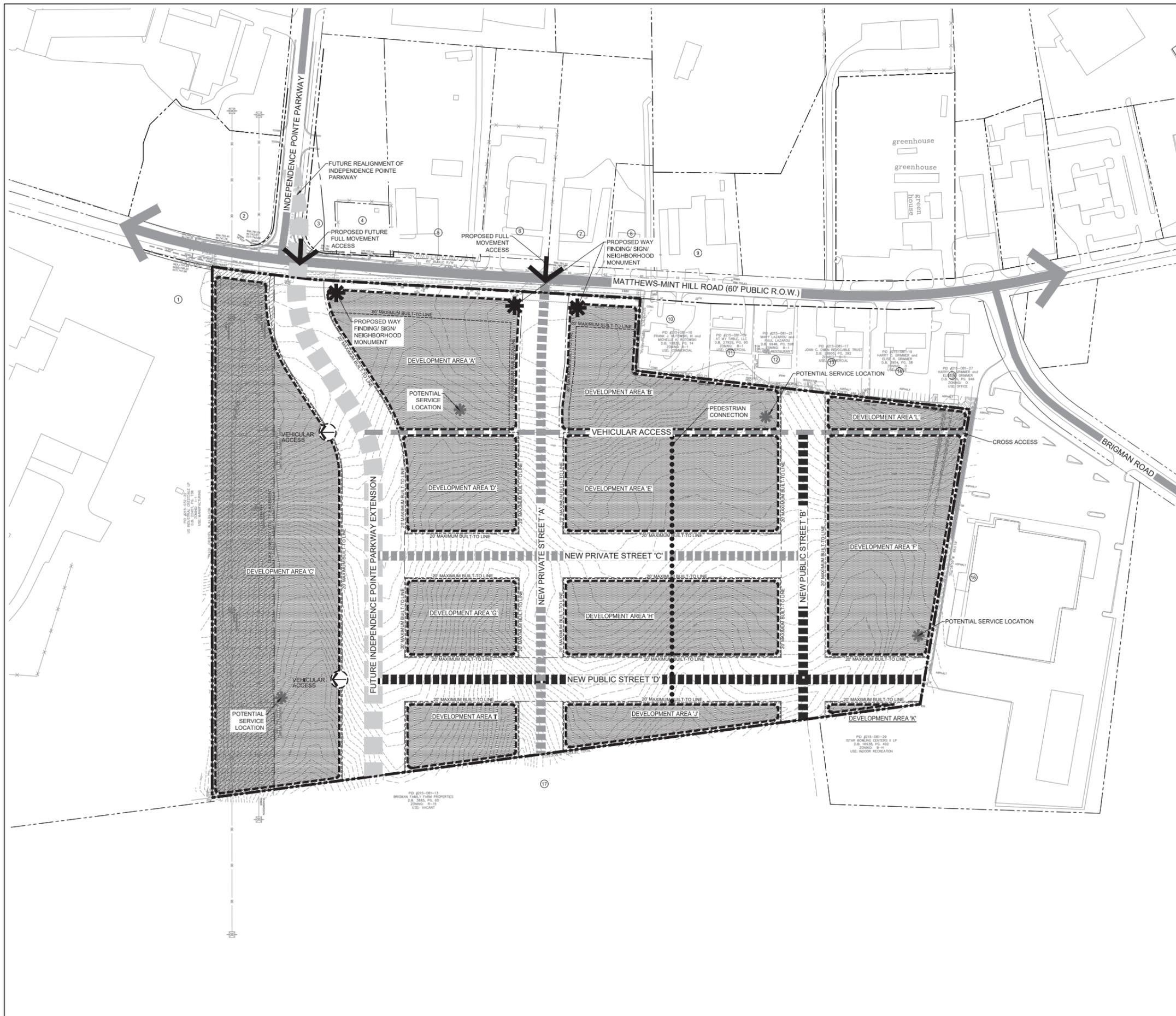




**FOR PUBLIC HEARING**  
**APPLICATION # 2017-664**

**MATTHEWS MIXED USE**  
**CONDITIONAL REZONING**  
PROFFITT DIXON PARTNERS | MATTHEWS, NORTH CAROLINA  
**TECHNICAL DATA SHEET**



- 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

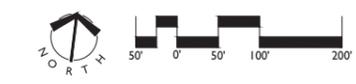
**NOTES:**

- 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, NJ 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 PG 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 GOELZER AND DELORIS A GOELZER 20 MILLER POINT DR, TAYLORSVILLE, NC 28681 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 J 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 LAZAROU AND PAUL LAZAROU 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

REVISIONS:  
09/27/2017 - PER TOWN COMMENTS

DATE: 09/27/2017  
DESIGNED BY: LDI  
DRAWN BY: LDI  
CHECKED BY: RP  
SCALE: 1"=100'  
PROJECT #: 1017034  
SHEET #:  
**RZ1.0**

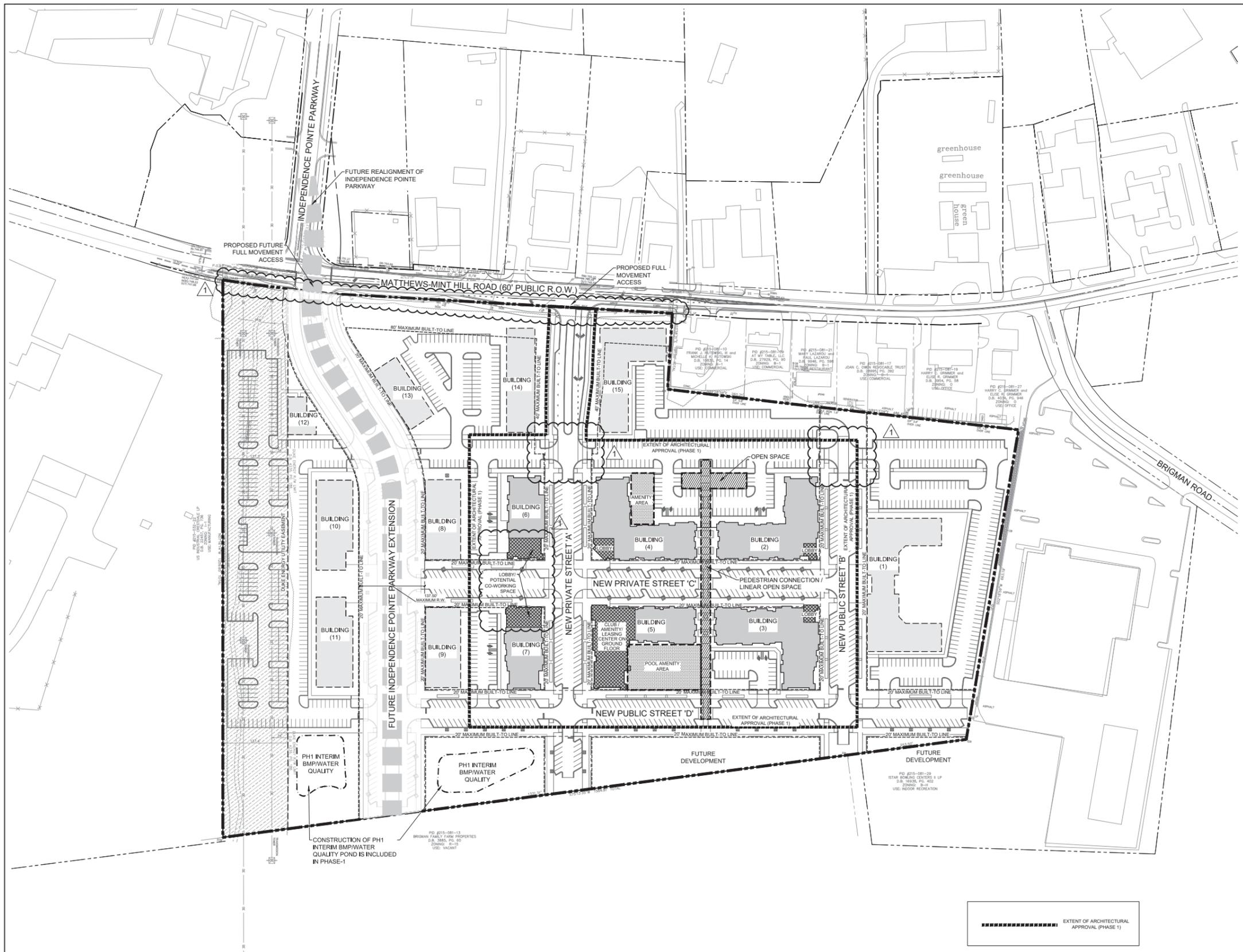




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 231 N. Graham St.  
 Charlotte, NC 28202  
 704.333.8025  
 NC Engineering Firm License # C-0688

FOR PUBLIC HEARING  
 APPLICATION # 2017-664

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

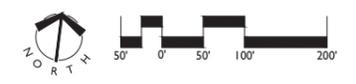


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REVISIONS:  
 09/27/2017 - PER TOWN COMMENTS

DATE: 09/27/2017  
 DESIGNED BY: LDI  
 DRAWN BY: LDI  
 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.



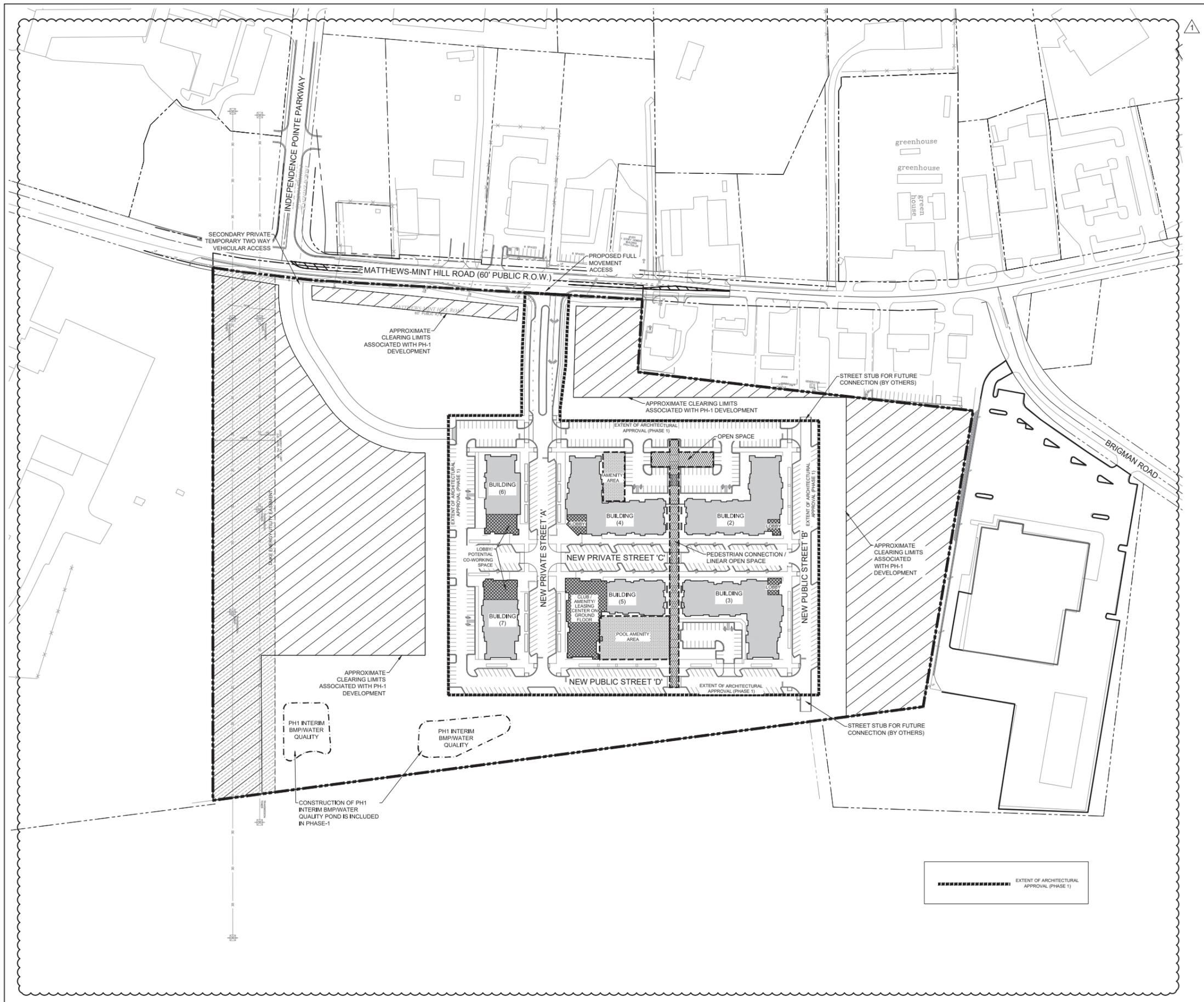


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FOR PUBLIC HEARING  
 APPLICATION # 2017-664

**MATTHEWS MIXED USE  
 CONDITIONAL REZONING**

PROFFITT DIXON PARTNERS | MATTHEWS, NORTH CAROLINA  
 PH-1 SCHEMATIC SITE PLAN



**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.

REVISIONS:  
 09/27/2017 - PER TOWN COMMENTS

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

**R22.0A**



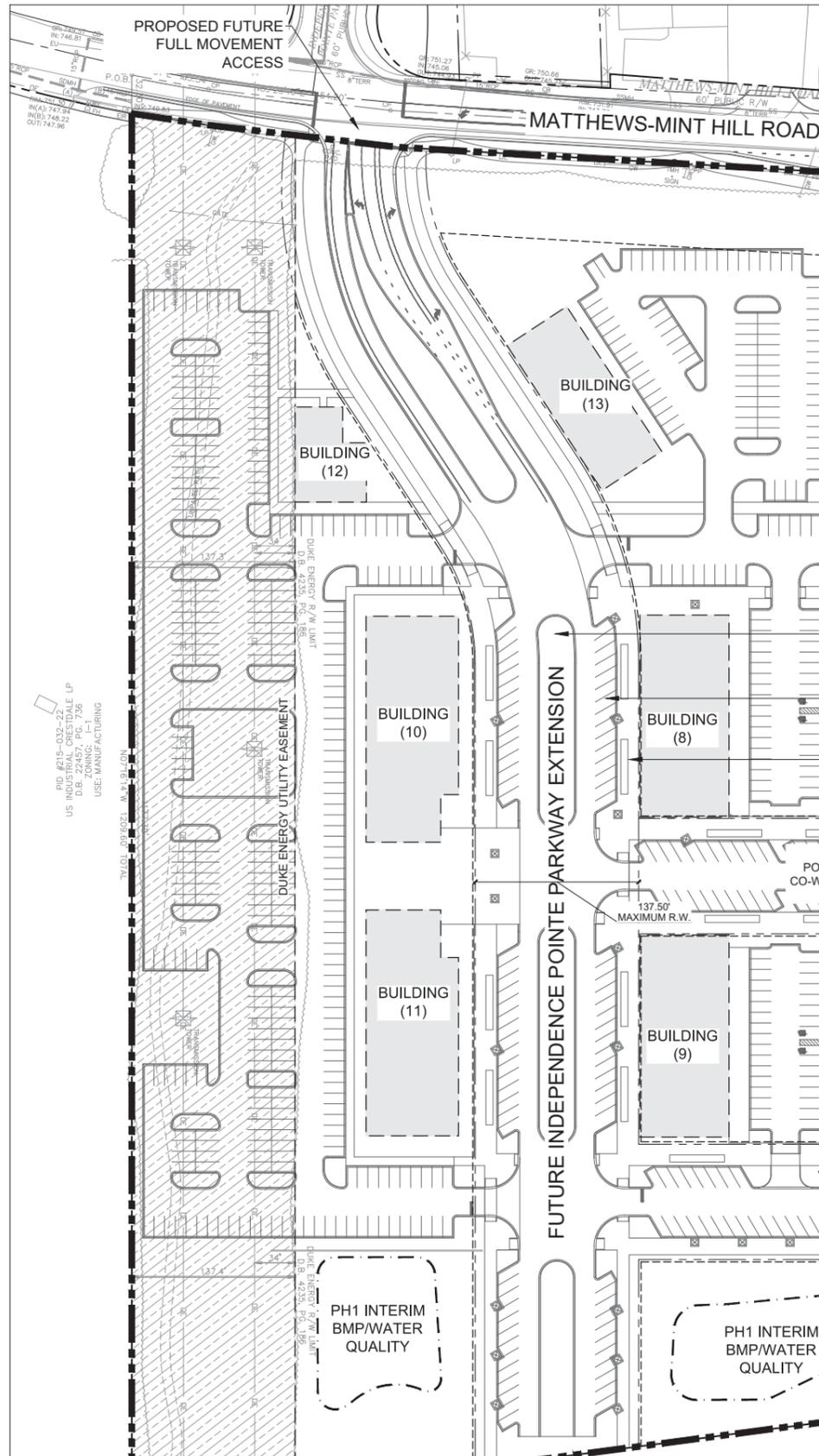
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THAT MATTER.  
231 N. Green St., Suite 103  
Clemens, NC 27512  
704.333.8005  
NC Engineering Firm License # C-0688

