

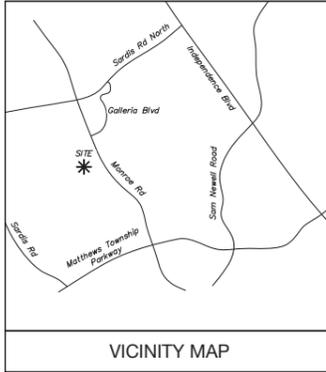


**URBAN
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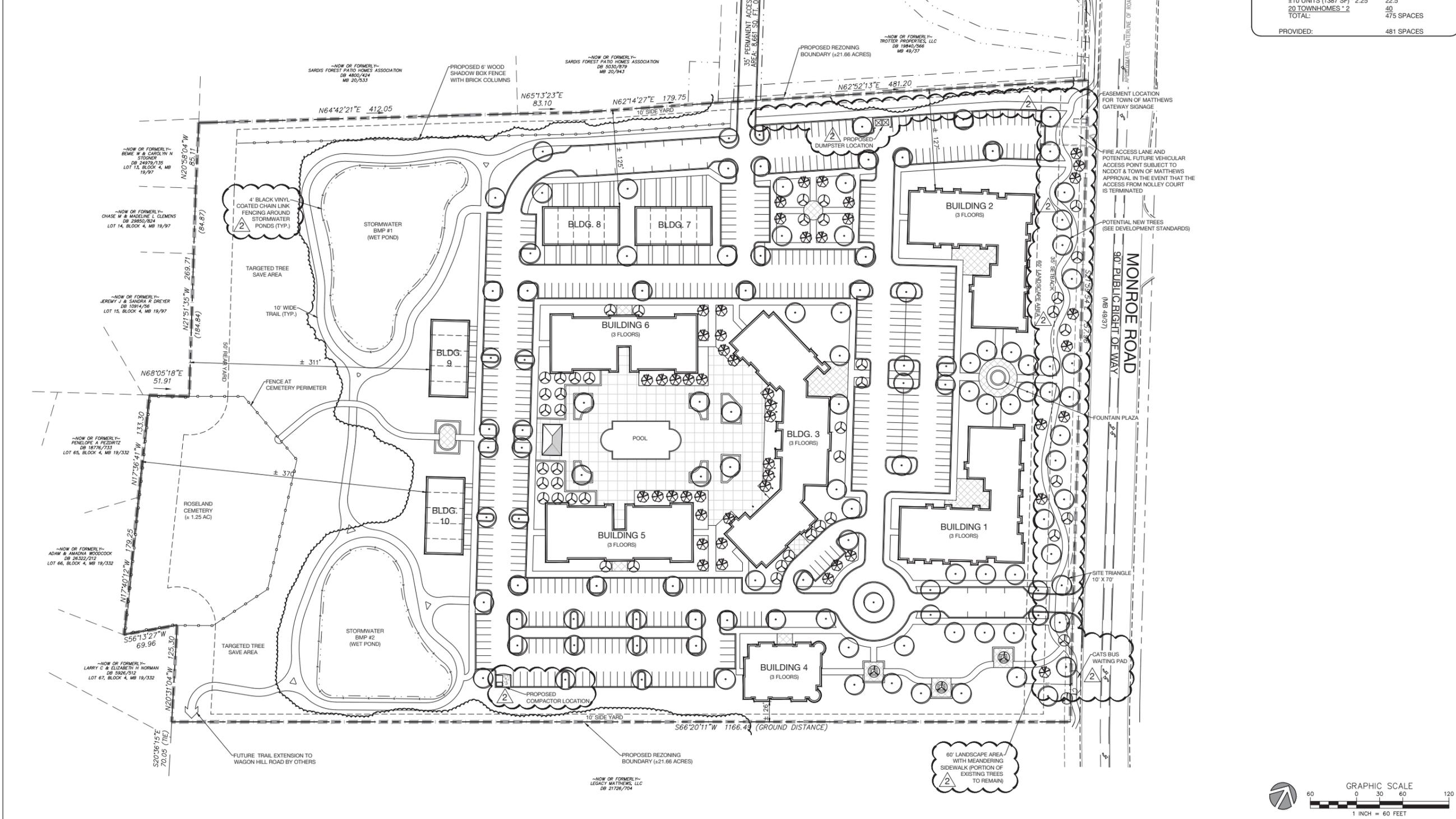
1318-e6 central ave. P. 704.334.3303
charlotte, nc 28205 F. 704.334.3305
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DEVELOPMENT SUMMARY

