

# MCKEE GLEN TOWNHOMES REZONING PETITION

## TOWN OF MATTHEWS MECKLENBURG COUNTY, NC

### PROPERTY OWNERS

PARCEL 227-60-107  
WILLIAM DAVIS CAUTHEN & JUNE BOHELER  
3120 YATES ROAD  
SHELBY, NC 28150

PARCEL 227-60-108  
JAMES CLARKE CAUTHEN & MARTHA ROGERS  
P.O. BOX 2254  
MATTHEWS, NC 28106

### DEVELOPER

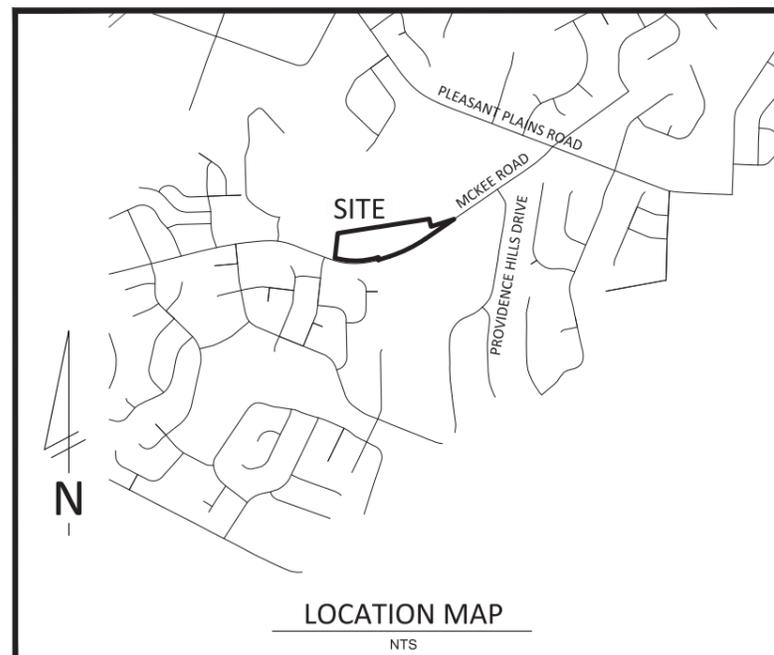
EASTWOOD HOMES  
800 CLANTON ROAD, SUITE V  
CHARLOTTE, NC 28217  
CONTACT: MIKE KEMP  
704-421-6541  
MKEMP@EASTWOODHOMES.COM

### ENGINEER

AMERICAN ENGINEERING ASSOCIATES - SOUTHEAST PA  
8008 CORPORATE CENTER DRIVE, SUITE 110  
CHARLOTTE, NC 28226  
CONTACT: SARA SHIRLEY  
704-375-2438 EXT. 121  
SSHIRLEY@AMERICAN-EA.COM

### SURVEYOR

GEOMATICS CONCEPTS, PLLC  
470 NORTH BROAD STREET, SUITE A  
MOORESVILLE, NC 28115  
CONTACT: JIMMY FAIRES  
704-664-1994  
JIMMY.FAIRES@GEOMATICCONCEPTS.COM



### SHEET INDEX

RZ 1.0	COVER SHEET
RZ 2.0	EXISTING CONDITIONS & TREE SURVEY
RZ 3.0	SITE PLAN
RZ 4.0	CONDITIONS & STREET CROSS-SECTIONS
RZ 5.0	ELEVATIONS
RZ 6.0	COMMUNITY AREA PLAN

### STIPULATION FOR REUSE

THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC SITE, MCKEE GLEN, MATTHEWS, NC. CONTEMPORANEOUSLY WITH ITS ISSUE DATE ON 02/02/18, AND IT IS NOT SUITABLE FOR USE ON A DIFFERENT PROJECT SITE OR AT A LATER TIME. THE USE OF THIS DRAWING FOR REFERENCE OR EXAMPLE ON ANOTHER PROJECT REQUIRES THE SERVICES OF PROPERLY LICENSED ARCHITECTS AND ENGINEERS. REPRODUCTION OF THIS DRAWING FOR REUSE ON ANOTHER PROJECT IS NOT AUTHORIZED AND MAY BE CONTRARY TO THE LAW.

**MCKEE GLEN TOWNHOMES  
EASTWOOD HOMES**  
Town of Matthews, Mecklenburg County  
North Carolina

### MODIFICATION LOG

1	3/29/18	Address Town comments
2	4/24/18	Address Town comments
3	5/2/18	Address Town comments
4	5/30/18	Address Town comments

