

**NOTICE TO INTERESTED PARTIES  
OF COMMUNITY MEETING**

**Subject:** Community Meeting -- **Rezoning Application No. 2017-661** filed by Land Investment Resources, LLC to request the rezoning of an approximately 13.11 acre site located on the west side of Idlewild Road, just north of the intersection of Idlewild Road and Kale Lane, from the R-15 zoning district to the R-VS zoning district

**Date and Time of Meeting:** Wednesday, May 17, 2017 at 6:30 p.m.

**Place of Meeting:** New Beginnings Community Life Center  
5232 Margaret Wallace Road  
Mint Hill, NC  
**(Turn onto Bobby Lane to Access the Parking Lot)**

We are assisting Land Investment Resources, LLC (the "Applicant") in connection with a Rezoning Application it has filed with the Town of Matthews requesting the rezoning of an approximately 13.11 acre site located on the west side of Idlewild Road, just north of the intersection of Idlewild Road and Kale Lane, from the R-15 zoning district to the R-VS zoning district. The purpose of this rezoning request is to accommodate the development of a residential community on the site that would contain a maximum of 29 single family detached homes.

The Applicant will hold a Community Meeting prior to the Public Hearing on this Rezoning Application for the purpose of discussing this rezoning proposal with nearby property owners. The Mecklenburg County Tax Records indicate that you are an owner of property that is located near the site.

**Accordingly, on behalf of the Applicant, we give you notice that representatives of the Applicant will hold a Community Meeting regarding this rezoning request on Wednesday, May 17, 2017 at 6:30 p.m. at New Beginnings Community Life Center located at 5232 Margaret Wallace Road in Mint Hill.** Representatives of the Applicant look forward to sharing this rezoning proposal with you and to answering your questions.

In the meantime, should you have any questions or comments, please call John Carmichael at (704) 377-8341.

Robinson, Bradshaw & Hinson, P.A.

cc: Mr. Jay Camp, Town of Matthews (via email)  
Mr. Phil Hayes (via email)

Date Mailed: May 5, 2017

COMMUNITY MEETING REPORT  
**Applicant: Land Investment Resources, LLC**  
Rezoning Application No. 2017-661

This Community Meeting Report is being filed with the Town of Matthews Planning Department pursuant to the provisions of the Town of Matthews Unified Development Ordinance.

**PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION OF HOW CONTACTED:**

A representative of the Applicant mailed a written notice of the date, time and location of the Community Meeting to the individuals and organizations set out on Exhibit A-1 attached hereto by depositing such notice in the U.S. mail on May 5, 2017. A copy of the written notice is attached hereto as Exhibit A-2.

**DATE, TIME AND LOCATION OF MEETING:**

The Community Meeting was held on Wednesday, May 17, 2017 at 6:30 PM at New Beginnings Community Life Center located at 5232 Margaret Wallace Road in Mint Hill, North Carolina.

**PERSONS IN ATTENDANCE AT MEETING (see attached copy of sign-in sheet):**

The Community Meeting was attended by those individuals identified on the sign-in sheet attached hereto as Exhibit B. The Applicant's representatives at the Community Meeting were Phil Hayes of the Applicant, Brian Graham of Design Resource Group, Mike Kissel of Bonterra Builders and John Carmichael of Robinson Bradshaw & Hinson, P.A.

**SUMMARY OF ISSUES DISCUSSED:**

The Applicant's representatives utilized a PowerPoint presentation during the Community Meeting, a copy of which is attached hereto as Exhibit C.

John Carmichael welcomed everyone to the Community Meeting and introduced himself and the Applicant's representatives. John Carmichael stated that this is the official Community Meeting relating to Rezoning Application No. 2017-661 filed by Land Investment Resources, LLC with the Town of Matthews.

John Carmichael stated that the Applicant is requesting that an approximately 13.11 acre site located on the west side of Idlewild Road, just north of the intersection of Idlewild Road and Kale Lane, be rezoned from the R-15 zoning district to the R-VS zoning district. The rezoning site is a portion of a larger site that contains 16.14 acres. The purpose of the rezoning request is to accommodate the development of a residential community on the site that could contain up to 29 single-family detached homes.

John Carmichael then provided the schedule of events relating to the rezoning request. He stated that the public hearing will be held on Monday, June 12, 2017 at 7:00 PM at Town Hall. The Planning Board will consider this rezoning request at its Tuesday, June 27, 2017 meeting, which starts at 7:00 PM at Town Hall. The Town Board will render a decision on this rezoning request on Monday, July 10, 2017 at 7:00 PM at Town Hall.

Phil Hayes then addressed the meeting.

