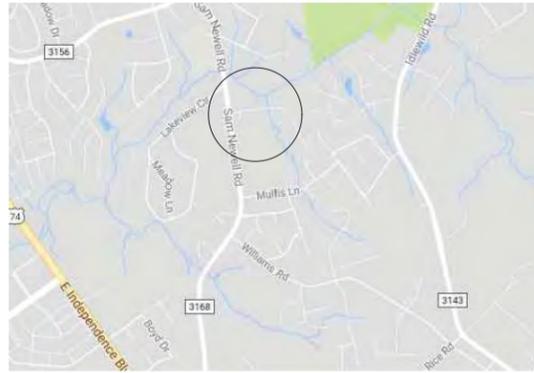


4 CORNERS REZONING SUBMITTAL SAM NEWELL ROAD MATTHEWS, NORTH CAROLINA

NOVEMBER 1, 2017



VICINITY MAP

DEVELOPER: FIORENZA PROPERTIES, LLC
301 FIELDBROOK PLACE
CHARLOTTE, NC 28209

INDEX OF DRAWINGS

SHEET NUMBER

- RZ - 1
- RZ - 2
- RZ - 3
- RZ - 4

SHEET TITLE

- COVER SHEET
- SURVEY
- REZONING PLAN
- DEVELOPMENT NOTES



Fiorenza Properties
301 Fieldbrook Place
Charlotte, NC 28209

REV#	REVISION DESCRIPTION	DATE	BY	APPROVED
1	Revised for 2nd Rezoning Submittal	12/21/17		
2	Revised for 3rd Rezoning Submittal	1/31/18		
3	Revised plan per neighborhood input	2/16/18		
4	Revised for 5th Rezoning Submittal	3/01/18		

DESIGN BY:	DATE:
Design: MM/DD/YY	MM/DD/YY
DRAWN BY: Dromaxx	MM/DD/YY
CHECKED BY: Checkxx	MM/DD/YY
APPROVED BY: Appxx	MM/DD/YY

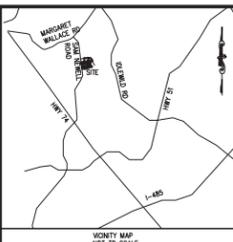
4 Corners
Matthews, North Carolina
Cover Sheet



JOB NO: 65119618
DATE: 11/01/17
SHEET: RZ - 1



Basis of Bearings
NC GRID NAD 83 (EPOCH 2011)



LINE #	BEARING	LENGTH
L1	S4° 57' 50"E	41.80'
L2	S30° 38' 23"E	27.80'
L3	S14° 27' 56"E	35.02'
L4	S1° 02' 49"W	26.55'
L5	S21° 48' 56"E	22.58'
L6	S17° 17' 34"E	39.23'
L7	S46° 49' 46"E	20.18'
L8	S2° 56' 55"E	29.30'
L9	S15° 24' 50"E	43.52'
L10	S20° 25' 03"W	25.87'
L11	S23° 24' 56"E	49.82'
L12	S50° 32' 46"E	30.09'
L13	S41° 45' 24"E	36.72'
L14	S30° 31' 23"E	24.24'
L15	S52° 43' 15"E	14.83'
L16	S57° 10' 24"E	24.85'
L17	S49° 27' 19"E	11.67'
L18	S17° 10' 39"E	9.29'
L19	S1° 00' 44"W	16.36'
L20	S5° 00' 34"W	22.27'
L21	S4° 39' 04"W	14.17'
L22	S10° 11' 44"E	14.50'
L23	S0° 56' 36"W	12.57'
L24	S83° 13' 01"W	18.21'
L25	S83° 05' 30"W	19.25'
L26	S60° 59' 21"W	16.34'
L27	S39° 29' 36"W	11.44'
L28	S8° 19' 32"E	17.07'
L29	S16° 41' 32"E	9.40'
L30	S59° 58' 10"E	16.67'
L31	S28° 50' 39"E	18.30'
L32	S9° 42' 18"W	19.36'
L33	S42° 23' 21"E	4.13'
L34	S42° 23' 21"E	16.55'
L35	S79° 36' 18"E	16.67'
L36	S55° 03' 59"E	23.36'
L37	S29° 40' 17"E	28.26'
L38	S62° 35' 21"E	28.87'
L39	S67° 57' 42"E	19.48'
L40	S67° 57' 42"E	14.40'
L41	S39° 35' 59"E	15.73'
L42	S9° 50' 33"W	26.35'
L43	S21° 23' 47"W	27.39'
L44	S1° 05' 36"W	9.94'
L45	S1° 05' 36"W	9.24'
L46	S19° 00' 25"E	12.55'
L47	S19° 00' 25"E	9.81'
L48	S68° 04' 35"E	15.85'
L49	S79° 44' 21"E	22.65'
L50	S28° 54' 28"E	16.33'
L51	S14° 42' 38"E	11.33'
L52	S6° 00' 57"E	14.47'
L53	S22° 54' 47"E	6.38'
L54	S25° 01' 39"E	22.27'
L55	S15° 29' 33"W	29.28'
L56	S14° 08' 57"W	36.18'
L57	N88° 21' 05"E	21.97'
L58	S87° 55' 26"E	20.45'
L59	S78° 22' 16"E	23.84'
L60	S60° 00' 13"E	18.06'
L61	S58° 14' 09"E	18.98'
L62	S54° 41' 45"E	22.68'
L63	S30° 34' 40"E	18.51'



