

VICINITY MAP - NOT TO SCALE



KEY MAP

SEAL

NOT FOR
CONSTRUCTION

PROJECT

**HEMBY RD &
PROVIDENCE RD
PROPERTY**

CLASSICA HOMES
PROVIDENCE AND HEMBLY RD.
MATHEWS, NC 28104

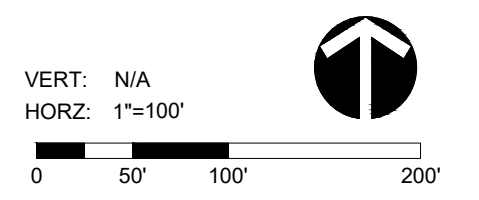
LANDDESIGN PROJ.# 1018416

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	SKETCH PLAN SUBMITTAL	12/21/18

DESIGNED BY: MEK
DRAWN BY: MEK
CHECKED BY: LDI

SCALE

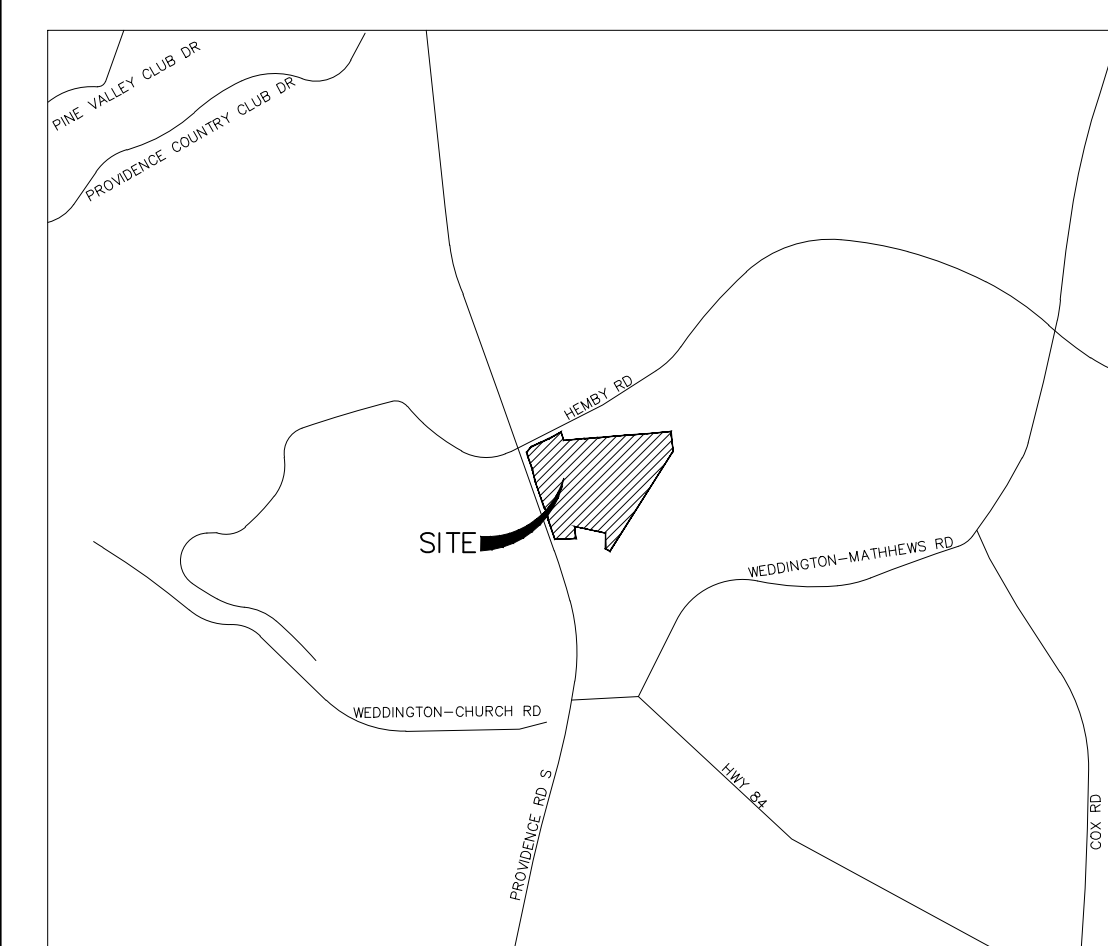


SHEET TITLE

AERIAL MAP

SHEET NUMBER

SK-1.0



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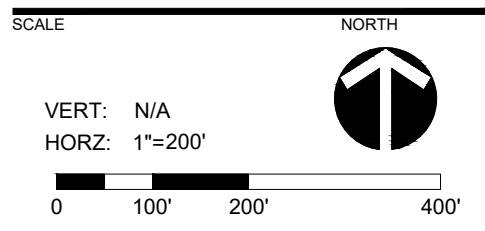
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CONTEXT PLAN

