



LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
TRANSPORTATION PLANNING

2459 Wilkinson Blvd, Ste 200 Charlotte, NC 28208
704.343.0608
www.drpg.com

REZONING PETITION
FOR PUBLIC HEARING
2017-663

REZONING DOCUMENTS

BAINBRIDGE MATTHEWS
MATTHEWS, NORTH CAROLINA
BAINBRIDGE COMMUNITIES ACQUISITION, LLC
401 HARRISON BLVD., SUITE 320
CARY, NC 27513
919.482.1275

TECHNICAL
DATA SHEET

SCALE: 1" = 120'

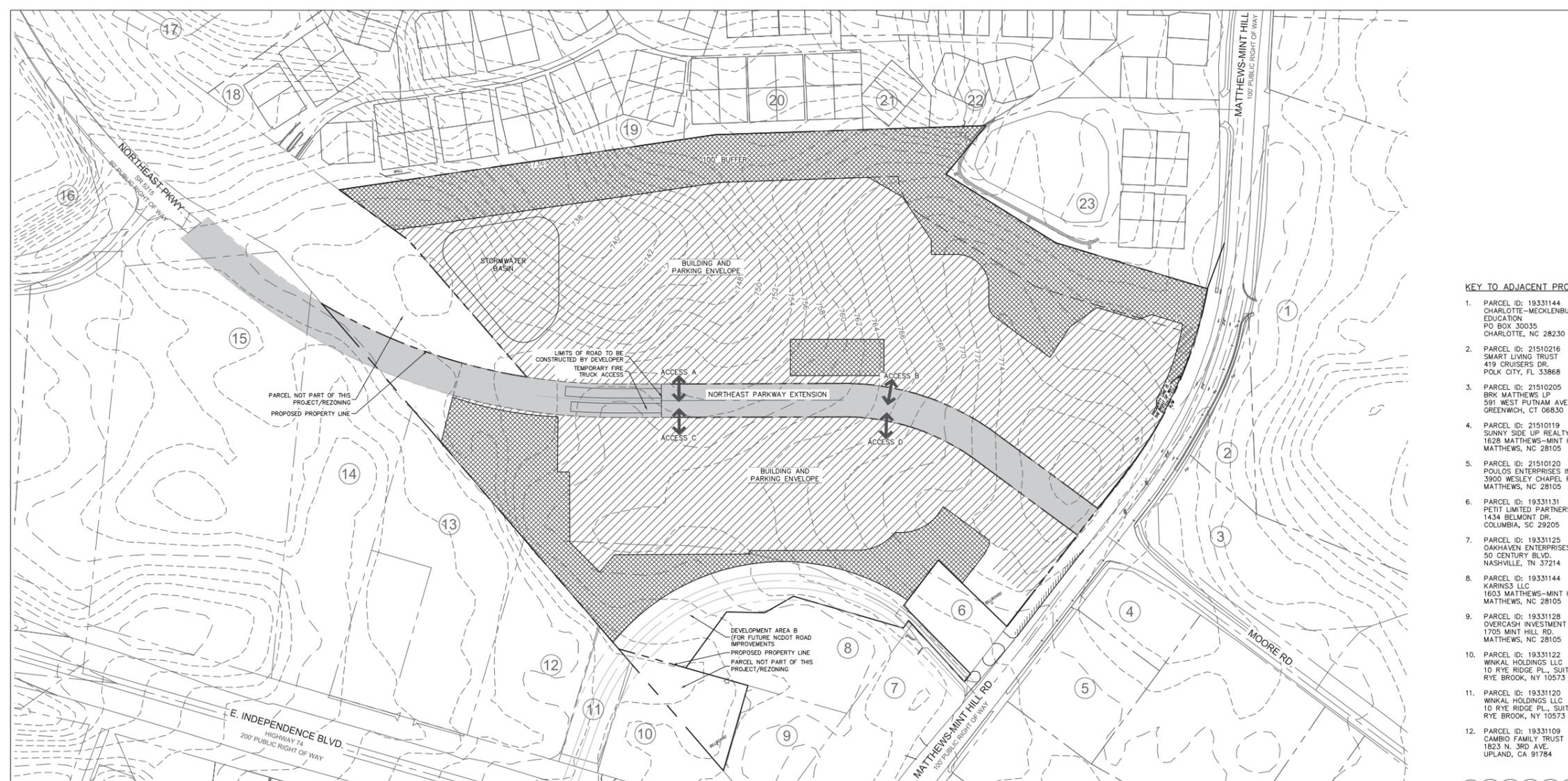
PROJECT #: 365-019
DRAWN BY: SVK
CHECKED BY: THH

SEPTEMBER 27, 2017

REVISIONS:
1. 09/27/17 - PER REVIEW COMMENTS
2. 10/13/17 - PER REVIEW COMMENTS
3. 11/01/17 - PLANNING BOARD COMMENTS

BINDING EFFECT OF THE REZONING APPLICATION:
IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE AGENTS, DEVICES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.

RZ1.00



KEY TO ADJACENT PROPERTY OWNERS

- 1. PARCEL ID: 19331144 CHARLOTTE-MECKLENBURG BOARD OF EDUCATION... 13. PARCEL ID: 19331124 BW FARMS INC... 26. PARCEL ID: 19331109 CAMBIO FAMILY TRUST... 29. PARCEL ID: 19331405 BELLA SERA VILLAS ASSOCIATION INC...

1. GENERAL PROVISIONS: THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING SITE PLAN ASSOCIATED WITH THE REZONING PETITION... 2. PERMITTED USES & DEVELOPMENT AREA LIMITATION: THE SITE MAY BE DEVELOPED WITH UP TO 350 MULTI-FAMILY DWELLING UNITS... 3. ACCESS NOTES: VEHICULAR ACCESS TO THE SITE WILL BE FROM THE EXTENSION OF NORTHEAST PARKWAY... 4. TRANSPORTATION IMPROVEMENTS: PROPOSED IMPROVEMENTS: THE PETITIONER PLANS TO PROVIDE OR CAUSE TO BE PROVIDED ON ITS OWN OR IN COOPERATION WITH OTHER PARTIES... 5. ARCHITECTURAL STANDARDS: THE FACADES OF PRINCIPAL BUILDINGS CONSTRUCTED ON THE SITE THAT ARE ORIENTED TOWARDS NORTHEAST PARKWAY OR MATTHEWS-MINT HILL ROAD WILL BE SIMILAR IN APPEARANCE... 6. LANDSCAPE: THE PETITIONER WILL PROVIDE AN EIGHT (8) FOOT PLANTING STRIP AND A 10 FOOT MULTI-USE STRIP... 7. ENVIRONMENTAL FEATURES: THE PROJECT WILL PROVIDE FOR STORM WATER BEST MANAGEMENT PRACTICES (BMP) DESIGNED AS REQUIRED BY REGULATORY AGENCIES... 8. OPEN SPACE: OPEN SPACE AREAS AS REQUIRED BY THE R-12MF ZONING DISTRICT WILL BE PROVIDED... 9. SIGNAGE: SIGNAGE AS ALLOWED BY THE ORDINANCE MAY BE PROVIDED... 10. LIGHTING AND UTILITIES: THE SITE LIGHTING WILL MEET THE STANDARDS OF THE MATTHEWS OUTDOOR LIGHTING ORDINANCE... 11. EXISTING STRUCTURES: THE PETITIONER WILL DONATE THE EXISTING LOG CABIN LOCATED ON THE SITE TO AN ENTITY/ORGANIZATION THAT WISHES TO MOVE AND PRESERVE THE LOG CABIN... 12. AMENDMENTS TO THE REZONING PLAN: FUTURE AMENDMENTS TO THE REZONING PLAN (WHICH INCLUDES THESE DEVELOPMENT STANDARDS) MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE APPLICABLE DEVELOPMENT AREA PORTION OF THE SITE AFFECTED BY SUCH AMENDMENT... 13. BINDING EFFECT OF THE REZONING APPLICATION: IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE AGENTS, DEVICES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.



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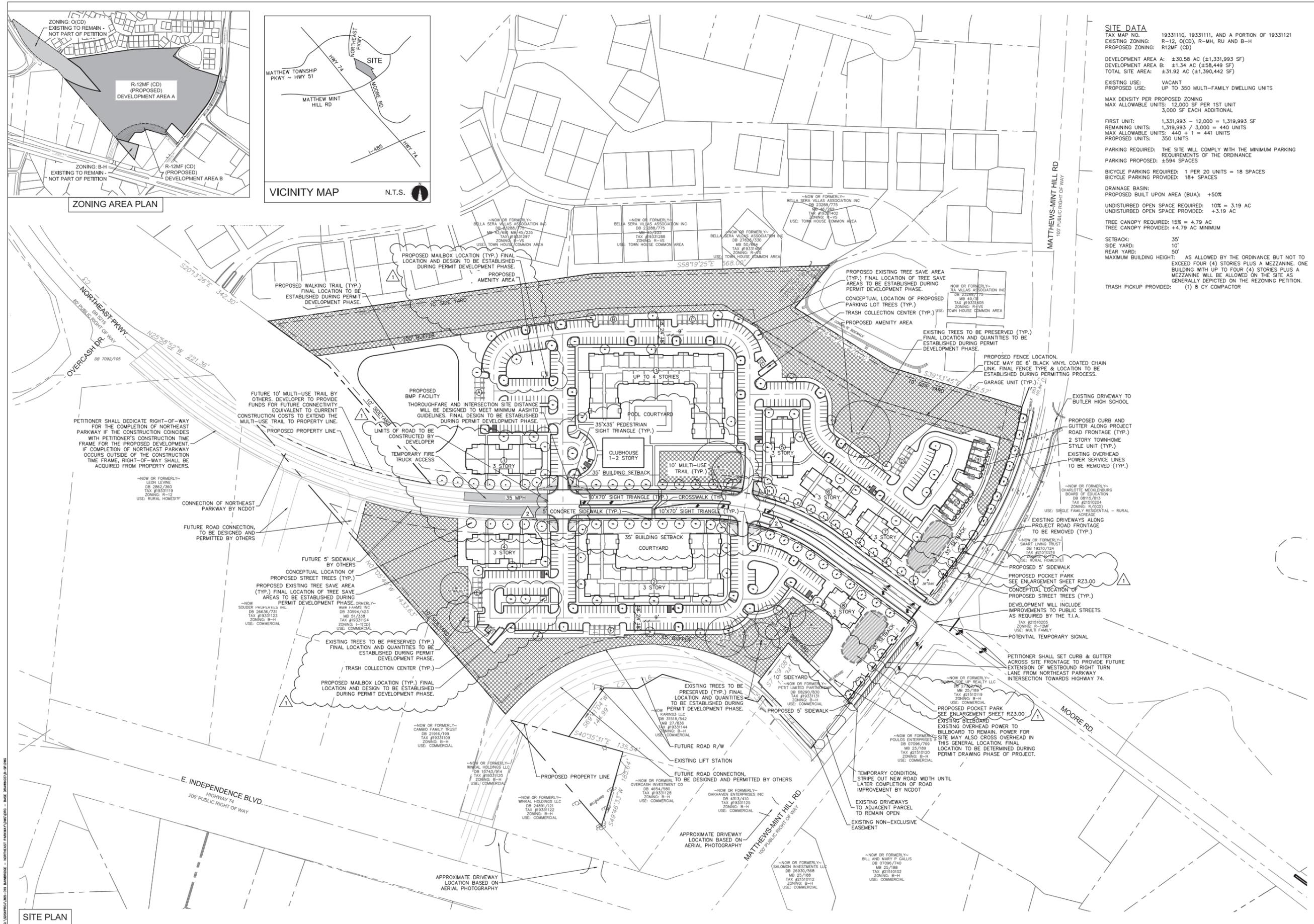
**SCHEMATIC
SITE PLAN**

SCALE: 1" = 100'

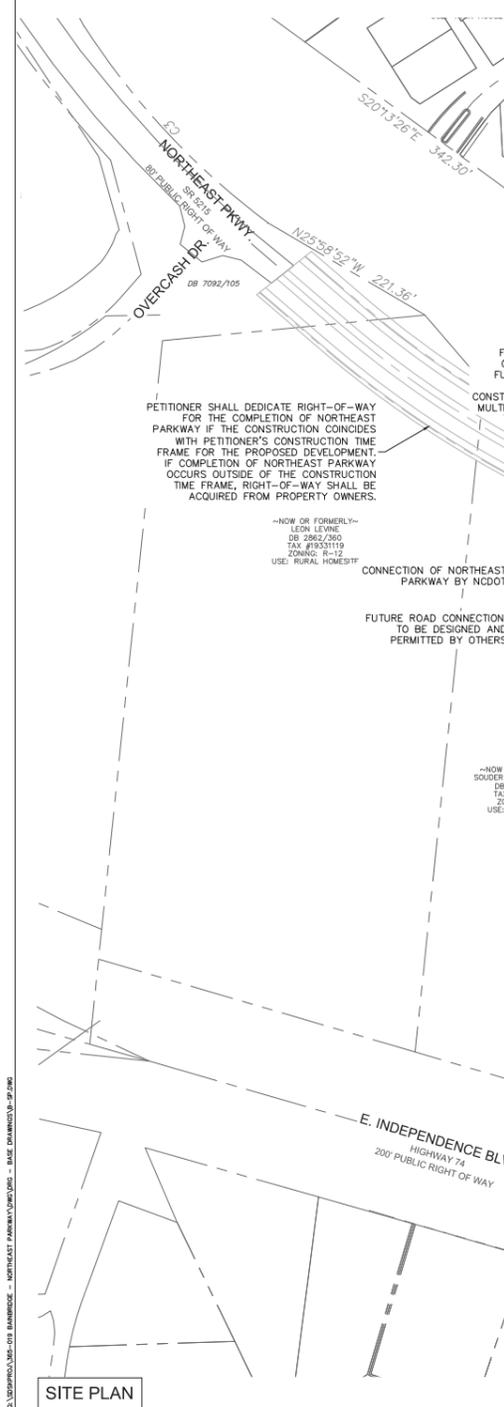
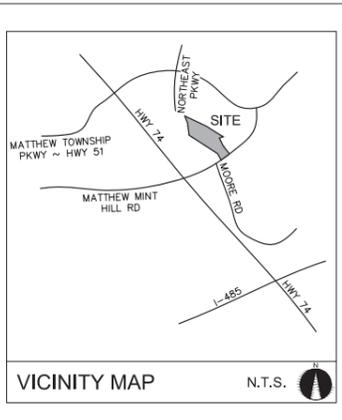
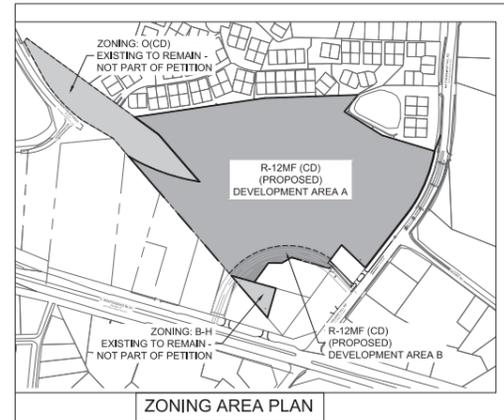
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REVISIONS:
1. 09.27.17 - PER REVIEW COMMENTS
2. 10.13.17 - PER REVIEW COMMENTS



SITE DATA
TAX MAP NO. 19331110, 19331111, AND A PORTION OF 19331121
EXISTING ZONING: R-12, (C)D, R-MH, RU AND B-H
PROPOSED ZONING: R12MF (C)D
DEVELOPMENT AREA A: ±30.58 AC (±1,331,993 SF)
DEVELOPMENT AREA B: ±1.34 AC (±56,449 SF)
TOTAL SITE AREA: ±31.92 AC (±1,390,442 SF)
EXISTING USE: VACANT
PROPOSED USE: UP TO 350 MULTI-FAMILY DWELLING UNITS
MAX DENSITY PER PROPOSED ZONING
MAX ALLOWABLE UNITS: 12,000 SF PER 1ST UNIT
3,000 SF EACH ADDITIONAL
FIRST UNIT: 1,331,993 - 12,000 = 1,319,993 SF
REMAINING UNITS: 1,319,993 / 3,000 = 440 UNITS
MAX ALLOWABLE UNITS: 440 + 1 = 441 UNITS
PROPOSED UNITS: 350 UNITS
PARKING REQUIRED: THE SITE WILL COMPLY WITH THE MINIMUM PARKING REQUIREMENTS OF THE ORDINANCE
PARKING PROPOSED: ±594 SPACES
BICYCLE PARKING REQUIRED: 1 PER 20 UNITS = 18 SPACES
BICYCLE PARKING PROVIDED: 18+ SPACES
DRAINAGE BASIN:
PROPOSED BUILT UPON AREA (BUA): +50%
UNDISTURBED OPEN SPACE REQUIRED: 10% = 3.19 AC
UNDISTURBED OPEN SPACE PROVIDED: +3.19 AC
TREE CANOPY REQUIRED: 15% = 4.79 AC
TREE CANOPY PROVIDED: +4.79 AC MINIMUM
SETBACK: 35'
SIDE YARD: 10'
REAR YARD: 50'
MAXIMUM BUILDING HEIGHT: AS ALLOWED BY THE ORDINANCE BUT NOT TO EXCEED FOUR (4) STORIES PLUS A MEZZANINE, ONE BUILDING WITH UP TO FOUR (4) STORIES PLUS A MEZZANINE WILL BE ALLOWED ON THE SITE AS GENERALLY DEPICTED ON THE REZONING PETITION.
TRASH PICKUP PROVIDED: (1) 8 CY COMPACTOR



