

## APPLICATION FOR A CONDITIONAL USE PERMIT

### CITY OF HIGH POINT, NORTH CAROLINA

<u>June 11, 1998</u> (Date Approved)	<u>June 7, 2001.</u> (Major & Minor Amendment)	<u>August 7, 2003</u> (Minor Amendment)
<u>May 6, 1999</u> (Major Amendment)	<u>September 6, 2001.</u> (Minor Amendment)	
<u>June 15, 2000.</u> (Major Amendment)	<u>December 19, 2002</u> (Major Amendment)	

#### TO THE CITY COUNCIL OF THE CITY OF HIGH POINT:

The undersigned hereby respectfully requests that the High Point City Council, pursuant to Title 9, Chapter 3 of the High Point City Code, grant a Conditional Use Permit for the following uses, subject to the following conditions:

#### I. USES:

- A. The following land uses shall be permitted within the individual tracts of the subject Conditional Use Planned Unit Development-Residential (C.U. PDR) District, subject to the development and dimensional requirements as specified for each respective tract, the approved accompanying Sketch Plan, and the specific additional conditions listed in this Permit.
  1. Tract A: A maximum of eight (8) detached single-family residential dwelling units, or 1.7 du/ac single-family dwelling units/acre, shall be permitted subject to the development and dimensional requirements of the Residential Single Family-12 (RS-12) District.
  2. Tract B: A maximum of eighty-one (81) detached single-family residential dwelling units, or 2.56 single-family dwelling units/acre, shall be permitted subject to the development and dimensional requirements of the Residential Single Family-12 (RS-12) District, except that the minimum lot size shall be 11,000 square feet, and that side yard setbacks shall be a minimum of 7.5 feet.
  3. Tract C: A maximum of 115 detached single-family residential dwelling units, or 2.6 single-family dwelling units/acre shall be permitted with a minimum lot size shall be 10,000 square feet, a minimum 25-foot front yard setback, a minimum 25-foot rear yard setback, and minimum 5-foot side yards with a total of 15 feet for both. The remainder of development and dimensional requirements shall be in accordance with the Residential Single Family-12 (RS-12) District.

4. Tract C-2: A sales center, clubhouse, swimming pool, tennis courts, playground, and other miscellaneous recreational uses shall be permitted as uses permitted by right, but otherwise subject to the development and dimensional requirements of the Residential Single-Family-12 (RS-12) District.
5. Tract D: A maximum of 184 single-family dwelling units, or 3.1 single-family dwelling units/ acre, shall be permitted subject to the development and dimensional requirements of the Residential Single Family-7 (RS-7) District.
6. Tract E: A maximum of 72 dwelling units, or 5.0 dwelling units/acre, shall be permitted as follows:
  - a. Multifamily residential development limited to townhouse construction shall be permitted subject to the development and dimensional requirements of the Residential Multifamily-5 (RM-5) District; or
  - b. A detached single-family residential cluster development shall be permitted as a use permitted by right, but otherwise subject to the development and dimensional requirements of the Residential Single Family-7 (RS-7) District.
  - c. An attached single family residential plot cluster development is permitted subject to the following development standards.
    - i. The minimum lot size shall be 3,200 square feet.
    - ii. The minimum front setback from interior roadways shall be twenty-five (25) feet.
    - iii. The minimum rear setback from interior roadways shall be fifteen (15) feet.
    - iv. A minimum of fifteen (15) feet shall be provided between all unattached principal residential buildings.
    - v. A minimum of twenty (20) feet shall be provided between the fronts and rears of all principal residential buildings.
    - vi. The minimum plot frontage shall be forty (40) feet.
    - vii. Common areas shall be provided in accordance with the standards of Section 9-4-11(a)(2)d. 4, 5 & 6.
  - d. The maximum building height for any permitted use shall be two (2) stories not to exceed forty (40) feet.
7. Tract F: A maximum of 264 multifamily residential dwelling units, or 12.5 multifamily dwelling units/acre shall be permitted subject to the development and dimensional requirements of the Residential Multifamily-18 (RM-18) District. Further, construction may be apartment, townhouse or condominium

construction, and shall be a maximum of three (3) stories in height not to exceed fifty (50) feet.

8. Tract G: A maximum of 240 dwelling units, or 12.61 dwelling units/acre, shall be permitted as follows:
  - a. Multifamily residential development with apartment, townhouse or condominium construction shall be permitted subject to the development and dimensional requirements of the Residential Multifamily-18 (RM-18) District; or
  - b. An attached single-family residential plot cluster development, or a detached single-family residential cluster development shall both be permitted as uses permitted by right, but otherwise subject to the development and dimensional requirements of the Residential Single Family-7 (RS-7) District.
  - c. The maximum building height for any permitted use shall be three (3) stories not to exceed fifty (50) feet.
9. Tract H-1: A maximum of 60 dwelling units, or 4.64 dwelling units/acre, shall be permitted as follows:
  - a. Multifamily residential development limited to townhouse construction shall be permitted subject to the development and dimensional requirements of the Residential Multifamily-5 (RM-5) District; or
  - b. An attached single-family residential plot cluster development, or a detached single-family residential cluster development shall both be permitted as uses permitted by right, but otherwise subject to the development and dimensional requirements of the Residential Single Family-7 (RS-7) District.
  - c. Where justified by environmental, topographical, or other physical features, a detached single-family residential cluster development with a minimum lot size of 3,500 square feet, minimum 15-foot front yard setbacks, minimum 15-foot rear yard setbacks, and minimum five-foot side yards. The maximum building coverage percentage for each lot shall not apply. A minimum of 40 percent of the site shall be in common area for open space subject to the standards of Section 9-4-11(a)(2)d. 4. And 5. (Common Area Open Space Development Standards)
  - d. Zero side setback development shall also be permitted subject to the following development standards:
    - i. Setbacks of zero feet (0') are permitted only where the lots on both sides of the affected lot line are part of a zero setback development.

- ii. Zero setback developments must contain ten (10) or more contiguous lots served by municipal sanitary sewer.
  - iii. A wall and roof maintenance easement measuring five feet (5') along one-story walls and ten feet (10') along two-story walls shall be provided on the opposite side of the zero setback lot line.
  - iv. Every lot shall provide one side setback of at least ten feet (10').
  - v. The minimum separation between dwellings shall be ten feet (10').
  - vi. The Preliminary Plat shall indicate the proposed single family dwelling footprint on each lot to show which side lot line will have a zero side setback and to show that all other required setbacks and maintenance easements are provided.
- e. The maximum building height for any permitted use shall be two (2) stories not to exceed forty (40) feet.
10. Tract H-2: A church with its customary accessory structures and uses shall be permitted with primary access to the proposed westernmost access road (Plank Road), subject to the dimensional and development requirements of the Residential Single Family-12 (RS-12) District, except that associated accessory uses and structures, to include parking, recreational field(s), a picnic shelter, and a maintenance/equipment shed, may be located across Old Plank Road from the principal church facilities.
11. Tract I: A maximum of 156 dwelling units, or 9.14 dwelling units/acre, shall be permitted as follows:
- a. Single-family residential dwellings subject to the development and dimensional requirements of the Residential Single Family-7 (RS-7) District; or
  - b. An attached single-family residential plot cluster development, or a detached single-family residential cluster development shall be permitted as uses permitted by right, but otherwise subject to the development and dimensional requirements of the Residential Single Family-7 (RS-7) District; or
  - c. Multifamily residential development limited to townhouse or condominium construction shall be permitted subject to the development and dimensional requirements of the Residential Multifamily-8 (RM-8) District, except that the setback from a public street right-of-way may be reduced to 20 feet for a side of a unit when:
    - i. A minimum 20 foot wide Type C planting yard is provided between the unit and the public street right-of-way; and
    - ii. The setback reduction is specifically for the side of a unit. Setbacks for the front and rear of a unit shall meet the requirements of the RM-8 District.

- d. Where justified by environmental, topographical, or other physical features, a detached single-family residential cluster development with a minimum lot size of 3,500 square feet, minimum 15-foot front yard setbacks, minimum 15-foot rear yard setbacks, and minimum five-foot side yards. The maximum building coverage percentage for each lot shall not apply. A minimum of 30 percent of the site shall be in common area for open space subject to the standards of Section 9-4-11(a)(2)d. 4. And 5. (Common Area Open Space Development Standards)
  - e. Zero side setback development shall also be permitted subject to the following development standards:
    - i. Setbacks of zero feet (0') are permitted only where the lots on both sides of the affected lot line are part of a zero setback development.
    - ii. Zero setback developments must contain ten (10) or more contiguous lots served by municipal sanitary sewer.
    - iii. A wall and roof maintenance easement measuring five feet (5') along one-story walls and ten feet (10') along two-story walls shall be provided on the opposite side of the zero setback lot line.
    - iv. Every lot shall provide one side setback of at least ten feet (10').
    - v. The minimum separation between dwellings shall be ten feet (10').
    - vi. The Preliminary Plat shall indicate the proposed single family dwelling footprint on each lot to show which side lot line will have a zero side setback and to show that all other required setbacks and maintenance easements are provided.
  - f. The maximum building height for any permitted use shall be three (3) stories not to exceed fifty (50) feet.
12. Tract J: Any of the land uses as allowed in the Neighborhood Business (NB) District shall be permitted subject to the development and dimensional requirements of the NB District.
- a. Interior setbacks shall be a minimum of five (5) feet.
  - b. Except for Retail Trade Uses, development may exceed the maximum 3,000 square foot use requirements.
  - c. Parking - Parking may be located within the front of buildings subject to the following:
    - i. No more than 10 percent of the parking along Westover Drive may have a double row layout. The remainder of the parking layout shall be single row abutting the building;
    - ii. Where parking is located in front of a building, a minimum 3 foot high landscaped berm shall be provided along that portion of the street frontage of the tract.

- iii. A street yard planted at the Type C planting rate and minimum width shall be provided along the tract's Westover Drive frontage, except that additional plantings equivalent to a Type B planting rate shall be provided adjacent to any double row parking layout.
  - iv. A double row parking layout shall be permitted along the Old Plank Road street frontage subject to the provision of an average 15-foot wide street yard along the Old Plank Road frontage planted at the Type B planting rate.
  - v. If the tract is developed with a single row of parking adjacent to the Old Plank Road street frontage, then a street yard shall be provided in accordance with condition c.iii. above.
- d. Architectural Design Standards - A uniform architectural theme shall be designed to create a harmonious style through consideration of proportion, detail, material, color and site planning. Prior to development upon the tract, design standards shall be submitted for approval by the Director of Planning. Said standards shall be recorded as restricted covenants and at a minimum shall address the following:
- i. The roofs of all buildings shall be pitched. Mansard roofs are not an acceptable substitute.
  - ii. All buildings shall be built primarily with brick veneer, stone or similar construction materials. Wood or vinyl siding shall be permitted for trim. No metal siding shall be allowed.
  - iii. Exterior building materials and colors shall be substantially consistent and compatible throughout the tract.

## II. CONDITIONS

- A. Owners' Association(s): Owners' association(s) shall be established in accordance with the requirements and purposes of Sections 9-4-3(f) and 9-6-10 of the Development Ordinance prior to the recordation of a final plat.
- B. Open Space and Common Recreational Facilities: Common area open space shall be provided in accordance with Section 9-6-10 (Planned Unit Development District Section) of the Development Ordinance, as well as the location requirements of Section 9-4-11(a)(2)d.4. and 5. of the Ordinance. Within the open space shown on the approved Sketch Plan, the property owner shall make an offer of dedication to the City of High Point for a public park, the size and location of said park to be approved by the property owner and the City of High Point.
- C. Greenway: The property owner shall dedicate to the City of High Point, within the common areas of the development, open space for public greenway trails. Said open space shall be a minimum of 15 feet in width. The greenway shall

traverse the property from south to north within the common area open space adjacent to Rich Fork Creek. Dedication of said open space may be incremental in accordance with phase development, and shall take place with the recordation of final plat(s).

- D. Environmentally Sensitive Areas: The property owner shall reserve as common area any wetland area on the property, as defined and designated by the US Army Corps of Engineers, and any other environmentally sensitive areas as required by Section 9-2-2(g) (Planned Unit Development District) of the Development Ordinance. Such environmentally sensitive areas shall be left natural and undisturbed, except as required for approved road and other vehicular and pedestrian access crossings, utilities, natural water features (lake or pond), and erosion control devices.
- E. Landscaping: Landscaping shall be provided in accordance with Section 9-5-11 of the Development Ordinance, except as provided below:
1. A fifty-foot (50') wide Type "A" Planting Yard shall be provided along the northern and northwestern boundaries of Tract F.
  2. If Tract H is developed as multifamily residential dwellings, a fifty-foot (50') wide Type "A" Planting Yard shall be provided along the western boundary of said tract.
  3. A landscape plan for each tract of development must be approved prior to the issuance of the first building permit for each respective tract or portion thereof. Where feasible, the landscaping plan shall utilize existing vegetation to meet planting yard requirements.
- F. Signage: Signage shall be in accordance with the approved Common Signage Plan for the subject property. Sign drawings consistent with the Common Signage Plan criteria, for the purpose of obtaining sign permits, shall be required prior to the issuance of building permits for each phase or portion thereof.
- G. Fences: Fences shall be permitted in accordance with Section 9-4-14 of the Development Ordinance, except that the allowable height shall be six (6) feet within fifteen (15) feet of any street right-of-way when along a rear or side property line. A common fence plan shall be submitted with the required landscaping plan for each development tract. The common fence plan shall address the types of fences permitted in the development tract and shall specify on common fence type to be used along street frontages in that development tract.
- H. Exterior Lighting: Exterior pole lighting on multifamily tracts and within 100 feet of single-family development on properties adjacent to the subject property, shall be limited to twenty (20) feet in height and shall be directed away from said single-family residential properties.

- I. Parking: Parking shall be provided in accordance with the requirements of Section 9-5-6 of the Development Ordinance.
- J. Transportation:
  1. Right of Way: The property owner shall dedicate a 200-foot wide road right-of-way adjacent to Rich Fork Creek, connecting Westover Drive to the northern property line, for the construction of the future Westside Thoroughfare. The exact location of said right-of-way shall be subject to the review and approval of the North Carolina Department of Transportation and the City of High Point Director of Transportation.
  2. No residential driveway access shall be permitted to Westover Drive, Hedgecock Road, Horneytown Road or the Westside Thoroughfare.
  3. Two (2) commercial driveway access points shall be permitted to Westover Drive. In addition, all non-residential land uses must provide for internal vehicular access.
  4. In addition to the permitted commercial driveway access points, two (2) street-type access points, neither of which is the Westside Thoroughfare, shall be permitted to Westover Drive. The exact location and design of said access points shall be subject to the review and approval of the North Carolina Department of Transportation and the City of High Point Director of Transportation. In addition, no access point along Westover Drive shall be located within 400 feet of the Westside Thoroughfare right-of-way.
  5. One (1) street-type access point shall be permitted to Horneytown Road. The exact location and design of said access point shall be subject to the review and approval of the North Carolina Department of Transportation and the City of High Point Director of Transportation.
  6. One (1) street-type access point shall be permitted to Hedgecock Road. The exact location and design of said access point shall be subject to the review and approval of the North Carolina Department of Transportation and the City of High Point Director of Transportation.
  7. The property owner shall provide for a sound interior local street pattern addressing the design criteria of local, collector and thoroughfare streets where appropriate. Said street pattern shall provide for safe and efficient vehicular movement through the development and integrate with existing and future street patterns within the development as determined by the Director of Transportation. Specifically, the property owner shall provide a stub street connecting the existing driveway that provides access to the adjacent manufactured (mobile) homes located west of the rezoning site. Dedication



and construction may be incremental in accordance with phase development consistent with the recordation of final plat(s).

