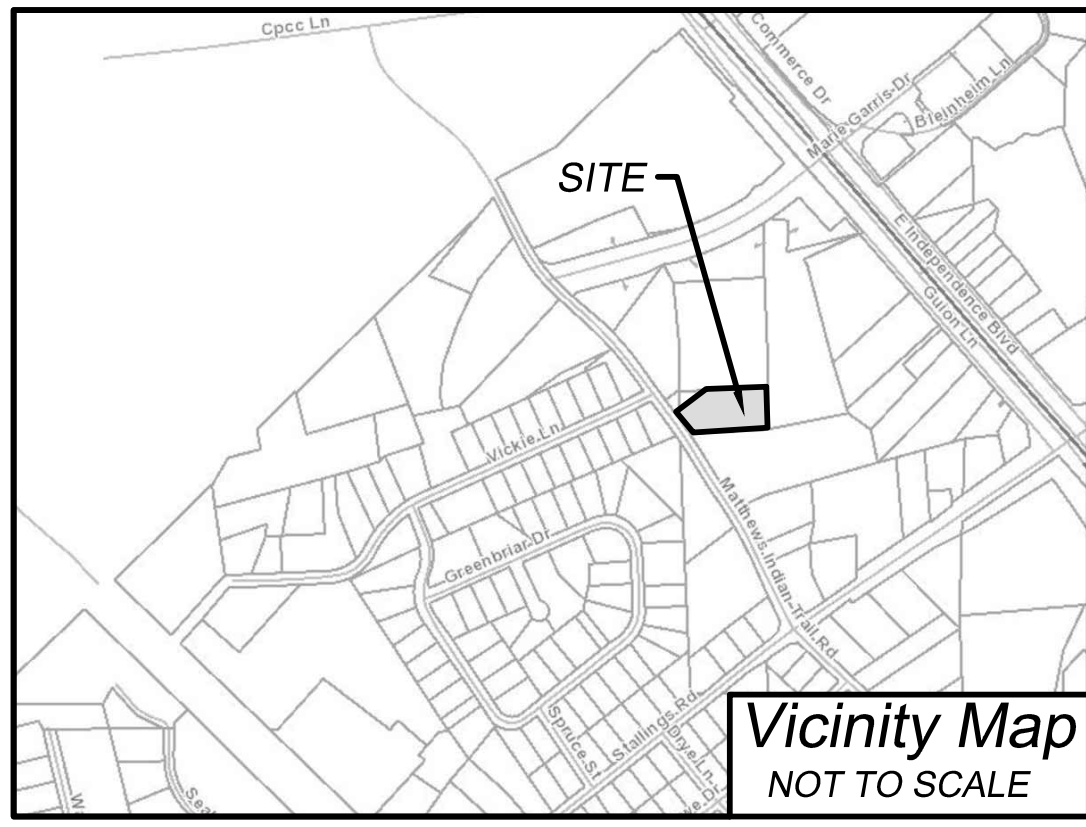




ENGINEERING FIRM:
STREET ADDRESS:
CITY, STATE, ZIP
PHONE:
FAX:
EMAIL:
PROJECT ENGINEER:
LICENSE #:

EAGLE ENGINEERING, INC.
2013A VAN BUREN AVENUE
INDIAN TRAIL, NC 28079
704.882.4222
866.775.0329
JROSS@EAGLEONLINE.NET
JOHN H. ROSS, P.E.
14959

LAND SURVEYOR:
EMAIL:
LICENSE #:

RUSSELL WHITEHURST, P.L.S.
RWWHITEHURST@EAGLEONLINE.NET
L-3661

DEVELOPER:
STREET ADDRESS:
CITY, STATE, ZIP:
PHONE:
EMAIL:
CONTACT:

IMPACT, LLC
8600 FAIRGREEN AVENUE
WAXHAW, NC 28173
704-815-5780
TY@IMPACTADM.COM
TY MATTHEWS

PARCEL #07102028
OWNER:
STREET ADDRESS:
CITY, STATE, ZIP:

AMBER SMITH & JOANN RATHBUN
3042 MATTHEWS INDIAN TRAIL RD
MATTHEWS, NC 28104

PARCEL #07102028B
PHONE:
STREET ADDRESS:
CITY, STATE, ZIP:

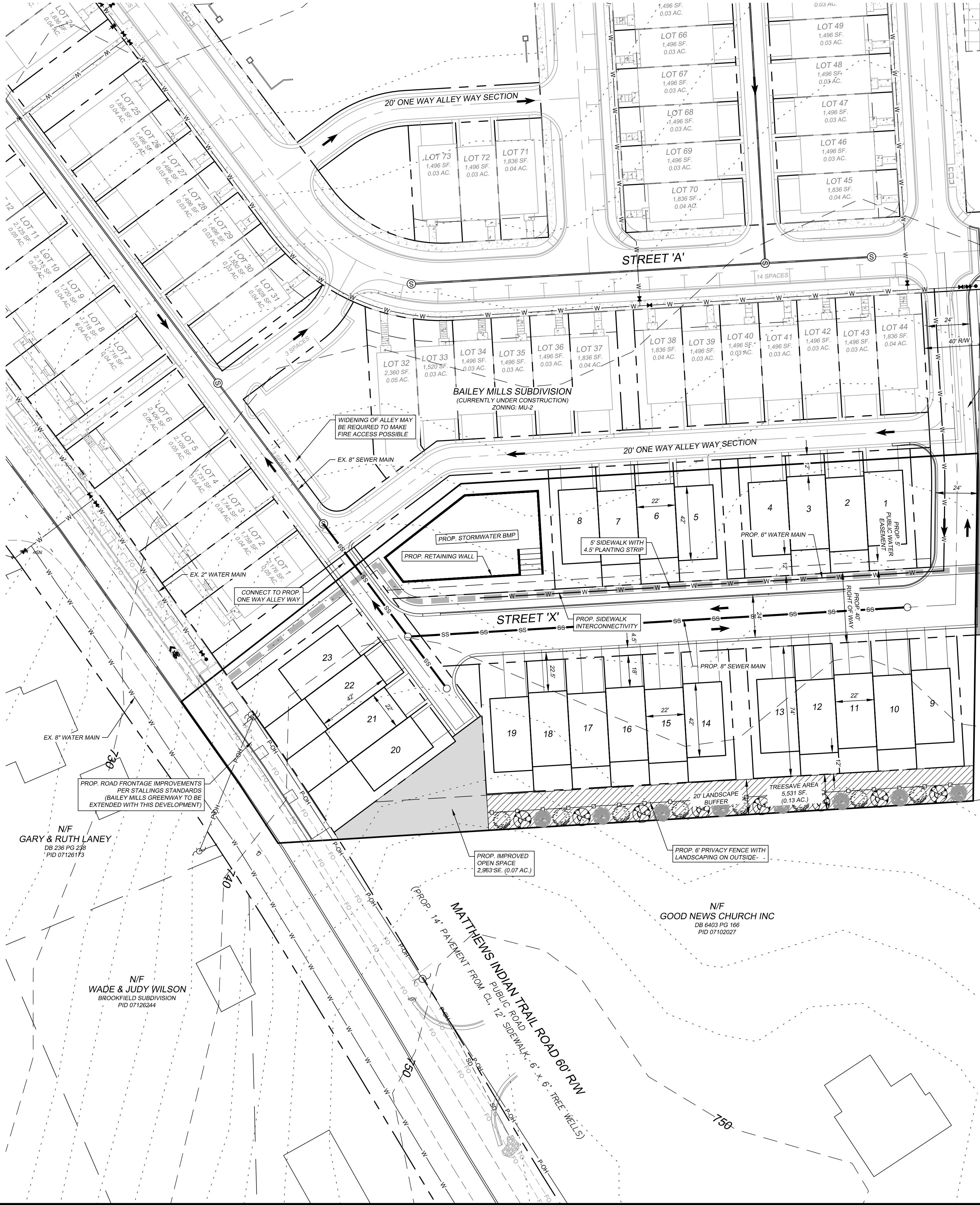
JOANN RATHBUN
3038 MATTHEWS INDIAN TRAIL RD
MATTHEWS, NC 28105