SITE PLAN



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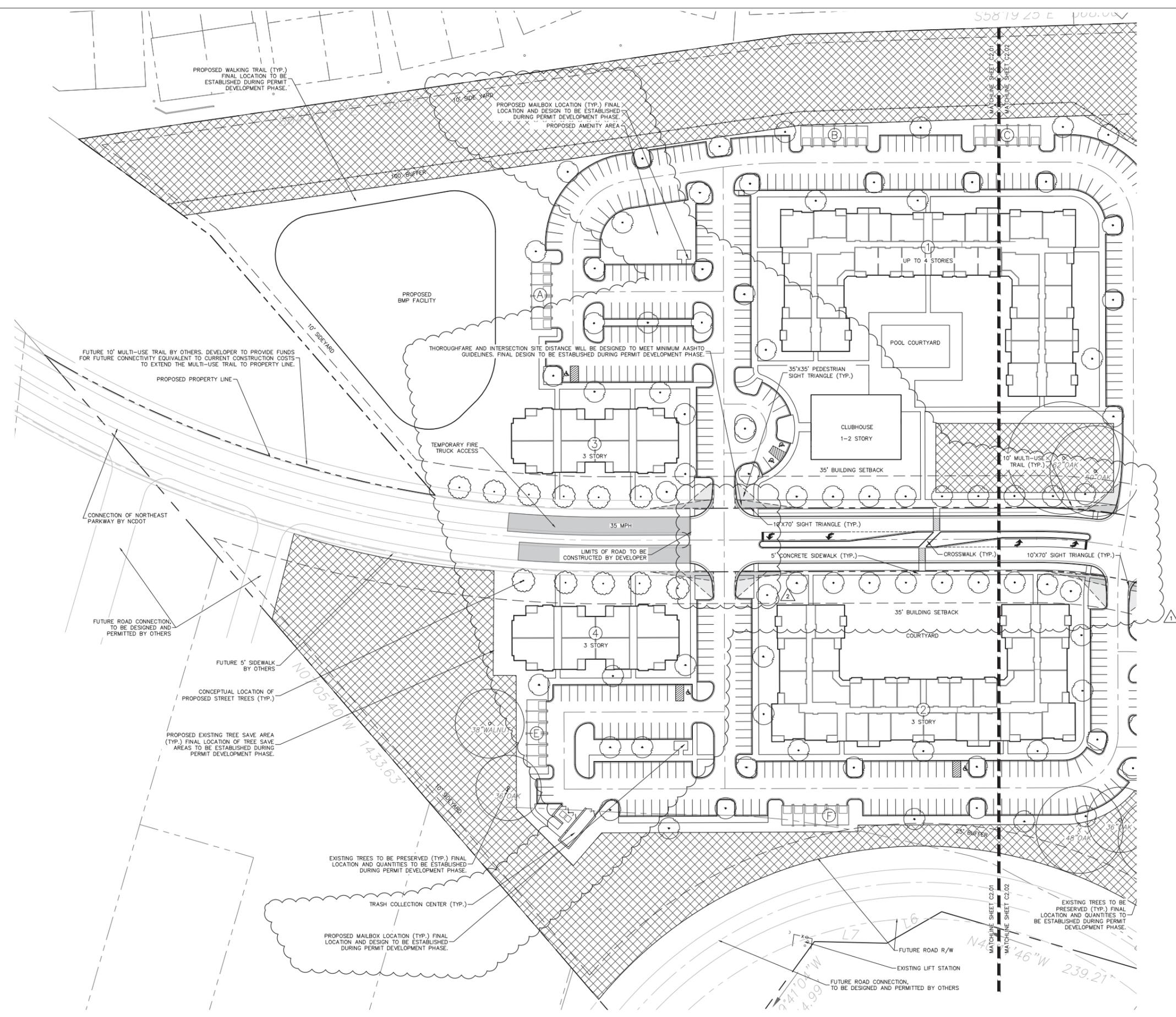
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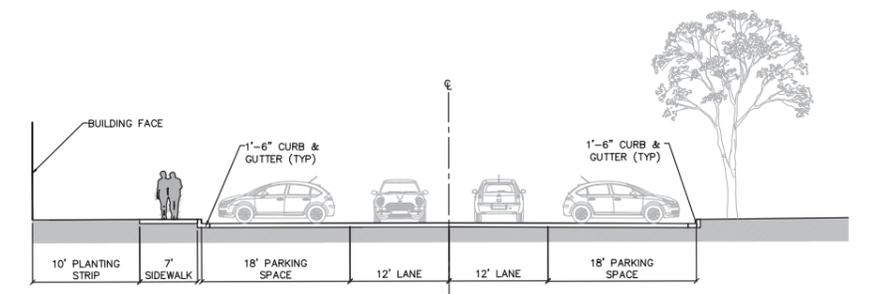
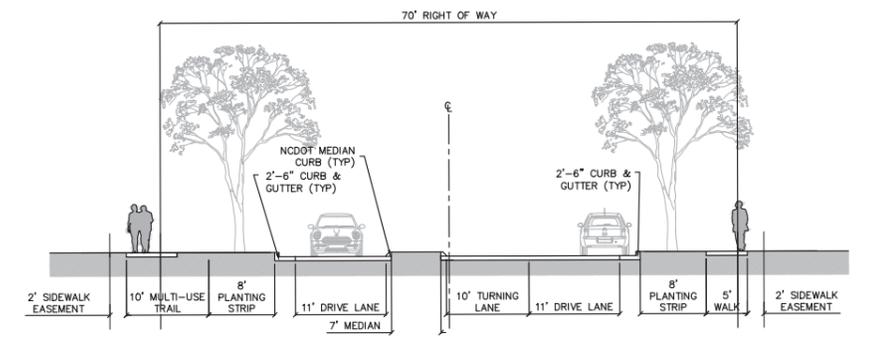
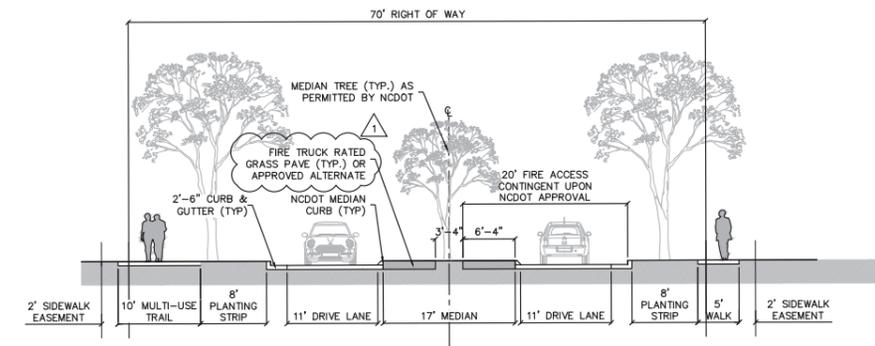
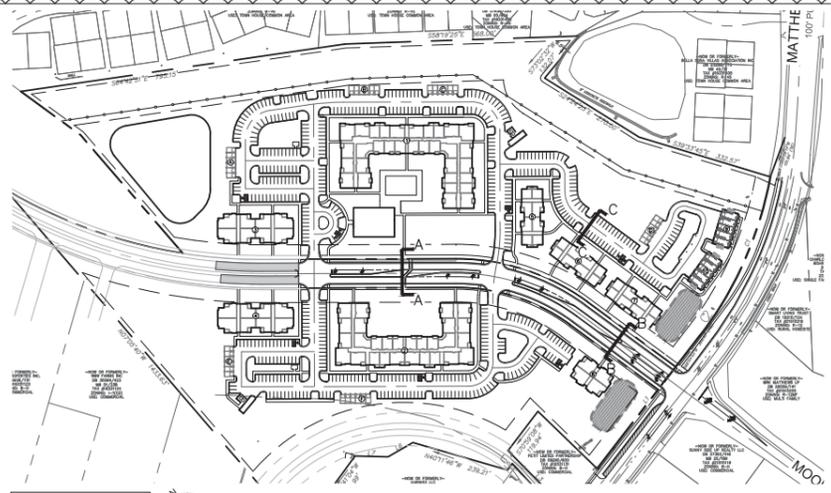
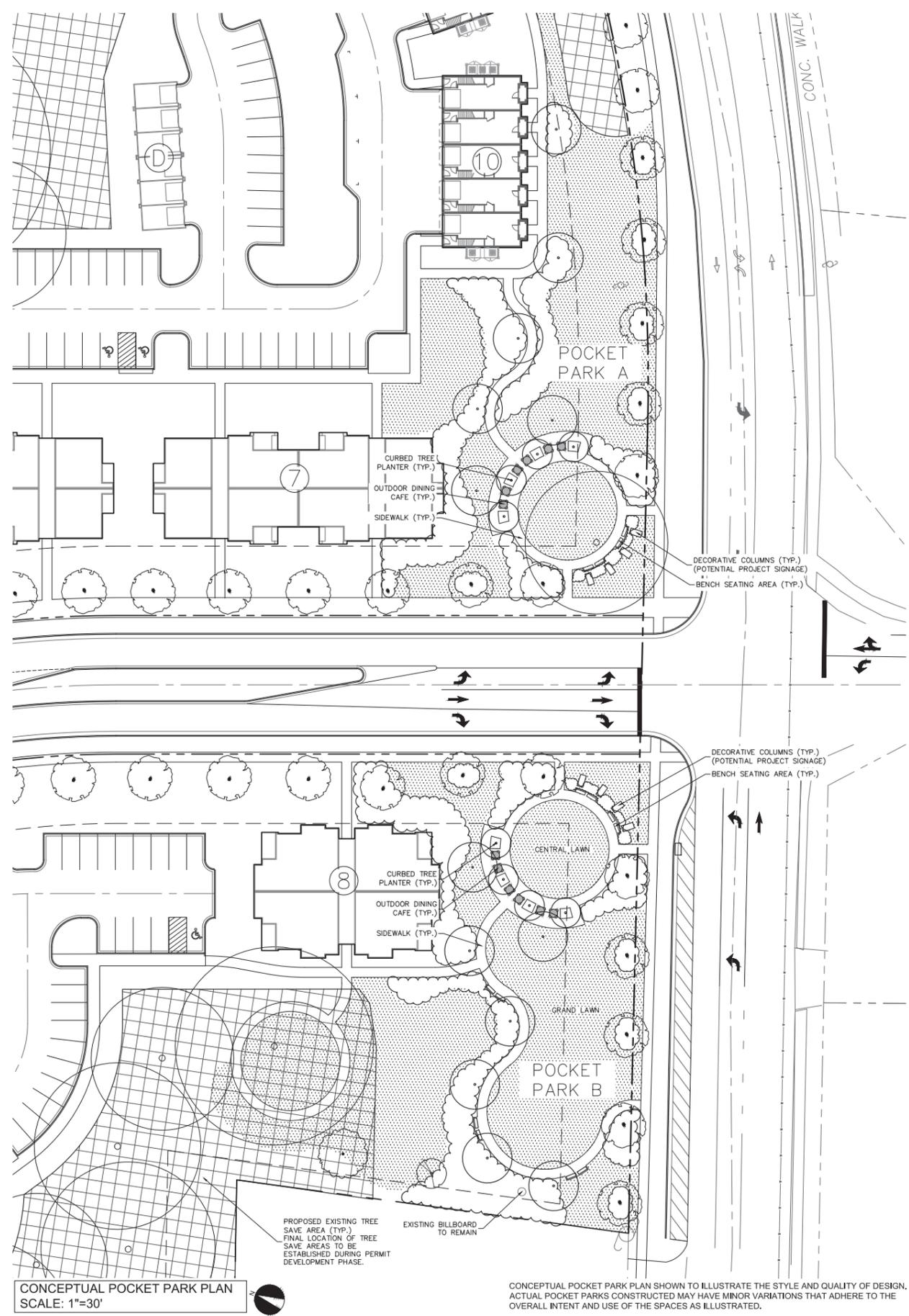


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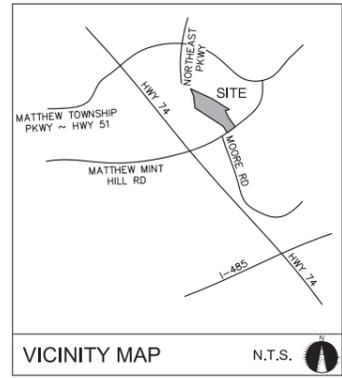
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2. PARCEL ID: 21510216 SMART LIVING TRUST...
3. PARCEL ID: 21510205 BRK MATTHEWS LP...
4. PARCEL ID: 21510119 SUNNY SIDE UP REALTY LLC...
5. PARCEL ID: 21510120 POLLOS ENTERPRISES INC...
6. PARCEL ID: 19331131 PETIT LIMITED PARTNERSHIP...
7. PARCEL ID: 19331125 OKHAVEN ENTERPRISES INC...
8. PARCEL ID: 19331144 KARINS LLC...
9. PARCEL ID: 19331128 OVERCASH INVESTMENT CO...
10. PARCEL ID: 19331122 WINKAL HOLDINGS LLC...
11. PARCEL ID: 19331120 WINKAL HOLDINGS LLC...
12. PARCEL ID: 19331109 CAMBIO FAMILY TRUST...
13. PARCEL ID: 19331124 BW FARMS INC...
14. PARCEL ID: 19331123 SOUDER PROPERTIES INC...
15. PARCEL ID: 19331119 LEON LEVINE...
16. PARCEL ID: 19331104 VIKING PARTNERS MATTHEWS CORNERS LLC...
17. PARCEL ID: 19331130 FOUNTAINS MATTHEWS LLC...
18. PARCEL ID: 19331274 BELLA SERA VILLAS ASSOCIATION INC...
19. PARCEL ID: 19331297 BELLA SERA VILLAS ASSOCIATION INC...
20. PARCEL ID: 19331288 BELLA SERA VILLAS ASSOCIATION INC...
21. PARCEL ID: 19331406 BELLA SERA VILLAS ASSOCIATION INC...
22. PARCEL ID: 19331402 BELLA SERA VILLAS ASSOCIATION INC...
23. PARCEL ID: 19331405 BELLA SERA VILLAS ASSOCIATION INC...

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2. PERMITTED USES & DEVELOPMENT AREA LIMITATION: THE SITE MAY BE DEVELOPED WITH UP TO 350 MULTI-FAMILY DWELLING UNITS...
3. ACCESS NOTES: VEHICULAR ACCESS TO THE SITE WILL BE FROM THE EXTENSION OF NORTHEAST PARKWAY...
4. TRANSPORTATION IMPROVEMENTS: PROPOSED IMPROVEMENTS: THE PETITIONER PLANS TO PROVIDE OR CAUSE TO BE PROVIDED ON ITS OWN OR IN COOPERATION WITH OTHER PARTIES...
5. STANDARDS AND COMPLETION: MATTHEWS PUBLIC WORKS DEPARTMENT (MPWD) NCDOT STANDARDS...
6. ALTERNATIVE IMPROVEMENTS: CHANGES TO THE ABOVE REFERENCED ROADWAY IMPROVEMENTS CAN BE APPROVED THROUGH THE ADMINISTRATIVE AMENDMENT PROCESS...
7. ENVIRONMENTAL FEATURES: THE PROJECT WILL PROVIDE FOR STORM WATER BEST MANAGEMENT PRACTICES (BMP) DESIGNED TO MEET REGULATORY REQUIREMENTS...
8. OPEN SPACE: OPEN SPACE AREAS AS REQUIRED BY THE R-12MF ZONING DISTRICT WILL BE PROVIDED.
9. SIGNAGE: SIGNAGE AS ALLOWED BY THE ORDINANCE MAY BE PROVIDED. THE SITE WILL COMPLY WITH THE SIGNAGE REQUIREMENTS OF THE ORDINANCE.
10. LIGHTING AND UTILITIES: ALL NEW SITE LIGHTING WILL MEET THE STANDARDS OF THE MATTHEWS OUTDOOR LIGHTING ORDINANCE...
11. EXISTING STRUCTURES: THE PETITIONER WILL DONATE THE EXISTING LOG CABIN LOCATED ON THE SITE TO AN ENTITY/ORGANIZATION THAT WISHES TO MOVE AND PRESERVE THE LOG CABIN...
12. AMENDMENTS TO THE REZONING PLAN: FUTURE AMENDMENTS TO THE REZONING PLAN (WHICH INCLUDES THESE DEVELOPMENT STANDARDS) MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE APPLICABLE DEVELOPMENT AREA PORTION OF THE SITE...
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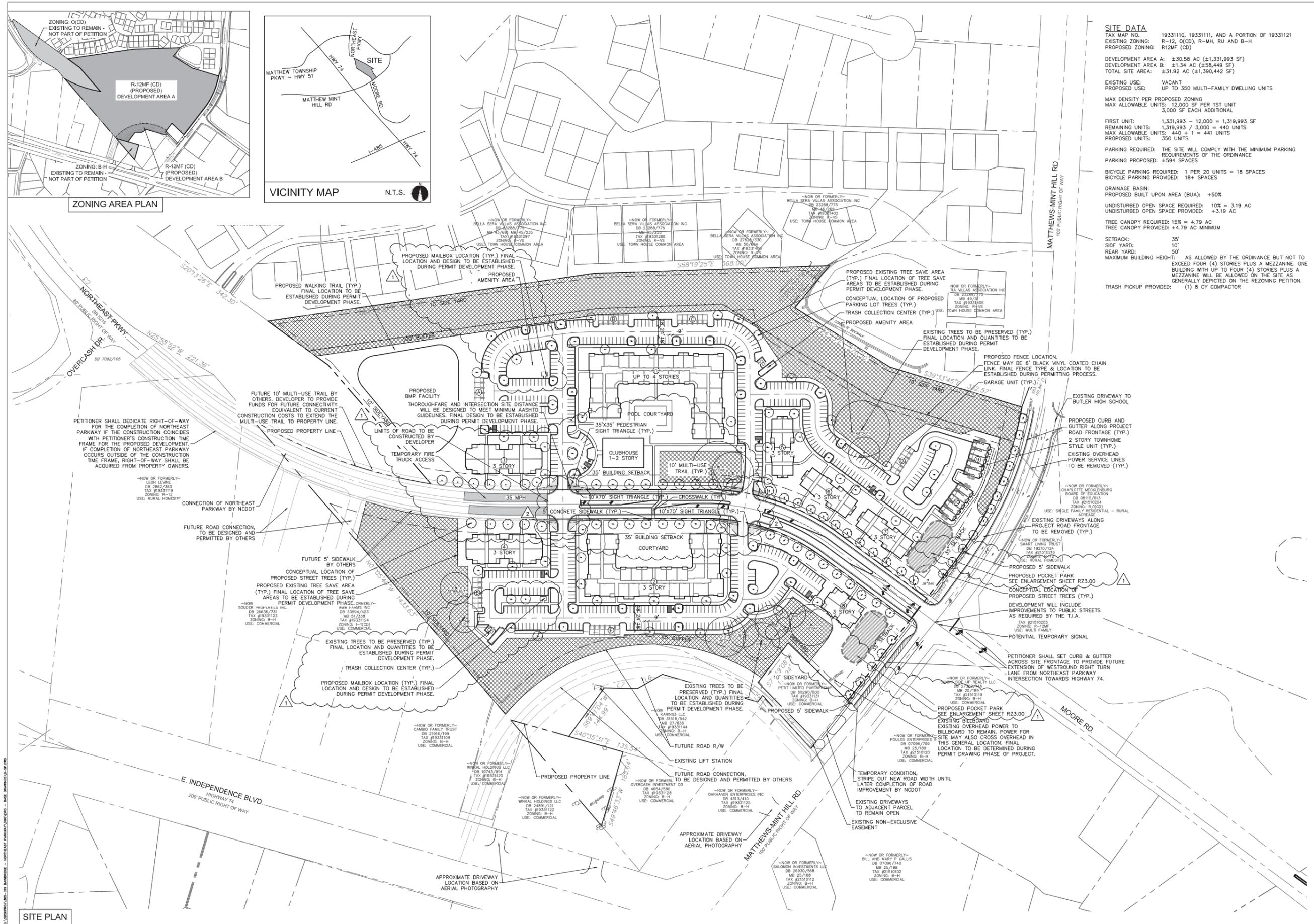
**SCHEMATIC
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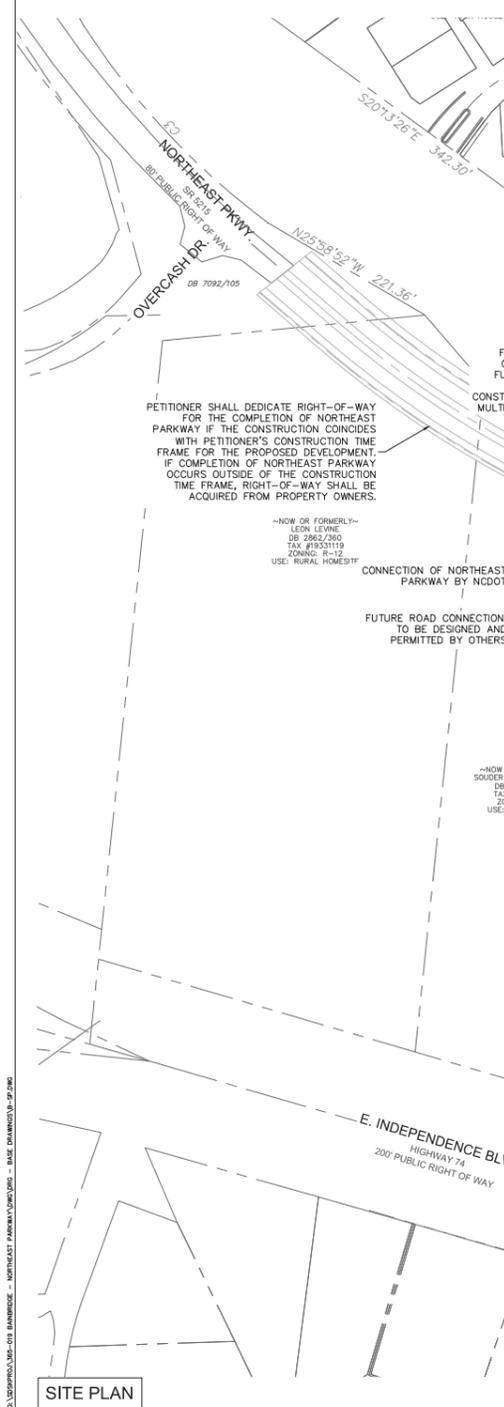
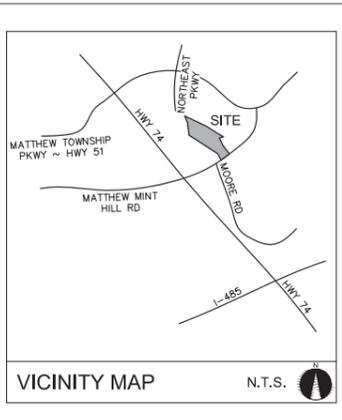
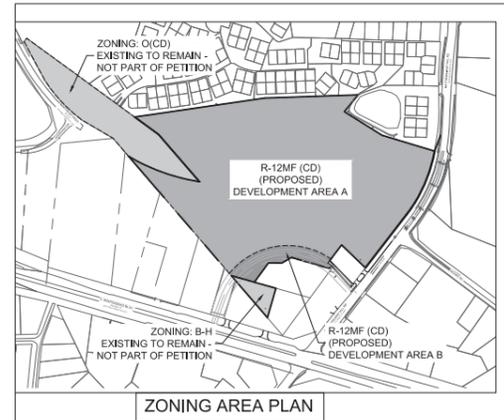
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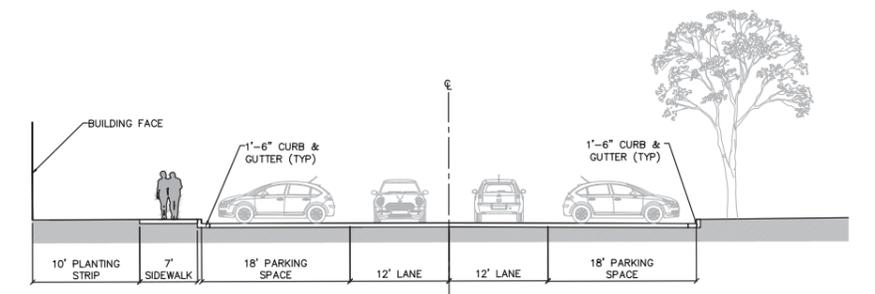
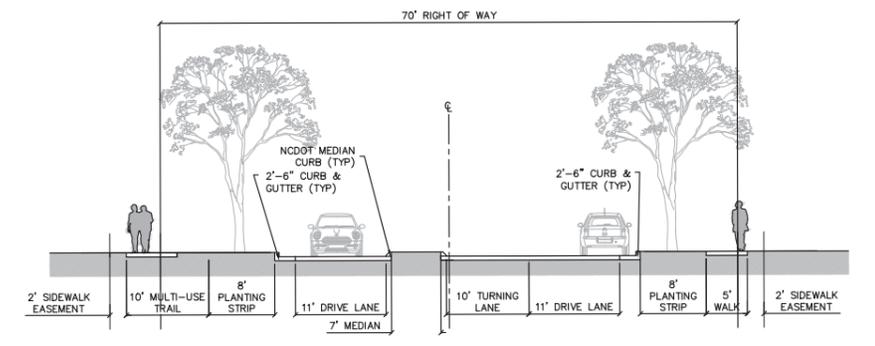
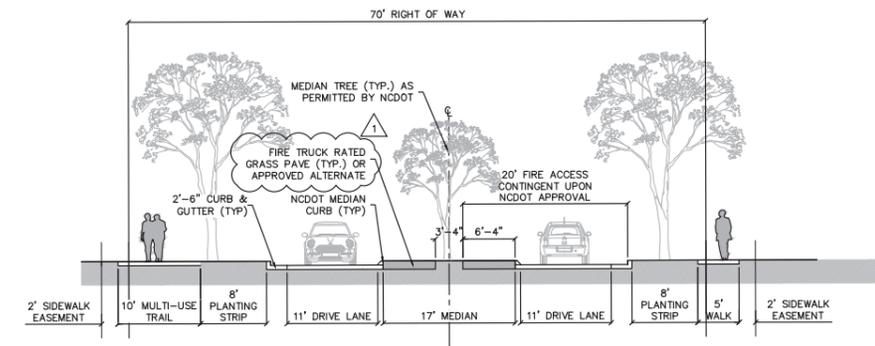
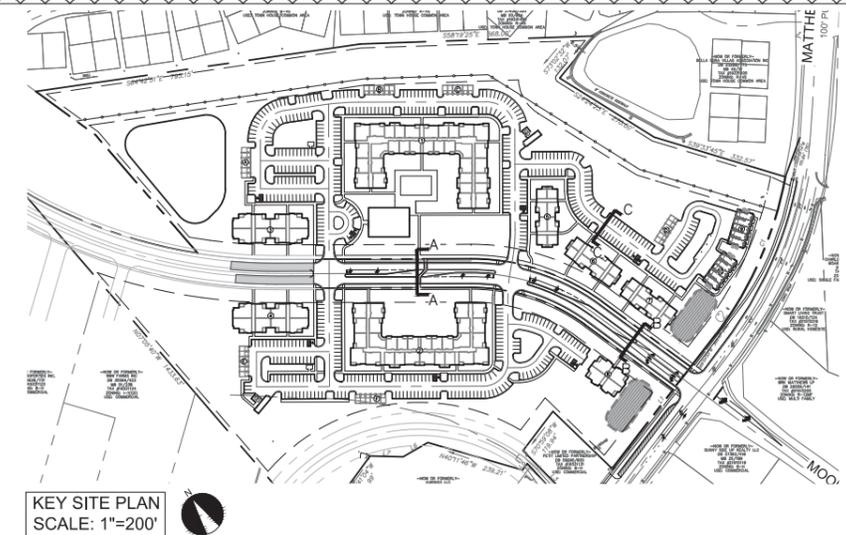
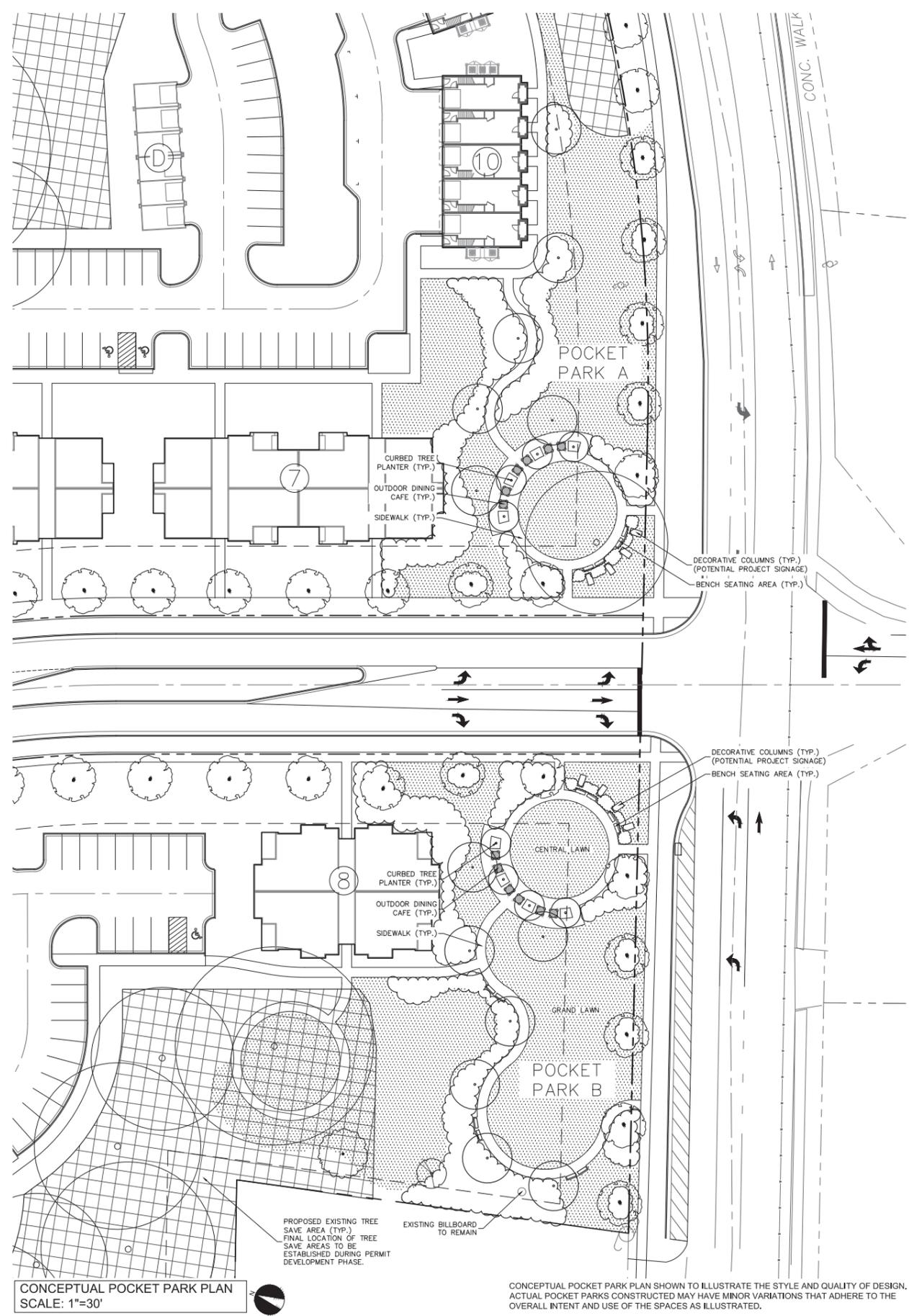
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3,000 SF EACH ADDITIONAL
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PARKING PROPOSED: ±594 SPACES
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BICYCLE PARKING PROVIDED: 18+ SPACES
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TRASH PICKUP PROVIDED: (1) 8 CY COMPACTOR