FOR PUBLIC HEARING  
APPLICATION # 2017-664

**MATTHEWS MIXED USE  
CONDITIONAL REZONING**  
PROFFITT DIXON PARTNERS | MATTHEWS, NORTH CAROLINA  
PROPOSED CONCEPT FOR FUTURE INDEPENDENCE POINTE PKWY EXTENSION

REVISIONS  
△ 09/27/2017 - PER TOWN COMMENTS

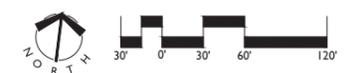
DATE: 09/27/2017  
DESIGNED BY: LDI  
DRAWN BY: LDI  
CHECKED BY: RP  
SCALE: 1"=60'  
PROJECT #: 1017034  
SHEET #:  
**R22.1**



PROPOSED LANDSCAPED MEDIAN  
PROPOSED DIAGONAL ON STREET PARKING  
PROPOSED URBAN STREETScape,  
CONSISTENT WITH DESIGN PRINCIPLES FOR ENT DISTRICT

SECTION FOR INDEPENDENCE POINTE PARKWAY EXTENSION PRIVATE STREET

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

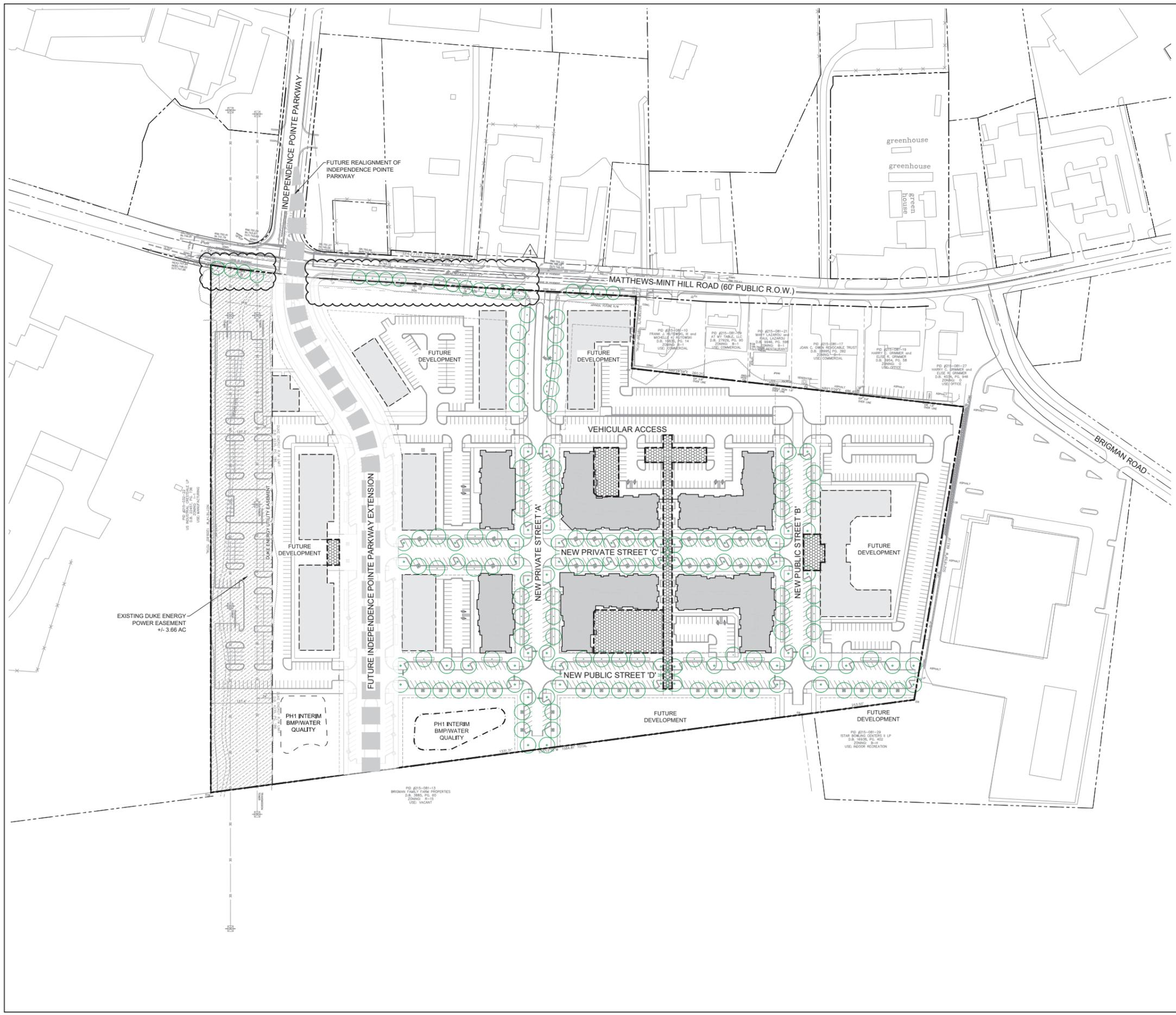




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**FOR PUBLIC HEARING**  
**APPLICATION # 2017-664**

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



**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

REVISIONS:  
 Δ 09/27/2017 - PER TOWN COMMENTS  
 DATE: 09/27/2017  
 DESIGNED BY: LDI  
 DRAWN BY: LDI  
 CHECKED BY: RP  
 C.C. BY: LDI  
 SCALE: 1"=100'-0"  
 PROJECT #: 1017034  
 SHEET #:  
**R22.2**





FOR PUBLIC HEARING  
APPLICATION # 2017-664

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

REVISIONS  
09/27/2017 - PER TOWN COMMENTS  
DESIGNED BY: CLD  
DRAWN BY: LD  
CHECKED BY: RP  
SCALE: AS SHOWN  
PROJECT #: 1017034  
SHEET #:  
RZ3.0

SITE DEVELOPMENT DATA:

- ACREAGE: ± 35.50 ACRES
-TAX PARCEL #: 21508112
-EXISTING ZONING: LIGHT INDUSTRIAL(L-1)
-PROPOSED ZONING: ENTERTAINMENT (ENT) DISTRICT (CD)
-EXISTING USES: VACANT
-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
-MAXIMUM BUILDING HEIGHT: 80 FEET

1. GENERAL PROVISIONS

- A. THESE DEVELOPMENT STANDARDS, THE TECHNICAL DATA SHEET, SCHEMATIC SITE PLAN AND OTHER GRAPHICS SET FORTH ON ATTACHED SHEETS RZ.0 THROUGH RZ.6 FORM THE REZONING PLAN (COLLECTIVELY REFERRED TO AS THE "REZONING PLAN") ASSOCIATED WITH THE REZONING APPLICATION FILED BY PROFFITT 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 UNIFIED DEVELOPMENT ORDINANCE (THE "ORDINANCE"), SUBJECT TO THE REQUESTED FLEXIBLE DESIGN STANDARDS SET OUT BELOW IN SECTION 8, 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 SITE 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, YARD AND PERIMETER LANDSCAPING REQUIREMENTS SET FORTH ON THIS REZONING PLAN AND THE DEVELOPMENT STANDARDS, PROVIDED, HOWEVER, THAT ANY SUCH ALTERATIONS AND MODIFICATIONS SHALL 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.

G. PURSUANT TO SECTION 155.402 OF THE ORDINANCE, APPLICANT IS REQUESTING, CONCURRENTLY WITH THE SUBMITTAL OF THIS REZONING APPLICATION, THE ESTABLISHMENT OF VESTED RIGHTS IN THE SITE, GRANTING VESTED RIGHTS FOR A PERIOD OF TWO YEARS FROM THE DATE OF APPROVAL.

2. PERMITTED USES/DEVELOPMENT LIMITATIONS

- A. SUBJECT TO THE LIMITATIONS AND CONVERSION RIGHTS SET OUT BELOW IN THIS SECTION 2, THE SITE MAY BE DEVOTED TO ANY 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.
B. A MAXIMUM OF 80,000 SQUARE FEET OF GROSS FLOOR AREA DEVOTED TO GENERAL AND PROFESSIONAL OFFICE USES AND MEDICAL, DENTAL, OPTICAL OFFICE AND CLINIC USES (HEREINAFTER COLLECTIVELY REFERRED TO AS "OFFICE USES") 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 74,000 151,000 SQUARE FEET OF GROSS FLOOR AREA DEVOTED TO NON-OFFICE COMMERCIAL USES (INCLUDING, WITHOUT LIMITATION, RETAIL SALES AND GENERAL MERCHANDISE USES, PERSONAL SERVICE USES, RESTAURANT, RANGE AND NIGHTCLUB USES WITH DRIVE-THRU OR DRIVE-IN SERVICE AND BREWERY USES (HEREINAFTER COLLECTIVELY REFERRED TO AS "NON-OFFICE COMMERCIAL USES")) RESIDENTIAL USES PERMITTED IN THE ENT ZONING DISTRICT MAY BE DEVELOPED ON THE SITE.
D. AS SUBJECT TO THE PROVISIONS OF PARAGRAPHS E AND F BELOW, A MAXIMUM OF 180 HOTEL ROOMS MAY BE DEVELOPED ON THE SITE. IN ADDITION TO THE MAXIMUM 570 MULTI-FAMILY DWELLING UNITS AND THE MAXIMUM 151,000 SQUARE FEET OF GROSS FLOOR AREA DEVOTED TO NON-RESIDENTIAL USES.
E. OFFICE USES MAY EXCEED THE GROSS FLOOR AREA LIMITATION DESCRIBED ABOVE IN PARAGRAPH 2-B IF:
SUBJECT TO PARAGRAPH 1 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 ALLOWED GROSS FLOOR AREA FOR NON-RESIDENTIAL USES OF 151,000 SQUARE FEET.
(i) CONVERTING NON-OFFICE COMMERCIAL USES GROSS FLOOR AREA INTO OFFICE USES GROSS FLOOR AREA AT THE RATE OF 1.5 SQUARE FEET OF OFFICE USES GROSS FLOOR AREA FOR 1.5 SQUARE FEET OF OFFICE USES GROSS FLOOR AREA. BY WAY OF EXAMPLE, 10,000 SQUARE FEET OF GROSS FLOOR AREA OF NON-OFFICE COMMERCIAL USES MAY BE CONVERTED INTO 15,000 SQUARE FEET OF GROSS FLOOR AREA OF OFFICE USES. THE MAXIMUM GROSS FLOOR AREA OF NON-OFFICE COMMERCIAL USES THAT MAY BE DEVELOPED ON THE SITE SET OUT IN PARAGRAPH 2-C ABOVE SHALL BE REDUCED BY THE AMOUNT OF NON-OFFICE COMMERCIAL USES GROSS FLOOR AREA THAT IS CONVERTED INTO OFFICE USES GROSS FLOOR AREA.
(ii) CONVERTING MULTI-FAMILY DWELLING UNITS INTO OFFICE USES GROSS FLOOR AREA AT THE RATE OF 1 MULTI-FAMILY DWELLING UNIT FOR 1,000 SQUARE FEET OF OFFICE USES GROSS FLOOR AREA. BY WAY OF EXAMPLE, 20 MULTI-FAMILY DWELLING UNITS MAY BE CONVERTED INTO 20,000 SQUARE FEET OF GROSS FLOOR AREA OF OFFICE USES.
F. NON-OFFICE COMMERCIAL USES MAY EXCEED THE GROSS FLOOR AREA LIMITATION DESCRIBED ABOVE IN PARAGRAPH 2-C IF:
IN THE EVENT THAT A HOTEL USE IS DEVELOPED ON THE SITE, THE APPLICANT SHALL, IF REQUIRED, REDUCE THE MAXIMUM NUMBER OF MULTI-FAMILY DWELLING UNITS PERMITTED ON THE SITE AND/OR THE MAXIMUM GROSS FLOOR AREA OF NON-RESIDENTIAL USES ALLOWED ON THE SITE SO THAT THE ADDITION OF THE HOTEL USE IS NEUTRAL FROM A TRAFFIC IMPACT STANDPOINT AS COMPARED TO A MULTI-USE DEVELOPMENT CONTAINING 570 MULTI-FAMILY DWELLING UNITS AND 151,000 SQUARE FEET OF NON-RESIDENTIAL USES.
(i) CONVERTING OFFICE USES GROSS FLOOR AREA INTO NON-OFFICE COMMERCIAL USES GROSS FLOOR AREA AT THE RATE OF 1.5 SQUARE FEET OF OFFICE USES GROSS FLOOR AREA FOR 1.5 SQUARE FEET OF NON-OFFICE COMMERCIAL USES GROSS FLOOR AREA. BY WAY OF EXAMPLE, 15,000 SQUARE FEET OF GROSS FLOOR AREA OF OFFICE USES MAY BE CONVERTED INTO 10,000 SQUARE FEET OF GROSS FLOOR AREA OF NON-OFFICE COMMERCIAL USES. THE MAXIMUM GROSS FLOOR AREA OF OFFICE USES THAT MAY BE DEVELOPED ON THE SITE SET OUT IN PARAGRAPH 2-B ABOVE SHALL BE REDUCED BY THE AMOUNT OF OFFICE USES GROSS FLOOR AREA THAT IS CONVERTED INTO NON-OFFICE COMMERCIAL USES GROSS FLOOR AREA.
(ii) CONVERTING MULTI-FAMILY DWELLING UNITS INTO NON-OFFICE COMMERCIAL USES GROSS FLOOR AREA AT THE RATE OF 1 MULTI-FAMILY DWELLING UNIT FOR 1,000 SQUARE FEET OF NON-OFFICE COMMERCIAL USES GROSS FLOOR AREA. BY WAY OF EXAMPLE, 20 MULTI-FAMILY DWELLING UNITS MAY BE CONVERTED INTO 20,000 SQUARE FEET OF NON-OFFICE COMMERCIAL USES.
G. AS MORE PARTICULARLY DISCUSSED BELOW, STORM WATER FACILITIES SERVING THE SITE ARE PLANNED TO BE LOCATED ON THE SOUTHERN PORTION OF DEVELOPMENT AREA C AND ON DEVELOPMENT AREA I. IN THE EVENT THAT THE STORM WATER FACILITIES ARE RELOCATED FROM THE RELEVANT PORTION DEVELOPMENT AREA C AND/OR DEVELOPMENT AREA I IN THE FUTURE BY OTHERS TO CREATE A MORE EFFICIENT, REGIONAL STORM WATER MANAGEMENT FACILITY OFF-SITE, THEN BUILDINGS AND OTHER STRUCTURES MAY BE CONSTRUCTED ON THE RELEVANT PORTIONS OF THESE DEVELOPMENT AREAS, AND THE RELEVANT PORTIONS OF THESE DEVELOPMENT AREAS MAY BE DEVOTED TO ANY USES OR USES PERMITTED UNDER THIS REZONING PLAN.
H. THE GROSS FLOOR AREA OF ANY PARKING GARAGE STRUCTURE 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.

