

**DOCKET #:** F1462

**PROPOSED ZONING:**  
RS20-S (Residential Building, Single Family)

**EXISTING ZONING:**  
RS30

**PETITIONER:**  
K.T. Isenhour Custom Homes, Inc. for property owned by Cambridge Isenhour Homes, Inc.

**SCALE:** 1" represents 600'

**STAFF:** King

**GMA:** 3

**ACRE(S):** 25.13

**MAP(S):** 582862, 582866



May 24, 2006

K.T. Isenhour Custom Homes, Inc.  
c/o K. T. Isenhour  
3411 Healy Drive  
Winston-Salem, NC 27103

RE: ZONING MAP AMENDMENT F-1462

Dear Mr. Isenhour:

The attached report of the Planning Board to the Forsyth County Board of Commissioners is sent to you at the request of the Commissioners.

When the rezoning is scheduled for public hearing, you will be notified by Jane Cole, Clerk to the County Commissioners, of the date on which the Commissioners will hear this petition.

Sincerely,

A. Paul Norby, FAICP  
Director of Planning

Attachment

pc: Jane Cole, County Manager's Office  
Cambridge Isenhour Homes, Inc., 4996 Indiana Avenue, Winston-Salem, NC 27106  
Steve Causey, 4720 Kester Mill Road, Winston-Salem, NC 27103  
Lee Riddle, 3411 Healy Drive, Winston-Salem, NC 27103

**FORSYTH COUNTY**  
**BOARD OF COMMISSIONERS**

**MEETING DATE:** \_\_\_\_\_ **AGENDA ITEM NUMBER:** \_\_\_\_\_

**SUBJECT:-**

- A. Public Hearing on Zoning Map Amendment of K.T. Isenhour Custom Homes, Inc. for property owned by Cambridge Isenhour Homes, Inc. from RS-30 to RS-20-S (Residential Building, Single Family; and Planned Residential Development): property is located on the northwest corner of Grainland Drive and Meadow Chase Drive (Zoning Docket F-1462).
- B. Ordinance amending the Forsyth County Zoning Ordinance and Official Zoning Map.
- C. Approval of Special Use District Permit
- D. Approval of Site Plan

**COUNTY MANAGER'S RECOMMENDATION OR COMMENTS:-**

**SUMMARY OF INFORMATION:-**

See attached staff report.

After consideration, the Planning Board recommended approval of the rezoning petition.

**ATTACHMENTS:-**     YES             NO

**SIGNATURE:** \_\_\_\_\_ **DATE:** \_\_\_\_\_  
County Manager

COUNTY ORDINANCE - SPECIAL USE  
Zoning Petition of K.T. Isenhour Custom Homes, Inc.  
for property owned by Cambridge Isenhour Homes, Inc.,  
Docket F-1462

AN ORDINANCE AMENDING  
THE FORSYTH COUNTY  
ZONING ORDINANCE AND THE  
OFFICIAL ZONING MAP OF  
THE COUNTY OF FORSYTH,  
NORTH CAROLINA

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BE IT ORDAINED by the Board of County Commissioners of the County of Forsyth as follows:

Section 1. The Zoning Ordinance of the *Unified Development Ordinances* of the County of Forsyth, North Carolina, and the Official Zoning Map of the County of Forsyth, North Carolina, are hereby amended by changing from RS-30 to RS-20-S (Residential Building, Single Family; and Planned Residential Development) the zoning classification of the following described property:

Tax Block 4615, Tax Lot 256

Section 2. This Ordinance is adopted after approval of the site plan entitled K.T. Isenhour Custom Homes, Inc./Ridgecrest @ Wellesley Place-Phase 2, and identified as Attachment A of the Special Use District Permit issued by the Forsyth County Board of Commissioners the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ to K.T. Isenhour Custom Homes, Inc. for property owned by Cambridge Isenhour Homes, Inc..

Section 3. The Board of Commissioners hereby directs the issuance of a Special Use District Permit pursuant to the Zoning Ordinance of the *Unified Development Ordinances* for a development to be known as K.T. Isenhour Custom Homes, Inc./Ridgecrest @ Wellesley Place-Phase 2. Said Special Use District Permit and site plan with associated documents are attached hereto and incorporated herein.

Section 4. This Ordinance shall be effective from and after its adoption.

