



Agenda Item: Stevens Grove Subdivision Revised Preliminary Plat (formerly Arborfield Subdivision)

DATE: November 7, 2016
FROM: Mary Jo Gollnitz, Planner II

Background/Issue:

Pursuant to § 155.405.7.B.3 of the Matthews Unified Development Ordinance, the Preliminary Plan of a proposed subdivision is forwarded to the Board of Commissioners within 30 days following the determination that all required standards have been met. The Board of Commissioners shall approve or approve with conditions the Preliminary Plan. If the Preliminary Plan is conditionally approved, the minutes of the Board of Commissioners meeting shall state the measures necessary for the Final Plat to be approved.

Developer Matthews Arborfield LLC, has submitted a revised Preliminary Plat for Stevens Grove Subdivision (third submission). The revised plan adds a new ± 5.17 acre lot in order to allow the developer additional built upon area for the proposed home sites. The new preliminary plan eliminates two cul-de-sacs on Shelton Oaks Court and Margaret Ridge Drive and reconfigures them into one "hammerhead" cul-de-sac (see attached maps). The revised preliminary request will not affect Phase I of the subdivision that is already being developed.

Approval of the preliminary plat allows the developer/property owner to grade the land and begin development. About the subdivision:

- development remains a 50 lot subdivision
- subdivision is now being created from 5 original lots totaling ± 40.46 acres
- Phase III line around indicates additional land added to the subdivision
- additional land included in subdivision is currently Suzette Lefebvre property, parcel #227-061-46,1516 Glenn Valley Dr (lot #50)
- additional land will allow developer to construct larger homes
- additional property provides extra undisturbed open space and tree save area to the subdivision
- new road/cul-de-sac reconfiguration allows lots #22 – 24 to be larger lots
- "hammerhead" cul-de-sac will be named Shelton Oaks Court
- "hammerhead" cul-de-sac will have mountable islands to allow fire apparatus and garbage truck maneuverability
- development is by right, R-15 district
- public improvements will be installed including sidewalk and curb and gutter
- subdivision is being accessed from Arborfield Drive (except lot 50)
- subdivision is adjacent to the City of Charlotte limits at Echo Forest apartments (along Pineville-Matthews Rd) and Hugh Forest Subdivision. There is no access to either of these locations.
- developer cannot get building permits or sell lots until final plat(s) are recorded
- final plat for Phase I (lots 1- 12) has already been approved

Proposal/Solution:

The attached preliminary plat does meet all the R-15 requirements and conditions that are necessary for approval. The proposed preliminary plat complies with the Matthews UDO.

Financial Impact:

There will be 48 new homes added to the tax base, one less than previously approved.