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 A AND DEVELOPMENT AREA B'S FRONTAGES ON NEW PRIVATE STREET SHALL BE 40 FEET.
4. TRANSPORTATION AND PARKING
A. SUBJECT TO PARAGRAPHS E, F, G, H AND K 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) AND/OR THE TOWN OF MATTHEWS 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 RZ.0 OF THE REZONING PLAN.
C. THE INTERNAL PRIVATE STREETS SHALL SERVE BUILDINGS THAT ARE DEVOTED PRIMARILY TO MULTIFAMILY RESIDENTIAL USES. THE TOWN OF MATTHEWS SHALL BE PERMITTED TO ALLOW PUBLIC VEHICULAR TRAFFIC TO UTILIZE THE INTERNAL PRIVATE STREETS.

ED 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 PATTERNS, AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE TOWN OF MATTHEWS AND/OR NCDOT.
FE 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 LOCATED OUTSIDE OF THAT PORTION OF THE SITE BOUNDED BY THE LINES DESIGNATED OR LABELED AS "EXTENT OF ARCHITECTURAL APPROVAL (PHASE 1)" ON THE REZONING PLAN.

GE APPLICANT SHALL RESERVE FOR RIGHT OF WAY FOR THAT PORTION OF THE FUTURE INDEPENDENCE POINTE PARKWAY EXTENSION TO BE LOCATED ON THE SITE (THE "PARKWAY EXTENSION") THAT PORTION OF THE SITE THAT IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (THE "FUTURE INDEPENDENCE POINTE RIGHT OF WAY") BY WAY OF EXAMPLE, THE PARKWAY EXTENSION IS TO BE DESIGNED AS A MEDIUM DIVIDED, URBAN SCALE AND PEDESTRIAN FRIENDLY STREET WITH ON-STREET PARKING TO SERVE ADJACENT BUILDINGS AND USES AS DEPICTED ON SHEET RZ.1.
HE THE PARKWAY EXTENSION SHALL BE FUNDED AND CONSTRUCTED BY OTHERS. A POTENTIAL DESIGN FOR THE PARKWAY EXTENSION IS DEPICTED ON SHEET RZ.1, AND THIS DESIGN IS CONSISTENT WITH AND MEETS THE DESIGN OBJECTIVES OF THE ENT ZONING DISTRICT. MORE SPECIFICALLY, THE PARKWAY EXTENSION IS TO BE DESIGNED AS A MEDIUM DIVIDED, URBAN SCALE AND PEDESTRIAN FRIENDLY STREET WITH ON-STREET PARKING TO SERVE ADJACENT BUILDINGS AND USES AS DEPICTED ON SHEET RZ.1.

HI NOTWITHSTANDING THE FOREGOING, IF THE PARKWAY EXTENSION HAS NOT BEEN CONSTRUCTED AT THE TIME THAT APPLICANT APPLIES FOR A BUILDING PERMIT FOR ONE 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 REIMBURSEMENT AGREEMENT PURSUANT TO WHICH APPLICANT IS REIMBURSED FOR THE COST OF CONSTRUCTING THE IPP PRIVATE STREET (AS DEFINED BELOW), THEN APPLICANT SHALL, AS AN INTERIM CONDITION UNTIL SUCH TIME THAT THE PARKWAY EXTENSION IS CONSTRUCTED BY OTHERS, CONSTRUCT WITHIN THE FUTURE INDEPENDENCE POINTE RIGHT OF WAY A PRIVATE STREET IN ACCORDANCE WITH THE CROSS SECTION SET OUT ON SHEET RZ.1 OF THE REZONING PLAN (THE "IPP PRIVATE STREET"). THE NORTHERN TERMINUS OF THE IPP PRIVATE STREET SHALL BE MATTHEWS-MINT HILL ROAD, AND THE IPP PRIVATE STREET SHALL EXTEND SOUTHWARD INTO THE SITE AS FAR AS IS REASONABLY NECESSARY TO SERVE THE BUILDING OR BUILDINGS BEING PERMITTED. A PUBLIC ACCESS EASEMENT SHALL BE PROVIDED TO ALLOW PUBLIC VEHICULAR TRAFFIC TO UTILIZE THE IPP PRIVATE STREET.

HI THE NUMBER OF VEHICULAR PARKING SPACES LOCATED ON THE SITE SHALL MEET THE REQUIREMENTS OF THE ORDINANCE.
J. THE MINIMUM DIMENSIONS OF THE PARKING SPACES LOCATED ON THE SITE SHALL BE AS SET OUT BELOW.
(i) 90 DEGREE PARKING SPACES WITHIN PARKING AREAS: MINIMUM OF 8.5 FEET BY 17 FEET.
(ii) 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.
K. A SECONDARY, PRIVATE TEMPORARY TWO WAY VEHICULAR FIRE ACCESS SHALL BE PROVIDED FROM THE SITE TO MATTHEWS-MINT HILL ROAD IF REQUIRED. THIS AS GENERALLY DEPICTED ON THE REZONING PLAN. THE LOCATION AND ALIGNMENT OF THIS TEMPORARY VEHICULAR FIRE ACCESS SHALL BE LOCATED WITHIN THE FUTURE INDEPENDENCE POINTE RIGHT-WAY AND ACCESS ARE SUBJECT TO MINOR MODIFICATIONS 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 OF 20 FEET. 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 THE PARKWAY EXTENSION IS CONSTRUCTED BY OTHERS OR THE IPP PRIVATE STREET IS CONSTRUCTED BY APPLICANT A PERMANENT SECONDARY VEHICULAR ACCESS TO THE SITE IS PROVIDED.

L. AN APPLICANT SHALL IMPLEMENT A SHARED PARKING PROGRAM BETWEEN THE VARIOUS USES LOCATED ON THE SITE.
M. 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.

N. 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 SITE IN THE FUTURE (INCLUDING, WITHOUT LIMITATION, ON-STREET PARKING SPACES LOCATED ON 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 HOURS 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 RZ.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. 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. 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 THE ORDINANCE. THE SITE SHALL MEET THE EIGHT (8) PERCENT CANOPY REQUIREMENT ENTIRELY THROUGH THE PLANTING OF NEW TREES ON THE SITE. PURSUANT TO SECTION 155.607.A.3.F 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.

7. ARCHITECTURAL STANDARDS/DESIGN STANDARDS

- A. NOTWITHSTANDING THE HEIGHTS OF ANY BUILDINGS AS DEPICTED ON THE CONCEPTUAL SCHEMATIC IMAGES OF THE BUILDINGS ATTACHED TO THE REZONING PLAN, THE MAXIMUM HEIGHT OF ANY BUILDING CONSTRUCTED ON THE SITE SHALL BE 80 FEET.
B. ANY BUILDING IN EXCESS OF 3 STORIES SHALL BE SERVED BY AN ELEVATOR.
C. THE INTERNAL ACCESS CORRIDORS IN ANY BUILDING LOCATED ON THE REZONING PLAN SHALL BE FULLY ENCLOSED AND SHALL BE CONDITIONED SPACE.
D. 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 AND/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, SO THAT WINDOWS, DOORS, BALCONIES AND TRIM ARE NOT CONSIDERED WHEN CALCULATING THE MINIMUM PERCENTAGE OF BUILDING MATERIALS REQUIRED.
E. VINYL OR MASONITE MAY NOT BE USED AS AN EXTERIOR BUILDING MATERIAL CLADDING, PROVIDED, HOWEVER, THAT VINYL MAY BE UTILIZED ON WINDOWS, DOORS, GARAGE DOORS, SORTERS, TRIM AND RAILINGS.
F. ADDITIONAL DESIGN STANDARDS FOR BUILDINGS 2, 3, 4, 5, 6 AND 7
(i) ATTACHED TO THE REZONING PLAN ARE CONCEPTUAL, SCHEMATIC IMAGES OF THE PRIMARY ELEVATIONS 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 ELEVATION OF EACH OF THESE BUILDINGS. ACCORDINGLY, THE PRIMARY ELEVATIONS OF BUILDINGS 2, 3, 4, 5, 6 AND 7 SHALL BE DESIGNED AND CONSTRUCTED SO THAT THE PRIMARY 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 ELEVATION OF EACH OF THESE BUILDINGS THAT DO NOT MATERIALLY CHANGE THE OVERALL CONCEPTUAL ARCHITECTURAL STYLE, DESIGN TREATMENT AND CHARACTER SHALL BE PERMITTED.

(ii) 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. ELEVATION PLAN APPROVAL FOR BUILDINGS 1, 8, 9, 10, 11, 12, 13, 14 AND 15
(i) 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 BUILDING ELEVATIONS FOR THE RELEVANT BUILDING MUST BE APPROVED BY THE BOARD OF COMMISSIONERS. IN CONNECTION WITH THE REVIEW AND APPROVAL OF THE BUILDING ELEVATIONS FOR EACH SUCH BUILDING, APPLICANT MAY REQUEST, PURSUANT TO SECTION 155.401.5.G. OF THE ORDINANCE, THE APPROVAL OF FLEXIBLE DESIGN STANDARDS FOR THE BUILDING.
H. SITE PLAN AND ELEVATION APPROVAL FOR DEVELOPMENT AREAS I, J AND K
(i) 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 ON 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 SECTION 155.401.5.G. OF THE ORDINANCE, THE APPROVAL OF FLEXIBLE DESIGN STANDARDS FOR THE DEVELOPMENT AREA AND THE BUILDING.

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. PROPERLY SCREENED LOCATIONS ARE IDENTIFIED BY THE REZONING PLAN, AND THE SERVICE LOCATIONS MAY BE MODIFIED DURING THE DESIGN DEVELOPMENT AND PERMITTING PROCESS.

8. FLEXIBLE DESIGN STANDARDS

- A. PURSUANT TO SECTION 155.401.7 OF THE ORDINANCE, THE FOLLOWING FLEXIBLE DESIGN STANDARDS SHALL APPLY TO THE DEVELOPMENT OF THE SITE PROVIDED THAT THE REZONING APPLICATION IS APPROVED BY THE BOARD OF COMMISSIONERS.
(i) 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.
(ii) THE MAXIMUM BUILD TO LINE ALONG THE SITE'S FRONTAGE ON MATTHEWS-MINT HILL ROAD SHALL BE 80 FEET.

(iii) THE MAXIMUM BUILDING TO LINE ALONG DEVELOPMENT AREA A'S AND DEVELOPMENT AREA B'S FRONTAGES ON NEW PRIVATE STREET A SHALL BE 40 FEET.

9. APPROXIMATE LIMITS OF CLEARING IN PHASE 1

A. ATTACHED TO THE REZONING PLAN IS AN EXHIBIT THAT DEPICTS THE APPROXIMATE CLEARING LIMITS ASSOCIATED WITH THE DEVELOPMENT OF PHASE 1. 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 1. ADDITIONALLY, THE LOCATION OF THE SECONDARY, PRIVATE TEMPORARY TWO WAY VEHICULAR ACCESS TO MATTHEWS-MINT HILL ROAD MAY MOVE BEYOND 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. ADJUSTMENTS TO THE LOCATION, SIZE AND TYPE OF THE INTERIM BMP/WATER QUALITY PONDS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS, AND SUCH ADJUSTMENTS MAY BE MADE DURING THE DESIGN DEVELOPMENT AND PERMITTING PROCESS.
C. THE INTERIM BMP/WATER QUALITY PONDS ARE DESIGNATED AS "INTERIM" BECAUSE APPLICANT, AT ITS OPTION, MAY WORK WITH THE OWNERS/DEVELOPERS OF THE ADJACENT PARCEL (AS DEFINED ABOVE) 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.

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. 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.



① NEW PRIVATE STREET 'A' LOOKING NORTH



④ NEW PRIVATE STREET 'C' LOOKING WEST



② NEW PRIVATE STREET 'A' LOOKING SOUTH FROM MATTHEWS-MINT HILL RD.

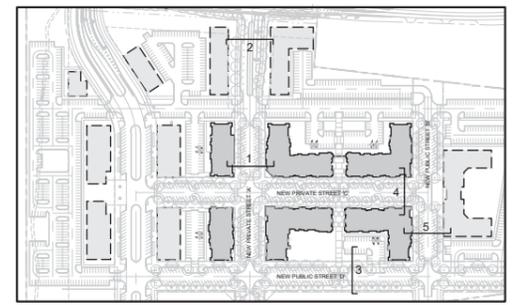


⑤ NEW PUBLIC STREET 'B' LOOKING NORTH



③ NEW PUBLIC STREET 'D' SEPARATION FROM PRIVATE PARKING AND PEDESTRIAN COURT

NOTE: BUILDINGS SHOWN FOR MASSING PURPOSES ONLY; REFER TO ARCHITECTURAL ELEVATIONS



STREET SECTIONS KEY



LandDesign  
 CREATING PLACES  
 THAT MATTER.  
 231 N. Grand St.  
 Charlotte, NC 28202  
 704.333.3025  
 NC Engineering Firm License # C-0688

FOR PUBLIC HEARING  
 APPLICATION # 2017-664

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

REVISIONS  
 Δ 09/27/2017 - PER TOWN COMMENTS

DATE: 08/02/2017  
 DESIGNED BY: LDI  
 DRAWN BY: LDI  
 CHECKED BY: RP  
 SCALE: VARIES  
 PROJECT #: 1017034  
 SHEET #:  
**RZ4.0**



**LandDesign**  
 CREATING PLACES THAT MATTER  
 2314 GARDNER ST.  
 WEAVER, NC 28686  
 704.833.3025  
 NC Engineering Firm License # C-0698

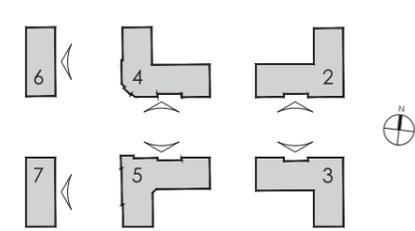
FOR PUBLIC HEARING  
 APPLICATION # 2017-664

**MATTHEWS MIXED USE  
 CONDITIONAL REZONING**  
 PROFITIT DIXON PARTNERS | MATTHEWS, NORTH CAROLINA  
 ELEVATIONS - BUILDINGS 2-7

REVISIONS:  
 Δ - 09/27/2017 - PER TOWN COMMENTS  
 DATE: 08/09/2017  
 DESIGN BY: JTS  
 DRAWN BY: JTS  
 CHECKED BY: JTS  
 S.C. L.P.  
 PROJECT #017034  
 SHEET # **RZ5.0**

REVISION 1 INCLUDES THE FOLLOWING:  
 1. HEIGHT DIMENSIONS ADDED  
 2. GRADE PLANE ADJUSTMENTS  
 3. FACADE ADJUSTMENTS INCLUDING THE OMISSION OF DECORATIVE SHUTTERS ON BUILDING 5.

