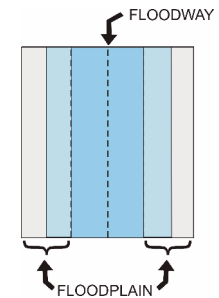


DOCKET #: F1464
(continued from 6/8/2006)

PROPOSED ZONING:
RS15-S, PRD

EXISTING ZONING:
RS15-S, PRD and RS40

PETITIONER:
Wayne E. Ellingham and
Louise S. Ellingham, et al,
for property owned by Same



SCALE: 1" represents 800'

STAFF: Roberts

GMA: 3

ACRE(S): 32.91

MAP(S): 576830, 576834



July 26, 2006

Wayne E. Ellingham & Louise S. Ellingham
1650 S. Peace Haven Road
Clemmons, NC 27012

RE: ZONING MAP AMENDMENT F-1464

Dear Mr. Ellingham and Ms. Ellingham:

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

FORSYTH COUNTY
BOARD OF COMMISSIONERS

MEETING DATE: _____ **AGENDA ITEM NUMBER:** _____

SUBJECT:-

- A. Public Hearing on Zoning Map Amendment of Wayne Eugene Ellingham, Louise S. Ellingham, Philip B. Blackwood, and Kelly S. Blackwood from RS-40 and RS-15-S (Residential Building, Single Family; and Planned Residential Development) to RS-15-S (Residential Building, Single Family; and Planned Residential Development): property is located on the north and south sides of Peace Haven Road east of Lasater Road (Zoning Docket F-1464).
- 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 Wayne Eugene Ellingham, Louise S. Ellingham, Philip B. Blackwood, and Kelly S. Blackwood, Docket F-1464

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

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-40 to RS-15-S (Residential Building, Single Family; and Planned Residential Development) the zoning classification of the following described property:

Tax Block 4234, Tax Lots 4B, 6A, 6D, 10E, 202, and 312

Section 2. This Ordinance is adopted after approval of the site plan entitled Wayne Eugene Ellingham, Louise S. Ellingham, et al., and identified as Attachment A of the Special Use District Permit issued by the Forsyth County Board of Commissioners the _____ day of _____, 20____ to Wayne Eugene Ellingham, Louise S. Ellingham, Philip B. Blackwood, and Kelly S. Blackwood.

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 Wayne Eugene Ellingham, Louise S. Ellingham, et al. 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 Wayne Eugene Ellingham, Louise S. Ellingham, Philip B. Blackwood, and Kelly S. Blackwood (Zoning Docket F-1464). 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-15-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-15-S and RS-40-S zoning districts 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 ANY PERMITS:**
 - a. Developer shall complete a study of the public sewer system to determine if there is adequate capacity.
- **PRIOR TO THE ISSUANCE OF GRADING PERMITS:**
 - a. Developer shall obtain a driveway permit from NCDOT.
 - b. Developer shall obtain a watershed permit. 30' stream buffer to be flagged in the field.
 - c. The developer shall submit a storm water management study for review by the Village of Clemmons. The developer may incorporate any recommendations provided by the Village of Clemmons into the final plan.
 - d. Developer shall contact the Army Corp of Engineers and NC Department of Environment and Natural Resources prior to any land disturbing activity on the site.
- **PRIOR TO THE ISSUANCE OF BUILDING PERMITS:**

- a. Developer shall record a final plat in the Office of the Register of Deeds. Plat shall include a negative access easement along Lasater Road and on both sides of Peace Haven Road.
- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:**
 - a. Developer shall install sidewalks along Peace Haven Road.
 - b. Signage shall be limited to one (1) monument sign with a maximum height of six (6) feet.
 - c. Developer shall install all storm water management devices.
 - d. Developer shall install all requirements of the driveway permit.
 - e. Developer shall complete the necessary capacity upgrades to the public sewer system in accordance with the requirements of the Utilities Department.

**CITY-COUNTY PLANNING BOARD STAFF
STAFF REPORT FOR: Docket # F-1464
July 13, 2006**

PETITION INFORMATION	
Docket #	F-1464
Staff	Gary Roberts
Petitioner(s)	Wayne Eugene Ellingham, Louise S. Ellingham, Philip B. Blackwood, and Kelly S. Blackwood
Owner(s)	Same
Subject Property	Tax Lots 4B, 6A, 6D, 202, 312 and 10E / Tax Block 4234
Type of Request	Special Use District rezoning from RS15-S and RS-40 to RS15-S for a 72 unit single family Planned Residential Development
Proposal	<p>The subject request was continued from the June 8, 2006 Planning Board meeting to the July 13, 2006 Planning Board meeting in order to remove one of the previously requested zoning districts.</p> <p>The petitioner is requesting to amend the Official Zoning Maps for the subject property from RS15-S PRD and RS-40 Residential, Single Family District; 40,000 sf minimum lot size to RS-15-S. The petitioner is requesting the following uses:</p> <ul style="list-style-type: none"> • (Residential Building, Single Family; and Planned Residential Development)
Zoning District Purpose Statement	The RS-15 District is primarily intended to accommodate low to moderate density single family detached dwellings in suburban and urban areas. This district is intended for application in Growth Management Areas 2 and 3.
Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)	<p>(S)(1) - Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?</p> <p>Yes</p>
GENERAL SITE INFORMATION	
Location	North and south sides of Peace Haven Road east of Lasater Road
Jurisdiction	Forsyth County
Site Acreage	Approximately ± 32.91 acres
Current Land Use	The majority of this site is primarily undeveloped with the exception of a few single family homes and associated accessory buildings. However the eastern most portion (Meadow Glen Subdivision) is now under construction.

