

DEVELOPMENT SUMMARY:

- TAX PARCEL NUMBERS - 21508112
- SITE JURISDICTION - TOWN OF MATTHEWS
- TOTAL SITE ACREAGE - 535.50 AC
- EXISTING ZONING USES - I-1 (LIGHT INDUSTRIAL) - VACANT
- PROPOSED ZONING - ENTERTAINMENT(ENT) DISTRICT (CD)
- PROPOSED USES - ANY USE OR USES ALLOWED BY RIGHT OR UNDER PRESCRIBED CONDITIONS IN THE ENT ZONING DISTRICT, TOGETHER WITH ANY INCIDENTAL OR ACCESSORY USES ASSOCIATED THEREWITH THAT ARE PERMITTED UNDER THE ORDINANCE IN THE ENT ZONING DISTRICT
- PROJECT DENSITY - REFER TO DEVELOPMENT NOTES
- MAXIMUM BUILDING HEIGHT - 80 FEET
- VEHICLE AND BICYCLE PARKING - PER ZONING ORDINANCE

NOTES:

- MAXIMUM BUILT-TO LINE IS MEASURED FROM PROPOSED BACK OF CURB.

ADJACENT PROPERTY INFORMATION

- ID# 21503222 - NF - LP US INDUSTRIAL CRESTDALE 40 AIRPORT RD, LAKEWOOD, N.C. 08701 DB 15097 PG 032
- ID# 19329156 - NF - SELLETHICS MANAGEMENT GROUP LLC 541 MATTHEWS-MINT HILL RD, MATTHEWS, NC 28105 L4 M36-772
- ID# 19329402 - NF - RIDGE MINISTRIES INC PO BOX 1292, MATTHEWS, NC 28106 DB 31380 PG 134
- ID# 19329404 - NF - RIDGE MINISTRIES INC PO BOX 1292, MATTHEWS, NC 28106 DB 31359 PG 677
- ID# 19329405 - NF - M. G DUARTE LLC 1721 TURLWOOD DR, WAXHAW, NC 28173 DB 28957 PG 479
- ID# 19328218 - NF - COMMUNICATIONS ALLTEL MOBILE PO BOX 2546, ADDISON, TX 75001 DB 06306 PG 518
- ID# 19328219 - NF - TAE KYU PARK AND OH SEON 3216 OLD MONROE RD, STALLINGS, NC 28104 DB 07851 PG 414
- ID# 19328239 - NF - NORMAN E GOELER AND DELORIS A GOELER 20 MILLER POINT DR, TAYLORSVILLE, NC 28691 DB 05185 PG 577
- ID# 19328235 - NF - G HOWARD JR WEBB PO BOX 38367, CHARLOTTE, NC 28278 DB 11739 PG 530
- ID# 21508110 - NF - FRANK III RUTOWSKI AND MICHELLE KOSEMPA RUTOWSKI 903 WOODLAND FOREST RD, WAXHAW, NC 28173 DB 10835 PG 014
- ID# 21508109 - NF - AT MY TABLE LLC 144 SARDIS VIEW LN, CHARLOTTE, NC 28270 DB 27929 PG 90
- ID# 21508121 - NF - MARY LA'AROU AND PAUL LA'AROU 1240 MATTHEWS-MINT HILL RD, MATTHEWS, NC 28105 DB 09946 PG 598
- ID# 21508117 - NF - JOAN C OWEN REVOCABLE TRUST PO BOX 3410 MATTHEWS, N C 28106 DB 28995 PG 392
- ID# 21508119 - NF - HARRY C GRIMMER AND ELISE C GRIMMER 8720 LAKE CHALLIS LN, CHARLOTTE, NC 28226 DB 03954 PG 058
- ID# 21508127 - NF - HARRY C GRIMMER AND ELISE C GRIMMER 8720 LAKE CHALLIS LN, CHARLOTTE, NC 28226 DB 04034 PG 046
- ID# 21508129 - NF - SAMF BOWLING CENTERS, INC 7313 BELL CREEK RD, MECHANICSVILLE, VA 23111 DB 16938 PG 402
- ID# 21508113 - NF - BRIGMAN FAMILY FARM PROPERTIES 88 GRACELYN RD, ASHEVILLE, NC 28804 DB 03885 PG 060





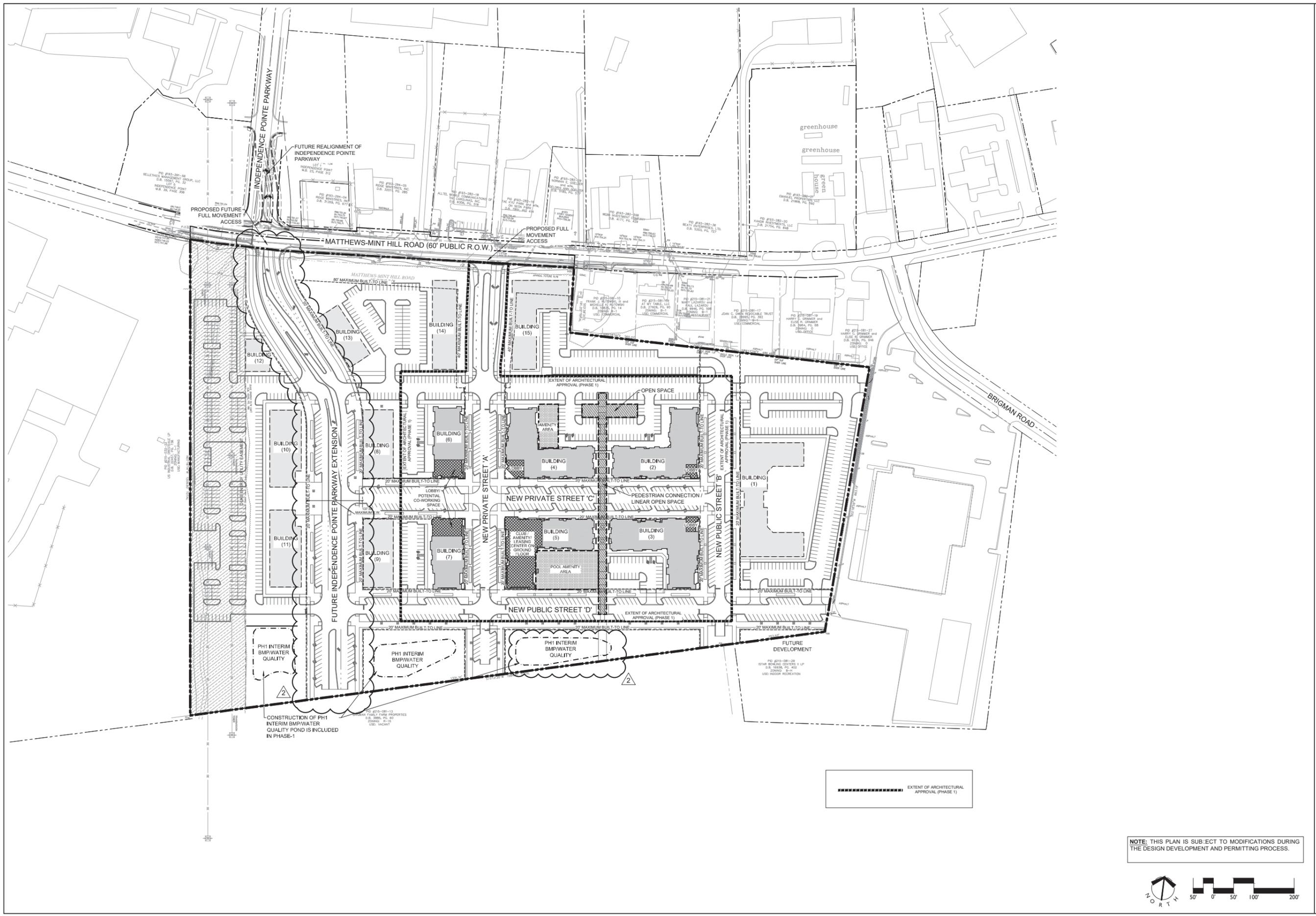
LandDesign
CREATING PLACES THAT MATTER
2014, Charlotte, NC 28202
704.333.3025
NC Engineering Firm License # C-6688

FOR PUBLIC HEARING
APPLICATION # 2017-664

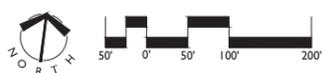
**MATTHEWS MIXED USE
CONDITIONAL REZONING**
PROFFITT DIXON PARTNERS | MATTHEWS, NORTH CAROLINA
SCHEMATIC SITE PLAN

REVISIONS
07/20/2017 - PER TOWN COMMENTS
11/29/2017 - PER TOWN COMMENTS

DATE: 08/02/2017
DESIGNED BY: LDI
DRAWN BY: LD
CHECKED BY: RP
SCALE: 1"=100'-0"
PROJECT #: 1017034
SHEET #:
R22.0



NOTE: THIS PLAN IS SUBJECT TO MODIFICATIONS DURING THE DESIGN DEVELOPMENT AND PERMITTING PROCESS.



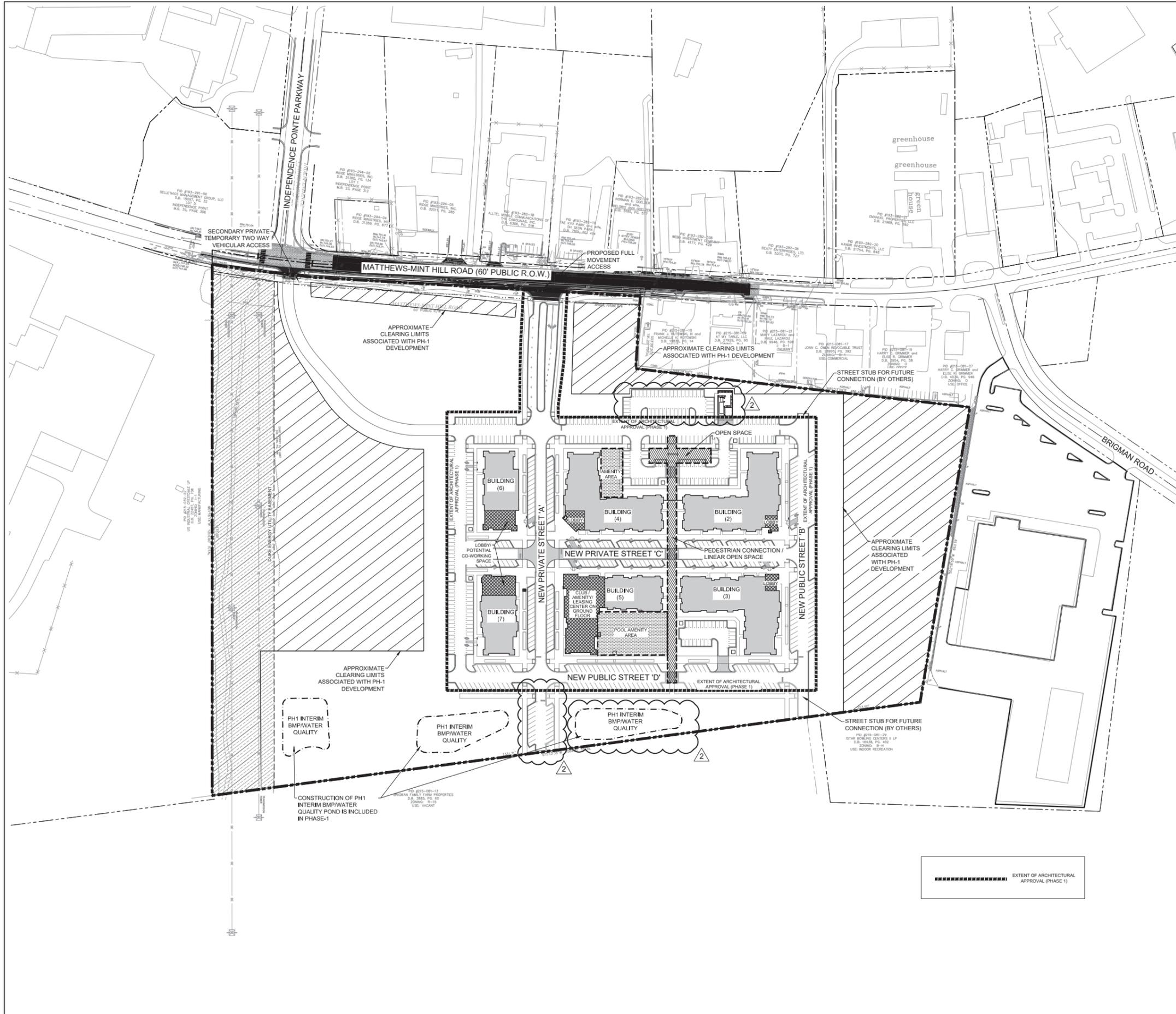


FOR PUBLIC HEARING
APPLICATION # 2017-664

MATTHEWS MIXED USE
CONDITIONAL REZONING
PROFFITT DIXON PARTNERS | MATTHEWS, NORTH CAROLINA
PH1 SCHEMATIC SITE PLAN

REVISIONS
07/23/2017 - PER TOWN COMMENTS
11/29/2017 - PER TOWN COMMENTS

DATE: 08/07/2017
DESIGNED BY: LDI
DRAWN BY: LD
CHECKED BY: RP
SCALE: 1"=100'-0"
PROJECT #: 1017034
SHEET #:
R22.1



NOTE: THIS PLAN IS SUBJECT TO MODIFICATIONS DURING THE DESIGN DEVELOPMENT AND PERMITTING PROCESS. CONFIGURATION OF THE SECONDARY PRIVATE TEMPORARY VEHICULAR ACCESS SHOWN IS SUBJECT TO MODIFICATIONS DURING THE DESIGN DEVELOPMENT AND PERMITTING PROCESS.





