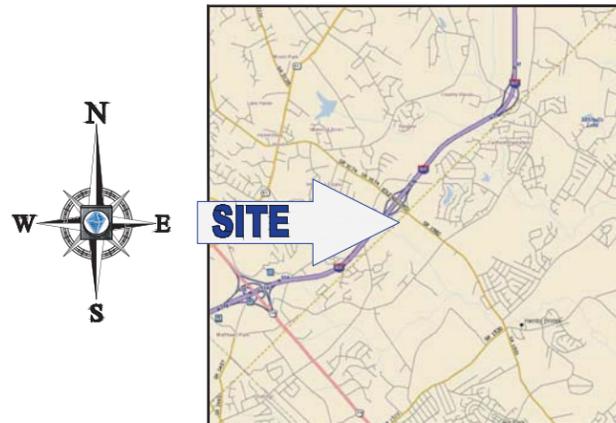


IDLEWILD MIXED USE REZONING PLAN FOR MPIRE CAPITAL CORPORATION

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 POINTE DRIVE
PANAMA CITY, FL 32413
BRUCE MOÛLE
EMAIL: BRUCE@BAHDEV.BIZ
PHONE: 404-405-2547

PREPARED BY



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Fax: (980) 272-3401
NC@BohlerEng.com
CONTACT: MICHAEL THEBERGE

SUPERCEDED 2018-691
12/31/2018

DEVELOPMENT AREA A

BULK REQUIREMENTS	EXISTING (R-1S)	REQUIRED (R-1S)	PROPOSED (R-1S)
MIN. LOT AREA	15,000 SF	3,000 SF	2,000 SF*
MAX. LOT AREA	15,000 SF	15 AC	13.89 AC
MIN. LOT WIDTH	NA	30'	11.5' - 20'
BUILDABLE LOT AREA (%)	NA	NA	NA
MIN. BUILDING SETBACK			
FRONT SETBACK	40'	20'	20' (1)
SIDE SETBACK	10'	0'8"	0'8"
SIDE STREET SETBACK	10'	10'	10'
REAR SETBACK	50'	20'	20'
LANDSCAPE BUFFER	20'	20'	20'
MAX. BUILDING HEIGHT	35'	35'	35'

* PROPOSED FLEXIBLE DESIGN STANDARDS

DEVELOPMENT AREA B

BULK REQUIREMENTS	EXISTING (R-1S)	REQUIRED (R-1SCD)	PROPOSED (R-1SCD)
MIN. LOT AREA	15,000 SF	15,000 SF	7.01 AC
MIN. LOT FRONTAGE	NA	NA	NA
BUILDABLE LOT AREA (%)	NA	NA	NA
MIN. BUILDING SETBACK			
FRONT SETBACK	40'	40'	40'
SIDE SETBACK	10'	10'	10'
SIDE STREET SETBACK	10'	10'	10'
REAR SETBACK	55'	55'	55'
LANDSCAPE BUFFER	20'	20'	20'
MAX. BUILDING HEIGHT	35'	35'	35'

NA - NOT APPLICABLE NS - NOT SPECIFIED (V) = VARIANCE (W) = WAIVER (E) = EXISTING NON-COMFORMANCE

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

DEVELOPMENT AREA C

BULK REQUIREMENTS	EXISTING (R-1S)	REQUIRED (B-1C)	PROPOSED (B-1C)
MIN. LOT AREA	15,000 SF	NA	2.00 AC (11,521 SF)
MIN. LOT FRONTAGE	NA	NA	NA
BUILDABLE LOT AREA (%)	NA	NA	NA
MIN. BUILDING SETBACK			
FRONT SETBACK	40'	40'	TBD*
SIDE SETBACK	10'	10'	10'
SIDE STREET SETBACK	10'	10'	10'
REAR SETBACK	55'	10'	10'
LANDSCAPE BUFFER	20'	20'	20'
MAX. BUILDING HEIGHT	35'	40'	40'

NA - NOT APPLICABLE NS - NOT SPECIFIED (V) = VARIANCE (W) = WAIVER (E) = EXISTING NON-COMFORMANCE

- NOTE:
- 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.
 - 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

CONTACT INFORMATION

REFERENCES

SURVEY:
BOHLER ENGINEERING NC, PLLC
"TOPOGRAPHIC & TREE SURVEY PROPERTY OF JERRY & IRMA FUNDERBURK, GERALD LEE FUNDERBURK, DANNY & ROBIN PRICE, DEE & PATRICIA RITTENOUR, DOUG & TERI MARSH"
420 HAWTHORNE LANE, CHARLOTTE NC 28204
PROJECT #: 84638
DATED: 9/20/18
REVISED: 10/15/18

GOVERNING AGENCIES

TOWN OF MATTHEWS - PLANNING AND DEVELOPMENT DEPARTMENT
232 MATTHEWS STATION STREET
MATTHEWS, NC 28105
PHONE: (704) 847-4411
FAX: (704) 845-1964

TOWN OF MATTHEWS - PUBLIC WORKS

1600 TRANK TOWN ROAD
MATTHEWS, NC 28105
PHONE: (704) 708-1244
CONTACT: MERRIE SALVO

MECKLENBURG COUNTY LAND DEVELOPMENT

2145 SUTTLE AVENUE
CHARLOTTE, NC 28208
PHONE: 704-336-7900 OR 311

NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT)

DIVISION 10 - DISTRICT 2
7805 DISTRICT DRIVE
CHARLOTTE, NC 28213
PHONE: (980) 523-0000
FAX: (704) 982-3146
CONTACT: JEB SMITH



SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES
NCEBELS P-1132

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



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CONSTRUCTION

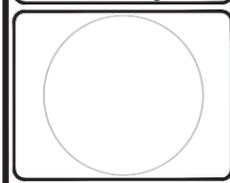
PROJECT No.: NCC172166
DRAWN BY: ODR/RJB
CHECKED BY: MAT
DATE: 12/07/18
SCALE: NTS
CAD L.D.: RZ3

PROJECT: IDLEWILD
RESIDENTIAL
REZONING PLAN
FOR
MPIRE CAPITAL
CORPORATION

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



1927 S. TRYON STREET, SUITE 310
CHARLOTTE, NC 28203
Phone: (800) 272-3400
Fax: (800) 272-3401
NC@BohlerEng.com



SHEET TITLE:

COVER SHEET

SHEET NUMBER:

RZ-1



LOCATION MAP

HATCHING LEGEND

- EXISTING CANOPY TREE SAVE/ UNDISTURBED OPEN SPACE
- NEW PLANTED TREE SAVE/ UNDISTURBED OPEN SPACE

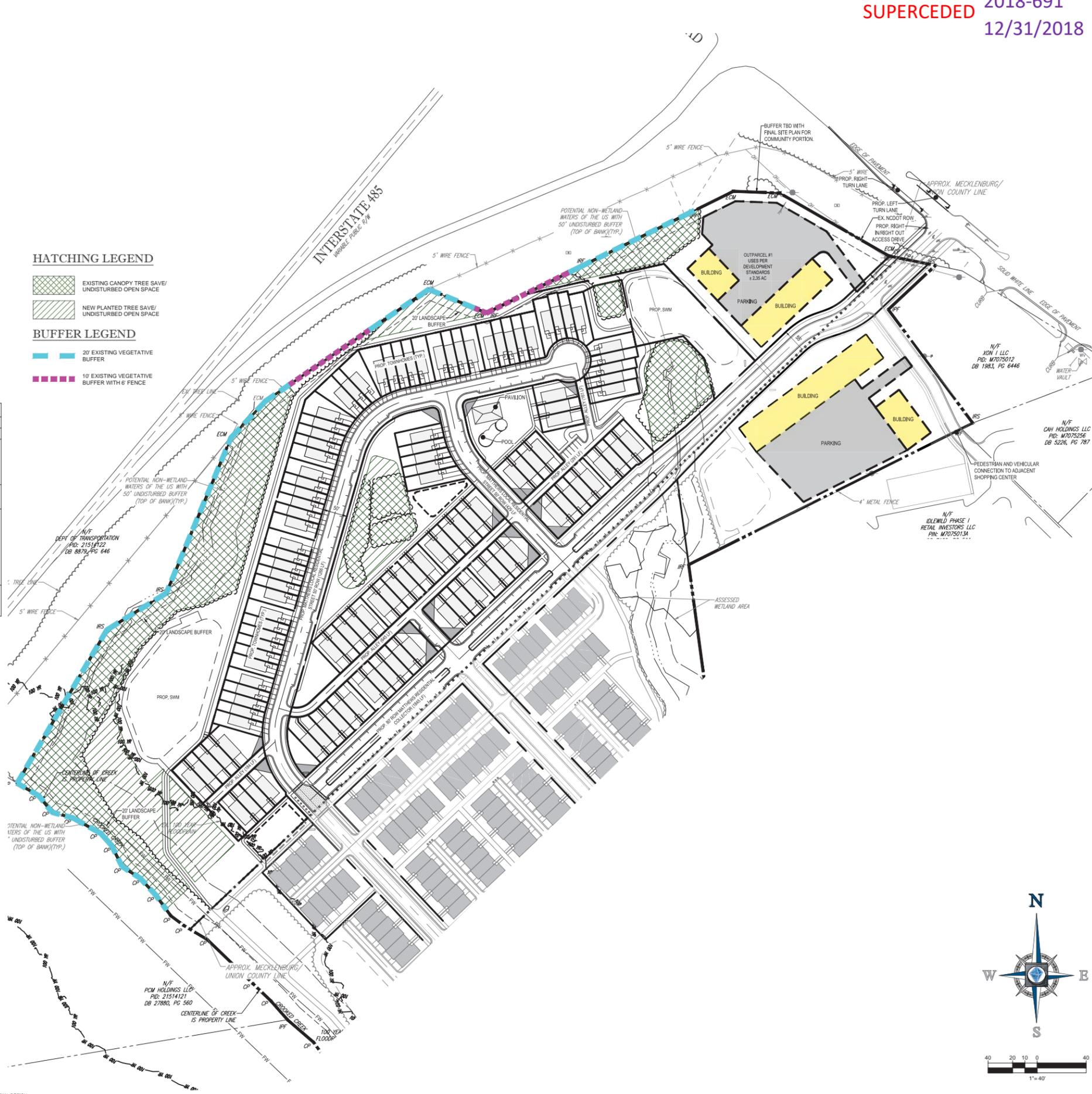
BUFFER LEGEND

- 20' EXISTING VEGETATIVE BUFFER
- 10' EXISTING VEGETATIVE BUFFER WITH 6' FENCE

LANDSCAPE TABLE

	REQUIRED	PROVIDED	REMARKS
MATTHEWS			
TREE CANOPY PRESERVATION	(R-VS) - 8% (10.42 x 0.08 = 0.83 AC) (B-1) - 12% (2.35 x 0.12 = 0.28 AC) (R-15) - 20% (6.89 x 0.20 = 1.38 AC) TOTAL = 2.49 AC *ALL TREE SAVE CALCULATIONS DO NOT INCLUDE PROPOSED RIGHT OF WAY	(R-VS) - 0.84 AC EX. CANOPY (8.1%) (TOTAL 1.00 AC WITH REPLANTING) (B-1) - 0.32 AC (13.6%) (ALL EX. CANOPY) (R-15) - 2.49 AC EX. CANOPY (36.2%) (TOTAL 3.56 AC WITH REPLANTING)	TOTAL EXISTING CANOPY* 0.84 + 0.32 + 2.49 = 3.65 AC (18.6%) TOTAL TREE CANOPY WITH REPLANTING* 1.00 + 0.32 + 3.56 = 4.88 AC (24.8%)
UNDISTURBED OPEN SPACE	10% (2.38 AC) (BASED ON GREATER THAN 50% BUILT-UPON AREA)	4.88 AC (20.7%)	
STREET TREES	A PLANTING STRIP WHOSE TOTAL LENGTH SHALL BE EQUAL TO THE TOTAL LENGTH OF THE PROPERTY LINE ADJACENT TO THE PUBLIC RIGHT-OF-WAY, OR IN THE PUBLIC RIGHT-OF-WAY IF SUFFICIENT ROOM EXISTS BETWEEN CURB AND SIDEWALK, EXCLUSIVE OF ACCESS DRIVES AND TRAPEZOIDAL TRIANGLES. THE WIDTH OF THE STRIP SHALL BE A MINIMUM OF EIGHT FEET (8') AND SHALL GENERALLY START IMMEDIATELY ADJACENT TO THE STREET SIDE PROPERTY LINE	STREET TREES ARE BEING PROVIDED PER CODE	
PERIMETER TREES	OPTION 1 4 LARGE TREES 2 SMALL TREES 12 SHRUBS (PER 100 LF)	4 LARGE TREES 2 SMALL TREES 12 SHRUBS (PER 100 LF)	PERIMETER PLANTING REQUIREMENTS ALONG SOUTHWEST SIDE OF SITE ARE BEING MET THROUGH TREE SAVE

*A MINIMUM OF 15 PERCENT OF THE SITE EXCLUDING PROPOSED RIGHT OF WAY SHALL BE DEVOTED TO TREE PRESERVATION AREAS. A MINIMUM OF 20 PERCENT OF THE SITE SHALL BE TREE CANOPY INCLUDING EXISTING TREES AND NEW VEGETATION.



BOHLER ENGINEERING NC, PLLC
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

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

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
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CHARLOTTE, NC 28203
Phone: (880) 272-3400
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NC@BohlerEng.com

LANDSCAPE DATA SHEET

SHEET NUMBER:
RZ-3



*ALL DIMENSIONS ARE APPROXIMATE AND SUBJECT TO CHANGE WITH FINAL DESIGN

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

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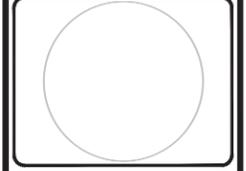
NOT APPROVED FOR CONSTRUCTION

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

**PROJECT: IDELWILD
RESIDENTIAL
REZONING PLAN
FOR
MPIRE CAPITAL
CORPORATION**

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

BOHLER
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NCC183 P-11-12
1927 S. TRYON STREET, SUITE 310
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NC@BohlerEng.com



SHEET TITLE:
**FLEXIBLE
DESIGN
STANDARDS**
SHEET NUMBER:
RZ-4

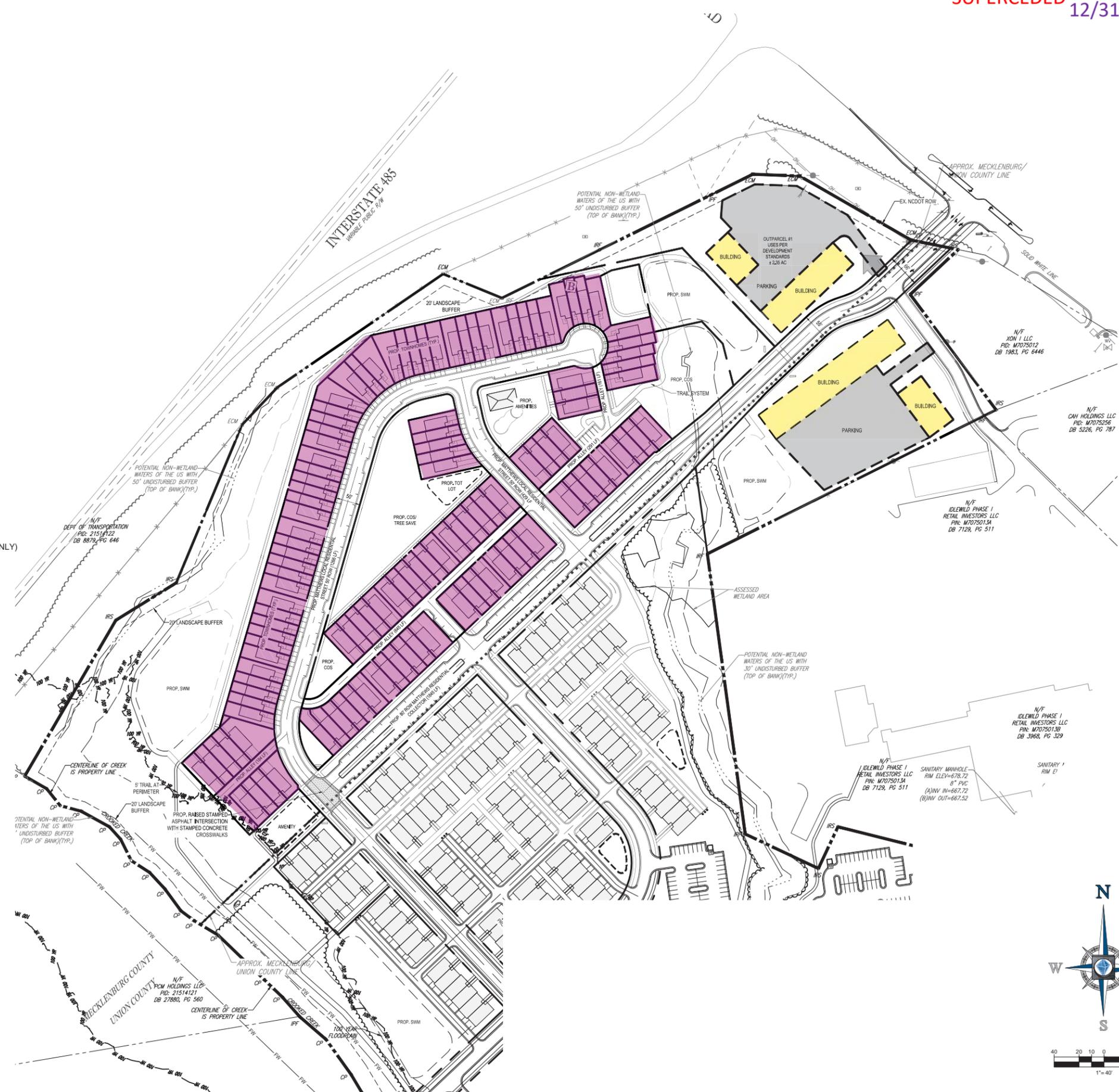
HATCHING LEGEND



FLEXIBLE DESIGN
STANDARDS (7.08 AC)

