



Florenza Properties
301 Fieldbrook Place
Charlotte, NC 28209

REV.	REVISION DESCRIPTION	DATE	BY	APPROVED
1	12.21.17 Revised for 2nd Rezoning Submittal			
2	01.31.18 Revised for 3rd Rezoning Submittal			
3	02.16.18 Revised plan per neighborhood input			

DATE	DESIGN BY	DRAWN BY	CHECKED BY	APPROVED BY

4 Corners
Matthews, North Carolina
Cover Sheet

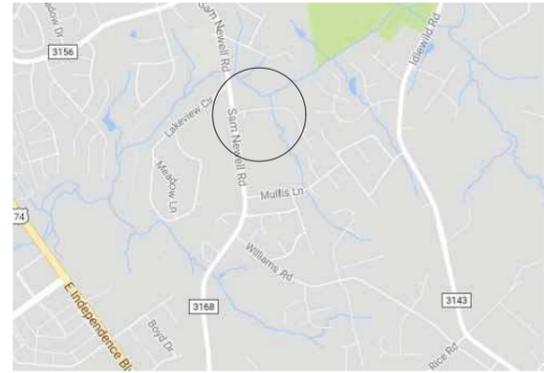


JOB NO: 65119618
DATE: 11/01/17
SHEET: RZ - 1

4 CORNERS REZONING SUBMITTAL SAM NEWELL ROAD MATTHEWS, NORTH CAROLINA

NOVEMBER 1, 2017

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



VICINITY MAP

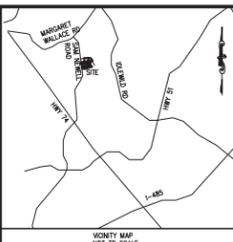
INDEX OF DRAWINGS

SHEET NUMBER	SHEET TITLE
RZ - 1	COVER SHEET
RZ - 2	SURVEY
RZ - 3	REZONING PLAN
RZ - 4	DEVELOPMENT NOTES



SUPERCEDED 2017-670
2/20/2018

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	S69° 59' 21"W	16.34'
L27	S39° 29' 36"W	11.44'
L28	S8° 19' 32"W	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 IODE IN THE GPS OBSERVATIONS. THIS SURVEY WAS LOCALIZED AT MERRICK POINT 102 WITH A NORTHING OF 56,275.75 FT, AN EASTING OF 1,488,896.87 FT, AND AN ELEVATION OF 63.02 METERS. AVERAGE SITE ELEVATION OF 85.0 FT AND A CORNER 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(i). 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 REFERENCED 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.

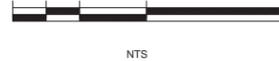
WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 17TH DAY OF NOVEMBER, A. D. 2017.

JAMES E. DAVIS, NC 6319690
DATE NOVEMBER 17, 2017
MERRICK JOB NO. 6319690
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

FLOOD HAZARD DATA:
FLOOD PANEL: 451
FLOOD MAP: 371045R10M
DATES: FEBRUARY 18, 2014
COMMUNITY NUMBER: 37030
FLOODING: ZONE 1 - AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN.
AREAS OUTSIDE FUTURE CONDITIONS 1% ANNUAL CHANCE FLOODPLAIN.

- LEGEND:**
- ELECTRIC BOX
 - ELECTRIC GUY
 - ELECTRIC LIGHT POLE
 - ELECTRIC POLE
 - TREE - CONIFER
 - TREE - DECIDUOUS
 - TREE - CONIFER 24" AND LARGER
 - TREE - DECIDUOUS 24" AND LARGER
 - SANITARY MANHOLE
 - WATER FIRE HYDRANT
 - WATER METER
 - WATER VALVE
 - MONUMENT FOUND
 - MONUMENT SET
 - ELECTRIC - OVERHEAD
 - SANITARY
 - SWALE/DITCH
 - TREETLINE
 - EASEMENT
 - DEAD LINE (NOT SURVEYED)
 - PROPERTY LINE
 - ROW LINE
 - TIE LINE



NTS

MERRICK & COMPANY
SURVEYING & ENGINEERING
1000 W. HARRIS STREET, SUITE 100
CHARLOTTE, NC 28203
PHONE: 704.531.8000
FAX: 704.531.8001
WWW.MERRICK-AND-COMPANY.COM

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

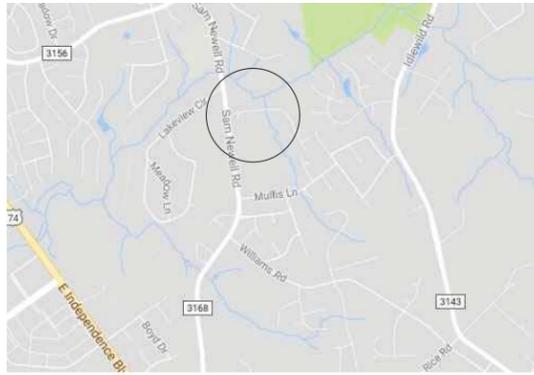
NO.	DATE	BY	DESCRIPTION
1	11/17/17	JD	COMPLETED TREE LOCATIONS

DATE:	11/17/2017
DESIGN BY:	JD
DRAWN BY:	JD
CHECKED BY:	JD
APPROVED BY:	JD

4 CORNERS
Town of Matthews, Mecklenburg County, NC

BOUNDARY SURVEY OF 7 PARCELS

JOB NO: 6319690
DATE: 10/31/2017
SHEET: **RZ-2**



VICINITY MAP

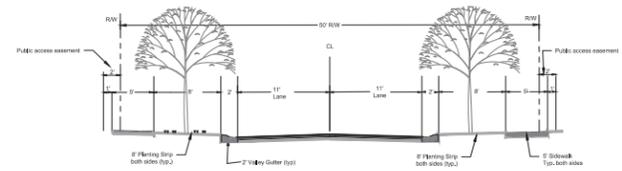
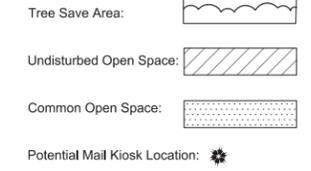
SUPERCEDED 2017-670
2/20/2018

Site Data

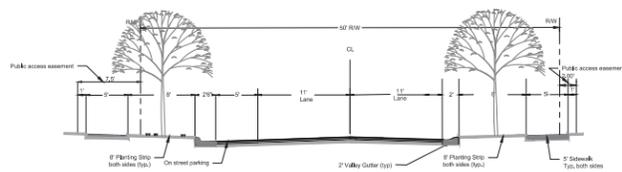
Tax Parcel ID:	19315122, 19315114, 19315128, 19315116, 19315117, 19315118, 19315129, 19315104, 19315105
Existing Zoning:	R-15
Proposed Zoning:	R-VS, SRN, R-15 CD
Municipality:	Town of Matthews, Mecklenberg County, NC
Site Area:	26.73 acres
Site Area with R/W Dedication on Sam Newell Road:	26.47 acres
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
	(Area to be donated to Town of Matthews)
Total Lots allowed:	75
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

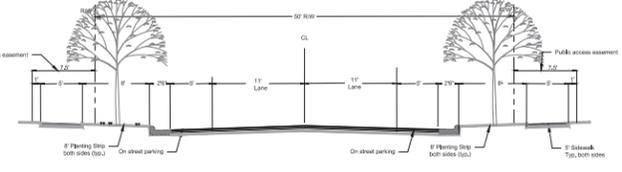
Legend



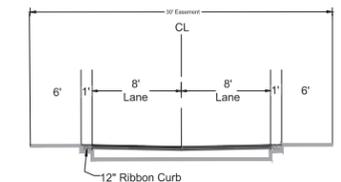
50' Typical Residential Street - Public



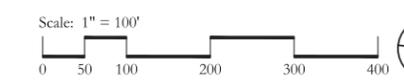
50' Typical Residential Street Modified with on street parking - Public



50' Typical Residential Street with parking both sides - Public



Typical Residential Alley - Private 30' Public Access Easement



Q:\CHAI\Projects\9618-00-FZP - Miscellaneous Planning Services\Design\Working\Matthews site\Rezonning Documents\Rezonning Plan 020818.dwg 2/16/2018 2:28:12 PM

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

Entrance 'C' Entrance to be full movement.

Entrance 'D' Entrance to be full movement.

