

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

S. M. SANDY SURVEYING
1833 WESLEY CHAPEL ROAD
INDIAN TRAIL, NC 28079
PHONE. (704) 289 - 8040

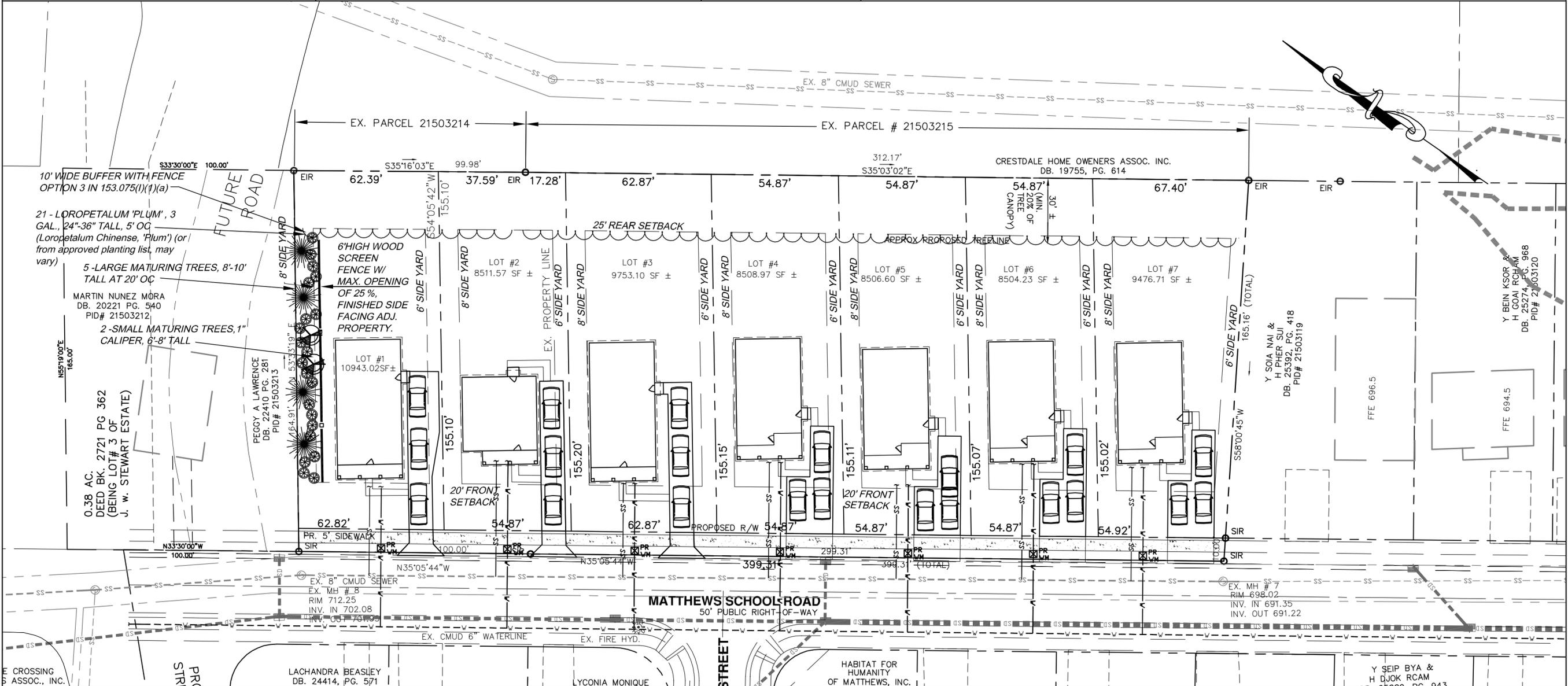
SINCE 1972

NORTH CAROLINA SOUTH CAROLINA

DATE: 06-06-12
SCALE: N/A
ACAD FILE: MSR-HFHM, INC

- DEVELOPMENT NOTES:**
- ALL LOTS EXHIBIT FAVORABLE TOPOGRAPHY FOR RAINWATER MITIGATION.
 - 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'
 - ALL LOTS WILL HAVE, AT LEAST 10' WIDE DRIVEWAY.
 - ALL LOTS WILL HAVE SIDEWALK CONNECTIVITY FROM DRIVEWAY TO FRONT ENTRANCE TO HOME.
 - EACH DRIVEWAY WILL BE ABLE TO PARK TWO (2) CARS BEHIND SIDEWALK.
 - A NEW PUBLIC SIDEWALK WILL BE CONSTRUCTED.
 - EXISTING CURB, ALONG MATTHEWS SCHOOL ROAD TO REMAIN.
 - EXISTING STORM DRAINAGE STRUCTURES TO REMAIN.
 - EXISTING TREE CANOPY/GREEN SPACE WILL BE PRESERVED WITH AT LEAST 20% OF THE TREE CANOPY RETAINED. A TREE EASEMENT WILL BE ESTABLISHED, PER MATTHEWS ZONING ORDINANCE.
 - RAINWATER BARRELS WILL BE INCORPORATED FOR EACH HOUSE.
 - STREET TREES WILL BE INCLUDED, PER MATTHEWS ZONING ORDINANCE, ADJACENT, TO THE NEW SIDEWALK.
 - AN ADDITIONAL 10' WILL BE DEDICATED TO THE EXISTING RIGHT-OF-WAY FOR A PLANTING STRIP AND SIDEWALK.
 - NORTHEASTERN PORTION OF LOT #1 WILL BE A DEDICATED TREE PRESERVATION EASEMENT. SUPPLEMENTAL TREES WILL BE ADDED AS NEEDED.

- DISCREPANCY WITH LOT # 7 WILL BE ADDRESSED BY HFHM PRIOR TO CONSTRUCTION OF A HOME ON LOT # 7.
- 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.
- UNDISTURBED TREE CANOPY AREA > 12,329.47 ± SQ. FT.
- ALL ACCESSORY STRUCTURES SHALL BE LOCATED IN THE REAR YARD, AT LEAST THREE (3) FEET FROM SIDE YARD PROPERTY LINE.
- 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.
