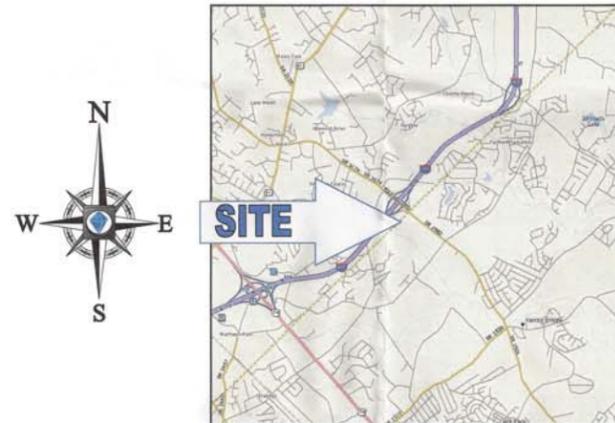


# IDLEWILD MIXED USE REZONING PLAN FOR MPIRE CAPITAL CORPORATION

## LOCATION OF SITE

14916 BOYD FUNDERBURK DRIVE  
TOWN OF MATTHEWS  
MECKLENBURG COUNTY, NC



LOCATION MAP  
SCALE: N.T.S.  
PLAN REFERENCE:

DEVELOPER  
MPIRE CAPITAL CORPORATION  
55 GRANDE POINT DRIVE  
PANAMA CITY, FL 32413  
BRUCE HOLE  
EMAIL: BRUCE@MPIREBIZ.COM  
PHONE: 404-405-2547

PREPARED BY



1927 S. TRYON STREET, SUITE 310  
CHARLOTTE, NC 28203  
Phone: (980) 272-3400  
Fax: (980) 272-3401

NC@BohlerEng.com

CONTACT: MICHAEL THEBERGE, P.E.

## DEVELOPMENT AREA A

| BULK REQUIREMENTS      | EXISTING (R-15) | REQUIRED (R-VS) | PROPOSED (R-VS) |
|------------------------|-----------------|-----------------|-----------------|
| MIN. LOT AREA          | 15,000 SF       | 3,000 SF        | 3,000 SF*       |
| MAX. LOT AREA          | 15,000 SF       | 15 AC           | 14.08 AC        |
| MIN. LOT FRONTAGE      | N/A             | 30'             | 22'-00"         |
| BUILDABLE (LOT AREA %) | N/A             | N/A             | N/A             |
| SETBACK REQUIREMENTS   |                 |                 |                 |
| FRONT SETBACK          | 40'             | 20'             | 13.5'-00"       |
| SIDE SETBACK           | 10'             | 0'              | 0'              |
| REAR SETBACK           | 10'             | 10'             | 10'             |
| LANDSCAPE BUFFER       | 20'             | 20'             | 20'             |
| MAX. BUILDING HEIGHT   | 35'             | 35'             | 35'             |

\* PROPOSED FLEXIBLE DESIGN STANDARDS

## DEVELOPMENT AREA B

| BULK REQUIREMENTS      | EXISTING (R-15) | REQUIRED (R-10C) | PROPOSED (R-10C) |
|------------------------|-----------------|------------------|------------------|
| MIN. LOT AREA          | 15,000 SF       | 15,000 SF        | 8.08 AC          |
| MIN. LOT FRONTAGE      | N/A             | N/A              | N/A              |
| BUILDABLE (LOT AREA %) | N/A             | N/A              | N/A              |
| MIN. BUILDING SETBACK  |                 |                  |                  |
| FRONT SETBACK          | 40'             | 40'              | 40'              |
| SIDE SETBACK           | 10'             | 10'              | 10'              |
| REAR SETBACK           | 10'             | 10'              | 10'              |
| LANDSCAPE BUFFER       | 20'             | 20'              | 20'              |
| MAX. BUILDING HEIGHT   | 35'             | 35'              | 35'              |

