

Agenda Item: Administrative Amendment for Proximity Matthews

DATE: July 17, 2019
RE: Proximity Matthews
FROM: Mary Jo Gollnitz, Senior Planner

Background/Issue:

- Taft Development Group removed tree save area along the front and sides of Proximity Matthews site earlier this year.
- A revised landscape plan for these areas of the property was presented to Planning Board on June 25, 2019, recommended approval and forwarded to Council.
- Council requested that the Tree and Appearance Board review the proposed plans.
- Taft Development representatives met with the neighbors on Monday July 15 and then with Tree and Appearance Board later that evening (see attached).
- Changes made to the landscape plans from the meetings include:
 - Reducing the two 6" caliper Nuttall Oak in front fountain to 4" caliper.
 - Addition of four more 2" caliper Nuttall Oak and three 3" Overcup Oaks along Monroe Rd.
 - Replacing the Knockout roses with azaleas.
 - Replacing 20 Sawtooth Oaks with 20 Overcup Oaks
- Tree and Appearance members were concerned about how the Silver Line could impact the site. There is no definitive alignment for the Silver Line along Monroe Road at this time. The buildings were specifically setback to avoid any possible future impact from the rail connector.
- A color chart showing the species, caliper size and height being installed, as well as the height of tree when mature has been provided by Urban Design Partners (see attached).
- Landscape Manager Ralph Ramsaur has verbally stated that he is satisfied with the changes that were made.

Proposal Solution:

The developer has diligently worked with the Town and neighbors to create an appealing landscape plan.

Related Town Goal(s) and/or Strategies:

Quality of Life

Economic Development/Land Use Planning

Recommended Motion/Action:

Review proposed revised landscape plan, and approve Administrative Amendment for Proximity Matthews.

DRAFT---FOR APPROVAL

**STATEMENT OF CONSISTENCY WITH LOCAL ADOPTED GROWTH POLICIES
Final Decisions on Zoning-Related Issues**

ZONING APPLICATION # _____

ZONING MOTION # _____

ADMINISTRATIVE AMENDMENT **Proximity Matthews Landscape Plan Changes**

Matthews Board of Commissioners adopts the checked statement below:

A) The requested zoning action, as most currently amended, is **approved**, and has been found to be **CONSISTENT** with the Matthews Land Use Plan (or other document(s)), and to be **REASONABLE**, as follows:

CONSISTENT: with Matthews Land Use Plan and despite the landscape changes, assists with the general curb appeal of the property.

REASONABLE: The request only makes a modification to the landscape while retaining the overall site layout and architectural theme thus the request is reasonable. The general look and feel of the interior site will remain unchanged from the original proposal.

OR

B) The requested zoning action, as most currently amended, is **not approved**, and has been found to be **INCONSISTENT** with the Matthews Land Use Plan (or other document(s)), and **NOT REASONABLE**, as follows:

INCONSISTENT: The changes to the landscape plan adversely affect the overall design intent from the 2017 rezoning and are thus found to be inconsistent.

NOT REASONABLE: The amendment is not reasonable and represents a reduction of the quality of the landscape that was committed to when the site was approved for rezoning. The changes adversely impact the overall appearance and are not representative of what was depicted to citizens, staff and Council.

(In each case, the Statement must explain why the Board deems the action reasonable and in the public interest (more than one sentence). Reasons given for a zoning request being "consistent" or "not consistent" are not subject to judicial review.)

Date **July 22, 2019**

Appearance and Tree Advisory Committee Meeting - 7/15/19

1 message

Debbie Foster <fostdebbie@gmail.com>

Mon, Jul 15, 2019 at 9:29 PM

To: Ralph Ramsaur <rramsaur@matthewsnc.gov>, Lori Canapinno <lcapaninno@matthewsnc.gov>, Mary Jo Gollnitz <mjgollnitz@matthewsnc.gov>, Jill Palmer <jpalmer53@earthlink.net>

Hi, all! Wanted to send notes on this meeting while it was fresh in my mind.

In addition to myself, Ralph and Karen Dixon, two staff members from Taft Development (Richard Cox and Mike McCarty) and one staff member from Urban Design Partners were also present. We also had a visiting guest, Mark Tofano

Points of discussion:

1. How the \$100,000 was spent. As they explained it to the group, the landscape design had already been budgeted for, so the \$100,000 was spent on additional trees for the site.
2. Knockout roses. These have been replaced with azaleas.
3. DOT right-of-way. They have not spoken to DOT. The Silver Line may impact this site in years to come, and there is now a full entrance at the site.
4. Soil amendments and native plants. There was concern that the soil would be "oversweetened" for natives. They are using NA Landscaping, which did a project in South End using 100% natives. They are confident that NA Landscaping is well-versed in what is needed/not needed. The staff will also include a note about this.
NOTE: soil tests are noted in the landscaping plans.

5. Plants to be used.

- Ground cover - grass - 100% non-native
- Wetland - 3 plants, 100% native
- Shrubs - 2/6 natives. Percentage of native to non-native 36.2% to 63.8%
- Trees - 9/15 native. Percentage of native to non-native 51.7% to 48.3%

NOTE: One tree is of concern: Sawtooth Oak. The plan calls for 40 of these.

The following provides information from a variety of sources.

According to ncwildflower.org:

Watch List B

Exotic plant species that cause problems in adjacent states but have not yet been reported to cause problems in NC.

According to inaturalist.org: Sawtooth oak, a tree native to eastern Asia, is popular for use in street tree plantings due to its interesting foliage and fruits (acorns). It spreads by seed that is produced in large numbers and has been found in recent years to be escaping from plantings to become invasive in wild areas, displacing native plants. Because of this, land managers recommend against the use of sawtooth oak and suggest instead that landscapers use native oaks, of which there are many species to choose. One observer noted that it readily seeds into woodland edges, meadow habitats and open areas. Sawtooth oak successfully establishes in edge habitats that are not managed by mowing or other woody plant control. With regular, annual and semiannual mowing it does not seem to persist. If not mowed, however, it is fast growing, tolerant of a wide range of moisture and temperature conditions and can become a troublesome invasive. Do not plant sawtooth oaks. If small, pull seedlings or treat leaves with glyphosate. To control large trees: cut tree and grind stump; girdle, hack and squirt glyphosate; or cut and paint stump with glyphosate. Alternative plants include shagbark hickory (*Carya ovata*), American beech (*Fagus grandifolia*), red oak (*Quercus rubra*) and many other lovely native trees.

According to carolinanature.com:

Commonly planted along streets and in game lands, supposedly for the benefit of wildlife, which would probably appreciate one of our numerous native oaks more. This tree from Japan is thus far a rare escape from cultivation, but has potential for becoming invasive.

According to PLANT (Piedmont Landscape and Naturescape Training)the sawtooth oak was on the Watch List in 2006 because it has caused problems in adjacent states.

Ralph reported that he has not noticed an issue with these in Matthews.

The staff reported that following a discussion with commissioners they are reducing the 6" bores with two 4" bores, and adding an additional five trees.

Staff was provided with a variety of handouts for information on native plants, as well as a handout on how to create and certify a wildlife habitat.

I think this sums it up.

Debbie

Debbie Foster

***Certified Professional Bird Trainer - Knowledge Assessed
Certified Parrot Behavior Consultant (CPBC)***

Parrot Ps and Qs - <https://www.facebook.com/Parrot-Ps-and-Qs-415065378648379/>

Tree Planting Plan public input meeting #2

Monday, July 15

5:00 – 7:00 p.m.

- Reviewed tree planting plan as presented to town commissioners with only changes being: 1) removal of two 6” caliper trees and replacement with two 4” trees and seven additional 2” and 3” trees, bringing total tree count up from 130 to 137; and 2) replacement of knockout roses with azaleas.
- Answered questions regarding number of trees, placement, and spacing, and elements of the site plan that impact placement such as pedestrian lighting, expected canopy size, underground utilities, etc.
- Explained warranties provided by the nursery and process of bonding for replacement of any trees lost during 5-year bond period.
- Reviewed numbers and types of trees as well as planting size, expected size, and growth rate. Provided handout with same information and photographs of each species (see submittal from Maggie Watts).
- Discussed placement and clustering of trees and variations in height to provide canopy as well as understory screening.
- Explained lengthening of radii on meandering multimodal path along Monroe Road.
- Apart from desire for more trees, which is limited by proper spacing and placement of lighting and other subsurface infrastructure, neighbors seemed content with overall design.
- In addition to tree planting plan discussions, also received/addressed questions regarding these items unrelated to the replanting plan:
 - Historic cemetery, including fencing, public access, and on-site public parking.
 - “Pocket park” shown in southeast corner of site near Monroe Road (part of approved site plan). Neighbors would prefer more planting beds and less grass but much of these is addressed in the prior approved supplemental planting plan that was not present at this meeting.
 - Mike took the opportunity to give a heads up regarding the letter notifying neighbors of work outside of typical working hours. Explained that this work was related the pouring of the slabs of buildings 1-6.
 - Vehicular entrances on Monroe Road and Nolley Court.
 - Neighbors expressed safety concerns for CDOT-required full movement entrance on Monroe Road.
 - Neighbors expressed frustration with speeding on Nolley Court. Richard Cox offered to connect neighbors with CDOT transportation planner.
 - Neighbors particularly frustrated by people making u-turns on Galleria at Nolley Court, primarily to enter City BBQ (ignoring second entrance on Nolley Court).