- CAN NOT BUILD OR LOCATE ANY STRUCTURE IN THE TREE PRESERVATION EASEMENT.
- THE TREE PRESERVATION EASEMENT SHALL NOT BE DISTURBED.
- SUNRISE CROSSING 2 - ELEVATIONS APPROVED BY TOWN COUNCIL ON 3/25/13, WILL BE CONSTRUCTED.
- IMPERVIOUS SURFACE THRESHOLD (24%): 15,110.87 SQ.FT. APPROVED. PERMEABLE MATERIALS WILL BE USED TO ENSURE THAT PROJECT'S IMPERVIOUS SURFACE TOTAL REMAINS BELOW SAID THRESHOLD.
- LOT(S) W/3BR HOME WILL ENSURE PARKING FOR, AT LEAST, TWO TYPICAL VEHICLES, BEHIND PUBLIC SIDEWALK.
- LOT(S) W/4BR HOME WILL ENSURE PARKING FOR, AT LEAST, THREE TYPICAL VEHICLES, BEHIND PUBLIC SIDEWALK.



REV. 1L- 04/01/14 - ACTUAL HOUSES

Project No. _____
Drawn By: WGF
Engineer: WGF
Issue Date: 04/01/14

Sheet 1 of 1

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



OWNER: HABITAT FOR HUMANITY OF MATTHEWS, INC.
P. O. BOX 2008
MATTHEWS, NC 28106
(704) 847-4266

Notes:

- Topography from Mecklenburg Co. GIS.
- Water is available at the front of the site via an ex. CMUD 6" waterline.
- Sanitary sewer is available at the front via ex. CMUD 8" San. Swr.

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

FULLER CONSULTING SERVICES

Civil Engineering
Site Design
Stormwater
Inspections
Coordination
Permitting
Contract Work

3055 Winding Tr.
Matthews, NC 28105
(704) 845-2860
cell (704) 622-6520
Firm License # F-1196
wanda.fuller@carolina.rr.com

W F G PE

Wanda G. Fuller, PE



935 Matthews School Road, Matthews, NC 28106



945 Matthews School Road, Matthews, NC 28106





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

REV. 1H-02/21/14 - REV. PER MATTHEWS PLANNING
Project No. _____
Drawn By: WGF
Engineer: WGF
Issue Date: 02/10/14

