

Agenda Item: Administrative Amendment for Proximity Matthews

DATE: June 19, 2019
RE: Proximity Matthews
FROM: Mary Jo Gollnitz, Senior Planner

Background/Issue:

Under approved Rezoning Application 2016-652 Proximity Matthews Development Standards conditional note #7.B states: *“Applicant shall establish a minimum 60 foot wide landscape area along the Site’s frontage on Monroe Road as generally depicted on the Rezoning Plan. Subject to the terms of this paragraph 7.B., existing trees 12 inches and greater in caliper shall be preserved within this landscape area, however, smaller trees and vegetation and underbrush may be removed at the option of Applicant to allow views and safe passage though the landscape area.”* (see attached).

Taft Development Group received grading permits to start work on the site earlier this year. County and Town staff were made aware that the tree save area along the front and sides of the property were removed by the contractor. A notice of violation was sent to the developer on March 7, 2019 with an imposed fine of \$50,000.

The developer has paid the fine and agreed to place substantial additional landscaping along the front of the property. They are also requesting to relocate a 10’ pedestrian trail connection sidewalk within the development to save existing trees along the northern side of the property.

The applicant has provided landscape plans depicting the installation of trees along the front and both sides of the development as well as the meandering sidewalk and seating areas along Monroe Rd. They are proposing to install a variety of tree species as well as varying caliper in order to create the appearance of an established landscape. Included in the plan along Monroe Rd are two 6” caliper 24-foot tall Nuttall Oak trees (see attached plans).

Landscape Manager Ralph Ramsaur has reviewed the proposed plans, provided some feed back that the developer has addressed and approves of the plan.

Additionally, the developer has a meeting scheduled with the neighbors regarding their proposal on Thursday June 20, 2019 for their input as requested by the Town Board.

Matthews UDO provides three levels of approvals for Administrative Amendments; staff review, Planning Board Action, and Board of Commissioners action. Because of expressed public sentiment, staff believes that the changes should be reviewed by the Planning Board for a recommendation to the Commissioners. The Board of Commissioners then can determine whether to hold a public input session prior to taking action or take action at their next meeting.

Because of the significance of the requested amendment, staff suggests that the Planning Board make a favorable recommendation and forward to the Board of Commissioners for a decision.



Date: June 14, 2019

To: Jay Camp, AECF, Senior Planner
Town of Matthews
232 Matthews Station Street
Matthews, NC 28105

Re: Zoning Administrative Amendment
Approved Rezoning - #2016-652

Dear Mr. Camp:

On behalf of our client, Taft Development Group, we are requesting an administrative change to the previously approved Proximity Matthews development, rezoning petition #2016-652, located on Monroe Road south of Galleria Boulevard in Matthews, NC. Following the rezoning and consequent permitting process there was improper removal of trees along Monroe Road and parts of the northern and southern property boundaries.

After gathering the Town and community's feedback, the provided plans were generated for the proposed mitigation to this removal. Taft Development Group proposes to replant these locations with a variety of deciduous and evergreen trees ranging in height and caliper. The variation in plantings strives to achieve a natural and established aesthetic. In addition, Taft Development Group proposes to relocate the 10' pedestrian trail connection sidewalk that was previously located along the northern side of parking between Proximity Matthews and City Barbecue, to the southern side of the same parking bay. This relocation is to save additional trees along the northern property boundary that were to be removed for the previous sidewalk location. Should there be any questions regarding this Administrative Amendment package, please do not hesitate to contact this office at (704) 334-3303.

Thank You,

URBAN DESIGN PARTNERS, PLLC

Maggie Watts

Cc: Mary Jo Gollnitz

6. STREETSCAPE TREATMENT, SIDEWALKS AND SCREENING

- A. Setbacks and yards as required by the Ordinance and as generally depicted on the Rezoning Plan shall be provided.
- B. The streetscape treatment along the Site's frontage on Monroe Road shall comply with the requirements of the Ordinance.
- C. A minimum 8 foot wide sidewalk shall be installed along the Site's frontage on Monroe Road as generally depicted on the Rezoning Plan. The sidewalk shall meander in an effort to save existing trees and it shall be located within portions of the minimum 60 foot wide landscape area described below as generally depicted on the Rezoning Plan. The exterior edge of this minimum 8 foot wide sidewalk shall be located a minimum of 20 feet from the back of curb on Monroe Road, provided, however, that this sidewalk shall be located closer than 20 feet to the back of curb on Monroe Road along the northern and southern edges of the Site to allow the sidewalk to transition and connect to the CATS bus stop waiting pad and the existing or future sidewalks on Monroe Road located to the north and south of the Site as generally depicted on the Rezoning Plan.
- D. A sidewalk easement shall be conveyed to the Town of Matthews for any portion of the minimum 8 foot wide sidewalk to be installed along the Site's frontage on Monroe Road that is located outside of the public right of way.
- E. Internal sidewalks and pedestrian connections shall be installed within the Site as generally depicted on the Rezoning Plan.
- F. Development of the Site shall comply with the screening requirements of the Ordinance.
- G. Prior to the issuance of the first certificate of occupancy for any building constructed on the Site, Applicant shall install a minimum 8 foot tall wood shadow box fence with brick columns along those portions of the Site's northern boundary line that are more particularly depicted on the Rezoning Plan. The fence may meander to save existing trees.
- H. The required screening along the northern boundary line of the Site shall be accomplished by a combination of existing plant materials and new plant materials.
- I. Applicant shall install a minimum 4 foot tall black vinyl chain link fence around the perimeter of the storm water BMPs as generally depicted on the Rezoning Plan.