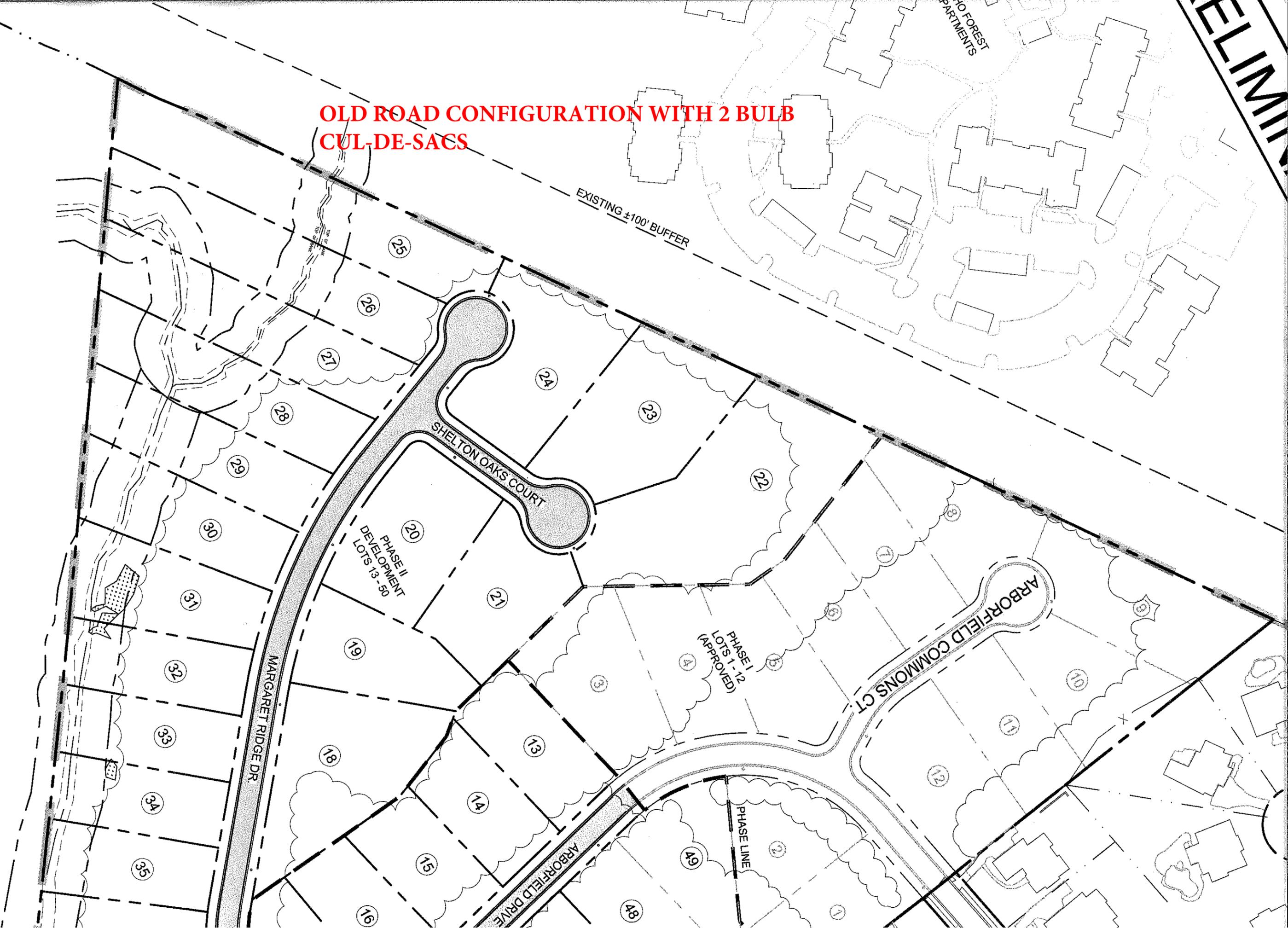
Related Town Goal(s) and/or Strategies:

Economic Development/Land Use Planning: to enhance the quality of life of the citizens by aggressively pursuing a balanced tax base; and by planning for orderly growth and development.

