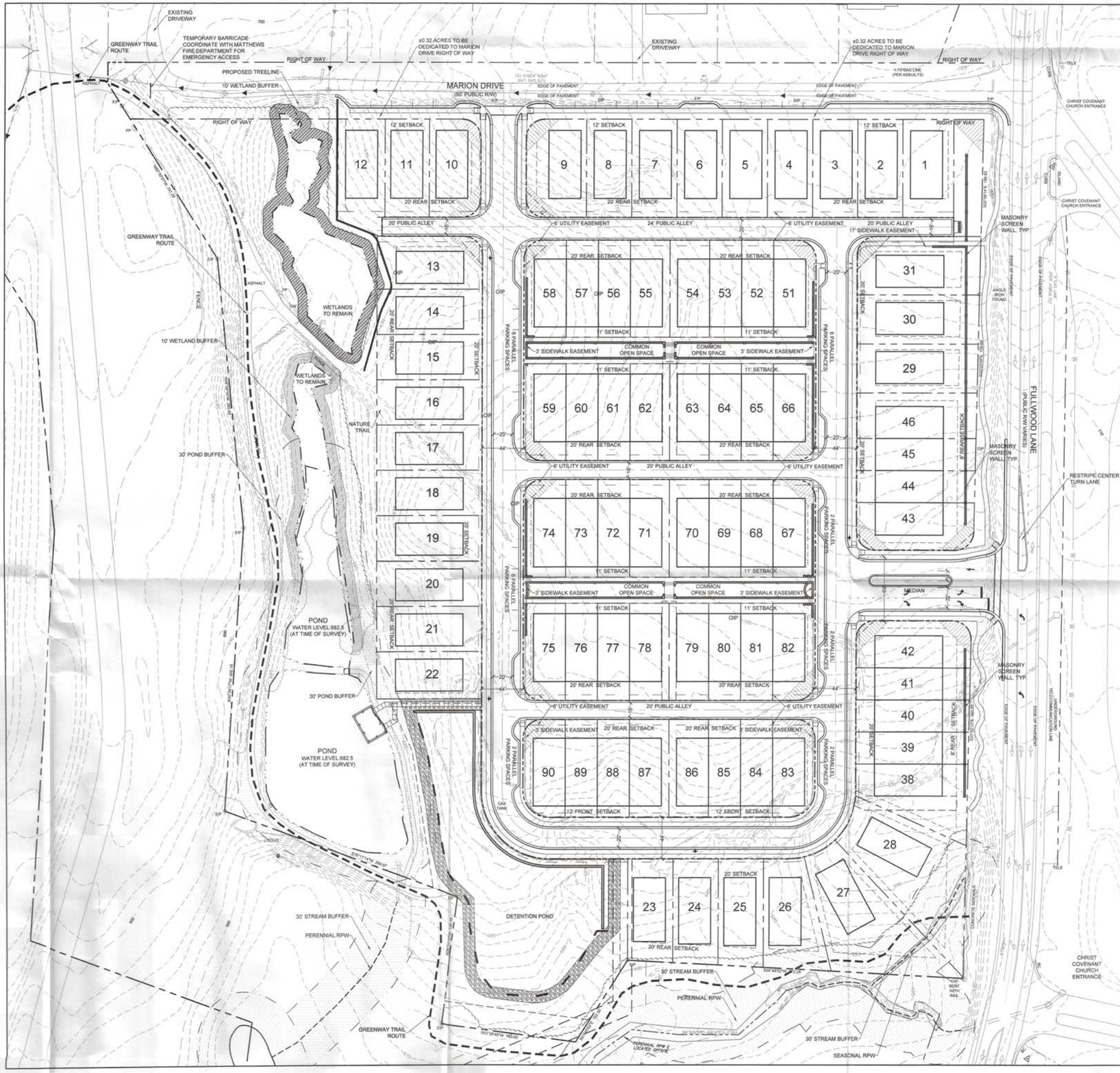


DEVELOPMENT SUMMARY

DEVELOPER:	LANDTEC DEVELOPMENT, INC. 2701 COLTSGATE ROAD SUITE 300 CHARLOTTE, NC 28211 CONTACT: MEL GRAHAM (704) 552-5338 mel@grahamenterprises.org
EXISTING PARCEL SIZE:	16.41 ACRES (COMBINED) ±0.32 ACRES TO BE DEDICATED TO MARION DRIVE RIGHT OF WAY
PROPOSED PARCEL SIZE:	16.09 ACRES
JURISDICTION:	MATTHEWS
EXISTING ZONING:	R-VS (INNOVATIVE) RESIDENTIAL INNOVATIVE VARIED STYLE DISTRICT
PROPOSED USE:	SINGLE-FAMILY HOMES AND USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES AS ALLOWED IN THE R-VS INNOVATIVE ZONING DISTRICT PER SECTION 155.503.1 OF THE ORDINANCE AS MORE SPECIFICALLY DESCRIBED BELOW IN SECTION 2.
NUMBER OF LOTS PROPOSED:	80
SMALLEST PROPOSED LOT:	3,502 SF (0.08 ACRES)
PROPOSED DENSITY:	4.97 DUA
SUPPLEMENTAL REGULATIONS:	
SINGLE-FAMILY DETACHED:	
MINIMUM LOT AREA:	4,500 SF/DU
MINIMUM LOT WIDTH:	40 FEET/DU
MINIMUM SETBACK:	20 FEET*
MINIMUM SIDE YARD:	8, 6 FEET
MINIMUM REAR YARD:	20 FEET
MAXIMUM HEIGHT:	35 FEET
MINIMUM BUILDING SEPARATION:	14 FEET
SINGLE-FAMILY ATTACHED:	
MINIMUM LOT AREA:	3,000 SF/DU
MINIMUM LOT WIDTH:	30 FEET/DU
MINIMUM SETBACK:	
-FRONT-LOADED:	20 FEET
-REAR-LOADED:	11 FEET
MINIMUM SIDE YARD:	6 FEET AND 8 FEET FOR END UNIT OPEN SIDE
MINIMUM REAR YARD:	
-FRONT-LOADED:	4, 8, OR 20 FEET
-REAR-LOADED:	20 FEET
MINIMUM UNOBSTRUCTED OPEN SPACE (% OF LOT)	20%
UNOBSTRUCTED OPEN SPACE PROPOSED	149,761 SF ±21.37%