JOB NUMBER: C170062

CHECKED BY: BF

DRAWN BY: SHS

DATE: 02-02-2018

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

**COVER**

**PRELIMINARY**  
NOT FOR CONSTRUCTION



SHEET: **RZ 1.0**

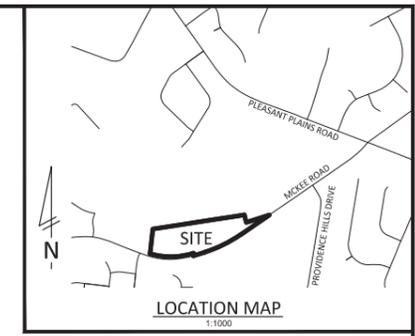
**SURVEYOR'S NOTES**

- 1) BOUNDARY INFORMATION BASED ON DEED BOOK 7148 PAGE 743 AND 746 AND PLAT BOOK 57 PAGE 111 AS RECORDED IN THE MECKLENBURG COUNTY REGISTER OF DEEDS.
- 2) THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.
- 3) ALL DIMENSIONS SHOWN ARE IN US SURVEY FEET AND DECIMALS THEREOF AND ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE INDICATED. AREA BY COORDINATE METHOD.
- 4) POINTS NOT LABELED "FOUND" OR "SET" ARE COMPUTED POINTS ONLY. ALL FOUND CORNERS ARE FLUSH WITH THE GROUND UNLESS OTHERWISE NOTED.
- 5) THIS PROPERTY IS LOCATED WITHIN ZONE "X" ACCORDING TO FLOOD INSURANCE RATE MAP COMMUNITY PANEL 3710448800K, DATED FEBRUARY 19, 2014.
- 6) BASIS OF BEARINGS: NORTH CAROLINA GRID NAD 83/2011.
- 7) 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. GEOMATIC CONCEPTS, PLLC CANNOT ASSUME RESPONSIBILITY FOR MISIDENTIFICATION OR OMISSION OF UNDERGROUND UTILITIES.
- 8) COORDINATE VALUES AS SHOWN HEREON ARE GRID (US SURVEY FOOT) AND BASED ON THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM NAD 83/2011. THE AVERAGE COMBINED FACTOR USED FOR THE PROJECT WAS 0.999845335. COORDINATE VALUES FOR NC65 MONUMENT "PLEASANT" ARE POSTED. SEE BOUNDARY SURVEY FOR GRID TIE INFORMATION.
- 9) THIS PROPERTY MAY BE SUBJECT TO ANY EASEMENTS AND/OR RIGHTS-OF-WAY OF PUBLIC RECORD OR OTHERWISE, PERTAINING TO SURVEYED PARCELS.

CURVE TABLE				
CURVE	RADIUS	ARC	BEARING	CHORD
C1	1650.00'	487.33'	S 63°54'23" W	485.56'
C2	933.58'	9.63'	S 72°39'48" W	9.63'
C3	903.58'	240.29'	S 79°59'10" W	239.59'
C4	903.58'	293.98'	N 83°04'30" W	292.68'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N00°12'00"E	31.46'
L2	N55°26'43"E	9.13'
L3	N34°33'29"W	14.96'
L4	S65°59'56"W	18.36'
L5	S13°37'34"E	9.79'

Area Table		
Tax Parcel:	Area (In Acres)	Owner
227-60-108	4.212 Acres	James Clark & Martha Rogers Cauthen
227-60-107	5.035 Acres	William Davis & June Boheler Cauthen
Total	9.247 Acres	



**STIPULATION FOR REUSE**  
 THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC SITE, MCKEE GLEN, MATTHEWS, NC. CONTINGENT UPON THE PROJECT'S SUCCESS, THIS DRAWING IS NOT TO BE REUSED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF GEOMATIC CONCEPTS, PLLC. ANY REUSE OF THIS DRAWING FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF GEOMATIC CONCEPTS, PLLC IS NOT AUTHORIZED AND MAY BE CONTRARY TO THE LAW.

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 EASTWOOD HOMES**  
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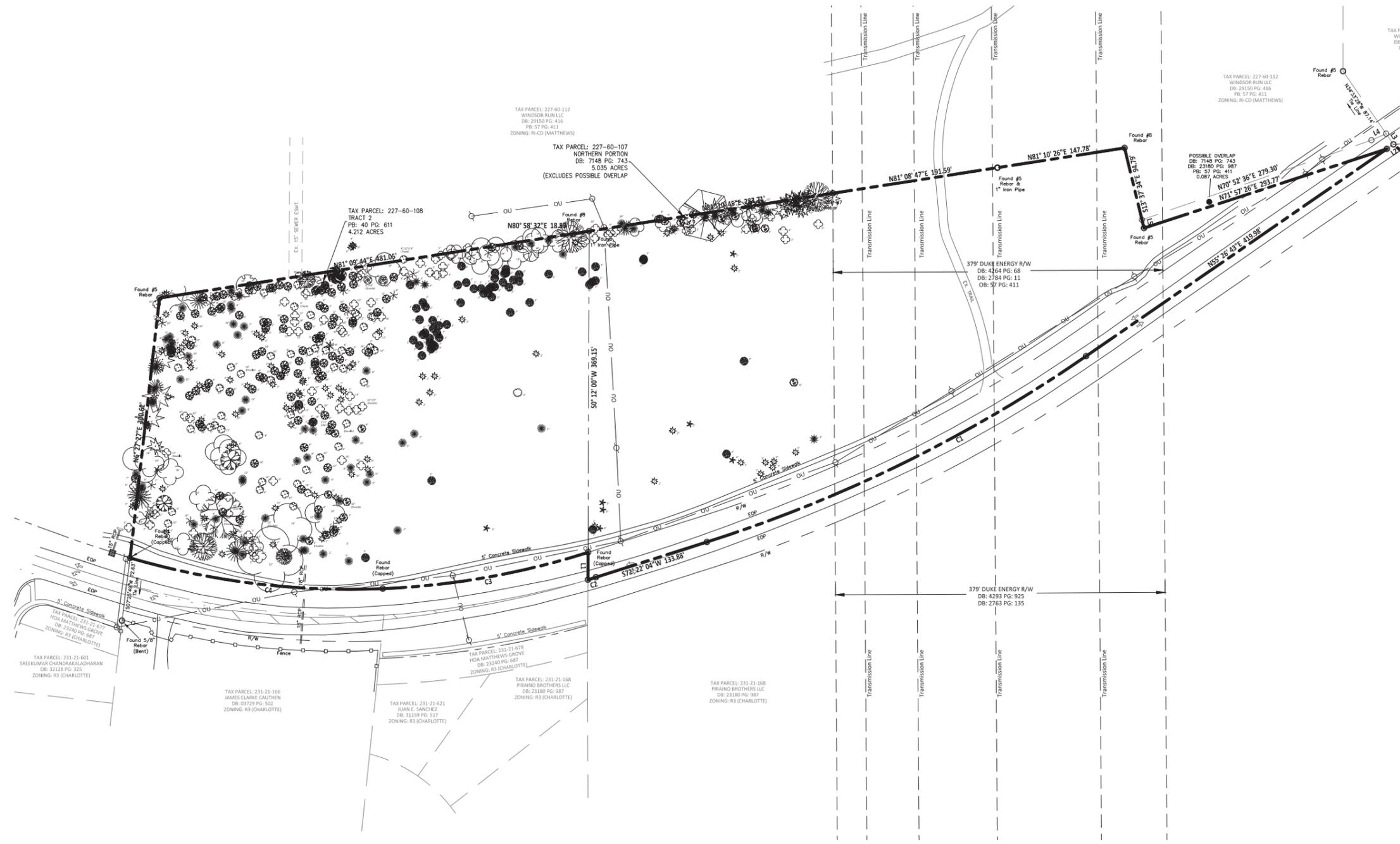
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 DRAWN BY: SHS  
 DATE: 02-02-2018

