

Agenda Item: Administrative Amendment for Proximity Matthews

DATE: July 2, 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.”*

- Taft Development Group received grading permits for the site earlier this year.
- Tree save area along the front and sides of the property were removed by the grading contractor.
- A notice of violation was sent to the developer on March 7, 2019 with an imposed fine of \$50,000. Fine has been paid in full.
- A revised landscape plan for the front and sides of the property is being requested.
- The request also includes relocating a 10’ pedestrian trail connection sidewalk within the development to save existing trees along the northern side of the property (along City Barbeque).
- Developer held a meeting with the neighbors regarding their proposal on Thursday June 20, 2019 for their input as previously requested by the Town Board (attached).
- Matthews staff sent out letters informing property owners within 200 ft of Proximity Matthews of the Public Input session regarding this issue on June 26. The property was also posted with information about the meeting (attached).
- 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).
- Approved rezoning plans are attached for reference.
- Landscape Manager Ralph Ramsaur has reviewed the proposed plans, provided feedback that the developer has addressed, and he approves of the plan (attached).

Proposal Solution:

Planning Board recommended approval of the proposed revised landscape plan with a 6 to 1 vote.

Related Town Goal(s) and/or Strategies:

Quality of Life

Economic Development/Land Use Planning

Recommended Motion/Action:

Review proposed revised landscape plan, consider public input, 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 8, 2019**



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

Jay & Mary Jo,

Attached is the sign-in sheet from the tree re-planting plan public input meeting Taft Development Group hosted last Thursday, June 20 at the Matthews Community Center from 4:00-6:00 p.m. Attendees on behalf of Taft included: Mike McCarty, Chris Daly, and Richard Cox. Attendees representing Urban Design Partners included Maggie Watts and Brian Rosenfeld.

Comment cards were provided but we received no written comments during the meeting. We received one email afterward from Catherine Hall. Jay was copied on Catherine's email as well as Dustin's response.

There were no major technical concerns with the plan as presented.

Comments/questions heard from attendees were:

- Town should have dedicated staff/arborist to inspect and enforce tree saves prior to construction.
- One neighbor would prefer more deciduous trees over new pine trees.
- Developer should notify town/neighborhood/media when tree planting begins to "celebrate" new trees/landscaping.
- How many new trees are being planted? Answer: 130.

Please let us know if there are any questions.

Best,

Richard

Richard L. Cox, Jr.
Development & Construction Associate
Taft Development Group
P.O. Box 566 | Greenville, N.C. 27835
richard@tdgnc.com
252-752-7101 | 252-758-1002 Fax
www.taftdevelopmentgroup.com

Sign-in

Residences Galleria Tree Replanting Plan Taft Development Group

Community Meeting
Thursday, June 20
4:00 – 6:00 p.m.
Matthews Community Center

Name / Address ROBERT & LOUISE BRONDERICK 9108-B NOLLEY COURT

Name / Address MIKE TABOR 9112 E NOLLEY CT

Name / Address Bruce Chandler 9108 F Nolley Ct. • TOWN HOA
PRESIDENT

Name / Address Catherine Hall 715 Swift Court

Name / Address Betty Cross 1010 Black Oak Dr.

Name / Address Penny Perdzintz 1024 Black Oak Dr.

Name / Address Susan Cain 1002 Black Oak Dr.

Name / Address MARIS TOFANO 259 S. TRADE ST. MATTHEWS, NC

Name / Address Mary Robinette 9711 Leeswood Lane Matthews NC

Name / Address

Name / Address

Dear Property Owner,

You have received this notice because your property is adjacent to or across the street from the development at 10252 Monroe Road, Matthews, NC 28105 otherwise known as parcel number 213-231-01. The property owner has requested an Administrative Amendment for landscaping. Due to the removal of trees that were to be protected as part of the conditional rezoning plan, the developer of the apartment community is required to provide a new landscape plan for the affected area.

A Public Input Session will be held at the Town Hall during a regular meeting of the Board of Commissioners on Monday, July 8, 2019 at 7 pm. The Public Input Session gives you the opportunity to learn the details of and ask questions about the proposal.

For more information, please visit the Town of Matthews website at <http://www.matthewsnc.gov>. Click on the "Departments" heading, then click on "Planning and Development" from the drop-down menu. There will be a submenu on the left-hand side of the page – click on "Pending Zoning Actions" and then on the zoning application you are interested in. You may also examine this information in the Planning Department office located in the Matthews Town Hall.

Should you have any questions relating to this matter, please call us at (704) 847-4411.

