

**Town of Dallas Planning Board Meeting  
Agenda  
Thursday, December 16, 2021  
To be held at the Fire Station Community Room at 6:30 pm**

The following agenda is proposed:

1. Call to Order
2. Roll Call of Members Present; Declaring a quorum as present
3. Invocation or Moment of Silence
4. Pledge of Allegiance to the Flag
5. Announcements/Introductions
6. Approval of Agenda with Additions or Deletions
7. Approval of Minutes – November 18, 2021
8. Old Business
  - a. Text Amendment: Height in residential districts
9. New Business
  - a. Text Amendment: Permitted Uses
  - b. Preliminary Plat – Davis Hills
10. Adjournment

**Minutes**  
**Town of Dallas**  
**Planning Board**  
**Meeting of November 18, 2021**

The meeting was called to order at 6:30 by Chairman Curtis Wilson

The following member were present: Curtis Wilson – Chairman, Glenn Bratton – Co-Chairman, , Reid Simms, Thomas Smith, and Troy Traversie.

Also Present: Nolan Groce – Development Services Director, Johnny Denton – Town Engineer, Jeff McCluskey – MC<sup>2</sup> Engineering, Inc, and James White – Resident

There was an invocation led by Chairman Wilson followed by the Pledge of Allegiance

**Approval of Agenda:** A motion was made by Glenn Bratton to approve the agenda as presented, seconded by Thomas Smith, and approved unanimously.

**Approval of Minutes:** A motion was made to approve the minutes from October 21, 2021 as presented by Thomas Smith, seconded by Glenn Bratton, and approved unanimously.

**New Business:**

A) Text Amendment Request: Parking

A petition for text amendment was submitted October 25, 2021, by Denis Blackburn with Woda Cooper Development, Inc. The requested change is to 153.042 *Off Street Parking Requirements*, to reduce the minimum required parking spaces for affordable housing developments financed by Low Income Housing Tax Credits (LIHTC), from 2 spaces per dwelling unit to 1.75. In order to make the amendment applicable to other similar projects, staff proposed additions to the requested text amendment, extending the reduction to Senior housing as well as dwellings in multi-family developments reserved for low to moderate income persons. The Planning Board voiced concerns over the reduction, inquiring if there would be enough parking spaces for residents and visitors. Staff explained that this is a commonly allowed reduction and gave an example of a similar development in Town having too many parking spaces that are underutilized. After further discussion, a motion was made by Thomas Smith to recommend approval of the text amendment as presented with the following consistency statement:

*The proposed update of Chapter 153.042 Off Street Parking Requirements, is consistent with the 2003 Land Use Plan in order to provide a mixture of housing choices in a manner that compliments the Town's character. The text amendment is therefore deemed reasonable in the public's best interest in order to ensure compliance with the Town of Dallas' Code of Ordinances guiding land use and development regulations.*

This was seconded by Reid Simms and approved 3-1, with Mr. Glenn Bratton being the dissenting vote.

B) Text Amendment: Height in Residential Districts

In June of this year, when researching side yard setbacks, staff noticed an allowance in Appendix B: YARD AND HEIGHT REQUIREMENTS FOR BUSINESS DISTRICTS that states “Buildings used wholly or in part for residential purposes may exceed 35 feet in height. But, for each five feet or fraction thereof of additional height above 35 feet, each yard shall be increased five feet over the minimum requirements.” Staff proposal is to add this allowance to Appendix A: YARD AND HEIGHT REQUIREMENTS FOR RESIDENTIAL DISTRICTS. Fire Chief Withers confirmed in June 2021 that the increase would not be a problem for the department. A discussion was had between staff and the Board of the proposed verbiage and what height limits the Board would be comfortable with in Town. After discussion, a motion was made by Troy Traversie to table the item until the next meeting for staff to provide more research on similar communities and update the text amendment. This was seconded by Glenn Bratton and approved by all.

C) Text Amendment: Development Standards

Staff introduced the item and explained that there are two proposed amendments in the section. The first is to the *Applicability* section, followed by the *Streets, curb and gutter, street lights* section. The proposed text amendment to *Applicability* is intended to provided clarification on what triggers the standards. After initial review, Johnny Denton had concerns about the verbiage used and its format. After back and forth discussion between staff and the Board, it was clarified for the language to remain the same, but subsection each individual trigger, to read as follows:

“The provisions of this section shall be applicable to each of the following:

- 1) All new development
- 2) Change in use of existing structures
- 3) The physical expansion of an existing structure, or parking lot, that results in a ten percent (10%) or more increase of gross floor area.”

The *Streets, curb and gutter, street lights* text amendment is to remove (7)(a)(3). This subsection allows a person to request a waiver from the Planning Board or Board of Aldermen for curb and gutter along subdivision frontages where the abutting portion does not contain curb and gutter.

A motion was made to approve the text amendments with the modification to *Applicability*, by Thomas Smith with the following consistency statement:

*The proposed update of chapter 153 Development Standards, is consistent with the 2003 Land Use Plan in order to maintain and enhance the Town’s aesthetic qualities and*

*physical character. The text amendment is therefore deemed reasonable and in the public's best interest in order to ensure compliance with the Town of Dallas' Code of Ordinances guiding land use and development regulations.*

This was seconded by Glenn Bratton and approved by all.

**Adjournment**

A motion was then made to adjourn by Thomas Smith, seconded by Glenn Bratton, and approved by all. The meeting adjourned at 7:28 pm.

Respectfully Submitted,

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Nolan Groce, Development Services Director

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Curtis Wilson, Chairman

# TOWN OF DALLAS, NORTH CAROLINA

## REQUEST FOR BOARD ACTION

DESCRIPTION: Text Amendment Request: Height in Residential Districts

AGENDA ITEM NO. 8A

MEETING DATE: 11/18/2021

### BACKGROUND INFORMATION:

Appendix B: YARD AND HEIGHT REQUIREMENTS FOR BUSINESS DISTRICT has an allowance "D" which states: "Buildings used wholly or in part for residential purposes may exceed 35 feet in height. But for each five feet or fraction thereof of additional height above 35 feet, each yard shall be increased five feet over the minimum requirements."

Given that this allowance is in relation to residential buildings, staff recommends this be included in Appendix A: YARD AND HEIGHT REQUIREMENTS FOR RESIDENTIAL DISTRICTS.

Since our last meeting, staff has investigated neighboring community height requirements. Samples are provided in your agenda packet.

STAFF RECOMMENDATION: Review the requested text amendment and recommend approval to the Board of Aldermen.

BOARD ACTION TAKEN:

## APPENDIX A: YARD AND HEIGHT REQUIREMENTS FOR RESIDENTIAL DISTRICTS

| Zone | Minimum Lot Area (Sq. Ft.) | Minimum Lot Area Per Dwelling Unit (Sq. Ft.)                      | Minimum Lot Width (In feet) | Minimum Front and Rear* Yard Depth (In feet) | Individual Minimum Side Yard Depth (In feet) | Minimum Side Yard Depth (In feet)* | Maximum Building Height |
|------|----------------------------|---|-----------------------------|--|--|------------------------------------|-------------------------|
| R-15 | 15,000                     | 15,000  | 100                         | 45   | 15   | 15                                 | 35 feet                 |
| R-12 | 12,000                     | 12,000  | 90                          | 40   | 12   | 12                                 | 35 feet                 |
| R-10 | 10,000                     | 10,000  | 80                          | 35   | 10   | 10                                 | 35 feet                 |
| R-8  | 8,000                      | 8,000 single unit<br>6,000 1st unit<br>3,000 additional unit each | 70                          | 30   | 8  | 8                                  | 35 feet                 |
| R-6  | 6,000                      | 6,000 single unit<br>5,000 1st unit<br>2,500 additional unit each | 60                          | 25   | 6  | 6                                  | 35 feet                 |
| R-5  | 5,500 **                   | 5,500 ** - 500 SF per attached side                               | 50                          | 25***  | 6  | 6                                  | 35 feet                 |
| RMF  |                            | 15,000 1st unit<br>3.500 additional unit each                     |                             | 45   | 45   | 45                                 | 35 feet                 |

\* An additional ten feet shall be required to the requirements listed above on all side yards which abut a public or private street (corner lots)

\*\* Attached housing shall be exempt from side yard setback requirements, and may reduce lot width by 5 feet for each attached side. Further reduction may be permitted through conditional zoning. Attached buildings to include 3 or more units are only allowed with conditional approval regardless of zoning designation.

\*\*\* Rear setback may be reduced by 5 feet at the discretion of Town Staff if requested to accommodate a larger front setback for parking purposes only. Further reduction may be permitted through conditional zoning.

\*\*\*\* Buildings may exceed 35 feet in height. But for each five feet or fraction thereof of additional height above 35 feet, each yard shall be increased five feet over the minimum requirements.