Tree Save Area 30,000 sf

Future 100' ROW

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

35'x35' / 10'x70' Site Triangles (typ.) 20' to be dedicated to future ROW

Berm planted with evergreen and deciduous trees and shrubs

Power Easement

Right of way

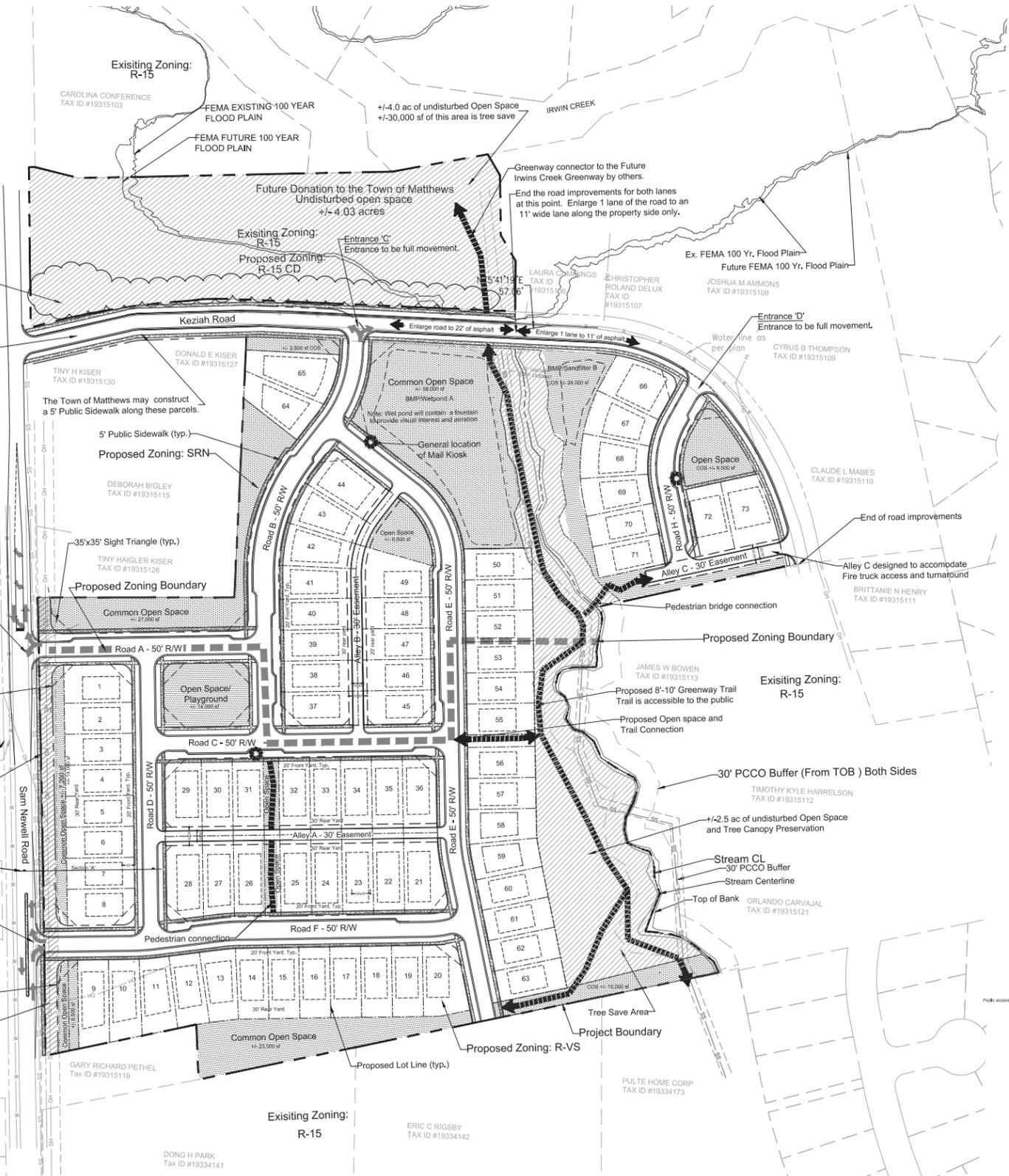
Common Open Space

Rear Property Line

House location

Road D

Section 'A' From Sam Newell Road to Road D



MERRICK & COMPANY
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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

REVISIONS:	DATE:	DESCRIPTION:	DATE:	APPROVED:
12.21.17 Revised for 2nd Rezoning Submittal	12/21/17			
01.31.18 Revised for 3rd Rezoning Submittal	01/31/18			
02.16.18 Revised plan per neighborhood input	02/16/18			

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

4 Corners
Matthews, North Carolina

Rezoning Plan

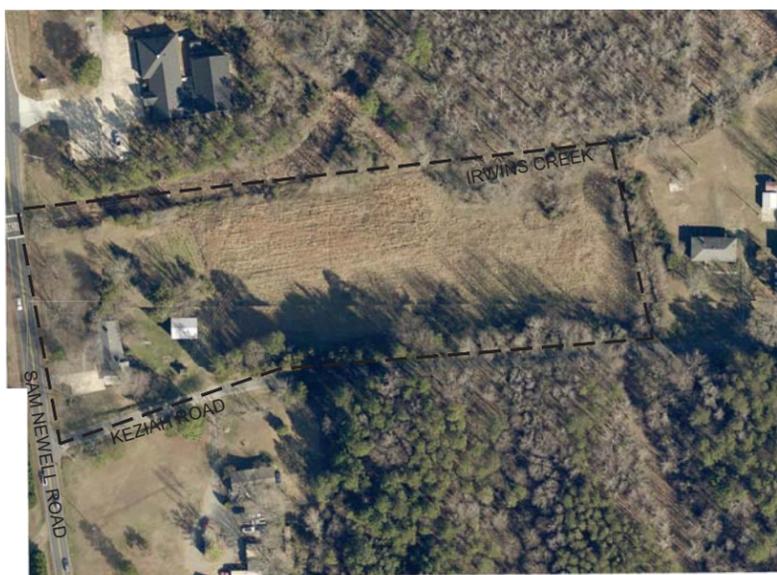
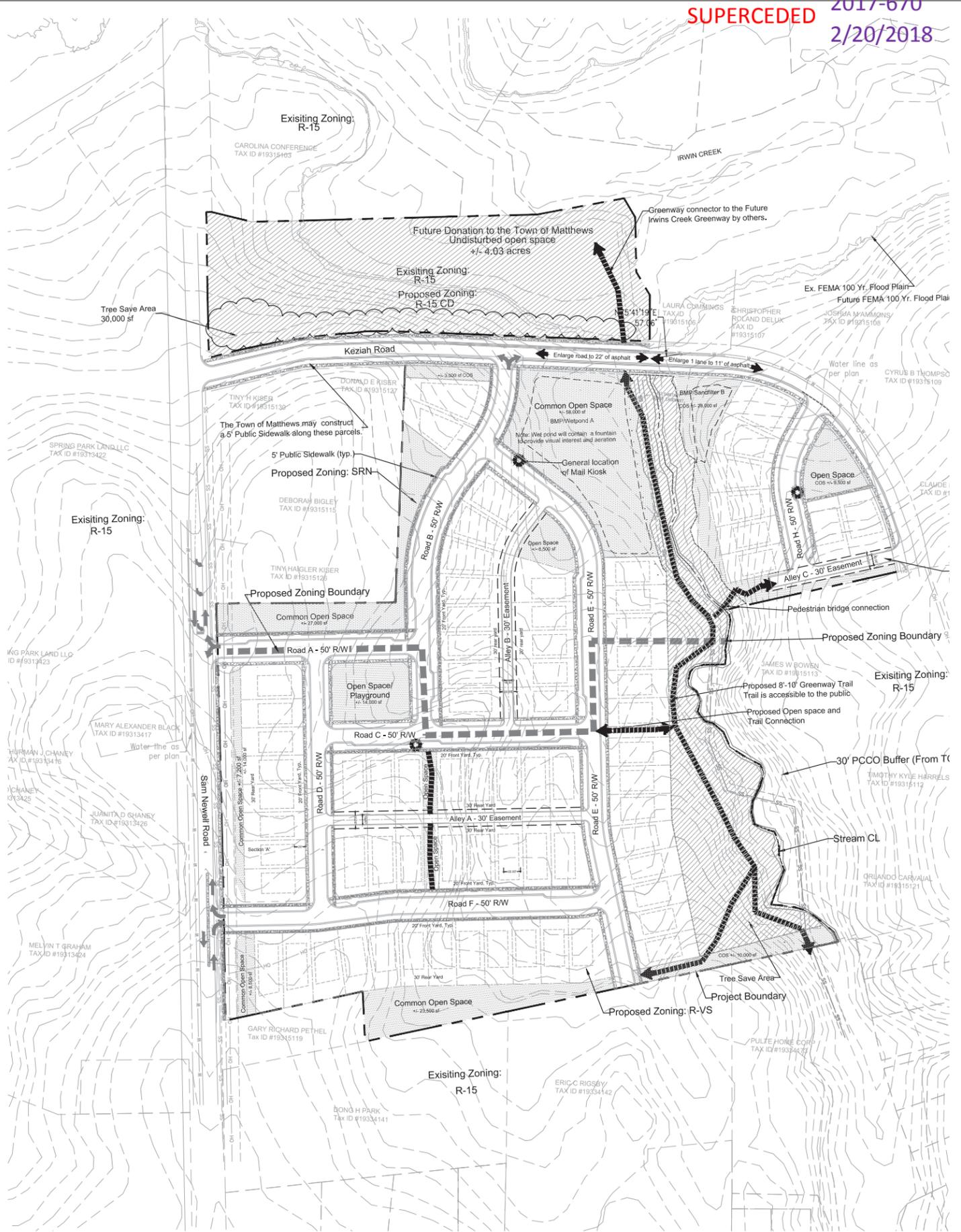
JOB NO: 65119618
DATE: 11/01/17
SHEET: RZ-3

