

**PLANNING BOARD  
REGULAR MEETING  
TUESDAY FEBRUARY 23, 2016  
7:00 PM  
HOOD ROOM, MATTHEWS TOWN HALL**

- I. CALL TO ORDER
- II. APPROVAL OF MINUTES – January 26, 2016
- III. ELECTION OF CHAIR AND VICE-CHAIR
- IV. ADMINISTRATIVE AMENDMENT – Fullwood Station
- V. ADJOURNMENT

MEMO

TO: Planning Board Members  
FROM: Kathi Ingrish  
DATE: February 15, 2016  
RE: February 23, 2016 Planning Board Meeting

Since today is President's Day, let's take a moment to appreciate the orderly chaos that is the democratic process we practice in our country. OK, now on with your daily activities. Planning Board has a very brief agenda this month. We will have an opportunity to meet newly appointed members Kress Query, Kerry Lamson, and Gregory Lee.

For February, we can hold elections for Chair and Vice-Chair. Any regular (voting) member may be selected for Chair or Vice-Chair positions. Steve Lee has been Chair for the past year and is in his second term on the Board. He is eligible to serve in the same capacity again. Rob Markiewitz was the Vice-Chair in 2015 but has rotated off the Board, so other regular members include: Michael Ham, Barbara Dement, David Pratt, David Weiser, and David Barley.

The other item for your attention this month, since we did not have any zoning public hearings, is an Administrative Amendment for Fullwood Station, a single-family residential development across from MARA on S Trade Street. This is a process of making changes to an approved conditional zoning plan that is minor in nature, and may be handled at three levels – by staff, by the Planning Board, or by Town Board. In this situation, the changes requested may fall within the definition of an Administrative Amendment because it doesn't increase the number of houses, or decrease parking, but the culmination of changes is significant enough to warrant a careful look. There are multiple aspects to the requested changes, including removal of existing trees, which has been a high concern to Council members in recent months, removal of a sidewalk connection that changes internal walking patterns for future residents, and increasing grading and berming along the road frontage, which in turn means removal of trees. A somewhat similar situation last year at a nearby new subdivision – Eden Hall – began as an Administrative Amendment that Planning Board forwarded to Town Board with a recommendation they allow for some public input prior to taking a vote. Planning staff suggests you take the same approach for this site.

As always, please let one of us know if you find you will be unable to attend next Tuesday's meeting.

PIBd ag 2-23-16 memo

**MINUTES  
PLANNING BOARD  
TUESDAY, JANUARY 26, 2016  
7:00 PM  
HOOD ROOM, MATTHEWS TOWN HALL**

**PRESENT:** Chairman Steve Lee; Vice Chair Rob Markiewitz; Members David Pratt, Michael Ham, Barbara Dement and Gary Turner; Alternate Member David Wieser; Town Attorneys Charles Buckley III and Craig Buie; Youth Voice Carly Newton; Planning Director Kathi Ingrish, Senior Planner Jay Camp and Administrative Assistant/Deputy Town Clerk Betty Lynd.

**ABSENT:** Alternate Member David Barley

**MEETING CALLED TO ORDER**

Chairman Steve Lee called the meeting to order at 7:03 p.m.

**APPROVAL OF MINUTES- November 24, 2015**

Mr. Ham made a motion to approve the minutes as submitted. Ms. Dement seconded the motion and it carried unanimously.

**ZONING APPLICATION 2015-640- National Heritage Academy and Team Church, 2248 Mt Harmony Church Rd, R/(CD) Change of Conditions to Add a School, New Driveway Entrance, and Shared Parking, Storm Water Detention, and Outdoor Recreation Facilities**

Mr. Camp presented the updated site plan that the applicant submitted last week. There were a few updates since the public hearing. A playground area was added, as well as a pump station for Charlotte Water. The Mayor asked about comparing the original notes from 2009 to the new conditional notes during the public hearing. Mr. Camp stated that Mr. Carmichael would address those concerns for the applicant.

Mr. Lee asked where the pump station would be located. Mr. Camp indicated it would be at the rear of the site towards the woods. Mr. Lee asked if there were any environmental impacts. Mr. Camp state he believed that it would be noiseless and odorless, but would have to get further detail from the engineers.

Mr. Carmichael, speaking for the applicant, stated that at the public hearing there was a question about the original conditional notes on the plan. He stated that the applicant tried to move forward as many of the original notes as possible. There are commitments to complete all improvements necessary as a result of the traffic study and NCDOT comments. The building materials in the original notes are maintained in the new application.

Bob Dunston, the applicant, stated that during the public hearing the Town Board mentioned wanting to see more detailed images of the elevations. The applicant presented some color renderings of the building. He stated that the masonry elements on the façade meet the original conditions. The applicant also presented a photograph of a school with the same elevation they just completed in Winterville, North Carolina.

Mr. Lee stated that they would just be giving a recommendation on the application. He asked if the applicant would consider other changes to possibly match the architecture of the adjacent Team Church. Mr. Dunston stated that the design of the church would not be an efficient or cost effective design for the school.

Ms. Dement asked about more windows or natural light. Dustin Summer with National Heritage Academies stated that there are two 3x5 windows per classroom to allow enough wall space for educational materials.

Mr. Ham asked how many times this particular elevation has been built. Mr. Summer stated that it has been built approximately five times. Mr. Ham stated that the building does not express a uniqueness to Matthews. The design of the building is not inviting to students. It also does not match the aesthetics of Team Church. Mr. Summer stated that the interior of the building uses the brand colors prominently. Mr. Summer said the awning over the front entry could have added color.

Mr. Turner stated that his main concern is traffic impact, specifically with the morning peak times. He asked if the traffic study has been completed. Mr. Dunston stated that it has been completed. Aimee Giacherio, the traffic engineer, stated that NCDOT has stated that they approve of the improvements outlined in the study, but have yet to receive the official letter. The only improvement not approved is the desire for a 4-way stop at Stevens Mill Road and Mt. Harmony Church Road. Mr. Turner asked if the improvements were reflected on the site plan. Mr. Carmichael stated that there is a note on the plan that the applicant agrees to all improvements deemed necessary by NCDOT.

Mr. Lee asked if easements needed to be obtained. Mr. Dunston stated that a further survey was being completed, but they did not anticipate more easements to accommodate road improvements.

Mr. Lee asked if the traffic study reflected how much traffic occurs on site during the morning and evening peak hours. Ms. Giacherio stated that she completed traffic counts in October on site. She stated that she completed counts based on left and right turns. The biggest flow was on Stevens Mill Road. There were 125 turning left and 162 turning right in one hour.

Mr. Wieser asked about shared parking with the church. Mr. Dunston stated that they could support their site with their own parking and driveway. There is over 4300 feet of driveway. They will share some parking with the church.

Mr. Pratt asked about the number of vehicles the queuing lane could support. Ms. Giacherio stated that it can support approximately 175 cars. Mr. Turner asked how the drop off lanes would flow. Ms. Giacherio explained the drop off and pick up process. There would be a lane dedicated to the larger daycare vans.

Mr. Markiewitz asked about weekend activities. Mr. Dunston stated that there would be few weekend activities. The recreational activities would mostly consist of afterschool programs.

