BOUNDARY SURVEY OF
HABITAT FOR HUMANITY OF MATTHEWS
136E CHARLES STREET, MATTHEWS, N. C.
TAX ID# 215-032-14 & 15
TOWN OF MATTHEWS, MECKLENBURG COUNTY, N. C.
DEED BOOK 1414, PAGE 83 & DB. 8321, PG. 955

1833 WESLEY CHAPEL ROAD
INDIAN TRAIL, NC 28079
PHONE, (704) 289 – 8040

DATE: 06-06-12
SCALE: N/A

ACAD FILE: NSEFH
M2R-SF

S. M. SANDY SURVEYING

North Carolina Since 1972

SUNRISE CROSSING 2
MATTHEWS SCHOOL RD.
MATTHEWS, NC
AMENDED REZONING PLAN

OWNER: HABITAT FOR HUMANITY OF MATTHEWS, INC.
P. O. BOX 452
MATTHEWS, NC 28106
(704) 667-4390

Adjoin: 1. Topography from Mecklenburg Co., GIS.
2. Water to available at the front of the lots via an eas., CMUD 8" waterline.
3. Sanitary sewer is available at the front of the lots via an eas., CMUD 8" sewer.

GRAPHIC SCALE

1” = 100’

FULLER CONSULTING SERVICES
MCH Engineering
Site Design
Stormwater Management
Inspections
Contractor permitting
Contract Plans
2015 Vineland St.
Matthews, NC 28105
(704) 436-3060
Cell: (704) 563-6510
Wanda Fuller@carolinastorm.com

Wanda G. Fuller, PE

REV: 23 - 04/01/14
ACTUAL H O U S E S

Project No.
Drawn By:
Engineer:
Issue Date:

Sheet of
1
Conceptual Home Elevations

Habitat for Humanity

MATTHEWS

2014-611
4-2-2014

2014
DEVELOPMENT NOTES: - 02.21.14

1. ALL LOTS EXHIBIT FAVORABLE TOPOGRAPHY FOR RAINWATER MITIGATION.
2. R-VS STANDARDS ARE FOLLOWED:
   * TYPICAL, LOT SIZE - 8,500 SQ. FT.
   * TYPICAL, LOT WIDTH - 54.86’
   * TYPICAL, SIDE YARD - 6’ AND 8’
   * TYPICAL, LOT SETBACK - 20’
   * TYPICAL, REAR YARD - 25’
   * MAXIMUM, HEIGHT OF STRUCTURE - 35’
3. ALL LOTS WILL HAVE, AT LEAST 10’ WIDE DRIVEWAY.
4. ALL LOTS WILL HAVE SIDEWALK CONNECTIVITY FROM DRIVEWAY TO FRONT ENTRANCE TO HOME.
5. EACH DRIVEWAY WILL BE ABLE TO PARK TWO (2) CARS BEHIND SIDEWALK.
6. A NEW PUBLIC SIDEWALK WILL BE CONSTRUCTED.
7. EXISTING CURB, ALONG MATTHEWS SCHOOL ROAD TO REMAIN.
8. EXISTING STORM DRAINAGE STRUCTURES TO REMAIN.
9. EXISTING TREE CANOPY/GREEN SPACE WILL BE PRESERVED WITH AT LEAST 20% OF THE TREE CANOPY IS RETAINED. A TREE EASEMENT WILL BE ESTABLISHED, PER MATTHEWS ZONING ORDINANCE.
10. RAINWATER BARRELS WILL BE INCORPORATED FOR EACH HOUSE.
11. STREET TREES WILL BE INCLUDED, PER MATTHEWS ZONING ORDINANCE, ADJACENT, TO THE NEW SIDEWALK.
12. AN ADDITIONAL 10’ WILL BE DEDICATED TO THE EXISTING RIGHT-OF-WAY FOR A PLANTING STRIP AND SIDEWALK.
13. NORTHEASTERN PORTION OF LOT #1 WILL BE A DEDICATED TREE PRESERVATION EASEMENT. SUPPLEMENTAL TREES WILL BE ADDED AS NEEDED.
14. DISCREPANCY WITH LOT # 7 WILL BE ADDRESSED BY HFHM PRIOR TO CONSTRUCTION OF A HOME ON LOT # 7.
15. PER SECTION 154.053 (B)
   * TOTAL SQ. FT. OF BOTH PARCELS 63,949.19 SQ. FT.
   * MAXIMUM SQ. FT. OF ALL DRIVEWAYS TO BE 6400 ± SQ.FT.
   * MAXIMUM SQ. FT. OF ALL HOUSES TO BE 12,906 ± SQ. FT.
   * NO ACCESSORY STRUCTURES ALLOWED IN TREE PRESERVATION EASEMENT.
16. UNDISTURBED TREE CANOPY AREA > 12,329.47 ± SQ. FT.
17. ALL ACCESSORY STRUCTURES SHALL BE LOCATED IN THE REAR YARD, AT LEAST THREE (3) FEET FROM SIDE YARD PROPERTY LINE.
18. ADJACENT HOMES, AS WELL AS THE ENTIRE DEVELOPMENT, WILL ENSURE DIVERSITY OF DESIGN. HFHM HAS ACCESS TO MULTIPLE HOUSE PLANS. DESIGN WILL SUPPORT THE CRESTDALE PLAN.
19. CAN NOT BUILD OR LOCATE ANY STRUCTURE IN THE TREE PRESERVATION EASEMENT.
20. THE TREE PRESERVATION EASEMENT SHALL NOT BE DISTURBED.
21. SUNRISE CROSSING 2 - ELEVATIONS APPROVED BY TOWN COUNCIL 03/25/13, WILL BE CONSTRUCTED.
REZONING SITE PLAN FOR 
SUNRISE CROSSING, PHASE 2

SURVEYOR CERTIFICATE

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

SURVEY CERTIFICATE IS ISSUED DUE TO COMPLIANCE AND SATISFACTORY

THIS PLAN SHOWN ON THIS CERTIFICATE WAS PREPARED IN CONFORMITY WITH STANDARDS AND REQUIREMENTS

CREDENCE HOME OWNERS GROUP, INC.
3303 WILMINGTON ST., STE. 200
P.O. BOX 200339
TAMPA, FL 33680

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3303 WILMINGTON ST., STE. 200
P.O. BOX 200339
TAMPA, FL 33680

NOTES:
1. NO SURVEY WAS PERFORMED WITHOUT THE EXPERT
2. IN A TITLE COMMITMENT AND MAY NOT BE USED AS ALL
3. SURVEYED DATA ON THIS MAP ARE BASED UPON
4. SURVEYED DATA ON THIS MAP ARE BASED UPON
5. SURVEYED DATA ON THIS MAP ARE BASED UPON
6. SURVEYED DATA ON THIS MAP ARE BASED UPON

TOTAL AREA:

HABITAT FOR HUMANITY OF MATTHEWS INC.
601 S. MAIN ST.
MATTHEWS, NC 28105

BOUNDARY SURVEY

1300 CHARLES STREET, MATTHEWS, N.C.

TOWN OF MATTHEWS, MECKLENBURG COUNTY, N.C.

DEED BOOK 6.0, PAGE 634

S. M. SANDY SURVEYING

1833 WESLEY CHAPEL ROAD
INDIAN TRAIL, NC 28079
PHONE: (704) 248-8040

SUPERSEDED 2014-611
1-28-2014