND DISTURBANCE AREA: 524,752.55 SF
TREE CANOPY REQUIRED: 104,950.51 SF (20.00%)
TREE CANOPY PROVIDED: 95,633.40 SF (18.22%)
DEFICIT: 9,317.11 SF (0.21 AC.)
MITIGATION REQUIRED (36 TREES AC): 8 TREES

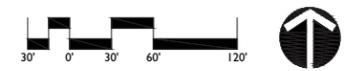


PRELIMINARY NOT FOR CONSTRUCTION

EDEN HALL SINGLE-FAMILY TOWNHOME DEVELOPMENT
LANDTEC DEVELOPMENT, INC.
TECHNICAL DATA SHEET



PARCEL NUMBER	OWNER	MAILING ADDRESS	CITY	STATE	ZIP	DEED	PAGE	ACQUIRED
22702701	STERLING E SR WELCH BY ENT	601 MARION DRIVE	MATTHEWS	NC	28105	1301	169	1/1/1975
22702702	STERLING ELLIOTT WELCH	621 MARION DRIVE	MATTHEWS	NC	28105	2977	398	1/1/1975
22702703	RICHARD BARRY WELCH	911 SHERRILWOOD DRIVE	GREENSBORO	NC	27406	2711	410	1/1/1975
22702704	MARIAN WELCH STEWART ET-AL	621 MARION DRIVE	MATTHEWS	NC	28105	NA	NA	NA
22702731	JOHN P PARNELL WANDA J PARNELL	P.O. BOX 1153	MATTHEWS	NC	28106	4132	194	11/22/1978
22702737	WILLIAM CALVIN WELCH	P.O. BOX 491	MIDLAND	NC	28107	2998	544	1/1/1975
22702742	JOHN PHILLIP PARNELL WANDA J PARNELL	P.O. BOX 1153	MATTHEWS	NC	28106	3813	723	1/2/1976
22702784	STERLING ELLIOTT WELCH III	621 MARION DRIVE	MATTHEWS	NC	28105	9061	456	5/16/1997



DATE: APRIL 16, 2014
DESIGNED BY: MEK
DRAWN BY: MEK
CHECKED BY: MAM
QC BY: MAM
PROJECT #: 1013172
SHEET #: RZ-3.0

DEVELOPER: LANDTEC DEVELOPMENT, INC.
2701 COLTSGATE ROAD
SUITE 300
CHARLOTTE, NC 28211
CONTACT: MEL GRAHAM
(704) 552-5338
mel@grahamenterprises.org

EXISTING PARCEL SIZE: 16.41 ACRES (COMBINED)
40.32 ACRES TO BE DEDICATED TO MARION DRIVE RIGHT OF WAY

JURISDICTION: MATTHEWS

EXISTING ZONING: R-12 AND R-20
PROPOSED ZONING: RESIDENTIAL INNOVATIVE VARIED STYLE DISTRICT

PROPOSED USE: RESIDENTIAL (TOWNHOMES)
CLUBHOUSE (42,000 SF)
90+ (NOT TO EXCEED 99)

PROPOSED DENSITY: 5.59 DU/A

SUPPLEMENTAL REGULATIONS:
MINIMUM LOT AREA: 3,000 SF/DU
MINIMUM LOT WIDTH: 30 FEET/DU
MINIMUM LOT WIDTH PROPOSED: 31 FEET
MINIMUM SETBACK: 20 FEET
SETBACK PROPOSED:
-FRONT-LOADED: 18 FEET
-REAR-LOADED: 12 FEET
MINIMUM SIDE YARD: 0 FEET AND 8 FEET FOR END UNIT OPEN SIDE
20 FEET

MINIMUM REAR YARD:
MINIMUM UNOBSTRUCTED OPEN SPACE (% OF LOT): 20%
UNOBSTRUCTED OPEN SPACE PROPOSED: 430.13%
MAXIMUM HEIGHT: 35 FEET
MINIMUM BUILDING SEPARATION: 16 FEET

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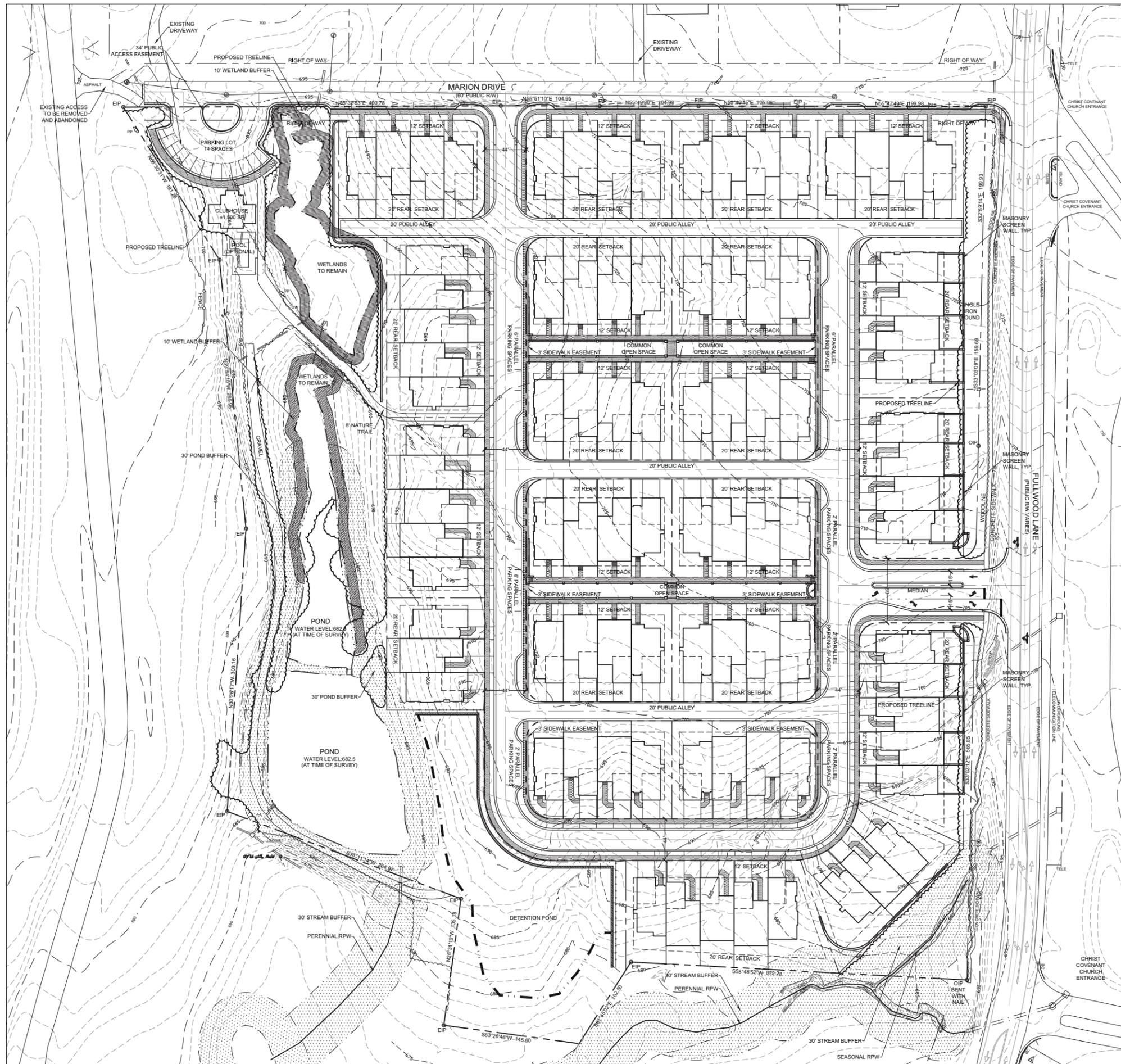


223 N Graham Street
Charlotte, NC 28202
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www.LandDesign.com
NC Eng. Firm License: C068



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**EDEN HALL
SINGLE-FAMILY TOWNHOME DEVELOPMENT**
LANDTEC DEVELOPMENT, INC.
SITE PLAN



PARCELS TO BE COMBINED									
PARCEL NUMBER	OWNER	MAILING ADDRESS	CITY	STATE	ZIP	DEED	PAGE	ACQUIRED	
22702701	STERLING E SR WELCH BY ENT	601 MARION DRIVE	MATTHEWS	NC	28105	1301	169	1/1/1975	
22702702	STERLING ELLIOTT WELCH	621 MARION DRIVE	MATTHEWS	NC	28105	2977	398	1/1/1975	
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22702784	JOHN PHILLIP PARNELL WANDA J PARNELL	621 MARION DRIVE	MATTHEWS	NC	28105	9061	456	5/16/1997	