Surrounding Property Zoning and Use	Direction	Zoning District	Use
	North	RS-40	Single family homes and undeveloped property
	East	RS-15 and RS-40	Single family homes and undeveloped property
	South	RS-15 and RS-40	Single family homes and undeveloped property
	West	RS-40	Single family homes and undeveloped property
Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)	(S)(2) - Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?		
	Yes		
Physical Characteristics	The subject property contains some mature woodlands and has a moderate slope downward toward the south. The pond on the southwestern tract is shown as a wetland on the National Wetlands Inventory Map. The site plan indicates that the dam for this pond may be removed or modified. Another pond is located directly adjacent to the tract on the north side of Peace Haven Road. The petitioner is responsible for complying with all State and Federal requirements for wetlands protection and should contact the Army Corp of Engineers and NC Department of Environment and Natural Resources prior to any land disturbing activity on the site.		
Proximity to Water and Sewer	Public water is available to the site. Public sewer is also available provided upgrades are made to the Clemmons Pump Station # 5.		
Storm water/ Drainage	The site drains into the backyard of single family homes located within the Village of Clemmons corporate limits. Therefore the Village recommends that a storm water management study be completed. More specifically, the Village recommends that any additional runoff created by the project that is above the current runoff values should be required to be maintained on site for the 2, 10, and 25 year storm event.		
Watershed and Overlay Districts	The site is located in the Yadkin River direct drainage area, an area regulated as a WS-IV Water Supply Watershed.		
Analysis of General Site Information	<p>The majority of the subject property, 31.77 acres of the total 32.91 acres, was recently rezoned from RS-40 to RS15-S PRD (F-1454). The current request would add 1.14 acres in order to increase to total lot yield from 68 to 72. The site is adjacent to the Village of Clemmons which has recommended that a storm water management study be required. In addition, due to the existing impounded pond on the site, the Army Corp of Engineers and NC Department of Environment and Natural Resources should review the request prior to the issuance of any permits.</p> <p>In regard to public sewer, the petitioner has been advised no further capacity is available until upgrades are made to the system. As a condition</p>		

	of the above mentioned rezoning case, a capacity study has been submitted by the petitioner and reviewed by the Utilities Department. Both parties have agreed to the necessary improvements which the petitioner will need to make to the system, prior to the issuance of occupancy permits, in accordance with the requirements of the Utilities Department.			
Generalized Recommended Conditions	<p><u>BRIEF DESCRIPTION OF CONDITION(S):</u></p> <ul style="list-style-type: none"> • Developer shall obtain a grading permit. • Developer shall obtain a watershed permit. • Developer shall provide a storm water management study. • Developer shall upgrade the public sewer capacity. 			
SITE ACCESS AND TRANSPORTATION INFORMATION				
Street Name	Classification	Frontage	ADT Count	Capacity/LOS D
Peace Haven Road	Minor Thoroughfare	1,817'	5,100	18,000
Lakefield Drive	Local Street	50'	N/A	N/A
Lasater Road	Minor Thoroughfare	237'	1,700	11,100
Proposed Access Point(s)	Peace Haven Road, Lakefield Drive and Lasater Road			
Planned Road Improvements	The Thoroughfare Plan recommends that sidewalks be provided along Peace Haven Road and sidewalks and bike lanes be provided along Lasater Road.			
Trip Generation - Existing/Proposed	<p><u>Existing Zoning: RS15-S and RS-40</u> 1.14 acres (RS-40) x 43,560 sf / 40,000 sf = 1unit + 68 units (RS15-S) = 69 units x 9.57 (SFR Trip Rate) = 660 Trips per Day</p> <p><u>Proposed Zoning: RS15-S</u> 72 units x 9.57 (SFR Trip Rate) = 689 Trips per Day</p>			
Sidewalks	No sidewalks are located in the general area however sidewalks are recommended along Peace Haven Road as per the Thoroughfare Plan. Sidewalks along the southern side of Peace Haven Road are proposed consistent with the approved site plan.			
Transit	Not available			
Connectivity	The proposed street pattern demonstrates good internal and external connectivity.			
Analysis of Site Access and Transportation Information	Access to the subject property is adequate. The southeastern tract will connect onto Lakefield Drive as an extension of the Meadow Glen subdivision. The southwestern tract will not be connected to the southeastern tract due to the previously platted street layout of Meadow Glen. The southwestern tract will access directly onto Peace Haven Road and includes two stubs to the west. The northern tract will utilize two private access easements onto Peace Haven Road and Lasater Road.			
Generalized Recommended Conditions	<p><u>BRIEF DESCRIPTION OF CONDITION(S):</u></p> <ul style="list-style-type: none"> • Developer shall obtain a driveway permit from NCDOT. 			