8. The property owner shall dedicate additional right-of-way along the street frontages of the subject property equivalent to 42 feet from the road centerlines of Westover Drive, Hedgecock Road, and Horneytown Road. Dedication shall occur at the time of final plat approval(s).
9. Turn Lanes:
  - a. The applicant shall dedicate and construct turn lanes at all entrances to the development from any public street right-of-way.
  - b. North-bound and west-bound right-turn lanes shall be provided at the intersection of Horneytown Road and Westover Drive by the applicant at the request of NCDOT.
  - c. South-bound left-turn and west-bound right-turn lanes shall be provided at the intersection of Horneytown Road and Hedgecock Road by the applicant at the request of NCDOT.
10. Pedestrian Movement: The property owner shall construct a sidewalk system that will provide access from the dedicated greenway within the development to the nearest connecting street(s).
11. If the NCDOT determines that the connector between Hedgecock Road and US Highway 311 is feasible and the NCDOT is willing to construct it, then the owner shall participate financially in the construction of that connector road at a percentage agreed upon between the property owner and the NCDOT.
12. If the property owner cannot obtain an alternate access to US Highway 311, then the developer shall be fully responsible for the installation of a signal at the intersection of Hedgecock Street and North Main Street and shall participate 50% in the installation costs of a signal at the intersection of Westover Drive and North Main Street once it is determined by the NCDOT that these intersections meet the appropriate warrants.

- K. Timing of Development: The development of the property may be phased in any sequence provided that each phase shall comply with the applicable requirements of this Conditional Use Permit and the approved Sketch Plan and Unified Development Plan.

DESCRIPTION OF PROPERTY: Being three (3) tax parcels totaling approximately 360.58 acres and located west of the Davidson County/Guilford County line, generally north of

Westover Drive, south of Hedgecock Road, and east of Horneytown Road. The parcels are known as Davidson County Tax Parcels 7-23A (recorded in Deed Book 555, Page 306), 7 & 8-44 (recorded in Deed Book 570, Page 662) and 7-33

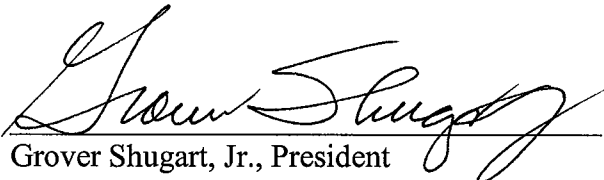
An application has been duly filed requesting that the property involved in this application be rezoned from a RA-3 District in Davidson County's zoning jurisdiction, to a Conditional Use Planned Unit Development-Residential (C.U. PDR) District within the City of High Point's jurisdiction.

It is understood and acknowledged that if the property is rezoned as requested and the Conditional Use Permit authorized, the property described in this request will be perpetually bound by the uses authorized and the conditions imposed, unless subsequently changed or amended as provided for in Title 9, Chapter 3 of the High Point City Code.

The City Council may add additional conditions to made the necessary findings of fact required for approval of a Conditional Use Permit.

It is further understood and acknowledged that plans for any development to be made pursuant to any such Conditional Use Permit so authorized shall be submitted to the Technical Review Committee and/or other such approval authorities for review in the same manner as other such plans now required to be approved by the City of High Point.

Major Amendment (Aug. 2003)

  
Grover Shugart, Jr., President  
Shugart Enterprises, L.L.C.  
Owner

3015 Maplewood Avenue  
Winston-Salem, NC 27103

North Carolina  
(STATE)

Forsyth  
(COUNTY)

I, Connie A. Ader, a Notary Public of said  
County and State, do hereby certify that Grover Shugart, Jr.  
personally came before me this day and acknowledged that he/she is the owner of real property  
described in the foregoing application.

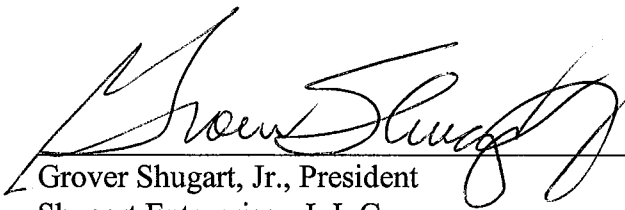
WITNESS my hand and official seal, this the 15<sup>th</sup> day of August, 2003.

Connie A Ader  
Notary Public

My commission expires:

3/27/05



  
Grover Shugart, Jr., President  
Shugart Enterprises, L.L.C.  
Owner

3015 Maplewood Avenue  
Winston-Salem, NC 27103

NORTH CAROLINA  
(STATE)

DAVIDSON  
(COUNTY)

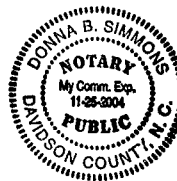
I, DONNA B. SIMMONS, a Notary Public of said  
County and State, do hereby certify that GROVER SHUGART, JR.  
personally came before me this day and acknowledged that he/she is the owner of real property  
described in the foregoing application.

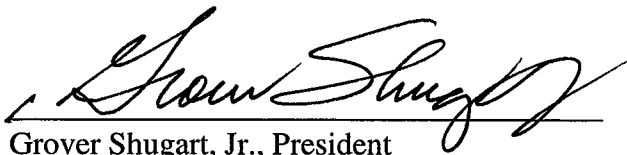
WITNESS my hand and official seal, this the 15 day of JANUARY, 20 03.

Donna B. Simmons  
Notary Public

My commission expires:

11/25/04





Grover Shugart, Jr., President  
Shugart Enterprises, L.L.C.  
Owner

3015 Maplewood Avenue  
Winston-Salem, NC 27103

North Carolina  
(STATE)

Davidson  
(COUNTY)

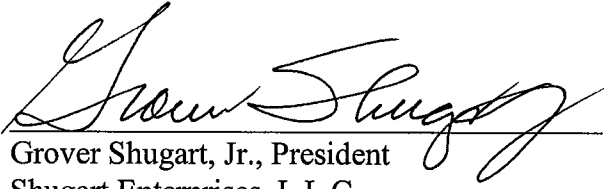
I, Donna B. Simmons, a Notary Public of said  
County and State, do hereby certify that Grover Shugart, Jr.  
personally came before me this day and acknowledged that he/she is the owner of real property  
described in the foregoing application.

WITNESS my hand and official seal, this the 16th day of October, 2001.



Donna B. Simmons  
Notary Public

My commission expires:  
11/25/2004

  
Grover Shugart, Jr., President  
Shugart Enterprises, L.L.C.  
Owner

3015 Maplewood Avenue  
Winston-Salem, NC 27103

North Carolina  
(STATE)

Forsyth  
(COUNTY)

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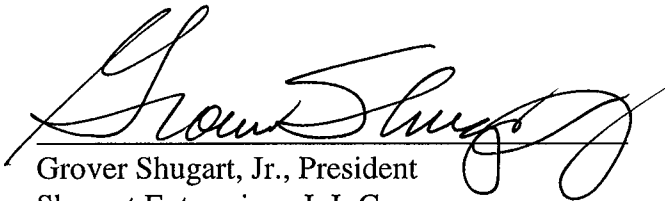
WITNESS my hand and official seal, this the 15<sup>th</sup> day of August, 2003.

Connie A Ader  
Notary Public

My commission expires:

3/27/05





Grover Shugart, Jr., President  
Shugart Enterprises, L.L.C.  
Owner

3015 Maplewood Avenue  
Winston-Salem, NC 27103

NORTH CAROLINA  
(STATE)

DAVIDSON  
(COUNTY)

I, Donna B. Simmons, a Notary Public of said  
County and State, do hereby certify that GROVER SHUGART, JR  
personally came before me this day and acknowledged that he/she is the owner of real property  
described in the foregoing application.

WITNESS my hand and official seal, this the 16 day of October, 2000

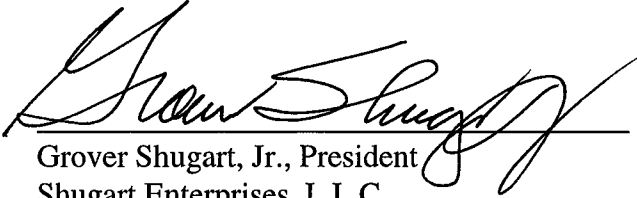
Donna B. Simmons  
Notary Public

My commission expires:

11/25/04



Minor Amendment #1 (May 1999)  
Signature Sheet



Grover Shugart, Jr., President  
Shugart Enterprises, L.L.C.  
Owner

3015 Maplewood Avenue  
Winston-Salem, NC 27103

North Carolina  
(STATE)

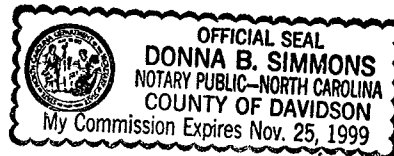
Davidson  
(COUNTY)

I, DONNA B SIMMONS, a Notary Public of said  
County and State, do hereby certify that GROVER SHUGART, JR  
personally came before me this day and acknowledged that he/she is the owner of real property  
described in the foregoing application.

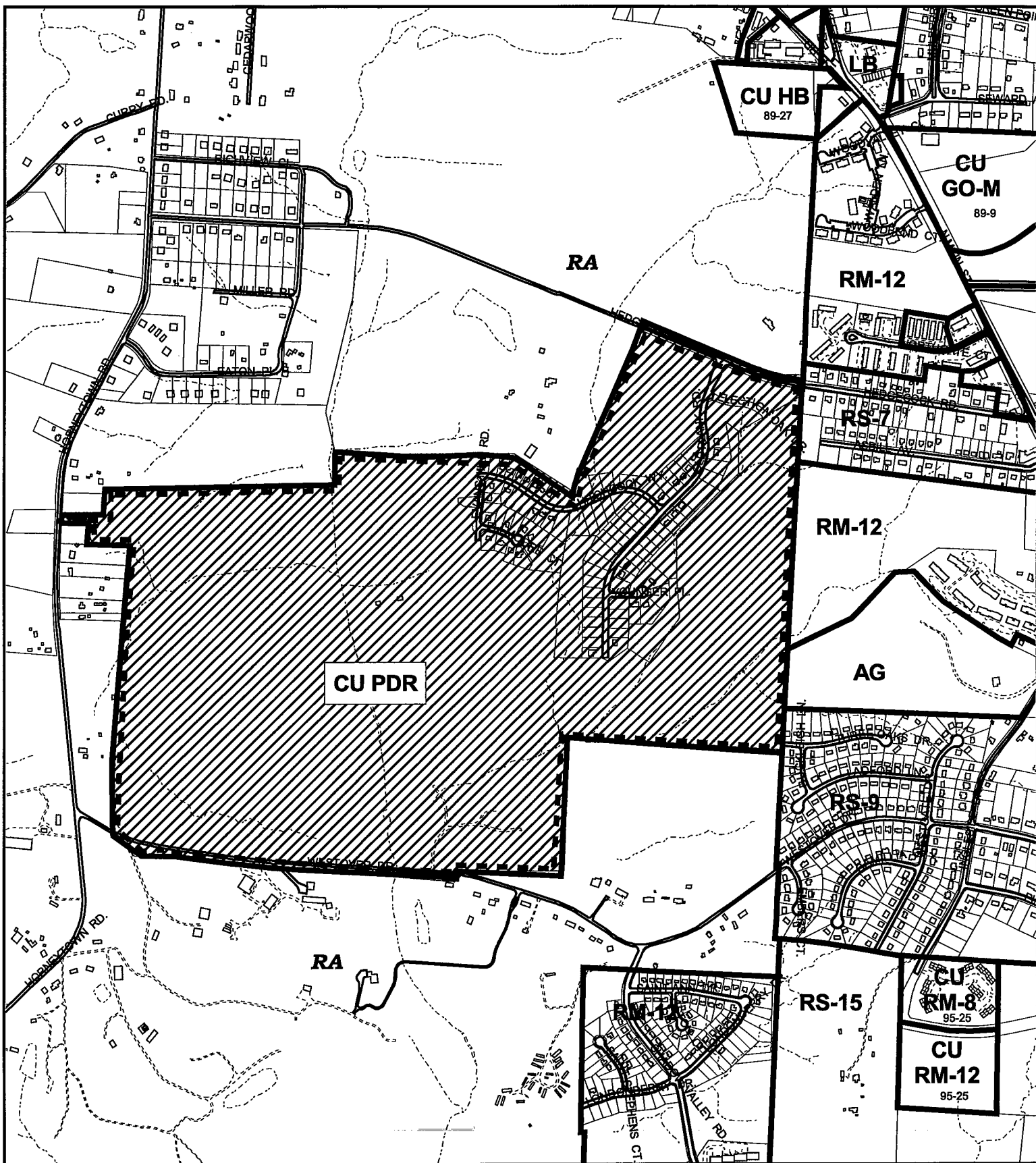
WITNESS my hand and official seal, this the 25th day of MAY, 19 99.

