

AN ORDINANCE AMENDING “THE CITY OF HIGH POINT, NORTH CAROLINA DEVELOPMENT ORDINANCE,” PURSUANT TO SECTION 9-3-12, ZONING MAP AMENDMENTS, OF THE DEVELOPMENT ORDINANCE.

WHEREAS, the City Council of The City of High Point adopted “The City of High Point Development Ordinance” on January 7, 1992 with an effective date of March 1, 1992, and subsequently amended;

WHEREAS, public hearings were held before the Planning and Zoning Commission of the City of High Point on January 26, 2016 and before the City Council of the City of High Point on March 21, 2016 regarding Zoning Case 15-21 a proposed amendment to the Official Zoning Map of the “City of High Point Development Ordinance”;

WHEREAS, notice of the public hearings were published in the High Point Enterprise on January 17, 2016, for the Planning and Zoning Commission public hearing and on March 9, 2016 and March 16, 2016, for the City Council public hearing pursuant to Chapter 160A-364 of the General Statutes of North Carolina; and

WHEREAS, the proposed amendment was adopted by the City Council of the City of High Point on March 21, 2016.

**THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HIGH POINT:**

SECTION 1

That the Official Zoning Map of the City of High Point be amended to establish the following described area as: A Planned Unit Development – Residential (PDR) District. The property is approximately 114.79 acres lying along the south side of Boylston Road, approximately 1,300 feet west of Adkins Road (8809, 8813 & 8819-R1 Boylston Road). The property is also known as Guilford County Tax Parcel 0169014, 0169013 and 0168988.

SECTION 2

That the property herein described shall be perpetually bound by the following use(s) authorized and condition(s) imposed, unless subsequently changed or amended as provided for by the Development Ordinance.

Part I. USES:

A. Tract A:

1. Only single family detached dwelling units as allowed in the Residential Single Family-9 (RS-9) District and their customary accessory uses shall be permitted, subject to the development and dimensional requirements of the Development Ordinance, and the specific conditions listed in this Ordinance.
2. Clubhouse and recreational amenities customary to residential uses.

- B. Tract B: Only single family detached dwelling units as allowed in the Residential Single Family-7 (RS-7) District and their customary accessory uses shall be permitted, subject to the development and dimensional requirements of the Development Ordinance, and the specific conditions listed in this Ordinance.
- C. Tract C:
1. Only single family detached dwelling units as allowed in the Residential Single Family-7 (RS-7) District and their customary accessory uses shall be permitted, subject to the development and dimensional requirements of the Development Ordinance, and the specific conditions listed in this Ordinance.
- OR
2. Only twin homes and townhomes as allowed in the Residential Multifamily-8 (RM-8) District and their customary accessory uses shall be permitted, subject to the development and dimensional requirements of the Development Ordinance except Minimum Building Lines shall be 15 feet for front setbacks, 15 feet for side street setbacks, and 20 feet for minimum driveway length as measured from property line, and the specific conditions listed in this Ordinance.
  3. The tract shall be developed in its entirety as either a single family subdivision (with single family detached dwellings); or as a townhome/twin home subdivision. There shall be no mixture of dwelling types.
- D. Tract D: Only twin homes and townhomes as allowed in the Residential Multifamily-8 (RM-8) District and their customary accessory uses shall be permitted, subject to the development and dimensional requirements of the Development Ordinance except Minimum Building Lines shall be 15 feet for front setbacks, 15 feet for side street setbacks, and 20 feet for minimum driveway length as measured from property line, and the specific conditions listed in this Ordinance.
- E. Tract E-1:
1. Only single family detached dwelling units as allowed in the Residential Single Family-7 (RS-7) District and their customary accessory uses shall be permitted, subject to the development and dimensional requirements of the Development Ordinance, and the specific conditions listed in this Ordinance.
- OR
2. Only twin homes and townhomes as allowed in the Residential Multifamily-8 (RM-8) District and their customary accessory uses shall be permitted, subject to the development and dimensional requirements of the Development Ordinance except Minimum Building Lines shall be 15 feet for front setbacks, 15 feet for side street setbacks, and 20 feet for minimum driveway length as measured from property line, and the specific conditions listed in this Ordinance.
  3. The tract shall be developed in its entirety as either a single family subdivision (with single family detached dwellings); or as a townhome/twin home subdivision. There shall be no mixture of dwelling types.

F. Tract E-2:

1. Only single family detached dwelling units as allowed in the Residential Single Family-7 (RS-7) District and their customary accessory uses shall be permitted, subject to the development and dimensional requirements of the Development Ordinance, and the specific conditions listed in this Ordinance.

OR

Only twin homes and townhomes as allowed in the Residential Multifamily-8 (RM-8) District and their customary accessory uses shall be permitted, subject to the development and dimensional requirements of the Development Ordinance except Minimum Building Lines shall be 15 feet for front setbacks, 15 feet for side street setbacks, and 20 feet for minimum driveway length as measured from property line, and the specific conditions listed in this Ordinance.

2. The tract shall be developed in its entirety as either a single family subdivision (with single family detached dwellings); or as a townhome/twin home subdivision. There shall be no mixture of dwelling types.

G. Tract F:

1. Clubhouse and recreational amenities customary to residential uses.
2. Only single family detached dwelling units as allowed in the Residential Single Family-9 (RS-9) District and their customary accessory uses shall be permitted, subject to the development and dimensional requirements of the Development Ordinance, and the specific conditions listed in this Ordinance.

