

PLANNING DEPARTMENT REPORT MAY 6, 2015

Memorandum to: Town Council Members
From: Julie A. Reid, Town Planner
Regarding: Case RZ-02-15

LOCATION: The Town of Summerfield has received an application to rezone a 3.149 - acre portion of a 30.57- acre tract of land located at 2109 YY Pleasant Ridge Road, Bruce Township, being Guilford County Parcel 0219733. The requested 3.149 acres would be located south of the terminus of Morganshire Drive (Trotters Ridge II Subdivision).

OWNER(S)/APPLICANT: Charlie and Dwala Higgins, 2105 Pleasant Ridge Road, Greensboro, NC

PROPOSED DEVELOPER: Charlie and Dwala Higgins, 2105 Pleasant Ridge Road, Greensboro, NC

TOTAL ACREAGE: The subject site is a 3.149 - acre portion of a 30.57- acre tract of land.

REQUEST: The proposed rezoning is from AG (Agricultural) (120,000 square foot lots) to CU-RS-40 (Conditional Use Residential), located in a General Watershed Area (60,000 square foot lots).

Only proposed permitted use – Single Family Detached Residence

The addition of the Conditional Use District designation provides the opportunity for conditions that are mutually agreed upon. The one condition requested would limit the development to one use, detached single family residential homes.

A preliminary sketch plan is attached for review. This plan may change significantly through the review and approval process.

CHARACTERISTICS OF THE PROPOSED DISTRICT: The RS-40, Residential Single-Family District is primarily intended to accommodate single-family detached dwellings on large lots in areas without access to public water and wastewater services. The district is established to promote single-family detached residences where environmental features, public service capacities, or soil characteristics necessitate very low-density single-family development. Development within this district for five or more lots requires Open Space dedication. Two lots are proposed within the requested rezoning area. A third lot, the residual lot, will remain Agricultural District zoning.

OBSERVATIONS: *The 30.57 acre tract is part of large lot family subdivision. The southern portion of the 30.57-acre tract is located in a Special Flood Hazard area. This would make access from the south complicated and expensive. The area to be rezoned is on the northern portion of the parcel and will extend the existing*

public road from Trotter Ridge II Subdivision into the parcel. New lots will be adjacent to those in the adjoining subdivision.

Existing access to this parcel is provided by internal farm paths. Access to the remainder of the 30.57-acre parcel would be provided by these farm paths until such time as this land was developed.

Two streams are shown on the 30.57 acres parcel. A stream classification study was completed for both. It was determined that the stream shown on the east side of the parcel does not meet the criteria for jurisdictional stream protection buffers.

Process Requirements and Notes: All required submittal requirements and fees have been received.

COMPATIBILITY WITH COMPREHENSIVE PLAN:

1. Appropriate, Limited Commercial Development – Not applicable

2. Sidewalk, Bikeway and Trail System – none

3. Community Character Preservation – none

4. Transportation Improvements –

Policy 4.5:

So as to (1) minimize the use of major roadways for purely local trips, (2) allow for public road access, and (3) facilitate the development of Summerfield as a walkable and bikeable community, the Town shall encourage STREET CONNECTIONS BETWEEN ADJOINING RESIDENTIAL AREAS, - provided that the street layout discourages cut-through traffic through established neighborhoods.

5. Water Supply and Sewage Treatment Options – Individual wells are proposed. The approval of wastewater facilities for each lot will be necessary for a final approval of this request.

6. Appropriate Housing and Residential Development – Summerfield's appealing residential areas, exemplified by neighborhoods set among expanses of open space, woodlands, and pastures, shall continue to be a defining attribute of the community.

Policy 6.1: Residential development in Summerfield should remain mostly LOW DENSITY, SINGLE-FAMILY DETACHED HOUSING.

7. Parks and Recreation Improvements – Not applicable.

8. Attractive Community Appearance – This development will not be visible from any major roads.

9. Quality School Facilities – This rezoning is a small subdivision and little impact is anticipated.

10. Summerfield Road Focus Area – Not applicable.



11. Historic Preservation— *There are no historical structures on the site.*

12. Summerfield as a Limited Services Local Government— *The Town of Summerfield should continue to focus on the highest priorities of area residents – managing growth and preserving and enhancing the area’s quality of life.*

PLANNING BOARD RECOMMENDATION

A unanimous recommendation for approval from the Planning Board has been forwarded to the Town Council citing consistence with Policy 6.1 from the Comprehensive Plan - Residential development in Summerfield should remain mostly LOW DENSITY, SINGLE-FAMILY DETACHED HOUSING and that the request is in the public interest because it complies with the comprehensive plan.

SUGGESTED MOTION FORMAT FOR CONSIDERATION

Note: North Carolina General Statute 160A-383 requires that “prior to adopting or rejecting any zoning amendment” each local governing board “shall adopt a statement describing whether its action is consistent with an adopted comprehensive plan and explaining why the board considers the action taken to be reasonable and in the public interest.” For the purposes of this statute, this document is “The Town of Summerfield Comprehensive Plan.”