Matthews Appearance/Tree Committee

Monday, July 15

7:00 – 8:00 p.m.

- Reviewed tree planting plan as presented to town commissioners with only change being: 1) removal of two 6” caliper trees and replacement with two 4” trees and seven additional 2” and 3” trees, bringing total tree count up from 130 to 137; and 2) replacement of knockout roses with azaleas.
- Discussed potential means to prevent accidental loss of tree save areas in the future.
- Answered questions about budget, removal of knockout roses, DOT right-of-way, and soil amendments and native plants.
- Received positive feedback on plan from committee members with these notes:
 - Pay special attention to soil amendment methods during planting to accommodate native vs non-native plant needs.
 - Consider adding native grasses or mulched areas in place of some turf grass.
 - Consider replacing sawtooth oak, which can spread easily without maintenance, with overcup oak. (Note: per this suggestion, plan will be changed to replace sawtooth oaks near the perimeter of the site with overcup oaks to prevent spreading to neighboring properties. Some of the sawtooth oaks that are more internal will remain.)
- Meeting guest Mark Tofano suggested the tree planting plan design was disingenuous because the tree symbols illustrate a canopy size larger than the install size. Maggie Watts (plan designer, Urban Design Partners) explained that the canopy sizing illustrates the space needed by each tree for healthy growth, and that this is an industry standard. Ralph Ramsaur voiced agreement with this standard practice. Mike explained that this is a technical amendment and that the plan needed to reflect industry standard symbols, and we felt it was important that the community review the actual plan to be approved and attached to the zoning plan.
- Committee members provided additional materials on native plantings and wildlife, and suggested the new tree planting plan and landscaping plan will qualify for and should be submitted as a Garden for Wildlife certified wildlife habitat. (Note: the developer intends to submit the application for certification.)
- Committee chair Debbie Foster noted that she spoke with neighbors who attended the second community input session earlier in the evening and received positive feedback.

Sign-in

Residences Galleria Tree Replanting Plan
Taft Development Group

Community Meeting #2
Monday, July 15
5:00 – 7:00 p.m.
Matthews Community Center

Name / Address Elizabeth McCollom 934 Tadlock Pl.

Name / Address Catherni Hall 715 Swift Ct.

Name / Address Todd McGraw 906 Tadlock Place Matt. NC 28105

Name / Address Kathleen Meloy 9104 Nolley Ct 28270

Name / Address Scoggin Jones 725 Bethune Place Matthews 28105

Name / Address

TREE & APPEARANCE COMMITTEE

Name / Address REBBIL FISTER / 3213 BRIDGEMIRE TRL, MATTHEWS, 28105

Name / Address RAYMOND DAVIS / 1600 TOWN TOWN RD " "

Name / Address KAREN DIXON / 629 CREEKWOOD CT. MATTHEWS 28105

Name / Address MARK TOFANO / 259 SOUTH TRADE ST. MATTHEWS, NC 28105

Name / Address _____

PROXIMITY MATTHEWS TREE INFORMATION

	<p style="text-align: center;">KOUSA DOGWOOD (CORNUS KOUSA)</p> <table border="0" style="width: 100%;"> <tr> <td style="text-align: center;">INSTALLED</td> <td style="text-align: center;">MATURITY</td> </tr> <tr> <td> <ul style="list-style-type: none"> • CALIPER: 2 inch • HEIGHT RANGE: 8-10 ft </td> <td> <ul style="list-style-type: none"> • HEIGHT RANGE: 15-30 ft • SPREAD RANGE: 15-30 ft • GROWTH RATE: Medium </td> </tr> </table>	INSTALLED	MATURITY	<ul style="list-style-type: none"> • CALIPER: 2 inch • HEIGHT RANGE: 8-10 ft 	<ul style="list-style-type: none"> • HEIGHT RANGE: 15-30 ft • SPREAD RANGE: 15-30 ft • GROWTH RATE: Medium
INSTALLED	MATURITY				
<ul style="list-style-type: none"> • CALIPER: 2 inch • HEIGHT RANGE: 8-10 ft 	<ul style="list-style-type: none"> • HEIGHT RANGE: 15-30 ft • SPREAD RANGE: 15-30 ft • GROWTH RATE: Medium 				
	<p style="text-align: center;">AUTUMN GOLD BALD CYPRESS (TAXODIUM DISTICHUM 'AUTUMN GOLD')</p> <table border="0" style="width: 100%;"> <tr> <td style="text-align: center;">INSTALLED</td> <td style="text-align: center;">MATURITY</td> </tr> <tr> <td> <ul style="list-style-type: none"> • CALIPER: 3 inch • HEIGHT RANGE: 12-14 ft </td> <td> <ul style="list-style-type: none"> • HEIGHT RANGE: 50-60 ft • SPREAD RANGE: 20-30 ft • GROWTH RATE: Medium </td> </tr> </table>	INSTALLED	MATURITY	<ul style="list-style-type: none"> • CALIPER: 3 inch • HEIGHT RANGE: 12-14 ft 	<ul style="list-style-type: none"> • HEIGHT RANGE: 50-60 ft • SPREAD RANGE: 20-30 ft • GROWTH RATE: Medium
INSTALLED	MATURITY				
<ul style="list-style-type: none"> • CALIPER: 3 inch • HEIGHT RANGE: 12-14 ft 	<ul style="list-style-type: none"> • HEIGHT RANGE: 50-60 ft • SPREAD RANGE: 20-30 ft • GROWTH RATE: Medium 				
	<p style="text-align: center;">WILLOW OAK (QUERCUS PHELLOS)</p> <table border="0" style="width: 100%;"> <tr> <td style="text-align: center;">INSTALLED</td> <td style="text-align: center;">MATURITY</td> </tr> <tr> <td> <ul style="list-style-type: none"> • CALIPER: 2-4 inch • HEIGHT RANGE: 8-16 ft </td> <td> <ul style="list-style-type: none"> • HEIGHT RANGE: 50-75 ft • SPREAD RANGE: 25-50 ft • GROWTH RATE: Medium </td> </tr> </table>	INSTALLED	MATURITY	<ul style="list-style-type: none"> • CALIPER: 2-4 inch • HEIGHT RANGE: 8-16 ft 	<ul style="list-style-type: none"> • HEIGHT RANGE: 50-75 ft • SPREAD RANGE: 25-50 ft • GROWTH RATE: Medium
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	<p style="text-align: center;">CLAUDIA W. MAGRIDIA (MAGNOLIA GRANDIFLORA 'CLAUDIA WANNAMAKER')</p> <table border="0" style="width: 100%;"> <tr> <td style="text-align: center;">INSTALLED</td> <td style="text-align: center;">MATURITY</td> </tr> <tr> <td> <ul style="list-style-type: none"> • CALIPER: N/A • HEIGHT RANGE: 10-12 ft </td> <td> <ul style="list-style-type: none"> • HEIGHT RANGE: 40 ft • SPREAD RANGE: 25 ft • GROWTH RATE: Fast </td> </tr> </table>	INSTALLED	MATURITY	<ul style="list-style-type: none"> • CALIPER: N/A • HEIGHT RANGE: 10-12 ft 	<ul style="list-style-type: none"> • HEIGHT RANGE: 40 ft • SPREAD RANGE: 25 ft • GROWTH RATE: Fast
INSTALLED	MATURITY				
<ul style="list-style-type: none"> • CALIPER: N/A • HEIGHT RANGE: 10-12 ft 	<ul style="list-style-type: none"> • HEIGHT RANGE: 40 ft • SPREAD RANGE: 25 ft • GROWTH RATE: Fast 				
	<p style="text-align: center;">SAWTOOTH OAK (QUERCUS ACUTISSIMA)</p> <table border="0" style="width: 100%;"> <tr> <td style="text-align: center;">INSTALLED</td> <td style="text-align: center;">MATURITY</td> </tr> <tr> <td> <ul style="list-style-type: none"> • CALIPER: 2-3 inch • HEIGHT RANGE: 8-14 ft </td> <td> <ul style="list-style-type: none"> • HEIGHT RANGE: 40-60 ft • SPREAD RANGE: 40-60 ft • GROWTH RATE: Med.-Fast </td> </tr> </table>	INSTALLED	MATURITY	<ul style="list-style-type: none"> • CALIPER: 2-3 inch • HEIGHT RANGE: 8-14 ft 	<ul style="list-style-type: none"> • HEIGHT RANGE: 40-60 ft • SPREAD RANGE: 40-60 ft • GROWTH RATE: Med.-Fast
INSTALLED	MATURITY				
<ul style="list-style-type: none"> • CALIPER: 2-3 inch • HEIGHT RANGE: 8-14 ft 	<ul style="list-style-type: none"> • HEIGHT RANGE: 40-60 ft • SPREAD RANGE: 40-60 ft • GROWTH RATE: Med.-Fast 				
	<p style="text-align: center;">POSSUM HAW (ILEX DECIDUA 'WARREN'S RED')</p> <table border="0" style="width: 100%;"> <tr> <td style="text-align: center;">INSTALLED</td> <td style="text-align: center;">MATURITY</td> </tr> <tr> <td> <ul style="list-style-type: none"> • CALIPER: N/A • HEIGHT RANGE: 8-10 ft </td> <td> <ul style="list-style-type: none"> • HEIGHT RANGE: 10-20 ft • SPREAD RANGE: 10-20 ft • GROWTH RATE: Medium </td> </tr> </table>	INSTALLED	MATURITY	<ul style="list-style-type: none"> • CALIPER: N/A • HEIGHT RANGE: 8-10 ft 	<ul style="list-style-type: none"> • HEIGHT RANGE: 10-20 ft • SPREAD RANGE: 10-20 ft • GROWTH RATE: Medium
INSTALLED	MATURITY				
<ul style="list-style-type: none"> • CALIPER: N/A • HEIGHT RANGE: 8-10 ft 	<ul style="list-style-type: none"> • HEIGHT RANGE: 10-20 ft • SPREAD RANGE: 10-20 ft • GROWTH RATE: Medium 				