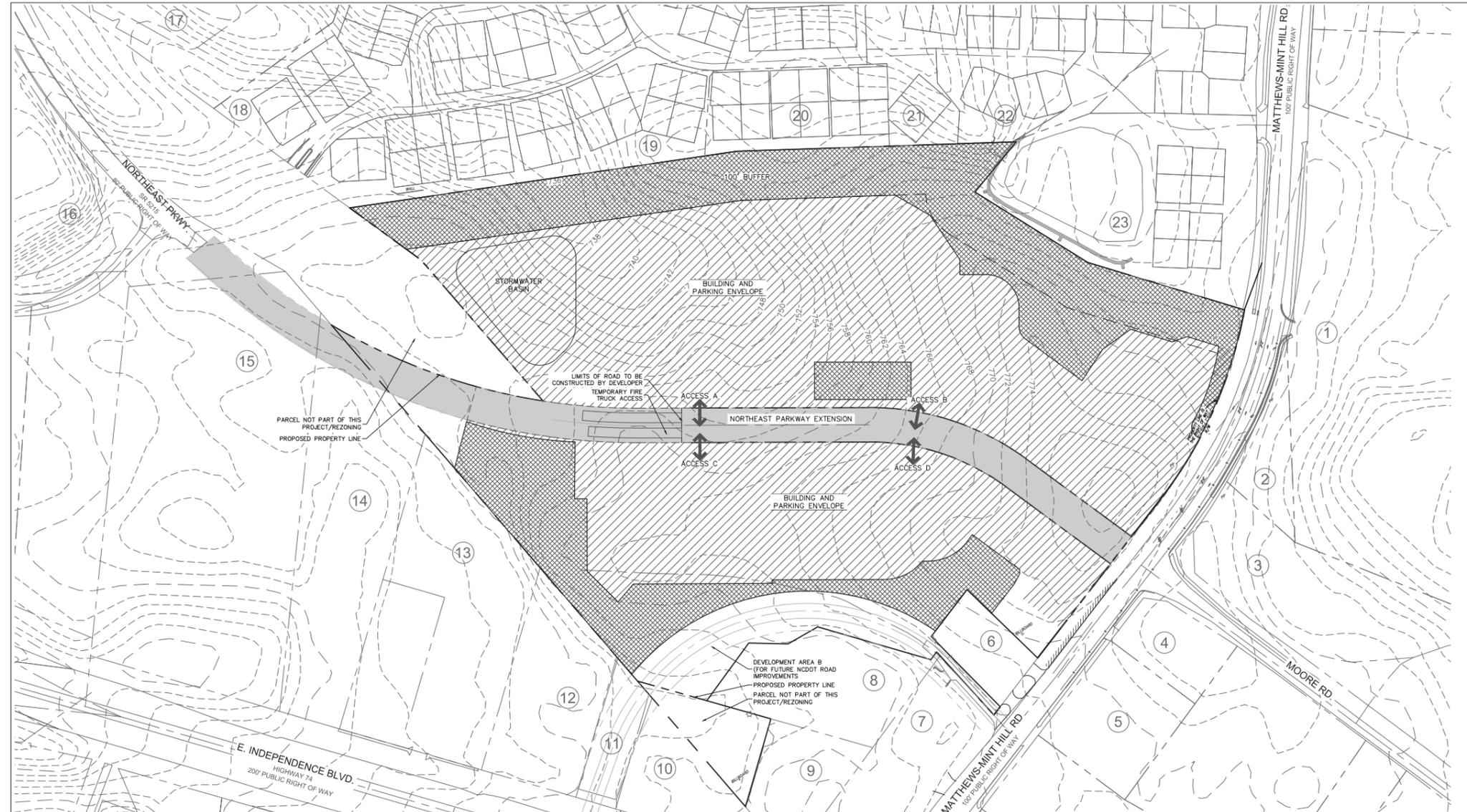
SITE PLAN





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4. TRANSPORTATION IMPROVEMENTS: THE PETITIONER PLANS TO PROVIDE OR CAUSE TO BE PROVIDED ON ITS OWN OR IN COOPERATION WITH OTHER PARTIES...
5. ARCHITECTURAL STANDARDS: THE FACADES OF PRINCIPAL BUILDINGS CONSTRUCTED ON THE SITE THAT ARE ORIENTED TOWARDS NORTHEAST PARKWAY OR MATTHEWS-MINT HILL ROAD...
6. STREETScape, BUFFERS, POCKET PARKS AND LANDSCAPING: SETBACKS AND YARDS AS REQUIRED BY THE ORDINANCE AND AS INDICATED ON REZONING PLAN SHALL BE PROVIDED...



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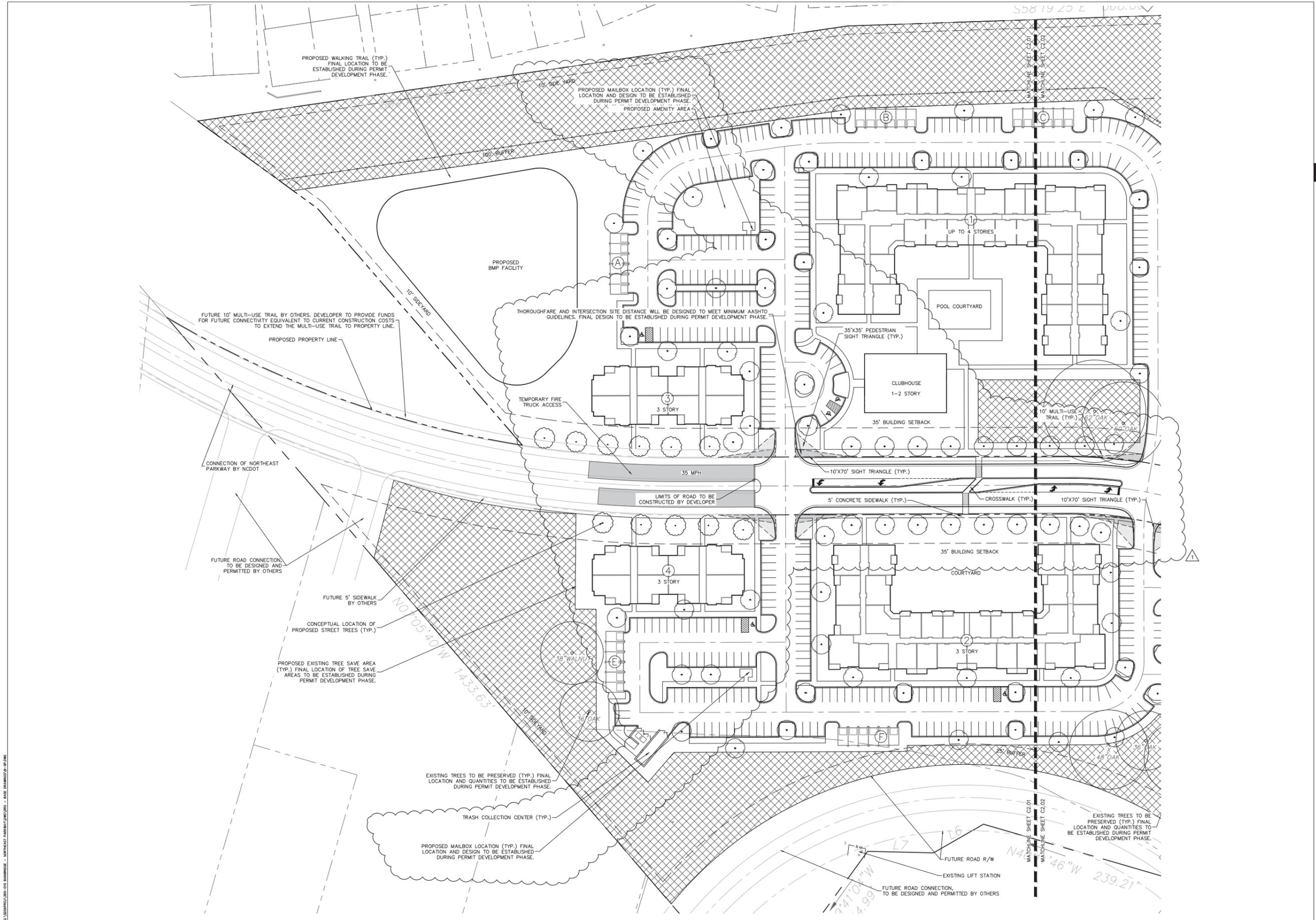
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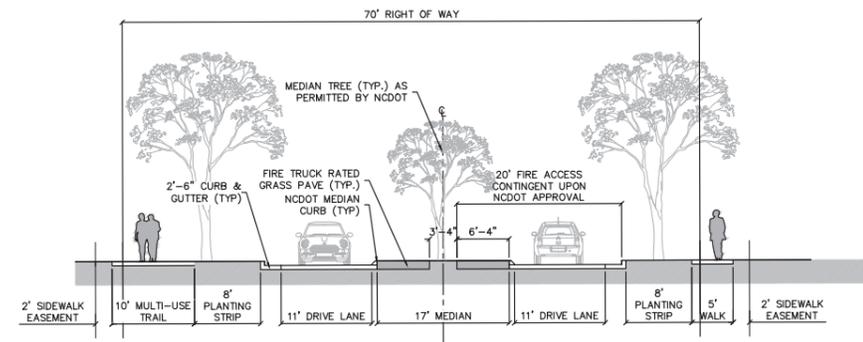
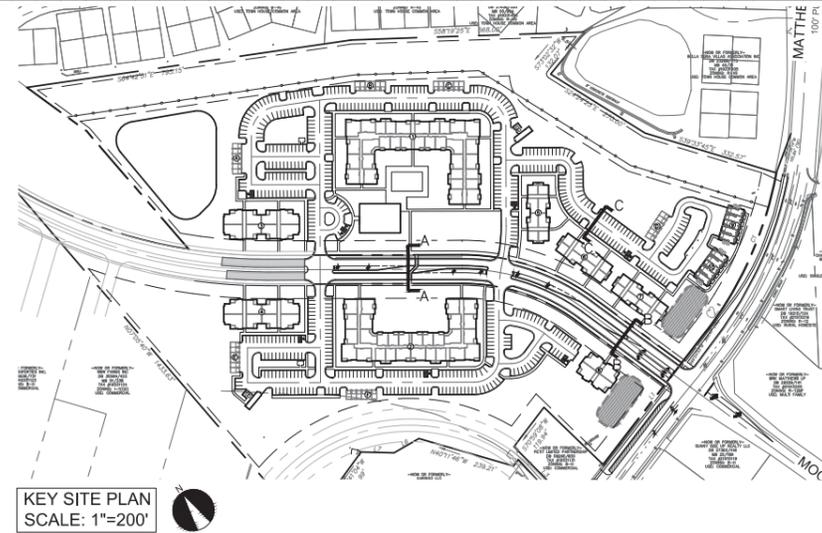
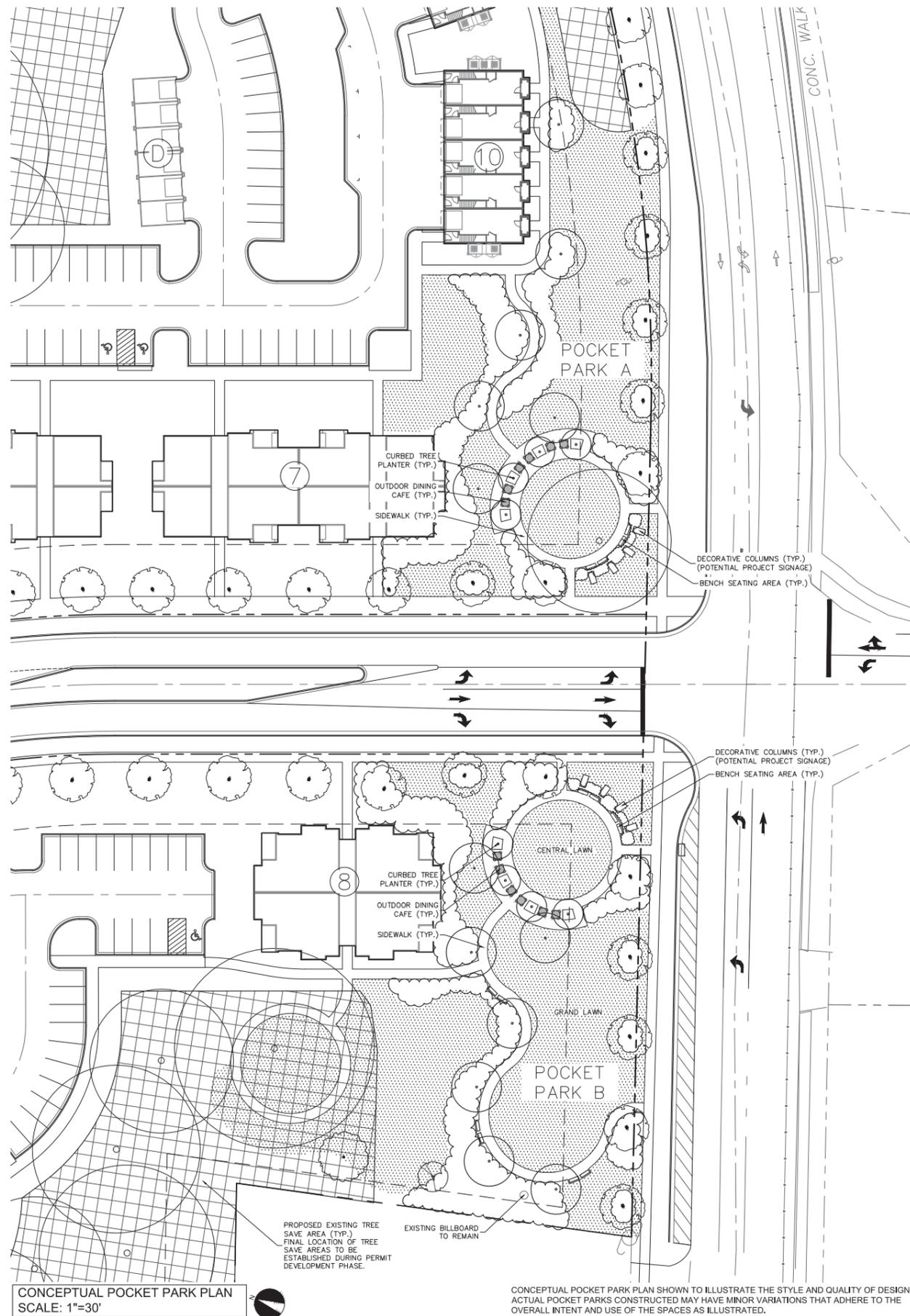


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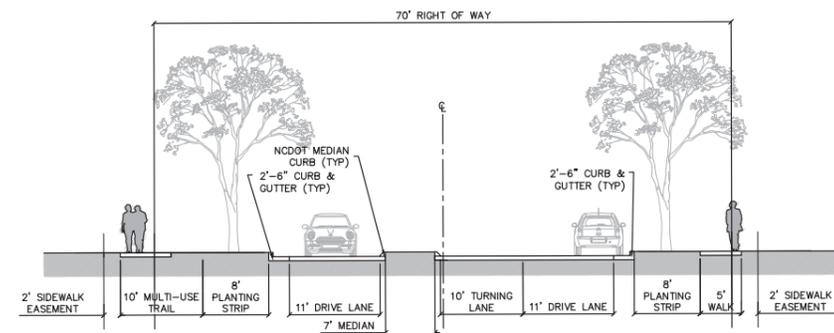
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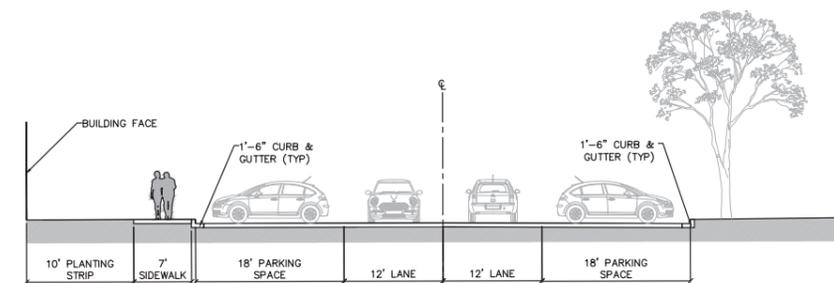




A SECTION A-A
MEDIAN CONDITION



B SECTION B-B
TURN LANE CONDITION



C SECTION C-C
DRIVE AISLE CONDITION

ARCHITECTURAL SHINGLE FIBER CEMENT ACCENT PANEL VINYL DOOR VINYL WINDOW WITH FIBER CEMENT TRIM WOOD COMPOSITE DECORATIVE BRACKET METAL RAILING STANDING SEAM METAL ROOFING WOOD COMPOSITE DECORATIVE BRACKET FIBER CEMENT BOARD AND BATTEN SIDING FIBER CEMENT STAGGER LAP

Manor Building 2 - Front Elevation

ARCHITECTURAL SHINGLE FIBER CEMENT ACCENT PANEL VINYL DOOR VINYL WINDOW WITH FIBER CEMENT TRIM VINYL RAILING WOOD COMPOSITE DECORATIVE BRACKET FIBER CEMENT BOARD AND BATTEN SIDING FIBER CEMENT STAGGER LAP

Manor Building 1 - Front Elevation

"These elevations are provided to reflect the architectural style and quality of the buildings to be constructed on the Site. The actual buildings constructed on the Site may have minor variations from this elevation that adhere to the general architectural concepts, height restrictions and intent illustrated."



