



Planning and Inspections Department

P. O. Box 70, 308 E Stadium Drive, Eden NC 27289-0070/Telephone 336-623-2110/Fax 336-623-4057

MEMO

TO: Honorable Mayor and City Council
THRU: Brad Corcoran, City Manager
FROM: Kelly K. Stultz, AICP, Director
SUBJECT: **ZONING CASE Z-12-01/PUDR**
FINAL DEVELOPMENT PLAN – SUMMIT PLACE – PHASE 1
DATE: August 29, 2012

Northridge Development Corporation has presented a final development plan for Summit Place, Phase 1 located on Northridge Drive.

The Planning and Inspections Department recommends approval of the plan subject to conditions. The Planning Board considered the final development plan at their regular meeting on August 28, 2012. After consideration, the Board recommends that the request be approved subject to conditions (see attached list).

**CONDITIONS OF APPROVAL
FOR
FINAL DEVELOPMENT PLAN
SUMMIT PLACE PHASE I
(formerly NORTHRIDGE)**

1. Prior to issuance of a building permit, the Special Use Permit listing all conditions of approval, along with a copy of the Statement of Intent shall be recorded in the Register of Deeds of Rockingham County.

2. Prior to issuance of a building permit, the following conditions shall be met:
 - (1) The Homeowners Association documents shall be recorded in the Rockingham County Register of Deeds office.

 - (2) The developer shall provide all sanitary sewer easements and drainage easements and grant any rights-of-way necessary for each phase of the development. All such improvements shall be installed as per the Final Development Plan and shall meet all City requirements and specifications.

 - (3) The PUD shall comply with all City of Eden land use regulations including all provisions of the PUD-R district.

 - (4) The size and location of all signs must be noted.

 - (5) The plat for Phase I shall be recorded in the Rockingham Country Register of Deeds office.

LEGEND	
EIS	EXISTING IRON STAKE
IS	IRON STAKE SET
MON	CONCRETE MONUMENT
CL	CENTER LINE
PT	POINT
R/W	RIGHT-OF-WAY
FH	FIRE HYDRANT
SM	SANITARY SEWER MANHOLE
UP	UTILITY POLE
WM	WATER METER
EP	EDGE OF PAVEMENT
UE	EDGE OF PAVEMENT
SS	SANITARY SEWER
CON	CONCRETE

NOTE: THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND, THEREFORE, DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.

SUBJECT TO ANY EASEMENTS, AGREEMENTS OR RIGHTS-OF-WAYS OF RECORD WHICH WERE NOT VISIBLE AT THE TIME OF INSPECTION.

NOTE: NO ATTEMPT WAS MADE TO LOCATE UNDERGROUND UTILITIES.

STATE OF NORTH CAROLINA
COUNTY OF ROCKINGHAM
_____, REVIEW OFFICER OF _____, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER

DATE

"CURVE TABLE"				
NUM	ARC	RADIUS	BEARING	DISTANCE
C1	257.50'	306.25'	N57°31'59"E	249.98'
C2	268.78'	789.75'	N71°52'12"E	267.49'
C3	28.82'	20.00'	N20°49'55"E	26.39'
C4	130.14'	256.25'	N47°59'41"E	128.75'
C5	85.32'	256.25'	N72°04'57"E	84.92'
C6	7.73'	839.75'	N81°21'23"E	7.73'
C7	116.10'	839.75'	N77°07'55"E	116.01'
C8	60.01'	839.75'	N71°07'26"E	60.00'
C9	64.70'	839.75'	N66°52'09"E	64.69'
C10	37.26'	839.75'	N63°23'28"E	37.25'
C11	34.01'	20.00'	S89°10'05"E	30.06'

"LINE TABLE"		
NUM	BEARING	DISTANCE
L1	N56°33'16"W	50.00'
L2	N62°07'12"E	143.40'

CERTIFICATE OF OWNERSHIP AND DEDICATION

THE UNDERSIGNED HEREBY ACKNOWLEDGES TO THE OWNERSHIP OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF THE CITY OF EDEN, AND HEREBY ADOPTS THIS PLAN OF SUBDIVISION WITH FREE CONSENT, ESTABLISHES MINIMUM BUILDING SETBACK LINES, AND DEDICATES FOREVER CONSENT, ESTABLISHES MINIMUM BUILDING SETBACK LINES, AND DEDICATES FOREVER ALL STREETS, ALLEYS, WALKS, PARKS, OR OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED, AND DEDICATES ALL SANITARY SEWER, STORM SEWER AND WATER LINES TO THE CITY OF EDEN.