GENERAL NOTES:

DATUM:
NORTH BASED ON NC GRID NAD83(2011) FROM GPS OBSERVATIONS ESTABLISHED ON OCTOBER 11, 2017 USING THE NORTH CAROLINA RTN NETWORK. MSS CORS STATION NC441 WAS USED AS THE NETWORK BASE. THE HORIZONTAL DATUM IS REFERENCED TO NAD83(EPOCH 2011) AND THE VERTICAL DATUM IS NAVD83 USING GSDM I28 IN THE GPS OBSERVATIONS. THIS SURVEY WAS LOCALIZED AT MERRICK POINT 102 WITH A WORKING OF 56,275.75 FT. AN EASTING OF 1,488,896.87 FT. AND A ELEVATION OF 63.052 METER. AVERAGE SITE ELEVATION OF 85.08 FT AND A CORNERED SCALE FACTOR OF 1.000152570. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET.

CLASS OF SURVEY:
THIS SURVEY MEETS THE REQUIREMENTS OF A CLASS A SURVEY AS DEFINED IN 21 NCAC 16.1002. THE FIELD DATA UPON WHICH THIS MAP OR PLAN IS BASED HAS A CLOSURE PRECISION OF 1:14,000 BEFORE ADJUSTMENT AND WAS ADJUSTED USING THE LEAST SQUARE METHOD.

BOUNDARY PRECISION:
THE BOUNDARY DATA SHOWN HEREON HAS BEEN CALCULATED FOR A CLOSURE RATIO OF 1:2000 FEET.

RELATIVE POSITIONAL ACCURACY:
THE RELATIVE POSITIONAL ACCURACY (RPA) FOR ANY CONTROL POINT OR PROPERTY CORNER ON THIS SURVEY DOES NOT EXCEED 1:10 FOR EITHER AXIS OF THE 95% CONFIDENCE ERROR ELLIPSE.

EQUIPMENT STATEMENT:
MEASUREMENTS WERE TAKEN USING A TRIMBLE S6 ROBOTIC TOTAL STATION AND A TRIMBLE R10 GPS RECEIVER.

UTILITIES:
SURFACE AND SUB-SURFACE UTILITIES SHOWN HEREON ARE BASED UPON SURFACE OBSERVATIONS AND PUBLIC RECORDS. MERRICK CANNOT GUARANTEE ABSOLUTE ACCURACY OR THAT THERE ARE NO OMISSIONS IN LOCATION OF UNDERGROUND UTILITIES. THEREFORE MERRICK DISCLAIMS ALL LIABILITY FOR ANY DAMAGES BASED ON UTILITY INFORMATION PROVIDED BY THIS SURVEY. USER OF THIS INFORMATION ASSUMES ALL RISK AND NOTICE IS HEREBY GIVEN THAT NORTH CAROLINA 811 UTILITY LOCATION SERVICE IS TO BE NOTIFIED PRIOR TO ANY EXCAVATION OF THE SITE AS REQUIRED BY LAW.