COUNTY, SPECIAL USE DISTRICT PERMIT

SPECIAL USE DISTRICT PERMIT

Issued by the Forsyth County  
Board of Commissioners

The Forsyth County Board of Commissioners issues a Special Use District Permit for the site shown on the site plan map included in this zoning petition of K.T. Isenhour Custom Homes, Inc. for property owned by Cambridge Isenhour Homes, Inc. (Zoning Docket F-1462). The site shall be developed in accordance with the plan approved by the Board and bearing the inscription: "Attachment A, Special Use District Permit for RS-20-S (Residential Building, Single Family; and Planned Residential Development), approved by the Forsyth County Board of Commissioners the \_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_" and signed, provided the property is developed in accordance with requirements of the RS-20-S zoning district of the Zoning Ordinance of the *Unified Development Ordinances* of the County Code, the Erosion Control Ordinance, and other applicable laws, and the following conditions be met:

- **PRIOR TO THE ISSUANCE OF GRADING PERMITS:**
  - a. Petitioner shall obtain a Watershed Permit from the Inspections Division.
  - b. Developer shall flag undisturbed areas as shown on the approved site plan in the field.
  
- **PRIOR TO THE SIGNING OF FINAL PLATS:**
  - a. Developer shall dedicate a forty (40) foot greenway easement to the City of Winston-Salem along the northern and western portions of the property where the creek(s) is abutted as shown on the approved Preliminary Site Plan. Planning staff shall approve the location of said greenway easement on final plat.
  - b. The proposed sanitary sewer system shall be built to City of Winston-Salem standards.
  - c. All proposed streets shall be built to the Town of Lewisville street standards.

**CITY-COUNTY PLANNING BOARD STAFF  
STAFF REPORT FOR: Docket # F-1462  
May 11, 2006**

<b>PETITION INFORMATION</b>			
<b>Docket #</b>	F-1462		
<b>Staff</b>	Aaron King		
<b>Petitioner(s)</b>	K.T. Isenhour Custom Homes, Inc.		
<b>Owner(s)</b>	Same		
<b>Subject Property</b>	Tax Lot 256, Tax Block 4615		
<b>Type of Request</b>	Special use rezoning request from RS-30 to RS-20-S for a 54 lot subdivision.		
<b>Proposal</b>	<p>The petitioner is requesting to amend the Official Zoning Maps for the subject property <b>from</b> RS-30 (Residential Single Family, 30,000 sf. lot size) <b>to</b> RS-20-S (Residential Single Family, 20,000 sf lot size – Special Use Zoning). The petitioner is requesting the following uses:</p> <ul style="list-style-type: none"> <li>• Residential Building, Single Family and Planned Residential Development</li> </ul>		
<b>Zoning District Purpose Statement</b>	The RS-20 District is primarily intended to accommodate single family detached dwellings in suburban areas and may also be applicable to older, large lot development constructed prior to the effective date of this Ordinance. The district is established to promote orderly development in areas where public water is available. This district is intended for application in Growth Management Areas 2, 3, and 4.		
<b>Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)</b>	<b>(S)(1) - Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?</b>		
	Yes, the subject property is located within GMA 3 and has access to public water.		
<b>GENERAL SITE INFORMATION</b>			
<b>Location</b>	Northwest corner of Grainland Drive and Meadow Chase Drive		
<b>Jurisdiction</b>	Forsyth County		
<b>Site Acreage</b>	Approximately ± 25.12 acres		
<b>Current Land Use</b>	Undeveloped land		
<b>Surrounding Property Zoning and Use</b>	<b>Direction</b>	<b>Zoning District</b>	<b>Use</b>
	North	RS-30	Undeveloped land
	East	RS-30	Undeveloped land
	South	RS-20	Single family homes
	West	RS-30	Single family homes