Mr. Lee asked about lighting. Mr. Dunston stated that the recreational fields will not be lighted at the moment. Any future lighting will follow the ordinance standards.

Ms. Dement suggested matching the architecture of the church's front entrance. She stated it would be more welcoming than the proposed elevation.

Mr. Dunston stated that they have received over 700 applications for grades K-6. The application period remains open until February.

Mr. Lee stated that he believes it is a great concept. This is a very modern looking building. Mr. Ham stated the church's design has more angles. He also stated that he is not happy with an off-the-shelf design. Ms. Dement stated that windows around the front entrance could make all the difference, especially with the longevity of the building.

Ms. Dement asked to consult the youth voice, Carly Newton. Ms. Newton stated that she believe aesthetics were more important to the parents than the students.

Mr. Turner made a motion to recommend approval of the application as it is consistent with Matthews Land Use policies as it is an appropriate use for shared facilities. Mr. Markiewitz seconded the motion. Mr. Ham asked to amend the motion to encourage the applicant to consider some design changes to make it more in harmony with the adjacent church. Mr. Markiewitz was concerned making the buildings match the church could make the development look like a church complex. The board voted on the original motion and it passed unanimously.

**ZONING MOTION 2015-641- ACTS, Text Amendment on Adjacent CCRCs Under the Same Ownership Sharing Skilled Nursing Facilities**

Ms. Dement disclosed that she is an employee of ACTS. Mr. Buckley stated that employment is not sufficient enough to prevent her from voting.

Mr. Markiewitz make a motion to make Mr. Weiser a voting member. Mr. Ham seconded the motion and it passed unanimously.

Mr. Camp discussed the addition of the letter "s" to streets in the text. Otherwise, the text remained unchanged from the public hearing.

Ms. Dement asked about the definition of the word "unit" for assisted living. Mr. Camp stated that it is defined as an individual dwelling unit. Ms. Dement stated that the word unit is probably not correct in the context of the types of dwellings on the ACTS property.

Ms. Ingrish stated that it would be best to present this issue to the applicant to revise the text to make it more appropriate to the living situations involved in a CCRC. Mr. Lee asked if staff had knowledge of what language other communities used for this situation.

Mr. Markiewitz questioned the phrase "two properties". He stated there could be larger developments this text would need to apply to.

Ms. Dement asked why the text amendment was requested. Ms. Ingrish explained that the text amendment allows the new development to utilize the medical facilities of the existing development. This allows the new development to meet the standards of a CCRC.

Mr. Turner asked if a variance could solve the problem for ACTS instead of a text amendment. Mr. Buckley stated that a variance would not be appropriate for this situation.

Ms. Dement made a motion to recommend approval of application 2015-641. It is consistent with Matthews Land Use policies due to several CCRC facilities within the town limits. Mr. Pratt seconded the motion and it carried unanimously.

#### **QUICK REVIEW OF COMING YEAR "ATTRACTIONS"**

Ms. Ingrish gave a quick update of future projects the staff is working on for the upcoming year. These included the E John Street Small Area Plan, the Four Town Alliance and the Downtown Streetscape Plan. She also outlined several road projects being studied and designed for construction in the future.

#### **ADJOURNMENT**

Mr. Ham made a motion to adjourn the meeting at 8:36 p.m. Ms. Dement seconded the motion and it carried unanimously.

Respectfully submitted,

Betty Lynd  
Administrative Assistant/Deputy Town Clerk

## Agenda Item: Administrative Amendment

**DATE:** February 16, 2016  
**RE:** Fullwood Station  
**FROM:** Mary Jo Gollnitz, Planner

### Background/Issue:

The developer of Fullwood Station, Provident Land Services, is requesting an Administrative Amendment to their approved Rezoning Application 2014-621. The request includes *i)* removal of the proposed pedestrian access connection between lots #4 and 5; *ii)* change conditional note to allow removal of all the existing trees along South Trade Street; *iii)* change conditional note to allow for 5' berm along South Trade St; *iv)* to change notes in order to terminate mulch walking trail internal to the subdivision with a turnaround; and *v)* approve new home elevations.

The first part of the amendment request involves the pedestrian access that was approved on the rezoning plan. The developer had originally discussed placing the pedestrian access between lots #5 and #6 near the end of the cul-de-sac (northeast corner of the property towards Fullwood Street). During the rezoning process the access was relocated between lots #4 and #5. Without the pedestrian access, a property owner along the back of the subdivision would have walk south to the subdivision's main entrance to access South Trade Street, even if they wish to head north towards downtown. With the access, you can take a more direct route towards downtown (see attached map).

The developer is stating that installing the pedestrian access between homes is a safety and privacy issue for future home owners. They have also stated that the grade of the property would require more steps than originally planned. The developer has not stated whether placing the sidewalk back towards the cul-de-sac could be an alternative solution.

There is an inlet near the proposed cul-de-sac area that may make for a good sidewalk location. Installing the sidewalk before homes are constructed would allow a home to be positioned away from the sidewalk. Fences, trees and other buffers could be installed along the sidewalk that could be well established before potential homebuyers consider purchasing. Attached is a photo of an existing sidewalk between two homes in the Country Place neighborhood.

The next two portions of the amendment request is to remove the balance of the trees along South Trade Street and install a berm instead of fencing with landscaping. Design Guideline conditional note #4.c of the rezoning plan states: *"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"*.

The applicant did remove large portions of the street side trees that were designated for possible tree save (see photos and rezoning plan). The balance of vegetation left along South Trade would need to be filled in with new landscape. The applicant has provided comparison photos of existing conditions and proposed conditions along South Trade Street. A berm is not in compliance with the

approved rezoning plan. Installation of the berm has already begun on site. The developer is proposing a five foot (5') high berm. The berm would also increase the slope of the land toward South Trade Street as well as the backyards of homes in the subdivision. The berm cannot be built between the new subdivision entrance and Chesney Glen without removal of the remaining trees along South Trade frontage.

The rezoning site plan shows fencing between the sidewalk and landscaping without a berm. The submitted conceptual landscape plan only shows fencing at the subdivision entrance as part of the sign monument. The developer is stating that the new berm would reduce noise from traffic as well as from MARA ballfields. It would also provide a more aesthetically pleasing streetscape along South Trade Street. The submitted conceptual plan would have to be reviewed for compliance with the required landscaping portion of Matthews UDO.

The fourth request refers to the conditional note on the rezoning plan that required the developer to explore securing access from the internal Fullwood Station subdivision to Woody Creek Road. Provident Land Services has met with the property owners, Bob and Rita Ehlers regarding connection of the trail alongside their property. The Ehlers have stated that they do not wish to allow for the access and therefore the trail must terminate within the subdivision. A revision to the site plan showing the mulch walking path termination point with turnaround will be required.

Lastly, the developer has also made staff aware that the home builder for the subdivision will be David Weekly Homes. The elevations that were provided at the time of rezoning were from a different home builder. Elevation of homes were included in the approved rezoning package, so new elevations from the new builder have been requested so they can be approved as part of this Administrative Amendment. As of this writing, new elevations have not been provided.

Matthews UDO provides three levels of approvals for Administrative Amendments; staff review, Planning Board Action, and Board of Commissioners action. The Planning Board may approve a request for an Administrative Amendment, or may refer the request for change to the Board of Commissioners for decision. The Board of Commissioners then can determine whether to hold a public input session prior to taking action or take action at their next meeting.