SK-1.1

DEVELOPMENT SUMMARY

PID #: 6147009; 6147011; 6147010
COMBINED PARCEL SIZE: 43.16 ACRES
EXISTING ZONING: R-CD

LAND OWNER: 6147009
DONALD PATTERSON
13301 PROVIDENCE RD,
MATHEWS, NC 28104

6147011
MARY MOORE
PO BOX 6839
OCEAN ISLE BEACH, NC 28469

6147010
DELANEY PECAN GROVE, LLC
1649 TOM JACKSON RD
BOONE, NC 28607

DEVELOPER: CLASSICA HOMES
2215 AYRSLEY TOWN BLVD., SUITE G
CHARLOTTE, NC 28273
704.297.9075

PROPOSED USE: CONSERVATION SUBDIVISION

SUPPLEMENTAL REGULATIONS:
MINIMUM LOT SIZE: 12,000 SF
MAXIMUM LOT SIZE: NONE
MINIMUM LOT WIDTH: 80' AT BUILDING LINE
FRONT YARD SETBACK: 20'
SIDE YARD SETBACK: 5' (30' AGGREGATE)
CORNER YARD SETBACK: 15'
REAR YARD SETBACK: 30'
BUILDING HEIGHT: 35' MAX

MINIMUM REQUIRED CONSERVATION LAND:
SITE SQUARE FOOTAGE: 1,879,890 SF
50% GROSS ACREAGE: 939,945 SF (50.00%)
PROPOSED CONSERVATION LANDS:
1,096,543 SF
25.17 AC (58.32%)

MAXIMUM LOT YIELD:
CONVENTIONAL SUBDIVISION: 35 LOTS
PROPOSED LOTS: 35 LOTS

BUFFERING ALONG THOROUGHFARES:
WHERE SIDE AND REAR LOT LINES ABUT ALONG A MAJOR OR MINOR AS DESIGNATED ON THE MECKLENBURG-UNION METROPOLITAN PLANNING ORGANIZATION (MUMPO) THOROUGHFARE PLAN AS ADOPTED BY THE TOWN, THE SUBDIVIDER SHALL PROVIDE A NATURAL BUFFER BETWEEN THE LOT LINES PARALLELING THE THOROUGHFARE AND THE THOROUGHFARE ROAD RIGHT-OF-WAY. THE NATURAL BUFFER SHALL MATERIALLY SCREEN ALL PRINCIPAL AND ACCESSORY USES FROM PUBLIC VIEW FROM THE THOROUGHFARE. THE BUFFER SHALL CONSIST OF A NATURAL PLANTING. ANY WALLS, FENCES, OR OTHER CONSTRUCTED DEVICES SHALL BE ALLOWED WITHIN THE BUFFER AREA AND SHALL BE APPROVED BY THE ZONING ADMINISTRATOR.

BUFFER WIDTH REQUIREMENTS:
CONSERVATION DISTRICT = 100 FOOT BUFFER WIDTH
9 TREES AND 20 SHRUBS PER 100 LINEAR FEET

UTILITIES:
CONNECTIONS TO UNION COUNTY PUBLIC WATER AND SEWER TO BE PROVIDED.

