

## **Agenda Item: Harmony Hills Townhomes Subdivision Preliminary Plat**

**DATE:** February 20, 2019

**FROM:** Mary Jo Gollnitz, Senior Planner

### **Background/Issue:**

Pursuant to § 155.405.7.B.3 of the Matthews Unified Development Ordinance, the Preliminary Plan of a proposed subdivision is forwarded to the Board of Commissioners within 30 days following the determination that all required standards have been met. The Board of Commissioners shall approve or approve with conditions the Preliminary Plan. If the Preliminary Plan is conditionally approved, the minutes of the Board of Commissioners meeting shall state the measures necessary for the Final Plat to be approved.

Approval of the preliminary plat allows the developer/property owner to grade the land and begin development. About the subdivision:

- Rezoning of Mt Harmony Townhomes to R-15 (CD) and R-VS was approved by the Town Board on June 11, 2018 (2017-674 Mt Harmony Townhomes).
- 123 townhomes will be created from 6 original lots totaling  $\pm$ 16.69 acres.
- Property will be accessed from Stevens Mill Rd and Mt Harmony Church Rd.
- Fencing and landscape along adjacent property will be installed per rezoning requirements.
- Public improvements will be installed along Mt Harmony Church Rd, Stevens Mill Rd, and within the development including walking trail, sidewalk, curb and gutter and streetscape.
- Final Plat(s) shall be submitted in accordance with §155.405.8 and 9 of Matthews UDO, including the installation of all required improvements.
- Developer cannot get building permits or sell lots until final plat(s) are recorded.

### **Proposal/Solution:**

The attached preliminary plat does meet all the R-15(CD)and R-VS requirements and conditions that were stipulated at the time of rezoning. The proposed preliminary plat complies with the Matthews UDO.

### **Financial Impact:**

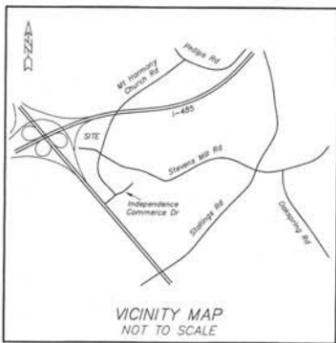
There will be 123 new homes added to the tax base.

### **Related Town Goal(s) and/or Strategies:**

Economic Development/Land Use Planning: to enhance the quality of life of the citizens by aggressively pursuing a balanced tax base; and by planning for orderly growth and development.

### **Recommended Motion/Action:**

Staff recommends approval of the preliminary plat as presented.



LINE	BEARING	LENGTH
L1	N88°28'26"E	87.02
L2	N54°45'38"E	105.04
L3	N52°10'23"E	139.25
L4	N82°06'43"E	199.99
L5	S60°24'45"E	27.42
L6	S26°22'55"E	30.39
L7	S26°22'55"E	58.82
L8	N56°09'11"W	66.69
L9	N69°58'19"E	28.08
L10	N16°30'07"E	273.11

CURVE	RADIUS	LENGTH	BEARING	CHORD
C1	703.51	512.72	S33°15'45"W	501.45
C2	703.51	17.54	S54°51'19"W	17.54

**1-485**  
**VARIABLE CONTROLLED ACCESS**  
**PUBLIC RIGHT OF WAY**  
 (NCDOT PROJECT 8.0670121)

PID 21509305  
 COMMONWEALTH LAND TITLE INSURANCE COMPANY  
 FILE NUMBER 18-048  
 COMMITMENT DATE: MAY 1, 2018 AT 08:00 AM  
 SCHEDULE B - SECTION 8

2. TERMS, PROVISIONS, OPTIONS, RIGHTS OF FIRST REFUSAL, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, CHARGES, ASSESSMENTS AND LIENS PROVIDED FOR IN RECORDING, EASEMENT AGREEMENT RECORDED IN BOOK 30728, PAGE 873, MECKLENBURG COUNTY REGISTRY, AND ANY RELATED MAPS, PLANS, BYLAWS AND OTHER DOCUMENTS) AND AMENDMENT(S), BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILY STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW. (LOCATED OFFSITE)

3. TERMS, PROVISIONS, OPTIONS, RIGHTS OF FIRST REFUSAL, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, CHARGES, ASSESSMENTS AND LIENS PROVIDED FOR IN DECLARATION OF COVENANTS FOR MAINTENANCE OF WATER QUALITY AND WATER QUANTITY CONTROL STRUCTURES RECORDED IN BOOK 30746, PAGE 178 (LOCATED OFFSITE) AND BOOK 30746, PAGE 176 (LOCATED OFFSITE), MECKLENBURG COUNTY REGISTRY, AND ANY RELATED MAPS, PLANS, BYLAWS AND OTHER DOCUMENTS) AND AMENDMENT(S), BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILY STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW. (LOCATED OFFSITE)

4. BUILDING RESTRICTION LINES, EASEMENTS AND OTHER MATTERS SHOWN ON PLAN RECORDED IN MAP BOOK 58, PAGE 763, MECKLENBURG COUNTY REGISTRY. (PLAN DESCRIBES PARCELS ACROSS MT HARMONY CHURCH RD)

5. NOTICE OF ROADWAY CORRIDOR OFFICIAL MAP RECORDED IN BOOK 6256, PAGE(S) 243, MECKLENBURG COUNTY REGISTRY. (NOT PLOTTABLE)

6. FEE SIMPLE DEED IN FAVOR OF THE DEPARTMENT OF TRANSPORTATION RECORDED IN BOOK 7664, PAGE(S) 717, MECKLENBURG COUNTY REGISTRY. (RIGHT-OF-WAY OF MT HARMONY CHURCH ROAD SHOWN)