**Recommended Motion/Action:**

The changes have a significant effect to South Trade Street corridor. The Commissioners have been discussing tree canopy in Matthews as well as tree save requirements. The Town Board plans on having further discussions on these issues. Therefore, staff recommends that the Planning Board review the changes and refer the decision to the Board of Commissions.

If the Planning Board wishes to take action, statement for both Consistency and Reasonableness must be made. They are provided for your convenience.

February 9, 2016

Kathi Ingrish, AICP  
Planning Director  
Town of Matthews  
232 Matthews Station St.  
Matthews, NC 28105

RE: Fullwood Station – Administrative Amendment Due to Site Conditions

Dear Kathi,

Due to current unanticipated site conditions discovered during construction at our Fullwood Station property, we are requesting an Administrative Amendment to make the following two changes:

1. Request to remove pedestrian access and stairway between Lots 4 and 5.

Reasons for this request include:

- Builder market for this community is for active adults/empty nesters and some families.
- Actual grade on site now warrants that the pedestrian access will have more steps than originally anticipated, and will be a more difficult approach to access South Trade Street, than using the sidewalk. Community sidewalks have no steps and provide pedestrian-friendly access.
- Privacy and security will be an issue for the new homeowners of Lots 4 and 5 with foot traffic between these homes.
- Pedestrian access will promote non-resident access through new residents' backyards into Fullwood Station.
- New sidewalks on interior streets will access South Trade St within 300 feet making additional connection unnecessary as most of our 42 homes will have more direct and safe access at main entrance.
- Connection was on the original plan when we were considering Innovative Zoning which was later dropped.

2. Request to remove the pine tree areas at the backs of new lots on South Trade Street and replace with landscaped and irrigated berms.

Reasons for this request include:

- We would like to create higher berms along Trade Street and landscape heavily with a mixture of new hardwood trees, Hollies, various shrubs, and mulch. Berms to be fully irrigated.
- The new fully landscaped, higher, berm will create a stronger buffer for South Trade Street traffic noise and eliminate the view of cars and trucks for the benefit of new homeowners, as well as from the public street.
- The larger berm will create a much better buffer for MARA activities to include noise and ballfield lights.
- One third of the current designated tree-save area has no trees. In the remaining portions, the only trees are pines, elms, and gumball trees.

- Almost all of the pine trees are considered “danger trees” as defined by Duke Energy, as they may fall on top of power lines during ice and wind storms creating power outages. Pine tree roots grow straight down into the soil instead of spreading out, like hardwood trees, causing them to be more susceptible to falling in high wind and storm circumstances.
- All of the tree areas we are requesting to be replaced with landscaped berms back up to future homeowner lots, and technically could be removed by the new owners if they are concerned about the proximity of the pine trees to their homes.
- We have over 16% natural tree save areas on our site, versus the 8% that are required. None of the requested new berm areas were included in the 16% calculation.

When considering all factors noted, including traffic noise, security, privacy, as well as the overall aesthetics and appearance along South Trade Street, we hope you will agree that these changes will benefit the future homeowners in our community, as well as the Town of Matthews. Of course, I am happy to meet with you in person to further discuss the reasons we believe these two requests should be granted.

Thank you for considering these requests.

Sincerely,



Thomas D. Waters,  
Provident Land Services,

**PROVIDENT  
LAND SERVICES**

February 11, 2016

Mary Jo Gollnitz, CZO  
Zoning Administrator/Planner II  
Town of Matthews  
232 Matthews Station St.  
Matthews, NC 28105

RE: Fullwood Station – Administrative Amendment Due to Site Conditions

Dear Mary Jo,

As requested in our rezoning document for Fullwood Station, we met with Bob and Rita Ehlers on Saturday, January 30, 2016 to discuss their pool and fence encroachment, and also requested access for our pedestrian trail connection next to their home leading out to Woody Creek Drive.

During our visit, Mr. Ehlers confirmed that he had done some research and agreed that a small portion of his concrete pool deck and wooden fence, do indeed, encroach onto our property; however, The Ehlers consulted with many of their neighbors in Chesney Glen and have decided that they do not want this trail connection alongside their property. They are very concerned about security and privacy, and believe that a public trail so close to their back porch and pool would have a significant negative impact. They would like to buy a small portion of land from us to extend their property to include the encroaching areas. We told them we would consider this request.

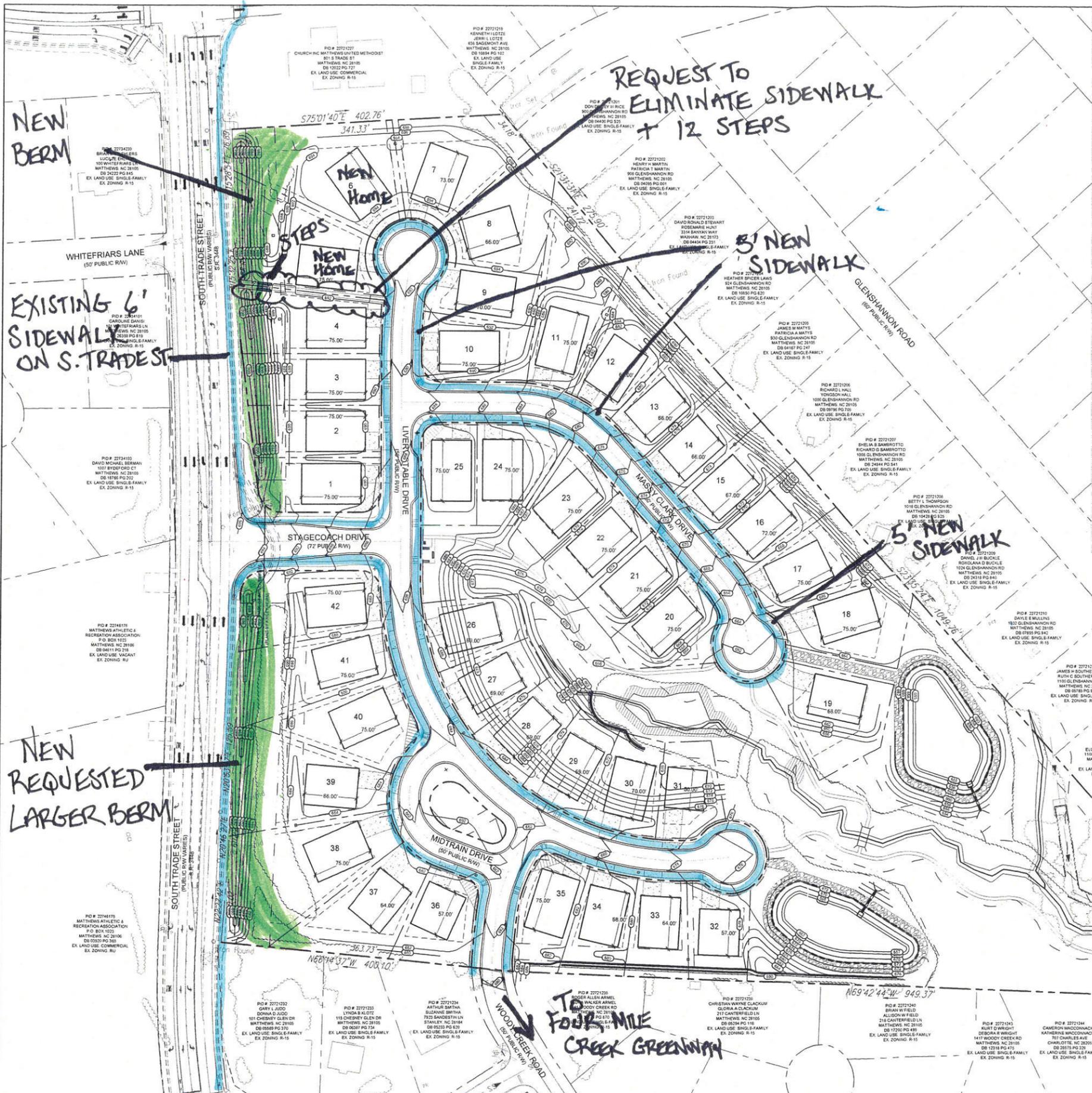
Due to the Ehlers strong concern over the pedestrian trail, we will terminate our mulch trails within our own Common Open Space/Greenway, as referenced in our rezone petition.

