December 22, 2020

Town of Matthews Department of Planning and Development
Jay Camp, Planning Director
232 Matthews Station St.
Matthews, NC 28105

Re: Matthews-Mint Hill Road Rezoning

Mr. Camp,

On behalf of TBC Development, LLC., please find the following response to staff comments:

**Planning Comments**

1. Serve townhomes with an alley instead of driveways or combine driveways.
   
   *Response: After discussion with staff, front load townhomes in order to maintain usable backyards.*

2. Widen existing Matthews-Mint Hill sidewalk to 10 feet with 8-foot planting strip.
   
   *Response: Acknowledged and added to plan.*

3. PCO concept plan approval.
   
   *Response: Acknowledged, concept plan being prepared for submittal.*

4. Consider increasing buffers by 5 feet to use existing vegetation.
   
   *Response: Acknowledged and added to plan to show 20 foot buffers.*

5. Can trees be selectively saved along the road frontage?
   
   *Response: Acknowledged, efforts shall be made to preserve existing tree canopy along Matthews-Mint Hill Road frontage.*

6. Trail should loop or connect to sidewalk.
   
   *Response: Acknowledged and added to plan.*

7. TIA not yet review, expect further comments.
   
   *Response: Acknowledged*
MATTHEWS-MINT HILL ROAD SITE

LOCATED IN
TOWN OF MATTHEWS, NORTH CAROLINA

PARKING
LOCATION: TOWN OF MATTHEWS, NC

OPEN SPACE:

TREE SAVE:

TOTAL POTENTIAL UNITS: +/- 62 UNITS

ZONING:
TOTAL ACREAGE: +/- 9.43 ACRES (PER SURVEY)

ESPA Associates is not responsible for plan deficiencies created by incorrect, incomplete, missing or outdated information derived from public sources such as GIS, Planning and Zoning departments.

Stream/Wetland information is based on preliminary information titled "Preliminary Wetland Evaluation" prepared by Tamp Bandy.

No floodplain located on site.

Floodplain Information

General Notes

Access Points/Driveways/Streets

OBJECTS

PROPERTY

OWNERS

Adjacent

INTERSECTIONS

P.O. BOX

PLOT

PROJECT MANAGER

DRAWN BY

ENGINEERING FIRM

CONTACT

DESIGNED BY

ORIGINAL DATE:

REVIEW AGENCY:

DEVELOPMENT DEPARTMENT

ADDRESS: 3475 LAKEMONT BLVD.
MATTHEWS, NC 28105

PHONE: (803) 835-0908
EMAIL: MLEVESQUE@ESPASSOCIATES.COM

ADDRESS: 232 MATTHEWS STATION ST.
FORT MILL, SC  29708

ADDRESS: 1240 WINNOWING WAY, SUITE 102
MT. PLEASANT, SC 29466

PHONE: (704) 847-4411

ENGINEERING FIRM:

ESP Associates, Inc.

P.O. BOX 7030
Charlotte, NC 28241

WWW.ESPASSOCIATES.COM

PROJECT NUMBER:

COVER SHEET (1 OF 3)

CONDITIONAL REZONING PLAN

COVER SHEET 10/28/2020

INDEX OF SHEETS

1 OF 3 CONDITIONAL REZONING PLAN - COVER SHEET

10/28/2020
CONCRETE

TYPICAL TOWNHOME DETAIL

F: 20’ from Back of Sidewalk

TYPICAL DETACHED DETAIL

F: 20’ from Back of Sidewalk

TYPICAL ALLEY DETAIL

50’ PCCO Stream Buffer Detail

NOTES:

1. Curb and Gutter Streets may use Valley Gutter or Regular Concrete Curb and Gutter

2. Drainage Ditch on South side of roadway to be covered with a 12” roadbed of 95% gravel and 5% aggregate

3. The Drain for Pedestrians shall be 2’ wide at the curb centerline.

4. The roadway is designed using the AASHTO Design Procedure for roadway and curb.

5. The curb and gutter design shall be based on the 2% rise per foot.

6. PARKING DESIGN shall be according to AASHTO Design Procedure for roadway and curb.
MATTENHEWS-MINT HILL ROAD SITE
LOCATED IN
TOWN OF MATTHEWS, NORTH CAROLINA

SITE DATA:

Tree Save:

*NOTE: BASED ON TOTAL ACREAGE (+/- 9.43 ACRES). OPEN SPACE INCLUDES ANY PORTION OF THE DEVELOPMENT NOT COVERED BY BUILDINGS.

