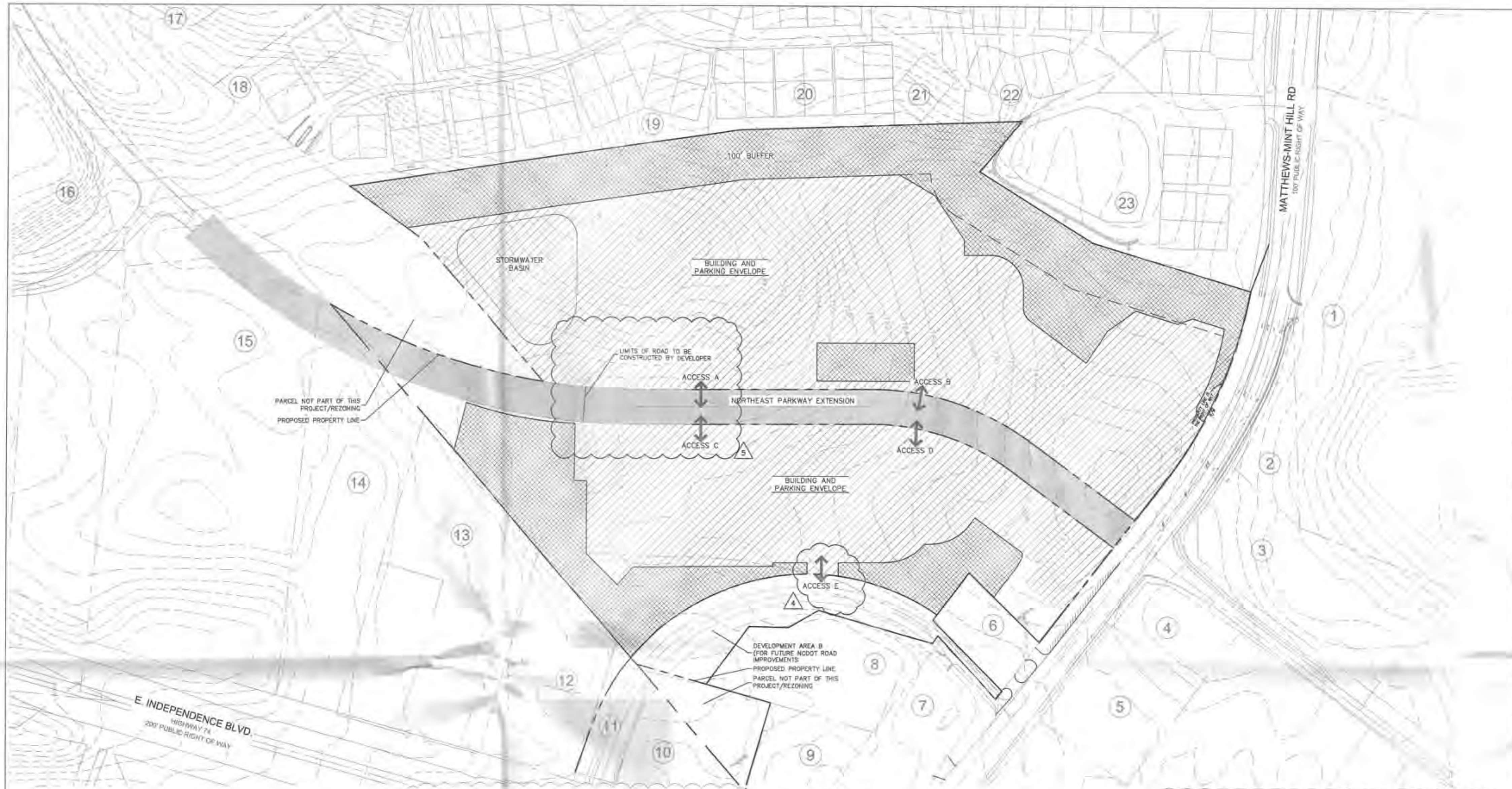

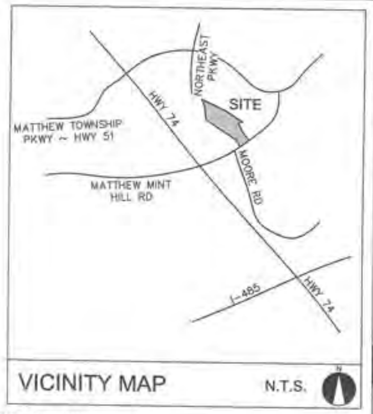

VICINITY MAP N.T.S.

KEY TO ADJACENT PROPERTY OWNERS

1. PARCEL ID: 19331144
CHARLOTTE-MECKLENBURG BOARD OF EDUCATION
PO BOX 30035
CHARLOTTE, NC 28230
2. PARCEL ID: 21510216
SMART LIVING TRUST
419 CRUISERS DR.
POLK CITY, FL 33868
3. PARCEL ID: 21510205
BRK MATTHEWS LP
591 WEST PUTNAM AVE.
GREENWICH, CT 06830
4. PARCEL ID: 21510119
SUNNY SIDE UP REALTY LLC
1628 MATTHEWS-MINT HILL RD.
MATTHEWS, NC 28105
5. PARCEL ID: 21510120
POULOS ENTERPRISES INC
3900 WESLEY CHAPEL RD.
MATTHEWS, NC 28105
6. PARCEL ID: 19331131
PETIT LIMITED PARTNERSHIP
1434 BELMONT DR.
COLUMBIA, SC 29205
7. PARCEL ID: 19331125
OAKHAVEN ENTERPRISES INC
50 CENTURY BLVD.
NASHVILLE, TN 37214
8. PARCEL ID: 19331144
KARINS3 LLC
1603 MATTHEWS-MINT HILL RD.
MATTHEWS, NC 28105
9. PARCEL ID: 19331128
OVERCASH INVESTMENT CO
1705 MINT HILL RD.
MATTHEWS, NC 28105
10. PARCEL ID: 19331122
WINKAL HOLDINGS LLC
10 RYE RIDGE PL., SUITE 200
RYE BROOK, NY 10573
11. PARCEL ID: 19331120
WINKAL HOLDINGS LLC
10 RYE RIDGE PL., SUITE 200
RYE BROOK, NY 10573
12. PARCEL ID: 19331109
CAMBIO FAMILY TRUST
1823 N. 3RD AVE.
UPLAND, CA 91784
13. PARCEL ID: 19331124
WBW FARMS INC
154 KELSEY LANDING DR.
BEULAVILLE, NC 28518
14. PARCEL ID: 19331123
SOUDER PROPERTIES INC
4614-B WILLGROVE MINT HILL RD.
CHARLOTTE, NC 28227
15. PARCEL ID: 19331119
LEON LEVINE
6000 FAIRVIEW RD., STE 1525
CHARLOTTE, NC 28210
16. PARCEL ID: 19331104
VIKING PARTNERS MATTHEWS CORNERS LLC
255 E. FIFTH ST., STE 2400
CINCINNATI, OH 45202
17. PARCEL ID: 19331130
FOUNTAINS MATTHEWS LLC
ATTN: WYATT T DIXON
1355 GREENWOOD CLIFF, SUITE 150
CHARLOTTE, NC 28204
18. PARCEL ID: 19331274
BELLA SERA VILLAS ASSOCIATION INC
PO BOX 18771
RALEIGH, NC 27619
19. PARCEL ID: 19331297
BELLA SERA VILLAS ASSOCIATION INC
PO BOX 18771
RALEIGH, NC 27619
20. PARCEL ID: 19331288
BELLA SERA VILLAS ASSOCIATION INC
PO BOX 18771
RALEIGH, NC 27619
21. PARCEL ID: 19331406
BELLA SERA VILLAS ASSOCIATION INC
C/O CUSICK MANAGEMENT
11111 CARMEL COMMONS BLVD., SUITE 410
CHARLOTTE, NC 28226
22. PARCEL ID: 19331402
BELLA SERA VILLAS ASSOCIATION INC
PO BOX 18771
RALEIGH, NC 27619
23. PARCEL ID: 19331405
BELLA SERA VILLAS ASSOCIATION INC
PO BOX 18771
RALEIGH, NC 27619

1. GENERAL PROVISIONS:
a. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING SITE PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY BAINBRIDGE TO ACCOMMODATE THE DEVELOPMENT OF A MULTI-FAMILY COMMUNITY ON AN APPROXIMATELY 31.92 ACRE SITE LOCATED ON BOTH SIDES OF THE FUTURE EXTENSION OF NORTHEAST PARKWAY (THE "SITE").
b. DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN AS WELL AS THE APPLICABLE PROVISIONS OF THE CITY OF MATTHEWS ZONING ORDINANCE (THE "ORDINANCE"). UNLESS THE REZONING PLAN ESTABLISHES MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE R-12MF ZONING CLASSIFICATION SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE.
c. THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, SIDEWALKS, STRUCTURES AND BUILDINGS, AND OTHER SITE ELEMENTS SET FORTH ON THE REZONING PLAN SHOULD BE REVIEWED IN CONJUNCTION WITH THE PROVISIONS OF THESE DEVELOPMENT STANDARDS. THE ULTIMATE LAYOUT, LOCATIONS, BUILDING HEIGHT AND SIZES OF THE DEVELOPMENT AND SITE ELEMENTS DEPICTED ON THE REZONING PLAN AS WELL AS ANY SCHEMATIC BUILDING ELEVATIONS ARE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT AND SITE ELEMENTS PROPOSED, AND THEY MAY BE ALTERED OR MODIFIED IN ACCORDANCE WITH THE SETBACK, YARD AND BUFFER REQUIREMENTS SET FORTH ON THIS REZONING PLAN AND THE DEVELOPMENT STANDARDS, PROVIDED, HOWEVER, ANY SUCH ALTERATIONS AND MODIFICATIONS SHALL NOT MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN. CHANGES TO THE REZONING PLAN NOT PERMITTED BY THE REZONING PLAN WILL BE REVIEWED AND APPROVED AS ALLOWED BY SECTION 155.401.5 OF THE ORDINANCE.