REVISIONS:
4/30/14 - PER STAFF COMMENTS

DATE: APRIL 16, 2014
DRAWN BY: MEK
CHECKED BY: MAM
CUB BY: MAM
PROJECT #: 1013172
SHEET #:
RZ-4.0

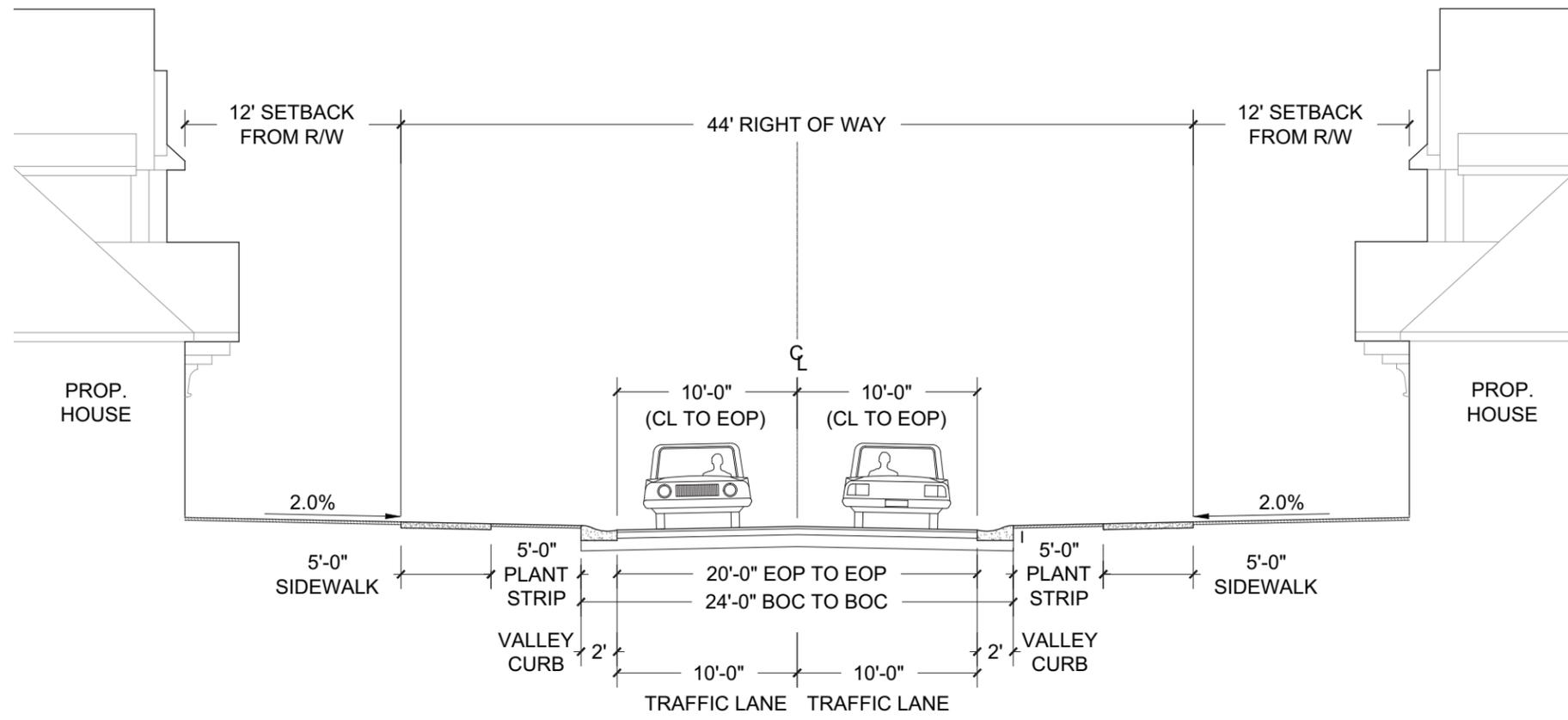


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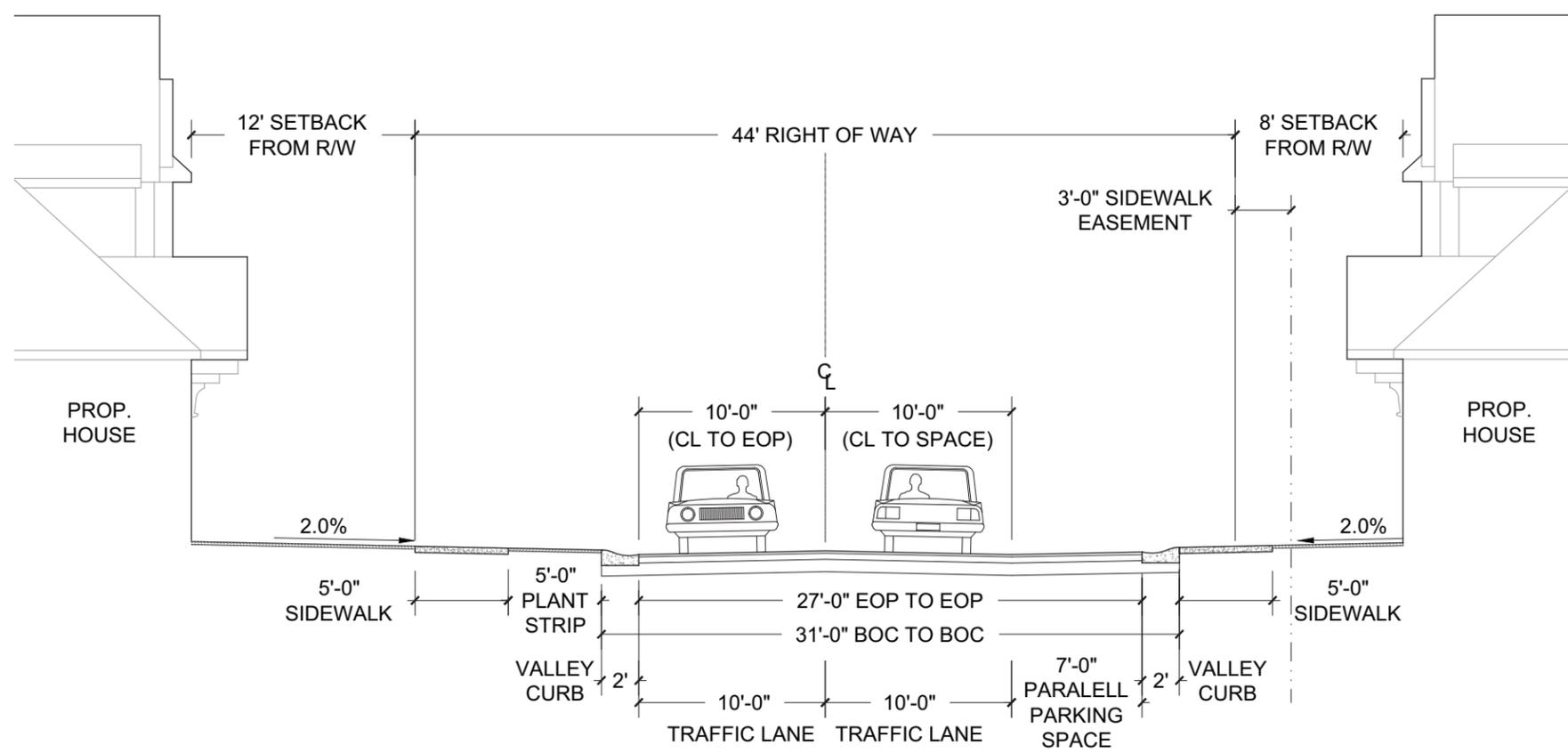
**EDEN HALL
SINGLE-FAMILY TOWNHOME DEVELOPMENT**
LANDTEC DEVELOPMENT, INC.
STREET CROSS-SECTIONS

