

Agenda Item: Tanfield Subdivision Extension Preliminary Plat

DATE: July 31, 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:

- Rezoning of Tanfield Drive to R-9(CD) was approved by the Town Board on August 13, 2018.
- 11 lot subdivision will be created from 1 original lot totaling 4.711 acres. Total open space will be 1.833 acres, with .99 acre being undisturbed.
- Subdivision is the extension of the existing Tanfield Drive.
- Dedication of Tanfield Drive right-of-way will be provided.
- Public improvements will be installed within the development including sidewalk, curb and gutter and streetscape.
- 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-9(CD) requirements and conditions that were stipulated at the time of rezoning. The proposed preliminary plat complies with the Matthews UDO.

Financial Impact:

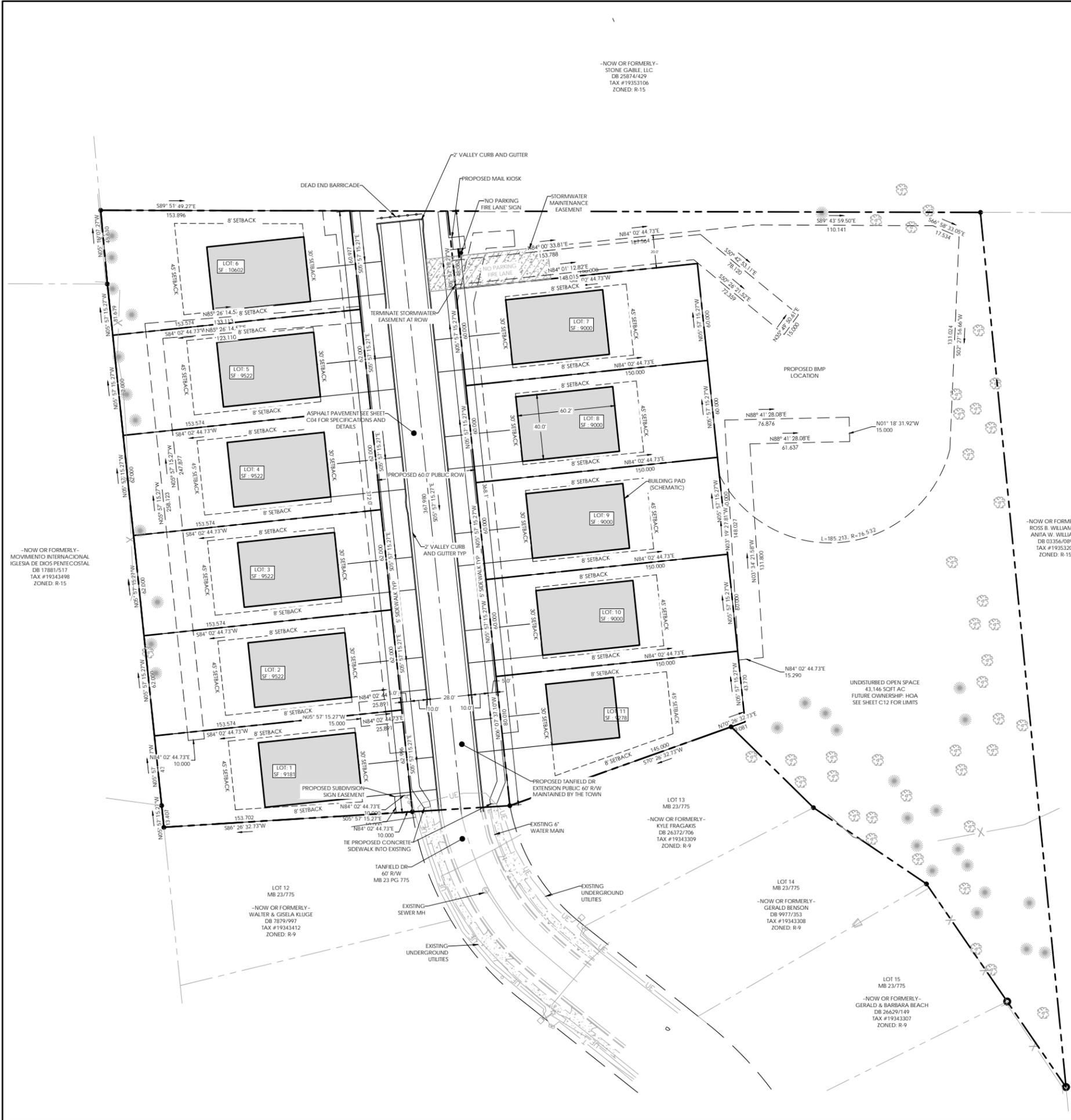
There will be 11 new homes added to the tax base.

