

FULLWOOD STATION REZONING PETITION

1011-1121 SOUTH TRADE STREET
MATTHEWS, NC 28105

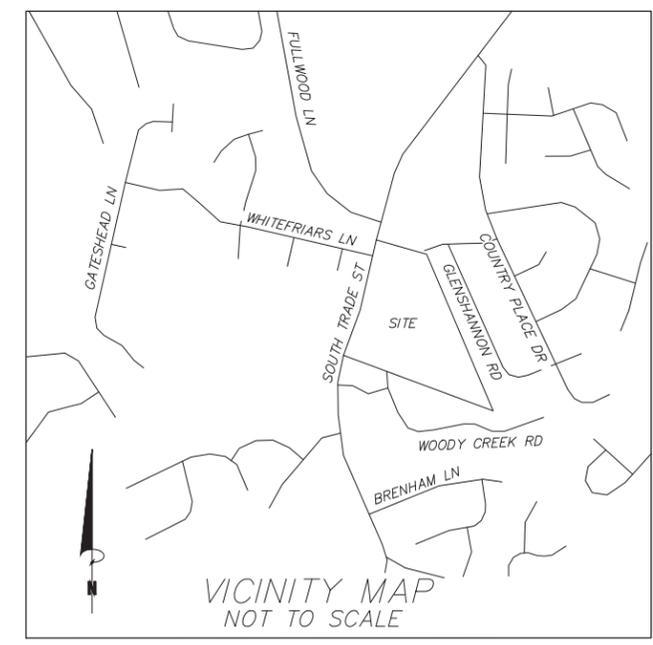


DEVELOPER
Provident Land Services, Inc.
6707 Fairview Rd.
Suite B
Charlotte, NC 28210
Contact: Tom Waters
704.201.5150
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LANDSCAPE ARCHITECT
LandDesign, Inc.
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SURVEY
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Monroe, NC 28112
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	Submittal	Re-Submittal	Re-Submittal	Re-Submittal
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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 COMMENTS
DATE: 02/04/15 - PER PLANNING BOARD COMMENTS
PROJECT #: 1014194

3

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 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:

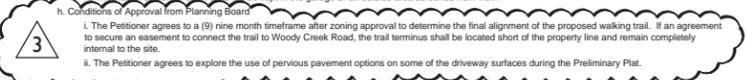
- a. The Petitioner does not propose any Innovative Development Standards for this project.

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 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 from the back of sidewalk 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 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, 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. Utility and mechanical equipment shall 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, 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 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.

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.



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2/4/14

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

REVISIONS:
DATE: NOVEMBER 24, 2014
DRAWN BY: MEK
CHECKED BY: MEK
DATE: 12/24/14 - PER PUBLIC COMMENTS
DATE: 02/04/15 - PER PLANNING BOARD COMMENTS
3
SHEET # 1014194
PROJECT #

PRELIMINARY NOT FOR CONSTRUCTION
SUBJECT TO FINAL DESIGN CHANGES

RZ-2.0

PARCEL OWNERS				
PARCEL	27271228	27271229	27271230	27271231
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

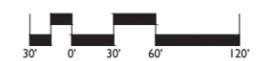
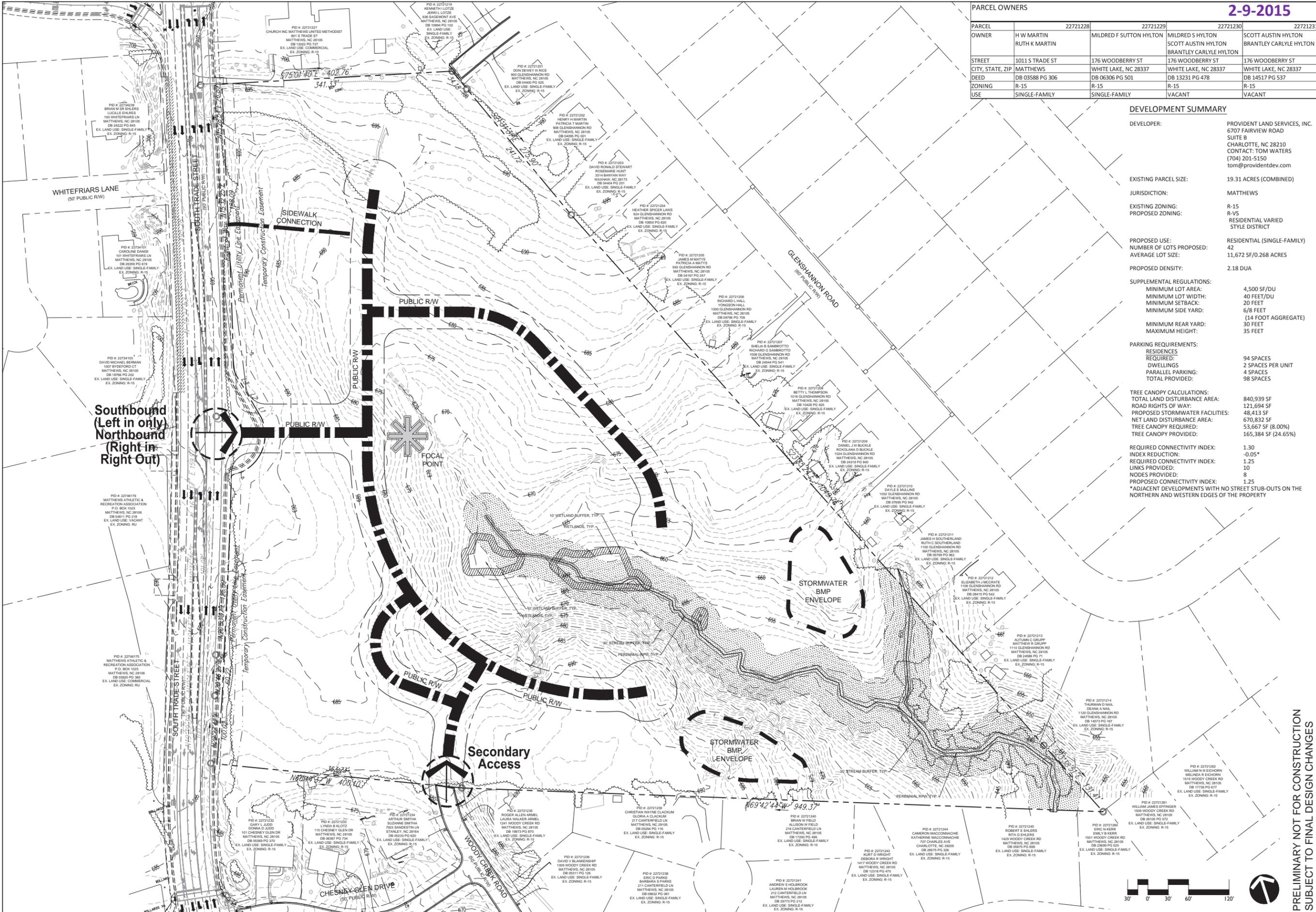
DEVELOPER:	PROVIDENT LAND SERVICES, INC. 6707 FAIRVIEW ROAD SUITE B CHARLOTTE, NC 28210 CONTACT: TOM WATERS (704) 201-5150 tom@providentdev.com
EXISTING PARCEL SIZE:	19.31 ACRES (COMBINED)
JURISDICTION:	MATTHEWS
EXISTING ZONING:	R-15
PROPOSED ZONING:	R-VS RESIDENTIAL VARIED STYLE DISTRICT
PROPOSED USE:	RESIDENTIAL (SINGLE-FAMILY)
NUMBER OF LOTS PROPOSED:	42
AVERAGE LOT SIZE:	11,672 SF/0.268 ACRES
PROPOSED DENSITY:	2.18 DU/A
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	



