

## **Agenda Item: McKee Glen Townhomes Preliminary Plat Subdivision**

**DATE:** October 7, 2019  
**FROM:** Mary Jo Gollnitz

### **Background/Issue:**

Pursuant to Section 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:

- Rezoning of property to R-VS was approved by the Town Board on June 11, 2018.
- McKee Glen Townhomes is a 48 lot subdivision created from 2 original lots totaling 9.6 acres.
- Subdivision will be accessed along McKee Road.
- Landscaping will be installed per rezoning and Ordinance requirements.
- Dedication of public right-of-way along McKee Road will be provided.
- Public improvement will be installed within the development including sidewalks, curb and gutter.
- 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-VS requirements and conditions that were stipulated at the time of rezoning. The proposed preliminary plat also complies with the Matthews UDO.

### **Financial Impact:**

There will be 48 new townhomes 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.

I HEREBY CERTIFY THAT THIS PLAN WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION OF THE DEED(S) AND/OR MAP(S) AS SHOWN HEREON, THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM THE DEED(S) AND/OR MAP(S) AS SHOWN HEREON, THAT THE RATIO OF PRECISION AS CALCULATED EXCEEDS 1/10000, THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA PURSUANT TO TITLE 23, CHAPTER 56, SECTION 1800 OF THE NORTH CAROLINA ADMINISTRATIVE CODE.

JIMMY N. FAIRES, PLS L-4311  
DATE: 1/26/2018



**SURVEYOR'S NOTES**

- BOUNDARY INFORMATION BASED ON DEED BOOK 7148 PAGE 743 AND 746 AND PLAT BOOK 57 PAGE 411 AS RECORDED IN THE WEDDLENSBURG COUNTY REGISTER OF DEEDS.
- THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.
- ALL DIMENSIONS SHOWN ARE IN US SURVEY FEET AND DECIMALS THEREOF AND ARE HORIZONTAL, GROUND DISTANCES UNLESS OTHERWISE INDICATED. AREA BY COORDINATE METHOD.
- POINTS NOT LABELED "FOUND" OR "SET" ARE COMPUTED POINTS ONLY. ALL FOUND CORNERS ARE FLUSH WITH THE GROUND UNLESS OTHERWISE NOTED.
- THIS PROPERTY IS LOCATED WITHIN ZONE "X" ACCORDING TO FLOOD INSURANCE RATE MAP COMMUNITY PANEL 3712440000, DATED FEBRUARY 10, 2015.
- BASES OF BEARINGS, NORTH CAROLINA GRID HAD 8/3/2011.
- THE LOCATION OF UTILITIES AS SHOWN HEREON, WHETHER PUBLIC OR PRIVATE, ARE BASED ON THE LOCATION OF VISIBLE ABOVE GROUND APPURTENANCES ONLY. OTHER UTILITIES WHICH WERE NOT OBSERVED AND NOT SHOWN HEREON MAY EXIST. IT IS THE OWNERS/TENANTS RESPONSIBILITY TO VERIFY THE LOCATION PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. SEISMIC CONCEPTS, PLIC CANNOT ASSUME RESPONSIBILITY FOR MISCONNECTION OR DISRUPTION OF UNDERGROUND UTILITIES.
- COORDINATE VALUES AS SHOWN HEREON ARE GRID (US SURVEY FOOT) AND BASED ON THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM HAD 8/3/2011. THE ADVERSE CORNER FACTOR USED FOR THIS PROJECT WAS 0.9999999999. COORDINATE VALUES FOR MONUMENT "EASERS" ARE POSTED. SEE BOUNDARY SURVEY FOR GRID "E" INFORMATION.
- THIS PROPERTY MAY BE SUBJECT TO ANY EASEMENTS AND/OR RIGHTS-OF-WAY OF PUBLIC RECORD OR OTHERWISE, PERTAINING TO SURVEYED PARCELS.