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

**EXISTING CONDITIONS & TREE SURVEY**

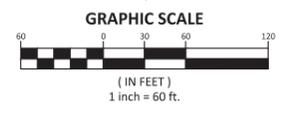
SHEET: **RZ 2.0**

- TREE LEGEND**
- OAK
  - PINE
  - MAPLE
  - CHERRY
  - CEDAR
  - LOCUST
  - HICKORY
  - DOGWOOD
  - ELM
  - GUM
  - PERSIMMON
  - ASH
  - SYCAMORE
  - COTTONWOOD
  - POPLAR
  - PEAR



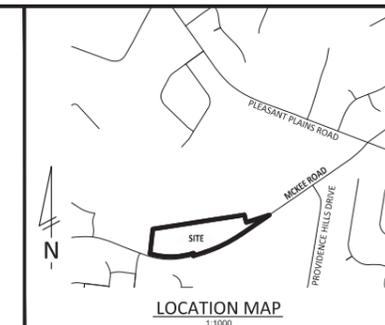
**SURVEY PROVIDED BY:**  
 GEOMATIC CONCEPTS, PLLC  
 NC LICENSE # P-1031  
 470 NORTH BROAD STREET, SUITE A, MOORESVILLE, NC 28115  
 PHONE: 704-664-1994  
 EMAIL: JIMMY.FAIRES@GEOMATICCONCEPTS.COM

**CONTOURS PROVIDED BY:**  
 MECKLENBURG COUNTY GIS



**PRELIMINARY**  
 NOT FOR CONSTRUCTION

\*\*\* 3 Days Before Digging \*\*\*  
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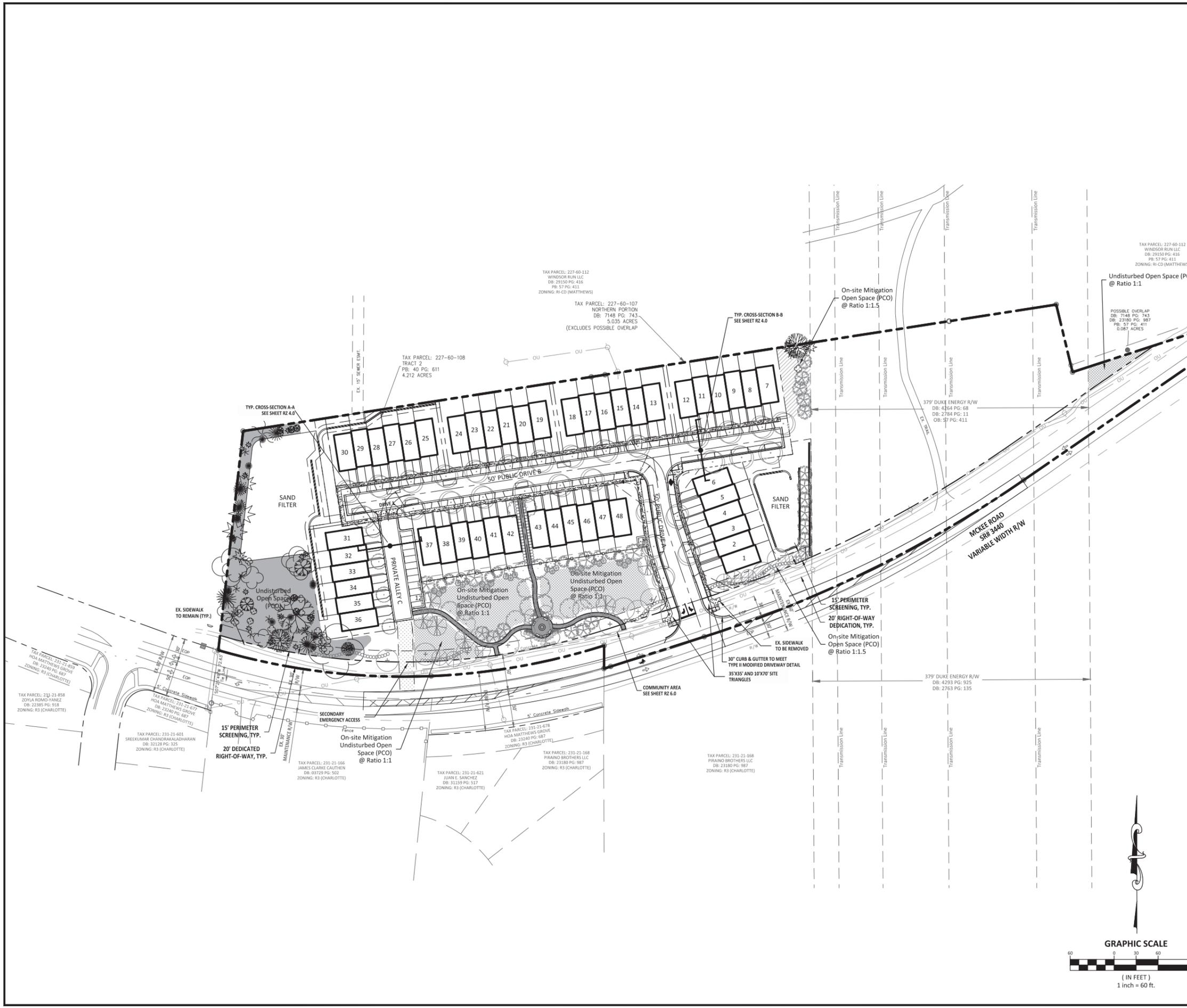
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SITE PLAN

