

Agenda Item: Magnolia Ranch Subdivision Preliminary Plat

DATE: September 18, 2019
FROM: Mary Jo Gollnitz, Senior Planner

Background/Issue:

Pursuant to § 155.405.7.B.3 of the Matthews Unified Development Ordinance, the Preliminary Plan of a proposed subdivision is forwarded to the Board of Commissioners within 30 days following the determination that all required standards have been met. The Board of Commissioners shall approve or approve with conditions the Preliminary Plan. If the Preliminary Plan is conditionally approved, the minutes of the Board of Commissioners meeting shall state the measures necessary for the Final Plat to be approved.

Approval of the preliminary plat allows the developer/property owner to grade the land and begin development. About the subdivision:

- Red Bridge New Homes, LLC has submitted their Preliminary Plat for approval.
- Magnolia Ranch Subdivision is being developed by right in an R-15 district.
- 13 lot single family subdivision will be created from 1 original lot totaling 8.48 acres. Approximately 2.7 acres of the property will remain as undisturbed open space.
- Subdivision will be accessed along Idlewild Rd by a common private drive at either end of the subdivision.
- Dedication of public right-of-way along Idlewild Rd will be provided.
- Developer has agreed to extend sidewalk off site along Idlewild Rd to Mecklenburg County Idlewild Rd Park.
- Public improvements will be installed within the development including sidewalk and common drive.
- Final Plat(s) shall be submitted in accordance with §155.405.8 and 9 of Matthews UDO, including the installation of all required improvements.
- Developer cannot get building permits or sell lots until final plat is recorded

Proposal/Solution:

The attached preliminary plat does meet all the R-15 requirements and complies with the Matthews UDO.

Financial Impact:

There will be 13 new homes added to the tax base.

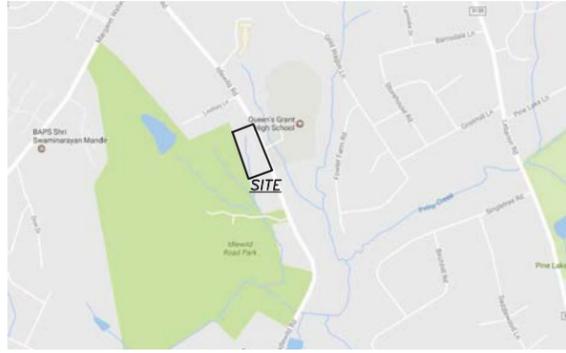
Related Town Goal(s) and/or Strategies:

Economic Development/Land Use Planning: to enhance the quality of life of the citizens by aggressively pursuing a balanced tax base; and by planning for orderly growth and development.

Recommended Motion/Action:

Staff recommends approval of the Preliminary Plat as presented.

VICINITY MAP (N.T.S.)



