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December 24th, 2014

Ms. Kathi Ingrish, Planning Director
Town of Matthews
232 Matthews Station Street
Matthews, North Carolina 28105

Re: Fullwood Station Rezoning Re-Submittal

Dear Ms. Ingrish:

Please find attached the rezoning re-submittal for the proposed Fullwood Station development located at 1011-1121 South Trade Street. The property consists of four parcels totaling +/-19.31 acres.

The properties are currently zoned R-15. We are requesting that the property be rezoned for single-family development under the Matthews Residential Varied Style Zoning District. We believe that the R-VS zoning is suitable for this location in order to facilitate a quality lifestyle alternative in Matthews. The proposed development is joined on two sides by single-family development and commercial property to north of the site zoned R-15.

The Petitioner has withdrawn the previously requested Innovative Development Standards below and has re-designed the site in order to comply with all development standards set forth in the R-VS Zoning District:

1. Reduced Rear Yard - The rear yard setback shall be reduced from 30 feet to 20 feet.
2. Reduced Side Yard - The side yard setback shall be reduced from an aggregate of 14 feet (6 and 8 feet) to 6 feet for all units.

The Petitioner has made the following modifications to the development in response to comments from the Public Hearing held on December 8th, 2014.

1. A 20 foot deed restricted landscape buffer has been provided adjacent to the properties along Glenshannon Road.
2. A commitment to wetland monitoring and testing for pre and post construction for a duration of 2 years beyond full build out of the project.
3. Twelve foot travel lanes.
4. A reduction in the total number of lots from 47 to 42.
5. Enlargement of the BMPs to provide increased storage capacity to help alleviate flooding concerns.
6. A tapered egress point onto Trade Street allowing for increased stacking of vehicles attempting to merge northbound.

223 North Graham Street
Charlotte, NC 28202

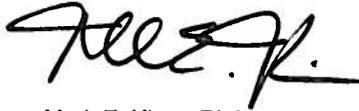
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Washington DC
Charlotte NC
Raleigh NC
Dallas TX

We look forward to working with the Town of Matthews on the approval of Fullwood Station. We believe that this project will be an excellent addition to your community.

Sincerely,



Mark E. Kime, RLA
Landscape Architect

LandDesign | Charlotte NC
223 North Graham Street, Charlotte, NC 28202
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FULLWOOD STATION REZONING PETITION

1011-1121 SOUTH TRADE STREET
MATTHEWS, NC 28105



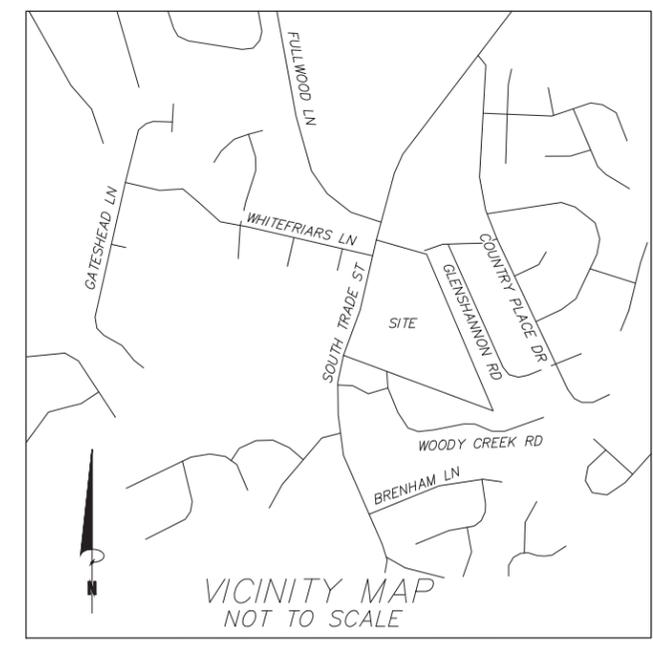
DEVELOPER
Provident Land Services, Inc.
6707 Fairview Rd.
Suite B
Charlotte, NC 28210
Contact: Tom Waters
704.201.5150
tom@providentdev.com

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

SURVEY
Lawrence Associates
106 W. Jefferson St.
Monroe, NC 28112
Contact: Drew Lawrence
704.289.1013
drew@lawrencesurveying.com

SHEET INDEX:

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**FULLWOOD STATION
SINGLE-FAMILY SUBDIVISION**
PROVIDENT LAND SERVICES, INC. | MATTHEWS, NC
COVER SHEET

PRELIMINARY NOT FOR CONSTRUCTION
SUBJECT TO FINAL DESIGN CHANGES

REVISIONS:
DATE: NOVEMBER 24, 2014
DRAWN BY: MEK
CHECKED BY: MEK
DATE: 12/24/14 - PER PUBLIC HEARING COMMENTS
DATE: 12/24/14 - PER PUBLIC HEARING COMMENTS
DATE: 12/24/14 - PER PUBLIC HEARING COMMENTS
PROJECT #: 1014194
SHEET #:

RZ-1.0

**Fullwood Station
Development Standards
12/24/14**

Site Development Data:

- Acreage: ±19.31 acres (combined)
- Tax Parcel #: 22721228, 22721229, 22721230, 22721231
- Existing Zoning: R-15
- Proposed Zoning: R-VS Residential 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 Varied Style Zoning District per section 155.503.1 of the Ordinance.
- Maximum Building Height: Building height shall be limited to 35 feet.
- Parking: As required by the Section 155.607 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, RZ-6.0, and RZ-7.0 form this rezoning petition (collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by Provident Land Services, Inc. ("Petitioner") to accommodate development of a residential community on an approximately 19.31 acre site located at the intersection of South Trade Street and Whitefliers Lane (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.
- 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 the Ordinance.
- d. Number of Buildings Principal and Accessory: Notwithstanding the number of buildings shown on the Rezoning Plan, the total number of principal dwelling units to be developed shall not exceed 42 on Site. This shall not be considered a limitation on the number of accessory buildings permitted on Site as allowed per the Ordinance. 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 does not propose any Innovative Development Standards for this project.

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. South Trade Street:
 - 1. Petitioner shall reduce the size of the bulb-out turn-around at the front of the project in conjunction with approval from NCDOT and Matthews Public Works. A full movement turn-around shall no longer be required for single-axis development of this project will allow turn-around movements to occur at the light at the corner of Chesney Glen Drive and South Trade Street and through the existing and proposed street network.
 - ii. Woody Creek Road:
 - 1. Petitioner shall extend the existing public right of way for Woody Creek Road into the proposed development.
 - 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 a southbound left in only and a northbound right in / right out entrance along South Trade Street as well as the extension of Woody Creek Road into the proposed development.
 - ii. The five public streets indicated within the Development Area will be designed as public streets with parallel parking in some locations.
 - iii. All driveways shall be a minimum of 20 feet in depth from the back of sidewalk to allow a vehicle to be parked without overhanging the sidewalk.
 - iv. The alignment of the internal public 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 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 64-foot wide and 74-foot wide single-family homes 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/trail head will be developed at the entrance from South Trade Street to identify the community and serve as a gateway into it.
- 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 an accessible open spaces as focal points. These focal points may 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 may be used to call attention to amenity areas, gathering spaces, plazas and as a method of way finding.
 - v. Circulation paths will be provided along the Site's Public Streets from units 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 and the Town of Matthews on the location of CBU Postal Boxes within the development.
- c. South Trade Street Design Guidelines:
 - i. The Petitioner shall create an appropriately landscaped corridor along South Trade Street utilizing existing vegetation to the greatest extent possible to maintain the natural character of this corridor. A screen fence may be proposed along the Site frontage of South Trade Street to deter from highlighting the back of houses from the right of way.
 - ii. The Petitioner shall be permitted the option to provide a screen fence or a landscaped berm along the entire frontage of South Trade Street. The specific building materials used for construction of the fence, if pursued, shall be selected in accordance with the Town of Matthews and NCDOT rules and regulations. The horizontal location of the screen fence along South Trade Street will be placed with the preservation of existing trees of significance in mind. An effort will be made to preserve these trees whenever 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 units, 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.
- 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 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 units towards primary and secondary streets to reinforce the streetscape, as shown on the provided Plans.
 - ii. Orient units in a way to enclose and define public space, open space and green space.
 - iii. Architectural treatment shall continue on all sides of a building except as specifically noted otherwise.
 - iv. A minimum of (10) ten percent of homes shall incorporate a side-loaded garage.
 - v. Shared driveways between a maximum of two units shall be permitted as part of the development of the site.
 - vi. Driveway depth shall be a minimum of 20 feet from the back of sidewalk to the garage door.
 - vii. Multi-Generational housing shall be permitted on all lots in excess of 12,000 square feet.
- g. Architectural Guidelines
 - i. The community will be of traditional architectural design with 4-sided architecture that consists of a combination of brick facades, masonry veneers, stone, and hardplank.
 - ii. The single family homes will be one and a half and two story designs.
 - iii. There will be selected homes with basement designs on appropriate lots.
 - iv. There will be a combination of front loaded and side load plan types.
 - v. Some select units are a master-down style plan.
 - vi. The homes feature all brick facades.
 - vii. Dormers and other architectural features will be accented using hardy board or better grade siding.
 - viii. The roof material will be an upgraded architectural shingle.
 - ix. Front porches will be a design feature of all unit types.
 - x. The community will have manicured lawns and landscaping beds.
 - xi. HVAC units will be screened with masonry screening walls and/or landscaping.
 - xii. Individual residential trash cans will be kept in the garage or an outside area screened from view.

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. 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 shall complete a Concept Plan for compliance with the requirements of the Post Construction Controls Ordinance (PCCO) which must be 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.
- f. The Petitioner has agreed to provide a deed restriction for lots 7-8 and 11-18 adjacent to the existing homes located on Glenshannon Road that preserves an existing vegetative strip of 20 feet at the rear of the lot. Where existing vegetation does not occur within this 20 feet, the Petitioner will supplement the buffer plantings by providing trees and shrubs in accordance with the schedule below.
 - 9 trees per 100 linear feet of buffer
 - 20 shrubs per 100 linear feet of buffer.

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 2014-621
12-24-2014**

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12/24/14

**PRELIMINARY NOT FOR CONSTRUCTION
SUBJECT TO FINAL DESIGN CHANGES**

**FULLWOOD STATION
SINGLE-FAMILY SUBDIVISION**
PROVIDENT LAND SERVICES, INC. | MATTHEWS, NC
DEVELOPMENT STANDARDS

REVISIONS:
1/24/14 - PER PLATT COMMENTS
1/22/14 - PER PUBLIC HEARING COMMENTS

DATE: NOVEMBER 24, 2014
DRAWN BY: MEK
CHECKED BY: MEK
C.D. BY: DCS
PROJECT #: 1014194

SHEET #:
RZ-2.0

PARCEL OWNERS				
PARCEL	22721228	22721229	22721230	22721231
OWNER	H W MARTIN RUTH K MARTIN	MILDRED F SUTTON HYLTON	MILDRED S HYLTON SCOTT AUSTIN HYLTON BRANTLEY CARLYLE HYLTON	SCOTT AUSTIN HYLTON BRANTLEY CARLYLE HYLTON
STREET	1011 S TRADE ST	176 WOODBERRY ST	176 WOODBERRY ST	176 WOODBERRY ST
CITY, STATE, ZIP	MATTHEWS	WHITE LAKE, NC 28337	WHITE LAKE, NC 28337	WHITE LAKE, NC 28337
DEED	DB 03588 PG 306	DB 06306 PG 501	DB 13231 PG 478	DB 14517 PG 537
ZONING	R-15	R-15	R-15	R-15
USE	SINGLE-FAMILY	SINGLE-FAMILY	VACANT	VACANT

DEVELOPMENT SUMMARY

DEVELOPER:	PROVIDENT LAND SERVICES, INC. 6707 FAIRVIEW ROAD SUITE B CHARLOTTE, NC 28210 CONTACT: TOM WATERS (704) 201-5150 tom@providentdev.com
EXISTING PARCEL SIZE:	19.31 ACRES (COMBINED)
JURISDICTION:	MATTHEWS
EXISTING ZONING:	R-15
PROPOSED ZONING:	R-VS RESIDENTIAL VARIED STYLE DISTRICT
PROPOSED USE:	RESIDENTIAL (SINGLE-FAMILY)
NUMBER OF LOTS PROPOSED:	42
AVERAGE LOT SIZE:	11,917 SF/0.273 ACRES
PROPOSED DENSITY:	2.18 DUA
SUPPLEMENTAL REGULATIONS:	
MINIMUM LOT AREA:	4,500 SF/DU
MINIMUM LOT WIDTH:	40 FEET/DU
MINIMUM SETBACK:	20 FEET
MINIMUM SIDE YARD:	6/8 FEET (14 FOOT AGGREGATE)
MINIMUM REAR YARD:	30 FEET
MAXIMUM HEIGHT:	35 FEET
PARKING REQUIREMENTS:	
RESIDENCES REQUIRED:	94 SPACES
DWELLINGS:	2 SPACES PER UNIT
PARALLEL PARKING:	4 SPACES
TOTAL PROVIDED:	98 SPACES
TREE CANOPY CALCULATIONS:	
TOTAL LAND DISTURBANCE AREA:	840,939 SF
ROAD RIGHTS OF WAY:	121,694 SF
PROPOSED STORMWATER FACILITIES:	49,413 SF
NET LAND DISTURBANCE AREA:	670,832 SF
TREE CANOPY REQUIRED:	53,667 SF (8.00%)
TREE CANOPY PROVIDED:	165,384 SF (24.65%)
REQUIRED CONNECTIVITY INDEX:	1.30
INDEX REDUCTION:	-0.05*
REQUIRED CONNECTIVITY INDEX:	1.25
LINKS PROVIDED:	10
NODES PROVIDED:	8
PROPOSED CONNECTIVITY INDEX:	1.25
*ADJACENT DEVELOPMENTS WITH NO STREET STUB-OUTS ON THE NORTHERN AND WESTERN EDGES OF THE PROPERTY	



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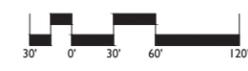
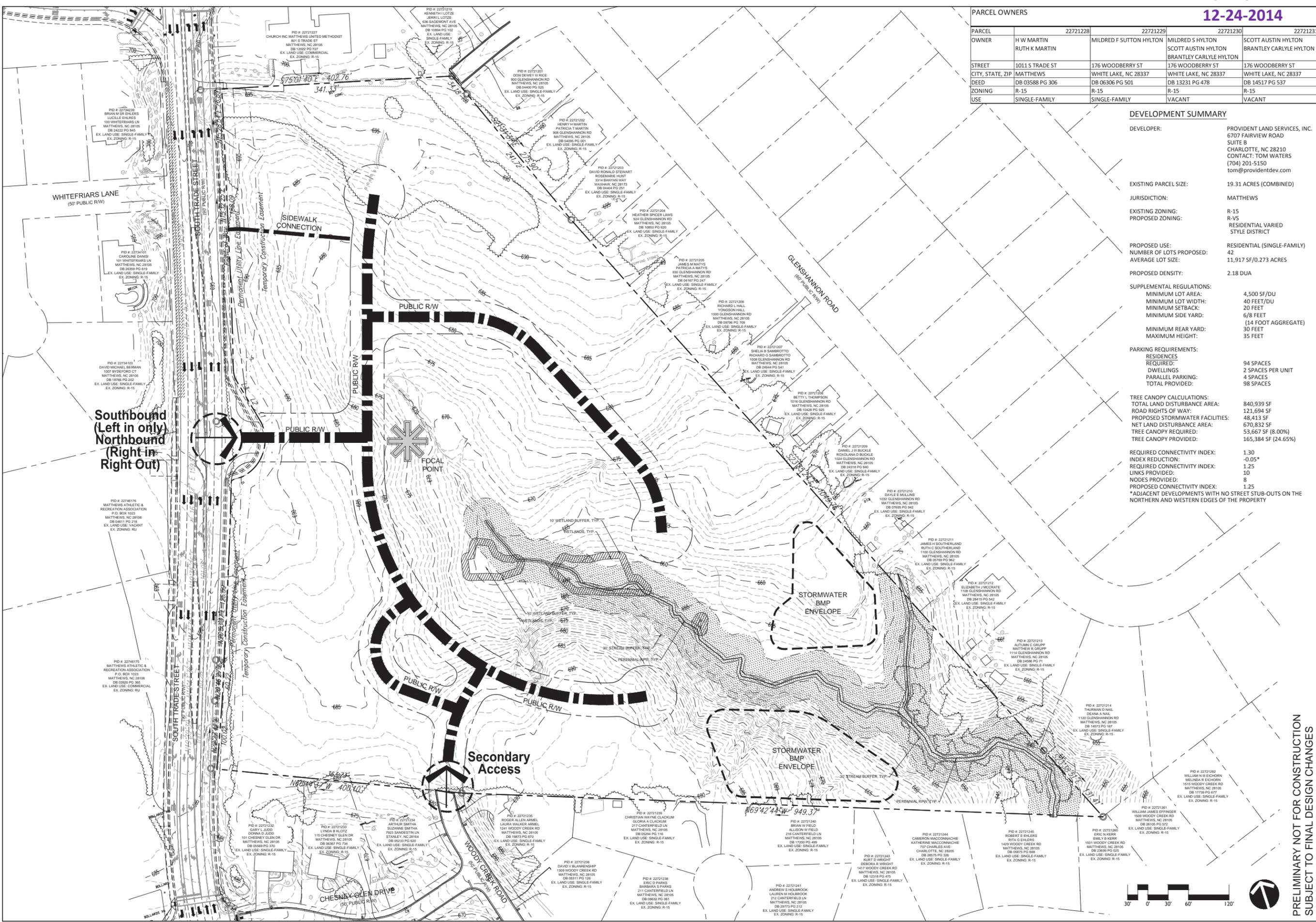
12/24/14