<b>Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)</b>	<b>(S)(2) - Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?</b>			
	Yes, the surrounding area is zoned for single family residential.			
<b>Physical Characteristics</b>	The site contains a mild topography that slopes down from east to west. The site is also bounded by tributaries of Mill Creek to the north and west.			
<b>Proximity to Water and Sewer</b>	The subject property has access to public water. The site plan does indicate that private sanitary sewer will serve the site.			
<b>Stormwater/ Drainage</b>	The site plan indicates that site will tie into the existing stormwater system to the south. Stormwater will be discharged into two of the common area locations.			
<b>Watershed and Overlay Districts</b>	The site is located in the Yadkin River direct drainage area, an area regulated as a WS-IV Water Supply Watershed.			
<b>Analysis of General Site Information</b>	The subject property is 25.12 acres in size and is located within Forsyth County, but surrounded by Lewisville on three sides. The site contains a mild topography and is bounded by tributaries of Mill Creek to the north and west. Since the site is located within the Yadkin River WS-IV watershed, the site plan demonstrates that the proposed built upon area will not exceed two units per 40,000 square feet.			
<b>Generalized Recommended Conditions</b>	<b><u>BRIEF DESCRIPTION OF CONDITION(S):</u></b> <ul style="list-style-type: none"> <li>• Condition to obtain a Watershed Permit</li> <li>• Condition to flag undisturbed areas in the field</li> </ul>			
<b>SITE ACCESS AND TRANSPORTATION INFORMATION</b>				
<b>Street Name</b>	<b>Classification</b>	<b>Frontage</b>	<b>ADT Count</b>	<b>Capacity/LOS D</b>
Grainland Drive	Local Road	+/- 220 feet	NA	NA
Meadowgate Lane	Local Road	+/- 50 feet	NA	NA
<b>Proposed Access Point(s)</b>	The site plan proposes a connection to the existing Grainland Drive right-of-way and a connection to Meadowgate Lane. A stub street is proposed to the eastern property line.			
<b>Planned Road Improvements</b>	None noted			
<b>Trip Generation – Existing/Proposed</b>	<p><u>Existing Zoning: RS-30</u>  25.13 acres (RS-30) x 43,560 / 30,000 = 36 units x 9.57 (SFR Trip Rate) = 344 Trips per Day</p> <p><u>Proposed Zoning: RS-20-S</u>  55 units x 9.57 (SFR Trip Rate) = 526 Trips per Day</p>			
<b>Sidewalks</b>	Sidewalks are shown on one side of the streets. Staff recommends that the proposed streets have sidewalks and be consistent with Lewisville's street standards.			
<b>Connectivity</b>	The site plan demonstrates good connectivity by connecting to both			

	existing stub streets and also providing a stub connection to the eastern property line.				
<b>Traffic Impact Study (TIS)</b>	Not required				
<b>Analysis of Site Access and Transportation Information</b>	The site plan shows two access points that tie into existing public rights-of-way, with one stub connection to the eastern property line. Grainland Drive, which this site will connect to, contains a section of right-of-way that is currently unimproved. Improvements to this section of right-of-way may be required to improve circulation in this area. Although these roads are not state maintained, NCDOT has recommended that turn lanes be provided on Lewisville-Vienna Road. Since this property will eventually be annexed by Lewisville and connects into local streets within Lewisville, the Town's planning staff has requested that these streets be constructed to Lewisville street standards. A minor increase in trip generation can be expected with this request.				
<b>Generalized Recommended Conditions</b>	<p><b><u>BRIEF DESCRIPTION OF CONDITION(S):</u></b></p> <ul style="list-style-type: none"> <li>• Condition for greenway easement</li> <li>• Condition that streets be built to Lewisville street standards</li> </ul>				
<b>SCHOOL DISTRICT INFORMATION</b>					
<b>Schools Serving Zoning Site</b>	<b>Project Students From Project</b>	<b>2005-2006 Enrolled Students</b>	<b>2005-2006 Projected Students w/ Accumulated Totals</b>	<b>School Capacity</b>	<b>Number of Mobile Classrooms on Site</b>
Vienna ES	25	690	715	539	2
Jefferson MS	12	1157	1169	764	13
Reagan HS	16	1266	1282	1200	0
<b>CONFORMITY TO PLANS AND PLANNING ISSUES</b>					
<b>Legacy GMA</b>	GMA 3 (Suburban Neighborhoods)				
<b>Relevant Legacy Recommendations</b>	<ul style="list-style-type: none"> <li>• Legacy recommends that consideration be given to rezoning land where public facilities become available when this promotes urban standards of development, contributes to the reduction of sprawl, and maximizes the use of costly infrastructure.</li> </ul>				
<b>Relevant Area Plan(s)</b>	Site is located just north of the area covered by the <i>Lewisville Comprehensive Plan</i> (1997).				
<b>Greenway Plan Information</b>	Staff recommends a 40' greenway easement along Mill Creek.				
<b>Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)</b>	<b>(S)(3) - Have changing conditions substantially affected the area in the petition?</b>				
	No				
	<b>(S)(4) - Is the requested action in conformance with Legacy?</b>				
	Yes				



