

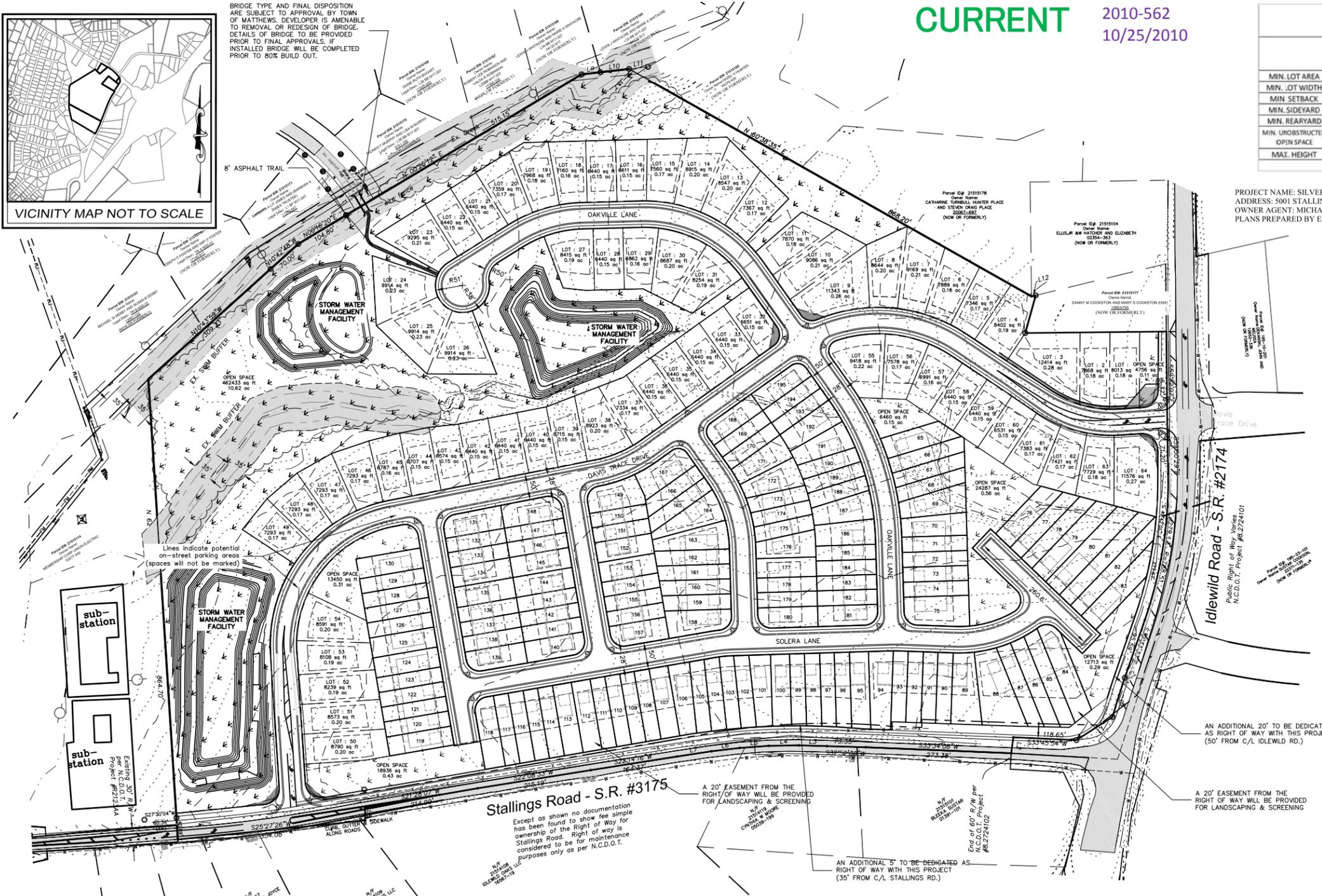
CURRENT 2010-562
10/25/2010

	R-VS PROPOSED DEVELOPMENT STANDARDS			
	SINGLE FAMILY DETACHED		TOWNHOMES	
	STANDARD	REQUEST	STANDARD	REQUEST
MIN. LOT AREA	4500 sq ft	6400 sq ft	3000 sq ft	3000 sq ft
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'