Donna B. Simmons  
Notary Public

My commission expires:  
11/25/99







# **MAJOR AMENDMENT CUP98-12**

**Request: Major Amendment to Conditional Use  
Permit 98-12**

**Existing Zoning Boundary** —————  
**Proposed Zoning Boundary** - - - - -

**Department of Planning  
and Development**

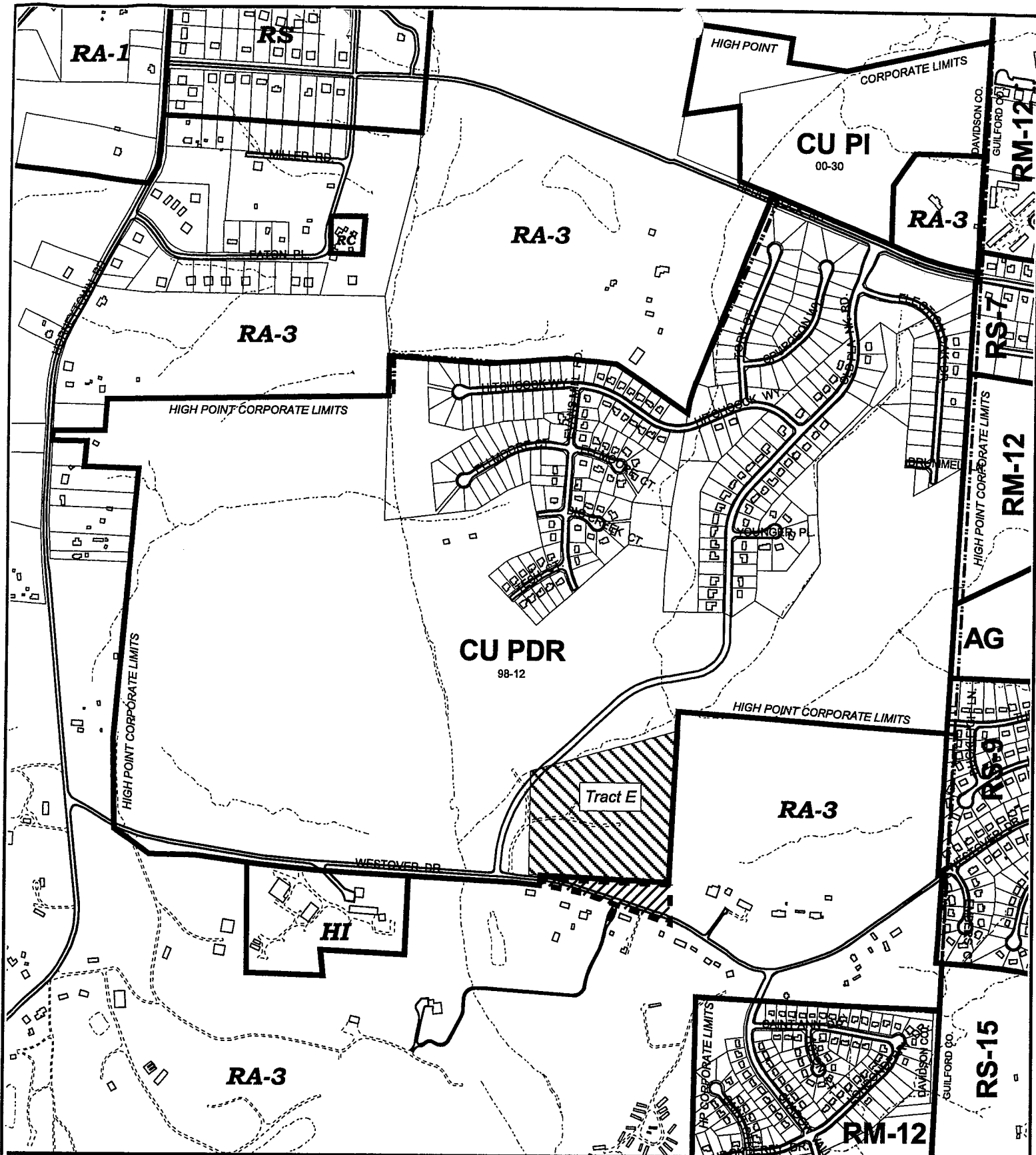
**City of High Point**

**Date: June 6, 2000**



**Scale: 1" = 1000'**

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## REZONING CASE 01-08

Request From: Residential/Agricultural-3 (Davidson Co.)  
To: Conditional Use Planned Unit  
Development-Residential

Existing Zoning Boundary  
Proposed Zoning Boundary



Department of Planning  
and Development

City of High Point

Date: April 16, 2001

N



Scale: 1" = 800'

l:/ba-pz/2001/pz/april.apr

# CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I (WE) AM (ARE) THE OWNER (S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF DAVIDSON COUNTY AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH MINIMUM SETBACK LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED.

3-18-04 DATE  
GROVER SHUGART / MANAGER

## APPLICABLE JURISDICTION STATEMENT

THIS SURVEY CREATES A SUBDIVISION OF LAND OF WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND; OR

THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND; OR

THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.

## CERTIFICATE OF SURVEY AND ACCURACY

I, RICHARD T. EVANS, certify that this plat was drawn under my supervision from (an actual survey made under my supervision) (deed description recorded in Book

SEE, Page NOTE 3, etc.) (Other); that the boundaries not surveyed are shown as broken lines plotted from information found in Book SEE, Page MAP;

that the ratio of precision as calculated is 1:5,000; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration

number and Seal this 18 day of APRIL, A.D., 2004.

SEAL OR STAMP  
L-1721  
Registration Number

NORTH CAROLINA

DAVIDSON COUNTY

I, KARL L. HILL, A NOTARY PUBLIC FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT

RICHARD T. EVANS PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT.

WITNESS MY OFFICIAL SEAL THIS DAY OF MARCH, 2004.

DAY OF MARCH, 2004

NOTARY PUBLIC

COMMISSION EXPIRES 2-18-2006

## Approval for Recordation

Approved by the Planning Department of the City of High Point, North Carolina on the 19 day of MARCH, 2004, pursuant to the City of High Point Development Ordinance.

Signed Joe Burt Date 3-19-04  
Planning Director

This plat does not require a certificate of approval by the Division of Highways as provided in G.S. 136-102.6, subsection (g).

Signed Joe Burt Date 3-19-04  
Planning Director

## City Council Planned Unit Development Approval Statement

I, LISA B. VIERLING, City Clerk of the City of High Point, North Carolina, do hereby certify that the foregoing Planned Unit Development Plan is an accurate portrayal of the Planned Unit Development adopted by the High Point City Council in official session on Thursday, AUGUST 7, at 9:00 a.m., in the Council Chambers of the Municipal Building located at 211 South Hamilton Street, High Point, North Carolina. Upon approval of the minutes of this meeting, said Unified Development Plan will be entered in Minute Book 78, under my care, custody and control.

As of this date, action taken by City Council to adopt this resolution has not been amended, rescinded or repealed and is in force and effect.

WITNESS my hand and the Corporate Seal of the City of High Point this the 19 day of APRIL, 2004.

Carole C. Hester  
City Clerk

John H. Mansfield  
REVIEW OFFICER OF DAVIDSON COUNTY. CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS ATTACHED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDATION.

John H. Mansfield 3/24/04  
REVIEW OFFICER DATE

## DEVELOPMENT STANDARDS/CONDITIONS

1. ALL PROPOSED DEVELOPMENT WILL BE IN ACCORDANCE WITH SECTION 9-4-3, PLANNED UNIT DEVELOPMENT DISTRICT REQUIREMENTS, OF THE CITY OF HIGH POINT DEVELOPMENT ORDINANCE.

2. ALL OPEN SPACE/COMMON AREA NOT DEDICATED TO THE CITY OF HIGH POINT SHALL BE DEDICATED TO, AND UNDER THE CONTROL OF, AN OWNERS ASSOCIATION, WHICH WILL INCLUDE PROVISIONS FOR MAINTENANCE OF ALL WATERSHED CONTROL STRUCTURES.

3. DEVELOPMENT STANDARDS FOR TRACTS A-J WILL BE IN ACCORDANCE WITH THE FOLLOWING:

4. SEE CONDITIONAL USE PERMIT 98-12 FOR OFFICIAL RESTRICTIONS AND CONDITIONS FOR DEVELOPMENT OF THE SITE.

### TRACT A

• SINGLE-FAMILY RESIDENTIAL  
• RS-12 DEVELOPMENT STANDARDS  
• TOTAL AREA: 4.47 ACRES ±  
• MAXIMUM UNITS: 8  
• MAXIMUM DENSITY: 1.7 DWELLING UNITS/ACRE

### TRACT B

• SINGLE-FAMILY RESIDENTIAL  
• RS-12 DEVELOPMENT STANDARDS, EXCEPT WITH 7.5-FOOT SIDE YARD SETBACKS AND MINIMUM 11,000-SQUARE FOOT LOT SIZE  
• TOTAL AREA: 31.69 ACRES ±  
• MAXIMUM UNITS: 81  
• MAXIMUM DENSITY: 2.56 DWELLING UNITS/ACRE

### TRACT C

• SINGLE-FAMILY RESIDENTIAL  
• MINIMUM 10,000-SQUARE FOOT LOT SIZE  
• 25-FOOT FRONT YARD SETBACK, 25-FOOT REAR YARD SETBACK, AND 5-FOOT SIDE YARDS WITH A TOTAL OF 15 FEET  
• REMAINDER OF DEVELOPMENT STANDARDS EQUIVALENT TO RS-12 STANDARDS  
• TOTAL AREA: 44.23 ACRES ±  
• MAXIMUM UNITS: 115  
• MAXIMUM DENSITY: 2.60 DWELLING UNITS/ACRE

### TRACT D

• SINGLE-FAMILY RESIDENTIAL  
• RS-7 DEVELOPMENT STANDARDS  
• TOTAL AREA: 53.27 ACRES ±  
• MAXIMUM UNITS: 184  
• MAXIMUM DENSITY: 3.10 DWELLING UNITS/ACRE

### TRACT E

• MULTIFAMILY RESIDENTIAL LIMITED TO TOWNHOUSE CONSTRUCTION, SUBJECT TO RM-5 DEVELOPMENT STANDARDS; OR  
• ATTACHED PLOT CLUSTER SUBDIVISION; OR  
• DETACHED CLUSTER SUBDIVISION, BOTH PERMITTED AS PRINCIPALLY PERMITTED USES, BUT OTHERWISE SUBJECT TO RS-7 DEVELOPMENT STANDARDS  
• MAXIMUM BUILDING HEIGHT: 2 STORY  
• TOTAL AREA: 14.59 ACRES ±  
• MAXIMUM UNITS: 72  
• MAXIMUM DENSITY: 5.55 DWELLING UNITS/ACRE

### TRACT F

• MULTIFAMILY RESIDENTIAL LIMITED TO TOWNHOUSE CONSTRUCTION, SUBJECT TO RM-5 DEVELOPMENT STANDARDS; OR  
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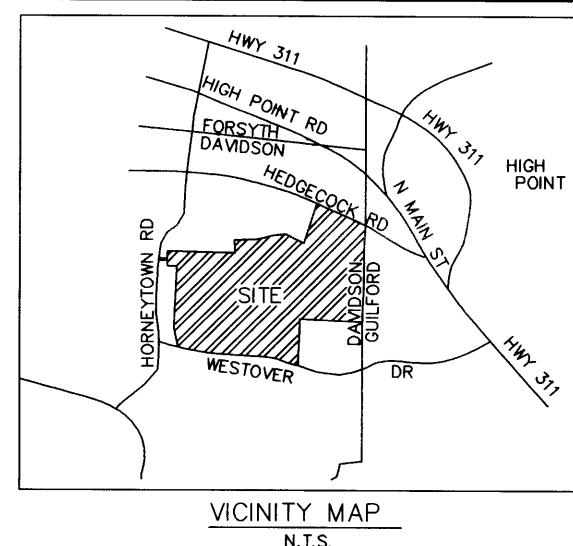
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• DETACHED CLUSTER SUBDIVISION PERMITTED AS PRINCIPALLY PERMITTED USE, BUT OTHERWISE SUBJECT TO RS-7 DEVELOPMENT STANDARDS; OR  
• MULTIFAMILY RESIDENTIAL LIMITED TO TOWNHOUSE OR CONDOMINIUM CONSTRUCTION, SUBJECT TO RM-8 DEVELOPMENT STANDARDS  
• MAXIMUM BUILDING HEIGHT: 3 STORY  
• TOTAL AREA: 17.06 ACRES ±  
• MAXIMUM UNITS: 156  
• MAXIMUM DENSITY: 9.14 DWELLING UNITS/ACRE

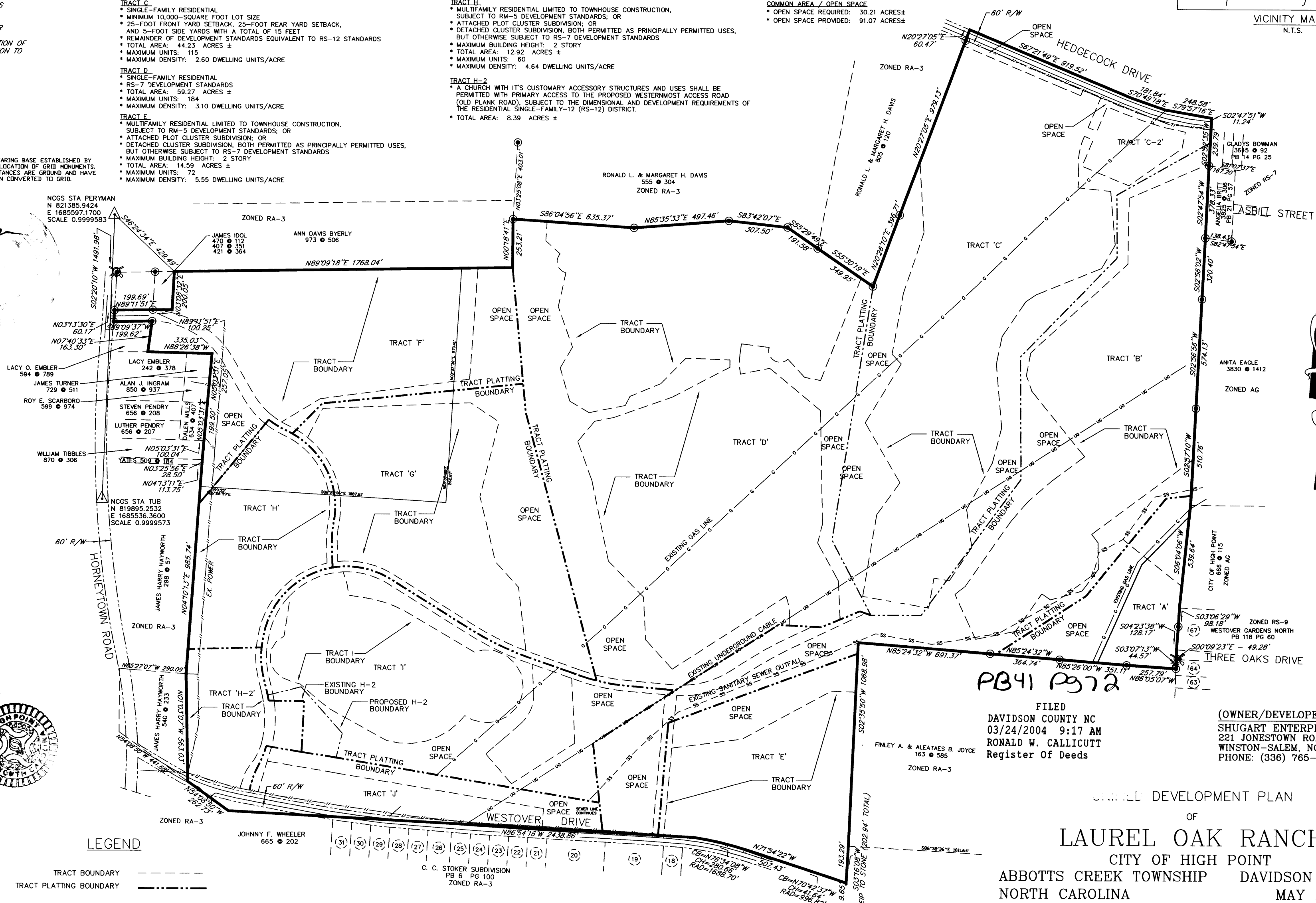
TRACT J  
• NB DISTRICT USES AND DEVELOPMENT STANDARDS, EXCEPT WITH 5-FOOT MINIMUM INTERIOR SETBACK AND ALLOW ONE BUILDING TO BE 10,000 SF WITH PARKING IN THE FRONT  
• TOTAL AREA: 5.29 ACRES ±

TRACT K-2  
• SALES CENTER, CLUBHOUSE, SWIMMING POOL, TENNIS COURTS, PLAYGROUND, AND OTHER MISC. RECREATIONAL USES AS PRINCIPALLY PERMITTED USES, BUT OTHERWISE SUBJECT TO THE DEVELOPMENT STANDARDS OF THE RS-12 DISTRICT.  
• TOTAL AREA: 3.02 ACRES ±

COMMON AREA / OPEN SPACE  
• OPEN SPACE REQUIRED: 30.21 ACRES ±  
• OPEN SPACE PROVIDED: 91.07 ACRES ±



VICINITY MAP  
N.T.S.

