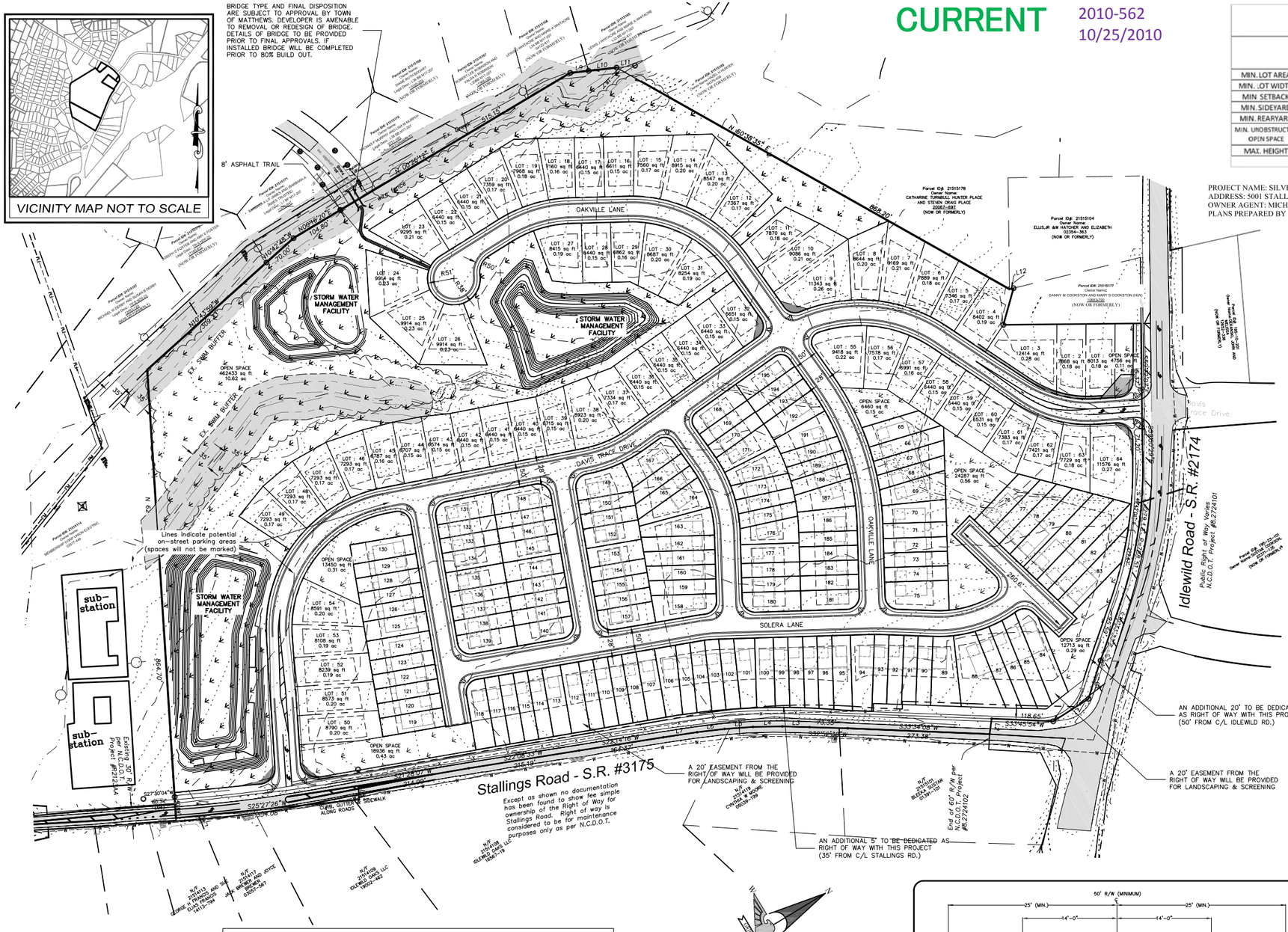
CURRENT

2010-562
10/25/2010

BRIDGE TYPE AND FINAL DISPOSITION ARE SUBJECT TO APPROVAL BY TOWN OF MATTHEWS. DEVELOPER IS AMENABLE TO REMOVAL OR REDESIGN OF BRIDGE. DETAILS OF BRIDGE TO BE PROVIDED PRIOR TO FINAL APPROVALS. IF INSTALLED BRIDGE WILL BE COMPLETED PRIOR TO 80% BUILD OUT.

