



Asheboro Planning Board
Asheboro City Hall (146 N. Church Street)
Tuesday, September 5, 2023
7:00 PM
AGENDA

- I. Call to Order
- II. Approval of Minutes from August 7, 2023
- III. Review of Cases and Monthly Report on Major Subdivisions Administratively Approved
- IV. New Business:
 - a.) RZ-23-13: Request to rezone property located at 624 Brewer Street and 621 Franks Street from RA6 High-Density Residential and B2 (CZ) General Commercial Conditional Zoning to an Amended B2 (CZ) district for a Large Child Care Center and Continuation of a Membership Organization
 - b.) RZ-23-14: Request to rezone property located along the west side of Zoo Parkway and the south side of Newbern Avenue from R40 Low-Density Residential, R15 Low-Density Single-Family Residential, and R10 Medium-Density Residential to R7.5 (CZ) Medium-Density Residential Conditional Zoning for a Residential Planned Unit Development
- V. Items not on the agenda
- VI. Adjournment

MEETING OF THE ASHEBORO PLANNING BOARD
CITY COUNCIL CHAMBERS, 146 N. CHURCH ST.
MONDAY, AUGUST 7, 2023
7:00 p.m.

This being the time and place for the regular meeting of the Asheboro Planning Board, a meeting was held with the following officials and members present:

Michael O'Kelley) – Chair
Pamela Vuncannon) – Vice Chair

Harold Anderson)
Ritchie Buffkin)
David Henderson) - Members Present
Van Rich)
Thomas Rush)

John Evans, Assistant Community Development Division Director
Bradley Morton, Planner/Deputy City Clerk

CALL TO ORDER

Mr. O'Kelley called the Asheboro Planning Board to order.

APPROVAL OF MINUTES FROM JULY 10, 2023

Mr. O'Kelley inquired if there were any corrections or additions to the July 10, 2023 minutes. Hearing no corrections or additions, the minutes were approved as presented.

REVIEW OF CASES AND MONTHLY REPORT ON MAJOR SUBDIVISIONS ADMINISTRATIVELY APPROVED

Mr. Evans went over the land use cases that the City Council heard at their July Regular Meeting. He provided the board with a spreadsheet of the Major Subdivisions that had been administratively approved by staff since the last Planning Board meeting.

OLD BUSINESS ITEMS CONTINUED FROM JULY 10, 2023

RZ-23-07: AN APPLICATION TO REZONE PROPERTY LOCATED AT 379-1 AND 379-2 SOUTH COX STREET FROM OA6 (OFFICE-APARTMENT) TO OA6 (CZ) OFFICE-APARTMENT CONDITIONAL ZONING FOR A CONGREGATE LIVING FACILITY. THE APPLICANT HAS WITHDRAWN THIS REQUEST

Mr. Evans stated the applicant has withdrawn this request and that no action is needed to proceed to the new business items of the meeting. The board took no formal action and proceeded to the new business items of the meeting.

NEW BUSINESS

RZ-23-12: AN APPLICATION TO REZONE PROPERTY LOCATED ON THE NORTH SIDE OF SHERWOOD AVENUE (RANDOLPH COUNTY PARCEL IDENTIFICATION NUMBERS 7750340845, 7750247757, AND 77503404570) FROM R10 MEDIUM-DENSITY RESIDENTIAL TO R10 (CZ) R10 CONDITIONAL ZONING TO ALLOW MODIFICATION OF AN EXISTING RESIDENTIAL PLANNED UNIT DEVELOPMENT

Mr. Evans gave a visual presentation of the above-referenced agenda item. He gave an overview of the case:

Applicant: Larry McKenzie

Location: North side of Sherwood Avenue

Request: Rezone from R10 Medium-Density Residential to R10 (CZ) R10

Conditional Zoning to allow modification of an existing Residential Planned Unit Development

Randolph County Parcel ID: 7750340457

Size: 1.54 acres +/-

Existing Land Use: Residential Planned Unit Development (under construction)

He presented overview, rezoning, topographic/utilities, aerial, and oblique maps. He presented a site plan of the overall development as well as an expanded view of the site plan, highlighting the modifications of the existing Residential Planned Unit Development. He also presented photographs of the subject property from all directions. He then gave an analysis:

1. The applicant received a Special Use Permit for construction of a Residential Planned Unit Development in 2019, the final phase of which is under construction. The Planned Unit Development was approved for a total of 29 detached and attached single-family dwellings; only 27 lots and dwellings and lots are now expected.
2. Sherwood Avenue, which provides access to the proposed development, is a local, city-maintained street with a 60' right-of-way. The development includes city-maintained Whitley Street and privately maintained streets. The developer is requesting to construct a secondary privately maintained exit-only driveway onto Sherwood Avenue in lieu of the previously proposed T-turnaround at the end of McLarkling Lane. This proposal was shared with the City's Engineering, Public Works, and Fire & Rescue departments and those departments have raised no objections to this proposal.
3. The zoning ordinance allows an applicant to propose a conditional zoning district that deviates from the zoning ordinance's pre-prescribed requirements, and the code further allows a Planned Unit Development to request changes to "yard and height regulations set forth in Table 4-1 of the Zoning Ordinance. The deviation requested is a reduction in the front yard setback along Sherwood Avenue, due to proposed placement of decks on the property that would encroach into the previously established 30' front yard setbacks along Sherwood Avenue. As proposed, the decks would reduce the front yard setback along Sherwood Avenue to 19.5 feet. Per the site plan submitted, these decks would be no less than 40' from the pavement edge of Sherwood Avenue.
4. Prior to the rezoning of a portion of this property from B2 to R10 in 2019, the Land Development Plan Proposed Land Use map designated the property for Commercial Use, along with Neighborhood Residential use. The rezoning changed the designation of the property in its entirety to "Neighborhood Residential" use.
5. Based on available information, homes on several nearby properties have front setbacks that are less than the 30' district setback.
6. The R10 district is described as intended to provide regulations which will produce a moderate intensity of residential uses, usually single family or two family in character and served by central water supply and sewage disposal systems, plus the necessary governmental and other support facilities to service such urban intensity living."

7. The Land Development Plan's Neighborhood Residential Description states that "design elements include building placement close to the street, interconnectivity between neighborhoods, sidewalks, and street trees."
8. Staff returned site plan comments to the developer on the site plan on July 27 and July 28, and received an updated plan on August 3 that is currently under review.

He went over the LDP Recommendations:

Proposed Land Use Map: Neighborhood Residential
Small Area Plan: Southwest
Growth Strategy Map: Primary Growth

Goals/Policies Supporting Request (5):

- **Checklist Item 1:** Complies with LDP proposed land use map
- **Checklist Items 3:** Fits description of zoning ordinance for district
- **Checklist Item 5:** The proposed rezoning is compliant with the Growth Strategy Map.
- **Checklist Items 12-13:** Outside of watershed, flood areas

Goals/Policies Not Supporting Request (1):

- **Checklist Item 14:** Has areas of steep slopes

He then went over proposed conditions:

- a) The use approved shall be a Residential Planned Unit Development and the site developed consistent with the site plan submitted.
- b) All parties involved in this request, including the owner, successors, heirs, and assigns, agree to the conditions and approved site plan.
- c) With the exception of the front yard setback along Sherwood Avenue, all setbacks on the approved plan for SUP-19-03 shall remain in full effect.
- d) Except as explicitly noted to the contrary as public, roads, driveways, parking areas, storm sewer systems, and other improvements shall be maintained by the homeowners' association.
- e) As required by the City of Asheboro Subdivision Ordinance, a declaration of restrictive covenants prohibiting recreational vehicle parking, inclusive of boats, shall be submitted and recorded with the final plat for the phase affected by this application.
- f) The following information shall be included on a revised site plan to be reviewed by city staff for inclusion in the community development division files without further review by the Council:
 1. Additional detail concerning street lighting fixtures.
 2. Final details concerning the proposed front yard landscaping along Whitley Street.
 3. Labeling of minimum dimension of proposed exiting driveway.
- g) The exiting driveway shall be constructed in a manner that does not disrupt operation of or damage the city's existing sewer line and shall be connected to Sherwood Avenue in a manner permitted and approved by the City Engineering Department consistent with city driveway permitting standards.
- h) Prior to the issuance of a Zoning Compliance Permit for the proposed land use, the owner(s) of the Zoning Lot shall properly execute and deliver to the Zoning Administrator for recordation in the Office of the Randolph County Register of Deeds a Memorandum of Land Use Restrictions prepared by the city attorney for the purpose of placing notice of the conditions attached to this Special Use Permit in the chain of title for the Zoning Lot.

He then gave staff's consistency statement:

"Staff believes the requested changes to the development plan sought by this application are rational, generally consistent with the pattern of development of the immediately surrounding area and the Land

Development Plan, and beneficial to both the community being built and public and private service providers. Several existing dwellings along Sherwood Avenue that are adjacent to the project appear to have front setbacks less than the R10 district typically requires, without any identifiable adverse effects, and approval will allow decks to be constructed on the rear of dwellings with designs that make outdoor living area, a desirable amenity, impractical. Further, additional means of exit from a development can be beneficial to residents, delivery drivers, and emergency providers if done in a safe manner and this rezoning process has allowed city departments to review the proposal to consider and ensure public safety. As of the date of this report, no safety or non-compliance issues have been identified but the plan continues to be evaluated.

Considering these factors, staff believes that the proposed zoning map amendment is reasonable and in the public interest, provided no concerns are raised by city reviewers that are unable to be resolved.”

He then stated that staff’s recommendation is to approve the request subject to final endorsement of the site plan. He then asked the board if there were any questions at this time.

Mr. Henderson inquired if there were any additional plantings necessary to be planted along Sherwood Avenue. Mr. Evans stated that the Ordinance encourages existing vegetation to be used and that there are 16 Crepe Myrtle trees proposed to be planted along Sherwood Avenue. He stated that if existing vegetation is utilized then the number of new plantings could be reduced if existing vegetation is located on the property. He indicated the new plantings are suited for areas in which there is a gap in existing vegetation along Sherwood Avenue. Mr. O’Kelley inquired if the existing and new plantings have to be maintained. Mr. Evans stated that the existing and new plantings will have to be maintained either by the current owner or the homeowner’s association when it gets established. There were no further questions for Mr. Evans at this time.

Mr. O’Kelley inquired if there was anyone to speak in favor of the request. Mr. Larry McKenzie, the applicant, spoke in favor of the request and stated that adjoining property owners were mailed notice on July 20th, 2023. Ms. Vuncannon inquired on the size of the decks. Mr. McKenzie stated that they are 10’x12’ decks. She inquired if there would be plantings around the base of the decks. Mr. McKenzie stated that additional plantings could be installed if necessary.

Mr. Buffkin moved to recommend approval of Case RZ-23-12 based on staff’s recommendation and consistency statement. Mr. Rich seconded the motion and the motion carried unanimously.

ITEMS NOT ON THE AGENDA

There were no items at this time.

ADJOURNMENT

With no further business to come before the board, Mr. O’Kelley adjourned the meeting.

Bradley Morton, Planning Board Secretary

Michael O’Kelley, Planning Board Chair



RZ-23-13: Request to rezone property located at 624 Brewer Street and 621 Franks Street from RA6 High-Density Residential and B2 (CZ) General Commercial Conditional Zoning to an Amended B2 (CZ) district for a Large Child Care Center and Continuation of a Membership Organization

Staff Report

Rezoning Staff Report

RZ Case # RZ-23-13

Date September 5, 2023 Planning Board

General Information

Applicant Ashley Hedrick

Address 2835 Zoo Parkway

City Asheboro NC 27203

Phone 336-633-8974

Location 624 Brewer Street and 621 Franks Street

Requested Action Rezone from RA6 High-Density Residential to an amended B2 (CZ) General Commercial Conditional Zoning classification for a Large Child Care Center; and continuation of membership organization

Existing Zone RA6/B2 (CZ)

Existing Land Use Vacant (previously large child care center) and membership organization

Size 3.32 acres +/-

Pin # 7761146503

Applicant's Reasons as stated on application

Use of the existing facility located at 624 Brewer St., Asheboro NC to serve as a child care facility to serve up to roughly 100 children with 20 full time employees and 2 facility vehicles or to the maximum extent allowable per Codes and City determination.

Surrounding Land Use

North Single family res./Eastside Park

East Undeveloped (Residential)

South Undeveloped (Residential)

West Multi-family residential (Eastside Homes)

Zoning History See #4 and #5 below.

Legal Description

The property of Eastside Improvement Association, Inc., located at 624 Brewer Street and 621 Franks Street, totaling approximately 3.32 acres +/-, more specifically identified by Randolph County Parcel Identification Number 7761146503.

Analysis

See attachment 1.

RZ-23-13 (Childcare center- large and membership organization): Staff analysis as of 8-31-23

1. The property is inside the city limits.
2. Brewer and Franks Streets are both local streets. A sidewalk extends along Brewer Street in front of the property.
3. In 1982, a Special Use Permit was issued for a large childcare facility (SUP-82-15) in the structure located at 624 Brewer St. The daycare has ceased operations for an amount of time that precludes resumption of the use without City Council action.
4. In 2001, the portion of the property that includes the gym at 621 Franks Street, was rezoned from RA6 High-Density Residential to CU-B2 Conditional Use General Commercial. At that time, a Conditional Use Permit (CUP-02-23) for a Membership Organization was granted. This request does not propose changes to the previously approved membership organization authorization.
5. In June, 2018, the applicant requested a Special Use Permit to allow a new non-conforming use for the structure located at 624 Brewer Street (from a large child care center to professional services). A subsequent request to rezone the property to an O&I Office and Institutional General District also was denied in September, 2018.
6. Available records show that the property has been used for non-residential purposes since at least the 1950's.
7. The zoning ordinance describes the B2 General district as "intended to serve the convenience goods, shoppers goods retail and service needs of the motoring public, both local and transient. This district should always be located with access directly to minor thoroughfares or higher classification streets, but never local residential streets."
8. The zoning ordinance distinguishes between childcare centers based on the size of the center. A large center is classified as serving 80 or more children. A large center is permitted by way of a Special Use Permit in the B2 district or through a conditional zoning process; the applicant seeks a conditional zoning district.
9. The zoning ordinance allows an applicant to propose a conditional zoning district that deviates from the zoning ordinance's pre-prescribed requirements. The main deviation identified with the application is relates to the number of off-street parking spaces provided. The site plan delineates a total of 22 off-street parking spaces, which could accommodate 60 children, 12 employees, and 2 facility vehicles. The application seeks approval for up to 100 children, 20 employees, and 2 facility vehicles. Typically, a day care that size would require 36 off-street parking spaces. The building does provide a drop-off area that offers short-term parking for approximately 5 vehicles.
10. On-street parking is permitted by ordinance on both sides of Brewer Street generally from dawn to dusk.

Rezoning Staff Report

RZ Case # RZ-23-13

Consistency with the 2020 LDP Growth Strategy designations

In reviewing this request, careful consideration is given to each Goal and Policy as outlined in the Land Development Plan. Some Goals and Policies will either support or will not support the request, while others will be neutral or will not apply. Only those Goals and Policies that support or do not support the request will be shown.

Proposed Land Use Map Designation Neighborhood Residential

Small Area Plan Central

Growth Strategy Map Designation Primary Growth

LDP Goals/Policies Which Support Request

Checklist Item 5: Complies with Growth Strategy Map

Checklist Items 12, 13, and 14: 12.) Property is located outside of watershed 13.) The property is located outside of Special Hazard Flood Area. 14.) Rezoning is not located on steep slopes of greater than 20%.

LDP Design Principles: PRINCIPLE #3 – Move from “Separation of Uses” toward “Mixed Use Development”

Rezoning Staff Report

RZ Case # RZ-23-13

LDP Goals/Policies Which Do Not Support Request

Checklist Item 1: Does not comply with LDP proposed land use map.

Checklist Item 3: The property on which the rezoning district is proposed does not fit the description of the Zoning Ordinance.

2.1.5: The City will ensure development regulations provide appropriate transitional land uses, such as office and institutional, between high-intensity industrial/commercial and low-intensity residential uses.

Staff's Final Analysis Concerning Consistency with Adopted Comprehensive Plans, Reasonableness and Public Interest

Staff believes that the Land Development Plan supports investment in and use of underutilized structures, particularly for development that is compatible with surrounding land uses and provides neighborhoods with important services. This property was used for a childcare center for many years and is already developed in a manner that, by its design, separates the use of 624 Brewer Street from neighboring single-family dwellings. While the building is in close proximity to the East Side Homes apartments, it does provide needed shared access to separate parking available to those residents.

The Proposed Land Use Map designates the property for future residential development, which is reflective of the current RA6 zoning; however, the rezoning application is consistent with how the property has been used in the past and approval would result in improvements to the building and property that should help to improve this community asset.

While generally supportive of the application, staff is concerned about the sufficiency of parking for the size day care that is proposed. A daycare with up to 80 children should not generate problems related to parking due to the availability of short-term parking within the drop-off queue and on-street parking on Brewer Street. Should the size of the daycare exceed 80, staff does recommend a condition be included with the zoning district that would allow the property owner and proprietor to work with staff to identify a suitable location permitted by the zoning ordinance for five additional off-street parking spaces to be provided without the need amend the conditional zoning district.

Recommendation Considering the aforementioned analysis, staff believes that the proposed zoning map amendment is reasonable and in the public interest, subject to acceptance of the staff suggested conditions.

Rezoning Staff Report

Suggested Conditions for Conditional Zoning applications (subject to change prior to final report)

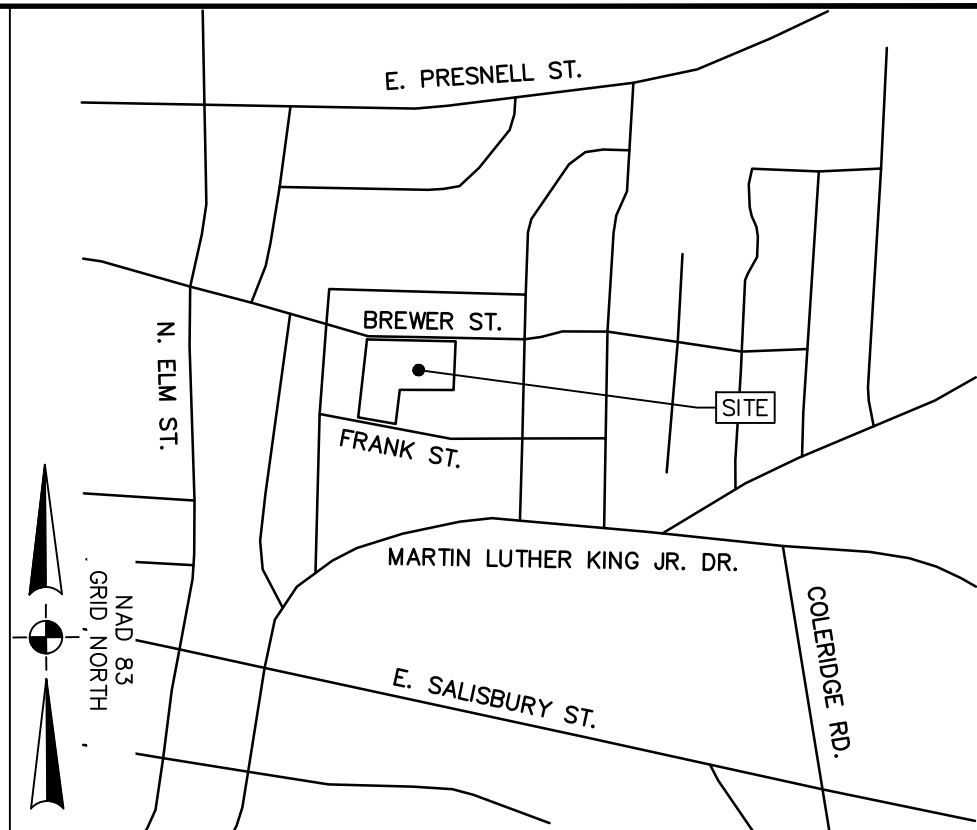
Draft conditions as of August 29, 2023:

- (A) The use approved shall be a Large Child Care Center for up to 80 children and the site developed consistent with the site plan submitted. If the number of children served exceeds 80 children, up to a maximum of 100 children, a revised site plan showing 5 (five) additional off-street parking spaces shall be submitted to the Planning Department for review of code compliance and inclusion in the file without further review by the Council. Such parking shall be located outside of any required buffer or screening yards
- (B) All parties involved in this request, including the owner, successors, heirs, and assigns, agree to the conditions and approved site plan.
- (C) Subject to the provisions of the Zoning Ordinance and CUP-02-23, the Membership Organization existing at 621 Franks Street may continue.
- (D) The child care facility must meet the standards provided by the NC Department of Health and Human Services Child Day Care Commission. Evidence that Commission requirements are met shall be presented to Planning Department staff prior to any Certificate of Zoning Compliance being issued.
- (E) Hours of operation shall be limited to 6:00 a.m. to 7:00 p.m.
- (F) Prior to the issuance of a Zoning Compliance Permit for the proposed land use, the owner(s) of the Zoning Lot shall properly execute and deliver to the Zoning Administrator for recordation in the Office of the Randolph County Register of Deeds a Memorandum of Land Use Restrictions prepared by the city attorney for the purpose of placing notice of the conditions attached to this conditional zoning district in the chain of title for the Zoning Lot.



SHARED ACCESS NOTE:

IT IS THE RESPONSIBILITY OF THE OWNER/OWNERS OF THE PARCELS NOTED AS LOT 1 AND LOT 2 TO ENSURE PROPERTY CROSS ACCESS AGREEMENTS OR EASEMENTS ARE GRANTED AND MAINTAINED TO ENSURE THAT THE EXISTING DRIVEWAY AND PARKING AREAS ARE ACCESSIBLE TO ALL REQUIRED TENANTS OF BOTH FACILITIES.



VICINITY MAP
SCALE: 1"=1,000'

SITE DATA TABLE

OWNER	EAST SIDE IMPROVEMENT ASSOCIATION INC.
OWNER ADDRESS	PO BOX 423, ASHEBORO, NC 27204
SITE ADDRESS	624 BREWER ST. ASHEBORO, NC 27203
PIN NUMBER	7761146503
DEED BOOK / PAGE	2417 / 692
PLAT BOOK / PAGE	46 / 55
EXISTING ZONING	RA6 & B2
PROPOSED ZONING	B2 (CZ)
EXISTING USE	VACANT
PROPOSED USE	CHILD DAY CARE CENTER
TOTAL SITE AREA	(3.32 ACRES)
EXISTING BUILDING SQ. FOOTAGE (PER RANDOLPH COUNTY GIS)	DAYCARE BUILDING = ± 9,155 SF GYMNASIUM = ± 9,553 SF TOTAL = 18,708 SF
TOTAL EMPLOYEES	20 MAXIMUM
TOTAL FACILITY VEHICLES	2
TOTAL PROPOSED CHILDREN	100
PARKING REQ'D	1 / EMPLOYEE = 20 + 1 / FACILITY VEHICLE = 2 + 2.0 / 15 CHILDREN = 14 TOTAL = 36 SPACES
PARKING PROVIDED	22 SPACES
SETBACKS	FRONT = 25 FT SIDE = 0 OR 5 FT REAR = 0 OR 5 FT
MAXIMUM BUILDING HEIGHT	35 FT
LANDSCAPE REQUIREMENTS	PROPOSED USE: GROUP 2 (B2) ADJOINING USES: SINGLE FAMILY TYPE C BUFFERYARD REQUIRED
STREETYARD	1 EVERGREEN SHRUB EVERY 10 LF STREETYARD SHALL BE MIN. OF 10 FT IN WIDTH

MAXIMUM OCCUPANCY PER EXISTING AVAILABLE PARKING
(PER CITY OF ASHEBORO CODE)

EXISTING SPACES ON LOT #2 : 22 SPACES TOTAL
(INCLUDING 2 ADA SPACES)

12 STAFF MEMBERS = 12 SPACES REQUIRED
2 COMPANY VEHICLES = 2 SPACES REQUIRED
60 CHILDREN = 8 SPACES REQUIRED
TOTAL REQ'D PARKING= 22 SPACES

NOTE: ALL PARKING HAS BEEN ESTIMATED PER AERIAL IMAGERY. EXISTING PARKING LOT STRIPING AND SIGNAGE SHALL BE IMPROVED BY THE OWNER AS DEEMED NECESSARY BY THE CITY OF ASHEBORO.

NOTES:

- ALL INFORMATION SHOWN ON THIS PLAN SHOULD BE CONSIDERED APPROXIMATE FOR PRELIMINARY REVIEW ONLY. THIS PLAN IS NOT INTENDED FOR CONSTRUCTION PURPOSES.
- ALL EXISTING BUILDINGS, SIDEWALKS, PARKING AREAS, TOPOGRAPHIC INFORMATION AND OTHER SITE FEATURES HAVE BEEN SHOWN PER AVAILABLE RANDOLPH COUNTY GIS, NC ONE MAP, AND AERIAL PHOTOGRAPHY INFORMATION.
- THIS PLAN IS NOT INTENDED TO BE USED FOR CONSTRUCTION PURPOSES AND SHALL BE CONSIDERED A REVIEW DRAWING ONLY.
- NO EVALUATION OF EXISTING WATER, SEWER AND OTHER UTILITIES HAS BEEN PERFORMED AS PART OF THIS PLAN. IT IS THE RESPONSIBILITY OF THE OWNER TO ENSURE ALL EXISTING WATER SERVICES, SEWER SERVICES, AND OTHER UTILITY SERVICES ARE IN GOOD WORKING ORDER AND ARE SUFFICIENT TO SUPPLY THE PROPOSED DEMAND OF THE FACILITY.
- IT IS THE RESPONSIBILITY OF THE OWNER TO ENSURE ALL ADA PARKING, SIGNAGE, STRIPING, RAMPS, ETC. IS INSTALLED PER ADA REQUIREMENTS AND ALL OTHER APPLICABLE FEDERAL, STATE AND LOCAL CODES.
- PER NC FRIS MAPS THE SITE IS NOT LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA. NO EVALUATION OF ON SITE DRAINAGE OR GRADING HAS BEEN INCLUDED IN THIS PLAN SET. IT IS THE RESPONSIBILITY OF THE OWNER TO ENSURE THERE IS ADEQUATE POSITIVE DRAINAGE ON SITE.