7. EASEMENT AGREEMENT IN FAVOR OF ALLTEL CAROLINA, INC. RECORDED IN BOOK 12427, PAGE(S) 342, MECKLENBURG COUNTY REGISTRY. (LOCATED OFFSITE)

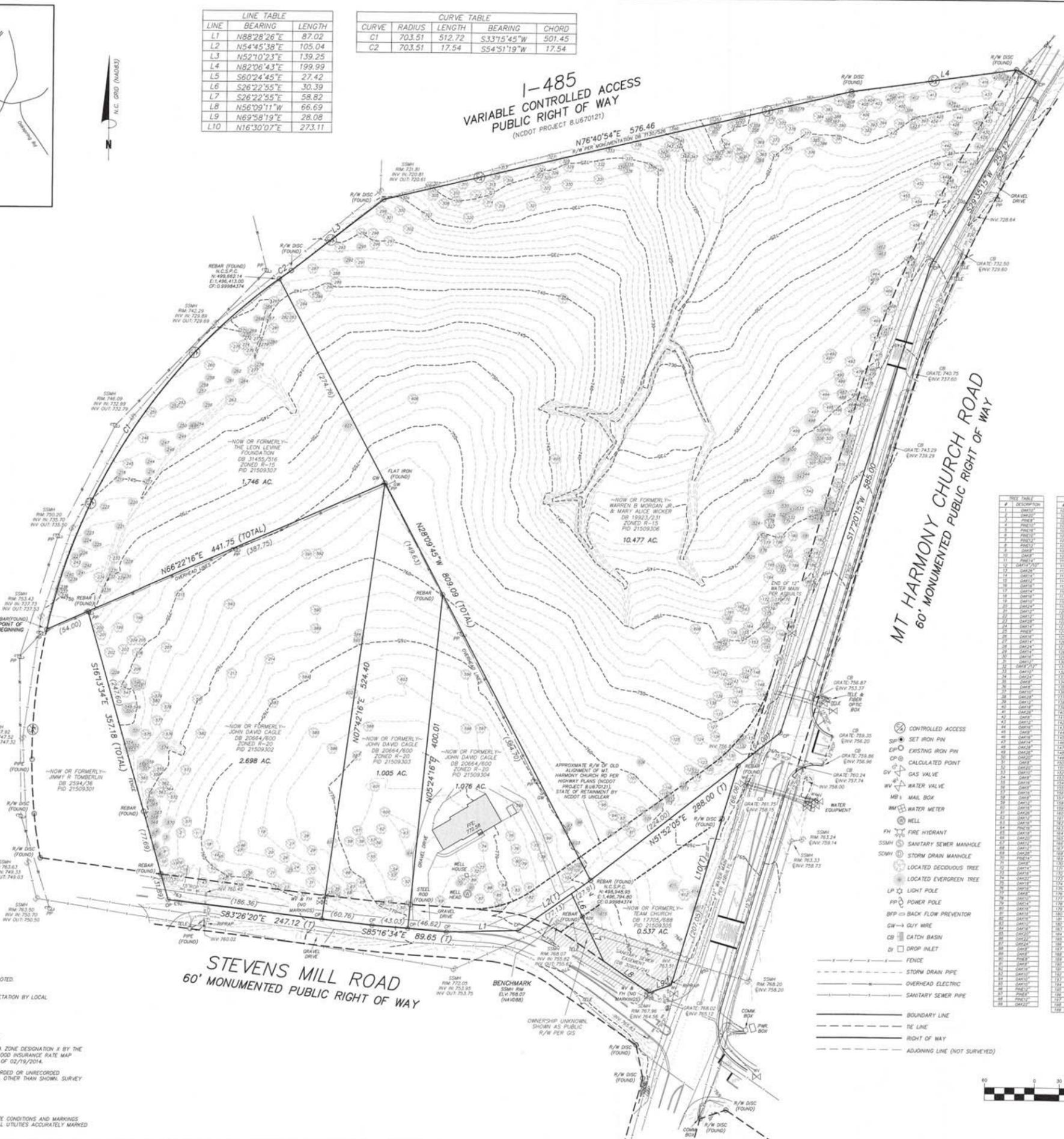
8. WASTEWATER TREATMENT AND DISPOSAL SYSTEM DESIGN AGREEMENT RECORDED IN BOOK 19041, PAGE(S) 832, MECKLENBURG COUNTY REGISTRY. (NOT PLOTTABLE)

9. EASEMENT AGREEMENT IN FAVOR OF THE CITY OF CHARLOTTE RECORDED IN BOOK 30904, PAGE(S) 24, MECKLENBURG COUNTY REGISTRY. (APPROXIMATE AS SHOWN, EXHIBIT IS ALLEGED)

10. EASEMENT IN FAVOR OF SOI TOWERS, LLC CONTAINED IN MEMORANDUM OF OPTION AND LAND LEASE RECORDED IN BOOK 31433, PAGE(S) 858, MECKLENBURG COUNTY REGISTRY. (LOCATED OFFSITE)

- LEGEND:
- ESP = EXISTING IRON PIN
  - OP = OLD IRON PIPE
  - SIP = SET IRON PIN
  - R/W = RIGHT OF WAY
  - AC = AIR CONDITIONING
  - PWR = POWER PAD
  - PM = POWER METER
  - PP = POWER POLE
  - LP = LIGHT POLE
  - GM = GAS METER
  - TELE = TELEPHONE FEDESTAL
  - CATV = CABLE TELEVISION
  - HW = WATER METER
  - FES = FLARED END SECTION
  - RCP = REINFORCED CONCRETE PIPE
  - CMF = CORRUGATED METAL PIPE
  - CPP = CORRUGATED PLASTIC PIPE
  - PVC = POLYVINYL CHLORIDE
  - DU = DESTINATION UNKNOWN
  - SOE = STORM DRAINAGE EASEMENT
  - SDM = STORM DRAIN MANHOLE
  - CB = CATCH BASIN
  - TI = TIE INLET
  - DI = DROP INLET
  - SSE = SANITARY SEWER EASEMENT
  - SSM = SANITARY SEWER MANHOLE
  - CO = SEWER CLEAVY OUT
  - BC = BACK OF CURB