**TREE LEGEND**

- OAK
- PINE
- MAPLE
- BIRCH
- SPRUCE
- FIR
- CEDAR
- CYPRESS
- JUNIPER
- SYCAMORE
- HICKORY
- PECAN
- DOGWOOD
- MAGNOLIA
- LIVE OAK
- WATER OAK
- SWEETGUM
- REDWOOD
- WHITE OAK
- BLACK OAK
- PIN OAK
- SHORTLEAF PINE
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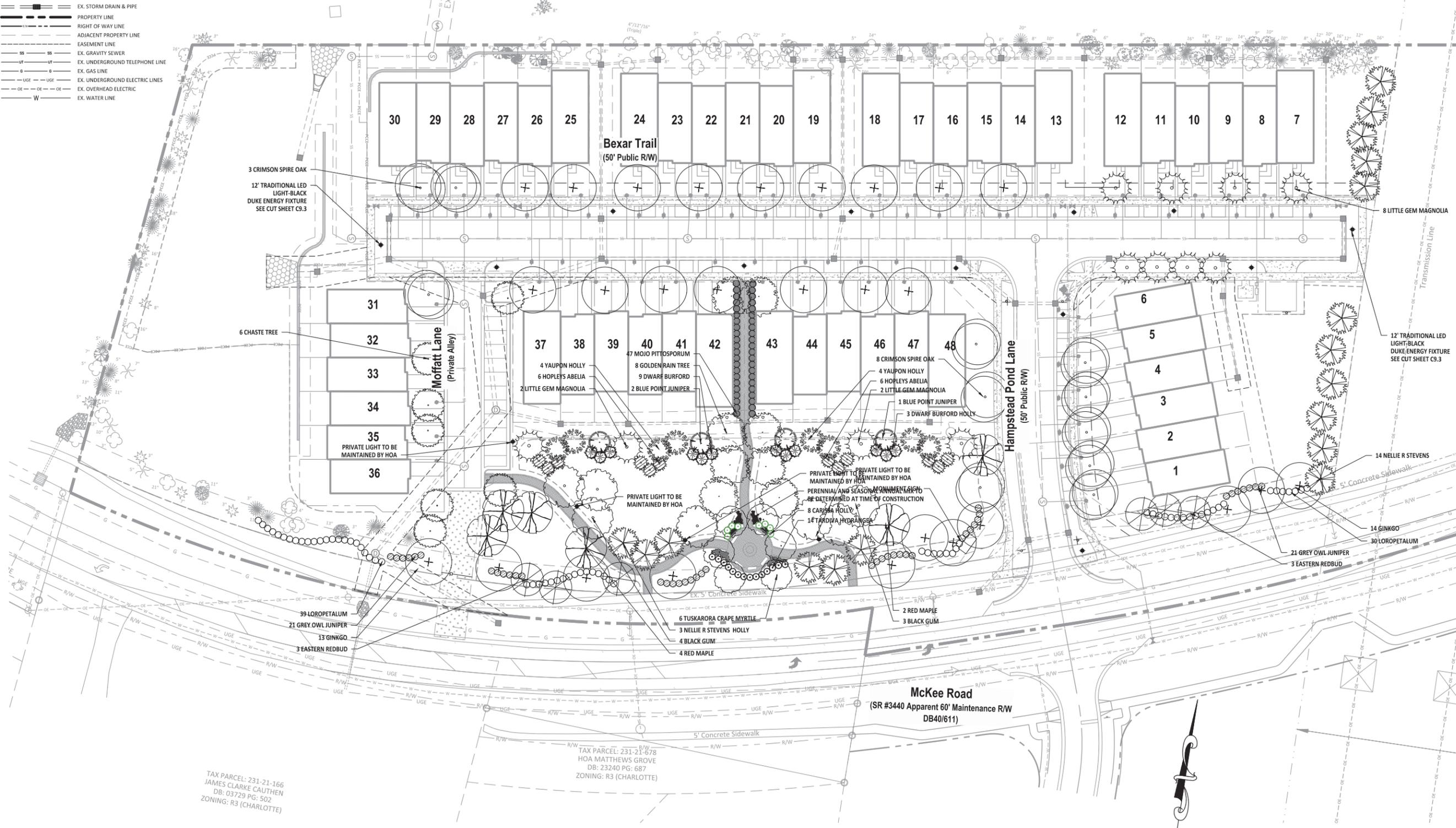


**LEGEND**

	SIDEWALKS
	OPEN SPACE
	DI DROP INLET
	CB CATCH BASIN
	RCP REINFORCED CONCRETE PIPE
	FES FLARED END SECTION
	SSRW SANITARY SEWER RIGHT OF WAY
	SDE STORM DRAIN EASEMENT
	EX. CATCH BASIN & PIPE
	EX. STORM DRAIN & PIPE
	PROPERTY LINE
	RIGHT OF WAY LINE
	ADJACENT PROPERTY LINE
	EASEMENT LINE
	EX. GRAVITY SEWER
	EX. UNDERGROUND TELEPHONE LINE
	EX. GAS LINE
	EX. UNDERGROUND ELECTRIC LINES
	EX. OVERHEAD ELECTRIC
	EX. WATER LINE

**R/W DEDICATION DATA**

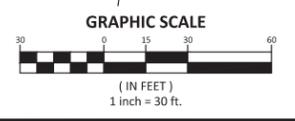
BEXAR TRAIL:	626 LF 50' WIDTH 0.76 AC
HAMPSTEAD POND LANE:	254 LF 50' WIDTH 0.21 AC
MCKEE ROAD:	1,589 LF WIDTH VARIES (MIN 50' FROM CENTERLINE) 1.70 AC



TAX PARCEL: 231-21-166  
 JAMES CLARKE CAUTHEN  
 DB: 03729 PG: 502  
 ZONING: R3 (CHARLOTTE)

TAX PARCEL: 231-21-878  
 HOA MATTHEWS GROVE  
 DB: 23240 PG: 687  
 ZONING: R3 (CHARLOTTE)

**McKee Road**  
 (SR #3440 Apparent 60' Maintenance R/W  
 DB40/611)



**STIPULATION FOR REUSE**

THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC SITE, MCKEE RD, TOWN OF MATTHEWS, NC 28105. IT IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER. ANY REUSE OF THIS DRAWING FOR ANY OTHER PROJECT IS AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE DESIGNER.

**MCKEE GLEN TOWNHOMES**  
**MTS CLT, LLC**  
 1652 McKee Road  
 Town of Matthews, Mecklenburg County  
 North Carolina 28105

**MODIFICATION LOG**

NO.	DATE	DESCRIPTION

JOB NUMBER: C170062  
 CHECKED BY: BMF  
 DRAWN BY: BHE  
 DATE: 1-7-19

FIRM # C-3881  
**AMERICAN Engineering**  
 American Engineering Associates - Southeast, P.A.  
 8008 Corporate Center Dr - Suite 110  
 Charlotte, NC 28226  
 704-375-2438

**LANDSCAPE PLAN**

SHEET: **C9.0**