REVISIONS:	DATE:	DESCRIPTION:	BY:
12.21.17 Revised for 2nd Rezoning Submittal			
01.31.18 Revised for 3rd Rezoning Submittal			
02.16.18 Revised plan per neighborhood input			

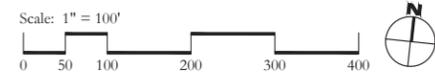
DATE:	DESIGN BY:	DRAWN BY:	CHECKED BY:	APPROVED BY:
	MM/DD/RR	MM/DD/RR	MM/DD/RR	MM/DD/RR

DEVELOPMENT STANDARDS

- I. GENERAL PROVISIONS**
 - A. 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. This 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, 193-15-105 and 193-15-104.
 - B. 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 requested waivers/variances set out below in Section 3 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.
 - C. 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.
- 2. PERMITTED USES/DEVELOPMENT LIMITATIONS**
 - A. 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 districts.
- 3. DIMENSIONAL STANDARDS**
 - A. 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.
 - B. 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'.
 - C. The minimum lot width is to be 50'.
 - D. The minimum centerline radius for a public street is to be 150'.
 - E. The minimum centerline radius for a private alley is to be 90'.
 - F. 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.
 - G. The minimum rear yard will be 30' as depicted on the Rezoning Plan.
 - H. The minimum side yard shall be as provided under the Ordinance.
- 4. TRANSPORTATION**
 - A. Vehicular 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").
 - B. Prior to the issuance of the first certificate of occupancy for a new one-family detached dwelling unit to be constructed on the Rezoning Site, Applicant shall dedicate and convey to NCDOT (subject to a reservation for any necessary utility easements) those portions of the Rezoning Site immediately adjacent to Sam Newell Road as required to provide right of way measuring 50 feet from the existing centerline of Sam Newell Road, to the extent that such right of way does not already exist.
 - C. Road Improvements
 - Sam Newell Road
Entrance 'A': Applicant agrees to construct a left turn lane on Sam Newell Road with 150' of storage, as well as the tapers and road widening as required by NCDOT. This improvement will be designed per the NCDOT standards.
 - Entrance 'B': Applicant agrees to construct a 4' wide concrete median (NCDOT standard detail 852.01) to limit this access to a right in right out condition.
 - D. Applicant agrees to construct a 5' sidewalk along Sam Newell Road along the subject property.
 - E. No additional widening, beyond what is required for the above mentioned improvements, is required. Additionally, no curb and gutter is required along Sam Newell Road.
 - Keziah Road
Applicant agrees to improve Keziah Road by adding additional asphalt to construct an 11' lane along the subject property side of the road. Additionally, applicant agrees to install 24" curb and gutter, 6" planting strip, street trees and a five foot sidewalk along its frontage.
Additionally, Applicant agrees to improve Keziah road from the intersection of Sam Newell road for a length of approximately 800 ft to the end of the 4.03 acre parcel proposed to be dedicated to the Town of Matthews. The improvements for this section will be to add new asphalt to create (2) 11' lanes for a total asphalt cross section of 22'. Additionally, 24" curb and gutter, planting strip and street trees will also be installed. Applicant also agrees to install A 5' sidewalk along both sides of the road with the exception of the frontage along parcels 19315130 and 19315127. These parcels are not included in the rezoning and the applicant is not required to install sidewalk along these parcels. The Town of Matthews may or may not install sidewalk along this section.
- 5. PRESERVATION AREAS/ DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS**
 - A. The existing trees located within those portions of the Rezoning Site that are designated as Tree Preservation Areas on the Rezoning Plan shall be preserved. Notwithstanding the foregoing, dead and diseased trees may be removed from these Tree Preservation Areas. Supplemental trees and shrubs may be planted in these tree preservation areas.
 - B. The existing trees located within those portions of Tax Parcel No. 193-15-105 and 193-15-104 are designated as Tree Preservation Areas and shall be preserved. These same two parcels are also designated as undisturbed open space as defined by the Post Construction Control Ordinance. Notwithstanding the foregoing, dead and diseased trees may be removed from these areas. Supplemental trees and shrubs may be planted in Tree Preservation Areas. These two parcels are to be dedicated to the Town of Matthews.
 - C. Notwithstanding the terms of paragraphs 5.A. and 5.B. above, trees may be removed from the Tree Preservation Areas to accommodate the installation and maintenance of the Greenway Trail and the Neighborhood Walking Trail (as these terms are defined below).
 - D. The residential community to be located on the Rezoning Site shall be subject to a Declaration of Covenants, Conditions and Restrictions that will be recorded in the Mecklenburg County Registry (the "Covenants"). The Covenants shall, among other things, require the establishment of a mandatory homeowners' association for the residential community.
 - E. The Tree Preservation Areas shall be designated as such on the plat(s) to be recorded for this residential community.
- 6. ARCHITECTURAL STANDARDS**
 - A. The maximum height of any one-family detached dwelling unit constructed on the Rezoning Site shall be 35 feet.
 - B. 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.
 - C. 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.
 - D. 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 products, stone, manufactured stone, and cementitious siding.
 - E. Vinyl, EPS or masonite 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.
- 7. SITE AMENITIES**
 - A. As an off-site improvement, Applicant shall dedicate all portions of Tax Parcel No. 193-15-105 and 193-15-104 to the Town of Matthews as open space. These two parcels total +/- 4.2 acres. This acreage is included in the PCCO requirements and Tree Canopy preservation requirements noted on Sheet RZ-3. This parcel will be improved and used for public open space by the town of Matthews.
 - B. As an on-site improvement, Applicant shall construct and install within the site an 8' x 10' foot wide pervious 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.
 - C. 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.
 - D. A 30 wide public access easement will be provided along each alley for use by Public Works for trash pickup.
 - E. As an on-site improvement, Applicant shall construct an amenity building in the location as generally depicted on the Rezoning Plan.
 - F. As an on-site amenity, Applicant shall construct a playground as generally depicted on the Rezoning Plan.
- 8. SIGNS**
 - A. All signs installed on the Rezoning Site shall comply with the requirements of the Ordinance.
- 9. ENTRANCE MONUMENTS**
 - A. 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 architectural 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.
- 10. LIGHTING**
 - A. Outdoor lighting fixtures installed on the Rezoning Site shall comply with the requirements of the Outdoor Illumination provisions of the Ordinance.
- 11. BINDING EFFECT OF THE REZONING APPLICATION**
 - A. 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



SUPERCEDED

2017-670
1/31/2018

MERRICK & COMPANY
1001 MOREHEAD SQUARE DRIVE, SUITE 330
CHARLOTTE, NC 28209
PH: 704.365.6650
FAX: 704.365.6650
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Florenza Properties
301 Fieldbrook Place
Charlotte, NC 28209

REV	REVISION DESCRIPTION	DATE	BY	APPROVED
1	1/21/17 Revised for 2nd Rezoning Submittal			
2	01/31/18 Revised for 3rd Rezoning Submittal			

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

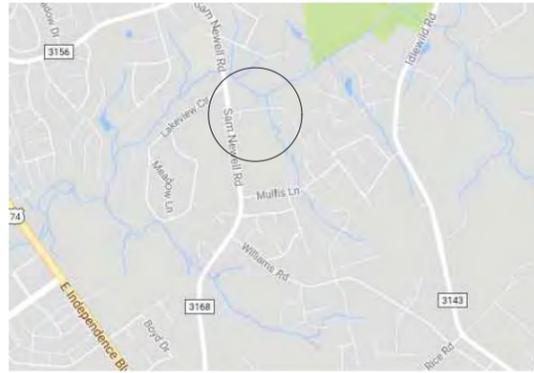
4 Corners
Matthews, North Carolina
Cover Sheet

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

4 CORNERS REZONING SUBMITTAL SAM NEWELL ROAD MATTHEWS, NORTH CAROLINA

NOVEMBER 1, 2017

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



VICINITY MAP

INDEX OF DRAWINGS

SHEET NUMBER

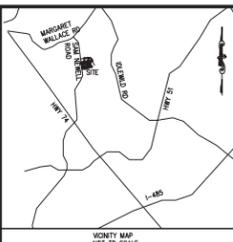
- RZ - 1
- RZ - 2
- RZ - 3
- RZ - 4

SHEET TITLE

- COVER SHEET
- SURVEY
- REZONING PLAN
- DEVELOPMENT NOTES



SUPERCEDED 2017-670
1/31/2018



VOCAL MAP NOT TO SCALE

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	S0° 59' 21"W	16.34'
L27	S39° 29' 36"W	11.44'
L28	S8° 19' 32"W	17.07'
L29	S16° 41' 32"E	9.40'
L30	S09° 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	S05° 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	S17° 57' 42"E	14.40'
L41	S39° 35' 50"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(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 63.02' MSL. AVERAGE SITE ELEVATION OF 85.00 FT AND A CORNER 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(i). 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:
THIS 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 OBTAINED 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 817 UTILITY LOCATION SERVICE IS TO BE NOTICED 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 REFERENCED 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.

