



**TOWN OF HARRISBURG, NORTH CAROLINA
HARRISBURG TOWN HALL
PLANNING AND ZONING BOARD MEETING**

**December 17, 2019
6:00 PM**

AGENDA

1. CALL TO ORDER

- A. AGENDA ADOPTION
- B. SPECIAL PRESENTATIONS
- C. PUBLIC COMMENT - Anyone wishing to address the Board may do so during the Public Comment section. Please state your name and address for the record, be courteous and do not repeat what has already been said. Please keep your comments about the subject and not personal in nature.

2. CONSENT AGENDA

- A. Consider the meeting minutes of October 15, 2019 Planning and Zoning Board meeting.

3. OLD BUSINESS

4. NEW BUSINESS

- A. H2019-03-(S) Camellia Gardens Preliminary Plat.
- B. H2019-4-(S) Harrisburg Landing (Morris Drive Town homes) Preliminary Plat.
- C. H2019-5-(S) Commons at Farmington Preliminary Plat.

5. STAFF UPDATES/INFORMATION

6. ADJOURNMENT

Town of Harrisburg's Vision Statement

Harrisburg will be the best small town in North Carolina based on low density housing, excellent economic opportunities, a safe living environment, and efficient and effective municipal services. Amenities such as excellent recreational programs, adequate open space, attractive shopping opportunities, a diversity of restaurants, and a connected system of roadways, sidewalks, greenways, and bicycle lanes will continue to enhance the quality of life of the Town. These services and amenities will be provided while retaining reasonable tax rates and debt levels.



TOWN OF HARRISBURG

Agenda Item Details

Title:

Consider the meeting minutes of October 15, 2019 Planning and Zoning Board meeting.

Presenting Personnel:

Suggested Motion or Action:

Motion to approve the meeting minutes of October 15, 2019 Planning and Zoning Board meeting

Description/Background:

Recommendation:

Fiscal Impact:

Attachments:

1. PZ Meeting Minutes October 2019

**TOWN OF HARRISBURG, NORTH CAROLINA
PLANNING & ZONING ADVISORY BOARD MEETING
TUESDAY, OCTOBER 15, 2019
6:00 PM**

MINUTES

**1.
CALL TO ORDER**

Andy Rathke called the meeting to order.

PRESENT: Andy Rathke, Lloyd Quay, John Overcash, Jacob Carpenter, Rodney Garner, Kevin Schaffner

ABSENT: Thelma Thorne-Chapman

**A.
AGENDA ADOPTION
MOTION:**

Lloyd Quay made a motion to adopt the agenda with the change of New Business, topic B will be presented first then topic A. Second was made by Andy Rathke. **The motion passed 6-0.**

**B.
SPECIAL PRESENTATIONS**

**C.
PUBLIC COMMENT**

Sandy Morgan, Harrisburg, NC

**2.
CONSENT AGENDA**

A. Planning Board meeting minutes from September 17th, 2019 Planning and Zoning Board meeting.

MOTION:

Kevin Schaffner made a motion to approve the Consent Agenda. Second was made by Jacob Carpenter. **The motion passed 6-0.**

**3.
OLD BUSINESS**

**4.
NEW BUSINESS**

A

H2019-01-(S) Terraces at Farmington Preliminary Plat. Eddie Moore with McAdams, on behalf of Farmington Owner and Developer, has submitted a Preliminary Plat application for 144 town homes, located on the north side of Rocky River Road adjacent to the Mecklenburg County line and west of Stafford Road approximately 900' north of Rocky River Road. The site Address is 9880 Rocky River Road and the Town Homes POD consists a total area of 22.40 acres. The subject property is part of the Farmington PUD and that the site plan was recently updated (Case #H-2019-02-(R)) in September 2019 to allow for removal of condition to build YMCA and add additional residential units. A staff report is attached for more information and a site plan along with development notes is submitted for your consideration. Staff has reviewed the site plan in accordance with the Harrisburg Area Land Use Plan (HALUP) and Unified Development Ordinance (UDO). Staff has reviewed the submitted preliminary plat, and has found it to be consistent with the approved conditional zoning site plan (H-2019-02-R), the Harrisburg Area Land Use Plan (HALUP) and the standards of the UDO for CZ-RV and CZ-RM-1 districts. Staff recommends that the Planning and Zoning Board recommend approval of the proposed preliminary plat to the Town Council, with the inclusion of the conditions of the approved conditional rezoning plan.

1. Applicant agrees to obtain any and all applicable local, state, and federal permits required for development before any development activity can take place.
2. Applicant agrees to dedicate a 25ft greenway easement (except for portions of greenway along streets) and construct a 10ft asphalt greenway as shown on plan, to meet the requirements of Article 6.5.5 of the UDO. The greenway shall be constructed prior to the 50 % completion of each residential POD (Areas 2 and 3)
3. Applicant agrees to restrict cladding materials for all residential buildings to masonry products; vinyl siding will not be used.
4. Applicant agrees to install all required improvements as required by the final approved Traffic Impact Analysis and at the direction of NCDOT.
5. Applicant agrees to the final design of Farmington Ridge Parkway and other streets within the development as depicted in sheets RZ-3 and RZ-4 of the Site Plan.
6. Applicant agrees to assess the pavement structure for the existing portions of Farmington Ridge Parkway and bring this portion of street up to current Town standards as needed to accommodate the increased traffic this proposed development will place on this structure.
7. Applicant agrees to construct Farmington Ridge Parkway in its entirety throughout the site as part of Phase I of the development.
8. Applicant agrees that there will be no more than 20% of the residential units as rentals at any given time and will be restricted as such by the deed restrictions.
9. Applicant agrees to install greenway and amenities such as trash receptacles and benches along the greenway during greenway construction.
10. Applicant agrees to remove animal shelters as an allowed use in this PUD district.

Public Comment:

- Alan Kerley of Taylor Morrison, Charlotte, NC

After some discussion about the project, they then took the following action:

MOTION:

Jacob Carpenter made a motion to recommend approval of H2019-01-(S) with the following conditions and send it on to Town Council for their consideration with a second from John Overcash. **The motion passed 6-0.**

B

To consider revising the previously adopted land use density (gross) in the Harrisburg Area Land Use Plan (HALUP). Town Council adopted the Harrisburg Area Land Use Plan (HALUP) on June 11, 2018. The HALUP contains future land use map with various categories of land use and densities for residential land uses, namely Very Low Density Residential, Low Density residential, Medium Density Residential and High Density Residential. The commercial, industrial and mixed-use land use categories do not have densities associated with them. Town Council scheduled a Public Hearing on this matter on October 14 for a November 12, 2019 Public Hearing. Planning Board is requested to review the existing land use densities (gross) and make recommendations to the Town Council. In light of the upcoming Unified Development Ordinance (UDO) update, any changes (or not) will be helpful to reflect on the updated UDO and associated zoning categories. There is no staff report on this matter, staff recommends the following changes be considered to the existing land use densities (gross) in the HALUP.

- Very Low Density: remains unchanged to less than 1 unit per acre.
- Low Density: change from "up to 3 units per acre" to "1-2 units per acre"
- Medium Density: change from "3-4 units per acre" to "2-3 units per acre"
- High Density: change from "4-15 units per acre" to "3-10 units per acre"

After some discussion about the project, they then took the following action:

MOTION:

Rodney Garner made a motion to recommend approval **to consider revising the previously adopted land use density (gross) in the Harrisburg Area Land Use Plan** with the following changes to be considered by staff and send it on to Town Council for their consideration with a second from Jacob Carpenter. **The motion passed 6-0.**

STAFF UPDATES/INFORMATIO

- At the last Council meeting, Council approved the 3-million-dollar economic development loan for the Town Center project.
- We will be holding our first Transportation workshop here at Town Hall on October 24th at 6pm. This is for the public to come out and we will have a presentation along with a few stations showing what all we will be doing; we would love to have the communities input at these workshops.
- The Planning Department is currently working on the following projects: Starbucks, Circle K, and Sam's Car Wash.
- We will not be holding a Neighborhood meeting this month but more than likely will be having one in November.

6.

ADJOURNMENT

MOTION:

There being no further business, Andy Rathke made a motion to adjourn, with a second from Kevin Schaffner. **The motion passed 6-0.**

Andy Rathke, Chairman

Carly Bedgood, Secretary



TOWN OF HARRISBURG

Agenda Item Details

Title:

H2019-03-(S) Camellia Gardens Preliminary Plat.

Presenting Personnel:

Sushil Nepal, Planning & Economic Development Director

Suggested Motion or Action:

If approved, the following motion is suggested:

To approve the Preliminary Plat application as requested by the applicant for the related property in application H-2019-03 (S).

If denied, the following motion is suggested:

To deny the Preliminary Plat application as requested by the applicant for the related property in application H-2019-03 (S).

Description/Background:

Mike Shea, on behalf of Shea Homes, has submitted a Preliminary Plat application for 157 Single Family Homes, located on Stallings Road across from Stallings Road Park and Harrisburg Elementary School. The site Pin includes 55170390420000, 55170235250000, 55170347420000, 55170245910000, 55079363640000, and 55079255470000 consisting a total area of 89.96 acres. The subject property recently rezoned on August 12, 2019 to C-RV, Conditional Residential Village (H2018-08-R).

A staff report is attached for more information and a site plan along with development notes is submitted for your consideration. Staff has reviewed the site plan in accordance with the Harrisburg Area Land Use Plan (HALUP) and Unified Development Ordinance (UDO).

Recommendation:

Staff has reviewed the submitted preliminary plat, and has found it to be consistent with the approved conditional zoning site plan (H-2019-08-R), the Harrisburg Area Land Use Plan (HALUP) and the standards of the UDO for CZ-RV districts.

Staff recommends that the Planning and Zoning Board recommend approval of the proposed preliminary plat to the Town Council, with the inclusion of the conditions of the approved conditional rezoning plan.

Fiscal Impact:

Attachments:

1. H2019-03-(S) Staff Report_Camellia Gardens
2. CamelliaGardens_Site Location Map
3. CamelliaGardens_Preliminary Plat Application signed
4. Camellia Gardens-Preliminary Plat.4th RESUB
5. CamelliaGardens Approved Street + Project Names.REVISED

6. CamelliaGardens_Revised CoS fee in lieu letter



Town of Harrisburg
Planning and Economic Development Department

DATE: December 17, 2019

SUBJECT: H2019-03-(S) **Camellia Gardens**, Preliminary Plat

Owner/ Developer: Mike Shea with Shea Homes

Location: The subject property is located on Stallings Road across from Stallings Road Park and Harrisburg Elementary School. PINs 55170390420000, 55170235250000, 55170347420000, 55170245910000, 55079363640000, and 55079255470000.

BACKGROUND:

Area: Approximately 89.29 acres

Zoning: CZ-RV Conditional Residential Village (Case # H2018-08-R)

Staff Report prepared by: Matt Ward, Planning and Economic Development Department

GENERAL DISCUSSION:

- The entire 89.96 acres was recently rezoned on August 12, 2019 to C-RV, Conditional Residential Village, in order to assemble several parcels and build 157 single family homes.
- The applicant is seeking preliminary plat approval of Camellia Gardens consistent with the underlying CZ-RV zoning, including the approved conditional rezoning site plan.
- Staff has reviewed the submitted preliminary plat and has found it to be consistent with the approved conditional zoning site plan and the standards of the UDO.

APPROVAL CRITERIA:

1. **The proposed land uses are in accord with the adopted *Comprehensive Plan* and the Official Zoning Map, or that the means for reconciling any differences have been addressed. A Preliminary Plat may be processed concurrently with a rezoning request.**

Per the Harrisburg Area Plan, the subject property is in an area designated as Medium Density Residential. Based on the description of the Medium Density Residential land use classification, the proposed development, at 1.81 dwelling units per acre, would fall below the threshold of 3 to 4 dwelling units per acre that has been set for this area.

With regard to the overall goals of the plan, recommendation LU-5 states that the Town should "Expand Housing Options" to appeal to a broad range of audiences.

Recommendation LU-7 of the plan recommends consistency between the Town's zoning regulations and the adopted future land use map. A table included as part of this goal establishes the "appropriate" districts to use when making zoning decisions based on the Future Land Use Map. The map, as previously stated, designates this area as Medium Density Residential. The table indicates that the RV district is appropriate for this land use classification

- 2. The proposed subdivision conforms to all relevant requirements of this ordinance and to any variances that have been granted to permit any nonconformance. The plat shall meet all requirements of this Ordinance with respect to lot size and area, and in no way create a violation of any applicable current ordinances, statutes or regulations.**

The preliminary plat, as presented, is consistent with the approved conditional zoning site plan, which governs the development standards for the site.

- 3. The proposed development, including its lot sizes, density, access and circulation, are compatible with the existing and/or permissible future use of adjacent property.**

The approval of the conditional zoning map amendment and associated site plan and conditions for the subject property established that the proposed development is compatible with the surrounding area.

- 4. That the proposed subdivision will not have detrimental impacts on the safety or viability of permitted uses on adjacent properties.**

The proposed project is a single-family community consistent with the existing single-family neighborhoods nearby. No uses or designs proposed in this development would detrimentally impact the ability of the surrounding property to be used in a safe or viable manner.

- 5. That the soils and topography have been adequately studied to ensure that all lots are developable for their designated purposes.**

The subject property will be served by public utilities (water and sewer) therefore; soil suitability is not a primary concern. Regarding the topography, the applicant will be required to submit a Soil and Erosion Control Plan to NCDEQ for review and approval. In addition, the applicant will also be required to submit construction drawings to the Town of Harrisburg for review and approval regarding utility placement and lot design standards.

- 6. That any land located within Zone AE, as shown on the currently adopted Flood Boundary and Floodway Maps of the Flood Insurance Study, is determined to be suitable for its intended use and that the proposed subdivision adequately mitigates the risks of flooding, inadequate drainage, soil and rock formations with severe limitations for development, severe erosion potential, or any other floodplain-related risks to the health, safety or welfare of the future residents of the proposed subdivision in a manner consistent with this ordinance, as described in § 4.14 of this Ordinance.**

The proposed development will be subject to the regulations set forth in the Unified Development Ordinance as well as any State or Federal regulations related to floodplain development and/or wetlands regulations. In addition, the development will be subject to NCDEQ sedimentation and erosion control standards. Any fill within a floodplain area to prepare it for development will be required to be coordinated with FEMA and the town's flood damage prevention regulations.

- 7. The proposed name of a subdivision shall be approved by the Cabarrus County E-911 Coordinator(s) and shall not use a word, or phrase, which is the same as, similar to, or pronounced the same as a word or phrase in the name of any other subdivision in Cabarrus County or any municipality or jurisdiction in the County. Proposed subdivisions**

may only use a duplicate subdivision name in the event that the Administrator requires the use of the same name for purposes of clear identification.

The proposed name of the subdivision is Camellia Gardens. This name has been approved for use by the Cabarrus County E-911 Coordinator. All street names have been reviewed and approved by Cabarrus County E-911 Coordinator.

APFO REVIEW:

SCHOOLS

This part of the Unified Development Ordinance is no longer enforceable as determined by the NC Supreme Court. However, the schools have provided the following data on school capacity:

The numbers provided is for the Camellia Gardens.

Proposed Student Generation:

Elementary	-	60
Middle	-	30
High	-	40

Current Capacity:

Elementary (Harrisburg)	-	110.34%
Middle (Hickory Ridge)	-	112.06%
High (Hickory Ridge)	-	102.47%

Future Capacity (based on unbuilt lots and including this request):

Elementary (Harrisburg)	-	145.60%
Middle (Hickory Ridge)	-	142.31%
High (Hickory Ridge)	-	130.20%

NCDOT

NCDOT was not required to review the preliminary plat for this development.

FIRE, POLICE SANITATION

Adequate fire, police and sanitation services are available through the Town of Harrisburg.

UTILITIES

Utilities are available through the Town of Harrisburg. Applicant will be required to extend the water line and sewer line to their site.

CONDITIONS:

In considering an application for a subdivision plat, the decision-making agency shall consider and may impose modifications or conditions to the extent that such modifications or conditions are necessary to ensure compliance with the criteria of Section 6.2 of the UDO.

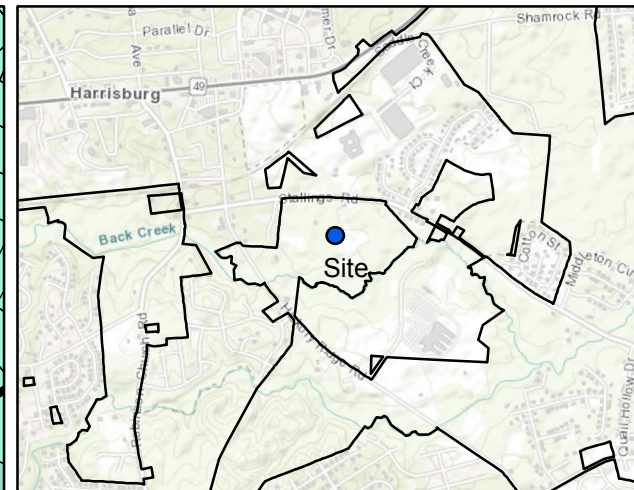
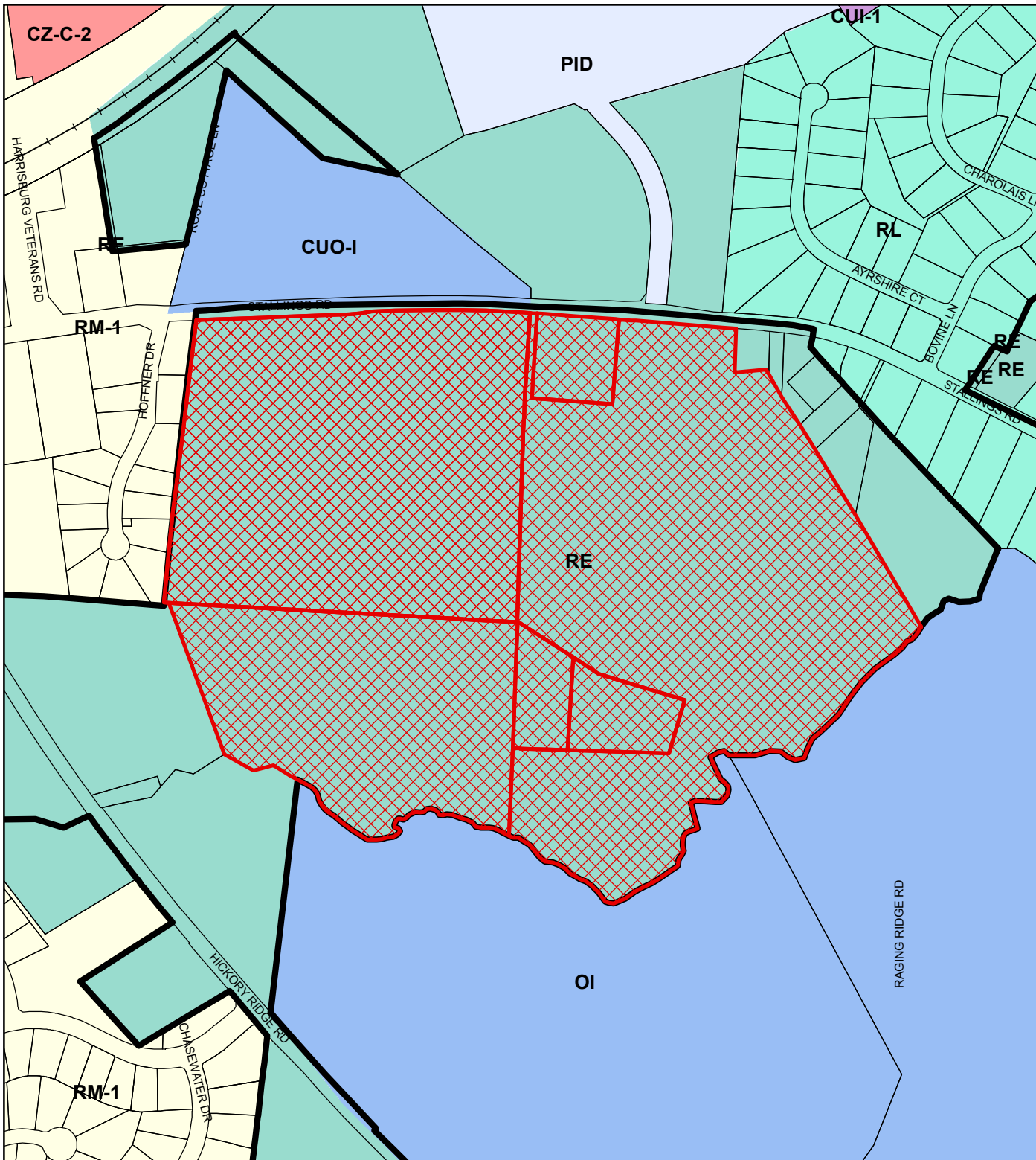
Should the Planning Board recommend approval of the preliminary plat for the Harmony Acres Subdivision, staff requests that the following conditions become part of the approval, which are inclusive of the conditions agreed to as part of the approval of the conditional zoning map amendment for the project (H2018-08-R):

1. Applicant agrees to obtain any and all applicable local, state, and federal permits required for development before any development activity can take place.
2. Applicant agrees to restrict cladding materials for all buildings to classing products other than vinyl siding.
3. Applicant agrees to dedicate land for Public Open Space as required in the UDO.

4. Applicant agrees to construct a ten (10) foot wide greenway trail connection and dedicate a twenty-five (25) foot wide easement to provide access to the greenway connection from Stallings Road to Back Creek Greenway. The installation of the greenway connection shall be completed prior to the issuance of a certificate of occupancy for the first 71 homes to be constructed on the site. The applicant will also fund 50% of the cost to build a pedestrian bridge across Back Creek to connect the greenways. In the event that the easement is not secured by the Town of Harrisburg within two (2) years of the date of approval of this rezoning, the applicant shall have the option to instead exercise the fee-in-lieu provision of the UDO, which is calculated to be \$165,000
5. Applicant agrees to install all required improvements as identified in the Traffic Impact Analysis.
6. Applicant agrees to provide easement to allow the Town to decommission existing pump station on Hoffner Rd and connect onto the projects sewer system.
7. Applicant agrees to complete a LOMR-F prior to any fill activity taking place within the floodplain.

RECOMMENDATION:

The preliminary plat is consistent with the Harrisburg Area Land Use Plan and the existing CZ-RV zoning designation and approved Conditional Rezoning Site Plan. Therefore, the Planning and Zoning Department recommends approval of this preliminary plat application for Camellia Gardens.