**NUTTALL OAK
(QUERCUS NUTALLII)**

INSTALLED

MATURITY

- CALIPER: 2 inch
- HEIGHT RANGE: 8-10 ft
- HEIGHT RANGE: 40-60 ft
- SPREAD RANGE: 30-50 ft
- GROWTH RATE: Fast



**NUTTALL OAK
(QUERCUS NUTALLII)**

INSTALLED

MATURITY

- CALIPER: 4 inch
- HEIGHT RANGE: 14-16 ft
- HEIGHT RANGE: 40-60 ft
- SPREAD RANGE: 30-50 ft
- GROWTH RATE: Fast



**NELLIE STEVENS HOLLY
(ILEX X 'NELLIE R STEVENS')**

INSTALLED

MATURITY

- CALIPER: N/A
- HEIGHT RANGE: 10-12 ft
- HEIGHT RANGE: 15-25 ft
- SPREAD RANGE: 10-15 ft
- GROWTH RATE: Fast



**FOSTER NO. 2 HOLLY
(ILEX X ATTENUATA 'FOSTER NO. 2')**

INSTALLED

MATURITY

- CALIPER: N/A
- HEIGHT RANGE: 10-12 ft
- HEIGHT RANGE: 15-25 ft
- SPREAD RANGE: 8-12 ft
- GROWTH RATE: Medium



**SARA'S FAVORITE CRAPE MYRTLE
(LAGERSTROEMIA FAURIEI 'SARA'S FAVORITE')**

INSTALLED

MATURITY

- CALIPER: N/A
- HEIGHT RANGE: 10-12 ft
- HEIGHT RANGE: 20 ft
- SPREAD RANGE: 20 ft
- GROWTH RATE: Fast



**SOURWOOD
(OXYDENDRUM ARBOREUM)**

INSTALLED

MATURITY

- CALIPER: 2 inch
- HEIGHT RANGE: 8-10 ft
- HEIGHT RANGE: 25-30 ft
- SPREAD RANGE: 15-20 ft
- GROWTH RATE: Slow



**OVERCUP OAK
(QUERCUS IYRATA 'HIGHBEAM')**

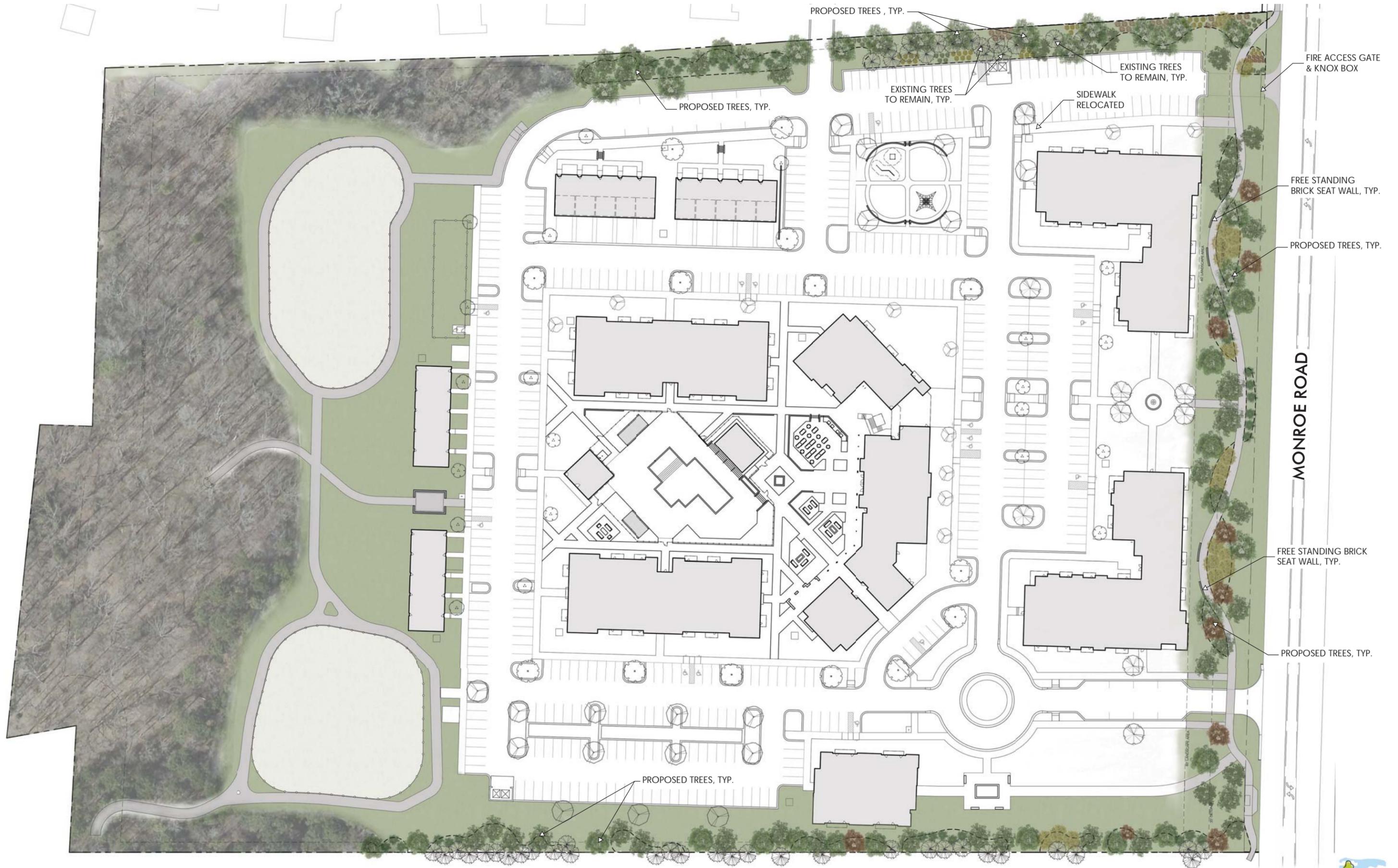
INSTALLED

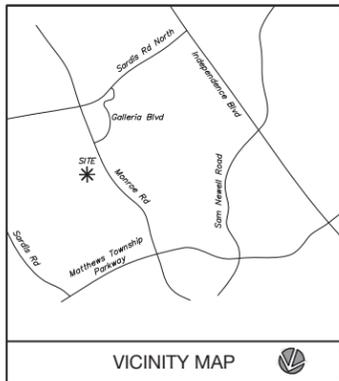
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- HEIGHT RANGE: 8-14 ft