STREAMS, BODIES OF WATER & WETLANDS:
ALL STREAMS, BODIES OF WATER AND WETLANDS MAY BE SUBJECT TO STATE, COUNTY AND LOCAL BUFFERS OR RESTRICTIONS. SURVEYOR MAKES NO INTERPRETATION REGARDING THESE BUFFERS OR RESTRICTIONS. USER OF THIS SURVEY IS CAUTIONED TO CONSULT WITH THE APPROPRIATE GOVERNING AUTHORITIES CONCERNING POSSIBLE BUFFERS OR RESTRICTIONS.

SURVEY DATE:
THIS SURVEY WAS PERFORMED FROM 11 OCTOBER, 2017 TO 10 NOVEMBER, 2017.

REFERENCES:
ALL DEEDS AND MAPS REFERRED AS SHOWN.

TITLE COMMITMENT NOTE:
THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY MERRICK & COMPANY TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. RESEARCH FOR EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD SHOULD BE DONE BEFORE ANY IMPROVEMENTS ARE PLANNED FOR THIS SITE.

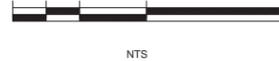
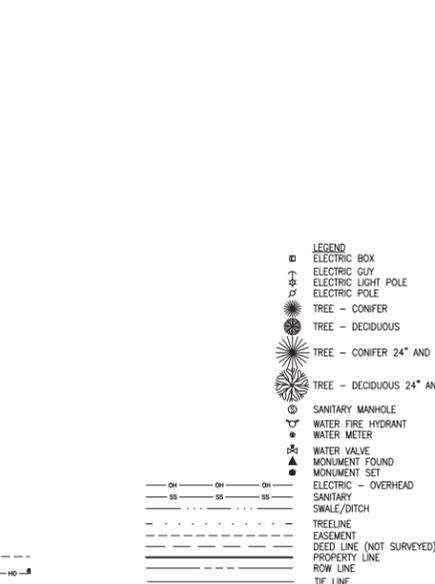
I, JAMES E. DAVIS, NORTH CAROLINA PROFESSIONAL SURVEYOR NO. 3747, CERTIFY THAT THIS SURVEY WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEED BOOK AND PAGE AS SHOWN). THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DASHED LINES AS DRAWN FROM INFORMATION SHOWN HEREON. THAT THE RATIO OF PRECISION AS CALCULATED IS 1:14,000. THAT THIS SURVEY MEETS THE REQUIREMENTS OF A CLASS A SURVEY. THAT THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 17TH DAY OF NOVEMBER, A. D. 2017.

JAMES E. DAVIS, NC 3747
DATE NOVEMBER 17, 2017
MERRICK JOB NO. 65119690
FOR AND ON BEHALF OF MERRICK & COMPANY, INC.

SITE DATA:
(ZONING FROM GIS DATA)
PROPERTY JURISDICTION: TOWN OF MATTHEWS
CURRENT USE: RESIDENTIAL
ZONED: R-15

FLOODING DATA:
FLOOD MAP: 371045100A
DATES: FEBRUARY 18, 2014
COMMUNITY NUMBER: 370310
FLOODING ZONE 1 - AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN.
AREAS OUTSIDE FUTURE CONDITIONS 1% ANNUAL CHANCE FLOODPLAIN.



