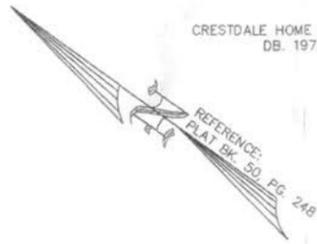


**REZONING SITE PLAN FOR  
SUNRISE CROSSING, PHASE 2**

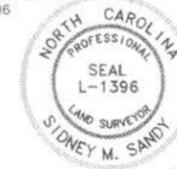
CRESTDALE HOME OWNERS ASSOC. INC.  
DB. 19755, PG. 614



**SURVEYOR CERTIFICATE**

STATE OF NORTH CAROLINA  
COUNTY OF UNION  
THE UNDERSIGNED SURVEYOR, BEING DULY SWORN DEPOSES AND SAYS THAT THE PLAT 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 OF CLOSURE OF 1:10000 AND A MAXIMUM FIELD ERROR OF CLOSURE OF 7.5 SECONDS PER ANGLE

SIDNEY M. SANDY  
NCPLS L1396



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

MELVIN COCHRAN &  
SHANNON COCHRAN  
DB. 17133, PG. 527  
PID# 21503249

DAN MOSER  
COMPANY, INC.  
MB. 240, PG. 103  
PID# 21503248

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

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

Y SOIA NAI &  
H PHER SUI  
DB. 25392, PG. 418  
PID# 21503119

Y BEIN KSOR &  
H GOAI RCHAM  
DB. 25274, PG. 968  
PID# 21503120

MAKALEBO KANKIENZA &  
CLARA BEYOKO  
DB. 26221, PG. 668  
PID# 21503121

NOT TO SCALE  
PROPOSED ROAD



**MATTHEWS SCHOOL ROAD**  
50' PUBLIC RIGHT-OF-WAY

**APPROVED**  
TOWN OF MATTHEWS  
Date: 3/25/2013  
By: *John Clark*  
Town Clerk

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

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

MERANCAS STREET

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

MONICA MELTON  
DB. 25091, PG. 314  
PID# 21503127

ER RMAH &  
EI SIU  
DB. 25026, PG. 402  
PID# 21503126

ULANI TIMMONS  
DB. 26148, PG. 982  
PID# 21503125

Y SEIP BYAL &  
H DJOK RCAN  
DB. 25229, PG. 943  
PID# 21503124

NICOLE BONO  
DB. 26392, PG. 729  
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:**  
1.537 ACRES  
(66,960 SQ. FT.)

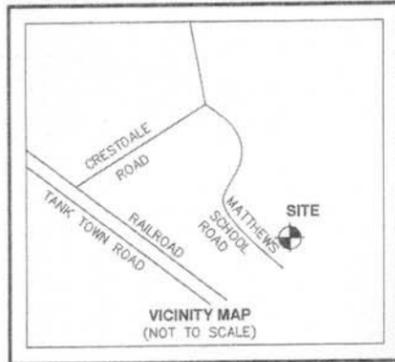


**LEGEND**  
EIR=EXISTING IRON REBAR  
SIR=SET IRON REBAR  
CP=COMPUTED POINT  
SQ. FT.=SQUARE FEET  
DB=DEED BOOK  
PG.=PAGE

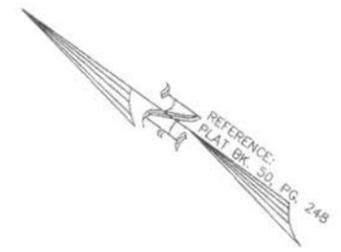
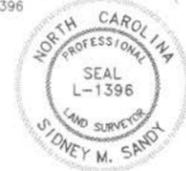
BOUNDARY SURVEY OF  
**HABITAT FOR HUMANITY OF MATTHEWS**  
136E CHARLES STREET, MATTHEWS, N. C.  
TAX ID# 215-032-14 & 15  
TOWN OF MATTHEWS, MECKLENBURG COUNTY, N. C.  
DEED BOOK 1414, PAGE 83 & DB. 8321, PG. 955