PRELIMINARY PLANS FOR: MAGNOLIA RANCH PROPOSED RESIDENTIAL SUBDIVISION EPM REFERENCE NUMBER #382563



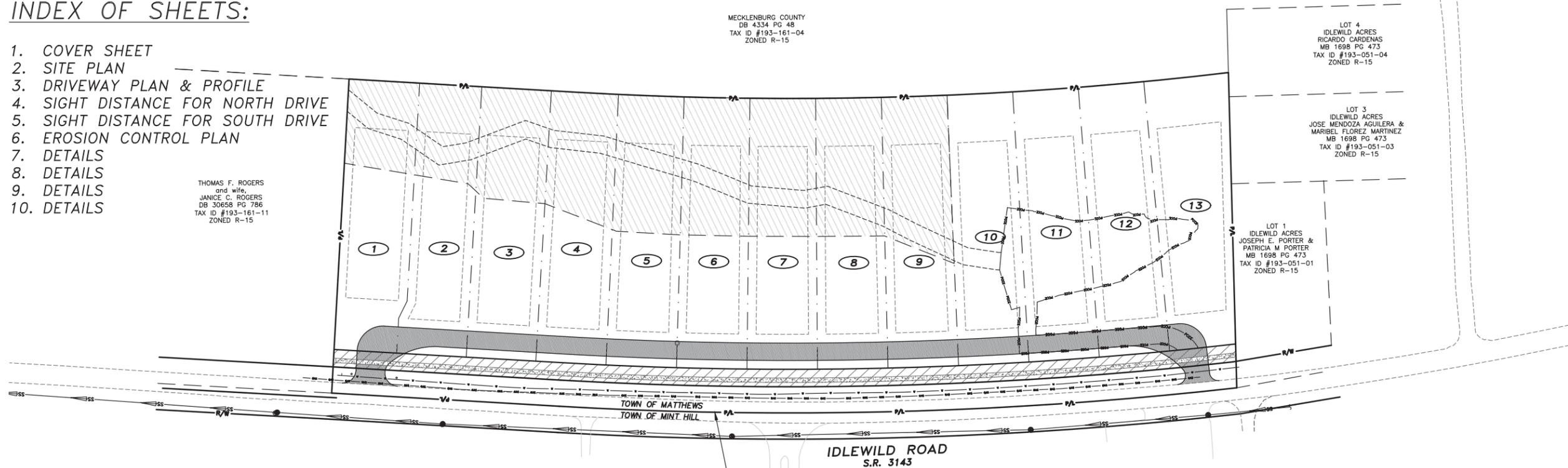
NORTH ORIENTATION FROM:
DB 26145 PG 439

INDEX OF SHEETS:

1. COVER SHEET
2. SITE PLAN
3. DRIVEWAY PLAN & PROFILE
4. SIGHT DISTANCE FOR NORTH DRIVE
5. SIGHT DISTANCE FOR SOUTH DRIVE
6. EROSION CONTROL PLAN
7. DETAILS
8. DETAILS
9. DETAILS
10. DETAILS