H 2019-03- (S) Camellia Gardens Preliminary Plat

Applicant: Shea Homes

Zoning: CZ-RV
(Conditional Residential Village)

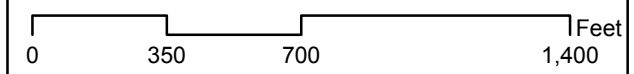
Proposed Lots: 157

Acreage: 85.35

 Parcels

 Site

 Town Limits





Application for Preliminary Plat Review and Approval

For an application to be considered complete, you must submit the following information to the Town of Harrisburg Planning Department:

1. One (1) copy of the signed Pre-submittal Meeting Checklist completed at the required pre-submittal meeting.
2. One (1) complete Town of Harrisburg Preliminary Plat Application
3. Five (5) FOLDED copies of the final plat (blue/black lines), and One (1) digital version (PDF)
4. Plat review fee (\$1000.00 + \$25 per lot)
5. One (1) completed Street Name Review and Confirmation Form
6. Required number of copies of the Transportation Impact Analysis (Number of copies to be submitted to be determined at pre-submittal meeting)

NOTE: Incomplete Applications will not be processed by the Planning and Zoning Department, and will be returned to the Applicant.

Project Information													
1. Name of Subdivision:	<i>Camellia Gardens</i>												
2. Location of Subdivision:	<i>+/- 1680 If west of the intersection of Stallings Rd & Bovine Ln</i>												
3. Cabarrus County PIN Numbers:	<i>55170390420000 55170347420000 55079363640000 55170235250000 55170245910000 55079255470000</i>												
4. Current Zoning:	<i>RV-CZ</i>												
5. Project Classification (Residential, Commercial, etc.):	<i>Residential</i>												
6. Is this a CU or CZ Project?	☒ YES: Case Number: <i>H2018-08-(R)</i> ☐ NO												
7. Date of Rezoning Approval:	<i>August 12, 2019</i> Subdivision Case #: <i>H2018-08-(R)</i>												
Owner/Developer Information													
1. Property Owner Name:	<i>Shea Real Estate Investments, LLC</i> Property Owner Phone: <i>704.602.3322</i> <i>Contact: Michael Shea - Manager</i>												
Property Owner Email:	<i>mike.shea@sheahomes.com</i>												
2. Agent/Developer Name:	<i>Shea Homes</i> Agent/Developer Phone: <i>704.602.3307</i> <i>Contact: Matt Kearns</i>												
Agent/Developer Email:	<i>matt.kearns@sheahomes.com</i>												
3. Contact for Comments Name:	<i>McAdams</i> Contact for Comments Phone: <i>980.729.6079</i> <i>Contact: Eddie Moore</i>												
Contact for Comments Email:	<i>emoore@mcadamsco.com</i>												
Utilities													
<table border="0"> <thead> <tr> <th colspan="2">Water</th> <th colspan="2">Sewer</th> </tr> </thead> <tbody> <tr> <td>1, Who will provide water and</td> <td>☐ Private ☒ Public</td> <td>☐ Private ☒ Public</td> <td></td> </tr> <tr> <td>sewer services for this site?</td> <td>Provider <u>Town of Harrisburg</u></td> <td>Provider <u>Town of Harrisburg</u></td> <td></td> </tr> </tbody> </table>		Water		Sewer		1, Who will provide water and	☐ Private ☒ Public	☐ Private ☒ Public		sewer services for this site?	Provider <u>Town of Harrisburg</u>	Provider <u>Town of Harrisburg</u>	
Water		Sewer											
1, Who will provide water and	☐ Private ☒ Public	☐ Private ☒ Public											
sewer services for this site?	Provider <u>Town of Harrisburg</u>	Provider <u>Town of Harrisburg</u>											
Overlay District (Article 4)													
Is the subject property located in an Overlay Zone? ☐ YES: ☒ NO													
If YES, which one(s): _____													

Flood Panel and RSOD Information (Article 4)

Is the subject property located in an area regulated by the Floodplain Overlay District? ☒ YES: ☐ NO

Flood Panel Number(s) 3710551700K November 16, 2018
Map Date November 16, 2018

Is the subject property in the RSOD? ☒ YES: ☐ NO

If YES, has the RSOD been shown on the plan and have the calculations been submitted with the plan?

☒ YES: ☐ NO

Verification of Process

I, Michael Shea, submit that all of the information contained in this application is true and correct and also understand that incomplete applications will not be processed by the Town of Harrisburg Planning Department.

Date: 9/4/19

Signed: Michael Shea

Title: Manager

(Owner, Agent, Developer, LLC Member, etc.)

Do not write below this point

For Staff Use Only:

Subdivision application fee paid: _____ Check Number: _____

McADAMS

The John R. McAdams Company, Inc.
3430 Torington Way
Suite 110
Charlotte, NC 28277
phone 704. 527. 0800
fax 919. 361. 2269
license number: C-0293, C-187

www.mcadamsco.com

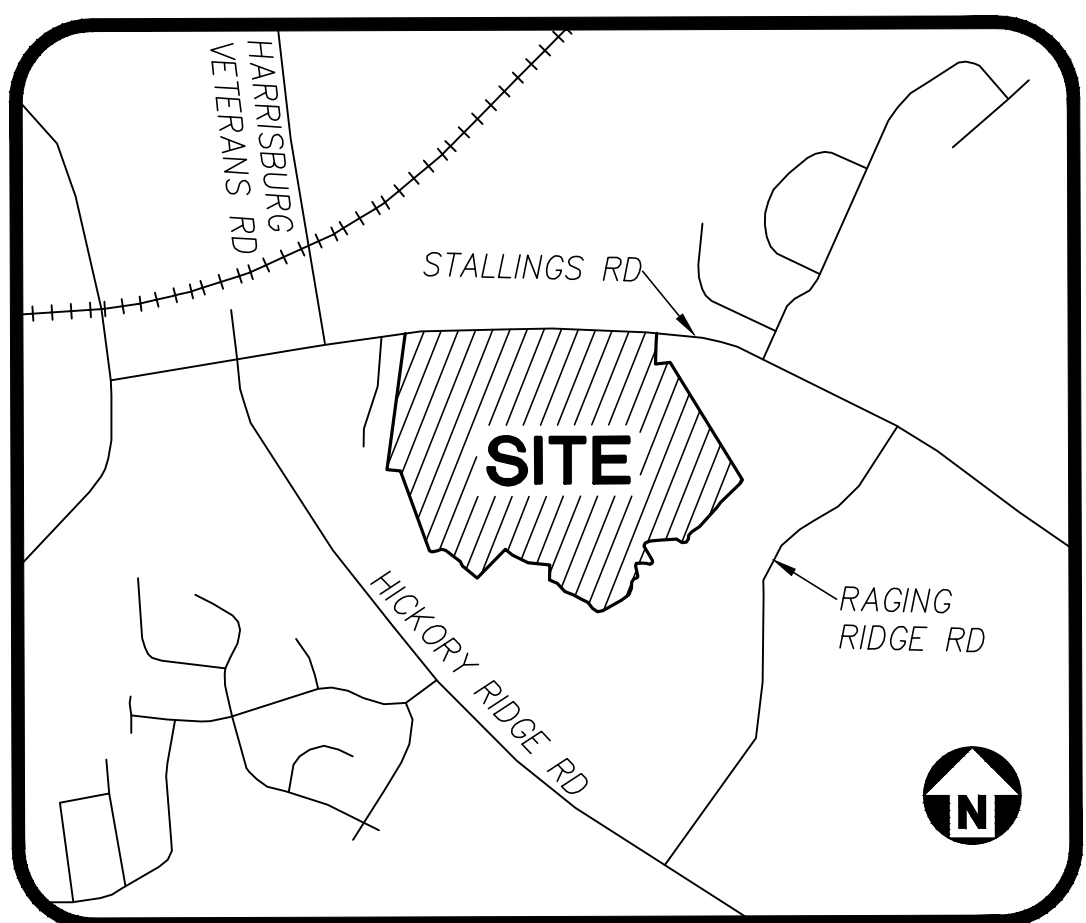
CLIENT

SHEA HOMES
8008 CORPORATE CENTER DRIVE SUITE 30
CHARLOTTE, NORTH CAROLINA 28226
PHONE: 704. 602. 3307



CAMELLIA GARDENS
PRELIMINARY PLAT
3925 STALLING ROAD
HARRISBURG, NC 28075

HARRISBURG, NC 28075



VICINITY MAP

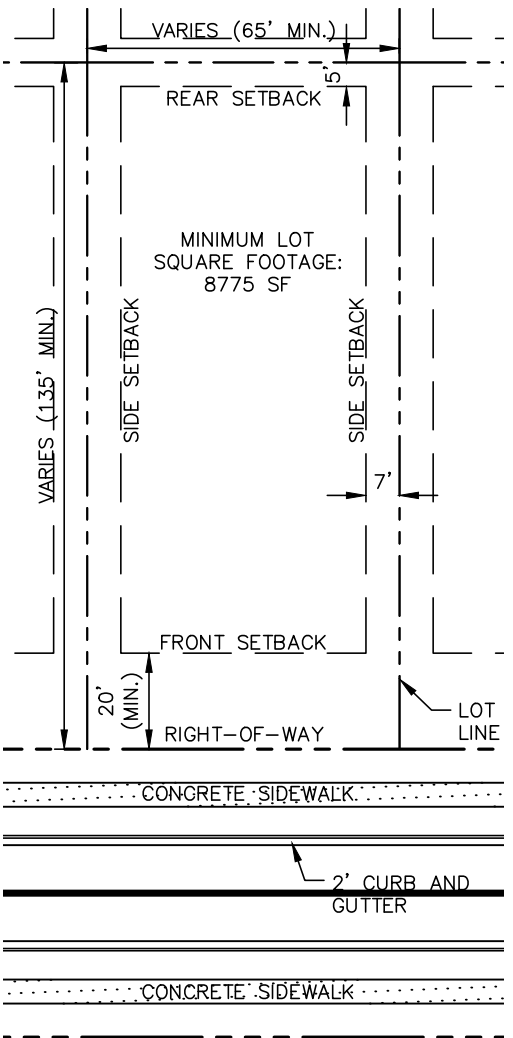
N.T.S.

CURRENT PROPERTY OWNERS

PARCEL:	NAME:	ADDRESS:
A	PAUL QUINTON HARRIS JR	3925 STALLINGS RD HARRISBURG, NC 28075
B	PAUL QUINTON HARRIS JR	3923 STALLINGS RD HARRISBURG, NC 28075
C	PAUL QUINTON HARRIS JR	3923 STALLINGS RD HARRISBURG, NC 28075
D	PAUL QUINTON HARRIS JR	3923 STALLINGS RD HARRISBURG, NC 28075
E	PAUL QUINTON HARRIS JR	3923 STALLINGS RD HARRISBURG, NC 28075
F	PAUL QUINTON HARRIS JR	3923 STALLINGS RD HARRISBURG, NC 28075
F	YATES & NARY ELLEN SIMS	625 CHANNING CIR CONCORD, NC 28027
F	YATES & LINDA MCCACHREN	6925 HIGHWAY RIDGE RD HARRISBURG, NC 28075
OVERLAP 1	N/A	N/A
OVERLAP 2	LYLOY L. QUAY	N/A

PARCEL:	PID:	DB:	PG:	ACREAGE:
A	55170390420000	10032	0239	38.55
B	55170203515000	10032	0235	1.00
C	55170374420000	10032	0235	2.00
D	55170245910000	10032	0235	2.08
E	55079363640000	10032	0235	1.88
F	55079255470000	10032	0235	14.79
OVERLAP 1	N/A	N/A	N/A	0.04
OVERLAP 2	N/A	221	127	0.88
TOTAL				89.29

*BASED ON ALTA SURVEY



TYPICAL
SINGLE-FAMILY LOT

SETBACK DATA

LOT FRONT SETBACK	20'
LOT SIDE SETBACK	7'
LOT REAR SETBACK	5'
MAXIMUM BUILDING HEIGHT	35'
MINIMUM LOT WIDTH	65'

SITE DATA

ZONING:	RV-CZ
CURRENT USE:	VACANT LAND/RURAL ESTATE
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL
EXISTING LOTS	6
PROPOSED LOTS	157
NET ACREAGE	86.96 AC - EXCLUDES NCDOT RIGHT-OF-WAY DEDICATION
NET ACREAGE OF PROPOSED LOTS	40.52 AC
NUMBER OF LOTS PER PHASE	PH1: 95 PH2: 62
DENSITY	1.81 D.U. / AC (157 LOTS / 86.96 AC)
TOTAL ACREAGE DEDICATED TO STALLINGS RD R/W	2.33 AC
TOTAL ACREAGE IN PROPOSED STREET R/W	11.79 AC
TOTAL LINEAL FOOTAGE PROPOSED STREETS	PMWORE ST: 283 LF LOTUS ST: 2,276 LF DAPHNE LN: 708 LF DAHILIA LN: 2,621 LF ZINNIA LN: 1,383 LF GARDENIA LN: 1,503 LF
MINIMUM REQUIRED PARKING:	2 PER PARCEL
REQUIRED PARKING SPACES:	314
PROPOSED PARKING SPACES:	314 (2 PER DRIVEWAY/GARAGE)
ANTICIPATED DATE OF FINAL PLATTING	WINTER 2021
FIRE PROTECTION GENERAL INFORMATION:	SINGLE FAMILY RESIDENTIAL
TYPE OF CONSTRUCTION	NO
FIRE ALARM PROVIDED	NO
SPRINKLER SYSTEM PROVIDED	NO
NUMBER OF FLOORS OF LARGEST BLDG	2-STORIES
OPEN SPACE INFORMATION (PER SECTION 6.5 OF TOWN OF HARRISBURG UDO):	7.1% (8% OF SITE)
PROVIDED OPEN SPACE (TABLE 6.5-3.1)	34.65 AC (39% OF SITE)
PROVIDED OPEN SPACE	65% (22.52 AC) - EXEMPTION PER SECTION 6.5.3.2.5.1
PERCENT PROVIDED OF OPEN SPACE LOCATED IN INACCESSIBLE LAND	3.99 AC (10.25% PER D.U.)
REQUIRED ACTIVE OPEN SPACE (SECTION 6.5.3.7.2)	4.00 AC
PROVIDED ACTIVE OPEN SPACE	8.13 AC
PROVIDED PASSIVE OPEN SPACE	

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

REVISIONS

NO.	DATE	
1	10. 22. 2019	PRELIMINARY PLAT 1ST REVIEW
2	11. 14. 2019	PRELIMINARY PLAT 2ND REVIEW
3	12. 04. 2019	PRELIMINARY PLAT 3RD REVIEW
4	12. 10. 2019	REVISED PHASING

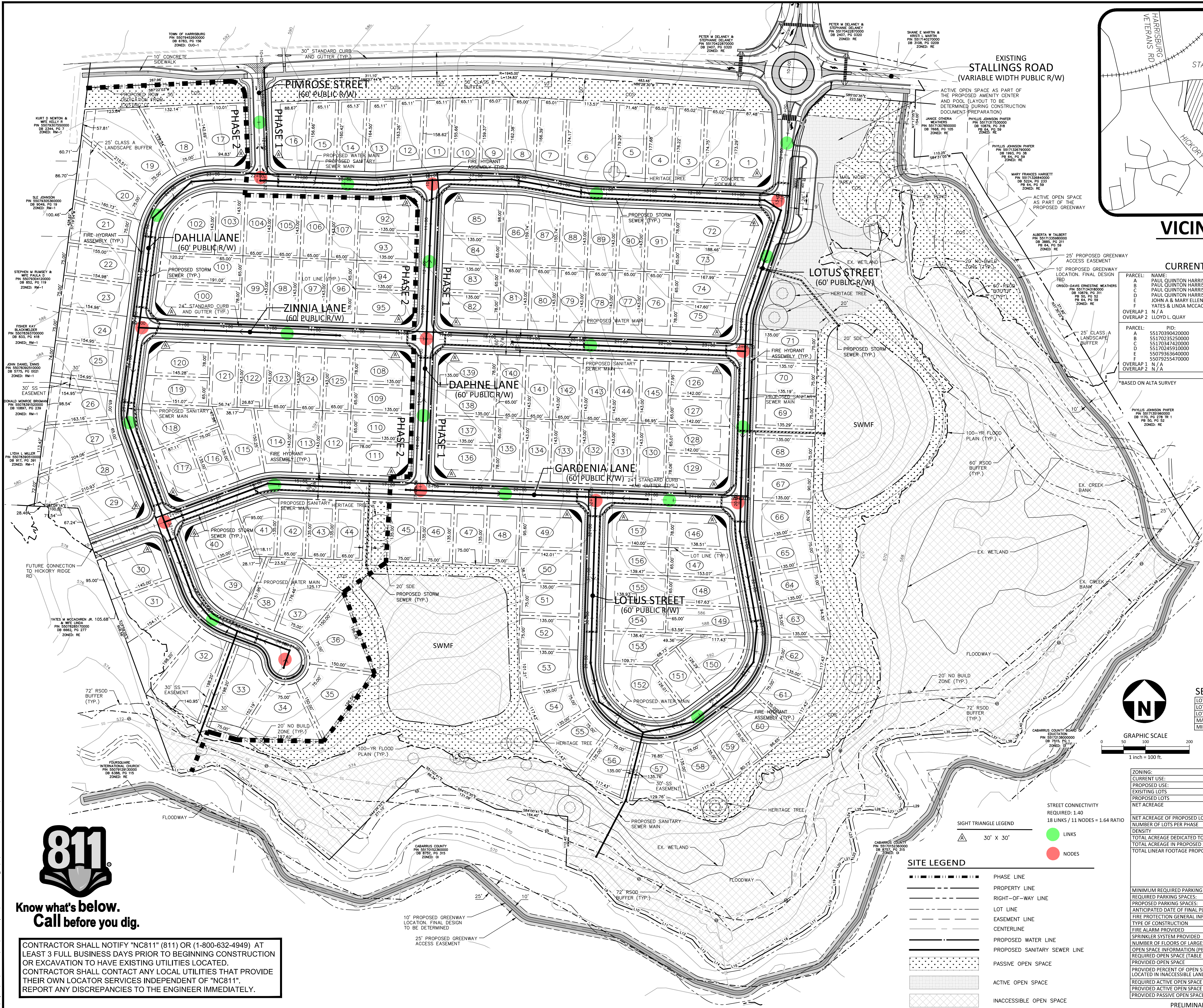
PLAN INFORMATION

PROJECT NO.	SHH-18020
FILENAME	SHH18020-F1
CHECKED BY	RMR
DRAWN BY	JDL
SCALE	1"=100
DATE	09. 03. 2019

SHEET

PRELIMINARY PLAT

PL-1



**Know what's below.
Call before you dig.**

CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT
 AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION
 OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED.
 CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE
 THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811".
 REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.

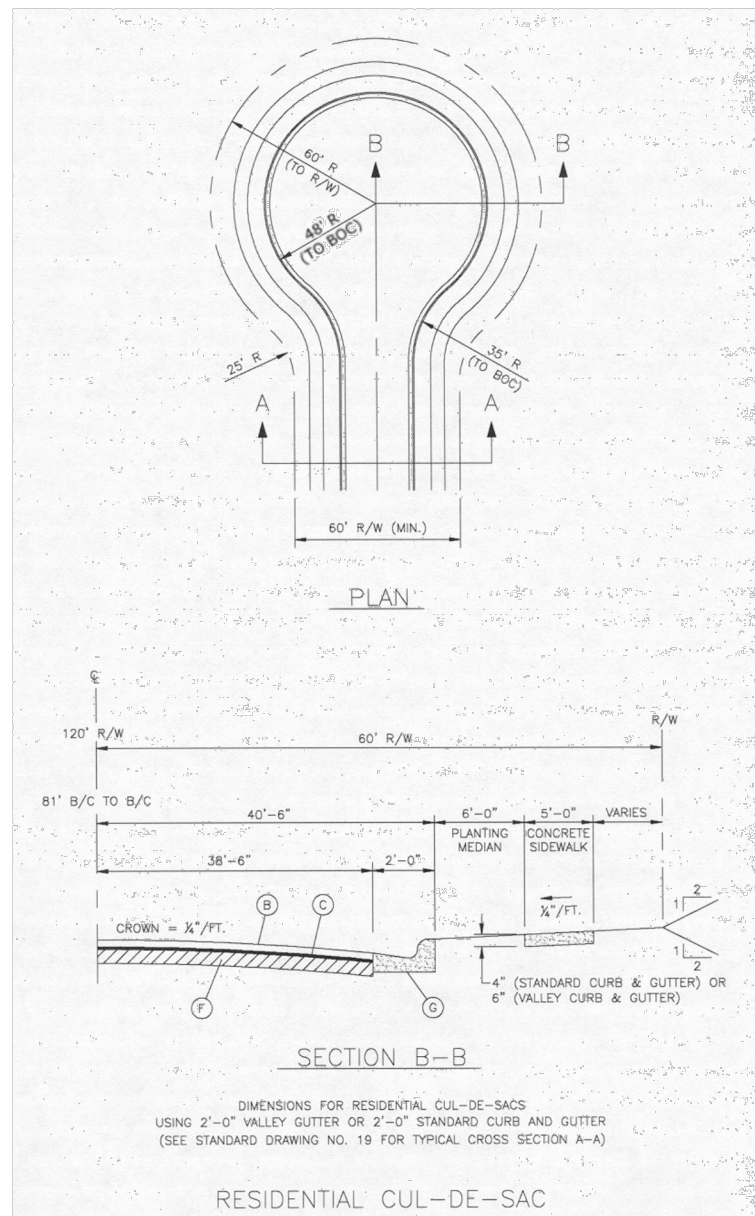
V:\Projects\SHH\SHH-18020\Land\ Preliminary Plan\SHH-18020-F1.dwg, 12/11/2019 12:46:39 PM, Woodard, Stuart