\* LANDSCAPE BUFFER IS SUFFICED BY TREE SAVE AREA ALONG THE SOUTHWEST SIDE OF THE PROPERTY

## DEVELOPMENT AREA C

| BULK REQUIREMENTS      | EXISTING (R-15) | REQUIRED (B-1C2) | PROPOSED (B-1C2)     |
|------------------------|-----------------|------------------|----------------------|
| MIN. LOT AREA          | 15,000 SF       | N/A              | 2.88 AC (115,217 SF) |
| MIN. LOT FRONTAGE      | N/A             | N/A              | N/A                  |
| BUILDABLE (LOT AREA %) | N/A             | N/A              | N/A                  |
| MIN. BUILDING SETBACK  |                 |                  |                      |
| FRONT SETBACK          | 40'             | 40'              | 180'                 |
| SIDE SETBACK           | 10'             | 10'              | 10'                  |
| REAR SETBACK           | 10'             | 10'              | 10'                  |
| LANDSCAPE BUFFER       | 20'             | 20'              | 20'                  |
| MAX. BUILDING HEIGHT   | 35'             | 40'              | 40'                  |

NOTE:  
1. SITE PLAN AND BUILDING ELEVATIONS WILL BE SUBMITTED TO THE BOARD FOR THIS DEVELOPMENT AREA AT THE TIME OF DEVELOPMENT. LAYOUT SHOWN IS CONCEPTUAL ONLY.  
2. ALL PROPOSED ZONING ACREAGE INCLUDE PROPOSED RIGHT OF WAY

## SHEET INDEX

| SHEET TITLE                  | SHEET NUMBER |
|------------------------------|--------------|
| COVER SHEET                  | RZ-1         |
| TECHNICAL DATA SHEET         | RZ-2         |
| LANDSCAPE DATA SHEET         | RZ-3         |
| FLEXIBLE DESIGN STANDARDS    | RZ-4         |
| PEDESTRIAN CONNECTIVITY PLAN | RZ-5         |
| RENDERING                    | RZ-6 - RZ-7  |
| DESIGN STANDARDS SHEET       | RZ-8         |

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SITE CIVIL AND CONSULTING ENGINEERING  
LAND SURVEYING  
PROGRAM MANAGEMENT  
LANDSCAPE ARCHITECTURE  
SUSTAINABLE DESIGN  
PERMITTING SERVICES  
TRANSPORTATION SERVICES

### REVISIONS

| REV | DATE     | COMMENT                   | BY  |
|-----|----------|---------------------------|-----|
| 1   | 11/28/18 | REZONING HEARING COMMENTS | ODR |
| 2   | 12/20/18 | TREE SAVE REVISIONS       | ODR |
| 3   | 12/28/18 | REZONING HEARING COMMENTS | ODR |
| 4   | 5/1/19   | REZONING HEARING COMMENTS | ODR |

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NOT APPROVED FOR CONSTRUCTION

PROJECT No.: NCC172186  
DRAWN BY: ODR/RJB  
CHECKED BY: MAT  
DATE: 12/07/18  
SCALE: NTS  
CAD I.D.: RZ3

PROJECT: IDLEWILD  
RESIDENTIAL  
REZONING PLAN  
FOR  
MPIRE CAPITAL  
CORPORATION

LOCATION OF SITE  
14916 BOYD FUNDERBURK DR  
TOWN OF MATTHEWS,  
MECKLENBURG COUNTY, NC

**BOHLER ENGINEERING NC, PLLC**  
NCCBELS P-1132  
1927 S. TRYON STREET, SUITE 310  
CHARLOTTE, NC 28203  
Phone: (980) 272-3400  
Fax: (980) 272-3401  
NC@BohlerEng.com

SHEET TITLE  
**COVER SHEET**

SHEET NUMBER  
**RZ-1**

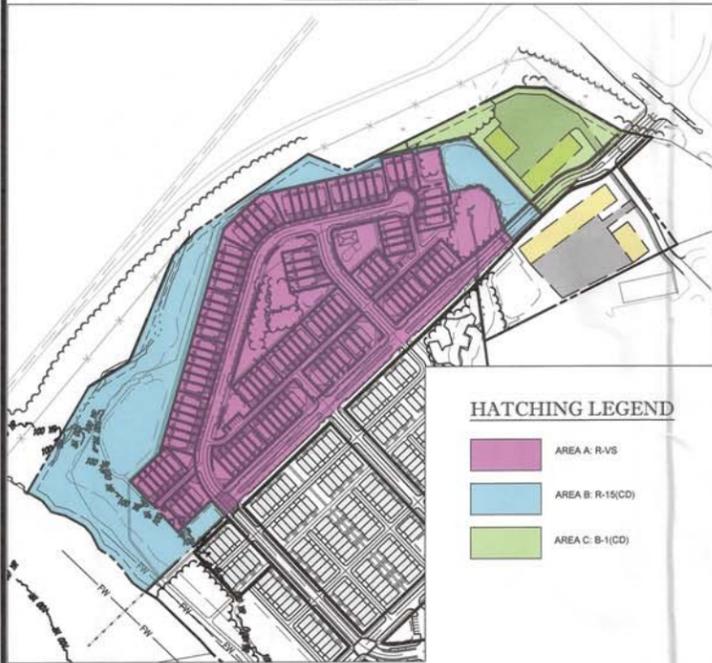
R-15 to R-VS, R-15 (CD) + B-1 (CD) Approved Elevations Attached

