



VICINITY MAP

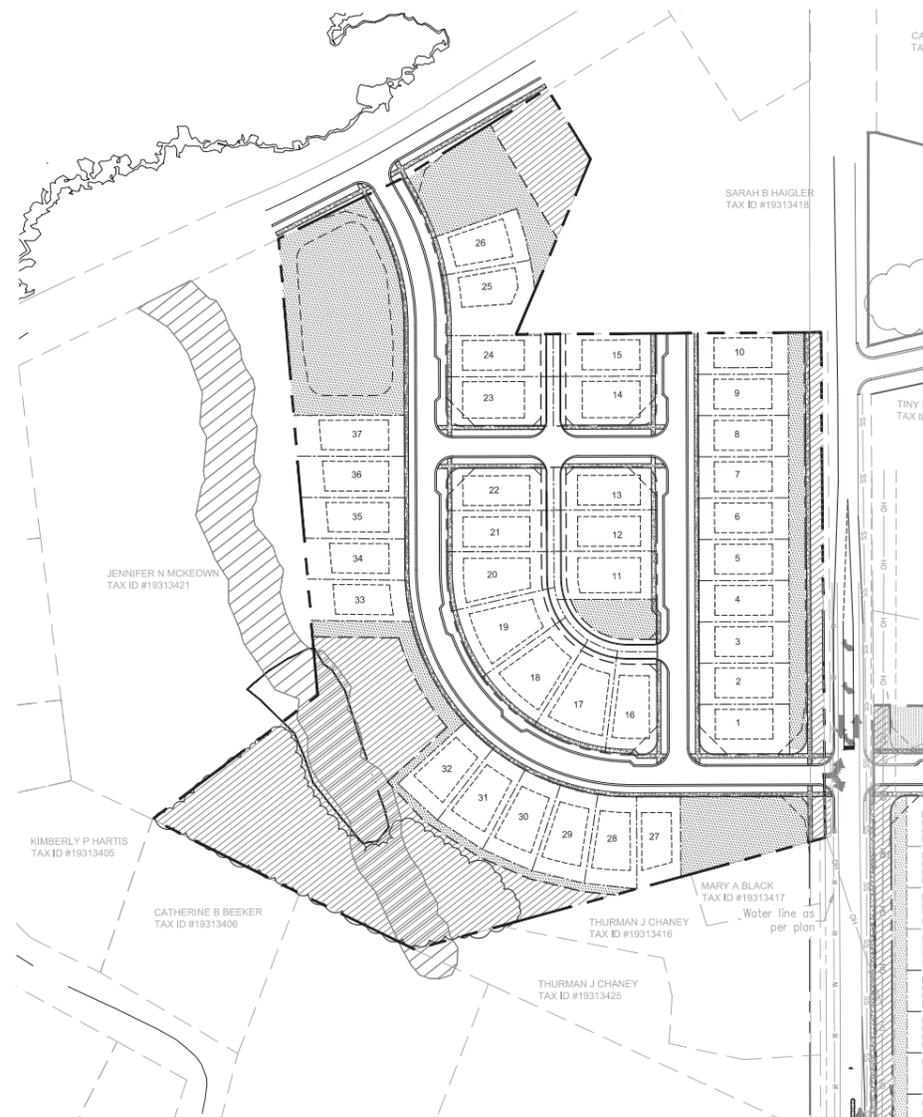
# 4 CORNERS PHASE 2 REZONING SUBMITTAL #2018-680 SAM NEWELL ROAD MATTHEWS, NORTH CAROLINA

MARCH 28, 2018

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

INDEX OF DRAWINGS

SHEET NUMBER	SHEET TITLE
RZ - 1	COVER SHEET
RZ - 2	BOUNDARY SURVEY OF 6 PARCELS
RZ - 3	REZONING PLAN
RZ - 4	DEVELOPMENT NOTES
RZ - 5	SCHEMATIC BUILDING ELEVATIONS