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

PRELIMINARY NOT FOR CONSTRUCTION SUBJECT TO FINAL DESIGN CHANGES

REVISIONS: 3 DATE: NOVEMBER 24, 2014 DESIGNED BY: MEK DRAWN BY: MEK CHECKED BY: MEK C.C.BY: DCS PROJECT #: 1014194 SHEET #: RZ-3.0



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

Secondary Access

STORMWATER BMP ENVELOPE

STORMWATER BMP ENVELOPE

FOCAL POINT

SIDWALK CONNECTION

Permanent Utility Line Easement

Temporary Construction Easement

Permanent Utility Line Easement

Temporary Construction Easement

PERENNIAL R/W TYP

10' WETLAND BUFFER, TYP

10' WETLANDS, TYP

10' STREAM BUFFER, TYP

PERENNIAL R/W TYP

10' WETLAND BUFFER, TYP

10' WETLANDS, TYP

10' STREAM BUFFER, TYP

PERENNIAL R/W TYP

10' WETLAND BUFFER, TYP

10' WETLANDS, TYP

10' STREAM BUFFER, TYP

PERENNIAL R/W TYP

10' WETLAND BUFFER, TYP

10' WETLANDS, TYP

10' STREAM BUFFER, TYP

PERENNIAL R/W TYP

PID # 2274228 BRIM W DE DEKERS LUCILLE EHLERS 100 WHITEPRIARS LN MATTHEWS, NC 28105 DB 24222 PG 815 EX. LAND USE: SINGLE-FAMILY EX. ZONING: R-15

PID # 2274229 CAROLINE DANIS 101 WHITEPRIARS LN MATTHEWS, NC 28105 DB 24222 PG 815 EX. LAND USE: SINGLE-FAMILY EX. ZONING: R-15

PID # 2274230 DAVID MICHAEL BERMAN 107 WHITEPRIARS LN MATTHEWS, NC 28105 DB 18782 PG 202 EX. LAND USE: SINGLE-FAMILY EX. ZONING: R-15

PID # 2274231 MATTHEWS ATHLETIC & RECREATION ASSOCIATION P.O. BOX 1023 MATTHEWS, NC 28105 DB 04811 PG 219 EX. LAND USE: VACANT EX. ZONING: RU

PID # 2274232 GARY L JUD 101 CHESNEY GLEN DR MATTHEWS, NC 28105 DB 09289 PG 370 EX. LAND USE: SINGLE-FAMILY EX. ZONING: R-15

PID # 2274233 DONALD D JUD 115 CHESNEY GLEN DR MATTHEWS, NC 28105 DB 08897 PG 734 EX. LAND USE: SINGLE-FAMILY EX. ZONING: R-15

PID # 2274234 ARTHUR SMITH SIOZANNE SMITH 793 SANDKIST LN STANLEY, NC 28164 DB 06278 PG 820 EX. LAND USE: SINGLE-FAMILY EX. ZONING: R-15

PID # 2274235 ROGER ALLAN ARMEL LAURA WALKER ARMEL 124 WOODY CREEK RD MATTHEWS, NC 28105 DB 19873 PG 870 EX. LAND USE: SINGLE-FAMILY EX. ZONING: R-15

PID # 2274236 DAVID R BLANKENSHIP 1309 WOODY CREEK RD MATTHEWS, NC 28105 DB 06311 PG 126 EX. LAND USE: SINGLE-FAMILY EX. ZONING: R-15

PID # 2274237 ERIC S PARKS BARBARA S PARKS 211 CENTERFIELD LN MATTHEWS, NC 28105 DB 08822 PG 061 EX. LAND USE: SINGLE-FAMILY EX. ZONING: R-15