2. PERMITTED USES & DEVELOPMENT AREA LIMITATION:
a. THE SITE MAY BE DEVELOPED WITH UP TO 350 MULTI-FAMILY DWELLING UNITS, TOGETHER WITH ACCESSORY USES ALLOWED IN THE R-12MF ZONING DISTRICT.
b. DEVELOPMENT AREA B AS INDICATED ON THE REZONING PLAN WILL BE RESERVED FOR A FUTURE ROADWAY CONNECTION TO INDEPENDENCE BLVD. AND ASSOCIATED IMPROVEMENTS AS PROPOSED BY NCDOT.

3. ACCESS NOTES:
a. VEHICULAR ACCESS TO THE SITE WILL BE FROM THE EXTENSION OF NORTHEAST PARKWAY AND FROM THE FUTURE CONNECTION TO INDEPENDENCE BOULEVARD FROM MATTHEWS MINT-HILL ROAD (THE "INDEPENDENCE ACCESS ROAD") THAT IS TO BE CONSTRUCTED BY NCDOT AS PART OF PROJECT # U-2509 AS GENERALLY DEPICTED ON THE REZONING PLAN. THE FUTURE CONNECTION TO THE INDEPENDENCE ACCESS ROAD IS SUBJECT TO APPROVAL BY NCDOT.
b. THE PETITIONER WILL PROVIDE A CONNECTION TO THE SITE FROM MATTHEWS MINT-HILL ROAD VIA EXISTING OAKHAVEN DRIVE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PETITIONER UNDERSTANDS THAT THIS CONNECTION MAY BE ELIMINATED AND WILL BE REPLACED WITH A CONNECTION TO THE INDEPENDENCE ACCESS ROAD IF PERMITTED BY NCDOT.
c. THE RIGHT-OF-WAY FOR THE FUTURE ACCESS RAMP FROM MATTHEWS-MINT HILL ROAD TO INDEPENDENCE BOULEVARD WILL BE RESERVED AS GENERALLY DEPICTED ON THE REZONING PLAN.
d. THE PLACEMENTS AND CONFIGURATIONS OF VEHICULAR ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS, AS APPROVED BY MATTHEWS PUBLIC WORKS DEPARTMENT (MPWD) AND/OR NCDOT, REQUIRED TO ACCOMMODATE FINAL SITE DEVELOPMENT AND CONSTRUCTION PLANS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY MPWD AND/OR NCDOT IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.
e. THE ALIGNMENT OF THE INTERNAL VEHICULAR CIRCULATION AND DRIVEWAYS MAY BE MODIFIED BY THE PETITIONER TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS, PARKING LAYOUTS AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE MPWD AND/OR NCDOT IN ACCORDANCE WITH PUBLISHED STANDARDS.
f. THE PETITIONER WILL PROVIDE TEMPORARY FIRE TRUCK ACCESS WITHIN THE FUTURE RIGHT-OF-WAY OF NORTHEAST PARKWAY TO BUILDING 3 AND 4 AS GENERALLY DEPICTED ON THE REZONING PLAN.
g. THE PETITIONER WILL CONSTRUCT A PEDESTRIAN CROSSING ON NORTHEAST PARKWAY AS GENERALLY DEPICTED ON THE REZONING PETITION. THE PEDESTRIAN CROSSING WILL BE DESIGNED TO BE AN ATTRACTIVE CROSSING THAT FACILITATES PEDESTRIAN CROSSING OF NORTHEAST PARKWAY. THE PEDESTRIAN CROSSING WILL BE DESIGNED, MARKED AND SIGNED AS ALLOWED AND REQUIRED BY NCDOT.

4. TRANSPORTATION IMPROVEMENTS:
i. PROPOSED IMPROVEMENTS:

THE PETITIONER PLANS TO PROVIDE OR CAUSE TO BE PROVIDED ON ITS OWN OR IN COOPERATION WITH OTHER PARTIES WHO MAY IMPLEMENT PORTIONS OF THE IMPROVEMENTS, THE IMPROVEMENTS SET FORTH BELOW TO BENEFIT OVERALL TRAFFIC PATTERNS IN ACCORDANCE WITH THE FOLLOWING IMPLEMENTATION PROVISIONS:
a. EXTEND NORTHEAST PARKWAY FROM MATTHEWS-MINT HILL ROAD:
i. THE PETITIONER WILL EXTEND NORTHEAST PARKWAY FROM MATTHEWS-MINT HILL ROAD TO A POINT 50 FEET BEYOND BUILDING #3 AND #4 AS A TWO (2) LANE MEDIAN DIVIDED ROADWAY AS GENERALLY DEPICTED ON THE REZONING PLAN.
ii. THE PETITIONER WILL NOT TURN OVER TO NCDOT FOR MAINTENANCE THE PORTION OF NORTHEAST PARKWAY CONSTRUCTED AS PART OF THE DEVELOPMENT OF THE SITE UNTIL NORTHEAST PARKWAY IS COMPLETED AND OPEN TO MATTHEWS TOWNSHIP PARKWAY.
iii. THE PETITIONER WILL RESERVE RIGHT-OF-WAY FOR THE FUTURE EXTENSION OF NORTHEAST PARKWAY AS GENERALLY DEPICTED ON THE REZONING PETITION
iv. THE PETITIONER WILL WORK WITH NCDOT TO FACILITATE THE CONSTRUCTION OF NORTHEAST PARKWAY TO ITS CURRENT TERMINUS (NORTH OF THE SITE) ONLY SHOULD NCDOT ACCELERATE THE FUNDING OF THE EXTENSION OF THE ROAD SO THAT IT COINCIDES WITH PETITIONER'S CONSTRUCTION TIME FRAME FOR THE PROPOSED DEVELOPMENT AND ONLY SHOULD THE PETITIONER BE ABLE TO ACQUIRE THE NECESSARY RIGHT-OF-WAY FROM ADJACENT LAND OWNERS OR THE ADDITIONAL RIGHT-OF-WAY BE PROVIDED TO THE PETITIONER BY NCDOT.

b. MATTHEWS-MINT HILL ROAD AND NORTHEAST PARKWAY/MOORE ROAD INTERSECTION.
i. THE PETITIONER WILL PROVIDE THE FOLLOWING IMPROVEMENTS SHOULD THE ROUNDABOUT LISTED IN SECTION 4(C) BELOW NOT BE COMPLETED AS PART OF THE PETITIONER'S PROJECT:

(A) EASTBOUND MATTHEWS-MINT HILL ROAD.
– RE-MARK THE EASTBOUND TWO WAY LEFT TURN LANE TO PROVIDE A 100 FEET OF LEFT TURN LANE STORAGE.
(B) WESTBOUND MATTHEWS-MINT HILL ROAD.
– PETITIONER SHALL SET CURB & GUTTER TO PROVIDE WESTBOUND RIGHT TURN LANE ACROSS THE SITE FRONTAGE FROM NORTHEAST PARKWAY INTERSECTION TOWARDS HIGHWAY 74. THIS ADDITIONAL LANE WILL BE APPROPRIATELY MARKED AS REQUIRED BY NCDOT AND THE TOWN OF MATTHEWS.
(C) SOUTHBOUND PROPOSED NORTHEAST PARKWAY EXTENSION.
– CONSTRUCT THE NORTHEAST PARKWAY EXTENSION WITH ONE INGRESS LANE AND A SEPARATE LEFT (100 FEET OF STORAGE), A POCKET THRU (100 FEET OF STORAGE), AND RIGHT (TERMINATION LANE) TURN LANES.
(D) NORTHBOUND MOORE ROAD.
– MODIFY THE EXISTING NORTHBOUND RIGHT TURN LANE ON MOORE ROAD TO A COMBINED THRU-RIGHT LAND AND EXTEND IT FROM 50 FEET TO 100 FEET WITH AN APPROPRIATE TAPER ONLY SHOULD THIS IMPROVEMENT NOT REQUIRE ANY ADDITIONAL RIGHT-OF-WAY.
(E) INSTALL STANDARD (MUTCD R10-7) "DO NOT BLOCK INTERSECTION" SIGNS ON MATTHEWS MINT-HILL ROAD ON BOTH SIDES OF MOORE ROAD.

