

SKETCH PLAN

HEMBY ROAD & PROVIDENCE ROAD PROPERTY

SINGLE FAMILY RESIDENTIAL

MATTHEWS, NC 28104

DATE: 01.24.19

SHEET INDEX

SINGLE FAMILY RESIDENTIAL PLAN

	COVER SHEET
SK-1.0	AERIAL MAP
SK-1.1	CONTEXT PLAN
SK-1.2	CONVENTIONAL SITE PLAN
SK-1.3	CONSERVATION SITE PLAN
SK-1.4	ENVIRONMENTAL PLAN
SK-1.5	TREE SURVEY
SK-1.5A	TREE SURVEY WITH CONSERVATION PLAN
SK-1.6	SLOPE ANALYSIS
SK-1.6A	SLOPE ANALYSIS WITH CONSERVATION PLAN
SK-1.7	SOILS MAP
SK-1.8	VIEWSHED ANALYSIS

VICINITY MAP



SCALE: NTS

(NOT TO SCALE)



PROJECT TEAM

OWNER/DEVELOPER

CLASSICA HOMES
2215 AYRSLEY TOWN BLVD.,
SUITE G
CHARLOTTE, NC 28273
704.499.9400

LANDSCAPE ARCHITECT

LANDDESIGN
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
CONTACT NAME: MARK KIME

CIVIL ENGINEER

LANDDESIGN
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
CONTACT NAME: ROBB KLAUK

SURVEYOR

R. JOE HARRIS & ASSOCIATES, INC.
127 BEN CASEY DRIVE, SUITE 101
FORT MILL, SC
803.802.1799
CONTACT NAME: KEN GREEN



VICINITY MAP - NOT TO SCALE



KEY MAP

SEAL

NOT FOR
CONSTRUCTION

PROJECT

HEMBY RD & PROVIDENCE RD PROPERTY

CLASSICA HOMES

PROVIDENCE AND HEMBY RD.

MATTHEWS, NC 28104

LANDDESIGN PROJ.# 1018416

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	SKETCH PLAN SUBMITTAL	12/21/18
2	REVISED PER STAFF COMMENTS	01/24/19

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

SCALE

VERT: N/A
HORZ: 1"=100'



SHEET TITLE

AERIAL MAP

SHEET NUMBER

SK-1.0



NO.	DESCRIPTION	DATE
1	SKETCH PLAN SUBMITTAL	12/21/18
2	REVISED PER STAFF COMMENTS	01/24/19

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

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

PROPOSED USE: SINGLE FAMILY-RESIDENTIAL

MINIMUM REQUIRED OPEN SPACE:
10% GROSS ACREAGE: 4.32 AC (10.00%)
PROPOSED OPEN SPACE: 214,431 SF
4.92 AC (11.40%)

DEVELOPABLE LAND: 1,449,691 SF (33.28 AC)
= 1,361,789 SF / 40,000 SF = 36 LOTS
PROPOSED LOTS: 35

LOT SIZE > 10 ACRES = 100FOOT BUFFER WIDTH
9 TREES AND 20 SHRUBS PER 100 LINEAR FOOT

**NOT FOR
CONSTRUCTION**

CLASSICA HOMES
PROVIDENCE AND HEMBY RD.
MATTHEWS, NC 28104

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

CONVENTIONAL SITE PLAN

SK-1.2



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:
1,024,458 SF
23.51 AC (54.49%)

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.