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

DATE: 06-06-12  
SCALE: 1" = 30'  
ACAD FILE: MSR-HFHM,INC



Sidney M. Sandy  
 SIDNEY M. SANDY  
 NCPLS L1396

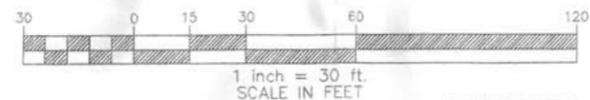


**DEVELOPMENT NOTES:**

1. ALL LOTS EXHIBIT FAVORABLE TOPOGRAPHY FOR RAINWATER MITIGATION
2. R-VS STANDARDS ARE FOLLOWED:
  - \* TYPICAL, LOT SIZE - 8,511 SQ. FT.
  - \* TYPICAL, LOT WIDTH - 54.86'
  - \* TYPICAL, SIDE YARD - 0' AND 10'
  - \* 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 WATER RECEPTACLE TO REMAIN.
9. EXISTING TREE CANOPY/GREEN SPACE WILL BE PRESERVED WITH AT LEAST 20% OF THE TREES 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 THE CONSTRUCTION OF A HOME ON LOT #7.
15. UTILIZING THE INNOVATIVE DEVELOPMENT FOUND IN SECTION 153.207 OF MATTHEWS ZONING ORDINANCE. EACH LOT WILL HAVE A ZERO LOT LINE ON THE NORTH EAST SIDE YARD.
16. PER SECTION 154.053 (B)
  - \* TOTAL SQ. FT. OF BOTH PARCELS 63,949.19 SQ. FT.
  - \* MAXIMUM SQ. FT. OF ALL DRIVEWAYS 6,400 SQ. FT.
  - \* MAXIMUM SQ. FT. OF ALL HOUSES 12, 096 SQ. FT.
  - \* NO ACCESSORY STRUCTURES ALLOWED IN TREE PRESERVATION EASEMENT.
17. UNDISTURBED TREE CANOPY AREA  $\geq$  14,425.25 SQ. FT.
18. ALL ACCESSORY STRUCTURES SHALL BE LOCATED IN THE REAR YARD, AT LEAST THREE (3) FEET FROM SIDE YARD PROPERTY LINE.
19. 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.
20. CAN NOT BUILD OR LOCATE ANY STRUCTURE IN THE TREE PRESERVATION EASEMENT.
21. THE TREE PRESERVATION EASEMENT SHALL NOT BE DISTURBED.
22. SUNRISE CROSSING 2 - ELEVATIONS APPROVED BY TOWN COUNCIL 03/25/13