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



VICINITY MAP



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

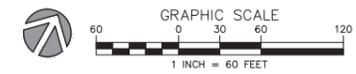
Proximity Matthews

Rezoning Site Plan
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: 1"=60'
Sheet No:

RZ-1.0





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Mr. Dustin Mills
Mr. Mike McCarthy
Income Investments, LLC
Tatt Development Group
2217 Stantonburg Road
Greenville, NC 27855

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

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 uses 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 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 to for sale dwelling 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.

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 outer 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 a minimum of 20 feet from 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 slat 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

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 landscape area 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.

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 and 6 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 enclosures.
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 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 southern facing elevations of Building 1 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 80 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)



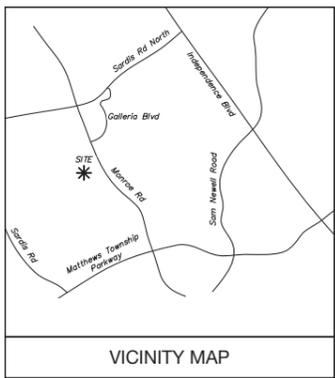
APARTMENT BUILDING 5 (FACING SOUTH)



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



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



DEVELOPMENT SUMMARY	
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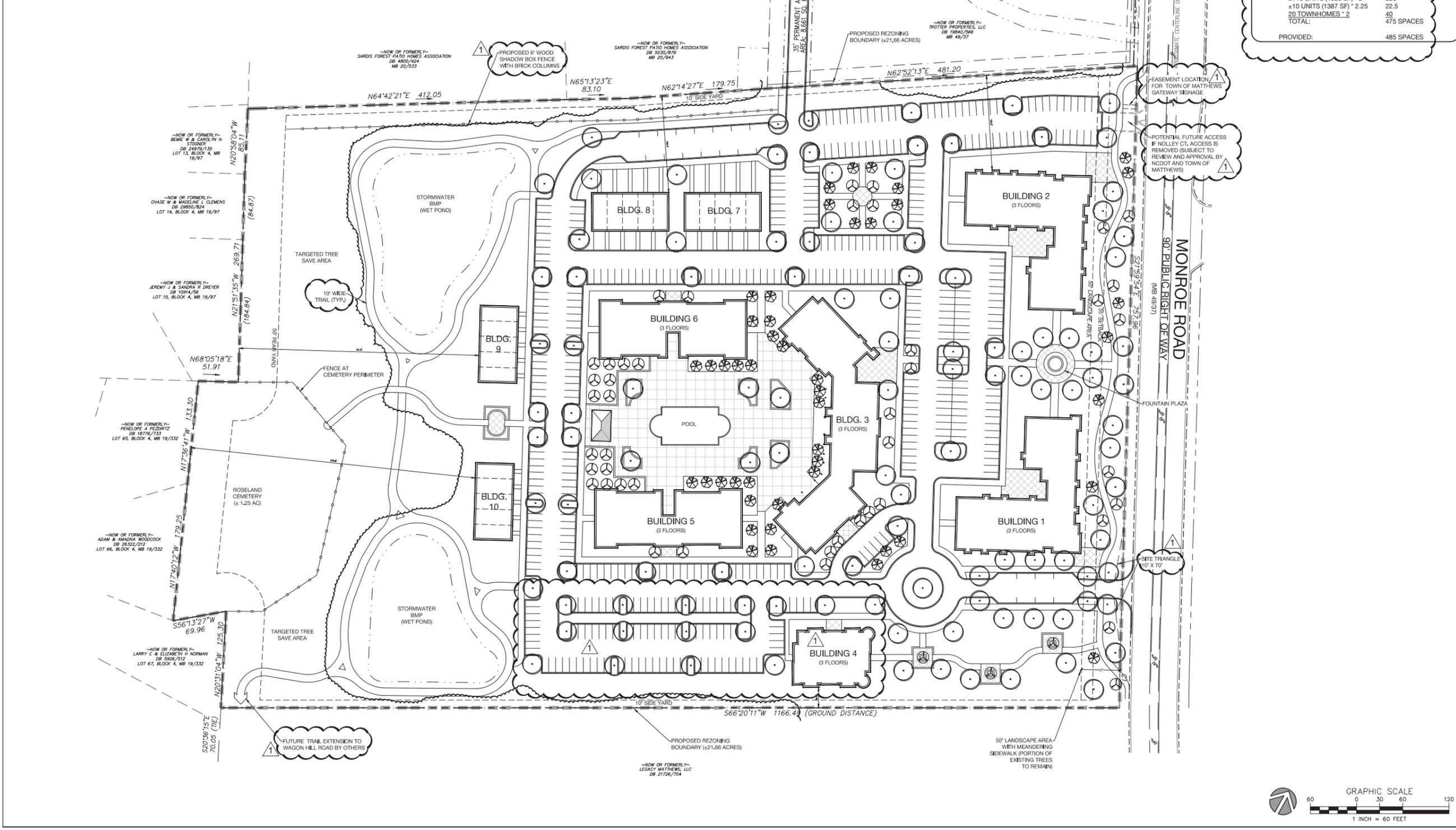