FLEXIBLE DESIGN STANDARDS

	REQUIRED	PROVIDED
1. REDUCED FRONT SETBACK	20'	13.5' (REAR LOAD UNITS ONLY)
2. REDUCED LOT AREA	3,000 SF	2,037 SF MIN
3. REDUCED LOT WIDTH	30'	20' MIN



SUPERCEDED 2018-691
12/31/2018

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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

811

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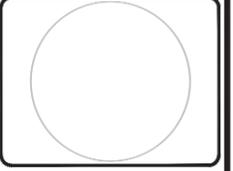
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DRAWN BY: ODR/RJB
CHECKED BY: MAT
DATE: 12/07/18
SCALE: NTS
CAD ID: RZ

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

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

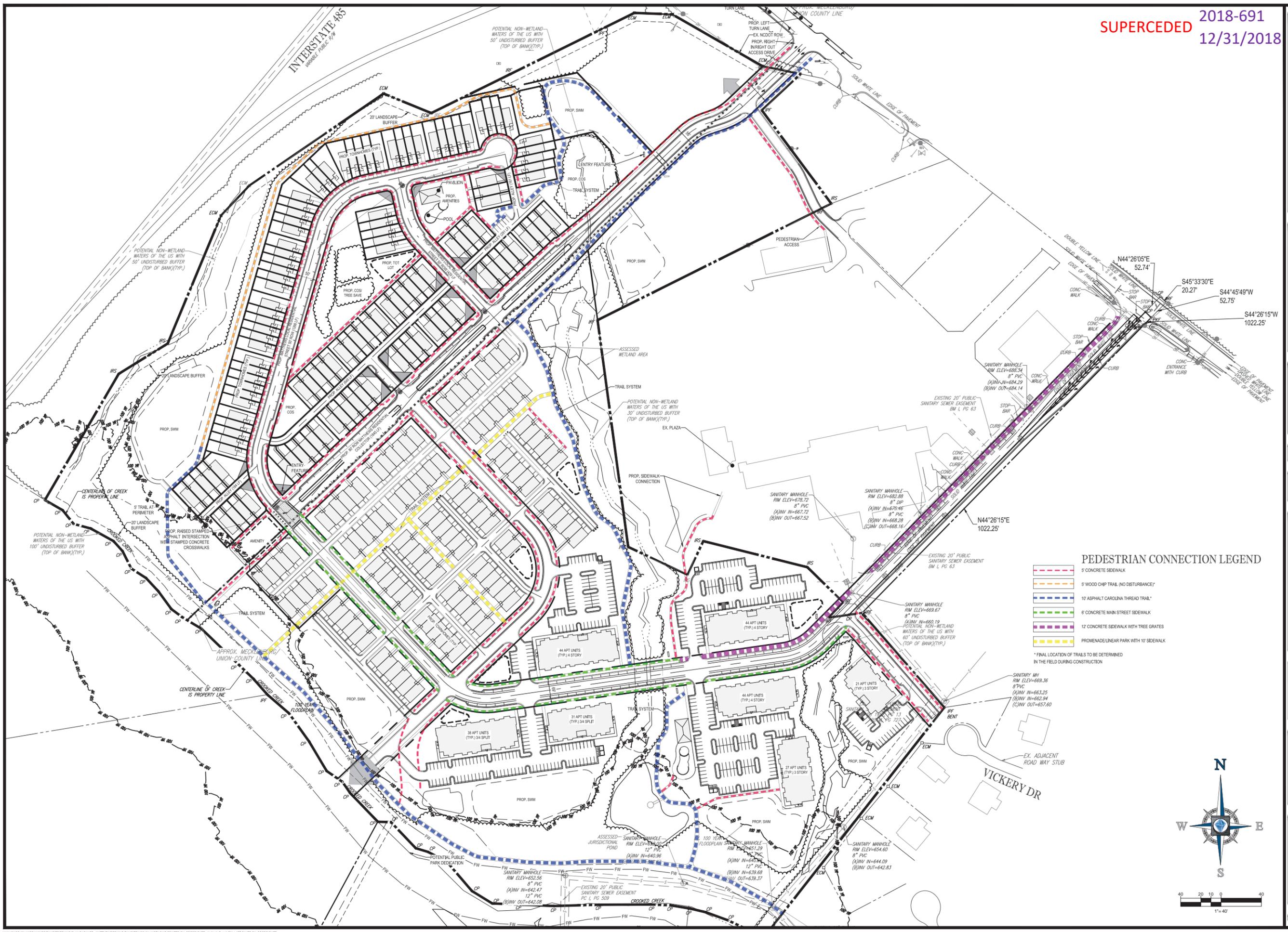
BOHLER
ENGINEERING NC, PLLC
NCC18-011-02

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CHARLOTTE, NC 28203
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Fax: (800) 272-3401
NC@BohlerEng.com



SHEET TITLE:
PEDESTRIAN CONNECTIVITY PLAN

SHEET NUMBER:
RZ-5



PEDESTRIAN CONNECTION LEGEND

- 5' CONCRETE SIDEWALK
- 5' WOOD CHIP TRAIL (NO DISTURBANCE)
- 10' ASPHALT CAROLINA THREAD TRAIL
- 6' 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



DEVELOPMENT SUMMARY

MATTHEWS:

FRONT LOAD: 59
 REAR LOAD: 62
 TOTAL: 121

STALLINGS:

REAR LOAD: 127
 TOTAL: 127

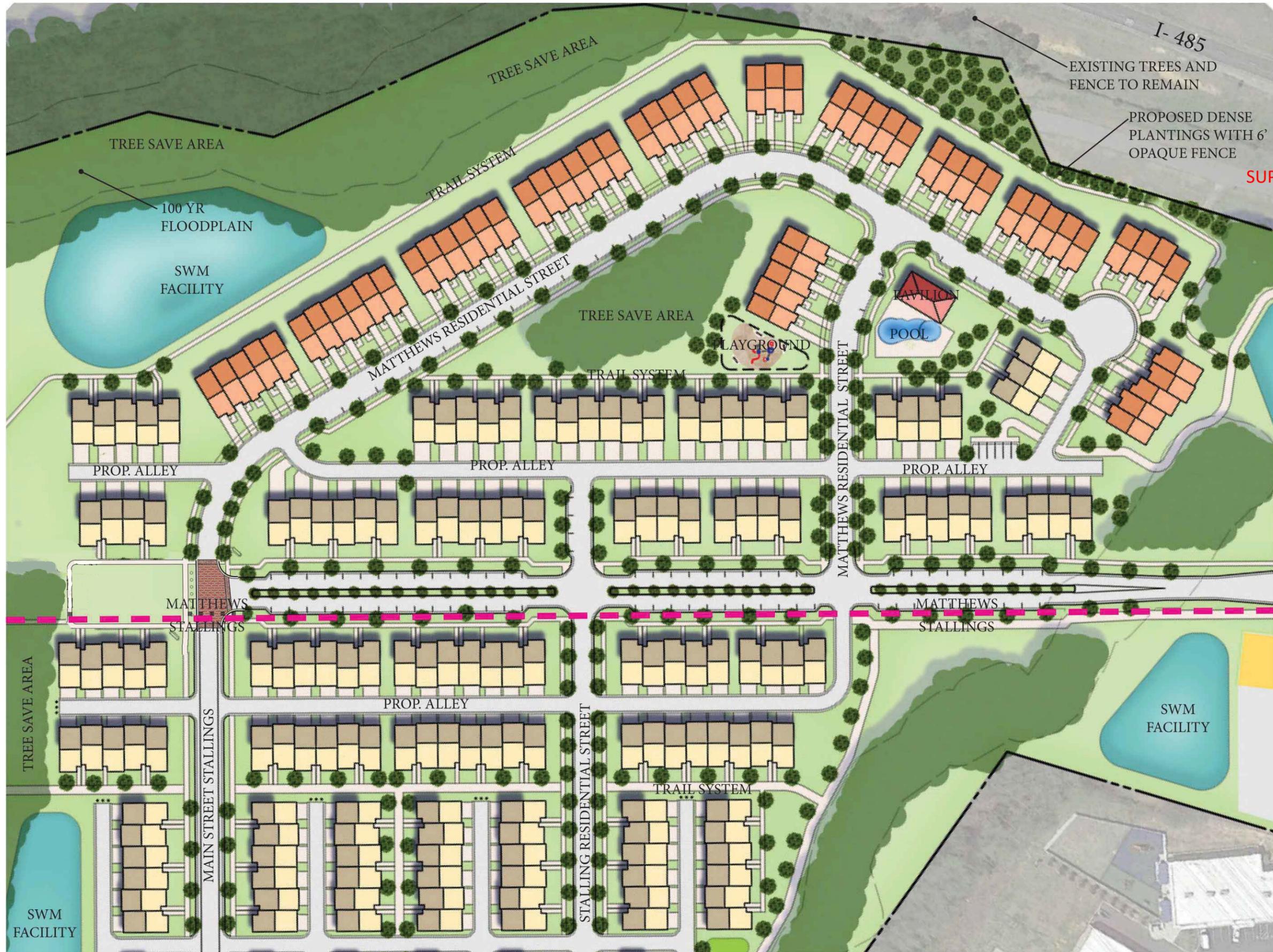
APARTMENTS: 249 TOTAL
 IN 7 BUILDINGS

TOTAL NUMBER OF TOWNHOMES

FRONT LOAD (21' WIDTH): 59
 REAR LOAD (24' WIDTH): 189
 TOTAL: 248

SUPERCEDED 2018-691
 12/31/2018

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DEVELOPMENT SUMMARY

MATTHEWS:
 FRONT LOAD: 59
 REAR LOAD: 62
 TOTAL: 121

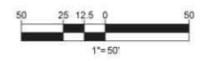
SUPERCEDED 2018-691
 12/31/2018

IDLEWILD MIXED-USE DEVELOPMENT

MATTHEWS/STALLINGS, NC



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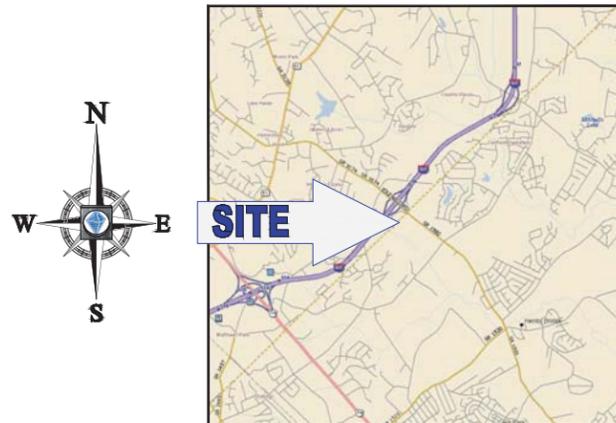
8/2/18 | ODR | NCC172166

RZ-7

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 MOÛLE
EMAIL: BRUCE@BAHDEV.BIZ
PHONE: 404-405-2547

PREPARED BY



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Fax: (880) 272-3401
NC@BohlerEng.com
CONTACT: MICHAEL THEBERGE

SUPERCEDED 2018-691
11/28/2018

DEVELOPMENT AREA A

BULK REQUIREMENTS	EXISTING (R-1S)	REQUIRED (R-1S)	PROPOSED (R-1S)
MIN. LOT AREA	15,000 SF	3,000 SF	2,800 SF*
MAX. LOT AREA	15,000 SF	15 AC	14.97 AC
MIN. LOT WIDTH	NA	30'	20' (*)
BUILDABLE LOT AREA (*)	NA	NA	NA
MIN. BUILDING SETBACK			
FRONT SETBACK	40'	20'	20' (*)
SIDE SETBACK	10'	0'8"	0'8"
SIDE STREET SETBACK	10'	10'	10'
REAR SETBACK	50'	20'	20'
LANDSCAPE BUFFER	20'	20'	20'
MAX. BUILDING HEIGHT	35'	35'	35'

N/A - NOT APPLICABLE N/S - NOT SPECIFIED (V) = VARIANCE (W) = WAIVER (E) = EXISTING NON-COMFORMANCE (*) = FLEXIBLE DESIGN STANDARDS

DEVELOPMENT AREA B

BULK REQUIREMENTS	EXISTING (R-1S)	REQUIRED (R-1SCD)	PROPOSED (R-1SCD)
MIN. LOT AREA	15,000 SF	15,000 SF	6.63 AC
MIN. LOT FRONTAGE	NA	NA	NA
BUILDABLE LOT AREA (*)	NA	NA	NA
MIN. BUILDING SETBACK			
FRONT SETBACK	40'	40'	40'
SIDE SETBACK	10'	10'	10'
SIDE STREET SETBACK	10'	10'	10'
REAR SETBACK	50'	50'	50'
LANDSCAPE BUFFER	20'	20'	20'
MAX. BUILDING HEIGHT	35'	35'	35'

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

DEVELOPMENT AREA C

BULK REQUIREMENTS	EXISTING (R-1S)	REQUIRED (B-1C)	PROPOSED (B-1C)
MIN. LOT AREA	15,000 SF	NA	2.80 AC (115,217 SF)
MIN. LOT FRONTAGE	NA	NA	NA
BUILDABLE LOT AREA (*)	NA	NA	NA
MIN. BUILDING SETBACK			
FRONT SETBACK	40'	40'	100'
SIDE SETBACK	10'	10'	10'
SIDE STREET SETBACK	10'	10'	10'
REAR SETBACK	50'	10'	10'
LANDSCAPE BUFFER	20'	20'	20'
MAX. BUILDING HEIGHT	35'	40'	40'

N/A - NOT APPLICABLE N/S - NOT SPECIFIED (V) = VARIANCE (W) = WAIVER (E) = EXISTING NON-COMFORMANCE (*) = XXX

* 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

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



REVISIONS

REV	DATE	COMMENT	BY



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NOT APPROVED FOR
CONSTRUCTION

PROJECT No.: NCC172166
DRAWN BY: ODR/RJB
CHECKED BY: MAT
DATE: 9/12/2018
SCALE: NTS
CAD L.D.: RZ

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
NCBELS P-1132
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CHARLOTTE, NC 28203
Phone: (880) 272-3400
Fax: (880) 272-3401
NC@BohlerEng.com



SHEET TITLE:
COVER SHEET

SHEET NUMBER:
RZ-1

CONTACT INFORMATION

REFERENCES

SURVEY:
BOHLER ENGINEERING NC, PLLC
"TOPOGRAPHIC & TREE SURVEY PROPERTY OF JERRY & IRMA FUNDERBURK, GERALD LEE FUNDERBURK, DANNY & ROBIN PRICE, DEE & PATRICIA RITTENOUR, DOUG & TERI MARSH"
420 HAWTHORNE LANE, CHARLOTTE NC 28204
PROJECT #: 84638
DATED: 9/20/18

GOVERNING AGENCIES

TOWN OF MATTHEWS - PLANNING AND DEVELOPMENT DEPARTMENT
232 MATTHEWS STATION STREET
MATTHEWS, NC 28105
PHONE: (704) 847-4411
FAX: (704) 845-1964

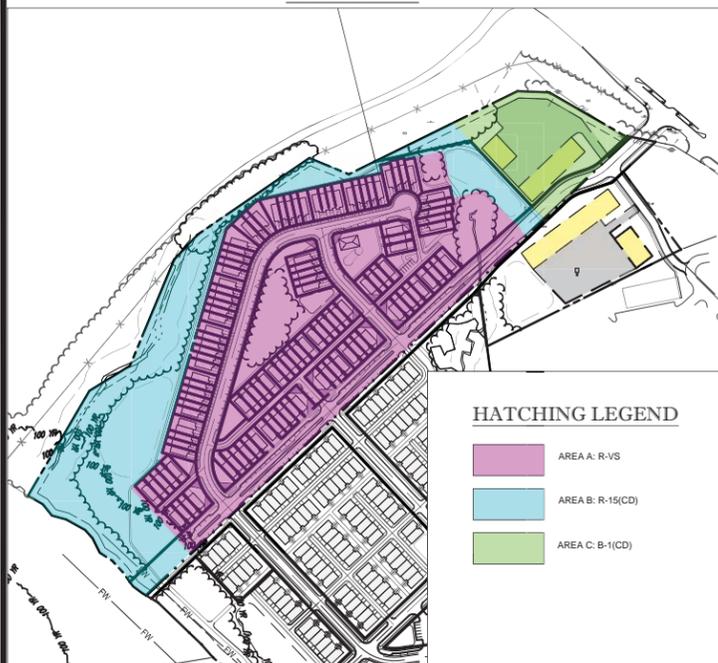
TOWN OF MATTHEWS - PUBLIC WORKS
1600 YANK TOWN ROAD
MATTHEWS, NC 28105
PHONE: (704) 708-5244
CONTACT: MERRIE SALVO

MECKLENBURG COUNTY LAND DEVELOPMENT
2145 SUTTLE AVENUE
CHARLOTTE, NC 28208
PHONE: 704-336-7600 OR 311

NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT)
DIVISION 10 - DISTRICT 2
7605 DISTRICT DRIVE
CHARLOTTE, NC 28213
PHONE: (880) 529-0000
FAX: (704) 982-3146
CONTACT: JEB SMITH

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT. WORK SCOPE PRIOR TO THE BEGINNING OF CONSTRUCTION SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE ACCURACY OF THE INFORMATION AND 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 CONFORMANCE WITH ALL APPLICABLE DESIGN STANDARDS.

