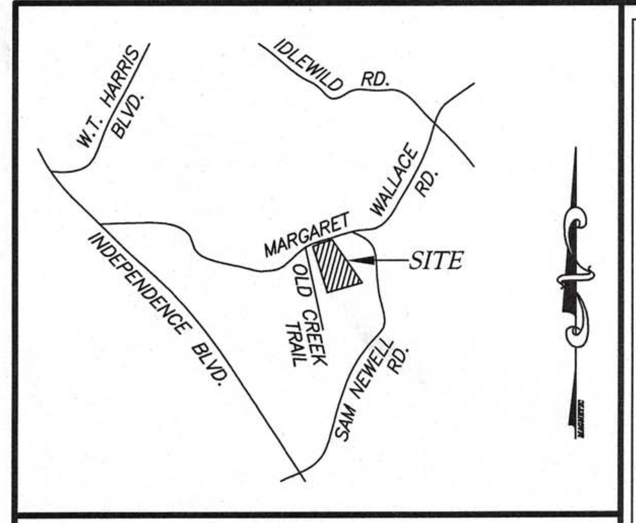
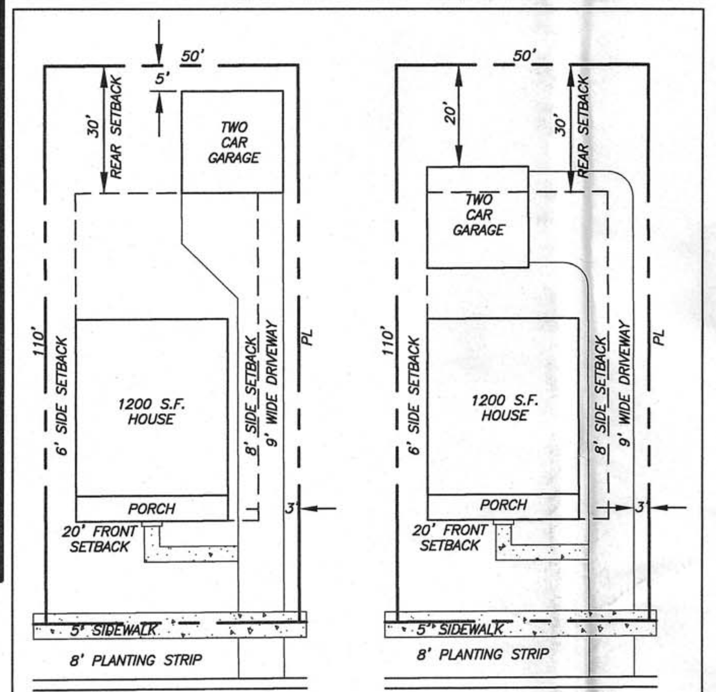
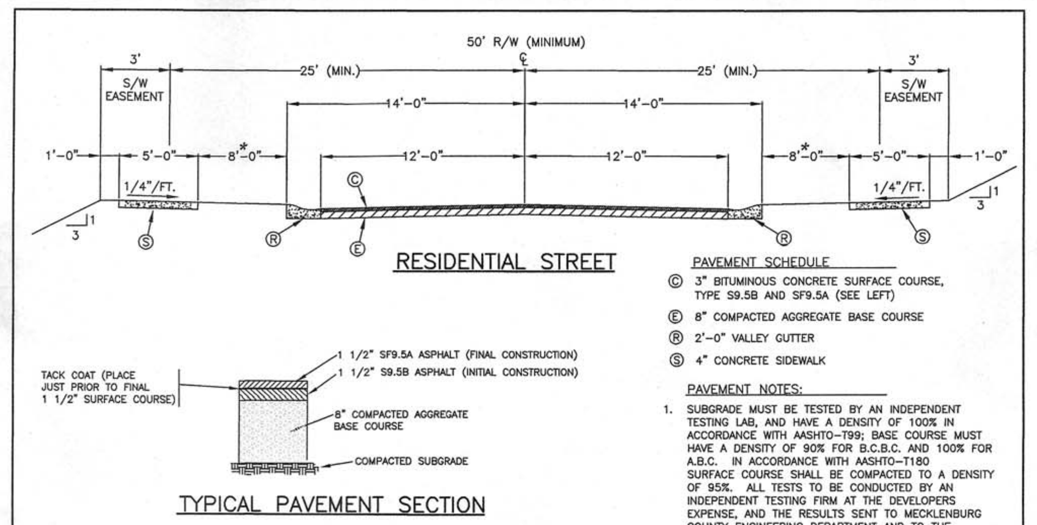


VICINITY MAP
N.T.S.



LOT LAYOUT #1

LOT LAYOUT #2



PAVEMENT SCHEDULE
- Ⓒ 3" BITUMINOUS CONCRETE SURFACE COURSE, TYPE S9.5B AND SF9.5A (SEE LEFT)
- Ⓔ 8" COMPACTED AGGREGATE BASE COURSE
- Ⓡ 2'-0" VALLEY GUTTER
- Ⓢ 4" CONCRETE SIDEWALK

PAVEMENT NOTES:
1. SUBGRADE MUST BE TESTED BY AN INDEPENDENT TESTING LAB, AND HAVE A DENSITY OF 100% IN ACCORDANCE WITH AASHTO-T99; BASE COURSE MUST HAVE A DENSITY OF 90% FOR B.C.B.C. AND 100% FOR A.B.C. IN ACCORDANCE WITH AASHTO-T180 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. (FOR ADDITIONAL TESTING AND REPAIR STANDARDS PLEASE REFER TO MECKLENBURG COUNTY LAND DEVELOPMENT STANDARDS SPECIFICATIONS AND SPECIAL PROVISION NOTES)
2. FINAL LIFT OF ASPHALT TO BE APPLIED AFTER % OF DEVELOPMENT OCCUPANCY OR 1 YEAR AFTER BASE COURSE ACCEPTANCE (WHICHEVER OCCURS FIRST).