(Ord. passed 11-3-1970; Am. Ord. passed 7-3- 1972; Am. Ord. passed 10-11-2016; Am. Ord. passed 9-10-2019)

## APPENDIX B: YARD AND HEIGHT REQUIREMENTS FOR BUSINESS DISTRICTS

| <b>Zone</b> | <b>Minimum Lot Area (Sq. Ft.)</b> | <b>Minimum Lot Area Per Dwelling Unit (Sq. Ft.)</b> | <b>Minimum Lot Width (In feet)</b> | <b>Minimum Front and Rear* Yard Depth (In feet)</b> | <b>Individual Minimum Side Yard Depth (In feet)</b> | <b>Combined Minimum Width of Both Side Yards</b> | <b>Maximum Building Height</b> |
|-------------|-----------------------------------|---|------------------------------------|---|---|--|--------------------------------|
| M O & I     |                                   | 60  | 25<br>20% of lot depth*            |   | 20% of lot width                                    |  | Same as R-15                   |
| O & I-1     |                                   | 60  | 25<br>20% of lot depth*            |   | 20% of lot width                                    |  | Same as R-15                   |
| A-1         |                                   | A   | A<br>A*                            |   | A   |  | A                              |
| BC-1        |                                   |   |                                    |   |   |  | 40 feet                        |
| B-1         |                                   |   | 30<br>B*                           |   | B   |  | Same as R-15                   |
| B-2         |                                   |   | B*                                 |   | B   |  | Same as R-15                   |
| B-3         |                                   |   | B*                                 |   | B   |  | 80 feet                        |
| B-3P        |                                   |   | B*                                 |   | B   |  | 80 feet                        |
| B-4         |                                   |   | B*                                 |   | B   |  | 65 feet                        |
| I-1         |                                   |   | B*                                 |   | B   |  | D                              |
| I-2L        |                                   |   | B*                                 |   | B   |  | Same as R-12                   |
| EI-1        |                                   |   | 50<br>25*                          |   | 20  |  | 50 feet                        |
| EX-1        |                                   |   | C<br>C*                            |   | C   |  | 100 feet                       |

- A For all permitted uses, the requirements of the predominant contiguous zone shall apply in this zone.
- B None required except where the lot abuts on the side or the rear of a residential zone, then it shall have a minimum side yard of eight feet on the abutting side, and a minimum rear yard of 20 feet on the abutting rear.
- C In no case shall any structure, storage area, truck loading or appurtenance, be located within 50 feet of the operator's property line. No excavation or processing shall be conducted within 100 feet of the operator's property line.
- D Buildings used wholly or in part for residential purposes may exceed 35 feet in height. But for each five feet or fraction thereof of additional height above 35 feet, each yard shall be increased five feet over the minimum requirements.

(Ord. passed 11-3-1970; Am. Ord. passed 7-3-1972)

**HEIGHT OF BUILDING.** The vertical distance from the average elevation of the finished grade along the front of the building or from the established sidewalk or street grade, whichever is highest, to the highest point of the building. In computing the height of a building the height of a basement if below the grade from which the height is measured, shall not be included.

**§ 153.008 EXCEPTIONS TO HEIGHT LIMITS.**

(A) Penthouses or roof structures for the housing of elevators stairways, tanks, ventilating fans or similar equipment required to operate and maintain the building, skylights, towers, steeples, flagpoles, chimneys, wireless masts, water tanks, silos, or similar structures may be erected above the height limits herein specified, but no penthouse or roof structure or any space above the height limit shall be allowed for the purpose of providing additional floor space for residential use.

(B) A parapet wall or cornice may extend not more than five feet above the height limit.

(Ord. passed 11-3-1970; Am. Ord. passed 7-3- 1972)



## 3.2 DIMENSIONAL STANDARDS

### 3.2.A PRINCIPAL STRUCTURES

Dimensional standards for principal structures shall be applied as follows:

**Table 3-1 Dimensional Standards for Principal Structures**

| Zone/Use                                | Minimum Lot Area (square feet) | Minimum Lot Width (feet) | Minimum Yard Setbacks (feet) |      |                   |        | Height            |      | Additional Notes |
|---|--------------------------------|--------------------------|------------------------------|------|-------------------|--------|-------------------|------|------------------|
|   |                                |                          | Front <sup>(d)</sup>         | Side | Rear              | Corner | Max.              | Min. |                  |
| <b>R</b>                                |                                |                          |                              |      |                   |        |                   |      |                  |
| Single-Family Dwellings                 | 2 acres                        | 80                       | 50                           | 15   | 50                | 50     | 45                | 20   | -                |
| Manufactured housing                    | 2 acres                        | 80                       | 50                           | 15   | 50                | 50     | 45                | -    | -                |
| All Other Uses                          | 43,560                         | 100                      | 50                           | 25   | 50                | 50     | 45                | -    | (a)              |
| <b>NR</b>                               |                                |                          |                              |      |                   |        |                   |      |                  |
| Single-Family Dwellings                 | 12,000                         | 60                       | 20                           | 12   | 30                | 20     | 45                | 20   | -                |
| Duplex                                  | 16,000                         | 90                       | 20                           | 12   | 30                | 20     | 45                | -    | -                |
| All Other Uses                          | 43,560                         | 100                      | 50                           | 25   | 50                | 50     | 45                | -    | (a)              |
| <b>UR</b>                               |                                |                          |                              |      |                   |        |                   |      |                  |
| Single-Family Dwellings                 | 6,000                          | 50                       | 20                           | 6    | 30                | 20     | 45                | 20   | -                |
| Duplex                                  | 12,000                         | 60                       | 20                           | 8    | 30                | 20     | 45                | -    | -                |
| Multi-Family (Townhouse) <sup>(e)</sup> | 20,000                         | 100                      | 15                           | 0    | 15                | 15     | 35                | -    | -                |
| Multi-Family                            | 43,560                         | 100                      | 30                           | 15   | 30                | 30     | 45                | -    | -                |
| All Other Uses                          | 15,000                         | 100                      | 50                           | 25   | 50                | 50     | 45                | -    | (a)              |
| <b>CC</b>                               |                                |                          |                              |      |                   |        |                   |      |                  |
| All Uses                                | None                           | None                     | 0                            | 0    | 0                 | 0      | 50                | -    | (a)              |
| <b>HC</b>                               |                                |                          |                              |      |                   |        |                   |      |                  |
| All Uses                                | 5,000                          | 70                       | 30                           | 10   | 20 <sup>(b)</sup> | 30     | 50                | -    | (a)              |
| <b>BCP</b>                              |                                |                          |                              |      |                   |        |                   |      |                  |
| Duplex                                  | 12,000                         | 60                       | 20                           | 15   | 30                | 25     | 35                | -    | -                |
| Multi-Family (Townhouse) <sup>(e)</sup> | 20,000                         | 100                      | 15                           | 10   | 15                | 20     | 35                | -    | -                |
| Multi-Family                            | 43,560                         | 100                      | 30                           | 20   | 30                | 30     | 50                | -    | -                |
| All Other Uses                          | None                           | 70                       | 50                           | 30   | 30                | 50     | 50 <sup>(c)</sup> | -    | (a)              |
| <b>I</b>                                |                                |                          |                              |      |                   |        |                   |      |                  |
| All Uses                                | None                           | 70                       | 50                           | 30   | 20 <sup>(b)</sup> | 50     | 50 <sup>(c)</sup> | -    | (a)              |

(a) There are no minimum/maximum dimensional requirements for Essential Services, Class 1 and Parks.

(b) Thirty (30) feet if abutting the R, NR, or UR districts.

(c) The maximum height of the structure may be increased to seventy-five (75) feet, provided that the structure lies 200+ feet from a residentially zoned lot.

(d) Within the Viewshed Overlay District, the front setback shall be one hundred (100) feet per Section 2.9.

(e) Dimensions reflect the total development, not an individual lot. In no case shall the density exceed eight (8) units per acre.



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**Section 5.2**      **R-20SF**      **Single-Family Residential District**

- A. Permitted and Special Uses: See Article VI Table of Permitted and Special Uses.
- B. Dimension Requirements
  - 1. Minimum Required Lot Area for a Single-Family dwelling or any non-residential use: 20,000 (twenty thousand) square feet.
  - 2. Minimum Required Lot Width: 100 (one hundred) feet.
  - 3. Minimum Required Front Yard: 40 (forty) feet.
  - 4. Minimum Required Side Yards: 12 (twelve) feet except that the side yard abutting a street shall be 20 (twenty) feet.
  - 5. Minimum Required Rear Yard: 30 (thirty) feet.
  - 6. Maximum Lot Coverage: 25% (twenty-five percent) of total lot area.
  - 7. Maximum Building Height: 35 (thirty-five) feet unless the minimum required front and side yards are increased 1 (one) foot for each additional 2 (two) feet in height.
  - 8. Location of Accessory Buildings and Structures: Accessory buildings and structures shall be placed in accordance with the provisions of Section 3.11.
- C. Off-Street Parking and Loading: Off-street parking and loading shall be provided in accordance with the provisions of Article VIII.
- D. Signs: Signs shall be regulated by the provisions of Article IX.
- E. Landscape Requirements: Landscaping shall be provided in accordance with the provisions of Article X.

|   | RD     |     |    |    |    | RS:1 |        |     |    |                  | RS:2 |    |        |                 |    | RS:3             |    |    |                               |                 |    |                 |    |    |
|---|--------|-----|----|----|----|------|--------|-----|----|------------------|------|----|--------|-----------------|----|------------------|----|----|-------------------------------|-----------------|----|-----------------|----|----|
|   | A      | M   | F  | S  | H  | A    | M      | F   | S  | H                | A    | M  | F      | S               | R  | H                | A  | M  | F                             | S               | R  | H               |    |    |
| Single-story Dwelling                   | 57,120 | 100 | 50 | 25 | 30 | 45   | 20,000 | 100 | 30 | 15 <sup>11</sup> | 30   | 45 | 12,000 | 90 <sup>8</sup> | 30 | 12 <sup>11</sup> | 30 | 45 | 300 <sup>6</sup>              | 60 <sup>6</sup> | 30 | 8 <sup>11</sup> | 30 | 45 |
| Single-story Dwelling Attached          | -      | -   | -  | -  | -  | -    | -      | -   | -  | -                | -    | -  | -      | -               | -  | -                | -  | -  | -                             | -               | -  | -               | -  | -  |
| Single-story Dwelling Attached Two Unit | -      | -   | -  | -  | -  | -    | -      | -   | -  | -                | -    | -  | -      | -               | -  | -                | -  | -  | -                             | -               | -  | -               | -  | -  |
| Manufactured Home                       | 57,120 | 100 | 50 | 25 | 30 | 45   | 20,000 | 100 | 30 | 15 <sup>11</sup> | 30   | 45 | 12,000 | 90 <sup>8</sup> | 30 | 12 <sup>11</sup> | 30 | 45 | 300 <sup>6</sup>              | 60              | 30 | 8 <sup>11</sup> | 30 | 45 |
| Family Care Homes                       | 57,120 | 100 | 50 | 25 | 30 | 45   | 20,000 | 100 | 30 | 15 <sup>11</sup> | 30   | 45 | 12,000 | 90 <sup>8</sup> | 30 | 12 <sup>11</sup> | 30 | 45 | 300 <sup>6</sup>              | 60              | 30 | 8 <sup>11</sup> | 30 | 45 |
| Boarding House                          | 57,120 | 100 | 50 | 25 | 30 | 45   | 20,000 | 100 | 30 | 15 <sup>11</sup> | 30   | 45 | 12,000 | 90 <sup>8</sup> | 30 | 12 <sup>11</sup> | 30 | 45 | 300 <sup>6</sup>              | 60              | 30 | 8 <sup>11</sup> | 30 | 45 |
| Dwelling Two-story                      | 57,120 | 100 | 50 | 25 | 30 | 45   | 20,000 | 100 | 30 | 15 <sup>11</sup> | 30   | 45 | -      | -               | -  | -                | -  | -  | refer to ALU for requirements |                 |    |                 |    |    |