OR

3. Only twin homes and townhomes as allowed in the Residential Multifamily-8 (RM-8) District and their customary accessory uses shall be permitted, subject to the development and dimensional requirements of the Development Ordinance except Minimum Building Lines shall be 15 feet for front setbacks, 15 feet for side street setbacks, and 20 feet for minimum driveway length as measured from property line, and the specific conditions listed in this Ordinance. Twin homes and townhomes will face the internal street, provide a higher perimeter rear setback, and be limited to four homes per structure.
3. The tract shall be developed in its entirety as either a single family subdivision (with single family detached dwellings); or as a townhome/twin home subdivision. There shall be no mixture of dwelling types

Part II. CONDITIONS:

A. Development, Dimensional & Density Standards:

- 1 A maximum of 300 dwelling units shall be permitted. Development intensity within each tract shall be as follows:
  - a. Tract A:
    - 1) A maximum of forty (40) residential dwelling units shall be permitted.
    - 2) Amenity area may be included in this tract.

- b. Tract B: A maximum of one hundred and twenty (120) residential dwelling units shall be permitted.
- c. Tract C:
  - 1) A maximum of eighty (80) residential dwelling units shall be permitted.
  - 2) Townhome uses shall be limited to a maximum of eight (8) dwelling units per structure.
  - 3) Building Setback for Townhome/twinhomes - Townhomes and Twin homes shall meet setback requirements of the RM-8 District, except that minimum Local Street setback (street and side corner) shall be fifteen (15) feet. However, a minimum driveway length of twenty (20) feet, as measured from the property line, shall be provided.
- d. Tract D:
  - 1) A maximum of one hundred and ten (110) residential dwelling units shall be permitted.
  - 2) Townhome uses shall be limited to a maximum of eight (8) dwelling units per structure.
  - 3) Building Setback for Townhome/twinhomes - Townhomes and Twin homes shall meet setback requirements of the RM-8 District, except that minimum Local Street setback (street and side corner) shall be fifteen (15) feet. However, a minimum driveway length of twenty (20) feet, as measured from the property line, shall be provided.
- e. Tracts E-1 and E-2:
  - 1) A combined maximum of one hundred and sixty (160) residential dwelling units shall be permitted.
  - 2) Townhome uses shall be limited to a maximum of eight (8) dwelling units per structure.
  - 3) Building Setback for Townhome/twinhomes - Townhomes and Twin homes shall meet setback requirements of the RM-8 District, except that minimum Local Street setback (street and side corner) shall be fifteen (15) feet. However, a minimum driveway length of twenty (20) feet, as measured from the property line, shall be provided.
- f. Tract F:
  - 1) A maximum of thirty (30) residential dwelling units shall be permitted.
  - 2) Amenity area may be included in this tract.
  - 3) Principal structure(s) shall face the internal streets of the tract.
  - 4) A minimum fifty (50) foot building setback shall be required from the eastern and southern boundary of Tract F.
  - 5) Townhome building(s) shall be restricted to a maximum of four (4) units per building.
  - 6) Building Setback for Townhome/twinhomes - Townhomes and Twin homes shall meet setback requirements of the RM-8 District, except that minimum Local Street setback (street and side corner) shall be fifteen (15)

feet. However, a minimum driveway length of twenty (20) feet, as measured from the property line, shall be provided.

B. Open Space and Common Recreation Facilities:

1. The overall development shall have a clubhouse/recreation area in Tract A or F. This shall not preclude the development of additional recreational amenities within other tracts.
2. A minimum 20-foot access easement shall be provided to all common areas.
3. Final plat approval for no more than 200 lots (single family, twin homes and townhomes lots) shall be allowed until such time as open space and common recreational facilities, as required by Section 9-4-3(a)(3)j(6) of the Development Ordinance, are installed. Acreage of open space and common recreational facilities shall be based on number of dwelling units noted in Section II.A of this ordinance.

C. Landscaping, Setback and Buffers

1. A minimum twenty (20) foot wide Type C Planting yard shall be provided along the Boylston Road frontage of the zoning site. This planting yard shall be within or part of a common area separate from individual residential lots and exclusive of any utility easements, except for perpendicular crossings by utilities and roadways.

D. Fencing & Screening: If fencing is erected along the common areas abutting the Boylston Road right-of-way, then a common fencing plan shall be provided. A common fencing plan shall be provided prior Preliminary Plat approval on the rezoning site.

E. Lot Combination. All parcels within the rezoning site shall be combined into one (1) lot prior to any development.

F. Exterior Lighting: All exterior common area lighting shall be directed away from adjacent properties to avoid spillover lighting.

G. Transportation

1. Vehicular Access:

- a. One point of vehicular access shall be provided to Boylston Road. This access shall extend through the zoning site providing access to the various tracts as generally depicted on the PUD Maser Plan.
- b. Construction Entrance/Traffic - Construction traffic to and from the site shall use an approved construction entrance on Boylston Road.
- c. One point of vehicular access shall be provided to Quail Meadow Lane consisting of an extension of this public street as generally depicted on the

PUD Master Plan. This access shall be installed with the development of Tract B.