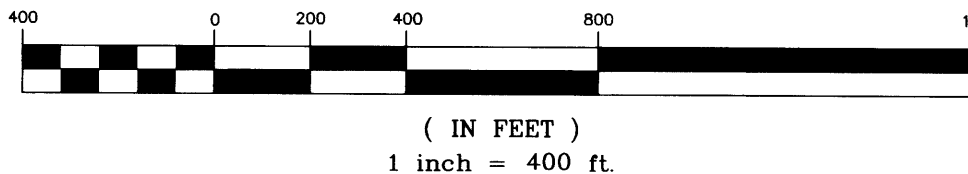


FILED  
DAVIDSON COUNTY NC  
03/24/2004 9:17 AM  
RONALD W. CALICUTT  
Register of Deeds

(OWNER/DEVELOPER)  
SHUGART ENTERPRISES L.L.C.  
221 JONESTOWN ROAD  
WINSTON-SALEM, NC 27104  
PHONE: (336) 765-9661

GENERAL DEVELOPMENT PLAN  
OF  
**LAUREL OAK RANCH**  
CITY OF HIGH POINT  
ABBOTTS CREEK TOWNSHIP DAVIDSON COUNTY  
NORTH CAROLINA  
MAY 16, 2000

GRAPHIC SCALE



## SITE DATA:

1. AREA IN R/W'S: 5.326 ACRES  
2. AREA IN PHASES (TOTAL): 262.883 ACRES  
3. AREA IN OPEN SPACES: 92.300 ACRES  
4. TOTAL AREA: 360.509 ACRES  
5. THIS AND ADJOINING PARCELS ZONED: RA-3  
6. TAX MAP #S: MAP 7-44 & MAP 7-23A

## GENERAL NOTES:

1. AREA DETERMINED BY D.M.D. METHOD.  
2. THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.  
3. PROPERTY DEED REFERENCE: D.B. 556 PG. 308  
D.B. 306 PG. 230, D.B. 540 PG. 232, D.B. 404 PG. 256

## GENERAL NOTES:

1. PORTIONS OF THIS PROPERTY ARE LOCATED WITHIN AN ESTABLISHED "FLOODWAY" DESIGNATED AS ZONE AA AND "FLOODWAY TRINCH" DESIGNATED AS ZONE B ON THE FIRM MAP PANEL 173307-03158 FOR DAVIDSON COUNTY, NC, EFFECTIVE MAY 1, 1980. ANY DEVELOPMENT WITHIN ZONE AA OR ZONE B WILL BE SUBJECT TO APPROVAL OF A FLOOD PLAIN DEVELOPMENT PERMIT BY THE CITY OF HIGH POINT.

2. ALL PUBLIC WATER, SEWER, STORM DRAINAGE AND ROADWAY IMPROVEMENTS WILL BE PROVIDED IN ACCORDANCE WITH CITY OF HIGH POINT STANDARDS.

3. THE LOCATIONS OF FUTURE PUBLIC ROADWAYS WITHIN THE LIMITS OF INDIVIDUAL TRACTS ARE APPROXIMATE AND WILL VARY DURING PREPARATION OF FINAL PLANS.

4. DUE TO VARYING MARKET CONDITIONS, THE EXACT PHASING OF INDIVIDUAL TRACTS IS NOT KNOWN. THE SEQUENCE OF INDIVIDUAL TRACT DEVELOPMENT WILL BE SUBJECT TO DECISION BY COMMON SIGNAGE PLAN ADOPTED BY THE CITY OF HIGH POINT TO MEET MINIMUM REQUIREMENTS OF SECTION 9-4-3(c)(9)(i) OF THE DEVELOPMENT ORDINANCE. ALL PUBLIC IMPROVEMENTS NECESSARY TO SERVICE THE TRACT SHALL BE ACCEPTED BY, OR BONDED TO, THE CITY OF HIGH POINT PRIOR TO ANY RECOMBINATION OF FINAL SUBDIVISION MAPS.

5. LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 9-5-11 OF THE CITY OF HIGH POINT DEVELOPMENT ORDINANCE AND AS STRIPED BY THE CONDITIONAL USE PERMIT FOR THIS PROJECT.

6. A LANDSCAPE PLAN FOR THE DEVELOPMENT MUST BE APPROVED PRIOR TO ISSUANCE OF THE FIRST BUILDING PERMIT FOR ANY PHASE OR PORTION THEREOF.

7. OPEN SPACE AREAS ARE GENERAL LOCATIONS TO BE FINALIZED AT TIME OF FINAL PLATS. OPEN SPACE REQUIREMENTS PER PHASE TO BE PROVIDED IN ACCORDANCE WITH THE CITY OF HIGH POINT DEVELOPMENT ORDINANCE, SECTION 9-4-3(c)(10).

LEGEND:  
NIP NEW IRON PIPE  
EIP EXISTING IRON PIPE  
N.C.G.S. NORTH CAROLINA GEODETIC SURVEY  
D.M.D. DOUBLE MERIDIAN DISTANCE  
R/W RIGHT OF WAY  
CONC. MON. CONCRETE MONUMENT  
DB DEED BOOK  
PB PLAT BOOK  
PC PLAT BOOK  
EX EXISTING  
BLDG. BUILDING  
S.R. SECONDARY ROAD



APPROVAL FOR RECORDATION

Planning Director

CERTIFICATE OF JURISDICTION AND JURISDICTION

STATE OF NORTH CAROLINA

CERTIFICATE OF JURISDICTION AND JURISDICTION

STATE OF NORTH CAROLINA

STATE OF NORTH CAROLINA

CITY OF HIGH POINT

THIS PLAT DOES NOT REQUIRE CERTIFICATION OF

SIGNED PLANNING DIRECTOR DATE

LEGEND

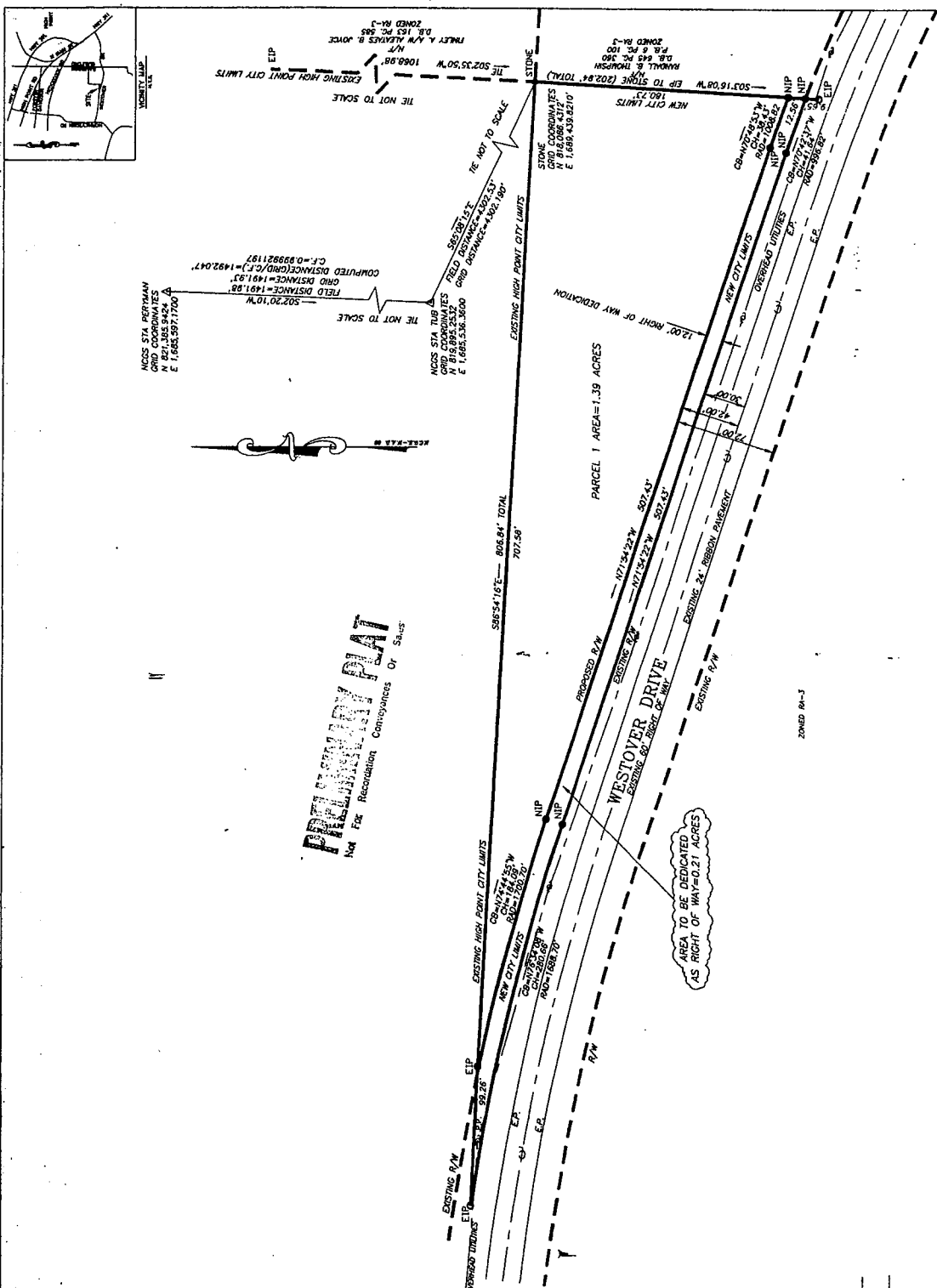
FOR THIS MAP

NOTES

OWNER/DEVELOPER

EVANS ENGINEERING, INC.

LAUREL OAK RANCH



PRELIMINARY PLAT

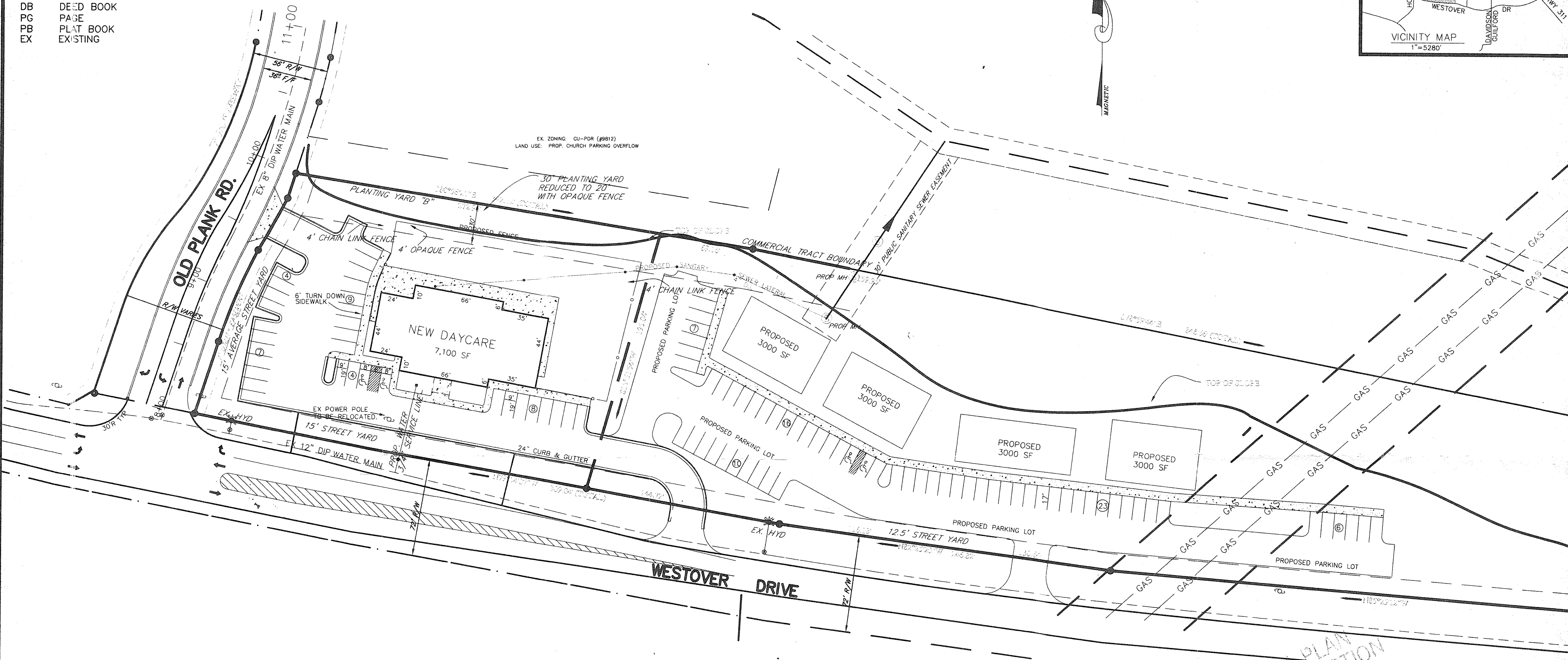
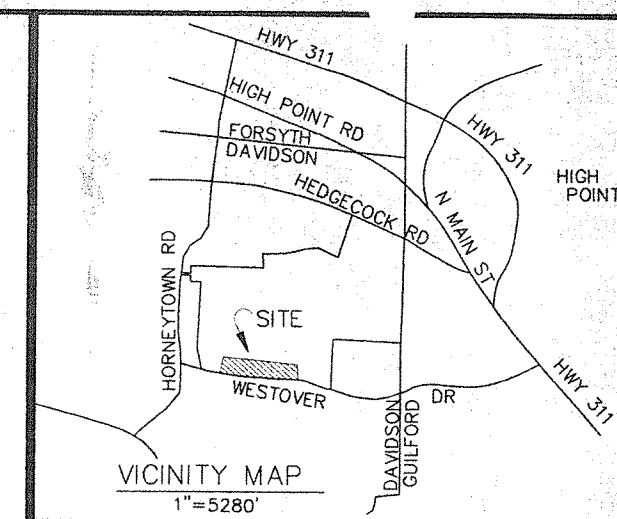


# LEGEND:

EIP EXISTING IRON PIPE  
 NIP NEW IRON PIPE  
 R/W RIGHT OF WAY  
 SF SQUARE FEET  
 F/F FACE TO FACE  
 CH CHORD  
 R RADIUS  
 L LENGTH  
 NCGS NORTH CAROLINA GEODETIC SURVEY  
 DMD DOUBLE MERIDIAN DISTANCE  
 DB DEED BOOK  
 PG PAGE  
 PB PLAT BOOK  
 EX EXISTING

## SETBACK INFORMATION

FRONT MINIMUM SETBACK 35/80  
 WESTOVER DRIVE (MAJOR THOROUGHFARE)  
 INTERIOR SETBACK 0/5'  
 ZERO SETBACK IF NO SETBACK IS PROVIDED.  
 IF SETBACK IS PROVIDED IT MUST BE A MINIMUM OF 5'.