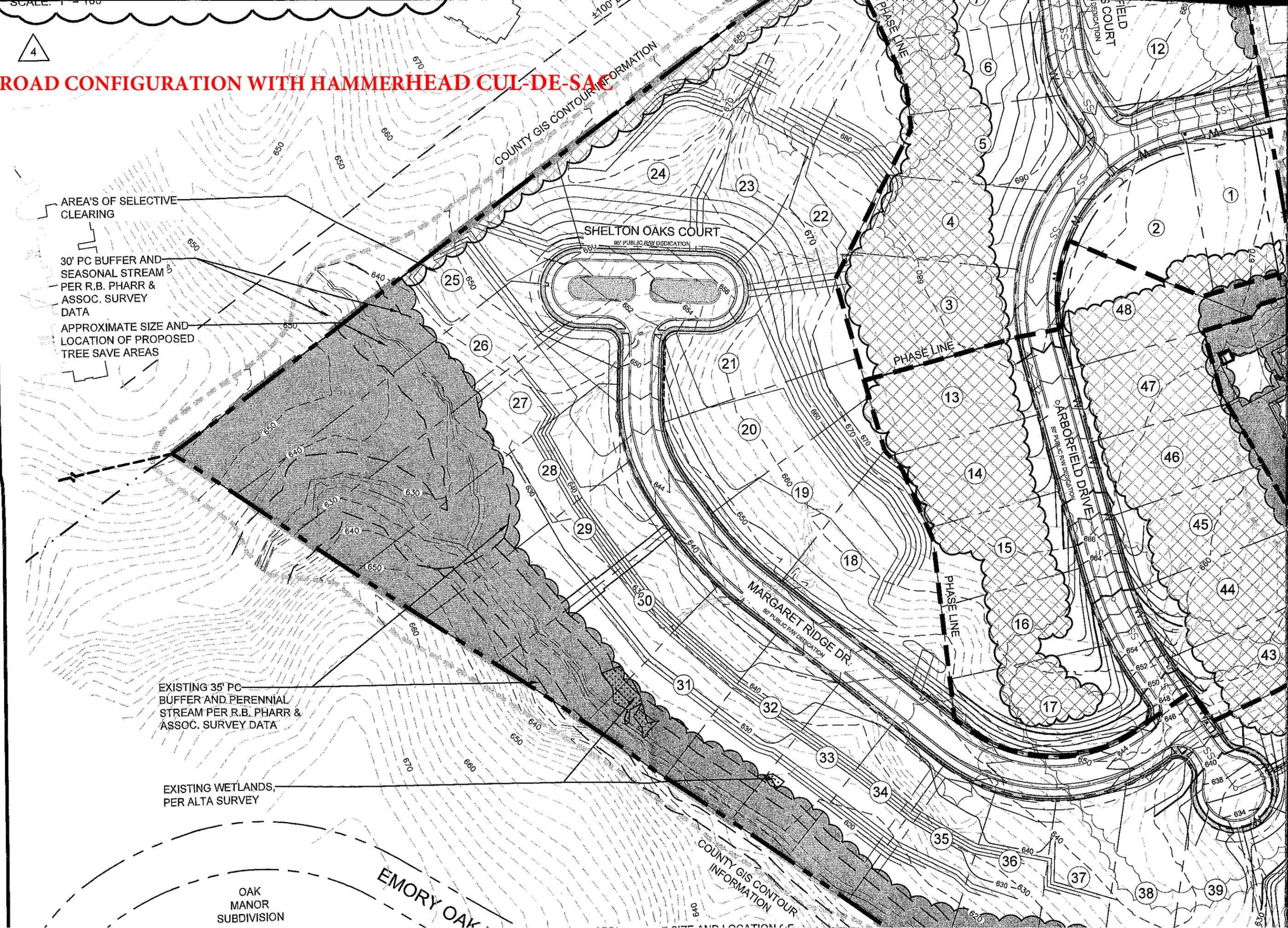
Recommended Motion/Action:

Staff recommends approval of the preliminary plat as presented.