**Fiorenza Properties**  
301 Fieldbrook Place  
Charlotte, NC 28209

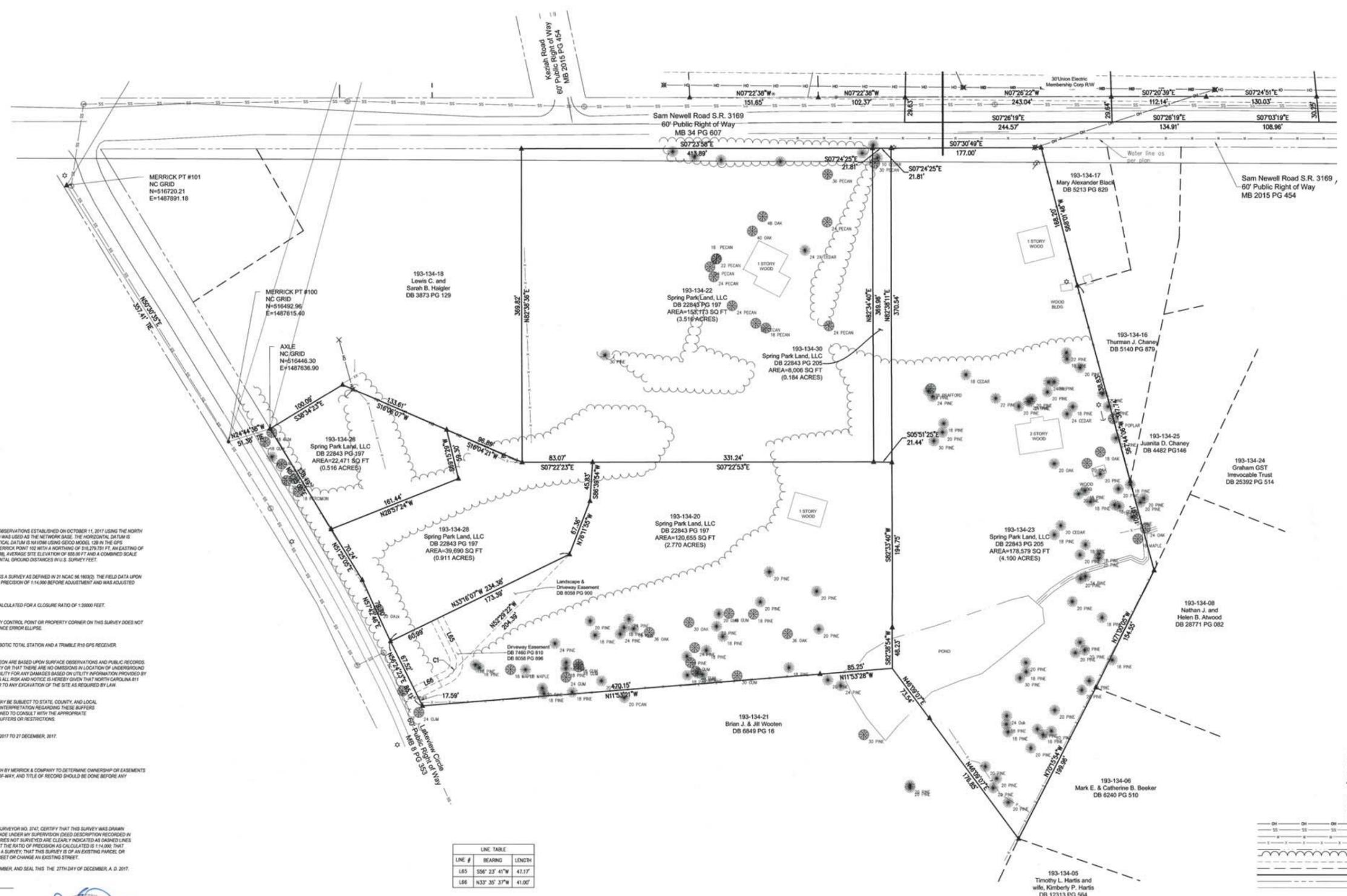
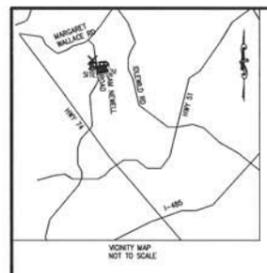
REVISIONS:

REV	REVISION DESCRIPTION	DATE	BY

DESIGN BY:	DATE:
DeepaXX MM/DD/YY	MM/DD/YY
DRAWN BY: DhanXX MM/DD/YY	MM/DD/YY
CHECKED BY: CheXX MM/DD/YY	MM/DD/YY
APPROVED BY: AppXX MM/DD/YY	MM/DD/YY

**4 Corners Phase 2**  
Matthews, North Carolina  
**Cover Sheet**

JOB NO: 65119618  
DATE: 03/28/18  
SHEET **RZ-1**



**GENERAL NOTES:**

**DATE:** NORTH BASED ON NC GRID NAD(2011) FROM GPS OBSERVATIONS ESTABLISHED ON OCTOBER 11, 2017 USING THE NORTH CAROLINA RTK NETWORK. ADD CORRS STATION NCA WAS USED AS THE NETWORK BASE. THE HORIZONTAL DATUM IS REFERENCED TO NAD83(2011) AND THE VERTICAL DATUM IS NORTH CAROLINA GEOID MODEL. 128 IN THE GPS OBSERVATIONS. THIS SURVEY WAS LOCALIZED AT MERRICK POINT 102 WITH A NORTHING OF 318,279.751 FT, AN EASTING OF 1,418,865.873 FT, AND A ELEVATION OF 633.927 NAVD83. AVERAGE SITE ELEVATION OF 68.54 FT AND A COMBINED SCALE FACTOR OF 0.9999748. 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 WAS 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 1:30000 FEET.

**INSURANCE POSITIONAL ACCURACY:** THE RELATIVE POSITIONAL ACCURACY (RPA) FOR ANY CONTROL POINT OR PROPERTY CORNER ON THIS SURVEY DOES NOT EXCEED 0.10 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 COMPANY GUARANTEES ABSOLUTE ACCURACY OF THE LOCATION AND DEPTH OF UTILITIES SHOWN ON THIS SURVEY. 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, AND 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 DATES:** THIS SURVEY WAS PERFORMED FROM 11 OCTOBER, 2017 TO 27 DECEMBER, 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 THE 27TH DAY OF DECEMBER, A.D. 2017.

DATE: 12/27/2017  
SEAL: 1-3747  
JAMES E. DAVIS  
PROFESSIONAL SURVEYOR  
3-2-2018

AND ON BEHALF OF MERRICK & COMPANY, INC.

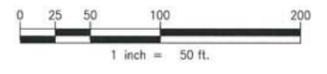
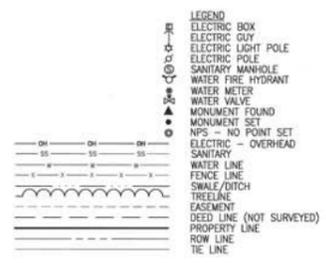
**SITE DATA:**  
(ZONING FROM GIS DATA)  
PROPERTY JURISDICTION: TOWN OF MATTHEWS  
CURRENT USE: RESIDENTIAL  
ZONED: R-15

**FLOODPLAIN DATA:**  
SPECIAL FLOOD HAZARD  
FLOOD MAP: 21048100K  
DATED: FEBRUARY 19, 2014  
COMPLIANCE NUMBER: 120310  
FLOODZONE: ZONE X - AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN.  
AREAS OUTSIDE FUTURE CONDITIONS 1% ANNUAL CHANCE FLOODPLAIN.