## GENERAL NOTES:

1. ALL PUBLIC WATER, SEWER, STORM DRAINAGE AND ROADWAY IMPROVEMENTS WILL BE PROVIDED IN ACCORDANCE WITH THE CITY OF HIGH POINT STANDARDS.
2. LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 9-5-11 OF THE CITY OF HIGH POINT DEVELOPMENT ORDINANCE AND AS STIPULATED BY THE CONDITIONAL USE PERMIT FOR THIS PROJECT.
3. A LANDSCAPE PLAN FOR THE DEVELOPMENT MUST BE APPROVED PRIOR TO ISSUANCE OF THE FIRST BUILDING PERMIT FOR ANY PHASE OR PORTION THEREOF.
4. ALL DRIVEWAY ENTRANCES FROM THIS PROPERTY SHALL CONFORM WITH THE CONDITIONAL USE PERMIT AND THE CITY OF HIGH POINT DRIVEWAY ORDINANCE.
5. SIGN DRAWINGS CONSISTENT WITH COMMON SIGNAGE PLAN CRITERIA SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF BUILDING PERMIT(S) FOR EACH PHASE OR PORTION THEREOF, OR EACH STRUCTURE.
6. THE PROPERTY OWNER SHALL DEDICATE ADDITIONAL RIGHT-OF-WAY ALONG THE DEVELOPMENT STREET FRONTAGES EQUIVALENT TO 42-FOOT FROM THE ROAD CENTERLINE. DEDICATION SHALL OCCUR AT THE TIME OF FINAL PLAT RECORDATION(S).
7. THE PROPERTY SHALL DEDICATE, IN ADDITION TO THE RIGHT OF WAY, A 5-FOOT ELECTRIC UTILITY EASEMENT ALONG ALL RIGHT-OF-WAYS ON BOTH SIDES OF ROAD.

## NOTE:

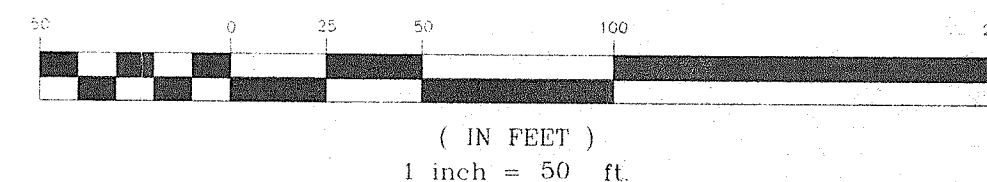
AREA DETERMINED BY D.M.D.  
 NO NORTH CAROLINA GEODETIC SURVEY MONUMENTS FOUND WITHIN 2,000 FEET OF PROPERTY.

PRELIMINARY PLAN  
 NOT FOR CONSTRUCTION

## SITE PLAN LAUREL OAK RANCH COMMERCIAL TRACT

HIGH POINT NORTH CAROLINA  
 DAVIDSON COUNTY  
 SEPTEMBER 30, 2002

## GRAPHIC SCALE



(OWNER/DEVELOPER)  
 SHUGART MANAGEMENT, INC  
 3015 MAPLEWOOD AVE.  
 WINSTON-SALEM, NC. 27103  
 PHONE: (336) 765-9661

## EVANS ENGINEERING, INC. ENGINEERS, PLANNERS, SURVEYORS

4609 DUNDAS DRIVE GREENSBORO, N.C. 27407  
 PHONE: (336)854-8877 FAX: (336)854-8876

PROJ: 1082-89 DWG:LAUREL OAK RANCH/COMMERCIAL TRACT

DAVIDSON COUNTY NC  
Book 1445  
Pages 0470-0472  
FILED 3 PAGE(S)  
08/04/2003 8:10 AM  
MICHAEL W. CALHOUN  
Register of Deeds

20.00  
3

SEE EXHIBIT "A"

DESIGN COVENANTS FOR LAUREL OAK RANCH TRACT J, as recorded Deed Reference \_\_\_\_\_, and "IMUD" \_\_\_\_\_, Register of Deeds of Davidson County.

STATE OF NORTH CAROLINA

DESIGN AND APPEARANCE COVENANTS

COUNTY OF DAVIDSON

This DECLARATION AND DESIGN AND APPEARANCE COVENANTS, made this 30<sup>th</sup> day of July, 2003, by Shugart Management, Inc.

WITNESSETH:

Whereas, Shugart Management, Inc. is the owner of a certain parcel of land on the north side of Westover Drive in the City of High Point, the same being now utilized as an "IMUD" and;

Whereas, in order for Shugart Management, Inc. its successors in title, to construct A Daycare Facility, the site and building design will conform to guidelines approved by the Director of the High Point Department of Planning and Development;

NOW, THEREFORE, it is agreed that the Daycare Facility and all buildings in the "IMUD" are hereby governed by the following Design and Appearance Guidelines which have been approved by the Director of the High Point Department of Planning and Development;

- A. BUILDING HEIGHT: The buildings will be one-story in height. The roofs of all buildings shall be pitched. No mansard roofs will be allowed.
- B. EXTERIOR MATERIALS: All buildings shall be built primarily of brick veneer, stone or similar construction materials. Colors of the materials shall be consistent throughout the "IMUD". Wood or vinyl shall be permitted for trim only. No metal siding shall be allowed. The roofing materials on all buildings will be a fiberglass composition shingle and will be gray in color. The shingles will be consistent throughout the "IMUD".
- C. SIGNAGE: There will be a single development sign for the "IMUD". Other signage will be installed on the individual buildings and will be in accordance with the sign requirements of the City of High Point.
- D. WINDOWS AND DOORS: Windows and aluminum frames will be consistent throughout the "IMUD".
- E. LANDSCAPING: The landscaping will conform to the requirements set forth in the Conditional Use Permit #98-12.

SHUGART ENT. LLC  
3015 Maplewood Ave  
WINSTON-SALEM, N.C.  
27103

0027646

In order to obtain approvals for the construction of the Daycare Facility, Shugart Management, Inc. hereby gives, grants, and declares the foregoing Design and Appearance Guidelines in favor of the City of High Point for enforcement upon all buildings within the "IMUD" before a building permit can be approved for the Daycare Facility. A site plan and building elevations with necessary notes for the Daycare Facility has been submitted with a building permit application.

It is declared and acknowledged that these covenants are for the common benefit of, are appurtenant to and run with the above-described "IMUD" forever, and may be enforced by the City of High Point on any current or future owner.

IN WITNESS WHEREOF, Shugart Management, Inc. has caused these covenants to be executed as of the day and year first above written.

DECLARANT:

SHUGART MANAGEMENT, INC.

By:

[Signature]  
Shugart Management, Inc.

NORTH CAROLINA

FORSYTH COUNTY

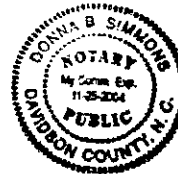
I, DONNA B. SIMMONS, a Notary Public for said County and State, do hereby certify that Shugart Management, Inc., personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this 30 day of July, 2003.

Donna B. Simmons  
Notary Public

Commission Expires:

11/25/04



North Carolina—Davidson County

For foregoing (or annexed) certificate(s) of \_\_\_\_\_

Donna B. Simmons

Notary Public (Notaries Public) is certified to be correct

this 4 day of Aug, 2003

David W. [Signature], Register of Deeds

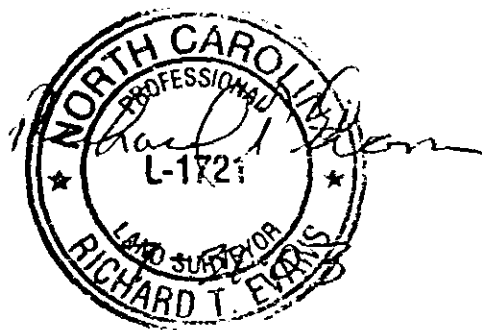
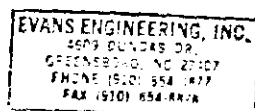
[Signature]



EXHIBIT "A"

LAUREL OAK RANCH TRACT J (COMMERCIAL TRACT)

BEGINNING AT A NEW IRON PIPE IN THE NORTHEASTERN INTERSECTION OF OLD PLANK ROAD AND WESTOVER DRIVE, THENCE ALONG THE EASTERN RIGHT-OF-WAY OF OLD PLANK ROAD N 18 DEG 03 MIN 16 SEC E DISTANCE BEING 35.71 FEET TO A NEW IRON PIPE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 412.55 FEET AND A CHORD BEARING OF N 23 DEG 09 MIN 16 SEC E CHORD DISTANCE BEING 73.39 FEET TO A NEW IRON PIPE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 528 FEET AND A CHORD BEARING OF N 29 DEG 39 MIN 41 SEC E CHORD DISTANCE BEING 43.40 FEET TO A NEW IRON PIPE; THENCE N 17 DEG 43 MIN 09 SEC E DISTANCE BEING 19.28 FEET TO A NEW IRON PIPE; THENCE ALONG THE SOUTHERN LINE OF SHUGART MANAGEMENT, INC. PROPERTY AS RECORDED IN DEED BOOK 1077 PAGE 1535 S 80 DEG 56 MIN 25 SEC E DISTANCE BEING 342.12 FEET TO A NEW IRON PIPE; THENCE S 78 DEG 59 MIN 44 SEC E DISTANCE BEING 848.66 FEET TO A NEW IRON PIPE; THENCE S 03 DEG 41 MIN 45 SEC W DISTANCE BEING 116.07 FEET TO A NEW IRON PIPE ON THE RIGHT-OF-WAY OF WESTOVER DRIVE; THENCE ALONG THE RIGHT-OF-WAY OF WESTOVER DRIVE N 86 DEG 38 MIN 23 SEC W DISTANCE BEING 78.64 FEET TO A NEW IRON PIPE; THENCE N 85 DEG 25 MIN 12 SEC W DISTANCE BEING 483.08 FEET TO A NEW IRON PIPE; THENCE N 82 DEG 25 MIN 20 SEC W DISTANCE BEING 246.82 FEET TO A NEW IRON PIPE; THENCE N 79 DEG 54 MIN 07 SEC W DISTANCE BEING 309.04 FEET TO A NEW IRON PIPE; THENCE N 78 DEG 53 MIN 44 SEC W DISTANCE BEING 110.27 FEET TO A NEW IRON PIPE; THENCE N 30 DEG 25 MIN 16 SEC W DISTANCE BEING 26.71 FEET TO THE POINT AND PLACE OF BEGINNING, CONTAINING 4.797 ACRES, MORE OR LESS.





N.C.G.S. MAD 83 GRID

EXISTING IRON PIPE  
NEW IRON PIPE  
RIGHT OF WAY  
STATE ROAD  
PLAT BOOK  
PAGE  
DEED BOOK  
ACRES  
EXISTING  
CENTERLINE  
DOUBLE MERIDIAN DISTANCE  
NORTH CAROLINA GEODETIC SURVEY  
NOT TO SCALE  
CONCRETE  
BACK OF CURB  
GAS VALVE  
WATER METER  
POWER POLE  
NORTH CAROLINA DEPARTMENT OF TRANSPORTATION  
CLEAN CUT  
CATCH BASIN  
CHORD DISTANCE  
LENGTH  
EXISTING  
FENCE

JOHNNY F. WHEELER  
D.B. 665, P.3, 202

ZONED R<sub>1</sub>-3  
LAND USE: INDUSTRIAL

NCGS STA TUB  
 N 819895.2532  
 E 1685536.3600  
 SCALE 0.9999573

NCGS STA PERYMAN  
 N 821385.9424  
 E 1685597.1700  
 SCALE 0.9999583

JAMES HARRY HAYWORTH  
D.B. 540, PG. 233  
ZONED: RA-3  
LAND USE: VACANT

JAMES HARRY HAYWORTH  
D.B. 298, PG. 57

ZONED: RA-3  
LAND USE: RESIDENTIAL

**AREA = 6.010 ACRES**

EX. ZONING: CU-PDR (#9812)  
LAND USE: PROP. CHURCH SITE  
LAUREL OAK RANCH TRACT H-2

SHUGART MANAGEMENT, INC.

LAUREL OAK RANCH TRACT H-1  
(FUTURE DEVELOPMENT)

ZONED: CU-PDR  
LAND USE: PROP. RESIDENTIAL

SHUGART MANAGEMENT, INC.

