

DOCKET #: W3070
(continued from 6/10/2010)

PROPOSED ZONING:
Special Use Permit
for access

EXISTING ZONING:
RS9

PETITIONER:
Roy L. Burger
for property owned
by Same

SCALE: 1" represents 400'

STAFF: Reed

GMA: 3

ACRES: 11.43

**NEAREST
BLDG:** 75' south

MAP(S): 594862



July 14, 2010

Roy L. Burger, Sr.
121 Circle Drive
Swansboro, NC 28584

RE: SPECIAL USE PERMIT W-3070

Dear Mr. Burger:

The attached report of the Planning Board to the City Council is sent to you at the request of the Council Members. You will be notified by the City Secretary's Office of the date on which the Council will hear this petition.

Sincerely,

A. Paul Norby, FAICP
Director of Planning

pc: City Secretary's Office, P.O. Box 2511, Winston-Salem, NC 27102
Charles P. Truby, 4400 Tynning Street, High Point, NC 27265

ACTION REQUEST FORM

DATE: July 14, 2010
TO: The Honorable Mayor and City Council
FROM: A. Paul Norby, FAICP, Director of Planning

BOARD ACTION REQUEST:

Request for Public Hearing on Special Use Permit by Roy L. Burger Sr.

SUMMARY OF INFORMATION:

Special Use Permit by Roy L. Burger Sr. for access across RS-9 zoned land to RM-8-S zoned land: property is located on the east side of Meadowlark Drive, south of Robinhood Road (Zoning Docket W-3070).

PLANNING BOARD ACTION:

MOTION ON PETITION: APPROVAL
FOR: UNANIMOUS
AGAINST: NONE
SITE PLAN ACTION: CONFORMS TO THE REQUIREMENTS OF THE UDO

CITY ORDINANCE - SPECIAL USE PERMIT

Special Use Permit of Roy L. Burger Sr.,
Docket W-3070

AN ORDINANCE ISSUING A SPECIAL USE
PERMIT FOR ACCESS ACROSS RS-9 ZONED
LAND TO RM-8-S ZONED LAND

BE IT ORDAINED by the City Council of the City of Winston-Salem as follows:

Section 1. The City Council hereby makes an affirmative finding as follows, based upon the material and competent evidence presented at the public hearing:

1. That the use will not materially endanger the public health or safety if located where proposed and developed according to the application and plan as submitted and approved;
2. That the use meets all required conditions and specifications;
3. That the use will not substantially injure the value of adjoining or abutting property, or that the use is a public necessity; and,
4. That the location and character of the use, if developed according to the application and plan submitted and approved, will be in harmony with the area in which it is to be located and in general conformity with *Legacy*.

Section 2. The Winston-Salem City Council hereby issues a special use permit for access across RS-9 zoned land to RM-8-S zoned land in accordance with Section 6-1.5 of the Zoning Ordinance of the *Unified Development Ordinances* to Roy L. Burger Sr. to be established on the following described property:

PIN #s 5896-74-0970, 5896-74-3659, and 5896-64-9907

Section 3. This Ordinance is adopted after approval of the site plan entitled Villas at Robinhood and identified as Attachment "A" of the Special Use Permit issued by the City Council the _____ day of _____, to Roy L. Burger Sr.

Section 4. The City Council hereby directs the issuance of a Special Use Permit pursuant to Section 6-1.5 of the Zoning Ordinance of the *Unified Development Ordinances* for a development to be known as Villas at Robinhood. Said Special Use Permit and site plan with associated documents are attached hereto and incorporated herein.

Section 5. This Ordinance shall be effective from and after its adoption.

CITY - SPECIAL USE PERMIT

SPECIAL USE PERMIT

Issued by the City Council
of the City of Winston-Salem

The City Council of the City of Winston-Salem issues a Special Use Permit for the site shown on the site plan map included in this zoning petition of Roy L. Burger Sr., (Zoning Docket W-3070). The site shall be developed in accordance with the plan approved by the Council and bearing the inscription: "Attachment A, Special Use Permit for access across RS-9 zoned land to RM-8-S zoned land, approved by the Winston-Salem City Council the _____ day of _____, 20____" and signed, provided the property is developed in accordance with requirements of Section 6-1.5 of the Zoning Ordinance of the *Unified Development Ordinances*, and other applicable laws, and the following additional conditions be met:

- **PRIOR TO THE ISSUANCE OF GRADING PERMITS:**
 - a. Developer shall obtain a driveway permit from NCDOT; additional improvements may be required prior to issuance of driveway permit.
- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:**
 - a. All required improvements of the NCDOT driveway permit shall be completed.
- **OTHER REQUIREMENTS:**
 - a. The internal vehicular connection between the subject property and the adjacent property to the east (F-1497) shall not be gated or closed.