**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

NORTH CAROLINA
SINCE 1972

S. M. SANDY SURVEYING

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

SOUTH CAROLINA

DATE: 06-06-12

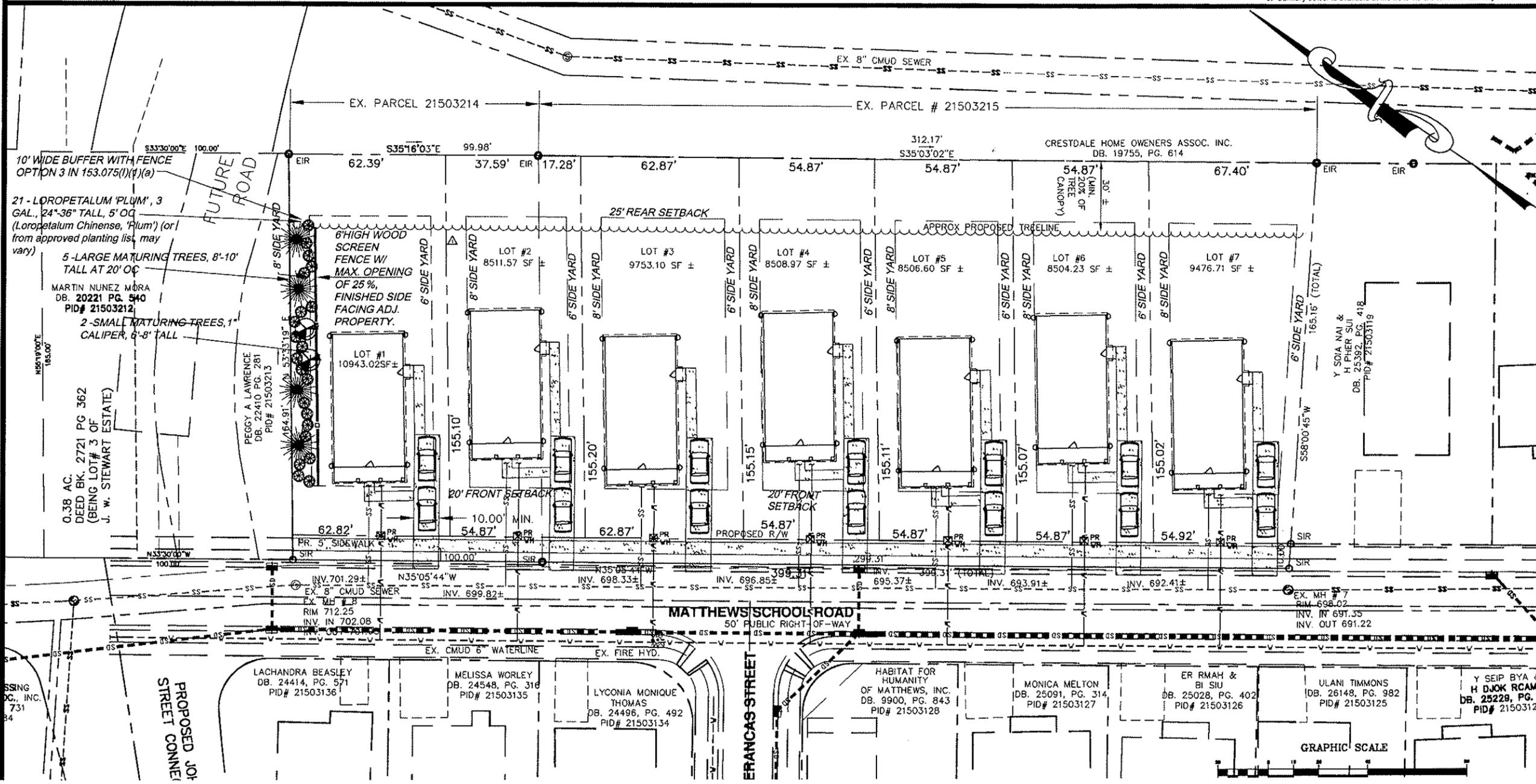
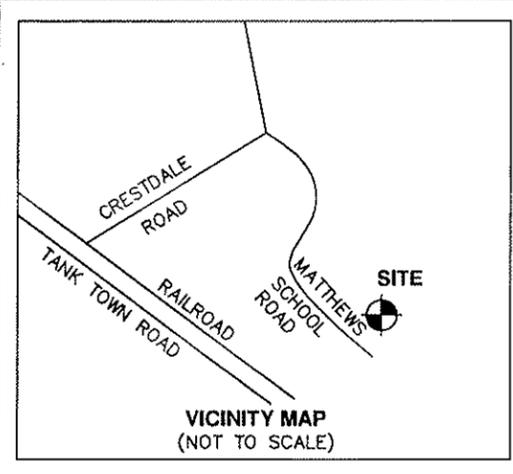
SCALE: N/A