FULLWOOD STATION
SINGLE-FAMILY SUBDIVISION
PROVIDENT LAND SERVICES, INC. | MATTHEWS, NC
TECHNICAL DATA SHEET

PRELIMINARY NOT FOR CONSTRUCTION
SUBJECT TO FINAL DESIGN CHANGES

REVISIONS:
12/24/14 - PER STAFF COMMENTS
12/24/14 - PER PUBLIC HEARING COMMENTS

SHEET #:
RZ-3.0



Southbound
(Left in only)
Northbound
(Right in
Right Out)

Secondary
Access

STORMWATER
BMP
ENVELOPE

STORMWATER
BMP
ENVELOPE



FOCAL
POINT

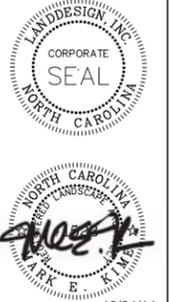
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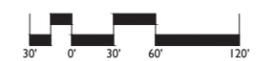
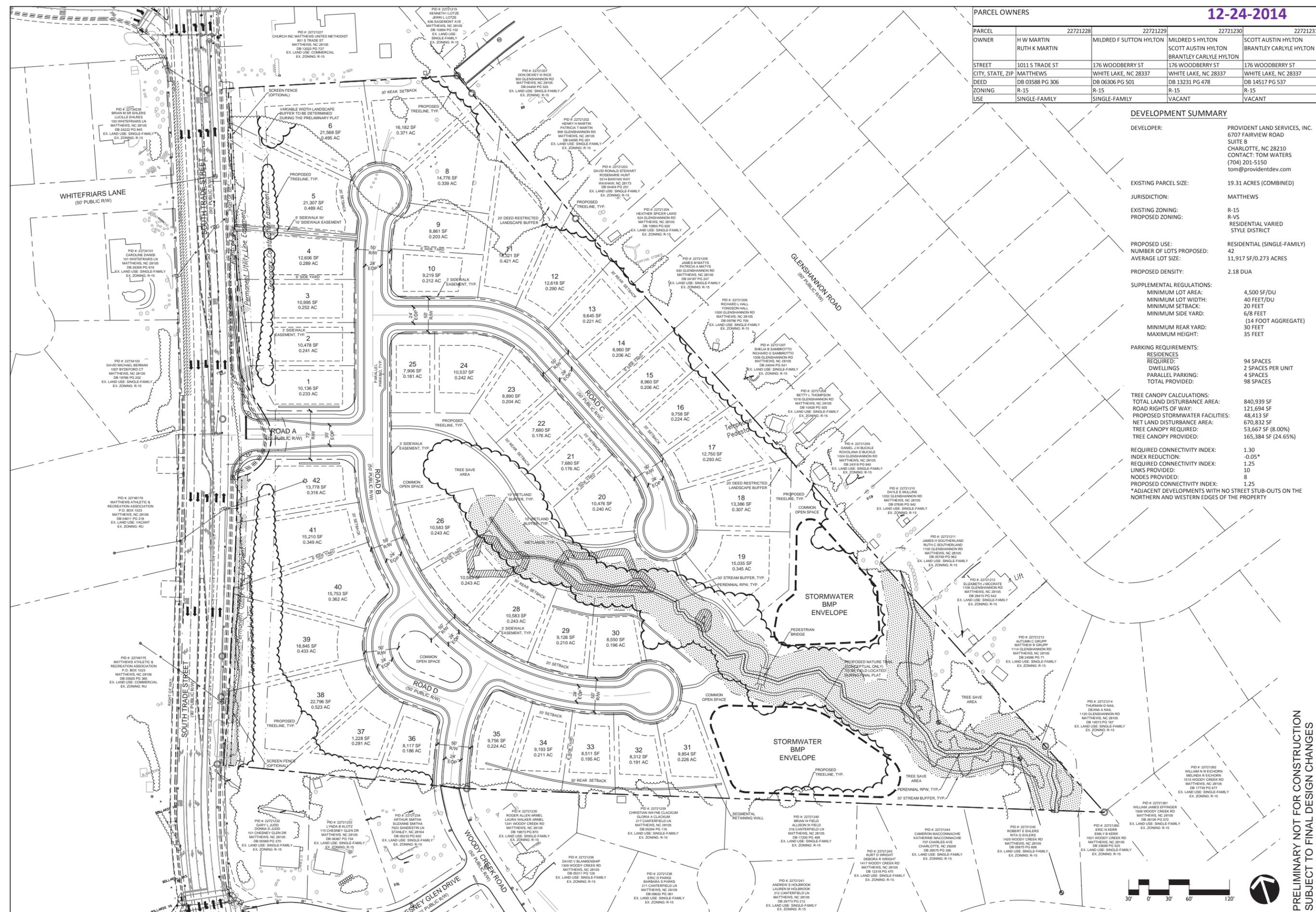
12/24/14

**FULLWOOD STATION
 SINGLE-FAMILY SUBDIVISION
 LAYOUT PLAN**

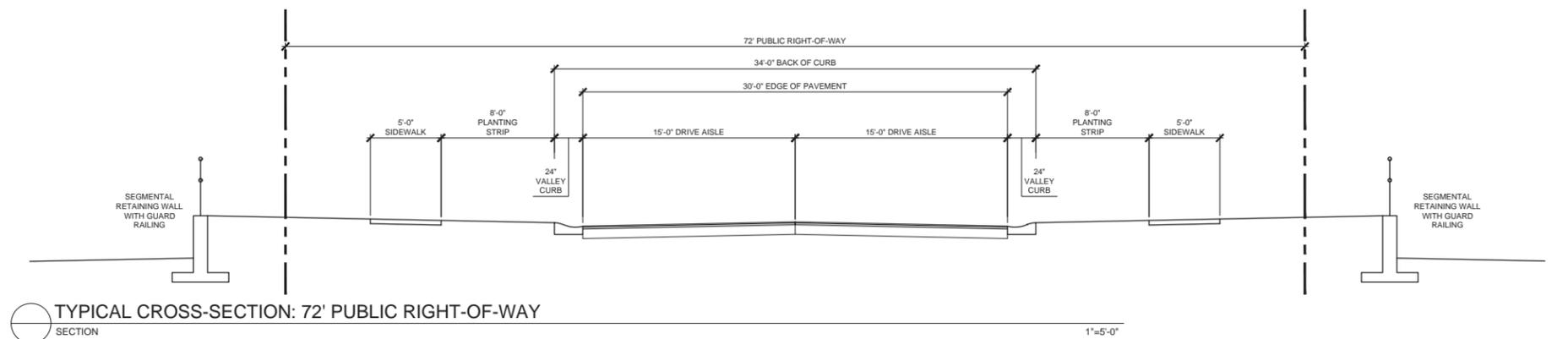
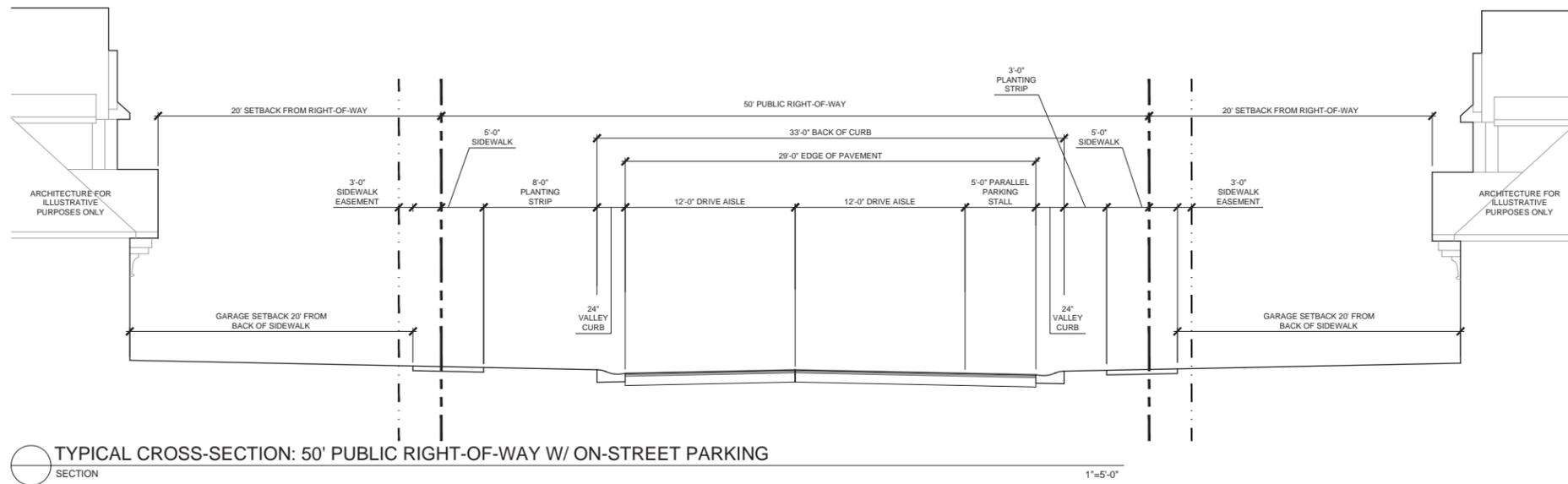
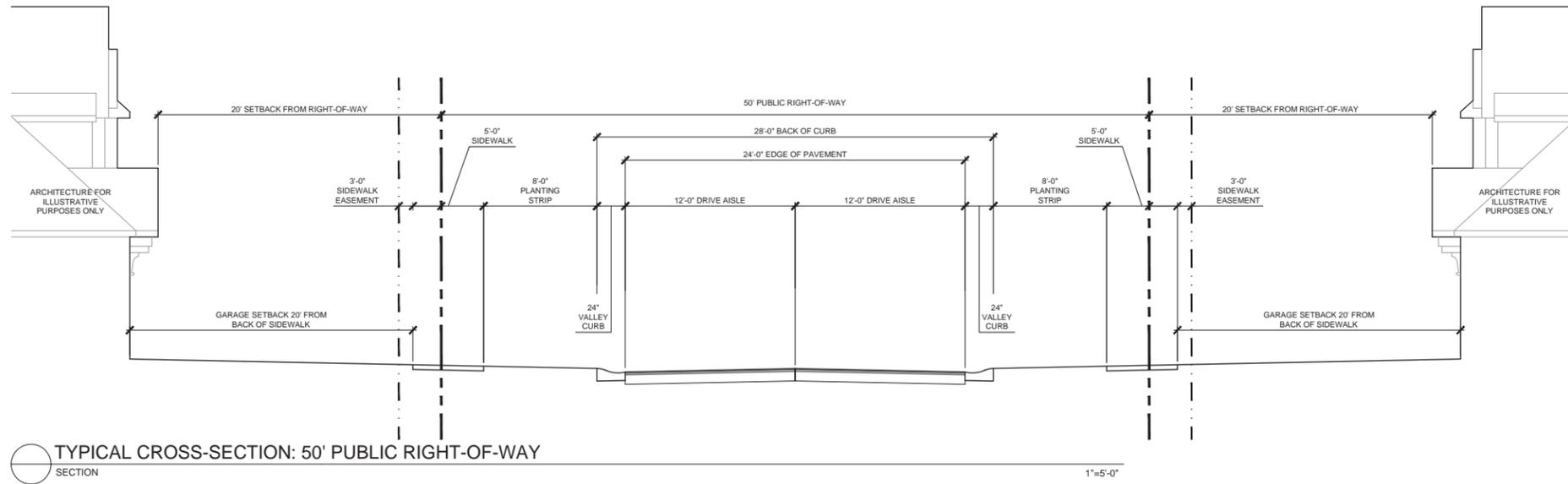
PRELIMINARY NOT FOR CONSTRUCTION
 SUBJECT TO FINAL DESIGN CHANGES

REVISIONS:
 12/24/14 - PER STAFF COMMENTS
 12/24/14 - PER PUBLIC HEARING COMMENTS

DATE: NOVEMBER 24, 2014
 DESIGNED BY: MEK
 DRAWN BY: MEK
 CHECKED BY: MEK
 C.C.B.T.: DCS
 PROJECT #: 1014194
 SHEET #:
RZ-4.0



CURRENT 2014-621
12-24-2014



LandDesign
223 N Graham Street, Charlotte, NC 28002
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NC Eng. Firm License: C688

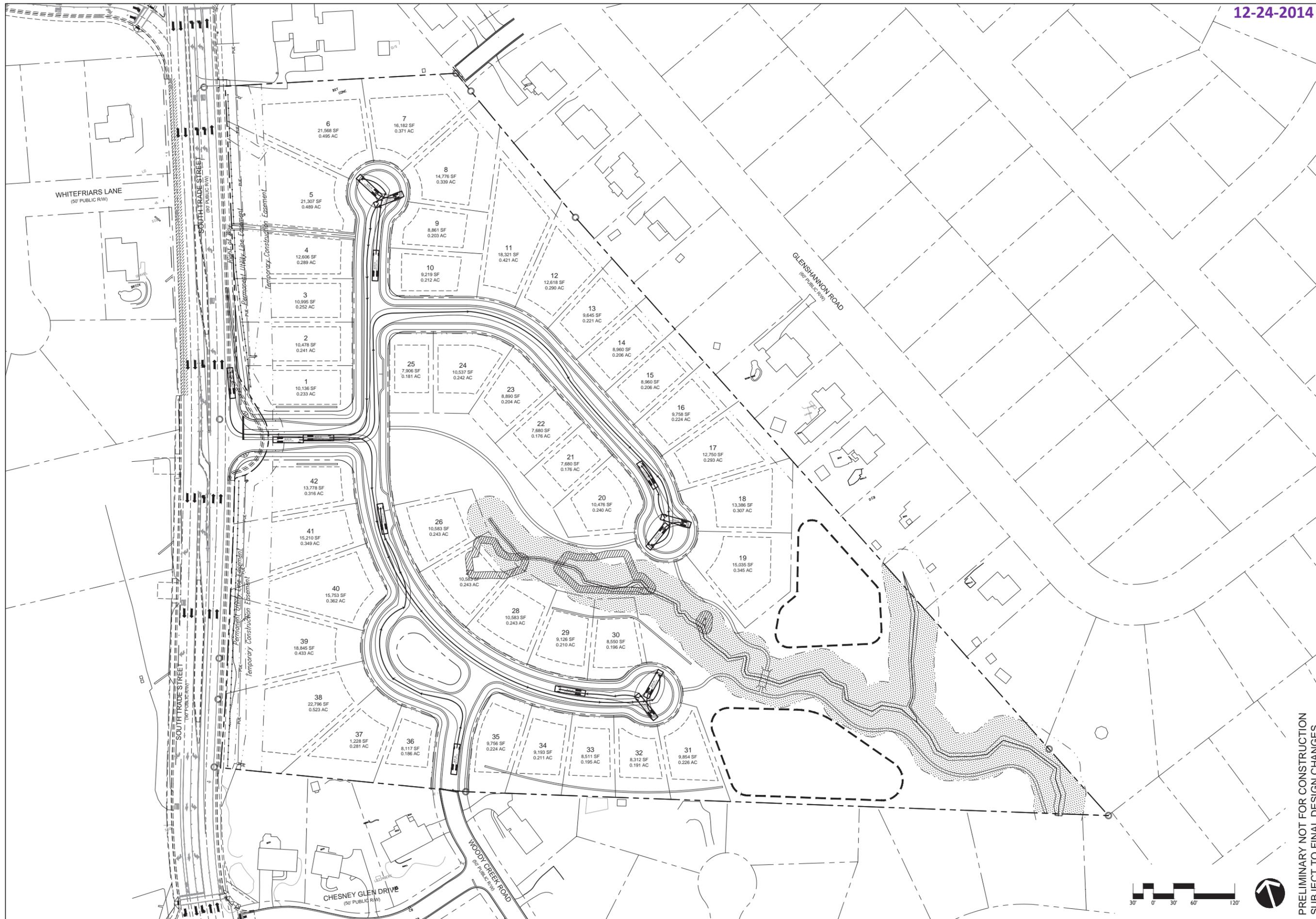


**FULLWOOD STATION
SINGLE-FAMILY SUBDIVISION**
PROVIDENT LAND SERVICES, INC. | MATTHEWS, NC
CROSS-SECTIONS

PRELIMINARY NOT FOR CONSTRUCTION
SUBJECT TO FINAL DESIGN CHANGES

REVISIONS:
DATE: NOVEMBER 24, 2014
DESIGNED BY: MEK
DRAWN BY: MEK
CHECKED BY: MEK
CUB BY: DCS
SCALE: AS SHOWN
PROJECT #: 1014194