**OLD ROAD CONFIGURATION WITH 2 BULB
CUL-DE-SACS**



NEW ROAD CONFIGURATION WITH HAMMERHEAD CUL-DE-SAC



AREA'S OF SELECTIVE CLEARING

30' PC BUFFER AND SEASONAL STREAM PER R.B. PHARR & ASSOC. SURVEY DATA

APPROXIMATE SIZE AND LOCATION OF PROPOSED TREE SAVE AREAS

EXISTING 35' PC BUFFER AND PERENNIAL STREAM PER R.B. PHARR & ASSOC. SURVEY DATA

EXISTING WETLANDS, PER ALTA SURVEY

OAK MANOR SUBDIVISION

EMORY OAK

COUNTY GIS CONTOUR INFORMATION

COUNTY GIS CONTOUR INFORMATION

SHELTON OAKS COURT
85' PUBLIC R/W DEDICATION

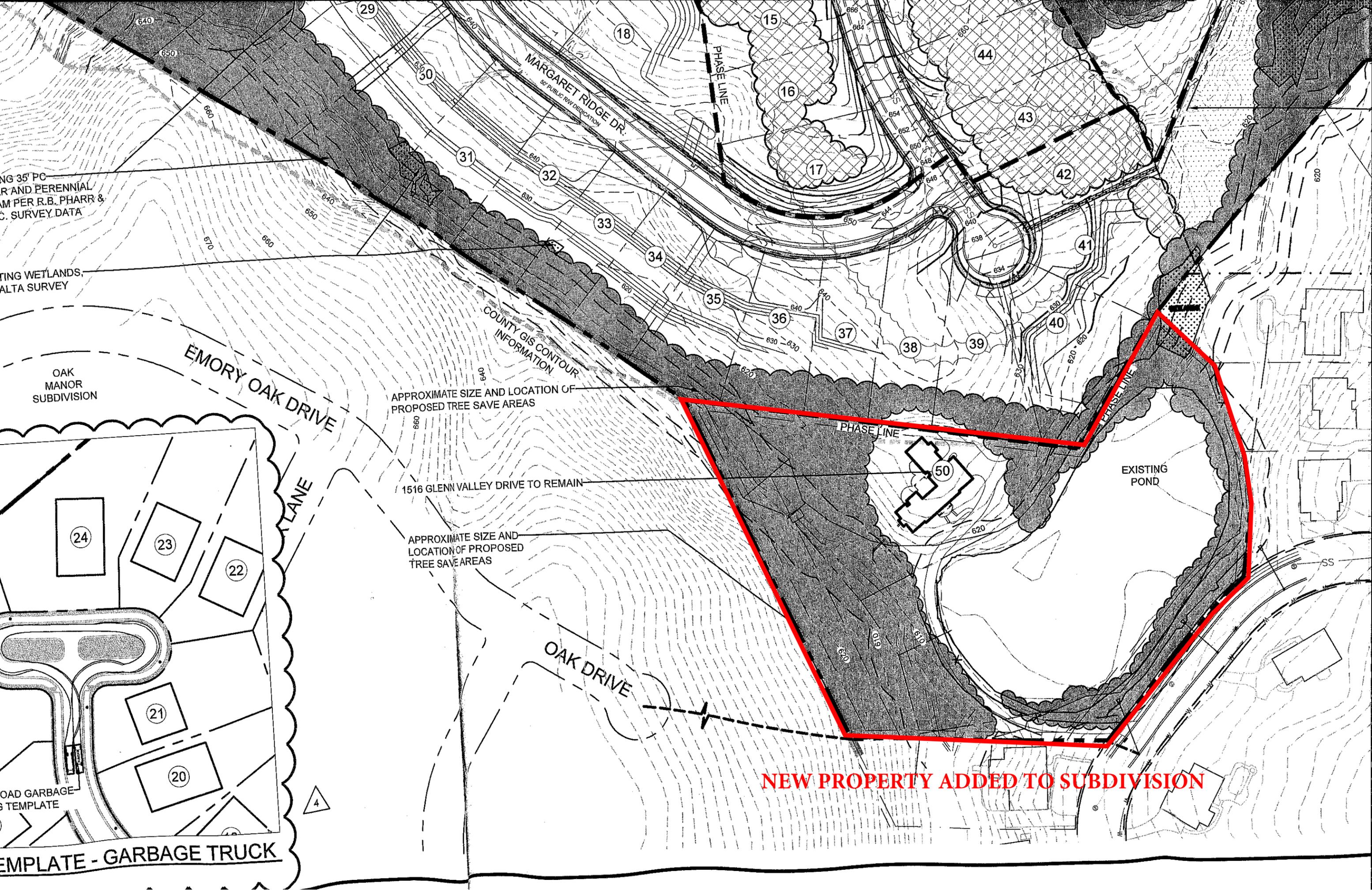
MARGARET RIDGE DR.
80' PUBLIC R/W DEDICATION

ARBORFIELD DRIVE
80' PUBLIC R/W DEDICATION

PHASE LINE

PHASE LINE

PHASE LINE



ING 35' PC
R AND PERENNIAL
M PER R.B. PHARR &
C. SURVEY DATA

TING WETLANDS,
ALTA SURVEY

OAK
MANOR
SUBDIVISION

EMORY OAK DRIVE

LANE

MARGARET RIDGE DR.
50' PUBLIC ROW DEDICATION

COUNTY GIS CONTOUR
INFORMATION

APPROXIMATE SIZE AND LOCATION OF
PROPOSED TREE SAVE AREAS

1516 GLENN VALLEY DRIVE TO REMAIN

APPROXIMATE SIZE AND
LOCATION OF PROPOSED
TREE SAVE AREAS

OAK DRIVE

PHASE LINE

PHASE LINE

PHASE LINE

EXISTING
POND

NEW PROPERTY ADDED TO SUBDIVISION

ROAD GARBAGE
TRUCK TEMPLATE

TEMPLATE - GARBAGE TRUCK

4

| PARCEL # | AREA (SF) |
|----------|-----------|
| 1 | 20716.29 |
| 2 | 18144.36 |
| 3 | 23897.40 |
| 4 | 18264.16 |
| 5 | 18813.66 |
| 6 | 16073.72 |
| 7 | 18088.15 |
| 8 | 19473.33 |
| 9 | 26863.37 |
| 10 | 20172.41 |
| 11 | 17613.30 |
| 12 | 22972.43 |
| 13 | 17930.79 |
| 14 | 16281.95 |
| 15 | 15844.89 |
| 16 | 16726.34 |
| 17 | 22369.24 |