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.



SITE DATA

OWNER	KINGER HOMES LLC
DEVELOPER	CUSTOM HOMES CAROLINA
REZONING CASE #	2018-681
PARCEL ID NO. (S)	19343499
TOTAL SITE ACREAGE	4.711 AC.
TOTAL OPEN SPACE ACREAGE	1.833 AC
TOTAL ACREAGE TO BE SUBDIVIDED	2.368 AC
NUMBER OF LOTS TO BE SUBDIVIDED	11
PROPOSED IMPERVIOUS AREA	1.314 AC
MUNICIPALITY	MATTHEWS
MINIMUM LOT SIZE	9000 SQFT, 0.206 AC
MINIMUM LOT FRONTAGE	60 FT
LOTS WITH MINIMUM SIZING	7, 8, 9, 10
LAND USE	RESIDENTIAL
ZONING CLASSIFICATION	R-9 (CD)
BUILDING SET BACKS	FRNT 30', SIDE 8', REAR 45'
UNDISTURBED OPEN SPACE PROVIDED	43,146 SQFT
POST CONSTRUCTION DISTRICT	CATAWBA
WATERSHED	MCALPINE
FEMA MAP	3710458100K

RIGHT OF WAY DATA

WIDTH	60 FT
LENGTH	372 FT & 368.1 FT
TOTAL AREA	22,247.2 SQFT, 0.510 AC

- #### DEVELOPMENT NOTES:
1. ALL PAVEMENT MARKING IN PUBLIC R/W TO BE THERMOPLASTIC.
 2. ALL SIGNAGE SHALL BE PERMITTED SEPARATELY
 3. BUILDING FOOTPRINT FOR REFERENCE ONLY. REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND STAKING. CONTRACTOR SHALL NOTIFY ENGINEER FOR DISCREPANCIES.
 4. ALL CURB AND GUTTER SECTIONS ARE 24" SECTIONS UNLESS NOTED OTHERWISE.
 5. ALL SIDEWALKS ARE 5' WIDE UNLESS NOTED OTHERWISE.

PER LOT ALLOWABLE BUA SUMMARY CHART

LOT #	ALLOWABLE BUA (AT THE TIME OF THE BUA AS-BUILT SURVEY)	RESERVE BUA (IF APPLICABLE)	TOTAL MAX ALLOWABLE BUA
1	3717.36 SF	SF	3717.36 SF
2	3717.36 SF	SF	3717.36 SF
3	3717.36 SF	SF	3717.36 SF
4	3717.36 SF	SF	3717.36 SF
5	3717.36 SF	SF	3717.36 SF
6	3717.36 SF	SF	3717.36 SF
7	3717.36 SF	SF	3717.36 SF
8	3717.36 SF	SF	3717.36 SF
9	3717.36 SF	SF	3717.36 SF
10	3717.36 SF	SF	3717.36 SF
11	3717.36 SF	SF	3717.36 SF
TOTAL MAX LOT BUA	40,891 SF		

NOTE THAT A BUA AS-BUILT LOT SURVEY SHALL BE PROVIDED PRIOR TO THE ISSUANCE OF A C.O. FOR EACH LOT

RIGHT-OF-WAY (ROW) ALLOWABLE BUA SUMMARY CHART

ROADS	8,739 SF
CURB & GUTTER	1,455 SF
SIDEWALK	2,605 SF
DRIVEWAY APRONS	3,544 SF
FRONTAGE IMPROVEMENTS	0 SF
TOTAL MAX ROW BUA	16,343 SF