REVISIONS:
4/30/14 - PER STAFF COMMENTS

DATE: APRIL 16, 2014
DESIGNED BY: MEK
DRAWN BY: MEK
CHECKED BY: MAM
SCALE: N/A
PROJECT #: 1013172
SHEET #:
RZ-5.0

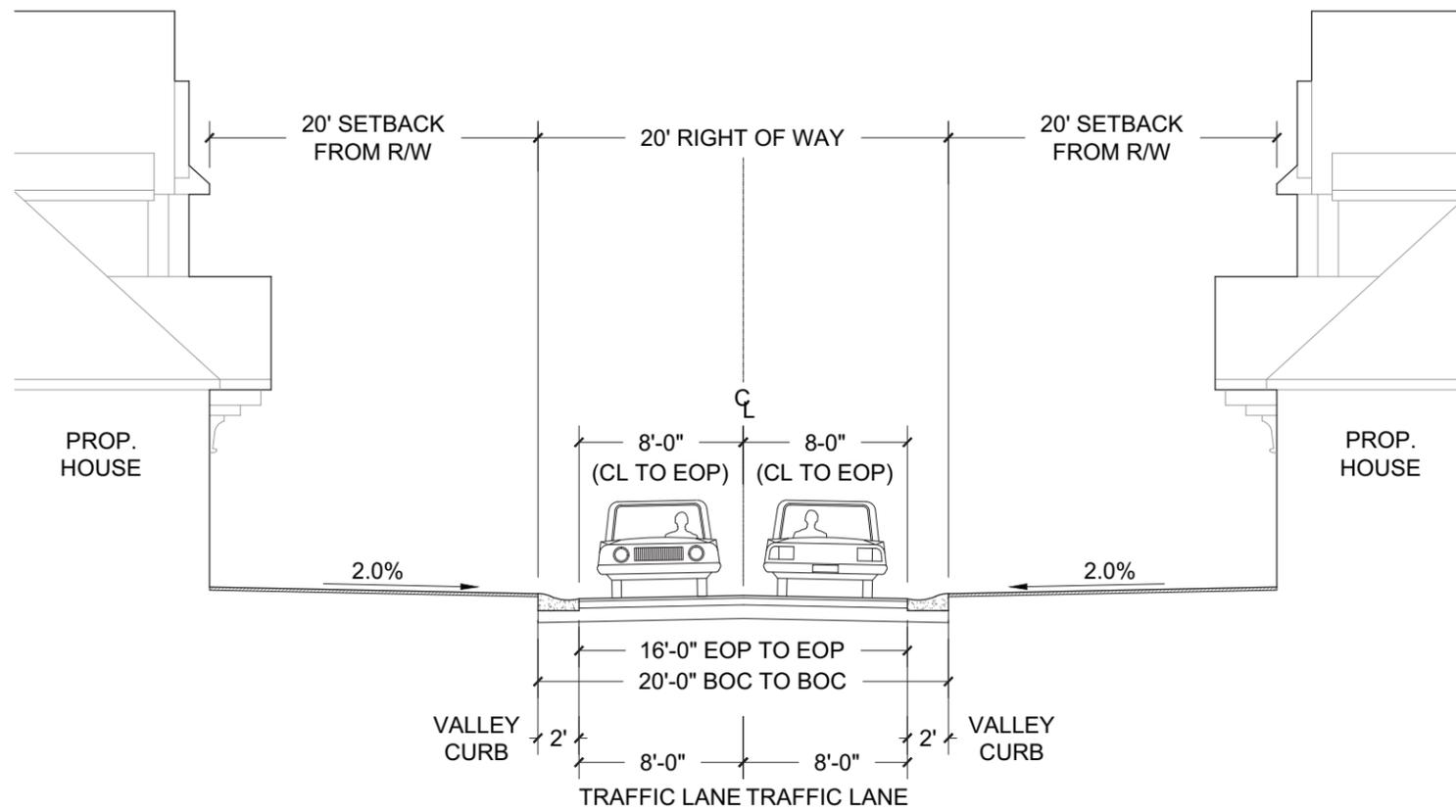


1 TYPICAL STREET CROSS-SECTION: 44' RIGHT OF WAY
RZ-5.0 SECTION NTS



2 TYPICAL STREET CROSS-SECTION: 44' RIGHT OF WAY - PARALLEL PARKING ONE SIDE
RZ-5.0 SECTION NTS

SUPERSEDED 2014-612
4-30-2014



1 TYPICAL ALLEY CROSS-SECTION: 20' RIGHT OF WAY
RZ-5.1 SECTION

NTS

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EDEN HALL
SINGLE-FAMILY TOWNHOME DEVELOPMENT
LANDTEC DEVELOPMENT, INC.
STREET CROSS-SECTION

REVISIONS:
4/30/14 - PER STAFF COMMENTS

DATE: APRIL 16, 2014
DESIGNED BY: MEK
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CHECKED BY: MAM
SCALE: N/A
PROJECT #: 1013172

SHEET #:
RZ-5.1



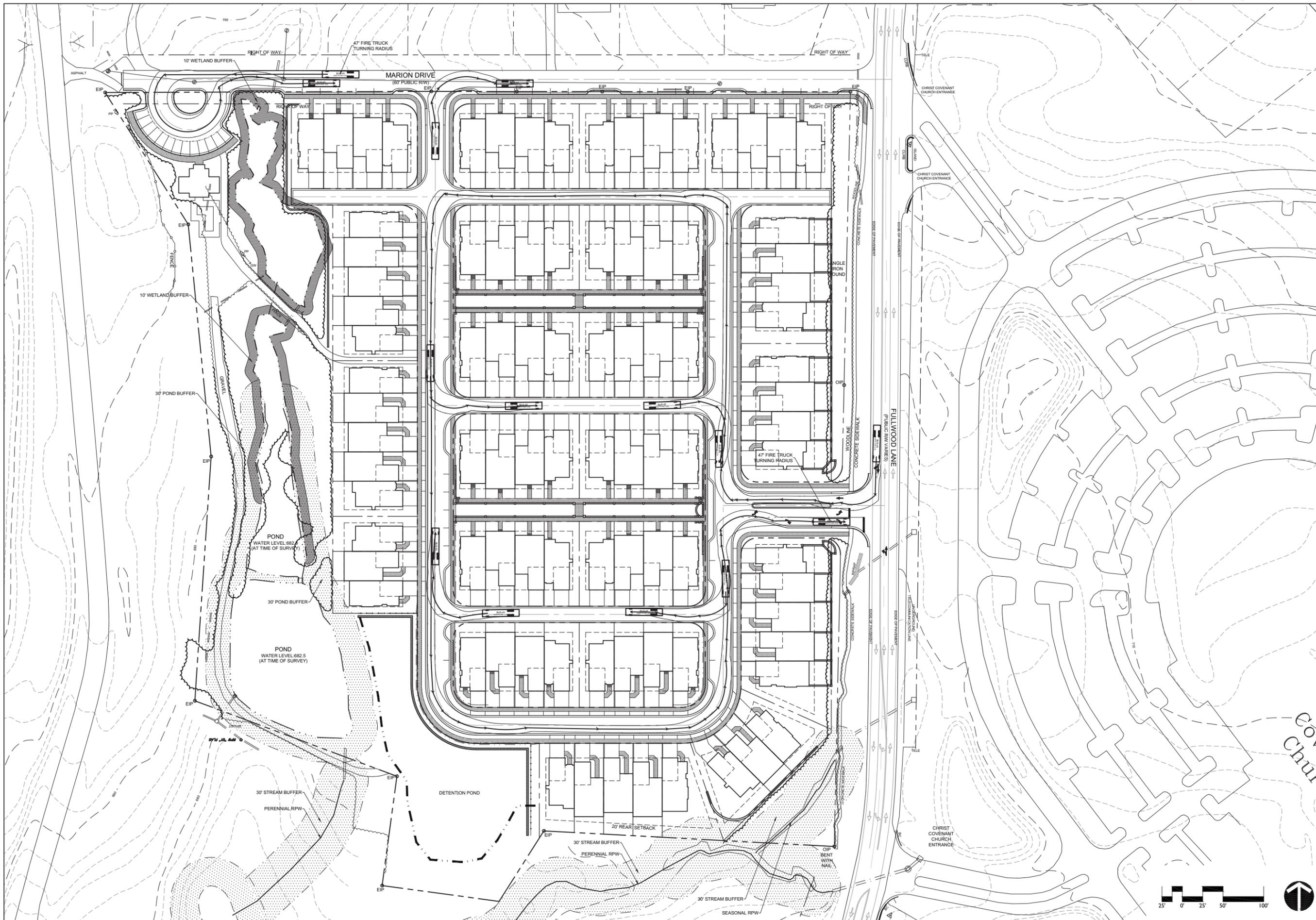
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**EDEN HALL
SINGLE-FAMILY TOWNHOME DEVELOPMENT**
LANDTEC DEVELOPMENT, INC.
AUTOTURN EXHIBIT

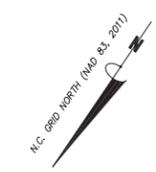
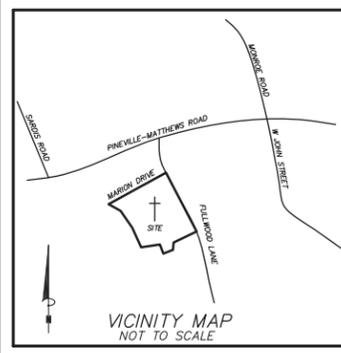
REVISIONS:
4/30/14 - PER STAFF COMMENTS