c. MATTHEWS-MINT HILL ROAD & MOORE ROAD/NORTHEAST PARKWAY EXTENSION TEMPORARY TRAFFIC SIGNAL AND FUTURE 1-LANE ROUNDABOUT:
i. THE PETITIONER WILL INSTALL A TEMPORARY TRAFFIC SIGNAL AT THE INTERSECTION OF MOORE ROAD/NORTHEAST PARKWAY AND MATTHEWS MINT-HILL ROAD. THE TEMPORARY TRAFFIC SIGNAL WILL BE INSTALLED IF APPROVED BY NCDOT OR THE TOWN OF MATTHEWS WHICHEVER IS APPLICABLE.
ii. THE PETITIONER WILL ALSO RESERVE A PORTION OF THE SITE AS FUTURE RIGHT-OF-WAY TO ALLOW FOR THE CONSTRUCTION AND IMPLEMENTATION OF A SINGLE-LANE ROUNDABOUT AT THE INTERSECTION OF MATTHEWS-MINT HILL ROAD AND MOORE ROAD/NORTHEAST PARKWAY. THE PETITIONER WILL WORK CLOSELY WITH NCDOT AND THE TOWN OF MATTHEWS TO FACILITATE THE CONSTRUCTION OF THE PROPOSED SINGLE-LANE ROUNDABOUT AT THIS INTERSECTION DURING THE CONSTRUCTION PERMITTING PROCESS FOR THE SITE ONLY SHOULD NCDOT DECIDE THAT A ROUNDABOUT SHOULD BE CONSTRUCTED AT THE INTERSECTION, ONLY SHOULD FUNDING FOR THE ROUNDABOUT BY NCDOT BE AVAILABLE, AND ONLY SHOULD NO ADDITIONAL RIGHT-OF-WAY ON THE SOUTH SIDE OF MOORE ROAD BE REQUIRED TO CONSTRUCT THE ROUNDABOUT.

d. ESCROW OF FUNDS TO UPGRADE THE TRAFFIC SIGNAL AT THE INTERSECTION OF NORTHEAST PARKWAY/MOORE ROAD AND MATTHEWS MINT-HILL ROAD TO A SIGNALIZED INTERSECTION (THE "INTERSECTION") WITH STEEL STRAIN POLES SHOULD NCDOT DECIDE THAT THE INTERSECTION SHOULD BE DESIGNED AND CONSTRUCTED AS A SIGNALIZED INTERSECTION AS PART OF NCDOT PROJECT U-2509.
i. THE PETITIONER WILL DEPOSIT WITH THE TOWN OF MATTHEWS $125,000 PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OCCUPANCY FOR THE SITE, TO ALLOW THE INTERSECTION OF MATTHEWS MINT-HILL ROAD AND NORTHEAST PARKWAY/MOORE ROAD TO BE DESIGNED WITH STEEL STRAIN POLES. IF THE DESIGN OF THE INTERSECTION, AS PART OF NCDOT PROJECT U-2509 DOES NOT PROPOSE TO CONSTRUCT A SIGNALIZED INTERSECTION THEN THE PETITIONER WILL NOT BE REQUIRED TO DEPOSIT THE FUNDS TO UPGRADE THE INTERSECTION. IF THE $125,000 HAS BEEN DEPOSITED WITH THE TOWN OF MATTHEWS, BUT THE INTERSECTION IS NOT DESIGNED AND CONSTRUCTED AS A SIGNALIZED INTERSECTION WITHIN THREE (3) YEARS OF THE DEPOSIT OF THE FUNDS WITH THE TOWN OF MATTHEWS, THEN THE FUNDS WILL BE RETURNED TO THE PETITIONER.

ii. STANDARDS AND COMPLETION:
a. MATTHEWS PUBLIC WORKS DEPARTMENT (MPWD)/NCDOT STANDARDS. ALL OF THE FOREGOING PUBLIC ROADWAY IMPROVEMENTS WILL BE SUBJECT TO THE STANDARDS AND CRITERIA OF MPWD AND NCDOT.
b. COMPLETION. THE IMPROVEMENTS DESCRIBED ABOVE MUST BE SUBSTANTIALLY COMPLETED PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY FOR ANY BUILDING CONSTRUCTED ON THE SITE. THE PETITIONER MAY POST A BOND FOR ANY IMPROVEMENTS NOT COMPLETED AT THE TIME THE FIRST CERTIFICATE OF OCCUPANCY IS ISSUED.
c. ALTERNATIVE IMPROVEMENTS. CHANGES TO THE ABOVE REFERENCED ROADWAY IMPROVEMENTS CAN BE APPROVED THROUGH THE ADMINISTRATIVE AMENDMENT PROCESS UPON THE DETERMINATION AND MUTUAL AGREEMENT OF PETITIONER, MPWD AND/OR NCDOT, AND THE PLANNING DIRECTOR AS APPLICABLE, PROVIDED, HOWEVER, THE PROPOSED ALTERNATE TRANSPORTATION IMPROVEMENTS PROVIDE (IN THE AGGREGATE) COMPARABLE TRANSPORTATION NETWORK BENEFITS TO THE IMPROVEMENTS IDENTIFIED IN THIS PETITION.

5. ARCHITECTURAL STANDARDS:
a. THE FACADES OF PRINCIPAL BUILDINGS CONSTRUCTED ON THE SITE THAT ARE ORIENTED TOWARDS NORTHEAST PARKWAY OR MATTHEWS-MINT HILL ROAD WILL BE SIMILAR IN APPEARANCE AND CHARACTER TO THE BUILDING ELEVATIONS GENERALLY DEPICTED ON SHEET RZ-3 OF THE REZONING PLAN. THESE ELEVATIONS ARE PROVIDED TO REFLECT THE ARCHITECTURAL STYLE AND QUALITY OF THE BUILDINGS TO BE CONSTRUCTED ON THE SITE. THE ACTUAL BUILDINGS CONSTRUCTED ON THE SITE MAY ONLY HAVE MINOR VARIATIONS THAT ADHERE TO THE GENERAL ARCHITECTURAL CONCEPTS AND INTENT ILLUSTRATED IS MAINTAINED.
b. THE BUILDING MATERIALS USED ON THE PRINCIPAL BUILDINGS CONSTRUCTED ON SITE WILL BE A COMBINATION OF PORTIONS OF THE FOLLOWING: BRICK, STONE, PRECAST STONE, PRECAST CONCRETE, MANUFACTURED STONE, CEMENTITIOUS SIDING (SUCH AS HARDI-PLANK), STUCCO, AND/OR WOOD.
c. THE FOLLOWING ARCHITECTURAL COMMITMENTS SHALL APPLY TO THE PERMANENT BUILDINGS, BUT NOT INCLUDING THE DETACHED GARAGES, LOCATED ON THE SITE: (I) AT LEAST 50% OF THE EXTERIOR BUILDING FACADES, EXCLUSIVE OF WINDOWS, DOORS, BALCONIES AND ROOFS, SHALL BE CONSTRUCTED OF BRICK, STONE, PRE-CAST STONE OR PRE-CAST CONCRETE.
d. BUILDINGS 1 AND 2 AS GENERALLY DEPICTED ON THE REZONING PLAN WILL BE CONSTRUCTED TO INCLUDE ELEVATOR SERVICE.
e. BUILDINGS 1 AND 2 AS GENERALLY DEPICTED ON THE REZONING PLAN WILL BE CONSTRUCTED WITH INTERIOR CLIMATE CONTROLLED CORRIDORS.
f. AS PART OF THE DEVELOPMENT OF THE SITE THE PETITIONER MAY CONSTRUCT DETACHED GARAGES STRUCTURES AS GENERALLY ILLUSTRATED ON SHEET RZ-2 OF THE REZONING PLAN. THESE DETACHED STRUCTURES MAY CONTAIN EITHER: (I) SINGLE-STORY GARAGES (EACH BUILDING MAY CONTAIN MULTIPLE GARAGES); OR (II) RESIDENTIAL UNITS ABOVE GARAGES ("TWO-STORY CARRIAGE HOUSE").
g. METER BANKS WILL BE SCREENED.
h. HVAC AND RELATED MECHANICAL EQUIPMENT WILL BE SCREENED FROM PUBLIC VIEW AT GRADE WHEN LOCATED EITHER ON THE ROOFS OF THE PROPOSED BUILDINGS OR WHEN LOCATED ON THE GROUND AT THE BASE OF THE PROPOSED BUILDINGS. HVAC WHEN LOCATED AT GRADE WILL UTILIZE EVERGREEN SHRUBS AND WHEN LOCATED ON THE ROOFS OF THE BUILDINGS WILL BE SCREENED WITH A PARAPET WALL IF NECESSARY (A PARAPET WALL IS NOT REQUIRED WHEN THE HVAC EQUIPMENT IS LOCATED ON THE ROOF AND NOT VISIBLE FROM ADJACENT GRADE).
i. DUMPSTER, COMPACTOR AND RECYCLING AREAS WILL BE ENCLOSED BY A SOLID WALL WITH ONE SIDE BEING A DECORATIVE GATE. THE WALL USED TO ENCLOSE COMPACTOR, DUMPSTER AND RECYCLING AREAS WILL BE ARCHITECTURALLY COMPATIBLE WITH THE BUILDING MATERIALS AND COLORS USED ON THE BUILDINGS. IF ONE OR MORE SIDES OF A DUMPSTER AREA ADJOIN A SIDE OR REAR WALL OF A BUILDING, THEN THE SIDE OR REAR WALL MAY BE SUBSTITUTED FOR A SIDE.
j. THE ON-SITE COMPACTOR, DUMPSTER AND RECYCLING AREAS MUST BE PICKED UP BETWEEN THE HOURS OF 7:00 AM AND 7:00 PM.
k. THE PETITIONER WILL LOCATE THE PROPOSED POSTAL BOXES FOR THE SITE IN HIGH-VISIBILITY AND WELL-LIT LOCATIONS.
l. FIRE HYDRANTS WILL BE PROVIDED AS REQUIRED. THE PETITIONER WILL WORK WITH THE MATTHEWS FIRE DEPARTMENT DURING THE LAND DEVELOPMENT PERMITTING PROCESS ON THE PROPOSED LOCATION OF THE FIRE HYDRANTS AND BUILDING SPRINKLER LOCATIONS.
m. THE PETITIONER WILL WORK WITH COUNTY ADDRESSING ON THE NAMING OF EACH OF THE INTERNAL STREETS, AS WELL AS THE ADDRESSING OF THE PROPOSED BUILDINGS SO THAT THE BUILDINGS CAN BE EASILY IDENTIFIED AND LOCATED.