- NOTES:
- IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
  - PROPERTY ZONED AS SHOWN (SETBACKS & ZONING MATTERS ARE SUBJECT TO INTERPRETATION BY LOCAL MUNICIPALITIES)
  - TAX PARCEL NUMBERS AS SHOWN
  - DEED REFERENCES AS SHOWN
  - BOUNDARY SURVEY ONLY THROUGH POINTS AS SHOWN
  - THIS PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION R BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP (FIRM) NO. 370449900K, WITH A DATE OF IDENTIFICATION OF 02/19/2014.
  - THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL RECORDED OR UNRECORDED EASEMENTS, RIGHTS-OF-WAY, OR RESTRICTIVE COVENANTS, OTHER THAN SHOWN, SURVEY MADE WITHOUT THE BENEFIT OF A TITLE EXAMINATION.
  - AREA COMPUTED BY COORDINATED METHOD.
  - NO NCOS MONUMENT FOUND WITHIN 2000'.
  - UTILITY LOCATIONS SHOWN ARE LOCATED BASED ON SITE CONDITIONS AND MARKINGS AT THE TIME OF SURVEY. CONTRACTORS ARE TO HAVE ALL UTILITIES ACCURATELY MARKED PRIOR TO CONSTRUCTION.



PID 21509306  
 FIRST AMERICAN TITLE INSURANCE COMPANY  
 FILE NUMBER 18-048  
 COMMITMENT DATE: FEBRUARY 28, 2018 AT 08:00 AM  
 SCHEDULE B - SECTION 8

5. RIGHT OF WAY IN FAVOR OF DUKE POWER COMPANY RECORDED IN BOOK 1858, PAGE(S) 462 (NOT PLOTTABLE, BLANKET IN NATURE); BOOK 2410, PAGE 154 (NOT PLOTTABLE, BLANKET IN NATURE); BOOK 2410, PAGE 157 (NOT PLOTTABLE, BLANKET IN NATURE); AND BOOK 2410, PAGE 160 (NOT PLOTTABLE, BLANKET IN NATURE), MECKLENBURG COUNTY REGISTRY.

6. PERMIT FOR TELEPHONE LINE AND POWER LINE RIGHT OF WAY IN FAVOR OF NORTH CAROLINA TELEPHONE COMPANY RECORDED IN BOOK 1871, PAGE(S) 93, MECKLENBURG COUNTY REGISTRY (NOT PLOTTABLE, BLANKET IN NATURE).

7. RIGHT OF WAY AGREEMENT IN FAVOR OF THE NORTH CAROLINA STATE HIGHWAY COMMISSION RECORDED IN BOOK 2762, PAGE 304 (ROAD LOCATED OFFSITE); BOOK 2762, PAGE(S) 324 (ROAD LOCATED OFFSITE) AND BOOK 2762, PAGE 325 (ROAD LOCATED OFFSITE), MECKLENBURG COUNTY REGISTRY.

8. NOTICE OF ROADWAY CORRIDOR OFFICIAL MAP RECORDED IN BOOK 6092, PAGE(S) 620 (NOT PLOTTABLE) AND BOOK 6256, PAGE 243 (NOT PLOTTABLE), MECKLENBURG COUNTY REGISTRY.

9. FEE SIMPLE DEEDS IN FAVOR OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION RECORDED IN BOOK 7130, PAGE(S) 524 (LOCATED OFFSITE) AND BOOK 7130, PAGE 526 (AS SHOWN), MECKLENBURG COUNTY REGISTRY.

PID 21509302, 21509303, & 21509304  
 FIRST AMERICAN TITLE INSURANCE COMPANY  
 FILE NUMBER 18-048  
 COMMITMENT DATE: FEBRUARY 28, 2018 AT 08:00 AM  
 SCHEDULE B - SECTION 8

2. TITLE TO ANY PORTION OF LAND LYING WITHIN THE RIGHT OF WAY OF STEVENS MILL ROAD AND MT. HARMONY CHURCH ROAD. (RIGHTS OF WAY SHOWN)

PID 21509307  
 FIRST AMERICAN TITLE INSURANCE COMPANY  
 FILE NUMBER 18-048  
 COMMITMENT DATE: FEBRUARY 28, 2018 AT 08:00 AM  
 SCHEDULE B - SECTION 8

2. NOTICE OF ROADWAY CORRIDOR OFFICIAL MAP RECORDED IN BOOK 6092, PAGE(S) 620, MECKLENBURG COUNTY REGISTRY. (NOT PLOTTABLE)

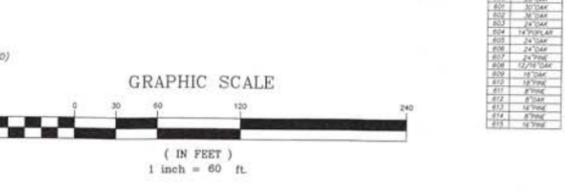
3. NOTICE OF ROADWAY CORRIDOR OFFICIAL MAP RECORDED IN BOOK 6256, PAGE(S) 2433 [SEC. PAGE 243] MECKLENBURG COUNTY REGISTRY. (NOT PLOTTABLE)