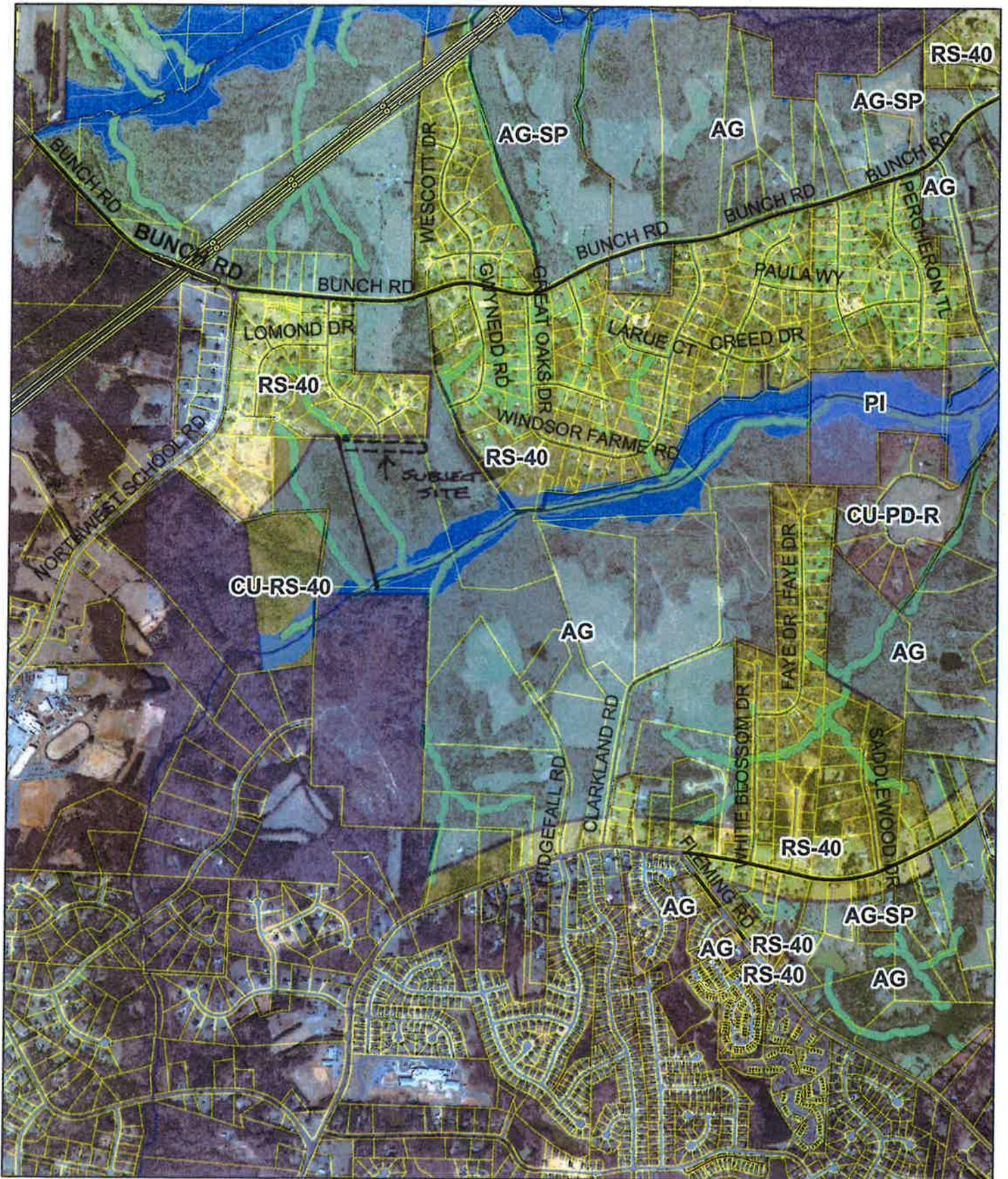
“I move that the request for rezoning from AG (Agricultural) (120,000 square foot lots) to CU-RS-40 (Conditional Use Residential), located in a Watershed General Area (60,000 square foot lots) be (approved) (conditionally approved)(denied). The uses listed in this request include only one permitted use, single family detached housing. The request (is)(is not) consistent with the town’s adopted comprehensive plan because