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

PETITION INFORMATION			
Docket #	W-3070		
Staff	Gary Roberts Jr. AICP		
Petitioner(s)	Roy L. Burger Sr.		
Owner(s)	Same		
Subject Property	PIN #s 5896-74-0970, 5896-74-3659, and 5896-64-9907		
Address	1105 & 1155 Meadowlark Drive		
Type of Request	Special Use Permit for access across RS-9 zoned land to RM-8-S zoned land.		
Continuance History	The request was continued from the June 10, 2010 Planning Board meeting to the July 8 Planning Board meeting.		
Zoning District Purpose Statement	The RS-9 District is primarily intended to accommodate relatively high density single family detached dwellings in urban areas. This district is intended for application in GMAs 2 and 3 and may be suitable in Metro Activity Centers where public facilities, including public water and sewer, public roads, parks, and other governmental support services, are available.		
Neighborhood Contact/Meeting	The petitioner has stated that there has been no contact with the neighbors regarding this request.		
GENERAL SITE INFORMATION			
Location	East side of Meadowlark Drive, south of Robinhood Road		
Jurisdiction	City of Winston-Salem		
Ward(s)	West		
Site Acreage	± 11.43 acres		
Current Land Use	The site is primarily undeveloped with the exception of two single family homes which are proposed for removal to accommodate the proposed single family subdivision, PBR 2010-05.		
Surrounding Property Zoning and Use	Direction	Zoning District	Use
	North	RS-9	Single family homes
	East	RM-8-S	Multifamily residential (under construction)
	South	RS-9	Single family homes
	West	RS-9 & MU-S	Undeveloped property
Physical Characteristics	The majority of the site is heavily wooded and has a moderate to steep slope downward to the north.		
Proximity to Water and Sewer	Public water and sewer are available.		
Stormwater/ Drainage	No known issues. A stormwater study will be required as a condition of the proposed subdivision on the subject property (PBR 2010-05).		
Watershed and Overlay Districts	The site is not within a water supply watershed.		

Analysis of General Site Information	The site appears to have no development constraints and is suitable for providing access.			
SITE ACCESS AND TRANSPORTATION INFORMATION				
Street Name	Classification	Frontage	ADT Count	Capacity/LOS D
Meadowlark Drive	Minor Thoroughfare	692'	12,000	11,100
King Rusty's Lane	Private street	25'	NA	NA
Proposed Access Point(s)	The site plan shows an access onto Meadowlark Drive and a connection to a private stub street within an adjacent multifamily development to the east (see the Conformity to Plans and Planning Issues section below).			
Planned Road Improvements	The Comprehensive Transportation Plan recommends a three lane cross section with widened outside lanes and sidewalks for Meadowlark Road.			
Trip Generation - Existing/Proposed	The installation of a new private street will not generate additional traffic, but will disperse traffic through greater connectivity.			
Sidewalks	Sidewalks are proposed along one side of the proposed private street.			
Transit	Route 12 at the intersection of Country Club Road and Peace Haven Road is located approximately 1.6 miles to the southeast.			
Connectivity	The proposed secondary connection into the adjacent RM-8-S zoned site will provide good connectivity to the general area.			
Analysis of Site Access and Transportation Information	<p>In 2008, a rezoning request for 224 multifamily units was approved directly east of the subject property (F-1497). The site plan for this development included a private street stub into the subject property. The proposed site plan, which also corresponds to PBR 2010-05, connects to that stub which would in turn permit cross access between single family zoning and multifamily zoning. Special Use Permits, authorized by the Elected Body, are required in situations where private street connections are requested between single and multifamily zoning. In contrast to a more legislative rezoning action, Special Use Permits are quasi judicial actions which require certain Findings of Fact to be found in order to grant approval (See the Other Applicable Plans and Planning Issues section below).</p> <p>Although the streets within both developments are private, the request would facilitate greater connectivity between Meadowlark Drive and Robinhood Road for the internal residents. This would lessen the impact to the existing signalized intersection of these two thoroughfares northwest of the site.</p>			
CONFORMITY TO PLANS AND PLANNING ISSUES				
Legacy GMA	Growth Management Area 3, Suburban Neighborhoods			
Relevant Legacy Recommendations	<ul style="list-style-type: none"> <u>Street Design</u>: New streets in residential areas must be designed to accommodate all users. Greater connectivity between residential streets would distribute the total traffic, ease congestion and make movement easier for all modes of transportation. 			

Relevant Area Plan(s)	The site is not within the boundaries of an area plan or development guide.
Other Applicable Plans and Planning Issues	<p>For Special Use Permits (SUP) requiring approval by the Elected Body, certain findings have to be met. Findings of the Planning Board accompanying a favorable recommendation shall include:</p> <p><u>Planning Board Findings:</u></p> <ol style="list-style-type: none"> 1. The development is in conformity with <i>Legacy</i>. (Yes) 2. Water and sewer service are available in adequate capacity. (Yes) 3. Where buildings greater than thirty-five (35) feet in height are proposed within the City of Winston-Salem limits, there is adequate access for aerial fire-fighting equipment. (<i>No buildings 35' are proposed on the Special Use Permit property</i>) 4. Streets and highways, both within and in the vicinity of the development, are of such design and traffic-carrying capacity that the development will not create a traffic hazard. (Yes) 5. General layout and design of the development meet all requirements of this Ordinance. (Yes) 6. Adequate, safe and convenient provision is made for vehicular and pedestrian movement on the site with particular attention paid to the needs of public safety equipment and personnel (fire, police, etc) and service vehicles and personnel (sanitation, postal delivery, etc). (Yes) 7. The Planning Board may recommend to the Elected Body conditions as identified in Section 6-1.3(A)(1) for the issuance of the special use permit to reduce impacts associated with the project. (<i>See "SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL" section below</i>) <p>The Elected Body shall issue a special use permit only when the Elected Body makes an affirmative finding as follows:</p> <p><u>Elected Body Findings:</u></p> <ol style="list-style-type: none"> 1. That the use will not materially endanger the public health or safety if located where proposed and developed according to the application and plan as submitted and approved. (Yes) 2. That the use meets all required conditions and specifications. (Yes) 3. That the use will not substantially injure the value of adjoining or abutting property, or that the use is a public necessity; and, (Yes) 4. That the location and character of the use, if developed according to the application and plan submitted and approved, will be in harmony with the area in which it is to be located and in general conformity with <i>Legacy</i>. (Yes)

Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)	(R)(3) - Have changing conditions substantially affected the area in the petition?					
	Yes, see comments regarding adjacent multifamily rezoning below.					
	(R)(4) - Is the requested action in conformance with <i>Legacy</i>?					
Yes						
Analysis of Conformity to Plans and Planning Issues	Planning staff suggests that the request complies with the required Special Use Permit Findings as noted above, and recommends approval.					
RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
F-1497	RS-9 to RM-8-S	Approved 5-12-08	Directly east	28.16	Approval	Approval
F-1392	RS-9 to MU-S	Approved 11-10-03	Directly southwest	795	Approval	Approval
SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS						
Building Height	Maximum			Proposed		
	40'			NA		
Impervious Coverage	Maximum			Proposed		
	NA			----		
UDO Sections Relevant to Subject Request	<ul style="list-style-type: none"> Chapter B, Article II, Section 2-1.2 (H) RS-9 District Chapter B, Article II, Section 2-5.2 Access Easement Use Conditions 					
Complies with Chapter B, Article VII, Section 7-5.3	(A) <i>Legacy</i> policies:		Yes			
	(B) <i>Environmental Ord.</i>		NA			
	(C) Subdivision Regulations		NA			
Analysis of Site Plan Compliance with UDO Requirements	The UDO requirements for the Special Use Permit site plan have been met.					
CONCLUSIONS TO ASSIST WITH RECOMMENDATION						
Positive Aspects of Proposal				Negative Aspects of Proposal		
Request meets all SUP Findings and provides good street connectivity.				The interconnectivity could encourage cut-through traffic through the private streets.		
Request is consistent with <i>Legacy</i> which encourages greater connectivity.						

SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL

The following proposed conditions are from interdepartmental review comments and are proposed in order to meet codes or established standards, or to reduce negative off-site impacts.

- **PRIOR TO THE ISSUANCE OF GRADING PERMITS:**
 - a. Developer shall obtain a driveway permit from NCDOT; additional improvements may be required prior to issuance of driveway permit.
- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:**
 - a. All required improvements of the NCDOT driveway permit shall be completed.
- **OTHER REQUIREMENTS:**
 - a. The internal vehicular connection between the subject property and the adjacent property to the east (F-1497) shall not be gated or closed.

STAFF SPECIAL USE PERMIT RECOMMENDATION: Approval

NOTE: These are **staff comments** only; final recommendations on projects are made by the City-County Planning Board, with final decisions being made by the appropriate Elected Body, who may approve, deny, table or request modification for any project. **THE APPLICANT OR REPRESENTATIVE IS STRONGLY ENCOURAGED TO ATTEND THE PUBLIC HEARINGS WHERE THE CASE WILL BE CONSIDERED BY THE PLANNING BOARD AND THE ELECTED BODY.**

**CITY-COUNTY PLANNING BOARD
PUBLIC HEARING
MINUTES FOR W-3070
JULY 8, 2010**

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

MOTION: Paul Mullican moved approval of the special use permit, certified that the site plan meets all code requirements and recommends staff conditions.

SECOND: Arthur King

VOTE:

FOR: Wesley Curtis, Arnold King, Arthur King, Clarence Lambe, Darryl Little, Barry Lyons, Lynne Mitchell, Paul Mullican

AGAINST: None

EXCUSED: None

A. Paul Norby, FAICP
Director of Planning

LEGEND

- EIP EXISTING IRON PIPE
- EIR EXISTING IRON REBAR
- IPS IRON PIPE SET
- R/W RIGHT OF WAY
- DB DEED BOOK
- PB PLAT BOOK
- ☐ CENTERLINE
- RCFP REINFORCED CONCRETE PIPE
- ⊕ FIRE HYDRANT
- ⊕ SANITARY MANHOLE
- ⊕ UTILITY POLE
- ⊕ LAMP POST
- ⊕ CURB INLET
- TPED TELECOMMUNICATIONS PEDESTAL
- X FENCE
- S SANITARY SEWER
- E UNDERGROUND ELECTRIC
- T UNDERGROUND TELEPHONE
- GAS UNDERGROUND GAS
- H WATER
- WM WATER METER
- SM SIGN
- GM GAS METER
- ⊕ STORM MANHOLE
- IRRV IRRIGATION CONTROL VALVE
- LS AREA LANDSCAPE AREA

Tree Save Area Summary Calculations - To Be Used In Conjunction With the Inspections Division Landscaping and Tree Preservation Checklist

