

VICINITY MAP

**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 R/W 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
Total Lots allowed:	75 (Area to be donated to Town of Matthews)
Total Lots shown:	73
50' Single family Lots:	73

Required setbacks:

Front yard:	20'
Side yard:	6'/8'
Rear yard:	30'
Maximum building height:	35'
Minimum lot width:	50'
Minimum lot area:	5500 sf

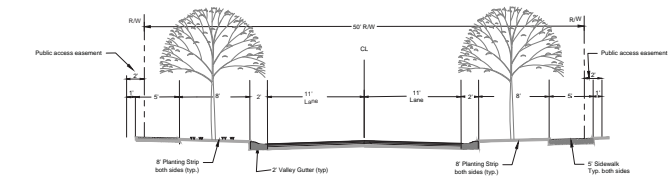
PCCO Requirements

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)

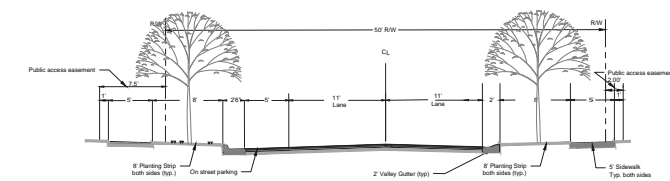
Common Open Space: +/-4.6 acres

**Legend**

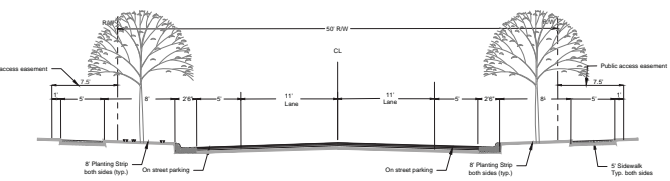
- Tree Save Area:
- Undisturbed Open Space:
- Common Open Space:
- Potential Mail Kiosk Location:



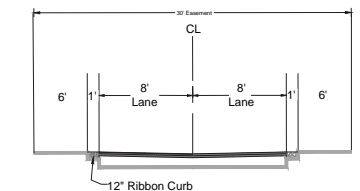
50' Typical Residential Street - Public



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

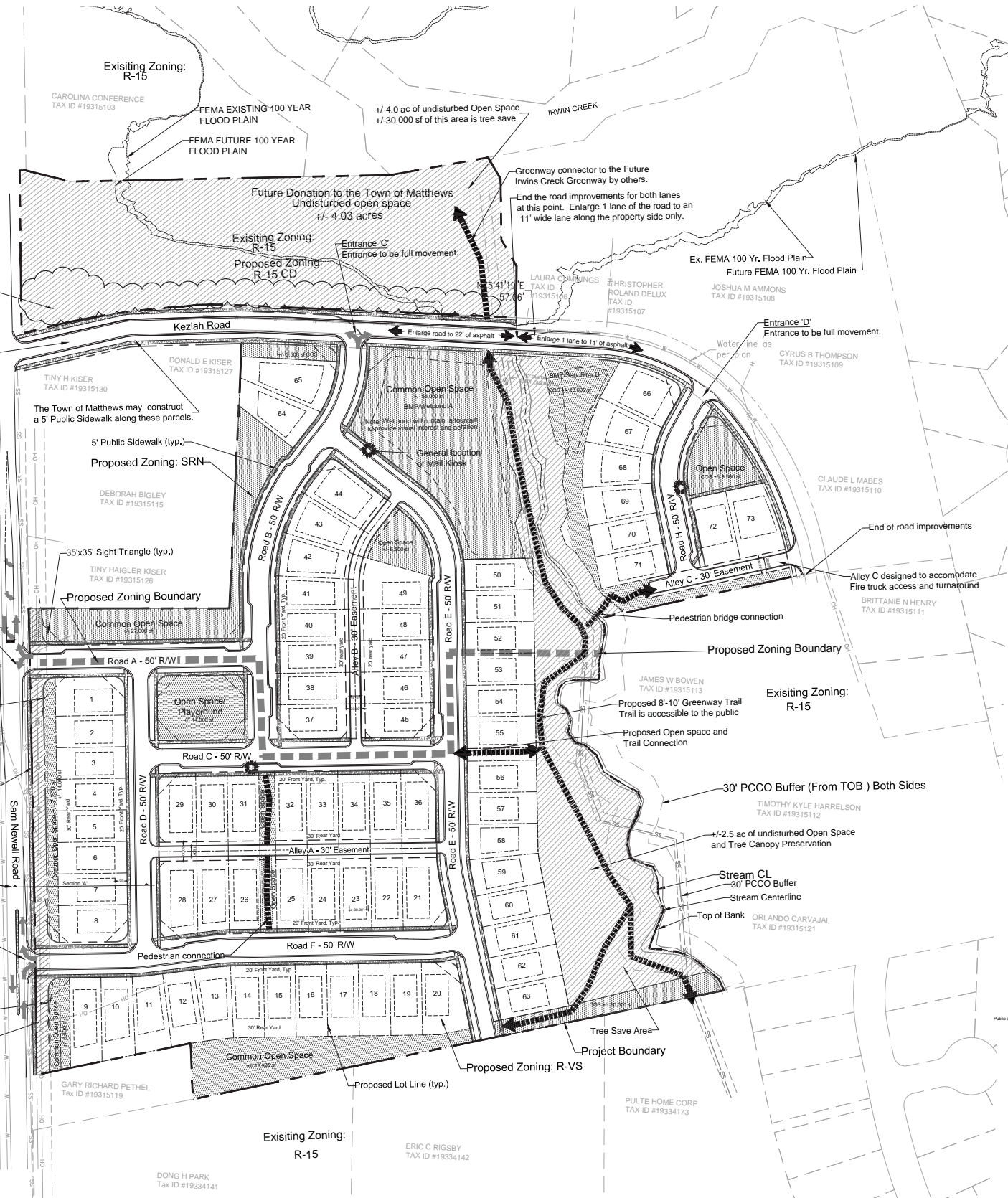
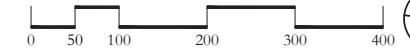