(List): _____

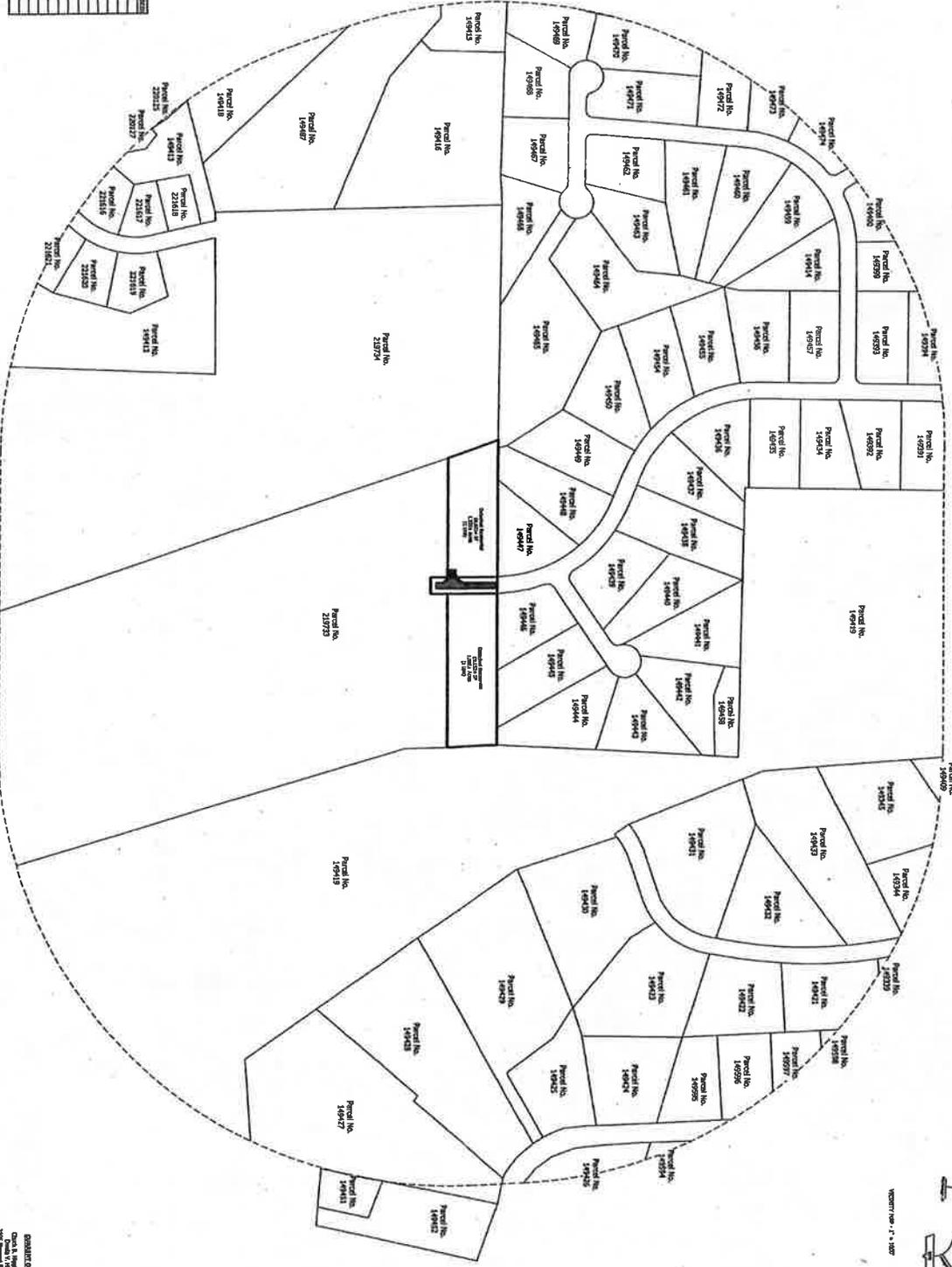
and (is) (is not) in the public interest because _____.

PZ-2-15 HIGGINS

From AG (Agricultural) to CU-RS-40 (Conditional Use Residential), located in a General Watershed Area.



1. ALL INFORMATION ON THIS MAP IS BASED ON THE RECORDS OF THE PLAT BOOKS OF THE COUNTY OF GUILFORD, NORTH CAROLINA.
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REZONING DISTRICTS AND REGULATIONS

