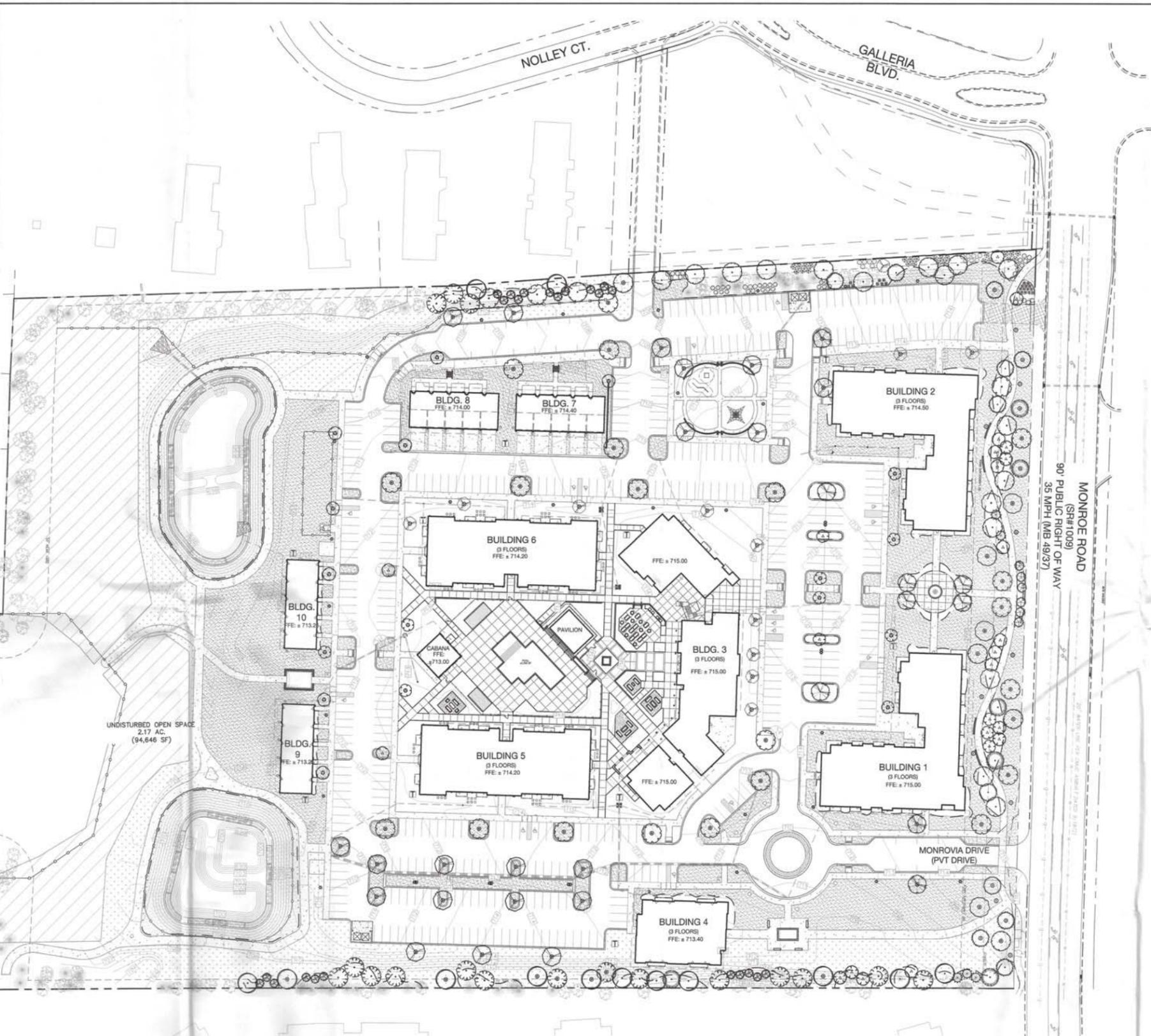


VICINITY MAP



UNDISTURBED OPEN SPACE
2.17 AC
(94,646 SF)

BLDG. 8
3 FLOORS
FFE: ± 714.00

BLDG. 7
3 FLOORS
FFE: ± 714.40

BUILDING 2
3 FLOORS
FFE: ± 714.50

BUILDING 6
3 FLOORS
FFE: ± 714.20

PAVILION
FFE: ± 715.00

BLDG. 3
3 FLOORS
FFE: ± 715.00

BLDG. 10
3 FLOORS
FFE: ± 713.20

CABANA
FFE: ± 713.00

BUILDING 5
3 FLOORS
FFE: ± 714.20

BLDG. 9
3 FLOORS
FFE: ± 713.20

BLDG. 4
3 FLOORS
FFE: ± 715.00

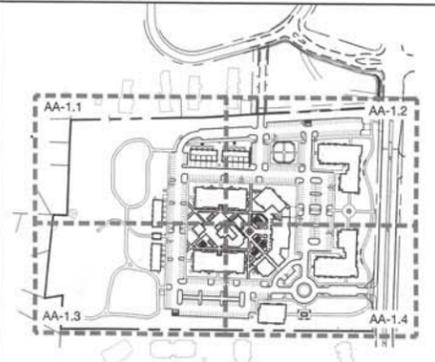
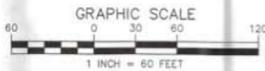
BUILDING 1
3 FLOORS
FFE: ± 715.00