LAUREL OAK RANCH TRACT  
(FUTURE DEVELOPMENT)

ZONED: CU-PDR  
LAND USE: PROP. COMMERCIAL-DAYCARE

AREA = 2.347 ACRES

EX. ZONING: CU-PDR (#9812)  
LAND USE: PROP. CHURCH PARKING OVERFLOW

SHUGART MANAGEMENT, INC

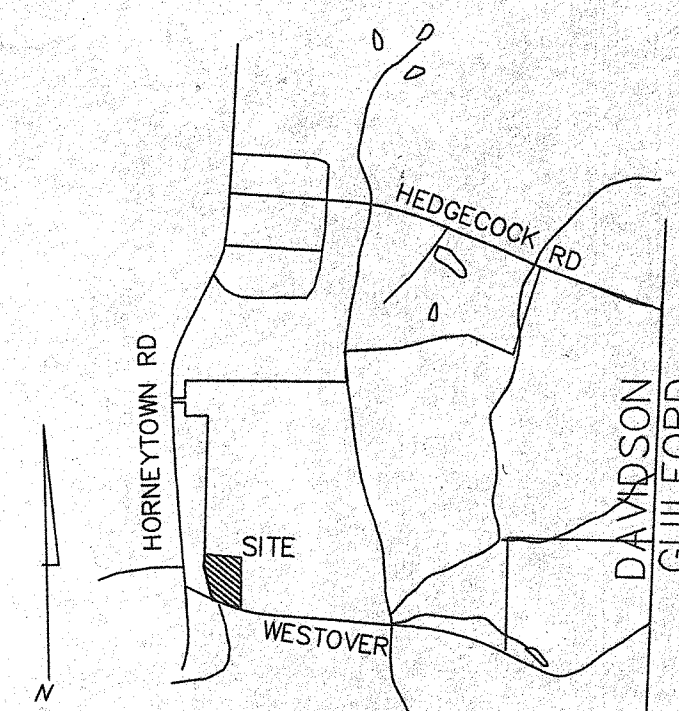
LAUREL OAK RANCH TRACT  
(FUTURE DEVELOPMENT)

LAND USE: ZONED: CU-PDR  
PROP. COMMON AREA FOR TOWNHOUSES

SHUGART MANAGEMENT, INC.

LAUREL OAK RANCH TRACT  
(FUTURE DEVELOPMENT)

LAND USE: ZONED: CU-PDR  
PROP. COMMON AREA FOR TOWNHOUSES



VICINITY MAP  
N.T.S.

1. AREA DETERMINED BY D.M.D. METHOD
2. BOUNDARY LINES NOT SURVEYED ARE SHOWN DASHED.
3. THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND WITHIN THE AREA OF THE COUNTY OR MUNICIPALITY THAT IS AN ORDINANCE THAT REGULATES PARCELS OF LAND.
4. TOTAL AREA: 8.356 ACRES/ 363,988 sq. ft.
5. THIS SURVEY IS OF AN ACTUAL FIELD SURVEY HAVING AN ERROR OF LESS THAN 1/10,000.
6. N.C.G.S. MONUMENTS WITHIN 2000' OF PROPERTY AS SHOWN ON SURVEY
7. THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT AS SHOWN ON PANEL MAP 370113-0002B DATED NOVEMBER 1, 1979

TOTAL AREA = 8.356 ACRES

BOUNDARY SURVEY REVISION  
FOR  
**LAUREL OAK RANCH**  
**CHURCH PROPERTY**

ABBOTS CREEK TOWNSHIP    DAVIDSON COUNTY  
NORTH CAROLINA

SCALE: 1"=50'      DATE: APRIL 13, 2000  
REV. 10-3-00, 10-11-00  
REV. 2-03-01, 2-14-01

REV. 2-68  
GRAPHIC SCALE

( IN FEET )  
1 inch = 50 ft

EVANS ENGINEERING, INC  
ENGINEERS, PLANNERS, SURVEYOR

4609 DUNDAS DRIVE GREENSBORO, N.C. 27407  
PHONE: (336) 854-8877 FAX: (336) 854-8877

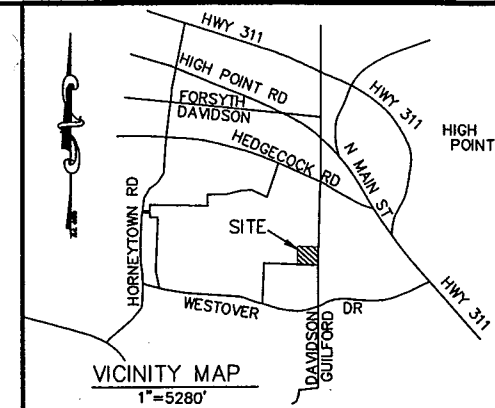
PHONE: (336) 854-8877  
 1002-47 draw:H:\DRAWINGS\LAUREL OAK RANCH\CHURCH.dwg snapshot:CHURCH-BOUNDARY-REVISE

**PRELIMINARY PLAT**  
Not For Recordation Conveyances Or Sale

RICHARD T. EVANS L-1721

LEGEND:

EIP EXISTING IRON PIPE  
 NIP NEW IRON PIPE  
 R/W RIGHT OF WAY  
 SF SQUARE FEET  
 F/F FACE TO FACE  
 CH CHORD  
 R RADIUS  
 L LENGTH  
 NCGS NORTH CAROLINA GEODETIC SURVEY  
 DMD DOUBLE MERIDIAN DISTANCE  
 DB DEED BOOK  
 PG PAGE  
 PB PLAT BOOK  
 EX EXISTING



(OWNER/DEVELOPER)  
 SHUGART MANAGEMENT, INC  
 3015 MAPLEWOOD AVE.  
 WINSTON-SALEM, NC. 27103  
 PHONE: (336) 765-9661



(AG)

CITY OF HIGH POINT  
 666 @ 115  
 ZONED AG

PRELIMINARY PLAN  
 NOT FOR CONSTRUCTION

SITE PLAN  
 LAUREL OAK RANCH  
 TRACT A

HIGH POINT  
 NORTH CAROLINA

DAVIDSON COUNTY  
 NOVEMBER 25, 2002

GRAPHIC SCALE



( IN FEET )

1 inch = 100 ft.

EVANS ENGINEERING, INC.  
 ENGINEERS, PLANNERS, SURVEYORS

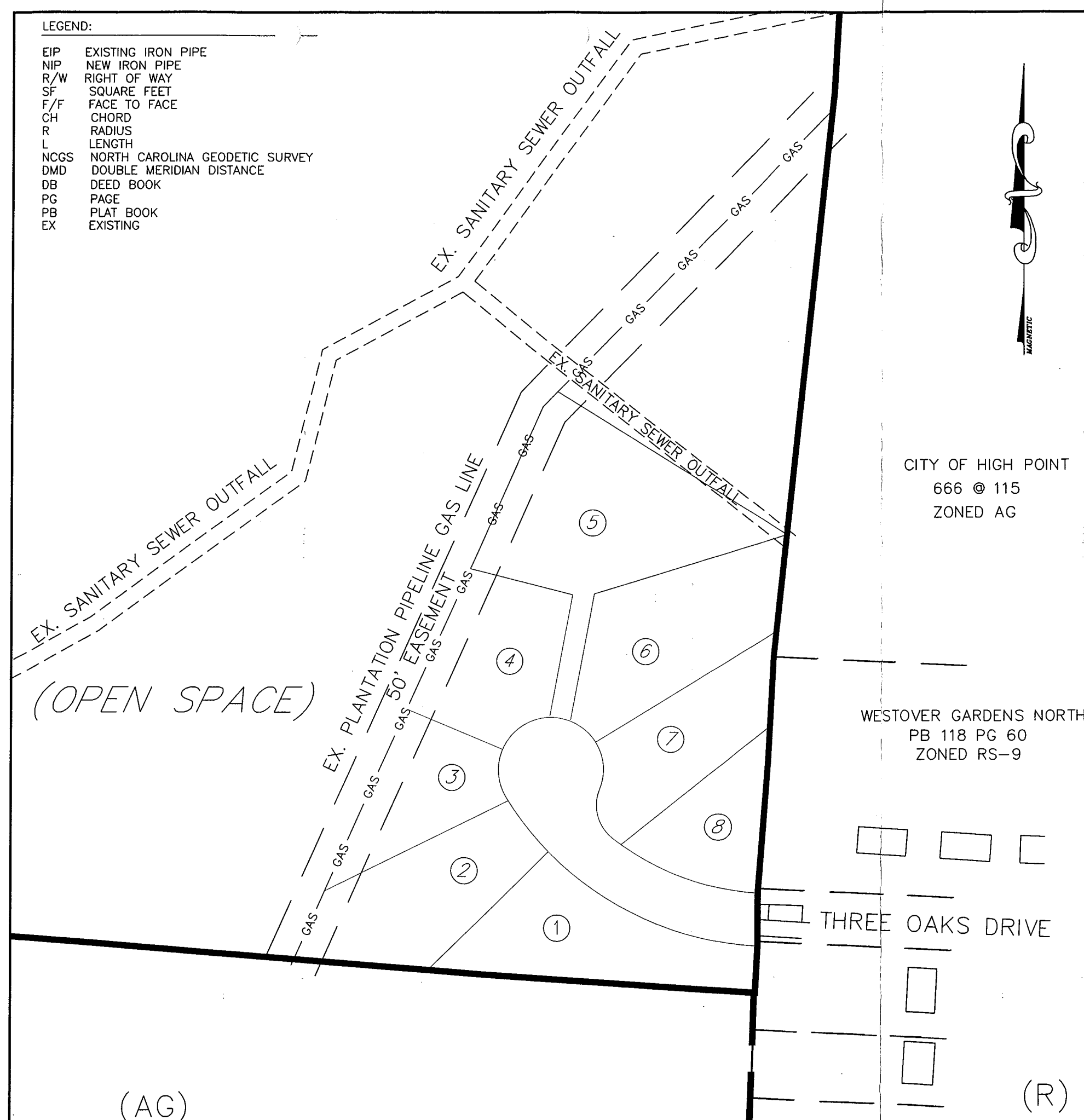
4609 DUNDAS DRIVE  
 PHONE: (336)854-8877

GREENSBORO, N.C. 27407  
 FAX: (336)854-8876

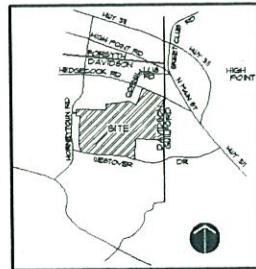
PROJ: 1082-89 DWG:LAUREL OAK RANCH/Tract-A.dwg

(AG)

(R)







APPROVED BY THE TOWNSHIP REVIEW COMMITTEE FOR 12 MONTHS, SUBJECT TO ITS APPROVAL BY CITY COUNCIL, AND APPROVAL OF A DEVELOPER-OWNED PROJECT ABOVE-BELOW CONTROL PLAN.

REVIEWER OF PLANNING AND DEVELOPMENT	DATE
REVIEWER OF BUILDING DEPARTMENT <td>DATE</td>	DATE
REVIEWER OF TRANSPORTATION <td>DATE</td>	DATE
REVIEWER OF PUBLIC SERVICES <td>DATE</td>	DATE
REVIEWER OF CAPITAL IMPROVEMENTS <td>DATE</td>	DATE
REVIEWER OF ELECTRIC UTILITIES <td>DATE</td>	DATE

#### LAND USE CHART

KEY	LAND USE		TOTAL AREA
	LAND USE	TOTAL AREA	
[Yellow]	SINGLE FAMILY	156,721 AC.	
[Green]	MULTIFAMILY	66,026 AC.	
[Blue]	RECREATION	3,021 AC.	
[Pink]	COMMERCIAL	5,281 AC.	
[Light Green]	COMMON AREA/ OPEN SPACE	99,441 AC.	
[Dark Green]	RIGHT-OF-WAY	13,661 AC.	
[Light Blue]	300' DEDICATED RIGHT-OF-WAY	14,781 AC.	



#### DEVELOPMENT STANDARDS/CONDITIONS

1. ALL PROPOSED DEVELOPMENT SHALL BE IN ACCORDANCE WITH SECTION 4-4-5 PLANNED UNIT DEVELOPMENT DISTRICT REQUIREMENTS OF THE CITY OF HIGH POINT DEVELOPMENT ORDINANCE.
2. ALL OPEN SPACE/COMMON AREA NOT DEDICATED TO THE CITY OF HIGH POINT SHALL BE DEDICATED TO, AND UNDER THE CONTROL OF, AN OWNERS ASSOCIATION, WHICH SHALL INCLUDE PROVISIONS FOR MAINTENANCE OF ALL WATERBORN CONTROL STRUCTURES.
3. DEVELOPMENT STANDARDS FOR TRACTS A-J WILL BE IN ACCORDANCE WITH THE FOLLOWING:

#### TRACT A

- SINGLE-FAMILY RESIDENTIAL
- RS-10 DEVELOPMENT STANDARDS
- TOTAL AREA: 4.41 ACRES ±
- MAXIMUM DENSITY: 22.5 DWELLING UNITS/ACRE

#### TRACT B

- SINGLE-FAMILY RESIDENTIAL
- RS-10 DEVELOPMENT STANDARDS, EXCEPT WITH 5-FOOT SIDE YARD SETBACKS AND MINIMUM 10,000-SQUARE FOOT LOT SIZE
- TOTAL AREA: 3.48 ACRES ±
- MAXIMUM DENSITY: 236 DWELLING UNITS/ACRE

#### TRACT C

- SINGLE-FAMILY RESIDENTIAL
- MINIMUM 10,000-SQUARE FOOT LOT SIZE
- 25-FOOT FRONT YARD SETBACK, 25-FOOT REAR YARD SETBACK, AND 5-FOOT SIDE YARD SETBACK WITH A TOTAL OF 5 FEET
- REVISIONS OF DEVELOPMENT STANDARDS EQUIVALENT TO RS-10 STANDARDS
- TOTAL AREA: 44.23 ACRES ±
- MAXIMUM DENSITY: 19
- MAXIMUM DENSITY: 236 DWELLING UNITS/ACRE

#### TRACT D

- SINGLE-FAMILY RESIDENTIAL
- RS-10 DEVELOPMENT STANDARDS
- TOTAL AREA: 3.21 ACRES ±
- MAXIMUM DENSITY: 310 DWELLING UNITS/ACRE

#### TRACT E

- MULTIFAMILY RESIDENTIAL LIMITED TO TOWNHOUSE CONSTRUCTION, SUBJECT TO RS-10 DEVELOPMENT STANDARDS OR
- ATTACHED PLOT CLUSTER SUBDIVISION OR
- DETACHED CLUSTER SUBDIVISION BOTH PERMITTED AS PRINCIPALLY PERMITTED USES, BUT OTHERWISE SUBJECT TO RS-10 DEVELOPMENT STANDARDS
- TOTAL AREA: 12.58 ACRES ±
- MAXIMUM DENSITY: 535 DWELLING UNITS/ACRE

#### TRACT F

- MULTIFAMILY RESIDENTIAL WITH APARTMENT, TOWNHOUSE OR CONDOMINIUM CONSTRUCTION, SUBJECT TO RS-10 DEVELOPMENT STANDARDS
- MAXIMUM BUILDING HEIGHT: 3 STORY
- TOTAL AREA: 21.2 ACRES ±
- MAXIMUM DENSITY: 264
- MAXIMUM DENSITY: 1230 DWELLING UNITS/ACRE

