

LandInvestmentResources

June 12, 2020

Ms. Mary Jo Gollnitz
Senior Planner/Zoning Administrator
Town Of Matthews
232 Matthews Station Street
Matthews, NC 28105

Good Afternoon Ms. Gollnitz

As we have spoken about several times, we would like to request a change to the entrance features previously proposed for the Creek Bend subdivision. As is well known there was a number of ownership changes with the previous builder we were under contract with, and they ultimately terminated the contract. Shortly thereafter we signed a new agreement with Century Homes, whom we brought back in to approve elevations. Century seems to have developed a good reputation in the Town.

As a part of our agreement there were also some changes they have requested to the original 'gazebo' features proposed for the front entrance. In a simple statement, they believe that those structures are too involved for the narrow entrance areas, and would pose a potential safety hazard. In addition, they believe that the homeowners in this small community will be very sensitive to the high costs involved in the maintenance, repair and liability of those structures. There is also a concern about non-residents utilizing or vandalizing them.

Accordingly, we are requesting a change to simpler, more traditional entrance features. Apologizing in advance for the somewhat simple nature of the exhibits, we have tried to get this submitted in time to have it approved prior to their closing. Attached is a basic sketch showing the approximate location of two low 2 foot tall curved stone walls. These will be located behind the sight triangles in the strip of land between the Idlewild right of way and the side yards of Lots 1 and 29. They will not impede the view of Idlewild Road.

LandInvestmentResources
COMPREHENSIVE LAND CONSULTING



3440 Toringdon Way
Suite 205
Charlotte, NC
28277

Administrative Amendment

Board of Commissioners

APPROVED

7/13/2020

Lori Canapinno

Lori Canapinno, Town Clerk

Behind the westernmost wall will be a stone post with a hanging wooden sign indicating the name of the community. A photograph of this is also enclosed. None of the required landscaping (as shown on the third attachment) would be affected by these features, and they would not encroach on the adjacent lots.

Please let me know if you have any further questions regarding this request.