New Development:	Additions to Existing Development:
Total Site Size (in Square Feet): 497934.36	Total Limits of Land Disturbance (in Square Feet): 422532 SF, 9.7 AC
Total Site Area Excluded From TSA: Square Feet of Proposed R.O.W.s 90169.20 + Square Feet of Existing Utility Easements 0 + Square Feet of Existing Water Bodies and Stormwater Ponds 12,600 SF of Wetpond= 102769.2 SF excluded	
Minimum Tree Save Area Required: 10% x 12%	
Total Required Tree Save Area (in Square Feet): Total Site Size or Total Limits of Land Disturbance - Excluded Area X Minimum TSA (12 %) = 47420. (1.09 AC)	

COMMON OPEN SPACE REQUIRED (15% OF 11,431 AC.) = 1.71 AC. PROVIDED: 6.87 AC.
 ACTIVE OPEN SPACE REQUIRED (15% OF 1.71 AC.) = 0.26 AC. PROVIDED: 0.26 AC.

DRIVEWAY NOTE:
 ALL DRIVEWAYS HAVE A MIN. OF 19'X20' PARKING SPACE OUTSIDE OF THE 40' PRIVATE RIGHT OF WAY AND ALL GARAGE UNITS ARE A MIN. OF 20' FROM 40' PRIVATE RIGHT OF WAY.
 SIDEWALKS SLOPE AND GRADE TO REMAIN TYPICAL AND CONTINUOUS THRU DRIVEWAYS.

DISTURBED AREA: 9.7 AC.
 STREAM BUFFERS BASED ON 100 AC. (30' FROM TOB)

Tree Stand Method Used: Yes No

List the Area of Each Tree Stand Being Saved: 0.82 AC, 0.40 AC, ... and 0.26 AC

Describe Each Tree Stand (Age, Health, Species Mix) Existing hard woods over 10 yrs old of good health. Various species. Mainly Oaks and Maples some Poplars in each stand

Total Square Footage of Tree Stands Being Saved to Satisfy Minimum TSA: 64468.8 (1.48 AC)

Total Required TSA (in Square Feet): 47420. (1.09 AC)

Total TSA provided (in Square Feet): 64468.8 (1.48 AC)

ADDITIONAL NOTES

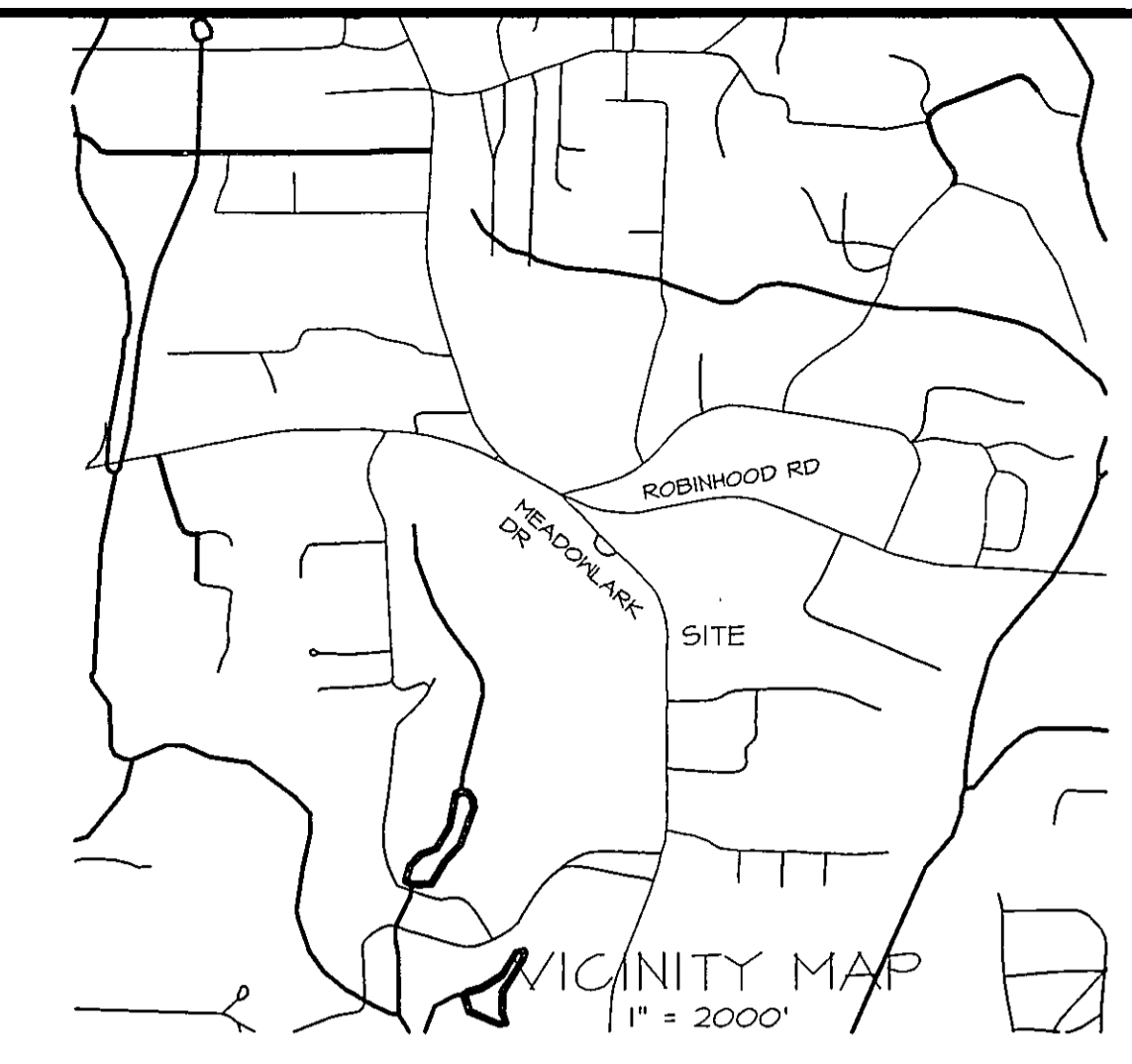
SITE ACREAGES:
 TOTAL AREA (BY COORDINATE METHOD) 11 646 AC
 AREA WITHIN MAINTENANCE RW 0.133 AC
 AREA BETWEEN MAINTENANCE RW AND 35' FROM CENTERLINE 0.081 AC
 TOTAL PARCEL ACREAGE: 11.431 AC

