



**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 attended 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)



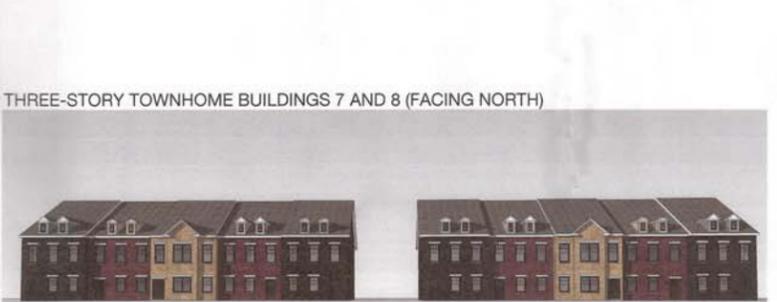
APARTMENT BUILDING 4 (FACING EAST)



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

Drawn By: udp

Scale: 1" = 60'



### 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 6	520 DAK 20
540 PINE 12	529 DAK 20	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 20	515 PINE 7
535 PINE 10	524 DAK 20	514 PINE 6
534 PINE 10	523 DAK 20	513 PINE 6
533 PINE 10	522 DAK 20	512 PINE 6
532 PINE 10	521 DAK 20	511 PINE 6
531 PINE 10	520 DAK 20	510 PINE 6
530 PINE 10	519 DAK 20	509 PINE 6
529 PINE 10	518 DAK 20	508 PINE 6
528 PINE 10	517 DAK 20	507 PINE 6
527 PINE 10	516 DAK 20	506 PINE 6
526 PINE 10	515 DAK 20	505 PINE 6
525 PINE 10	514 DAK 20	504 PINE 6
524 PINE 10	513 DAK 20	503 PINE 6
523 PINE 10	512 DAK 20	502 PINE 6
522 PINE 10	511 DAK 20	501 PINE 6
521 PINE 10	510 DAK 20	500 PINE 6
520 PINE 10	509 DAK 20	499 PINE 6
519 PINE 10	508 DAK 20	498 PINE 6
518 PINE 10	507 DAK 20	497 PINE 6
517 PINE 10	506 DAK 20	496 PINE 6
516 PINE 10	505 DAK 20	495 PINE 6
515 PINE 10	504 DAK 20	494 PINE 6
514 PINE 10	503 DAK 20	493 PINE 6
513 PINE 10	502 DAK 20	492 PINE 6
512 PINE 10	501 DAK 20	491 PINE 6
511 PINE 10	500 DAK 20	490 PINE 6
510 PINE 10	499 DAK 20	489 PINE 6
509 PINE 10	498 DAK 20	488 PINE 6
508 PINE 10	497 DAK 20	487 PINE 6
507 PINE 10	496 DAK 20	486 PINE 6
506 PINE 10	495 DAK 20	485 PINE 6
505 PINE 10	494 DAK 20	484 PINE 6
504 PINE 10	493 DAK 20	483 PINE 6
503 PINE 10	492 DAK 20	482 PINE 6
502 PINE 10	491 DAK 20	481 PINE 6
501 PINE 10	490 DAK 20	480 PINE 6
500 PINE 10	489 DAK 20	479 PINE 6
499 PINE 10	488 DAK 20	478 PINE 6
498 PINE 10	487 DAK 20	477 PINE 6
497 PINE 10	486 DAK 20	476 PINE 6
496 PINE 10	485 DAK 20	475 PINE 6
495 PINE 10	484 DAK 20	474 PINE 6
494 PINE 10	483 DAK 20	473 PINE 6
493 PINE 10	482 DAK 20	472 PINE 6
492 PINE 10	481 DAK 20	471 PINE 6
491 PINE 10	480 DAK 20	470 PINE 6
490 PINE 10	479 DAK 20	469 PINE 6
489 PINE 10	478 DAK 20	468 PINE 6
488 PINE 10	477 DAK 20	467 PINE 6
487 PINE 10	476 DAK 20	466 PINE 6
486 PINE 10	475 DAK 20	465 PINE 6
485 PINE 10	474 DAK 20	464 PINE 6
484 PINE 10	473 DAK 20	463 PINE 6