DRAWING LEGEND

---	PROPERTY LINE
- - -	ADJOINING PROPERTY LINE
-x-x-x-x-	EXISTING FENCE
---	SETBACK LINE
■ ■ ■ ■ ■	CITY ZONING LINE
~~~~~	EXISTING TREELINE
● ● ● ● ●	STREETYARD LANDSCAPING



PRELIMINARY  
REVIEW DRAWING  
NOT FOR  
CONSTRUCTION

G

Gardner Engineering, PLLC  
Engineering - Land Planning - Permitting

NC Engineering Firm Cert. Auth.# P-2804  
P.O. Box 3048  
Asheboro, NC 27204  
P: (336-302-4949) Email: zach@gardnerengineeringpllc.com  
www.gardnerengineeringpllc.com

PRELIMINARY SITE PLAN

MISS ASHLEY'S  
ENRICHMENT ACADEMY

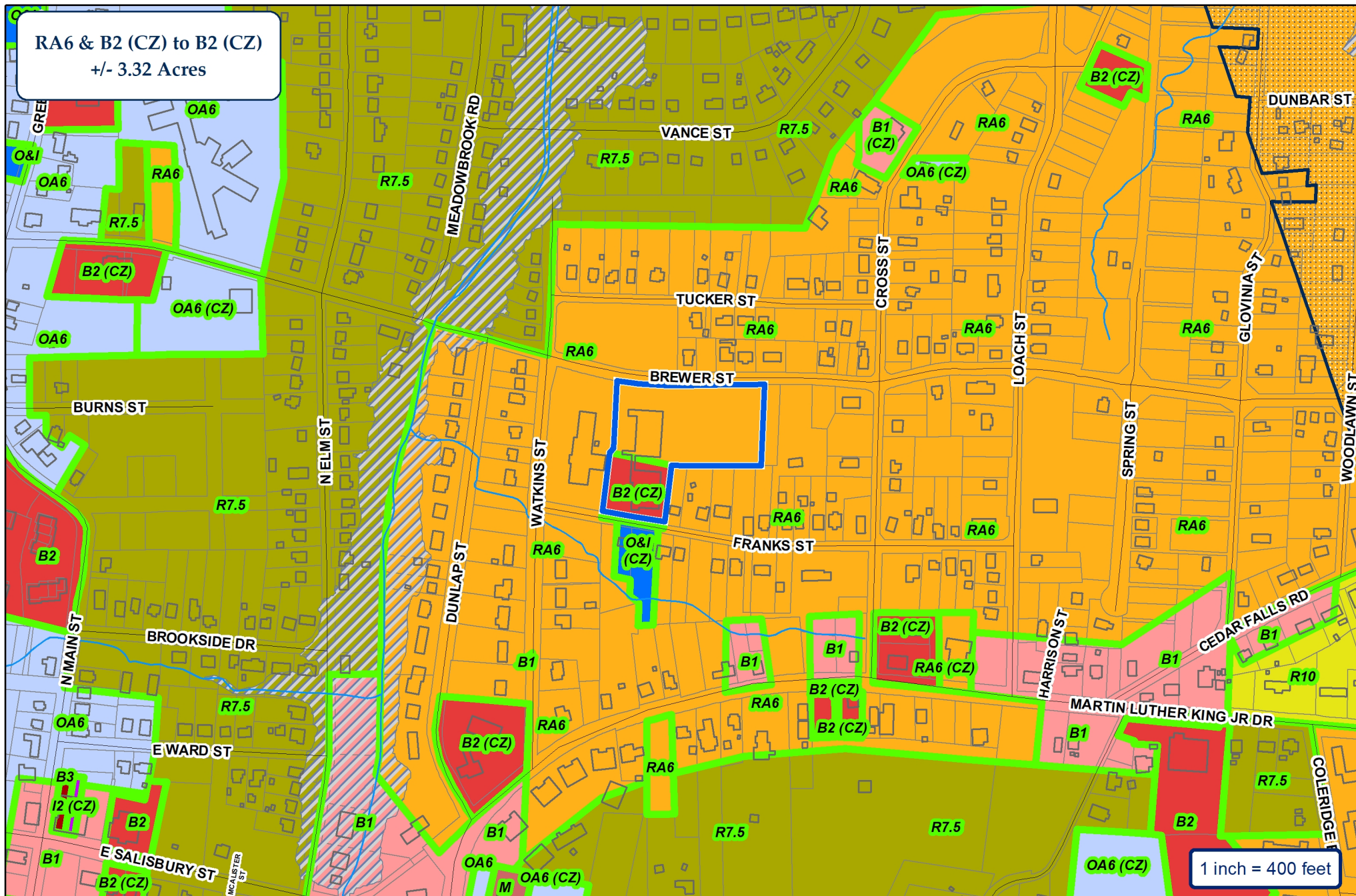
624 BREWER ST.  
ASHEBORO - NC - RANDOLPH COUNTY

SCALE AS NOTED  
DATE AUGUST 2023  
DRAWN BY ZHG  
CHECKED BY ZHG  
PROJECT NO. 23.0005  
SHEET NO.

C-3



RA6 & B2 (CZ) to B2 (CZ)  
+/- 3.32 Acres

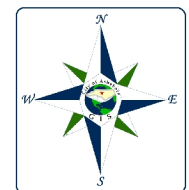
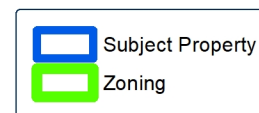


1 inch = 400 feet

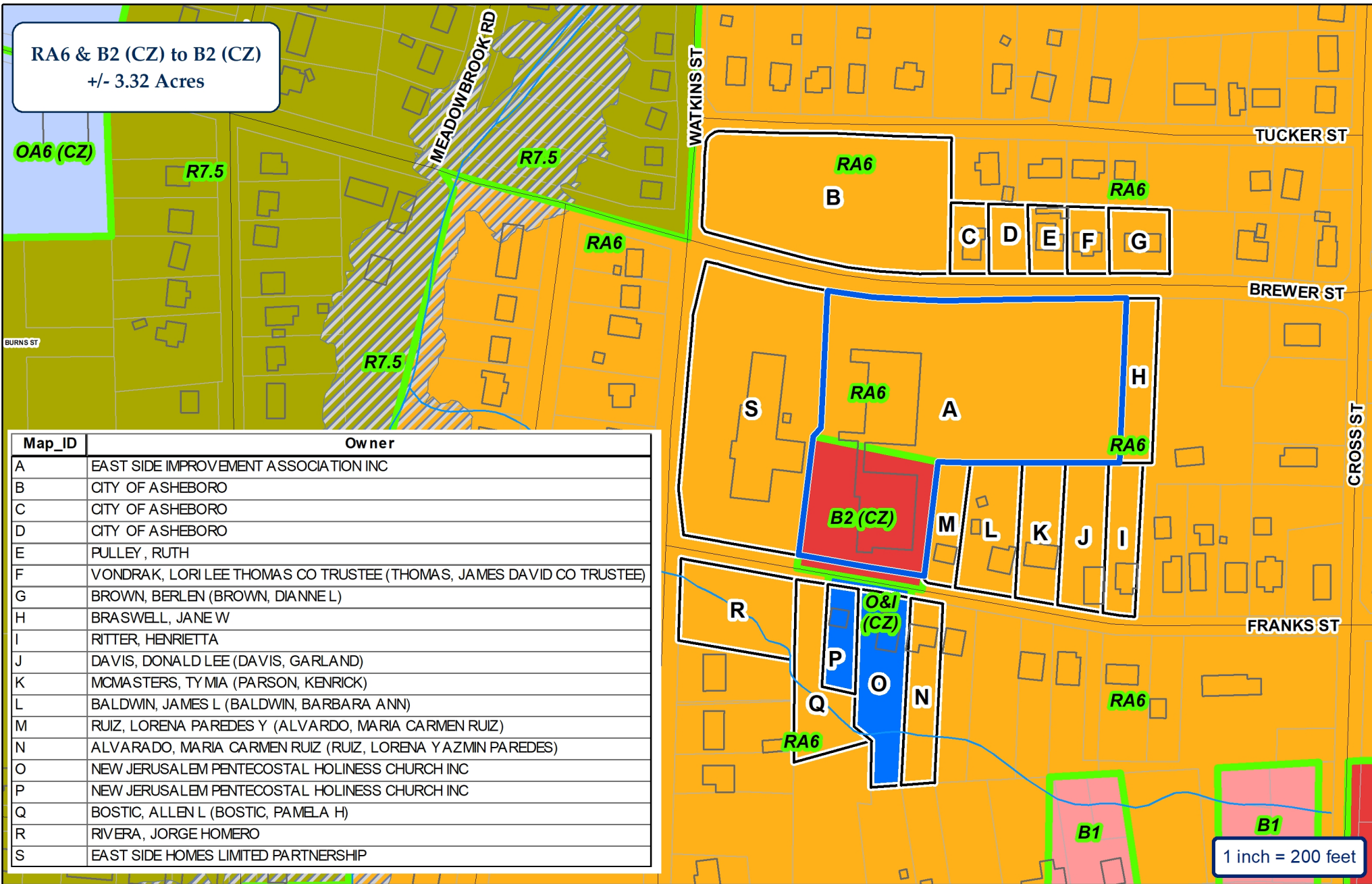


City of Asheboro Planning &amp; Zoning Department

## Rezoning Case: RZ-23-13

**Parcels: 7761146503**

RA6 & B2 (CZ) to B2 (CZ)  
+/- 3.32 Acres



Map_ID	Owner
A	EAST SIDE IMPROVEMENT ASSOCIATION INC
B	CITY OF ASHEBORO
C	CITY OF ASHEBORO
D	CITY OF ASHEBORO
E	PULLEY, RUTH
F	VONDRAK, LORI LEE THOMAS CO TRUSTEE (THOMAS, JAMES DAVID CO TRUSTEE)
G	BROWN, BERLEN (BROWN, DIANNE L)
H	BRASWELL, JANE W
I	RITTER, HENRIETTA
J	DAVIS, DONALD LEE (DAVIS, GARLAND)
K	MCMASTERS, TYMIA (PARSON, KENRICK)
L	BALDWIN, JAMES L (BALDWIN, BARBARA ANN)
M	RUIZ, LORENA PAREDES Y (ALVARDO, MARIA CARMEN RUIZ)
N	ALVARADO, MARIA CARMEN RUIZ (RUIZ, LORENA Y AZMIN PAREDES)
O	NEW JERUSALEM PENTECOSTAL HOLINESS CHURCH INC
P	NEW JERUSALEM PENTECOSTAL HOLINESS CHURCH INC
Q	BOSTIC, ALLEN L (BOSTIC, PAMELA H)
R	RIVERA, JORGE HOMERO
S	EAST SIDE HOMES LIMITED PARTNERSHIP

## City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-23-13

Parcels: 7761146503



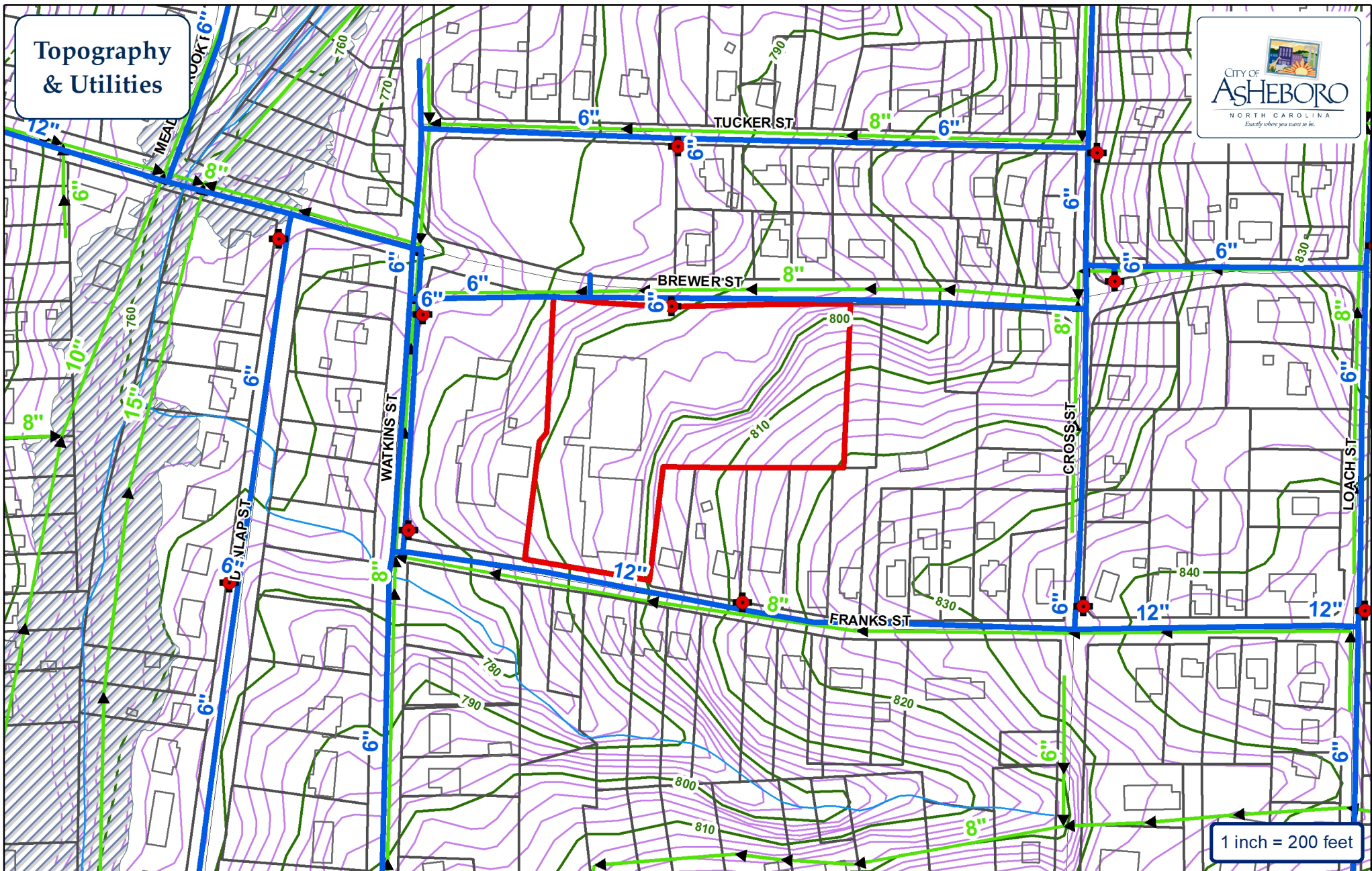
ETJ

- Subject Property
- Adjoining Properties
- City Zoning





# Topography & Utilities



- |                                                                                               |                                                                                                  |
|-----------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|
|  Water Main |  Fire Hydrant |
|  Sewer Main |  Pump Station |
|  Force Main |  Watershed    |

City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-23-13

Parcels: 7761146503

 Subject Property





Aerial

MEADOWBROOK RD

TUCKER ST

BREWER ST

WATKINS ST

CROSS ST

LOACH ST

DUNLAP ST

FRANKS ST

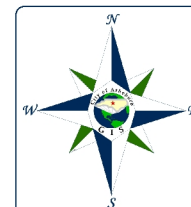
1 inch = 200 feet

## City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-23-13

Parcels: 7761146503

 Subject Property





**APPLICANT INFORMATION**

Applicant Ashley Hedrick Applicant's Phone # 336-633-8974

Applicant's Address 2835 Zoo Pkwy  
Asheboro, NC 27205

Applicant email address missashleyseanc@gmail.com

**PROPERTY INFORMATION**

Property Owner's Name Eastside Improvement Association

Location of Property 624 Brewer Street Asheboro, NC 27203 Property Size (ac. or s.f.) 3.32 AC

Randolph County Property Identification Number (PIN#) 7761146503

Current Zoning District RA6 Requested Zoning District B2 CZ

Date Property Title Acquired _____ Deed Book 2417 Page 692

Subdivision _____ Section _____ Lot # _____

Plat Book 46 Page 55

**CONDITIONAL ZONING DISTRICT INFORMATION** (Attach additional sheets if necessary)

1. Application is hereby made to the City of Asheboro for a Conditional Zoning District for the following purpose:

Use of the existing facility at 624 Brewer St Asheboro, NC to serve as a Child Care Center serving up to approximately 100 children with up to twenty employees and two facility vehicles or to the maximum extent allowable per codes and city determination. The Child Care Center will be a nonprofit organization offering affordable quality child care.

2. In what manner will the proposed amendment carry out the intent of the Land Development Plan?

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This amendment will carry out the intent of the Land Development Plan in a number of ways. Access to affordable quality child care promotes a higher standard of living (1.1). Access to early childhood education, child care, before and after school care, and summer school age care increases access to quality education (1.3). A child care program that strongly promotes character building, leadership skills, and team building will enhance the city's character and sense of community (2.1). This location is the perfect location to best serve community members who most need access to affordable, quality child care (2.2). The immediate repairs as well as the maintenance and future repairs will preserve the built environment. (3.1). An additional goal of this program is to teach environmental responsibility (4.2.5).

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**For questions (3) and (4), if either of these questions apply, please state a reason. If you believe these do not apply, please check "does not apply".**

3. Are there alleged errors in this Ordinance that would be corrected by the proposed amendment? If so, give a detailed explanation of such error and detailed reasons how the proposed amendment will correct the errors.

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Does not apply ☒

4. What are the changed or changing conditions, if any, in the jurisdiction of the City of Asheboro generally, which would make the proposed amendment reasonably necessary to the promotion of the public health, safety, and general welfare?

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Randolph County was recently designated as a child care desert, with multiple high poverty, low performing



school districts. Accessible, affordable, quality child care is necessary to the promotion of public health, safety, and general welfare in many ways. Child care programs that promote character building, leadership skills, and team building promote public safety. The focus of environmental responsibility promotes clean environments, upkeep of properties, and historic preservation, especially in a proposed building that holds so much meaning and history to the community and their family members who attended the once segregated school.

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Does not apply ☐

5. Are there any other circumstances, factors, or reasons that the applicant offers in support of the proposed amendment?

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This proposed amendment passes the four required tests for conditional zoning. It will not in any way endanger the public health or safety. It will instead promote it. It meets all required conditions and specifications. The parking will be expanded as the enrolled number of children and staff reaches the need for more parking spaces according to city requirements. This program will not injure the value of the surrounding properties. It is a public necessity as our county and city is considered a child care desert. The few child care centers that remain in Asheboro are full and waitlisted. The location and character of use will be in harmony to the area as lessons will often revolve around community service projects and will promote good citizenship in many ways.

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**APPLICATION SIGNATURES**

It is understood by the undersigned that while this application will be carefully reviewed and considered, the burden of proving the need for a Conditional Zoning District rests with the applicant.

No application for a Conditional Zoning District will be advertised for public hearing until the Planning and Zoning Department has received all required materials. If all required materials are not received prior to the specified deadlines, hearings for the case may be delayed.

Per Section 4.05 of the zoning ordinance, it is intended that property will be reclassified to a Conditional Zoning District only in the event of firm plans to develop the property. Accordingly, subject to any specific durational limits imposed by the ordinance applying conditional zoning to the Zoning Lot, if no action has been taken to obtain a Zoning Compliance Permit in conformance with the conditional zoning ordinance within 36 months of the City Council's approval of conditional zoning for the Zoning Lot, the Community Development Director or his or her designee shall initiate appropriate action to rezone the Zoning Lot to a general zoning classification that is consistent with the adopted comprehensive plan.

*Applicant Signature*

Cashley Hedrick

*Printed Name of Authorized Signatory (if different from Applicant)*

_____

*Position/Relationship of Authorized Signatory to Applicant*

_____

*Owner Signature (if different than Applicant)*

William D. McInnis

*Owner Address*

East Side Improvement Association Inc.  
624 Brower St., Asheboro, NC 27203

*Telephone Number*

336-328-7277

*Printed Name of Authorized Signatory (if different from Owner)*

_____

*Position/Relationship of Authorized Signatory to Owner*

President

**STAFF USE**

**Received by:** _____ **Date:** _____ **Case Number:** _____

## NOTICE OF ZONING MAP AMENDMENT (REZONING)

### TO ADJOINING PROPERTY OWNERS

This is to notify you that I, Ashley Hedrick, have filed an application with the City of Asheboro, to rezone property located at 624 Brewer Street (Randolph County Parcel Identification Number 7761146503). The property involved is outlined in red, and you are receiving this notice because your property is in close proximity to the proposed rezoning. The request is to rezone the property from RA6 High-Density Residential and B2 (CZ) General Commercial Conditional Zoning to an amended B2 (CZ) district to allow for a large child-care center at 624 Brewer Street and the continued use of the existing membership organization in the gym structure at 621 Franks Street.

On **Tuesday, September 5, 2023, at 7:00 pm** the Asheboro Planning Board will meet to hear this request and forward their report to the City Council. **On Thursday, October 5, 2023, at 7:00 pm** the City Council will hold a public hearing on the rezoning request.

The meetings will be held in the City Council Chambers, 146 North Church Street, Asheboro, NC. The Council, after considering the information/testimony presented during the public hearings and reviewing the reports of the Planning Board and Planning and Zoning Department, will take action on the application. Such action may include approval of the request, denial of the request, or approval of a modified version of the request on the basis of the Council's determination that such action is reasonably necessary to promote the public health, safety, or general welfare and to achieve the purposes of the adopted Land Development Plan. The meeting is open to the public and your participation is encouraged. If you have any questions, please contact the Planning and Zoning Department at 336-626-1201 Ext. 2325. You may also contact me at 336-633-8974.





**Mission Statement:** Miss Ashley's Enrichment Academy is committed to providing quality child care in a safe and enriching environment, inspiring children to reach their full potential, with a focus on character building, education, and developmental growth.

**Description:** Miss Ashley's Enrichment Academy plans to serve infants, toddlers, twos, preschoolers, and school aged children. Randolph County has recently been classified as a childcare desert and has multiple high poverty, low performing school districts. Ideally, Miss Ashley's Enrichment Academy would offer transportation to and from nearby schools. The priority would be to serve children in a way that combats food insecurity, academic struggles, and ultimately future crime rates and drug use. Miss Ashley's Enrichment Academy will also provide consistent lessons in character building, team building, leadership, environmental responsibility, STEAM, and more. Obtaining licensure will help Miss Ashley's Enrichment Academy serve lower income families in the community by accepting childcare vouchers.

#### **How Will This Affect You?**

**Parking and Traffic:** The plan is to conduct drop off and pick up times in a way that will not affect others within the neighborhood. Drop off time will be 6am-9am and pick up time will be 3pm-6pm. Both will be organized in a way that limits any congestion of traffic or parking. Rather than caregivers parking and bringing their children into the building they will move through the parking lot and be greeted by staff at the doors. Staff will help the children exit and enter the vehicles and get them to and from their classrooms. Not only will this reduce traffic and parking issues it will also reduce access to children and traffic in the building. Handbooks for both staff and caregivers will prohibit parking in any way that will affect neighboring residents. Meetings and tours will be scheduled during low traffic times and caregivers will be reminded of where to park.

**Eastside Improvement Association:** Miss Ashley's Enrichment Academy is a non-profit child care center. Any 'profit' generated will go back into the child care center. Any additional funds will go back into the community, working directly with the Eastside Improvement Association. Community service projects will be a part of lessons year round, especially during the summer. These projects will include food drives, community meals, and more.

**Questions?** Please do not hesitate to reach out with any questions or concerns. 336-633-8974 is my mobile number which you may call or text any time. [missashleyseanc@gmail.com](mailto:missashleyseanc@gmail.com) is my email which I check frequently and will respond expeditiously.

Thank You for your time and consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read "Ashley Seane", written in a cursive style.



## Randolph County, NC



*Disclaimer: This map was compiled from recorded deeds, plats, and other public records and data. Users of this data are hereby notified that the aforementioned public information sources should be consulted for verification of the information. Randolph County, its agents and employees make no warranty as to the accuracy of the information on this map.*

Map Scale  
**1 inch = 100 feet**  
8/10/2023



**RZ-23-14:** Request to rezone property located along the west side of Zoo Parkway and the south side of Newbern Avenue from R40 Low-Density Residential, R15 Low-Density Single-Family Residential, and R10 Medium-Density Residential to R7.5 (CZ) Medium-Density Residential Conditional Zoning for a Residential Planned Unit Development

**Staff Report**

# Rezoning Staff Report

**RZ Case #** RZ-23-14

**Date** September 5, 2023 Planning Board

## General Information

**Applicant** Ridge Road Partners, LLC (c/o Drew Boggs)

**Address** PO Box 1609

**City** Monroe NC 28111

**Phone** 980-722-1010

**Location** Zoo Parkway and Newbern Avenue

**Requested Action** Rezone from R40 Low-Density Residential, R15 Low-Density Single-Family Residential, and R10 Medium-Density Residential to R7.5 (CZ) Medium-Density Residential Conditional Zoning for a Residential Planned Unit Development

**Existing Zone** R40/R15/R10

**Existing Land Use** Undeveloped

**Size** 94.27 acres +/- of 104.27 acres +/-

**Pin #** 7760008593 (portion) and 7760013008

## Applicant's Reasons as stated on application

To construct 400 new residences to help supply the growing residential needs of this area. Residential growth using the clustering of homes in area most suitable for development. This development balances the need for residential growth in areas that are supported by the NC Zoo and City Sportsplex. Coming growth from nearby industrial facilities. Promoted neighborhood setting with nearby Sportsplex and NC Zoo. *Staff Note: The latest site plan presented by the applicant shows 346 dwellings.*