VICINITY MAP NOT TO SCALE


8' ASPHALT TRAIL
EX. CREEK
EX. CONTOUR
N 80°39'45" E
515.13'
N10°42'45"W
104.80'
N10°42'45"W
70.00'
N10°43'39"W
209.42'
OAKVILLE LANE
DAVIS TRACE DRIVE
SOLERA LANE
OAKDALE LANE
STORM WATER MANAGEMENT FACILITY
STORM WATER MANAGEMENT FACILITY
STORM WATER MANAGEMENT FACILITY
EX. SWIM BUFFER
EX. SWIM BUFFER
OPEN SPACE 462433 sq ft 10.62 ac
OPEN SPACE 13450 sq ft 0.31 ac
OPEN SPACE 18936 sq ft 0.43 ac
OPEN SPACE 6460 sq ft 0.15 ac
OPEN SPACE 24287 sq ft 0.56 ac
OPEN SPACE 12713 sq ft 0.29 ac
OPEN SPACE 4756 sq ft 0.11 ac
OPEN SPACE 8013 sq ft 0.18 ac
Lines indicate potential on-street parking areas (spaces will not be marked)
sub-station
sub-station
Existing 30' D.E. per N.C.D.O.T. Project #8.2724.04
Parcel ID# 21515178 Owner Name: CATHARINE TURNBULL HUNTER PLACE AND STEVEN CRAIG PLACE 00067-887 (NOW OR FORMERLY)
Parcel ID# 21515104 Owner Name: ELLIS,JR &W HATCHER AND ELIZABETH 03354-363 (NOW OR FORMERLY)
Parcel ID# 21515177 Owner Name: DANNY M COOKSTON AND MARY S COOKSTON (H/W) 00824-76 (NOW OR FORMERLY)
Parcel ID# 21515114 Owner Name: MICHAEL S LUNSFORD AND WIFE SUSAN B LUNSFORD 00824-76 (NOW OR FORMERLY)
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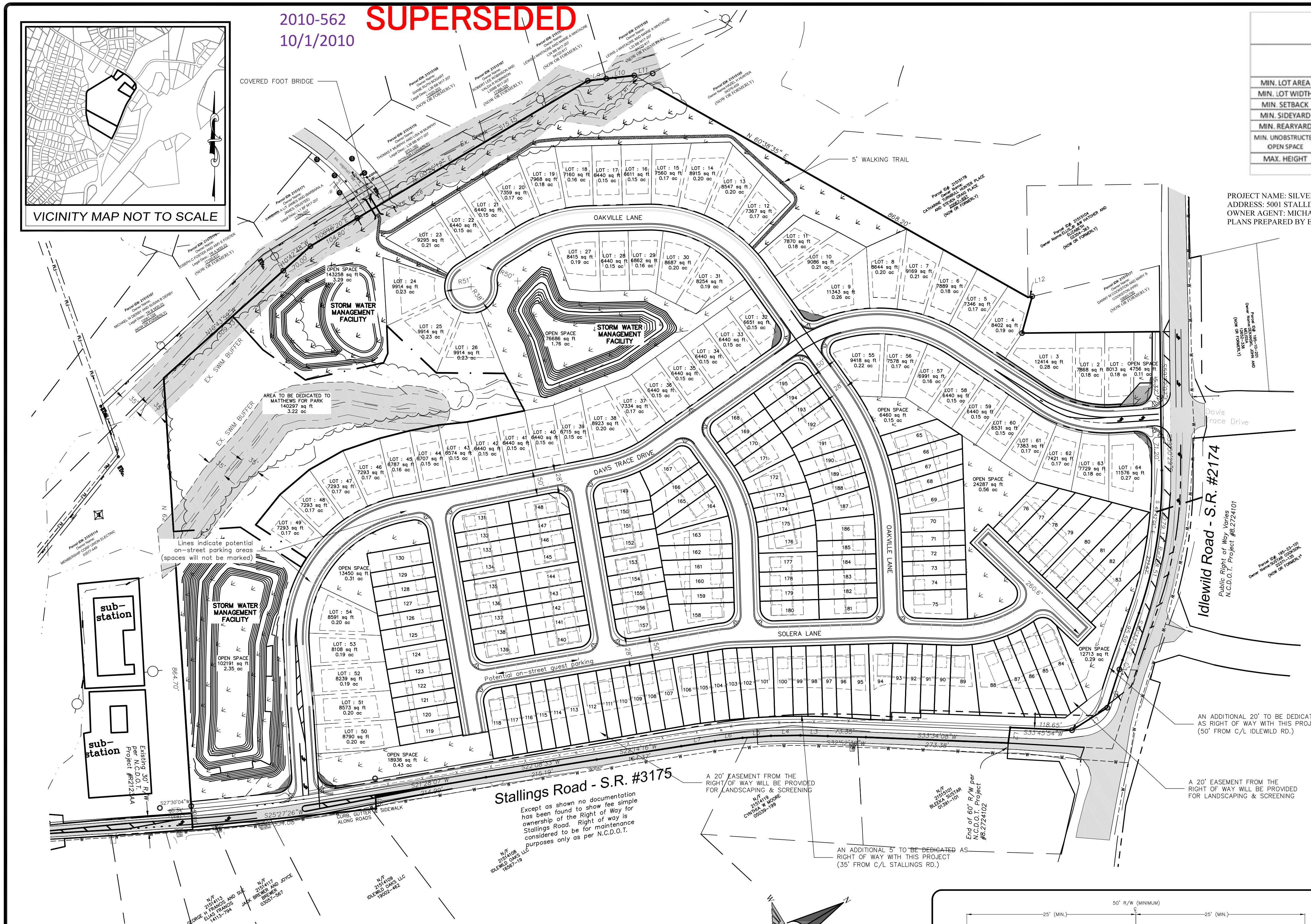
Parcel ID# 21515279 Owner Name: MICHAEL S LUNSFORD AND WIFE SUSAN B LUNSFORD 00824-76 (NOW OR FORMERLY)
Parcel ID# 21515280 Owner Name: MICHAEL S LUNSFORD AND WIFE SUSAN B LUNSFORD 00824-76 (NOW OR FORMERLY)
Parcel ID# 21515281 Owner Name: MICHAEL S LUNSFORD AND WIFE SUSAN B LUNSFORD 00824-76 (NOW OR FORMERLY)
Parcel ID# 21515282 Owner Name: MICHAEL S LUNSFORD AND WIFE SUSAN B LUNSFORD 00824-76 (NOW OR FORMERLY)
Parcel ID# 21515283 Owner Name: MICHAEL S LUNSFORD AND WIFE SUSAN B LUNSFORD 00824-76 (NOW OR FORMERLY)