6. STREETSCAPE, BUFFERS, IMPROVED OPEN SPACE AND LANDSCAPING:
a. SETBACKS AND YARDS AS REQUIRED BY THE ORDINANCE AND AS INDICATED ON REZONING PLAN SHALL BE PROVIDED.
b. THE PETITIONER WILL PROVIDE AN EIGHT (8) FOOT PLANTING STRIP AND A 10 FOOT MULTI-USE TRAIL ALONG THE EASTERN SIDE OF THE EXTENSION OF NORTHEAST PARKWAY AS GENERALLY DEPICTED ON THE REZONING PLAN. ALONG THE WESTERN SIDE OF THE EXTENSION OF NORTHEAST PARKWAY THE PETITIONER WILL PROVIDE AN EIGHT (8) FOOT PLANTING STRIP AND A MINIMUM OF A FIVE (5) FOOT SIDEWALK AS GENERALLY DEPICTED ON THE REZONING PLAN. STREET TREES WILL BE PLANTED WITHIN THE PROPOSED PLANTING STRIP SUBJECT TO NCDOT APPROVAL.
c. THE PETITIONER WILL PLANT TREES, WHERE POSSIBLE, WITHIN THE PROPOSED MEDIAN OF NORTHEAST PARKWAY CONSTRUCTED BY THE PETITIONER SUBJECT TO APPROVAL BY NCDOT. THE PETITIONER WILL MAINTAIN THE PROPOSED TREES WITHIN MEDIAN OF NORTHEAST PARKWAY LOCATED ALONG THE SITE'S FRONTAGE IF NCDOT WILL NOT MAINTAIN THE TREES.
d. ALONG THE SITE'S INTERNAL PARKING AREAS, THE PETITIONER WILL PROVIDE A SIDEWALK AND CROSS-WALK NETWORK THAT LINKS THE BUILDINGS ON THE SITE WITH ONE ANOTHER AND LINKS THE BUILDINGS TO THE SIDEWALKS ALONG THE ABUTTING PUBLIC STREETS. THE MINIMUM WIDTH FOR THIS INTERNAL SIDEWALK WILL BE FIVE (5) FEET. NATURAL TRAILS CONSTRUCTED WITHIN THE OPEN SPACE AREA OR THE LANDSCAPE BUFFER WILL BE CONSTRUCTED OF PERVIOUS MATERIALS SUCH AS BUT NOT LIMITED TO GRANITE FINES, MULCH, PINE STRAW OR OTHER SUITABLE PERVIOUS MATERIAL THAT IS IN KEEPING WITH THE CHARACTER THE AREA.
e. ALONG THE PROPERTY BOUNDARY, ABUTTING THE EXISTING HOMES IN THE BELLA SERA VILLAS NEIGHBORHOOD, THE PETITIONER WILL PROVIDE A 100 FOOT LANDSCAPE BUFFER MADE UP OF EXISTING AND NEW LANDSCAPING. THE OUTER 50 FEET OF THE LANDSCAPE BUFFER WILL BE TREATED AS AN UNDISTURBED BUFFER. UTILITIES, A FENCE AND NATURAL DRAINAGE AREAS WILL BE ALLOWED WITHIN THE UNDISTURBED AND DISTURBED PORTIONS OF THE LANDSCAPE BUFFER. GRADING ASSOCIATED WITH THE INSTALLATION OF UTILITIES OR FOR THE STABILIZATION, REPAIR AND MAINTENANCE OF NATURAL DRAINAGE AREAS WILL ALSO BE ALLOWED WITHIN THE UNDISTURBED PORTION OF THE LANDSCAPE BUFFER. ANY AREA DISTURBED FOR THE INSTALLATION OF UTILITIES AND/OR THE STABILIZATION, REPAIR AND MAINTENANCE OF NATURAL DRAINAGE AREAS, OR ANY AREAS WITHOUT EXISTING VEGETATION WILL BE REPLANTED WITH LANDSCAPING CONSISTING OF NINE (9) TREES AND 20 SHRUBS EVERY 100 LINEAR FEET (EXISTING TREES AND SHRUBS THAT REMAIN WITHIN THE BUFFER WILL BE COUNTED TOWARD MEETING THIS MINIMUM LANDSCAPE REQUIREMENT). A FENCE IS ALLOWED TO BE CONSTRUCTED WITHIN THE BUFFER INCLUDING WITHIN THE UNDISTURBED BUFFER PORTION. MINOR CLEARING AND TREE REMOVAL WILL BE ALLOWED WITHIN THE UNDISTURBED BUFFER FOR THE INSTALLATION OF THE FENCE. THE PETITIONER RESERVES THE RIGHT TO REMOVE DEAD AND DYING PLANT MATERIAL LOCATED WITHIN THE UNDISTURBED BUFFER.
f. THE INNER HALF OF THE LANDSCAPE BUFFER WHERE THE EXISTING VEGETATION IS CLEARED TO ACCOMMODATE GRADING AND OTHER SITE IMPROVEMENTS OR WHERE THERE IS NO EXISTING VEGETATION WILL BE REPLANTED AT A RATE OF NO LESS THAN 9 TREES AND 20 SHRUBS PER 100 LINEAR FEET (EXISTING TREES AND SHRUBS THAT REMAIN WITHIN THE BUFFER WILL BE COUNTED TOWARD MEETING THIS MINIMUM LANDSCAPE REQUIREMENT).
g. THE TREES AND SHRUBS TO BE PLANTED WITHIN THE BUFFER TO BE A COMBINATION OF EVERGREEN AND DECIDUOUS PLANT MATERIAL. THE PROPOSED TREES TO BE A COMBINATION OF SMALL AND LARGE MATURING TREES.
h. THE PETITIONER WILL PROVIDE A DECORATIVE SIX (6) FOOT BLACK FENCE ALONG THE COMMON PROPERTY BOUNDARY WITH THE BELLA SERA VILLAS. THIS PROPOSED FENCE MAY NOT BE LOCATED WITHIN 40 FEET OF THE PROPERTY LINE OF THE BELLA SERA VILLAS. THE LOCATION OF THE FENCE MUST ALSO CONFORM TO THE SCREENING REQUIREMENTS IN THE LANDSCAPE CHAPTER OF THE ORDINANCE. THIS PROPOSED FENCE WILL BE INSTALLED WHILE THE SITE IS BEING CLEARED FOR CONSTRUCTION. A LOCKABLE GATE FOR MAINTENANCE PURPOSES ONLY WILL BE INSTALLED ALONG THE 6' FENCE. THE PETITIONER WILL BE RESPONSIBLE FOR THE MAINTENANCE AND APPEARANCE OF THE FENCE AND WILL CONDUCT PERIODIC INSPECTIONS OF THE FENCE TO ENSURE THE APPEARANCE OF THE FENCE IS MAINTAINED AND THE FENCE IS GOOD REPAIR.
i. THE PETITIONER WILL CLEAN UP ANY DEAD OR DYING TREES AND SHRUBS AS WELL AS REMOVE ANY INVASIVE PLANT MATERIAL PRESENT WITHIN THE 100 FOOT BUFFER ADJACENT TO THE BELLA SERA NEIGHBORHOOD. ANY EXISTING DRIVEWAYS WITHIN THE BUFFER WILL BE REMOVED AND THE AREA RE-LANDSCAPED AS REQUIRED BY THE REZONING PLAN.
j. SCREENING REQUIREMENTS OF THE ORDINANCE WILL BE MET.
k. THE PETITIONER SHALL PROVIDE AN IMPROVED OPEN SPACE ON EACH SIDE OF THE INTERSECTION OF NORTHEAST PARKWAY AND MATTHEWS-MINT HILL ROAD SO AS TO ENHANCE THE APPEARANCE, THE INTERSECTION, AND THE DEVELOPMENT AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PROPOSED IMPROVED OPEN SPACE WILL CONTAIN A COMBINATION OF EXISTING AND NEW VEGETATION AND BE IMPROVED WITH WALKING TRAILS, SEATING AREAS, AND PEDESTRIAN SCALE LIGHTING AS GENERALLY DEPICTED ON REZONING PETITION. THE FINAL DESIGN OF THE IMPROVED OPEN SPACE MAY BE MODIFIED DURING THE LAND DEVELOPMENT PERMITTING PROCESS AS LONG AS THE GENERAL DESIGN CONCEPTS ILLUSTRATED ARE MAINTAINED.
l. THE PETITIONER WILL ESTABLISH A PUBLIC ACCESS EASEMENT OVER THE PROPOSED IMPROVED OPEN SPACES THAT WILL ALLOW THE GENERAL PUBLIC TO ACCESS THE OPEN SPACE. THESE OPEN SPACE AREAS SHALL BE PRIVATE PROPERTY; HOWEVER THE PETITIONER WILL ALLOW NON-RESIDENTS OF THE SITE TO USE THE OPEN SPACE AREAS BETWEEN THE HOURS OF 9AM AND 5PM. THE NON-RESIDENTS USERS OF THE OPEN SPACE WILL BE REQUIRED TO ADHERE TO THE RULES AND REGULATIONS EITHER POSTED OR OTHERWISE COMMUNICATED BY THE PETITIONER.
m. PARKING LOCATED ON THE SITE WILL BE SCREENED FROM NORTHEAST PARKWAY, MATTHEWS-MINT HILL ROAD AND FROM THE ADJOINING PROPERTIES.
n. ABOVE GROUND BACKFLOW PREVENTERS WILL BE SCREENED FROM PUBLIC VIEW AND WILL BE LOCATED OUTSIDE OF THE REQUIRED SETBACKS.