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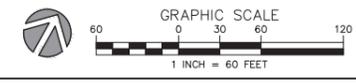
Rezoning Site Plan

Matthews, North Carolina



NO.	DATE	BY:	REVISIONS:
1	11.30.16	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



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 uses 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 to for sale dwelling 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 to 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. 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.
- C. Vehicular parking shall be provided on the Site in accordance with the requirements of the Ordinance.
- D. Clearing within the minimum 50 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.

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 may meander to save existing trees, and the sidewalk may be located within the minimum 50 foot wide landscape area described below 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 6 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.

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 install a minimum 50 foot wide landscape area along the Site's frontage on Monroe Road as generally depicted on the Rezoning Plan. 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. The minimum 8 foot wide sidewalk to be installed along the Site's frontage on Monroe Road may be located within the minimum 50 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 50 foot wide landscape area.
- C. Open space and tree save areas as generally depicted on the Rezoning Plan shall be provided.
- D. 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. 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.

8. ARCHITECTURAL 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 and 6 shall be served by an elevator.
- F. The internal access corridors for the multi-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-dwelling units located in Buildings 4, 5 and 6 shall be open breezeway style corridors.

H. The facades of Buildings 1 and 2 that will be oriented to Monroe Road shall be substantially similar in appearance and character to the building elevations attached to the Rezoning Plan. These building elevations illustrate the general style, quality and design treatment for the facades of Buildings 1 and 2 that will be oriented to Monroe Road. Notwithstanding the foregoing, changes and alterations which do not materially change the overall conceptual architectural style and character shall be permitted.

I. Dumpster, compactor and recycling areas will be enclosed on all four sides by an opaque wall or fence with one side being a hinged opaque gate. If one or more sides of a dumpster, compactor and recycling area adjoin a side wall or rear wall of a building, then the side wall or rear wall of the building may be substituted for the wall or fence along each such side.

J. 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 front and portions of the sides of the Roseland Cemetery as generally depicted on the Rezoning Plan, and the design of the fence shall include a decorative entry gate feature. The design of the fence and the decorative entry gate feature must be approved by the Charlotte-Mecklenburg Historic Landmarks Commission and the Matthews Historical Foundation prior to the installation of the fence and decorative entry gate feature.
- 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. Applicant shall permit visitors to the Roseland Cemetery to park on the Site when visiting the Roseland Cemetery. Applicant may require visitors to the Roseland Cemetery to check-in with the leasing office prior to entering the Site.