DISTRICT	MINIMUM LOT AREA	MINIMUM LOT WIDTH	MINIMUM LOT DEPTH	MINIMUM FRONT YARD SETBACK	MINIMUM SIDE YARD SETBACK	MINIMUM REAR YARD SETBACK	MINIMUM FRONT SETBACK	MINIMUM SIDE SETBACK	MINIMUM REAR SETBACK	MINIMUM FRONT SETBACK	MINIMUM SIDE SETBACK	MINIMUM REAR SETBACK
RESIDENTIAL SINGLE-FAMILY	1.5 ACRES	60 FEET	100 FEET	30 FEET	10 FEET	10 FEET	30 FEET	10 FEET	10 FEET	30 FEET	10 FEET	10 FEET
RESIDENTIAL TWO-FAMILY	1.5 ACRES	60 FEET	100 FEET	30 FEET	10 FEET	10 FEET	30 FEET	10 FEET	10 FEET	30 FEET	10 FEET	10 FEET
RESIDENTIAL THREE-FAMILY	1.5 ACRES	60 FEET	100 FEET	30 FEET	10 FEET	10 FEET	30 FEET	10 FEET	10 FEET	30 FEET	10 FEET	10 FEET
RESIDENTIAL FOUR-FAMILY	1.5 ACRES	60 FEET	100 FEET	30 FEET	10 FEET	10 FEET	30 FEET	10 FEET	10 FEET	30 FEET	10 FEET	10 FEET
RESIDENTIAL FIVE-FAMILY	1.5 ACRES	60 FEET	100 FEET	30 FEET	10 FEET	10 FEET	30 FEET	10 FEET	10 FEET	30 FEET	10 FEET	10 FEET
RESIDENTIAL SIX-FAMILY	1.5 ACRES	60 FEET	100 FEET	30 FEET	10 FEET	10 FEET	30 FEET	10 FEET	10 FEET	30 FEET	10 FEET	10 FEET
RESIDENTIAL SEVEN-FAMILY	1.5 ACRES	60 FEET	100 FEET	30 FEET	10 FEET	10 FEET	30 FEET	10 FEET	10 FEET	30 FEET	10 FEET	10 FEET
RESIDENTIAL EIGHT-FAMILY	1.5 ACRES	60 FEET	100 FEET	30 FEET	10 FEET	10 FEET	30 FEET	10 FEET	10 FEET	30 FEET	10 FEET	10 FEET
RESIDENTIAL NINE-FAMILY	1.5 ACRES	60 FEET	100 FEET	30 FEET	10 FEET	10 FEET	30 FEET	10 FEET	10 FEET	30 FEET	10 FEET	10 FEET
RESIDENTIAL TEN-FAMILY	1.5 ACRES	60 FEET	100 FEET	30 FEET	10 FEET	10 FEET	30 FEET	10 FEET	10 FEET	30 FEET	10 FEET	10 FEET
RESIDENTIAL ELEVEN-FAMILY	1.5 ACRES	60 FEET	100 FEET	30 FEET	10 FEET	10 FEET	30 FEET	10 FEET	10 FEET	30 FEET	10 FEET	10 FEET
RESIDENTIAL TWELVE-FAMILY	1.5 ACRES	60 FEET	100 FEET	30 FEET	10 FEET	10 FEET	30 FEET	10 FEET	10 FEET	30 FEET	10 FEET	10 FEET
RESIDENTIAL THIRTEEN-FAMILY	1.5 ACRES	60 FEET	100 FEET	30 FEET	10 FEET	10 FEET	30 FEET	10 FEET	10 FEET	30 FEET	10 FEET	10 FEET
RESIDENTIAL FOURTEEN-FAMILY	1.5 ACRES	60 FEET	100 FEET	30 FEET	10 FEET	10 FEET	30 FEET	10 FEET	10 FEET	30 FEET	10 FEET	10 FEET
RESIDENTIAL FIFTEEN-FAMILY	1.5 ACRES	60 FEET	100 FEET	30 FEET	10 FEET	10 FEET	30 FEET	10 FEET	10 FEET	30 FEET	10 FEET	10 FEET
RESIDENTIAL SIXTEEN-FAMILY	1.5 ACRES	60 FEET	100 FEET	30 FEET	10 FEET	10 FEET	30 FEET	10 FEET	10 FEET	30 FEET	10 FEET	10 FEET
RESIDENTIAL SEVENTEEN-FAMILY	1.5 ACRES	60 FEET	100 FEET	30 FEET	10 FEET	10 FEET	30 FEET	10 FEET	10 FEET	30 FEET	10 FEET	10 FEET
RESIDENTIAL EIGHTEEN-FAMILY	1.5 ACRES	60 FEET	100 FEET	30 FEET	10 FEET	10 FEET	30 FEET	10 FEET	10 FEET	30 FEET	10 FEET	10 FEET
RESIDENTIAL NINETEEN-FAMILY	1.5 ACRES	60 FEET	100 FEET	30 FEET	10 FEET	10 FEET	30 FEET	10 FEET	10 FEET	30 FEET	10 FEET	10 FEET
RESIDENTIAL TWENTY-FAMILY	1.5 ACRES	60 FEET	100 FEET	30 FEET	10 FEET	10 FEET	30 FEET	10 FEET	10 FEET	30 FEET	10 FEET	10 FEET
RESIDENTIAL TWENTY-ONE-FAMILY	1.5 ACRES	60 FEET	100 FEET	30 FEET	10 FEET	10 FEET	30 FEET	10 FEET	10 FEET	30 FEET	10 FEET	10 FEET
RESIDENTIAL TWENTY-TWO-FAMILY	1.5 ACRES	60 FEET	100 FEET	30 FEET	10 FEET	10 FEET	30 FEET	10 FEET	10 FEET	30 FEET	10 FEET	10 FEET
RESIDENTIAL TWENTY-THREE-FAMILY	1.5 ACRES	60 FEET	100 FEET	30 FEET	10 FEET	10 FEET	30 FEET	10 FEET	10 FEET	30 FEET	10 FEET	10 FEET
RESIDENTIAL TWENTY-FOUR-FAMILY	1.5 ACRES	60 FEET	100 FEET	30 FEET	10 FEET	10 FEET	30 FEET	10 FEET	10 FEET	30 FEET	10 FEET	10 FEET
RESIDENTIAL TWENTY-FIVE-FAMILY	1.5 ACRES	60 FEET	100 FEET	30 FEET	10 FEET	10 FEET	30 FEET	10 FEET	10 FEET	30 FEET	10 FEET	10 FEET
RESIDENTIAL TWENTY-SIX-FAMILY	1.5 ACRES	60 FEET	100 FEET	30 FEET	10 FEET	10 FEET	30 FEET	10 FEET	10 FEET	30 FEET	10 FEET	10 FEET
RESIDENTIAL TWENTY-SEVEN-FAMILY	1.5 ACRES	60 FEET	100 FEET	30 FEET	10 FEET	10 FEET	30 FEET	10 FEET	10 FEET	30 FEET	10 FEET	10 FEET
RESIDENTIAL TWENTY-EIGHT-FAMILY	1.5 ACRES	60 FEET	100 FEET	30 FEET	10 FEET	10 FEET	30 FEET	10 FEET	10 FEET	30 FEET	10 FEET	10 FEET
RESIDENTIAL TWENTY-NINE-FAMILY	1.5 ACRES	60 FEET	100 FEET	30 FEET	10 FEET	10 FEET	30 FEET	10 FEET	10 FEET	30 FEET	10 FEET	10 FEET
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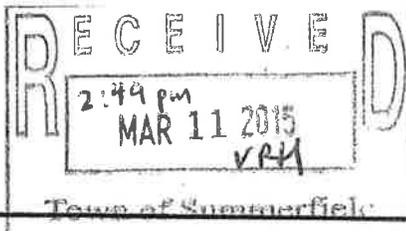
CONTACT INFORMATION
 Carol A. Wilson, A
 200 South Regional Road, Suite 104, Greensboro, NC 27409
 336.605.0329

PARCEL No. 219733
BRUCE TOWNSHIP - GUILFORD COUNTY
TOWN of SUMMERFIELD - NORTH CAROLINA
MAP SHOWING PARCELS WITHIN 1320' of PROPOSED REZONING