Sincerely,



Thomas D. Waters  
President

*Rec'd 2/12/16*



PARCEL OWNERS			
PARCEL	22721228	22721229	22721230
OWNER	H W MARTIN RUTH K MARTIN	MILDRED F SUTTON HYLTON	MILDRED S HYLTON SCOTT AUSTIN HYLTON BRANTLEY CARLYLE HYLTON
STREET	1011 S TRADE ST	176 WOODBERRY ST	176 WOODBERRY ST
CITY, STATE, ZIP	MATTHEWS	WHITE LAKE, NC 28387	WHITE LAKE, NC 28387
DEED	DB 03588 PG 306	DB 06306 PG 501	DB 13231 PG 478
ZONING	R-15	R-15	R-15
USE	SINGLE-FAMILY	SINGLE-FAMILY	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  
RESIDENTIAL VARIED  
STYLE DISTRICT

PROPOSED USE: RESIDENTIAL (SINGLE-FAMILY)

NUMBER OF LOTS PROPOSED: 42

AVERAGE LOT SIZE: 11,672 SF (0.268 ACRES)

SMALLEST LOT SIZE: LOT 32 (7,511 SF/0.172 AC)

PROPOSED DENSITY: 2.18 DU/A

**SUPPLEMENTAL REGULATIONS:**

MINIMUM LOT AREA: 4,500 SF/DU

MINIMUM LOT WIDTH: 40 FEET

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: 2 SPACES

TOTAL PROVIDED: 96 SPACES

**TREE CANOPY CALCULATIONS:**

TOTAL LAND DISTURBANCE AREA: 723,532 SF

ROAD RIGHTS OF WAY: 120,783 SF

PROPOSED STORMWATER FACILITIES: 60,904 SF

NET LAND DISTURBANCE AREA: 541,845 SF

TREE CANOPY REQUIRED: 43,348 SF (8.00%)

TREE CANOPY PROVIDED: 90,210 SF (16.65%)

**REQUIRED CONNECTIVITY INDEX:**

INDEX REDUCTION: 1.30

INDEX: -0.05\*

REQUIRED CONNECTIVITY INDEX: 1.25

LINKS PROVIDED: 8

NODES PROVIDED: 10

PROPOSED CONNECTIVITY INDEX: 1.25

\*ADJACENT DEVELOPMENTS WITH NO STREET STUB-OUTS ON THE NORTHERN AND WESTERN EDGES OF THE PROPERTY

COMMON OPEN SPACE PROVIDED: 164,030 SF (3.765 AC.)

REQUIRED PCO UNDISTURBED: 84,094 SF

PROPOSED PCO UNDISTURBED: 90,210 SF

OPEN SPACE: 90,210 SF

- NOTES:**
- 1) DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
  - 2) CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO ANY CONSTRUCTION ACTIVITIES.
  - 3) PROJECT LOCATION: - LATITUDE: 35°02'21" N - LONGITUDE: 80°43'40" W
  - 4) NO WORK CAN COMMENCE UNTIL GRADING PERMIT HAS BEEN ISSUED.
  - 5) CONTRACTOR SHALL NOTIFY AND COOPERATE WITH ALL UTILITY COMPANIES OR FIRMS HAVING FACILITIES ON OR ADJACENT TO THE SITE BEFORE DISTURBING, ALTERING, REMOVING, RELOCATING, ADJUSTING OR CONNECTING TO SAID FACILITIES. CONTRACTORS SHALL PAY ALL COSTS IN CONNECTION WITH THE ALTERATION OF OR RELOCATION OF THE FACILITIES. CONTRACTORS SHALL RAISE OR LOWER TOPS OF EXISTING MANHOLES AS REQUIRED TO MATCH FINISHED GRADES.
  - 6) CONTRACTOR SHALL COOPERATE AND WORK WITH ALL OTHER CONTRACTORS PERFORMING WORK ON THIS PROJECT TO INSURE PROPER AND TIMELY COMPLETION OF THIS PROJECT.
  - 7) BEFORE ANY MACHINE WORK IS DONE, CONTRACTOR SHALL STAKE OUT AND MARK THE ITEMS ESTABLISHED BY THE SITE PLAN. CONTROL POINTS SHALL BE PRESERVED AT ALL TIMES DURING THE COURSE OF THE PROJECT. LACK OF PROPER WORKING POINTS AND GRADES MAY REQUIRE CESSATION OF OPERATIONS UNTIL SUCH POINTS AND GRADES HAVE BEEN PLACED TO THE OWNER'S SATISFACTION. ARCHITECT MUST APPROVE STAKED ITEMS PRIOR TO CONSTRUCTION.
  - 8) CONTRACTOR TO COORDINATE ALL WORK WITH OTHER UTILITY INSTALLATIONS NOT COVERED IN THESE PLANS (ELECTRIC, TELEPHONE, GAS, CABLE, ETC.) AND ALLOW FOR THEIR OPERATIONS AND CONSTRUCTION TO BE PERFORMED.
  - 9) CONTRACTOR SHALL REPAIR OR REPLACE IN-KIND ANY DAMAGE THAT OCCURS AS A RESULT OF HIS WORK INSIDE OR OUTSIDE OF THE CONSTRUCTION LIMITS.
  - 10) ALL SHOP DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION.
  - 11) ALL IMPROVEMENTS SHALL COMPLY WITH TOWN OF MATTHEWS AND MECKLENBURG COUNTY STANDARDS AND SPECIFICATIONS, AS WELL AS MCDOT REQUIREMENTS.
  - 12) THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THE PLANS IS BASED ON THE RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING ALL APPROPRIATE PARTIES AND ASSURING THAT UTILITIES ARE LOCATED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. CALL NC ONE CALL (PREVIOUSLY ULOCC) AT 1-800-832-4848 FOR UTILITY LOCATING SERVICES 48 HOURS PRIOR TO COMMENCEMENT OF ANY WORK.
  - 13) CONTRACTOR SHALL VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
  - 14) ANY DISCREPANCIES FOUND IN THE FIELD AND BETWEEN THESE PLANS OR APPARENT ERRORS IN THESE PLANS SHALL BE CALLED TO THE ATTENTION OF THE OWNER AND ENGINEER PRIOR TO PROCEEDING WITH WORK.
  - 15) ALL SIGNS, PAVEMENT MARKINGS AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (LATEST EDITION).
  - 16) ALL PAVEMENT MARKINGS SHALL BE 4 INCHES UNLESS OTHERWISE NOTED.
  - 17) DO NOT SCALE DRAWING FOR ACTUAL DIMENSIONS AS IT IS A REPRODUCTION AND SUBJECT TO DISTORTION.
  - 18) PAVEMENT SECTIONS TO BE VERIFIED BASED ON GEOTECHNICAL REPORT ON SUBGRADES SOILS. TO BE PROVIDED TO LANDDESIGN, INC. FOR REVIEW.
  - 19) SEGMENTAL AND CAST IN PLACE RETAINING WALLS WILL BE DESIGN/BUILD. ENGINEER/SEALED DRAWINGS WILL BE PROVIDED PRIOR TO CONSTRUCTION IN THE FORM OF SHOP DRAWINGS.