- d. One point of vehicular access shall be provided to Sweetmeadow Drive consisting of an extension of this public street as generally depicted on the PUD Master Plan. This access shall be installed with the development of Tract B.
- e. Individual tract with more than 50 dwelling units shall provide at least two point of access to said tract.
- f. The location and number of stub streets to the western portions of the site (from Tract E1 & E2) shall be determined and approved by the Technical Review Committee (TRC) at the time of Preliminary Plat approval for Tract E.

2. Pedestrian Access:

- a. A pedestrian access system shall be provided so as to provide safe and convenient pedestrian access to open space/common for all dwelling units.
- b. A pedestrian access plan shall be submitted as part of the Preliminary Plat approval for each tract. The location of all sidewalks shall be indicated on plans submitted for approval.
- c. The property owner shall dedicate to the City of High Point a greenway easement for the development of a public greenway trail. Said easement shall be a minimum of fifty (50) feet in width, be a minimum of thirty (30) feet from the top of bank of the streams running through the site. The dedicated area shall also be depicted on the approved development plats for the site.
- d. Internal pedestrian access shall be provided to the Greenway.

3. Roadway and Intersection Improvements

- a. Boylston Road at Site Access Point: The developer or property owners shall install a westbound left turn lane with a minimum of one hundred (100) feet of storage and appropriate bay taper.
- b. All roadway and intersection improvements shall be completed and approved by the City of High Point prior to issuance of Certificate of Occupancy

4. The City of High Point Director of Transportation and the North Carolina Department of Transportation (NCDOT) shall approve all construction and improvements.

H) Signage: The location of signage on the rezoning site shall conform to the approved Common Signage Plan. An overall Common Signage Plan shall be submitted and approved prior to approval of the first preliminary plat approval for this development.

D) Environmental Sensitive Areas:

1. Any portion of the rezoning site that is within a floodway, floodway fringe, steep slope, wetlands or any other environmentally sensitive areas shall be left in its natural state and undisturbed, except to provide access to the common area,

greenways, approved utility extensions, erosion control and stormwater control devices.

2. Any portion of the site within the 100-year flood plain area, and required stream buffers shall remain as undisturbed areas. However, required water quality devices may be permitted within that portion of the 100-year flood plain area lying outside any stream buffers, subject to the watershed regulations.
- J) Owners Association: An owners' association shall be established, in accordance with Section 9-6-10 of the Development Ordinance, prior to the recording of any final plat(s) and shall be responsible for the common areas of the development.
- K) Relationship of Permit to Development Ordinance: The use and development of this site shall be subject to the uses and conditions within this Conditional Zoning Ordinance. The City of High Point Development Ordinance shall govern issues not addressed within this Conditional Zoning Ordinance.
- L) Construction Entrance: Construction Entrance and construction traffic to be restricted to utilizing the Boylston Road Access Point to the site.

### SECTION 3

That plans for any development on the property described herein shall be pursued in accordance with this conditional zoning district and shall be submitted to the City of High Point and other approval authorities for review in the same manner as other such plans that are required to be approved by the City of High Point.

### SECTION 4

Should any section or provision of this ordinance be declared invalid, such decision shall not affect the validity of the remaining portions of this ordinance.