SCHOOL DISTRICT INFORMATION					
Schools Serving Zoning Site	Project Students From Project	2006-2007 Enrolled Students	2006-2007 Projected Students w/ Accumulated Totals	School Capacity	Number of Mobile Classrooms on Site
Southwest ES	25	959	984	625	10
Meadowlark MS	12	1,155	1,167	702	7
West Forsyth HS	16	2,043	2,059	1,511-1,774	11
Note: the above information does not include the 17 lot Meadow Glen portion.					
CONFORMITY TO PLANS AND PLANNING ISSUES					
Legacy GMA	GMA 3 (Suburban Neighborhoods)				
Relevant Legacy Recommendations	<i>Legacy</i> recommendations related to residential development include: encourage a mixture of housing types in neighborhoods; encourage infill development; and allow higher density infill development at appropriate locations.				
Relevant Area Plan(s)	<i>Clemmons Area Development Guide, (CADG, 1998)</i>				
Area Plan Recommendations	The <i>CADG</i> recommends single family residential for the subject property.				
Other Applicable Plans and Planning Issues	Site is adjacent to the Village of Clemmons. The Village recommends that a storm water management study be completed as the site drains into the backyard of single family homes located within the Village limits.				
Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)	(S)(3) - Have changing conditions substantially affected the area in the petition?				
	No				
	(S)(4) - Is the requested action in conformance with Legacy?				
	See comments below.				
Analysis of Conformity to Plans and Planning Issues	The proposed request is consistent with the <i>CADG</i> which recommends single family residential development for the subject property. However, <i>Legacy</i> recommends allowing increased densities in the Suburban Neighborhoods GMA only when services are available. Practically all of the proposed lots will be less than 20,000 sf and therefore require public sewer service. Currently, there is no additional sewer capacity in the general area. However, as required as a condition under the previously mentioned rezoning (F-1454) the petitioners have made acceptable arrangements for the necessary capacity upgrades, as per the requirements of the Utilities Department.				
Generalized Recommended Conditions	<u>BRIEF DESCRIPTION OF CONDITION(S):</u>				
	<ul style="list-style-type: none"> Signage shall be limited to one (1) monument sign with a maximum height of six (6) feet. 				

RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
F-1454	RS-40 to RS15-S PRD	Approved 4-24-06	Included majority of current site	37.11	Approval	Approval
F-1405	RS-40 to RS-15	Approved 4-12-04	Adjoins southeastern portion of site	27.35	Approval	Approval
F-1315	RS-40 to RS15-S PRD	Approved 7-24-00	±900' north	30.46	Approval	Approval
SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS						
Units (by type) and Density	2.19 single family units per acre (72 lots)					
Building Height	Maximum			Proposed		
	40'			40'		
Impervious Coverage	Maximum			Proposed		
	24% (with a curb and gutter drainage system)			Less than 24%		
UDO Sections Relevant to Subject Request	<ul style="list-style-type: none"> • Chapter B, Article II, Section 2-1.2 (F) RS-15 Single Family Residential District; • Chapter B, Article II Section 2-5.58 Planned Residential Development; • Chapter D Subdivision Regulations 					
Complies with Chapter B, Article VII, Section 7-5.3	(A) Legacy policies:		See comments above.			
	(B) Environmental Ord.		Yes			
	(C) Subdivision Regulations		Yes			
Analysis of Site Plan Compliance with UDO Requirements	The revised site plan complies with the requirements of the UDO.					
CONCLUSIONS TO ASSIST WITH RECOMMENDATION						
Positive Aspects of Proposal			Negative Aspects of Proposal			
Request would allow the continuance of the adjacent RS-15 development pattern.			Request would permit the creation of lot sizes which require public sewer in an area which has no additional sewer capacity available at this time.			

SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL

- **PRIOR TO THE ISSUANCE OF ANY PERMITS:**
 - a. Developer shall complete a study of the public sewer system to determine if there is adequate capacity.

- **PRIOR TO THE ISSUANCE OF GRADING PERMITS:**
 - a. Developer shall obtain a driveway permit from NCDOT.
 - b. Developer shall obtain a watershed permit. 30' stream buffer to be flagged in the field.
 - c. The developer shall submit a storm water management study for review by the Village of Clemmons. The developer may incorporate any recommendations provided by the Village of Clemmons into the final plan.
 - d. Developer shall contact the Army Corp of Engineers and NC Department of Environment and Natural Resources prior to any land disturbing activity on the site.

- **PRIOR TO THE ISSUANCE OF BUILDING PERMITS:**
 - a. Developer shall record a final plat in the Office of the Register of Deeds. Plat shall include a negative access easement along Lasater Road and on both sides of Peace Haven Road.

- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:**
 - a. Developer shall install sidewalks along Peace Haven Road.
 - b. Signage shall be limited to one (1) monument sign with a maximum height of six (6) feet.
 - c. Developer shall install all storm water management devices.
 - d. Developer shall install all requirements of the driveway permit.
 - e. Developer shall complete the necessary capacity upgrades to the public sewer system in accordance with the requirements of the Utilities Department.

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

SECOND: Paul Mullican

VOTE:

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

AGAINST: None

EXCUSED: None

According to information furnished by the Office of the Tax Assessor on May 8, 2006, the subject property was in the name of Wayne E. Ellingham, Louise Ellingham, Wayne Eugene Ellingham, Philip Brent Blackwood, and Kelly Sizemore Blackwood.

A. Paul Norby, FAICP
Director of Planning

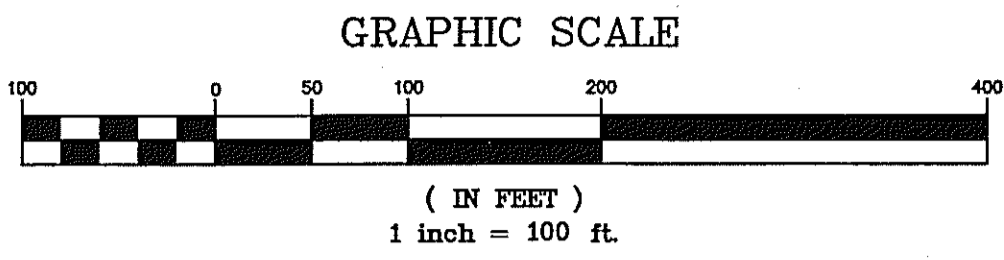
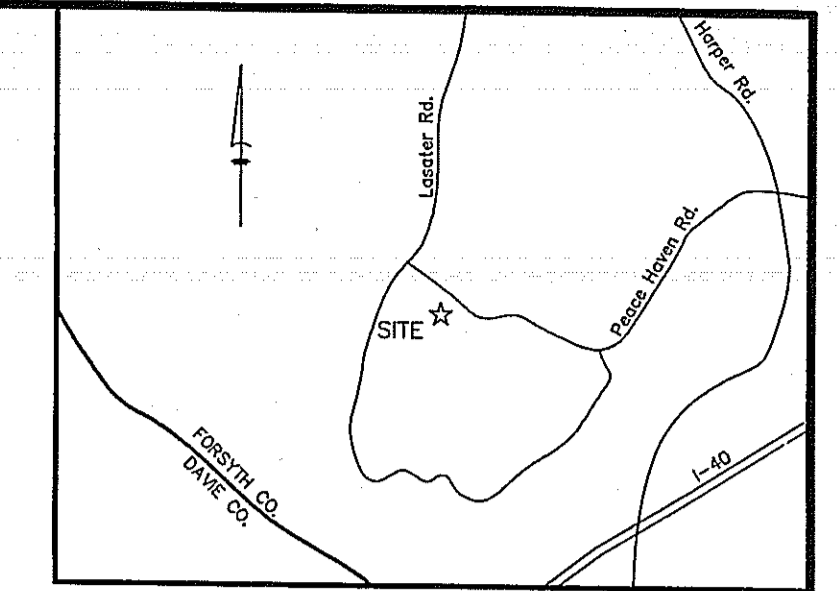
This map or drawing and any accompanying documents are furnished to the person(s) named thereon and no alterations or use by others is permitted unless authorized by Allied Land Surveying, P.A.

Certified copies of this survey map will not be issued beyond ninety (90) days of the original survey date.

Map not for recordation.