NOTE THAT A BUA AS-BUILT OF THE RIGHT-OF-WAY SHALL BE PROVIDED PRIOR TO THE ISSUANCE OF BMP AS-BUILT APPROVAL

TOTAL SITE ALLOWABLE BUA SUMMARY CHART

SITE AREA	205,211 SF
TOTAL MAX LOT BUA	40,891 SF
TOTAL MAX ROW BUA	16,343 SF
TOTAL MAX SITE BUA	57234 SF
	27.89%

- #### GENERAL NOTES:
1. BENCHMARK LOCATIONS AND ELEVATIONS WILL BE VERIFIED BY THE CONTRACTOR PRIOR TO BEGINNING CONSTRUCTION.
 2. STREET LIGHT LOCATIONS TO BE COORDINATED BETWEEN MUNICIPALITY, ELECTRIC COMPANY, AND DEVELOPER.
 3. ALL WORK TO BE DONE IN STRICT ACCORDANCE WITH TOWN OF MATTHEWS, NCDOT, NC DEQ, AND CHARLOTTE WATER WHEN SPECIFICATIONS ARE IN CONFLICT, THE STRICTER SPECIFICATION SHALL BE HELD.
 4. EXISTING UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATION ONLY. ANY DAMAGE DONE TO EXISTING UTILITIES (SHOWN OR NOT SHOWN NOT THIS PLAN) SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL SHOWN OR NOT SHOWN UTILITIES PRIOR TO CONSTRUCTION. TO INSURE PROPER LOCATION OF THE UTILITIES, THE CONTRACTOR SHALL CONTACT NC ONE CALL AT 1-800-632-4949, AT LEAST 72-HOURS PRIOR TO CONSTRUCTION. NON-SUBSCRIBERS SHALL BE CONTACTED DIRECTLY.
 5. THE CONTRACTOR SHALL PROVIDE APPROPRIATE BARRICADES, WARNING LIGHTS, AND WARNING SIGNS TO ENSURE THE SAFETY OF THE PUBLIC AT ALL TIMES.
 6. SURVEY PROVIDED BY CAROLINA LAND SURVEYORS.
 7. THE ENGINEER HAS MADE NO EXAMINATION TO DETERMINE WHETHER ANY HAZARDOUS OR TOXIC MATERIALS ARE PRESENT OR CONTAINED IN, UNDER, OR ON THE SUBJECT PROPERTY OR ITS WATERS, OR IF ANY HAZARDOUS OR TOXIC MATERIALS HAVE CONTAMINATED THIS OR OTHER PROPERTIES OR ITS WATERS IN ANY WAY WHATSOEVER. NO SUBSURFACE EXAMINATION OF ANY TYPE HAS BEEN MADE BY THE ENGINEER AND ACCORDINGLY, NO OPINION IS EXPRESSED OR INFERRED. FURTHER, NO OPINION IS RENDERED AS TO ANY VIOLATION OF AN ENVIRONMENTAL LAWS OR REGULATIONS, EITHER FEDERAL, STATE, OR LOCAL RELATED TO THE INFORMATION SHOWN ON THIS PLAN AND THE ENGINEER IS IN NO WAY LIABLE FOR ANY VIOLATION OF SUCH ENVIRONMENTAL LAWS SHOULD THEY EXIST.
 8. THE CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE CITY/COUNTY, THE OWNER'S REPRESENTATIVE AND THE ENGINEERS HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE CITY/COUNTY, THE OWNER'S REPRESENTATIVE OR THE ENGINEER.
 9. CONTRACTOR SHALL VERIFY PROPERTY LINES, BUILDING DIMENSIONS, AND ALL OTHER SITE CONDITIONS PRIOR TO CONSTRUCTION. ANY SIGNIFICANT VARIATIONS SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
 10. HENSONFOLEY DESIGN INC. HEREBY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS AND DESIGNS IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING EXPRESSED WRITTEN PERMISSION FROM HENSONFOLEY DESIGN, INC.
 11. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS ON THE JOB AND HENSONFOLEY SHALL BE NOTIFIED IN WRITING OF ANY VARIATIONS FROM THE DIMENSIONS, CONDITIONS, AND SPECIFICATIONS SHOWN BY THESE DRAWINGS.



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 AMENDED.

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 NC ENGINEERING BOARD LICENSE # C-9391
 NC LAND SURVEYING BOARD LICENSE # L-10380

NORTH ARROW
 GRAPHIC SCALE 1"=30 FT.

TANFIELD SUBDIVISION EXTENSION

PARCEL ID: 19343499
 MATTHEWS, MECKLENBURG COUNTY, NC 28105

SITE LAYOUT PLAN

REVISIONS:

REV	DATE	DESCRIPTION
REV1	03/08/19	EPM COMMENTS #1
REV2	05/01/19	EPM COMMENTS #2
REV3	06/19/19	EPM COMMENTS #3
REV4	07/26/19	ISSUE FOR CONSTR.