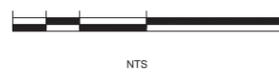
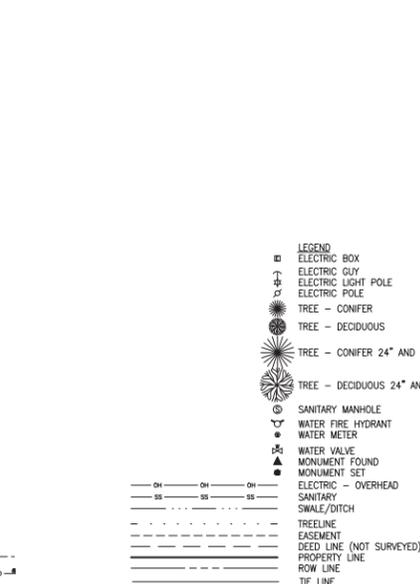
I, JAMES E. DAVIS, NORTH CAROLINA PROFESSIONAL SURVEYOR NO. 3747, CERTIFY THAT THIS SURVEY WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEED BOOK AND PAGE AS SHOWN). THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DASHED LINES 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 PLS NO. 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: 37030
FLOODING ZONE: 1 - AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN.
AREAS OUTSIDE FUTURE CONDITIONS 1% ANNUAL CHANCE FLOODPLAIN.

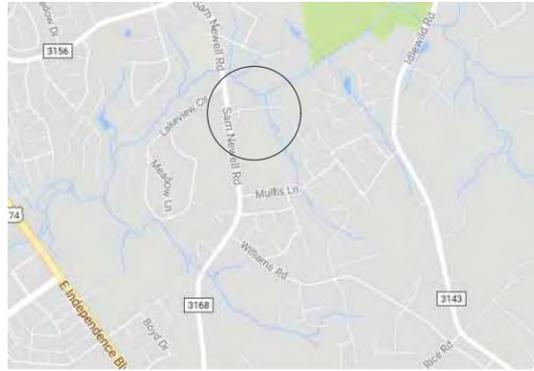


MERRICK & COMPANY
1000 W. HARRIS ST. SUITE 100
CHARLOTTE, NC 28203
PHONE: 704.504.8000
FAX: 704.504.8001
WWW.MERRICK-AND-COMPANY.COM

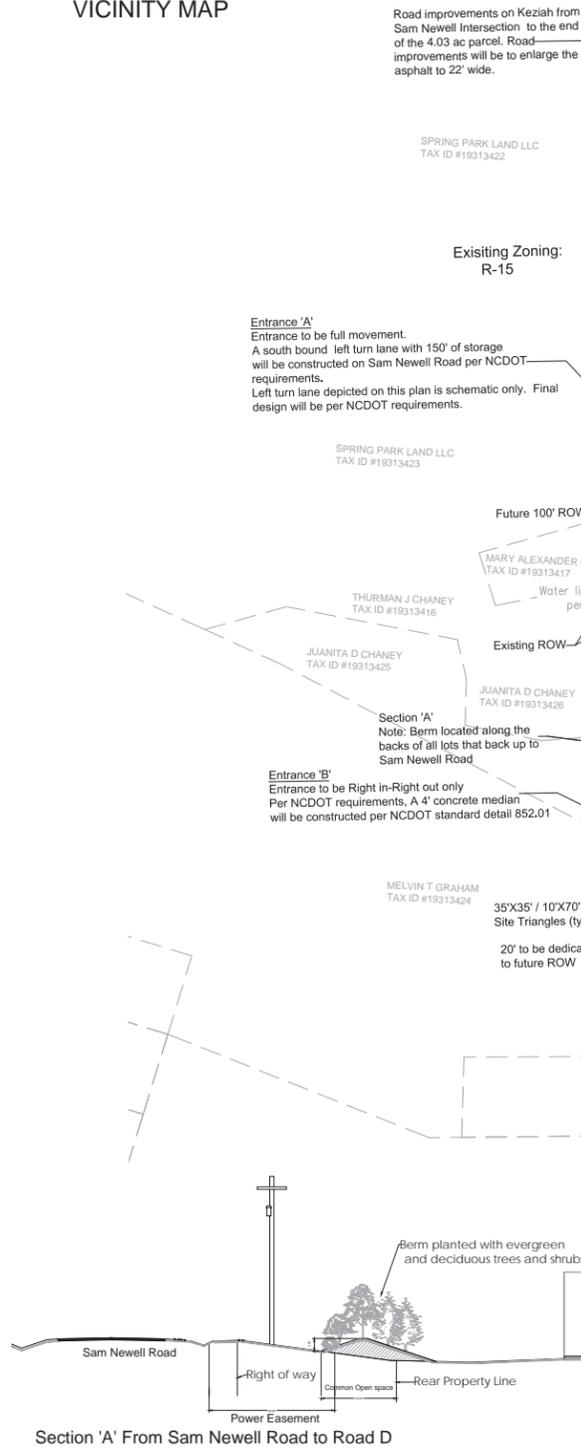
SURVEY FOR:
FIORENZA PROPERTIES
301 Fitchback Place
Charlotte, NC 28209

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

JOB NO: 65119690
DATE: 10/31/2017
SHEET: RZ-2



VICINITY MAP



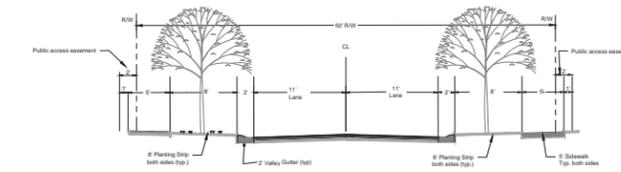
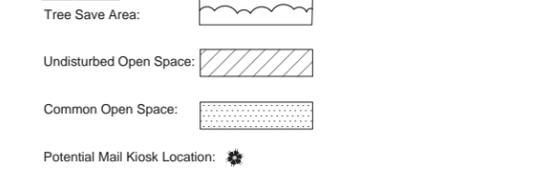
Section 'A' From Sam Newell Road to Road D



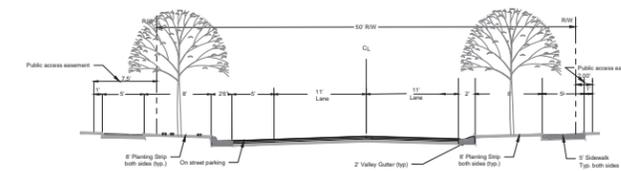
Site Data **SUPERCEDED** 2017-670
1/31/2018

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
	(Area to be donated to Town of Matthews)
Total Lots allowed:	120
Total Lots shown:	106
50' Single family Lot Townhomes:	37
Required setbacks:	
Front yard:	20'
Side yard:	6/8'
Rear yard:	
Single Family Attached:	20'
Single Family Detached:	30'
Maximum building height:	35'
Minimum lot width:	18'
Minimum lot area:	1620 sf
Common Open Space:	11.62 acres
Tree Canopy Preservation Requirements:	8% (2.12 ac)
Tree Canopy Preservation Proposed:	11.8% (3.12 ac)
Per PCO Requirements	
Required Undisturbed Open Space:	17.5% (4.59 ac)
Provided Undisturbed Open Space:	24% (6.35 ac)

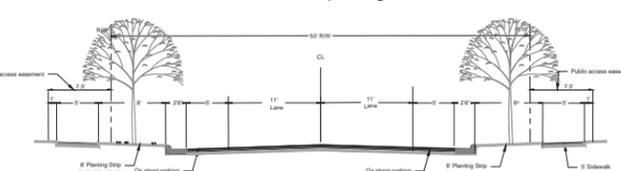
Legend



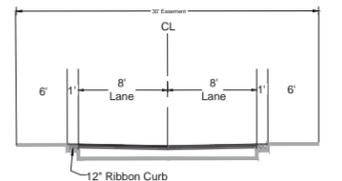
50' Typical Residential Street - Public



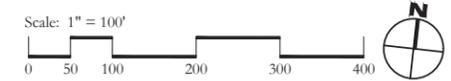
50' Typical Residential Street Modified with on street parking - Public