**LEGEND**

PROPERTY BOUNDARY/RW	---
PARCEL BOUNDARY	---
PARCEL SETBACK	---
EASEMENT/BUFFER	---
STORMWATER BMP	---
WOODEN SCREEN FENCE	---
HANDRAIL	---
RETAINING WALL	---
PROPOSED TRELIN	---
EXISTING TRELIN	---
SIDEWALK	---
WETLAND BUFFER	---
STREAM BUFFER	---

- DEVELOPMENT NOTES:**
1. THE FUTURE OWNERSHIP OF RECREATION AND OPEN SPACE LANDS IN THE PROPOSED SUBDIVISION SHALL BE OWNED AND MAINTAINED BY THE FULLWOOD STATION HOMEOWNERS ASSOCIATION.
  2. PER THE DEVELOPMENT STANDARDS APPROVED BY CITY COUNCIL ON FEBRUARY 9TH, 2015 THE APPLICANT AGREES TO CONTRIBUTE LAND AND IMPROVEMENTS MEETING THE REQUIREMENTS OF SECTION 155.705 OF THE MATTHEWS TOWN ORDINANCE. THE APPLICANT AGREES TO A (9) MONTH TIMEFRAME BEGINNING FROM THE DATE OF ZONING APPROVAL TO DETERMINE THE FINAL ALIGNMENT OF THE PROPOSED WALKING TRAIL. IF AN AGREEMENT TO SECURE AN EASEMENT TO CONNECT THE TRAIL TO WOODY CREEK ROAD CANNOT BE OBTAINED, THE TRAIL TERMINUS SHALL BE LOCATED SHORT OF THE PROPERTY LINE AND REMAIN COMPLETELY INTERNAL TO THE SITE.
  3. FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS OF 80,000 POUNDS.
  4. DEVELOPER AGREES TO SUBMIT CONSTRUCTION BONDS UPON APPROVAL OF THE PRELIMINARY PLAN.
  5. CONSTRUCTION TRAFFIC SHALL UTILIZE THE MAIN ENTRANCE OFF OF SOUTH TRADE STREET TO ACCESS THE PROPERTY.
  6. SIDEWALK BETWEEN LOTS 4 AND 5 SHALL BE ON EASEMENTS DEDICATED TO THE HOA AND MAINTAINED BY THE HOA, BUT OPEN TO THE PUBLIC AT ALL TIMES.
  7. REVISIONS TO THE RIGHT OF WAY LINES AT THE INTERSECTION OF STAGECOACH AND TRADE SHALL BE SUBJECT TO TOWN BOARD APPROVAL UNDER PROCEDURES SPELLED OUT IN GS 160A-299.

**LandDesign**  
223 N Graham Street  
Charlotte, NC 28202  
V: 704.331.0225 F: 704.332.3246  
www.LandDesign.com  
NC Reg. Prof. License: C-048



1/18/16

**FULLWOOD STATION  
SINGLE-FAMILY SUBDIVISION**  
PROVIDENT LAND SERVICES, INC. | MATTHEWS, NC | MECKLENBURG COUNTY  
LOT FIT STUDY

DATE: MARCH 18, 2015  
DESIGNED BY: PHE  
DRAWN BY: PHE  
CHECKED BY: PHE  
SCALE: 1"=40'  
PROJECT #: 1014194  
SHEET #:  
**EX-1.0**





#### 4. Design Guidelines:

a. Statement of Overall Design Intent: It is intended that the plan for the Site provide a range of single-family home sites between 60 and 80 feet in width 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 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.
- iii. All Common Open Space shall be deeded to the HOA upon completion of the project and will be the maintenance responsibility of the HOA.

#### 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 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.

#### h. Conditions of Approval from Planning Board

- i. The Petitioner agrees to a (9) nine month timeframe after zoning approval to determine the final alignment of the proposed walking trail. If an agreement to secure an easement to connect the trail to Woody Creek Road cannot be obtained, the trail terminus shall be located short of the property line and remain completely internal to the site.
- ii. The Petitioner agrees to explore the use of pervious pavement options on some of the side-loaded driveway surfaces during the Preliminary Plat.

#### 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.

# Fullwood Station

Green—with pedestrian access

Red—without pedestrian access



**SIDEWALK BETWEEN TWO HOMES IN THE COUNTRY PLACE NEIGHBORHOOD**



# STREET VIEWS FROM JUNE 2015



1007 State Rd 3448  
Matthews, North Carolina  
[View on Google Maps](#)



Google

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### 155.401.1 Administrative Amendment Approval, and Site Plan and/or Elevation Plan Review and Approval

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Changes to approved plans and conditions of development in Parallel Traditional Districts and Conditional-Only Districts will be treated the same as changes to the zoning map and will be processed as an amendment as provided in §§ 155.401.1 and 155.401.4. However, some minor changes or additional details in response to previously approved zoning conditions in these conditional districts may be approved through one of the procedures listed here. Site plan and/or elevation plan review and approval may also be a requirement for certain identified uses allowed in some zoning districts as a use “under prescribed conditions” in the Tables of Allowed Uses at § 155.505.

- A. ADMINISTRATIVE AMENDMENT. Minor changes in the detail of the approved plan which will not alter the basic relationship of the proposed development to adjacent property, will not alter the uses permitted or increase the density or intensity of development, or will not decrease the off-street parking ratio or reduce the yards provided at the boundary of the site may be approved as an Administrative Amendment.
1. STAFF REVIEW AND APPROVAL. Upon receiving an application for an Administrative Amendment, the Planning Director shall review the specific proposed changes to previously approved zoning conditions to verify the level of revision requested. When the proposed changes are limited to no more than two (2) note or drawing changes as allowed through the Administrative Amendment process, the Planning Director may approve the changes. The Planning Director may determine the request be reviewed by the Planning Board for action.
  2. PLANNING BOARD ACTION. The Planning Board shall review any request for Administrative Amendment submitted to the Board from the Planning Director. The Planning Director shall provide the Planning Board with an explanation of the requested revisions to previously approved zoning conditions, and a recommendation of action. The Planning Board may approve a request for an Administrative Amendment, or may refer the request for change to the Board of Commissioners for decision.
  3. BOARD OF COMMISSIONERS ACTION. When the Planning Board refers a request for Administrative Amendment, the Board of Commissioners shall determine whether the impact of the proposed changes, while meeting the standard of minor changes as provide here, would be sufficient to provide an opportunity for public input prior to action. The Board of Commissioners may schedule a public input session or require the applicant to hold a community meeting. Notice of the public input session or community meeting shall be sent by the applicant by first class mail to all persons required to be notified for a change of zoning map at § 155.401.4.C.1. When the applicant holds a community meeting separate from a regular Board of Commissioners meeting, then the applicant shall provide a written report to the Commissioners on discussion during and results from the community meeting. The Board of Commissioners may approve, modify and approve, or deny the Administrative Amendment.