LINE #	BEARING	LENGTH
L65	S56° 23' 41" W	47.17'
L66	N33° 35' 37" W	41.00'

CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	LENGTH
C1	90° 00' 42"	20.00'	N78° 35' 58" W	28.29'	31.42'



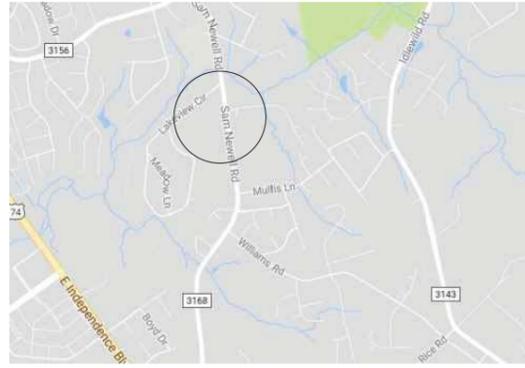
**MERRICK & COMPANY**  
1001 ANDREWS ROAD, SUITE 200  
CHARLOTTE, NC 28202  
PHONE: 704.520.6000  
FAX: 704.520.6001  
MERRICK & COMPANY IS AN EQUAL OPPORTUNITY FIRM. WE DO NOT DISCRIMINATE ON THE BASIS OF RACE, GENDER, RELIGION, NATIONAL ORIGIN, ANCESTRY, COLOR, SEX, OR AGE. MERRICK & COMPANY IS AN EQUAL OPPORTUNITY FIRM. WE DO NOT DISCRIMINATE ON THE BASIS OF RACE, GENDER, RELIGION, NATIONAL ORIGIN, ANCESTRY, COLOR, SEX, OR AGE.

**SURVEY FOR:**  
FIORENZA PROPERTIES  
301 Fairbrook Place  
Charlotte, NC 28205

DATE:	DESIGN BY:	DRAWN BY:	CHECKED BY:	APPROVED BY:
12/27/2017	JED	JED	JED	JED

**4 CORNERS**  
Town of Matthews, Mecklenburg County, NC  
**BOUNDARY SURVEY OF 6 PARCELS**

JOB NO: 65319690  
DATE: 12/19/2017  
SHEET: RZ-2



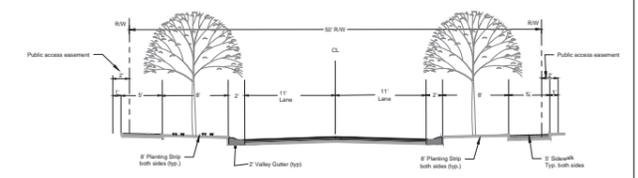
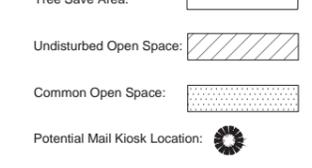
VICINITY MAP



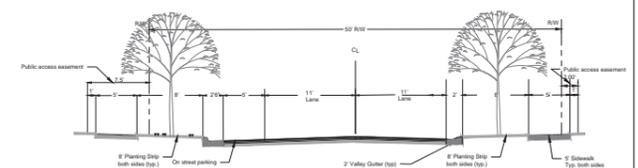
Site Data

Rezoning Petition: 2018-680	19313422, 19313429, 19313428, 19313420, 19313423, 19313430
Tax Parcel ID:	
Existing Zoning:	R-15
Proposed Zoning:	R-VS
Municipality:	Town of Matthews, Mecklenburg County, NC
Site Area:	12.03 acres
Site Area with R/W Dedication on Sam Newell Road:	11.65 acres
Site Area to be rezoned:	11.65 acres
R-VS Zoning:	11.65 acres
Total Lots allowed:	40
Total Lots shown:	37
50' Single family Lots:	37
Required setbacks:	
Front yard:	20'
Side yard:	6'8"
Rear yard:	20'
	(30' along west side of property)
Maximum building height:	35'
Minimum lot width:	50'
Minimum lot area:	5500 sf
PCCO Requirements	
Required Undisturbed Open Space:	17.5% (2.03 ac)
Provided Undisturbed Open Space:	17.9% (2.15 ac)
Tree Canopy Preservation Requirements:	8% (0.93 ac)
Tree Canopy Preservation Proposed:	9% (1.13 ac)
Common Open Space:	+/-3.7 acres