1. GENERAL PROVISIONS:
- a. SITE LOCATION: THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY SHEA HOMES (PETITIONER) TO ACCOMMODATE THE DEVELOPMENT OF UP TO ONE HUNDRED FIFTY SEVEN (157) SINGLE-FAMILY DETACHED DWELLING UNITS AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PROPOSED DEVELOPMENT WILL BE ON AN APPROXIMATELY 85.36 ACRE SITE LOCATED ON STALLINGS ROAD (THE "SITE").
- b. ZONING DISTRICTS/ORDNANCE: DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN AS WELL AS THE APPLICABLE PROVISIONS OF THE HARRISBURG ZONING ORDINANCE (THE "ORDINANCE"). UNLESS THE REZONING PLAN ESTABLISHES MORE STRINGENT STANDARDS THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE RV ZONING CLASSIFICATION SHALL GOVERN.
- c. GRAPHICS AND ALTERATIONS: THE SCHEMATIC DEPICTIONS LOTS, SIDEWALKS, STRUCTURES AND BUILDINGS, BUILDING ELEVATIONS, DRIVEWAYS, STREETS AND OTHER DEVELOPMENT MATTERS AND SITE ELEMENTS COLLECTIVELY THE "DEVELOPMENT/SITE ELEMENTS". SET FORTH ON THE REZONING PLAN SHOULD BE REVIEWED IN CONJUNCTION WITH THE PROVISIONS OF THESE DEVELOPMENT STANDARDS. THE LAYOUT, LOCATIONS, SIZES AND FORMULATIONS OF THE DEVELOPMENT/SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS PROPOSED. CHANGES TO THE REZONING PLAN NOT ANTICIPATED BY THE REZONING PLAN WILL BE REVIEWED AND APPROVED AS ALLOWED BY ORDINANCE.
- SINCE THE PROJECT HAS NOT UNDERGONE THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES, IT IS INTENDED THAT THIS REZONING PLAN PROVIDE FOR FLEXIBILITY IN ALLOWING SOME ALTERATIONS OR MODIFICATIONS FROM THE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS. THEREFORE, THERE MAY BE INSTANCES WHERE MINOR MODIFICATIONS WILL BE ALLOWED WITHOUT REQUIRING THE ADMINISTRATIVE AMENDMENT PROCESS PER THE ORDINANCE. THESE INSTANCES WOULD INCLUDE CHANGES TO GRAPHICS IF THEY ARE MINOR AND DON'T MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN.
- THE PLANNING DIRECTOR WILL DETERMINE IF SUCH MINOR MODIFICATIONS ARE ALLOWED PER THIS AMENDED PROCESS, AND IF IT IS DETERMINED THAT THE ALTERATION DOES NOT MEET THE CRITERIA DESCRIBED ABOVE, THE PETITIONER SHALL THEN FOLLOW THE ADMINISTRATIVE AMENDMENT PROCESS OF THE ORDINANCE. IN EACH INSTANCE, HOWEVER, SUBJECT TO THE PETITIONER'S APPEAL RIGHTS SET FORTH IN THE ORDINANCE.
- d. NUMBER OF BUILDINGS PRINCIPAL AND ACCESSORY: THE TOTAL NUMBER OF PRINCIPAL BUILDINGS TO BE DEVELOPED ON THE SITE SHALL NOT EXCEED ONE HUNDRED FIFTY-SEVEN (157). ACCESSORY BUILDINGS AND STRUCTURES LOCATED ON THE SITE SHALL NOT BE CONSIDERED IN ANY LIMITATION ON THE NUMBER OF BUILDINGS ON THE SITE.
2. PERMITTED USES & DEVELOPMENT LIMITATION:
- a. THE SITE MAY BE DEVELOPED WITH UP TO ONE HUNDRED FIFTY-SEVEN (157) SINGLE-FAMILY DETACHED DWELLING UNITS.
- b. THE MINIMUM LOT SIZE SHALL BE 6,500 SQUARE FEET WITH A MINIMUM LOT WIDTH OF SIXTY-FIVE (65) FEET.
3. ACCESS AND TRANSPORTATION:
- a. ACCESS TO THE SITE WILL BE FROM STALLINGS ROAD AND A POTENTIAL FUTURE CONNECTION ALONG THE WESTERN PROPERTY LINE IN THE MANNER GENERALLY DEPICTED ON THE REZONING PLAN.
- b. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE DEVELOPMENT AND CONSTRUCTION PLANS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE TOWN OF HARRISBURG AND/OR NCDOT IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.
- c. THE PETITIONER SHALL INSTALL TRANSPORTATION IMPROVEMENTS PER THE APPROVED TRAFFIC IMPACT ANALYSIS.
4. ARCHITECTURAL STANDARDS:
- a. THE BUILDING MATERIALS USED ON THE PRINCIPAL BUILDINGS CONSTRUCTED ON SITE WILL BE A COMBINATION OF PORTIONS OF THE FOLLOWING: BRICK, STONE, PRECAST STONE, PRECAST CONCRETE, SYNTHETIC STONE, CEMENTITIOUS FIBER BOARD, EIFS, STUCCO, DECORATIVE BLOCK AND/OR WOOD. VINYL OR ALUMINUM AS A BUILDING MATERIAL MAY ONLY BE USED ON WINDOWS, BOFFITS AND HANDRAILS/RAILINGS. THE PROPOSED ROOFING MATERIALS WILL BE ARCHITECTURAL SHINGLES, WOOD SHAKE, SLATE, TILE AND/OR METAL.
- b. THE MINIMUM SINGLE-FAMILY RESIDENTIAL UNIT SIZE SHALL BE 1,800 SQUARE FEET FOR A SINGLE STORY UNIT AND 2,400 SQUARE FEET FOR A 2-STORY UNIT.
- c. THE PETITIONER AGREES TO RESTRICT CLADDING MATERIALS FOR ALL BUILDINGS TO CLADDING PRODUCTS OTHER THAN VINYL SIDING.
5. STREETScape, BUFFERS, YARDS, AND LANDSCAPING:
- a. A TWENTY-FIVE (25) FOOT CLASS A BUFFER LANDSCAPE EASEMENT SHALL BE PROVIDED AS GENERALLY DEPICTED.
- b. A FIFTY-FIVE (55) FOOT RIGHT-OF-WAY FROM THE EXISTING CENTER LINE ALONG STALLINGS ROAD SHALL BE PROVIDED AS GENERALLY DEPICTED.
- c. A FIFTY (50) FOOT TYPE D BUFFER ADJACENT TO THE RIGHT-OF-WAY ALONG STALLINGS ROAD CONSISTING OF A LANDSCAPE BERM AND ASSOCIATED FEATURES SHALL BE PROVIDED AS GENERALLY DEPICTED.
- d. THE SITE SHALL MEET THE PROVISIONS OF THE ORDINANCE RELATED TO CONNECTIVITY PROVIDED.
6. ENVIRONMENTAL FEATURES AND OPEN SPACE:
- a. THE SITE SHALL COMPLY WITH STORMWATER AND WATER QUALITY REQUIREMENTS AS SET FORTH IN THE ORDINANCE.
- b. THE STORMWATER FACILITY WILL PROVIDE PEAK DISCHARGE CONTROL (DETENTION) UP TO THE TWENTY FIVE (25) YEAR STORM.
- c. THE PETITIONER SHALL INSTALL A TEN (10) FOOT WIDE GREENWAY TRAIL ON ADJACENT PARCEL. PIN 5517015236000 AND 5517215030000 PRIOR TO CONSTRUCTION OF THE GREENWAY TRAIL. THE GREENWAY TRAIL SHALL BE CONSTRUCTED ON THE SITE CONTINGENT UPON THE TOWN OF HARRISBURG SECURING AN EASEMENT FROM CABARRUS COUNTY TO ALLOW THE PETITIONER TO CONSTRUCT THE TRAIL.
- IN THE EVENT THAT THE EASEMENT IS NOT SECURED BY THE TOWN OF HARRISBURG WITHIN TWO YEARS OF THE DATE OF APPROVAL OF THIS REZONING, THE PETITIONER SHALL HAVE THE OPTION TO INSTEAD EXERCISE THE FEE-IN-LIEU PROVISION OF THE ORDINANCE FOR THE FUTURE CONSTRUCTION OF THE GREENWAY TRAIL TO BE COMPLETED BY THE TOWN OF HARRISBURG OR OTHERS.
- d. THE PETITIONER SHALL PROVIDE A TEN (10) FOOT WIDE PATH (SECONDARY GREENWAY) TO PROVIDE A CONNECTION ALONG THE EASTERN PROPERTY LINE FROM STALLINGS ROAD TO THE PROPOSED GREENWAY AS GENERALLY DEPICTED. THE ALIGNMENT OF THE SECONDARY GREENWAY MAY BE MODIFIED TO ALIGN WITH THE PROPOSED PEDESTRIAN BRIDGE. THE PETITIONER SHALL CONTRIBUTE FIFTY PERCENT OF THE COST OF THE BRIDGE AND CONSTRUCTION RELATED TO THE BRIDGE PROVIDED THE PETITIONER HAS FINAL APPROVAL ON THE DESIGN AND LOCATION OF THE BRIDGE.
- e. THE PETITIONER SHALL PROVIDE A TWENTY-FIVE (25) FOOT WIDE EASEMENT AS GENERALLY DEPICTED ON THE REZONING PLAN TO PROVIDE FUTURE ACCESS TO THE PROPOSED GREENWAY. CONSTRUCTION OF THE ACCESS WITHIN THE EASEMENT SHALL BE COMPLETED BY OTHERS.
- f. THE PETITIONER AGREES TO COMPLETE A LOMR-F PRIOR TO ANY FILL ACTIVITY TAKING PLACE WITHIN THE FLOODPLAIN ON THE SITE.
- g. WET DETENTION STORMWATER BMP(S) WILL BE ENCLOSED WITH BLACK VINYL COATED CHAIN-LINK FENCING. ALL STORMWATER BMP(S) WILL BE SURROUNDED BY LANDSCAPING.
7. MISCELLANEOUS PROVISIONS:
- a. PETITIONER AGREES TO OBTAIN ALL APPLICABLE LOCAL, STATE, AND FEDERAL PERMITS REQUIRED FOR DEVELOPMENT BEFORE ANY DEVELOPMENT ACTIVITY OCCURS ON THE SITE.
- b. THE RENTAL OF HOMES ON THE SITE WILL BE LIMITED TO 10% OF THE TOTAL NUMBER OF HOMES.
8. AMENDMENTS TO THE REZONING PLAN:
- a. FUTURE AMENDMENTS TO THE REZONING PLAN (WHICH INCLUDES THESE DEVELOPMENT STANDARDS) MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE APPLICABLE PORTION OF THE SITE AFFECTED BY SUCH AMENDMENT IN ACCORDANCE WITH THE PROVISIONS OF THE ORDINANCE.
9. BINDING EFFECT OF THE REZONING APPLICATION:
- a. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INSURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.

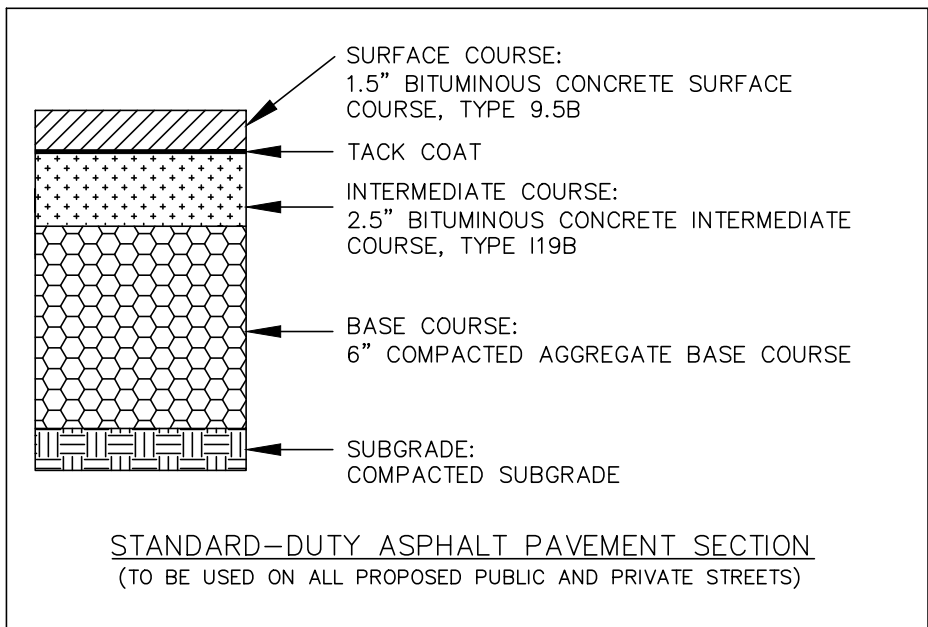
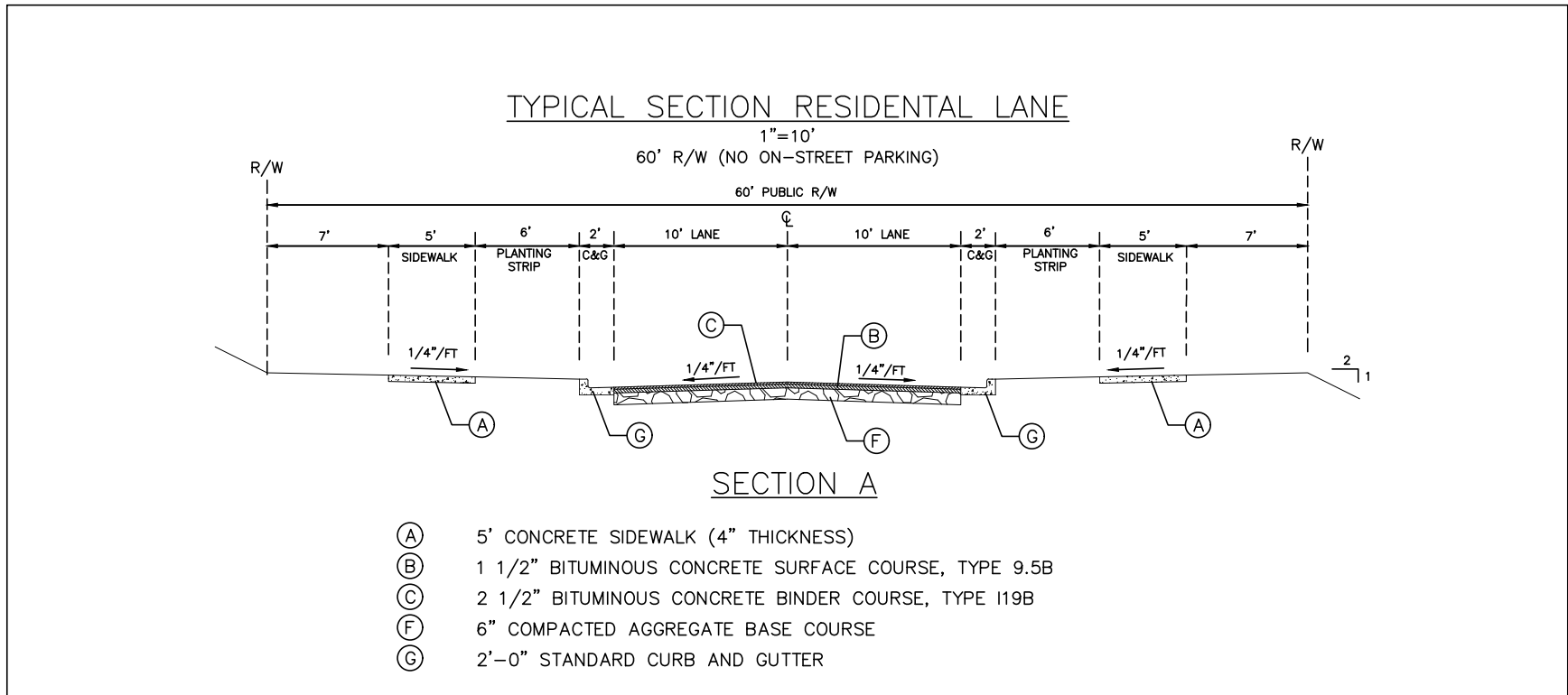
TOWN OF HARRISBURG UNITED DEVELOPMENT ORDINANCE

Appendix C

Drawing No. 4:



C-23



Line Table			Line Table			Line Table		
LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L1	18.670	S89° 43' 41.74\"/>	L21	24.238	N77° 20' 32.12\"/>	L41	34.949	N42° 01' 01.24\"/>
L2	35.849	N81° 22' 36.95\"/>	L22	14.990	N82° 21' 02.33\"/>	L42	69.987	N50° 03' 28.99\"/>
L3	36.728	N89° 55' 44.13\"/>	L23	78.071	N12° 31' 37.70\"/>	L43	59.660	N41° 09' 24.04\"/>
L4	31.163	S79° 58' 52.13\"/>	L24	18.300	N19° 51' 52.10\"/>	L44	75.502	N42° 28' 48.19\"/>
L5	138.019	S39° 38' 31.73\"/>	L25	43.515	N84° 10' 51.35\"/>	L45	61.511	N42° 17' 18.03\"/>
L6	37.837	S28° 47' 48.20\"/>	L26	34.875	S83° 15' 30.73\"/>	L46	40.380	N36° 37' 08.01\"/>
L7	142.482	S48° 58' 22.85\"/>	L27	24.987	S78° 17' 15.30\"/>	L47	58.819	N45° 09' 52.38\"/>
L8	82.437	S88° 51' 41.74\"/>	L28	18.188	N82° 31' 49.12\"/>	L48	78.989	N47° 49' 36.38\"/>
L9	84.449	S42° 08' 10.46\"/>	L29	18.313	N10° 33' 08.85\"/>	L49	71.230	N44° 40' 04.09\"/>
L10	71.835	S88° 28' 07.80\"/>	L30	30.705	N27° 02' 04.45\"/>	L50	32.277	N34° 11' 18.27\"/>
L11	80.788	S87° 14' 02.51\"/>	L31	98.518	N31° 33' 55.85\"/>			
L12	59.349	S84° 25' 38.37\"/>	L32	24.332	N22° 02' 48.78\"/>			
L13	57.701	S38° 28' 02.11\"/>	L33	42.335	N89° 08' 22.69\"/>			
L14	41.503	S85° 02' 23.52\"/>	L34	83.941	N84° 18' 31.61\"/>			
L15	41.168	N85° 21' 48.52\"/>	L35	88.140	N88° 17' 08.08\"/>			
L16	180.061	N85° 25' 16.11\"/>	L36	44.984	N88° 03' 41.90\"/>			
L17	88.578	N54° 48' 33.14\"/>	L37	48.109	S56° 37' 08.65\"/>			
L18	53.249	N21° 52' 51.72\"/>	L38	31.378	N84° 28' 56.83\"/>			
L19	46.780	N0° 38' 21.45\"/>	L39	28.278	N33° 08' 05.81\"/>			
L20	30.386	N35° 00' 40.30\"/>	L40	28.009	N5° 44' 58.41\"/>			

GENERAL NOTES

1. DEVELOPMENT SHALL BE SERVED BY A PUBLIC WATER SYSTEM AND A PUBLIC SEWER SYSTEM.
2. GARAGE AND DRIVEWAY WILL ACCOMMODATE THE REQUIRED 2 PARKING SPACES PER LOT.
3. SIDEWALK WILL BE INSTALLED ON BOTH SIDES OF THE PROPOSED RESIDENTIAL STREETS.
4. IN THE EVENT ON-SITE WASTEWATER SYSTEM ASSOCIATED WITH ABANDONED HOMESTEADS ARE LOCATED, THEY WILL BE DE-COMMISSIONED ACCORDING TO PROCEDURES RECOMMENDED BY CABARRUS HEALTH ALLIANCE.
5. IF ILLEGAL SOLID WASTE IS FOUND ON SITE, IT WILL BE RECYCLED OR DISPOSED OF IN AN APPROVED LANDFILL.
6. ALL UTILITY LINES SHALL BE LOCATED UNDERGROUND.

NOTES

AS A PRELIMINARY PLAT, THIS PROJECT IS SUBJECT TO THE FOLLOWING CONDITIONS OF APPROVAL:

1. APPLICANT AGREES TO OBTAIN ANY AND ALL APPLICABLE LOCAL, STATE, AND FEDERAL PERMITS REQUIRED FOR DEVELOPMENT BEFORE ANY DEVELOPMENT ACTIVITY CAN TAKE PLACE. (PLANNING)
2. ALL RESIDENTIAL STRUCTURES IN THIS DEVELOPMENT WILL BE REQUIRED TO MEET THE REQUIREMENTS OF APPENDIX F OF THE UNITED DEVELOPMENT ORDINANCE. (PLANNING)
3. APPLICANT AGREES TO CONSTRUCT THE 10FT ASPHALT GREENWAY ALONG THE EAST OF THE SITE (WITHIN THE 72' RSD BUFFER).

FEMA MAP

CABARRUS COUNTY, NORTH CAROLINA
AND INCORPORATED AREAS

MAP NUMBER: 3710550700K & 3710551700K

EFFECTIVE DATE: NOVEMBER 16, 2018

RIVERSTREAM OVERLAY DISTRICT (RSD) CALCULATION NOTES

CLASS 1 STREAM BUFFER SHALL BE MEASURED FROM THE AVERAGE ANNUAL STREAM BANK PERPENDICULARLY FOR A DISTANCE OF 50 FEET PLUS (4) TIMES THE AVERAGE PERCENT OF SLOPE OF AREA ADJACENT TO THE STREAM. SLOPE CALCULATED BY MEASURING A DISTANCE OF 250 FEET FROM THE CENTERLINE OF THE STREAM. MAXIMUM DISTANCE SHALL NOT EXCEED 120 FEET FROM THE EDGE OF THE STREAM.

CLASS 1 STREAM (RUNNING ALONG SOUTH PROPERTY LINE):
MAX AVERAGE EXISTING SLOP FOR 250' DISTANCE FROM CREEK = 5.5%
RSD = 50 + (4 * 5.5)
RSD = 72'

CLASS 2 STREAM BUFFER SHALL BE MEASURED FROM THE AVERAGE ANNUAL STREAM BANK PERPENDICULARLY FOR A DISTANCE OF 35 FEET PLUS (4) TIMES THE AVERAGE PERCENT OF SLOPE OF AREA ADJACENT TO THE STREAM. SLOPE CALCULATED BY MEASURING A DISTANCE OF 250 FEET FROM THE CENTERLINE OF THE STREAM. MAXIMUM DISTANCE SHALL NOT EXCEED 75 FEET FROM THE EDGE OF THE STREAM.

CLASS 2 STREAM (RUNNING ALONG EAST PROPERTY LINE):
MAX AVERAGE EXISTING SLOP FOR 250' DISTANCE FROM CREEK = 6.25%
RSD = 35 + (4 * 6.25)
RSD = 60'

OFF-SITE ROADWAY IMPROVEMENTS

Phase I - Road and/or signal improvement details per approved TIA

1. Installation of a proposed round-a-bout at the intersection of Stallings Road and Lotus Street/opposite entrance to elementary school prior to Phase I Final Plat.
2. Installation of drop right entrance at Primrose Street and widening of Stallings Road with Curb and gutter prior to Phase I Final Plat.

Phase II - Road and/or signal improvement details per approved TIA

1. Installation of greenway trail, pedestrian crossing signal, and pavement markings at the intersection of Stallings Road and Primrose Street prior to Phase II Final Plat.
2. Installation of existing traffic signal and intersection improvements at the intersection of Stallings and Harrisburg Veterans Roads prior to Phase II Final Plat.
3. Installation of traffic signal at the intersection of Stallings and Hickory Ridge Roads prior to Phase II Final Plat.
4. Contribution of 25% of planned improvement costs (not to exceed \$100,000) to existing intersection and traffic signal at the intersection of Robinson Church and Tom Query Roads due at commencement of construction of said improvements or deposited with the Town at final project acceptance whichever occurs first.



Know what's below.
Call before you dig.

CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.