Gastonia

## **Cramerton**

Each Residential zoning district states:

**E. Maximum Building Height All Uses** - Thirty-five (35) feet, except as provided in Section 5.9 of this Ordinance.

### **Section 5.9 Height Calculations and Exceptions**

**5.9.1** For purposes of this Ordinance, the height of a structure shall be the vertical Distance measured from the mean elevation of the finished grade at the front of the structure to the highest point of the structure. The maximum heights as indicated in the various districts may be exceeded for the following uses:

Roof equipment not intended for human occupancy and which is accessory to the structure upon which it is placed, such as skylights, transmissions or television towers, housing for elevators, stairways, water tanks, ventilating fans, air conditioning equipment or similar equipment, steeples, spires, belfries, cupolas or chimneys; Radio and television antennae. In no case, however, may the height of any structure exceed one-hundred (100) feet.

Any structure which exceeds the prescribed maximum building height for the zoning district in which it located shall be located on the lot so that no portion of the structure is located closer to any lot line than the

#### **5-10**

required setback line plus the difference between the actual height of the structure and the normally allowed maximum building height in that zoning district. An example of this is as follows:

A structure is located in a lot which is located in a zoning district with required thirty-five (35) foot front, ten (10) foot side and thirty-five (35) foot rear setbacks. A church is proposed to be located on the lot. The church steeple will have a height of sixty-five feet. The maximum permitted building height in that zoning district is ordinarily thirty-five (35) feet. The setbacks for this church with a steeple of that height would therefore now be a sixty-five (65) front setback, forty (40) foot side setback and sixty-five (65) foot rear setback.

## Consistency Statement

The proposed update of chapter 153 Appendix A: YARD AND HEIGHT REQUIREMENTS FOR RESIDENTIAL DISTRICTS, is consistent with the 2003 Land Use Plan in order to maintain and enhance the Town's aesthetic qualities and physical character. The text amendment is therefore deemed reasonable and in the public's best interest in order to ensure compliance with the Town of Dallas' Code of Ordinances guiding land use and development regulations.

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Curtis Wilson, Chairman

Date

# TOWN OF DALLAS, NORTH CAROLINA

## REQUEST FOR BOARD ACTION

DESCRIPTION: Text Amendment Request: Permitted Uses Chart

AGENDA ITEM NO. 9A

MEETING DATE: 12/16/2021

A petition for text amendment was submitted November 19, 2021 by James Melvin IV. The request is to Chapter 153, Zoning Code, Appendix C: Permitted Uses Chart. The petitioner requests the use of “event venue” be added as a special use in the B-3: Central Business, Zoning District.

Staff recommends expanding the request to add “event venue” as a special use in the B: Central Business, B-3P: Central Business Perimeter, B-2: Highway Business, and B-1: Neighborhood Business Zoning Districts.

Adding “event venue” as a special use gives the Town greater discretion and consideration of the use’s location, design, and methods of operation to address the impacts of the proposed use and surrounding development. A special use permit must be approved by the Board of Adjustment prior to Town Staff issuing permits.

All Zoning text amendment approvals must reference or include a statement of plan consistency. A draft consistency statement has been provided in your agenda.

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MANAGER’S RECOMMENDATION:

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BOARD ACTION TAKEN:

### Petition for Text Amendment

Name of Applicant James A. Melvin IV  
 Address of Applicant 304 W. 5<sup>TH</sup> Ave. Gastonia NC 28052  
 Contract Information: Telephone 704-813-6556 Email jamesmelvinre@gmail.com  
 Requested Change(s) to Zoning or Subdivision Ordinance Text Request to add  
"event venue" as a special use in the B-3  
central business district.

Specific Section(s) # Requested Change Chap. 153, Zoning Code, Appentic C. Permitted Uses Chart

We/I certify that all information provided in this application is accurate to the best of our/my knowledge, information, and belief. Furthermore, by signing this request, we/I agree to pay for advertising costs associated with this petition. We/I understand that this petition must be completed in full and the required fee paid for acceptance.

[Signature]  
Signature of Applicant

11/19/21  
Date

Fee: \$ 500 ~~plus advertising costs.~~

|  |   |
|--|---|
| <b>OFFICE USE ONLY</b>   |   |
| Accepted as complete: <u>11/19/2021</u>  | Date _____  |
| Action:  |   |
| On _____ the Planning Board recommended that this petition be:   | Approved <input type="checkbox"/>                                 |
|  | Denied <input type="checkbox"/>                                   |
| On _____ the Board of Aldermen held a Public Hearing concerning this request. By vote of the Board they: | Approved <input type="checkbox"/> Denied <input type="checkbox"/> |



|  | <i>Residential</i> |          |          |          |          |          |           |            | <i>Office</i>  | <i>Business</i> |          |          |          |          | <i>Industrial</i> |
|--|--------------------|----------|----------|----------|----------|----------|-----------|------------|----------------|-----------------|----------|----------|----------|----------|-------------------|
|  | <i>R</i>           | <i>R</i> | <i>R</i> | <i>R</i> | <i>R</i> | <i>R</i> | <i>RM</i> | <i>RM</i>  | <i>O&amp;I</i> | <i>BC</i>       | <i>B</i> | <i>B</i> | <i>B</i> | <i>B</i> | <i>I-2</i>        |
|  | -                  | -        | -        | -        | -        | -        | <i>F</i>  | <i>F-H</i> | -1             | -1              | -        | -        | -        | -        |                   |
|  | 1                  | 1        | 1        | 8        | 6        | 5        |           |            |                |                 | 1        | 2        | 3        | 3        |                   |
|  | 5                  | 2        | 0        |          |          |          |           |            |                |                 |          |          |          |          | <i>P</i>          |
| <b>X: Permitted by right (Supplemental regulations may apply - check town ordinances)</b>                |                    |          |          |          |          |          |           |            |                |                 |          |          |          |          |                   |
| <b>S: Special Use Permit (Supplemental regulations may apply - check town ordinances)</b>                |                    |          |          |          |          |          |           |            |                |                 |          |          |          |          |                   |
| <b>Permitted Uses</b> (any use not specified below is eligible to apply for conditional zoning approval) |                    |          |          |          |          |          |           |            |                |                 |          |          |          |          |                   |
| <b>BUSINESS AND RETAIL</b>   |                    |          |          |          |          |          |           |            |                |                 |          |          |          |          |                   |
| <i>Services</i>  |                    |          |          |          |          |          |           |            |                |                 |          |          |          |          |                   |
| Banks and financial institutions   |                    |          |          |          |          |          |           |            | X              | X               | X        | X        | X        | X        | X                 |
| Barber shops or beauty shops   |                    |          |          |          |          |          |           |            |                | X               | X        | X        | X        | X        | X                 |
| Dry cleaning establishments (drop-off only)  |                    |          |          |          |          |          |           |            |                | X               | X        | X        | X        | X        | X                 |
| <b>Event Venue</b>   |                    |          |          |          |          |          |           |            |                |                 | <b>S</b> | <b>S</b> | <b>S</b> | <b>S</b> |                   |
| Exterminator office  |                    |          |          |          |          |          |           |            |                | X               | X        | X        |          | X        | X                 |
| Funeral homes  |                    |          |          |          |          |          |           |            |                |                 | X        |          | S        | X        | X                 |
| Laundry pickup stations, laundrettes and laundromats   |                    |          |          |          |          |          |           |            |                | X               | X        | X        |          |          | X                 |
| Radio and television repair shops  |                    |          |          |          |          |          |           |            |                | X               | X        | X        |          |          | X                 |
| Shoe repair shops  |                    |          |          |          |          |          |           |            |                | X               | X        | X        | X        | X        | X                 |
| Tailor shops   |                    |          |          |          |          |          |           |            |                | X               | X        | X        |          | X        | X                 |
| Upholstery   |                    |          |          |          |          |          |           |            |                | X               | X        | X        |          | X        | X                 |

|                                    |  |  |  |  |  |  |  |  |  |   |   |   |   |   |   |
|------------------------------------|--|--|--|--|--|--|--|--|--|---|---|---|---|---|---|
| shops                              |  |  |  |  |  |  |  |  |  |   |   |   |   |   |   |
| <i>Food &amp; Drink</i>            |  |  |  |  |  |  |  |  |  |   |   |   |   |   |   |
| Alcoholic beverage package stores  |  |  |  |  |  |  |  |  |  | X | X | X |   |   | X |
| Bake shops and dairy bars          |  |  |  |  |  |  |  |  |  | X | X | X | X | X |   |
| Confectioneries                    |  |  |  |  |  |  |  |  |  | X | X | X | X | X |   |
| Delicatessens                      |  |  |  |  |  |  |  |  |  | X | X | X | X | X |   |
| Eating and drinking establishments |  |  |  |  |  |  |  |  |  | X | X | X | X | X |   |
| Grocery stores                     |  |  |  |  |  |  |  |  |  | X | X | X |   | X | X |
| Microbreweries                     |  |  |  |  |  |  |  |  |  |   |   | X |   | X | X |

### **Consistency Statement**

The proposed text amendment update to chapter 153 Appendix C; PERMITTED USES, is consistent with the 2003 Land Use Plan's goal to maintain and promote a vibrant and healthy downtown for a variety of retail, commercial, residential, social, and cultural institutions. The text amendment is therefore deemed reasonable and in the public's best interest.