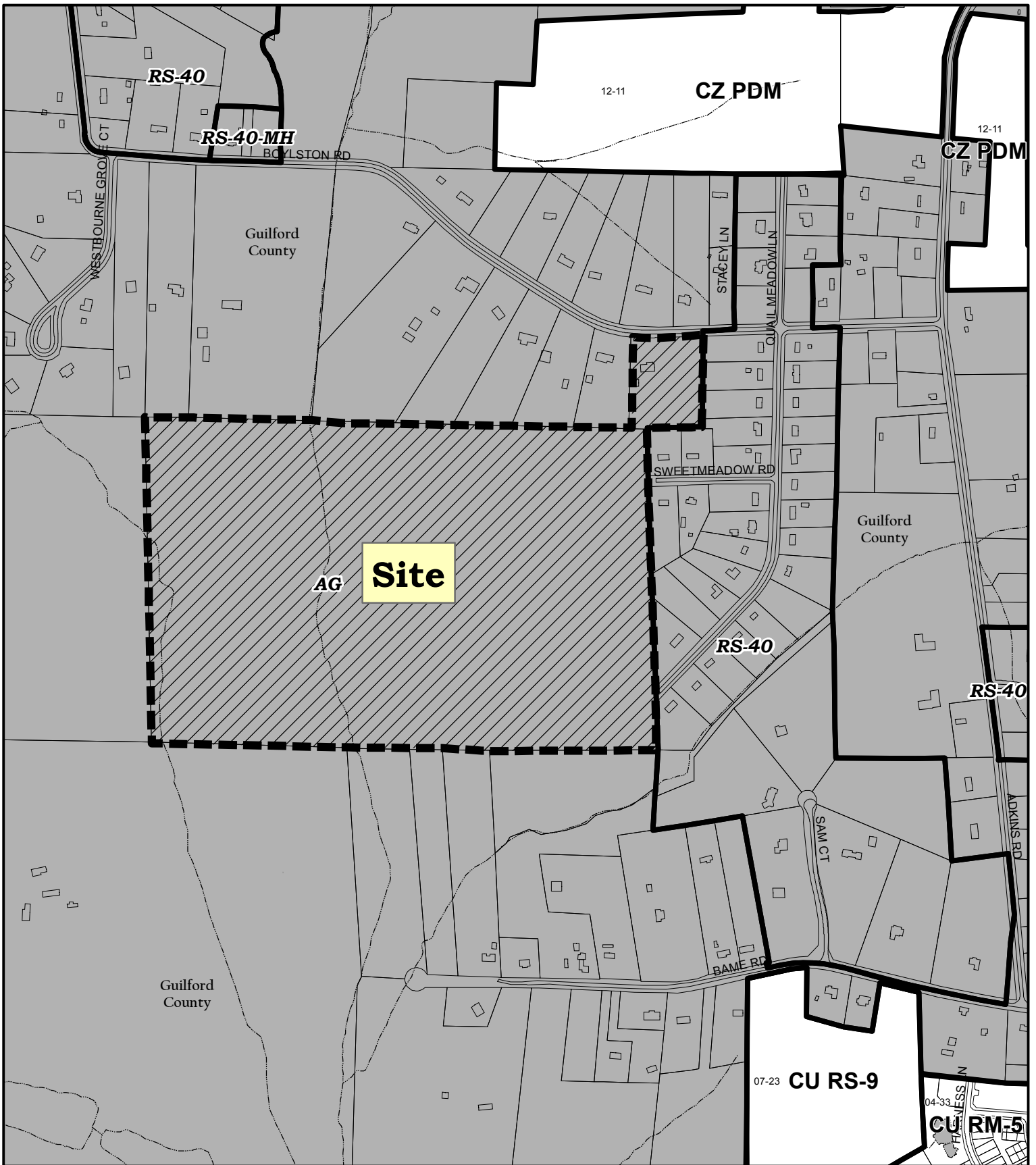
### SECTION 5

That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

### SECTION 6.

This ordinance shall become effective upon the date of adoption.  
21<sup>st</sup> day of March, 2016.

Lisa B. Vierling, City Clerk



**ZONING MAP AMENDMENT ZA15-21**

**From: Agricultural (Guilford County)**  
**To: Planned Unit Development-Residential**

**Existing Zoning Boundary**      \_\_\_\_\_  
**Subject Property Boundary**      - - - - -

**Planning & Development  
 Department**

**City of High Point**

**Date: January 26, 2016**



**Scale: 1"=700'**  
 G:/Planning/Secure/ba-pz/  
 2016/pz/za15-21.mxd



THIS MAP DOES NOT REQUIRE A CERTIFICATE OF APPROVAL BY THE DIVISION OF HIGHWAYS AS PROVIDED IN G.S. 136-102.6, SUBSECTION (g).

Date \_\_\_\_\_ Planning Director \_\_\_\_\_

**Approval for Recordation (GUILFORD COUNTY)**  
 Approved by the Planning Department of Guilford County N.C. effective on the \_\_\_\_\_ day of \_\_\_\_\_, 2015, pursuant to Article V of the Guilford County development ordinance.

Planning Director \_\_\_\_\_ Date \_\_\_\_\_

State of North Carolina  
 County of Guilford

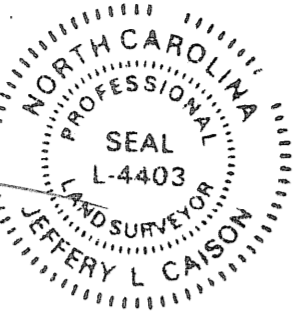
I, \_\_\_\_\_, Review Officer of Guilford County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Date \_\_\_\_\_ Review Officer \_\_\_\_\_

GUILFORD County  
 I, JEFFERY L. CAISON, certify that this plat was drawn from an actual survey made under my supervision; (Deed description recorded in Book \_\_\_\_\_ Page \_\_\_\_\_ etc.); that the boundary not surveyed are dashed and clearly indicated as drawn from information found in Deed Book \_\_\_\_\_ AS Page SHOWN; that the ratio of Precision as calculated is 1:10,000+; that this Plat was prepared in accordance with G.S. 47-30 as amended. Witness my original Signature, Registration number and Seal this 31st Day of AUGUST, 2015.

This survey is of another category, such as the recombination of existing parcels, a court ordered survey, or other exception to the definition of a subdivision.

Stamp or Seal \_\_\_\_\_  
 Surveyor \_\_\_\_\_  
 Registration No. L-4403



8859 BOYLSTON RD.  
 JAMES DONNIE & SUSAN E. SHIELDS  
 PARCEL: 0169016  
 PIN: 68947191942  
 DB: 2859, PG. 341  
 ZONED: AG  
 AREA: 8.07 AC.±

8857 BOYLSTON RD.  
 JAMES S & ELIZABETH A HEDGECOCK  
 PARCEL: 0169017  
 PIN: 68947196910  
 DB: 2737, PG. 693  
 ZONED: AG  
 AREA: 22.11 AC.±

BUNKER HILL FOREST SUBDIVISION (P.B. 47 PG. 55)

BUNKER HILL FOREST SUBDIVISION (P.B. 47 PG. 55)

QUAILMEADOWS SECTION II (P.B. 45 PG. 86)

QUAILMEADOWS SECTION IV (P.B. 48 PG. 61)

QUAILMEADOWS SECTION IV (P.B. 48 PG. 61)