PRELIMINARY:
NOT FOR RECONSTRUCTION
CONSTRUCTION OF THIS
NOT FOR CONSTRUCTION

GENERAL NOTES AND LEGEND
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Telephone: 336.605.0328
 Fax: 336.605.0329
 www.landsofnc.com
LAND SOLUTIONS
 200 South Regional Road, Suite 104, Greensboro, NC 27409
 Post Office Box 347, Oak Ridge, NC 27150-0347



Town of Summerfield
Development Bulletin
Effective January 7, 2005
www.summerfieldgov.com

Summerfield Application for
Conditional Use Rezoning

Date Submitted: _____ Fee/Receipt #: _____ Case Number: _____

Provide the required information as indicated below. Pursuant to the Town of Summerfield Development Ordinance, this application will not be processed until application fees are paid; the form below is completed and signed; and all required maps, plans and documents have been submitted to the satisfaction of the Enforcement Officer. Additional sheets for tax references, signature blocks and conditions are available upon request.

Pursuant to Section 3-12 of the Town of Summerfield Development Ordinance, the undersigned hereby request Town of Summerfield to rezone the property described below from the AG zoning district to the CU-RS-40 zoning district. Said property is located AT THE SOUTHERN TERMINUS OF MORGANSHIRE DRIVE in BRUCE Township; Being a total of: 3.149 acres.

Further referenced on the Guilford County Tax Maps as (additional tax reference sheets available upon request):

- Parcel Number 0 7 1 9 7 3 3
- Parcel Number _____
- Parcel Number _____
- Parcel Number _____

Check One:

- The property requested for rezoning is an entire parcel or parcels as shown on the Guilford County Tax Map.
- The property requested for rezoning is a portion of a parcel or parcels as shown on the Guilford County Tax Map; a written legal description of the property and a map are attached.

Check One:

- The applicant is the property owner(s)
- The applicant is an agent representing the property owner(s); the letter of property owner permission is attached.
- The applicant has an option to purchase or lease the property; a copy of the offer to purchase or lease is attached (financial figur
- The applicant is

CHARLIE B HIGGINS OR
DWALA V HIGGINS
2105 PLEASANT RIDGE RD
GREENSBORO NC 27410-9251

1772
66-19/530 NC
58520

Date 3/11/15

Pay to the Order of Town of Summerfield \$ 882.⁰⁰/₁₀₀
Eight hundred, eighty-two & ⁰⁰/₁₀₀ Dollars

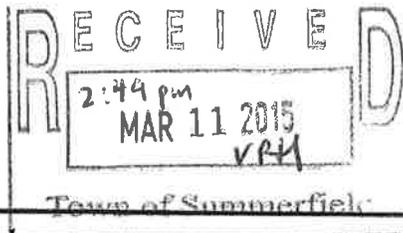
Bank of America **Bank of America Advantage®**

ACH R/T 053000196

For Rezoning Application Dwala V. Higgins MP

⑆053000⑆196⑆ 000023918436⑆1772

Conditional Use Rezoning A



Town of Summerfield
Development Bulletin
Effective January 7, 2005
www.summerfieldgov.com

Summerfield Application for
Conditional Use Rezoning

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- Parcel Number _____
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- The applicant is an agent representing the property owner(s); the letter of property owner permission is attached.
- The applicant has an option to purchase or lease the property; a copy of the offer to purchase or lease is attached (financial figures may be deleted).
- The applicant has no connection to the property owner and is requesting a third party rezoning.

Conditional Use Rezoning Requirements:

- Zoning Development Plan. A development plan illustrating proposed conditions and other pertinent information is required for all residential conditional use rezoning requests. Development Plan elements not illustrating proposed conditions are subject to subdivision and site plan review. Refer to Appendix 2, Map Standards of the Town of Summerfield Development Ordinance.
- Zoning Conditions. Use and/or development conditions must be provided. Complete Part Two of this application. Refer to uses as listed in Table 4-3-1 of the Town of Summerfield Development Ordinance.

Application materials checklist:

Filing for a rezoning or conditional use rezoning requires:

- ❖ A completed and signed Application Form;
- ❖ Application fee;
- ❖ A Development Plan for residential rezonings;
- ❖ legal description of the property;
- ❖ Environmental Inventory for residential rezoning and non-residential rezoning over 5 acres (check with Planning Staff for specific requirements)

**Conditional Use Rezoning
Application, Part II**

Use Conditions

Uses of the property shall be limited to the following uses as listed in Article IV, Table 4-3-1 of the Town of Summerfield Development Ordinance:

- 1) SINGLE FAMILY DETACHED DWELLINGS ONLY
- 2) _____
- 3) _____
- 4) _____

Development Conditions

Development of the property shall occur in accordance with the following standards and requirements in addition to those specified in the Town of Summerfield Development Ordinance:

- 1) _____
- 2) _____
- 3) _____
- 4) _____

A Conditional Use Rezoning Application must be signed by current property owner(s).

I hereby agree to conform to all applicable laws of Summerfield and the State of North Carolina and certify that the information provided is complete and accurate to the best of my knowledge. I acknowledge that by filing this application, representatives from Town of Summerfield Planning Department may enter the subject property for the purpose of investigation and analysis of this request. Additional signature pages are available upon request.

Respectfully Submitted,

Dwala Higgins
Applicant Signature
CHUCK B. HIGGINS, JR.
DWALA V. HIGGINS

Name

2105 PLEASANT RIDGE ROAD
Mailing Address

GREENSBORO, NC 27410
City, State and Zip Code

336.664.5900
Phone Number

dwala.higgins1@gmail.com
Email

Representative/Agent Signature

Name

Mailing Address

City, State and Zip Code

Phone Number

Email

Additional Tax Map References

Further referenced on the Guilford County Tax Maps as:

Parcel Number _____

Additional rezoning questions:

1. Type of use and improvement proposed:

SINGLE FAMILY DETACHED DWELLINGS

2. Do substantial reasons exist which prevent the subject property from being used in accord with the current Zoning classification?

