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.
MATTHEWS-MINT HILL ROAD STREET SECTIONS

LDI

RJP

ARIES

RZ.0

REVISIONS:

DATE:

DESIGNED BY:

DRAWN BY:

CHECKED BY:

Q.C. BY:

SHEET #:

SCALE:

PROJECT #:

MATTHEWS MIXED USE CONDITIONAL REZONING

PROFFITT DIXON PARTNERS  |  MATTHEWS, NORTH CAROLINA

08/02/2017

1017034

FOR PUBLIC HEARING APPLICATION # 2017-664

APPLICATION # 2017-664

223 N. Graham St.
Charlotte, NC 28202
704.333.3025

NC Engineering Firm License # C-0658

1 - 09/27/2017 - PER TOWN COMMENTS
2 - 11/29/2017 - PER TOWN COMMENTS

NOTE:DNO NORMNROE ON REERTOR TETREET ON

NEW PRIVATE STREET 'C'

NEW PUBLIC STREET 'D'

NEW PRIVATE STREET 'A'

NEW PUBLIC STREET 'B'

5

4

3

1

2
ARCHITECTURAL ELEVATIONS

LDI

RJP

VARIES

RZ5.1

REVISIONS:

DATE:

DESIGNED BY:

DRAWN BY:

CHECKED BY:

Q.C. BY:

SHEET #:

SCALE:

PROJECT #:

MATTHEWS MIXED USE

CONDITIONAL REZONING

PROFFITT DIXON PARTNERS  |  MATTHEWS, NORTH CAROLINA

08/02/2017

APPLICATION # 2017-664

FOR PUBLIC HEARING

1/8" = 1'-0"

BLDG 2 WEST ELEVATION IDENTICAL TO
BLDG 3 WEST ELEVATION, OPPOSITE HAND

1ST FLOOR

2ND FLOOR

3RD FLOOR

4TH FLOOR

ROOF TRUSS BEARING

BLDG 2 - NORTH ELEVATION

BLDG 2 - WEST ELEVATION

BLDG 2 NORTH ELEVATION IDENTICAL TO BLDG 3 SOUTH ELEVATION

1ST FLOOR

2ND FLOOR

3RD FLOOR

4TH FLOOR

ROOF TRUSS BEARING

BLDG 2 - NORTH ELEVATION

BLDG 2 - WEST ELEVATION
ARCHITECTURAL ELEVATIONS

LDI

RJP

VARIES

RZ5.5

REVISIONS:

DATE:

DESIGNED BY:

DRAWN BY:

CHECKED BY:

Q.C. BY:

SHEET #:

SCALE:

PROJECT #:

MATTHEWS MIXED USE
CONDITIONAL REZONING

APPLICATION # 2017-664

FOR PUBLIC HEARING

1 - 09/27/2017 - PER TOWN COMMENTS

2 - 11/29/2017 - PER TOWN COMMENTS

BLDG 4 EAST ELEVATION IDENTICAL TO
BLDG 5 EAST ELEVATION, OPPOSITE HAND

BLDG 4 NORTH ELEVATION SIMILAR TO
BLDG 5 SOUTH ELEVATION

1/8" = 1'-0"
ARCHITECTURAL ELEVATIONS

LDI

RJP

VARIES

RZ5.10

REVISIONS:

DATE:

DESIGNED BY:

DRAWN BY:

CHECKED BY:

Q.C. BY:

SHEET #:

SCALE:

PROJECT #:

MATTHEWS MIXED USE CONDITIONAL REZONING

PROFFITT DIXON PARTNERS  |  MATTHEWS, NORTH CAROLINA

08/02/2017

APPLICATION # 2017-664

1" = 1'-0"

1ST FLOOR

2ND FLOOR

3RD FLOOR

4TH FLOOR

ROOF TRUSS BEARING

1ST FLOOR

2ND FLOOR

3RD FLOOR

4TH FLOOR

ROOF TRUSS BEARING

1/8" = 1'-0"

BLDG 7 - EAST ELEVATION

BLDG 7 - SOUTH ELEVATION

FOR PUBLIC HEARING

1 - 09/27/2017 - PER TOWN COMMENTS

2 - 11/29/2017 - PER TOWN COMMENTS

ARCHITECTURAL ELEVATIONS
ARCHITECTURAL ELEVATIONS

MATTHEWS MIXED USE CONDITIONAL REZONING

PROFFITT DIXON PARTNERS  |  MATTHEWS, NORTH CAROLINA

08/02/2017

1 - 09/27/2017 - PER TOWN COMMENTS
2 - 11/29/2017 - PER TOWN COMMENTS

FOR PUBLIC HEARING
APPLICATION # 2017-664

1/8" = 1'-0"

BLDG 7 - NORTH ELEVATION
BLDG 7 - WEST ELEVATION