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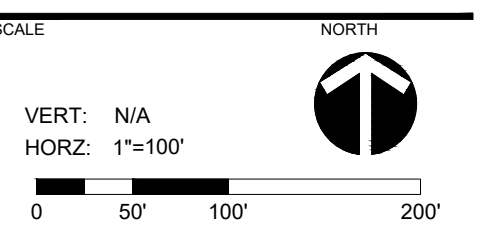
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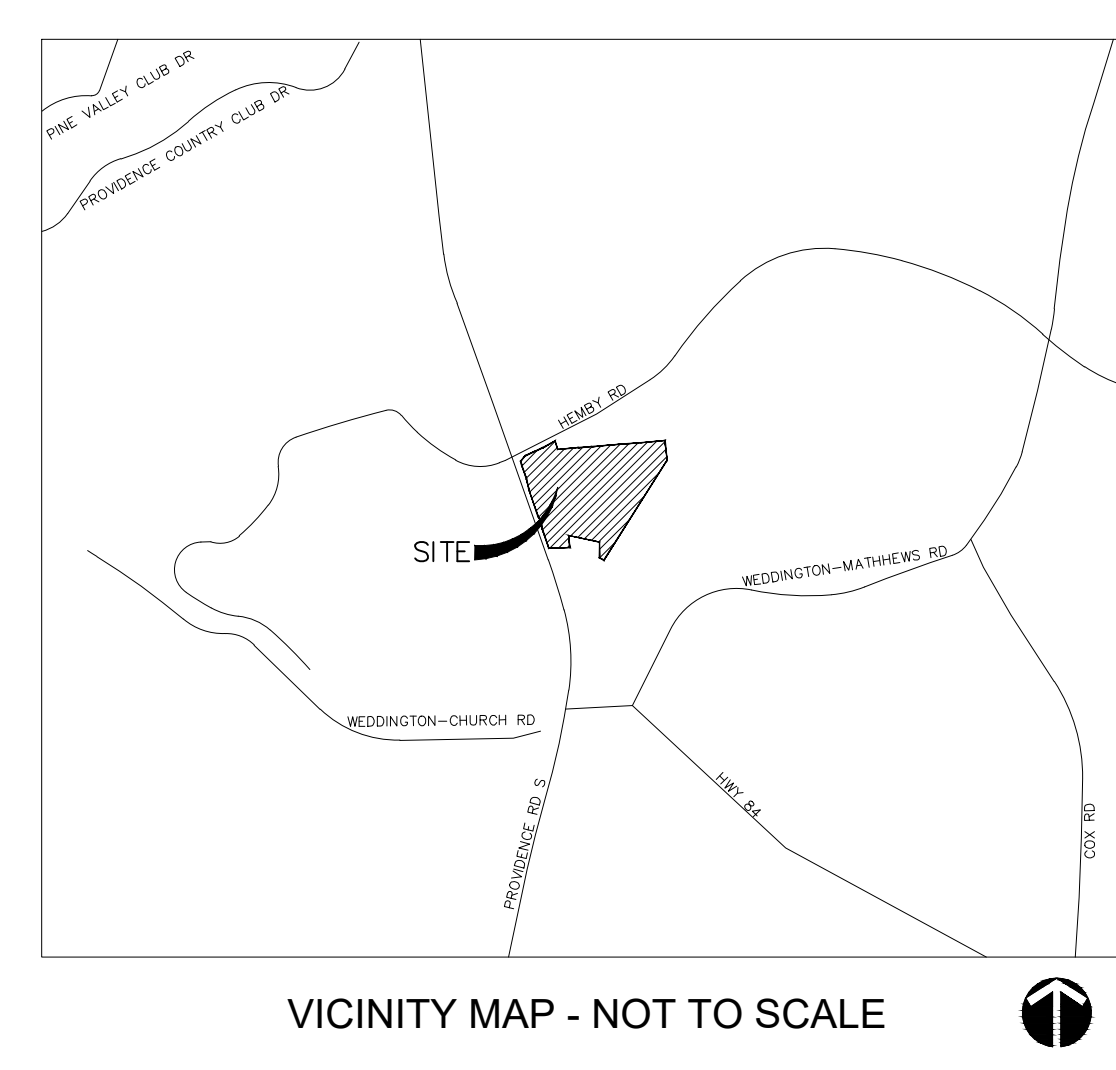
SHEET TITLE: CONSERVATION SITE PLAN

SHEET NUMBER: SK-1.3



VICINITY MAP - NOT TO SCALE





CONSERVATION LANDS

ALL CONSERVATION LANDS 

PRIMARY CONSERVATION LANDS

100' STREAM BUFFER 

SECONDARY CONSERVATION LANDS

TIER A FORESTLAND TO REMAIN 

TIER A FORESTLAND TO BE REMOVED 

ENVIRONMENTAL SUMMARY

PRIMARY CONSERVATION LANDS	
STREAM BUFFERS:	312,937 SF
SECONDARY CONSERVATION LANDS	
TOTAL TIER A FOREST OUTSIDE OF PRIMARY CONSERVATION LANDS:	817,251 SF
50% OF SECONDARY CONSERVATION LANDS MUST BE PRESERVED:	408,625 SF
TOTAL TIER A FOREST OUTSIDE OF PRIMARY CONSERVATION LANDS TO REMAIN:	531,173 SF
OTHER CONSERVATION LANDS	
PERMANENT GRASSLANDS:	252,433 SF
UTILITY EASEMENTS:	0 SF
50% OF UTILITY EASEMENTS MAY BE COUNTED TOWARDS CONSERVATION:	0 SF
TOTAL SITE AREA:	43.16 AC.
TOTAL CONSERVATION LANDS	1,096,543 SF (58.32%)