# Consistency and Reasonableness Statements for final decisions on Administrative Amendments:

*(Complete one statement each for #1 and #2 below. Provide a site specific explanation for conclusion on the reasonableness statement)*

**1)** The requested zoning action **IS REASONABLE** and in the public interest because:

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**OR**

The requested zoning action **IS NOT REASONABLE** and in the public interest because:

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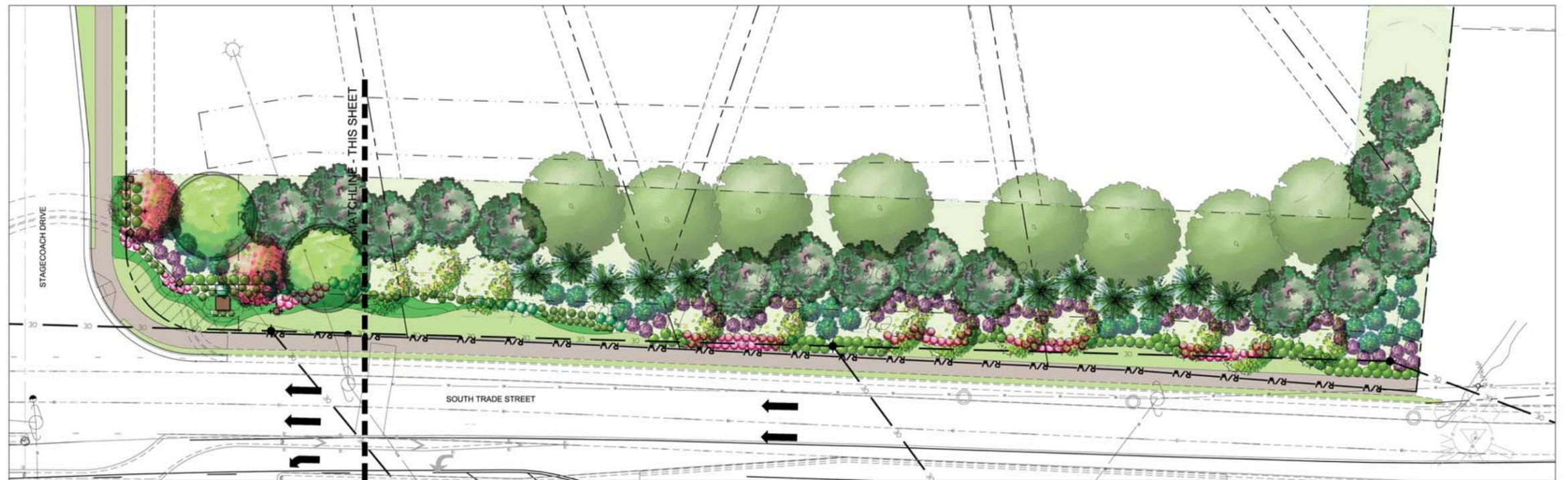
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**2)** The requested zoning action, as most currently amended, **IS CONSISTENT** with the policies for development as outlined by the Matthews Land Use Plan, and/or Town's long-range Vision Statements, and/or other adopted policies/plans.

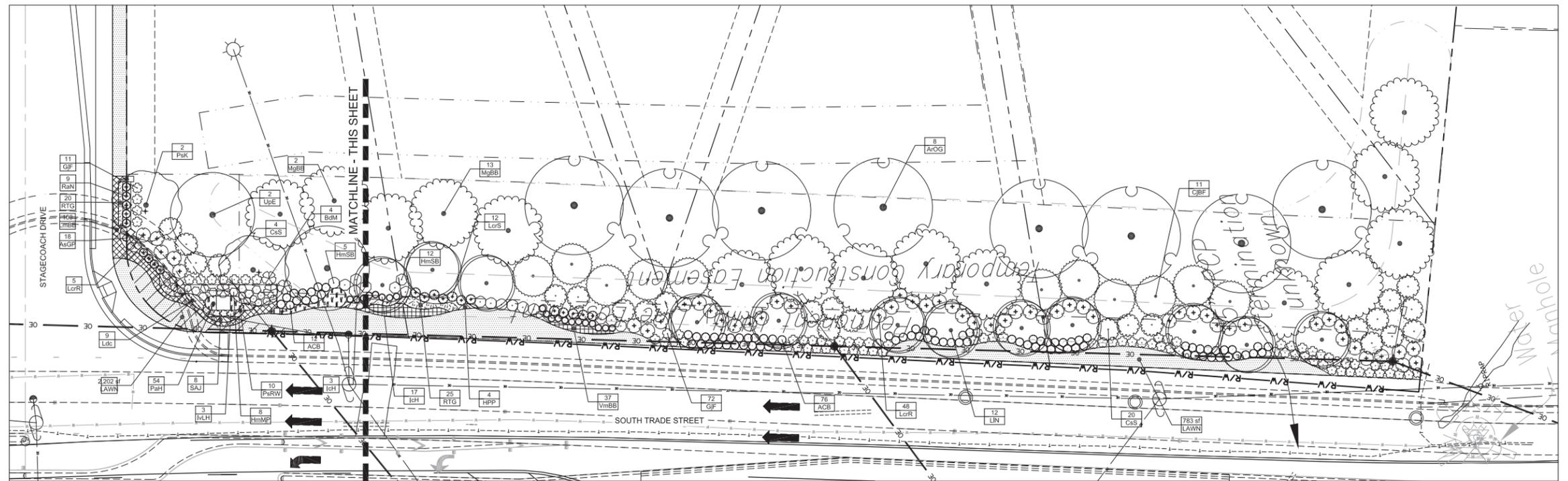
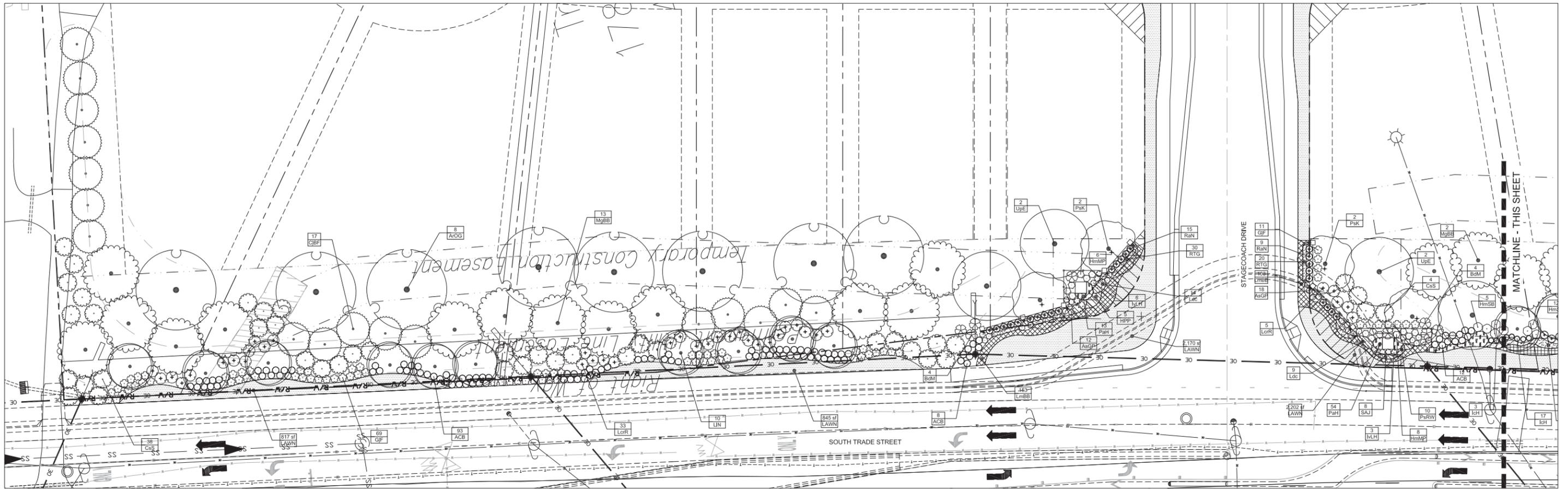
**OR**