483 PINE 10	472 DAK 20	462 PINE 6
482 PINE 10	471 DAK 20	461 PINE 6
481 PINE 10	470 DAK 20	460 PINE 6
480 PINE 10	469 DAK 20	459 PINE 6
479 PINE 10	468 DAK 20	458 PINE 6
478 PINE 10	467 DAK 20	457 PINE 6
477 PINE 10	466 DAK 20	456 PINE 6
476 PINE 10	465 DAK 20	455 PINE 6
475 PINE 10	464 DAK 20	454 PINE 6
474 PINE 10	463 DAK 20	453 PINE 6
473 PINE 10	462 DAK 20	452 PINE 6
472 PINE 10	461 DAK 20	451 PINE 6
471 PINE 10	460 DAK 20	450 PINE 6
470 PINE 10	459 DAK 20	449 PINE 6
469 PINE 10	458 DAK 20	448 PINE 6
468 PINE 10	457 DAK 20	447 PINE 6
467 PINE 10	456 DAK 20	446 PINE 6
466 PINE 10	455 DAK 20	445 PINE 6
465 PINE 10	454 DAK 20	444 PINE 6
464 PINE 10	453 DAK 20	443 PINE 6
463 PINE 10	452 DAK 20	442 PINE 6
462 PINE 10	451 DAK 20	441 PINE 6
461 PINE 10	450 DAK 20	440 PINE 6
460 PINE 10	449 DAK 20	439 PINE 6
459 PINE 10	448 DAK 20	438 PINE 6
458 PINE 10	447 DAK 20	437 PINE 6
457 PINE 10	446 DAK 20	436 PINE 6
456 PINE 10	445 DAK 20	435 PINE 6
455 PINE 10	444 DAK 20	434 PINE 6
454 PINE 10	443 DAK 20	433 PINE 6
453 PINE 10	442 DAK 20	432 PINE 6
452 PINE 10	441 DAK 20	431 PINE 6
451 PINE 10	440 DAK 20	430 PINE 6
450 PINE 10	439 DAK 20	429 PINE 6
449 PINE 10	438 DAK 20	428 PINE 6
448 PINE 10	437 DAK 20	427 PINE 6
447 PINE 10	436 DAK 20	426 PINE 6
446 PINE 10	435 DAK 20	425 PINE 6
445 PINE 10	434 DAK 20	424 PINE 6
444 PINE 10	433 DAK 20	423 PINE 6
443 PINE 10	432 DAK 20	422 PINE 6
442 PINE 10	431 DAK 20	421 PINE 6
441 PINE 10	430 DAK 20	420 PINE 6
440 PINE 10	429 DAK 20	419 PINE 6
439 PINE 10	428 DAK 20	418 PINE 6
438 PINE 10	427 DAK 20	417 PINE 6
437 PINE 10	426 DAK 20	416 PINE 6
436 PINE 10	425 DAK 20	415 PINE 6
435 PINE 10	424 DAK 20	414 PINE 6
434 PINE 10	423 DAK 20	413 PINE 6
433 PINE 10	422 DAK 20	412 PINE 6
432 PINE 10	421 DAK 20	411 PINE 6
431 PINE 10	420 DAK 20	410 PINE 6
430 PINE 10	419 DAK 20	409 PINE 6
429 PINE 10	418 DAK 20	408 PINE 6
428 PINE 10	417 DAK 20	407 PINE 6
427 PINE 10	416 DAK 20	406 PINE 6
426 PINE 10	415 DAK 20	405 PINE 6
425 PINE 10	414 DAK 20	404 PINE 6
424 PINE 10	413 DAK 20	403 PINE 6
423 PINE 10	412 DAK 20	402 PINE 6
422 PINE 10	411 DAK 20	401 PINE 6
421 PINE 10	410 DAK 20	400 PINE 6
420 PINE 10	409 DAK 20	399 PINE 6
419 PINE 10	408 DAK 20	398 PINE 6
418 PINE 10	407 DAK 20	397 PINE 6