Board of Commissioners  
**APPROVED**  
5/28/19  
Lori Castaneda, Town Clerk

2018.09.15-3-19

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT FROM SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN FULL COMPLIANCE WITH LOCAL, STATE AND FEDERAL CODES.

ZONING MAP



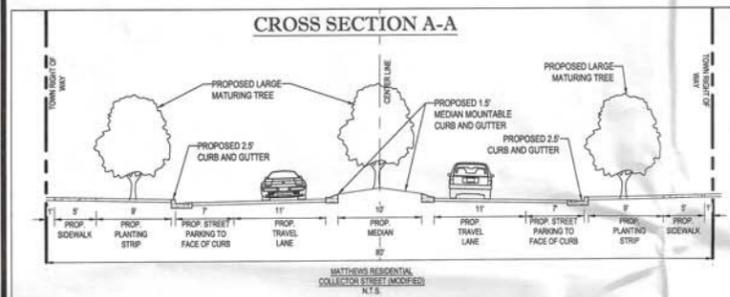
HATCHING LEGEND

- AREA A: R-VS
- AREA B: R-15(CD)
- AREA C: B-1(CD)

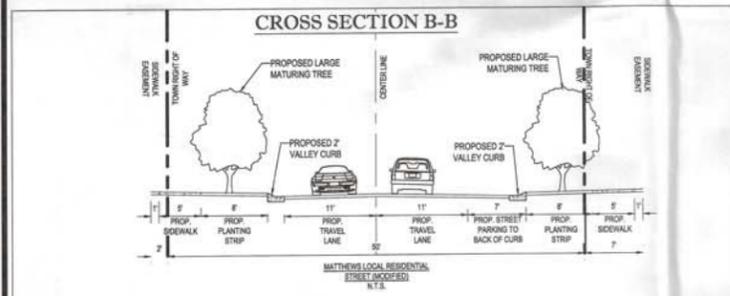


LOCATION MAP

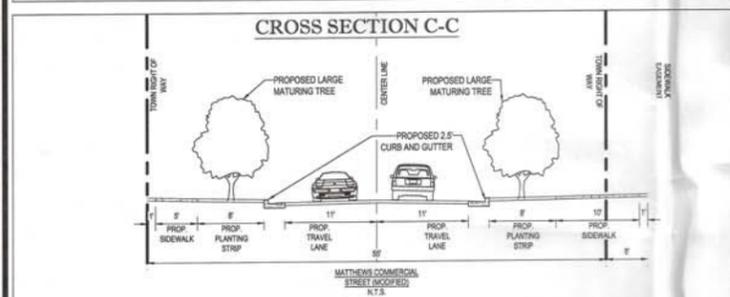
| PARKING TABLE               |                                              |                    |                                                                                                                                                                                                                              |
|-----------------------------|----------------------------------------------|--------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                             | REQUIRED                                     | PROVIDED           | REMARKS                                                                                                                                                                                                                      |
| MATTHEWS                    |                                              |                    |                                                                                                                                                                                                                              |
| FRONT/REAR LOADED TOWNHOUSE | 2 PER UNIT x 115 UNITS<br>230 PARKING SPACES | 533 PARKING SPACES | 49 - FRONT LOADED UNITS: 2 GARAGE, 2 DRIVEWAY = 198 SPACES<br>86 - REAR LOADED UNITS: 2 GARAGE, 2 DRIVEWAY = 364 SPACES<br>ON-STREET PARKING: 73 SPACES. MIN 2 CAR GARAGE 18' CLEAR INSIDE, MIN 2 CAR DRIVEWAY MIN 16' CLEAR |