ZONING MAP



HATCHING LEGEND

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

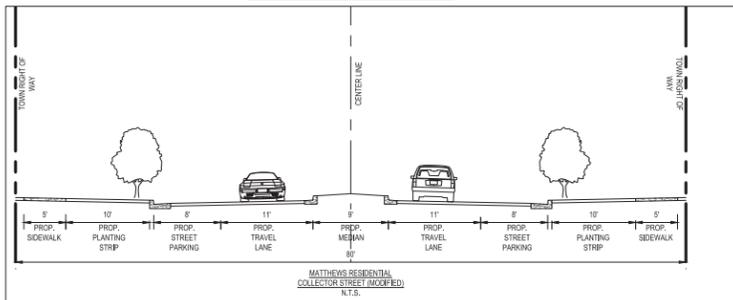


LOCATION MAP

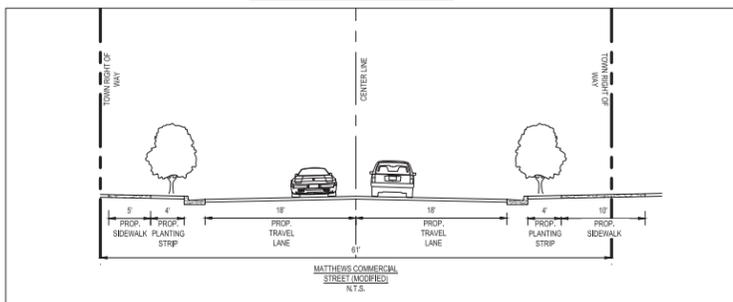
PARKING TABLE			
	REQUIRED	PROVIDED	REMARKS
MATTHEWS			
FRONT/REAR LOADED TOWNHOUSE	2 PER UNIT x 121 UNITS 242 PARKING SPACES	443 PARKING SPACES	59 - FRONT LOADED UNITS: 1 GARAGE, 1 DRIVEWAY = 118 SPACES 62 - REAR LOADED UNITS: 2 GARAGE, 2 DRIVEWAY = 248 SPACES ONSTREET PARKING: 76 SPACES

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11/28/2018

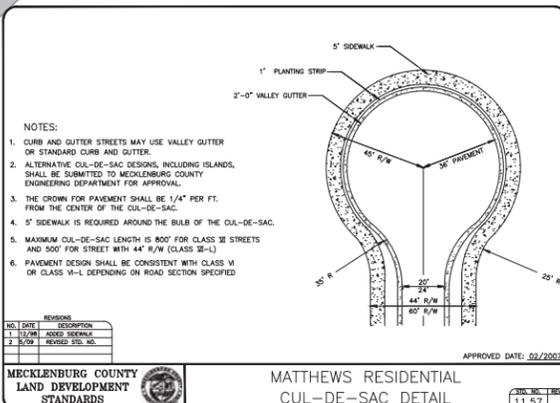
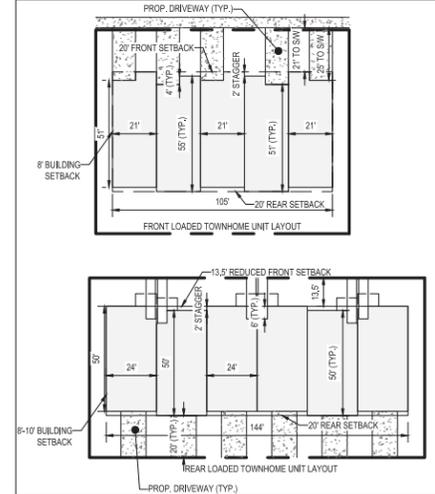
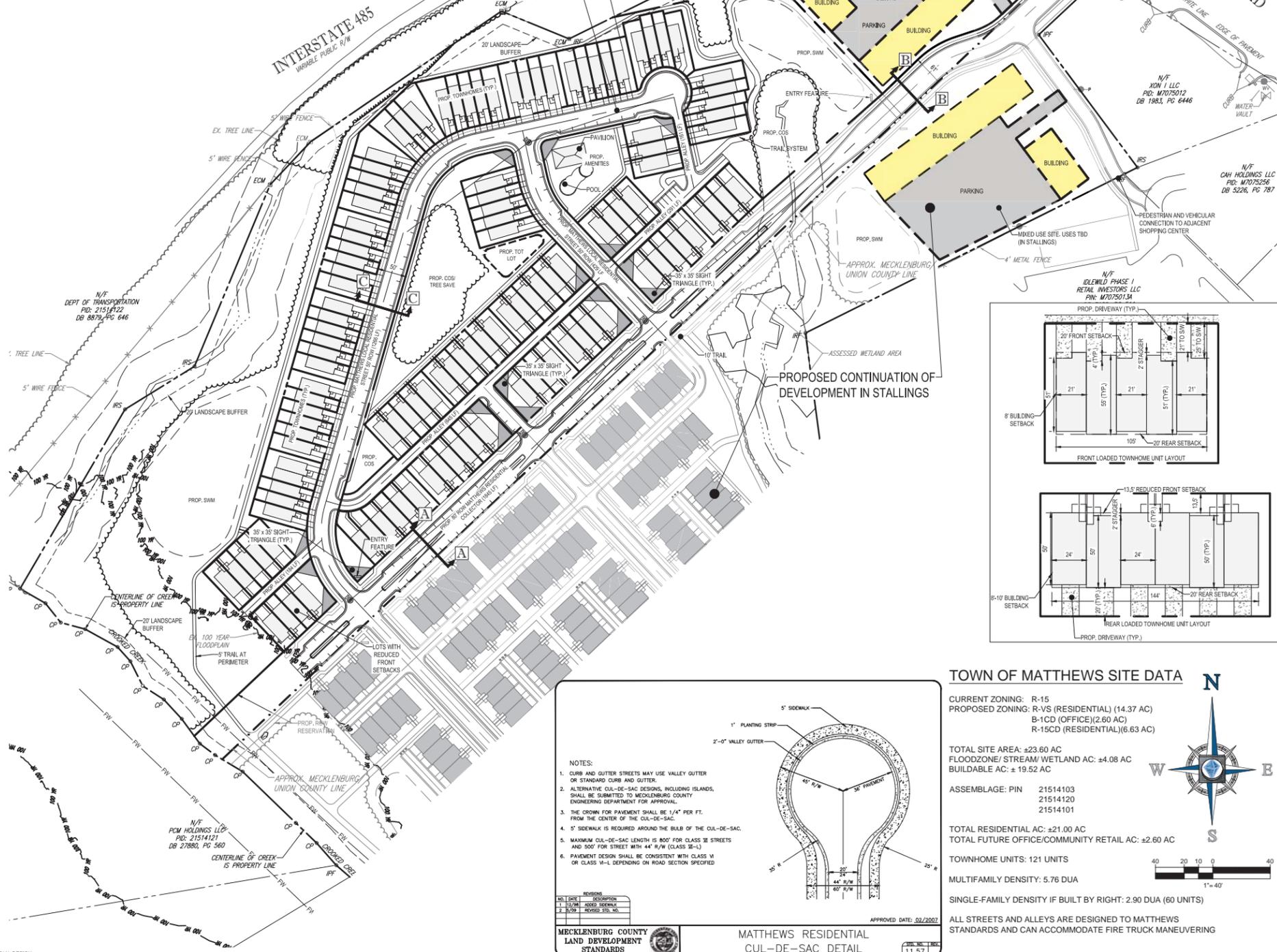
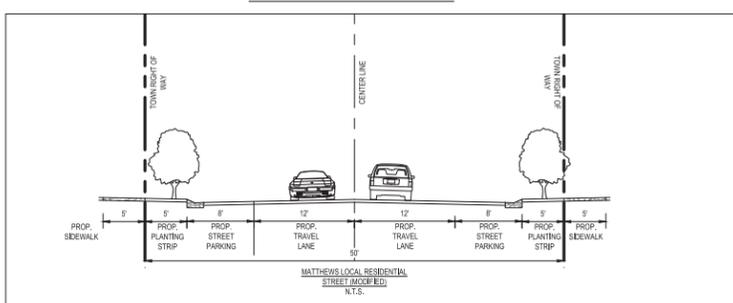
CROSS SECTION A-A



CROSS SECTION B-B



CROSS SECTION C-C



NOTES:
 1. CURB AND OUTER STREETS MAY USE VALLEY CUTTER OR STANDARD CURB AND GUTTER.
 2. ALTERNATIVE CUL-DE-SAC DESIGNS, INCLUDING ISLANDS, SHALL BE SUBMITTED TO MECKLENBURG COUNTY ENGINEERING DEPARTMENT FOR APPROVAL.
 3. THE CROWN FOR PAVEMENT SHALL BE 1/4" PER FT. FROM THE CENTER OF THE CUL-DE-SAC.
 4. 5' SIDEWALK IS REQUIRED AROUND THE BULB OF THE CUL-DE-SAC.
 5. MAXIMUM CUL-DE-SAC LENGTH IS 800' FOR CLASS III STREETS AND 100' FOR STREET WITH 44' R/W (CLASS III-1).
 6. PAVEMENT DESIGN SHALL BE CONSISTENT WITH CLASS VI OR CLASS VI-L DEPENDING ON ROAD SECTION SPECIFIED.

APPROVED DATE: 02/20/2017

*ALL DIMENSIONS ARE APPROXIMATE AND SUBJECT TO CHANGE WITH FINAL DESIGN

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 SITE CIVIL AND CONSULTING ENGINEERING
 LAND SURVEYING
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REV	DATE	COMMENT	BY	

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PROJECT NO.: NCC172166
 DRAWN BY: ODR/RJB
 CHECKED BY: MAT
 DATE: 8/12/2018
 SCALE: AS NOTED
 CAD I.D.: RZ

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
 1927 S. TRYON STREET, SUITE 310
 CHARLOTTE, NC 28203
 Phone: (880) 272-3400
 Fax: (880) 272-3401
 NC@BohlerEng.com

TOWN OF MATTHEWS SITE DATA

CURRENT ZONING: R-15
 PROPOSED ZONING: R-VS (RESIDENTIAL) (14.37 AC)
 B-1CD (OFFICE) (2.60 AC)
 R-15CD (RESIDENTIAL) (6.63 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
 MULTIFAMILY DENSITY: 5.76 DUA
 SINGLE-FAMILY DENSITY IF BUILT BY RIGHT: 2.90 DUA (60 UNITS)

ALL STREETS AND ALLEYS ARE DESIGNED TO MATTHEWS STANDARDS AND CAN ACCOMMODATE FIRE TRUCK MANEUVERING

TECHNICAL DATA SHEET

SHEET NUMBER: **RZ-2**

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11/28/2018



LOCATION MAP

HATCHING LEGEND

TREE SAVE/UNDISTURBED OPEN SPACE

BUFFER LEGEND

20' EXISTING VEGETATIVE BUFFER

10' EXISTING VEGETATIVE BUFFER WITH 6' FENCE

LANDSCAPE TABLE			
	REQUIRED	PROVIDED	REMARKS
MATTHEWS			
TREE CANOPY PRESERVATION	R-VS - 8% (0.84 AC) B-1 - 12% (0.28 AC) R-15 - 20% (1.27 AC) TOTAL = 2.39 AC (NOT INCLUDING PROPOSED RIGHT OF WAY)	R-VS - 0.94 AC (9.2%) B-1 - 0.32 AC (13.6%) R-15 - 3.54 AC (55.8%)	TOTAL TREE SAVE - 4.80 AC (20.3%)
UNDISTURBED OPEN SPACE	17.5% (BASED ON 24% = 50% BUILT-UPON AREA)	4.80 AC (20.3%)	
STREET TREES	A PLANTING STRIP WHOSE TOTAL LENGTH SHALL BE EQUAL TO THE TOTAL LENGTH OF THE PROPERTY LINE ADJACENT TO THE PUBLIC RIGHT-OF-WAY, OR IN THE PUBLIC RIGHT-OF-WAY IF SUFFICIENT ROOM EXISTS BETWEEN CURB AND SIDEWALK, EXCLUSIVE OF ACCESS DRIVES AND THERE SIGHT TRIANGLES. THE WIDTH OF THE STRIP SHALL BE A MINIMUM OF EIGHT FEET (8) AND SHALL GENERALLY START IMMEDIATELY ADJACENT TO THE STREET SIDE PROPERTY LINE	STREET TREES ARE BEING PROVIDED PER CODE	
PERIMETER TREES	OPTION 1 4 LARGE TREES 2 SMALL TREES 12 SHRUBS (PER 100 LF)	4 LARGE TREES 2 SMALL TREES 12 SHRUBS (PER 100 LF)	PERIMETER PLANTING REQUIREMENTS ALONG SOUTHWEST SIDE OF SITE ARE BEING MET THROUGH TREE SAVE



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DRAWN BY: ODR/RJB
CHECKED BY: MAT
DATE: 8/12/2018
SCALE: AS NOTED
CAD L.D.: RZ

PROJECT: IDELWILD 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
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NC@BohlerEng.com

SEAL
043610
11/28/18
MICHELLE A. THEBERG
REGISTERED PROFESSIONAL ENGINEER
STATE OF NORTH CAROLINA

SHEET TITLE:
LANDSCAPE DATA SHEET

SHEET NUMBER:
RZ-3



*ALL DIMENSIONS ARE APPROXIMATE AND SUBJECT TO CHANGE WITH FINAL DESIGN

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DRAWN BY:	OOR/RJB
CHECKED BY:	MAT
DATE:	9/12/2018
SCALE:	NTS
CAD ID:	RZ

PROJECT: IDLEWILD RESIDENTIAL REZONING PLAN FOR MPIRE CAPITAL CORPORATION

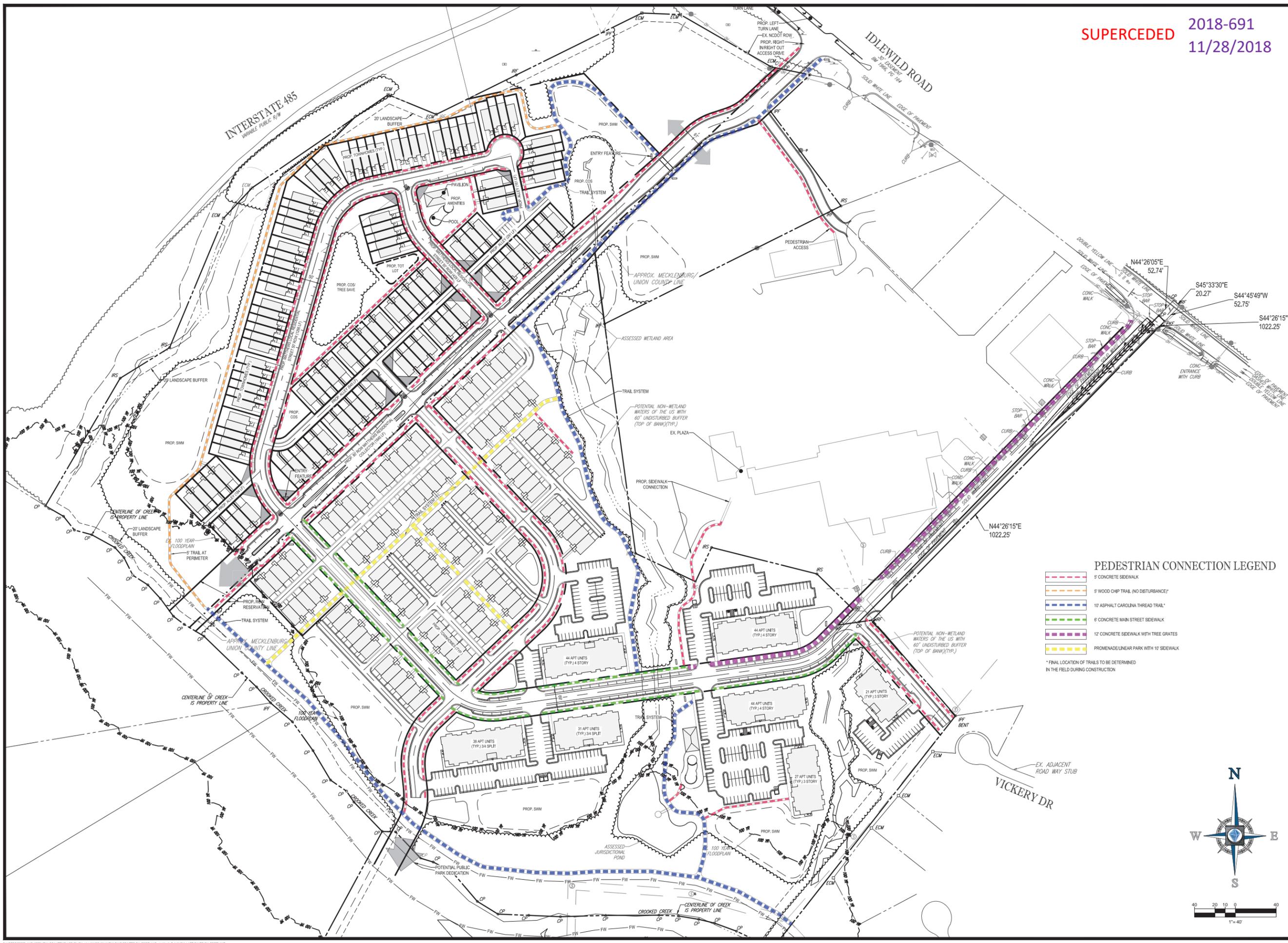
LOCATION OF SITE
 14916 BOYD FUNDERBURK DR
 TOWN OF MATTHEWS,
 MECKLENBURG COUNTY, NC