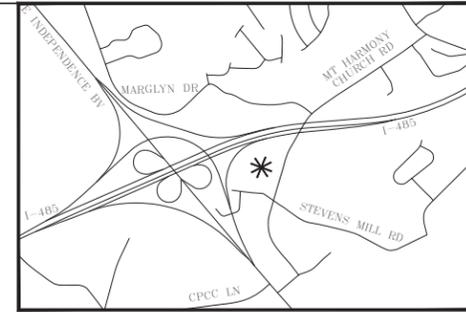
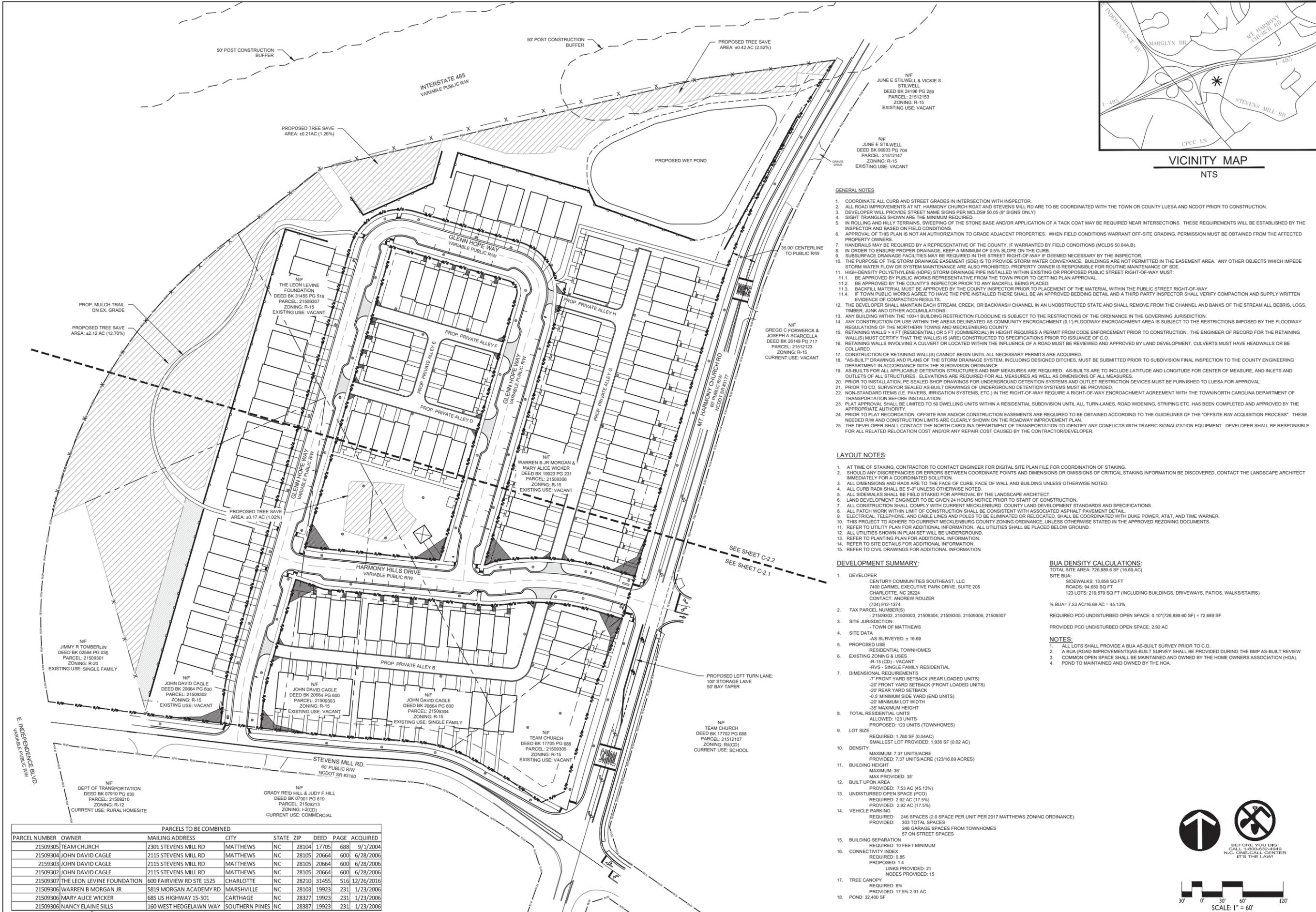
4. FEE SIMPLE DEED IN FAVOR OF THE DEPARTMENT OF TRANSPORTATION RECORDED IN BOOK 7774, PAGE(S) 406, MECKLENBURG COUNTY REGISTRY. (R/W SHOWN)

THIS IS TO CERTIFY TO CENTURY COMMUNITIES SOUTHEAST, LLC, A COLORADO LIMITED LIABILITY COMPANY, AND ITS SUCCESSORS AND/OR ASSIGNS AND FIRST AMERICAN TITLE INSURANCE COMPANY THAT THIS MAP OF PLAT AND THE SURVEY ON WHICH IT IS BASED, HERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA AND NPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NPS, AND INCLUDES ITEMS 1.2, 1.4, 1.6(a), 7.0(2)(b), 11.1, 13.8, 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 02/26/17.