Sincerely,

Planning and Development
Town of Matthews

GALLERIA PARTNERS I, LLC,
8514 MCALPINE PARK DR #190
CHARLOTTE NC 28211

FIFTH THIRD BANK,
38 FOUNTAIN SQUARE MD10ATA1 CORP
CINCINNATI OH 45263

MONROE ROAD HOLDINGS LP,
10401 MONROE RD
MATTHEWS NC 28105

MONROE ROAD HOLDINGS LP,
500 VOLVO PARKWAY
CHESAPEAKE VA 23320

NATIONAL RETAIL PROPERTIES LP,
450 SOUTH ORANGE AVE STE 900
ORLANDO FL 32801

FLEMING, SHANI
9108 NOLLEY CT UNIT A
CHARLOTTE NC 28270

BRODERICK, LOUISE MARIE;
BRODERICK, ROBERT
9108 NOLLEY CT UNIT B
CHARLOTTE NC 28270

VALENTINE-BOONE, DENICE
3514 WYLIE MEADOW LN
CHARLOTTE NC 28269

LUTZ, SANDRA KAREN
9108 NOLLEY CT APT D
CHARLOTTE NC 28270

HUDSON, TRACEY P
9108 NOLLEY CT APT E
CHARLOTTE NC 28270

CHANDLER, MIRIAM BRUCE
9108 NOLLEY CT UNIT F
CHARLOTTE NC 28270

PORTER, BRENDA C
PORTER, GARY D
126 NORCROSS LN
MOORESVILLE NC 28117

HEMMINGS, KATHY; HEMMINGS, KELLY;
HEMMINGS, TOM
9822 GILLISEPLE ST
DOBSON NC 27017

WINDLEY, KATHERINE J
9112 NOLLEY CT APT E
CHARLOTTE NC 28270

STEINEK, DORA PRICE
STEINEK, KARL LAWSON
STEINEK FAMILY TRUST,
7537 SURREYWOOD PL
CHARLOTTE NC 28270

GORSKI, KAREN A
9112 NOLLEY CT APT C
CHARLOTTE NC 28270

MARTIN, JOHN R
9112 NOLLEY CT APT B
CHARLOTTE NC 28270

SCHMID, RAIMUND K
SCHMID, BRUNHILDE S
143 N SARDIS VIEW LN
CHARLOTTE NC 28270

MCCOY, GERALDINE
9120 NOLLEY CT APT A
CHARLOTTE NC 28270

HOGSED, NORVEL JEAN
9120-B NOLLEY T
CHARLOTTE NC 28270

CARR, CRAIG A
9120 NOLLEY CT APT C
CHARLOTTE NC 28270

BUSH, A CHARLENE
9120 NOLLEY CT APT D
CHARLOTTE NC 28270

HALL, LINDA C
9120 NOLLEY CT APT E
CHARLOTTE NC 28270

GREZIAK, MARYBETH
CALLAHAN, MICHAEL JAMES
9120 NOLLEY CT APT F
CHARLOTTE NC 28270

GIGNILLIAT, PATRICIA L
9128 NOLLEY CT #G
CHARLOTTE NC 28270

MCCLELLAN, WILLIAM EDWARD JR
9128 NOLLEY CT APT F
CHARLOTTE NC 28270

WHITTINGTON, MICHAEL JAMES
9128 NOLLEY CT APT E
CHARLOTTE NC 28270

HONEYCUTT, JORDON N
BILFELD, SAMANTHA C
9128 NOLLEY CT UNIT D
CHARLOTTE NC 28270

MUJANOVIC, SASA
9128 NOLLEY CT UNIT C
CHARLOTTE NC 28270

WILLIAMS, JOSEPH A
9128 NOLLEY CT UNIT B
CHARLOTTE NC 28270

BRICE, SYLVIA MAY
9128 NOLLEY CRT UNIT A
CHARLOTTE NC 28270

SARDIS FOREST PATIO HOMES,
ASSOCIATION
PO BOX 10503
CHARLOTTE NC 28212

SARDIS FOREST PATIO HOMES,
ASSOCIATION
PO BOX 10503
CHARLOTTE NC 28212

MATTHEWS MULTI-FAMILY
INVESTMENTS LLC,
PO BOX 566
GREENVILLE NC 27834

MATTHEWS COVE LLC,
400 RELLA BLVD STE 212
SUFFERN NY 10901

SEAMAN, RACHEL L
SEAMAN, JASON KENNETH
1431 RENFROW LN
CHARLOTTE NC 28270

KISSIAH, KENNETH R
1437 RENFROW LN
CHARLOTTE NC 28270

KIEKLAK, NORBERT A (F/T)
KIEKLAK, MARY GAIL (F/T)
1443 RENFROW LN
CHARLOTTE NC 28270

STOGNER, CAROLYN N
STOGNER, BERNIE W
9114 NEW TOWNE DR
MATTHEWS NC 28105

NANCE, KENDALL M
NANCE, STEPHEN D
9108 NEW TOWNE DR
MATTHEWS NC 28105

DREYER, SANDRA R
DREYER, JEREMY J
9100 NEW TOWNE DR
MATTHEWS NC 28105

HUDSON, BOB; HUDSON, BRENDA L
TRUSTEES UNDER HUDSON FAMILY
LEGACY TRUST,
9101 NEW TOWNE DR
MATTHEWS NC 28105

STOUT, RICHARD S
9103 NEW TOWNE DR
MATTHEWS NC 28105

RHODES, CHRISTOPHER SHANE;
RHODES, AMISSA L
9109 NEW TOWNE DR
MATTHEWS NC 28105

BROWN, MARCELA
BROWN, CHARLES B
1013 BLACK OAK DR
MATTHEWS NC 28105

MCKINNON, CATHY L
MCKINNON, PHILIP R
1019 BLACK OAK DR
MATTHEWS NC 28105

PEZDIRTZ, PENELOPE A
1024 BLACK OAK DR
MATTHEWS NC 28105

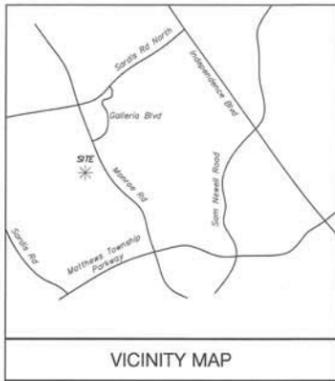
WOODCOCK, ADAM
WOODCOCK, AMANDA
1016 BLACK OAK DR
MATTHEWS NC 28105

CROSS, NORMAN LARRY
HAZEL ELIZABETH,
1010 BLACK OAK DR
MATTHEWS NC 28105

KUEHNI, JOERG
KUEHNI, LYNDA D
1008 BLACK OAK DR
MATTHEWS NC 28105

RIDGE, SHARON M
RIDGE, JUSTIN D
811 OLD PINE LN
MATTHEWS NC 28105

SINGLETON, CUBA R
1916 NASH RD
WINGATE NC 28174



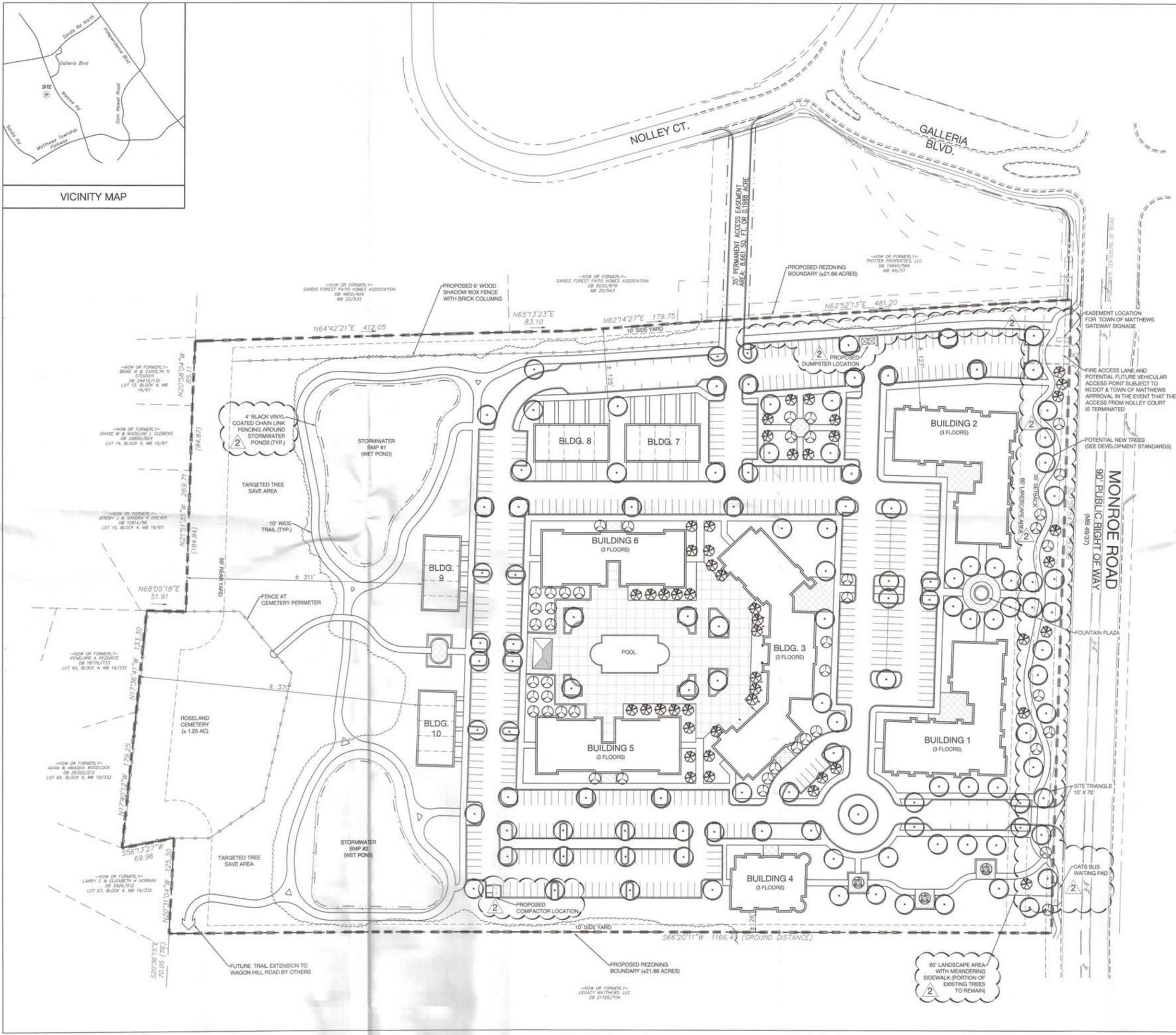
DEVELOPMENT SUMMARY	
TAX PARCEL ID #:	21323101
TOTAL SITE AREA:	± 21.66 ACRES
EXISTING ZONING:	R-VS
PROPOSED ZONING:	R-12 MF(CD)
PROPOSED UNITS:	
APARTMENTS:	230 UNITS
TOWNHOME:	20 UNITS
TOTAL:	250 UNITS
PROPOSED DENSITY:	11.5 D.U.A.
SETBACKS:	
FRONT:	35'
SIDE:	10'
REAR:	50'
VEHICULAR PARKING:	
REQUIRED:	
±110 UNITS (720-750 SF) * 1.75	192.5
±110 UNITS (1020 SF) * 2	220
±10 UNITS (1387 SF) * 2.25	22.5
20 TOWNHOMES * 2	40
TOTAL:	475 SPACES
PROVIDED:	481 SPACES



Mr. Dustin Mills
Mr. Mike McCarthy
Income Investments, LLC
Taft Development Group
2217 Stantonburg Road
Greenville, NC 27835

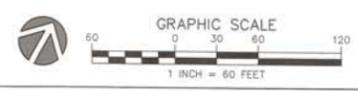
Proximity Matthews

Rezoning Site Plan
Matthews, North Carolina



RUS to R-12 MF (CD)

Board of Commissioners
APPROVED
2/13/2017
Loi Canapino, Town Clerk



NO.	DATE	BY	REVISIONS:
1	11.30.16	UDP	PER TOWN COMMENTS
2	02.01.17	UDP	PER TOWN COMMENTS

Project No: 15-129
Date: 09/28/16
Designed by: udp
Drawn By: udp
Scale: 1"=60'
Sheet No:

RZ-1.0

2016-652
rcvcl 3-9-17

DEVELOPMENT STANDARDS

1. GENERAL PROVISIONS

- A. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Application filed by Income Investments, LLC ("Applicant") for an approximately 21.66 acre site located on the west side of Monroe Road between Galleria Boulevard and Gander Cove Lane, which site is more particularly depicted on the Rezoning Plan (hereinafter referred to as the "Site"). The Site is comprised of Tax Parcel No. 213-231-01.
- 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"). The regulations established under the Ordinance for the R-12 MF zoning district shall govern the use and development of the Site.
- C. The development and use depicted on the Rezoning Plan are schematic in nature and are intended to depict the general arrangement of such 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.