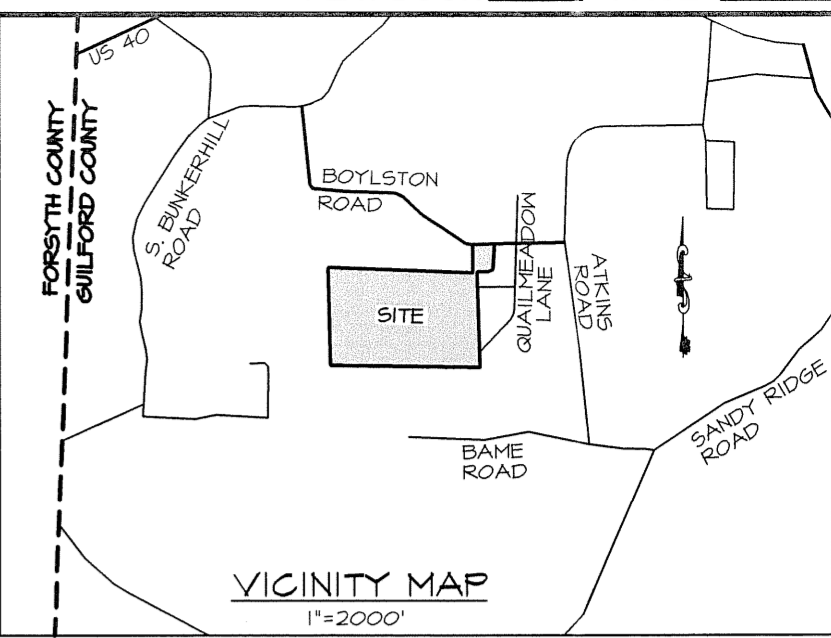
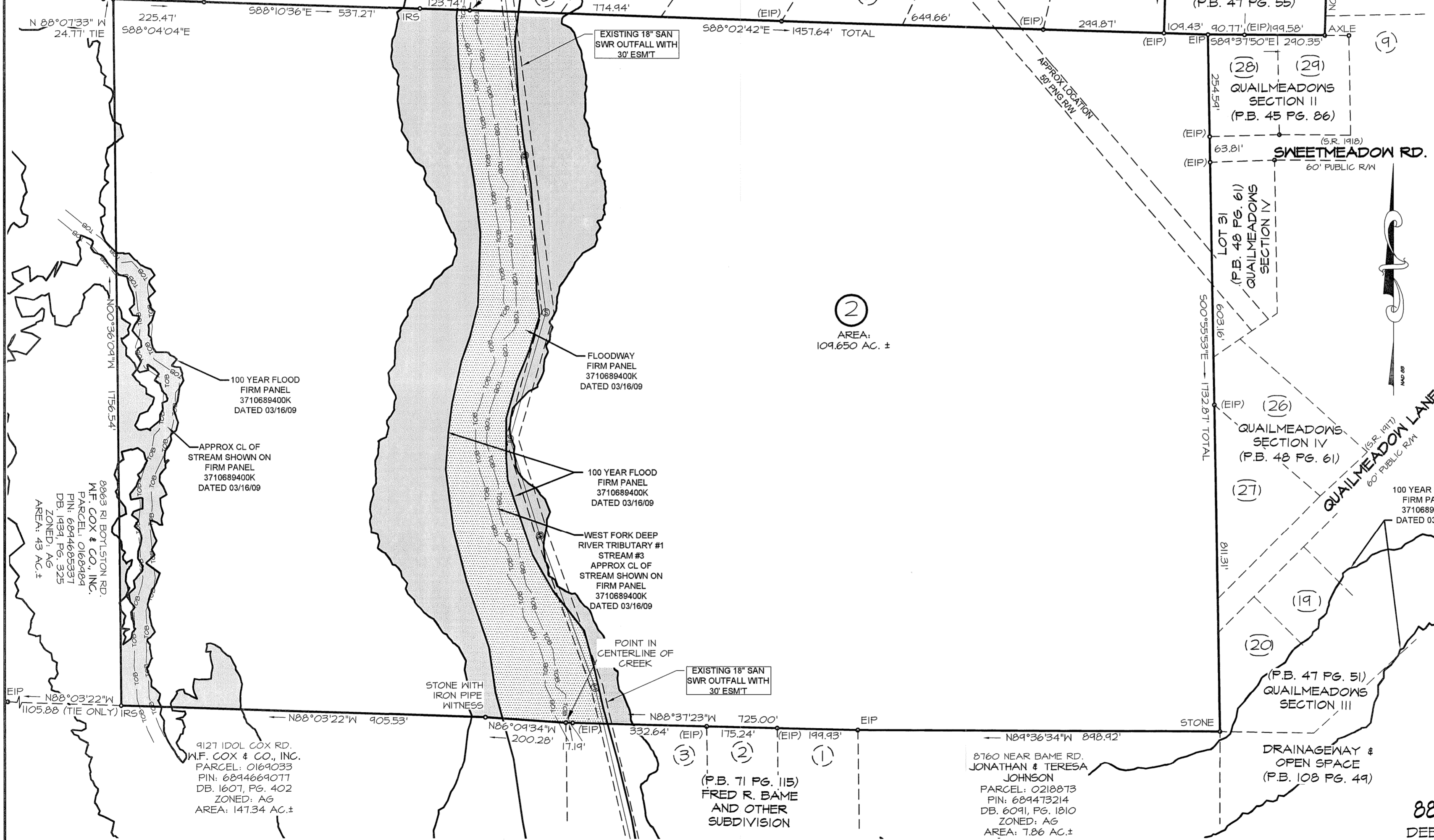
QUAILMEADOWS SECTION III (P.B. 47 PG. 51)