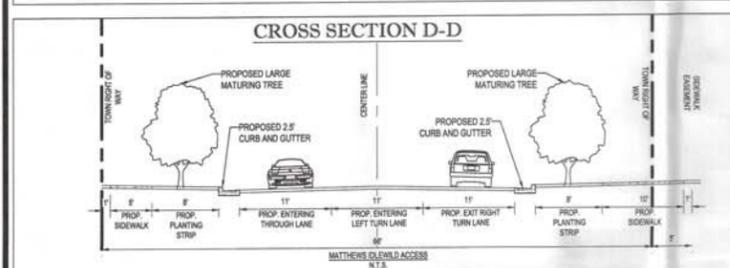
CROSS SECTION A-A



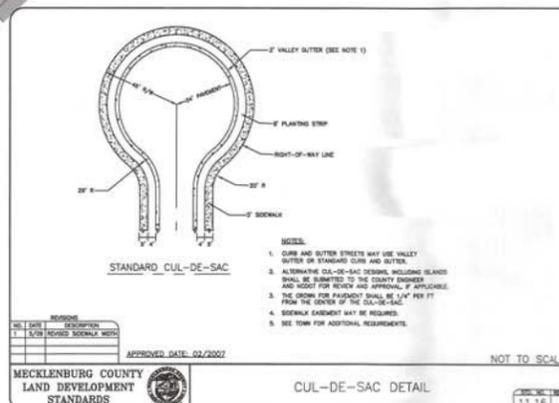
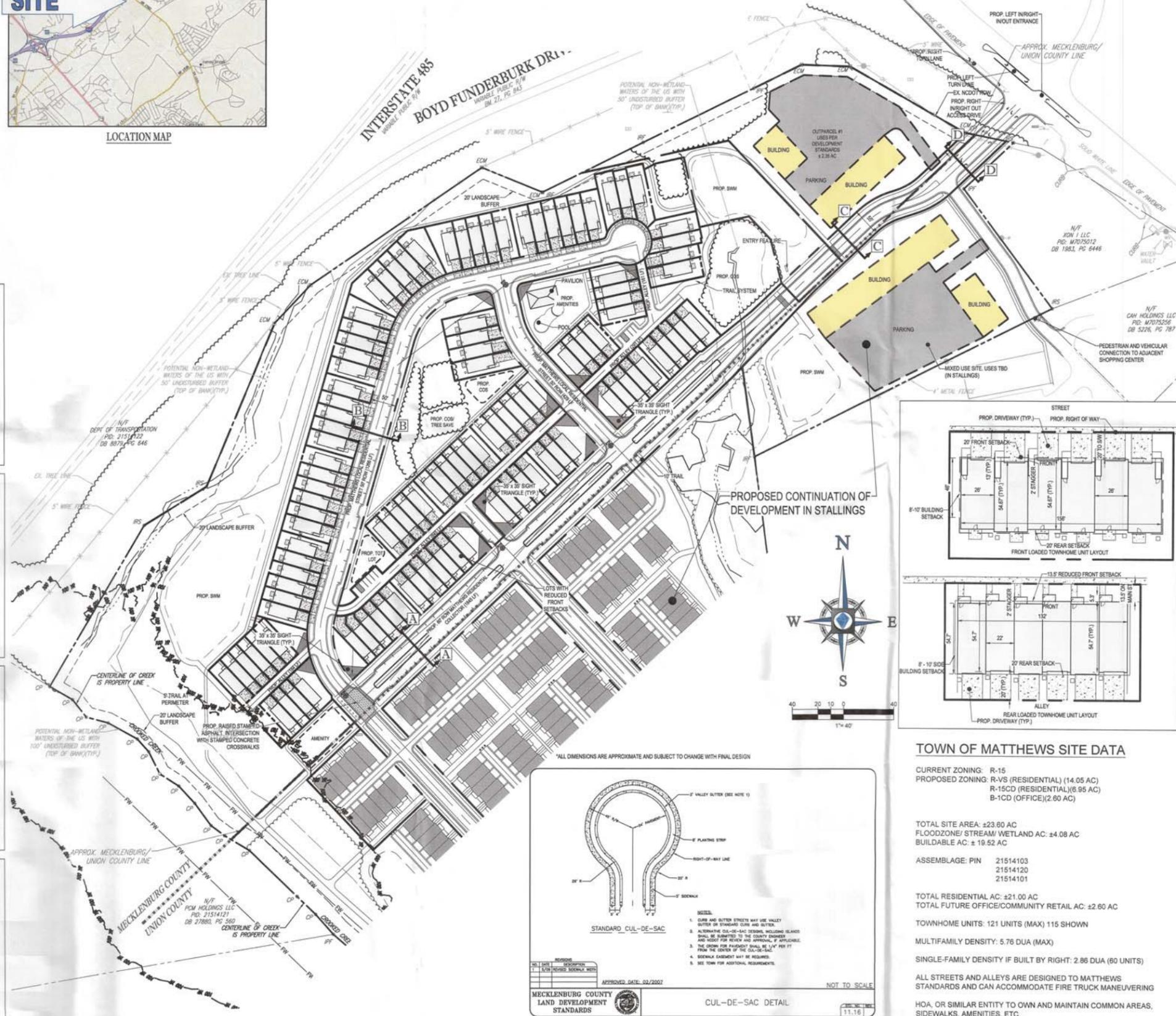
CROSS SECTION B-B