2. PERMITTED USES

- A. The Site may be devoted only to a residential community comprised of a multi-family dwelling, multiple building complex and to any incidental and accessory uses associated therewith that are allowed in the R-12 MF zoning district. Incidental and accessory uses may include, without limitation, a leasing and management office and amenities such as a fitness center and a swimming pool.
- B. The townhome style multi-family dwelling units may be converted for use as office units at the option of Applicant provided that all applicable requirements of the Ordinance are satisfied.
- C. As described below, the existing Roseland Cemetery located on the Site and depicted on the Rezoning Plan shall be preserved.

3. DEVELOPMENT LIMITATIONS

- A. A maximum of 250 multi-family dwelling units may be located on the Site.
- B. A minimum of 20 of these multi-family dwelling units shall be townhome style multi-family dwelling units.
- C. At a minimum, townhome style multi-family dwelling units shall be located in those buildings designated as Buildings 7, 8, 9 and 10 on the Rezoning Plan.

4. DIMENSIONAL STANDARDS

- A. Development of the Site shall comply with the dimensional standards of the R-12 MF zoning district set out in the Ordinance.

5. TRANSPORTATION AND PARKING

- A. Vehicular access to the Site shall be from a driveway on Monroe Road and an access from Nolley Court by way of a private access drive 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. A fire access to the Site from Monroe Road shall be located along the Site's frontage on Monroe Road as generally depicted on the Rezoning Plan. Subject to the approval of NCDOT and the Town of Matthews, this fire access may be converted to a vehicular access point in the event that the vehicular access from Nolley Court is terminated.

- C. The alignment of the internal vehicular circulation areas and driveways may be modified by Applicant to accommodate changes in traffic patterns, parking layouts and any adjustments required for approval by the Town of Matthews and/or NCDOT.

- D. Vehicular parking shall be provided on the Site in accordance with the requirements of the Ordinance.

- E. Clearing within the minimum 60 foot wide landscape area to be established along the Site's frontage on Monroe Road shall be permitted as necessary to provide the required site triangles at the vehicular access point(s) into the Site from Monroe Road.

- F. Prior to the issuance of the first certificate of occupancy for a building to be constructed on the Site, Applicant shall construct a bus stop waiting pad for a bus stop on Monroe Road adjacent to the Site. The bus stop waiting pad shall be located entirely within the right of way, and the precise location of the bus stop waiting pad shall be determined during the permitting process. The bus stop waiting pad shall be constructed to CATS Development Standard 60.09A. Applicant's obligation to construct the bus stop waiting pad shall be subject to Applicant's ability to obtain all approvals and permits required to construct it. CATS shall be responsible for the installation and maintenance of any bench or shelter.

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 BMP's as generally depicted on the Rezoning Plan.

7. TREE PROTECTION, LANDSCAPING AND OPEN SPACE

- 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 60 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 Waigon 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 BMP's shall not be open to and accessible by the public.

8. ARCHITECTURAL STANDARDS/DESIGN STANDARDS

- A. The maximum height in stories of Buildings 1 through 8 as designated on the Rezoning Plan shall be 3 stories.
- B. The maximum height in stories of Buildings 9 and 10 as designated on the Rezoning Plan shall be 2 stories.

- C. Buildings 7, 8, 9 and 10 shall be designed to have the appearance of townhome buildings.

- D. Each townhome style multi-family dwelling unit located in Building 7 or Building 8 shall have either a 1 car garage or a 2 car garage.

- E. Buildings 1, 2, 3, 5, 6 and 8 shall be served by an elevator.

- F. The internal access corridors for the multi-family dwelling units located in Buildings 1, 2 and 3 shall be fully enclosed and shall be heated and conditioned space.

- G. The internal access corridors for the multi-family dwelling units located in Buildings 4, 5 and 6 shall be open breezeway style corridors.

- H. The permitted primary exterior building materials for Buildings 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10 shall be masonry and cementitious siding.

- I. Vinyl and Exterior Insulated Finish Systems may not be used as an exterior building material. Notwithstanding the foregoing, vinyl may be utilized on windows, doors, soffits, trim and railings, and Exterior Insulated Finish Systems and stucco may be utilized on trim and cornices.

J. Additional Design Standards for Building 1 and Building 2

- (i) Attached to the Rezoning Plan is a conceptual, schematic image of the eastern (the elevation facing Monroe Road) and southern facing elevations of Building 1 that is intended to depict the general conceptual architectural style, design treatment and character of the eastern and southern facing elevations of Building 1. Accordingly, the eastern and southern facing elevations of Building 1 shall be designed and constructed so that each elevation is substantially similar in appearance to the attached conceptual, schematic image with respect to architectural style, design treatment and character. Notwithstanding the foregoing, changes and alterations to the eastern and southern facing elevations of Building 1 that do not materially change the overall conceptual architectural style, design treatment and character shall be permitted.

- (ii) The eastern and northern facing elevations of Building 2 shall be designed and constructed so that such elevations are substantially similar in appearance to the attached conceptual, schematic image of the eastern and northern facing elevations of Building 2. Accordingly, the eastern and northern facing elevations of Building 2 shall be designed and constructed so that each elevation is substantially similar in appearance to the attached conceptual, schematic image with respect to architectural style, design treatment and character. Notwithstanding the foregoing, changes and alterations to the eastern and northern facing elevations of Building 2 that do not materially change the overall conceptual architectural style, design treatment and character shall be permitted.

- (iii) At least 60 percent of the exterior surface area of the combined or aggregated facades of Building 1 and the combined or aggregated facades of Building 2 below the roofline shall be composed of masonry. "The facades below the roofline" is defined as the entire exterior surface area below the roofline excluding windows, doors and trim, so that windows, doors and trim are not considered when calculating the minimum percentage of masonry required.

K. Additional Design Standards for Building 3

- (i) Attached to the Rezoning Plan are conceptual, schematic images of the southeastern and northeastern facing elevations of Building 3 that are intended to depict the general conceptual architectural style, design treatment and character of the southeastern and northeastern facing elevations of Building 3. Accordingly, the southeastern and northeastern facing elevations of Building 3 shall be designed and constructed so that the southeastern and northeastern facing elevations of Building 3 are 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 southeastern and northeastern facing elevations of Building 3 that do not materially change the overall conceptual architectural style, design treatment and character shall be permitted.

- (ii) At least 60 percent of the exterior surface area of the combined or aggregated facades of Building 3 below the roofline shall be composed of masonry. "The facades below the roofline" is defined as the entire exterior surface area below the roofline excluding windows, doors and trim, so that windows, doors and trim are not considered when calculating the minimum percentage of masonry required.

L. Additional Design Standards for Building 4

- (i) Attached to the Rezoning Plan is a conceptual, schematic image of the southern and eastern facing elevations of Building 4 that is intended to depict the general conceptual architectural style, design treatment and character of the southern and eastern facing elevations of Building 4. Accordingly, the southern and eastern facing elevations of Building 4 shall be designed and constructed so that the southern and eastern facing elevations of Building 4 are substantially similar in appearance to the attached conceptual, schematic image with respect to architectural style, design treatment and character. Notwithstanding the foregoing, changes and alterations to the southern and eastern facing elevations of Building 4 that do not materially change the overall conceptual architectural style, design treatment and character shall be permitted.

- (ii) At least 40 percent of the exterior surface area of the combined or aggregated facades of Building 4 below the roofline shall be composed of masonry. "The facades below the roofline" is defined as the entire exterior surface area below the roofline excluding windows, doors and trim, so that windows, doors and trim are not considered when calculating the minimum percentage of masonry required.

M. Additional Design Standards for Building 5 and Building 6

- (i) Attached to the Rezoning Plan is a conceptual, schematic image of the southern and eastern facing elevations of Building 5 that is intended to depict the general conceptual architectural style, design treatment and character of the southern and eastern facing elevations of Building 5. Accordingly, the southern and eastern facing elevations of Building 5 shall be designed and constructed so that the southern and eastern facing elevations of Building 5 are substantially similar in appearance to the attached conceptual, schematic image with respect to architectural style, design treatment and character. Notwithstanding the foregoing, changes and alterations to the southern and eastern facing elevations of Building 5 that do not materially change the overall conceptual architectural style, design treatment and character shall be permitted.

- (ii) The northern and eastern facing elevations of Building 6 shall be designed and constructed so that the northern and eastern facing elevations of Building 6 are substantially similar in appearance to the attached conceptual, schematic image of the southern and eastern facing elevations of Building 5 with respect to architectural style, design treatment and character. Notwithstanding the foregoing, changes and alterations to the northern and eastern facing elevations of Building 6 that do not materially change the overall conceptual architectural style, design treatment and character shall be permitted.