SHEET #:
RZ-5.0



LandDesign

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NC Reg. Firm License: C088



12/24/14

**FULLWOOD STATION
SINGLE-FAMILY SUBDIVISION**
PROVIDENT LAND SERVICES, INC. | MATTHEWS, NC
AUTOTURN EXHIBIT

PRELIMINARY NOT FOR CONSTRUCTION
SUBJECT TO FINAL DESIGN CHANGES

REVISIONS:
11/24/14 - PER STAFF COMMENTS
12/24/14 - PER PUBLIC HEARING COMMENTS

DATE: NOVEMBER 24, 2014
DESIGNED BY: MEK
DRAWN BY: MEK
CHECKED BY: MEK
CUB BY: DCS
PROJECT #: 1014194
SHEET #:

RZ-6.0



CONCEPTUAL ARCHITECTURE

IMAGERY FOR ILLUSTRATIVE
REFERENCE ONLY

LandDesign
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12/24/14

**FULLWOOD STATION
SINGLE-FAMILY SUBDIVISION**
PROVIDENT LAND SERVICES, INC. | MATTHEWS, NC
CONCEPTUAL ARCHITECTURE

PRELIMINARY NOT FOR CONSTRUCTION
SUBJECT TO FINAL DESIGN CHANGES

REVISIONS:
DATE: NOVEMBER 24, 2014
DESIGNED BY: JUVENELL
DRAWN BY: MEK
CHECKED BY: MEK
C.O. BY: DCS
PROJECT #: 1014194

SHEET #:
RZ-7.0



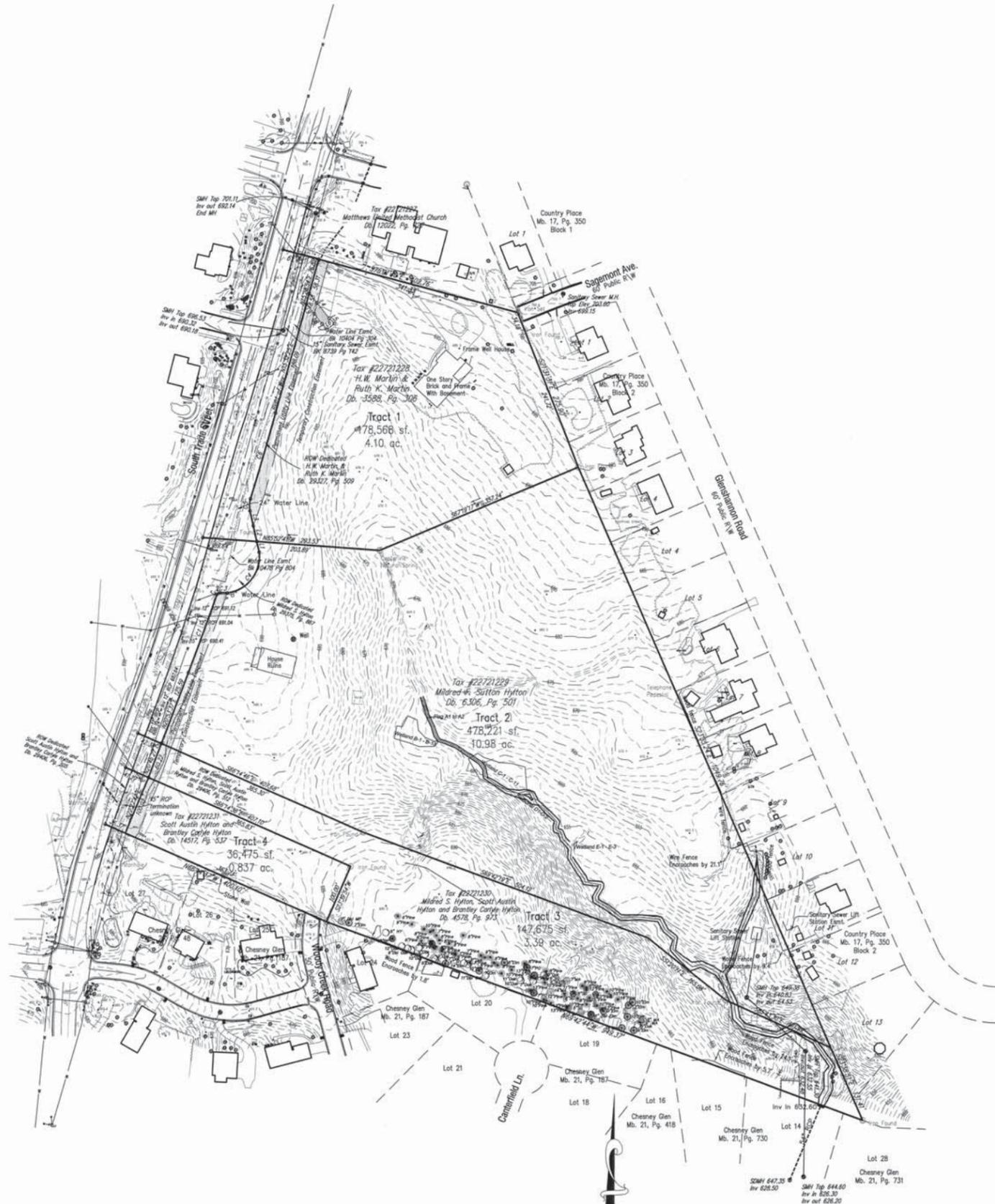
Vicinity Map (NTS)

Flood Certification
I have examined the Flood Insurance Rate Map for Mecklenburg County North Carolina, Community Panel Number 37104489001, Dated March 2, 2009, and hereby certify that this property is not located in a special flood hazard area as determined by the Federal Emergency Management Agency.

Certificate of Survey and Accuracy
State of North Carolina, Mecklenburg County
I, E. Donald Lawrence, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed recorded in Book 14517, 4578, 6308, 3588, Page 537, 973, 501, 306); that the boundaries not surveyed are clearly indicated as dashed lines drawn from adjoining owners deeds as shown; that the ratio of precision as calculated is 1:10,000 or better; that this plat was prepared in accordance with G.S. 47-30 as amended.
This survey is of existing parcels of land.

Witness my original signature, registration number and seal this the

Day of Sept A.D., 2014



LINE TABLE

LINE	LENGTH	BEARING
L1	18.39	N12°35'26"W
L2	26.85	N12°35'26"W
L3	24.99	N12°43'34"W
L4	52.97	S38°20'10"E
L5	12.54	S45°06'18"E
L6	15.75	S50°36'28"W
L7	12.75	N41°36'00"W
L8	21.01	N38°20'10"W
L9	21.00	N38°20'10"W

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	CHORD L
C1	138.11	5054.44	N20°07'00"E	138.11
C2	5.46	4.00	S56°26'45"W	5.05
C3	12.37	56.50	N88°36'49"W	12.34
C4	95.49	60.69	N38°09'49"E	85.94
C5	20.09	38.50	S02°13'12"W	19.86
C6	148.16	5054.50	N16°19'35"E	148.15

Tree Legend

- BP Bradford Pear
- ASH Ash
- WO White Oak
- RO Red Oak
- BE Beech
- HO Holly
- WO Willow Oak
- Pine Pine
- PO Poplar
- SY Sycamore
- MA Maple
- Elm Elm
- SG Sweet Gum
- WN Walnut
- MB Mulberry
- LO Live Oak
- SW Sourwood
- BU Bush
- HY Hickory

- NOTES
1. Areas computed using coordinate geometry.
 2. This map was prepared without the benefit of a title search. Survey subject to full title search.
 3. This property may be subject to right of ways, easements, restrictions and covenants either recorded or implied.
 4. All distances shown are horizontal ground distances.
 5. Rebar set at all corners unless otherwise noted.
 6. Broken lines indicate property lines not surveyed.
 7. All adjoining property owner information is taken from current deeds and tax records and are considered as "Now or Formerly".
 8. Lawrence Associates makes no guarantee to the composition or to the nonexistence of spoils areas.
 9. Other underground utilities may exist but their locations are not known.

Permanent Utility Easement [Symbol]
Permanent Drainage Easement [Symbol]

State Plane Coordinate values were obtained using a Topcon HiPer GPS using Virtual Reference Stations



LAWRENCE ASSOCIATES
106 W. Jefferson St.
Monroe, North Carolina 28112
P 704-289-1013 866-557-8051
F 704-283-9035
www.lawrenceassociates.com
Firm License Number: C-2856

Boundary Survey of Various Parcels - South Trade Street
Town Of Matthews
Morning Star Township, Mecklenburg County, NC

Orig. scale: 1" = 100' Date: January 14, 2014 Drawn By: J.H.

REVISIONS

NO.	DATE	DESCRIPTION
1	September 29, 2014	

SUPERSEDED

2014-621

11-25-2014

FULLWOOD STATION REZONING PETITION

1011-1121 SOUTH TRADE STREET
MATTHEWS, NC 28105

DEVELOPER

Provident Land Services, Inc.
6707 Fairview Rd.
Suite B
Charlotte, NC 28210
Contact: Tom Waters
704.201.5150
tom@providentdev.com

LANDSCAPE ARCHITECT

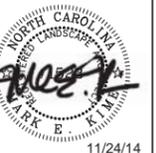
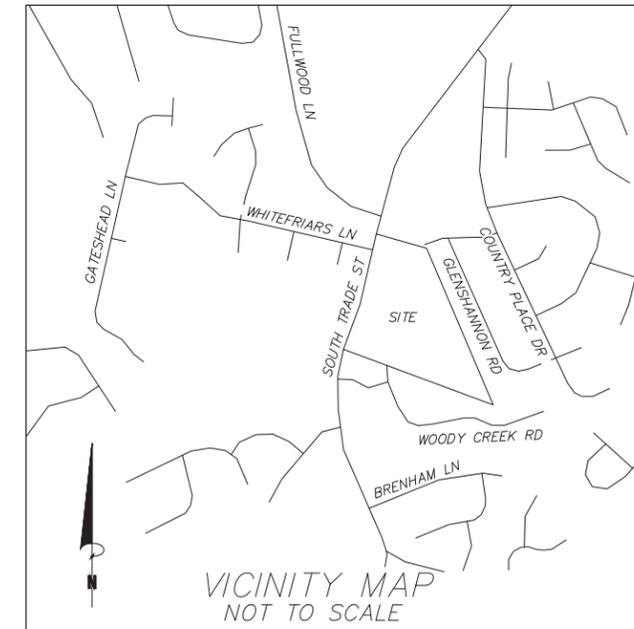
LandDesign, Inc.
223 North Graham St.
Charlotte, NC 28202
Contact: Mark Kime, RLA
704.333.0325
mkime@landdesign.com

SURVEY

Lawrence Associates
106 W. Jefferson St.
Monroe, NC 28112
Contact: Drew Lawrence
704.289.1013
drew@lawrencesurveying.com

SHEET INDEX:

	Rezoning Submittal 10/1/14	Rezoning Re-Submittal 11/24/14
RZ-1.0 Cover Sheet	10/1/14	11/24/14
RZ-2.0 Development Standards	10/1/14	11/24/14
RZ-3.0 Technical Data Sheet	10/1/14	11/24/14
RZ-4.0 Site Plan	10/1/14	11/24/14
RZ-5.0 Street Cross-Sections	10/1/14	11/24/14
RZ-6.0 Autotum Exhibit	10/1/14	11/24/14
RZ-7.0 Conceptual Architecture Survey	10/1/14 9/30/14	11/24/14 9/30/14



**FULLWOOD STATION
SINGLE-FAMILY SUBDIVISION**
PROVIDENT LAND SERVICES, INC. | MATTHEWS, NC
COVER SHEET

PRELIMINARY NOT FOR CONSTRUCTION
SUBJECT TO FINAL DESIGN CHANGES

DATE: NOVEMBER 24, 2014
DRAWN BY: MEK
CHECKED BY: MEK
SCALE: N/A
PROJECT #: 1014194
SHEET #:

RZ-1.0

Site Development Data:

- Acreage: ±19.31 acres (combined)
- Tax Parcel #: 22721228, 22721229, 22721230, 22721231
- Existing Zoning: R-15
- 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 Varied Style Zoning District per section 155.503.1 of the Ordinance as more specifically described below in Section 2.
- Maximum Building Height: Building height shall be limited to 35 feet.
- Parking: As required by the Section 155.607 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, RZ-6.0, and RZ-7.0 form this rezoning petition (collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by Provident Land Services, Inc. ("Petitioner") to accommodate development of a residential community on an approximately 19.31 acre site located at the intersection of South Trade Street and Whitefliers Lane (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 the Ordinance.
- d. Number of Buildings Principal and Accessory: Notwithstanding the number of buildings shown on the Rezoning Plan, the total number of principal dwelling units to be developed shall not exceed 47 on Site. This shall not be considered a limitation on the number of accessory buildings permitted on Site as allowed under the Ordinance. 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:
 - i. Reduced Rear Yard - The rear yard setback shall be reduced from 30 feet to 20 feet. The reduced rear yard setback will help to provide common open space preserved in a natural condition such as tree save areas, ponds and wetlands to the greatest extent possible.
 - ii. Reduced Side Yard - The side yard setback shall be reduced from an aggregate of 14 feet (6 and 8 feet) to 6 feet for all units. The reduced rear yard setback will help to provide common open space preserved in a natural condition such as tree save areas, ponds and wetlands to the greatest extent possible.