TREE SAVE AREA:
 11 431 AC - ROADS (2.07 AC) - WET POND (0.29 AC) X 12% = 1.09 AC. REQUIRED.
 1.48 AC. PROVIDED

MAP NUMBER: 594862
 DEED REF. BOOK, PAGE: DB 613 Pg 33, DB 613 PG 26, DB 609 PG 387, DB 512 PG 26
 PLAT REF: PG 9 PG 205
 TAX REF: 5896-64-9907.00, 5896-74-0970.00, 5896-74-0970.00, 5896-74-3659.00
 ADDITIONAL INFORMATION ON GRID TIE: PG 56 PG 101

WATERSHED CALCULATIONS
 NAME OF WATERSHED: MUDDY CREEK BASIN
 TOTAL SITE AREA SQUARE FOOTAGE 497934.86 SQ. FT.
 LESS EXISTING BUILT UPON AREA (AS OF 1/1/84) 15510.89 SQ. FT.
 VACANT LAND AREA (AS OF 1/1/84) 482423.47 SQ. FT.
 PROPOSED NEW STREET BUILT UPON AREA (WITH SIDEWALKS) 74488 SQ. FT.
 PROPOSED NEW HOUSE UPON AREA 124,148 SQ. FT.
 TOTAL PROPOSED BUILT UPON AREA 198,634 SQ. FT.
 TOTAL PROPOSED BUILT UPON PERCENTAGE 39.9%

NOTES:
 DEVELOPER SHALL INSTALL MEADOWLARK DR ROAD IMPROVEMENTS. PER THE REQUIREMENTS OF NCDOT.
FLOOD INFORMATION:
 THERE IS NO FLOOD PLAIN PRESENT ACCORDING TO FORSYTH COUNTY GIS INFORMATION. NOT WITHIN 100YR FLOOD PLAIN BOUNDARY ACCORDING TO FEMA FIREM 371058960J DATED JANUARY 2, 2009.
BUILDING INFORMATION:
 *HEIGHT: 1 & 2-STORY UNITS MAX. BUILDING HEIGHT: 40' NUMBER OF UNITS: 53
 BOUNDARY AND TOPOGRAPHICAL INFORMATION GENERATED FROM WINSTON-SALEM TAX MAPS TOPOGRAPHICAL INFORMATION GENERATED FROM FORSYTH COUNTY AERIAL TOPOGRAPHY