50' Typical Residential Street with parking both sides - Public



Typical Residential Alley - Private 30' Public Access Easement



MERRICK & COMPANY
1001 MOREHEAD SQUARE DRIVE, SUITE 530
CHARLOTTE, NC 28203
PHONE: 704.269.6500
FAX: 704.269.6501
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301 Fidelity Place
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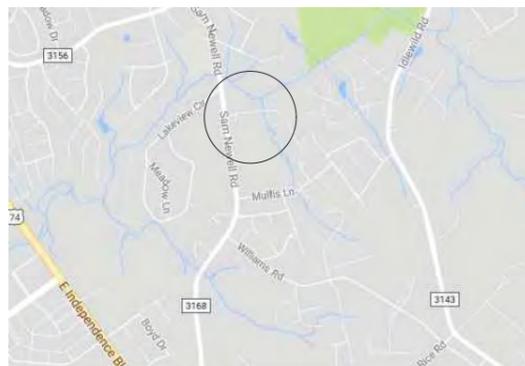
REV	REVISION DESCRIPTION	DATE	BY	CHKD	APPROV
1	12.21.17 Revised for 2nd Rezoning Submittal				
2	01.31.18 Revised for 3rd Rezoning Submittal				

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

4 Corners
Matthews, North Carolina
Rezoning Plan

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

Q:\CHAI\Projects\9818-00-FZP - Miscellaneous Planning Services\Design\Working\Matthews site\Rezoning Documents\Rezoning Plan_third submittal_011118.dwg 1/31/2018 10:32:59 AM



VICINITY MAP

4 CORNERS REZONING SUBMITTAL

Petition # 2017-670

SAM NEWELL ROAD MATTHEWS, NORTH CAROLINA

NOVEMBER 1, 2017

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



Q:\CHA\Projects\0618-00-FZP - Miscellaneous Planning Services\Design\Working\Matthews site\Rezoning Documents\Rezoning Submittal #2_122117\Rezoning Plan_second submittal_122117.dwg 12/21/2017 11:21:30 AM

MERRICK & COMPANY
1001 MOREHEAD SQUARE DRIVE, SUITE 530
CHARLOTTE, NC 28203
PHONE: 704.658.6500
FAX: 704.658.6501
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FioRENZA Properties
301 Fieldbrook Place
Charlotte, NC 28209

REV#	REVISION DESCRIPTION	DATE	DRAWN	CHECKED	APPROVED
1	12.21.17 Revised for 2nd Rezoning Submittal				

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

4 Corners
Matthews, North Carolina
Cover Sheet

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



MERRICK & COMPANY
1301 MICHELEAS SQUARE, SUITE 500
CHARLOTTE, NC 28203
PHONE: 704-526-9500
FAX: 704-526-9501
NC ENGINEERING FIRM # 2008
REGISTERED PROFESSIONAL ENGINEER
REGISTERED PROFESSIONAL ARCHITECT
REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
REGISTERED PROFESSIONAL SURVEYOR
REGISTERED PROFESSIONAL PLANNING
REGISTERED PROFESSIONAL ENVIRONMENTAL ENGINEER
REGISTERED PROFESSIONAL CIVIL ENGINEER
REGISTERED PROFESSIONAL ELECTRICAL ENGINEER
REGISTERED PROFESSIONAL MECHANICAL ENGINEER
REGISTERED PROFESSIONAL CHEMICAL ENGINEER
REGISTERED PROFESSIONAL INDUSTRIAL ENGINEER
REGISTERED PROFESSIONAL AERONAUTICAL ENGINEER
REGISTERED PROFESSIONAL METALLURGICAL ENGINEER
REGISTERED PROFESSIONAL NUCLEAR ENGINEER
REGISTERED PROFESSIONAL AGRICULTURAL ENGINEER
REGISTERED PROFESSIONAL MINING ENGINEER
REGISTERED PROFESSIONAL PETROLEUM ENGINEER
REGISTERED PROFESSIONAL METEOROLOGICAL ENGINEER
REGISTERED PROFESSIONAL AERONAUTICAL ENGINEER
REGISTERED PROFESSIONAL METALLURGICAL ENGINEER
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REGISTERED PROFESSIONAL AGRICULTURAL ENGINEER
REGISTERED PROFESSIONAL MINING ENGINEER
REGISTERED PROFESSIONAL PETROLEUM ENGINEER
REGISTERED PROFESSIONAL METEOROLOGICAL ENGINEER

Fiorenza Properties
301 Piedmont Place
Charlotte, NC 28209

REVISIONS	DATE	DESCRIPTION	BY	CHKD	APPV
12.21.17 Revised for 2nd Reopening Submittal					

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

4 Corners
Matthews, North Carolina

Development Notes

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

DEVELOPMENT STANDARDS

I. GENERAL PROVISIONS

A. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Application filed by Fiorenza 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. This 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.

B. 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 requested waivers/variances set out below in Section 3 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.

C. 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 sites 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.

2. PERMITTED USES/DEVELOPMENT LIMITATIONS

A. The Rezoning Site may only be devoted to a residential community containing a maximum of 120 dwelling units and to any incidental or accessory uses relating thereto that are permitted in the R-VS, SRN, and R-15 CD zoning districts.

3. DIMENSIONAL STANDARDS

A. 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.

B. 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'.

C. The minimum lot width is to be 18' wide for a single family attached lot.

D. The minimum lot size (A) is to be 1,620 sf.

E. The minimum centerline radius for a public street is to be 150'.

F. The minimum centerline radius for a private alley is to be 90'.

G. Vehicles shall be permitted to park in the required setbacks for single family attached groups in a straight line row formation for up to 6 units.

H. 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.

I. The minimum rear yard for single family detached homes will be 30' as depicted on the Rezoning Plan.

J. The minimum rear yard for single family attached homes will be 20' as depicted on the rezoning plan.

K. The minimum side yard shall be as provided under the Ordinance.

4. TRANSPORTATION

A. Vehicular 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").

B. Prior to the issuance of the first certificate of occupancy for a new one-family detached dwelling unit to be constructed on the Rezoning Site, Applicant shall dedicate and convey to NCDOT (subject to a reservation for any necessary utility easements) those portions of the Rezoning Site immediately adjacent to Sam Newell Road as required to provide right of way measuring 50 feet from the existing centerline of Sam Newell Road, to the extent that such right of way does not already exist.

B. Road Improvements

Sam Newell Road

Entrance 'A': Applicant agrees to construct a left turn lane on Sam Newell Road with 150' of storage, as well as the tapered and road widening as required by NCDOT. This improvement will be designed per the NCDOT standards.

Entrance 'B': Applicant agrees to construct a 4' wide concrete median (NCDOT standard detail 852.01) to limit this access to a right in right out condition.

Applicant agrees to construct a 5' sidewalk along Sam Newell Road along the subject property.

No additional widening, beyond what is required for the above mentioned improvements, is required. Additionally, no curb and gutter is required along Sam Newell Road.

Keziah Road

Applicant agrees to improve Keziah Road by adding additional asphalt to construct an 11' lane along the subject property side of the road. Additionally, applicant agrees to install 26" curb and gutter, 8" planting strip, street trees and a five foot sidewalk along its frontage.

Additionally, Applicant agrees to improve Keziah road from the intersection of Sam Newell road for a length of approximately 800 ft to the end of the 4.03 acre parcel proposed to be dedicated to the Town of Matthews. The improvements for this section will be to add new asphalt to create (2) 11 lanes for a total asphalt cross section of 22'. Additionally, 26" curb and gutter, planting strip and street trees will also be installed. Applicant also agrees to install a 5' sidewalk along both sides of the road with the exception of the frontage along parcels 19315130 and 19315127. These parcels are not included in the rezoning and the applicant is not required to install sidewalk along these parcels. The Town of Matthews may or may not install sidewalk along this section.

6. ARCHITECTURAL STANDARDS

A. The maximum height of any one-family detached dwelling unit constructed on the Rezoning Site shall be 35 feet.

B. Attached to the Rezoning Plan are a series of conceptual, schematic images of the front elevations of the one-family detached 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 one-family detached dwelling units to be constructed on the Rezoning Site. Accordingly, each one-family detached 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 one-family detached 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.

C. Applicant may subsequently propose additional conceptual, schematic images of the front elevations of the one-family detached 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 one-family detached dwelling unit that utilizes one of the additional conceptual, schematic images for the front elevation.

D. 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 products, stone, manufactured stone, and cementitious siding.

E. Vinyl, EIFS 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.

7. SITE AMENITIES

A. 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 PCCO requirements and Tree Canopy preservation requirements noted on Sheet RZ-3.

B. As an on-site improvement, Applicant shall construct and install within the site an 8'-10' foot wide pervious 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.

C. The trail is intended to be accessible by the public.

D. As an on-site improvement, Applicant shall construct an amenity building in the location as generally depicted on the Rezoning Plan.