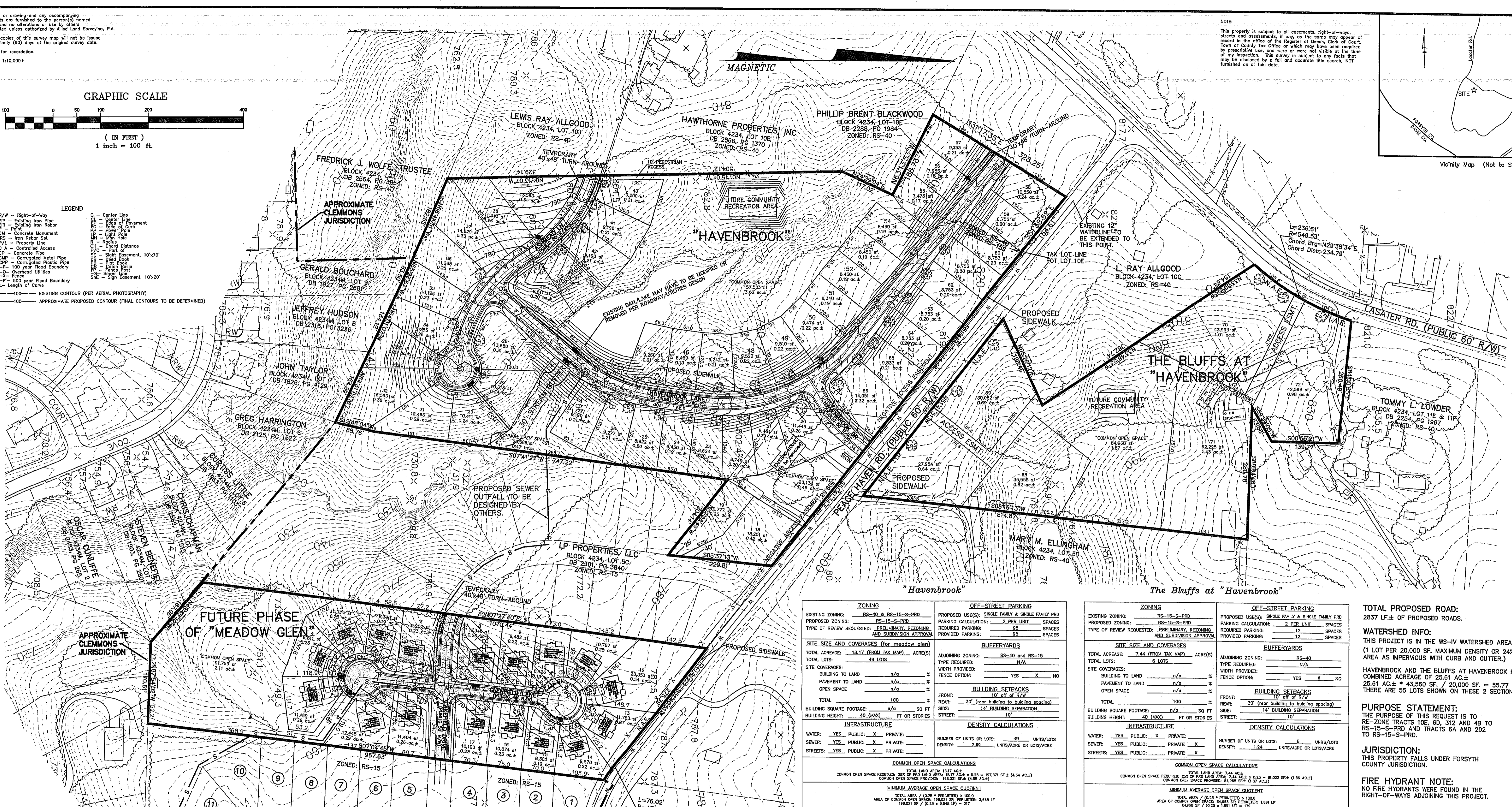
Precision 1:10,000+

NOTE:
This property is subject to all easements, right-of-ways, streets and encroachments, if any, of the same may appear of record in the office of the Register of Deeds, Clerk of Court, Town or County Tax Office or which may have been acquired by prescriptive use, and were or were not visible at the time of my inspection. This survey is subject to any facts that may be disclosed by a full and accurate title search, not furnished as of this date.



LEGEND

- R/W - Right-of-Way
- EIP - Existing Iron Pipe
- EF - Existing Fence
- CP - Concrete Monument
- IS - Iron Rebar Set
- P/L - Property Line
- C.A. - Controlled Access
- CP - Concrete Pipe
- CMP - Corrugated Metal Pipe
- C/P - 100 year Flood Boundary
- D - Overhead Utilities
- F - Fence
- L - Length of Curve
- 100 - EXISTING CONTOUR (PER AERIAL PHOTOGRAPHY)
- 100 - APPROXIMATE PROPOSED CONTOUR (FINAL CONTOURS TO BE DETERMINED)