FOR PUBLIC HEARING
APPLICATION # 2017-664

MATTHEWS MIXED USE
CONDITIONAL REZONING
PROFFITT DIXON PARTNERS | MATTHEWS, NORTH CAROLINA
OPEN SPACE SYSTEM

REVISIONS:
07/23/2017 - PER TOWN COMMENTS
11/29/2017 - PER TOWN COMMENTS

DATE: 09/07/2017
DESIGNED BY: LDI
DRAWN BY: LD
CHECKED BY: RP
SCALE: 1"=100'-0"
PROJECT #: 1017034
SHEET #:
RZ2.2

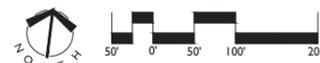
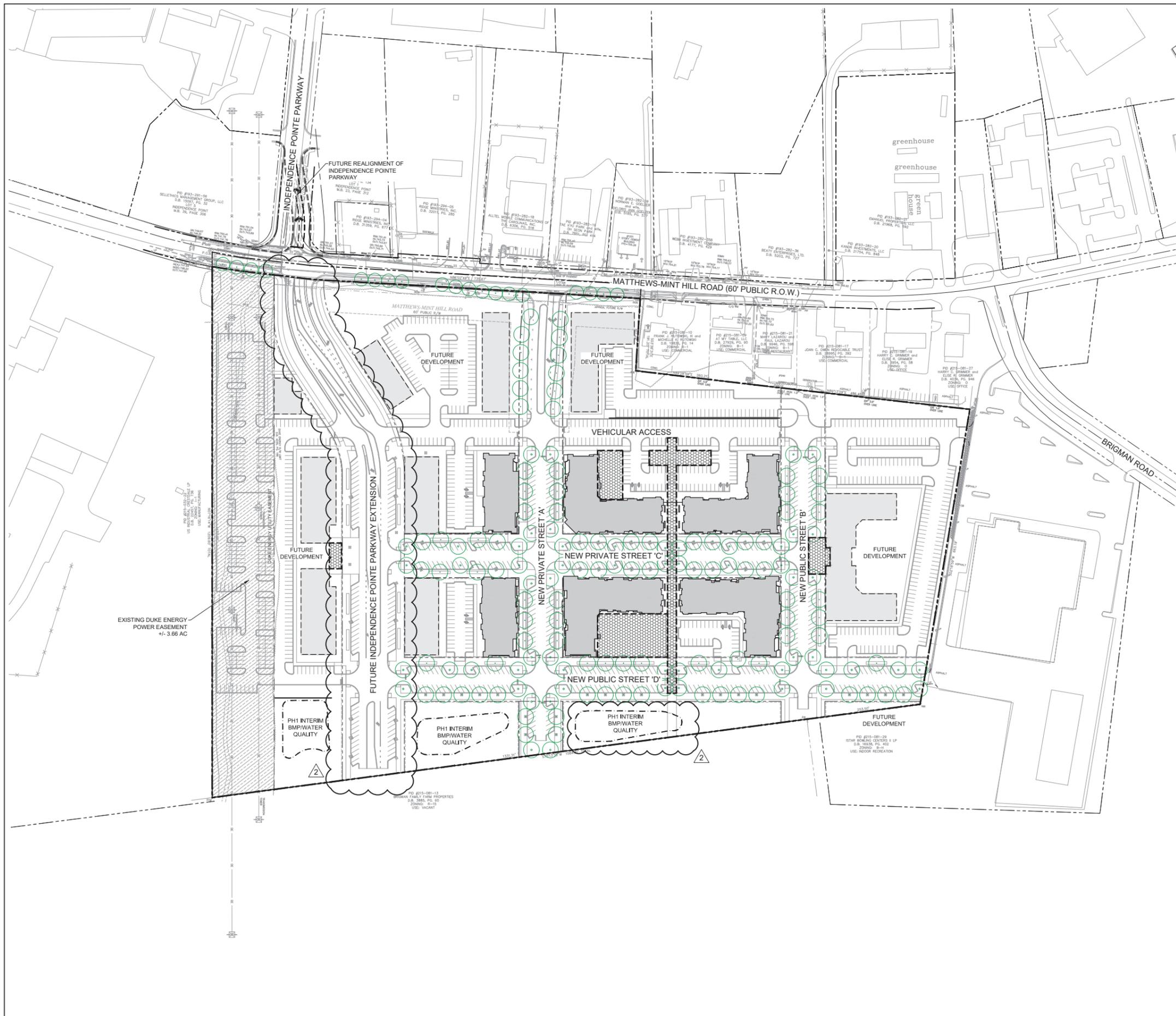
OPEN SPACE SUMMARY:

- TOTAL SITE ACREAGE: +/- 35.50 AC
- EXISTING DUKE ENERGY UTILITY EASEMENT: +/- 3.66 AC
- TOTAL SITE ACREAGE APPLICABLE FOR TREE PRESERVATION: +/- 31.84 AC
- CALCULATION OF CANOPY AREAS (TREE CANOPY TO BE PRESERVED)
REQUIRED: +/- 2.55 AC (8% OF SITE ACREAGE)
PROPOSED:
 - PROPOSED LARGE MATURING TREE: 150 x 2000 SF=300,000 SF= 6.89 AC
 - PROPOSED SMALL MATURING TREE: 19 x 400 SF= 7,600 SF= 0.17 AC

OPEN SPACE SYSTEM LEGEND:



OPEN SPACE AMENITY OPPORTUNITIES





FOR PUBLIC HEARING
APPLICATION # 2017-664

MATTHEWS MIXED USE
CONDITIONAL REZONING
DEVELOPMENT NOTES

REVISIONS:
07/20/17 - PER TOWN COMMENTS
11/28/17 - PER TOWN COMMENTS

DATE: 08/02/2017
DESIGNED BY: LDI
DRAWN BY: LDI
CHECKED BY: RP
SCALE: AS SHOWN
PROJECT #: 1017034
SHEET #:
RZ10

SITE DEVELOPMENT DATA

- RE: ± 35.50 ACRES
T: # 21608112
E: TOWN: LIGHT INDUSTRIAL(L-1)
RO: ED: ON: ENTERTAINMENT (ENT) DISTRICT (CD)
E: TOWN: VACANT
RO: ED: ANY USE OR USES ALLOWED BY RIGHT OR UNDER PRESCRIBED CONDITIONS IN THE ENT ZONING DISTRICT, TOGETHER WITH ANY INCIDENTAL OR ACCESSORY USES ASSOCIATED THEREWITH THAT ARE PERMITTED UNDER THE ORDINANCE IN THE ENT ZONING DISTRICT
M: M: M: D: N: E: T: 80 FEET

1. GENERAL PROVISIONS

- A. THESE DEVELOPMENT STANDARDS, THE TECHNICAL DATA SHEET, SCHEMATIC SITE PLAN AND OTHER GRAPHICS SET FORTH ON ATTACHED SHEETS RZ10 THROUGH RZ47.0 FROM THE REZONING PLAN (COLLECTIVELY REFERRED TO AS THE "REZONING PLAN") ASSOCIATED WITH THE REZONING APPLICATION FILED BY PROFITTT DIXON PARTNERS, LLC ("APPLICANT") TO ACCOMMODATE A MULTI-USE DEVELOPMENT ON AN APPROXIMATELY 35.50 ACRE SITE LOCATED ON THE SOUTH SIDE OF MATTHEWS-MINT HILL ROAD BETWEEN CRESTDALE ROAD AND BRIGMAN ROAD, WHICH SITE IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (HEREINAFTER REFERRED TO AS THE "SITE"). THE SITE IS COMPRISED OF TAX PARCEL NO. 215-081-12.
B. THE DEVELOPMENT AND USE OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE TOWN OF MATTHEWS MIXED USE DEVELOPMENT ORDINANCE (THE "ORDINANCE"). SUBJECT TO THE REQUESTED FLEXIBLE DESIGN STANDARDS SET FORTH IN SECTION 8. AND THE PUBLIC IMPROVEMENT VARIANCE DESCRIBED BELOW IN SECTION 12, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE ENT ZONING DISTRICT SHALL GOVERN THE USE AND DEVELOPMENT OF THE 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 THE IMPROVEMENTS ON THE SITE ACCORDINGLY. THE ULTIMATE LAYOUT, LOCATIONS AND SIZES OF THE DEVELOPMENT AND THE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE PROPOSED DEVELOPMENT AND SITE ELEMENTS, AND THEY MAY BE ALTERED OR MODIFIED IN ACCORDANCE WITH THE SETBACK AND YARD AND PERMITTED LANDSCAPING REQUIREMENTS SET FORTH ON THIS REZONING PLAN AND THE DEVELOPMENT AND PERMITTED LANDSCAPING REQUIREMENTS SET FORTH ON THIS REZONING PLAN AND NOT MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN.
D. FOR EASE OF REFERENCE WHEN PLACING CERTAIN CONDITIONS ON PORTIONS OF THE SITE OR DESCRIBING CERTAIN FEATURES OF THE PROPOSED DEVELOPMENT, THE SITE IS DIVIDED INTO ELEVEN (11) DEVELOPMENT AREAS THAT ARE DESIGNATED ON THE REZONING PLAN AS DEVELOPMENT AREAS A, B, C, D, E, F, G, H, I, J AND K (EACH A "DEVELOPMENT AREA" AND COLLECTIVELY THE "DEVELOPMENT AREAS"). ANY REFERENCE HEREIN TO THE SITE SHALL BE DEEMED TO INCLUDE ALL OF THE DEVELOPMENT AREAS UNLESS OTHERWISE NOTED HEREIN.
E. THE DEVELOPMENT OF THE SITE MAY OCCUR IN MULTIPLE PHASES AT THE OPTION OF APPLICANT. IT IS ANTICIPATED THAT PHASE 1 OF THE DEVELOPMENT WILL BE THAT PORTION OF THE SITE BOUNDED BY THE LINES DESIGNATED OR LABELED AS "EXTENT OF ARCHITECTURAL APPROVAL (PHASE 1)" ON THE REZONING PLAN.
F. ADMINISTRATIVE AMENDMENTS TO THE REZONING PLAN MAY BE REQUESTED PURSUANT TO SECTION 155.401.5 OF THE ORDINANCE, AND SUCH REQUESTS SHALL BE GOVERNED BY THE TERMS AND PROVISIONS OF SECTION 155.401.5 OF THE ORDINANCE.

2. PERMITTED USES/DEVELOPMENT LIMITATIONS

- A. SUBJECT TO THE LIMITATIONS SET OUT BELOW IN THIS SECTION 2, THE SITE MAY BE DEVOTED TO ANY USES PERMITTED BY THE ORDINANCE IN THE ENT ZONING DISTRICT, TOGETHER WITH ANY INCIDENTAL OR ACCESSORY USES ASSOCIATED THEREWITH THAT ARE PERMITTED UNDER THE ORDINANCE IN THE ENT ZONING DISTRICT.
B. A MAXIMUM OF 570 MULTI-FAMILY DWELLING UNITS MAY BE DEVELOPED ON THE SITE. NOTWITHSTANDING THE FOREGOING, A MAXIMUM OF 360 MULTI-FAMILY DWELLING UNITS MAY BE DEVELOPED IN PHASE 1 OF THE DEVELOPMENT.
C. A MAXIMUM OF 151,000 SQUARE FEET OF GROSS FLOOR AREA DEVOTED TO NON-RESIDENTIAL USES PERMITTED IN THE ENT ZONING DISTRICT MAY BE DEVELOPED ON THE SITE.
D. SUBJECT TO THE PROVISIONS OF PARAGRAPH PARAGRAPH A AND F BELOW, A MAXIMUM OF 180 HOTEL ROOMS (AND ANY ACCESSORY USES) MAY BE DEVELOPED ON THE SITE IN ADDITION TO THE MAXIMUM 570 MULTI-FAMILY DWELLING UNITS AND A MAXIMUM 151,000 SQUARE FEET OF GROSS FLOOR AREA DEVOTED TO NON-RESIDENTIAL USES THAT MAY BE DEVELOPED ON THE SITE.
E. SUBJECT TO PARAGRAPH F BELOW, THE GROSS FLOOR AREA OF A HOTEL (AND ITS ACCESSORY USES) LOCATED ON THE SITE SHALL NOT BE COUNTED TOWARDS THE MAXIMUM 570 MULTI-FAMILY DWELLING UNITS PERMITTED ON THE SITE OR THE MAXIMUM 151,000 SQUARE FEET OF GROSS FLOOR AREA DEVOTED TO NON-RESIDENTIAL USES. IN THE EVENT THAT A HOTEL USE IS DEVELOPED ON THE SITE, THE APPLICANT SHALL BE REQUIRED TO REDUCE THE MAXIMUM NUMBER OF MULTI-FAMILY DWELLING UNITS PERMITTED ON THE SITE AND/OR THE MAXIMUM GROSS FLOOR AREA OF NON-RESIDENTIAL USES PERMITTED ON THE SITE SO THAT THE ADDITION OF THE HOTEL USE IS NEUTRAL FROM A TRAFFIC IMPACT STANDPOINT AS COMPARED TO A MULTI-FAMILY DEVELOPMENT CONTAINING 570 MULTI-FAMILY DWELLING UNITS AND 151,000 SQUARE FEET OF NON-RESIDENTIAL USES. PRIOR TO OBTAINING SITE PLAN AND BUILDING ELEVATION APPROVAL FOR A HOTEL USE, APPLICANT SHALL SUBMIT A TRAFFIC IMPACT ANALYSIS TO THE TOWN OF MATTHEWS THAT CONFIRMS (I) THE NUMBER OF HOTEL ROOMS TO BE DEVELOPED ON THE SITE AND (II) THE MAXIMUM NUMBER OF MULTI-FAMILY DWELLING UNITS PERMITTED ON THE SITE AND/OR THE AMOUNT BY WHICH THE MAXIMUM GROSS FLOOR AREA OF NON-RESIDENTIAL USES PERMITTED ON THE SITE MUST BE REDUCED TO ACHIEVE A NEUTRAL TRAFFIC IMPACT.
G. THE ADJACENT PARCEL OF LAND LOCATED IMMEDIATELY TO THE SOUTH OF THE SITE THAT IS DESIGNATED AS TAX PARCEL NO. 215-081-13 (THE "SOUTHERN ADJACENT PARCEL") IS PLANNED TO ULTIMATELY BE LOCATED IN THE ENT ZONING DISTRICT. IN THE EVENT THAT THE SOUTHERN ADJACENT PARCEL IS REZONED TO THE ENT ZONING DISTRICT, THEN THE SOUTHERN PORTION OF DEVELOPMENT AREA C, DEVELOPMENT AREA I, DEVELOPMENT AREA J AND/OR DEVELOPMENT AREA K (OR PORTIONS THEREOF) MAY, AT THE OPTION OF THE RELEVANT PROPERTY OWNERS, BE COMBINED WITH THE SOUTHERN ADJACENT PARCEL.
H. THE GROSS FLOOR AREA OF ANY PARKING GARAGES/STRUCTURES CONSTRUCTED ON THE SITE SHALL NOT BE CONSIDERED OR COUNTED TOWARDS THE MAXIMUM GROSS FLOOR AREA OR DENSITY ALLOWED ON THE SITE AS SET OUT ABOVE. NOTWITHSTANDING THE FOREGOING, IF ANY PORTION OF A PARKING GARAGE/STRUCTURE IS USED FOR OTHER THAN VEHICULAR OR BICYCLE PARKING (AND AN ACCESSORY OFFICE), THEN SUCH PORTION OF A PARKING GARAGE/STRUCTURE SO DEVOTED SHALL COUNT TOWARDS THE MAXIMUM GROSS FLOOR AREA OR DENSITY ALLOWED ON THE SITE AS SET OUT ABOVE.
I. A MINIMUM OF 80 PERCENT OF THE NET LEASABLE FLOOR AREA OF THE GROUND FLOORS OF THOSE BUILDINGS DESIGNATED AS BUILDING 8 AND BUILDING 9 ON SHEET RZ2.0 OF THE REZONING PLAN SHALL BE DEVOTED TO NON-RESIDENTIAL USES. NOTWITHSTANDING THE FOREGOING, IF ANGLED ON-STREET PARKING IS NOT PERMITTED BY THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION ("NCDOT") AND/OR THE TOWN OF MATTHEWS ON THE PARKWAY EXTENSION (AS DEFINED BELOW) ADJACENT TO BUILDINGS 8 AND BUILDING 9, THEN THE ENTIRE GROUND FLOOR OF BUILDINGS 8 AND BUILDING 9 MAY BE DEVOTED TO RESIDENTIAL USES AT THE OPTION OF APPLICANT.
J. THOSE PORTIONS OF BUILDING 6 AND BUILDING 7 THAT ARE HATCHED ON SHEET RZ2.0 OF THE REZONING PLAN SHALL BE CONSTRUCTED IN A MANNER SO THAT SUCH PORTIONS MAY BE CONVERTED TO NON-RESIDENTIAL USES IN THE FUTURE AT THE OPTION OF APPLICANT.