7. TREE PROTECTION, LANDSCAPING AND OPEN SPACE

NOTES FROM REZONING 2016-652

- A. The development of the Site shall comply with the Tree Protection and Landscaping requirements of the Ordinance.
- B. Applicant shall establish a minimum 60 foot wide landscape area along the Site's frontage on Monroe Road as generally depicted on the Rezoning Plan. Subject to the terms of this paragraph 7.B., existing trees 12 inches and greater in caliper shall be preserved within this landscape area, however, smaller trees and vegetation and underbrush may be removed at the option of Applicant to allow views and safe passage through the landscape area. Supplemental trees and shrubs may be installed in this landscape area by Applicant. Portions of the minimum 8 foot wide sidewalk to be installed along the Site's frontage on Monroe Road shall be located within the minimum 60 foot wide landscape area, and a Town of Matthews Gateway monument sign as described below and a project monument sign may be located within the minimum 60 foot wide landscape area. Limited clearing within the 60 foot wide landscape area shall be permitted to accommodate the installation of the Site's vehicular access point on Monroe Road, the fire access point on Monroe Road, the minimum 8 foot wide sidewalk, internal sidewalk connections, required sight triangles, the CATS bus stop waiting pad, the Town of Matthews Gateway monument sign and the project monument sign. This landscape area may be considered to be a tree save area provided that it meets the requirements of the Ordinance.
- C. Tree save areas shall be provided on the Site, and the approximate boundaries of the tree save areas are depicted on Sheet VS-1 of the Rezoning Plan. The approximate boundaries of the tree save areas are based upon a preliminary grading plan, and the boundaries of the tree save areas are subject to minor modifications based upon the final grading plan for the development. The limited removal of certain trees in the tree save areas shall be permitted if required to accommodate the installation of the Trail (as defined below), the installation of a path to and a fence around the perimeter of the Roseland Cemetery and the maintenance of the Roseland Cemetery.
- D. Open space areas as generally depicted on the Rezoning Plan shall be provided.
- E. In those locations where new trees will be planted on the Site, the new trees shall be species included on the Town of Matthews' approved species list and may include other native/adapted species as approved by the Town of Matthews Planning Department and the Town of Matthews arborist in order to promote a diversity of tree species on the Site.
- F. The open space and tree save areas located on the western portions of the Site shall be improved with a minimum 10 foot wide pedestrian trail (the "Trail") as generally depicted on the Rezoning Plan. The southernmost portion of the Trail shall terminate at the common property line with the Legacy Apartments property that is located immediately to the south of the Site for the future extension of such Trail by others to Wagon Hill Road, and the eastern portion of the Trail shall terminate at the sidewalk located along the Site's frontage on Monroe Road. The Trail shall be maintained by the Applicant, and the Trail may be constructed of concrete, asphalt or some other hard surface. Applicant will provide a public access easement over the Trail.
- G. The pocket park located on the southern boundary of the Site and the pocket park located near the northern boundary of the Site, which pocket parks are depicted on the Rezoning Plan, shall be open to and accessible by the public. The swimming pool and other amenities and the BMPs shall not be open to and accessible by the public.

Re: Proximity Matthews revised landscape

1 message

Ralph Ramsaur <r Ramsaur@matthewsnc.gov>
To: Mary Jo Gollnitz <mjgollnitz@matthewsnc.gov>
Cc: Maggie Watts <Maggie@urbandesignpartners.com>

Wed, Jun 19, 2019 at 7:18 PM

Hi

Yes I agree to the changes and just wanted to make sure there are trees planted in the wide gap between the cluster of saved trees and the lone Sweet Gum, closest to Monroe. Thank you

On Jun 19, 2019 12:52 PM, "Mary Jo Gollnitz" <mjgollnitz@matthewsnc.gov> wrote:

Maggie,

Ok I see what you mean. We would appreciate adding the 2 in the locations noted.

Ralph you good with that?

Mary Jo Gollnitz, CZO
Senior Planner/Zoning Administrator
Planning and Development
Town of Matthews
232 Matthews Station Street
Matthews, NC 28105
Town Hall (704) 847-4411
Direct line (704) 708-1229
Fax (704) 845-1964
mjgollnitz@matthewsnc.gov
www.matthewsnc.gov



Pursuant to North Carolina General Statutes Chapter 132, Public Records, this electronic mail message and any attachments hereto, as well as any electronic mail message(s) that may be sent in response to it may be considered public record and as such are subject to request and review.