ACAD FILE: MSR-HFHM,INC

- DEVELOPMENT NOTES:**
- ALL LOTS EXHIBIT FAVORABLE TOPOGRAPHY FOR RAINWATER MITIGATION.
 - RVS STANDARDS ARE FOLLOWED:
 - TYPICAL LOT SIZE - 8,500 SQ. FT.
 - TYPICAL LOT WIDTH - 54.66'
 - TYPICAL SIDE YARD - 8' AND 6'
 - TYPICAL LOT SETBACK - 20'
 - TYPICAL REAR YARD - 25'
 - MAXIMUM HEIGHT OF STRUCTURE - 35'
 - ALL LOTS WILL HAVE AT LEAST 10' WIDE DRIVEWAY.
 - ALL LOTS WILL HAVE SIDEWALK CONNECTIVITY FROM DRIVEWAY TO FRONT ENTRANCE TO HOME.
 - EACH DRIVEWAY WILL BE ABLE TO PARK TWO (2) TYPICAL CARS BEHIND SIDEWALK.
 - A NEW PUBLIC SIDEWALK WILL BE CONSTRUCTED.
 - EXISTING CURB, ALONG MATTHEWS SCHOOL ROAD TO REMAIN.
 - EXISTING STORM DRAINAGE STRUCTURES TO REMAIN.
 - EXISTING TREE CANOPY/OPEN SPACE WILL BE PRESERVED WITH AT LEAST 20% OF THE TREE CANOPY IS RETAINED. A TREE EASEMENT WILL BE ESTABLISHED, PER MATTHEWS ZONING ORDINANCE.
 - RAINWATER BARRELS WILL BE INCORPORATED FOR EACH HOUSE.
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 - DISCREPANCY WITH LOT #7 WILL BE ADDRESSED BY HFHM PRIOR TO CONSTRUCTION OF A HOME ON LOT #7.
 - PER SECTION 154.053(B):
 - TOTAL SQ. FT. OF BOTH PARCELS 83,943.19 SQ. FT.
 - MAXIMUM SQ. FT. OF ALL DRIVEWAYS TO BE 6400 ± SQ. FT.
 - MAXIMUM SQ. FT. OF ALL HOUSES TO BE 12,908 ± SQ. FT.
 - NO ACCESSORY STRUCTURES ALLOWED IN TREE PRESERVATION EASEMENT.
 - UNDISTURBED TREE CANOPY AREA > 12,328.47 ± SQ. FT.
 - ALL ACCESSORY STRUCTURES SHALL BE LOCATED IN THE REAR YARD, AT LEAST THREE (3) FEET FROM SIDE YARD PROPERTY LINE.
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 - SUNRISE CROSSING 2 - ELEVATIONS APPROVED BY TOWN COUNCIL 03/25/13, WILL BE CONSTRUCTED.

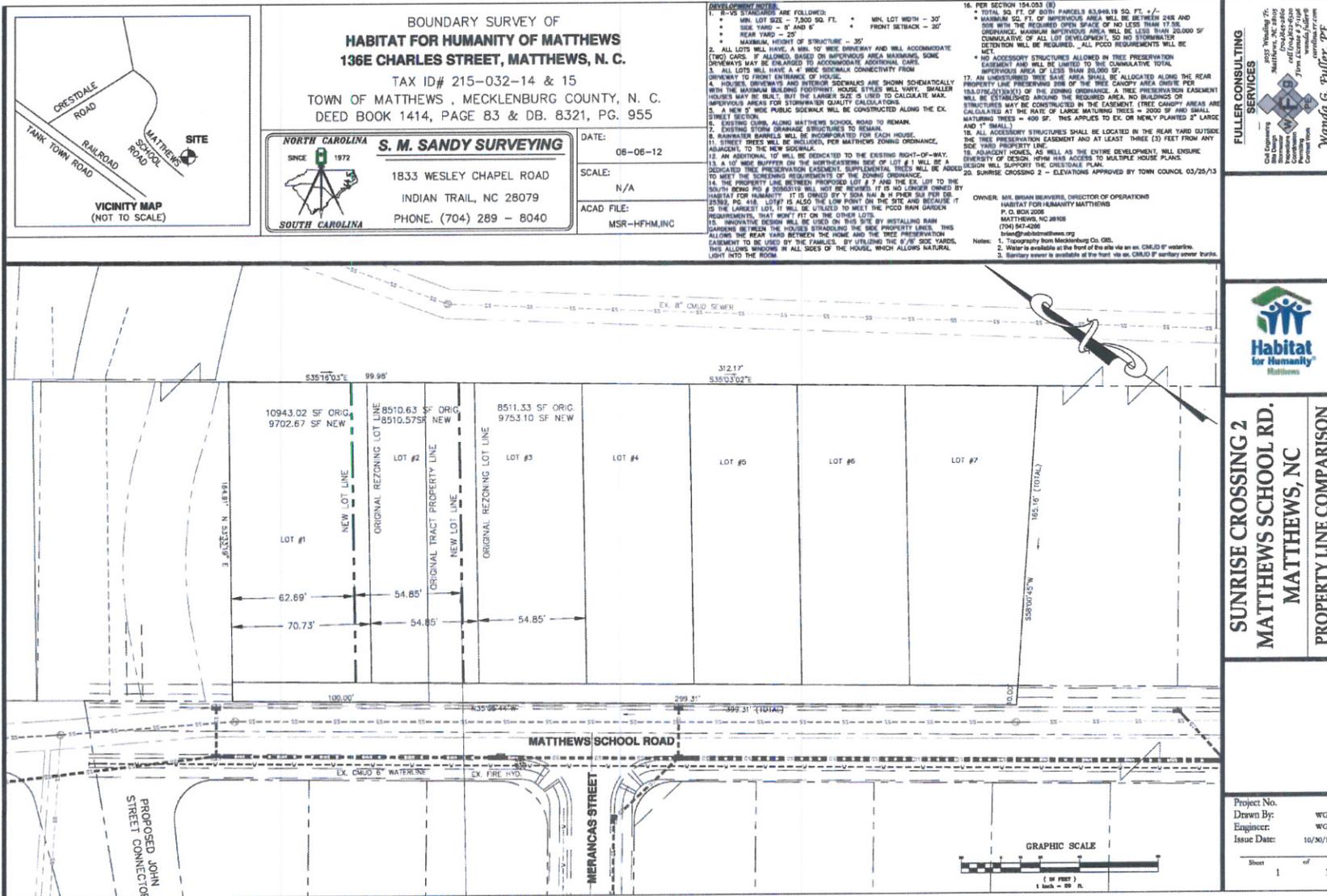
HABITAT FOR HUMANITY MATTHEWS
P. O. BOX 2008
MATTHEWS, NC 28106
(704) 847-4286
brtand@habitatforhumanity.org