NTS

MERRICK & COMPANY
SURVEYING & ENGINEERING
1000 W. HARRIS STREET, SUITE 100
CHARLOTTE, NC 28203
PHONE: 704.501.8000
FAX: 704.501.8001
WWW.MERRICK-AND-COMPANY.COM

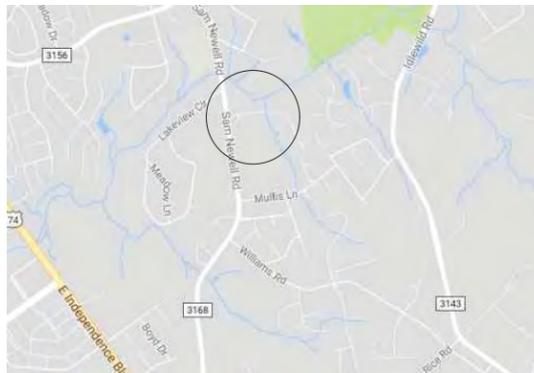
SURVEY FOR:
FIORENZA PROPERTIES
301 Fitchback Place
Charlotte, NC 28209

REVISIONS	DATE	DESCRIPTION
1	10/17/17	COMPLETED TREE LOCATIONS

DATE	BY	REVISION
10/17/17	JED	1

4 CORNERS
Town of Matthews, Mecklenburg County, NC
BOUNDARY SURVEY OF 7 PARCELS

JOB NO: 65119690
DATE: 10/17/2017
SHEET: 2 OF 2

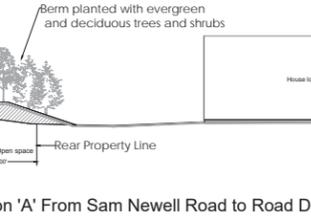


VICINITY MAP

Road improvements on Keziah from Sam Newell Intersection to the end of the 4.03 ac parcel. Road improvements will be to enlarge the asphalt to 22' wide.

Entrance 'A'
Entrance to be full movement. A south bound left turn lane with 150' of storage will be constructed on Sam Newell Road per NCDOT requirements. Left turn lane depicted on this plan is schematic only. Final design will be per NCDOT requirements.

Entrance 'B'
Entrance to be Right in-Right out only. Per NCDOT requirements, a 4' concrete median will be constructed per NCDOT standard detail 852.01



Section 'A' From Sam Newell Road to Road D



Site Data

Tax Parcel ID:	19315122, 19315114, 19315128, 19315116, 19315117, 19315118, 19315129, 19315104, 19315105
Existing Zoning:	R-15
Proposed Zoning:	R-VS, SRN, R-15 CD
Municipality:	Town of Matthews, Mecklenburg County, NC
Site Area:	26.73 acres
Site Area with RW Dedication on Sam Newell Road:	26.47 acres
Site Area to be rezoned:	26.47 acres
R-VS Zoning:	12.46 acres
SRN Zoning:	9.98 acres
R-15 CD:	4.03 acres
	(Area to be donated to Town of Matthews)
Total Lots allowed:	75
Total Lots shown:	73
50' Single family Lots:	73

Required setbacks for all zoning districts:

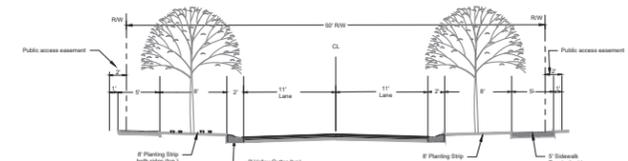
Front yard:	20'
Side yard:	6'/8'
Rear yard:	20'
Maximum building height:	35'
Minimum lot width:	50'
Minimum lot area:	5500 sf

PCCO Requirements

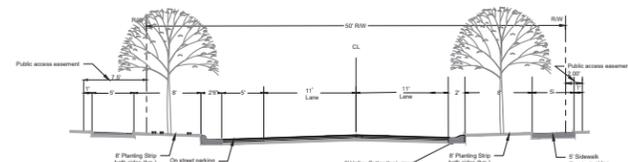
Required Undisturbed Open Space:	17.5% (4.63 ac)
Provided Undisturbed Open Space:	24% (6.5 ac)
Tree Canopy Preservation Requirements:	8% (2.12 ac)
Tree Canopy Preservation Proposed:	12% (3.2 ac)

