

SITE DATA:
 OWNER: PEACEHAVEN FARM INC
 PROPERTY ADDRESS: 1458 NC HWY 61
 PARCEL#S 220601, 241672, 241718,
 241719, 241720
 PIN: 8823843728, 8823852221,
 8823849831, 8823744911, 8823759823
 DB: 7430 PG: 2483,
 PB: 218 PG: 101, PB: 185 PG: 85

ZONING: (REZONING CASE #23-10-PLBD-00068 & #23-10-PLBD-00067)
 CURRENT ZONING: CZ-PD-M, AG

DEVELOPMENT STANDARDS

CZ-PD-M:
 COMMERCIAL ACREAGE ALLOWED: NO MAXIMUM
 MINIMUM LOT SIZE: 25 AC
 REQUIRED MIN. OPEN SPACE: 5% (4.46 AC)
 PROVIDED OPEN SPACE: 5.48% (4.89 AC)
 SETBACK STANDARD SET TO RS-5:
 FRONT 25', SIDE 5', BACK 20'

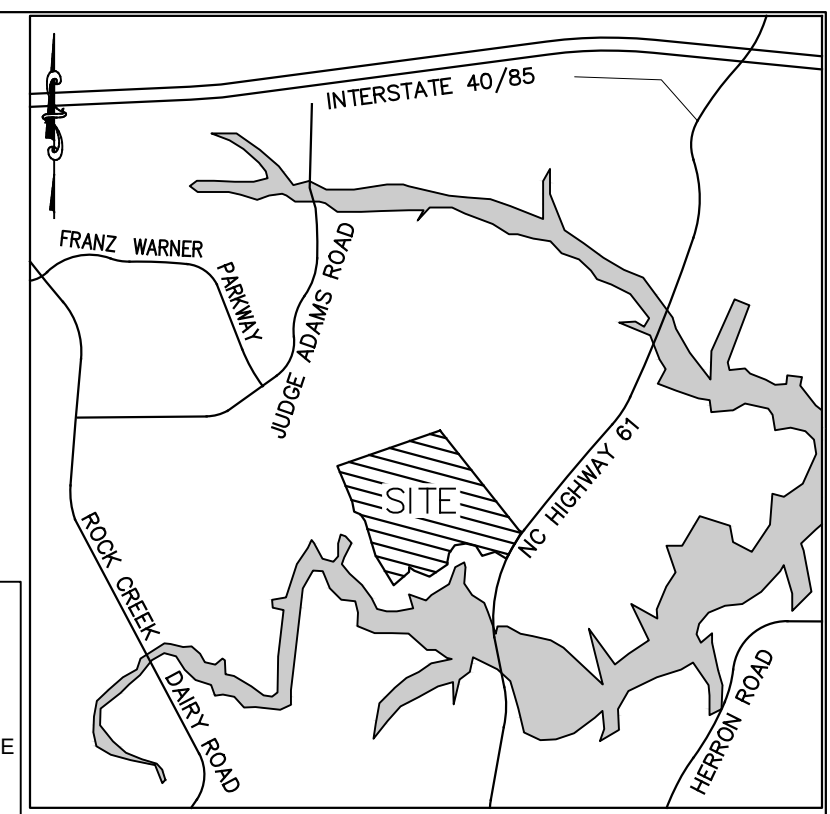
AG:
 MINIMUM LOT SIZE: 40,000 SF
 SETBACKS:
 FRONT 40', SIDE 15', BACK 30'

WATERSHED DATA:
 WATERSHED: LAKE MACKINTOSH (BIG ALAMANCE CREEK)
 WATERSHED CLASSIFICATION: WS IV
 WCA TIERS 1, 2, AND 3
 RIVER BASIN: CAPE FEAR RIVER BASIN
 SOIL TYPES: ENB, ENC, END, MAC, MAD, MAE, MCC2, MHB2, MHC2, WKE, WWC