Notes:
1. Topography from Mocklenburg Co. GIS.
2. Water is available at the front of the site via an ex. CMUD 6" waterline.
3. Sanitary sewer is available at the front via ex. CMUD 8" sanitary sewer trunks.



DEVELOPMENT NOTES: - 02.21.14

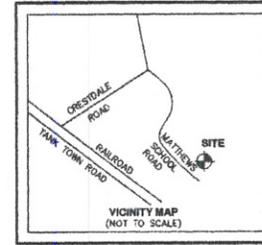
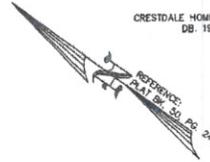
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16. UNDISTURBED TREE CANOPY AREA > 12,329.47 ± SQ. FT.
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19. CAN NOT BUILD OR LOCATE ANY STRUCTURE IN THE TREE PRESERVATION EASEMENT.
20. THE TREE PRESERVATION EASEMENT SHALL NOT BE DISTURBED.
21. SUNRISE CROSSING 2 - ELEVATIONS APPROVED BY TOWN COUNCIL 03/25/13, WILL BE CONSTRUCTED.



**SUNRISE CROSSING 2
MATTHEWS SCHOOL RD.
MATTHEWS, NC**
PROPERTY LINE COMPARISON

**REZONING SITE PLAN FOR
SUNRISE CROSSING, PHASE 2**

CRESTDALE HOME OWNERS ASSOC. INC.
DB. 19785, PG. 514



SURVEYOR CERTIFICATE

STATE OF NORTH CAROLINA
COUNTY OF UNION
THE UNDERSIGNED SURVEYOR, BEING DULY SWORN DEPOSES AND SAYS
THAT THE PLAN UPON WHICH THIS CERTIFICATE APPEARS WAS PREPARED
IN ACCORDANCE WITH G.S. 47-30 AS AMENDED; IS IN ALL RESPECTS
CORRECT ACCORDING TO THE BEST OF HIS KNOWLEDGE AND BELIEF,
AND WAS PREPARED FROM AN ACTUAL SURVEY MADE UNDER HIS
SUPERVISION WITH A MAXIMUM LINEAR ERROR OR CLOSURE OF 1:10000
AND A MAXIMUM FIELD ERROR OF CLOSURE OF 7.5 SECONDS PER ANGLE