Common Open Space: +/-4.6 acres

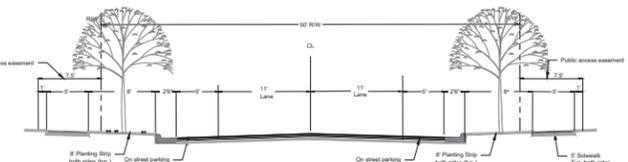
Legend



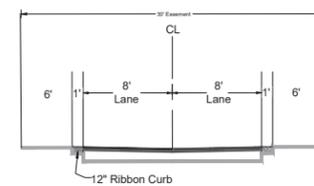
50' Typical Residential Street - Public



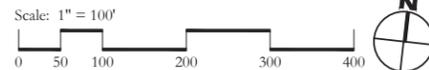
50' Typical Residential Street Modified with on street parking - Public



50' Typical Residential Street with parking both sides - Public



Typical Residential Alley - Private 30' Public Access Easement



CURRENT 2017-670
3/2/2018

MERRICK & COMPANY
1001 MOREHEAD SQUARE DRIVE, SUITE 330
CHARLOTTE, NC 28203
PH: 704.366.6650
FAX: 704.366.6651
This firm and its employees shall not be held responsible for any errors or omissions in this plan or any other documents prepared by this firm or its employees. The user of this plan shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The user of this plan shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The user of this plan shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.

Florenza Properties
301 Fieldbrook Place
Charlotte, NC 28209

REV	REVISION DESCRIPTION	DATE	CHANGED BY	APPROVED BY
1	Revised for 2nd Rezoning Submittal	12/21/17		
2	Revised for 3rd Rezoning Submittal	1/31/18		
3	Revised plan per neighborhood input	2/16/18		
4	Revised for 5th Rezoning Submittal	3/01/18		

DESIGN BY:	MM/DD/YY
DRAWN BY:	MM/DD/YY
CHECKED BY:	MM/DD/YY
APPROVED BY:	MM/DD/YY

4 Corners
Matthews, North Carolina
Rezoning Plan

JOB NO: 65119618
DATE: 11/01/17
SHEET **RZ-3**

Q:\CHA\Projects\6918-00-FZP - Miscellaneous Planning Services\Design\Working\Matthews\Rezoning Documents\Rezoning Plan 020818.dwg 3/1/2018 3:42:51 PM

MERRICK & COMPANY
1001 MICHIGAN SQUARE DRIVE, SUITE 800
CHARLOTTE, NC 28203
PHONE: 704-529-6500
FAX: 704-529-6501
NC ENGINEERING FIRM #0088
BY STATE OF NORTH CAROLINA
ON BEHALF OF MERRICK & COMPANY
I, THE ENGINEER, HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF NORTH CAROLINA AND THAT I AM THE DESIGNER OF THE PROJECTS SHOWN ON THESE PLANS. I AM NOT PROVIDING ANY SERVICES TO ANY OTHER PROJECTS AT THE SAME TIME AS THESE PLANS ARE BEING PREPARED. I AM NOT PROVIDING ANY SERVICES TO ANY OTHER PROJECTS AT THE SAME TIME AS THESE PLANS ARE BEING PREPARED. I AM NOT PROVIDING ANY SERVICES TO ANY OTHER PROJECTS AT THE SAME TIME AS THESE PLANS ARE BEING PREPARED.

Florenza Properties
301 Flinders Place
Charlotte, NC 28209

REVISIONS:	DATE:	DESCRIPTION:	BY:	APPROVED:
Revised for 2nd Rezoning Submittal	12/21/17			
Revised for 3rd Rezoning Submittal	1/31/18			
Revised plan per neighborhood input	2/16/18			
Revised for 5th Rezoning Submittal	3/01/18			