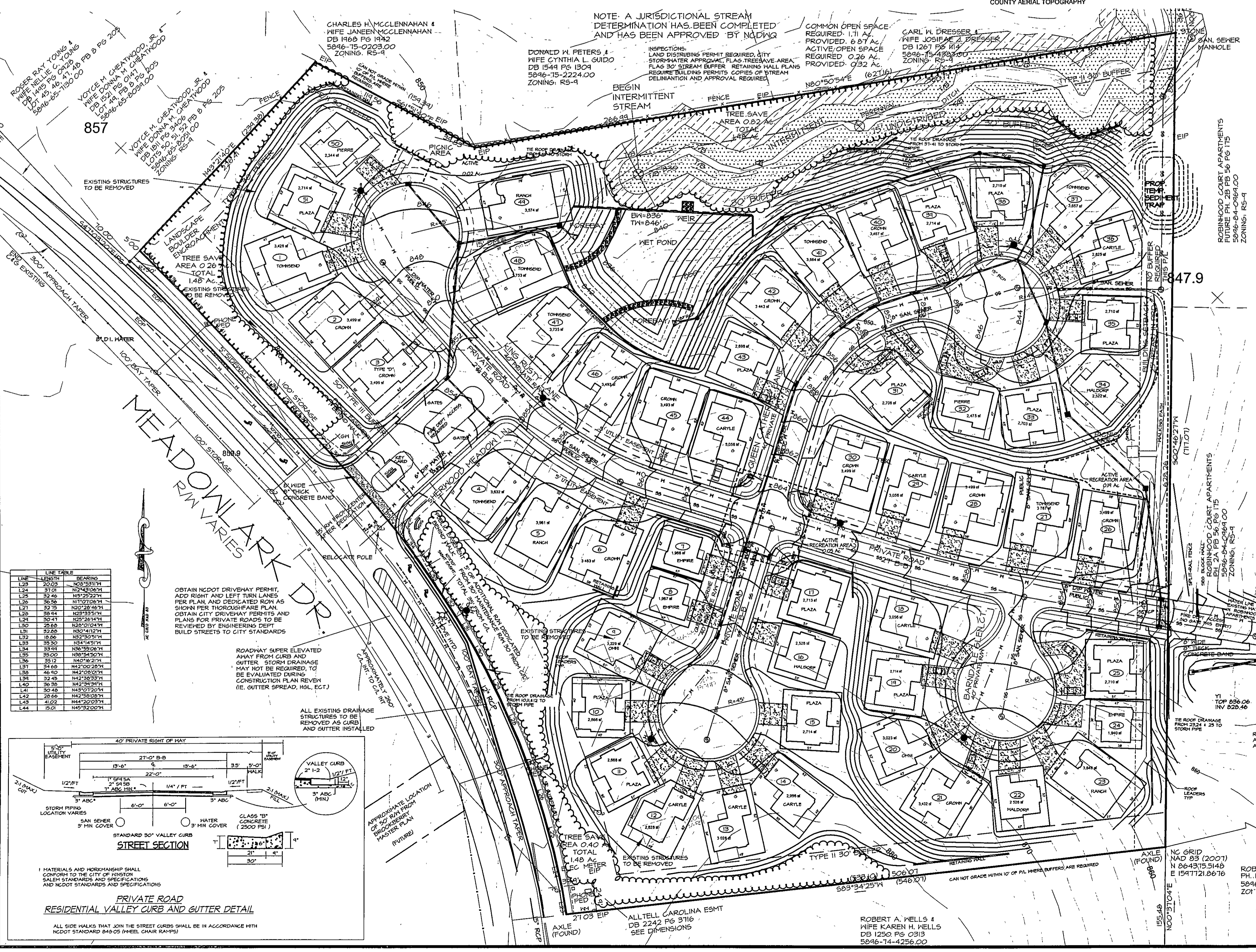


REVISIONS

DEPT. COMMENTS	6-14-10
DEPT. COMMENTS	6-29-10

ENGINEERING AND SURVEYING, INC.
 LAND DEVELOPMENT CONSULTING

4400 TRINITY STREET
 HIGH POINT, NORTH CAROLINA 27265
 PHONE: (336) 812-8800 - FAX: (336) 812-8780



REVIEW INFORMATION

Type of Review:
 Special Use Rezoning
 Site Plan Amendment
 Special Use Permit (Elected Body Only)
 Final Development Plan
 Preliminary Subdivision
 Planning Board Review

Jurisdiction:
 City of Winston-Salem
 Forsyth County
 Village of Clemmons
 Town of Walkertown

Purpose Statement: The purpose of this request is to obtain preliminary subdivision approval for the subdivision of the subject property into 53 residential units.

INFRASTRUCTURE

Water	<input checked="" type="checkbox"/> Public	<input type="checkbox"/> Private
Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Streets	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Linear feet of public streets: 1945 ft.

SITE SIZE AND COVERAGES

Total Acreage: 11.431 Acres

Site Coverages:	
Building to Land	24.3 %
Pavement to Land	15.0 %
Open Space	60.7 %

Building Square Footage: 121,096.8 sf
 Building Height: 40' VARIES ft.

SITE PLAN LEGEND

ZONING
 Existing Zoning: RS-9
 Proposed Zoning: PRD

OFF-STREET PARKING (if applicable)
 Proposed Use(s): RESIDENTIAL PARKING
 Required Parking: 102 Spaces / 2 SP (MIN) (more than one calculation may be needed)
 Parking Provided: 102 SPAC (2 spaces not included)

OFF-STREET LOADING (if applicable)
 Loading/Unloading Spaces Required: _____
 Loading/Unloading Spaces Provided: _____
 Size: _____ ft. X _____ ft.