## **Surrounding Land Use**

**North** Medium-Density Residential & Teachey School **East** Medium-Density Residential

**South** Low-Density Residential & Undeveloped **West** Medium-Density Residential

**Zoning History** N/A

## **Legal Description**

The property of Hillcrest Farm Estates, LLC, located on the west side of Zoo Parkway, between 2358 and 2476 Zoo Parkway, and the south side of Newbern Avenue, between 294 and 360 Newbern Avenue, totaling approximately 94.27 acres +/- of 104.27 acres +/- and more specifically identified by a portion of Randolph County Parcel Identification Number 7760008593 and Parcel ID 7760013008.

## **Analysis**

See attachment 1

**Attachment 1: RZ-23-14 (Hillcrest Farms rezoning request): Staff analysis as of 8-31-23**

1. The property is currently outside of the city limits. Annexation, in accordance with city policy, is required to connect to city-maintained utilities.
2. The request is for a residential Planned Unit Development, consisting of a total of 346 dwellings on 346 lots. 282 of these units are detached single-family residences. 64 units are attached townhome style dwellings, clustered in groups of 5 to 7 attached dwellings.
3. Development plans show seven (7) common areas with each including amenities such as pickle ball, dog parks, and/or garden areas. The plans note that "the exact amenity provided at each location will be determined at a later date" but the expectation will be that final decisions related to amenities will generally be consistent with what is submitted. Notes also indicate that passive open space with planted grass comprises the remainder of each area, and that all common areas will have a minimum of 2 understory trees and 6 shrubs, with "landscaping to have defined boundaries and complement amenity entrance points."
4. Zoo Parkway is a state-maintained major thoroughfare. New Bern Avenue is a state-maintained collector road. The development has two access points, one from each roadway, and also shows several potential locations where the internal street network could be extended onto adjacent property should future development be proposed. NCDOT has indicated that a Traffic Impact Analysis will be required for the development. Connectivity between Zoo Parkway and New Bern Avenue is shown via a stream crossing to be built by the developer. No traffic study details have been provided; staff has recommended traffic impact findings and potential mitigation measures be available for review prior to the board meetings.
5. Plans identify certain areas for tree preservation, primarily within flood-prone areas of the property. There also is some landscape buffering shown to be provided between the development and adjacent property, with a 15 ft. natural buffer to be retained adjacent to the townhomes. Each development entrance will be landscaped with a minimum of 4 understory trees and 12 shrubs, and street trees will be installed at a rate of 1 understory tree per 25 residential units. Staff has suggested additional fencing be provided adjacent to two additional residential properties (Parcel Identification Numbers 7760013216 and 7760014240) that is not shown.
6. Sidewalks customarily are required for a Residential Planned Unit Development and typically is expected to connect all lots and amenities to existing streets. The site plan proposes a sidewalk network only on one side of the new streets which is not adequate under the code when lots are proposed to be on both sides. Staff has identified this deviation and, in response, the applicant has added a trail that would provide additional pedestrian access for many of the lots; several lots, however, remain unconnected to a pedestrian feature and the conceptual location of the trail is being evaluated.
7. The zoning ordinance allows an applicant to propose a conditional zoning district that deviates from the zoning ordinance's pre-prescribed requirements. The aforementioned pedestrian network is the primary deviation identified.
8. The zoning ordinance describes the intent of the R7.5 Medium-Density Residential district as "to provide regulations which will produce a moderate intensity of residential uses, usually single family and no more than two family in character and served by central water supply and sewage disposal systems, plus the necessary governmental and other support facilities to service such urban intensity living."
9. The neighborhood residential designation of the property is described by the Land Development Plan's Land Category Description as intended "to accommodate existing medium-density, single family residential neighborhoods, while encouraging new neighborhoods of similar density to provide a greater sense of community." This classification is also described as having a "pedestrian-friendly neighborhood, with convenient access to surrounding neighborhoods, parks and walking trails, and designated neighborhood commercial centers."
10. This property is considered a Secondary Growth Area by the LDP's growth strategy classification. This is described as "Areas with prime access to an existing city gravity sewer interceptor and/or an existing or potential future thoroughfare, and located outside of, but adjacent to existing city limits. Suitable development sites within SGAs should be given a moderately high level of encouragement and incentives for mid-range development."



**Attachment 1: RZ-23-14 (Hillcrest Farms rezoning request): Staff analysis as of 8-31-23**

11. The overall density of the development is approximately 4.4 dwellings per acre (when excluding public right-of-way as stipulated by the code). The plans indicate that lot sizes range from 3,000 to 4,000 SF, with minimum unit sizes of 1,150 SF of conditioned area for the attached townhomes. The plans indicate lot sizes ranging from 4,100 to 5,100 SF for the detached single-family dwellings, with minimum unit size of 1,200 SF of conditioned area for each detached dwelling.

12. A portion of the property is in a Special Hazard Flood Area. There is one roadway crossing shown across a floodway.

13. Staff returned comments on the initial site plan on August 23 and received an updated plan on August 30. Issues previously identified awaiting further clarification include:

- developer's general plan for stormwater management
- potential visitor parking locations; and
- other technical information requiring clarification

# Rezoning Staff Report

RZ Case #      RZ-23-14

## Consistency with the 2020 LDP Growth Strategy designations

*In reviewing this request, careful consideration is given to each Goal and Policy as outlined in the Land Development Plan. Some Goals and Policies will either support or will not support the request, while others will be neutral or will not apply. Only those Goals and Policies that support or do not support the request will be shown.*

**Proposed Land Use Map Designation**      Neighborhood Residential

**Small Area Plan**      Central

**Growth Strategy Map Designation**      Secondary Growth

## LDP Goals/Policies Which Support Request

**Checklist Item 1:** Rezoning is compliant with the Proposed Land Use Map. (regarding the residential land use, pedestrian connections, and the provision of some recreational amenities)

**Checklist Item 5:** Complies with Growth Strategy Map

**LDP Design Principles (PRINCIPLE #4):** Move from “Conventional Development” toward “Cluster Development”

# Rezoning Staff Report

RZ Case # RZ-23-14

## LDP Goals/Policies Which Do Not Support Request

**Checklist Item 1:** Rezoning is not compliant with the Proposed Land Use Map. (regarding density similar to surrounding neighborhoods and convenient access to neighborhood commercial center).

**Checklist Items 13 and 14:** 13.) The property is located within of Special Hazard Flood Area. 14.) Rezoning is located on steep slopes of greater than 20%.

## Staff's Final Analysis Concerning Consistency with Adopted Comprehensive Plans, Reasonableness and Public Interest

The Land Development Plan has anticipated medium-density residential development on this property since plan adoption. The application includes several design characteristics advocated by the plan, including mixed housing options, open space and sensitive lands preservation, recreational amenities for the neighborhood, a street network that provides internal connectivity as well as options for external connections, and pedestrian infrastructure generally viewed as necessary for the number of homes proposed.

Ideally, findings from a Traffic Impact Analysis (TIA) would be available as part of the city's review of this application in order to better understand effects to the area's street network and identify likely roadway improvements and mitigation strategies. But, NCDOT ultimately will dictate access requirements for connection to its roadways. The state has confirmed a TIA will be required and it is reasonable to assume that there will be improvements mandated during the engineering phase of the project, if the zoning district is approved. It is important to note, should that TIA lead to substantial change to the street network shown on the plan submitted, a re-hearing would be required.

The requested zoning district does seek densities at the upper limit of the city's medium-density residential designation and would be more dense than the R10 zoning of nearby neighborhoods. However, the development is designed in a manner that buffers it and provides separation between those neighborhoods, increasing the project's compatibility with surrounding land uses.

**Recommendation** Considering the aforementioned analysis, staff believes that the proposed zoning map amendment is reasonable and in the public interest, subject to acceptance of the staff suggested conditions.

**Rezoning Staff Report**

**Suggested Conditions for Conditional Zoning applications (subject to change prior to final report)**

See Attachment 2.



**Attachment 2: RZ-23-14 Hillcrest Farms: Proposed conditions as of August 31, 2023**

- (A) The use approved shall be a Residential Planned Unit Development with no more than 346 dwelling units on 346 lots and development shall be per the approved site plan and materials submitted in support of the application.
- (B) All parties involved in this request, including the owner, successors, heirs, and assigns, agree to the conditions and approved site plan.
- (C) Enclosure of concrete pads or other additions to the rear of dwellings within Phase 1 of the development shall not be considered a modification requiring City Council review provided such additions are located on a recorded lot.
- (D) Maintenance of all recreation areas, any utilities not publicly maintained, and roadways and drainage facilities that are not specifically labeled on the approved as public or not within public-right-of-way shall be the responsibility of the property owner and any successors in interest.
- (E) Any utility infrastructure indicated by the city as required to be publicly maintained shall be located within a City of Asheboro utility easement. Surveying of any required easements shall be the responsibility of the property owner.
- (F) Solid waste disposal for the project shall be consistent with city policies and codes.
- (G) Landscaping, including street trees, front yard landscaping, tree preservation, perimeter buffering, and fencing shall be installed or retained consistent with the details and specifications shown on the site plan and as modified by these conditions.
- (H) Prior to the recording of Memorandum of Land Use Restrictions outlined in (Z), the site plan shall be revised with the following information and resubmitted to the Planning Department for review of code compliance and inclusion in the file without further review by the Council:
  - (i) Labeling of recreation area on plan sheets
  - (ii) Labeling of adjacent property zoning within 50' of subject property.
  - (iii) Labeling of all lot dimensions.
  - (iv) Sidewalk width and grass strip dimension in accordance with the Asheboro Subdivision Ordinance: sidewalks to be maintained by the city shall be 5' wide with a 2.5' grassed strip.
  - (v) Clarification on site plan that stormwater management is the responsibility of the property owner and/or homeowners' association outside of the public right-of-way.
- (I) Prior to the issuance of a Zoning Compliance Permit for the proposed land use, the applicant shall submit documentation detailing the following approvals:
  - (i) Driveway permit from NCDOT
  - (ii) Permitting from NC Department of Environmental Quality
  - (iii) Subdivision Sketch Design and Preliminary Plat
  - (iv) A sealed survey plat shall be submitted by a Professional Land Survey to city staff for recording identifying the boundaries of the approved Conditional Zoning District.
- (J) Prior to the preliminary plat approval, plans concerning water, including provisions for fire hydrants, street lights, and sanitary sewage that comply with city policies, shall be submitted and approved.
- (K) All dwellings shall be located on a subdivided lot, with sufficient buildable area in compliance with Zoning Ordinance Section 3.01(C), and recorded in the public registry in accordance with the city's land development requirements.
- (L) Front yard averaging provisions shall not be applicable within any phase of the development.
- (M) Open space shall be created and recorded consistent with the conditional zoning district site plan.

**Attachment 2: RZ-23-14 Hillcrest Farms: Proposed conditions as of August 31, 2023**

(N) Recreational elements proposed within each phase shall be constructed and available for use prior to the recording of subdivision plats resulting in the creation of more than 75% of the lots approved for that phase as ultimately shown on the preliminary plats to be presented.

(O) Outdoor recreational vehicle (RV) parking shall be prohibited throughout the development by the homeowners' association documents.

(P) Sidewalks meeting ADA standards or a trail shall be provided to connect units and lots, parking areas, recreation facilities, trash facilities, community mailboxes Sidewalks shall extend to intersections with existing streets and along existing public streets (except as noted below) where new curb and gutter is added; a trail network shall be built as shown on the final approved conditional zoning district site plan. Where existing and proposed streets exceed five percent (5%) grade, and sidewalks area added along those streets, sidewalks shall meet ADA standards at the intersection(s).

(Q) Stormwater control measures designed by a licensed professional in accordance with the current North Carolina Department of Environmental Quality Stormwater BMP Manual shall be provided. Measures shall control the ten-year post-development peak discharge rates to pre-development peak flow rates. Prior to a Certificate of Occupancy, a licensed professional shall provide certification that the storm water control measures were built according to the plans. Any open water retention or drainage areas shall be managed to control mosquitos. The maintenance of all runoff control measures shall be the responsibility of the property owner.