MONROVIA DRIVE
(PVT DRIVE)

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

*Administrative Amendment
Revised Landscape*

Board of Commissioners
APPROVED
7/22/19
[Signature]
Lori Casapino, Town Clerk



KEY MAP

SCALE: NTS

URBAN
DESIGN
PARTNERS

1318-e6 central ave. # 704.334.3303
charlotte, nc 28205 # 704.334.3305
urbandesignpartners.com
nc firm no: P-0418
sc oob no: C-03044

Mr. Dustin Mills
Mr. Mike McCarty

Matthews Multi-family
Investments, LLC
Taft Development Group
2217 Stantonsburg Road
Greenville, NC 27835

Proximity Matthews

Landscape Plan Overall
Matthews, Mecklenburg County, North Carolina

NO. DATE: BY: REVISIONS:

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

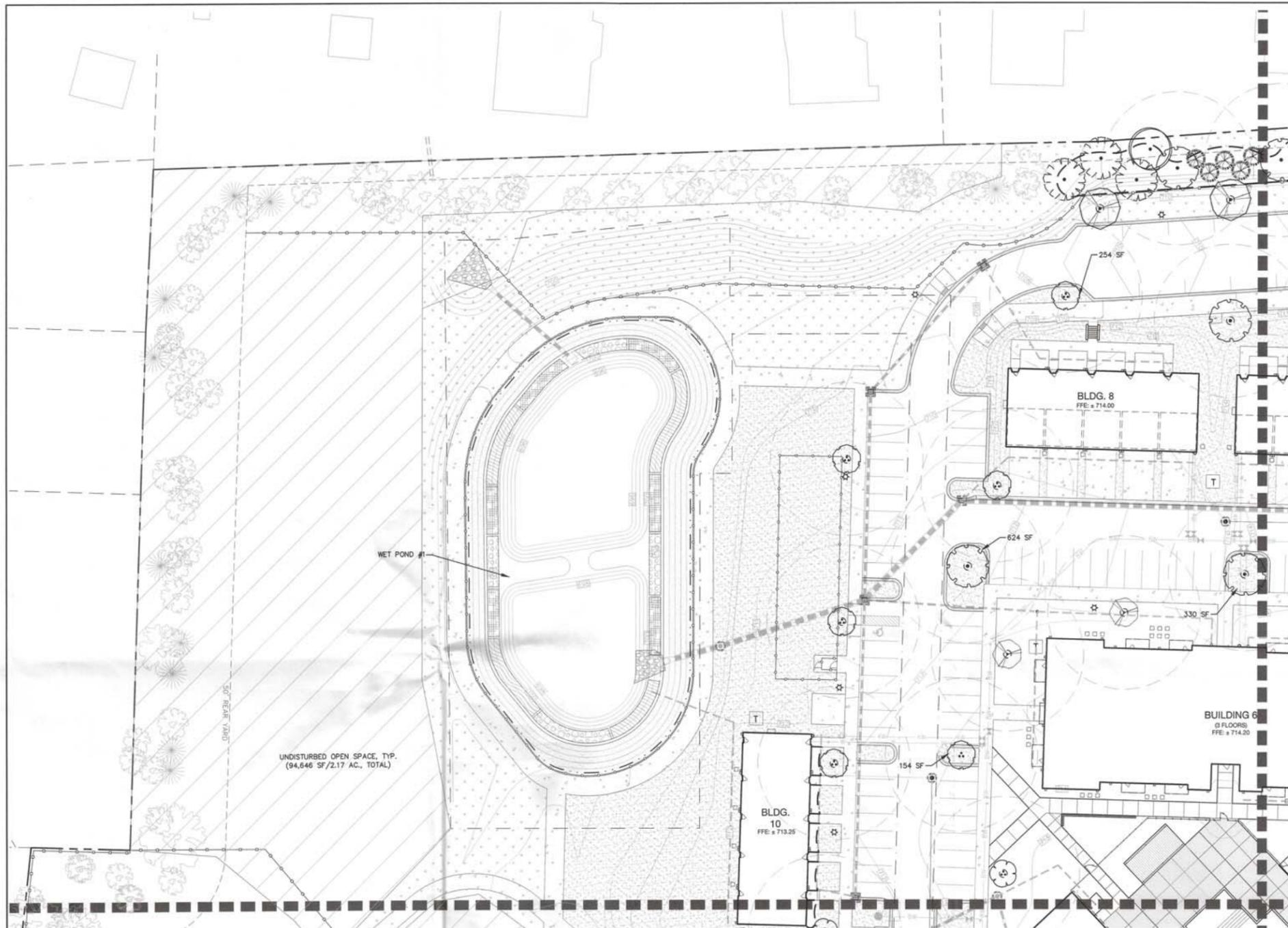
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N.C. ONE-CALL CENTER
IT'S THE LAW!