Parcel ID# 21515284 Owner Name: MICHAEL S LUNSFORD AND WIFE SUSAN B LUNSFORD 00824-76 (NOW OR FORMERLY)
Parcel ID# 21515285 Owner Name: MICHAEL S LUNSFORD AND WIFE SUSAN B LUNSFORD 00824-76 (NOW OR FORMERLY)
Parcel ID# 21515286 Owner Name: MICHAEL S LUNSFORD AND WIFE SUSAN B LUNSFORD 00824-76 (NOW OR FORMERLY)
Parcel ID# 21515287 Owner Name: MICHAEL S LUNSFORD AND WIFE SUSAN B LUNSFORD 00824-76 (NOW OR FORMERLY)
Parcel ID# 21515288 Owner Name: MICHAEL S LUNSFORD AND WIFE SUSAN B LUNSFORD 00824-76 (NOW OR FORMERLY)
Parcel ID# 21515289 Owner Name: MICHAEL S LUNSFORD AND WIFE SUSAN B LUNSFORD 00824-76 (NOW OR FORMERLY)
Parcel ID# 21515290 Owner Name: MICHAEL S LUNSFORD AND WIFE SUSAN B LUNSFORD 00824-76 (NOW OR FORMERLY)
Parcel ID# 21515291 Owner Name: MICHAEL S LUNSFORD AND WIFE SUSAN B LUNSFORD 00824-76 (NOW OR FORMERLY)
Parcel ID# 21515292 Owner Name: MICHAEL S LUNSFORD AND WIFE SUSAN B LUNSFORD 00824-76 (NOW OR FORMERLY)
Parcel ID# 21515293 Owner Name: MICHAEL S LUNSFORD AND WIFE SUSAN B LUNSFORD 00824-76 (NOW OR FORMERLY)
Parcel ID# 21515294 Owner Name: MICHAEL S LUNSFORD AND WIFE SUSAN B LUNSFORD 00824-76 (NOW OR FORMERLY)
Parcel ID# 21515295 Owner Name: MICHAEL S LUNSFORD AND WIFE SUSAN B LUNSFORD 00824-76 (NOW OR FORMERLY)
Parcel ID# 21515296 Owner Name: MICHAEL S LUNSFORD AND WIFE SUSAN B LUNSFORD 00824-76 (NOW OR FORMERLY)
Parcel ID# 21515297 Owner Name: MICHAEL S LUNSFORD AND WIFE SUSAN B LUNSFORD 00824-76 (NOW OR FORMERLY)
Parcel ID# 21515298 Owner Name: MICHAEL S LUNSFORD AND WIFE SUSAN B LUNSFORD 00824-76 (NOW OR FORMERLY)
Parcel ID# 21515299 Owner Name: MICHAEL S LUNSFORD AND WIFE SUSAN B LUNSFORD 00824-76 (NOW OR FORMERLY)