- (iii) At least 30 percent of the exterior surface area of the combined or aggregated facades of Building 5 and the combined or aggregated facades of Building 6 below the roofline shall be composed of masonry. "The facades below the roofline" is defined as the entire exterior surface area below the roofline excluding windows, doors and trim, so that windows, doors and trim are not considered when calculating the minimum percentage of masonry required.

N. Additional Design Standards for Building 7 and Building 8

- (i) Attached to the Rezoning Plan is a conceptual, schematic image of the northern facing elevations of Building 7 and Building 8 that is intended to depict the general conceptual architectural style, design treatment and character of the northern facing elevations of Building 7 and Building 8. Accordingly, the northern facing elevations of Building 7 and Building 8 shall be designed and constructed so that the northern facing elevations of Building 7 and Building 8 are substantially similar in appearance to the attached conceptual, schematic image with respect to architectural style, design treatment and character. Notwithstanding the foregoing, changes and alterations to the northern facing elevations of Building 7 and Building 8 that do not materially change the overall conceptual architectural style, design treatment and character shall be permitted.

- (ii) At least 50 percent of the exterior surface area of the combined or aggregated facades of Building 7 and the combined or aggregated facades of Building 8 below the roofline shall be composed of masonry. "The facades below the roofline" is defined as the entire exterior surface area below the roofline excluding windows, doors and trim, so that windows, doors and trim are not considered when calculating the minimum percentage of masonry required.

O. Additional Design Standards for Building 9 and Building 10

- (i) Attached to the Rezoning Plan is a conceptual, schematic image of the eastern facing elevations of Building 9 and Building 10 that is intended to depict the general conceptual architectural style, design treatment and character of the eastern facing elevations of Building 9 and Building 10. Accordingly, the eastern facing elevations of Building 9 and Building 10 shall be designed and constructed so that the eastern facing elevations of Building 9 and Building 10 are substantially similar in appearance to the attached conceptual, schematic image with respect to architectural style, design treatment and character. Notwithstanding the foregoing, changes and alterations to the eastern facing elevations of Building 9 and Building 10 that do not materially change the overall conceptual architectural style, design treatment and character shall be permitted.

- (ii) At least 50 percent of the exterior surface area of the combined or aggregated facades of Building 9 and the combined or aggregated facades of Building 10 below the roofline shall be composed of masonry. "The facades below the roofline" is defined as the entire exterior surface area below the roofline excluding windows, doors and trim, so that windows, doors and trim are not considered when calculating the minimum percentage of masonry required.

- P. 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.

- Q. A water fountain, hardscape and landscaping feature shall be installed along the Site's frontage on Monroe Road between Building 1 and Building 2 as generally depicted on the Rezoning Plan. The design of the water fountain, hardscape and landscaping feature depicted on the Rezoning Plan is illustrative of the size, design intent and quality of this feature. However, the actual design of the water fountain, hardscape and landscaping feature may vary from what is depicted on the Rezoning Plan provided that the actual design of this feature meets the size, design intent and quality illustrated on the Rezoning Plan.

9. SIGNS

- A. All signs installed on the Site shall comply with the requirements of the Ordinance.
- B. Project monument sign(s) to be installed on the Site shall be installed in areas cleared for driveway access.

- C. Upon the request of the Town of Matthews, Applicant shall convey to the Town of Matthews an easement to construct, maintain, repair and replace as needed a "Welcome to Matthews" sign on the Site in the area generally depicted on the Rezoning Plan and labeled "Town of Matthews Gateway Signage." The Town of Matthews shall be responsible for the design, construction, installation, maintenance and replacement of such sign.

10. ROSELAND CEMETERY

- A. The existing Roseland Cemetery located on the Site and depicted on the Rezoning Plan shall be preserved.
- B. Applicant shall install a fence along the perimeter boundary of the Roseland Cemetery as generally depicted on the Rezoning Plan. The design of the fence must be approved by the Charlotte-Mecklenburg Historic Landmarks Commission and the Matthews Historical Foundation prior to the installation of the fence.
- C. Applicant shall remove dead and dying vegetation from the Roseland Cemetery, and the removal of dead and dying vegetation shall be done by hand. Applicant will maintain the Roseland Cemetery clear of debris and fallen limbs on an ongoing basis as part of the regular maintenance of the residential community.
- D. A public access easement shall be provided by Applicant to allow visitors to the Roseland Cemetery to access the Site, to park their vehicles on the parking lot located on the Site, to walk to and from their vehicles to the Roseland Cemetery by way of the trails and sidewalks located on the Site and to enter the Roseland Cemetery.

11. 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.



APARTMENT BUILDING 1 (FACING EAST)



APARTMENT BUILDING 3 (FACING EAST)



APARTMENT BUILDING 3 (FACING NORTH)



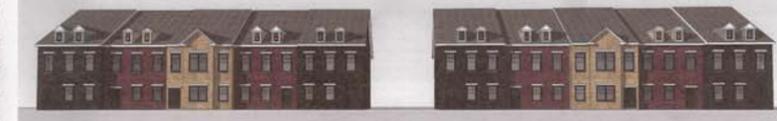
APARTMENT BUILDING 4 (FACING EAST)



APARTMENT BUILDING 5 (FACING SOUTH)



THREE-STORY TOWNHOME BUILDINGS 7 AND 8 (FACING NORTH)



TWO-STORY TOWNHOME BUILDINGS 9 AND 10 (FACING EAST)

1318-e6 central ave. # 704-334-3303
charlotte, nc 28205 # 704-334-3305
urbandesignpartners.com

Mr. Dustin Mills
Mr. Mike McCarthy

Income Investments, LLC
Tait Development Group
2217 Stantonsburg Road
Greenville, NC 27835

Proximity Matthews
Development Standards and
Conceptual Elevations
Matthews, North Carolina

NO.	DATE:	BY:	REVISIONS:
1	11.30.16	UDP	PER TOWN COMMENTS
2	02.01.17	UDP	PER TOWN COMMENTS

Project No: 15-129
Date: 09.28.16
Designed by: udp
Drawn by: udp
Scale: NTS
Sheet No:

RZ-2.0

Mr. Dustin Mills
Mr. Mike McCarthy

Income Investments, LLC
Taft Development Group
2217 Stantonsburg Road
Greenville, NC 27835

Proximity Matthews

Vegetation Survey
Matthews, North Carolina

NO.	DATE:	BY:	REVISIONS:
1	11.30.16	UDP	PER TOWN COMMENTS
2	02.01.17	UDP	PER TOWN COMMENTS

Project No: 15-129
Date: 09.28.16
Designed by: udp
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Scale: 1" = 60'
Sheet No:



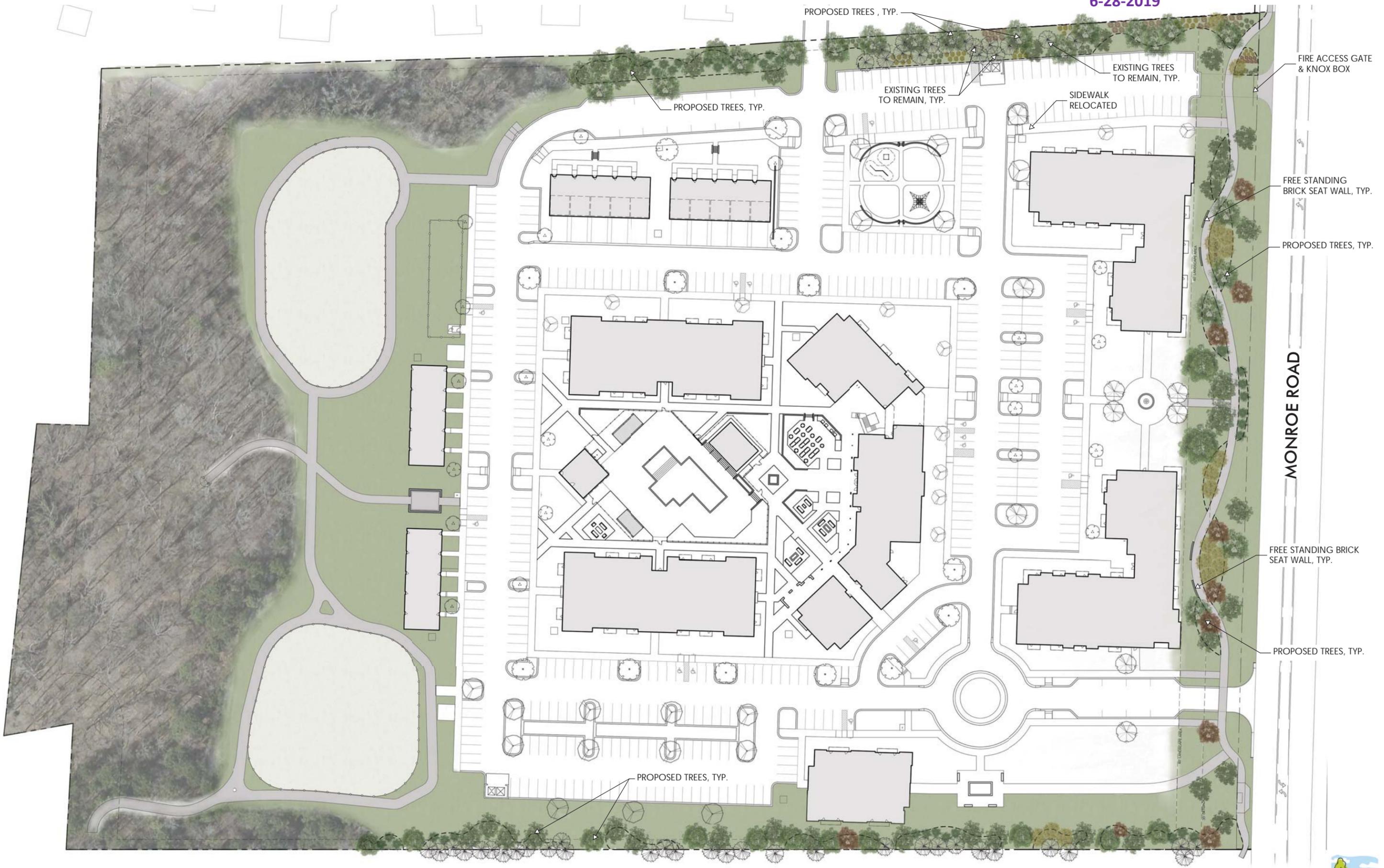
LEGEND

TARGETED TREE SAVE (± 4.9 ACRES / 22.5%)

NOTES

- The entire site is vegetated with a mix of planted pine and native hardwoods. A tree survey has been performed to identify, size, and locate trees meeting the following criteria:
 - All trees 6" and greater within 60' of the existing ROW along Monroe Road
 - All trees 8" and greater within 25' of side property lines
 - All trees 36" and greater across the site.
- A licensed Landscape Architect visited the site with the Town Arborist to visually confirm and evaluate this information and inspect the trees for health and overall appearance. It was determined most of the existing vegetation is regrowth and replanting after the property was in agricultural production. Species evident on site consist primarily of typical pioneer tree species - pine, cedar, sweetgum, yellow poplar - with a few other small hardwood species mixed in. Also found on site are several instances of invasive species. Nearly all the existing vegetation is small and young, with trees larger than 20" diameter rare. Most of the larger trees on site are located in the rear +/- 200 feet of the site and are within the proposed tree save area.
- 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.

TREE TABLE	TREE TABLE	TREE TABLE
NO. TYPE/SIZE (")	NO. TYPE/SIZE (")	NO. TYPE/SIZE (")
542 DAK 8	531 DAK 8	521 DAK 20
541 PINE 12	530 PINE 14	520 DAK 20
540 PINE 14	529 PINE 14	519 CEDAR 8
539 DAK 8	528 DAK 20	518 DAK 12
538 PINE 11	527 DAK 14	517 DAK 8
537 DAK 8	526 DAK 8	516 DAK 8
536 PINE 10	525 DAK 8	515 PINE 7
535 PINE 10	524 DAK 8	514 PINE 8
534 PINE 10	523 DAK 8	513 PINE 8
533 PINE 10	522 DAK 8	512 PINE 8
532 PINE 10	521 DAK 8	511 PINE 8
531 PINE 10	520 DAK 8	510 PINE 8
530 PINE 10	519 DAK 8	509 PINE 8
529 PINE 10	518 DAK 8	508 PINE 8
528 PINE 10	517 DAK 8	507 PINE 8
527 PINE 10	516 DAK 8	506 PINE 8
526 PINE 10	515 DAK 8	505 PINE 8
525 PINE 10	514 DAK 8	504 PINE 8
524 PINE 10	513 DAK 8	503 PINE 8
523 PINE 10	512 DAK 8	502 PINE 8
522 PINE 10	511 DAK 8	501 PINE 8
521 PINE 10	510 DAK 8	500 PINE 8
520 PINE 10	509 DAK 8	499 PINE 8
519 PINE 10	508 DAK 8	498 PINE 8
518 PINE 10	507 DAK 8	497 PINE 8
517 PINE 10	506 DAK 8	496 PINE 8
516 PINE 10	505 DAK 8	495 PINE 8
515 PINE 10	504 DAK 8	494 PINE 8
514 PINE 10	503 DAK 8	493 PINE 8
513 PINE 10	502 DAK 8	492 PINE 8
512 PINE 10	501 DAK 8	491 PINE 8
511 PINE 10	500 DAK 8	490 PINE 8
510 PINE 10	499 DAK 8	489 PINE 8
509 PINE 10	498 DAK 8	488 PINE 8
508 PINE 10	497 DAK 8	487 PINE 8
507 PINE 10	496 DAK 8	486 PINE 8
506 PINE 10	495 DAK 8	485 PINE 8
505 PINE 10	494 DAK 8	484 PINE 8
504 PINE 10	493 DAK 8	483 PINE 8
503 PINE 10	492 DAK 8	482 PINE 8
502 PINE 10	491 DAK 8	481 PINE 8
501 PINE 10	490 DAK 8	480 PINE 8
500 PINE 10	489 DAK 8	479 PINE 8
499 PINE 10	488 DAK 8	478 PINE 8
498 PINE 10	487 DAK 8	477 PINE 8
497 PINE 10	486 DAK 8	476 PINE 8
496 PINE 10	485 DAK 8	475 PINE 8
495 PINE 10	484 DAK 8	474 PINE 8
494 PINE 10	483 DAK 8	473 PINE 8
493 PINE 10	482 DAK 8	472 PINE 8
492 PINE 10	481 DAK 8	471 PINE 8
491 PINE 10	480 DAK 8	470 PINE 8
490 PINE 10	479 DAK 8	469 PINE 8
489 PINE 10	478 DAK 8	468 PINE 8
488 PINE 10	477 DAK 8	467 PINE 8
487 PINE 10	476 DAK 8	466 PINE 8
486 PINE 10	475 DAK 8	465 PINE 8
485 PINE 10	474 DAK 8	464 PINE 8
484 PINE 10	473 DAK 8	463 PINE 8
483 PINE 10	472 DAK 8	462 PINE 8
482 PINE 10	471 DAK 8	461 PINE 8
481 PINE 10	470 DAK 8	460 PINE 8
480 PINE 10	469 DAK 8	459 PINE 8
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279 PINE 10	268 DAK 8	258 PINE 8
278 PINE 10	267 DAK 8	25



6-19-2019



**URBAN
DESIGN
PARTNERS**

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Proximity Matthews

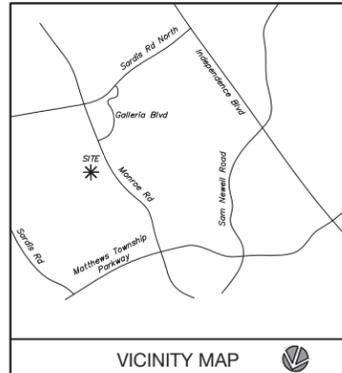
Landscape Plan Overall
Matthews, Mecklenburg County, North Carolina

NO. DATE BY: REVISIONS:

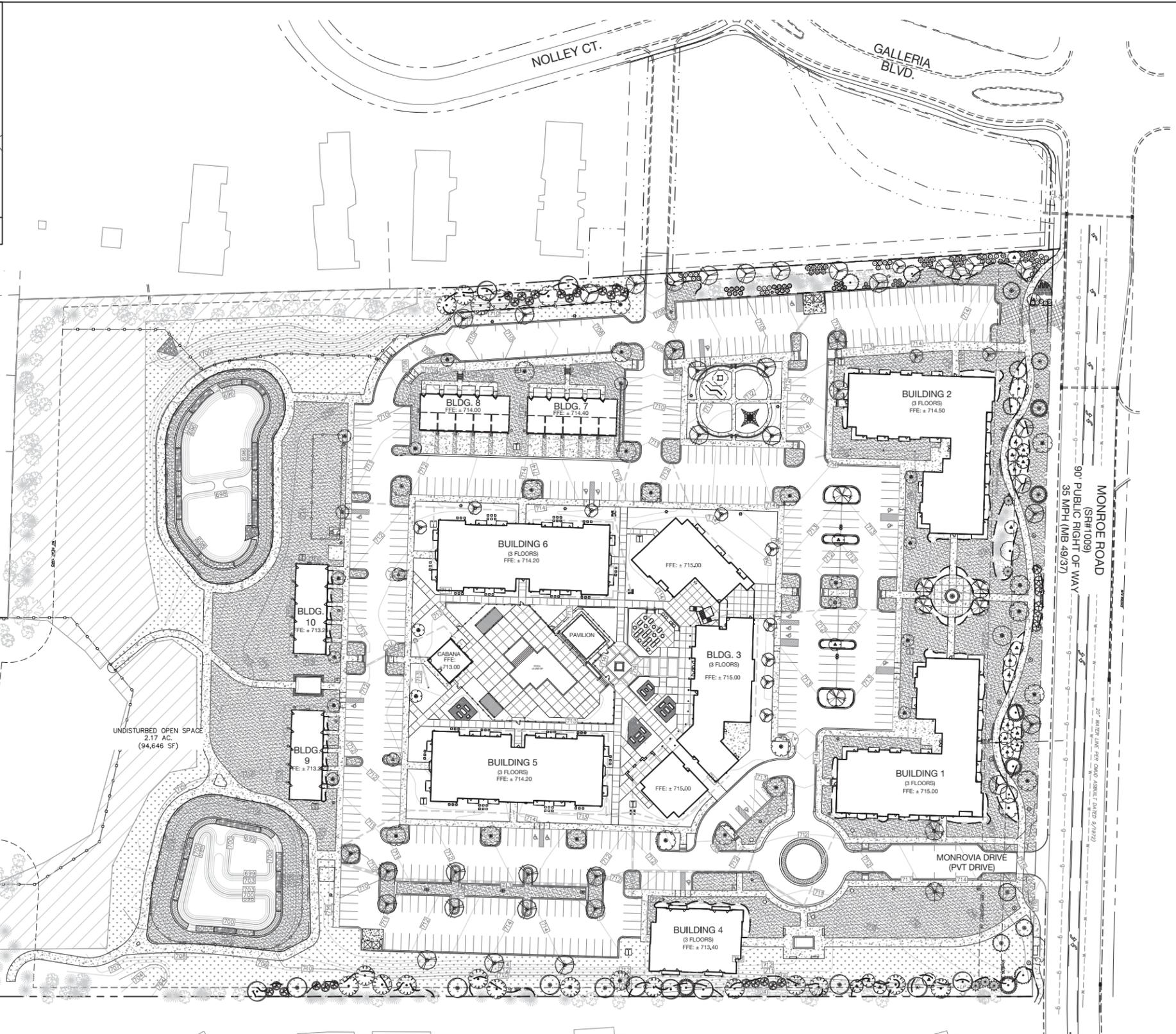


Project No: 17-028
Date: 06.14.19
Designed by: udp
Drawn By: udp
Scale: 1" = 60'
Sheet No:

AA-1.0



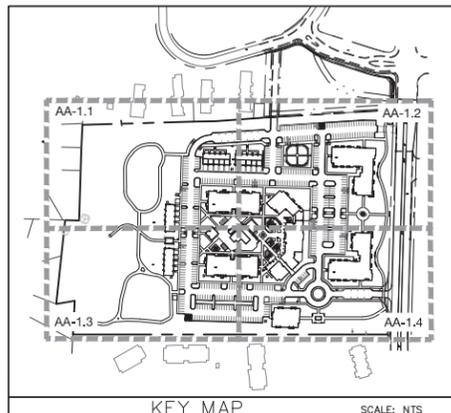
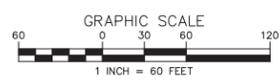
VICINITY MAP



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

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

MONROVIA DRIVE
(PVT DRIVE)



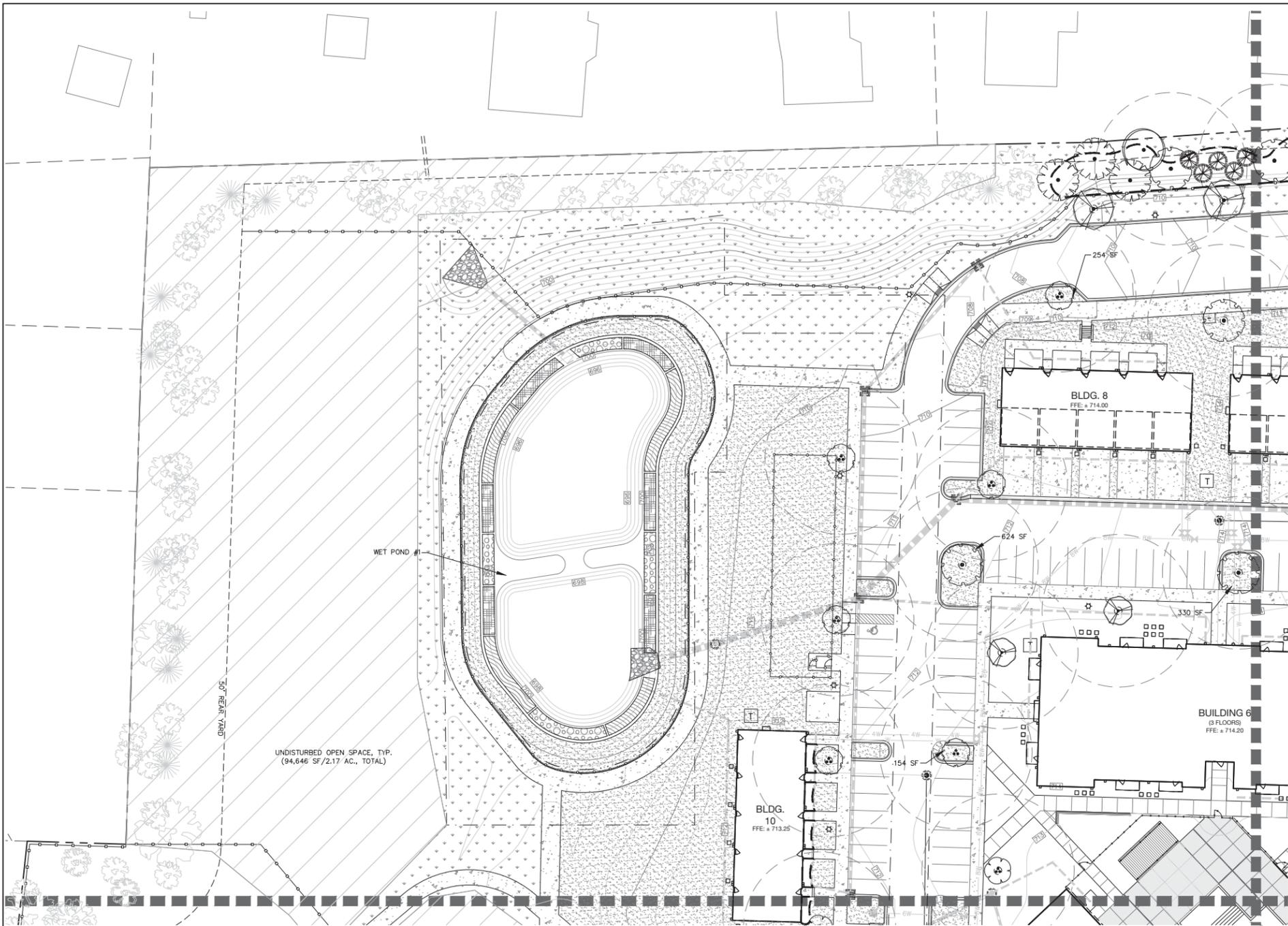
KEY MAP

SCALE: NTS



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

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 F 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.

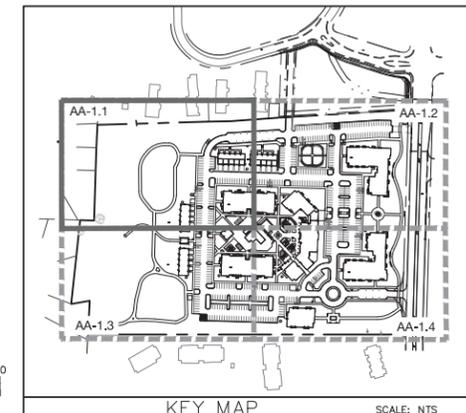
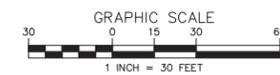
LANDSCAPE REQUIREMENTS:

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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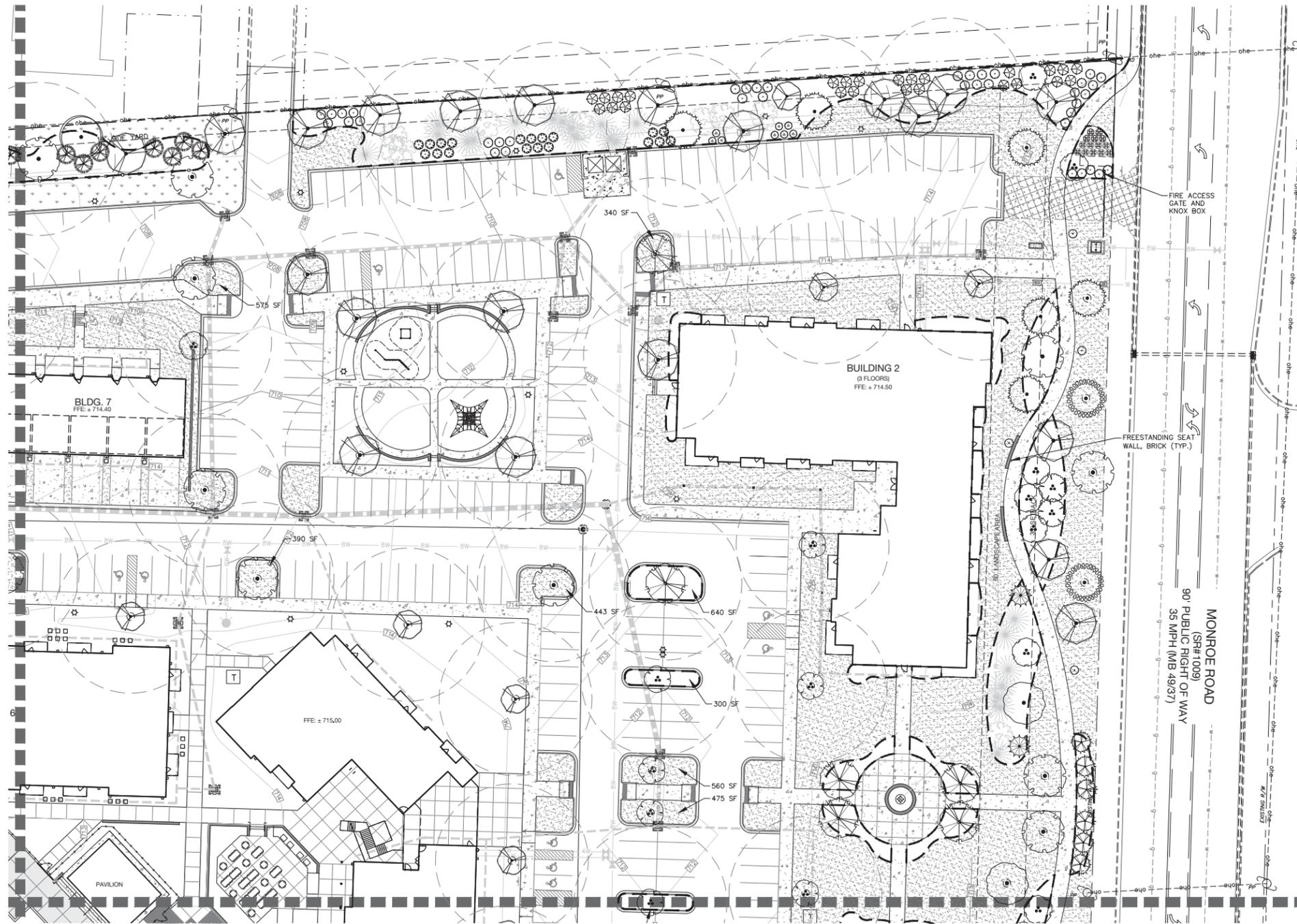
NO. DATE BY: REVISIONS:

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

AA-1.1

Proximity Matthews

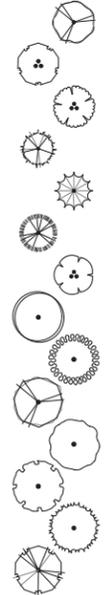
Landscape Plan A
Matthews, Mecklenburg County, North Carolina



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	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
RRA	ROSA X 'RADRAZZ' / RADRAZZ KNOCK OUT ROSE

GROUND COVERS



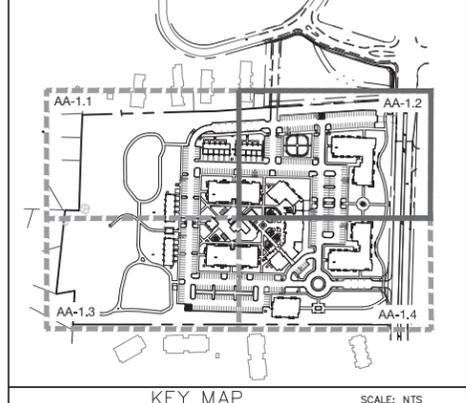
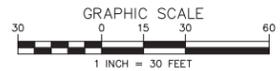
CODE	BOTANICAL / COMMON NAME
SOD	CYNODON DACTYLON 'TIFTUF' / BERMUDA GRASS

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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urbanpartners.com
nc 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

Proximity Matthews

Landscape Plan B
Matthews, Mecklenburg County, North Carolina

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

AA-1.2

(REFER TO RZ# 2016-652)

6-19-2019



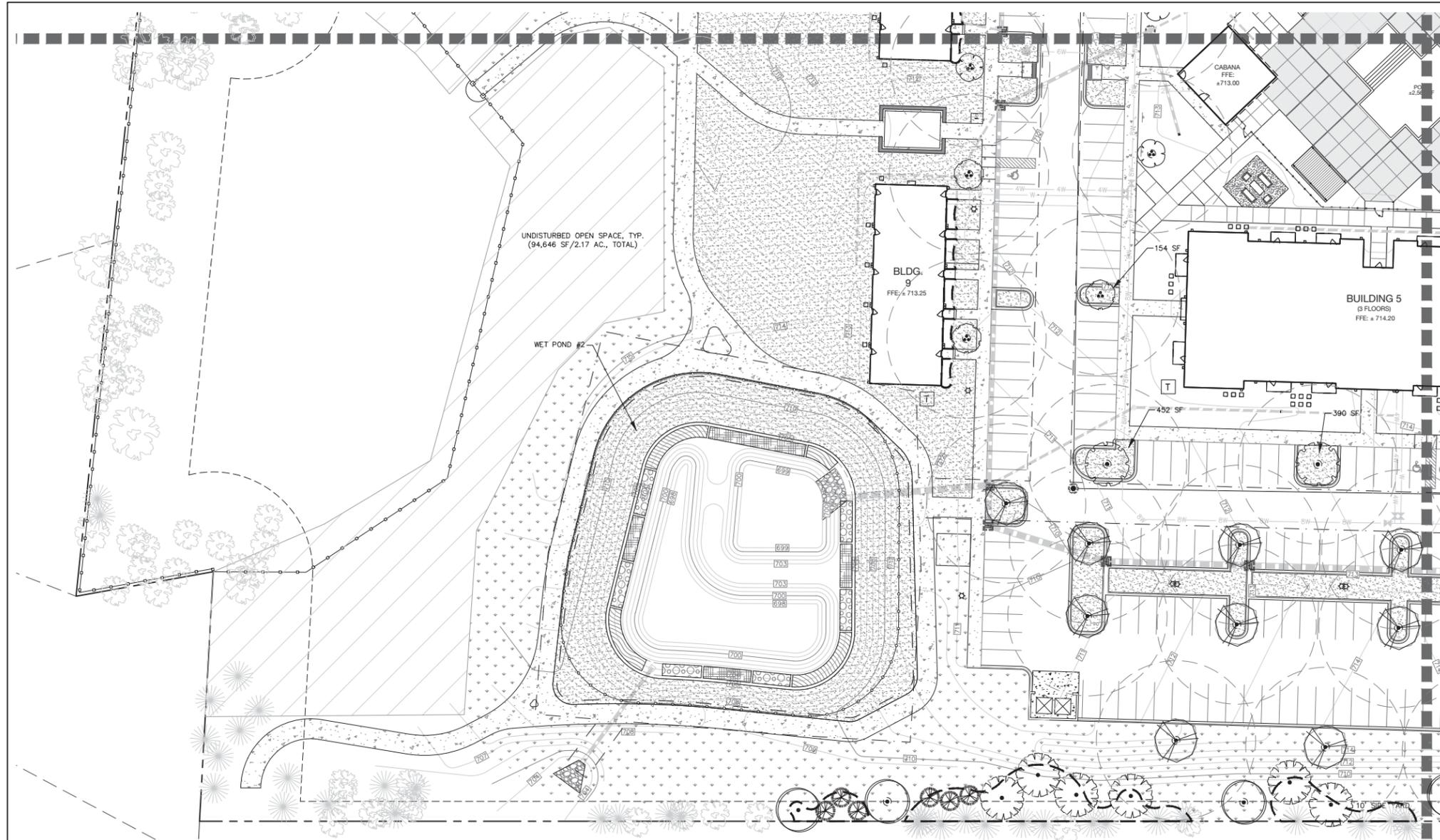
**URBAN
DESIGN
PARTNERS**

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charlotte, nc 28205 F 704.334.3305
urbandesignpartners.com
nc 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