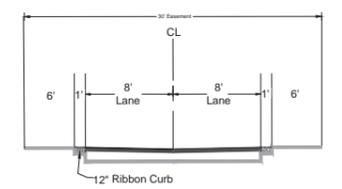
Legend



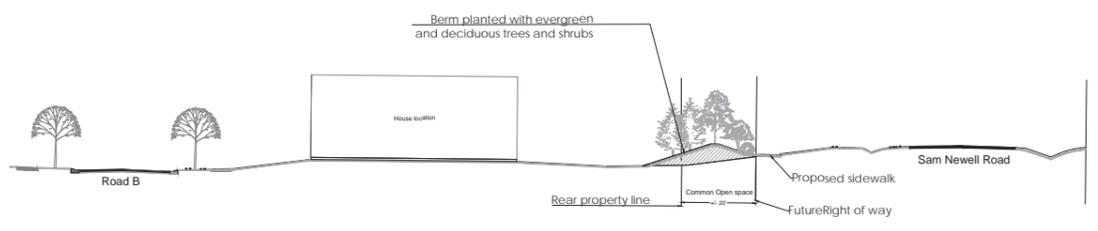
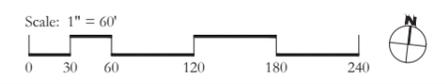
50' Typical Residential Street - Public



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



Typical Residential Alley - Private  
30' Public Access Easement



Section 'A' From Sam Newell Road to Road B

**MERRICK & COMPANY**  
 1001 MOREHEAD SQUARE DRIVE, SUITE 300  
 CHARLOTTE, NC 28203 PHONE: 704.255.6500  
 FAX: 704.255.6501  
 MERRICK & COMPANY IS AN EQUAL OPPORTUNITY EMPLOYER. WE DO NOT DISCRIMINATE ON THE BASIS OF RACE, GENDER, RELIGION, NATIONAL ORIGIN, ANCESTRY, COLOR, SEX, OR AGE. WE ARE AN AFFIRMATIVE ACTION EMPLOYER. WE WILL ACCEPT AND CONSIDER ALL QUALIFIED APPLICANTS. WE WILL CONSIDER AND ACCEPT ALL APPLICANTS WITHOUT REGARD TO SEXUAL ORIENTATION. WE WILL CONSIDER AND ACCEPT ALL APPLICANTS WITHOUT REGARD TO GENDER IDENTITY OR EXPRESSION. WE WILL CONSIDER AND ACCEPT ALL APPLICANTS WITHOUT REGARD TO MARITAL STATUS. WE WILL CONSIDER AND ACCEPT ALL APPLICANTS WITHOUT REGARD TO PREGNANT STATUS. WE WILL CONSIDER AND ACCEPT ALL APPLICANTS WITHOUT REGARD TO PREGNANT STATUS. WE WILL CONSIDER AND ACCEPT ALL APPLICANTS WITHOUT REGARD TO PREGNANT STATUS.

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

REV	REVISION DESCRIPTION	DATE	BY

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 Phase 2**  
 Matthews, North Carolina  
**Rezoning Plan**

JOB NO: 65119618  
 DATE: 03/28/18  
**SHEET RZ-3**

Rezoning Petition: 2018-680  
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 12.03 acre site located on the west side of Sam Newell Road, and south of Lake View Circle. This site is depicted on the Rezoning Plan (hereinafter referred to as the "Rezoning Site"). The Rezoning Site is comprised of Tax Parcel No. 19313422, 19313429, 19313428, 19313420, 19313423, 19313430.
- 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 zoning district shall govern the use and development of the Rezoning Site.
- 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 40 detached dwelling units and to any incidental or accessory uses relating thereto that are permitted in the R-VS zoning district.