<b>Analysis of Conformity to Plans and Planning Issues</b>	The subject request is in conformance with the recommendations of <i>Legacy</i> and is consistent with the surrounding development pattern. Staff has requested comments from the Town of Lewisville, and understands that they are supportive of the rezoning to RS-20-S.					
<b>RELEVANT ZONING HISTORIES</b>						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
F-1386	RS-30 to RS-20	Approved July 28, 2003	South	19.47	Approval	Approval
<b>SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS</b>						
<b>Units (by type) and Density</b>	55 single family homes on 25.125 acres at an overall density of 2.19 dwelling units per acre					
<b>Building Height</b>	<b>Maximum</b>			<b>Proposed</b>		
	40 feet			NA		
<b>Required Open Space</b>	<b>Required</b>			<b>Proposed</b>		
	20%			20.8%		
<b>UDO Sections Relevant to Subject Request</b>	<ul style="list-style-type: none"> <li>Section 2-1.1(E) RS-20 District</li> </ul>					
<b>Complies with Chapter B, Article VII, Section 7-5.3</b>	<b>(A) Legacy policies:</b>		Yes			
	<b>(B) Environmental Ord.</b>		Yes			
	<b>(C) Subdivision Regulations</b>		Yes			
<b>Analysis of Site Plan Compliance with UDO Requirements</b>	The site plan proposes 54 lots located on 25.12 acres of land. The property will be developed as a Planned Residential Development (PRD) with common open space located in the middle and northern portions of the site. The site plan does meet UDO requirements and staff is awaiting a few minor revisions.					
<b>Generalized Recommended Conditions</b>	<b><u>BRIEF DESCRIPTION OF CONDITION(S):</u></b> <ul style="list-style-type: none"> <li>Condition that sewer system be built to City of Winston-Salem standards</li> </ul>					
<b>CONCLUSIONS TO ASSIST WITH RECOMMENDATION</b>						
<b>Positive Aspects of Proposal</b>			<b>Negative Aspects of Proposal</b>			
The request is consistent with the surrounding area.						
Approval of this request allows for the extension of the existing subdivision.						
The request is in conformance with the recommendations of <i>Legacy</i> .						
The Town of Lewisville has acknowledged their support of this request.						

**SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL**

**PRIOR TO THE ISSUANCE OF GRADING PERMITS:**

- a. Petitioner shall obtain a Watershed Permit from the Inspections Division.
- b. Developer shall flag undisturbed areas as shown on the approved site plan in the field.

**PRIOR TO THE SIGNING OF FINAL PLATS:**

- a. Developer shall dedicate a forty (40) foot greenway easement to the City of Winston-Salem along the northern and western portions of the property where the creek(s) is abutted as shown on the approved Preliminary Site Plan. Planning staff shall approve the location of said greenway easement on final plat.
- b. The proposed sanitary sewer system shall be built to City of Winston-Salem standards.
- c. All proposed streets shall be built to the Town of Lewisville street standards.

**STAFF 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.**

**PUBLIC HEARING**

FOR: None

AGAINST: None

**WORK SESSION**

MOTION: Paul Mullican moved approval of the zoning map amendment, certified that the site plan meets all code requirements and recommends staff conditions.

SECOND: Lynne Mitchell

VOTE:

FOR: Jerry Clark, Wesley Curtis, Arnold King, Arthur King, Clarence Lambe, Lynne Mitchell, Paul Mullican, Brenda Smith

AGAINST: None

EXCUSED: None

According to information furnished by the Office of the Tax Assessor on April 4, 2006, the subject property was in the name of Cambridge Isenhour Homes, Inc.