#### TRACT G

- MULTIFAMILY RESIDENTIAL LIMITED TO TOWNHOUSE OR CONDOMINIUM CONSTRUCTION, SUBJECT TO RS-10 DEVELOPMENT STANDARDS OR
- ATTACHED PLOT CLUSTER SUBDIVISION OR
- DETACHED CLUSTER SUBDIVISION BOTH PERMITTED AS PRINCIPALLY PERMITTED USES, BUT OTHERWISE SUBJECT TO RS-10 DEVELOPMENT STANDARDS
- MAXIMUM BUILDING HEIGHT: 3 STORY
- TOTAL AREA: 11.04 ACRES ±
- MAXIMUM DENSITY: 240
- MAXIMUM DENSITY: 1241 DWELLING UNITS/ACRE

#### TRACT H

- SINGLE-FAMILY RESIDENTIAL LIMITED TO TOWNHOUSE CONSTRUCTION, SUBJECT TO RS-10 DEVELOPMENT STANDARDS OR
- ATTACHED PLOT CLUSTER SUBDIVISION OR
- DETACHED CLUSTER SUBDIVISION BOTH PERMITTED AS PRINCIPALLY PERMITTED USES, BUT OTHERWISE SUBJECT TO RS-10 DEVELOPMENT STANDARDS
- MAXIMUM BUILDING HEIGHT: 3 STORY
- TOTAL AREA: 12.53 ACRES ±
- MAXIMUM DENSITY: 484 DWELLING UNITS/ACRE

#### TRACT I

- SINGLE-FAMILY RESIDENTIAL SUBJECT TO RS-10 DEVELOPMENT STANDARDS OR
- ATTACHED PLOT CLUSTER SUBDIVISION OR
- DETACHED CLUSTER SUBDIVISION BOTH PERMITTED AS PRINCIPALLY PERMITTED USES, BUT OTHERWISE SUBJECT TO RS-10 DEVELOPMENT STANDARDS
- MAXIMUM BUILDING HEIGHT: 3 STORY
- TOTAL AREA: 17.08 ACRES ±
- MAXIMUM DENSITY: 56
- MAXIMUM DENSITY: 414 DWELLING UNITS/ACRE

#### TRACT J

- RS-10 DISTRICT USES AND DEVELOPMENT STANDARDS, EXCEPT WITH 5-FOOT MINIMUM INTERIOR SETBACK
- TOTAL AREA: 5.24 ACRES ±

#### TRACT K

- RS-10 DISTRICT USES AND DEVELOPMENT STANDARDS, EXCEPT WITH 5-FOOT MINIMUM INTERIOR SETBACK
- TOTAL AREA: 5.24 ACRES ±

#### TRACT L

- RS-10 DISTRICT USES AND DEVELOPMENT STANDARDS, EXCEPT WITH 5-FOOT MINIMUM INTERIOR SETBACK
- TOTAL AREA: 5.24 ACRES ±

#### TRACT M

- RS-10 DISTRICT USES AND DEVELOPMENT STANDARDS, EXCEPT WITH 5-FOOT MINIMUM INTERIOR SETBACK
- TOTAL AREA: 5.24 ACRES ±

#### TRACT N

- RS-10 DISTRICT USES AND DEVELOPMENT STANDARDS, EXCEPT WITH 5-FOOT MINIMUM INTERIOR SETBACK
- TOTAL AREA: 5.24 ACRES ±

#### TRACT O

- RS-10 DISTRICT USES AND DEVELOPMENT STANDARDS, EXCEPT WITH 5-FOOT MINIMUM INTERIOR SETBACK
- TOTAL AREA: 5.24 ACRES ±

#### TRACT P

- RS-10 DISTRICT USES AND DEVELOPMENT STANDARDS, EXCEPT WITH 5-FOOT MINIMUM INTERIOR SETBACK
- TOTAL AREA: 5.24 ACRES ±

#### TRACT Q

- RS-10 DISTRICT USES AND DEVELOPMENT STANDARDS, EXCEPT WITH 5-FOOT MINIMUM INTERIOR SETBACK
- TOTAL AREA: 5.24 ACRES ±

#### TRACT R

- RS-10 DISTRICT USES AND DEVELOPMENT STANDARDS, EXCEPT WITH 5-FOOT MINIMUM INTERIOR SETBACK
- TOTAL AREA: 5.24 ACRES ±

#### TRACT S

- RS-10 DISTRICT USES AND DEVELOPMENT STANDARDS, EXCEPT WITH 5-FOOT MINIMUM INTERIOR SETBACK
- TOTAL AREA: 5.24 ACRES ±

#### TRACT T

- RS-10 DISTRICT USES AND DEVELOPMENT STANDARDS, EXCEPT WITH 5-FOOT MINIMUM INTERIOR SETBACK
- TOTAL AREA: 5.24 ACRES ±

#### TRACT U

- RS-10 DISTRICT USES AND DEVELOPMENT STANDARDS, EXCEPT WITH 5-FOOT MINIMUM INTERIOR SETBACK
- TOTAL AREA: 5.24 ACRES ±

#### TRACT V

- RS-10 DISTRICT USES AND DEVELOPMENT STANDARDS, EXCEPT WITH 5-FOOT MINIMUM INTERIOR SETBACK
- TOTAL AREA: 5.24 ACRES ±

#### TRACT W

- RS-10 DISTRICT USES AND DEVELOPMENT STANDARDS, EXCEPT WITH 5-FOOT MINIMUM INTERIOR SETBACK
- TOTAL AREA: 5.24 ACRES ±

#### TRACT X

- RS-10 DISTRICT USES AND DEVELOPMENT STANDARDS, EXCEPT WITH 5-FOOT MINIMUM INTERIOR SETBACK
- TOTAL AREA: 5.24 ACRES ±

#### TRACT Y

- RS-10 DISTRICT USES AND DEVELOPMENT STANDARDS, EXCEPT WITH 5-FOOT MINIMUM INTERIOR SETBACK
- TOTAL AREA: 5.24 ACRES ±

#### TRACT Z

- RS-10 DISTRICT USES AND DEVELOPMENT STANDARDS, EXCEPT WITH 5-FOOT MINIMUM INTERIOR SETBACK
- TOTAL AREA: 5.24 ACRES ±

#### TRACT AA

- RS-10 DISTRICT USES AND DEVELOPMENT STANDARDS, EXCEPT WITH 5-FOOT MINIMUM INTERIOR SETBACK
- TOTAL AREA: 5.24 ACRES ±

#### TRACT AB

- RS-10 DISTRICT USES AND DEVELOPMENT STANDARDS, EXCEPT WITH 5-FOOT MINIMUM INTERIOR SETBACK
- TOTAL AREA: 5.24 ACRES ±

#### TRACT AC

- RS-10 DISTRICT USES AND DEVELOPMENT STANDARDS, EXCEPT WITH 5-FOOT MINIMUM INTERIOR SETBACK
- TOTAL AREA: 5.24 ACRES ±

#### TRACT AD

- RS-10 DISTRICT USES AND DEVELOPMENT STANDARDS, EXCEPT WITH 5-FOOT MINIMUM INTERIOR SETBACK
- TOTAL AREA: 5.24 ACRES ±

## LAUREL OAK RANCH

ABBOTTS CREEK TOWNSHIP  
DAVIDSON COUNTY, NC

4/21/98

### SKETCH PLAN

#### PREPARED FOR:

SHUGART ENTERPRISES, LLC  
3015 MAPLEWOOD AVE.  
WINSTON-SALEM, NC 27103  
(336) 765-9661

#### PREPARED BY:

**STIMMEL ASSOCIATES, P.A.**  
LANDSCAPE ARCHITECTURE • LAND PLANNING • CIVIL ENGINEERING  
305 WEST FOURTH ST., SUITE 1100 WINSTON-SALEM, NC 27101  
PHONE: (336) 733-0671 FAX: (336) 733-0672

WE, SHUGART ENTERPRISES, LLC, ACCEPT THIS SUBMITTAL AS OUR PLAN OF DEVELOPMENT AND AGREE TO INSTALL ALL REQUIRED DEVELOPMENTS AND COMPLY WITH THE CONDITIONS OF APPROVAL.

SIG. OF DEVELOPER  
DATE

#### EXISTING SURROUNDING LAND USE

- (AG) = AGRICULTURAL
- (R) = RESIDENTIAL
- (V) = VACANT
- (I) = INDUSTRIAL

#### GENERAL SITE INFORMATION

TOTAL AREA: 358,938 AC.  
EXISTING ZONING: RA-3  
PROPOSED ZONING: CONDITIONAL USE- PLANNED UNIT DEVELOPMENT-RESIDENTIAL  
TAX MAP REFERENCE: MAP NO. 1 LOT 23A  
D.B. 558 PG. 306  
MAP NOS. 1 & 2 LOT 44  
D.B. 570 PG. 662  
MINIMUM OPEN SPACE/COMMON AREA REQUIREMENT: 29,861 AC.  
MAXIMUM TOTAL AREA OPEN SPACE/COMMON AREA PROVIDED: 99,441 AC.  
AREA WITHIN FLOOD ZONE A: 28,021 AC.  
AREA WITHIN FLOOD ZONE B: 5,51 AC.  
APPROXIMATE LAKE AREA: 4201 AC.

#### AREA/DENSITY SUMMARY

TRACT	AREA (AC)	MAX. UNITS
TRACT A	4.41	9
TRACT B	31.63	21
TRACT C	44.23	15
TRACT C-2	3.02	N/A
TRACT D	3.21	184
TRACT E	12.58	12
TRACT F	21.2	264
TRACT G	11.04	240
TRACT H	12.53	60
TRACT I	17.08	56
TRACT J	5.23	N/A
COMMON AREA/ OPEN SPACE	99.44	N/A
200' ROW	14.78	N/A
TO BE DEDICATED	13.66	N/A
EXISTING 1' PRIMARY ROW	13.66	N/A
TOTAL	358.938	1179

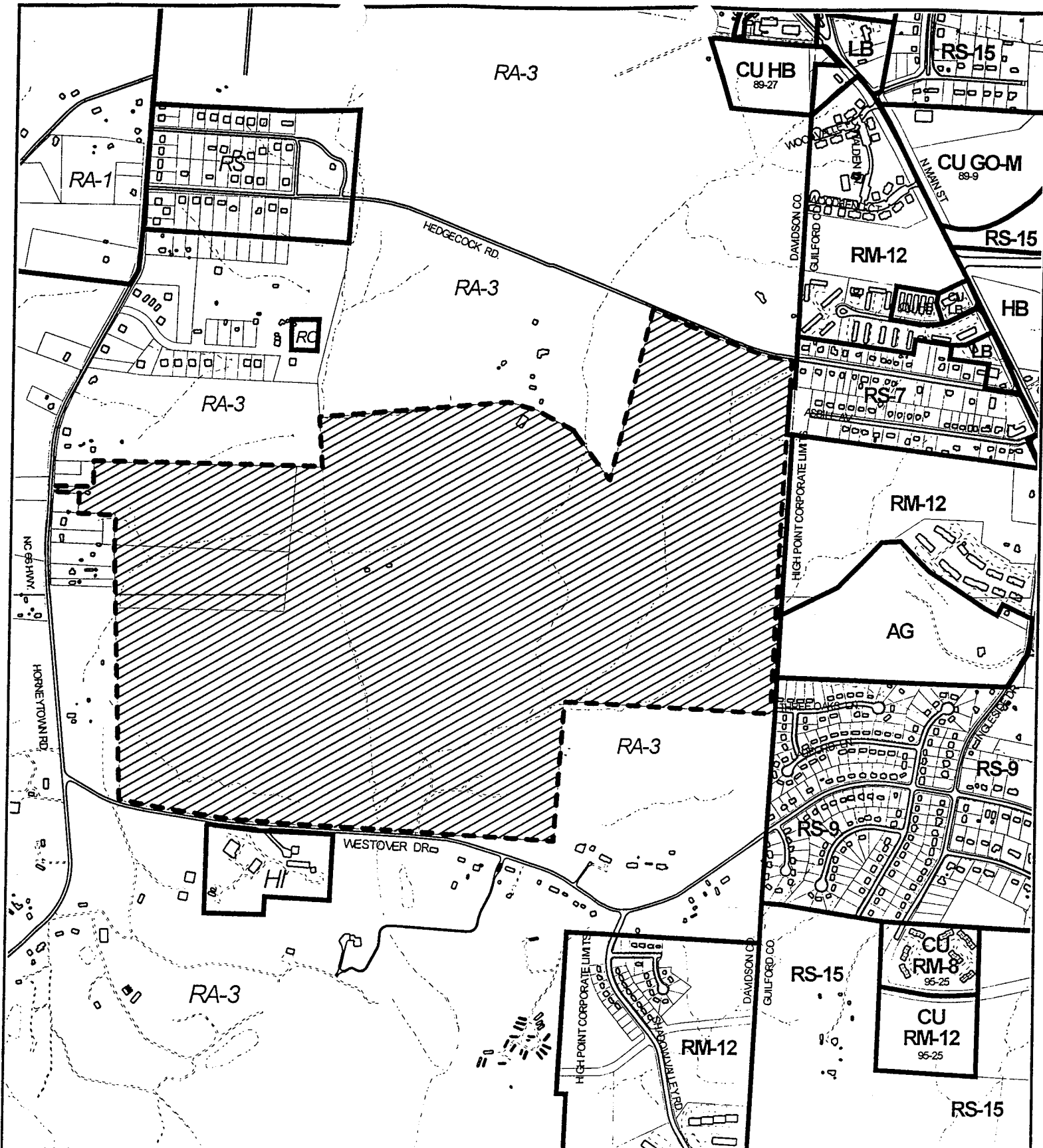
PROPOSED RESIDENTIAL  
SITE DENSITY = 3.32 UNITS/AC.