---

Curtis Wilson, Chairman

Date

# TOWN OF DALLAS, NORTH CAROLINA

## REQUEST FOR BOARD ACTION

DESCRIPTION: Preliminary Plat Recommendation

AGENDA ITEM NO. 9B

MEETING DATE: 12/16/2021

A subdivision permit application and construction drawings were received August 5, 2021 by Shaun Gasparini. The subdivision, known as Davis Hills, is located off of Dallas Stanley Highway and consists of 87 single family detached lots.

Staff has reviewed several submittals for the Davis Hills Subdivision and are ready to give conditional approval. The project construction drawings meet industry standards as well as zoning conditions of approval. This project is a major subdivision, 50+ homes, and requires preliminary plat approval from the Board of Aldermen. The Planning Board must make a recommendation to the elected Board, to approve the plat, approve the plat with conditions, or disapprove the plat.

Once the preliminary plat is approved and all necessary approvals are received, the developer can begin installing infrastructure (grading, water, sewer, roads).

---

MANAGER'S RECOMMENDATION:

---

BOARD ACTION TAKEN:

# Subdivision Permit Application

Permit Number: \_\_\_\_\_

|                                 |                                |   |
|---------------------------------|--------------------------------|---|
| <b>Subdivision Type</b>         |                                |   |
| <input type="checkbox"/> Exempt | <input type="checkbox"/> Minor | <input checked="" type="checkbox"/> Major |

|   |
|---|
| <b>Subdivision Details</b>                            |
| Total Area: <u>43.96 Ac.</u> Lots Proposed: <u>87</u> |

|  |   |
|--|---|
| <b>Applicant Name:</b> <u>True Homes</u><br><b>Mailing Address:</b> <u>2649 Brekonridge Centre Drive</u><br><u>Monroe, NC 28110</u><br><b>Phone No.:</b> <u>704-779-4126</u><br><b>Relationship of Applicant to Owner:</b> <u>Market Partner</u> | <b>Owner Name:</b> <u>Dependable Development Inc</u><br><b>Mailing Address:</b> <u>2627 Brekonridge Centre Dr Suite 104</u><br><u>Monroe, NC 28110</u><br><b>Phone No.:</b> <u>704-779-4126</u><br><b>Contact Email:</b> <u>sgasparini@truehomesusa.com</u> |
|--|---|

|   |  |
|---|--|
| <b>Property Information</b> – Additional Information may be attached when more than one parcel. |  |
| <b>Location:</b> <u>500 Dallas Stanley Hwy</u>  | <b>Tax Parcel ID No.:</b> <u>304841</u>  |
| <b>Existing Zoning:</b> <u>CZ-R-6 Cluster Development Overlay</u>                               | <b>Water:</b> <input type="checkbox"/> Well <input checked="" type="checkbox"/> Public   |
| <b>Lot Length:</b> <u>132'</u> <b>Width:</b> <u>47'</u>   | <b>Sewer:</b> <input type="checkbox"/> Septic <input checked="" type="checkbox"/> Public |

| Dimensional Requirements: | Required        | Proposed        |
|---------------------------|-----------------|-----------------|
| Lot Area:                 | <u>5,640 SF</u> | <u>6,204 SF</u> |
| Side Yard (L):            | <u>6'</u>       | <u>6'</u>       |
| Side Yard (R):            | <u>6'</u>       | <u>6'</u>       |
| Front Setback:            | <u>25'</u>      | <u>25'</u>      |
| Rear Setback:             | <u>25'</u>      | <u>25'</u>      |
| Width @Bldg. Line:        | <u>47'</u>      | <u>47'</u>      |
| Parking Spaces:           | <u>0</u>        | <u>2</u>        |
| Building Height:          | <u>35'</u>      | <u>+/-30'</u>   |

|                  |
|------------------|
| <b>Comments:</b> |
|                  |
|                  |
|                  |
|                  |
|                  |
|                  |
|                  |
|                  |
|                  |

|                                   |                                 |   |
|-----------------------------------|---------------------------------|---|
| <input type="checkbox"/> Approved | <input type="checkbox"/> Denied | <input type="checkbox"/> Approved with Conditions |
| _____                             |                                 |   |
| Development Services Director     | DATE _____                      |   |



**§ 152.058 INFORMATION TO BE CONTAINED IN OR DEPICTED ON PRELIMINARY AND FINAL PLATS.**

This section shall apply to minor subdivisions, major subdivisions and PUDs.

(A) The preliminary and final plats shall depict, contain or be accompanied by the information indicated in the following table.

(B) A “Yes” indicates that the information is required; where a “No” appears, the information shall not be required.

(C) Preliminary plat information shall only be required for major subdivisions.

| <i>Information</i>   | <i>Preliminary Plat</i> | <i>Final Plat</i> |
|--|-------------------------|-------------------|
| <i>Information</i>   | <i>Preliminary Plat</i> | <i>Final Plat</i> |
| Title block containing:  |                         |                   |
| -Subdivision name  | Yes                     | Yes               |
| -Name of subdivider  | Yes                     | Yes               |
| -Location (including township, block numbers as shown on the county index map, county and state)   | Yes                     | Yes               |
| -Date or dates survey was conducted and plat prepared  | Yes                     | Yes               |
| -A bar graph, scale and north arrow  | Yes                     | Yes               |
| -Name, address, registration number and seal of the registered land surveyor and/or professional engineer who drew the plat  | Yes                     | Yes               |
| -A sketch vicinity map with north arrow showing the relationship between the proposed subdivision and surrounding area   | Yes                     | Yes               |
| -Corporate limits and subdivision jurisdiction lines if on the subdivision tract   | Yes                     | Yes               |
| -The boundaries of the tract or portion thereof to be subdivided, distinctly and accurately represented with all bearing and distances shown   | Yes                     | No                |
| -The exact boundary lines of the tract to be subdivided, fully dimensioned by lengths and bearings, and the location of existing boundary lines of adjoining lands                   | No                      | Yes               |
| -The names of owners of adjoining properties   | Yes                     | Yes               |
| -The names of any adjoining subdivisions of record or proposed and under review  | Yes                     | Yes               |
| -Minimum building setback lines  | Yes                     | Yes               |
| -The zoning classifications, if any, of the tract to be subdivided and adjoining properties  | Yes                     | Yes               |
| -Existing buildings, or other structures, watercourses, railroads, bridges, culverts, cemetery plots, storm drains, both on the land to be subdivided and land immediately adjoining | Yes                     | Yes               |
| -Proposed lot lines, lot and block numbers, and appropriate dimensions of each lot   | Yes                     | Yes               |
| -The lots numbered consecutively throughout the subdivision with exact dimensions and areas  | Yes                     | Yes               |
| - Marshes, swamps, rock outcrops, ponds or lakes, streams or stream beds and any other natural features affecting the site   | Yes                     | Yes               |
| -The exact location of any flood hazard area, floodway and floodway fringe areas from the county’s FEMA maps, if applicable  | Yes                     | Yes               |
| The following data concerning streets:   |                         |                   |
| -Proposed streets  | Yes                     | Yes               |
| -Existing and platted streets on adjoining properties and in the proposed subdivision  | Yes                     | Yes               |
| -Street rights-of-way, locations and dimensions  | Yes                     | Yes               |
| -Pavement widths   | Yes                     | Yes               |
| -Approximate grades  | Yes                     | Yes               |
| -Design engineering data for all corners and curves  | Yes                     | Yes               |