Parcel ID# 21515300 Owner Name: MICHAEL S LUNSFORD AND WIFE SUSAN B LUNSFORD 00824-76 (NOW OR FORMERLY)
Parcel ID# 21515301 Owner Name: MICHAEL S LUNSFORD AND WIFE SUSAN B LUNSFORD 00824-76 (NOW OR FORMERLY)
Parcel ID# 21515302 Owner Name: MICHAEL S LUNSFORD AND WIFE SUSAN B LUNSFORD 00824-76 (NOW OR FORMERLY)
Parcel ID# 21515303 Owner Name: MICHAEL S LUNSFORD AND WIFE SUSAN B LUNSFORD 00824-76 (NOW OR FORMERLY)
Parcel ID# 21515304 Owner Name: MICHAEL S LUNSFORD AND WIFE SUSAN B LUNSFORD 00824-76 (NOW OR FORMERLY)
Parcel ID# 21515305 Owner Name: MICHAEL S LUNSFORD AND WIFE SUSAN B LUNSFORD 00824-76 (NOW OR FORMERLY)
Parcel ID# 21515306 Owner Name: MICHAEL S LUNSFORD AND WIFE SUSAN B LUNSFORD 00824-76 (NOW OR FORMERLY)
Parcel ID# 21515307 Owner Name: MICHAEL S LUNSFORD AND WIFE SUSAN B LUNSFORD 00824-76 (NOW OR FORMERLY)
Parcel ID# 21515308 Owner Name: MICHAEL S LUNSFORD AND WIFE SUSAN B LUNSFORD 00824-76 (NOW OR FORMERLY)
Parcel ID# 21515309 Owner Name: MICHAEL S LUNSFORD AND WIFE SUSAN B LUNSFORD 00824-76 (NOW OR FORMERLY)
Parcel ID# 21515310 Owner Name: MICHAEL S LUNSFORD AND WIFE SUSAN B LUNSFORD 00824-76 (NOW OR FORMERLY)
Parcel ID# 21515311 Owner Name: MICHAEL S LUNSFORD AND WIFE SUSAN B LUNSFORD 00824-76 (NOW OR FORMERLY)
Parcel ID# 21515312 Owner Name: MICHAEL S LUNSFORD AND WIFE SUSAN B LUNSFORD 00824-76 (NOW OR FORMERLY)
Parcel ID# 21515313 Owner Name: MICHAEL S LUNSFORD AND WIFE SUSAN B LUNSFORD 00824-76 (NOW OR FORMERLY)
Parcel ID# 21515314 Owner Name: MICHAEL S LUNSFORD AND WIFE SUSAN B LUNSFORD 00824-76 (NOW OR FORMERLY)
Parcel ID# 21515315 Owner Name: MICHAEL S LUNSFORD AND WIFE SUSAN B LUNSFORD 00824-76 (NOW OR FORMERLY)
Parcel ID# 21515316 Owner Name: MICHAEL S LUNSFORD AND WIFE SUSAN B LUNSFORD 00824-76