(R) All terminations of public streets, whether permanent or temporary, shall comply with city ordinances and policies pertaining to turnaround and maneuvering area.

(S) Each dwelling unit constructed shall, at a minimum, possess a garage capable of holding one passenger vehicle and at least one additional off-street parking space.

(T) Final roadway names shall be subject to city and Randolph County approval.

(U) Floodplain development permits shall be issued by the city prior to any construction within regulated floodplain areas.

(V) Annexation shall be required prior to extension of city water and sewer.

(W) Evaluation of changes necessitated by NCDOT permitting requirements resulting from the development's traffic impact analysis shall be reviewed consistent with Section 4.05(C)(13).

(X) If the postal service requires a cluster box unit (CBU) for mail delivery, such a change will not be considered a modification of the conditional zoning district requiring council action. If required within the public right-of-way, an area shall be provided that, at a minimum, is adequate for one drop-off space for a motor vehicle, including any maneuvering area. Any drop-off area shall be designed in accordance with commonly accepted traffic engineering practices.

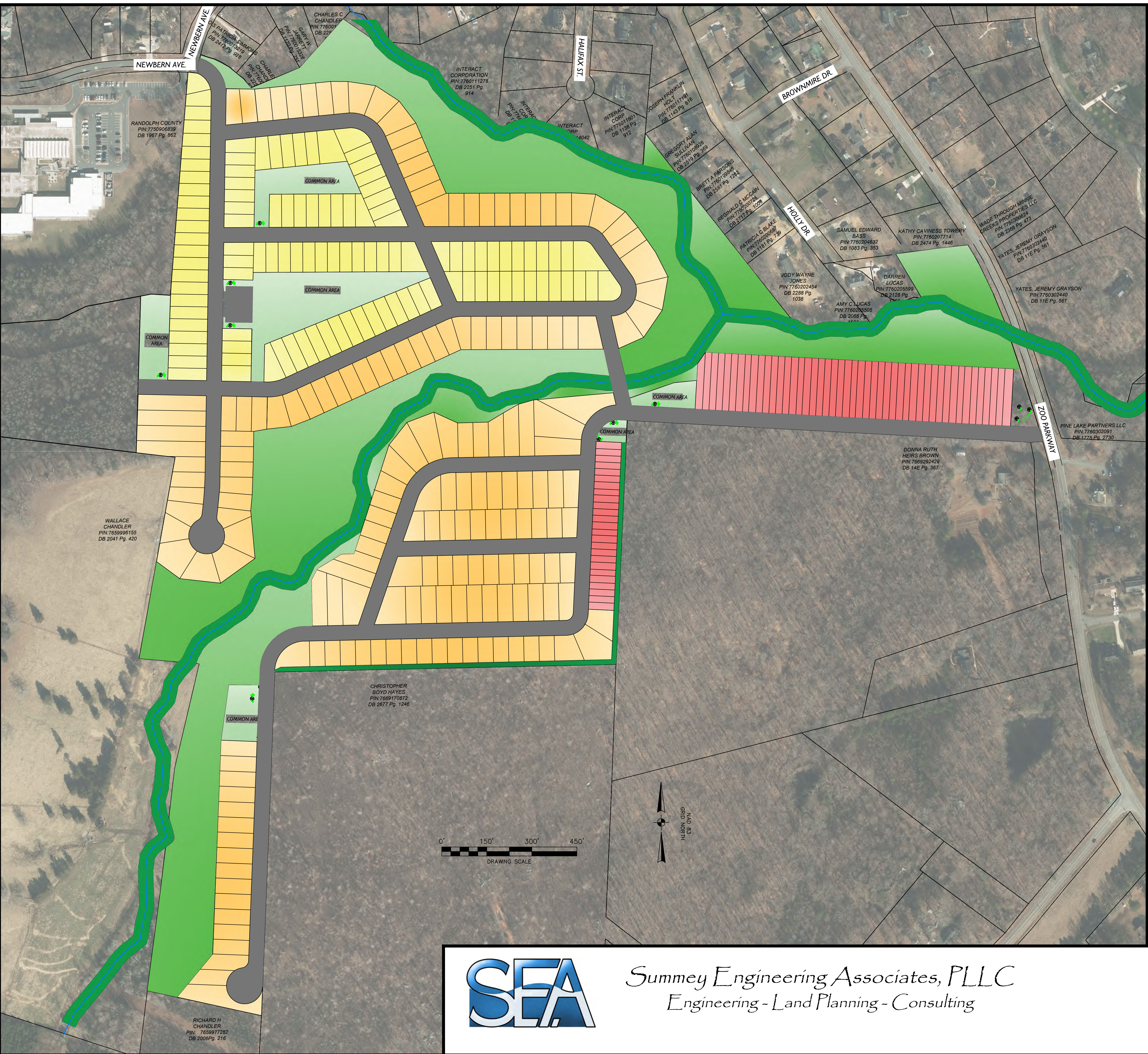
Construction of this area shall be the responsibility of the developer and is subject to approval of the City of Asheboro Public Works Division and/or Engineering Department. Alternatively, should the developer choose to construct the community mailbox and any associated vehicular areas in a location completely on private property, this activity shall not be considered a modification, subject to Section 4.05 of the Asheboro Zoning Ordinance.

(Y) Prior to recording a final plat for any phase of the development, homeowners' association documents, which contain provisions consistent with this order, shall be recorded in the office of the Randolph County Register of Deeds. Such homeowners' documents shall include, but not be limited to, maintenance responsibilities of the association and a release of City of Asheboro from liability due to utility maintenance on any streets, and prohibition of parking recreational vehicles (boats, campers, travel trailers, etc.) outdoors.

**Attachment 2: RZ-23-14 Hillcrest Farms: Proposed conditions as of August 31, 2023**

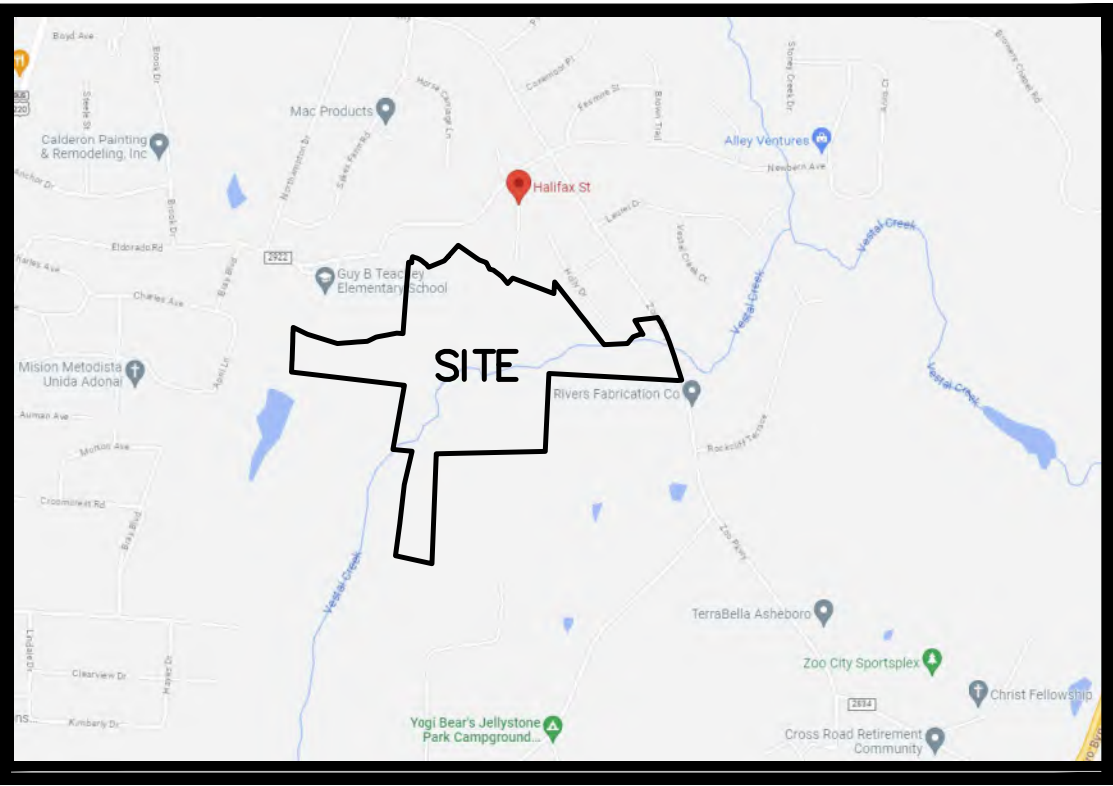
(Z) Prior to the issuance of a Zoning Compliance Permit for the proposed land use, the owner(s) of the Zoning Lot shall properly execute and deliver to the Zoning Administrator for recordation in the office of the Randolph County Register of Deeds a Memorandum of Land Use Restrictions prepared by the City Attorney for the purpose of placing notice of the conditions attached to this Conditional Zoning in the chain of title for the Zoning Lot.





DRAWING LEGEND

	TOWNHOMES
	51 FT SINGLE FAMILY
	41 FT SINGLE FAMILY
	COMMON OPEN SPACE
	STREAM BUFFER AREA
	CONSERVATION / WOODED AREA
	STREAM



Summey Engineering Associates, PLLC  
Engineering - Land Planning - Consulting

CONCEPTUAL REZONING PLAN  
HILLCREST FARM SUBDIVISION  
RANDOLPH COUNTY, ASHEBORO, NC  
AUG. 2023

NOTE: NOT FOR CONSTRUCTION. CONCEPTUAL PLANS ONLY LAYOUT AND LOT YIELD SUBJECT TO CHANGE.



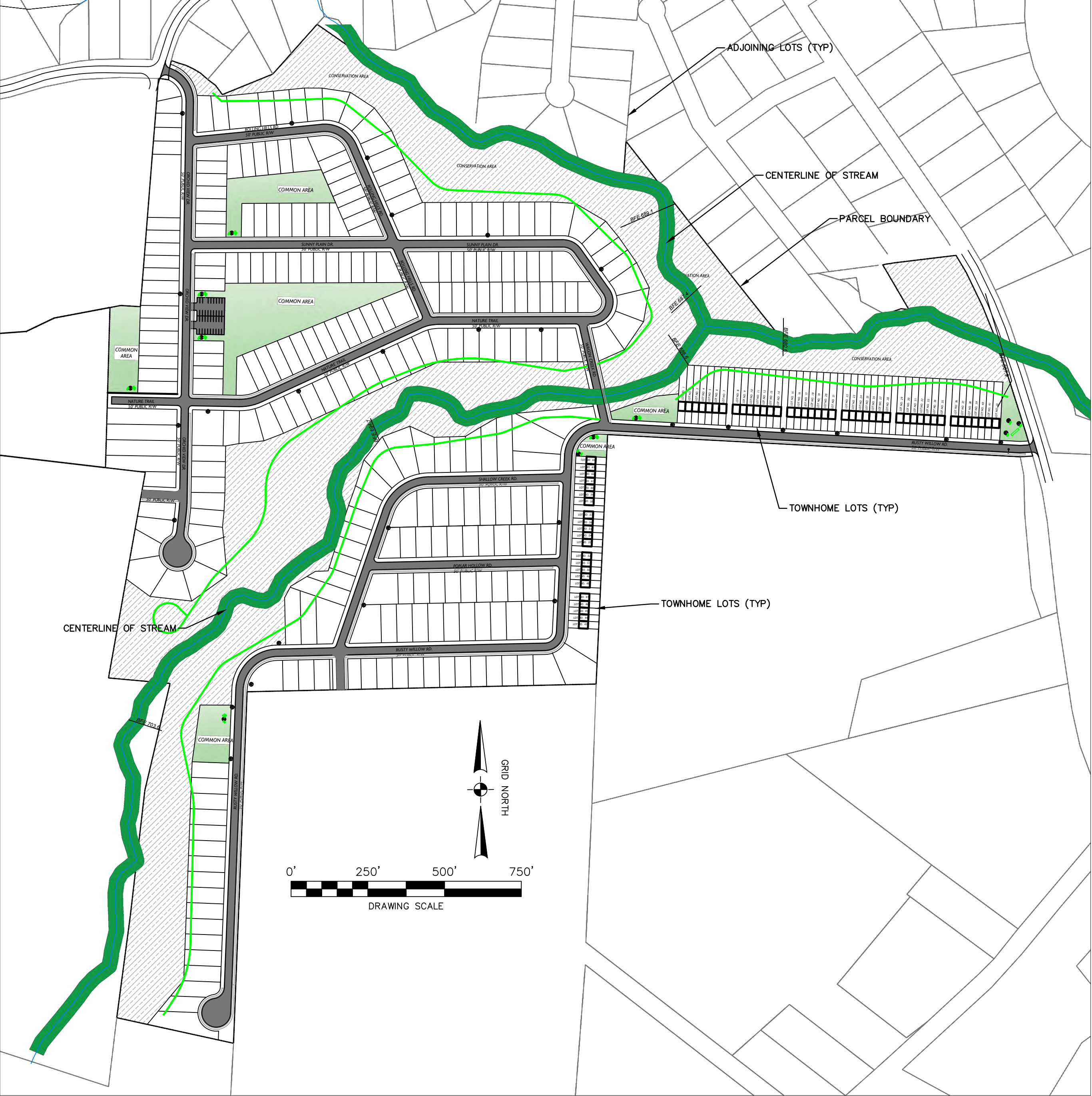
PRELIMINARY SITE SKETCH PLANS

# HILLCREST FARM SUBDIVISION

ZOO PARKWAY  
RANDOLPH COUNTY - ASHEBORO - NC  
PROJECT NO.: E-8561  
AUG. 2023



VICINITY MAP  
N.T.S.



## SITE DATA

1. TOTAL PARCEL AREA: 94.27 AC.
2. TOTAL AREA IN ROW: 14.50 AC  
PARCEL AREA MINUS ROW: 79.77 AC
3. TOTAL AREA IN TREE CONSERVATION: 29.5 AC
4. TOTAL AREA IN LOTS: 44.88 AC
5. TOTAL NUMBER OF RESIDENCES: 346  
TOTAL NUMBER OF TOWNHOMES: 64 UNITS  
TOTAL NUMBER OF SFR: 282
6. TOTAL OPEN SPACE AREA: 64.27 AC (68.17%)
7. TOTAL REC SPACE: 4.8 AC (5.09%)
8. LOTS PER ACRE: 3.7
9. LINEAR FEET IN PROPOSED STREETS: 12,560 LF
10. DEED REFERENCE: DB 2214 PG 1281, DB 2251 PG 896
11. PARCEL NO. 7760008593, 7760013008
12. EXISTING ZONING - R15 / R10 / R40
13. PROPOSED ZONING - CZ R7.5
14. NCFIRM PANEL NO.: 371077600J
15. THE PROPOSED DEVELOPMENT WILL COMPLY WITH THE CITY OF ASHEBORO SIGN REGULATIONS
16. THE PROPOSED PROJECT WILL COMPLY WITH THE CITY OF ASHEBOROS LIGHTING REGULATIONS
17. TOPOGRAPHY IS SHOWN PER NC ONE MAP DATA
18. WATER AND WASTEWATER SERVICES PROVIDED BY CITY OF ASHEBORO
19. PROPOSED STREETS, WATER, SEWER, AND STORMWATER TO BE MAINTAINED BY THE CITY OF ASHEBORO
20. PERMITS TO BE OBTAINED INCLUDE:
  - NCDOT DRIVEWAY PERMIT
  - CITY OF ASHEBORO PLANING AND ENGINEERING APPROVALS
  - NCDEQ EROSION CONTROL PERMIT
  - NCDEQ PUBLIC WATER AND SEWER EXTENSIONS
  - USACE AND NCDEQ 401/404 STREAM CROSSING PERMIT
18. DETAILED CONSTRUCTION AND CIVIL ENGINEERING PLANS TO INCLUDE:
  - SITE GRADING, EROSION CONTROL, AND STORM DRAINAGE
  - STREET AND UTILITY PLAN AND PROFILES
  - ALL SUPPORTING PLANS, DETAILS, AND SPECIFICATIONS

## PROJECT DATA

CURRENT OWNER: HILLCREST FARM ESTATES, LLC  
SUBDIVISION NAME: HILLCREST FARM SUBDIVISION  
DEVELOPER: BOGGS CONTRACTING, INC  
APPLICANT:  
CIVIL ENGINEERING: SUMMEY ENGINEERING ASSOCIATES, PLLC

### SITE AREA NOTES:

TOTAL SITE AREA: 432,142 SF (9.92 ACRES)  
COMMON AREA: 336,230 SF (8.40 ACRES)  
OPEN SPACE AREA: 318,234 SF (7.30 ACRES)  
TOTAL AREA OF LOTS: 65,912 SF (1.51 ACRES)  
TOTAL NUMBER OF LOTS: 44  
AVERAGE LOT SIZE: 1,498 SF (0.03 ACRES)

**FINAL LOT AREAS AND SHARED OPEN SPACE AREAS TO BE DETERMINED WITH THE RECORDING OF THE FINAL PLAT PREPARED BY A LICENSED PROFESSIONAL LAND SURVEYOR LICENSED IN NORTH CAROLINA.

## AMENITIES NOTES:

1. ALL COMMON AREA LOCATIONS TO BE CONSTRUCTED AND RECORDED WITH PLAT. HOA TO MANAGE AMENITIES AND SITE LANDSCAPING
2. THE PROPOSED COMMON SPACE AREAS ARE TO INCLUDE AMENITIES SUCH AS PICKLE BALL, DOG PARKS, AND GARDEN AREAS. ALL COMMON OPEN SPACE WILL HAVE ACCESSIBILITY AND ACCESS FROM PUBLIC R/W AND BE MAINTAINED BY THE HOA. THE EXACT AMENITY PROVIDED AT EACH LOCATION WILL BE DETERMINED AT A LATER DATE
3. HOA TO MAINTAIN ALL COMMON AREAS AND ENTRY SIGNAGE
4. ALL AREAS NOT IN ROW, LOT AREAS, OR CONSERVATION AREA ARE TO BE CONSIDERED OPEN SPACE. IT IS THE RESPONSIBILITY OF THE HOA TO PRESERVE ALL COMMON SPACE AND MAINTAIN THEM FOR THE BENEFIT OF THE RESIDENTS

## LANDSCAPE NOTES:

1. STREET YARD LANDSCAPING TO BE INSTALLED AT A RATE OF 1 UNDERSTORY TREE PER 25 RESIDENTIAL UNITS.
2. DEVELOPMENT ENTRANCES TO BE LANDSCAPED WITH A MIN. OF 4 UNDERSTORY TREES AND 12 SHRUBS.
- ALL COMMON AREAS TO BE PROVIDED WITH A MIN. OF 2 UNDERSTORY TREES AND 6 SHRUBS. LANDSCAPING TO HAVE DEFINED BOUNDARIES AND COMPLEMENT AMENITY ENTRANCE POINTS.
4. ALL TREES AND SHRUBS ARE TO BE SELECTED FROM THE CITY OF ASHEBORO APPROVED PLANTING LIST IN THE COA LAND DEVELOPMENT ORDINANCE

## # SHEET INDEX

- |     |                   |
|-----|-------------------|
| C-0 | COVER SHEET       |
| C-1 | OVERALL SITE MAP  |
| C-2 | PHASE 1 SITE AREA |
| C-3 | PHASE 2 SITE AREA |
| C-4 | PHASE 3 SITE AREA |
| C-5 | PHASE 4 SITE AREA |
| C-6 | TYPICAL DETAILS   |

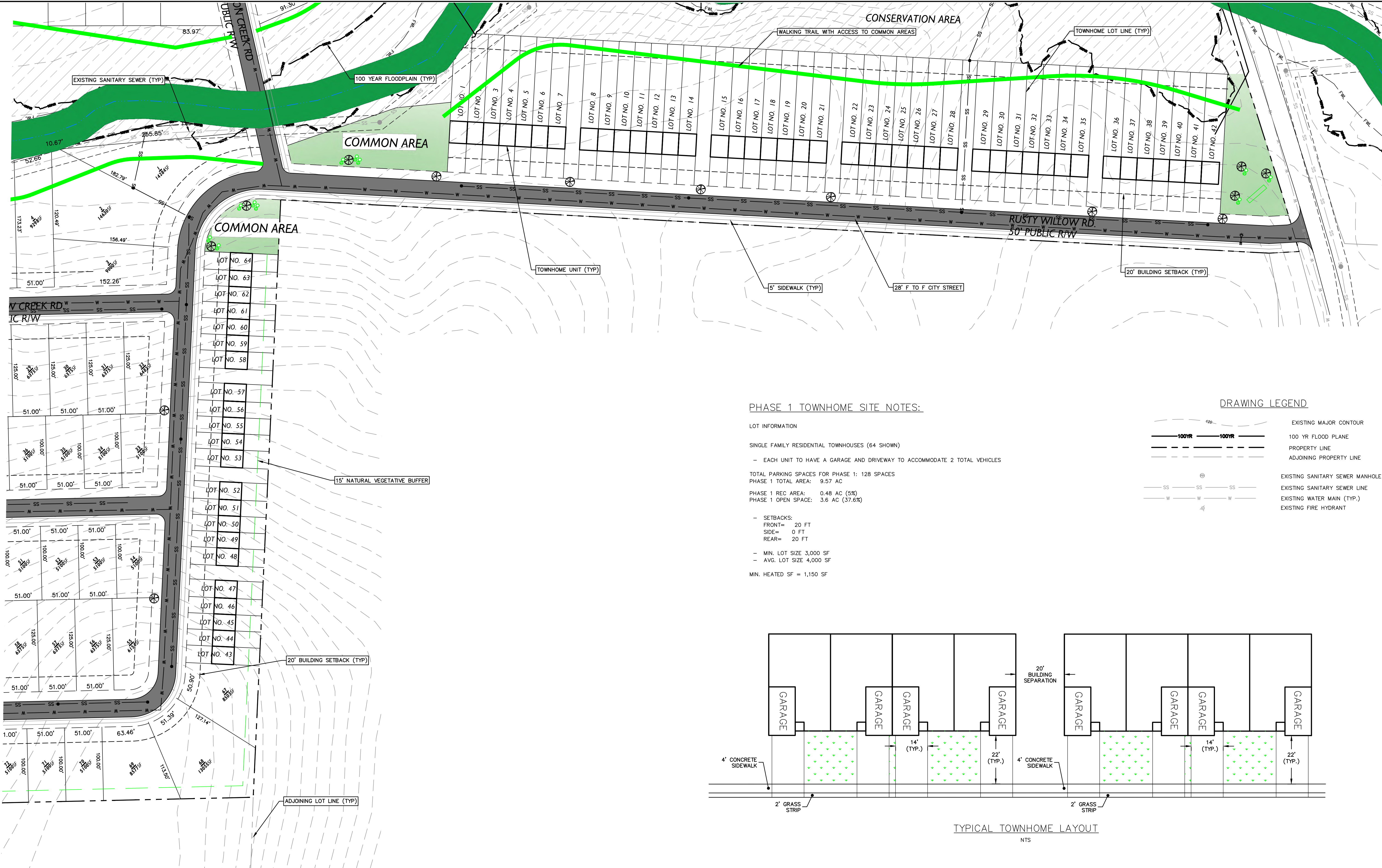
Summey Engineering Associates, PLLC  
Engineering - Land Planning - Consulting









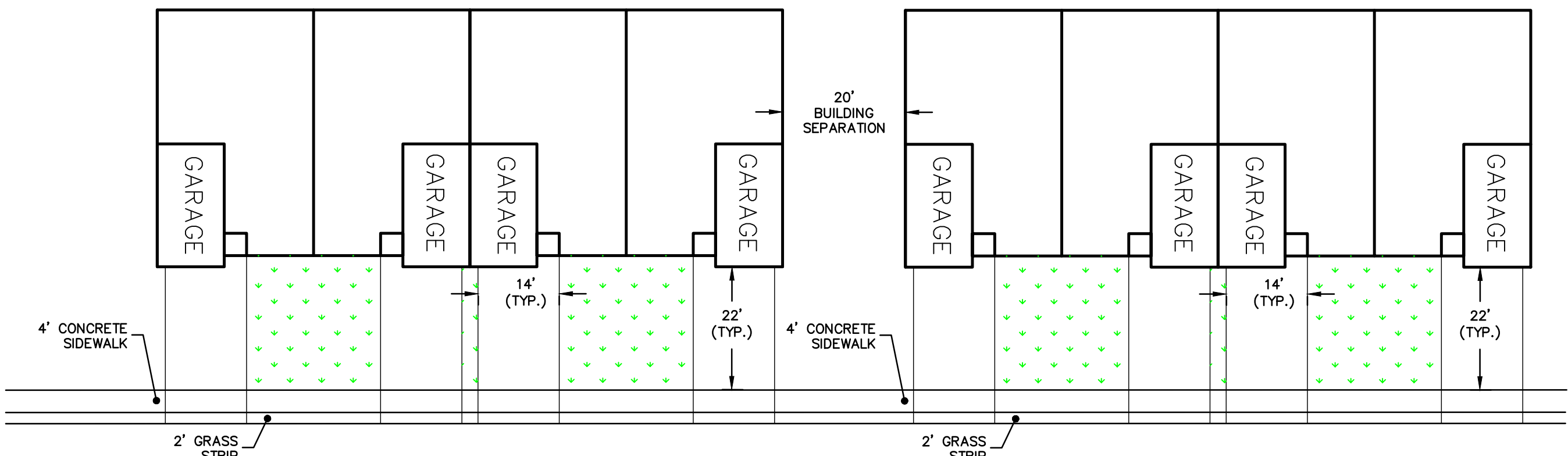


PHASE 1 TOWNHOME SITE NOTES:

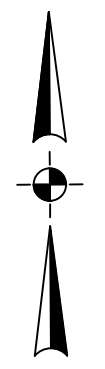
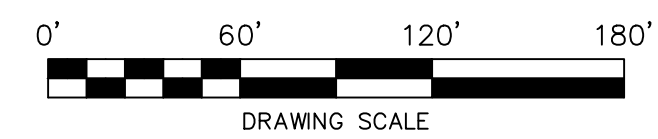
- LOT INFORMATION
- SINGLE FAMILY RESIDENTIAL TOWNHOUSES (64 SHOWN)
- EACH UNIT TO HAVE A GARAGE AND DRIVEWAY TO ACCOMMODATE 2 TOTAL VEHICLES
- TOTAL PARKING SPACES FOR PHASE 1: 128 SPACES  
PHASE 1 TOTAL AREA: 9.57 AC
- PHASE 1 REC AREA: 0.48 AC (5%)  
PHASE 1 OPEN SPACE: 3.6 AC (37.6%)
- SETBACKS:  
FRONT= 20 FT  
SIDE= 0 FT  
REAR= 20 FT
- MIN. LOT SIZE 3,000 SF  
- AVG. LOT SIZE 4,000 SF
- MIN. HEATED SF = 1,150 SF

DRAWING LEGEND

- EXISTING MAJOR CONTOUR
- 100 YR FLOOD PLANE
- PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER LINE
- EXISTING WATER MAIN (TYP.)
- EXISTING FIRE HYDRANT



TYPICAL TOWNHOME LAYOUT  
NTS



PRELIMINARY FOR REVIEW ONLY

PHASE I SITE AREA

**HILLCREST FARM SUBDIVISION**

ZOO PARKWAY - NEWBERN AVE  
RANDOLPH COUNTY - ASHEBORO - NC

Scale:  
Date: MARCH 2023  
Drawn By: DJB  
Checked By: HWSJ  
Job No.: E-8861  
Sheet No.

**SEA**

Summey Engineering Associates, PLLC  
Engineering - Consulting - Surveying  
PO Box 968, Asheboro, NC 27204  
Ph: 336-528-0902 Fx: 336-528-0922  
www.summyengineering.com

NC ENGINEERING FIRM CERTIFICATE OF AUTHORIZATION: P-0336

C-2





PHASE 2 SINGLE FAMILY RESIDENTIAL SITE NOTES:

LOT INFORMATION

SINGLE FAMILY RESIDENTIAL

- EACH UNIT TO HAVE A GARAGE AND DRIVEWAY TO ACCOMMODATE 2 TOTAL VEHICLES

TOTAL PARKING SPACES FOR PHASE 2: 206 SPACES

PHASE 2 TOTAL AREA: 35.11 AC

PHASE 2 REC AREA: 0.6 AC (1.7%)

PHASE 2 OPEN SPACE: 25.17 AC (71.68%)

SETBACKS:

FRONT= 20 FT  
SIDE= 5 FT  
REAR= 20 FT

- MIN. LOT SIZE 5,100 SF

- MIN. LOT WIDTH 51'

MIN. HEATED SF: 1,200 SF

DRAWING LEGEND

100' 100' 100'

EXISTING MAJOR CONTOUR

100 YR FLOOD PLANE

PROPERTY LINE

ADJOINING PROPERTY LINE

SS SS SS  
W W W

EXISTING SANITARY SEWER MANHOLE

EXISTING SANITARY SEWER LINE

EXISTING WATER MAIN (TYP.)

EXISTING FIRE HYDRANT

0' 60' 120' 180'  
DRAWING SCALE

PRELIMINARY FOR REVIEW ONLY

PHASE 2 SITE AREA

HILLCREST FARM SUBDIVISION

ZOO PARKWAY - NEWBORN AVE

RANDOLPH COUNTY - ASHEBORO - NC

Scale:

Date: MARCH 2023

Drawn By:

DJB

Checked By:

HMSJ

Job No.:

E-8861

Sheet No.

C-3



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Engineering - Consulting - Surveying

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PHASE 3 SINGLE FAMILY RESIDENTIAL SITE NOTES:

LOT INFORMATION

SINGLE FAMILY RESIDENTIAL

- EACH UNIT TO HAVE A GARAGE AND DRIVEWAY TO ACCOMMODATE 2 TOTAL VEHICLES

TOTAL PARKING SPACES FOR PHASE 3: 172 SPACES

PHASE 3 TOTAL AREA: 32.27 AC

PHASE 3 REG AREA: 0.85 AC (3.11%)

PHASE 3 OPEN SPACE: 23.65 AC (73.28%)

- SETBACKS:
- FRONT= 20 FT
- SIDE= 5 FT
- REAR= 20 FT

- MIN. LOT SIZE 4,100 SF
- MIN. LOT WIDTH 41'

MIN. HEATED SF: 1,200 SF

DRAWING LEGEND

- EXISTING MAJOR CONTOUR
- 100 YR FLOOD PLANE
- PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER LINE
- EXISTING WATER MAIN (TYP.)
- EXISTING FIRE HYDRANT



PRELIMINARY FOR REVIEW ONLY

PHASE 3 SITE AREA

HILLCREST FARM SUBDIVISION

ZOO PARKWAY - NEWBORN AVE

RANDOLPH COUNTY - ASHEBORO - NC

Scale:

Date: MARCH 2023

Drawn By: D.B.

Checked By: HWSJ

Job No.: E-8561

Sheet No.

C-4



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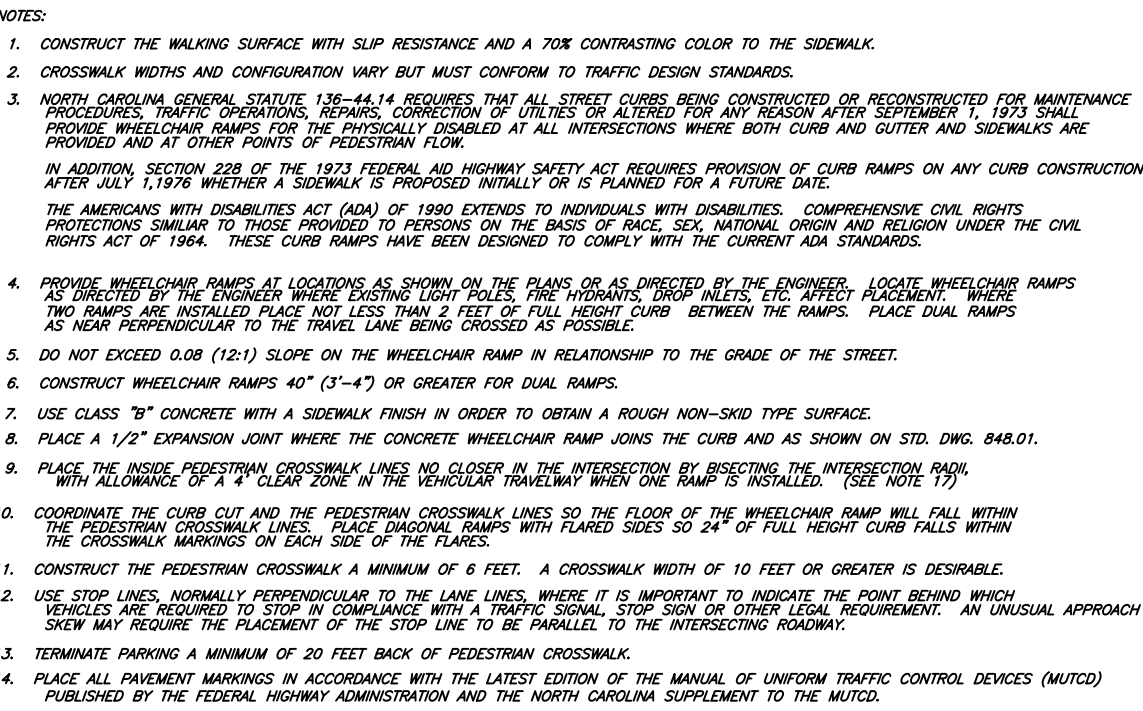
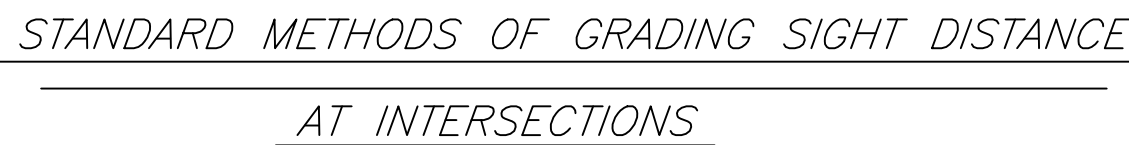
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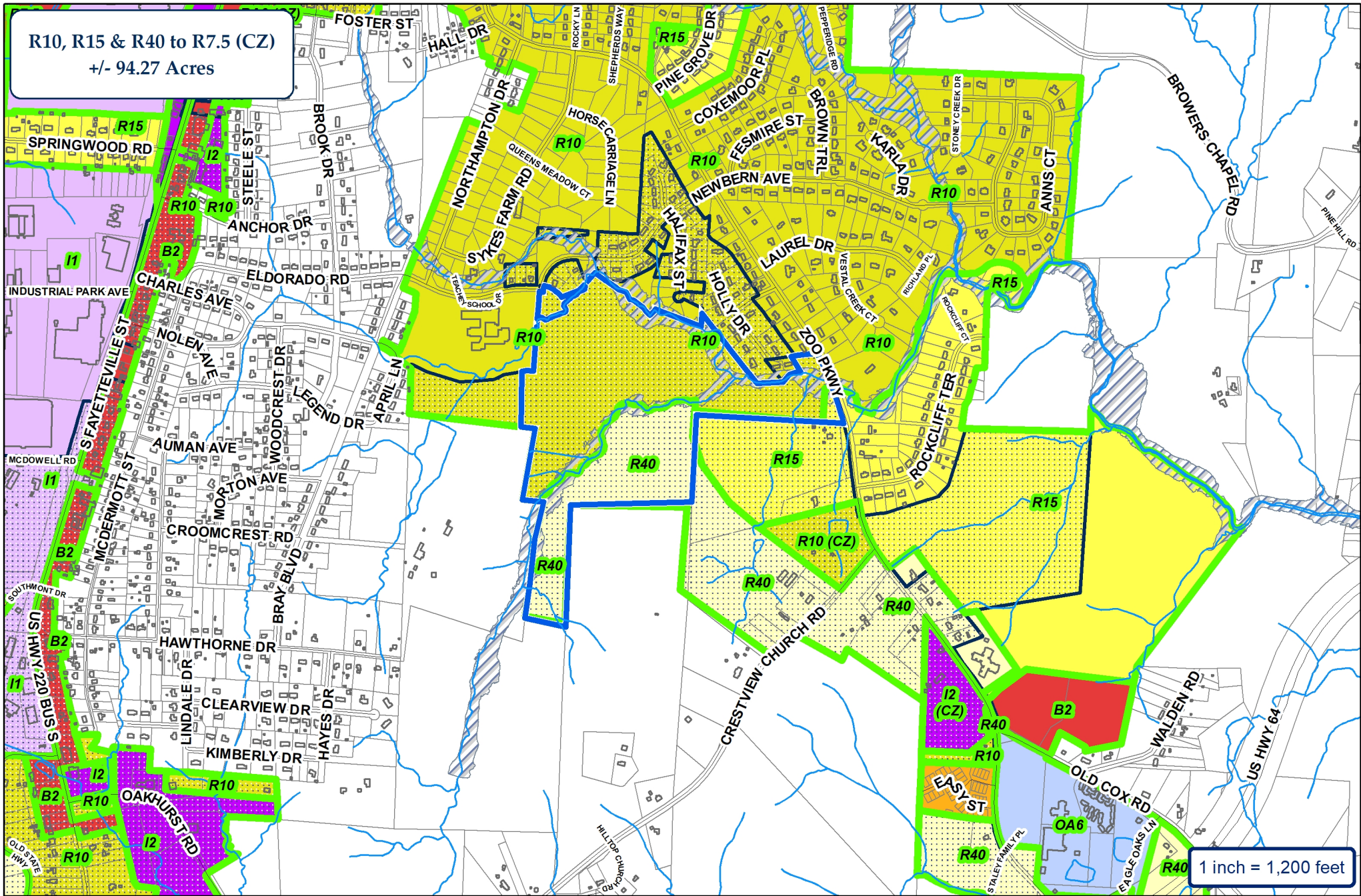








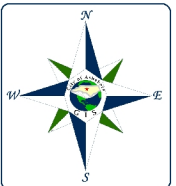
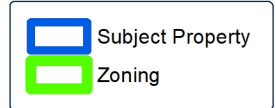
R10, R15 & R40 to R7.5 (CZ)  
+/- 94.27 Acres



City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-23-14

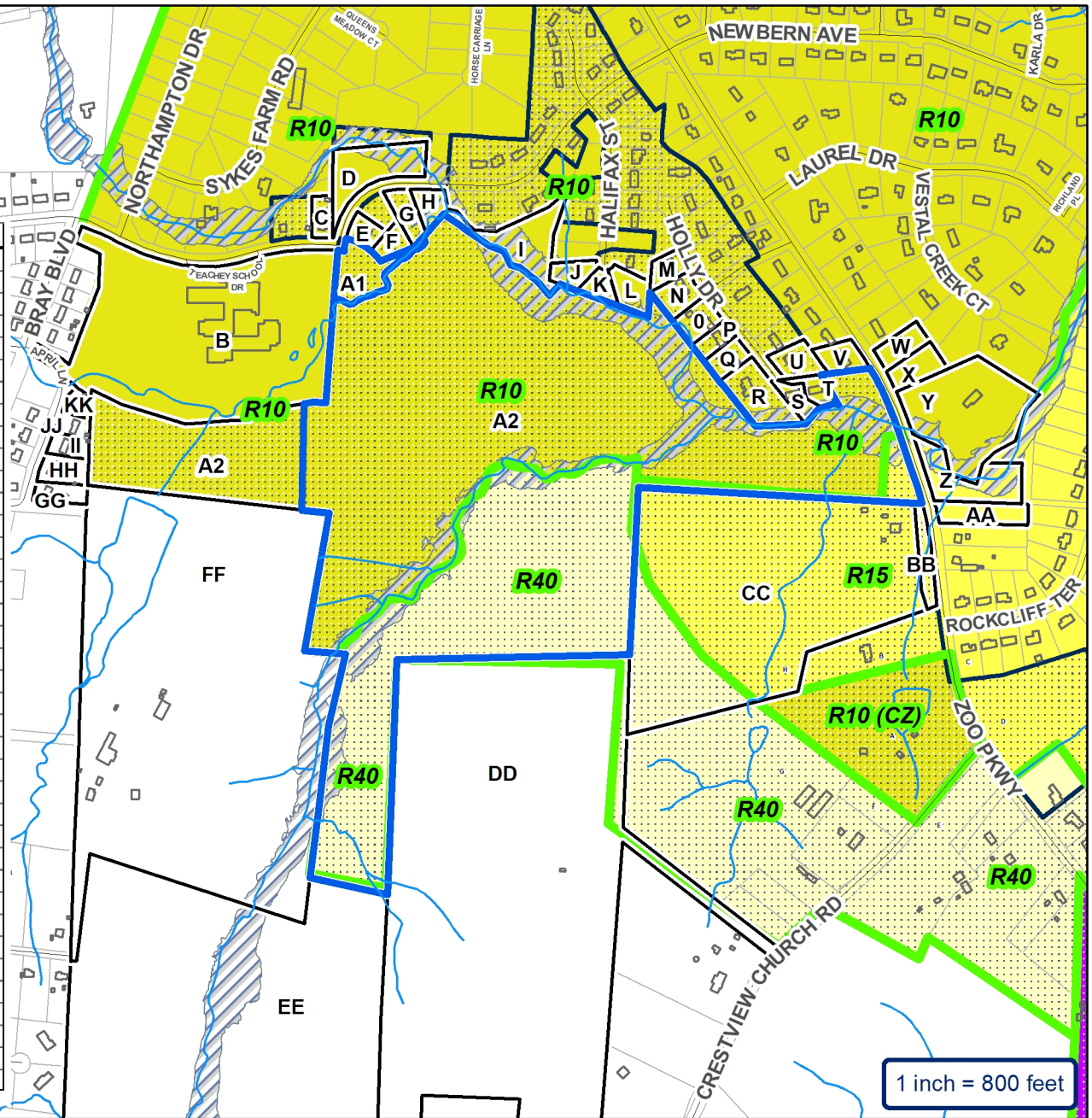
Parcels: 7760008593 & 7760013008





**R10, R15 & R40 to R7.5 (CZ)**  
**+/- 94.27 Acres**

Map_ID	Owner
A1	CHANDLER, CHARLES C
A2	HILLCREST FARM ESTATES LLC
B	RANDOLPH COUNTY
C	TROGDON, MARGIE M (TROGDON, JAMES P)
D	CHANDLER, WALLACE S JR
E	SIMMONS, LOIS PATRICIA (SIMMONS, F B III)
F	CHANDLER, CHARLES C
G	JARRETT, GARY W (JARRETT, SUSAN M)
H	CHANDLER, CHARLES C
I	INTERACT CORPORATION
J	INTERACT CORP
K	INTERACT CORP
L	INTERACT CORP
M	HOLT, JOSEPH FRANKLIN (HOLT, DOROTHY V)
N	SULLIVAN, GREGORY ALAN (SULLIVAN, REBECCA SCHOENBERGER)
O	PARSONS, BRETT A
P	MCCAIN, REGINALD C (MCCAIN, ONICA C)
Q	BLAKE, PATRICIA C
R	JONES, JODY WAYNE (JONES, LESLIE)
S	LUCAS, AMY C
T	LUCAS, DARREN KEITH (LUCAS, AMY)
U	BASS, SAMUEL EDWARD
V	TOWERY, KATHY CAVINESS
W	MCLEMORE, CHARLES M
X	WADE THROUGH MINNIE CREEKS PROPERTIES LLC
Y	YATES, JEREMY GRAYSON
Z	PINE LAKE PARTNERS LLC
AA	TRIPS ONE INVESTMENTS LLC
BB	BROWN, DONNA RUTH HEIRS (BROWN, CARL CLARENCE HEIRS)
CC	BROWN, DONNA RUTH HEIRS (BROWN, CARL CLARENCE HEIRS)
DD	HAYES, CHRISTOPHER BOYD
EE	CHANDLER, RICHARD H
FF	CHANDLER, WALLACE SCARBOROUGH JR
GG	PARKS, LOUISE W
HH	TROGDON, DARRELL (TROGDON, JENNIFER)
II	NAVARRETE, JOEY SOLIS
JJ	HINESLEY, LINDA K
KK	SMITH, JAMES D



ETJ

## City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-23-14

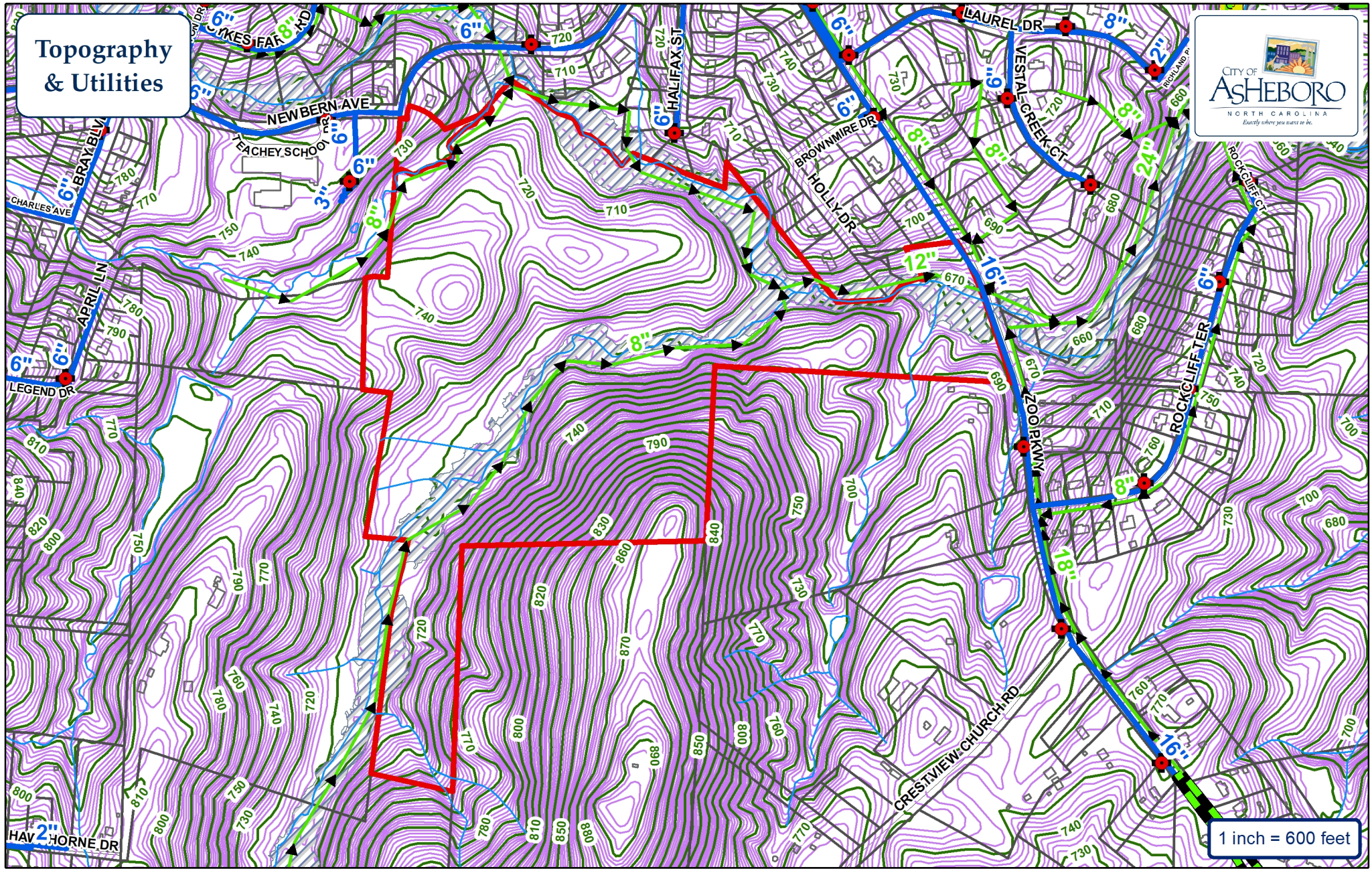
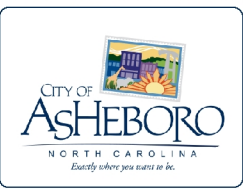
Parcels: 7760008593 & 7760013008

- Subject Property
- Adjoining Properties
- City Zoning





# Topography & Utilities

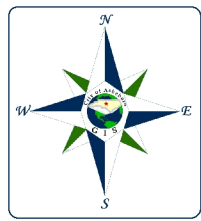
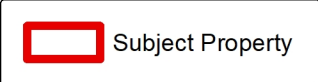


- Water Main
- Sewer Main
- Force Main
- Fire Hydrant
- Pump Station
- Watershed

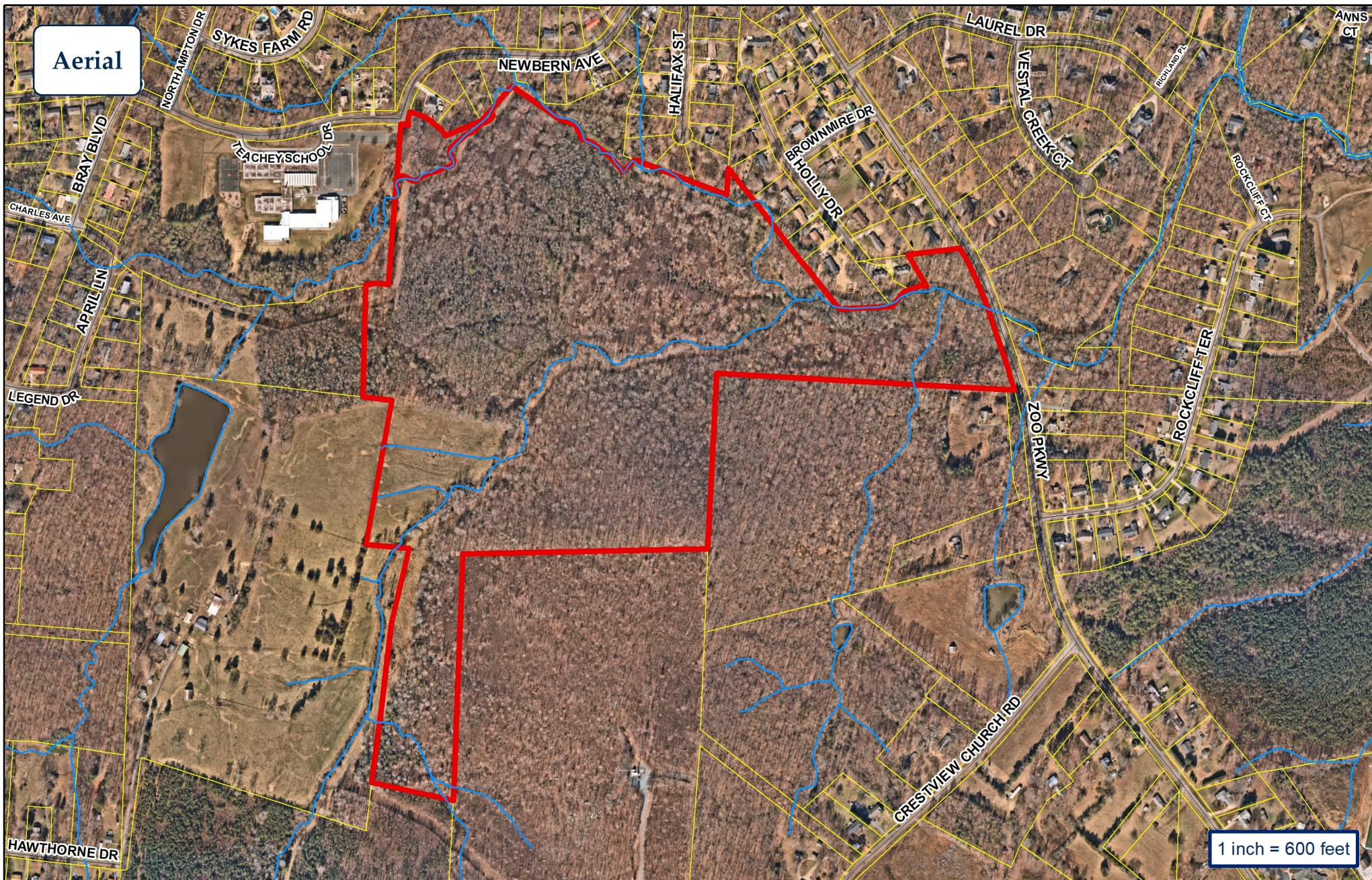
City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-23-14

Parcels: 7760008593 & 7760013008







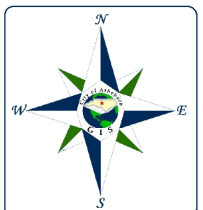
City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-23-14

Parcels: 7760008593 & 7760013008



 Subject Property







**RZ-23-14:** Request to rezone property located along the west side of Zoo Parkway and the south side of Newbern Avenue from R40 Low-Density Residential, R15 Low-Density Single-Family Residential, and R10 Medium-Density Residential to R7.5 (CZ) Medium-Density Residential Conditional Zoning for a Residential Planned Unit Development

**Building Renderings provided by applicant**

Note: A full set of the building elevations are included in the electronic copy of this staff report.



























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## THE HUNTLEY MASTERS SET ELEMENTS / TRADITIONS

ELECTRICAL LEGEND		GENERAL NOTES				KEY NOTES	TABLE OF CONTENTS			
	EXT. CARRIAGE LIGHT	1. PLANS PERMITTED IN NORTH CAROLINA ARE DESIGNED TO MEET THE 2018 NORTH CAROLINA RESIDENTIAL BUILDING CODE, AS ISSUED BY THE STATE OF NORTH CAROLINA, AND PLANS PERMITTED IN SOUTH CAROLINA DESIGNED TO MEET 2015 INTERNATIONAL RESIDENTIAL BUILDING CODE AS ISSUED BY THE STATE OF SOUTH CAROLINA, WITH MODIFICATIONS AS REQUIRED TO MEET LOCAL BUILDING CODES FOR EACH APPLICABLE JURISDICTION. 2. DO NOT SCALE DIMENSIONS FROM PRINTS. USE DIMENSIONS GIVEN OR CONSULT PRODUCTION CAD DEPARTMENT FOR FURTHER CLARIFICATION. 3. ALL DIMENSIONS ARE FROM WALL FRAMING, NO FINISHED DIMENSIONS ARE GIVEN. 4. PROVIDE 2 STUDS BETWEEN ALL WINDOWS. 5. ACCESS DOORS BETWEEN HOUSE AND GARAGE AREAS TO BE 20-MINUTE FIRE RATED.	6. ALL EXTERIOR WALLS & INTERIOR WALLS TO BE 2X4 STUDS 16" O.C. (U.N.O.). <u>INTEGRITY COLLECTION INTERIOR NON-LOAD BEARING WALLS 24" O.C. (U.N.O.)</u> 7. ALL STRUCTURAL FRAMING LUMBER EXPOSED DIRECTLY TO THE WEATHER OR BEARING DIRECTLY ON MASONRY OR CONCRETE SHALL BE TREATED. ALL WOOD IN CONTACT WITH THE GROUND MUST BE GROUND-CONTACT APPROVED. ALL WOOD EXPOSED DIRECTLY TO THE WEATHER SHALL BE PROTECTED TO PREVENT THE OCCURRENCE OF ROT. 8. ALL ANGLED WALLS ARE AT 45 DEGREES UNLESS NOTED OTHERWISE. 9. <u>USE WINDOW NOMINAL SIZES FOR ROUGH OPENINGS (APPLIES TO TWIN AND TRIPLE WINDOWS). SEE ELEVATIONS FOR WINDOW HEADER HEIGHTS.</u> 10. DIMENSIONS ARE FROM FACE OF STUDS. 11. PROVIDE BLOCKING ABOVE WINDOWS AND DOORS 16" O.C. 12. PROVIDE EXTRA STUDS AS INDICATED AT BEAM BEARING LOCATIONS.	13. WALLS TO BE FRAMED WITH STUDS AT 16" O.C. AT KITCHEN WALLS WITH CABINETS AND AT TUB/SHOWER LOCATIONS (PER MANUF.). 14. ALL COMMON CEILING BETWEEN GARAGE TO HOUSE PROVIDE 5/8" TYPE X GWB PER GARAGE SEPARATION REQUIREMENTS PER IRC. ALL JOINTS TO BE TAPED & MUDDERED FOR FIRE SEPARATION. ALL STRUCTURES SUPPORTING FLOOR/CEILING ASSEMBLIES USED FOR SEPARATION REQUIRE NOT LESS THAN 1/2" GYP OR EQ. PER SECTION R302.6 15. SEPARATE GARAGE FROM ATTIC WITH 5/8" TYPE X GWB SCUTTLE MINIMUM AND 2X SCUTTLE FRAMING MATERIAL. HEEL HEIGHTS: SEE ELEVATIONS 16. SHEETS FOR TOP OF FASCIA DIMENSIONS TO GATHER PROPER HEEL HEIGHT REQUIREMENTS. 17. PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS AS REQUIRED BY NATIONAL FIRE PROTECTION ASSOCIATION AND	MEETING THE REQUIREMENTS OF ALL GOVERNING CODES AND PER MANUFACTURER SPECS. 18. STAIR TREAD DESIGN TO BE VERIFIED WITH SELECTIONS AND PO'S. 19. PROVIDE 1 1/2" FLAT WALL FRAMING FOR ALL HVAC CHASES UNLESS NOTED OTHERWISE. SEE FRAMING SHEETS/CS2 FOR ADDITIONAL NOTES PER LOCAL CODES. 20. FOR TRADITIONS, ELEMENTS, INTEGRITY, AND TRIBUTE SERIES, DOORS SHOULD BE LOCATED 4" OFF ADJACENT WALLS OR CENTERED IN THE WALL UNLESS NOTED OTHERWISE. DESIGNER SERIES SHOULD BE LOCATED 6" OFF ADJACENT WALLS OR CENTERED IN THE WALL UNLESS NOTED OTHERWISE. 21. ALL HOMES TREATED WITH BORA-CARE TERMITE TREATMENT. 22. <u>SMURF DOORS ARE 21 1/2" x 39" NOMINAL (R.O. 22 1/2" x 40").</u> 23. <u>SHEATH WALLS AND CEILINGS w/ OSB PER SPECS. IN FURN. ROOM LOCATIONS</u>		ELEVATIONS		C5	COVER SHEET