EXISTING UTILITIES AND UNDERGROUND STRUCTURES ARE BASED ON SURVEY WITH BEST AVAILABLE RECORD DRAWINGS. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT CITY OF CHARLOTTE LAND DEVELOPMENT STANDARDS MANUAL

LOT ACREAGE TOTALS			
LOT #	ACRE	LOT #	ACRE
1	0.367	82	0.237
2	0.260	83	0.201
3	0.262	84	0.201
4	0.034	85	0.299
5	0.293	86	0.242
6	0.466	87	0.232
7	0.254	88	0.218
8	0.244	89	0.213
9	0.240	90	0.213
10	0.235	91	0.213
11	0.234	92	0.249
12	0.240	93	0.201
13	0.246	94	0.201
14	0.243	95	0.237
15	0.236	96	0.213
16	0.289	97	0.213
17	0.332	98	0.213
18	0.348	99	0.213
19	0.539	100	0.343
20	0.427	101	0.281
21	0.307	102	0.316
22	0.267	103	0.213
23	0.267	104	0.213
24	0.267	105	0.213
25	0.288	106	0.213
26	0.290	107	0.213
27	0.344	108	0.237
28	0.381	109	0.201
29	0.333	110	0.201
30	0.312	111	0.237
31	0.295	112	0.213
32	0.480	113	0.213
33	0.394	114	0.253
34	0.376	115	0.286
35	0.371	116	0.229
36	0.371	117	0.261
37	0.350	118	0.294
38	0.283	119	0.221
39	0.342	120	0.250
40	0.290	121	0.213
41	0.215	122	0.213
42	0.201	123	0.213
43	0.201	124	0.213
44	0.201	125	0.213
45	0.232	126	0.250
46	0.232	127	0.212
47	0.232	128	0.212
48	0.232	129	0.250
49	0.305	130	0.222
50	0.242	131	0.213
51	0.232	132	0.213
52	0.232	133	0.213
53	0.261	134	0.213
54	0.278	135	0.213
55	0.278	136	0.237
56	0.278	137	0.201
57	0.294	138	0.201
58	0.278	139	0.237
59	0.239	140	0.213
60	0.257	141	0.213
61	0.278	142	0.213
62	0.278	143	0.213
63	0.254	144	0.213
64	0.232	145	0.218
65	0.232	146	0.232
66	0.249	147	0.218
67	0.232	148	0.239
68	0.233	149	0.261
69	0.233	150	0.295
70	0.233	151	0.199
71	0.233	152	0.348
72	0.351	153	0.267
73	0.266	154	0.207
74	0.235	155	0.208
75	0.252	156	0.209
76	0.213	157	0.247
77	0.213		
78	0.213		
79	0.213		
80	0.213		
81	0.213		

McADAMS
The John R. McAdams Company, Inc.
3430 Toringdon Way
Suite 110
Charlotte, NC 28277
phone 704. 527. 0800
fax 919. 361. 2269
license number: C-0293, C-187

CLIENT

SHEA HOMES
8008 CORPORATE CENTER DRIVE SUITE 300
CHARLOTTE, NORTH CAROLINA 28226
PHONE: 704. 602. 3307



CAMELLIA GARDENS
PRELIMINARY PLAT
3925 STALLING ROAD
HARRISBURG, NC 28075

REVISIONS

NO.	DATE	
1	10. 22. 2019	PRELIMINARY PLAT 1ST REVIEW
2	11. 14. 2019	PRELIMINARY PLAT 2ND REVIEW
3	12. 04. 2019	PRELIMINARY PLAT 3RD REVIEW
4	12. 10. 2019	REVISED PHASING

PLAN INFORMATION

PROJECT NO.	SHH-18020
FILENAME	SHH18020-F1
CHECKED BY	RMR
DRAWN BY	JDL
SCALE	1"=100
DATE	09. 03. 2019

SHEET
PRELIMINARY PLAT

PL-2



**CABARRUS COUNTY E911 ADDRESSING
PROPOSED STREET/PROJECT NAME RESERVATION AND APPROVAL FORM**

To expedite emergency response and provide for public safety, the name of a subdivision, project or any new roads shall not duplicate nor closely approximate, phonetically or by spelling, the name of an existing subdivision, project or road within the County or within any municipality within the County.

5507-93-6364, 5507-92-5547, 5517-03-4742, 5517-03-9042,

Date: 9/9/2019	Parcel Identification Number(s) (PINs): 5517-02-3525, + 5517-02-4591			
Existing Road Providing Access to Project Area:	Stallings Road			
Type of Zoning District (circle one):	Residential ☒	Commercial	Industrial	Other (briefly explain)

Developer/Owner:	Shea Homes
Primary Contact :	Eddie Moore - McAdams
Telephone Number:	704-527-0800 x324
Primary Contact Email address:	emoore@mcadamsco.com

EXISTING PROJECT NAME: Camilla Gardens

PROPOSED PROJECT NAME(S):

Project Name:	Camilla Gardens	<u>Approved</u> / Denied
Alternate Project Name:	Camellia	Approved / <u>Denied</u>
Alternate Project Name:		Approved / Denied

PROPOSED STREET(S) NAME(S)- LIST IN ORDER OF PREFERENCE:

Street Name:	Lotus <i>St, Ln, Way, Ct</i>	<u>Approved</u> / Denied
Street Name:	Magnolia	Approved / <u>Denied</u>
Street Name:	Dahlia	<u>Approved</u> / Denied
Street Name:	Aster	Approved / <u>Denied</u>
Street Name:	Lilac	Approved / <u>Denied</u>
Street Name:	Tulip	Approved / <u>Denied</u>
Street Name:	Zinnia	<u>Approved</u> / Denied
Street Name:	Pimrose	<u>Approved</u> / Denied
Street Name:	Jasmine	Approved / <u>Denied</u>
Street Name:	Gardenia	<u>Approved</u> / Denied

NUMBER OF STREETS TO BE NAMED: 6

Approved 6th street name per Brandy Webster on 9/10/19: Daphne and on 10/22/19: Camilla to Camellia.

PLEASE EMAIL COMPLETED FORM TO: Cabarrus County E911 Addressing Services at bewebster@cabarruscounty.us. Questions should be directed to Addressing Coordinator at 704-920-2141.

NOTE: All proposed street names and project names must be approved by Cabarrus County E-911 Addressing. Street names on preliminary and final plats must match "Approved" names exactly as submitted.

CABARRUS COUNTY E911 REVIEWER: B Webster DATE: 9/9/19

From: [Brandy Webster](#)
To: [Moore, Eddie](#)
Cc: [Woodard, Stuart](#)
Subject: RE: Camilla Gardens - Preliminary Plat Street Name Application
Date: Tuesday, October 22, 2019 9:58:10 AM
Attachments: [image001.png](#)
[image002.png](#)

Okay, I have corrected it.

Thank you,

Brandy Webster

E911 Addressing Coordinator

From: Moore, Eddie <emoore@mcadamsco.com>
Sent: Tuesday, October 22, 2019 8:32 AM
To: Brandy Webster <bewebster@cabarruscounty.us>
Cc: Woodard, Stuart <woodard@mcadamsco.com>
Subject: RE: Camilla Gardens - Preliminary Plat Street Name Application

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe!

Brandy – Good morning. Noticed something with the approvals I am hoping we can quickly sort out. Will you please revise the development name from “Camilla” Gardens to “Camellia” Gardens?

Thanks again for your assistance and look forward to your response. Have a good day.

Eddie Moore, AICP | Principal Planner, Planning + Design

McAdams

3430 Toringdon Way, Suite 110, Charlotte, NC 28277

office 704. 527. 0800 x324 | direct 980. 729. 6079 | mobile 704. 724. 3594 | emoore@mcadamsco.com

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We've been creating **experiences** through experience for **40 years!**

From: Brandy Webster <bewebster@cabarruscounty.us>
Sent: Tuesday, September 10, 2019 9:52 AM
To: Moore, Eddie <emoore@mcadamsco.com>
Subject: RE: Camilla Gardens - Preliminary Plat Street Name Application

Eddie,

Daphne has also been approved. Please let me know what street type you would like with each name so that I can add these to the reserved street name list.

Thank you,

Brandy Webster

E911 Addressing Coordinator

From: Moore, Eddie <emoore@mcadamsco.com>

Sent: Monday, September 9, 2019 4:53 PM

To: Brandy Webster <bewebster@cabarruscounty.us>

Subject: RE: Camilla Gardens - Preliminary Plat Street Name Application

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe!

Brandy – Thanks for the response. May we use one of the following, in keeping with flower names. Pick your favorite. Thank you!

1. Amaryllis
2. Daphne
3. Alyssum

Eddie Moore, AICP | Principal Planner, Planning + Design

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From: Brandy Webster <bewebster@cabarruscounty.us>

Sent: Monday, September 9, 2019 4:14 PM

To: Moore, Eddie <emoore@mcadamsco.com>

Subject: RE: Camilla Gardens - Preliminary Plat Street Name Application

Eddie,

Attached are the approved names. You will need to submit at least one other name for approval, as only five (5) of the submitted were approved. Please let me know if you have any questions.

Thank you,

Brandy Webster

E911 Addressing Coordinator

From: Moore, Eddie <emoore@mcadamsco.com>

Sent: Monday, September 9, 2019 10:37 AM

To: Brandy Webster <bewebster@cabarruscounty.us>

Subject: Camilla Gardens - Preliminary Plat Street Name Application

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe!

Good morning – Attached is a street name application for a preliminary plat in Harrisburg named Camilla Gardens.

Please let me know if there are any needed changes to the street names.

Thank you and have a good day.

Eddie Moore, AICP | Principal Planner, Planning + Design

McAdams

3430 Toringdon Way, Suite 110, Charlotte, NC 28277

office 704. 527. 0800 x324 | direct 980. 729. 6079 | mobile 704. 724. 3594 | emoore@mcadamsco.com

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November 13, 2018

Town of Harrisburg
Mr. Daniel Stines
4100 Main Street
Harrisburg, NC 28075

Re: Camellia Gardens – Proposed Rezoning on Stallings Road

Dear Mr. Stines:

Shea Homes is applying for a 165 lot development on Stallings Road (the “Site”), tentatively named Camellia Gardens. The Site is located along a future greenway corridor, as identified by the adopted Bicycle, Pedestrian and Greenway plans.

Shea Homes shall install a ten (10) foot wide greenway trail on adjacent parcel PIN’s 5517015236000 and 55172138000000 (the “Primary Greenway” as conceptually shown in green on Exhibit A) prior to the issuance of a certificate of occupancy for the seventy-first (71) home to be constructed on the Site, contingent upon the Town of Harrisburg securing an easement from Cabarrus County to allow Shea Homes to construct the trail.

In the event that the easement is not secured by the Town of Harrisburg within two (2) years of the date of approval of this rezoning, Shea Homes shall have the option to instead exercise the fee-in-lieu provision of the UDO. The fee shall be based on the following formula:

$[(1/35) \times A] \times B$

A = number of approved lots in the proposed subdivision

B = fair market value per acre of the undeveloped land

Ex: 165 approved lots and an appraised per acre value of \$35,000

$[(1/35) \times 165] \times 35,000 = \$165,000$ fee-in-lieu

Shea Homes shall also install a ten (10) foot wide path and dedicate a twenty-five (25) foot wide easement to provide access to the proposed greenway from Stallings Road (the “Secondary Greenway” as conceptually shown in orange on Exhibit A). Alignment of the Secondary Greenway shall be subject to change based on the ideal location for construction of a pedestrian bridge over Back Creek, connecting the Secondary Greenway to the Primary Greenway. Shea Homes will fund 50% of the cost to build the bridge provided Shea has final approval on the design of the bridge.

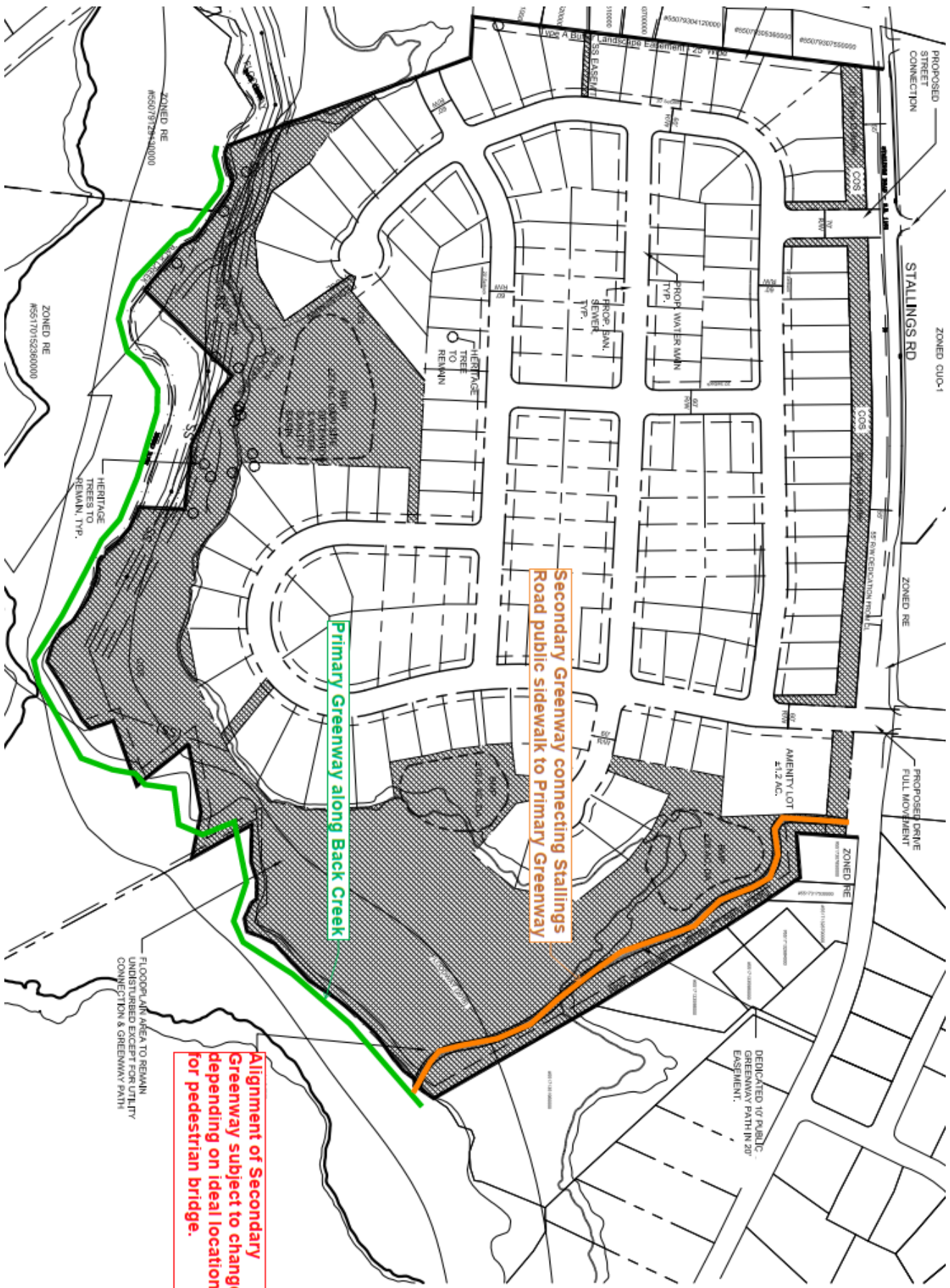
Please do not hesitate to contact me if you have any questions or need additional information. We look forward to working with you and the Town of Harrisburg on this development.

Respectfully,

Michael Shea
Member and Manager
Shea Homes

Exhibit A

Attached



Secondary Greenway connecting Stallings Road public sidewalk to Primary Greenway

Primary Greenway along Back Creek

Alignment of Secondary Greenway subject to change depending on ideal location for pedestrian bridge.



TOWN OF HARRISBURG

Agenda Item Details

Title:

H2019-4-(S) Harrisburg Landing (Morris Drive Town homes) Preliminary Plat.

Presenting Personnel:

Sushil Nepal, Planning & Economic Development Director

Suggested Motion or Action:

If approved, the following motion is suggested:

To approve the Preliminary Plat application as requested by the applicant for the related property in application H-2019-04 (S).

If denied, the following motion is suggested:

To deny the Preliminary Plat application as requested by the applicant for the related property in application H-2019-04 (S).

Description/Background:

Rocky River LLC, on behalf of the Property Owner and Developer, has submitted a Preliminary Plat application for 15 town homes, located on the southwest corner of the intersection of Morris Drive and Patricia Avenue, behind Bojangles. The site pin is 55075693030000 and consists a total area of 1.287 acres. The subject property was rezoned in 2018(Case #H-2018-10-(R)) to CZ-OI to allow for 13 Town Homes. The applicant has modified the town home product types to include 10 units with garages and 5 with no garages, increasing the units total to 15.

A staff report is attached for more information and a site plan along with development notes is submitted for your consideration. Staff has reviewed the site plan in accordance with the Harrisburg Area Land Use Plan (HALUP) and Unified Development Ordinance (UDO).

Recommendation:

Staff has reviewed the submitted preliminary plat, and has found it to be consistent with the approved conditional zoning site plan (H-2018-10-R), the Harrisburg Area Land Use Plan (HALUP) and the standards of the UDO for CZ-OI districts.

Staff recommends that the Planning and Zoning Board recommend approval of the proposed preliminary plat to the Town Council, with the inclusion of the conditions of the approved conditional rezoning plan.

Fiscal Impact:

Attachments:

1. H2019-04-(S) Staff Report_ Harrisburg Landing
2. Harrisburg Landing Preliminary Plat Application
3. 20191203 Harrisburg Landing Prelim Plat
4. HarrisburgLanding_ Site Location Map
5. HarrisburgLanding_ Parks fee in lieu Letter



Town of Harrisburg
Planning and Economic Development Department

DATE: December 17, 2019

SUBJECT: H2019-04-(S) **Harrisburg Landing**, Preliminary Plat

Owner/ Developer: Rocky River, LLC

Location: The subject property is located on the southwest corner of the intersection of Morris Drive and Patricia Avenue, behind Bojangles. PIN 55075693030000.

BACKGROUND:

Area: Approximately 1.287 acres

Zoning: CZ-O-I, Conditional Office-Institutional (Case #H2018-10-R)

Staff Report prepared by: Matt Ward, Planning and Economic Development Department

GENERAL DISCUSSION:

- The subject property was rezoned in 2018 to CZ-O-I, Conditional Office-Institutional to build 13 multi-family townhomes, applicant has revised the site plan to build 15 townhomes.
- The applicant is seeking preliminary plat approval of Harrisburg Landing, a townhouse community of 15 units, consistent with the underlying O-I zoning, including the approved conditional rezoning site plan.
- Staff has reviewed the submitted preliminary plat and has found it to be consistent with the approved conditional zoning site plan and the standards of the UDO.

APPROVAL CRITERIA:

1. **The proposed land uses are in accord with the adopted *Comprehensive Plan* and the Official Zoning Map, or that the means for reconciling any differences have been addressed. A Preliminary Plat may be processed concurrently with a rezoning request.**

Per the Harrisburg Area Plan, the subject property is in an area designated as Mixed Use. This area is intended to accommodate development that combines commercial and civic/institutional land uses with a mixture of housing types. The predominant uses include retail, office, multi-tenant flex space, single-family detached and attached residential, multi-family residential at a medium density and civic and institutional uses. This area is characterized as having new traffic mitigations, village center connected with multi-use paths, tree save and unique farmhouse style residential architecture.

The rezoning which was approved to accommodate this development was found to be consistent with the Harrisburg Area Plan and the Unified Development Ordinance. Therefore, the request conforms to the goals and policies of the Harrisburg Area Plan and the Unified Development Ordinance.

- 2. The proposed subdivision conforms to all relevant requirements of this ordinance and to any variances that have been granted to permit any nonconformance. The plat shall meet all requirements of this Ordinance with respect to lot size and area, and in no way create a violation of any applicable current ordinances, statutes or regulations.**

The preliminary plat, as presented, is consistent with the approved conditional zoning site plan, which governs the development standards for the site.

- 3. The proposed development, including its lot sizes, density, access and circulation, are compatible with the existing and/or permissible future use of adjacent property.**

The approval of the conditional zoning map amendment and associated site plan and conditions for the subject property established that the proposed development is compatible with the surrounding area.

- 4. That the proposed subdivision will not have detrimental impacts on the safety or viability of permitted uses on adjacent properties.**

The proposed project is a mixed use as well as attached and detached residential subdivision. No uses or designs proposed in this development would detrimentally impact the ability of the surrounding property to be used in a safe or viable manner.

- 5. That the soils and topography have been adequately studied to ensure that all lots are developable for their designated purposes.**

The subject property will be served by public utilities (water and sewer) therefore; soil suitability is not a primary concern. Regarding the topography, the applicant will be required to submit a Soil and Erosion Control Plan to NCDEQ for review and approval. In addition, the applicant will also be required to submit construction drawings to the Town of Harrisburg for review and approval regarding utility placement and lot design standards.

- 6. That any land located within Zone AE, as shown on the currently adopted Flood Boundary and Floodway Maps of the Flood Insurance Study, is determined to be suitable for its intended use and that the proposed subdivision adequately mitigates the risks of flooding, inadequate drainage, soil and rock formations with severe limitations for development, severe erosion potential, or any other floodplain-related risks to the health, safety or welfare of the future residents of the proposed subdivision in a manner consistent with this ordinance, as described in § 4.14 of this Ordinance.**

The proposed development will be subject to the regulations set forth in the Unified Development Ordinance as well as any State or Federal regulations related to floodplain development and/or wetlands regulations. In addition, the development will be subject to NCDEQ sedimentation and erosion control standards. Any fill within a floodplain area to prepare it for development will be required to be coordinated with FEMA and the town's flood damage prevention regulations.

- 7. The proposed name of a subdivision shall be approved by the Cabarrus County E-911 Coordinator(s) and shall not use a word, or phrase, which is the same as, similar to, or pronounced the same as a word or phrase in the name of any other subdivision in Cabarrus County or any municipality or jurisdiction in the County. Proposed subdivisions may only use a duplicate subdivision name in the event that the Administrator requires the use of the same name for purposes of clear identification.**

The proposed name of the Townhome development is Harrisburg Landing. This name has been approved for use by the Cabarrus County E-911 Coordinator, no new public streets are created.

APFO REVIEW:

SCHOOLS

The part of the Unified Development Ordinance is no longer enforceable as determined by the NC Supreme Court. However, the schools have provided the following data:

For this site, Cabarrus County has provided the following information:

Proposed Student Generation:

Townhomes produce a very limited number of students. Using the student generation rate which has been used for the past several years, it was estimated (at the time of rezoning) that 13 townhomes would generate less than 4 students. These students would be divided between elementary, middle, and high school. Therefore, these schools would be receiving 2 students or less.

NCDOT

NCDOT was not required to review the preliminary plat for this development.

FIRE, POLICE SANITATION

Adequate fire, police and sanitation services are available through the Town of Harrisburg.

UTILITIES

Utilities are available through the Town of Harrisburg. Applicant will be required to extend the water line and sewer line to their site.

CONDITIONS:

In considering an application for a subdivision plat, the decision-making agency shall consider and may impose modifications or conditions to the extent that such modifications or conditions are necessary to ensure compliance with the criteria of Section 6.2 of the UDO.