MATURITY

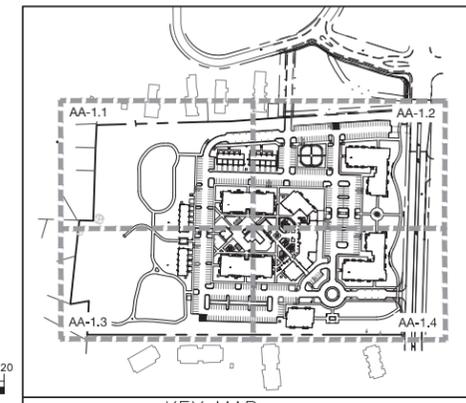
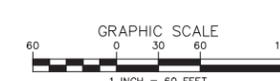
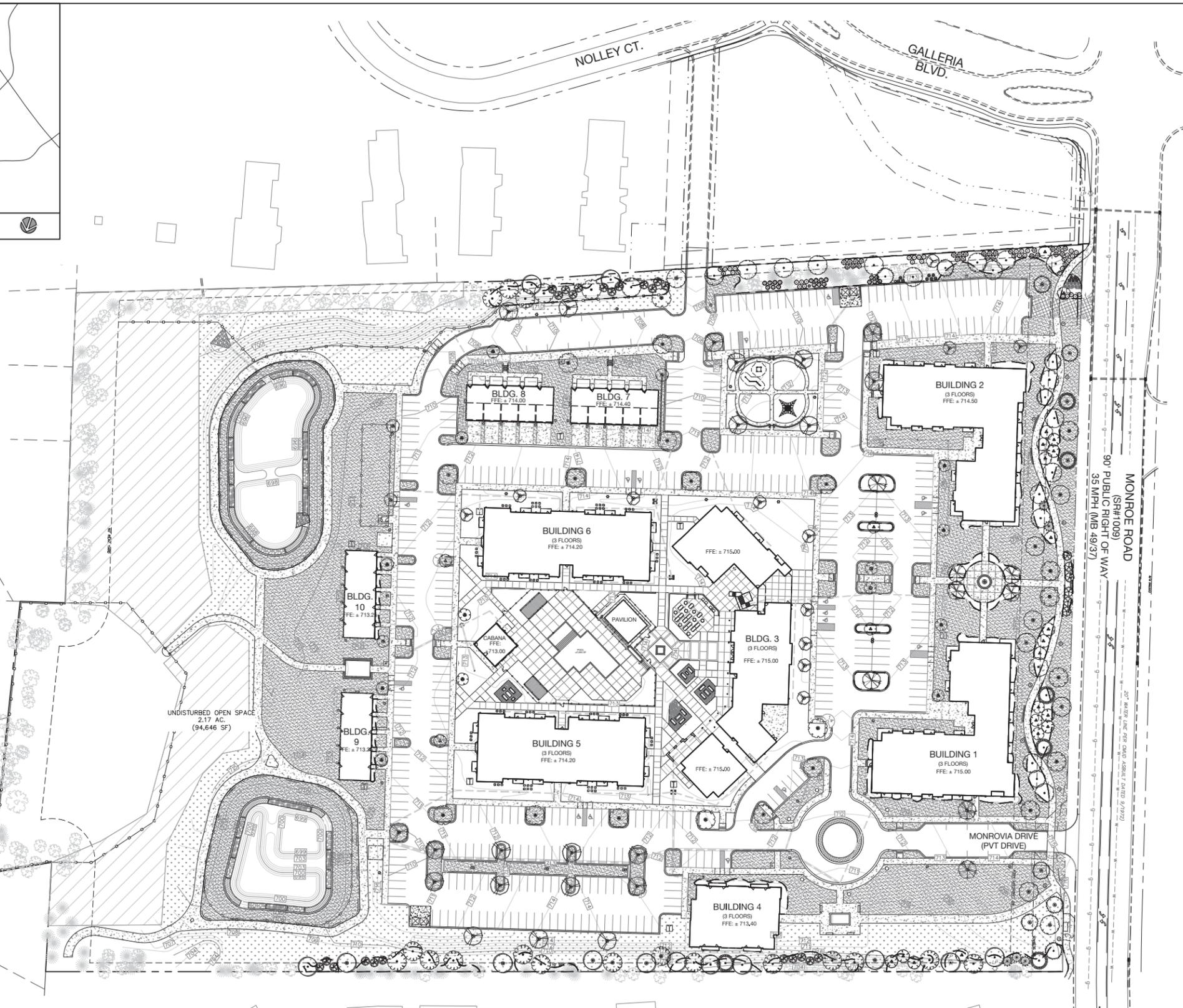
- HEIGHT RANGE: 60 ft
- SPREAD RANGE: 40 ft
- GROWTH RATE: Medium

|





VICINITY MAP



NO. DATE BY: REVISIONS:

Project No: 17-028
Date: 06.14.19
Designed by: udp
Drawn By: udp
Scale: 1" = 60'
Sheet No:

AA-1.0

Proximity Matthews

Landscape Plan Overall
Matthews, Mecklenburg County, North Carolina

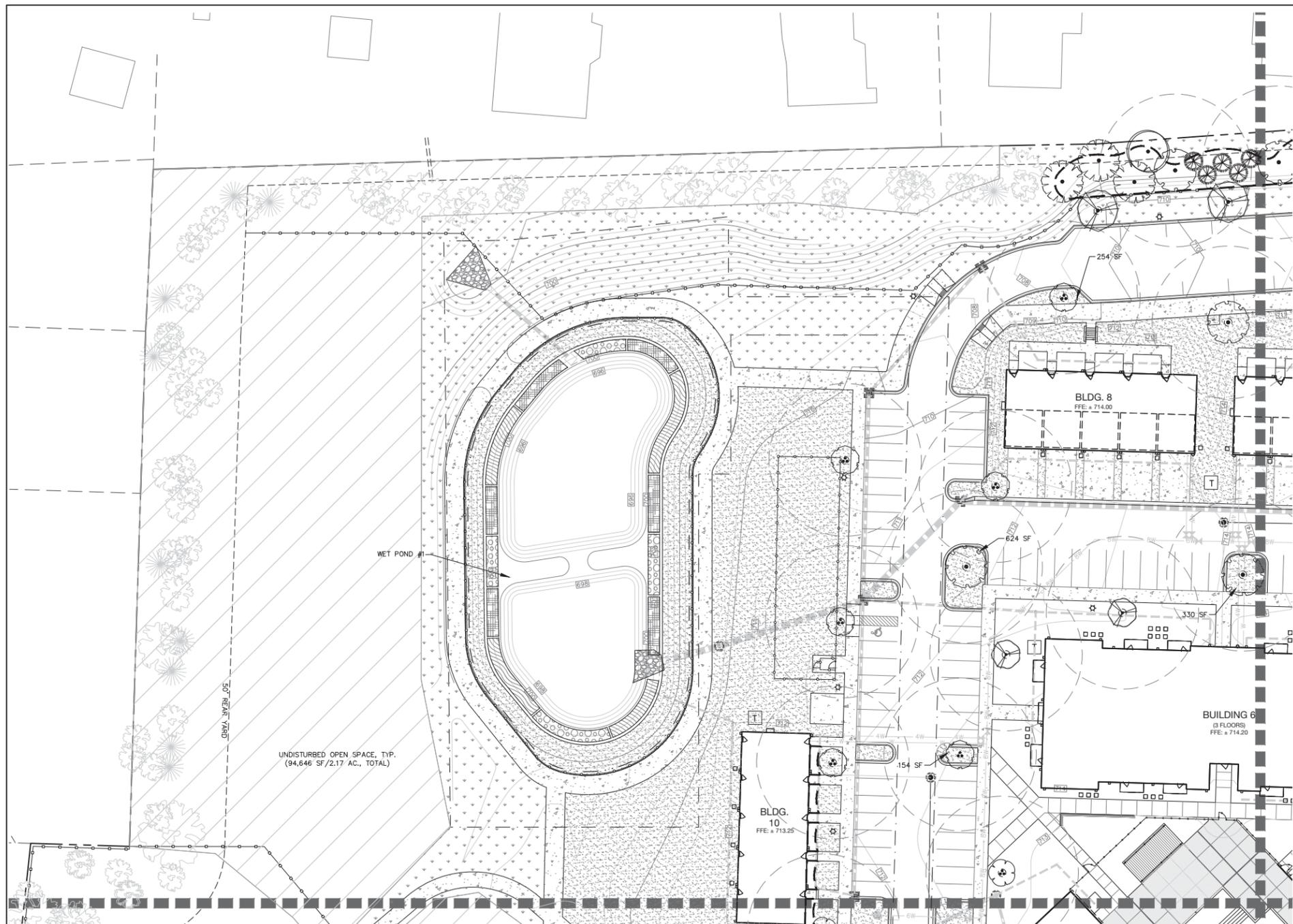
Mr. Dustin Mills
Mr. Mike McCarty
Matthews Multi-family
Investments, LLC
Taft Development Group
2217 Stantonsburg Road
Greenville, NC 27835

URBAN
DESIGN
PARTNERS

1318-e6 central ave. # 704.334.3303
charlotte, nc 28205 # 704.334.3305
urban@designpartners.com
nc firm no: P-0419
sc coa no: C-03044

BEFORE YOU DIG!
CALL 811 OR 1-800-632-4949
N.C. ONE-CALL CENTER
IT'S THE LAW!

(REFER TO RZ# 2016-652)



PLANT LEGEND 1.1

TREES	CODE	BOTANICAL / COMMON NAME
	CCA	CERCIS CANADENSIS 'APPALACHIAN RED' / EASTERN REDBUD
	CKO	CORNUS KOUSA / KOUSA DOGWOOD
	JVB	JUNIPERUS VIRGINIANA 'BRODIE' / BRODIE COLUMNAR CEDAR
	LFS	LAGERSTROEMIA FAURIEI 'SARA'S FAVORITE' / SARA'S FAVORITE CRAPE MYRTLE
	LTU	LIRIODENDRON TULIPIFERA / TULIP TREE
	PTA	PINUS TAEDA / LOBLOLLY PINE
	QAC	QUERCUS ACUTISSIMA / SAWTOOTH OAK
	QPH	QUERCUS PHELLOS / WILLOW OAK

GROUND COVERS	CODE	BOTANICAL / COMMON NAME
	CYN	CYNODON DACTYLON 'TIFTUF' / BERMUDA GRASS
	SOD	CYNODON DACTYLON 'TIFTUF' / BERMUDA GRASS

XXX - PLANT CODE
XX - PLANT QUANTITY

NOTES:
 NOTE TO CONTRACTOR: IF GRAPHIC REPRESENTATION OF PLANTINGS ON PLANS DO NOT MATCH QUANTITIES IN PLANT SCHEDULE, GRAPHIC REPRESENTATION OF PLANTINGS WILL GOVERN.
 TREES NOT IN A LANDSCAPE BED SHALL RECEIVE A 4' DIAMETER MULCH RING.