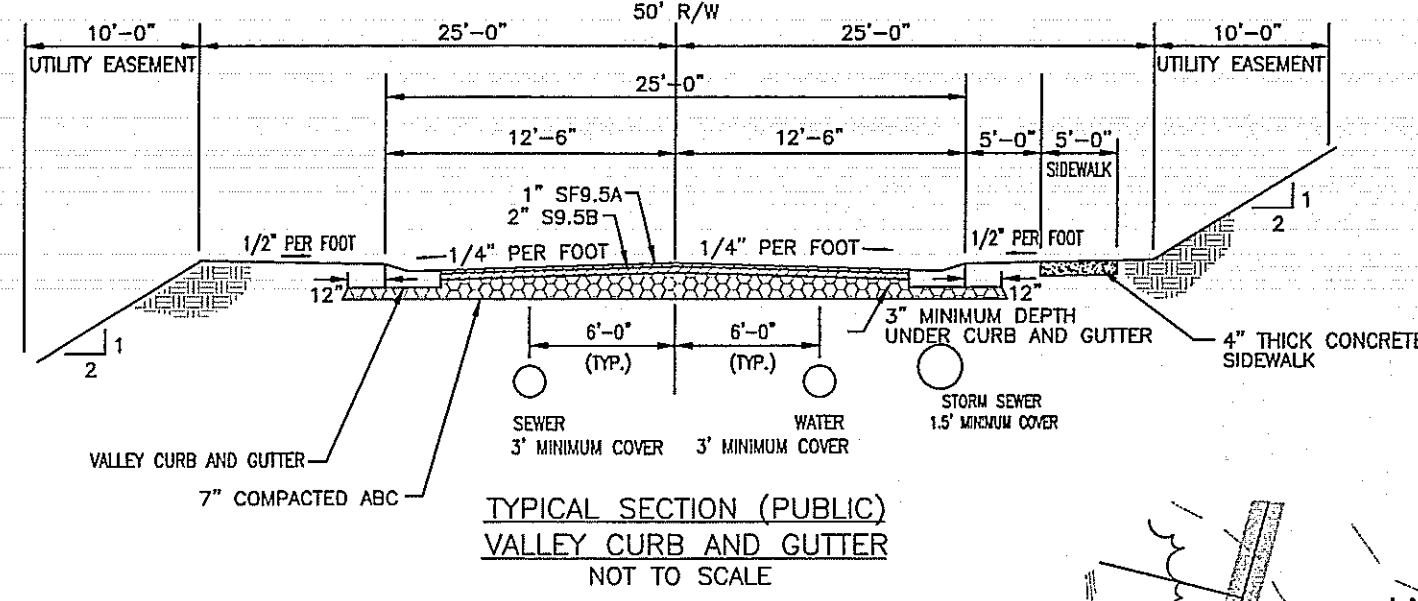
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A. Paul Norby, FAICP  
Director of Planning