SITE AND DEVELOPMENT DATA

JURISDICTION	STALLINGS
TAX PARCEL(S):	07102028, 07102028B
SITE ADDRESS:	3038 & 3042 MATTHEWS-INDIAN TRAIL ROAD
EXISTING ZONING	MU-2, MIXED USE
PROPOSED ZONING	MU-2 CZ
SMALL AREA	MONROE BYPASS CORRIDOR
USE CLASSIFICATION	COMMERCIAL
TOTAL AREA	+/- 1.79 ACRES
AREA IN LOTS	+/- 0.92 ACRES
TOTAL OPEN SPACE REQ.	+/- 0.18 ACRES (10% OF SITE)
IMPROVED OPEN SPACE REQ.	+/- 0.09 ACRES (5% OF SITE)
TOTAL OPEN SPACE PROV.	+/- 0.07 ACRES (3.9% OF SITE)
IMPROVED OPEN SPACE PROV.	+/- 0.07 ACRES (3.9% OF SITE)
UNIMPROVED OPEN SPACE PROV.	+/- 0.00 ACRES (0.0% OF SITE)
RIGHT-OF-WAY (PUBLIC)	+/- 0.33 ACRES
RIGHT-OF-WAY (PUBLIC - ALLEYS)	+/- 0.05 ACRES
RIGHT-OF-WAY (NCDOT)	+/- 0.07 ACRES
PROPOSED IMPERVIOUS	+/- 1.04 ACRES
TOTAL TREE SAVE REQ.	+/- 0.03 ACRES (1.5% OF SITE)
TOTAL TREE SAVE PROV.	+/- 0.13 ACRES (7.3% OF SITE)
SETBACKS FOR MU-2 DISTRICT (PER BAILEY MILLS DEVELOPER AGREEMENT)	
MINIMUM FRONT SETBACK	21' MAIN STREET / 12' SECONDARY STREET
MINIMUM CORNER/SIDE SETBACK	0'
MINIMUM REAR SETBACK	12'
MINIMUM LOT SIZE	N/A
MINIMUM LOT WIDTH	N/A
MAXIMUM PERMITTED BUILDING HEIGHT	100'
PROPOSED BUILDING HEIGHT	45'

GRAPHIC SCALE

0 30' 60'
(IN FEET)
1 inch = 30 ft.



ALLEY WAY TO BE WIDENED OUT TO 24'
TWO WAY TRAVEL WAY
(MAIN ACCESS POINT FOR CONSTRUCTION)

APPROXIMATE AREA TO BE ACQUIRED FROM
HENDRICK AUTOMOTIVE GROUP AND DEDICATED
TO STALLINGS AS PUBLIC RIGHT OF WAY
2,591 SF. (0.06 AC.)

N/F
HENDRICK AUTOMOTIVE GROUP
DB 3828 PG 149
PID 07102032A
ZONING: MU-2

PROPOSED STREET 'X' DESCRIPTION

PUBLIC RIGHT OF WAY 40'
PAVEMENT WIDTH 24'
PLANTING STRIP (1 SIDE) 4.5'
5' SIDEWALK (1 SIDE) 5'
18" STANDARD CURB AND GUTTER ON NORTH SIDE
18" MOUNTABLE CURB AND GUTTER ON SOUTH SIDE