3. DIMENSIONAL STANDARDS

- A. EXCEPT AS OTHERWISE PROVIDED HEREIN, THE DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE DIMENSIONAL STANDARDS OF THE ENT ZONING DISTRICT SET OUT IN TABLE 155.604.3 OF THE ORDINANCE.
B. SUBJECT TO THE APPROVAL OF A FLEXIBLE DESIGN STANDARD IN ACCORDANCE WITH SECTION 155.401.7 OF THE ORDINANCE, THE MAXIMUM BUILD TO LINE ALONG THE SITE'S FRONTAGE ON MATTHEWS-MINT HILL ROAD SHALL BE 80 FEET.

C. SUBJECT TO THE APPROVAL OF A FLEXIBLE DESIGN STANDARD IN ACCORDANCE WITH SECTION 155.401.7 OF THE ORDINANCE, THE MAXIMUM BUILD TO LINE ALONG DEVELOPMENT AREA AS AND DEVELOPMENT AREA B'S FRONTAGES ON NEW PRIVATE STREET A SHALL BE 40 FEET.

4. TRANSPORTATION AND PARKING

- A. SUBJECT TO PARAGRAPHS B, E, F, G, H AND I BELOW, VEHICULAR ACCESS SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF EACH VEHICULAR ACCESS POINT 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") AS APPLICABLE.
B. THE SITE SHALL BE SERVED BY INTERNAL PUBLIC STREETS AND INTERNAL PRIVATE STREETS AS DEPICTED ON THE REZONING PLAN. THE CROSS SECTION FOR EACH INTERNAL PUBLIC STREET AND EACH INTERNAL PRIVATE STREET IS SET OUT ON SHEET RZ4.0 OF THE REZONING PLAN.
C. PUBLIC ACCESS EASEMENTS SHALL BE PROVIDED TO ALLOW PUBLIC VEHICULAR TRAFFIC TO UTILIZE THE INTERNAL PRIVATE STREETS, AND ANY SUCH PUBLIC ACCESS EASEMENTS SHALL BE NOTED ON THE RELEVANT PLAN TO BE RECORDED.
D. THE ALIGNMENT OF THE INTERNAL PUBLIC STREETS AND INTERNAL PRIVATE STREETS, AS WELL AS THE INTERNAL VEHICULAR CIRCULATION AREAS AND DRIVEWAYS, ARE SUBJECT TO MINOR MODIFICATIONS DURING THE DESIGN DEVELOPMENT AND PERMITTING PROCESS TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS, PARKING LAYOUTS AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE TOWN OF MATTHEWS.
E. IN CONNECTION WITH THE DEVELOPMENT OF PHASE 1 OF THE MULTI-USE DEVELOPMENT, APPLICANT SHALL CONSTRUCT THOSE PORTIONS OF NEW PRIVATE STREET A, NEW PUBLIC STREET B, NEW PRIVATE STREET C AND NEW PUBLIC STREET D THAT ARE LOCATED ON THAT PORTION OF THE SITE BOUNDED BY THE LINES DESIGNATED OR LABELED AS "EXTENT OF ARCHITECTURAL APPROVAL (PHASE 1)" ON THE REZONING PLAN. THE REMAINING PORTIONS OF NEW PRIVATE STREET A, NEW PUBLIC STREET B, NEW PRIVATE STREET C AND NEW PUBLIC STREET D SHALL BE CONSTRUCTED BY APPLICANT AT SUCH TIME THAT THE RELEVANT STREET SEGMENTS ARE REQUIRED TO SERVE A BUILDING CONSTRUCTED ON THE SITE. THE FUTURE INDEPENDENCE POINT OF THE PARKWAY EXTENSION TO BE LABELED OR LABELED AS "EXTENT OF ARCHITECTURAL APPROVAL (PHASE 1)" ON THE REZONING PLAN.
F. FOR THE TEN (10) YEAR PERIOD COMMENCING ON THE DATE OF THE APPROVAL OF THIS REZONING APPLICATION BY THE BOARD OF COMMISSIONERS AND EXPIRING ON THE TENTH (10TH) ANNIVERSARY OF THE DATE OF SUCH APPROVAL, APPLICANT SHALL RESERVE FOR RIGHT OF WAY FOR THAT PORTION OF THE FUTURE INDEPENDENCE POINT OF THE PARKWAY EXTENSION TO BE LABELED OR LABELED AS "EXTENT OF ARCHITECTURAL APPROVAL (PHASE 1)" ON THE REZONING PLAN.
G. THE PARKWAY EXTENSION SHALL BE FUNDED AND CONSTRUCTED BY OTHERS. A POTENTIAL CONCEPTUAL DESIGN FOR THE PARKWAY EXTENSION IS DEPICTED ON SHEET RZ2.4 OF THE REZONING PLAN, AND THIS DESIGN IS CONSISTENT WITH AND MEETS THE DESIGN OBJECTIVES OF THE ENT ZONING DISTRICT. MORE SPECIFICALLY, THE PARKWAY EXTENSION IS TO BE DESIGNATED AS A MEDIAN-DIVIDED, AN URBAN SCALE AND PEDESTRIAN FRIENDLY STREET WITH ON-STREET PARKING TO SERVE ADJACENT BUILDINGS AND USES AS DEPICTED ON SHEET RZ2.4 OF THE REZONING PLAN. NOTWITHSTANDING THE FOREGOING, ANYTHING CONTAINED HEREIN TO THE CONTRARY, IF THE PARKWAY EXTENSION HAS NOT BEEN CONSTRUCTED AT THE TIME THAT APPLICANT APPLIES FOR A BUILDING PERMIT FOR ONE DESIRES TO PROCEED WITH THE DEVELOPMENT OF ONE OR MORE OF THE BUILDINGS DESIGNATED AS BUILDING 8, BUILDING 9, BUILDING 10, BUILDING 11, BUILDING 12 OR BUILDING 13 ON THE REZONING PLAN AND PROVIDED THAT NCDOT, THE TOWN OF MATTHEWS AND APPLICANT HAVE ENTERED INTO A MEMORANDUM OF UNDERSTANDING PURSUANT TO WHICH APPLICANT IS RESPONSIBLE FOR THE COST OF CONSTRUCTING THE PARKWAY EXTENSION AS DEFINED BELOW, THEN APPLICANT MAY, WITH THE APPROVAL OF THE PLANNING STAFF AND/OR THE TOWN ENGINEER AND AS AN INTERIM CONDITION UNTIL SUCH TIME THAT THE PARKWAY EXTENSION IS CONSTRUCTED BY OTHERS, CONSTRUCT WITHIN THE FUTURE INDEPENDENCE POINT RIGHT OF WAY A PRIVATE STREET WITH A CROSS SECTION IDENTICAL TO THAT OF THE PARKWAY EXTENSION ON THE MATTHEWS-MINT HILL ROAD, AND THE PRIVATE STREET SHALL EXTEND SOUTHWARD INTO THE SITE AS FAR AS IS REASONABLY THAT PORTION OF THE PARKWAY EXTENSION NECESSARY TO SERVE THE BUILDING OR BUILDINGS BEING PERMITTED. A PUBLIC ACCESS EASEMENT SHALL BE PROVIDED TO THE BALCONIES AND TERRACES AND TRIM AREAS OF THE BUILDING OR BUILDINGS BEING PERMITTED BY APPLICANT. ANY PORTION OF THE PARKWAY EXTENSION CONSTRUCTED BY APPLICANT SHALL BE MAINTAINED BY APPLICANT AS A PRIVATE STREET UNTIL SUCH TIME THAT THE ENTIRE PARKWAY EXTENSION IS CONSTRUCTED BY OTHERS AND ACCEPTED FOR PUBLIC MAINTENANCE.
H. THE NUMBER OF VEHICULAR PARKING SPACES LOCATED ON THE SITE SHALL MEET THE REQUIREMENTS OF THE ORDINANCE.
I. THE MINIMUM DIMENSIONS OF THE PARKING SPACES LOCATED ON THE SITE SHALL BE AS SET OUT BELOW.
J. 90 DEGREE PARKING SPACES WITHIN PARKING AREAS: MINIMUM OF 8 FEET BY 17 FEET.
K. ON-STREET 60 DEGREE ANGLE PARKING SPACES: MINIMUM WIDTH OF 10.4 FEET MEASURED ALONG THE DRIVE AISLE; MINIMUM DEPTH OF 18 FEET MEASURED PERPENDICULAR TO THE CURB.
L. A SECONDARY, PRIVATE TEMPORARY TWO WAY VEHICULAR ACCESS SHALL BE PROVIDED FROM THE SITE TO MATTHEWS-MINT HILL ROAD AS GENERALLY DEPICTED ON SHEET RZ2.1 OF THE REZONING PLAN. THE LOCATION AND ALIGNMENT OF THIS TEMPORARY VEHICULAR ACCESS ARE SUBJECT TO ANY MODIFICATIONS APPROVED BY THE PLANNING STAFF AND/OR THE TOWN ENGINEER DURING THE DESIGN DEVELOPMENT AND PERMITTING PROCESS TO ACCOMMODATE SITE CONDITIONS, CHANGES IN TRAFFIC PATTERNS, PARKING LAYOUTS AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE TOWN OF MATTHEWS. THIS TEMPORARY VEHICULAR ACCESS SHALL BE PAVED AND IT SHALL HAVE A MINIMUM WIDTH AND CURB AND GUTTER AND SIDEWALKS SHALL NOT BE REQUIRED TO BE INSTALLED ADJACENT TO THIS TEMPORARY VEHICULAR ACCESS. THIS TEMPORARY VEHICULAR ACCESS SHALL REMAIN IN PLACE UNTIL SUCH TIME THAT A PERMANENT SECONDARY VEHICULAR ACCESS TO THE SITE IS PROVIDED. ANY MODIFICATIONS TO THE TRAFFIC SIGNAL TO BE INSTALLED BY THE TOWN OF MATTHEWS AT THE INTERSECTION OF MATTHEWS-MINT HILL ROAD, INDEPENDENCE POINT PARKWAY AND THE SECONDARY, PRIVATE TEMPORARY TWO WAY VEHICULAR ACCESS SHALL BE COMPLETED BY APPLICANT AT ITS SOLE COST AND EXPENSE.
M. APPLICANT SHALL IMPLEMENT A SHARED PARKING PROGRAM BETWEEN THE VARIOUS USES LOCATED ON THE SITE.
N. IN THE EVENT THAT THE SOUTHERN ADJACENT PARCEL IS REZONED TO THE ENT ZONING DISTRICT AND DEVELOPED IN ACCORDANCE WITH AN APPROVED ENT ZONING DISTRICT CONDITIONAL REZONING PLAN, APPLICANT SHALL DISCUSS AND CONSIDER A SHARED PARKING AGREEMENT WITH THE OWNERS/DEVELOPERS OF THE SOUTHERN ADJACENT PARCEL.
O. IN THE EVENT THAT THE ADJACENT PARCEL OF LAND LOCATED IMMEDIATELY TO THE EAST OF THE SITE THAT IS DESIGNATED AS TAX PARCEL NO. 215-081-29 (THE "EASTERN ADJACENT PARCEL") IS REZONED TO THE ENT ZONING DISTRICT AND DEVELOPED IN ACCORDANCE WITH AN APPROVED ENT ZONING DISTRICT CONDITIONAL REZONING PLAN, APPLICANT SHALL DISCUSS AND CONSIDER A SHARED PARKING AGREEMENT WITH THE OWNERS/DEVELOPERS OF THE EASTERN ADJACENT PARCEL.
P. ADDITIONALLY, IN THE EVENT THAT THE ADJACENT PARCEL OF LAND DESIGNATED AS TAX PARCEL NO. 215-081-13 (THE "ADJACENT PARCEL") IS REZONED TO THE ENT ZONING DISTRICT AND DEVELOPED IN ACCORDANCE WITH AN APPROVED ENT ZONING DISTRICT CONDITIONAL REZONING PLAN, APPLICANT SHALL DISCUSS AND CONSIDER A SHARED PARKING AGREEMENT WITH THE OWNERS/DEVELOPERS OF THE ADJACENT PARCEL. APPLICANT SHALL SEEK THE APPROVAL OF THE TOWN ENGINEER OF 25 FOOT BY 25 FOOT SIGHT TRIANGLES AS MEASURED FROM THE BACK OF CURB.
Q. THE TOWN OF MATTHEWS ACKNOWLEDGES THAT THE PARKING AREAS AND PARKING SPACES DEPICTED ON THE REZONING PLAN AND THE PARKING AREAS AND PARKING SPACES THAT WILL BE ADDED TO THE PARKWAY EXTENSION ARE NECESSARY FOR THE VIABILITY OF THE MULTI-USE DEVELOPMENT.