QUAILMEADOWS SECTION III (P.B. 47 PG. 51)

DRAINAGEWAY & OPEN SPACE (P.B. 108 PG. 49)

FRED R. BAME AND OTHER SUBDIVISION (P.B. 71 PG. 115)

8760 NEAR BAME RD. JONATHAN & TERESA JOHNSON  
 PARCEL: 0218873  
 PIN: 689473214  
 DB: 6091, PG. 1810  
 ZONED: AG  
 AREA: 7.86 AC.±



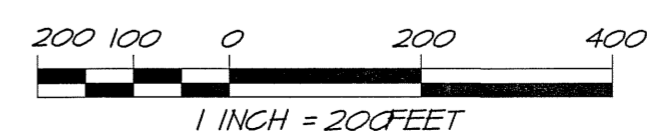
- SITE INFORMATION:**
- PIN: 6844884333 (104650 AC.±)  
 684494483 (2.274 AC.±)  
 6844947493 (2.257 AC.±)
  - PARCEL: 0168988 (104650 AC.±)  
 0164014 (2.274 AC.±)  
 0164013 (2.257 AC.±)
  - CURRENT OWNERS: PARCEL: 0168988  
 BESSIE S. IDOL HEIRS  
 4198 ELLISBORO RD.  
 STOKESDALE, NC 27357  
 PARCEL: 0164014  
 MAXINE W. WALLACE  
 PO BOX 177  
 COLFAX, NC 27235  
 PARCEL: 0164013  
 MAXINE W. WALLACE  
 PO BOX 177  
 COLFAX, NC 27235
  - DEED REFERENCE: DB: 1956, PG. 50 (PARCEL: 0168988)  
 DB: 2647, PG. 305 (PARCEL: 0164014)  
 DB: 2601, PG. 435 (PARCEL: 0164013)
  - PLAT REFERENCE: P.B. 47, PG. 55 (PARCELS: 0164013 & 0164014)
  - ZONING: AG (AGRICULTURAL)
  - AREA: 104650 AC.± (PARCEL: 0168988)  
 2.274 AC.± (PARCEL: 0164014)  
 2.257 AC.± (PARCEL: 0164013)
  - A PORTION OF THIS SITE IS LOCATED IN A 100 YEAR FLOOD PLAIN AREA AS DETERMINED BY FLOOD INSURANCE RATE MAP, NORTH CAROLINA, MAP NUMBER 3710689400K, EFFECTIVE DATE, 3/16/2009.
  - EXISTING USE: RESIDENTIAL & FARM
  - TOTAL LOTS: 3
  - THIS SITE IS LOCATED IN THE UPPER RANDLEMAN LAKE GENERAL WATERSHED

**PURPOSE STATEMENT:**  
 THE PURPOSE OF THIS PLAT IS TO COMBINE LOTS 1 AND 2 OF PLAT BOOK 47, PAGE 55 INTO ONE LOT AND TO SHOW THE EXISTING ACREAGE TRACT OF THE BESSIE S. IDOL HEIRS

**EXEMPT AND RECOMBINATION PLAT**  
 PROPERTIES OF  
**8809, 8813 & 8819 RI BOYLSTON RD**  
 DEEP RIVER TOWNSHIP ~ GUILFORD COUNTY  
 NORTH CAROLINA

CPT ENGINEERING AND SURVEYING, INC.  
 LAND DEVELOPMENT CONSULTING  
 CORPORATE LICENSE NUMBER C-1375  
 4400 TYNING STREET  
 HIGH POINT, NORTH CAROLINA 27265  
 PHONE: (336) 812-8800 ~ FAX: (336) 812-8780

PROJECT: 1390-15  
 DATE: AUG. 31, 2015  
 DRAWN BY: JC/JJ  
 SCALE: 1" = 200'

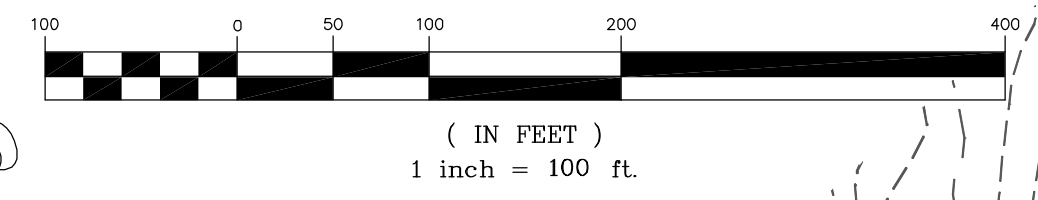


- LEGEND:**
- D.B. ... DEED BOOK
  - EIP ... EXISTING IRON ROD
  - IRS ... IRON ROD SET
  - NIP ... NEW IRON PIN
  - EIP ... EXISTING IRON PIN
  - (EIP) ... EXISTING IRON PIPE (ONLINE)
  - R/W ... RIGHT-OF-WAY
  - CL ... CENTERLINE
  - TCA ... TREE CONSERVATION AREA