APPROVED DATE 02/2007

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

REVISIONS		
NO.	DATE	DESCRIPTION
1	5/09	CHANGED STD. NO.
2	11/16	REVISED PAVEMENT SECT. & PAVEMENT NOTES 1 AND 2

MECKLENBURG COUNTY LAND DEVELOPMENT STANDARDS

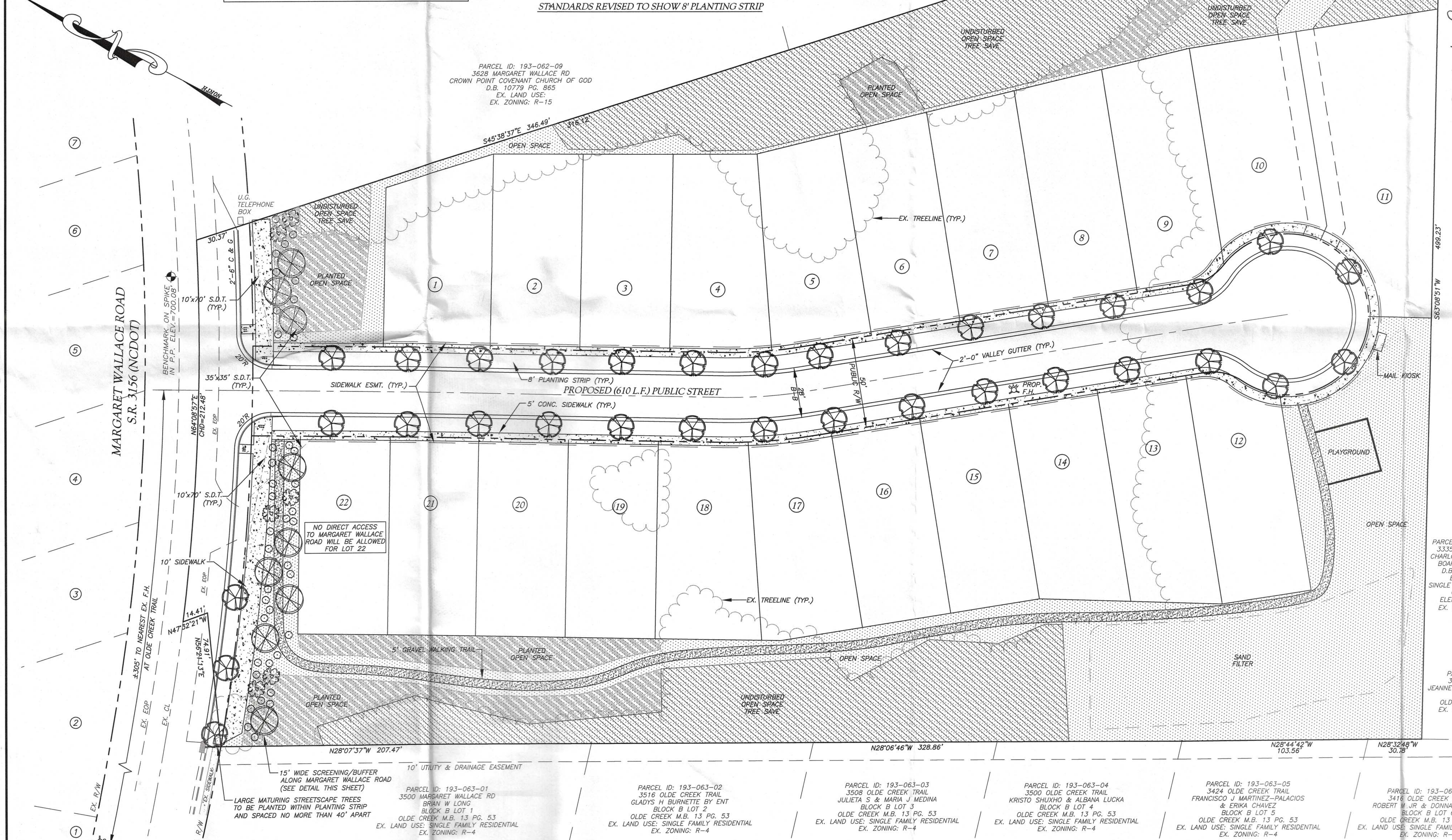
MATTHEWS TYPICAL SECTION
LOCAL RESIDENTIAL STREET
COMPREHENSIVE STREET CLASSIFICATION SYSTEM (CLASS VI)

STD. NO. 11.51 REV. 2

STANDARDS REVISED TO SHOW 8' PLANTING STRIP

CONDITIONAL ZONING NOTES:

1. NO VINYL SIDING WILL BE USED FOR EXTERIOR WALL, BUT MAY BE UTILIZED FOR SOFFITS, WINDOWS AND TRIM.
2. STREETSCAPE LIGHTING SHALL BE PROVIDED AS PER SECTION 155.609 OF THE MATTHEWS UDO.
3. FLEXIBLE DESIGN FOR RV-S AS FOLLOWS:
   MINIMUM LOT SIZE: 5000 SF
   MINIMUM LOT WIDTH: 50'
   MINIMUM LOT SETBACK: 20'
   MINIMUM SIDE YARD: 8'/6'
   MINIMUM REAR YARD: 30'
   LINK/NODE RATIO: 1.0
4. MAXIMUM DENSITY: 22 SF HOMES (3.67 HOMES/ACRE)
5. SCREENING SHALL BE PROVIDED ALONG MARGARET WALLACE ROAD.
6. NO HOUSE PRODUCT OF THE SAME FLOOR PLAN SHALL BE BUILT ON LOTS ADJACENT TO ONE ANOTHER.

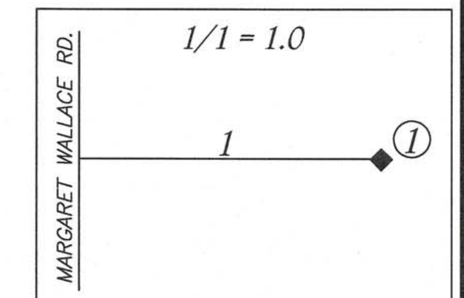


R-15 to R-VS

Board of Commissioners
APPROVED
3/13/2018
Lori Canapinno, Town Clerk

LEGEND

- OPEN SPACE
- UNDISTURBED TREE SAVE OPEN SPACE
- PLANTED OPEN SPACE (REQ'D PER PCO)
- LARGE MATURING STREETSCAPE TREES



LINK-NODE DIAGRAM

SITE DEVELOPMENT DATA:

1. PARCEL ID: 19306207
   DB. 31431 PG. 368
   SITE AREA: ±6.16 AC.
   SITE AREA CLEAR OF R/W: 6.00 AC.
2. SITE ADDRESS: 3530, 3534, 3538 MARGARET WALLACE ROAD
   MATTHEWS, NC 28105
3. EXISTING PROPERTY ZONING: R-15 (TOWN OF MATTHEWS)
   EXISTING PROPERTY USE: SINGLE FAMILY (RURAL HOMESITE)
4. PROPOSED PROPERTY ZONING: R-VS
   PROPOSED PROPERTY USE: 22 SINGLE FAMILY UNITS
5. R-VS DISTRICT REQUIREMENTS FOR SINGLE-FAMILY DETACHED:
   MINIMUM LOT AREA = 4,500 SINGLE FAMILY/D.U.
   MINIMUM LOT WIDTH = 40'
   MINIMUM SETBACK = 20'
   MINIMUM SIDE YARD = 8'/6'
   MINIMUM REAR YARD = 30'
   MAXIMUM BUILDING HEIGHT = 35'