C03 - SITE PLAN DWG
PROJECT NUMBER: 218067
DATE: 10/19/2018 DRAWN BY: ISG
SHEET C03 OF 22



155.606.13. LANDSCAPE MAINTENANCE STANDARDS

A. GENERAL PROVISIONS: THE PROPERTY OWNER AND/OR LESSEE SHALL MAINTAIN ALL LANDSCAPE MATERIALS AND LANDSCAPE AREAS IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, MOWING, FERTILIZING, TREATING, MULCHING, PRUNING, REMOVAL AND REPLACEMENT OF DEAD OR DISEASED TREES AND SHRUBS. MAINTENANCE SHALL BE PERFORMED ON A REGULAR BASIS IN ORDER TO MAINTAIN PLANT VIGOR AND STABILITY AND TO PRESENT A NEAT AND WELL-KEPT APPEARANCE AT ALL TIMES.

B. DURATION OF MAINTENANCE: FOR PRESERVED VEGETATION, MAINTENANCE SHALL BEGIN AT THE TIME THAT THE ROOT PROTECTION ZONES ARE ESTABLISHED (PRIOR TO ROUGH GRADING) AND SHALL CONTINUE INDEFINITELY. FOR PLANTED MATERIALS, MAINTENANCE SHALL BEGIN AT THE TIME OF PLANTING AND SHALL CONTINUE INDEFINITELY.

C. MITIGATION FOR LOSS OF PROTECTED TREES AND SHRUBS:

- IF A PROTECTED TREE IS DESTROYED OR DIES WITHIN THREE (3) YEARS AFTER COMPLETION OF CONSTRUCTION, THEN REPLACEMENT TREES OF TOTAL EQUAL DIAMETER SHALL BE PLANTED ON THE SITE. TREE DESTRUCTION OR DEATH DURING THE THREE (3) YEAR PERIOD SHALL BE ASSUMED TO BE THE RESULT OF THE LAND DISTURBING ACTIVITY UNLESS THE TREE DESTRUCTION IS EASILY VERIFIED AS DUE TO A CASUALTY LOSS OF NATURE (STORM, LIGHTNING STRIKE, AND THE LIKE) OR THE PROPERTY OWNER PROVIDES DOCUMENTATION FROM A CERTIFIED ARBORIST OF AN ALTERNATE EXPLANATION FOR THE TREE'S DEATH. IT IS THE INTENT OF THESE MITIGATION PROVISIONS THAT A REPLACEMENT TREE WILL BE LOCATED WHERE THE PROTECTED TREE HAD GROWN PRIOR TO DEATH OR DESTRUCTION.
- ANY PROTECTED TREE DYING AFTER THE INITIAL THREE (3) YEARS SHALL BE REPLACED WITH PLANTED TREE(S) OF AN APPROVED SPECIES, WITH EITHER A SINGLE TREE OF EQUAL CALIPER TO THE LOST TREE OR MULTIPLE NEW TREES EACH WITH A MINIMUM OF TWO INCH (2") CALIPER FOR LARGE MATURING TREES OR A MINIMUM OF ONE AND ONE-HALF INCH (1 1/2") CALIPER FOR SMALL MATURING TREES. IT IS THE INTENT OF THESE MITIGATION PROVISIONS THAT A REPLACEMENT TREE WILL BE LOCATED WHERE THE PROTECTED TREE HAD GROWN PRIOR TO DEATH OR DESTRUCTION. IF TWO INCH (2") CALIPER TREE(S) ARE PLANTED, A TOTAL CALIPER EQUIVALENT TO THE LOST TREE DETERMINES THE TOTAL QUANTITY OF REPLACEMENT TREES NEEDED.
- WHERE POSSIBLE, REPLACEMENT TREES SHOULD BE OF THE SAME SPECIES AS THE LOST TREE(S). WHEN THE SAME SPECIES IS NOT PROPOSED, AN EXPLANATION FOR THE ALTERNATE SELECTION, AND WHAT REPLACEMENT SPECIES IS PROPOSED, SHALL BE SUBMITTED TO THE PLANNING DIRECTOR FOR APPROVAL PRIOR TO REPLACEMENT.
- REPLACEMENT PLANTINGS SHALL NORMALLY BE MADE WITHIN ONE (1) MONTH OF THE LOSS OR WITHIN THE FIRST MONTH OF THE NEXT PLANTING SEASON. ANY SHRUBS INDICATED ON THE LANDSCAPE PLAN TO BE PRESERVED, WHICH LATER DIE, SHALL BE REPLACED WITH THE SAME SPECIES AT A MINIMUM SIZE OF THREE (3) GALLON, THREE FOOT (3') HEIGHT. REPLACEMENTS FOR CASUALTY LOSS FATALITIES MUST BE MADE WITHIN ONE CALENDAR YEAR AFTER THE EVENT.