Utilizing the PowerPoint presentation, Phil Hayes stated that the site is located at 10618 Idlewild Road, just south of Idlewild Road Regional Park. Phil Hayes then showed a County Tax Map of the site and a close-up aerial photograph of the site. Idlewild Road Regional Park abuts the northern boundary line of the site and a portion of the western boundary line of the site. Irvins Creek abuts the northern boundary line of the site and the western boundary line of the site. Irvins Creek takes a 90-degree turn at the northwestern corner of the site. The bend in the creek is why we are proposing to name the subdivision Creek Bend.

Phil Hayes stated that he is focusing on developing a high quality residential community. He stated that you typically see clear-cutting and mass grading in residential developments, but he is taking a different approach. The intent is to sculpt the two streets and the home sites into the land, and to save more trees. The smaller lot sizes allowed in the R-VS zoning district permits this type of development.

Phil Hayes stated that he wants to preserve as much of the natural setting as possible in this development. Phil Hayes stated that there is a sewer line along Irvins Creek just north of the site. Phil Hayes stated that he would like to create a pedestrian link from Idlewild Road to the park over this sewer line. This would benefit the people within his proposed residential community and people living near the site.

Phil Hayes stated that there is an existing red barn on the site. He stated that he is happy to donate the red barn to the Town and the Town could place the red barn in one of its parks if the Town desires to do so.

In response to a question, Phil Hayes stated that the existing home located on the site would be torn down if this development occurs.

Phil Hayes stated that he is 100% committed to Bonterra Builders as the home builder for this development. Bonterra Builders would construct all of the homes in this development. Bonterra Builders' office is located off of Potter Road.

Phil Hayes stated that the Bonterra Builders community that is most similar to this proposed community in terms of the housing style is The Enclaves at Crismark. The Enclaves at Crismark is located in Union County.

In response to a question, Phil Hayes stated that most of the lots would be approximately seventy feet wide.

In response to a question, Brian Graham stated that the side yards would be required to be a minimum of fourteen feet combined, which means you could have an eight foot side yard and a six foot side yard.

Phil Hayes stated that there would be different types of home elevations utilized in this community. The exterior materials would consist of cementitious siding with board and batten and shake, and stone accents and stone columns. Vinyl would not be a permitted primary exterior building material. Phil Hayes stated that Bonterra Builders is big on front porches on its homes.

In response to a question, Mike Kissel stated that the individual lots would be cleared for the homes. He stated that there would be deeper building pads in this community, and the setbacks could be staggered.

Phil Hayes then shared pictures of the single-family homes that would be built in this proposed community.

Phil Hayes then reviewed the site plan.

In response to a question, Phil Hayes showed where the existing driveway into the site is located, and the location of the existing red barn on the site.

In response to a question, Brian Graham stated that Kale Lane is just south of the site.

In response to a question regarding the distance of the entrance into the proposed subdivision from Kale Lane, Phil Hayes stated that he is unsure, but the distance will meet all of NCDOT's standards regarding separation and sight distance.

In response to a question, Phil Hayes stated that there are no plans currently for a left-turn lane into the site. This proposed residential community is not required to have a left-turn lane into the site.

An area resident stated that people drive at excessive speeds on Idlewild Road, and this individual stated that there are many traffic accidents at the entrance into Idlewild Road Regional Park.

An individual asked whether an extra lane on Idlewild Road would be installed, and Brian Graham stated that an extra lane would not be installed on Idlewild Road adjacent to the site. However, the Applicant would dedicate right-of-way along the frontage of the site for future improvements to Idlewild Road by NCDOT.

In response to a question, Brian Graham stated that he believes that there is a plan to widen Idlewild Road in the future, but he has no idea when NCDOT would undertake such improvements.

Several area residents expressed concerns regarding existing traffic on Idlewild Road, and the additional cars that would be placed on Idlewild Road due to this proposed residential community.

Another individual asked if an extra lane would be installed along the site's frontage on Idlewild Road. This individual mentioned that this occurred in front of the adjacent residential development. Phil Hayes stated that Idlewild Road would not be widened along the site's frontage on Idlewild Road in connection with this development.

Another individual stated that he had requested a reduction in the speed limit on Idlewild Road. This individual feels that Idlewild Road is too narrow.

An individual stated that an extra lane on Idlewild Road is needed. This individual stated that it is dangerous turning into Kale Lane from Idlewild Road and out of Kale Lane onto Idlewild Road.

An individual stated that it would be difficult to get in and out of this development.

Phil Hayes stated that he would take a look at the situation. Phil Hayes stated that under the site's existing zoning, you could probably build 23 to 24 homes on the site. He is asking permission to build an additional 5 to 6 homes on the site. As a part of this development, right-of-way would be dedicated to NCDOT to allow future improvements to Idlewild Road.