BOHLER ENGINEERING NC, PLLC
 1927 S. TRYON STREET, SUITE 310
 CHARLOTTE, NC 28203
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SEAL
 043610
 11/28/18
 MICHAEL A. THEBERG
 ENGINEER

SHEET TITLE:
PEDESTRIAN CONNECTIVITY PLAN

SHEET NUMBER:
RZ-5



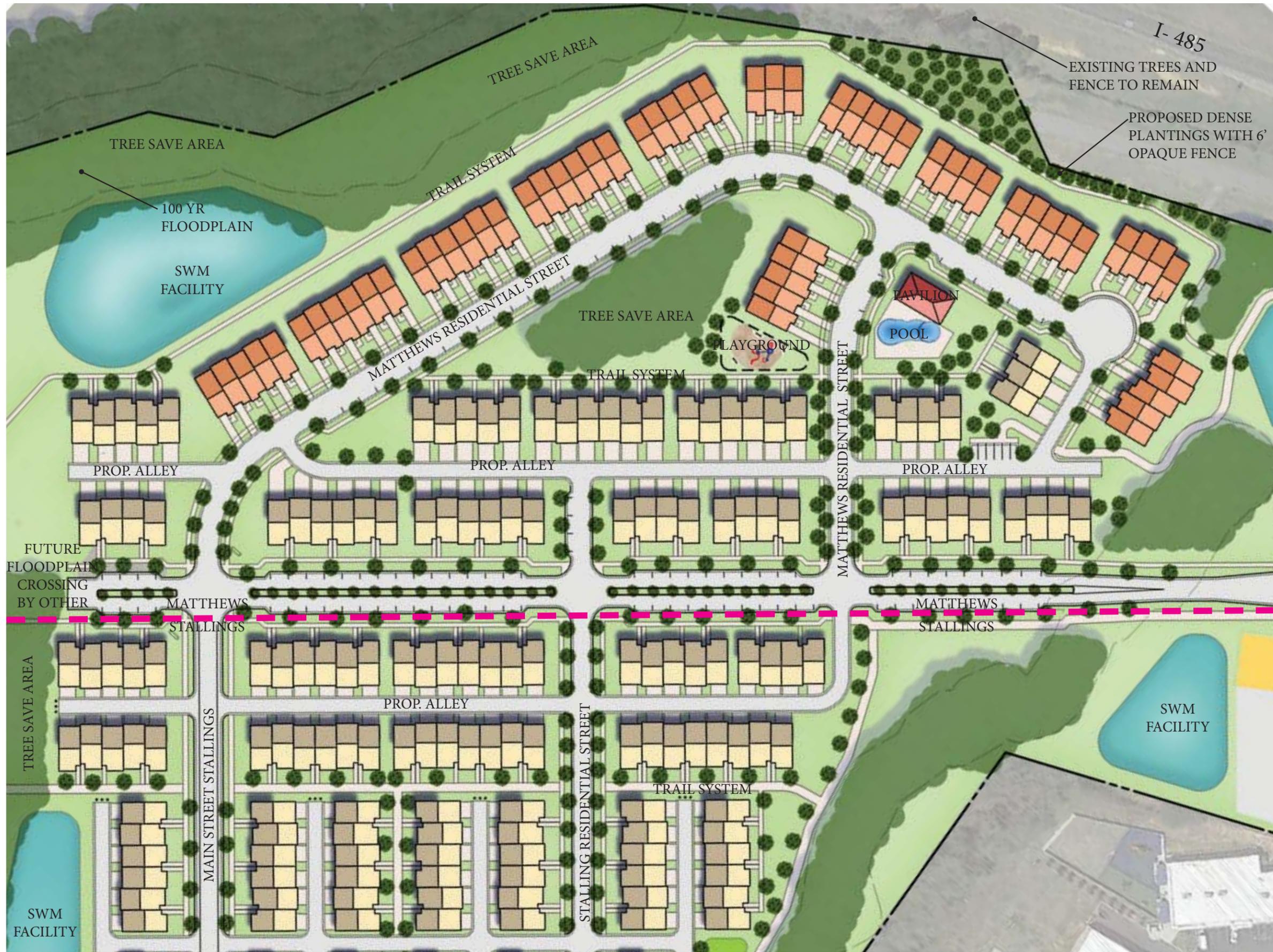
PEDESTRIAN CONNECTION LEGEND

- 5' CONCRETE SIDEWALK
- 5' WOOD CHIP TRAIL (NO DISTURBANCE)
- 10' ASPHALT CAROLINA THREAD TRAIL
- 6' 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.

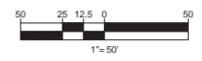
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 W E
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0 20 40
 1"=40'



DEVELOPMENT SUMMARY	
<u>MATTHEWS:</u>	
FRONT LOAD:	59
REAR LOAD:	62
TOTAL:	121

SUPERCEDED 2018-691
11/28/2018



11/28/2018

DEVELOPMENT STANDARDS

NOVEMBER 28, 2018

1. GENERAL PROVISIONS

- A. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING APPLICATION FILED BY MPIRE CAPITAL CORPORATION ("APPLICANT") FOR AN APPROXIMATELY 23.60 ACRE SITE LOCATED ON THE SOUTHEAST QUADRANT OF THE INTERSTATE 485 - IDLEWILD ROAD INTERCHANGE, WHICH SITE IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (HEREINAFTER REFERRED TO AS THE "SITE"). THE SITE IS COMPRISED OF TAX PARCEL NOS. 215-141-03, 215-141-20 AND 215-141-01.
B. FOR ENTITLEMENT PURPOSES, THE SITE IS DIVIDED INTO THREE SEPARATE DEVELOPMENT AREAS THAT ARE DESIGNATED ON THE REZONING PLAN AS DEVELOPMENT AREA A, DEVELOPMENT AREA B AND DEVELOPMENT AREA C.
C. 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").
D. SUBJECT TO THE FLEXIBLE DESIGN STANDARDS SET OUT BELOW IN SECTION 8, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE R-VS ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT AND USE OF THAT PORTION OF THE SITE DESIGNATED AS DEVELOPMENT AREA A ON THE REZONING PLAN.
E. THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE R-15 ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT AND USE OF THAT PORTION OF THE SITE DESIGNATED AS DEVELOPMENT AREA B ON THE REZONING PLAN.
F. THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE B-1 ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT AND USE OF THAT PORTION OF THE SITE DESIGNATED AS DEVELOPMENT AREA C ON THE REZONING PLAN.
G. THE DEVELOPMENT AND USES DEPICTED ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND ARE INTENDED TO DEPICT THE GENERAL ARRANGEMENT OF THE USES AND 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, SUBJECT TO THE TERMS OF THESE DEVELOPMENT STANDARDS AND THE ORDINANCE, ARE SUBJECT TO MINOR ALTERATIONS OR MODIFICATIONS DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES.

2. PERMITTED USES/DEVELOPMENT LIMITATIONS

A. DEVELOPMENT AREA A

- (1) THAT PORTION OF THE SITE DESIGNATED AS DEVELOPMENT AREA A ON THE REZONING PLAN MAY ONLY BE DEVOTED TO A RESIDENTIAL COMMUNITY CONTAINING A MAXIMUM OF 121 FOR SALE ONE-FAMILY ATTACHED DWELLING UNITS, AND TO ANY INCIDENTAL OR ACCESSORY USES RELATING THERETO THAT ARE PERMITTED IN THE R-VS ZONING DISTRICT.

B. DEVELOPMENT AREA B

- (1) THAT PORTION OF THE SITE DESIGNATED AS DEVELOPMENT AREA B ON THE REZONING PLAN MAY ONLY BE DEVOTED TO TREE SAVE AREAS, COMMON OPEN SPACE AREAS, LANDSCAPED AREAS, WALKING TRAILS, AMENITIES AND STORM WATER FACILITIES THAT SERVE AND ARE ASSOCIATED WITH THE RESIDENTIAL COMMUNITY TO BE LOCATED ON DEVELOPMENT AREA A.

C. DEVELOPMENT AREA C

- (1) THAT PORTION OF THE SITE DESIGNATED AS DEVELOPMENT AREA C ON THE REZONING PLAN MAY ONLY BE DEVOTED TO THE USES SET OUT BELOW (INCLUDING ANY COMBINATION OF SUCH USES), AND TO ANY INCIDENTAL OR ACCESSORY USES RELATING THERETO THAT ARE PERMITTED IN THE B-1 ZONING DISTRICT.

- (a) PUBLIC LIBRARY.
(b) BANK, CREDIT UNION AND SIMILAR FINANCIAL SERVICE.
(c) BARBER SHOP, BEAUTY SHOP, NAIL SALON AND SIMILAR PERSONAL SERVICES.
(d) GENERAL AND PROFESSIONAL OFFICE.
(e) MEDICAL, DENTAL, OPTICAL OFFICE AND CLINIC.
(f) MUSEUM OR ART GALLERY.
(g) BAKERY, RETAIL, INCLUDING MANUFACTURING OF GOODS FOR SALE ON THE PREMISES ONLY.
(h) BREWPUB, SUBJECT TO SECTION 155.506.45 OF THE ORDINANCE.
(i) COPY, PRINTING AND PHOTO PROCESSING.
(j) FLORIST SHOP.
(k) LAUNDRY AND DRY CLEANING ESTABLISHMENT NOT TO EXCEED 4,500 SQUARE FEET OF GROSS FLOOR AREA.
(l) MICROBREWERY, SUBJECT TO SECTION 155.506.45 OF THE ORDINANCE.
(m) REPAIR AND SERVICING, INDOORS ONLY, OF ANY ARTICLE THE SALE OF WHICH IS PERMITTED IN THE DISTRICT.
(n) RESTAURANT, WITHOUT DRIVE-THRU OR DRIVE-IN SERVICE.
(o) RETAIL SALES, GENERAL MERCHANDISE.
(p) STUDIO FOR GYMNAST, ARTIST, DESIGNER, PHOTOGRAPHER, MUSICIAN, SCULPTOR AND SIMILAR USES.
(q) VETERINARY CLINIC OR HOSPITAL, SUBJECT TO SECTION 155.506.42 OF THE ORDINANCE.
(2) THE TOTAL NUMBER OF PRINCIPAL BUILDINGS AND ACCESSORY BUILDINGS PERMITTED ON DEVELOPMENT AREA C SHALL BE GOVERNED BY THE STANDARDS OF THE ORDINANCE.
(3) A TOTAL MAXIMUM OF 25,000 SQUARE FEET OF GROSS FLOOR AREA MAY BE DEVELOPED ON DEVELOPMENT AREA C.
(4) NOTWITHSTANDING THE FOREGOING, OF THE ALLOWED 25,000 SQUARE FEET OF GROSS FLOOR AREA THAT MAY BE DEVELOPED ON DEVELOPMENT AREA C, A TOTAL MAXIMUM OF 5,000 SQUARE FEET OF SUCH ALLOWABLE GROSS FLOOR AREA MAY BE DEVOTED TO RETAIL SALES AND GENERAL MERCHANDISE USES, AND A TOTAL MAXIMUM OF 4,000 SQUARE FEET OF SUCH ALLOWABLE GROSS FLOOR AREA MAY BE DEVOTED TO RESTAURANT, MICROBREWERY USES AND/OR BREWPUB USES.

3. DIMENSIONAL STANDARDS

- A. SUBJECT TO THE FLEXIBLE DESIGN STANDARDS SET OUT BELOW IN SECTION 8, THE DEVELOPMENT OF DEVELOPMENT AREA A SHALL COMPLY WITH THE APPLICABLE DIMENSIONAL STANDARDS OF THE R-VS ZONING DISTRICT SET OUT IN SECTION 155.404 OF THE ORDINANCE.
B. THE DEVELOPMENT OF DEVELOPMENT AREA B SHALL COMPLY WITH THE APPLICABLE DIMENSIONAL STANDARDS OF THE R-15 ZONING DISTRICT.
C. THE DEVELOPMENT OF DEVELOPMENT AREA C SHALL COMPLY WITH THE APPLICABLE DIMENSIONAL STANDARDS OF THE B-1 ZONING DISTRICT.
4. TRANSPORTATION AND PARKING

- A. VEHICULAR ACCESS SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE ACCESS POINTS 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 TOWN OF MATTHEWS, THE TOWN OF STALLINGS AND/OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
B. AS DEPICTED ON THE REZONING PLAN, THE SITE WILL BE SERVED BY INTERNAL PUBLIC STREETS AND INTERNAL PRIVATE ALLEYS, AND MINOR ADJUSTMENTS TO THE LOCATIONS OF THE INTERNAL PUBLIC STREETS AND THE INTERNAL PRIVATE ALLEYS SHALL BE ALLOWED DURING THE CONSTRUCTION PERMITTING PROCESS.
C. VEHICULAR PARKING SHALL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ORDINANCE.
D. PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A NEW BUILDING CONSTRUCTED ON THE SITE, A VEHICULAR CONNECTION FROM THE SITE TO THE TRAFFIC SIGNAL LOCATED AT THE INTERSECTION OF IDLEWILD ROAD AND AN ENTRANCE ROAD INTO THE SHOPPING CENTER LOCATED TO THE SOUTH OF THE SITE SHALL BE COMPLETED AND OPEN TO VEHICULAR TRAFFIC.
E. PRIOR TO THE ISSUANCE OF THE SIXTY-FIFTH (65TH) CERTIFICATE OF OCCUPANCY FOR A ONE-FAMILY ATTACHED DWELLING UNIT CONSTRUCTED ON THE SITE, THE PEDESTRIAN AND VEHICULAR CONNECTION FROM THE SITE TO THE SHOPPING CENTER LOCATED TO THE SOUTH OF THE SITE THAT IS DEPICTED ON THE REZONING PLAN SHALL BE COMPLETED AND OPEN TO PEDESTRIAN AND VEHICULAR TRAFFIC.

5. STREETScape TREATMENT

- A. THE STREETScape TREATMENT ALONG THE SITES PUBLIC STREET FRONTAGES SHALL COMPLY WITH THE REQUIREMENTS OF THE ORDINANCE.
B. SIDEWALKS AND PLANTING STRIPS SHALL BE INSTALLED ON THE SITE AS GENERALLY DEPICTED ON THE REZONING PLAN.

6. ARCHITECTURAL STANDARDS

A. DEVELOPMENT AREA A

- (1) THE MAXIMUM HEIGHT IN FEET OF EACH BUILDING CONTAINING ONE-FAMILY ATTACHED DWELLING UNITS SHALL BE 35 FEET AS MEASURED UNDER THE ORDINANCE.
(2) THE PRIMARY EXTERIOR BUILDING MATERIALS FOR THE ONE-FAMILY ATTACHED DWELLING UNITS TO BE CONSTRUCTED ON THE SITE SHALL BE BRICK, STONE AND CEMENTITIOUS SIDING.
(3) VINYL, EPS OR MASONITE MAY NOT BE USED AS AN EXTERIOR BUILDING MATERIAL ON THE ONE-FAMILY ATTACHED DWELLING UNITS TO BE CONSTRUCTED ON THE SITE. NOTWITHSTANDING THE FOREGOING, VINYL MAY BE UTILIZED ON WINDOWS, DOORS, GARAGE DOORS, SOFFITS, TRIM AND RAILINGS.
(4) EACH ONE-FAMILY ATTACHED DWELLING UNIT LOCATED ON THE SITE SHALL HAVE A STEP WITH A MINIMUM HEIGHT OF 12 INCHES FROM THE IMMEDIATELY ADJACENT SIDEWALK OR WALKWAY TO THE FRONT STOOP LOCATED AT THE FRONT ENTRY DOOR INTO SUCH ONE-FAMILY ATTACHED DWELLING UNIT.
(5) EACH ONE-FAMILY ATTACHED DWELLING UNIT CONSTRUCTED ON THE SITE SHALL HAVE A COVERED FRONT PORCH WITH A MINIMUM DEPTH OF 5 FEET.
(6) THE FRONT FACADE OF EACH ONE-FAMILY ATTACHED DWELLING UNIT CONSTRUCTED ON THE SITE SHALL BE SETBACK A

MINIMUM OF 2 FEET FROM THE FRONT FACADE(S) OF THE ADJACENT ONE-FAMILY ATTACHED DWELLING UNIT(S), OR LOCATED A MINIMUM OF 2 FEET IN FRONT OF THE FRONT FACADE(S) OF THE ADJACENT ONE-FAMILY ATTACHED DWELLING UNIT(S). THE REAR FACADE OF EACH ONE-FAMILY ATTACHED DWELLING UNIT CONSTRUCTED ON THE SITE SHALL BE SETBACK A MINIMUM OF 2 FEET FROM THE REAR FACADE(S) OF THE ADJACENT ONE-FAMILY ATTACHED DWELLING UNIT(S), OR LOCATED A MINIMUM OF 2 FEET IN FRONT OF THE REAR FACADE(S) OF THE ADJACENT ONE-FAMILY ATTACHED DWELLING UNIT(S). THE PURPOSE OF THESE REQUIREMENTS IS TO BREAK UP THE FACADES AND ROOFLINES OF THE BUILDINGS CONTAINING THE ONE-FAMILY ATTACHED DWELLING UNITS. A TYPICAL DETAIL DEPICTING THESE CONDITIONS IS SET OUT ON THE REZONING PLAN.

- (7) THE GARAGE DOOR ON EACH FRONT LOADED ONE-FAMILY ATTACHED DWELLING UNIT SHALL BE A CARRIAGE STYLE GARAGE DOOR AND THE GARAGE DOOR SHALL CONTAIN HARDWARE.