METES AND BOUNDS - PARCEL 07102028

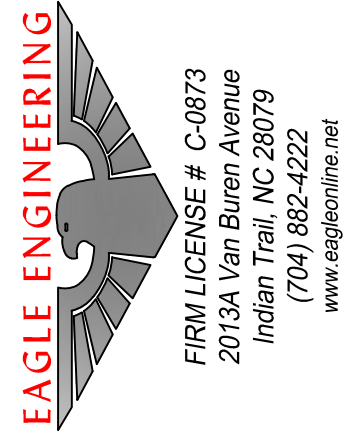
BEGINNING at an iron strap within the 60 foot right of way of S. R. 1367, also known as Matthews-Indian Trail Rd., said strap marking a common corner with the H.J. Gordon property as recorded in Book 427 at page 506, Union County Registry, thence three (3) calls within the right of way of said road (1st) North 00 degrees 00 minutes 55 seconds East 30.67 feet to a point, thence (2nd) North 32 degrees 59 minutes 40 seconds West 32.39 feet to a point, thence (3rd) North 54 degrees 30 minutes 40 seconds East 21.67 feet to an existing iron pin, a common corner with the G. F. Rathbun property as recorded in Book 638 at page 305, Union County Registry, thence along and with the Rathbun property three (3) calls as follows: 1st continuing North 54 degrees 30 minutes 40 seconds East 168.55 feet to an existing iron pin, thence 2nd North 81 degrees 10 minutes 18 seconds East 79.79 feet to an existing iron pin, thence 3rd South 16 degrees 21 minutes 40 seconds East 183.16 feet to an existing iron pin, thence along and with the Gordon property, South 88 degrees 58 minutes 43 seconds West 267.74 feet to the point and place of BEGINNING and being and containing a 0.787 acre tract, as shown on plat of survey by Gordon D. Svedberg, NCRLS, dated July 26, 1993.

BEING the identical property described in Book 406 at page 407, and Book 644 at page 489, Union County Registry.

METES AND BOUNDS - PARCEL 07102028B

BEGINNING at a point in the center line of Matthews-Indian Trail Road, State Road Number 1367, said iron pin marking a common corner of the E.D. Kiker property, and runs thence, North 54 degrees 30 minutes 40 seconds East 201.44 feet to a new iron pin, thence North 89 degree 05 minutes 35 seconds East 294.28 feet to an iron pin, thence South 03 degrees 13 minutes 18 seconds West 197.57 feet to an iron pipe, thence South 88 degrees 58 minutes 43 seconds West 145.50 feet to a new iron pipe, thence North 16 degrees 21 minutes 40 seconds West 183.16 feet to a new iron pin, thence South 81 degrees 10 minutes 18 seconds West 79.79 feet to a new iron pin, thence South 54 degrees 30 minutes 40 seconds West 190.42 feet to a point in the center line of Matthews-Indian Trail Road, State Road Number 1367, thence with the center line of Matthews-Indian Trail Road, State Road Number 1367, North 32 degrees 59 minutes 40 seconds West 30.03 feet to the point and place of BEGINNING, and being and containing a 0.976 acre tract as shown on plat of Boundary/Physical Survey dated June 25, 1993, prepared by Gordon D. Svedberg, NCRLS, to which plat reference is hereby made for a more complete description.

IT BEING INTENDED to convey herewith the same property conveyed to George F. Rathbun and wife, Marilyn L. Rathbun by Deed recorded in Book 736, Page 879 of the Union County Public Registry.



FIRM LICENSE # C-0873
2013A Van Buren Avenue
Indian Trail, NC 28079
(704) 882-4222
www.eagleonline.net

3042 MATTHEWS INDIAN TRAIL
ROAD (1.79 AC.)
TOWN OF STALLINGS, UNION CO., N.C.

For the Benefit of:
IMPACT DEVELOPMENT, LLC

STALLINGS TOWNHOME
CONCEPT PLAN

PRELIMINARY
NOT FOR
CONSTRUCTION

Sheet

CSP-6