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. South Trade Street:
 - 1. Petitioner shall reduce the size of the bulb-out turn-around at the front of the project in conjunction with approval from NCDOT and Matthews Public Works. A full movement turn-around shall no longer be required for single-axle trucks as development of this project will allow turn-around movements to occur at the light at the corner of Chesney Glen Drive and South Trade Street and through the existing and proposed street network.
 - ii. Woody Creek Road:
 - 1. Petitioner shall extend the existing public right of way for Woody Creek Road into the proposed development.
 - 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 a southbound left in only and a northbound right in / right out entrance along South Trade Street as well as the extension of Woody Creek Road into the proposed development.
 - ii. The five public streets indicated within the Development Area will be designed as public streets with parallel parking in some locations.
 - iii. All driveways shall be a minimum of 20 feet in depth to allow a vehicle to be parked without overhanging the sidewalk.
 - vi. The alignment of the internal public 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 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 52-foot wide and 62-foot wide single-family homes 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 South Trade Street to identify the community and serve as a gateway into it.
- 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 an accessible open spaces as focal points. These focal points may 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 may be used to call attention to amenity areas, gathering spaces, plazas and as a method of way finding.
 - v. Circulation paths will be provided along the Site's Public Streets from units 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 and the Town of Matthews on the location of CBU Postal Boxes within the development.
- c. South Trade Street Design Guidelines:
 - i. The Petitioner shall create an appropriately landscaped corridor along South Trade Street utilizing existing vegetation to the greatest extent possible to maintain the natural character of this corridor. A screen fence may be proposed along the Site frontage of South Trade Street to deter from highlighting the back of houses from the right of way.
 - ii. The Petitioner shall be permitted the option to provide a screen fence or a landscaped berm along the entire frontage of South Trade Street. The specific building materials used for construction of the fence, if pursued, shall be selected in accordance with the Town of Matthews and NCDOT rules and regulations. The horizontal location of the screen fence along South Trade Street will be placed with the preservation of existing trees of significance in mind. An effort will be made to preserve these trees whenever 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 units, 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.
- 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 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 units towards primary and secondary streets to reinforce the streetscape, as shown on the provided Plans.
 - ii. Orient units in a way to enclose and define public space, open space and green space.
 - iii. Architectural treatment shall continue on all sides of a building except as specifically noted otherwise.
 - iv. A minimum of (10) ten percent of homes shall incorporate a side-loaded garage.
 - v. Lots 26 and 27 shall utilize a shared driveway as reflected on sheet RZ-4.0.
 - vi. Driveway depth shall be a minimum of 20 feet from the back of sidewalk to the garage door.
- g. Architectural Guidelines
 - i. The community will be of traditional architectural design with 4-sided architecture that consists of a combination of brick facades, masonry veneers, stone, and hardplank.
 - ii. The single family homes will be one and a half and two story designs.
 - iii. There will be selected homes with basement designs on appropriate lots.
 - iv. There will be a combination of front loaded and side load plan types.
 - v. Some select units are a master-down style plan.
 - vi. The homes feature all brick facades.
 - vii. Dormers and other architectural features will be accented using hardy board or better grade siding.
 - viii. The roof material will be an upgraded architectural shingle.
 - ix. Front porches will be a design feature of all unit types.
 - x. The community will have manicured lawns and landscaping beds.
 - xi. HVAC units will be screened with masonry screening walls and/or landscaping.
 - xii. Individual residential trash cans will be kept in the garage or an outside area screened from view.

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 shall complete a Concept Plan for compliance with the requirements of the Post Construction Controls Ordinance (PCCO) which must be 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.

SUPERSEDED 2014-621
11-25-2014

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11/24/14

PRELIMINARY NOT FOR CONSTRUCTION
SUBJECT TO FINAL DESIGN CHANGES

FULLWOOD STATION
SINGLE-FAMILY SUBDIVISION
PROVIDENT LAND SERVICES, INC. | MATTHEWS, NC
DEVELOPMENT STANDARDS

REVISIONS:
11/23/14 - PER STAFF COMMENTS

DATE: NOVEMBER 24, 2014
DRAWN BY: MEK
CHECKED BY: MEK
QA BY: DCS
PROJECT #: 1014194

SHEET #:
RZ-2.0

11-25-2014

PARCEL OWNERS				
PARCEL	22721228	22721229	22721230	22721231
OWNER	H W MARTIN RUTH K MARTIN	MILDRED F SUTTON HYLTON	MILDRED S HYLTON SCOTT AUSTIN HYLTON BRANTLEY CARLYLE HYLTON	SCOTT AUSTIN HYLTON BRANTLEY CARLYLE HYLTON
STREET	1011 S TRADE ST	176 WOODBERRY ST	176 WOODBERRY ST	176 WOODBERRY ST
CITY, STATE, ZIP	MATTHEWS	WHITE LAKE, NC 28337	WHITE LAKE, NC 28337	WHITE LAKE, NC 28337
DEED	DB 03588 PG 306	DB 06306 PG 501	DB 13231 PG 478	DB 14517 PG 537
ZONING	R-15	R-15	R-15	R-15
USE	SINGLE-FAMILY	SINGLE-FAMILY	VACANT	VACANT

DEVELOPMENT SUMMARY	
DEVELOPER:	PROVIDENT LAND SERVICES, INC. 6707 FAIRVIEW ROAD SUITE B CHARLOTTE, NC 28210 CONTACT: TOM WATERS (704) 201-5150 tom@providentdev.com
EXISTING PARCEL SIZE:	19.31 ACRES (COMBINED)
JURISDICTION:	MATTHEWS
EXISTING ZONING:	R-15
PROPOSED ZONING:	R-VS (INNOVATIVE) RESIDENTIAL INNOVATIVE VARIED STYLE DISTRICT
PROPOSED USE:	RESIDENTIAL (SINGLE-FAMILY)
NUMBER OF LOTS PROPOSED:	47
AVERAGE LOT SIZE:	10,505 SF/0.241 ACRES
PROPOSED DENSITY:	2.43 DUA
SUPPLEMENTAL REGULATIONS:	
MINIMUM LOT AREA:	4,500 SF/DU
MINIMUM LOT WIDTH:	40 FEET/DU
MINIMUM SETBACK:	20 FEET
MINIMUM SIDE YARD:	6 FEET
MINIMUM REAR YARD:	20 FEET
MAXIMUM HEIGHT:	35 FEET
PARKING REQUIREMENTS:	
RESIDENCES REQUIRED:	94 SPACES
DWELLINGS:	2 SPACES PER UNIT
PARALLEL PARKING:	7 SPACES
TOTAL PROVIDED:	101 SPACES
TREE CANOPY CALCULATIONS:	
TOTAL LAND DISTURBANCE AREA:	840,939 SF
ROAD RIGHTS OF WAY:	124,572 SF
PROPOSED STORMWATER FACILITIES:	31,557 SF
NET LAND DISTURBANCE AREA:	684,810 SF
TREE CANOPY REQUIRED:	54,785 SF (8.00%)
TREE CANOPY PROVIDED:	136,368 SF (19.91%)
REQUIRED CONNECTIVITY INDEX:	1.30
INDEX REDUCTION:	-0.05*
REQUIRED CONNECTIVITY INDEX:	1.25
LINKS PROVIDED:	10
NODES PROVIDED:	8
PROPOSED CONNECTIVITY INDEX:	1.25
*ADJACENT DEVELOPMENTS WITH NO STREET STUB-OUTS ON THE NORTHERN AND WESTERN EDGES OF THE PROPERTY	

LandDesign
223 N Graham Street, Charlotte, NC 28202
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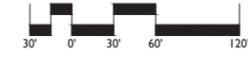
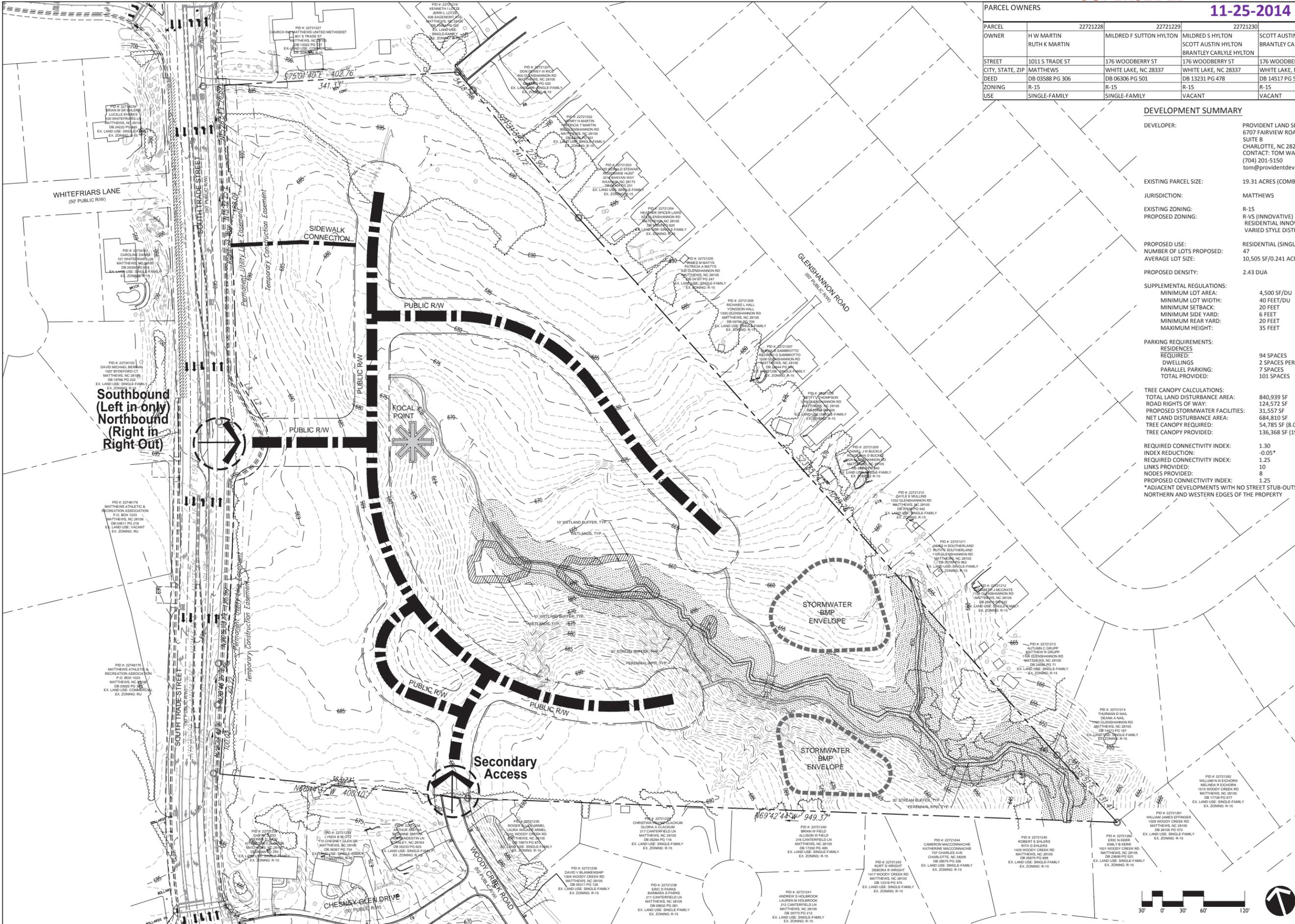


11/24/14

**FULLWOOD STATION
SINGLE-FAMILY SUBDIVISION**
PROVIDENT LAND SERVICES, INC. | MATTHEWS, NC
TECHNICAL DATA SHEET

REVISIONS:
11/20/14 - PER STAFF COMMENTS
DATE: NOVEMBER 24, 2014
DESIGNED BY: MEK
DRAWN BY: MEK
CHECKED BY: MEK
C.C.BY: DCS
PROJECT #: 1014194
SHEET #:
RZ-3.0

PRELIMINARY NOT FOR CONSTRUCTION
SUBJECT TO FINAL DESIGN CHANGES



Southbound
(Left in only)
Northbound
(Right in
Right-Out)

Secondary
Access

STORMWATER
BMP
ENVELOPE

STORMWATER
BMP
ENVELOPE

Southbound
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Northbound
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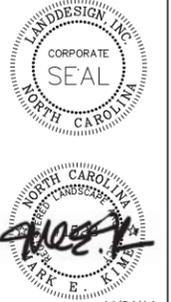
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NODES PROVIDED:	8
PROPOSED CONNECTIVITY INDEX:	1.25
*ADJACENT DEVELOPMENTS WITH NO STREET STUB-OUTS ON THE NORTHERN AND WESTERN EDGES OF THE PROPERTY	

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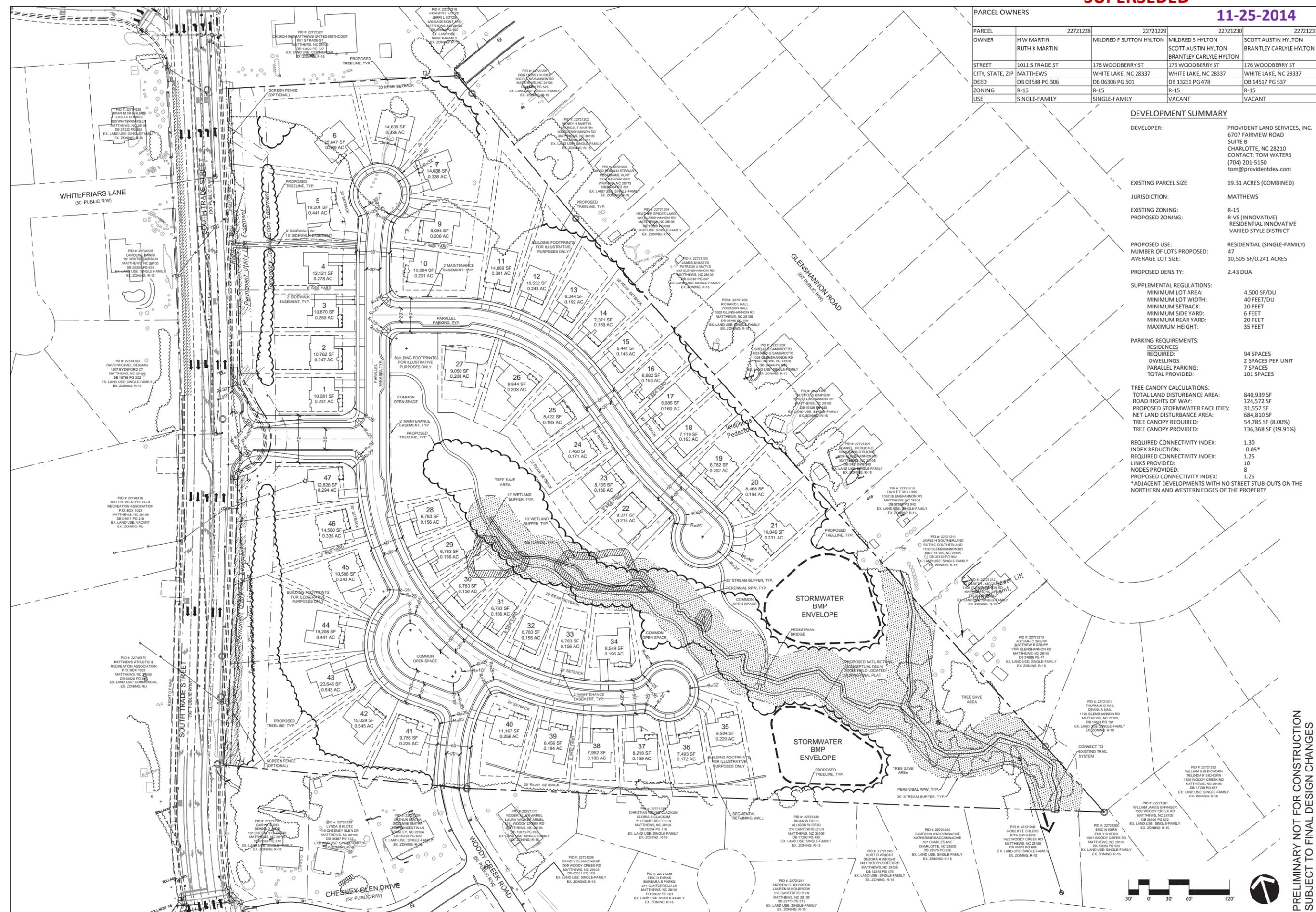
11/24/14