7. ENVIRONMENTAL FEATURES:
a. THE PROJECT WILL PROVIDE FOR STORM WATER BEST MANAGEMENT PRACTICES (BMP) DESIGNED TO MEET REGULATORY REQUIREMENTS FOR STORM WATER CAPTURE, TREATMENT, VOLUME ATTENUATION AND DETENTION AS APPLICABLE AS GENERALLY ILLUSTRATED ON SHEET RZ2.0 OF THE REZONING PLAN.
b. THE LOCATION, SIZE AND TYPE OF STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.
c. THE PROPOSED WATER QUALITY AND STORM WATER DETENTION PONDS AS GENERALLY ILLUSTRATED ON THE REZONING PLAN WILL BE DESIGNED AS WET PONDS.
d. THE SITE WILL COMPLY WITH THE TOWN OF MATTHEWS TREE ORDINANCE.

8. OPEN SPACE:
a. OPEN SPACE AREAS AS REQUIRED BY THE R-12MF ZONING DISTRICT WILL BE PROVIDED.

9. SIGNAGE:
a. SIGNAGE AS ALLOWED BY THE ORDINANCE MAY BE PROVIDED. THE SITE WILL COMPLY WITH THE SIGNAGE REQUIREMENTS OF THE ORDINANCE.

10. LIGHTING AND UTILITIES:
a. ALL NEW SITE LIGHTING WILL MEET THE STANDARDS OF THE MATTHEWS OUTDOOR LIGHTING ORDINANCE.
b. ANY DETACHED LIGHTING LOCATED WITHIN 200 FEET OF THE BELLA SERA VILLAS PROPERTY LINE WILL BE LIMITED TO 15 FEET IN HEIGHT.
c. SUBJECT TO NCDOT APPROVAL THE PETITIONER WILL PROVIDE DECORATIVE PEDESTRIAN LIGHTING AT THE INTERSECTION OF NORTHEAST PARKWAY AND MATTHEWS TOWNSHIP PARKWAY.
d. THE PETITIONER WILL INSTALL UP TO FOUR (4) STREET LIGHTS AT THE INTERSECTION OF NORTHEAST PARKWAY AND MATTHEWS MINT-HILL ROAD. THE STREET LIGHTS WILL BE INSTALLED ON THE WOODEN POLES THAT ARE PART OF THE TEMPORARY SIGNAL INSTALLED AT THE INTERSECTION. THE NEW STREET LIGHTS SHALL BE INCLUDED IN THE TOWN'S MAINTENANCE AND BILLING PROGRAM FOR STREET LIGHTS AFTER INSTALLATION BY PETITIONER.
e. NEW ELECTRICAL SERVICE LOCATED ON THE SITE WILL BE PLACED UNDERGROUND.

11. EXISTING STRUCTURES:
a. THE PETITIONER WILL DONATE THE EXISTING LOG CABIN LOCATED ON THE SITE TO AN ENTITY/ORGANIZATION THAT WISHES TO MOVE AND PRESERVE THE LOG CABIN. THE PETITIONER WILL MAKE THE LOG CABIN AVAILABLE TO AN ENTITY/ORGANIZATION FOR THE FIRST 30 DAYS FOLLOWING THE PURCHASE OF THE PROPERTY BY THE PETITIONER. IF LOG CABIN IS NOT DONATED AND MOVED FROM THE SITE, THE PETITIONER WILL UTILIZE TO THE EXTENT POSSIBLE SOME OF THE MATERIALS FROM THE LOG CABIN THAT ARE IN SUITABLE SHAPE IN THE DESIGN OF THE INTERIOR OF THE CLUB HOUSE.

12. AMENDMENTS TO THE REZONING PLAN:
a. FUTURE AMENDMENTS TO THE REZONING PLAN (WHICH INCLUDES THESE DEVELOPMENT STANDARDS) MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE APPLICABLE DEVELOPMENT AREA PORTION OF THE SITE AFFECTED BY SUCH AMENDMENT IN ACCORDANCE WITH THE PROVISIONS OF SECTION 155.401 OF THE ORDINANCE.

13. BINDING EFFECT OF THE REZONING APPLICATION:
a. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.

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R-12, O(CD), R-MH, RU, BH
to
R-12 MF (CD)

Board of Commissioners
APPROVED
12/11/2017
Lori Canapinno, Town Clerk

REZONING PETITION FOR PUBLIC HEARING 2017-663

REZONING DOCUMENTS

BAINBRIDGE MATTHEWS
MATTHEWS, NORTH CAROLINA

BAINBRIDGE COMMUNITIES ACQUISITION, LLC
401 HARRISON BLVD., SUITE 320
CARY, NC 27513
919.462.1275

TECHNICAL DATA SHEET

SCALE: 1" = 120'

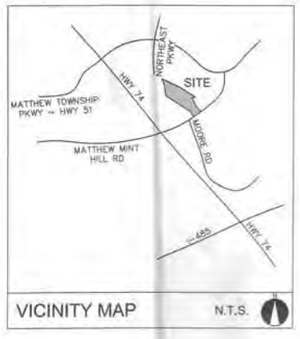
PROJECT #: 365-019
DRAWN BY: SVK
CHECKED BY: THH

SEPTEMBER 27, 2017

REVISIONS:
1. 09.27.17 - PER REVIEW COMMENTS
2. 10.13.17 - PER REVIEW COMMENTS
3. 11.01.17 - PLANNING BOARD COMMENTS
4. 11.29.17 - PER TOWN COMMENTS
5. 12.13.17 - PER FINAL COMMITMENTS

RZ1.00

ZONING AREA PLAN



VICINITY MAP N.T.S.

SITE DATA

TAX MAP NO. 19331110, 19331111, AND A PORTION OF 19331121
EXISTING ZONING: R-12, O(CD), R-MH, RU AND B-H
PROPOSED ZONING: R12MF (CD)

DEVELOPMENT AREA A: ±30.58 AC (±1,331,993 SF)
DEVELOPMENT AREA B: ±1.34 AC (±58,449 SF)
TOTAL SITE AREA: ±31.92 AC (±1,390,442 SF)

EXISTING USE: A SINGLE FAMILY HOME, MOBILE HOMES, SEVERAL OUTBUILDINGS AND VACANT
~~PROPOSED USE: UP TO 350 MULTI FAMILY DWELLING UNITS~~ 5

MAX DENSITY PER PROPOSED ZONING
MAX ALLOWABLE UNITS: 12,000 SF PER 1ST UNIT
3,000 SF EACH ADDITIONAL

FIRST UNIT: 1,331,993 – 12,000 = 1,319,993 SF
REMAINING UNITS: 1,319,993 / 3,000 = 440 UNITS
MAX ALLOWABLE UNITS: 440 + 1 = 441 UNITS
PROPOSED UNITS: 350 UNITS

PARKING REQUIRED: THE SITE WILL COMPLY WITH THE MINIMUM PARKING REQUIREMENTS OF THE ORDINANCE
PARKING PROPOSED: ±594 SPACES