| PARCEL # | AREA (SF) |
|----------|-----------|
| 18 | 31597.07 |
| 19 | 19338.87 |
| 20 | 20935.30 |
| 21 | 22951.10 |
| 22 | 27619.11 |
| 23 | 34376.62 |
| 24 | 38784.91 |
| 25 | 47069.93 |
| 26 | 33345.41 |
| 27 | 33869.09 |
| 28 | 32996.45 |
| 29 | 27004.62 |
| 30 | 26219.12 |
| 31 | 22876.52 |
| 32 | 20341.07 |
| 33 | 16644.72 |
| 34 | 16852.24 |

| PARCEL # | AREA (SF) |
|----------|-----------|
| 35 | 19974.45 |
| 36 | 17375.24 |
| 37 | 16488.31 |
| 38 | 19896.53 |
| 39 | 20349.43 |
| 40 | 23840.42 |
| 41 | 22862.02 |
| 42 | 19085.05 |
| 43 | 18851.60 |
| 44 | 17063.93 |
| 45 | 15709.52 |
| 46 | 16248.81 |
| 47 | 15000.46 |
| 48 | 17882.34 |
| 49 | 20405.86 |
| 50 | 170838.13 |



LEGEND

- PROPERTY LINE
- PHASE LINE
- UNDISTURBED OPEN SPACE
- COMMON OPEN SPACE

DEVELOPMENT DATA:

TAX PARCEL ID: 22706103, 22706146, 22706163, 22706283, 22706284, 22706532, 22706533, 22706534, 22706535, 22706536, 22706537, 22706538, 22706539, 22706540, 22706541, 22706546

TOTAL SITE AREA: 240.46 AC

TOTAL ACREAGE IN NEW LOTS: 24.22 AC

ZONING: R-15

PROPOSED USE: LOW DENSITY, SINGLE-FAMILY

LOTS PROPOSED: 50 LOTS

DENSITY PROPOSED: OVERALL: 1.24 DU / AC

MIN. LOT SIZE: 15,000 SF

MIN. LOT WIDTH: 40' (MIN. @ SETBACK)

FRONT SETBACK: 40'

MIN. SIDE YARD: 10'

MIN. REAR YARD: 5'

MAX. HEIGHT: 35'

HOA MAINTAINED OPEN SPACE: 48 LOTS x 1/8 ACRE = 1.37 ACRES

PROVIDED OPEN SPACE: 2.76 ACRES

PROPOSE FEES-IN-LIEU FOR EACH NEW SINGLE-FAMILY LOT INSTEAD OF LAND DEDICATION FOR PUBLIC RECREATION

TOTAL ACRES: 240.46

TOTAL CURRENT TAX VALUE (LAND ONLY): \$2,455,300

TAX VALUE PER ACRE: \$60,684.63

TOTAL NEW BUILDING LOTS: 48

NUMBER OF ACRES REQUIRED FOR LAND DEDICATION: 1.37

ESTIMATED FEE IN-LIEU OF LAND DEDICATION: \$83,224.63

ESTIMATED FEE PER LOT (BASED ON 46 LOTS): \$1,809.23

FLOOD PLAIN PANEL NO.: 3710447900K - DATED 02/19/2014

UNDISTURBED OPEN SPACE CALCULATION (LESS THAN 24% BUILT UPON AREA):

TOTAL SITE AREA: 240.46 AC

MINIMUM 25% UNDISTURBED OPEN SPACE REQUIRED: 101.12 AC

UNDISTURBED OPEN SPACE PROVIDED: 101.64 ACRES OR 26.30%

GENERAL NOTES:

- THIS PROJECT PROPOSES TO DEVELOP UNDER "LOW DENSITY" WATER QUALITY REQUIREMENTS, AND AS SUCH, BUILT-UPON AREA (BUILDINGS, PAVING, ETC.) ARE LIMITED. CURRENTLY, EACH LOT IS ALLOCATED 45,931 SF OF BUILT-UPON AREA (BUA). MAXIMUM, LARGER LOTS MAY BE GRANTED A HIGHER ALLOCATION AS APPROPRIATE, BUT THAT PAVING MUST BE REMOVED FROM THE BUA ALLOCATION FOR THE REMAINING LOTS.