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:

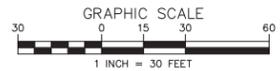
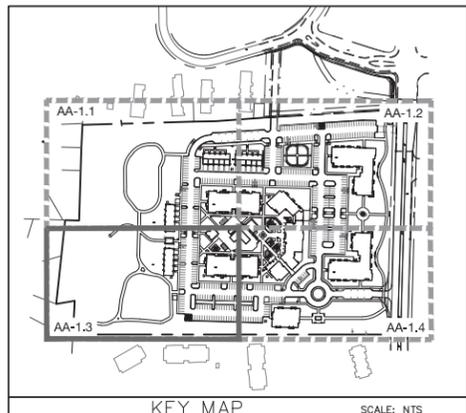
1. WET POND PLANT SPACING TO ALLOW FOR FULL COVERAGE WITHIN 1-2 YEARS.
2. (2,465 TOTAL SHELF AREA SF / 200) x (50) = 617 PLANTS REQUIRED
618 PROPOSED PLANTS PROVIDED
3. THE VEGETATED SHELF SHALL BE PLANTED WITH A MINIMUM OF 3 DIVERSE SPECIES OF HERBACEOUS, NATIVE VEGETATION.
4. THE DAM STRUCTURE, INCLUDING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

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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Project No: 17-028
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6-19-2019

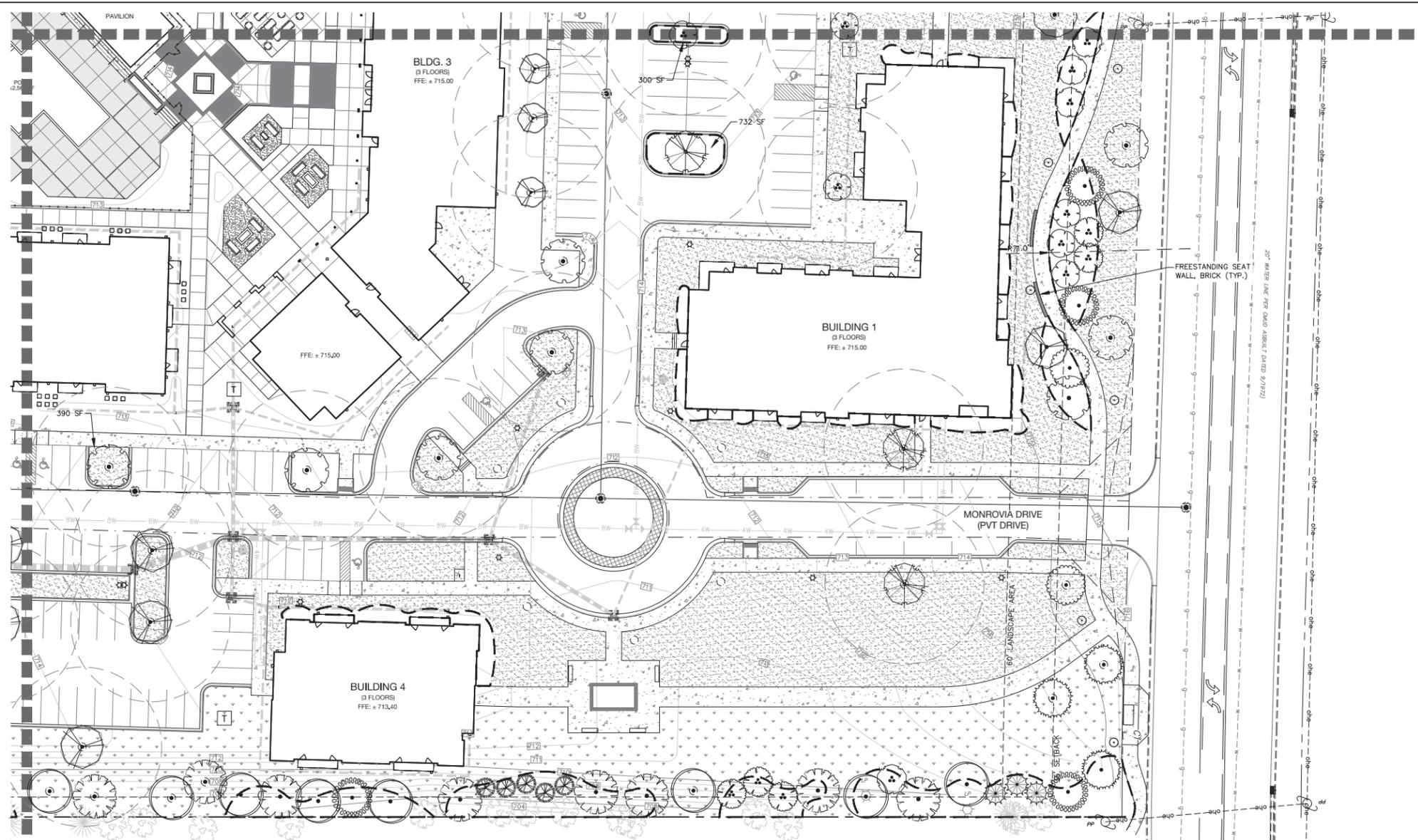


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 Matthews Multi-family
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 Tatt Development Group
 2217 Stantonsburg Road
 Greenville, NC 27835

Proximity Matthews

Landscape Plan D
 Matthews, Mecklenburg County, North Carolina



PLANT LEGEND 1.4

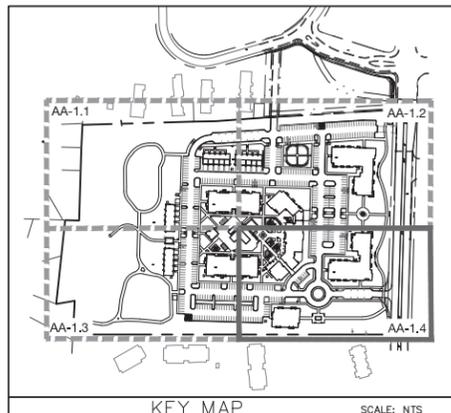
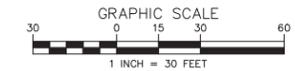
TREES	CODE	BOTANICAL NAME / COMMON NAME	GROUND COVERS	CODE	BOTANICAL NAME / COMMON NAME
	CCA	CERCIS CANADENSIS 'APPALACHIAN RED' / EASTERN REDBUD		PTA	PINUS TAEDA / LOBLOLLY PINE
	CKO	CORNUS KOUSA / KOUSA DOGWOOD		QAC	QUERCUS ACUTISSIMA / SAWTOOTH OAK
	IDW	ILEX DECIDUA 'WARREN'S RED' / POSSUM HAW		QPH	QUERCUS PHELLOS / WILLOW OAK
	INR	ILEX X 'NELLIE R STEVENS' / NELLIE STEVENS HOLLY		TDA	TAXODIUM DISTICHUM 'AUTUMN GOLD' / AUTUMN GOLD BALD CYPRESS
	JVB	JUNIPERUS VIRGINIANA 'BRODIE' / BRODIE COLUMNAR CEDAR		UPA	ULMUS PARVIFOLIA 'ALLEE' / ALLEE LACEBARK ELM
	LFS	LAGERSTROEMIA FAURIEI 'SARA'S FAVORITE' / SARA'S FAVORITE CRAPE MYRTLE		CYN	CYNODON DACTYLON 'TIFTUF' / BERMUDA GRASS
	LTU	LIRIODENDRON TULIPIFERA / TULIP TREE		SOD	CYNODON DACTYLON 'TIFTUF' / BERMUDA GRASS
	MGC	MAGNOLIA GRANDIFLORA 'CLAUDIA WANNAMAKER' / CLAUDIA W. MAGNOLIA			
	OAR	OXYDENDRUM ARBOREUM / SOURWOOD TREE			

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
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 Sheet No:

AA-1.4

(REFER TO RZ# 2016-652)

Re: Proximity - revised rendering

1 message

Ralph Ramsaur <r Ramsaur@matthewsnc.gov>
To: Mary Jo Gollnitz <mjgollnitz@matthewsnc.gov>

Tue, Jul 2, 2019 at 12:24 PM

Hi

That looks fine and like you said, it will fill in. Thanks

Ralph Ramsaur
Landscape Manager/Town Arborist

Town of Matthews
1600 Tank Town Road
Matthews, NC 28105
704-708-1250
704-845-2488 Fax
r Ramsaur@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 Tue, Jul 2, 2019 at 8:27 AM Mary Jo Gollnitz <mjgollnitz@matthewsnc.gov> wrote:

Ralph,
Here are the revised landscape plan for Proximity Matthews.
The tree list has not changed from the original submittal of June 14.
Please let me know what you think.
Thanks.

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

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