Development Data

Tax Parcel Number:	0013-00-*067.00; *067.01; *067.02; *135.00	**Building Setbacks:**	
		Primary:	5'
Zoning Jurisdiction:	Lancaster County	Side Yard:	5'
Zoning Classification:	LDR - Low Density Residential	Rear Yard:	0 or 5'
Proposed Zoning:	MX - Mixed Use, RMX - Residential Mixed Use	**Dimensional Standards:**	
Total Site Acreage:	60.27	Minimum Lot Size:	5,000 SF
Max. Density:	MX - 15 attached RMX - 12 attached, 9 detached	Minimum Lot Width:	N/A
		Minimum Lot Depth:	50'
Proposed Lots:	244 Units	Maximum Building Height:	2 Stories/35'
Proposed Density:		**Impervious Calculations:**	
Open Space Required:	10% (6.027 Ac.)	Total Post Development Impervious Area:	
Open Space Provided:		Existing Equivalent Residential Units (ERU):	
		Post Development ERU:	

CONNECT TO EXISTING ROAD

STREAM BUFFER

PUMP STATION

BMP

LAUREL HILLS ROAD

BMP

BMP

OUTPARCEL 3- 3.165 AC

OUTPARCEL 1- 4.287 AC

OUTPARCEL 2 - 4.799 AC

FULL MOVEMENT INTERSECTION

RIGHT IN/ RIGHT OUT

HIGHWAY 521

RIGHT IN/ RIGHT OUT

PROP. PARK COMMONS AVE (PRIVATE)

PROP. PARKSTONE DRIVE (PRIVATE)

MURPHY DR. (PRIVATE)

JENKINS DR.

PROP. 8" GRAVITY SEWER RUN 'A' ±529 L.F.

PROP. 8" GRAVITY SEWER RUN 'B' ±1,046 L.F.

PROP. 8" GRAVITY SEWER RUN 'C' ±883 L.F.

PROP. 8" WATER MAIN ±443 L.F.

PROP. 8" GRAVITY SEWER RUN 'D' ±858 L.F.

PROP. 10' TEMP CONSTRUCTION EASEMENT

PROP. 30' SANITARY SEWER EASEMENT

PROP. 8" OMNI METER AND 1" IRRIGATION METER. PRIVATE, COMBINED FIRE/DOMESTIC WATER SYSTEM (PERMITTED SEPARATELY)

CONNECT PROP. 8" WATER MAIN TO EX. 12" DI MAIN W/PROP. 12"x8" TAPPING SLEEVE & VALVE

PROPERTY LINE

EX. R/W

PARCEL 4 3.47 ACRES COMMERCIAL USES

FIRE HYDRANT #1

FIRE HYDRANT #2

FIRE HYDRANT #3

SSMH-A8 SSMH-A7 SSMH-A6 SSMH-A5 SSMH-A4 SSMH-B1 SSMH-B4 SSMH-C1 SSMH-C2 SSMH-C3B (FUTURE) SSMH-C3A (FUTURE) SSMH-C5 SSMH-C4 SSMH-C3 SSMH-C3A SSMH-D4 SSMH-D5 SSMH-D6 SSMH-D7

U0 U1 U2 U3 U3 U4 U4 U4 U5 U5 U5 U6 U6 U6 U6 U7 E1 E2 E3 E4

GRAPHIC SCALE 0 50 100 200 FEET

NO.	REVISION	DATE	BY
1	PER CITY/COUNTY COMMENTS	10/20/2021	MCH
2	PER CITY/COUNTY COMMENTS	11/17/2021	MCH
3	PER CITY/COUNTY COMMENTS	12/15/2021	MCH
4	PER CITY/COUNTY COMMENTS AND REVISED PER OWNER BULLETIN 3	2/2/2023	MCH

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

THE INFORMATION SHOWN ON THIS PLAN IS FOR GENERAL LOCATION ONLY. CONTRACTOR SHALL CONTACT ALL UTILITIES FOR EXACT LOCATIONS PRIOR TO CONSTRUCTION.

LEGEND

- FRONT LOAD TOWNHOMES
- REAR LOAD TOWNHOMES
- COMMERCIAL BUILDING
- DETATCHED GARAGE

Scale: 1" = 100'

0 50 100 200 300 400

Q:\CHA\Projects\1528-Harris Corners Planning\CAD\Exhibits\Sketch Plan3.dwg 2/2/2023 12:28:21 PM

MERRICK®
301 E. McDOWELL ST. SUITE 300
CHARLOTTE, NC 28204
PHONE: 704.526.6500
SC ENGINEERING FIRM 1278

THIS DRAWING AND THE DESIGN CONTAINED HEREIN IS THE EXCLUSIVE PROPERTY OF MERRICK AND COMPANY FOR A SPECIFIC PROJECT, AS DESCRIBED IN THE TITLE BLOCK. ANY USE OF THIS DRAWING ON ANY OTHER PROJECT, EXTENSION OF THE PROJECT, OR ON ANY OTHER PROJECT OR IN PART ON EXTENDING OF THE PROJECT, OR ON ANY OTHER PROJECT WITHOUT THE PRIOR EXPRESS WRITTEN CONSENT OF MERRICK AND COMPANY, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY OR LOSS EXPOSURE TO MERRICK AND COMPANY.

LENNAR®
11230 Carmel Commons Boulevard
Charlotte, NC 28226

REV	REVISION: DESCRIPTION	DATE:	DRAWN BY:	CHECKED BY:	APPROVED BY:
REVISIONS:					

DATE:	
DESIGN BY:	XXX MM/DD/YY
DRAWN BY:	XXX MM/DD/YY
CHECKED BY:	XXX MM/DD/YY
APPROVED BY:	XXX MM/DD/YY

Harris Corner
Lancaster, SC

Sketch Plan

JOB NO: 651206678

DATE: MM/DD/YYYY

SHEET S-1