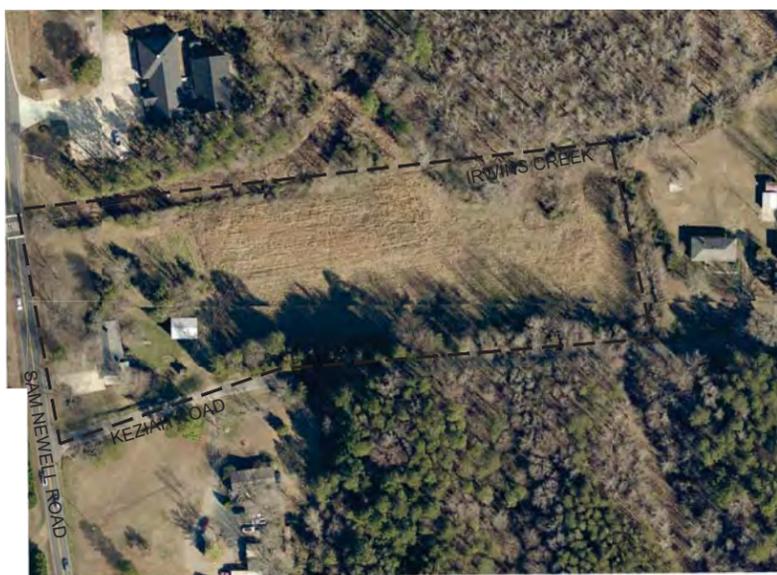
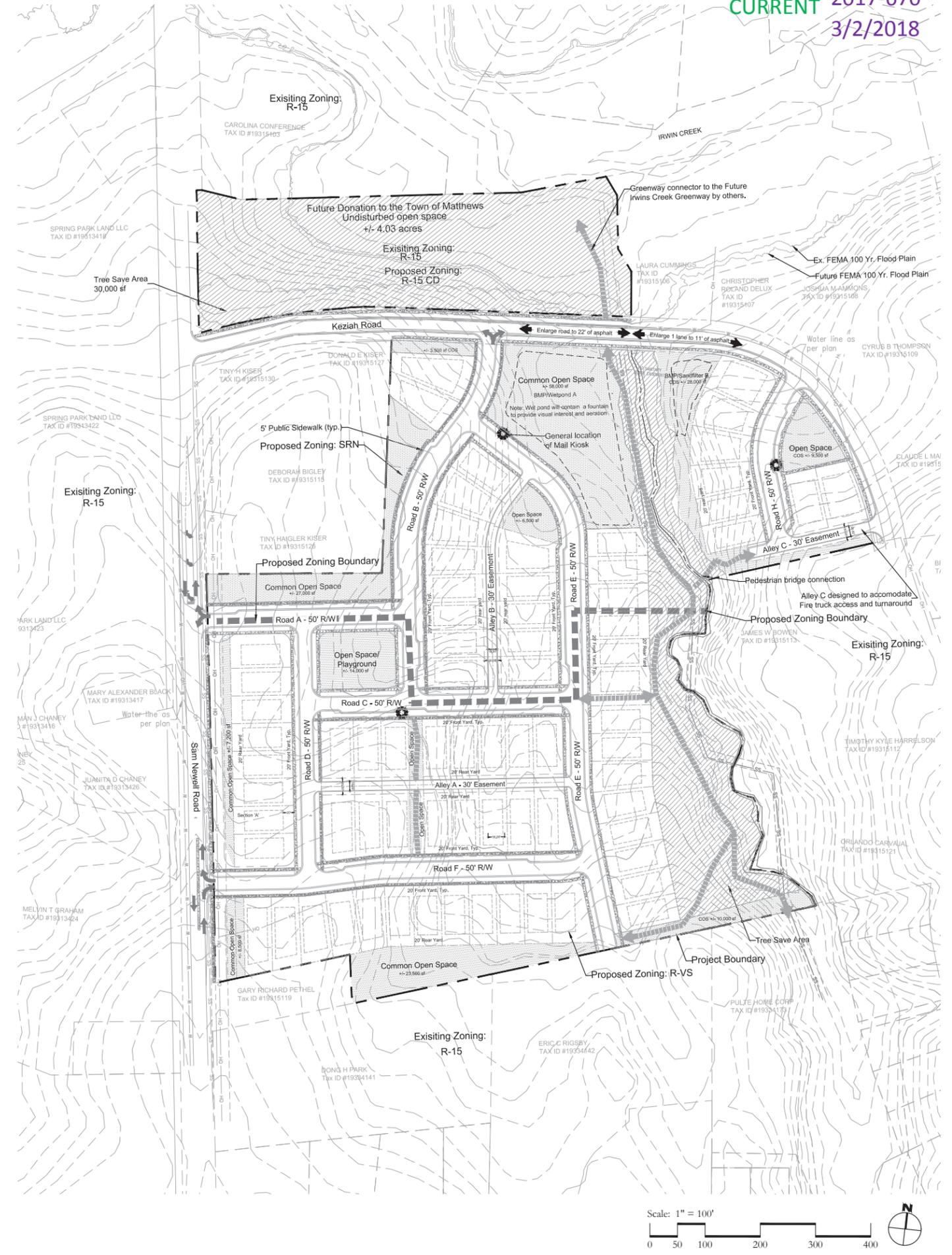
DATE:	DESIGN BY:	DRAWN BY:	CHECKED BY:	APPROVED BY:
	JM/DD/RR	DM/XX	DM/XX	APP/XX