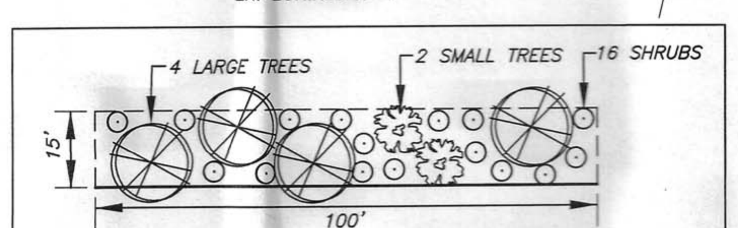
   PROPOSED MINIMUM LOT AREA = 5,000 SF
   PROPOSED MINIMUM LOT WIDTH = 50'
   PROPOSED MINIMUM SETBACK = 20'
   PROPOSED MINIMUM SIDE YARD = 8'/6'
   PROPOSED MINIMUM REAR YARD = 30'
6. OPEN SPACE/TREE SAVE DATA:
   OPEN SPACE REQUIRED: 17.5%
   OPEN SPACE PROVIDED: 0.85 AC. TREED + 0.34 AC. PLANTED = (0.85 + 0.34/1.5)/6.0 = 17.94%
   TREE SAVE AREA REQUIRED: 8%
   TREE SAVE AREA PROVIDED: 0.85 AC./6.00 AC. = 14.17%
7. IMPERVIOUS CALCULATIONS:
   19,882.89 S.F. (0.456 AC.)= PROP. STREET
   9,184.16 S.F. (0.211 AC.)= PROP. SIDEWALK
   58,751 S.F. (1.35 AC.)= PROP. LOTS (22 LOTS @ 2670.5/LOT)
   87,818.05 S.F. (2.02 AC.)= TOTAL IMPERVIOUS
   IMPERVIOUS % = 2.02 AC./6.00 AC.= 33.6%
8. BOUNDARY AND TOPOGRAPHIC SURVEY PROVIDED BY JACK R. CHRISTIAN + ASSOCIATES SURVEYING, CHARLOTTE, NC 28213.
9. CONNECTIVITY CALCULATION: 1 LINKS/1 NODES = 1

PROPERTY OWNERS:
(OPPOSITE SIDE OF STREET)

1. PARCEL ID: 193-363-28
   3502 FORTIS LANE
   MNSF CHARLOTTE, LLC
   LOT 1 M21-601
   D.B. 28800 PG. 500
   EX. LAND USE: SF RESIDENTIAL
   EX. ZONING: R-4
2. PARCEL ID: 193-363-27
   3506 FORTIS LANE
   DUY T PHAN &
   PHUONG LINH T NGUYEN
   LOT 2 M23-114
   D.B. 27928 PG. 154
   EX. LAND USE: SF RESIDENTIAL
   EX. ZONING: R-4
3. PARCEL ID: 193-363-26
   3510 FORTIS LANE
   EZEQUIEL REYES-LIMON
   ESMERALDA LUNA MORALES
   LOT 3 M23-114
   D.B. 30805 PG. 842
   EX. LAND USE: SF RESIDENTIAL
   EX. ZONING: R-4
4. PARCEL ID: 193-363-25
   3514 FORTIS LANE
   WENDELL A & KATHY R YOUNG
   LOT 4 M21-601
   D.B. 09834 PG. 124
   EX. LAND USE: SF RESIDENTIAL
   EX. ZONING: R-4
5. PARCEL ID: 193-363-24
   3518 FORTIS LANE
   ERB PRIME, LLC
   LOT 5 M21-601
   D.B. 31566 PG. 254
   EX. LAND USE: SF RESIDENTIAL
   EX. ZONING: R-4
6. PARCEL ID: 193-363-23
   3522 FORTIS LANE
   MICHAEL W & JUDITH L TREST
   LOT 6 M21-592
   D.B. 19413 PG. 961
   EX. LAND USE: SF RESIDENTIAL
   EX. ZONING: R-4
7. PARCEL ID: 193-363-22
   3526 FORTIS LANE
   JUSTIN B. HARWARD &
   MEGHAN A. MASTALERZ
   LOT 7 M21-592
   D.B. 30670 PG. 458
   EX. LAND USE: SF RESIDENTIAL
   EX. ZONING: R-4

Know what's below. Call before you dig. 811

1). CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO BEGINNING CONSTRUCTION.
2). CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAGMEN, ETC., AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.
3). ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
4). SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART P, OR AS AMMENDED.



MARGARET WALLACE ROAD BUFFER DETAIL
PLANT MATERIAL / 100 L.F.

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

LWE
LATHAM-WALTERS ENGINEERING, INC.
N.C. CORP. LIC. C-1815
16507-A NORTHCROSS DRIVE
HUNTERSVILLE, N.C. 28078
PHONE: (704) 895-8484
FAX: (704) 237-4362

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 17646 MITCHELL S. LATHAM 6/27/18

JUNE 27, 2018
DATE

LUIZ TEIXEIRA

LC HARDWOOD FLOORS, INC.
1509 TURRING DRIVE
INDIAN TRAIL, NC 28079
(704) 200-5082
lchardwoodfloors@yahoo.com

MARGARET WALLACE ROAD DEVELOPMENT
3530 MARGARET WALLACE RD MATTHEWS, NC 28105

CONDITIONAL REZONING SITE PLAN

REVISIONS

PROJECT NO.: 2017.25
SCALE: 1" = 30'
DRAWN BY: PAB
CHECKED BY: MSL
SHEET NO: RZ-1

1725-RZ-SP-50.dwg

DEVELOPMENT STANDARDS:

1. GENERAL PROVISIONS
   - A. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Application filed by LC Hardwood Floors, Inc for a six acre site located on Margaret Wallace Road southwest of Sam Newell Road. The Site is comprised of Tax Parcel 193-062-07 located at 3530 Margaret Wallace Road, Matthews, NC.
   - B. The development and use of the site shall be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the Town of Mattews Uniffed Development Ordinance. The regulations established under the Ordinance for the R-VS zoning district shall govern the use and development of the site.
   - C. The development and uses depicted on the Rezoning Plan are schematic in nature and are intended to depict the general arrangement of the uses and improvements on the Site. Accordingly, the ultimate layout, locations and sizes of the development and site elements depicted on the Rezoning Plan are grpahic representations of the proposed development and site elevements, and, subject to the terms of these Development Standards and Ordinance, are subject to minor alterations or modifications during the design development and construction document phases.

2. PERMITTED USES/DEVELOPMENT LIMITATIONS
   - A. The Site may only be devoted to a residential community containing a maximum of 22 one-family detached dwelling units and to any incidental or accessory uses relating thereto that are permitted in the R-VS zoning distirct.