An adjacent property owner asked if a buffer would be installed along the perimeter of the site. Phil Hayes stated that no buffer is required. However, a thirty foot wide tree protection area would be located along the southern boundary line of the site adjacent to the existing single-

family community. There would also be tree protection areas along the other boundaries of the site. Phil Hayes stated that this development would have an abundance of open space.

An adjacent property owner expressed concerns about flooding. She indicated that her lot currently floods. Phil Hayes stated that the impervious surface area in this development would not be above 24%.

In response to a question, Phil Hayes stated that some of the homes would have foundations, and some of the homes would be built on slab.

In response to a question, Phil Hayes stated that the minimum rear yard would be thirty feet, and the minimum side yard would be fourteen feet combined.

John Carmichael stated that the tree protection areas will be depicted on the revised rezoning plan that the Applicant will file with the Town of Matthews. Phil Hayes pointed out on the site plan where the tree protection areas would be located.

Phil Hayes then described the grading and the changes in elevation that would occur on the site as a result of this proposed development. Phil Hayes stated that they are minimizing the amount of land disturbance and grading on the site.

In response to a question, Phil Hayes stated that the lot owner or the homeowners association would remove dead trees.

In response to a question, Phil Hayes stated that the development would be served by public sewer.

In response to a question, Phil Hayes stated that the lots would have a depth of approximately 150 feet.

In response to a question regarding storm water management, Brian Graham stated that since the site will have less than 24% of impervious surface area, storm water would ultimately discharge into the creek.

The owner of Lot 15 in the adjacent single-family subdivision expressed concerns regarding flooding.

Brian Graham stated that the development of the site would not fix existing flooding issues, but it will not make any flooding issues worse.

An individual stated that he has no issue with this development plan. His only issue is with NCDOT.

An individual reiterated that he would like an extra lane on Idlewild Road.

An individual stated that school buses have to stop on Idlewild Road, and that is dangerous.

An individual stated that she is pleased with the homes that are proposed to be built on the site and the tree save areas. She is mainly concerned with traffic and storm water.

In response to a question, Phil Hayes stated that the homes would range in size from approximately 2,800 square feet to approximately 4,000 square feet. The price points of the homes would range from approximately \$375,000 to \$500,000 plus.

Phil Hayes stated that there would be an entrance monument on each side of the entry road into the site, and that an attractive fence would be installed along the site's frontage on Idlewild Road.

In response to a question, Phil Hayes stated that both internal roads would be built at once.

Mike Kissel stated it is not necessary to have a buyer for a home before construction of the home commences.

In response to a question, Phil Hayes stated that if the rezoning is approved, construction would likely start in the first quarter of 2018.

Mike Kissel stated that this community would definitely have a homeowners association. Mike Kissel stated that his company has homeowners associations and restrictive covenants in all of its communities.

An individual stated that she is impressed with Bonterra Builders.

In response to a question, Mike Kissel stated that erosion control measures would be implemented during the development process.

In response to a question, Mike Kissel stated that there will not be a lot of importing and exporting of dirt in connection with this development. Much of the land development equipment will stay on site during the construction process.

Mike Kissel stated that when Bonterra Builders takes over, each individual lot would be wrapped with a silt fence and there would be a temporary drive into the lot. Phil Hayes stated that he will finish and stabilize everything before Bonterra Builders comes onto the site to build the homes.

Phil Hayes confirmed that there would be no tree burning on the site.

Phil Hayes stated that he will ask Mecklenburg County for permission to construct the pedestrian connection from Idlewild Road to the park.

John Carmichael stated that the home elevations will be a part of the Applicant's revised rezoning plan.

In response to a question, Brian Graham stated that the lot sizes would range from approximately 9,000 square feet to approximately 15,000 square feet.

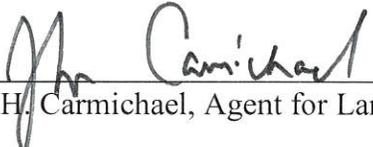
An individual asked if the Town would hear the neighbors' concerns about traffic, and Phil Hayes stated that yes, if those concerns are expressed, the Town would hear those concerns.

The meeting was then adjourned and John Carmichael thanked the attendees for attending the meeting.

**CHANGES MADE TO THE APPLICATION AS A RESULT OF THE COMMUNITY MEETING AS OF THE DATE HEREOF:**

No changes have been made to the Conditional Rezoning Plan or to the Rezoning Application as of the date of this Community Meeting Report solely as a result of the Community Meeting.

Respectfully submitted, this 2<sup>nd</sup> day of June, 2017.