TOTAL POTENTIAL UNITS: +/- 62 UNITS

ZONING:

TOTAL ACREAGE: +/- 9.43 ACRES (PER SURVEY)

PROPOSED: R-12 MF CD

EXISTING: R-12

REQUIRED: 1.42 ACRES (15% OF EXISTING TREE CANOPY)

REQUIRED: +/- 2.83 ACRES (30%)

REQUIRED: +/- 4.72 ACRES (50%)*

ON-STREET: +/- 14

PROVIDED: +/- 4.72 ACRES (50%)*

DRIVE: +/- 36 (1/UNIT)

GARAGE: +/- 36 (1/UNIT)

TOWNHOME: +/- 72

22'X60' DUETS: +/- 24 UNITS (39%)

DRIVE: +/- 48 (2/UNIT)

GARAGE: +/- 48 (2/UNIT)

DRIVE: +/- 4 (2/UNIT)

1. Proposed project site entrance locations are considered preliminary in nature and need to be verified for adequate sight location of these areas will change as the client finalizes decisions regarding final layout, product allocation, and as other proposed Potential Stormwater Quality Areas.

Stream/Wetland Information:

No floodplain located on site.

Floodplain Information:

Access Points/Driveways/Streets:

Public Information:

derived from public sources such as GIS, Planning and Zoning departments.

Floodplain Information:

open space:

index of sheets:

1 OF 3 CONDITIONAL REZONING PLAN - COVER SHEET 10/28/2020

1 OF 3 CONDITIONAL REZONING PLAN - TECHNICAL DATA SHEET 10/28/2020

1 OF 3 ILLUSTRATIVE SITE PLAN 10/28/2020
1. GENERAL PROVISIONS

A. This Development Standards Manual shall be a part of the Zoning Plan and shall apply to all construction and development of the Site.

B. The development and use of the Site shall be subject to the Zoning Plan, this Development Standards Manual and the applicable provisions of the Town of Matthews Unified Development Ordinance (the "Ordinanceendl. The development and use of the Site shall be subject to the Zoning Plan, this Development Standards Manual and the applicable provisions of the Town of Matthews Unified Development Ordinance (the "Ordinance"), the regulations set forth on this Rezoning Plan and the Development Standards, provided, however, that any such alterations and modifications shall not exceed the total allowed units and change the overall design intent depicted on the Rezoning Plan.

2. DEVELOPMENT STANDARDS

A. Development of any kind shall comply with the requirements set forth in this chapter and with the requirements of the Ordinance. In no event shall the development and use of the Site exceed the requirements of the Ordinance.

B. The development of the Site shall be designed and constructed in accordance with the requirements of the Town of Matthews and Mecklenburg County with respect to erosion control and site grading.

3. Site Development Data

A. The development and uses depicted on the Rezoning Plan are schematic in nature and are intended to depict the general layout of the Site as a whole. The details of construction and design shall be consistent with the requirements of the Ordinance.

B. The development of the Site shall be designed and constructed in accordance with the requirements of the Town of Matthews and Mecklenburg County with respect to erosion control and site grading.

C. The development and uses depicted on the Rezoning Plan are schematic in nature and are intended to depict the general layout of the Site as a whole. The details of construction and design shall be consistent with the requirements of the Ordinance.

4. SITE DEVELOPMENT

A. The development of the Site shall be designed and constructed in accordance with the requirements of the Town of Matthews and Mecklenburg County with respect to erosion control and site grading.

B. The development of the Site shall be designed and constructed in accordance with the requirements of the Town of Matthews and Mecklenburg County with respect to erosion control and site grading.

5. GENERAL GUIDELINES

A. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Application filed by Tony Berry Company for an approximately 9.43 acre site located on the east side of Matthews-Mint Hill Road.

B. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Application filed by Tony Berry Company for an approximately 9.43 acre site located on the east side of Matthews-Mint Hill Road.

C. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Application filed by Tony Berry Company for an approximately 9.43 acre site located on the east side of Matthews-Mint Hill Road.

6. ARCHITECTURAL STANDARDS

A. All signs installed on the Site shall comply with the requirements of the Ordinance.

B. The development of the Site shall be designed and constructed in accordance with the requirements of the Town of Matthews and Mecklenburg County with respect to erosion control and site grading.