3. DIMENSIONAL STANDARDS
   - A. Development of the Site shall comply with the dimensional standards of the R-VS zoning district as set out in Table 155.604.1 of the Ordinance and the dimensional stnadards set out in the Site Data table on the rezoning plan.
   - B. The lot lines depicted on the Rezoning Plan are illustrative in nature and subject to minor alterations or modifications during the design development and construction document phases.

4. TRANSPORTATION
   - A. Vehicular access shall be as generally depicted on the Rezoning Plan. The placement and configuration of the access point is subject to minor modifications required to accommodate the final site and construction plans and designs and to any adjustments required for approval by the Town of Mattews and/or NCDOT.
   - B. Curb & gutter shall be installed along the property frontage of Margaret Wallace Road along with a 10' concrete multi-use sidewalk.
   - C. Link-Node Ratio reduced to 1.0 due to size of property and adjacent property development.

5. STREETSCAPE TREATMENT
   - A. The streetscape treatment along the Site's frontage on Margaret Wallace Road shall meet the requirements of the Ordinance.

6. ARCHITECTURAL STANDARDS (PROVIDED BY DRAFTING & DESIGN, INC.)
   - A. All finished floors are to be 1'-6" minimum above the back of curb.
   - B. Foundation walls on all four (4) sides are to be *Red Clay Brick (color per builder) - thin-set cultured stone veneer may be used as an accent (color per builder)
   - C. All horizontal lap sideing to be of cementitious material - James Hardie or equal (color per builder)
   - D. All board and batten siding to be of cementitious material-James Hardie or equal (color per builder)
   - E. All shake siding to be of cementitious material - James Hardie or equal (color per buidler)
   - F. All main roof & porch fascias to be aluminum wrapped and no less than 8" wide (nominal) or equal.
   - G. All friezes to be Wood Composite Trim 6" wide (nominal) or equal.
   - H. All window and door trim to be Wood Composite Trim 4" wide (minimum) with 5/4" cap (nominal) or equal.
   - I. All columns to be wrapped in Wood Composite Trim (minimum) or equal.
   - J. All corner trims to be Wood Composite Trim (6" wide (nominal) or equal.
   - K. All main roof overhangs to be 12" wide minimum with vented vinyl soffit.
   - L. All main roof pitches to be 8:12 slope and covered iwth 3 tab shingles (minimum)
   - M. All porch roof pitches to be *4:12 slope and covered with 3 tap shingles (minimum)
   - N. *When porch roof slope is below 4:12, standing seam metal roofing must be used (color per builder)
   - O. All of these requirements apply to detached garages as well.
   - P. Six (6) Lots will be reserved for Master Down Plans.

The 1722 Plan

Elevation "A"

Elevation "B"

SQUARE FOOTAGE
FIRST FLOOR 864 SQ. FT.
SECOND FLOOR 858 SQ. FT.
TOTAL HEATED 1722 SQ. FT.
OPTIONAL FIRST FLOOR 932 SQ. FT.
FULL PORCH 180 SQ. FT.
HALF PORCH 107 SQ. FT.
OPTIONAL FIREPLACE 10 SQ. FT.

05/8/18

The 1722 Plan

Elevation "A" w/ Guest Suite

05/8/18

The 1879 Plan

Elevation "A"

Elevation "B"

SQUARE FOOTAGE
FIRST FLOOR 1020 SQ. FT.
SECOND FLOOR 859 SQ. FT.
TOTAL HEATED 1879 SQ. FT.
OPTIONAL DORMER 48 SQ. FT.
FRONT PORCH 84 SQ. FT.

05/9/18

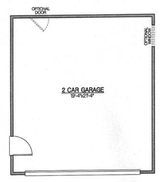
The 1879 Plan

Elevation "B" w/ Optional Dormer

05/9/18

2 Car Garage

FRONT ELEVATION



SQUARE FOOTAGE
2 CAR GARAGE 440 sq. ft.

GARAGE FLOOR PLAN

All plans and specifications or pricing are estimates and are subject to change

The 1900 Plan

Elevation "A"

Elevation "B"

SQUARE FOOTAGE
FIRST FLOOR 965 SQ. FT.
SECOND FLOOR 935 SQ. FT.
TOTAL HEATED 1900 SQ. FT.
LOWER PORCH 64 SQ. FT.
OPT. UPPER PORCH 64 SQ. FT.
OPT. MASTER EXTENSION 33 SQ. FT.
OPT. BAY WINDOW 84 SQ. FT.
OPTIONAL FIREPLACE 10 SQ. FT.

05/8/18

The 1900 Plan

Elevation "A" w/Upper Porch

05/8/18

The 2058 Plan

Elevation "A"

Elevation "B"

SQUARE FOOTAGE
FIRST FLOOR 1050 SQ. FT.
SECOND FLOOR 1008 SQ. FT.
TOTAL HEATED 2058 SQ. FT.
OPT. FIRST FLOOR 1009 SQ. FT.
FULL PORCH 150 SQ. FT.
HALF PORCH 91 SQ. FT.
OPTIONAL FIREPLACE 10 SQ. FT.

05/8/18

The 2058 Plan

Elevation w/ Optional Guest Suite

05/8/18

LWE
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NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 17646 6/27/18 MITCHELL S. LATHAM

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MARGARET WALLACE ROAD DEVELOPMENT
3530 MARGARET WALLACE RD MATTHEWS, NC 28105