3. DIMENSIONAL STANDARDS

- A. Development of the Rezoning Site shall generally comply with the dimensional standards of the R-VS zoning district, of section 155.604.1 in 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 centerline radius for a public street is to be 150'.
- D. The minimum centerline radius for a private alley is to be 90'.
- E. The minimum rear yard will be 20' as depicted on the Rezoning Plan.
- F. The minimum public street travel lane will be 11' as depicted on the site plan and street cross section.
- G. The minimum side yard shall be as provided under the Ordinance.
- 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. All driveways will be a minimum of 20' deep from the sidewalk.
- J. Homes will not be constructed within the 35'x35' site triangle.

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 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 improvements will be completed per rezoning case 2017-670 Four Corners.

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. A 5' sidewalk will be constructed along Sam Newell Road as generally depicted on the Rezoning Plan.

Lakeview Circle will be improved along the site frontage to include 2' curb and gutter, 5' sidewalk and 8' planting strip.

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. Notwithstanding the terms of paragraphs 5.A. 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 (a: these terms are defined below).
- C. 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.
- D. The Tree Preservation Areas shall be designated as such on the plat(s) to be recorded for this residential community.
- E. The area around the existing pond will be cleaned up and utilized for natural area enjoyment with seating areas and grilling area's where possible.
- F. The common open space area adjacent to lot #11 may be utilized as a community garden or similar community use.
- G. The open spaces adjacent to Sam Newell entrance and the entrance off of Lakeview Circle will be heavily landscaped.

6. ARCHITECTURAL STANDARDS

- A. The maximum height of any one-family detached dwelling unit constructed on the Rezoning Site shall be 35 feet.
- B. The architectural elevations and style will be similar to 4 Corners Phase 1 development across Sam Newell Road. Schematic elevations are included on sheet RZ-5.
- 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, EIFS 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. A 30' wide public access easement will be provided along each alley.