C. The development of the Site shall be designed and constructed in accordance with the requirements of the Town of Matthews and Mecklenburg County with respect to erosion control and site grading.

D. The development of the Site shall be designed and constructed in accordance with the requirements of the Town of Matthews and Mecklenburg County with respect to erosion control and site grading.

E. The development of the Site shall be designed and constructed in accordance with the requirements of the Town of Matthews and Mecklenburg County with respect to erosion control and site grading.

7. TREE PRESERVATION AND LANDSCAPING

A. Vehicular access shall be as generally depicted on the Rezoning Plan. The placement and configuration of the driveways and streets shall be consistent with the requirements of the Ordinance.

B. The development of the Site shall be designed and constructed in accordance with the requirements of the Town of Matthews and Mecklenburg County with respect to erosion control and site grading.

C. The development of the Site shall be designed and constructed in accordance with the requirements of the Town of Matthews and Mecklenburg County with respect to erosion control and site grading.

D. The development of the Site shall be designed and constructed in accordance with the requirements of the Town of Matthews and Mecklenburg County with respect to erosion control and site grading.

E. The development of the Site shall be designed and constructed in accordance with the requirements of the Town of Matthews and Mecklenburg County with respect to erosion control and site grading.

F. The development of the Site shall be designed and constructed in accordance with the requirements of the Town of Matthews and Mecklenburg County with respect to erosion control and site grading.

8. SIGNS

A. The site with conditions shall be consistent with the requirements of the Ordinance.

B. The development of the Site shall be designed and constructed in accordance with the requirements of the Town of Matthews and Mecklenburg County with respect to erosion control and site grading.

C. The development of the Site shall be designed and constructed in accordance with the requirements of the Town of Matthews and Mecklenburg County with respect to erosion control and site grading.

D. The development of the Site shall be designed and constructed in accordance with the requirements of the Town of Matthews and Mecklenburg County with respect to erosion control and site grading.

E. The development of the Site shall be designed and constructed in accordance with the requirements of the Town of Matthews and Mecklenburg County with respect to erosion control and site grading.

9. PLANNED UNIT DEVELOPMENT (PUD)

A. Vehicular access shall be as generally depicted on the Rezoning Plan. The placement and configuration of the driveways and streets shall be consistent with the requirements of the Ordinance.

B. The development of the Site shall be designed and constructed in accordance with the requirements of the Town of Matthews and Mecklenburg County with respect to erosion control and site grading.

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F. The development of the Site shall be designed and constructed in accordance with the requirements of the Town of Matthews and Mecklenburg County with respect to erosion control and site grading.

10. BINDING EFFECT OF THE REZONING APPLICATION

A. Generally...

B. Generally...

C. Generally...

D. Generally...

E. Generally...

F. Generally...

11. DEVELOPMENT NOTES

A. All signs installed on the Site shall comply with the requirements of the Ordinance.

B. The development of the Site shall be designed and constructed in accordance with the requirements of the Town of Matthews and Mecklenburg County with respect to erosion control and site grading.

C. The development of the Site shall be designed and constructed in accordance with the requirements of the Town of Matthews and Mecklenburg County with respect to erosion control and site grading.

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**TREES SURVEY**

AT PROPERTY KNOWN AS
# 2026 MATTHEWS-MINT HILL ROAD
TAX # 215-102-01 DB 09583 PG 901
TOWN OF MATTHEWS, Mecklenburg County, NC
FOR SCHOOLS BUILDERS

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**Sheet 3 of 4**
**Tree Survey**