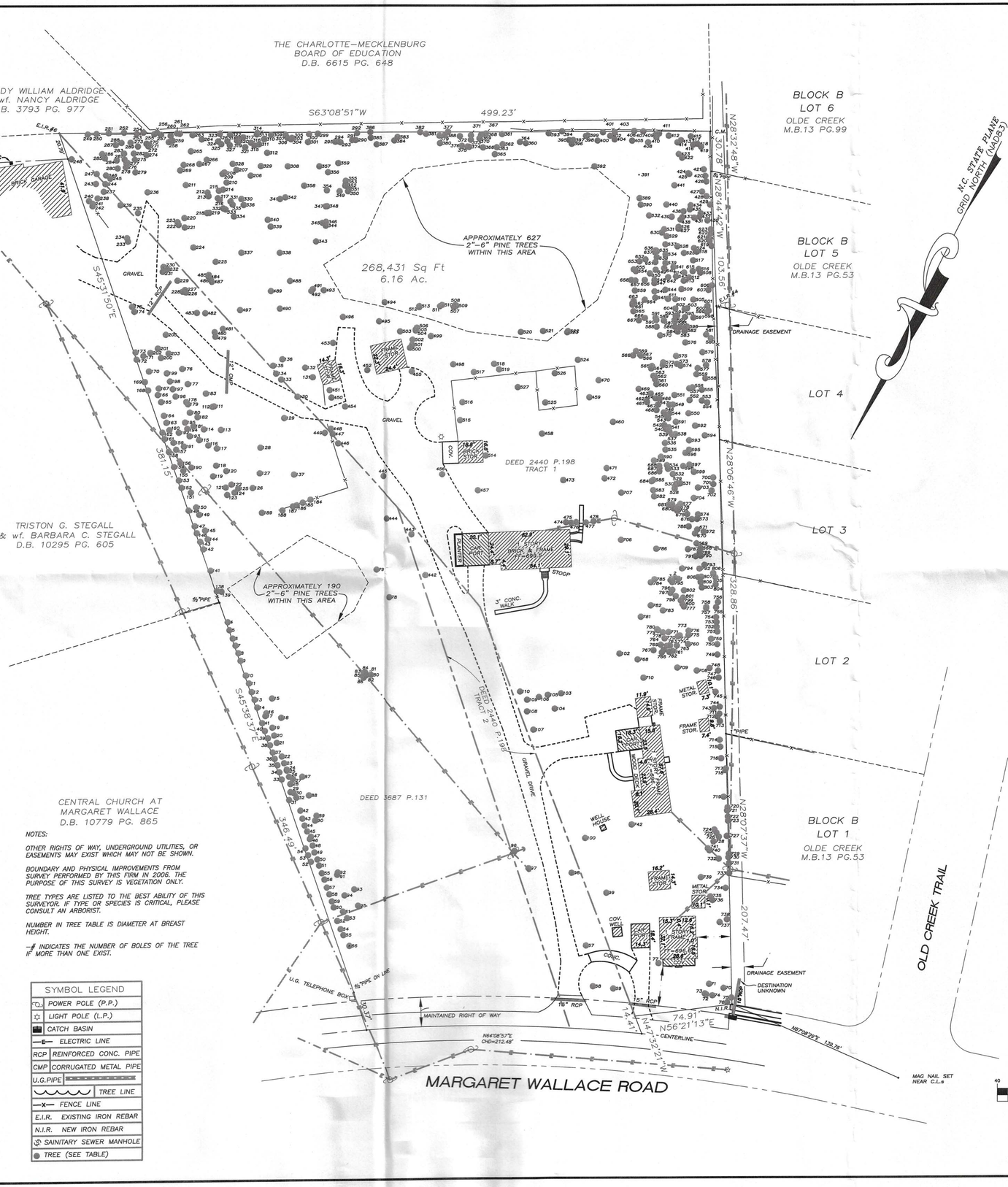
CONDITIONAL REZONING
DEVELOPMENT STANDARDS

REVISIONS

PROJECT NO.: 2017.25
SCALE: N.T.S.
DRAWN BY: PAB
CHECKED BY: MSL

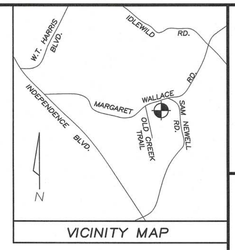
SHEET NO:
RZ-2

1725-RZ-SP-SPEC.dwg



TREE TABLE

1	17 PINE	121	11 PINE	246	6 PINE	375	4 PINE	499	13 CHERRY	625	7 PINE	728	3 AMURENSIS
2	3 AMURENSIS	122	9 PINE	247	16 PINE	376	2 PINE	500	5 OAK	626	5 HARDWOOD	729	4 AMURENSIS
3	2 AMURENSIS	123	14 PINE	248	7 HARDWOOD	377	7 PINE	501	2 HARDWOOD	627	5 CEDAR	730	4–4 AMURENSIS
4	11 PINE	124	10 PINE	249	13 PINE	379	3 PINE	502	5 PINE	628	4 PINE	731	3 AMURENSIS
5	24 PINE	125	13 PINE	250	14 PINE	380	3 PINE	503	3 PINE	629	24 PINE	732	36 HARDWOOD
6	16 PINE	126	24 PINE	251	14 PINE	381	4 HARDWOOD	504	2 PINE	630	2 HARDWOOD	733	3 AMURENSIS
7	11 PINE	127	7 CEDAR	252	17 PINE	382	23 HARDWOOD	505	3 PINE	631	3 HARDWOOD	734	4 AMURENSIS
8	11 PINE	128	12 PINE	253	16 PINE	383	2 HARDWOOD	506	3 PINE	632	2 HARDWOOD	735	11 BEECH
9	15 PINE	129	3 DOGWOOD	254	4 HARDWOOD	384	2 HARDWOOD	507	4–2 HARDWOOD	633	14 PINE	736	4 BEECH
10	20–2 PINE	130	22 OAK	255	10 PINE	385	6 HARDWOOD	508	4–2 HARDWOOD	634	7 PINE	737	46 HARDWOOD
11	15 PINE	131	17 OAK	256	5 HARDWOOD	386	18 HARDWOOD	509	4 HARDWOOD	635	4–2 CEDAR	738	3 HARDWOOD
12	10 PINE	132	19 OAK	257	16 PINE	387	2 HARDWOOD	510	3 HARDWOOD	636	4 HARDWOOD	739	4–4 AMURENSIS
13	15 PINE	133	6 CEDAR	258	17 PINE	388	7 PINE	511	3 HARDWOOD	637	15 PINE	740	2–2 AMURENSIS
14	13 PINE	134	20 OAK	259	9 HARDWOOD	389	2 PINE	512	2 HARDWOOD	638	2 HARDWOOD	741	3 AMURENSIS
15	5 PINE	135	4 OAK	260	7 HARDWOOD	390	3 PINE	513	2 HARDWOOD	639	11 PINE	742	13 AMURENSIS
16	16 PINE	136	25 OAK	261	4 HARDWOOD	391	2–2 HARDWOOD	514	2–5 AMURENSIS	640	2 HARDWOOD	743	8–3 HARDWOOD
17	2 CEDAR	137	16 PINE	262	3 HARDWOOD	392	2–3 HARDWOOD	515	3 PINE	641	2 CEDAR	744	14 PINE
18	4 PINE	138	11 PINE	263	3 HARDWOOD	393	10 PINE	516	16–3 OAK	642	3 HARDWOOD	745	11 BEECH
19	15 PINE	139	22 PINE	264	3–3 HARDWOOD	394	8 HARDWOOD	517	10 HARDWOOD	643	3–2 CEDAR	746	15 PINE
20	11 PINE	141	4 HARDWOOD	265	3 HARDWOOD	395	3 PINE	518	7 HARDWOOD	644	4 PINE	747	18 PINE
21	20 PINE	142	6 PINE	266	9 HARDWOOD	396	3 PINE	519	32 OAK	645	4 HARDWOOD	748	9–4 AMURENSIS
22	14 PINE	143	28 PINE	267	9 HARDWOOD	397	2 HARDWOOD	520	10 CHERRY	646	2 HARDWOOD	749	16 PINE
23	14 PINE	144	11 PINE	268	4 HARDWOOD	398	4 CEDAR	521	10 CHERRY	647	3 HARDWOOD	750	22 PINE
24	8 PINE	145	12 PINE	269	5 OAK	399	2 CEDAR	522	11 CHERRY	648	13 HARDWOOD	751	9 PINE
25	2 CEDAR	146	5 PINE	270	4 HARDWOOD	400	3 HARDWOOD	523	3 HARDWOOD	649	2 HARDWOOD	752	9 PINE
26	14 PINE	147	15 PINE	271	2 HARDWOOD	401	5–2 HARDWOOD	524	10 HARDWOOD	650	3 HARDWOOD	753	17 PINE
27	2 CHERRY	148	13 PINE	272	7 HARDWOOD	402	3 CEDAR	525	40 OAK	651	6 PINE	754	20 PINE
28	2 CEDAR	149	10 PINE	273	2 HARDWOOD	403	11 PINE	526	18 HARDWOOD	652	4 HARDWOOD	755	8 PINE
29	3 CEDAR	150	16 PINE	274	4 HARDWOOD	404	3 CEDAR	527	12 HARDWOOD	653	3–2 HARDWOOD	756	3 HARDWOOD
30	15 PINE	151	16 PINE	275	22 OAK	405	3 HARDWOOD	528	5 PINE	654	15 PINE	757	3–4 AMURENSIS
31	12 PINE	152	13 PINE	276	17 GUM	406	16 PINE	529	6 PINE	655	8 HARDWOOD	758	3 AMURENSIS
32	10 PINE	153	14 PINE	277	4 HARDWOOD	407	5 HARDWOOD	530	2 HARDWOOD	656	11 PINE	759	3–4 AMURENSIS
33	14 PINE	154	10 PINE	278	5 HARDWOOD	408	2 HARDWOOD	531	3–2 HARDWOOD	657	16 PINE	760	3–2 AMURENSIS
34	12 PINE	155	11 PINE	279	2 HARDWOOD	409	10 HARDWOOD	532	2 HARDWOOD	658	2 HARDWOOD	761	3–2 AMURENSIS
35	8 PINE	156	8 PINE	280	14 PINE	410	9 PINE	533	15 PINE	659	11 PINE	762	3 AMURENSIS
36	13 PINE	157	4 PINE	281	13 PINE	411	5 HARDWOOD	534	4 PINE	660	20 HARDWOOD	763	10 PINE
37	8 PINE	158	12–2 PINE	282	4 HARDWOOD	412	9 HARDWOOD	535	11 PINE	661	5 HARDWOOD	764	4 PINE
38	8 PINE	159	8–2 PINE	283	9 PINE	413	4 CEDAR	536	6 PINE	662	2 CHERRY	765	11 PINE