ZONING		OFF-STREET PARKING	
EXISTING ZONING:	RS-40 & RS-15-S-PRD	PROPOSED USE(S):	SINGLE FAMILY & SINGLE FAMILY PRD
PROPOSED ZONING:	RS-15-S-PRD	PARKING CALCULATION:	2 PER UNIT SPACES
TYPE OF REVIEW REQUESTED:	PRELIMINARY, REZONING, AND SUBDIVISION APPROVAL	REQUIRED PARKING:	98 SPACES
		PROVIDED PARKING:	98 SPACES
SITE SIZE AND COVERAGES (for meadow glen)		BUFFERYARDS	
TOTAL ACRES:	49 LOTS	ADJOINING ZONING:	RS-40 and RS-15
TOTAL LOTS:	49 LOTS	TYPE REQUIRED:	N/A
SITE COVERAGES:		WIDTH PROVIDED:	
BUILDING TO LAND:	n/a %	FENCE OPTION:	YES X NO
PAVEMENT TO LAND:	n/a %		
OPEN SPACE:	n/a %		
TOTAL:	100 %	BUILDING SETBACKS	
BUILDING SQUARE FOOTAGE:	n/a SQ FT	FRONT:	10' off of R/W
BUILDING HEIGHT:	40 (MAX) FT OR STORES	REAR:	30' (rear building to building spacing)
		SIDE:	14' BUILDING SEPARATION
		STREET:	10'
INFRASTRUCTURE		DENSITY CALCULATIONS	
WATER:	YES PUBLIC: X PRIVATE:	NUMBER OF UNITS OR LOTS:	42 UNITS/LOTS
SEWER:	YES PUBLIC: X PRIVATE:	DENSITY:	2.69 UNITS/ACRE OR LOTS/ACRE
STREETS:	YES PUBLIC: X PRIVATE:		
COMMON OPEN SPACE CALCULATIONS		COMMON OPEN SPACE CALCULATIONS	
TOTAL LAND AREA: 18.17 AC±		TOTAL LAND AREA: 7.44 AC±	
COMMON OPEN SPACE REQUIRED: 26% OF PFD LAND AREA, 4.76 AC± (8.53 AC±)		COMMON OPEN SPACE REQUIRED: 26% OF PFD LAND AREA, 1.93 AC± (2.88 AC±)	
COMMON OPEN SPACE PROVIDED: 18,021 SF± (2.59 AC±)		COMMON OPEN SPACE PROVIDED: 8,408 SF± (1.21 AC±)	
MINIMUM AVERAGE OPEN SPACE QUOTIENT		MINIMUM AVERAGE OPEN SPACE QUOTIENT	
TOTAL AREA / (0.25 * PERIMETER) > 100.0		TOTAL AREA / (0.25 * PERIMETER) > 100.0	
AREA OF COMMON OPEN SPACE: 18,021 SF; PERIMETER: 3,448 LF		AREA OF COMMON OPEN SPACE: 8,408 SF; PERIMETER: 1,891 LF	
18,021 SF / (0.25 * 3,448 LF) = 211		8,408 SF / (0.25 * 1,891 LF) = 179	

ZONING		OFF-STREET PARKING	
EXISTING ZONING:	RS-15-S-PRD	PROPOSED USE(S):	SINGLE FAMILY & SINGLE FAMILY PRD
PROPOSED ZONING:	RS-15-S-PRD	PARKING CALCULATION:	2 PER UNIT SPACES
TYPE OF REVIEW REQUESTED:	PRELIMINARY, REZONING, AND SUBDIVISION APPROVAL	REQUIRED PARKING:	12 SPACES
		PROVIDED PARKING:	12 SPACES
SITE SIZE AND COVERAGES		BUFFERYARDS	
TOTAL ACRES:	6 LOTS	ADJOINING ZONING:	RS-40
TOTAL LOTS:	6 LOTS	TYPE REQUIRED:	N/A
SITE COVERAGES:		WIDTH PROVIDED:	
BUILDING TO LAND:	n/a %	FENCE OPTION:	YES X NO
PAVEMENT TO LAND:	n/a %		
OPEN SPACE:	n/a %		
TOTAL:	100 %	BUILDING SETBACKS	
BUILDING SQUARE FOOTAGE:	n/a SQ FT	FRONT:	30' (rear building to building spacing)
BUILDING HEIGHT:	40 (MAX) FT OR STORES	SIDE:	14' BUILDING SEPARATION
		STREET:	10'
INFRASTRUCTURE		DENSITY CALCULATIONS	
WATER:	YES PUBLIC: X PRIVATE:	NUMBER OF UNITS OR LOTS:	6 UNITS/LOTS
SEWER:	YES PUBLIC: X PRIVATE:	DENSITY:	1.24 UNITS/ACRE OR LOTS/ACRE
STREETS:	YES PUBLIC: X PRIVATE:		
COMMON OPEN SPACE CALCULATIONS		COMMON OPEN SPACE CALCULATIONS	
TOTAL LAND AREA: 7.44 AC±		TOTAL LAND AREA: 7.44 AC±	
COMMON OPEN SPACE REQUIRED: 26% OF PFD LAND AREA, 1.93 AC± (2.88 AC±)		COMMON OPEN SPACE REQUIRED: 26% OF PFD LAND AREA, 1.93 AC± (2.88 AC±)	
COMMON OPEN SPACE PROVIDED: 8,408 SF± (1.21 AC±)		COMMON OPEN SPACE PROVIDED: 8,408 SF± (1.21 AC±)	
MINIMUM AVERAGE OPEN SPACE QUOTIENT		MINIMUM AVERAGE OPEN SPACE QUOTIENT	
TOTAL AREA / (0.25 * PERIMETER) > 100.0		TOTAL AREA / (0.25 * PERIMETER) > 100.0	
AREA OF COMMON OPEN SPACE: 8,408 SF; PERIMETER: 1,891 LF		AREA OF COMMON OPEN SPACE: 8,408 SF; PERIMETER: 1,891 LF	
8,408 SF / (0.25 * 1,891 LF) = 179		8,408 SF / (0.25 * 1,891 LF) = 179	

TOTAL PROPOSED ROAD:
2837 LF± OF PROPOSED ROADS.

WATERSHED INFO:
THIS PROJECT IS IN THE WS-IV WATERSHED AREA (1 LOT PER 20,000 SF. MAXIMUM DENSITY OR 24% OF SITE AREA AS IMPERVIOUS WITH CURB AND GUTTER.)

