

## **Agenda Item: Lake Harmony Estates Subdivision Preliminary Plat**

**DATE:** May 2, 2016

**FROM:** Mary Jo Gollnitz, 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:

- Lake Harmony Estates Subdivision has submitted their Preliminary Plat for approval.
- 14 lot subdivision will be created from a single lot of 7.96 acres.
- subdivision will be accessed from Mt. Harmony Church Rd.
- development is by right in the R-15 district being developed by Bonterra Builders.
- public improvements will be installed along Mt. Harmony Church Rd including sidewalk, curb and gutter and streetscape.
- all properties will be accessed along the new public road Lake Harmony Drive which includes sidewalk, and curb and gutter and street trees.
- 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 is recorded

### **Proposal/Solution:**

The attached preliminary plat does meet all the R-15 requirements and conditions that are required. The proposed preliminary plat complies with the Matthews UDO.

### **Financial Impact:**

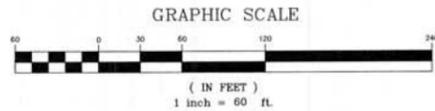
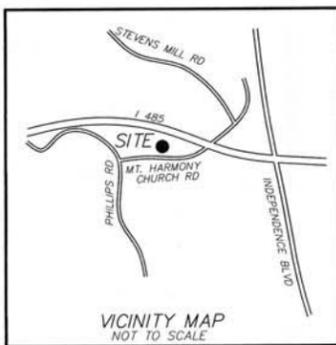
There will be 14 new homes added to Matthews tax base.

### **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	N51°55'38"E	38.00
L2	S36°54'34"E	15.40
L3	N74°59'15"E	87.87

CURVE	RADIUS	LENGTH	BEARING	CHORD
C1	4408.65	144.71	S74°37'05"W	144.70
C2	4408.65	423.14	S78°18'29"W	422.98
C3	9517.35	387.55	S58°33'36"W	387.52
C4	4408.65	40.71	S74°09'07"W	40.71

**INTERSTATE 485  
PUBLIC RIGHT OF WAY VARIES**

- SIP SET IRON PIN
- EIP EXISTING IRON PIN
- CP CALCULATED POINT
- GV GAS VALVE
- WV WATER VALVE
- MB MAIL BOX
- WM WATER METER
- FH FIRE HYDRANT
- SSMH SANITARY SEWER MANHOLE
- SDMH STORM DRAIN MANHOLE
- LOCATED TREE/SHRUB
- LP LIGHT POLE
- TELECOMMUNICATION BOX
- TELECOMMUNICATIONS PEDESTAL
- PP POWER POLE
- BFP BACK FLOW PREVENTOR
- GW GUY WIRE
- CB CATCH BASIN
- DI DROP INLET
- CHAIN LINK FENCE
- UNDERGROUND WATER
- UNDERGROUND ELECTRIC
- OVERHEAD ELECTRIC
- SANITARY SEWER PIPE
- UNDERGROUND GAS
- UNDERGROUND TELECOMMUNICATIONS
- STORM DRAIN PIPE

~CASTLE CLIFF SUBDIVISION~  
MB 39, PG 9

~NOW OR FORMERLY~  
JOSEPH W & ANGELA D TODD  
DB 29257/490

~NOW OR FORMERLY~  
PARNS, LLC  
DB 25615, PG 880

- NOTES:
- IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
  - PROPERTY ZONED: R-15  
MINIMUM LOT AREA 15,000'  
MINIMUM LOT WIDTH 80'  
MINIMUM SETBACK 35'  
MINIMUM SIDE YARD 10'  
MINIMUM REAR YARD 50'  
MINIMUM OPEN SPACE 65%  
(SETBACKS ARE SUBJECT TO AN INTERPRETATION FROM THE ZONING BOARD)
  - TAX PARCEL NUMBERS AS SHOWN.
  - DEED REFERENCE: DB 29612/525.
  - BOUNDARY SURVEY ONLY THROUGH POINTS AS SHOWN.
  - THIS PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP (FIRM) NO. 3710459000I, WITH A DATE OF IDENTIFICATION OF MARCH 2, 2009.
  - 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.
  - UTILITY LOCATIONS SHOWN ARE LOCATED BASED ON SITE CONDITIONS AT THE TIME OF SURVEY. CONTRACTORS ARE TO HAVE ALL UTILITIES ACCURATELY MARKED PRIOR TO CONSTRUCTION.
  - NOT ALL IMPROVEMENTS ARE SHOWN.

**PHILLIPS ROAD**

NGS MONUMENT "096"  
N: 501,800.57  
E: 1,499,639.76  
(NAVD 83)  
CF: 0.99984402  
ELEVATION: 754.0 (NAVD 88)  
(BENCHMARK)

**MT. HARMONY CHURCH  
PUBLIC RIGHT OF WAY**  
(SHOWN 30' FROM CENTERLINE)

21 NCAC 56 .1604: MAP CERTIFICATION

I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (TITLE REFERENCES AS SHOWN ON PLAT); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM TITLE REFERENCES AS SHOWN ON PLAT; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY MEETS OR EXCEEDS 1:10,000; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600).  
THIS 22<sup>ND</sup> DAY OF JULY 2015  
*Thomas E. White*  
PROFESSIONAL LAND SURVEYOR



**CAROLINA SURVEYORS, INC.**  
PARNS, LLC  
P.O. BOX 287 PINEVILLE, N.C. 28134 - 0287  
HUGH E. WHITE, JR., CORLI & SCRILS 889-7601  
CERTIFICATE OF AUTHORIZATION #CIC-1942-16188

**MT. HARMONY CHURCH ROAD**  
(NEAR THE INTERSECTION OF PHILLIPS ROAD)  
SURVEYED FOR: **BONTERRA BUILDERS, INC.**  
TOTAL AREA: 17,209 ACRES  
TOWN OF MATTHEWS, MECKLENBURG COUNTY, NORTH CAROLINA

DATE	REVISIONS:	SCALE: 1" = 60'
6/8/12	DESCRIPTION OF TAX #21512396	
5/9/14	SSMH IN R/W	
6/5/15	ADDITIONAL TOPO DOWN ROAD	
7/22/15	ADDITIONAL TOPO IN POND	
	CHECKED BY: HW	
	FIELD WORK: TKG, JR	
		MAY 18, 2012