8. SIGNS

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

9. ENTRANCE MONUMENTS

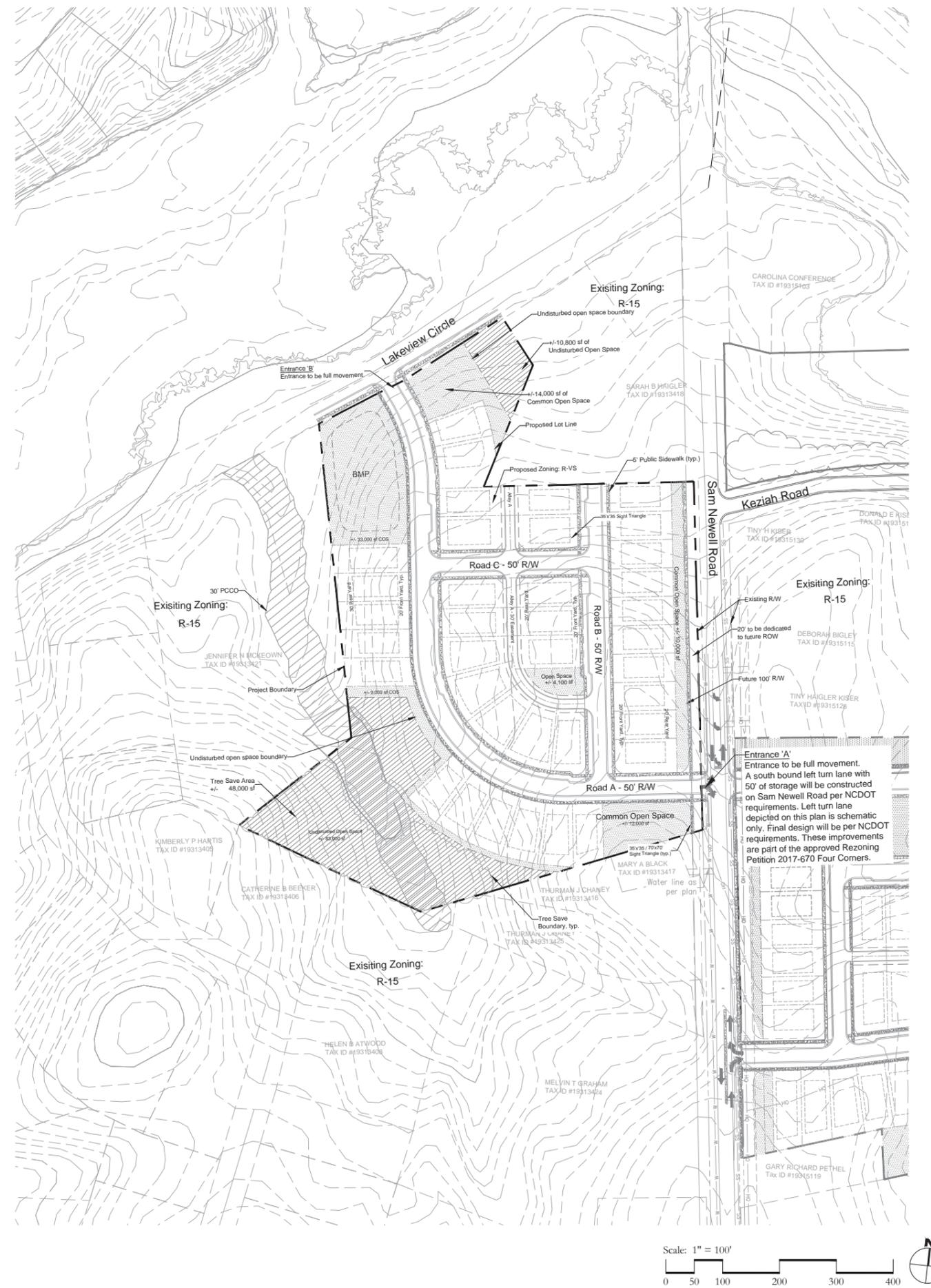
- A. Applicant shall install a monument on each side of the vehicular access into the Rezoning Site. The actual location of each Entrance Monument is subject to modifications during the design review.

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.



**MERRICK & COMPANY**  
1001 MOREHEAD SQUARE DRIVE, SUITE 530  
CHARLOTTE, NC 28203  
PHONE: 704.658.6500  
FAX: 704.658.6501  
MERRICK & COMPANY IS AN EQUAL OPPORTUNITY EMPLOYER. THE COMPANY DOES NOT DISCRIMINATE IN EMPLOYMENT ON THE BASIS OF RACE, GENDER, RELIGION, NATIONAL ORIGIN, ANCESTRY, COLOR, SEX, OR AGE. ANY POLICY OR PRACTICE THAT HAS THE EFFECT OF DISCRIMINATING ON THE BASIS OF RACE, GENDER, RELIGION, NATIONAL ORIGIN, ANCESTRY, COLOR, SEX, OR AGE IS PROHIBITED. MERRICK & COMPANY IS AN EQUAL OPPORTUNITY EMPLOYER.