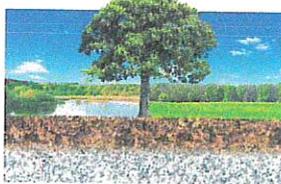
With Best Regards,



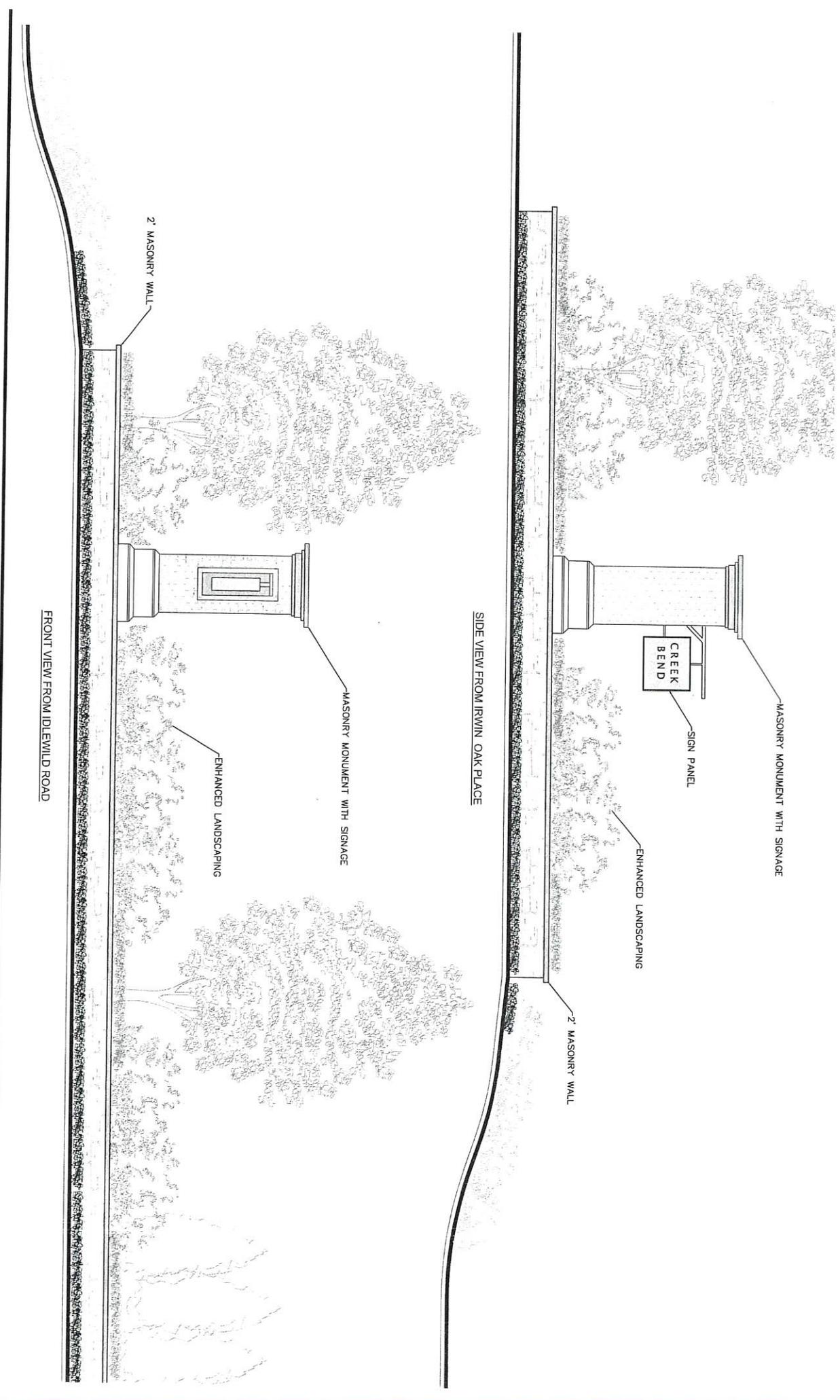
Philip M. Hayes

President

LandInvestmentResources
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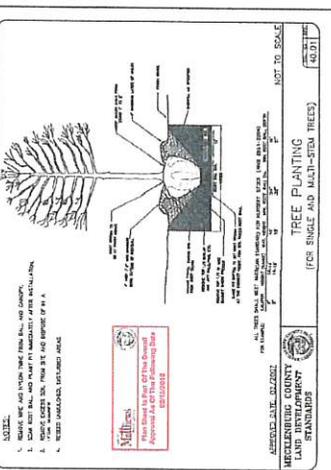
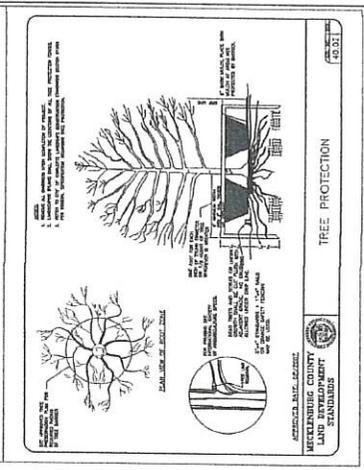
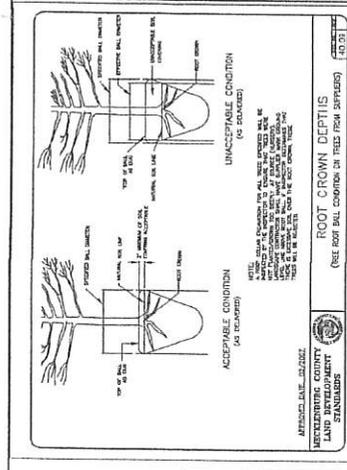
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CREEK BEND
MATTHEWS, NORTH CAROLINA

MARVIN
CHASE





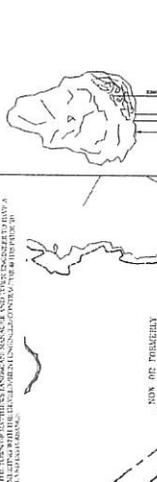
TREE PLANTING PLAN	
PROJECT: [Blank]	
DRAWN BY: [Blank]	
DATE: [Blank]	
SHEET NO. [Blank]	
SHEET TITLE: [Blank]	
DRAWING NO. [Blank]	
DATE: [Blank]	
BY: [Blank]	
CHECKED BY: [Blank]	
APPROVED BY: [Blank]	
DATE: [Blank]	
PROJECT NO. [Blank]	
DRAWING NO. [Blank]	
DATE: [Blank]	
BY: [Blank]	
CHECKED BY: [Blank]	
APPROVED BY: [Blank]	
DATE: [Blank]	

CHANGE TREE PROTECTION FENCING

THE TREE PROTECTION FENCING SHALL BE AS SHOWN ON THIS PLAN. ANY CHANGES TO THE FENCING SHALL BE APPROVED BY THE LAND INTERDEPARTMENT STANDARDS DIVISION.

REMOVE TREE PROTECTION FENCING

THE TREE PROTECTION FENCING SHALL BE REMOVED AS SHOWN ON THIS PLAN. ANY CHANGES TO THE FENCING SHALL BE APPROVED BY THE LAND INTERDEPARTMENT STANDARDS DIVISION.