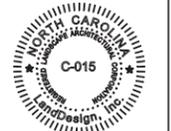
*[Signature]* 5/14/18  
 HUGH E. WHITE, JR., DATE

NO.	DESCRIPTION								
1	GRATE	101	GRATE	201	GRATE	301	GRATE	401	GRATE
2	GRATE	102	GRATE	202	GRATE	302	GRATE	402	GRATE
3	GRATE	103	GRATE	203	GRATE	303	GRATE	403	GRATE
4	GRATE	104	GRATE	204	GRATE	304	GRATE	404	GRATE
5	GRATE	105	GRATE	205	GRATE	305	GRATE	405	GRATE
6	GRATE	106	GRATE	206	GRATE	306	GRATE	406	GRATE
7	GRATE	107	GRATE	207	GRATE	307	GRATE	407	GRATE
8	GRATE	108	GRATE	208	GRATE	308	GRATE	408	GRATE
9	GRATE	109	GRATE	209	GRATE	309	GRATE	409	GRATE
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13	GRATE	113	GRATE	213	GRATE	313	GRATE	413	GRATE
14	GRATE	114	GRATE	214	GRATE	314	GRATE	414	GRATE
15	GRATE	115	GRATE	215	GRATE	315	GRATE	415	GRATE
16	GRATE	116	GRATE	216	GRATE	316	GRATE	416	GRATE
17	GRATE	117	GRATE	217	GRATE	317	GRATE	417	GRATE
18	GRATE	118	GRATE	218	GRATE	318	GRATE	418	GRATE
19	GRATE	119	GRATE	219	GRATE	319	GRATE	419	GRATE
20	GRATE	120	GRATE	220	GRATE	320	GRATE	420	GRATE
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22	GRATE	122	GRATE	222	GRATE	322	GRATE	422	GRATE
23	GRATE	123	GRATE	223	GRATE	323	GRATE	423	GRATE
24	GRATE	124	GRATE	224	GRATE	324	GRATE	424	GRATE
25	GRATE	125	GRATE	225	GRATE	325	GRATE	425	GRATE
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100	GRATE	200	GRATE	300	GRATE	400	GRATE	500	GRATE





**LandDesign**  
 233 N Graham Street, Charlotte, NC 28202  
 V: 704.333.0325 F: 704.333.3246  
 www.LandDesign.com  
 NC Firm License # C-6653



01/15/2019

**MT. HARMONY TOWNHOMES  
 PRELIMINARY PLAT**  
 MATTHEWS, NC | MECKLENBURG COUNTY | Century Communities Southeast, LLC  
**OVERALL SITE PLAN**