The requested zoning action, as most currently amended, **IS NOT CONSISTENT** with the Matthews Land Use Plan and/or other adopted land development policies and plans.

***(Town Board, Planning Board, or staff: It is acceptable to determine a request is INCONSISTENT and still eligible for approval, or that the zoning request is CONSISTENT with adopted plans but still vote to deny the request.)***







**PLANT SCHEDULE FULLWOOD STATION**

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CALIPER	HEIGHT		REMARKS
	ArOG	16	Acer rubrum 'October Glory' TM	October Glory Maple	B & B	2" CAL. MIN.			MATCHED SPECIMEN; STRONG CENTRAL LEADER; FULL CANOPY
	CJBF	28	Cryptomeria japonica 'Benjamin Franklin'	Benjamin Franklin Cryptomeria	B & B		6'-8' HT. MIN.		MATCHED SPECIMEN; FULL
	LiN	22	Lagerstroemia indica 'Natchez'	Natchez Crape Myrtle	10 gal		8'-10' min. ht.		MATCHED SPECIMENS; 3-5 CANES; FULL
	MgBB	28	Magnolia grandiflora 'Brackens Brown Beauty'	Bracken's Southern Magnolia	B & B		10'-12' MIN ht.		MATCHED SPECIMEN; FULL
	PsK	4	Prunus serrulata 'Kwanzan'	Flowering Cherry	B & B		10'-12'		MATCHED SPECIMEN; STRONG CENTRAL LEADER; FULL CANOPY
	UpE	4	Ulmus parvifolia 'Emer II'	'Emer II' Elm	B & B	2" Cal.			MATCHED SPECIMEN; STRONG CENTRAL LEADER; FULL CANOPY
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE		REMARKS
	ACB	189	Azalea Kurume Hybrid 'Coral Bells'	Kurume Azalea	5 gal		18" MIN ht.		
	AsGP	30	Azalea Satsuki Hybrid 'Gumpo Pink'	Satsuki Azalea	5 gal		12" HT. MIN.		
	BdM	8	Buddleja davidii 'Monte'	Peitje Snow Butterfly Bush	7 gal		36" HT. MIN.		
	CsS	62	Camellia sasanqua 'Setsugekka'	White Camellia	5 gal		48" HT. MIN.		
	GJF	152	Gardenia jasminoides 'Frostproof'	Frostproof Gardenia	3 gal		30" HT. MIN.		
	HmSB	17	Hydrangea macrophylla 'All Summer Beauty'	All Summer Beauty Bigleaf Hydrangea	5 gal		24" HT. MIN.		
	HmMP	14	Hydrangea macrophylla 'Mini Penny'	Mini Penny Hydrangea	3 gal		18" MIN ht.		
	IcH	20	Ilex crenata 'Hoogendoorn'	Hoogendoorn Japanese Holly	5 gal		18" HT. MIN.		
	IvLH	9	Itea virginica 'Little Henry'	Virginia Sweetspire	3 gal		18" HT. MIN.		
	LorR	86	Loropetalum chinense rubrum 'Ruby'	Dwarf Ruby Fringe Flower	7 gal		30" ht. min.		
	LorS	12	Loropetalum chinense rubrum 'Suzanne'	Suzanne Loropetalum	5 gal		24" HT. MIN.		
	RaN	24	Rosa acicularis 'Noamel'	Appleblossom Flower Carpet Rose	3 gal		12" HT. MIN.		
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE	SPACING	REMARKS
	Ldc	23	Lavandula dentata candicans	French Lavender	1 gal	24"		24" o.c.	
	LAWN	6,817 sf	LAWN	TBD BY OWNER	TBD.				
	LmBB	259	Liriope muscari 'Big Blue'	Big Blue Lilyturf	1 gal	18"		18" o.c.	
	PsRW	10	Phlox subulata 'Red Wings'	Moss Phlox	1 gal	30"		30" o.c.	
	VmBB	37	Vinca minor 'Bowles Blue'	Dwarf Periwinkle	1 gal	24" o.c.	1 GAL	24" o.c.	
ORNAMENTAL GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE	SPACING	REMARKS
	PaH	67	Pennisetum alopecuroides 'Hameln'	Hameln Dwarf Fountain Grass	1 gal	18" o.c.	1 GAL	18" o.c.	
PERENNIALS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE	SPACING	REMARKS
	HPP	9	Hemerocallis x 'Pink Playmate'	Pink Playmate Day Lily	1 gal	30"		30" o.c.	
	RTG	75	Rudbeckia x 'TigerEye Gold'	TigerEye Gloriosa Daisy	1 gal	18" o.c.	1 GAL	18" o.c.	
	SAJ	8	Sedum x 'Autumn Joy'	Autumn Joy Sedum	1 gal	18" o.c.	1 GAL	18" o.c.	