4 Corners
Matthews, North Carolina
Development Notes

JOB NO: 65119618
DATE: 11/01/17
SHEET: RZ - 4

- DEVELOPMENT STANDARDS**
- GENERAL PROVISIONS**
 - These Development Standards form a part of the Rezoning Plan associated with the Rezoning Application filed by Florenza Properties ("Applicant") for an approximately 26.73 acre site located on the east side of Sam Newell Road, and just north and south of Keziah Road. The site is depicted on the Rezoning Plan (hereinafter referred to as the "Rezoning Site"). The Rezoning Site is comprised of Tax Parcel No. 19315122, 19315114, 19315128, 19315116, 19315117, 19315118, 19315129, 19315105 and 19315104.
 - The development and use of the Rezoning Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the Town of Matthews Unified Development Ordinance (the "Ordinance"). Subject to the required waivers/variances set out below in Section 2 below, the regulations established under the Ordinance for the R-VS, SRN and R-15 CD zoning district shall govern the use and development of the Rezoning Site. Each proposed zoning category is specific to a geographic region of the Rezoning Site and noted on the plan.
 - The development and uses depicted on the Rezoning Plan are schematic in nature and are intended to depict the general arrangement of the uses and improvements on the Rezoning Site. Accordingly, the ultimate layout, locations and sizes of the development and site elements depicted on the Rezoning Plan are graphic representations of the proposed development and site elements, and, subject to the terms of these Development Standards and the Ordinance, are subject to minor alterations or modifications during the design development and construction document phases.
 - PERMITTED USES/DEVELOPMENT LIMITATIONS**
 - The Rezoning Site may only be devoted to a residential community containing a maximum of 75 dwelling units and to any incidental or accessory uses relating thereto that are permitted in the R-VS, SRN, and R-15 CD zoning district's.
 - The Rezoning site will have minimum of 5 residential units that will include accessory dwelling structures. A minimum of 5 of these units will be located within the SRN zoning area as noted on the Rezoning Plan.
 - DIMENSIONAL STANDARDS**
 - Development of the Rezoning Site shall generally comply with the dimensional standards of the R-VS, SRN and R-15 CD zoning district set out in Section 155.604.4.B. of the Ordinance and the dimensional standards set out in the Site Data table. Additional "Flexible Design Standards" per section 155.401.7 of the Ordinance are noted C through G below, as well as on the Site Data Table.
 - The required setback is defined as the minimum distance required between a street line and the front building line of a principal building or structure, projected to the side lot lines of the lot. The minimum required setback shall be 20'.
 - The minimum centerline radius for a public street to be 150'.
 - The minimum centerline radius for a private alley to be 90'.
 - The lot lines depicted on the Rezoning Plan are illustrative in nature and are subject to minor alterations or modifications during the design development and construction document phases.
 - The minimum rear yard will be 20' as depicted on the Rezoning Plan.
 - The minimum public street travel lane will be 11' as depicted on the site plan and street cross sections.
 - The minimum side yard shall be as provided under the Ordinance.
 - TRANSPORTATION**
 - Vehicle access shall be as generally depicted on the Rezoning 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 the North Carolina Department of Transportation ("NCDOT").