DEPICTED ON AND CONTEMPLATED BY THE REZONING PLAN, ACCORDINGLY, NEITHER THE TOWN OF MATTHEWS NOR NCDOT SHALL IMPOSE ANY RESTRICTIONS ON THE ON-STREET PARKING SPACES LOCATED ON THE PUBLIC STREETS TO BE LOCATED ON THE SITE OR REMOVE ANY OF THE ON-STREET PARKING SPACES FROM THE PUBLIC STREETS TO BE LOCATED ON THE SITE. ON-STREET PARKING SPACES LOCATED ON THE PUBLIC STREETS TO BE LOCATED ON THE SITE SHALL BE AVAILABLE AT NO COST TO THE USERS THEREOF ON A 24 HOUR PER DAY, 7 DAYS A WEEK BASIS.

NOTWITHSTANDING THE FOREGOING, IN THE EVENT THAT A LIGHT RAIL STOP OR A BUS PARK AND RIDE FACILITY IS LOCATED ON THE SITE OR ADJACENT THERETO, THE TOWN OF MATTHEWS WILL WORK WITH THE APPLICANT OR A SUBSEQUENT PROPERTY OWNER TO RESTRICT PARKING IN THE ON-STREET PARKING SPACES LOCATED ON A PUBLIC STREET ADJACENT TO A RESIDENTIAL BUILDING TO THE RESIDENTS OF THAT BUILDING IF REQUESTED BY THE APPLICANT OR A SUBSEQUENT PROPERTY OWNER.

5. STREETScape TREATMENT, SIDEWALKS AND SCREENING

- A. AS MORE PARTICULARLY DEPICTED ON THE STREET SECTIONS SET OUT ON SHEET RZ4.0 OF THE REZONING PLAN, A MINIMUM 16 FOOT WIDE PEDESTRIAN-AMENITY ZONE WITH A MULTI-MODAL SIDEWALK AND A PLANTING STRIP SHALL BE PROVIDED ON BOTH SIDES OF THE PRIVATE AND PUBLIC STREETS TO BE CONSTRUCTED WITHIN THE SITE.
B. THE 16 FOOT WIDE PEDESTRIAN-AMENITY ZONES DESCRIBED ABOVE SHALL CONTAIN A COMBINATION OF HARDSCAPE AND LANDSCAPING, AND THEY MAY CONTAIN DECORATIVE LIGHTING, CHAIRS, BENCHES, KNEE WALLS, SEAT WALLS AND OTHER SEATING ELEMENTS. ANY SUCH IMPROVEMENTS SHALL BE CONSTRUCTED SUCH THAT MINIMUM 8 FOOT WIDE CLEAR SIDEWALK ZONES SHALL BE MAINTAINED WITHIN THE 16 FOOT WIDE PEDESTRIAN-AMENITY ZONES. APPLICANT AND THE TOWN PLANNING STAFF SHALL ESTABLISH THE ACTUAL DESIGN OF THE 16 FOOT WIDE PEDESTRIAN-AMENITY ZONES AND THE MATERIALS TO BE UTILIZED THEREIN DURING THE DESIGN DEVELOPMENT AND PERMITTING PROCESS.
C. SET OUT ON SHEET RZ4.0 OF THE REZONING PLAN IS A GRAPHIC DEPICTION OF THE SITE DESIGN STANDARDS RELATING TO MATTERS SUCH AS HARDSCAPE, LANDSCAPING AND PEDESTRIAN ELEMENTS. THE SITE DESIGN STANDARDS ARE ILLUSTRATIVE OF THE APPROXIMATE SIZE, DESIGN INTENT AND QUALITY OF THE FEATURES DEPICTED ON SHEET RZ4.0, HOWEVER, THE ACTUAL DESIGN OF THESE FEATURES MAY VARY FROM WHAT IS DEPICTED PROVIDED THAT THE ACTUAL DESIGN OF THESE FEATURES MEETS THE SIZE, DESIGN INTENT AND QUALITY ILLUSTRATED ON SHEET RZ4.0.
D. A MINIMUM 10 FOOT WIDE SIDEWALK SHALL BE INSTALLED ALONG THE SITE'S FRONTAGE ON MATTHEWS-MINT HILL ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN.

6. TREE PROTECTION AND LANDSCAPING

- A. THE DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE TREE PROTECTION REQUIREMENTS OF THE ORDINANCE, AS PROVIDED UNDER SUBJECT TO THE APPROVAL OF A FLEXIBLE DESIGN STANDARD IN ACCORDANCE WITH SECTION 155.401.7 OF THE ORDINANCE, THE SITE SHALL MEET THE PROVIDE EIGHT (8) PERCENT TREE CANOPY REQUIREMENT ENTIRELY THROUGH THE PLANTING OF NEW TREES ON THE SITE. PURSUANT TO SECTION 155.606.7, A 3% OF THE ORDINANCE, ALL TREE PLANTING REQUIREMENTS CITED IN SECTIONS 155.606.3 THROUGH 155.606.6 AS APPLICABLE, INCLUSIVE, MAY BE CREDITED TOWARD THE MINIMUM TREE CANOPY REQUIREMENT.
B. THE PERMITTED EXTERIOR BUILDING MATERIALS TO BE USED ON EACH BUILDING TO BE CONSTRUCTED ON THE SITE (INCLUDING THOSE BUILDINGS SUBJECT TO FUTURE ELEVATION PLAN APPROVAL BY THE BOARD OF COMMISSIONERS AS DESCRIBED IN PARAGRAPHS G AND H BELOW) WILL BE A COMBINATION OF PORTIONS OF THE FOLLOWING: BRICK, STONE, PRECAST STONE, SYNTHETIC STONE, CEMENTITIOUS SIDING, STUCCO, EIFS AND/OR WOOD. AT LEAST 40% OF THE EXTERIOR SURFACE AREA OF THE COMBINED OR AGGREGATED FACADES OF EACH BUILDING BELOW THE ROOFLINE SHALL BE CONSTRUCTED OF BRICK, STONE, PRECAST STONE OR SYNTHETIC STONE. THE FACADES BELOW THE ROOFLINE IS DEFINED AS THE ENTIRE EXTERIOR SURFACE AREA BELOW THE ROOFLINE EXCLUDING WINDOWS, DOORS, BALCONIES AND TRIM OR TRIM WINDOWS, DOORS, BALCONIES AND TRIM AREAS NOT CONSIDERED WHEN CALCULATING THE MINIMUM PERCENTAGE OF BUILDING MATERIALS REQUIRED.
C. VINYL OR MASONITE MAY NOT BE USED AS EXTERIOR CLADDING, PROVIDED, HOWEVER, THAT VINYL MAY BE UTILIZED ON WINDOWS, DOORS, GARAGE DOORS, SOFFITS, TRIM AND RAILINGS.
D. ADDITIONAL DESIGN STANDARDS FOR BUILDINGS 2, 3, 4, 5, 6 AND 7.
E. ATTACHED TO THE REZONING PLAN ARE CONCEPTUAL, SCHEMATIC IMAGES OF THE PRIMARY ELEVATIONS EACH ELEVATION OF BUILDINGS 2, 3, 4, 5, 6 AND 7 THAT ARE INTENDED TO DEPICT THE GENERAL CONCEPTUAL ARCHITECTURAL STYLE, DESIGN TREATMENT AND CHARACTER OF THE PRIMARY EACH ELEVATION OF EACH OF THESE BUILDINGS. ACCORDINGLY, THE PRIMARY ELEVATIONS SHALL BE DESIGNED AND CONSTRUCTED SO THAT THE PRIMARY EACH ELEVATION OF EACH OF THESE BUILDINGS IS SUBSTANTIALLY SIMILAR IN APPEARANCE TO THE ATTACHED RELEVANT CONCEPTUAL, SCHEMATIC IMAGE WITH RESPECT TO ARCHITECTURAL STYLE, DESIGN TREATMENT AND CHARACTER. NOTWITHSTANDING THE FOREGOING, CHANGES AND ALTERATIONS TO THE PRIMARY EACH ELEVATION OF EACH OF THESE BUILDINGS THAT DO NOT MATERIALLY CHANGE THE OVERALL CONCEPTUAL ARCHITECTURAL STYLE, DESIGN TREATMENT AND CHARACTER SHALL BE PERMITTED.
F. THE APPROVAL OF THIS REZONING APPLICATION, THE REZONING PLAN AND THE ATTACHED CONCEPTUAL, SCHEMATIC IMAGES OF BUILDINGS 2, 3, 4, 5, 6 AND 7 BY THE BOARD OF COMMISSIONERS SHALL CONSTITUTE THE APPROVAL OF THE ELEVATIONS OF BUILDINGS 2, 3, 4, 5, 6 AND 7 UNDER THE ORDINANCE.
G. SITE PLAN AND ELEVATION PLAN APPROVAL FOR BUILDINGS 1, 8, 9, 10, 11, 12, 13, 14 AND 15.
H. IN ACCORDANCE WITH THE PROCEDURES SET OUT IN SECTION 155.401.5.B. OF THE ORDINANCE AND PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR BUILDING 1, BUILDING 8, BUILDING 9, BUILDING 10, BUILDING 11, BUILDING 12, BUILDING 13, BUILDING 14 OR BUILDING 15, THE SITE PLAN AND BUILDING ELEVATIONS FOR THE RELEVANT BUILDING MUST BE APPROVED BY THE BOARD OF COMMISSIONERS, IN CONNECTION WITH THE REVIEW AND APPROVAL OF THE SITE PLAN AND BUILDING ELEVATIONS FOR EACH SUCH BUILDING, APPLICANT MAY REQUEST, PURSUANT TO SECTIONS 155.604.5 AND 155.604.6 OF THE ORDINANCE, THE APPROVAL OF FLEXIBLE DESIGN STANDARDS FOR THE SITE PLAN AND BUILDING ELEVATIONS.
I. AT THE OPTION OF APPLICANT AND THE OWNER/DEVELOPER OF THE EASTERN ADJACENT PARCEL, SITE PLAN AND BUILDING ELEVATION APPROVAL MAY BE COMBINED WITH SITE PLAN AND BUILDING ELEVATION APPROVAL FOR THE EASTERN ADJACENT PARCEL. IN THE EVENT THAT THE EASTERN ADJACENT PARCEL IS REZONED TO THE ENT ZONING DISTRICT AND DEVELOPED IN ACCORDANCE WITH AN APPROVED ENT ZONING DISTRICT CONDITIONAL REZONING PLAN, APPLICANT SHALL DISCUSS AND CONSIDER A SHARED PARKING AGREEMENT WITH THE OWNERS/DEVELOPERS OF THE EASTERN ADJACENT PARCEL.
J. SITE PLAN AND ELEVATION APPROVAL FOR DEVELOPMENT AREAS I, J AND K.
K. IN ACCORDANCE WITH THE PROCEDURES SET OUT IN SECTION 155.401.5.B. OF THE ORDINANCE AND PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR ANY STRUCTURE TO BE CONSTRUCTED IN DEVELOPMENT AREAS I, J OR K, THE SITE PLAN AND BUILDING ELEVATIONS FOR EACH SUCH BUILDING MUST BE APPROVED BY THE BOARD OF COMMISSIONERS, IN CONNECTION WITH THE REVIEW AND APPROVAL OF THE SITE PLAN AND THE BUILDING ELEVATIONS FOR EACH SUCH BUILDING, APPLICANT MAY REQUEST, PURSUANT TO SECTIONS 155.604.5 AND 155.604.6 OF THE ORDINANCE, THE APPROVAL OF FLEXIBLE DESIGN STANDARDS FOR THE DEVELOPMENT AREASITE PLAN AND THE BUILDING ELEVATIONS.
L. AT THE OPTION OF APPLICANT AND THE OWNER/DEVELOPER OF THE SOUTHERN ADJACENT PARCEL, SITE PLAN AND BUILDING ELEVATION APPROVAL MAY BE COMBINED WITH SITE PLAN AND BUILDING ELEVATION APPROVAL FOR THE SOUTHERN ADJACENT PARCEL. IN THE EVENT THAT THE SOUTHERN

ADJACENT PARCEL IS REZONED TO THE ENT ZONING DISTRICT AND DEVELOPED IN ACCORDANCE WITH AN APPROVED ENT ZONING DISTRICT CONDITIONAL REZONING PLAN.