DATE: APRIL 16, 2014
DESIGNED BY: MEK
DRAWN BY: MEK
CHECKED BY: MAM
CUB BY: MAM
PROJECT #: 1013172

SHEET #:
RZ-6.0

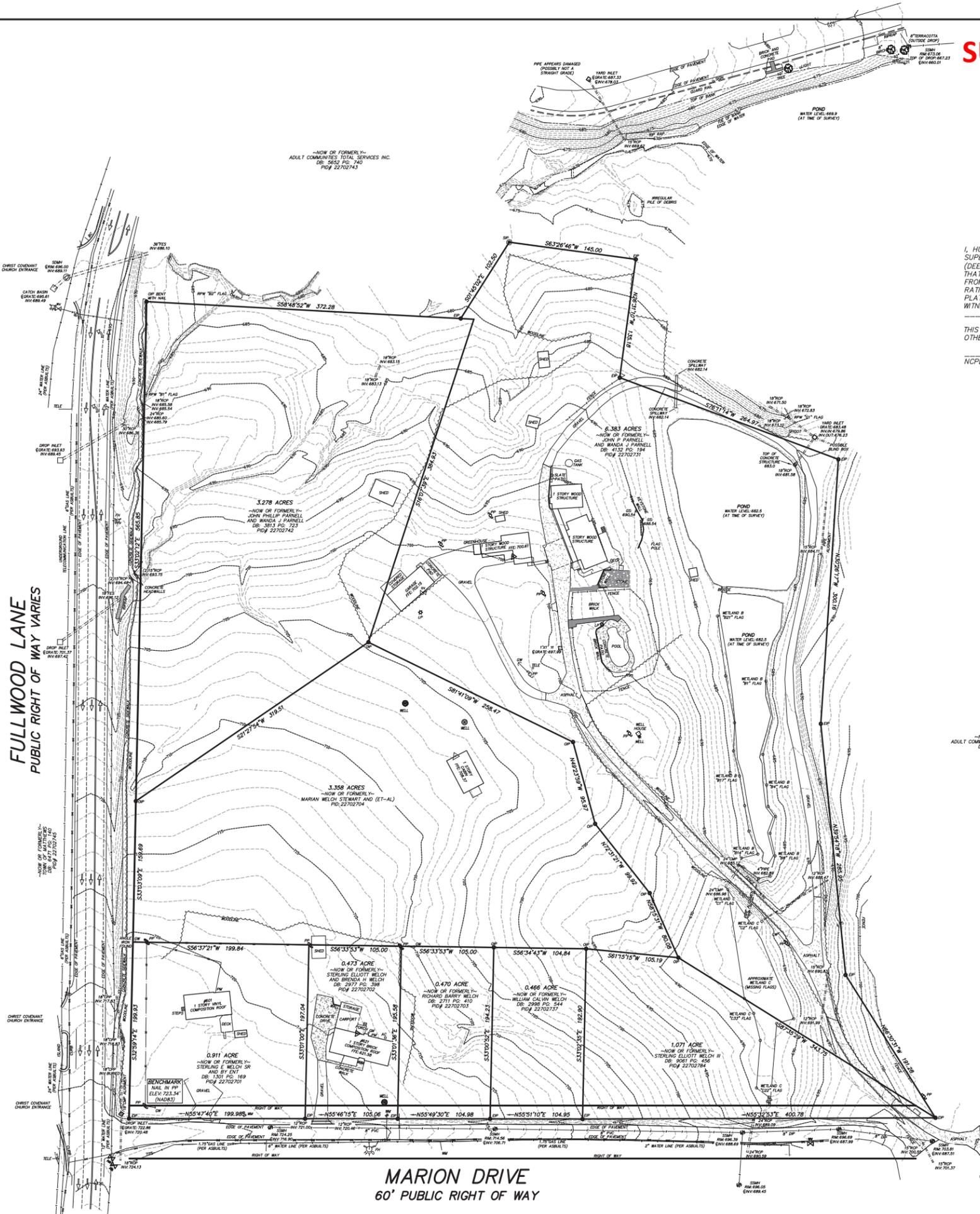


SUPERSEDED 2014-612
4-30-2014



- LEGEND:**
- EIP = EXISTING IRON PIN
 - OIP = OLD IRON PIPE
 - SIP = SET IRON PIN
 - PM = POWER METER
 - GM = GAS METER
 - AC = AIR CONDITIONING
 - TELE = TELEPHONE PEDESTAL
 - CATV = CABLE TELEVISION
 - WM = WATER METER
 - R/W = RIGHT OF WAY
 - SSMH = SANITARY SEWER MANHOLE
 - PP = POWER POLE
 - LP = LIGHT POLE
 - CO = SEWER CLEAN OUT
 - YI = YARD INLET
 - FES = FLARED END SECTION
 - CB = CATCH BASIN
 - SDE = STORM DRAINAGE EASEMENT
 - SSE = SANITARY SEWER EASEMENT
 - SDMH = STORM DRAIN MANHOLE
 - BC = BACK OF CURB
 - OE = OVERHEAD ELECTRICITY
 - CP = COVERED PORCH
 - SIP ⊙ SET IRON PIN
 - EIP ⊙ EXISTING IRON PIN
 - OIP ⊙ OLD IRON PIPE
 - CP ⊙ CALCULATED POINT
 - GV ⊙ GAS VALVE
 - WV ⊙ WATER VALVE
 - MB ⊙ MAIL BOX
 - WM ⊙ WATER METER
 - FH ⊙ FIRE HYDRANT
 - SSMH ⊙ SANITARY SEWER MANHOLE
 - SDMH ⊙ STORM DRAIN MANHOLE
 - LOCATED TREE/SHRUB
 - LP ⊙ LIGHT POLE
 - TELE ⊙ TELECOMMUNICATION BOX
 - TP ⊙ TELECOMMUNICATIONS PEDESTAL
 - PP ⊙ POWER POLE
 - BFP ⊙ BACK FLOW PREVENTOR
 - GW ⊙ GUY WIRE
 - CB ⊙ CATCH BASIN
 - DI ⊙ DROP INLET
 - FENCE
 - UNDERGROUND WATER
 - UNDERGROUND ELECTRIC
 - OVERHEAD ELECTRIC
 - SANITARY SEWER PIPE
 - UNDERGROUND GAS
 - UNDERGROUND TELECOMMUNICATIONS
 - STORM DRAIN PIPE

- NOTES:**
- IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
 - PROPERTY ZONED: R-12 & R-20 (SETBACKS ARE SUBJECT TO AN INTERPRETATION FROM THE ZONING BOARD)
 - TAX PARCEL NUMBERS ARE AS SHOWN.
 - DEED REFERENCES ARE AS SHOWN.
 - BOUNDARY SURVEY ONLY THROUGH POINTS AS SHOWN.
 - THIS PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP (FIRM) NO. 3710458000L, WITH A DATE OF IDENTIFICATION OF 3/2/09.
 - THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL RECORDED OR UNRECORDED EASEMENTS, RIGHTS-OF-WAY, OR RESTRICTIVE COVENANTS, OTHER THAN SHOWN. SURVEY MADE WITHOUT THE BENEFIT OF A TITLE EXAMINATION.
 - AREA COMPUTED BY COORDINATED METHOD.
 - NO NCGS MONUMENT FOUND WITHIN 2000'.
 - UTILITY LOCATIONS SHOWN ARE LOCATED BASED ON SITE CONDITIONS AND MARKINGS AT THE TIME OF SURVEY. CONTRACTORS ARE TO HAVE ALL UTILITIES ACCURATELY MARKED PRIOR TO CONSTRUCTION.
 - ANY CONSTRUCTION OR USE WITHIN ANY DELINEATED FLOOD AREA IS SUBJECT TO THE RESTRICTIONS IMPOSED BY THE FLOODWAY REGULATIONS.
 - THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY GPS CONTROL:
 - CLASS OF SURVEY: A-URBAN LAND SURVEY
 - POSITIONAL ACCURACY: 0.1"
 - TYPE OF GPS FIELD PROCEDURE: STATIC, ONLINE POSITION USER SERVICE
 - DATES OF SURVEY: 1/24/14
 - DATUM/EPOCH: NAD 83 (2011), EPOCH 2010
 - PUBLISHED/FIXED-CONTROL USE: CORS SITES DF6318; DF7471; DO2638; DH3838
 - GEOD MODEL: GEOD12A; NAVD88
 - COMBINED GRID FACTOR(S): 0.99957873
 - UNITS: US SURVEY FEET



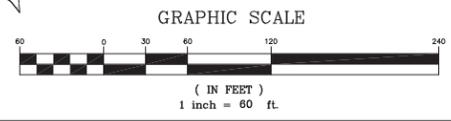
I, HUGH E. WHITE, JR., CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK _____ PAGE _____, ETC.); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK _____ PAGE _____; THAT THE RATIO OF PRECISION AS CALCULATED IS 1: _____; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL. THIS DAY OF _____ 20____.

THIS IS TO CERTIFY THAT THIS SURVEY IS OF AN EXISTING BUILDING OR OTHER STRUCTURE, OR NATURAL FEATURES.

NCPLS #L-2646

-NOW OR FORMERLY-
ADULT COMMUNITIES TOTAL SERVICES INC.
DB: 5652 P.C. 740
P.O.# 22702743

UNDERGROUND UTILITIES MARKED BY:
LYONS UTILITY LOCATING LLC
1199 JANROSE CT. NW
CONCORD, NC 28027
(704) 492-4841
LYONSLOCATE@CAROLINA.RR.COM



MARION DRIVE
60' PUBLIC RIGHT OF WAY

REVISIONS:	SCALE: 1" = 60'
TOPO AROUND POND	2014 (S/MARION) (GREENBRIAR)
	2014 (M/MARION) (GREENBRIAR)
	DRAWN BY: THJW
	CHECKED BY: HW
	FIELD WORK: M.H./R.N./G.W.
	FEBRUARY 4, 2014
DATE	2/7/14

CAROLINA SURVEYORS, INC.
P.O. BOX 267 PINEVILLE, N.C. 28134 - 0267
HUGH E. WHITE, JR., N.C.R.L.S. & S.R.L.S. 889 - 7601
CERTIFICATE OF AUTHORIZATION N.C.G.-1242 SC-886

A BOUNDARY AND TOPOGRAPHICAL SURVEY ON
MARION DRIVE
(NEAR THE INTERSECTION OF FULLWOOD)
SURVEYED FOR: GRAHAM ENTERPRISES
TOTAL AREA: 16.410 ACRES
TOWN OF MATTHEWS, MECKLENBURG COUNTY, NORTH CAROLINA

EDEN HALL REZONING PETITION

FULLWOOD LANE AND MARION DRIVE
MATTHEWS, NC 28105



223 N Graham Street, Charlotte, NC 28202
V: 704.333.0325 F: 704.332.3246
www.LandDesign.com



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NOT FOR
CONSTRUCTION

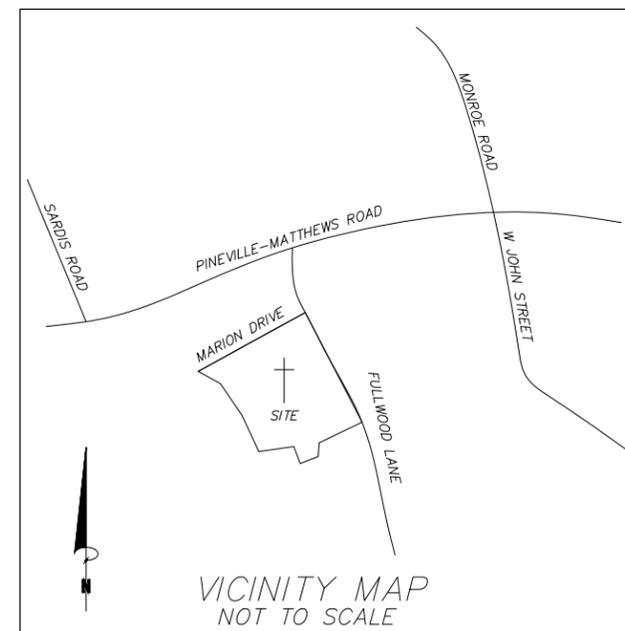
DEVELOPER
LandTec Development, Inc.
2701 Coltsgate Road
Suite 300
Charlotte, NC 28211
Contact: Mel Graham
704.552.5338
mel@grahamenterprises.org