**NOTES**

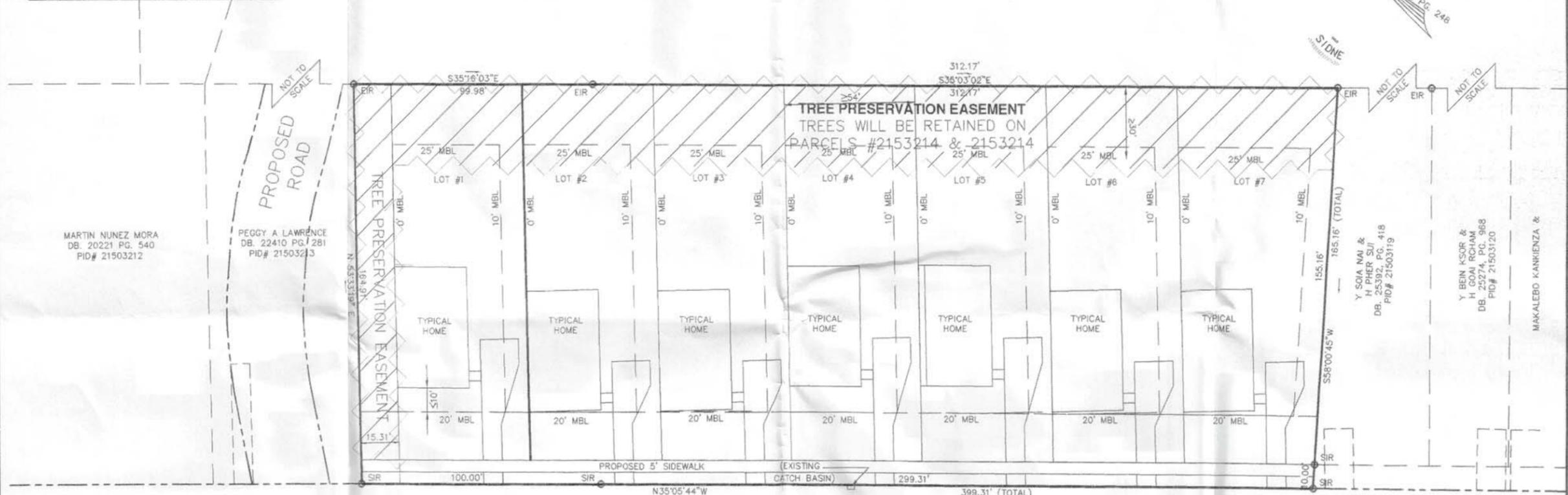
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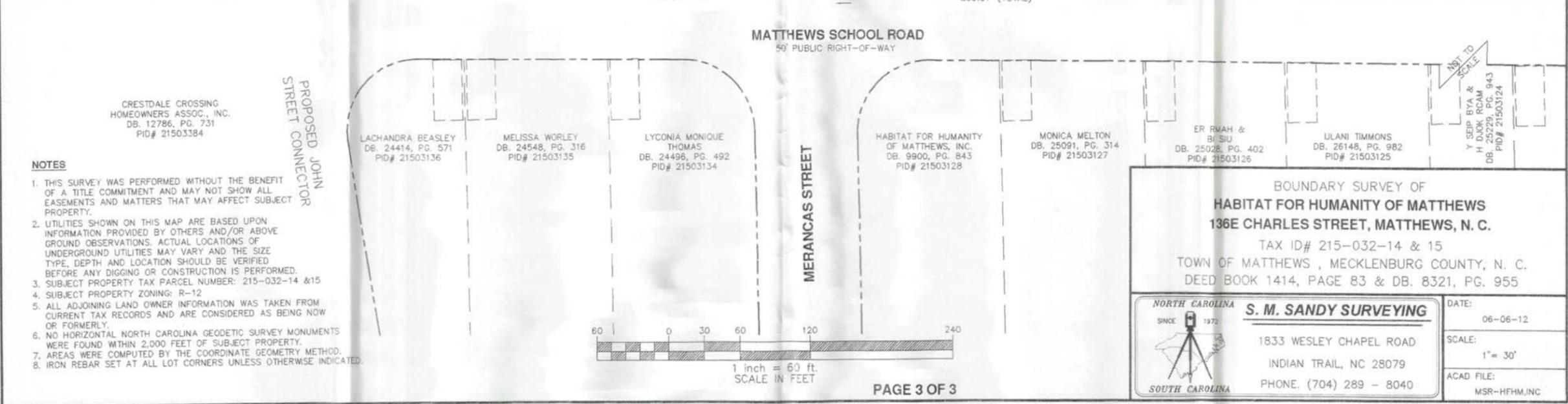
BOUNDARY SURVEY OF <b>HABITAT FOR HUMANITY OF MATTHEWS</b> 136E CHARLES STREET, MATTHEWS, N. C. TAX ID# 215-032-14 & 15 TOWN OF MATTHEWS, MECKLENBURG COUNTY, N. C. DEED BOOK 1414, PAGE 83 & DB. 8321, PG. 955	
<p><b>S. M. SANDY SURVEYING</b>          1833 WESLEY CHAPEL ROAD          INDIAN TRAIL, NC 28079          PHONE. (704) 289 - 8040</p>	DATE: 06-06-12 SCALE: 1" = 30' ACAD FILE: MSR-HFHM.JNC

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

SIDNEY M. SANDY  
NCP/S L1396



**MATTHEWS SCHOOL ROAD**  
50' PUBLIC RIGHT-OF-WAY



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.  
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