SHEET:  
**RZ 3.0**



**DEVELOPMENT DATA**

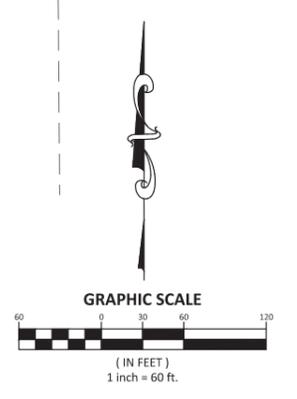
CURRENT ZONING: R-40  
PROPOSED ZONING: R-VS  
ADDRESS: MCKEE ROAD  
TAX ID #: 1) 22760108  
2) 22760107

TOTAL SITE AREA: 9.6 AC  
SITE AREA OUTSIDE OF EASEMENT: 7.0 AC  
PROPOSED UNITS: 48 TOWNHOMES  
TOWNHOME SIZE SHOWN: 22' / 24' x 50'  
STORMWATER AREA: 0.62 AC  
TREE CANOPY REQUIRED ON SITE: 0.768 ACRES (8%)  
EXISTING CANOPY TO REMAIN: 1.44 ACRES (15%)  
OPEN SPACE REQUIRED: 1.31 ACRES  
# ACRES (LANS 50) PER DWELLING UNIT: MINIMUM 4 ACRES  
THE OPEN SPACE REQUIREMENT WILL BE MET VIA FEE-IN-LIEU

NOTE: SCREENING REQUIRED ALONG MCKEE ROAD TO MEET SECTION 155.606.6.A.1 SITE PERIMETER SCREENING OPTION 2

**R-VS DIMENSIONAL STANDARDS**  
BASED ON 155.604.4.B.  
MINIMUM LOT SIZE: 3,000 SF \*  
MINIMUM LOT WIDTH: 30' \*  
MINIMUM FRONT YARD: 20'  
MIN SIDE YARD: 0 FT (INTERIOR)  
8 FT (EXTERIOR)  
10 FT (CORNER LOTS)  
MIN REAR YARD: 20 FT  
ROADS REQUIRED TO BE MINIMUM 50' PUBLIC STREETS \*  
ROADS REQUIRED TO BE MINIMUM 50' PUBLIC STREETS \*  
\*Variances requested as specified in the Flexible Design Standards letter

NOTE: DRIVE 1 IS TO BE TYPE II MODIFIED DRIVEWAY WITH 26" PAVEMENT FROM FACE OF CURB TO FACE OF CURB



**PRELIMINARY**  
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**North Carolina 811**  
\*\*\* 3 Days Before Digging \*\*\*  
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EASTWOOD HOMES - MCKEE ROAD DEVELOPMENT STANDARDS

GENERAL STANDARDS DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THESE DEVELOPMENT STANDARDS AND THE ZONING PLAN SET AS WELL AS THE APPLICABLE PROVISIONS OF THE TOWN OF MATTHEWS UNIFIED DEVELOPMENT ORDINANCE...

THE ULTIMATE LAYOUT, LOCATIONS AND SIZES OF THE SITE ELEMENTS DEPICTED ON THE ZONING PLAN AS WELL AS ANY CONCEPTUAL BUILDING ELEVATIONS AND GRAPHIC REPRESENTATIONS OF THE QUALITY OF THE DEVELOPMENT AND SITE ELEMENTS PROPOSED...

SITE STATISTICS TAX ID(S): 22760108, 22760107 PROPERTY LOCATION: NORTH OF MCKEE ROAD, EAST OF INTERSECTION WITH CARRINGTON FOREST LANE TOTAL ACREAGE: 9.2 AC. (2.3 AC LOCATED WITHIN A DUKE POWER EASEMENT) PROPOSED TOWNHOMES: 48 HOMES EXISTING ZONING: R-20 EXISTING USE: VACANT PROPERTY PROPOSED ZONING: R-VS PROPOSED USE: TOWNHOME NEIGHBORHOOD AS ALLOWED UNDER THE R-VS DISTRICT REGULATIONS

DESIGN INTENT IT IS THE INTENT OF THIS DEVELOPMENT TO PROVIDE A TOWNHOME NEIGHBORHOOD WITH A PEDESTRIAN FOCUSED AND INTIMATE SCALE. INTERNAL STREET NETWORK WILL BE COORDINATED WITH STREETSCAPE ELEMENTS TO FURTHER EMPHASIS A PEDESTRIAN FOCUSED ENVIRONMENT...

- DESIGN GUIDELINES: 1. TOWNHOMES ARE PROPOSED TO BE FRONT-LOADED, WITH PRIVATE REAR YARDS THAT ARE ADJACENT TO OR OPEN TO OPEN SPACE. 2. FOCAL POINT OF NEIGHBORHOOD WILL BE CENTRALLY LOCATED, AND MAY INCLUDE SUCH ELEMENTS AS: • HARDESCAPED GATHERING AREAS • BENCHES • LANDSCAPING WITH DECORATIVE SHRUBS, GRASSES AND PERENNIALS • FOCAL FEATURE SUCH AS, BUT NOT LIMITED TO: A SCULPTURE, FOUNTAIN OR GARDEN SPACE...

ROAD IMPROVEMENTS AS PART OF THIS ZONING, APPLICANT SHALL DEDICATE AND CONVEY TO NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT) (SUBJECT TO A RESERVATION FOR ANY NECESSARY UTILITY EASEMENTS) THOSE PORTIONS OF THE REZONING SITE IMMEDIATELY ADJACENT TO MCKEE ROAD AS REQUIRED TO PROVIDE RIGHT OF WAY MEASURING 50 FEET FROM THE EXISTING CENTERLINE OF MCKEE ROAD...

VEHICULAR ACCESS SHALL BE AS GENERALLY DEPICTED ON THE ZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND CONSTRUCTION PLANS AND DESIGNS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE TOWN OF MATTHEWS AND/OR NCDOT.

ANY PRIVATE ALLEY SHOWN ON PLAN SHALL CONNECT TO PUBLIC ROADS BY TYPE II MODIFIED DRIVEWAYS AS SHOWN IN THE DETAIL BELOW.

APPLICANT AGREES TO GRADE A 5' SHOULDER AT 2% ON THE PROJECT SIDE ALONG MCKEE ROAD'S EXISTING SIDEWALK FOR FUTURE SIDEWALK WIDENING AS MAY BE REQUIRED IN THE FUTURE. CONSTRUCTION TO BE BY OTHERS AND NOT INCLUDED AS PART OF THE SCOPE OF THIS PROJECT.