E. As an on-site amenity, Applicant shall construct a playground as generally depicted on the Rezoning Plan.

8. SIGNS

A. All signs installed on the Rezoning Site shall comply with the requirements of the Ordinance.

9. ENTRANCE MONUMENTS

A. 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.

10. LIGHTING

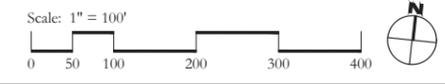
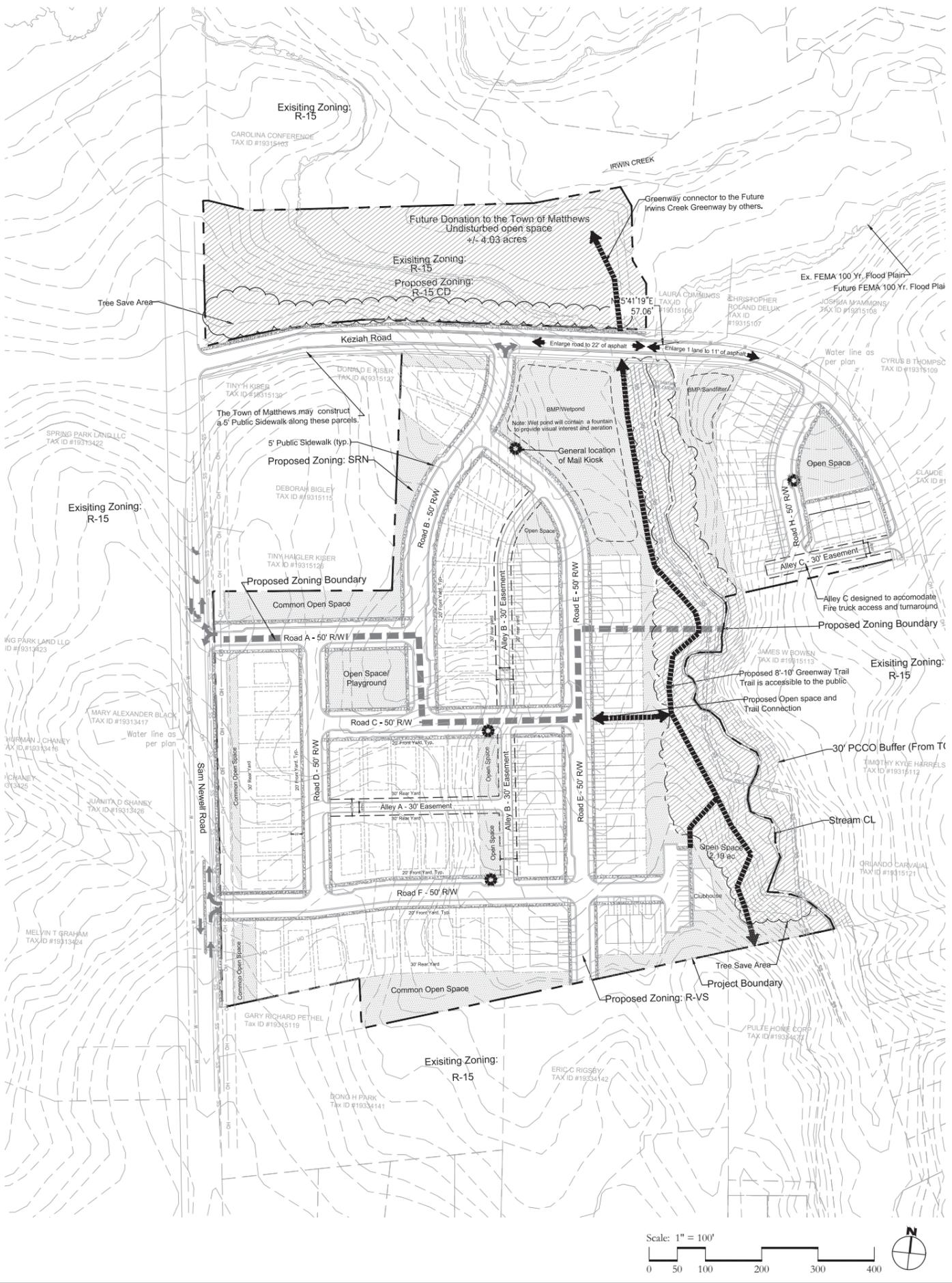
A. Outdoor lighting fixtures installed on the Rezoning Site shall comply with the requirements of the Outdoor Illumination provisions of the Ordinance.

11. BINDING EFFECT OF THE REZONING APPLICATION

A. 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





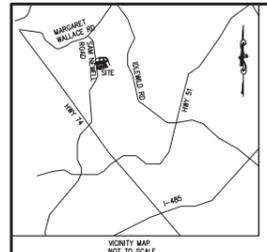
SURVEY FOR:
FLORENZA PROPERTIES
301 Fairbank Place
Charlotte, NC 28209

REVISION	DATE	DESCRIPTION
1	11/21/17	COMPLETED

DATE	BY	DESCRIPTION
11/21/17	JD	DESIGN
11/21/17	JD	DRAWN
11/21/17	JD	CHECKED
11/21/17	JD	APPROVED

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

JOB NO: 65319690
DATE: 10/31/2017
SHEET: 1 of 3



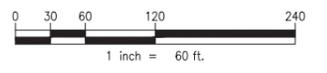
LINE #	BEARING	LENGTH
L1	S4° 57' 50"E	41.80'
L2	S30° 38' 23"E	27.80'
L3	S14° 27' 56"E	35.02'
L4	S1° 02' 49"W	26.50'
L5	S21° 48' 56"E	22.58'
L6	S17° 17' 34"E	39.23'
L7	S46° 49' 46"E	20.18'
L8	S2° 56' 55"E	29.30'
L9	S15° 24' 50"E	43.52'
L10	S20° 25' 03"W	25.87'
L11	S23° 24' 55"E	49.82'
L12	S50° 32' 46"E	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	S69° 59' 21"W	16.34'
L27	S39° 29' 36"W	11.44'
L28	S8° 19' 32"W	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	S29° 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° 09' 25"E	12.58'
L47	S19° 09' 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	6.36'
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 RTK NETWORK. NGS CORS STATION 1649 WAS USED AS THE NETWORK BASE. THE HORIZONTAL DATUM IS REFERENCED TO NAD83(EPOCH 2011) AND THE VERTICAL DATUM IS NAVD83 USING GEOID MODEL 12B IN THE GPS OBSERVATIONS. THIS SURVEY WAS LOCALIZED AT MERRICK POINT 102 WITH A NORTHING OF 516,279.751 FT, AN EASTING OF 1,488,886.873 FT, AND A ELEVATION OF 434.023 MAMSL. AVERAGE SITE ELEVATION OF 68.89 FT AND A COMBINED SCALE FACTOR OF 1.000155750. 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 16.100(2). 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 CLOSURE: THIS BOUNDARY DATA SHOWN HEREON HAS BEEN CALCULATED FOR A CLOSURE RATIO OF 1/20000 FEET.
RELATIVE POSITIONAL ACCURACY: THE RELATIVE POSITIONAL ACCURACY (RPA) FOR ANY CONTROL POINT OR PROPERTY CORNER ON THIS SURVEY DOES NOT EXCEED 0.15 FOR EITHER AXIS OF THE 95% CONFIDENCE ERROR ELLIPSE.
EQUIPMENT STATEMENT: MEASUREMENTS OBTAINED USING A TRIMBLE S8 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 RESPECTIVE THESE BUFFERS OR RESTRICTIONS. USER OF THIS SURVEY IS CAUTIONED TO CONSULT WITH THE APPROPRIATE GOVERNING AUTHORITIES CONCERNING POSSIBLE BUFFERS OR RESTRICTIONS.
SURVEY DATES: THIS SURVEY WAS PERFORMED FROM 11 OCTOBER, 2017 TO 10 NOVEMBER, 2017.
REFERENCES: ALL DEEDS AND MAPS REFERENCED 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.
WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS THE 17TH DAY OF NOVEMBER, A. D. 2017.
PRELIMINARY PLAN NOT FOR RECORDATION SALES OR CONVEYANCES
 JAMES E. DAVIS, NC PLS NO. 3142
 DATE: NOVEMBER 17, 2017
 MERRICK JOB NO. 65319690
 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
FLOODPLAIN DATA:
 FLOOD PANEL: 451
 FLOOD MAP: 375048100K
 DATED: FEBRUARY 19, 2014
 COMMUNITY NUMBER: 37010
 FLOODZONE: ZONE X - AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN.
 AREAS OUTSIDE FUTURE CONDITIONS 1% ANNUAL CHANCE FLOODPLAIN.