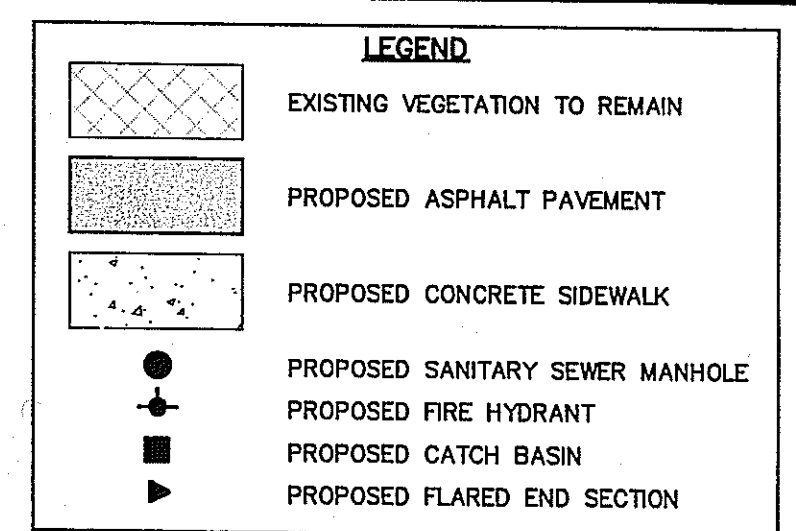
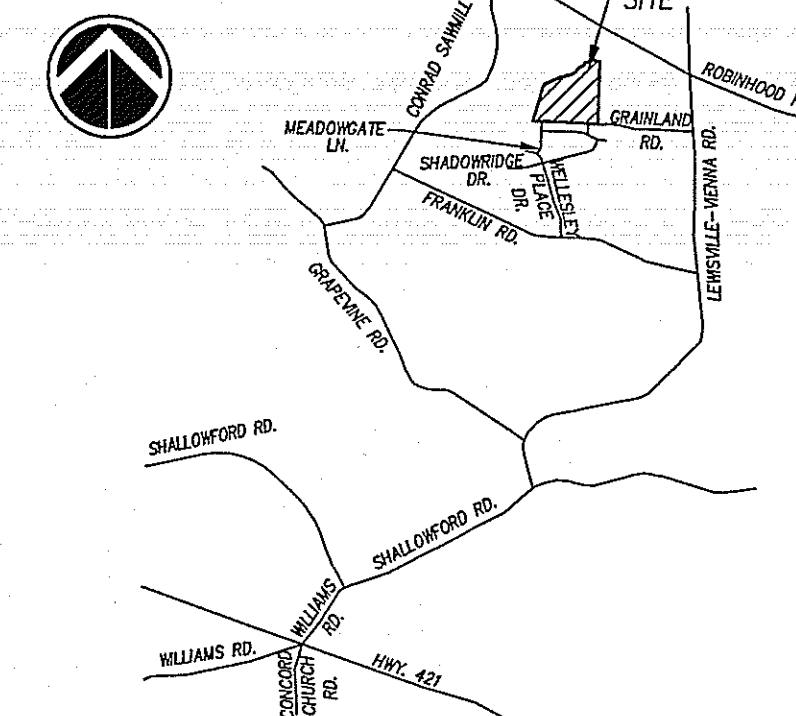
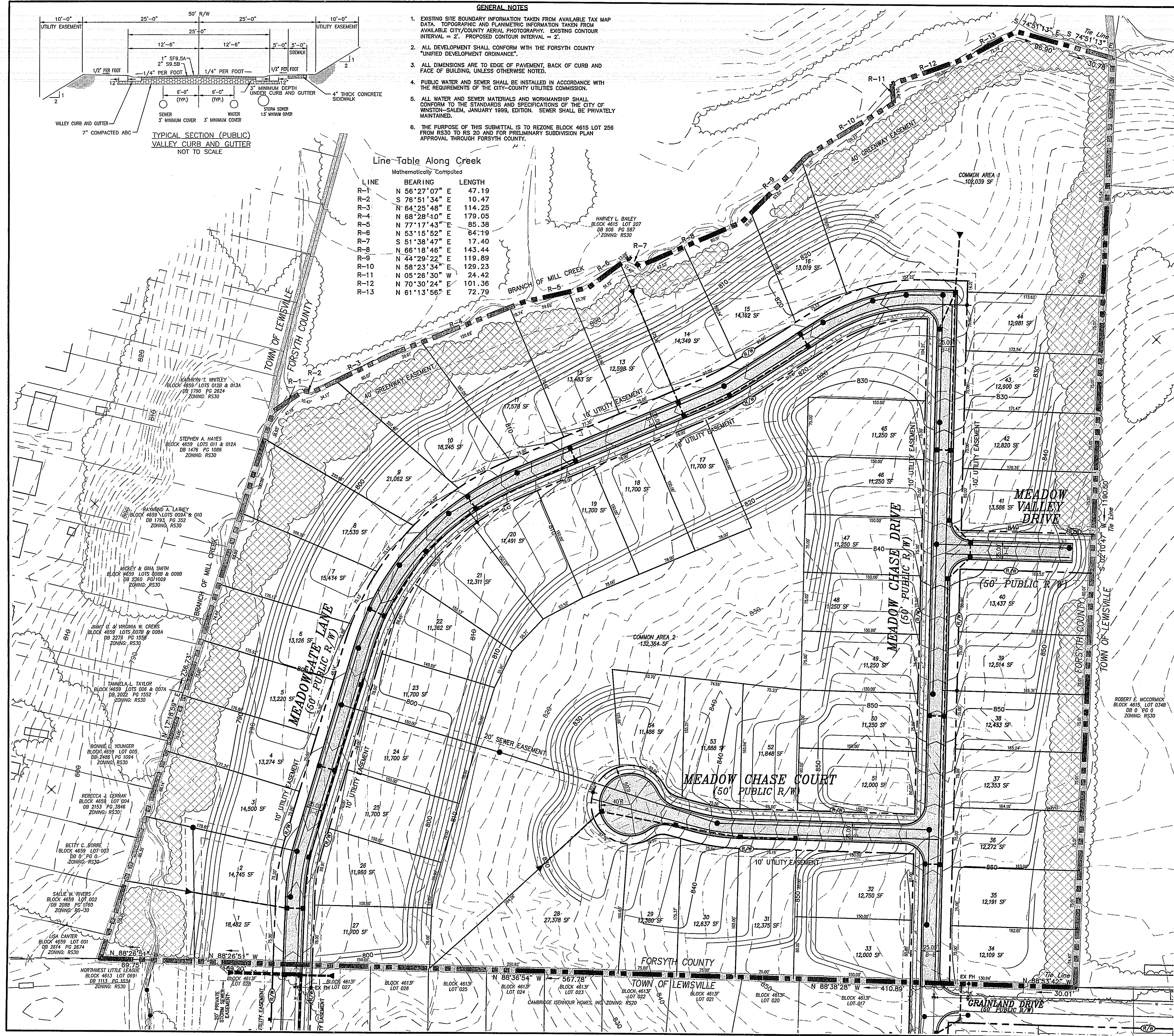
**GENERAL NOTES**