2010-562
10/1/2010

SUPERSEDED



R-VS INNOVATIVE PROPOSED DEVELOPMENT STANDARDS

	SINGLE FAMILY DETACHED		TOWNHOMES	
	STANDARD	INNOVATIVE REQUEST	STANDARD	INNOVATIVE REQUEST
MIN. LOT AREA	4500 sf	6400 sf	3000 sf	3000 sf
MIN. LOT WIDTH	40'	56'	28'	28'
MIN. SETBACK	20'	20'	20'	20'
MIN. SIDEYARD	6'/8'	6'/8'	0'/8'	0'/8'
MIN. REARYARD	30'	30'	30'	30'
MIN. UNOBSTRUCTED OPEN SPACE	25%	25%	20%	20%
MAX. HEIGHT	35'	35'	35'	35'

PROJECT NAME: SILVER OAKS
ADDRESS: 5001 STALLINGS ROAD
OWNER AGENT: MICHAEL S. LUNSFORD
PLANS PREPARED BY EAGLE ENGINEERING, INC.

REQUIRED BUFFERS & SCREENING: SWIM BUFFERS AS SHOWN
DISTURBED AREA: T.BD.

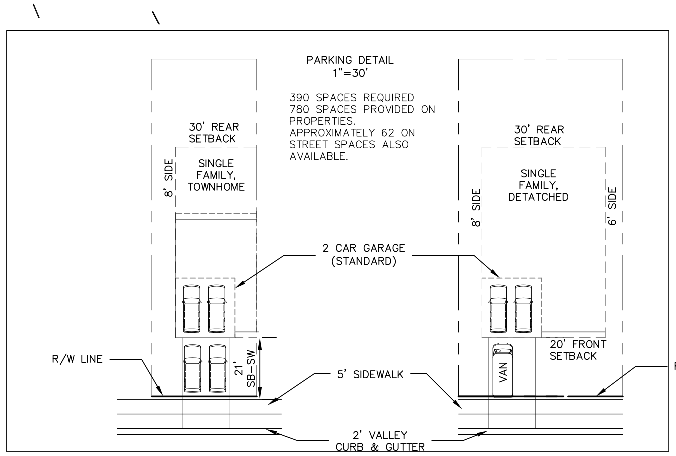
GRADING PERMIT REQUIRED

ALL SIGNAGE WILL BE APPROVED & PERMITTED SEPARATELY

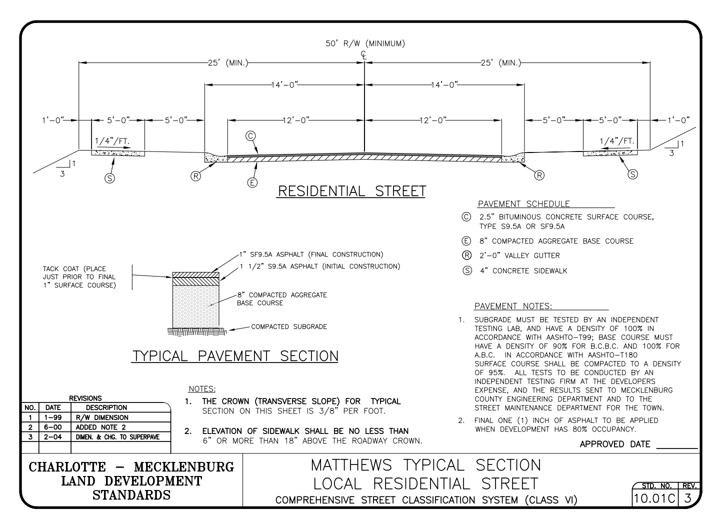
PUBLIC ROAD STD. #11.01 WILL BE USED WITH A 5' SIDEWALK.

Parcel #	Sq. Ft.	Acres	Parcel #	Sq. Ft.	Acres	Parcel #	Sq. Ft.	Acres
65	5148	0.12	85	5417	0.12	105	3761	0.09
66	4152	0.10	86	4930	0.11	106	4892	0.11
67	3877	0.09	87	4591	0.11	107	4762	0.11
68	3730	0.09	88	9151	0.21	108	3812	0.09
69	5433	0.12	89	6608	0.15	109	3643	0.08
70	4781	0.11	90	3809	0.09	110	3813	0.09
71	3503	0.08	91	3639	0.08	111	3728	0.09
72	3425	0.08	92	3809	0.09	112	4765	0.11
73	3425	0.08	93	3763	0.09	113	4764	0.11
74	3425	0.08	94	6134	0.14	114	3812	0.09
75	6630	0.15	95	5133	0.12	115	3643	0.08
76	5048	0.12	96	4013	0.09	116	3812	0.09
77	4346	0.10	97	3768	0.09	117	3728	0.09
78	4687	0.11	98	3891	0.09	118	5012	0.12
79	6628	0.15	99	3773	0.09	119	4383	0.10
80	7336	0.17	100	4798	0.11	120	3503	0.08
81	6372	0.15	101	4774	0.11	121	3425	0.08
82	6017	0.14	102	3877	0.09	122	3425	0.08
83	6350	0.15	103	3735	0.09	123	3425	0.08
84	6873	0.16	104	3882	0.09	124	4628	0.11

Parcel #	Sq. Ft.	Acres	Parcel #	Sq. Ft.	Acres	Parcel #	Sq. Ft.	Acres
125	4628	0.11	147	3078	0.07	167	5133	0.12
126	3503	0.08	148	4867	0.11	168	4124	0.09
127	3425	0.08	149	5090	0.12	169	3078	0.07
128	3425	0.08	150	2939	0.07	170	3203	0.07
129	3425	0.08	151	3059	0.07	171	4581	0.11
130	4628	0.11	152	4075	0.09	172	4808	0.11
131	4587	0.11	153	4026	0.09	173	3234	0.07
132	3078	0.07	154	2940	0.07	174	3079	0.07
133	3203	0.07	155	3076	0.07	175	3235	0.07
134	4268	0.10	156	3008	0.07	176	4629	0.11
135	4267	0.10	157	4248	0.10	177	4097	0.09
136	3221	0.07	158	5224	0.12	178	3078	0.07
137	3079	0.07	159	3642	0.08	179	3203	0.07
138	3221	0.07	160	3683	0.08	180	4178	0.10
139	4332	0.10	161	3788	0.09	181	4178	0.10
140	4332	0.10	162	3904	0.09	193	3078	0.07
141	3221	0.07	163	5392	0.12	194	3203	0.07
142	3079	0.07	164	5290	0.12	195	4123	0.09
143	3221	0.07	165	3697	0.08			
146	3203	0.07	166	3469	0.08			



GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.



GENERAL SITE DATA

PARCEL ID #'S– 21515101, 21515102, 21515103, 21515111 & 21515173

APPROXIMATELY 45.51 TOTAL ACRES

ZONING – R–VS INNOVATIVE

POTENTIAL IMPACTS TO WETLANDS & CREEKS TO BE PERMITTED DURING DETAILED DESIGN PHASE.

ALL STREETS TO BE PUBLIC.

STREET LIGHTING, STORM DRAINAGE, WALKING TRAILS, ETC. WILL BE ADDRESSED IN DETAIL DESIGN PHASE.