(REFER TO RZ# 2016-652)

revid 7.21.19



PLANT LEGEND 1.1

TREES	CODE	BOTANICAL / COMMON NAME
	CCA	CERCIS CANADENSIS 'APPALACHIAN RED' / EASTERN REDBUD
	CKO	CORNUS KOUSA / KOUSA DOGWOOD
	JVB	JUNIPERUS VIRGINIANA 'BRODIE' / BRODIE COLUMNAR CEDAR
	LFS	LAGERSTROEMIA FAURIEI 'SARA'S FAVORITE' / SARA'S FAVORITE CRAPE MYRTLE
	LTU	LIRIODENDRON TULIPIFERA / TULIP TREE
	PTA	PINUS TAEDA / LOBLOLLY PINE
	QAC	QUERCUS ACUTISSIMA / SAWTOOTH OAK
	QPH	QUERCUS PHELLOS / WILLOW OAK
GROUND COVERS	CODE	BOTANICAL / COMMON NAME
		CYNODON DACTYLON 'TIFTUF' / BERMUDA GRASS
	SOD	CYNODON DACTYLON 'TIFTUF' / BERMUDA GRASS

XXX PLANT CODE
 XX PLANT QUANTITY

NOTES:
 NOTE TO CONTRACTOR: IF GRAPHIC REPRESENTATION OF PLANTINGS ON PLANS DO NOT MATCH QUANTITIES IN PLANT SCHEDULE, GRAPHIC REPRESENTATION OF PLANTINGS WILL GOVERN.
 TREES NOT IN A LANDSCAPE BED SHALL RECEIVE A 4' DIAMETER MULCH RING.

PLANT SCHEDULE WET POND 1

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

WET POND PLANTINGS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING
	AIN	324	ASCLEPIAS INCARNATA / SWAMP MILKWEED	4CU/IN PLUG	22" o.c.
	CTE	285	CAREX TENERA / QUILL SEDGE	4CU/IN PLUG	24" o.c.
	EDU	198	EUPATORIADDELPHUS DUBIUS / DWARF JOE PYE WEED	4CU/IN PLUG	24" o.c.

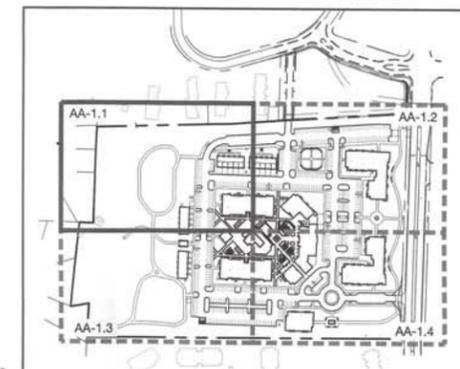
LANDSCAPE REQUIREMENTS:

1. WET POND PLANT SPACING TO ALLOW FOR FULL COVERAGE WITHIN 1-2 YEARS.
2. (3,080 TOTAL SHELF AREA SF / 200) x (50) = 770 PLANTS REQUIRED
807 PROPOSED PLANTS PROVIDED
3. THE VEGETATED SHELF SHALL BE PLANTED WITH A MINIMUM OF 3 DIVERSE SPECIES OF HERBACEOUS, NATIVE VEGETATION.
4. THE DAM STRUCTURE, INCLUDING FRONT AND BACK EMBANKMENT SLOPES, OF THE POND SHALL BE VEGETATED WITH NON-CLUMPING TURF GRASS; TREES AND WOODY SHRUBS SHALL NOT BE ALLOWED.