PLANT SCHEDULE WET POND 1

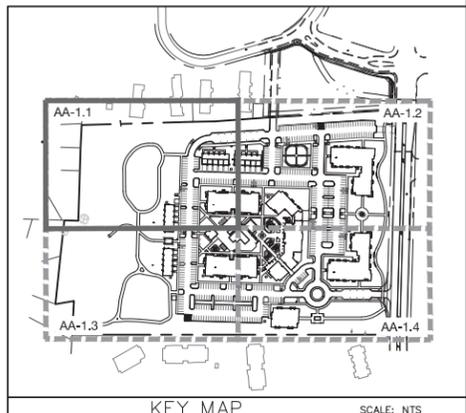
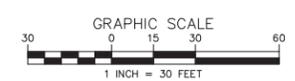
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING
	SOD	7,613 SF	CYNODON DACTYLON 'TIFTUF' / BERMUDA GRASS	SOD	

WET POND PLANTINGS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING
	AIN	324	ASCLEPIAS INCARNATA / SWAMP MILKWEED	4CU/IN PLUG	22' o.c.
	CTE	285	CAREX TENERA / QUILL SEDGE	4CU/IN PLUG	24' o.c.
	EDU	198	EUPATORIADELPHUS DUBIUS / DWARF JOE PYE WEED	4CU/IN PLUG	24' o.c.

LANDSCAPE REQUIREMENTS:

1. WET POND PLANT SPACING TO ALLOW FOR FULL COVERAGE WITHIN 1-2 YEARS.
2. (3,080 TOTAL SHELF AREA SF / 200) x (50) = 770 PLANTS REQUIRED
807 PROPOSED PLANTS PROVIDED
3. THE VEGETATED SHELF SHALL BE PLANTED WITH A MINIMUM OF 3 DIVERSE SPECIES OF HERBACEOUS, NATIVE VEGETATION.
4. THE DAM STRUCTURE, INCLUDING FRONT AND BACK EMBANKMENT SLOPES, OF THE POND SHALL BE VEGETATED WITH NON-CLUMPING TURF GRASS; TREES AND WOODY SHRUBS SHALL NOT BE ALLOWED.

(REFER TO RZ# 2016-652)



**BEFORE YOU DIG!
 CALL 811 OR 1-800-632-4949
 N.C. ONE-CALL CENTER
 IT'S THE LAW!**



1318-e6 central ave. # 704.334.3303
 charlotte, nc 28205 # 704.334.3305
 urbandesignpartners.com
 no firm no: P-0419
 so coa no: C-03044

Mr. Dustin Mills
 Mr. Mike McCarty
 Matthews Multi-family
 Investments, LLC
 Taft Development Group
 2217 Stantonburg Road
 Greenville, NC 27835

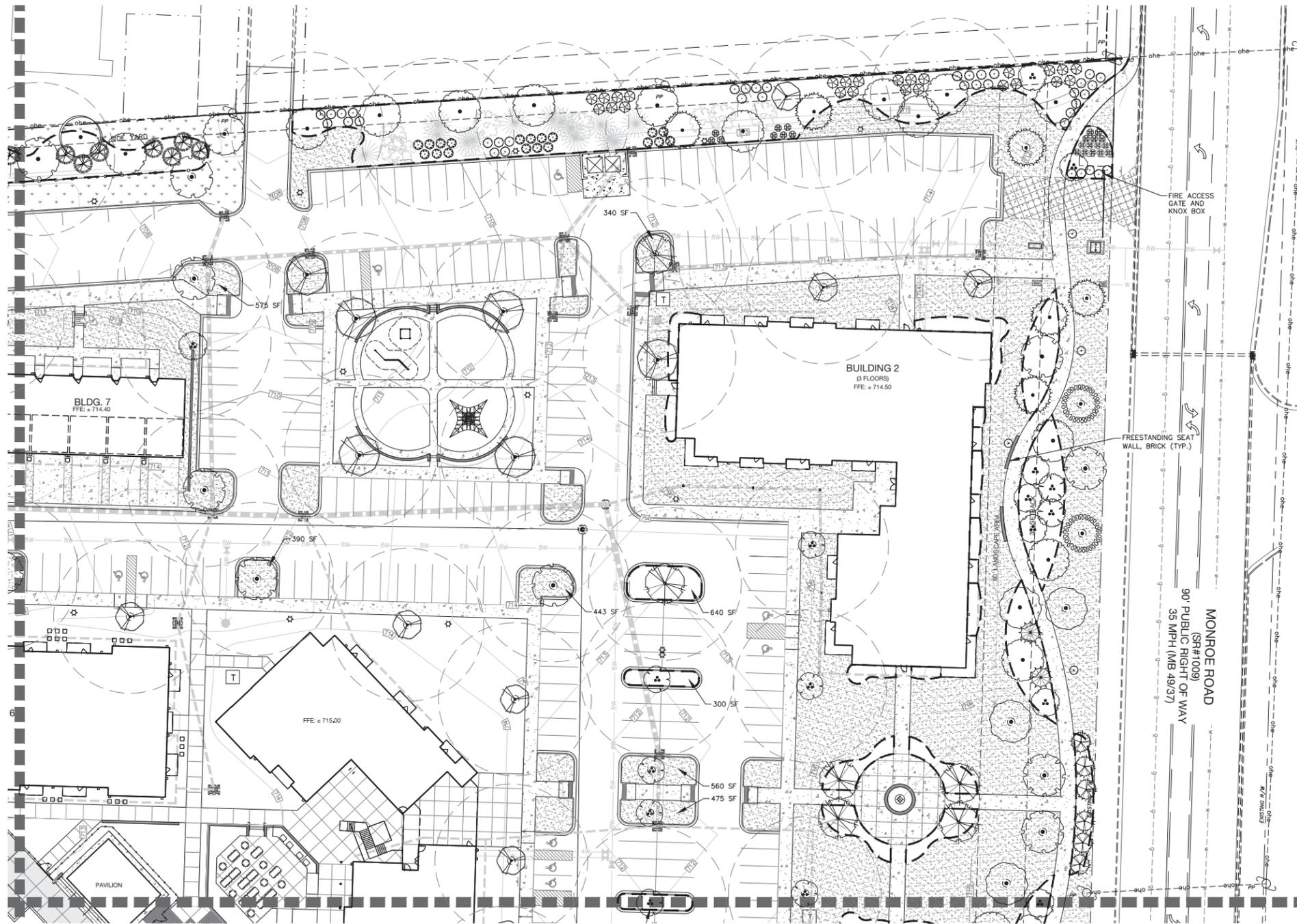
Proximity Matthews

Landscape Plan A
 Matthews, Mecklenburg County, North Carolina

NO. DATE BY: REVISIONS:

Project No: 17-028
 Date: 06.14.19
 Designed by: udp
 Drawn By: udp
 Scale: 1" = 30'
 Sheet No:

AA-1.1



PLANT LEGEND 1.2

TREES	
CODE	BOTANICAL / COMMON NAME
CCA	CERCIS CANADENSIS 'APPALACHIAN RED' / EASTERN REDBUD
CKO	CORNUS KOUSA / KOUSA DOGWOOD
IDW	ILEX DECIDUA 'WARREN'S RED' / POSSUM HAW
IAF	ILEX X ATTENUATA 'FOSTER NO. 2' / FOSTER NO. 2 HOLLY
INR	ILEX X 'NELLIE R STEVENS' / NELLIE STEVENS HOLLY
JVB	JUNIPERUS VIRGINIANA 'BRODIE' / BRODIE COLUMNAR CEDAR
LFS	LAGERSTROEMIA FAURIEI 'SARA'S FAVORITE' / SARA'S FAVORITE CRAPE MYRTLE
LTU	LIRIODENDRON TULIPIFERA / TULIP TREE
MGC	MAGNOLIA GRANDIFLORA 'CLAUDIA WANNAMAKER' / CLAUDIA W. MAGNOLIA
QAC	QUERCUS ACUTISSIMA / SAWTOOTH OAK
QLH	QUERCUS LYRATA 'HIGHBEAM' / HIGHBEAM OVERCUP OAK
QNU2	QUERCUS NUTTALLII / NUTTALL OAK
QNU	QUERCUS NUTTALLII / NUTTALL OAK
QPH	QUERCUS PHELLOS / WILLOW OAK
TDA	TAXODIUM DISTICHUM 'AUTUMN GOLD' / AUTUMN GOLD BALD CYPRESS
UPA	ULMUS PARVIFOLIA 'ALLEE' / ALLEE LACEBARK ELM