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.



TOWNHOME ELEVATIONS



APARTMENT BUILDING 1



APARTMENT BUILDING 3



APARTMENT BUILDING 4



APARTMENT BUILDING 5



**URBAN
DESIGN
PARTNERS**

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charlotte, nc 28205 F 704.334.3305
urbandesignpartners.com

Mr. Dustin Mills
Mr. Mike McCarthy

Income Investments, LLC
Tatt Development Group
2217 Stantonburg Road
Greenville, NC 27855

Proximity Matthews

**Development Standards and
Conceptual Elevations**
Matthews, North Carolina

NO.	DATE	BY	REVISIONS:
1	11-30-16	UDP	PER TOWN COMMENTS

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





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LEGEND

TARGETED TREE SAVE

NOTES

- 1) The entire site is vegetated with a mix of planted pine and native hardwoods. A tree survey is currently underway to identify, size, and locate trees meeting the following criteria:
 - a. All trees 6" and greater within 60' of the existing ROW along Monroe Road
 - b. All trees 8" and greater within 25' of side property lines
 - c. All trees 36" and greater across the site.

Upon completion of the tree survey, a licensed Landscape Architect will visit the site to confirm and evaluate this information and inspect the trees for health and overall appearance.
- 2) The proposed site plan has been created with the intent to leave a 50' wide landscape area of existing trees 12" and greater along the Monroe Road frontage as shown on the Rezoning Plan. Additionally, the development will be concentrated in the front and middle portions of the site so as to retain and leave undisturbed the rear of the site where it appears the highest concentration of the hardwoods are located. Based on aerial photography it appears the bulk of the site's proposed developed area is in areas of the site covered primarily with planted pines.
- 3) A more defined tree save area will be determined after preliminary grading studies are performed as a part of the Stormwater Concept Plan.

Mr. Dustin Mills
Mr. Mike McCarthy

Income Investments, LLC
Tatt Development Group
2217 Slatonsburg Road
Greenville, NC 27835

Proximity Matthews

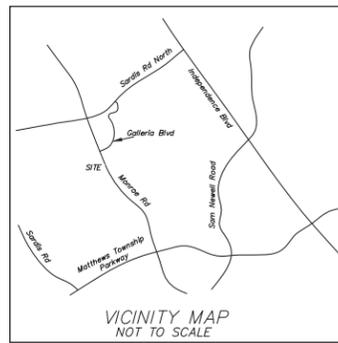
Vegetation Survey
Matthews, North Carolina

NO.	DATE	BY:	REVISIONS:
1	11-30-16	UDP	PER TOWN COMMENTS

Project No: 15-129
Date: 09.28.16
Designed by: udp
Drawn By: udp
Scale: 1" = 50'
Sheet No: **VS-1**

21 NCAC 56.1604- MAP CERTIFICATION
I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (TITLE REFERENCES AS SHOWN ON PLAT); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM TITLE REFERENCES AS SHOWN ON PLAT; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY MEETS OR EXCEEDS 1:10,000; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600).
THIS _____ DAY OF _____ 20____
PROFESSIONAL LAND SURVEYOR