Should the Planning Board recommend approval of the preliminary plat for the Harmony Acres Subdivision, staff requests that the following conditions become part of the approval, which are inclusive of the conditions agreed to as part of the approval of the conditional zoning map amendment for the project (H2018-10-R):

1. Applicant agrees to obtain any and all applicable local, state, and federal permits required for development before any development activity can take place.
2. Applicant agrees not to use vinyl siding and utilize high quality cladding materials for all buildings such as masonry and wood siding products, to be reviewed and approved by the Town.
3. Applicant agrees to restrict outside storage.
4. Applicant agrees to create a building-to-street relationship along Morris Drive to have the "front look and feel" and building match the elevation as submitted.
5. Applicant agrees to continued maintenance of buildings and grounds in the form of deed restrictions, establishment of HOA or restrictive covenants recorded and will run with the land.

6. Applicant agrees to dedicate a fee in lieu of Public Open Space dedication for the 0.37 acres of required Public Open Space, in the amount of \$38,850.03 per acre, for a total of \$14,375.00. All fee in lieu of dedications shall be made to the Town prior to final plat approval.
7. Applicant agrees to install a fence adjacent to Bojangles Property, to be reviewed and approved by the Town.

RECOMMENDATION:

The preliminary plat is consistent with the Harrisburg Area Land Use Plan and the existing CZ-O-I zoning designation including the multi-family residential design guidelines and approved Conditional Rezoning Site Plan. Therefore, the Planning and Zoning Department recommends approval of this preliminary plat request.



Application for Preliminary Plat Review and Approval

For an application to be considered complete, you must submit the following information to the Town of Harrisburg Planning Department:

1. One (1) copy of the signed Pre-submittal Meeting Checklist completed at the required pre-submittal meeting.
2. One (1) complete Town of Harrisburg Preliminary Plat Application
3. Five (5) FOLDED copies of the final plat (blue/black lines), and One (1) digital version (PDF)
4. Plat review fee (\$1000.00 + \$25 per lot)
5. One (1) completed Street Name Review and Confirmation Form
6. Required number of copies of the Transportation Impact Analysis (Number of copies to be submitted to be determined at pre-submittal meeting)

NOTE: Incomplete Applications will not be processed by the Planning and Zoning Department, and will be returned to the Applicant.

Project Information	
1. Name of Subdivision:	Harrisburg Landing
2. Location of Subdivision:	4850 HWY 49 S, Harrisburg NC 28075
3. Cabarrus County PIN Numbers:	5507-56-93030000
4. Current Zoning:	O-I
5. Project Classification (Residential, Commercial, etc.):	Residential
6. Is this a CU or CZ Project?	CZ ☒ YES: Case Number: H2018-10-(R) ☐ NO
7. Date of Rezoning Approval:	02/12/2019 Subdivision Case #:
Owner/Developer Information	
1. Property Owner Name:	Rocky River LLC Property Owner Phone: 860-595-6439
Property Owner Email:	venuvedre@gmail.com
2. Agent/Developer Name:	Agent/Developer Phone:
Agent/Developer Email:	
3. Contact for Comments Name:	Travis Gingras Contact for Comments Phone: 704-875-1615
Contact for Comments Email:	travis@hensonfoley.com
Utilities	
Water	Sewer
1, Who will provide water and sewer services for this site?	☐ Private ☒ Public Provider <u>Harrisburg</u>
	☐ Private ☒ Public Provider <u>Harrisburg</u>
Overlay District (Article 4)	
Is the subject property located in an Overlay Zone?	☐ YES: ☒ NO
If YES, which one(s):	_____

Flood Panel and RSOD Information (Article 4)

Is the subject property located in an area regulated by the Floodplain Overlay District? ☐ YES: ☒ NO

Flood Panel Number(s) 3710550700K Map Date 11/16/2018

Is the subject property in the RSOD? ☐ YES: ☒ NO

If YES, has the RSOD been shown on the plan and have the calculations been submitted with the plan?

☐ YES: ☐ NO

Verification of Process

I, VENU GOPAL R, VEDRE, submit that all of the information contained in this application is true and correct and also understand that incomplete applications will not be processed by the Town of Harrisburg Planning Department.

Date: 10/9/2019

Signed: _____

Title: LLC MANAGING MEMBER

(Owner, Agent, Developer, LLC Member, etc.)

Do not write below this point

For Staff Use Only:

Subdivision application fee paid: _____ Check Number: _____

CONDITIONS OF REZONING

1. APPLICANT AGREES TO OBTAIN ANY AND ALL APPLICABLE LOCAL, STATE, AND FEDERAL PERMITS REQUIRED FOR DEVELOPMENT BEFORE ANY DEVELOPMENT ACTIVITY CAN TAKE PLACE. (PLANNING)
2. APPLICANT AGREES NOT TO USE VINYL SIDING AND UTILIZE HIGH QUALITY CLADDING MATERIALS FOR ALL BUILDINGS SUCH AS MASONRY AND WOOD SIDING PRODUCTS. TO BE REVIEWED AND APPROVED BY THE TOWN. (APPLICANT)
3. APPLICANT AGREES TO RESTRICT OUTSIDE STORAGE. (APPLICANT)
4. APPLICANT AGREES TO CREATE A BUILDING-TO-STREET RELATIONSHIP ALONG MORRIS DRIVE TO HAVE THE "FRONT LOOK AND FEEL" AND BUILDING MATCH THE ELEVATION AS SUBMITTED. (PLANNING)
5. APPLICANT AGREES TO CONTINUED MAINTENANCE OF BUILDINGS AND GROUNDS IN THE FORM OF DEED RESTRICTIONS, ESTABLISHMENT OF HOA OR RESTRICTIVE COVENANTS RECORDED AND WILL RUN WITH THE LAND. (APPLICANT)
6. APPLICANT AGREES TO DEDICATE A FEE IN LIEU OF PUBLIC OPEN SPACE DEDICATION FOR THE 0.37 ACRES OF REQUIRED PUBLIC OPEN SPACE. IN THE AMOUNT OF \$38,850.03 PER ACRE, FOR A TOTAL OF \$14,375.00. ALL FEE IN LIEU OF DEDICATIONS SHALL BE MADE TO THE TOWN PRIOR TO FINAL PLAT APPROVAL. (PARKS AND RECREATION ADVISORY BOARD)
7. APPLICANT AGREES TO INSTALL A FENCE ADJACENT TO BOJANGLES PROPERTY. TO BE REVIEWED AND APPROVED BY THE TOWN. (APPLICANT)

THIS PLAN IS FOR MUNICIPALITY REVIEW ONLY.
PRELIMINARY PLAT PLAN NOT FOR
CONSTRUCTION

SITE DATA

DEVELOPER:	ROCKY RIVER LLC 4324 GRANITE RIDGE ROAD CEDAR FALLS, IA 50613 PH: (860) 595-6439
LOCATION:	4850 NC HWY 49 (PIN 5507-56-93030000) HARRISBURG, NC 28075
EXISTING ZONING:	CZ-C-1
CONTACT:	HENSONFOLEY (JAY HENSON) 704-875-1615
ITEM	PROVIDED
MIN. FRONT SETBACK	10 FT
MIN. SIDE SETBACK	0 FT
MIN. REAR SETBACK	0 FT
MAX. BUILDING HEIGHT	35'
SOIL TYPE	MkB

BUFFERS

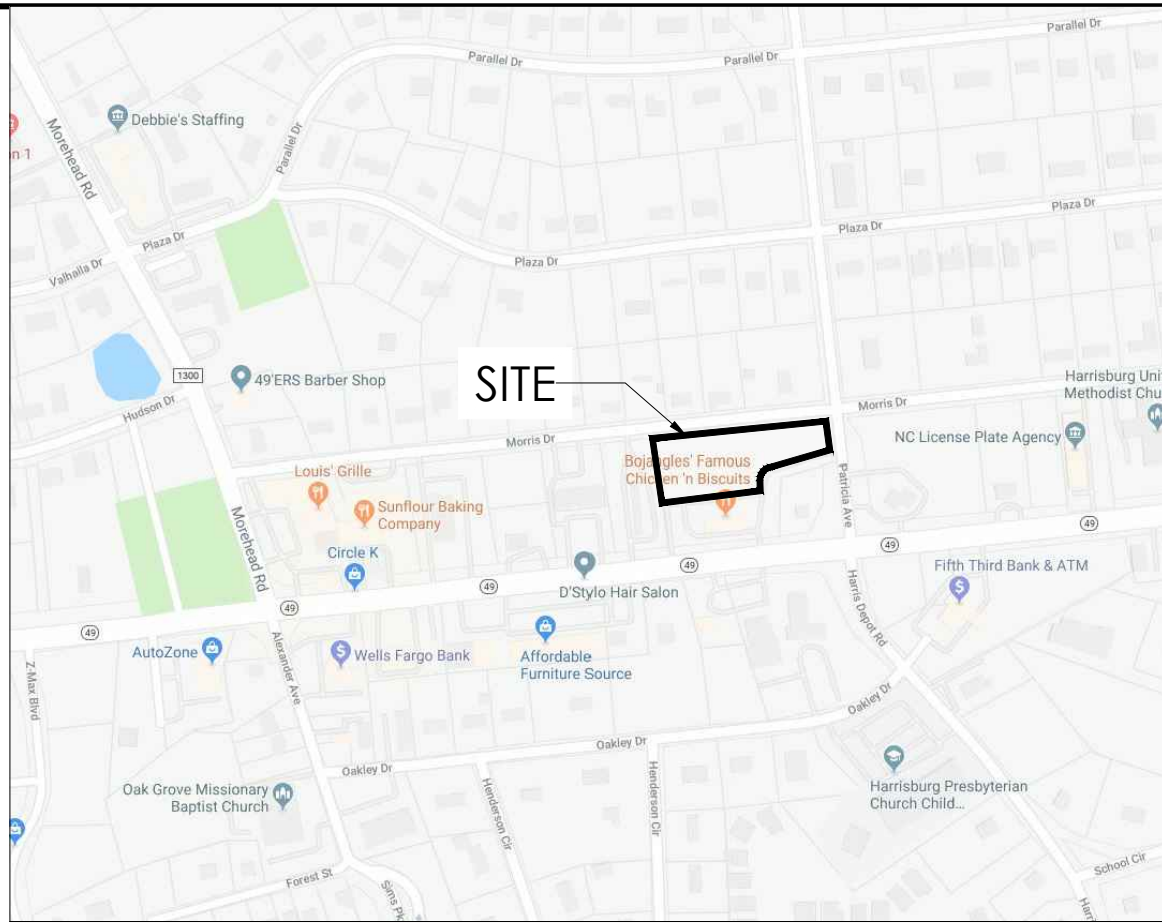
PERIMETER LANDSCAPING TYPE A BUFFERS
1 TREE PER 100'
1 SHRUB PER 50'
40 POINTS PER 100 LF

ZONING CODE SUMMARY

ITEM	PROVIDED
SITE AREA	1.287 AC
BUILDING SIZE	BUILDING A: 7,846 SF (10 UNITS) BUILDING B: 4,155 SF (5 UNITS)
	BUILDING TOTAL: 12,001 SF (15 UNITS)
BUILDING DENSITY	15 UNITS PER ACRE
FAR	12,000/ 1.287 AC (56,061 SF) = 0.21
PARKING SPACES REQUIRED	30 @ 2 PER UNIT (15 UNITS)
PARKING SPACES PROVIDED	36 SPACES (GARAGE SPACE + DRIVEWAY)
BIKE PARKING REQUIRED	NONE
MIN. DRIVE AISLE WIDTH	AS NOTED
MIN. DRIVEWAY RADIUS	AS NOTED

SURVEY MONUMENTS

NORTHING	EASTING	DESCRIPTION
576,380.53	1,505,686.69	REBAR AT PROPERTY CORNER
576,402.81	1,506,123.14	REBAR AT PROPERTY CORNER
576,295.51	1,506,136.67	PROPERTY CORNER
576,245.87	1,505,999.94	REBAR AT PROPERTY CORNER
576,250.12	1,505,924.01	PROPERTY CORNER
576,432.64	1,505,924.01	REBAR ON ADJACENT PROPERTY



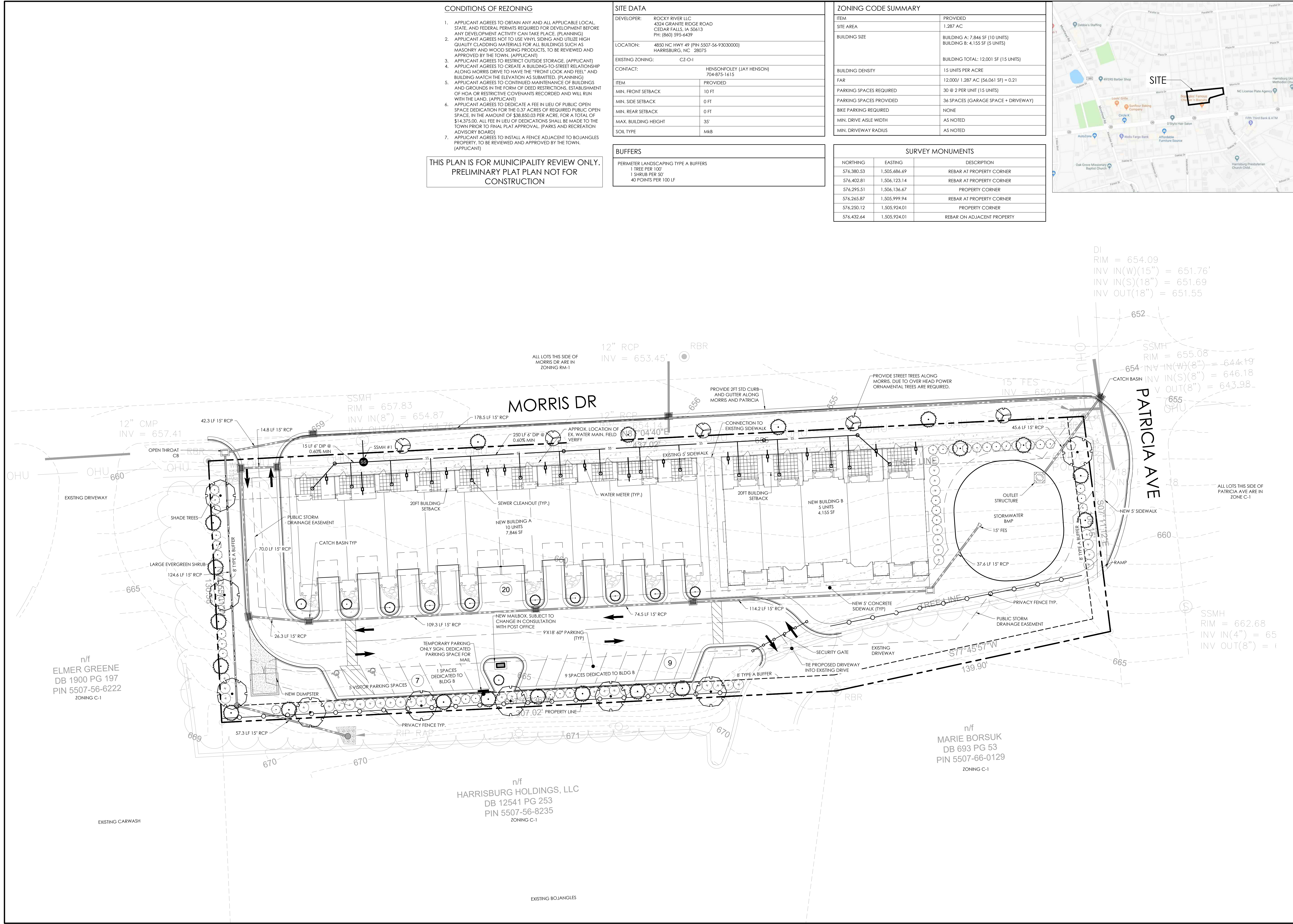
HensonFoley
Surveying
Landscape Architecture | Civil Engineering | Surveying
8712 Lindholm Dr Suite 202A, Huntersville, NC 28078
p: 704.875.1615 | www.hensonfoley.com
NC ENGINEERING BOARD LICENSE # C-3781
NC LAND SURVEYING BOARD LICENSE # L-1580

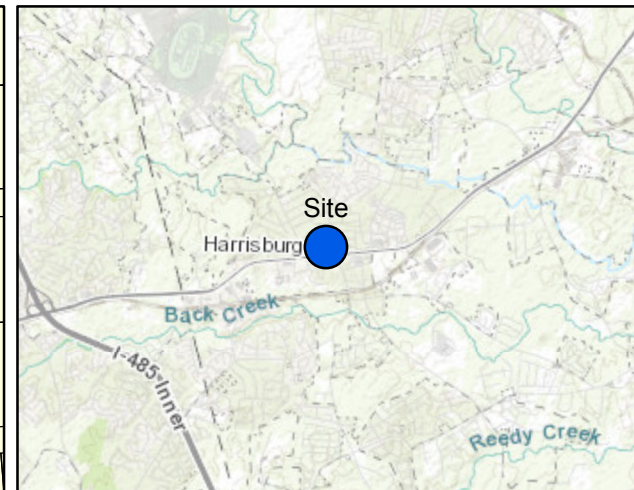
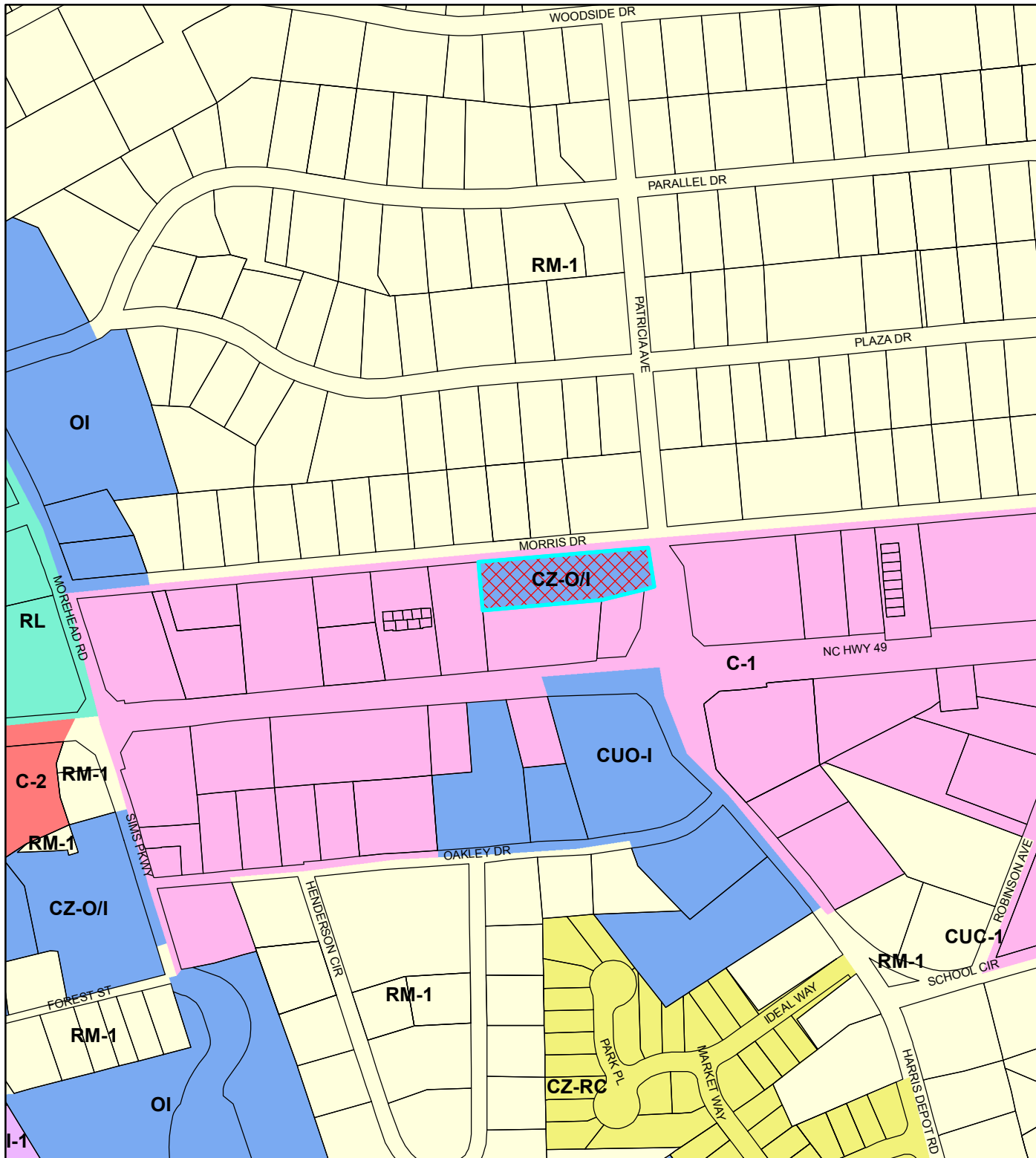
North Arrow
GRAPHIC SCALE 1"=20 FT.
Professional Engineer Seal: JAY S. HENSON, No. 46574, State of NC, Exp. 12/31/19

HARRISBURG LANDING
PIN # 5507-56-93030000
4850 HWY 49 S, HARRISBURG, NC 28075
PRELIMINARY PLAT

REVISIONS:

PRELIMINARY PLAT.DWG
PROJECT NUMBER: 219033
DATE: 11/12/2019 DRAWN BY: TLM
01 OF 01





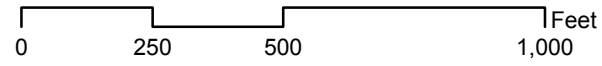
H 2019-04 (S) Harrisburg Landing Townhomes

Applicant: Harrisburg Holdings LLC

Zoning: CZ-OI (Conditional Office & Institutional)

Harrisburg Landing Townhomes
Preliminary Plat Request

-  Parcels
-  Site
-  Town Limits



Sweetwater Assets, LLC
568 Jetton Street, Suite 200
Davidson, NC 28036

November 16, 2018

Town of Harrisburg
Mr. Daniel Stines
4100 Main Street, Suite 101 Harrisburg, NC 28075

RE: Public Open Space for Morris Drive and Patricia Avenue Dear Mr. Stines,

We would like to present payment in lieu of dedication of public open space for the proposed townhome/duplex plan at the corner of Morris Drive and Patricia Avenue. The total purchase price for the property is \$50,000 and the acreage is 1.287 acres which averages out to \$38,850.03 per acre. There are 13 proposed lots within the Town of Harrisburg which calculates to .37 acres required open space based upon 1/35 of an acre per unit. We request to make this payment at time of lot platting.

Total Fee to be Paid = $\$38,850.03/\text{acre} \times .37 \text{ acres} = \$14,375$

Please advise if you have any questions or need additional documentation from s. We look forward to working with and the Town of Harrisburg on this project.

Sincerely,



Jeff Watson
Manager



TOWN OF HARRISBURG

Agenda Item Details

Title:

H2019-5-(S) Commons at Farmington Preliminary Plat.

Presenting Personnel:

Sushil Nepal, Planning & Economic Development Director

Suggested Motion or Action:

If approved, the following motion is suggested:

To approve the Preliminary Plat application as requested by the applicant for the related property in application H-2019-05 (S).

If denied, the following motion is suggested:

To deny the Preliminary Plat application as requested by the applicant for the related property in application H-2019-05 (S).