|  |     |     |
|--|-----|-----|
| -Typical road cross sections   | Yes | Yes |
| -Street names  | Yes | Yes |
| -Type of streets dedication; all streets must be designated either "public" or "private". Where public streets are involved which will not be dedicated to the town, the subdivider must submit the following documents to the State Department of Transportation District Highway Office (NCDOT) for review: a complete site layout, including any future expansion anticipated; horizontal alignment indicating general curve data on site layout plan; vertical alignment indicated by percent grade and vertical curve length on site plan layout; typical section indicating the pavement design and width and the slopes, widths and details for either the curb and gutter or the shoulder and ditch proposed; drainage facilities and drainage areas | Yes | Yes |
| -Subdivision street disclosure statement indicating: if streets are public or private; and if private, who will maintain private streets in subdivision, and also that all lots will have right of access to any private street in the subdivision   | No  | Yes |
| -Where streets are dedicated to the public, but not accepted by NCDOT before lots are sold, a statement explaining the status of the street in accordance with § 152.074   | No  | Yes |
| -If any road is proposed to intersect with a state-maintained road, the subdivider shall apply for driveway approval as required by NCDOT's <i>Manual on Driveway Regulations</i>  | No  | Yes |
| The location and dimensions of all:  |     |     |
| -Utilities and other easements   | Yes | Yes |
| -Parks and recreation areas with specific type indicated   | Yes | Yes |
| -School sites (both existing and proposed)   | Yes | Yes |
| -Areas and/or lots to be used for purposes other than residential with the purpose of each stated  | Yes | Yes |
| -Street lights   | Yes | Yes |
| -Street trees  | Yes | Yes |
| -The future ownership (dedication or reservation for public use to governmental body, for owners to duly constituted homeowners' association, or for tenants remaining in subdivider's ownership) of recreation and open space lands   | Yes | Yes |
| Site calculations including:   |     |     |
| -Acreage in total tract to be subdivided and area in each lot  | Yes | Yes |
| -Total number of lots created  | Yes | Yes |
| -Linear feet of streets in subdivision   | Yes | Yes |
| -The name and location of any property or buildings within the proposed subdivision or within any contiguous property that is located on the U.S. Department of Interiors National Register of Historic Places   | Yes | Yes |
| -Sufficient engineering data to determine readily and reproduce on the ground every straight or curved line, street line, lot line, right-of-way line, easement line and setback line, including dimensions, bearings or deflection angles, radii, central angles and tangent distance for the center line of curved property lines that are not the boundary lines of curved streets. All dimensions shall be measured to the nearest one hundredth of a foot and all angles to the nearest minute  | No  | Yes |
| -The accurate locations and descriptions of all survey monuments, markers and control points   | No  | Yes |
| -A copy of the erosion control plan submitted to the State Department of Natural Resources and Community Development for approval, (if applicable)   | Yes | No  |
| -A topographic map with contour intervals of no greater than five feet at a scale of no less than one inch equals 200 feet, (if applicable)  | Yes | No  |
| -A copy of the County Health Department's Soil Site Evaluation of the subdivision, (if applicable)   | Yes | No  |



|   |     |     |
|---|-----|-----|
| -Any additional information required as a result of changes in federal, state or local ordinances | Yes | Yes |
| -Septic tank disclosure statement (per § 152.075)   | No  | Yes |

(Ord. passed 1-16-2001)



**MCADAMS**  
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www.mcadams.com

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TERRY GARDNER  
260 BIRCHWOOD CENTRE DRIVE  
MONROE, NC 28110  
EMAIL: TSGARDNER@TRUEHOMES.COM

**True Homes**  
THE GREAT NORTH CAROLINA

# DAVIS HILLS CONSTRUCTION DRAWINGS 500 DALLAS STANLEY HIGHWAY TOWN OF DALLAS, NORTH CAROLINA



## REVISIONS

| NO. | DATE       | DESCRIPTION       |
|-----|------------|-------------------|
| 1   | 07.13.2021 | ISSUED FOR PERMIT |
| 2   | 08.03.2021 | REVISED PER PLAN  |
| 3   | 09.01.2021 | REVISED PER PLAN  |
| 4   | 09.01.2021 | REVISED PER PLAN  |

## PLAN INFORMATION

|             |              |
|-------------|--------------|
| PROJECT NO. | TRU-19050    |
| FILE NAME   | TRU19050-041 |
| CHECKED BY  | SAW          |
| DRAWN BY    | SAB          |
| SCALE       | 1"=100'      |
| DATE        | 07.13.2021   |

## OVERALL SITE PLAN

# C2.00

| LINE # | DESCRIPTION             | LINE # | DESCRIPTION             |
|--------|-------------------------|--------|-------------------------|
| 1      | 15.0000 150' 0" 30.0000 | 11     | 15.0000 150' 0" 30.0000 |
| 2      | 15.0000 150' 0" 30.0000 | 12     | 15.0000 150' 0" 30.0000 |
| 3      | 15.0000 150' 0" 30.0000 | 13     | 15.0000 150' 0" 30.0000 |
| 4      | 15.0000 150' 0" 30.0000 | 14     | 15.0000 150' 0" 30.0000 |
| 5      | 15.0000 150' 0" 30.0000 | 15     | 15.0000 150' 0" 30.0000 |
| 6      | 15.0000 150' 0" 30.0000 | 16     | 15.0000 150' 0" 30.0000 |
| 7      | 15.0000 150' 0" 30.0000 | 17     | 15.0000 150' 0" 30.0000 |
| 8      | 15.0000 150' 0" 30.0000 | 18     | 15.0000 150' 0" 30.0000 |
| 9      | 15.0000 150' 0" 30.0000 | 19     | 15.0000 150' 0" 30.0000 |
| 10     | 15.0000 150' 0" 30.0000 | 20     | 15.0000 150' 0" 30.0000 |

**NOTES:**

- 1) WITH DAVIS HILLS BEING A TEMPORARY DEVELOPMENT, TEMPORARY PERMITS FOR THE CONSTRUCTION OF THE DAVIS HILLS SHALL BE OBTAINED FROM THE TOWN OF DALLAS. THE APPROVED PERMITS SHALL BE OBTAINED PRIOR TO THE START OF CONSTRUCTION. THE PERMITS SHALL BE OBTAINED FROM THE TOWN OF DALLAS. THE PERMITS SHALL BE OBTAINED FROM THE TOWN OF DALLAS.
- 2) ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE.
- 3) ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE.

**LINEAR FOOTAGE OF STREETS**

| LINE # | DESCRIPTION             | LINE # | DESCRIPTION             |
|--------|-------------------------|--------|-------------------------|
| 1      | 15.0000 150' 0" 30.0000 | 11     | 15.0000 150' 0" 30.0000 |
| 2      | 15.0000 150' 0" 30.0000 | 12     | 15.0000 150' 0" 30.0000 |
| 3      | 15.0000 150' 0" 30.0000 | 13     | 15.0000 150' 0" 30.0000 |
| 4      | 15.0000 150' 0" 30.0000 | 14     | 15.0000 150' 0" 30.0000 |
| 5      | 15.0000 150' 0" 30.0000 | 15     | 15.0000 150' 0" 30.0000 |
| 6      | 15.0000 150' 0" 30.0000 | 16     | 15.0000 150' 0" 30.0000 |
| 7      | 15.0000 150' 0" 30.0000 | 17     | 15.0000 150' 0" 30.0000 |
| 8      | 15.0000 150' 0" 30.0000 | 18     | 15.0000 150' 0" 30.0000 |
| 9      | 15.0000 150' 0" 30.0000 | 19     | 15.0000 150' 0" 30.0000 |
| 10     | 15.0000 150' 0" 30.0000 | 20     | 15.0000 150' 0" 30.0000 |

**TYPICAL CORNER LOT**

**TYPICAL INTERIOR LOT**

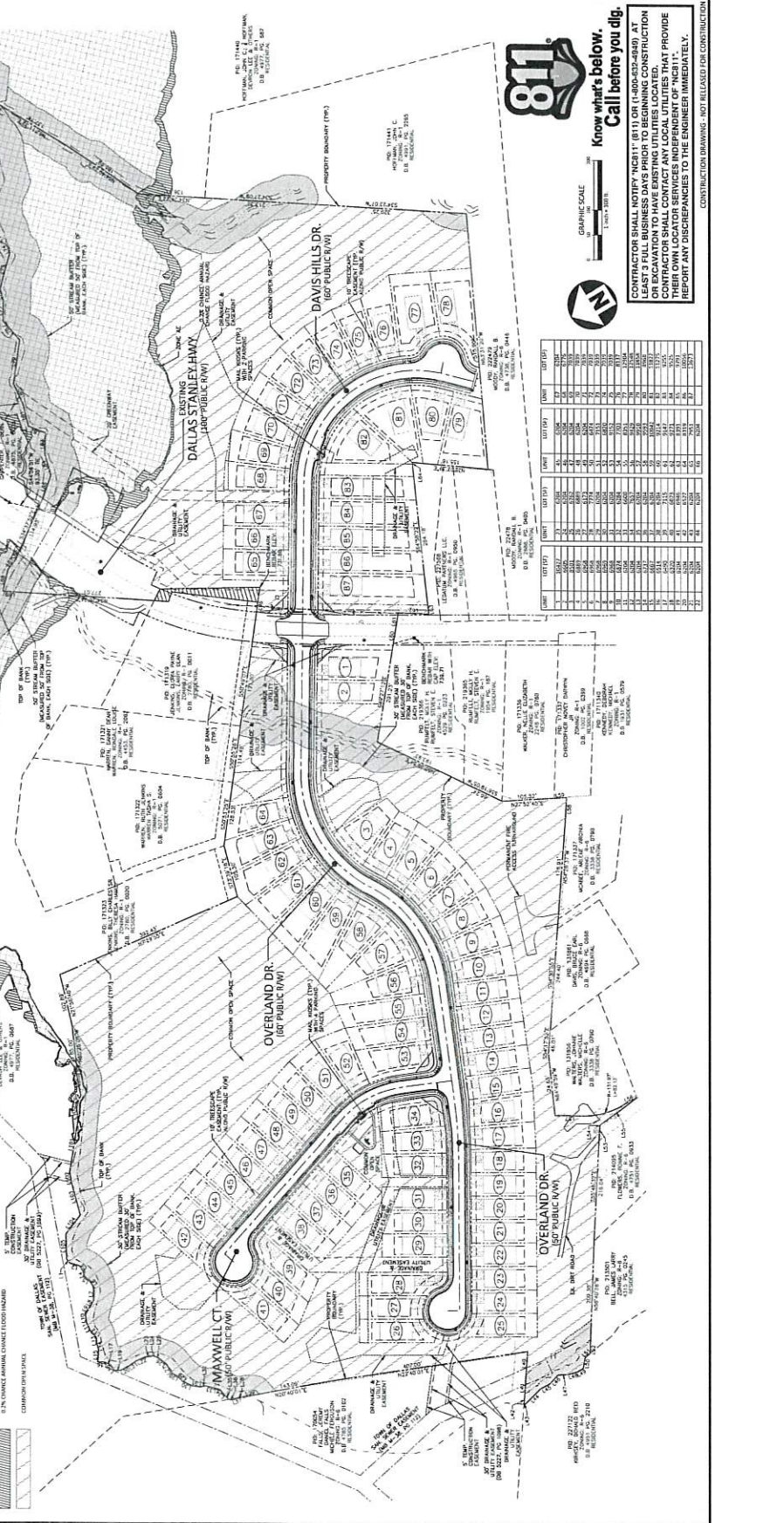
**SITE DATA**

|             |              |
|-------------|--------------|
| PROJECT NO. | TRU-19050    |
| FILE NAME   | TRU19050-041 |
| CHECKED BY  | SAW          |
| DRAWN BY    | SAB          |
| SCALE       | 1"=100'      |
| DATE        | 07.13.2021   |