  
\_\_\_\_\_  
John H. Carmichael, Agent for Land Investment Resources, LLC

**EXHIBIT A-1**

Parcel No. 13542111

Bob McLemore & Co, Inc.  
PO Box 25746  
Charlotte, NC 28229

Parcel No. 13542101

Sharon C. Hunter, Trustee of the  
Qualified Personal Residence Trust of  
Janet Hodges Craddock  
1211 Pinewood Road  
Rock Hill, SC 29732

Parcel No. 13542102

Jared M. Munn  
Morgan Munn  
10839 Idlewild Road  
Matthews, NC 28105

Parcel No. 13542103

Stacy Travis Baldree  
Stephanie Baldree  
10911 Idlewild Road  
Matthews, NC 28105

Parcel No. 13542104

Karen D. Lewis  
Ricky Edward Lewis  
10921 Idlewild Road  
Matthews, NC 28105

Parcel No. 13542112

John A. Laurents  
Sara E. Laurents  
10933 Idlewild Road  
Matthews, NC 28105

Parcel No. 13542205

Ginger C. Bowen  
Mark A. Bowen  
11009 Idlewild Road  
Matthews, NC 28105

Parcel No. 13542206

David W. Johnson  
Diane L. Johnson  
11019 Idlewild Road  
Matthews, NC 28105

Parcel No. 13542207

Kay S. Smith  
11029 Idlewild Road  
Matthews, NC 28105

Parcel No. 13542208

John A. Montueri  
Josephine H. Montueri  
11103 Idlewild Road  
Matthews, NC 28105

Parcel No. 19316104

Mecklenburg County  
600 E 4<sup>th</sup> Street  
11<sup>th</sup> Floor  
Charlotte, NC 28202

Parcel No. 19316105

Henrietta Redfearn  
6608 Blue Sky Lane  
Charlotte, NC 28269

Parcel No. 19316113

Melanie Irwin  
Dexter Alfred Wallwork, Jr.  
10524 Idlewild Road  
Matthews, NC 28105

Parcel No. 19316112

Melanie Irwin  
Dexter Alfred Wallwork, Jr.  
10524 Idlewild Road  
Matthews, NC 28105

Parcel No. 19316114

Mecklenburg County  
600 E 4th Street  
11th Floor  
Charlotte, NC 28202

Parcel No. 19316118

Time Out Youth Inc.  
1900 The Plaza  
Charlotte, NC 28205

Parcel No. 19345271

Bernice M. Cassell  
Steven E. Cassell  
4520 Candalon Way  
Matthews, NC 28105

Parcel No. 19345272

Faith Anne S. Wade  
James B. Wade  
4514 Candalon Way  
Matthews, NC 28105

Parcel No. 19345273

Bethany Callaway  
Josh Eugene Callaway  
4508 Candalon Way  
Matthews, NC 28105

Parcel No. 19345274

Erin Brandon Armstrong  
John Winford Armstrong  
4502 Candalon Way  
Matthews, NC 28105

Parcel No. 19345275

Barbara D. Baugh  
4440 Candalon Way  
Matthews, NC 28105

Parcel No. 19345276

Paul Andrew Nielsen  
Susan L. Nielsen  
4434 Candalon Way  
Matthews, NC 28105

Parcel No. 19345277

Paula Elizabeth Laymon  
4013 Kingsgate PL Unit B  
Charlotte, NC 28211

Parcel No. 19345278

Stacy Head  
Lawrence David Turner  
4422 Candalon Way  
Matthews, NC 28105

Parcel No. 19345279

Sharon J. Murr  
4416 Candalon Way  
Matthews, NC 28105

Parcel No. 19345280

Joseph J. Spellman  
4410 Candalon Way  
Matthews, NC 28105

Parcel No. 19345281

Michael Heath Walters  
Nancy Walters  
4404 Candalon Way  
Matthews, NC 28105

Parcel No. 19345282

Darren D. Elliott  
Margot C. Elliott  
4400 Candalon Way  
Matthews, NC 28105

Parcel No. 19345283

Lashawn Malloy  
3424 Daniel Place Dr  
Charlotte, NC 28213

Parcel No. 19345284

Margaret U. Degenhardt  
4409 Candalon Way  
Matthews, NC 28105

Parcel No. 19345285

Susan M. Gibler  
11000 Legends Lane  
Matthews, NC 28105

Parcel No. 19345286

Brian Jonathan Allio  
Rosa Delcarmen Allio  
11001 Legends Lane  
Matthews, NC 28105