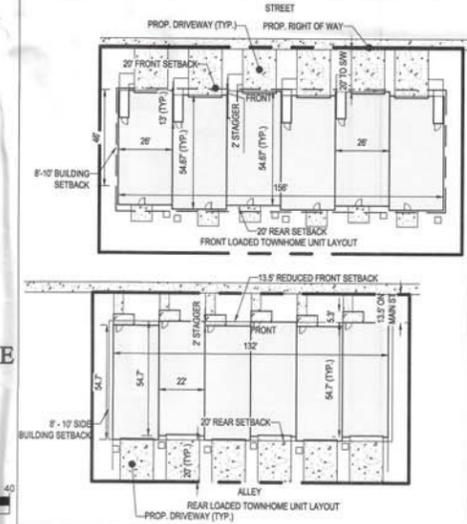
CROSS SECTION C-C



CROSS SECTION D-D



CUL-DE-SAC DETAIL



TOWN OF MATTHEWS SITE DATA

CURRENT ZONING: R-15  
 PROPOSED ZONING: R-VS (RESIDENTIAL) (14.05 AC)  
 R-15CD (RESIDENTIAL) (6.95 AC)  
 B-1CD (OFFICE) (2.60 AC)

TOTAL SITE AREA: ±23.60 AC  
 FLOODZONE/ STREAM/ WETLAND AC: ±4.08 AC  
 BUILDABLE AC: ±19.52 AC

ASSEMBLAGE: PIN 21514103  
 21514120  
 21514101

TOTAL RESIDENTIAL AC: ±21.00 AC  
 TOTAL FUTURE OFFICE/COMMUNITY RETAIL AC: ±2.60 AC

TOWNHOME UNITS: 121 UNITS (MAX) 115 SHOWN  
 MULTIFAMILY DENSITY: 5.76 DUA (MAX)  
 SINGLE-FAMILY DENSITY IF BUILT BY RIGHT: 2.86 DUA (60 UNITS)

ALL STREETS AND ALLEYS ARE DESIGNED TO MATTHEWS STANDARDS AND CAN ACCOMMODATE FIRE TRUCK MANEUVERING  
 HOA, OR SIMILAR ENTITY TO OWN AND MAINTAIN COMMON AREAS, SIDEWALKS, AMENITIES, ETC.

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 LAND SURVEYING  
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 LANDSCAPE ARCHITECTURE  
 SUSTAINABLE DESIGN  
 PERMITTING SERVICES  
 TRANSPORTATION SERVICES

| REVISIONS |          |                           |     |  |
|-----------|----------|---------------------------|-----|--|
| REV       | DATE     | COMMENT                   | BY  |  |
| 1         | 11/28/18 | REZONING HEARING COMMENTS | ODR |  |
| 2         | 12/20/18 | TREE SAVE REVISIONS       | ODR |  |
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| 4         | 5/1/19   | REZONING HEARING COMMENTS | ODR |  |

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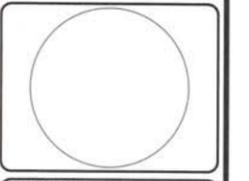
**NOT APPROVED FOR CONSTRUCTION**