**VICINITY MAP**  
N.T.S.

**SITE LEGEND**

- PROPERTY LINE
- RIGHT OF WAY LINE
- LOT CENTERLINE
- STREET CENTERLINE
- STORM DRAINAGE CENTERLINE
- STREAM BUFFER
- ZONE #
- 25' BUFFER (MINIMUM BUFFER WIDTH)
- COMMON OPEN SPACE



**CONTRACTOR SHALL VERIFY ALL UTILITIES AT LEAST 48" BELOW FINISHED GRADE PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE UTILITIES TO THE PROJECT AND REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.**

CONSTRUCTION DRAWING - NOT RELEASED FOR CONSTRUCTION

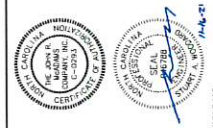




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**True Homes**  
10000 W. PARKWAY, SUITE 100  
DALLAS, TX 75243

**DAVIS HILLS**  
CONSTRUCTION DRAWINGS  
500 DALLAS STANLEY HIGHWAY  
TOWN OF DALLAS, NORTH CAROLINA



**REVISIONS**

| NO. | DATE       | DESCRIPTION      |
|-----|------------|------------------|
| 1   | 09.20.2021 | ISSUE FOR PERMIT |
| 2   | 10.15.2021 | ISSUE FOR PERMIT |
| 3   | 11.18.2021 | ISSUE FOR PERMIT |
| 4   | 12.14.2021 | ISSUE FOR PERMIT |

**PLAN INFORMATION**

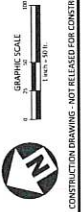
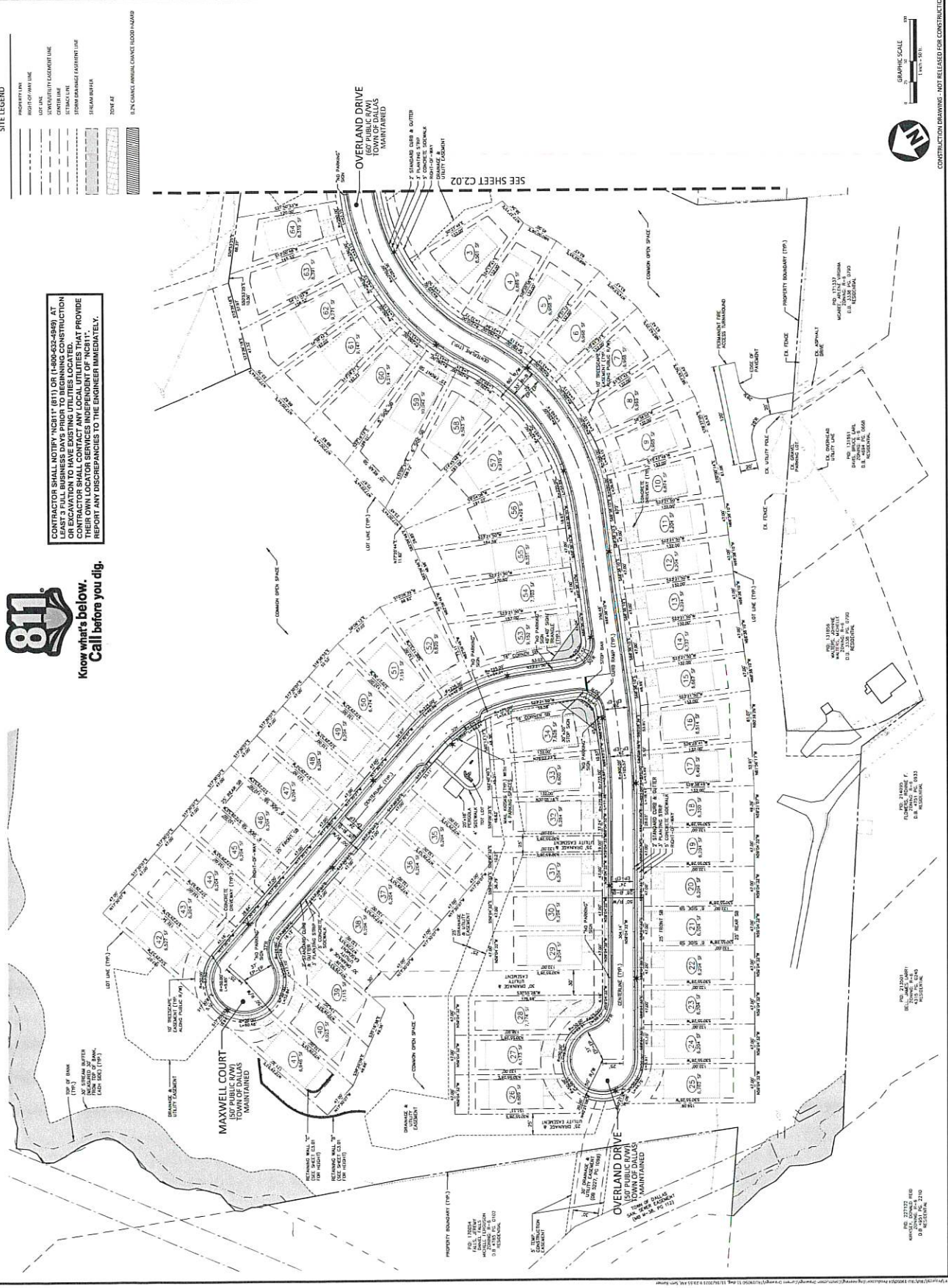
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| PERMITS     | T1010000-01 |
| DRAWING NO. | 01          |
| DRAWN BY    | SAW         |
| SCALE       | 1"=50'      |
| DATE        | 07.13.2021  |

**SITE PLAN**  
**C2.01**

**SITE LEGEND**

|                                    |     |
|------------------------------------|-----|
| PROPERTY LINE                      | --- |
| RIGHT OF WAY LINE                  | --- |
| SPONGIBILITY CALUMBER LINE         | --- |
| CEMENT LINE                        | --- |
| STREETS LINE                       | --- |
| STORMWATER EXISTENT LINE           | --- |
| STREAN BENCH                       | --- |
| 20' W/4'                           | --- |
| 8" CONC. ANNUAL DRAINAGE EOOD-AZAS | --- |

CONTRACTOR SHALL NOTIFY NORTH (N) OR (S) SIDE OF ROAD AT OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE SERVICE TO THE SITE. CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.



CONSTRUCTION DRAWING - NOT RELEASED FOR CONSTRUCTION



**MCADAMS**  
 The John B. McAdams Company, Inc.  
 3487 Fortnight Way  
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**True Homes**  
 10 JAMES WAY, SUITE 100

**DAVIS HILLS**  
 CONSTRUCTION DRAWINGS  
 500 DALLAS STANLEY HIGHWAY  
 TOWN OF DALLAS, NORTH CAROLINA



**REVISIONS**

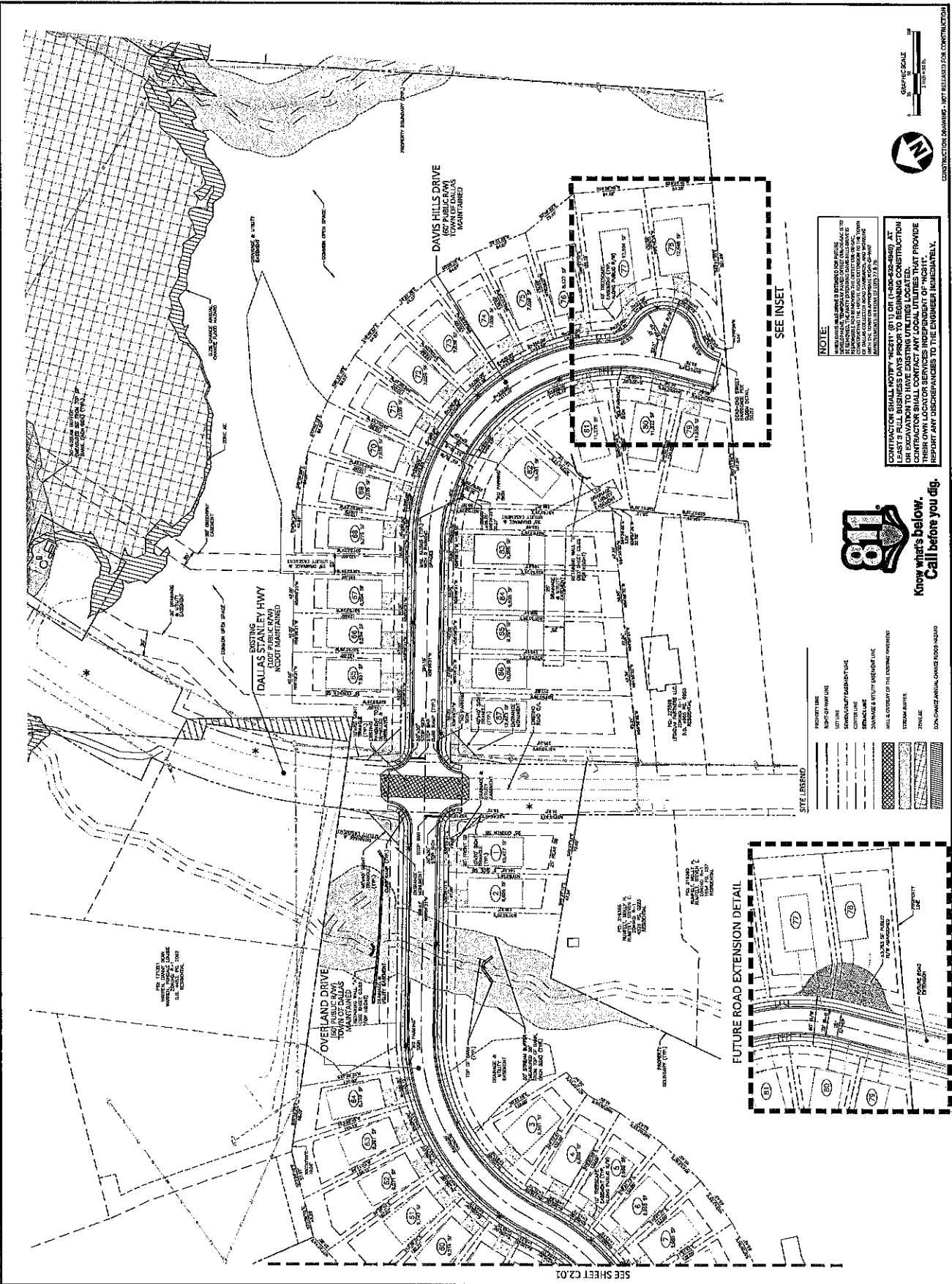
| NO. | DATE       | DESCRIPTION                     |
|-----|------------|---------------------------------|
| 1   | 08.08.2024 | OWNER QUOTE REQUEST             |
| 2   | 08.08.2024 | OWNER QUOTE REQUEST             |
| 3   | 08.08.2024 | OWNER QUOTE REQUEST             |
| 4   | 08.08.2024 | REVISIONS FOR THE TOWN ENGINEER |

