

Agenda Item: Application 595 Habitat for Humanity Matthews

DATE: March 4, 2013
RE: Decision on Application 595
FROM: Jim King, Planner II

Background/Issue:

The applicant has addressed concerns from the Board regarding several issues for Sunrise Crossing Phase II. The following uses were removed from the list of permitted uses:

1. They have dropped the shared driveway concept and each unit will have its own separate driveway that will terminate to the side of the each home.
2. They have dropped the shared garage concept.
3. They have added text to address accessory structures and garages.
4. The houses will have a zero lot line on the north eastern side property line increasing the side yard on the opposing side.
5. They have staggered the homes as suggested at the public hearing.
6. And they have clarified the tree save area to depict 20 percent.

Recommended Motion

Approve Application 595

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

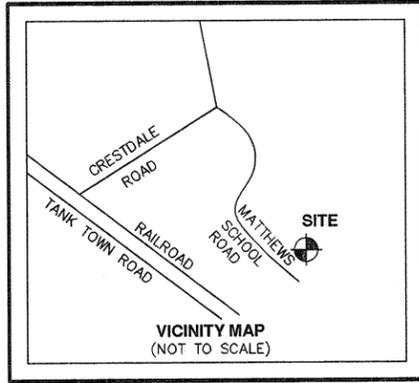
SURVEYOR CERTIFICATE **CURRENT**
2012-595
03-05-2013

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 OR CLOSURE OF 1:10000
AND A MAXIMUM FIELD ERROR OF CLOSURE OF 7.5 SECONDS PER ANGLE

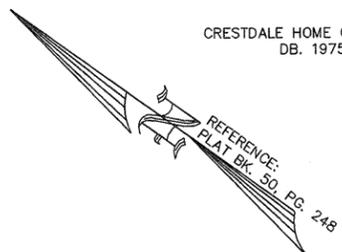
SIDNEY M. SANDY
NCPLS L1396

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

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



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



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

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

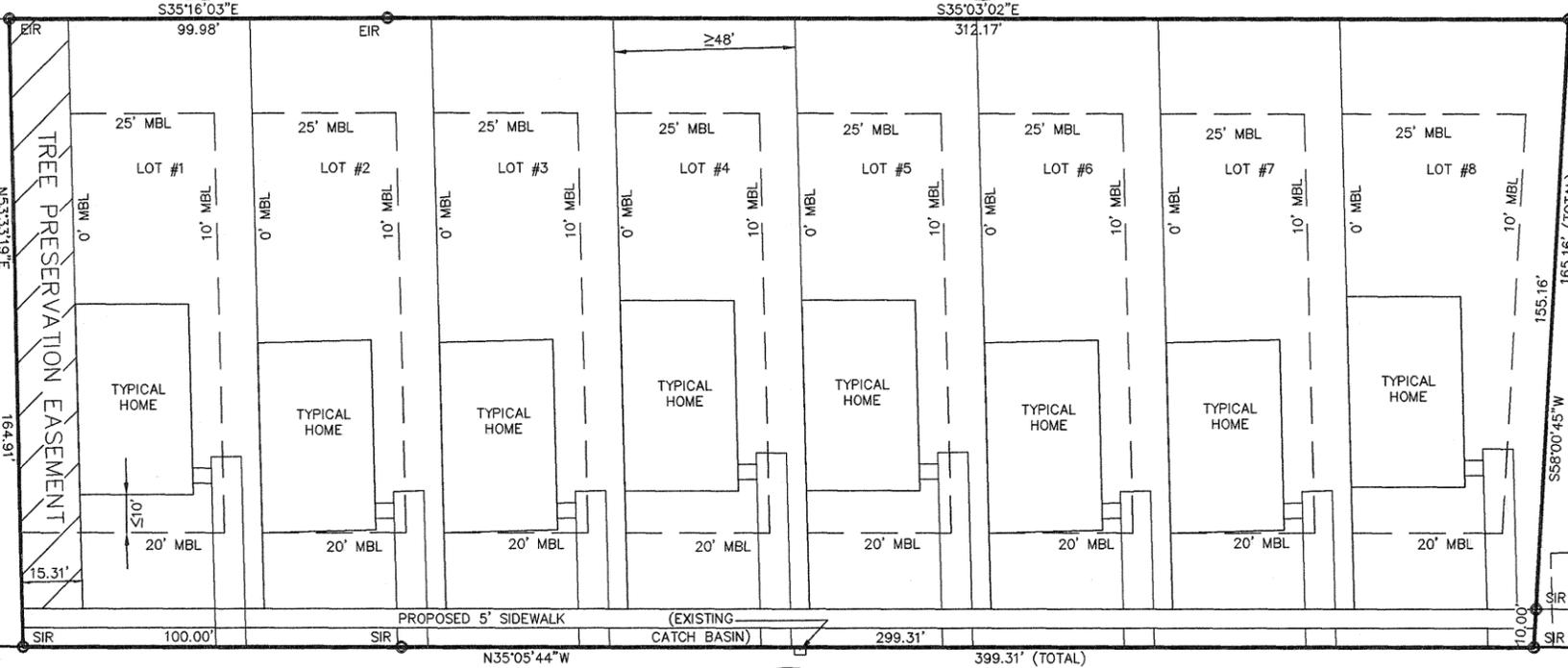
MARTIN NUNEZ MORA
DB. 20221 PG. 540
PID# 21503212