SHRUBS	
CODE	BOTANICAL / COMMON NAME
AGE	ABELIA X GRANDIFLORA 'EDWARD GOUCHER' / GLOSSY ABELIA
AKP	AZALEA KURUME 'PINK PEARL' / KURUME AZALEA
DSL	DISTYLIMUM X 'SWING LOW' / SWING LOW DISTYLIMUM
IGL	ILEX GLABRA / INKBERRY HOLLY
LCC	LOROPETALUM CHINENSE 'CRIMSON FIRE' / CRIMSON FIRE LOROPETALUM
MCD	MYRICA CERIFERA 'DON'S DWARF' / DON'S DWARF WAX MYRTLE

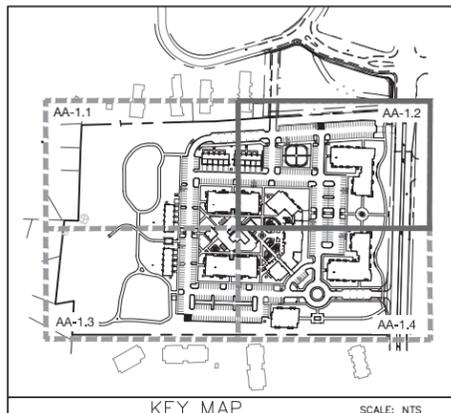
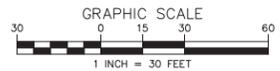
GROUND COVERS	
CODE	BOTANICAL / COMMON NAME
SOD	CYNODON DACTYLON 'TIFTUF' / BERMUDA GRASS

XXX PLANT CODE
XX PLANT QUANTITY

NOTES:
 NOTE TO CONTRACTOR: IF GRAPHIC REPRESENTATION OF PLANTINGS ON PLANS DO NOT MATCH QUANTITIES IN PLANT SCHEDULE, GRAPHIC REPRESENTATION OF PLANTINGS WILL GOVERN.
 TREES NOT IN A LANDSCAPE BED SHALL RECEIVE A 4" DIAMETER MULCH RING.



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(REFER TO RZ# 2016-652)



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 urbandesignpartners.com
 nc firm no: P-0419
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Mr. Dustin Mills
 Mr. Mike McCarty
 Matthews Multi-family
 Investments, LLC
 Taft Development Group
 2217 Stantonburg Road
 Greenville, NC 27835

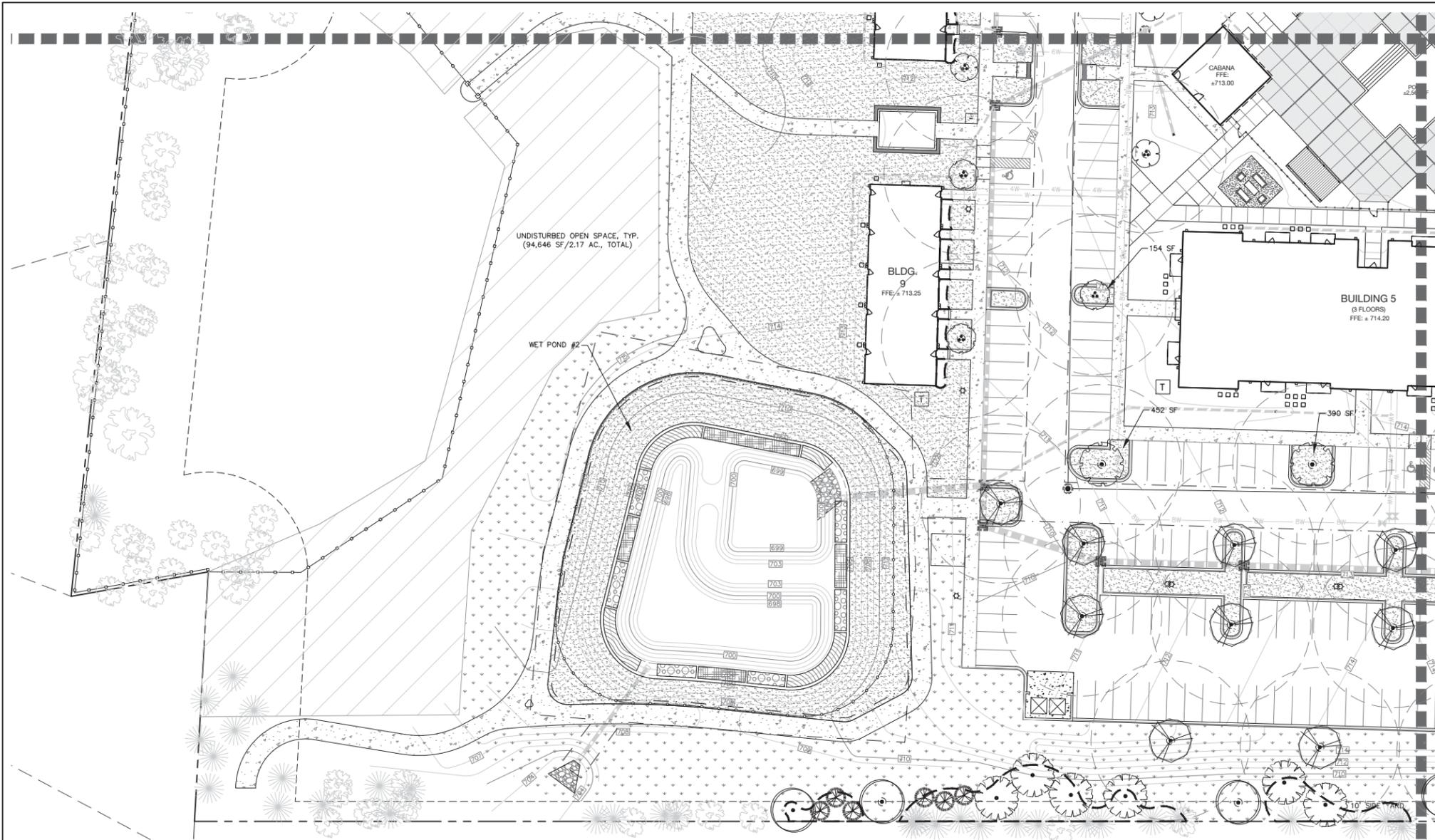
Proximity Matthews

Landscape Plan B
 Matthews, Mecklenburg County, North Carolina

NO. DATE BY: REVISIONS:

Project No: 17-028
 Date: 06.14.19
 Designed by: udp
 Drawn By: udp
 Scale: 1"= 30'
 Sheet No:

AA-1.2



PLANT LEGEND 1.3

TREES	CODE	BOTANICAL / COMMON NAME
	CKO	CORNUS KOUSA / KOUSA DOGWOOD
	JVB	JUNIPERUS VIRGINIANA 'BRODIE' / BRODIE COLUMNAR CEDAR
	LFS	LAGERSTROEMIA FAURIEI 'SARA'S FAVORITE' / SARA'S FAVORITE CRAPE MYRTLE
	LTU	LIRIODENDRON TULIPIFERA / TULIP TREE
	PTA	PINUS TAEDA / LOBLOLLY PINE
	QAC	QUERCUS ACUTISSIMA / SAWTOOTH OAK
	QPH	QUERCUS PHELLOS / WILLOW OAK
GROUND COVERS	CODE	BOTANICAL / COMMON NAME
		CYNODON DACTYLON 'TIFTUF' / BERMUDA GRASS
	SOD	CYNODON DACTYLON 'TIFTUF' / BERMUDA GRASS

XXX PLANT CODE
XX PLANT QUANTITY

PLANT SCHEDULE WET POND 2

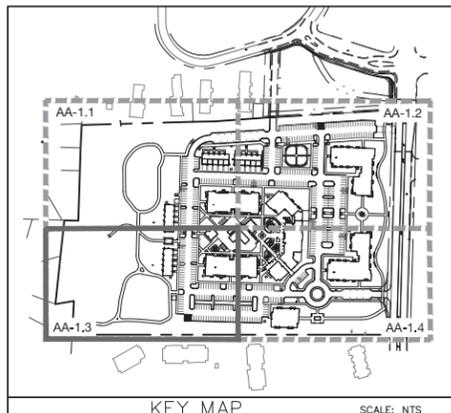
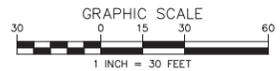
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING
	SOD	12,634 SF	CYNODON DACTYLON 'TIFTUF' / BERMUDA GRASS	SOD	
WET POND PLANTINGS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING
	AIN	220	ASCLEPIAS INCARNATA / SWAMP MILKWEED	4CU/IN PLUG	22" o.c.
	CTE	201	CAREX TENERA / QUILL SEDGE	4CU/IN PLUG	24" o.c.
	EDU	197	EUPATORIADELPHUS DUBIUS / DWARF JOE PYE WEED	4CU/IN PLUG	24" o.c.