On Wed, Jun 19, 2019 at 12:45 PM Maggie Watts <Maggie@urbandesignpartners.com> wrote:

Mary Jo and Ralph,

No problem to get the plans revised and back to you today. One thing to note, it looks like there might be a slight misunderstanding in the plans. The circled symbol, as well as the 2 to either side, are Sawtooth Oaks. The smaller symbol along the property line is the only red bud in this section of plantings. There are currently 8 Sawtooth Oaks in this section of plantings. We can redistribute a couple of those to the areas indicated, or add additional whichever you all prefer.

Will make the ligustrum swap, no problem.

Thank You,

MAGGIE WATTS

URBAN DESIGN PARTNERS

LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING

O: (704) 334-3303 ext. 109

C: (704) 880-3685

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From: Mary Jo Gollnitz [mailto:mjgollnitz@matthewsnc.gov]
Sent: Wednesday, June 19, 2019 12:23 PM
To: Maggie Watts <Maggie@urbandesignpartners.com>
Cc: Ralph Ramsaur <r Ramsaur@matthewsnc.gov>
Subject: Proximity Matthews revised landscape

Maggie,

Our Landscape Manager Ralph Ramsaur has been reviewing the proposed revised landscape plan for Proximity with me.

He is concerned about the trees left along the property line adjacent to City Barbecue.

They have no supporting trees around them.

Attached is the area showing where we would like to see Sawtooth Oaks added and replacing one of the Eastern Redbuds.

Additionally, our Ordinance no longer allows Ligustrum to be planted.

Please make the noted changes and provide us with updated plans.

6-19-2019



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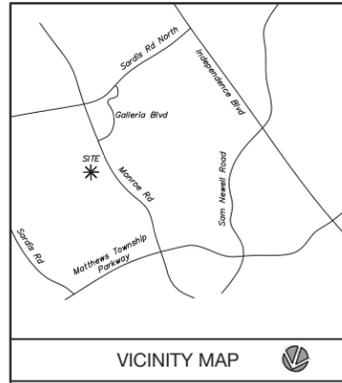
Proximity Matthews

Landscape Plan Overall
Matthews, Mecklenburg County, North Carolina

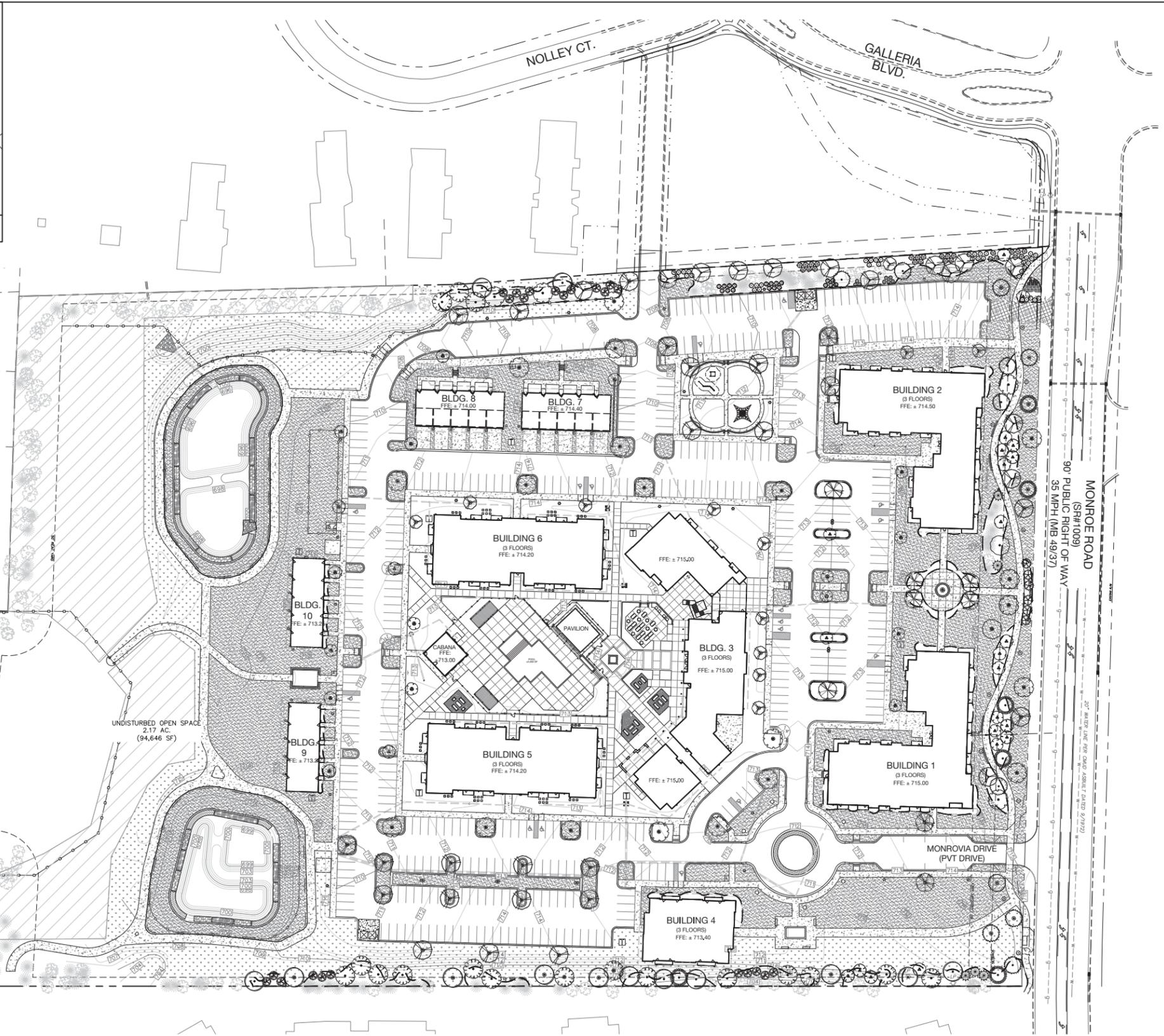
NO. DATE BY: REVISIONS:

