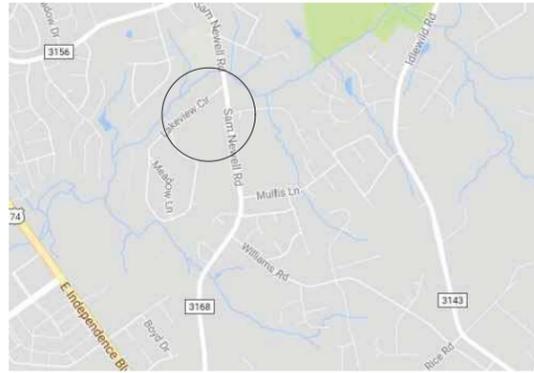


4 CORNERS PHASE 2 REZONING SUBMITTAL SAM NEWELL ROAD MATTHEWS, NORTH CAROLINA

MARCH 28, 2018

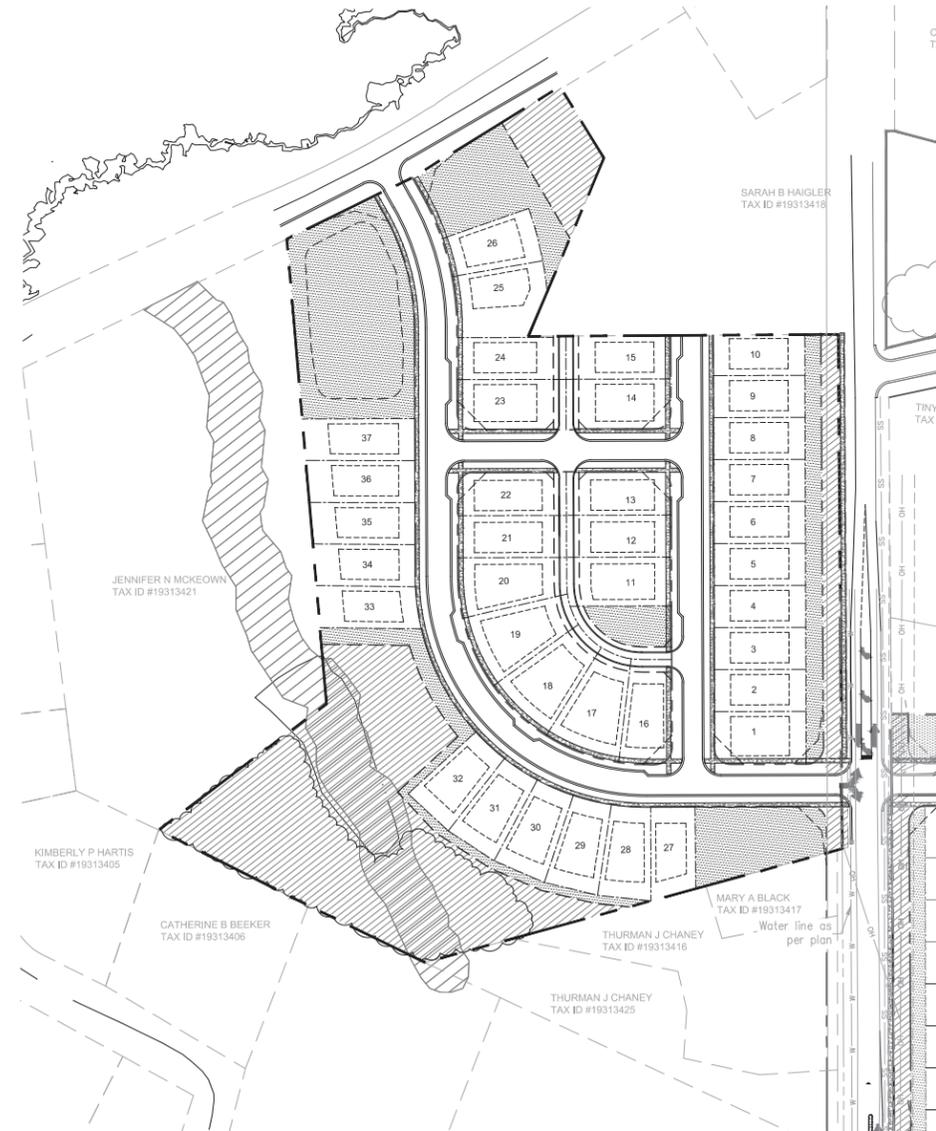


VICINITY MAP

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



MERRICK & COMPANY
1001 MOREHEAD SQUARE DRIVE, SUITE 330
CHARLOTTE, NC 28209
PHONE: 704.365.6650
FAX: 704.365.6651
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. ANY DISCRIMINATION IN EMPLOYMENT WILL BE CAUSE FOR IMMEDIATE TERMINATION OF EMPLOYMENT WITHOUT NOTICE OR REASON. THE COMPANY IS NOT RESPONSIBLE FOR THE CONTENTS OF ANY ADVERTISING OR PROMOTIONAL MATERIALS PUBLISHED BY THE COMPANY OR ITS AFFILIATES.

Fiorenza Properties
301 Fieldbrook Place
Charlotte, NC 28209

REV#	REVISION DESCRIPTION	DATE	BY	APPROVED

DESIGN BY:	DATE:
Design: [blank]	MM/DD/YY
DRAWN BY:	DATE:
Drawn: [blank]	MM/DD/YY
CHECKED BY:	DATE:
Checked: [blank]	MM/DD/YY
APPROVED BY:	DATE:
Approved: [blank]	MM/DD/YY

4 Corners Phase 2
Matthews, North Carolina
Cover Sheet

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

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 12.03 acre site located on the west side of Sam Newell Road, and south of Lakeview 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 shall be 150'.
- D. The minimum centerline radius for a private alley shall be 90'.
- E. The minimum rear yard shall be 20' as depicted on the Rezoning Plan.
- F. The minimum public street travel lane shall 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.

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 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.

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.

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 identical to the architecture of the approved rezoning case 2017-670.
- 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