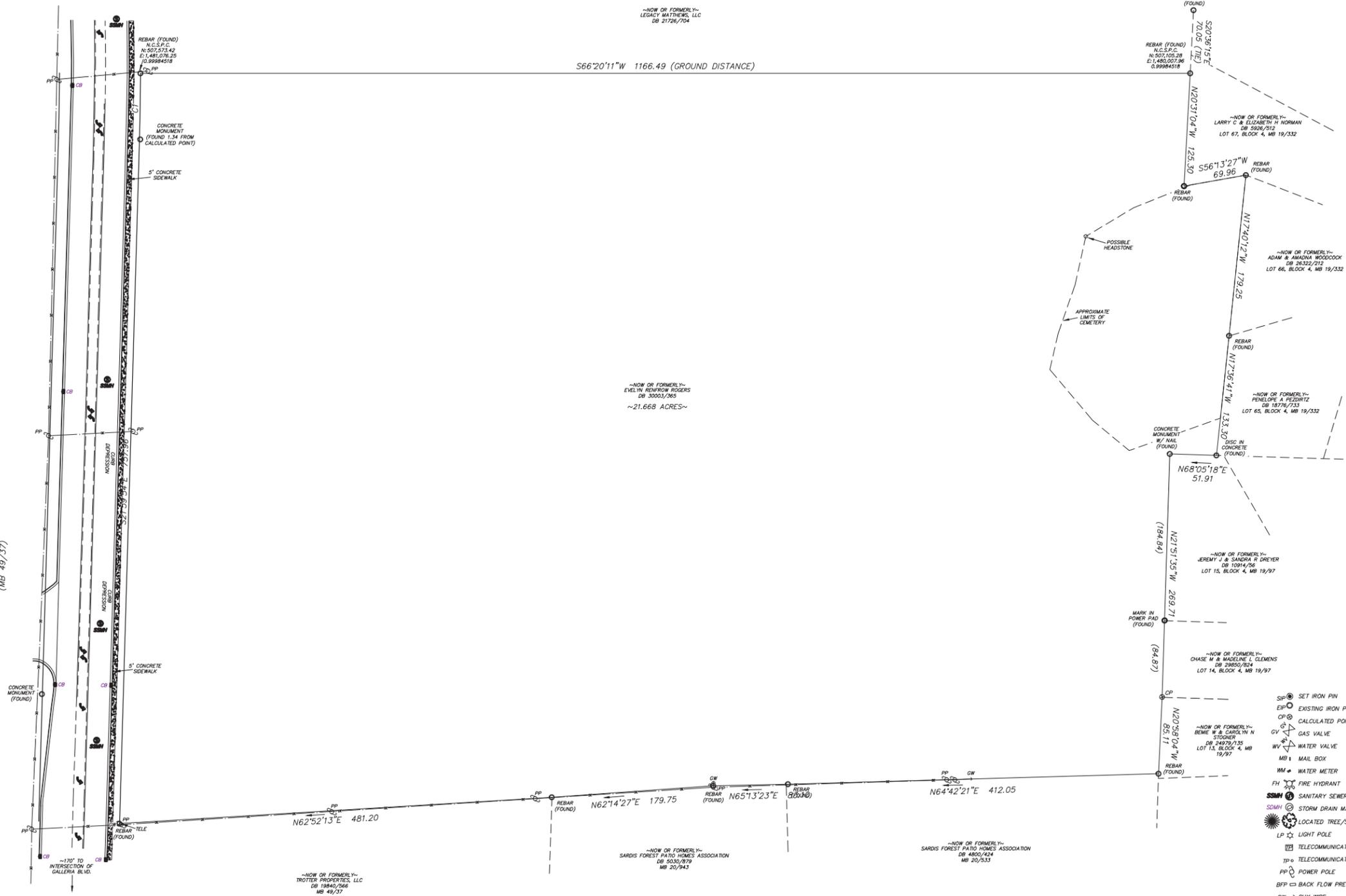
SCALE: 1" = 60'
2016\BAT\MONROE 21ac
2016\VA\MONROE 21ac
DRAWN BY: MB
CHECKED BY: HW
FIELD WORK: BG/MB
JANUARY 8, 2016
REVISIONS:
DATE



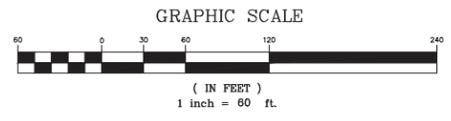
CURVE TABLE				
CURVE	RADIUS	LENGTH	BEARING	CHORD
C1	2909.79	74.30	S22°43'47"E	74.30