PID # 2274238 ANDREW S HEDENROCK LAUREN M HEDENROCK 212 CENTERFIELD LN MATTHEWS, NC 28105 DB 28973 PG 211 EX. LAND USE: SINGLE-FAMILY EX. ZONING: R-15

PID # 2274239 CAMERON MACCONNACHE CHARLOTTE, NC 28205 DB 28875 PG 328 EX. LAND USE: SINGLE-FAMILY EX. ZONING: R-15

PID # 2274240 RITA G EHLERS 1420 WOODY CREEK RD MATTHEWS, NC 28105 DB 09876 PG 688 EX. LAND USE: SINGLE-FAMILY EX. ZONING: R-15

PID # 2274241 EMILY B KERR 1001 WOODY CREEK RD MATTHEWS, NC 28105 DB 28895 PG 525 EX. LAND USE: SINGLE-FAMILY EX. ZONING: R-15

PID # 2274242 WILLIAM N W ECHORN MELINDA ECHORN 1515 WOODY CREEK RD MATTHEWS, NC 28105 DB 17738 PG 877 EX. LAND USE: SINGLE-FAMILY EX. ZONING: R-15

PID # 2274243 WILLIAM AMER EVINGER 1009 WOODY CREEK RD MATTHEWS, NC 28105 DB 28105 PG 572 EX. LAND USE: SINGLE-FAMILY EX. ZONING: R-15

PID # 2272127 CHURCH INC MATTHEWS UNITED METHODIST 801 S TRADE ST MATTHEWS, NC 28105 DB 13022 PG 727 EX. LAND USE: COMMERCIAL EX. ZONING: R-15

PID # 2272128 JERRI L LOTZE 636 SAGEBROOK AVE MATTHEWS, NC 28105 DB 10384 PG 102 EX. LAND USE: SINGLE-FAMILY EX. ZONING: R-15

PID # 2272129 KENNETH LOTZE 636 SAGEBROOK AVE MATTHEWS, NC 28105 DB 04000 PG 525 EX. LAND USE: SINGLE-FAMILY EX. ZONING: R-15

PID # 2272130 DAVID RONALD STEWART ROSEMARIE HEAT 3314 BANYAN WAY WOODHURST, NC 28173 DB 04184 PG 251 EX. LAND USE: SINGLE-FAMILY EX. ZONING: R-15

PID # 2272131 HENRY H MARTIN PATRICIA T MARTIN 908 GLENHANNON RD MATTHEWS, NC 28105 DB 04095 PG 02 EX. LAND USE: SINGLE-FAMILY EX. ZONING: R-15

PID # 2272132 DAVID RONALD STEWART ROSEMARIE HEAT 3314 BANYAN WAY WOODHURST, NC 28173 DB 04184 PG 251 EX. LAND USE: SINGLE-FAMILY EX. ZONING: R-15

PID # 2272133 HEATHER SPICER LAWS 924 GLENHANNON RD MATTHEWS, NC 28105 DB 10860 PG 820 EX. LAND USE: SINGLE-FAMILY EX. ZONING: R-15

PID # 2272134 JAMES M MATT'S PATRICIA A MATT'S 930 GLENHANNON RD MATTHEWS, NC 28105 DB 04187 PG 247 EX. LAND USE: SINGLE-FAMILY EX. ZONING: R-15

PID # 2272135 RICHARD L HALL YONGSON HALL 1009 GLENHANNON RD MATTHEWS, NC 28105 DB 09796 PG 706 EX. LAND USE: SINGLE-FAMILY EX. ZONING: R-15

PID # 2272136 SHEILA B SAMBROTTO RICHARD B SAMBROTTO 1008 GLENHANNON RD MATTHEWS, NC 28105 DB 24844 PG 541 EX. LAND USE: SINGLE-FAMILY EX. ZONING: R-15

PID # 2272137 BETTY L THOMPSON 1008 GLENHANNON RD MATTHEWS, NC 28105 DB 10025 PG 525 EX. LAND USE: SINGLE-FAMILY EX. ZONING: R-15

PID # 2272138 DANIEL J W BUCKLE RODRIGUEZ D BUCKLE 1004 GLENHANNON RD MATTHEWS, NC 28105 DB 24118 PG 840 EX. LAND USE: SINGLE-FAMILY EX. ZONING: R-15

PID # 2272139 JAMES H SOUTHERLAND RUTH C SOUTHERLAND 1100 GLENHANNON RD MATTHEWS, NC 28105 DB 09789 PG 862 EX. LAND USE: SINGLE-FAMILY EX. ZONING: R-15

PID # 2272140 ELIZABETH H INCORPATE 1108 GLENHANNON RD MATTHEWS, NC 28105 DB 28415 PG 542 EX. LAND USE: SINGLE-FAMILY EX. ZONING: R-15

PID # 2272141 ALTYRN C GRUPE MATTHEWS R GRUPE 1114 GLENHANNON RD MATTHEWS, NC 28105 DB 24086 PG 71 EX. LAND USE: SINGLE-FAMILY EX. ZONING: R-15

PID # 2272142 DEANA A NAIL 1120 GLENHANNON RD MATTHEWS, NC 28105 DB 14873 PG 27 EX. LAND USE: SINGLE-FAMILY EX. ZONING: R-15

PID # 2272143 WILLIAM N W ECHORN MELINDA ECHORN 1515 WOODY CREEK RD MATTHEWS, NC 28105 DB 17738 PG 877 EX. LAND USE: SINGLE-FAMILY EX. ZONING: R-15

PID # 2272144 WILLIAM AMER EVINGER 1009 WOODY CREEK RD MATTHEWS, NC 28105 DB 28105 PG 572 EX. LAND USE: SINGLE-FAMILY EX. ZONING: R-15