DEVELOPER AGREES TO COMMIT TO RECOMMENDED IMPROVEMENTS BASED ON TRAFFIC IMPACT STUDY

THE LOTS SHOWN FOR THE PORTION OF THE PROJECT LOCATED IN SINGLE FAMILY PORTION OF THE DEVELOPMENT ARE TO BE CONVEYED AS INDIVIDUAL PARCELS AND WITH THE EXCEPTION OF MINOR ADJUSTMENTS DUE TO CONSTRUCTION THE LOT LINES AS SHOWN ARE TO REMAIN IN PERPETUITY.

DEVELOPER AGREES TO PAY A ONE TIME FEE OF $25,000 TO THE TOWN OF MATTHEWS TO BE APPLIED TOWARD THE COST OF A TRAFFIC SIGNAL AT THE IDLEWILD & STALLINGS RD INTERSECTION.

COMMON AREA & PARK DEDICATION REQUIREMENTS
PER SECTION 152.40 $\frac{1}{35}$ ACRE PER DWELLING REQUIRED 64 SINGLE FAMILY & 131 TOWN HOMES = 195 UNITS = 5.57 ACRES TO BE DEDICATED TO MATTHEWS AS PARK AREA. 3.22 ACRES IS PROVIDED. A FEE IN LIEU OF THE REMAINDER WILL BE REQUIRED.

9.25 ACRES IS PROVIDED IN COMMON OPEN SPACE. OPEN SPACE TO BE OWNED AND MAINTAINED BY A H.O.A.

EAGLE ENGINEERING
2013 Van Buren Avenue
Indian Trail, NC 28079
(704) 882-4222
P.O. BOX 551
Alpharetta, GA 30009
(678) 339-0640
www.eagleonline.net

NO.	DATE	BY	ISSUE

Silver Oaks
Town of Matthews, Mecklenburg Co., NC

Valley Development
598 Indian Trail Road South, #208
Indian Trail, NC 28079

SITE PLAN

DESIGNED BY KEL | DRAWN BY KEL | CHECKED BY JDB
Scale 1" = 80' | DATE 09/03/10 | JOB NUMBER 3229–CS

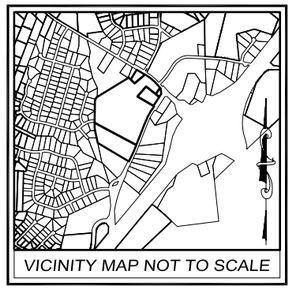
NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 19665 JOHN D. BARNARD 10–1–10