LANDSCAPE ARCHITECT
LandDesign, Inc.
223 North Graham St.
Charlotte, NC 28202
Contact: Mark Kime, RLA
704.333.0325
mkime@landdesign.com

SURVEY
Carolina Surveyors, Inc.
307 Dover St.
Pineville, NC 28134
Contact: Thomas White
704.889.7601
tew@carolinasi.com

SHEET INDEX:

	Re zoning Submittal 2/26/14
L-1.0 Cover Sheet	2/26/14
L-2.0 Development Standards	2/26/14
L-3.0 Technical Data Sheet	2/26/14
L-4.0 Site Plan	2/26/14
L-5.0 Street Cross-Sections	2/26/14
L-6.0 Autotum Exhibit	2/26/14
Survey	2/21/14



**EDEN HALL
MULTI-FAMILY TOWNHOME DEVELOPMENT**
LANDTEC DEVELOPMENT, INC.
COVER SHEET

REVISIONS:

DATE: FEBRUARY 26, 2014
DESIGNED BY: MEK
DRAWN BY: MEK
CHECKED BY: MAM
QA BY: MAM
PROJECT #: 1013172
SHEET #:

RZ-1.0

Eden Hall
Development Standards
02/26/14

Site Development Data:

- Acreage: ± 16.41 acres
- Tax Parcel #: 22702701, 22702702, 22702703, 22702704, 22702731, 22702737, 22702742, and 22702784
- Existing Zoning: R-12 and R-20
- Proposed Zoning: R-VS (Innovative) Residential Innovative Varied Style District
- Existing Uses: Vacant and Single-Family homes.
- Proposed Uses: Uses permitted by right and under prescribed conditions together with accessory uses as allowed in the R-VS Innovative zoning district per section 153.205 of the Ordinance as more specifically described below in Section 3.
- Maximum Building Height: Building height shall be limited to 35 feet.
- Parking: As required by the Section 153.117 of the Ordinance. 2.25 spaces shall be provided for each multi-family dwelling in excess of 1,250 square feet. The Clubhouse shall be classified as a Community Recreation Center and parked at 1 space per 200 square feet of gross floor area.

1. General Provisions:

- a. **Site Location.** These Development Standards, the Technical Data Sheet, Schematic Site Plan and other graphics set forth on attached Sheets RZ-3.0, RZ-4.0, RZ-5.0 and RZ-6.0 form this rezoning plan (collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by LandTec Development, Inc ("Petitioner") to accommodate development of a multi-family residential community on an approximately 16.41 acre site located at the southwest corner of the intersection of Fullwood Lane and Marion Drive (the "Site").
- b. **Zoning Districts/Ordinance.** Development of the Site will be governed by the Rezoning Plan as well as the applicable provisions of the Town of Matthews Unified Development Ordinance (the "Ordinance"). Unless the Rezoning Plan establishes more stringent standards, (i) the regulations established under the Ordinance for the R-VS zoning classification for the Site shall govern all development taking place on the Site, subject to the Innovative Provisions provided below.
- c. **Graphics and Alterations.** The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, and other site elements set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards. The ultimate layout, locations and sizes of the development and site elements depicted on the Rezoning Plan as well as any schematic building elevations are graphic representations of the development and site elements proposed, and they may be altered or modified in accordance with the setback, yard and buffer requirements set forth on this Rezoning Plan and the Development Standards, provided, however, any such alterations and modifications shall not materially change the overall design intent depicted on the Rezoning Plan. Changes to the Rezoning Plan not permitted by the Rezoning Plan will be reviewed and approved as allowed by Section 6.207 of the Ordinance.
- d. **Number of Buildings Principal and Accessory.** Notwithstanding the number of buildings shown on the Rezoning Plan, the total number of principal buildings to be developed shall not exceed 23 Accessory buildings and structures located on the Site shall not be considered in any limitation on the number of buildings on the Site. Accessory buildings and structures will be constructed utilizing similar building materials, colors, architectural elements and designs as the principal building(s) located within the same Development Area as the accessory structure/building.

2. Innovative Provisions for R-VS Zoning District

- a. The Petitioner hereby seeks the following Innovative Development Standards so as to target older buyers "empty-nesters" seeking features such as a master bedroom suite located on the main living level, private courtyards, lawn maintenance, and walking trails:
 - i. Public Street Frontage - Units may front onto common open space while public street frontage is provided via a public alley at the rear of the unit.
 - ii. Private Open Space - Private Open Space shall be provided for each unit and may encroach into the front, side, or rear setback for the unit.
 - iii. Reduced Setback - The front setback for units shall be reduced from 20 feet to 12 feet in order to provide common open space between internal units.
 - iv. Right-of-Way - The proposed internal public right-of-way shall be reduced from 50 feet to 44 feet in order to maximize tree save areas at the perimeter of the site while also acting as a traffic calming measure moving through the site due to the presence of travel lanes narrower in width.
- b. In addition, the Petitioner reserves the right to modify the innovative provisions described above or seek other innovative development standards in the future pursuant to the applicable process set forth in the Ordinance.

3. Transportation Improvements and Access:

- I. **Proposed Improvements:**
The Petitioner plans to provide or cause to be provided on its own or in cooperation with other parties who may implement portions of the improvements, the improvements set forth below to benefit overall traffic patterns throughout the area in accordance with the following implementation provisions:
The following Transportation Improvements are also illustrated on Sheet RZ-4.0 of the Rezoning Plan.

- a. **Marion Drive:**
 - 1. Mill and repave Marion Drive to meet with Town of Matthews Development Standards as well as North Carolina Department of Transportation (NCDOT) Standards.
 - 2. Provide curb and gutter on the Site side of Marion Drive. Curb and gutter along the northern edge of Marion Drive shall be provided by others as parcels that front this public right-of-way are improved at a later date.
 - 3. Provide striping as needed to meet with the Town of Matthews Development Standards and NCDOT Standards.

4. Access.

- a. Access to the Site will be from full access intersections at Fullwood Lane and Marion Drive.
- b. The two public streets indicated within the Development Area will be designed as public streets with parallel parking in some locations.
- c. Three public alleys indicated within the Development Area shall be provided for vehicular access for those units that front on common open space or Marion Drive.
- d. The alignment of the internal public and private streets, vehicular circulation and driveways may be modified by the Petitioner to accommodate changes in traffic patterns, parking layouts and any adjustments required for approval by the North Carolina Department of Transportation in accordance with published standards so long as the street network set forth on the Rezoning Plan is not materially altered.

5. Design Guidelines:

I. Statement of Overall Design Intent.

It is intended that the site plan for the Site provide a mix of three, four, and five unit multi-family townhomes with coordinated streetscape elements, landscaping, open spaces and quality building materials. The site plan for the Site will seek to emphasize pedestrian connections through the implementation of a well-connected sidewalk and trail system in and around the Site. A focal point will be developed at the entrance from Fullwood Lane to identify the community and serve as a gateway into it. To the greatest extent possible, vehicular access to units shall be placed at the rear of the unit providing an attractive building frontage along Marion Drive along with pedestrian friendly common open spaces internal to the site.

II. General Design Guidelines.

- a. The principal buildings constructed on the Site may use a variety of building materials. The building materials used for buildings (other than structured parking facilities) will be a combination of the following: glass, brick, stone, pre-cast stone, precast concrete, cementitious siding (such as hard-plank), or wood. Vinyl as a building material will not be allowed except on windows and soffits.
- b. The Site will include a pair of publicly accessible open spaces as focal points. These focal points will include some combination of landscaping, monumentation, water feature, seating areas and/or art work features.
- c. Streetscape treatment will be a unifying element through the use of consistent paving, lighting, landscaping, and when provided site furnishings throughout the Site.
- d. Specialty pavers, stained and patterned concrete/paving or other similar means will be used to call attention to amenity areas, gathering spaces, plazas and as method of way finding.
- e. Circulation paths will be provided along the Site's Public Streets from building entries to areas of interest.

III. Fullwood Lane Design Guidelines.

- a. The Petitioner shall create an appropriately landscaped corridor along Fullwood Lane utilizing existing vegetation to the greatest extent possible to maintain the natural character of this corridor. A solid masonry wall shall be proposed along the Site frontage of Fullwood Lane to deter from highlighting the back of houses from the right of way.
- b. The Petitioner will provide an additional landscape area of variable width adjacent to Fullwood Lane as generally depicted on Sheet RZ-4.0.

V. Pedestrian Access and Circulation Design Guidelines.

- a. Along the Site's internal public streets, the Petitioner will provide a sidewalk network that links the buildings, parking areas and areas of interest on the Site with one another by way of links to sidewalks along the abutting public streets and/or other pedestrian features. The minimum width for these internal sidewalks will be five (5) feet.
- b. A field located four foot nature trail shall be provided to connect areas of interest on the Site in order to preserve the natural character of land between points of interest where a sidewalk is not a practical means of connectivity.

VI. Common Open Space and Amenity Areas.

- a. The Petitioner will provide for an "Amenity Area" to be located within the Development Area in the location generally depicted on Sheet RZ-4.0 of the Rezoning Plan. The Amenity Area will be designed as a significant pedestrian focal point and an amenity for the development. The Amenity Area will include a clubhouse, parking, nature trails, landscaping, specialty paving, seating areas, and signage. Additional open space areas will also be provided as generally illustrated on Sheet RZ-4.0 of the Rezoning Plan and such areas shall include at a minimum landscaping, pedestrian walks and seating.
- b. The open space area surrounding the water quality/storm water detention pond will be improved as an amenity area with seating areas, a naturalized path and landscaping as the adjacent portions of the Site are developed.