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PID # 2272146 EMILY B KERR 1001 WOODY CREEK RD MATTHEWS, NC 28105 DB 28895 PG 525 EX. LAND USE: SINGLE-FAMILY EX. ZONING: R-15

PID # 2272147 WILLIAM N W ECHORN MELINDA ECHORN 1515 WOODY CREEK RD MATTHEWS, NC 28105 DB 17738 PG 877 EX. LAND USE: SINGLE-FAMILY EX. ZONING: R-15

PID # 2272148 DAVID R BLANKENSHIP 1309 WOODY CREEK RD MATTHEWS, NC 28105 DB 06311 PG 126 EX. LAND USE: SINGLE-FAMILY EX. ZONING: R-15

PID # 2272149 ERIC S PARKS BARBARA S PARKS 211 CENTERFIELD LN MATTHEWS, NC 28105 DB 08822 PG 061 EX. LAND USE: SINGLE-FAMILY EX. ZONING: R-15

PID # 2272150 ANDREW S HEDENROCK LAUREN M HEDENROCK 212 CENTERFIELD LN MATTHEWS, NC 28105 DB 28973 PG 211 EX. LAND USE: SINGLE-FAMILY EX. ZONING: R-15

PID # 2272151 CAMERON MACCONNACHE CHARLOTTE, NC 28205 DB 28875 PG 328 EX. LAND USE: SINGLE-FAMILY EX. ZONING: R-15

PID # 2272152 RITA G EHLERS 1420 WOODY CREEK RD MATTHEWS, NC 28105 DB 09876 PG 688 EX. LAND USE: SINGLE-FAMILY EX. ZONING: R-15

PID # 2272153 EMILY B KERR 1001 WOODY CREEK RD MATTHEWS, NC 28105 DB 28895 PG 525 EX. LAND USE: SINGLE-FAMILY EX. ZONING: R-15

PID # 2272154 WILLIAM N W ECHORN MELINDA ECHORN 1515 WOODY CREEK RD MATTHEWS, NC 28105 DB 17738 PG 877 EX. LAND USE: SINGLE-FAMILY EX. ZONING: R-15

PID # 2272155 DAVID R BLANKENSHIP 1309 WOODY CREEK RD MATTHEWS, NC 28105 DB 06311 PG 126 EX. LAND USE: SINGLE-FAMILY EX. ZONING: R-15

PID # 2272156 ERIC S PARKS BARBARA S PARKS 211 CENTERFIELD LN MATTHEWS, NC 28105 DB 08822 PG 061 EX. LAND USE: SINGLE-FAMILY EX. ZONING: R-15

PID # 2272157 ANDREW S HEDENROCK LAUREN M HEDENROCK 212 CENTERFIELD LN MATTHEWS, NC 28105 DB 28973 PG 211 EX. LAND USE: SINGLE-FAMILY EX. ZONING: R-15

PID # 2272158 CAMERON MACCONNACHE CHARLOTTE, NC 28205 DB 28875 PG 328 EX. LAND USE: SINGLE-FAMILY EX. ZONING: R-15

PID # 2272159 RITA G EHLERS 1420 WOODY CREEK RD MATTHEWS, NC 28105 DB 09876 PG 688 EX. LAND USE: SINGLE-FAMILY EX. ZONING: R-15

PID # 2272160 EMILY B KERR 1001 WOODY CREEK RD MATTHEWS, NC 28105 DB 28895 PG 525 EX. LAND USE: SINGLE-FAMILY EX. ZONING: R-15

PID # 2272161 WILLIAM N W ECHORN MELINDA ECHORN 1515 WOODY CREEK RD MATTHEWS, NC 28105 DB 17738 PG 877 EX. LAND USE: SINGLE-FAMILY EX. ZONING: R-15

PID # 2272162 DAVID R BLANKENSHIP 1309 WOODY CREEK RD MATTHEWS, NC 28105 DB 06311 PG 126 EX. LAND USE: SINGLE-FAMILY EX. ZONING: R-15

PID # 2272163 ERIC S PARKS BARBARA S PARKS 211 CENTERFIELD LN MATTHEWS, NC 28105 DB 08822 PG 061 EX. LAND USE: SINGLE-FAMILY EX. ZONING: R-15

PID # 2272164 ANDREW S HEDENROCK LAUREN M HEDENROCK 212 CENTERFIELD LN MATTHEWS, NC 28105 DB 28973 PG 211 EX. LAND USE: SINGLE-FAMILY EX. ZONING: R-15

PID # 2272165 CAMERON MACCONNACHE CHARLOTTE, NC 28205 DB 28875 PG 328 EX. LAND USE: SINGLE-FAMILY EX. ZONING: R-15

PID # 2272166 RITA G EHLERS 1420 WOODY CREEK RD MATTHEWS, NC 28105 DB 09876 PG 688 EX. LAND USE: SINGLE-FAMILY EX. ZONING: R-15

PID # 2272167 EMILY B KERR 1001 WOODY CREEK RD MATTHEWS, NC 28105 DB 28895 PG 525 EX. LAND USE: SINGLE-FAMILY EX. ZONING: R-15

PID # 2272168 WILLIAM N W ECHORN MELINDA ECHORN 1515 WOODY CREEK RD MATTHEWS, NC 28105 DB 17738 PG 877 EX. LAND USE: SINGLE-FAMILY EX. ZONING: R-15

PID # 2272169 DAVID R BLANKENSHIP 1309 WOODY CREEK RD MATTHEWS, NC 28105 DB 06311 PG 126 EX. LAND USE: SINGLE-FAMILY EX. ZONING: R-15

PID # 2272170 ERIC S PARKS BARBARA S PARKS 211 CENTERFIELD LN MATTHEWS, NC 28105 DB 08822 PG 061 EX. LAND USE: SINGLE-FAMILY EX. ZONING: R-15