B. DEVELOPMENT AREA C

- (1) THE MAXIMUM HEIGHT IN FEET OF ANY BUILDING CONSTRUCTED ON DEVELOPMENT AREA C SHALL BE 40 FEET AS MEASURED UNDER THE ORDINANCE.
(2) PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR ANY BUILDING TO BE CONSTRUCTED ON DEVELOPMENT AREA C, THE SITE PLAN AND THE BUILDING ELEVATIONS FOR SUCH BUILDING MUST BE APPROVED BY THE MATTHEWS BOARD OF COMMISSIONERS.
(3) 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.

7. TREE PROTECTION AND LANDSCAPING

- A. THE DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE TREE PROTECTION AND LANDSCAPING REQUIREMENTS OF THE ORDINANCE.

8. FLEXIBLE DESIGN STANDARDS

- A. PURSUANT TO SECTIONS 155.503.1.H AND 155.401.7 OF THE ORDINANCE, THE FOLLOWING FLEXIBLE DESIGN STANDARDS SHALL APPLY TO THE DEVELOPMENT OF DEVELOPMENT AREA A AND SHALL BE DEEMED TO BE APPROVED IN THE EVENT THAT THE REZONING APPLICATION IS APPROVED BY THE BOARD OF COMMISSIONERS:

- (1) MINIMUM SETBACK FOR REAR (ALLEY) LOADED UNITS THAT FACE A PUBLIC RIGHT OF WAY OR COMMON OPEN SPACE: 13.5 FEET
(2) MINIMUM LOT AREA: 2,037 SQUARE FEET PER DWELLING UNIT.
(3) MINIMUM LOT WIDTH: 20 FEET.

- B. THE PORTION OF THE SITE UTILIZING FLEXIBLE DESIGN STANDARDS CONTAINS APPROXIMATELY 7.08 ACRES AS GENERALLY DEPICTED ON SHEET RZ-3 OF THE REZONING PLAN.

9. SIGNS

- A. ALL SIGNS INSTALLED ON THE SITE SHALL COMPLY WITH THE REQUIREMENTS OF THE ORDINANCE.

10. LIGHTING

- A. OUTDOOR LIGHTING FIXTURES INSTALLED ON THE SITE SHALL COMPLY WITH THE REQUIREMENTS OF THE OUTDOOR ILLUMINATION PROVISIONS OF THE ORDINANCE.

11. COMMON OPEN SPACE/AMENITY

- A. COMMON OPEN SPACE AREAS SHALL BE PROVIDED ON THE SITE AS GENERALLY DEPICTED ON THE REZONING PLAN.
B. THE COMMON OPEN SPACE AREAS MAY CONTAIN, AMONG OTHER THINGS AND AT THE OPTION OF THE APPLICANT, BENCHES AND OTHER SEATING ELEMENTS, PICNIC TABLES, LIGHTING, STRUCTURES SUCH AS GAZEBOS AND SHELTERS, LANDSCAPING AND HARDSCAPE.
C. AN AMENITY AREA SHALL BE PROVIDED ON DEVELOPMENT AREA A IN THE LOCATION GENERALLY DEPICTED ON THE REZONING PLAN. AT A MINIMUM, THE AMENITY AREA SHALL CONTAIN A SHADE STRUCTURE WITH RESTROOMS AND A SWIMMING POOL.
D. VEHICULAR PARKING SHALL BE PROVIDED FOR THE AMENITY AREA AS GENERALLY DEPICTED ON THE REZONING PLAN.
E. WALKING TRAILS SHALL BE INSTALLED ON THE SITE AS GENERALLY DEPICTED ON THE REZONING PLAN.

12. BINDING EFFECT OF THE REZONING APPLICATION

- A. IF THIS REZONING APPLICATION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT AND/OR USE OF THE SITE IMPOSED UNDER THIS REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF APPLICANT AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS. THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERMS, "APPLICANT" AND "OWNER" OR "OWNERS" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF APPLICANT OR THE OWNER OR OWNERS OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.

BOHLER ENGINEERING NC, PLLC logo and contact information including address (1927 S. TRYON STREET, SUITE 310 CHARLOTTE, NC 28203) and phone number ((800) 272-3400).

REVISIONS table with columns: REV, DATE, COMMENT, BY. The table is currently empty.

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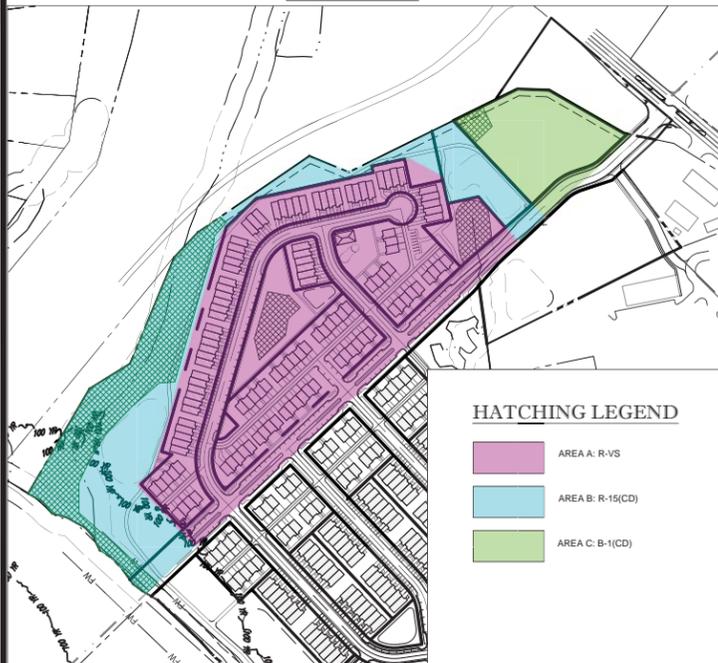
PROJECT title block: IDLEWILD RESIDENTIAL REZONING PLAN FOR MPIRE CAPITAL CORPORATION. LOCATION OF SITE: 14916 BOYD FUNDERBURK DR TOWN OF MATTHEWS, MECKLENBURG COUNTY, NC.

BOHLER ENGINEERING NC, PLLC logo and contact information.



SHEET TITLE: DEVELOPMENT STANDARDS. SHEET NUMBER: RZ-8.

ZONING MAP



HATCHING LEGEND

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

LANDSCAPE TABLE

	REQUIRED	PROVIDED	REMARKS
MATTHEWS			
TREE CANOPY PRESERVATION	R-VS - 8% B-1 - 12% R-15 - 20%	R-VS - 1.69 AC (11.7%) B-1 - 0.32 AC (13.4%) R-15 - 2.87 AC (41.9%)	TOTAL TREE SAVE - 4.88 AC (20.6%)
UNDISTURBED OPEN SPACE	10%	4.88 AC (20.8%)	
STREET TREES	A PLANTING STRIP WHOSE TOTAL LENGTH SHALL BE EQUAL TO THE TOTAL LENGTH OF THE PROPERTY LINE ADJACENT TO THE PUBLIC RIGHT-OF-WAY. OR IN THE PUBLIC RIGHT-OF-WAY IF SUFFICIENT ROOM EXISTS BETWEEN CURBS AND SIDEWALK, EXCLUSIVE OF ACCESS DRIVES AND THERE SIGHT TRIANGLES. THE WIDTH OF THE STRIP SHALL BE A MINIMUM OF EIGHT FEET (8') AND SHALL GENERALLY START IMMEDIATELY ADJACENT TO THE STREET SIDE PROPERTY LINE.	STREET TREES ARE BEING PROVIDED PER CODE	
PERIMETER TREES	OPTION 1 4 LARGE TREES 2 SMALL TREES 12 SHRUBS (PER 100 LF)	4 LARGE TREES 2 SMALL TREES 12 SHRUBS (PER 100 LF)	PERIMETER PLANTING REQUIREMENTS ALONG SOUTHWEST SIDE OF SITE ARE BEING MET THROUGH TREE SAVE

HATCHING LEGEND

- TREE SAVE/UNDISTURBED OPEN SPACE

PARKING TABLE

	REQUIRED	PROVIDED	REMARKS
MATTHEWS			
FRONT/REAR LOADED TOWNHOUSE	2 PER UNIT x 122 UNITS 244 PARKING SPACES	503 PARKING SPACES	59 - FRONT LOADED UNITS: 1 GARAGE, 1 DRIVEWAY = 181 SPACES 63 - REAR LOADED UNITS: 2 GARAGE, 2 DRIVEWAY = 252 SPACES ONSTREET PARKING: 70 SPACES

TOWN OF MATTHEWS SITE DATA

CURRENT ZONING: R-15
 PROPOSED ZONING: R-VS (RESIDENTIAL) (14.38 AC)
 B-1CD (OFFICE) (2.38 AC)
 R-15CD (RESIDENTIAL) (6.84 AC)

TOTAL SITE AREA: ±23.60 AC
 FLOODZONE/STREAM/WETLAND AC: ±2.22 AC
 BUILDABLE AC: ±21.38 AC

ASSEMBLY: PIN 21514103
 21514120
 21514101

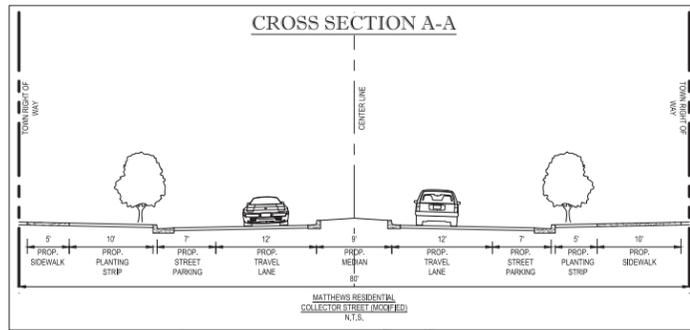
TOTAL RESIDENTIAL AC: ±20.67 AC
 TOTAL FUTURE OFFICE/COMMUNITY RETAIL AC: ±2.38 AC

TOWNHOME UNITS: 122 UNITS
 MULTIFAMILY DENSITY: 5.90 DUA
 SINGLE-FAMILY DENSITY IF BUILT BY RIGHT: 2.90 DUA (60 UNITS)

ALL STREETS AND ALLEYS ARE DESIGNED TO MATTHEWS STANDARDS AND CAN ACCOMMODATE FIRE TRUCK MANEUVERING



LOCATION MAP



CROSS SECTION A-A



SUPERCEDED 9/26/2018
 2018-691

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

REVISIONS

REV	DATE	COMMENT	BY

811
 KNOW WHAT'S BELOW
 ALWAYS CALL 811
 BEFORE YOU DIG
 It's fast. It's free. It's the law.

NOT APPROVED FOR CONSTRUCTION

PROJECT NO.:	NCC172166
DRAWN BY:	ODR/RJB
CHECKED BY:	MAT
DATE:	9/12/2018
SCALE:	NTS
CAD ID:	RZ

PROJECT: **IDLEWILD RESIDENTIAL SKETCH 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
 Phone: (800) 272-3400
 Fax: (800) 272-3401
 NC@BohlerEng.com



SHEET TITLE:
TECHNICAL DATA SHEET
 SHEET NUMBER:
RZ-2



*ALL DIMENSIONS ARE APPROXIMATE AND SUBJECT TO CHANGE WITH FINAL DESIGN

SUPERCEDED 9/26/2018
 2018-691
 I-485



DEVELOPMENT SUMMARY

<u>MATTHEWS:</u>	
FRONT LOAD:	59
REAR LOAD:	63
TOTAL:	122
<u>STALLINGS:</u>	
FRONT LOAD:	79
REAR LOAD:	46
TOTAL:	125
<u>TOTAL NUMBER OF TOWNHOMES</u>	
FRONT LOAD (21' WIDTH):	138
REAR LOAD (24' WIDTH):	109
TOTAL:	247

SUPERCEDED 9/26/2018
2018-691

DEVELOPMENT SUMMARY

MATTHEWS:

FRONT LOAD: 59
REAR LOAD: 63
TOTAL: 122

STALLINGS:

FRONT LOAD: 79
REAR LOAD: 46
TOTAL: 125

APARTMENTS: 216 TOTAL
IN 8 BUILDINGS

TOTAL NUMBER OF TOWNHOMES

FRONT LOAD (21' WIDTH): 138
REAR LOAD (24' WIDTH): 109
TOTAL: 247



IDLEWILD MIXED-USE DEVELOPMENT

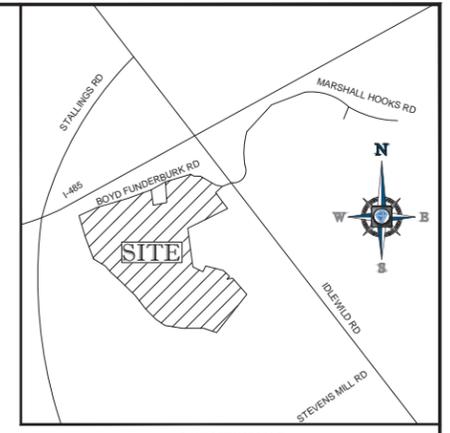
MATTHEWS/STALLINGS, NC



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2018-691

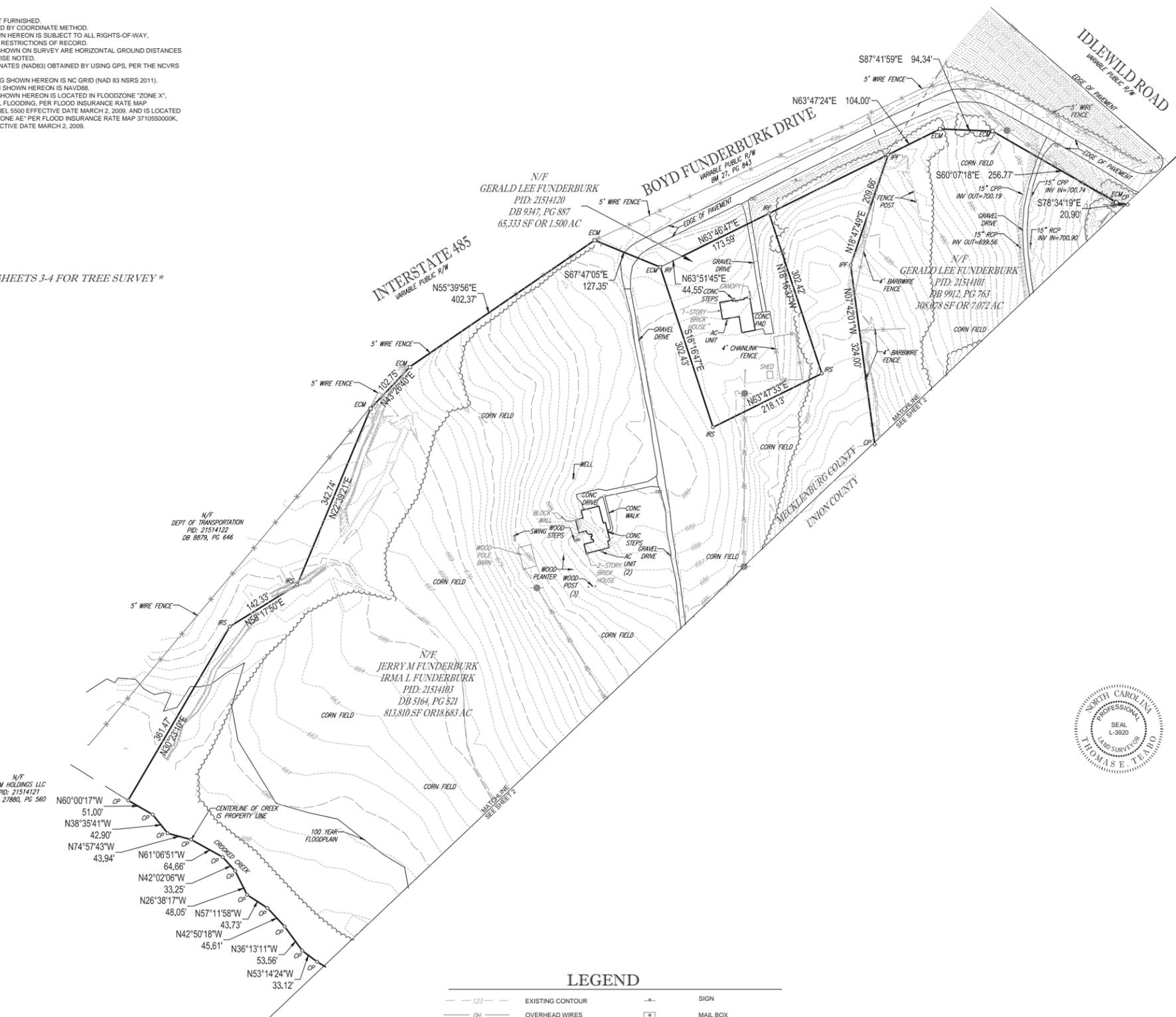
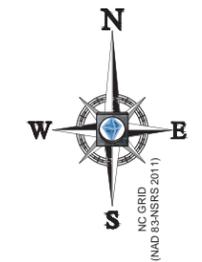
- NOTES:
- NO TITLE REPORT FURNISHED.
 - AREAS COMPUTED BY COORDINATE METHOD.
 - PROPERTY SHOWN HEREON IS SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIONS OF RECORD.
 - ALL DISTANCES SHOWN ON SURVEY ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
 - NO GRID COORDINATES (NAD83) OBTAINED BY USING GPS, PER THE NCVRS NETWORK.
 - BASIS OF BEARING SHOWN HEREON IS NC GRID (NAD 83 NSRS 2011).
 - VERTICAL DATUM SHOWN HEREON IS NAVD88.
 - THE PROPERTY SHOWN HEREON IS LOCATED IN FLOODZONE "ZONE X", AREA OF MINIMAL FLOODING, PER FLOOD INSURANCE RATE MAP 371055000K, PANEL 5500 EFFECTIVE DATE MARCH 2, 2009, AND IS LOCATED IN FLOODZONE "ZONE AE" PER FLOOD INSURANCE RATE MAP 371055000K, PANEL 5500 EFFECTIVE DATE MARCH 2, 2009.