- GENERAL NOTES:**
- COORDINATE ALL CURB AND STREET GRADES IN INTERSECTION WITH INSPECTOR.
  - ALL ROAD IMPROVEMENTS AT MT. HARMONY CHURCH ROAD AND STEVENS MILL RD ARE TO BE COORDINATED WITH THE TOWN OR COUNTY LUESA AND NCDOT PRIOR TO CONSTRUCTION.
  - DEVELOPER WILL PROVIDE STREET NAME SIGNS PER MCLDS# 50.05 (9" SIGNS ONLY)
  - SIGHT TRIANGLES SHOWN ARE THE MINIMUM REQUIRED.
  - IN ROLLING AND HILLY TERRAINS, SWEEPING OF THE STONE BASE AND/OR APPLICATION OF A TACK COAT MAY BE REQUIRED NEAR INTERSECTIONS. THESE REQUIREMENTS WILL BE ESTABLISHED BY THE INSPECTOR AND BASED ON FIELD CONDITIONS.
  - APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.
  - HANDRAILS MAY BE REQUIRED BY A REPRESENTATIVE OF THE COUNTY, IF WARRANTED BY FIELD CONDITIONS (MCLDS 50.04A,B).
  - IN ORDER TO ENSURE PROPER DRAINAGE, KEEP A MINIMUM OF 0.5% SLOPE ON THE CURB.
  - SUBSURFACE DRAINAGE FACILITIES MAY BE REQUIRED IN THE STREET RIGHT-OF-WAY IF DEEMED NECESSARY BY THE INSPECTOR.
  - THE PURPOSE OF THE STORM DRAINAGE EASEMENT (SDE) IS TO PROVIDE STORM WATER CONVEYANCE. BUILDINGS ARE NOT PERMITTED IN THE EASEMENT AREA. ANY OTHER OBJECTS WHICH IMPEDE STORM WATER FLOW OR SYSTEM MAINTENANCE ARE ALSO PROHIBITED. PROPERTY OWNER IS RESPONSIBLE FOR ROUTINE MAINTENANCE OF SDE.
  - HIGH-DENSITY POLYETHYLENE (HDPE) STORM DRAINAGE PIPE INSTALLED WITHIN EXISTING OR PROPOSED PUBLIC STREET RIGHT-OF-WAY MUST:
    - BE APPROVED BY PUBLIC WORKS REPRESENTATIVE FROM THE TOWN PRIOR TO GETTING PLAN APPROVAL.
    - BE APPROVED BY THE COUNTY'S INSPECTOR PRIOR TO ANY BACKFILL BEING PLACED.
  - BACKFILL MATERIAL MUST BE APPROVED BY THE COUNTY INSPECTOR PRIOR TO PLACEMENT OF THE MATERIAL WITHIN THE PUBLIC STREET RIGHT-OF-WAY.
  - IF TOWN PUBLIC WORKS AGREE TO HAVE THE PIPE INSTALLED THERE SHALL BE AN APPROVED BEDDING DETAIL AND A THIRD PARTY INSPECTOR SHALL VERIFY COMPACTION AND SUPPLY WRITTEN EVIDENCE OF COMPACTION RESULTS.
  - THE DEVELOPER SHALL MAINTAIN EACH STREAM, CREEK, OR BACKWASH CHANNEL IN AN UNOBSTRUCTED STATE AND SHALL REMOVE FROM THE CHANNEL AND BANKS OF THE STREAM ALL DEBRIS, LOGS, TIMBER, JUNK AND OTHER ACCUMULATIONS.
  - ANY BUILDING WITHIN THE 100'-1 BUILDING RESTRICTION FLOODLINE IS SUBJECT TO THE RESTRICTIONS OF THE ORDINANCE IN THE GOVERNING JURISDICTION.
  - ANY CONSTRUCTION OR USE WITHIN THE AREAS DELINEATED AS COMMUNITY ENCROACHMENT (0.1') FLOODWAY ENCROACHMENT AREA IS SUBJECT TO THE RESTRICTIONS IMPOSED BY THE FLOODWAY REGULATIONS OF THE NORTHERN TOWNS AND MECKLENBURG COUNTY.
  - RETAINING WALLS > 4 FT (RESIDENTIAL) OR 5 FT (COMMERCIAL) IN HEIGHT REQUIRES A PERMIT FROM CODE ENFORCEMENT PRIOR TO CONSTRUCTION. THE ENGINEER OF RECORD FOR THE RETAINING WALL(S) MUST CERTIFY THAT THE WALL(S) IS (ARE) CONSTRUCTED TO SPECIFICATIONS PRIOR TO ISSUANCE OF C.O.
  - RETAINING WALLS INVOLVING A CULVERT OR LOCATED WITHIN THE INFLUENCE OF A ROAD MUST BE REVIEWED AND APPROVED BY LAND DEVELOPMENT. CULVERTS MUST HAVE HEADWALLS OR BE COLLARED.
  - CONSTRUCTION OF RETAINING WALL(S) CANNOT BEGIN UNTIL ALL NECESSARY PERMITS ARE ACQUIRED.
  - "AS-BUILT" DRAWINGS AND PLANS OF THE STORM DRAINAGE SYSTEM, INCLUDING DESIGNED DITCHES, MUST BE SUBMITTED PRIOR TO SUBDIVISION FINAL INSPECTION TO THE COUNTY ENGINEERING DEPARTMENT IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE.
  - AS-BUILTS FOR ALL APPLICABLE DETENTION STRUCTURES AND BMP MEASURES ARE REQUIRED. AS-BUILTS ARE TO INCLUDE LATITUDE AND LONGITUDE FOR CENTER OF MEASURE, AND INLETS AND OUTLETS OF ALL STRUCTURES. ELEVATIONS ARE REQUIRED FOR ALL MEASURES AS WELL AS DIMENSIONS OF ALL MEASURES.
  - PRIOR TO INSTALLATION, PE SEALED SHOP DRAWINGS FOR UNDERGROUND DETENTION SYSTEMS AND OUTLET RESTRICTION DEVICES MUST BE FURNISHED TO LUESA FOR APPROVAL.
  - PRIOR TO CO, SURVEYOR SEALED AS-BUILT DRAWINGS OF UNDERGROUND DETENTION SYSTEMS MUST BE PROVIDED.
  - NON-STANDARD ITEMS (I.E. PAVERS, IRRIGATION SYSTEMS, ETC.) IN THE RIGHT-OF-WAY REQUIRE A RIGHT-OF-WAY ENCROACHMENT AGREEMENT WITH THE TOWN/NORTH CAROLINA DEPARTMENT OF TRANSPORTATION BEFORE INSTALLATION.
  - PLAT APPROVAL SHALL BE LIMITED TO 50 DWELLING UNITS WITHIN A RESIDENTIAL SUBDIVISION UNTIL ALL TURN-LANES, ROAD WIDENING, STRIPING ETC. HAS BEEN COMPLETED AND APPROVED BY THE APPROPRIATE AUTHORITY.
  - PRIOR TO PLAT RECORDED, OFF-SITE RW AND/OR CONSTRUCTION EASEMENTS ARE REQUIRED TO BE OBTAINED ACCORDING TO THE GUIDELINES OF THE "OFF-SITE RW ACQUISITION PROCESS". THESE NEEDED RW AND CONSTRUCTION EASEMENTS ARE EARLY SHOWN ON THE ROADWAY IMPROVEMENT PLAN.
  - THE DEVELOPER SHALL CONTACT THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION TO IDENTIFY ANY CONFLICTS WITH TRAFFIC SIGNALIZATION EQUIPMENT. DEVELOPER SHALL BE RESPONSIBLE FOR ALL RELATED RELOCATION COST AND/OR ANY REPAIR COST CAUSED BY THE CONTRACTOR/DEVELOPER.

- LAYOUT NOTES:**
- AT TIME OF STAKING, CONTRACTOR TO CONTACT ENGINEER FOR DIGITAL SITE PLAN FILE FOR COORDINATION OF STAKING.
  - SHOULD ANY DISCREPANCIES OR ERRORS BETWEEN COORDINATE POINTS AND DIMENSIONS OR OMISSIONS OF CRITICAL STAKING INFORMATION BE DISCOVERED, CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY FOR A COORDINATED SOLUTION.
  - ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB, FACE OF WALL AND BUILDING UNLESS OTHERWISE NOTED.
  - ALL CURB RADII SHALL BE 5'-0" UNLESS OTHERWISE NOTED.
  - ALL SIDEWALKS SHALL BE FIELD STAKED FOR APPROVAL BY THE LANDSCAPE ARCHITECT.
  - LAND DEVELOPMENT ENGINEER TO BE GIVEN 24 HOURS NOTICE PRIOR TO START OF CONSTRUCTION.
  - ALL CONSTRUCTION SHALL COMPLY WITH CURRENT MECKLENBURG COUNTY LAND DEVELOPMENT STANDARDS AND SPECIFICATIONS.
  - ALL PATCH WORK WITHIN LIMIT OF CONSTRUCTION SHALL BE CONSISTENT WITH ASSOCIATED ASPHALT PAVEMENT DETAIL.
  - ELECTRICAL, TELEPHONE, AND CABLE LINES AND POLES TO BE ELIMINATED OR RELOCATED, SHALL BE COORDINATED WITH DUKE POWER, AT&T, AND TIME WARNER.
  - THIS PROJECT TO ADHERE TO CURRENT MECKLENBURG COUNTY ZONING ORDINANCE, UNLESS OTHERWISE STATED IN THE APPROVED REZONING DOCUMENTS.
  - REFER TO UTILITY PLAN FOR ADDITIONAL INFORMATION. ALL UTILITIES SHALL BE PLACED BELOW GROUND.
  - ALL UTILITIES SHOWN IN PLAN SET WILL BE UNDERGROUND.
  - REFER TO PLANTING PLAN FOR ADDITIONAL INFORMATION.
  - REFER TO SITE DETAILS FOR ADDITIONAL INFORMATION.
  - REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.