PROPOSED BUILDING HEIGHT FOR BUILDINGS 2-7 IS 65' MAXIMUM ABOVE NEW PRIVATE STREET 'C'



7 BUILDING 7 - EAST ELEVATION  
 1/16" = 1'-0"



6 BUILDING 6 - EAST ELEVATION  
 1/16" = 1'-0"



4 BUILDING 4 - SOUTH ELEVATION  
 1/16" = 1'-0"



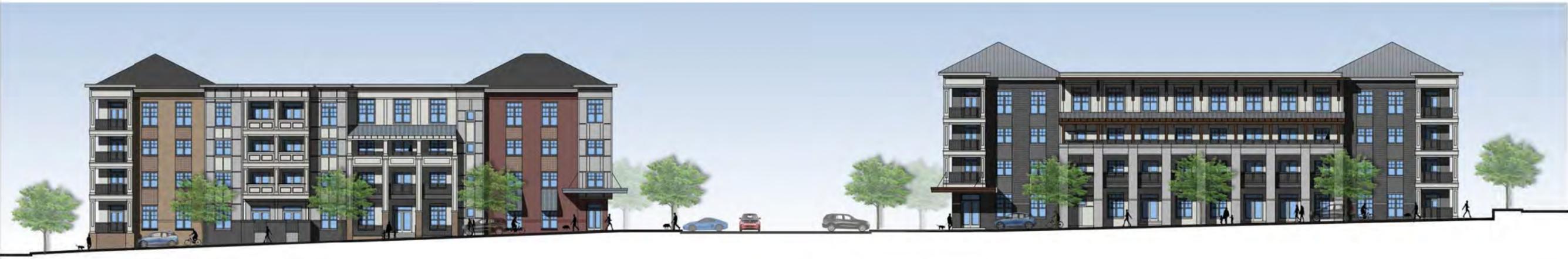
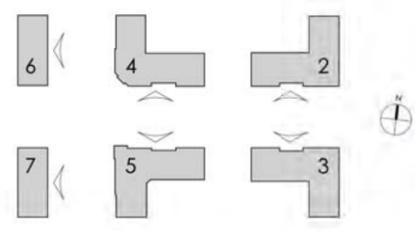
2 BUILDING 2 - SOUTH ELEVATION  
 1/16" = 1'-0"



3 BUILDING 3 - NORTH ELEVATION  
 1/16" = 1'-0"



5 BUILDING 5 - NORTH ELEVATION  
 1/16" = 1'-0"



7 BUILDING 7 - EAST ELEVATION  
 1/16" = 1'-0"

6 BUILDING 6 - EAST ELEVATION  
 1/16" = 1'-0"



4 BUILDING 4 - SOUTH ELEVATION  
 1/16" = 1'-0"

2 BUILDING 2 - SOUTH ELEVATION  
 1/16" = 1'-0"



3 BUILDING 3 - NORTH ELEVATION  
 1/16" = 1'-0"

5 BUILDING 5 - NORTH ELEVATION  
 1/16" = 1'-0"

FOR PUBLIC HEARING  
 APPLICATION # 2017-664

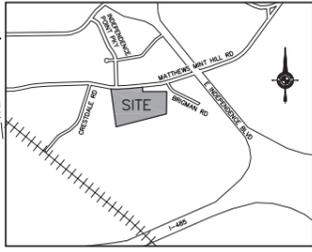
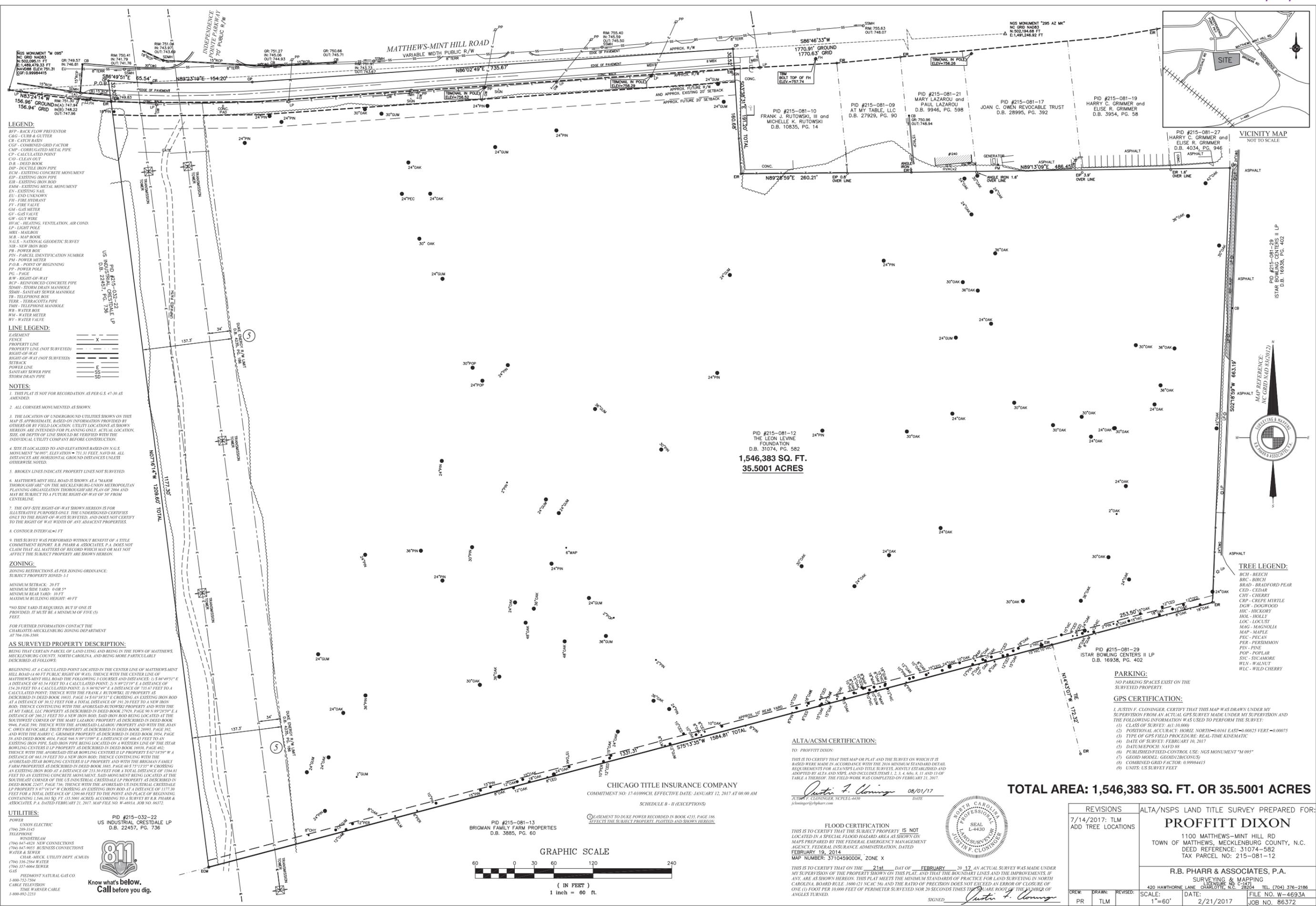
MATTHEWS MIXED USE  
 CONDITIONAL REZONING  
 PROFITIT, DIXON PARTNERS | MATTHEWS, NORTH CAROLINA  
 COLOR ELEVATIONS - BUILDINGS 2-7

REVISIONS:  
 Δ - 09/27/2017 - PER TOWN COMMENTS

DATE: 08/02/2017  
 DESIGNED BY: TJS  
 DRAWN BY: TJS  
 CHECKED BY: TJS  
 SCALE:  
 PROJECT # 4017034  
 SHEET #  
**RZ5.1**







- 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 OUT
  - 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
  - PIN - 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

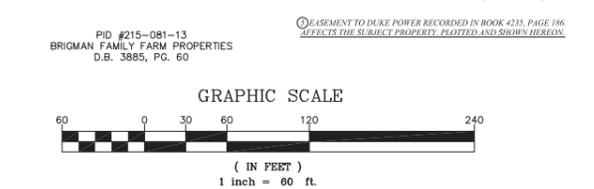
- NOTES:**
1. THIS PLAN IS NOT FOR RECORDATION AS PER G.S. 47-30 AS AMENDED.
  2. ALL CORNERS MONUMENTED AS SHOWN.
  3. THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP IS APPROXIMATE, BASED ON INFORMATION PROVIDED BY OTHERS OR BY FIELD LOCATION. UTILITY LOCATIONS AS SHOWN HEREON ARE INTENDED 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-CUMBERLAND METROPOLITAN PLANNING ORGANIZATION THROUGHFARE PLAN OF 2004 AND MAY BE SUBJECT TO A FUTURE RIGHT-OF-WAY OF 30' 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: R-1
- 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 704-336-1500.

**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 725.57 FEET TO A CALCULATED POINT; THENCE WITH THE FRANK J. RUTOWSKI, III PROPERTY AS DESCRIBED IN DEED BOOK 1985, PAGE 14 540.85'1" 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 102, AND WITH THE HARRY C. GRIMMER PROPERTY AS DESCRIBED IN DEED BOOK 404, PAGE 38 AND DEED BOOK 404, PAGE 946 N 89°11'09" E A DISTANCE OF 486.41 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 1693A, PAGE 402; THENCE WITH THE AFORESAID STAR BOWLING CENTERS II LP PROPERTY S 10°18'59" W A DISTANCE OF 68.19 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 385, PAGE 60 S 85°11'51" 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 136; 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. (35,500 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. (CHUD) (704) 336-2564
  - WATER: (704) 337-6064
  - SEWER: GAS: FREEDOM NATURAL GAS CO. 1-800-252-7506
  - CABLE TELEVISION: TIME WARNER CABLE 1-800-992-2252



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 TESTS 1, 2, 3, 4, 6(a), 8, 11, AND 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 21, 2017.

JUSTIN F. CLONINGER, NCELS L-4410  
DATE: 08/01/17



**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**

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



**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.



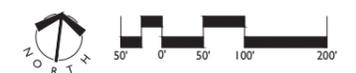
FOR PUBLIC HEARING  
APPLICATION # 2017-XXX

MATTHEWS PARK  
CONDITIONAL REZONING  
PROFFITT DIXON PARTNERS | MATTHEWS, NORTH CAROLINA  
TECHNICAL DATA SHEET

REVISIONS

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

RZ1.0

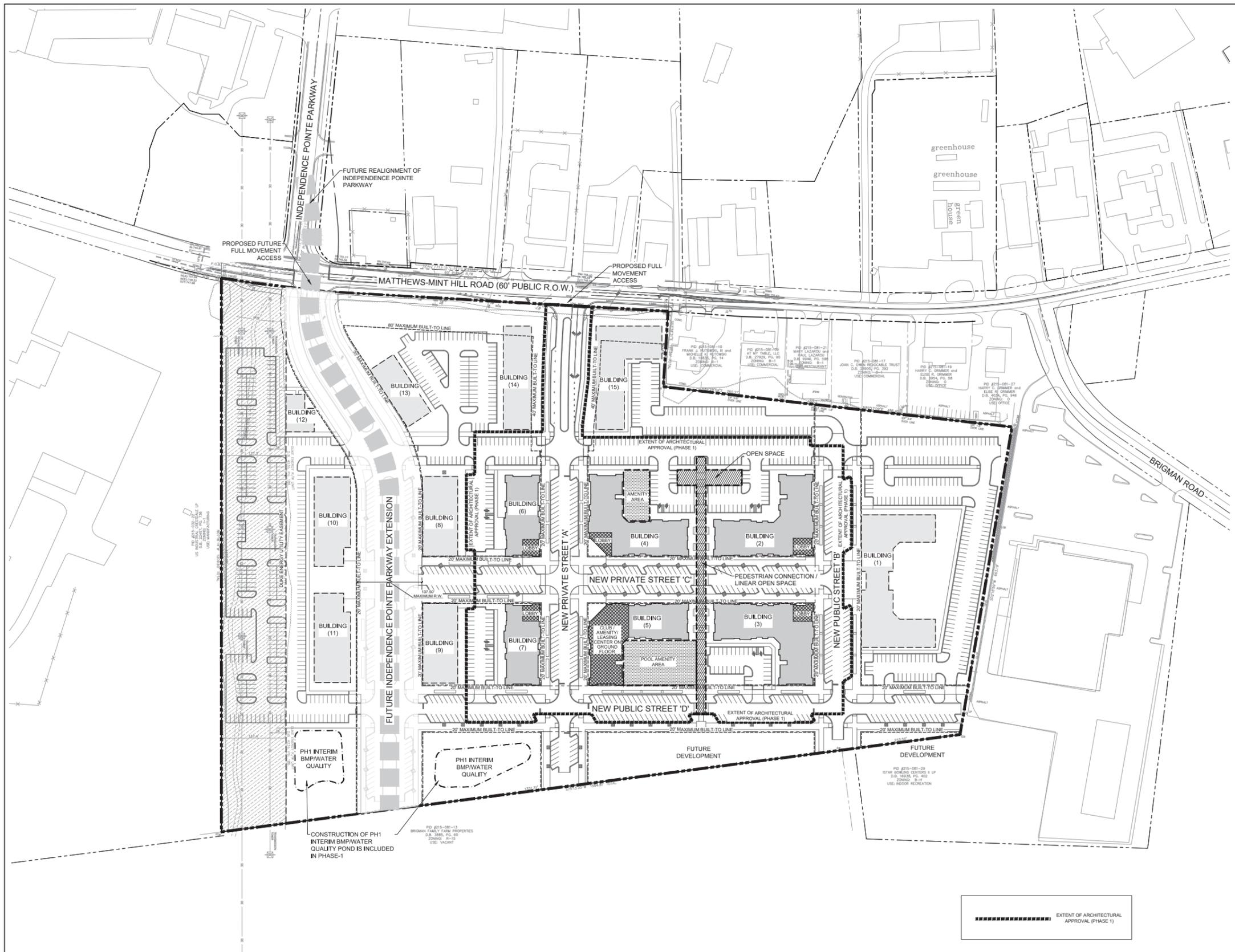




**LandDesign**  
CREATING PLACES  
THAT MATTER.  
231 N. Graham St.  
Cary, NC 27513  
704.333.8025  
NC Engineering Firm License # C-0688

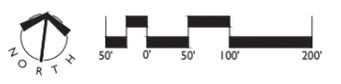
**FOR PUBLIC HEARING**  
**APPLICATION # 2017-XXX**

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



----- EXTENT OF ARCHITECTURAL APPROVAL (PHASE 1)