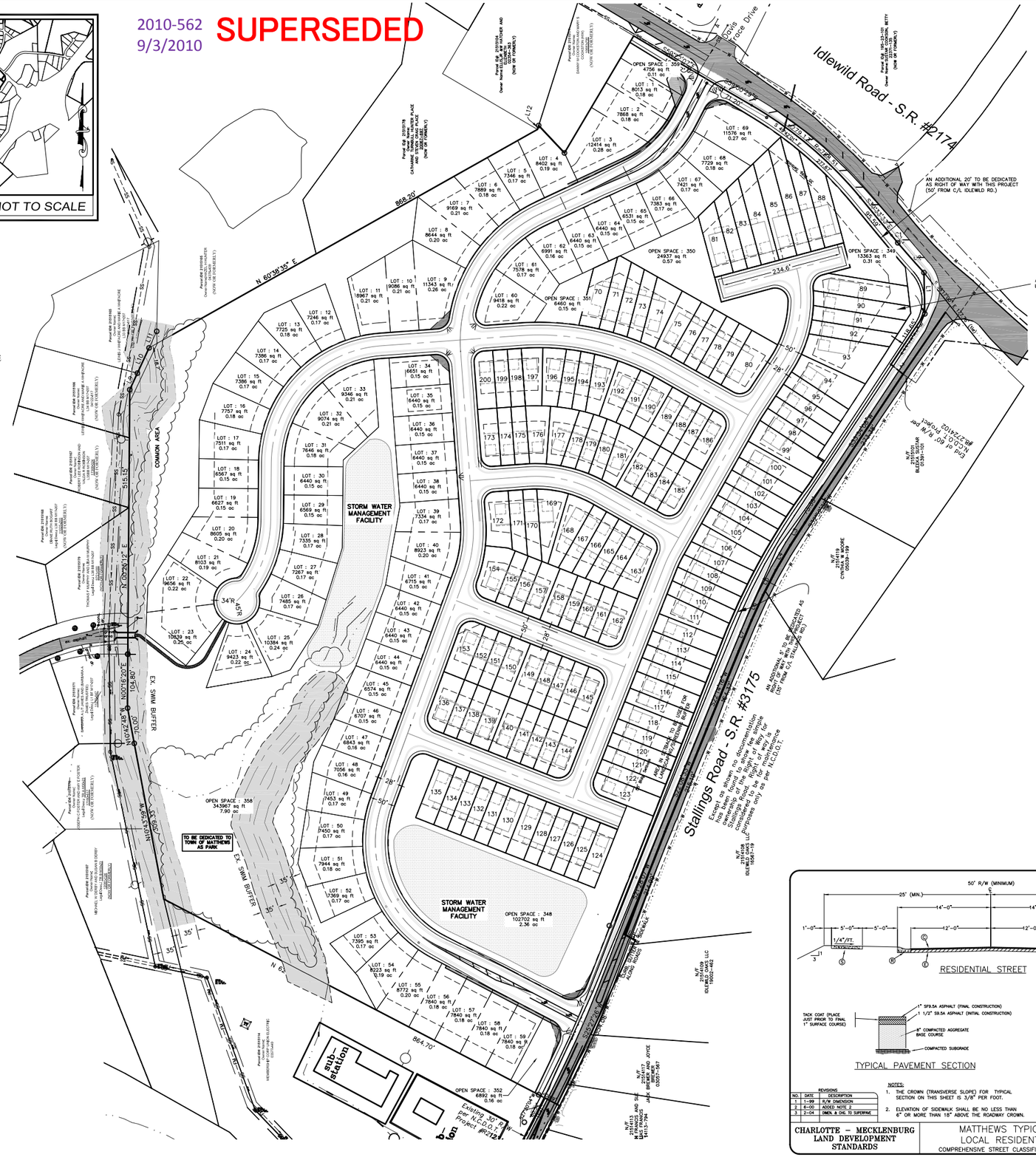
Sheet 1.0

3229 Base–c3d.dwg
10/1/2010

2010-562
9/3/2010

SUPERSEDED





R-VS INNOVATIVE PROPOSED DEVELOPMENT STANDARDS				
	SINGLE FAMILY DETACHED		TOWNHOMES	
	STANDARD	INNOVATIVE REQUEST	STANDARD	INNOVATIVE REQUEST
MIN. LOT AREA	4500 sf	4500 sf	3000 sf	3300 sf
MIN. LOT WIDTH	40'	40'	28'	28'
MIN. SETBACK	20'	10'	20'	20'
MIN. SIDEYARD	6'/8'	3'/8'	0'/7'	0'/7'
MIN. REARYARD	30'	3'	30'	30'
MIN. UNOBSTRUCTED OPEN SPACE	25%	25%	20%	20%
MAX. HEIGHT	35'	35'	35'	35'

PROJECT NAME: SILVER OAKS
ADDRESS: 5001 STALLINGS ROAD
OWNER AGENT: MICHAEL S. LUNSFORD
PLANS PREPARED BY EAGLE ENGINEERING, INC.

REQUIRED BUFFERS & SCREENING: SWIM BUFFERS AS SHOWN
DISTURBED AREA: T.BD.

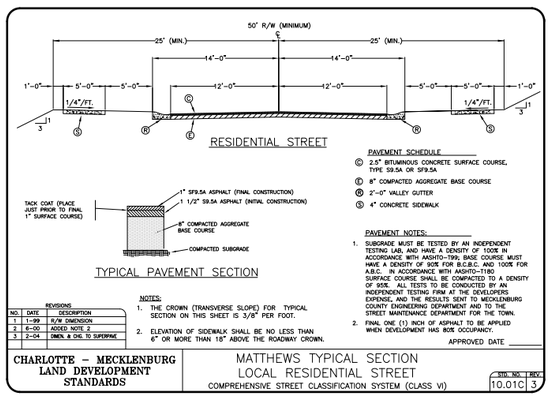
GRADING PERMIT REQUIRED

ALL SIGNAGE WILL BE APPROVED & PERMITTED SEPARATELY

PUBLIC ROAD STD. #11.01 WILL BE USED WITH A 5' SIDEWALK.