Description/Background:

Eddie Moore with McAdams, on behalf of Farmington Owner and Developer, has submitted a Preliminary Plat application for 112 town homes and 37 single family homes, located on the north side of Rocky River Road adjacent to the Mecklenburg County line and west of Stafford Road approximately 900' north of Rocky River Road. The site Address is 9880 Rocky River Road and the Town Homes POD consists a total area of 36.21 acres. The subject property is part of the Farmington PUD and that the site plan was recently updated (Case #H-2019-02-(R)) in September 2019 to allow for removal of condition to build YMCA and add additional residential units.

A staff report is attached for more information and a site plan along with development notes is submitted for your consideration. Staff has reviewed the site plan in accordance with the Harrisburg Area Land Use Plan (HALUP) and Unified Development Ordinance (UDO).

Recommendation:

Staff has reviewed the submitted preliminary plat, and has found it to be consistent with the approved conditional zoning site plan (H-2019-02-R), the Harrisburg Area Land Use Plan (HALUP) and the standards of the UDO for CZ-RV and CZ-RM-1 districts.

Staff recommends that the Planning and Zoning Board recommend approval of the proposed preliminary plat to the Town Council, with the inclusion of the conditions of the approved conditional rezoning plan.

Fiscal Impact:

Attachments:

1. H2019-05-(S) Staff Report_ Commons at Farmington
2. CommonsAtFarmington_Site Location Map
3. CommonsAtFarmington_ Preliminary Plat Application
4. CommonsAtFarmington_ APPROVED Street Names

5. Commons at Farmington Prelim Plat. RESUB2



Town of Harrisburg
Planning and Economic Development Department

DATE: December 17, 2019

SUBJECT: H2019-05-(S) **Commons at Farmington, POD 2** Preliminary Plat

Owner/ Developer: Jim Merrifield with MPV Properties

Location: The subject property is located on the north side of Rocky River Road adjacent to the Mecklenburg County line and west of Stafford Road approximately 900' north of Rocky River Road. Site Address is 9880 Rocky River Road.

BACKGROUND:

Area: Approximately 36.21 acres

Zoning: PUD-SPA Planned Unit Development-Site Plan Amendment (Case# H2019-02-R)

Staff Report prepared by: Matt Ward, Planning and Economic Development Department

GENERAL DISCUSSION:

- The subject property was recently rezoned in 2019 to PUD-SPA, Planned Unit Development – Site Plan Amendment, in order to remove the condition to build a YMCA and replace with residential development.
- The applicant is seeking preliminary plat approval of Commons at Farmington a townhouse community of 112 units and 37 single-family homes which is consistent with the underlying PUD-SPA zoning, including the approved conditional rezoning site plan.
- Staff has reviewed the submitted preliminary plat and has found it to be consistent with the approved conditional zoning site plan and the standards of the UDO.

APPROVAL CRITERIA:

1. **The proposed land uses are in accord with the adopted *Comprehensive Plan* and the Official Zoning Map, or that the means for reconciling any differences have been addressed. A Preliminary Plat may be processed concurrently with a rezoning request.**

Per the Harrisburg Area Plan, the subject property is in an area designated as Mixed Use. This area is intended to accommodate development that combines commercial and civic/institutional land uses with a mixture of housing types. The predominant uses include retail, office, multi-tenant flex space, single-family detached and attached residential, multi-family residential at a medium density and civic and institutional uses. This area is

characterized as having new traffic mitigations, village center connected with multi-use paths, tree save and unique farm house style residential architecture.

The rezoning which was approved to accommodate this development was found to be consistent with the Harrisburg Area Plan and the Unified Development Ordinance. Therefore, the request conforms to the goals and policies of the Harrisburg Area Plan and the Unified Development Ordinance.

- 2. The proposed subdivision conforms to all relevant requirements of this ordinance and to any variances that have been granted to permit any nonconformance. The plat shall meet all requirements of this Ordinance with respect to lot size and area, and in no way create a violation of any applicable current ordinances, statutes or regulations.**

The preliminary plat, as presented, is consistent with the approved conditional zoning site plan, which governs the development standards for the site.

- 3. The proposed development, including its lot sizes, density, access and circulation, are compatible with the existing and/or permissible future use of adjacent property.**

The approval of the conditional zoning map amendment and associated site plan and conditions for the subject property established that the proposed development is compatible with the surrounding area.

- 4. That the proposed subdivision will not have detrimental impacts on the safety or viability of permitted uses on adjacent properties.**

The proposed project is a mixed use as well as attached and detached residential subdivision. No uses or designs proposed in this development would detrimentally impact the ability of the surrounding property to be used in a safe or viable manner.

- 5. That the soils and topography have been adequately studied to ensure that all lots are developable for their designated purposes.**

The subject property will be served by public utilities (water and sewer) therefore; soil suitability is not a primary concern. Regarding the topography, the applicant will be required to submit a Soil and Erosion Control Plan to NCDEQ for review and approval. In addition, the applicant will also be required to submit construction drawings to the Town of Harrisburg for review and approval regarding utility placement and lot design standards.

- 6. That any land located within Zone AE, as shown on the currently adopted Flood Boundary and Floodway Maps of the Flood Insurance Study, is determined to be suitable for its intended use and that the proposed subdivision adequately mitigates the risks of flooding, inadequate drainage, soil and rock formations with severe limitations for development, severe erosion potential, or any other floodplain-related risks to the health, safety or welfare of the future residents of the proposed subdivision in a manner consistent with this ordinance, as described in § 4.14 of this Ordinance.**

The proposed development will be subject to the regulations set forth in the Unified Development Ordinance as well as any State or Federal regulations related to floodplain development and/or wetlands regulations. In addition, the development will be subject to NCDEQ sedimentation and erosion control standards. Any fill within a floodplain area to prepare it for development will be required to be coordinated with FEMA and the town's flood damage prevention regulations.

- 7. The proposed name of a subdivision shall be approved by the Cabarrus County E-911 Coordinator(s) and shall not use a word, or phrase, which is the same as, similar to, or pronounced the same as a word or phrase in the name of any other subdivision in**

Cabarrus County or any municipality or jurisdiction in the County. Proposed subdivisions may only use a duplicate subdivision name in the event that the Administrator requires the use of the same name for purposes of clear identification.

The proposed name of the subdivision is Commons at Farmington. This name has been approved for use by the Cabarrus County E-911 Coordinator. All street names have been reviewed and approved by Cabarrus County E-911 Coordinator.

APFO REVIEW:

SCHOOLS

This part of the Unified Development Ordinance is no longer enforceable as determined by the NC Supreme Court. However, the schools have provided the following data on school capacity:

The numbers provided are for the overall Farmington project and not individual phased developments.

Current Capacity	
Elementary (Harrisburg Elementary) -	<u>132.84%</u>
Middle (Hickory Ridge) -	<u>121.70%</u>
High (Hickory Ridge) -	<u>97.88%</u>
Future Capacity Based on Unbuilt Lots and Including this Request	
Elementary (Harrisburg Elementary) -	<u>150.25%</u>
Middle (Hickory Ridge) -	<u>145.75%</u>
High (Hickory Ridge) -	<u>117.86%</u>

As per Cabarrus County School, Single-family attached homes in this development will generate upon buildout an additional 57 elementary students, 20 middle school students, and 27 high school students. Single-family detached homes would generate an additional 15 elementary students, 7 middle school students, and 10 high school students.

NCDOT

NCDOT was not required to review the preliminary plat for this development.

FIRE, POLICE SANITATION

Adequate fire, police and sanitation services are available through the Town of Harrisburg.

UTILITIES

Utilities are available through the Town of Harrisburg. Applicant will be required to extend the water line and sewer line to their site.

CONDITIONS OF APPROVAL:

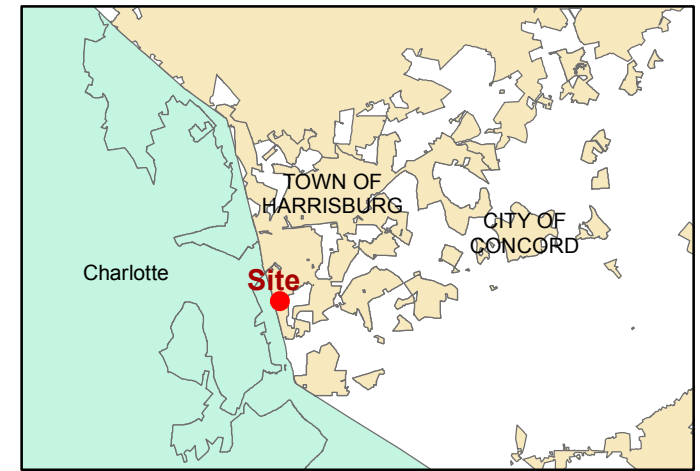
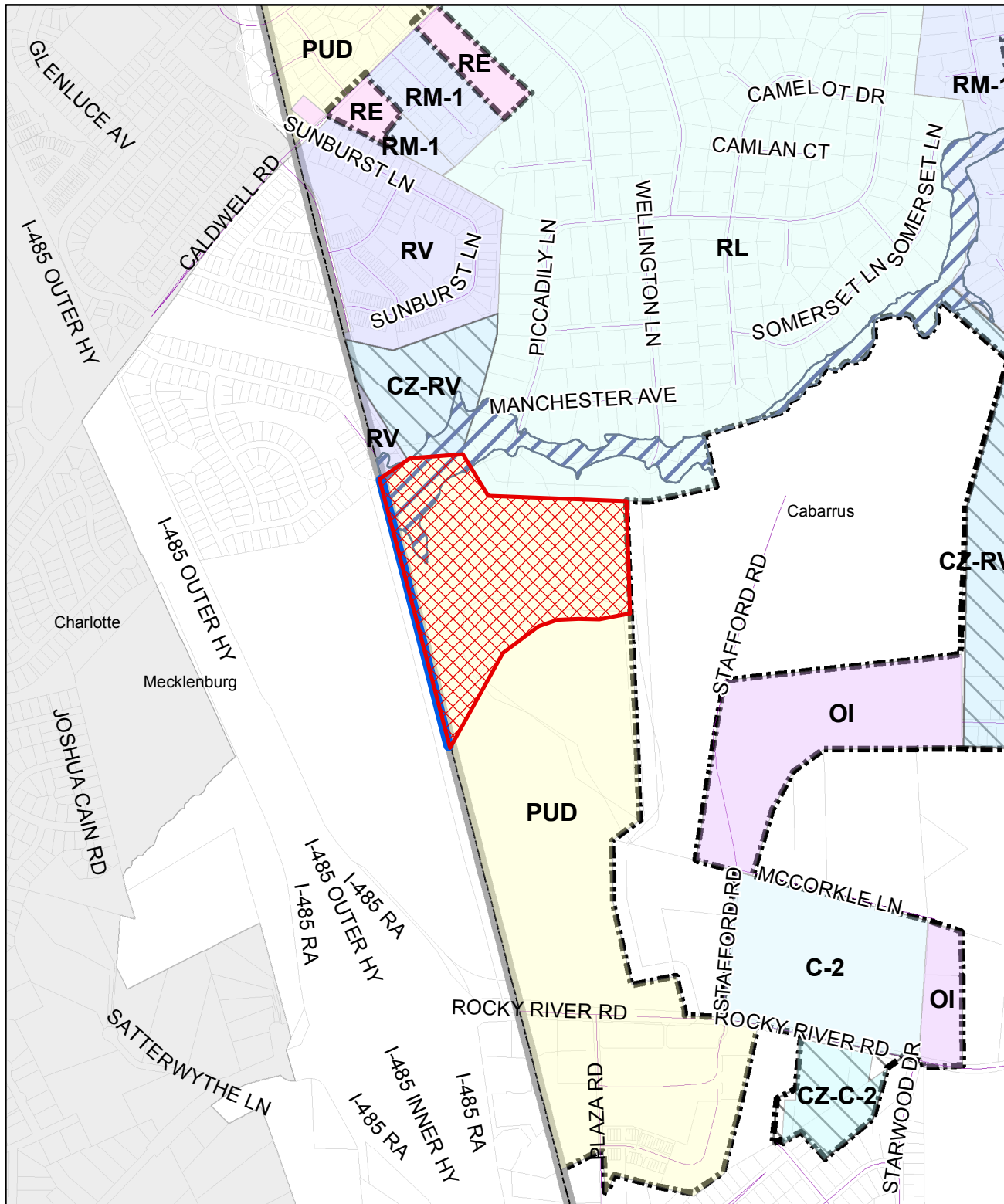
In considering an application for a subdivision plat, the decision-making agency shall consider and may impose modifications or conditions to the extent that such modifications or conditions are necessary to ensure compliance with the criteria of Section 6.2 of the UDO.

Should the Board consider recommending approval of the preliminary plat for the Terraces at Farmington subdivision, staff requests that the following conditions become part of the approval (H2019-02-R):

1. Applicant agrees to obtain any and all applicable local, state, and federal permits required for development before any development activity can take place.
2. Applicant agrees to dedicate a 25ft greenway easement (except for portions of greenway along streets) and construct a 10ft asphalt greenway as shown on plan, to meet the requirements of Article 6.5.5 of the UDO. The greenway shall be constructed prior to the 50 % completion of each residential POD (Areas C-1 and C-2)
3. Applicant agrees to restrict cladding materials for all residential buildings to masonry products; vinyl siding will not be used.
4. Applicant agrees to install all required improvements as required by the final approved Traffic Impact Analysis.
5. Applicant agrees that the final design for Farmington Ridge Parkway may be altered to eliminate the on-street bicycle lanes and instead provide 2 10ft asphalt multi-use paths with a minimum of a 5ft planting strip pending Engineering review.
6. Applicant agrees to assess the pavement structure for the existing portions of Farmington Ridge Parkway and bring this portion of street up to current Town standards as needed to accommodate the increased traffic this proposed development will place on this structure.
7. Applicant agrees to construct Farmington Ridge Parkway in its entirety throughout the site as part of Phase I of the development.
8. Applicant agrees that there will be no more than 20% of the residential units as rentals at any given time and will be restricted as such by the deed restrictions.
9. Applicant agrees to install greenway amenities such as trash receptacles and benches along the greenway during greenway construction.
10. Applicant agrees to remove animal shelters as an allowed use in this PUD district.

RECOMMENDATION:

The preliminary plat is consistent with the Harrisburg Area Land Use Plan and the existing PUD-SPA zoning designation including the multi-family residential design guidelines and the approved PUD. Therefore, the Planning and Zoning Department recommends approval of this preliminary plat request.



H 2019-05-(S) Commons at Farmington, POD 2 Rocky River Road Assoc., LLC

Applicant: Jim Merrifield

Zoning: Planned Unit Development (PUD)
 Site Plan Amendment (PUD-SPA)

Commons at Farmington Preliminary Plat Request
 Subject Site (Commons at Farmington)
 POD 2

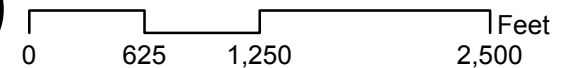


Farmington

Town Limits

Floodplain Overlay

Parcels





Application for Preliminary Plat Review and Approval

For an application to be considered complete, you must submit the following information to the Town of Harrisburg Planning Department:

1. One (1) copy of the signed Pre-submittal Meeting Checklist completed at the required pre-submittal meeting.
2. One (1) complete Town of Harrisburg Preliminary Plat Application
3. Five (5) FOLDED copies of the final plat (blue/black lines), and One (1) digital version (PDF)
4. Plat review fee (\$1000.00 + \$25 per lot)
5. One (1) completed Street Name Review and Confirmation Form
6. Required number of copies of the Transportation Impact Analysis (Number of copies to be submitted to be determined at pre-submittal meeting)

NOTE: Incomplete Applications will not be processed by the Planning and Zoning Department, and will be returned to the Applicant.

Project Information	
1. Name of Subdivision:	
2. Location of Subdivision:	Farmington Pod 2 - North of Rocky River Rd and west of Stafford Rd
3. Cabarrus County PIN Numbers:	Part of 5506140729
4. Current Zoning:	PUD-(R)
5. Project Classification (Residential, Commercial, etc.):	Residential
6. Is this a CU or CZ Project?	☒ YES: Case Number: H2019-02-(R) ☐ NO
7. Date of Rezoning Approval:	September 9, 2019 Subdivision Case #:
Owner/Developer Information	
1. Property Owner Name:	MPV Properties Property Owner Phone: 704-561-5241
Property Owner Email:	Jim Merrifield - JMerrifield@mpvre.com
2. Agent/Developer Name:	TRI Pointe Homes Agent/Developer Phone: 704-944-4427
Agent/Developer Email:	Cisco Garcia - Cisco.Garcia@tripointehomes.com
3. Contact for Comments Name:	Eddie Moore Contact for Comments Phone: 704-527-0800
Contact for Comments Email:	McAdams - emoore@mcadamsco.com x324
Utilities	
Water 1, Who will provide water and sewer services for this site? ☐ Private ☒ Public Provider <u>Harrisburg</u> Sewer ☐ Private ☒ Public Provider <u>Harrisburg</u>	
Overlay District (Article 4)	
Is the subject property located in an Overlay Zone? ☐ YES: ☒ NO If YES, which one(s): _____ _____	

Flood Panel and RSOD Information (Article 4)

Is the subject property located in an area regulated by the Floodplain Overlay District? ☐ YES: ☐ NO

Flood Panel Number(s) 3710550600K Map Date November 16, 2018

Is the subject property in the RSOD? ☒ YES: ☐ NO

If YES, has the RSOD been shown on the plan and have the calculations been submitted with the plan?

RSOD calculations part of overall ☒ YES: ☐ NO
PUD

Verification of Process

I, Eddie Moore, submit that all of the information contained in this application is true and correct and also understand that incomplete applications will not be processed by the Town of Harrisburg Planning Department.

Date: September 6, 2019

Signed: 

Title: Agent for Developer

(Owner, Agent, Developer, LLC Member, etc.)

Do not write below this point

For Staff Use Only:

Subdivision application fee paid: _____ Check Number: _____



**CABARRUS COUNTY E911 ADDRESSING
PROPOSED STREET/PROJECT NAME RESERVATION AND APPROVAL FORM**

To expedite emergency response and provide for public safety, the name of a subdivision, project or any new roads shall not duplicate nor closely approximate, phonetically or by spelling, the name of an existing subdivision, project or road within the County or within any municipality within the County.

Date: 10/31/19	Parcel Identification Number(s) (PINs): 5506140729			
Existing Road Providing Access to Project Area:	Rocky River Rd			
Type of Zoning District (circle one):	Residential ☒	Commercial	Industrial	Other (briefly explain)

Developer/Owner: TRI Pointe Homes
Primary Contact : Eddie Moore
Telephone Number:
Primary Contact Email address: emoore@mcadamsco.com

PROPOSED PROJECT NAME(S):

Project Name:	Commons at Farmington	Approved / Denied
Alternate Project Name:		Approved / Denied
Alternate Project Name:		Approved / Denied

PROPOSED STREET(S) NAME(S)- LIST IN ORDER OF PREFERENCE:

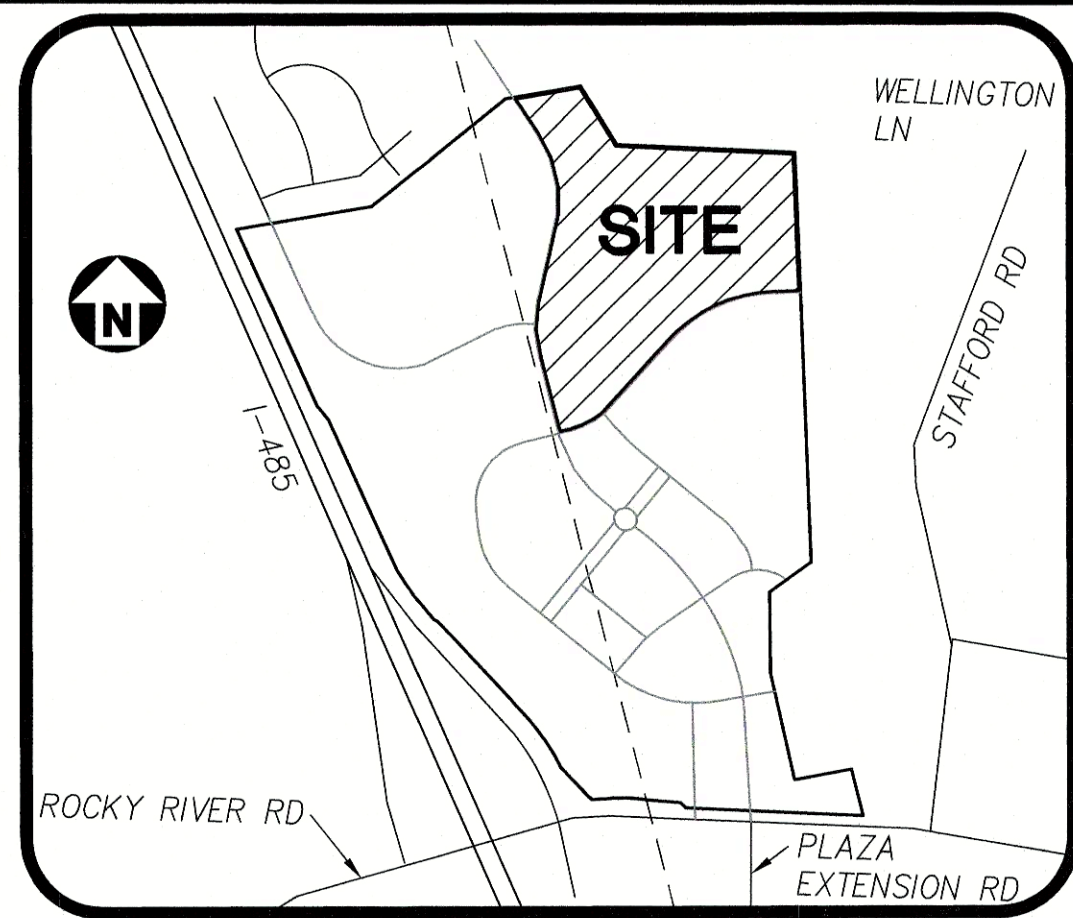
Street Name:	Arrington Hall Dr	Approved / Denied
Street Name:	Strathmore Ct	Approved / Denied
Street Name:	Wentwood Ave	Approved / Denied
Street Name:	Nettleton Ave	Approved / Denied
Street Name:	Conover Hall Ave	Approved / Denied
Street Name:	Amelia Aly	Approved / Denied
Street Name:	Edgemeer Aly	Approved / Denied
Street Name:	Carolina Commons Aly	Approved / Denied
Street Name:	Peatland Aly	Approved / Denied
Street Name:	Lowland Aly & Wetlands Aly	Approved / Denied

NUMBER OF STREETS TO BE NAMED: 11

PLEASE EMAIL COMPLETED FORM TO: Cabarrus County E911 Addressing Services at bewebster@cabarruscounty.us.
Questions should be directed to Addressing Coordinator at 704-920-2141.