**REZONING CASE 98-12**  
**PLANNED UNIT DEVELOPMENT - RESIDENTIAL**  
**DEVELOPMENT SUMMARY**

Tract	Maximum Area	Maximum Density (dwelling units per acre)	Permitted Uses	Maximum Units	Maximum Height	Dev. Standards
A	4.47 acres	0.67	Single family dwellings	3	2 story	RS-12 District
B	31.69 acres	2.56	Single family dwellings	81	2 story	RS-12 District
C	44.23 acres	2.6	Single family dwellings	115	2 story	RS-12 District
C-2	3.02 acres	N/A	sales and misc. recreational facilities	N/A	N/A	RS-7 District
D	59.27 acres	3.1	Single family dwellings	184	2 story	RS-7 District
E	12.98 acres	5.55	Multifamily townhouse construction, or attached single-family cluster, or single-family detached cluster development	72	2 story	RM-5 or RS-7
F	21.12	12.5	Multifamily dwellings	264	3 story	RM-18
G	19.04 acres	12.61	Multifamily dwellings or attached single-family cluster, or single-family detached cluster development	240	3 story	RM-18 District or RS-7
H	12.92 acres	4.64	Multifamily townhouse construction, or attached single-family cluster, or single-family detached cluster development	60	2 story	RM-5 or RS-7

I	17.06 acres	9.14	Single-family dwellings or Multifamily townhouse construction, or single-family detached cluster development	156	2 story	RS-7 or RM-8
J	5.29 acres	N/A	Land uses permitted in the Neighborhood Business (NB) District	N/A	N/A	NB
Common Area/ Open Space	99.44 acres	N/A	N/A	N/A	N/A	N/A
Right-Of-Way	28.45 acres	N/A	N/A	N/A	N/A	N/A
<b>TOTAL</b>	<b>358.98 acres</b>		N/A	<b>1175</b>	N/A	N/A



<h2>REZONING CASE 98-12</h2> <p>Request From: Davidson Co. Residential/Agricultural-3 (RA-3)          To: Conditional Use Planned Unit          Development-Residential (CU PDR)</p> <p>Existing Zoning Boundary <span style="border-bottom: 2px solid black; display: inline-block; width: 100px;"></span></p> <p>Proposed Zoning Boundary <span style="border-bottom: 2px dashed black; display: inline-block; width: 100px;"></span></p>	<p>Department of Planning and Development</p> <p>City of High Point</p> <p>Date: May 25, 1998</p>	<p style="text-align: center;">N</p>  <p>Scale: 1" = 1000'          i:/ba-pz/1998/pz/may.apr</p>
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AN ORDINANCE AMENDING “THE CITY OF HIGH POINT 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 May 26, 1998 and before the City Council of the City of High Point on June 15, 1998 regarding Rezoning Case 98-12 a proposed amendment to the Official Zoning Map of the “City of High Point Development Ordinance”;

WHEREAS, notice of the public hearings was published in the High Point Enterprise on May 17, 1998, for the Planning and Zoning Commission public hearing and on June 3 and June 10, 1998, 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 June 18, 1998,

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, North Carolina, be amended to establish the following described area as: A Conditional Use Planned Unit Development-Residential (CU PDR) District. The property is located generally north of Westover Drive, south of Hedgecock Road, east of Horneytown Road and west of the Guilford County/Davidson County line and is known as Davidson County Tax Parcels 7-23A, 7-44 and 8-44.

SECTION 2. 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 3. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 4. This ordinance shall become effective upon the date of adoption.

Adopted by City Council,  
This the 18th day Of June, 1998.

Patricia Paris Simmons, City Clerk

## **Common Signage Plan Criteria**

### **Component of Unified Development Plan Shugart Enterprises, Inc., LLP**

April 21, 1998  
(Adopted)

**October 17, 2002**  
(Amended)

#### **I. Purpose**

The purpose of these criteria is to assure that all signage located within the subject planned unit development shall utilize a coordinated color, style, and lettering scheme. The criteria shall also govern the locations, alteration, and maintenance of all signage within the site as indicated on the approved Sketch Plan for the subject planned unit development.

#### **II. General Requirements.**

- A. The location of all signs shall be included on preliminary plats or site plans submitted to the City of High Point for approval pursuant to the approved Sketch Plan and Unified Development Plan.
- B. No sign shall be erected or altered until a permit has been obtained. Illuminated signage shall also require an electrical permit and be constructed in conformance with State and local laws governing electrical installation and materials.
- C. All signs and sign structures shall be maintained in good repair. It shall be the responsibility of the owners association to provide for said maintenance as detailed in the association documents.

#### **III. Regulations**

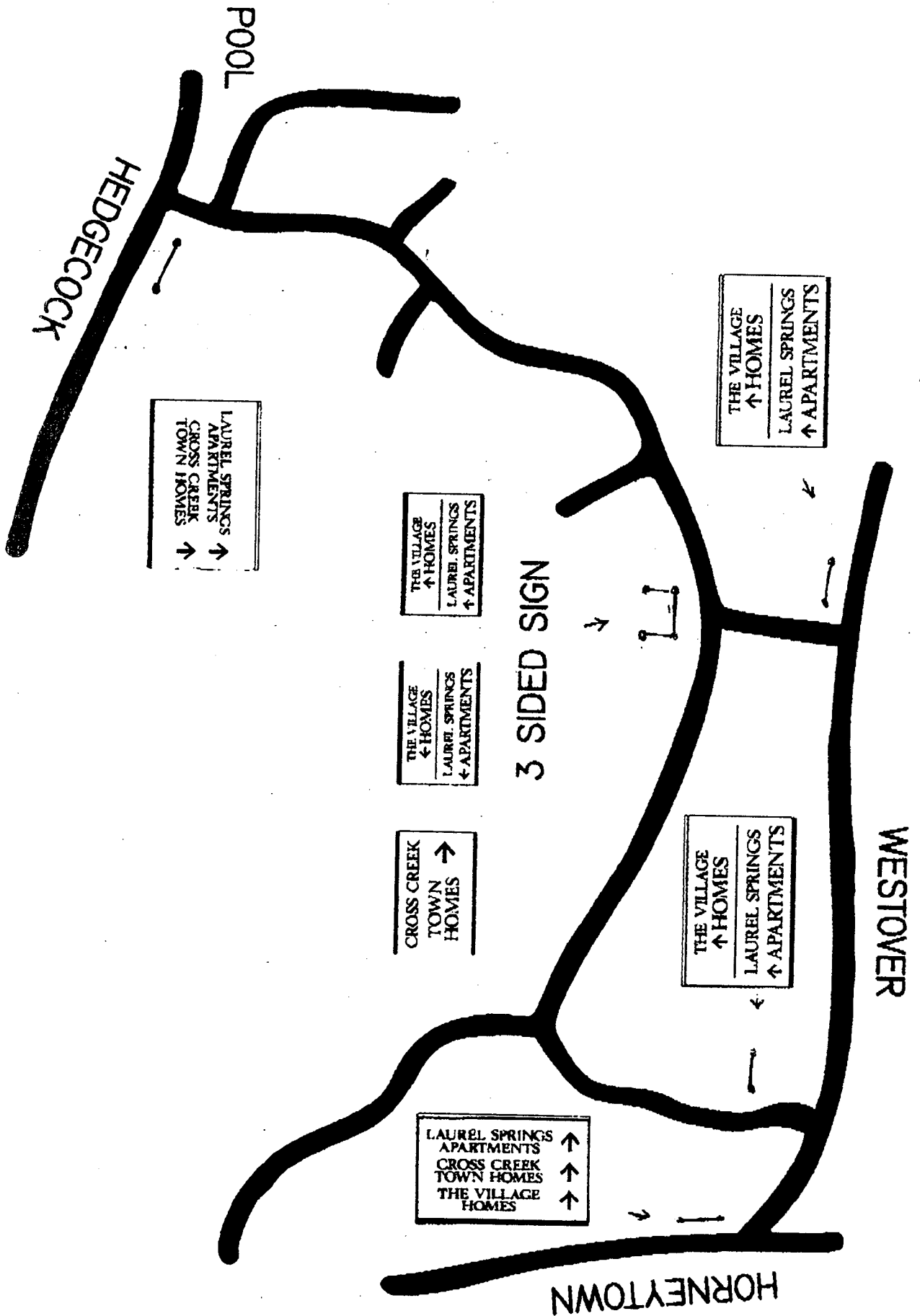
##### **A. General Regulations**

- 1. All signage shall be in conformance with the City of High Point Development Ordinance, Section 9-4-3(C)(6) for Planned Unit Development districts, and Table 5-16-2 "Specifications for Accessory Freestanding Signs Requiring a Permit", and the additional regulations listed in this section.
- 2. Development Entrance Signs:
  - a. One pair of development entrance signs per tract entrance shall be permitted, as well as one pair at the Horneytown Road entrance to the entire planned unit development. These development entrance signs shall be a maximum total of fifty (50) square feet per entrance and have a maximum height of six (6') feet

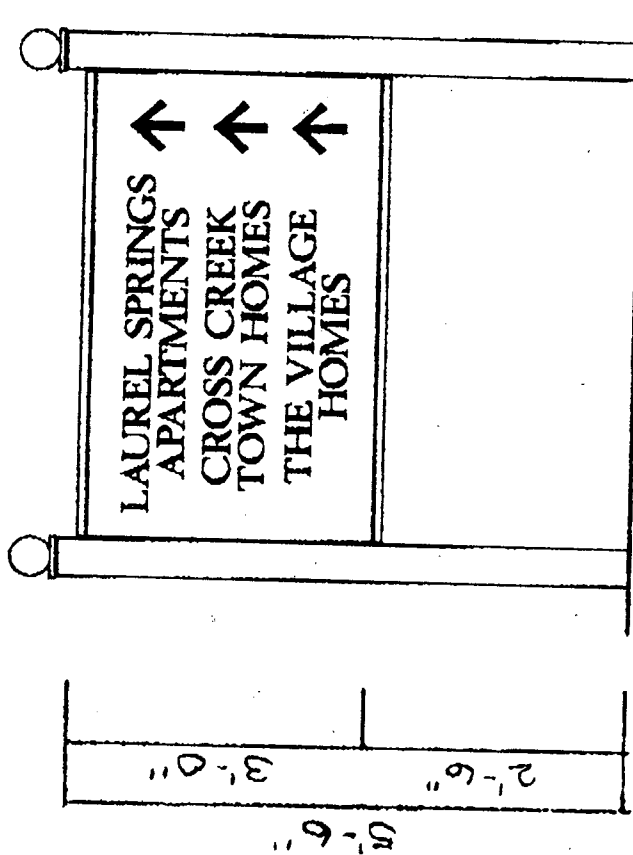
- b. One pair of development entrance signs for the entire planned unit development shall be permitted at the Westover Drive and Hedgecock Drive entrances, with a maximum total area of one hundred (100) square feet per entrance, or fifty (50) square feet per individual sign, and have a maximum height of eight (8') feet per sign.
3. Right-of-way encroachment(s) for development entrance signs shall be authorized for streets within the boundary of planned unit development, for locations depicted on approved development plans. Said encroachment(s) shall be subject to the approval of an Encroachment Agreement by the Director of Transportation and the City manager addressing the minimum criteria provided in Section 9-5-16(1)(1-4) of the City of High Point Development Ordinance.
4. Signs must be located outside any sight distance area.
5. Instructional Signs: Seven (7) instructional signs with a maximum area of fifteen (15) square feet per sign shall be permitted (see attached instructional sign location exhibits).

#### B. Specific Regulations

1. All sign bases shall be of similar design, utilizing common colors and compatible lettering types as specified in this section.
2. Colors
  - a. Background: Dark green, rust, or brown.
  - b. Lettering: Black, white, earthtones, or metal.
3. Sign Bases
  - a. Materials: Natural stone, stucco, or masonry
  - b. Colors: Natural earthtones of material.
4. Lettering
  - a. Height: Maximum 2 feet
  - b. Style: Compatible lettering styles including autocad font and archstyle.
5. Illumination
  - a. Master Development Entrance Signs: Floodlights.
  - b. Tract Development Entrance Signs: Floodlights.
  - c. Multifamily Signage: Floodlights.
  - d. Nonresidential Signage: Cut-out letter lighting or floodlights.



5'-0"

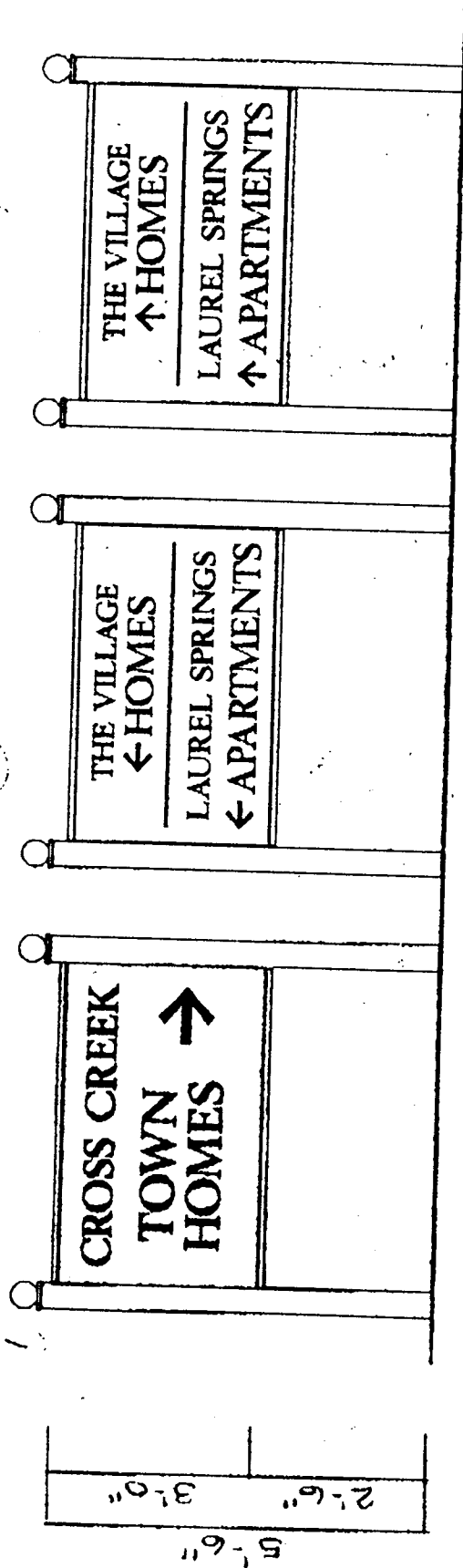


Superior Sign Company, Inc.

LAUREL-OAK RANCH 1/2"=1'  
5/23/02 02 LAUREL-5

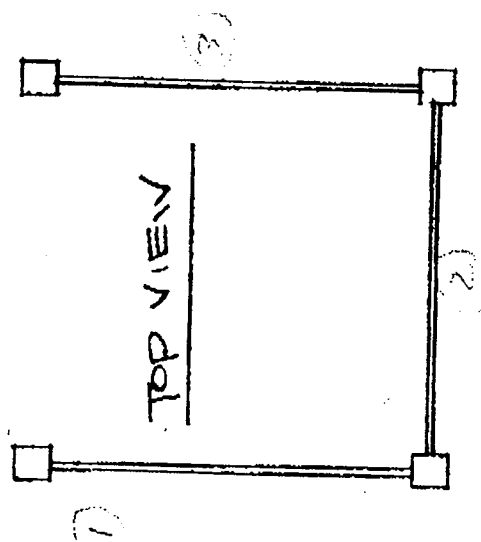
5'-0"

2



A

TOP VIEW



**Superior Sign Company, Inc.**

LAUREL OAK RANCH SCALE 3/8"=1'

DRAWN BY ROBE DATE 5/16/02 DWG # 02 LAUREL-44

THIS IS AN OFFICIAL STATE AND COUNTY LICENSED SIGN. IT IS THE PROPERTY OF SUPERIOR SIGN COMPANY, INC. IT IS TO BE USED ONLY ON THE PROPERTY OF LAUREL OAK RANCH, INC. IT IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER. IT REMAINS THE SOLE PROPERTY OF SUPERIOR SIGN COMPANY, INC. UNTIL FORGIVEN OR RELEASED IN WRITING FORM.