**PLAN INFORMATION**

|             |            |
|-------------|------------|
| PROJECT NO. | TRUSKED    |
| FILENAME    | TRUSKEDS   |
| DESIGNED BY | AW         |
| CHECKED BY  | 20-SE      |
| SCALE       | 1"=50'     |
| DATE        | 07.18.2024 |
| SHEET       |            |

**SITE PLAN**

**C2.02**

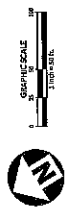
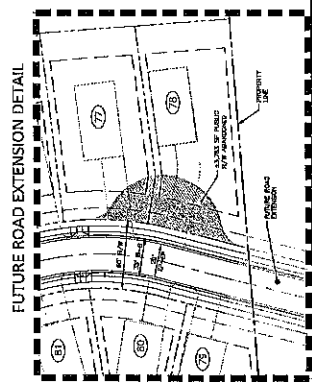


**NOTE:**  
 THE DRAWINGS SHALL NOT BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE ENGINEER. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY UTILITIES NOT SHOWN ON THESE DRAWINGS. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE SERVICE TO THE PROJECT TO OBTAIN THE NECESSARY INFORMATION AND PERMITS. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.



**SITE LEGEND**

|                                       |             |
|---------------------------------------|-------------|
| PROPERTY LINE                         | DASHED LINE |
| RIGHT-OF-WAY LINE                     | SOLID LINE  |
| UTILITY IDENTIFICATION                | SYMBOLS     |
| EASEMENTS                             | SHADING     |
| SHAWNEE & UTILITY AGREEMENT LINE      | SOLID LINE  |
| WALL FOOTING OF THE EXISTING BUILDING | HATCHING    |
| STREAM BUFFER                         | SHADING     |
| TRAIL                                 | DASHED LINE |
| DOWN-SLOPE/ADVERSE SLOPE              | HATCHING    |



CONSTRUCTION DRAWING - NOT RELEASED FOR CONSTRUCTION

SEE SHEET C2.01





**CLIENT**  
 TOWN OF DALLAS  
 LAND DEVELOPMENT STANDARDS  
 INCLUDING TYPICAL DETAIL

**DAVIS HILLS**  
 CONSTRUCTION DRAWINGS  
 500 DALLAS STANLEY HIGHWAY  
 TOWN OF DALLAS, NORTH CAROLINA



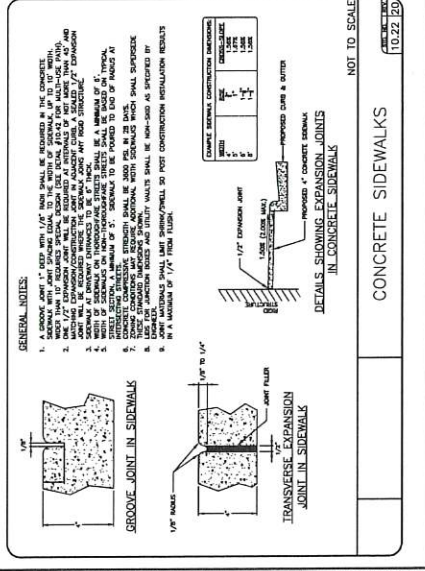
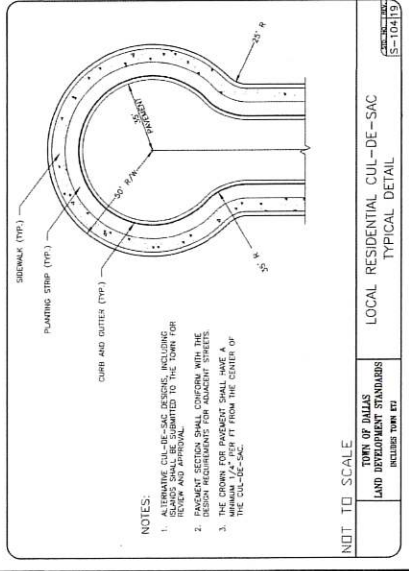
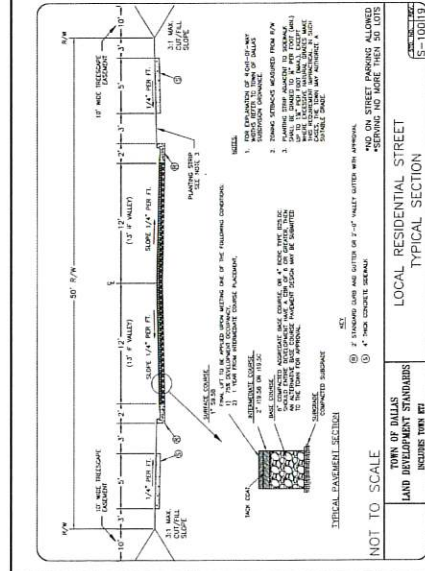
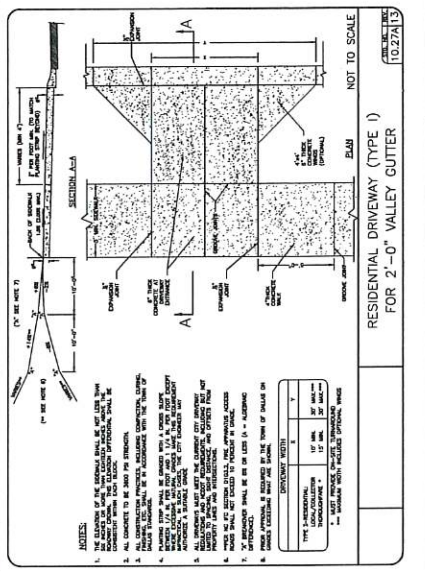
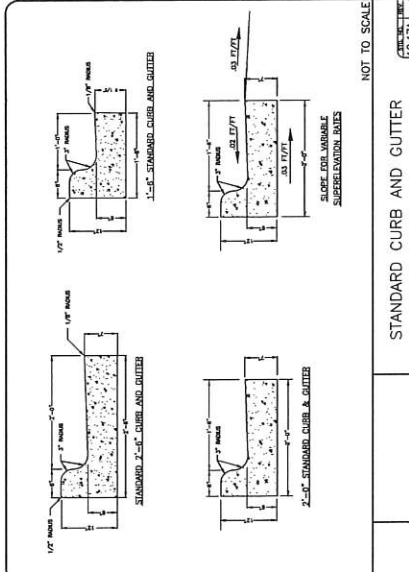
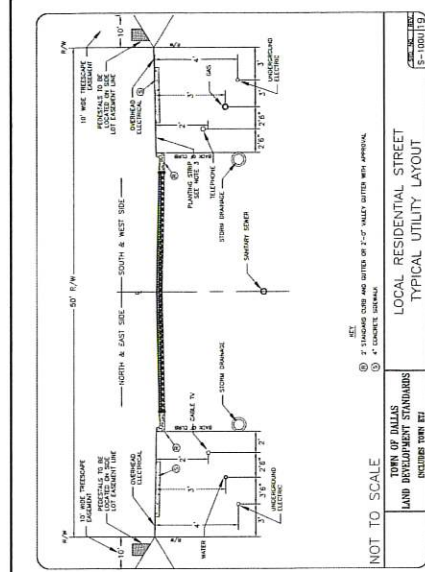
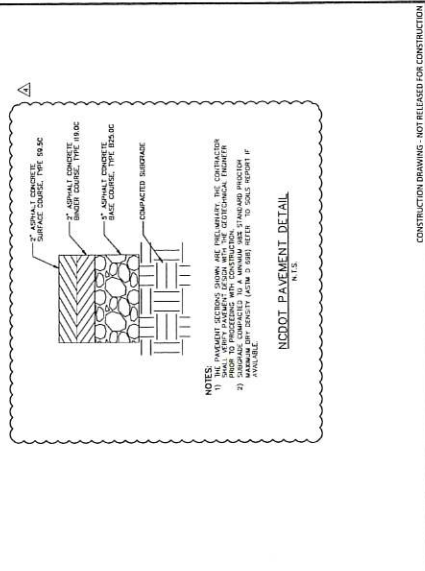
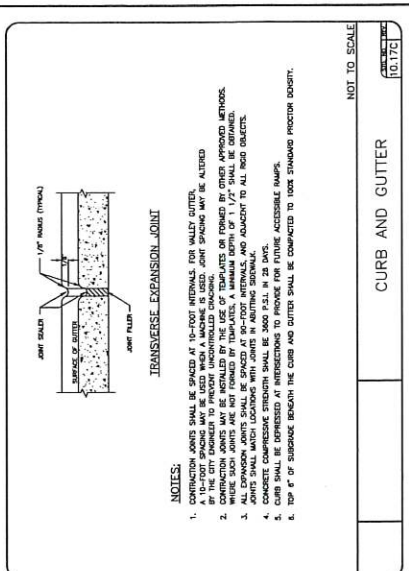
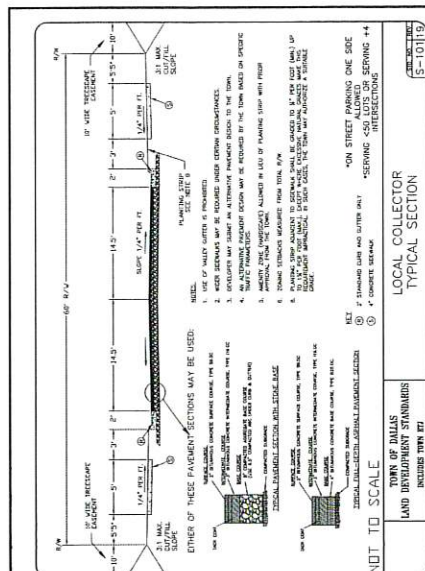
**REVISIONS**