- ARCHITECTURAL STANDARDS**
 - The maximum height of any one-family detached dwelling unit constructed on the Rezoning Site shall be 35 feet.
 - Attached to the Rezoning Plan are a series of conceptual, schematic images of the front elevations of the dwelling units to be constructed on the Rezoning Site that are intended to depict the general conceptual architectural style, design treatment and character of the front elevations of the dwelling units to be constructed on the Rezoning Site. The front elevations will be varied along the street frontages to avoid repetition and create visual interest. Accordingly, each dwelling unit to be constructed on the Rezoning Site shall be designed and constructed so that the front elevation is substantially similar in appearance to one of the attached conceptual, schematic images. Notwithstanding the foregoing, changes and alterations to the front elevation of a dwelling unit to be constructed on the Rezoning Site that do not materially change the overall conceptual architectural style, design treatment and character shall be permitted so long as they are substantially similar to the elevations depicted.
 - Applicant may subsequently propose additional conceptual, schematic images of the front elevations of the dwelling units to be constructed on the Rezoning Site, and such additional conceptual, schematic images must be approved by the Matthews Board of Commissioners prior to the issuance of a building permit for a dwelling unit that utilizes one of the additional conceptual, schematic images for the front elevation.
 - The primary exterior building materials for the one-family detached dwelling units to be constructed on the Rezoning Site will be a combination of portions of the following: brick veneer or similar masonry product, stone, manufactured stone, and cementitious siding.
 - Vinyl, EPS or masonry may not be used as an exterior building material on the one-family detached dwelling units to be constructed on the Rezoning Site. Notwithstanding the foregoing, vinyl may be utilized on windows, doors, garage doors, soffits, trim and railings.
- SITE AMENITIES**
 - As an off-site improvement, Applicant shall dedicate all portions of Tax Parcel No. 19315105 and 19315104 to the Town of Matthews as open space. These two parcels total +/- 4.2 acres. This acreage is included in the PCO requirements and tree canopy preservation requirements noted on Sheet 02.3. This parcel will be improved and used for public open space by the town of Matthews.
 - As an on-site improvement, Applicant shall construct and install within the site an 8'-10' foot wide pedestrian surface trail (the "Greenway trail") as generally depicted on the Rezoning Plan. The trail will generally follow the existing sanitary sewer easement along the creek. The trail will extend the width of the property along the creek, from the southern edge of the property to Keziah Road.
 - The green way trail located along the creek is intended to be accessible by the public. Therefore a public access easement will be granted to the Town of Matthews to ensure public use of the trail.
 - A 30' wide public access easement will be provided along each alley for use by Public Works for trash pickup.
 - As an on-site improvement, Applicant shall construct an amenity building in the location as generally depicted on the Rezoning Plan.
 - As an on-site amenity, Applicant shall construct a playground as generally depicted on the Rezoning Plan.
- SIGNS**
 - All signs installed on the Rezoning Site shall comply with the requirements of the Ordinance.
- ENTRANCE MONUMENTS**
 - Applicant shall install a monument on each side of the vehicular access into the Rezoning Site. The actual location of each Entrance Monument is subject to modifications during the design review. Attached to the Rezoning Plan are several images of entrance monuments that are intended to depict the general conceptual style, design treatment and character of each Entrance Monument to be constructed on the Rezoning Site. Accordingly, each Entrance Monument shall be designed and constructed so that it is substantially similar in appearance to one of the attached images. Notwithstanding the foregoing, changes and alterations to each Entrance Monument that do not materially change the overall conceptual style, design treatment and character shall be permitted.
- LIGHTING**
 - Outdoor lighting fixtures installed on the Rezoning Site shall comply with the requirements of the Outdoor Illumination provisions of the Ordinance.
- BINDING EFFECT OF THE REZONING APPLICATION**
 - If this Rezoning Application is approved, all conditions applicable to the development and/or use of the Rezoning Site imposed under this Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Applicant and the current and subsequent owners of the Rezoning Site and their respective successors in interest and assigns. Throughout these Development Standards, the terms "Applicant" and "owner" or "owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Applicant or the owner or owners of the Rezoning Site from time to time who may be involved in any future development thereof.



Parcels to be dedicated to Town of Matthews
Tax ID #19315105 and #19315104