39	12 PINE	160	8 PINE	284	9 PINE	414	2 CEDAR	537	7 PINE	663	6 HARDWOOD	766	3–2 AMURENSIS
40	9 PINE	161	10 PINE	285	5 HARDWOOD	415	14 HARDWOOD	538	11 PINE	664	11 PINE	767	4–3 AMURENSIS
41	11 PINE	162	12 PINE	286	10 PINE	416	2 CEDAR	539	3 HARDWOOD	665	5–2 CEDAR	768	2 AMURENSIS
42	16 PINE	163	8 PINE	287	4 HARDWOOD	417	4 CEDAR	540	3 HARDWOOD	666	10 PINE	769	10 PINE
43	10 PINE	164	12 PINE	288	8 HARDWOOD	418	8 HARDWOOD	541	13 PINE	667	2 HARDWOOD	770	10 PINE
44	16 PINE	165	8–2 PINE	289	11 PINE	419	4–4 HARDWOOD	542	2 HARDWOOD	668	13 HARDWOOD	771	7 PINE
45	2 CEDAR	166	9 PINE	290	7 HARDWOOD	420	2 HARDWOOD	543	4 PINE	669	3 HARDWOOD	772	4 HARDWOOD
46	11–2 PINE	167	8 PINE	291	2 HARDWOOD	421	3 HARDWOOD	544	10 PINE	670	2 AMURENSIS	773	6 PINE
47	2 CEDAR	168	10–2 PINE	292	3 HARDWOOD	422	3 HARDWOOD	545	3 CEDAR	671	8–2 AMURENSIS	774	8 PINE
48	5 PINE	169	9 PINE	293	2 HARDWOOD	423	2 HARDWOOD	546	3 PINE	672	5 HARDWOOD	775	3 AMURENSIS
49	16 PINE	170	8 PINE	294	7 HARDWOOD	424	3 HARDWOOD	547	6 PINE	673	4 AMURENSIS	776	4–2 AMURENSIS
50	12 PINE	171	12 PINE	295	5 HARDWOOD	425	3 HARDWOOD	548	3 CEDAR	674	3 HARDWOOD	777	5–2 AMURENSIS
51	15 PINE	172	11 PINE	299	3–2 HARDWOOD	426	2 HARDWOOD	550	3 DOGWOOD	675	2 AMURENSIS	778	15 PINE
52	11 PINE	173	3–2 CREPE MYRTLE	300	8 HARDWOOD	427	9 HARDWOOD	551	4 AMURENSIS	676	3–2 AMURENSIS	779	4–2 AMURENSIS
53	8 PINE	174	12 PINE	301	3–4GREEN	428	17 PINE	552	5 HARDWOOD	677	9 PINE	780	4–2 AMURENSIS
54	12–2 PINE	175	22 OAK	303	9 HARDWOOD	429	16 PINE	553	6 CEDAR	678	7–2 PINE	781	4 HARDWOOD
55	10 PINE	176	12 PINE	304	2 HARDWOOD	430	5 CEDAR	554	2–2 HARDWOOD	679	7 PINE	782	3–3 AMURENSIS
56	10 PINE	177	7 PINE	305	3–2 HARDWOOD	431	4 CEDAR	555	3 CEDAR	680	4 AMURENSIS	783	3–3 AMURENSIS
57	12 PINE	178	5 PINE	306	7 HARDWOOD	432	3 CEDAR	556	3 HARDWOOD	681	5–2 AMURENSIS	784	3 AMURENSIS
58	13 PINE	179	10 PINE	307	9 HARDWOOD	433	2 HARDWOOD	557	20 HARDWOOD	682	10 PINE	785	9 HARDWOOD
59	5 PINE	180	7 PINE	308	2 HARDWOOD	434	17 PINE	558	2 HARDWOOD	683	11 PINE	786	3 PINE
60	15 PINE	181	5 PINE	309	4 HARDWOOD	435	4 HARDWOOD	559	3 HARDWOOD	684	5–2 AMURENSIS	787	3 AMURENSIS
61	3 OAK	182	6 PINE	310	5 HARDWOOD	436	2 HARDWOOD	560	6 CEDAR	685	13 PINE	788	3 AMURENSIS
62	15 PINE	183	5 CEDAR	311	3 HARDWOOD	437	3 CEDAR	561	6 CEDAR	686	7 PINE	789	4–3 AMURENSIS
63	2 PINE	184	6 HARDWOOD	312	8–2 HARDWOOD	438	2 CEDAR	562	8 PINE	687	3 HARDWOOD	790	2 AMURENSIS
64	11 PINE	185	5 CHERRY	313	5 HARDWOOD	439	2 HARDWOOD	563	4 PINE	688	3 PINE	791	2 AMURENSIS
65	15 PINE	186	5–2 CHERRY	314	2 HARDWOOD	440	2 HARDWOOD	564	10 PINE	689	2–2 AMURENSIS	792	2 AMURENSIS
66	3 CEDAR	187	13 HARDWOOD	315	5 HARDWOOD	441	2 HARDWOOD	565	2 CHERRY	690	3 HARDWOOD	793	7 HARDWOOD
67	24 CREPE MYRTLE	188	10 HARDWOOD	316	6 HARDWOOD	442	9–4 HARDWOOD	566	5 CHERRY	691	7 PINE	794	3 AMURENSIS
68	15 PECAN	189	2 HARDWOOD	317	6 PINE	443	10 WALNUT	567	3 HARDWOOD	692	6 CEDAR	795	3 AMURENSIS
69	11 PECAN	190	11 PINE	318	5 HARDWOOD	444	16 HICKORY	568	2 HARDWOOD	693	3 HARDWOOD	796	3 AMURENSIS
70	6–24 AMURENSIS	191	7 PINE	319	8 HARDWOOD	445	30 OAK	569	3 HARDWOOD	694	6 CEDAR	797	4 AMURENSIS
71	3–2 CHERRY	192	9 PINE	320	6 HARDWOOD	446	24 HARDWOOD	570	4 HARDWOOD	695	10 PINE	798	3 AMURENSIS
72	8–5 AMURENSIS	193	10 PINE	321	7 HARDWOOD	447	24 OAK	571	5 CEDAR	696	7 PINE	799	3 AMURENSIS
73	6–3 AMURENSIS	194	5 PINE	322	4 HARDWOOD	448	5 DOGWOOD	572	3 CEDAR	697	5 PINE	800	4 AMURENSIS
74	3 AMURENSIS	195	11 PINE	323	6 HARDWOOD	449	3 CHERRY	573	30 HARDWOOD	698	2 AMURENSIS	801	2 AMURENSIS
75	4 AMURENSIS	196	7 PINE	324	17 PINE	450	42 OAK	574	2 CEDAR	699	5 AMURENSIS	802	8 PINE
76	3 AMURENSIS	197	6 PINE	325	2 HARDWOOD	451	20 OAK	575	3 HARDWOOD	700	3 DOGWOOD	803	4 AMURENSIS
77	16 PECAN	198	7 PINE	326	9 HARDWOOD	452	40 OAK	576	3 HARDWOOD	701	28 HARDWOOD	804	17 PINE