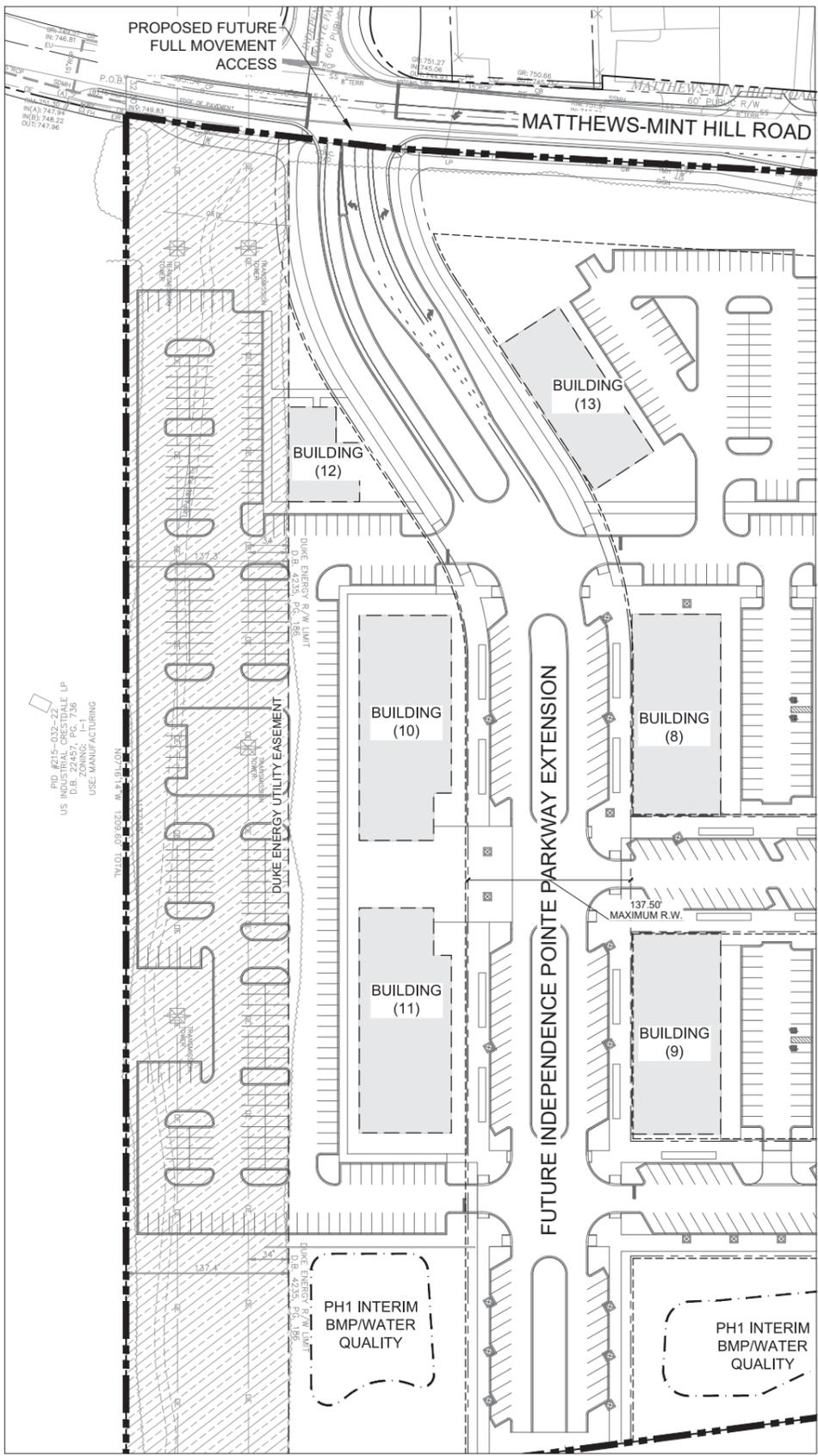
**NOTE:** THIS PLAN IS SUBJECT TO MODIFICATIONS DURING THE DESIGN DEVELOPMENT AND PERMITTING PROCESS.



REVISIONS

DATE: 08/02/17  
DESIGNED BY: LDI  
DRAWN BY: LDI  
CHECKED BY:  
SCALE: 1" = 100' 0"  
PROJECT #: 1017034  
SHEET #:

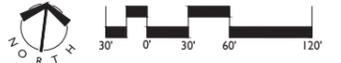
**RZ2.0**



SECTION FOR IPP PRIVATE STREET

NO. 1215-032-ZZ  
US MAPING C. PC. 738 E LP  
D.B. 22457, PC. 738 E LP  
ZONING: I-1  
USE: MANUFACTURING

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



DATE: 08/07/17  
DESIGNED BY: LDI  
DRAWN BY: LDI  
CHECKED BY:  
SCALE: 1"=60'  
PROJECT #: 1017034  
SHEET #:  
**R22.1**

REVISIONS:

**MATTHEUS PARK**  
**CONDITIONAL REZONING**  
PROFFITT DIXON PARTNERS | MATTHEUS, NORTH CAROLINA  
**FUTURE INDEPENDENCE POINTE PARKWAY EXTENSION**

**FOR PUBLIC HEARING**  
**APPLICATION # 2017-XXX**

**LandDesign**  
CREATING PLACES  
THAT MATTER.  
231 N. Green St.  
Clemens, NC 27502  
704.333.805  
NC Engineering Firm License # C-0688

**HSI**  
**HOUSING**  
**STUDIO**  
1000 S. Salisbury St.  
Clemens, NC 27502  
704.333.805



**LandDesign**  
CREATING PLACES  
THAT MATTER.  
230 E. Green St.  
Durham, NC 27602  
704.333.3025  
NC Engineering Firm License # C-0688

**FOR PUBLIC HEARING  
APPLICATION # 2017-XXX**

**MATTHEWS PARK  
CONDITIONAL REZONING**  
PROFFITT DIXON PARTNERS | MATTHEWS, NORTH CAROLINA  
**OPEN SPACE SYSTEM**

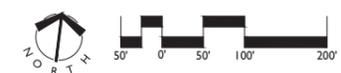
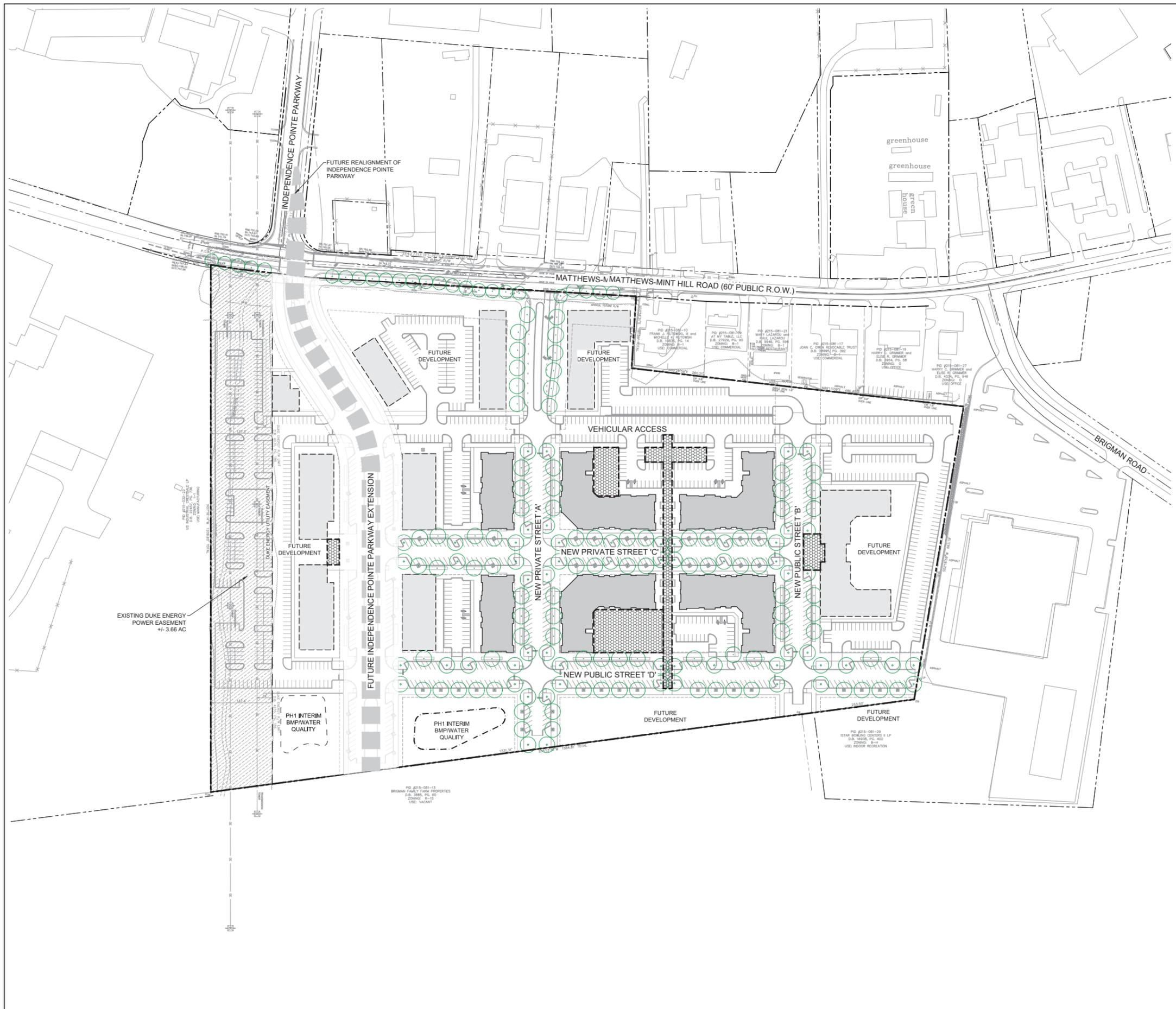
REVISIONS  
DATE: 08/02/2017  
DESIGNED BY: LDI  
DRAWN BY: LDI  
CHECKED BY:  
SCALE: 1" = 100' 0"  
PROJECT #: 1017034  
SHEET #: **R22.2**

**OPEN SPACE SUMMARY:**

1. TOTAL SITE ACREAGE:	+/- 35.50 AC
2. EXISTING DUKE ENERGY UTILITY EASEMENT:	+/- 3.66 AC
3. TOTAL SITE ACREAGE APPLICABLE FOR TREE PRESERVATION:	+/- 31.84 AC
4. CALCULATION OF CANOPY AREAS (TREE CANOPY TO BE PRESERVED)	
REQUIRED:	+/- 2.55 AC (8% OF SITE ACREAGE)
PROPOSED:	+/- 7.12 AC (22.4% OF SITE ACREAGE)
+ PROPOSED LARGE MATURING TREE: 150 x 2000 SF=300,000 SF= 6.89 AC	
+ PROPOSED SMALL MATURING TREE: 25 x 400 SF= 10,000 SF= 0.23 AC	

**OPEN SPACE SYSTEM LEGEND:**

OPEN SPACE AMENITY OPPORTUNITIES





FOR PUBLIC HEARING  
APPLICATION # 2017-XXX

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

REVISIONS:  
DATE: 08/07/2017  
DESIGNED BY: LDI  
DRAWN BY: LDI  
CHECKED BY:  
C.C. BY: LDI  
PROJECT #: 1017034  
SHEET #:  
**RZ3.0**

SITE DEVELOPMENT DATA:

- ACREAGE: ± 35.50 ACRES
- TAX PARCEL #: 21508112
- EXISTING ZONING: LIGHT INDUSTRIAL(L-1)
- PROPOSED ZONING: ENTERTAINMENT (ENT) DISTRICT (CD)
- EXISTING USES: VACANT
- 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
- MAXIMUM BUILDING HEIGHT: 80 FEET

**1. GENERAL PROVISIONS**

- A. THESE DEVELOPMENT STANDARDS, THE TECHNICAL DATA SHEET, SCHEMATIC SITE PLAN AND OTHER GRAPHICS SET FORTH ON ATTACHED SHEETS RZ1.0 THROUGH RZ6.0 FORM THE REZONING PLAN (COLLECTIVELY REFERRED TO AS THE "REZONING PLAN") ASSOCIATED WITH THE REZONING APPLICATION FILED BY PROFFITT 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 UNIFIED DEVELOPMENT ORDINANCE (THE "ORDINANCE"). SUBJECT TO THE REQUESTED FLEXIBLE DESIGN STANDARDS SET OUT BELOW IN SECTION 8, 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 SITE 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, YARD AND PERIMETER LANDSCAPING REQUIREMENTS SET FORTH ON THIS REZONING PLAN AND THE DEVELOPMENT STANDARDS, PROVIDED, HOWEVER, THAT ANY SUCH ALTERATIONS AND MODIFICATIONS SHALL 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.
- G. PURSUANT TO SECTION 155.402 OF THE ORDINANCE, APPLICANT IS REQUESTING, CONCURRENTLY WITH THE SUBMITTAL OF THE REZONING APPLICATION, THE ISSUANCE OF A CERTIFICATE OF VESTED RIGHTS GRANTING VESTED RIGHTS FOR A PERIOD OF TWO YEARS FROM THE DATE OF APPROVAL.

**2. PERMITTED USES/DEVELOPMENT LIMITATIONS**

- A. SUBJECT TO THE LIMITATIONS AND CONVERSION RIGHTS SET OUT BELOW, THE SITE MAY BE DEVOTED TO 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.
- B. A MAXIMUM OF 80,000 SQUARE FEET OF GROSS FLOOR AREA DEVOTED TO GENERAL AND PROFESSIONAL OFFICE USES AND MEDICAL, DENTAL, OPTICAL OFFICE AND CLINIC USES (HEREINAFTER COLLECTIVELY REFERRED TO AS "OFFICE USES") MAY BE DEVELOPED ON THE SITE.
- C. A MAXIMUM OF 71,000 SQUARE FEET OF GROSS FLOOR AREA DEVOTED TO NON-OFFICE COMMERCIAL USES INCLUDING, WITHOUT LIMITATION, RETAIL SALES AND GENERAL MERCHANDISE USES, PERSONAL SERVICE USES, RESTAURANT, LOUNGE AND NIGHTCLUB USES WITHOUT DRIVE-THRU OR DRIVE-IN SERVICE AND BREWPUB USES (HEREINAFTER COLLECTIVELY REFERRED TO AS "NON-OFFICE COMMERCIAL USES") MAY BE DEVELOPED ON THE SITE.
- D. A MAXIMUM OF 180 HOTEL ROOMS MAY BE DEVELOPED ON THE SITE.
- E. OFFICE USES MAY EXCEED THE GROSS FLOOR AREA LIMITATION DESCRIBED ABOVE IN PARAGRAPH 2.B BY:
  - (i) CONVERTING NON-OFFICE COMMERCIAL USES GROSS FLOOR AREA INTO OFFICE USES GROSS FLOOR AREA AT THE RATE OF 1 SQUARE FOOT OF NON-OFFICE COMMERCIAL USES GROSS FLOOR AREA FOR 1.5 SQUARE FEET OF OFFICE USES GROSS FLOOR AREA. BY WAY OF EXAMPLE, 10,000 SQUARE FEET OF GROSS FLOOR AREA OF NON-OFFICE COMMERCIAL USES MAY BE CONVERTED INTO 15,000 SQUARE FEET OF GROSS FLOOR AREA OF OFFICE USES. THE MAXIMUM GROSS FLOOR AREA OF NON-OFFICE COMMERCIAL USES THAT MAY BE DEVELOPED ON THE SITE SET OUT IN PARAGRAPH 2.C ABOVE SHALL BE REDUCED BY THE AMOUNT OF NON-OFFICE COMMERCIAL USES GROSS FLOOR AREA THAT IS CONVERTED INTO OFFICE USES GROSS FLOOR AREA.
  - (ii) CONVERTING MULTI-FAMILY DWELLING UNITS INTO OFFICE USES GROSS FLOOR AREA AT THE RATE OF 1 MULTI-FAMILY DWELLING UNIT FOR 1,000 SQUARE FEET OF OFFICE USES GROSS FLOOR AREA. BY WAY OF EXAMPLE, 20 MULTI-FAMILY DWELLING UNITS MAY BE CONVERTED INTO 20,000 SQUARE FEET OF GROSS FLOOR AREA OF OFFICE USES.