Bainbridge
MATHEWS, NC

26 SEPTEMBER 2017



Garden Building 1 - Front Elevation



"These elevations are provided to reflect the architectural style and quality of the buildings to be constructed on the Site. The actual buildings constructed on the Site may have minor variations from this elevation that adhere to the general architectural concepts, height restrictions and intent illustrated."



- WOOD COMPOSITE DECORATIVE BRACKET
- FIBER CEMENT STAGGER LAP SIDING
- ARCHITECTURAL SHINGLE
- FIBER CEMENT BOARD AND BATTEN SIDING
- VINYL WINDOW WITH FIBER CEMENT TRIM
- VINYL RAILING
- BRICK SOLDIER HEADER
- BRICK VENEER
- BRICK ROWLOCK SILL

Garden Building 4 - Front Elevation



- ARCHITECTURAL SHINGLE
- FIBER CEMENT BOARD AND BATTEN SIDING
- FIBER CEMENT STAGGER LAP SIDING
- FIBER CEMENT ACCENT PANEL
- VINYL WINDOW WITH FIBER CEMENT TRIM
- VINYL RAILING
- BRICK SOLDIER HEADER
- BRICK VENEER
- BRICK ROWLOCK SILL

Garden Building 3 - Front Elevation

"These elevations are provided to reflect the architectural style and quality of the buildings to be constructed on the Site. The actual buildings constructed on the Site may have minor variations from this elevation that adhere to the general architectural concepts, height restrictions and intent illustrated."

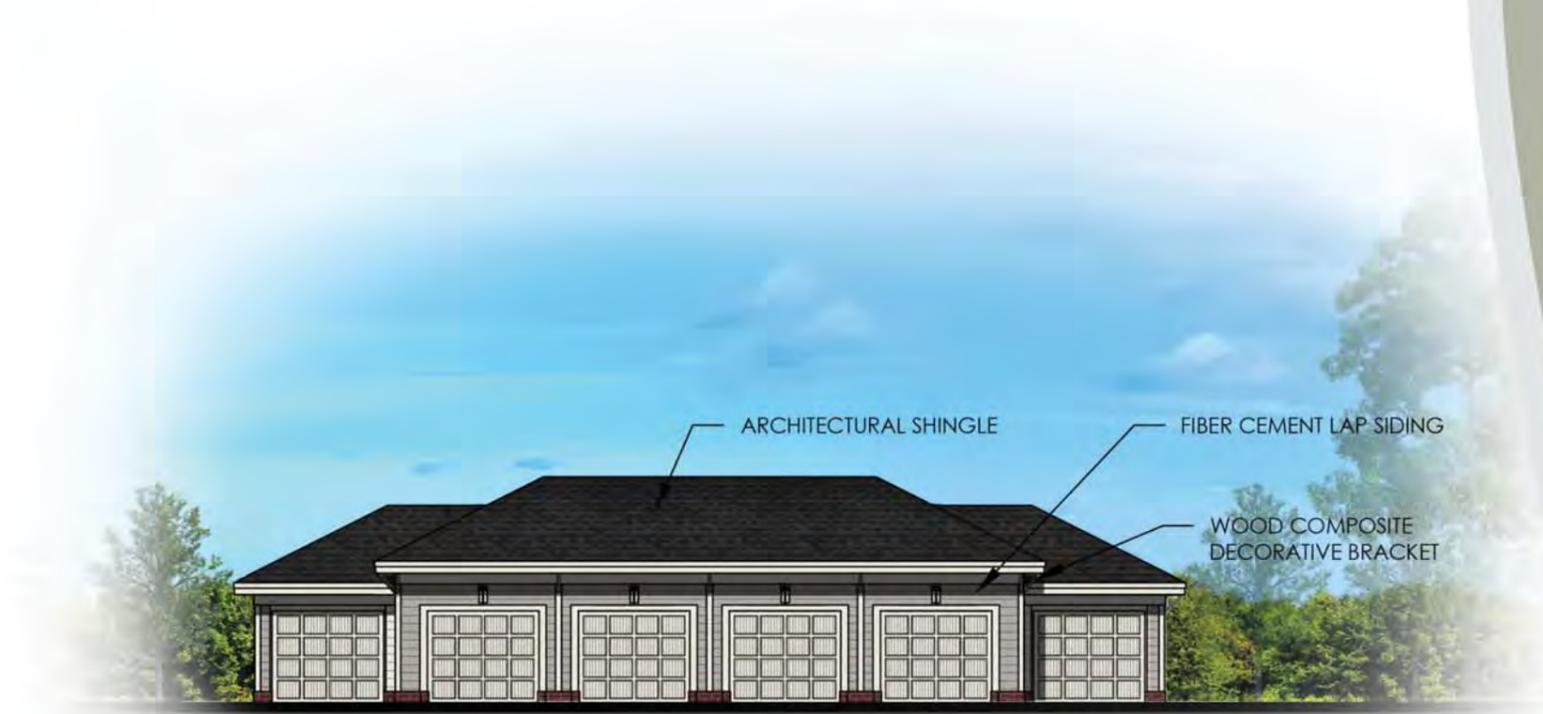
Bainbridge
MATTHEWS, NC
26 SEPTEMBER 2017



Townhouse - Front Elevation

"These elevations are provided to reflect the architectural style and quality of the buildings to be constructed on the Site. The actual buildings constructed on the Site may have minor variations from this elevation that adhere to the general architectural concepts, height restrictions and intent illustrated."

Bainbridge
MATHEWS, NC
26 SEPTEMBER 2017



Bainbridge
MATHEWS, NC
26 SEPTEMBER 2017

Garage Elevations

"These elevations are provided to reflect the architectural style and quality of the buildings to be constructed on the Site. The actual buildings constructed on the Site may have minor variations from this elevation that adhere to the general architectural concepts, height restrictions and intent illustrated."



GARDEN BUILDING 1 FRONT AND REAR ELEVATION
SCALE: 1/16"=1'

GARDEN BUILDING 1 SIDE ELEVATION
SCALE: 1/16"=1'



GARDEN BUILDING 2 FRONT AND REAR ELEVATION
SCALE: 1/16"=1'



GARDEN BUILDING 2 SIDE ELEVATION
SCALE: 1/16"=1'



GARDEN BUILDING 3 FRONT AND REAR ELEVATION
SCALE: $\frac{1}{16}''=1'$



GARDEN BUILDING 4 FRONT AND REAR ELEVATION
SCALE: $\frac{1}{16}''=1'$



GARDEN BUILDING 4 SIDE ELEVATION
SCALE: $\frac{1}{16}''=1'$



GARDEN BUILDING 3 SIDE ELEVATION
SCALE: $\frac{1}{16}''=1'$



September 22, 2017

Jay Camp, AICP
Planning & Development Department
Town of Matthews
232 Matthews Station Street
Matthews, NC 28105

Beards Creek Sewer Project

Dear Mr. Camp:

In order to ensure our sanitary sewer system can maintain adequate performance, Charlotte Water established a Capacity Assurance Program. This Program was created in response to a Consent Agreement and Consent Order issued by the U.S. Environmental Protection Agency (US-EPA). As part of this review, new sanitary sewer connections and their anticipated flows are analyzed for their potential impact on the sanitary sewer system; this program also ensures that the system has the capacity to support new development.

Charlotte Water (CW) has identified a capacity limitation in the Beards Creek sanitary sewer sub-basin in Matthews. Subsequently, Charlotte Water has identified a public infrastructure project to remedy this limitation—the Beards Creek Sewer Project (CW 70307000-16-552). Charlotte Water is working expeditiously to design and construct said project that will support existing customers and future development, including the proposed Northeast Parkway/Bainbridge Development.

Per the current project schedule, the CW project will bid in mid-2018 and be completed in late 2019. The project requires acquiring right-of-way and encroachments that may impact the project schedule.

Feel free to contact me if you need any additional information regarding this project.

Sincerely,

A handwritten signature in blue ink, appearing to read "Keri B. Cantrell".

Keri B. Cantrell, PhD, PE
Engineering Program Manager, Charlotte Water
keri.cantrell@charlottenc.gov
704-391-5141

Cc: Ronald Perera – Vice President, The Bainbridge Companies

Thomas Haapapuro

From: Epperson, Sean M <smepperson@ncdot.gov>
Sent: Wednesday, September 20, 2017 1:21 PM
To: Thomas Haapapuro; Taylor, Wendy A
Cc: Randy Goddard; Susan Habina Woolard, PE
Subject: RE: Bainbridge Matthews Rezoning
Attachments: RZ2.00 Schematic Site Plan.pdf

Thomas,

Since this is proposed to be a dual stage crossing with a ped refuge I am ok with allowing it. The ped refuge area should be modified from as shown to be a Z style crossing. The appropriate signage and markings along with ADA ramps should also be installed.

Sean Epperson, PE
Division Project Design Team Lead
NCDOT
Division 10 Project Development

704 983 4400 office
smepperson@ncdot.gov

716 W. Main St
Albemarle, NC 28001



From: Thomas Haapapuro [mailto:thomas@drgrp.com]
Sent: Wednesday, September 20, 2017 9:54 AM
To: Epperson, Sean M <smepperson@ncdot.gov>; Taylor, Wendy A <wataylor1@ncdot.gov>
Cc: Randy Goddard <randy@drgrp.com>
Subject: Bainbridge Matthews Rezoning

Good morning.

We have been working with the Town and NCDOT on the design and location of the portion of N E Parkway that the developer is proposing to build as part of the proposed project. One item that has come up during our public hearing was the cross walk we are proposing that will cross N E Parkway.

Our section for the parkway will have a median in the center. The Town has asked that we provide a pedestrian crosswalk across N E Parkway so that the natural movement of pedestrians from one area of the project to the other can be directed and contained in one safe location. So we have shown a crosswalk, and will use the median as a pedestrian refuge between lanes.

Council has asked that we provide confirmation that this crosswalk will be allowed by NCDOT. Can you issue a letter or email to that effect?

Thank you.



THOMAS HAAPAPURO > PLA
principal



2459 Wilkinson Boulevard, Suite 200, Charlotte, NC 28208

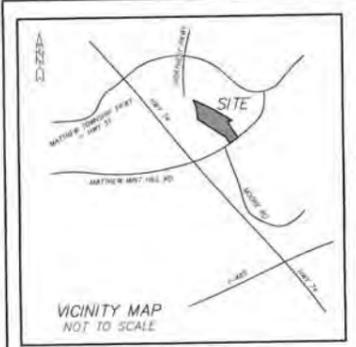
P: 704.343.0608 x317

M: 704.301.3238

F: 704.358.3093



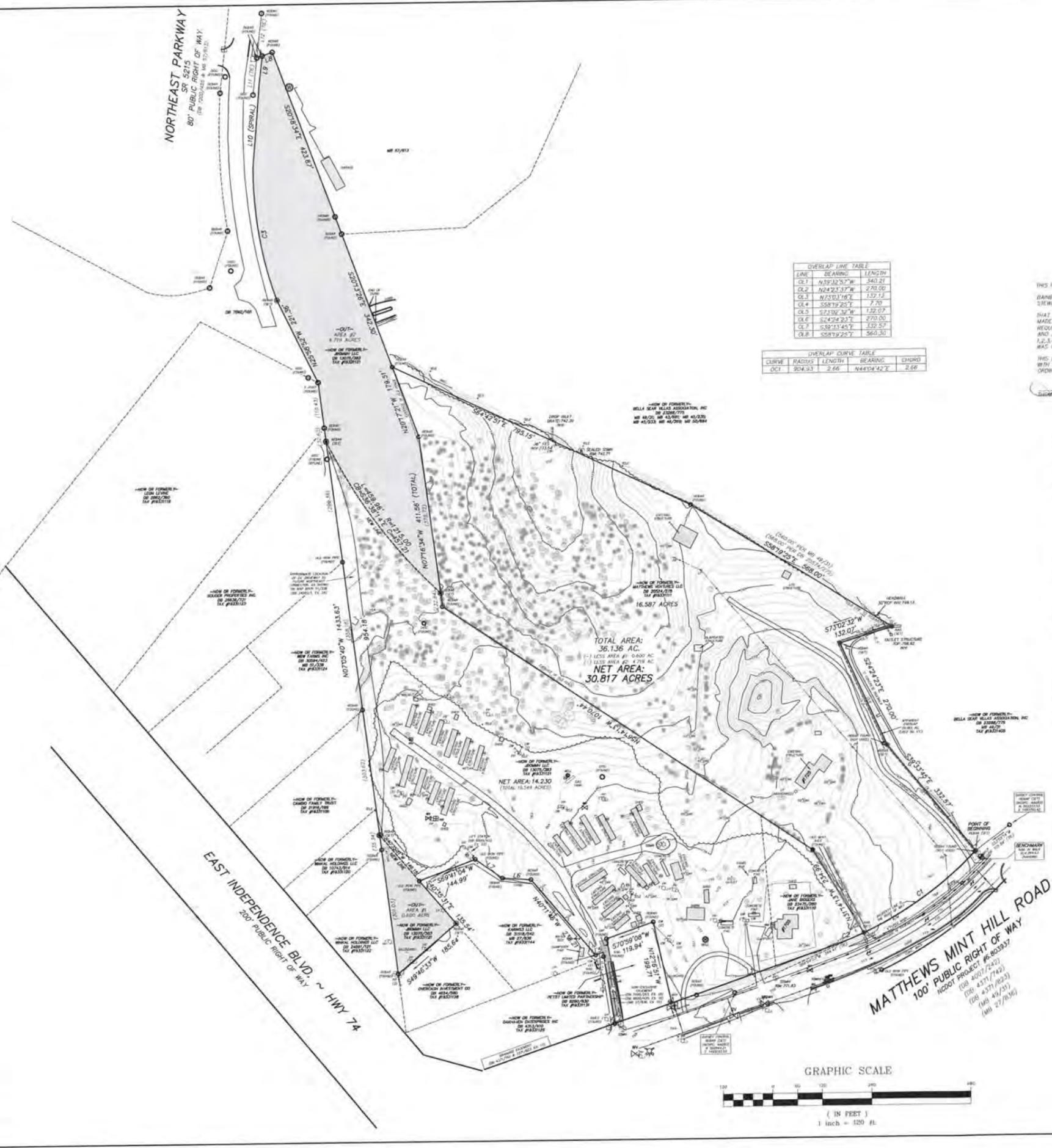
Email correspondence to and from this sender is subject to the N.C. Public Records Law and may be disclosed to third parties.



- LEGEND**
- SP = SET IRON PIN
 - EP = EXISTING IRON PIN
 - OP = OLD IRON PIPE
 - GP = GALVANIZED PUMP
 - FP = FLOW PIPING
 - PM = POWER METER & SERVICE VALVE
 - GM = GAS METER
 - AC = AIR CONDITIONING
 - TELE = TELEPHONE PEDESTAL
 - CATV = CABLE TELEVISION
 - WM = WATER METER
 - HW = RIGHT OF WAY
 - LP = LIGHT POLE
 - CO = SEWER CLEAN OUT
 - VI = YARD INLET
 - FES = FLARED END SECTION
 - CB = CATCH BASIN
 - SE = STORM DRAINAGE EASEMENT
 - ESC = SANITARY SEWER EASEMENT
 - SDM = STORM DRAIN MANHOLE
 - SSM = SANITARY SEWER MANHOLE
 - BC = BACK OF CURB
 - OE = OVERHEAD ELECTRICITY
 - EM = EXISTING IRON PIN
 - CP = CALCULATED POINT
 - GV = GAS VALVE
 - WV = WATER VALVE
 - MB = MAIL BOX
 - WM = WATER METER
 - WV = WELL
 - FH = FIRE HYDRANT
 - SSM = SANITARY SEWER MANHOLE
 - SDM = STORM DRAIN MANHOLE
 - LOCATED DECIDUOUS TREE
 - LOCATED EVERGREEN TREE
 - LP = LIGHT POLE
 - TELE = TELECOMMUNICATION PEDESTAL
 - FP = POWER POLE
 - BCP = BACK FLOW PREVENTOR
 - OW = OUY WIRE
 - CB = CATCH BASIN
 - DI = DROP INLET
 - OM = OMAN LINK FENCE
 - SDR = STORM DRAIN PIPE
 - OE = OVERHEAD ELECTRIC
 - SR = SANITARY SEWER PIPE
 - UE = UNDERGROUND ELECTRIC
 - UG = UNDERGROUND GAS
 - UT = UNDERGROUND TELECOMMUNICATION
 - UW = UNDERGROUND WATER
 - MO = MOULDER
 - BL = BOUNDARY LINE
 - RL = RIGHT OF WAY
 - AL = ADJOINING LINE (NOT SURVEYED)

NOTES:

- IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
- PROPERTY ZONED RU & O(CD)
- TAX PARCEL NUMBER 19331111, 19331121 & 19331110
- DEED REFERENCE: DE 20524/275, DE 13075/203 & 23475/200
- BOUNDARY SURVEY ONLY THROUGH POINTS AS SHOWN
- THIS PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP (FIRM) NO. 3710430000K WITH A DATE OF IDENTIFICATION OF 02/19/2014.
- INTENTIONALLY DELETED.
- AREA COMPUTED BY COORDINATED METHOD.
- NO NGS MONUMENT FOUND WITHIN 5000'.
- UTILITY LOCATIONS SHOWN ARE LOCATED BASED ON SITE CONDITIONS AND MARKINGS BY NCB1 AT THE TIME OF SURVEY. CONTRACTORS ARE TO HAVE ALL UTILITIES ACCURATELY MARKED PRIOR TO CONSTRUCTION.