**DEVELOPMENT SUMMARY:**

1. DEVELOPER	CENTURY COMMUNITIES SOUTHEAST, LLC 7400 CARMEL EXECUTIVE PARK DRIVE, SUITE 205 CHARLOTTE, NC 28224 CONTACT: ANDREW ROUZER (704) 912-1374
2. TAX PARCEL NUMBER(S)	- 21509302, 21509303, 21509304, 21509305, 21509306, 21509307
3. SITE JURISDICTION	TOWN OF MATTHEWS
4. SITE DATA	AS SURVEYED: ± 16.69
5. PROPOSED USE	RESIDENTIAL TOWNHOMES
6. EXISTING ZONING & USES	- R-15 (CD) - VACANT - R-15 - SINGLE FAMILY RESIDENTIAL
7. DIMENSIONAL REQUIREMENTS	- 7' FRONT YARD SETBACK (REAR LOADED UNITS) - 20' FRONT YARD SETBACK (FRONT LOADED UNITS) - 20' REAR YARD SETBACK - 0.5' MINIMUM SIDE YARD (END UNITS) - 20' MINIMUM LOT WIDTH - 35' MAXIMUM HEIGHT
8. TOTAL RESIDENTIAL UNITS	ALLOWED: 123 UNITS PROPOSED: 123 UNITS (TOWNHOMES)
9. LOT SIZE	REQUIRED: 1,780 SF (0.04AC) SMALLEST LOT PROVIDED: 1,936 SF (0.02 AC)
10. DENSITY	MAXIMUM: 7.37 UNITS/ACRE PROVIDED: 7.37 UNITS/ACRE (123/16.69 ACRES)
11. BUILDING HEIGHT	MAXIMUM: 35' MAX PROVIDED: 35'
12. BUILT UPON AREA	PROVIDED: 7.53 AC (45.13%)
13. UNDISTURBED OPEN SPACE (POO)	REQUIRED: 2.92 AC (17.5%) PROVIDED: 2.92 AC (17.5%)
14. VEHICLE PARKING	REQUIRED: 246 SPACES (2.0 SPACE PER UNIT PER 2017 MATTHEWS ZONING ORDINANCE) PROVIDED: 303 TOTAL SPACES 246 GARAGE SPACES FROM TOWNHOMES 57 ON STREET SPACES
15. BUILDING SEPARATION	REQUIRED: 10 FEET MINIMUM
16. CONNECTIVITY INDEX	REQUIRED: 0.85 PROPOSED: 1.4 LINKS PROVIDED: 21 NODES PROVIDED: 15
17. TREE CANOPY	REQUIRED: 8% PROVIDED: 17.5% 2.91 AC
18. POND: 32,400 SF	

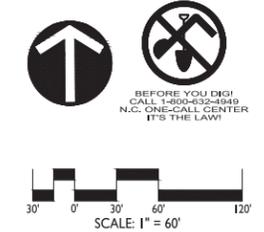
**BUA DENSITY CALCULATIONS:**  
 TOTAL SITE AREA: 728,889.6 SF (16.69 AC)  
 SITE BUA:  
 SIDEWALKS: 13,858 SQ FT  
 ROADS: 94,650 SQ FT  
 123 LOTS: 219,579 SQ FT (INCLUDING BUILDINGS, DRIVEWAYS, PATIOS, WALKS/STAIRS)  
 % BUA = 7.53 AC/16.69 AC = 45.13%  
 REQUIRED PCO UNDISTURBED OPEN SPACE: 0.10\*(728,889.60 SF) = 72,889 SF  
 PROVIDED PCO UNDISTURBED OPEN SPACE: 2.92 AC

**NOTES:**

- ALL LOTS SHALL PROVIDE A BUA AS-BUILT SURVEY PRIOR TO C.O.
- A BUA ROAD IMPROVEMENTS AS-BUILT SURVEY SHALL BE PROVIDED DURING THE BMP AS-BUILT REVIEW.
- COMMON OPEN SPACE SHALL BE MAINTAINED AND OWNED BY THE HOME OWNERS ASSOCIATION (HOA).
- POND TO MAINTAINED AND OWNED BY THE HOA.