VII. Multi-Family Design Guidelines

General Site Considerations

- a. Orient buildings towards primary and secondary streets to reinforce the streetscape, as shown on the provided Plans.
- b. Orient buildings in a way to enclose and define public space, open space and green space.
- c. The Petitioner reserves the right to combine or relocate building locations so long as the street frontage requirement is met.
- d. Building features such as porches, patios, stoops, front walkways and centralized doorways or breezeways shall front the public or private streets, except where ends of buildings front these streets. When ends of buildings front streets, walkways will be provided to clearly connect the building entrances with the street network.
- e. Architectural treatment shall continue on all sides of a building except as specifically noted otherwise.
- f. All building entrances will be connected to the street network subject to grade and ADA standards.

6. Environmental Features:

- a. The project will provide for storm water best management practices (BMPs) designed to meet regulatory requirements for storm water capture, treatment, volume attenuation and detention as applicable.
- b. The petitioner reserves the right to adjust the natural drainage boundaries of the site as required to meet program requirements of the development while meeting applicable storm water controls regulations as applicable. Pre-developed release rates shall be set for BMP discharge based on pre-developed natural drainage patterns.
- c. The location, size and type of storm water management systems depicted on the Rezoning Plan is subject to adjustment in order to accommodate actual storm water treatment requirements as applicable.
- d. The project shall reserve 20 percent tree save in planted tree save areas as depicted on sheet RZ-4.0. The amount of required tree save shall be calculated as the Total Land Disturbance Area (the entire identified site) minus utility easements, road rights-of-way, stormwater facilities, and existing pond features.

7. Signage:

- a. Signage as allowed by the Ordinance may be provided.

8. Lighting:

- a. All new lighting shall be full cut-off type lighting fixtures excluding lower, decorative lighting that may be installed along the driveways, sidewalks, and parking areas.
- b. Detached lighting on the Site, except street lights located along public streets, will be limited to 25 feet in height.

8. Amendments to the Rezoning Plan:

- a. Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then Owner or Owners of the applicable Development Area portion of the Site affected by such amendment in accordance with the provisions herein and of the Ordinance.

9. Binding Effect of the Rezoning Application:

- a. If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under the Rezoning Plan will, unless amended in the manner provided herein and under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site or Development Areas, as applicable, and their respective heirs, devisees, personal representatives, successors in interest or assigns.

LandDesign

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www.LandDesign.com



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EDEN HALL
MULTI-FAMILY TOWNHOME DEVELOPMENT
LANDTEC DEVELOPMENT, INC.
DEVELOPMENT STANDARDS

REVISIONS:

DATE: FEBRUARY 26, 2014
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PROJECT #: 1013172

SHEET #:
RZ-2.0



**PRELIMINARY
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**EDEN HALL
 MULTI-FAMILY TOWNHOME DEVELOPMENT**
 LANDTEC DEVELOPMENT, INC.
 TECHNICAL DATA SHEET

DEVELOPMENT SUMMARY

DEVELOPER: LANDTEC DEVELOPMENT, INC.
 2701 COLTSGATE ROAD
 SUITE 300
 CHARLOTTE, NC 28211
 CONTACT: MEL GRAHAM
 (704) 552-5338
 mel@grahamenterprises.org

EXISTING PARCEL SIZE: 16.41 ACRES (COMBINED)

JURISDICTION: MATTHEWS

EXISTING ZONING: R-12 AND R-20
PROPOSED ZONING: R-VS (INNOVATIVE)
 RESIDENTIAL INNOVATIVE
 VARIED STYLE DISTRICT

PROPOSED USE: MULTI-FAMILY (TOWNHOMES)
 CLUBHOUSE (±2,000 SF)

NUMBER OF LOTS PROPOSED: 90+ (NOT TO EXCEED 99)

MAXIMUM ALLOWABLE DENSITY: NO MAXIMUM
PROPOSED DENSITY: 5.48 DUA

SUPPLEMENTAL REGULATIONS:

MINIMUM LOT AREA:	3,000 SF/DU
MINIMUM LOT WIDTH:	30 FEET/DU
MINIMUM LOT WIDTH PROPOSED:	31 FEET
MINIMUM SETBACK:	20 FEET
SETBACK PROPOSED:	12 FEET
MINIMUM SIDE YARD:	0 FEET AND 8 FEET FOR END UNIT OPEN SIDE
MINIMUM REAR YARD:	20 FEET
MINIMUM UNOBSTRUCTED OPEN SPACE (% OF LOT)	20%
UNOBSTRUCTED OPEN SPACE PROPOSED	430.13%
MAXIMUM HEIGHT:	35 FEET
MINIMUM BUILDING SEPARATION:	16 FEET

PARKING REQUIREMENTS:

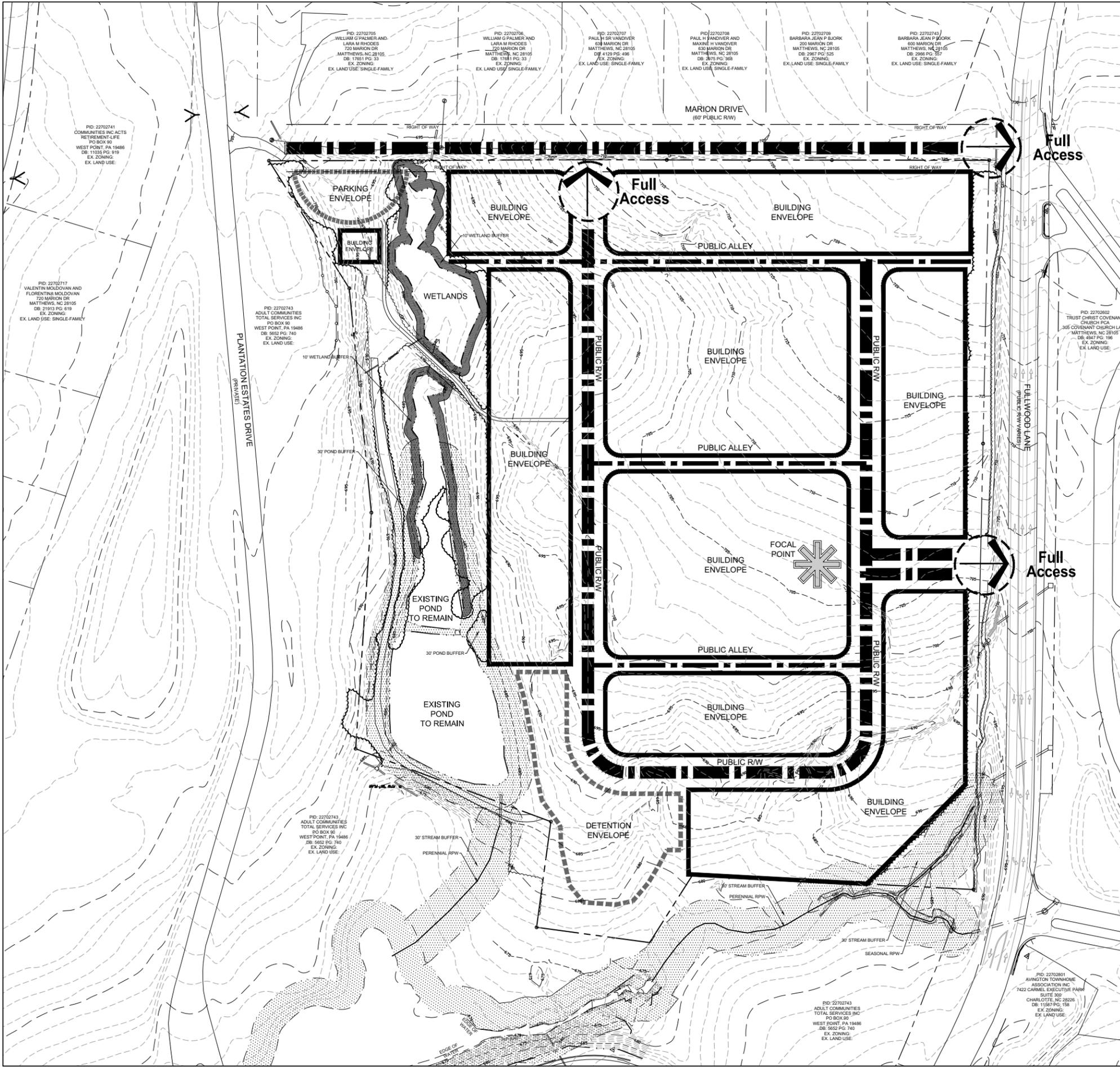
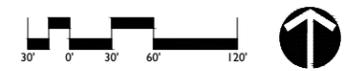
RESIDENCES REQUIRED:	203 SPACES (2.25 SPACES PER DWELLING UNIT)
PROVIDED:	228 SPACES
CLUBHOUSE REQUIRED:	10 SPACES
COMMUNITY CENTER PROVIDED:	1 SPACE PER 200 SF 14 SPACES

TREE CANOPY CALCULATIONS:

TOTAL LAND DISTURBANCE AREA:	714,812.69 SF
ROAD RIGHTS OF WAY:	123,200.11 SF
PONDS:	28,439.34 SF
PROPOSED STORMWATER FACILITIES:	38,420.69 SF
NET LAND DISTURBANCE AREA:	524,752.55 SF
TREE CANOPY REQUIRED:	104,950.51 SF (20.00%)
TREE CANOPY PROVIDED:	95,633.40 SF (18.22%)
DEFICIT:	9,317.11 SF (0.21 AC.)
MITIGATION REQUIRED (36 TREES AC):	8 TREES