OVERLAP LINE TABLE

LINE	BEARING	LENGTH
OL1	N79°32'57"W	340.21
OL2	N62°21'17"W	275.06
OL3	N21°01'16"E	132.12
OL4	S58°19'25"E	7.70
OL5	S21°02'32"W	132.02
OL6	S44°52'24"E	273.00
OL7	S59°11'45"E	132.57
OL8	S58°19'22"E	360.30

OVERLAP CURVE TABLE

CURVE	RADIUS	LENGTH	BEARING	CHORD
OC1	904.93	2.66	N44°04'42"E	2.68

THIS IS TO CERTIFY TO
 BAINBRIDGE COMMUNITIES ACQUISITION III, LLC
 STEWART TITLE GUARANTY COMPANY
 THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE
 MADE IN ACCORDANCE WITH THE 2018 MINIMUM STANDARD DETAIL
 REQUIREMENTS FOR ALTA AND NSPS, AND INCLUDES ITEMS
 1, 2, 3, 4, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.
 THIS IS TO CERTIFY THAT THIS SURVEY CREATES A SUBDIVISION OF LAND
 WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN
 ORDINANCE THAT REGULATES PARCELS OF LAND.
 JAMES E. WHITE
 5/25/17
 DATE



STEWART TITLE GUARANTY COMPANY
 FILE NO. 17000140097
 EFFECTIVE DATE: FEBRUARY 17, 2017 AT 8:00AM
 PID 19331111
 SCHEDULE B - SECTION B - EXCEPTIONS
 16. INTENTIONALLY DELETED
 17. INTENTIONALLY DELETED

STEWART TITLE GUARANTY COMPANY
 FILE NO. 17000140192
 EFFECTIVE DATE: APRIL 17, 2017 AT 8:00AM
 PID 19331110 & 19331121
 SCHEDULE B - SECTION B - EXCEPTIONS
 16. INTENTIONALLY DELETED
 17. INTENTIONALLY DELETED

18. APPROXIMATELY 20' EASEMENT(S) AND/OR RIGHT(S) OF WAY CONTAINED IN DEED RECORDED IN BOOK 5878, AT PAGE 254, MECKLENBURG COUNTY REGISTER OF DEEDS. (AS SHOWN)

19. APPROXIMATELY 20' EASEMENT(S) AND/OR RIGHT(S) OF WAY CONTAINED IN DEED RECORDED IN BOOK 5870, AT PAGE 420, MECKLENBURG COUNTY REGISTER OF DEEDS. (AS SHOWN; NO OBSERVED EVIDENCE OF CURRENT CONSTRUCTION)

20. LEASE IN FAVOR OF SIGNATURE OUTDOOR ADVERTISING COMPANY, INC. RECORDED IN BOOK 5094, AT PAGE 142, MECKLENBURG COUNTY REGISTER OF DEEDS. (NOTE: THE INITIAL PERIOD OF THE LEASE HAS EXPIRED, BUT MAY REMAIN UNDER A YEAR-TO-YEAR BASIS BY THE TERMS THEREOF.) (BLANKET IN NATURE, EXISTING BILLBOARD SHOWN)

21. INTENTIONALLY DELETED.

22. EASEMENT(S) TO DEPARTMENT OF TRANSPORTATION RECORDED IN BOOK 7200, AT PAGE 29, MECKLENBURG COUNTY REGISTER OF DEEDS. (NOT PLOTTABLE WITHOUT HIGHWAY PLANS)

23. RECIPROCAL EASEMENT(S) RECORDED IN BOOK 8820, AT PAGE 410, MECKLENBURG COUNTY REGISTER OF DEEDS. (BLANKET IN NATURE, EXISTING LIFT STATION SHOWN)

24. LEASE IN FAVOR OF ADAMS OUTDOOR ADVERTISING COMPANY, INC. RECORDED IN BOOK 1961, AT PAGE 846, MECKLENBURG COUNTY REGISTER OF DEEDS. (BLANKET IN NATURE, EXISTING BILLBOARD SHOWN)

25. LEASE IN FAVOR OF ADAMS OUTDOOR ADVERTISING COMPANY, INC. RECORDED IN BOOK 2394, AT PAGE 344, MECKLENBURG COUNTY REGISTER OF DEEDS. (BLANKET IN NATURE, EXISTING BILLBOARD SHOWN)

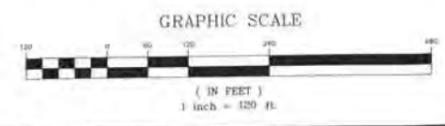
26. EASEMENT BY AND BETWEEN MATTHEWS EAST INDEPENDENCE, LLC AND BAINBRIDGE COMMUNITIES ACQUISITION III, LLC, RECORDED IN BOOK 2483, AT PAGE 1, MECKLENBURG COUNTY REGISTER OF DEEDS. (AS SHOWN)

LINE TABLE

LINE	BEARING	LENGTH
L1	S21°19'31"W	407.99
L2	S70°58'42"W	21.01
L3	S10°54'57"E	199.99
L4	N08°52'06"W	173.24
L5	S69°43'46"W	19.24
L6	S86°14'12"E	69.59
L7	S55°01'48"E	79.88
L8	N70°52'47"E	25.75
L9	N07°02'07"E	68.53
L10	N04°56'53"E	199.89
L11	S06°36'33"W	89.29
L12	N06°52'26"E	107.81
L13	S70°52'47"W	13.65

CURVE TABLE

CURVE	CHORD BEARING	CHORD	RADIUS	LENGTH
C1	S54°39'38"W	334.99	904.93	336.94
C2	S69°33'21"W	87.45	904.93	87.48
C3	N09°28'14"W	325.41	914.93	327.15



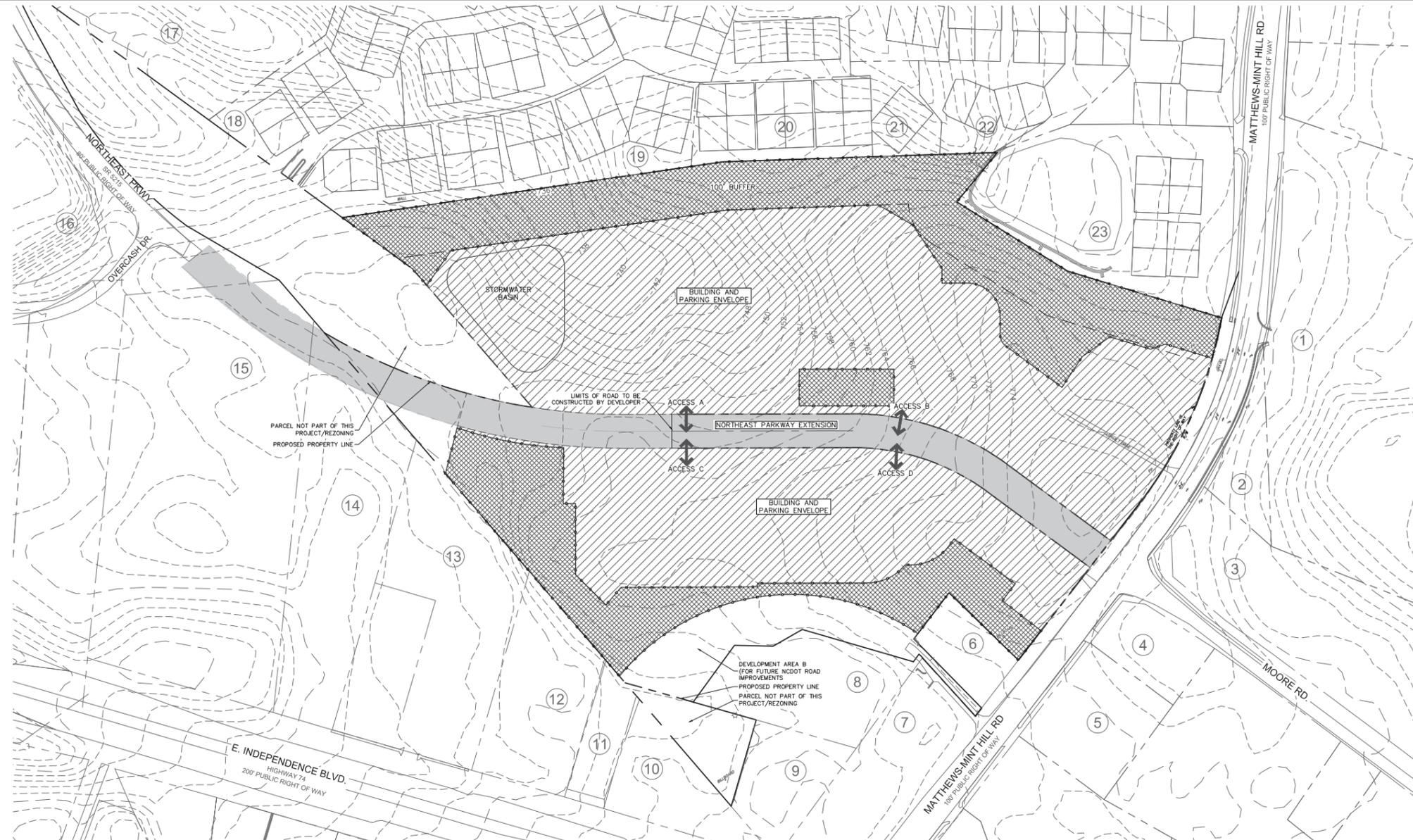
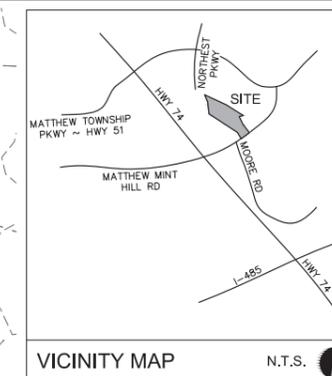
CAROLINA SURVEYORS, INC.
 (NEAR THE INTERSECTION OF WASHING ROAD)
 #1725 MATTHEWS MINT HILL RD.
 TOTAL AREA: 36.136 ACRES
 SURVEYED FOR: BAINBRIDGE COMMUNITIES ACQUISITION III, LLC
 TOWN OF MATTHEWS, MECKLENBURG COUNTY, NORTH CAROLINA

#1725 MATTHEWS MINT HILL RD.
 TOTAL AREA: 36.136 ACRES
 SURVEYED FOR: BAINBRIDGE COMMUNITIES ACQUISITION III, LLC
 TOWN OF MATTHEWS, MECKLENBURG COUNTY, NORTH CAROLINA



LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
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2459 Wilkinson Blvd., Ste 200 Charlotte, NC 28208
704.343.0608
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KEY TO ADJACENT PROPERTY OWNERS

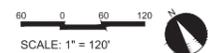
- 1. PARCEL ID: 19331144 CHARLOTTE-MECKLENBURG BOARD OF EDUCATION...
2. PARCEL ID: 21510216 SMART LIVING TRUST...
3. PARCEL ID: 21510205 BRK MATTHEWS LP...
4. PARCEL ID: 21510119 SUNNY SIDE UP REALTY LLC...
5. PARCEL ID: 21510120 POULOS ENTERPRISES INC...
6. PARCEL ID: 19331131 PETIT LIMITED PARTNERSHIP...
7. PARCEL ID: 19331125 OAKHAVEN ENTERPRISES INC...
8. PARCEL ID: 19331144 KARINS3 LLC...
9. PARCEL ID: 19331128 OVERCASH INVESTMENT CO...
10. PARCEL ID: 19331122 WNKA HOLDINGS LLC...
11. PARCEL ID: 19331120 WNKA HOLDINGS LLC...
12. PARCEL ID: 19331109 CAMBIO FAMILY TRUST...
13. PARCEL ID: 19331124 WBW FARMS INC...
14. PARCEL ID: 19331123 SOUDER PROPERTIES INC...
15. PARCEL ID: 19331119 LEON LEVINE...
16. PARCEL ID: 19331104 VIKING PARTNERS MATTHEWS CORNERS LLC...
17. PARCEL ID: 19331130 FOUNTAINS MATTHEWS LLC...
18. PARCEL ID: 19331274 BELLA SERA VILLAS ASSOCIATION INC...
19. PARCEL ID: 19331297 BELLA SERA VILLAS ASSOCIATION INC...
20. PARCEL ID: 19331288 BELLA SERA VILLAS ASSOCIATION INC...
21. PARCEL ID: 19331406 BELLA SERA VILLAS ASSOCIATION INC...
22. PARCEL ID: 19331402 BELLA SERA VILLAS ASSOCIATION INC...
23. PARCEL ID: 19331405 BELLA SERA VILLAS ASSOCIATION INC...

REZONING PETITION FOR PUBLIC HEARING 2017-XXX

REZONING DOCUMENTS

BAINBRIDGE NORTHEAST PKWY MATTHEWS, NORTH CAROLINA BAINBRIDGE COMMUNITIES ACQUISITION, LLC 401 HARRISON BLVD., SUITE 320 CARY, NC 27513 919.482.1275

TECHNICAL DATA SHEET



SCALE: 1" = 120'

PROJECT #: 365-019

DRAWN BY: SVK

CHECKED BY: THH

MAY 31, 2017

REVISIONS:

- 1. GENERAL PROVISIONS:
A. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING SITE PLAN ASSOCIATED WITH THE REZONING PETITION...
B. DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN...
C. THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, SIDEWALKS, STRUCTURES AND BUILDINGS...
D. THE ALIGNMENT OF THE INTERNAL VEHICULAR CIRCULATION AND DRIVEWAYS MAY BE MODIFIED BY THE PETITIONER...

- 4. TRANSPORTATION IMPROVEMENTS:
I. PROPOSED IMPROVEMENTS:
THE PETITIONER PLANS TO PROVIDE OR CAUSE TO BE PROVIDED ON ITS OWN OR IN COOPERATION WITH OTHER PARTIES...
II. STANDARDS AND COMPLETION:
A. MATTHEWS PUBLIC WORKS DEPARTMENT (MPWD)/NCDOT STANDARDS...
B. COMPLETION...
C. ALTERNATIVE IMPROVEMENTS...
5. ARCHITECTURAL STANDARDS:
A. THE FACADES OF PRINCIPAL BUILDINGS CONSTRUCTED ON THE SITE THAT ARE ORIENTED TOWARDS NORTHEAST PARKWAY OR MATTHEWS MINT HILL ROAD...

- 6. STREETScape, BUFFERS, POCKET PARKS AND LANDSCAPING:
A. SETBACKS AND YARDS AS REQUIRED BY THE ORDINANCE...
B. THE PETITIONER WILL PROVIDE AN EIGHT (8) FOOT PLANTING STRIP...
C. ALONG THE SITE'S INTERNAL PARKING AREAS...
D. ALONG THE PROPERTY BOUNDARY, ABUTTING THE EXISTING HOMES IN THE BELLA SERA VILLAS NEIGHBORHOOD...

- 7. ENVIRONMENTAL FEATURES:
A. THE PROJECT WILL PROVIDE FOR STORM WATER BEST MANAGEMENT PRACTICES (BMPs) DESIGNED TO MEET REGULATORY REQUIREMENTS...
B. THE LOCATION, SIZE AND TYPE OF STORM WATER MANAGEMENT SYSTEMS...
C. THE PROPOSED WATER QUALITY AND STORM WATER DETENTION PONDS...
D. THE SITE WILL COMPLY WITH THE TOWN OF MATTHEWS TREE ORDINANCE...
E. OPEN SPACE:
A. OPEN SPACE AREAS AS REQUIRED BY THE R-12MF ZONING DISTRICT...
F. SIGNAGE:
A. SIGNAGE AS ALLOWED BY THE ORDINANCE...
G. LIGHTING:
A. ALL NEW SITE LIGHTING WILL MEET THE STANDARDS OF THE MATTHEWS OUTDOOR LIGHTING ORDINANCE...
H. AMENDMENTS TO THE REZONING PLAN:
A. FUTURE AMENDMENTS TO THE REZONING PLAN...
I. BINDING EFFECT OF THE REZONING APPLICATION:
A. IF THIS REZONING PETITION IS APPROVED...



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REZONING PETITION
FOR PUBLIC HEARING
2017-XXX

REZONING DOCUMENTS

BAINBRIDGE NORTHEAST PKWY
MATTHEWS, NORTH CAROLINA
BAINBRIDGE COMMUNITIES ACQUISITION, LLC
401 HARRISON BLVD., SUITE 320
CARY, NC 27513
919.482.1275

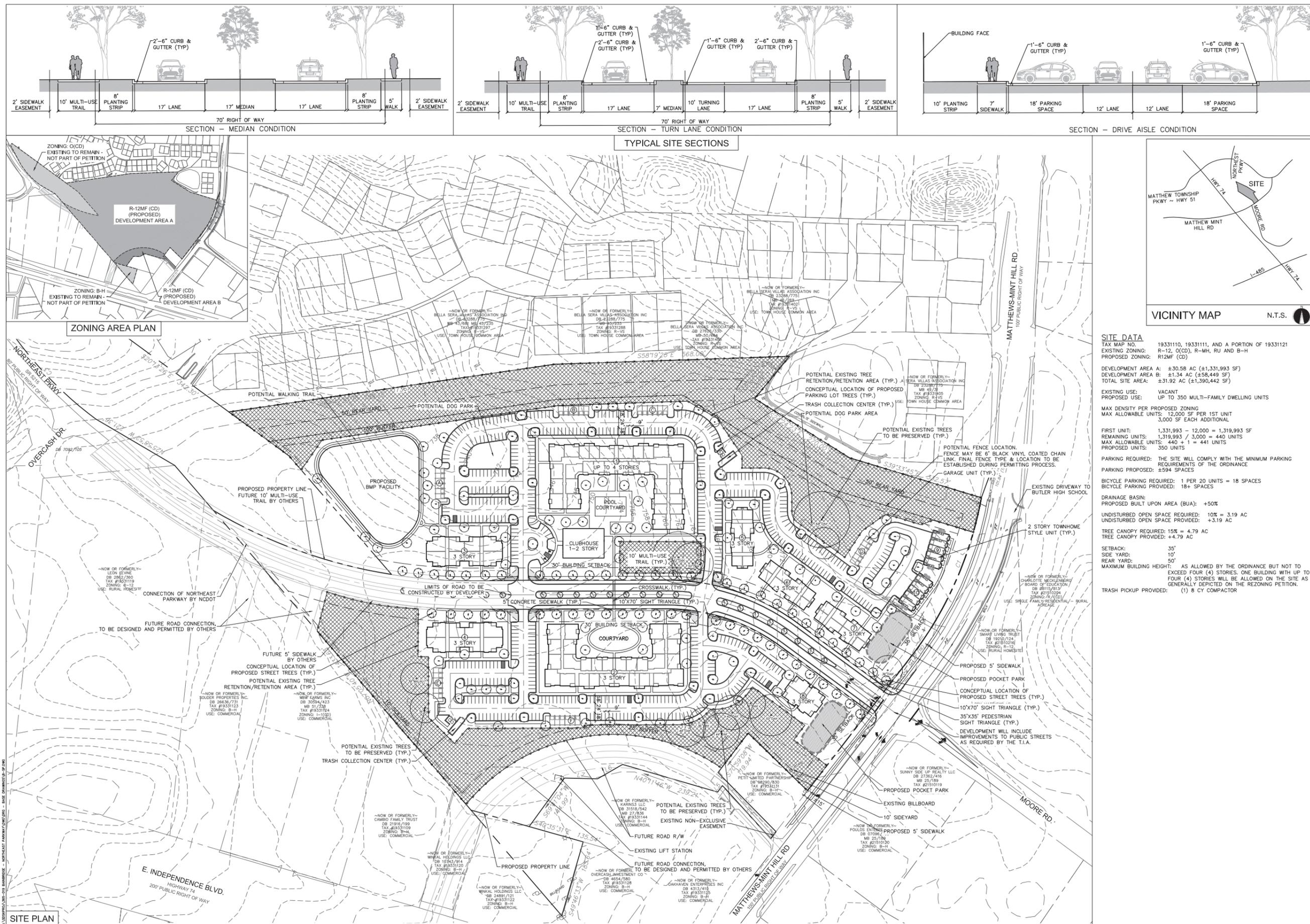
**SCHEMATIC
SITE PLAN**

SCALE: 1" = 100'

PROJECT #: 365-019
DRAWN BY: SVK
CHECKED BY: THH

MAY 31, 2017
REVISIONS:

RZ2.00



SITE PLAN



ARCHITECTURAL SHINGLE
FIBER CEMENT BOARD AND BATTEN SIDING
FIBER CEMENT ACCENT PANEL
VINYL DOOR
VINYL WINDOW WITH FIBER CEMENT TRIM
WOOD COMPOSITE DECORATIVE BRACKET
METAL RAILING
FIBER CEMENT STAGGER LAP SIDING
WOOD COMPOSITE DECORATIVE BRACKET

B-3 B-3 B-2 A-1 /A-1L A-1 /A-1L A-1 /A-1L A-1 /A-1L A-1 /A-1L A-1 /A-1L B-2 B-3 B-3

Manor Building 1 - Front Elevation

Bainbridge
MATTHEWS, NC
SCALE: 1/64" = 1"
17 MAY 2017

"These elevations are provided to reflect the architectural style and quality of the buildings to be constructed on the Site. The actual buildings constructed on the Site may only have minor variations from this elevation that adhere to the general architectural concepts and intent illustrated is maintained."



B-3 B-3 B-2 A-1 /A-1L A-1 /A-1L A-1 /A-1L A-1 /A-1L A-1 /A-1L A-1 /A-1L B-2 B-3 B-3

Manor Building 2 - Front Elevation

Bainbridge
MATTHEWS, NC
SCALE: 1/64" = 1"
17 MAY 2017

"These elevations are provided to reflect the architectural style and quality of the buildings to be constructed on the Site. The actual buildings constructed on the Site may only have minor variations from this elevation that adhere to the general architectural concepts and intent illustrated is maintained."



Bainbridge
MATTHEWS, NC
SCALE: 1/64" = 1"
17 MAY 2017

Garden Building 1 - Front Elevation

"These elevations are provided to reflect the architectural style and quality of the buildings to be constructed on the Site. The actual buildings constructed on the Site may only have minor variations from this elevation that adhere to the general architectural concepts and intent illustrated is maintained."