PROJECT No: NCC172166  
 DRAWN BY: MAT  
 CHECKED BY: MAT  
 DATE: 12/07/18  
 SCALE: AS NOTED  
 CAD ID: RZ

**IDLEWILD RESIDENTIAL REZONING PLAN**  
 FOR  
**MPIRE CAPITAL CORPORATION**

LOCATION OF SITE  
 14916 BOYD FUNDERBURK DR  
 TOWN OF MATTHEWS,  
 MECKLENBURG COUNTY, NC

**BOHLER ENGINEERING NC, PLLC**  
 1927 S. TRYON STREET, SUITE 310  
 CHARLOTTE, NC 28203  
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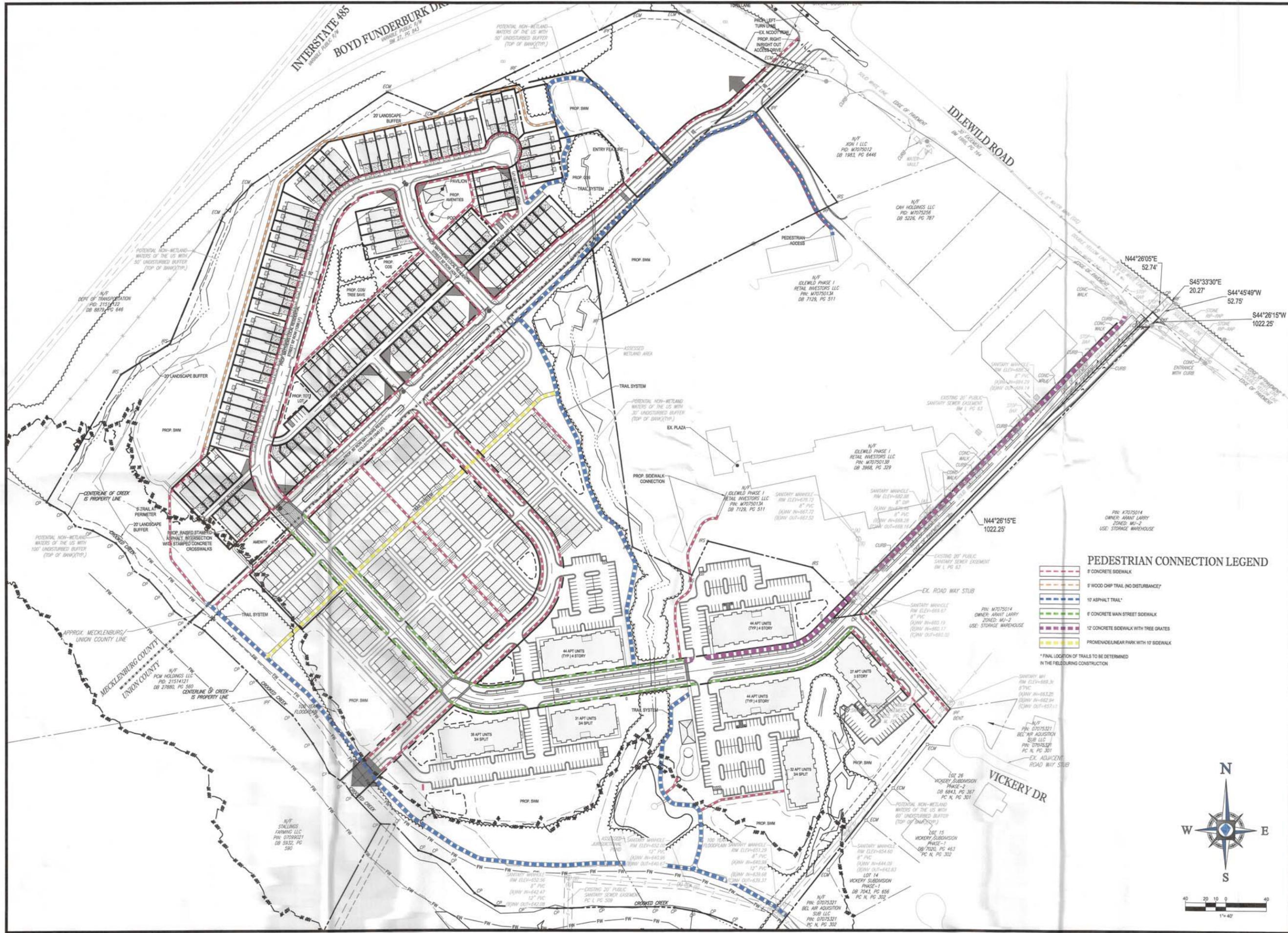


**TECHNICAL DATA SHEET**

SHEET NUMBER  
**RZ-2**







**PEDESTRIAN CONNECTION LEGEND**

- 8' CONCRETE SIDEWALK
- 8' WOOD CHIP TRAIL (NO DISTURBANCE)
- 10' ASPHALT TRAIL\*
- 8' CONCRETE MAIN STREET SIDEWALK
- 12' CONCRETE SIDEWALK WITH TREE GRATES
- PROMENADE/LINEAR PARK WITH 10' SIDEWALK