PID # 2272171 ANDREW S HEDENROCK LAUREN M HEDENROCK 212 CENTERFIELD LN MATTHEWS, NC 28105 DB 28973 PG 211 EX. LAND USE: SINGLE-FAMILY EX. ZONING: R-15

PID # 2272172 CAMERON MACCONNACHE CHARLOTTE, NC 28205 DB 28875 PG 328 EX. LAND USE: SINGLE-FAMILY EX. ZONING: R-15

PID # 2272173 RITA G EHLERS 1420 WOODY CREEK RD MATTHEWS, NC 28105 DB 09876 PG 688 EX. LAND USE: SINGLE-FAMILY EX. ZONING: R-15

PID # 2272174 EMILY B KERR 1001 WOODY CREEK RD MATTHEWS, NC 28105 DB 28895 PG 525 EX. LAND USE: SINGLE-FAMILY EX. ZONING: R-15

PID # 2272175 WILLIAM N W ECHORN MELINDA ECHORN 1515 WOODY CREEK RD MATTHEWS, NC 28105 DB 17738 PG 877 EX. LAND USE: SINGLE-FAMILY EX. ZONING: R-15

PID # 2272176 DAVID R BLANKENSHIP 1309 WOODY CREEK RD MATTHEWS, NC 28105 DB 06311 PG 126 EX. LAND USE: SINGLE-FAMILY EX. ZONING: R-15

PID # 2272177 ERIC S PARKS BARBARA S PARKS 211 CENTERFIELD LN MATTHEWS, NC 28105 DB 08822 PG 061 EX. LAND USE: SINGLE-FAMILY EX. ZONING: R-15

PID # 2272178 ANDREW S HEDENROCK LAUREN M HEDENROCK 212 CENTERFIELD LN MATTHEWS, NC 28105 DB 28973 PG 211 EX. LAND USE: SINGLE-FAMILY EX. ZONING: R-15

PID # 2272179 CAMERON MACCONNACHE CHARLOTTE, NC 28205 DB 28875 PG 328 EX. LAND USE: SINGLE-FAMILY EX. ZONING: R-15

PID # 2272180 RITA G EHLERS 1420 WOODY CREEK RD MATTHEWS, NC 28105 DB 09876 PG 688 EX. LAND USE: SINGLE-FAMILY EX. ZONING: R-15

PID # 2272181 EMILY B KERR 1001 WOODY CREEK RD MATTHEWS, NC 28105 DB 28895 PG 525 EX. LAND USE: SINGLE-FAMILY EX. ZONING: R-15

PID # 2272182 WILLIAM N W ECHORN MELINDA ECHORN 1515 WOODY CREEK RD MATTHEWS, NC 28105 DB 17738 PG 877 EX. LAND USE: SINGLE-FAMILY EX. ZONING: R-15

PID # 2272183 DAVID R BLANKENSHIP 1309 WOODY CREEK RD MATTHEWS, NC 28105 DB 06311 PG 126 EX. LAND USE: SINGLE-FAMILY EX. ZONING: R-15

PID # 2272184 ERIC S PARKS BARBARA S PARKS 211 CENTERFIELD LN MATTHEWS, NC 28105 DB 08822 PG 061 EX. LAND USE: SINGLE-FAMILY EX. ZONING: R-15

PID # 2272185 ANDREW S HEDENROCK LAUREN M HEDENROCK 212 CENTERFIELD LN MATTHEWS, NC 28105 DB 28973 PG 211 EX. LAND USE: SINGLE-FAMILY EX. ZONING: R-15

PID # 2272186 CAMERON MACCONNACHE CHARLOTTE, NC 28205 DB 28875 PG 328 EX. LAND USE: SINGLE-FAMILY EX. ZONING: R-15

PID # 2272187 RITA G EHLERS 1420 WOODY CREEK RD MATTHEWS, NC 28105 DB 09876 PG 688 EX. LAND USE: SINGLE-FAMILY EX. ZONING: R-15

PID # 2272188 EMILY B KERR 1001 WOODY CREEK RD MATTHEWS, NC 28105 DB 28895 PG 525 EX. LAND USE: SINGLE-FAMILY EX. ZONING: R-15

PID # 2272189 WILLIAM N W ECHORN MELINDA ECHORN 1515 WOODY CREEK RD MATTHEWS, NC 28105 DB 17738 PG 877 EX. LAND USE: SINGLE-FAMILY EX. ZONING: R-15

PID # 2272190 DAVID R BLANKENSHIP 1309 WOODY CREEK RD MATTHEWS, NC 28105 DB 06311 PG 126 EX. LAND USE: SINGLE-FAMILY EX. ZONING: R-15

PID # 2272191 ERIC S PARKS BARBARA S PARKS 211 CENTERFIELD LN MATTHEWS, NC 28105 DB 08822 PG 061 EX. LAND USE: SINGLE-FAMILY EX. ZONING: R-15

PID # 2272192 ANDREW S HEDENROCK LAUREN M HEDENROCK 212 CENTERFIELD LN MATTHEWS, NC 28105 DB 28973 PG 211 EX. LAND USE: SINGLE-FAMILY EX. ZONING: R-15

PID # 2272193 CAMERON MACCONNACHE CHARLOTTE, NC 28205 DB 28875 PG 328 EX. LAND USE: SINGLE-FAMILY EX. ZONING: R-15

PID # 2272194 RITA G EHLERS 1420 WOODY CREEK RD MATTHEWS, NC 28105 DB 09876 PG 688 EX. LAND USE: SINGLE-FAMILY EX. ZONING: R-15