**FULLWOOD STATION
SINGLE-FAMILY SUBDIVISION**
PROVIDENT LAND SERVICES, INC. | MATTHEWS, NC
LAYOUT PLAN

PRELIMINARY NOT FOR CONSTRUCTION
SUBJECT TO FINAL DESIGN CHANGES

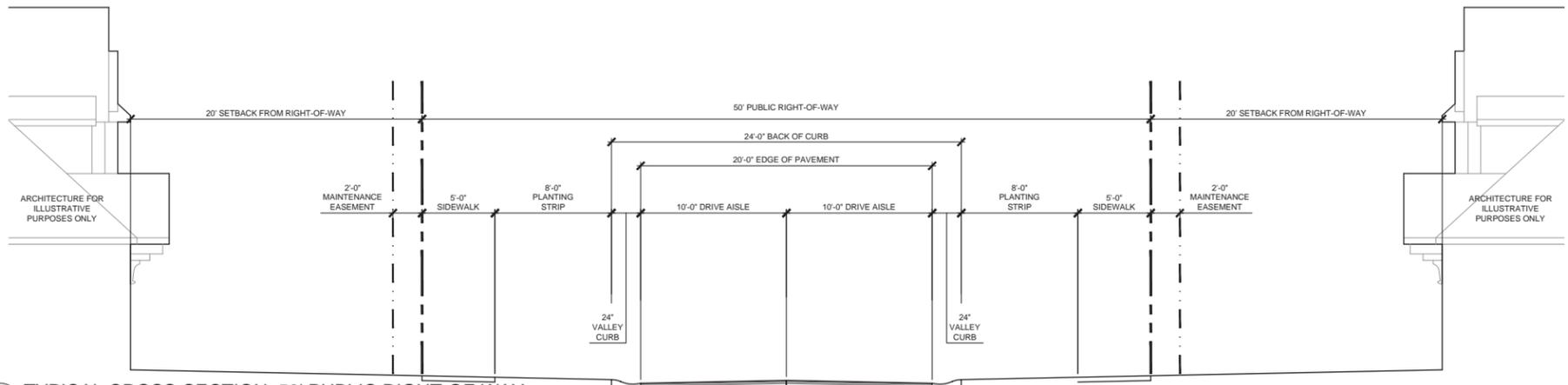
DATE: NOVEMBER 24, 2014
DESIGNED BY: MEK
DRAWN BY: MEK
CHECKED BY: MEK
SCALE: DCS
PROJECT #: 1014194
SHEET #:

RZ-4.0



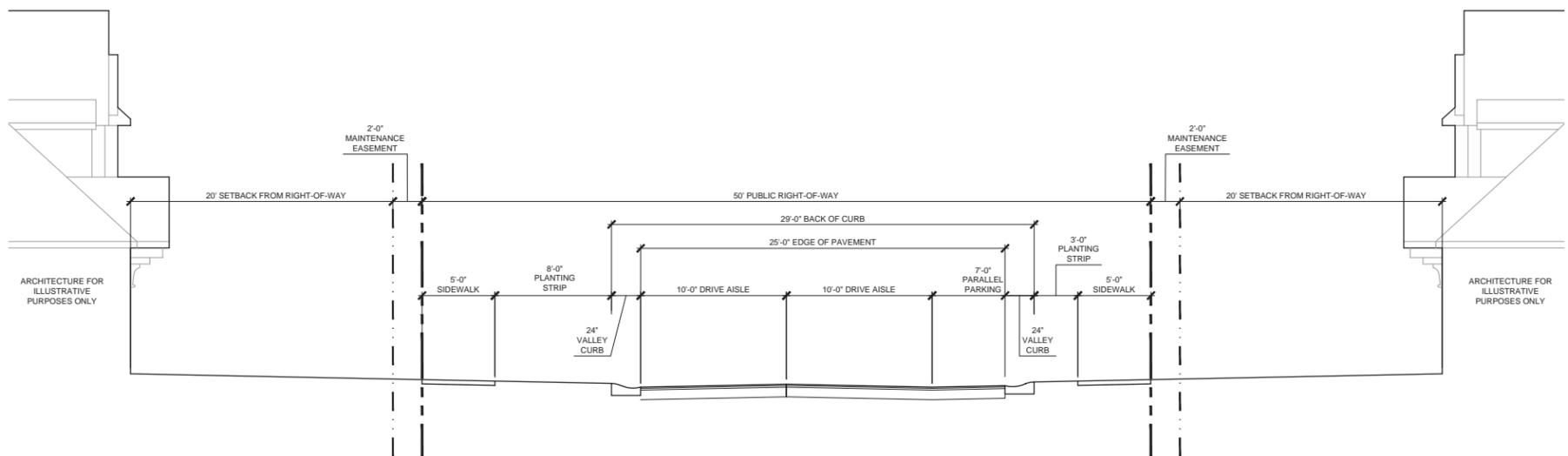
SUPERSEDED

2014-621
11-25-2014



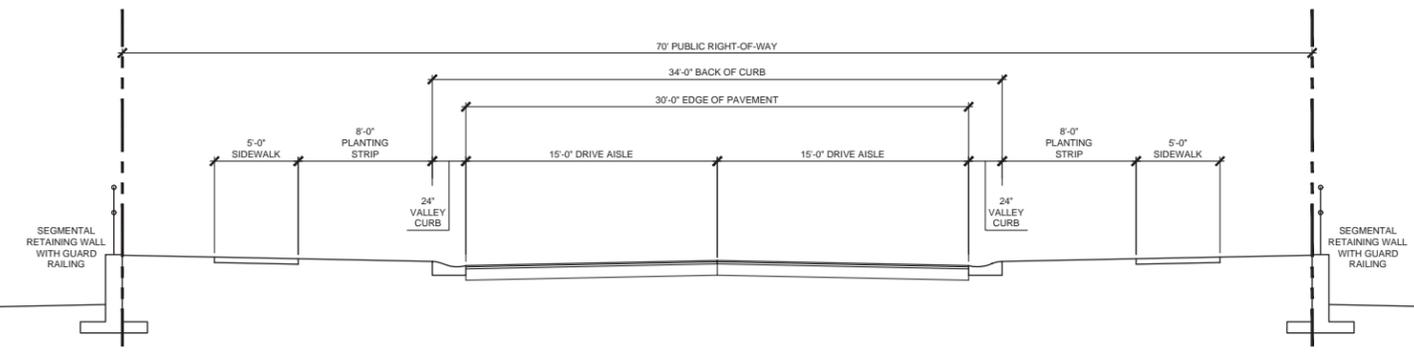
TYPICAL CROSS-SECTION: 50' PUBLIC RIGHT-OF-WAY

1"=5'-0"



TYPICAL CROSS-SECTION: 50' PUBLIC RIGHT-OF-WAY W/ ON-STREET PARKING

1"=5'-0"



TYPICAL CROSS-SECTION: 70' PUBLIC RIGHT-OF-WAY

1"=5'-0"

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11/24/14

FULLWOOD STATION
SINGLE-FAMILY SUBDIVISION
 PROVIDENT LAND SERVICES, INC. | MATTHEWS, NC
CROSS-SECTIONS

PRELIMINARY NOT FOR CONSTRUCTION
 SUBJECT TO FINAL DESIGN CHANGES

REVISIONS:
 DATE: NOVEMBER 24, 2014
 11/20/14 - PER STAFF COMMENTS
 DESIGNED BY: MEK
 DRAWN BY: MEK
 CHECKED BY: MEK
 CUB BY: DCS
 SCALE: AS SHOWN
 PROJECT #: 1014194

RZ-5.0



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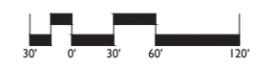
11/24/14

FULLWOOD STATION
SINGLE-FAMILY SUBDIVISION
PROVIDENT LAND SERVICES, INC. | MATTHEWS, NC
AUTOTURN EXHIBIT

PRELIMINARY NOT FOR CONSTRUCTION
SUBJECT TO FINAL DESIGN CHANGES

REVISIONS:
DATE: NOVEMBER 24, 2014
11/20/14 - PER STAFF COMMENTS
DESIGNED BY: MEK
DRAWN BY: MEK
CHECKED BY: MEK
CUT BY: DCS
DATE PLOTTED: 11/24/14
PROJECT #: 1014194

SHEET #:
RZ-6.0





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FULLWOOD STATION
SINGLE-FAMILY SUBDIVISION
PROVIDENT LAND SERVICES, INC. | MATTHEWS, NC
CONCEPTUAL ARCHITECTURE

PRELIMINARY NOT FOR CONSTRUCTION
SUBJECT TO FINAL DESIGN CHANGES

DATE: NOVEMBER 24, 2014
DESIGNED BY: JUVENELLE
DRAWN BY: MEK
CHECKED BY: MEK
C.O.C. BY: DCS
PROJECT #: 1014194

SHEET #:
RZ-7.0

CONCEPTUAL ARCHITECTURE

IMAGERY FOR ILLUSTRATIVE
REFERENCE ONLY



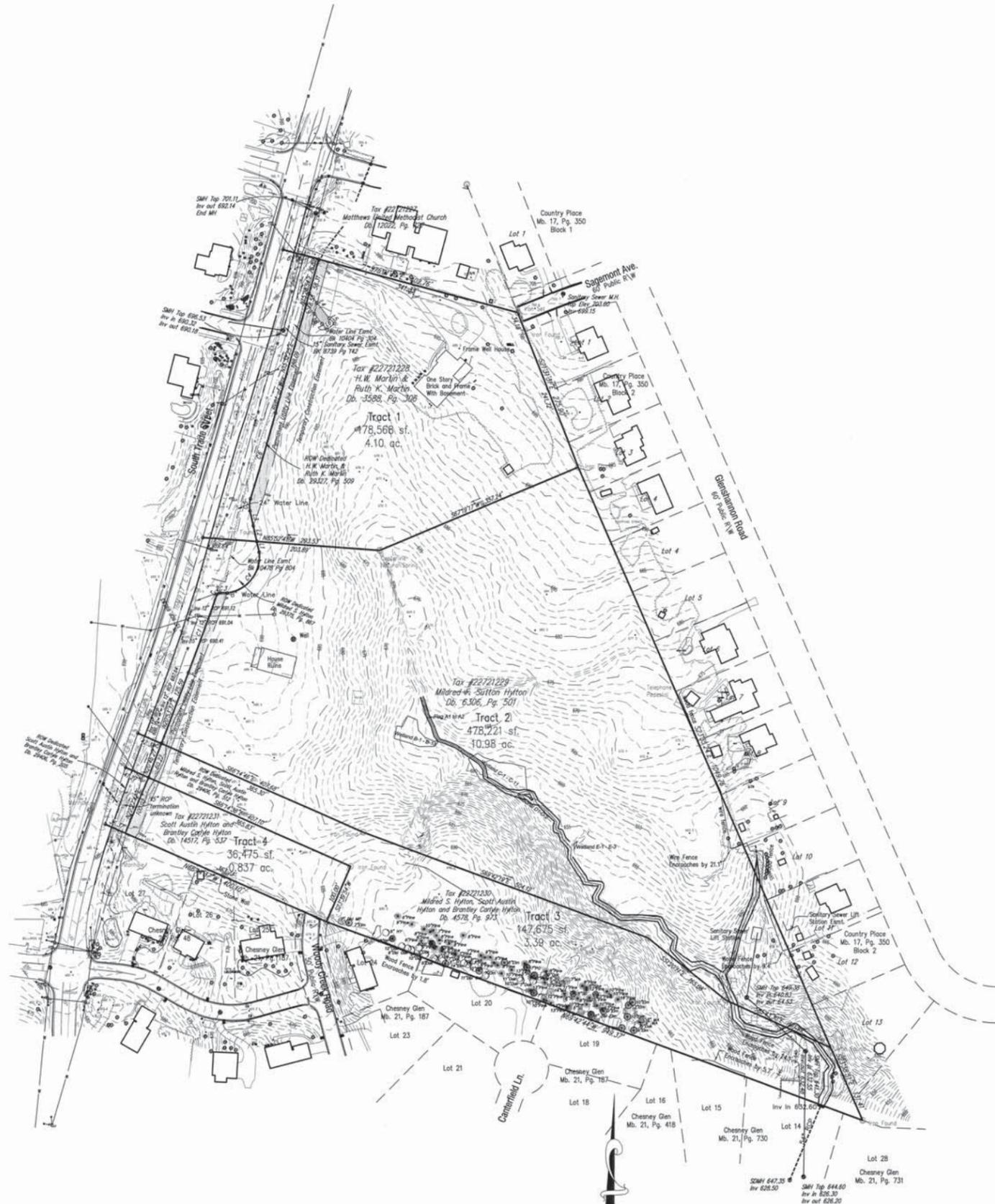
Vicinity Map (NTS)

Flood Certification
I have examined the Flood Insurance Rate Map for Mecklenburg County North Carolina, Community Panel Number 37104489001, Dated March 2, 2009, and hereby certify that this property is not located in a special flood hazard area as determined by the Federal Emergency Management Agency.

Certificate of Survey and Accuracy
State of North Carolina, Mecklenburg County
I, E. Donald Lawrence, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed recorded in Book 14517, 4578, 6308, 3588, Page 537, 973, 501, 306); that the boundaries not surveyed are clearly indicated as dashed lines drawn from adjoining owners deeds as shown; that the ratio of precision as calculated is 1:10,000 or better; that this plat was prepared in accordance with G.S. 47-30 as amended.
This survey is of existing parcels of land.

Witness my original signature, registration number and seal this the

Day of Sept A.D. 2014



LINE TABLE		
LINE	LENGTH	BEARING
L1	18.39	N12°35'26"W
L2	26.85	N12°35'26"W
L3	24.99	N12°43'34"W
L4	52.97	S38°20'10"E
L5	12.54	S45°06'18"E
L6	15.75	S50°36'28"W
L7	12.75	N41°36'00"W
L8	21.01	N38°20'10"W
L9	21.00	N38°20'10"W

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	CHORD L
C1	138.11	5054.44	N20°07'00"E	138.11
C2	5.46	4.00	S56°26'45"W	5.05
C3	12.37	56.50	N88°36'49"W	12.34
C4	95.49	60.69	N38°09'49"E	85.94
C5	20.09	38.50	S02°13'12"W	19.86
C6	148.16	5054.50	N16°19'35"E	148.15

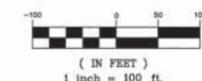
Tree Legend

- BP Bradford Pear
- ASH Ash
- WH White Oak
- RO Red Oak
- BE Beech
- HO Holly
- WO Willow Oak
- Pine Pine
- PO Poplar
- SY Sycamore
- MA Maple
- Elm Elm
- SG Sweet Gum
- WN Walnut
- MB Mulberry
- LO Live Oak
- SW Sourwood
- BU Bush
- HY Hickory

- NOTES**
1. Areas computed using coordinate geometry.
 2. This map was prepared without the benefit of a title search. Survey subject to full title search.
 3. This property may be subject to right of ways, easements, restrictions and covenants either recorded or implied.
 4. All distances shown are horizontal ground distances.
 5. Rebar set at all corners unless otherwise noted.
 6. Broken lines indicate property lines not surveyed.
 7. All adjoining property owner information is taken from current deeds and tax records and are considered as "Now or Formerly".
 8. Lawrence Associates makes no guarantee to the composition or to the nonexistence of spoils areas.
 9. Other underground utilities may exist but their locations are not known.



State Plane Coordinate values were obtained using a Topcon Hiper GPS using Virtual Reference Stations



LAWRENCE ASSOCIATES
106 W. Jefferson St.
Monroe, North Carolina 28112
P 704-289-1013 866-557-8051
F 704-283-9035
www.lawrenceassociates.com
Firm License Number: C-2856

Boundary Survey of Various Parcels - South Trade Street
Town Of Matthews
Morning Star Township, Mecklenburg County, NC

Orig. scale: 1" = 100' Date: January 14, 2014 Drawn By: J.H.