PROPOSED BUA (INFRASTRUCTURE; INCLUDES 15' X 8' DRIVEWAY APRON): 118,464 SF

TOTAL ACREAGE: 240.46 AC

BUA TO REMAIN: 118.36 AC

NET ACREAGE: 122.10 AC

24% BUA AVAILABLE: 57.83 AC

BUA USED IN RW + LOT 50 ALLOCATION: 12.83 AC

NET BUA FOR LOTS: 105.47 AC

PROPOSED # OF NEW LOTS: 48

BUA AVAILABLE PER LOT: 2.197 SF

% OF PROPOSED IMPERVIOUS: 124.00%

* 910 REVERDY LANE (LOT 49) IS EXCLUDED FROM LOT COUNT BECAUSE IT PROPOSES NO NEW BUA.

** 516 GLENN VALLEY DRIVE (LOT 50) ALLOCATED 5,000 SF NEW OR FUTURE IMPERVIOUS.

PROPOSED ROAD SECTIONS

ARBORFIELD DRIVE: LOCAL RESIDENTIAL - 50' R/W

ARBORFIELD COMMONS COURT: LOCAL LIMITED - 44' R/W

MARGARET RIDGE DRIVE: LOCAL RESIDENTIAL - 50' R/W

SHELTON OAKS COURT: CLOSE - 95' R/W

EPM REFERENCE NUMBERS

#350027 SKETCH / CONCEPT PLAN

#351356 PHASE 1 CONSTRUCTION PLAN

#352163 PHASE 2 CONSTRUCTION PLAN

#356721 RECOMBINATION PLAN

#357290 PHASE 1 LOT GRADING & EROSION CONTROL PLAN

#357802 MINOR REVISION TO APPROVED SKETCH / CONCEPT PLAN

#359285 PHASE 1 MAP 1 PLAN

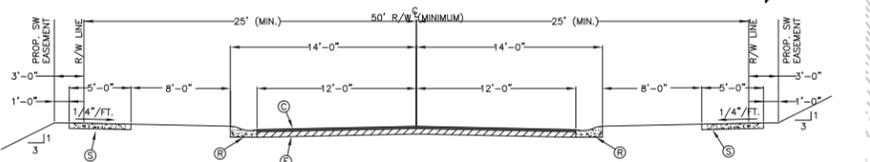
#359685 MINOR REVISION TO APPROVED PHASE 1 LOT GRADING & EROSION CONTROL PLAN

#362122 MAJOR REVISION TO APPROVED PHASE 1 LOT GRADING & EROSION CONTROL PLAN

#367085 PHASE 2 MAP 1 PLAN

#368508 MAJOR REVISION TO APPROVED SKETCH / CONCEPT PLAN

- PAVEMENT NOTES:**
- SUBGRADE MUST BE TESTED BY AN INDEPENDENT TESTING LAB, AND HAVE A DENSITY OF 100% IN ACCORDANCE WITH AASHTO-199; BASE COURSE MUST HAVE A DENSITY OF 90% FOR B.C.B.C. AND 100% FOR A.B.C. IN ACCORDANCE WITH AASHTO-1180. SURFACE COURSE SHALL BE COMPACTED TO A DENSITY OF 95%. ALL TESTS TO BE CONDUCTED BY AN INDEPENDENT TESTING FIRM AT THE DEVELOPERS EXPENSE, AND THE RESULTS SENT TO MECKLENBURG COUNTY ENGINEERING DEPARTMENT AND TO THE STREET MAINTENANCE DEPARTMENT FOR THE TOWN.
 - FINAL ONE (1) INCH OF ASPHALT TO BE APPLIED WHEN DEVELOPMENT HAS 80% OCCUPANCY.
 - FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS OF 80,000 POUNDS.



RESIDENTIAL STREET

PAVEMENT SCHEDULE

- 2.5" BITUMINOUS CONCRETE SURFACE COURSE, TYPE S9.5B AND S9.5A (SEE LEFT)
- 8" COMPACTED AGGREGATE BASE COURSE
- 2'-0" VALLEY GUTTER
- 4" CONCRETE SIDEWALK

NOTES:

- THE CROWN (TRANSVERSE SLOPE) FOR TYPICAL SECTION ON THIS SHEET IS 3/8" PER FOOT.
- ELEVATION OF SIDEWALK SHALL BE NO LESS THAN 6" OR MORE THAN 18" ABOVE THE ROADWAY CROWN.