NOTE: All proposed street names and project names must be approved by Cabarrus County E-911 Addressing. Street names on preliminary and final plats must match "Approved" names exactly as submitted.

CABARRUS COUNTY E911 REVIEWER: [Signature] DATE: 11-8-19



VICINITY MAP

N.T.S.

SITE DATA

CURRENT OWNER:	ROCKY RIVER ROAD ASSOCIATES LLC.			
PARCEL: POD 2	PID: 5506141031	DB: 08789	PG: 0255	ACREAGE: 36.21
ZONING:	PUD (SPA)			
CURRENT USE:	VACANT LAND			
PROPOSED USE:	112 TOWNHOMES & 37 SINGLE-FAMILY			
TREE SAVE REQUIREMENT:	PER PETITION # H2019-02 (R)			
MINIMUM REQUIRED PARKING RATIO:	PER PETITION # H2019-02 (R)			
MINIMUM REQUIRED PARKING SPACES:	PER PETITION # H2019-02 (R)			
REQUIRED PARKING SPACES:	296			
PROPOSED PARKING SPACES:	437 (71 ON-STREET SPACES)			
PROPOSED LOTS:	149			
NET ACREAGE OF PROPOSED LOTS:	9.56 AC			
NUMBER OF LOTS PER PHASE:	TBD			
TOTAL ACREAGE IN PROPOSED STREET R/W:	5.08 AC			
TOTAL LINEAR FOOTAGE PROPOSED STREETS:	CONNOVER HALL AVENUE: 1,010 LF NETTLETON AVENUE: 500 LF STRATHMORE COURT: 466 LF WENTWOOD COURT: 1,027 LF ARRINGTON HALL: 1,149 LF			
EXISTING PERVIOUS AREA	35.21 AC (100%)			
PROPOSED PERVIOUS AREA	23.35 AC (66.1%)			
EXISTING IMPERVIOUS AREA	0 AC (0%)			
PROPOSED IMPERVIOUS AREA	12.26 AC (33.9%)			
FLOOD ZONE	ZONE "X", MINIMAL FLOOD HAZARD			
BASE FLOOD ELEVATION	NA			
WATERSHED PROTECTION OVERALL DISTRICT	NA			
FLOODPLAIN PROTECTION OVERALL DISTRICT	NA			
ANTICIPATED DATE OF FINAL PLATTING	TBD			
FIRE PROTECTION GENERAL INFORMATION:				
TYPE OF CONSTRUCTION	TOWNHOMES & SINGLE-FAMILY			
FIRE ALARM PROVIDED	NO			
SPRINKLER SYSTEM PROVIDED	NO			
MAXIMUM HEIGHT OF SINGLE-FAMILY	35'			
MAXIMUM HEIGHT OF TOWNHOMES	45'			
GENERAL OPEN SPACE REQUIREMENT				
REQUIRED GENERAL OPEN SPACE:	8.67 AC (25% OF SITE AREA)			
PROVIDED GENERAL OPEN SPACE:	15.8 AC (44% OF SITE AREA) 55% OF OPEN SPACE PER PUD			
PUBLIC OPEN SPACE REQUIREMENT				
REQUIRED ACTIVE OPEN SPACE:	3.73 AC = 0.025 AC / DWELLING UNIT (149x0.025)			
PROVIDED ACTIVE OPEN SPACE:	3.80 AC (10.5% OF SITE AREA) 19% OF ACTIVE PER PUD			
PROVIDED PASSIVE OPEN SPACE:	4.97 AC (13.7% OF SITE AREA)			
PROPOSED GREENWAY LENGTH:	±1,625 LF WITHIN 25' EASEMENT			
PROPOSED INACCESSIBLE OPEN SPACE:	7.60 AC (20.9% OF SITE AREA)			

Line #	LENGTH	DIRECTION
L1	151.256	S87°37'00.63"W
L2	487.866	S42°25'03.69"W
L3	17.396	S75°34'20.41"W
L4	330.552	N14°33'06.21"E
L5	403.806	N11°59'04.82"E
L6	252.682	N32°49'01.05"W

Curve #	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	833.500'	657.53'	S65°01'02"W	640.61'
C2	366.500'	212.08'	S58°59'42"W	209.13'
C3	30.000'	47.06'	N59°29'23"W	42.36'
C4	765.000'	354.31'	N11°17'01"W	351.15'
C5	635.000'	496.53'	N10°24'58"W	483.98'

- GENERAL NOTES**
- DEVELOPMENT SHALL BE SERVED BY A PUBLIC WATER SYSTEM AND A PUBLIC SEWER SYSTEM.
 - OFF-STREET PARKING PER 8.3 OF UDO.
 - SIDEWALK WILL BE INSTALLED ON BOTH SIDES OF THE PROPOSED RESIDENTIAL STREETS.
 - IN THE EVENT ON-SITE WASTEWATER SYSTEM ASSOCIATED WITH ABANDONED HOMESTEADS ARE LOCATED, THEY WILL BE DE-COMMISSIONED ACCORDING TO PROCEDURES RECOMMENDED BY CABARRUS HEALTH ALLIANCE.
 - IF ILLEGAL SOLID WASTE IS FOUND ON SITE, IT WILL BE RECYCLED OR DISPOSED OF IN AN APPROVED LANDFILL.

NOTES

AS A PRELIMINARY PLAT, THIS PROJECT IS SUBJECT TO THE FOLLOWING CONDITIONS OF APPROVAL:

- APPLICANT AGREES TO OBTAIN ANY AND ALL APPLICABLE LOCAL, STATE, AND FEDERAL PERMITS REQUIRED FOR DEVELOPMENT BEFORE ANY DEVELOPMENT ACTIVITY CAN TAKE PLACE. (PLANNING)
- ALL RESIDENTIAL STRUCTURES IN THIS DEVELOPMENT WILL BE REQUIRED TO MEET THE REQUIREMENTS OF APPENDIX E OF THE UNIFIED DEVELOPMENT ORDINANCE. (PLANNING)
- APPLICANT AGREES TO CONSTRUCT THE 10FT ASPHALT GREENWAY ALONG THE EAST OF THE SITE (WITHIN THE RSOD BUFFER).
- THIS PLAN IS IN COMPLIANCE WITH SECTION 6.5.5.

FEMA MAP
CABARRUS COUNTY, NORTH CAROLINA
AND INCORPORATED AREAS
MAP NUMBER: 371050600K
EFFECTIVE DATE: NOVEMBER 16, 2018

STREET CONNECTIVITY
REQUIRED: 1.40
LINKS / NODES = 12 / 8 = 1.5 PROPOSED

LINKS
NODES

SETBACK DATA - TOWNHOMES

SUBLOT FRONT SETBACK	0'
SUBLOT INTERIOR SIDE SETBACK	0'
SUBLOT INTERIOR REAR SETBACK	0'
MINIMUM BUILDING SEPARATION	10'
MAXIMUM BUILDING HEIGHT	45'
MAXIMUM BUILDING LENGTH	150'

NOTE: RC (RESIDENTIAL COMPACT) DIMENSIONAL AND DENSITY INFORMATION/STANDARDS LISTED DIRECTLY ABOVE DO NOT APPLY TO ATTACHED TOWNHOMES.

SETBACK DATA - SINGLE-FAMILY

LOT FRONT SETBACK	20' (MIN.) 30' (MAX.)
LOT SIDE SETBACK	7'
LOT REAR SETBACK	5'
MINIMUM BUILDING SEPARATION	10'
MAXIMUM BUILDING HEIGHT	35'

NOTE: PER FARMINGTON PUD SITE PLAN AMENDMENT

SITE LEGEND

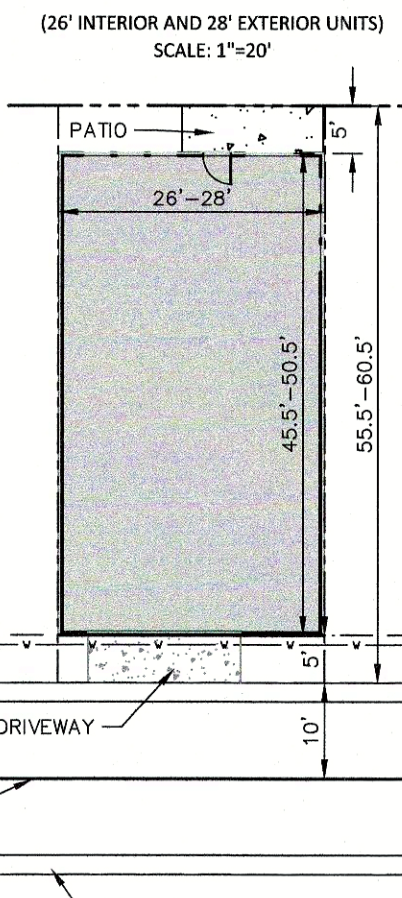
	FIRE HYDRANT ASSEMBLY
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE
	PROPOSED WATER LINE
	PROPOSED SANITARY SEWER LINE
	PASSIVE OPEN SPACE
	ACTIVE OPEN SPACE
	INACCESSIBLE OPEN SPACE

SIGHT TRIANGLE LEGEND

	10' X 10'
	25' X 25'
	30' X 30'
	35' X 35'
	25' X 30'

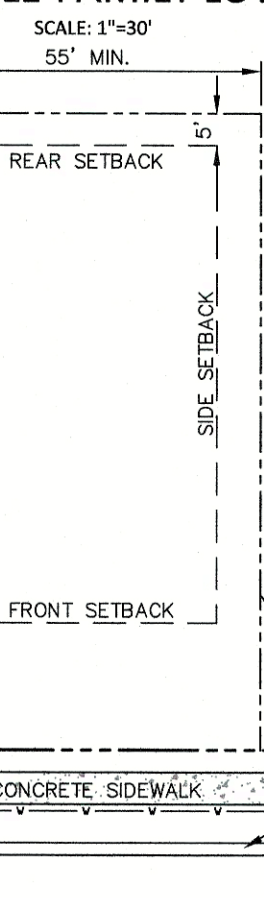
TYPICAL TOWNHOME SUBLOT

(26' INTERIOR AND 28' EXTERIOR UNITS)
SCALE: 1"=20'



TYPICAL SINGLE-FAMILY LOT

SCALE: 1"=30'
55' MIN.



NOTE: MINIMUM 5' SEPARATION BETWEEN WATER AND SEWER LATERALS, TO BE SHOWN IN CONSTRUCTION DRAWINGS.

10' MIN. BUILDING SEPARATION
THERE ARE NO SETBACKS
REQUIRED FOR SINGLE-FAMILY
ATTACHED UNITS
SINGLE-FAMILY ATTACHED UNIT
BREAKDOWN:
28' EXTERIOR UNITS - 50
26' INTERIOR UNITS - 63

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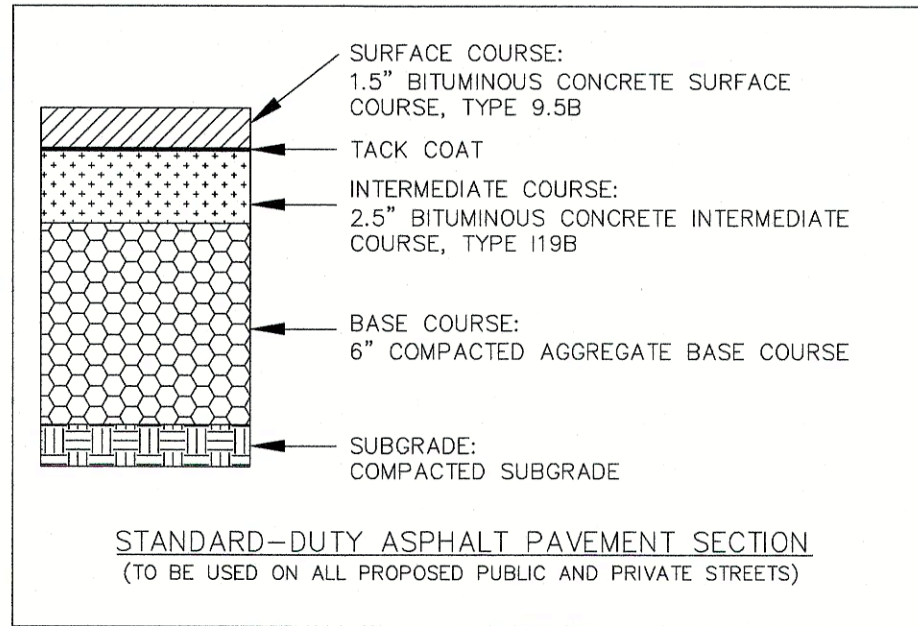
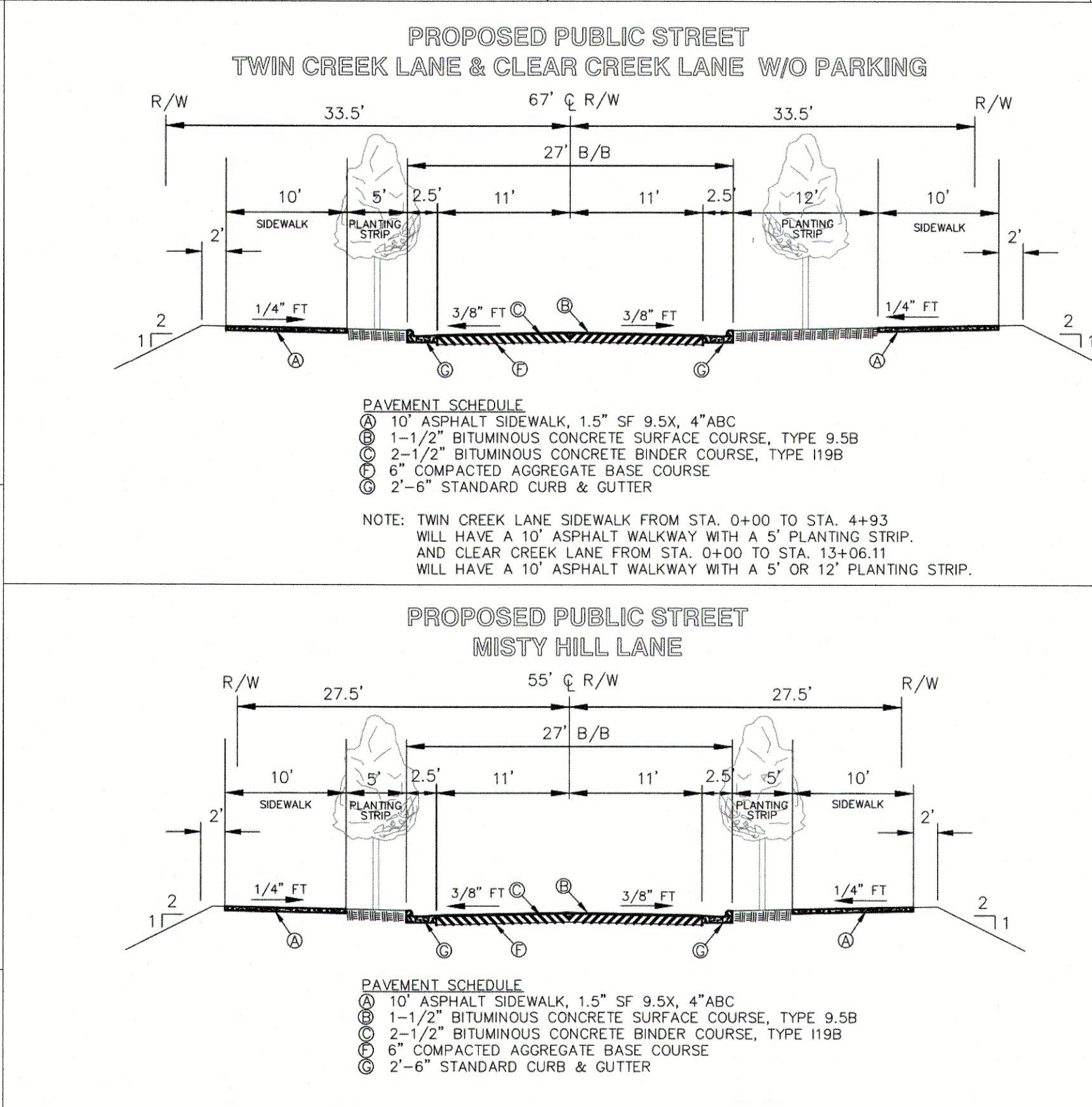
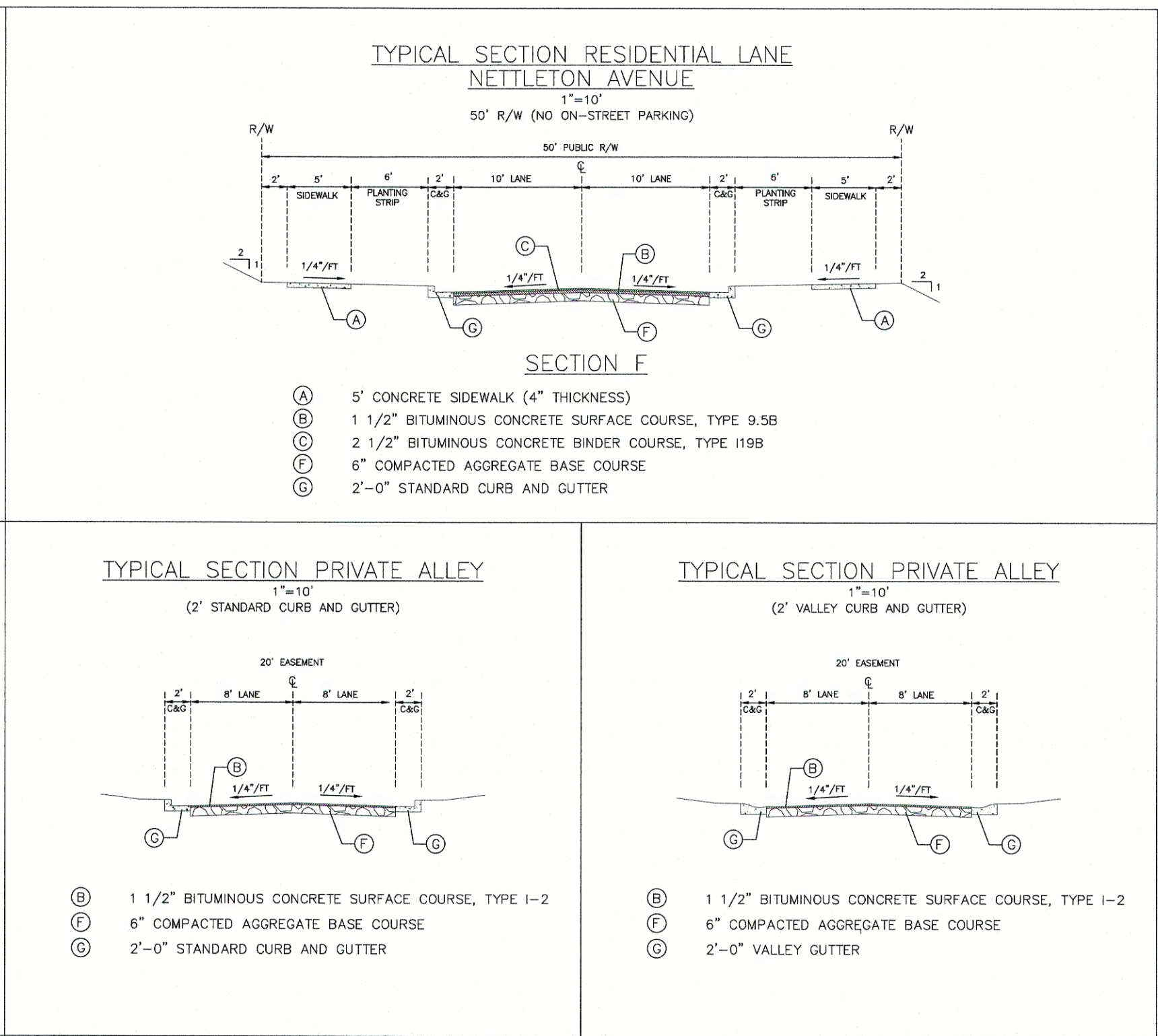
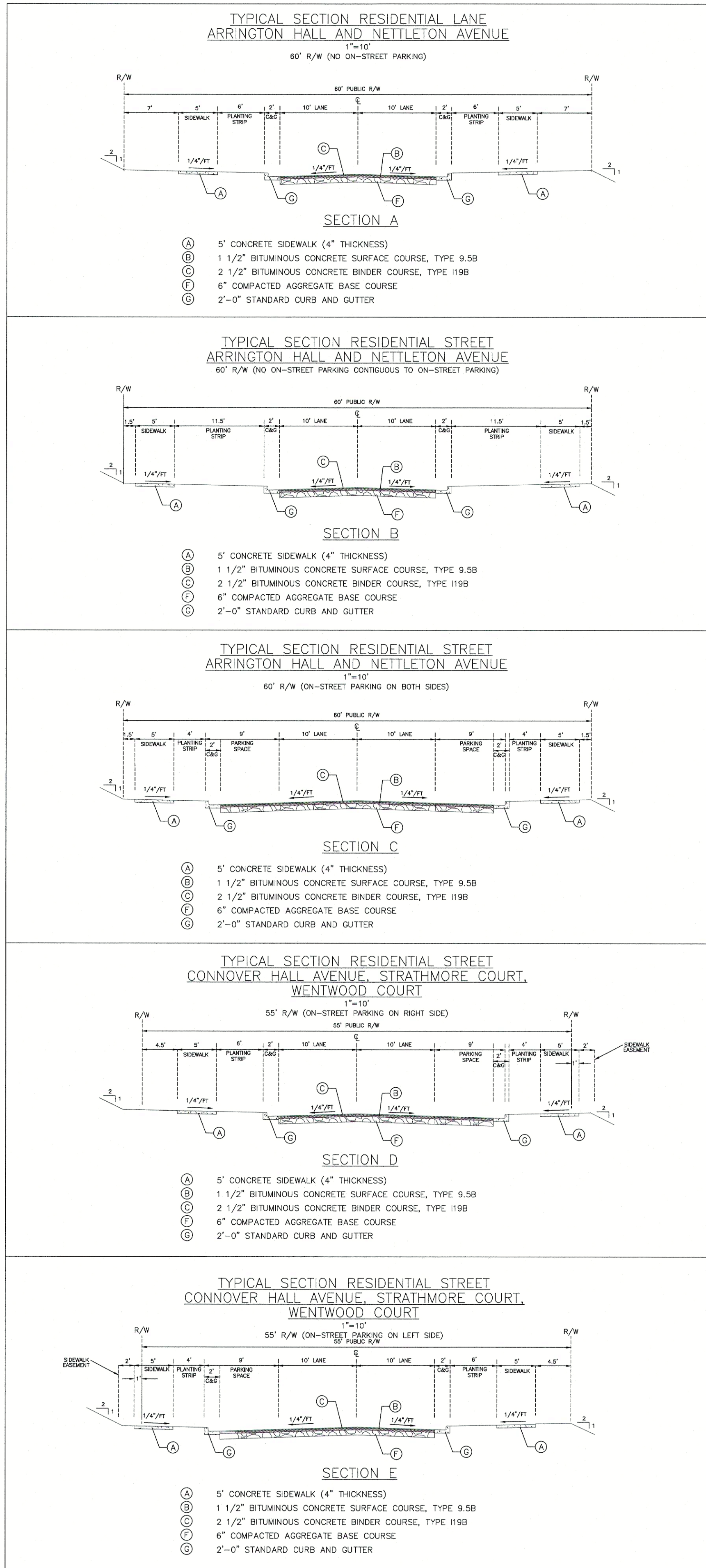
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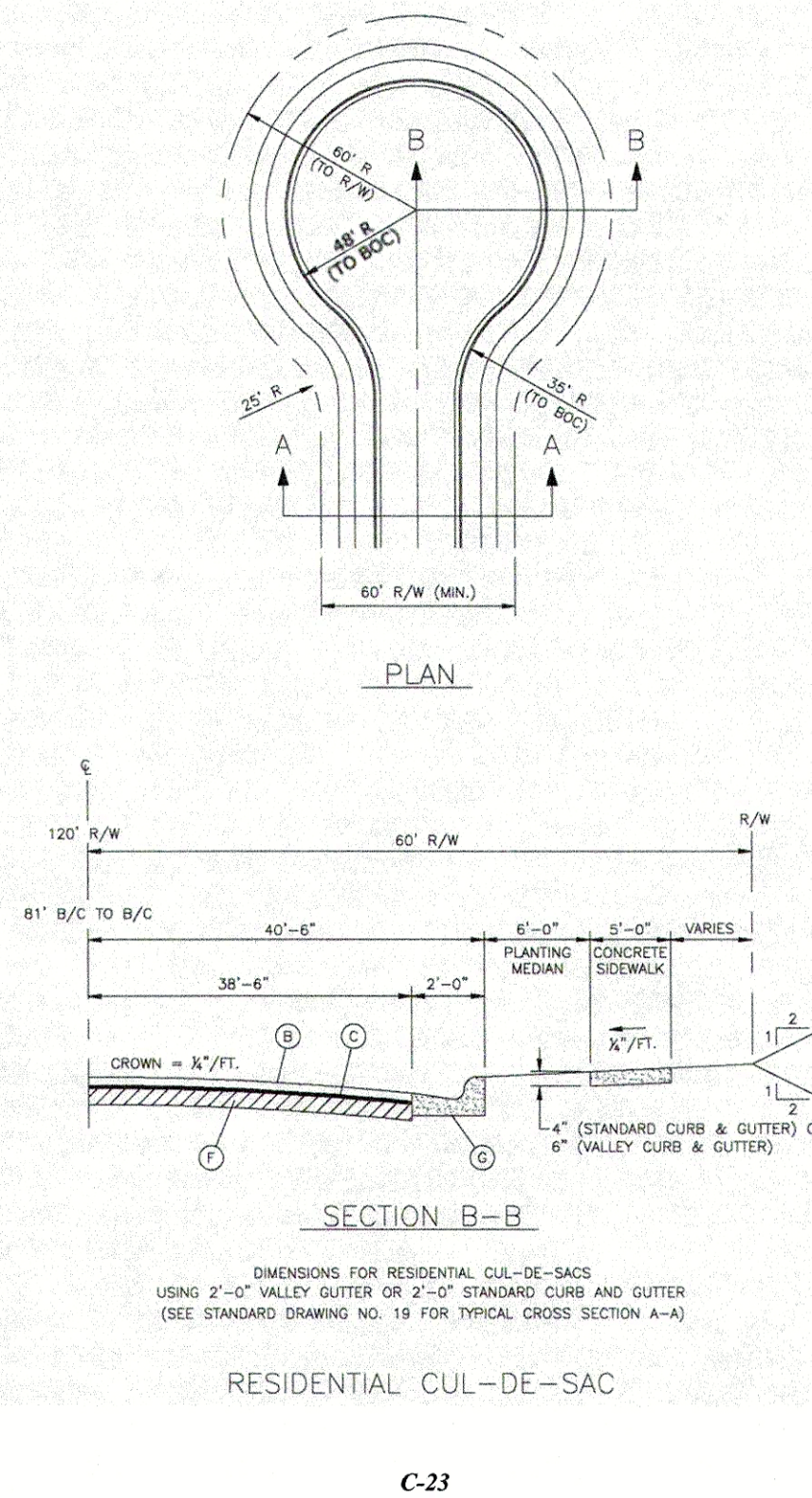
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TOWN OF HARRISBURG UNIFIED DEVELOPMENT ORDINANCE