- EXISTING SITE BOUNDARY INFORMATION TAKEN FROM AVAILABLE TAX MAP DATA. TOPOGRAPHIC AND PLANNING INFORMATION TAKEN FROM AVAILABLE CITY/COUNTY AERIAL PHOTOGRAPHY. EXISTING CONTOUR INTERVAL = 2'. PROPOSED CONTOUR INTERVAL = 2'.
- ALL DEVELOPMENT SHALL CONFORM WITH THE FORSYTH COUNTY "UNIFIED DEVELOPMENT ORDINANCE".
- ALL DIMENSIONS ARE TO EDGE OF PAVEMENT, BACK OF CURB AND FACE OF BUILDING, UNLESS OTHERWISE NOTED.
- PUBLIC WATER AND SEWER SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY-COUNTY UTILITIES COMMISSION.
- ALL WATER AND SEWER MATERIALS AND WORKSMANSHIP SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY OF WINSTON-SALEM, JANUARY 1999, EDITION. SEWER SHALL BE PRIVATELY MAINTAINED.
- THE PURPOSE OF THIS SUBMITTAL IS TO REZONE BLOCK 4615 LOT 256 FROM RS30 TO RS 20 AND FOR PRELIMINARY SUBDIVISION PLAN APPROVAL THROUGH FORSYTH COUNTY.



**Line-Table Along Creek**  
Mathematically Computed

LINE	BEARING	LENGTH
R-1	N 56°27'07\"/>	47.19
R-2	S 76°51'34\"/>	10.47
R-3	N 64°25'48\"/>	114.25
R-4	N 68°28'40\"/>	179.05
R-5	N 77°17'43\"/>	85.38
R-6	N 53°15'52\"/>	64.19
R-7	S 51°38'47\"/>	17.40
R-8	N 66°18'46\"/>	143.44
R-9	N 44°29'22\"/>	119.89
R-10	N 58°23'34\"/>	129.23
R-11	N 05°26'30\"/>	24.42
R-12	N 70°30'24\"/>	101.36
R-13	N 61°13'56\"/>	72.79



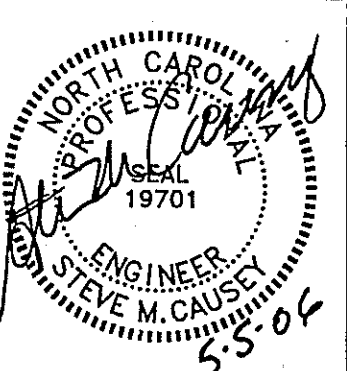
**SITE DATA**  
PROPERTY OWNER: TAX BLOCK 4615 LOT 256  
CAMBRIDGE ISENHOUR HOMES, INC.  
4016 INDIANA AVENUE  
WINSTON-SALEM, NC 27106

DEVELOPER/PETITIONER: K.T. ISENHOUR CUSTOM HOMES, INC.  
3411 HEATY DRIVE  
WINSTON-SALEM, NC 27103  
PHONE: (336) 765-2377  
FAX: (336) 659-6211  
LEE RIDDLE

ENGINEER: ALLIED DESIGN, INC.  
4720 KESTER MILL ROAD  
WINSTON-SALEM, N.C. 27103  
PHONE: (336) 765-2377  
FAX: (336) 760-8886  
STEVE M. CAUSEY, P.E.