Garden Building 2 - Front Elevation

Bainbridge
MATTHEWS, NC
SCALE: 1/64" = 1"
17 MAY 2017

"These elevations are provided to reflect the architectural style and quality of the buildings to be constructed on the Site. The actual buildings constructed on the Site may only have minor variations from this elevation that adhere to the general architectural concepts and intent illustrated is maintained."



Garden Building 3 - Front Elevation

Bainbridge
MATTHEWS, NC
SCALE: 1/64" = 1"
17 MAY 2017

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HOUSING
STUDIO
333 WEST TRADE STREET,
SUITE 300
CHARLOTTE, NC 28202
T: 704.333.7862 F:



Bainbridge
MATTHEWS, NC
SCALE: 1/64" = 1"
17 MAY 2017

Garden Building 4 - Front Elevation

"These elevations are provided to reflect the architectural style and quality of the buildings to be constructed on the Site. The actual buildings constructed on the Site may only have minor variations from this elevation that adhere to the general architectural concepts and intent illustrated is maintained."



Townhouse - Front Elevation

Bainbridge
MATTHEWS, NC
SCALE: 1/64" = 1"
17 MAY 2017

"These elevations are provided to reflect the architectural style and quality of the buildings to be constructed on the Site. The actual buildings constructed on the Site may only have minor variations from this elevation that adhere to the general architectural concepts and intent illustrated is maintained."



FRONT ELEVATION

Bainbridge
MATTHEWS, NC
SCALE: 1/64" = 1"
17 MAY 2017

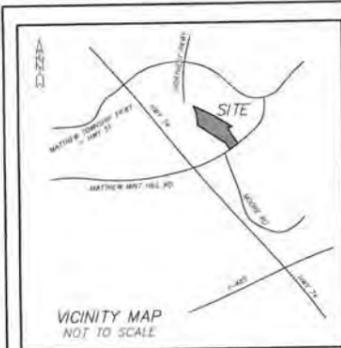
"These elevations are provided to reflect the architectural style and quality of the buildings to be constructed on the Site. The actual buildings constructed on the Site may only have minor variations from this elevation that adhere to the general architectural concepts and intent illustrated is maintained."



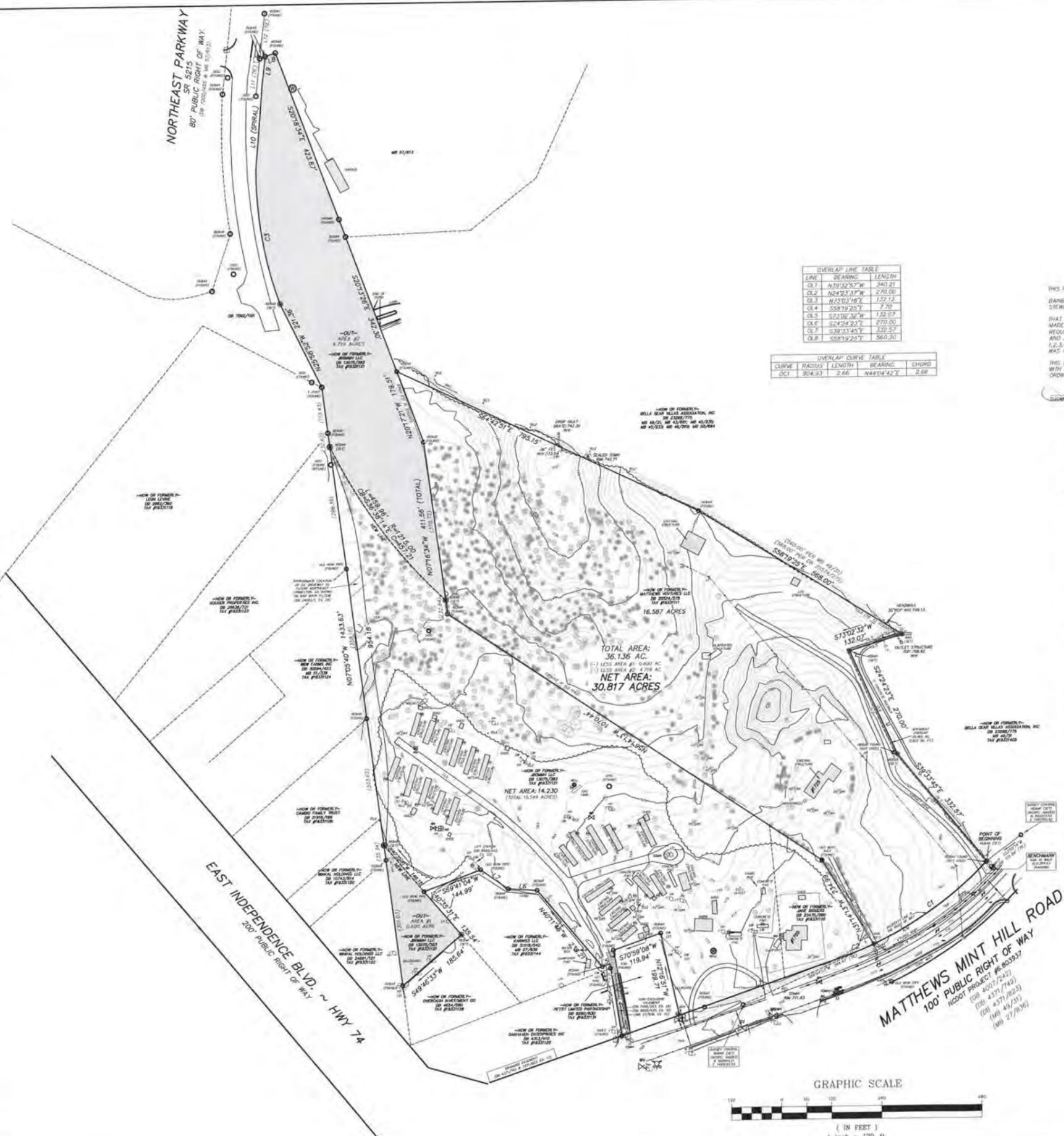
Bainbridge
MATTHEWS, NC
SCALE: 1/64" = 1"
17 MAY 2017

Garage Elevations

"These elevations are provided to reflect the architectural style and quality of the buildings to be constructed on the Site. The actual buildings constructed on the Site may only have minor variations from this elevation that adhere to the general architectural concepts and intent illustrated is maintained."



- LEGEND**
- SP = SET IRON PIN
 - EP = EXISTING IRON PIN
 - OP = OLD IRON PIPE
 - GP = GALVANIZED PUMP
 - FP = FLOW PIPING
 - PM = POWER METER & SERVICE VALVE
 - GM = GAS METER
 - AC = AIR CONDITIONING
 - TELE = TELEPHONE PEDESTAL
 - CATV = CABLE TELEVISION
 - WM = WATER METER
 - HW = RIGHT OF WAY
 - LP = LIGHT POLE
 - CO = SEWER CLEAN OUT
 - VI = YARD INLET
 - FES = FLARED END SECTION
 - CB = CATCH BASIN
 - SE = STORM DRAINAGE EASEMENT
 - ESC = SANITARY SEWER EASEMENT
 - SDM = STORM DRAIN MANHOLE
 - SSM = SANITARY SEWER MANHOLE
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 - OE = OVERHEAD ELECTRICITY
 - EM = EXISTING IRON PIN
 - CP = CALCULATED POINT
 - GV = GAS VALVE
 - WV = WATER VALVE
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5.136 AC.



OVERLAP LINE TABLE

LINE	BEARING	LENGTH
OL1	N70°32'57"W	340.21
OL2	N24°21'17"W	275.08
OL3	N21°01'16"E	132.12
OL4	S58°19'25"E	7.70
OL5	S21°02'32"W	132.02
OL6	S44°52'24"E	273.20
OL7	S59°11'45"E	132.57
OL8	S58°19'22"E	360.30

OVERLAP CURVE TABLE

CURVE	RADIUS	LENGTH	BEARING	CHORD
OC1	904.93	2.66	N44°04'42"E	2.68

THIS IS TO CERTIFY TO
 BAINBRIDGE COMMUNITIES ACQUISITION III, LLC
 STEWART TITLE GUARANTY COMPANY
 THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE
 MADE IN ACCORDANCE WITH THE 2018 MINIMUM STANDARD DETAIL
 REQUIREMENTS FOR ALTA AND NSPS, AND INCLUDES ITEMS
 1, 2, 3, 4, 6, 7, 8, 9, 10, 11, 12, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.
 THIS IS TO CERTIFY THAT THIS SURVEY CREATES A SUBDIVISION OF LAND
 WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN
 ORDINANCE THAT REGULATES PARCELS OF LAND.
 JAMES E. WHITE, P.E. DATE: 5/25/17



- STEWART TITLE GUARANTY COMPANY
 FILE NO. 1700040097
 EFFECTIVE DATE: FEBRUARY 17, 2017 AT 8:00AM
 PID 19331111
- SCHEDULE B - SECTION B - EXCEPTIONS
16. INTENTIONALLY DELETED
 17. INTENTIONALLY DELETED
- STEWART TITLE GUARANTY COMPANY
 FILE NO. 1700040192
 EFFECTIVE DATE: APRIL 17, 2017 AT 8:00AM
 PID 19331110 & 19331121
- SCHEDULE B - SECTION B - EXCEPTIONS
16. INTENTIONALLY DELETED
 17. INTENTIONALLY DELETED
 18. APPROXIMATELY 20' EASEMENT(S) AND/OR RIGHT(S) OF WAY CONTAINED IN DEED RECORDED IN BOOK 5878, AT PAGE 254, MECKLENBURG COUNTY REGISTER OF DEEDS. (AS SHOWN)
 19. APPROXIMATELY 20' EASEMENT(S) AND/OR RIGHT(S) OF WAY CONTAINED IN DEED RECORDED IN BOOK 5870, AT PAGE 420, MECKLENBURG COUNTY REGISTER OF DEEDS. (AS SHOWN; NO OBSERVED EVIDENCE OF CURRENT CONSTRUCTION)
 20. LEASE IN FAVOR OF SIGNATURE OUTDOOR ADVERTISING COMPANY, INC. RECORDED IN BOOK 5094, AT PAGE 142, MECKLENBURG COUNTY REGISTER OF DEEDS. (NOTE: THE INITIAL PERIOD OF THE LEASE HAS EXPIRED, BUT MAY REMAIN UNDER A YEAR-TO-YEAR BASIS BY THE TERMS THEREOF.) (BLANKET IN NATURE, EXISTING BILLBOARD SHOWN)
 21. INTENTIONALLY DELETED
 22. EASEMENT(S) TO DEPARTMENT OF TRANSPORTATION RECORDED IN BOOK 7200, AT PAGE 29, MECKLENBURG COUNTY REGISTER OF DEEDS. (NOT PLOTTABLE WITHOUT HIGHWAY PLANS)
 23. RECIPROCAL EASEMENT(S) RECORDED IN BOOK 8920, AT PAGE 413, MECKLENBURG COUNTY REGISTER OF DEEDS. (BLANKET IN NATURE, EXISTING LIFT STATION SHOWN)
 24. LEASE IN FAVOR OF ADAMS OUTDOOR ADVERTISING COMPANY, INC. RECORDED IN BOOK 1961, AT PAGE 846, MECKLENBURG COUNTY REGISTER OF DEEDS. (BLANKET IN NATURE, EXISTING BILLBOARD SHOWN)
 25. LEASE IN FAVOR OF ADAMS OUTDOOR ADVERTISING COMPANY, INC. RECORDED IN BOOK 2394, AT PAGE 344, MECKLENBURG COUNTY REGISTER OF DEEDS. (BLANKET IN NATURE, EXISTING BILLBOARD SHOWN)
 26. EASEMENT BY AND BETWEEN MATTHEWS EAST INDEPENDENCE, LLC AND BAINBRIDGE COMMUNITIES ACQUISITION III, LLC RECORDED IN BOOK 2483, AT PAGE 1, MECKLENBURG COUNTY REGISTER OF DEEDS. (AS SHOWN)

LINE TABLE

LINE	BEARING	LENGTH
L1	S71°19'31"W	407.99
L2	S70°58'42"W	21.01
L3	S10°54'57"E	199.99
L4	N08°52'06"W	173.24
L5	S69°43'46"W	19.24
L6	S86°14'12"E	69.59
L7	S55°03'48"E	79.88
L8	N70°52'47"E	25.75
L9	N07°02'07"E	68.53
L10	N04°56'53"E	199.89
L11	S06°36'33"W	89.29
L12	N06°52'26"E	107.81
L13	S70°52'47"W	13.65

CURVE TABLE

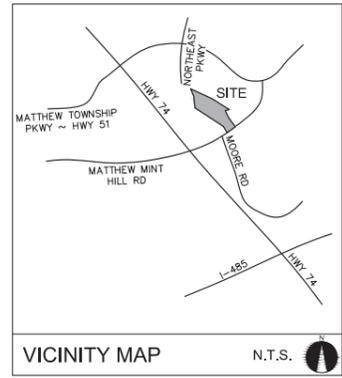
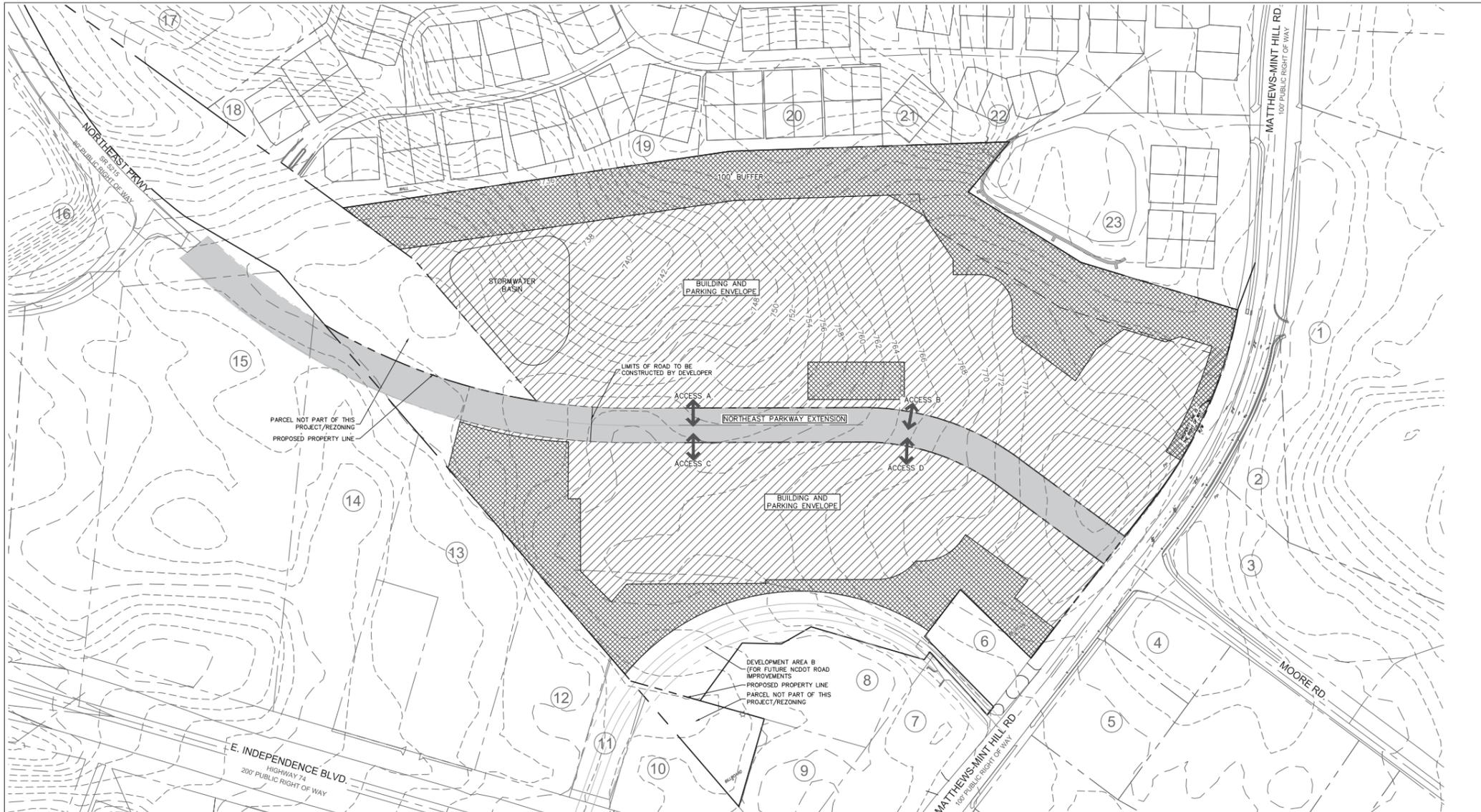
CURVE	CHORD BEARING	CHORD	RADIUS	LENGTH
C1	S54°39'38"W	334.99	904.93	336.94
C2	S69°33'21"W	87.45	904.93	87.48
C3	N09°28'14"W	325.41	914.93	327.15



- NOTES:**
1. IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
 2. PROPERTY ZONED RU & O(CD)
 3. TAX PARCEL NUMBER 19331111, 19331121 & 19331110
 4. DEED REFERENCE: DE 20524/275, DE 13075/203 & 23475/260
 5. BOUNDARY SURVEY ONLY THROUGH POINTS AS SHOWN
 6. THIS PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP (FIRM) NO. 371043000K, WITH A DATE OF IDENTIFICATION OF 02/19/2014.
 7. INTENTIONALLY DELETED
 8. AREA COMPUTED BY COORDINATED METHOD.
 9. NO NGS MONUMENT FOUND WITHIN 5000'
 10. UTILITY LOCATIONS SHOWN ARE LOCATED BASED ON SITE CONDITIONS AND MARKINGS BY NCB1 AT THE TIME OF SURVEY. CONTRACTORS ARE TO HAVE ALL UTILITIES ACCURATELY MARKED PRIOR TO CONSTRUCTION.

CAROLINA SURVEYORS, INC.
 (NEAR THE INTERSECTION OF WASHING ROAD)
 #1725 MATTHEWS MINT HILL RD.
 TOTAL AREA: 36.136 ACRES
 SURVEYED FOR: BAINBRIDGE COMMUNITIES ACQUISITION III, LLC
 TOWN OF MATTHEWS, MECKLENBURG COUNTY, NORTH CAROLINA

#1725 MATTHEWS MINT HILL RD.
 (NEAR THE INTERSECTION OF WASHING ROAD)
 TOTAL AREA: 36.136 ACRES
 SURVEYED FOR: BAINBRIDGE COMMUNITIES ACQUISITION III, LLC
 TOWN OF MATTHEWS, MECKLENBURG COUNTY, NORTH CAROLINA



KEY TO ADJACENT PROPERTY OWNERS

1. PARCEL ID: 19331144 CHARLOTTE-MECKLENBURG BOARD OF EDUCATION 154 KELSEY LANDING DR. BEULAVILLE, NC 28518
2. PARCEL ID: 21510216 SMART LIVING TRUST 419 CRUISERS DR. POLK CITY, FL 33668
3. PARCEL ID: 21510205 BRK MATTHEWS LP 591 WEST PUTNAM AVE. GREENWICH, CT 06830
4. PARCEL ID: 21510119 SUNNY SIDE UP REALTY LLC 1628 MATTHEWS-MINT HILL RD. MATTHEWS, NC 28105
5. PARCEL ID: 21510120 POLLOS ENTERPRISES INC 3900 WESLEY CHAPEL RD. MATTHEWS, NC 28105
6. PARCEL ID: 19331131 PETIT LIMITED PARTNERSHIP 1434 BELMONT DR. COLUMBIA, SC 29205
7. PARCEL ID: 19331125 OAKHAVEN ENTERPRISES INC 50 CENTURY BLVD. NASHVILLE, TN 37214
8. PARCEL ID: 19331144 KARINS LLC 1603 MATTHEWS-MINT HILL RD. MATTHEWS, NC 28105
9. PARCEL ID: 19331128 OVERCASH INVESTMENT CO 1705 MINT HILL RD. MATTHEWS, NC 28105
10. PARCEL ID: 19331122 WINKAL HOLDINGS LLC 10 RYE RIDGE PL., SUITE 200 RYE BROOK, NY 10573
11. PARCEL ID: 19331120 WINKAL HOLDINGS LLC 10 RYE RIDGE PL., SUITE 200 RYE BROOK, NY 10573
12. PARCEL ID: 19331109 CAMBIO FAMILY TRUST 1823 N. 3RD AVE. UPLAND, CA 91784
13. PARCEL ID: 19331124 BW FARMS INC 154 KELSEY LANDING DR. BEULAVILLE, NC 28518
14. PARCEL ID: 19331123 SOUDER PROPERTIES INC 4614-B WILGROVE MINT HILL RD. CHARLOTTE, NC 28227
15. PARCEL ID: 19331119 LEON LEVINE 6000 FARVIEW RD., STE 1525 CHARLOTTE, NC 28210
16. PARCEL ID: 19331104 VIKING PARTNERS MATTHEWS CORNERS LLC 255 E. FIFTH ST., STE 2400 CINCINNATI, OH 45202
17. PARCEL ID: 19331130 FOUNTAINS MATTHEWS LLC ATTN: WYATT T DIXON 1355 GREENWOOD CLIFF, SUITE 150 CHARLOTTE, NC 28204
18. PARCEL ID: 19331274 BELLA SERA VILLAS ASSOCIATION INC PO BOX 18771 RALEIGH, NC 27619
19. PARCEL ID: 19331297 BELLA SERA VILLAS ASSOCIATION INC PO BOX 18771 RALEIGH, NC 27619
20. PARCEL ID: 19331288 BELLA SERA VILLAS ASSOCIATION INC PO BOX 18771 RALEIGH, NC 27619
21. PARCEL ID: 19331406 BELLA SERA VILLAS ASSOCIATION INC C/O CUSICK MANAGEMENT 11111 CARMEL COMMONS BLVD., SUITE 410 CHARLOTTE, NC 28226
22. PARCEL ID: 19331402 BELLA SERA VILLAS ASSOCIATION INC PO BOX 18771 RALEIGH, NC 27619
23. PARCEL ID: 19331405 BELLA SERA VILLAS ASSOCIATION INC PO BOX 18771 RALEIGH, NC 27619

1. GENERAL PROVISIONS:
a. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING SITE PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY BAINBRIDGE TO ACCOMMODATE THE DEVELOPMENT OF A MULTI-FAMILY COMMUNITY ON AN APPROXIMATELY 31.92 ACRE SITE LOCATED ON BOTH SIDES OF THE FUTURE EXTENSION OF NORTHEAST PARKWAY (THE "SITE").
b. DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN AS WELL AS THE APPLICABLE PROVISIONS OF THE CITY OF MATTHEWS ZONING ORDINANCE (THE "ORDINANCE"). UNLESS THE REZONING PLAN ESTABLISHES MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE R-12MF ZONING CLASSIFICATION SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE.
c. THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, SIDEWALKS, STRUCTURES AND BUILDINGS, AND OTHER SITE ELEMENTS SET FORTH ON THE REZONING PLAN SHOULD BE REVIEWED IN CONJUNCTION WITH THE PROVISIONS OF THESE DEVELOPMENT STANDARDS. THE ULTIMATE LAYOUT, LOCATIONS, BUILDING HEIGHT AND SIZES OF THE DEVELOPMENT AND SITE ELEMENTS DEPICTED ON THE REZONING PLAN AS WELL AS ANY SCHEMATIC BUILDING ELEVATIONS ARE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT AND SITE ELEMENTS PROPOSED, AND THEY MAY BE ALTERED OR MODIFIED IN ACCORDANCE WITH THE SETBACK, YARD AND BUFFER REQUIREMENTS SET FORTH ON THIS REZONING PLAN AND THE DEVELOPMENT STANDARDS. PROVIDED, HOWEVER, ANY SUCH ALTERATIONS AND MODIFICATIONS SHALL NOT MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN. CHANGES TO THE REZONING PLAN NOT PERMITTED BY THE REZONING PLAN WILL BE REVIEWED AND APPROVED AS ALLOWED BY SECTION 155.401.5 OF THE ORDINANCE.