Appendix C

Drawing No. 4:

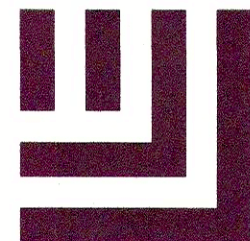


Know what's below.
Call before you dig.

CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.

EXISTING UTILITIES AND UNDERGROUND STRUCTURES ARE BASED ON SURVEY WITH BEST AVAILABLE RECORD DRAWINGS. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT CITY OF CHARLOTTE LAND DEVELOPMENT STANDARDS MANUAL

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



McAdams

The John R. McAdams Company, Inc.
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COMMONS AT FARMINGTON
PRELIMINARY SITE PLAN
NE CORNER OF THE INTERSECTION OF
OLIVIA CATHERINE WAY AND FARMINGTON
RIDGE PARKWAY
TOWN OF HARRISBURG, NC



REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO. TPH-19000
FILENAME TPH19000-F1
CHECKED BY RMR
DRAWN BY SAW
SCALE N/A
DATE 07.19.2019

SHEET

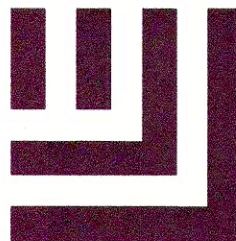
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REZONE PER H2019-02--(R)

GENERAL PROVISIONS THESE DEVELOPMENT STANDARDS FORM A PART OF THE TECHNICAL DATA SHEET (TDS) ASSOCIATED WITH THE APPLICATION FOR AN AMENDMENT FOR CONDITIONAL PUD REZONING. THIS APPLICATION FILED BY ROCKY RIVER ROAD ASSOCIATES, LLC (DEVELOPER), IS TO ACCOMMODATE DEVELOPMENT OF THE +/- .10926 ACRE SITE (PART OF A +/- .186 ACRE OVERALL SITE) LOCATED AT THE NORTHEAST CORNER OF ROCKY RIVER ROAD AND I-485. DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE TDS, THESE DEVELOPMENT STANDARDS, AND THE APPLICABLE PROVISIONS OF THE HARRISBURG UNIFIED DEVELOPMENT ORDINANCE (UDO), UNLESS THE TDS OR THESE DEVELOPMENT STANDARDS SPECIFY DIFFERENTLY. THE PROJECT WILL, AT A MINIMUM, MEET THE REQUIREMENTS OF THE ORDINANCE AS THEY EXISTED ON THE DATE THE APPLICATION WAS FIRST SUBMITTED. THE TECHNICAL DATA SHEET AND DEVELOPMENT STANDARDS SUPERCEDE ANY ADDITIONAL GRAPHICS WITHIN THIS SUBMITTAL, (INCLUDING THE SCHEMATIC SITE PLAN FOUND ON RZ-5). THE DEVELOPMENT DEPICTED WITHIN THE SCHEMATIC SITE PLAN IS INTENDED TO REFLECT THE ARRANGEMENT OF PROPOSED USES ON THE SITE, BUT THE FINAL CONFIGURATION, PLACEMENT, AND SIZE OF INDIVIDUAL SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCE AND THE STANDARDS ESTABLISHED BY THE SITE PLAN AND THESE DEVELOPMENT STANDARDS DURING DESIGN DEVELOPMENT AND CONSTRUCTION PHASES. STREET LAYOUTS MAY BE MODIFIED TO ACCOMMODATE FINAL BUILDING AND LOT LOCATIONS. PRIOR TO BUILDING CONSTRUCTION, BUILDING ELEVATIONS AND SITE-SPECIFIC DEVELOPMENT PLANS WILL BE SUBMITTED FOR STAFF APPROVAL PRIOR TO ISSUANCE OF SITE AND BUILDING PERMITS. SITE PLANS SHALL BE SUBMITTED FOR APPROVAL PRIOR TO DEVELOPMENT. ALL SINGLE FAMILY DETACHED PORTIONS OF THIS DEVELOPMENT SHALL BE DEVELOPED ACCORDING TO THE STANDARDS OF THE RC, RESIDENTIAL COMPACT DISTRICT. PROVISIONS FOR ATTACHED TOWNHOMES AS STATED WITHIN PUD REZONING AMENDMENT, (AS RC, RESIDENTIAL COMPACT) DIMENSIONAL AND DENSITY STANDARDS DO NOT APPLY TO ATTACHED TOWNHOMES). A CLASS 1 BUFFER SHALL BE MAINTAINED ALONG FUDA CREEK PER ARTICLE 4 OF THE UNIFIED DEVELOPMENT ORDINANCE. THE FINAL DESIGN FOR FARMINGTON RIDGE PARKWAY PER INCLUDED CROSS-SECTIONS. REFER TO SHEETS RZ-3 AND RZ-4. FOR EACH RESIDENTIAL NEIGHBORHOOD, NO MORE THAN 20% OF THE UNITS MAY BE RENTED AT ANY TIME. THIS PROVISION WILL BE INCLUDED IN EACH NEIGHBORHOOD ASSOCIATION COVENANTS AND CONDITIONS AS A DEED RESTRICTION. PERMITTED USES THE PROJECT MAY BE DEVOTED TO ANY USE ALLOWED BY RIGHT OR ANY USE ALLOWED BY RIGHT WITH SUPPLEMENTAL REGULATIONS IN THE PUD ZONING DISTRICT, AND TO ANY CONDITIONAL USE OR CONDITIONAL USE WITH SUPPLEMENTAL REGULATIONS ALLOWED IN THE PUD ZONING DISTRICT, EXCEPT FOR THOSE ELIMINATED IN THE TABLE ATTACHED TO THE APPLICATION. DIMENSIONAL AND DENSITY STANDARDS ALL BUILDINGS CONSTRUCTED WITHIN THE PROJECT SHALL, AT A MINIMUM, SATISFY THE FOLLOWING REQUIREMENTS AT THE TIME OF DEVELOPMENT: C-2 (GENERAL COMMERCIAL DISTRICT): IMPERVIOUS SURFACE RATIO - .08, MIN. PUBLIC STREET FRONTAGE - 30 FT., MIN. LOT WIDTH - 50 FT., MIN. LOT DEPTH - 100 FT., MAX. BUILDING HEIGHT 50 FT., (PRINCIPAL STRUCTURES) MIN. FRONT SETBACK - 10 FT. B-1 (NEIGHBORHOOD COMMERCIAL DISTRICT): IMPERVIOUS SURFACE RATIO - .065, MIN. PUBLIC STREET FRONTAGE - 30 FT., MIN. LOT WIDTH - 50 FT., MIN. LOT DEPTH - 100 FT., MAX. BUILDING HEIGHT 50 FT., (PRINCIPAL STRUCTURES) MIN. FRONT SETBACK - 10 FT., MIN. INTERIOR SIDEYARD SETBACK - 10 FT., MIN. REAR SETBACK - 20 FT., (ACCESSORY STRUCTURES) MIN. INTERIOR SIDEYARD SETBACK - 10 FT., MIN. REAR SETBACK - 10 FT. O-1 (OFFICE / INSTITUTIONAL): IMPERVIOUS SURFACE RATIO - .070, MAX. BUILDING HEIGHT 50 FT., MIN. FRONT SETBACK 10 FT. RC (RESIDENTIAL COMPACT) (APPLIES TO SINGLE FAMILY DETACHED): MIN. LOT SIZE - 5,000 SQ. FT., MAX. DENSITY (PER ACRE) - 15, IMPERVIOUS SURFACE RATIO - .05, MIN. PUBLIC STREET FRONTAGE - 15 FT., MIN. LOT WIDTH - 50 FT., MIN. LOT DEPTH - 100 FT., MAX. BUILDING HEIGHT - 35 FT., (PRINCIPAL STRUCTURES) MIN. FRONT SETBACK - 20 FT., MAX. FRONT SETBACK - 30 FT., MIN. INTERIOR SIDEYARD SETBACK - 7 FT., MIN. REAR SETBACK - 5 FT., (ACCESSORY STRUCTURES) MIN. INTERIOR SIDEYARD SETBACK - 5 FT., MIN. REAR SETBACK - 5 FT. *NOTE: RC (RESIDENTIAL COMPACT) DIMENSIONAL AND DENSITY INFORMATION / STANDARDS LISTED DIRECTLY ABOVE DO NOT APPLY TO ATTACHED TOWNHOMES. ATTACHED TOWNHOMES: MAXIMUM BUILDING HEIGHT - 45 FT., ALL TOWNHOMES TO BE REAR LOADED, DRIVEWAYS FOR ALLEY LOADED TOWNHOMES WILL BE MINIMUM OF 5 FT. DEEP. AREAS AREA 1 : COMMERCIAL - TO INCLUDE ZONING DISTRICTS: C-2 (GENERAL COMMERCIAL DISTRICT, B-1 (NEIGHBORHOOD COMMERCIAL DISTRICT), AND O-1 (OFFICE / INSTITUTIONAL) AREA 2 : RESIDENTIAL (TOWNHOMES ATTACHED) - TO INCLUDE ZONING DISTRICT: RC (RESIDENTIAL COMPACT) AREA 3 : RESIDENTIAL (3A) SINGLE FAMILY DETACHED, (3B) TOWNHOMES ATTACHED - TO INCLUDE ZONING DISTRICT: RC (RESIDENTIAL COMPACT) (TOWNHOMES MINIMUM OF 400 FEET TO NORTHERN PROPERTY LINE, AS SHOWN ON SHEET RZ-1) ARCHITECTURAL STANDARDS ARCHITECTURAL REQUIREMENTS WILL BE MET ACCORDING TO APPENDIX E OF THE UNIFIED DEVELOPMENT ORDINANCE FOR COMMERCIAL DEVELOPMENT. LANDSCAPING, BUFFERING, AND SCREENING LANDSCAPING, BUFFERING, AND SCREENING REQUIREMENTS WILL BE MET ACCORDING TO ARTICLE 7 OF THE UNIFIED DEVELOPMENT ORDINANCE WITH THE FOLLOWING EXCEPTIONS: 1. BUILDING YARDS SHALL BE PROVIDED TO THE EXTENT FEASIBLE WHILE STILL ALLOWING FOR UNRESTRICTED PEDESTRIAN MOVEMENT AND ACCESSIBILITY TO PROPERTY STOREFRONT ACCESS. 2. BUILDING YARDS MAY BE SEPARATED FROM THE BUILDING BY THE WIDTH OF THE SIDEWALK. 3. MINIMUM 100' UNDISTURBED BUFFER ALONG NORTHERN PROPERTY LINE ABUTTING HUNTWICK NEIGHBORHOOD AS SHOWN ON TECHNICAL DATA SHEET.	LIGHTING ALL OUTDOOR LIGHTING STANDARDS WILL BE MET ACCORDING TO ARTICLE 7 OF THE UNIFIED DEVELOPMENT ORDINANCE. LIGHTING PLANS SHALL BE PREPARED BY A QUALIFIED LIGHTING DESIGNER. LIGHTING PLANS SHALL BE SUBMITTED TO THE TOWN STAFF FOR APPROVAL ALONG WITH DEVELOPMENT UTILITY PLANS AND BE IN ACCORDANCE WITH ACCEPTED TOWN ORDINANCES, POLICY AND REGULATIONS. SIGNAGE SIGNAGE STANDARDS WILL BE MET ACCORDING TO ARTICLE 12 OF THE UNIFIED DEVELOPMENT ORDINANCE. PARKING AND PRIVATE DRIVES OFF STREET PARKING WILL SATISFY THE MINIMUM STANDARDS ESTABLISHED IN ARTICLE 7 OF THE UNIFIED DEVELOPMENT ORDINANCE. PEDESTRIAN AND VEHICULAR ACCESS 1. DEVELOPER WILL CONSTRUCT SIDEWALKS IN ACCORDANCE WITH ARTICLE 11 AND APPENDIX C OF THE UNIFIED DEVELOPMENT ORDINANCE, UNLESS OTHERWISE SPECIFIED ON CROSS SECTIONS, IN WHICH CASE TEN (10) FOOT WIDE ASPHALT MULTI-USE PATHS WITH A MINIMUM FIVE (5) FOOT PLANTING STRIP WILL BE INSTALLED. 2. VEHICULAR ACCESS AS SHOWN ON THE TECHNICAL DATA SHEET IS ILLUSTRATIVE. SUBJECT TO MINOR MODIFICATIONS OR REMOVAL REQUIRED TO ACCOMMODATE THE FINAL SITE PLAN AND TO MEET REGULATIONS AND REQUIREMENTS OF NCDOT AND THE TOWN OF HARRISBURG. 3. OWNER SHALL DEDICATE AND CONSTRUCT FARMINGTON RIDGE PARKWAY (FORMERLY PLAZA ROAD EXTENSION) NORTH OF ROCKY RIVER ROAD TO THE SPECIFICATIONS AND ROADWAY IMPROVEMENT PLANS BY YARBROUGH-WILLIAMS & HOULE, INC., OR AS AMENDED AND APPROVED BY THE TOWN OF HARRISBURG ENGINEER. 4. ALL PROPOSED PRIVATE STREETS ARE INTERNAL WITH NO CONNECTION TO ADJACENT PROPERTIES AS ALLOWED IN PUD ZONING. 5. ALL ROADS WILL MEET HARRISBURG COMMERCIAL ROAD STANDARDS FOR PAVEMENT THICKNESS. 6. INTERSECTION ALIGNMENT WITH FARMINGTON RIDGE PARKWAY (FORMERLY PLAZA ROAD EXTENSION) AT ROCKY RIVER ROAD MUST BE VERIFIED BEFORE PLAT RECORDATION. 7. 10' X 70' SIGHT DISTANCE TRIANGLES MUST BE SHOWN AT BOTH STREET INTERSECTIONS WITH ROCKY RIVER ROAD. 8. NO FULL MOVEMENT OR DIRECTIONAL ACCESS WILL BE ALLOWED FROM FARMINGTON RIDGE PARKWAY TO PARCELS "R" & "S". 9. NO DRIVEWAY ACCESS WILL BE GRANTED FROM ROCKY RIVER ROAD TO PARCELS "Q", "R", AND "S". 10. PUD 1 TOWNHOMES - 291' AVERAGE BLOCK LENGTH, 1.75 LINKS AND NODES RATIO - 9 BLOCK FACES THAT FRONT A PUBLIC STREET: 200', 200', 330', 240', 240', 330', 460', 280', AND 340'. PUD 2 SINGLE-FAMILY AND TOWNHOMES - 311' AVERAGE BLOCK LENGTH, 1.5 LINKS AND NODES RATIO - 12 BLOCK FACES THAT FRONT A PUBLIC STREET: 180', 180', 490', 340', 450', 215', 215', 538', 160', 300', 532', AND 130'. PARKS AND OPEN SPACE 1. DESIGNATED OPEN SPACE IS PROVIDED PER THE UNIFIED DEVELOPMENT ORDINANCE. THESE AREAS SHALL BE GENERALLY AS SHOWN ON THE TECHNICAL DATA SHEET, BUT ARE SUBJECT TO MODIFICATIONS REQUIRED TO ACCOMMODATE THE FINAL SITE AND ARCHITECTURAL CONSTRUCTION PLANS AND DESIGNS, AS LONG AS THE MINIMUM ACREAGE REQUIRED IS SATISFIED. 2. GREENWAY ALIGNMENT AS ILLUSTRATED ON SHEET RZ-1 IS APPROXIMATE. FINAL ALIGNMENT IS SUBJECT TO CHANGE BASED ON SITE DESIGN AND ROAD NETWORK. GREENWAY MAY BE CONSTRUCTED ALONG WITH ANY ASSOCIATED GRADING WITHIN ANY DESIGNATED STREAM "NO BUILD ZONE" AND "RSD BUFFER". 3. PUBLIC OPEN SPACE DEDICATION REQUIREMENT WILL BE MET IN PART VIA GREENWAY EASEMENT DEDICATION AND CONSTRUCTION OF A TEN (10) FOOT WIDE ASPHALT TRAIL. STORMWATER MANAGEMENT 1. STORMWATER RUNOFF FROM THE PROJECT WILL BE MANAGED THROUGH PROVEN TECHNIQUES WHICH SATISFY THE STANDARDS IMPOSED BY THE TOWN OF HARRISBURG AND OUTLINED IN THE STORMWATER QUALITY ORDINANCE. 2. POTENTIAL BMP'S SHOWN ON SHEET RZ-1 MAY BE SUBJECT TO MODIFICATIONS AND RELOCATION REQUIRED TO ACCOMMODATE THE FINAL SITE PLAN. PROPOSED BMP'S WILL BE IN COMPLIANCE WITH STORMWATER STANDARDS SET FORTH BY THE TOWN OF HARRISBURG. STREAM, NO BUILD ZONE AND RSD BUFFER 1. NO (BUILDING) STRUCTURES WILL BE PLACED WITHIN THE "NO BUILD ZONE" NOR THE "RSD BUFFER". HOWEVER, SITE GRADING, (INCLUDING GRADING FOR STORMWATER CONTROL MEASURES), AS WELL AS PUBLIC AND PRIVATE STREETS, ALLEYS, PARKING AREAS, AND SIDEWALKS MAY ENCROACH INTO ANY DESIGNATED "NO BUILD ZONE" AS REVIEWED AND APPROVED BY THE TOWN OF HARRISBURG. UTILITIES 1. SEWER WILL BE SERVED FROM FUDA CREEK TRUNKLINE. 2. WATER WILL BE EXTENDED OFF OF ROCKY RIVER ROAD CONNECTION. 3. WATER AND SEWER UTILITY SERVICE WILL BE PROVIDED TO THE FARMINGTON DEVELOPMENT BY APPROPRIATE CONNECTION TO AND EXTENSION OF THE HARRISBURG UTILITY SYSTEM IN ACCORDANCE WITH THE HARRISBURG UTILITY EXTENSION POLICY. AMENDMENTS TO REZONING PLANS FUTURE AMENDMENTS TO THIS SITE PLAN AND THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE SITE IN ACCORDANCE WITH THE PROVISIONS OF THE ORDINANCE AS REVIEWED AND APPROVED BY THE TOWN OF HARRISBURG.
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COMMONS AT FARMINGTON
PRELIMINARY SITE PLAN
NE CORNER OF THE INTERSECTION OF
OLIVIA CATHERINE WAY AND FARMINGTON
RIDGE PARKWAY
TOWN OF HARRISBURG, NC



REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO. TPH-19000
FILENAME TPH19000-F1
CHECKED BY RMR
DRAWN BY SAW
SCALE 1"=60'
DATE 07.19.2019

SHEET

PRELIMINARY PLAT

PL-3