	OUTLET 220V				101 CORNER TRIM    103 FLUSH RAKE    105 HORIZONTAL SIDING    107 BOARD-N-BATTEN SIDING    108 SCALLOPED SIDING    109 SHAKE SIDING    111 COMPOSITE SHINGLES    112 METAL ROOFING    113 SHINGLED RETURN    114 SUBFASCIA    115 FLASHING    117 VINYL SHUTTER    119 TRIM BOARD AT OVERHEAD DOOR JAMB    120 BRICKMOLD TRIM    121 1X4 TRIM BOARD    123 1X6 TRIM BOARD    125 1X8 TRIM BOARD    126 SYNTHETIC CROSS HEAD    127 1X4 FRIEZE TRIM BOARD    129 1X6" FASCIA    131 1-1/2" THICK STONE CAP    133 5" FACE BRICK VENEER    135 ROWLOCK SILL    137 BRICK JACK ARCH    139 SOLDIER COURSE    141 PRECAST KEYSTONE    143 THIN-SET STONE VENEER	R1	REVISION SHEET			
	OUTLET 110V				105 HORIZONTAL SIDING	A1	FOUNDATION & OPTIONS			
	OUTLET 110V WATER PROOF				107 BOARD-N-BATTEN SIDING	A2	FIRST FLOOR PLANS & OPTIONS			
	OUTLET 110V GFI				108 SCALLOPED SIDING	A3	SECOND FLOOR PLAN & OPTIONS			
	SWITCHED RECEPTACLE				109 SHAKE SIDING	A4	EXTERIOR ELEVATIONS & OPTIONS			
	PHONE				111 COMPOSITE SHINGLES	GSN	GENERAL STRUCTURAL NOTES			
	SMOKE / CO DETECTOR				112 METAL ROOFING	A5	FLOOR FRAMING & OPTIONS			
	SMOKE DETECTOR				113 SHINGLED RETURN	A6	ROOF FRAMING & OPTIONS			
	SWITCH				114 SUBFASCIA	A7	STAIR SECTIONS			
	3-WAY SWITCH				115 FLASHING	E1	FIRST FLOOR ELECTRICAL PLANS			
	4-WAY SWITCH				117 VINYL SHUTTER	E2	SECOND FLOOR ELECTRICAL PLANS			
	SPEAKER SWITCH				119 TRIM BOARD AT OVERHEAD DOOR JAMB	D	DETAILS			
	THERMOSTAT	120 BRICKMOLD TRIM    121 1X4 TRIM BOARD    123 1X6 TRIM BOARD    125 1X8 TRIM BOARD    126 SYNTHETIC CROSS HEAD    127 1X4 FRIEZE TRIM BOARD    129 1X6" FASCIA    131 1-1/2" THICK STONE CAP    133 5" FACE BRICK VENEER    135 ROWLOCK SILL    137 BRICK JACK ARCH    139 SOLDIER COURSE    141 PRECAST KEYSTONE    143 THIN-SET STONE VENEER		C	CABINET PLANS					
	CABLE TV	INTERIOR HINGED DOOR SCHEDULE		EXTERIOR HINGED DOOR SCHEDULE		KING / JACK SCHEDULE		SQUARE FOOTAGE		
	CEILING LIGHT	DOOR WIDTH		DOOR HEIGHT R.O.		120 BRICKMOLD TRIM				
	COMPACT FLUORESCENT LIGHT GU24 SOCKET	PLAN I.D.	R.O. WIDTH	8FT CEILING	9FT CEILING	10FT CEILING				
	JUNCTION LIGHT	1/4	1'-6"	82-1/2" NOMINAL DOOR HEIGHT + 2-1/2"	82-1/2" NOMINAL DOOR HEIGHT + 2-1/2"	98-1/2" NOMINAL DOOR HEIGHT + 2-1/2"				
	SPEAKER	1/6	1'-8"							
	EXHAUST FAN	1/8	1'-10"							
	EXHAUST FAN / LIGHT	2/0	2'-2"							
	FLOOD LIGHT	2/4	2'-6"							
	UNDER CABINET LIGHT	2/6	2'-8"							
	PUSH BUTTON	2/8	2'-10"							
	ELECTRIC PANEL	2/10	3'-0"	SLIDING PATIO DOORS						
	CAN LIGHT	3/0	3'-2"	5/0	4'-11 1/2"	8"				
	MINI-CAN LIGHT	3/0	3'-2"	6/0	5'-11 1/2"	8"				
	PENDANT LIGHT	4/0	4'-2"	HEADER SCHEDULE						
	PREWIRE	5/0	5'-2"	ALL INTERIOR BEARING AND EXTERIOR WALLS						
	CEILING FAN PRE-WIRE	6/0	6'-2"	1. SPANS UP TO 3'-6" -- (2) 2x8's	2. SPANS 3'-6" TO 6'-6" -- (2) 2x10's	3. SPANS 6'-6" OR MORE -- SEE PLAN				
ELECTRICAL TO BE PLACED PER CODE IN THE FIELD.		INTERIOR PASS THRU SCHEDULE		POST SCHEDULE		REVISION LOG				
		FRAMED OPENING DIMENSIONS		2x4 STUDS		1. DATE:	DRAWN BY:			
		WALL HEIGHT	R.O. WIDTH	R.O. HEIGHT	2x6 STUDS	2. DATE:	DRAWN BY:			
		8'-1 1/8"	PLAN I.D. + 2"	82-1/2"	3. DATE:	DRAWN BY:				
		9'-1 1/8"	PLAN I.D. + 2"	94-1/2"	4. DATE:	DRAWN BY:				
		10'-1 1/8"	PLAN I.D. + 2"	98-1/2"	NUMBER INSIDE CALLOUT INDICATES TOTAL NUMBER OF STUDS.					
		ROUGH OPENING HEIGHTS ARE FOR DO, CO, & AO OPENINGS. SHIM HEIGHTS AS NEEDED TO MATCH INTERIOR HINGED DOOR CASING		4X4 POST	6X6 POST					
		INTERIOR DOORWAY OPENINGS: DO = DRYWALL OPENING CO = CASED OPENING AO = ARCHED OPENING		LETTER 'P' INSIDE CALLOUT INDICATES A SOLID 4x4 or 6x6 POST						

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2649 Breckridge Centre Drive Suite 104

Monroe, North Carolina 28110

Phone: 704-238-1229 Fax: 704-238-1150

COVER SHEET  
MASTER SET

THE HUNTLEY

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CLC

DATE:

11-29-18

SCALE:

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CHECKED BY:

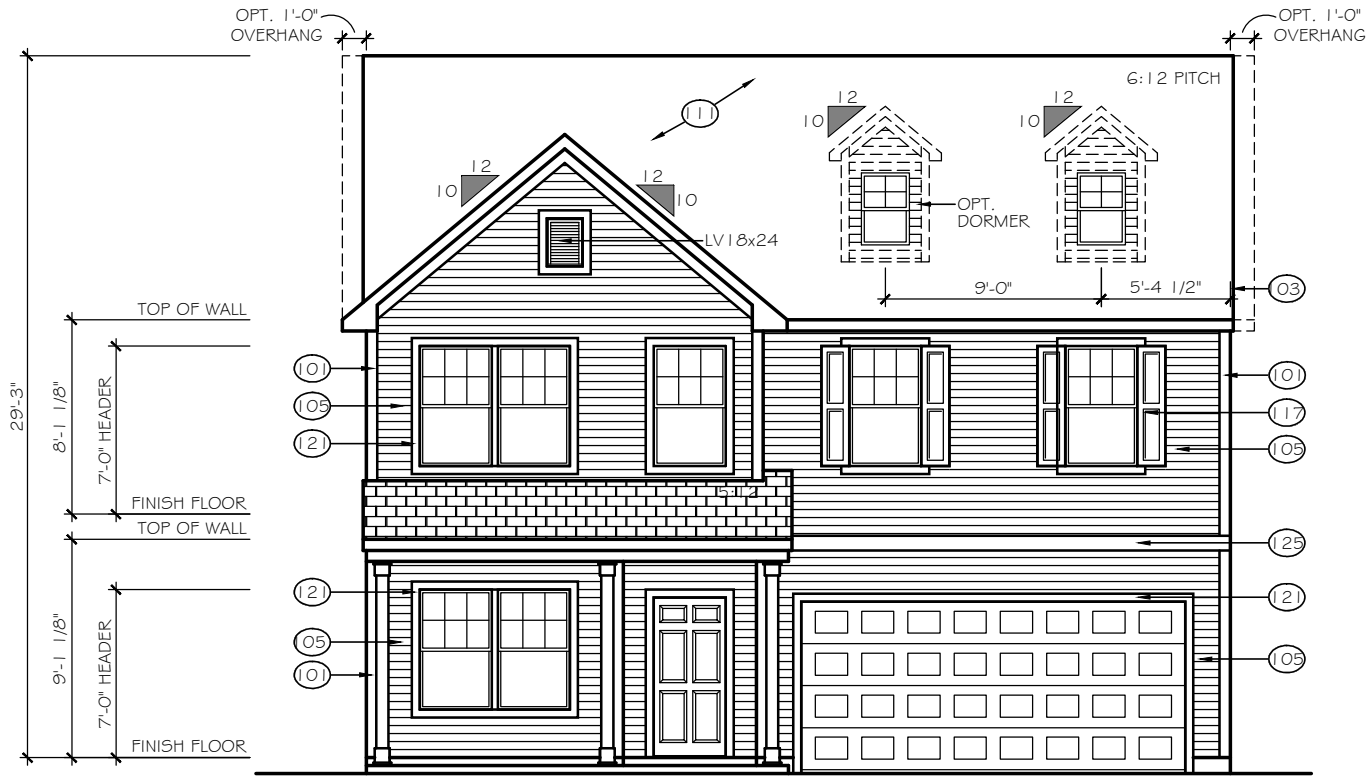
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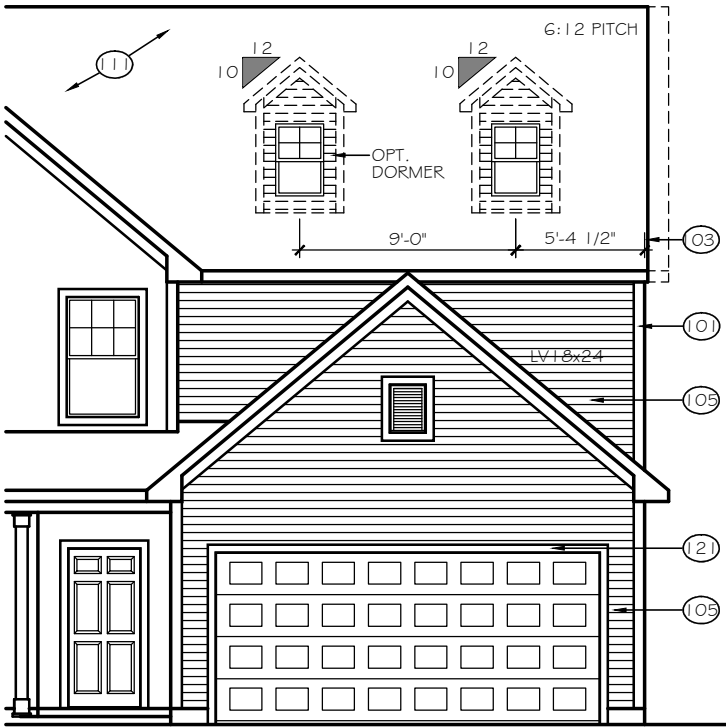




FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION E-A1



8' GARAGE BUMP OPTION

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Monroe, North Carolina 28110  
Phone: 704-238-1229 Fax: 704-238-1150

FRONT ELEVATION  
ELEVATION E-A1

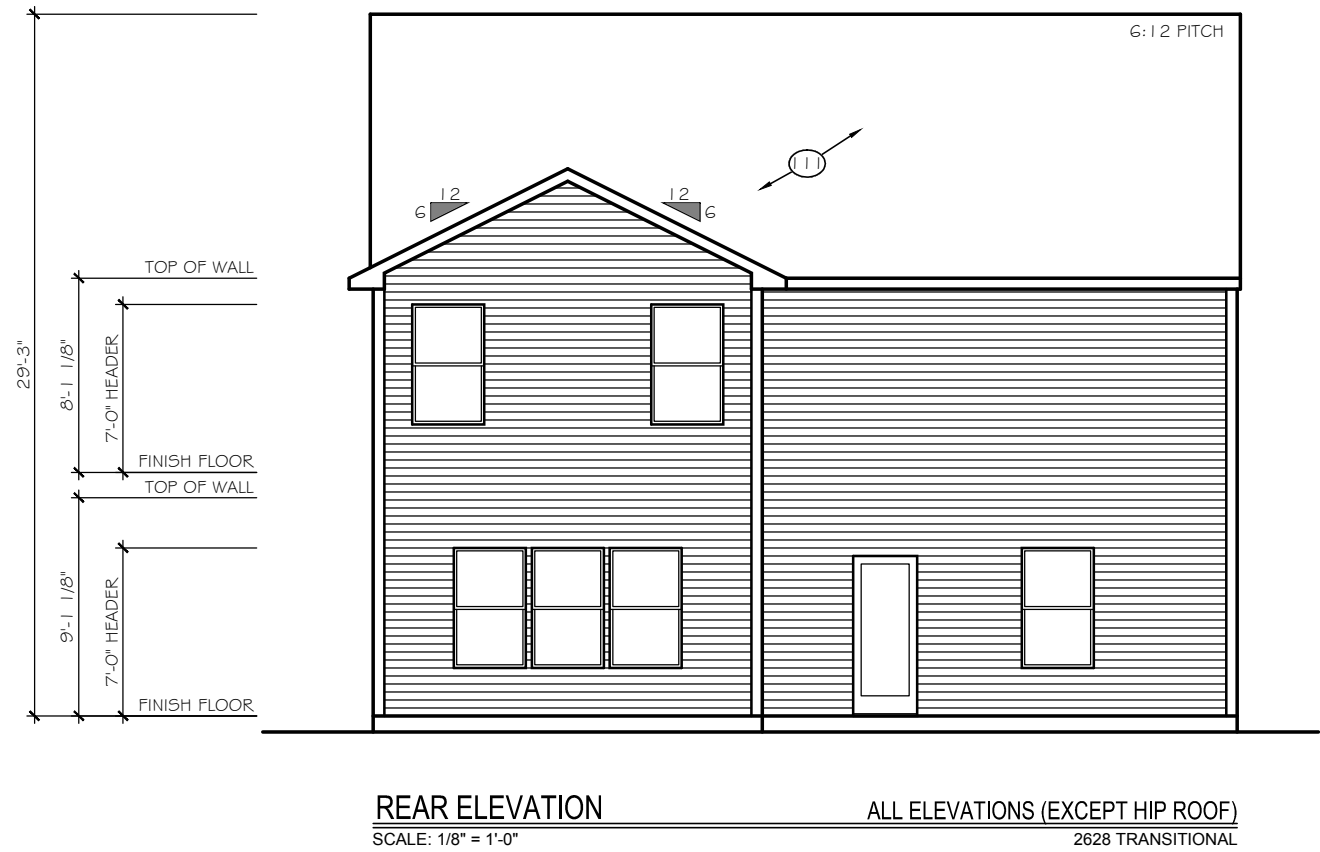
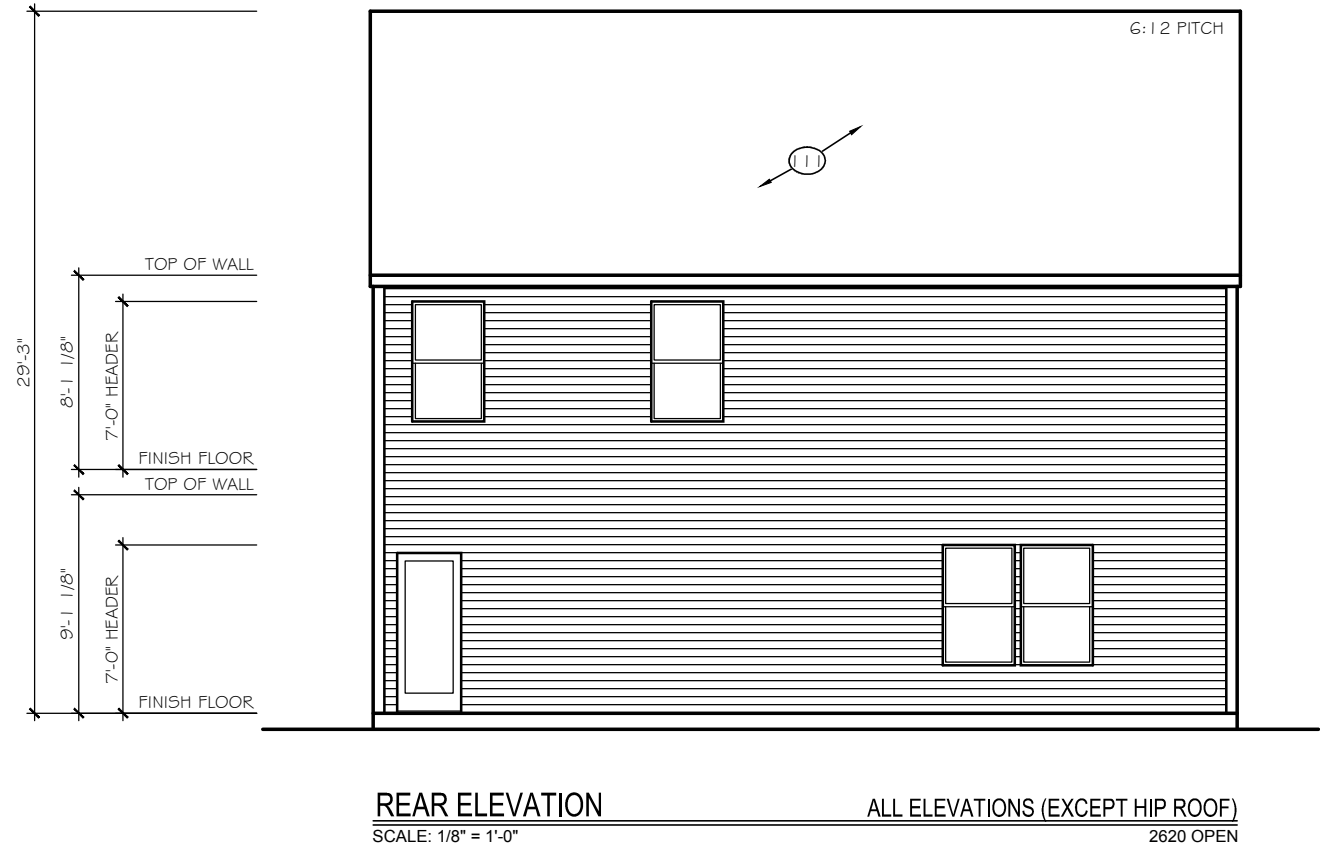
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CHECKED BY:	BPS / DJP

SHEET:

A4.0

v1.2



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2649 Brekonridge Centre Drive Suite 104  
Monroe, North Carolina 28110  
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REAR ELEVATION  
ALL ELEVATIONS (EXCEPT HIP ROOF)

THE HUNTLEY

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DATE:  
11-29-18

SCALE:  
1/8"= 1'-0"

CHECKED BY:  
BPS / DJP

SHEET:

A4.1

v1.2

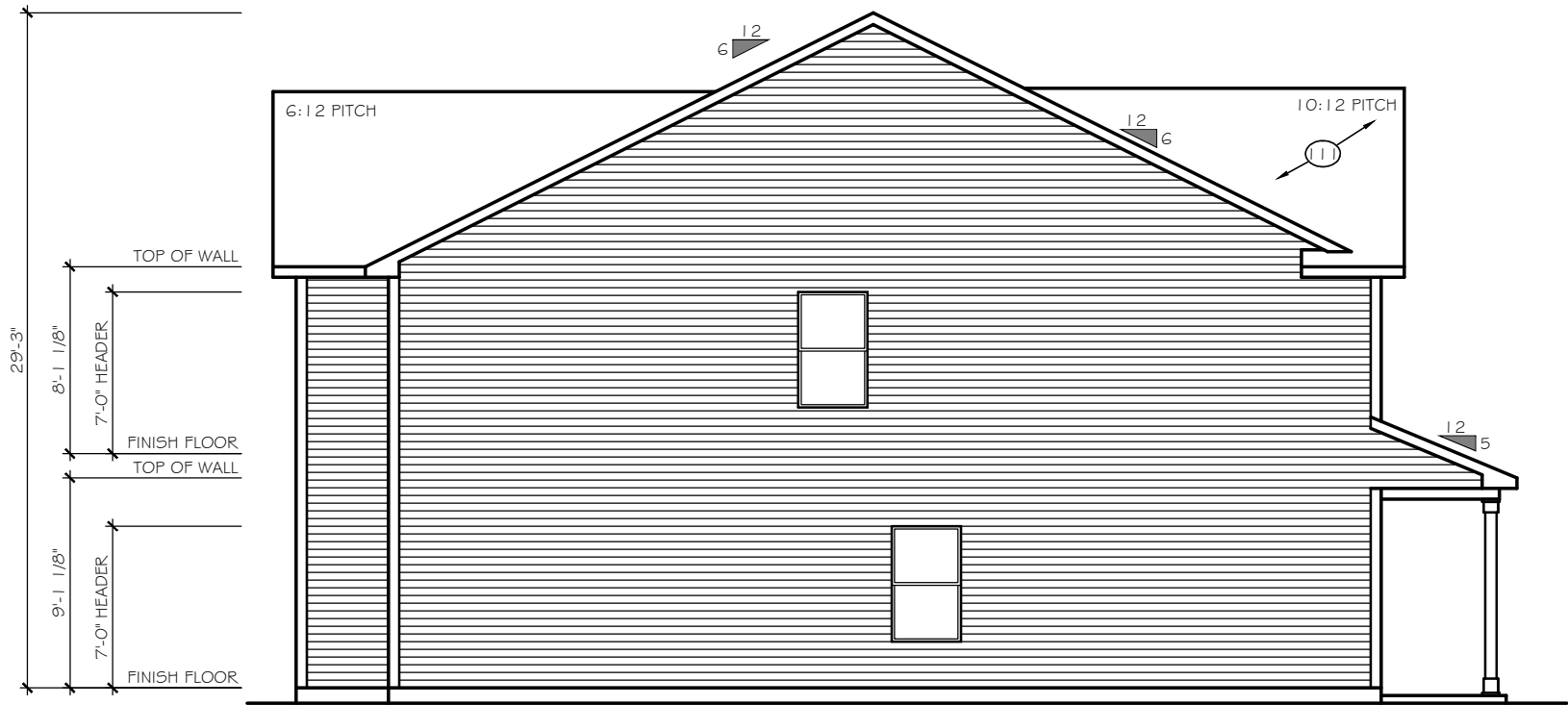




RIGHT ELEVATION

ELEVATIONS E-A1 to E-A4, E-B1 to E-B4  
2620 OPEN

SCALE: 1/8" = 1'-0"



RIGHT ELEVATION

ELEVATIONS E-A1 to E-A4, E-B1 to E-B4  
2628 TRANSITIONAL

SCALE: 1/8" = 1'-0"

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RIGHT ELEVATION  
ELEVATION E-A1 to E-A4, E-B1 to E-B4

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SCALE:

1/8" = 1'-0"

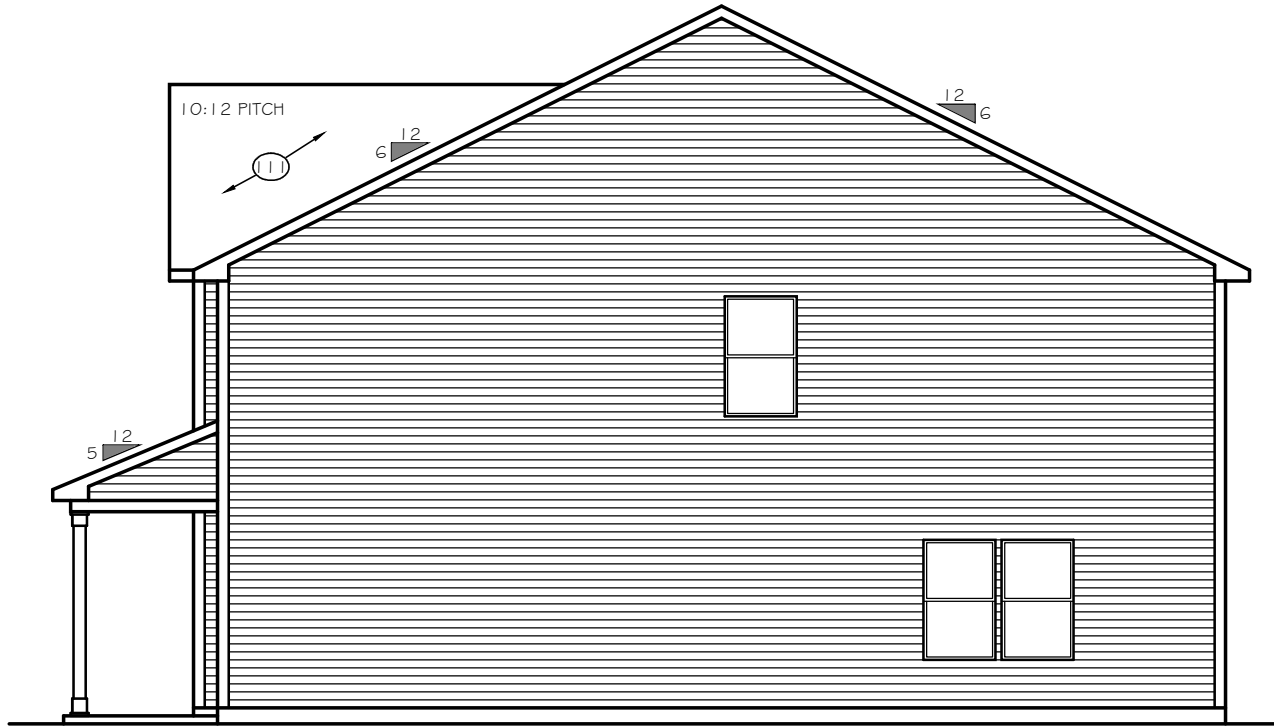
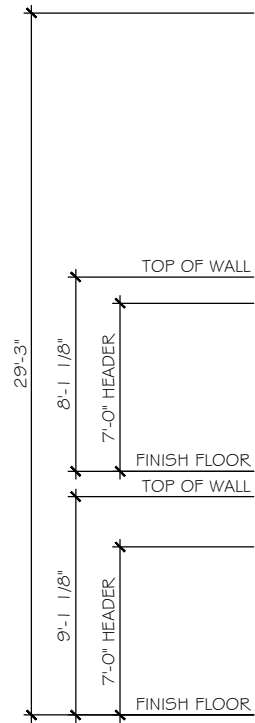
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BPS / DJP

SHEET:

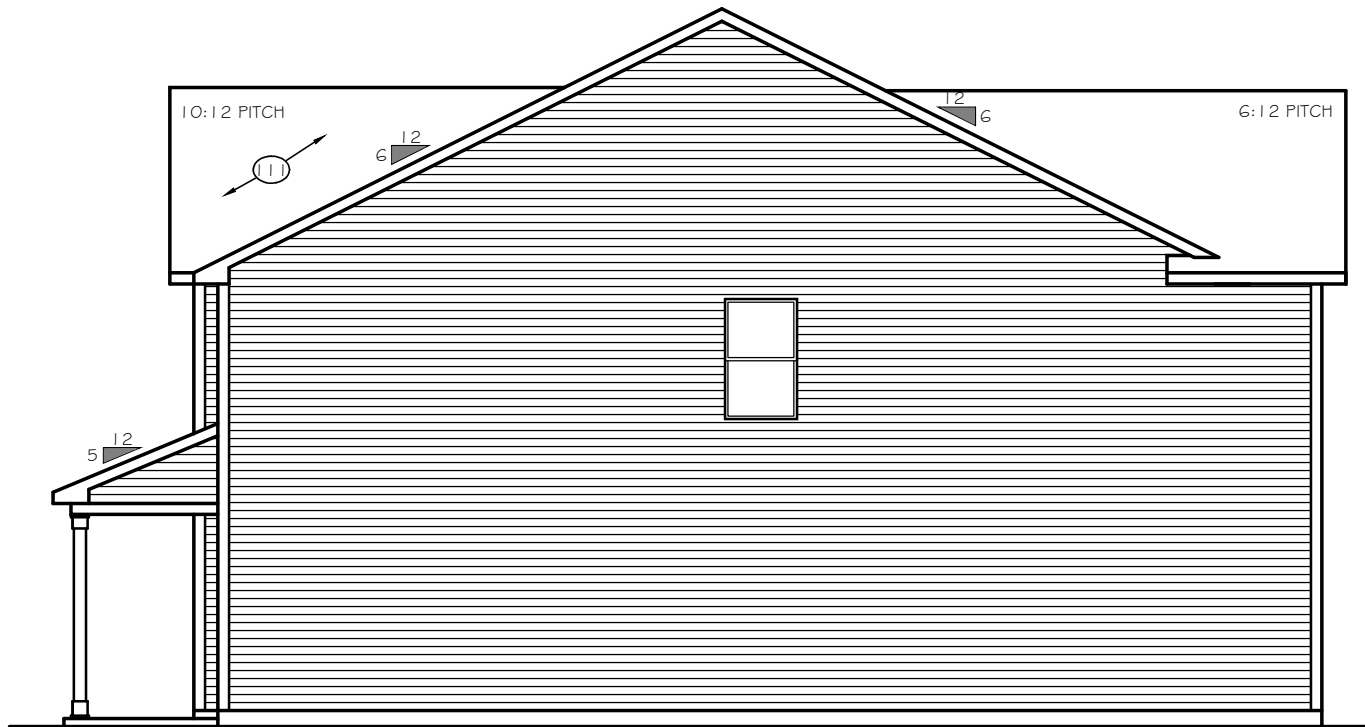
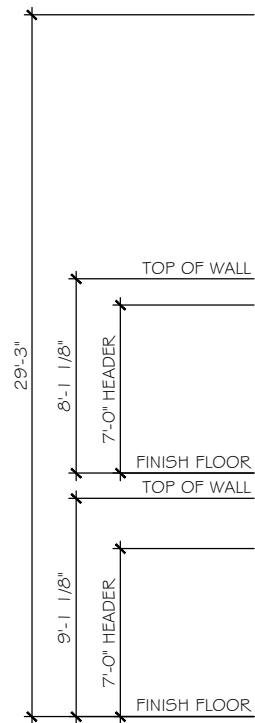
A4.2

v1.2



**LEFT ELEVATION**  
SCALE: 1/8" = 1'-0"

ELEVATIONS E-A1 to E-A4, E-B1 to E-B4  
2620 OPEN



**LEFT ELEVATION**  
SCALE: 1/8" = 1'-0"

ELEVATIONS E-A1 to E-A4, E-B1 to E-B4  
2628 TRANSITIONAL

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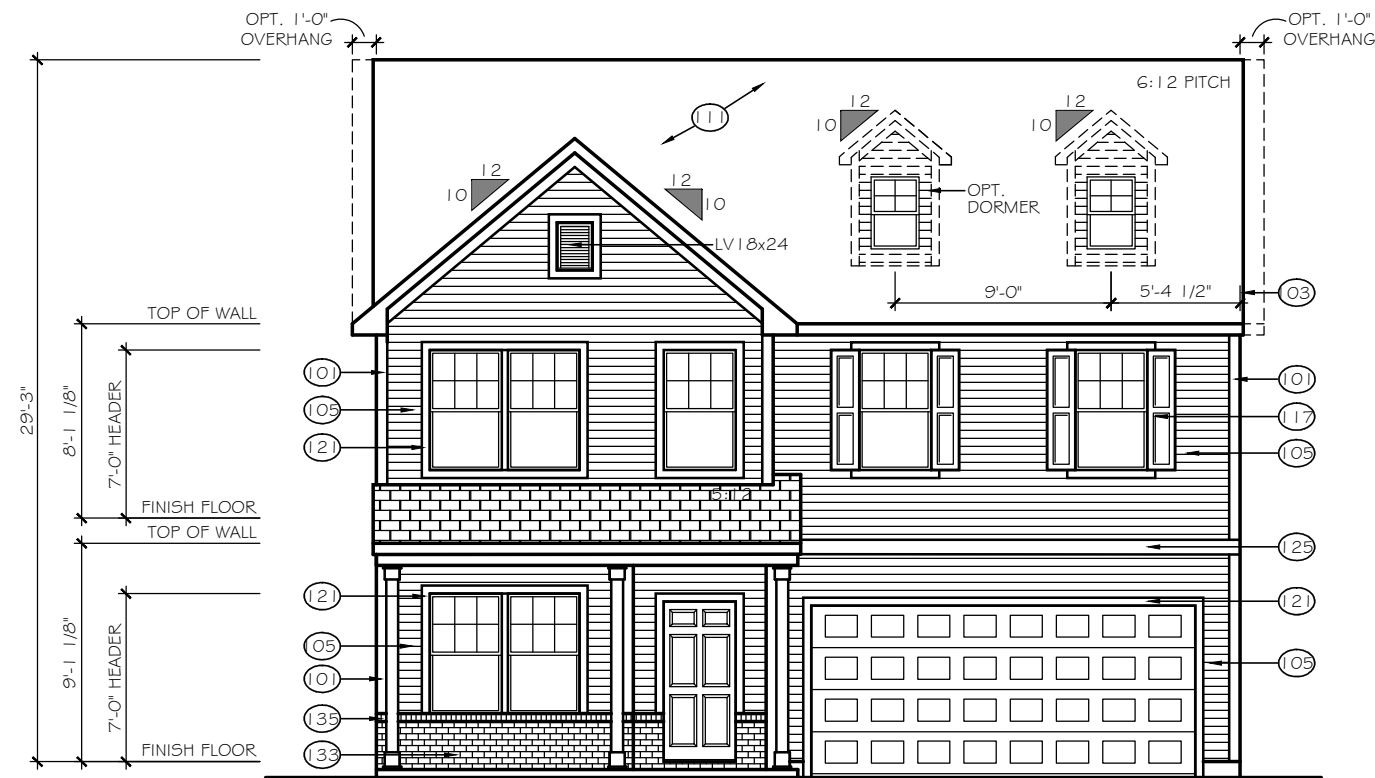
**LEFT ELEVATION**  
ELEVATION E-A1 to E-A4, E-B1 to E-B4

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SCALE:  
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SHEET:  
**A4.3**  
v1.2

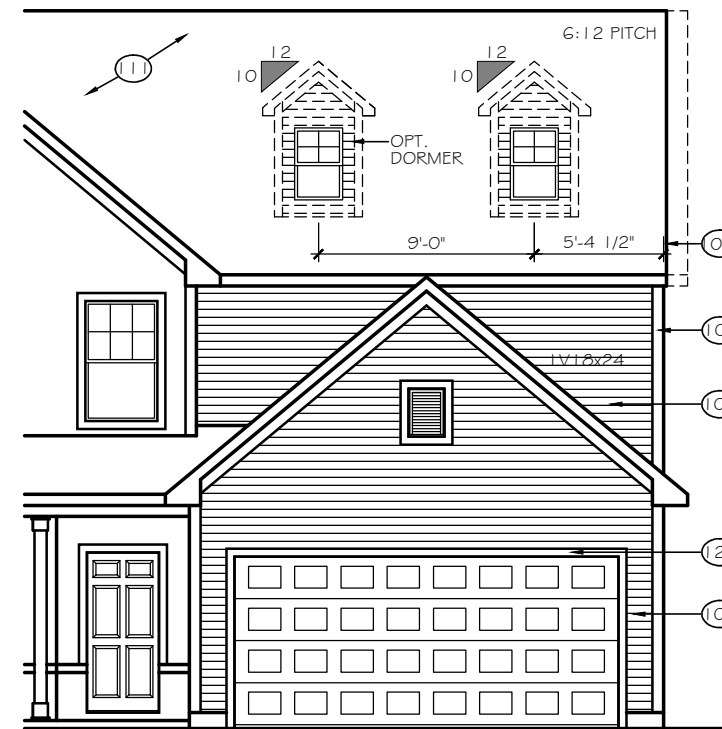




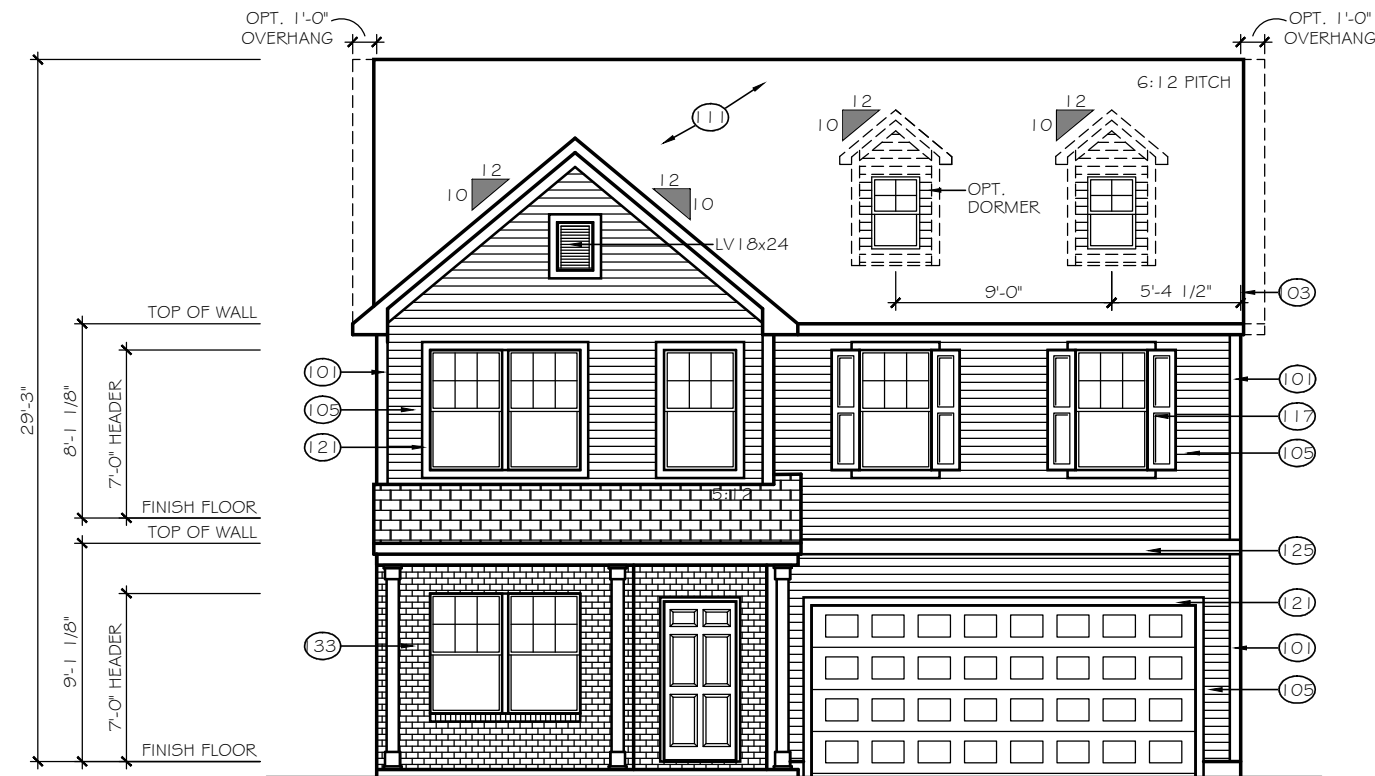
FRONT ELEVATION

ELEVATION E-A2

SCALE: 1/8" = 1'-0"



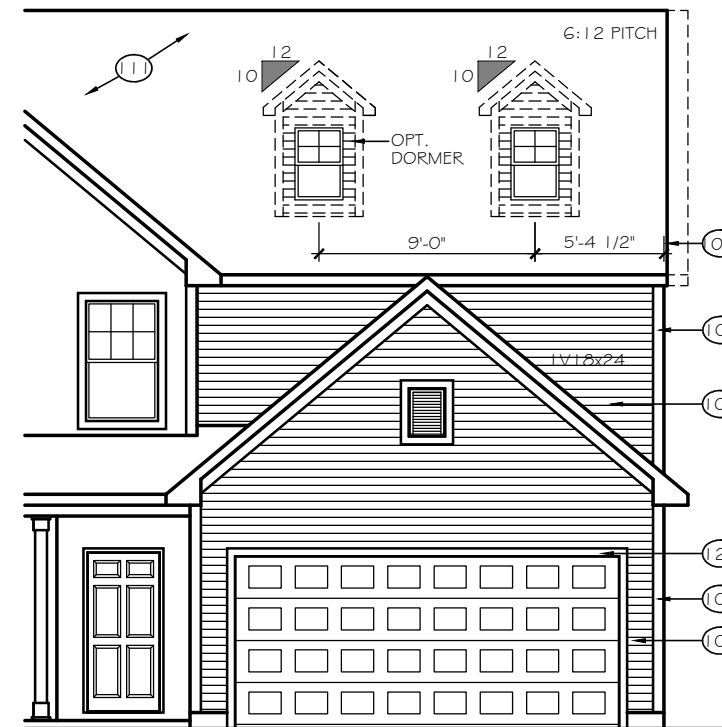
8' GARAGE BUMP OPTION



FRONT ELEVATION

ELEVATION E-A3

SCALE: 1/8" = 1'-0"



8' GARAGE BUMP OPTION

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FRONT ELEVATION  
ELEVATION E-A2, E-A3

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SCALE:

1/8" = 1'-0"

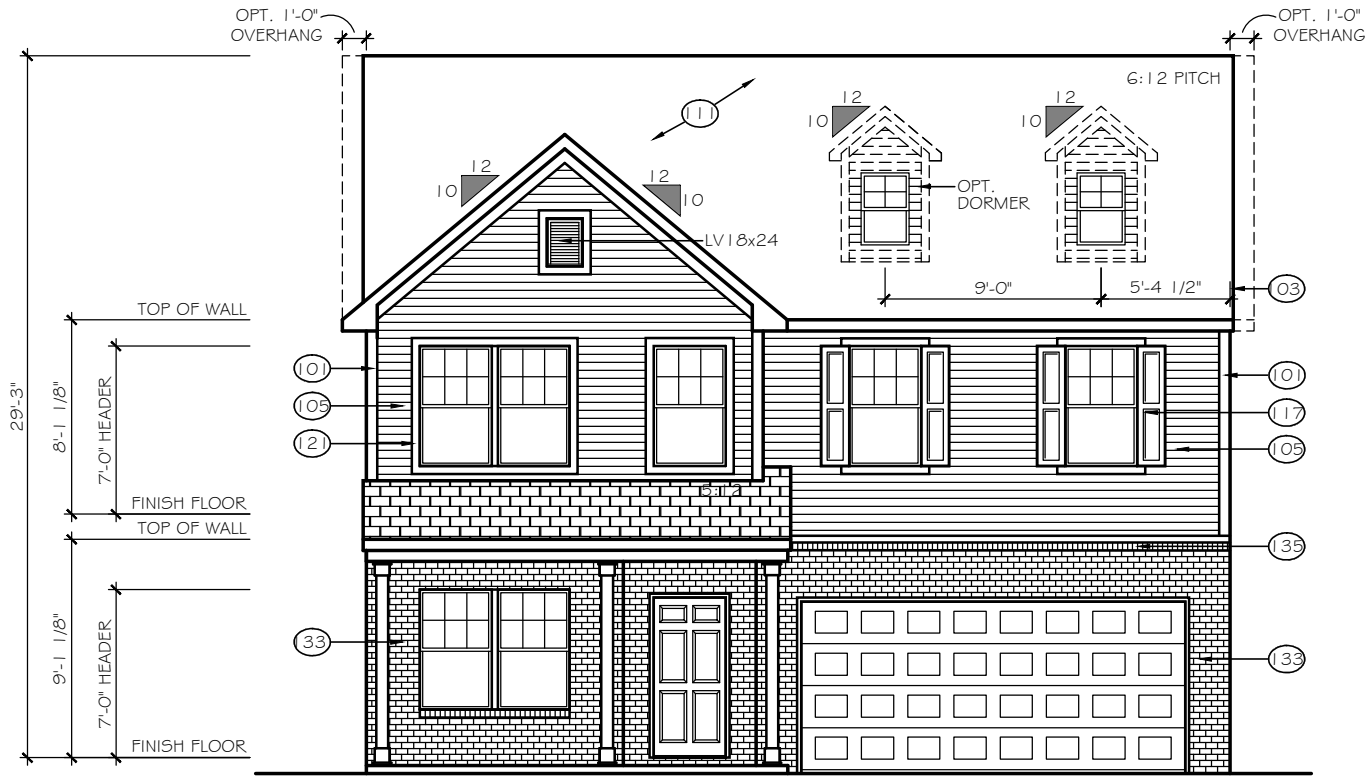
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SHEET:

**A4.4**

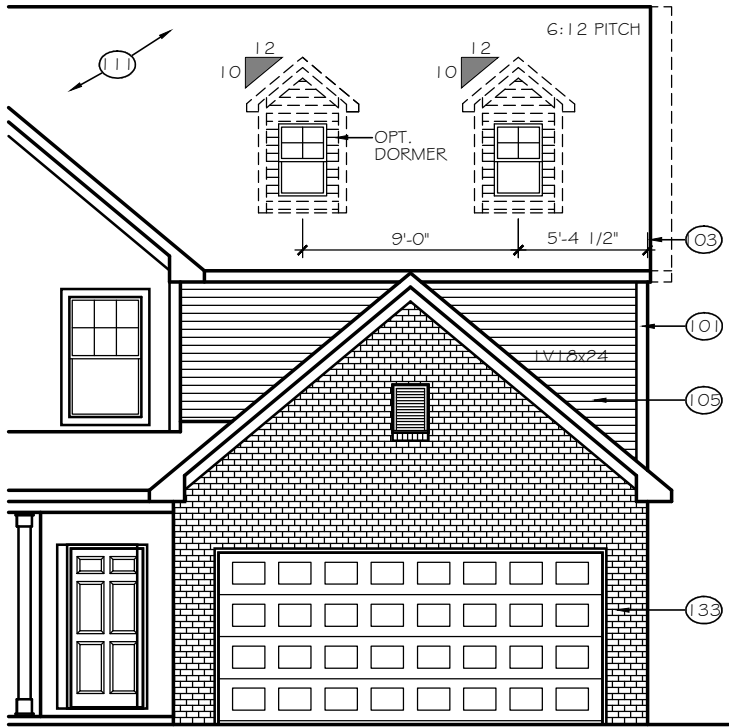
v1.2



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION E-A4



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FRONT ELEVATION  
ELEVATION E-A4

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SCALE:

1/8" = 1'-0"

CHECKED BY:

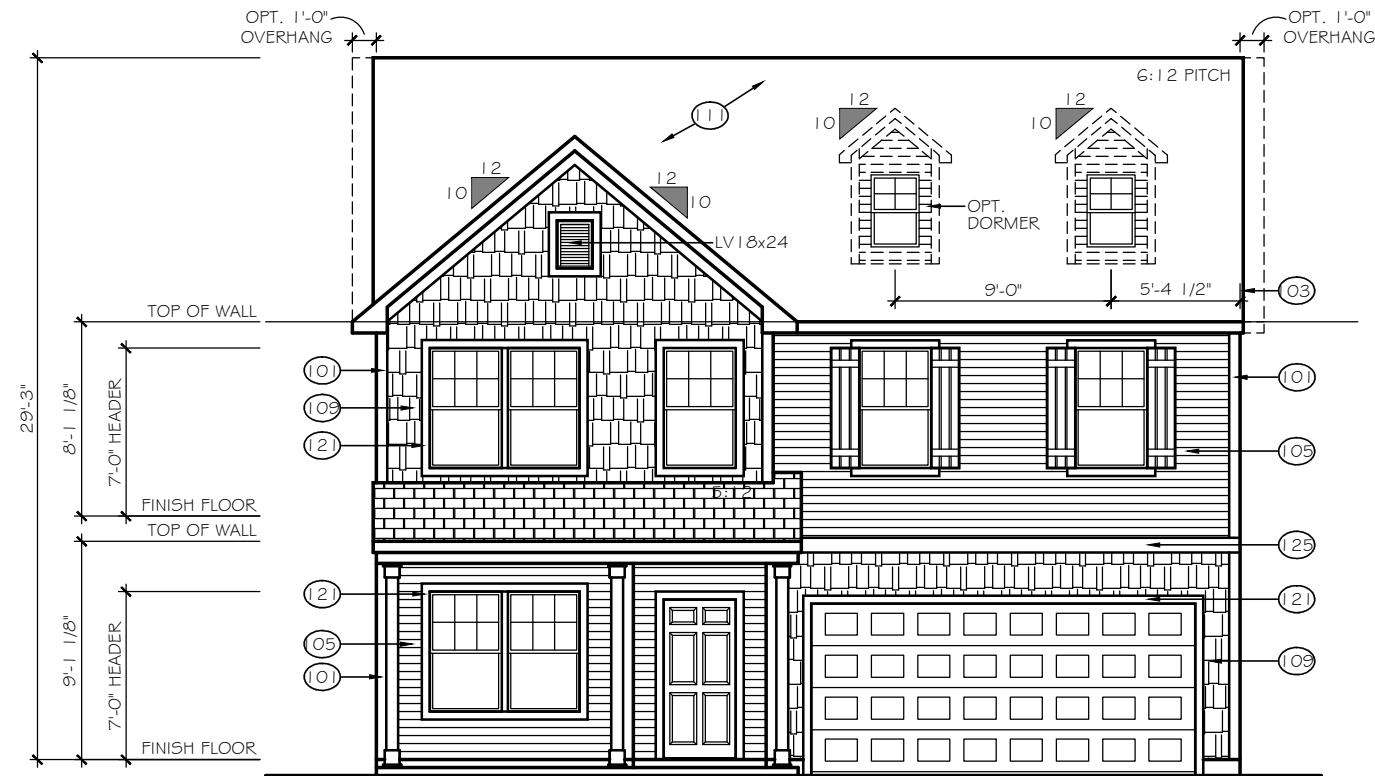
BPS / DJP

SHEET:

A4.5

v1.2

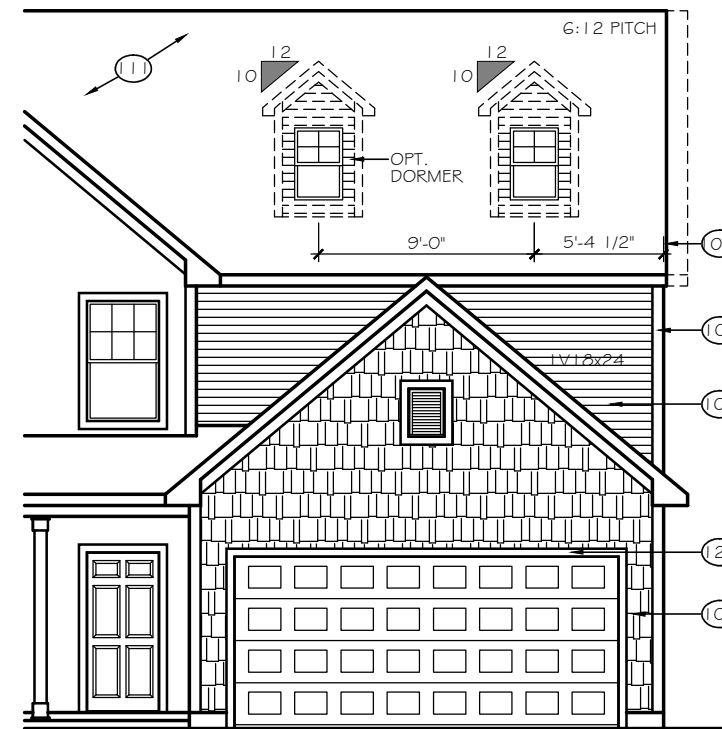




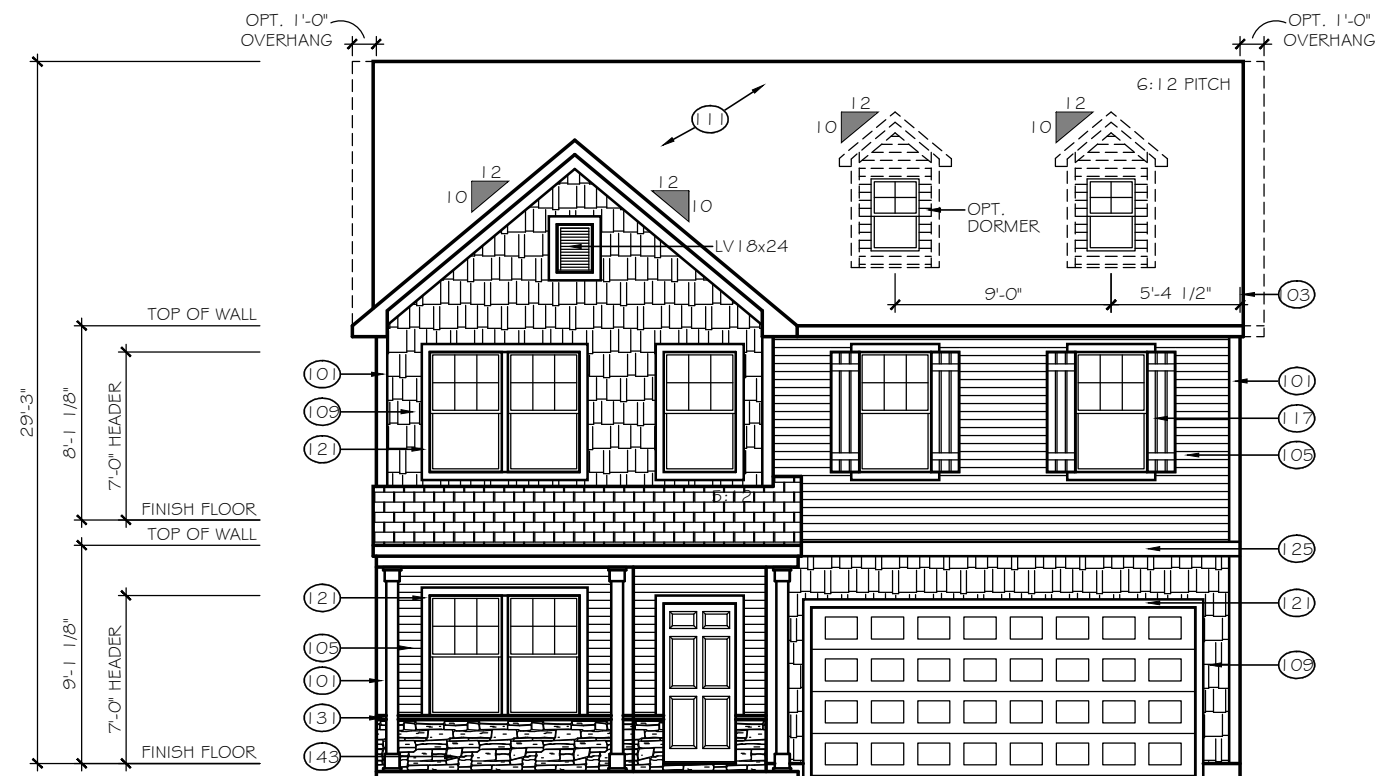
FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION E-B1



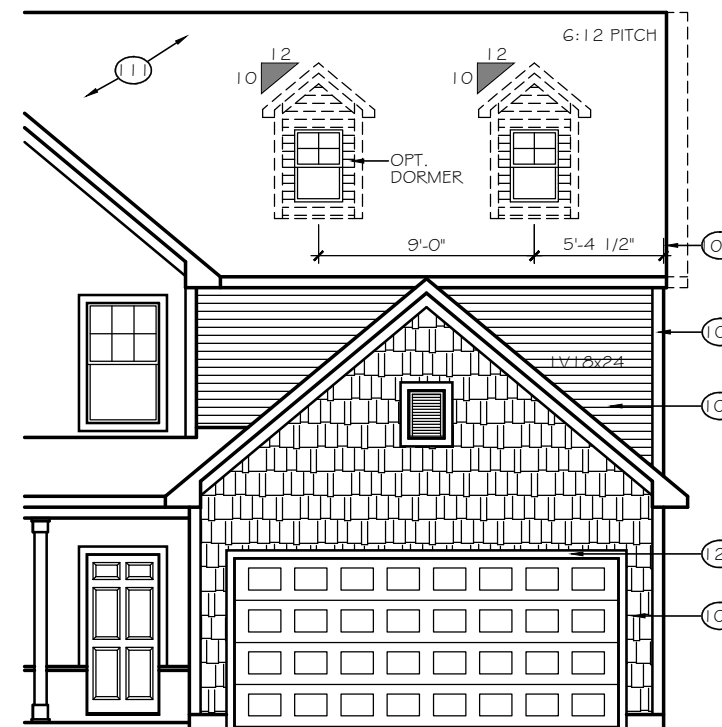
8' GARAGE BUMP OPTION



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION E-B2



8' GARAGE BUMP OPTION

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FRONT ELEVATION  
ELEVATIONS E-B1, E-B2

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SCALE:

1/8" = 1'-0"

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SHEET:

**A4.6**

v1.2

SCALE: 1/8" = 1'-0"

ELEVATION E-B3

### 8' GARAGE BUMP OPTION

FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION E-B4

### 8' GARAGE BUMP OPTION

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FRONT ELEVATION  
ELEVATIONS E-B3, E-B4

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SCALE:

$$1/8" = 1'-0"$$

CHECKED BY:

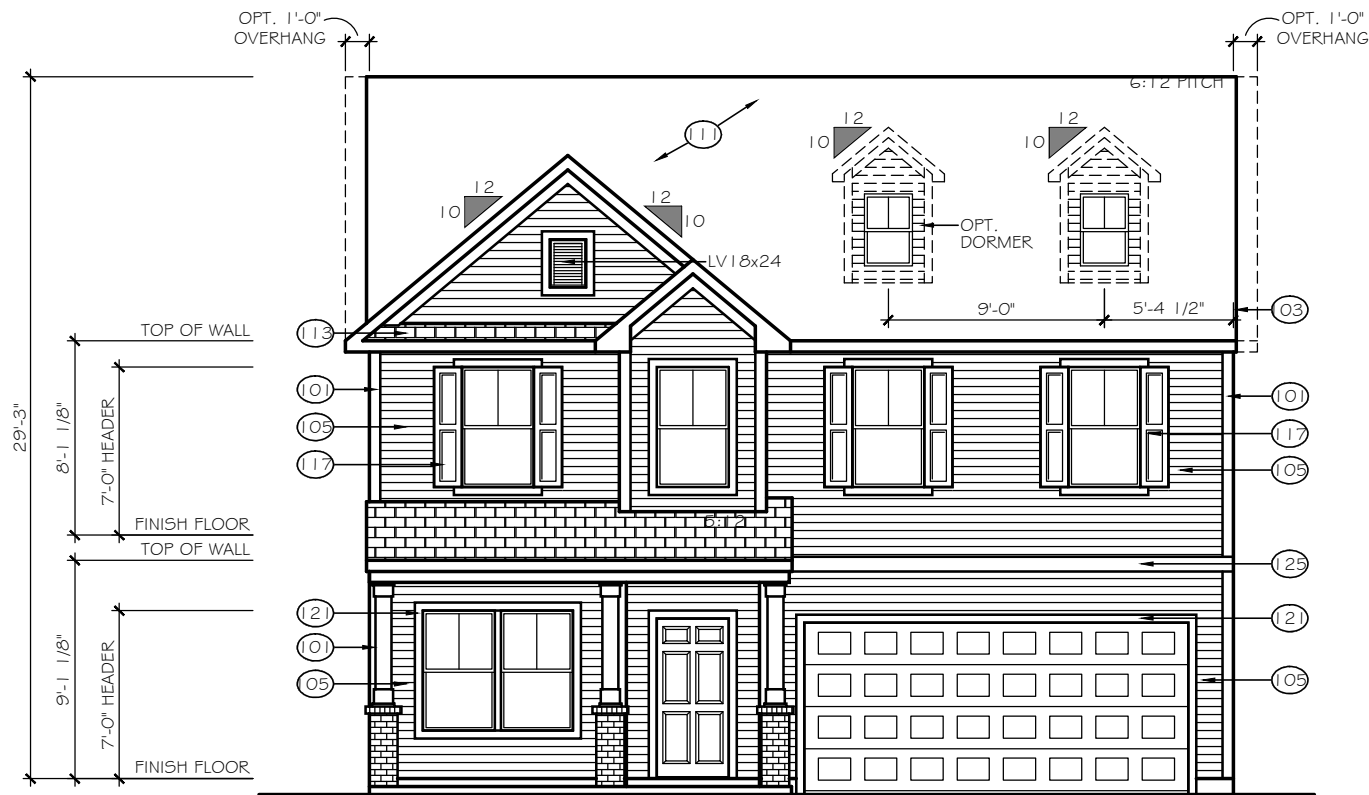
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SHEET:

## A4.7

v1.2

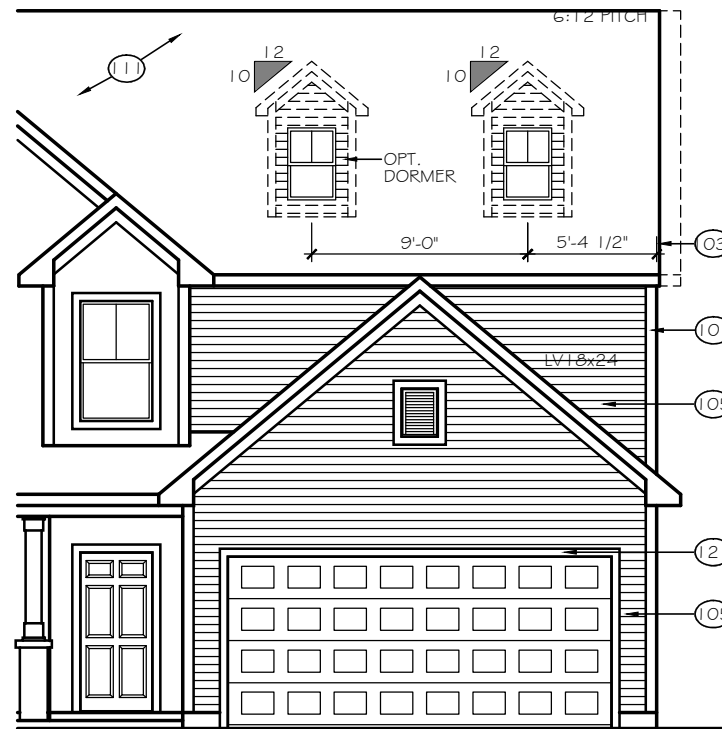




FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION E-C1



8' GARAGE BUMP OPTION

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FRONT ELEVATION  
ELEVATION E-C1

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SCALE:

1/8" = 1'-0"

CHECKED BY:

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SHEET:

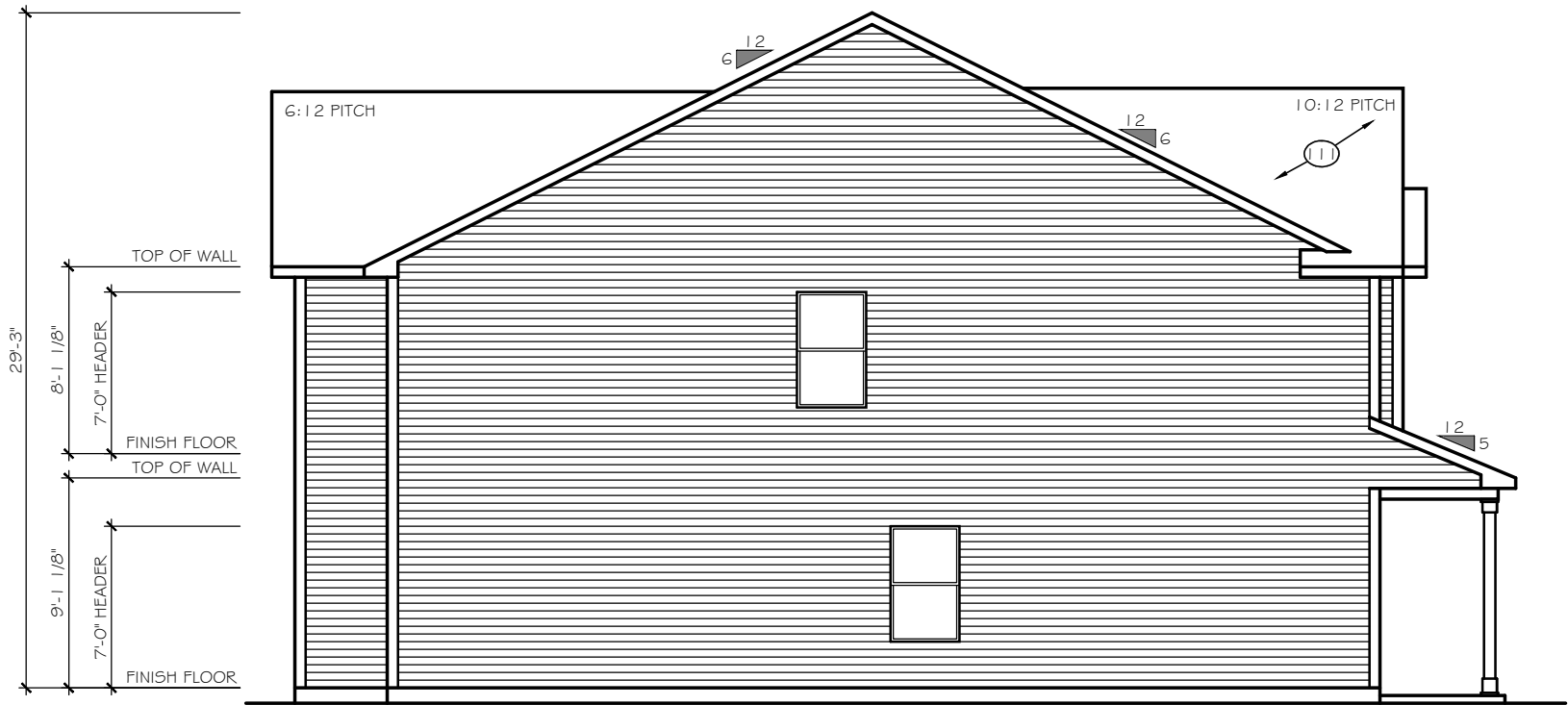
**A4.8**

v1.2



RIGHT ELEVATION  
SCALE: 1/8" = 1'-0"

ELEVATIONS E-EC1 to E-EC5, E-D1 to E-ED5  
2620 OPEN



RIGHT ELEVATION  
SCALE: 1/8" = 1'-0"

ELEVATIONS E-EC1 to E-EC5, E-D1 to E-ED5  
2628 TRANSITIONAL

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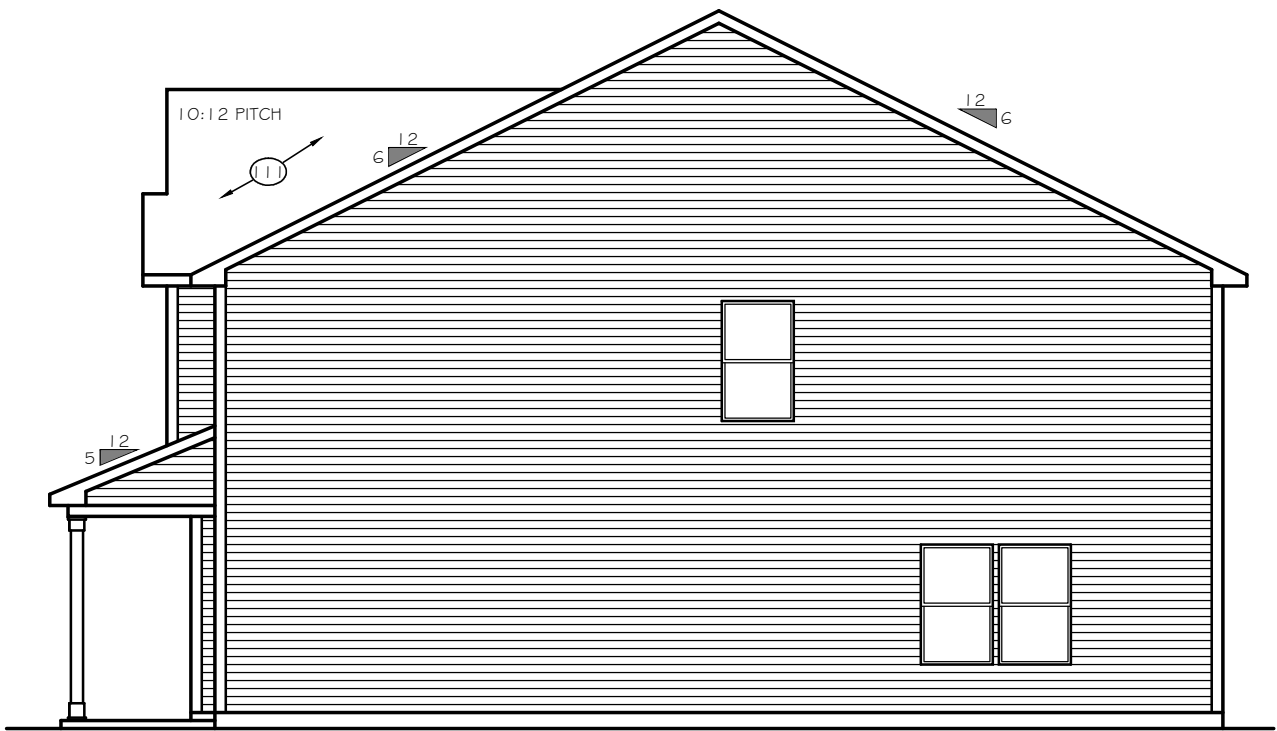
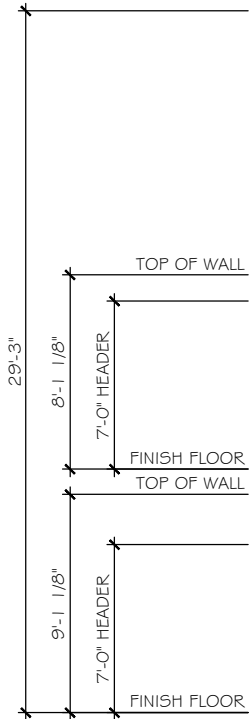
RIGHT ELEVATION  
ELEVATION E-C1 to E-C5, E-D1 to E-D5

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SHEET:  
**A4.9**  
v1.2



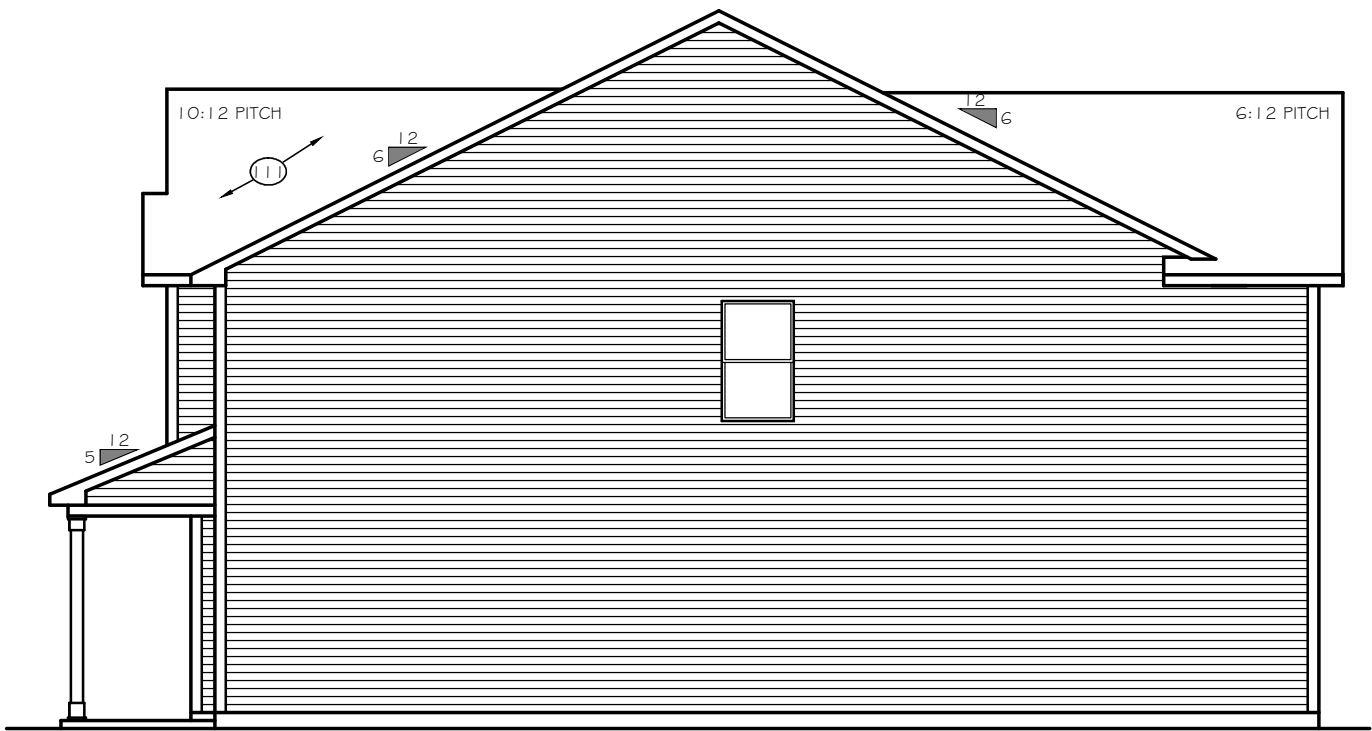
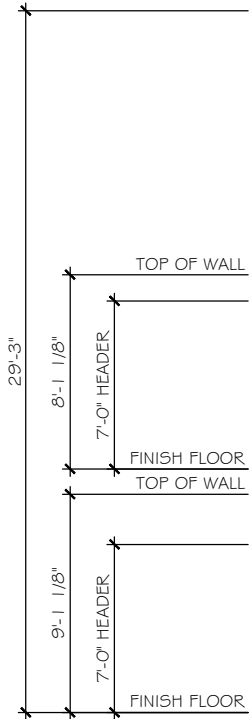


LEFT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATIONS E-EC1 to E-EC5, E-D1 to E-ED5

2620 OPEN



LEFT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATIONS E-EC1 to E-EC5, E-D1 to E-ED5

2628 TRANSITIONAL

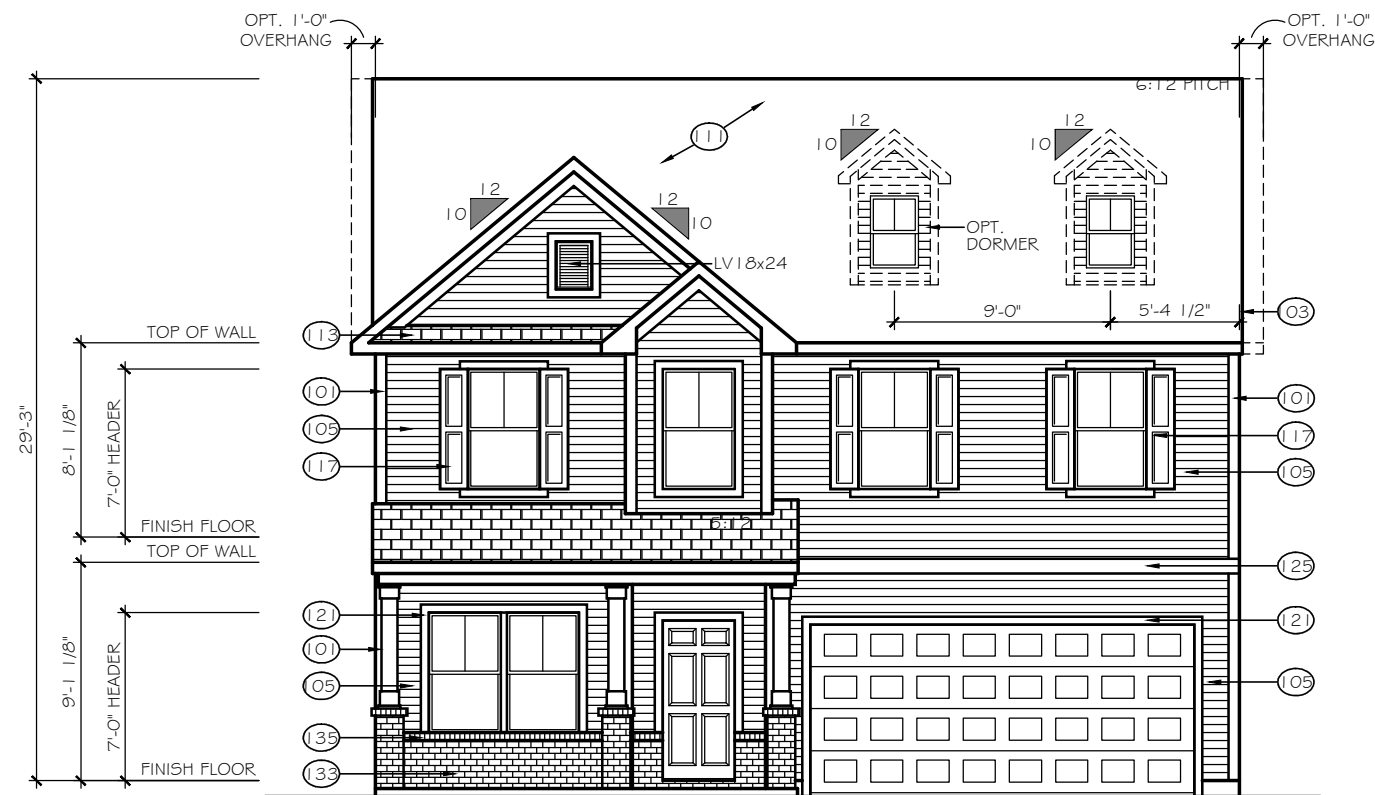
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LEFT ELEVATION  
ELEVATION E-C1 to E-C5, E-D1 to E-D5

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SCALE: 1/8" = 1'-0"  
CHECKED BY: BPS / DJP

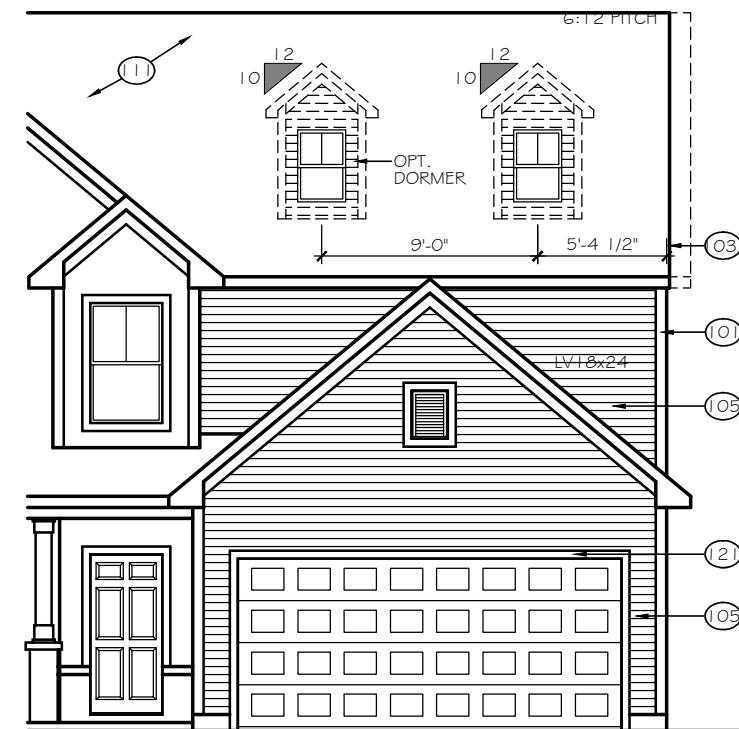
SHEET:  
**A4.10**  
v1.2



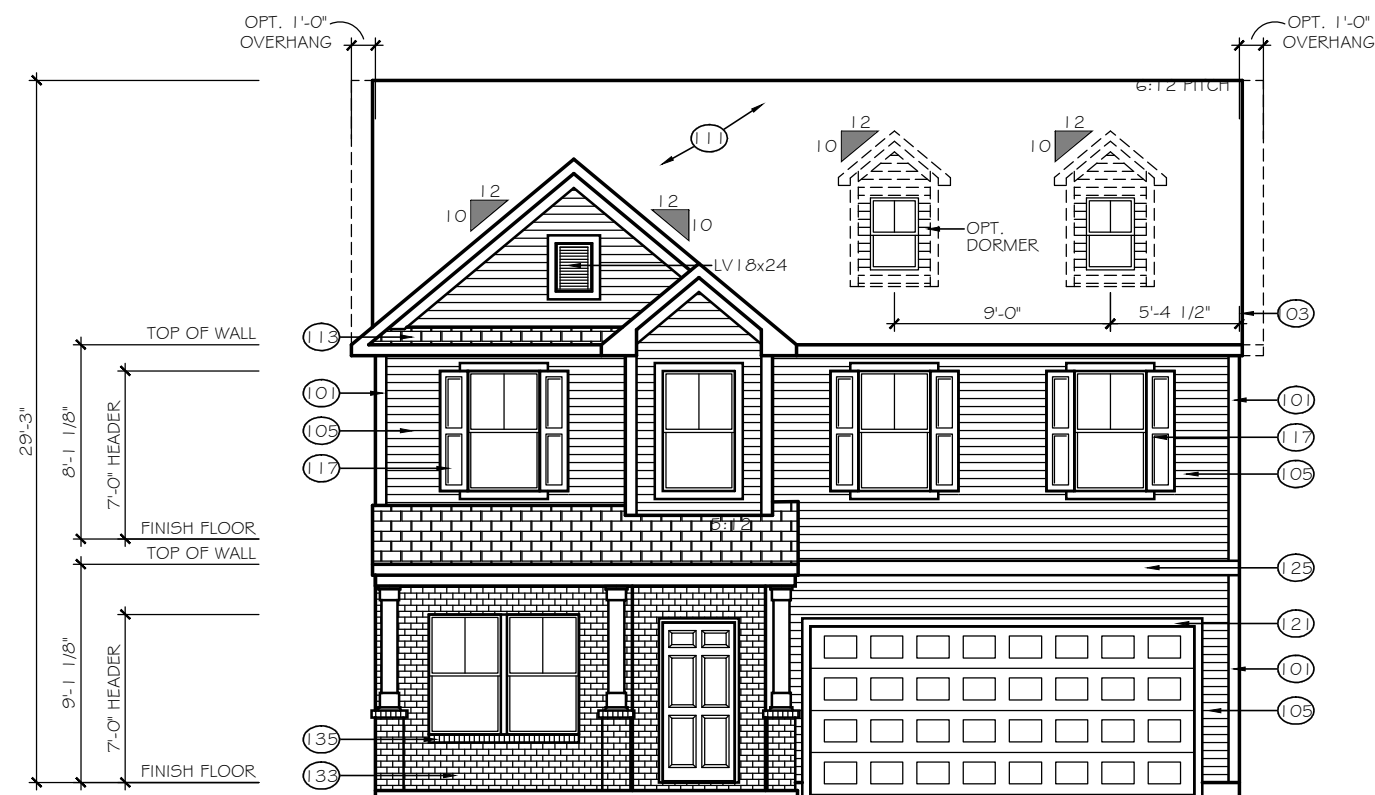
FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION E-C2



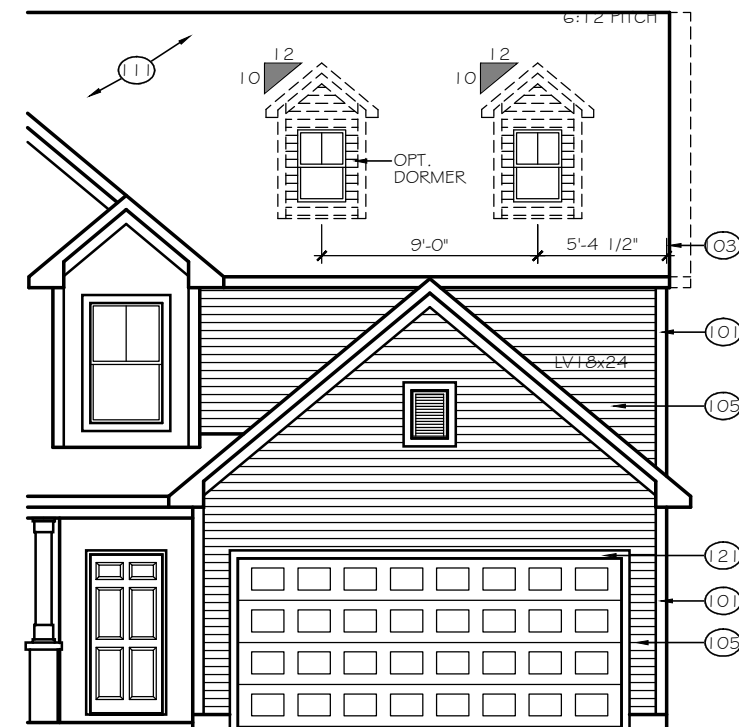
8' GARAGE BUMP OPTION



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION E-C3



8' GARAGE BUMP OPTION

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FRONT ELEVATION  
ELEVATION E-C2, E-C3

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SCALE:

1/8" = 1'-0"

CHECKED BY:

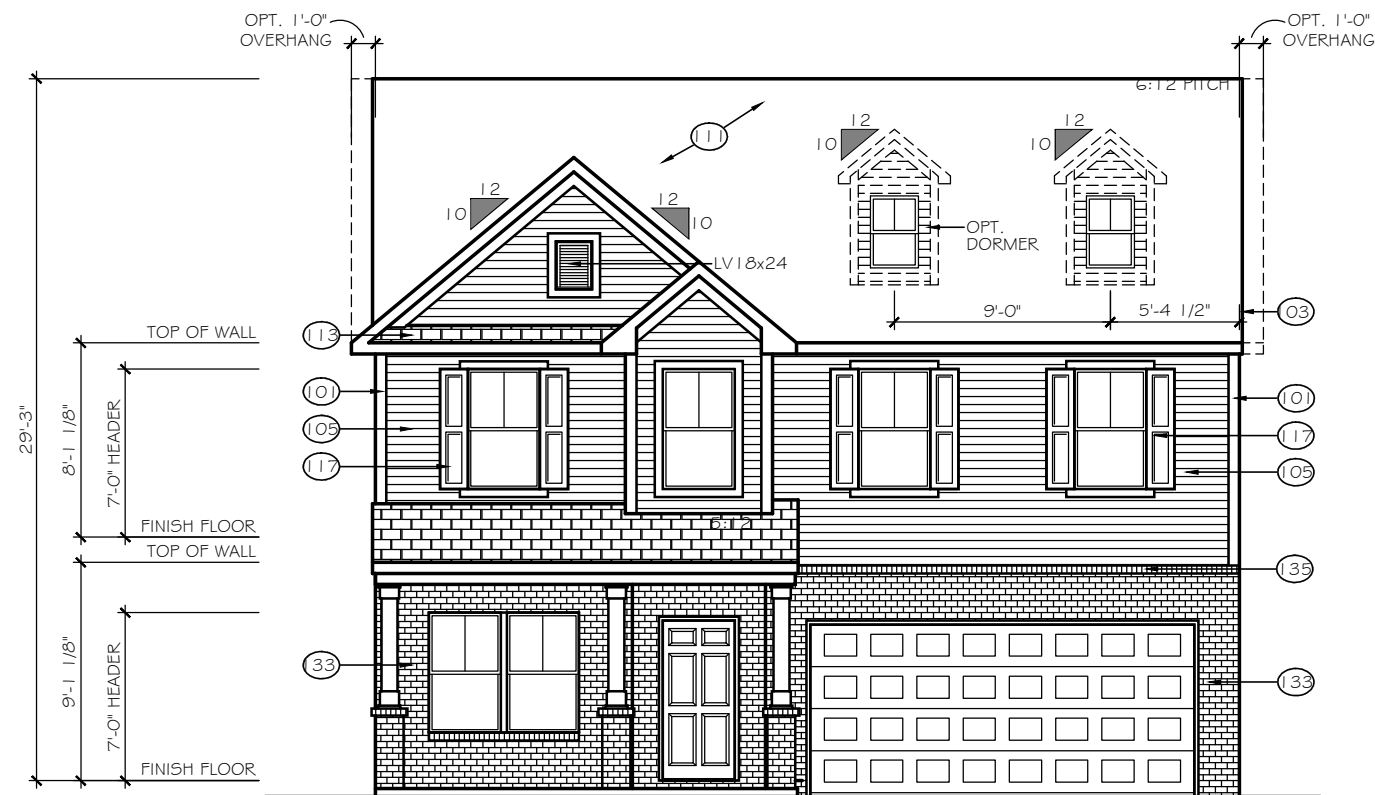
BPS / DJP

SHEET:

**A4.11**

v1.2

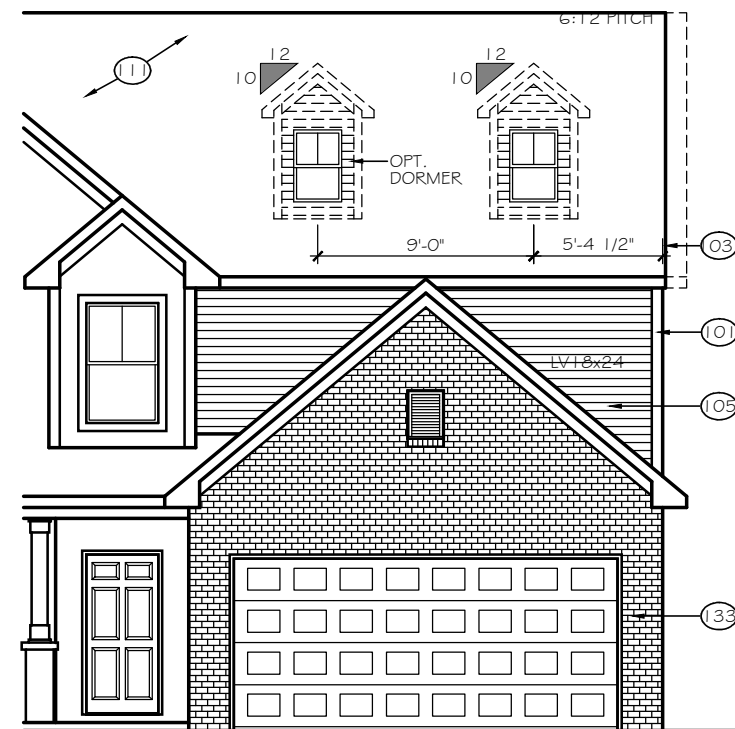




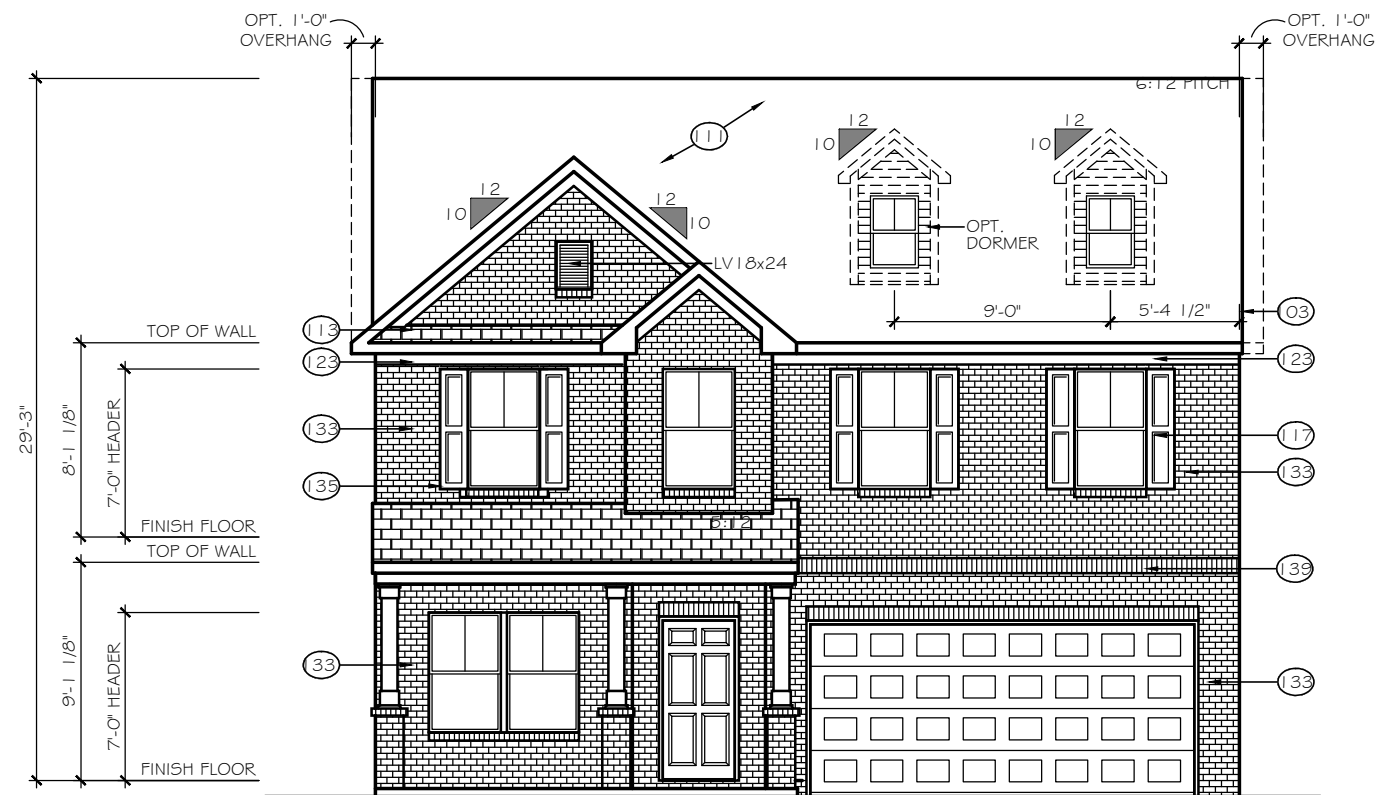
FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION E-C4



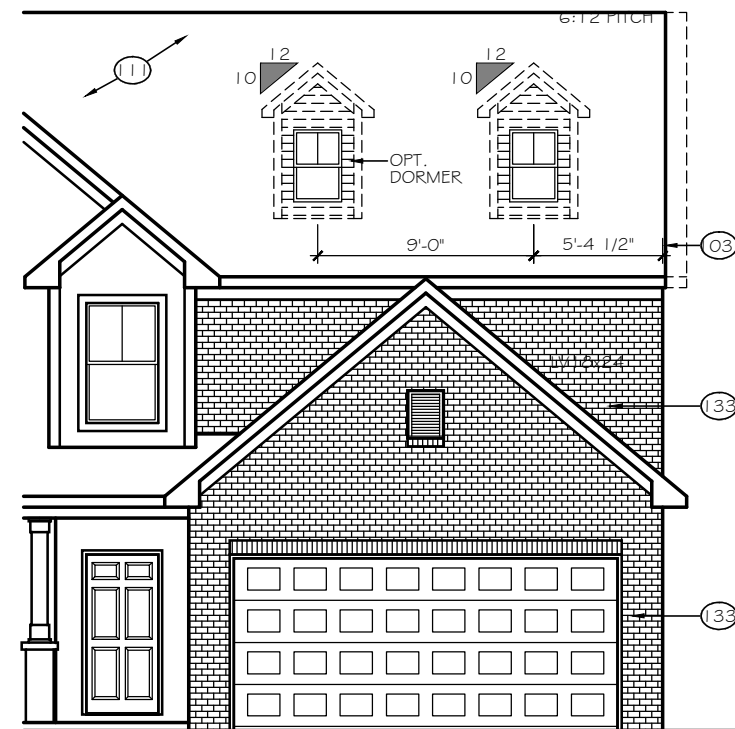
8' GARAGE BUMP OPTION



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION E-C5



8' GARAGE BUMP OPTION

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FRONT ELEVATION  
ELEVATION E-C4, E-C5

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SCALE:

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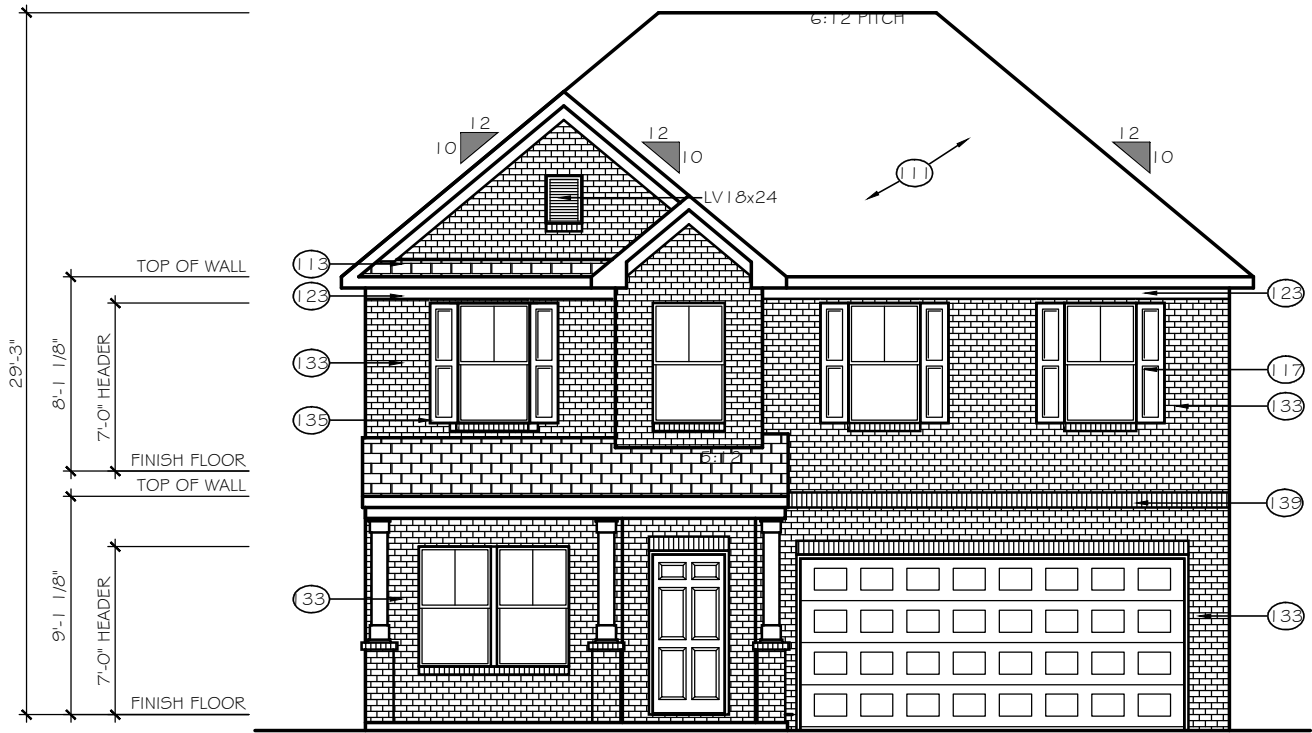
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**A4.12**

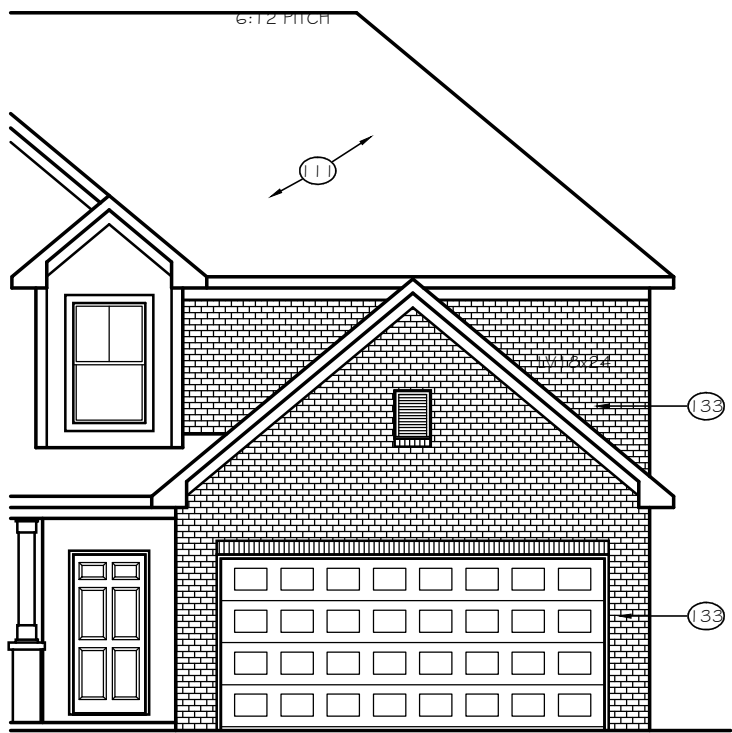
v1.2



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION E-C6



8' GARAGE BUMP OPTION

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FRONT ELEVATION  
ELEVATION E-C6

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SCALE:

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CHECKED BY:

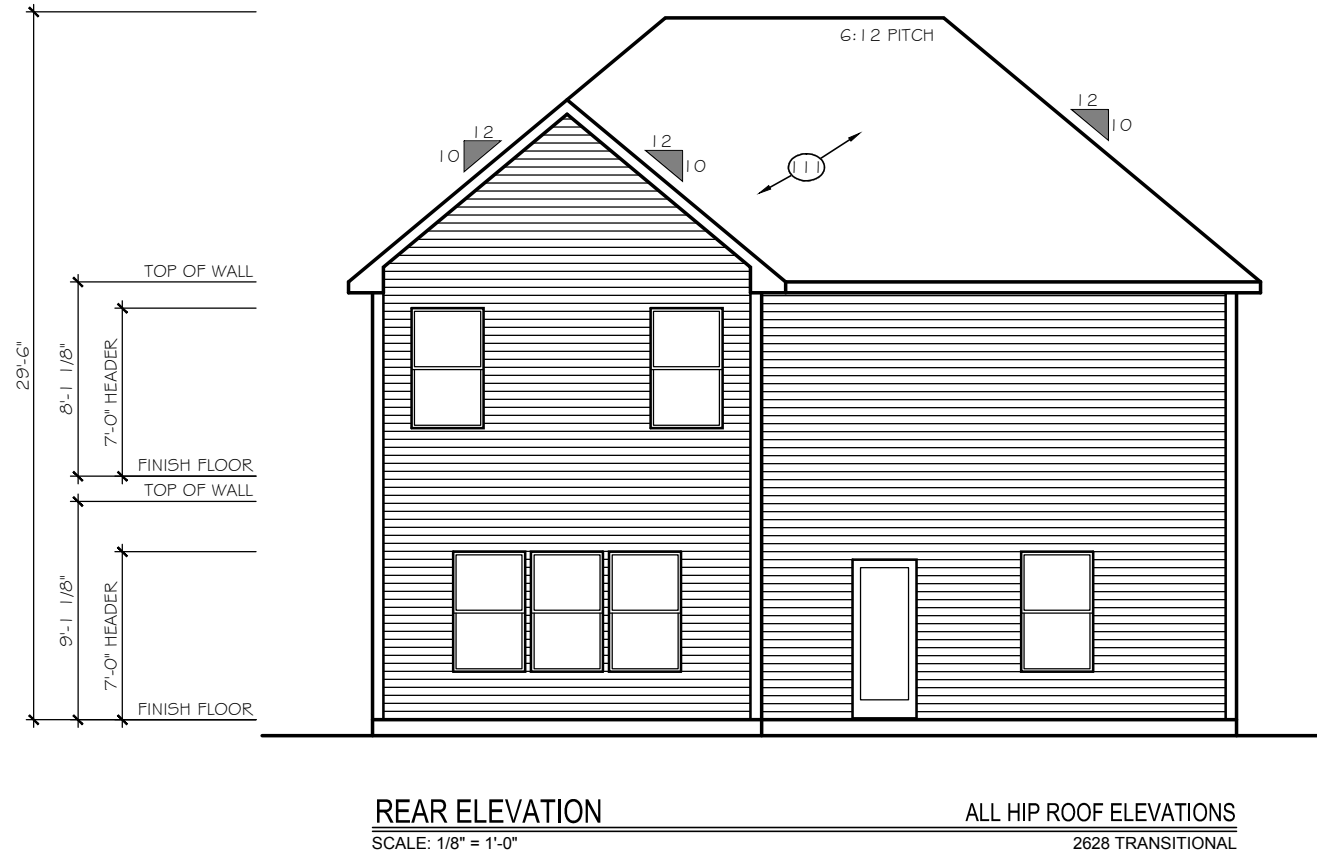
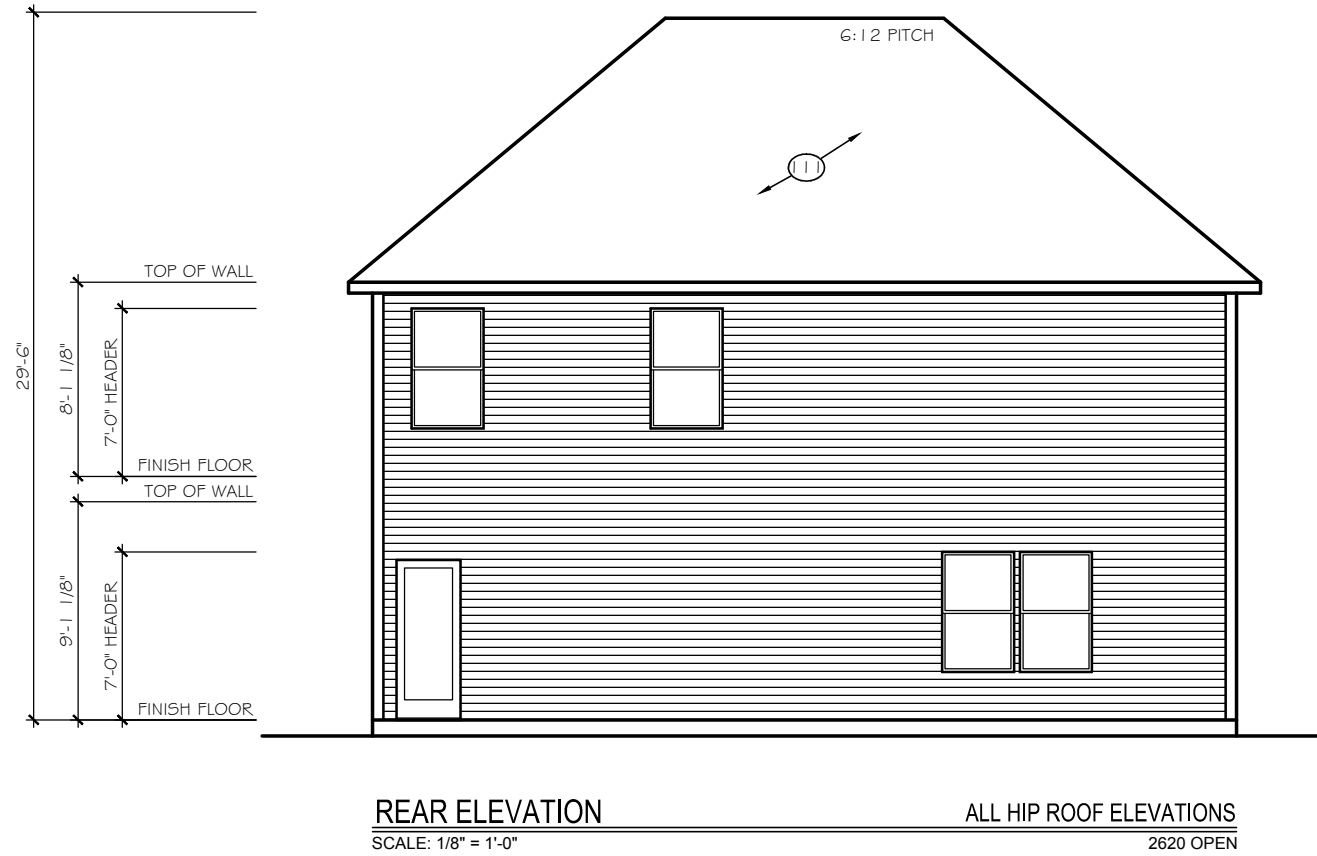
BPS / DJP

SHEET:

**A4.13**

v1.2





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REAR ELEVATION  
ELEVATION E-C6, E-D6

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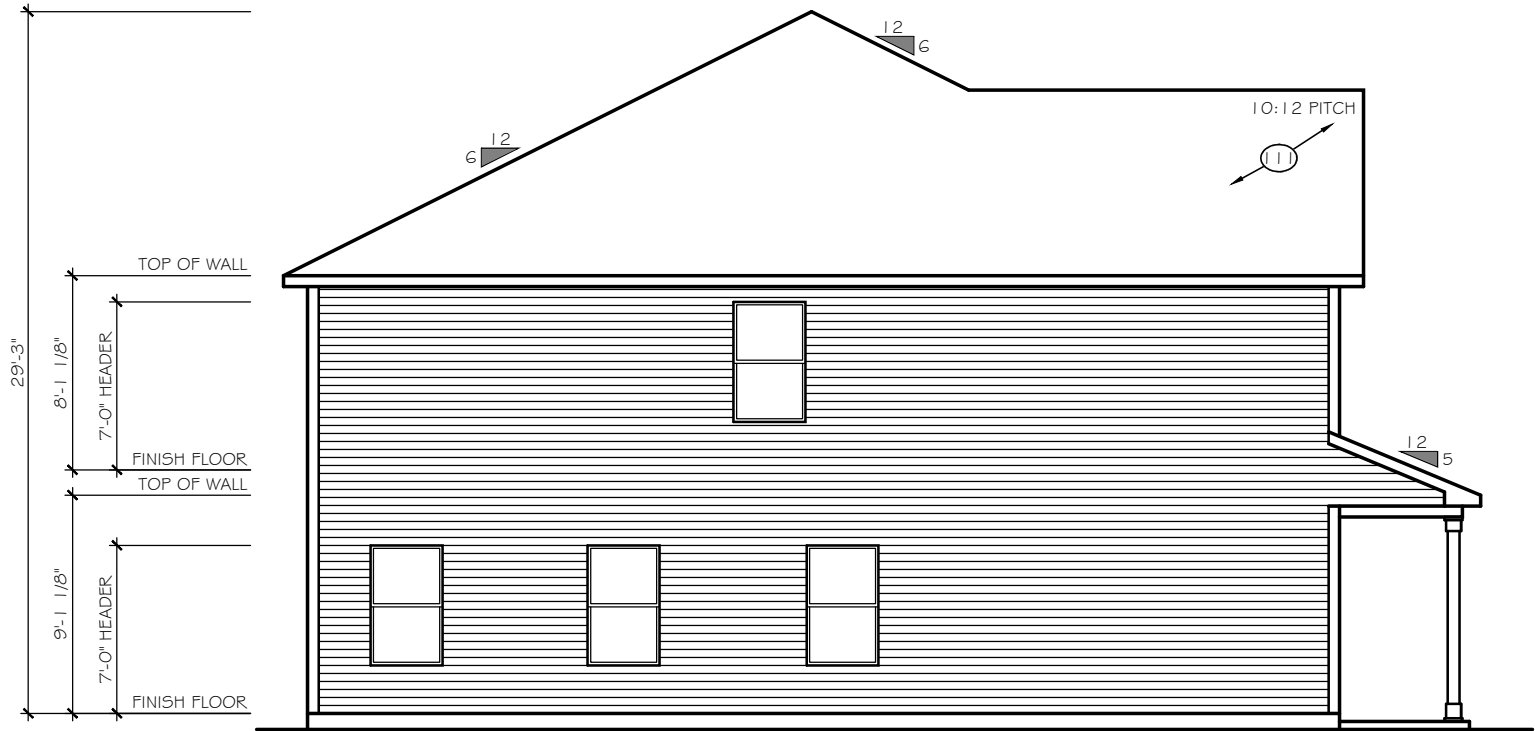
SCALE:  
1/8"= 1'-0"

CHECKED BY:  
BPS / DJP

SHEET:

A4.14

v1.2

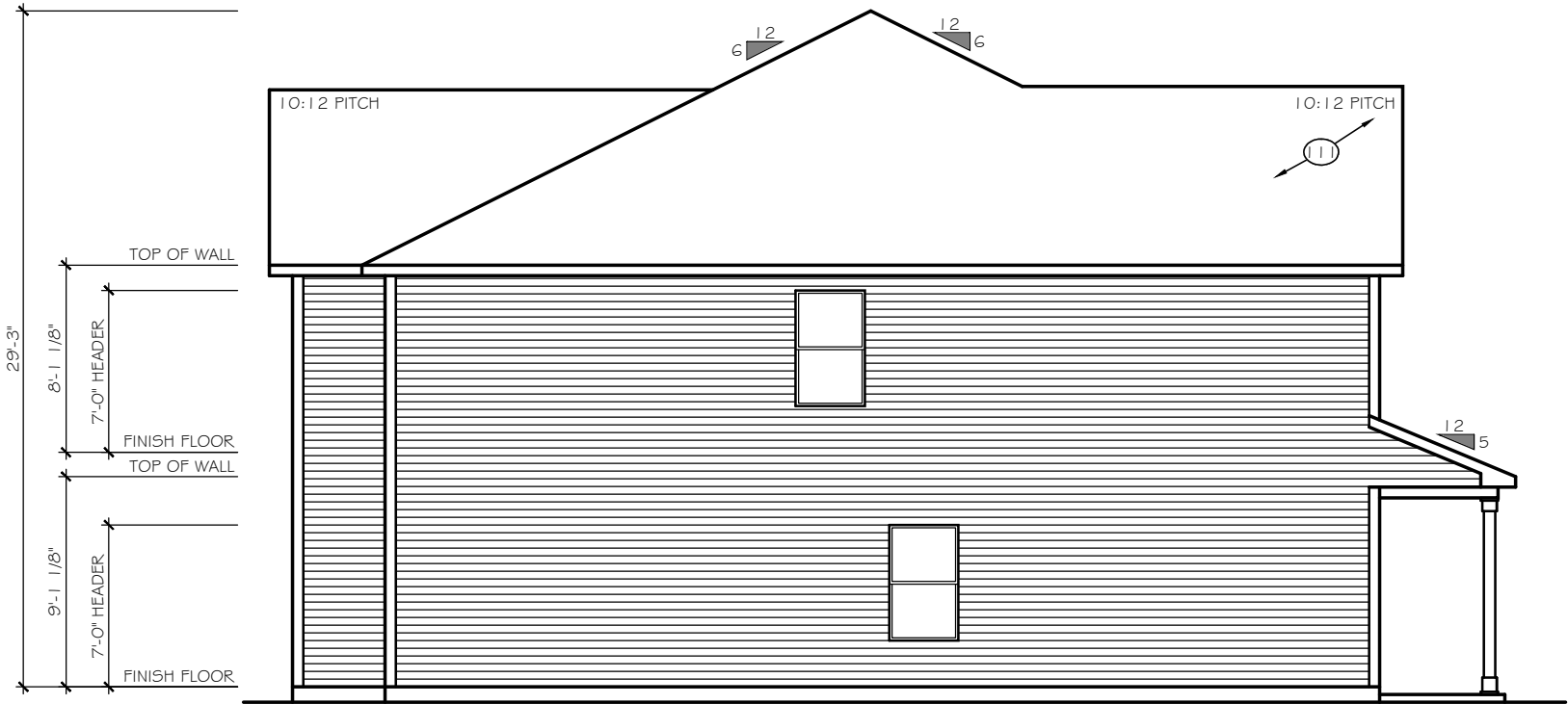


RIGHT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATIONS E-C6, E-D6

2620 OPEN



RIGHT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATIONS E-C6, E-D6

2628 TRANSITIONAL

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RIGHT ELEVATION  
ELEVATION E-C6, E-D6

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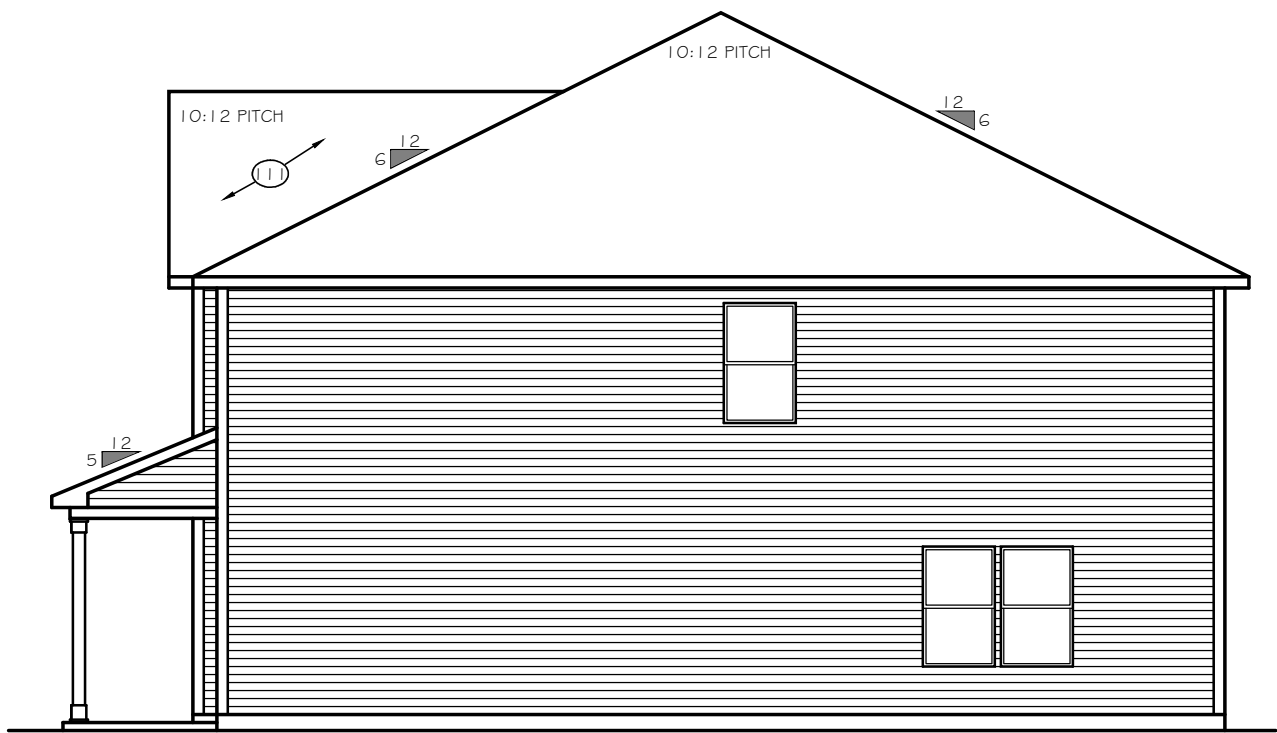
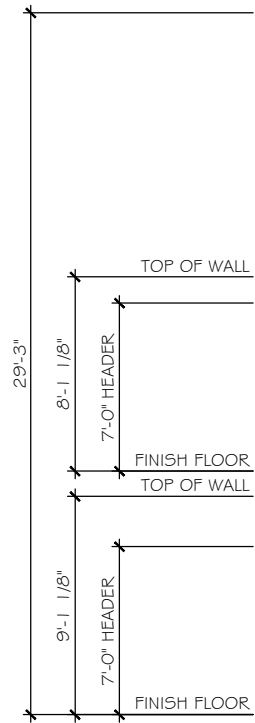
DATE:  
11-29-18

SCALE:  
1/8" = 1'-0"

CHECKED BY:  
BPS / DJP

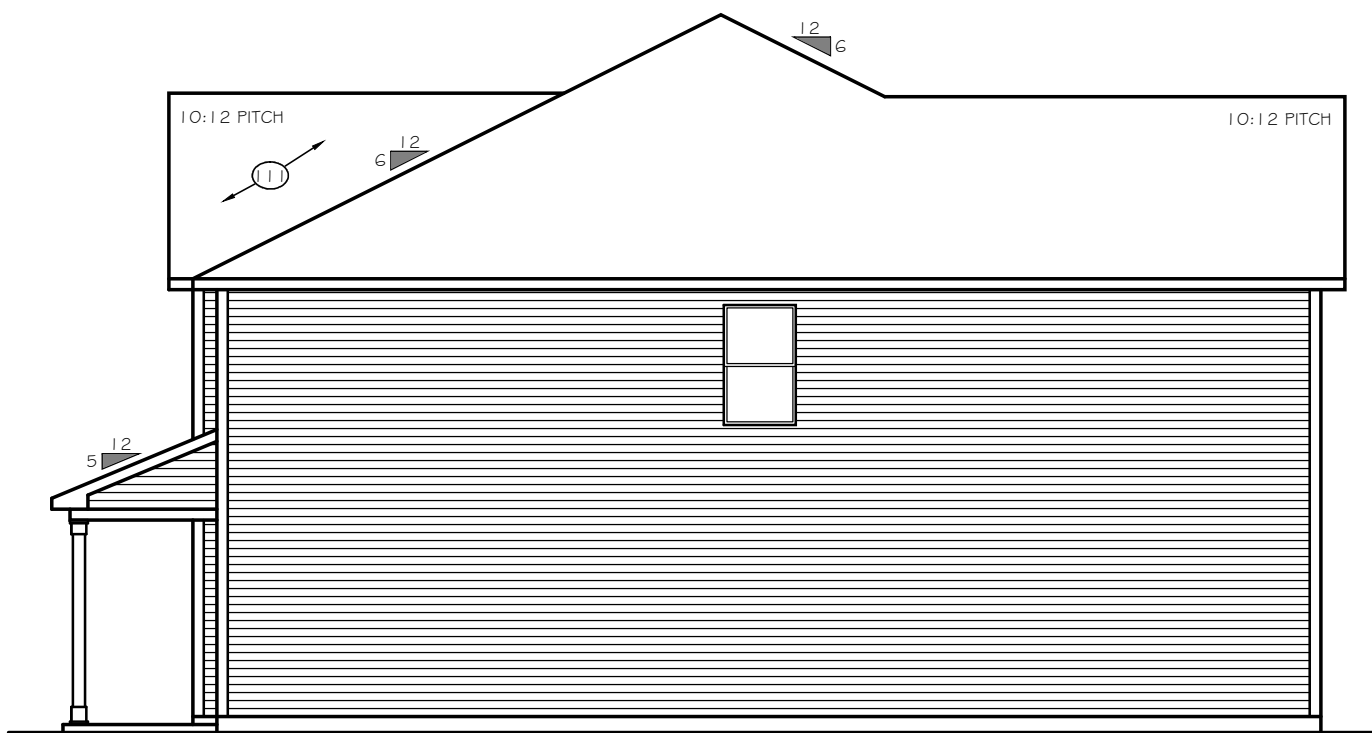
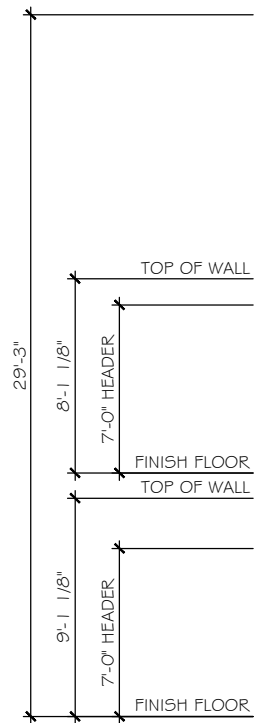
SHEET:  
**A4.15**  
v1.2





LEFT ELEVATION  
SCALE: 1/8" = 1'-0"

ELEVATIONS E-C6, E-D6  
2620 OPEN



LEFT ELEVATION  
SCALE: 1/8" = 1'-0"

ELEVATIONS E-C6, E-D6  
2628 TRANSITIONAL

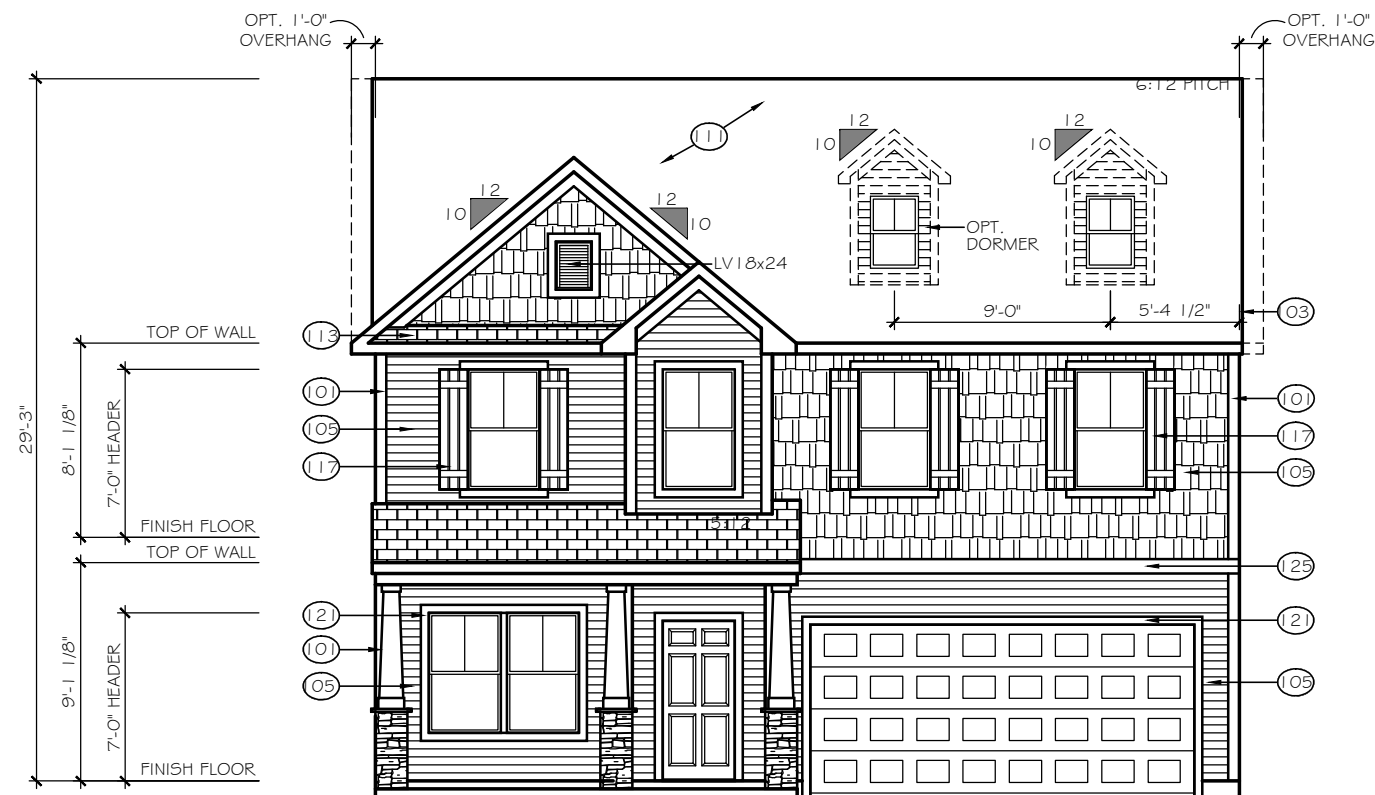
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LEFT ELEVATION  
ELEVATION E-C6, E-D6

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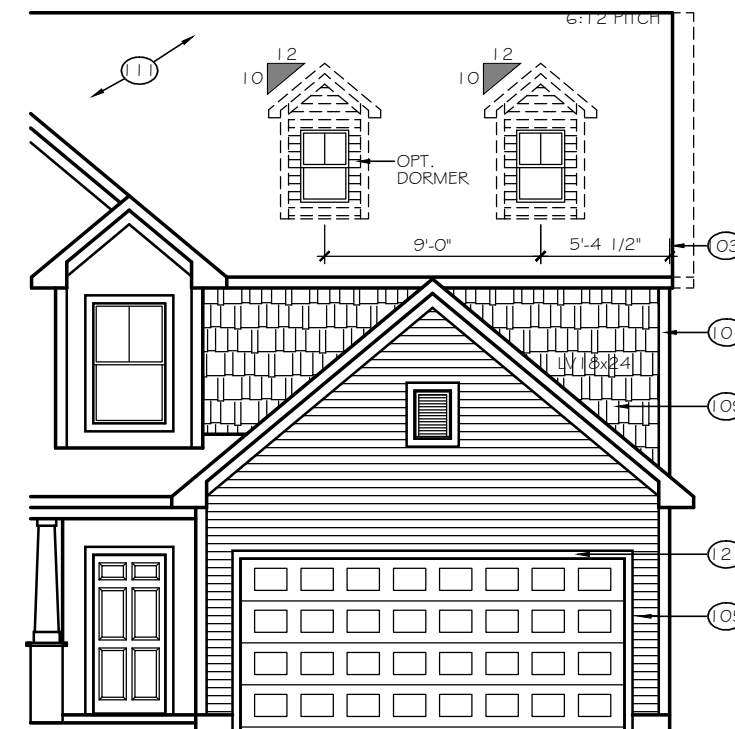
SHEET:  
**A4.16**  
v1.2



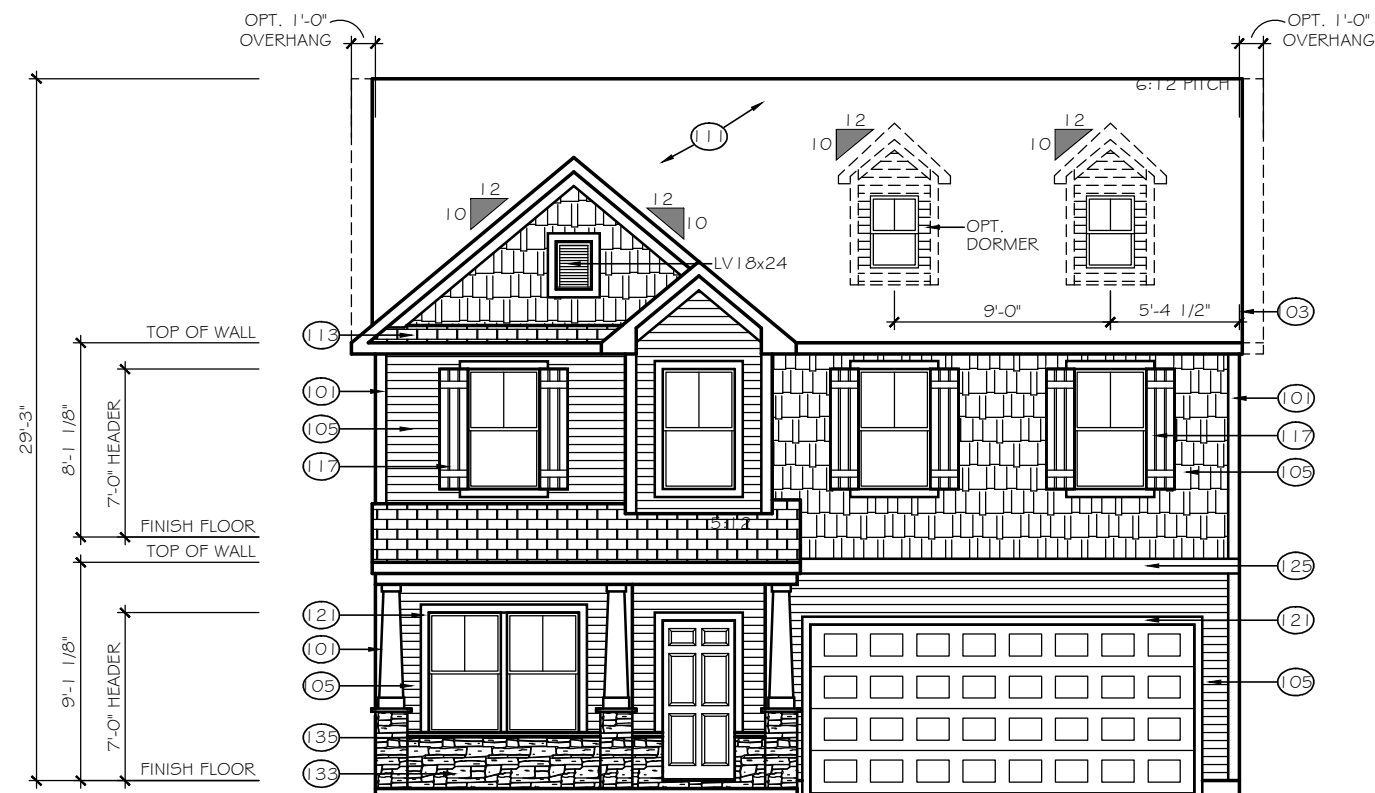
FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION E-D1



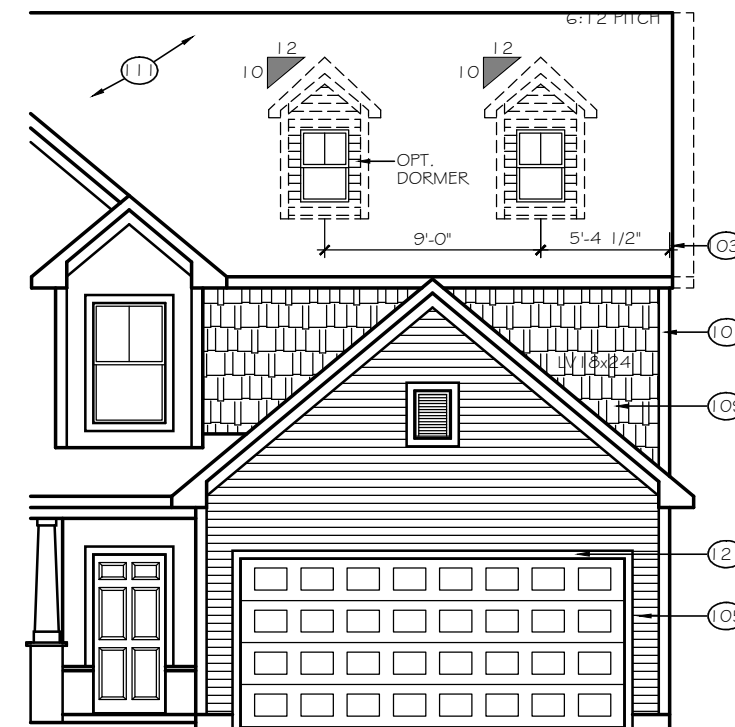
8' GARAGE BUMP OPTION



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION E-D2



8' GARAGE BUMP OPTION

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FRONT ELEVATION  
ELEVATION E-D1, E-D2

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SCALE:

1/8" = 1'-0"

CHECKED BY:

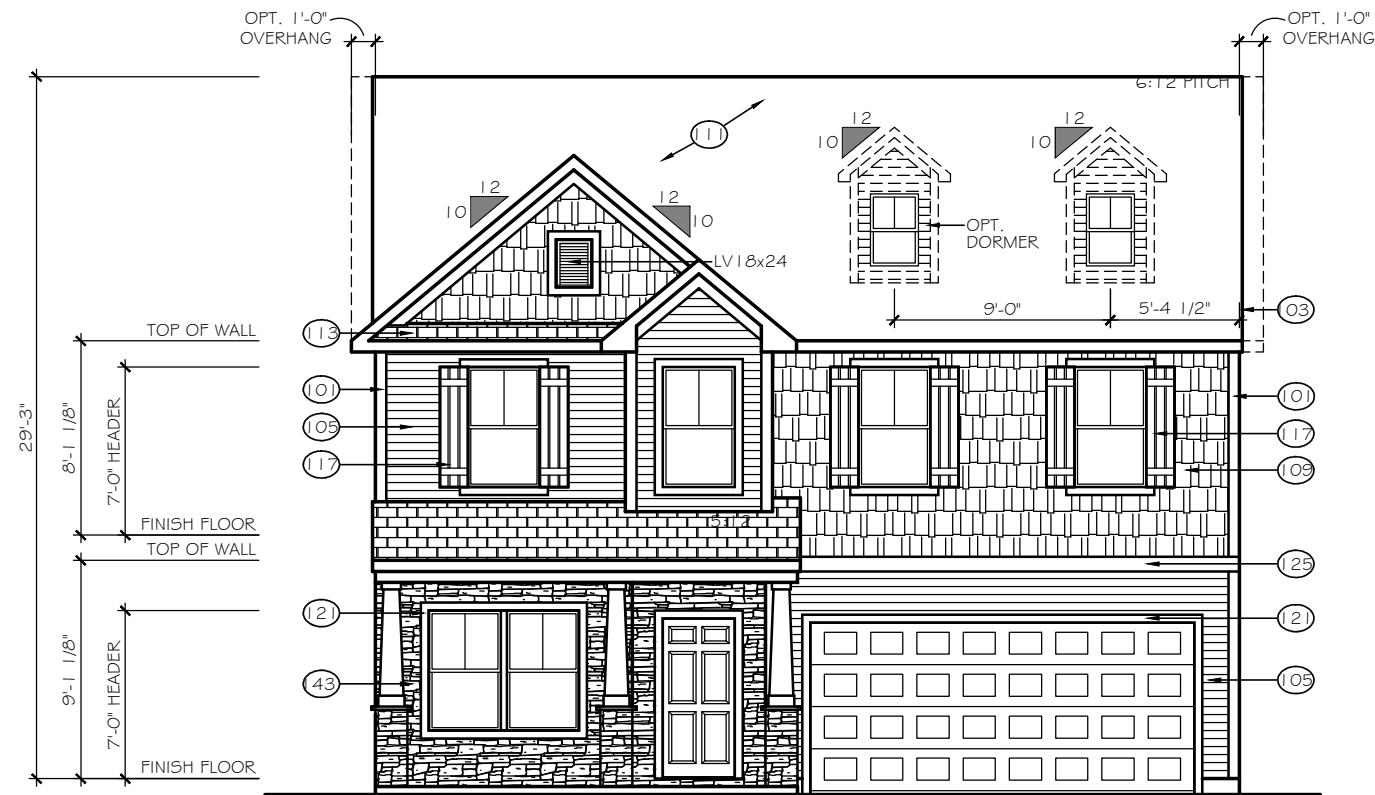
BPS / DJP

SHEET:

**A4.17**

v1.2

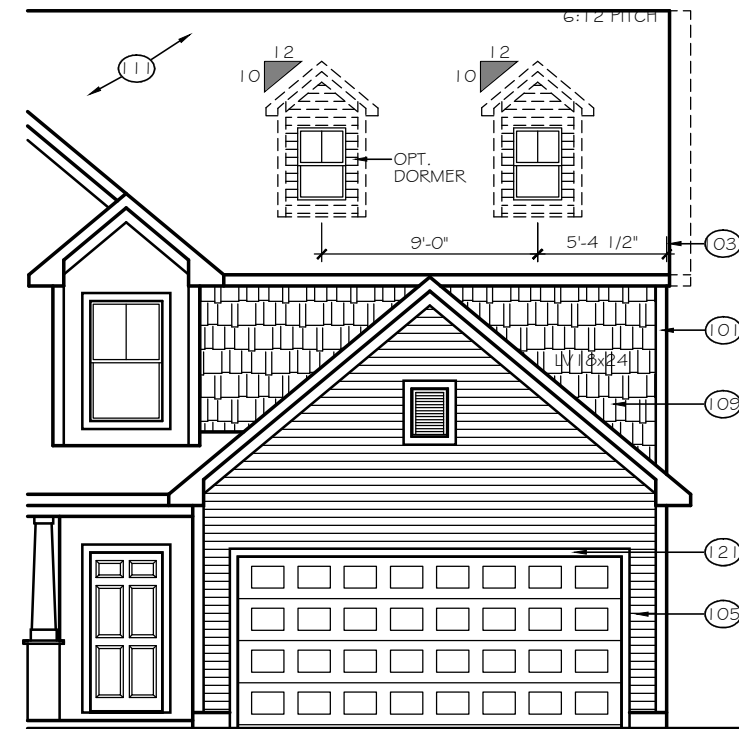




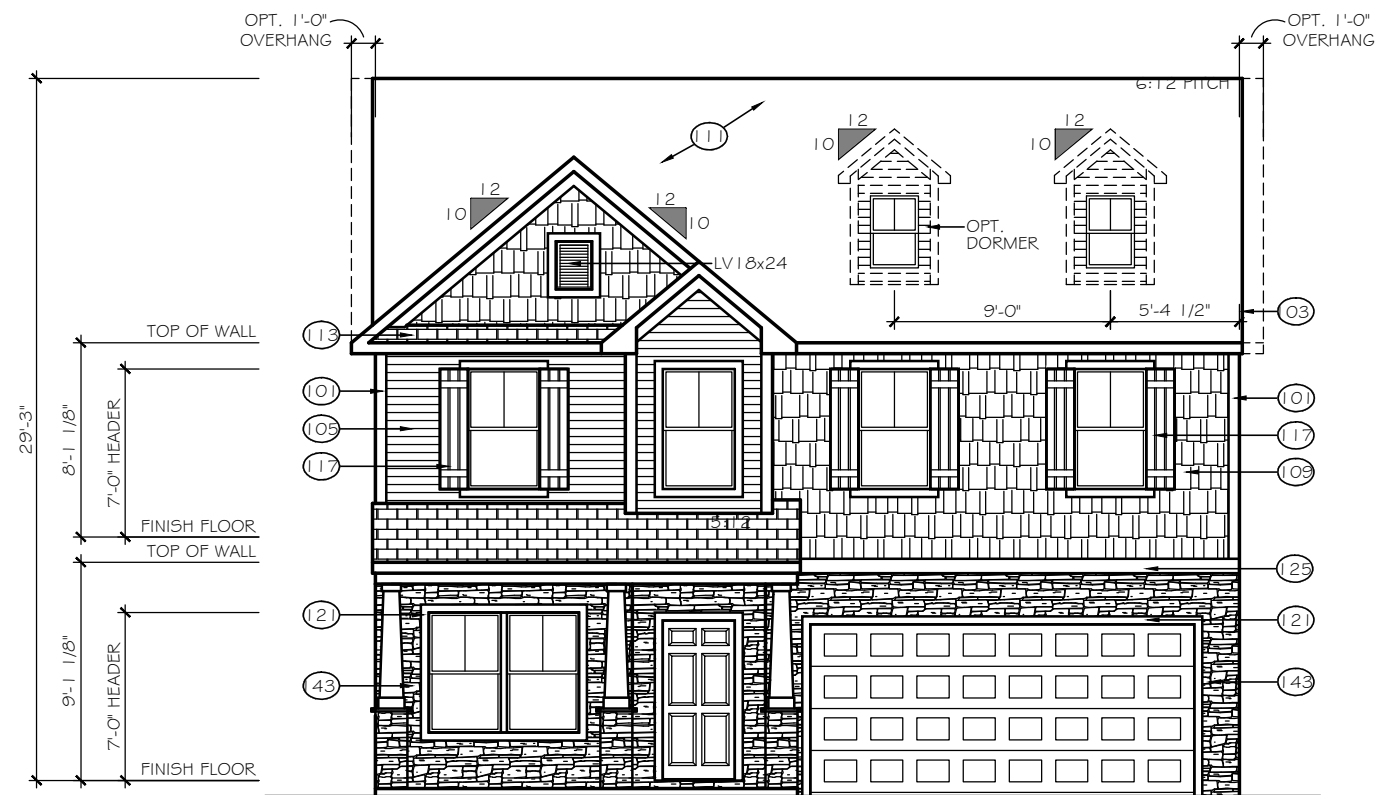
FRONT ELEVATION

ELEVATION E-D3

SCALE: 1/8" = 1'-0"



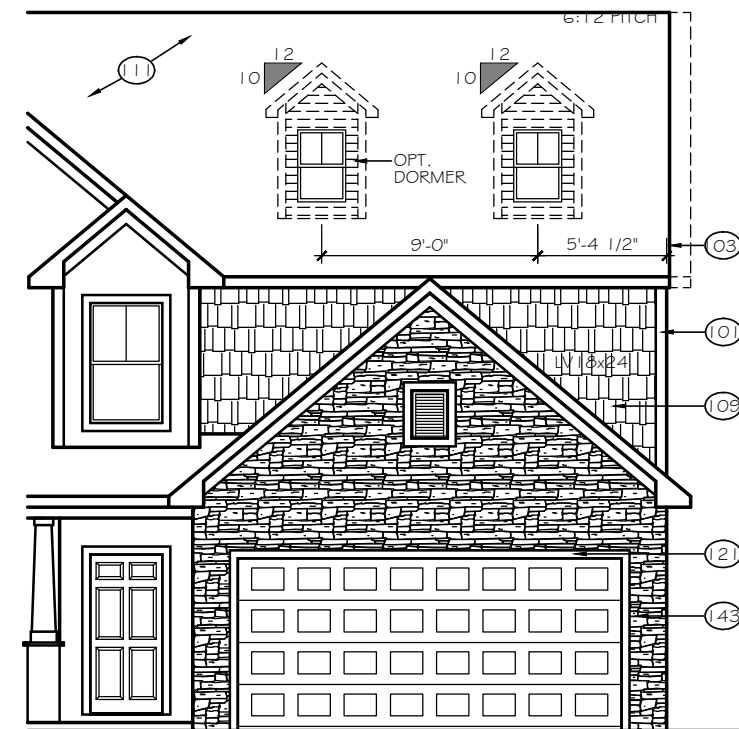
8' GARAGE BUMP OPTION



FRONT ELEVATION

ELEVATION E-D4

SCALE: 1/8" = 1'-0"



8' GARAGE BUMP OPTION

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FRONT ELEVATION  
ELEVATION E-D3, E-D4

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DATE:

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SCALE:

1/8" = 1'-0"

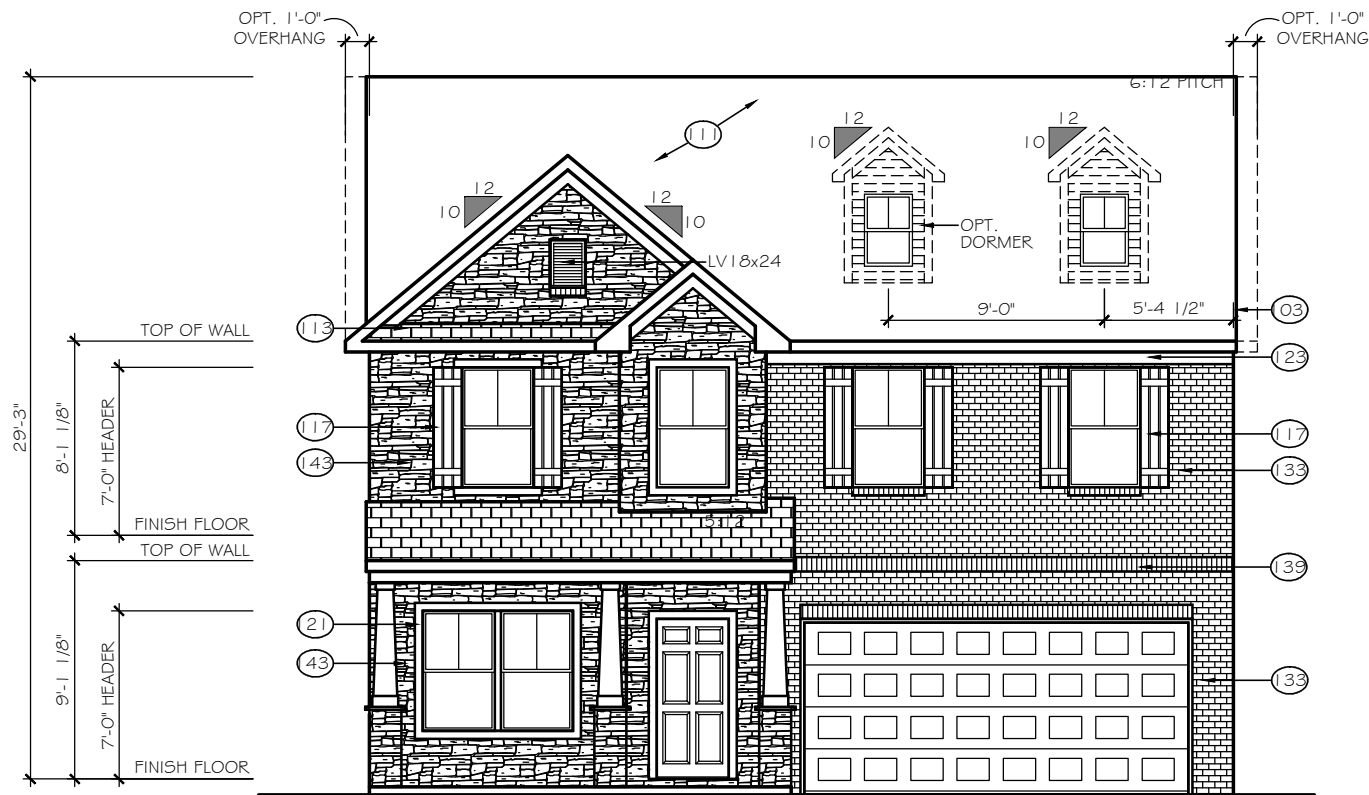
CHECKED BY:

BPS / DJP

SHEET:

**A4.18**

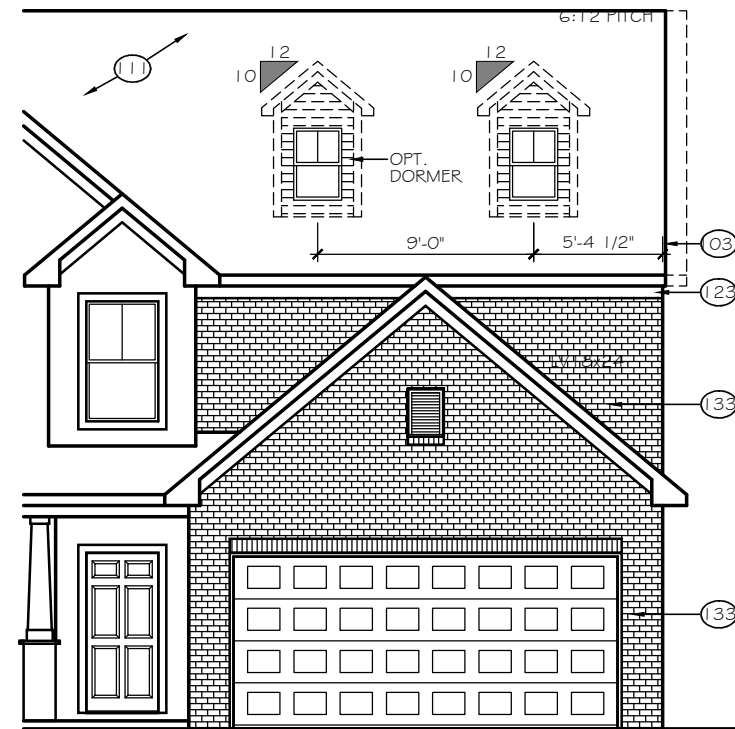
v1.2



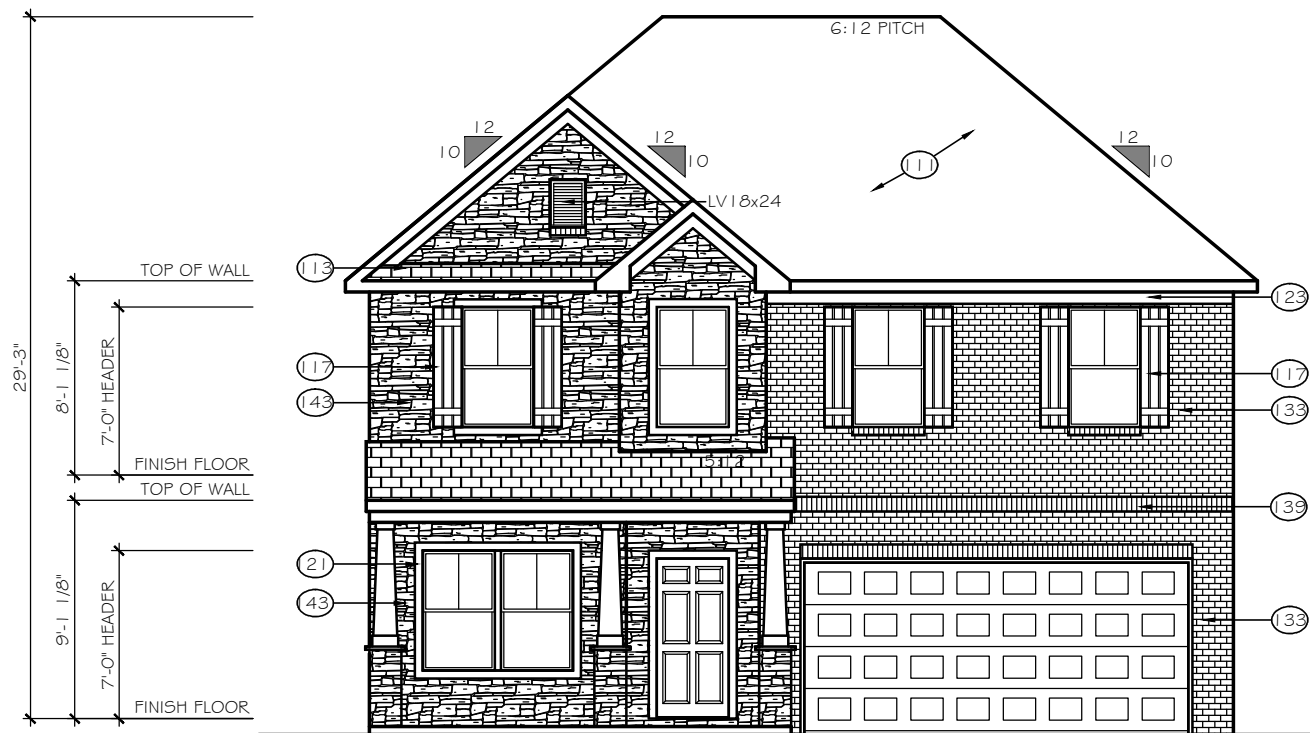
FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION E-D5



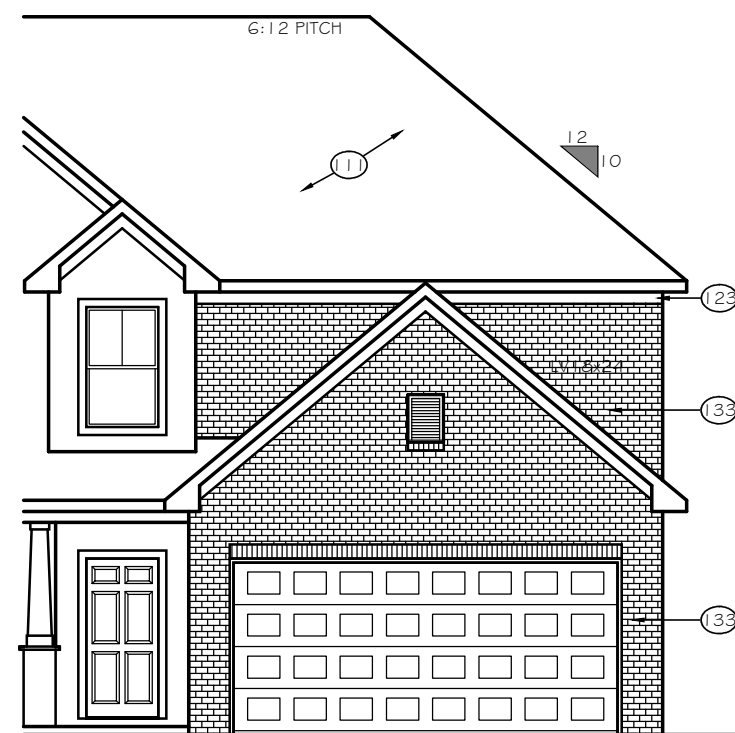
8' GARAGE BUMP OPTION



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION E-D6



8' GARAGE BUMP OPTION

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FRONT ELEVATION  
ELEVATION E-D5, E-D6

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SCALE:

1/8" = 1'-0"

CHECKED BY:

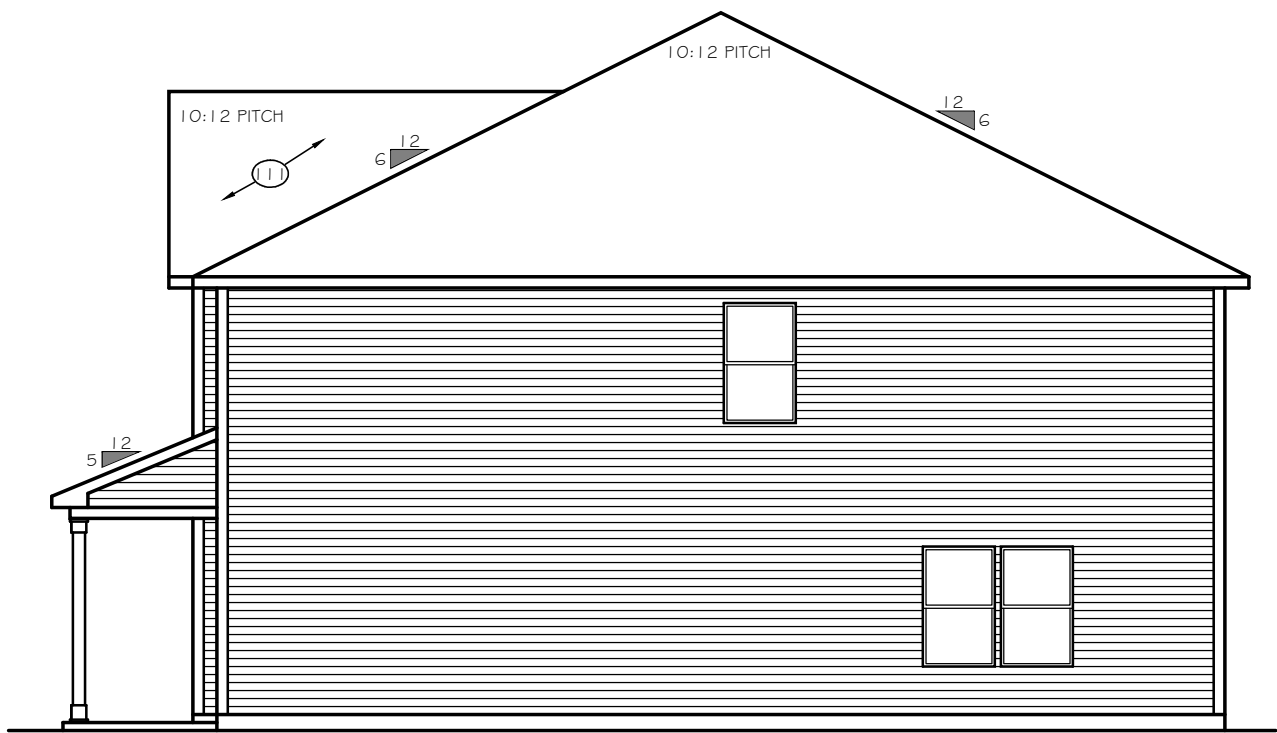
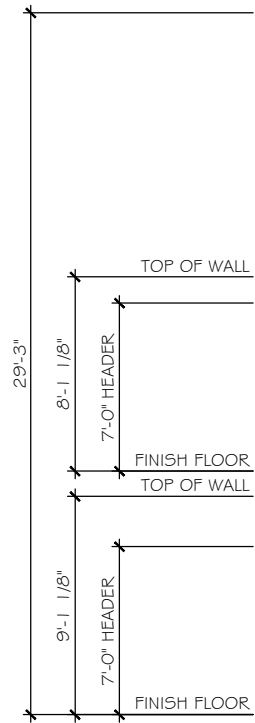
BPS / DJP

SHEET:

**A4.19**

v1.2



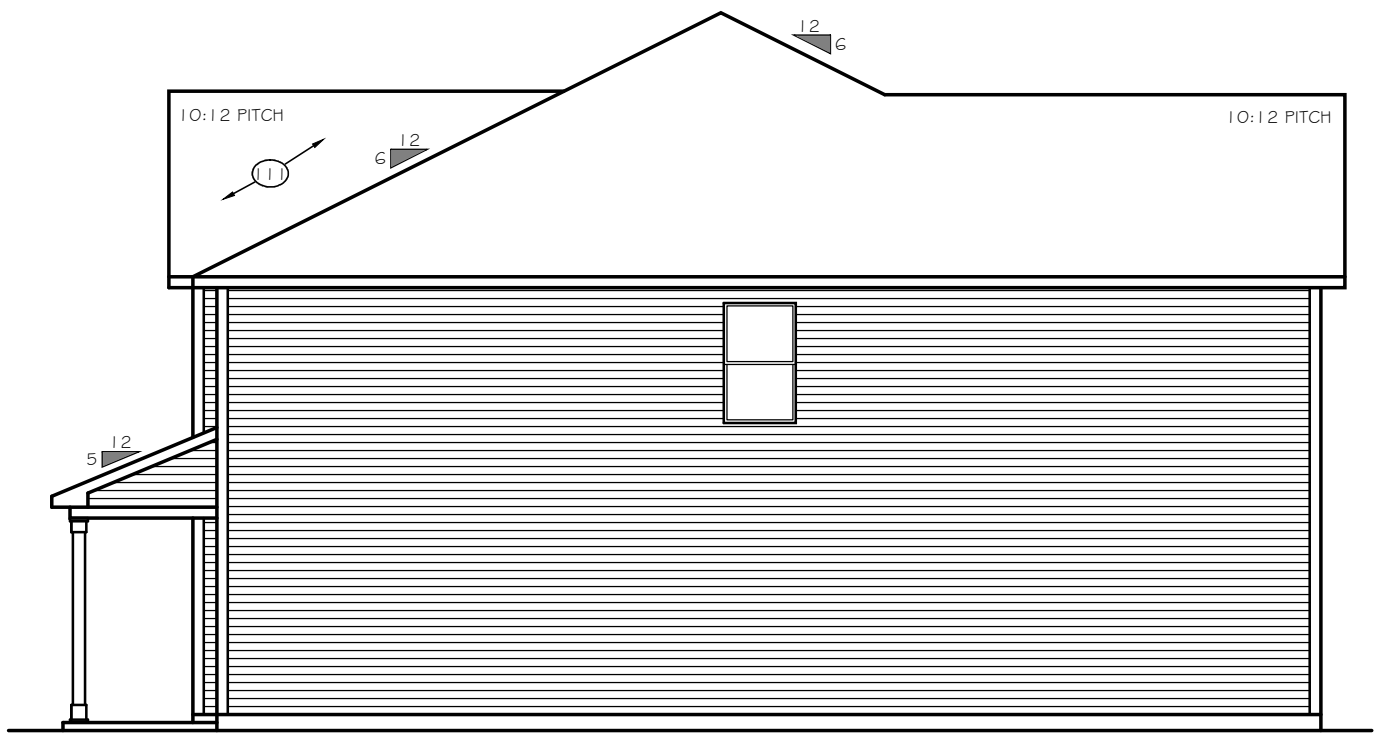
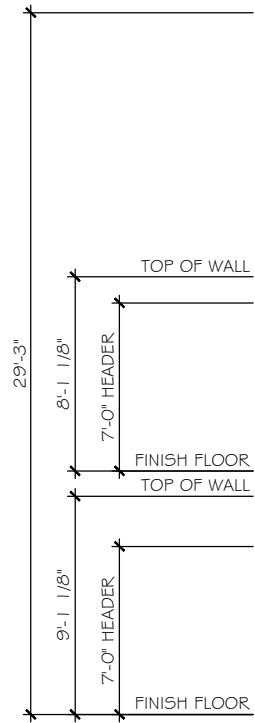


LEFT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATIONS E-C6, E-D6

2620 OPEN



LEFT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATIONS E-C6, E-D6

2628 TRANSITIONAL

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LEFT ELEVATION  
ELEVATION E-E6, E-F6

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SCALE:	1/8" = 1'-0"