2. PERMITTED USES & DEVELOPMENT AREA LIMITATION:
a. THE SITE MAY BE DEVELOPED WITH UP TO 350 MULTI-FAMILY DWELLING UNITS, TOGETHER WITH ACCESSORY USES ALLOWED IN THE R-12MF ZONING DISTRICT.
b. DEVELOPMENT AREA B AS INDICATED ON THE REZONING PLAN WILL BE RESERVED FOR A FUTURE ROADWAY CONNECTION TO INDEPENDENCE BLVD. AND ASSOCIATED IMPROVEMENTS AS PROPOSED BY NCDOT.

3. ACCESS NOTES:
a. VEHICULAR ACCESS TO THE SITE WILL BE FROM THE EXTENSION OF NORTHEAST PARKWAY AS GENERALLY DEPICTED ON THE REZONING PLAN.
b. THE RIGHT-OF-WAY FOR THE FUTURE ACCESS RAMP FROM MATTHEWS-MINT HILL ROAD TO INDEPENDENCE BOULEVARD WILL BE RESERVED AS GENERALLY DEPICTED ON THE REZONING PLAN.
c. THE PLACEMENTS AND CONFIGURATIONS OF VEHICULAR ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS, AS APPROVED BY MATTHEWS PUBLIC WORKS DEPARTMENT (MPWD) AND/OR NCDOT, REQUIRED TO ACCOMMODATE FINAL SITE DEVELOPMENT AND CONSTRUCTION PLANS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY MPWD AND/OR NCDOT IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.
d. THE ALIGNMENT OF THE INTERNAL VEHICULAR CIRCULATION AND DRIVEWAYS MAY BE MODIFIED BY THE PETITIONER TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS, PARKING LAYOUTS AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE MPWD AND/OR NCDOT IN ACCORDANCE WITH PUBLISHED STANDARDS.

4. TRANSPORTATION IMPROVEMENTS:
a. EXTEND NORTHEAST PARKWAY FROM MATTHEWS-MINT HILL ROAD:
i. THE PETITIONER WILL EXTEND NORTHEAST PARKWAY FROM MATTHEWS-MINT HILL ROAD TO

THE SITE'S NORTHERN MOST ACCESS POINT AS A TWO (2) LANE MEDIAN DIVIDED ROADWAY AS GENERALLY DEPICTED ON THE REZONING PLAN.
ii. RESERVE RIGHT-OF-WAY FOR THE FUTURE EXTENSION OF NORTHEAST PARKWAY AS GENERALLY DEPICTED ON THE REZONING PETITION.
iii. THE PETITIONER WILL WORK WITH NCDOT TO FACILITATE THE CONSTRUCTION OF NORTHEAST PARKWAY TO ITS CURRENT TERMINUS (NORTH OF THE SITE) ONLY SHOULD NCDOT ACCELERATE THE FUNDING OF THE EXTENSION OF THE ROAD SO THAT IT COINCIDES WITH PETITIONER'S CONSTRUCTION TIME FRAME FOR THE PROPOSED DEVELOPMENT AND ONLY SHOULD THE PETITIONER BE ABLE TO ACQUIRE THE NECESSARY RIGHT-OF-WAY FROM ADJACENT LAND OWNERS OR THE ADDITIONAL RIGHT-OF-WAY BE PROVIDED TO THE PETITIONER BY NCDOT.

iv. PETITIONER SHALL DEDICATE RIGHT-OF-WAY FOR THE COMPLETION OF NORTHEAST PARKWAY IF THE CONSTRUCTION COINCIDES WITH PETITIONER'S CONSTRUCTION TIME FRAME FOR THE PROPOSED DEVELOPMENT. IF COMPLETION OF NORTHEAST PARKWAY OCCURS OUTSIDE OF THE CONSTRUCTION TIME FRAME, RIGHT-OF-WAY SHALL BE ACQUIRED FROM PROPERTY OWNER.

B. MATTHEWS-MINT HILL ROAD AND NORTHEAST PARKWAY/MOORE ROAD INTERSECTION.
i. THE PETITIONER WILL PROVIDE THE FOLLOWING IMPROVEMENTS SHOULD THE ROUNDABOUT LISTED IN SECTION 4(C) BELOW NOT BE COMPLETED AS PART OF THE PETITIONER'S PROJECT:
(a). EASTBOUND MATTHEWS-MINT HILL ROAD.
- RE-MARK THE EASTBOUND TWO WAY LEFT TURN LANE TO PROVIDE A 100 FEET OF LEFT TURN LANE STORAGE.
(b). WESTBOUND MATTHEWS-MINT HILL ROAD.
- PETITIONER SHALL SET CURB & GUTTER TO PROVIDE WESTBOUND RIGHT TURN LANE ACROSS THE SITE FRONTAGE FROM NORTHEAST PARKWAY INTERSECTION TOWARDS HIGHWAY 74.
(c). SOUTHBOUND PROPOSED NORTHEAST PARKWAY EXTENSION.
- CONSTRUCT THE NORTHEAST PARKWAY EXTENSION WITH ONE INGRESS LANE AND A SEPARATE LEFT (100 FEET OF STORAGE), A POCKET THRU (100 FEET OF STORAGE), AND RIGHT (TERMINATION LANE) TURN LANES.
(d). NORTHBOUND MOORE ROAD.
- MODIFY THE EXISTING NORTHBOUND RIGHT TURN LANE ON MOORE ROAD TO A COMBINED THRU-RIGHT LANE AND EXTEND IT FROM 50 FEET TO 100 FEET WITH AN APPROPRIATE TAPER ONLY SHOULD THIS IMPROVEMENT NOT REQUIRE ANY ADDITIONAL RIGHT-OF-WAY.
(e). INSTALL STANDARD (MUTCD R10-7) DO NOT BLOCK INTERSECTION SIGNS ON MATTHEWS MINT-HILL ROAD ON BOTH SIDES OF MOORE ROAD.

C. MATTHEWS-MINT HILL ROAD AND MOORE ROAD/NORTHEAST PARKWAY EXTENSION (1-LANE ROUNDABOUT):
i. THE PETITIONER WILL RESERVE A PORTION OF THE SITE AS FUTURE RIGHT-OF-WAY TO ALLOW FOR THE CONSTRUCTION AND IMPLEMENTATION OF A SINGLE-LANE ROUNDABOUT AT THE INTERSECTION OF MATTHEWS-MINT HILL ROAD AND MOORE ROAD/NORTHEAST PARKWAY. THE PETITIONER WILL WORK CLOSELY WITH NCDOT AND THE TOWN OF MATTHEWS TO FACILITATE THE CONSTRUCTION OF THE PROPOSED SINGLE-LANE ROUNDABOUT AT THIS INTERSECTION DURING THE CONSTRUCTION PERMITTING PROCESS FOR THE SITE ONLY SHOULD NCDOT DECIDE THAT A ROUNDABOUT SHOULD BE CONSTRUCTED AT THE INTERSECTION. ONLY SHOULD FUNDING FOR THE ROUNDABOUT BY NCDOT BE AVAILABLE, AND ONLY SHOULD NO ADDITIONAL RIGHT-OF-WAY ON THE SOUTH SIDE OF MOORE ROAD BE REQUIRED TO CONSTRUCT THE ROUNDABOUT.

ii. STANDARDS AND COMPLETION:
a. MATTHEWS PUBLIC WORKS DEPARTMENT (MPWD)/NCDOT STANDARDS. ALL OF THE

FORGOING PUBLIC ROADWAY IMPROVEMENTS WILL BE SUBJECT TO THE STANDARDS AND CRITERIA OF MPWD AND NCDOT.
b. COMPLETION. THE IMPROVEMENTS DESCRIBED ABOVE MUST BE SUBSTANTIALLY COMPLETED PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY FOR ANY BUILDING CONSTRUCTED ON THE SITE. THE PETITIONER MAY POST A BOND FOR ANY IMPROVEMENTS NOT COMPLETED AT THE TIME THE FIRST CERTIFICATE OF OCCUPANCY IS ISSUED.
c. ALTERNATIVE IMPROVEMENTS. CHANGES TO THE ABOVE REFERENCED ROADWAY IMPROVEMENTS CAN BE APPROVED THROUGH THE ADMINISTRATIVE AMENDMENT PROCESS UPON THE DETERMINATION AND MUTUAL AGREEMENT OF PETITIONER, MPWD AND/OR NCDOT, AND THE PLANNING DIRECTOR AS APPLICABLE. PROVIDED, HOWEVER, THE PROPOSED ALTERNATE TRANSPORTATION IMPROVEMENTS PROVIDE (IN THE AGGREGATE) COMPARABLE TRANSPORTATION NETWORK BENEFITS TO THE IMPROVEMENTS IDENTIFIED IN THIS PETITION.
5. ARCHITECTURAL STANDARDS:
a. THE FACADES OF PRINCIPAL BUILDINGS CONSTRUCTED ON THE SITE THAT ARE ORIENTED TOWARDS NORTHEAST PARKWAY OR MATTHEWS-MINT HILL ROAD WILL BE SIMILAR IN APPEARANCE AND CHARACTER TO THE BUILDING ELEVATIONS GENERALLY DEPICTED ON SHEET RZ-3 OF THE REZONING PLAN. THESE ELEVATIONS ARE PROVIDED TO REFLECT THE ARCHITECTURAL STYLE AND QUALITY OF THE BUILDINGS TO BE CONSTRUCTED ON THE SITE. THE ACTUAL BUILDINGS CONSTRUCTED ON THE SITE MAY ONLY HAVE MINOR VARIATIONS THAT ADHERE TO THE GENERAL ARCHITECTURAL CONCEPTS AND INTENT ILLUSTRATED IN SHEET RZ-3 OF THE REZONING PLAN. THE BUILDING MATERIALS USED ON THE PRINCIPAL BUILDINGS CONSTRUCTED ON SITE WILL BE A COMBINATION OF PORTIONS OF THE FOLLOWING: BRICK, STONE, PRECAST STONE, PRECAST CONCRETE, MANUFACTURED STONE, CEMENTITIOUS SIDING (SUCH AS HARDI-PLANK), STUCCO, AND/OR WOOD.
b. THE FOLLOWING ARCHITECTURAL COMMITMENTS SHALL APPLY TO THE PERMANENT BUILDINGS LOCATED ON THE SITE; AT LEAST 50% OF THE EXTERIOR BUILDING FACADES, EXCLUSIVE OF WINDOWS, DOORS, BALCONIES AND ROOFS, OF THE BUILDINGS ORIENTED TOWARD MATTHEWS-MINT HILL ROAD AND NORTHEAST PARKWAY AS GENERALLY DEPICTED ON SHEET RZ 2 SHALL BE CONSTRUCTED OF BRICK, STONE, PRE-CAST STONE OR PRE-CAST CONCRETE.
c. IF A FOUR (4) STORY BUILDING IS CONSTRUCTED ON THE SITE IT WILL BE SERVED BY AN ELEVATOR.
d. BUILDINGS 1 AND 2 WILL BE CONSTRUCTED WITH INTERIOR CLIMATE CONTROLLED CORRIDORS.
e. AS PART OF THE DEVELOPMENT OF THE SITE THE PETITIONER MAY CONSTRUCT DETACHED GARAGE STRUCTURES AS GENERALLY ILLUSTRATED ON SHEET RZ -2 OF THE REZONING PLAN. THESE DETACHED STRUCTURES MAY CONTAIN EITHER: (i) SINGLE-STORY GARAGES (EACH BUILDING MAY CONTAIN MULTIPLE GARAGES); OR (ii) RESIDENTIAL UNITS ABOVE GARAGES ("TWO-STORY CARRIAGE HOUSE").
f. METER BANKS WILL BE SCREENED.
g. HVAC AND RELATED MECHANICAL EQUIPMENT WILL BE SCREENED FROM PUBLIC VIEW THROUGH WHEN LOCATED EITHER ON THE ROOFS OF THE PROPOSED BUILDINGS OR WHEN LOCATED ON THE GROUND AT THE BASE OF THE PROPOSED BUILDINGS.
h. DUMPSTER, COMPACTOR AND RECYCLING AREAS WILL BE ENCLOSED BY A SOLID WALL WITH ONE SIDE BEING A DECORATIVE GATE. THE WALL USED TO ENCLOSE COMPACTOR, DUMPSTER AND RECYCLING AREAS WILL BE ARCHITECTURALLY COMPATIBLE WITH THE BUILDING MATERIALS AND COLORS USED ON THE BUILDINGS. IF ONE OR MORE SIDES OF A DUMPSTER AREA ADJOIN A SIDE OR REAR WALL OF A BUILDING, THEN THE SIDE OR REAR WALL MAY BE SUBSTITUTED FOR A SIDE.
i. THE ON-SITE COMPACTOR, DUMPSTER AND RECYCLING AREAS MUST BE PICKED UP BETWEEN THE HOURS OF 7:00 AM AND 7:00 PM.
6. STREETSCAPE, BUFFERS, POCKET PARKS AND LANDSCAPING:
a. SETBACKS AND YARDS AS REQUIRED BY THE ORDINANCE AND AS INDICATED ON REZONING PLAN SHALL BE PROVIDED.
b. THE PETITIONER WILL PROVIDE AN EIGHT (8) FOOT PLANTING STRIP AND A 10 FOOT

MULTI-USE TRAIL ALONG THE EASTERN SIDE OF THE EXTENSION OF NORTHEAST PARKWAY AS GENERALLY DEPICTED ON THE REZONING PLAN. ALONG THE WESTERN SIDE OF THE EXTENSION OF NORTHEAST PARKWAY THE PETITIONER WILL PROVIDE AN EIGHT (8) FOOT PLANTING STRIP AND A MINIMUM OF A FIVE (5) FOOT SIDEWALK AS GENERALLY DEPICTED ON THE REZONING PLAN.
c. THE PETITIONER WILL PLANT TREES WITHIN THE PROPOSED MEDIAN OF NORTHEAST PARKWAY CONSTRUCTED BY THE PETITIONER IF PERMITTED BY NCDOT.
d. ALONG THE SITE'S INTERNAL PARKING AREAS, THE PETITIONER WILL PROVIDE A SIDEWALK AND CROSS-WALK NETWORK THAT LINKS THE BUILDINGS ON THE SITE WITH ONE ANOTHER AND LINKS THE BUILDINGS TO THE SIDEWALKS ALONG THE ADJUTING PUBLIC STREETS. THE MINIMUM WIDTH FOR THIS INTERNAL SIDEWALK WILL BE FIVE (5) FEET. NATURAL TRAILS CONSTRUCTED WITHIN THE OPEN SPACE AREA OR THE LANDSCAPE BUFFER WILL BE CONSTRUCTED OF PERVIOUS MATERIALS SUCH AS BUT NOT LIMITED TO GRANITE FINES, MULCH, PINE STRAW OR OTHER SUITABLE PERVIOUS MATERIAL THAT IS IN KEEPING WITH THE CHARACTER OF THE AREA.
e. ALONG THE PROPERTY BOUNDARY, ABUTTING THE EXISTING HOMES IN THE BELLA SERA VILLAS NEIGHBORHOOD, THE PETITIONER WILL PROVIDE A 100 FOOT LANDSCAPE BUFFER MADE UP OF EXISTING AND NEW LANDSCAPING. THE OUTER 50 FEET OF THE LANDSCAPE BUFFER WILL BE TREATED AS AN UNDISTURBED BUFFER. UTILITIES, A FENCE AND NATURAL DRAINAGE AREAS WILL BE ALLOWED WITHIN THE UNDISTURBED AND DISTURBED PORTIONS OF THE LANDSCAPE BUFFER. GRADING ASSOCIATED WITH THE INSTALLATION OF UTILITIES OR FOR THE STABILIZATION, REPAIR AND MAINTENANCE OF NATURAL DRAINAGE AREAS WILL ALSO BE ALLOWED WITHIN THE UNDISTURBED PORTION OF THE LANDSCAPE BUFFER. ANY AREA DISTURBED FOR THE INSTALLATION OF UTILITIES AND/OR THE STABILIZATION, REPAIR AND MAINTENANCE OF NATURAL DRAINAGE AREAS, OR ANY AREAS WITHOUT EXISTING VEGETATION WILL BE REPLANTED WITH LANDSCAPING CONSISTING OF NINE (9) TREES AND 20 SHRUBS EVERY 100 LINEAR FEET (EXISTING TREES AND SHRUBS THAT REMAIN WITHIN THE BUFFER WILL BE COUNTED TOWARD MEETING THIS MINIMUM LANDSCAPE REQUIREMENT). A FENCE IS ALLOWED TO BE CONSTRUCTED WITHIN THE BUFFER INCLUDING WITHIN THE UNDISTURBED BUFFER PORTION. MINOR CLEARING AND TREE REMOVAL WILL BE ALLOWED WITHIN THE UNDISTURBED BUFFER FOR THE INSTALLATION OF THE FENCE. THE PETITIONER RESERVES THE RIGHT TO REMOVE DEAD AND DYING PLANT MATERIAL LOCATED WITHIN THE UNDISTURBED BUFFER.
f. THE INNER HALF OF THE LANDSCAPE BUFFER WHERE THE EXISTING VEGETATION IS CLEARED TO ACCOMMODATE GRADING AND OTHER SITE IMPROVEMENTS OR WHERE THERE IS NO EXISTING VEGETATION WILL BE REPLANTED AT A RATE OF NO LESS THAN 9 TREES AND 20 SHRUBS PER 100 LINEAR FEET (EXISTING TREES AND SHRUBS THAT REMAIN WITHIN THE BUFFER WILL BE COUNTED TOWARD MEETING THIS MINIMUM LANDSCAPE REQUIREMENT).
g. THE TREES AND SHRUBS TO BE PLANTED WITHIN THE BUFFER TO BE A COMBINATION OF EVERGREEN AND DECIDUOUS PLANT MATERIAL. THE PROPOSED TREES TO BE A COMBINATION OF SMALL AND LARGE MATURING TREES.
h. THE PETITIONER WILL PROVIDE A SIX (6) FOOT BLACK FENCE ALONG THE COMMON PROPERTY BOUNDARY WITH THE BELLA SERA VILLAS. THIS PROPOSED FENCE MAY NOT BE LOCATED WITHIN 40 FEET OF THE PROPERTY LINE OF THE BELLA SERA VILLAS. THE LOCATION OF THE FENCE MUST ALSO CONFORM TO THE SCREENING REQUIREMENTS IN THE LANDSCAPE CHAPTER OF THE ORDINANCE. THIS PROPOSED FENCE WILL BE INSTALLED WHILE THE SITE IS BEING CLEARED FOR CONSTRUCTION. A LOCKABLE GATE FOR MAINTENANCE PURPOSES ONLY WILL BE INSTALLED ALONG THE 6' FENCE. THE PETITIONER WILL BE RESPONSIBLE FOR THE MAINTENANCE AND APPEARANCE OF THE FENCE AND WILL CONDUCT PERIODIC INSPECTIONS OF THE FENCE TO ENSURE THE APPEARANCE OF THE FENCE IS MAINTAINED AND THE FENCE IS GOOD REPAIR.
i. THE PETITIONER WILL CLEAN UP ANY DEAD OR DYING TREES AND SHRUBS AS WELL AS REMOVE ANY INVASIVE PLANT MATERIAL PRESENT WITHIN THE 100 FOOT BUFFER ADJACENT TO THE BELLA SERA NEIGHBORHOOD. ANY EXISTING DRIVEWAYS WITHIN THE BUFFER WILL BE REMOVED AND THE AREA RE-LANDSCAPED AS REQUIRED BY THE REZONING PLAN.
j. SCREENING REQUIREMENTS OF THE ORDINANCE WILL BE MET.
k. THE PETITIONER SHALL PROVIDE A POCKET PARK ON EACH SIDE OF THE INTERSECTION OF

NORTHEAST PARKWAY AND MATTHEWS-MINT HILL ROAD SO AS TO ENHANCE THE APPEARANCE OF THE INTERSECTION AND THE DEVELOPMENT AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PROPOSED POCKET PARKS WILL CONTAIN A COMBINATION OF EXISTING AND NEW VEGETATION AND BE IMPROVED WITH WALKING TRAILS, SEATING AREAS AND PEDESTRIAN SCALE LIGHTING.
l. PARKING LOCATED ON THE SITE WILL BE SCREENED FROM NORTHEAST PARKWAY, MATTHEWS-MINT HILL ROAD AND FROM THE ADJOINING PROPERTY.
m. ABOVE GROUND BACKFLOW PREVENTERS WILL BE SCREENED FROM PUBLIC VIEW AND WILL BE LOCATED OUTSIDE OF THE REQUIRED SETBACKS.