PIN: 8823972379
 PARCEL# 242219
 OWNER: TITAN ISSUER TRUST
 DB: 9005 PG: 2974
 PB: 219 PG: 071
 LAND CLASS: INDUSTRIAL

PIN: 8823669506
 PARCEL# 106981
 OWNER: MREIC GREENSBORO NC LLC
 DB: 8282 PG: 2280
 ZONING: LI
 LAND CLASS: IND

SITE AREAS: (PER PB 218 PG 101)
 AREA IN LOT 1: 23.98 AC
 AREA IN LOT 1A: 0.92 AC
 AREA IN LOT 2: 64.36 AC
 TOTAL AREA: 89.26 AC



VICINITY MAP
 1"=2000'

WATER QUALITY CONSERVATION EASEMENT:
 A PERMANENT EASEMENT FOR THE PROTECTION OF WATER QUALITY IN WHICH NO STRUCTURES OR LAND DISTURBING ACTIVITIES ARE ALLOWED, EXCEPT FOR WATER RELATED IMPROVEMENTS AND THE FOLLOWING EXCEPTIONS:

- 1) THE CUTTING OR TRIMMING OF OVERCROWDED TREES IS ALLOWED PROVIDED THAT NO TREE IN EXCESS OF THREE INCHES IN DIAMETER AS MEASURED TWELVE INCHES OR LESS FROM THE GROUND IS REMOVED;
- 2) UTILITIES AND EROSION CONTROL STRUCTURES CAN BE CONSTRUCTED AND MAINTAINED.
- 3) NORMAL MAINTENANCE BY MECHANICAL MEANS IS ALLOWED FOR REMOVAL OF DEAD, DISEASED, NOXIOUS, DEFORMED, OR POISONOUS VEGETATION AND PESTS HARMFUL TO HEALTH AND;
- 4) MECHANICAL MOWING OF UTILITIES AREAS IS ALLOWED TO CONTROL GROWTH. THESE REQUIREMENTS APPLY TO THE WQCE'S WITHIN INDIVIDUAL LOTS, COMMON AREAS, DRAINAGEWAYS AND OPEN SPACE AREAS.

- Development Condition**
1. Permanently disabled residents requiring care 24 hours a day 7 days a week may have care provided.
 2. No amplified music shall be played between the hours of 10 PM and 9 AM.
 3. No nonresidential event shall extend beyond 12:00 AM (mid-night)