* SEE SHEETS 3-4 FOR TREE SURVEY *

REFERENCES:

- DB 3420, PG 619
- DB 1139, PG 451
- DB 3968, PG 329
- DB 7129, PG 511
- DB 9912, PG 763
- DB 5164, PG 521
- DB 9347, PG 887
- DB 8879, PG 646
- DB 27880, PG 560
- DB 5881, PG 498
- DB 5932, PG 590
- DB 4763, PG 068
- DB 6605, PG 677
- DB 7043, PG 056
- DB 7020, PG 463
- DB 6843, PG 367
- DB 5226, PG 787
- DB 1983, PG 6446
- DB 1952, PG 135
- PC I, PG 63
- PC I, PG 509
- PC M, PG 727
- PC N, PG 301
- PC N, PG 302
- PC N, PG 304
- PC 27, PG 843



SURVEYOR CERTIFICATION

I, THOMAS E. TEABO, PLS, HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, FROM DEED AND MAP REFERENCES AS NOTED ON SAID MAP. THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FROM DEED AND MAP REFERENCES AS NOTED ON SAID MAP.

THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY OF THE SURVEY AS CALCULATED IS 1:10,000+, THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION OF RECORD; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH TITLE 21, CHAPTER 56, NCAC, AS AMENDED.

I HEREBY CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

- (1) CLASS OF SURVEY: "CLASS A"
- (2) POSITIONAL ACCURACY: 0.04"
- (3) TYPE OF GPS FIELD PROCEDURE: REAL-TIME KINEMATIC NETWORKS-NCVRS
- (4) DATES OF SURVEY: JUNE 18, 2018 - SEPTEMBER 19, 2018
- (5) DATUM/EPOCH: NAD 83 (2011) EPOCH 2010.00
- (6) PUBLISHED/FIXED-CONTROL USE: NCVRS
- (7) GEOID MODEL: 2012 (CONUS)
- (8) COMBINED GRID FACTOR(S): 0.99984661
- (9) UNITS: US SURVEY FEET

THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 20TH DAY OF SEPTEMBER A.D., 2018.

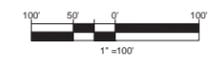
PRELIMINARY - NOT FOR RECORDATION,
SALES OR CONVEYANCES

SURVEYOR NC L-3920



LEGEND

	EXISTING CONTOUR		SIGN
	OVERHEAD WIRES		MAIL BOX
	FENCE		AREA LIGHT
	TREELINE		CLEAN OUT
	WATER VALVE		CATCH BASIN/ GRATE INLET
	FIRE HYDRANT		GUY WIRE
	FLARED END SECTION		COMPUTED POINT
	UTILITY POLE		IRON REBAR SET
	SANITARY MANHOLE		IRON PIPE FOUND
	STORM DRAIN MANHOLE		IRON REBAR FOUND
			EXISTING CONCRETE MONUMENT



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TOPOGRAPHIC & TREE SURVEY PROPERTY OF
**JERRY & IRMA FUNDERBURK, GERALD LEE FUNDERBURK,
 DANNY & ROBIN PRICE, DEE & PATRICIA RITTENOUR,
 DOUG & TERI MARSH**
 PIDS: 21514101, 21514103, 07075013,
 21514103, 07075013B
 TOWN OF MATTHEWS MECKLENBURG COUNTY, NORTH CAROLINA CITY OF STALLINGS TOWNSHIP OF VANCE TOWNSHIP OF VANCE UNION COUNTY, NORTH CAROLINA

FILE NO. NSCI72166
 DATE 09/20/18
 FIELD DATE 9/19/18
 CREW CHIEF DLJB
 DRAWN BPS
 REVIEWED JT/TET
 APPROVED TET
 SCALE 1" = 100'
 DWG. NO. 1 OF 7

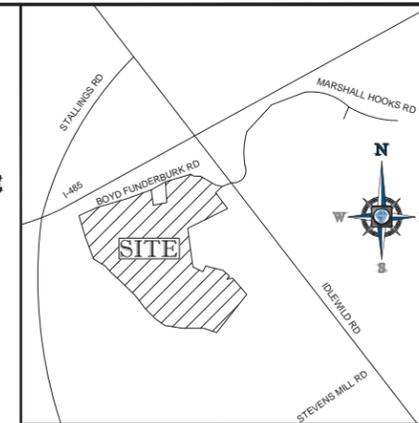
BOHLER ENGINEERING NC, PLLC
 4130 PARKLAKE AVENUE SUITE 130 RALEIGH, NORTH CAROLINA 27612
 919.278.0000 - 919.703.2865 FAX 919.278.0000
 WWW.BOHLERENGINEERING.COM

NOTES:

1. NO TITLE REPORT FURNISHED.
2. AREAS COMPUTED BY COORDINATE METHOD.
3. PROPERTY SHOWN HEREON IS SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIONS OF RECORD.
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SEE SHEETS 3-4 FOR TREE SURVEY

SUPERCEDED 9/26/2018
2018-691



LOCATION MAP

REFERENCES:

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- DB 3968, PG 329
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- DB 9912, PG 763
- DB 5164, PG 521
- DB 9347, PG 887
- DB 8879, PG 646
- DB 27880, PG 560
- DB 5881, PG 498
- DB 5932, PG 590
- DB 4763, PG 787
- DB 6606, PG 677
- DB 7043, PG 656
- DB 7020, PG 463
- DB 6843, PG 367
- DB 5226, PG 787
- DB 1983, PG 646
- DB 1952, PG 135
- PC 1, PG 63
- PC 1, PG 509
- PC 1, PG 727
- PC 1, PG 301
- PC 1, PG 302
- PC 1, PG 304
- PC 27, PG 843

SURVEYOR CERTIFICATION

I, THOMAS E. TEARD, P.L.S. HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, FROM DEED AND MAP REFERENCES AS NOTED ON SAID MAP. THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FROM DEED AND MAP REFERENCES AS NOTED ON SAID MAP.

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- (5) DATUM/EPOCH: NAD 83 (2011) EPOCH 2010.00
- (6) PUBLISHED/FIXED-CONTROL USE: NCVRS
- (7) GEOD MODEL: 2012 (CONUS)
- (8) COMBINED GRID FACTOR(S): 0.99994861
- (9) UNITS: US SURVEY FEET

THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND AND SEAL THIS 20TH DAY OF SEPTEMBER A.D., 2018.

PRELIMINARY - NOT FOR RECORDATION,
SALES OR CONVEYANCES

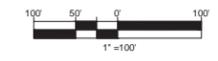
SURVEYOR NC L-3920



LEGEND

	EXISTING CONTOUR		SIGN
	OVERHEAD WIRE		MAIL BOX
	FENCE		AREA LIGHT
	TREELINE		CLEAN OUT
	WATER VALVE		CATCH BASIN/ GRATE INLET
	FIRE HYDRANT		GUY WIRE
	FLARED END SECTION		COMPUTED POINT
	UTILITY POLE		IRON REBAR SET
	SANITARY MANHOLE		IRON PIPE FOUND
	STORM DRAIN MANHOLE		IRON REBAR FOUND
	EXISTING CONCRETE MONUMENT		EXISTING CONCRETE MONUMENT

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TOPOGRAPHIC & TREE SURVEY PROPERTY OF
**JERRY & IRMA FUNDERBURK, GERALD LEE FUNDERBURK,
 DANNY & ROBIN PRICE, DEE & PATRICIA RITTENOUR,**
DOUG & TERI MARSH
 PIDS: 21514101, 21514103, 07075013,
 21514103, 07075013B
 TOWN OF MATTHEWS CITY OF STALLINGS
 TOWNSHIP OF MORNING STAR TOWNSHIP OF VANCE
 MECKLENBURG COUNTY, NORTH CAROLINA UNION COUNTY, NORTH CAROLINA

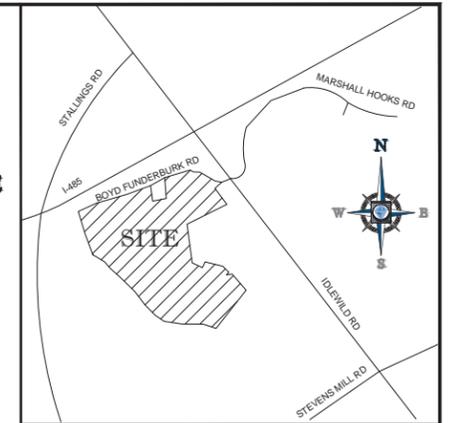
FILE NO. NSC172166
 DATE 09/20/18
 FIELD DATE 9/19/18
 CREW CHIEF DLJ/B
 DRAWN BPS
 REVIEWED JT / TET
 APPROVED TET
 SCALE 1" = 100'
 DWG. NO. 2 OF 7

BOHLER ENGINEERING NC, PLLC
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 RALEIGH, NORTH CAROLINA 27612
 919.578.9000 • 919.703.2665 FAX
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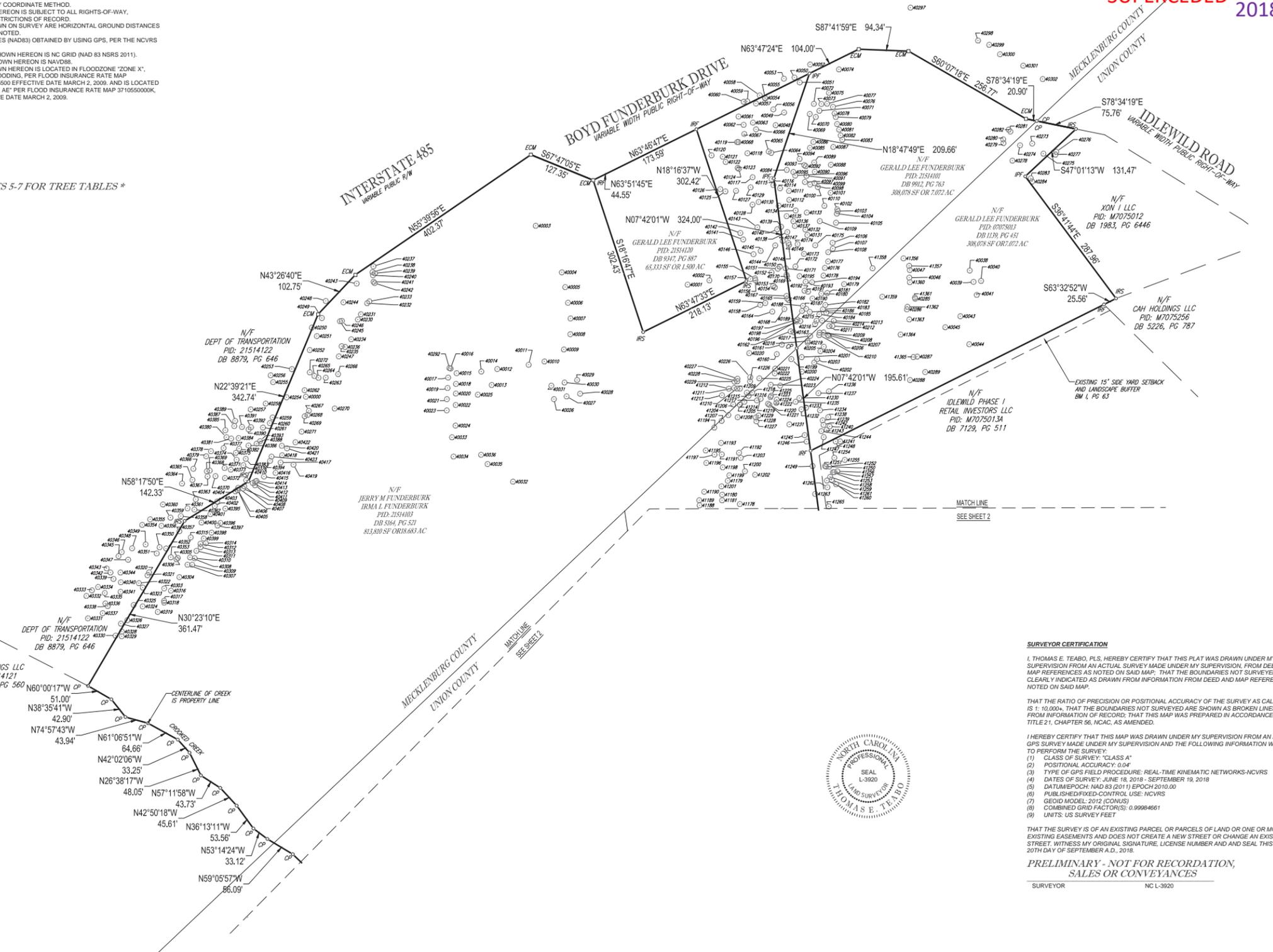
NOTES:

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SUPERCEDED 9/26/2018
2018-691



* SEE SHEETS 5-7 FOR TREE TABLES *



REFERENCES:

- DB 3420, PG 619
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- DB 6843, PG 367
- DB 5226, PG 787
- DB 1983, PG 646
- DB 1952, PG 135
- PC 1, PG 63
- PC 1, PG 509
- PC M, PG 727
- PC N, PG 301
- PC N, PG 302
- PC N, PG 304
- PC 27, PG 843

SURVEYOR CERTIFICATION

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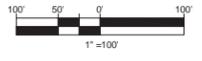
PRELIMINARY - NOT FOR RECORDATION, SALES OR CONVEYANCES

SURVEYOR NC L-3920



LEGEND

- IPs IRON PIPE SET
- IPF IRON PIPE FOUND
- IRF IRON REBAR FOUND
- CP COMPUTED POINT
- TREE



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TOPOGRAPHIC & TREE SURVEY PROPERTY OF
JERRY & IRMA FUNDERBURK, GERALD LEE FUNDERBURK,
DANNY & ROBIN PRICE, DEE & PATRICIA RITTENOUR,
DOUG & TERI MARSH

PIDS: 21514101, 21514103, 07075013,
21514103, 07075013B

TOWN OF MATTHEWS CITY OF STALLANS
 TOWNSHIP OF MORNING STAR TOWNSHIP OF VANCE
 MECKLENBURG COUNTY, NORTH CAROLINA UNION COUNTY, NORTH CAROLINA

FILE NO. NSC172166
 DATE 09/20/18
 FIELD DATE 09/19/18

BOHLER ENGINEERING NC, PLLC
 4130 PARKLAKE AVENUE SUITE 100
 RALEIGH, NORTH CAROLINA 27612
 919.578.0000 - 919.703.2665 FAX
www.bohler-engineering.com

CREW CHIEF DL/JB
 DRAWN CM
 REVIEWED JT/TET
 APPROVED TET

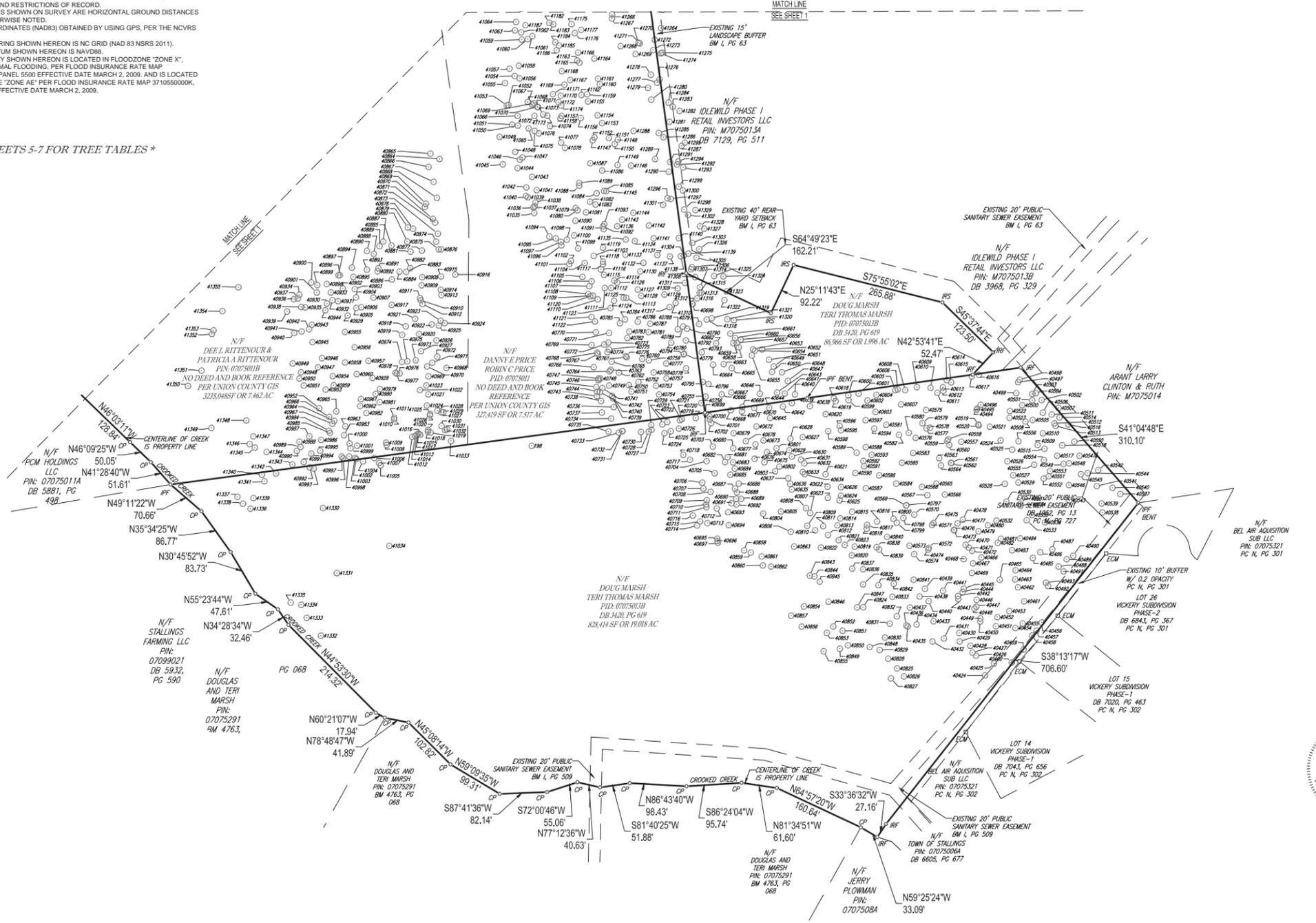
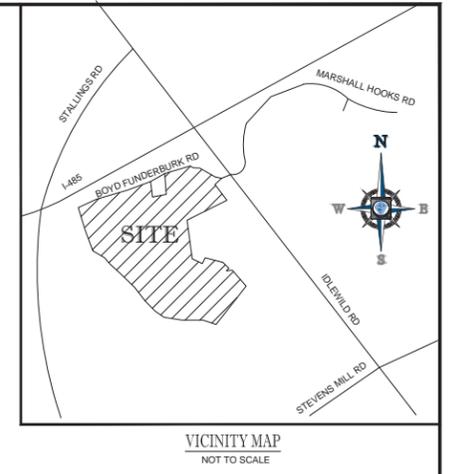
SCALE 1" = 100'
 DWG. NO. 3 OF 7

NOTES:

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6. BASIS OF BEARING SHOWN HEREON IS NC GRID (NAD 83 NSRS 2011).
7. VERTICAL DATUM SHOWN HEREON IS NAVD83.
8. THE PROPERTY SHOWN HEREON IS LOCATED IN FLOODZONE "ZONE X", AREA OF MINIMAL FLOODING, PER FLOOD INSURANCE RATE MAP 37105000K, PANEL 5500 EFFECTIVE DATE MARCH 2, 2009, AND IS LOCATED IN FLOODZONE "ZONE AE" PER FLOOD INSURANCE RATE MAP 37105000K, PANEL 5500 EFFECTIVE DATE MARCH 2, 2009.