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

Y SOJA NAI &
H PHER SUJ
DB. 25392, PG. 418
PID# 21503119

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

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



NOT TO SCALE
PROPOSED ROAD

NOT TO SCALE

NOT TO SCALE

MATTHEWS SCHOOL ROAD
50' PUBLIC RIGHT-OF-WAY

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

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
OF MATTHEWS, INC.
DB. 9900, PG. 843
PID# 21503128

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

ER RMAH &
BI SIU
DB. 25028, PG. 402
PID# 21503126

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

Y SEIP BYA &
H DUOK ROAM
DB. 25229, PG. 943
PID# 21503124

NICOLE BONO
DB. 26392, PG. 129
PID# 21503123

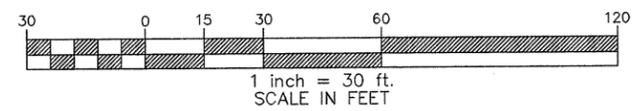
PROPOSED JOHN
STREET CONNECTOR

NOT TO SCALE

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.)

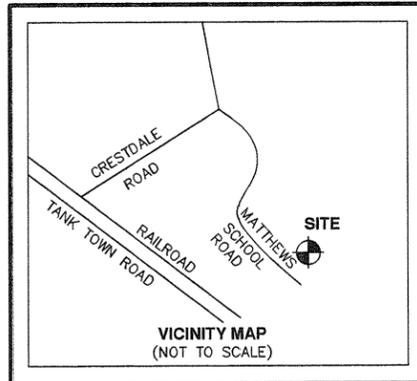


LEGEND
EIR=EXISTING IRON REBAR
SIR=SET IRON REBAR
CP=COMPUTED POINT
SQ. FT.=SQUARE FEET
DB.=DEED BOOK
PG.=PAGE

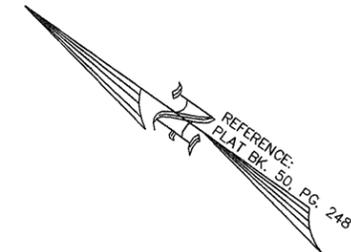
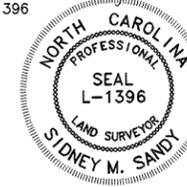
BOUNDARY SURVEY OF
HABITAT FOR HUMANITY OF MATTHEWS
136E CHARLES STREET, MATTHEWS, N. C.
TAX ID# 215-032-14 & 15
TOWN OF MATTHEWS, MECKLENBURG COUNTY, N. C.
DEED BOOK 1414, PAGE 83 & DB. 8321, PG. 955

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

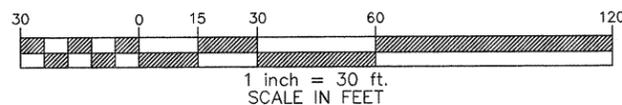


DEVELOPMENT NOTES:

1. ALL LOTS EXHIBIT FAVORABLE TOPOGRAPHY FOR RAINWATER MITIGATION
2. R-VS STANDARDS ARE FOLLOWED:
 - * TYPICAL, LOT SIZE - 7,447 SQ. FT.
 - * TYPICAL, LOT WIDTH - 48'
 - * 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 #8 WILL BE ADDRESSED BY HFHM PRIOR TO THE CONSTRUCTION OF A HOME ON LOT #8.
15. UTILIZING THE INNOVATIVE DEVELOPMENT FOUND IN SECTION 153.207 OF 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 NOR ANY STRUCTURES LOCATED IN IT.

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.



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	
<p>S. M. SANDY SURVEYING 1833 WESLEY CHAPEL ROAD INDIAN TRAIL, NC 28079 PHONE. (704) 289 - 8040</p>	DATE: 06-06-12 SCALE: 1" = 30' ACAD FILE: MSR-HFHM,INC