- LEGEND:**
- EIP = EXISTING IRON PIN
 - OP = OLD IRON PIPE
 - SIP = SET IRON PIN
 - PWR = POWER PAD
 - PM = POWER METER
 - GM = GAS METER
 - AC = AIR CONDITIONING
 - TELE = TELEPHONE PEDESTAL
 - CATV = CABLE TELEVISION
 - WM = WATER METER
 - R/W = RIGHT OF WAY
 - PP = POWER POLE
 - LP = LIGHT POLE
 - CO = SEWER CLEAN OUT
 - YI = YARD INLET
 - FES = FLARED END SECTION
 - CB = CATCH BASIN
 - SDE = STORM DRAINAGE EASEMENT
 - SSE = SANITARY SEWER EASEMENT
 - SMH = STORM DRAIN MANHOLE
 - SSMH = SANITARY SEWER MANHOLE
 - BC = BACK OF CURB
 - OE = OVERHEAD ELECTRICITY

MONROE ROAD
90' PUBLIC RIGHT OF WAY
(MB 49/37)



- NOTES:**
- IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
 - PROPERTY ZONED: R-VS (SETBACKS ARE SUBJECT TO AN INTERPRETATION FROM THE ZONING BOARD).
 - TAX PARCEL NUMBER 21323101.
 - DEED REFERENCE: DB 30003 PG 363.
 - BOUNDARY SURVEY ONLY THROUGH POINTS AS SHOWN.
 - THIS PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP (FIRM) NO. 3710458000K, WITH A DATE OF IDENTIFICATION OF 02/19/2014.
 - THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL UNRECORDED OR UNRECORDED EASEMENTS, RIGHTS-OF-WAY, OR RESTRICTIVE COVENANTS, OTHER THAN SHOWN. SURVEY MADE WITHOUT THE BENEFIT OF A TITLE EXAMINATION.
 - AREA COMPUTED BY COORDINATED METHOD.
 - NO NCGS MONUMENT FOUND WITHIN 2000'.
 - UTILITY LOCATIONS SHOWN ARE LOCATED BASED ON SITE CONDITIONS AT THE TIME OF SURVEY. CONTRACTORS ARE TO HAVE ALL UTILITIES ACCURATELY MARKED PRIOR TO CONSTRUCTION.
 - THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:
 - CLASS OF SURVEY: A-URBAN LAND SURVEY
 - POSITIONAL ACCURACY: 0.2"
 - TYPE OF GPS FIELD PROCEDURE: RAPID STATIC, ONLINE POSITION USER SERVICE
 - DATES OF SURVEY: 1/7/15
 - DATUM/EPOCH: NAD 83 (2011), EPOCH 2010
 - PUBLISHED/FIXED-CONTROL USE: CORS SITES DH3838, DG5755, DG7404
 - GRID MODEL: GEOID 124; NAVD 88
 - COMBINED GRID FACTOR(S): 0.99984518
 - UNITS: US SURVEY FEET



CAROLINA SURVEYORS, INC.
P. O. BOX 267 PINEVILLE, N. C. 28134 - 0267
HUGH E. WHITE, J.T., N.C.R.L.S. & S.R.L.S. 889 - 7801
CERTIFICATE OF AUTHORIZATION N.C.C.-1242 SC-886

A BOUNDARY AND TOPOGRAPHICAL SURVEY SHOWING PROPERTY ON
MONROE ROAD
(NEAR THE INTERSECTION OF GALLERIA BLVD)
SURVEYED FOR: URBAN DESIGN PARTNERS, PLLC
AREA: 21.668 ACRES
TOWN OF MATTHEWS, MECKLENBURG COUNTY, NORTH CAROLINA