D. MITIGATION FOR LOSS OF PLANTED TREES AND SHRUBS:

- ANY PLANTED TREE OR SHRUB DYING DURING THE FIRST THREE (3) YEARS AFTER PLANTING SHALL BE REPLACED WITH A PLANT KIND AND SIZE THAT WAS SPECIFIED IN THE ORIGINAL PLANS.
- ANY PLANTED TREE DYING DURING THE FOURTH (4TH) YEAR OR LATER SHALL BE REPLACED IN THE SAME LOCATION, WITH A TREE, OR TREES, OF THE SAME TYPE OR VALUE (USING THE INTERNATIONAL SOCIETY OF ARBORICULTURE'S TREE EVALUATION FORMULA) OF THE LOSS. A MINIMUM SIZE OF TWO INCH (2") CALIPER FOR SMALL MATURING TREES AND FOUR INCH (4") CALIPER FOR LARGE MATURING VARIETIES.
- ANY SHRUB WHICH DIES AFTER THREE (3) YEARS SHALL BE REPLACED WITH THE SAME SPECIES, MINIMUM THREE GALLON AND THREE FEET (3') IN HEIGHT. REPLACEMENTS FOR CASUALTY LOSS FATALITIES OF ANY TREES OR SHRUBS MUST BE MADE WITHIN ONE CALENDAR YEAR AFTER THE EVENT.