- I. DUMPSTER, COMPACTOR AND RECYCLING AREAS WILL BE ENCLOSED ON ALL FOUR SIDES BY AN OPAQUE WALL OR FENCE WITH ONE SIDE BEING A HINGED OPAQUE GATE. IF ONE OR MORE SIDES OF A DUMPSTER, COMPACTOR AND RECYCLING AREA ADJOIN A SIDE WALL OR REAR WALL OF A BUILDING, THEN THE SIDE WALL OR REAR WALL OF THE BUILDING MAY BE SUBSTITUTED FOR THE WALL OR FENCE ALONG EACH SUCH SIDE. POTENTIAL MOVING LOCATIONS ARE GENERALLY DEPICTED ON THE REZONING PLAN AND THE SERVICE LOCATIONS MAY BE MODIFIED DURING THE DESIGN DEVELOPMENT AND PERMITTING PROCESS.
J. PURSUANT TO SECTION 155.503.8.F OF THE ORDINANCE, APPLICANT MAY SEEK THE APPROVAL OF THE PLANNING STAFF OF AN EXCEPTION TO THE REQUIREMENT THAT RESIDENTIAL BUILDINGS SHALL HAVE THEIR FIRST HABITABLE STORY AT LEAST 18 INCHES ABOVE THE ADJACENT PUBLIC WALKWAY. APPLICANT'S REQUEST FOR THIS EXCEPTION HAS BEEN APPROVED BY THE PLANNING STAFF, AND THE RESIDENTIAL BUILDINGS TO BE CONSTRUCTED ON THE SITE SHALL NOT BE REQUIRED TO HAVE THEIR FIRST HABITABLE STORY AT LEAST 18 INCHES ABOVE THE ADJACENT PUBLIC WALKWAY.

8. FLEXIBLE DESIGN STANDARDS

- A. PURSUANT TO SECTIONS 155.503.8.H AND 155.401.7 OF THE ORDINANCE, THE FOLLOWING FLEXIBLE DESIGN STANDARDS SHALL APPLY TO THE DEVELOPMENT OF THE SITE PROVIDED AND SHALL BE DEEMED TO BE APPROVED IN THE EVENT THAT THE REZONING APPLICATION IS APPROVED BY THE BOARD OF COMMISSIONERS.
(i) PURSUANT TO SECTION 155.401.7.C.10 OF THE ORDINANCE, THE BUILDING AND STRUCTURE DESIGN PRINCIPLES SET OUT IN SECTION 155.503.8.G OF THE ORDINANCE ARE MODIFIED SO AS TO ALLOW THE EXTERIOR BUILDING MATERIALS AND PERCENTAGES OF EXTERIOR BUILDING MATERIALS DESCRIBED ABOVE IN PARAGRAPHS 7.D AND 7.E, AND THE DESIGN OF BUILDINGS 2, 3, 4, 5, 6 AND 7 AS DEPICTED ON THE CONCEPTUAL, SCHEMATIC IMAGES FOR SUCH BUILDINGS THAT ARE ATTACHED TO THE REZONING PLAN. THE FLEXIBLE DESIGN STANDARDS FOR BUILDINGS 2, 3, 4, 5, 6 AND 7 INCLUDE THE FOLLOWING:
(a) AT LEAST 40 PERCENT OF THE EXTERIOR SURFACE AREA OF THE COMBINED OR AGGREGATED FACADES OF EACH BUILDING BELOW THE ROOFLINE SHALL BE CONSTRUCTED OF BRICK, STONE, PRECAST STONE OR SYNTHETIC STONE. THE ROOFLINE IS DEFINED IN SECTION 7.D, ABOVE. THIS PROVISION MODIFIES SECTION 155.503.8.G.2.A OF THE ORDINANCE.
(b) UP TO 60 PERCENT OF THE EXTERIOR SURFACE AREA OF THE COMBINED OR AGGREGATED FACADES OF EACH BUILDING BELOW THE ROOFLINE MAY BE COMPOSED OF CEMENTITIOUS SIDING, STUCCO, EIFS, AND/OR WOOD. THIS PROVISION MODIFIES SECTION 155.503.8.G.2.B OF THE ORDINANCE.
(c) UP TO 4 COLORS SHALL BE ALLOWED ON THE MASONRY COMPONENTS OF EACH BUILDING AND UP TO 5 COLORS SHALL BE ALLOWED ON THE NON-MASONRY COMPONENTS OF EACH BUILDING. UP TO 2 ACCENT COLORS SHALL BE ALLOWED ON EACH BUILDING. THIS PROVISION MODIFIES SECTION 155.503.8.G.2.D OF THE ORDINANCE.
(d) PEDESTRIAN USE DOORS TO NON-RESIDENTIAL USES FROM A PUBLIC STREET MAY BE COVERED BY A BALCONY OR PORCH AND ARCADES ARE PERMITTED. THIS PROVISION MODIFIES SECTION 155.503.8.G.3.A.1 OF THE ORDINANCE.
(e) IN ADDITION TO ALL OTHER PERMITTED ROOFING MATERIALS, A SINGLE MEMBRANE MATERIAL MAY BE UTILIZED ON FLAT ROOFS. THIS PROVISION MODIFIES SECTION 155.503.8.G.4.A OF THE ORDINANCE.
(f) EAVES, WHEN PROVIDED, MUST OVERHANG 12 TO 30 INCHES ON A PRINCIPAL BUILDING FOR THE INITIAL 4 STORIES. THIS PROVISION MODIFIES SECTION 155.503.8.G.5.A.II OF THE ORDINANCE.
(g) BUILDINGS WITHOUT VISIBLE ROOF SURFACES DUE TO PARAPET WALL EXTENSIONS AND WITHOUT OVERHANGING EAVES MAY CREATE AN OVERHANG WITH A CORNICE PROJECTING HORIZONTALLY BETWEEN 4 AND 12 INCHES BEYOND THE PLANE OF THE BUILDING WALL ON A PRINCIPAL BUILDING FOR THE INITIAL 4 STORIES. THIS PROVISION MODIFIES SECTION 155.503.8.G.5.B.II OF THE ORDINANCE.
(h) AS DEPICTED ON THE CONCEPTUAL, SCHEMATIC IMAGES OF BUILDINGS 2, 3, 4, 5, 6 AND 7, WINDOWS ON SUCH BUILDINGS MAY HAVE A SINGLE PANE OF GLASS, AND MULTIPLE PANES OF GLASS SHALL NOT BE REQUIRED. THIS PROVISION MODIFIES SECTION 155.503.8.G.6 OF THE ORDINANCE.
(i) DOORS DESIGNED PRIMARILY FOR PEDESTRIAN USE SHALL BE OF WOOD, CLAD WOOD, ALUMINUM OR STEEL, AND MAY INCLUDE GLASS PANES. THIS PROVISION MODIFIES SECTION 155.503.8.G.6.F OF THE ORDINANCE.
(j) WINDOWS MAY BE GANGED HORIZONTALLY AS DEPICTED ON THE CONCEPTUAL, SCHEMATIC IMAGES OF BUILDINGS 2, 3, 4, 5, 6 AND 7 AND TO OTHERWISE ALLOW A VARIETY OF WINDOW COMBINATIONS. EACH WINDOW GROUPING SHALL NOT BE REQUIRED TO BE SEPARATED BY A MILLION COLUMN, PIER, OR WALL SECTION THAT IS AT LEAST 7 INCHES WIDE. THIS PROVISION MODIFIES SECTION 155.503.8.G.7.B OF THE ORDINANCE.
(k) IN ADDITION TO OTHER PERMISSIBLE FIXED WINDOWS, FIXED WINDOWS MAY BE LOCATED IN STAIRWELLS. THIS PROVISION MODIFIES SECTION 155.503.8.G.7.D OF THE ORDINANCE.
L. SUBJECT TO THE REQUIREMENTS AND/OR DIRECTIONS OF ANY UTILITY PROVIDER, APPLICANT SHALL COMPLY WITH THE REQUIREMENTS OF SECTIONS 155.503.8.G.10.A AND 155.503.8.G.10.B OF THE ORDINANCE.
M. PURSUANT TO SECTION 155.401.7.C.8 OF THE ORDINANCE, THE MAXIMUM BUILD TO LINE ALONG THE SITE'S FRONTAGE ON MATTHEWS-MINT HILL ROAD SHALL BE 80 FEET.
N. PURSUANT TO SECTION 155.401.7.C.9 OF THE ORDINANCE, THE MAXIMUM BUILD TO LINE ALONG DEVELOPMENT AREA AS AND DEVELOPMENT AREA B'S FRONTAGES ON NEW PRIVATE STREET A SHALL BE 40 FEET.
O. PURSUANT TO SECTION 155.401.7.C.11 OF THE ORDINANCE, THE SITE SHALL PROVIDE EIGHT (8) PERCENT TREE CANOPY ENTIRELY THROUGH THE PLANTING OF NEW TREES ON THE SITE. PURSUANT TO SECTION 155.607.A.3.G OF THE ORDINANCE, ALL TREE PLANTING REQUIREMENTS CITED IN SECTIONS 155.606.3 THROUGH 155.606.6 AS APPLICABLE, INCLUSIVE, MAY BE CREDITED TOWARD THE MINIMUM TREE CANOPY REQUIREMENT.
P. PURSUANT TO SECTION 155.401.7.C.7 OF THE ORDINANCE, THE BLOCK LENGTHS DEPICTED ON THE REZONING PLAN SHALL BE PERMITTED.
Q. PURSUANT TO SECTION 155.401.7.C.9 OF THE ORDINANCE, THE PARKING AREAS AND ACCESS DRIVES MAY BE LOCATED GENERALLY AS DEPICTED ON THE REZONING PLAN.
9. APPROXIMATE LIMITS OF CLEARING IN PHASE I
A. ATTACHED TO THE REZONING PLAN IS AN EXHIBIT THAT DEPICTS THE APPROXIMATE CLEARING LIMITS ASSOCIATED WITH THE DEVELOPMENT OF PHASE I ARE DEPICTED ON SHEET RZ2.1 OF THE REZONING PLAN. THE APPROXIMATE CLEARING LIMITS ARE BASED UPON A PRELIMINARY GRADING PLAN, AND THE CLEARING LIMITS ARE SUBJECT TO MINOR MODIFICATIONS DURING THE DESIGN DEVELOPMENT AND PERMITTING PROCESS BASED UPON THE FINAL GRADING PLAN FOR PHASE I. ADDITIONALLY, THE LOCATION OF THE SECONDARY, PRIVATE TEMPORARY TWO WAY VEHICULAR ACCESS TO MATTHEWS-MINT HILL ROAD MAY MOVE BEFORE THE DEPICTED APPROXIMATE CLEARING LIMITS DURING THE DESIGN DEVELOPMENT AND PERMITTING PROCESS AS A RESULT OF SITE CONDITIONS OR TO ACCOMMODATE ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE TOWN OF MATTHEWS.

10. STORM WATER

- A. DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE TOWN OF MATTHEWS POST CONSTRUCTION STORM WATER ORDINANCE.
B. INTERIM BMP WATER QUALITY PONDS FOR THE SITE ARE DEPICTED ON THE REZONING PLAN FOR ILLUSTRATIVE PURPOSES ONLY. ADJUSTMENTS TO THE LOCATION, SIZE AND TYPE OF THE INTERIM BMP WATER QUALITY PONDS MAY BE MADE DURING THE DESIGN DEVELOPMENT AND PERMITTING PROCESS. WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS, AND SUCH ADJUSTMENTS MAY BE MADE DURING THE DESIGN DEVELOPMENT AND PERMITTING PROCESS.



FOR PUBLIC HEARING
APPLICATION # 2017-664

MATTHEWS MIXED USE
CONDITIONAL REZONING
PROFFITT DIXON PARTNERS | MATTHEWS, NORTH CAROLINA
DEVELOPMENT NOTES

REVISIONS
A 07/23/2017 - PER TOWN COMMENTS
B 11/29/2017 - PER TOWN COMMENTS

DATE: 09/07/2017
DESIGNED BY: LDI
DRAWN BY: LDI
CHECKED BY: RP
SCALE: 1/8" = 1'-0"
PROJECT #: 1017034
SHEET #:
RZ

2

C. THE INTERIM BMP/WATER QUALITY PONDS ARE DESIGNATED AS "INTERIM" BECAUSE APPLICANT, AT ITS OPTION, MAY WORK WITH THE OWNER(S) OR THE DEVELOPERS OF THE SOUTHERN ADJACENT PARCEL (AS DEFINED ABOVE) AND/OR THE EASTERN ADJACENT PARCEL TO IMPLEMENT A LARGER, PERMANENT REGIONAL STORM WATER MANAGEMENT SYSTEM DOWNSTREAM TO SERVE A LARGER PORTION OF THE ENTIRE ENTERTAINMENT DISTRICT AREA. IN SUCH AN EVENT, THE INTERIM BMP/WATER QUALITY PONDS MAY BE REMOVED FROM THE SITE BY OTHERS WITH THE APPROVAL OF APPLICANT.