TREE CANOPY FIFTEEN PERCENT (15%) OF THE EXISTING TREE CANOPY ON-SITE SHALL BE PRESERVED. NOTWITHSTANDING THE FOREGOING, DEAD AND DISEASED TREES MAY BE REMOVED FROM THESE TREE PRESERVATION AREAS. SUPPLEMENTAL TREES AND SHRUBS MAY BE PLANTED IN THESE TREE PRESERVATION AREAS.

ARCHITECTURAL STANDARDS ARCHITECTURAL ELEVATIONS ARE PROVIDED AS PART OF THIS PROJECT. PLEASE SEE SHEET RZ 5.0 FOR EXAMPLE IMAGES.

SIGNAGE ALL SIGNAGE ON SITE SHALL CONFORM TO THE TOWN OF MATTHEWS ZONING ORDINANCE AND ALL OTHER APPLICABLE REGULATIONS.

LIGHTING ALL NEW LIGHTING SHALL CONFORM TO THE TOWN OF MATTHEWS ZONING ORDINANCE.

ENVIRONMENTAL FEATURES THE PROJECT WILL PROVIDE FOR STORM WATER BEST MANAGEMENT PRACTICES (BMPs) DESIGNED TO MEET REGULATORY REQUIREMENTS FOR STORM WATER CAPTURE, TREATMENT, VOLUME ATTENUATION AND DETENTION AS APPLICABLE.

THE PETITIONER RESERVES THE RIGHT TO ADJUST THE NATURAL DRAINAGE BOUNDARIES OF THE SITE AS REQUIRED TO MEET PROGRAM REQUIREMENTS OF THE DEVELOPMENT WHILE MEETING APPLICABLE STORM WATER CONTROLS REGULATIONS AS APPLICABLE. PRE-DEVELOPED RELEASE RATES SHALL BE SET FOR BMP DISCHARGE BASED ON PRE-DEVELOPED NATURAL DRAINAGE PATTERNS.

THE LOCATION, SIZE AND TYPE OF STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE ZONING PLAN IS SUBJECT TO ADJUSTMENT IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AS APPLICABLE.



March 28, 2018 Revised: May 2, 2018 Revised: May 30, 2018

Town of Matthews Planning Department Attn: Kathi Ingrish, AICP 232 Matthews Station Street Matthews, NC 28105

RE: McKee Glen Townhomes Flexible Design Standards

Dear Ms. Ingrish:

Thank you for the opportunity to submit this request for flexible design standards for the McKee Glen Townhomes project in Town of Matthews.

We are proposing to develop a townhome neighborhood on approximately 9 acres on McKee Road. This small neighborhood will focus on a few key tenants:

- 1) Providing each home access to green space through the use of landscaped areas, perimeter screening and/or buffering and sidewalks to connect. 2) Instilling a pedestrian scaled and focused design throughout the neighborhood with street lights, street trees, sidewalks and well-dispersed landscaped areas. 3) supporting the Matthews architectural vernacular through its use of materials traditionally found in Matthews.

According to the Town of Matthews Unified Development Ordinance, we may apply for variations to certain zoning development standards, and certain infrastructure standards. These requests are based on the existing site constraints of our property; it is a small site that is bisected by an existing Duke Power easement, within which very little change is allowed to occur. McKee Road is designated as a future major thoroughfare and with that comes additional right-of-way dedication, which further inhibits the ability to develop this property...

- 1) Lot Area: Minimum lot area required for R-VS zoning is 2,500 sf. We are proposing 2,000 sf to accommodate our proposed townhome, which is a 22' wide x 50' deep interior unit, and a 24' wide x 50' deep exterior unit. The interior lots, which would include at minimum a 20' front yard and a 20' rear yard, would be 2,000 sf. The exterior lots would slightly larger at 2,900 sf.

- 2) Lot Width: The minimum required lot width for the R-VS district is 30'. The proposed townhome we are providing are typical townhome sizes with 22' wide interior units and 24' wide exterior units.

- 3) Street Type: Due to the existing constraints on our project site, and the size of our townhome neighborhood, we are asking to use a combination of public streets and private alleys as specified on the rezoning site plan.

Areas built into our neighborhood which will distinguish it from other neighborhoods are:

- 1) our incorporation of a park-like Community Area, a feature unique to Matthews; this area, while privately owned, is intended to be a landscaped green area with a hardscape focal point for the neighborhood, providing a decorative and natural respite along McKee Road, available for pedestrian passers-by to enjoy, while still maintaining privacy for the residents of McKee Glen. 2) Our Matthews-centric architecture; we are creating a vernacular that will be exclusive to this neighborhood and respectful of the Matthews vernacular, i.e. using a craftsman and farmhouse influence with an emphasis on brick facades.

We thank you for the opportunity to request these flexible design standards.