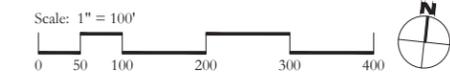
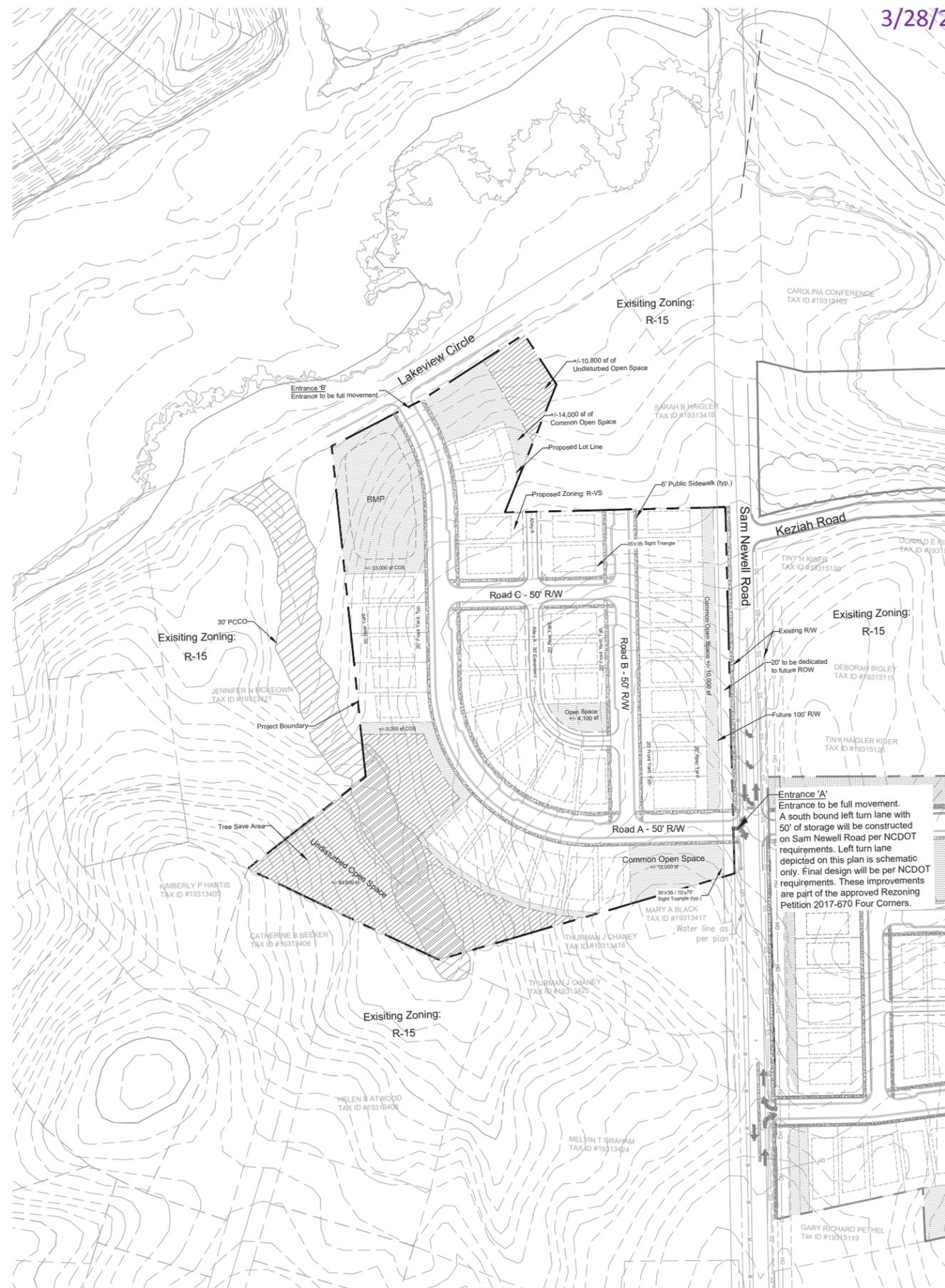
- A. Applicant shall install a monument on each side of the vehicular access into the Rezoning Site. The actual location of each Entrance Monument is subject to modifications during the design review. Attached to the Rezoning Plan are several images of entrance monuments that are intended to depict the 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 successor 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 330
CHARLOTTE, NC 28203
PHONE: 704.365.6550
FAX: 704.365.6551
THIS FIRM HAS BEEN DESIGNATED AS AN APPROVED FIRM FOR THE PROVISION OF PROFESSIONAL ENGINEERING AND ARCHITECTURAL SERVICES TO THE TOWN OF MATTHEWS, NORTH CAROLINA. THE TOWN OF MATTHEWS HAS ADOPTED A RESOLUTION AUTHORIZING THE TOWN TO CONTRACT WITH MERRICK & COMPANY FOR THE DESIGN AND CONSTRUCTION OF THE MATTHEWS WATER TREATMENT PLANT. THE TOWN OF MATTHEWS HAS ADOPTED A RESOLUTION AUTHORIZING THE TOWN TO CONTRACT WITH MERRICK & COMPANY FOR THE DESIGN AND CONSTRUCTION OF THE MATTHEWS WATER TREATMENT PLANT.

Fiorenza Properties
301 Fieldbrook Place
Charlotte, NC 28209

REV#	REVISION DESCRIPTION	DATE	BY	CHECKED	APPROVED

DESIGN BY:	DATE:
Design: MM/DD/YY	MM/DD/YY
DRAWN BY:	DATE:
Drawn: MM/DD/YY	MM/DD/YY
CHECKED BY:	DATE:
Checked: MM/DD/YY	MM/DD/YY
APPROVED BY:	DATE:
Approved: MM/DD/YY	MM/DD/YY

4 Corners Phase 2
Matthews, North Carolina
Development Notes

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

DEVELOPMENT STANDARDS

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.
- 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 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.

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 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.

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.

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 identical to the architecture of the approved rezoning case 2017-670.
- 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. 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.