- 11. SIGNS**
- A. ALL SIGNS INSTALLED ON THE SITE SHALL COMPLY WITH THE REQUIREMENTS OF THE ORDINANCE.
 - B. ANY SIGNS DEPICTED ON THE CONCEPTUAL SCHEMATIC IMAGES OF THE BUILDINGS ARE ILLUSTRATIVE ONLY, AND ALL SIGNS INSTALLED ON THE SITE SHALL BE SEPARATELY PERMITTED.
 - C. APPLICANT OR ANY SUCCESSOR OWNER(S) OF THE SITE MAY PURSUE THE APPROVAL OF A MASTER SIGN PLAN PURSUANT TO THE TERMS OF THE ORDINANCE.

12. PUBLIC IMPROVEMENT VARIANCE

A. PURSUANT TO SECTION 155.712 OF THE ORDINANCE, APPLICANT REQUESTED A PUBLIC IMPROVEMENT VARIANCE FROM THE REQUIREMENTS OF SECTION 155.701.C.4.G OF THE ORDINANCE TO ALLOW THIS PROPOSED MULTI-USE DEVELOPMENT TO HAVE ONLY TWO OPEN AND FUNCTIONING VEHICULAR ACCESS POINTS FROM THE EXISTING PUBLIC STREET SYSTEM EVEN THOUGH THE SITE MAY BE DEVELOPED WITH UP TO 360 MULTI-FAMILY DWELLING UNITS IN PHASE 1, AND UP TO 570 MULTI-FAMILY DWELLING UNITS AT FULL BUILDOUT. THIS PUBLIC IMPROVEMENT VARIANCE WAS GRANTED BY THE BOARD OF COMMISSIONERS ON NOVEMBER 13, 2017.

13. PUBLIC WATER AND SEWER

A. PUBLIC WATER AND SEWER UTILITIES SHALL BE DESIGNED AND INSTALLED ON THE SITE IN A MANNER THAT WILL PERMIT ANY DEVELOPMENT ON THE SOUTHERN ADJACENT PARCEL TO ULTIMATELY CONNECT TO THE PUBLIC WATER AND SEWER UTILITIES INSTALLED ON THE SITE. SUCH UTILITIES INSTALLED ON THE SITE SHALL BE LOCATED EITHER WITHIN PUBLIC RIGHT OF WAY OR WITHIN AN EASEMENT SO THAT THE DEVELOPER(S) OF THE SOUTHERN ADJACENT PARCEL MAY CONNECT TO SUCH UTILITIES.

14. BINDING EFFECT OF THE REZONING APPLICATION

A. IF THIS REZONING APPLICATION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT AND/OR USE OF THE 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 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 (INCLUDING ANY PROPERTY OWNERS ASSOCIATION) OR THE OWNER OR OWNERS OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.

2



NE ROUTE TREE OO NORT



NE ROUTE TREE OO N E



NE ROUTE TREE OO N OT FROM M TTE O MNT RD

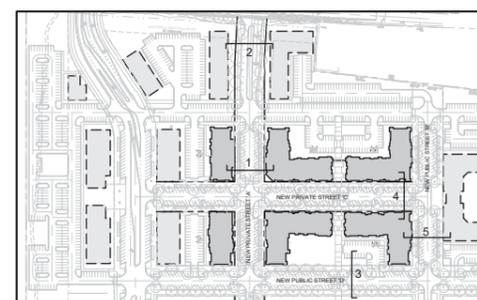


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NOTE: D N O N O R M N R O E O N R E R T O R T E T R E E O N



STREET SECTIONS KEY

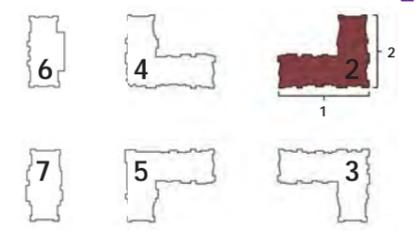


LandDesign
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THAT MATTER
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FOR PUBLIC HEARING
APPLICATION # 2017-664

MATTHEWS MIXED USE
CONDITIONAL REZONING
PROFFITT DIXON PARTNERS | MATTHEWS, NORTH CAROLINA
STREET SECTIONS

REVISIONS:
07/27/2017 - PER TOWN COMMENTS
11/29/2017 - PER TOWN COMMENTS
DATE: 08/02/2017
DESIGNED BY: LDJ
DRAWN BY: LDJ
CHECKED BY: RP
SCALE: 1/8"=1'-0"
PROJECT #: 1017034
SHEET #:
RZ



② BLDG 2 - EAST ELEVATION
1/8" = 1'-0"



① BLDG 2 - SOUTH ELEVATION
1/8" = 1'-0"

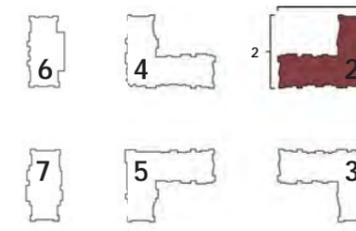
FOR PUBLIC HEARING
APPLICATION # 2017-664

MATTHEWS MIXED USE
CONDITIONAL REZONING
PROFFITT DIXON PARTNERS | MATTHEWS, NORTH CAROLINA
ARCHITECTURAL ELEVATIONS

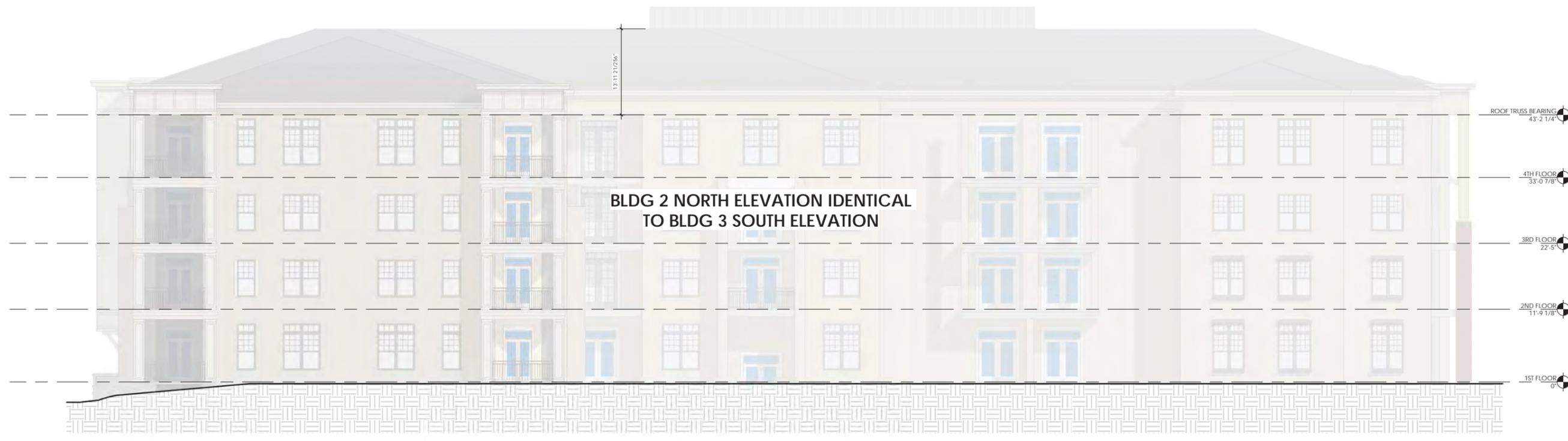
REVISIONS:
09/27/2017 - PER TOWN COMMENTS
11/29/2017 - PER TOWN COMMENTS

DATE: 08/02/2017
DESIGNED BY: LDI
CHECKED BY: Rip
O.C. BY:
SCALE: VARIES
PROJECT #: 1017034

SHEET #:
RZ5.0



② BLDG 2 - WEST ELEVATION
1/8" = 1'-0"



BLDG 2 NORTH ELEVATION IDENTICAL TO BLDG 3 SOUTH ELEVATION

① BLDG 2 - NORTH ELEVATION
1/8" = 1'-0"

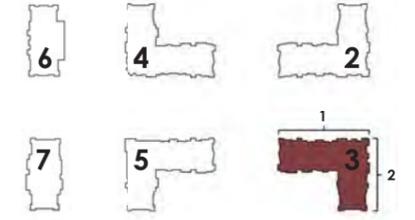
FOR PUBLIC HEARING
APPLICATION # 2017-664

MATTHEWS MIXED USE
CONDITIONAL REZONING
PROFFITT DIXON PARTNERS | MATTHEWS, NORTH CAROLINA
ARCHITECTURAL ELEVATIONS

REVISIONS:
A 09/27/2017 - PER TOWN COMMENTS
B 11/29/2017 - PER TOWN COMMENTS

DATE: 08/02/2017
DESIGNED BY: LDI
CHECKED BY: RJP
O.C. BY:
SCALE: VARIES
PROJECT #: 1017034

SHEET #:
RZ5.1



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2 BLDG 3 - EAST ELEVATION
1/8" = 1'-0"



1 BLDG 3 - NORTH ELEVATION
1/8" = 1'-0"

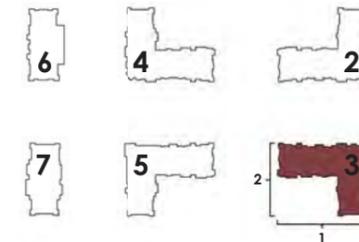
FOR PUBLIC HEARING
APPLICATION # 2017-664

MATTHEWS MIXED USE
CONDITIONAL REZONING
PROFFITT DIXON PARTNERS | MATTHEWS, NORTH CAROLINA
ARCHITECTURAL ELEVATIONS

REVISIONS:
A 09/27/2017 - PER TOWN COMMENTS
B 11/29/2017 - PER TOWN COMMENTS

DATE: 08/02/2017
DESIGNED BY: LDI
CHECKED BY: Rip
O.C. BY:
SCALE: VARIES
PROJECT #: 1017034

SHEET #:
RZ5.2



② BLDG - WEST ELEVATION
 1/8" = 1'-0"



① BLDG 3 - SOUTH ELEVATION
 1/8" = 1'-0"

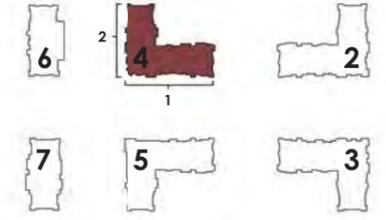
FOR PUBLIC HEARING
 APPLICATION # 2017-664

MATTHEWS MIXED USE
 CONDITIONAL REZONING
 PROFFITT DIXON PARTNERS | MATTHEWS, NORTH CAROLINA
 ARCHITECTURAL ELEVATIONS

REVISIONS:
 Δ 09/27/2017 - PER TOWN COMMENTS
 ▽ 11/29/2017 - PER TOWN COMMENTS

DATE: 08/02/2017
 DESIGNED BY: LDI
 CHECKED BY: RIP
 O.C. BY:
 SCALE: VARIES
 PROJECT #: 1017034

SHEET #:
RZ5.3



② BLDG 4 - WEST ELEVATION
1/8" = 1'-0"



① BLDG 4 - SOUTH ELEVATION
1/8" = 1'-0"

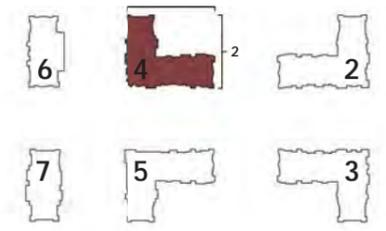
FOR PUBLIC HEARING
APPLICATION # 2017-664

MATTHEWS MIXED USE
CONDITIONAL REZONING
PROFFITT DIXON PARTNERS | MATTHEWS, NORTH CAROLINA
ARCHITECTURAL ELEVATIONS

REVISIONS:
A 09/27/2017 - PER TOWN COMMENTS
B 11/29/2017 - PER TOWN COMMENTS

DATE: 08/02/2017
DESIGNED BY: LDI
CHECKED BY: RJP
O.C. BY:
SCALE: VARIES
PROJECT #: 1017034

SHEET #:
RZ5.4



FOR PUBLIC HEARING
APPLICATION # 2017-664

MATTHEWS MIXED USE
CONDITIONAL REZONING
PROFFITT DIXON PARTNERS | MATTHEWS, NORTH CAROLINA
ARCHITECTURAL ELEVATIONS

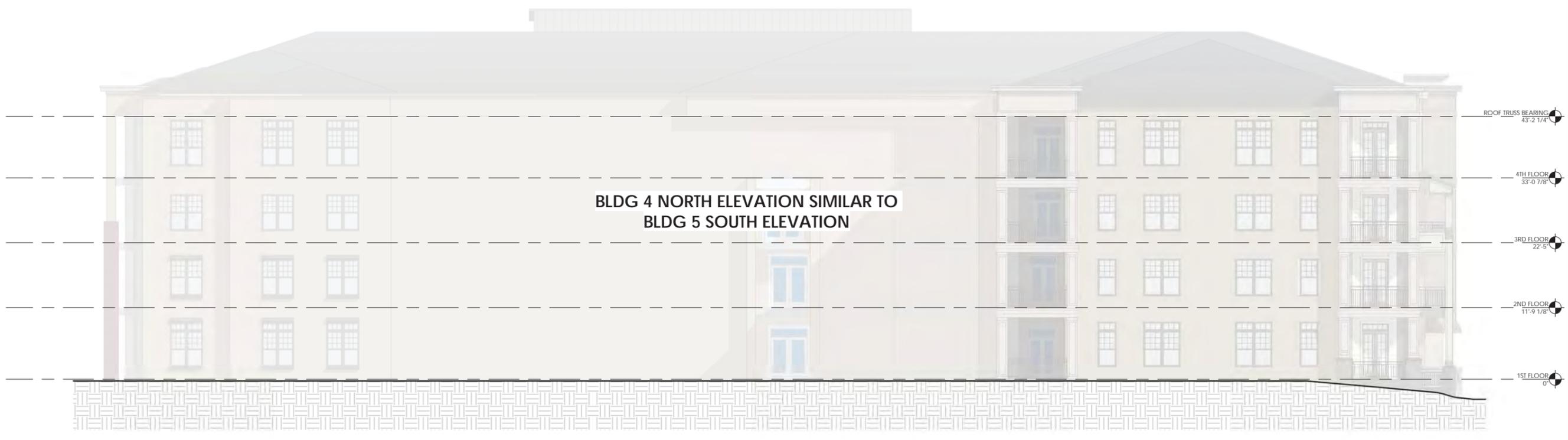
REVISIONS:
A 09/27/2017 - PER TOWN COMMENTS
B 11/29/2017 - PER TOWN COMMENTS

DATE: 08/02/2017
DESIGNED BY: LDI
CHECKED BY: RJP
O.C. BY:
SCALE: VARIES
PROJECT #: 1017034
SHEET #:

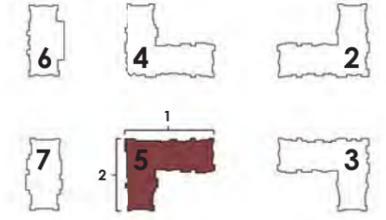
RZ5.5



② BLDG 4 - EAST ELEVATION
1/8" = 1'-0"



① BLDG 4 - NORTH ELEVATION
1/8" = 1'-0"



LandDesign
 CREATING PLACES
 THAT MATTER.
 233 N. Graham St.
 Charlotte, NC 28202
 NC Engineering Firm License # C-0658



② BLDG 5 - WEST ELEVATION
 1/8" = 1'-0"



① BLDG 5 - NORTH ELEVATION
 1/8" = 1'-0"

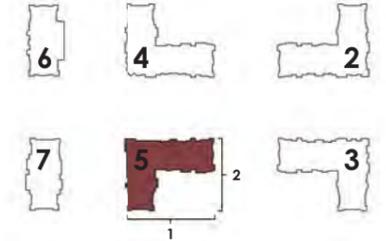
FOR PUBLIC HEARING
 APPLICATION # 2017-664

**MATTHEWS MIXED USE
 CONDITIONAL REZONING**
 PROFFITT DIXON PARTNERS | MATTHEWS, NORTH CAROLINA
 ARCHITECTURAL ELEVATIONS

REVISIONS:
 Δ 09/27/2017 - PER TOWN COMMENTS
 ▽ 11/29/2017 - PER TOWN COMMENTS

DATE: 08/02/2017
 DESIGNED BY: LDI
 CHECKED BY: Rip
 O.C. BY:
 SCALE: VARIES
 PROJECT #: 1017034

SHEET #:
RZ5.6



2 BLDG 5 - EAST ELEVATION
1/8" = 1'-0"



1 BLDG 5 - SOUTH ELEVATION
1/8" = 1'-0"

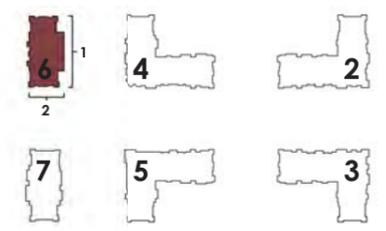
FOR PUBLIC HEARING
APPLICATION # 2017-664

MATTHEWS MIXED USE
CONDITIONAL REZONING
PROFFITT DIXON PARTNERS | MATTHEWS, NORTH CAROLINA
ARCHITECTURAL ELEVATIONS

REVISIONS:
 09/27/2017 - PER TOWN COMMENTS
 11/29/2017 - PER TOWN COMMENTS

DATE: 08/02/2017
 DESIGNED BY: LDI
 CHECKED BY: RJP
 O.C. BY:
 SCALE: VARIES
 PROJECT #: 1017034

SHEET #:
RZ5.7



② BLDG 6 - SOUTH ELEVATION
1/8" = 1'-0"



① BLDG 6 - EAST ELEVATION
1/8" = 1'-0"



LandDesign
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THAT MATTER.
233 N. Graham St.
Charlotte, NC 28202
NC Engineering Firm License # C-0658

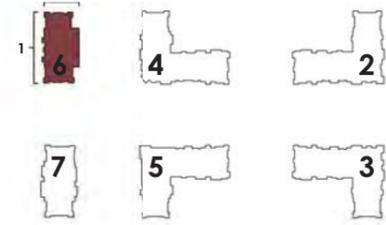
FOR PUBLIC HEARING
APPLICATION # 2017-664

**MATTHEWS MIXED USE
CONDITIONAL REZONING**
PROFFITT DIXON PARTNERS | MATTHEWS, NORTH CAROLINA
ARCHITECTURAL ELEVATIONS

REVISIONS:
▲ 09/27/2017 - PER TOWN COMMENTS
▲ 11/29/2017 - PER TOWN COMMENTS

DATE: 08/02/2017
DESIGNED BY: LDI
CHECKED BY: Rip
O.C. BY:
SCALE: VARIES
PROJECT #: 1017034

SHEET #:
RZ5.8



FOR PUBLIC HEARING
APPLICATION # 2017-664

MATTHEWS MIXED USE
CONDITIONAL REZONING
PROFFITT DIXON PARTNERS | MATTHEWS, NORTH CAROLINA
ARCHITECTURAL ELEVATIONS

REVISIONS:
A 09/27/2017 - PER TOWN COMMENTS
B 11/29/2017 - PER TOWN COMMENTS

DATE: 08/02/2017
DESIGNED BY: LDI
CHECKED BY: RJP
O.C. BY:
SCALE: VARIES
PROJECT #: 1017034

SHEET #:
RZ5.9

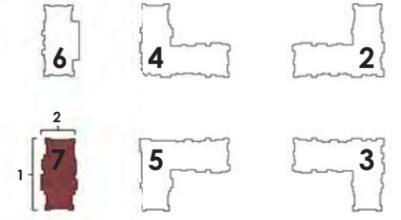


2 BLDG 6 - NORTH ELEVATION
1/8" = 1'-0"



1 BLDG 6 - WEST ELEVATION
1/8" = 1'-0"

CURRENT



LandDesign
CREATING PLACES
THAT MATTER.
233 N. Graham St.
Charlotte, NC 28202
NC Engineering Firm License # C-0658

FOR PUBLIC HEARING
APPLICATION # 2017-664



② BLDG 7 - NORTH ELEVATION
1/8" = 1'-0"



① BLDG 7 - WEST ELEVATION
1/8" = 1'-0"

MATTHEWS MIXED USE
CONDITIONAL REZONING
PROFFITT DIXON PARTNERS | MATTHEWS, NORTH CAROLINA
ARCHITECTURAL ELEVATIONS

REVISIONS:
A 09/27/2017 - PER TOWN COMMENTS
B 11/29/2017 - PER TOWN COMMENTS

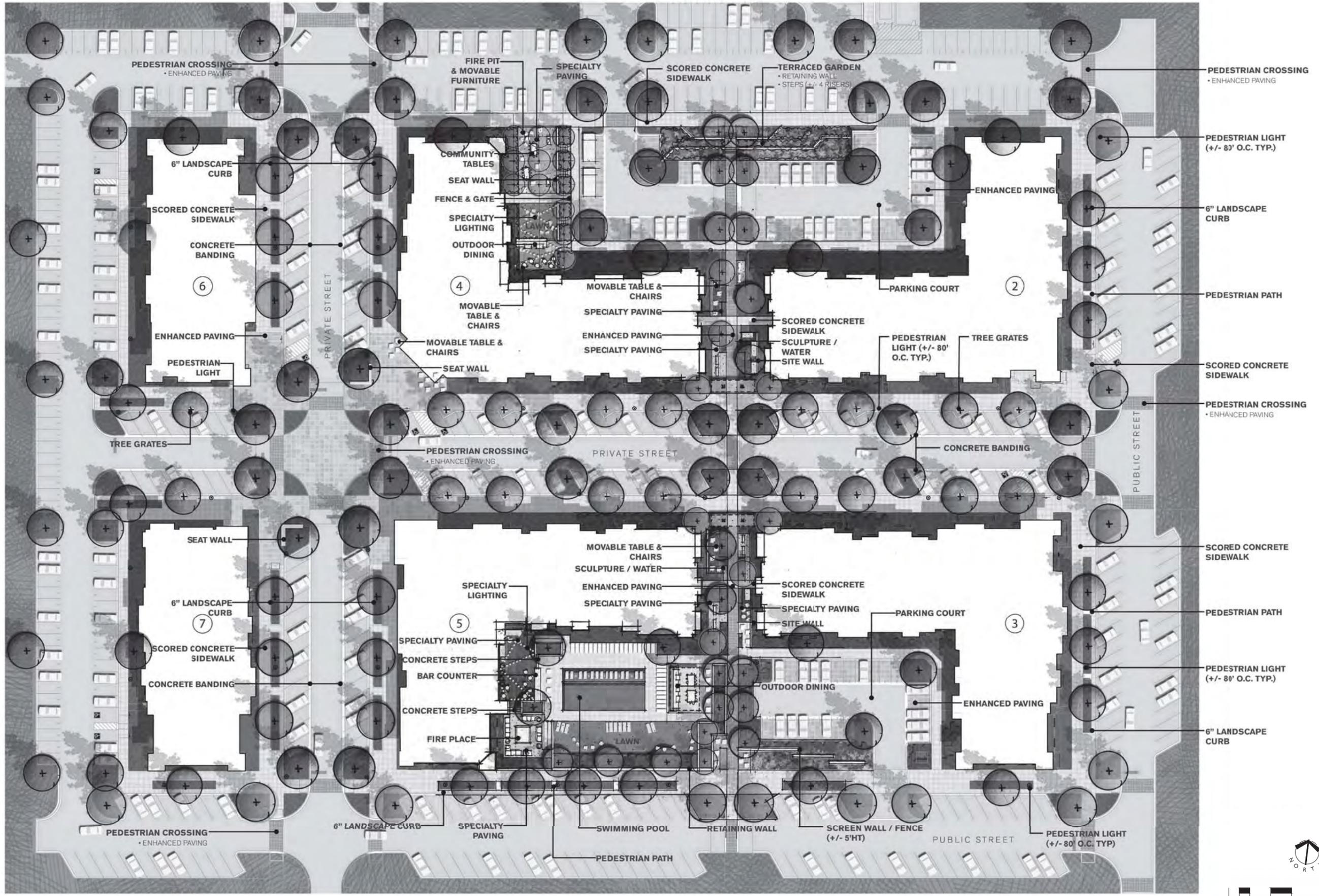
DATE: 08/02/2017
DESIGNED BY: LDI
CHECKED BY: RJP
O.C. BY:
SCALE: VARIES
PROJECT #: 1017034

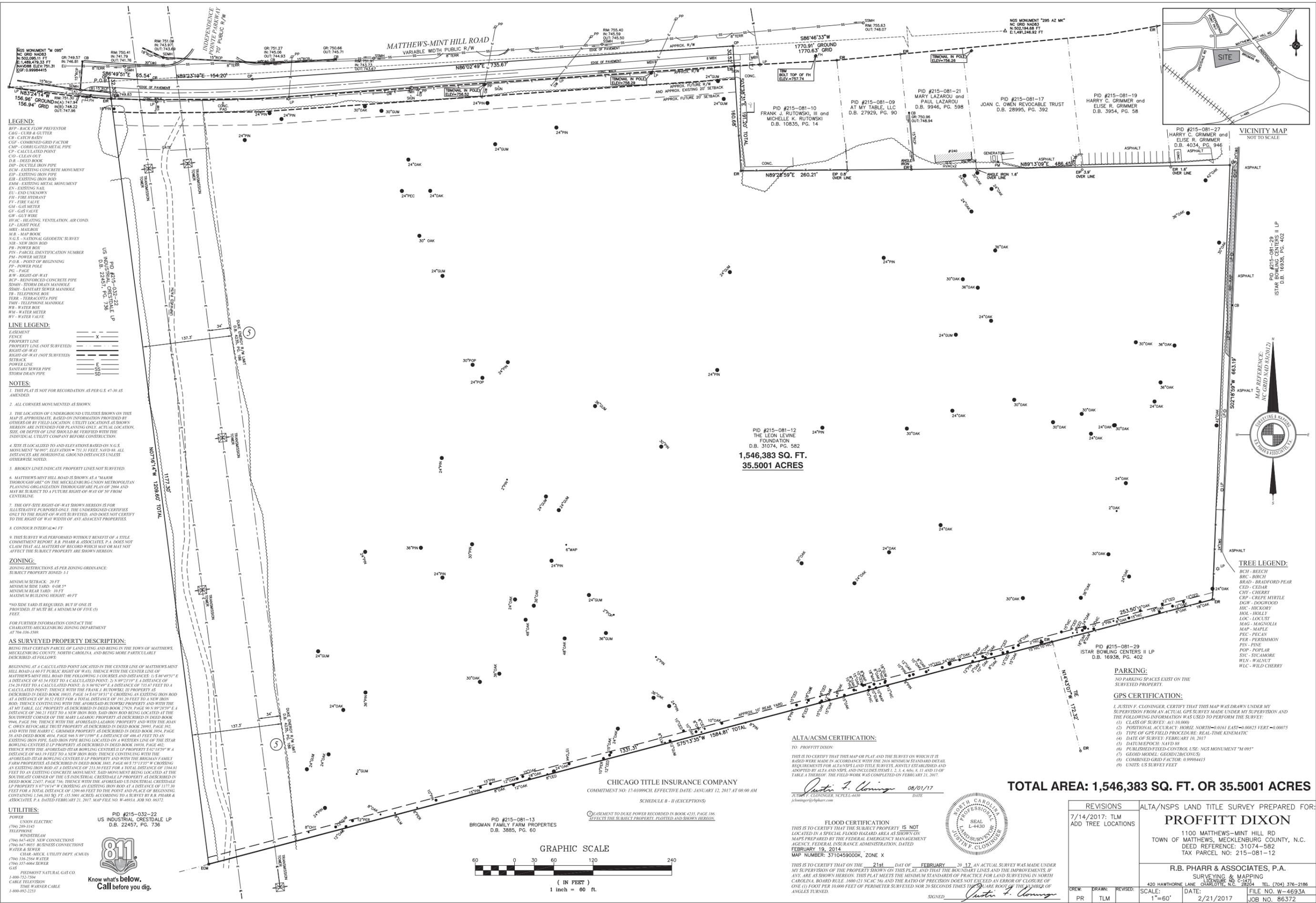
SHEET #:
RZ5.11

FOR PUBLIC HEARING
APPLICATION # 2017-664

MATTHEWS MIXED USE
CONDITIONAL REZONING
PROFFITT DIXON PARTNERS | MATTHEWS, NORTH CAROLINA
SITE DESIGN STANDARD

REVISIONS
07/27/2017 - PER TOWN COMMENTS
11/29/2017 - PER TOWN COMMENTS
DATE: 08/02/2017
DESIGNED BY: LDI
DRAWN BY: LP
CHECKED BY: RP
SCALE: 1/8" = 1'-0"
PROJECT #: 1017034
SHEET #: RZ10





