FULLWOOD STATION
REZONING PETITION

1011-1121 SOUTH TRADE STREET
MATTHEWS, NC 28105

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COVER SHEET
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RZ-1.0

REVISIONS:
DATE:
DESIGNED BY:
DRAWN BY:
CHECKED BY:
Q.C. BY:
SHEET #:
SCALE:
PROJECT #:

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

NOVEMBER 24, 2014
1014194
PRELIMINARY NOT FOR CONSTRUCTION
SUBJECT TO FINAL DESIGN CHANGES

NC Eng. Firm License: C-0658
2/4/14

11/24/14 - PER STAFF COMMENTS
12/24/14 - PER PUBLIC HEARING COMMENTS
02/04/15 - PER PLANNING BOARD COMMENTS

3
Design Guidelines:

4. Development Standards

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 entrance from South Trade Street.

b. General Design Guidelines:

i. Tax Parcel #s:

ii. Existing Zoning:

iii. Existing Uses:

iv. 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 Woody Creek Road.

v. Section 155.503.1 of the Ordinance.

vi. Specialty pavers, stained and patterned concrete/paving or other similar means may be used to call attention to amenity areas, gathering spaces, plazas.

vii. Circulation paths will be provided along the Site's Public Streets from units to areas of interest.

viii. No permanent site features shall be placed within the over steer path of emergency vehicles such as light poles, trees, etc.

ix. 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 Area portion of the Site affected by such amendment in accordance with the provisions herein and of the Ordinance.

x. 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.

xi. South Trade Street:

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 Depiction, the sidewalk along the north and south sides of the Project shall be a minimum of 5 feet in width.

b. Woody Creek Road:

i. 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.

j. South Trade Street:

a. 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.

b. 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.

iv. There will be a combination of front loaded and side load plan types.

v. Front porches will be a design feature of all unit types.

vi. There will be a combination of front loaded and side load plan types.

vii. A minimum 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

9 trees per 100 linear feet of buffer

8. Amendments to the Rezoning Plan:

i. Amendments may be for sale that make changes to the requirements for storm water management, preservation of natural resources, and landscaping within the site.