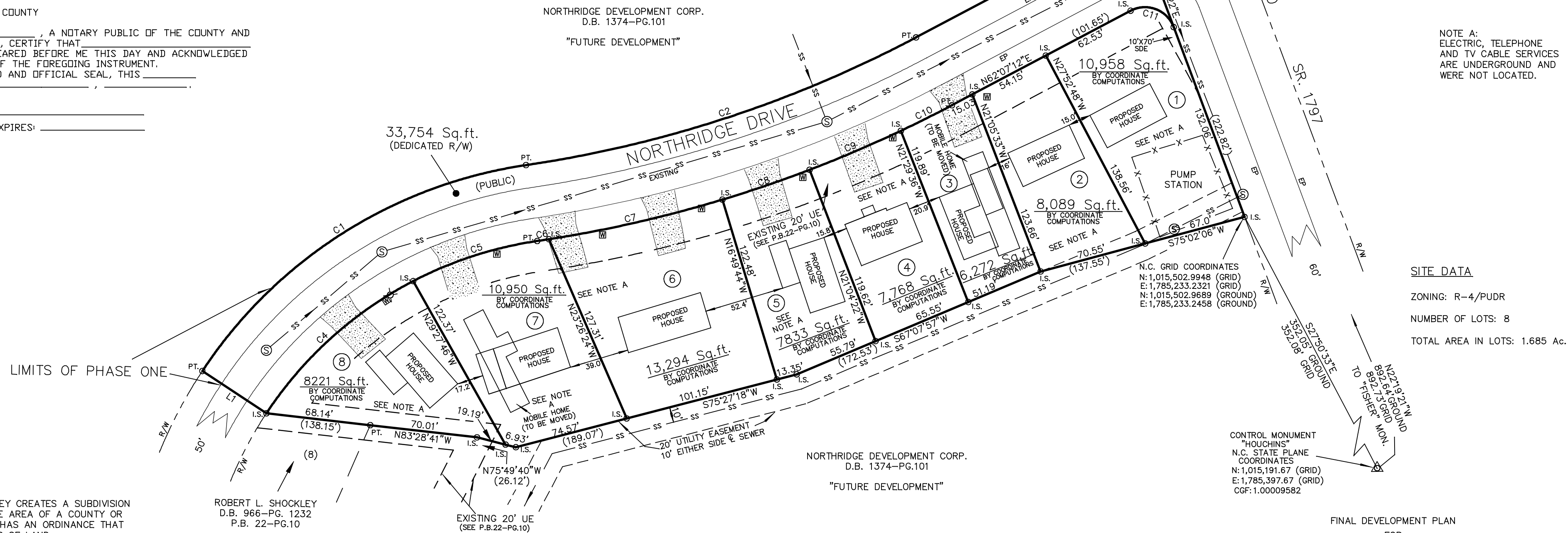
DATE _____ OWNER _____

NORTH CAROLINA

COUNTY

I, _____, A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, CERTIFY THAT _____ PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL SEAL, THIS _____ DAY OF _____.

NOTARY PUBLIC: _____
MY COMMISSION EXPIRES: _____



NOTE A:
ELECTRIC, TELEPHONE
AND TV CABLE SERVICES
ARE UNDERGROUND AND
WERE NOT LOCATED.

SITE DATA
ZONING: R-4/PUDR
NUMBER OF LOTS: 8
TOTAL AREA IN LOTS: 1.685 Ac.

THIS PLAT OF SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

C.E. ROBERTSON, PLS L-1421

NORTH CAROLINA
ROCKINGHAM COUNTY
I, C.E. ROBERTSON, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 743 PAGE 155, ETC), THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES, THAT THE RATIO OF PRECISION AS CALCULATED IS 1: 10,000, THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS 7TH DAY OF AUGUST A.D. 2012 .

SURVEYOR
LICENSE NUMBER L-1421

NORTHTRIDGE DEVELOPMENT CORP.
D.B. 1374-PG.101
"FUTURE DEVELOPMENT"

FINAL DEVELOPMENT PLAN
FOR

SUMMIT PLACE
"PHASE ONE"

LEAKSVILLE TOWNSHIP ROCKINGHAM COUNTY
NORTH CAROLINA
AUGUST 7, 2012 SCALE 1"= 50'
REVISED 8-9-2012, 8-28-2012
50 0 50 100 150

DEED REFERENCE

- 1: DEED BOOK 743-PAGE 155
- 2: DEED BOOK 1374-PAGE 101

OWNERS/DEVELOPERS
NORTHTRIDGE DEVELOPMENT CORP.
P.O. BOX 610
EDEN, N.C. 27289

REVISED 8-9-2012 TO CHANGE
NAME OF SUBDIVISION

SCALE
C.E. ROBERTSON & ASSOCIATES, P.C.
PROFESSIONAL LAND SURVEYOR L-1421
CERTIFICATION NUMBER: C-2928
P.O. BOX 584
EDEN, NC 27289
PH. (336) 627-0498

JOBNAME: NORTHTRIDGEPUDDPHASE1

NC GRID NORTH NAD 83