(REFER TO RZ# 2016-652)



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URBAN DESIGN PARTNERS
 1318-w6 central ave. P 704.334.3303
 charlotte, nc 28205 F 704.334.3305
 urbandesignpartners.com
 nc firm no: P-0419
 nc cos no: C-03044

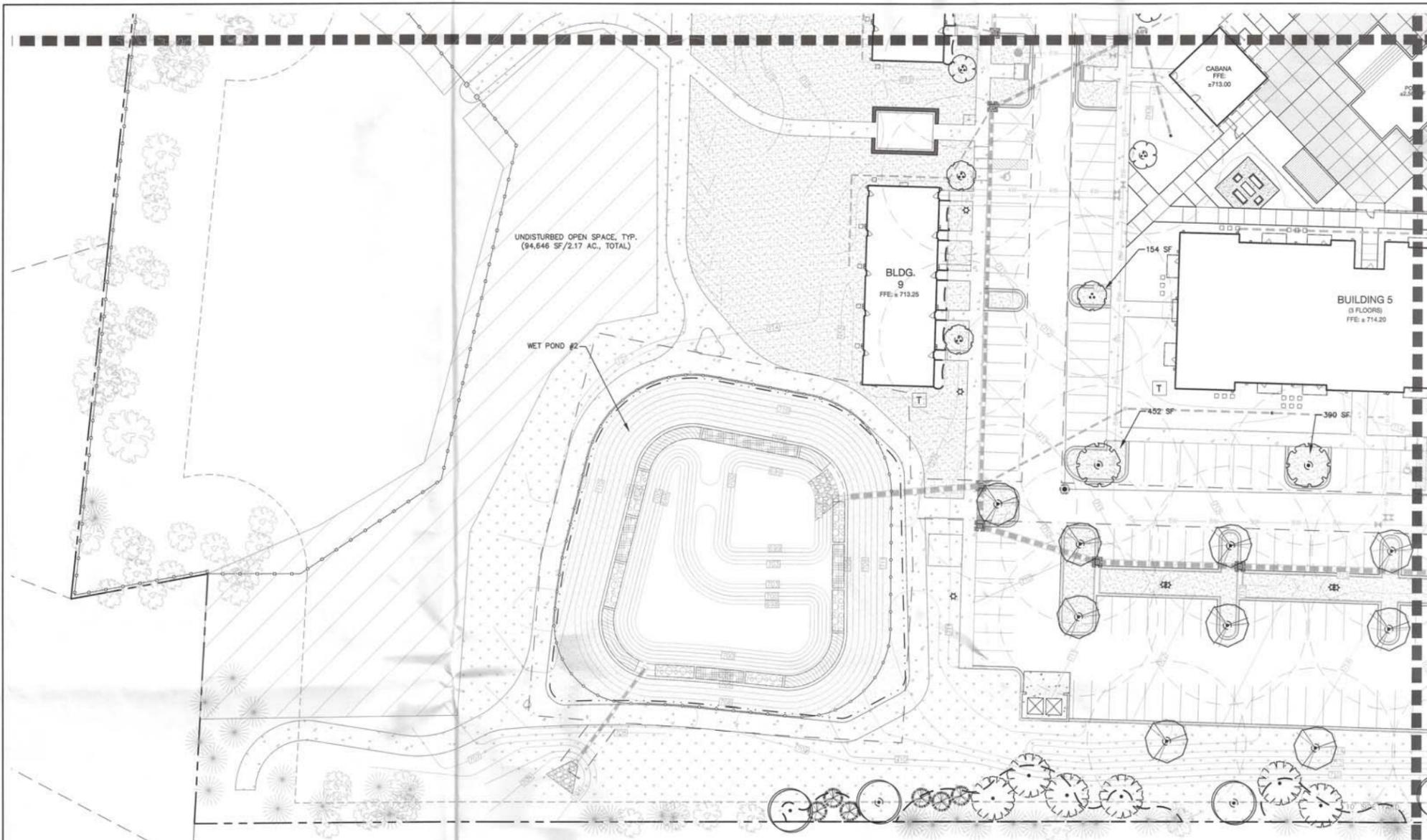
**Mr. Dustin Mills
 Mr. Mike McCarty**
 Matthews Multi-family
 Investments, LLC
 Taft Development Group
 2217 Stantonburg Road
 Greenville, NC 27835

Proximity Matthews
 Landscape Plan A
 Matthews, Mecklenburg County, North Carolina

NO. DATE BY: REVISIONS:

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

AA-1.1



PLANT LEGEND 1.3

TREES	CODE	BOTANICAL / COMMON NAME
	CKO	CORNUS KOUSA / KOUSA DOGWOOD
	JVB	JUNIPERUS VIRGINIANA 'BRODIE' / BRODIE COLUMNAR CEDAR
	LFS	LAGERSTROEMIA FAURIEI 'SARA'S FAVORITE' / SARA'S FAVORITE CRAPE MYRTLE
	LTU	LIRIODENDRON TULIPIFERA / TULIP TREE
	PTA	PINUS TAEDA / LOBLOLLY PINE
	QAC	QUERCUS ACUTISSIMA / SAWTOOTH OAK
	QPH	QUERCUS PHELLOS / WILLOW OAK
GROUND COVERS	CODE	BOTANICAL / COMMON NAME
		CYNODON DACTYLON 'TIFTUF' / BERMUDA GRASS
	SOD	CYNODON DACTYLON 'TIFTUF' / BERMUDA GRASS

XXX PLANT CODE
XX PLANT QUANTITY

NOTES:
NOTE TO CONTRACTOR: IF GRAPHIC REPRESENTATION OF PLANTINGS ON PLANS DO NOT MATCH QUANTITIES IN PLANT SCHEDULE, GRAPHIC REPRESENTATION OF PLANTINGS WILL GOVERN.
TREES NOT IN A LANDSCAPE BED SHALL RECEIVE A 4' DIAMETER MULCH RING.