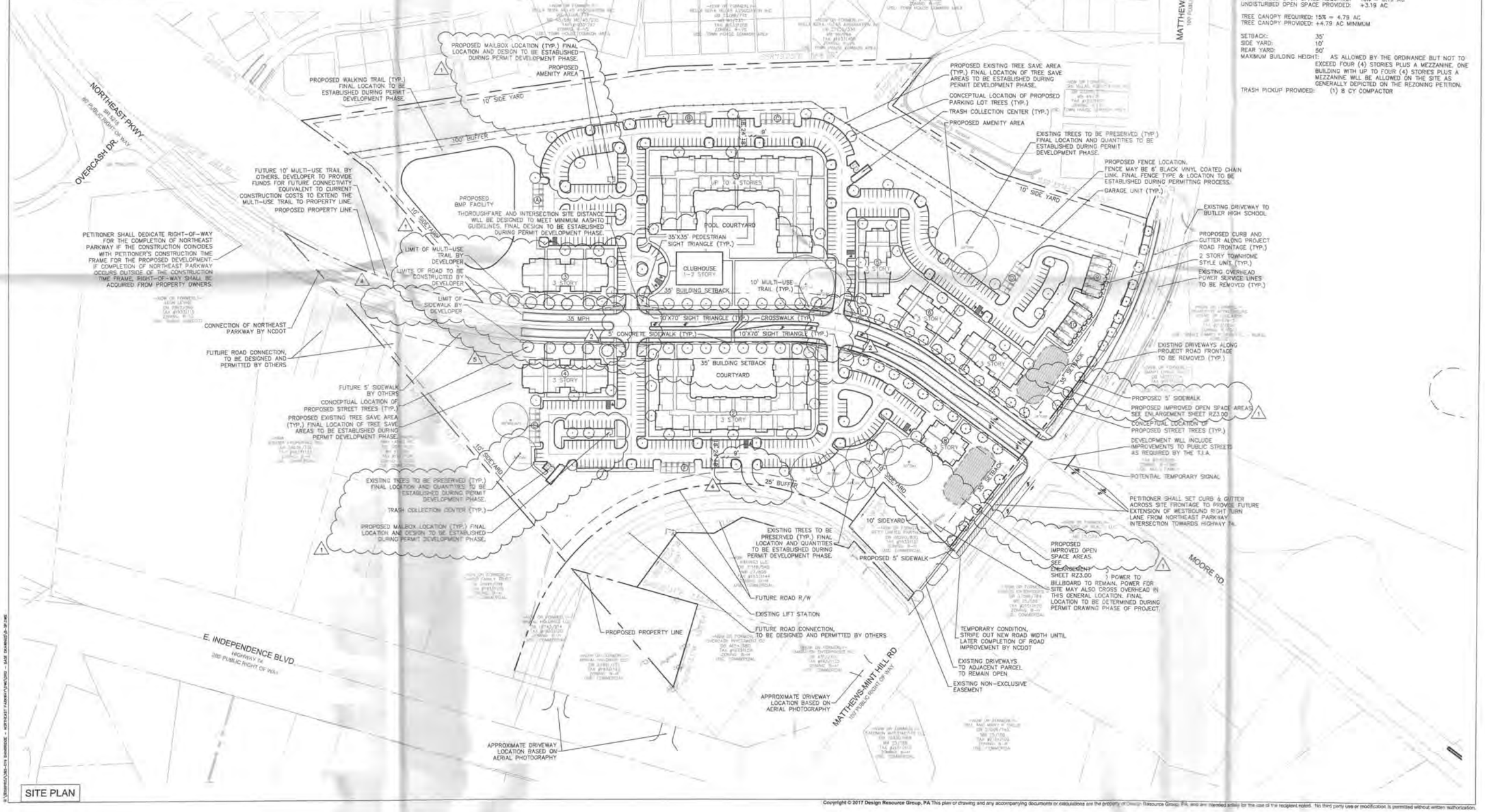
BICYCLE PARKING REQUIRED: 1 PER 20 UNITS = 18 SPACES
BICYCLE PARKING PROVIDED: 18+ SPACES

DRAINAGE BASIN:
PROPOSED BUILT UPON AREA (BUA): +50%

UNDISTURBED OPEN SPACE REQUIRED: 10% = 3.19 AC
UNDISTURBED OPEN SPACE PROVIDED: +3.19 AC

TREE CANOPY REQUIRED: 15% = 4.79 AC
TREE CANOPY PROVIDED: +4.79 AC MINIMUM

SETBACK: 35'
SIDE YARD: 10'
REAR YARD: 50'
MAXIMUM BUILDING HEIGHT: AS ALLOWED BY THE ORDINANCE BUT NOT TO EXCEED FOUR (4) STORIES PLUS A MEZZANINE. ONE BUILDING WITH UP TO FOUR (4) STORIES PLUS A MEZZANINE WILL BE ALLOWED ON THE SITE AS GENERALLY DEPICTED ON THE REZONING PETITION.
TRASH PICKUP PROVIDED: (1) 8 CY COMPACTOR



SITE PLAN

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REZONING PETITION
FOR PUBLIC HEARING
2017-663

REZONING DOCUMENTS

BAINBRIDGE MATTHEWS
MATTHEWS, NORTH CAROLINA

BAINBRIDGE COMMUNITIES ACQUISITION, LLC
401 HARRISON BLVD., SUITE 320
CARY, NC 27513
919.462.1275

SCHEMATIC SITE PLAN

SCALE: 1" = 100'

PROJECT #: 365-019
DRAWN BY: SVK
CHECKED BY: THH

SEPTEMBER 27, 2017

REVISIONS:
1. 09.27.17 - PER REVIEW COMMENTS
2. 10.13.17 - PER REVIEW COMMENTS
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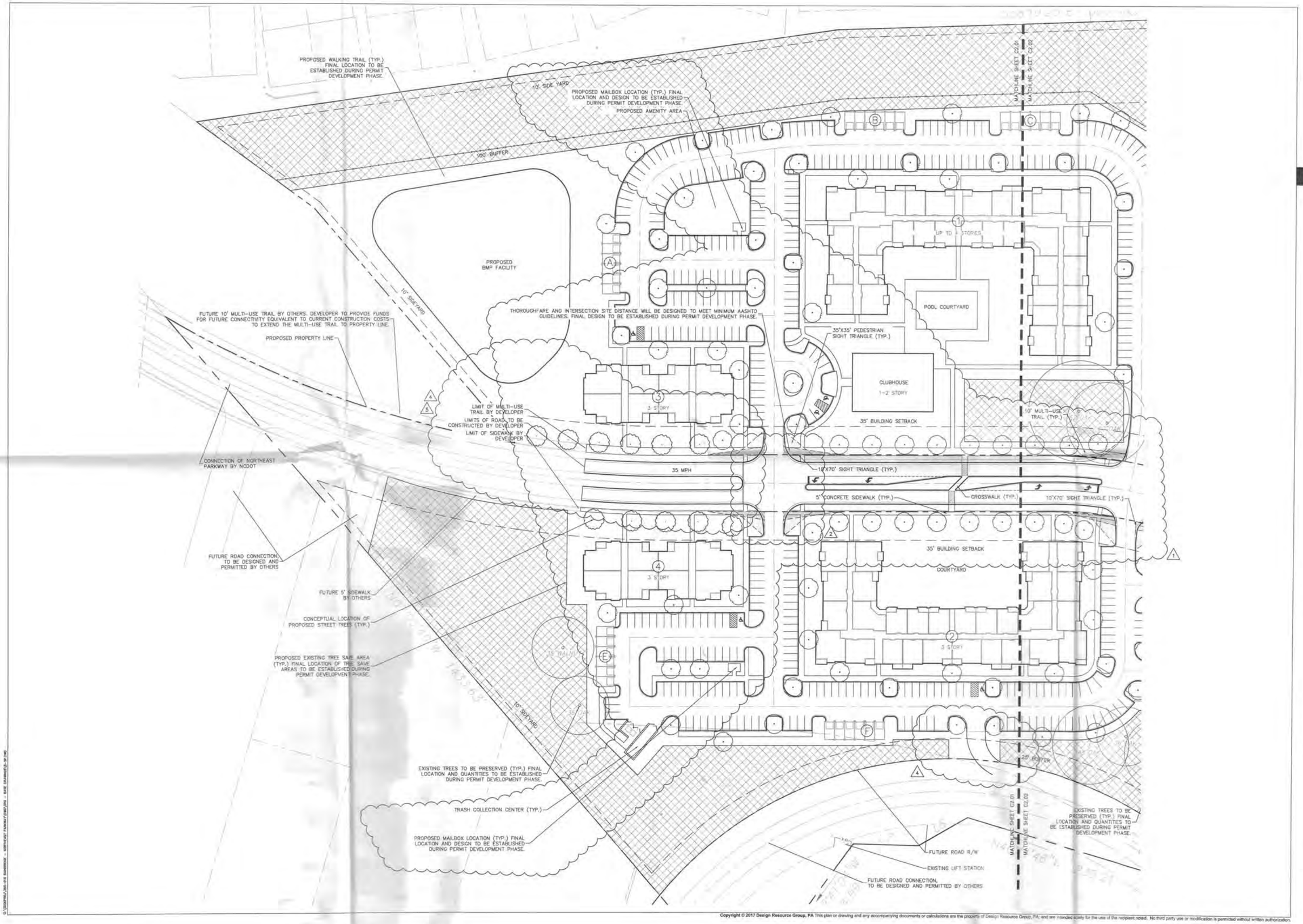
RZ2.00



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CARY, NC 27513
919.462.1275

SCHEMATIC SITE PLAN

25 0 25 50
SCALE: 1" = 50'

PROJECT #: 365-019
DRAWN BY: SVK
CHECKED BY: THH

SEPTEMBER 27, 2017

REVISIONS:
1. 09.27.17 - PER REVIEW COMMENTS
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RZ2.01

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919.462.1275

SCHEMATIC SITE PLAN

25 0 25 50
SCALE: 1" = 50'