* SEE SHEETS 5-7 FOR TREE TABLES *

SUPERCEDED 9/26/2018
2018-691



REFERENCES:

- DB 3420, PG 619
- DB 1139, PG 451
- DB 3968, PG 329
- DB 7129, PG 511
- DB 9912, PG 763
- DB 5164, PG 521
- DB 3347, PG 887
- DB 8879, PG 646
- DB 27880, PG 560
- DB 5881, PG 498
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- DB 4763, PG 068
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- DB 7043, PG 656
- DB 7020, PG 463
- DB 6843, PG 367
- DB 5226, PG 787
- DB 1983, PG 6446
- DB 1952, PG 135
- PC I, PG 63
- PC I, PG 509
- PC M, PG 727
- PC N, PG 301
- PC N, PG 302
- PC N, PG 304
- PC 27, PG 843

SURVEYOR CERTIFICATION

I, THOMAS E. TEABO, PLS, HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, FROM DEED AND MAP REFERENCES AS NOTED ON SAID MAP. THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FROM DEED AND MAP REFERENCES AS NOTED ON SAID MAP.

THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY OF THE SURVEY AS CALCULATED IS 1:10,000+, THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION OF RECORD; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH TITLE 21, CHAPTER 66, NCGS, AS AMENDED.

I HEREBY CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

- (1) CLASS OF SURVEY: "CLASS A"
- (2) POSITIONAL ACCURACY: 0.10"
- (3) TYPE OF GPS FIELD PROCEDURE: REAL-TIME KINEMATIC NETWORKS-NCVRS
- (4) DATES OF SURVEY: JUNE 18, 2018 - SEPTEMBER 19, 2018
- (5) DATUM/EPOCH: NAD 83 (2011) EPOCH 2010.00
- (6) PUBLISHED FIXED-CONTROL USE: NCVRS
- (7) GEOID MODEL: 2012 (CONUS)
- (8) COMBINED GRID FACTOR(S): 0.99984661
- (9) UNITS: US SURVEY FEET

THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 20TH DAY OF SEPTEMBER, A.D., 2018.

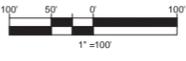
PRELIMINARY - NOT FOR RECORDATION, SALES OR CONVEYANCES

SURVEYOR NC L-3920



LEGEND

IPS	IRON PIPE SET
IPF	IRON PIPE FOUND
IRF	IRON REBAR FOUND
CP	COMPUTED POINT
○	TREE



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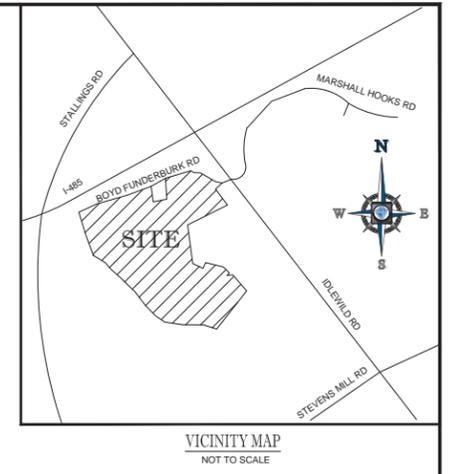
TOPOGRAPHIC & TREE SURVEY PROPERTY OF
JERRY & IRMA FUNDERBURK, GERALD LEE FUNDERBURK,
DANNY & ROBIN PRICE, DEE & PATRICIA RITTENOUR,
DOUG AND TERI MARSH
 PIDS: 21514101, 21514103, 07075013,
 21514105, 07075013B
 TOWN OF MATTHEWS CITY OF STALLINGS
 TOWNSHIP OF MORNING STAR TOWNSHIP OF VANCE
 MECKLENBURG COUNTY, NORTH CAROLINA UNION COUNTY, NORTH CAROLINA

4100 PARKLAKE AVENUE SUITE 150
 RALEIGH, NORTH CAROLINA 27612
 919.578.0000 - 919.703.2665 FAX
 www.bohler-engineering.com

BOHLER
 ENGINEERING, NC, PLLC

FILE NO. NSC172166
 DATE 09/20/18
 FIELD DATE 09/19/18
 CREW CHIEF DLJ/B
 DRAWN CM
 REVIEWED JT / TET
 APPROVED TET
 SCALE 1" = 100'
 DWG. NO. 4 OF 7

SUPERCEDED 9/26/2018
2018-691



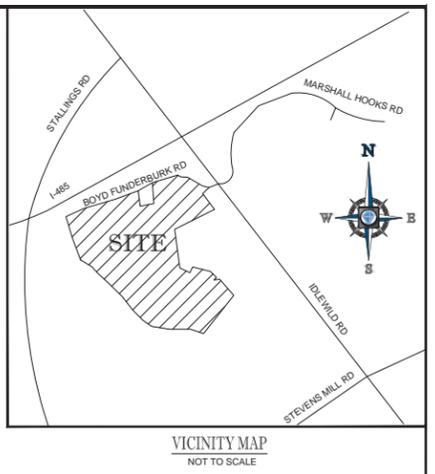
VICINITY MAP
NOT TO SCALE

REFERENCES:

- DB 3420, PG 619
- DB 1139, PG 451
- DB 3968, PG 329
- DB 7129, PG 511
- DB 9912, PG 763
- DB 5164, PG 521
- DB 9347, PG 887
- DB 8879, PG 646
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- DB 5881, PG 498
- DB 5832, PG 590
- DB 4763, PG 068
- DB 6605, PG 677
- DB 7043, PG 656
- DB 7020, PG 463
- DB 6843, PG 387
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- DB 1983, PG 6446
- DB 1952, PG 135
- PC 1, PG 63
- PC 1, PG 509
- PC M, PG 727
- PC N, PG 301
- PC N, PG 302
- PC N, PG 303
- PC 27, PG 843

POINT NAME	NORTHING	EASTING	TREE TYPE	SIZE IN INCHES	POINT NAME	NORTHING	EASTING	TREE TYPE	SIZE IN INCHES	POINT NAME	NORTHING	EASTING	TREE TYPE	SIZE IN INCHES	POINT NAME	NORTHING	EASTING	TREE TYPE	SIZE IN INCHES	POINT NAME	NORTHING	EASTING	TREE TYPE	SIZE IN INCHES
4000	50399.66	150304.136	HARDWOOD	89	4004	504285.795	1504929.947	HARDWOOD	15	4008	504054.652	1504914.702	HARDWOOD	12	4014	503662.457	1503734.582	RED OAK	12	4018	503795.649	1503886.747	SWEET GUM	12
4001	504151.506	1504647.244	PINE	12	4005	504268.601	1504928.413	HARDWOOD	15	4009	504055.405	1504912.883	HARDWOOD	12	4015	503673.701	1503706.021	SWEET GUM TWN	20	4019	503815.151	1503876.196	MAPLE	17
4002	504159.56	1504688.555	PINE	12	4006	504230.644	1504921.84	HARDWOOD	36	4010	504061.218	1504904.594	HARDWOOD	16	4016	503727.889	1503668.528	SWEET GUM	12	4020	503828.507	1503879.026	SWEET GUM	16
4003	504262.818	1504939.525	PINE	18	4007	504219.648	1504922.39	HARDWOOD	22	4011	504066.680	1504897.423	HARDWOOD	13	4017	503553.881	1503655.455	SWEET GUM	14	4021	503811.225	1503900.629	SWEET GUM	12
4004	504174.744	1504408.983	PINE	20	4008	504212.911	1504913.701	HARDWOOD	13	4012	504056.163	1504896.499	HARDWOOD	13	4018	503866.715	1503655.679	SWEET GUM	14	4022	503815.225	1503878.507	SWEET GUM	12
4005	504146.619	1504415.356	PINE	20	4009	504211.587	1504897.704	HARDWOOD	15	4013	504073.066	1504915.429	HARDWOOD	12	4019	503532.727	1503643.528	WALNUT	16	4023	503841.931	1503888.469	SWEET GUM	19
4006	504117.307	1504420.652	PINE	18	4010	504200.521	1504896.361	HARDWOOD	12	4014	504073.066	1504915.429	HARDWOOD	12	4020	503532.727	1503643.528	WALNUT	16	4024	503841.931	1503888.469	SWEET GUM	24
4007	504087.589	1504425.529	PINE	20	4011	504181.751	1504893.279	HARDWOOD	12	4015	504083.238	1504904.919	HARDWOOD	15	4021	503623.071	1503624.047	RED OAK	16	4025	503826.366	1503899.005	RED OAK	20
4008	504057.759	1504425.131	PINE	21	4012	504121.721	1504893.876	HARDWOOD	18	4016	504083.238	1504904.919	HARDWOOD	12	4022	503586.994	1503607.811	RED OAK	19	4026	503815.225	1503878.507	RED OAK	32
4009	504028.52	1504412.876	PINE	21	4013	504100.596	1504895.934	HARDWOOD	16	4017	504083.238	1504904.919	HARDWOOD	12	4023	503578.723	1503615.172	RED OAK	12	4027	503802.485	1503848.328	HICKORY	20
4010	504006.24	1504376.056	PINE	13	4014	504083.238	1504895.934	HARDWOOD	14	4018	504073.066	1504915.429	HARDWOOD	12	4024	503541.126	1503614.96	SWEET GUM	36	4028	503815.225	1503878.507	WHITE OAK	18
4011	503999.98	1504346.169	PINE	19	4015	504068.874	1504893.876	HARDWOOD	16	4019	504054.506	1504893.876	HARDWOOD	14	4025	503541.126	1503614.96	RED OAK	18	4029	503815.225	1503878.507	MAPLE	12
4012	503991.996	1504386.671	PINE	21	4016	504050.986	1504893.876	HARDWOOD	12	4020	504044.714	1504874.645	HARDWOOD	12	4026	503511.012	1503585.852	SWEET GUM	14	4030	503803.071	1503848.328	POPLAR	24
4013	503981.725	1504376.139	HARDWOOD	13	4017	504034.511	1504870.375	HARDWOOD	12	4021	504041.889	1504874.774	HARDWOOD	12	4027	503510.55	1503573.688	SWEET GUM	12	4031	503803.071	1503848.328	MAPLE	12
4014	503987.21	1504356.477	PINE	15	4018	504019.944	1504870.624	HARDWOOD	13	4022	504032.516	1504874.645	HARDWOOD	12	4028	503495.411	1503573.688	SWEET GUM	15	4032	503803.071	1503848.328	RED OAK	18
4015	503984.089	1504356.477	PINE	19	4019	504002.095	1504871.106	HARDWOOD	13	4023	503992.591	1504871.106	HARDWOOD	20	4029	503485.51	1503573.688	HARDWOOD	18	4033	503803.071	1503848.328	RED OAK	18
4016	503982.923	1504356.477	HARDWOOD	12	4020	503985.945	1504871.106	HARDWOOD	40	4024	503981.947	1504871.106	HARDWOOD	18	4030	503485.51	1503573.688	CEDEAR	12	4034	503803.071	1503848.328	RED OAK	18
4017	503975.802	1504356.477	PINE	13	4021	503973.497	1504871.106	HARDWOOD	15	4025	503962.089	1504871.106	HARDWOOD	12	4031	503485.51	1503573.688	RED OAK	24	4035	503803.071	1503848.328	RED OAK	30
4018	503963.806	1504356.477	PINE	20	4022	503960.514	1504871.106	HARDWOOD	15	4026	503947.372	1504871.106	HARDWOOD	12	4032	503485.51	1503573.688	PINE	12	4036	503803.071	1503848.328	SHAG BARK HICKORY	12
4019	503956.105	1504356.477	PINE	19	4023	503937.306	1504871.106	HARDWOOD	15	4027	503924.372	1504871.106	HARDWOOD	12	4033	503485.51	1503573.688	SWEET GUM	12	4037	503803.071	1503848.328	SHAG BARK HICKORY	12
4020	503945.589	1504356.477	PINE	17	4024	503914.503	1504871.106	HARDWOOD	12	4028	503901.454	1504871.106	HARDWOOD	23	4034	503485.51	1503573.688	RED OAK	12	4038	503803.071	1503848.328	SWEET GUM	12
4021	503934.973	1504356.477	PINE	17	4025	503891.753	1504871.106	HARDWOOD	12	4029	503878.507	1504871.106	HARDWOOD	12	4035	503485.51	1503573.688	RED OAK TWN	12	4039	503803.071	1503848.328	WHITE OAK	14
4022	503923.975	1504356.477	PINE	18	4026	503869.711	1504871.106	HARDWOOD	13	4030	503856.994	1504871.106	HARDWOOD	16	4036	503485.51	1503573.688	PINE	17	4040	503803.071	1503848.328	WHITE OAK	14
4023	503913.672	1504356.477	PINE	21	4027	503848.849	1504871.106	HARDWOOD	13	4031	503834.222	1504871.106	HARDWOOD	14	4037	503485.51	1503573.688	PINE	12	4041	503803.071	1503848.328	WHITE OAK	16
4024	503903.071	1504356.477	PINE	14	4028	503826.366	1504871.106	HARDWOOD	12	4032	503804.714	1504871.106	HARDWOOD	30	4038	503485.51	1503573.688	SWEET GUM	14	4042	503803.071	1503848.328	WHITE OAK	12
4025	503893.415	1504356.477	HARDWOOD	12	4029	503804.714	1504871.106	HARDWOOD	12	4033	503782.811	1504871.106	HARDWOOD	22	4039	503485.51	1503573.688	RED OAK	15	4043	503803.071	1503848.328	WHITE OAK	18
4026	503883.071	1504356.477	HARDWOOD	14	4030	503782.811	1504871.106	HARDWOOD	14	4034	503760.313	1504871.106	HARDWOOD	22	4040	503485.51	1503573.688	RED OAK TWN	16	4044	503803.071	1503848.328	SWEET GUM	18
4027	503873.071	1504356.477	HARDWOOD	12	4031	503760.313	1504871.106	HARDWOOD	12	4035	503738.811	1504871.106	HARDWOOD	13	4041	503485.51	1503573.688	PINE	15	4045	503803.071	1503848.328	SWEET GUM	18
4028	503863.071	1504356.477	HARDWOOD	12	4032	503746.811	1504871.106	HARDWOOD	12	4036	503726.313	1504871.106	HARDWOOD	13	4042	503485.51	1503573.688	RED OAK	12	4046	503803.071	1503848.328	WHITE OAK	16
4029	503853.071	1504356.477	HARDWOOD	12	4033	503726.313	1504871.106	HARDWOOD	13	4037	503704.811	1504871.106	HARDWOOD	13	4043	503485.51	1503573.688	PINE	12	4047	503803.071	1503848.328	WHITE OAK	12
4030	503843.071	1504356.477	HARDWOOD	12	4034	503704.811	1504871.106	HARDWOOD	13	4038	503682.811	1504871.106	HARDWOOD	13	4044	503485.51	1503573.688	PINE	15	4048	503803.071	1503848.328	WHITE OAK	16
4031	503833.071	1504356.477	HARDWOOD	12	4035	503682.811	1504871.106	HARDWOOD	14	4039	503660.313	1504871.106	HARDWOOD	13	4045	503485.51	1503573.688	RED OAK	14	4049	503803.071	1503848.328	SWEET GUM	12
4032	503823.071	1504356.477	HARDWOOD	12	4036	503660.313	1504871.106	HARDWOOD	14	4040	503638.811	1504871.106	HARDWOOD	13	4046	503485.51	1503573.688	PINE	12	4050	503803.071	1503848.328	WHITE OAK	16
4033	503813.071	1504356.477	HARDWOOD	12	4037	503646.811	1504871.106	HARDWOOD	14	4041	503626.313	1504871.106	HARDWOOD	13	4047	503485.51	1503573.688	RED OAK	12	4051	503803.071	1503848.328	WHITE OAK	16
4034	503803.071	1504356.477	HARDWOOD	12	4038	503626.313	1504871.106	HARDWOOD	14	4042	503604.811	1504871.106	HARDWOOD	13	4048	503485.51	1503573.688	RED OAK	12	4052	503803.071	1503848.328	WHITE OAK	16
4035	503793.071	1504356.477	HARDWOOD	12	4039	503604.811	1504871.106	HARDWOOD	14	4043	503582.811	1504871.106	HARDWOOD	13	4049	503485.51	1503573.688	RED OAK	12	4053	503803.071	1503848.328	WHITE OAK	16
4036	503783.071	1504356.477	HARDWOOD	12	4040	503582.811	1504871.106	HARDWOOD	14	4044	503560.313	1504871.106	HARDWOOD	13	4050	503485.51	1503573.688	RED OAK	12	4054	503803.071	1503848.328	WHITE OAK	16
4037	503773.071	1504356.477	HARDWOOD	12	4041	503560.313	1504871.106	HARDWOOD	14	4045	503538.811	1504871.106	HARDWOOD	13	4051	503485.51	1503573.688	RED OAK	12	4055	503803.071	1503848.328	WHITE OAK	16
4038	503763.071	1504356.477	HARDWOOD	12	4042	503538.811	1504871.106	HARDWOOD	14	4046	503516.811	1504871.106	HARDWOOD	13	4052	503485.51	1503573.688	RED OAK	12	4056	503803.071	1503848.328	WHITE OAK	16
4039	503753.071	1504356.477	HARDWOOD	12	4043	503516.811	1504871.106	HARDWOOD	14	4047	503494.811	1504871.106	HARDWOOD	13	4053	503485.51	1503573.688	RED OAK	12	4057	503803.071	1503848.328	WHITE OAK	16
4040	503743.071	1504356.477	HARDWOOD	12	4044	503494.811	1504871.106	HARDWOOD	14	4048	503472.811	1504871.106	HARDWOOD	13	4054	503485.51	1503573.688	RED OAK	12	4058	503803.071	1503848.328	WHITE OAK	16
4041	503733.071	1504356.477	HARDWOOD	12	4																			