THOMAS F. ROGERS
and wife,
JANICE C. ROGERS
DB 30658 PG 786
TAX ID #193-161-11
ZONED R-15

MECKLENBURG COUNTY
DB 4334 PG 48
TAX ID #193-161-04
ZONED R-15



PROPERTY LINE IS CORPORATE
BOUNDARY BETWEEN JURISDICTIONS

LEGEND

—	Center Line
—	Lot Line
SS	Exswr
—	Fence
G	Gas Line
—	Guard Rail
GUE	General Utility Easement
OE	Overhead Electric
—	Property Line
-----	Proposed Storm Drain Pipe
-----	Proposed Sewer
-----	Post Construction Controls Easement
—	ROW Line
SS	Ex. Sanitary Sewer
—	Stream
~~~~~	Trellis
*TS*	Tree Save
UE	Underground Electric
W	Watermain
*W*	Wetlands
-----	Storm Drain pipe (RCP)
-----	Storm Drain pipe (CMP)

### LEGEND

RF	#4 REBAR FOUND
RS	#4 REBAR SET
R/W	RIGHT-OF-WAY
SF	SQUARE FEET
MB	MAP BOOK
DB	DEED BOOK
PG	PAGE
FS	FRONT SETBACK
RY	REAR YARD
SY	SIDE YARD
○	POWER POLE
○	FIRE HYDRANT
○	GUY WIRE
○	COMPUTED POINT

All road improvements at Idlewild Road are to be coordinated with NCDOT, the Town and/or County LUESA prior to construction.

Developer will provide street name signs per MCLDS# 50.05 (9" signs only)

Sight triangles shown are the minimum required.

Direct vehicular access to/from all lots is prohibited.

In rolling and hilly terrain, sweeping of the stone base and/or application of a tack coat may be required near intersections.

These requirements will be established by the Inspector and based on field conditions.

Approval of this plan is not an authorization to grade adjacent properties. When field conditions warrant off site grading, permission must be obtained from the affected property owners.

Handrails may be required by a representative of the County, if warranted by field conditions (MCLDS 50.04A,B). Subsurface drainage facilities may be required in the street right-of-way if deemed necessary by the Inspector.

The purpose of the storm drainage easement (SDE) is to provide storm water conveyance. Buildings are not permitted in the easement area. Any other objects which impede storm water flow or system maintenance are also prohibited. The homeowners association will be responsible for maintaining this easement.

The developer shall maintain each stream, creek, or backwash channel in an unobstructed state and shall remove from the channel and banks of the stream all debris, logs, timber, junk and other accumulations.

Any building within the 100+1 Building Restriction Floodline is subject to the restrictions of the ordinance in the governing jurisdiction.