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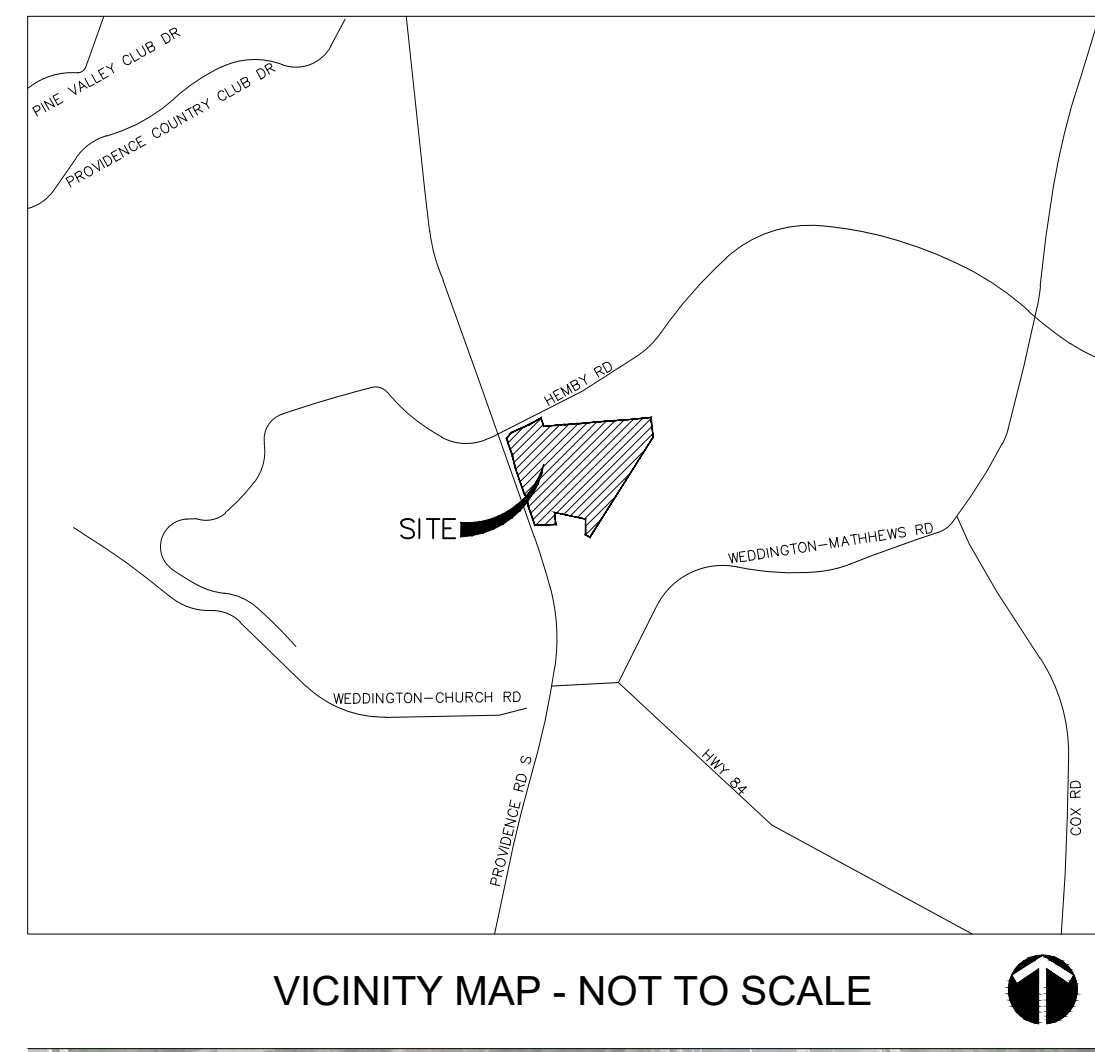
SCALE: NORTH
VERT: N/A
HORZ: 1"=100'
0 50 100 200'

SHEET TITLE

ENVIRONMENTAL PLAN

SHEET NUMBER

SK-1.4



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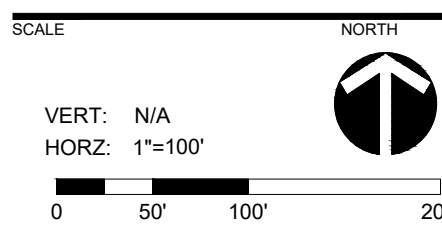
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SHEET TITLE

TREE SURVEY

SHEET NUMBER

SK-1.5

LEGEND

- SG = SWEET GUM
- P = PINE
- DBL = DOUBLE