**PLANTING NOTES:**

- THIS PLAN IS FOR PLANTING LOCATIONS ONLY. IF FOUND CONDITIONS VARY FROM THIS, CONTRACTOR TO CONTACT OWNER FOR RESOLUTION. FAILURE TO DO SO WILL RESULT IN CONTRACTOR'S LIABILITY TO REPLACE PLANT MATERIALS.
- CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL PLANT MAINTENANCE, INCLUDING SHRUBS AND GROUND COVERS, AND SHALL MAINTAIN AREA IN A WEED FREE AND DEBRIS FREE CONDITION, THROUGHOUT GUARANTEE PERIOD.
- CONTRACTOR TO VERIFY PLANT LIST TOTALS WITH QUANTITIES SHOWN ON PLAN.
- SIZES SPECIFIED IN THE PLANT LIST ARE MINIMUM SIZES TO WHICH THE PLANTS ARE TO BE JUDGED. FAILURE TO MEET MINIMUM SIZE ON ANY PLANT MAY RESULT IN REJECTION OF THAT PLANT.
- PLANTING SIZE DETERMINATION:  
TREES: HEIGHT SHALL BE MEASURED FROM THE CROWN OF THE ROOT BALL TO THE TOP OF MATURE GROWTH. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE CROWN FROM THE CENTER OF THE TRUNK. MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH. SINGLE TRUNK TREES SHALL BE FREE OF "Y" CROTCHES THAT COULD BE POINTS OF WEAK LIMB STRUCTURE OR DISEASE INFESTATION.  
SHRUBS: HEIGHT SHALL BE MEASURED FROM THE CROWN OF THE ROOT BALL TO THE AVERAGE HEIGHT OF THE TOP OF THE PLANT. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE SHRUB MASS. MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH.
- ALL PLANTS SHALL BE FRESHLY DUG, SOUND, HEALTHY, VIGOROUS, WELL BRANCHED, FREE OF DISEASE, INSECT EGGS, AND LARVAE, AND SHALL HAVE ADEQUATE ROOT SYSTEMS.
- ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION. ALL ROOT BOUND PLANTS SHALL BE REJECTED.
- GROUPS OF SHRUBS SHALL BE PLACED IN A CONTINUOUS MULCH BED WITH SMOOTH CONTINUOUS LINES. ALL MULCHED BED EDGES SHALL BE CURVILINEAR IN SHAPE FOLLOWING THE CONTOUR OF THE PLANT MASS.
- ALL PLANT MATERIAL SHALL BE SPACED AND LOCATED PER PLAN. IF CONFLICTS ARISE BETWEEN ACTUAL SIZE OF AREA AND PLANS, CONTRACTOR SHALL CONTACT OWNER FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO THE OWNER WILL RESULT IN CONTRACTOR'S LIABILITY TO RELOCATE MATERIALS.
- TREE STAKING AND GUYING SHALL BE PROVIDED. CONTRACTOR SHALL ENSURE THAT TREES REMAIN VERTICAL AND UPRIGHT FOR THE DURATION OF THE GUARANTEE PERIOD. GUYS AND STRAPPING SHALL BE REMOVED AFTER ONE GROWING SEASON.
- ALL SHRUB BEDS AND PREPARED PLANTING BEDS ARE TO BE COMPLETELY EXCAVATED IN ACCORDANCE WITH THE PLANTING DETAILS.
- ALL SUBSTITUTIONS OF PLANT MATERIAL ARE TO BE REQUESTED TO THE LANDSCAPE ARCHITECT AND APPROVED BY THE OWNER PRIOR TO INSTALLATION. FAILURE TO OBTAIN SUBSTITUTION APPROVAL MAY RESULT IN LIABILITY TO THE CONTRACTOR.
- SOIL REQUIRED FOR PLANTING MIXES SHALL BE PROVIDED BY THE CONTRACTOR WHO SHALL LOAD, HAUL, MIX AND DISTRIBUTE ALL TOPSOIL AND AMENDMENTS SUCH AS ORGANICS, HUMUS, COMPOSTED MATERIAL OR NATIVE MATERIAL AS REQUIRED.
- CONTRACTOR SHALL GUARANTEE ALL LANDSCAPE IMPROVEMENTS, INCLUDING ANY SOD. CONTRACTOR MUST CONTACT THE OWNER AT LEAST 10 WORKING DAYS IN ADVANCE TO SCHEDULE ACCEPTANCE INSPECTION(S). CONTRACTOR MUST REPLACE ALL DEAD OR UNACCEPTABLE PLANTS DURING THE FOLLOWING RECOMMENDED PLANTING SEASON.
- ALL TREES AND SHRUBS SHALL MEET THE NORMAL REQUIREMENTS FOR THE AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMAN (AAN).
- ALL LANDSCAPE BEDS TO BE MULCHED TO 3IN DEPTH WITH SHREDDED HARDWOOD MULCH.
- ALL PLANTINGS SHALL COMPLY WITH CURRENT LOCAL ORDINANCES AND GUIDELINES.
- ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AUTOMATIC IRRIGATION SYSTEM - BY OTHERS.
- ALL STRAPPING AND TOP 2/3 OF WIRE BASKET MUST BE CUT AWAY AND REMOVED FROM ROOT BALL PRIOR TO BACKFILLING PLANTING PIT. REMOVE TOP 1/3 OF THE BURLAP FROM THE ROOT BALL.
- FOR NEW PLANTING AREAS, AMEND THE TOP 18" OF EXISTING SOIL TO MEET TOPSOIL/PLANTING MIX STANDARDS.
- PLANTING MIX SHALL BE NATURAL, FERTILE AGRICULTURAL TOPSOIL, CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH. IT MAY BE DEVELOPED BY AMENDING THE EXISTING SOIL OR REMOVING THE EXISTING SOIL AND REPLACING WITH NEW SOIL. IT SHALL BE FREE OF STONES AND OTHER LIVE PLANTS OR THEIR ROOTS, STICKS AND/OR ANY EXTRANEUS MATTER INCLUDING CONCRETE WASH-OUT WASTE, ASPHALT DEBRIS, GRAVEL OR ANY OTHER MATERIAL OTHER THAN FRIABLE SOIL.
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PROVIDING POSITIVE DRAINAGE AS WELL AS ANY FIELD ADJUSTMENTS REQUIRED TO AVOID DRAINAGE PATTERNS OR STRUCTURES, UTILITIES - UNDERGROUND OR OVERHEAD - OR RELOCATIONS OF PROPOSED VEGETATION BECAUSE OF SITE CONDITIONS, REGARDLESS OF PLACEMENT REPRESENTED ON THE APPROVED PLAN. A LANDSCAPE INSPECTION WILL NOT PASS WITHOUT AN ACCEPTABLE RESOLUTION AS APPROVED BY THE OWNER.
- TREE TRUNKS SHALL BE STRAIGHT IN FORM AND FREE OF DAMAGE OR CRACKS. PRUNING CUTS SHALL BE CALLED OVER. BRANCH LENGTH SHALL BE TYPICAL FOR THE TREES AGE AND NOT BE BROKEN, DISEASED OR INJURED. ROOT FLARE SHALL BE LOCATED AT GRADE AND BE FREE FROM EXCESSIVE ADVENTITIOUS ROOT GROWTH.
- ALL TREES AND SHRUBS ARE TO BE MATCHED SPECIMENS.
- SIZES SHOWN IN PLANT SCHEDULE ARE MINIMUM SIZES TO BE PROVIDED.
- LANDSCAPE LIGHT LOCATIONS ARE CONCEPTUAL AND SHALL BE FINALIZED BY A LICENSED CONTRACTOR. THE INTENT IS TO ILLUMINATE THE MONUMENTS, PIERS AND ORNAMENTAL TREES.

**Current View from  
Back Porch of New  
Homes**



**Pine Trees over  
Power Lines -  
"Danger Trees"**



**View from Trade  
Street Toward  
Backs of new homes**



**Representative  
Mature Landscaped  
Berm in Matthews**