LANDSCAPE REQUIREMENTS:

1. WET POND PLANT SPACING TO ALLOW FOR FULL COVERAGE WITHIN 1-2 YEARS.
2. (2,465 TOTAL SHELF AREA SF / 200) x (50) = 617 PLANTS REQUIRED
618 PROPOSED PLANTS PROVIDED
3. THE VEGETATED SHELF SHALL BE PLANTED WITH A MINIMUM OF 3 DIVERSE SPECIES OF HERBACEOUS, NATIVE VEGETATION.
4. THE DAM STRUCTURE, INCLUDING FRONT AND BACK EMBANKMENT SLOPES, OF THE POND SHALL BE VEGETATED WITH NON-CLUMPING TURF GRASS; TREES AND WOODY SHRUBS SHALL NOT BE ALLOWED.

NOTES:
NOTE TO CONTRACTOR: IF GRAPHIC REPRESENTATION OF PLANTINGS ON PLANS DO NOT MATCH QUANTITIES IN PLANT SCHEDULE, GRAPHIC REPRESENTATION OF PLANTINGS WILL GOVERN.
TREES NOT IN A LANDSCAPE BED SHALL RECEIVE A 4" DIAMETER MULCH RING.

(REFER TO RZ# 2016-652)



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Mr. Dustin Mills
Mr. Mike McCarty
Matthews Multi-family
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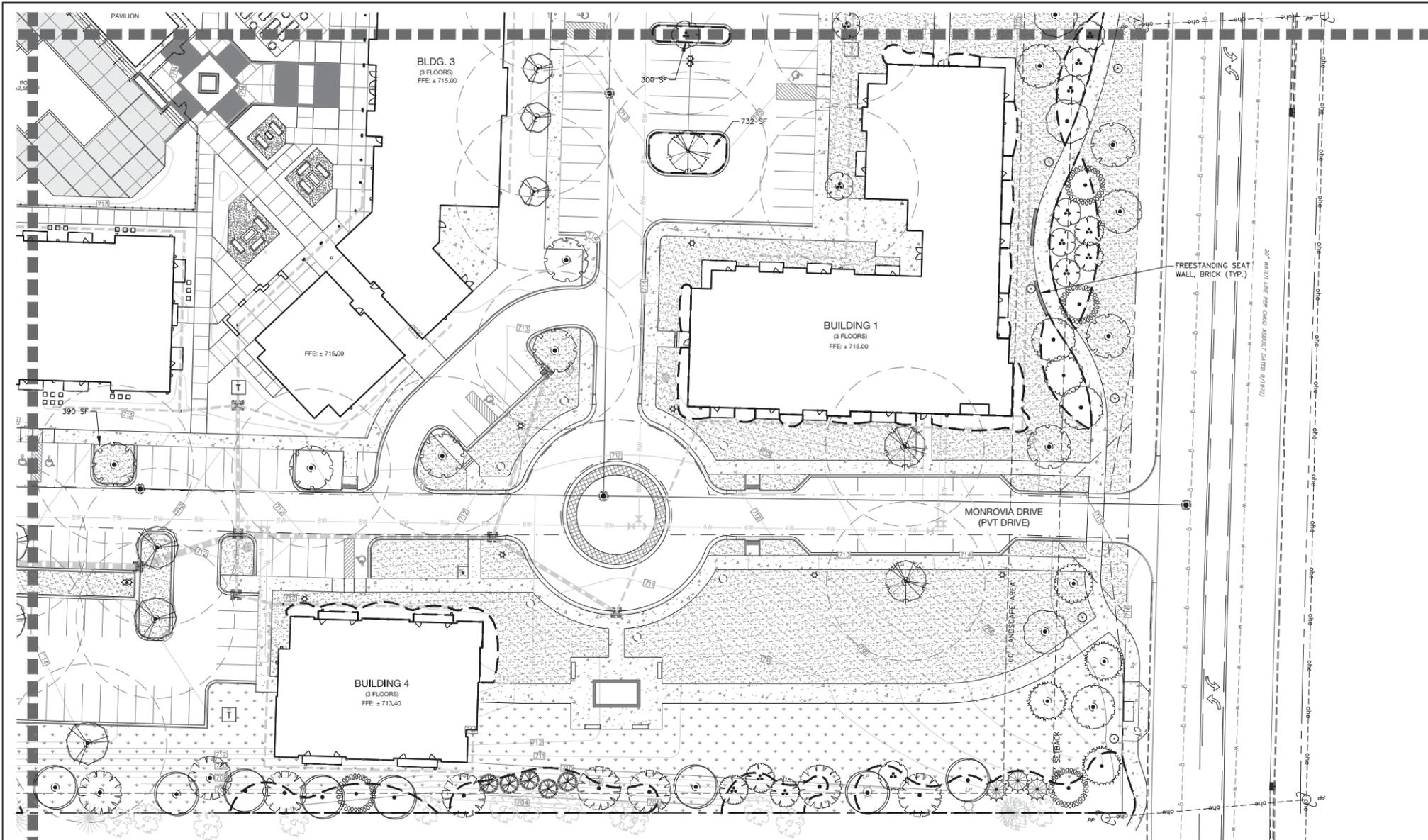
Proximity Matthews

Landscape Plan C
Matthews, Mecklenburg County, North Carolina

NO. DATE BY: REVISIONS:

Project No: 17-028
Date: 06.14.19
Designed by: udp
Drawn By: udp
Scale: 1"= 30'
Sheet No:

AA-1.3



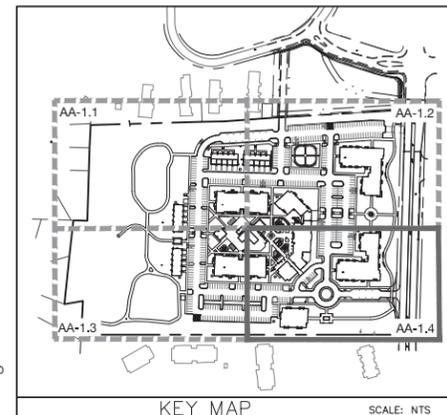
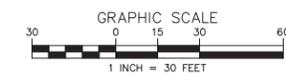
PLANT LEGEND 1.4

TREES	CODE	BOTANICAL / COMMON NAME
	CCA	CERCIS CANADENSIS 'APPALACHIAN RED' / EASTERN REDBUD
	CKO	CORNUS KOUSA / KOUSA DOGWOOD
	IDW	ILEX DECIDUA 'WARREN'S RED' / POSSUM HAW
	INR	ILEX X 'NELLIE R STEVENS' / NELLIE STEVENS HOLLY
	JVB	JUNIPERUS VIRGINIANA 'BRODIE' / BRODIE COLUMNAR CEDAR
	LFS	LAGERSTROEMIA FAURIEI 'SARA'S FAVORITE' / SARA'S FAVORITE CRAPE MYRTLE
	LTU	LIRIODENDRON TULIPIFERA / TULIP TREE
	MGC	MAGNOLIA GRANDIFLORA 'CLAUDIA WANNAMAKER' / CLAUDIA W. MAGNOLIA
	OAR	OXYDENDRUM ARBOREUM / SOURWOOD TREE

	PTA	PINUS TAEDA / LOBLOLLY PINE
	QAC	QUERCUS ACUTISSIMA / SAWTOOTH OAK
	QLH	QUERCUS LYRATA 'HIGHBEAM' / HIGHBEAM OVERCUP OAK
	QNU2	QUERCUS NUTTALLII / NUTTALL OAK
	QPH	QUERCUS PHELLOS / WILLOW OAK
	TDA	TAXODIUM DISTICHUM 'AUTUMN GOLD' / AUTUMN GOLD BALD CYPRESS
	UPA	ULMUS PARVIFOLIA 'ALLEE' / ALLEE LACEBARK ELM
GROUND COVERS		
	CYNODON DACTYLON 'TIFTUF' / BERMUDA GRASS	
	SOD CYNODON DACTYLON 'TIFTUF' / BERMUDA GRASS	

XXX PLANT CODE
XX PLANT QUANTITY

NOTES:
NOTE TO CONTRACTOR: IF GRAPHIC REPRESENTATION OF PLANTINGS ON PLANS DO NOT MATCH QUANTITIES IN PLANT SCHEDULE, GRAPHIC REPRESENTATION OF PLANTINGS WILL GOVERN.
TREES NOT IN A LANDSCAPE BED SHALL RECEIVE A 4" DIAMETER MULCH RING.