PROPOSED USES	
RESIDENTIAL, SINGLE FAMILY	
<b>ZONING</b>	<b>OFF-STREET PARKING</b>
EXISTING ZONING: RS30	PROPOSED USE(S): N/A
PROPOSED ZONING: RS20-S_PRD	PARKING CALCULATION: N/A SPACES
TYPE OF REVIEW REQUESTED: REZONING & PRELIMINARY SUBDIVISION PLAN APPROVAL	REQUIRED PARKING: N/A SPACES
JURISDICTION: FORSYTH COUNTY	PROVIDED PARKING: N/A SPACES
<b>SITE SIZE AND COVERAGES</b>	<b>BUFFERYARDS</b>
TOTAL ACREAGE: 25.125 ACRE(S)	ADJOINING ZONING: RS30 & RS20
SITE COVERAGES:	TYPE REQUIRED: N/A
BUILDING TO LAND: N/A %	WIDTH PROVIDED: N/A
PAVEMENT TO LAND: N/A %	FENCE OPTION: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
OPEN SPACE: N/A %	<b>BUILDING SETBACKS</b>
TOTAL: 100 %	FRONT: 10'
BUILDING SQUARE FOOTAGE: N/A SQ FT	REAR: 30' SPACING BETWEEN UNITS
BUILDING HEIGHT: 40 (MAX) FT OR STORES	SIDE: 14' SPACING BETWEEN UNITS
<b>INFRASTRUCTURE</b>	STREET: 20'
WATER: YES PUBLIC: <input checked="" type="checkbox"/> PRIVATE: <input type="checkbox"/>	<b>DENSITY CALCULATIONS</b>
SEWER: YES PUBLIC: <input checked="" type="checkbox"/> PRIVATE: <input type="checkbox"/>	NUMBER OF UNITS OR LOTS: 54 UNITS/LOTS
STREETS: YES PUBLIC: <input checked="" type="checkbox"/> PRIVATE: <input type="checkbox"/>	DENSITY: 2.15 UNITS/ACRE OR (LOTS/ACRE)
<b>WATERSHED CALCULATIONS</b>	TOTAL SITE SQUARE FOOTAGE: 1,094,460 SF
TOTAL SITE SQUARE FOOTAGE: 1,094,460 SF	TOTAL MAXIMUM COVERAGE: N/A % SF
• WS IV BALANCE OF WATERSHED	PROPOSED BUILT UPON AREA: 2 UNITS/40,000 SF
- 35% IF NO CURB AND GUTTER	
- 24% WITH CURB AND GUTTER	
• WS-III AND WS-IV	
- 24% RESERVOIR PROTECTION AREA	
• WITH STORMWATER MANAGEMENT	
- 50% WITH CURB AND GUTTER	
<b>COMMON OPEN SPACE CALCULATIONS</b>	
TOTAL LAND AREA: 1,094,460 SF	
COMMON OPEN SPACE REQUIRED: 20% OF LAND AREA: 1,094,160 SF x 0.20 = 218,832 SF	
COMMON OPEN SPACE PROVIDED:	
AREA 1 = 102,039 SF	
AREA 2 = 132,364 SF	
TOTAL = 234,403 SF	
<b>MINIMUM AVERAGE OPEN SPACE QUOTIENT</b>	
COMMON OPEN SPACE 1 AREA: 102,039 SF	
COMMON OPEN SPACE 1 PERIMETER LENGTH: 1,298 LF	
COMMON OPEN SPACE 1 AVERAGE QUOTIENT: 102,039 SF / (.25 x 1,298 LF) = 315 > 100	
COMMON OPEN SPACE 2 AREA: 132,364 SF	
COMMON OPEN SPACE 2 PERIMETER LENGTH: 2,604 LF	
COMMON OPEN SPACE 2 AVERAGE QUOTIENT: 132,364 SF / (.25 x 2,604 LF) = 203 > 100	
<b>STREET INDEX CALCULATION</b>	
NUMBER OF SEGMENTS: 6	
NUMBER OF NODES: 4	
SEGMENTS / NODES: 6 / 4 = 1.5	
<b>LINEAR FEET OF STREETS</b>	
2,787 LF	
<b>GRAPHIC SCALE</b>	
( IN FEET )	
1 inch = 60 ft.	

**Allied Design, Inc.**  
CIVIL ENGINEERING & LAND SURVEYING  
4720 KESTER MILL ROAD  
WINSTON-SALEM, NORTH CAROLINA 27103  
Phone: (336) 765-2377  
Fax: (336) 760-8886  
http://www.allied-engineer.com



**PRELIMINARY PLANS**  
NOT RELEASED FOR CONSTRUCTION

**RIDGECREST @ WELLESLEY PLACE - PHASE 2**  
K.T. ISENHOUR  
FORSYTH COUNTY  
NORTH CAROLINA

PROJECT NO.: ALS059  
DRAWN BY: JMN  
CHECKED BY: SMC  
DATE: 04/04/06

NO.	DATE	DESCRIPTION
A	04/04/06	ISSUED FOR PRE-SUBMITTAL REVIEW
B	05/05/06	REVISED PER PLANNING STAFF COMMENTS

**PRELIMINARY SUBDIVISION PLAN**  
F.1462-B1462-01  
SHEET  
**C1**  
OF 1

ZONING File Copy