CHECKED BY:	BPS / DJP

SHEET:

A4.29

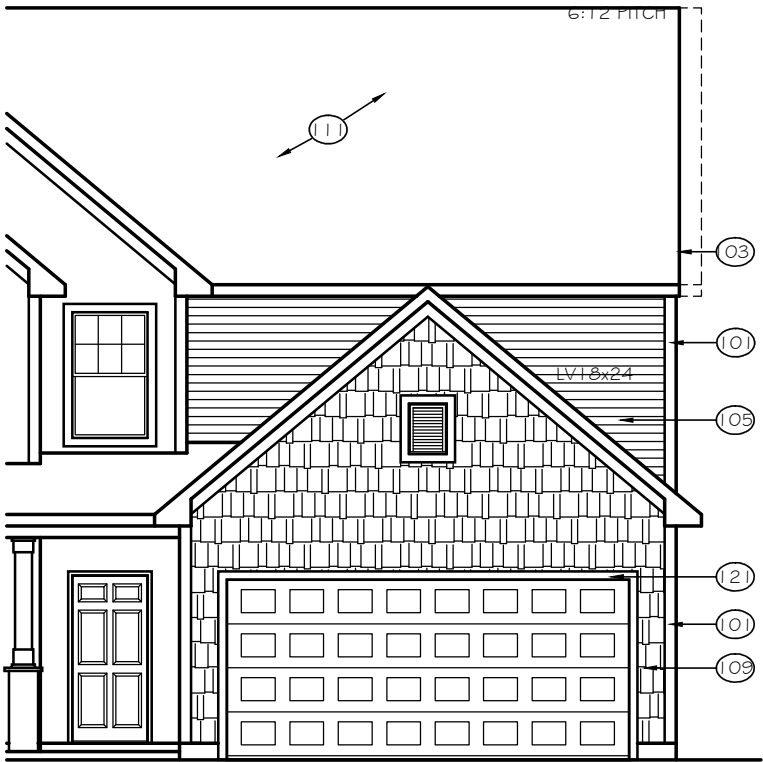
v1.2



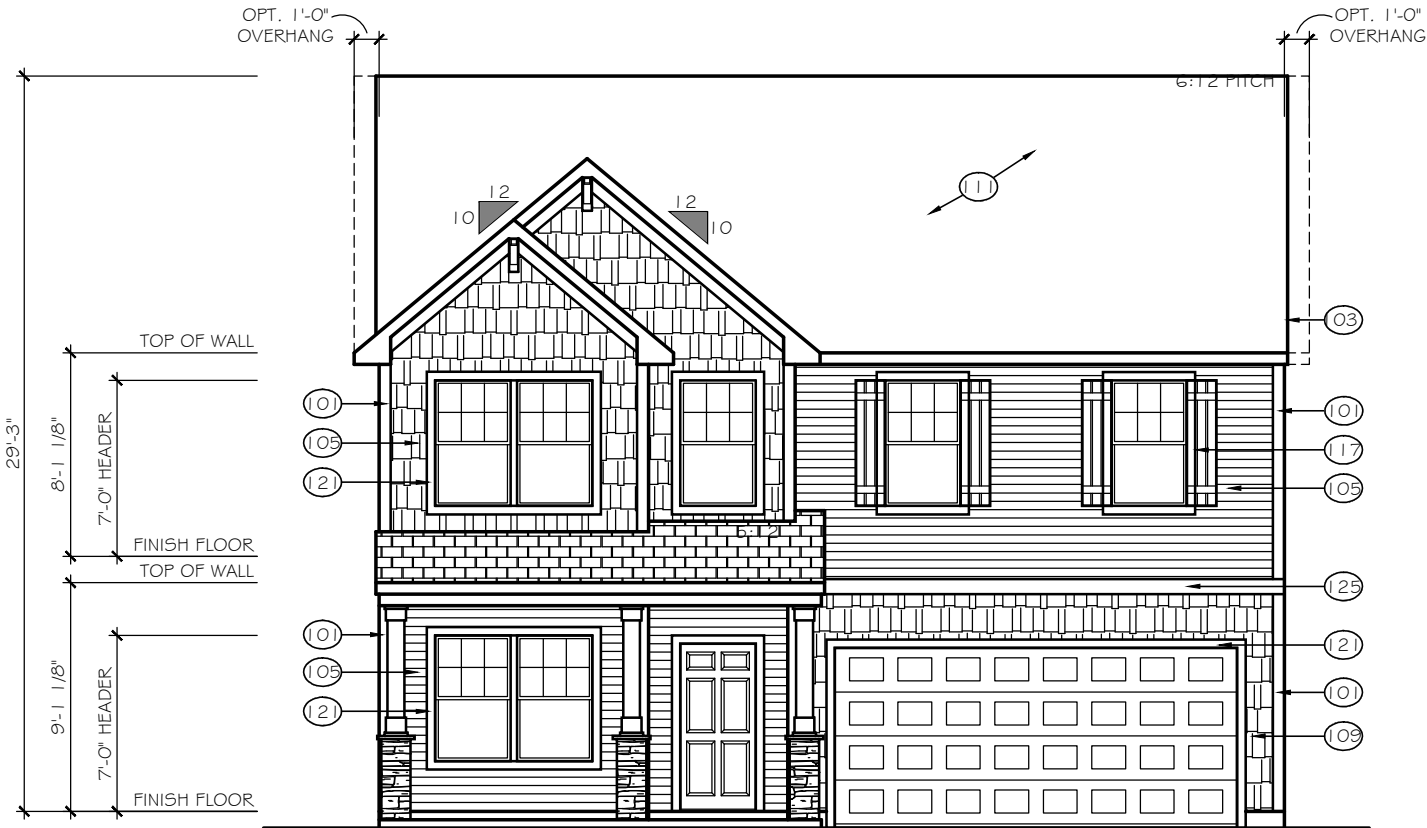
FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION E-F1



8' GARAGE BUMP OPTION



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION E-F1P

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FRONT ELEVATION  
ELEVATION E-F1

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SCALE:

1/8" = 1'-0"

CHECKED BY:

BPS / DJP

SHEET:

**A4.30**

v1.2

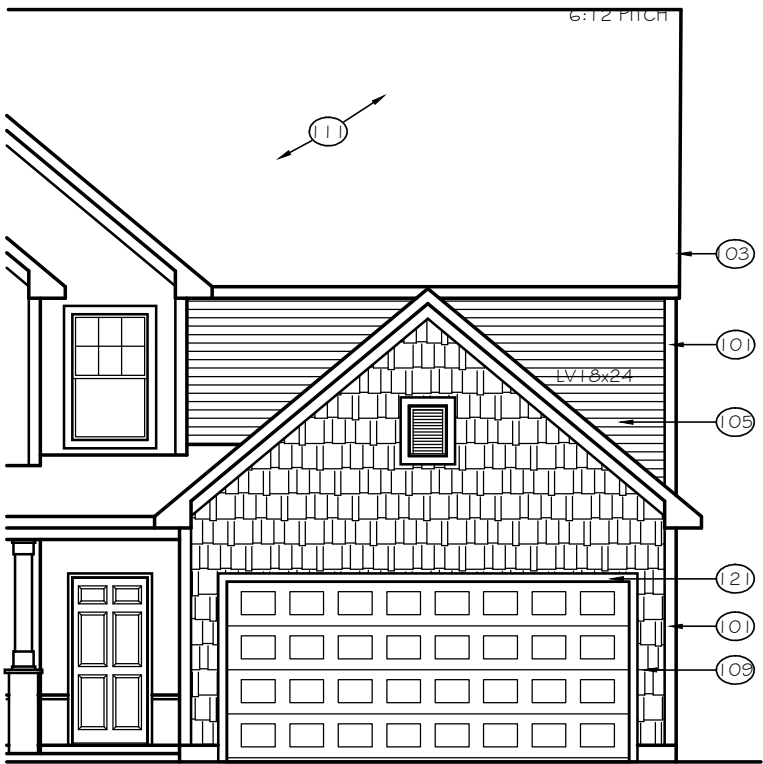




FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION E-F2



8' GARAGE BUMP OPTION



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION E-F2P

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FRONT ELEVATION  
ELEVATION E-F2

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SCALE:

1/8" = 1'-0"

CHECKED BY:

BPS / DJP

SHEET:

A4.31

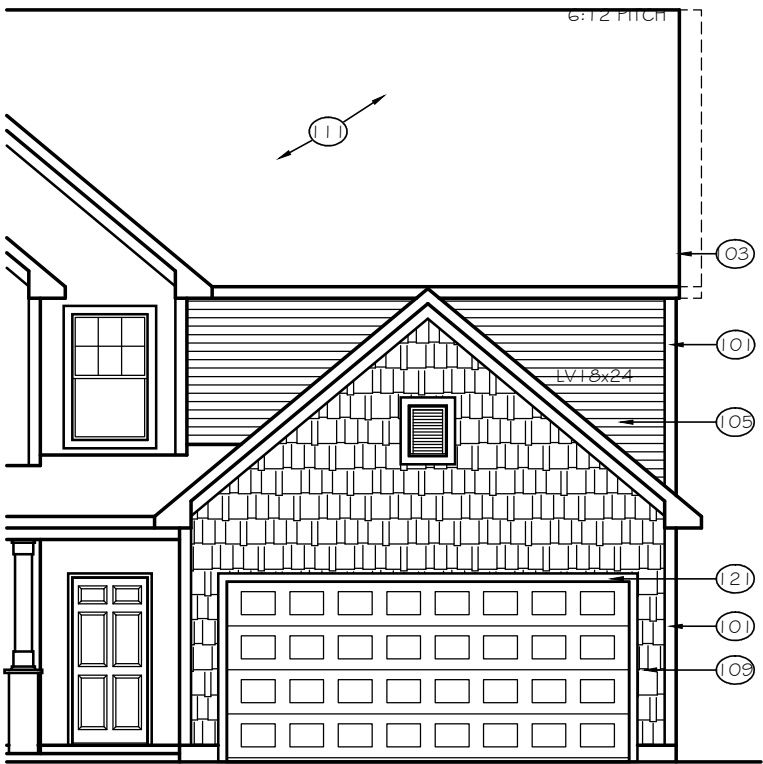
v1.2



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION E-F3



8' GARAGE BUMP OPTION



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION E-F3P

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FRONT ELEVATION  
ELEVATION E-F3

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SCALE:

1/8" = 1'-0"

CHECKED BY:

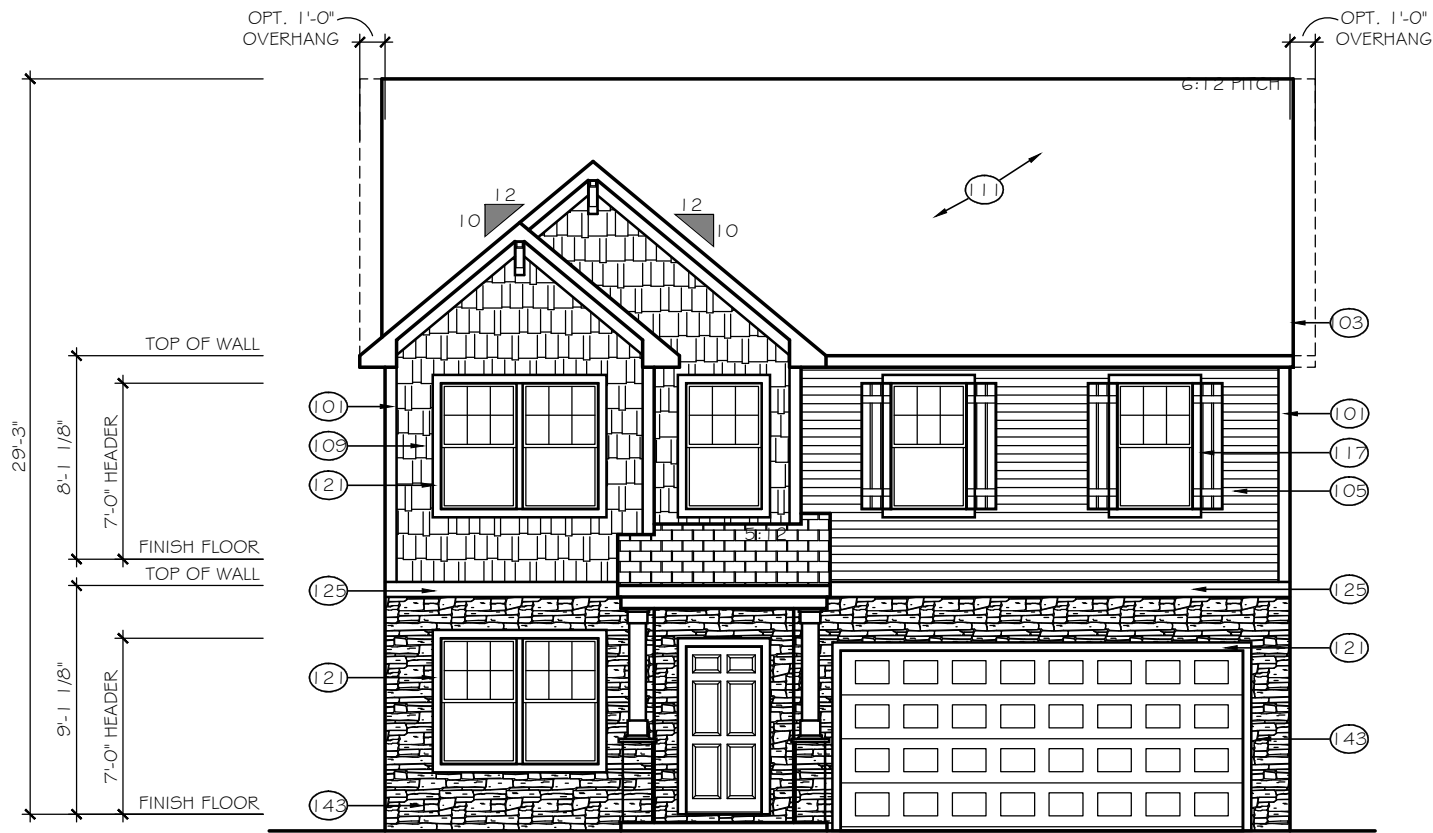
BPS / DJP

SHEET:

**A4.32**

v1.2

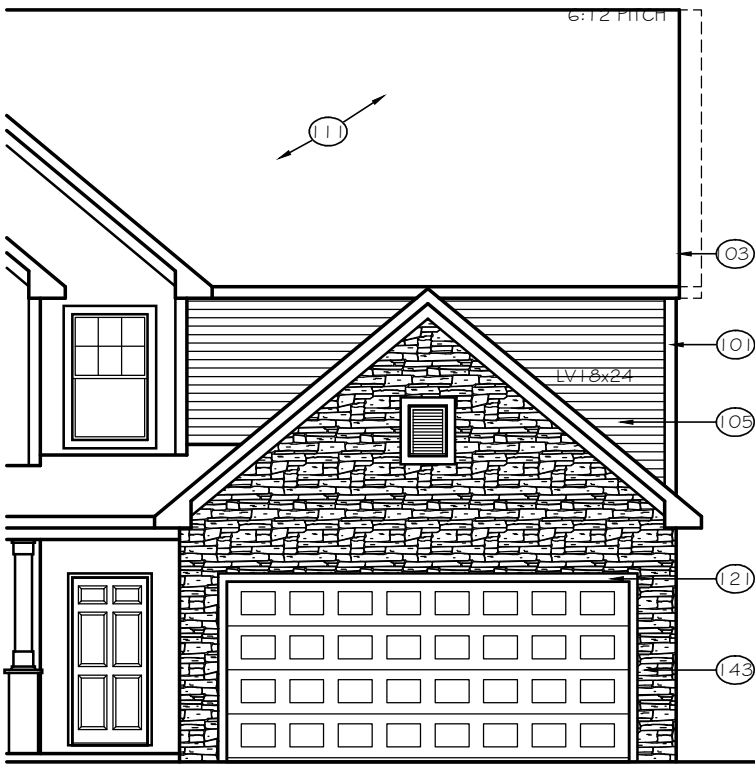




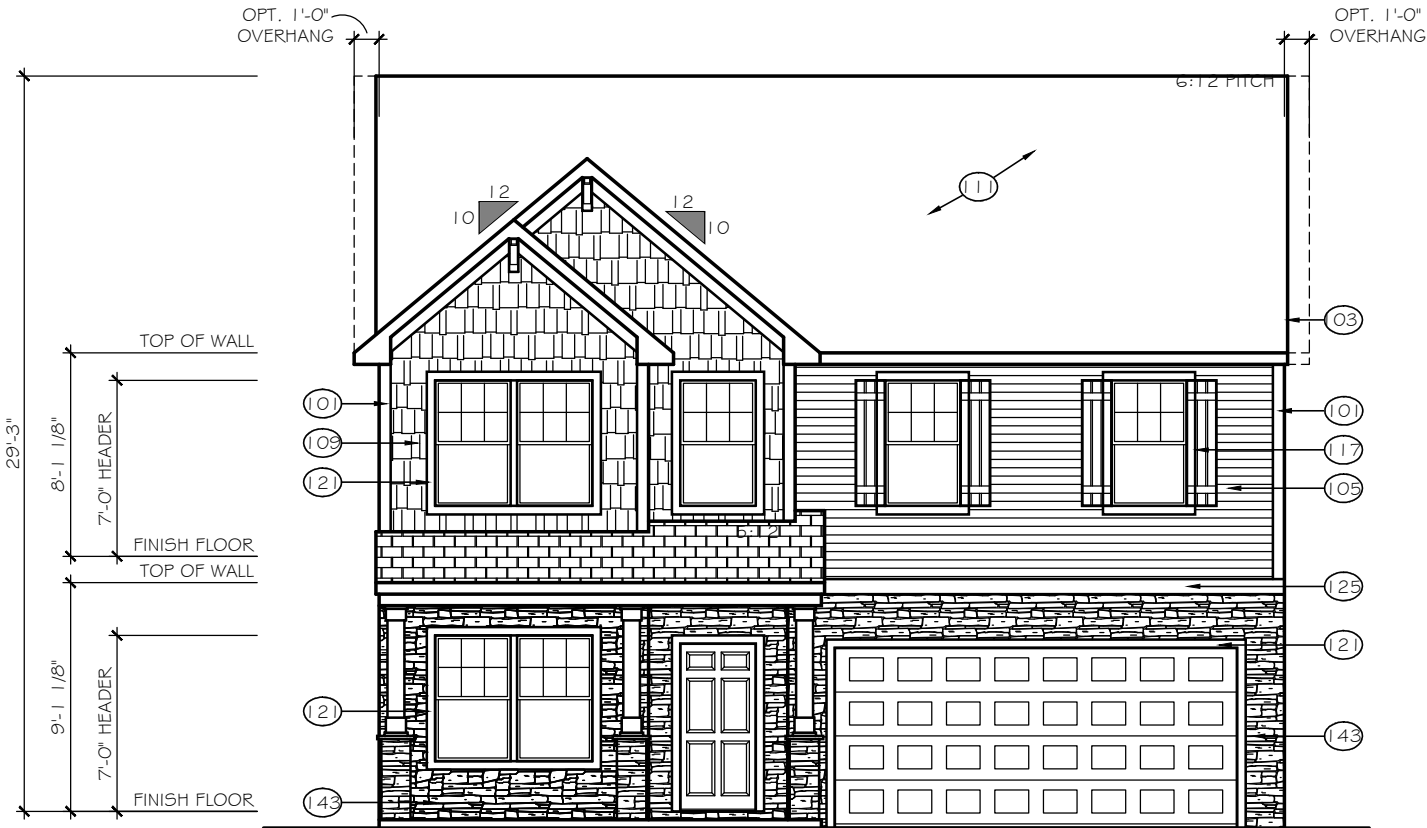
FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION E-F4



8' GARAGE BUMP OPTION



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION E-F4P

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FRONT ELEVATION  
ELEVATION E-F4

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SCALE:

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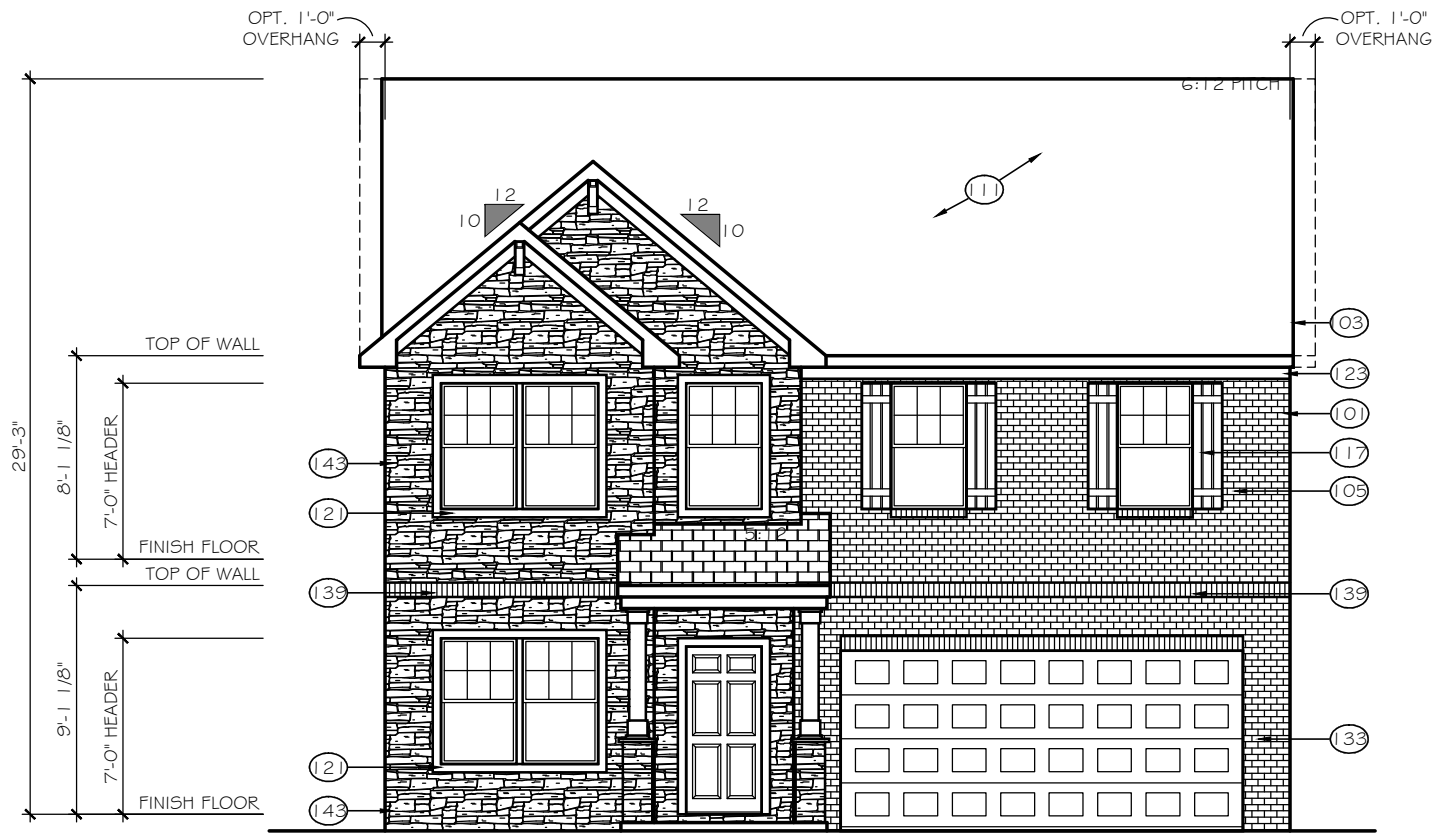
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BPS / DJP

SHEET:

**A4.33**

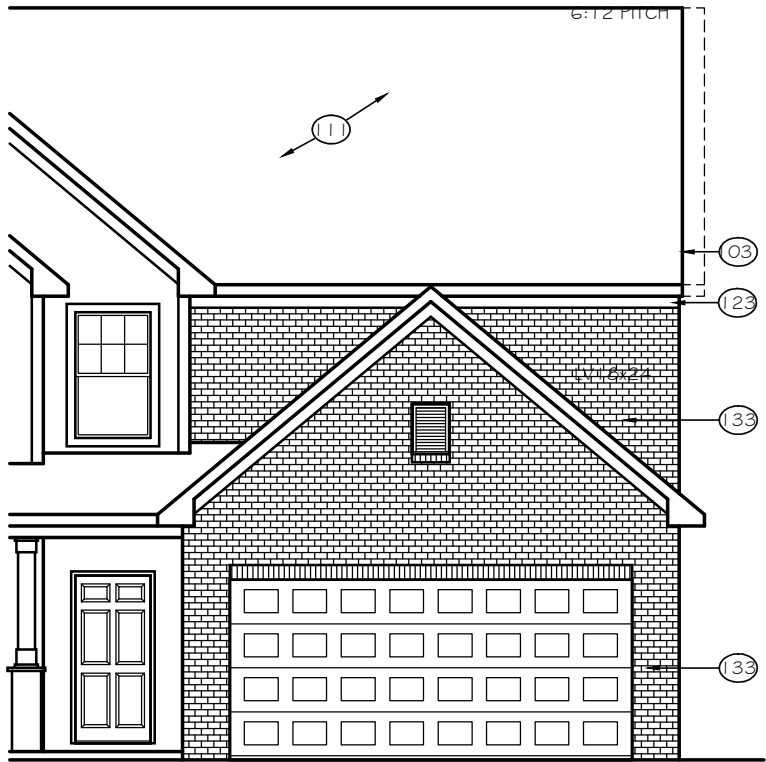
v1.2



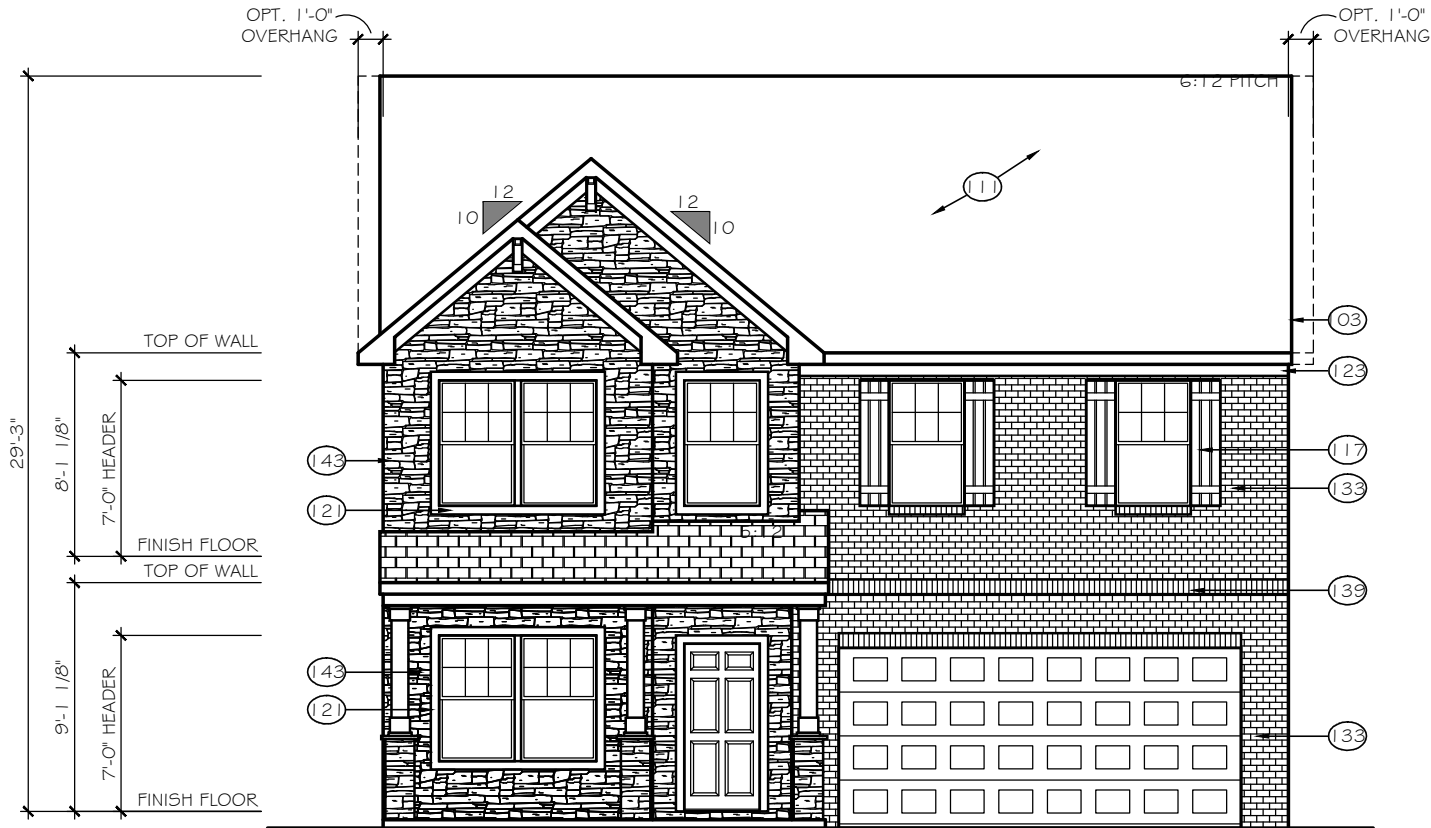
FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION E-F5



8' GARAGE BUMP OPTION



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION E-F5P

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FRONT ELEVATION  
ELEVATION E-F5

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SCALE:

1/8" = 1'-0"

CHECKED BY:

BPS / DJP

SHEET:

**A4.34**

v1.2



SCALE: 1/8" = 1'-0"

ELEVATION E-F6

### 8' GARAGE BUMP OPTION

SCALE: 1/8" = 1'-0"

ELEVATION E-F6P

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FRONT ELEVATION  
ELEVATION E-F6

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DRAWN BY:

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DATE:

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SCALE:

$$1/8" = 1'-0"$$

CHECKED BY:

BPS / DJP

SHEET:

**A4.35**

v1.2

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## THE BAYSIDE MASTER SET INTEGRITY / TRIBUTE/ELEMENTS

ELECTRICAL LEGEND			GENERAL NOTES				KEY NOTES		TABLE OF CONTENTS																																																																																												
	EXT. CARRIAGE LIGHT	1. PLANS PERMITTED IN NORTH CAROLINA ARE DESIGNED TO MEET THE 2018 NORTH CAROLINA RESIDENTIAL BUILDING CODE, AS ISSUED BY THE STATE OF NORTH CAROLINA, AND PLANS PERMITTED IN SOUTH CAROLINA DESIGNED TO MEET 2015 INTERNATIONAL RESIDENTIAL BUILDING CODE AS ISSUED BY THE STATE OF SOUTH CAROLINA, WITH MODIFICATIONS AS REQUIRED TO MEET LOCAL BUILDING CODES FOR EACH APPLICABLE JURISDICTION.   2. DO NOT SCALE DIMENSIONS FROM PRINTS. USE DIMENSIONS GIVEN OR CONSULT PRODUCTION CAD DEPARTMENT FOR FURTHER CLARIFICATION.   3. ALL DIMENSIONS ARE FROM WALL FRAMING, NO FINISHED DIMENSIONS ARE GIVEN.   4. PROVIDE 2 STUDS BETWEEN ALL WINDOWS.   5. ACCESS DOORS BETWEEN HOUSE AND GARAGE AREAS TO BE 20-MINUTE FIRE RATED.	6. <u>ALL EXTERIOR WALLS &amp; INTERIOR WALLS TO BE 2x4 STUDS 16" O.C. (U.N.O.).</u>   7. <u>INTEGRITY COLLECTION INTERIOR NON-LOAD BEARING WALLS 24" O.C. (U.N.O.)</u>   8. ALL STRUCTURAL FRAMING LUMBER EXPOSED DIRECTLY TO THE WEATHER OR BEARING DIRECTLY ON MASONRY OR CONCRETE SHALL BE TREATED. ALL WOOD IN CONTACT WITH THE GROUND MUST BE GROUND-CONTACT APPROVED. ALL WOOD EXPOSED DIRECTLY TO THE WEATHER SHALL BE PROTECTED TO PREVENT THE OCCURRENCE OF ROT.   9. ALL ANGLED WALLS ARE AT 45 DEGREES UNLESS NOTED OTHERWISE.   10. USE WINDOW NOMINAL SIZES FOR ROUGH OPENINGS (APPLIES TO TWIN AND TRIPLE WINDOWS). <u>SEE ELEVATIONS FOR WINDOW HEADER HEIGHTS.</u>   11. DIMENSIONS ARE FROM FACE OF STUDS.   11. PROVIDE BLOCKING ABOVE WINDOWS AND DOORS 16" O.C.   12. PROVIDE EXTRA STUDS AS INDICATED AT BEAM BEARING LOCATIONS.		13. WALLS TO BE FRAMED WITH STUDS AT 16" O.C. AT KITCHEN WALLS WITH CABINETS AND AT TUB/SHOWER LOCATIONS (PER MANUF.).   14. ALL COMMON CEILING BETWEEN GARAGE TO HOUSE PROVIDE 5/8" TYPE X GWB PER GARAGE SEPARATION REQUIREMENTS PER IRC. ALL JOINTS TO BE TAPED &amp; MUDDER FOR FIRE SEPARATION. ALL STRUCTURES SUPPORTING FLOOR/CEILING ASSEMBLIES USED FOR SEPARATION REQUIRE NOT LESS THAN ½ GYP OR EQ. PER SECTION R302.6   15. SEPARATE GARAGE FROM ATTIC WITH 5/8" TYPE X GWB SCUTTLE MINIMUM AND 2X SCUTTLE FRAMING MATERIAL.   16. HEEL HEIGHTS: SEE ELEVATIONS SHEETS FOR TOP OF FASCIA DIMENSIONS TO GATHER PROPER HEEL HEIGHT REQUIREMENTS.   17. PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS AS REQUIRED BY NATIONAL FIRE PROTECTION ASSOCIATION AND		MEETING THE REQUIREMENTS OF ALL GOVERNING CODES AND PER MANUFACTURER SPECS.   18. STAIR TREAD DESIGN TO BE VERIFIED WITH SELECTIONS AND PO'S.   19. PROVIDE 1 ½" FLAT WALL FRAMING FOR ALL HVAC CHASES UNLESS NOTED OTHERWISE. SEE FRAMING SHEETS/CS2 FOR ADDITIONAL NOTES PER LOCAL CODES.   20. FOR TRADITIONS, ELEMENTS, INTEGRITY, AND TRIBUTE SERIES, DOORS SHOULD BE LOCATED 4" OFF ADJACENT WALLS OR CENTERED IN THE WALL UNLESS NOTED OTHERWISE. DESIGNER SERIES SHOULD BE LOCATED 6" OFF ADJACENT WALLS OR CENTERED IN THE WALL UNLESS NOTED OTHERWISE.   21. ALL HOMES TREATED WITH BORA-CARE TERMITE TREATMENT.   22. SMURF DOORS ARE 21 1/2" x 39" NOMINAL (R.O. 22 1/2" x 40").   23. SHEATH WALLS AND CEILINGS w/ OSB PER SPECS. IN FURN. ROOM LOCATIONS		THIS SET CONTAINS ELEVATIONS FOR OPEN, TRADITIONAL &amp; TRANSITIONAL   CS COVER SHEET   A3 EXTERIOR ELEVATIONS &amp; OPTIONS																																																																																												
	OUTLET 220V																																																																																																				
	OUTLET 110V																																																																																																				
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	SWITCHED RECEPTACLE																																																																																																				
	PHONE																																																																																																				
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	3-WAY SWITCH	INTERIOR HINGED DOOR SCHEDULE  <table><tr><th colspan="2">DOOR WIDTH</th><th colspan="3">DOOR HEIGHT R.O.</th></tr><tr><th>PLAN I.D.</th><th>R.O. WIDTH</th><th>8FT CEILING</th><th>9FT CEILING</th><th>10FT CEILING</th></tr><tr><td>1/4</td><td>1'-6"</td><td rowspan="5">82'-1/2" NOMINAL DOOR HEIGHT + 2'-1/2"</td><td rowspan="5">94'-1/2" NOMINAL DOOR HEIGHT + 2'-1/2"</td><td rowspan="5">98'-1/2" NOMINAL DOOR HEIGHT + 2'-1/2"</td></tr><tr><td>1/6</td><td>1'-8"</td></tr><tr><td>1/8</td><td>1'-10"</td></tr><tr><td>2/0</td><td>2'-2"</td></tr><tr><td>2/4</td><td>2'-6"</td></tr><tr><td>2/6</td><td>2'-8"</td><td></td><td></td><td></td></tr><tr><td>2/8</td><td>2'-10"</td><td></td><td></td><td></td></tr><tr><td>2/10</td><td>3'-0"</td><td></td><td></td><td></td></tr><tr><td>3/0</td><td>3'-2"</td><td></td><td></td><td></td></tr><tr><td>4/0</td><td>4'-2"</td><td></td><td></td><td></td></tr><tr><td>5/0</td><td>5'-2"</td><td></td><td></td><td></td></tr><tr><td>6/0</td><td>6'-2"</td><td></td><td></td><td></td></tr></table>  ◆ LOAD BEARING ○ NON-LOAD BEARING		DOOR WIDTH		DOOR HEIGHT R.O.			PLAN I.D.	R.O. WIDTH	8FT CEILING	9FT CEILING	10FT CEILING	1/4	1'-6"	82'-1/2" NOMINAL DOOR HEIGHT + 2'-1/2"	94'-1/2" NOMINAL DOOR HEIGHT + 2'-1/2"	98'-1/2" NOMINAL DOOR HEIGHT + 2'-1/2"	1/6	1'-8"	1/8	1'-10"	2/0	2'-2"	2/4	2'-6"	2/6	2'-8"				2/8	2'-10"				2/10	3'-0"				3/0	3'-2"				4/0	4'-2"				5/0	5'-2"				6/0	6'-2"				EXTERIOR HINGED DOOR SCHEDULE  <table><tr><th colspan="2">DOOR WIDTH</th><th colspan="3">DOOR HEIGHT R.O.</th></tr><tr><th>PLAN I.D.</th><th>R.O. WIDTH</th><th>8FT CEILING</th><th>9FT CEILING</th><th>10FT CEILING</th></tr><tr><td>3/0</td><td>3'-2 1/2"</td><td rowspan="5">82'-1/2"</td><td rowspan="5">82'-1/2"</td><td rowspan="5">98'-1/2"</td></tr><tr><td>2/8</td><td>2'-10 1/2"</td></tr><tr><td>5/0</td><td>5'-3 5/8"</td></tr><tr><td>5/4</td><td>5'-7 5/8"</td></tr><tr><td>6/0</td><td>6'-3 5/8"</td></tr><tr><td colspan="5">SLIDING PATIO DOORS</td></tr><tr><td>5/0</td><td>4'-11 1/2"</td><td>80"</td><td>80"</td><td>96"</td></tr><tr><td>6/0</td><td>5'-11 1/2"</td><td></td><td></td><td></td></tr></table>  HEADER SCHEDULE   ALL INTERIOR BEARING AND EXTERIOR WALLS   1. SPANS UP TO 3'-6" -- (2) 2x8's   2. SPANS 3'-6" TO 6'-6" -- (2) 2x10's   3. SPANS 6'-6" OR MORE -- SEE PLAN		DOOR WIDTH		DOOR HEIGHT R.O.			PLAN I.D.	R.O. WIDTH	8FT CEILING	9FT CEILING	10FT CEILING	3/0	3'-2 1/2"	82'-1/2"	82'-1/2"	98'-1/2"	2/8	2'-10 1/2"	5/0	5'-3 5/8"	5/4	5'-7 5/8"	6/0	6'-3 5/8"	SLIDING PATIO DOORS					5/0	4'-11 1/2"	80"	80"	96"	6/0	5'-11 1/2"			
DOOR WIDTH				DOOR HEIGHT R.O.																																																																																																	
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	EXHAUST FAN / LIGHT																																																																																																				
	FLOOD LIGHT																																																																																																				
	UNDER CABINET LIGHT																																																																																																				
	PUSH BUTTON																																																																																																				
	ELECTRIC PANEL																																																																																																				
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MASTER SET

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SCALE:

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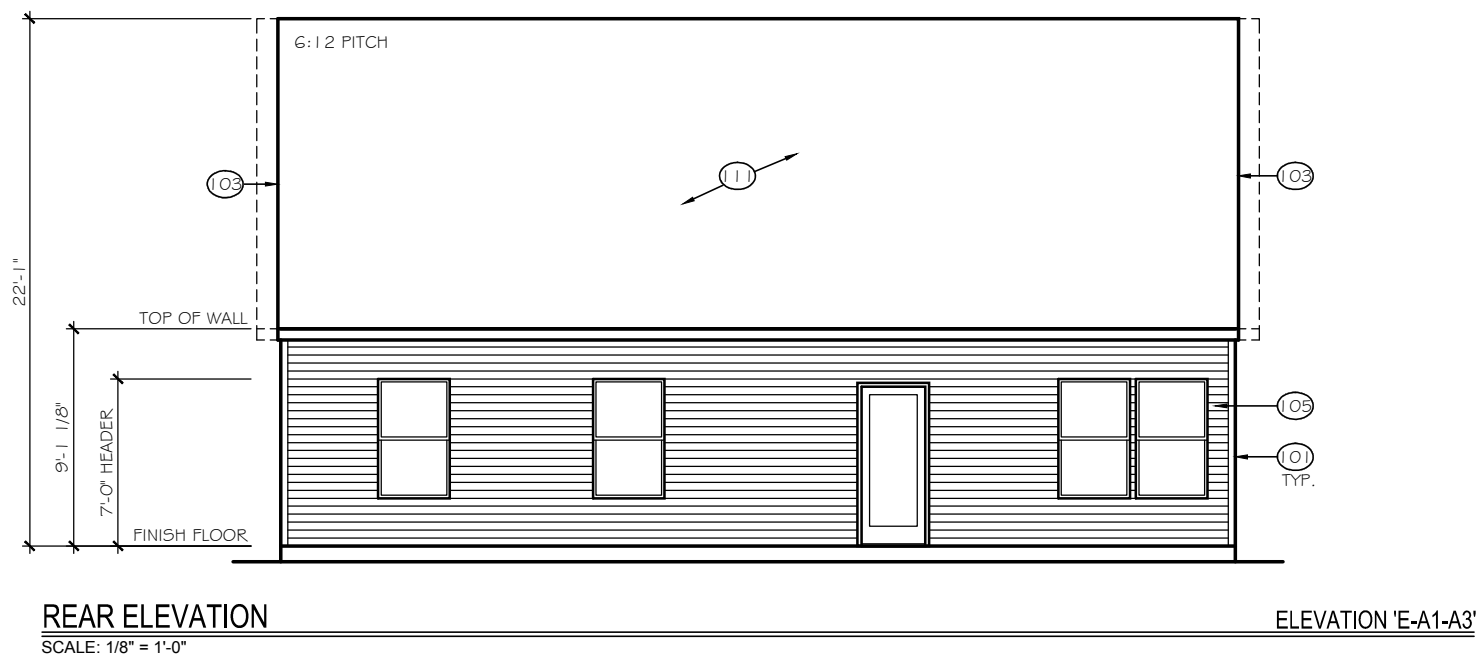
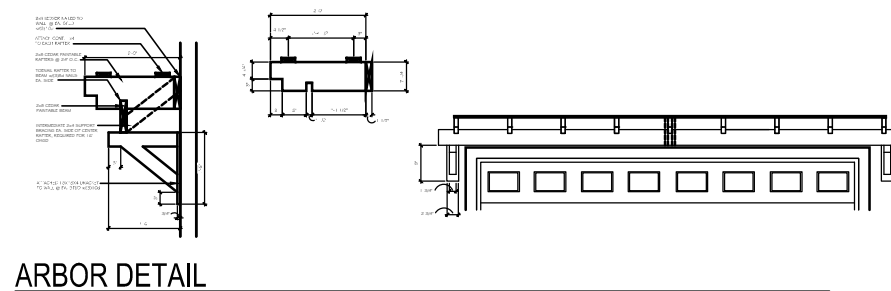
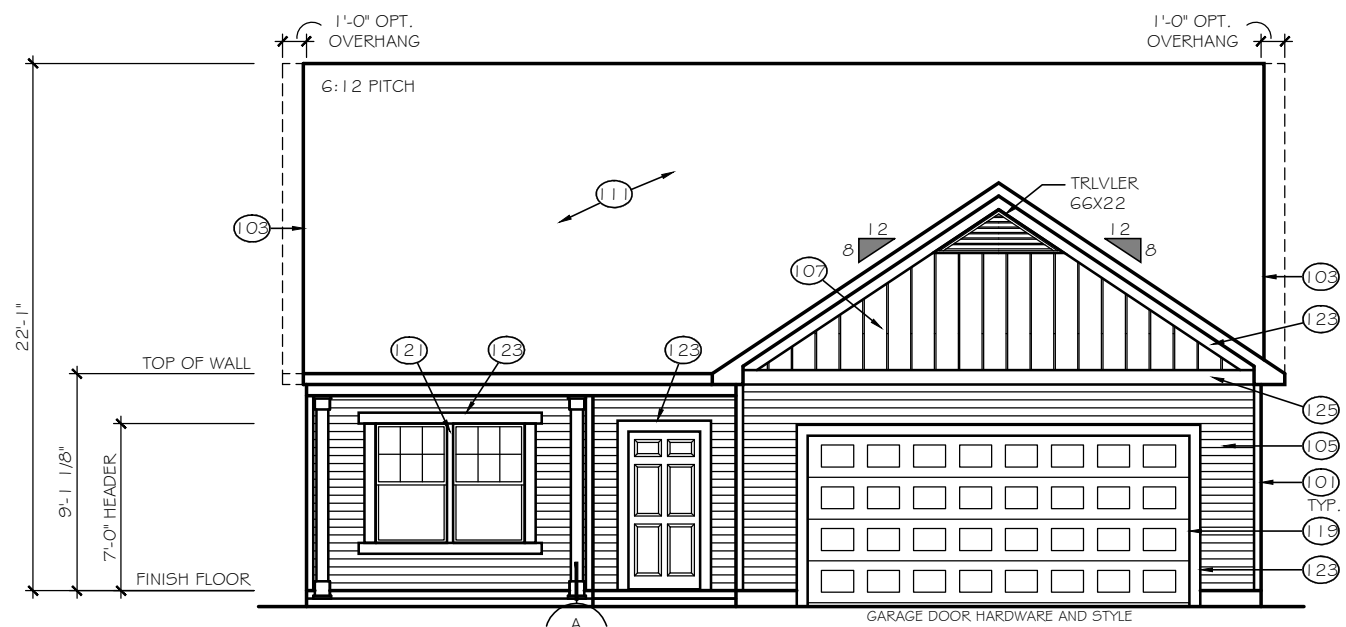
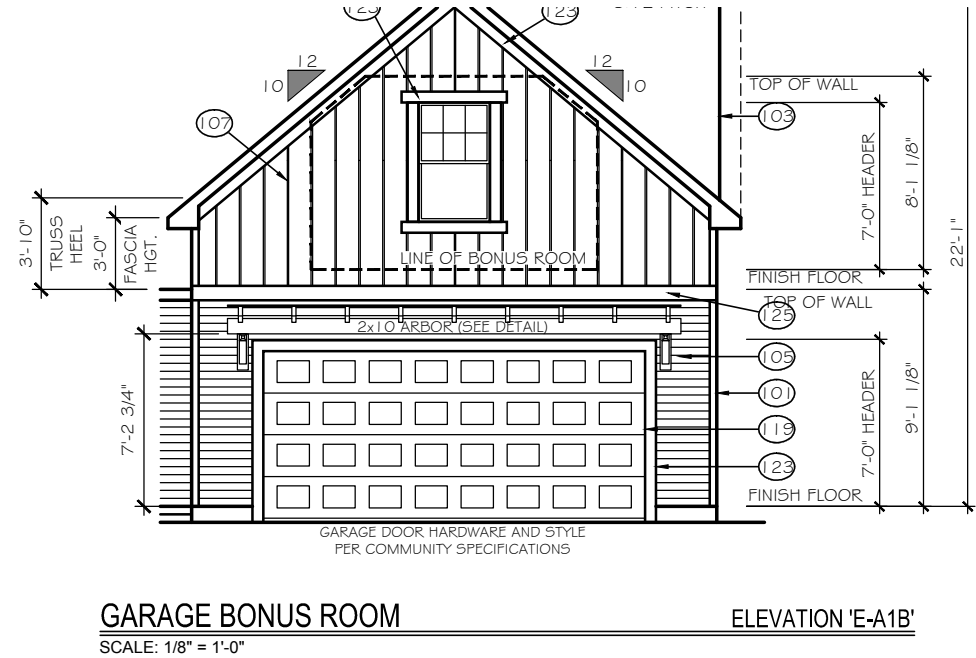
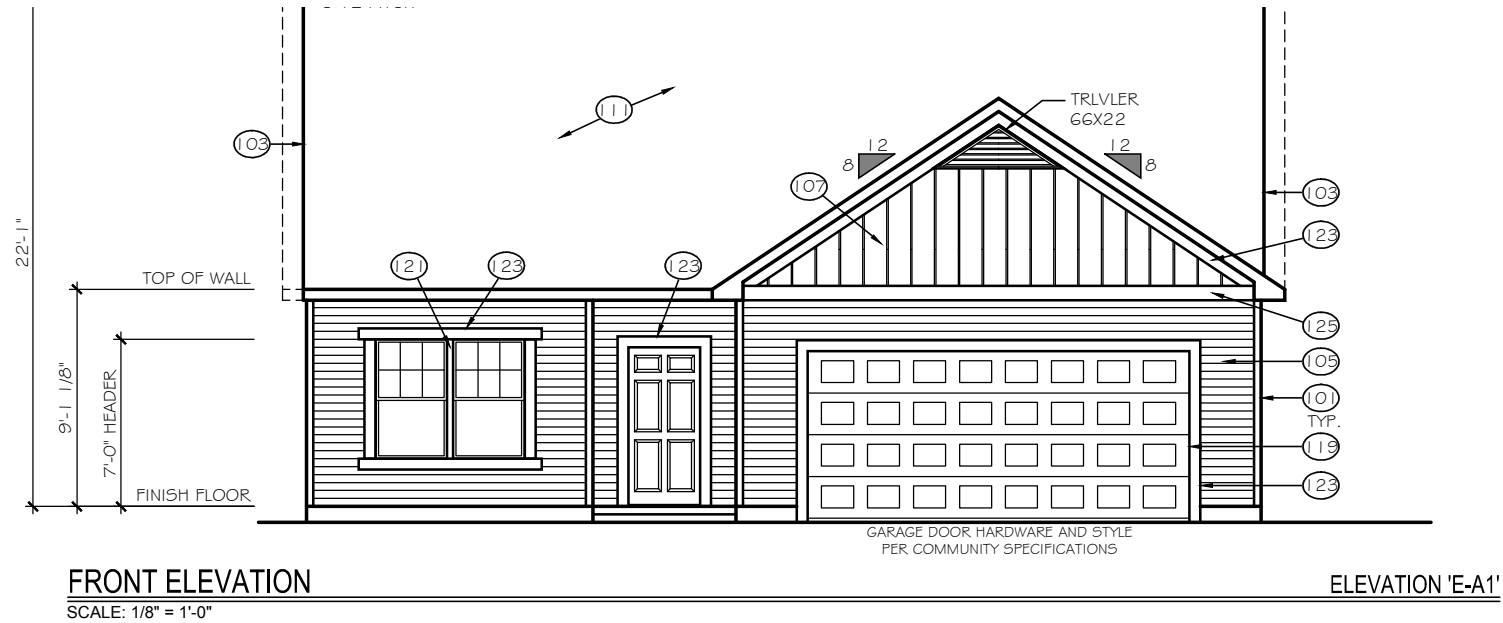
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FRONT & REAR ELEVATIONS  
ELEVATION E-A1

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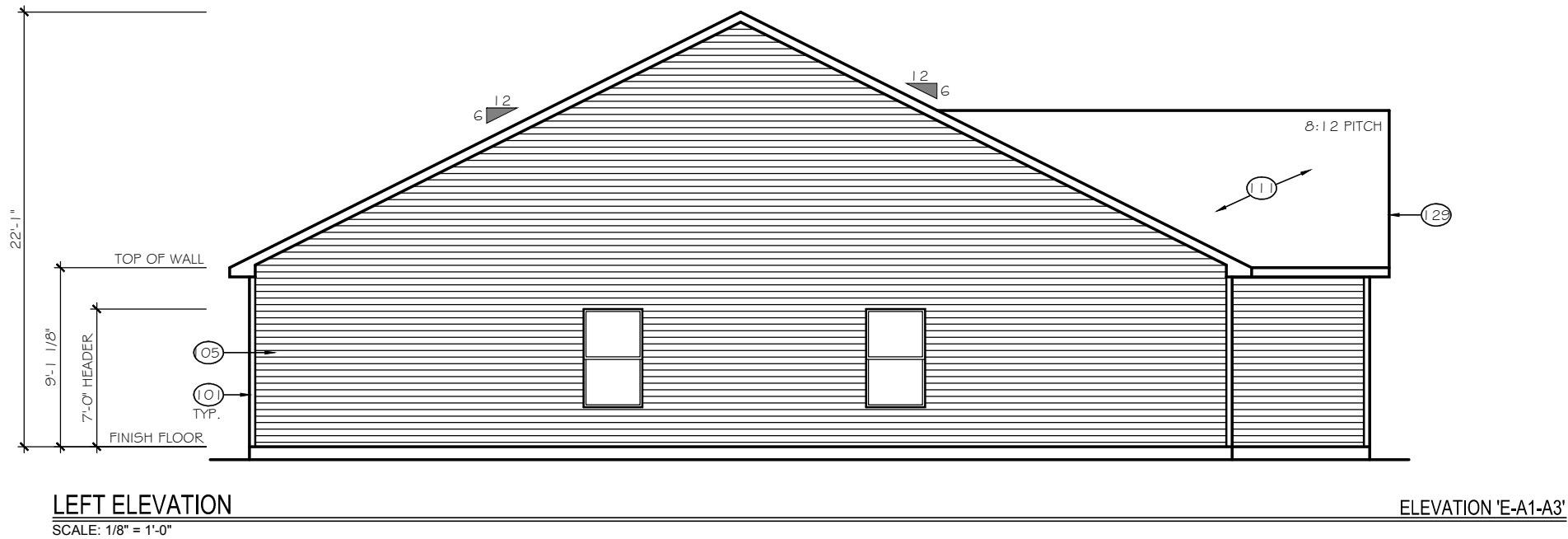
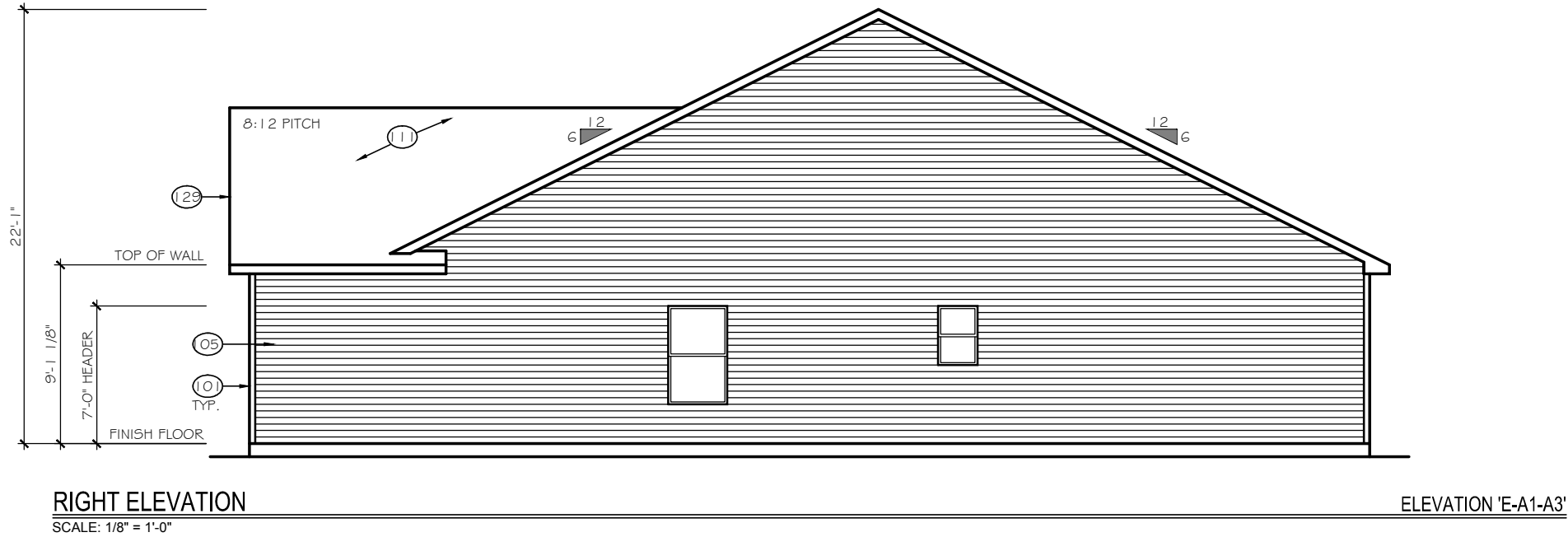
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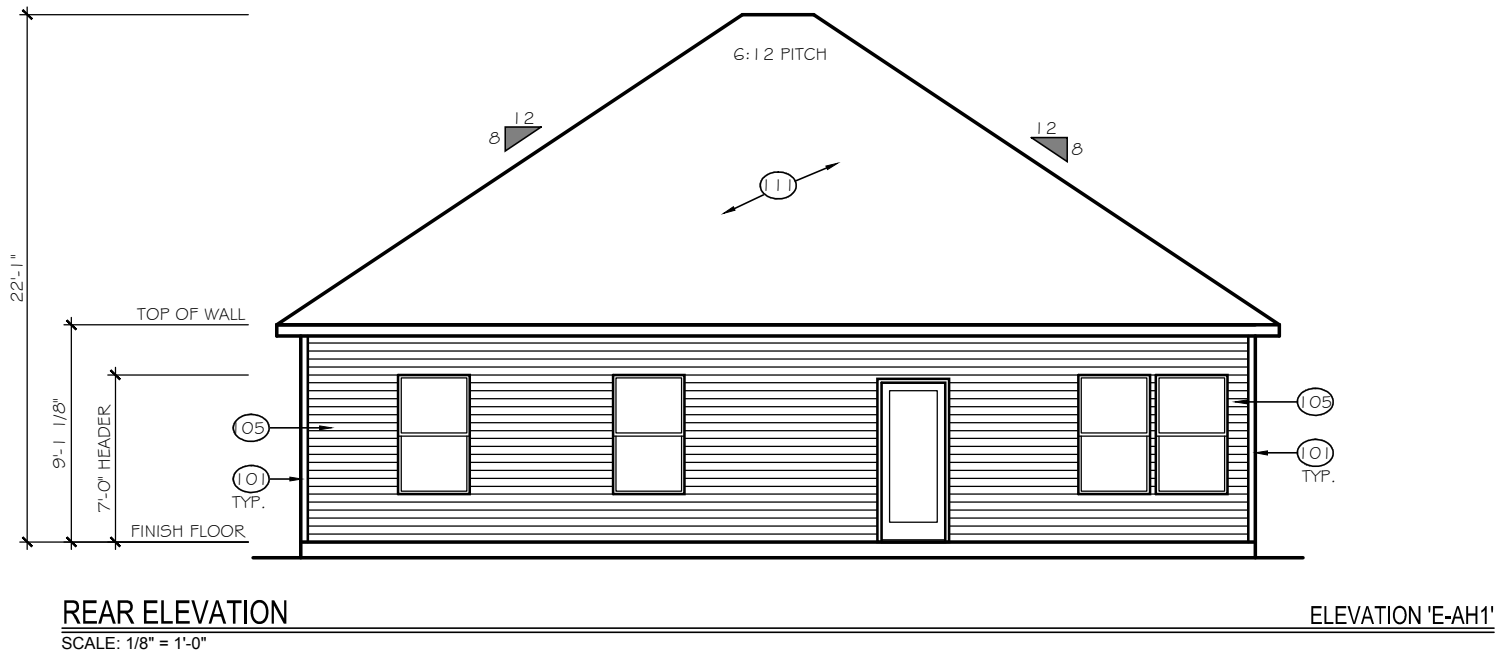
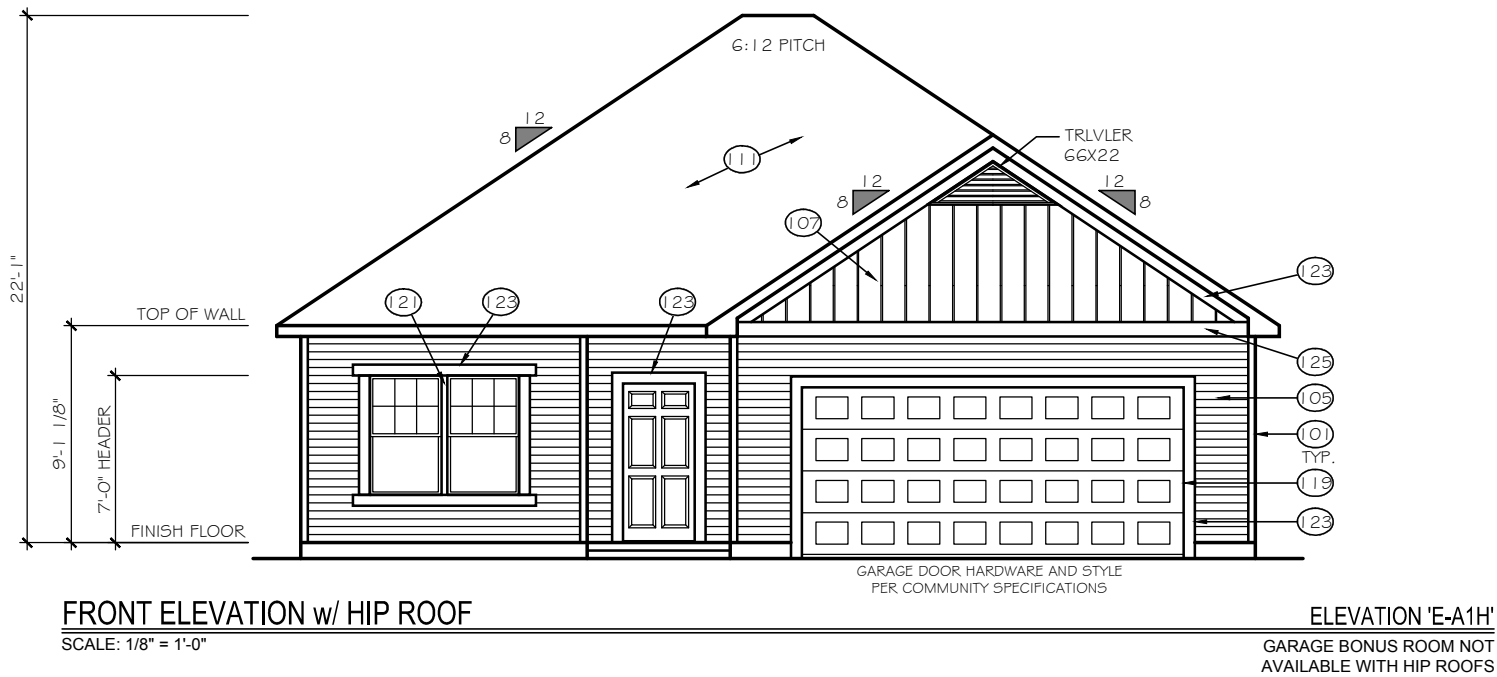
LEFT & RIGHT ELEVATION  
ELEVATION E-A1

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SHEET:  
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FRONT & REAR ELEVATIONS  
ELEVATION E-AH1

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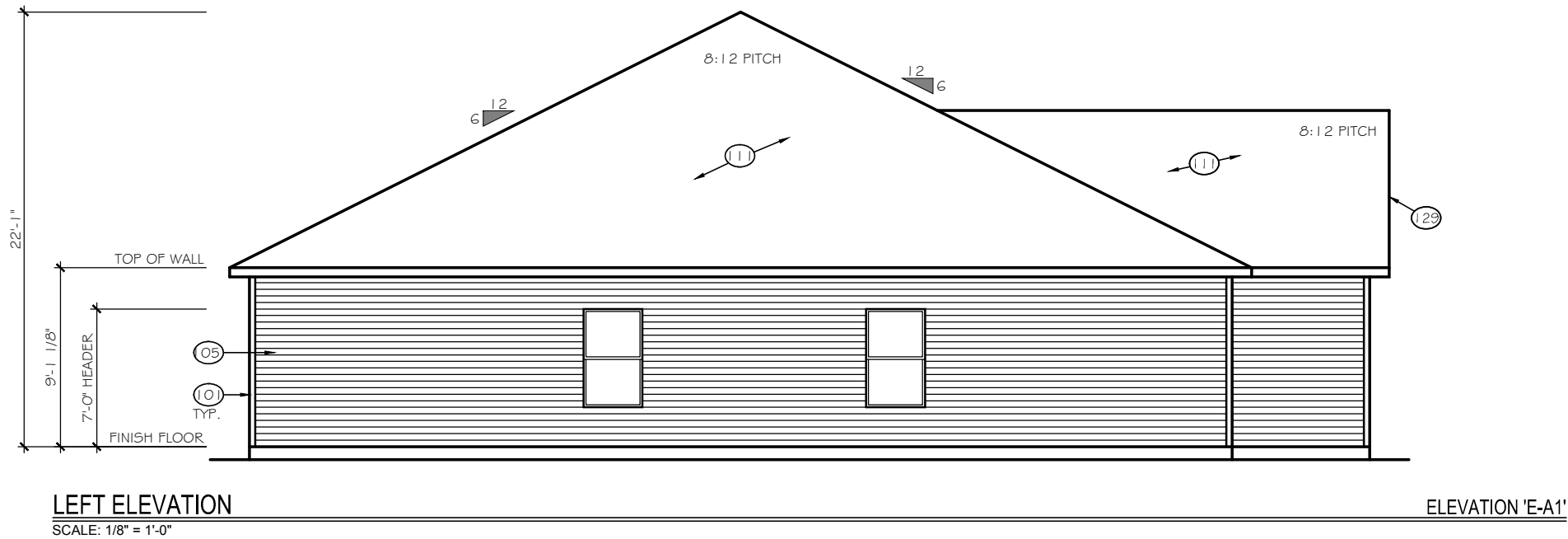
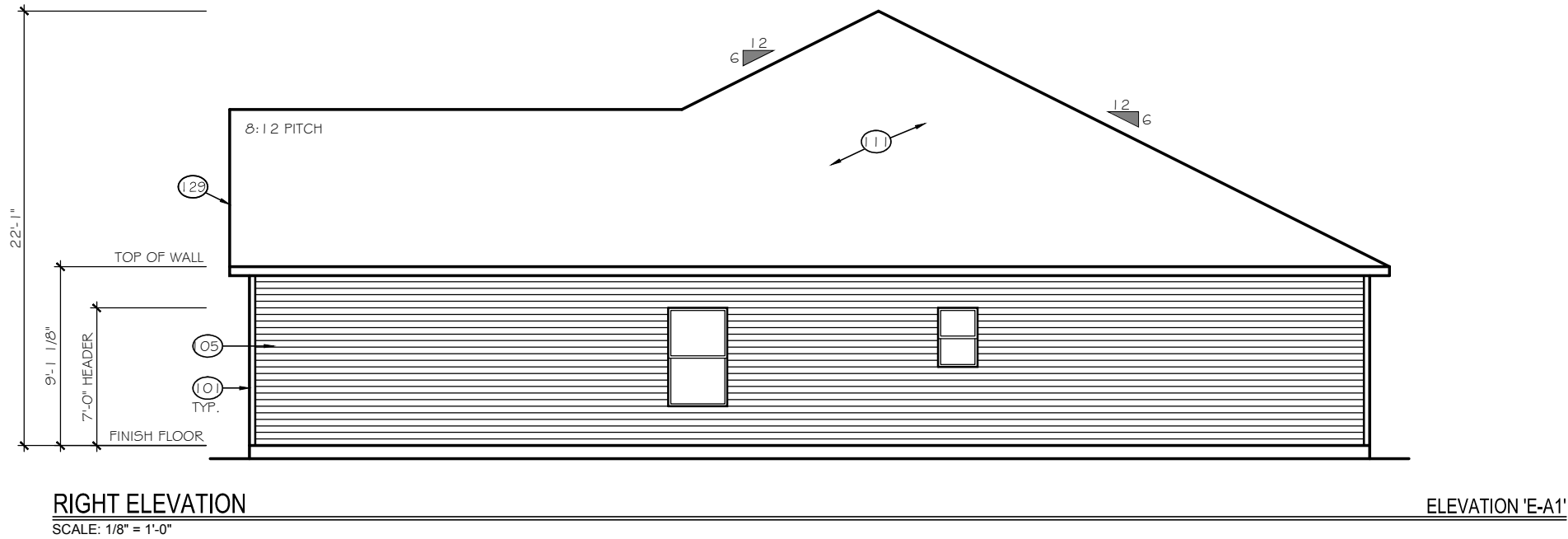
SCALE:  
1/8"= 1'-0"

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BPS

SHEET:

A3.3

v1.19



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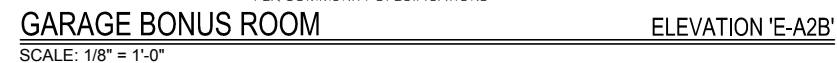
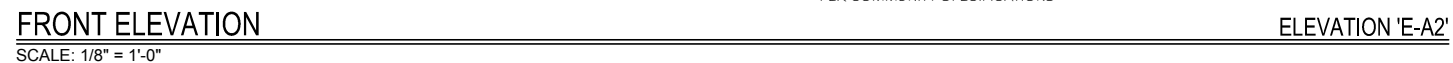
RIGHT & LEFT ELEVATIONS  
ELEVATION E-AH1

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SHEET:  
**A3.4**  
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ELEVATION OPTIONS  
ELEVATION E-A2

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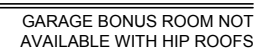
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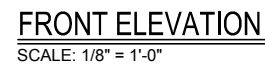
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v1.19



v1.19





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ELEVATION OPTIONS  
ELEVATION E-C1

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SCALE:

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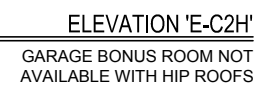
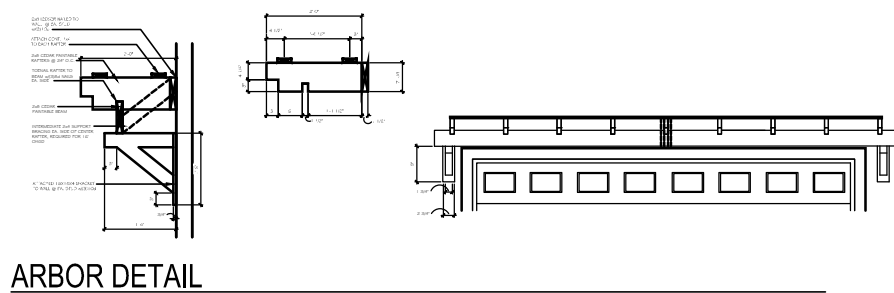
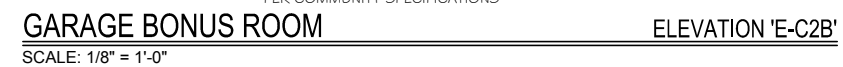
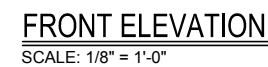
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### A3.10

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ELEVATION OPTIONS

ELEVATION E-C2

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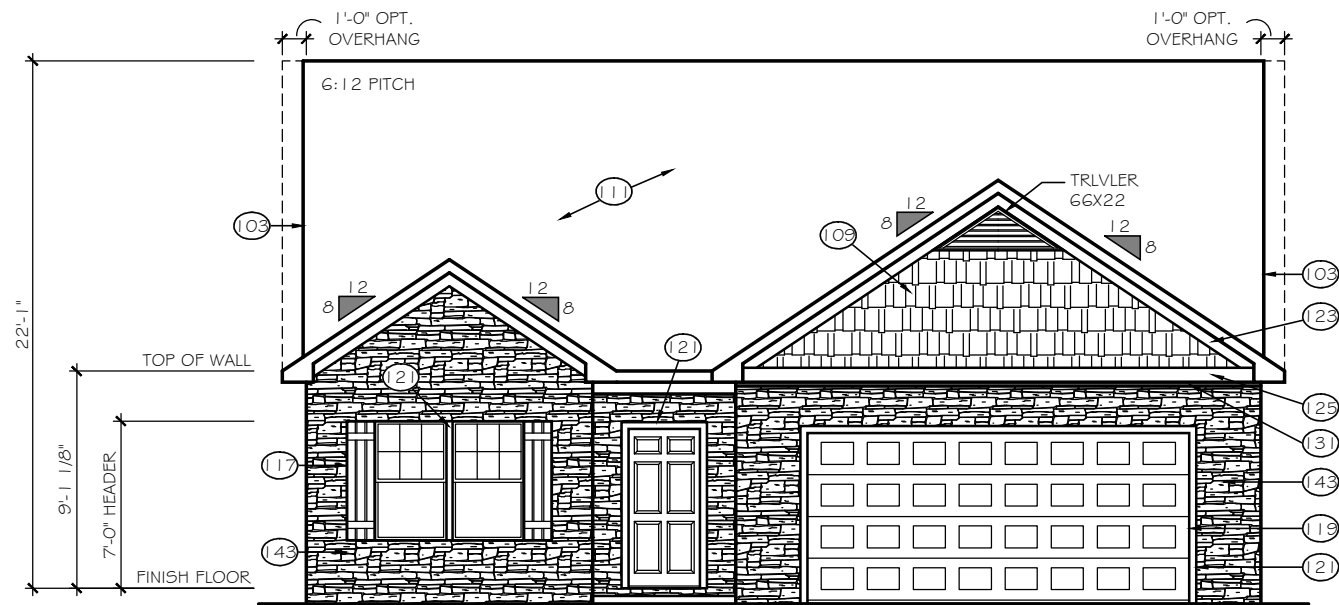
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SHEET:

## A3.11

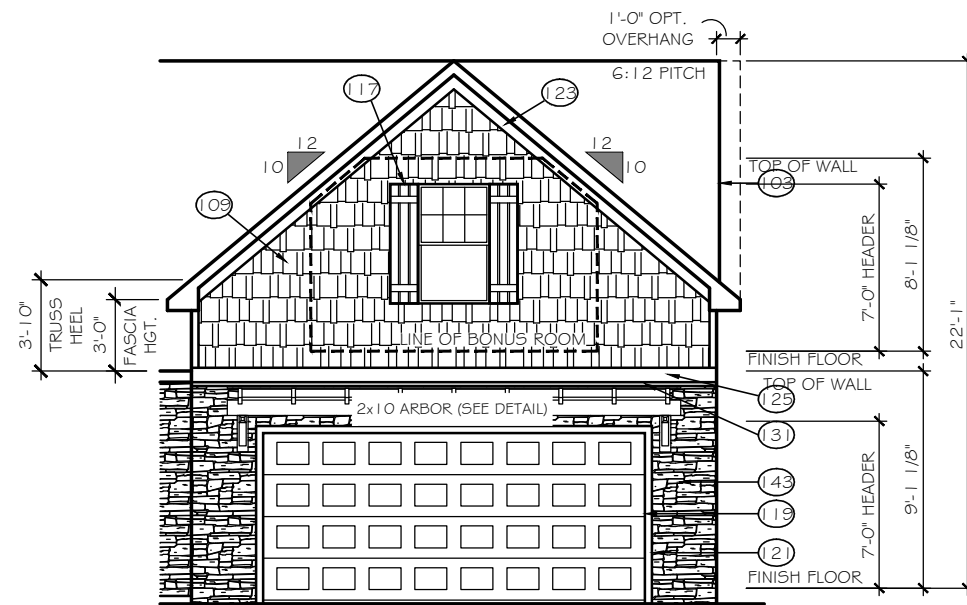
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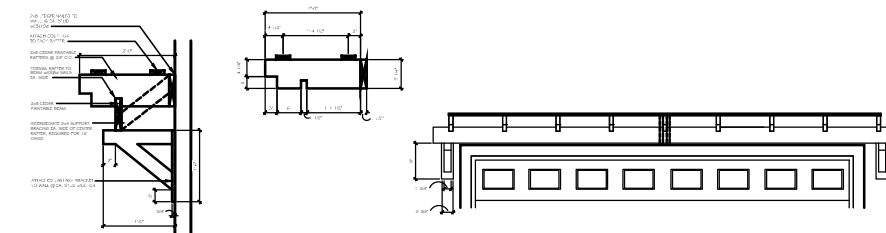
FRONT ELEVATION  
SCALE: 1/8" = 1'-0"

ELEVATION 'E-C3'

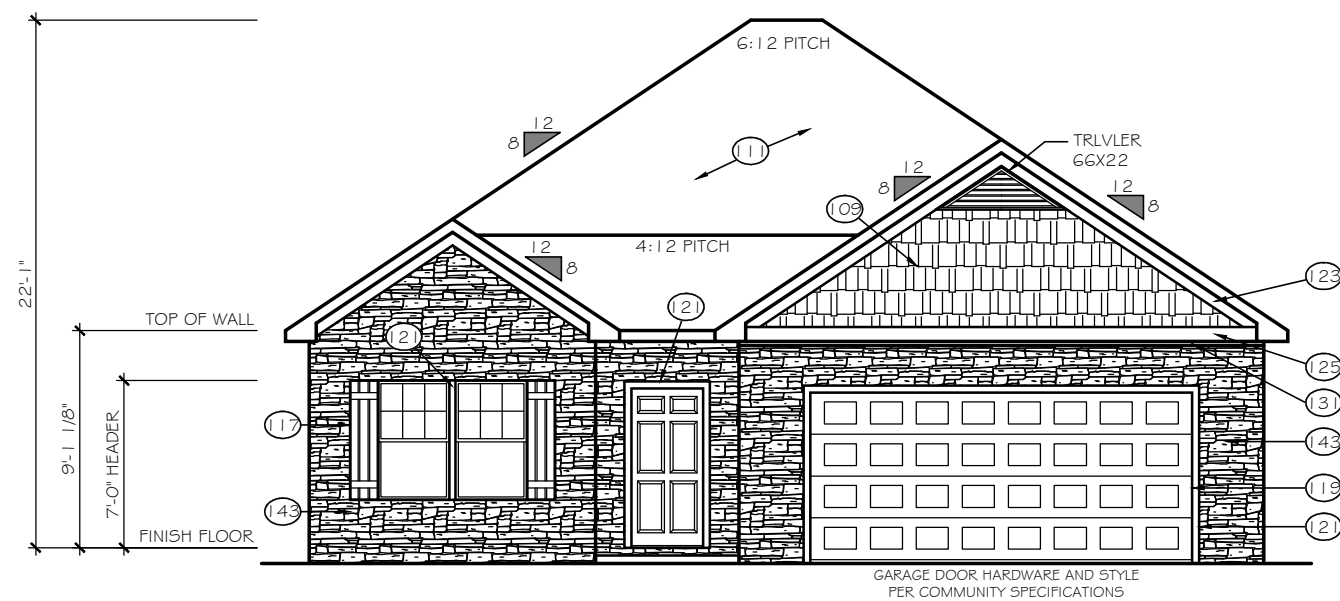


GARAGE BONUS ROOM  
SCALE: 1/8" = 1'-0"

ELEVATION 'E-C3B'



ARBOR DETAIL



FRONT ELEVATION w/ HIP ROOF  
SCALE: 1/8" = 1'-0"

ELEVATION 'E-C3H'

GARAGE BONUS ROOM NOT  
AVAILABLE WITH HIP ROOFS

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FRONT & REAR ELEVATIONS  
ELEVATION E-C3

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SCALE:

1/8" = 1'-0"

CHECKED BY:

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SHEET:

**A3.12**

v1.19

ELEVATION 'E-D1'

ELEVATION 'E-D1B'

## ARBOR DETAIL

GARAGE BONUS ROOM NOT AVAILABLE WITH HIP ROOFS

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## ELEVATION OPTIONS ELEVATION E-D1

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SCALE:

$$1/8'' = 1'-0''$$

CHECKED BY:

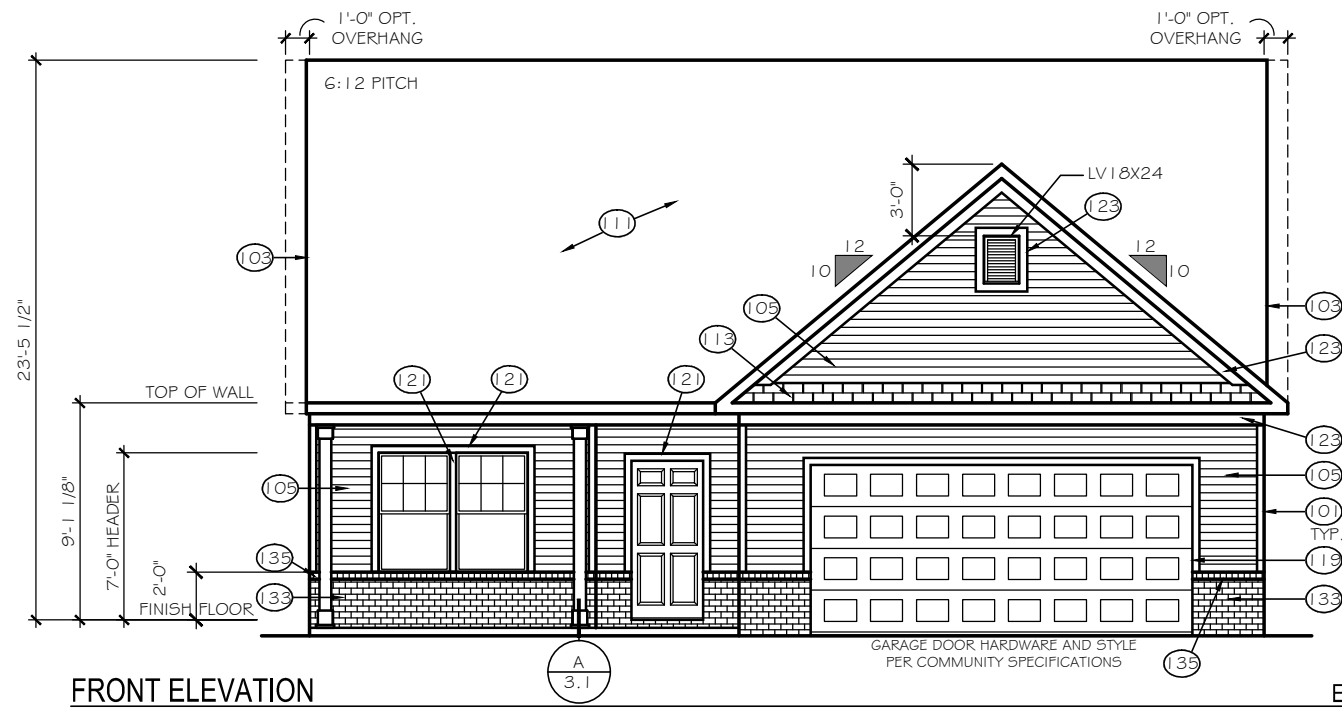
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SHEET:

A3.13

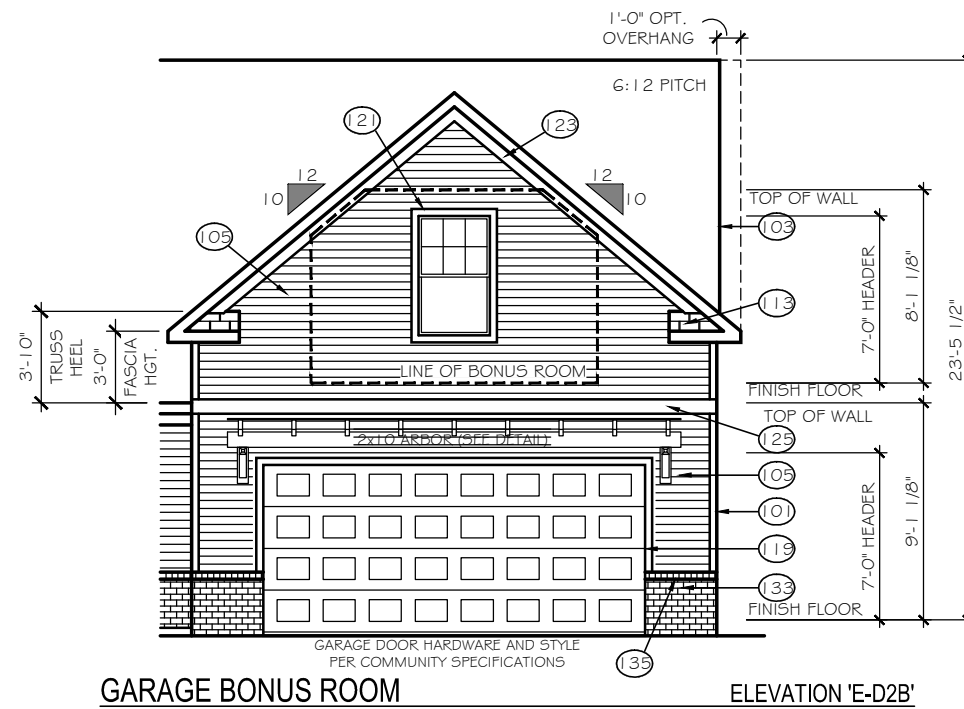
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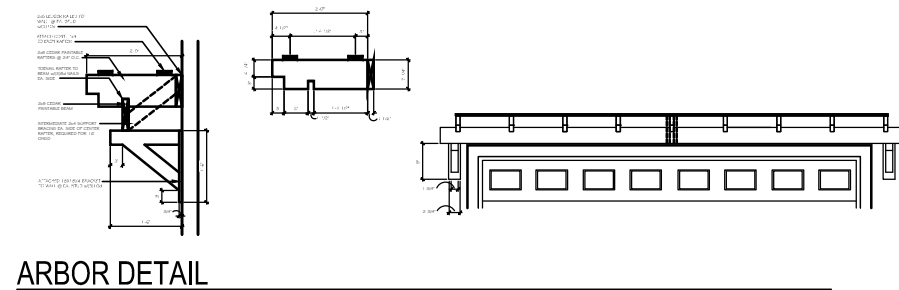
FRONT ELEVATION

SCALE: 1/8" = 1'-0"



GARAGE BONUS ROOM

SCALE: 1/8" = 1'-0"



FRONT ELEVATION w/ HIP ROOF

SCALE: 1/8" = 1'-0"

ELEVATION 'E-D2H'

GARAGE BONUS ROOM NOT AVAILABLE WITH HIP ROOFS

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ELEVATION OPTIONS  
ELEVATION E-D2

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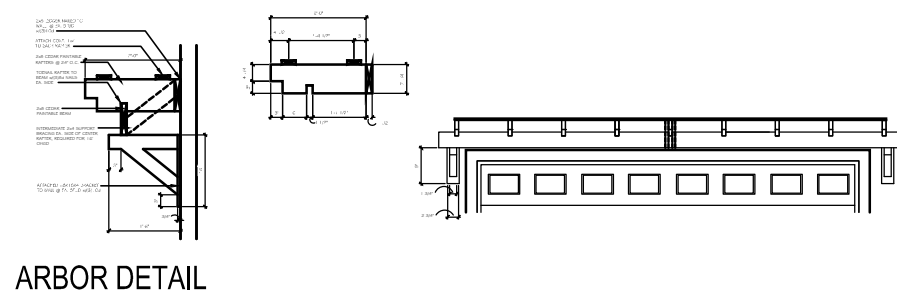
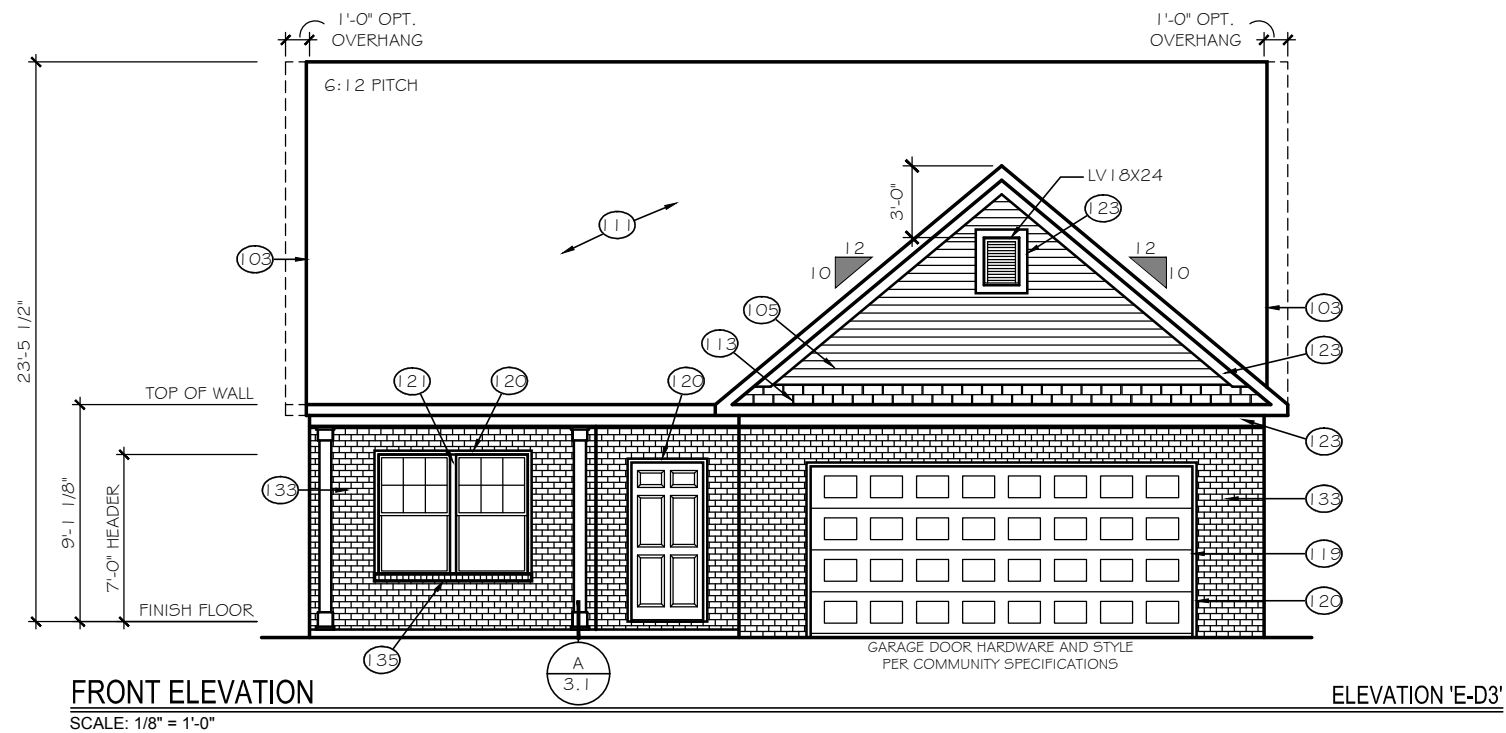
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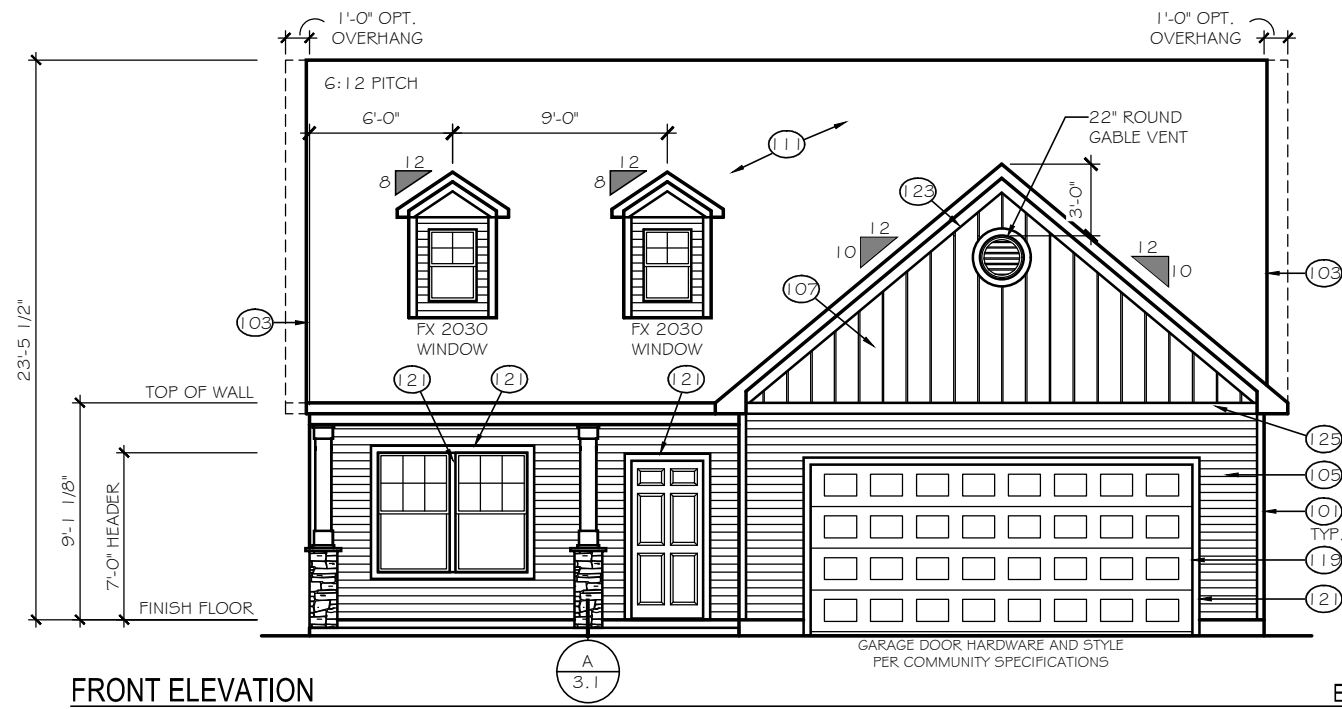
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v1.19



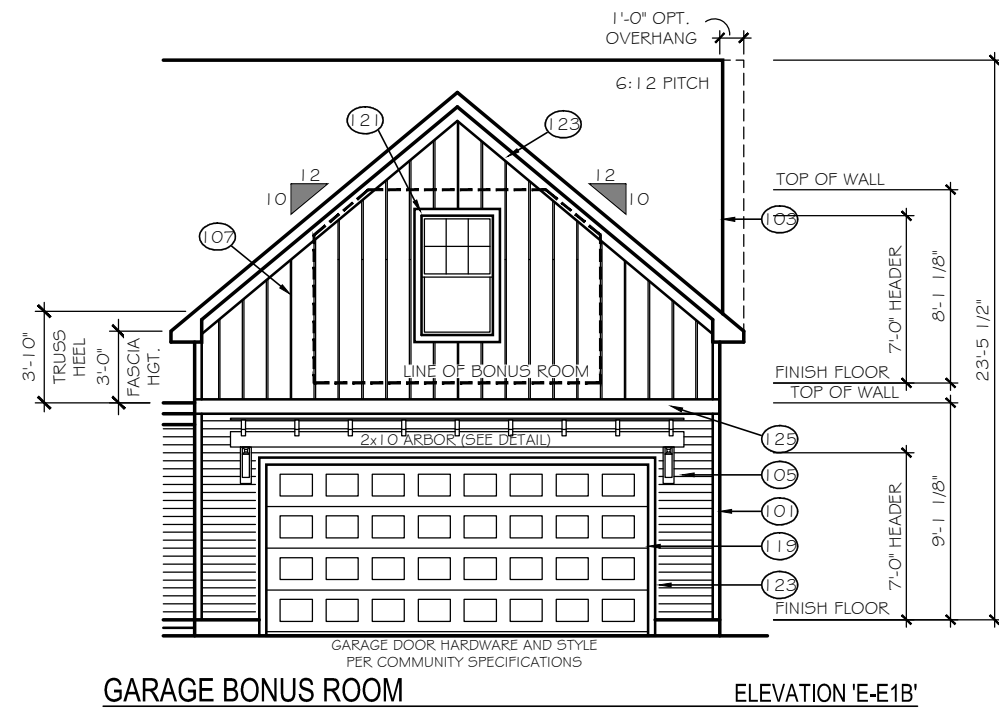
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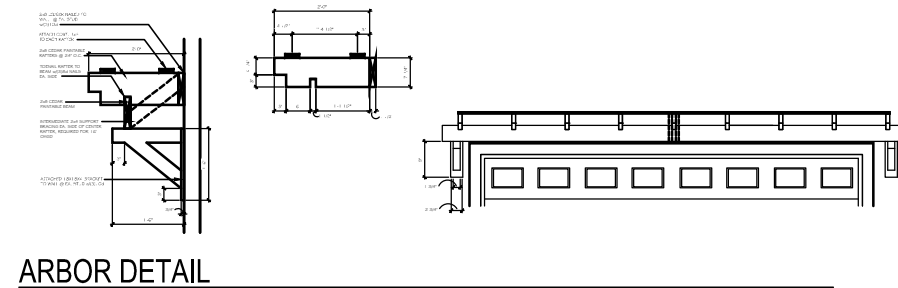
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SCALE: 1/8" = 1'-0"

ELEVATION 'E-E1'

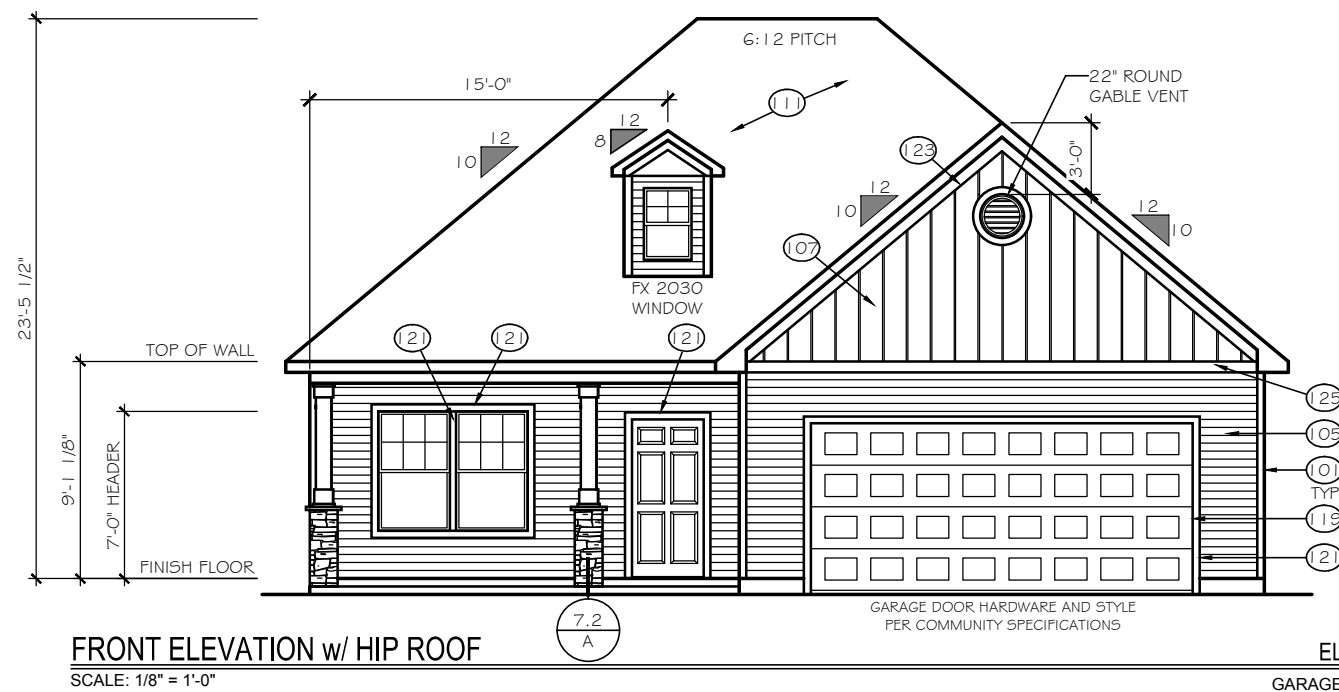


GARAGE BONUS ROOM  
SCALE: 1/8" = 1'-0"

ELEVATION 'E-E1B'



ARBOR DETAIL



FRONT ELEVATION w/ HIP ROOF  
SCALE: 1/8" = 1'-0"

ELEVATION 'E-E1H'

GARAGE BONUS ROOM NOT  
AVAILABLE WITH HIP ROOFS

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ELEVATION OPTIONS  
ELEVATION E-E1

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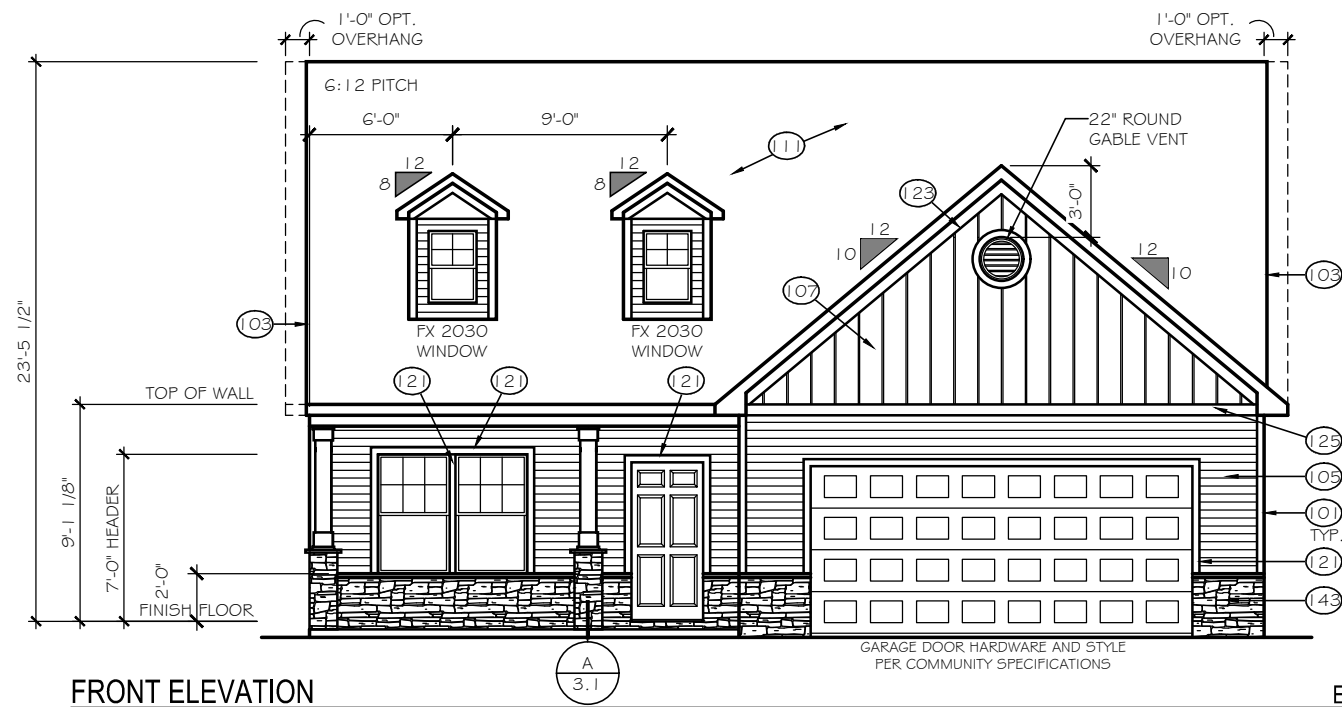
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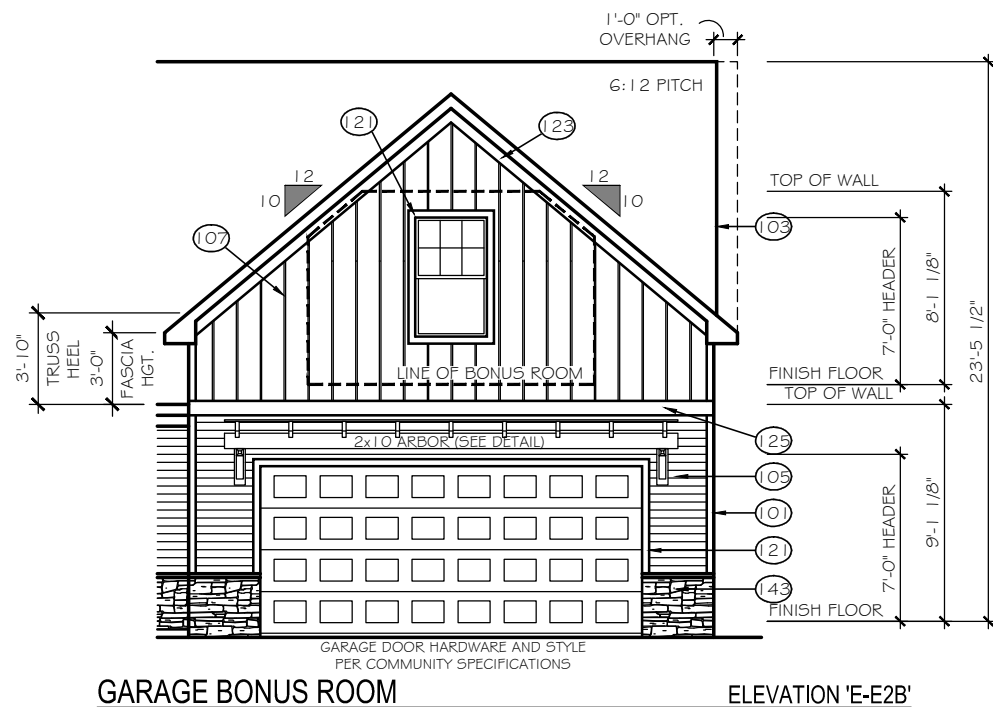
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FRONT ELEVATION

SCALE: 1/8" = 1'-0"

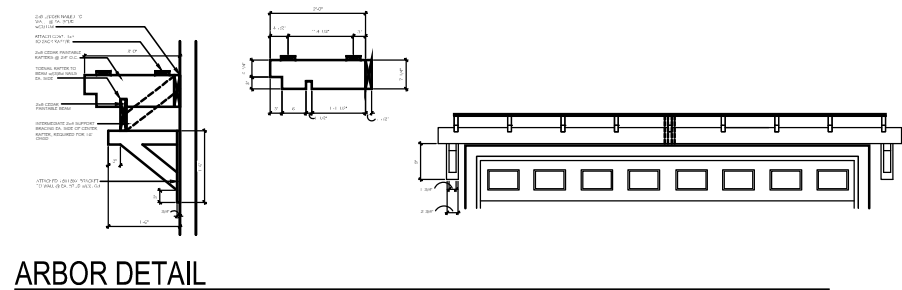
ELEVATION 'E-E2'



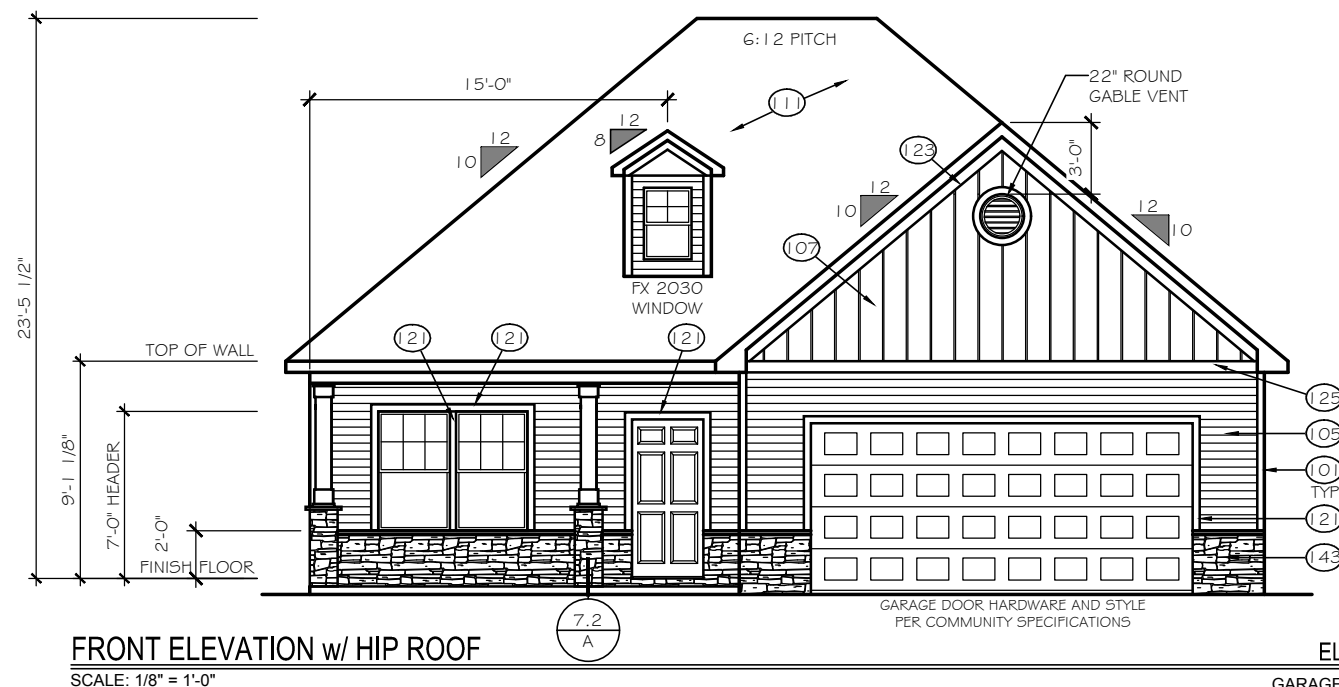
GARAGE BONUS ROOM

SCALE: 1/8" = 1'-0"

ELEVATION 'E-E2B'



ARBOR DETAIL



FRONT ELEVATION w/ HIP ROOF

SCALE: 1/8" = 1'-0"

ELEVATION 'E-E2H'