- F. NON-OFFICE COMMERCIAL USES MAY EXCEED THE GROSS FLOOR AREA LIMITATION DESCRIBED ABOVE IN PARAGRAPH 2.C BY:
  - (i) CONVERTING OFFICE USES GROSS FLOOR AREA INTO NON-OFFICE COMMERCIAL USES GROSS FLOOR AREA AT THE RATE OF 1.5 SQUARE FEET OF OFFICE USES GROSS FLOOR AREA FOR 1 SQUARE FOOT OF NON-OFFICE COMMERCIAL USES GROSS FLOOR AREA. BY WAY OF EXAMPLE, 15,000 SQUARE FEET OF GROSS FLOOR AREA OF OFFICE USES MAY BE CONVERTED INTO 10,000 SQUARE FEET OF GROSS FLOOR AREA OF NON-OFFICE COMMERCIAL USES. THE MAXIMUM GROSS FLOOR AREA OF OFFICE USES THAT MAY BE DEVELOPED ON THE SITE SET OUT IN PARAGRAPH 2.B ABOVE SHALL BE REDUCED BY THE AMOUNT OF OFFICE USES GROSS FLOOR AREA THAT IS CONVERTED INTO NON-OFFICE COMMERCIAL USES GROSS FLOOR AREA.
  - (ii) CONVERTING MULTI-FAMILY DWELLING UNITS INTO NON-OFFICE COMMERCIAL USES GROSS FLOOR AREA AT THE RATE OF 1 MULTI-FAMILY DWELLING UNIT FOR 1,000 SQUARE FEET OF NON-OFFICE COMMERCIAL USES GROSS FLOOR AREA. BY WAY OF EXAMPLE, 20 MULTI-FAMILY DWELLING UNITS MAY BE CONVERTED INTO 20,000 SQUARE FEET OF GROSS FLOOR AREA OF NON-OFFICE COMMERCIAL USES.
- G. STORM WATER FACILITIES SERVING THE SITE ARE PLANNED TO BE LOCATED ON THE SOUTHERN PORTION OF DEVELOPMENT AREA C AND ON DEVELOPMENT AREA I. IN THE EVENT THAT THE STORM WATER FACILITIES ARE RELOCATED FROM DEVELOPMENT AREA C AND/OR DEVELOPMENT AREA I IN THE FUTURE BY OTHERS, THEN BUILDINGS AND OTHER STRUCTURES MAY BE CONSTRUCTED ON THESE DEVELOPMENT AREAS, AND THESE DEVELOPMENT AREAS MAY BE DEVOTED TO ANY USES OR USES PERMITTED UNDER THIS REZONING PLAN.
- H. THE GROSS FLOOR AREA OF ANY PARKING GARAGE/STRUCTURE 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.

**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 A'S AND DEVELOPMENT AREA B'S FRONTAGES ON NEW PRIVATE STREET A SHALL BE 40 FEET.

**4. TRANSPORTATION AND PARKING**

- A. SUBJECT TO PARAGRAPHS E, F, G, I AND K 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 NORTH CAROLINA DEPARTMENT OF TRANSPORTATION ("NCDOT") AND/OR THE TOWN OF MATTHEWS.
- B. THE SITE SHALL BE SERVED BY INTERNAL PUBLIC STREETS AND INTERNAL PRIVATE STREETS AS DEPICTED ON THE REZONING PLAN. THE GROSS SECTION FOR EACH INTERNAL PUBLIC STREET AND EACH INTERNAL PRIVATE STREET IS SET OUT ON SHEET RZ4.0 OF THE REZONING PLAN.
- C. THE INTERNAL PRIVATE STREETS SHALL SERVE BUILDINGS THAT ARE DEVOTED PRIMARILY TO MULTI-FAMILY RESIDENTIAL USES.
- D. PUBLIC ACCESS EASEMENTS SHALL BE PROVIDED TO ALLOW PUBLIC VEHICULAR TRAFFIC TO UTILIZE THE INTERNAL PRIVATE STREETS.
- E. 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 PERMITTING PROCESS TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS, PARKING LAYOUTS AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE TOWN OF MATTHEWS AND/OR NCDOT.
- F. 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 LOCATED OUTSIDE OF THAT PORTION OF THE SITE BOUNDED BY THE LINES DESIGNATED OR LABELED AS "EXTENT OF ARCHITECTURAL APPROVAL (PHASE 1)" ON THE REZONING PLAN.
- G. APPLICANT SHALL RESERVE FOR RIGHT OF WAY FOR THAT PORTION OF THE FUTURE INDEPENDENCE POINTE PARKWAY EXTENSION TO BE LOCATED ON THE SITE (THE "PARKWAY EXTENSION") THAT PORTION OF THE SITE THAT IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (THE "FUTURE INDEPENDENCE POINTE RIGHT OF WAY"). MORE SPECIFICALLY, THE FUTURE INDEPENDENCE POINTE RIGHT OF WAY SHALL BE RESERVED (BUT NOT DEDICATED) FOR FUTURE ACQUISITION BY NCDOT OR THE TOWN OF MATTHEWS AS APPLICABLE IN CONNECTION WITH THE CONSTRUCTION OF THE PARKWAY EXTENSION BY OTHERS.
- H. THE PARKWAY EXTENSION SHALL BE FUNDED AND CONSTRUCTED BY OTHERS.

- I. NOTWITHSTANDING THE FOREGOING, IF THE PARKWAY EXTENSION HAS NOT BEEN CONSTRUCTED AT THE TIME THAT APPLICANT APPLIES FOR A BUILDING PERMIT FOR ONE 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 REIMBURSEMENT AGREEMENT PURSUANT TO WHICH APPLICANT IS REIMBURSED FOR THE COST OF CONSTRUCTING THE IPP PRIVATE STREET (AS DEFINED BELOW), THEN APPLICANT SHALL, AS AN INTERIM CONDITION UNTIL SUCH TIME THAT THE PARKWAY EXTENSION IS CONSTRUCTED BY OTHERS, CONSTRUCT WITHIN THE FUTURE INDEPENDENCE POINTE RIGHT OF WAY A PRIVATE STREET IN ACCORDANCE WITH THE CROSS SECTION SET OUT ON SHEET RZ2.1 OF THE REZONING PLAN (THE "IPP PRIVATE STREET"). THE NORTHERN TERMINUS OF THE IPP PRIVATE STREET SHALL BE MATTHEWS-MINT HILL ROAD, AND THE IPP PRIVATE STREET SHALL EXTEND SOUTHWARD INTO THE SITE AS FAR AS IS REASONABLY NECESSARY TO SERVE THE BUILDING OR BUILDINGS BEING PERMITTED. A PUBLIC ACCESS EASEMENT SHALL BE PROVIDED TO ALLOW PUBLIC VEHICULAR TRAFFIC TO UTILIZE THE IPP PRIVATE STREET.
- J. THE NUMBER OF VEHICULAR PARKING SPACES LOCATED ON THE SITE SHALL MEET THE REQUIREMENTS OF THE ORDINANCE.
- K. A TEMPORARY VEHICULAR FIRE ACCESS SHALL BE PROVIDED FROM THE SITE TO MATTHEWS-MINT HILL ROAD IF REQUIRED. THIS TEMPORARY VEHICULAR FIRE ACCESS SHALL BE LOCATED WITHIN THE FUTURE INDEPENDENCE POINTE RIGHT WAY AND SHALL REMAIN IN PLACE UNTIL SUCH TIME THAT THE PARKWAY EXTENSION IS CONSTRUCTED BY OTHERS OR THE IPP PRIVATE STREET IS CONSTRUCTED BY APPLICANT.
- L. 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.

**5. STREETScape TREATMENT, SIDEWALKS AND SCREENING**

- A. AS MORE PARTICULARLY DEPICTED ON THE STREET SECTIONS SET OUT ON SHEET RZ2.0 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.

**6. TREE PROTECTION AND LANDSCAPING**

- A. THE DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE TREE PROTECTION REQUIREMENTS OF THE ORDINANCE, AS PROVIDED UNDER THE ORDINANCE, THE SITE SHALL MEET THE EIGHT (8) PERCENT TREE CANOPY REQUIREMENT ENTIRELY THROUGH THE PLANTING OF NEW TREES ON THE SITE. PURSUANT TO SECTION 155.607.A.3.F 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.

**7. ARCHITECTURAL STANDARDS/DESIGN STANDARDS**

- A. THE MAXIMUM HEIGHT OF ANY BUILDING CONSTRUCTED ON THE SITE SHALL BE 80 FEET.
- B. ANY BUILDING IN EXCESS OF 3 STORIES SHALL BE SERVED BY AN ELEVATOR.
- C. THE INTERNAL ACCESS CORRIDORS IN ANY BUILDING LOCATED ON THE SITE SHALL BE FULLY ENCLOSED AND SHALL BE CONDITIONED SPACE.
- D. 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 AND/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, SO THAT WINDOWS, DOORS, BALCONIES AND TRIM ARE NOT CONSIDERED WHEN CALCULATING THE MINIMUM PERCENTAGE OF BUILDING MATERIALS REQUIRED.
- E. VINYL OR MASONITE MAY NOT BE USED AS AN EXTERIOR BUILDING MATERIAL, PROVIDED, HOWEVER, THAT VINYL MAY BE UTILIZED ON WINDOWS, DOORS, GARAGE DOORS, SOFFITS, TRIM AND RAILINGS.
- F. ADDITIONAL DESIGN STANDARDS FOR BUILDINGS 2, 3, 4, 5, 6 AND 7

- (i) ATTACHED TO THE REZONING PLAN ARE CONCEPTUAL, SCHEMATIC IMAGES OF THE PRIMARY ELEVATIONS 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 ELEVATION OF EACH OF THESE BUILDINGS. ACCORDINGLY, THE PRIMARY ELEVATIONS OF BUILDINGS 2, 3, 4, 5, 6 AND 7 SHALL BE DESIGNED AND CONSTRUCTED SO THAT THE PRIMARY 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 ELEVATION OF EACH OF THESE BUILDINGS THAT DO NOT MATERIALLY CHANGE THE OVERALL CONCEPTUAL ARCHITECTURAL STYLE, DESIGN TREATMENT AND CHARACTER SHALL BE PERMITTED.

- (ii) 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. ELEVATION PLAN APPROVAL FOR BUILDINGS 1, 8, 9, 10, 11, 12, 13, 14 AND 15
  - (i) 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 BUILDING ELEVATIONS FOR THE RELEVANT BUILDING MUST BE APPROVED BY THE BOARD OF COMMISSIONERS. IN CONNECTION WITH THE REVIEW AND APPROVAL OF THE BUILDING ELEVATIONS FOR EACH SUCH BUILDING, APPLICANT MAY REQUEST, PURSUANT TO SECTION 155.401.5.G. OF THE ORDINANCE, THE APPROVAL OF FLEXIBLE DESIGN STANDARDS FOR THE BUILDING.
- H. SITE PLAN AND ELEVATION APPROVAL FOR DEVELOPMENT AREAS I, J AND K
  - (i) 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 ON 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 SECTION 155.401.5.G OF THE ORDINANCE, THE APPROVAL OF FLEXIBLE DESIGN STANDARDS FOR THE DEVELOPMENT AREA AND THE BUILDING.

- 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 SERVICE LOCATIONS ARE GENERALLY DEPICTED ON THE REZONING PLAN.

**8. FLEXIBLE DESIGN STANDARDS**

- A. PURSUANT TO SECTION 155.401.7 OF THE ORDINANCE, THE FOLLOWING FLEXIBLE DESIGN STANDARDS SHALL APPLY TO THE DEVELOPMENT OF THE SITE PROVIDED THAT THE REZONING APPLICATION IS APPROVED BY THE BOARD OF COMMISSIONERS.
  - (i) 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.
  - (ii) THE MAXIMUM BUILD TO LINE ALONG THE SITE'S FRONTAGE ON MATTHEWS-MINT HILL ROAD SHALL BE 80 FEET.
  - (iii) THE MAXIMUM BUILDING TO LINE ALONG DEVELOPMENT AREA A'S AND DEVELOPMENT AREA B'S FRONTAGES ON NEW PRIVATE STREET A SHALL BE 40 FEET.

**9. SIGNS**

- A. ALL SIGNS INSTALLED ON THE SITE SHALL COMPLY WITH THE REQUIREMENTS OF THE ORDINANCE.
- B. 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.

**10. 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 OR THE OWNER OR OWNERS OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.



① NEW PRIVATE STREET 'A' LOOKING NORTH



④ NEW PRIVATE STREET 'C' LOOKING WEST



② NEW PRIVATE STREET 'A' LOOKING SOUTH FROM MATTHEWS-MINT HILL RD.