REVISIONS
September 29, 2014

SUPERSEDED

2014-621

10-1-2014

HYLTON/MARTIN TRACT REZONING PETITION

1011-1121 SOUTH TRADE STREET
MATTHEWS, NC 28105

DEVELOPER

Provident Land Services, Inc.
6707 Fairview Rd.
Suite B
Charlotte, NC 28210
Contact: Tom Waters
704.201.5150
tom@providentdev.com

LANDSCAPE ARCHITECT

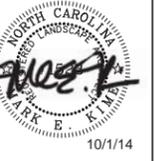
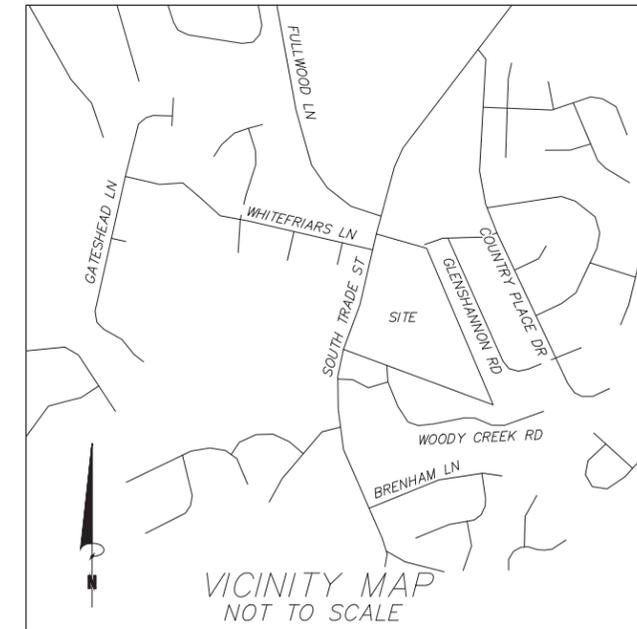
LandDesign, Inc.
223 North Graham St.
Charlotte, NC 28202
Contact: Mark Kime, RLA
704.333.0325
mkime@landdesign.com

SURVEY

Lawrence Associates
106 W. Jefferson St.
Monroe, NC 28112
Contact: Drew Lawrence
704.289.1013
drew@lawrencesurveying.com

SHEET INDEX:

	Rezoning Re-Submittal 10/1/14
L-1.0 Cover Sheet	10/1/14
L-2.0 Development Standards	10/1/14
L-3.0 Technical Data Sheet	10/1/14
L-4.0 Site Plan	10/1/14
L-5.0 Street Cross-Sections	10/1/14
L-6.0 Autotum Exhibit	10/1/14
L-7.0 Conceptual Architecture	10/1/14
Survey	9/30/14



**HYLTON/MARTIN TRACT
SINGLE-FAMILY SUBDIVISION**
PROVIDENT LAND SERVICES, INC. | MATTHEWS, NC
COVER SHEET

PRELIMINARY NOT FOR CONSTRUCTION
SUBJECT TO FINAL DESIGN CHANGES

REVISIONS:
DATE: OCTOBER 1, 2014
DESIGNED BY: MEK
DRAWN BY: MEK
CHECKED BY: MEK
QA BY: DCB
PROJECT #: 1014194
SHEET #:

RZ-1.0

Site Development Data:

- Acreage: ±19.31 acres (combined)
- Tax Parcel #: 22721228, 22721229, 22721230, 22721231
- Existing Zoning: R-15
- 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 Varied Style Zoning District per section 155.503.1 of the Ordinance as more specifically described below in Section 2.
- Maximum Building Height: Building height shall be limited to 35 feet.
- Parking: As required by the Section 155.607 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, RZ-6.0, and RZ-7.0 form this rezoning petition (collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by Provident Land Services, Inc. ("Petitioner") to accommodate development of a residential community on an approximately 19.31 acre site located at the intersection of South Trade Street and Whitefairs Lane (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 the Ordinance.
- d. Number of Buildings Principal and Accessory: Notwithstanding the number of buildings shown on the Rezoning Plan, the total number of dwelling units to be developed shall not exceed 47 dwelling units and structures located on the Site and 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:
 - i. On-Street Parking - Additional on-street parking shall be provided within the public right-of-way throughout the development as shown on Sheet RZ-4.0.
 - ii. Side-Loaded Units - Side-loaded garage units shall be provided to enhance the aesthetic appeal of the development. At a minimum, ten (10) percent of all homes within the community shall be side-loaded garage homes.
 - iii. Diversity in Architecture - The Petitioner aims to provide a diversity in architecture from home to home to provide a development that is pleasing to the eye and not repetitive in appearance from home to home.
 - iv. Reduced Rear Yard - The rear yard setback shall be reduced from 30 feet to 20 feet. The reduced rear yard setback will help to provide common open space preserved in a natural condition such as tree save areas, ponds and wetlands to the greatest extent possible.
 - v. 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.
 - vi. Cut-de-sac Length: The Petitioner proposes a maximum cut-de-sac length of 700 linear feet in order to minimize impacts to wetlands and undisturbed natural areas while providing access to usable areas of the property that would otherwise require disturbance of these natural features.
 - vii. Curb and Gutter - Thirty (30) inch curb and gutter shall be implemented throughout the development due to the presence of on-street parking as well as conforming to general design standards associated with neo-traditional design and development.
 - viii. Multi-Generational Homes - Multi-Generational home sites may be offered on several of the larger lots within the development.
 - ix. Pocket Park - An "eyebrow" park has been added with homes fronting the park in the southwest corner of the site.
 - x. Trail Connectivity - A trail system to be field located during the preliminary plat shall be located within the open space and stream buffers. A trail connection shall also be proposed to the South Trade Street sidewalk.
 - xi. Mail Kiosk - The mail kiosk for the development shall include benches and landscaping and serve as a destination point within the development.
 - xii. Shared Driveways - Shared driveways may be incorporated within some units within the development.
 - xiii. Tree Save Areas - Tree save areas shall be located along the central spine of the site buffering both sides of the creek and open space areas serving as a unifying theme for the project. The main entrance will reinforce this theme of tree preservation by providing views of the central tree save area upon entering the site from South Trade Street.
 - xiv. Variable Lot Size - A mixture of lots varying in width shall be interspersed throughout the development.

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. South Trade Street:
 - 1. Petitioner shall reduce the size of the bulb-out turn-around at the front of the project in conjunction with approval from NCDOT and Matthews Public Works. A full movement turn-around shall no longer be required for single-axle trucks as development of this project will allow turn-around movements to occur at the light at the corner of Chesney Glen Drive and South Trade Street and through the existing and proposed street network.
 - ii. Woody Creek Road:
 - 1. Petitioner shall extend the existing public right of way for Woody Creek Road into the proposed development.
- b. Access:
 - i. Access to the Site will be from a southbound left in only and a northbound right in / right out entrance along South Trade Street as well as the extension of Woody Creek Road into the proposed development.
 - ii. The five public streets indicated within the Development Area will be designed as public streets with parallel parking in some locations.
 - iii. All driveways shall be a minimum of 20 feet in depth to allow a vehicle to be parked without overhanging the sidewalk.
 - vi. The alignment of the internal public 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 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 52-foot wide and 62-foot wide single-family homes 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 South Trade Street to identify the community and serve as a gateway into it.
- 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, cementitious siding (such as hardi-plank), or wood. Vinyl as a building material will not be allowed except on windows and soffits.
 - ii. The Site will include an accessible open spaces as focal points. These focal points may 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 may be used to call attention to amenity areas, gathering spaces, plazas and as a method of way finding.
 - v. Circulation paths will be provided along the Site's Public Streets from units 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 and the Town of Matthews on the location of CBU Postal Boxes within the development.
- c. South Trade Street Design Guidelines:
 - i. The Petitioner shall create an appropriately landscaped corridor along South Trade Street utilizing existing vegetation to the greatest extent possible to maintain the natural character of this corridor. A screen fence may be proposed along the Site frontage of South Trade Street to deter from highlighting the back of houses from the right of way.
 - ii. The Petitioner shall be permitted the option to provide a screen fence or a landscaped berm along the entire frontage of South Trade Street. The specific building materials used for construction of the fence, if pursued, shall be selected in accordance with the Town of Matthews and NCDOT rules and regulations. The horizontal location of the screen fence along South Trade Street will be placed with the preservation of existing trees of significance in mind. An effort will be made to preserve these trees whenever 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 units, 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.
- 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 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 units towards primary and secondary streets to reinforce the streetscape, as shown on the provided Plans.
 - ii. Orient units in a way to enclose and define public space, open space and green space.
 - iii. Architectural treatment shall continue on all sides of a building except as specifically noted otherwise.
 - iv. A minimum of (10) ten percent of homes shall incorporate a side-loaded garage.
- g. Architectural Guidelines
 - i. The community will be of traditional architectural design with a combination of brick facades, masonry veneers, stone, and hardiplank.
 - ii. The single family homes will be one and a half and two story designs.
 - iii. There will be selected homes with basement designs on appropriate lots.
 - iv. There will be a combination of front loaded and side load plan types.
 - v. Some select units are a master-down style plan.
 - vi. The homes feature all brick facades.
 - vii. Dormers and other architectural features will be accented using hardy board or better grade siding.
 - viii. The roof material will be an upgraded architectural shingle.
 - ix. Front porches will be a design feature of all unit types.
 - x. The community will have manicured lawns and landscaping beds.
 - xi. HVAC units will be screened with masonry screening walls and/or landscaping.
 - xii. Individual residential trash cans will be kept in the garage or an outside area screened from view.

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 shall complete a Concept Plan for compliance with the requirements of the Post Construction Controls Ordinance (PCCO) which must be 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.

SUPERSEDED

**2014-621
10-1-2014**

LandDesign

223 N Graham Street, Charlotte, NC 28202
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www.LandDesign.com
NC Eng. Firm License C-688



10/1/14

**HYLTON/MARTIN TRACT
SINGLE-FAMILY SUBDIVISION**
PROVIDENT LAND SERVICES, INC. | MATTHEWS, NC
DEVELOPMENT STANDARDS

PRELIMINARY NOT FOR CONSTRUCTION
SUBJECT TO FINAL DESIGN CHANGES

REVISIONS:

DATE: OCTOBER 1, 2014
DESIGNED BY: MEK
DRAWN BY: MEK
CHECKED BY: MEK
QA BY: DCS
PROJECT #: 1014194

SHEET #:
RZ-2.0

PARCEL OWNERS

PARCEL	22721228	22721229	22721230	22721231
OWNER	H W MARTIN RUTH K MARTIN	MILDRED F SUTTON HYLTON	MILDRED S HYLTON SCOTT AUSTIN HYLTON BRANTLEY CARLYLE HYLTON	SCOTT AUSTIN HYLTON BRANTLEY CARLYLE HYLTON
STREET	1011 S TRADE ST	176 WOODBERRY ST	176 WOODBERRY ST	176 WOODBERRY ST
CITY, STATE, ZIP	MATTHEWS	WHITE LAKE, NC 28337	WHITE LAKE, NC 28337	WHITE LAKE, NC 28337
DEED	DB 03588 PG 306	DB 06306 PG 501	DB 13231 PG 478	DB 14517 PG 537
ZONING	R-15	R-15	R-15	R-15
USE	SINGLE-FAMILY	SINGLE-FAMILY	VACANT	VACANT

DEVELOPMENT SUMMARY

DEVELOPER:	PROVIDENT LAND SERVICES, INC. 6707 FAIRVIEW ROAD SUITE B CHARLOTTE, NC 28210 CONTACT: TOM WATERS (704) 201-5150 tom@providentdev.com
EXISTING PARCEL SIZE:	19.31 ACRES (COMBINED)
JURISDICTION:	MATTHEWS
EXISTING ZONING:	R-15
PROPOSED ZONING:	R-VS (INNOVATIVE) RESIDENTIAL INNOVATIVE VARIED STYLE DISTRICT
PROPOSED USE:	RESIDENTIAL (SINGLE-FAMILY)
NUMBER OF LOTS PROPOSED:	47
PROPOSED DENSITY:	2.43 DUA
SUPPLEMENTAL REGULATIONS:	
MINIMUM LOT AREA:	4,500 SF/DU
MINIMUM LOT WIDTH:	40 FEET/DU
MINIMUM SETBACK:	20 FEET
MINIMUM SIDE YARD:	6 FEET
MINIMUM REAR YARD:	20 FEET
MAXIMUM HEIGHT:	35 FEET
PARKING REQUIREMENTS:	
RESIDENCES REQUIRED:	94 SPACES
DWELLINGS:	2 SPACES PER UNIT
PARALLEL PARKING:	21 SPACES
TOTAL PROVIDED:	115 SPACES
TREE CANOPY CALCULATIONS:	
TOTAL LAND DISTURBANCE AREA:	840,939 SF
ROAD RIGHTS OF WAY:	124,572 SF
PROPOSED STORMWATER FACILITIES:	31,557 SF
NET LAND DISTURBANCE AREA:	684,810 SF
TREE CANOPY REQUIRED:	54,785 SF (8.00%)
TREE CANOPY PROVIDED:	136,368 SF (19.91%)
REQUIRED CONNECTIVITY INDEX:	1.30
INDEX REDUCTION:	-0.05*
REQUIRED CONNECTIVITY INDEX:	1.25
LINKS PROVIDED:	10
NODES PROVIDED:	8
PROPOSED CONNECTIVITY INDEX:	1.25
*ADJACENT DEVELOPMENTS WITH NO STREET STUB-OUTS ON THE NORTHERN AND WESTERN EDGES OF THE PROPERTY	



223 N Graham Street, Charlotte, NC 28202
V: 704.333.0325 F: 704.333.3746
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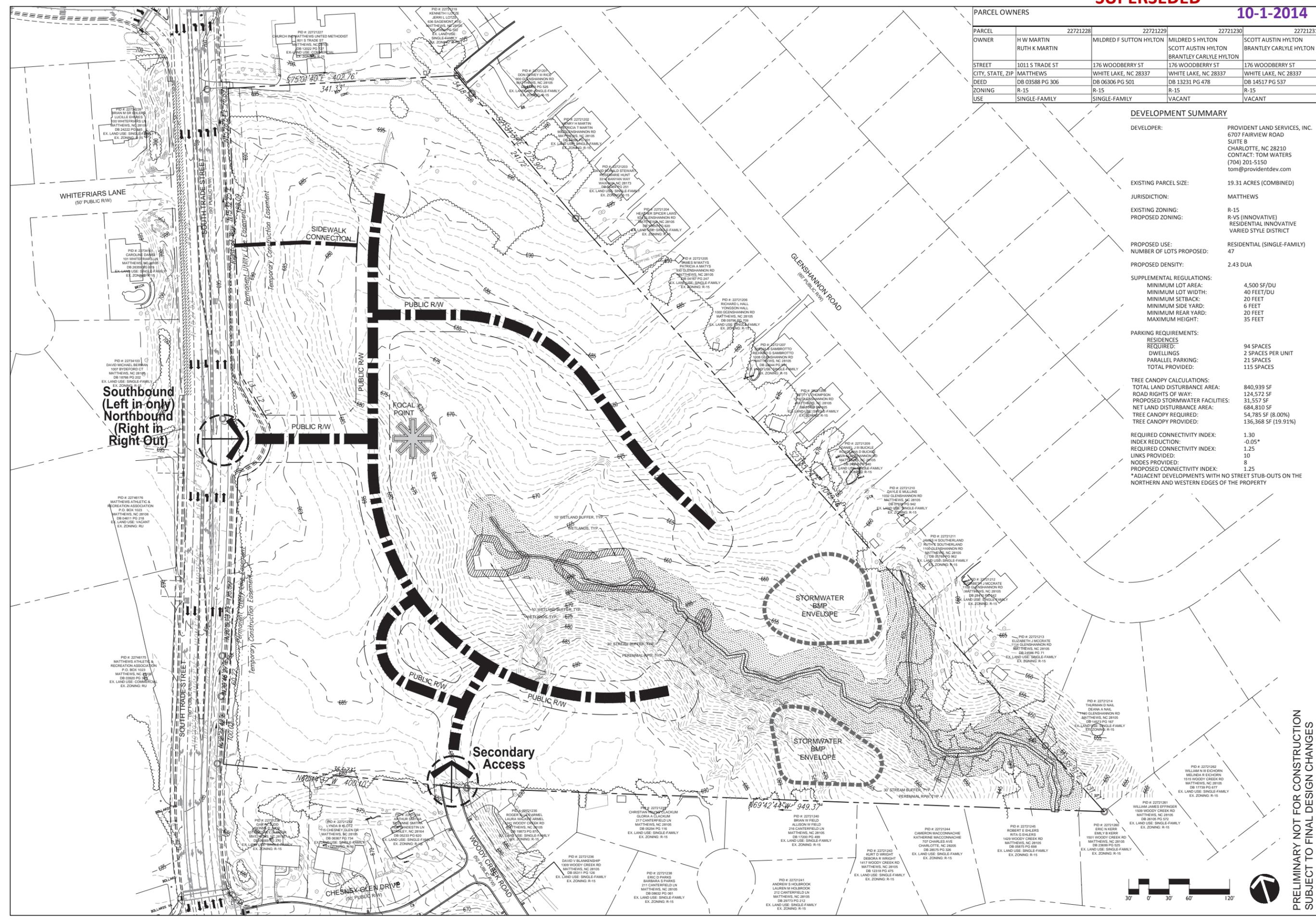