EAGLE ENGINEERING

2013 Van Buren Avenue
Indian Trail, NC 28079
(704) 882-4222
www.eagleonline.net

P.O. BOX 551
Alpharetta, GA 30009
(678) 339-0640



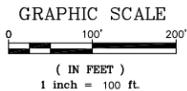
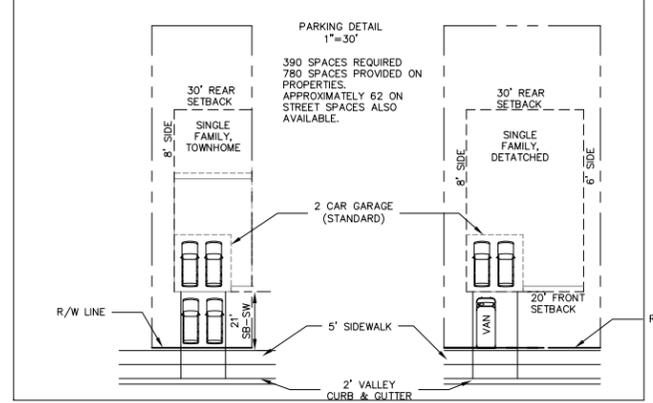
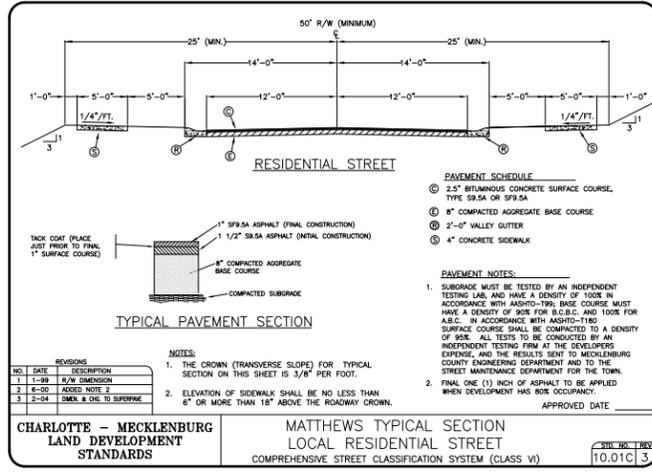
PROJECT NAME: SILVER OAKS
ADDRESS: 5001 STALLINGS ROAD
OWNER AGENT: MICHAEL S. LUNSFORD
PLANS PREPARED BY: EAGLE ENGINEERING, INC.

REQUIRED BUFFERS & SCREENING: SWIM BUFFERS AS SHOWN DISTURBED AREA: T.B.D.
GRADING PERMIT REQUIRED
ALL SIGNAGE WILL BE APPROVED & PERMITTED SEPARATELY
PUBLIC ROAD STD. 10.01C 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
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 Table			Parcel Table			Parcel Table		
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			

GENERAL SITE DATA
PARCEL ID #'S - 21515101, 21515102, 21515103, 21515111 & 21515173
APPROXIMATELY 45.51 TOTAL ACRES
ZONING - R-VS
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
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 IDELWILD & STALLINGS RD INTERSECTION.
COMMON AREA & PARK DEDICATION REQUIREMENTS
PER SECTION 152-40.3, ACRE PER DWELLING REQUIRED 64 SINGLE FAMILY & 131 TOWN HOMES = 195 UNITS = 5.57 ACRES TO BE DEDICATED TO MATTHEWS AS PARK AREA OR A FEE IN LIEU OF CAN BE PROVIDED. BASED UPON COMMENTS FROM THE TOWN OF MATTHEWS, THE DEVELOPER WILL PROVIDE A FEE IN LIEU OF THE ENTIRE REQUIRED DEDICATION OF 5.57 ACRES.
12.47 ACRES IS PROVIDED IN COMMON OPEN SPACE. OPEN SPACE TO BE OWNED AND MAINTAINED BY A H.O.A.
YARD MAINTENANCE FOR ALL TOWN HOMES WILL BE PROVIDED BY THE H.O.A.
THE TOWN OF MATTHEWS PUBLIC WORKS STAFF HAS REVIEWED THE HAMMERHEAD DESIGN PROPOSED FOR THE TOWN HOME PORTION AND HAS INDICATED THAT THE DESIGN WILL MEET REQUIREMENTS.



NO.	DATE	BY	ISSUE	TOWN COMMENTS
1	10/21/10	KEL		

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
DATE: 09/03/10
JOB NUMBER: 3229-CS
Scale: 1" = 80'



3229 Base-c34.dwg
10/22/2010
C:\Users\jdb\Documents\3229 Base-c34.dwg, 30m, 10/22/2010 10:57 AM