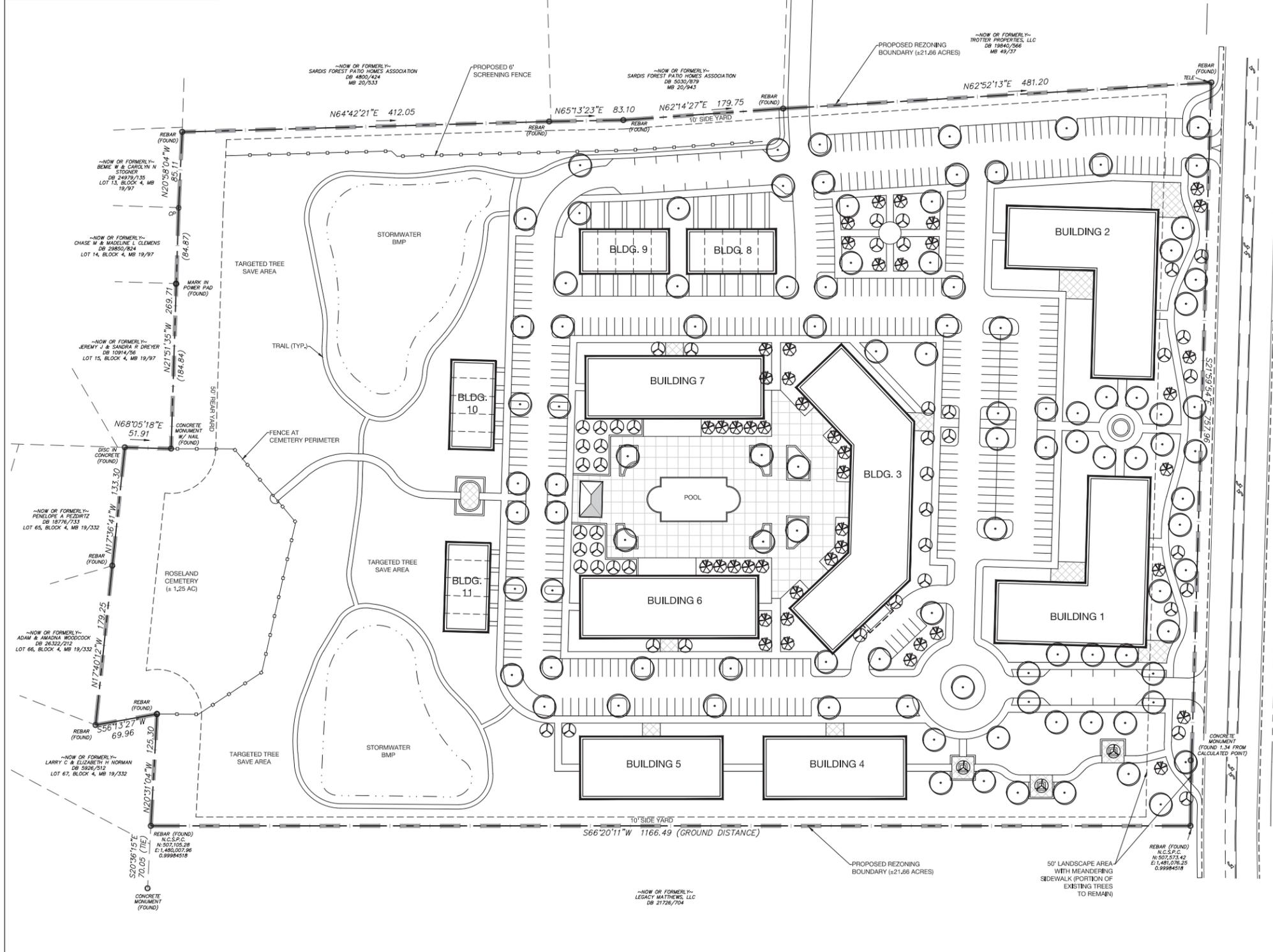
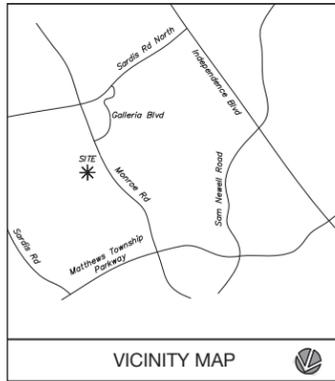
- SIP SET IRON PIN
- EIP EXISTING IRON PIN
- OP CALCULATED POINT
- GV GAS VALVE
- WV WATER VALVE
- MB MAIL BOX
- WM WATER METER
- FH FIRE HYDRANT
- SMH SANITARY SEWER MANHOLE
- SDMH STORM DRAIN MANHOLE
- LOCATED TREE/SHRUB
- LP LIGHT POLE
- TELECOMMUNICATIONS BOX
- TP TELECOMMUNICATIONS PEDESTAL
- PP POWER POLE
- BFP BACK FLOW PREVENTOR
- GW GUY WIRE
- CB CATCH BASIN
- DI DROP INLET
- CHAIN LINK FENCE
- UNDERGROUND WATER
- UNDERGROUND ELECTRIC
- OVERHEAD ELECTRIC
- SANITARY SEWER PIPE
- UNDERGROUND GAS
- UNDERGROUND TELECOMMUNICATIONS
- STORM DRAIN PIPE