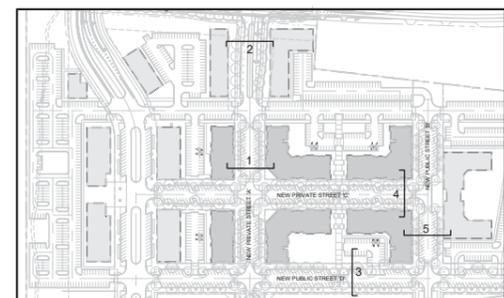


⑤ NEW PUBLIC STREET 'B' LOOKING NORTH



③ NEW PUBLIC STREET 'D' SEPARATION FROM PRIVATE PARKING AND PEDESTRIAN COURT

NOTE: BUILDINGS SHOWN FOR MASSING PURPOSES ONLY; REFER TO ARCHITECTURAL ELEVATIONS



STREET SECTIONS KEY



LandDesign  
CREATING PLACES  
THAT MATTER.  
231 N. Green St.  
Cary, NC 27513  
704.333.3025  
NC Engineering Firm License # C-0688

FOR PUBLIC HEARING  
APPLICATION # 2017-XXX

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

REVISIONS

DATE: 08/02/2017  
DESIGNED BY: LDI  
DRAWN BY: LDI  
CHECKED BY:  
SCALE: VARIES  
PROJECT #: 1017034  
SHEET #:

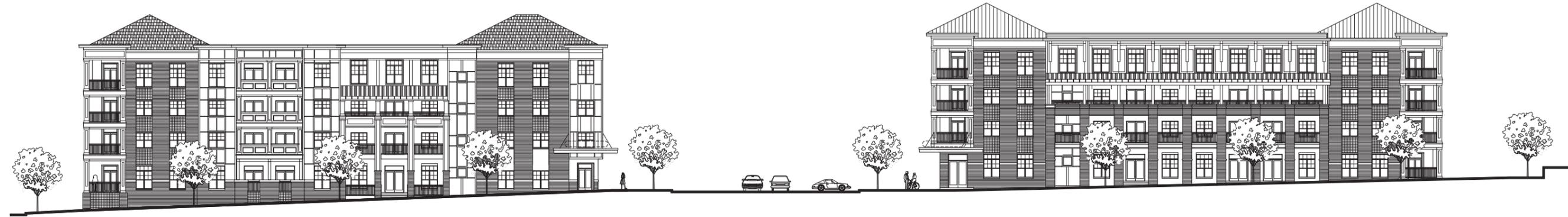
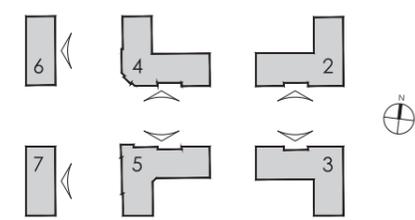
RZ4.0



FOR PUBLIC HEARING  
APPLICATION # 2017-XXX

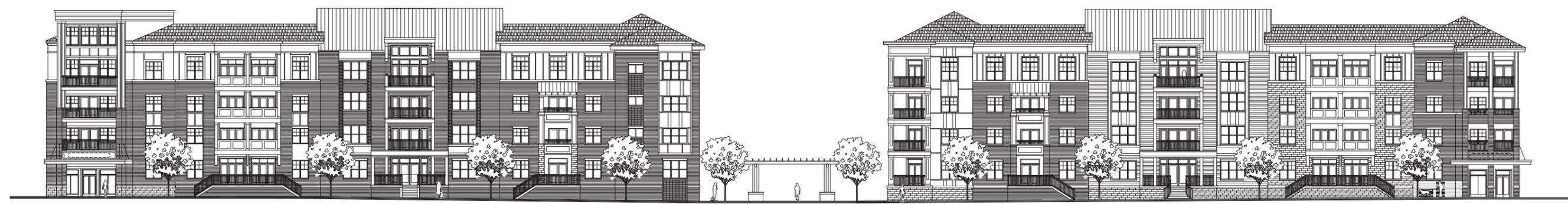
**MATTHEWS PARK**  
CONDITIONAL REZONING  
PROFFITT DIXON PARTNERS | MATTHEWS, NORTH CAROLINA  
ELEVATIONS - BUILDINGS 2-7

REVISIONS:  
DATE: 08/09/2017  
DESIGN BY: THIS  
DRAWN BY: THIS  
CHECKED BY:  
SCALE:  
PROJECT #017034  
SHEET #  
**RZ5.0**



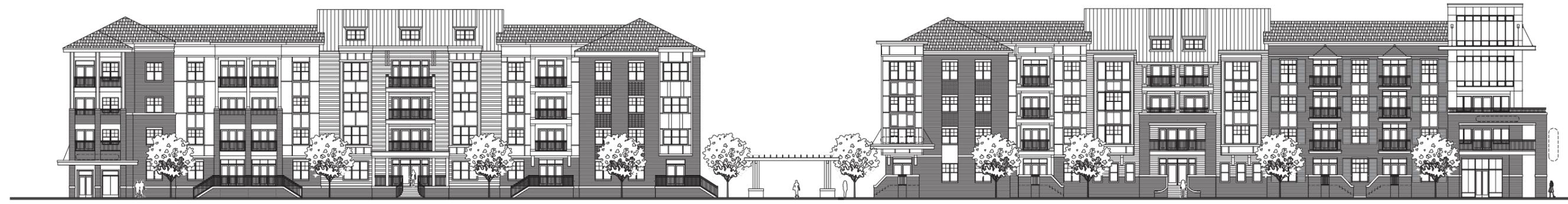
7 BUILDING 7 - EAST ELEVATION  
1/16" = 1'-0"

6 BUILDING 6 - EAST ELEVATION  
1/16" = 1'-0"



4 BUILDING 4 - SOUTH ELEVATION  
1/16" = 1'-0"

2 BUILDING 2 - SOUTH ELEVATION  
1/16" = 1'-0"

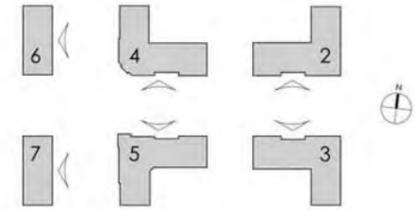


3 BUILDING 3 - NORTH ELEVATION  
1/16" = 1'-0"

5 BUILDING 5 - NORTH ELEVATION  
1/16" = 1'-0"



LandDesign  
CREATING PLACES  
THAT MATTER.  
3318, Oakdale St  
Carrboro, NC 27510  
754-333-3025  
NC Engineering Firm License # C-6868



7 BUILDING 7 - EAST ELEVATION  
1/16" = 1'-0"

6 BUILDING 6 - EAST ELEVATION  
1/16" = 1'-0"



4 BUILDING 4 - SOUTH ELEVATION  
1/16" = 1'-0"

2 BUILDING 2 - SOUTH ELEVATION  
1/16" = 1'-0"

BUILDING 2



3 BUILDING 3 - NORTH ELEVATION  
1/16" = 1'-0"

BUILDING 3

5 BUILDING 5 - NORTH ELEVATION  
1/16" = 1'-0"

FOR PUBLIC HEARING  
APPLICATION # 2017-XXX

MATTHEWS PARK  
CONDITIONAL REZONING  
PROFFITT DIXON PARTNERS | MATTHEWS, NORTH CAROLINA  
COLOR ELEVATIONS - BUILDINGS 2-7

REVISIONS:

DATE: 08/02/2017  
DESIGNED BY: THIS  
DRAWN BY: THIS  
CHECKED BY: THIS  
SCALE: AS SHOWN  
PROJECT #017034  
SHEET #

RZ5.1



**ADJACENT PROPERTY INFORMATION**

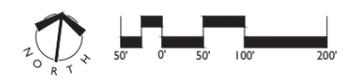
1. ID# 21503222  
NF - LP US INDUSTRIAL CRESTDALE  
40 AIRPORT RD, LAKEWOOD, NJ 08701  
DB 15097 PG 032
2. ID# 19329156  
NF - SELLETHICS MANAGEMENT GROUP LLC  
941 MATTHEWS-MINT HILL RD, MATTHEWS, NC 28105  
L4 M36-772
3. ID# 19329402  
NF - RIDGE MINISTRIES INC  
PO BOX 1292, MATTHEWS, NC 28106  
DB 31380 PG 134
4. ID# 19329404  
NF - RIDGE MINISTRIES INC  
PO BOX 1292, MATTHEWS, NC 28106  
DB 31359 PG 677
5. ID# 19329405  
NF - RIDGE DUARTE LLC  
1721 TURLWOOD DR, WAXHAW, NC 28173  
DB 26967 PG 479
6. ID# 19328218  
NF - COMMUNICATIONS ALLTEL MOBILE  
PO BOX 2549, ADDISON, TX 75001  
DB 06306 PG 518
7. ID# 19328219  
NF - TAE KYU PARK AND CH SEON  
3218 OLD MONROE RD, STALLINGS, NC 28104  
DB 07851 PG 414
8. ID# 19328239  
NF - NORMAN E GOELZER AND DELORIS A GOELZER  
20 MILLER POINT DR, TAYLORSVILLE, NC 28681  
DB 05185 PG 577
9. ID# 19328235  
NF - G HOWARD JR WEBB  
PO BOX 36367, CHARLOTTE, NC 28278  
DB 11739 PG 530
10. ID# 21508110  
NF - FRANK J III RUTOWSKI AND MICHELLE KOSEMPA RUTOWSKI  
903 WOODLAND FOREST RD, WAXHAW, NC 28173  
DB 10835 PG 014
11. ID# 21508109  
NF - AT MY TABLE LLC  
144 SARDIS VIEW LN, CHARLOTTE, NC 28270  
DB 27929 PG 90
12. ID# 21508121  
NF - MARY LAZAROU AND PAUL LAZAROU  
1240 MATTHEWS-MINT HILL RD, MATTHEWS, NC 28105  
DB 09946 PG 598
13. ID# 21508117  
NF - JOAN C OWEN REVOCABLE TRUST  
PO BOX 3410 MATTHEWS, N C 28106  
DB 28995 PG 392
14. ID# 21508119  
NF - HARRY C GRIMMER AND ELISE C GRIMMER  
8720 LAKE CHALLIS LN, CHARLOTTE, NC 28226  
DB 03954 PG 058
15. ID# 21508127  
NF - HARRY C GRIMMER AND ELISE C GRIMMER  
8720 LAKE CHALLIS LN, CHARLOTTE, NC 28226  
DB 04034 PG 946
16. ID# 21508129  
NF - %AMF BOWLING CENTERS, INC  
7313 BELL CREEK RD, MECHANICSVILLE, VA 23111  
DB 16938 PG 402
17. ID# 21508113  
NF - BRIGMAN FAMILY FARM PROPERTIES  
88 GRACELYN RD, ASHEVILLE, NC 28804  
DB 03885 PG 060

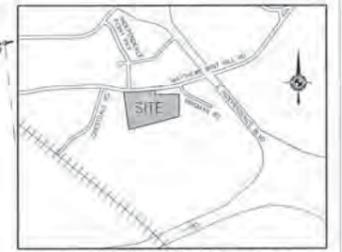
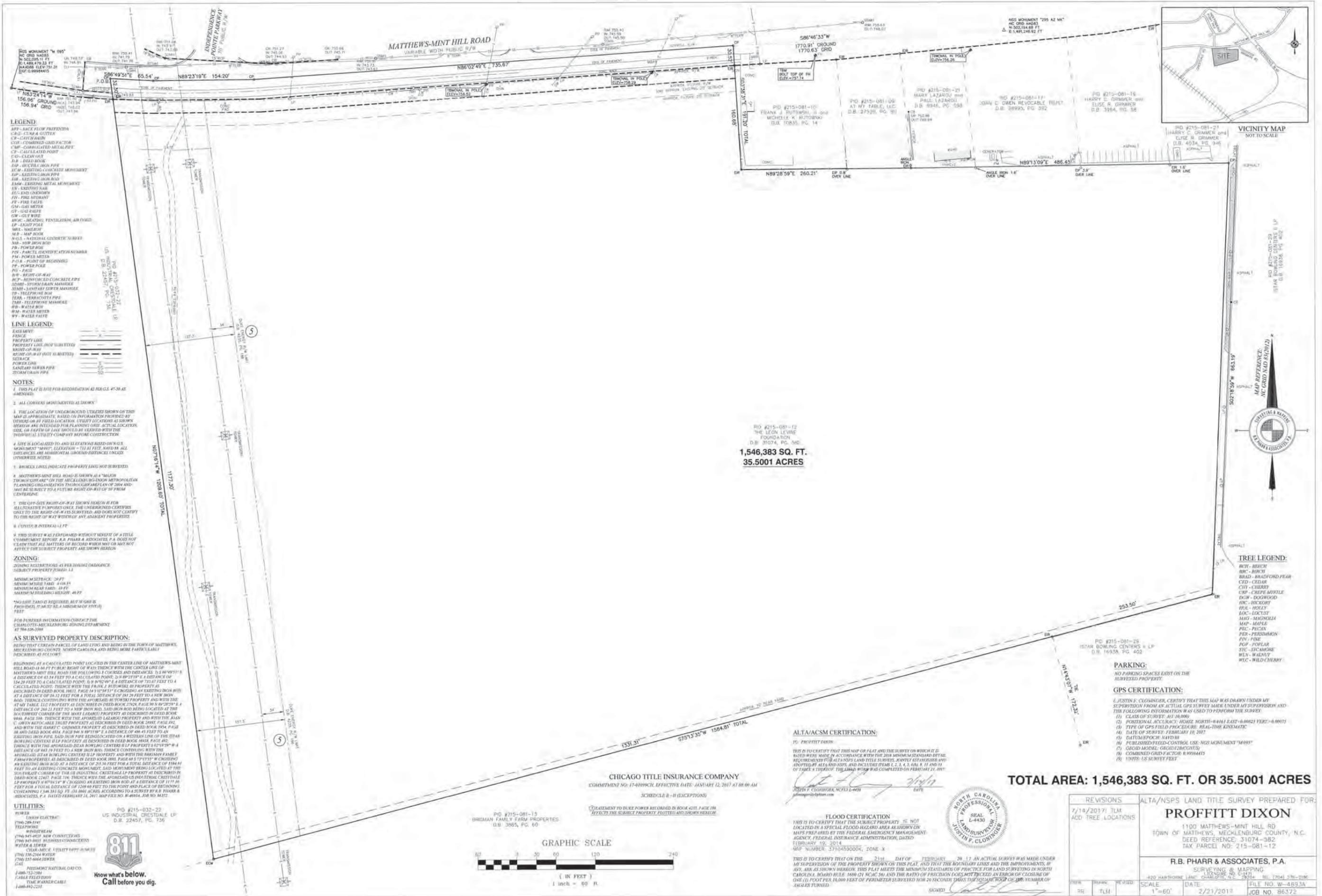


**FOR PUBLIC HEARING**  
**APPLICATION # 2017-XXX**

**MATTHEWS PARK**  
**CONDITIONAL REZONING**  
PROFFITT DIXON PARTNERS | MATTHEWS, NORTH CAROLINA  
**EXISTING CONDITIONS**

REVISIONS:  
DATE: 08/02/2017  
DESIGNED BY: LDI  
DRAWN BY: LDI  
CHECKED BY:  
SCALE: 1" = 100' 0"  
PROJECT #: 1017034  
SHEET #:  
**RZ6.0**





- LEGEND**
- APP - BACK FLOW PREVENTION
  - C&G - CURB & GUTTER
  - CP - CONCRETE PAVEMENT
  - COF - COMBINED GROUND FACTOR
  - CMF - COMPLICATED METAL PIPE
  - CF - CALCULATED POINT
  - CD - CLEAN OUT
  - D.R. - DRAIN ROOF
  - DIP - DUCTILE IRON PIPE
  - ICM - EXISTING CONCRETE MANHOLE
  - IP - EXISTING IRON PIPE
  - IBR - EXISTING IRON ROAD
  - EMM - EXISTING METAL MANHOLE
  - EV - EXISTING VALVE
  - EL - END UNDERWAY
  - FT - FIRE TOWER
  - FP - FIRE VALVE
  - GM - GAS METER
  - GP - GAS PIPE
  - GW - GUY WIRE
  - HW - HEATING PENTHOUSE AIR FLOW
  - LP - LIGHT POLE
  - MCL - MASONRY
  - M.B. - MAP BOOK
  - NGLS - NICHOLS GEODETIC SURVEY
  - NIR - NEW IRON ROAD
  - PR - POWER POLE
  - PRC - PARTIAL IDENTIFICATION NUMBER
  - PM - POWER METER
  - P.O.B. - POINT OF BEGINNING
  - PP - POWER POLE
  - PS - PILE
  - RW - RIGHT-OF-WAY
  - RCF - REINFORCED CONCRETE PIPE
  - SDMR - STORM DRAIN MANHOLE
  - SDMR - SANITARY SEWER MANHOLE
  - TR - TELEPHONE BOX
  - TRM - TELEPHONE MANSION
  - TRM - TELEPHONE MANHOLE
  - WR - WATER BOX
  - WM - WATER METER
  - WT - WATER VALVE
- LINE LEGEND**
- EASEMENT
  - FENCE
  - PROPERTY LINE
  - PROPERTY LINE (NOT SURVEYED)
  - RIGHT-OF-WAY
  - RIGHT-OF-WAY (NOT SURVEYED)
  - SEWER
  - POWER LINE
  - SANITARY SEWER PIPE
  - STORM DRAIN PIPE