GARAGE BONUS ROOM NOT AVAILABLE WITH HIP ROOFS

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ELEVATION OPTIONS  
ELEVATION E-E2

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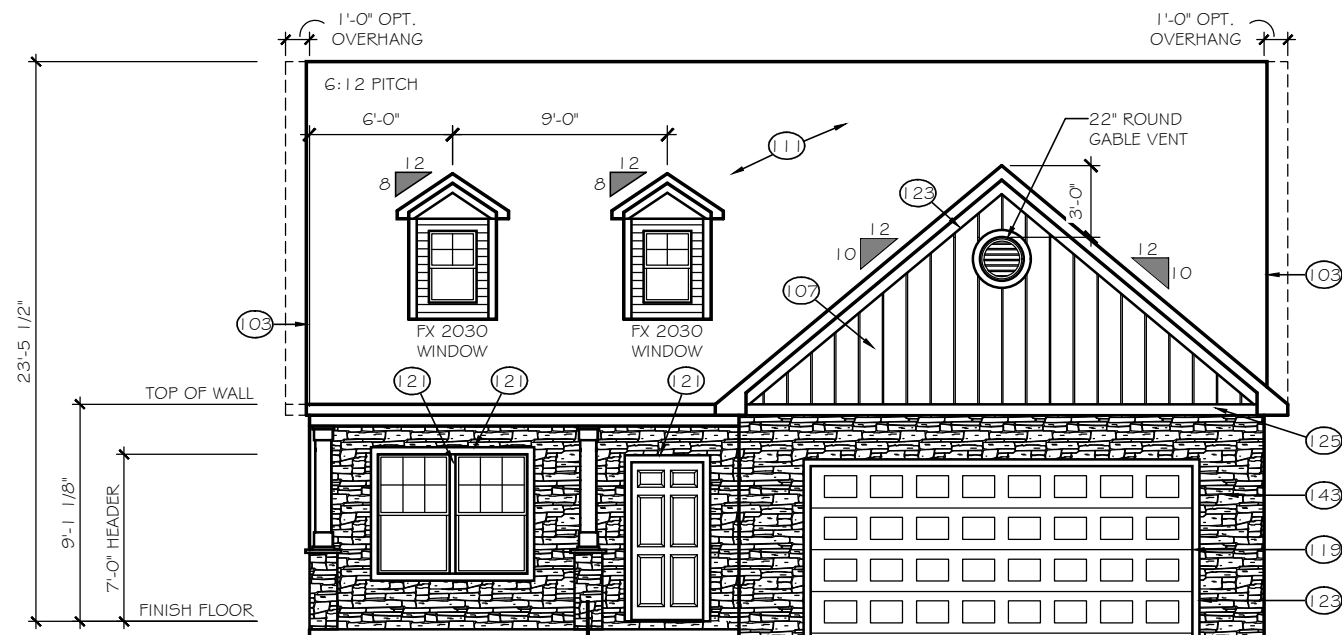
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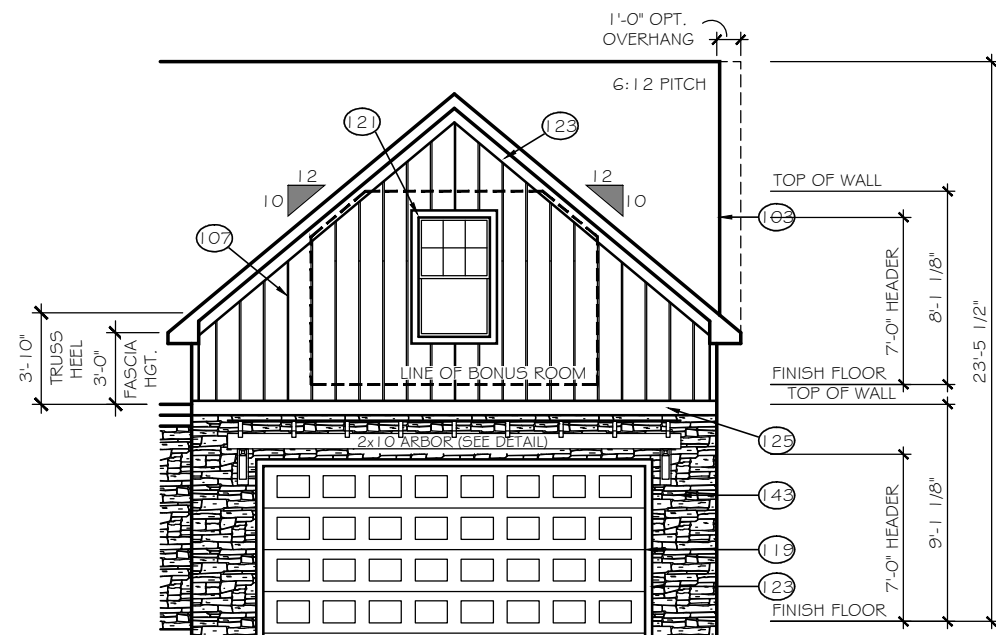
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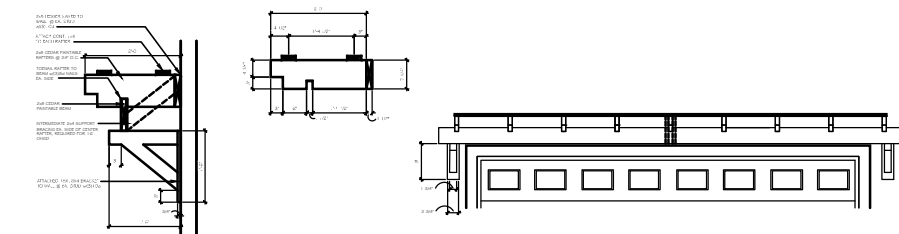
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SCALE: 1/8" = 1'-0"

ELEVATION 'E-E3'

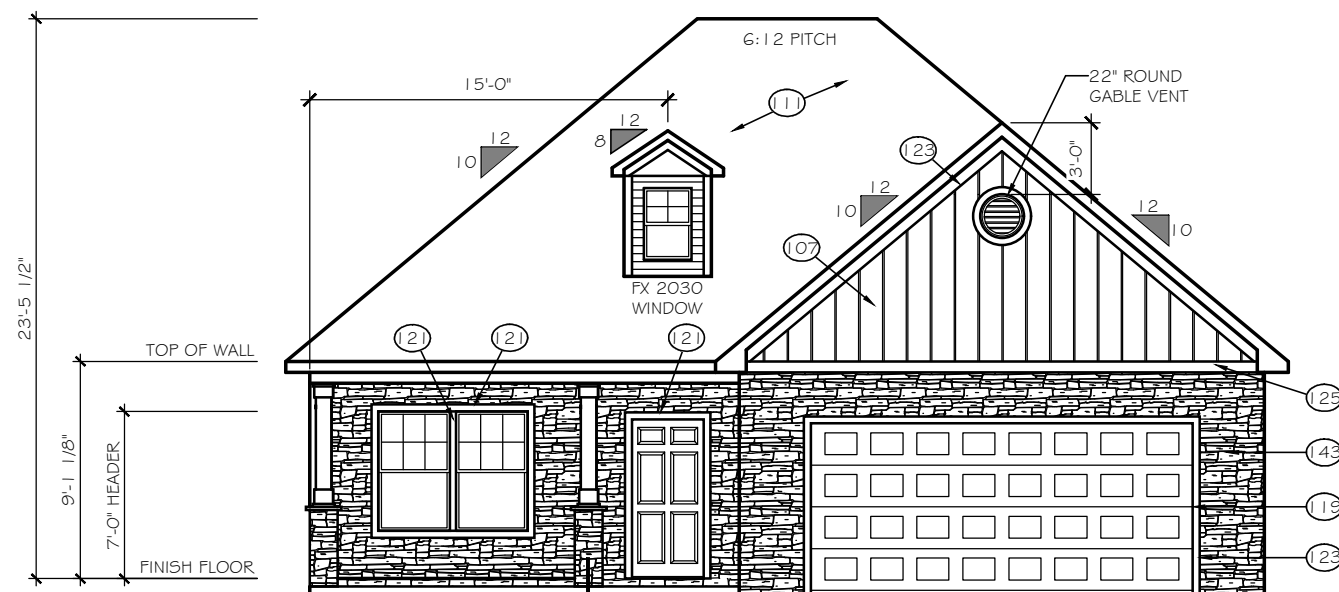


GARAGE BONUS ROOM  
SCALE: 1/8" = 1'-0"

ELEVATION 'E-E3B'



ARBOR DETAIL



FRONT ELEVATION w/ HIP ROOF  
SCALE: 1/8" = 1'-0"

ELEVATION 'E-E3H'

GARAGE BONUS ROOM NOT  
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ELEVATION OPTIONS  
ELEVATION E-E3

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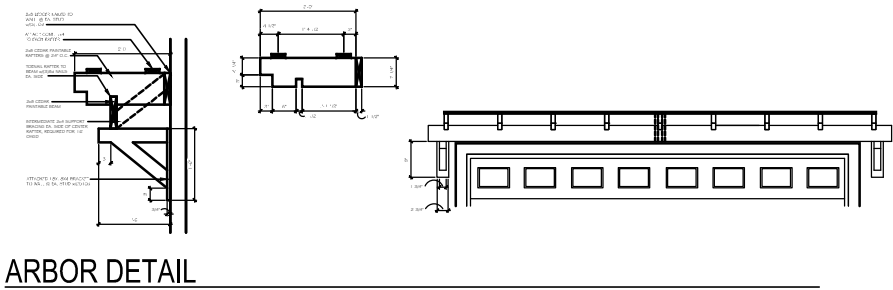
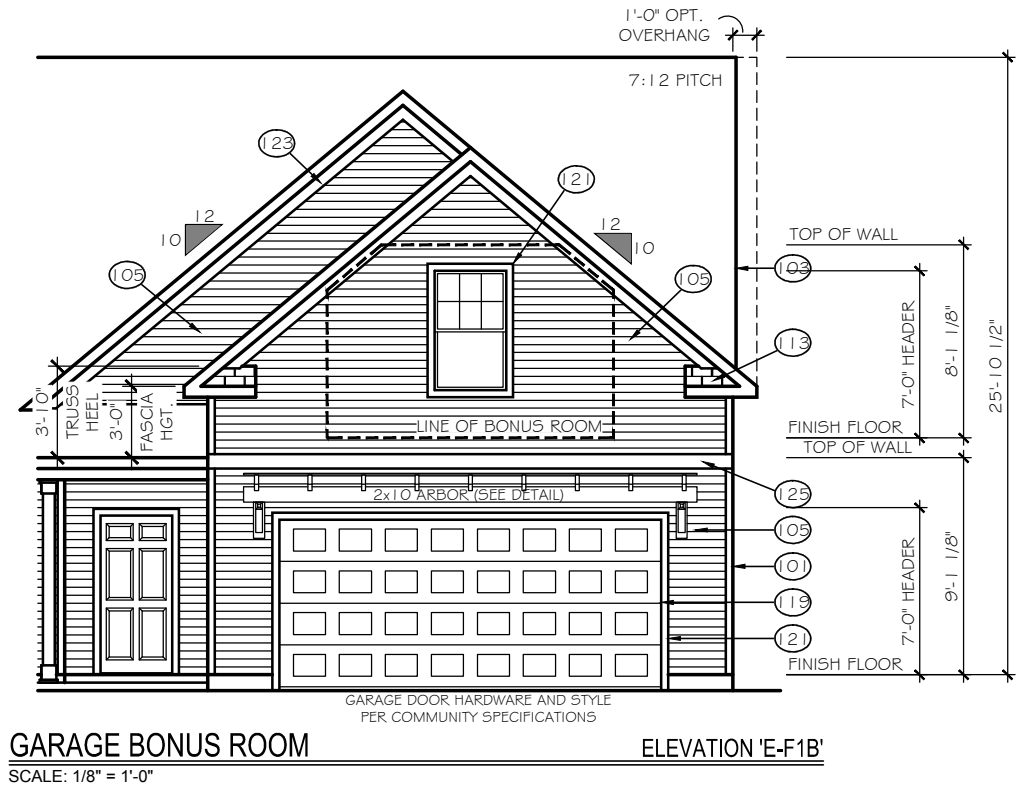
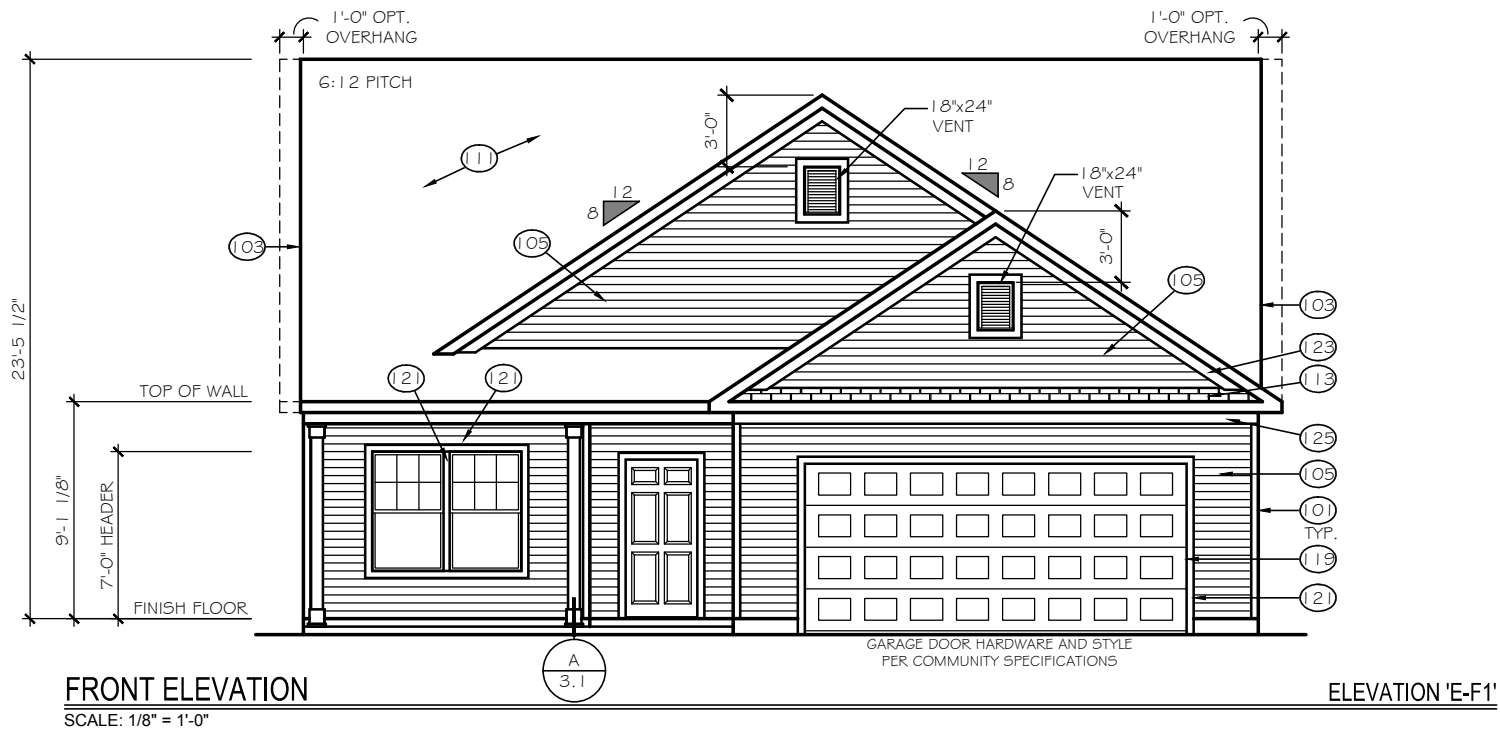
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ELEVATION OPTIONS  
ELEVATION E-F1

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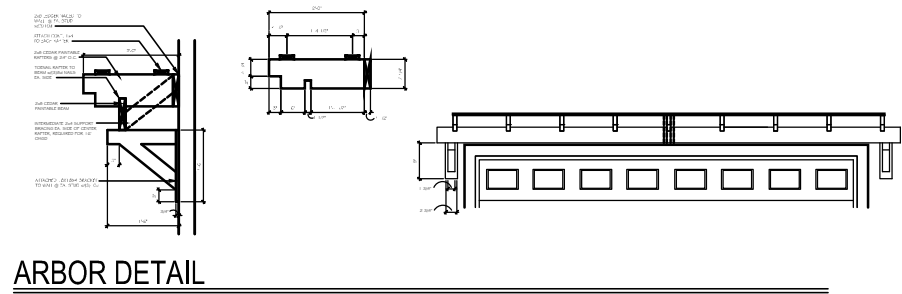
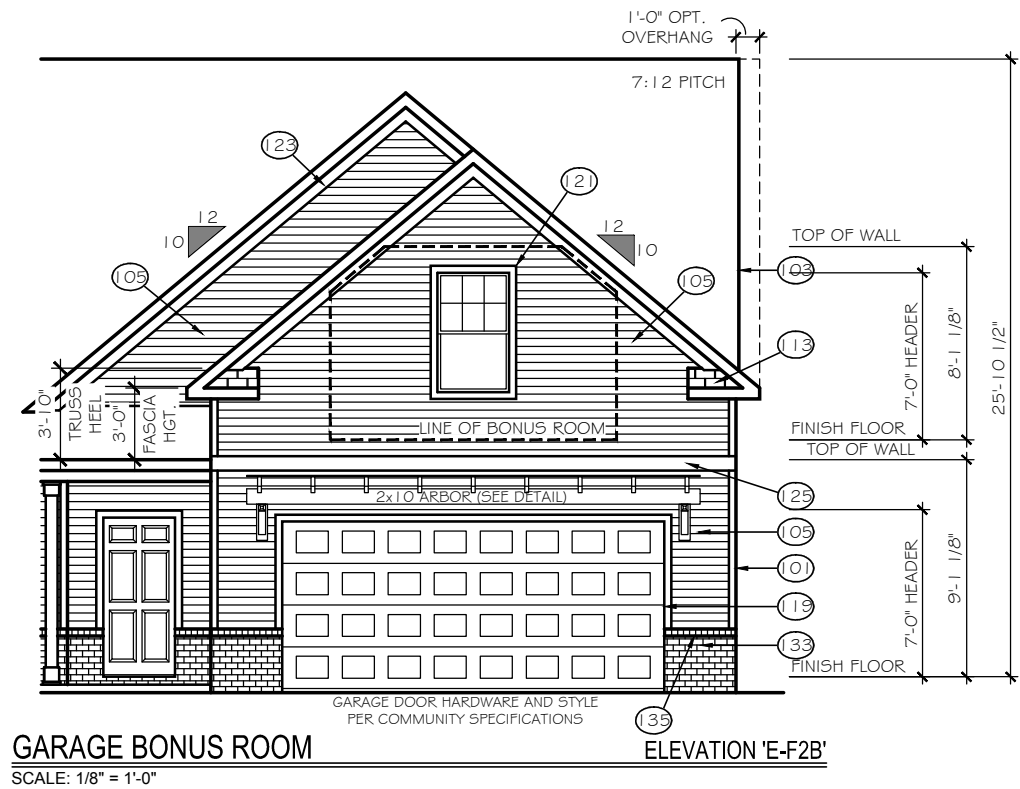
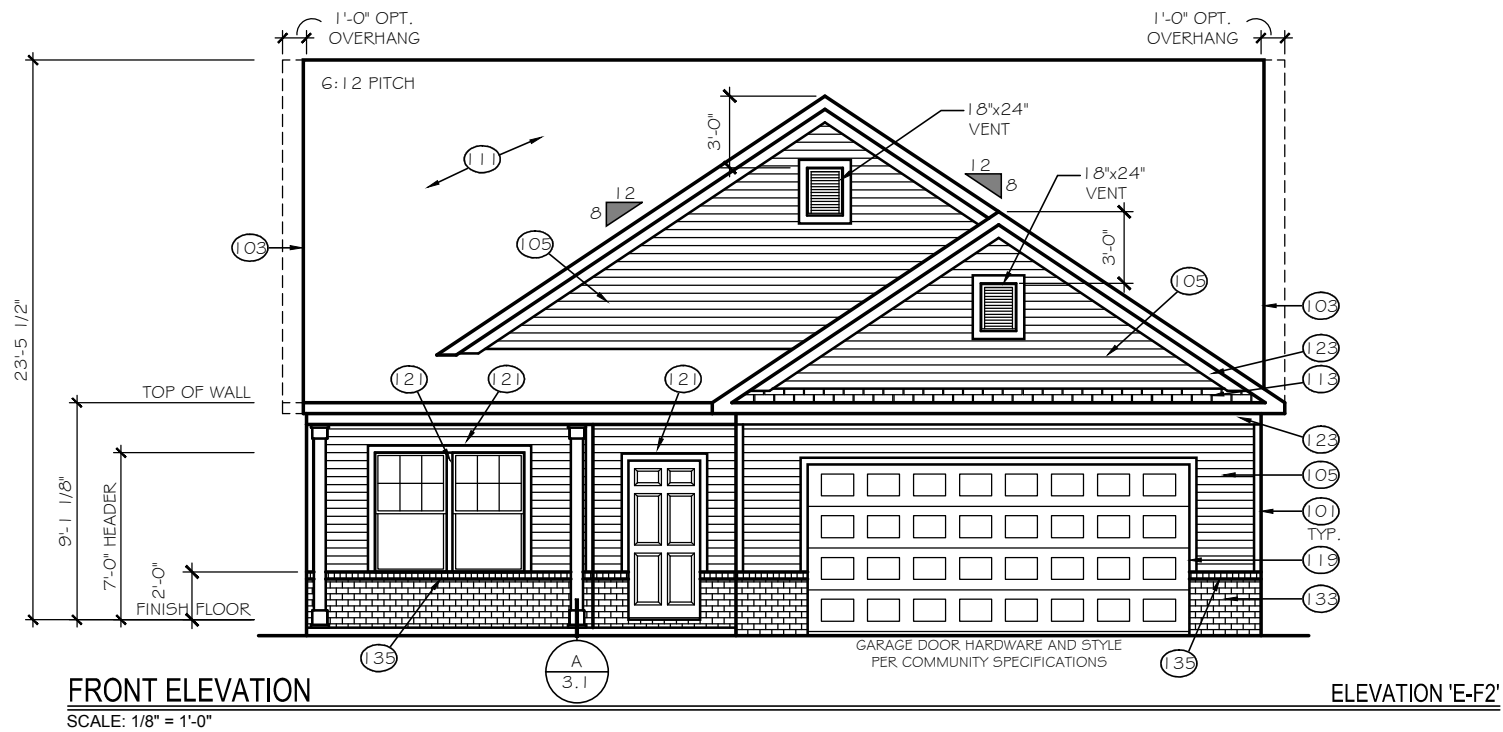
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ELEVATION OPTIONS  
ELEVATION E-F2

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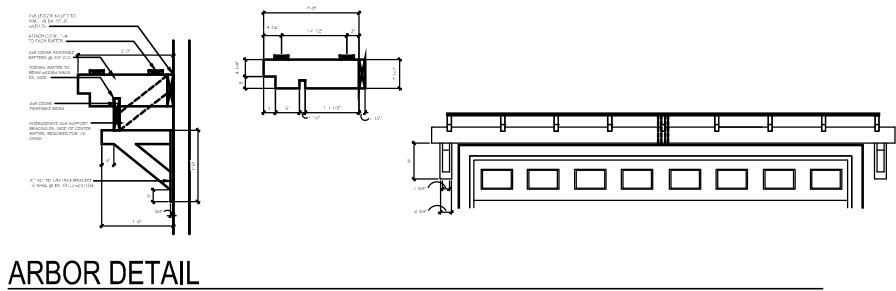
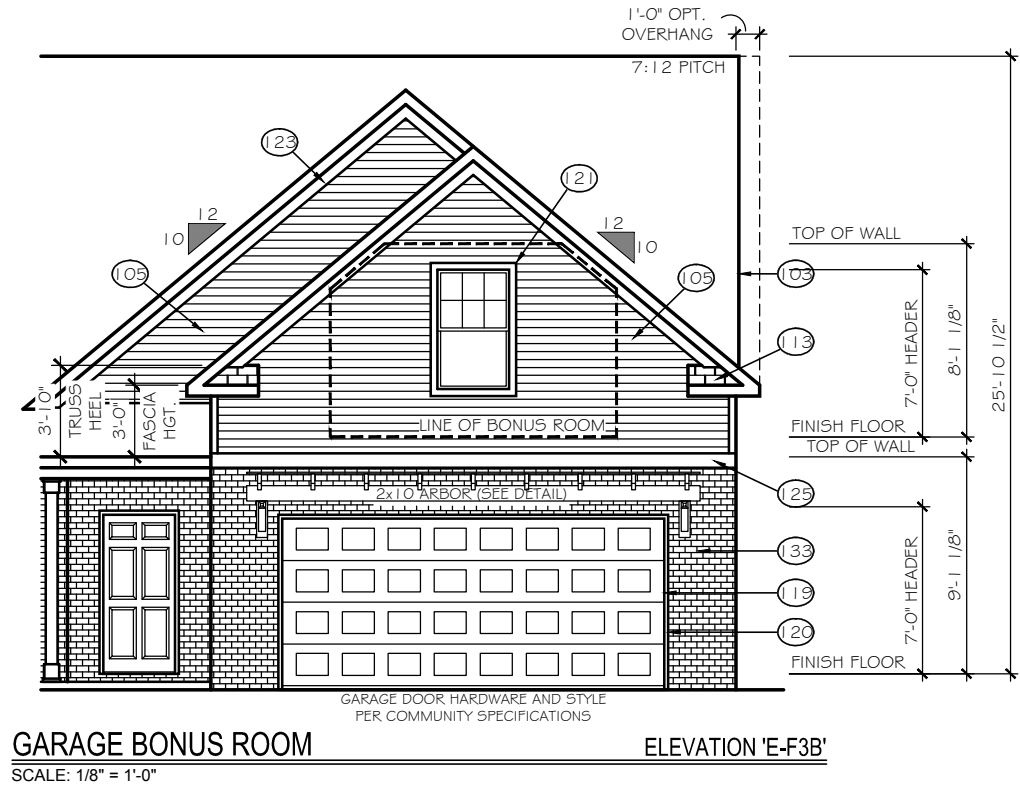
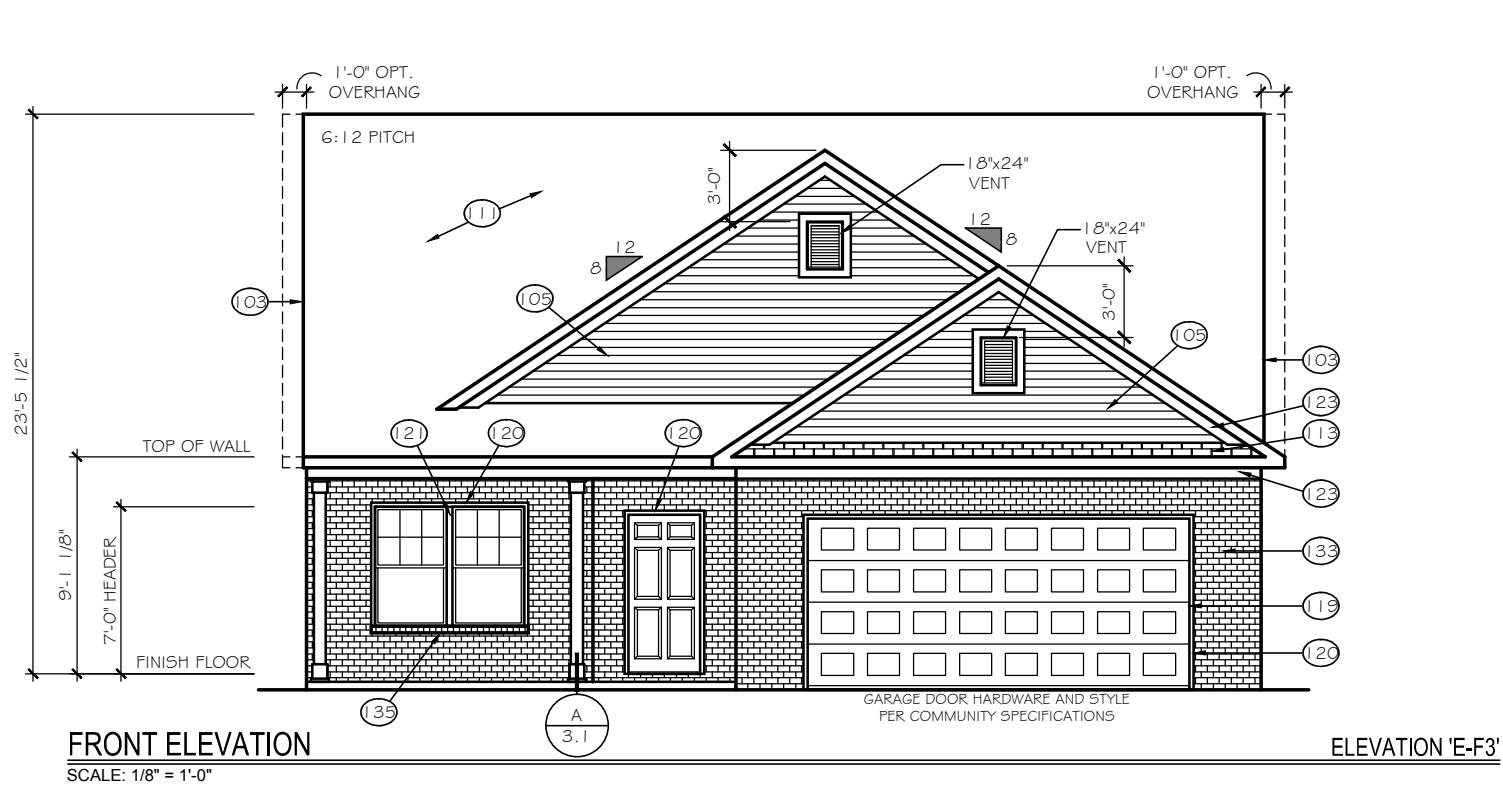
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A3.20

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ELEVATION OPTIONS  
ELEVATION E-F3

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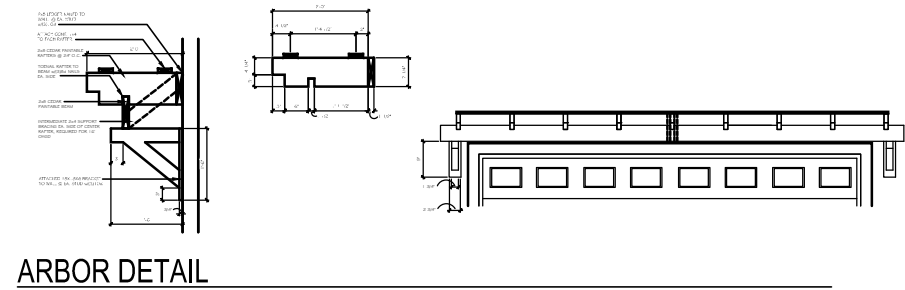
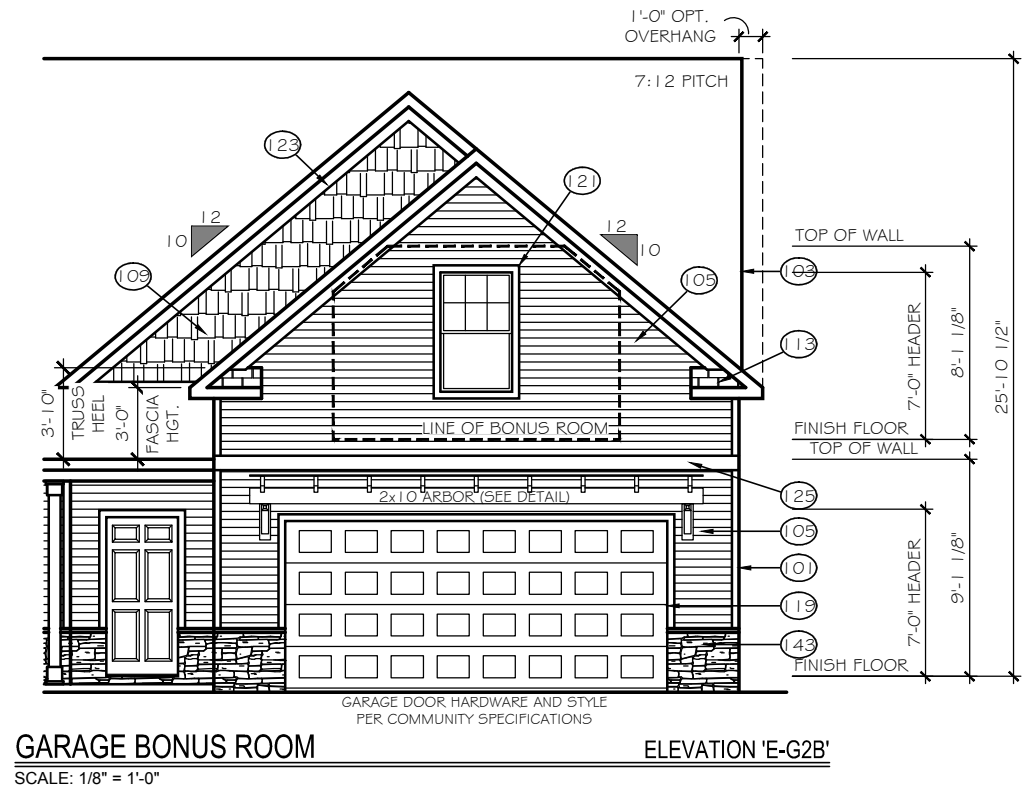
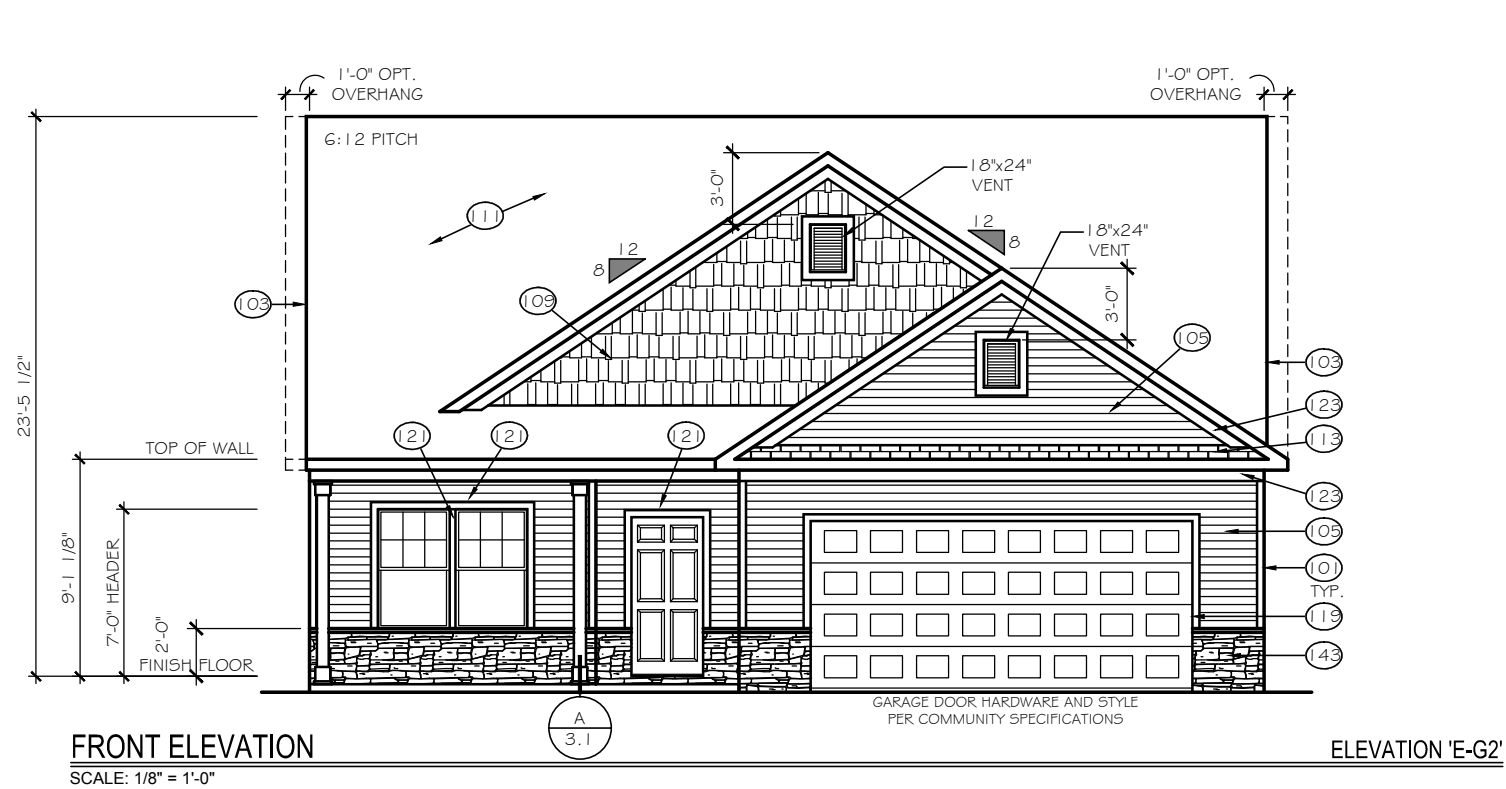
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1/8" = 1'-0"

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BPS

SHEET:  
**A3.21**  
v1.19



v1.19



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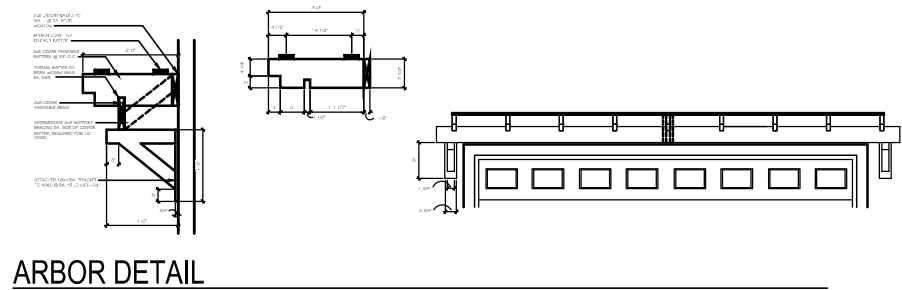
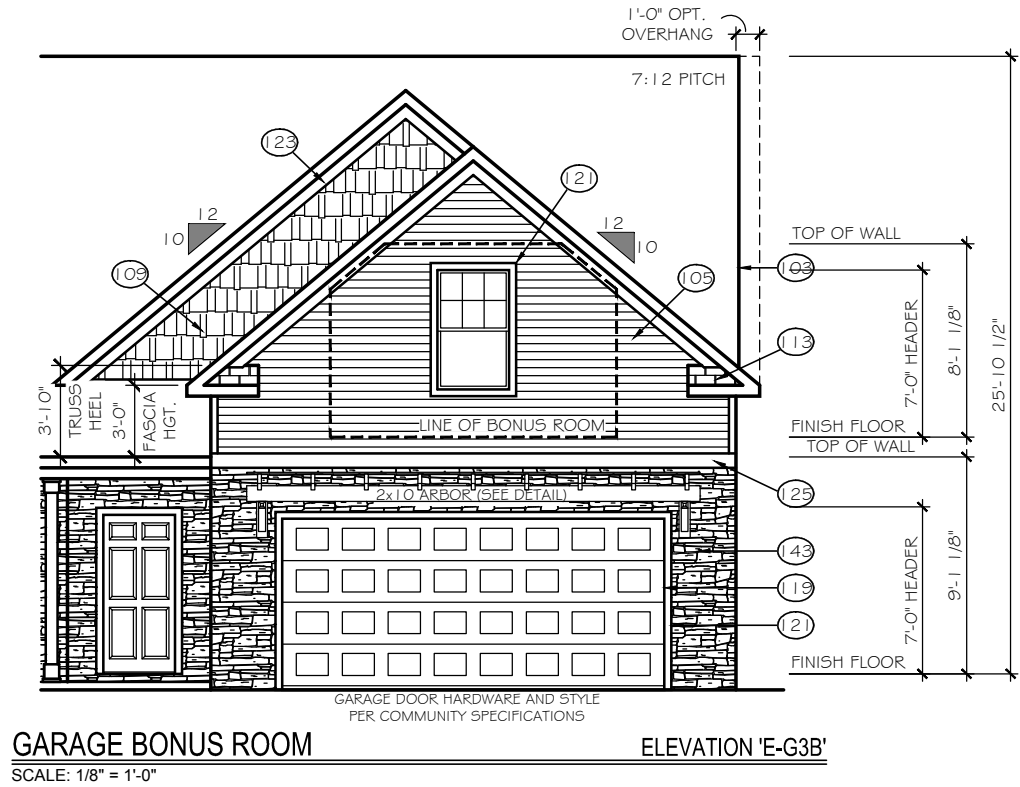
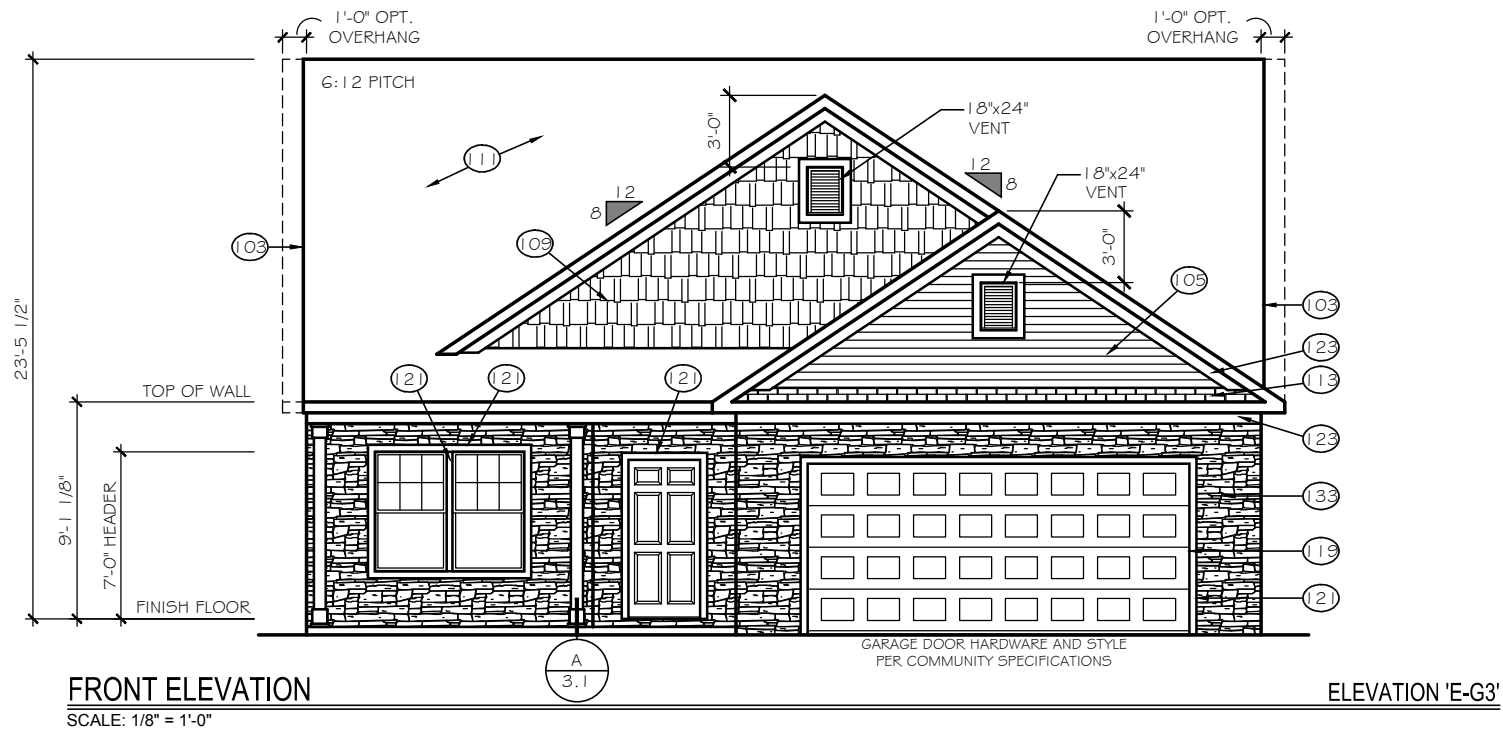
ELEVATION OPTIONS  
 ELEVATION E-G2

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**A3.23**  
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ELEVATION OPTIONS  
ELEVATION E-G3

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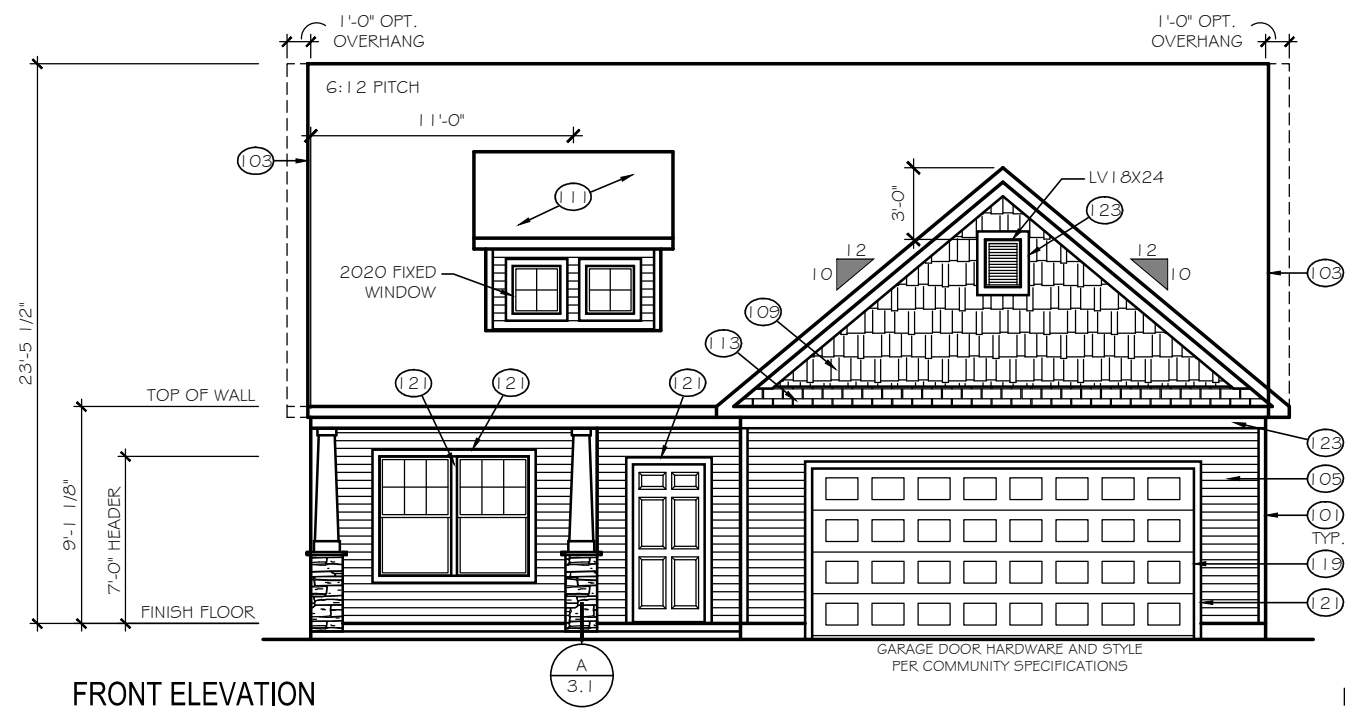
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DATE:  
04-22-19

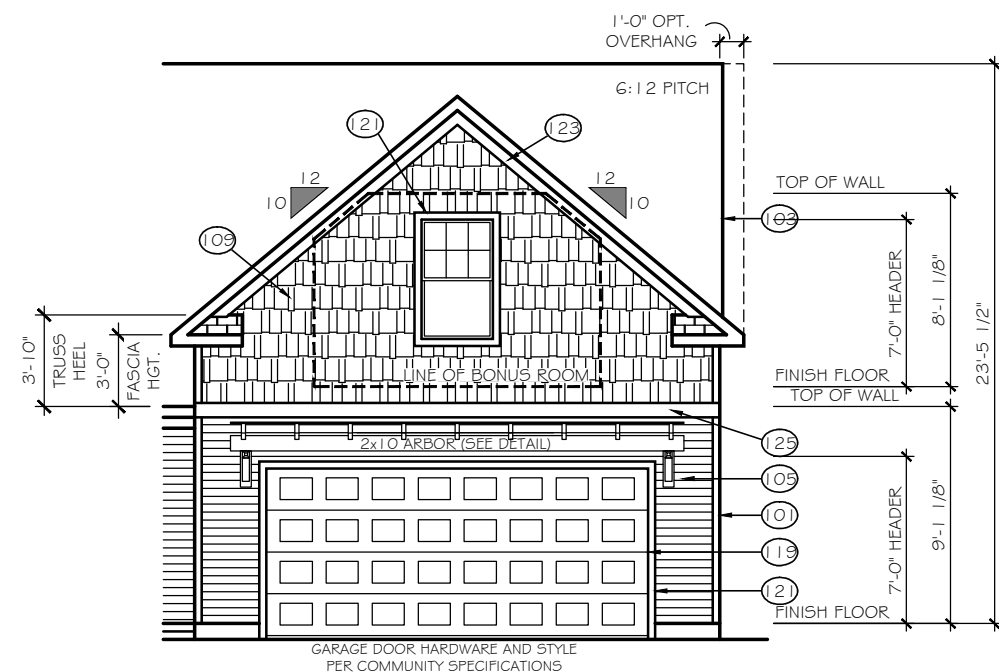
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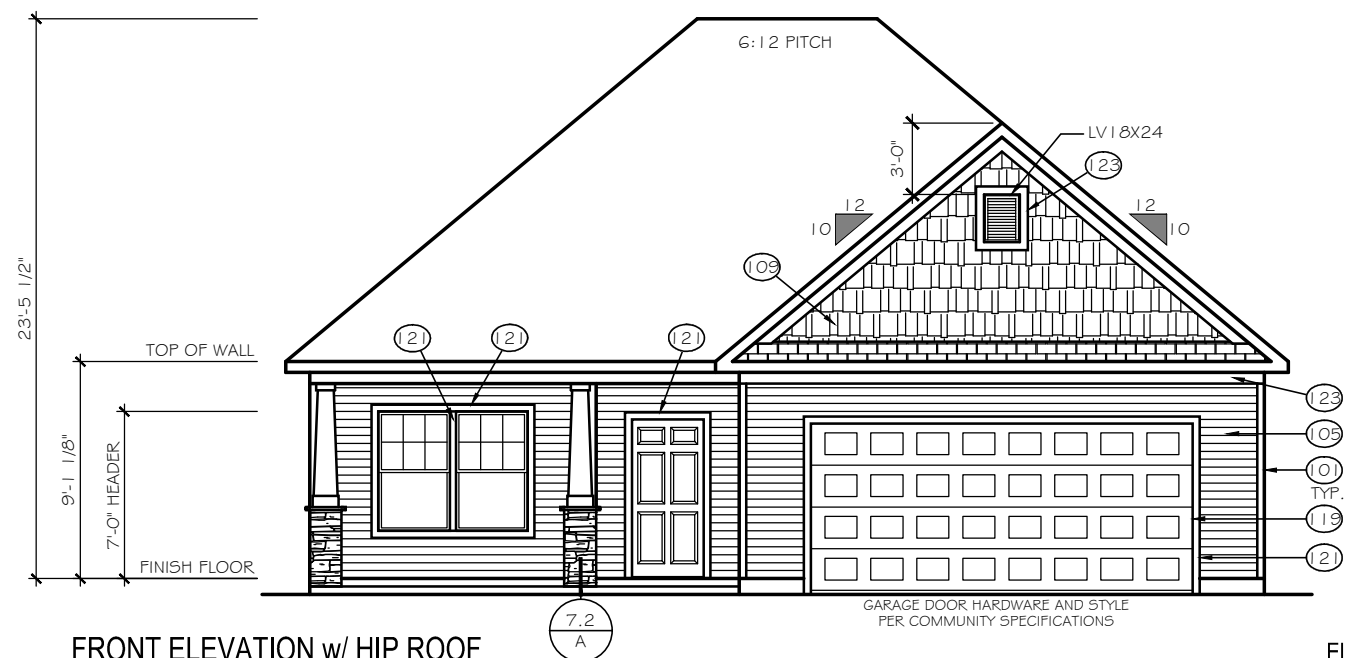
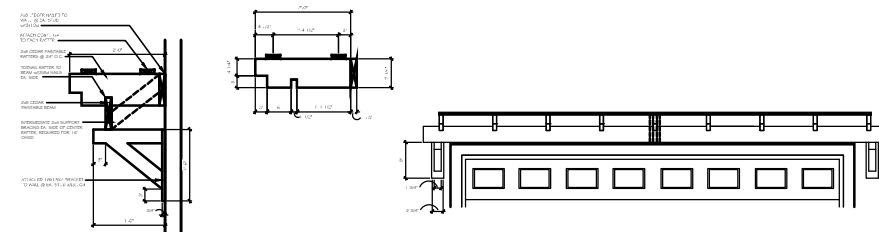
SHEET:  
**A3.24**  
v1.19



SCALE: 1/8" = 1'-0"



SCALE: 1/8" = 1'-0"



SCALE: 1/8" = 1'-0"

GARAGE BONUS ROOM NOT  
AVAILABLE WITH HIP ROOFS

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## ELEVATION OPTIONS

# ELEVATION E-11

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SCALE

$$1/8'' = 1'-0''$$

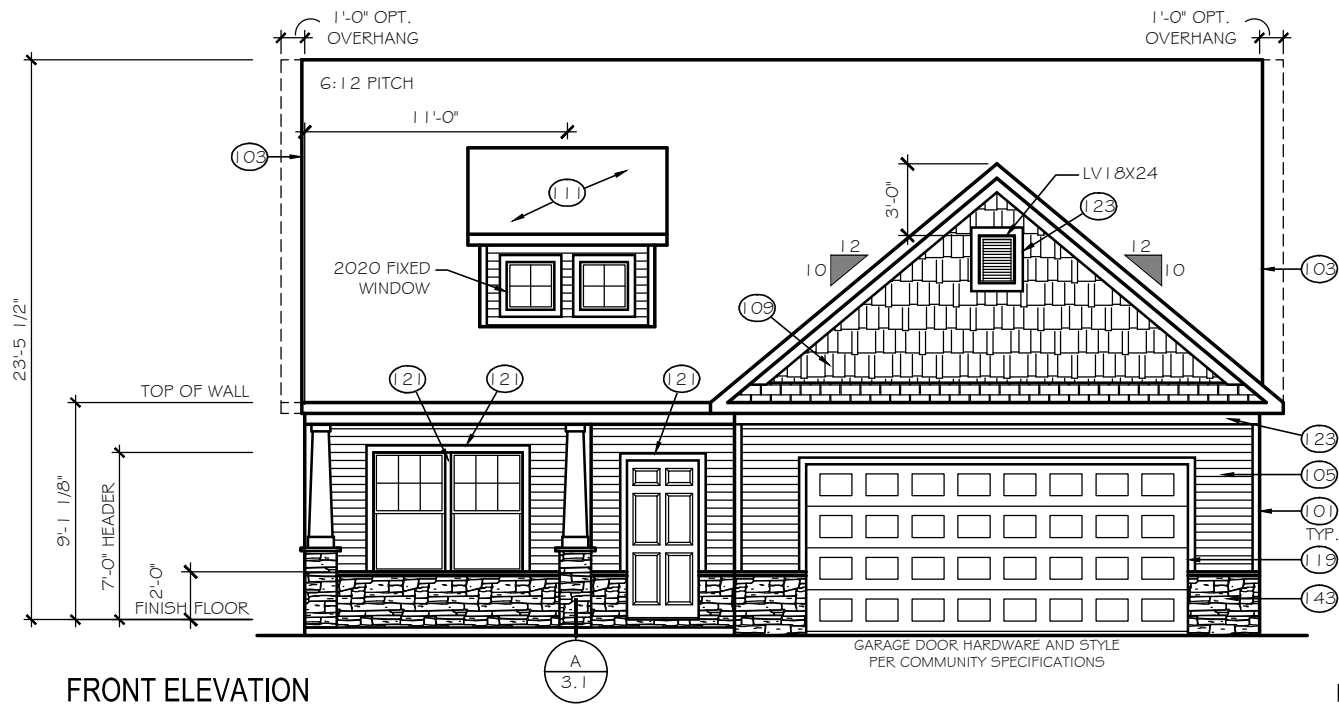
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SHEET:

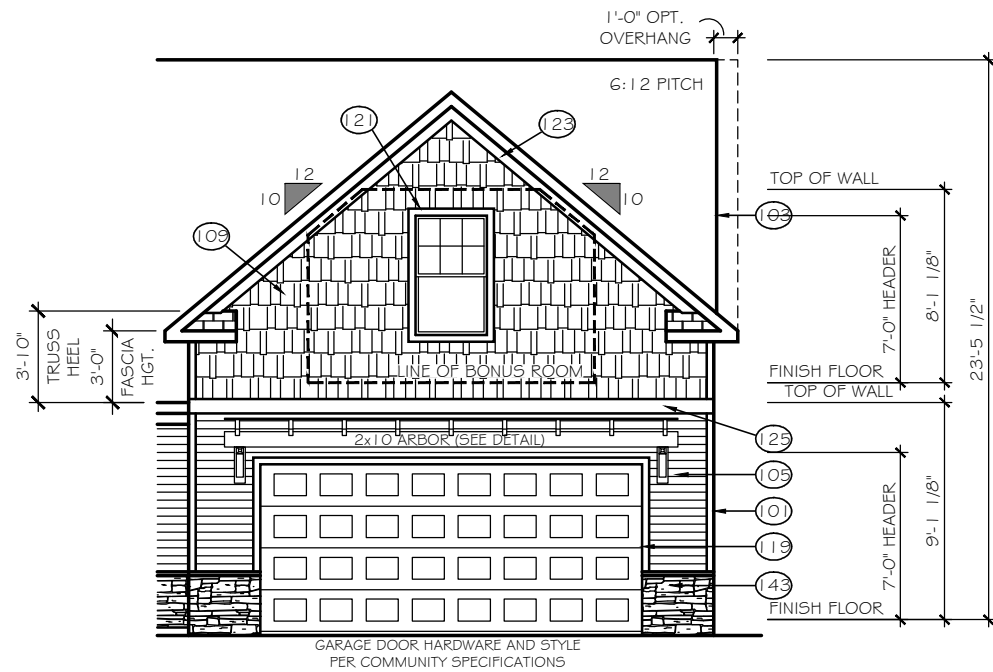
## A3.28

v1.19



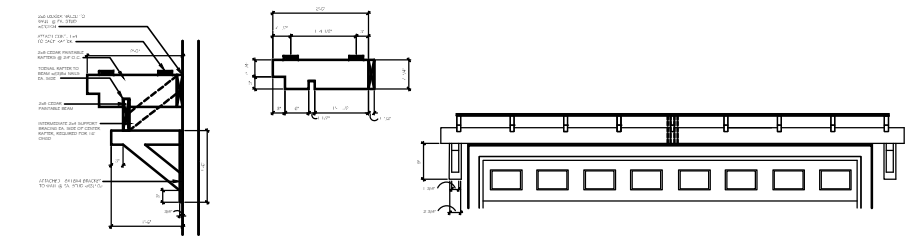
FRONT ELEVATION  
SCALE: 1/8" = 1'-0"

ELEVATION 'E-I2'

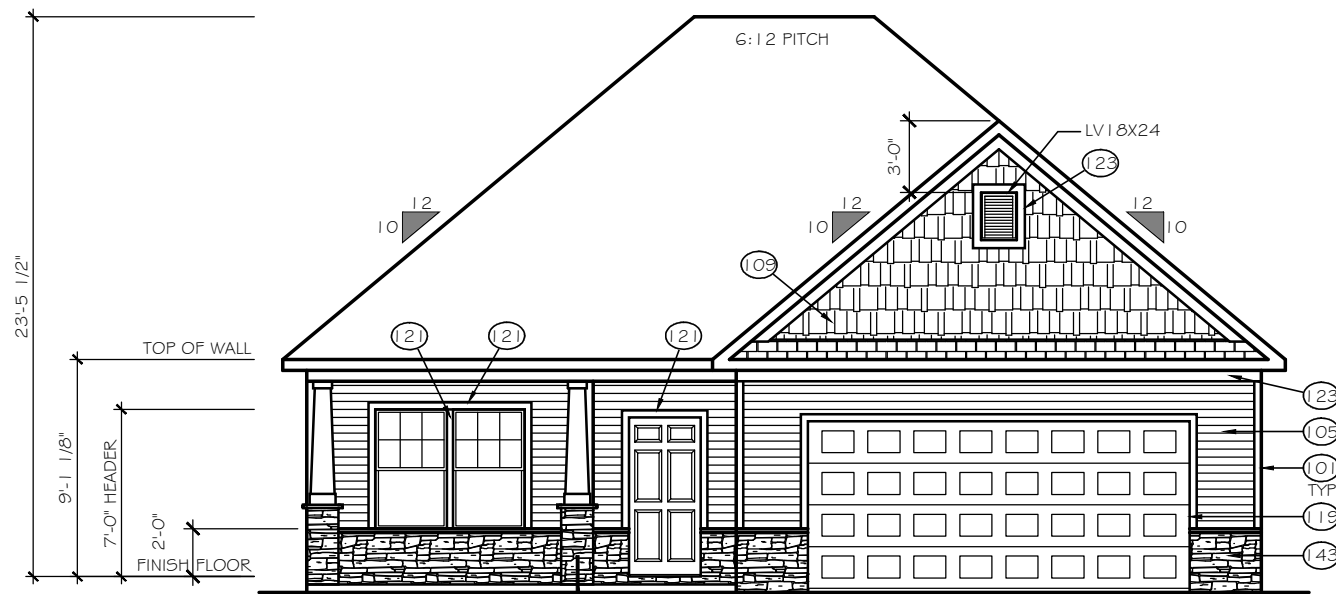


GARAGE BONUS ROOM  
SCALE: 1/8" = 1'-0"

ELEVATION 'E-I2B'



ARBOR DETAIL



FRONT ELEVATION w/ HIP ROOF  
SCALE: 1/8" = 1'-0"

ELEVATION 'E-I2H'

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ELEVATION OPTIONS  
ELEVATION E-I2

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SCALE:

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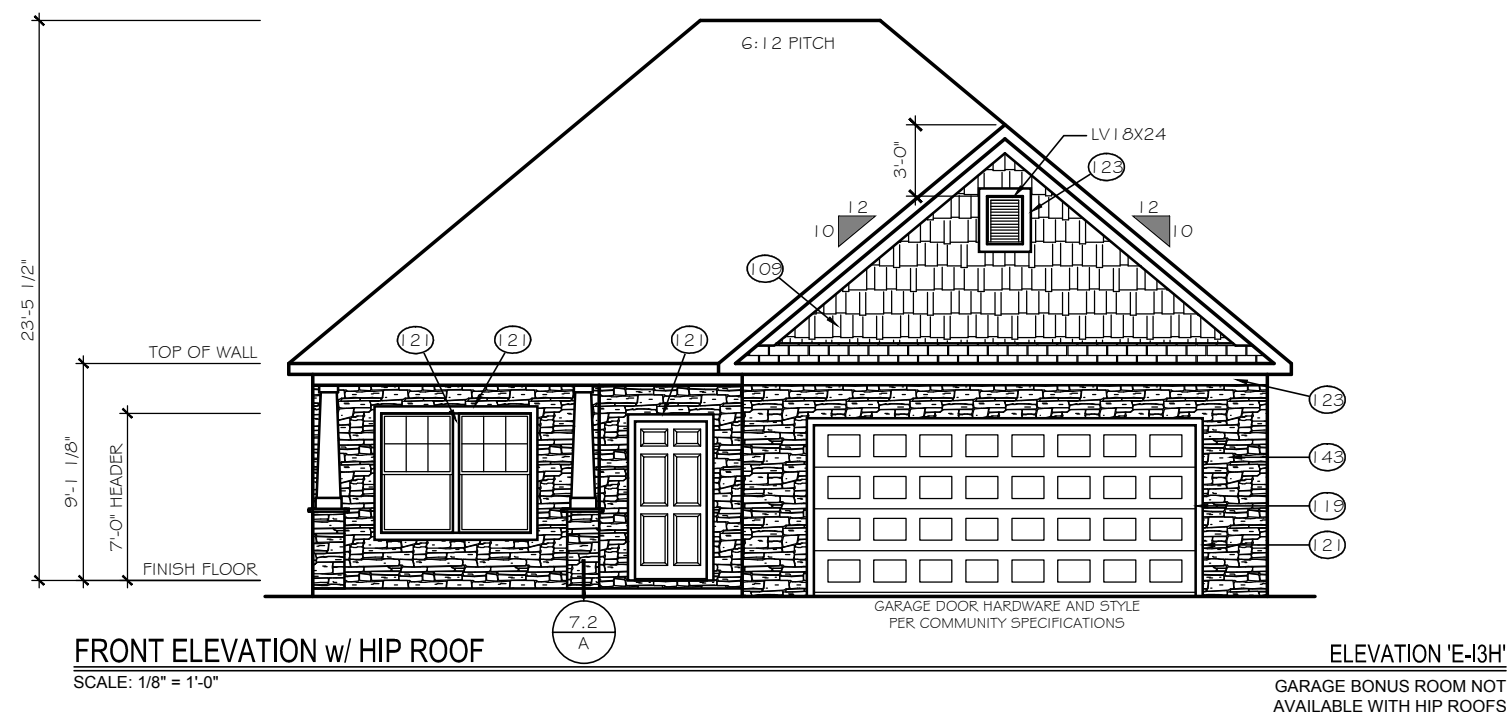
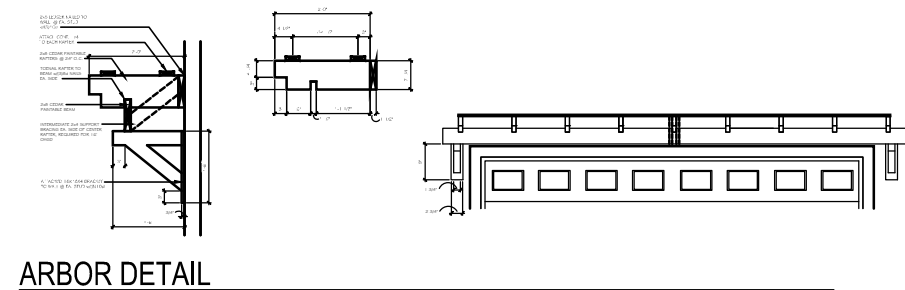
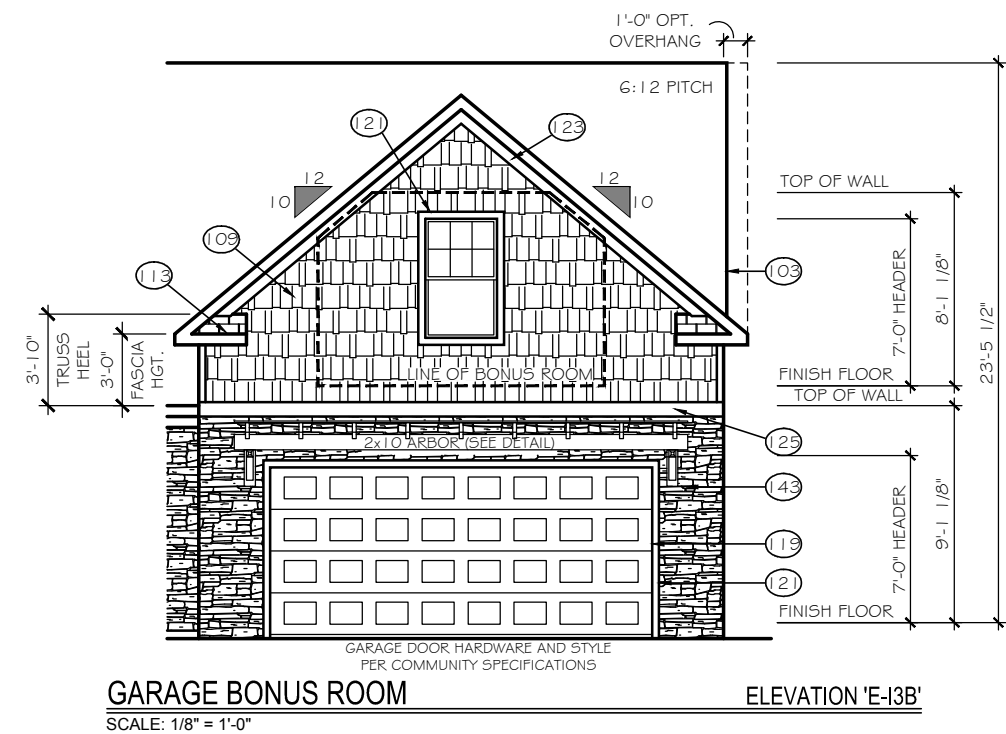
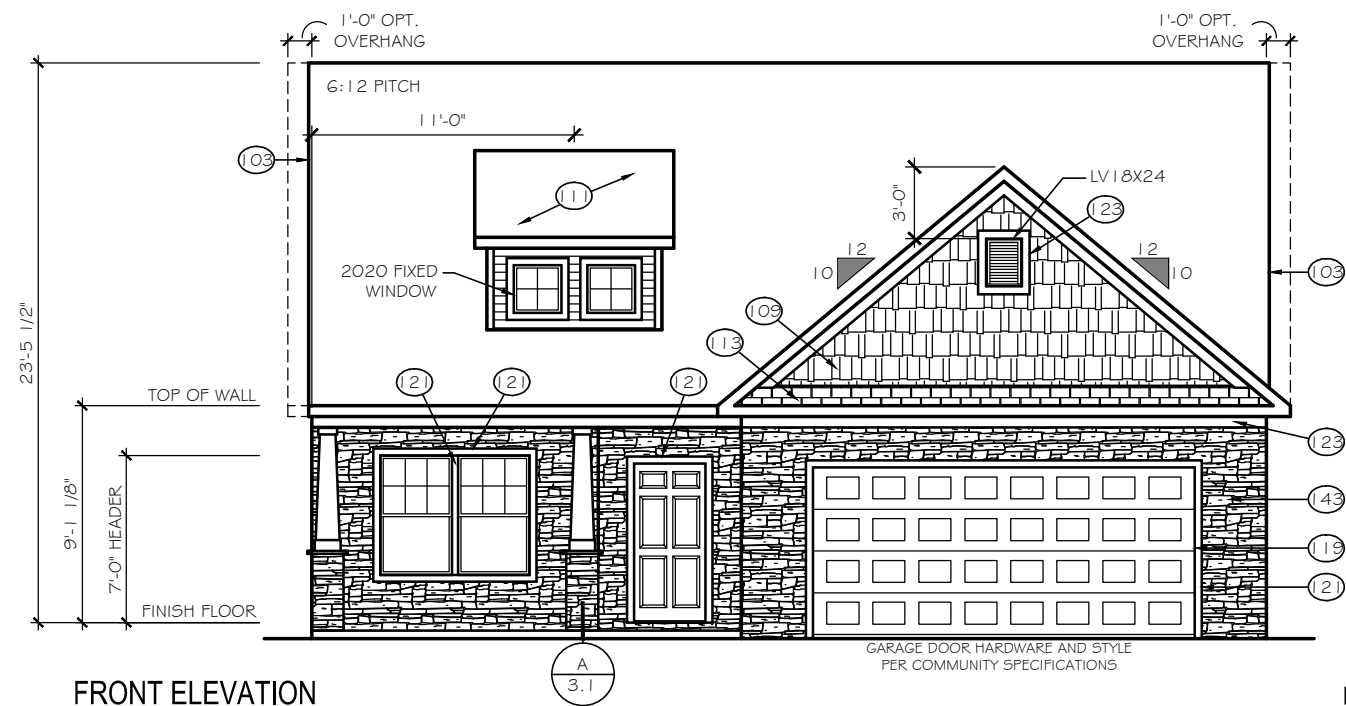
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SHEET:

**A3.29**

v1.19





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ELEVATION OPTIONS  
ELEVATION E-13

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SCALE:

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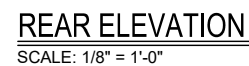
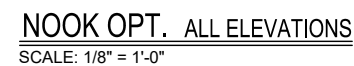
SHEET:

## A3.30

v1.19



ELEVATION 'E-01'



ELEVATION 'E-01 thru E-04'



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FRONT & REAR ELEVATIONS  
ELEVATION E-01

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SCALE:

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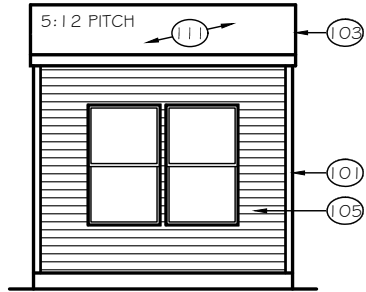
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RS / BS

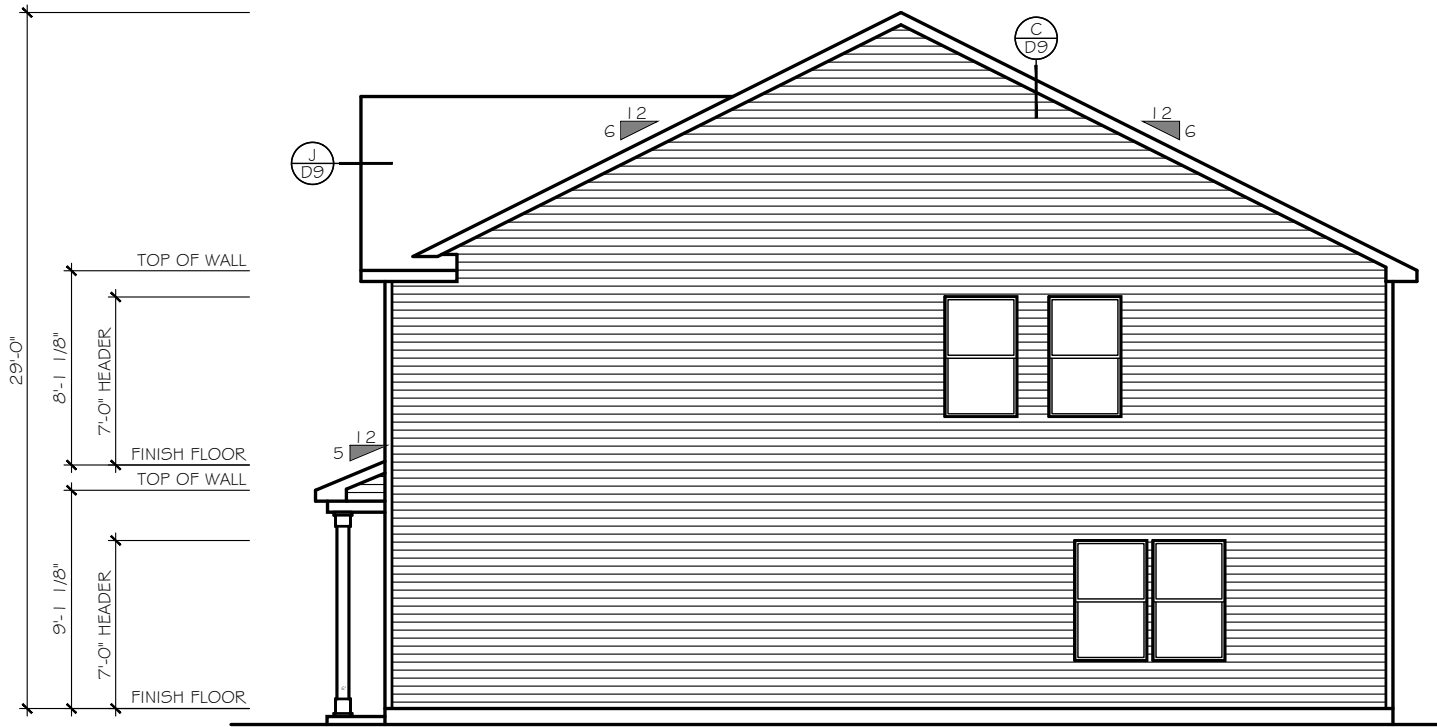
SHEET:

## A4.01

v. 5.4

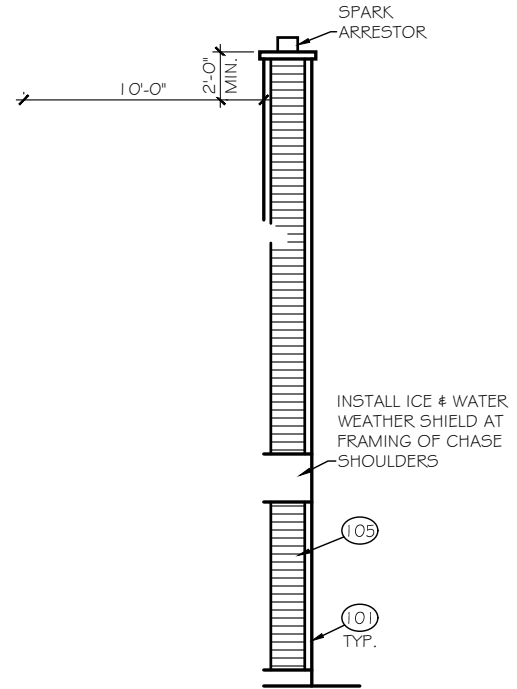


OPT. NOOK ALL ELEVATIONS  
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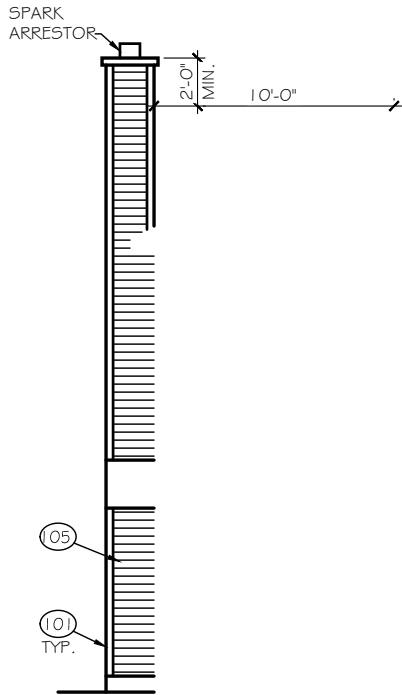


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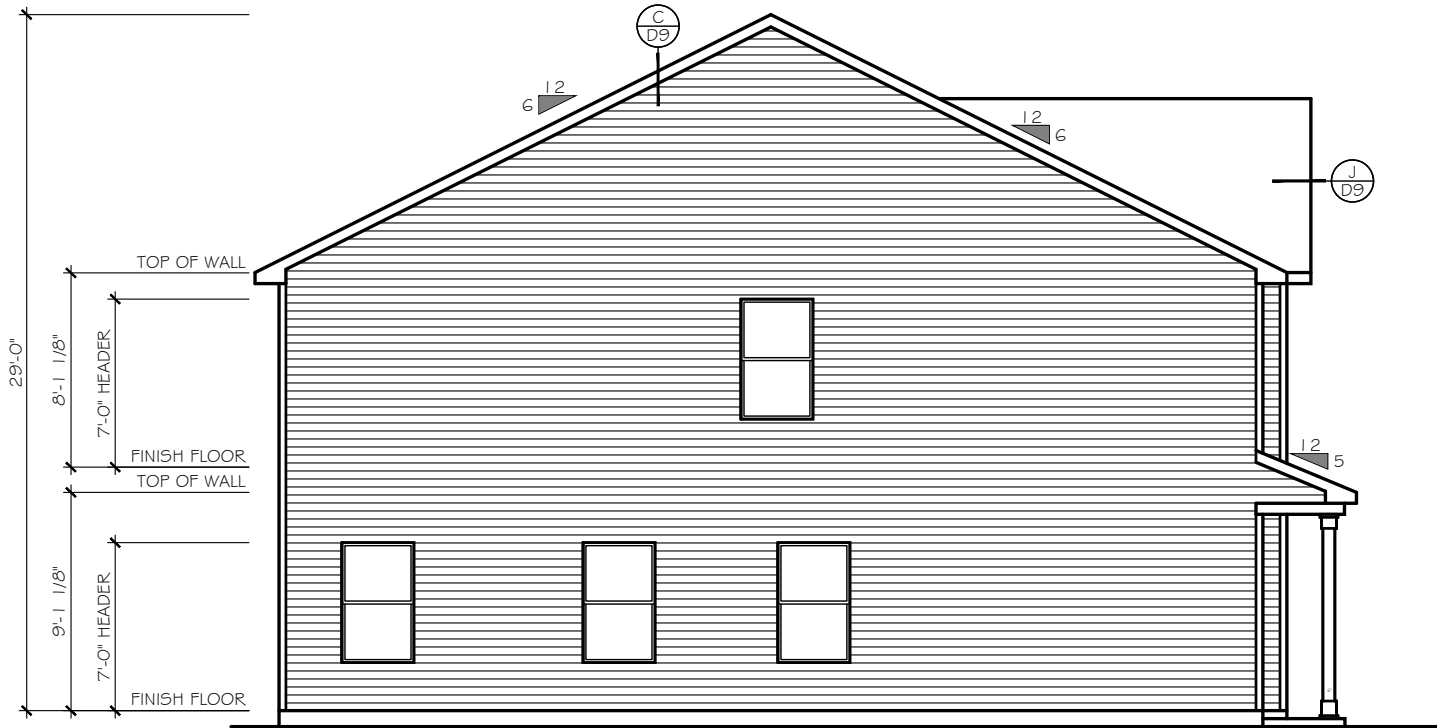
ELEVATION 'E-01 thru E-04'



OPT. WOOD FIREPLACE ALL ELEVATIONS  
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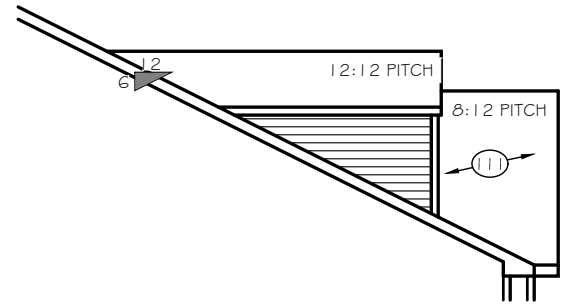


OPT. WOOD FIREPLACE ALL ELEVATIONS  
SCALE: 1/8" = 1'-0"



LEFT ELEVATION  
SCALE: 1/8" = 1'-0"

ELEVATION 'E-01 thru E-04'



OPT. DORMERS ELEV. E-A1 thru E-B4  
SCALE: 1/8" = 1'-0"

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RIGHT & LEFT ELEVATIONS  
ELEVATION E-01-04

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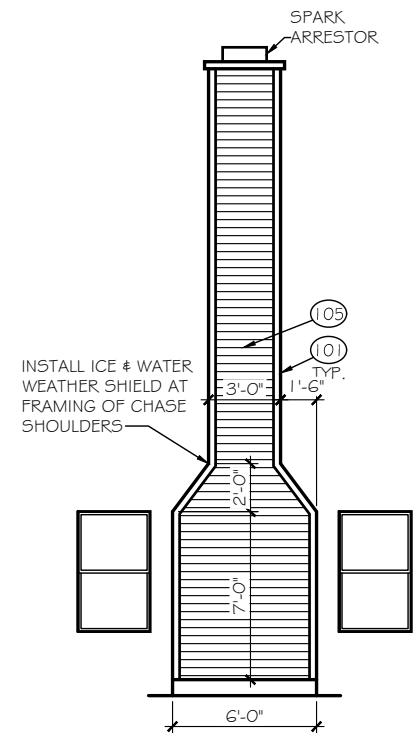
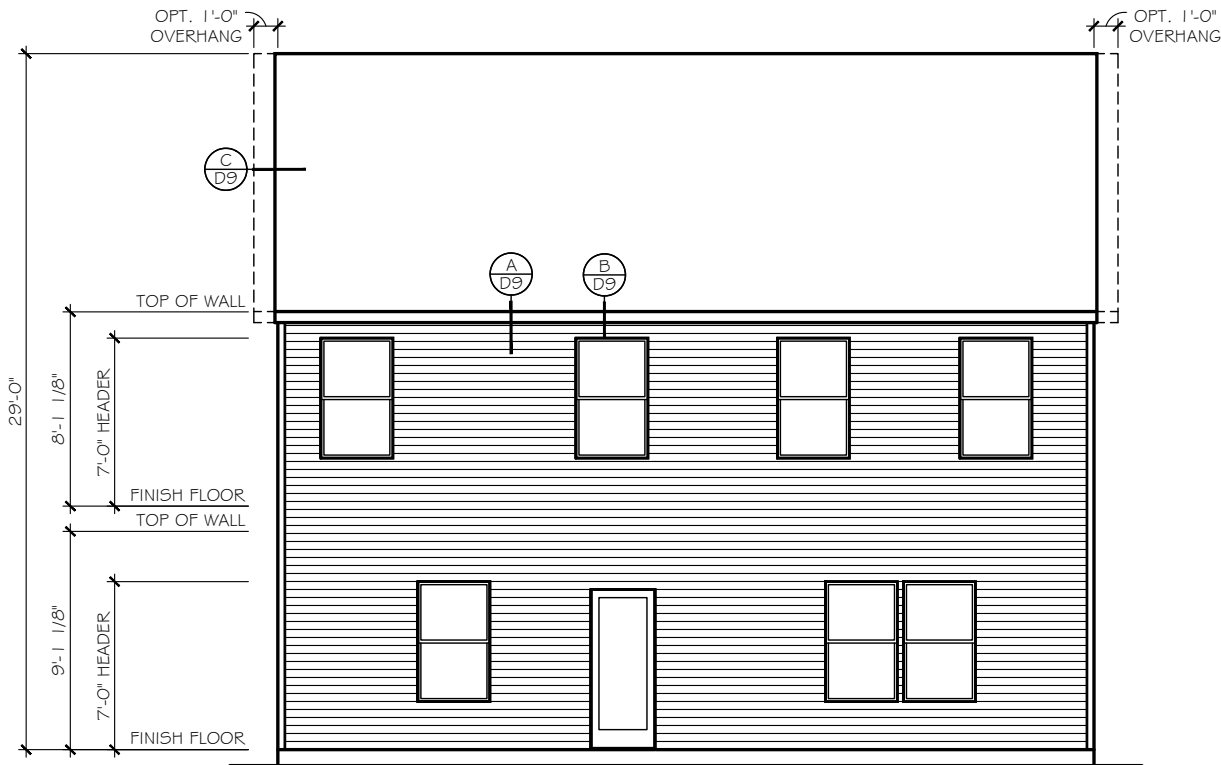
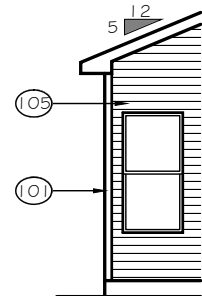
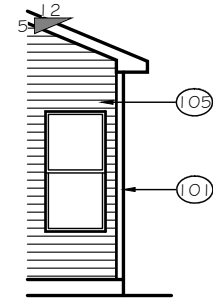
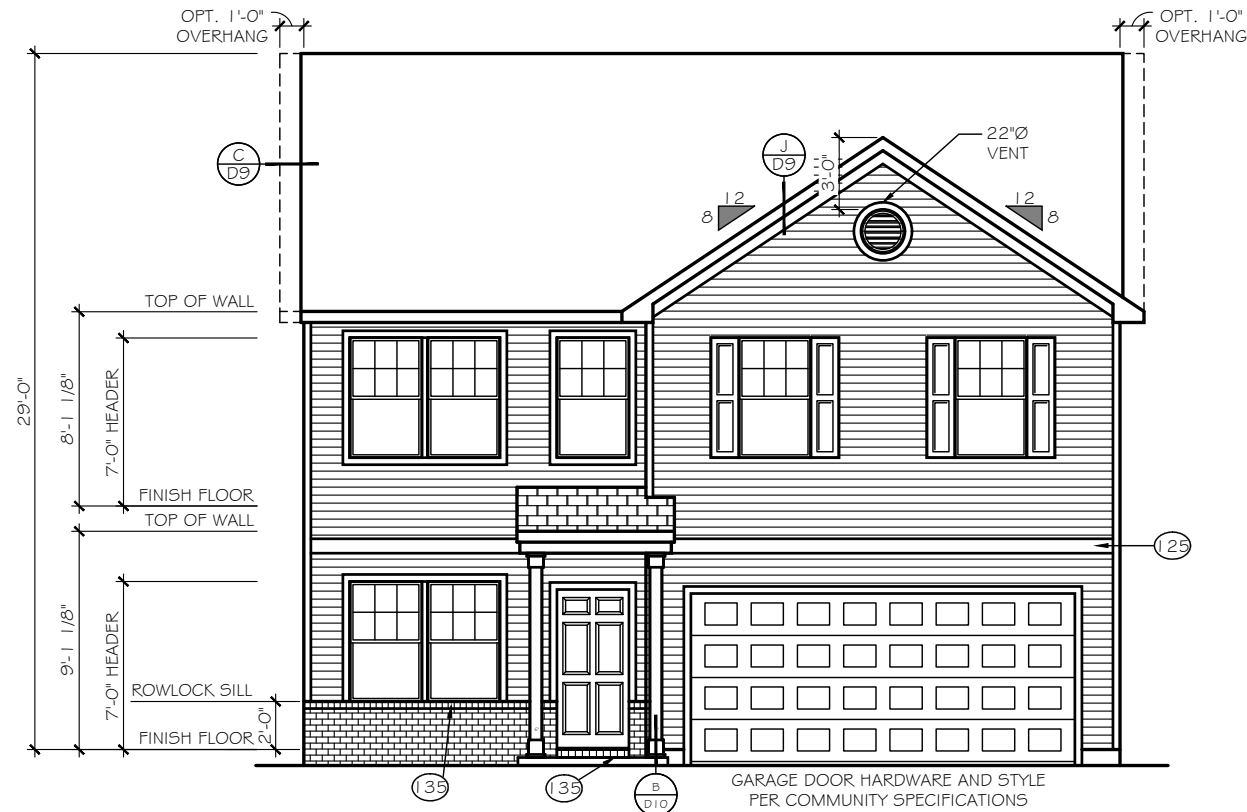
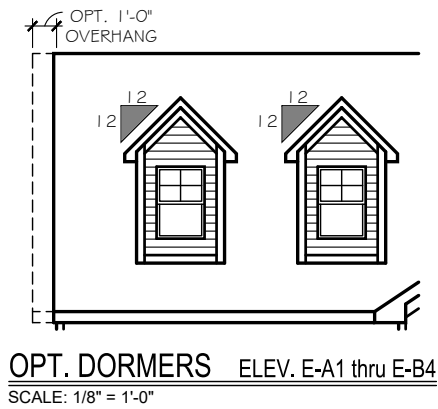
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SHEET:

**A4.01a**

v. 5.4



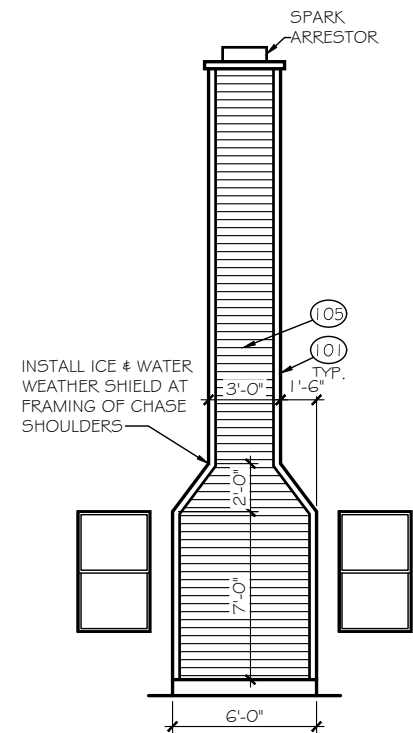
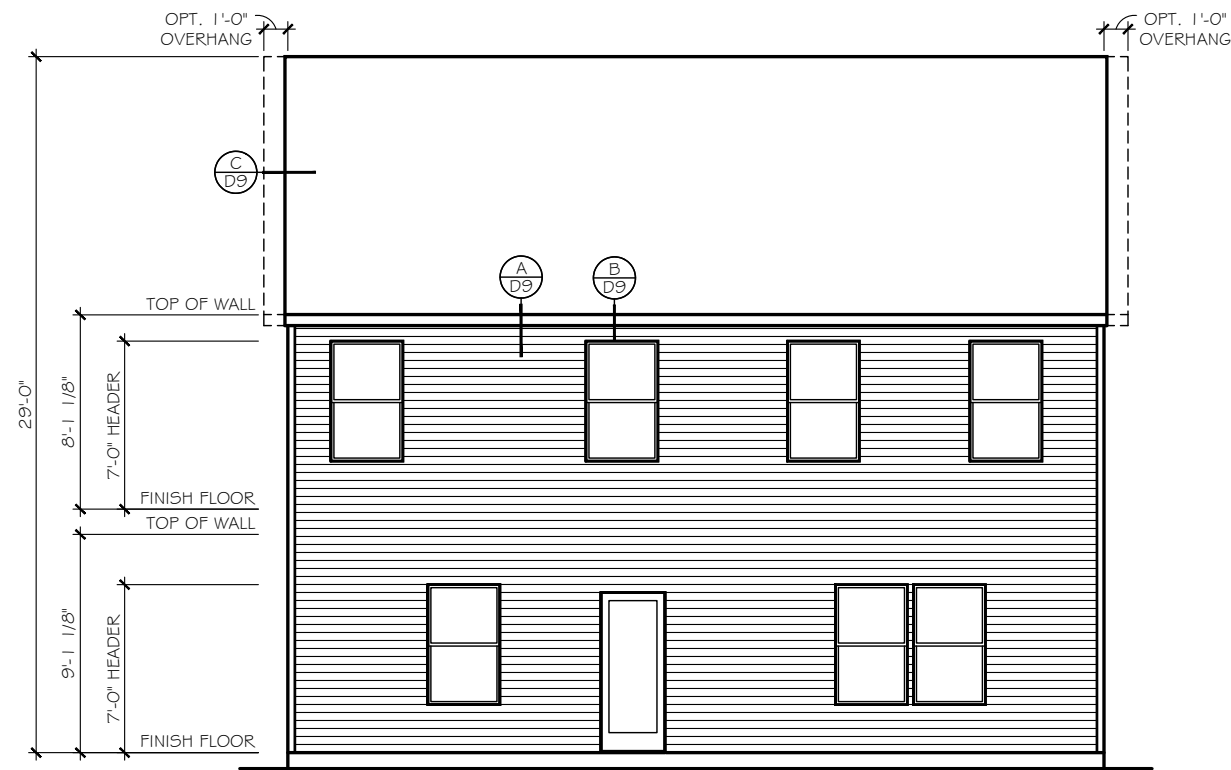
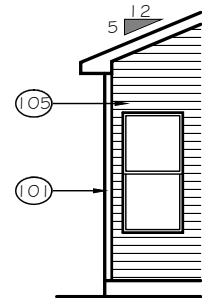
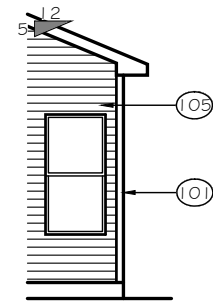
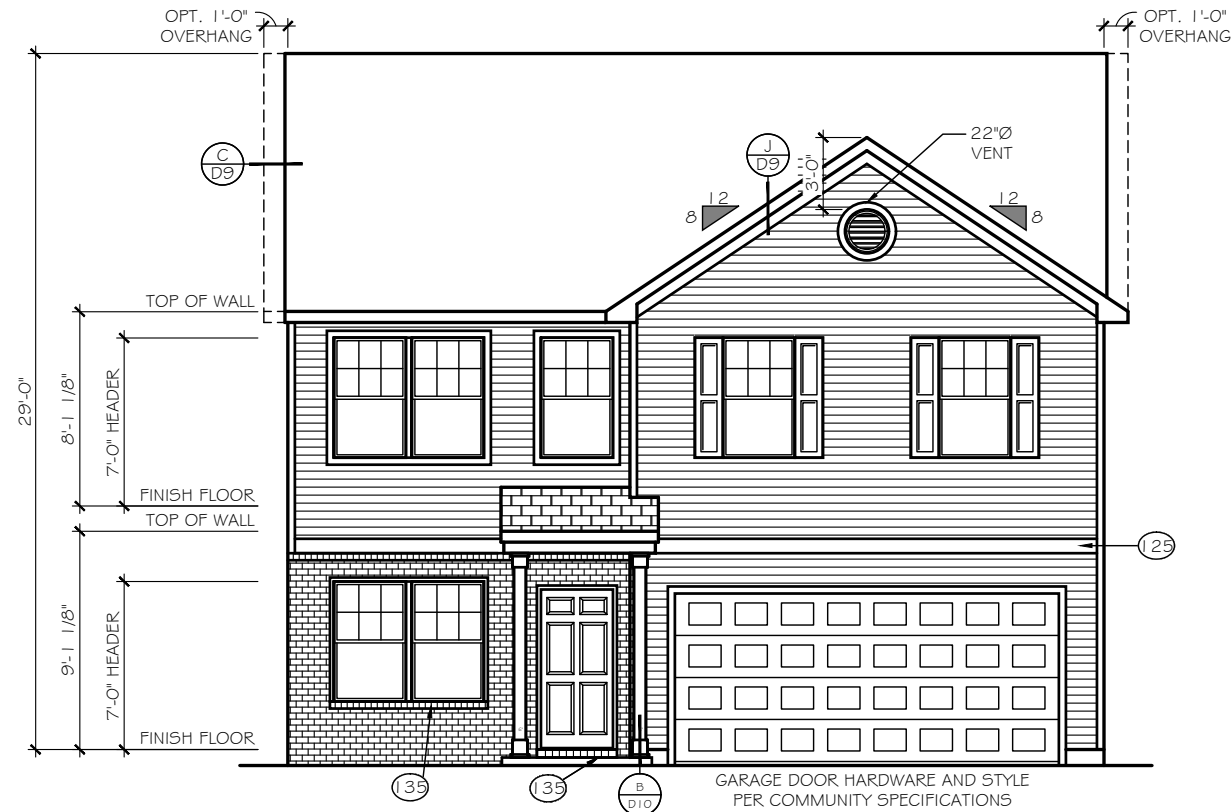
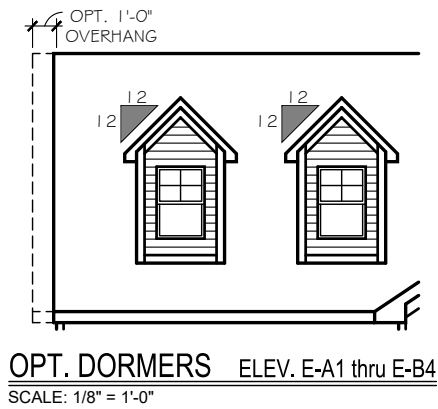


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FRONT & REAR ELEVATIONS  
ELEVATION E-02  
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**A4.02**  
v. 5.4

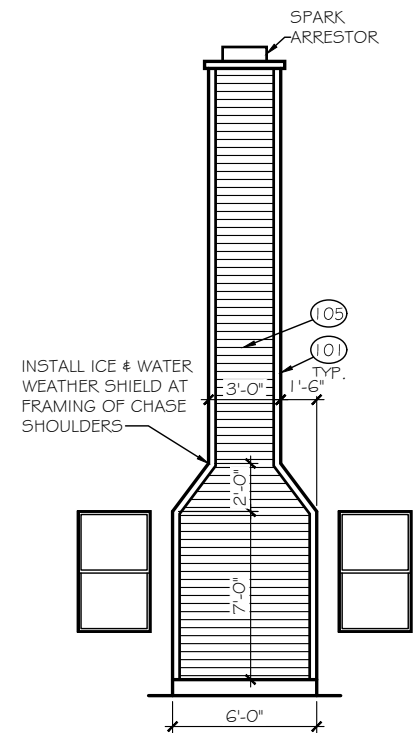
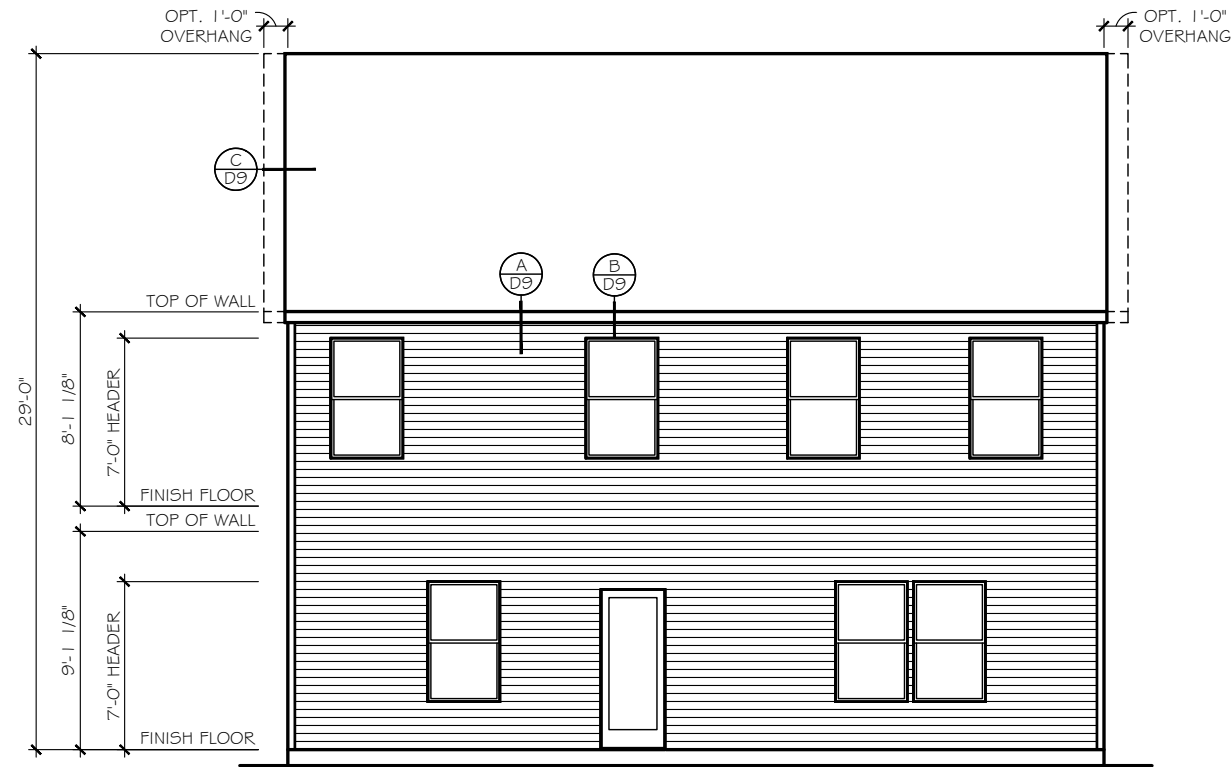
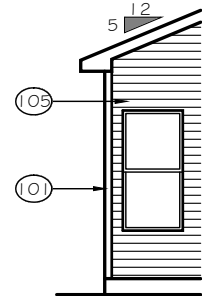
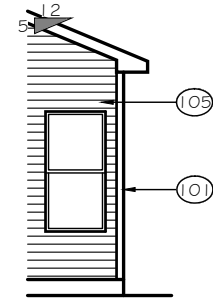
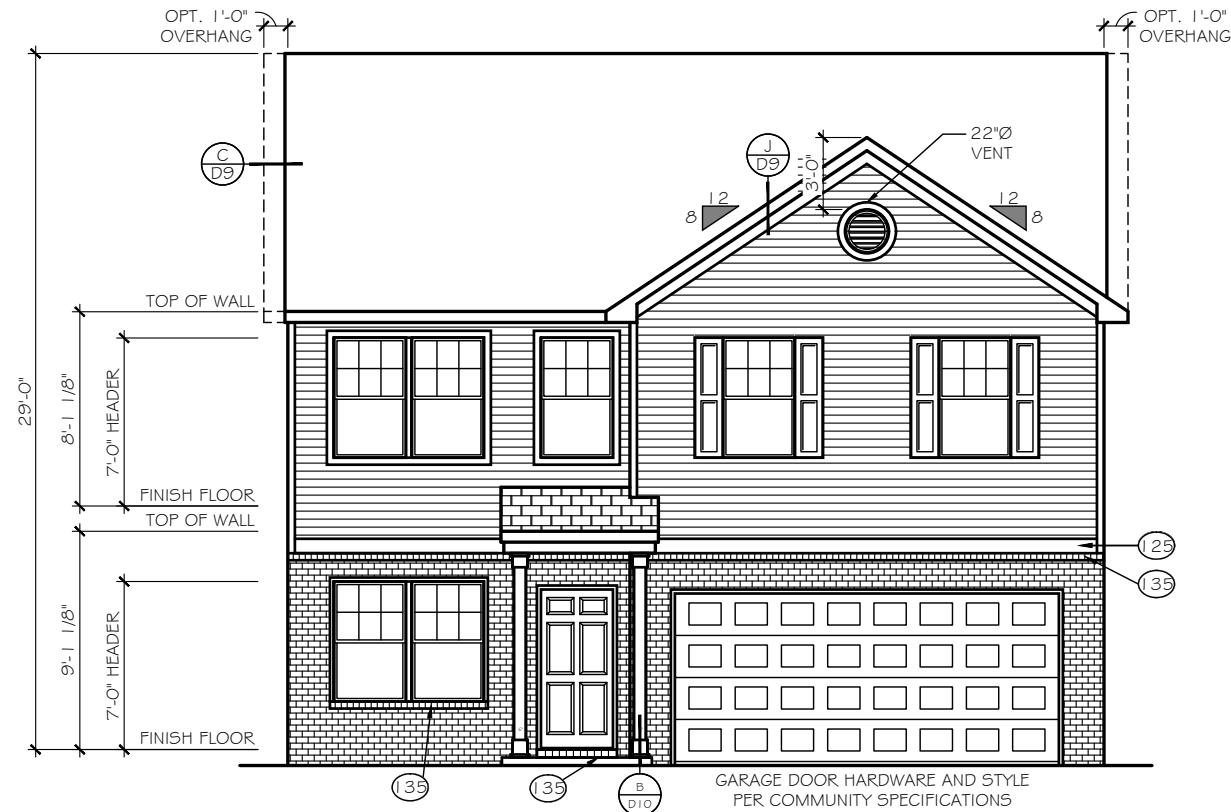
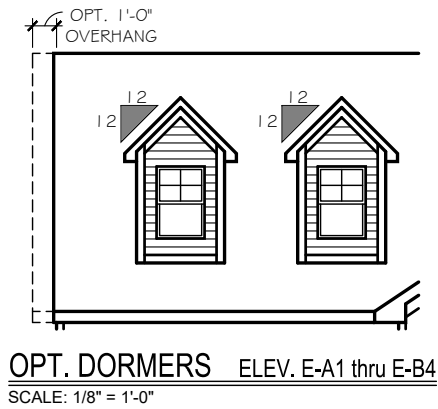


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FRONT & REAR ELEVATIONS  
ELEVATION E-03  
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SHEET:  
**A4.03**  
v. 5.4



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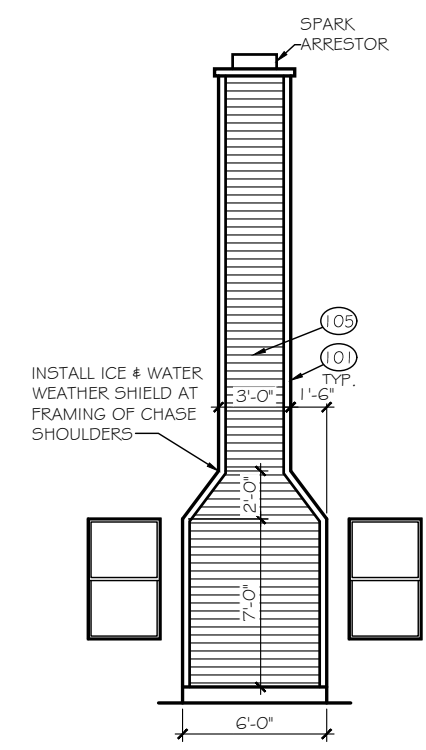
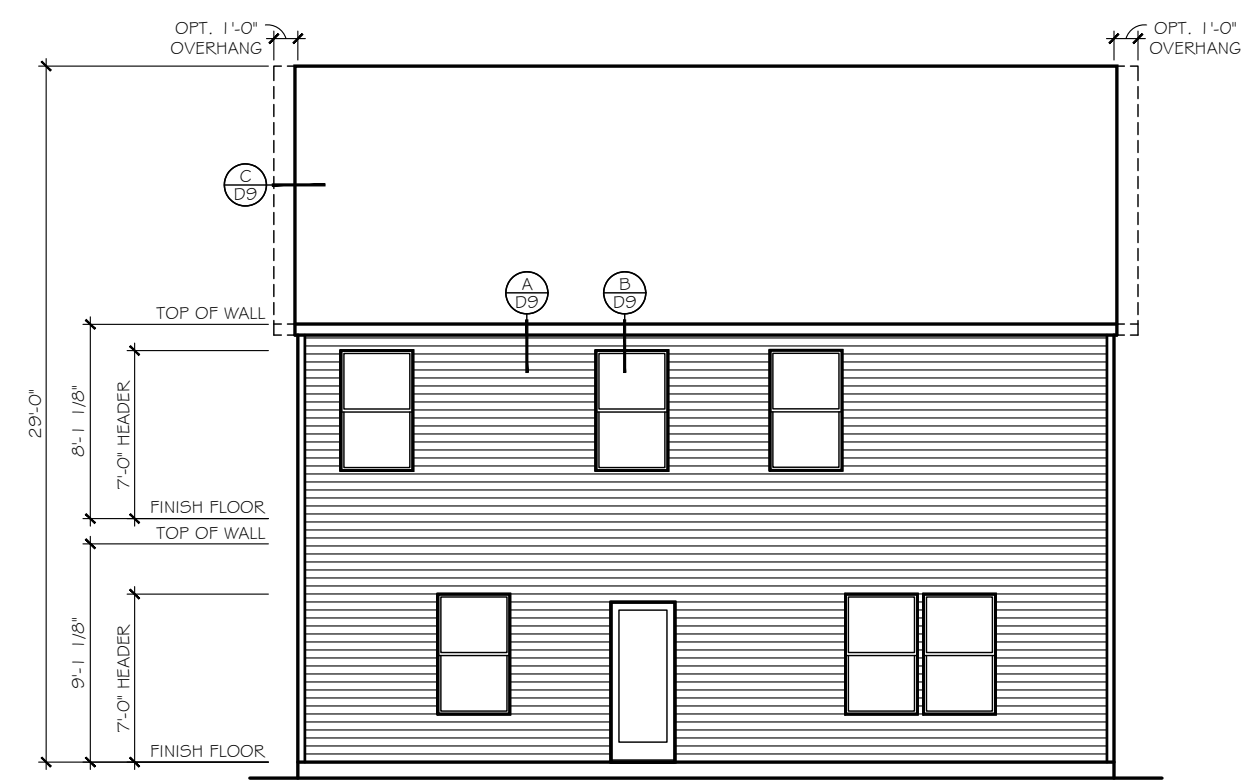
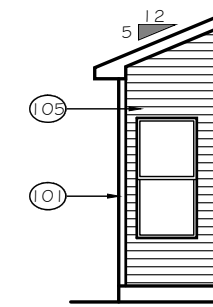
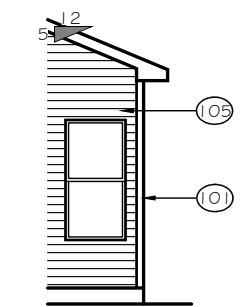
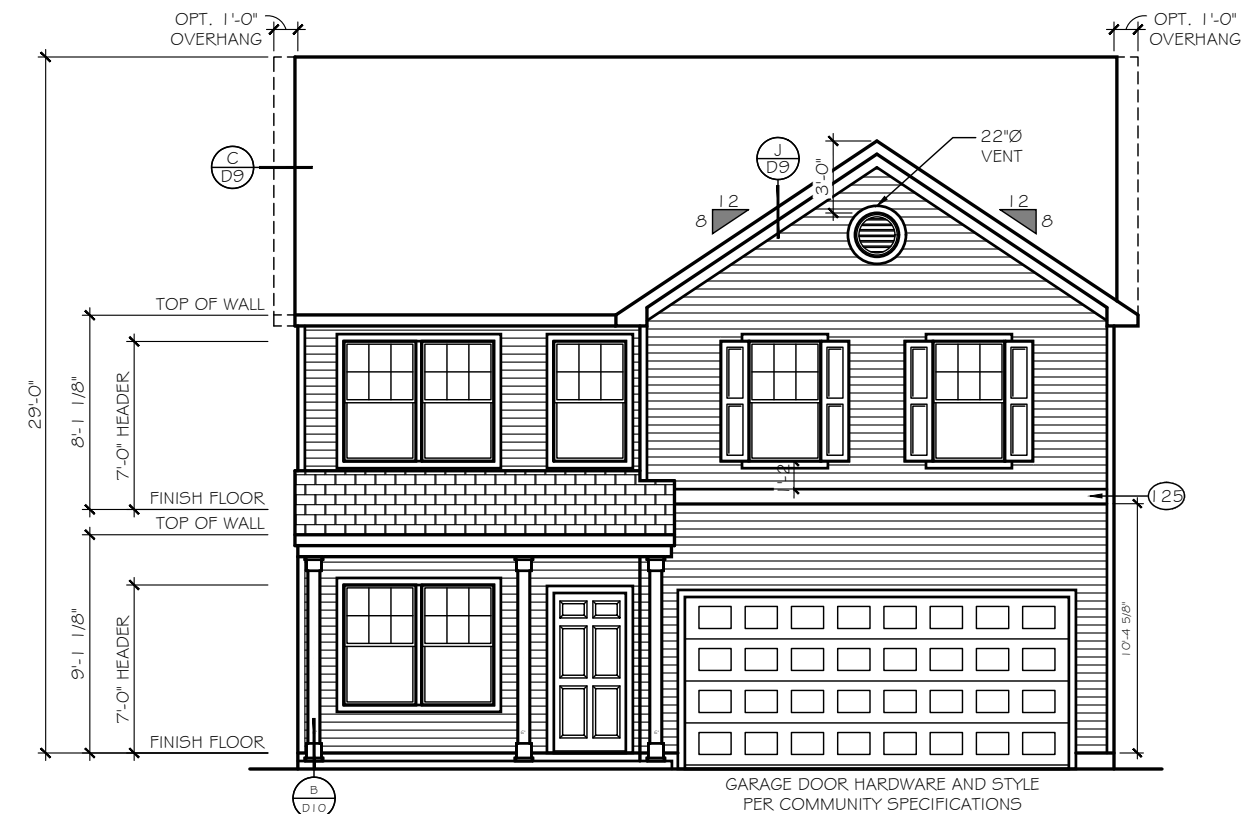
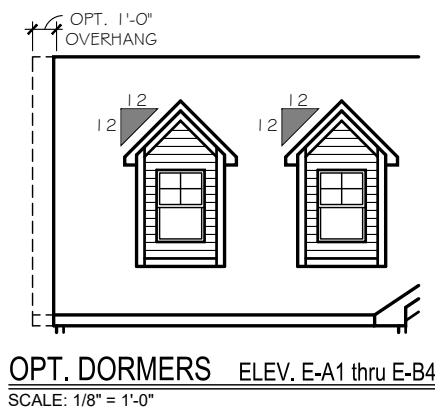
FRONT & REAR ELEVATIONS  
ELEVATION E-04  
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SHEET:  
**A4.04**  
v. 5.4





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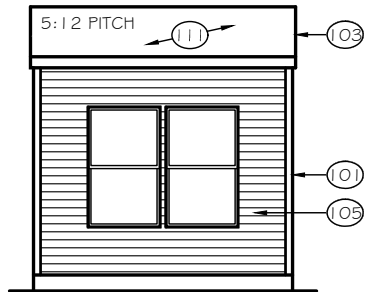
FRONT & REAR ELEVATIONS  
ELEVATION E-A1

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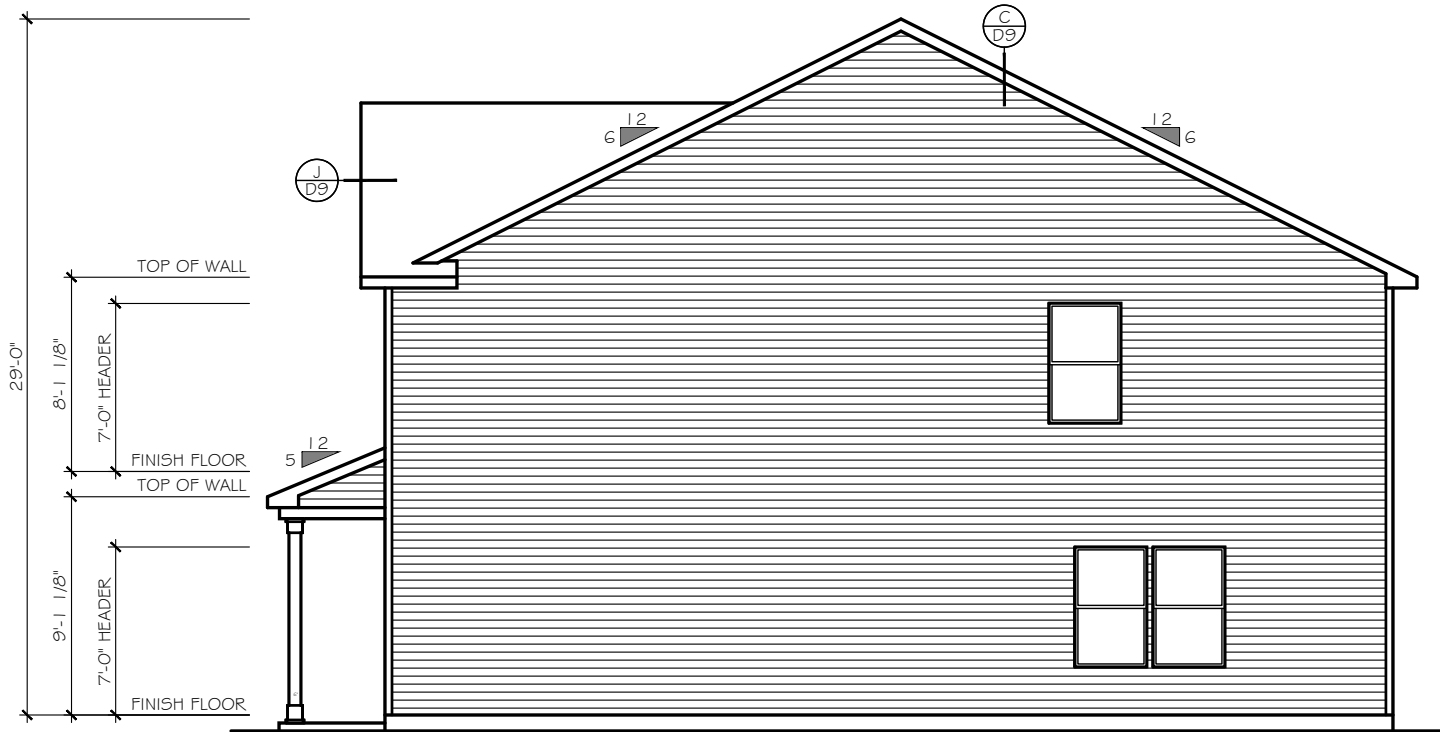
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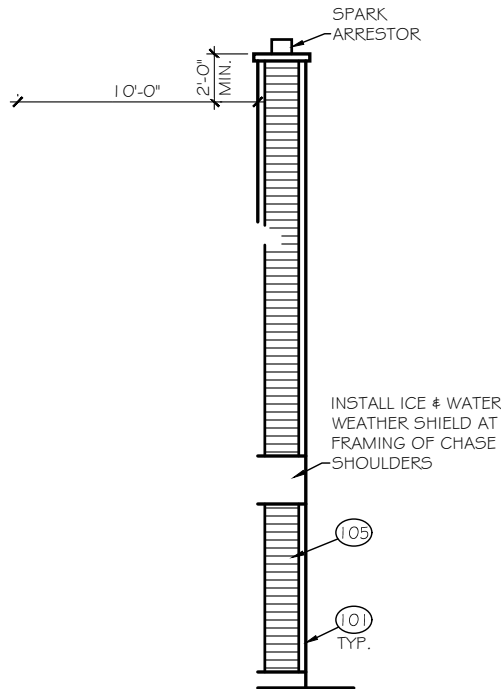
SHEET: **A4.1**  
v. 5.4



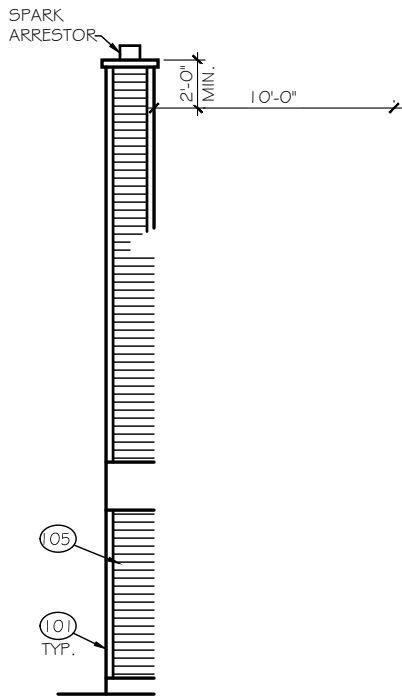
OPT. NOOK ALL ELEVATIONS  
SCALE: 1/8" = 1'-0"



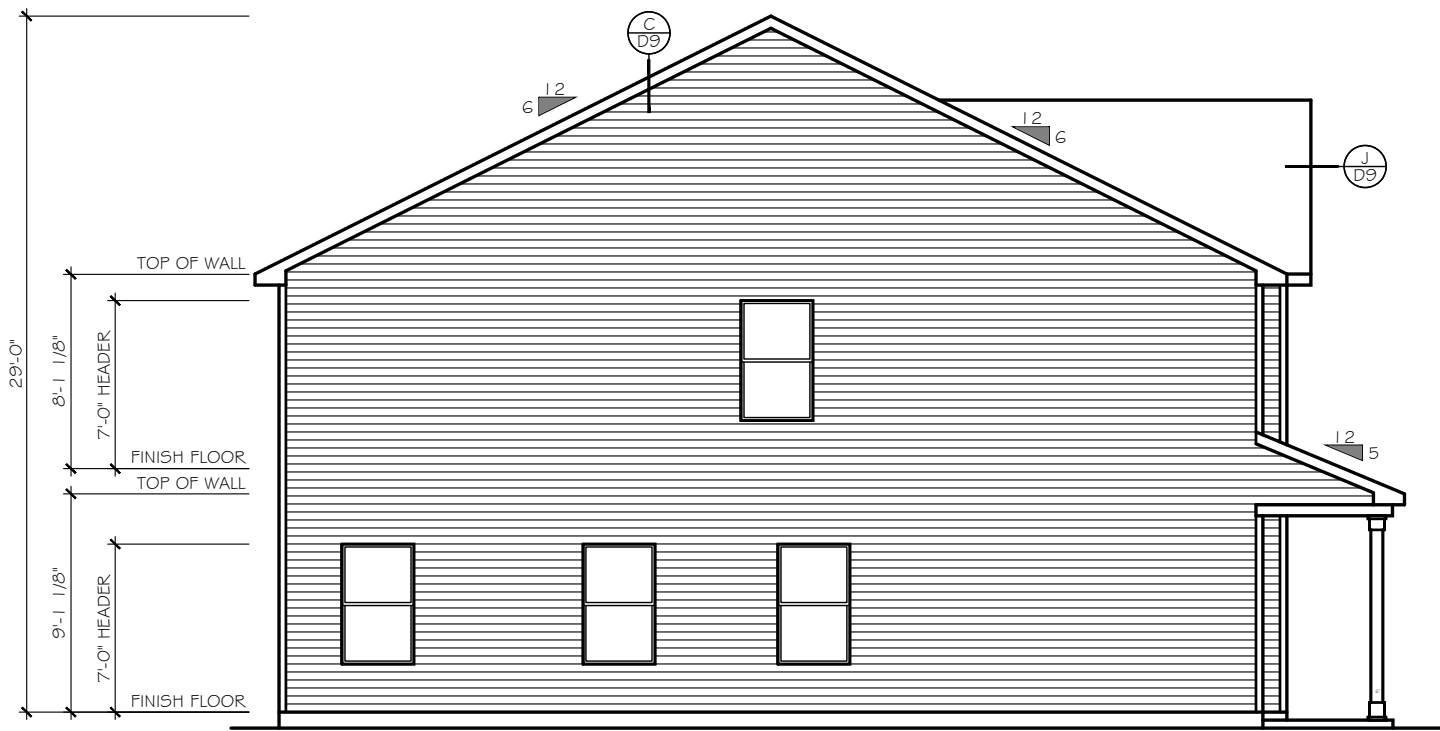
RIGHT ELEVATION  
SCALE: 1/8" = 1'-0" ELEVATION 'E-A1 thru E-B4'



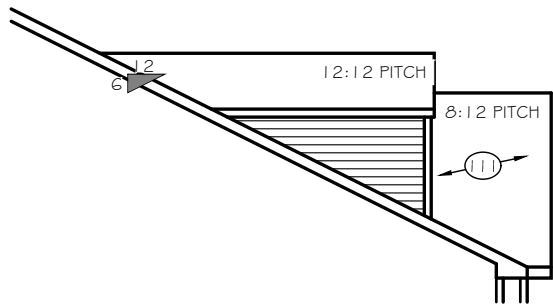
OPT. WOOD FIREPLACE ALL ELEVATIONS  
SCALE: 1/8" = 1'-0"



OPT. WOOD FIREPLACE ALL ELEVATIONS  
SCALE: 1/8" = 1'-0"



LEFT ELEVATION  
SCALE: 1/8" = 1'-0" ELEVATION 'E-A1 thru E-B4'



OPT. DORMERS ELEV. E-A1 thru E-B4  
SCALE: 1/8" = 1'-0"

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RIGHT & LEFT ELEVATIONS

ELEVATION E-A1

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SCALE:

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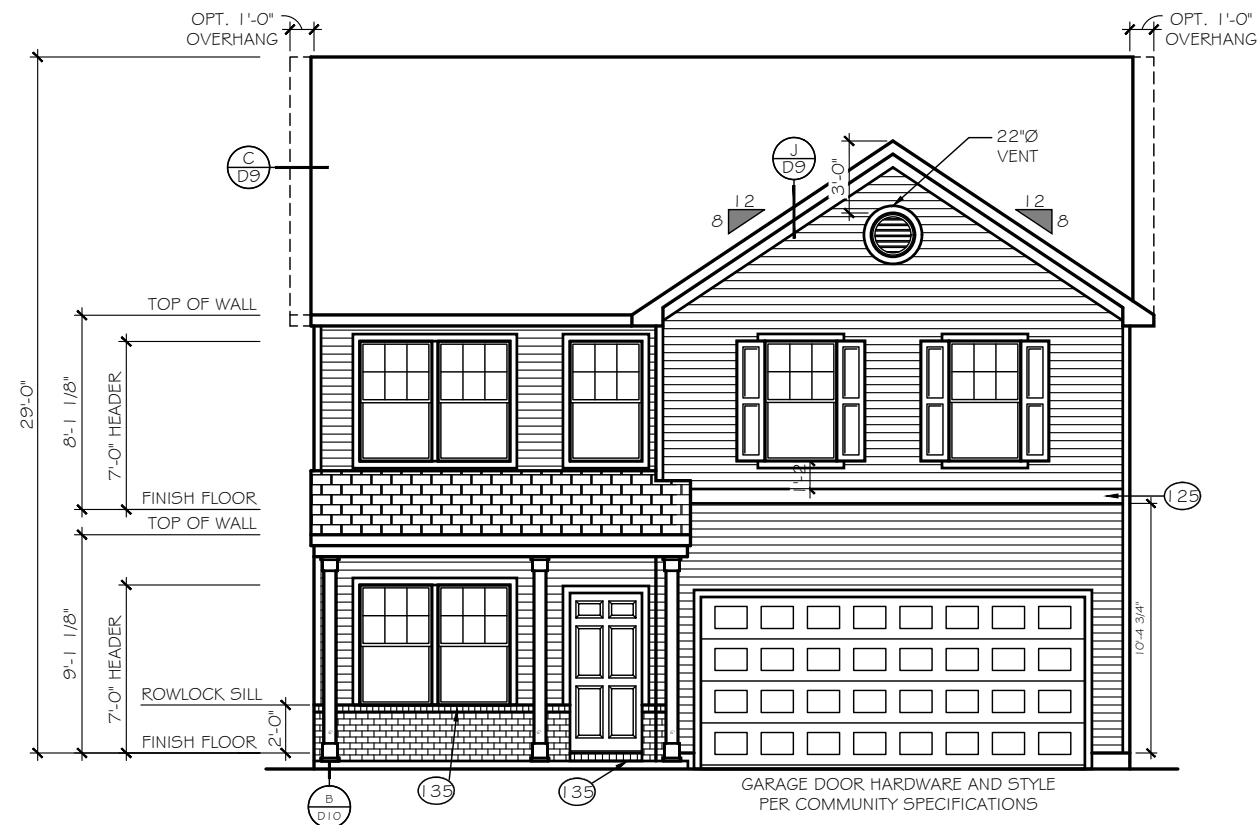
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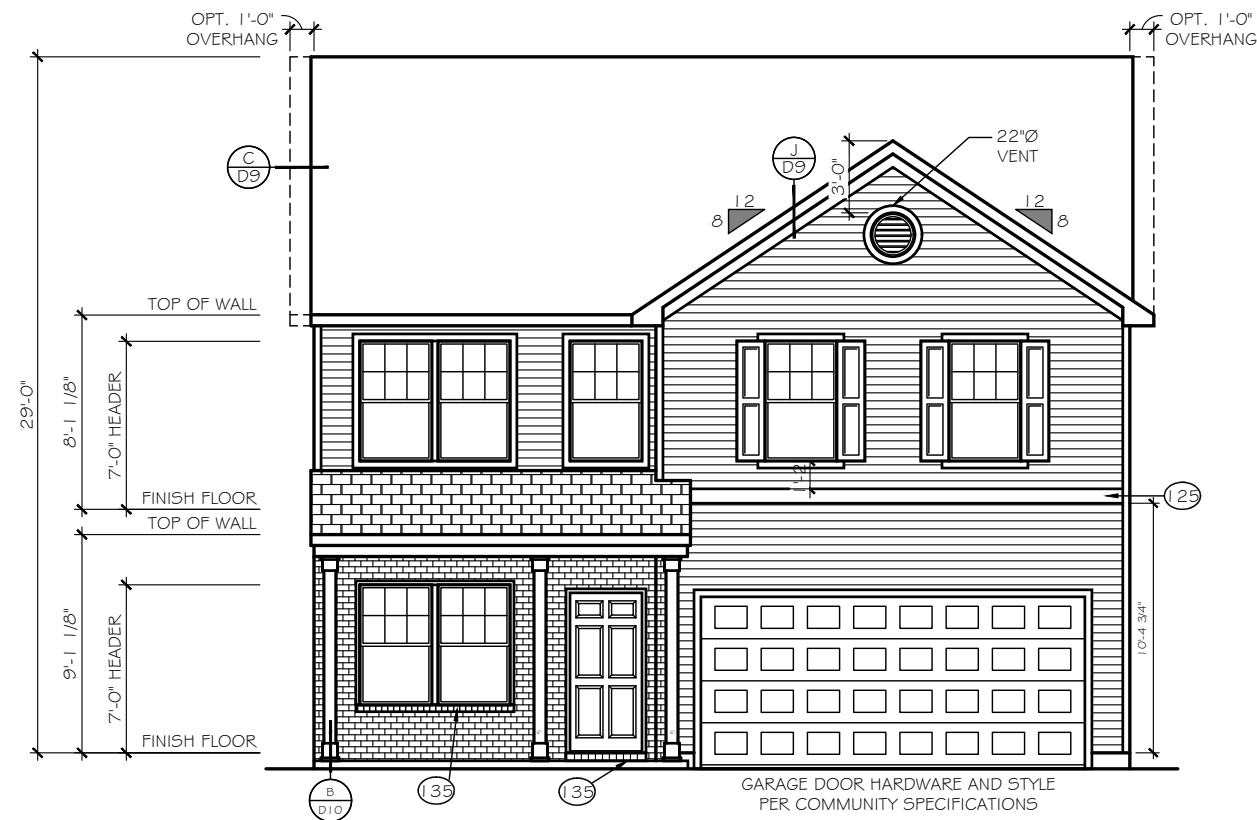
**A4.2**

v. 5.4



FRONT ELEVATION  
SCALE: 1/8" = 1'-0"

ELEVATION 'E-A2'



FRONT ELEVATION  
SCALE: 1/8" = 1'-0"

ELEVATION 'E-A3'

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ELEVATION OPTIONS  
FRONT ELEVATIONS

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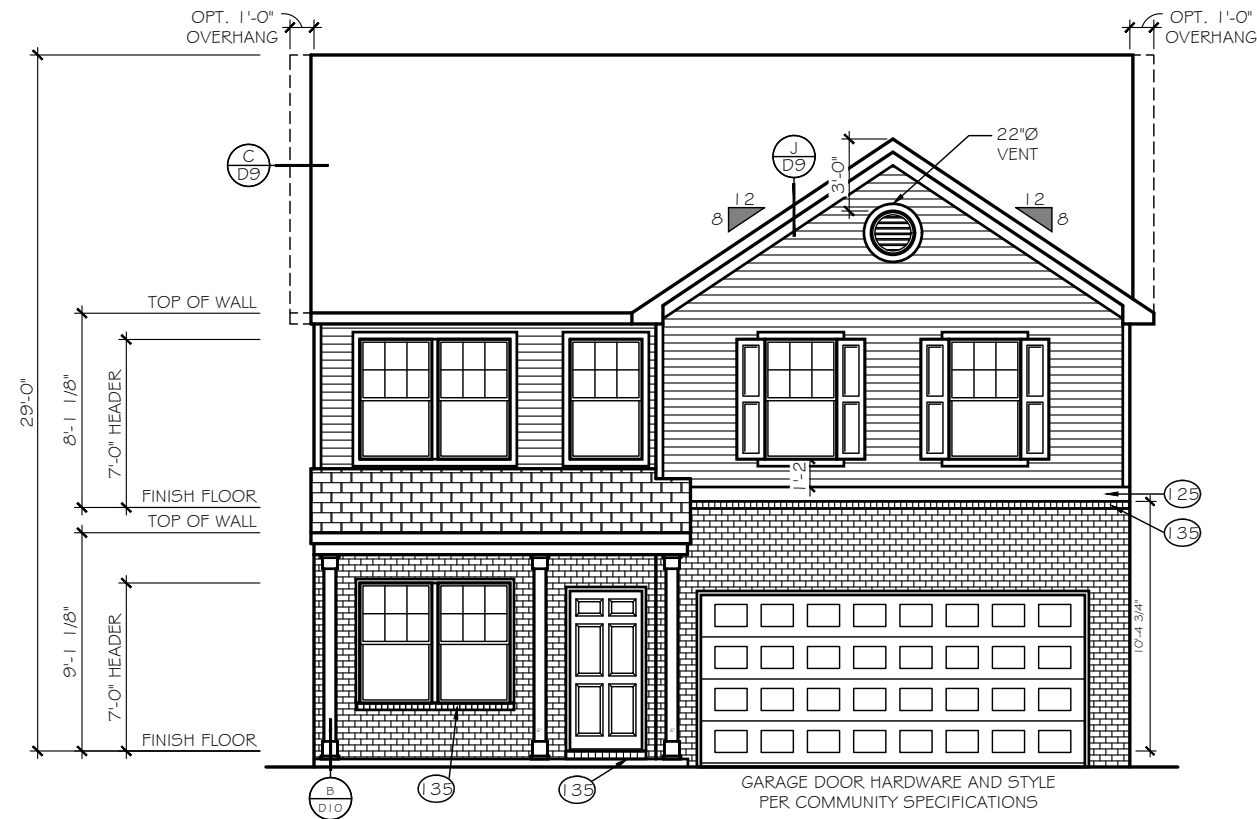
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06.22.21

SCALE:  
3/16" = 1'-0"

CHECKED BY:  
RS / BS

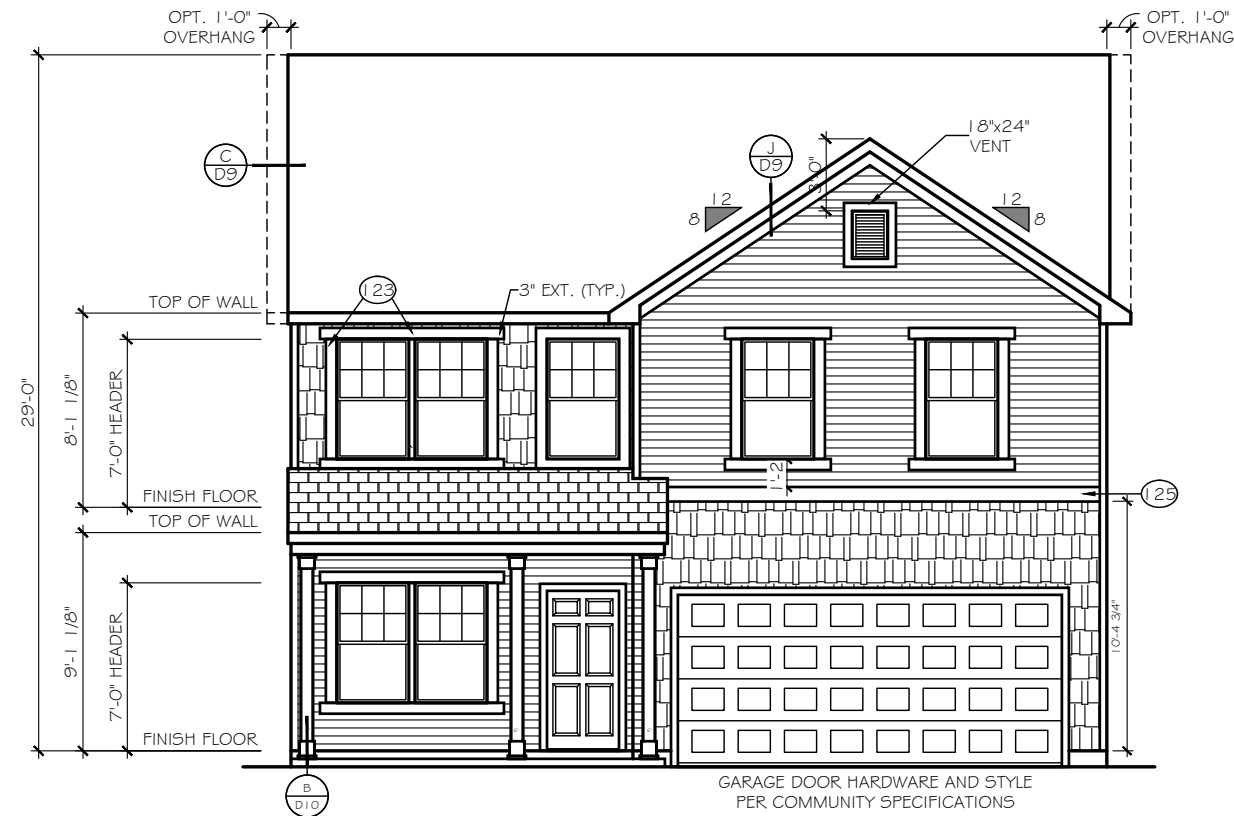
SHEET:  
**A4.3**  
v. 5.4





**FRONT ELEVATION**  
SCALE: 1/8" = 1'-0"

ELEVATION 'E-A4'



**FRONT ELEVATION**  
SCALE: 1/8" = 1'-0"

ELEVATION 'E-B1'

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ELEVATION OPTIONS  
FRONT ELEVATIONS

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SCALE:

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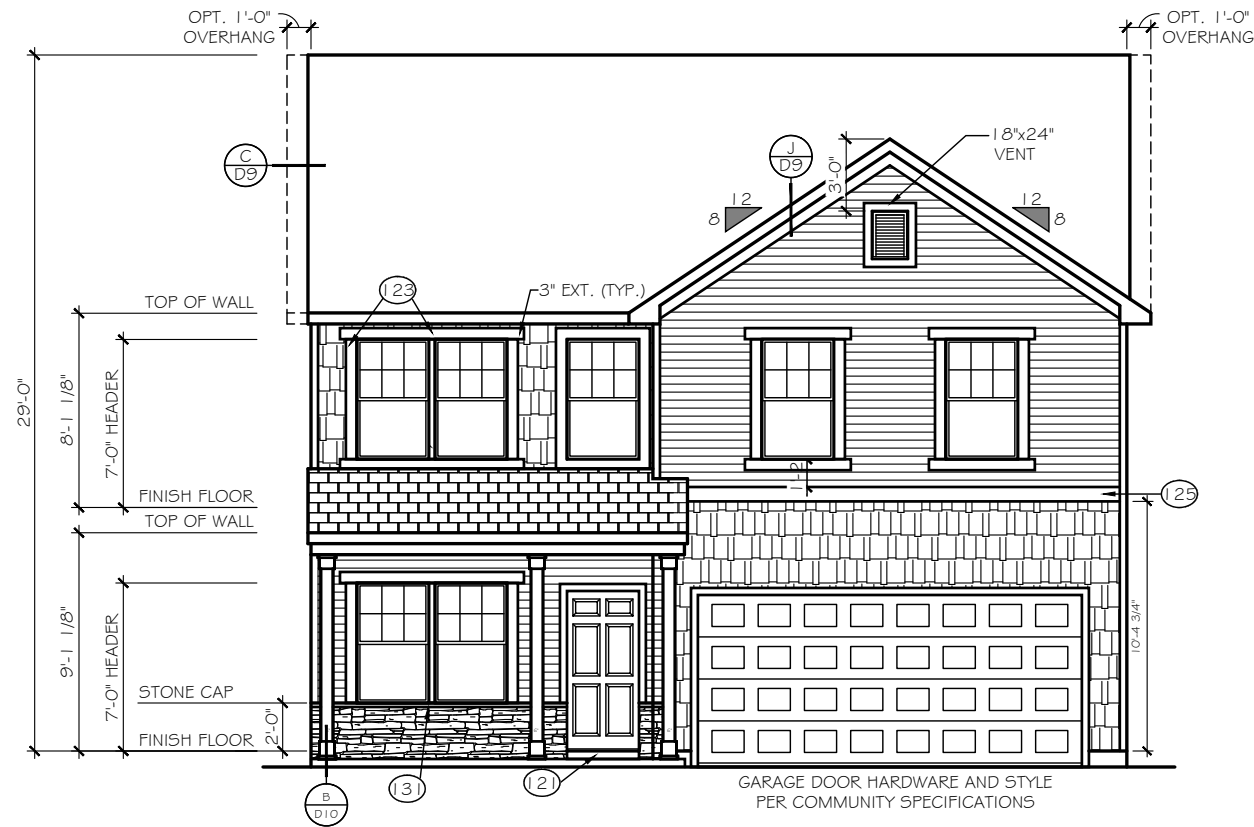
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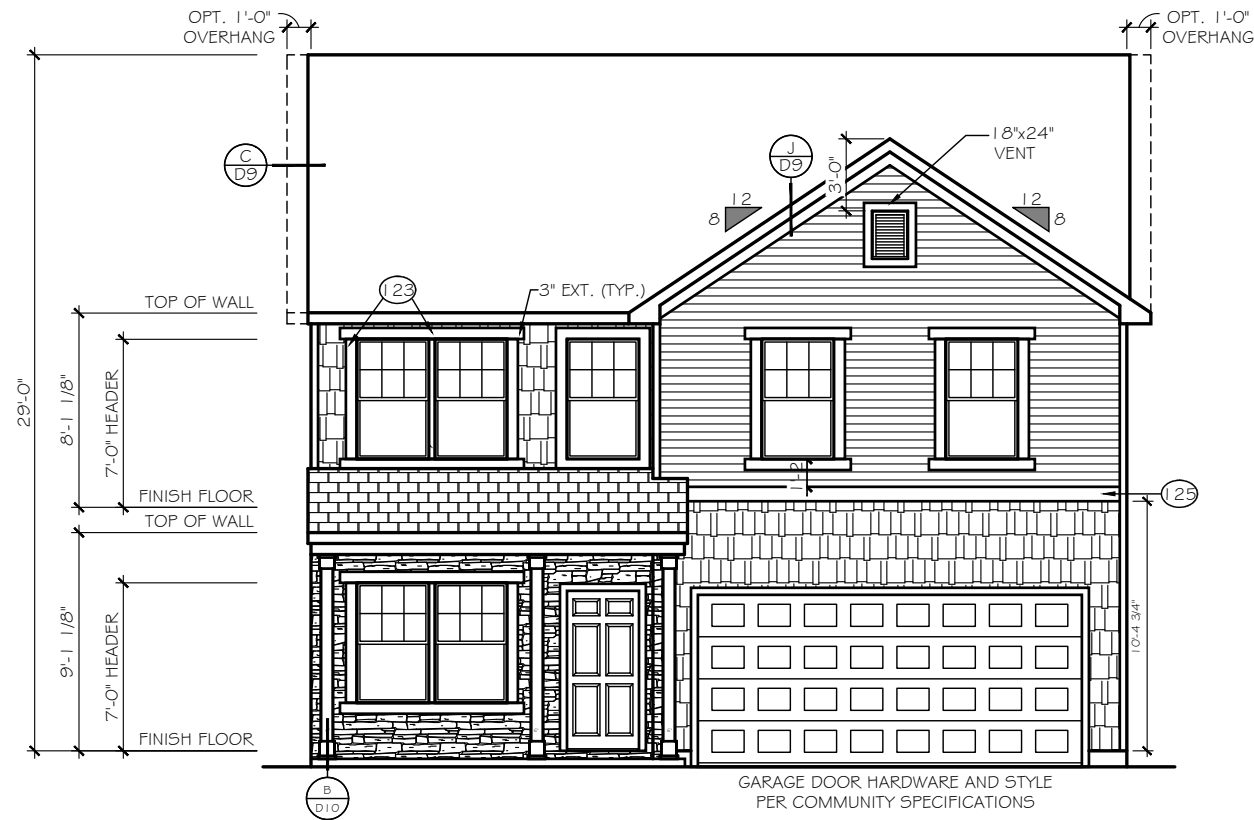
**A4.4**

v. 5.4



FRONT ELEVATION  
SCALE: 1/8" = 1'-0"

ELEVATION 'E-B2'



FRONT ELEVATION  
SCALE: 1/8" = 1'-0"

ELEVATION 'E-B3'

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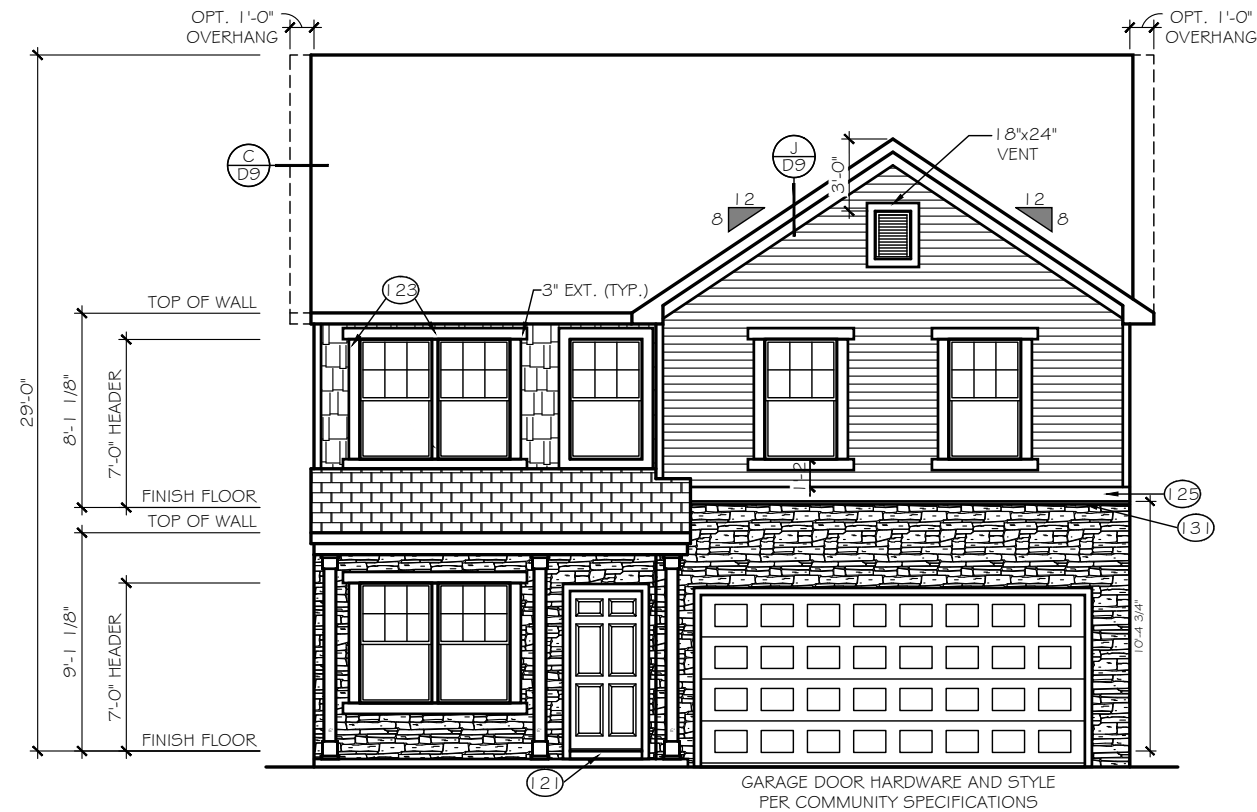
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CHECKED BY:  
RS / BS

SHEET:

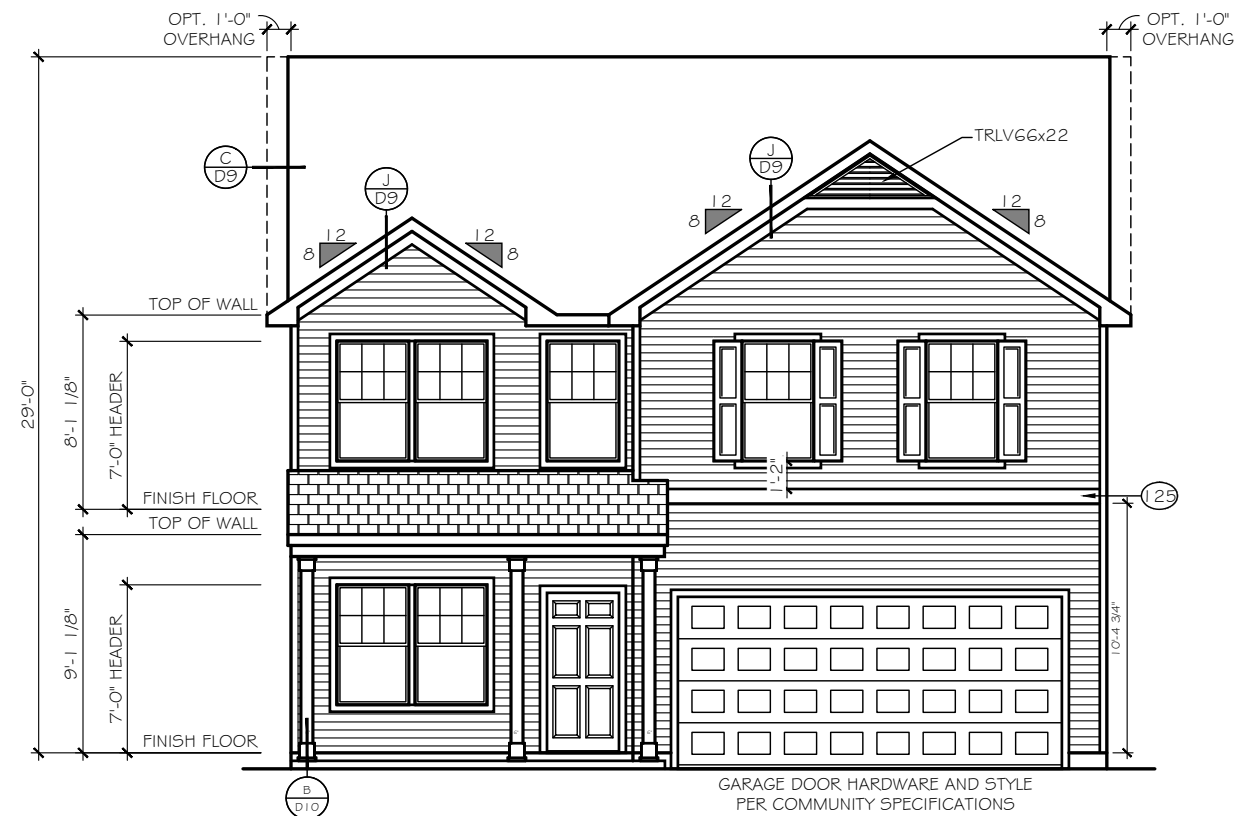
A4.5

v. 5.4



FRONT ELEVATION  
SCALE: 1/8" = 1'-0"

ELEVATION 'E-B4'



FRONT ELEVATION  
SCALE: 1/8" = 1'-0"

ELEVATION 'E-C1'

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SCALE:  
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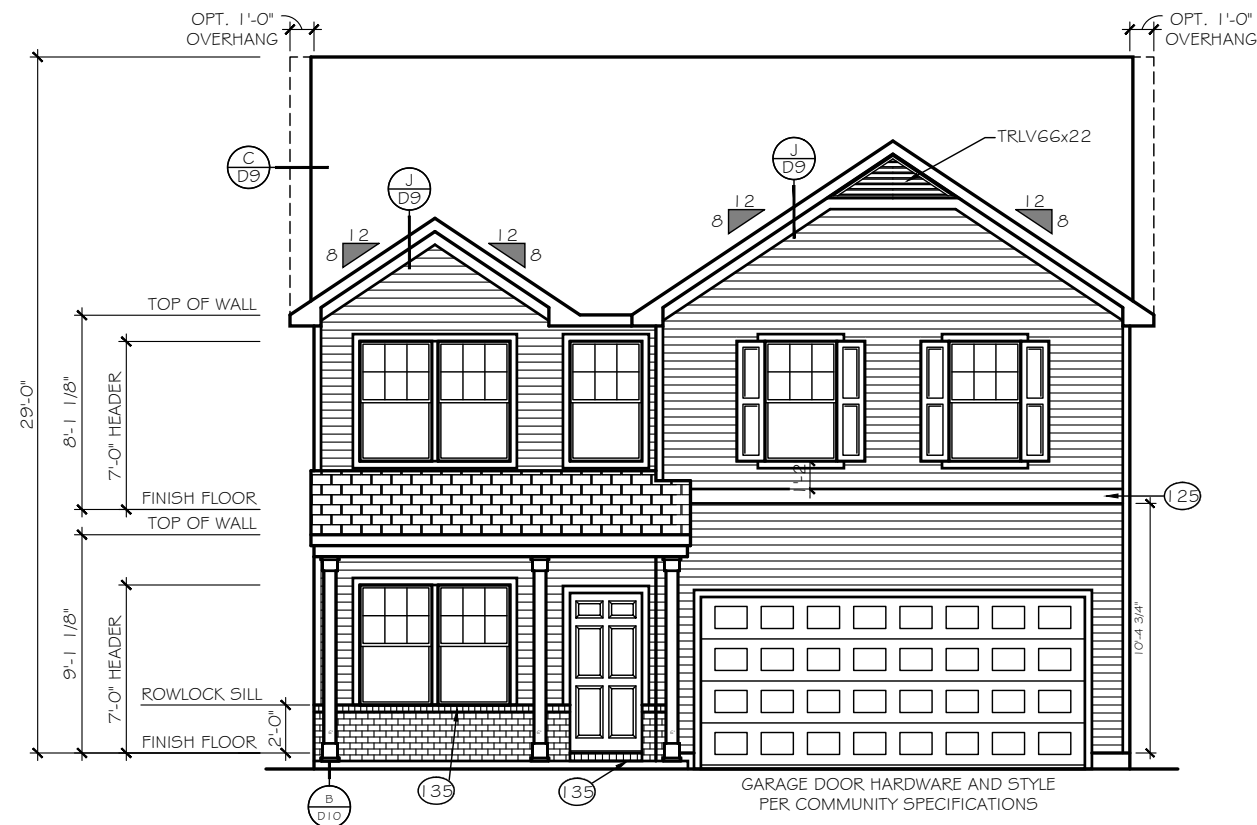
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SHEET:

A4.6

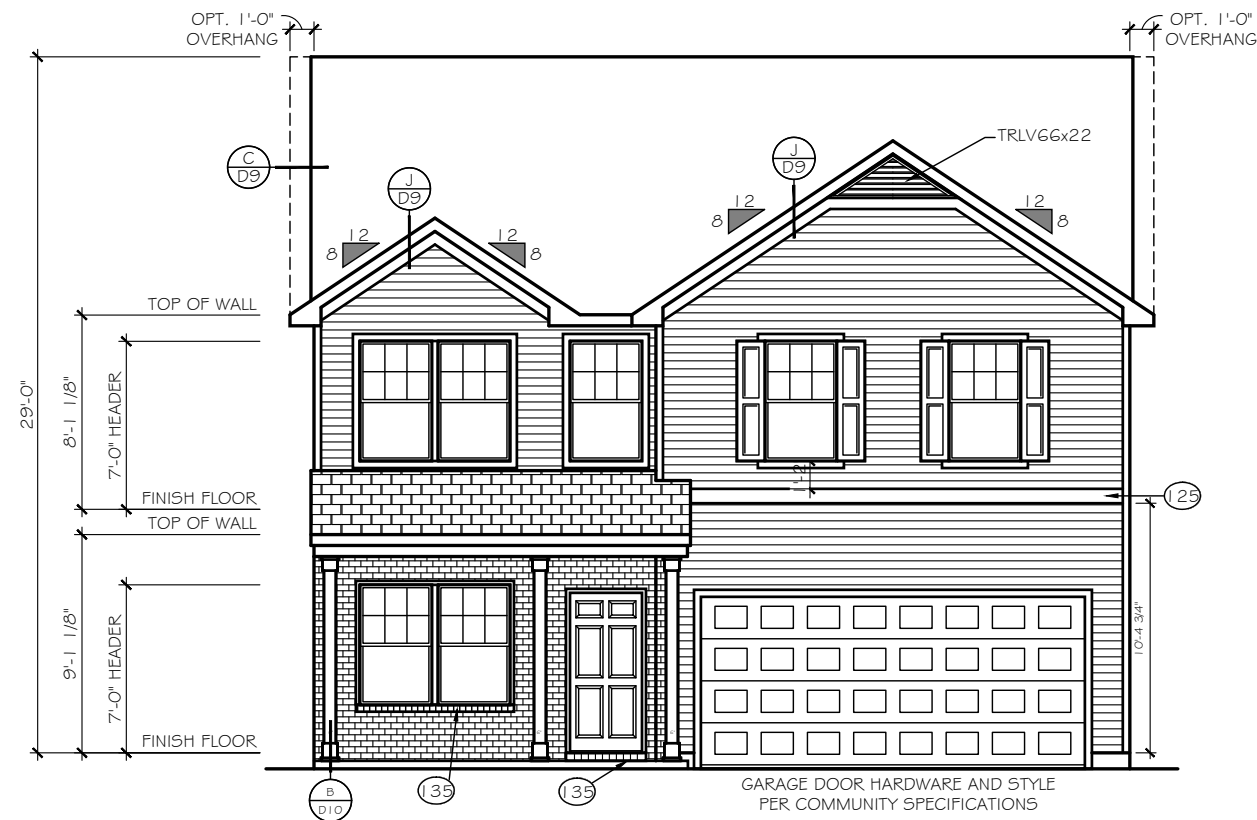
v. 5.4





FRONT ELEVATION  
SCALE: 1/8" = 1'-0"

ELEVATION 'E-C2'



FRONT ELEVATION  
SCALE: 1/8" = 1'-0"

ELEVATION 'E-C3'

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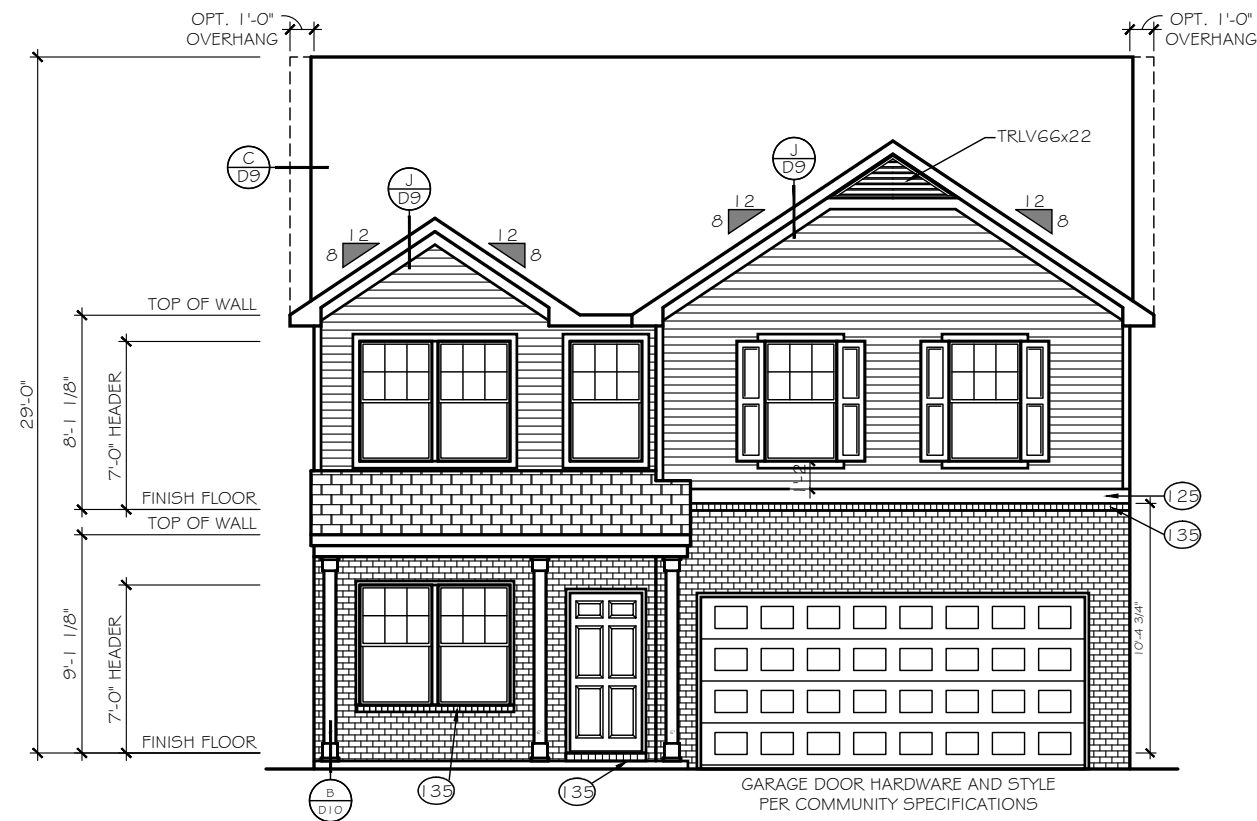
ELEVATION OPTIONS  
FRONT ELEVATIONS

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SCALE:  
3/16" = 1'-0"  
CHECKED BY:  
RS / BS

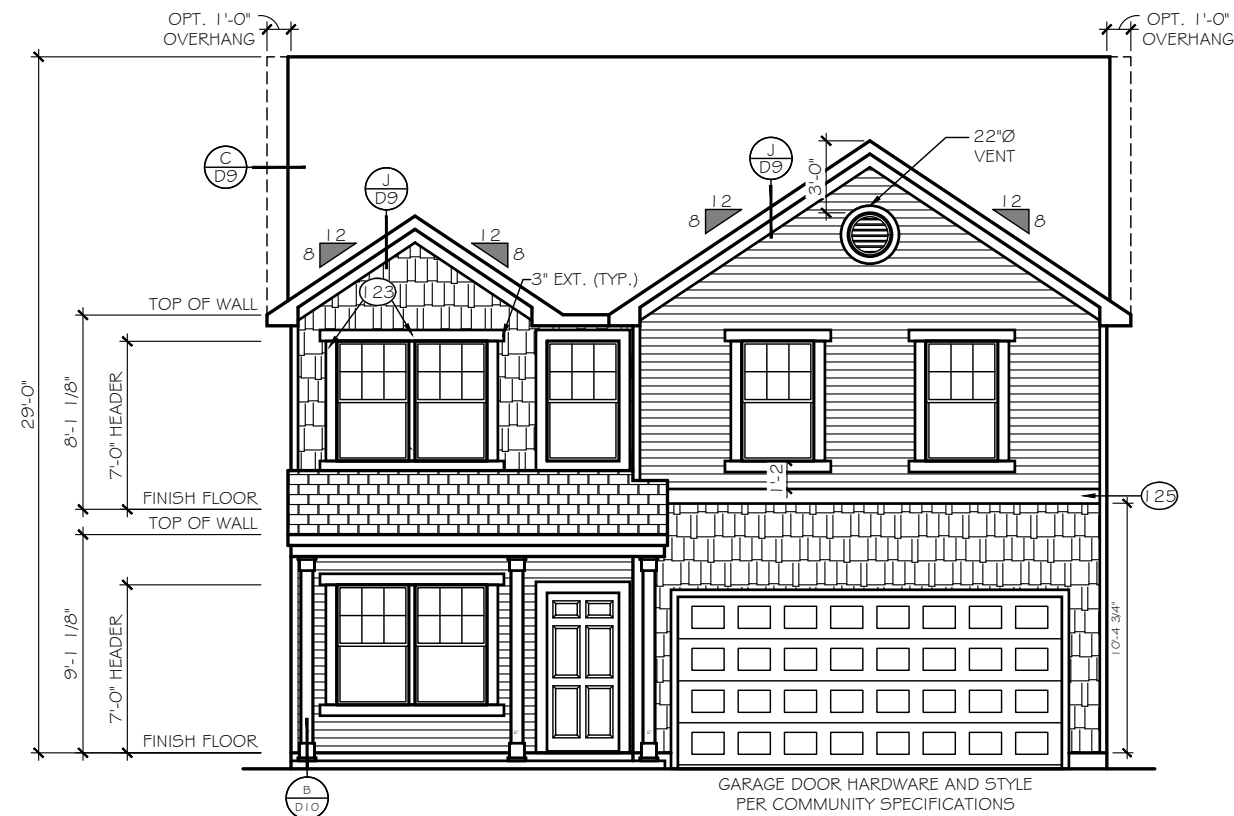
SHEET:  
**A4.7**  
v. 5.4



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION 'E-C4'



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION 'E-D1'

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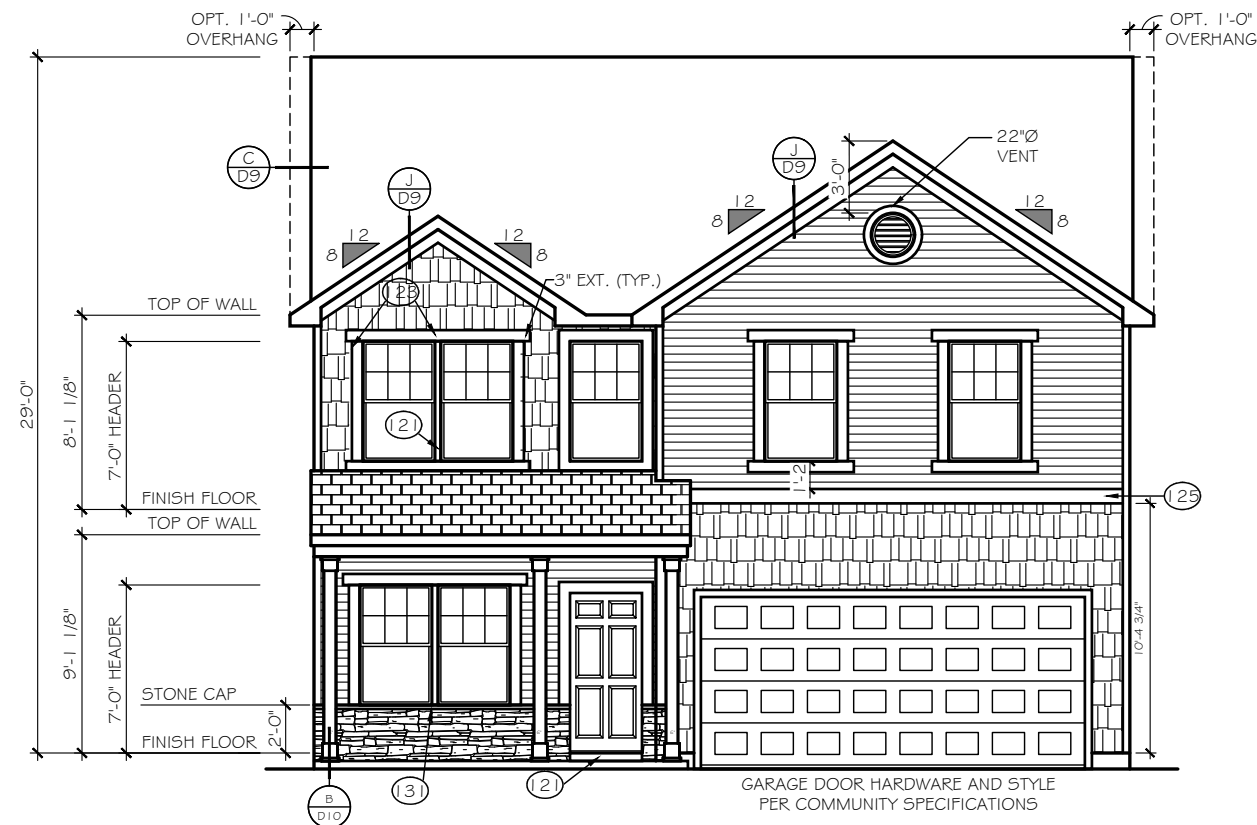
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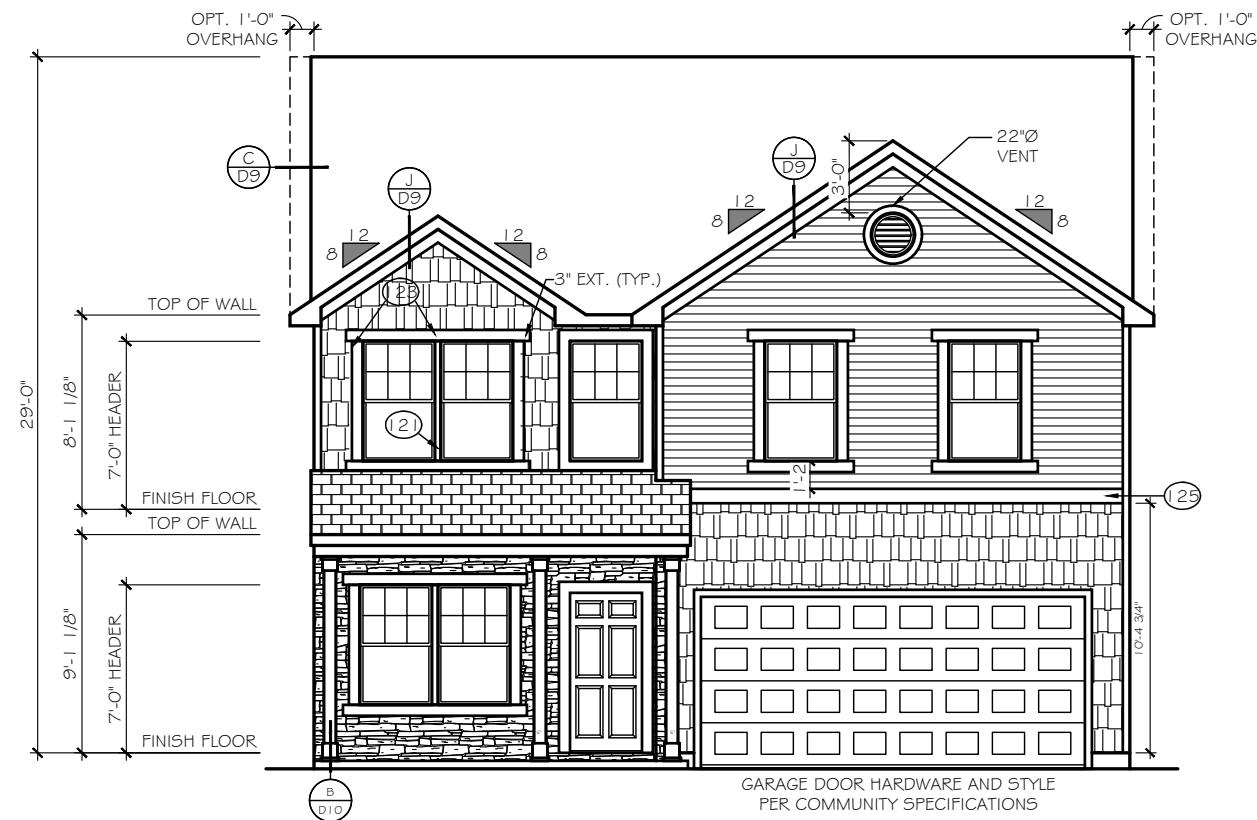
**A4.8**

v. 5.4



FRONT ELEVATION  
SCALE: 1/8" = 1'-0"

ELEVATION 'E-D2'



FRONT ELEVATION  
SCALE: 1/8" = 1'-0"

ELEVATION 'E-D3'

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CHECKED BY:

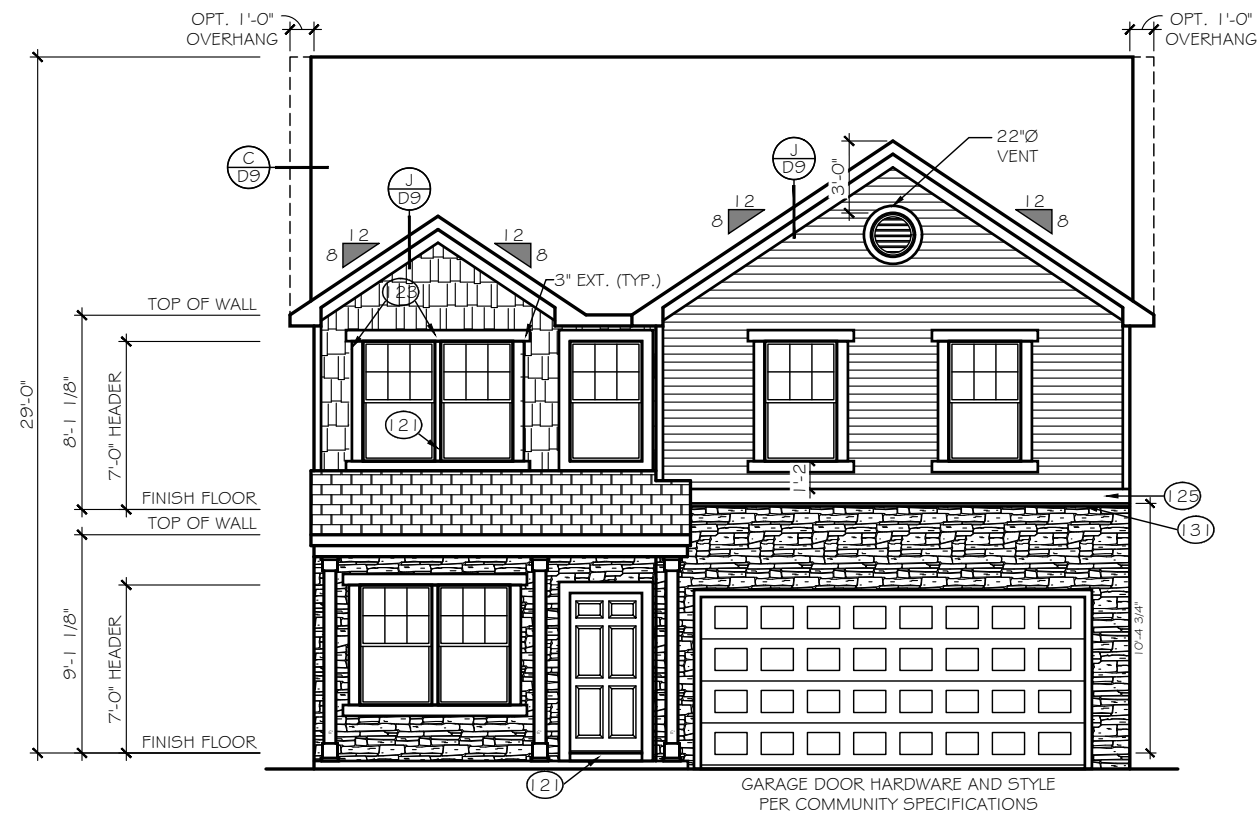
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SHEET:

**A4.9**

v. 5.4

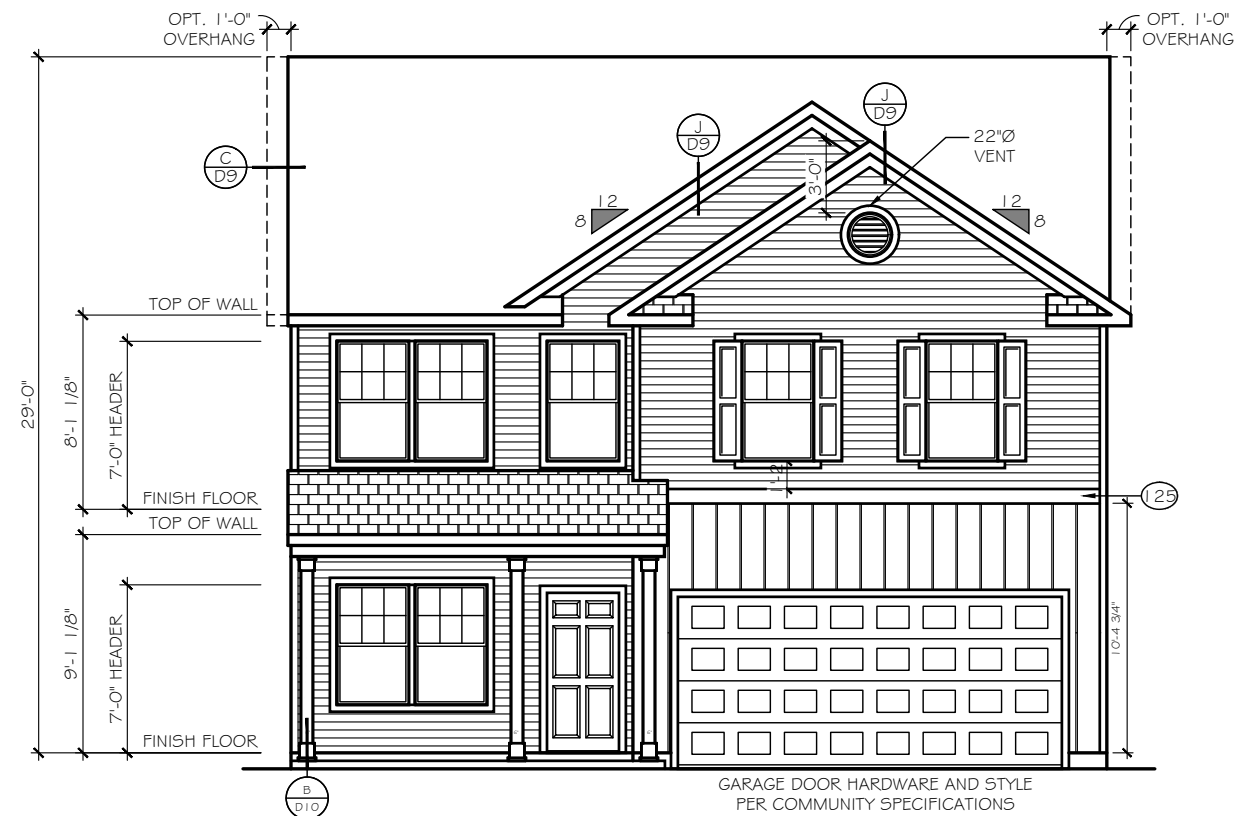




FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION 'E-D4'



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION 'E-E1'

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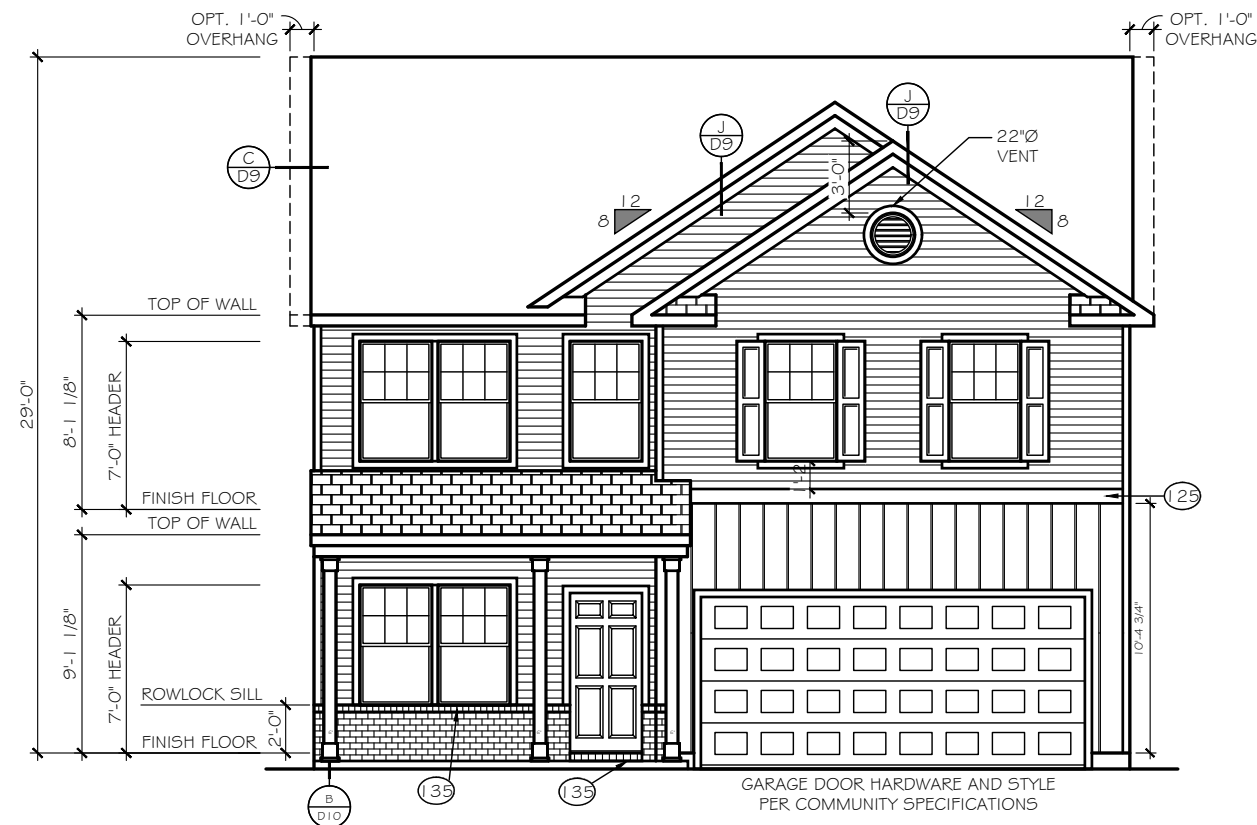
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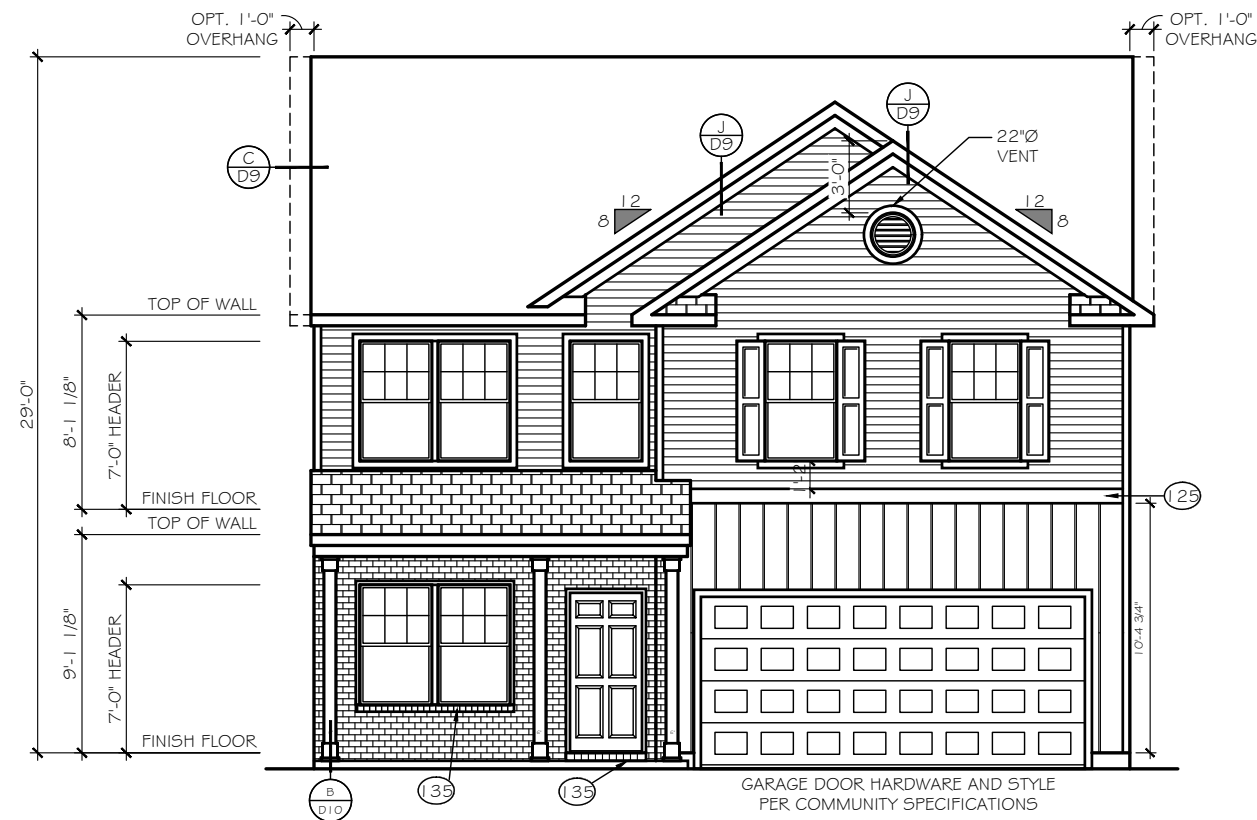
**A4.10**

v. 5.4



FRONT ELEVATION  
SCALE: 1/8" = 1'-0"

ELEVATION 'E-E2'



FRONT ELEVATION  
SCALE: 1/8" = 1'-0"

ELEVATION 'E-E3'

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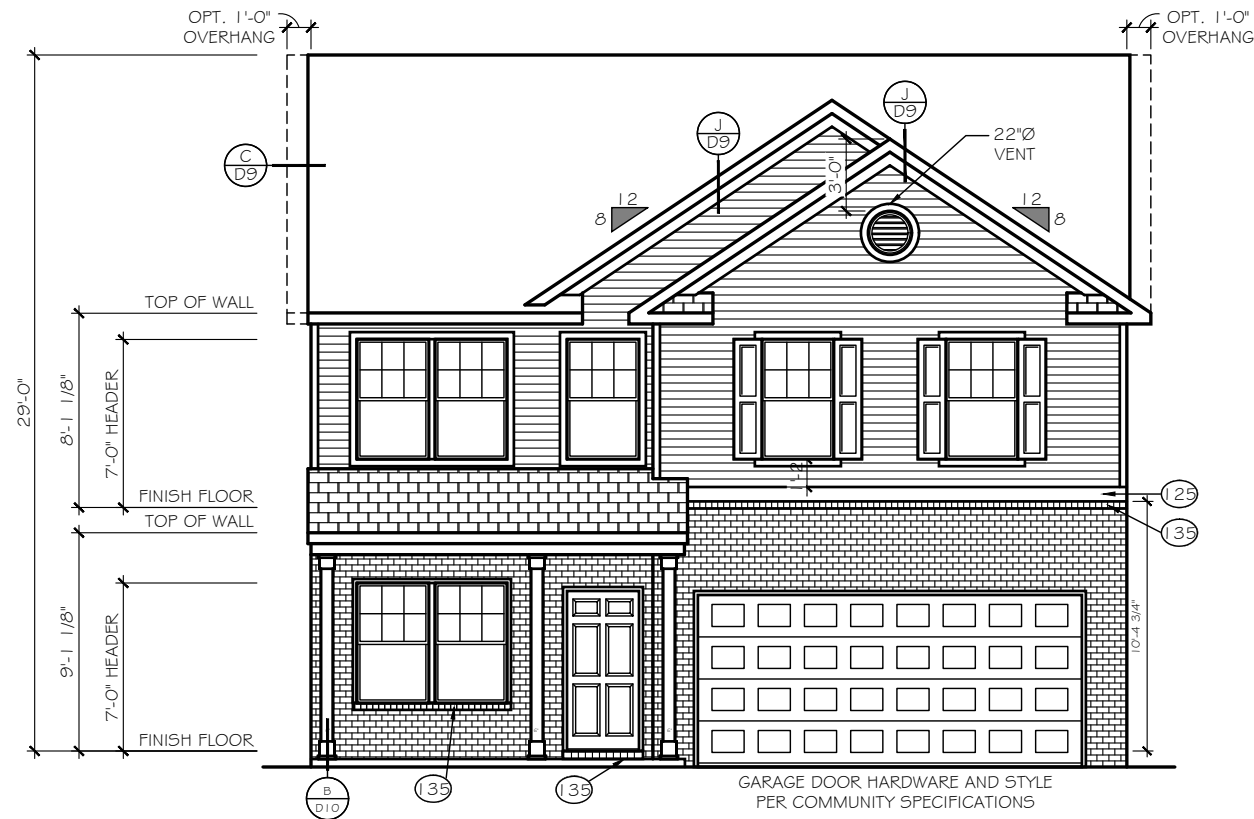
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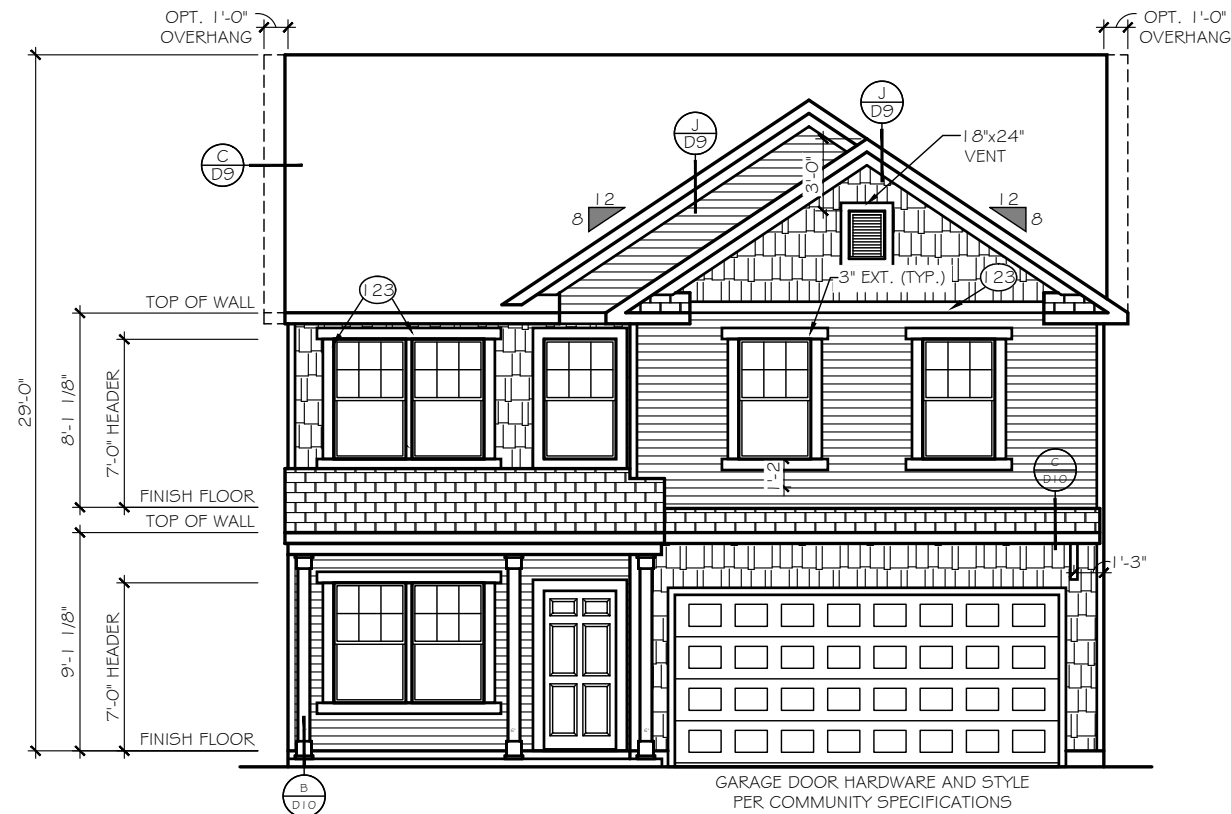
**A4.11**

v. 5.4



FRONT ELEVATION  
SCALE: 1/8" = 1'-0"

ELEVATION 'E-E4'



FRONT ELEVATION  
SCALE: 1/8" = 1'-0"

ELEVATION 'E-F1'

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SCALE:

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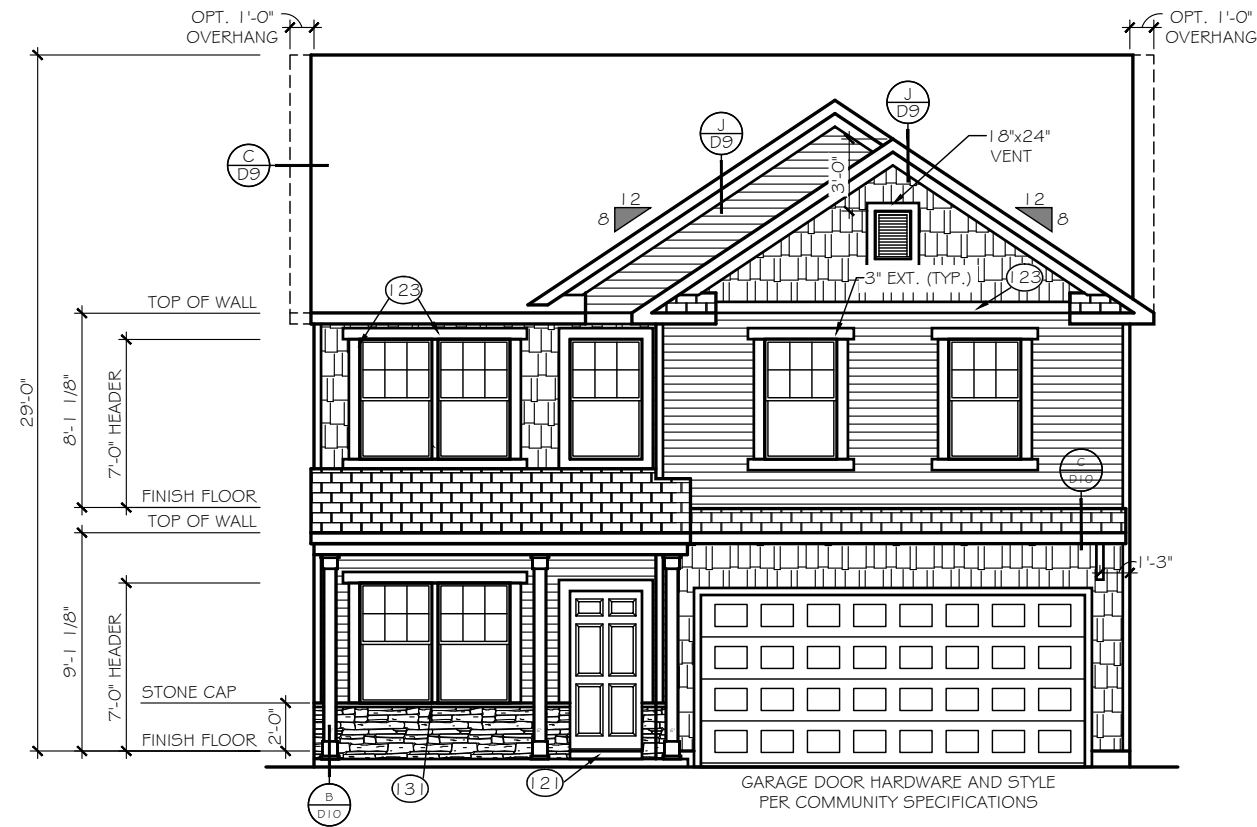
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SHEET:

**A4.12**

v. 5.4

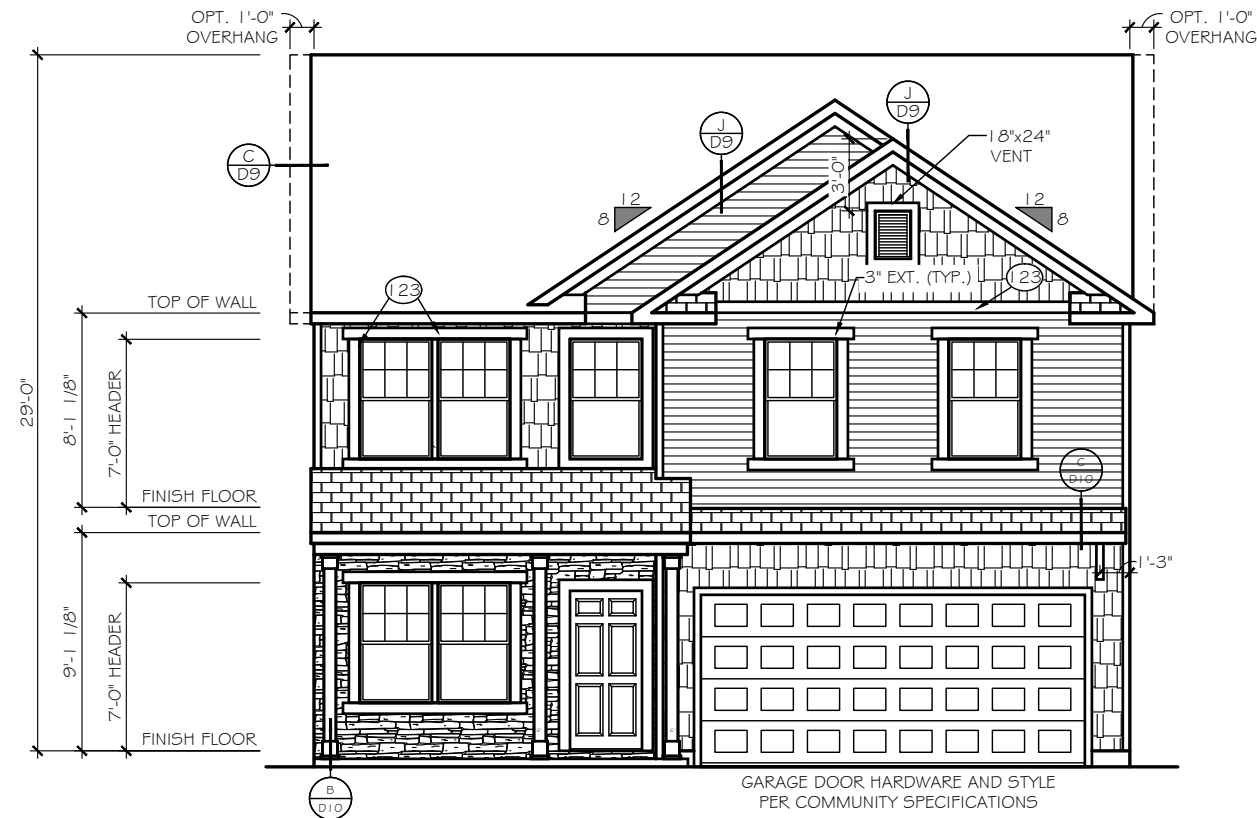




FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION 'E-F2'



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION 'E-F3'

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SCALE:

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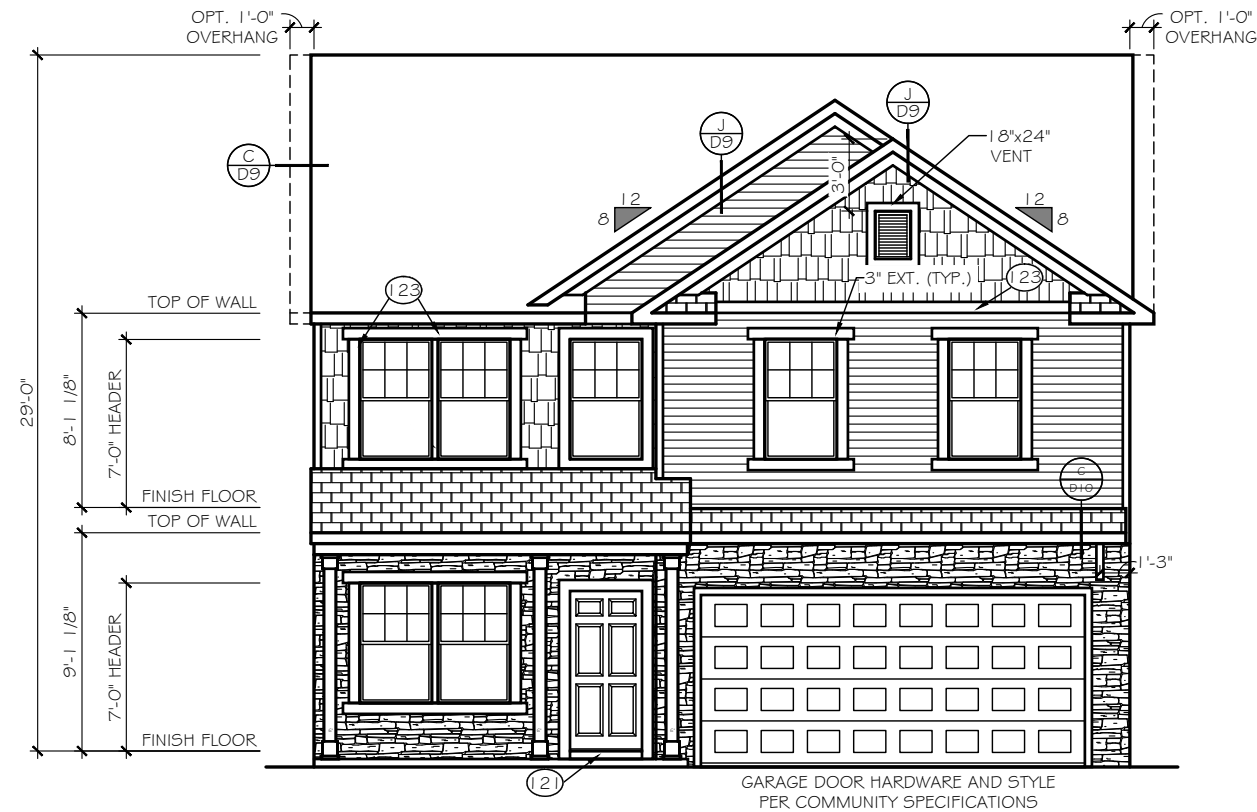
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SHEET:

**A4.13**

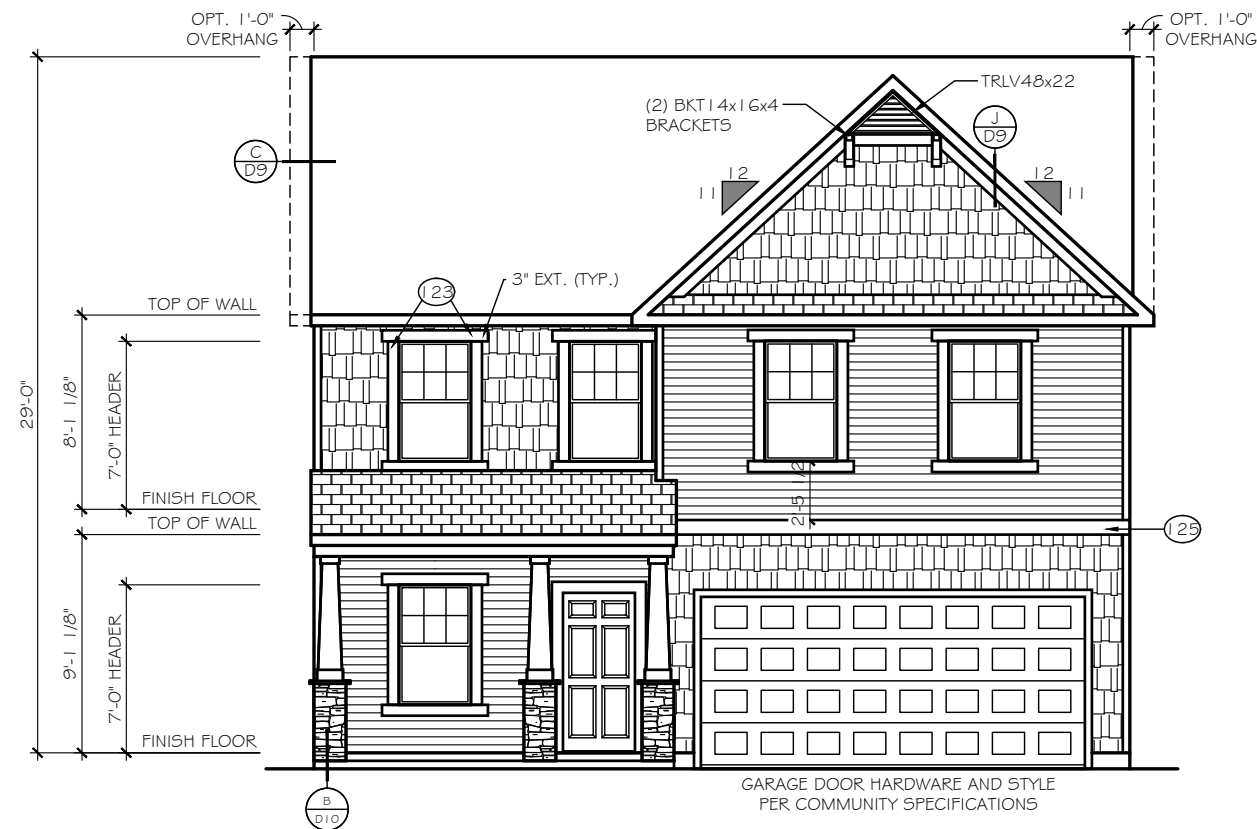
v. 5.4



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION 'E-F4'



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION 'E-G1'

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SCALE:

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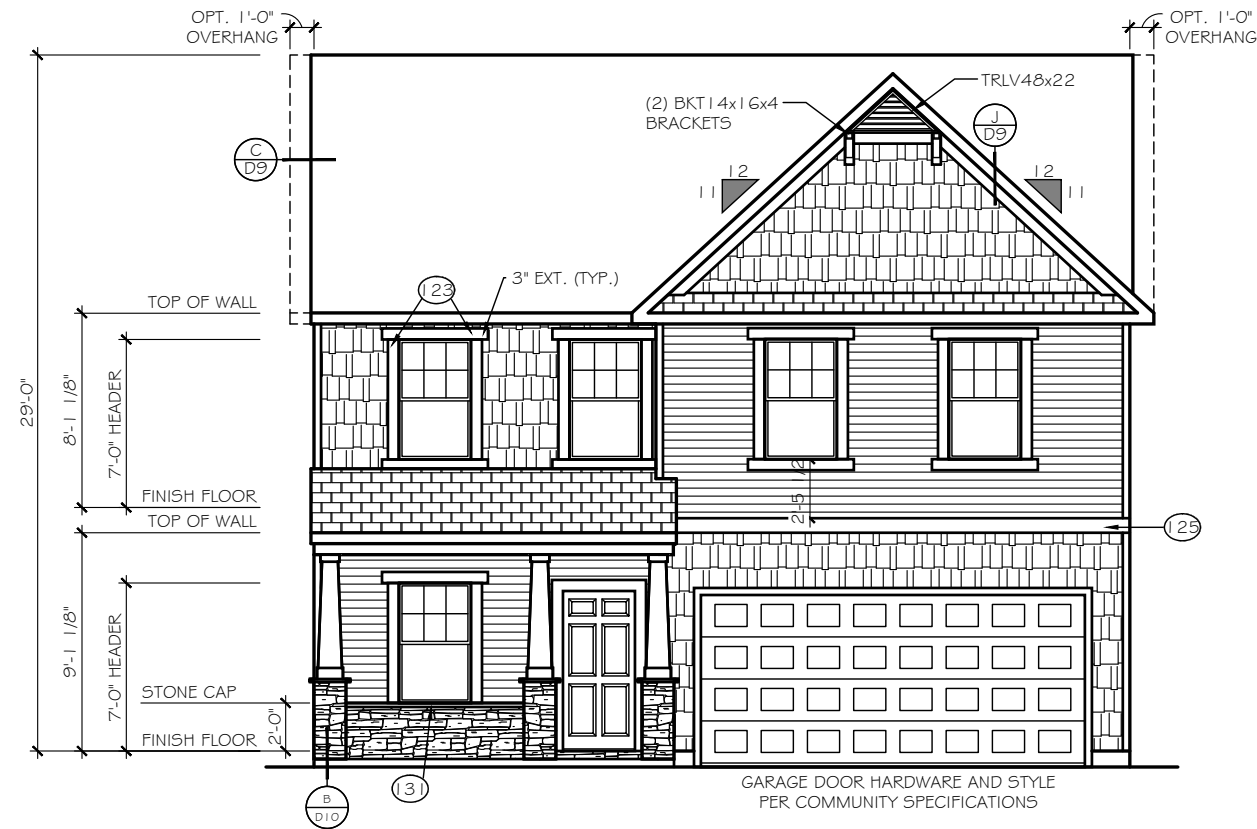
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SHEET:

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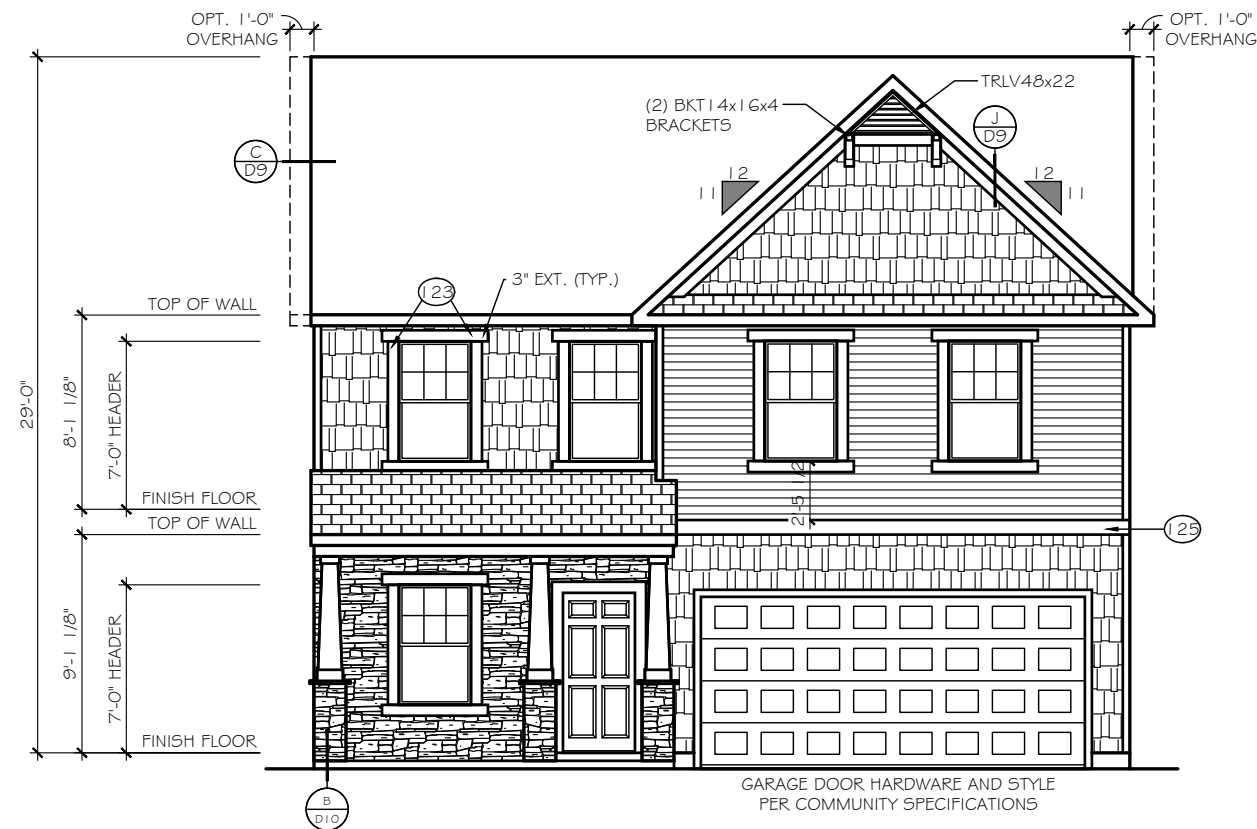
v. 5.4



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION 'E-G2'



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION 'E-G3'

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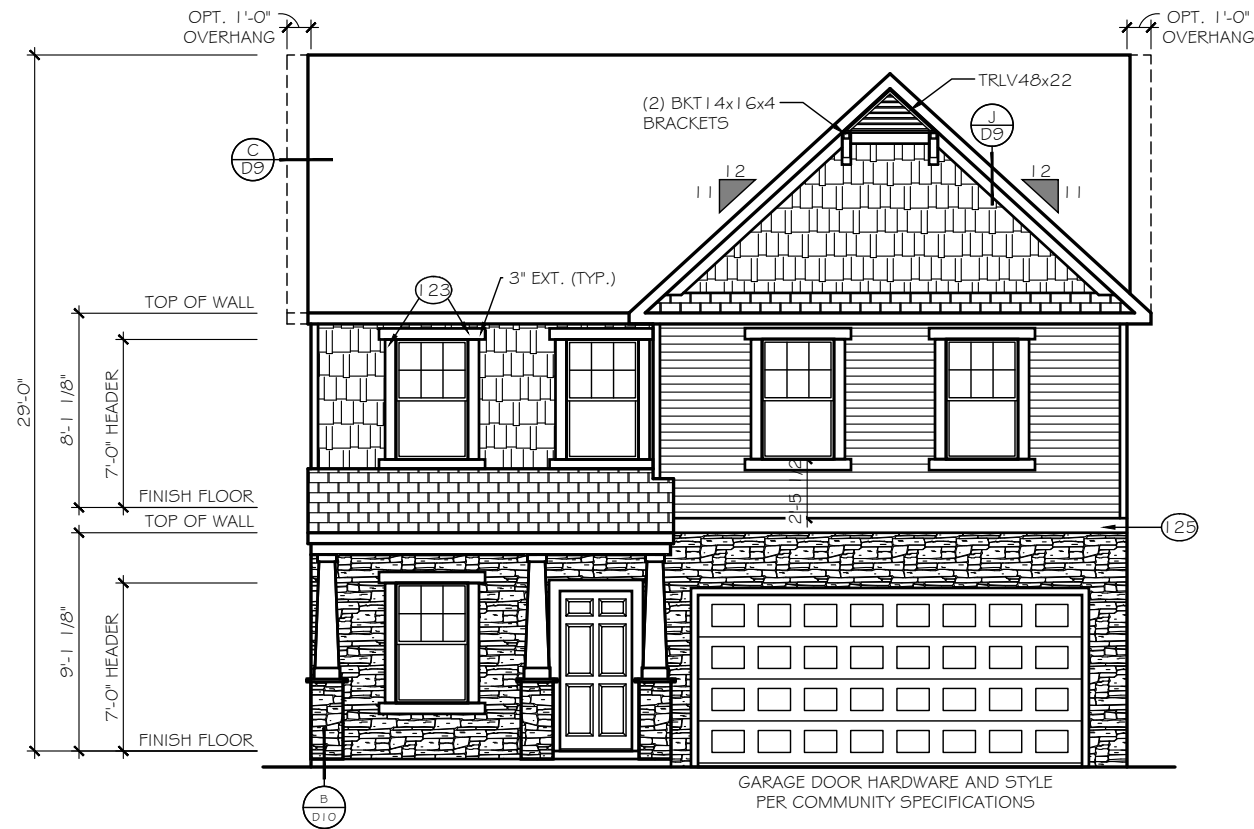
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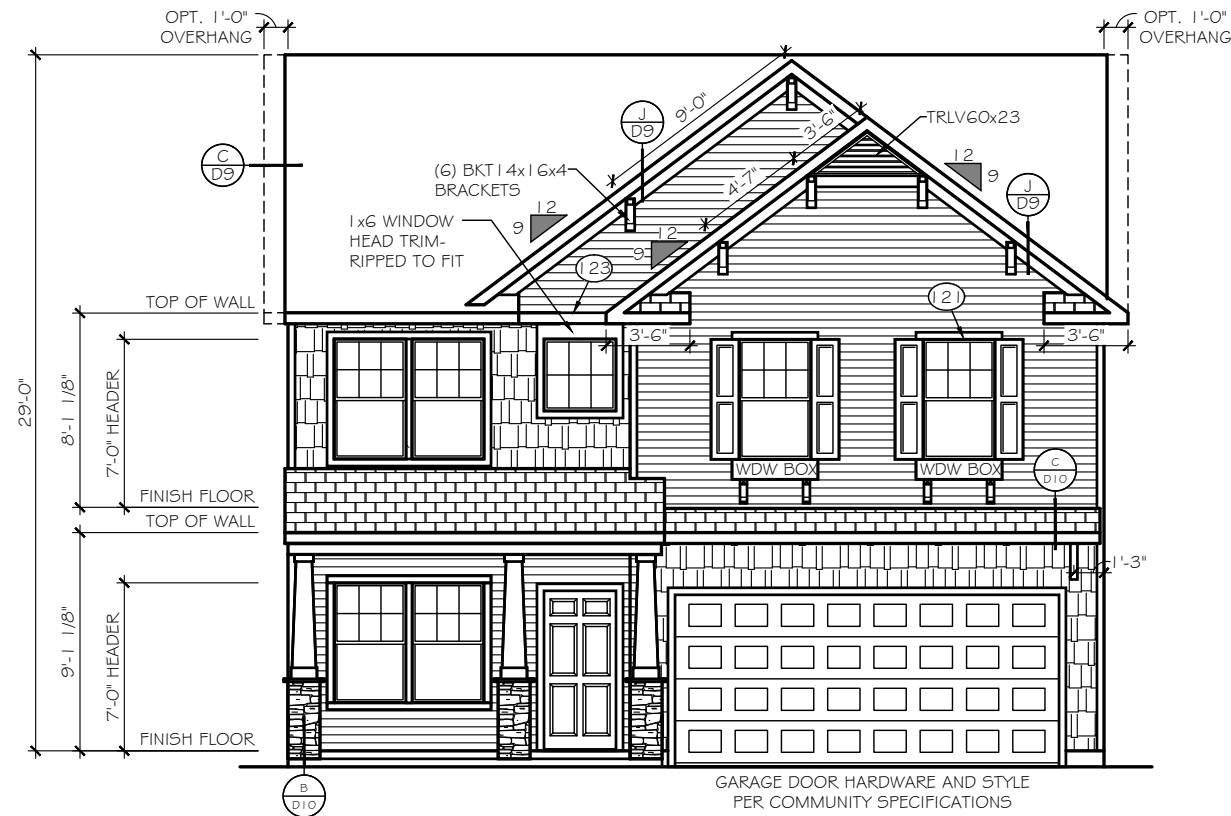
v. 5.4





FRONT ELEVATION  
SCALE: 1/8" = 1'-0"

ELEVATION 'E-G4'



FRONT ELEVATION  
SCALE: 1/8" = 1'-0"

ELEVATION 'E-H1'

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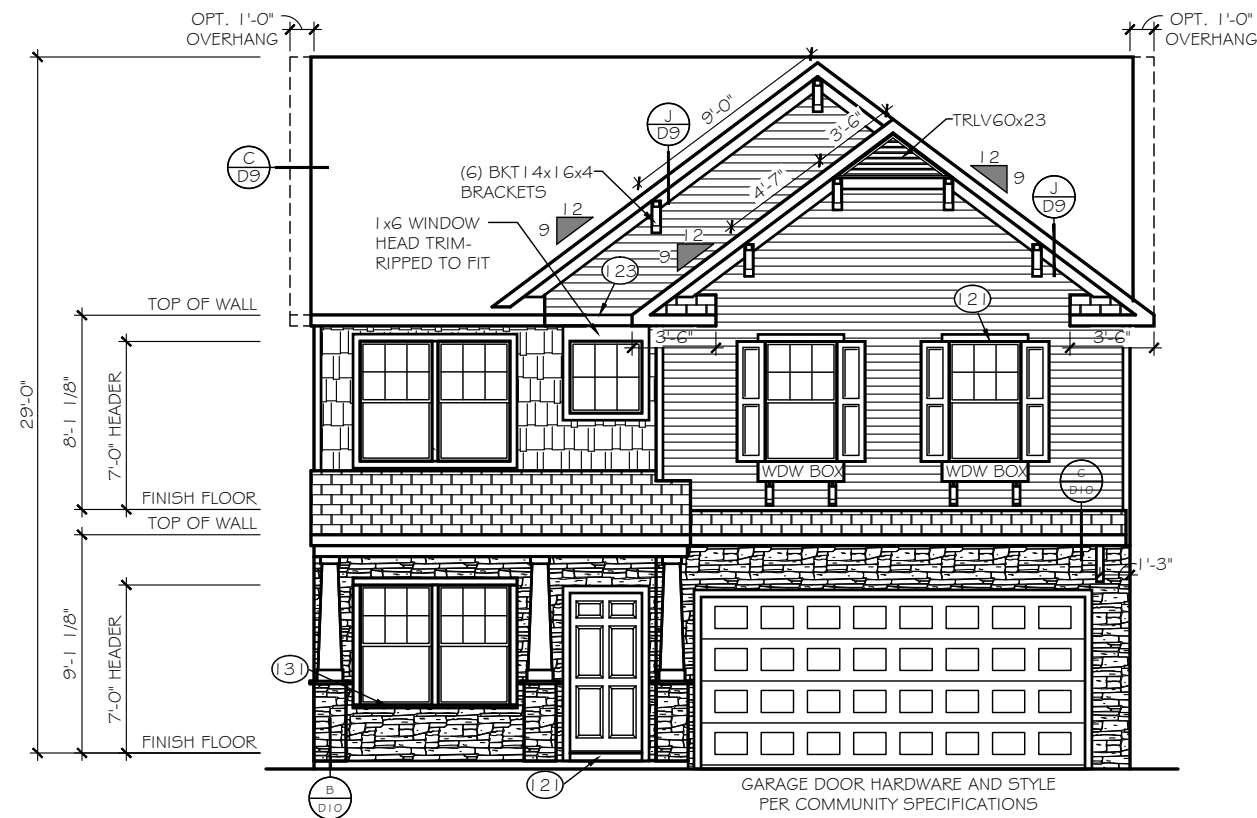
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SCALE:  
3/16" = 1'-0"

CHECKED BY:  
RS / BS

SHEET:  
**A4.16**  
v. 5.4





FRONT ELEVATION  
SCALE: 1/8" = 1'-0"

ELEVATION 'E-H4'

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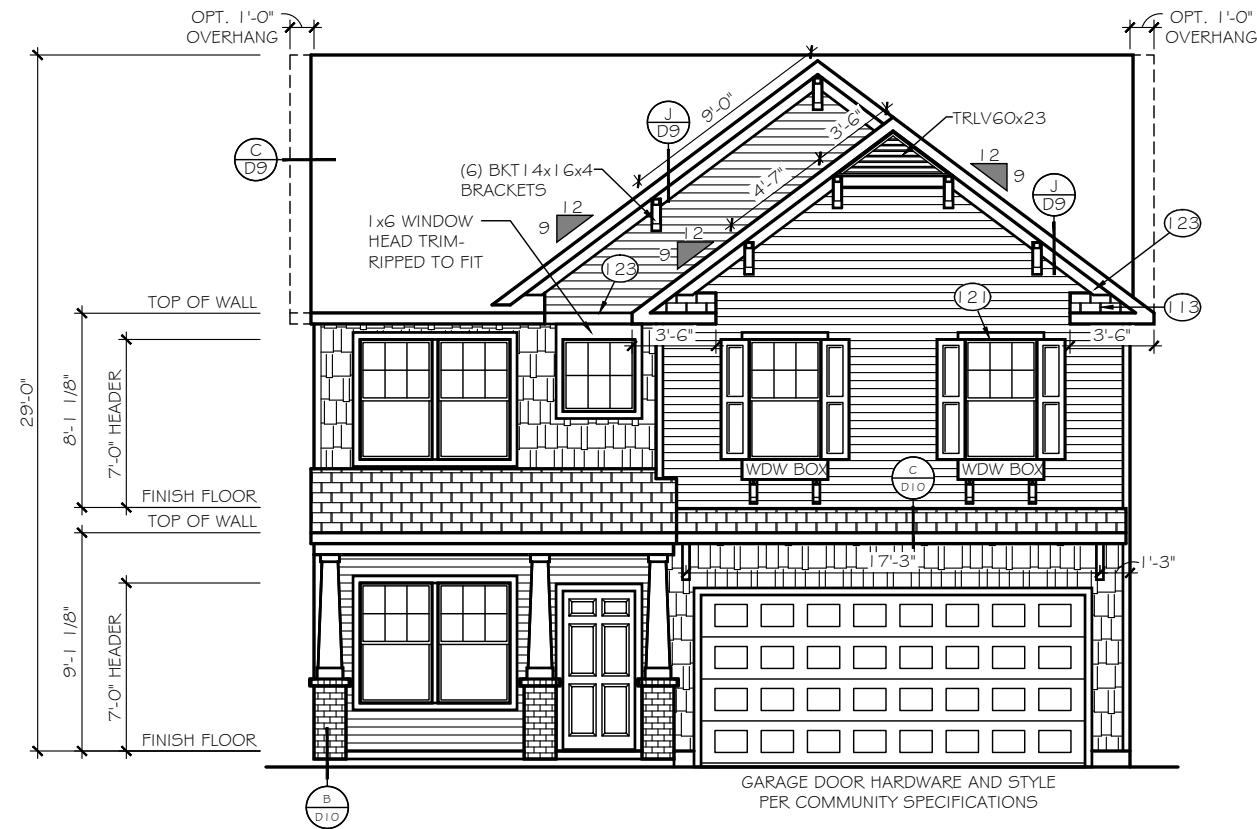
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DATE:	06.22.21
SCALE:	3/16"= 1'-0"
CHECKED BY:	RS / BS

SHEET:

A4.18

v. 5.4

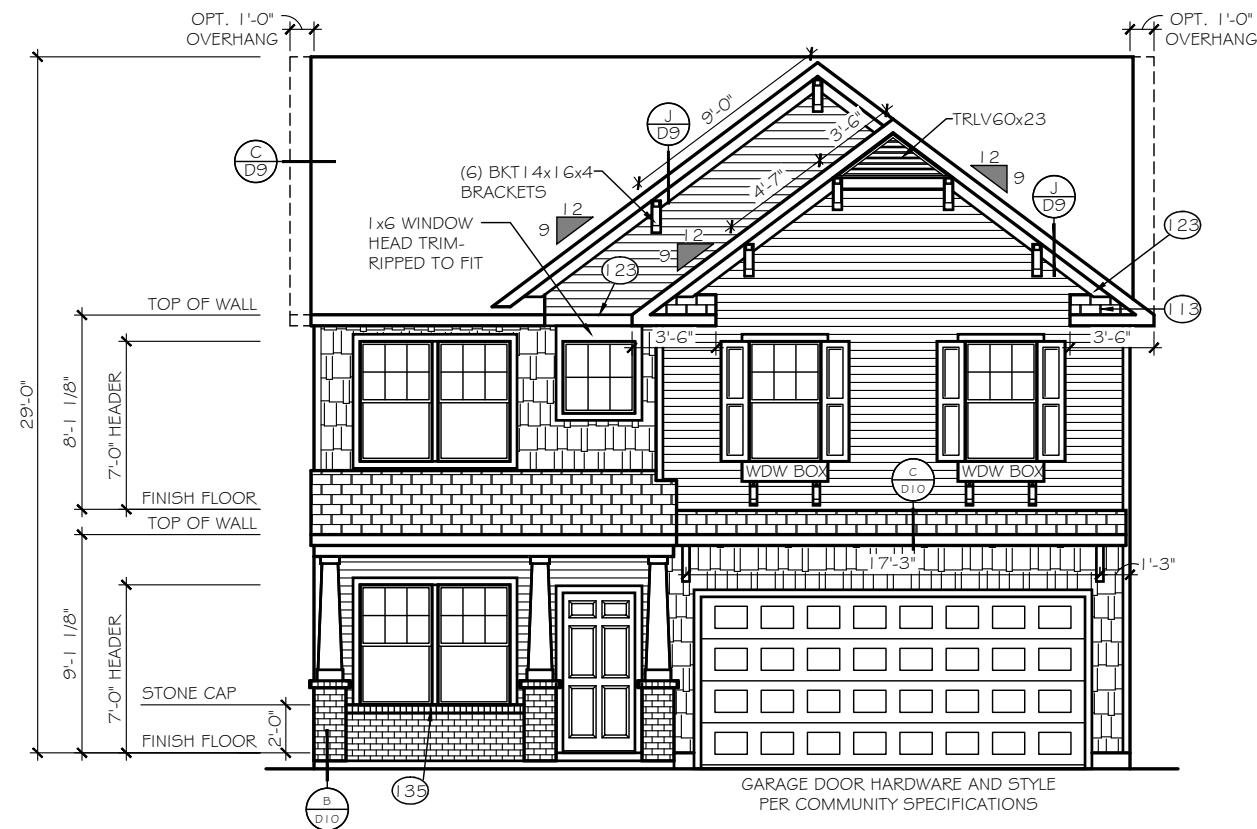




FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION 'E-H5'



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION 'E-H6'

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SCALE:

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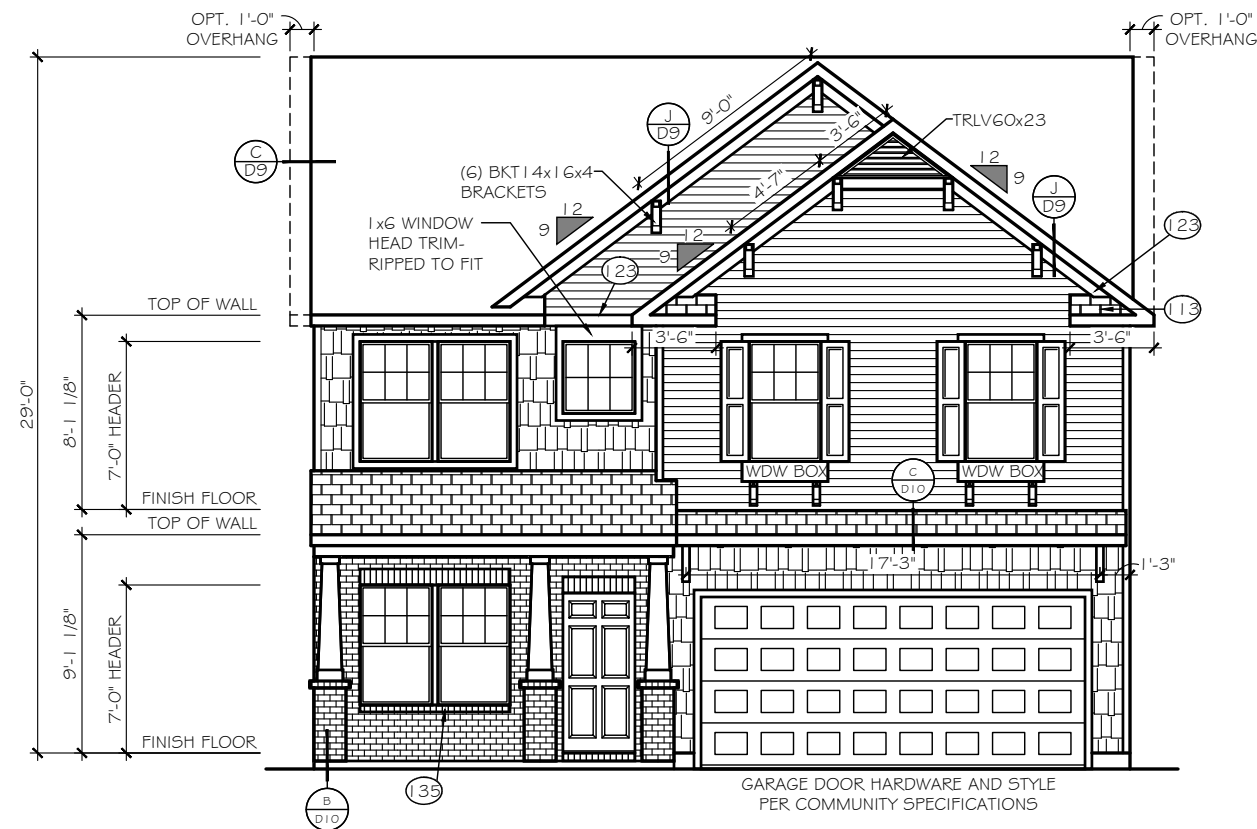
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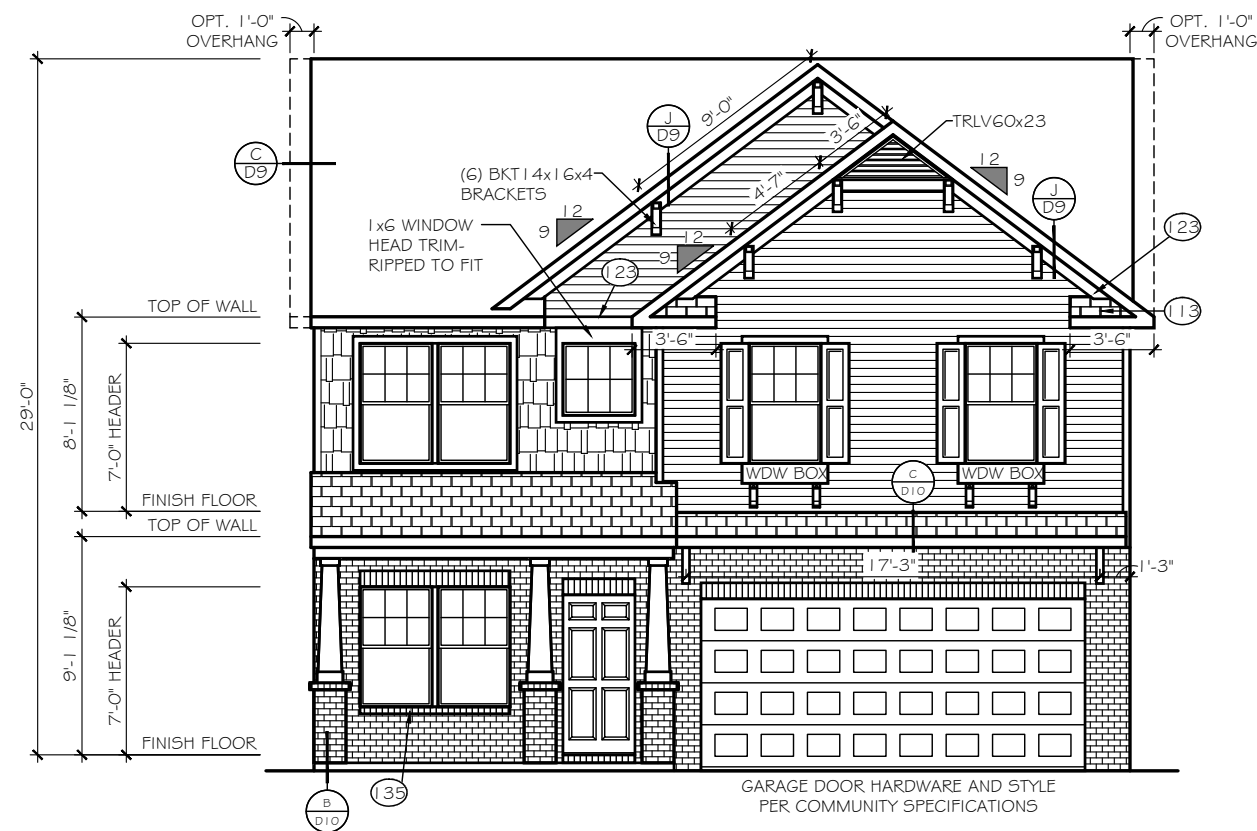
**A4.19**

v. 5.4



FRONT ELEVATION  
SCALE: 1/8" = 1'-0"

ELEVATION E-H7



FRONT ELEVATION  
SCALE: 1/8" = 1'-0"

ELEVATION E-H8

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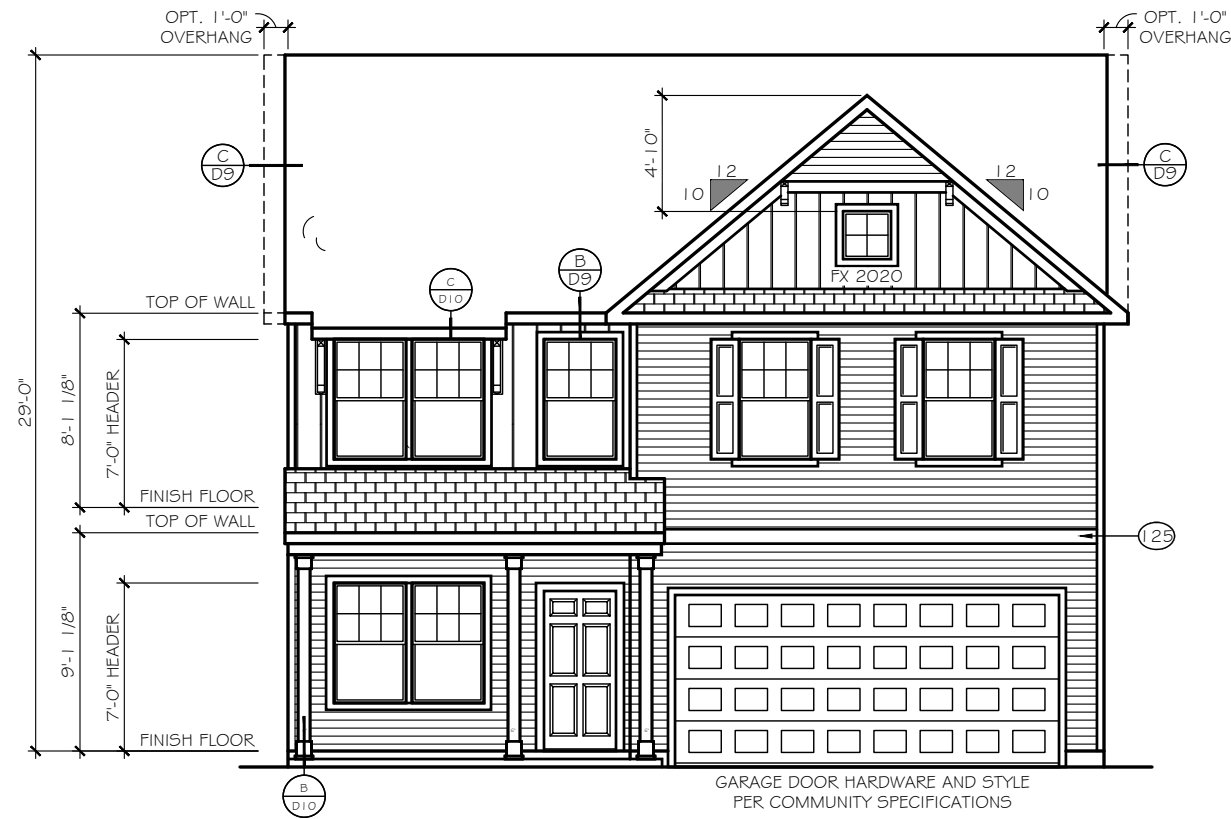
SCALE:  
3/16"= 1'-0"

CHECKED BY:  
RS / B5

SHEET:

A4.20

v. 5.4



FRONT ELEVATION  
SCALE: 1/8" = 1'-0"

ELEVATION 'E-J1'

EXTERIOR MATERIAL  
LEGEND

	B-N-B SIDING		STONE
	SHAKE SIDING		METAL ROOF
	HORIZONTAL SIDING		ROOF SHINGLE
	BRICK		SCALLOP SIDING

KEY NOTES

(15) FLASHING  
(17) VINYL SHUTTER  
(20) BRICKMOLD TRIM  
(21) 1X4 TRIM BOARD  
(23) 1X6 TRIM BOARD  
(25) 1X8 TRIM BOARD  
(28) 1X10 FRIEZE BOARD  
(31) 1-1/2" THICK STONE CAP  
(35) ROWLOCK SILL  
(37) BRICK JACK ARCH  
(39) SOLDIER COURSE  
(41) PRECAST KEYSTONE

I x4 TRIM WHERE SHOWN AT  
WINDOWS AND DOORS  
UNLESS OTHERWISE NOTED

SEE ROOF FRAMING PLANS  
FOR OVERHANG DIMENSIONS  
AND DORMER LOCATIONS

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ELEVATION 'J'  
FRONT ELEVATION

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SCALE:  
3/16"= 1'-0"

CHECKED BY:  
RS / BS

SHEET:  
A4.21  
v. 5.4





EXTERIOR MATERIAL  
LEGEND

	B-N-B SIDING		STONE
	SHAKE SIDING		METAL ROOF
	HORIZONTAL SIDING		ROOF SHINGLE
	BRICK		SCALLOP SIDING

KEY NOTES