PROJECT #:	365-019
DRAWN BY:	SVK
CHECKED BY:	THH

SEPTEMBER 27, 2017

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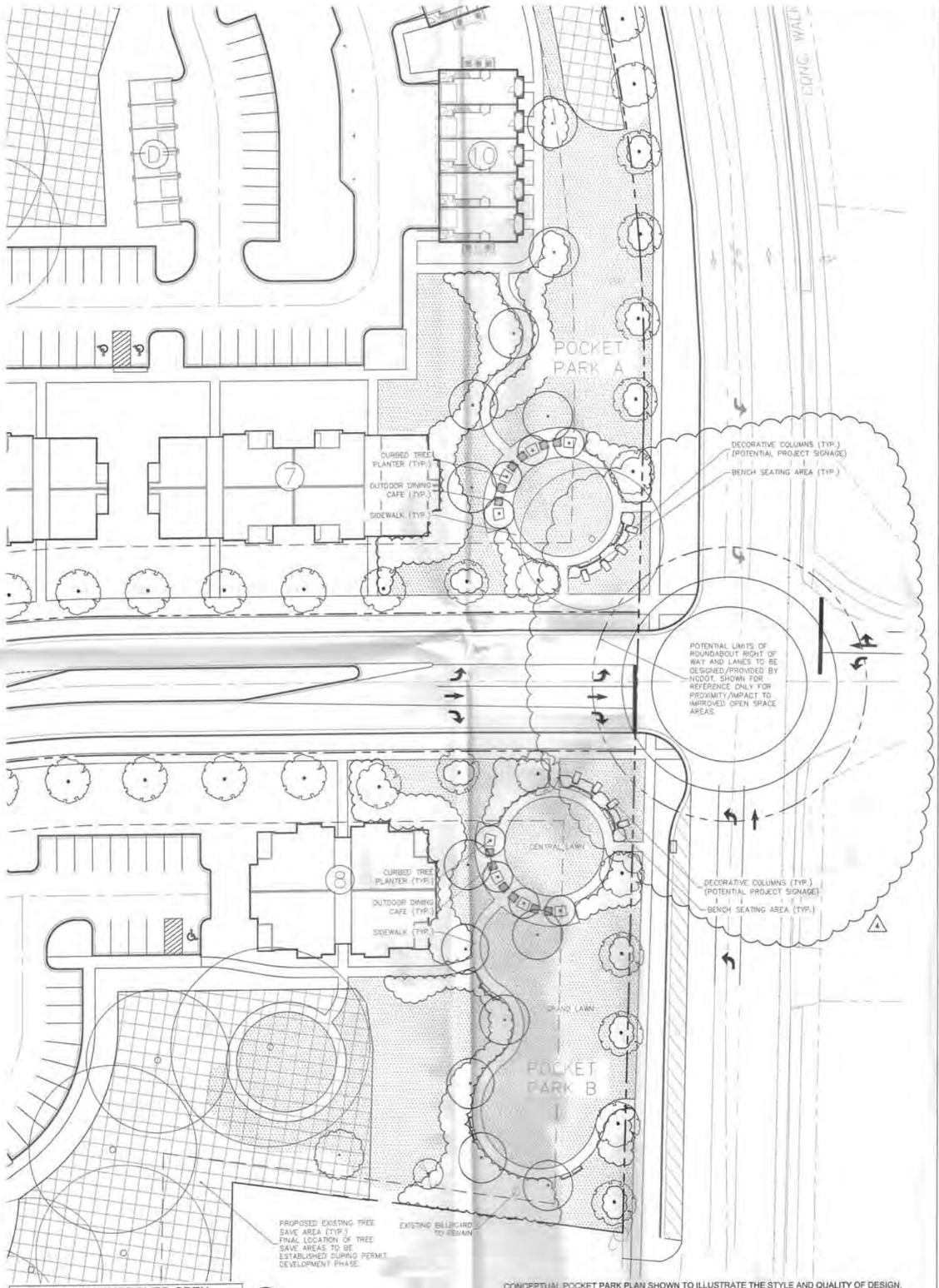
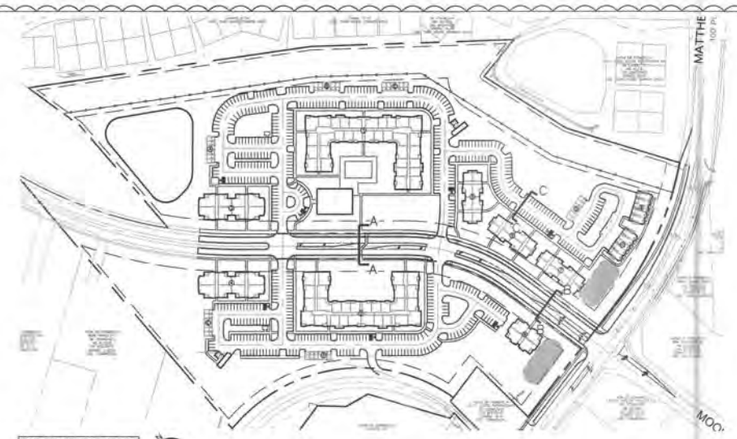
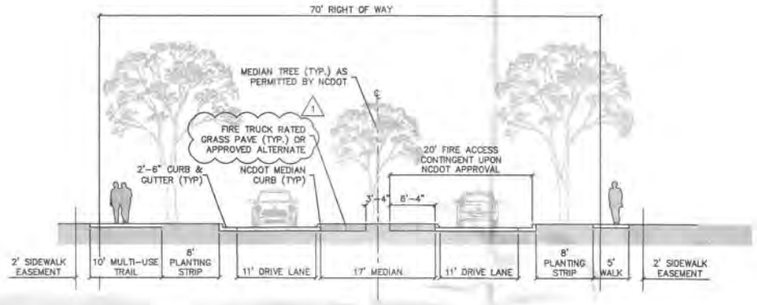


CONCEPTUAL IMPROVED OPEN SPACE PLAN SCALE: 1"=30'

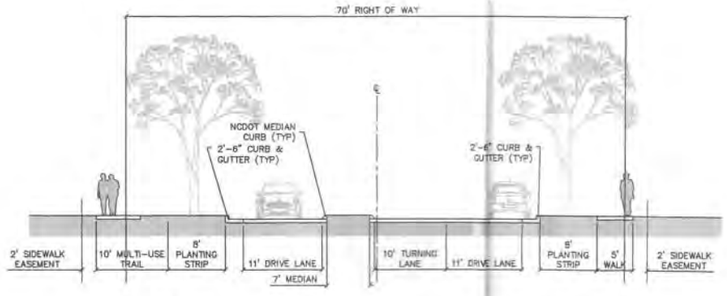
CONCEPTUAL POCKET PARK PLAN SHOWN TO ILLUSTRATE THE STYLE AND QUALITY OF DESIGN. ACTUAL POCKET PARKS CONSTRUCTED MAY HAVE MINOR VARIATIONS THAT ADHERE TO THE OVERALL INTENT AND USE OF THE SPACES AS ILLUSTRATED.



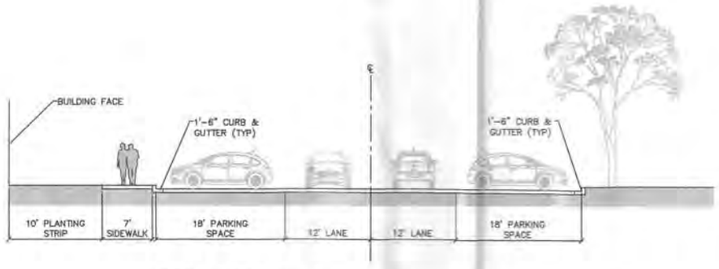
KEY SITE PLAN
SCALE: 1"=200'



A SECTION A–A
MEDIAN CONDITION



B SECTION B–B
TURN LANE CONDITION



C SECTION C–C
DRIVE AISLE CONDITION

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TYPICAL ROADWAY SECTIONS

SCALE: 1" = 10'