SIDNEY M. SANDY
NCPLS 11396

MECKLENBURG COUNTY
REAL ESTATE
DB. 5732, PG. 799
PID# 21503101

MELVIN COCHRAN &
SHANNON COCHRAN
DB. 17131, PG. 527
PID# 21503249

DAM WISNER
COMPANY, INC.
DB. 21003, PG. 248
PID# 21003448

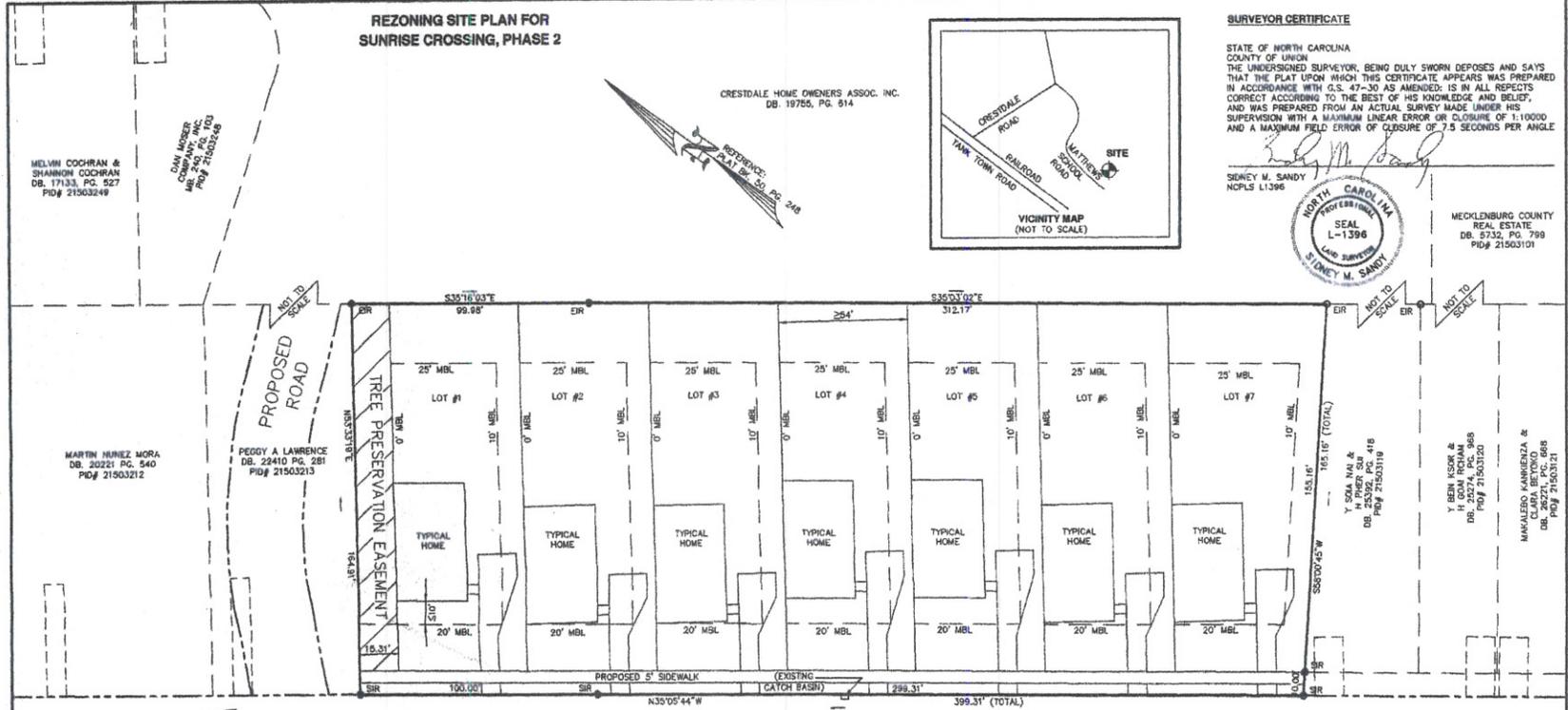
MARTIN NUÑEZ MORA
DB. 20221, PG. 540
PID# 21503212