78	7 HARDWOOD	199	9 PINE	327	7 PINE	453	10 DOGWOOD	577	2 HARDWOOD	702	5 DOGWOOD	805	24 PINE
79	6–2 HARDWOOD	200	10 PINE	328	3 HARDWOOD	454	6 DOGWOOD	578	2 HARDWOOD	703	2 HARDWOOD	806	7 HARDWOOD
80	5 CEDAR	201	12 PINE	329	25 HARDWOOD	455	12 HARDWOOD	579	2 CHERRY	704	2 HARDWOOD	807	4–2 AMURENSIS
81	5 CHERRY	202	8 PINE	330	6 HARDWOOD	456	20 OAK	580	9 PINE	705	3 HARDWOOD	808	3 AMURENSIS
82	5 CHERRY	203	11 PINE	331	10 PINE	457	17 MAPLE	581	5 HARDWOOD	706	12 HARDWOOD	809	2 AMURENSIS
83	3–3 CHERRY	205	4–2 CREPE MYRTLE	332	5 HARDWOOD	458	25 OAK	582	11 PINE	707	18 HARDWOOD		
84	8 HARDWOOD	206	12 PINE	333	13 PINE	459	30 OAK	583	3 HARDWOOD	708	9 AMURENSIS		
85	3 CEDAR	207	12 PINE	334	7 HARDWOOD	460	9 HARDWOOD	584	2 HARDWOOD	709	2 AMURENSIS		
86	15 PINE	208	7 OAK	335	SCREEN	461	7 PINE	585	3 PINE	710	6–2 AMURENSIS		
87	2 CHERRY	209	3 HARDWOOD	336	2 HARDWOOD	462	3 CHERRY	586	4 PINE	711	6 HARDWOOD		
88	3 OAK	210	13 PINE	337	11 HARDWOOD	463	4–2 AMURENSIS	587	4 CEDAR	712	13 HARDWOOD		
89	4 CHERRY	211	9 HARDWOOD	338	16–2 HARDWOOD	464	12 PINE	588	15 PINE	713	21 PINE		
90	3 CHERRY	212	6 HARDWOOD	339	18 HARDWOOD	465	10 PINE	589	2 HARDWOOD	714	24–2 PINE		
91	4 OAK	213	4 HARDWOOD	340	8 HARDWOOD	466	5 PINE	590	2 HARDWOOD	715	9 PINE		
92	4 CHERRY	214	5 OAK	341	2 HARDWOOD	467	3 CEDAR	591	8 PINE	716	36 PINE		
93	3 PINE	215	3 HARDWOOD	342	15 HARDWOOD	468	3 HARDWOOD	592	2 PINE	717	6 AMURENSIS		
94	2 CHERRY	216	14 PINE	343	3 HARDWOOD	469	5 CHERRY	593	3 CEDAR	718	9 AMURENSIS		
95	2 PINE	217	4 HARDWOOD	344	25 OAK	470	15 OAK	594	3 CEDAR	719	2 AMURENSIS		
96	10–4 CHERRY	218	14 PINE	345	3 HARDWOOD	471	2 PINE	595	7 PINE	720	3 AMURENSIS		
97	5 HARDWOOD	219	8 HARDWOOD	346	2 CEDAR	472	4 PINE	596	2 CHERRY	721	3 AMURENSIS		
98	20–6 CR. MYRTLE	220	15 PINE	347	8 PINE	473	2–7 CR. MYRTLE	597	6 PINE	722	5 DOGWOOD		
99	24–2 PECAN	221	11 PINE	348	6 HARDWOOD	474	4–10 AMURENSIS	598	3 PINE	723	3–3 AMURENSIS		
100	6–2 HARDWOOD	222	22 PINE	349	13 HARDWOOD	475	4–6 AMURENSIS	599	2 PINE	724	4–4 AMURENSIS		
102	24 ELM	223	7 HARDWOOD	350	2 HARDWOOD	476	3–4 AMURENSIS	600	3 CEDAR	725	7–2 HARDWOOD		
103	4–3 DOGWOOD	224	14 PINE	351	7 HARDWOOD	477	2–5 AMURENSIS	601	10 PINE	726	4 CHERRY		
104	7–2 PEACH	225	11 PINE	352	4 CEDAR	478	2–3 AMURENSIS	602	10 PINE	727	3 AMURENSIS		
105	2–2 AMURENSIS	226	11 PINE	353	7 HARDWOOD	479	3 CEDAR	603	2 CHERRY				
106	2–4 AMURENSIS	227	4–2 CHERRY	354	2 HARDWOOD	480	20 OAK	604	10 PINE				
107	6–4 CR. MYRTLE	228	4–2 OAK	355	8 HARDWOOD	481	6 OAK	605	5 PINE				
108	6–4 CR. MYRTLE	229	4–2 HARDWOOD	356	13 PINE	482	14 PINE	606	14 HARDWOOD				
109	2–4 CEDAR	230	17 PINE	357	11 PINE	483	6 OAK	607	3 CEDAR				
110	20–16 CR. MYRTLE	231	5 HARDWOOD	358	13 PINE	484	10 PINE	608	4 CEDAR				
111	4 CHERRY	232	2 HARDWOOD	359	8 HARDWOOD	485	3 OAK	609	4 CEDAR				
112	15 PINE	233	19 PINE	360	3 PINE	486	14 PINE	610	13 PINE				
113	9–2 PINE	234	7 CEDAR	361	4 HARDWOOD	487	9 HARDWOOD	611	3 HARDWOOD				
114	21 PINE	235	2 CEDAR	362	5 PINE	488	24 OAK	612	2 PINE				
115	12 PINE	236	5 HARDWOOD	363	3 PINE	489	9 HARDWOOD	613	11 PINE				
116	11 PINE	237	16 PINE	364	3 PINE	490	4 DOGWOOD	614	10 PINE				
117	9 PINE	238	7 PINE	365	3 PINE	491	9 HARDWOOD	615	3 PINE				
118	9 PINE	239	4 HARDWOOD	366	3 PINE	492	2 CHERRY	616	5 PINE				
119	10 PINE	240	20 PINE	367	3 PINE	493	2–2 AMURENSIS	617	2 HARDWOOD				
120	10 PINE	241	5 HARDWOOD	368	2 PINE	494	3 HARDWOOD	618	2 HARDWOOD				
		242	12 PINE	369	3 PINE	495	3 HARDWOOD	619	5 CEDAR				
		243	10–2 HARDWOOD	370	2 HARDWOOD	496	2 PINE	620	3 CEDAR				
		244	10 HARDWOOD	371	3 PINE	497	30 HARDWOOD	621	22 HARDWOOD				
		245	12 PINE	372	2–2 HARDWOOD	498	12 HARDWOOD	622	5 CEDAR				
				373	2 CEDAR			623	3 CEDAR				
				374	3 CEDAR			624	2 HARDWOOD				