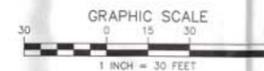
(REFER TO RZ# 2016-652)

PLANT SCHEDULE WET POND 2

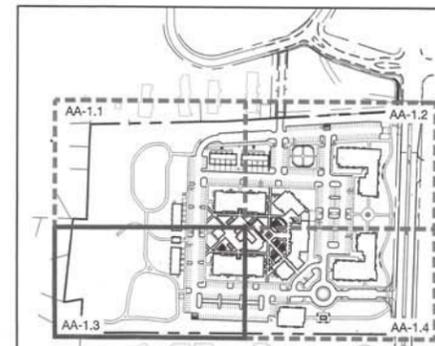
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING
	SOD	12,634 SF	CYNODON DACTYLON 'TIFTUF' / BERMUDA GRASS	SOD	
WET POND PLANTINGS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING
	AIN	220	ASCLEPIAS INCARNATA / SWAMP MILKWEED	4CU/IN PLUG	22" o.c.
	CTE	201	CAREX TENERA / QUILL SEDGE	4CU/IN PLUG	24" o.c.
	EDU	197	EUPATORIADELPHUS DUBIUS / DWARF JOE PYE WEED	4CU/IN PLUG	24" o.c.

LANDSCAPE REQUIREMENTS:

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



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KEY MAP

SCALE: NTS



**URBAN
DESIGN
PARTNERS**

1318-e6 central ave. P 704.334.3303
charlotte, nc 28205 F 704.334.3305
urban@designpartners.com
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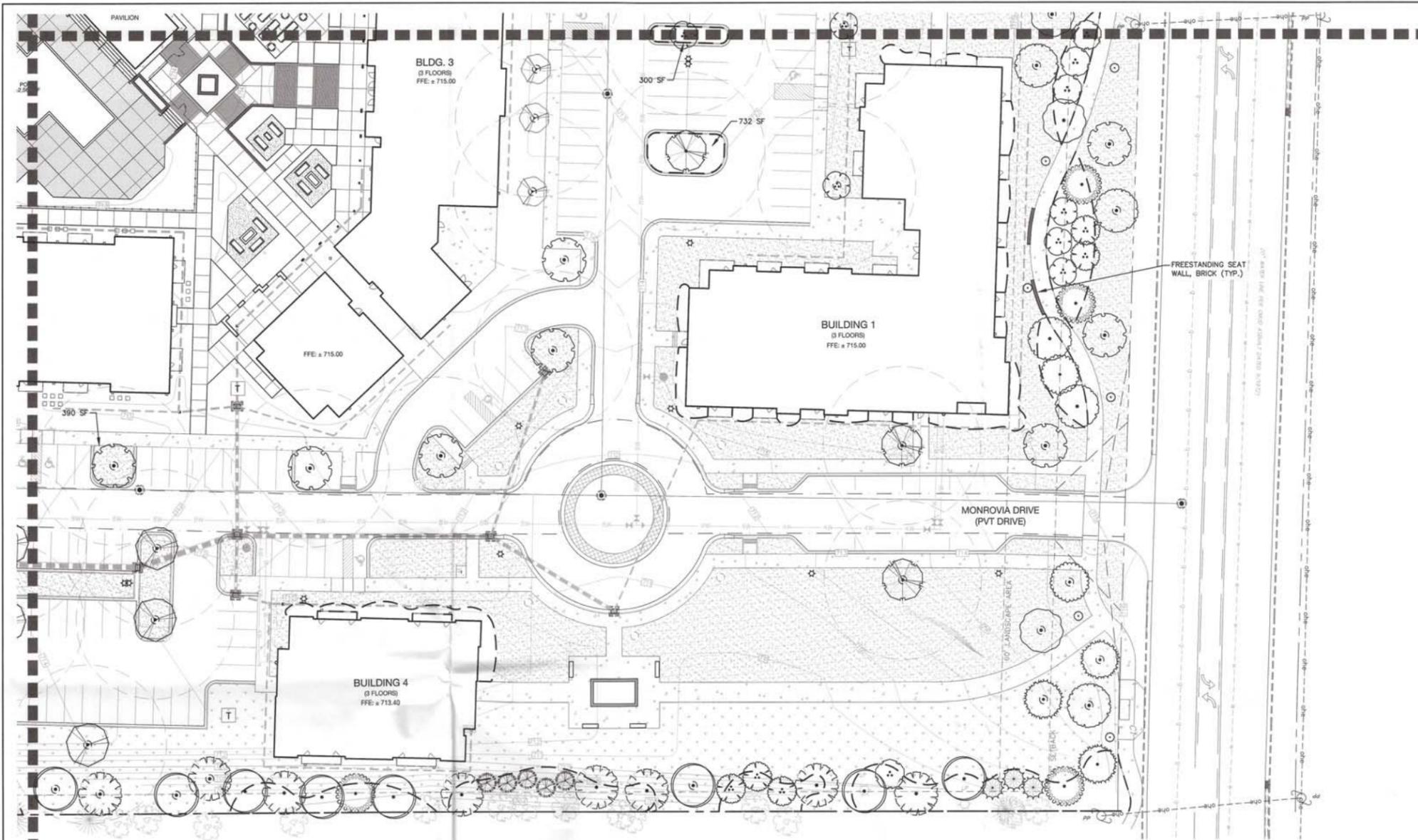
Proximity Matthews