MAXIMUM HEIGHT:	35 FEET
MINIMUM BUILDING SEPARATION:	16 FEET

*MINIMUM FRONT SETBACK FOR HOMES FRONTING ONTO MARION DRIVE SHALL BE REDUCED TO 12 FEET

PARKING REQUIREMENTS:	
RESIDENCES	
REQUIRED:	180 SPACES
DWELLINGS	2 SPACES PER UNIT
PROVIDED:	226 SPACES
TREE CANOPY CALCULATIONS:	
TOTAL LAND DISTURBANCE AREA:	700,880 SF
PONDS:	28,439 SF
NET LAND DISTURBANCE AREA:	672,441 SF
TREE CANOPY REQUIRED:	52,995 SF (8.00%)
TREE CANOPY PROVIDED:	68,811 SF (10.23%)
REQUIRED CONNECTIVITY INDEX:	0.85
LINKS PROVIDED:	15
NODES PROVIDED:	8
PROPOSED CONNECTIVITY INDEX:	1.875
REQUIRED PCO UNDISTURBED OPEN SPACE:	70,132 SF
PROPOSED PCO UNDISTURBED OPEN SPACE:	70,924 SF

NOTES:
1. ALL UNITS LOCATED ALONG MARION DRIVE TO BE ALLEY LOADED.
2. DRIVEWAYS MUST BE A MINIMUM OF 20 FEET IN LENGTH BEHIND THE PUBLIC SIDEWALK.
3. ELEVATIONS FOR THE HOMES TO BE BUILT ALONG MARION DRIVE WILL BE SUBMITTED AT A LATER DATE AND WILL BE SUBJECT TO A FUTURE APPROVAL BY THE MATTHEWS TOWN BOARD.
4. PLANTING AND LANDSCAPE TREATMENT ALONG THE ROAD FRONTAGE OF MARION DRIVE IS SHOWN ON THE ATTACHED EXHIBIT.

R-VS Change of Conditions
Add Single Family Homes

Board of Commissioners
APPROVED
2/12/2018
Lori Canapinno
Lori Canapinno, Town Clerk

25' 0' 25' 50' 100'

PRELIMINARY NOT FOR CONSTRUCTION
SUBJECT TO FINAL DESIGN CHANGES

DATE: DECEMBER 22, 2017
DESIGNED BY: MEK
DRAWN BY: MEK
CHECKED BY: MAM
QC BY: MAM
SCALE: 1"=50'
PROJECT #: 1017364

REVISIONS:

SHEET #:
RZ-4.0

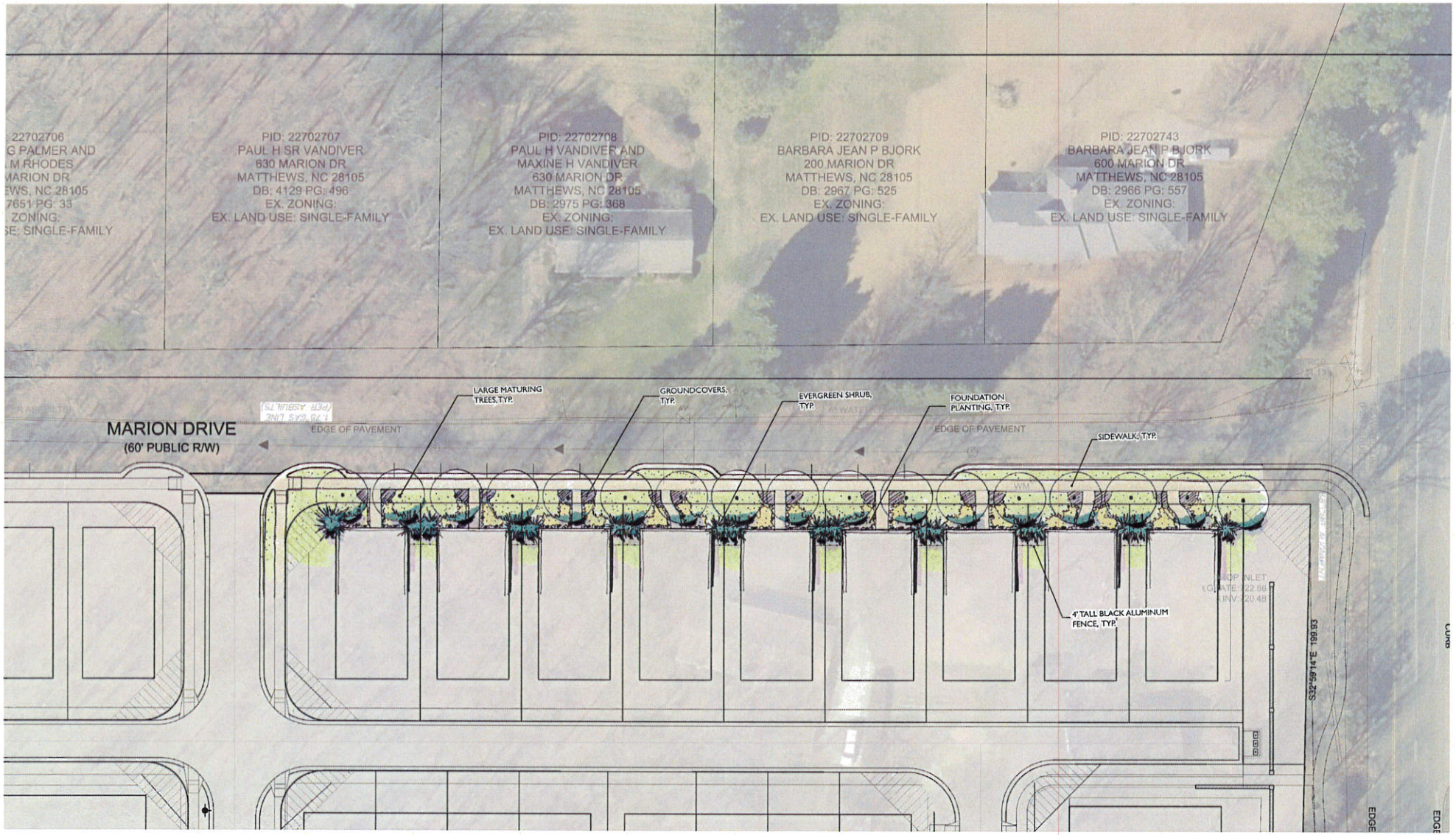
LandDesign.
223 N. Graham Street Charlotte, NC 28202
V: 704.333.0325 F: 704.333.2246
www.LandDesign.com
NC Eng. Firm License: C-0658

LANDDESIGN, INC. CORPORATE SEAL NORTH CAROLINA

DAVID WEEKLEY HOMES AT EDEN HALL
SINGLE-FAMILY TOWNHOME DEVELOPMENT
DAVID WEEKLEY HOMES

SITE PLAN

Rcvd 2/23/18



Eden Hall

Matthews, NC

Marion Drive Conceptual Planting 02.05.2018 | LDI#1017364

LandDesign.

Approved Marion Drive Planting Plan - Application 2017-673

Board of Commissioners

APPROVED

2/12/2018

Lori Canapinno, Town Clerk