PROJECT #: 365-019
DRAWN BY: SVK
CHECKED BY: THH

SEPTEMBER 27, 2017

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1. 09.27.17 - PER REVIEW COMMENTS
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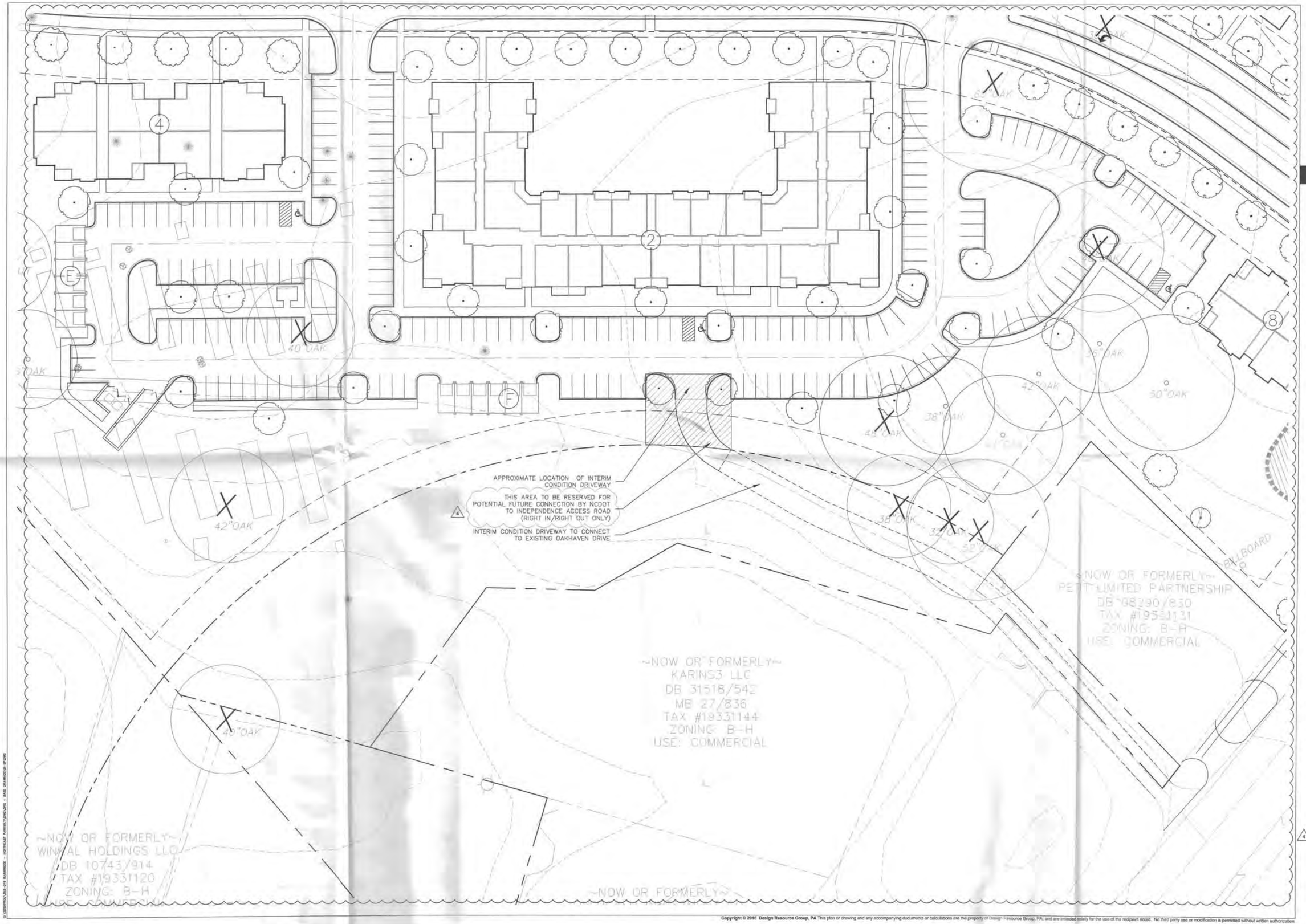
RZ3.00



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ROAD CONNECTION PLAN

15 0 15 30
SCALE: 1" = 30'

PROJECT #: 365-019
DRAWN BY: SVK
CHECKED BY: THH

SEPTEMBER 27, 2017

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1. 09.27.17 - PER REVIEW COMMENTS
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RZ3.10

Board of Commissioners
APPROVED
12/11/2017
Lori Canapinno, Town Clerk

Manor Building 2 - Front Elevation

Manor Building 1 - Front Elevation

"These elevations are provided to reflect the architectural style and quality of the buildings to be constructed on the Site. The actual buildings constructed on the Site may have minor variations from this elevation that adhere to the general architectural concepts, height restrictions and intent illustrated."

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333 WEST TRADE STREET, SUITE 300
CHARLOTTE, NC 28202
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Bainbridge
MATTHEWS, NC
26 SEPTEMBER 2017

BAINBRIDGE

Garden Building 1 - Front Elevation

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MATTHEWS, NC
26 SEPTEMBER 2017

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Garden Building 4 - Front Elevation

Garden Building 3 - Front Elevation

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Bainbridge
MATTHEWS, NC

26 SEPTEMBER 2017

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Townhouse - Front Elevation

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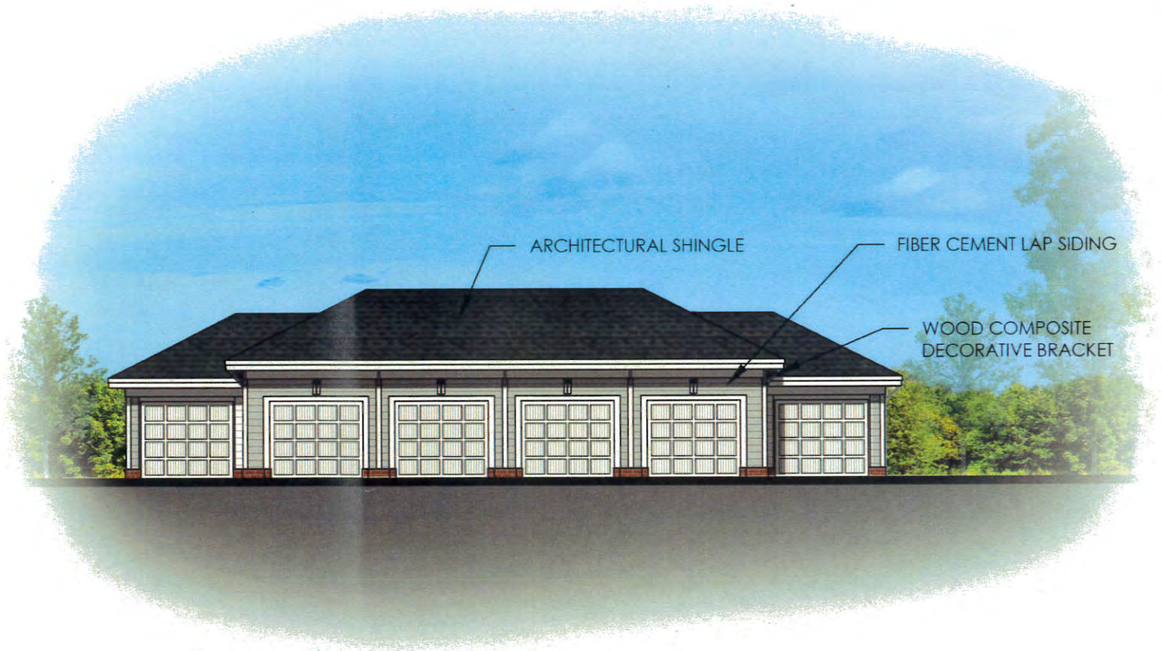

Garage Elevations

"These elevations are provided to reflect the architectural style and quality of the buildings to be constructed on the Site. The actual buildings constructed on the Site may have minor variations from this elevation that adhere to the general architectural concepts, height restrictions and intent illustrated."

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26 SEPTEMBER 2017

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HOUSING STUDIO

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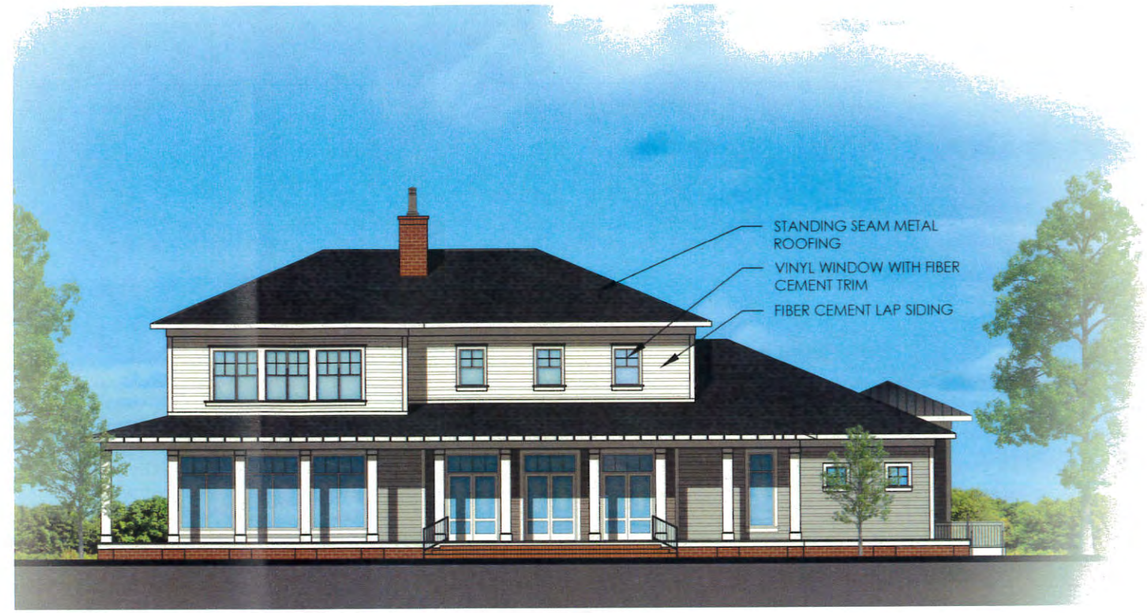
LIVEBAINBRIDGE.COM

4 LEFT SIDE ELEVATION
1/8" = 1'-0"



2 REAR ELEVATION
1/8" = 1'-0"

3 RIGHT SIDE ELEVATION
1/8" = 1'-0"

1 FRONT ELEVATION
1/8" = 1'-0"

BAINBRIDGE MATTHEWS APARTMENTS
MATTHEWS, NC

LEASING CENTER
ELEVATIONS