PID # 2272195 EMILY B KERR 1001 WOODY CREEK RD MATTHEWS, NC 2

PARCEL OWNERS

PARCEL	22721228	22721229	22721230	22721231
OWNER	H W MARTIN	MILDRED F SUTTON HYLTON	MILDRED S HYLTON	SCOTT AUSTIN HYLTON
	RUTH K MARTIN		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

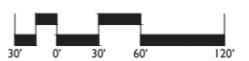
DEVELOPER:	PROVIDENT LAND SERVICES, INC. 6707 FAIRVIEW ROAD SUITE B CHARLOTTE, NC 28210 CONTACT: TOM WATERS (704) 201-5150 tom@providentdev.com
EXISTING PARCEL SIZE:	19.31 ACRES (COMBINED)
JURISDICTION:	MATTHEWS
EXISTING ZONING:	R-15
PROPOSED ZONING:	RESIDENTIAL VARIED STYLE DISTRICT
PROPOSED USE:	RESIDENTIAL (SINGLE-FAMILY)
NUMBER OF LOTS PROPOSED:	42
AVERAGE LOT SIZE:	11,672 SF/0.268 ACRES
PROPOSED DENSITY:	2.18 DU/A
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:	48,413 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	

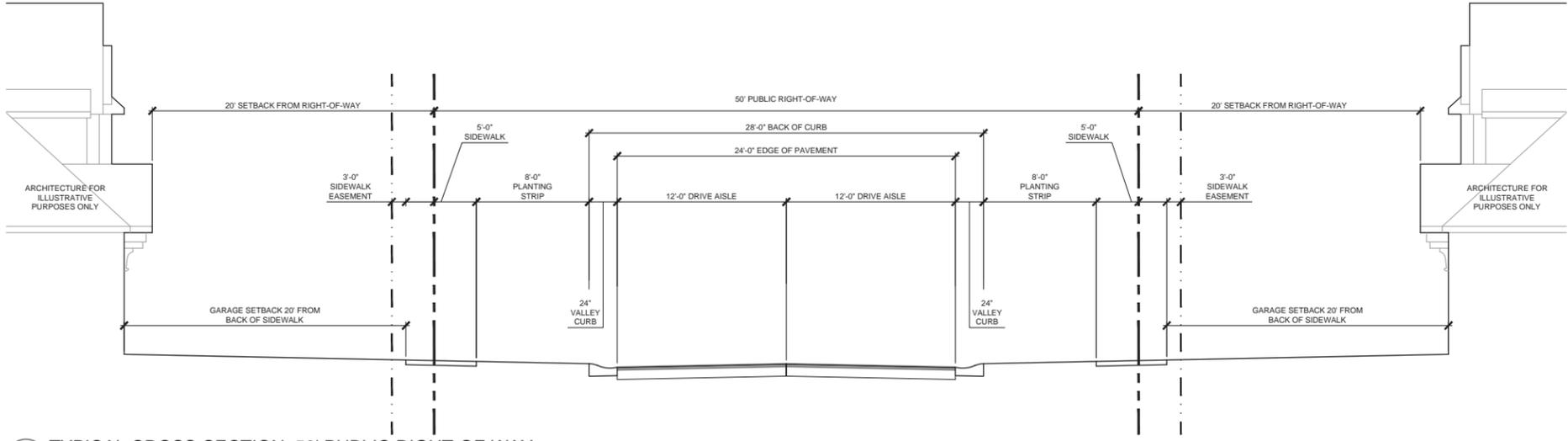


FULLWOOD STATION
SINGLE-FAMILY SUBDIVISION
LAYOUT PLAN

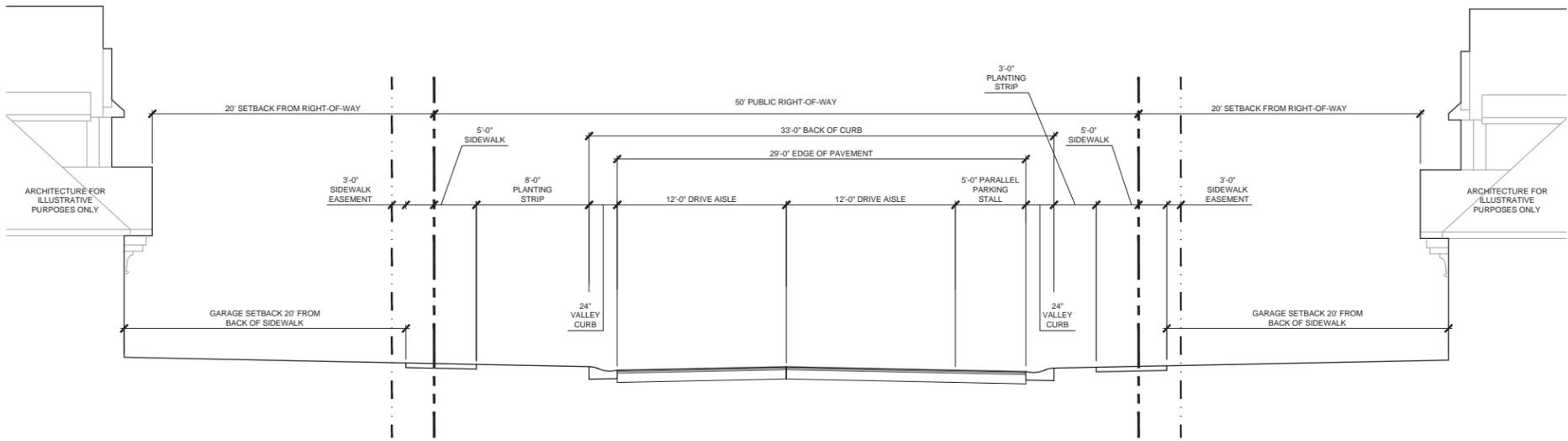
PRELIMINARY NOT FOR CONSTRUCTION
SUBJECT TO FINAL DESIGN CHANGES

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

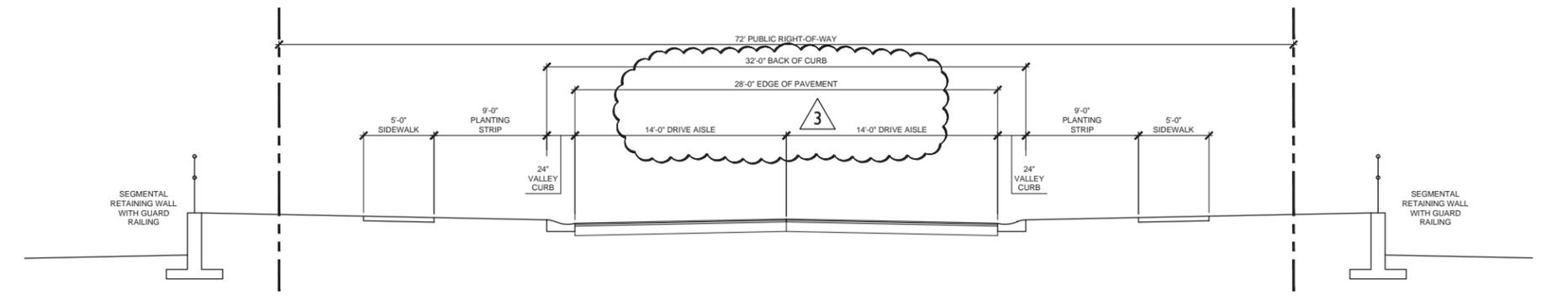




TYPICAL CROSS-SECTION: 50' PUBLIC RIGHT-OF-WAY
SECTION 1"=5'-0"



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



TYPICAL CROSS-SECTION: 72' PUBLIC RIGHT-OF-WAY
SECTION 1"=5'-0"

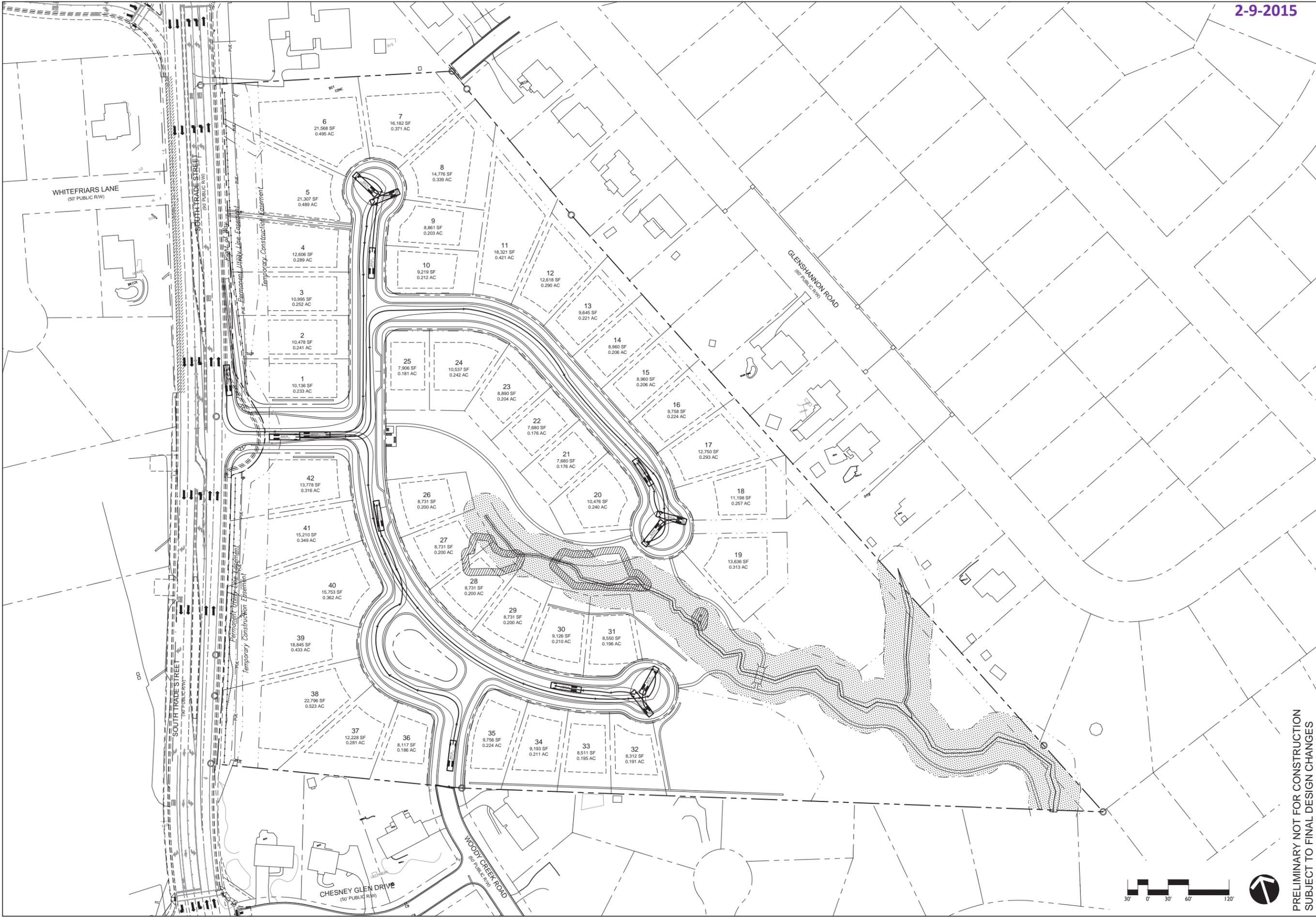
**FULLWOOD STATION
SINGLE-FAMILY SUBDIVISION**
PROVIDENT LAND SERVICES, INC. | MATTHEWS, NC
CROSS-SECTIONS