10/1/14

HYLTON/MARTIN TRACT
SINGLE-FAMILY SUBDIVISION
PROVIDENT LAND SERVICES, INC. | MATTHEWS, NC
TECHNICAL DATA SHEET

REVISIONS:
DATE: OCTOBER 1, 2014
DESIGNED BY: MEK
DRAWN BY: MEK
CHECKED BY: MEK
C.C.BY: DCS
PROJECT #: 1014194
SHEET #:
RZ-3.0

PRELIMINARY NOT FOR CONSTRUCTION
SUBJECT TO FINAL DESIGN CHANGES



Southbound (Left in only)
Northbound (Right in Right-Out)

Secondary Access

STORMWATER BMP ENVELOPE

STORMWATER BMP ENVELOPE

PID # 2274103
DAVID MICHAEL BERMAN
1007 BRISFORD CT
MATTHEWS, NC 28105
DB 18762 PG 202
EX. LAND USE: SINGLE-FAMILY
EX. ZONING: R-15

PID # 2274175
MATTHEWS ATHLETIC &
RECREATION ASSOCIATION
P.O. BOX 1023
MATTHEWS, NC 28105
DB 04811 PG 219
EX. LAND USE: VACANT
EX. ZONING: RU

PID # 2272123
GARY L. COO
1000 WOODBERRY RD
MATTHEWS, NC 28105
DB 0807 PG 374
EX. LAND USE: SINGLE-FAMILY
EX. ZONING: R-15

PID # 2272130
LYNDA B. HLODZ
17 CHERRY GLEN DR
MATTHEWS, NC 28105
DB 0807 PG 374
EX. LAND USE: SINGLE-FAMILY
EX. ZONING: R-15

PID # 2272131
ARTHUR SMITH
217 CANTERFIELD LN
MATTHEWS, NC 28105
DB 0807 PG 374
EX. LAND USE: SINGLE-FAMILY
EX. ZONING: R-15

PID # 2272132
ROBERTA J. WILSON
1309 WOODY CREEK RD
MATTHEWS, NC 28105
DB 0811 PG 126
EX. LAND USE: SINGLE-FAMILY
EX. ZONING: R-15

PID # 2272133
ERIC S. PARKS
BARBARA S. PARKS
211 CANTERFIELD LN
MATTHEWS, NC 28105
DB 0802 PG 061
EX. LAND USE: SINGLE-FAMILY
EX. ZONING: R-15

PID # 2272134
DAVID J. BLANKENSHIP
1309 WOODY CREEK RD
MATTHEWS, NC 28105
DB 0811 PG 126
EX. LAND USE: SINGLE-FAMILY
EX. ZONING: R-15

PID # 2272135
ANDREW S. HODROCK
LAUREN M. HODROCK
212 CANTERFIELD LN
MATTHEWS, NC 28105
DB 0817 PG 211
EX. LAND USE: SINGLE-FAMILY
EX. ZONING: R-15

PID # 2272136
BRIAN W. FIELD
216 CANTERFIELD LN
MATTHEWS, NC 28105
DB 1200 PG 409
EX. LAND USE: SINGLE-FAMILY
EX. ZONING: R-15

PID # 2272137
CAMERON MACCONNACHE
KATHERINE MACCONNACHE
707 CHARLES AVE
CHARLOTTE, NC 28205
DB 3875 PG 328
EX. LAND USE: SINGLE-FAMILY
EX. ZONING: R-15

PID # 2272138
RITA G. EHLERS
EMILY B. KERR
1401 WOODY CREEK RD
MATTHEWS, NC 28105
DB 0807 PG 374
EX. LAND USE: SINGLE-FAMILY
EX. ZONING: R-15

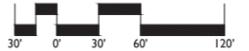
PID # 2272139
ERIC N. KERR
1501 WOODY CREEK RD
MATTHEWS, NC 28105
DB 3805 PG 325
EX. LAND USE: SINGLE-FAMILY
EX. ZONING: R-15

PID # 2272140
WILLIAM N. W. EICHORN
MELINDA R. EICHORN
1515 WOODY CREEK RD
MATTHEWS, NC 28105
DB 1778 PG 877
EX. LAND USE: SINGLE-FAMILY
EX. ZONING: R-15

PID # 2272141
THURMAN D. HALE
DEANA A. HALE
1740 GLENSHANNON RD
MATTHEWS, NC 28105
DB 14517 PG 537
EX. LAND USE: SINGLE-FAMILY
EX. ZONING: R-15

PID # 2272142
WILLIAM AMBER EYENGER
1509 WOODY CREEK RD
MATTHEWS, NC 28105
DB 3810 PG 323
EX. LAND USE: SINGLE-FAMILY
EX. ZONING: R-15

PID # 2272143
WILLIAM AMBER EYENGER
1509 WOODY CREEK RD
MATTHEWS, NC 28105
DB 3810 PG 323
EX. LAND USE: SINGLE-FAMILY
EX. ZONING: R-15



PARCEL OWNERS

PARCEL	22721228	22721229	22721230	22721231
OWNER	H W MARTIN RUTH K MARTIN	MILDRED F SUTTON HYLTON	MILDRED S HYLTON SCOTT AUSTIN HYLTON BRANTLEY CARLYLE HYLTON	SCOTT AUSTIN HYLTON BRANTLEY CARLYLE HYLTON
STREET	1011 S TRADE ST	176 WOODBERRY ST	176 WOODBERRY ST	176 WOODBERRY ST
CITY, STATE, ZIP	MATTHEWS	WHITE LAKE, NC 28337	WHITE LAKE, NC 28337	WHITE LAKE, NC 28337
DEED	DB 03588 PG 306	DB 06306 PG 501	DB 13231 PG 478	DB 14517 PG 537
ZONING	R-15	R-15	R-15	R-15
USE	SINGLE-FAMILY	SINGLE-FAMILY	VACANT	VACANT

DEVELOPMENT SUMMARY

DEVELOPER:	PROVIDENT LAND SERVICES, INC. 6707 FAIRVIEW ROAD SUITE B CHARLOTTE, NC 28210 CONTACT: TOM WATERS (704) 201-5150 tom@providentdev.com
EXISTING PARCEL SIZE:	19.31 ACRES (COMBINED)
JURISDICTION:	MATTHEWS
EXISTING ZONING:	R-15
PROPOSED ZONING:	R-VS (INNOVATIVE) RESIDENTIAL INNOVATIVE VARIED STYLE DISTRICT
PROPOSED USE:	RESIDENTIAL (SINGLE-FAMILY)
NUMBER OF LOTS PROPOSED:	47
PROPOSED DENSITY:	2.43 DUA
SUPPLEMENTAL REGULATIONS:	MINIMUM LOT AREA: 4,500 SF/DU MINIMUM LOT WIDTH: 40 FEET/DU MINIMUM SETBACK: 20 FEET MINIMUM SIDE YARD: 6 FEET MINIMUM REAR YARD: 20 FEET MAXIMUM HEIGHT: 35 FEET
PARKING REQUIREMENTS:	RESIDENCES REQUIRED: 94 SPACES DWELLINGS: 2 SPACES PER UNIT PARALLEL PARKING: 21 SPACES TOTAL PROVIDED: 115 SPACES
TREE CANOPY CALCULATIONS:	TOTAL LAND DISTURBANCE AREA: 840,939 SF ROAD RIGHTS OF WAY: 124,572 SF PROPOSED STORMWATER FACILITIES: 31,557 SF NET LAND DISTURBANCE AREA: 684,810 SF TREE CANOPY REQUIRED: 54,785 SF (8.00%) TREE CANOPY PROVIDED: 136,368 SF (19.91%)
REQUIRED CONNECTIVITY INDEX:	1.30
INDEX REDUCTION:	-0.05*
REQUIRED CONNECTIVITY INDEX:	1.25
LINKS PROVIDED:	10
NODES PROVIDED:	8
PROPOSED CONNECTIVITY INDEX:	1.25
*ADJACENT DEVELOPMENTS WITH NO STREET STUB-OUTS ON THE NORTHERN AND WESTERN EDGES OF THE PROPERTY	



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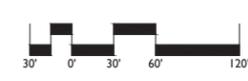
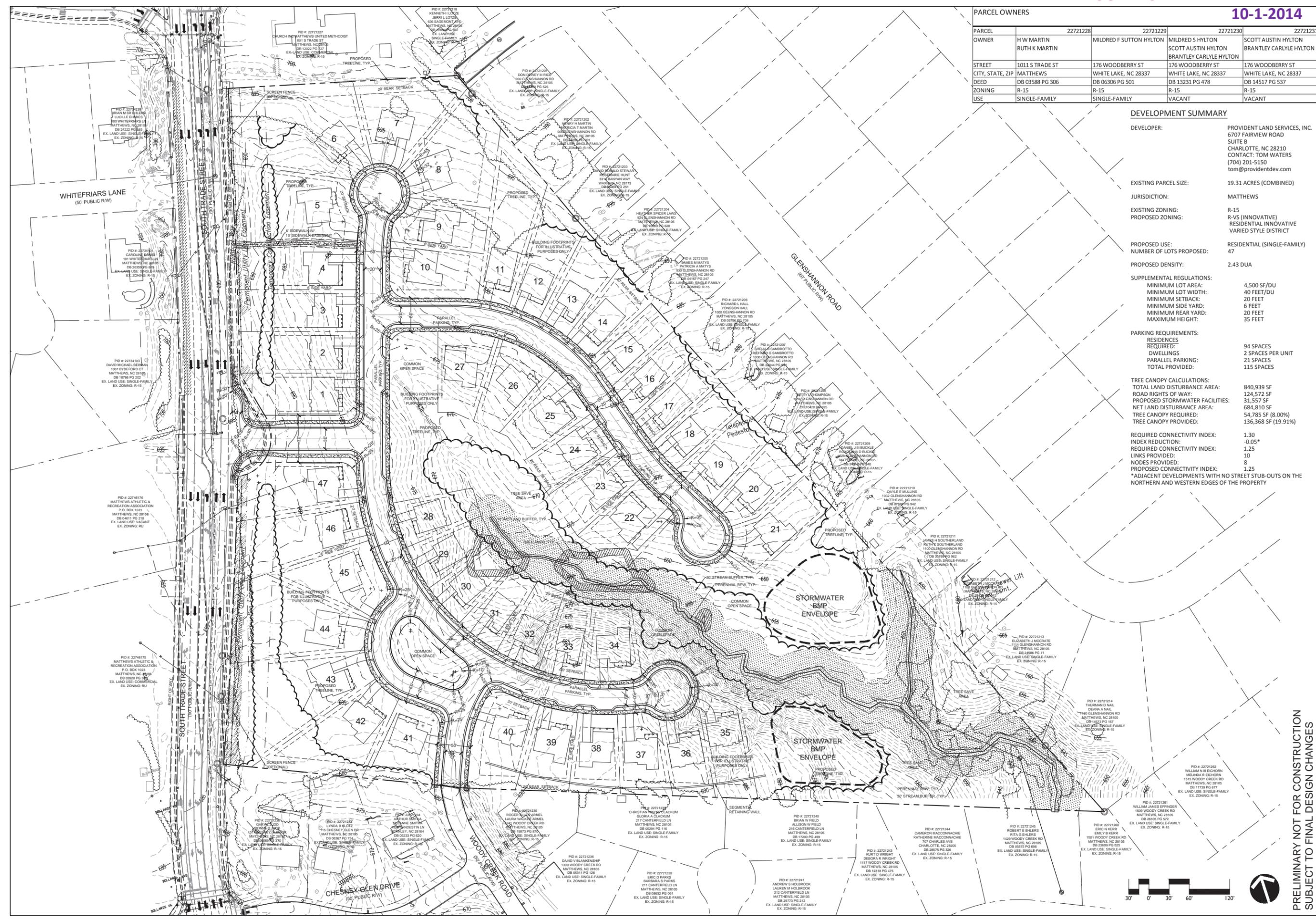


10/1/14

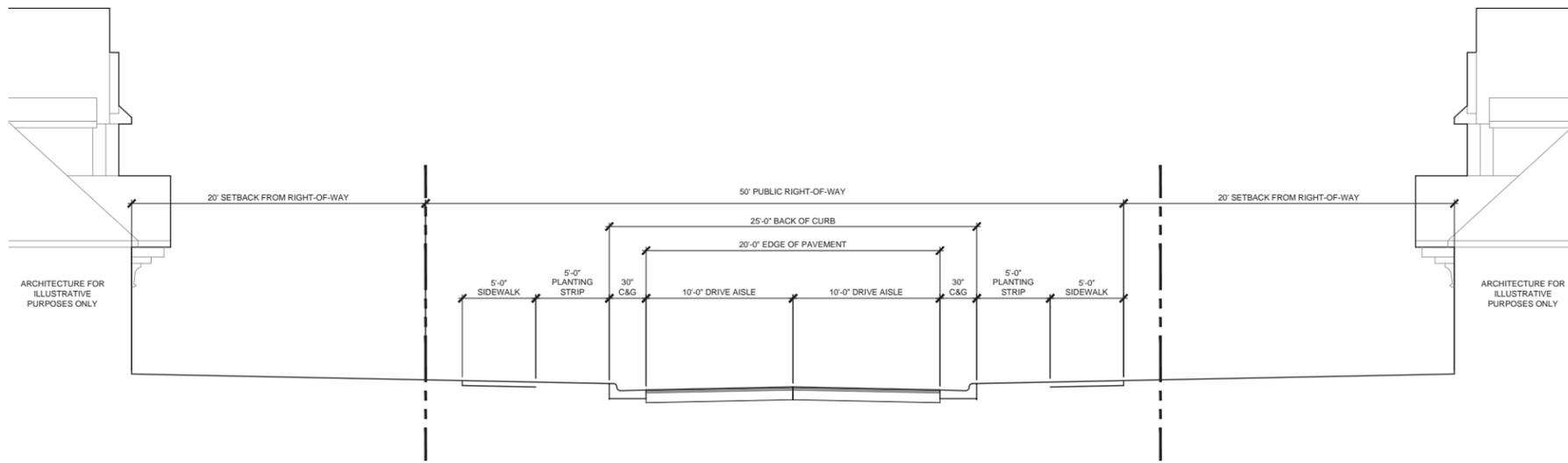
**HYLTON/MARTIN TRACT
SINGLE-FAMILY SUBDIVISION
LAYOUT PLAN**

REVISIONS:
DATE: OCTOBER 1, 2014
DESIGNED BY: MEK
DRAWN BY: MEK
CHECKED BY: MEK
C.D.B.Y.: DCS
PROJECT #: 1014194
SHEET #:
RZ-4.0