DENSITY CALCULATIONS
 # of Units or Lots: 53
 Density: 0.22 Units/Lots per Acre

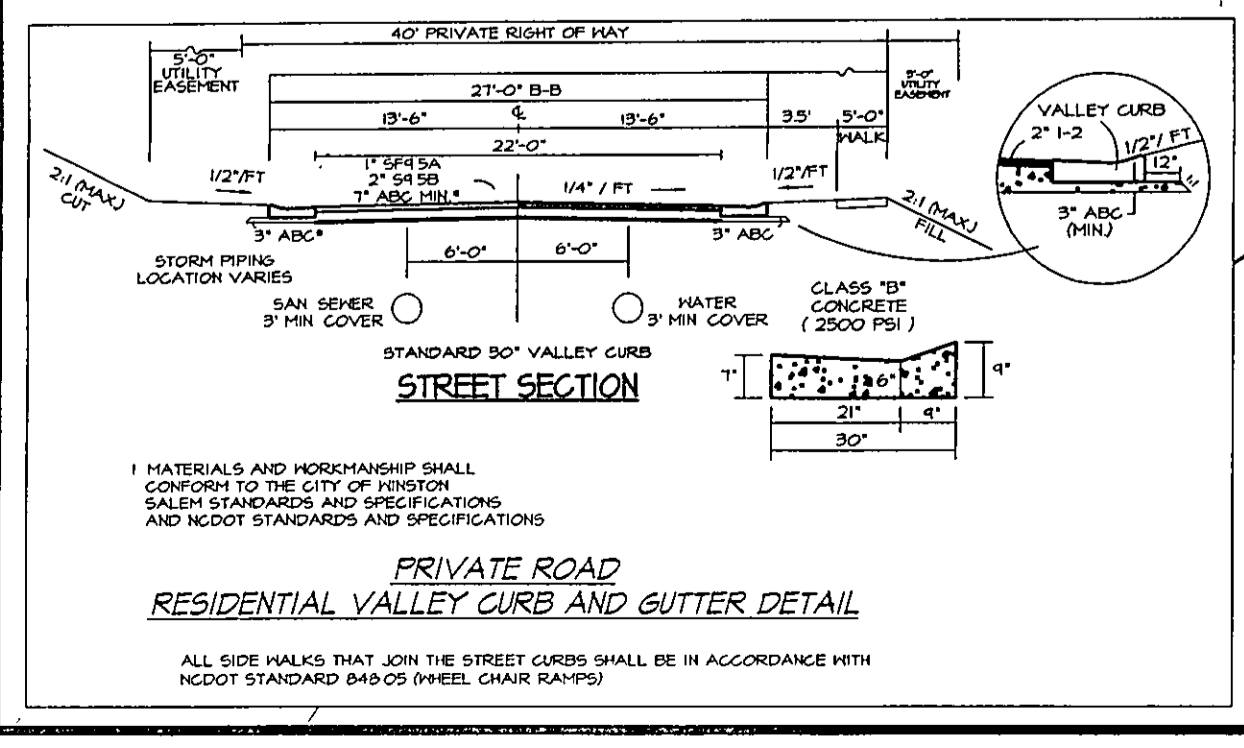
PROPERTY INFORMATION
 PIN # 5896-74-0970.00, 5896-64-9907
 Tax Block(s) 4638
 Lot(s) 53-72

WATERSHED CALCULATIONS
 This section only needs to be completed for projects located within designated water supply watersheds. See reverse side for calculation legend.

- WS-III Watersheds - Salem Lake, Abbotts Creek, and Lake Brandt
- WS-IV Watersheds - Oak Hollow/Randleman Lake, Kenersville Lake, Yadkin River, and Dan River

LINE TABLE

LINE	NUMBER	BEARING
L101	20.22	N05°53'11"E
L102	31.01	N74°40'00"W
L103	32.46	N02°29'27"E
L104	36.36	N10°02'08"W
L105	37.19	N02°29'27"E
L106	38.84	N28°35'54"W
L107	39.21	N28°35'54"W
L108	25.88	N28°01'24"W
L109	32.82	N04°41'31"E
L110	15.06	N83°32'51"W
L111	39.92	N34°14'21"E
L112	39.98	N84°35'26"W
L113	39.00	N86°26'50"W
L114	33.12	N42°01'34"E
L115	34.85	N42°00'28"W
L116	49.40	N42°09'04"E
L117	32.45	N42°38'33"W
L118	36.39	N42°38'33"W
L119	30.48	N43°07'32"W
L120	36.68	N42°38'33"W
L121	41.02	N44°20'23"E
L122	19.21	N49°32'02"E