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

AA-1.0

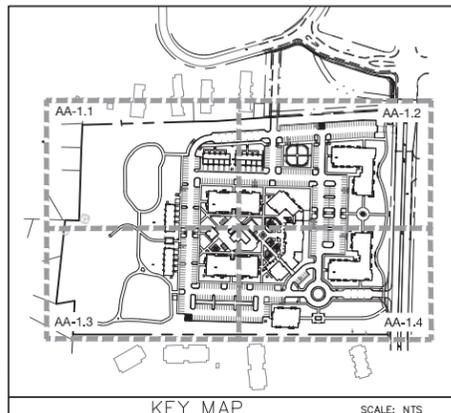
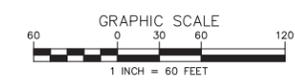


VICINITY MAP



UNDISTURBED OPEN SPACE
2.17 AC.
(94,646 SF)

MONROE ROAD
(SR#1009)
90' PUBLIC RIGHT OF WAY
35 MPH (MB 49/37)

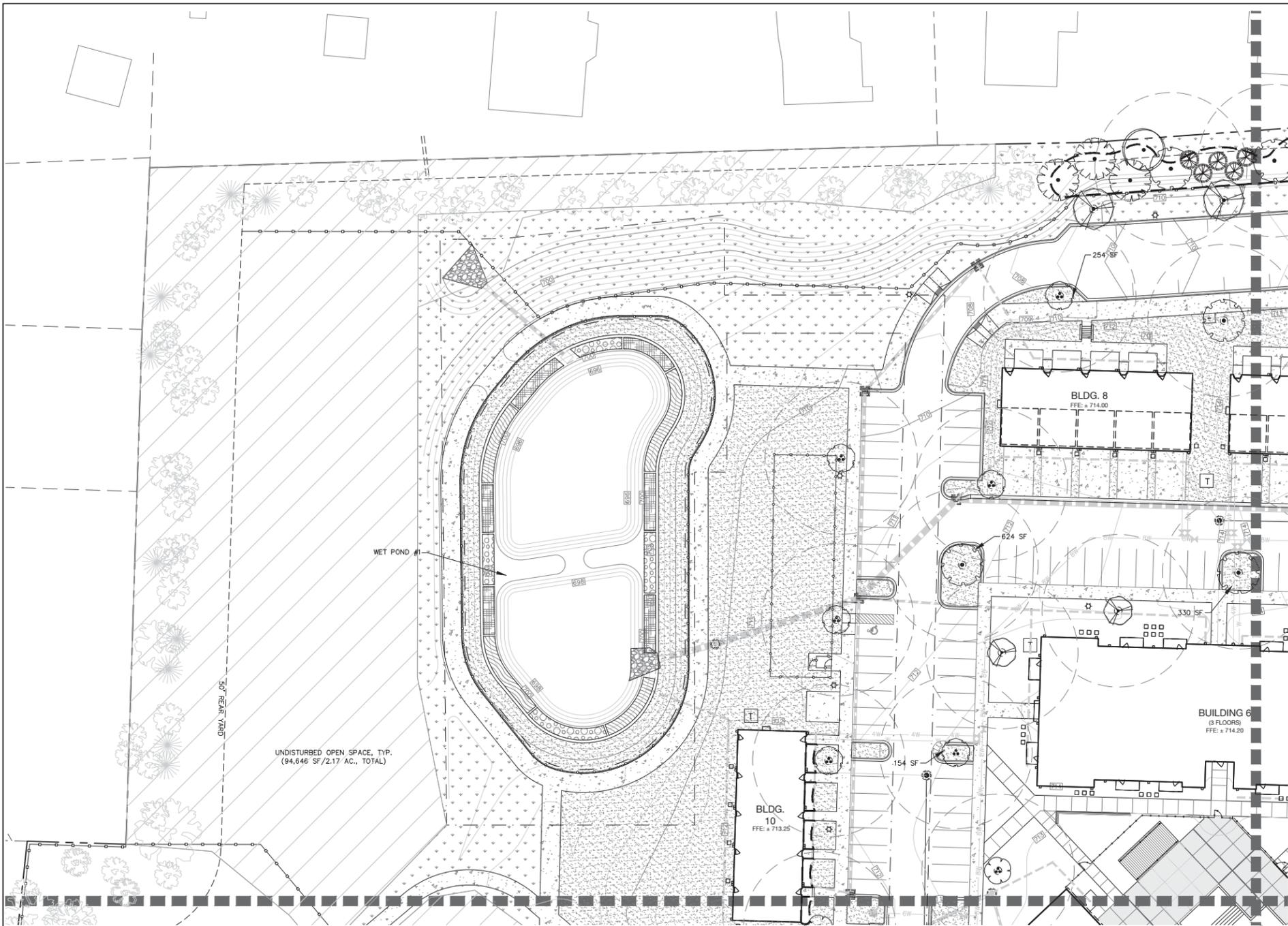


KEY MAP SCALE: NTS



BEFORE YOU DIG!
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(REFER TO RZ# 2016-652)



PLANT LEGEND 1.1

6-19-2019

TREES	CODE	BOTANICAL NAME / 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 NAME / COMMON NAME
		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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charlotte, nc 28205 # 704.334.3305