50' Typical Residential Street with parking both sides- Public



30' Typical Residential Alley - Private  
Public Access Easement

Scale: 1" = 100'

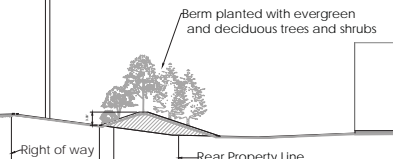


**Entrance 'A'**  
Entrance to be full movement.  
A south bound left turn lane with 150' of storage will be constructed on Sam Newell Road per NCDOT requirements.  
Left turn lane depicted on this plan is schematic only. Final design will be per NCDOT requirements.

**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'**  
Note: Berm located along the backs of all lots that back up to Sam Newell Road

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



Section 'A' From Sam Newell Road to Road D

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**MERRICK & COMPANY**  
1001 MOREHEAD SQUARE DRIVE, SUITE 530  
CHARLOTTE, NC 28203  
PHONE: 704.269.6500  
FAX: 704.269.6501  
NC ENGINEERING BOARD REG. NO. 19087  
IF ANY WORK IS BEING DONE IN ANY STATE OTHER THAN NORTH CAROLINA, THE LICENSED PROFESSIONAL ENGINEER MUST BE LICENSED IN THAT STATE. THE LICENSED PROFESSIONAL ENGINEER SHALL BE THE ONLY ONE WHO SHALL BE RESPONSIBLE TO THE CLIENT AND TO THE PUBLIC.

**Florenza Properties**  
301 Edgemoor Place  
Charlotte, NC 28209

REVISIONS:	DATE:	BY:	CHKD:	APPV:
12.21.17 Revised for 2nd Rezoning Submittal	12/21/17	MM/DD/RR		
01.31.18 Revised for 3rd Rezoning Submittal	01/31/18	MM/DD/RR		
02.09.18 Revised input per neighborhood input	02/09/18	MM/DD/RR		

DESIGN BY:	DebraXX	MM/DD/RR
DRAWN BY:	DianaXX	MM/DD/RR
CHECKED BY:	CherylXX	MM/DD/RR
APPROVED BY:	AprilXX	MM/DD/RR

**4 Corners**  
Matthews, North Carolina  
**Rezoning Plan**

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