E. MISCELLANEOUS MAINTENANCE PROVISIONS:

- TOPPING, TREE PRUNING, AND LIMBING: TREES AND SHRUBS SHOULD GENERALLY BE KEPT IN THEIR NATURAL FORM AND ALLOWED TO REACH THEIR MATURE HEIGHT AND SPREAD.
 - TOPPING OF ANY LANDSCAPE TREE IN EXCESS OF TWENTY FIVE PERCENT (25%) OF ITS CANOPY PLANTED OR PRESERVED IS PROHIBITED.
 - TREE PRUNING: NO MORE THAN TWENTY FIVE PERCENT (25%) OF THE CANOPY MAY BE PRUNED. THE NATURAL CANOPY SHAPE MUST BE MAINTAINED, AND ALL TREES SHALL REACH EIGHTY FIVE PERCENT (85%) OF THEIR OVERALL HEIGHT AT MATURITY. NO PRUNING MAY COMMENCE UNTIL A REQUEST BY THE DEVELOPER OR OWNER OF THE PROPERTY IS APPROVED BY THE TOWN LANDSCAPE MANAGER. SUCH SIGNED DOCUMENT MUST BE ATTACHED TO THE APPROVED LANDSCAPE PLAN.
 - LIMBING-UP: WHERE NECESSARY FOR PUBLIC SAFETY, VISIBILITY, OR PEDESTRIAN OR VEHICULAR ACTIVITY, LIMBING-UP MAY TAKE PLACE ON EXISTING TREES AND SHRUBS, AS LONG AS AT LEAST SEVENTY FIVE PERCENT (75%) OF THE TREE CANOPY IS MAINTAINED, AND LIMBING-UP DOES NOT EXCEED FIFTEEN FEET (15') ABOVE THE ADJACENT GROUND ELEVATION EXCEPT WHERE LARGE VEHICLES ARE REGULARLY REQUIRED, IN WHICH CASE LIMBING-UP SHALL NOT EXCEED THE HEIGHT OF THE REQUIRED VEHICLES. NO LIMBING-UP ACTIVITY SHALL COMMENCE UNTIL A REQUEST BY THE DEVELOPER OR OWNER OF THE PROPERTY IS APPROVED BY THE TOWN LANDSCAPE MANAGER. SUCH SIGNED DOCUMENT SHALL BE ATTACHED TO THE APPROVED LANDSCAPE PLAN.
- PURPOSEFUL REMOVAL OF PROTECTED TREES:
 - PURPOSEFUL REMOVAL OF ANY TREE APPROVED IN THE ORIGINAL PLANNING PLAN MUST BE BASED ON UNSAFE CONDITIONS FROM DEVELOPING STRUCTURAL, INSECT, OR DISEASE PROBLEMS. ONLY IN THE EVENT OF A WRITTEN RECOMMENDATION BY A CERTIFIED ARBORIST OR THE TOWN LANDSCAPE MANAGER, AND APPROVAL BY THE PLANNING DIRECTOR, SHOULD REMOVAL TAKE PLACE.
 - PRIOR TO ANY REPLANTING, A REPLACEMENT LANDSCAPE PLAN MUST BE SUBMITTED INDICATING TREES BY SPECIES AND SIZE AT THE TIME OF REMOVAL. IN ADDITION, THE PLAN SHOULD LIST ANY REPLACEMENTS BY SPECIES, VARIETY, AND PLANTING SIZE. GENERALLY A REPLACEMENT LANDSCAPE PLAN SHALL BE CONSIDERED AN ABBREVIATED PLAN, UNLESS MORE THAN TWENTY PERCENT (20%) OF THE PRESERVED OR PLANTED TREES AND SHRUBS ON THE ORIGINAL APPROVED PLAN ARE SCHEDULED FOR REPLACEMENT.
 - WHERE AN EXISTING PROTECTED TREE IS OF A SPECIES THAT SINCE ITS INSTALLATION HAS BECOME RECOGNIZED AS HAVING SUBSTANTIAL DIFFICULTY MAINTAINING A FULL AND SAFE CANOPY IN AN URBAN ENVIRONMENT, THEN A WRITTEN REQUEST BY A PROPERTY OWNER OR DEVELOPER, WITH A WRITTEN EXPLANATION OF THE TREE CONDITIONS AND STATUS AND A RECOMMENDATION FOR REPLACEMENT BY A CERTIFIED ARBORIST, MAY BE SUBMITTED TO THE PLANNING DIRECTOR AND TOWN LANDSCAPE MANAGER. A PROPOSED TREE REPLACEMENT PLAN SHALL BE SUBMITTED, SHOWING REPLACEMENT IN SUBSTANTIALLY THE SAME LOCATIONS AS TREES PROPOSED TO BE REMOVED. REPLACEMENT TREES SHALL BE OF A LARGE MATURING VARIETY UNLESS SITE CONDITIONS (OVERHEAD POWER LINES, ETC.) PROHIBIT THEIR PLACEMENT. REPLACEMENT TREES SHALL BE EQUAL TO THE CALIPER SIZE OF REMOVED TREES, UP TO FOUR INCHES IN DBH, AND ADDITIONAL REPLACEMENT TREES SHALL BE PLACED ELSEWHERE ON-SITE TO REPLACE THE TOTAL DBH BEING REMOVED.
- REMEDIES FOR DISTURBANCE, DESTRUCTION, OR REMOVAL OF VEGETATION AND RECURRING LANDSCAPING:
 - ANY DISTURBANCE, DESTRUCTION, OR REMOVAL OF ANY REQUIRED LANDSCAPING OR APPROVED VEGETATION SHALL CONSTITUTE A VIOLATION OF § 155.606.
 - ANY PERSON WHO VIOLATES ANY OF THE TREE PROTECTION OR LANDSCAPING PROVISIONS OF § 155.606 OR ANY APPROVED LANDSCAPE PLAN PREVIOUSLY APPROVED BY THE TOWN PRIOR TO ENACTMENT OF THIS TITLE SHALL BE SUBJECT TO ANY ONE OR COMBINATION OF PENALTIES PRESCRIBED AT § 155.214.
 - IRRIGATION REQUIREMENT: UNLESS OTHERWISE APPROVED, AN IRRIGATION SYSTEM SHALL BE PROVIDED TO ALL LANDSCAPED, NON-TURF AREAS CONTAINING LIVING PLANT MATERIALS.