NOT FOR
CONSTRUCTION

HEMBY RD &
PROVIDENCE RD
PROPERTY

CLASSICA HOMES
PROVIDENCE AND HEMBY RD.
MATHEWS, NC 28104

LANDDESIGN PROJ.# 1018416

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

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

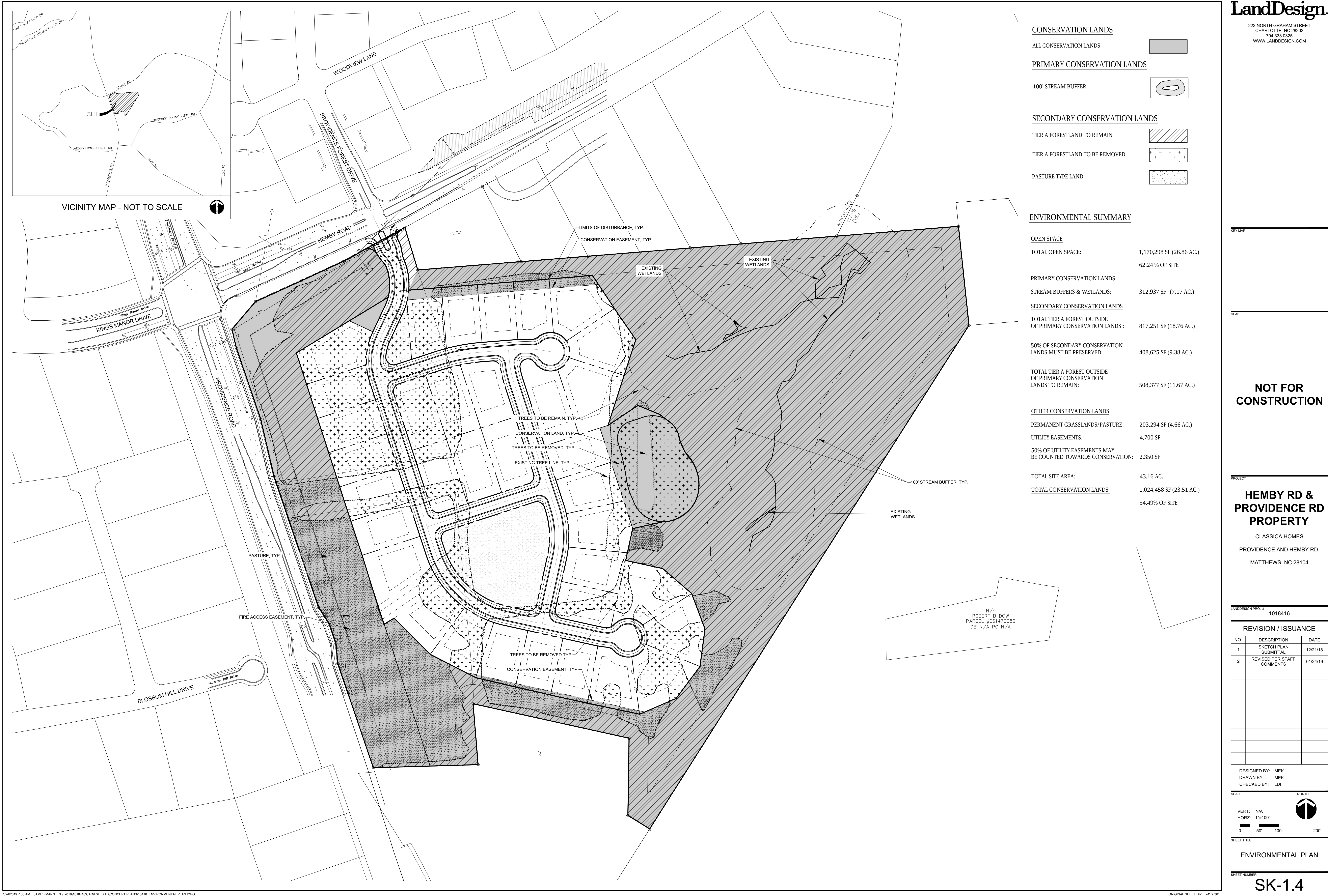
SCALE: NORTH
VERT: N/A
HORZ: 1"=100'
0 50' 100' 200'