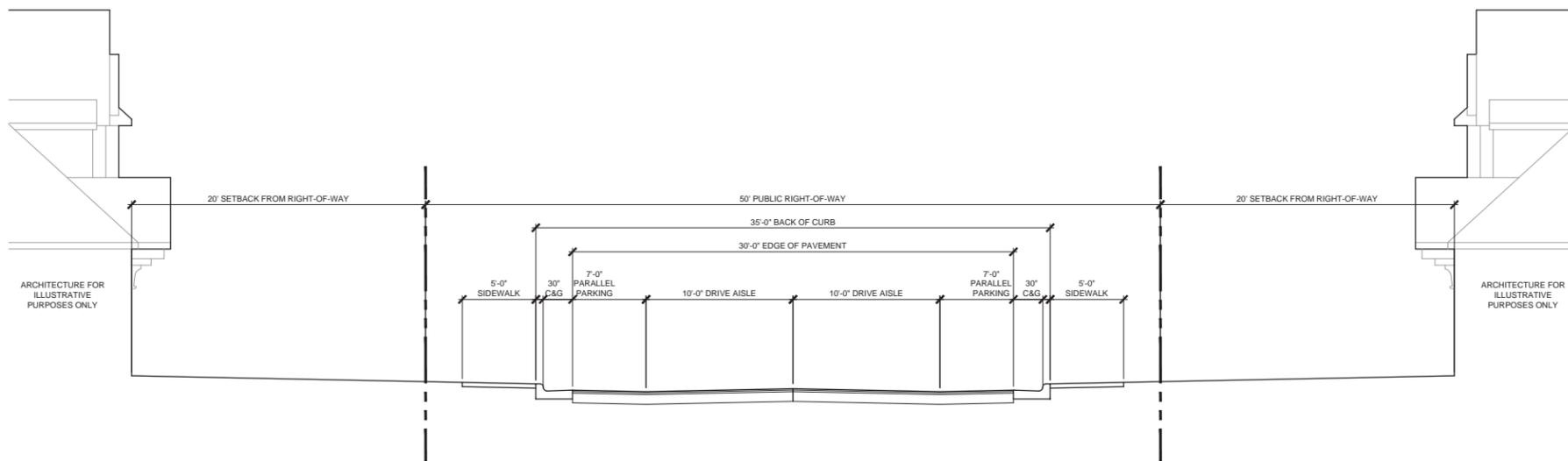
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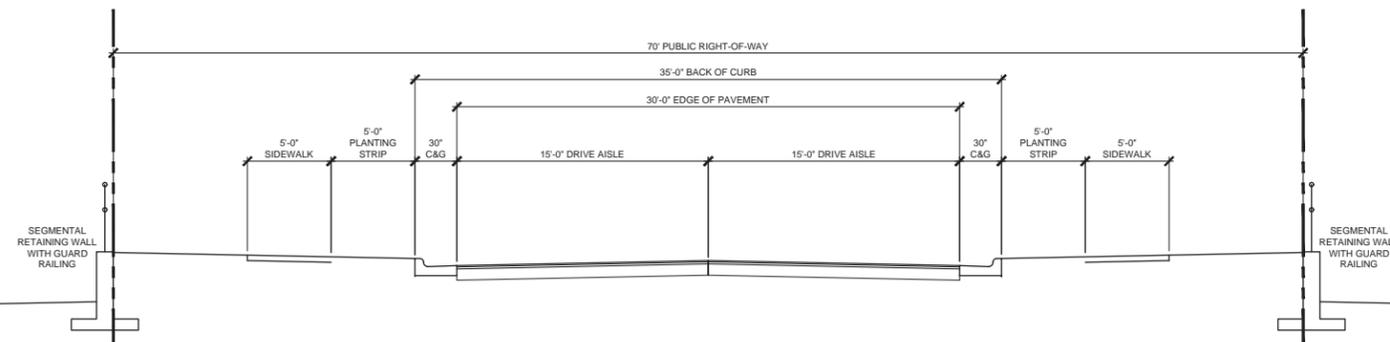
SUPERSEDED 2014-621
10-1-2014



SECTION
TYPICAL CROSS-SECTION: 50' PUBLIC RIGHT-OF-WAY
1"=5'-0"



SECTION
TYPICAL CROSS-SECTION: 50' PUBLIC RIGHT-OF-WAY W/ ON-STREET PARKING
1"=5'-0"



SECTION
TYPICAL CROSS-SECTION: 70' PUBLIC RIGHT-OF-WAY
1"=5'-0"

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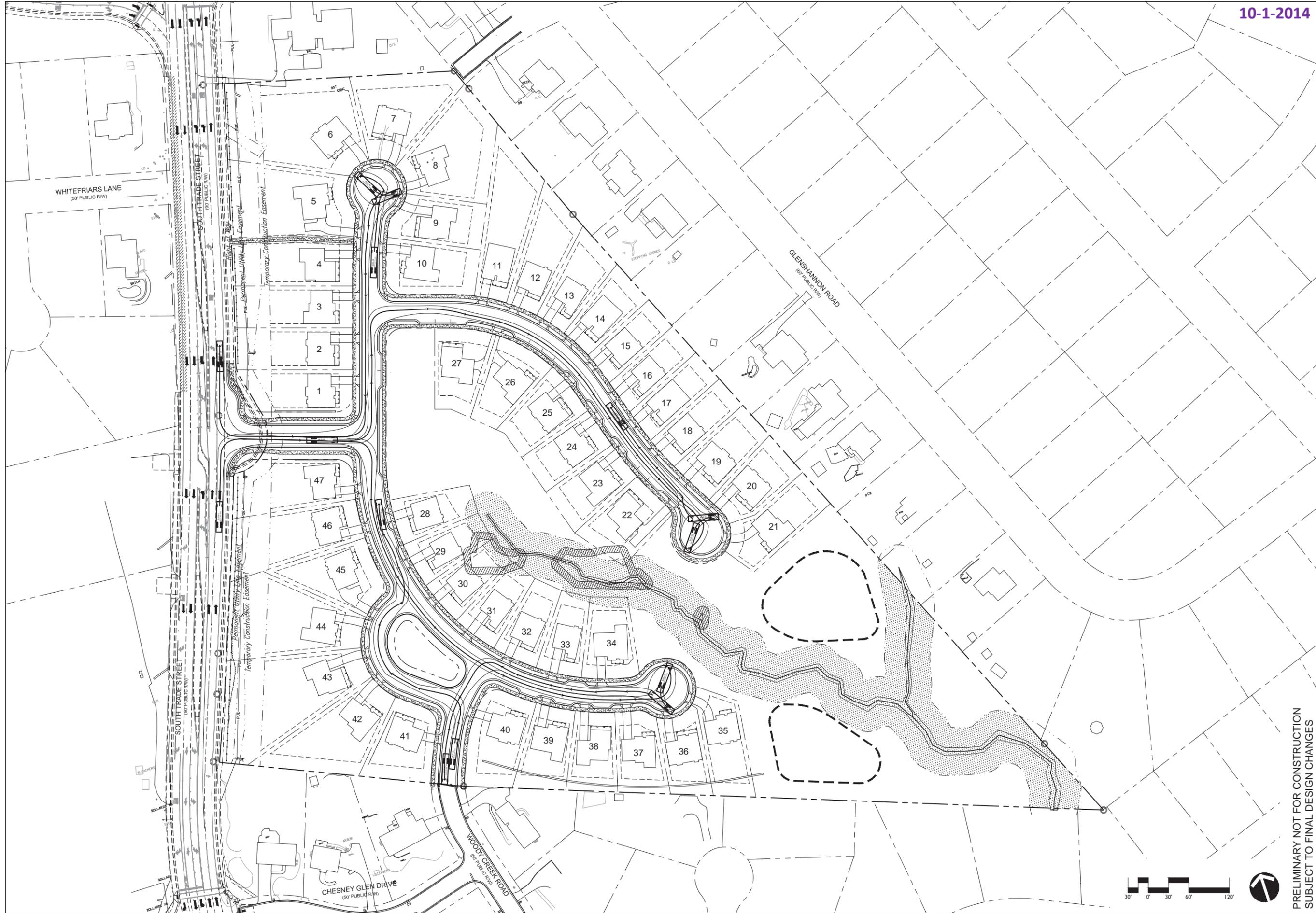


HYLTON/MARTIN TRACT
SINGLE-FAMILY SUBDIVISION
PROVIDENT LAND SERVICES, INC. | MATTHEWS, NC
CROSS-SECTIONS

PRELIMINARY NOT FOR CONSTRUCTION
SUBJECT TO FINAL DESIGN CHANGES

REVISIONS:
DATE: OCTOBER 1, 2014
DESIGNED BY: MEK
DRAWN BY: MEK
CHECKED BY: MEK
CUT BY: DCS
SCALE: AS SHOWN
PROJECT #: 1014194

SHEET #:
RZ-5.0



HYLTON/MARTIN TRACT
SINGLE-FAMILY SUBDIVISION
 PROVIDENT LAND SERVICES, INC. | MATTHEWS, NC
 AUTOTURN EXHIBIT

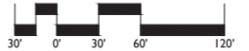
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PRELIMINARY NOT FOR CONSTRUCTION
 SUBJECT TO FINAL DESIGN CHANGES

REVISIONS:
 DATE: OCTOBER 1, 2014
 DESIGNED BY: MEK
 DRAWN BY: MEK
 CHECKED BY: MEK
 CUB BY: DCS
 PROJECT #: 1014194

SHEET #:
RZ-6.0

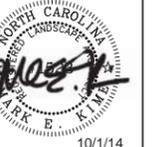




CONCEPTUAL ARCHITECTURE

IMAGERY FOR ILLUSTRATIVE
REFERENCE ONLY

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HYLTON/MARTIN TRACT
SINGLE-FAMILY SUBDIVISION
PROVIDENT LAND SERVICES, INC. | MATTHEWS, NC
CONCEPTUAL ARCHITECTURE

PRELIMINARY NOT FOR CONSTRUCTION
SUBJECT TO FINAL DESIGN CHANGES

REVISIONS:
DATE: OCTOBER 1, 2014
DESIGNED BY: L.M.V. WELLS
DRAWN BY: MEK
CHECKED BY: MEK
SCALE: AS SHOWN
PROJECT #: 1014194

SHEET #:
RZ-7.0



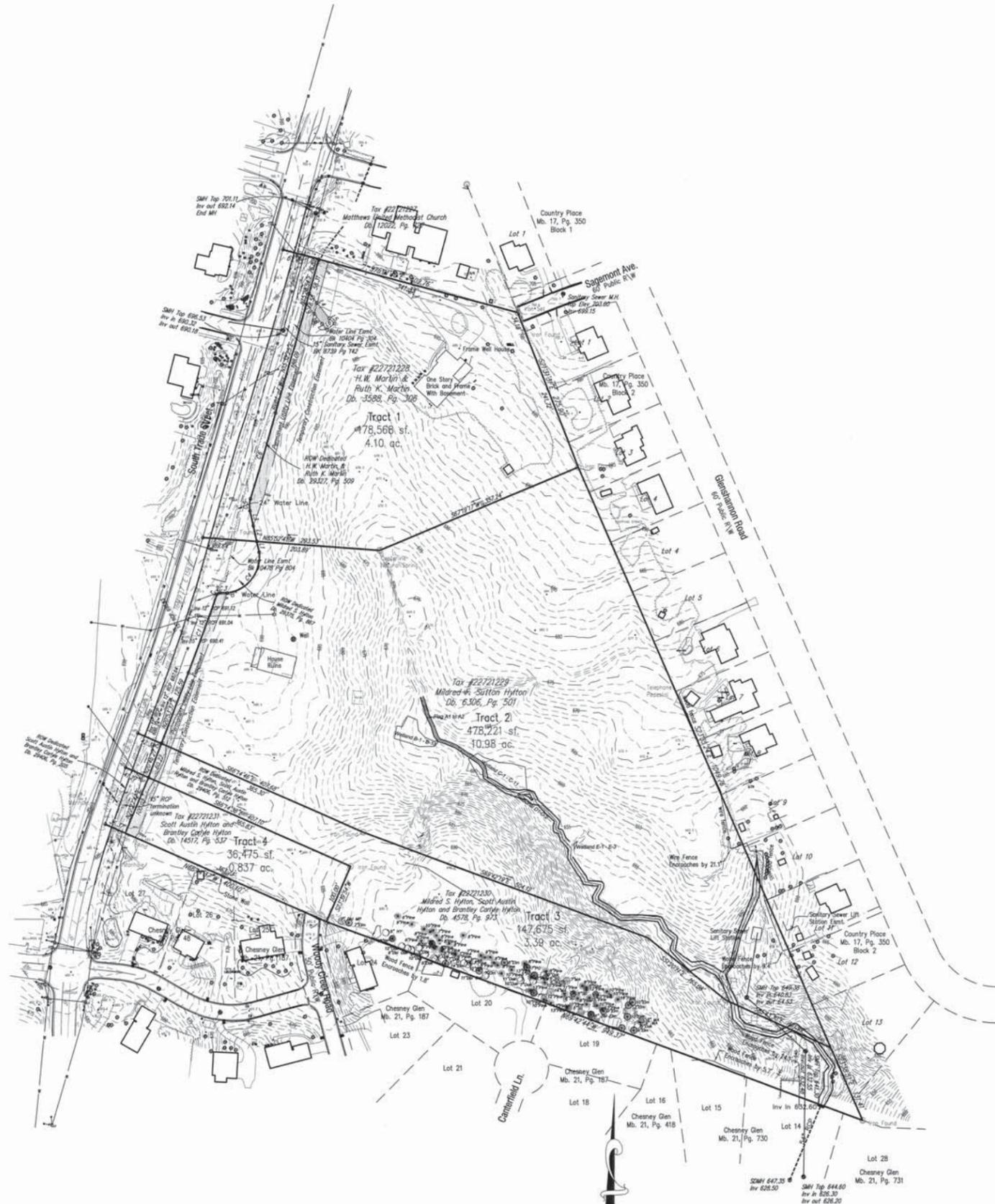
Vicinity Map (NTS)

Flood Certification
I have examined the Flood Insurance Rate Map for Mecklenburg County North Carolina, Community Panel Number 37104489001, Dated March 2, 2009, and hereby certify that this property is not located in a special flood hazard area as determined by the Federal Emergency Management Agency.

Certificate of Survey and Accuracy
State of North Carolina, Mecklenburg County
I, E. Donald Lawrence, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed recorded in Book 14517, 4578, 6308, 3588, Page 537, 973, 501, 306); that the boundaries not surveyed are clearly indicated as dashed lines drawn from adjoining owners deeds as shown; that the ratio of precision as calculated is 1:10,000 or better; that this plat was prepared in accordance with G.S. 47-30 as amended.
This survey is of existing parcels of land.

Witness my original signature, registration number and seal this the

Day of Sept A.D. 2014



LINE TABLE

LINE	LENGTH	BEARING
L1	18.39	N12°35'26"W
L2	26.85	N12°35'26"W
L3	24.99	N12°43'34"W
L4	52.97	S38°20'10"E
L5	12.54	S45°06'18"E
L6	15.75	S50°36'28"W
L7	12.75	N41°36'00"W
L8	21.01	N38°20'10"W
L9	21.00	N38°20'10"W

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	CHORD L
C1	138.11	5054.44	N20°07'00"E	138.11
C2	5.46	4.00	S56°26'45"W	5.05
C3	12.37	56.50	N88°36'49"W	12.34
C4	95.49	60.69	N38°09'49"E	85.94
C5	20.09	38.50	S02°13'12"W	19.86
C6	148.16	5054.50	N16°19'35"E	148.15

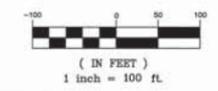
Tree Legend

- BP Bradford Pear
- ASH Ash
- WH White Oak
- RO Red Oak
- BE Beech
- HO Holly
- WO Willow Oak
- Pine Pine
- PO Poplar
- SY Sycamore
- MA Maple
- Elm Elm
- SG Sweet Gum
- WN Walnut
- MB Mulberry
- LO Live Oak
- SW Sourwood
- BU Bush
- HY Hickory

- NOTES**
1. Areas computed using coordinate geometry.
 2. This map was prepared without the benefit of a title search. Survey subject to full title search.
 3. This property may be subject to right of ways, easements, restrictions and covenants either recorded or implied.
 4. All distances shown are horizontal ground distances.
 5. Rebar set at all corners unless otherwise noted.
 6. Broken lines indicate property lines not surveyed.
 7. All adjoining property owner information is taken from current deeds and tax records and are considered as "Now or Formerly".
 8. Lawrence Associates makes no guarantee to the composition or to the nonexistence of spoils areas.
 9. Other underground utilities may exist but their locations are not known.

Permanent Utility Easement [Symbol]
Permanent Drainage Easement [Symbol]

State Plane Coordinate values were obtained using a Topcon HiPer GPS using Virtual Reference Stations



LAWRENCE ASSOCIATES
106 W. Jefferson St.
Monroe, North Carolina 28112
P 704-289-1013 866-557-8051
F 704-283-9035
www.lawrenceassociates.com
Firm License Number: C-2856

Boundary Survey of Various Parcels - South Trade Street
Town Of Matthews
Morning Star Township, Mecklenburg County, NC

Orig. scale: 1" = 100' Date: January 14, 2014 Drawn By: J.H.

REVISIONS

NO.	DATE	DESCRIPTION
1	September 29, 2014	