417 PINE 10	406 DAK 20	396 PINE 6
416 PINE 10	405 DAK 20	395 PINE 6
415 PINE 10	404 DAK 20	394 PINE 6
414 PINE 10	403 DAK 20	393 PINE 6
413 PINE 10	402 DAK 20	392 PINE 6
412 PINE 10	401 DAK 20	391 PINE 6
411 PINE 10	400 DAK 20	390 PINE 6
410 PINE 10	399 DAK 20	389 PINE 6
409 PINE 10	398 DAK 20	388 PINE 6
408 PINE 10	397 DAK 20	387 PINE 6
407 PINE 10	396 DAK 20	386 PINE 6
406 PINE 10	395 DAK 20	385 PINE 6
405 PINE 10	394 DAK 20	384 PINE 6
404 PINE 10	393 DAK 20	383 PINE 6
403 PINE 10	392 DAK 20	382 PINE 6
402 PINE 10	391 DAK 20	381 PINE 6
401 PINE 10	390 DAK 20	380 PINE 6
400 PINE 10	389 DAK 20	379 PINE 6
399 PINE 10	388 DAK 20	378 PINE 6
398 PINE 10	387 DAK 20	377 PINE 6
397 PINE 10	386 DAK 20	376 PINE 6
396 PINE 10	385 DAK 20	375 PINE 6
395 PINE 10	384 DAK 20	374 PINE 6
394 PINE 10	383 DAK 20	373 PINE 6
393 PINE 10	382 DAK 20	372 PINE 6
392 PINE 10	381 DAK 20	371 PINE 6
391 PINE 10	380 DAK 20	370 PINE 6
390 PINE 10	379 DAK 20	369 PINE 6
389 PINE 10	378 DAK 20	368 PINE 6
388 PINE 10	377 DAK 20	367 PINE 6
387 PINE 10	376 DAK 20	366 PINE 6
386 PINE 10	375 DAK 20	365 PINE 6
385 PINE 10	374 DAK 20	364 PINE 6
384 PINE 10	373 DAK 20	363 PINE 6
383 PINE 10	372 DAK 20	362 PINE 6
382 PINE 10	371 DAK 20	361 PINE 6
381 PINE 10	370 DAK 20	360 PINE 6
380 PINE 10	369 DAK 20	359 PINE 6
379 PINE 10	368 DAK 20	358 PINE 6
378 PINE 10	367 DAK 20	357 PINE 6
377 PINE 10	366 DAK 20	356 PINE 6
376 PINE 10	365 DAK 20	355 PINE 6
375 PINE 10	364 DAK 20	354 PINE 6
374 PINE 10	363 DAK 20	353 PINE 6
373 PINE 10	362 DAK 20	352 PINE 6
372 PINE 10	361 DAK 20	351 PINE 6
371 PINE 10	360 DAK 20	350 PINE 6
370 PINE 10	359 DAK 20	349 PINE 6
369 PINE 10	358 DAK 20	348 PINE 6
368 PINE 10	357 DAK 20	347 PINE 6
367 PINE 10	356 DAK 20	346 PINE 6
366 PINE 10	355 DAK 20	345 PINE 6
365 PINE 10	354 DAK 20	344 PINE 6
364 PINE 10	353 DAK 20	343 PINE 6
363 PINE 10	352 DAK 20	342 PINE 6
362 PINE 10	351 DAK 20	341 PINE 6
361 PINE 10	350 DAK 20	340 PINE 6
360 PINE 10	349 DAK 20	339 PINE 6
359 PINE 10	348 DAK 20	338 PINE 6
358 PINE 10	347 DAK 20	337 PINE 6
357 PINE 10	346 DAK 20	336 PINE 6
356 PINE 10	345 DAK 20	335 PINE 6
355 PINE 10	344 DAK 20	334 PINE 6
354 PINE 10	343 DAK 20	333 PINE 6
353 PINE 10	342 DAK 20	332 PINE 6