RESIDENTIAL STREET

PAVEMENT SCHEDULE

- 2.5" BITUMINOUS CONCRETE SURFACE COURSE, TYPE S9.5B AND 1" SF9.5A (SEE LEFT)
- 8" COMPACTED AGGREGATE BASE COURSE
- 2'-0" VALLEY GUTTER
- 4" CONCRETE SIDEWALK

NOTES:

- THE CROWN (TRANSVERSE SLOPE) FOR TYPICAL SECTION ON THIS SHEET IS 3/8" PER FOOT.

This Plan Is A Preliminary Design. NOT Released For Construction.



REVISIONS: SCALE: 1"=100'

| No. | Date | By | Description |
|-----|----------|---------|-----------------------------------|
| 1 | 9/28/15 | SDW | EPM REVIEW COMMENTS - 03/11/2015 |
| 2 | 12/09/15 | SDW | EPM REVIEW COMMENTS - 11/19/2015 |
| 3 | 8/15/16 | SDW/DRW | RTAP SUBMITTAL - 8/15/2016 |
| 4 | 10/10/16 | SDW | RTAP RE-SUBMITTAL - 10/10/2016 |
| 5 | 10/26/16 | SDW | TOWN REVIEW COMMENTS - 10/10/2016 |

1 MATTHEWS TYPICAL LOCAL RESIDENTIAL STREET SECTION
SCALE: NTS
MCLDSM 11.51 (MODIFIED W/ 8" PLANTING STRIP)

2 MATTHEWS TYPICAL LOCAL LIMITED RESIDENTIAL STREET SECTION
SCALE: NTS
MCLDSM 11.54 (MODIFIED W/ 8" PLANTING STRIP)



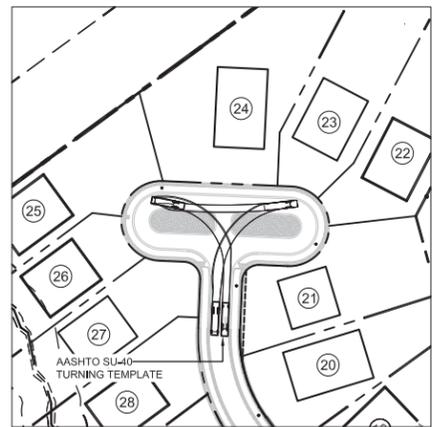
STEVENS GROVE
TOWN OF MATTHEWS, MECKLENBURG COUNTY,
NORTH CAROLINA
MATTHEWS ARBORFIELD, LLC
121 WEST TRADE STREET, 28TH FLOOR
CHARLOTTE, NC 28202

PRELIMINARY PLAT

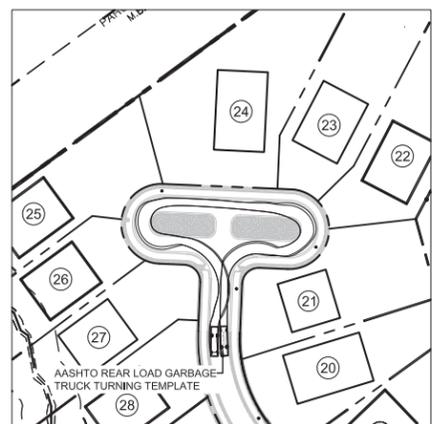


CORPORATE CERTIFICATIONS
NO. PE: C-2039 N.C.L.A.: C-353
SC. ENG. NO. 3599 S.C.L.A.: NO. 211

Project Manager: MDL
Drawn By: SDW
Checked By: SSW
Date: 08/15/2015
Project Number: 14025
Sheet Number:



TURNING TEMPLATE - FIRE TRUCK
SCALE: 1" = 100'



TURNING TEMPLATE - GARBAGE TRUCK
SCALE: 1" = 100'



GENERAL NOTES:

1. APPLICANT HAS AGREED TO OBSERVE THE DRAINAGE FEATURE FLOWING WITHIN AND ADJACENT TO THE WESTERN AND SOUTHERN PROPERTY BOUNDARY WITH THE TOWN OF MATTHEWS ENGINEER TO DOCUMENT EXISTING STREAM BANK CONDITIONS PRIOR TO THE BEGINNING OF CONSTRUCTION OF THE SUBJECT PROPERTY, APPLICANT AND THE TOWN ENGINEER WILL OBSERVE THE DRAINAGE FEATURE ONCE THE INITIAL ROAD PAVING IS COMPLETE (MINUS CURB LIFT OF ASPHALT) TO DETERMINE IF ANY ABNORMAL DEGRADATION HAS OCCURRED DUE SOLELY TO THE PERMITTED DEVELOPMENT ON THE PROPERTY. IF STREAM BANK DEGRADATION IS OBSERVED IN SPECIFIC AREAS ON THE SUBJECT PROPERTY AND DETERMINED TO BE THE RESULT OF APPLICANT'S PERMITTED DISTURBANCE, THEN APPLICANT WILL EMPLOY THE SERVICES OF A CERTIFIED WETLANDS OR STREAM RESTORATION SPECIALIST TO RE-STABILIZE THE BANKS IN THOSE AREAS AND TO DOCUMENT THE REPAIRS FOR THE TOWN OF MATTHEWS
2. CLEARING LIMITED TO AREAS OF INFRASTRUCTURE AND LIMITS OF DISTURBANCE, SELECTIVE CLEARING TO OCCUR ON LOTS AS SHOWN
3. MASS GRADING NOT PROPOSED FOR THIS PROJECT, SOME ADDITIONAL LOT GRADINGS MAY BE REQUIRED TO PREPARE LOTS FOR BUILDER
4. PROJECT WILL UTILIZE SOIL EROSION AND SEDIMENTATION CONTROL BEST MANAGEMENT PRACTICES IN ACCORDANCE WITH STATE OF NORTH CAROLINA AND MECKLENBURG COUNTY TO LIMIT EXCESS WATER AND SEDIMENTATION FROM LEAVING THE PROJECT SITE

TREE CANOPY REQUIREMENTS

OVERALL TREE CANOPY REQUIREMENTS

REQUIRED TREE CANOPY (R-15): 20%

CALCULATED TREE CANOPY AREA (SA - U) x 0.2 = RTC

SA: TOTAL SITE AREA (SQUARE FEET)

U: ANY UTILITY EASEMENTS, ROAD RIGHTS-OF-WAY, OR OTHER AREA ALLOWED TO BE EXCLUDED (SQUARE FEET)

RTC: REQUIRED TREE CANOPY (SQUARE FEET)

(SA - U) x 0.2 = RTC

1,576,104 x 0.2 = RTC

RTC = 315,221 SF

PRESERVED TREE CANOPY PROVIDED: ±548,492 SF

PHASE I NEWLY PLANTED TREES: 37 x 2,000 SF = 74,000 SF

PHASE II NEWLY PLANTED TREES: 88 x 2,000 SF = 176,000 SF

TOTAL TREE CANOPY PROVIDED: ±724,492 SF

LEGEND

| | |
|--|--|
| | PROPERTY LINE |
| | PHASE LINE |
| | COMMON OPEN SPACE (±120,226 SF) |
| | PROPOSED TREE SAVE AREAS (±438,492 SF) |
| | SELECTIVE CLEARING (±238,039 SF) |

APPROXIMATE SIZE AND LOCATION OF PROPOSED TREE SAVE AREAS

EXISTING WETLANDS PER WEPG PRELIM. STREAM & WETLAND DELINEATION, 07/28/2014

EXISTING 35' PC BUFFER AND PERENNIAL STREAM PER MECK. COUNTY GIS

15' SANITARY SEWER EASEMENT

EXISTING POND

30' PC BUFFER AND SEASONAL STREAM PER R.B. PHARR & ASSOC. SURVEY DATA

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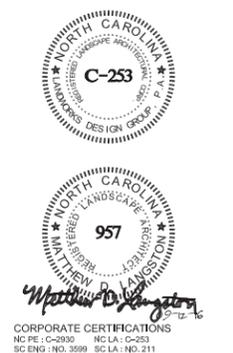
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SUBDIVISION CLEARING PLAN



Project Manager: MDL
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