Landscape Plan C
Matthews, Mecklenburg County, North Carolina

NO. DATE: BY: REVISIONS:

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

AA-1.3



PLANT LEGEND 1.4

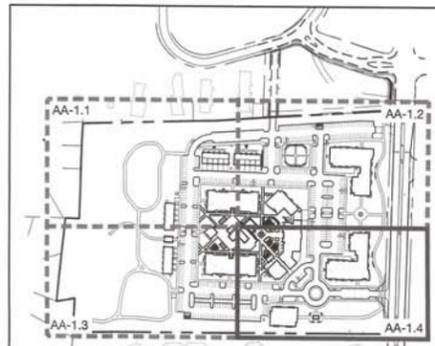
TREES	CODE	BOTANICAL / COMMON NAME
	CCA	CERCIS CANADENSIS 'APPALACHIAN RED' / EASTERN REDBUD
	CKO	CORNUS KOUSA / KOUSA DOGWOOD
	IDW	ILEX DECIDUA 'WARREN'S RED' / POSSUM HAW
	INR	ILEX X 'NELLIE R STEVENS' / NELLIE STEVENS HOLLY
	JVB	JUNIPERUS VIRGINIANA 'BRODIE' / BRODIE COLUMNAR CEDAR
	LFS	LAGERSTROEMIA FAURIEI 'SARA'S FAVORITE' / SARA'S FAVORITE CRAPE MYRTLE
	LTU	LIRIODENDRON TULIPIFERA / TULIP TREE
	MGC	MAGNOLIA GRANDIFLORA 'CLAUDIA WANNAMAKER' / CLAUDIA W. MAGNOLIA
	OAR	OXYDENDRON ARBOREUM / SOURWOOD TREE

	PTA	PINUS TAEDA / LOBLOLLY PINE
	QAC	QUERCUS ACUTISSIMA / SAWTOOTH OAK
	QLH	QUERCUS LYRATA 'HIGHBEAM' / HIGHBEAM OVERCUP OAK
	QNU2	QUERCUS NUTTALLII / NUTTALL OAK
	QPH	QUERCUS PHELLOS / WILLOW OAK
	TDA	TAXODIUM DISTICHUM 'AUTUMN GOLD' / AUTUMN GOLD BALD CYPRESS
	UPA	ULMUS PARVIFOLIA 'ALLEE' / ALLEE LACEBARK ELM
GROUND COVERS	CODE	BOTANICAL / COMMON NAME
	CYNODON DACTYLON	'TIFTUF' / BERMUDA GRASS
	SOD	CYNODON DACTYLON 'TIFTUF' / BERMUDA GRASS

XXX PLANT CODE
XX PLANT QUANTITY

NOTES:
NOTE TO CONTRACTOR: IF GRAPHIC REPRESENTATION OF PLANTINGS ON PLANS DO NOT MATCH QUANTITIES IN PLANT SCHEDULE, GRAPHIC REPRESENTATION OF PLANTINGS WILL GOVERN.
TREES NOT IN A LANDSCAPE BED SHALL RECEIVE A 4" DIAMETER MULCH RING.

