PETITIONER:
CENTEX HOMES
556 ARBOR HILL ROAD
KERNERSVILLE, NC 27284

ZONING
CURRENT ZONING: R-20
PURPOSED ZONING: R-15 CONDITIONAL USE

SITE ACREAGE:
TOTAL SITE: 60.65 AC

UNIT COUNT & DENSITY:
SINGLE-FAMILY LOTS: 126 LOTS (15,000 SF MIN.)
MAXIMUM DENSITY FOR R-15: 2.9 UNITS/ACRE
PROPOSED DENSITY = 2.1 UNITS/ACRE

PARKING:
PARKING FOR SINGLE FAMILY LOTS WILL BE PROVIDED AT 2 SPACES PER UNIT.

STREETS:
ALL STREETS TO BE PUBLIC, MEETING CITY OF KING CONSTRUCTION STANDARDS. APPROXIMATELY 7,300 LF OF STREETS SHOWN.

REQUIRED SETBACKS:
DISTRICT: R-15
MIN. LOT AREA - 15,000 SF
MIN. LOT WIDTH - 80'
FRONT - 30'
SIDE - 10'
REAR - 30'

WATERSHED:
THIS SITE IS IN THE W-S4 WATERSHED

GENERAL NOTES:
1. TOTAL LOT COUNT IS SUBJECT TO ADJUSTMENT DEPENDING ON STORM WATER REGULATIONS AS REQUIRED BY LOCAL CODE.

2. SITE LAYOUT IS BASED ON COUNTY PLANIMETRIC INFORMATION AND IS SUBJECT TO VERIFICATION AND ADJUSTMENT BASED ON FIELD SURVEY.

3. PER CITY ENGINEER & UTILITY DEPARTMENT: 6" WATER LINE ALONG SOUTHERN ROAD. SEWER TO SERVE THE SITE IS LOCATED APPROXIMATELY TWO LOTS TO THE SOUTH OF THE LAND OWNED BY BETTY SHACKLEFORD.

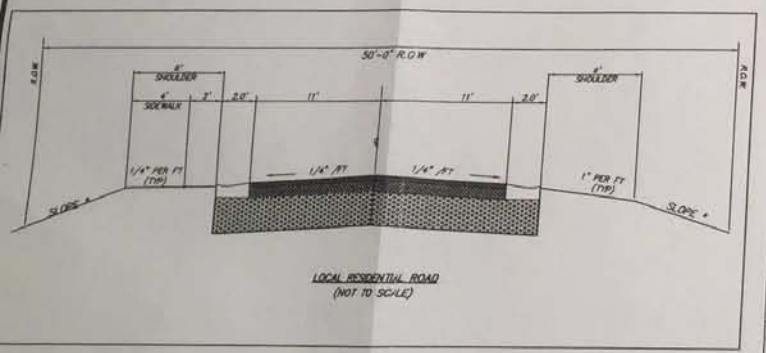
4. ALL BUILT UPON AREA SHALL BE DESIGNED AND LOCATED TO MINIMIZE STORMWATER RUNOFF IMPACT TO THE RECEIVING WATERS AND MINIMIZE CONCENTRATED STORMWATER FLOW.

5. DEVELOPER RESERVES THE RIGHT TO ADJUST ROAD, LOT LAYOUT AND OPEN SPACE CONFIGURATION BASED ON FINAL ENGINEERING REQUIREMENTS.

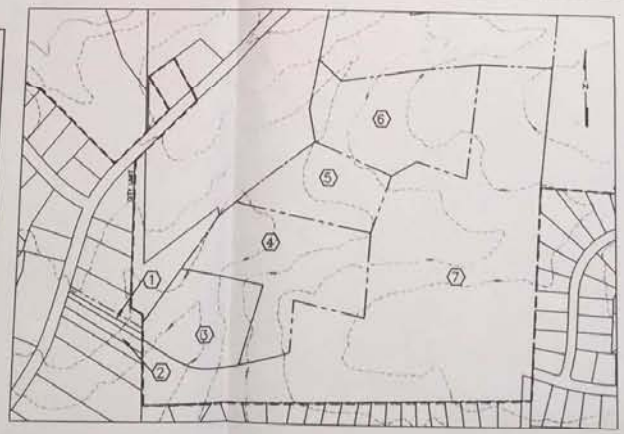
6. DEVELOPER SHALL INSTALL LANE/ROAD IMPROVEMENTS PER THE REQUIREMENTS OF NCDOT.

7. THE MAINTENANCE OF ALL COMMON AREAS AND ELEMENTS NOT IN PUBLIC R/W, INCLUDING COMMON OPEN SPACE, SIGNAGE, FENCING, ETC. WILL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION. A COPY OF WHICH WILL BE SUBMITTED AT THE APPROPRIATE PLAN REVIEW TIME.

8. PROPOSED SINGLE-FAMILY LOTS WILL BE REVIEWED BY THE PLANNING BOARD FOR PRELIMINARY AND FINAL PLAT APPROVAL.



LOCAL RESIDENTIAL ROAD
(NOT TO SCALE)



PARCELS TO BE REZONED

PARCEL NO.		OWNER
(1)	690205186288	JOHN E. SHORE
(2)	690205186290	BETTY S. SHACKLEFORD
(3)	690205281265	BETTY S. SHACKLEFORD
(4)	690206285593	JOHN E. SHORE
(5)	690206288911	BETTY S. SHACKLEFORD
(6)	690206391224	BETTY S. SHACKLEFORD
(7)	690206383463	BETTY S. SHACKLEFORD

NORTH CAROLINA PROFESSIONAL SEAL 007416 ENGINEER JAMES R. BILLUPS

5-26-2006

PRELIMINARY FOR REZONING

200 100 0 200 400

SCALE IN FEET
SCALE : 1"=200'

ANDERSON & ASSOCIATES, INC.
Professional Design Services
www.andassoc.com
VA - NC - TN - WV
406 Gallimore Dairy Rd.
Greensboro, NC 27409
336-931-0910

DATE : 05-25-06
DESIGNED: CC
DRAWN : CC/HJ
CHECKED : JRB
QA / QC :

REVISIONS:

BELLE GROVE PARK
CONDITIONAL USE REZONING REQUEST
CITY OF KING, STOKES COUNTY

DOCUMENT NO. 24797-1

SHEET 1 OF

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