HAVENBROOK AND THE BLUFFS AT HAVENBROOK HAVE A COMBINED ACREAGE OF 25.61 AC±. 25.61 AC± * 43,860 SF / 20,000 SF = 55.77 LOTS. THERE ARE 55 LOTS SHOWN ON THESE 2 SECTIONS.

PURPOSE STATEMENT:
THE PURPOSE OF THIS REQUEST IS TO RE-ZONE TRACTS 10E, 8D, 312 AND 4B TO RS-15-S-PRD AND TRACTS 6A AND 202 TO RS-15-S-PRD.

JURISDICTION:
THIS PROPERTY FALLS UNDER FORSYTH COUNTY JURISDICTION.

FIRE HYDRANT NOTE:
NO FIRE HYDRANTS WERE FOUND IN THE RIGHT-OF-WAYS ADJOINING THIS PROJECT.

GRADES SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY.

FINAL GRADING LIMITS ARE BEING STUDIED BY THE DEVELOPER.

ALL RS-15 LOTS TO BE GRADED FOR BUILDING PADS.

WS-IV WATERSHED REQUIREMENTS REQUIRE NO MORE THAN 2 LOTS PER 40,000 SF. OR 24% TOTAL IMPERVIOUS AREA WITH CURB AND GUTTER ROADS.

ALL CALCULATIONS BASED ON TAX OFFICE DIMENSIONS OF THESE LOTS.

ACTUAL IMPERVIOUS AREA TO BE BASED ON FUTURE SURVEY OF PROPERTY.

CLEMMONS JURISDICTION LINE SCALED FROM GEO DATA EXPLORER.

IMPERVIOUS AREA FOR FUTURE PHASE AT MEADOW GLEN:

DENSITY FOR THE FUTURE PHASE OF MEADOW GLEN IS BASED ON THE TOTAL IMPERVIOUS AREA OF THAT SECTION NOT EXCEEDING 24% OF THE TOTAL LAND AREA (WS-IV WATERSHED AREA)

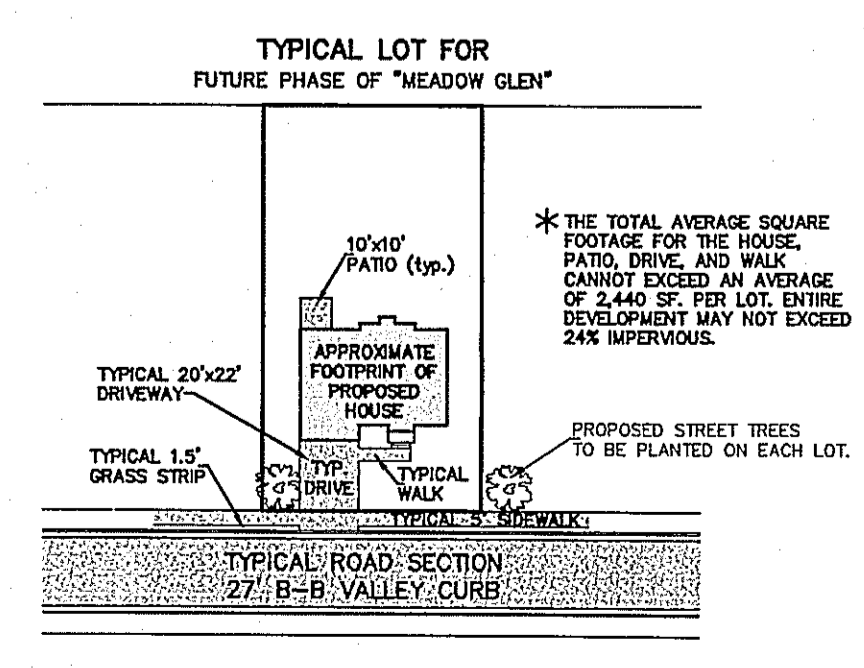
TOTAL LAND AREA IN THIS SECTION: 7.34 AC±

ALLOWABLE IMPERVIOUS AREA AT 24%: 1.7616 AC±

INFRASTRUCTURE WILL REQUIRE 35,175 SF± OF IMPERVIOUS AREA LEAVING 41,554 SF± FOR IMPERVIOUS AREA ON THE PROPOSED 17 LOTS.

THE AVERAGE IMPERVIOUS AREA FOR EACH LOT MUST BE BELOW 2,400 SF±, INCLUDING PORCHES, PATIOS, HOUSES, DRIVES, WALKS, OUT BUILDINGS, ETC., IN ORDER FOR ALL 17 LOTS TO BE BUILT.

THE BUILDER IS TO INSURE THAT THE IMPERVIOUS AREA IS NOT EXCEEDED FOR THE PROJECT.