No

3. State the way in which the proposed change will be appropriate and desirable to the Town of Summerfield and what effect the proposed change will have upon the immediate neighborhood.

THE PROPOSED CHANGE WOULD ALLOW FOR ADDITIONAL LOW DENSITY DEVELOPMENT AND LITTLE TO NO EFFECT ON THE IMMEDIATE NEIGHBORHOOD.

4. What changing conditions make the passage of this proposed amendment necessary?

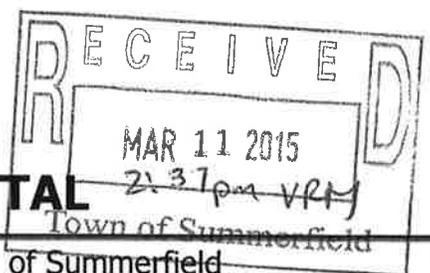
SUMMERFIELD IS EVOLVING INTO A MORE RURAL RESIDENTIAL COMMUNITY.

5. Are there circumstances that justify the proposed change? If so, state them.

CHILDREN OF APPLICANT DESIRE TO LIVE ON THE PROPOSED TRACT(S).

6. How does the proposed zoning change affirm the policy(ies) of the Town of Summerfield Comprehensive Plan?

POLICY 6.1 ~ LOW DENSITY DETACHED HOUSING



TRANSMITTAL

To:	Town of Summerfield
Attn:	Julie Reid
Re:	0213733
Job No:	15100003
Date:	March 11, 2015
Cc:	File

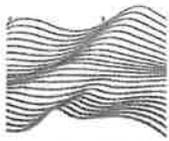
Attached for your approval review comments file, or use are the following items:

Quantity	Description
1	Rezoning Sketch
1	Legal Description
1	Environmental Inventory
1	Vicinity Sketch

REMARKS: The Applicant should have dropped off the application and check for fees. Please let me know as soon as possible if any items have been omitted or will be required. Additional copies for P & Z and Town Council are available upon request. Thanks.

If you have any questions or require additional information, please contact the appropriate person.

Christopher M. Rohrer, PLS Ph. (336) 605-0328 chris@landsolutionspc.com



LAND SOLUTIONS

LAND SURVEYING, DESIGN AND PLANNING

March 10, 2015

RE: Site Analysis / Environmental Inventory – Portion of Parcel No. 219733

In accordance with the Town of Summerfield Development Ordinance, Land Solutions has prepared this site analysis in conjunction with a request to rezone approximately 3.149 acres from AG to CU-RS-40.

Site Details

This tract is located South of the terminus of Morganshire Drive within the Trotter Ridge II Subdivision. The entire tract is located within the Greensboro General Water Supply Watershed, Reedy Fork, WS III. This site consists of wooded steady sloping topography. There are no areas on this portion of the property that are located within a designated flood zone but there are areas located within a designated flood zone on the remaining portion of this parcel. This tract is currently vacant. There are no existing improvements on this tract. Soil types are primarily Madison Clay Loam, which can support the type of development proposed. No Open Space areas are required for this proposal, but the following documents (Attached) were reviewed by Land Solutions staff:

- National Wetlands Inventory Maps
- Guilford County Soil Survey
- Natural Heritage Inventory of Guilford County
- Flood Insurance Rate Maps (FEMA)
- NCDOT Topographic Map
- Northwest Area Plan
- Town of Summerfield Development Ordinance and Comprehensive Plan

There are no documented wetlands, historic sites, archaeological sites or critical habitat areas located in the requested area as identified on any of the reference documents.

Primary and Secondary Conservation Areas

This site does require the establishment of Primary or Secondary conservation areas.

Conclusions and Development Strategy

This plan meets or exceeds the goals and specifications of the Town of Summerfield Development Ordinance, the Town of Summerfield Comprehensive Plan and the RS-40 Residential District.

Should anyone wish to visit the property, please contact Land Solutions or applicant to arrange access to the property.

If you have any questions or require further information, please feel free to contact us.

Sincerely,



Christopher M. Rohrer, PLS

\\landserver\data\Company Files\2015 Projects\15100003\Docs\Environmental Inventory 3-10-15.doc