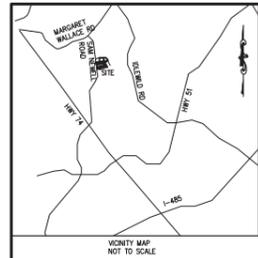
- LEGEND**
- ELECTRIC BOX
 - ELECTRIC CUI
 - ELECTRIC LIGHT POLE
 - ELECTRIC POLE
 - TREE - CONIFER
 - TREE - DECIDUOUS
 - TREE - CONIFER 24" AND LARGER
 - TREE - DECIDUOUS 24" AND LARGER
 - SANITARY MANHOLE
 - WATER FIRE HYDRANT
 - WATER METER
 - WATER VALVE
 - MONUMENT FOUND
 - ELECTRIC - OVERHEAD
 - SANITARY SWALE/DITCH
 - TREELINE
 - EASEMENT
 - DEED LINE (NOT SURVEYED)
 - PROPERTY LINE
 - ROW LINE
 - TIE LINE



REVISIONS	DATE	BY	DESCRIPTION
1	11/21/17	JL	COMPLETED

DESIGN BY:	DATE:
JL	11/21/17
DRAWN BY:	DATE:
JL	11/21/17
CHECKED BY:	DATE:
JL	11/21/17
APPROVED BY:	DATE:
JL	11/21/17

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



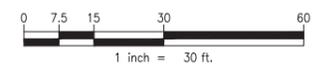
Basis of Bearings
NC GND MAG 83 (POD) 2011



MATCH LINE SHEET 2
MATCH LINE SHEET 3

PRELIMINARY PLAT NOT FOR RECORDATION
SALES OR CONVEYANCES

- LEGEND**
- ELECTRIC BOX
 - ELECTRIC CUI
 - ELECTRIC LIGHT POLE
 - ELECTRIC POLE
 - TREE - CONIFER
 - TREE - DECIDUOUS
 - TREE - CONIFER 24" AND LARGER
 - TREE - DECIDUOUS 24" AND LARGER
 - SANITARY MANHOLE
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 - WATER METER
 - WATER VALVE
 - MONUMENT FOUND
 - MONUMENT SET
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 - SANITARY
 - SWALE/DITCH
 - TREELINE
 - EASEMENT
 - DEED LINE (NOT SURVEYED)
 - PROPERTY LINE
 - ROW LINE
 - TIE LINE



DEVELOPMENT STANDARDS

I. GENERAL PROVISIONS

A. 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. This 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.

B. 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 requested waivers/variances set out below in Section 3 below, the regulations established under the Ordinance for the R-VS, SRN and R-15CD 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.

C. 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.

2. PERMITTED USES/DEVELOPMENT LIMITATIONS

A. The Rezoning Site may only be developed to a residential community containing a maximum of 120 dwelling units and to any incidental or accessory uses relating thereto that are permitted in the R-VS, SRN, and R-15CD zoning districts.

3. DIMENSIONAL STANDARDS

A. Development of the Rezoning Site shall generally comply with the dimensional standards of the R-VS, SRN and R-15CD 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 F below, as well as on the Site Data Table.

B. 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'.

C. The minimum lot width is to be 18' wide for a single family attached lot.

D. The minimum lot size (ft) is to be 1,620 sf.

E. The minimum centerline radius for a public street is to be 150'.

F. The minimum centerline radius for a private alley is to be 90'.

G. 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.

H. The minimum rear yard for single family detached homes will be 30 as depicted on the Rezoning Plan.

I. The minimum rear yard for single family attached homes will be 20' as depicted on the Rezoning Plan.

J. The minimum side yard shall be as provided under the Ordinance.

4. TRANSPORTATION

A. Vehicular 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 or approval by the Town of Matthews and/or the North Carolina Department of Transportation ("NCDOT").

Transportation ("NCDOT").

B. Prior to the issuance of the first certificate of occupancy for a new one-family detached dwelling unit to be constructed on the Rezoning Site, Applicant shall dedicate and convey to NCDOT (subject to a reservation for any necessary utility easements) those portions of the Rezoning Site immediately adjacent to Sam Newell Road as required to provide right of way measuring 50 feet from the existing centerline of Sam Newell Road, to the extent that such right of way does not already exist.

5. TREE PRESERVATION AREAS/ DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

A. The existing trees located within those portions of the Rezoning Site that are designated as Tree Preservation Areas on the Rezoning Plan shall be preserved. Notwithstanding the foregoing, dead and diseased trees may be removed from these Tree Preservation Areas. Supplemental trees and shrubs may be planted in these tree preservation areas.

B. The existing trees located within those portions of Tax Parcel No. 19315105 and 19315104 are designated as Tree Preservation Areas and shall be preserved. These same two parcels are also designated as undisturbed open space as defined by the Post Construction Control Ordinance. Notwithstanding the foregoing, dead and diseased trees may be removed from these areas. Supplemental trees and shrubs may be planted in Tree Preservation Areas. These two parcels are to be dedicated to the Town of Matthews.

C. Notwithstanding the terms of paragraphs 5.A. and 5.B. above, trees may be removed from the Tree Preservation Areas to accommodate the installation and maintenance of the Greenway Trail and the Neighborhood Walking Trail (as these terms are defined below).

D. The residential community to be located on the Rezoning Site shall be subject to a Declaration of Covenants, Conditions and Restrictions that will be recorded in the Mecklenburg County Registry (the "Covenants"). The Covenants shall, among other things, require the establishment of a mandatory homeowner's association for the residential community.

E. The Tree Preservation Areas shall be designated as such on the plat(s) to be recorded for this residential community.

6. ARCHITECTURAL STANDARDS

A. The maximum height of any one-family detached dwelling unit constructed on the Rezoning Site shall be 35 feet.

B. Attached to the Rezoning Plan are a series of conceptual, schematic images of the front elevations of the one-family detached dwelling units to be constructed on the Rezoning Site. Accordingly, each one-family detached 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 one-family detached 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.

C. Applicant may subsequently propose additional conceptual, schematic images of the front elevations of the one-family detached 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 one-family detached dwelling unit that utilizes one of the additional conceptual, schematic images for the front elevation.

D. 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 products, stone, manufactured stone, and cementitious siding.

E. Vinyl, EPS or masonite 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.

7. SITE AMENITIES

A. 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.

B. As an on-site improvement, Applicant shall construct and install within the site a 6 foot wide pervious 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. Applicant shall also construct a pedestrian bridge across the creek to provide pedestrian access throughout community.

C. As an on-site and off-site improvement, Applicant shall construct and install a minimum five foot wide neighborhood walking trail within the Rezoning Site as generally depicted on the Rezoning Plan (the "Neighborhood Walking Trail"). The neighborhood walking trail shall be constructed of a pervious surface, and the actual location of the Neighborhood Walking Trail is subject to modifications during the design review and permitting process.

D. As an on-site improvement, Applicant shall construct an amenity building in the location as generally depicted on the Rezoning Plan.

E. As an on-site amenity, Applicant shall construct a playground as generally depicted on the Rezoning Plan.

8. SIGNS

A. All signs installed on the Rezoning Site shall comply with the requirements of the Ordinance.

9. ENTRANCE MONUMENTS

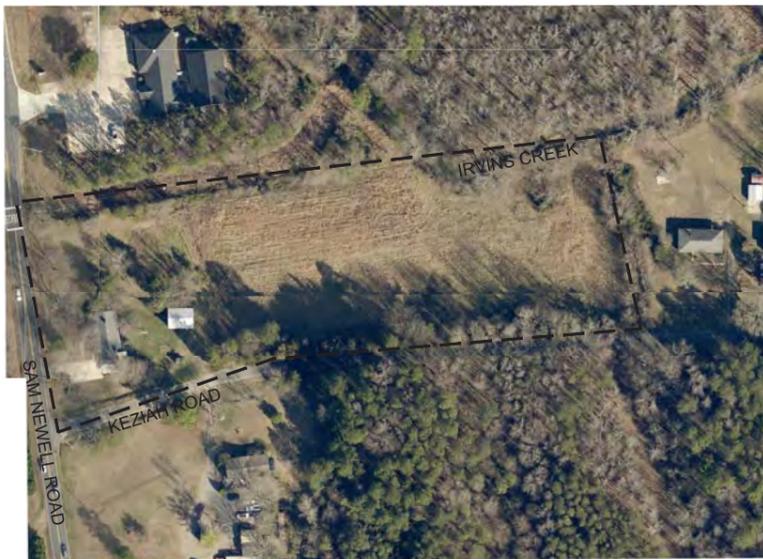
A. Applicant shall install a monument on each side of the vehicular access into the Rezoning Site. The actual location of each Entrance Monument is subject to modifications during the design review. Attached to the Rezoning Plan are several images of entrance monuments that are intended to depict the 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.

10. LIGHTING

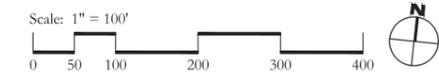
A. Outdoor lighting fixtures installed on the Rezoning Site shall comply with the requirements of the Outdoor Illumination provisions of the Ordinance.