(REFER TO RZ# 2016-652)



KEY MAP SCALE: NTS



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Proximity Matthews

Landscape Plan D
Matthews, Mecklenburg County, North Carolina

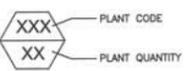
NO. DATE: BY: REVISIONS:

Project No: 17-028
Date: 08.14.19
Designed by: udp
Drawn By: udp
Scale: 1"= 30'
Sheet No:

AA-1.4

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	REMARKS		
	CCA	12	CERCIS CANADENSIS 'APPALACHIAN RED' / EASTERN REDBUD	B & B		8'-10' HT	SPECIMEN		
	CKO	20	CORNUS KOUSA / KOUSA DOGWOOD	B & B	2" CAL	8'-10' HT	SPECIMEN		
	IDW	7	ILEX DECIDUA 'WARREN'S RED' / POSSUM HAW	B & B		8'-10' HT	SPECIMEN		
	IAF	6	ILEX X ATTENUATA 'FOSTER NO. 2' / FOSTER NO. 2 HOLLY	B & B		10'-12' HT	SPECIMEN, FULL TO GROUND		
	INR	5	ILEX X 'NELLIE R STEVENS' / NELLIE STEVENS HOLLY	B & B		10'-12' HT	SPECIMEN, FULL TO GROUND		
	JVB	23	JUNIPERUS VIRGINIANA 'BRODIE' / BRODIE COLUMNAR CEDAR	B & B		8'-10' HT	FULL TO GROUND		
	LFS	14	LAGERSTROEMIA FAURIEI 'SARA'S FAVORITE' / SARA'S FAVORITE CRAPE MYRTLE	B & B		10'-12' HT	SPECIMEN, 3-5 CANES		
	LTU	13	LIRIODENDRON TULIPIFERA / TULIP TREE	B & B	3" CAL	12'-14' HT			
	MGC	6	MAGNOLIA GRANDIFLORA 'CLAUDIA WANNAMAKER' / CLAUDIA W. MAGNOLIA	B & B		10'-12' HT	SPECIMEN, FULL TO GROUND		
	OAR	2	OXYDENDRUM ARBOREUM / SOURWOOD TREE	B & B	2" CAL	8'-10' HT	SPECIMEN		
	PTA	17	PINUS TAEDA / LOBLOLLY PINE	B & B	3" CAL	12'-14' HT	MATCHED		
	QAC	20	QUERCUS ACUTISSIMA / SAWTOOTH OAK	B & B	2"-3" CAL	8'-14' HT.	2" MATCHED, 3" ALONG R/W		
	QLH	20	QUERCUS LYRATA 'HIGHBEAM' / HIGHBEAM OVERCUP OAK	B & B	2"-3" CAL	8'-14' HT.	2" MATCHED, 3" ALONG R/W		
	QNU2	4	QUERCUS NUTTALLII / NUTTALL OAK	B & B	2" CAL	8'-10' HT	SPECIMEN, SINGLE LEADER		
	QNU	2	QUERCUS NUTTALLII / NUTTALL OAK	B & B	4" CAL	14'-16' HT	SPECIMEN, SINGLE LEADER		
	OPH	24	QUERCUS PHELLOS / WILLOW OAK	B & B	2"-4" CAL	8'-16' HT.	2" MATCHED, 3" ALONG NW & SE BOUNDARIES, 4" ALONG R/W		
	TDA	9	TAXODIUM DISTICHUM 'AUTUMN GOLD' / AUTUMN GOLD BALD CYPRESS	B & B	3" CAL	12'-14' HT	SPECIMEN		
	UPA	9	ULMUS PARVIFOLIA 'ALLEE' / ALLEE LACEBARK ELM	B & B	2" CAL	8'-10' HT	SPECIMEN		
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	MIN HEIGHT	MIN WIDTH	SPACING	REMARKS	
	AGE	26	ABELIA X GRANDIFLORA 'EDWARD GOUCHER' / GLOSSY ABELIA	3 GAL	24"	24"	+/- 5' OC	FULL	
	AKP	13	AZALEA KURUME 'PINK PEARL' / KURUME AZALEA	5 GAL			AS SHOWN		
	DSL	9	DISTYLIUM X 'SWING LOW' / SWING LOW DISTYLIUM	3 GAL	12"	18"	AS SHOWN	FULL, ADJUST SPACING PER PLANS	
	IGL	25	ILEX GLABRA / INKBERRY HOLLY	3 GAL	24"	24"	+/- 6' OC	FULL, ADJUST SPACING PER PLANS	
	LCC	19	LOROPETALUM CHINENSE 'CRIMSON FIRE' / CRIMSON FIRE LOROPETALUM	3 GAL	24"	24"	+/- 5' OC	FULL, HEALTHY FOLIAGE	
	MCD	13	MYRICA CERIFERA 'DON'S DWARF' / DON'S DWARF WAX MYRTLE	3 GAL	24"	24"	+/- 5' OC	FULL	
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	CONT				SPACING	REMARKS
		82,495 SF	CYNODON DACTYLON 'TIFTUF' / BERMUDA GRASS	SEED					
	SOD	150,793 SF	CYNODON DACTYLON 'TIFTUF' / BERMUDA GRASS	SOD					
WET POND PLANTINGS	CODE	QTY	BOTANICAL / COMMON NAME	CONT				SPACING	REMARKS
	AIN	544	ASCLEPIAS INCARNATA / SWAMP MILKWEED	4CU/IN PLUG				22" o.c.	
	CTE	486	CAREX TENERA / QUILL SEDGE	4CU/IN PLUG				24" o.c.	
	EDU	395	EUPATORIADELPHUS DUBIUS / DWARF JOE PYE WEED	4CU/IN PLUG				24" o.c.	
		35,500 SF	LANDSCAPE BED						AMENDED SOIL AND DOUBLE HAMMERED HARDWOOD MULCH, IRRIGATED AREA