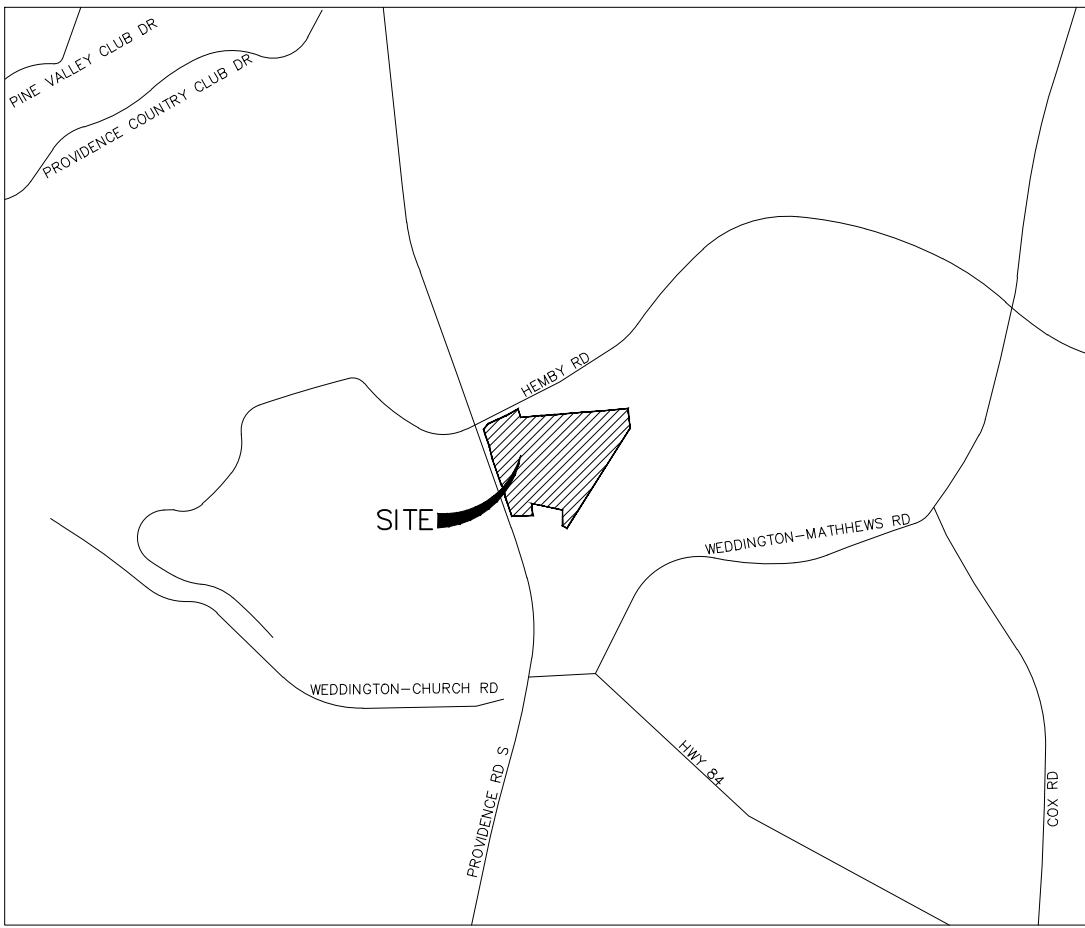
CONSERVATION SITE PLAN

SHEET NUMBER

SK-1.3







VICINITY MAP - NOT TO SCALE



LEGEND

SG = SWEET GUM
P = PINE
DBL = DOUBLE

KEY MAP

SEAL

NOT FOR
CONSTRUCTION

PROJECT

HEMBY RD &
PROVIDENCE RD
PROPERTY

CLASSICA HOMES
PROVIDENCE AND HEMBY RD.
MATTHEWS, NC 28104

LANDDESIGN PROJ.# 1018416

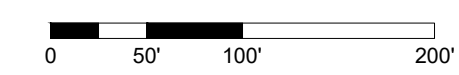
REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	SKETCH PLAN SUBMITTAL	12/21/18
2	REVISED PER STAFF COMMENTS	01/24/19

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

SCALE

VERT: N/A
HORZ: 1"=100'

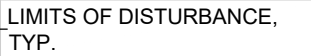
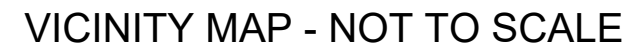


SHEET TITLE

TREE SURVEY

SHEET NUMBER

SK-1.5



KEY MAP

SEAL

**NOT FOR
CONSTRUCTION**

PROJECT

**HEMBY RD &
PROVIDENCE RD
PROPERTY**

CLASSICA HOMES
PROVIDENCE AND HEMBY RD.
MATTHEWS, NC 28104

LANDDESIGN PROJ.# 1018416

REVISION / ISSUANCE

[illegible]

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

SCALE

NORTH

VERT: N/A
HORZ: 1"=100'



A graphic scale bar and north arrow. The scale bar is horizontal, with alternating black and white segments, and is marked with 0, 50', 100', and 200'. Above the scale bar is a north arrow pointing upwards, consisting of a circle with a vertical line and a horizontal line forming a crosshair.

SHEET TITLE

TREE SURVEY WITH
CONSERVATION PLAN

SHEET NUMBER

SK-1.5A

LEGEND

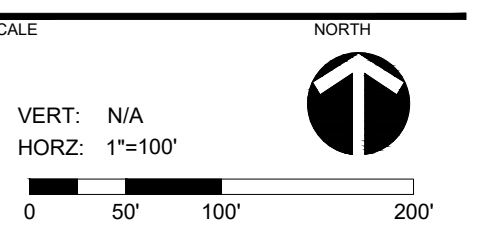
SG = SWEET GUM
P = PINE
DBL = DOUBLE



CLASSICA HOMES
PROVIDENCE AND HEMBY RD.
MATTHEWS, NC 28104

[illegible]

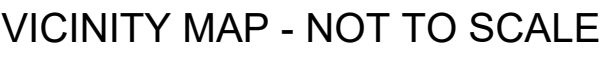
DESIGNED BY: MEK
DRAWN BY: MEK
CHECKED BY: LDI



LOPE ANALYSIS

SHEET NUMBER

SK-1.6



KEY MAP

SEAL

**NOT FOR
CONSTRUCTION**

PROJECT

**HEMBY RD &
PROVIDENCE RD
PROPERTY**

CLASSICA HOMES
PROVIDENCE AND HEMBY RD.
MATTHEWS, NC 28104

LANDDESIGN PROJ# 1018416

REVISION / ISSUANCE

[illegible]

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

SCALE

VERT: N/A
HORZ: 1"=100'

SHEET TITLE

SLOPE ANALYSIS WITH CONSERVATION PLAN

SHEET NUMBER

SK-1.6A



CeB2
(CECIL GRAVELLY SANDY CLAY LOAM)
+/- 29.60 AC (68.58% OF SITE):

CeC2
(CECIL GRAVELLY SANDY CLAY LOAM)
+/- 13.55 AC (31.39% OF SITE)

KEY MAP

SEAL

**NOT FOR
CONSTRUCTION**

PROJECT

**HEMBY RD &
PROVIDENCE RD
PROPERTY**

CLASSICA HOMES
PROVIDENCE AND HEMBY RD.
MATTHEWS, NC 28104

LANDDESIGN PROJ.# 1018416

REVISION / ISSUANCE

[illegible]

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

SCALE

VERT: N/A
HORZ: 1"=100'

0 50' 100' 200'

SOILS MAP

SHEET NUMBER

SK-17

SR-1.7