urbanpartners.com
no firm no: P-0418
sc coa no: C-03044

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

PLANT SCHEDULE WET POND 1

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

WET POND PLANTINGS	CODE	QTY	BOTANICAL NAME / 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.

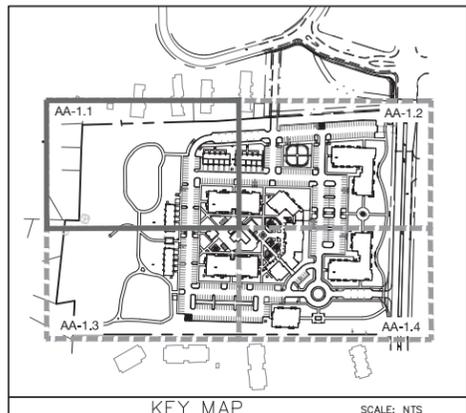
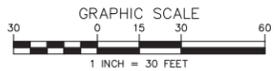
LANDSCAPE REQUIREMENTS:

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)



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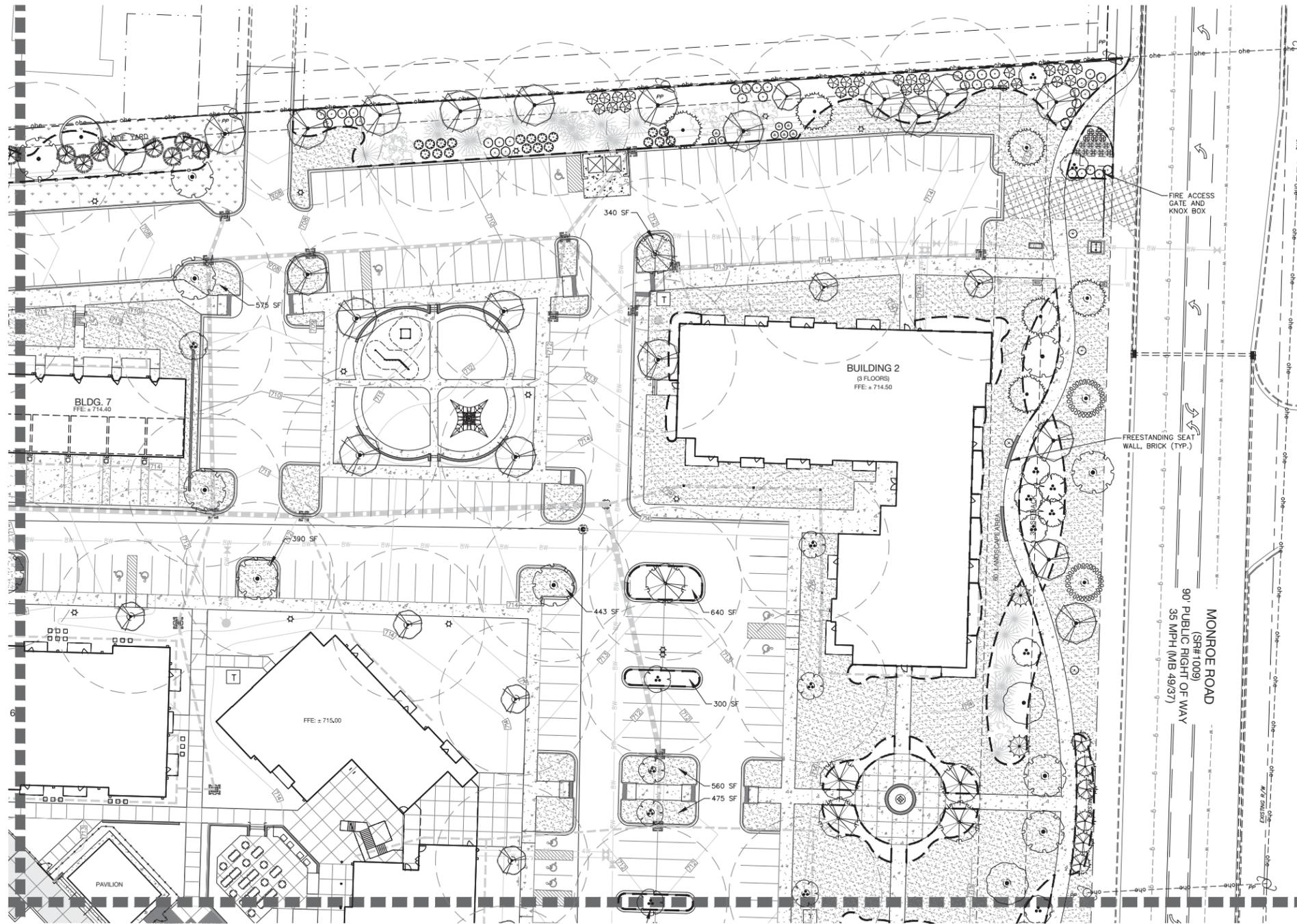
NO. DATE BY: REVISIONS:

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

AA-1.1

Proximity Matthews

Landscape Plan A
Matthews, Mecklenburg County, North Carolina



PLANT LEGEND 1.2

6-19-2019

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
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	DISTYLIIUM X 'SWING LOW' / SWING LOW DISTYLIIUM
IGL	ILEX GLABRA / INKBERRY HOLLY
LCC	LOROPETALUM CHINENSE 'CRIMSON FIRE' / CRIMSON FIRE LOROPETALUM
MCD	MYRICA CERIFERA 'DON'S DWARF' / DON'S DWARF WAX MYRTLE
RRA	ROSA X 'RADRAZZ' / RADRAZZ KNOCK OUT ROSE

GROUND COVERS

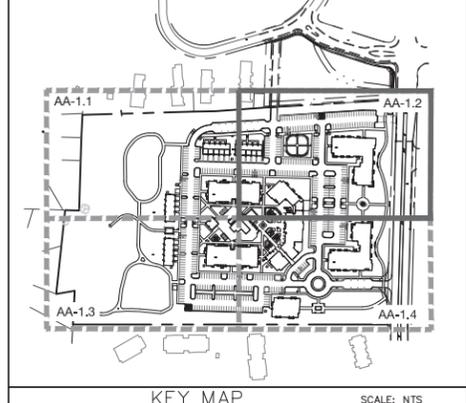
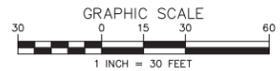
CODE	BOTANICAL / COMMON NAME
SOD	CYNODON DACTYLON 'TIFTUF' / BERMUDA GRASS

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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Mr. Dustin Mills
Mr. Mike McCarty
Matthews Multi-family
Investments, LLC
Tatt Development Group
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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
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Sheet No:

AA-1.2

(REFER TO RZ# 2016-652)