Please feel free to contact me with any questions or comments -

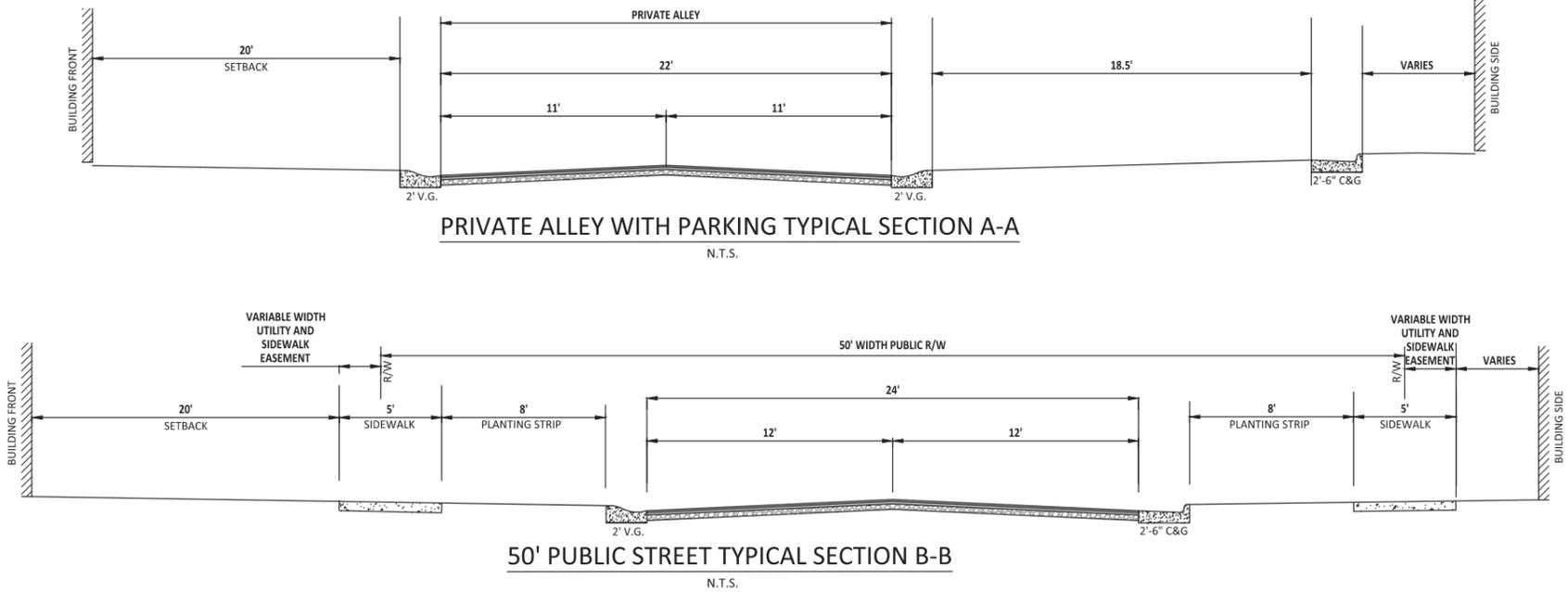
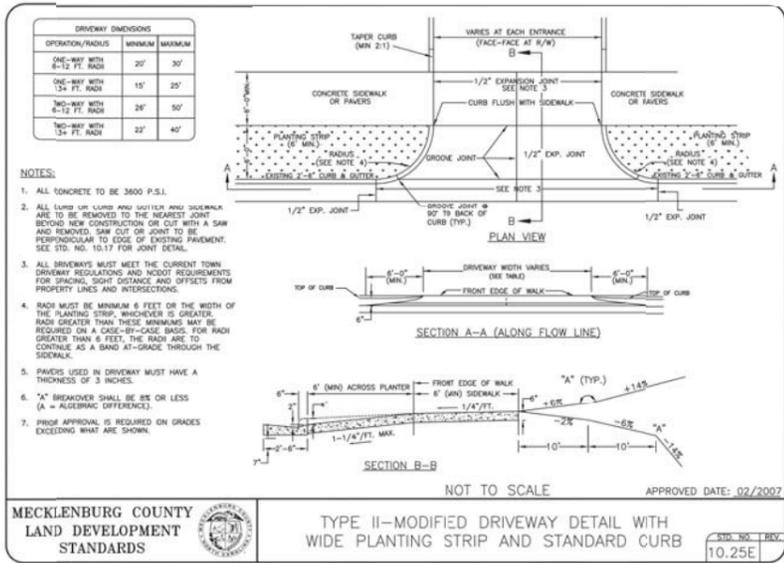
Sincerely, American Engineering Associates - Southeast, PA

Sara Shirley

Sara Shirley, LA Senior Planner sshirley@American-EA.com

American Engineering Associates - Southeast, PA 8008 Corporate Center Drive, Suite 110, Charlotte, NC 28271 • 704-375-2438 • www.American-EA.com

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TYPE II MODIFIED DRIVEWAY ENTRANCE

50' PUBLIC STREET TYPICAL SECTION B-B

McKee Glen Townhomes Flexible Design Standards Request March 28, 2018 Revised: May 2, 2018 Revised: May 30, 2018 Page 2

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MODIFICATION LOG

Table with 4 columns: #, Date, Address, Town comments. Contains 4 entries.

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

CONDITIONS & STREET SECTIONS

PRELIMINARY NOT FOR CONSTRUCTION North Carolina 811 3 Days Before Digging... 811 or 1-800-652-6949 Remote Ticket Entry http://nc811.org/remoteticketentry.htm

SHEET: RZ 4.0



McKee Townhomes - Front Elevations



McKee Townhomes - Side Elevations



McKee Townhomes - Rear Elevations



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**BUILDING MATERIAL COMMITMENTS:**

- HARDIEPANEL BOARDS
- HARDIESHINGLE SIDING
- HARDIEPLANK COLOR PLUS
- TRIANGLE OVERSIZED BRICK
- STANDING SEAM METAL ROOF
- ARCHITECTURAL SHINGLES