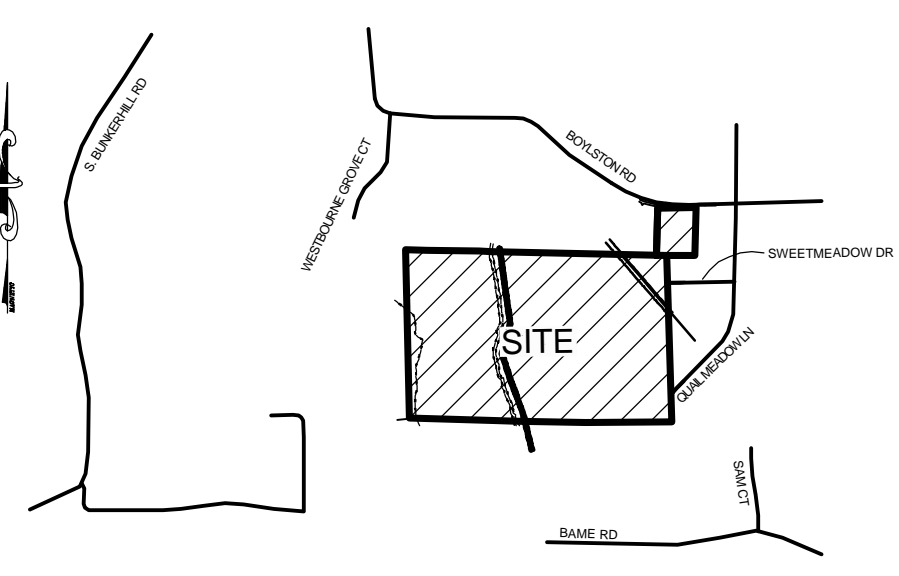
**OWNER CERTIFICATE FOR EXCEPTION PLATS**  
 KNOW ALL MEN BE THESE PRESENTS, THAT I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ACKNOWLEDGE THIS PLAT AND ALLOTMENT TO BE MY FREE ACT AND DEED.

DATE _____	OWNER/PRES/VICE PRES BESSIE S. IDOL HEIRS	DATE _____	OWNER/PRES/VICE PRES MAXINE W. WALLACE
DATE _____	ATTEST _____	DATE _____	ATTEST _____

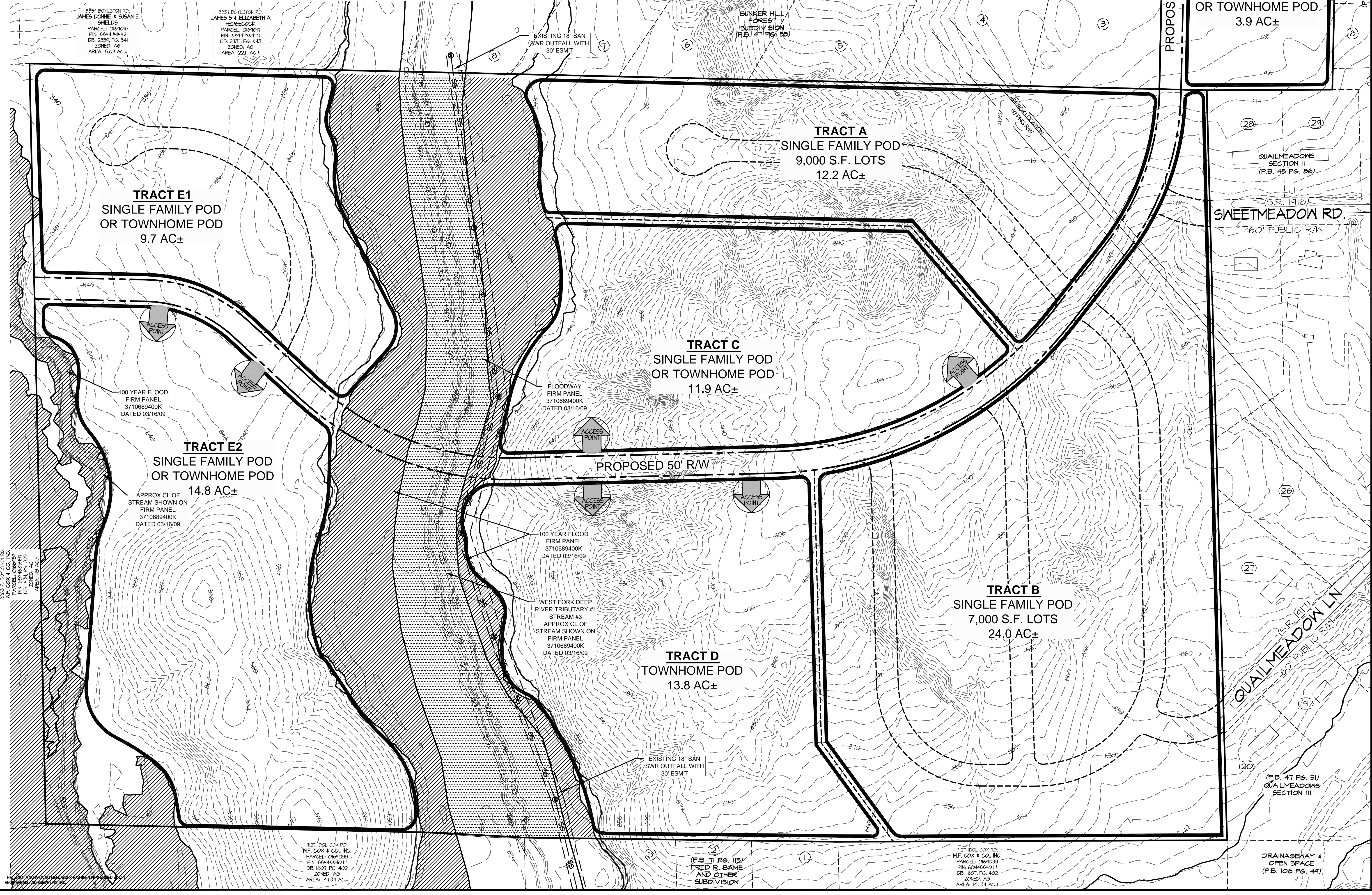
F:\projects\1390-15\RECORD PLATS\1390-15\_RECORDER\AT\ON\_PLAT\_B-26-15.dwg, 9/14/2015 2:35:46 PM, 1:1