352 PINE 10	341 DAK 20	331 PINE 6
351 PINE 10	340 DAK 20	330 PINE 6
350 PINE 10	339 DAK 20	329 PINE 6
349 PINE 10	338 DAK 20	328 PINE 6
348 PINE 10	337 DAK 20	327 PINE 6
347 PINE 10	336 DAK 20	326 PINE 6
346 PINE 10	335 DAK 20	325 PINE 6
345 PINE 10	334 DAK 20	324 PINE 6
344 PINE 10	333 DAK 20	323 PINE 6
343 PINE 10	332 DAK 20	322 PINE 6
342 PINE 10	331 DAK 20	321 PINE 6
341 PINE 10	330 DAK 20	320 PINE 6
340 PINE 10	329 DAK 20	319 PINE 6
339 PINE 10	328 DAK 20	318 PINE 6
338 PINE 10	327 DAK 20	317 PINE 6
337 PINE 10	326 DAK 20	316 PINE 6
336 PINE 10	325 DAK 20	315 PINE 6
335 PINE 10	324 DAK 20	314 PINE 6
334 PINE 10	323 DAK 20	313 PINE 6
333 PINE 10	322 DAK 20	312 PINE 6
332 PINE 10	321 DAK 20	311 PINE 6
331 PINE 10	320 DAK 20	310 PINE 6
330 PINE 10	319 DAK 20	309 PINE 6
329 PINE 10	318 DAK 20	308 PINE 6
328 PINE 10	317 DAK 20	307 PINE 6
327 PINE 10	316 DAK 20	306 PINE 6
326 PINE 10	315 DAK 20	305 PINE 6
325 PINE 10	314 DAK 20	304 PINE 6
324 PINE 10	313 DAK 20	303 PINE 6
323 PINE 10	312 DAK 20	302 PINE 6
322 PINE 10	311 DAK 20	301 PINE 6
321 PINE 10	310 DAK 20	300 PINE 6
320 PINE 10	309 DAK 20	299 PINE 6
319 PINE 10	308 DAK 20	298 PINE 6
318 PINE 10	307 DAK 20	297 PINE 6
317 PINE 10	306 DAK 20	296 PINE 6
316 PINE 10	305 DAK 20	295 PINE 6
315 PINE 10	304 DAK 20	294 PINE 6
314 PINE 10	303 DAK 20	293 PINE 6
313 PINE 10	302 DAK 20	292 PINE 6
312 PINE 10	301 DAK 20	291 PINE 6
311 PINE 10	300 DAK 20	290 PINE 6
310 PINE 10	299 DAK 20	289 PINE 6
309 PINE 10	298 DAK 20	288 PINE 6
308 PINE 10	297 DAK 20	287 PINE 6
307 PINE 10	296 DAK 20	286 PINE 6
306 PINE 10	295 DAK 20	285 PINE 6
305 PINE 10	294 DAK 20	284 PINE 6
304 PINE 10	293 DAK 20	283 PINE 6
303 PINE 10	292 DAK 20	282 PINE 6
302 PINE 10	291 DAK 20	281 PINE 6
301 PINE 10	290 DAK 20	280 PINE 6
300 PINE 10	289 DAK 20	279 PINE 6
299 PINE 10	288 DAK 20	278 PINE 6
298 PINE 10	287 DAK 20	277 PINE 6
297 PINE 10	286 DAK 20	276 PINE 6
296 PINE 10	285 DAK 20	275 PINE 6
295 PINE 10	284 DAK 20	274 PINE 6
294 PINE 10	283 DAK 20	273 PINE 6
293 PINE 10	282 DAK 20	272 PINE 6
292 PINE 10	281 DAK 20	271 PINE 6
291 PINE 10	280 DAK 20	270 PINE 6
290 PINE 10	279 DAK 20	269 PINE 6
289 PINE 10	278 DAK 20	268 PINE 6
288 PINE 10	277 DAK 20	267 PINE 6
287 PINE 10	276 DAK 20	