9/26/2018
SUPERCEDED
2018-691



REFERENCES:

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- PC 1, PG 63
- PC 1, PG 509
- PC M, PG 127
- PC N, PG 301
- PC N, PG 302
- PC N, PG 304
- PC 27, PG 843

Table with columns: POINT NAME, NORTHING, EASTING, TREE TYPE, SIZE IN INCHES, POINT NAME, NORTHING, EASTING, TREE TYPE, SIZE IN INCHES, POINT NAME, NORTHING, EASTING, TREE TYPE, SIZE IN INCHES, POINT NAME, NORTHING, EASTING, TREE TYPE, SIZE IN INCHES, POINT NAME, NORTHING, EASTING, TREE TYPE, SIZE IN INCHES. Contains a grid of survey data points.

SURVEYOR CERTIFICATION

I, THOMAS E. TEASO, P.L.S., HEREBY CERTIFY THAT THIS PLAN WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, FROM DEED AND MAP REFERENCES AS NOTED ON SAID MAP. THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FROM DEED AND MAP REFERENCES AS NOTED ON SAID MAP.

THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY OF THE SURVEY AS CALCULATED IS 1:10,000. THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION OF RECORD. THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH TITLE 21, CHAPTER 56, N.C.A.C. AS AMENDED.

I HEREBY CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

- (1) CLASS OF SURVEY: "CLASS A"
- (2) POSITIONAL ACCURACY: "0.04"
- (3) TYPE OF GPS FIELD PROCEDURE: REAL-TIME KINEMATIC NETWORKS-NCVRS
- (4) DATES OF SURVEY: JUNE 18, 2016 - SEPTEMBER 19, 2018
- (5) DATUM/EPOCH: NAD 83 (2011) EPOCH 2010.00
- (6) PUBLISHED/FIXED-CONTROL USE: NCVRS
- (7) GEOID MODEL: 2012 (CONUS)
- (8) COMBINED GRID FACTOR(S): 0.99984661
- (9) UNITS: US SURVEY FEET

THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 20TH DAY OF SEPTEMBER A.D. 2018.

PRELIMINARY - NOT FOR RECORDATION, SALES OR CONVEYANCES

SURVEYOR NC L-3820

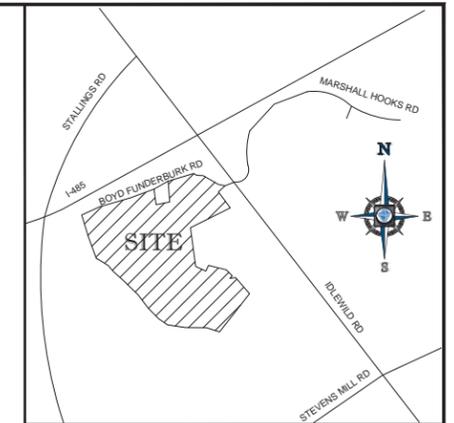


TOPOGRAPHIC & TREE SURVEY PROPERTY OF JERRY & IRMA FUNDERBURK, GERALD LEE FUNDERBURK, DANNY & ROBIN RUE, DEE & PATRICIA RITTENBOUR, DOUG & TERI MARSH. PIDS: 21514101, 21514103, 07075013, 21514103, 07075013B. TOWN OF MATTHEWS, TOWNSHIP OF MORNING STAR, HECKLERBERG COUNTY, NORTH CAROLINA. CITY OF STALLINGS, TOWNSHIP OF VANCE, UNION COUNTY, NORTH CAROLINA.

FILE NO. NC172166 DATE 09/20/18 FIELD DATE 09/19/18 CREW CHIEF DLJ/B DRAWN CM REVIEWED JT / TET APPROVED TET SCALE 1" = 100' DWG. NO. 6 OF 7

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SUPERCEDED 9/26/2018
2018-691



VICINITY MAP
NOT TO SCALE

POINT NAME	NORTHING	EASTING	TREE TYPE	SIZE IN INCHES	POINT NAME	NORTHING	EASTING	TREE TYPE	SIZE IN INCHES	POINT NAME	NORTHING	EASTING	TREE TYPE	SIZE IN INCHES	POINT NAME	NORTHING	EASTING	TREE TYPE	SIZE IN INCHES
41028	50309.329	1504524.732	PINE	12	41113	50324.478	1504525.06	SWEET GUM	12	41198	50306.062	1504713.874	SWEET GUM	13	41283	503564.567	1504932.541	RED OAK	12
41029	50309.628	1504535.041	PINE	15	41114	50324.272	1504531.333	SWEET GUM	13	41199	503790.945	1504726.226	RED OAK	18	41284	503571.792	1504935.415	RED OAK	17
41030	50309.136	1504531.917	PINE	12	41115	50324.089	1504531.315	RED OAK	13	41200	503798.702	1504755.964	SWEET GUM	13	41285	503550.259	1504938.186	RED OAK	12
41031	50309.94	1504541.417	PINE	15	41116	50323.418	1504538.128	RED OAK	24	41201	503770.11	1504711.461	SWEET GUM	16	41286	503551.937	1504931.508	SWEET GUM	12
41032	50309.958	1504538.103	PINE	16	41117	50323.283	1504531.517	POPLAR	14	41202	503791.998	1504715.099	SWEET GUM	15	41287	503497.091	1504947.899	SWEET GUM	15
41033	50298.998	1504548.344	PINE	17	41118	50326.934	1504611.449	OAK	17	41203	503823.964	1504747.946	SWEET GUM	14	41288	503522.798	1504984.699	SWEET GUM	14
41034	50285.712	1504411.332	PINE	14	41119	50321.049	1504611.843	RED OAK	14	41204	503804.906	1504724.494	RED OAK	12	41289	503474.219	1504911.953	SWEET GUM	16
41035	50381.111	1504699.508	MAPLE	12	41120	50327.371	1504789.487	PINE	14	41205	503924.492	1504746.137	SWEET GUM	15	41290	503452.31	1504925.591	SWEET GUM	12
41036	50391.07	1504698.986	SWEET GUM TWIN	12	41121	50320.083	1504793.834	PINE	15	41206	503924.91	1504733.66	SWEET GUM	18	41291	503469.251	1504927.939	SWEET GUM	13
41037	50392.312	1504699.458	SWEET GUM TWIN	12	41122	50323.498	1504791.828	PINE	14	41207	503893.922	1504711.766	CEDAR	13	41292	503464.716	1504939.691	SWEET GUM	15
41038	50398.994	1504694.395	SWEET GUM	16	41123	503216.749	1504823.733	RED OAK	18	41208	503900.842	1504742.114	SWEET GUM	12	41293	503459.811	1504950.665	SWEET GUM	13
41039	50348.114	1504681.467	SWEET GUM	16	41124	503229.432	1504830.767	PINE	14	41209	503954.759	1504746.432	SWEET GUM	13	41294	503470.021	1504942.147	SWEET GUM	14
41040	50347.503	1504678.28	RED OAK	13	41125	50324.736	1504847.411	SWEET GUM	13	41210	503954.934	1504741.13	SWEET GUM	12	41295	503502.589	1504953.39	SWEET GUM	12
41041	50343.501	1504696.727	SWEET GUM	14	41126	50320.795	1504838.298	SWEET GUM	20	41211	503956.163	1504735.42	SWEET GUM	20	41296	503496.432	1504933.228	SWEET GUM	16
41042	503425.178	1504678.773	SWEET GUM	12	41127	503248.688	1504871.911	PINE	15	41212	503954.752	1504725.423	SWEET GUM	15	41297	503405.298	1504929.167	SWEET GUM	16
41043	50341.445	1504688.611	SWEET GUM TWIN	18	41128	50327.872	1504871.947	PINE	12	41213	503942.283	1504712.443	SWEET GUM	13	41298	503387.126	1504932.22	SWEET GUM	17
41044	50348.676	1504661.516	SWEET GUM TWIN	12	41129	50320.203	1504911.924	SWEET GUM	15	41214	503929.953	1504754.216	SWEET GUM	16	41299	503426.467	1504942.854	OAK	18
41045	503465.184	1504638.048	SWEET GUM	20	41130	50320.03	1504876.272	PINE	17	41215	503947.348	1504759.492	SWEET GUM	14	41300	503420.005	1504950.075	SWEET GUM	12
41046	503473.092	1504667.624	SWEET GUM	12	41131	50328.319	1504905.82	SWEET GUM	14	41216	503935.135	1504762.872	SWEET GUM	12	41301	503395.135	1504951.807	SWEET GUM	17
41047	503477.025	1504672.128	SWEET GUM	12	41132	50324.934	1504881.74	PINE	13	41217	503932.719	1504778.483	SWEET GUM	15	41302	503377.916	1504959.156	SWEET GUM	15
41048	503486.474	1504695.475	PINE	14	41133	50328.839	1504895.453	SWEET GUM	13	41218	503947.226	1504769.459	SWEET GUM	13	41303	503329.959	1504966.224	SWEET GUM	19
41049	503512.722	1504612.513	PINE	20	41134	50332.414	1504866.79	SWEET GUM	14	41219	503935.507	1504785.582	SWEET GUM	15	41304	503307.784	1504951.889	SWEET GUM	15
41050	503532.033	1504664.22	PINE	16	41135	50335.214	1504851.333	PINE	16	41220	503926.324	1504799.578	SWEET GUM	14	41305	503303.863	1504971.47	SWEET GUM	16
41051	50353.71	1504651.149	SWEET GUM	15	41136	50338.161	1504836.263	POPLAR	17	41221	503924.278	1504802.219	SWEET GUM	12	41306	503287.32	1504965.66	PINE	13
41052	503567.479	1504647.803	SWEET GUM	13	41137	50335.807	1504927.576	RED OAK	15	41222	503927.977	1504815.273	SWEET GUM	15	41307	503283.908	1504964.556	SWEET GUM	14
41053	50356.993	1504644.95	SWEET GUM	12	41138	50336.47	1504948.378	OAK	13	41223	503938.967	1504804.236	SWEET GUM	14	41308	503270.117	1504971.5	SWEET GUM	16
41054	50361.894	1504658.644	SWEET GUM	14	41139	50330.912	1504959.37	OAK	14	41224	503934.212	1504816.11	SWEET GUM	12	41309	503250.579	1504940.926	RED OAK	17
41055	503605.468	1504641.875	SWEET GUM	15	41140	50337.609	1504943.004	OAK	16	41225	503941.395	1504805.42	SWEET GUM	14	41310	503225.569	1504937.497	RED OAK	15
41056	503613.627	1504667.352	PINE	13	41141	50337.236	1504899.455	SWEET GUM	15	41226	503968.59	1504765.561	SWEET GUM	19	41311	503260.277	1504933.799	SWEET GUM	12
41057	503630.496	1504649.837	RED OAK	16	41142	50339.438	1504901.163	SWEET GUM	13	41227	503989.078	1504777.999	SWEET GUM	13	41312	503224.06	1504966.235	PINE	14
41058	503635.561	1504665.743	CEDAR	14	41143	50339.432	1504894.828	SWEET GUM	12	41228	503990.36	1504776.428	SWEET GUM	17	41313	503234.886	1504923.188	SWEET GUM	12
41059	503680.785	1504671.056	SWEET GUM	12	41144	503381.382	1504894.164	SWEET GUM	14	41229	503984.095	1504781.789	SWEET GUM TRIPLET	14	41314	503252.813	1504979.775	CEDAR	14
41060	503681.552	1504681.357	RED OAK	12	41145	503418.868	1504927.23	SWEET GUM	14	41230	503936.956	1504808.965	ASH	13	41315	503241.099	1504979.102	SWEET GUM	14
41061	503686.889	1504689.173	PINE	12	41146	503462.886	1504880.174	OAK	15	41231	503887.136	1504840.15	SWEET GUM	17	41316	503233.534	1504974.792	SWEET GUM	12
41062	503693.157	1504669.915	RED OAK	12	41147	50350.7	1504793.68	RED OAK	13	41232	503915.782	1504862.838	SWEET GUM	16	41317	503218.292	1504936.964	RED OAK	21
41063	503696.662	1504659.145	POPLAR	14	41148	503507.913	1504837.223	SWEET GUM	30	41233	503918.779	1504871.634	HACKBERRY	15	41318	503196.844	1504991.277	SWEET GUM	18
41064	503711.096	1504660.963	RED OAK	13	41149	503463.979	1504838.771	HARDWOOD	15	41234	503913.858	1504898.052	SWEET GUM	14	41319	503199.123	1505000.125	CEDAR	13
41065	503527.337	1504682.742	SWEET GUM	15	41150	503500.289	1504831.938	OAK	15	41235	503930.054	1504851.871	SWEET GUM	16	41320	503195.001	1505038.525	HARDWOOD	15
41066	503548.819	1504643.686	PINE	16	41151	50350.619	1504821.858	RED OAK	14	41236	503949.687	1504814.847	OAK	19	41321	503197.515	1505027.064	SWEET GUM	15
41067	503572.929	1504681.277	PINE	15	41152	50351.848	1504791.813	RED OAK	16	41237	503946.297	1504895.389	SWEET GUM	15	41322	503230.383	1505022.064	SWEET GUM	15
41068	50358.511	1504688.883	POPLAR	14	41153	50356.438	1504899.984	SWEET GUM	13	41238	503901.066	1504913.706	SWEET GUM	14	41323	503245.445	1505026.147	PINE	20
41069	503570.853	1504691.406	PINE	15	41154	50349.812	1504802.221	SWEET GUM	12	41239	503894.907	1504903.071	SWEET GUM TRIPLET	15	41324	503271.41	1505020.253	SWEET GUM	16
41070	503564.654	1504697.735	PINE	12	41155	50353.79	1504785.847	SWEET GUM	16	41240	503883.287	1504816.503	SWEET GUM	12	41325	503272.153	1505003.953	SWEET GUM	12
41071	503563.754	1504698.978	PINE	12	41156	50355.139	1504773.191	RED OAK	15	41241	503855.206	1504936.329	SWEET GUM TWIN	14	41326	503318.499	1504978.358	SWEET GUM	12
41072	503548.927	1504692.888	PINE	14	41157	503548.675	1504707.007	SWEET GUM	14	41242	503886.437	1504904.786	SWEET GUM	16	41327	503353.184	1504987.16	SWEET GUM	19
41073	503551.272	1504707.989	PINE	15	41158	503544.603	1504797.855	SWEET GUM	15	41243	503877.132	1504910.851	SWEET GUM	15	41328	503358.136	1504979.852	SWEET GUM	15
41074	503581.159	1504719.919	PINE	14	41159	503586.226	1504798.022	SWEET GUM	18	41244	503874.541	1504900.538	ASH	13	41329	503385.978	1504971.784	SWEET GUM	17
41075	503593.307	1504693.383	SWEET GUM	14	41160	503603.533	1504806.154	SWEET GUM	14	41245	503866.901	1504868.999	SWEET GUM	14	41330	503271.124	15049		