U.S. Fish and Wildlife Service

National Wetlands Inventory

Parcel No. 219733

Mar 10, 2015



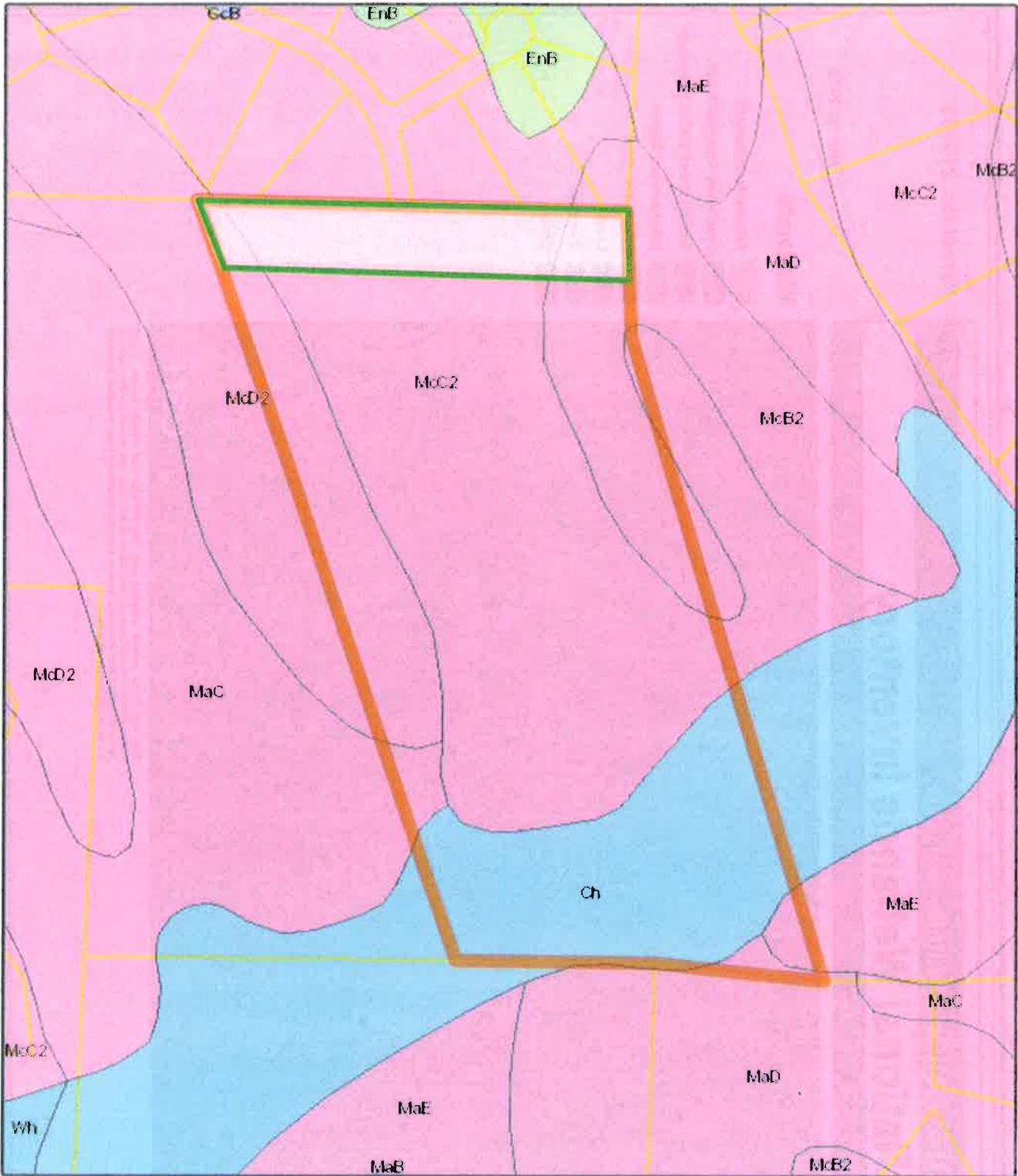
Wetlands

- Freshwater Emergent
- Freshwater Forested/Shrub
- Estuarine and Marine Deepwater
- Estuarine and Marine
- Freshwater Pond
- Lake
- Riverine
- Other

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

User Remarks:

Guilford County Soils Map



Disclaimer: While every effort is made to keep information provided over the internet accurate and up-to-date, Guilford County does not certify the authenticity or accuracy of such information. No warranties, express or implied, are provided for the records and/or mapping data herein, or for their use or interpretation by the User.

Map Scale
1 inch = 316 feet
3/10/2015

Included with this soil in mapping are small areas of soils that have a sandy loam surface layer and a few small areas of soils that have slopes of more than 6 percent. Also included are a few small areas of Cecil soils, a few small areas of soils that have rock fragments on the surface, and a few small areas of soils that have only a few flakes of mica in the subsoil.

The organic-matter content of the surface layer is low. Permeability is moderate, available water capacity is low, and the shrink-swell potential is low. Reaction of the subsoil is strongly acid or very strongly acid. Depth to bedrock is more than 60 inches. The seasonal high water table is at a depth of more than 6 feet.

Most of the acreage of this soil is in pasture or cultivated crops. The rest is in forest. Slope, runoff, erosion, permeability, and mica content are the main limitations in the use and management of this soil.

This soil has moderately low potential for row crops such as corn and soybeans. Minimum tillage and crop residue management aid in controlling runoff and erosion. Conservation practices such as installing and maintaining sod in drainageways, constructing terraces and diversions, stripcropping, establishing field borders, contour farming, and using crop rotations that include close-growing crops also aid in conserving soil and water. The potential for the production of hay and pasture plants such as fescue, sericea lespedeza, red clover, and white clover is moderate. Proper pasture management helps to ensure adequate protective cover, which reduces runoff and controls erosion.

This soil has moderate potential for most urban uses because of permeability. The moderate permeability limits performance of septic tank absorption fields, but this limitation generally can be overcome by modifying the absorption field or increasing the size of the absorption area. The potential for most recreation uses is high.

This soil has moderate potential for broadleaf and needleleaf trees. The dominant trees are shortleaf pine, loblolly pine, Virginia pine, sweetgum, red oak, white oak, and maple. The main understory species are dogwood, cedar, holly, pin oak, sassafras, and black cherry. Capability unit IIIe-2; woodland group 4c.

McC2—Madison clay loam, 6 to 10 percent slopes, eroded. This well drained soil is on long, fairly narrow upper side slopes on uplands. The mapped areas are 3 to 40 acres in size.