| NO. | DATE       | DESCRIPTION        |
|-----|------------|--------------------|
| 1   | 08.03.2011 | ISSUED FOR PERMITS |
| 2   | 11.03.2011 | ISSUED FOR PERMITS |
| 3   | 07.11.2011 | ISSUED FOR PERMITS |

**PLAN INFORMATION**

PROJECT NO. TH11-0000  
 DRAWING NO. TD0000-D1  
 DRAWN BY: [Name]  
 SCALE: N/A  
 DATE: 07.11.2011

**SITE DETAILS**  
**C8.00**



CONSTRUCTION DRAWING - NOT RELEASED FOR CONSTRUCTION



**McADAMS**  
The McAdams Group, Inc.  
1400 Columbia Valley  
Suite 110  
Chattanooga, TN 37416  
Phone: 423.572.2800  
Fax: 423.572.2809  
License Number: C02935, C4877  
www.mcadams.com

**CLIENT**  
THE TOWNS  
DAVIS HILLS  
2649 BRECKENRIDGE CENTRE DRIVE  
MCKINNEY, NORTH CAROLINA 28116

**DAVIS HILLS  
CONSTRUCTION DRAWINGS  
500 DALLAS STANLEY HIGHWAY  
TOWN OF DALLAS, NORTH CAROLINA**

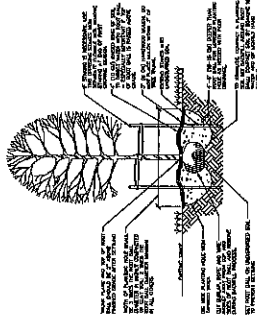


**REVISIONS**

| NO. | DATE       | DESCRIPTION              |
|-----|------------|--------------------------|
| 1   | 12.11.2009 | FOR PERMITS BY THE TOWNS |
| 2   | 12.11.2009 | FOR PERMITS BY THE TOWNS |

**PLAN INFORMATION**  
PROJECT NO. TH1-5860  
FILENAME TULLWOODS  
CHECKED BY ANL  
DRAWN BY BAU/SEL  
SCALE 1"=50'  
DATE 07.13.2011

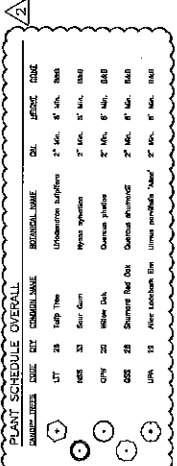
**OVERALL  
LANDSCAPE PLAN  
L5.00**



**1 TREE INSTALLATION**  
SCALE: N15

**PLANT SCHEDULE OVERALL**

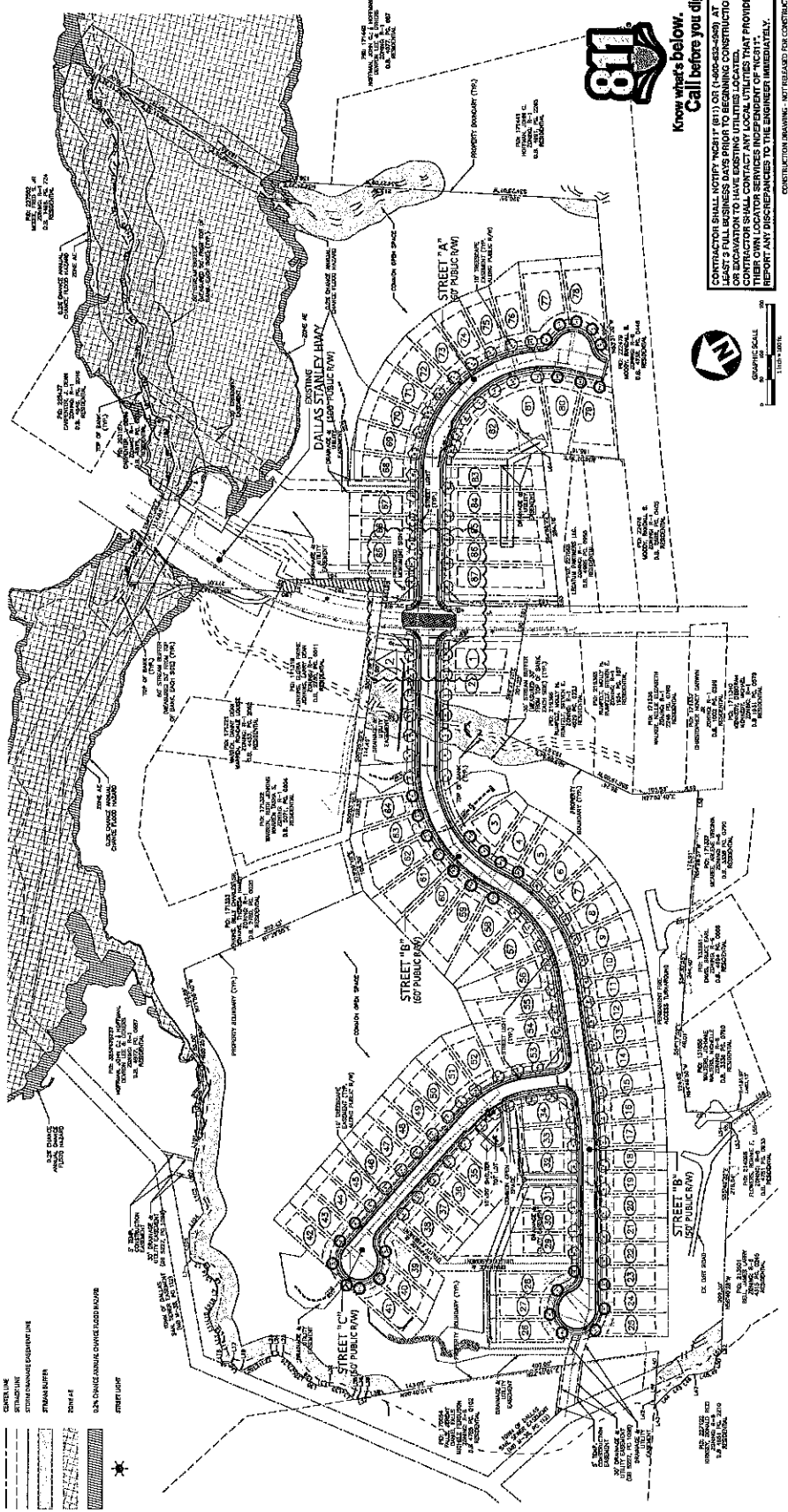
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|--------|-------|------|----------|------|
| 1      | PLANT | SIZE | QUANTITY | DATE |
| 2      | PLANT | SIZE | QUANTITY | DATE |
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| 99     | PLANT | SIZE | QUANTITY | DATE |
| 100    | PLANT | SIZE | QUANTITY | DATE |



**SITE DATA**

|                   |  |
|-------------------|--|
| CONTRACT NUMBER:  | TH1-5860   |
| PROJECT NAME:     | DAVIS HILLS  |
| PREPARED BY:      | DAVID M. McADAMS   |
| DATE:             | 07.13.2011   |
| SCALE:            | 1"=50'   |
| PROJECT LOCATION: | 500 DALLAS STANLEY HIGHWAY, TOWN OF DALLAS, NORTH CAROLINA |
| CLIENT:           | THE TOWNS  |
| DESIGNER:         | McADAMS GROUP, INC.  |
| DATE:             | 07.13.2011   |
| SCALE:            | 1"=50'   |

SEE SHEET CDD FOR ALL PROJECT, SITE GRADING, STORM DRAINAGE, UTILITY, AND ELEC. NOTES.  
ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWNS' LANDSCAPE DESIGN STANDARDS AND DETAIL DRAWINGS.



CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE UTILITIES TO THE PROJECT. CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.



CONSTRUCTION DRAWING - NOT PREPARED FOR CONSTRUCTION