PEGGY A LAWRENCE
DB. 22410, PG. 281
PID# 21503213

Y SOLA NAI &
H GOAN ROYAN
DB. 20274, PG. 969
PID# 21503319

Y SOLA NAI &
H GOAN ROYAN
DB. 20274, PG. 969
PID# 21503319

MAKALERO LAMBERZA &
CLARA BETOVO
DB. 18727, PG. 665
PID# 21503321



APPROVED
TOWN OF MATTHEWS
Date: 2/28/2013
By: *[Signature]*
John Olt

MATTHEWS SCHOOL ROAD
50' PUBLIC RIGHT-OF-WAY

CRESTDALE CROSSING
HOMEOWNERS ASSOC. INC.
DB. 12796, PG. 731
PID# 21503364

LACHANDRA BEASLEY
DB. 24414, PG. 571
PID# 21503136

MELISSA WORLEY
DB. 24848, PG. 318
PID# 21503136

LYCONIA MONIQUE
THOMAS
DB. 24496, PG. 492
PID# 21503134

HABITAT FOR HUMANITY
OF MATTHEWS, INC.
DB. 8900, PG. 843
PID# 21503128

MONICA MELTON
DB. 26091, PG. 314
PID# 21503127

ER RMAN &
BI SHU
DB. 22028, PG. 402
PID# 21503126

ULIAN THIMONS
DB. 20148, PG. 982
PID# 21503125

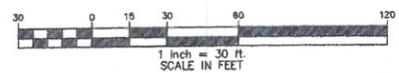
Y SRA BVAL &
H DARR ROYAN
DB. 20275, PG. 943
PID# 21503324

WISSE BEAS
DB. 20302, PG. 739
PID# 21503123

NOTES

1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND MAY NOT SHOW ALL EASEMENTS AND MATTERS THAT MAY AFFECT SUBJECT PROPERTY.
2. UTILITIES SHOWN ON THIS MAP ARE BASED UPON INFORMATION PROVIDED BY OTHERS AND/OR ABOVE GROUND OBSERVATIONS. ACTUAL LOCATIONS OF UNDERGROUND UTILITIES MAY VARY AND THE SIZE, TYPE, DEPTH AND LOCATION SHOULD BE VERIFIED BEFORE ANY DIGGING OR CONSTRUCTION IS PERFORMED.
3. SUBJECT PROPERTY TAX PARCEL NUMBER: 215-032-14 & 15
4. SUBJECT PROPERTY ZONING: R-12
5. ALL ADJOINING LAND OWNER INFORMATION WAS TAKEN FROM CURRENT TAX RECORDS AND ARE CONSIDERED AS BEING NOW OR FORMERLY.
6. NO HORIZONTAL NORTH CAROLINA GEODETIC SURVEY MONUMENTS WERE FOUND WITHIN 2,000 FEET OF SUBJECT PROPERTY.
7. AREAS WERE COMPUTED BY THE COORDINATE GEOMETRY METHOD.
8. IRON REBAR SET AT ALL LOT CORNERS UNLESS OTHERWISE INDICATED.

TOTAL AREA:
1.837 ACRES
(80,960 SQ. FT.)