Retaining walls involving a culvert or located within the influence of a road must be reviewed and approved by Land Development. Culverts must have headwalls or be collared.

Construction of retaining wall(s) cannot begin until all necessary permits are acquired.

"As-built" drawings and plans of the storm drainage system, including designed ditches, must be submitted prior to subdivision final inspection to the County Engineering Department in accordance with the Subdivision Ordinance.

As-builts for all applicable detention structures and BMP measures are required. As-builts are to include latitude and longitude for center of measure, and inlets and outlets of all structures. Elevations are required for all measures as well as dimensions of all measures.

Non-standard items (i.e. pavers, irrigation systems, etc.) in the right-of-way require a Right-of-Way Encroachment Agreement with the Town/North Carolina Department of Transportation before installation.

POD UNDISTURBED OPEN SPACE TO BE PLATTED AND RECORDED WITH THE BMP ACCESS & MAINTENANCE EASEMENT

This site has development/redevelopment areas which are subject to applicable post-construction requirements. With the proposed improvements on this plan, the site will not reach a threshold/density that would require water quality stormwater control measures. Future development/redevelopment may require water quality stormwater control measures for all built-upon area approved after the effective date of the post construction ordinance (June 30, 2007).

Traffic control (if required) along Idlewild Road shall conform to NCDOT standards.

Existing sidewalk must remain open to the public through out construction. Pedestrian access across construction entrances must be provided. Parking construction vehicles on existing sidewalks is prohibited and subject to a fine per Town ordinance.

ESTIMATED TIMES FOR COMPLETION  
PLAN APPROVAL: WINTER 2019  
CLEARING AND GRADING BEGIN: WINTER 2019  
INSTALLATION OF DRIVE AND STORM WATER  
DETENTION: LATE SPRING OR EARLY SUMMER 2019  
NOTE  
THIS SUBDIVISION IS TO BE A  
SINGLE PHASE.



8/5/19

**RDDAVIS**  
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Charlotte, NC 28247-0085  
(704) 651-5752

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**RED BRIDGE**  
**NEW HOMES, LLC**

**MAGNOLIA RANCH**  
RESIDENTIAL SUBDIVISION  
TOWN OF MATTHEWS, MECKLENBURG COUNTY, NC  
COVER SHEET

Project Engineer	
RDD	
Drawn By	11/20/17
Date Drawn	N/A