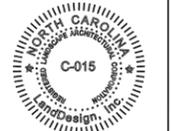
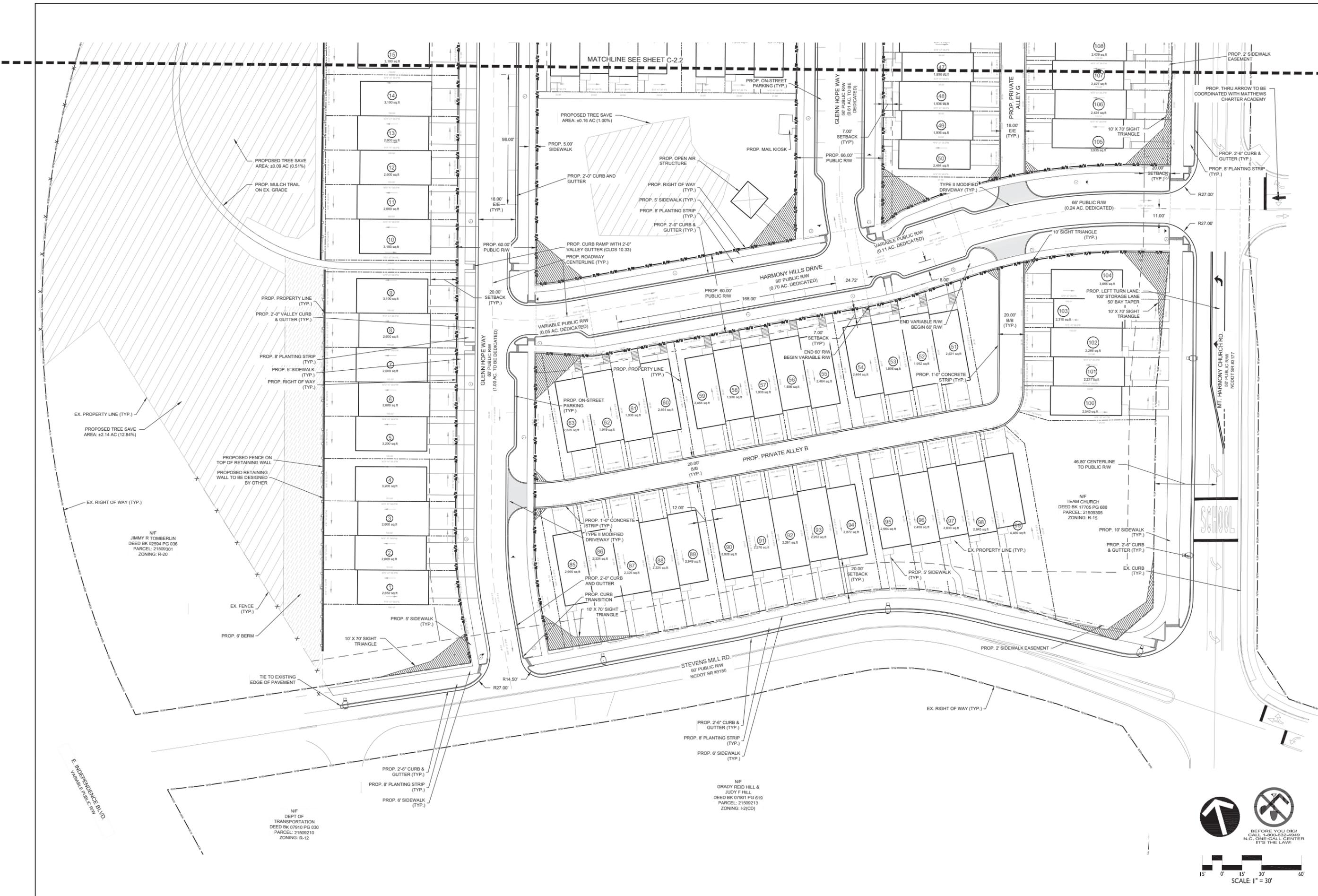
**PARCELS TO BE COMBINED**

PARCEL NUMBER	OWNER	MAILING ADDRESS	CITY	STATE	ZIP	DEED	PAGE	ACQUIRED
21509305	TEAM CHURCH	2301 STEVENS MILL RD	MATTHEWS	NC	28104	17705	688	9/1/2004
21509304	JOHN DAVID CAGLE	2115 STEVENS MILL RD	MATTHEWS	NC	28105	20664	600	6/28/2006
2159303	JOHN DAVID CAGLE	2115 STEVENS MILL RD	MATTHEWS	NC	28105	20664	600	6/28/2006
21509302	JOHN DAVID CAGLE	2115 STEVENS MILL RD	MATTHEWS	NC	28105	20664	600	6/28/2006
21509307	THE LEON LEVINE FOUNDATION	600 FAIRVIEW RD STE 1525	CHARLOTTE	NC	28210	31455	516	12/26/2016
21509306	WARREN B MORGAN JR	5819 MORGAN ACADEMY RD	MARSHVILLE	NC	28103	19923	231	1/23/2006
21509305	MARY ALICE WICKER	685 US HIGHWAY 15-501	CARTHAGE	NC	28327	19923	231	1/23/2006
21509306	NANCY ELAINE SILLS	160 WEST HEDGLAWN WAY	SOUTHERN PINES	NC	28387	19923	231	1/23/2006



REVISIONS:  
 DATE: JANUARY 2019  
 DESIGNED BY: N/C  
 DRAWN BY: N/C  
 CHECKED BY: J/P  
 C.C. BY: J/P  
 PROJECT #1017211  
 SHEET #  
**C-2.0**

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01/08/2019

**MT. HARMONY TOWNHOMES**  
**CONSTRUCTION DOCUMENTS**  
 MATTHEWS, NC | MECKLENBURG COUNTY | Century Communities Southeast, LLC  
**SITE PLAN**

REVISIONS:  
 11/12/18 REVISED PER COUNTY COMMENTS  
 12/26/18 REVISIONS PER COUNTY

DATE: AUGUST 2018  
 DESIGNED BY: N/C  
 DRAWN BY: N/C  
 CHECKED BY: J/M  
 C.C. BY: E/M  
 PROJECT #107211  
 SHEET #:  
**C-2.1**