- SITE INFORMATION:**
1. SITE STREET ADDRESS:  
8819 R1 Boylston Rd  
8813 Boylston Rd  
8809 Boylston Rd
  2. SITE ACREAGE: 114.79± Ac.
  3. ZONING: AG
  4. DEED REFERENCE:  
DB. 1956, PG. 50 (PARCEL 0168988)  
DB. 2647, PG. 305 (PARCEL 0169014)  
DB. 2601, PG. 435 (PARCEL 0169013)
  5. PARCEL NUMBER: 0168988, 0169013, 0169014



VICINITY MAP SCALE 1"=2000'



8854 BOYLSTON RD.  
JAMES DOWNE & SUSAN E. SHIELDS  
PARCEL: 0164216  
PIN: 684478912  
DB. 2954, PG. 341  
ZONED: AG  
AREA: 8.07 AC±

8857 BOYLSTON RD.  
JAMES S & ELIZABETH A. HEDGECOCK  
PARCEL: 0164017  
PIN: 6844786410  
DB. 2731, PG. 648  
ZONED: AG  
AREA: 22.11 AC±

EXISTING 18" SAN  
SWR OUTFALL WITH  
30' ESMT

BUNKER HILL  
FOREST  
SUBDIVISION  
(P.B. 47 PG. 55)

**TRACT F**  
SINGLE FAMILY POD  
OR TOWNHOME POD  
3.9 AC±

**TRACT A**  
SINGLE FAMILY POD  
9,000 S.F. LOTS  
12.2 AC±

QUAILMEADOWS  
SECTION II  
(P.B. 45 PG. 86)

SWEETMEADOW RD.  
60' PUBLIC R/W

**TRACT E1**  
SINGLE FAMILY POD  
OR TOWNHOME POD  
9.7 AC±

**TRACT C**  
SINGLE FAMILY POD  
OR TOWNHOME POD  
11.9 AC±

**TRACT E2**  
SINGLE FAMILY POD  
OR TOWNHOME POD  
14.8 AC±

PROPOSED 50' R/W

100 YEAR FLOOD  
FIRM PANEL  
3710689400K  
DATED 03/16/09

APPROX CL OF  
STREAM SHOWN ON  
FIRM PANEL  
3710689400K  
DATED 03/16/09

WEST FORK DEEP  
RIVER TRIBUTARY #1  
STREAM #3  
APPROX CL OF  
STREAM SHOWN ON  
FIRM PANEL  
3710689400K  
DATED 03/16/09

**TRACT D**  
TOWNHOME POD  
13.8 AC±

**TRACT B**  
SINGLE FAMILY POD  
7,000 S.F. LOTS  
24.0 AC±

EXISTING 18" SAN  
SWR OUTFALL WITH  
30' ESMT

QUAILMEADOW LN  
60' PUBLIC R/W

(P.B. 47 PG. 51)  
QUAILMEADOWS  
SECTION III

DRAINAGEWAY #  
OPEN SPACE  
(P.B. 108 PG. 44)

1271 DOL COX RD.  
M.F. COX & CO., INC.  
PARCEL: 0164033  
PIN: 6844669071  
DB. 1607, PG. 402  
ZONED: AG  
AREA: 141.34 AC±

(P.B. 71 PG. 115)  
FRED R. BAYNE  
AND OTHER  
SUBDIVISION

1271 DOL COX RD.  
M.F. COX & CO., INC.  
PARCEL: 0164033  
PIN: 6844669071  
DB. 1607, PG. 402  
ZONED: AG  
AREA: 141.34 AC±

ENGINEERING AND SURVEYING, INC.  
LAND DEVELOPMENT CONSULTING  
CORPORATE LICENSE NUMBER C-1515  
4400 TYNING STREET  
HIGH POINT, NORTH CAROLINA 27265  
PHONE: (336) 812-8800 ~ FAX: (336) 812-8180

PRELIMINARY  
FOR REVIEW  
PURPOSES ONLY

**PUD MASTER PLAN**  
**8819 BOYLSTON RD**  
**KEYSTONE HOMES**  
DEEP RIVER TOWNSHIP ~ GUILFORD COUNTY  
NORTH CAROLINA

SCALE: 1" = 100'  
DATE: 10/26/2015  
PROJECT: 1340-15  
DRAWN BY: TL  
SHEET **C1**