7. ENVIRONMENTAL FEATURES:
a. THE PROJECT WILL PROVIDE FOR STORM WATER BEST MANAGEMENT PRACTICES (BMP) DESIGNED TO MEET REGULATORY REQUIREMENTS FOR STORM WATER CAPTURE, TREATMENT, VOLUME ATTENUATION AND DETENTION AS APPLICABLE AS GENERALLY ILLUSTRATED ON SHEET RZ.0 OF THE REZONING PLAN.
b. THE LOCATION, SIZE AND TYPE OF STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.
c. THE PROPOSED WATER QUALITY AND STORM WATER DETENTION PONDS AS GENERALLY ILLUSTRATED ON THE REZONING PLAN WILL BE DESIGNED AS WET PONDS.
d. THE SITE WILL COMPLY WITH THE TOWN OF MATTHEWS TREE ORDINANCE.

8. OPEN SPACE:
a. OPEN SPACE AREAS AS REQUIRED BY THE R-12MF ZONING DISTRICT WILL BE PROVIDED.

9. SIGNAGE:
a. SIGNAGE AS ALLOWED BY THE ORDINANCE MAY BE PROVIDED. THE SITE WILL COMPLY WITH THE SIGNAGE REQUIREMENTS OF THE ORDINANCE.

10. LIGHTING AND UTILITIES:
a. ALL NEW SITE LIGHTING WILL MEET THE STANDARDS OF THE MATTHEWS OUTDOOR LIGHTING ORDINANCE.
b. ANY DETACHED LIGHTING LOCATED WITHIN 200 FEET OF THE BELLA SERA VILLAS PROPERTY LINE WILL BE LIMITED TO 15 FEET IN HEIGHT.
c. SUBJECT TO NCDOT APPROVAL THE PETITIONER WILL PROVIDE DECORATIVE PEDESTRIAN LIGHTING AT THE INTERSECTION OF NORTHEAST PARKWAY AND MATTHEWS TOWNSHIP PARKWAY.
d. NEW ELECTRICAL SERVICE LOCATED ON THE SITE WILL BE PLACED UNDERGROUND.

11. AMENDMENTS TO THE REZONING PLAN:
a. FUTURE AMENDMENTS TO THE REZONING PLAN (WHICH INCLUDES THESE DEVELOPMENT STANDARDS) MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE APPLICABLE DEVELOPMENT AREA PORTION OF THE SITE AFFECTED BY SUCH AMENDMENT IN ACCORDANCE WITH THE PROVISIONS OF SECTION 155.401 OF THE ORDINANCE.

12. BINDING EFFECT OF THE REZONING APPLICATION:
a. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.



LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
TRANSPORTATION PLANNING

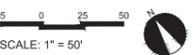
2459 Wilkinson Blvd., Ste 200 Charlotte, NC 28208
704.343.0608
www.drgrp.com

REZONING PETITION
FOR PUBLIC HEARING
2017-663

REZONING DOCUMENTS

BAINBRIDGE MATTHEWS
MATTHEWS, NORTH CAROLINA
BAINBRIDGE COMMUNITIES ACQUISITION, LLC
401 HARRISON BLVD., SUITE 320
CARY, NC 27513
919.482.1275

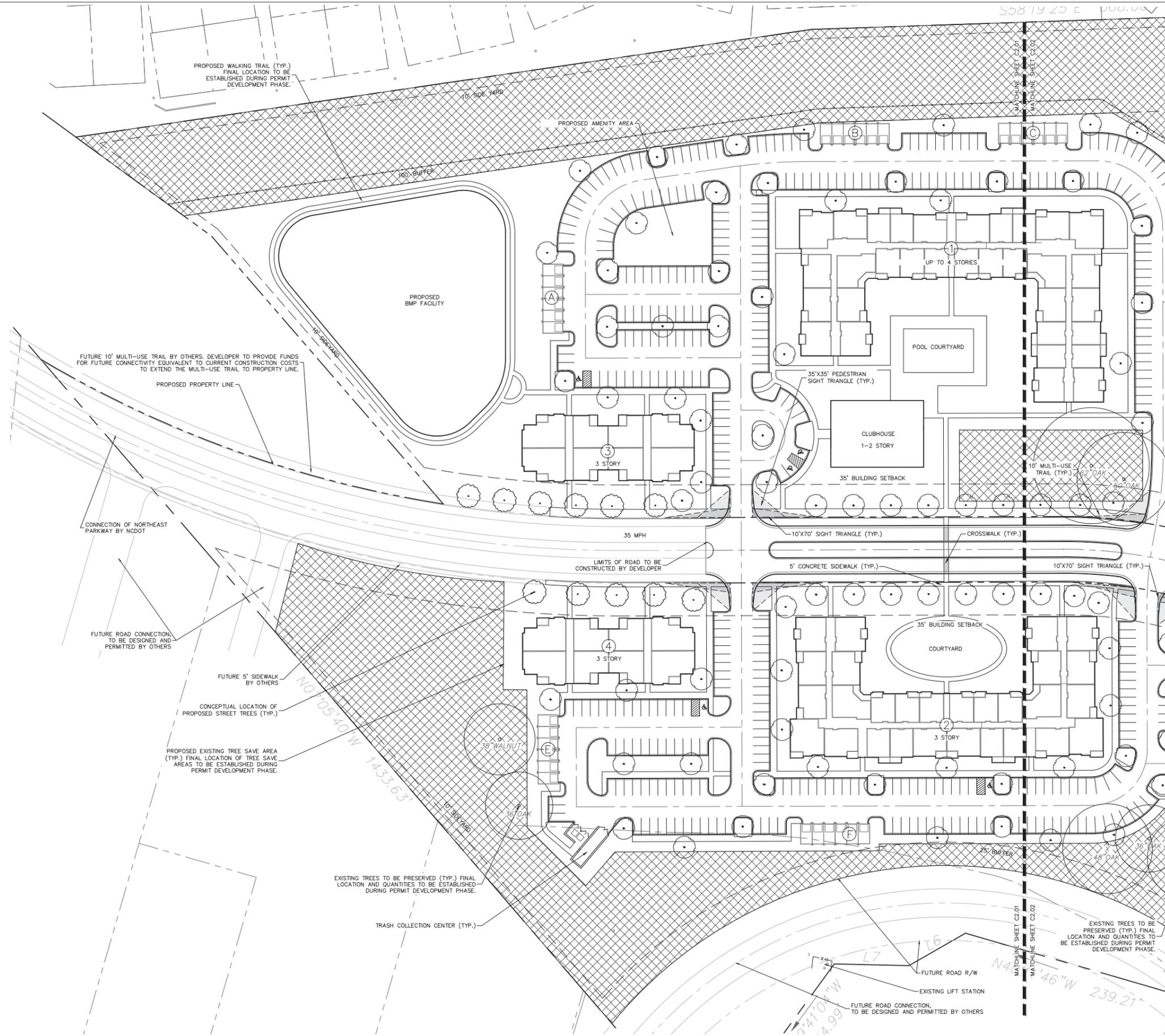
**SCHEMATIC
SITE PLAN**



PROJECT #: 365-019
DRAWN BY: SVK
CHECKED BY: THH

AUGUST 30, 2017

REVISIONS:



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LANDSCAPE ARCHITECTURE
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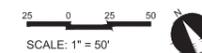
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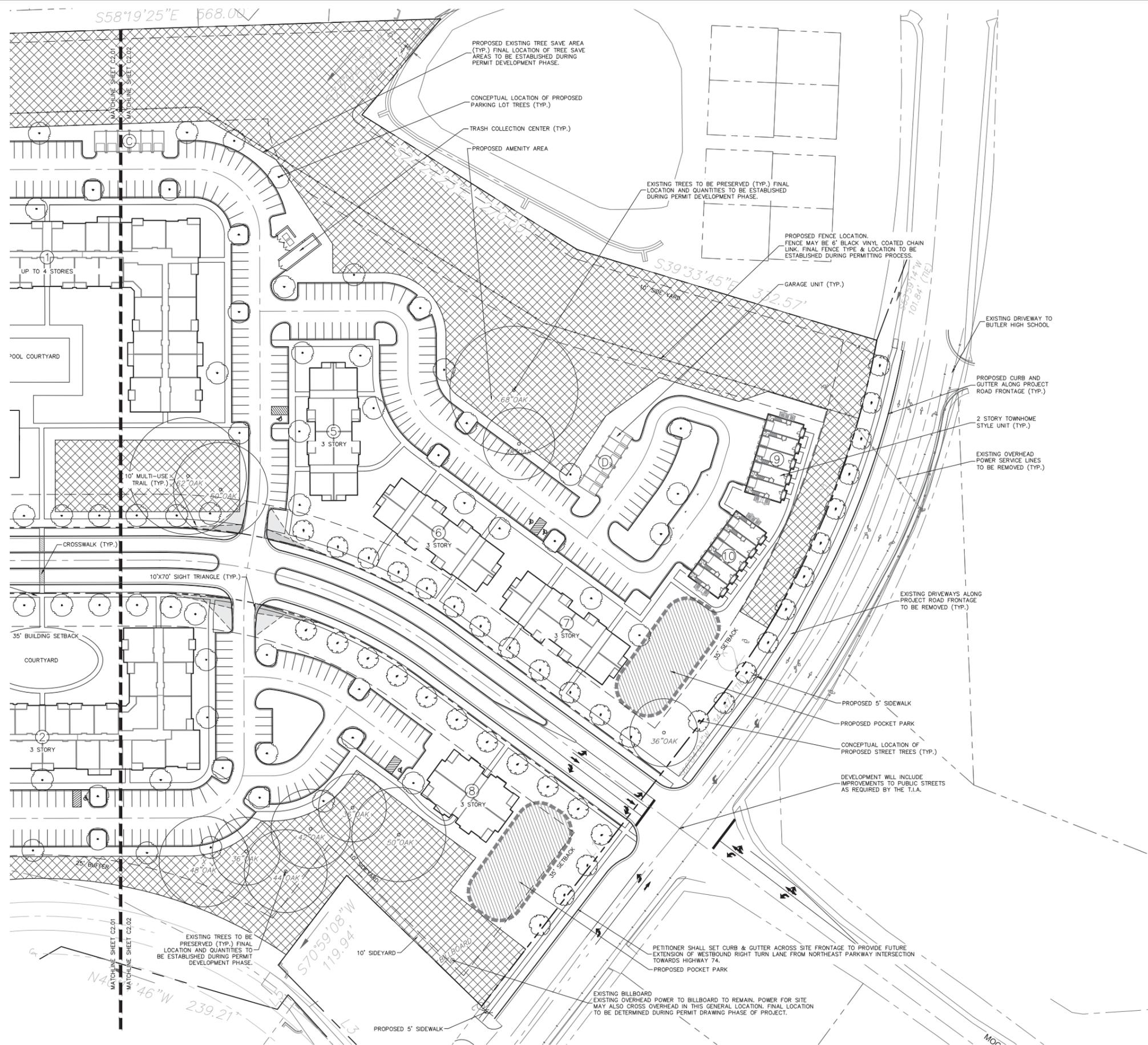
**SCHEMATIC
SITE PLAN**

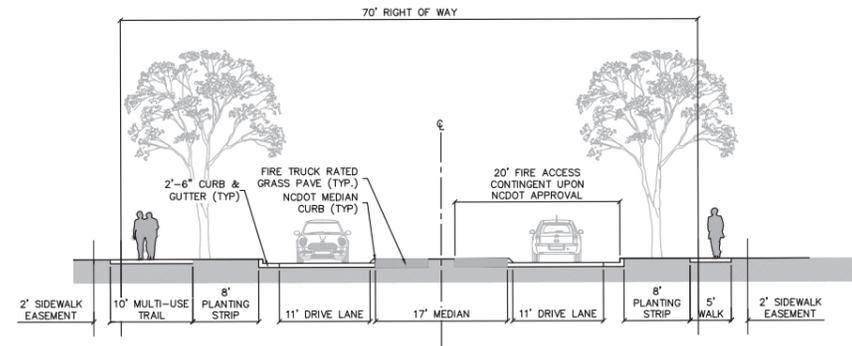


PROJECT #: 365-019
DRAWN BY: SVK
CHECKED BY: THH

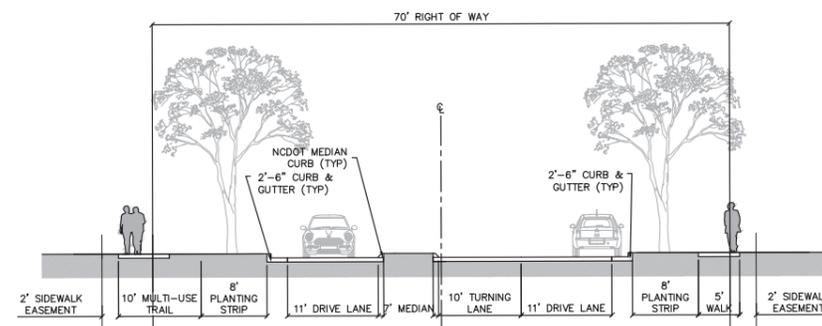
AUGUST 30, 2017

REVISIONS:

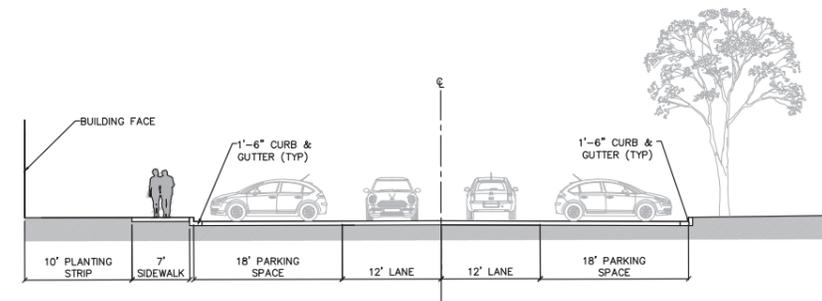




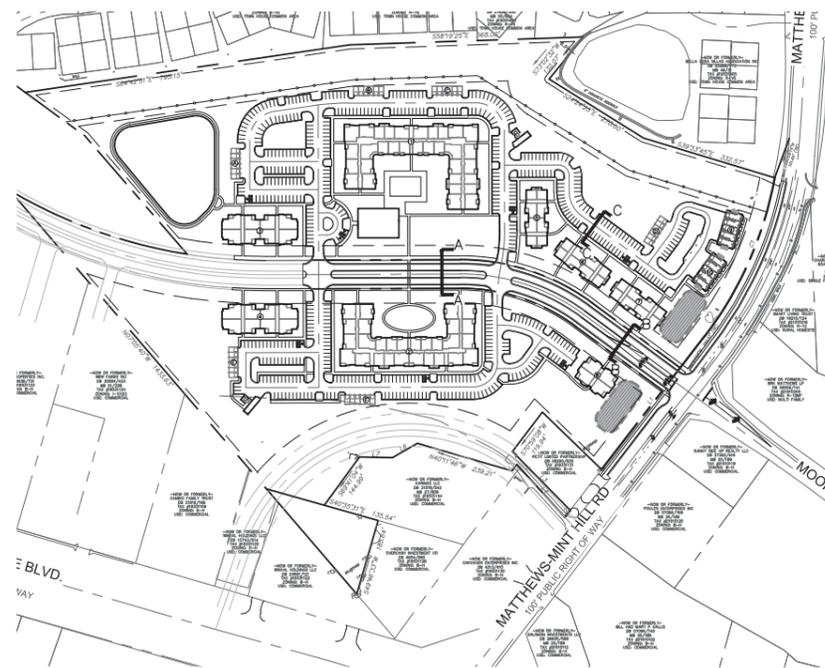
A SECTION A-A
MEDIAN CONDITION



B SECTION B-B
TURN LANE CONDITION



C SECTION C-C
DRIVE AISLE CONDITION



KEY SITE PLAN
SCALE: 1"=200'





333 WEST TRADE STREET,
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B-3 B-3 B-2 A-1 /A-1L A-1 /A-1L A-1 /A-1L A-1 /A-1L A-1 /A-1L A-1 /A-1L B-2 B-3 B-3

Manor Building 2 - Front Elevation



B-3 B-3 B-2 A-1 /A-1L A-1 /A-1L A-1 /A-1L A-1 /A-1L A-1 /A-1L A-1 /A-1L B-2 B-3 B-3

Manor Building 1 - Front Elevation

"These elevations are provided to reflect the architectural style and quality of the buildings to be constructed on the Site. The actual buildings constructed on the Site may have minor variations from this elevation that adhere to the general architectural concepts, height restrictions and intent illustrated."

Bainbridge
MATTHEWS, NC
SCALE: 1/64" = 1"
17 JULY 2017



Garden Building 1 - Front Elevation



Bainbridge
MATTHEWS, NC
SCALE: 1/64" = 1"
17 JULY 2017

"These elevations are provided to reflect the architectural style and quality of the buildings to be constructed on the Site. The actual buildings constructed on the Site may have minor variations from this elevation that adhere to the general architectural concepts, height restrictions and intent illustrated."



- WOOD COMPOSITE DECORATIVE BRACKET
- FIBER CEMENT STAGGER LAP SIDING
- ARCHITECTURAL SHINGLE
- FIBER CEMENT BOARD AND BATTEN SIDING
- VINYL WINDOW WITH FIBER CEMENT TRIM
- VINAL RAILING
- BRICK SOLDIER HEADER
- BRICK VENEER
- BRICK ROWLOCK SILL

Garden Building 4 - Front Elevation



- ARCHITECTURAL SHINGLE
- FIBER CEMENT BOARD AND BATTEN SIDING
- FIBER CEMENT STAGGER LAP SIDING
- FIBER CEMENT ACCENT PANEL
- VINYL WINDOW WITH FIBER CEMENT TRIM
- VINAL RAILING
- BRICK SOLDIER HEADER
- BRICK VENEER
- BRICK ROWLOCK SILL

Garden Building 3 - Front Elevation

Bainbridge
MATTHEWS, NC
SCALE: 1/64" = 1"
17 JULY 2017

"These elevations are provided to reflect the architectural style and quality of the buildings to be constructed on the Site. The actual buildings constructed on the Site may have minor variations from this elevation that adhere to the general architectural concepts, height restrictions and intent illustrated."



- WOOD COMPOSITE DECORATIVE BRACKET
- ARCHITECTURAL SHINGLES
- WOOD COMPOSITE SHUTTER
- STANDING SEAM METAL ROOFING
- VINYL WINDOW
- BRICK SOLDIER AND ROWLOCK ACCENT
- BRICK ROWLOCK SILL
- BRICK VENEER

FRONT ELEVATION



- ARCHITECTURAL SHINGLE
- FIBER CEMENT BOARD AND BATTEN SIDING
- FIBER CEMENT STAGGER LAP SIDING
- STANDING SEAM METAL ROOFING
- VINYL WINDOW WITH FIBER CEMENT TRIM
- VINYL RAILING

- BRICK SOLDIER HEADER
- BRICK VENEER
- FIBER CEMENT BOARD PANEL

Townhouse - Front Elevation

Bainbridge
MATTHEWS, NC
SCALE: 1/64" = 1"
17 JULY 2017

"These elevations are provided to reflect the architectural style and quality of the buildings to be constructed on the Site. The actual buildings constructed on the Site may have minor variations from this elevation that adhere to the general architectural concepts, height restrictions and intent illustrated."