**NOTES:**

- THIS PLAN IS NOT FOR RECONSTRUCTION AS PER G.S. 47-36.42 & 47-36.43.
- ALL CONVEYANCES INDICATED AS SHOWN.
- THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP IS APPROXIMATE, BASED ON INFORMATION PROVIDED BY OTHERS OR BY FIELD LOCATION. EXACT LOCATIONS AS SHOWN HEREON ARE INTENDED FOR PLANNING ONLY. EXACT LOCATION, SIZE, OR DEPTH OF LINES SHOULD BE VERIFIED WITH THE INDIVIDUAL UTILITY COMPANY BEFORE CONSTRUCTION.
- SITE IS LOCATED TO AND ELEVATIONS BASED ON N.G.S. MONUMENT "MARY" ELEVATION 721.21 FEET. ALL DISTANCES ARE HORIZONTAL UNLESS OTHERWISE NOTED.
- BRACKET LINES INDICATE PROPERTY LINES NOT SURVEYED.
- MATTHEWS-MINT HILL ROAD IS SHOWN AS A "MAJOR THROUGH CORNER" ON THE MECKLENBURG METROPOLITAN PLANNING ORGANIZATION TRUCK ROUTE MAP OF 2004 AND MAY BE SUBJECT TO A FUTURE RIGHT-OF-WAY OF 50 FEET CENTERLINE.
- THE OFF-SITE RIGHT-OF-WAY SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERGROUND UTILITIES ONLY TO THE RIGHT-OF-WAY IS SURVEYED, AND DOES NOT EXTEND TO THE RIGHT-OF-WAY OF ANY ADJACENT PROPERTIES.
- CONVEYOR INTERNAL - 1 FT.
- THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT REPORT. R.A. 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:**

ZONING RESTRICTIONS AS PER ZONING ORDINANCE SUBJECT PROPERTY ZONE: I-1

MINIMUM SETBACK: 20 FT.  
MINIMUM YARD: 10 FT.  
MINIMUM ACAR YARD: 10 FT.  
MAXIMUM BUILDING HEIGHT: 40 FT.

\*NO SHIP YARD IS REQUIRED, BUT IF ONE IS PROVIDED, IT MAY BE A MINIMUM OF 100 FT. FEET.

FOR FURTHER INFORMATION CONTACT THE CHARLOTTE-MECKLENBURG ZONING DEPARTMENT AT 704-336-3100.

**AS SURVEYED PROPERTY DESCRIPTION:**

BEING THAT CERTAIN PARCEL OF LAND LING 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 184 FT. FROM THE RIGHT-OF-WAY THENCE WITH THE CENTER LINE OF MATTHEWS-MINT HILL ROAD THE FOLLOWING COURSE AND DISTANCES: 175.86°51'W A DISTANCE OF 83.34 FEET TO A CALCULATED POINT; 2°N 89°21'19"E A DISTANCE OF 154.20 FEET TO A CALCULATED POINT; 5°N 89°24'49"E A DISTANCE OF 125.57 FEET TO A CALCULATED POINT; THENCE WITH THE FRANK J. RUTOWSKI PROPERTY AS DESCRIBED IN DEED BOOK 1863, PAGE 143 (1974) CROSSING AN EXISTING IRON ROAD AT A DISTANCE OF 10.12 FEET FOR A TOTAL DISTANCE OF 291.29 FEET TO A NEW IRON ROAD; THENCE CONTINUING WITH THE AFORESAID RUTOWSKI PROPERTY AND WITH THE AT MY TABLE, LLC PROPERTY AS DESCRIBED IN DEED BOOK 2700, PAGE 18 (2015) A DISTANCE OF 266.21 FEET TO A NEW IRON ROAD, SAID IRON ROAD BEING LOCATED AT THE SOUTHWEST CORNER OF THE MARY LEMMON PROPERTY AS DESCRIBED IN DEED BOOK 3004, PAGE 304; THENCE WITH THE AFORESAID LEMMON PROPERTY AND WITH THE JOAN C. OWEN RAYBANK TRUST PROPERTY AS DESCRIBED IN DEED BOOK 2892, PAGE 192; AND WITH THE HARRIS C. GRIMMER TRUST PROPERTY AS DESCRIBED IN DEED BOOK 1074, PAGE 10 AND DEED BOOK 4014, PAGE 94 N 89°11'10"E A DISTANCE OF 486.43 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 1863, PAGE 142; THENCE WITH THE AFORESAID STAR BOWLING CENTERS II LP PROPERTY'S 8°17'29"W A DISTANCE OF 184.10 FEET TO A NEW IRON PIPE THENCE CONTINUING WITH THE AFORESAID STAR BOWLING CENTERS II LP PROPERTY AND WITH THE MORGAN FAMILY FARM PROPERTY AS DESCRIBED IN DEED BOOK 1863, PAGE 143 (1974) CROSSING AN EXISTING IRON ROAD AT A DISTANCE OF 28.10 FEET FOR A TOTAL DISTANCE OF 1104.41 FEET TO AN EXISTING CONCRETE MANHOLE, SAID MANHOLE BEING LOCATED AT THE SOUTHWEST CORNER OF THE STAR BOWLING CENTERS II LP PROPERTY AS DESCRIBED IN DEED BOOK 1863, PAGE 142; THENCE WITH THE AFORESAID INDUSTRIAL CRESTALE II PROPERTY AS DESCRIBED IN DEED BOOK 2245, PAGE 124; THENCE WITH THE AFORESAID INDUSTRIAL CRESTALE II PROPERTY A 7°17'41"W CROSSING AN EXISTING IRON ROAD AT A DISTANCE OF 117.70 FEET FOR A TOTAL DISTANCE OF 1222.11 FEET TO THE POINT AND PLACE OF BEGINNING CONTAINING 1.546,383 SQ. FT. (35.5001 ACRES) ACCORDING TO A SURVEY BY R.A. PHARR & ASSOCIATES, P.A. DATED FEBRUARY 21, 2017, MAP FILE NO. 17-0004, JOB NO. 18372.

**UTILITIES:**

POWER: P.O. #215-032-22 US INDUSTRIAL CRESTALE LP D.B. 2245, PG. 124

TELEPHONE: (704) 299-1147

WINDSTORM: (704) 847-4857 NEW CONNECTIONS (704) 847-4857 BUSINESS CONNECTIONS

WATER & SEWER: CHAR-MECK 11TH DISTRICT (704) 336-2444 WATER (704) 336-4064 SEWER

GAZ: PIEDMONT NATURAL GAS CO. (704) 332-2380

CABLE TELEVISION: TIME WARNER CABLE (704) 492-2222

**CHICAGO TITLE INSURANCE COMPANY**

COMMITMENT NO. 17-009901, EFFECTIVE DATE: JANUARY 12, 2017 AT 08:00 AM

SCHEDULE B - II (EXCEPTIONS)

EXEMPTION TO BUKE POWER RECORDED IN BOOK 433, PAGE 18 AFFECTS THE SUBJECT PROPERTY, PLOTTED AND SHOWN HEREON.

**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 2018 MECKLENBURG COUNTY REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM, AND INCLUDES ITEMS L, L.1, L.2, L.3, L.4, L.5, L.6, L.7 AND L.8 OF TABLE A THEREOF. THIS WORK WAS COMPLETED ON FEBRUARY 21, 2017.

JUSTIN F. CLOINGER, NCES L-4438 DATE: 2/21/2017

**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: 3710459000X, ZONE X.

**GRAPHIC SCALE**

1 inch = 60 ft.

**811**

Know what's below. Call before you dig.

PD #215-081-12  
THE LEON LEVINE FOUNDATION  
D.B. 31074, PG. 56E

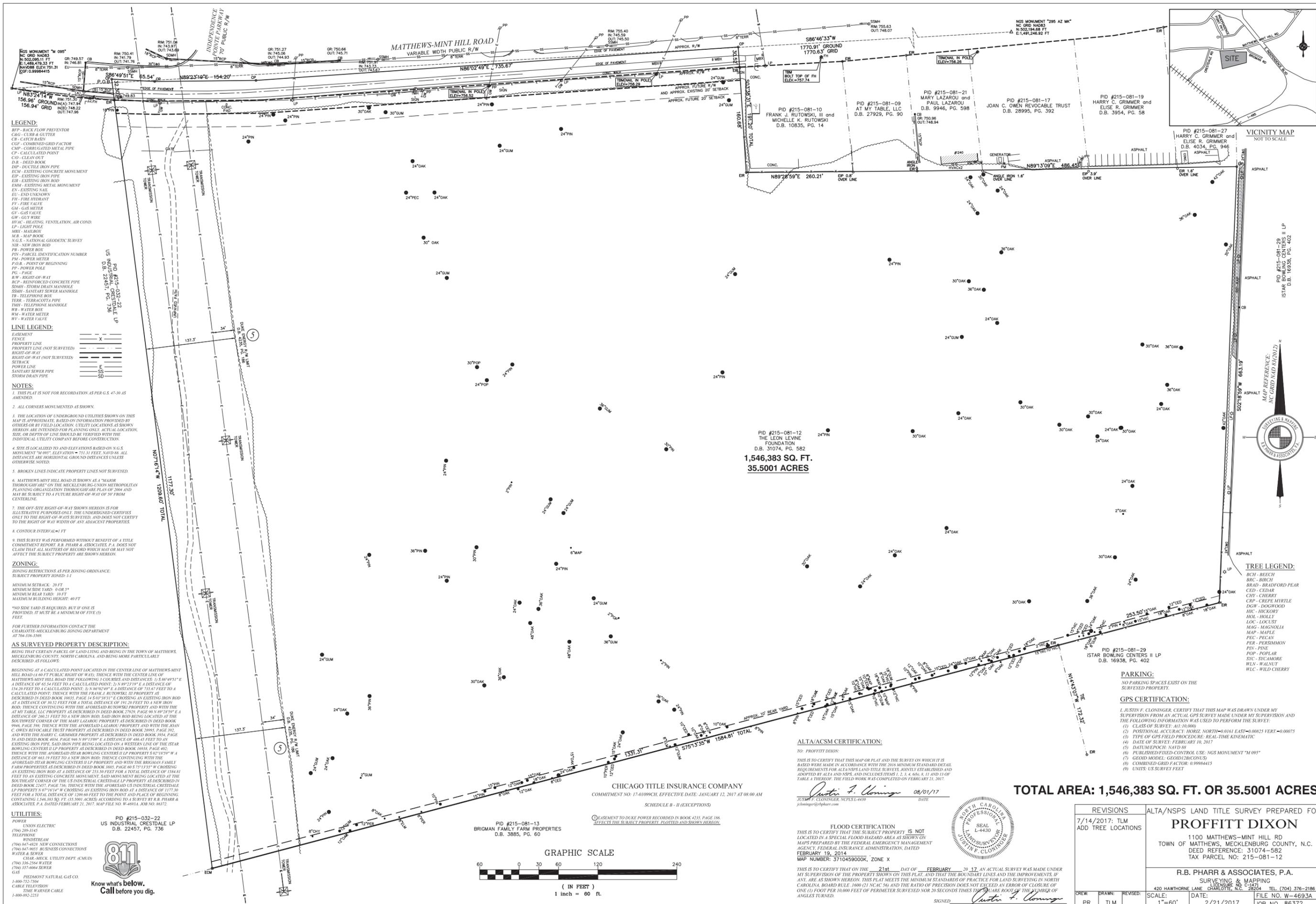
**1,546,383 SQ. FT.**  
**35.5001 ACRES**

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

REVISIONS			ALTA/NSPS LAND TITLE SURVEY PREPARED FOR:		
NO.	DATE	DESCRIPTION	PROFFITT DIXON		
1	7/14/2017	TLM ACC. TREE LOCATIONS	1100 MATTHEWS-MINT HILL RD TOWN OF MATTHEWS, MECKLENBURG COUNTY, N.C. DEED REFERENCE: 31074-382 TAX PARCEL NO: 215-081-12		
			R.B. PHARR & ASSOCIATES, P.A.		
			SURVEYING & MAPPING		
			420 HARRISON LANE CHARLOTTE, NC 28204 TEL: 704-376-2186		
SCALE	DATE	FILE NO.	SCALE	DATE	FILE NO.
1"=60'	2/21/2017	86372	1"=60'	2/21/2017	86372



Know what's below. Call before you dig.



- 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 OUT
  - 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
  - PIN - 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

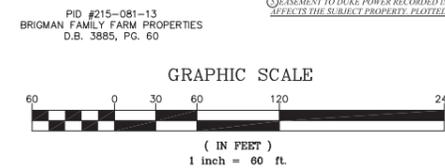
- NOTES:**
- THIS PLAT IS NOT FOR RECORDATION AS PER G.S. 47-30 AS AMENDED.
  - ALL CORNERS MONUMENTED AS SHOWN.
  - THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP IS APPROXIMATE, BASED ON INFORMATION PROVIDED BY OTHERS OR BY FIELD LOCATION. UTILITY LOCATIONS AS SHOWN HEREON ARE INTENDED FOR PLANNING ONLY. ACTUAL LOCATION, SIZE, OR DEPTH OF LINE SHOULD BE VERIFIED WITH THE INDIVIDUAL UTILITY COMPANY BEFORE CONSTRUCTION.
  - 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.
  - BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.
  - 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 30' FROM CENTERLINE.
  - 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.
  - CONTOUR INTERVAL = 1 FT
  - 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:**  
ZONING RESTRICTIONS AS PER ZONING ORDINANCE:  
SUBJECT PROPERTY ZONED: R-1  
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 704-336-1500.

**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 206.21 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 2005, 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 486.41 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 68.19 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°13'35" 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. (35,500 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



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 PLAT 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 TESTS 1, 2, 3, 4, 6(a), 8, 11, AND 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 21, 2017.  
JUSTIN F. CLONINGER, NCPSL-4410  
DATE 08/01/17  
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 PLAT, AND THAT THE BOUNDARY LINES AND THE IMPROVEMENTS, IF ANY, ARE AS SHOWN HEREON. THIS PLAT 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:**
- 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:
    - CLASS OF SURVEY: A(1:10,000)
    - POSITIONAL ACCURACY: HORIZ. NORTH=+0.0161 EAST=-0.00025 VERT.=+0.00075
    - TYPE OF GPS FIELD PROCEDURE: REAL-TIME KINEMATIC
    - DATE OF SURVEY: FEBRUARY 10, 2017
    - DATUM/EPOCH: NAVD 88
    - PUBLISHED FIXED-CONTROL USE: NGS MONUMENT "M 095"
    - GEOID MODEL: GEOID12BCONUS
    - COMBINED GRID FACTOR: 0.99984415
    - 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	
CREW:	DRAWN:	REVISED:	SCALE:
PR	TLM		1"=60'
DATE:		FILE NO. W-4693A	
2/21/2017		JOB NO. 86372	