6-19-2019



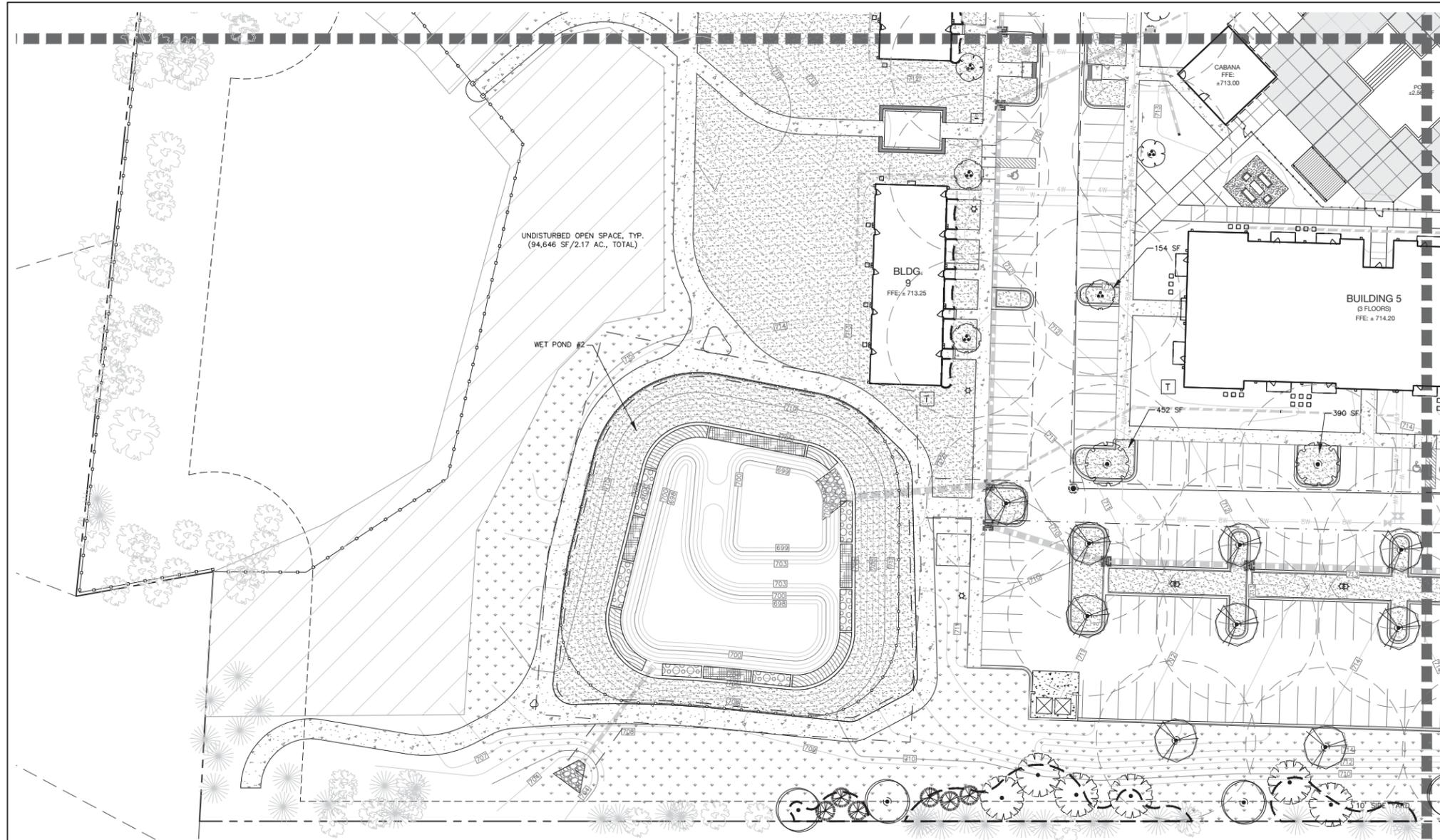
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Mr. Dustin Mills
Mr. Mike McCarty
Matthews Multi-family
Investments, LLC
Tatt Development Group
2217 Stantonsburg Road
Greenville, NC 27835

Proximity Matthews

Landscape Plan C
Matthews, Mecklenburg County, North Carolina



PLANT LEGEND 1.3

TREES	CODE	BOTANICAL NAME / 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 NAME / COMMON NAME
	SOD	CYNODON DACTYLON 'TIFTUF' / BERMUDA GRASS
	AIN	ASCLEPIAS INCARNATA / SWAMP MILKWEED
	CTE	CAREX TENERA / QUILL SEDGE
	EDU	EUPATORIADELPHUS DUBIUS / DWARF JOE PYE WEED

PLANT SCHEDULE WET POND 2

GROUND COVERS	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	SPACING
	SOD	12,634 SF	CYNODON DACTYLON 'TIFTUF' / BERMUDA GRASS	SOD	
WET POND PLANTINGS	CODE	QTY	BOTANICAL NAME / 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.

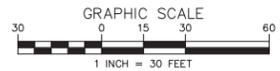
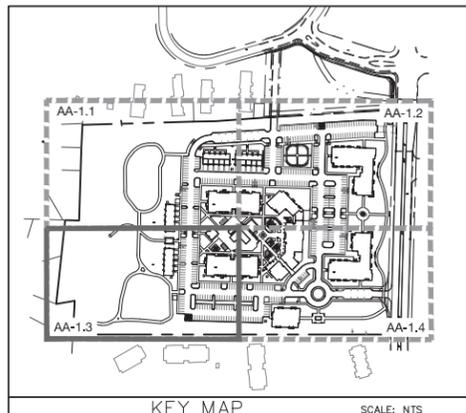
XXX PLANT CODE
XX PLANT QUANTITY

NOTES:
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TREES NOT IN A LANDSCAPE BED SHALL RECEIVE A 4" DIAMETER MULCH RING.

(REFER TO RZ# 2016-652)