\* FINAL LOCATION OF TRAILS TO BE DETERMINED IN THE FIELD/DURING CONSTRUCTION

**REVISIONS**

| REV | DATE     | COMMENT                   | BY  |
|-----|----------|---------------------------|-----|
| 1   | 11/28/18 | REZONING HEARING COMMENTS | ODR |
| 2   | 12/20/18 | TREE SAVE REVISIONS       | ODR |
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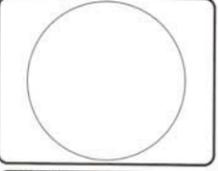
**NOT APPROVED FOR CONSTRUCTION**

PROJECT No.: NCC172166  
 DRAWN BY: ODR/RJB  
 CHECKED BY: MAT  
 DATE: 12/07/18  
 SCALE: NTS  
 CAD ID: RZ

**IDLEWILD RESIDENTIAL REZONING PLAN**  
 FOR  
**MPIRE CAPITAL CORPORATION**

LOCATION OF SITE  
 14916 BOYD FUNDERBURK DR  
 TOWN OF MATTHEWS,  
 MECKLENBURG COUNTY, NC

**BOHLER ENGINEERING NC, PLLC**  
 NCELS P-1102  
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 Phone: (980) 272-3400  
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SHEET TITLE:  
**PEDESTRIAN CONNECTIVITY PLAN**  
 SHEET NUMBER:  
**RZ-5**

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 TRANSPORTATION SERVICES



**DEVELOPMENT SUMMARY**

**MATTHEWS:**

FRONT LOAD: 49

REAR LOAD: 66

**TOTAL: 115**

A MAXIMUM OF 121  
UNITS ARE ALLOWED

**STALLINGS:**

REAR LOAD: 148

**TOTAL: 148**

A MAXIMUM OF 150  
UNITS ARE ALLOWED

**APARTMENTS: 270 TOTAL**

**IN 7 BUILDINGS**

**TOTAL NUMBER OF**

**TOWNHOMES**

FRONT LOAD (26' WIDTH): 49

REAR LOAD MATTHEWS: (22' WIDTH): 66

REAR LOAD STALLINGS: (20' WIDTH): 148

**TOTAL: 263**

**MAX TOTAL: 271**

**DEVELOPMENT SUMMARY**

**MATTHEWS:**

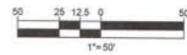
FRONT LOAD: 49  
REAR LOAD: 66  
TOTAL: 115

A MAXIMUM OF 121  
UNITS ARE ALLOWED



**IDLEWILD MIXED-USE DEVELOPMENT**

MATTHEWS/STALLINGS, NC







Logan "B"

Hayes "C"

Logan "C"

Hayes "A"

Logan "A"

Hayes "B"

**26' Wide Front Load Townhomes  
2-Story Brick 6-Plex  
Front Elevation**

04.15.19



The drawings presented are illustrations of character and design intent only, and are subject to change based upon final design considerations (i.e., applicable codes, structural, and MEP design requirements, and plan / floor plan changes, etc.)  
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2018-691  
5-1-19



**26' Wide Front Load Townhomes  
2-Story Brick 6-Plex  
Left Side - Logan Elevation 'B'**

04.15.19



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**26' Wide Front Load Townhomes  
2-Story Brick 6-Plex  
Right Side - Hayes Elevation 'B'**

04.15.19



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Hayes "B"

Logan "A"

Hayes "A"

Logan "C"

Hayes "C"

Logan "B"

**26' Wide Front Load Townhomes  
2-Story Brick 6-Plex  
Rear Elevation**

04.15.19



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Elevation "A"

Elevation "B"

Elevation "C"

Elevation "B"

Elevation "A"

**22' x 54' Wide Alley Load Townhomes**  
**2-Story Brick 5-Plex**  
**Front Elevation**

04.16.19



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**22' x 54' Wide Alley Load Townhomes**  
**2-Story Brick 5-Plex**  
**Left Side Elevation 'A'**

04.12.19



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Elevation "A"

Elevation "B"

Elevation "C"

Elevation "B"

Elevation "A"

**22' x 54' Wide Alley Load Townhomes**  
**2-Story Brick 5-Plex**  
**Rear Elevation**

04.12.19



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