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

REV#	REVISION DESCRIPTION	DATE	BY	CHKD	APPD
1	2nd Rezoning Submission 5.22.18				

DATE	DESIGN BY	DRAWN BY	CHECKED BY	APPROVED BY
	Deepak	Deepak	Deepak	Deepak

**4 Corners Phase 2**  
Matthews, North Carolina  
**Development Notes**

JOB NO: 65119618  
DATE: 03/28/18  
SHEET **RZ-4**

**MERRICK & COMPANY**  
1001 MORRISDALE SQUARE DRIVE, SUITE 100  
CHARLOTTE, NC 28203 PHONE 704.258.6500  
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WEBSITE WWW.MERRICKANDCOMPANY.COM  
MERRICK & COMPANY IS AN EQUAL OPPORTUNITY EMPLOYER.  
MERRICK & COMPANY IS AN AFFIRMATIVE ACTION EMPLOYER.  
MERRICK & COMPANY IS AN ENVIRONMENTALLY RESPONSIBLE COMPANY.  
MERRICK & COMPANY IS A LEADER IN THE CONSTRUCTION INDUSTRY.  
MERRICK & COMPANY IS A MEMBER OF THE NATIONAL ASSOCIATION OF ARCHITECTS.

**Fiorenza Properties**  
301 Fieldbrook Place  
Charlotte, NC 28209

REV	REVISION DESCRIPTION	DATE	BY	APP

DATE	DESCRIPTION

**4 Corners Phase 2**  
Matthews, North Carolina  
**Schematic Elevations**

JOB NO: 65119618  
DATE: 03/28/18  
SHEET **RZ-5**



FIorenza PROPERTIES  
CHARLOTTE, NC  
**MODERN FARMHOUSE BY FIORENZA**  
JANUARY 25, 2018

FIorenza PROPERTIES  
CHARLOTTE, NC  
**MODERN FARMHOUSE BY FIORENZA**  
JANUARY 25, 2018

FIorenza PROPERTIES  
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JANUARY 25, 2018

FIorenza PROPERTIES  
CHARLOTTE, NC  
**MODERN FARMHOUSE BY FIORENZA**  
JANUARY 25, 2018

**DEVELOPMENT STANDARDS**

Rezoning Petition 2018-680

**1. 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 12.03 acre site located on the west side of Sam Newell Road, and south of Lake View Circle. This site is depicted on the Rezoning Plan (hereinafter referred to as the "Rezoning Site"). The Rezoning Site is comprised of Tax Parcel No. 19313422, 19313429, 19313428, 19313420, 19313423, 19313430.
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- 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**

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### 3. DIMENSIONAL STANDARDS

- A. Development of the Rezoning Site shall generally comply with the dimensional standards of the R-VS zoning district, of section 155.604.1 in 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 centerline radius for a public street is to be 150'.
- D. The minimum centerline radius for a private alley is to be 90'.
- E. The minimum rear yard will be 20' as depicted on the Rezoning Plan.
- F. The minimum public street travel lane will be 11' as depicted on the site plan and street cross sections.
- G. The minimum side yard shall be as provided under the Ordinance.
- 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. All driveways will be a minimum of 20' deep from the sidewalk.
- J. Homes will not be constructed within the 35'x35' site triangle.

### 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 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 improvements will be completed per rezoning case 2017-670 Four Corners.

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. A 5' sidewalk will be constructed along Sam Newell Road as generally depicted on the Rezoning Plan.

Lakeview Circle will be improved along the site frontage to include 2' curb and gutter, 5' sidewalk and 8' planting strip.

## **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. Notwithstanding the terms of paragraphs 5.A. 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).
- C. 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.

- D. The Tree Preservation Areas shall be designated as such on the plat(s) to be recorded for this residential community.
- E. The area around the existing pond will be cleaned up and utilized for natural area enjoyment with seating areas and grilling area's where possible.
- F. The common open space area adjacent to lot #11 may be utilized as a community garden or similar community use.
- G. The open spaces adjacent to Sam Newell entrance and the entrance off of Lakeview Circle will be heavily landscaped.

#### **6. ARCHITECTURAL STANDARDS**

- A. The maximum height of any one-family detached dwelling unit constructed on the Rezoning Site shall be 35 feet.
- B. The architectural elevations and style will be similar to 4 Corners Phase 1 development across Sam Newell Road. Schematic elevations are included on sheet RZ-5.
- 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, EIFS 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. A 30' wide public access easement will be provided along each alley.

**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.

**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.