NOTE: PORCHES TO BE A MINIMUM OF 6' DEEP

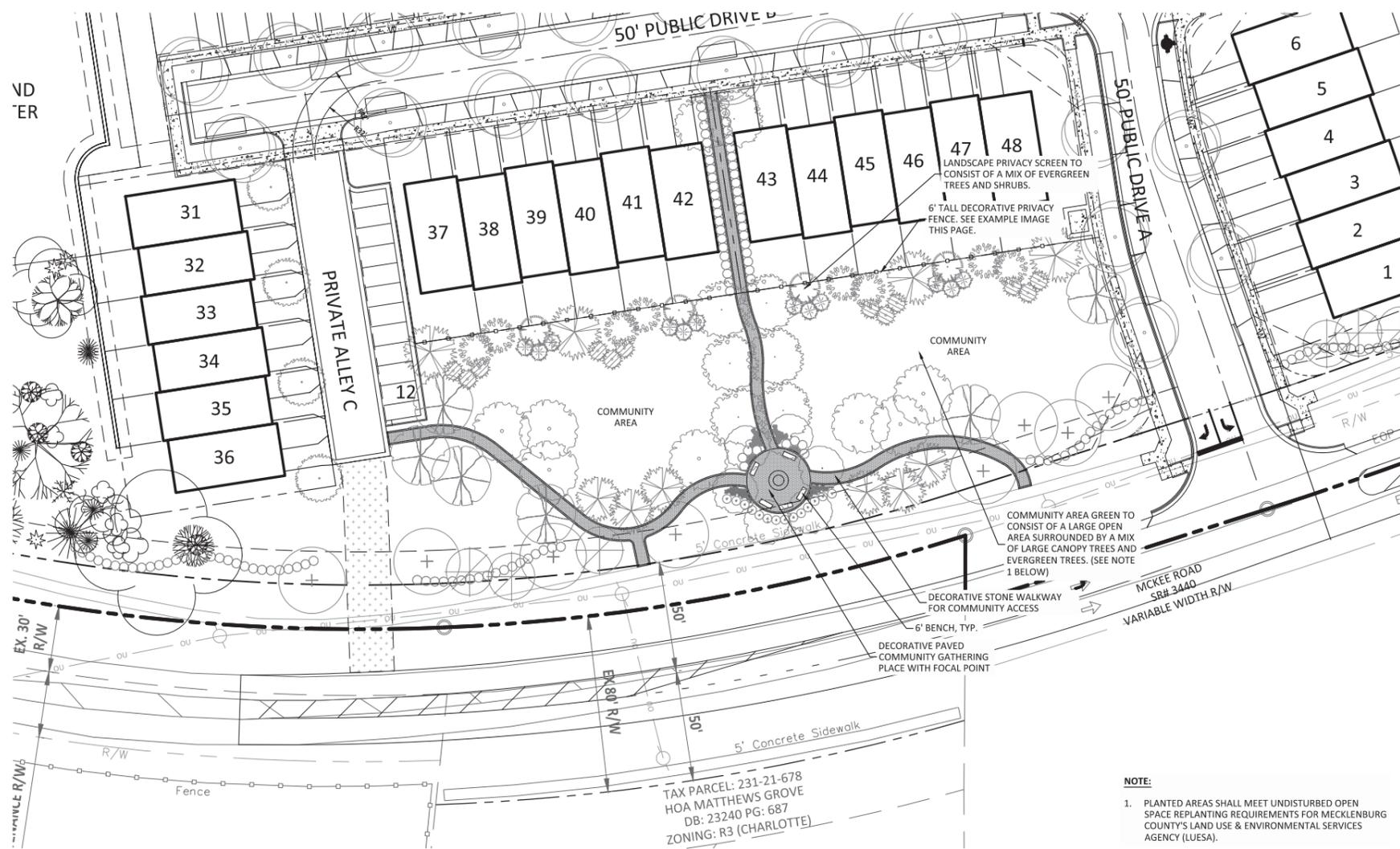
**COLOR PALETTES:**



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ELEVATIONS

SHEET: **RZ.5.0**



**PROPOSED COMMUNITY AREA VIEW FROM MCKEE ROAD**

Note: Image is conceptual in nature and meant to convey density and general placement of landscape. Subject to change based on Town and County approval.



**EXAMPLE PRIVACY FENCE**

Note: Image is conceptual in nature and subject to change based on Town and County approval.

**NOTE:**  
1. PLANTED AREAS SHALL MEET UNDISTURBED OPEN SPACE REPLANTING REQUIREMENTS FOR MECKLENBURG COUNTY'S LAND USE & ENVIRONMENTAL SERVICES AGENCY (LUESA).

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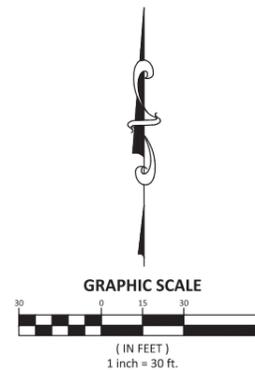
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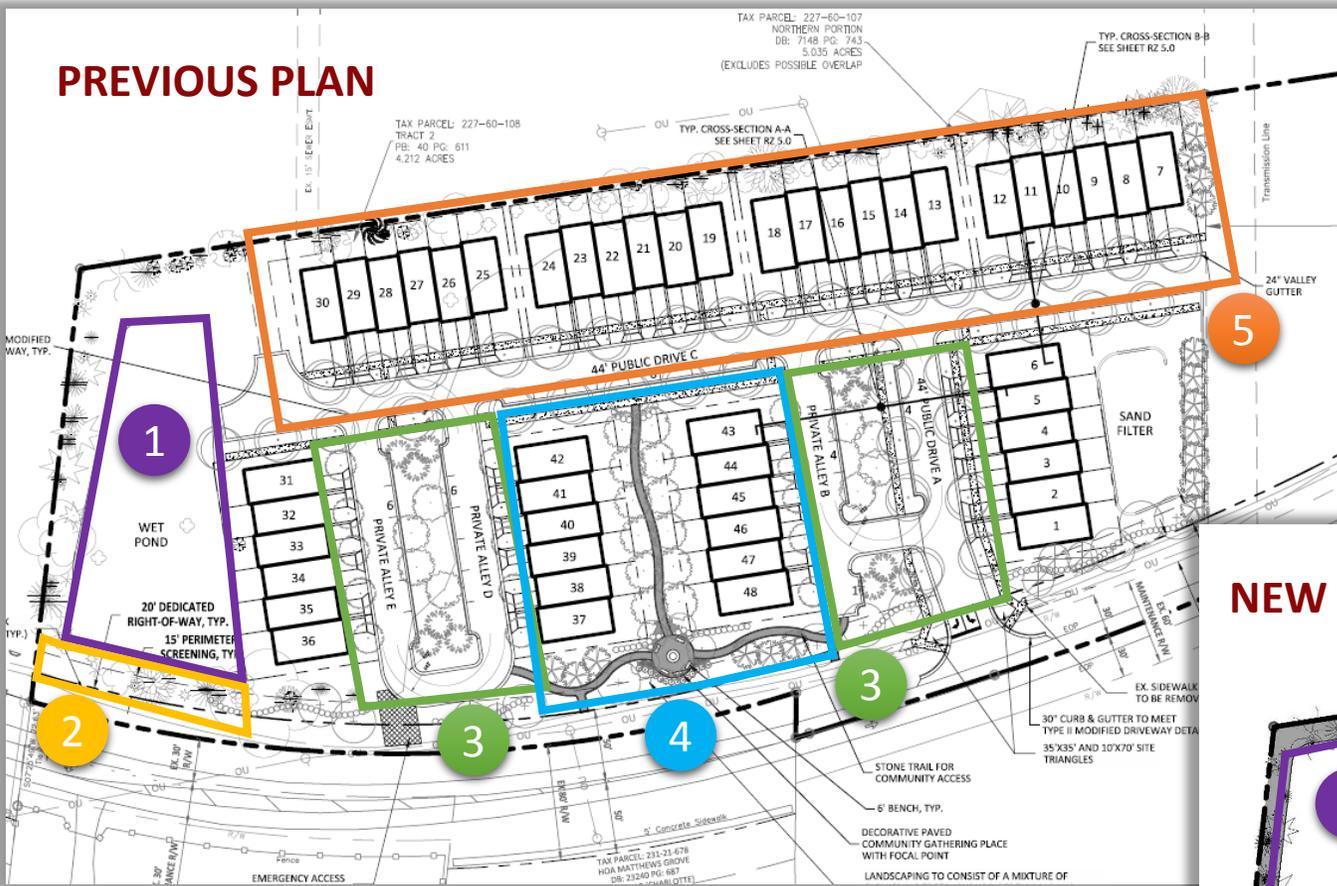
**COMMUNITY AREA PLAN**