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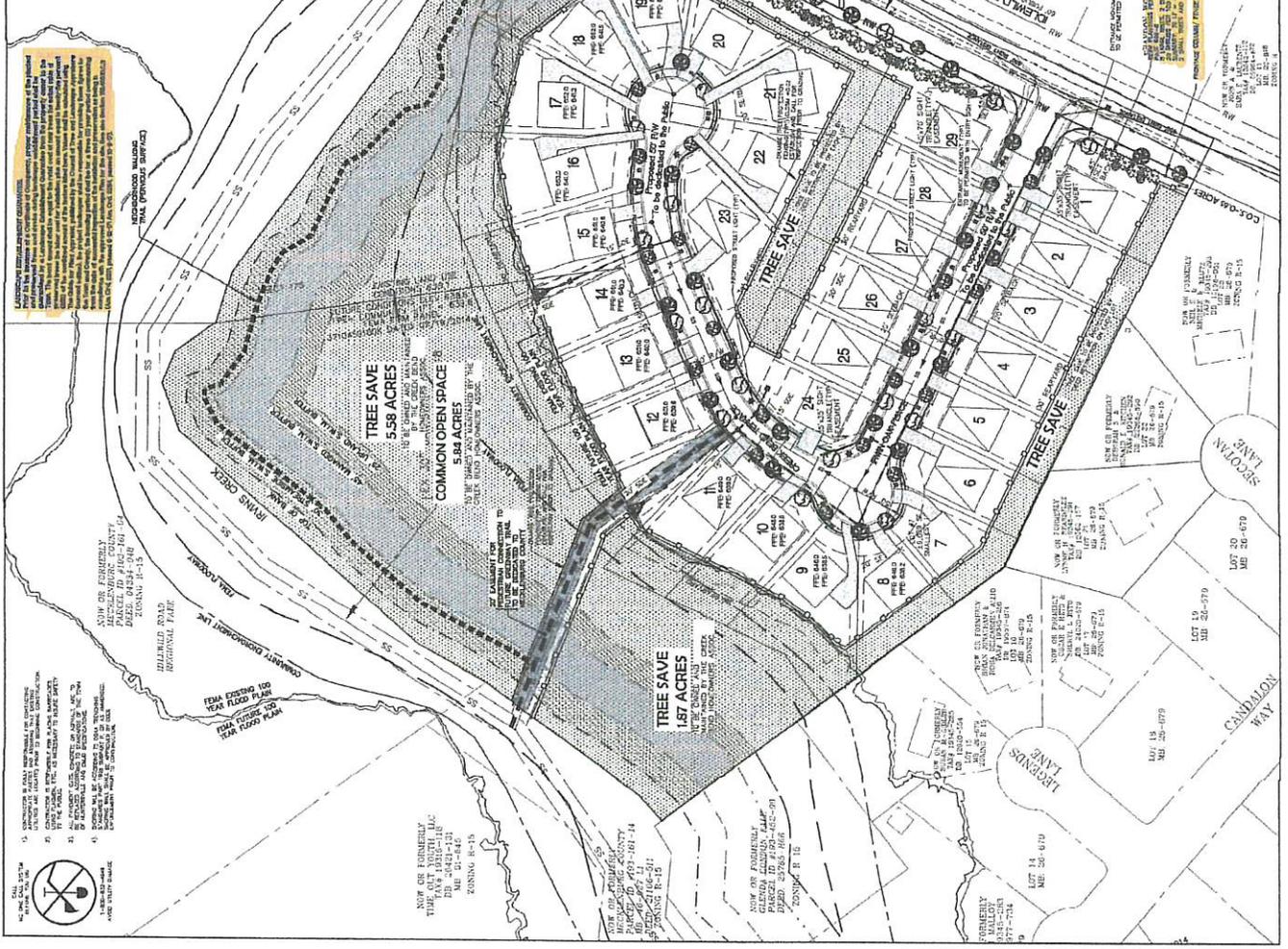
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THIS PLAN IS A FINAL DRAWING - NOT RELEASED FOR CONSTRUCTION UNLESS INITIALLY APPROVED AS APPROVED:

APPROVED: [Signature]

GRAPHIC SCALE

1" = 50'

SECTION LANE

LOT 19 MD 25-4779

LOT 20 MD 25-4779

LOT 21 MD 25-4779

SECTION LANE

LOT 18 MD 25-4779

LOT 19 MD 25-4779

LOT 20 MD 25-4779

LOT 21 MD 25-4779