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Drawn By: udp
Scale: 1" = 30'
Sheet No:

AA-1.4

Mr. Dustin Mills
Mr. Mike McCarty
Matthews Multi-family
Investments, LLC
Taft Development Group
2217 Stantonburg Road
Greenville, NC 27835

Proximity Matthews

Landscape Plan D
Matthews, Mecklenburg County, North Carolina

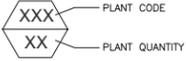


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charlotte, nc 28205 # 704.334.3305
urbanpartners.com
nc firm no: P-0419
sc coa no: C-03044

(REFER TO RZ# 2016-652)

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	REMARKS	
	CCA	12	CERCIS CANADENSIS 'APPALACHIAN RED' / EASTERN REDBUD	B & B		8'-10' HT	SPECIMEN	
	CKO	20	CORNUS KOUSA / KOUSA DOGWOOD	B & B	2" CAL	8'-10' HT	SPECIMEN	
	IDW	7	ILEX DECIDUA 'WARREN'S RED' / POSSUM HAW	B & B		8'-10' HT	SPECIMEN	
	IAF	6	ILEX X ATTENUATA 'FOSTER NO. 2' / FOSTER NO. 2 HOLLY	B & B		10'-12' HT	SPECIMEN, FULL TO GROUND	
	INR	5	ILEX X 'NELLIE R STEVENS' / NELLIE STEVENS HOLLY	B & B		10'-12' HT	SPECIMEN, FULL TO GROUND	
	JVB	23	JUNIPERUS VIRGINIANA 'BRODIE' / BRODIE COLUMNAR CEDAR	B & B		8'-10' HT	FULL TO GROUND	
	LFS	14	LAGERSTROEMIA FAURIEI 'SARA'S FAVORITE' / SARA'S FAVORITE CRAPE MYRTLE	B & B		10'-12' HT	SPECIMEN, 3-5 CANES	
	LTU	13	LIRIODENDRON TULIPIFERA / TULIP TREE	B & B	3" CAL	12'-14' HT		
	MGC	6	MAGNOLIA GRANDIFLORA 'CLAUDIA WANNAMAKER' / CLAUDIA W. MAGNOLIA	B & B		10'-12' HT	SPECIMEN, FULL TO GROUND	
	OAR	2	OXYDENDRUM ARBOREUM / SOURWOOD TREE	B & B	2" CAL	8'-10' HT	SPECIMEN	
	PTA	17	PINUS TAEDA / LOBLOLLY PINE	B & B	3" CAL	12'-14' HT	MATCHED	
	QAC	20	QUERCUS ACUTISSIMA / SAWTOOTH OAK	B & B	2"-3" CAL	8'-14' HT.	2" MATCHED, 3" ALONG R/W	
	QLH	20	QUERCUS LYRATA 'HIGHBEAM' / HIGHBEAM OVERCUP OAK	B & B	2"-3" CAL	8'-14' HT.	2" MATCHED, 3" ALONG R/W	
	QNU2	4	QUERCUS NUTTALLII / NUTTALL OAK	B & B	2" CAL	8'-10' HT	SPECIMEN, SINGLE LEADER	
	QNU	2	QUERCUS NUTTALLII / NUTTALL OAK	B & B	4" CAL	14'-16' HT	SPECIMEN, SINGLE LEADER	
	QPH	24	QUERCUS PHELLOS / WILLOW OAK	B & B	2"-4" CAL	8'-16' HT.	2" MATCHED, 3" ALONG NW & SE BOUNDARIES, 4" ALONG R/W	
	TDA	9	TAXODIUM DISTICHUM 'AUTUMN GOLD' / AUTUMN GOLD BALD CYPRESS	B & B	3" CAL	12'-14' HT	SPECIMEN	
	UPA	9	ULMUS PARVIFOLIA 'ALLEE' / ALLEE LACEBARK ELM	B & B	2" CAL	8'-10' HT	SPECIMEN	
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	MIN HEIGHT	MIN WIDTH	SPACING	REMARKS
	AGE	26	ABELIA X GRANDIFLORA 'EDWARD GOUCHER' / GLOSSY ABELIA	3 GAL	24"	24"	+/- 5' OC	FULL
	AKP	13	AZALEA KURUME 'PINK PEARL' / KURUME AZALEA	5 GAL			AS SHOWN	
	DSL	9	DISTYLIUM X 'SWING LOW' / SWING LOW DISTYLIUM	3 GAL	12"	18"	AS SHOWN	FULL, ADJUST SPACING PER PLANS
	IGL	25	ILEX GLABRA / INKBERRY HOLLY	3 GAL	24"	24"	+/- 6' OC	FULL, ADJUST SPACING PER PLANS
	LCC	19	LOROPETALUM CHINENSE 'CRIMSON FIRE' / CRIMSON FIRE LOROPETALUM	3 GAL	24"	24"	+/- 5' OC	FULL, HEALTHY FOLIAGE
	MCD	13	MYRICA CERIFERA 'DON'S DWARF' / DON'S DWARF WAX MYRTLE	3 GAL	24"	24"	+/- 5' OC	FULL
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	REMARKS		
		82,495 SF	CYNODON DACTYLON 'TIFTUF' / BERMUDA GRASS	SEED				
	SOD	150,793 SF	CYNODON DACTYLON 'TIFTUF' / BERMUDA GRASS	SOD				
WET POND PLANTINGS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	REMARKS		
	AIN	544	ASCLEPIAS INCARNATA / SWAMP MILKWEED	4CU/IN PLUG	22" o.c.			
	CTE	486	CAREX TENERA / QUILL SEDGE	4CU/IN PLUG	24" o.c.			
	EDU	395	EUPATORIADELPHUS DUBIUS / DWARF JOE PYE WEED	4CU/IN PLUG	24" o.c.			
		35,500 SF	LANDSCAPE BED			AMENDED SOIL AND DOUBLE HAMMERED HARDWOOD MULCH, IRRIGATED AREA		



NOTES:
 1. NOTE TO CONTRACTOR: IF GRAPHIC REPRESENTATION OF PLANTINGS ON PLANS DO NOT MATCH QUANTITIES IN PLANT SCHEDULE, GRAPHIC REPRESENTATION OF PLANTINGS WILL GOVERN.
 2. TREES NOT IN A LANDSCAPE BED SHALL RECEIVE A 4" DIAMETER MULCH RING.
 3. IRRIGATION PLAN BY OTHERS, IN FORM OF PLAN OR SHOP DRAWINGS. SHOP DRAWINGS TO BE PROVIDED TO TOWN OF MATTHEWS PRIOR TO INSTALLATION. NO INSTALLATION OF IRRIGATION UNTIL TOWN OF MATTHEWS PLANNING APPROVES PLANS.

LANDSCAPE REQUIREMENTS

STREETSCAPE LANDSCAPING:
 1 LARGE TREE 40' O.C. OR 1 SMALL TREE 30' O.C. WHERE THERE ARE OVERHEAD UTILITIES PRESENT.
 EXISTING TREES IN 60' LANDSCAPE AREA TO BE RETAINED WHERE POSSIBLE AND MEET STREETSCAPE REQUIREMENT.

PERIMETER LANDSCAPING:
 ONE TREE AND 10 SHRUBS REQUIRED FOR EACH 50 LF OF BOUNDARY NOT FACING PUBLIC R.O.W.
 NORTH PROPERTY LINE: 1,072 LF
 COMBINATION OF EXISTING AND PROPOSED VEGETATION MEET TO REQUIREMENT
 WEST PROPERTY LINE: 915 LF
 EXISTING VEGETATION RETAINED TO MEET REQUIREMENT
 SOUTH PROPERTY LINE: 1,166 LF
 COMBINATION OF EXISTING AND PROPOSED VEGETATION TO MEET REQUIREMENT

INTERIOR LANDSCAPING (FOR PARCEL 1/PHASE 1 ONLY):
 ALL PARKING SPACES SHALL BE LOCATED WITHIN 40' OF A TREE.
 ONE TREE REQUIRED FOR EVERY 10 PARKING SPACE PROVIDED.
 483 PKG SPACES / 10 = 48.3 = 49 TREES REQUIRED
 107 LARGE MATURING TREES PROVIDED

SCREENING:
 SCREENING REQUIRED ALONG ALL SIDE AND REAR PROPERTY BOUNDARIES ABUTTING AN EXISTING RESIDENTIAL USE OR RESIDENTIALLY ZONED PROPERTY.
 NORTH PROPERTY LINE: 700 LF ALONG RESIDENTIAL
 COMBINATION OF EXISTING AND PROPOSED VEGETATION TO MEET REQUIREMENT
 WEST PROPERTY LINE: 915 LF ALONG RESIDENTIAL
 EXISTING VEGETATION RETAINED TO MEET REQUIREMENT
 SOUTH PROPERTY LINE: 1,166 LF ALONG RESIDENTIAL
 COMBINATION OF EXISTING AND PROPOSED VEGETATION TO MEET REQUIREMENT
 LOADING AREA, SERVICE AREA, OR OUTDOOR STORAGE AREA MUST BE SCREENED FROM PUBLIC R.O.W.

TREE CANOPY:
 >20% EXISTING CANOPY COVERAGE IN R-12 MF DISTRICT REQUIRES 15% CANOPY TO BE ESTABLISHED OR PRESERVED
 TOTAL LAND DISTURBANCE AREA (943,510 - 38134) = 905,376 SF
 905,376 x 15% = 135,806 SF REQUIRED TREE CANOPY (RTC)
 135,806 RTTC / 2,000 SF PER NEW LARGE-MATURING TREE = 67.9 = 68 LG. TREES REQUIRED
 107 PROPOSED
 ± 250 EXISTING TO REMAIN



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