Parcel Table			Parcel Table			Parcel Table		
Parcel #	Sq. Ft.	Acres	Parcel #	Sq. Ft.	Acres	Parcel #	Sq. Ft.	Acres
70	5148	0.12	90	5417	0.12	110	3761	0.09
71	4152	0.10	91	4930	0.11	111	4892	0.11
72	3877	0.09	92	4591	0.11	112	4762	0.11
73	3730	0.09	93	9151	0.21	113	3812	0.09
74	5433	0.12	94	6608	0.15	114	3643	0.08
75	4781	0.11	95	3809	0.09	115	3813	0.09
76	3503	0.08	96	3639	0.08	116	4721	0.11
77	3425	0.08	97	3809	0.09	117	3772	0.09
78	3425	0.08	98	3763	0.09	118	4764	0.11
79	3425	0.08	99	6134	0.14	119	3812	0.09
80	6630	0.15	100	5133	0.12	120	3643	0.08
81	5048	0.12	101	4013	0.09	121	3812	0.09
82	4346	0.10	102	3768	0.09	122	3728	0.09
83	4687	0.11	103	3891	0.09	123	5012	0.12
84	6628	0.15	104	3773	0.09	124	4383	0.10
85	7336	0.17	105	4798	0.11	125	3503	0.08
86	6372	0.15	106	4774	0.11	126	3425	0.08
87	6017	0.14	107	3877	0.09	127	3425	0.08
88	6350	0.15	108	3735	0.09	128	3425	0.08
89	6873	0.16	109	3882	0.09	129	4628	0.11
Parcel Table			Parcel Table			Parcel Table		
Parcel #	Sq. Ft.	Acres	Parcel #	Sq. Ft.	Acres	Parcel #	Sq. Ft.	Acres
130	4628	0.11	152	3078	0.07	172	5133	0.12
131	3503	0.08	153	4867	0.11	173	4124	0.09
132	3425	0.08	154	5090	0.12	174	3078	0.07
133	3425	0.08	155	2939	0.07	175	3203	0.07
134	3425	0.08	156	3059	0.07	176	4581	0.11
135	4628	0.11	157	4075	0.09	177	4808	0.11
136	4587	0.11	158	4026	0.09	178	3234	0.07
137	3078	0.07	159	2940	0.07	179	3079	0.07
138	3203	0.07	160	3076	0.07	180	3235	0.07
139	4268	0.10	161	3008	0.07	181	4629	0.11
140	4267	0.10	162	4248	0.10	182	4097	0.09
141	3221	0.07	163	5224	0.12	183	3078	0.07
142	3079	0.07	164	3642	0.08	184	3203	0.07
143	3221	0.07	165	3683	0.08	185	4178	0.10
144	4332	0.10	166	3788	0.09	186	4188	0.10
145	4332	0.10	167	3904	0.09	187	3078	0.07
146	3221	0.07	168	5392	0.12	188	3203	0.07
147	3079	0.07	169	5290	0.12	189	4026	0.09
148	3221	0.07	170	3697	0.08	190	4229	0.10
151	3203	0.07	171	3469	0.08	191	3234	0.07

Parcel Table		
Parcel #	Sq. Ft.	Acres
192	4710	0.11
193	4262	0.10
194	3113	0.07
195	3233	0.07
196	4318	0.10
197	4182	0.10
198	3078	0.07
199	3203	0.07
200	4123	0.09



GENERAL SITE DATA

PARCEL ID #'S– 21515101, 21515102, 21515103, 21515111 & 21515173

APPROXIMATELY 45.51 TOTAL ACRES

ZONING – R-VS INNOVATIVE

POTENTIAL IMPACTS TO WETLANDS & CREEKS TO BE PERMITTED DURING DETAILED DESIGN PHASE.

STREET LIGHTING, STORM DRAINAGE, WALKING TRAILS, ETC. WILL BE ADDRESSED IN DETAIL DESIGN PHASE.

DEVELOPER AGREES TO COMMIT TO RECOMMENDED IMPROVEMENTS BASED ON TRAFFIC IMPACT STUDY

ALL OTHER CONDITIONS OF THE PRELIMINARY SUBDIVISION PLAN APPROVED BY MECKLENBURG COUNTY LUESA ON 2/11/08 AND THE TOWN OF MATTHEWS BOARD OF COMMISSIONERS ON 2/11/08 ARE TO REMAIN UNCHANGED.

THE LOTS SHOWN FOR THE PORTION OF THE PROJECT LOCATED ON THE EAST SIDE OF DAVIS TRACE DRIVE ARE TO BE CONVEYED AS INDIVIDUAL PARCELS AND WITH THE EXCEPTION OF MINOR ADJUSTMENTS DUE TO CONSTRUCTION THE LOT LINES AS SHOWN ARE TO REMAIN IN PERPETUITY.

COMMON AREA REQUIREMENTS

PER SECTION 152.40 ⅛ ACRE PER DWELLING REQUIRED 69 SINGLE FAMILY & 131 TOWN HOMES = 200 UNITS = 5.71 ACRES. 11.56 ACRES IS PROVIDED IN COMMON OPEN SPACE. 5 ACRES OF WHICH IS TO BE DEDICATED TO TOWN OF MATTHEWS AS PARK.

EAGLE ENGINEERING
2013 VAN BUREN AVENUE
Indian Trail, NC 28079
(704) 882-4222
www.eagleonline.net

NO.	DATE	BY	ISSUE

Silver Oaks
Town of Matthews, Mecklenburg Co., NC

Valley Development
598 Indian Trail Road South, #208
Indian Trail, NC 28079

SITE PLAN

DESIGNED BY	DRAWN BY	CHECKED BY	JOB NUMBER
KEL	KEL	JDB	3229-CS
Scale 1" = 100'	DATE 09/03/10		

Sheet
1.0

3229 base ryan homes.dwg
9/3/2010
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