NOTES:
 1. NOTE TO CONTRACTOR: IF GRAPHIC REPRESENTATION OF PLANTINGS ON PLANS DO NOT MATCH QUANTITIES IN PLANT SCHEDULE, GRAPHIC REPRESENTATION OF PLANTINGS WILL GOVERN.
 2. TREES NOT IN A LANDSCAPE BED SHALL RECEIVE A 4" DIAMETER MULCH RING.
 3. IRRIGATION PLAN BY OTHERS. IN FORM OF PLAN OR SHOP DRAWINGS. SHOP DRAWINGS TO BE PROVIDED TO TOWN OF MATTHEWS PRIOR TO INSTALLATION. NO INSTALLATION OF IRRIGATION UNTIL TOWN OF MATTHEWS PLANNING APPROVES PLANS.

(REFER TO RZ# 2016-652)

LANDSCAPE REQUIREMENTS

STREETSCAPE LANDSCAPING:
 1 LARGE TREE 40' O.C. OR 1 SMALL TREE 30' O.C. WHERE THERE ARE OVERHEAD UTILITIES PRESENT.
 EXISTING TREES IN 60' LANDSCAPE AREA TO BE RETAINED WHERE POSSIBLE AND MEET STREETSCAPE REQUIREMENT.

PERIMETER LANDSCAPING:
 ONE TREE AND 10 SHRUBS REQUIRED FOR EACH 50 LF OF BOUNDARY NOT FACING PUBLIC R.O.W.
 NORTH PROPERTY LINE: 1,072 LF
 COMBINATION OF EXISTING AND PROPOSED VEGETATION MEET TO REQUIREMENT
 WEST PROPERTY LINE: 915 LF
 EXISTING VEGETATION RETAINED TO MEET REQUIREMENT
 SOUTH PROPERTY LINE: 1,166 LF
 COMBINATION OF EXISTING AND PROPOSED VEGETATION TO MEET REQUIREMENT

INTERIOR LANDSCAPING (FOR PARCEL 1/PHASE 1 ONLY):
 ALL PARKING SPACES SHALL BE LOCATED WITHIN 40' OF A TREE.
 ONE TREE REQUIRED FOR EVERY 10 PARKING SPACE PROVIDED.
 483 PKG SPACES / 10 = 48.3 = 49 TREES REQUIRED
 107 LARGE MATURING TREES PROVIDED

SCREENING:
 SCREENING REQUIRED ALONG ALL SIDE AND REAR PROPERTY BOUNDARIES ABUTTING AN EXISTING RESIDENTIAL USE OR RESIDENTIALLY ZONED PROPERTY.
 NORTH PROPERTY LINE: 700 LF ALONG RESIDENTIAL
 COMBINATION OF EXISTING AND PROPOSED VEGETATION TO MEET REQUIREMENT
 WEST PROPERTY LINE: 915 LF ALONG RESIDENTIAL
 EXISTING VEGETATION RETAINED TO MEET REQUIREMENT
 SOUTH PROPERTY LINE: 1,166 LF ALONG RESIDENTIAL
 COMBINATION OF EXISTING AND PROPOSED VEGETATION TO MEET REQUIREMENT

LOADING AREA, SERVICE AREA, OR OUTDOOR STORAGE AREA MUST BE SCREENED FROM PUBLIC R.O.W.

TREE CANOPY:
 >20% EXISTING CANOPY COVERAGE IN R-12 MF DISTRICT REQUIRES 15% CANOPY TO BE ESTABLISHED OR PRESERVED
 TOTAL LAND DISTURBANCE AREA (943,510 - 38134) = 905,376 SF
 905,376 x 15% = 135,806 SF REQUIRED TREE CANOPY (RTC)
 135,806 RTTC / 2,000 SF PER NEW LARGE-MATURING TREE = 67.9 = 68 LG. TREES REQUIRED
 107 PROPOSED
 ± 250 EXISTING TO REMAIN



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Proximity Matthews
 Landscape Notes & Details
 Matthews, Mecklenburg County, North Carolina

NO.	DATE	BY:	REVISIONS:

Project No: 17-028
 Date: 06.14.19
 Designed by: udp
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 Scale: NTS
 Sheet No:
AA-2.0