SHEET: **RZ 6.0**



**PRELIMINARY**  
NOT FOR CONSTRUCTION

# PREVIOUS PLAN



- Two Townhome Buildings Reoriented
- Creates more Open Space

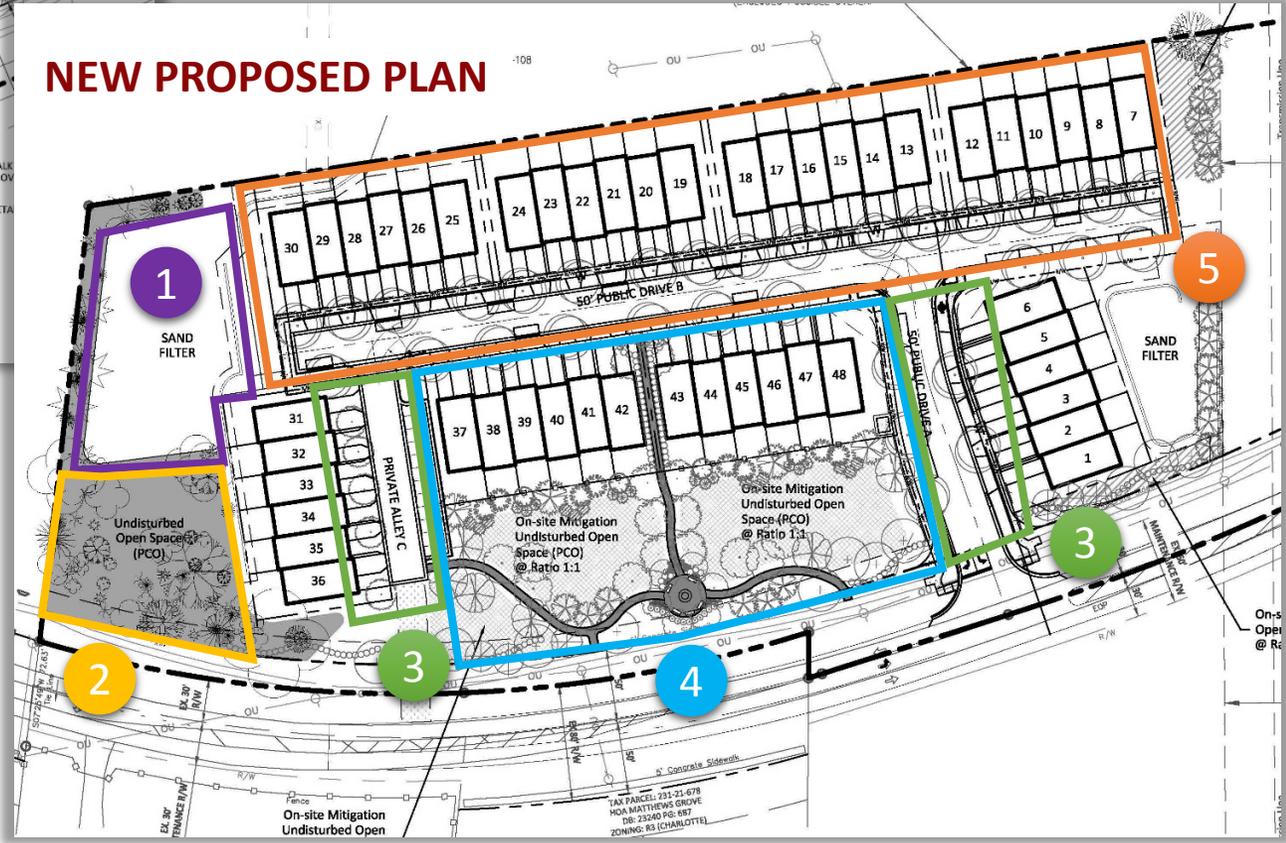
- Proposed: 50' Row with 8' Landscape Strips
- Shortened Road to meet County Fire Standards

- Wet Pond replaced by Sand Filter
- Smaller Area impacted
- Grass Cover improves safety and green space

- Increased Tree Save Area
- 8% Required
- 15% Preserved as per Town comments

- Private Alleys have been Reduced
- Majority of Homes Facing Public Streets
- Needed to gain additional open space for PCO compliance

# NEW PROPOSED PLAN



- Two Townhome Buildings Reoriented
- Creates more Open Space

- Proposed: 50' Row with 8' Landscape Strips
- Shortened Road to meet County Fire Standards

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- Smaller Area impacted
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