VICINITY MAP

SYMBOL LEGEND

	POWER POLE (P.P.)
	LIGHT POLE (L.P.)
	CATCH BASIN
—E—	ELECTRIC LINE
RCP	REINFORCED CONC. PIPE
CMP	CORRUGATED METAL PIPE
U.G.PIPE	
	TREE LINE
—X—	FENCE LINE
E.I.R.	EXISTING IRON REBAR
N.I.R.	NEW IRON REBAR
	SAINITARY SEWER MANHOLE
	TREE (SEE TABLE)

NOTES:

OTHER RIGHTS OF WAY, UNDERGROUND UTILITIES, OR EASEMENTS MAY EXIST WHICH MAY NOT BE SHOWN.

BOUNDARY AND PHYSICAL IMPROVEMENTS FROM SURVEY PERFORMED BY THIS FIRM IN 2006. THE PURPOSE OF THIS SURVEY IS VEGETATION ONLY.

TREE TYPES ARE LISTED TO THE BEST ABILITY OF THIS SURVEYOR. IF TYPE OR SPECIES IS CRITICAL, PLEASE CONSULT AN ARBORIST.

NUMBER IN TREE TABLE IS DIAMETER AT BREAST HEIGHT.

–# INDICATES THE NUMBER OF BOLES OF THE TREE IF MORE THAN ONE EXIST.

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

VEGETATION SURVEY
OF
LC HARDWOOD FLOORS INC. PROPERTY

#3530, #3534 & #3538 MARGARET WALLACE RD.
D.B. 31431 PG. 368, 6.16 Acres, 268,431 Sq. Ft.

TOWN OF MATTHEWS
MECKLENBURG COUNTY NORTH CAROLINA

DRAW: TAC	CHECKED BY: AW	DATE: JANUARY 21st, 2018	
FILE: EDC	FILE NAME: MARGWTREE	SCALE: 1"=40'	FLD: 08-09-10

NORTH CAROLINA PROFESSIONAL SEAL L-4878 LAND SURVEYOR TIMOTHY A. CHRISTIAN
Tim Christian

JACK R. CHRISTIAN + ASSOCIATES
-SURVEYING-
PHONE (704) 596-2214 FAX (704) 596-2338
7811 OLD CONCORD RD. CHARLOTTE, NORTH CAROLINA 28213

LWE
LATHAM-WALTERS ENGINEERING, INC.
N.C. CORP. LIC. C-1815
16507-A NORTHCROSS DRIVE
HUNTERSVILLE, N.C. 28078
PHONE: (704) 895-8484
FAX: (704) 237-4362

JUNE 27, 2018
DATE

LUIZ TEIXEIRA

LC HARDWOOD FLOORS, INC.
1509 TURRING DRIVE
INDIAN TRAIL, NC 28079
(704) 200-5082
lchardwoodfloors@yahoo.com

MARGARET WALLACE ROAD DEVELOPMENT
3530 MARGARET WALLACE RD MATTHEWS, NC 28105

CONDITIONAL REZONING
VEGETATION SURVEY

REVISIONS

PROJECT NO.:	2017.25
SCALE:	1" = 40'
DRAWN BY:	PAB
CHECKED BY:	MSL

SHEET NO:
RZ-3

1725-RZ-Vegetation.dwg