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<td>4&quot;</td>
</tr>
<tr>
<td>5533</td>
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<td>4&quot;</td>
<td>5534</td>
<td>SWEET GUM</td>
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</tr>
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<td>5535</td>
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<td>5&quot;</td>
<td>5536</td>
<td>SWEET GUM</td>
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</tr>
<tr>
<td>5537</td>
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<td>6&quot;</td>
<td>5538</td>
<td>SWEET GUM</td>
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</tr>
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<td>5539</td>
<td>SWEET GUM</td>
<td>5&quot;</td>
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<td>SWEET GUM</td>
<td>5&quot;</td>
</tr>
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<td>5541</td>
<td>SWEET GUM</td>
<td>5&quot;</td>
<td>5542</td>
<td>SWEET GUM</td>
<td>5&quot;</td>
</tr>
<tr>
<td>5543</td>
<td>PRE</td>
<td>5&quot;</td>
<td>5544</td>
<td>SWEET GUM</td>
<td>5&quot;</td>
</tr>
<tr>
<td>5545</td>
<td>TECAN</td>
<td>4&quot;</td>
<td>5546</td>
<td>BLACK WALNUT</td>
<td>3&quot;</td>
</tr>
<tr>
<td>5547</td>
<td>SWEET GUM</td>
<td>5&quot;</td>
<td>5548</td>
<td>PRE</td>
<td>5&quot;</td>
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<tr>
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<td>5550</td>
<td>TECAN</td>
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</tr>
<tr>
<td>5551</td>
<td>TECAN</td>
<td>5&quot;</td>
<td>5552</td>
<td>SWEET GUM</td>
<td>6&quot;</td>
</tr>
<tr>
<td>5553</td>
<td>SWEET GUM</td>
<td>6&quot;</td>
<td>5554</td>
<td>PRE</td>
<td>5&quot;</td>
</tr>
<tr>
<td>5555</td>
<td>SWEET GUM</td>
<td>5&quot;</td>
<td>5556</td>
<td>SWEET GUM</td>
<td>5&quot;</td>
</tr>
</tbody>
</table>

**Vicinity Map**
### Stream Reach Evaluation Form

**Date:** 4/25/19  
**Evaluator:** Megan Jolley  
**Easting:** 875.121  
**Northing:** 480.4883

**Project:** Harley Park, Matthews - Mint Hill

**Total Points:** Stream is at least intermittent if ≥ 19 or perennial if ≥ 30* (right-click the purple number and left-click Update Field to summarize points)

<table>
<thead>
<tr>
<th>A. Geomorphology</th>
<th>Absent</th>
<th>Weak</th>
<th>Moderate</th>
<th>Strong</th>
<th>SCORE</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Continuity of channel bed and bank</td>
<td>0</td>
<td>1</td>
<td>2</td>
<td>3</td>
<td>2</td>
</tr>
<tr>
<td>2. Sinuosity of channel along thalweg</td>
<td>0</td>
<td>1</td>
<td>2</td>
<td>3</td>
<td>2</td>
</tr>
<tr>
<td>3. In-channel structure: riffle- / step- pool sequence</td>
<td>0</td>
<td>1</td>
<td>2</td>
<td>3</td>
<td>1</td>
</tr>
<tr>
<td>4. Particle size of stream substrate</td>
<td>0</td>
<td>1</td>
<td>2</td>
<td>3</td>
<td>1</td>
</tr>
<tr>
<td>5. Active/relic floodplain</td>
<td>0</td>
<td>1</td>
<td>2</td>
<td>3</td>
<td>1</td>
</tr>
<tr>
<td>6. Depositional bars or benches</td>
<td>0</td>
<td>1</td>
<td>2</td>
<td>3</td>
<td>0</td>
</tr>
<tr>
<td>7. Recent alluvial deposits</td>
<td>0</td>
<td>1</td>
<td>2</td>
<td>3</td>
<td>0</td>
</tr>
<tr>
<td>8. Headcuts</td>
<td>0</td>
<td>0.5</td>
<td>1</td>
<td>1.5</td>
<td>0</td>
</tr>
<tr>
<td>9. Grade controls</td>
<td>0</td>
<td>0.5</td>
<td>1</td>
<td>1.5</td>
<td>0</td>
</tr>
<tr>
<td>10. Natural valley</td>
<td>0</td>
<td>0.5</td>
<td>1</td>
<td>1.5</td>
<td>0</td>
</tr>
<tr>
<td>11. Second or greater order channel</td>
<td>No = 0</td>
<td>Yes = 3</td>
<td>0</td>
<td>0</td>
<td></td>
</tr>
</tbody>
</table>