Parcel No. 19345287

Oscar E. Reto  
Sheryl L. Reto  
11005 Legends Lane  
Matthews, NC 28105

Parcel No. 19345288

Sergey Chechun  
Tatyana Chechun  
11011 Legends Lane  
Matthews, NC 28105

Parcel No. 19345289

Cynthia Soles  
4433 Candalon Way  
Matthews, NC 28105

Parcel No. 19345290

Geoffrey M. Coon  
Nicholas P. Ferraro  
11012 Secotan Lane  
Matthews, NC 28105

Parcel No. 19345291

Lynne H. Beardslee  
11006 Secotan Lane  
Matthews, NC 28105

Parcel No. 19345292

Deborah S. Kitchen  
Ronald E. Kitchen  
11002 Secotan Lane  
Matthews, NC 28105

Parcel No. 19345293

Michele R. Kluttz  
Neil S. Kluttz  
11003 Secotan Lane  
Matthews, NC 28105

Parcel No. 19345294

Robert Todd Lamb  
11007 Secotan Lane  
Matthews, NC 28105

Parcel No. 19345295

Jose A. Martinez  
Marilyn H. Martinez  
4505 Candalon Way  
Matthews, NC 28105

Parcel No. 19345296

Mary G. Gilmore  
4511 Candalon Way  
Matthews, NC 28105

Parcel No. 19345297

Mary G. Lau-Thefaine  
Steven E. Thefaine  
4519 Candalon Way  
Matthews, NC 28105

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OF COMMUNITY MEETING**

**Subject:** Community Meeting -- **Rezoning Application No. 2017-661** filed by Land Investment Resources, LLC to request the rezoning of an approximately 13.11 acre site located on the west side of Idlewild Road, just north of the intersection of Idlewild Road and Kale Lane, from the R-15 zoning district to the R-VS zoning district

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**Place of Meeting:** New Beginnings Community Life Center  
5232 Margaret Wallace Road  
Mint Hill, NC  
**(Turn onto Bobby Lane to Access the Parking Lot)**

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The Applicant will hold a Community Meeting prior to the Public Hearing on this Rezoning Application for the purpose of discussing this rezoning proposal with nearby property owners. The Mecklenburg County Tax Records indicate that you are an owner of property that is located near the site.

**Accordingly, on behalf of the Applicant, we give you notice that representatives of the Applicant will hold a Community Meeting regarding this rezoning request on Wednesday, May 17, 2017 at 6:30 p.m. at New Beginnings Community Life Center located at 5232 Margaret Wallace Road in Mint Hill.** Representatives of the Applicant look forward to sharing this rezoning proposal with you and to answering your questions.

In the meantime, should you have any questions or comments, please call John Carmichael at (704) 377-8341.

Robinson, Bradshaw & Hinson, P.A.

cc: Mr. Jay Camp, Town of Matthews (via email)  
Mr. Phil Hayes (via email)

Date Mailed: May 5, 2017



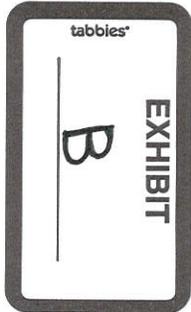
Land Investment Resources, LLC, Applicant  
Rezoning Application No. 2017-661

Community Meeting Sign-in Sheet

New Beginnings Community Life Center  
5232 Margaret Wallace Road  
Mint Hill, NC

Wednesday, May 17, 2017

6:30 P.M.