11. BINDING EFFECT OF THE REZONING APPLICATION

A. 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 present 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



11/12/2017 12:27:05 PM

Q:\CHA\Projects\16-00-27P - Miscellaneous\Planning Services\Design\Working\Matthews site\Sketch Plan 101017.dwg

MERRICK & COMPANY
1301 WILHELMINA SQUARE DRIVE, SUITE 500
CHARLOTTE, NC 28203
PHONE: 704.520.9500
FAX: 704.520.9501
NC ENGINEERING FIRM #2909
NC LAND SURVEYING FIRM #1000
OFFICE HOURS: MONDAY THROUGH FRIDAY, 9:00 AM TO 5:00 PM
OUR OFFICE IS OPEN THROUGHOUT THE PROJECT FOR ANY OTHER INQUIRY.
WHILE WE STRIVE FOR THE HIGHEST QUALITY OF SERVICE, WE DO NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED. WE WILL NOT BE LIABLE FOR LOSS OF PROFITS OR CONSEQUENCES OF ANY KIND.

Florenza Properties
301 Piedmont Plaza
Charlotte, NC 28209

REV	REVISION DESCRIPTION	DATE	BY	APP

DATE	DESIGN BY	DRAWN BY	CHECKED BY	APPROVED BY

4 Corners
Matthews, North Carolina

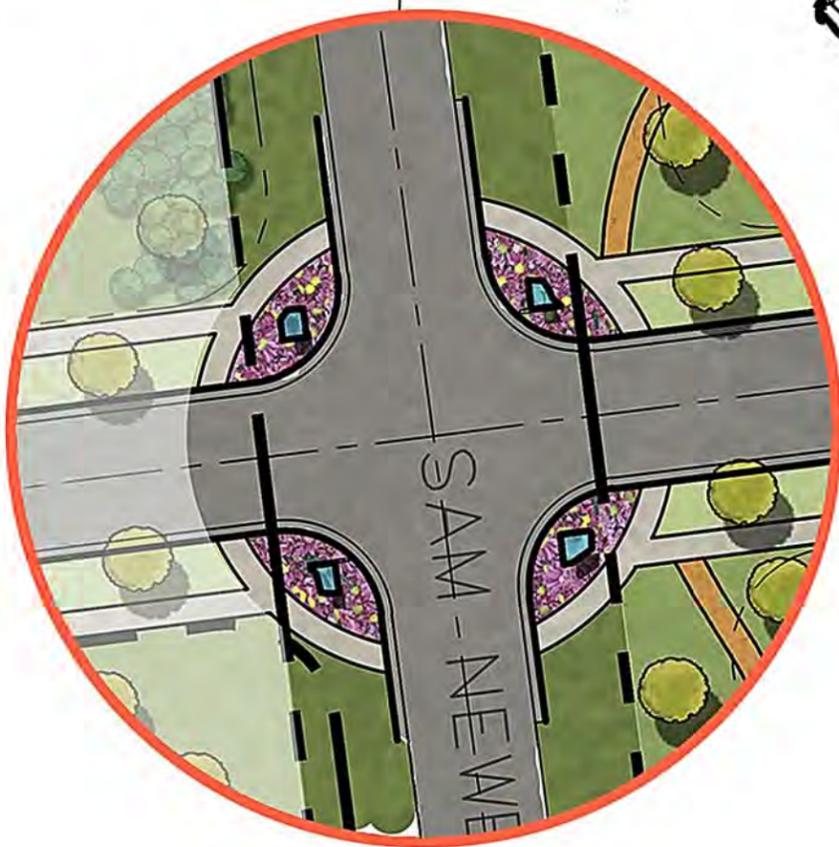
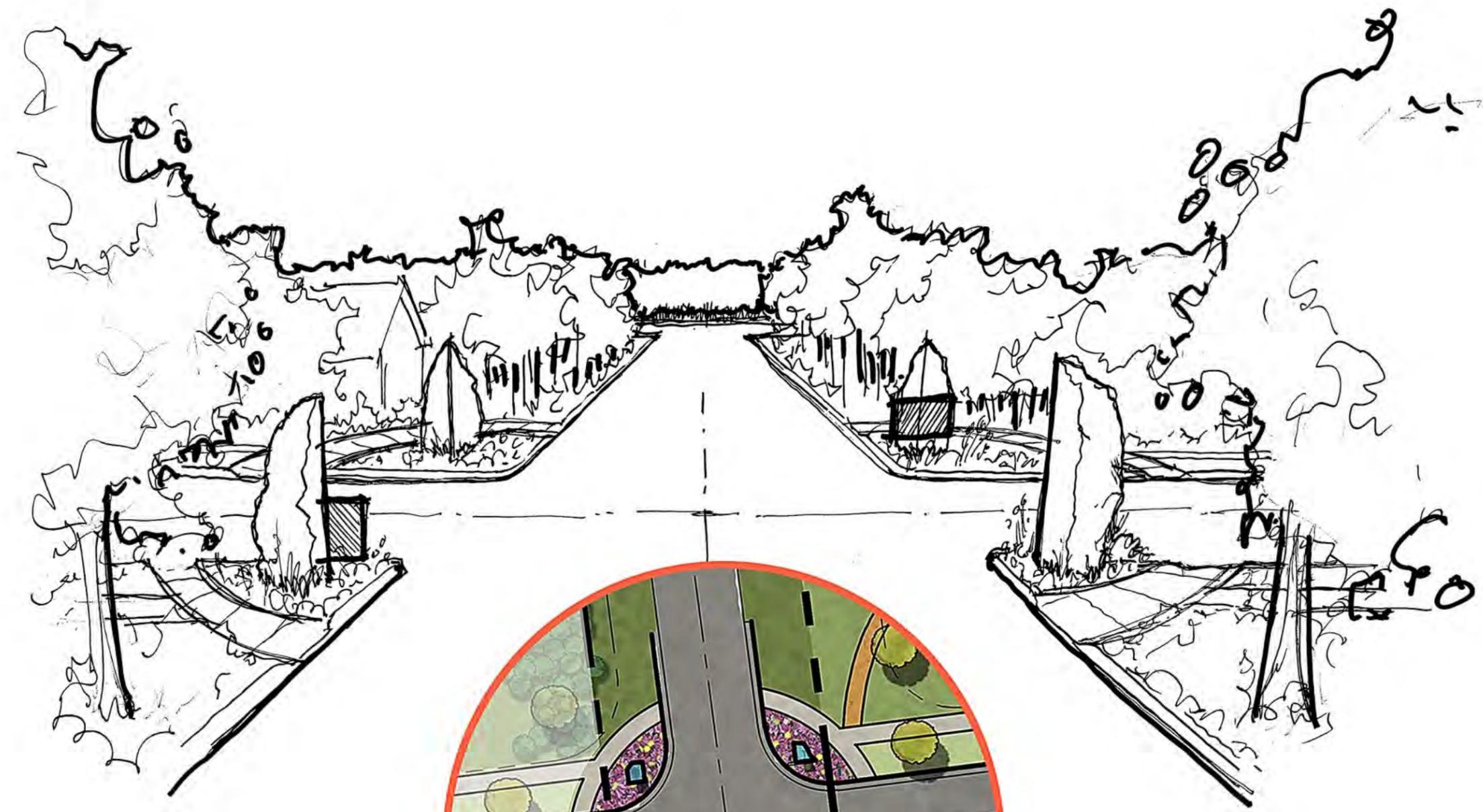
Development Notes

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



FOUR CORNERS

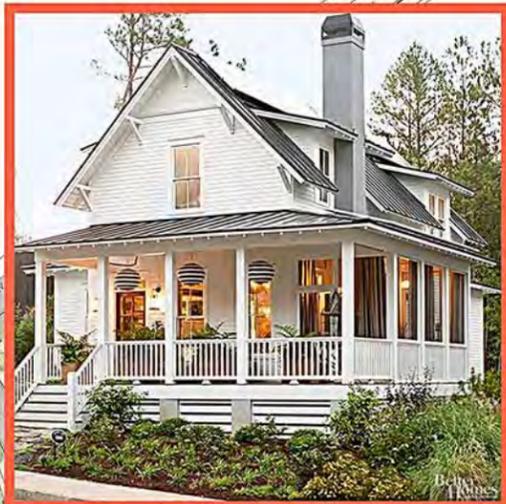
by Fiorenza



ARCHITECTURAL STYLE AND ESTHETIC REPRESENTATION SUBJECT TO CHANGE WITHIN THE PRESENTED STYLE

MATTHEWS
ENTRY FEATURE
NTS
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FOUR CORNERS

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ARCHITECTURAL STYLE AND ESTHETIC REPRESENTATION SUBJECT TO CHANGE WITHIN THE PRESENTED STYLE

MATTHEWS
SITE PRESENTATION
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