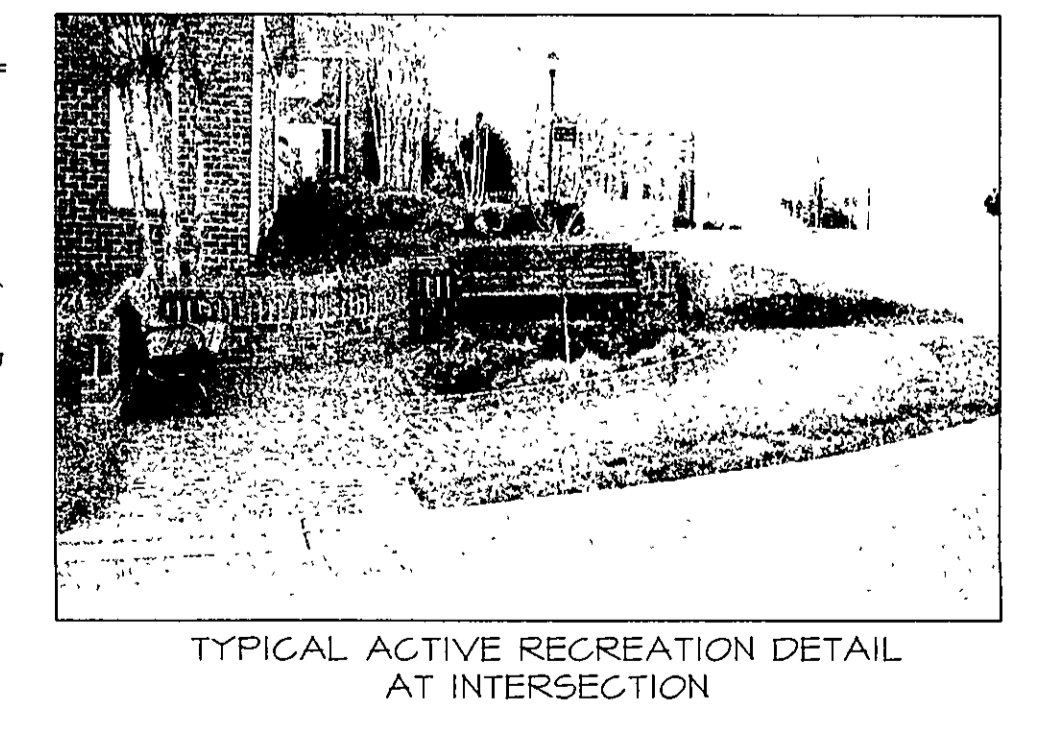
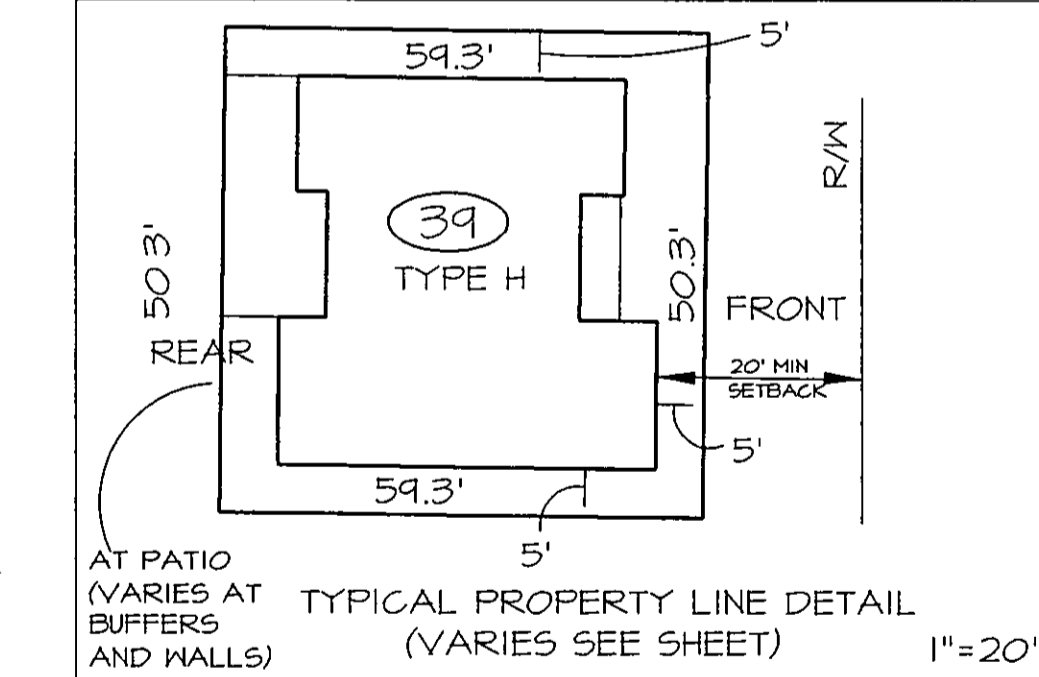


CONNECTIVITY INDEX

8 LINKS / 7 NODES = 1.14

REQUEST HANDED DUE TO TOPOGRAPHY AND EXISTING DEVELOPMENT PATTERNS ALSO ZONING CONDITION REQUIRE SHARED CONNECTION BETWEEN THIS SITE AND P-1411 REMAIN OPEN AND NOT GATED

STORMWATER DEVELOPMENT SHALL MEET THE REQUIREMENTS OF THE WINSTON-SALEM POST CONSTRUCTION STORMWATER MANAGEMENT ORDINANCE STORMWATER STUDY REQUIRED

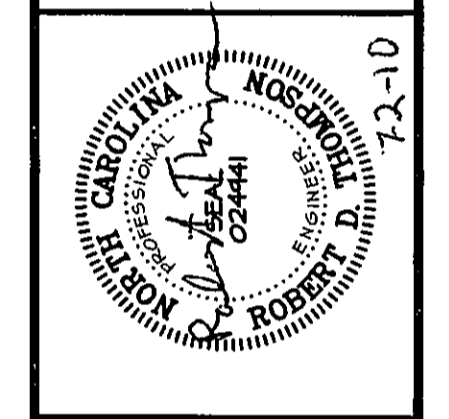


PETITIONER
 Barry Siegal
 BSC Holdings, Inc.
 P.O. Box 8306
 Greensboro, NC 27419
 (336) 242-9010 (office)
 (336) 632-0207 (fax)
 (336) 587-3633 (cell)
 bscholding@aol.com
 www.bschoholding.us

OWNER
 Block Lot 4638, 53-72
 Roy L. Burger
 121 Circle Drive
 Swansboro, NC 28584

PREPARER
 CPT ENGINEERING AND SURVEYING, INC.
 PHONE 336-812-8800
 FAX: 336-812-8780
 EMAIL: DANNY@CPTENGINEERING.COM

SCALE: 1" = 50'
DATE: 6-14-2010
PROJECT: 965-10
DRAWN BY: RDT
SHEET: 1



PRELIMINARY SUBDIVISION PLAN ~ PRD
Villas at Robinhood
 FORMERLY MEADOW HAVEN
 FOR THE CITY OF WINSTON-SALEM, NC
 BSC HOLDINGS, INC.
 FORSYTH COUNTY ~ NORTH CAROLINA