* Man-made ditches are not rated: see discussion in NCDWQ Manual

**Geomorphology Subtotal** 12

<table>
<thead>
<tr>
<th>B. Hydrology</th>
<th>Absent</th>
<th>Weak</th>
<th>Moderate</th>
<th>Strong</th>
<th>SCORE</th>
</tr>
</thead>
<tbody>
<tr>
<td>12. Presence of Baseflow</td>
<td>0</td>
<td>1</td>
<td>2</td>
<td>3</td>
<td>1</td>
</tr>
<tr>
<td>13. Iron Oxidizing Bacteria</td>
<td>0</td>
<td>1</td>
<td>2</td>
<td>3</td>
<td>0</td>
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<tr>
<td>14. Leaf litter</td>
<td>0</td>
<td>1</td>
<td>2</td>
<td>3</td>
<td>0</td>
</tr>
<tr>
<td>15. Sediment on plants or debris</td>
<td>0</td>
<td>0.5</td>
<td>1</td>
<td>1.5</td>
<td>0.5</td>
</tr>
<tr>
<td>16. Organic debris lines or piles (Wrack lines)</td>
<td>0</td>
<td>0.5</td>
<td>1</td>
<td>1.5</td>
<td>0.5</td>
</tr>
<tr>
<td>17. Soil-based Evidence of high water table?</td>
<td>No = 0</td>
<td>Yes = 3</td>
<td>0</td>
<td>0</td>
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</tr>
</tbody>
</table>

**Hydrology Subtotal** 7

<table>
<thead>
<tr>
<th>C. Biology</th>
<th>Absent</th>
<th>Weak</th>
<th>Moderate</th>
<th>Strong</th>
<th>SCORE</th>
</tr>
</thead>
<tbody>
<tr>
<td>18. Fibrous roots in streambed</td>
<td>0</td>
<td>1</td>
<td>2</td>
<td>3</td>
<td>0</td>
</tr>
<tr>
<td>19. Rooted upland plants in streambed</td>
<td>0</td>
<td>1</td>
<td>2</td>
<td>3</td>
<td>0</td>
</tr>
<tr>
<td>20. Macrobenthos (note diversity and abundance)</td>
<td>0</td>
<td>1</td>
<td>2</td>
<td>3</td>
<td>0</td>
</tr>
<tr>
<td>21. Aquatic Mollusks</td>
<td>0</td>
<td>1</td>
<td>2</td>
<td>3</td>
<td>0</td>
</tr>
<tr>
<td>22. Fish</td>
<td>0</td>
<td>0.5</td>
<td>1</td>
<td>1.5</td>
<td>0</td>
</tr>
<tr>
<td>23. Crayfish</td>
<td>0</td>
<td>0.5</td>
<td>1</td>
<td>1.5</td>
<td>0</td>
</tr>
<tr>
<td>24. Amphibians</td>
<td>0</td>
<td>0.5</td>
<td>1</td>
<td>1.5</td>
<td>0</td>
</tr>
<tr>
<td>25. Algae</td>
<td>0</td>
<td>0.5</td>
<td>1</td>
<td>1.5</td>
<td>0</td>
</tr>
<tr>
<td>26. Wetland plants in streambed</td>
<td>None</td>
<td>FACW = 0.75, OBL = 1.5</td>
<td>Others = 0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

**Biology Subtotal** 7

* perennial streams may also be identified using other methods. See page 35 of NCDWQ manual.

**Form #PCO39**

Notes:

I certify that this evaluation conforms to the latest version of the NCDWQ document entitled Methodology for Identification of Intermittent and Perennial Streams and their Origins.

Signature of Certified Evaluator (version 4.11)
Figure 2: Approximate Depiction of Aquatic Resources

Owner / Developer: SINACORI BUILDERS
City / Town: Matthews
County: Mecklenburg
State: NC
Coordinates (Lat/Long): 35.1219, -80.6892
AID / CRM: unknown / tbd

Project Name: 2026 MATTHEWS-MINT HILL RD
Project PIN(s): 21510201
Scale: 1 inch = 150 feet
Date: 02-16-19

Marginal Uplands - Areas with marginal hydric soils, wetland hydrology, and predominantly upland/wetland vegetation.

~35 linear feet intermittent Stream (Jurisdictional Waters of the US)

~1.1 acre Wetlands (Jurisdictional Waters of the US)

~575 linear feet intermittent Stream (Jurisdictional Waters of the US)

*Wetland Sketch provided for illustrative purposes for preliminary planning use only. Not intended to be relied upon for exact location, dimensions, or orientation. All findings and assessments made by wetland consultants regarding limits of jurisdiction or permitting requirements are subject to verification by the US Army Corps of Engineers and other appropriate state and local authorities.