- LEGEND:**
- RFP - BACK FLOW PREVENTOR
 - C&G - CURB & GUTTER
 - CB - CATCH BASIN
 - CGF - COMBINED GRID FACTOR
 - CMP - CORRUGATED METAL PIPE
 - CP - CALCULATED POINT
 - CO - CLEAN CUT
 - D.B. - DEED BOOK
 - DIP - DUCTILE IRON PIPE
 - ECM - EXISTING CONCRETE MONUMENT
 - EP - EXISTING IRON PIPE
 - ER - EXISTING IRON ROD
 - EMM - EXISTING METAL MONUMENT
 - EX - EXISTING VALVE
 - EL - END LENS/NOZZLE
 - FI - FIRE HYDRANT
 - FF - FIRE VALVE
 - GM - GAS METER
 - GI - GAS VALVE
 - GR - GAS PIPE
 - HTAC - HEATING, VENTILATION, AIR COND.
 - LP - LIGHT POLE
 - MBX - MAILBOX
 - M.B. - MAP BOOK
 - N.G.S. - NATIONAL GEODETIC SURVEY
 - NIR - NEW IRON ROD
 - PP - POWER POLE
 - PIV - PARCEL IDENTIFICATION NUMBER
 - PM - POWER METER
 - P.O.B. - POINT OF BEGINNING
 - PP - POWER POLE
 - PG - PAGE
 - R/W - RIGHT-OF-WAY
 - RCP - REINFORCED CONCRETE PIPE
 - SMH - STORM DRAIN MANHOLE
 - SMH - SANITARY SEWER MANHOLE
 - TR - TELEPHONE BOX
 - TERR - TERRACOTTA PIPE
 - TMH - TELEPHONE MANHOLE
 - WR - WATER ROD
 - WM - WATER METER
 - WT - WATER VALVE

- LINE LEGEND:**
- EASEMENT
 - FENCE
 - PROPERTY LINE
 - PROPERTY LINE (NOT SURVEYED)
 - RIGHT-OF-WAY
 - RIGHT-OF-WAY (NOT SURVEYED)
 - SETRACK
 - POWER LINE
 - SANITARY SEWER PIPE
 - STORM DRAIN PIPE

- NOTES:**
1. THIS PLAN IS NOT FOR RECORDATION AS PER G.S. 47-30 AS AMENDED.
 2. ALL CORNERS MONUMENTED AS SHOWN.
 3. THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP IS APPROXIMATE, BASED ON INFORMATION PROVIDED BY OTHERS OR BY FIELD LOCATION. UTILITY LOCATIONS AS SHOWN HEREON ARE INTENDED FOR PLANNING ONLY. ACTUAL LOCATION, SIZE, OR DEPTH OF LINE SHOULD BE VERIFIED WITH THE INDIVIDUAL UTILITY COMPANY BEFORE CONSTRUCTION.
 4. SITE IS LOCIALIZED TO AND ELEVATIONS BASED ON N.G.S. MONUMENT "M 095", ELEVATION = 751.31 FEET, NAVD 88. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
 5. BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.
 6. MATTHEWS-MINT HILL ROAD IS SHOWN AS A "MAJOR THROUGHWAY" ON THE MECKLENBURG-CONNOR METROPOLITAN PLANNING ORGANIZATION THROUGHWAY PLAN OF 2004 AND MAY BE SUBJECT TO A FUTURE RIGHT-OF-WAY OF 50' FROM CENTERLINE.
 7. THE OFF-SITE RIGHT-OF-WAY SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERSIGNED CERTIFIES ONLY TO THE RIGHT-OF-WAYS SURVEYED, AND DOES NOT CERTIFY TO THE RIGHT-OF-WAY WIDTH OF ANY ADJACENT PROPERTIES.
 8. CONTOUR INTERVAL=1 FT
 9. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT REPORT. R.B. PHARR & ASSOCIATES, P.A. DOES NOT CLAIM THAT ALL MATTERS OF RECORD WHICH MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY ARE SHOWN HEREON.

- ZONING:**
- REQUIREMENTS AS PER ZONING ORDINANCE:
SUBJECT PROPERTY ZONED: U1
- MINIMUM SETBACK: 20 FT
 - MINIMUM SIDE YARD: 6 OR 5*
 - MINIMUM REAR YARD: 10 FT
 - MAXIMUM BUILDING HEIGHT: 40 FT
- *NO SIDE YARD IS REQUIRED, BUT IF ONE IS PROVIDED, IT MUST BE A MINIMUM OF FIVE (5) FEET.
- FOR FURTHER INFORMATION CONTACT THE CHARLOTTE-MECKLENBURG ZONING DEPARTMENT AT 704-336-1560.

AS SURVEYED PROPERTY DESCRIPTION:
BEING THAT CERTAIN PARCEL OF LAND LYING AND BEING IN THE TOWN OF MATTHEWS, MECKLENBURG COUNTY, NORTH CAROLINA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CALCULATED POINT LOCATED IN THE CENTER LINE OF MATTHEWS-MINT HILL ROAD (6.00 FT PUBLIC RIGHT OF WAY), THENCE WITH THE CENTER LINE OF MATTHEWS-MINT HILL ROAD THE FOLLOWING 3 COURSES AND DISTANCES: 1) S 88°49'31" E A DISTANCE OF 54 FEET TO A CALCULATED POINT; 2) N 89°19'19" E A DISTANCE OF 154.20 FEET TO A CALCULATED POINT; 3) N 86°02'40" E A DISTANCE OF 735.57 FEET TO A CALCULATED POINT; THENCE WITH THE FRANK J. RUTOWSKI, III PROPERTY AS DESCRIBED IN DEED BOOK 1985, PAGE 14 501.85'1" E CROSSING AN EXISTING IRON ROD AT A DISTANCE OF 30.32 FEET FOR A TOTAL DISTANCE OF 191.20 FEET TO A NEW IRON ROD; THENCE CONTINUING WITH THE AFORESAID RUTOWSKI PROPERTY AND WITH THE AT MY TABLE, LLC PROPERTY AS DESCRIBED IN DEED BOOK 27029, PAGE 96 N 89°23'59" E A DISTANCE OF 260.21 FEET TO A NEW IRON ROD; SAID IRON ROD BEING LOCATED AT THE SOUTHWEST CORNER OF THE AFORESAID LAZAROU PROPERTY AND WITH THE JOAN C. OWEN REVOCABLE TRUST PROPERTY AS DESCRIBED IN DEED BOOK 2095, PAGE 302, AND WITH THE HARRY C. GRIMMER AND ELISE R. GRIMMER PROPERTY AS DESCRIBED IN DEED BOOK 4034, PAGE 946 N 89°11'09" E A DISTANCE OF 486.45 FEET TO AN EXISTING IRON PIPE; SAID IRON PIPE BEING LOCATED ON A WESTERN LINE OF THE STAR BOWLING CENTERS II LP PROPERTY AS DESCRIBED IN DEED BOOK 16938, PAGE 402; THENCE WITH THE AFORESAID STAR BOWLING CENTERS II LP PROPERTY S 10°18'59" W A DISTANCE OF 681.19 FEET TO A NEW IRON ROD; THENCE CONTINUING WITH THE AFORESAID STAR BOWLING CENTERS II LP PROPERTY AND WITH THE BRIGMAN FAMILY FARM PROPERTIES AS DESCRIBED IN DEED BOOK 3885, PAGE 60 S 75°11'35" W CROSSING AN EXISTING IRON ROD AT A DISTANCE OF 253.50 FEET FOR A TOTAL DISTANCE OF 1584.81 FEET TO AN EXISTING CONCRETE MONUMENT; SAID MONUMENT BEING LOCATED AT THE SOUTHWEST CORNER OF THE US INDUSTRIAL CRESTDALE LP PROPERTY AS DESCRIBED IN DEED BOOK 22457, PAGE 336; THENCE WITH THE AFORESAID US INDUSTRIAL CRESTDALE LP PROPERTY S 07°16'14" W CROSSING AN EXISTING IRON ROD AT A DISTANCE OF 177.30 FEET FOR A TOTAL DISTANCE OF 1206.60 FEET TO THE POINT AND PLACE OF BEGINNING, CONTAINING 1,546,383 SQ. FT. (35,501 ACRES) ACCORDING TO A SURVEY BY R.B. PHARR & ASSOCIATES, P.A. DATED FEBRUARY 21, 2017, MAP FILE NO. W-4693A, JOB NO. 86372.

UTILITIES:

POWER
UNION ELECTRIC
(704) 289-3143

TELEPHONE
WINDSTREAM
(704) 847-8028 NEW CONNECTIONS
(704) 847-8055 BUSINESS CONNECTIONS

WATER & SEWER
CHAR. MECK. UTILITY DEPT. (CMUD)
(704) 336-2564 WATER
(704) 337-6064 SEWER

GAS
PREDOMANT NATURAL GAS CO.
1-800-252-7506

CABLE TELEVISION
TIME WARNER CABLE
1-800-992-2252



CHICAGO TITLE INSURANCE COMPANY
COMMITMENT NO: 17-01099CH, EFFECTIVE DATE: JANUARY 12, 2017 AT 08:00 AM
SCHEDULE B - II (EXCEPTIONS)

Ⓢ EASEMENT TO DUKE POWER RECORDED IN BOOK 4235, PAGE 186 AFFECTS THE SUBJECT PROPERTY, PLOTTED AND SHOWN HEREON.

PID #215-081-13
BRIGMAN FAMILY FARM PROPERTIES
D.B. 3885, PG. 60

GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.

PID #215-081-12
THE LEON LEVINE FOUNDATION
D.B. 31074, PG. 582
1,546,383 SQ. FT.
35.5001 ACRES

ALTA/ACSM CERTIFICATION:
TO: PROFFITT DIXON
THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES SECTIONS 2.1, 3, 4, 6(a), 8, 11, AND 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 21, 2017.

Justin F. Cloninger 08/01/17
JUSF:FC:CLONINGER, NCPLS L-4410
jcloninger@pharr.com



FLOOD CERTIFICATION
THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED FEBRUARY 19, 2014.
MAP NUMBER: 3710459000K, ZONE X

THIS IS TO CERTIFY THAT ON THE 21st DAY OF FEBRUARY, 2017, AN ACTUAL SURVEY WAS MADE UNDER MY SUPERVISION OF THE PROPERTY SHOWN ON THIS PLAN, AND THAT THE BOUNDARY LINES AND THE IMPROVEMENTS, IF ANY, ARE AS SHOWN HEREON. THIS PLAN MEETS THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA, BOARD RULE 1600 (2) NCAC 56) AND THE RATIO OF PRECISION DOES NOT EXCEED AN ERROR OF CLOSURE OF ONE (1) FOOT PER 10,000 FEET OF PERIMETER SURVEYED NOR 20 SECONDS TIMES THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.

SIGNED: Justin F. Cloninger

TOTAL AREA: 1,546,383 SQ. FT. OR 35.5001 ACRES

- PARKING:**
NO PARKING SPACES EXIST ON THE SURVEYED PROPERTY.
- GPS CERTIFICATION:**
1. JUSTIN F. CLONINGER, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:
 - (1) CLASS OF SURVEY: A(1:10,000)
 - (2) POSITIONAL ACCURACY: HORIZ. NORTH=+0.0161 EAST=-0.00025 VERT.=+0.00075
 - (3) TYPE OF GPS FIELD PROCEDURE: REAL-TIME KINEMATIC
 - (4) DATE OF SURVEY: FEBRUARY 10, 2017
 - (5) DATUM/EPOCH: NAVD 88
 - (6) PUBLISHED FIXED-CONTROL USE: NGS MONUMENT "M 095"
 - (7) GEOID MODEL: GEOID12BCONUS
 - (8) COMBINED GRID FACTOR: 0.99984415
 - (9) UNITS: US SURVEY FEET

REVISIONS		ALTA/NSPS LAND TITLE SURVEY PREPARED FOR:	
7/14/2017; TLM ADD TREE LOCATIONS		PROFFITT DIXON	
		1100 MATTHEWS-MINT HILL RD TOWN OF MATTHEWS, MECKLENBURG COUNTY, N.C. DEED REFERENCE: 31074-582 TAX PARCEL NO: 215-081-12	
		R.B. PHARR & ASSOCIATES, P.A. SURVEYING & MAPPING 1400 HAWTHORNE LANE, CHARLOTTE, N.C. 28204 TEL: (704) 376-2196 FAX: (704) 376-2196	
DRAWN: PR	DATE: 2/21/2017	FILE NO. W-4693A	JOB NO. 86372
REVISIONS:	SCALE: 1"=60'	DATE: 2/21/2017	FILE NO. W-4693A