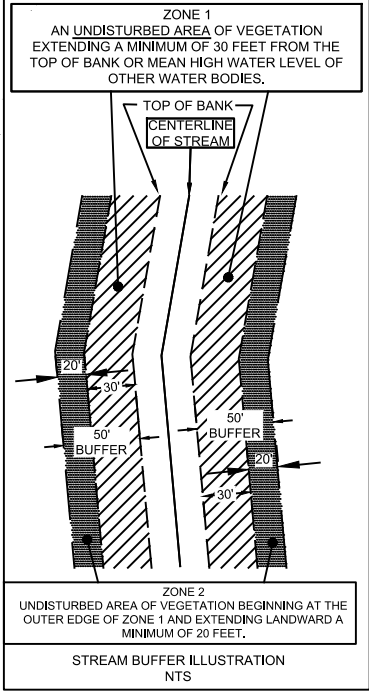
- Permitted Uses by Use Category**
- Agricultural/Animal Services - (No uses permitted in PDM district)
 - Household Living - All uses permitted
 - Group Living/Social Services - All uses permitted except:
 - o Rooming House, 9 or More Residents
 - o Nursing and Convalescent Home
 - o Temporary Shelter
 - o Homeless Shelter
 - Recreation and Entertainment (Light) - All uses permitted except:
 - o County Club with Golf Course
 - Recreation and Entertainment (Heavy) - All uses permitted except:
 - o Adult Oriented Establishments
 - o Amusement or Water Parks, Fairgrounds
 - o Auditorium, Coliseum or Stadium
 - o Go-cart Raceway
 - o Shooting Range, Indoor
 - o Shooting Range Outdoor
 - Other Recreation and Entertainment Uses - All permitted uses
 - Civic, Educational, and Institutional - All permitted uses except:
 - o Correctional Institution
 - o Fraternity or Sorority (University or College Related)
 - o Hospital
 - Business, Professional, and Personal Services - All permitted uses except:
 - o Bank or Finance without Drive-through
 - o Bank or Finance with Drive-through
 - o Insurance Agency (Carriers and On-Site Claims Inspections)
 - o Payday Loan Services
 - Lodging - All permitted uses except:
 - o Hotel or Motel
 - Retail Trade - All permitted uses except
 - o ABC Store (Liquor)
 - o Auto Supply Sales
 - o Automobile Rental or Leasing
 - o Automobile Repair Service
 - o Building Supply Sales (with Storage Yard)
 - o Convenience Store (with Gasoline Pumps)
 - o Equipment Rental and Repair, Heavy
 - o Fuel Oil Sales
 - o Manufactured Home Sales
 - o Motor Vehicle, Motorcycle, RV or Boat Sales (New or Used)
 - o Service Station, Gasoline
 - o Tire Sales
 - Food Service - All permitted uses except
 - o Restaurant (with Drive-thru)
 - Funeral and Interment Services - No permitted uses
 - Transportation, Warehousing, and Wholesale Trade
 - o Wholesale Trade - Light permitted.
 - o All other uses not permitted.
 - Utilities and Communication - All permitted uses except:
 - o Utilities, Major
 - o Utility Company Office
 - o Utility Equipment and Storage Yards
 - Waste-Related Uses - No permitted uses
 - General Industrial - No permitted uses
 - Manufacturing - No permitted uses
 - Mining Uses - No uses allowed per WCA prohibition
 - Airport - No permitted uses
 - Temporary Events/Uses - All permitted uses

THIS PLAN WAS NOT PREPARED IN ACCORDANCE WITH G.S. 17-30 SINCE IT IS FOR ILLUSTRATIVE AND NOTICE PURPOSES ONLY. ALL AREAS SHOWN ARE APPROXIMATE. THIS MAP SHALL NOT BE USED TO CONVEY OR DEFINE SPECIFIC PROPERTY LINES OR AREAS.

THIS DRAWING IS NOT A SUBDIVISION AS DEFINED BY THE GUILFORD COUNTY, NC SUBDIVISION ORDINANCES.

PLANNING DIRECTOR: GUILFORD COUNTY

DATE:



PROJECT DENSITY NOTES:

1. EXISTING LOT 1 AND LOT 1A AREAS EXCEED ALLOWABLE PROJECT DENSITY. ADDITIONAL AREAS WILL BE RECOMBINED FROM TIER 2 AND TIER 3 TO ACHIEVE A LOW DENSITY DEVELOPMENT.
2. SEE MAP FOR LOT 1 ADDITIONAL AREAS. TIER 2 AND TIER 3 LOW DENSITY ADDITIONAL AREAS TO BE RECOMBINED WITH LOT 1 WITH PLAT RECORDING.
3. MAXIMUM ALLOWABLE BUA IN WCA TIER 3 IS 7.17% FOR LOW-DENSITY DEVELOPMENT PER THE WATERSHED MODIFICATION DATED 11/01/2007.
4. THE PROPOSED BUA INCLUDES PHASE 1 AND FUTURE PHASES OF DEVELOPMENT. LOT 2 TIER 1 AREA (9,570 SF) IS NOT INCLUDED IN THE PROJECT DENSITY CALCULATIONS.