PLANT LIST

CANOPY TREES	QTY	COMMON NAME	SCIENTIFIC NAME	SIZE	HEIGHT	CONDITION
	4	WHITE ASH	FRAXINUS AMERICANA	2" cal.	8'	B&B
	4	PIN OAK	QUERCUS PALUSTRIS	2" cal.	8'	B&B
	3	RED MAPLE	ACER RUBRUM	2" cal.	8'	B&B
	4	SAWTOOTH OAK	QUERCUS ACUTISSIMA	2" cal.	8'	B&B

TREE CANOPY REQUIREMENTS

155.606.7	
TOTAL SITE ACERAGE	4.711 AC
EXISTING TREE CANOPY	100% OF SITE
TREE CANOPY REQUIRED	4.711 X 0.15 = 0.707 AC ; 30,781 SF
TREE CANOPY PROVIDED	43,146 SQFT
UNDISTURBED OPEN SPACE REQUIRED	4.711 X 0.175 = 0.824 AC ; 35,912 SF
UNDISTURBED OPEN SPACE PROVIDED	43,146 SQFT
TREES SAVED	87 LARGE TREES

NOTE:
CONTRACTOR TO DESIGNATE AT MINIMUM ONE LANDSCAPE PROTECTION SUPERVISOR. DESIGNATED SUPERVISOR MUST BE PRESENT DURING PRE-CONSTRUCTION MEETING.

IRRIGATION

A. A LANDSCAPE PLAN IS REQUIRED FOR ANY LAND DISTURBING ACTIVITY IN ANY MULTIFAMILY, MIXED USE, OR NONRESIDENTIAL DISTRICT, AND FOR NONRESIDENTIAL USES IN A RESIDENTIAL DISTRICT.

B. THE INSTALLATION OF AN IRRIGATION SYSTEM IS NOT REQUIRED ON NEW PLANTINGS OF ALL NATIVE PLANT MATERIALS OR XERISCAPE PLANT SPECIES DESIGNATED AS SUCH BY THE NORTH CAROLINA STATE UNIVERSITY, OR ON PRESERVED VEGETATION WHEN ROOT PROTECTION ZONES HAVE BEEN IDENTIFIED AND CONTINUOUSLY MAINTAINED DURING ALL LAND DISTURBING ACTIVITIES.

LANDSCAPE ESTABLISHMENT GUARANTEE

PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, PROPER MAINTENANCE OF THE PLANTED AND PRESERVED TREES AND SHRUBS DURING THE LANDSCAPE ESTABLISHMENT PERIOD SHALL BE GUARANTEED BY A LANDSCAPE ESTABLISHMENT GUARANTEE FROM THE PROPERTY OWNER TO THE TOWN. THE BOND AMOUNT SHALL BE EQUAL TO: THE RETAIL COST OF THE NEW TREES, THE ACTUAL VALUE OF PRESERVED TREES, THE LABOR COSTS FOR INSTALLATION, PLUS AN AMOUNT EQUAL TO TWENTY-FIVE PERCENT (25%) OF THE COMBINED AMOUNT OF THE FACTORS LISTED HERE. VALUES SHALL BE CALCULATED USING THE GUIDE FOR PLANT APPRAISAL, PUBLISHED BY THE COUNCIL OF TREE AND LANDSCAPE APPRAISERS (CURRENT EDITION). THE PROJECT LANDSCAPER SHALL BE RESPONSIBLE FOR PROVIDING THESE FIGURES TO THE TOWN AND COUNTY. THE BONDING PERIOD SHALL BE FOR A THREE (3) YEAR PERIOD COMMENCING FROM THE DATE OF SUCCESSFUL INSPECTION OF THE INSTALLATION AND PRESERVATION AS BEING IN COMPLIANCE WITH THE APPROVED LANDSCAPE PLAN FOR THE SITE. SEE ALSO SECTION 155.405.10.C.3 (AM. ORD. 2231, PASSED 6-12-17; TOWN OF MATTHEWS UNIFIED DEVELOPMENT ORDINANCE PAGE 606 - 18 AM. ORD. 2264, PASSED 10-9-17)



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

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GRAPHIC SCALE 1"=30 FT.

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GRAPHIC SCALE 1"=30 FT.

TANFIELD SUBDIVISION EXTENSION
 PARCEL ID: 19343499
 MATTHEWS, MECKLENBURG COUNTY, NC 28105
 LANDSCAPE PLAN

REVISIONS:

REV1 - 03/08/19 EPM COMMENTS #1
REV2 - 05/01/19 EPM COMMENTS #2
REV3 - 06/19/19 EPM COMMENTS #3
REV4 - 07/26/19 ISSUE FOR CONSTR.

C12 - LANDSCAPE DWG.
 PROJECT NUMBER: 218067
 DATE: 10/19/2018 DRAWN BY: TLM
 SHEET C12 OF 22