LEBR=EXISTING IRON REBAR
SIR=SET IRON REBAR
CP=COMPUTED POINT
SQ. FT.=SQUARE FEET
DB=DEED BOOK
PG.=PAGE

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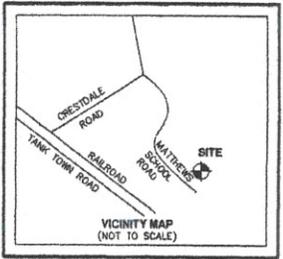
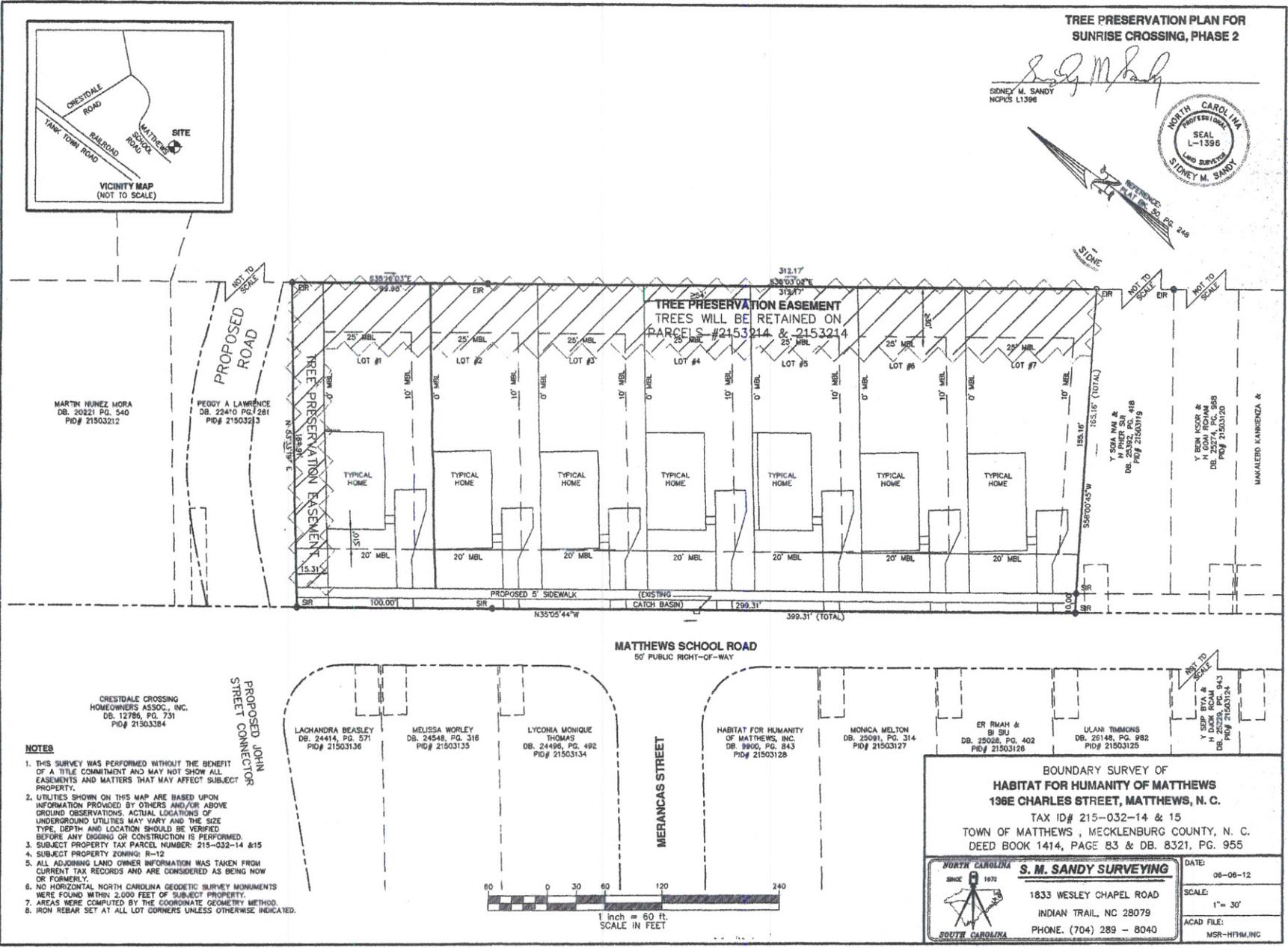
S. M. SANDY SURVEYING
1833 WESLEY CHAPEL ROAD
INDIAN TRAIL, NC 28079
PHONE: (704) 289 - 8040

DATE: 08-06-12
SCALE: 1" = 30'
ACAD FILE: MSR-HFM/LINC



SUPERSEDED

2014-611
1-28-2014



**TREE PRESERVATION PLAN FOR
SUNRISE CROSSING, PHASE 2**

S.M.S.
SIDNEY M. SANDY
NCPES L1396

**NORTH CAROLINA
PROFESSIONAL
SEAL
L-1396
LAND SURVEYOR
SIDNEY M. SANDY**

REFERENCE
PLAN BK 80 PG 248

MARTH NUNEZ MORA
DB. 20221 PG. 540
PID# 21503212

PEODY A LAWRENCE
DB. 22410 PG. 281
PID# 21503213

Y. SOBA NIK &
H. PRIET SR
DB. 23292, PG. 418
PID# 21503119

Y. SOBA NIK &
H. PRIET SR
DB. 23274, PG. 585
PID# 21503120

MUKALEED KAMRENZA &

CRESTDALE CROSSING
HOMEOWNERS ASSOC., INC.
CG. 12786, PG. 731
PID# 21503384

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 7. AREAS WERE COMPUTED BY THE COORDINATE GEOMETRY METHOD.
 8. IRON REBAR SET AT ALL LOT CORNERS UNLESS OTHERWISE INDICATED.

PROPOSED JOHN
STREET CONNECTOR

LACHANDRA BEASLEY
DB. 24414, PG. 571
PID# 21503136

MELISSA WORLEY
DB. 24548, PG. 316
PID# 21503135

LYCONIA MONIQUE
THOMAS
DB. 24496, PG. 492
PID# 21503134

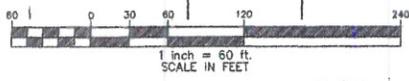
HABITAT FOR HUMANITY
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PID# 21503128

MONICA MELTON
DB. 25081, PG. 314
PID# 21503127

ER RMAH &
BI SUI
DB. 22098, PG. 402
PID# 21503126

ULAM THOMAS
DB. 26148, PG. 982
PID# 21503125

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DB. 23274, PG. 585
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