**URBAN
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PARTNERS**

1318-e6 central ave. P 704.334.3303
charlotte, nc 28205 F 704.334.3305
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DEVELOPMENT SUMMARY	
TAX PARCEL ID #:	21323101
TOTAL SITE AREA:	± 21.66 ACRES
EXISTING ZONING:	R-VS
PROPOSED ZONING:	R-12 MF(CD)
PROPOSED UNITS:	230 UNITS
APARTMENTS:	20 UNITS
TOWNHOME:	250 UNITS
TOTAL:	11.5 D.U.A.
VEHICULAR PARKING:	388 SPACES
SURFACE:	20 SPACES
GARAGE:	408 SPACES (1.6/UNIT)
TOTAL:	



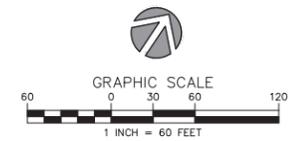
DEVELOPMENT STANDARDS

- 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 uses 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.
- 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 to for sale dwelling units at the option of Applicant provided that all applicable requirements of the Ordinance are satisfied.
- DEVELOPMENT LIMITATIONS
 - A. A maximum of 250 multi-family dwelling units may be located on the Site.
 - B. A minimum of 20 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 8, 9, 10 and 11 on the Rezoning Plan.
- 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.
- TRANSPORTATION AND PARKING
 - A. Vehicular access shall be as generally depicted on the Rezoning Plan. The placement and configuration of each vehicular access point are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required for approval by the North Carolina Department of Transportation and/or the Town of Matthews.
 - B. Vehicular parking shall be provided in accordance with the requirements of the Ordinance.
- STREETSCAPE TREATMENT AND SIDEWALKS
 - A. The streetscape treatment along the Site's frontage on Monroe Road shall comply with the requirements of the Ordinance.
 - B. 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 may meander to save existing trees.
 - C. 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.
 - D. Internal sidewalks and pedestrian connections shall be installed within the Site as generally depicted on the Rezoning Plan.
 - E. A pedestrian trail shall be installed within the tree save areas located on the western portion of the Site as generally depicted on the Rezoning Plan. This pedestrian trail may be constructed of concrete, asphalt or some other hard surface.
- TREE PROTECTION AND LANDSCAPING
 - A. The development of the Site shall comply with the Tree Protection and Landscaping requirements of the Ordinance.
 - B. Applicant shall install a minimum 50 foot wide landscape area along the Site's frontage on Monroe Road. Existing trees 24 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. The minimum 8 foot sidewalk may be located within the minimum 50 foot wide landscape area.
- ARCHITECTURAL STANDARDS
 - A. The maximum height in stories of any building constructed on the Site shall be 3 stories.
 - B. The maximum height in feet of any building constructed on the Site shall be 45 feet.
- SIGNS
 - A. All signs installed on the Site shall comply with the requirements of the Ordinance.
- 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 "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.

Mr. Dustin Mills
Mr. Mike McCarthy
Income Investments, LLC
Tat Development Group
2217 Stantonsburg Road
Greenville, NC 27635

Renfrow Site
Rezoning Site Plan
Matthews, North Carolina

NO.	DATE	BY	REVISIONS:



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