PARCELS TO BE COMBINED

PARCEL NUMBER	OWNER	MAILING ADDRESS	CITY	STATE	ZIP	DEED	PAGE	ACQUIRED
22702701	STERLING E SR WELCH BY ENT	601 MARION DRIVE	MATTHEWS	NC	28105	1301	169	1/1/1975
22702702	STERLING ELLIOTT WELCH BRENDA H WELCH	621 MARION DRIVE	MATTHEWS	NC	28105	2977	398	1/1/1975
22702703	RICHARD BARRY WELCH	911 SHERRILWOOD DRIVE	GREENSBORO	NC	27406	2711	410	1/1/1975
22702704	MARIAN WELCH STEWART ET-AL	621 MARION DRIVE	MATTHEWS	NC	28105	NA	NA	NA
22702731	JOHN P PARNELL WANDA J PARNELL	P.O. BOX 1153	MATTHEWS	NC	28106	4132	194	11/22/1978
22702737	WILLIAM CALVIN WELCH	P.O. BOX 491	MIDLAND	NC	28107	2998	544	1/1/1975
22702742	JOHN PHILLIP PARNELL WANDA J PARNELL	P.O. BOX 1153	MATTHEWS	NC	28106	3813	723	1/2/1976
22702784	STERLING ELLIOTT WELCH III	621 MARION DRIVE	MATTHEWS	NC	28105	9061	456	5/16/1997



DATE: FEBRUARY 26, 2014
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 QC BY: MAM
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RZ-3.0



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**EDEN HALL
MULTI-FAMILY TOWNHOME DEVELOPMENT**
LANDTEC DEVELOPMENT, INC.
SITE PLAN

DEVELOPMENT SUMMARY

DEVELOPER: LANDTEC DEVELOPMENT, INC.
2701 COLTSGATE ROAD
SUITE 300
CHARLOTTE, NC 28211
CONTACT: MEL GRAHAM
(704) 552-5338
mel@grahamenterprises.org

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CLUBHOUSE (±2,000 SF)
90+ (NOT TO EXCEED 99)

NUMBER OF LOTS PROPOSED: 90+

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PROPOSED DENSITY: 5.48 DUA

SUPPLEMENTAL REGULATIONS:

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- MINIMUM LOT WIDTH PROPOSED: 31 FEET
- MINIMUM SETBACK: 20 FEET
- SETBACK PROPOSED: 12 FEET
- MINIMUM SIDE YARD: 0 FEET AND 8 FEET FOR END UNIT OPEN SIDE 20 FEET

MINIMUM REAR YARD: MINIMUM UNOBSTRUCTED OPEN SPACE (% OF LOT) 20%

UNOBSTRUCTED OPEN SPACE

- PROPOSED: 430.13%
- MAXIMUM HEIGHT: 35 FEET
- MINIMUM BUILDING SEPARATION: 16 FEET

PARKING REQUIREMENTS:

RESIDENCES REQUIRED: 203 SPACES
PROVIDED: 228 SPACES

CLUBHOUSE REQUIRED: 10 SPACES
PROVIDED: 14 SPACES

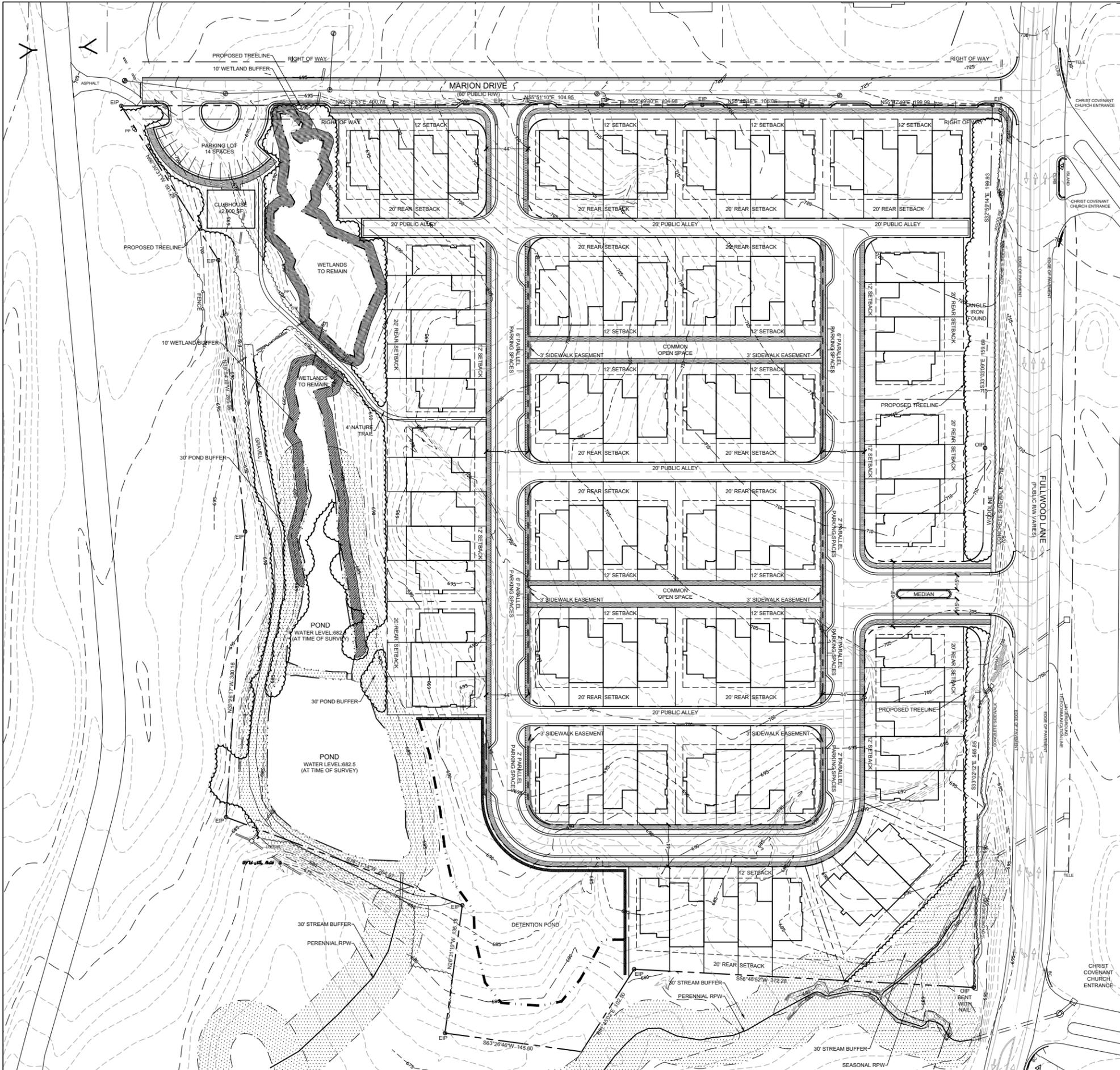
COMMUNITY CENTER REQUIRED: 1 SPACE PER 200 SF
PROVIDED: 14 SPACES

TREE CANOPY CALCULATIONS:

- TOTAL LAND DISTURBANCE AREA: 714,812.69 SF
- ROAD RIGHTS OF WAY: 123,200.11 SF
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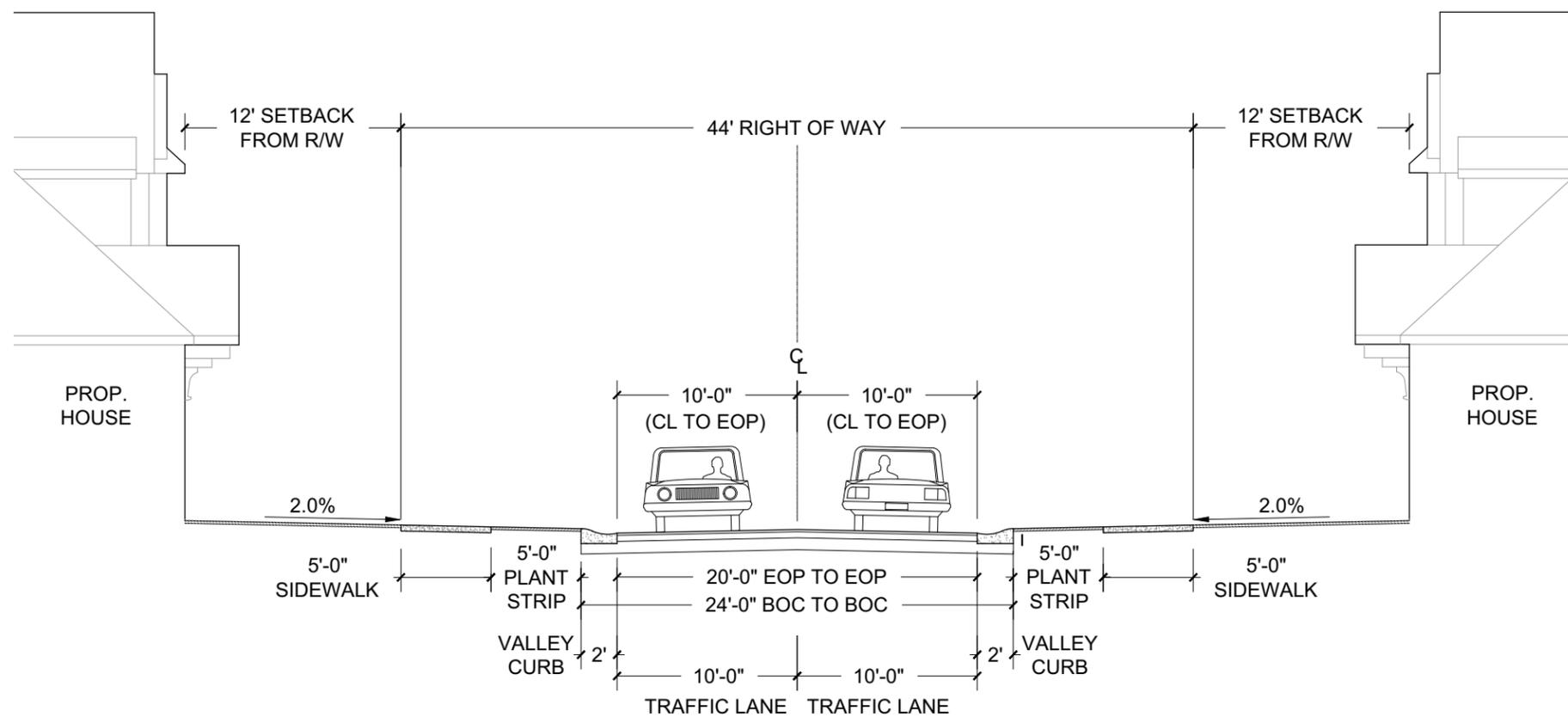
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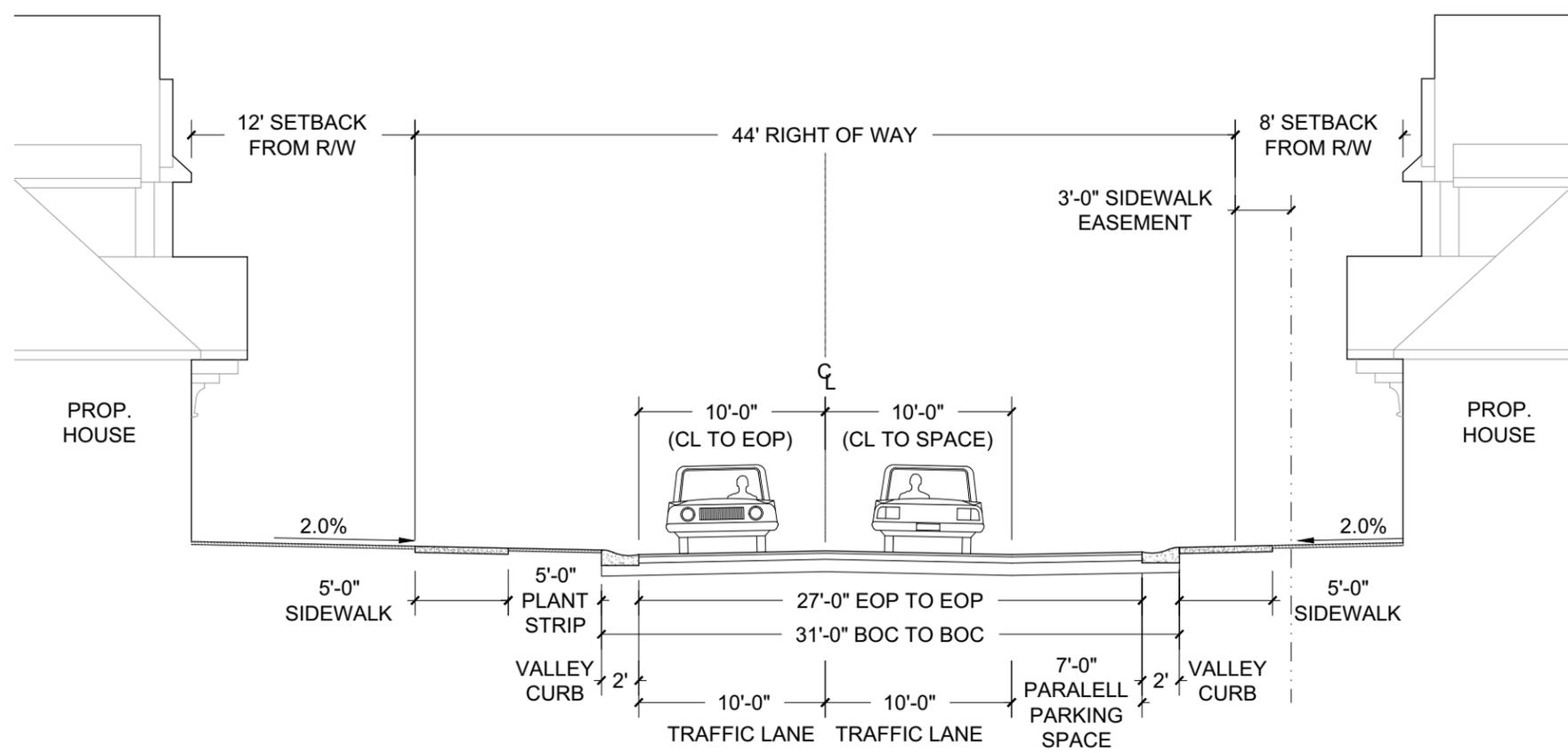
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**EDEN HALL
 MULTI-FAMILY TOWNHOME DEVELOPMENT**
 LANDTEC DEVELOPMENT, INC.
 STREET CROSS-SECTIONS

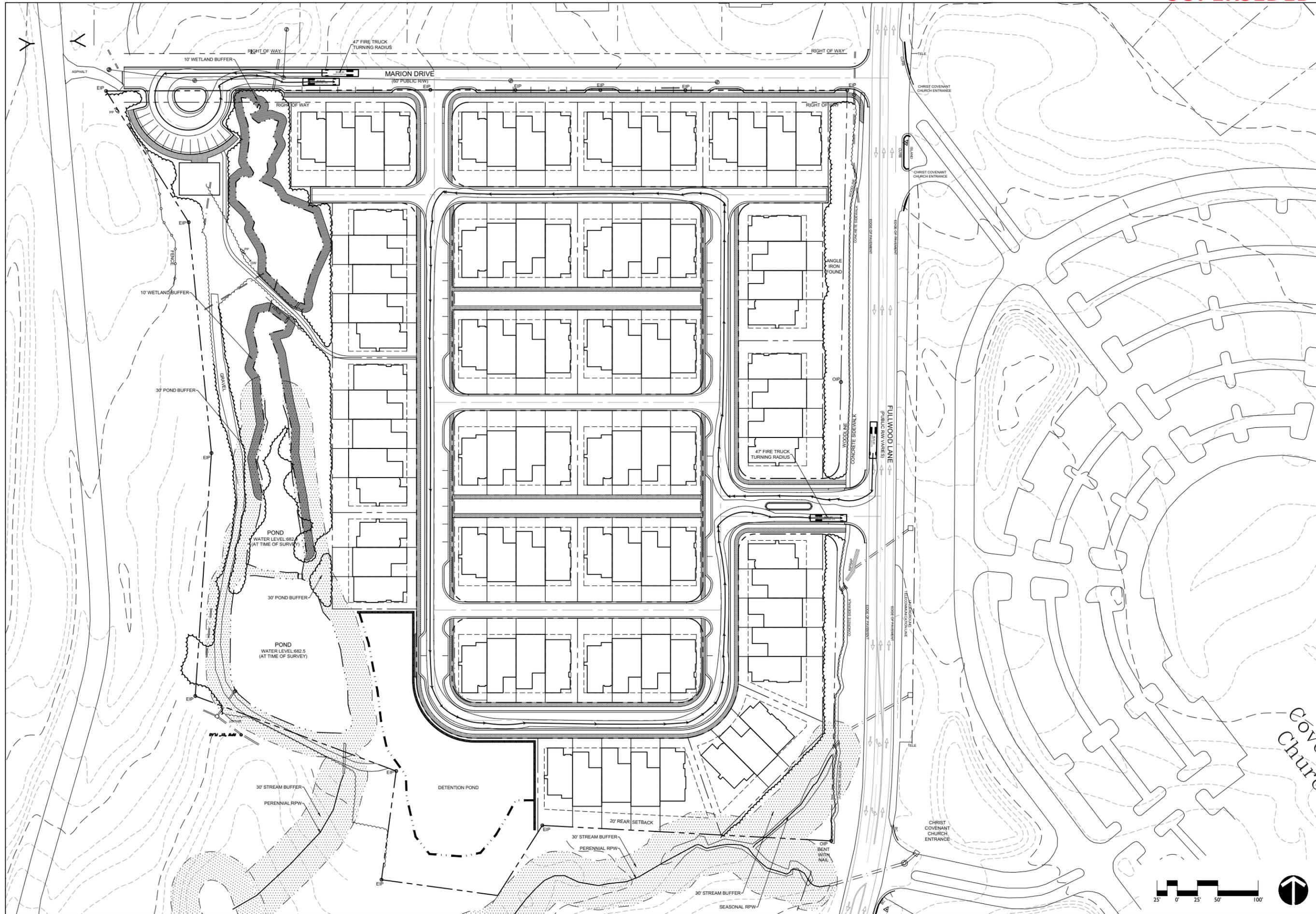
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 C.C. BY: MAM
 PROJECT #: 1013172
 SHEET #:
RZ-5.0



1 TYPICAL STREET CROSS-SECTION: 44' RIGHT OF WAY
 RZ-5.0 SECTION NTS



2 TYPICAL STREET CROSS-SECTION: 44' RIGHT OF WAY - PARALLEL PARKING ONE SIDE
 RZ-5.0 SECTION NTS



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 www.LandDesign.com



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**EDEN HALL
 MULTI-FAMILY TOWNHOME DEVELOPMENT**
 LANDTEC DEVELOPMENT, INC.
 AUTOTURN EXHIBIT

REVISIONS:
 DATE: FEBRUARY 26, 2014
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RZ-6.0