Sht. Set / Subset	198-004-PLAN-SET
Draw. Name	
COVER	
Layout:	
Horiz. Scale:	1" = 60'
Vert. Scale:	1" = N/A
Revisions	
No. 4	Date 1/7/19
No. 3	Date 5/25/18
No. 2	Date 5/7/18
No. 1	Date 3/21/18
Issue Date 11/20/17	

Project Number  
196.004  
Sheet 1 Of 10

# SITE PLAN FOR: MAGNOLIA RANCH PROPOSED RESIDENTIAL SUBDIVISION

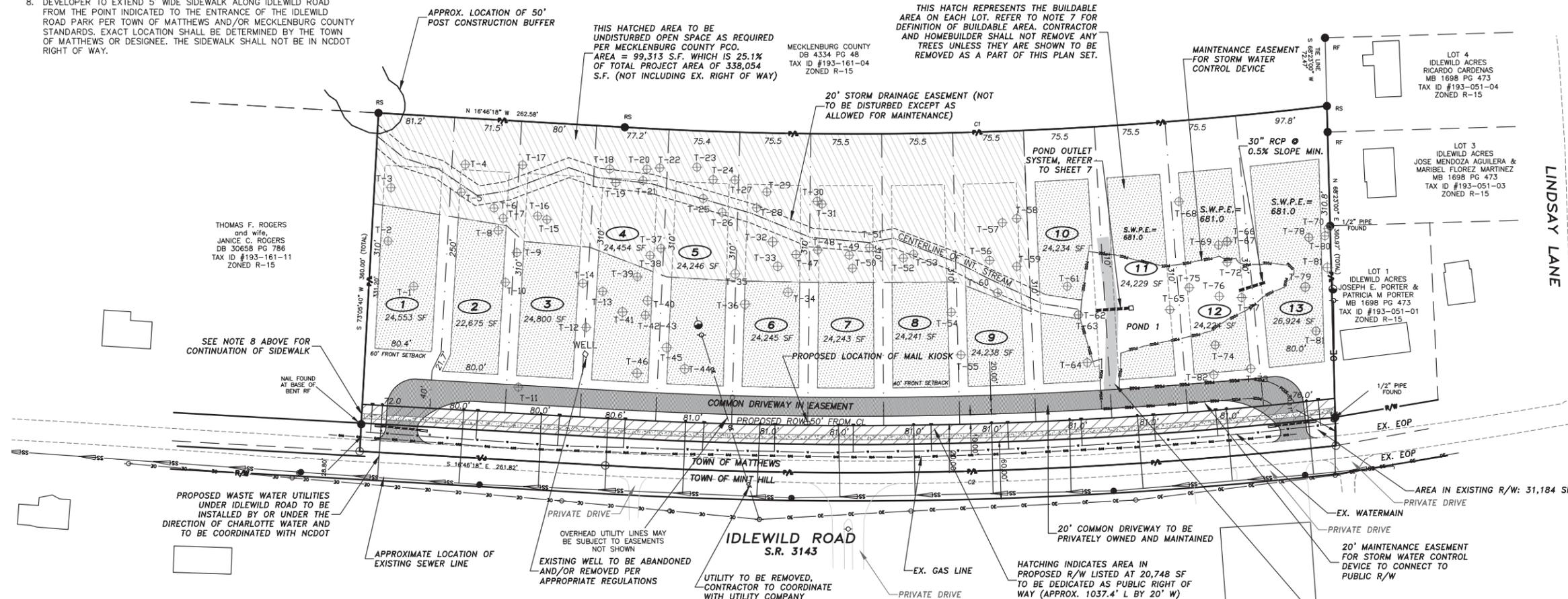
**SITE PLAN NOTES**

- MAIL KIOSK SHALL BE PROPOSED TO THE USPS AT THE LOCATION SHOWN, HOWEVER THE LOCATION SHALL BE SUBJECT TO CHANGE BY THE USPS OR BY THE OWNER WITH THE APPROVAL OF THE USPS AND MEET MATTHEWS UDO SECTION 155.405.4.W.
- THERE IS NO PROPOSED STREET LIGHTING FOR THE DRIVEWAY OR IDLEWILD ROAD AS PART OF THIS PLAN.
- TREES IDENTIFIED BELOW WITH AN ASTERISK ARE PROPOSED TO BE REMOVED. IN THE CONSTRUCTION PHASE, ANY TREE IDENTIFIED IN THE TABLE NEEDING REMOVAL AFTER THE APPROVAL OF THIS PLAN SHALL REQUIRE APPROVAL BY THE TOWN OF MATTHEWS UNLESS SUCH TREE IS DEAD AND IS A SAFETY HAZARD. THE TOWN SHALL BE NOTIFIED BEFORE ANY SUCH OCCURRENCE.
- THE EXISTING POWER LINE ON THE SITE IS TO SERVE ONLY THE EXISTING PARCEL AND NO EASEMENT HAS BEEN RECORDED. THE POWER LINE WILL BE REMOVED PER UTILITY OWNER STANDARDS AND NEW UTILITY SERVICE WILL BE COORDINATED WITH UTILITY PROVIDER.
- MAINTENANCE OF THE DETENTION STRUCTURE SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION OR APPROVED DESIGNEE.
- BUILDABLE AREA REFERS TO THE AREA OF EACH PROPOSED LOT THAT DOES NOT LIE WITHIN EXISTING OR PROPOSED SETBACK LINES, RIGHT OF WAY LINES AND/OR UTILITY EASEMENTS (TO INCLUDE STORM WATER CONVEYANCE EASEMENTS).
- THE PROPOSED COMMON DRIVEWAY BETWEEN LOTS 10 AND 11 SHALL HAVE A 12 FOOT WIDTH SURFACE SUITABLE FOR ALLOWING MAINTENANCE ACCESS TO THE DETENTION STRUCTURE. ONCE THE ACCESS PATH REACHES THE DETENTION STRUCTURE, THE DRIVEWAY MAY BE TAPERED TO A SMALLER WIDTH TO THE HOUSES.
- DEVELOPER TO EXTEND 5' WIDE SIDEWALK ALONG IDLEWILD ROAD FROM THE POINT INDICATED TO THE ENTRANCE OF THE IDLEWILD ROAD PARK PER TOWN OF MATTHEWS AND/OR MECKLENBURG COUNTY STANDARDS. EXACT LOCATION SHALL BE DETERMINED BY THE TOWN OF MATTHEWS OR DESIGNEE. THE SIDEWALK SHALL NOT BE IN NCDOT RIGHT OF WAY.

UNDISTURBED OPEN SPACE CHART	
AREA REQUIRED:	338,054 * 0.25 = 84,514 S.F.
AREA PROVIDED:	99,313 S.F.



NORTH ORIENTATION FROM:  
DB 26145 PG 439

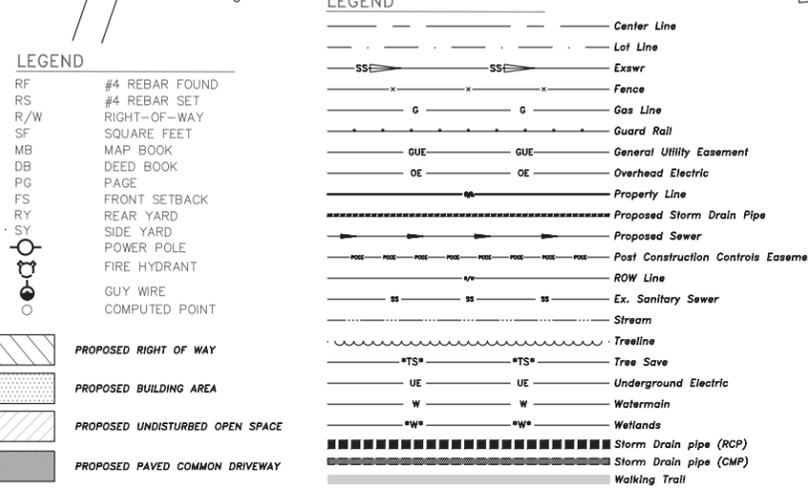


CURVE TABLE			
CURVE	RADIUS	ARC LENGTH	CHORD BEARING DELTA ANGLE
C1	4253.66'	748.63'	N 21°48'49" W 10°05'02"