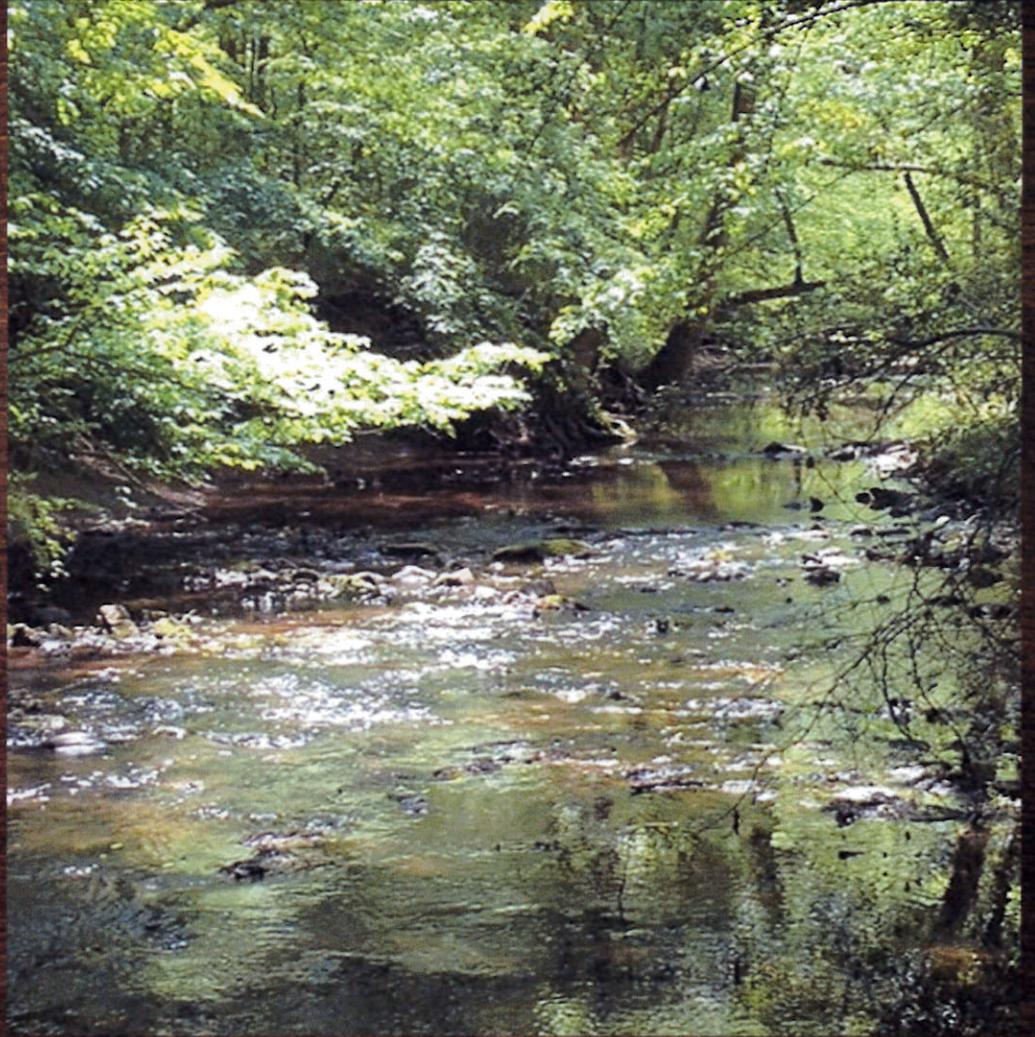


	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
1.	Cynthia Soles	4433 Candalon Way	704-845-1454	shsoles@windstream.net
2.	John Bryan	3323 Carnegie Lane	704-562-3243	eagleeye1967@gmail.com
3.	Nancy Bryan	" "	" "	bryan.nancy@gmail.com
4.	Deane Johnson	11019 Idlewild Rd	980-939-1099	longcommute@hotmail.com
5.	Dave Johnson	" "	" "	DAVEJ326@GMAIL.COM
6.	Rosy ALLO	11001 Legend LN	704) 846-7085	
7.	Susan Gible Bailey	11000 Legends LN	704-488-7473	SUSANMBAILEY421@gmail.com
8.	TED & GLONDA SJOMAN	11210 Idlewild	704-545-0937	SJOMAN322@gmail.com
9.	Ron & Deb Kitchen	11002 Secotan Ln	704-849-2837	Kitchpan@aol.com
10.	Tony and Marie Brown	3232 Kale Lane	980 475 3229	solidschematics@gmail.com
11.	Michele Klutke	11003 Secotan Ln	704-321-7287	michelekl@carolina.rr.com
12.	Geoffrey Coon	11012 Secotan Ln	704-953-6813	geoffarch@gmail.com
13.	Sara & Laurents	10933 Idlewild Rd	704-545-8271	SARALAURENTS@gmail.com

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
14.	JOHN LAURENTS	10933 IDLEWILD RD.	704-545-2277	johnlaurentsst@gmail.com
15.	Kelly Eason	11103 Brandonwood	7045451294	greggeason@bellsouth.net
16.	Greg Eason	11103 Brandonwood	7045451294	greggeason@bellsouth.net
17.	ERIC WISKES	10900 BRANDONWOOD	847-767-4764	ewiskes@GMAIL.COM
18.	HEATHER WISKES	10900 BRANDONWOOD	847-767-4767	hwiskes@GMAIL.COM
19.	Kim Quintero	11247 Holloway Dr	704-975-0551	Kimberlyquintero@gmail.com
20.	Carl Craddock	10831 Idlewild Rd	704-545-1282	ccradd48@gmail
21.		111033	704-545-4862	
22.	John P. Montuori Sr	11103 Idlewild Rd	704-545-8865	
23.				
24.				
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# Creek Bend