ZONING		OFF-STREET PARKING	
EXISTING ZONING:	RS-15-S-PRD	PROPOSED USE(S):	SINGLE FAMILY & SINGLE FAMILY PRD
PROPOSED ZONING:	RS-15-S-PRD	PARKING CALCULATION:	2 PER UNIT SPACES
TYPE OF REVIEW REQUESTED:	PRELIMINARY, REZONING, AND SUBDIVISION APPROVAL	REQUIRED PARKING:	34 SPACES
		PROVIDED PARKING:	34 SPACES
SITE SIZE AND COVERAGES (for meadow glen)		BUFFERYARDS	
TOTAL ACRES:	17 LOTS	ADJOINING ZONING:	RS-40 & RS-15
TOTAL LOTS:	17 LOTS	TYPE REQUIRED:	N/A
SITE COVERAGES:		WIDTH PROVIDED:	
BUILDING TO LAND:	9.9 %	FENCE OPTION:	YES X NO
PAVEMENT TO LAND:	14.4 %		
OPEN SPACE:	75.9 %		
TOTAL:	100 %	BUILDING SETBACKS	
BUILDING SQUARE FOOTAGE:	APPROX. 1,800 ± SQ FT	FRONT:	10' off of R/W
BUILDING HEIGHT:	40 (MAX) FT OR STORES	REAR:	30' (rear building to building spacing)
		SIDE:	14' BUILDING SEPARATION
		STREET:	10'
INFRASTRUCTURE		DENSITY CALCULATIONS	
WATER:	YES PUBLIC: X PRIVATE:	NUMBER OF UNITS OR LOTS:	6/9 UNITS/LOTS
SEWER:	YES PUBLIC: X PRIVATE:	DENSITY:	0.6/0.9 UNITS/ACRE OR LOTS/ACRE
STREETS:	YES PUBLIC: X PRIVATE:		
COMMON OPEN SPACE CALCULATIONS		COMMON OPEN SPACE CALCULATIONS	
TOTAL LAND AREA: 7.34 AC±		TOTAL LAND AREA: 7.34 AC±	
COMMON OPEN SPACE REQUIRED: 26% OF PFD LAND AREA, 1.91 AC± (2.83 AC±)		COMMON OPEN SPACE REQUIRED: 26% OF PFD LAND AREA, 1.91 AC± (2.83 AC±)	
COMMON OPEN SPACE PROVIDED: 19,239 SF± (2.79 AC±)		COMMON OPEN SPACE PROVIDED: 19,239 SF± (2.79 AC±)	
MINIMUM AVERAGE OPEN SPACE QUOTIENT		MINIMUM AVERAGE OPEN SPACE QUOTIENT	
TOTAL AREA / (0.25 * PERIMETER) > 100.0		TOTAL AREA / (0.25 * PERIMETER) > 100.0	
AREA OF COMMON OPEN SPACE: 19,239 SF; PERIMETER: 1,891 LF		AREA OF COMMON OPEN SPACE: 19,239 SF; PERIMETER: 1,891 LF	
19,239 SF / (0.25 * 1,891 LF) = 184		19,239 SF / (0.25 * 1,891 LF) = 184	

Preliminary Subdivision plat of:
"Havenbrook"
The Bluffs at "Havenbrook"
and Future Phase of Meadow Glen

PROPERTY OWNER: WAYNE EUGENE ELLINGHAM AND LOUISE ELLINGHAM 1650 S. PEASE HAVEN RD. CLEMMONS, N.C. 27012 PHONE: 336-766-4526

PETITIONER: JADE ASSOCIATES P.O. BOX 4062 WINSTON-SALEM, N.C. 27115 PHONE: 336-759-9888 FAX: 336-759-5896

SURVEYOR: ALLIED LAND SURVEYING, CO., P.A. 4720 KESTER MILL RD. WINSTON-SALEM, NC 27103 PHONE: 336-766-8886 FAX: 336-760-8886 RICHARD P. BENNETT, PLS

SITE PLAN ONLY

Scale: Township County State DATE 1" = 100' Clemmons Forsyth North Carolina 01/10/06

Tax Block 4234, Lot 4B, 6A, 6D, 10E, 202, & 312 Deed Book 1268 @ 1766 Deed Book 848 @ 395 32.99 acres ± Total Areas by tax office

REVISED 6/28/06 ADD FIRE HYDRANT NOTE AND ZONING LINE
REVISED 6/14/06 CHANGE LOCATION OF NOTES.
REVISED 5/9/06 ADD MEADOW GLEN BACK INTO CALCULATIONS
REVISED 2/6/06 CLEMMONS JURISDICTION, BOLD PROPERTY LINES
REVISED 1/31/06 ADD SIDEWALK & STREET TREES
REVISED 1/24/06 REVISE DENSITY OF THE FUTURE PHASE OF "MEADOW GLEN" TO BE BASED ON 24% IMPERVIOUS INSTEAD OF 2 LOTS PER 40,000 SF.

SURVEYED: Allied Land Surveying Co., P.A. JOB NO. N/A
MAILED: 4720 Kester Mill Road Phone (336) 765-2377 10-019
WINSTON-SALEM, N.C. 27103 MAP NO. 760-8886
JCM e-mail: info@allied-land.com Printed

F.1464 Revised File Copy