PRELIMINARY NOT FOR CONSTRUCTION
SUBJECT TO FINAL DESIGN CHANGES

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



SHEET #:
RZ-5.0



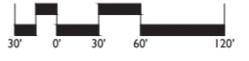
LandDesign
223 N Graham Street, Charlotte, NC 28202
V: 704.333.0325 F: 704.332.3746
www.LandDesign.com
NC Eng. Firm License: C0688



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

REVISIONS:
DATE: NOVEMBER 24, 2014
DRAWN BY: MEK
CHECKED BY: MEK
CUB BY: DCS
PROJECT #: 1014194
SHEET #:
RZ-6.0

PRELIMINARY NOT FOR CONSTRUCTION
SUBJECT TO FINAL DESIGN CHANGES





LandDesign

223 N Graham Street, Charlotte, NC 28002
V: 704.333.0325 F: 704.332.3246
www.LandDesign.com
NC Reg. Firm License: C688



2/4/14

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

REVISIONS:
DATE: NOVEMBER 24, 2014
DESIGNED BY: JLV/REV
DRAWN BY: MEK
CHECKED BY: MEK
C.D. BY: DCS
PROJECT #: 1014194

3

SHEET #:
RZ-7.0

PRELIMINARY NOT FOR CONSTRUCTION
SUBJECT TO FINAL DESIGN CHANGES

CONCEPTUAL ARCHITECTURE

IMAGERY FOR ILLUSTRATIVE
REFERENCE ONLY



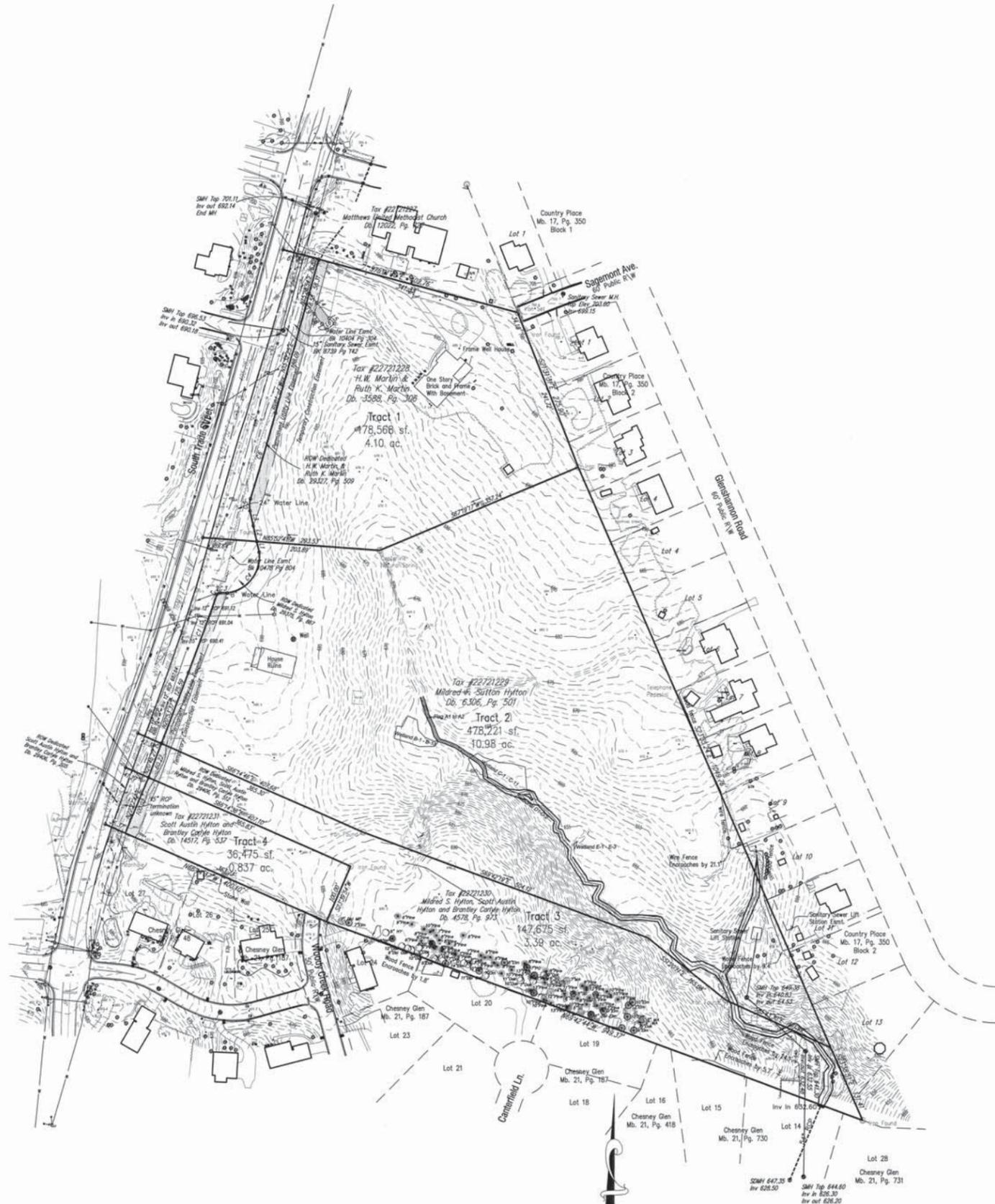
Vicinity Map (NTS)

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

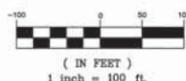
Tree Legend

- 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