ZONING PRESENTATION



tabbies®

C

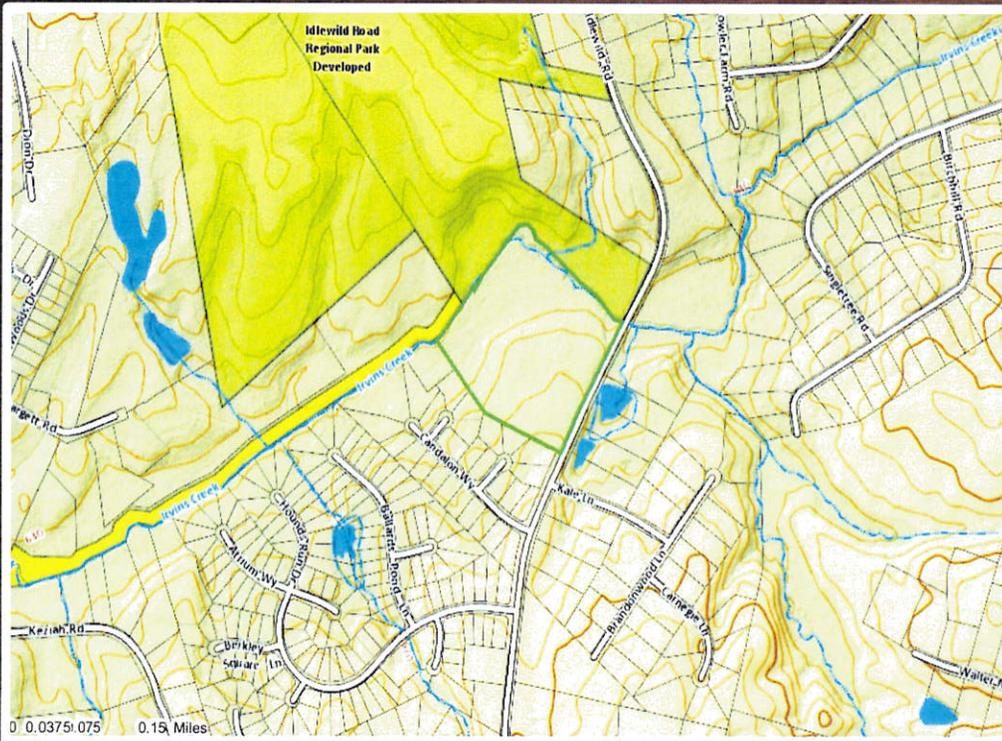
EXHIBIT

# Location Fronting Idlewild Road

SOUTH OF IDLEWILD PARK – NORTH OF MINT HILL MIDDLE



# Close Up Aerial & County Tax Map



## Approaching A New Neighborhood With A Different Mindset



- RV-S offers an opportunity to do something different further out
- Your home should provide a quiet retreat to appreciate nature
- Embrace a more natural way to address a change in the land
- Every development should give something to the community

Creek Bend is 100% committed to Bonterra Builders, a regional homebuilder founded near Matthews with an excellent reputation for distinctive and high quality homes of unique architecture. This regional style will embrace the natural setting with an emphasis on stone, shake, and board and batten exterior elevations.



BONTERRA BUILDERS

A Division of AV Homes, Inc.