(15) FLASHING

(17) VINYL SHUTTER

(20) BRICKMOLD TRIM

(21) 1X4 TRIM BOARD

(23) 1X6 TRIM BOARD

(25) 1X8 TRIM BOARD

(28) 1X10 FRIEZE BOARD

(31) 1-1/2" THICK STONE CAP

(35) ROWLOCK SILL

(37) BRICK JACK ARCH

(39) SOLDIER COURSE

(41) PRECAST KEYSTONE

1x4 TRIM WHERE SHOWN AT  
WINDOWS AND DOORS  
UNLESS OTHERWISE NOTED

SEE ROOF FRAMING PLANS  
FOR OVERHANG DIMENSIONS  
AND DORMER LOCATIONS

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ELEVATION 'J'  
RIGHT ELEVATION

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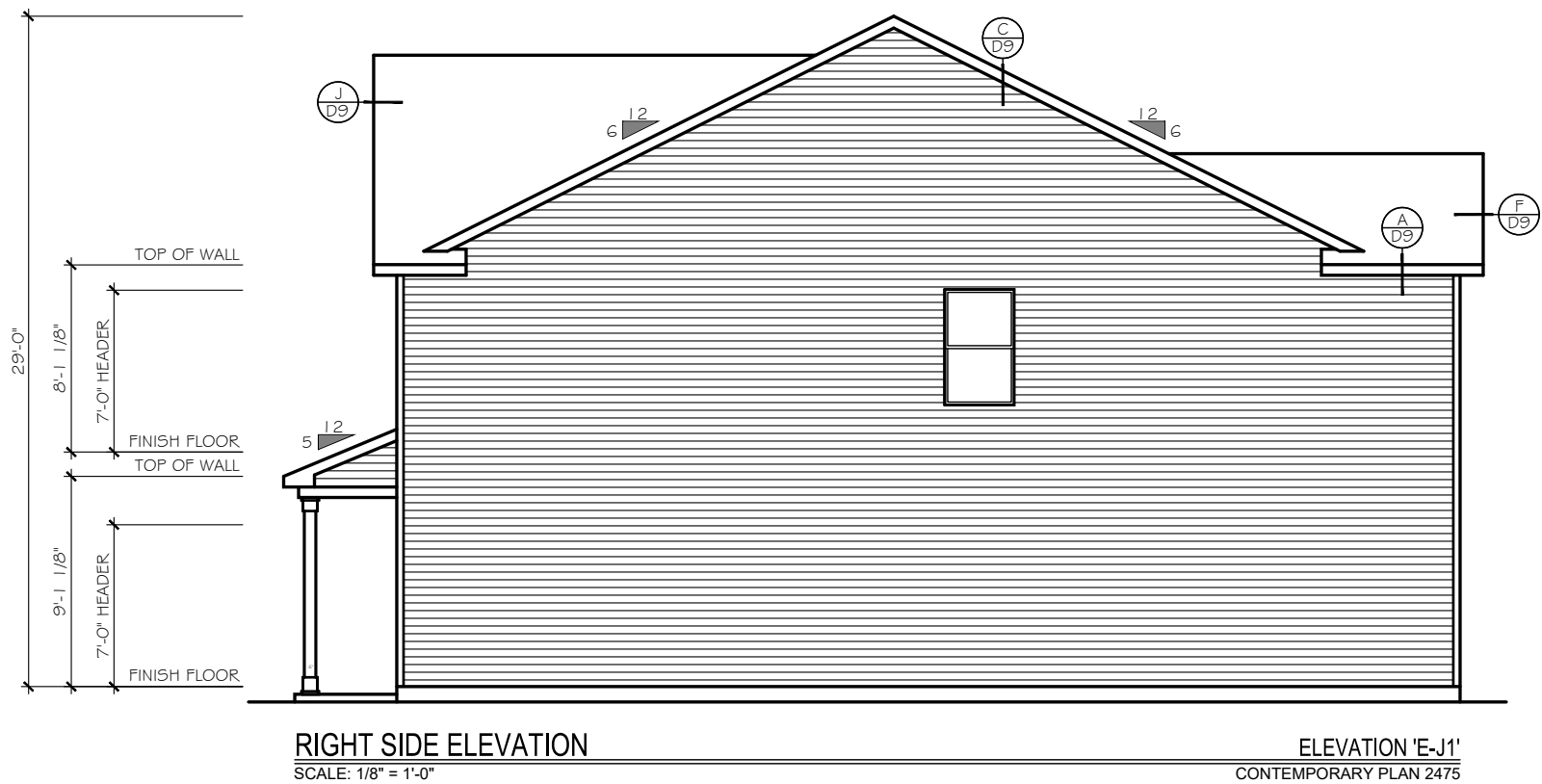
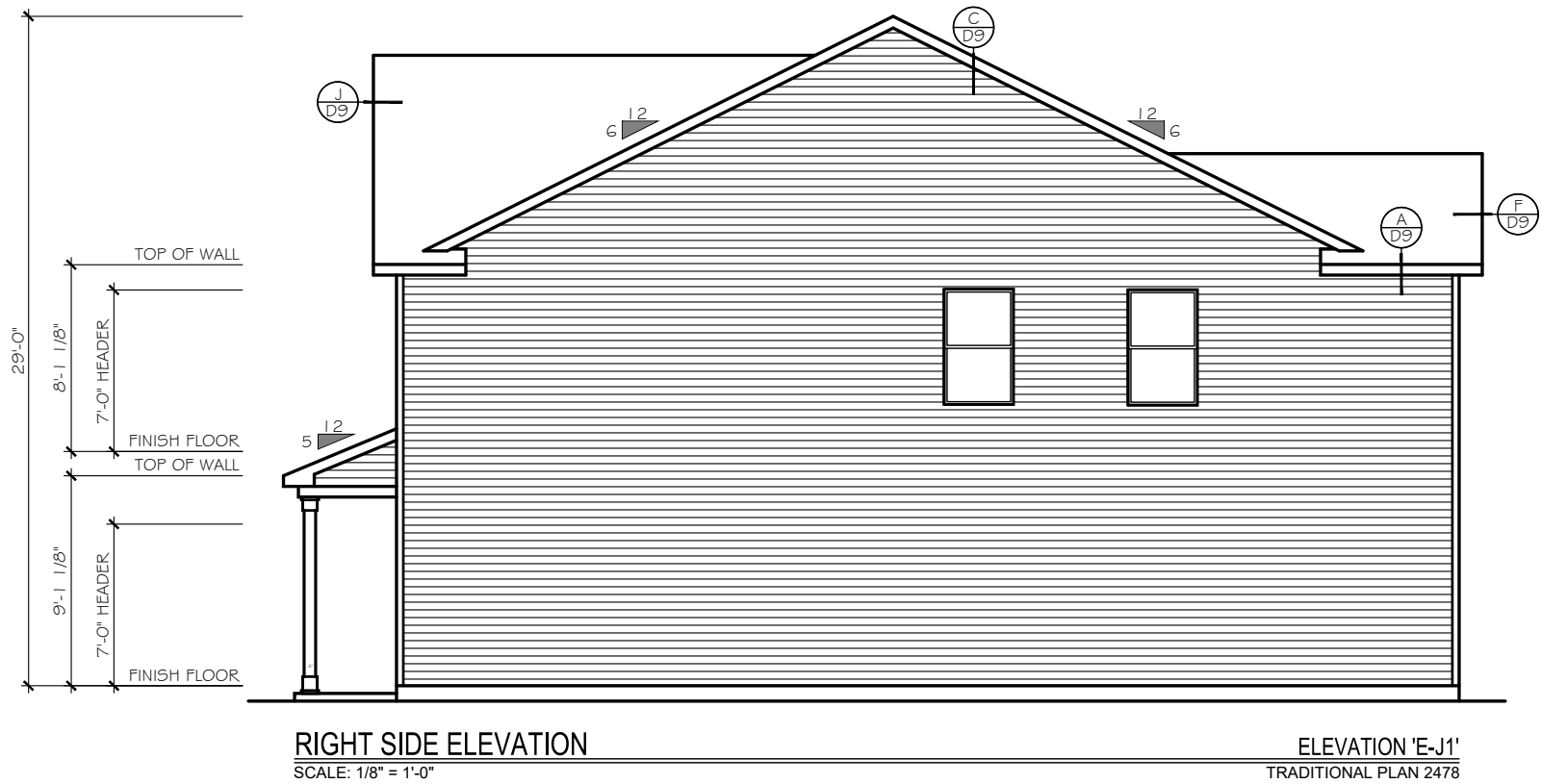
SCALE:  
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CHECKED BY:  
RS / BS

SHEET:

A4.22

v. 5.4



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ELEVATION 'J'  
RIGHT ELEVATION

THE LENOX - OPEN

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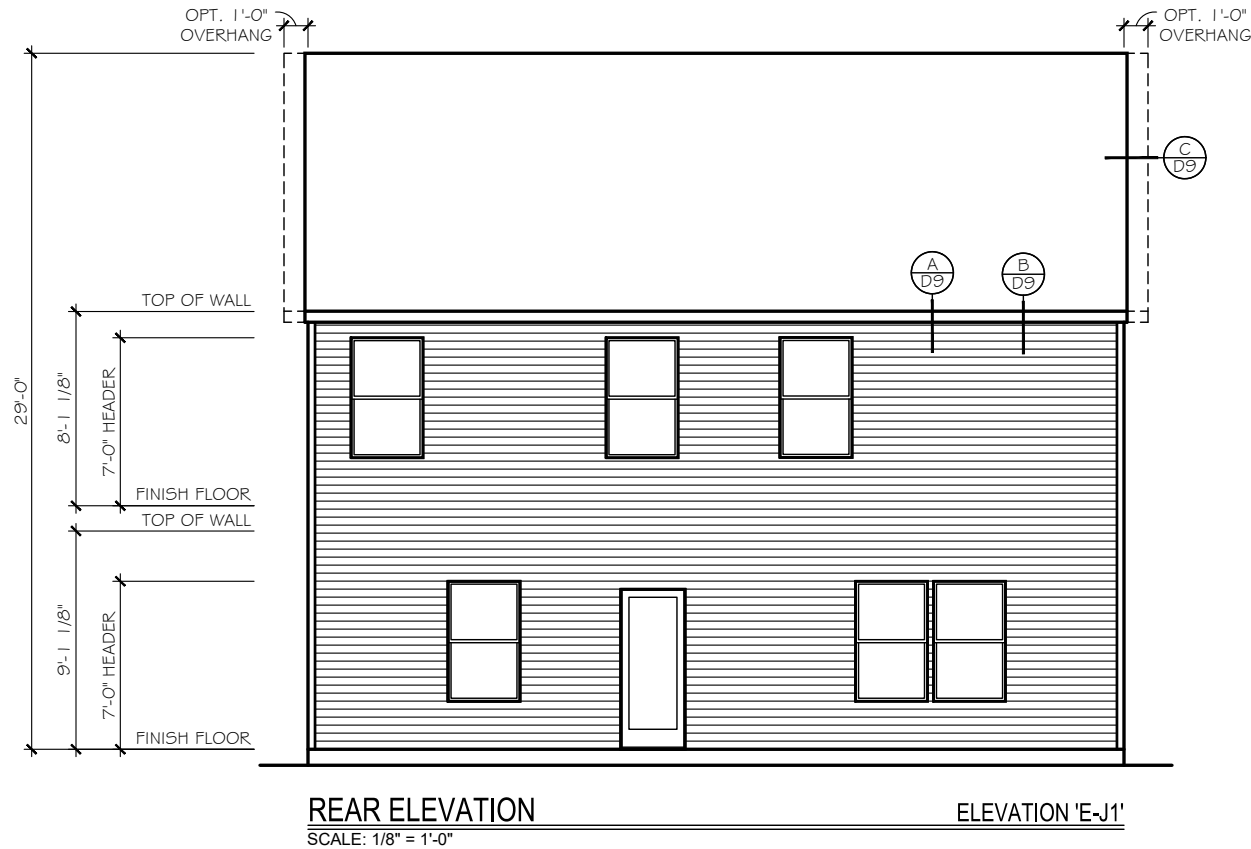
DRAWN BY:  
MLM

DATE:  
06.22.21

SCALE:  
3/16" = 1'-0"

CHECKED BY:  
RS / BS

SHEET:  
**A4.23**  
v. 5.4



REAR ELEVATION  
SCALE: 1/8" = 1'-0"

ELEVATION 'E-J1'

ELEVATION 'J'  
REAR ELEVATION

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SHEET:

A4.24

v. 5.4

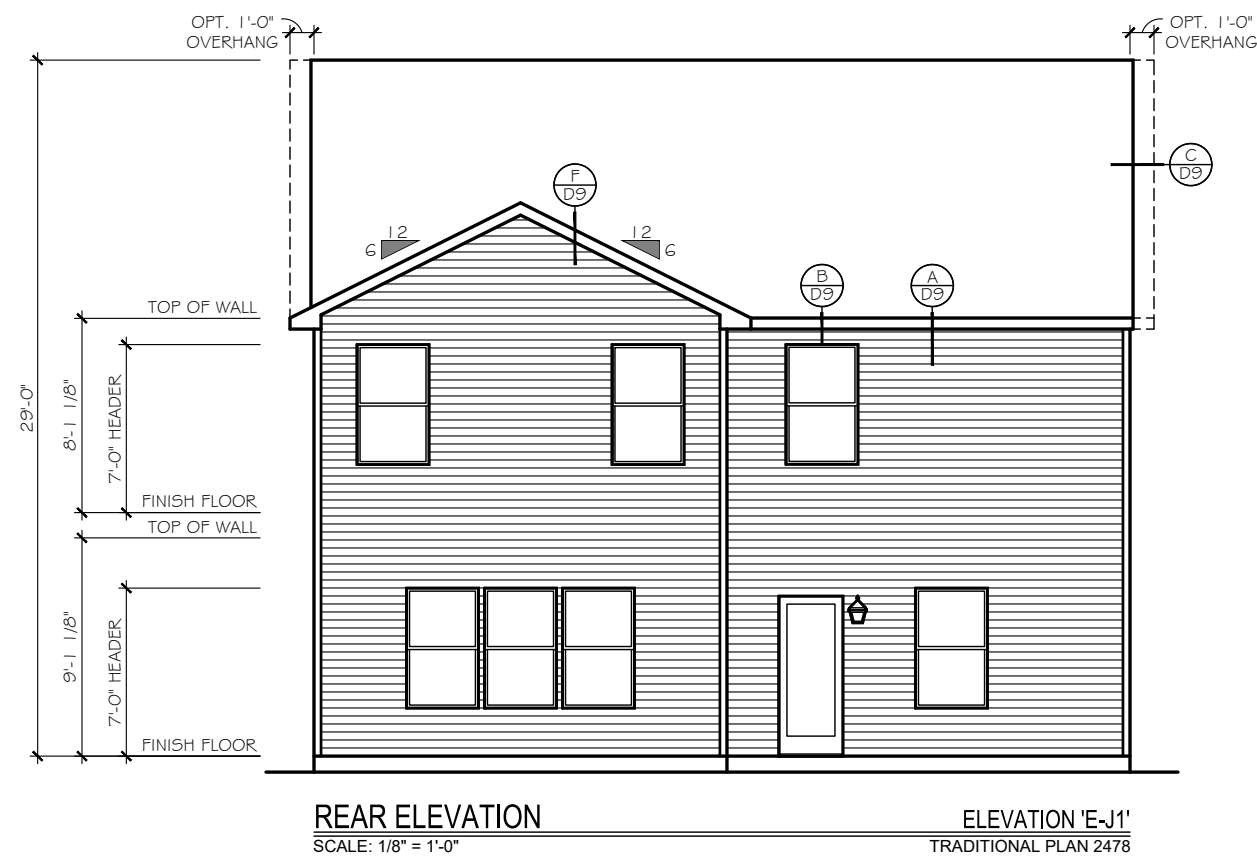
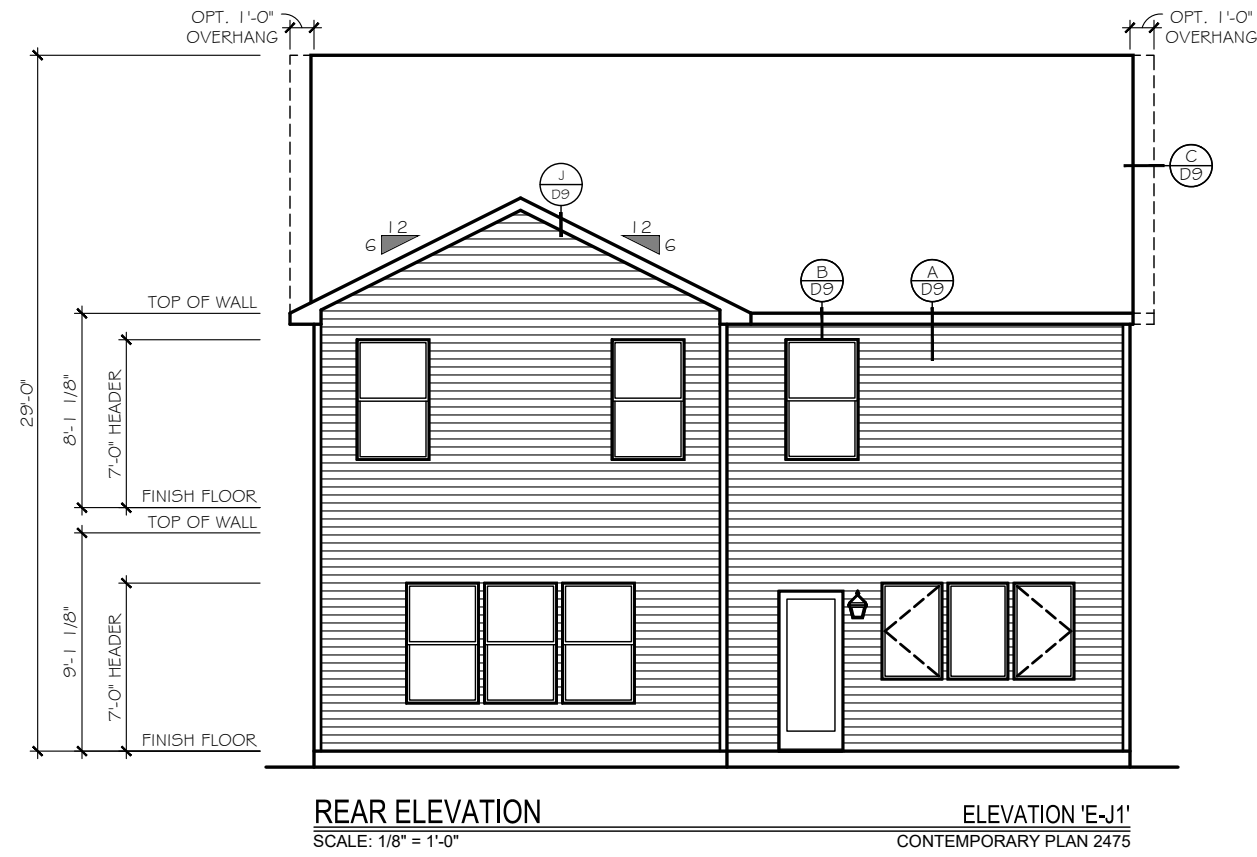
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ELEVATION 'J'  
REAR ELEVATION  
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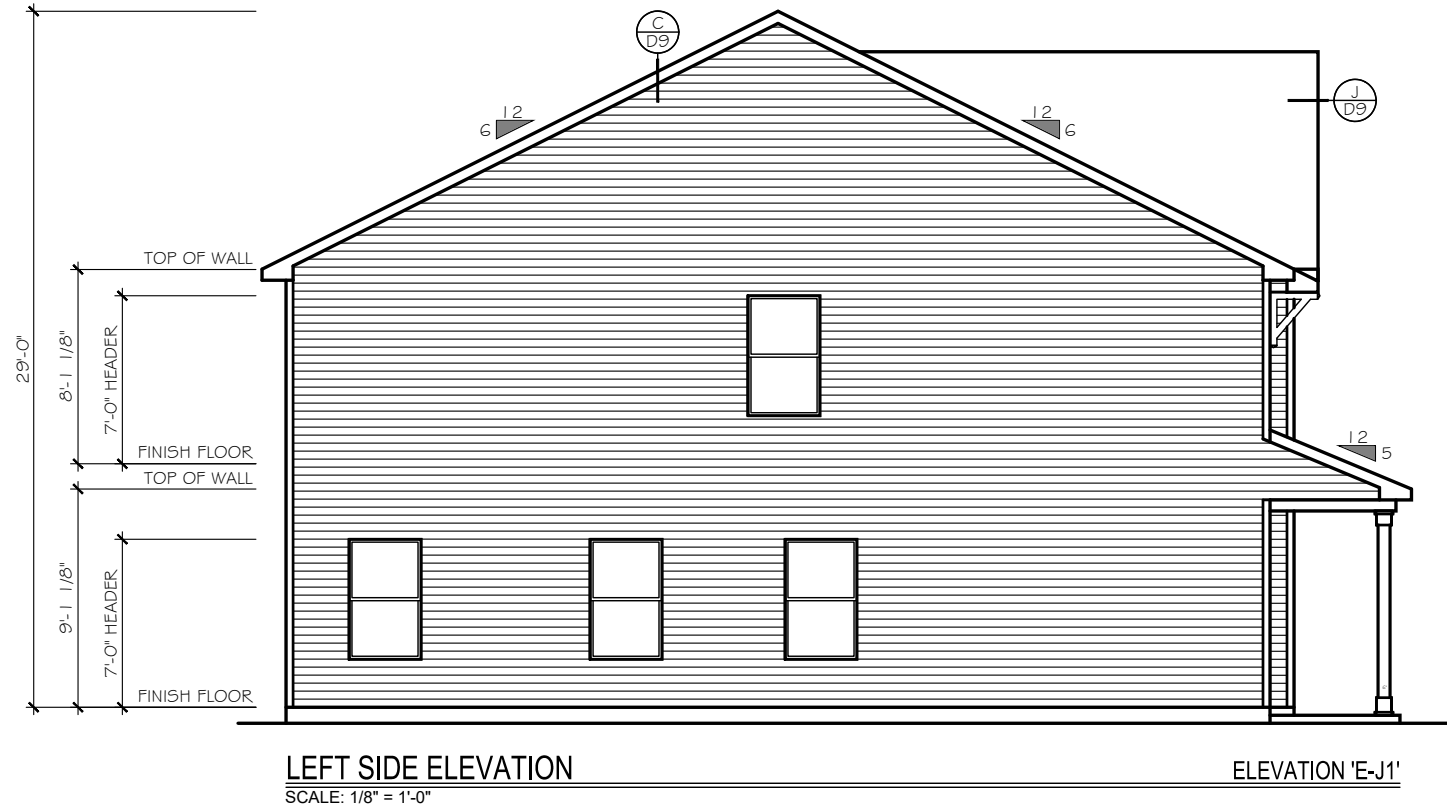
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**A4.25**  
v. 5.4



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ELEVATION 'J'  
LEFT ELEVATION

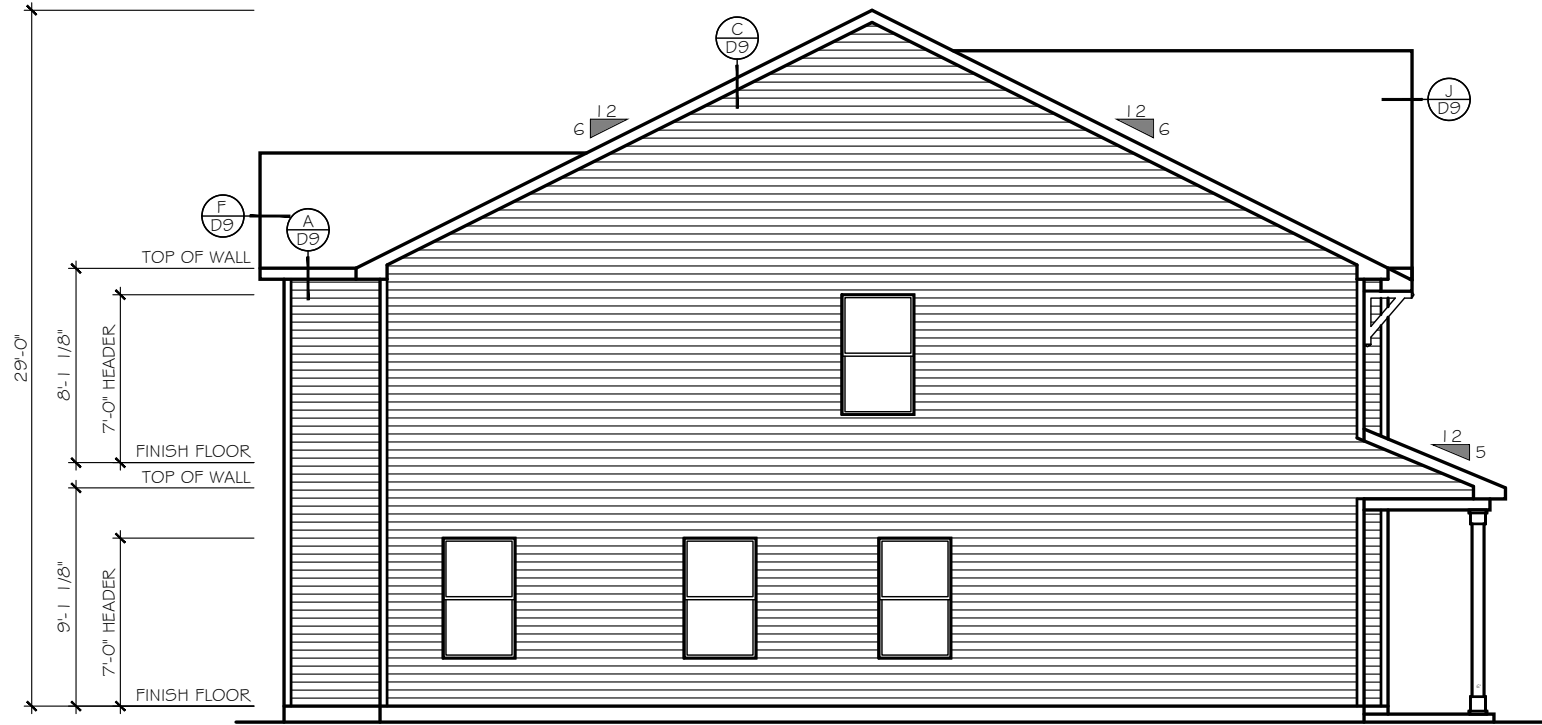
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SCALE:	3/16"= 1'-0"
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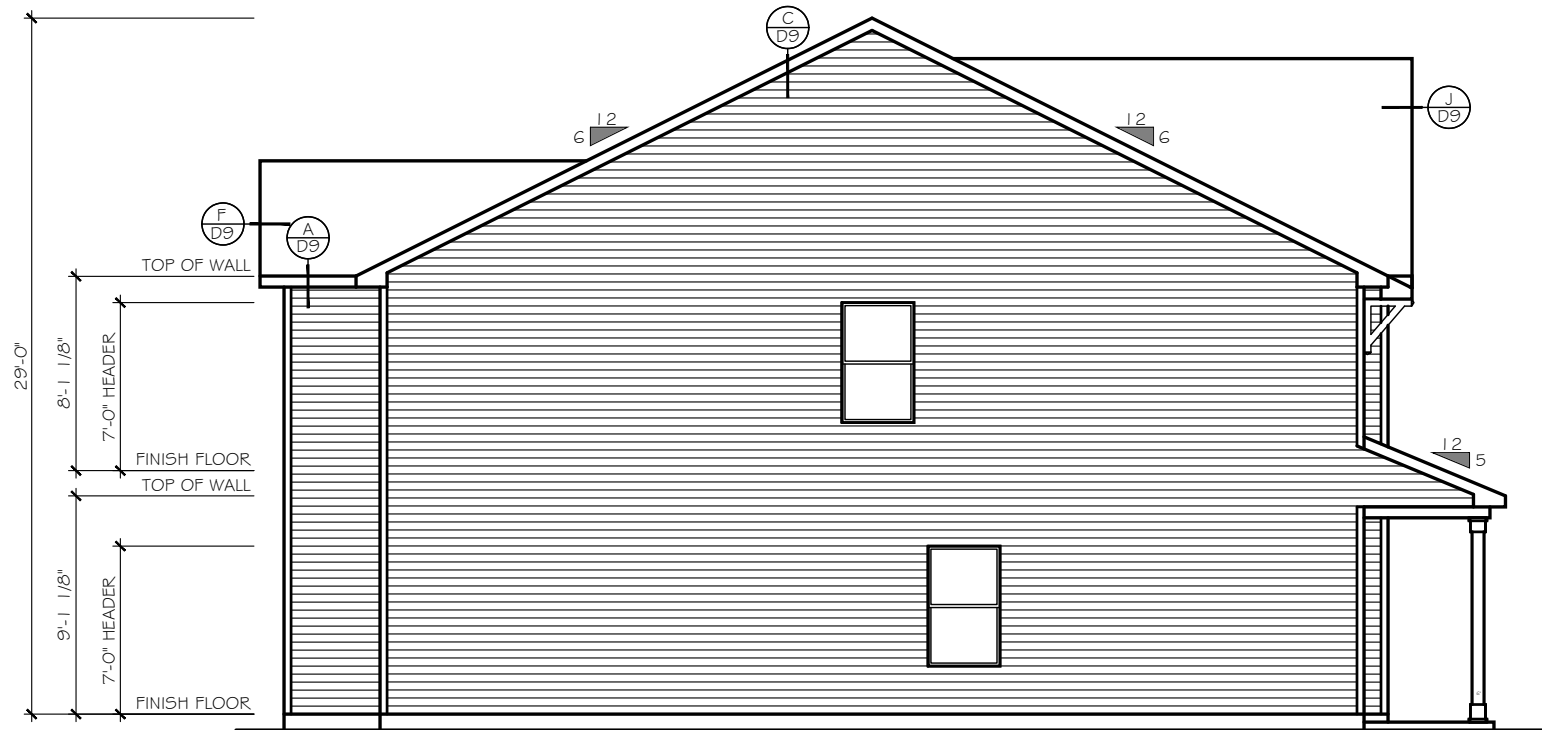
A4.26

v. 5.4



LEFT SIDE ELEVATION  
SCALE: 1/8" = 1'-0"

ELEVATION 'E-J'  
CONTEMPORARY PLAN 2475



LEFT SIDE ELEVATION  
SCALE: 1/8" = 1'-0"

ELEVATION 'E-J'  
TRADITIONAL PLAN 2478

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ELEVATION 'J'  
LEFT ELEVATION

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SCALE:  
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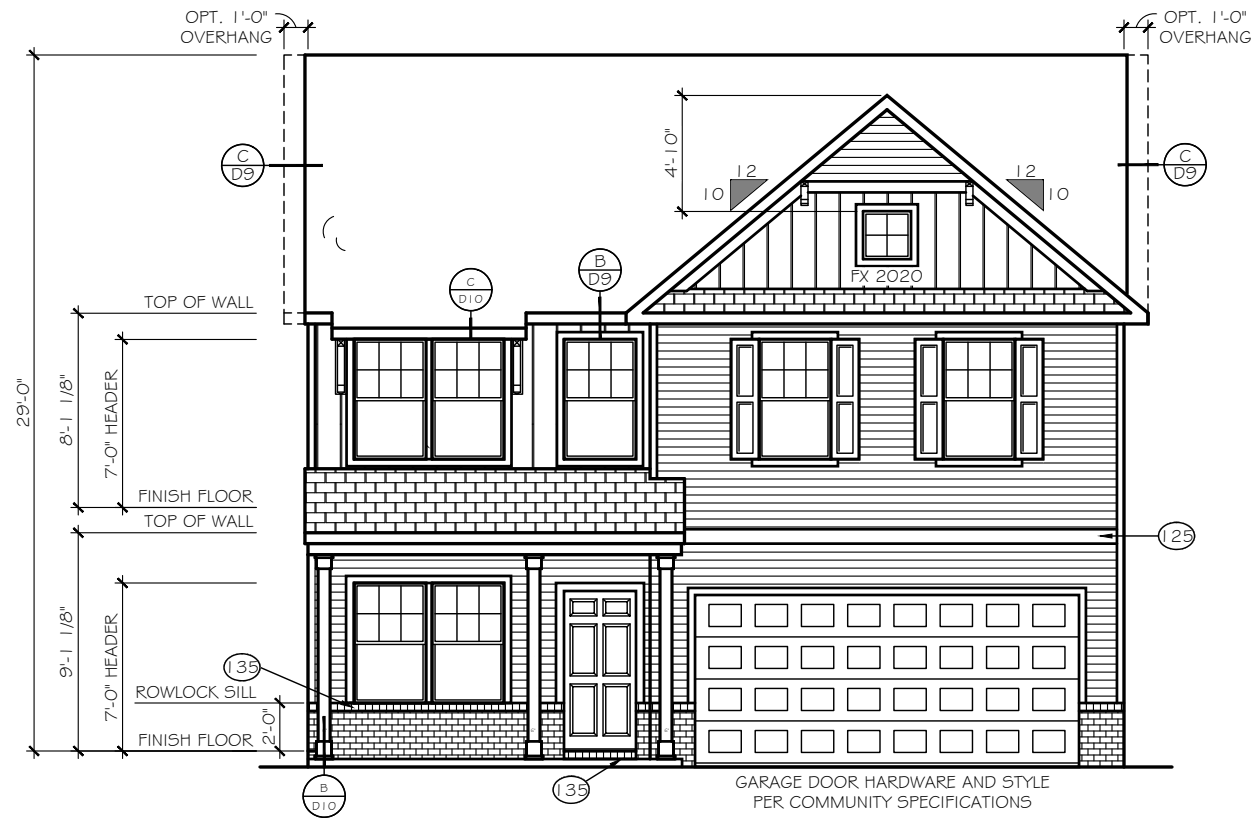
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SHEET:

A4.27

v. 5.4

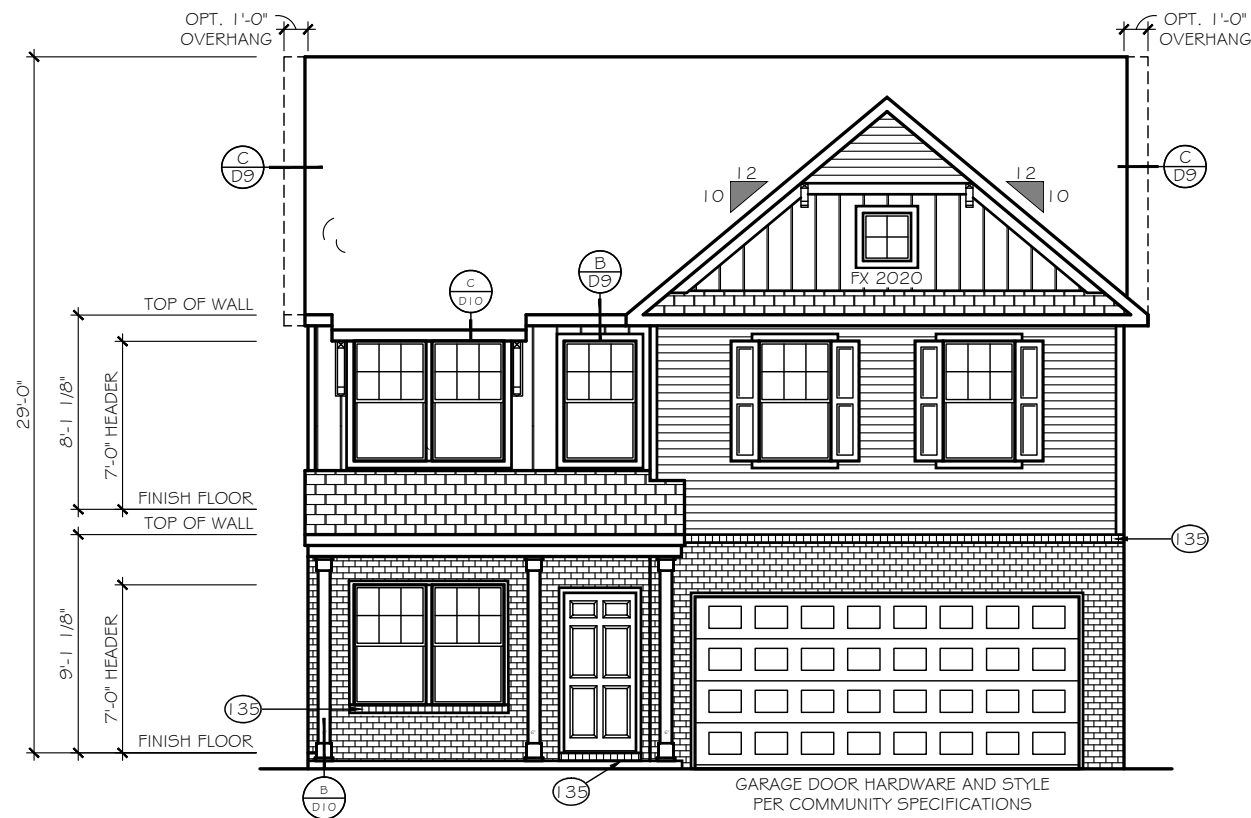




FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION 'E-J2'



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION 'E-J3'

## EXTERIOR MATERIAL LEGEND

	B-N-B SIDING		STONE
	SHAKE SIDING		METAL ROOF
	HORIZONTAL SIDING		ROOF SHINGLE
	BRICK		SCALLOP SIDING

## KEY NOTES

- (15) FLASHING
- (17) VINYL SHUTTER
- (20) BRICKMOLD TRIM
- (21) 1X4 TRIM BOARD
- (23) 1X6 TRIM BOARD
- (25) 1X8 TRIM BOARD
- (28) 1X10 FRIEZE BOARD
- (31) 1-1/2" THICK STONE CAP
- (35) ROWLOCK SILL
- (37) BRICK JACK ARCH
- (39) SOLDIER COURSE
- (41) PRECAST KEYSTONE

1x4 TRIM WHERE SHOWN AT  
WINDOWS AND DOORS  
UNLESS OTHERWISE NOTED

SEE ROOF FRAMING PLANS  
FOR OVERHANG DIMENSIONS  
AND DORMER LOCATIONS

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ELEVATION 'J'  
FRONT ELEVATION

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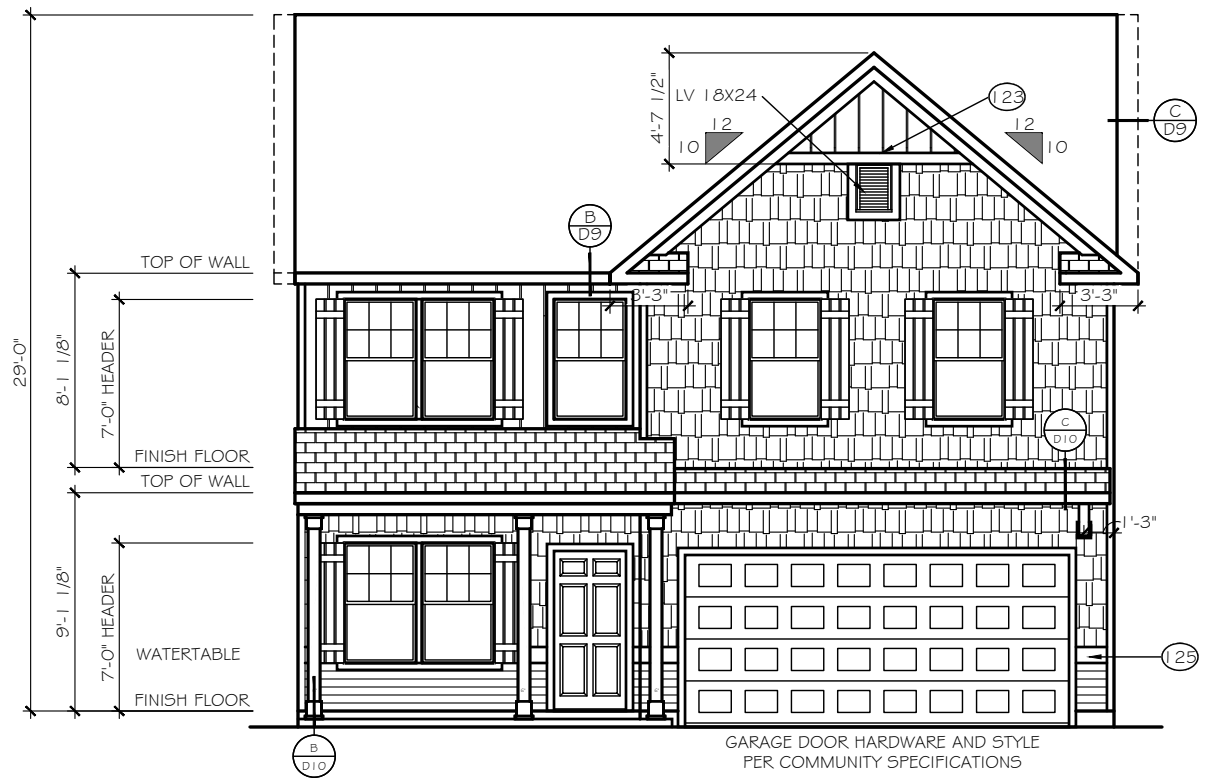
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RS / BS

SHEET:

A4.28

v. 5.4



FRONT ELEVATION  
SCALE: 1/8" = 1'-0"

ELEVATION 'E-K1'

EXTERIOR MATERIAL  
LEGEND

	B-N-B SIDING		STONE
	SHAKE SIDING		METAL ROOF
	HORIZONTAL SIDING		ROOF SHINGLE
	BRICK		SCALLOP SIDING

KEY NOTES

(15) FLASHING

(17) VINYL SHUTTER

(20) BRICKMOLD TRIM

(21) 1X4 TRIM BOARD

(23) 1X6 TRIM BOARD

(25) 1X8 TRIM BOARD

(28) 1X10 FRIEZE BOARD

(31) 1-1/2" THICK STONE CAP

(35) ROWLOCK SILL

(37) BRICK JACK ARCH

(39) SOLDIER COURSE

(41) PRECAST KEYSTONE

1x4 TRIM WHERE SHOWN AT  
WINDOWS AND DOORS  
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ELEVATION 'K'  
FRONT ELEVATION

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SHEET:

A4.29

v. 5.4

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EXTERIOR MATERIAL  
LEGEND

	B-N-B SIDING		STONE
	SHAKE SIDING		METAL ROOF
	HORIZONTAL SIDING		ROOF SHINGLE
	BRICK		SCALLOP SIDING

KEY NOTES

(15) FLASHING

(17) VINYL SHUTTER

(20) BRICKMOLD TRIM

(21) 1X4 TRIM BOARD

(23) 1X6 TRIM BOARD

(25) 1X8 TRIM BOARD

(28) 1X10 FRIEZE BOARD

(31) 1-1/2" THICK STONE CAP

(35) ROWLOCK SILL

(37) BRICK JACK ARCH

(39) SOLDIER COURSE

(41) PRECAST KEYSTONE

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ELEVATION 'K'  
RIGHT ELEVATION

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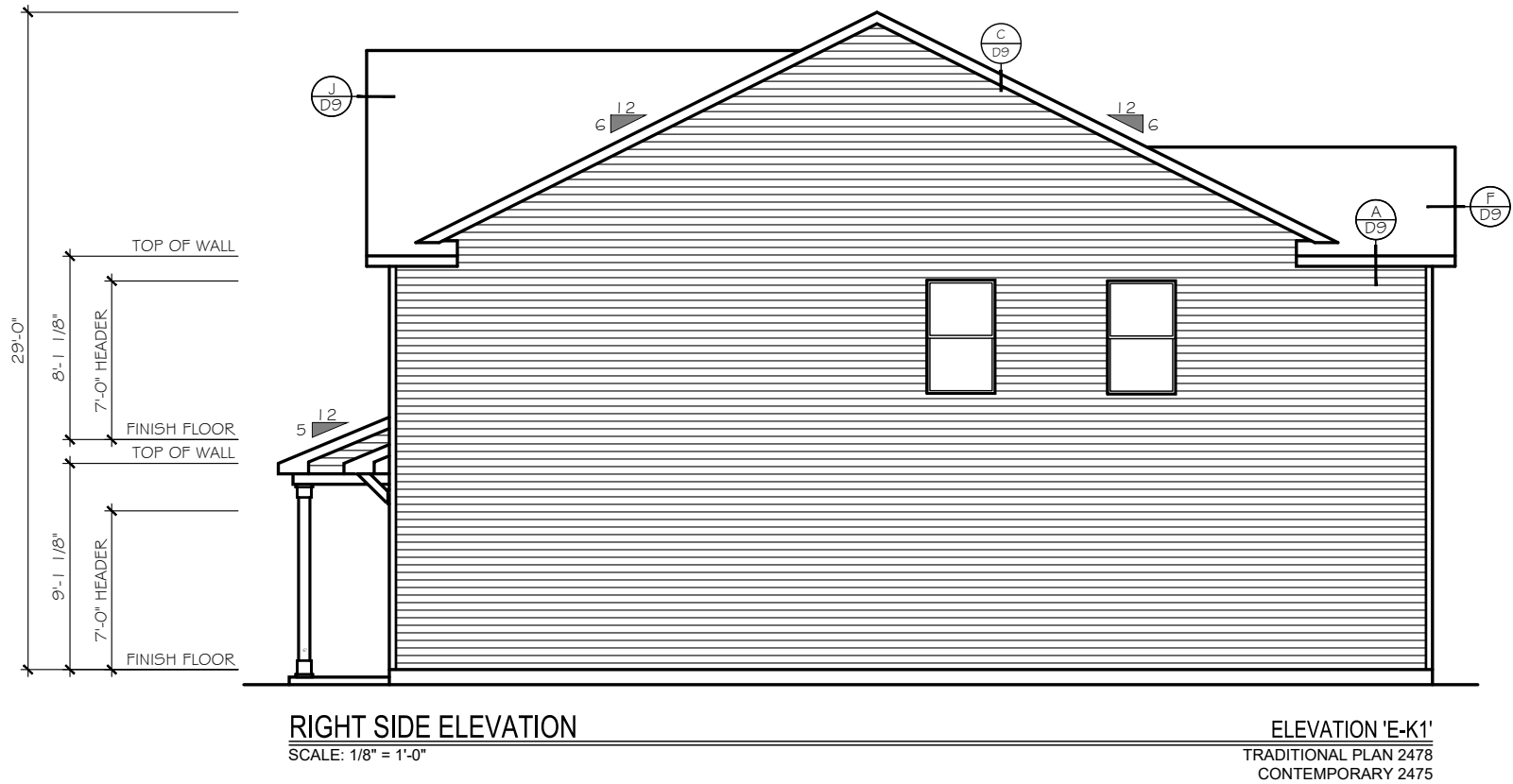
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SHEET:

A4.30

v. 5.4





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ELEVATION 'K'  
RIGHT ELEVATION

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SCALE:

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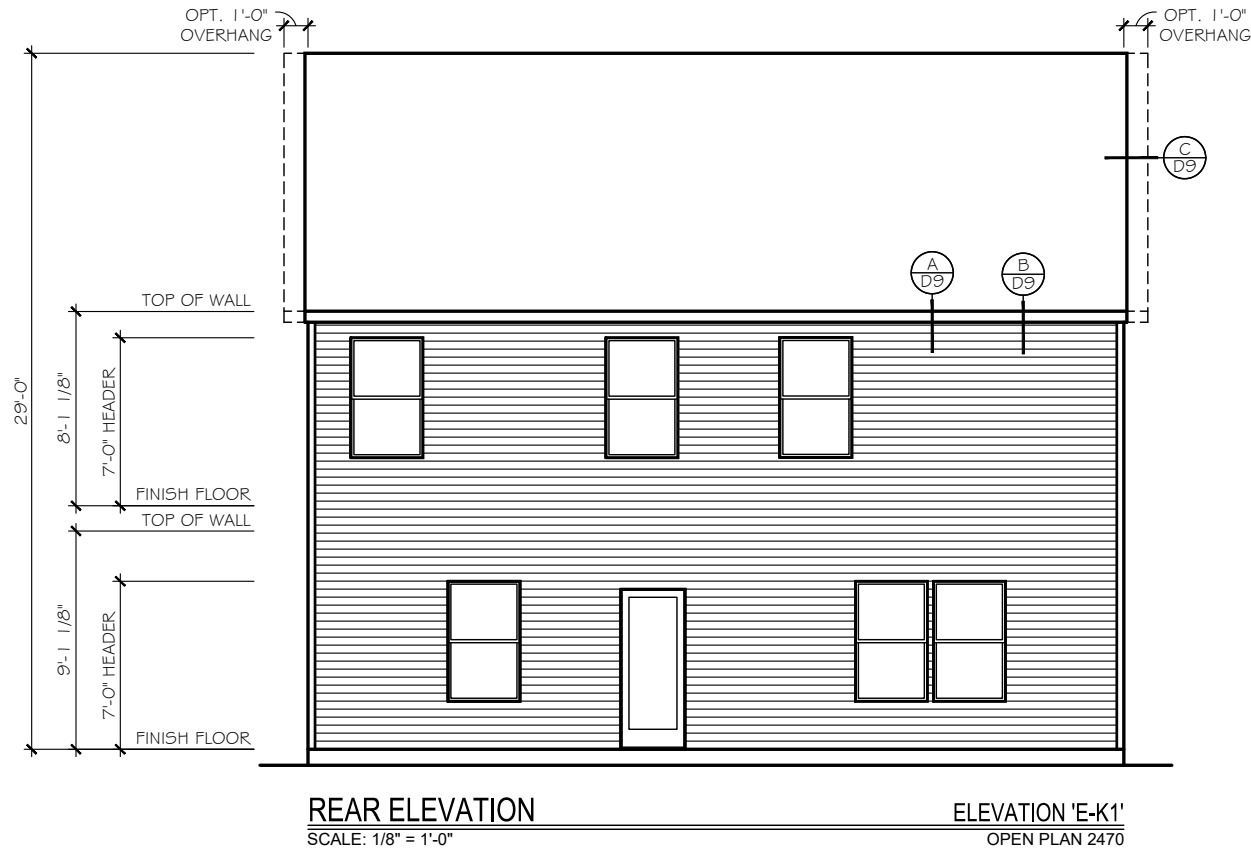
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SHEET:

**A4.31**

v. 5.4



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ELEVATION 'K'  
REAR ELEVATION

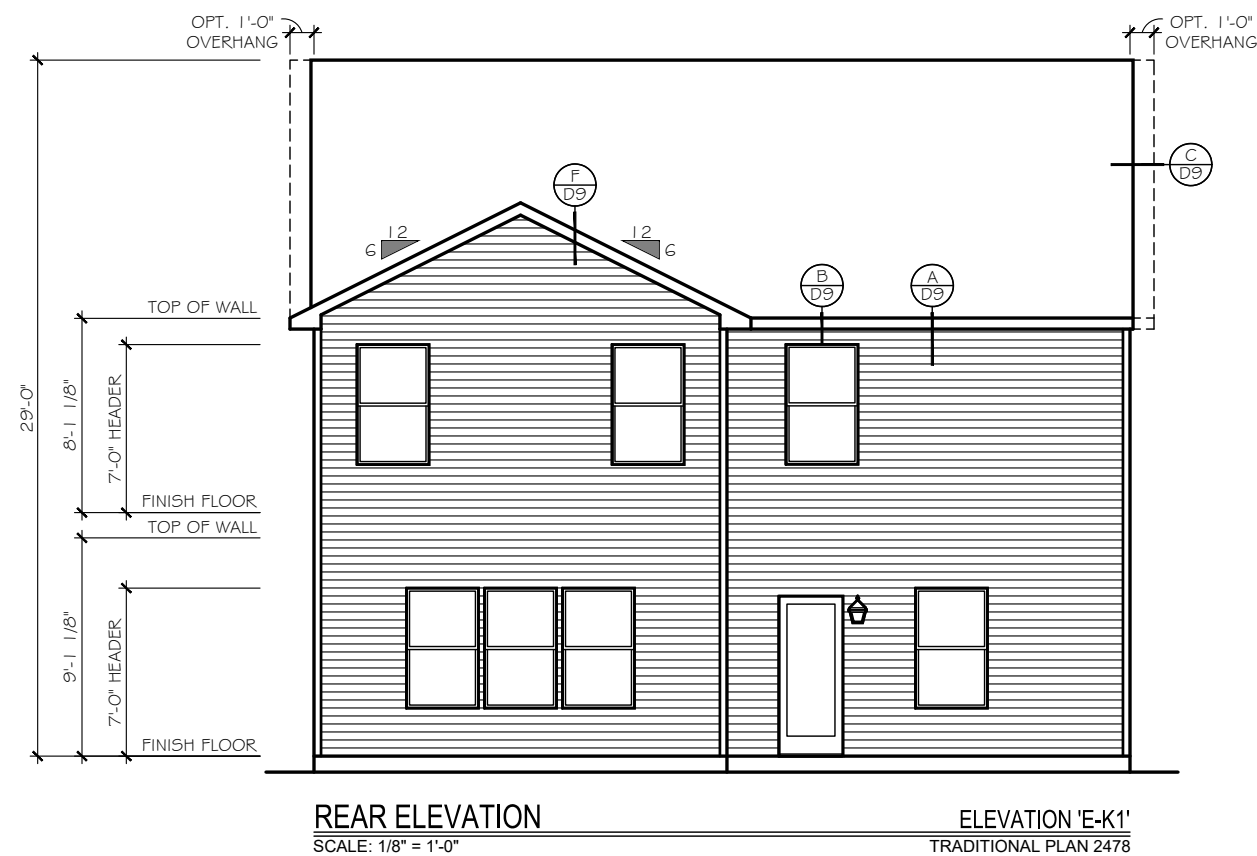
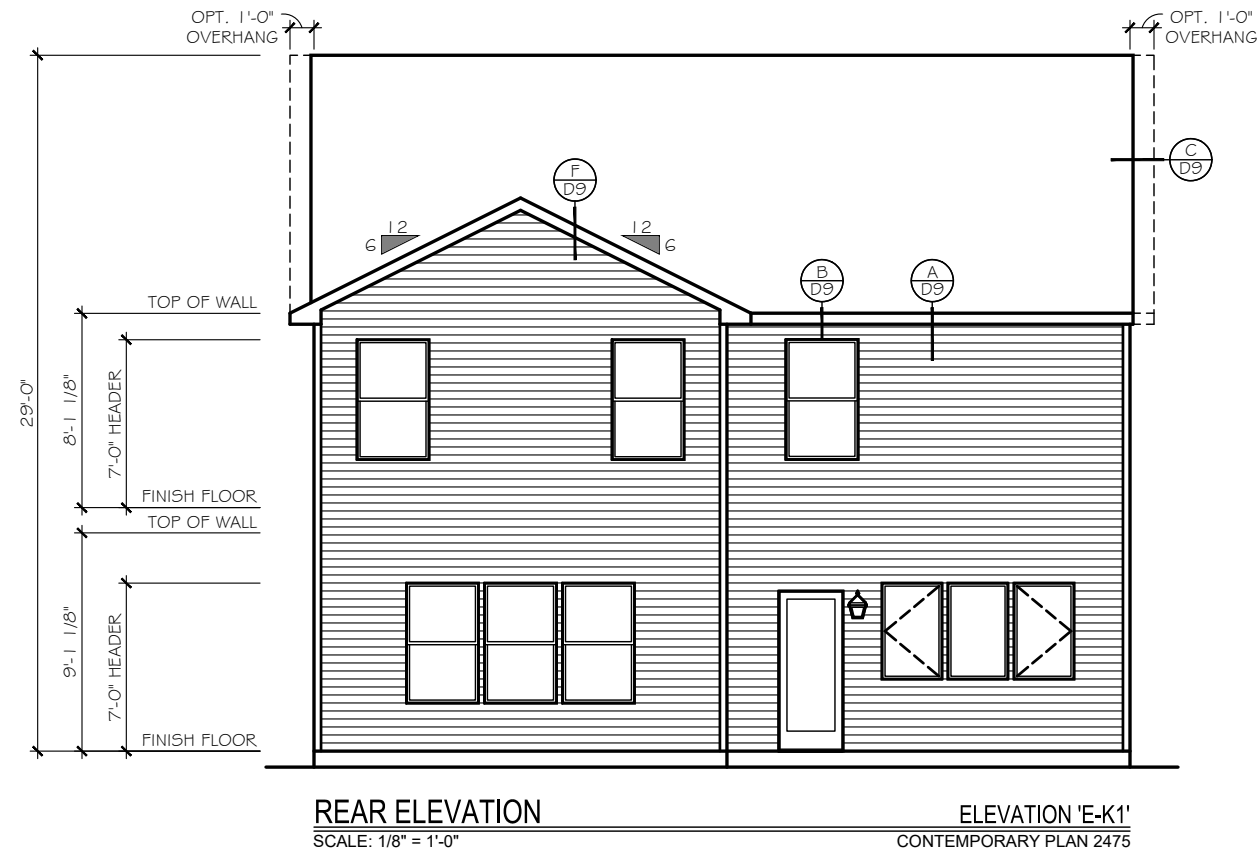
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SHEET:

A4.32

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ELEVATION 'K'  
REAR ELEVATION  
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SCALE:  
3/16" = 1'-0"

CHECKED BY:  
RS / BS

SHEET:  
**A4.33**  
v. 5.4





ELEVATION 'K'  
LEFT ELEVATION

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SCALE:

3/16" = 1'-0"

CHECKED BY:

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SHEET:

A4.34

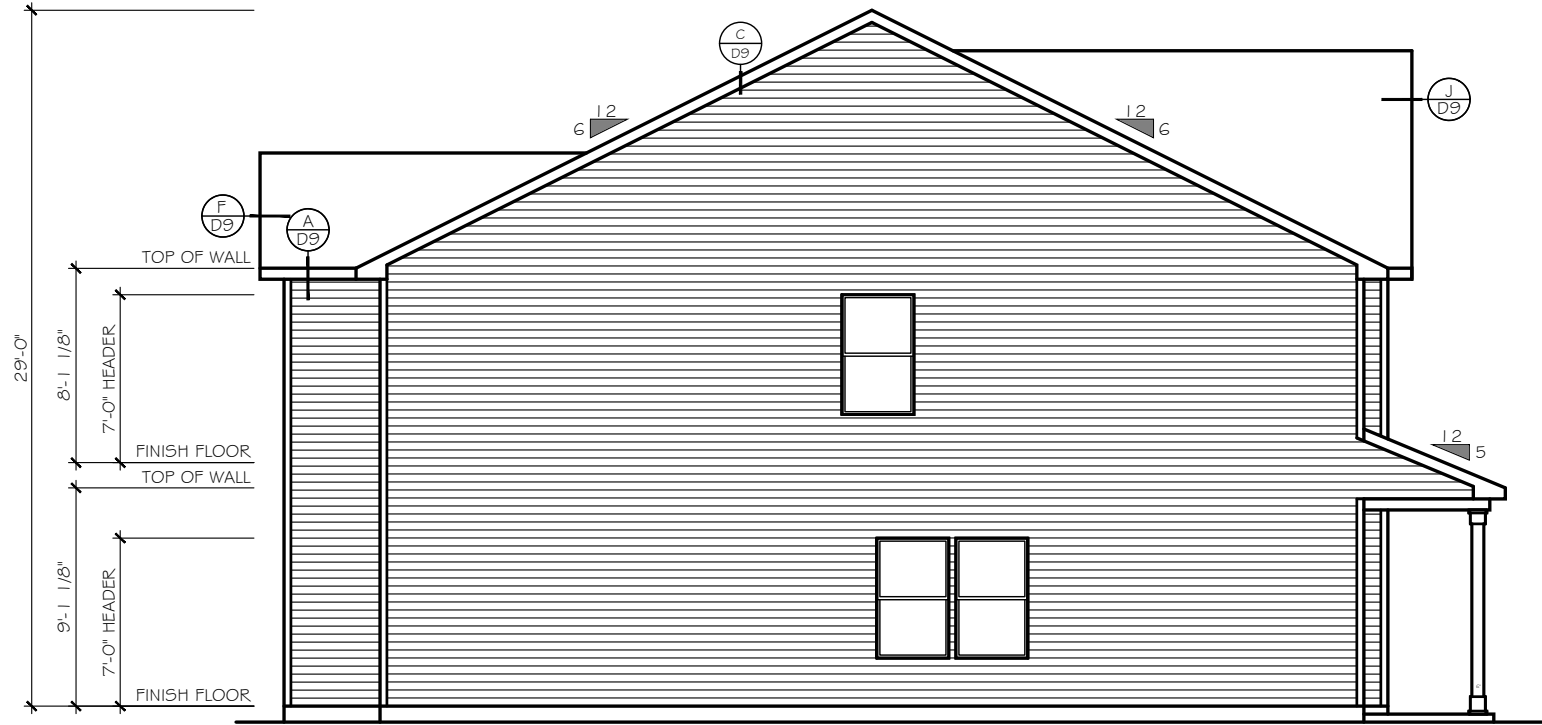
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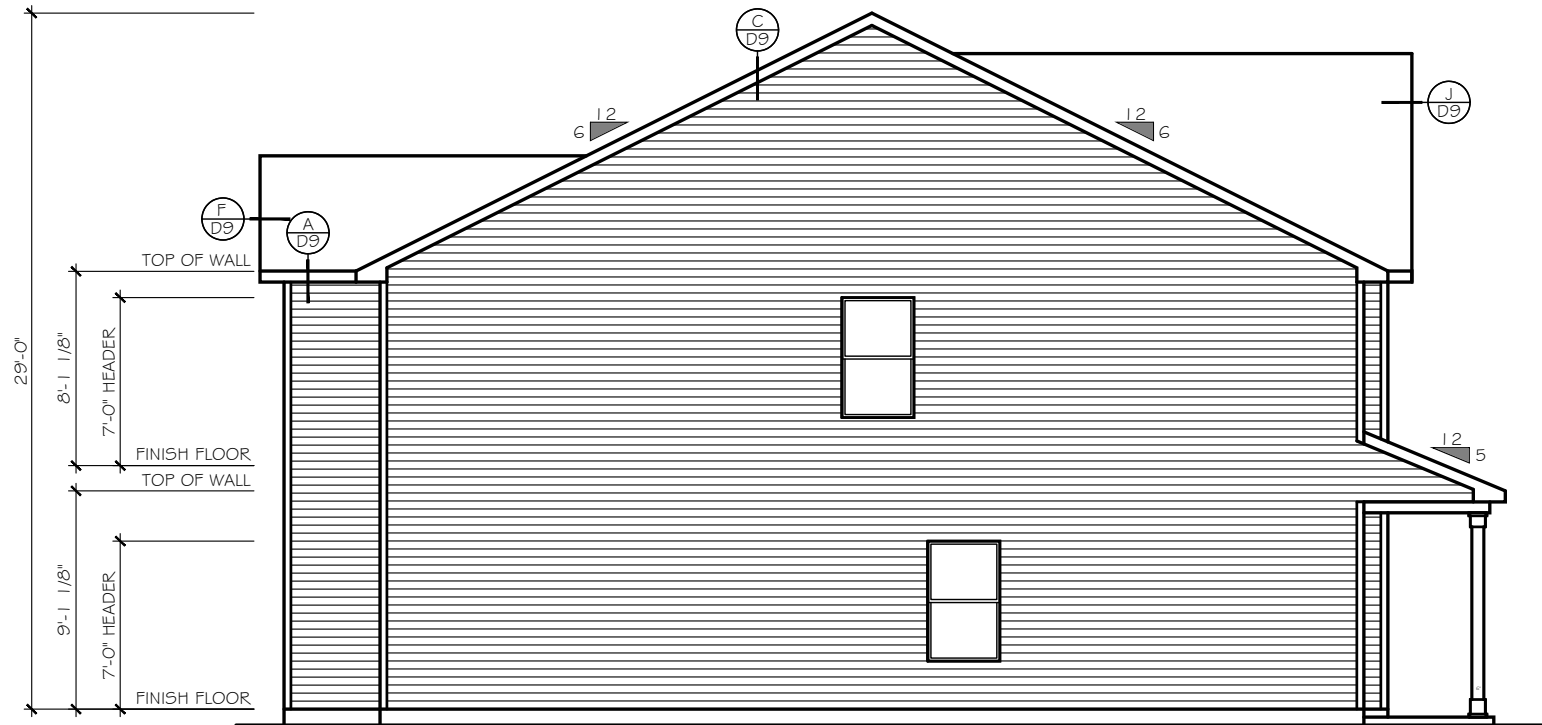
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LEFT SIDE ELEVATION  
SCALE: 1/8" = 1'-0"

ELEVATION 'E-K1'  
CONTEMPORARY PLAN 2475



LEFT SIDE ELEVATION  
SCALE: 1/8" = 1'-0"

ELEVATION 'E-K1'  
TRADITIONAL PLAN 2478

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ELEVATION 'K'  
LEFT ELEVATION

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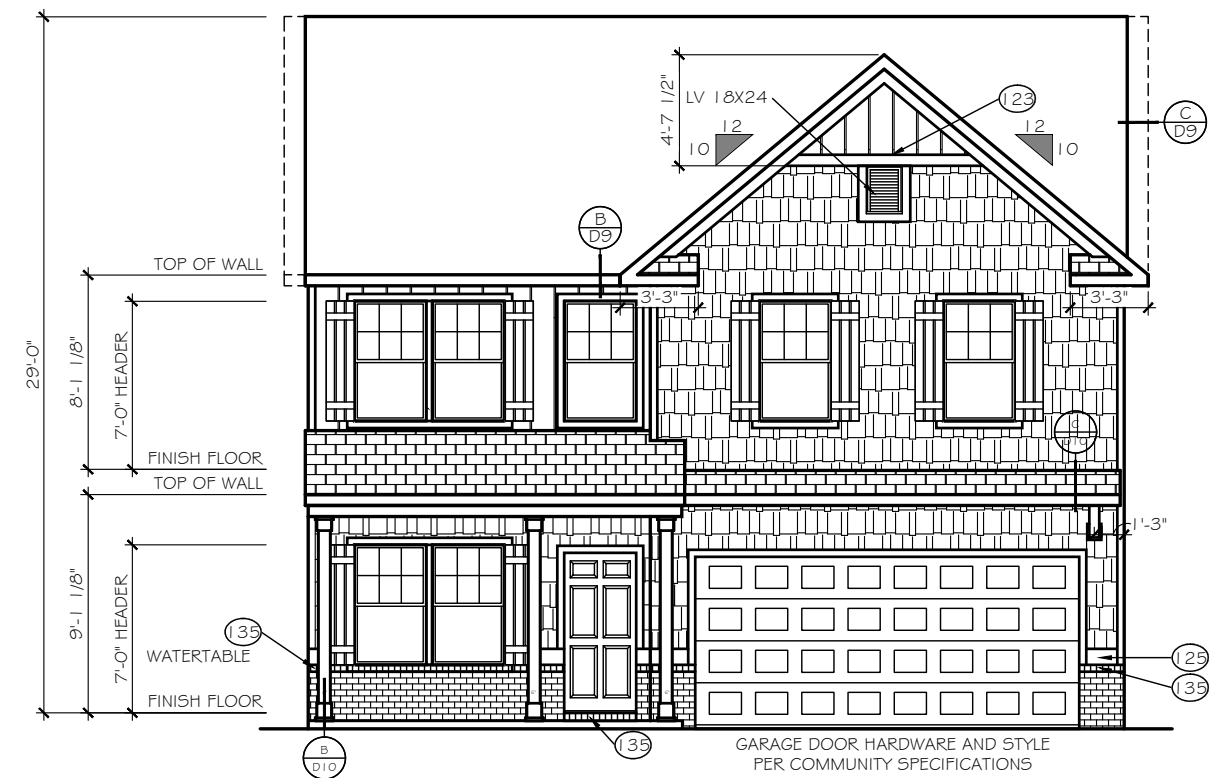
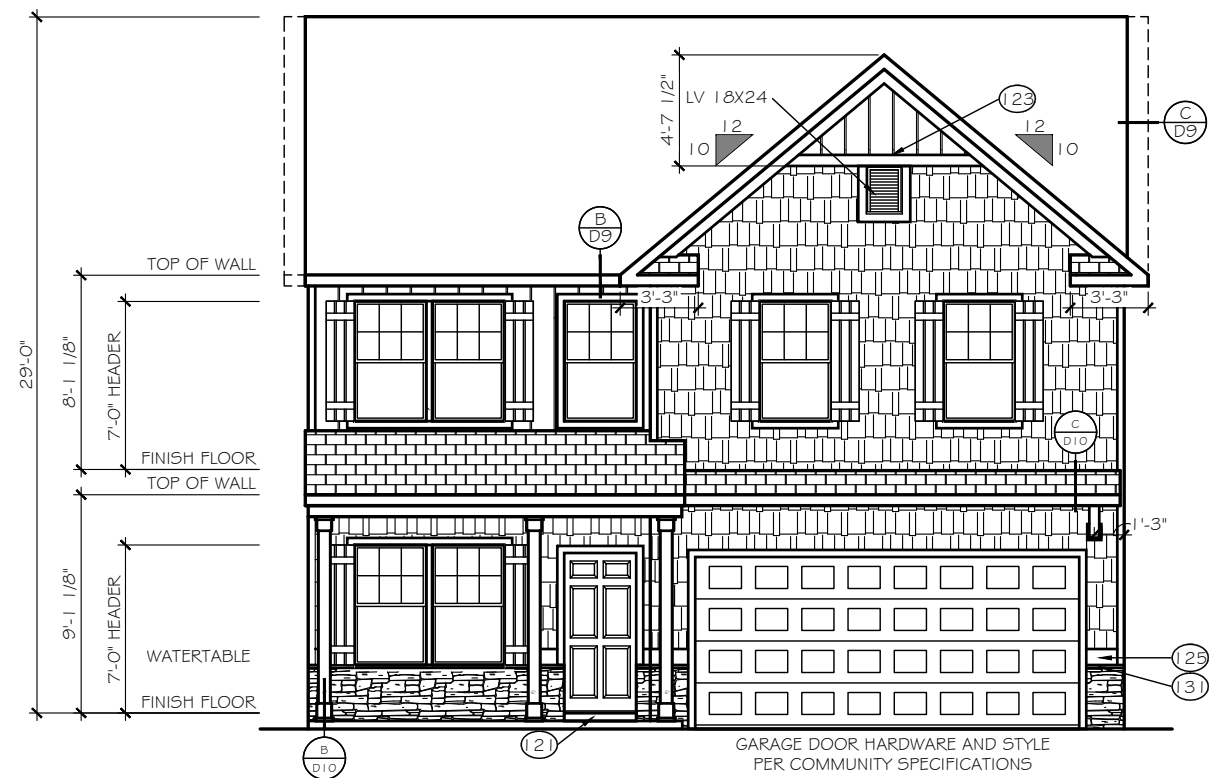
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SHEET:

**A4.35**

v. 5.4



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ELEVATION 'K'  
FRONT ELEVATION

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SCALE:

$$3/16" = 1'-0"$$

CHECKED BY:

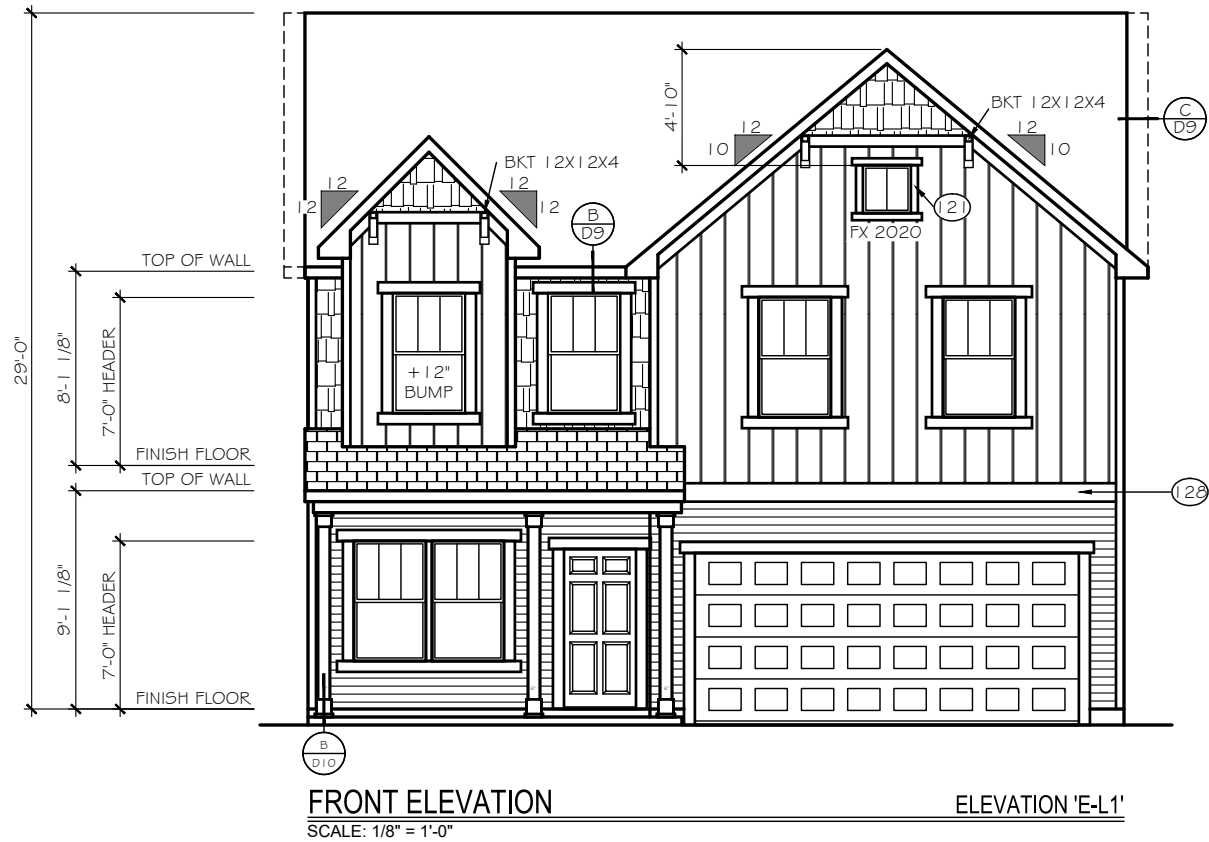
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SHEET:

## A4.36

## 5.4





EXTERIOR MATERIAL  
LEGEND

	B-N-B SIDING		STONE
	SHAKE SIDING		METAL ROOF
	HORIZONTAL SIDING		ROOF SHINGLE
	BRICK		SCALLOP SIDING

KEY NOTES

115 FLASHING

117 VINYL SHUTTER

120 BRICKMOLD TRIM

121 1X4 TRIM BOARD

123 1X6 TRIM BOARD

125 1X8 TRIM BOARD

128 1X10 FRIEZE BOARD

131 1-1/2" THICK STONE CAP

135 ROWLOCK SILL

137 BRICK JACK ARCH

139 SOLDIER COURSE

141 PRECAST KEYSTONE

1x4 TRIM WHERE SHOWN AT  
WINDOWS AND DOORS  
UNLESS OTHERWISE NOTED

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AND DORMER LOCATIONS

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ELEVATION 'L'  
FRONT ELEVATION

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SCALE:  
3/16"= 1'-0"

CHECKED BY:  
RS / BS

SHEET:

A4.37

v. 5.4



EXTERIOR MATERIAL  
LEGEND

	B-N-B SIDING		STONE
	SHAKE SIDING		METAL ROOF
	HORIZONTAL SIDING		ROOF SHINGLE
	BRICK		SCALLOP SIDING

KEY NOTES

(15) FLASHING

(17) VINYL SHUTTER

(120) BRICKMOLD TRIM

(121) 1X4 TRIM BOARD

(123) 1X6 TRIM BOARD

(125) 1X8 TRIM BOARD

(128) 1X10 FRIEZE BOARD

(131) 1-1/2" THICK STONE CAP

(135) ROWLOCK SILL

(137) BRICK JACK ARCH

(139) SOLDIER COURSE

(141) PRECAST KEYSTONE

1x4 TRIM WHERE SHOWN AT  
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ELEVATION 'L'  
RIGHT ELEVATION

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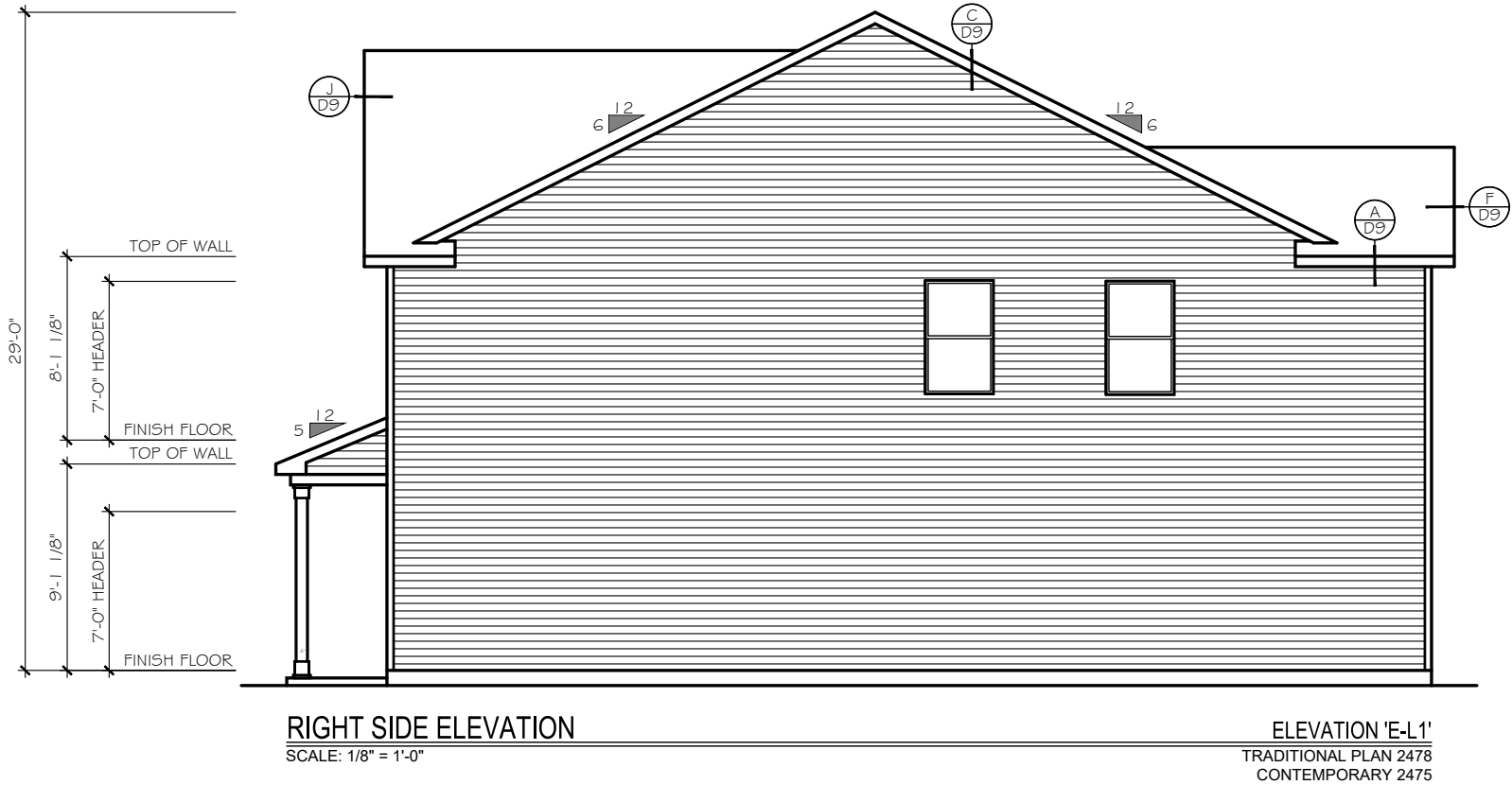
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SHEET:

A4.38

v. 5.4



ELEVATION 'L'  
RIGHT ELEVATION

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SCALE:

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CHECKED BY:

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SHEET:

A4.39

v. 5.4

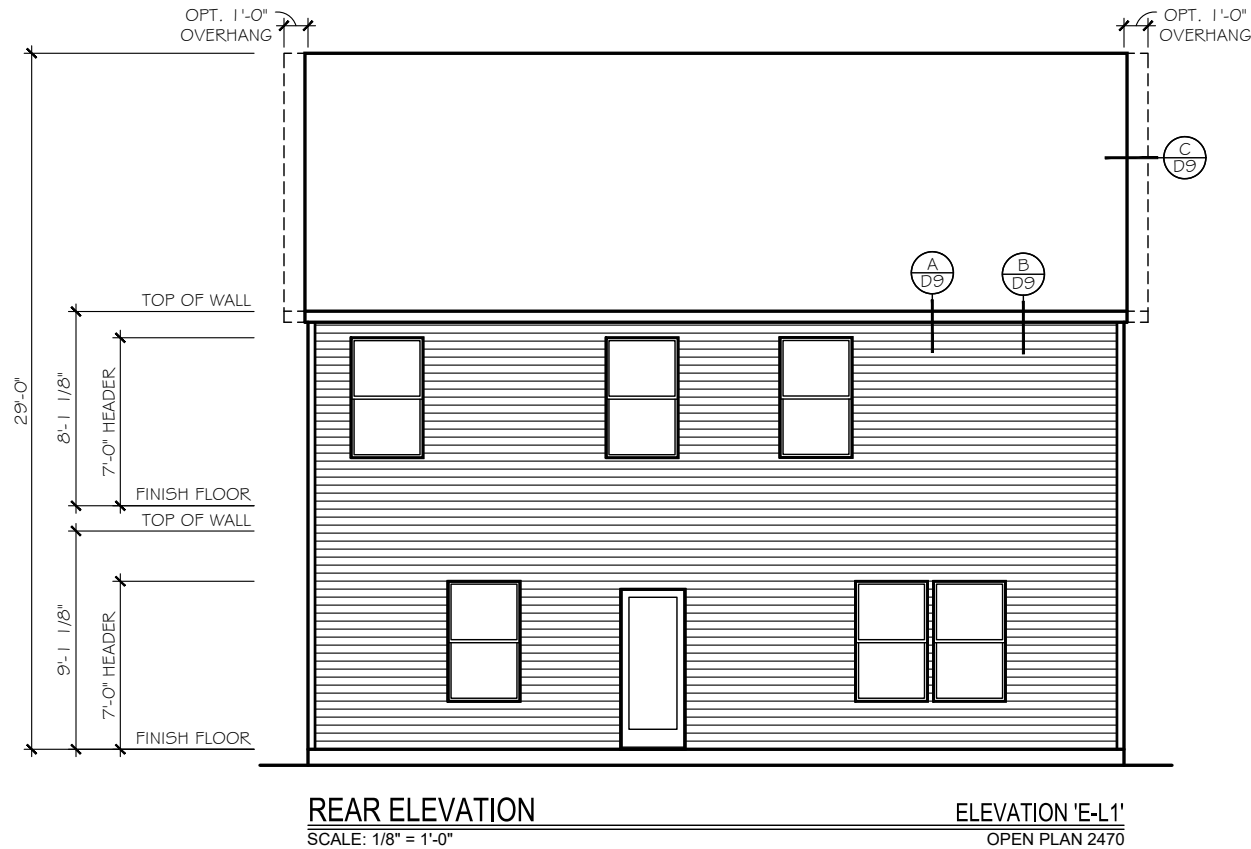
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ELEVATION 'L'  
REAR ELEVATION

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SCALE:

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SHEET:

A4.40

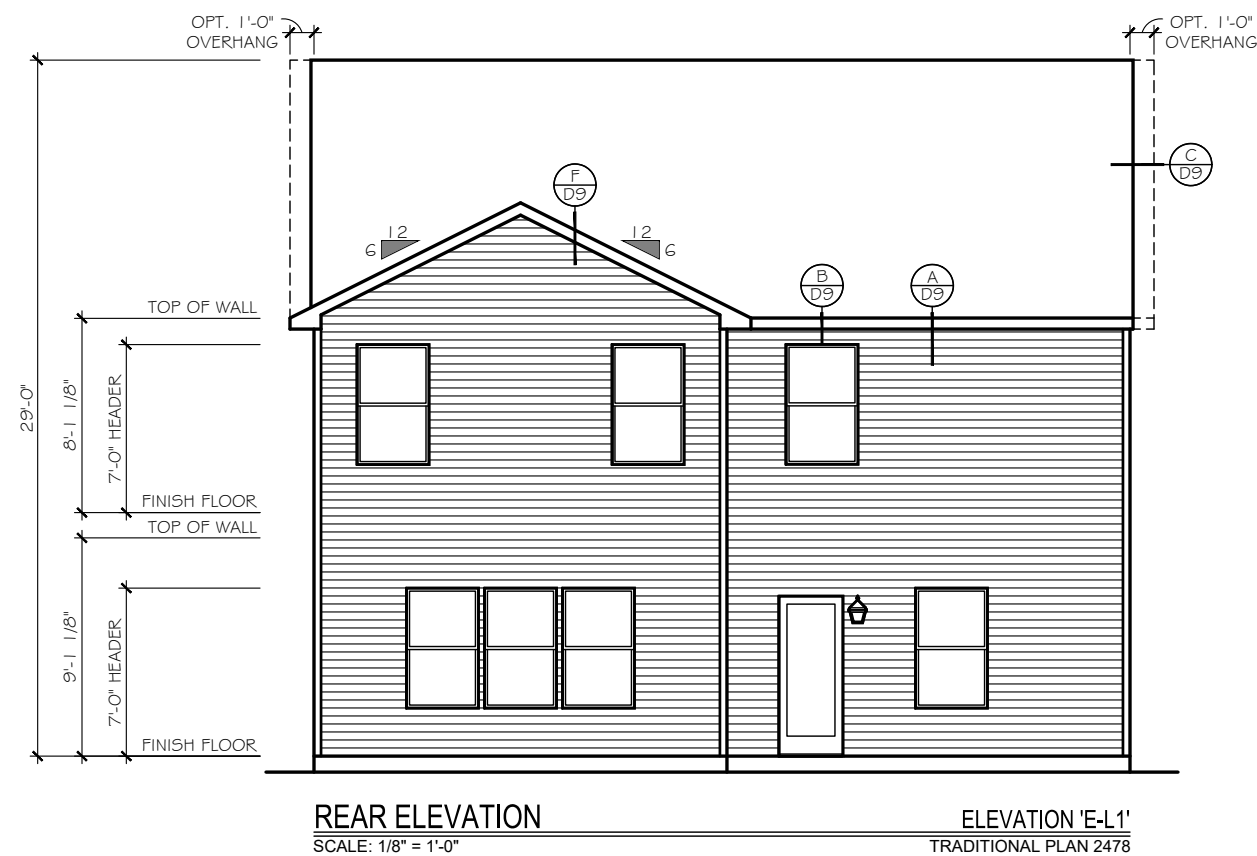
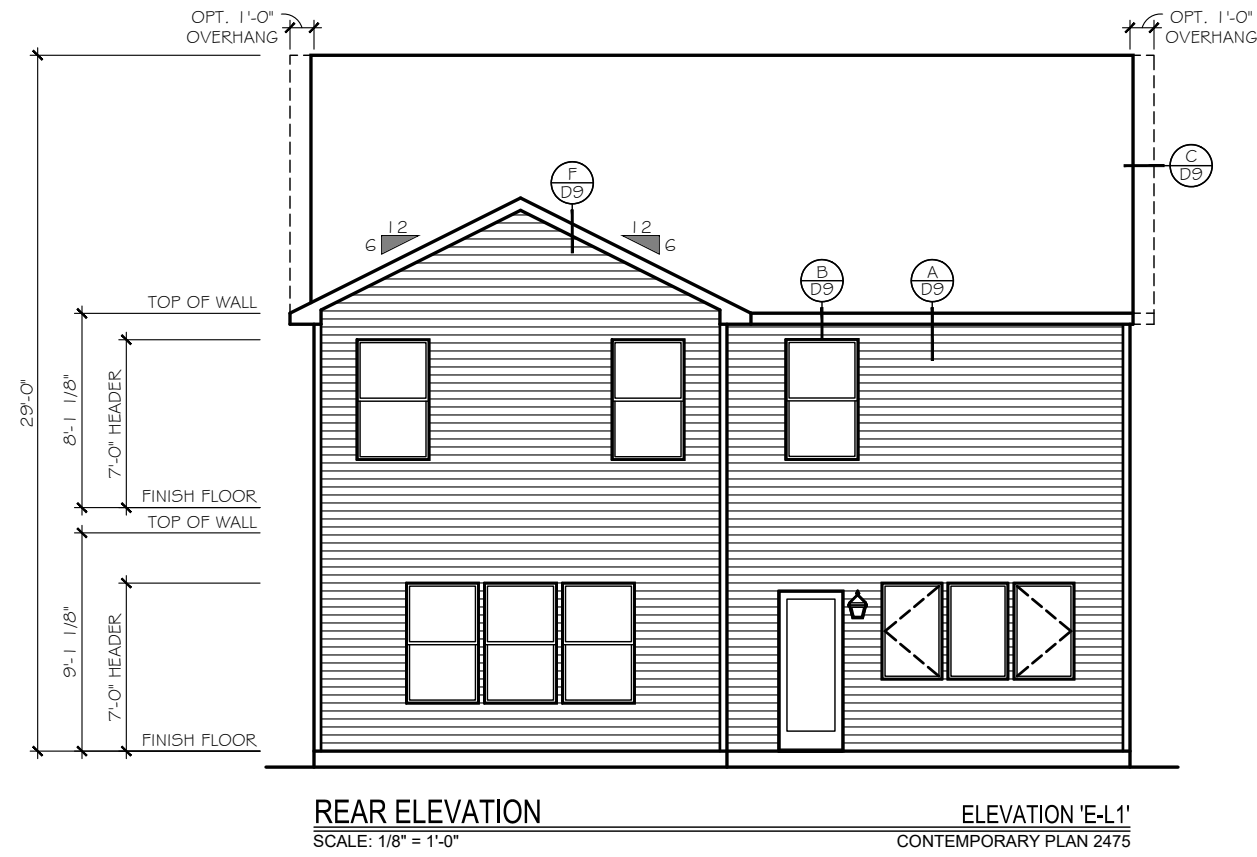
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ELEVATION 'L'  
REAR ELEVATION  
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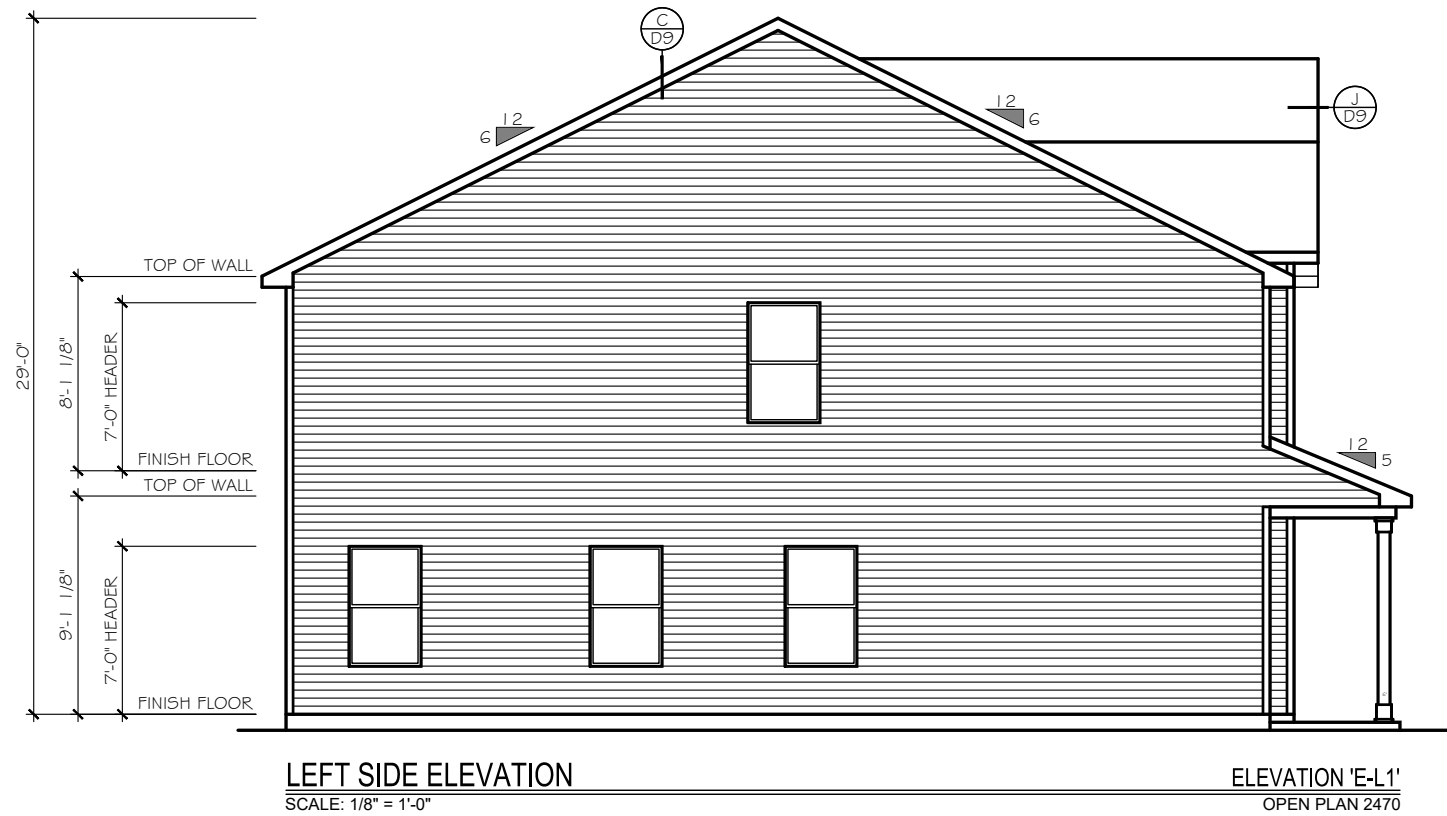
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ELEVATION 'L'  
LEFT ELEVATION

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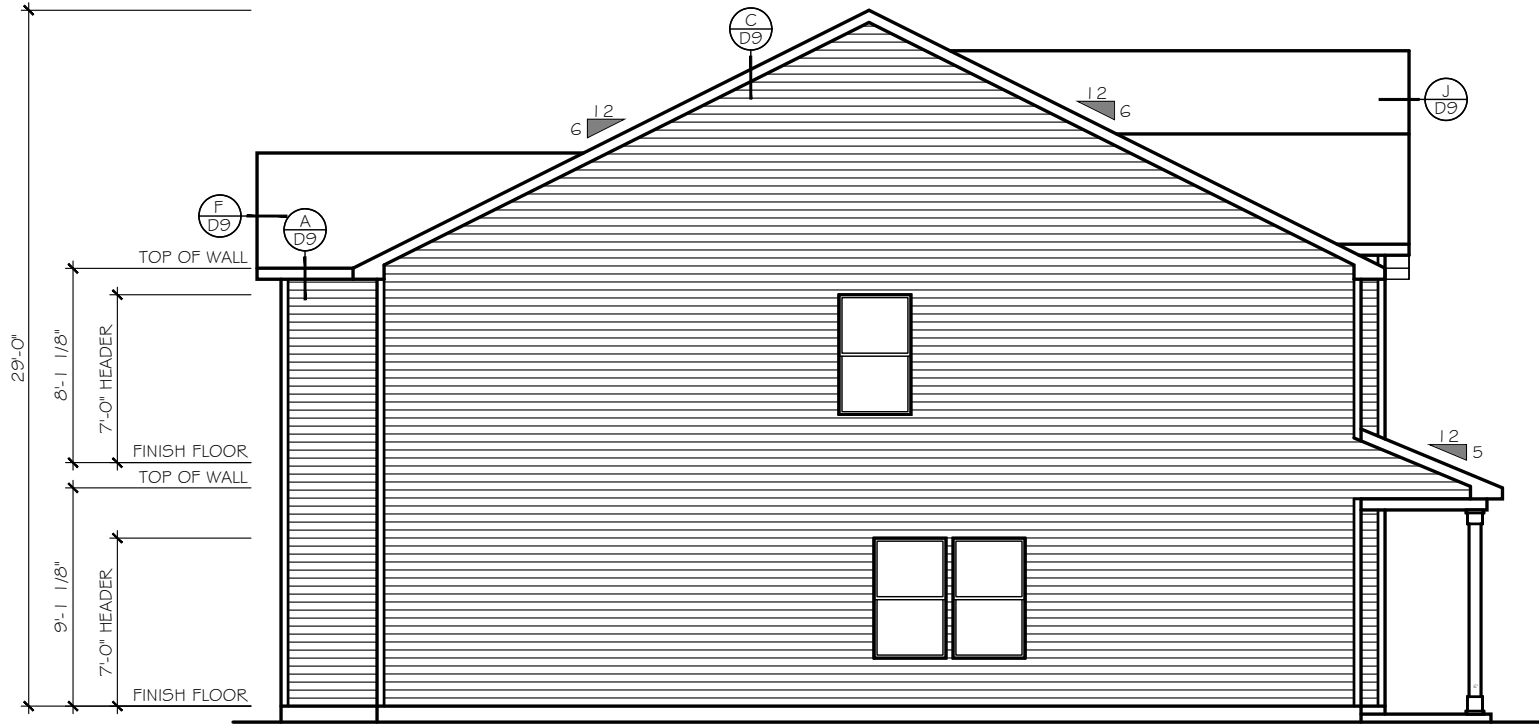
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SCALE:	3/16"= 1'-0"
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SHEET:

A4.42

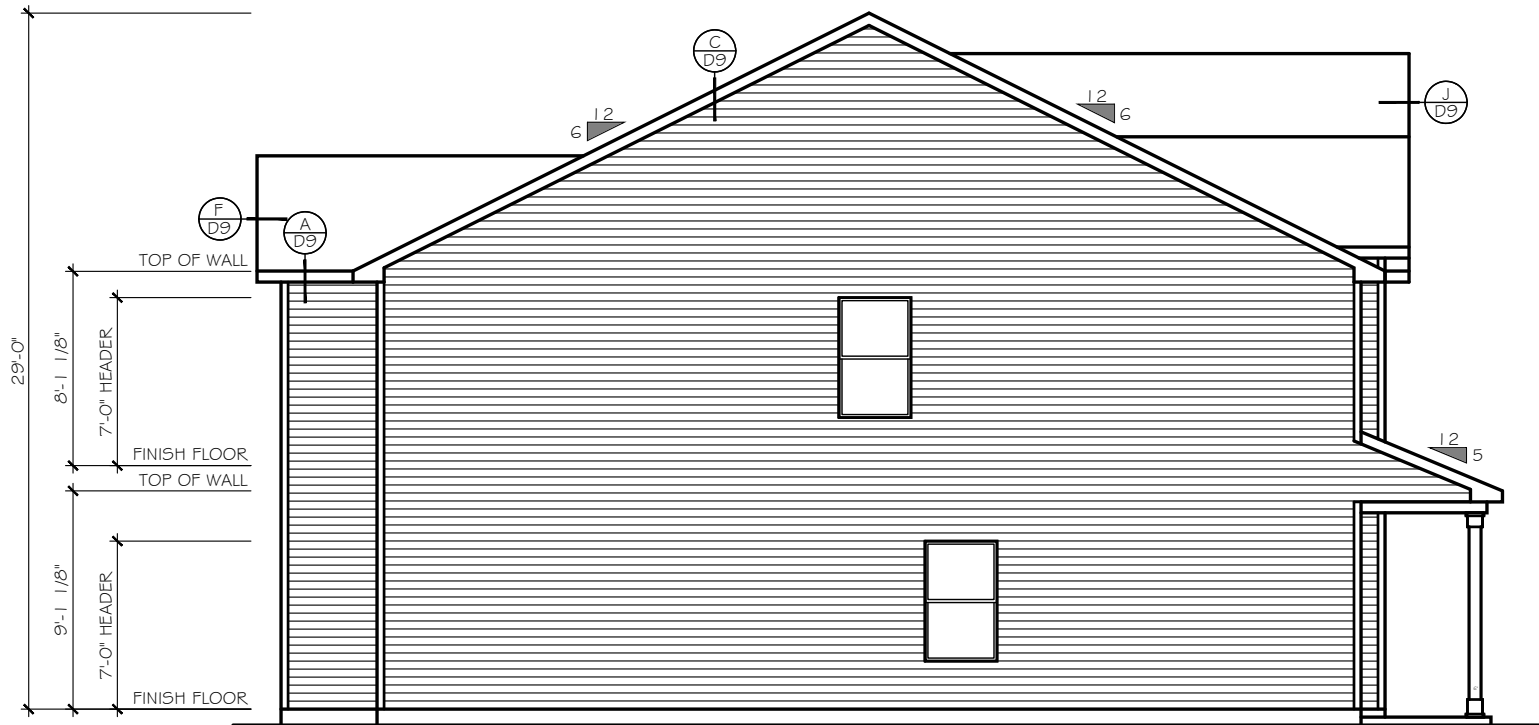
v. 5.4





LEFT SIDE ELEVATION  
SCALE: 1/8" = 1'-0"

ELEVATION 'E-L1'  
CONTEMPORARY PLAN 2475



LEFT SIDE ELEVATION  
SCALE: 1/8" = 1'-0"

ELEVATION 'E-L1'  
TRADITIONAL PLAN 2478

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ELEVATION 'L'  
LEFT ELEVATION

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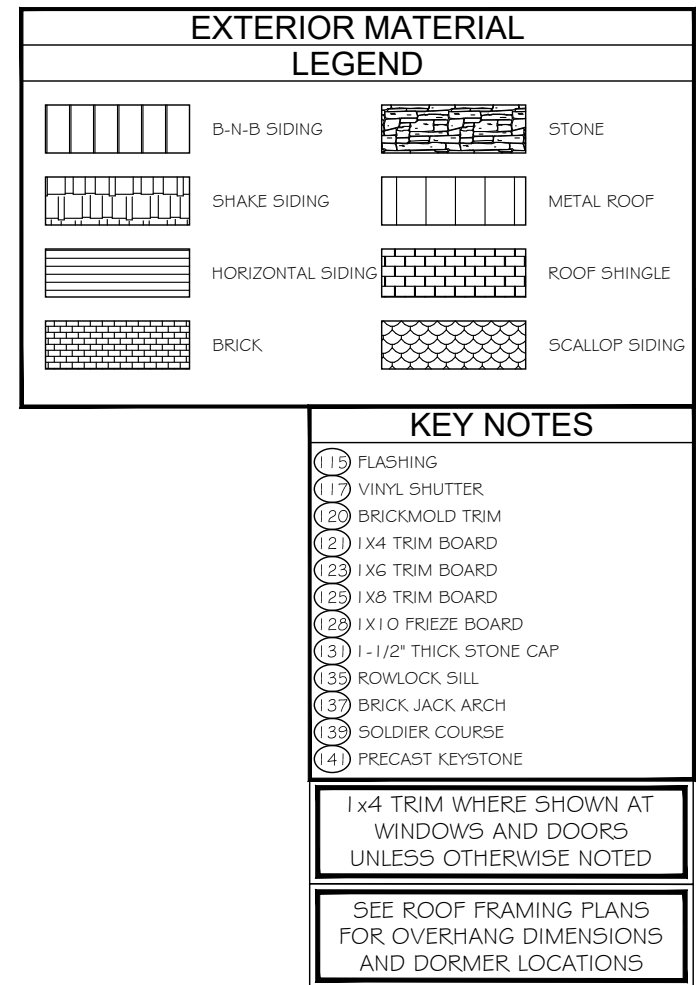
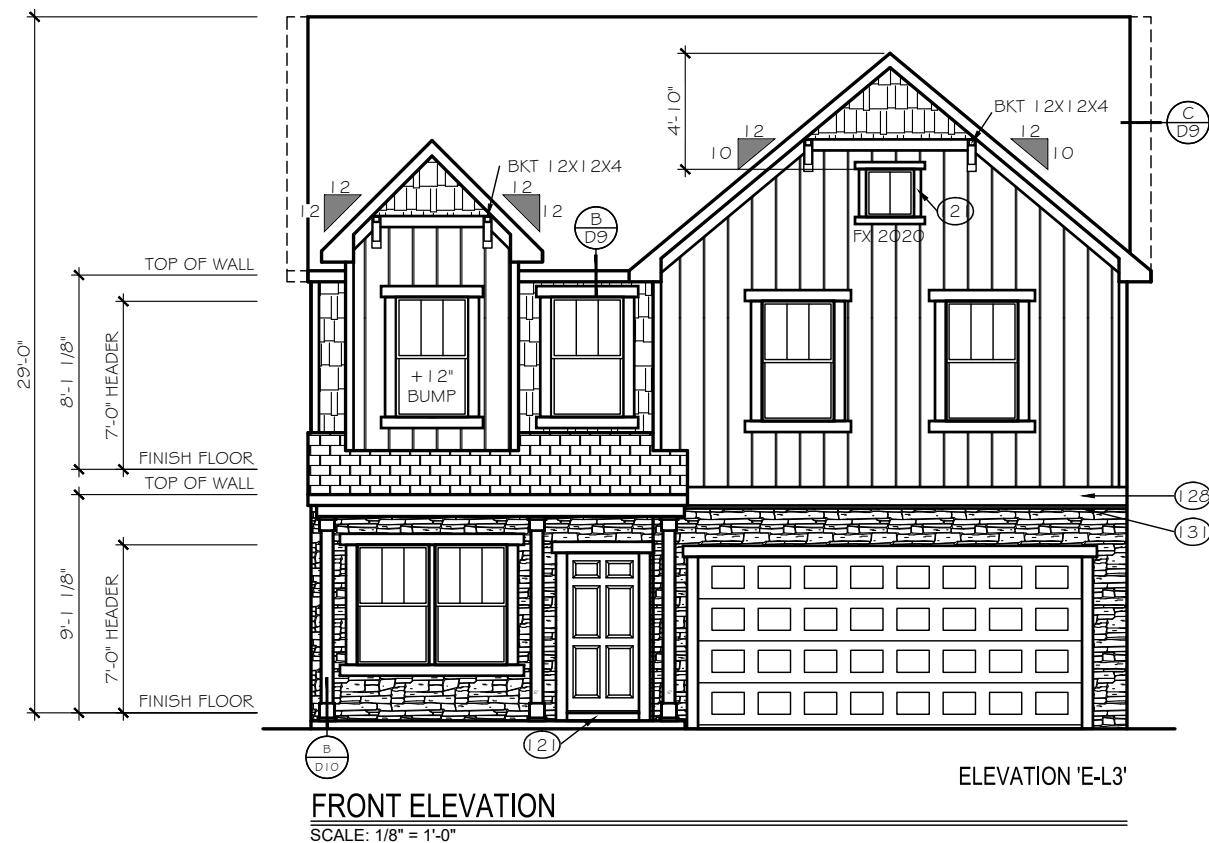
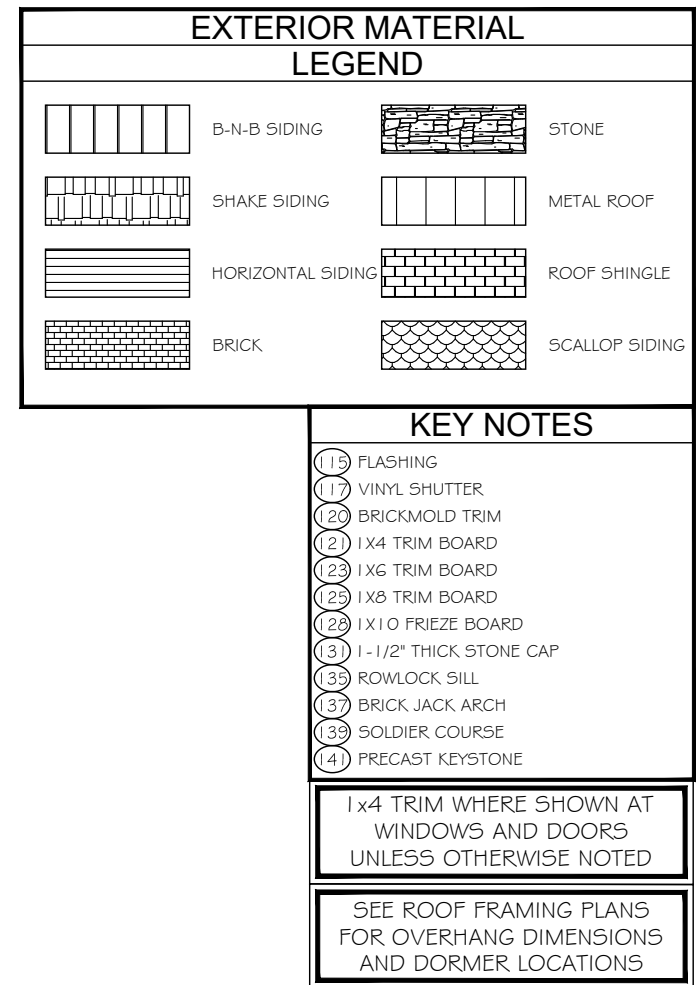
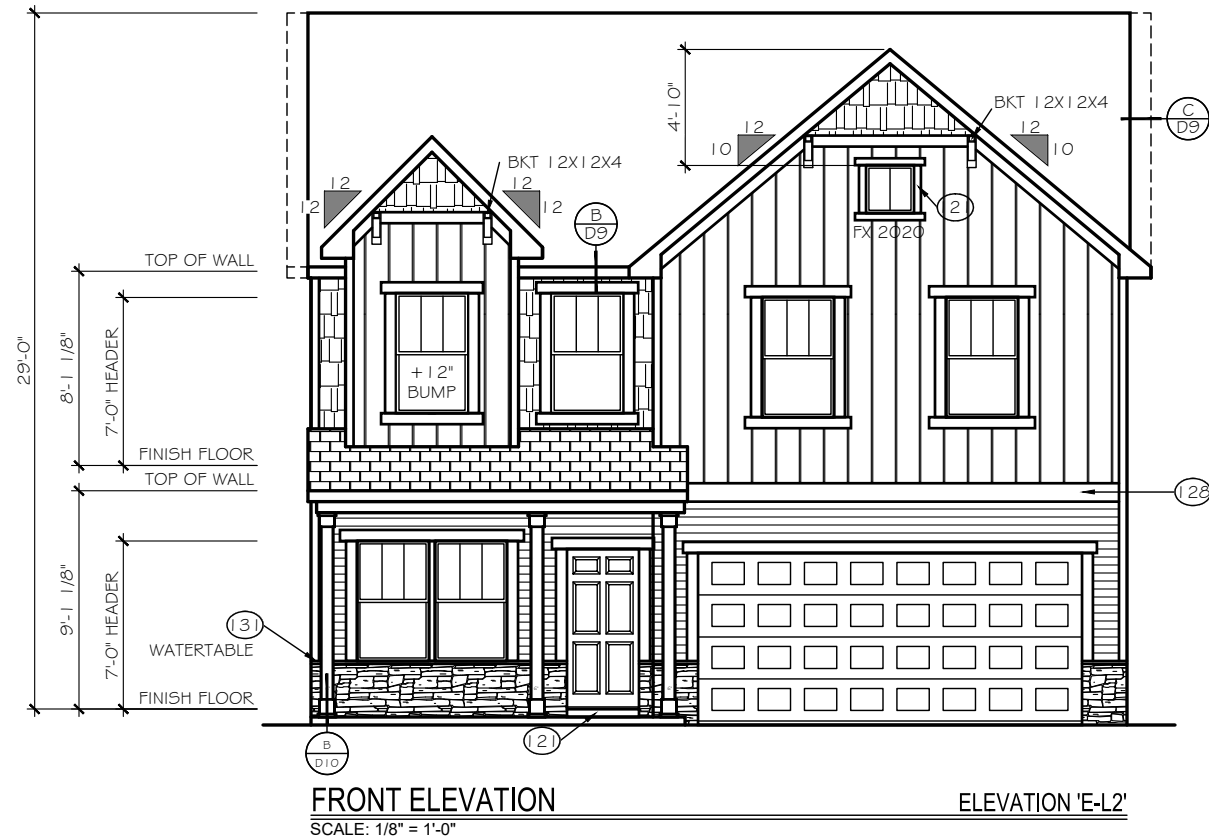
CHECKED BY:

RS / BS

SHEET:

A4.43

v. 5.4



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Monroe, North Carolina 28110  
Phone: 704-238-1229 Fax: 704-238-1150

ELEVATION 'L'  
FRONT ELEVATION

THE LENOX - OPEN

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DRAWN BY:  
MLM

DATE:  
06.22.21

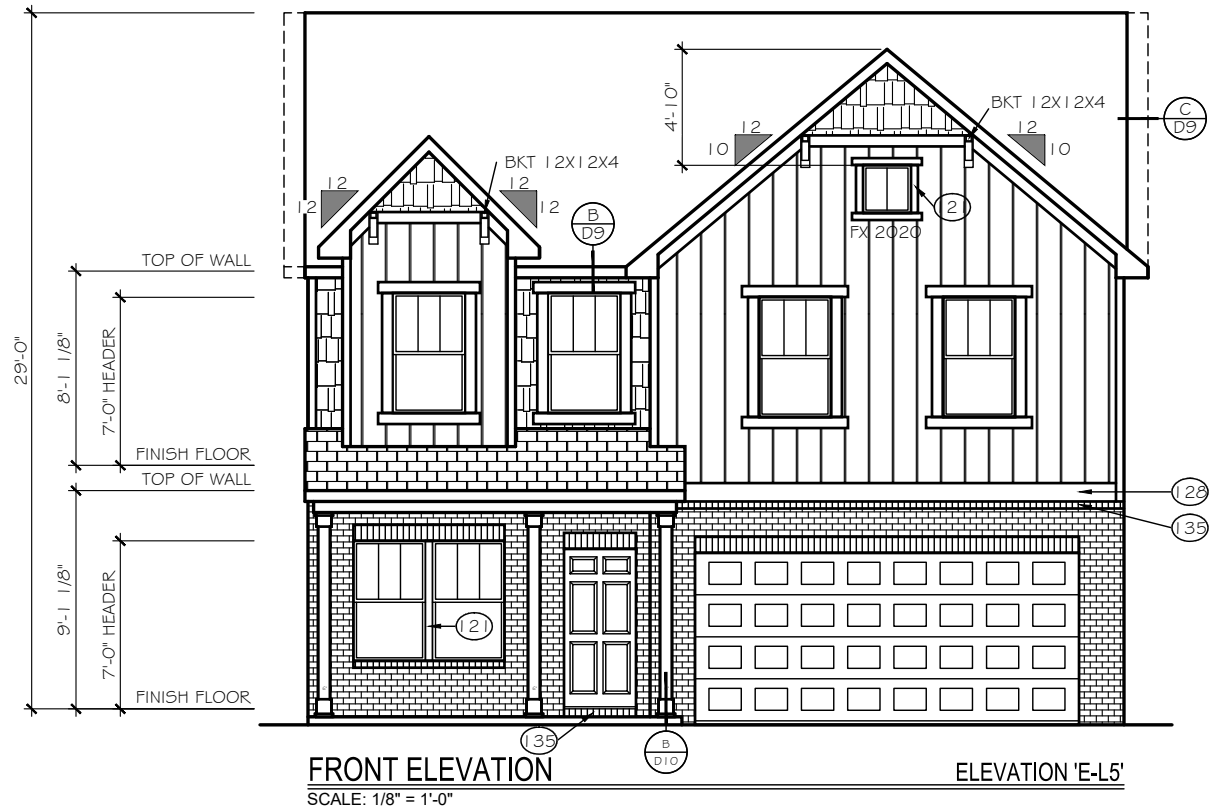
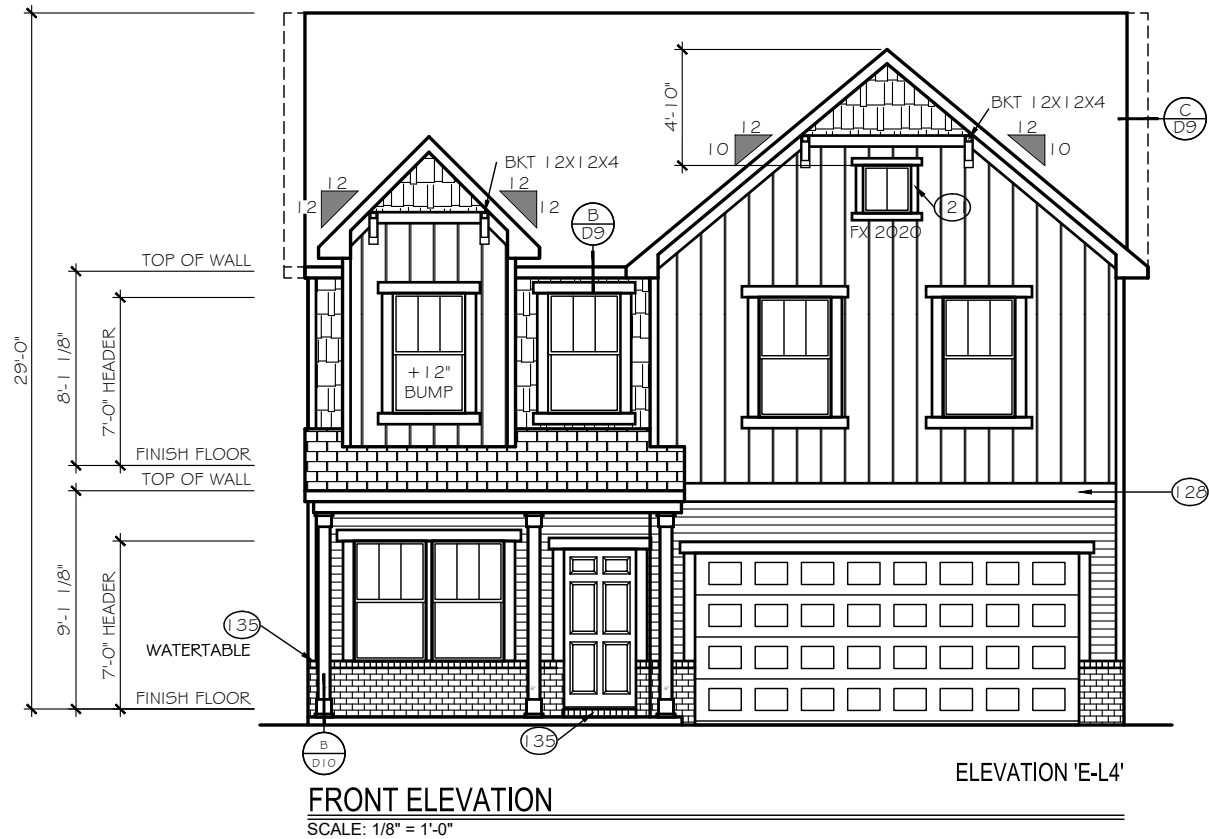
SCALE:  
3/16"= 1'-0"

CHECKED BY:  
RS / BS

SHEET:

A4.44

v. 5.4



EXTERIOR MATERIAL  
LEGEND

B-N-B SIDING

SHAKE SIDING

HORIZONTAL SIDING

BRICK

STONE

METAL ROOF

ROOF SHINGLE

SCALLOP SIDING

KEY NOTES

(15) FLASHING

(17) VINYL SHUTTER

(20) BRICKMOLD TRIM

(21) 1X4 TRIM BOARD

(23) 1X6 TRIM BOARD

(25) 1X8 TRIM BOARD

(28) 1X10 FRIEZE BOARD

(31) 1-1/2" THICK STONE CAP

(35) ROWLOCK SILL

(37) BRICK JACK ARCH

(39) SOLDIER COURSE

(41) PRECAST KEYSTONE

1x4 TRIM WHERE SHOWN AT  
WINDOWS AND DOORS  
UNLESS OTHERWISE NOTED

SEE ROOF FRAMING PLANS  
FOR OVERHANG DIMENSIONS  
AND DORMER LOCATIONS

EXTERIOR MATERIAL  
LEGEND

B-N-B SIDING

SHAKE SIDING

HORIZONTAL SIDING

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DRAWN BY:

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DATE:

06.22.21

SCALE:

3/16"= 1'-0"

CHECKED BY:

RS / B5

SHEET:

A4.45

v. 5.4

limitation, the North Carolina Department of Transportation and the North Carolina Department of Environmental Quality.

**APPLICANT INFORMATION**

Applicant Ridge Road Partners, LLC Applicant's Phone # 980-722-1010

Applicant's Address PO Box 1609  
Monroe NC 2811

Applicant email address jerry@fitzcomm.net

**PROPERTY INFORMATION**

Property Owner's Name Hillcrest Farm Estates, LLC

Location of Property Zoo Parkway Property Size (ac. or s.f.) 102.76

Randolph County Property Identification Number (PIN#) 7760008593

Current Zoning District R10, R15, R40 Requested Zoning District R7.5 CZ

Date Property Title Acquired _____ Deed Book 2214 Page 1281

Subdivision _____ Section _____ Lot # _____

Plat Book _____ Page _____

**CONDITIONAL ZONING DISTRICT INFORMATION** (Attach additional sheets if necessary)

1. Application is hereby made to the City of Asheboro for a Conditional Zoning District for the following purpose:

To construct 400 new residences to help supply the growing residential needs  
of this area.

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2. In what manner will the proposed amendment carry out the intent of the Land Development Plan?

Residential growth using the clustering of homes in area most suitable for development.

This development balances the need for residential growth in areas that are supported by the NC zoo and city sportsplex

**For questions (3) and (4), if either of these questions apply, please state a reason. If you believe these do not apply, please check "does not apply".**

3. Are there alleged errors in this Ordinance that would be corrected by the proposed amendment? If so, give a detailed explanation of such error and detailed reasons how the proposed amendment will correct the errors.

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Does not apply ☒

4. What are the changed or changing conditions, if any, in the jurisdiction of the City of Asheboro generally, which would make the proposed amendment reasonably necessary to the promotion of the public health, safety, and general welfare?

Coming growth from nearby industrial facilities.

Promoted neighborhood setting with nearby sportsplex and NC Zoo.

Does not apply ☐

5. Are there any other circumstances, factors, or reasons that the applicant offers in support of the proposed amendment?

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### APPLICATION SIGNATURES

It is understood by the undersigned that while this application will be carefully reviewed and considered, the burden of proving the need for a Conditional Zoning District rests with the applicant.

No application for a Conditional Zoning District will be advertised for public hearing until the Planning and Zoning Department has received all required materials. If all required materials are not received prior to the specified deadlines, hearings for the case may be delayed.

Per Section 4.05 of the zoning ordinance, it is intended that property will be reclassified to a Conditional Zoning District only in the event of firm plans to develop the property. Accordingly, subject to any specific durational limits imposed by the ordinance applying conditional zoning to the Zoning Lot, if no action has been taken to obtain a Zoning Compliance Permit in conformance with the conditional zoning ordinance within 36 months of the City Council's approval of conditional zoning for the Zoning Lot, the Community Development Director or his or her designee shall initiate appropriate action to rezone the Zoning Lot to a general zoning classification that is consistent with the adopted comprehensive plan.

*Applicant Signature*

Drew Boggs

*Printed Name of Authorized Signatory (if different from Applicant)*

Drew Boggs

*Position/Relationship of Authorized Signatory to Applicant*

Member-Manager

HILLCREST FARM ESTATES, LLC BY:

*Owner Signature (if different than Applicant)*

Charles C. Chandler Robert G. Chandler

*Owner Address*

*Telephone Number*

703-628-9366

*Printed Name of Authorized Signatory (if different from Owner)*

*Position/Relationship of Authorized Signatory to Owner*

Rec'd 8/11/23  
THUTAU

## **Legal Description**

### **Application for Conditional Zoning District**

Property of Hillcrest Farm Estates, LLC located between Zoo parkway and Newbern Ave. An eastern portion of the property runs along Zoo parkway between Rockliff Terrace and Holly Drive. A North Western portion of the property is located between 294 Newbern Ave (Teachey School) and 360 Newbern Ave. The parcel contains 102.76 acres +/- more specifically identified by Randolph County PIN 7760008593, Deed Book 2214 PG 1281.