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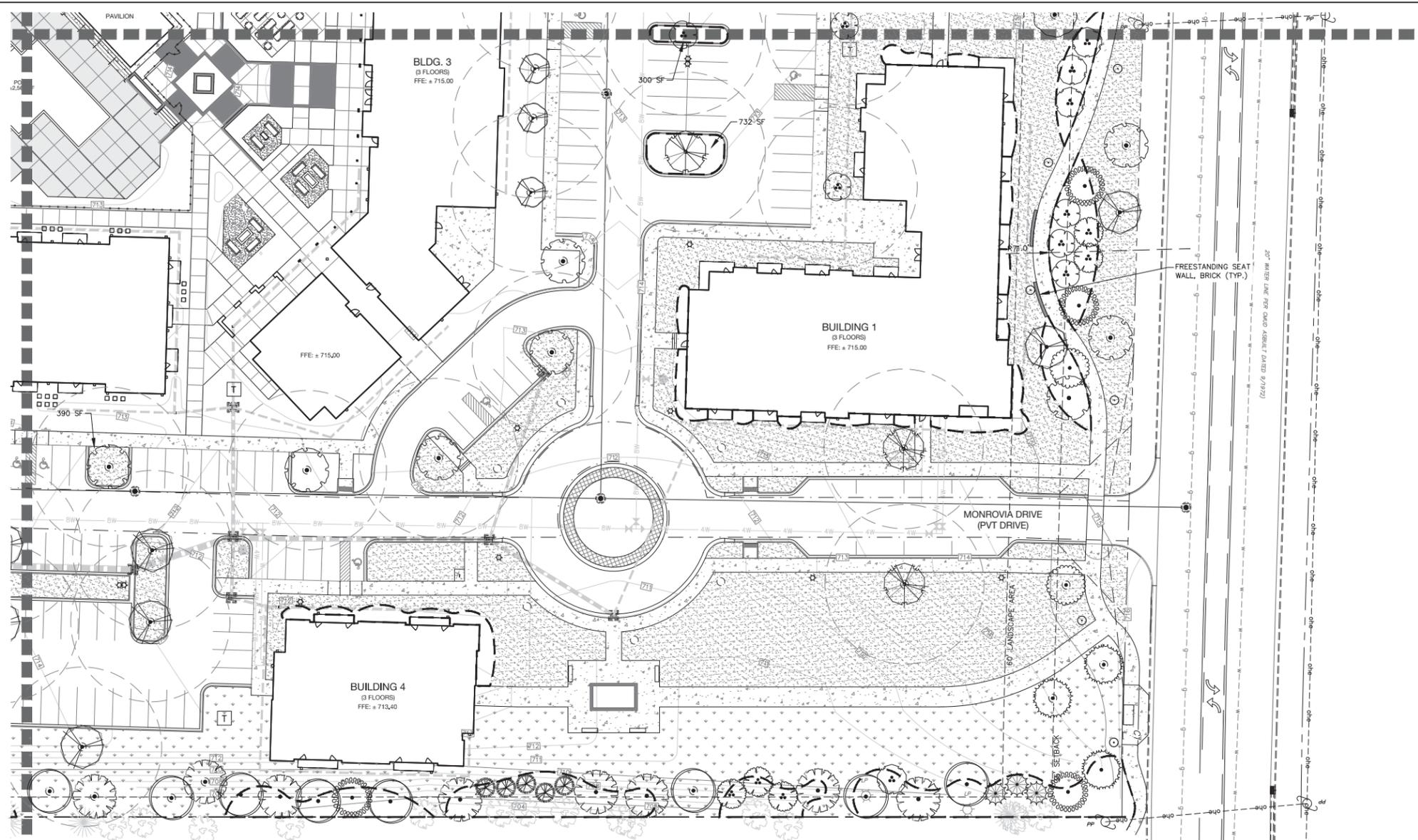


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 Investments, LLC
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 Greenville, NC 27835

Proximity Matthews

Landscape Plan D
 Matthews, Mecklenburg County, North Carolina



PLANT LEGEND 1.4

TREES	CODE	BOTANICAL NAME / COMMON NAME	GROUND COVERS	CODE	BOTANICAL NAME / COMMON NAME
	CCA	CERCIS CANADENSIS 'APPALACHIAN RED' / EASTERN REDBUD		CYNODON	CYNODON DACTYLON 'TIFTUF' / BERMUJA GRASS
	CKO	CORNUS KOUSA / KOUSA DOGWOOD		SOD	CYNODON DACTYLON 'TIFTUF' / BERMUJA GRASS
	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			
	QPH	QUERCUS PHELLOS / WILLOW OAK			
	TDA	TAXODIUM DISTICHUM 'AUTUMN GOLD' / AUTUMN GOLD BALD CYPRESS			
	UPA	ULMUS PARVIFOLIA 'ALLEE' / ALLEE LACEBARK ELM			

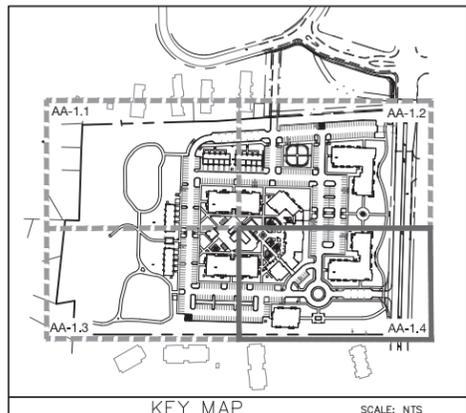
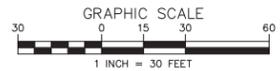
XXX PLANT CODE
 XX PLANT QUANTITY

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.

(REFER TO RZ# 2016-652)



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



NO. DATE BY: REVISIONS:

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

AA-1.4