C2	4583.66'	778.92'	S 21°38'24" E 9°44'11"

NUMBER	SPECIES	DIAMETER/Inches	NOTES	NUMBER	SPECIES	DIAMETER/Inches	NOTES
T-1*	Poplar	10		T-31	Sweet gum	14	
T-2	Poplar	10		T-32	Sweet gum	12	
T-3	Poplar	10		T-33	Sweet gum	12	Cluster
T-4	Sweet gum	10		T-34*	Sweet gum	12	Cluster
T-5	Oak	12		T-35	Sweet gum	12	Cluster
T-6	Oak	10		T-36*	Sweet gum	12	Cluster
T-7	Oak	28		T-37	Birch	12	
T-8*	Oak	36		T-38	Pine	32	
T-9*	Double Oak	16		T-39*	Oak	36	
T-10*	Magnolia	8		T-40*	Oak	30	
T-11*	Oak	24		T-41*	Oak	28	
T-12*	Poplar	10		T-42*	Oak	32	
T-13*	Oak	10		T-43*	Oak	30	
T-14*	Oak	36		T-44*	Oak	28	
T-15	Oak	30		T-45*	Oak	28	
T-16	Poplar	12		T-46*	Ironwood	36	
T-17	Poplar	10		T-47	Sweet gum	12	
T-18	Sweet gum	10		T-48	Sweet gum	12	
T-19	Sweet gum	10		T-49	Sweet gum	10	
T-20	Poplar	10		T-50	Sweet gum	10	
T-21	Oak	14		T-51	Sweet gum	12	
T-22	Poplar	18		T-52	Sweet gum	18	
T-23	Sweet gum	12		T-53	Sweet gum	10	
T-24	Oak	12		T-54*	Oak	24	
T-25	Sweet gum	18		T-55*	Sweet gum	10	
T-26	Sweet gum	12		T-56	Sweet gum	12	
T-27	Poplar	10		T-57	Sweet gum	12	
T-28	Double Oak	32	Dead	T-58	Sweet gum	10	
T-29	Sweet gum	12		T-59	Sweet gum	12	
T-30	Double Swigum	30		T-60	Sweet gum	10	

* - INDICATES TREE TO BE REMOVED

**LEGEND**



**OWNER AND DEVELOPER:**

Red Bridge New Homes LLC.  
PO Box 40  
Locust NC 28097  
Contact: Mark Friedman, 704-996-7844

**DEVELOPMENT SUMMARY**

TAX PARCEL ID NUMBER: TAX ID #193-161-07  
ZONING CLASSIFICATION - R-15  
CURRENT USE: VACANT  
PROPOSED USE: SINGLE FAMILY DETACHED RESIDENTIAL  
MINIMUM LOT AREA - 15,000 S.F.  
MINIMUM LOT WIDTH - 80'  
MINIMUM FRONT BUILD TO LINE - 40' (FROM FUTURE R/W)  
MINIMUM REAR BUILD TO LINE - 55'  
MINIMUM SIDE YARD SETBACK - 10'

AREA SUMMARY:  
OVERALL PARCEL: 369,239 SF = 8.48 ACRES  
AREA IN EX. ROAD R/W: 31,185 SF = 0.72 ACRES  
AREA IN PROP. R/W: 20,748 SF = 0.48 ACRES  
TOTAL AREA IN R/W: 51,933 SF = 1.19 ACRES  
NET AREA: 338,054 SF = 7.76 ACRES

NO. OF NEW LOTS: 13  
SMALLEST LOT: 22,675 S.F. (LOT 2)  
NO UNIQUE OR NOTABLE ARCHEOLOGICAL FEATURES EXIST ON THE SITE  
OFFSITE CONTOURS TAKEN FROM GIS SOURCE  
SURVEY DATA TAKEN FROM SURVEY PREPARED BY METROLINA ENGINEERING & SURVEYING ASSOCIATES DATED MAY 1, 2017



**RDD DAVIS**  
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NEW HOMES, LLC

**MAGNOLIA RANCH**  
RESIDENTIAL SUBDIVISION  
TOWN OF MATTHEWS, MECKLENBURG COUNTY, NC

**SITE PLAN**

Project Title

NO.	DATE	DESCRIPTION
1	11/20/17	ISSUE DATE
2	5/2/18	
3	6/25/18	
4	1/7/19	