OVERALL PROJECT DENSITY CALCULATIONS

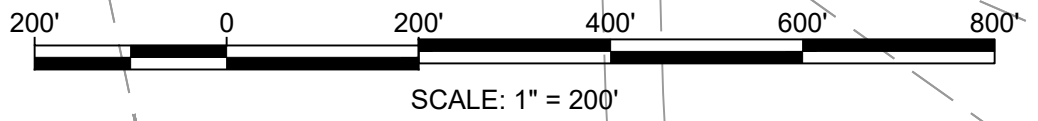
LOT 1 + LOT 1A + AREA ADDITION TIER 2 - BUILT UPON AREA			
TYPE	AREA (SF)	AREA (AC)	PERCENT (%)
EXISTING	12,666	0.29	2.00
PROPOSED	3,081	0.07	0.49
OPEN SPACE	616,456	14.15	97.51
TOTAL BUA	15,748	0.36	2.49
TOTAL AREA	632,203	14.51	100.00
LOW DENSITY (2.50% MAXIMUM BUA)			

LOT 1 + LOT 1A + AREA ADDITION TIER 3 - BUILT UPON AREA			
TYPE	AREA (SF)	AREA (AC)	PERCENT (%)
EXISTING	7,447	0.17	1.65
PROPOSED	20,582	0.47	4.55
OPEN SPACE	423,935	9.73	93.80
TOTAL BUA	28,029	0.64	6.20
TOTAL AREA	451,963	10.38	100.00
LOW DENSITY (7.17% MAXIMUM BUA)			

LOT 2 TIER 2 - BUILT UPON AREA			
TYPE	AREA (SF)	AREA (AC)	PERCENT (%)
EXISTING	7,639	0.18	0.68
PROPOSED	10,028	0.23	0.89
OPEN SPACE	1,111,927	25.53	98.44
TOTAL BUA	17,666	0.41	1.56
TOTAL AREA	1,129,593	25.93	100.00
LOW DENSITY (2.50% MAXIMUM BUA)			

LOT 2 TIER 3 - BUILT UPON AREA			
TYPE	AREA (SF)	AREA (AC)	PERCENT (%)
EXISTING	745	0.02	0.04
PROPOSED	395,795	9.09	23.78
OPEN SPACE	1,267,899	29.11	76.18
TOTAL BUA	396,540	9.10	23.82
TOTAL AREA	1,664,439	38.21	100.00
HIGH DENSITY (34% MAXIMUM BUA)			

NC GRID
 NAD83(2011)



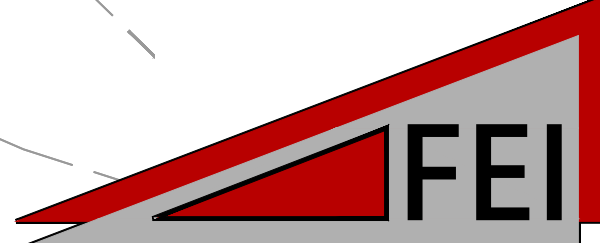
DEED RESTRICTION-RESTRICTIVE COVENANT:

DEVELOPMENT OF SUBJECT PROPERTY IS REQUIRED TO BE IN ACCORDANCE WITH APPLICABLE STATE AND FEDERAL REGULATIONS FOR THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PHASE II STORMWATER MANAGEMENT PROGRAM. THE RECORDING OF THIS DOCUMENT ESTABLISHES AN ENFORCEABLE RESTRICTION ON PROPERTY USAGE THAT RUNS WITH THE LAND TO ENSURE THAT FUTURE DEVELOPMENT AND/OR REDEVELOPMENT SHALL MAINTAIN THE SITE IN A MANNER CONSISTENT WITH APPLICABLE LAW AND THE APPROVED PROJECT PLANS. ANY ALTERATIONS TO THE SITE SHALL NOT BE PERMITTED WITHOUT REVIEW AND APPROVAL BY THE LOCAL GOVERNMENTAL OFFICE HAVING JURISDICTION FOR WATERSHED/STORMWATER MANAGEMENT PROTECTION.

SKETCH PLAN FOR FINAL UNIFIED DEVELOPMENT PLAN PEACEHAVEN FARM

OWNER/DEVELOPER:
 PEACEHAVEN FARM INC
 1458 NC HIGHWAY 61 S
 WHITSETT, NC 27377

TOWNSHIP: ROCK CREEK
 COUNTY: GUILFORD
 NORTH CAROLINA



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