A NATURAL ENCLAVE OF 29  
DISTINCTIVE, UNIQUE HOMES

# Actual Elevations In The Enclaves At Crismark Community



# Alternate Elevations Create Diversity And Character



# Plan Set Includes Both 1.5 & 2 Story Elevations

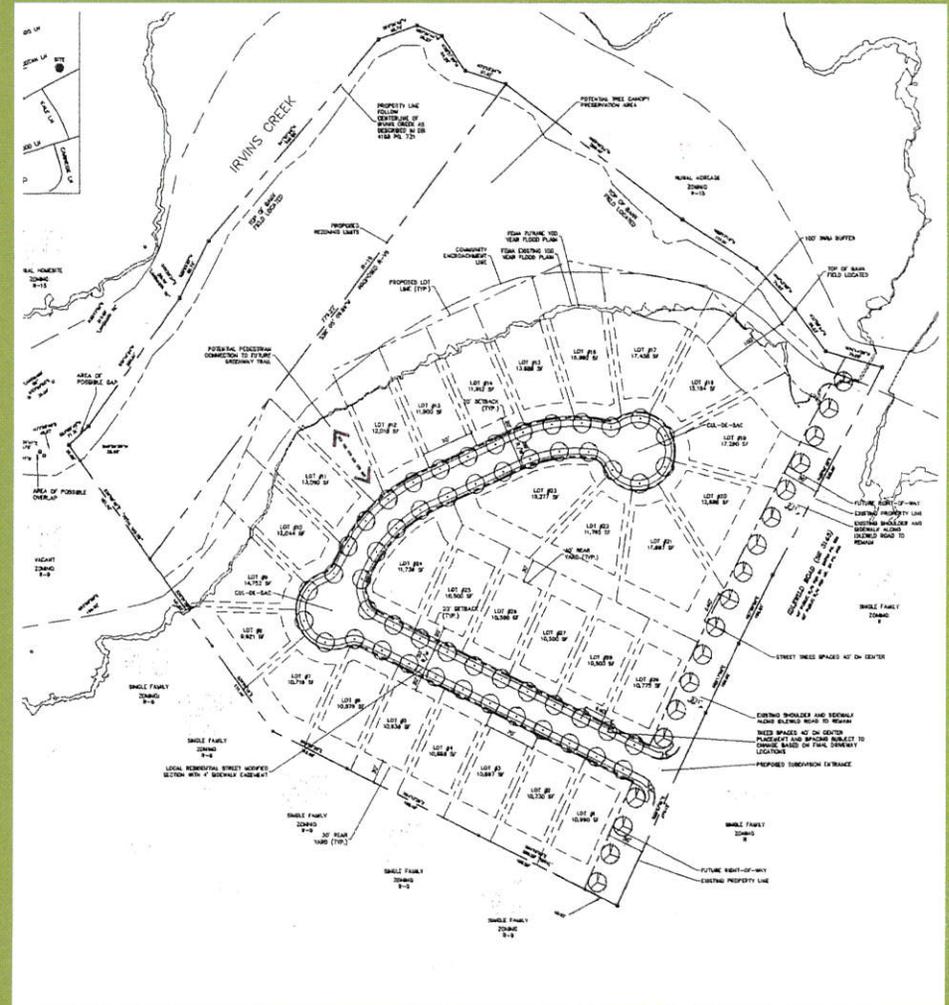


# Deep Building Envelopes Allow For Varied Front Yard Depth



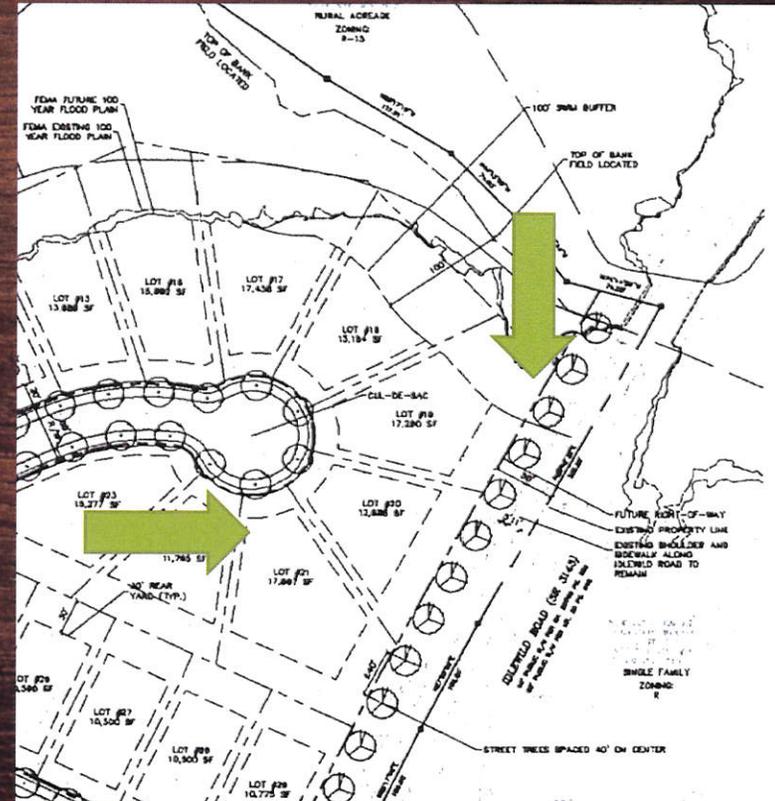
# BASIC PROJECT SITE PLAN

Eleven Lots Back Up To Natural  
Open Space (37% of Total)





Side Load Garages May Be Utilized Where Lot Widths Permits Extra Side Yards



# Entrance Will Have Distinctive, Rustic 'Retreat' Style Monuments



Representative Styles – Similar  
To Features Planned At Entry



# Natural Fencing To Be Added Along Entire Idlewild Road Frontage



Representative Fencing  
Styles For Idlewild Road  
Frontage – Wood & Stone



## KEY PROJECT COMMITMENTS

- ✓ 6.48 Acres In Permanent Tree Save (40% of site area)
- ✓ Additional Interior Tree Save Areas Where Topo Permits
- ✓ Overall Project Density of 1.8 Homes Per Acre (16.25 Ac)
- ✓ Uniform Architecture Emphasizing Wood And Stone
- ✓ Will Construct New Trailhead To Idlewild Park Grounds
- ✓ Will Offer Donation Of Old Barn To New Town Park



GROUPING OF SAMPLE BONTERRA PLANS AND  
ELEVATIONS SHOWN ON FOLLOWING SLIDES

Square Footages To Range From Minimum  
2,800 to Over 4,000

PRICING BEGINNING AT \$ 375,000 to over \$500,000

# Gibson – Elevation Plan



# Callaway – Elevation Plan



# Greystone – Elevation Plan



# Montibello – Elevation Plan



# Tremont – Elevation Plan



# Hillcrest – Elevation Plan