Typically, the surface layer is reddish brown clay loam about 5 inches thick. The subsoil is 29 inches thick; the upper part is red clay, and the lower part is mottled red clay loam. The underlying material, to a depth of 80 inches, is mottled reddish yellow sandy clay loam in the upper part and mottled reddish yellow sandy loam in the lower part.

Included with this soil in mapping are small areas of soils that have a sandy loam surface layer and a few areas of soils that have only a few flakes of mica in the subsoil. Also included are a few areas of soils that have rock fragments on the surface and small areas of Cecil soils.

The organic-matter content of the surface layer is low. Permeability is moderate, available water capacity is low, and the shrink-swell potential is low. Reaction of the subsoil is strongly acid or very strongly acid. Depth to bedrock is more than 60 inches. The seasonal high water table is at a depth of more than 6 feet.

Most of the acreage of this soil is forested. The rest is mainly in cultivated crops and pasture. Slope, runoff, erosion, permeability, and mica content are the main limitations in the use and management of this soil.

This soil has low potential for crops because of slope and erosion. The potential for hay and pasture plants such as fescue, sericea lespedeza, red clover, and white clover is moderate. Proper pasture management helps to ensure adequate protective cover, which reduces runoff and controls erosion.

This soil has only moderate potential for urban uses because of permeability and slope. The limitation of slope can be reduced or modified by special planning, design, or maintenance. Erosion is a hazard when ground cover is removed. The moderate permeability limits performance of septic tank absorption fields, but this limitation generally can be overcome by modifying the field or increasing the size of the absorption area. The potential for recreation is moderate.

This soil has moderate potential for broadleaf and needleleaf trees. The dominant trees are shortleaf pine, loblolly pine, Virginia pine, sweetgum, red oak, and white oak. The main understory species are dogwood, cedar, holly, pin oak, sassafras, and black cherry. A clayey subsoil is the main limitation in the use and management of this soil for woodland. Capability unit IVE-2; woodland group 4c.

McD2—Madison clay loam, 10 to 15 percent slopes, eroded. This well drained soil is on narrow lower side slopes. The mapped areas are 3 to 35 acres in size.

Typically, the surface layer is reddish brown clay loam about 5 inches thick. The subsoil is 29 inches thick; the upper part is red clay, and the lower part is mottled red clay loam. The underlying material, to a depth of 80 inches, is mottled reddish yellow sandy clay loam in the upper part and mottled reddish yellow sandy loam in the lower part.

Included with this soil in mapping are a few small areas of soils that have a sandy loam surface layer and a few areas of soils that have rock fragments on the surface. Also included are a few areas of Cecil soils and a few areas of other Madison soils.

The organic-matter content of the surface layer is low. Permeability is moderate, available water capacity is low, and the shrink-swell potential is low. Reaction of the subsoil is strongly acid or very strongly acid. Depth to bedrock is more than 60 inches. The seasonal high water table is at a depth of more than 6 feet.

Most of the acreage of this soil is forested. The rest is mainly in pasture. Slope, runoff, erosion, permeability, and mica content are the main limitations in the use and management of this soil.

roots and few medium root channels; common thin distinct discontinuous clay films on faces of pedis; very strongly acid; gradual wavy boundary.

B2t—16 to 32 inches; reddish yellow (7.5YR 6/6) clay; common fine distinct light gray mottles, few medium distinct very pale brown (10YR 8/4) mottles, and few fine distinct reddish yellow mottles; moderate medium angular blocky structure; very firm, sticky and plastic; few medium roots and root channels; common thin distinct discontinuous clay films on faces of pedis; very strongly acid; gradual wavy boundary.

B3—32 to 38 inches; mottled brownish yellow (10YR 6/8), strong brown (7.5YR 5/8), and light gray (10YR 7/2) clay loam; weak medium angular blocky structure; firm, sticky and plastic; few medium root channels; few thin faint patchy clay films on faces of pedis; few fine uncoated sand grains; very strongly acid; gradual wavy boundary.

C—38 to 80 inches; mottled strong brown (7.5YR 5/8) and white (10YR 8/1) clay loam; massive; firm; 90 percent saprolite; very strongly acid.

The solum ranges from is 20 to 60 inches in thickness. Depth to bedrock is greater than 48 inches.

The A horizon is pale brown, dark brown, light brownish gray, or grayish brown sandy loam or loamy sand.

The B1 horizon, if present, is yellowish brown sandy clay loam. The B2t horizon is strong brown, reddish yellow, yellowish brown, or brownish yellow sandy clay loam or clay loam. The B horizon is strongly acid to very strongly acid.

The C horizon is commonly variegated yellowish red, strong brown, yellow, white, or gray sandy clay loam or clay loam.

Iredell Series

The Iredell series consists of moderately well drained, slowly permeable soils that formed in residuum weathered from diorite, gabbro schist, and other rocks high in content of ferromagnesian minerals. These soils are on flats, in concave areas, and around the heads of intermittent drainageways. Slopes are 0 to 4 percent.

Typical pedon of Iredell fine sandy loam, 0 to 4 percent slopes, about 1 mile east of Pleasant Garden on State Road 3418 to junction with State Road 3412, about 3/4 mile southeast on State Road 3412 to farm road, and 500 yards south of highway in pasture:

Ap—0 to 7 inches; grayish brown (10YR 5/2) fine sandy loam; weak medium subangular blocky structure parting to moderate medium granular structure; very friable; many fine and medium roots; few small fragments of quartz; few small concretions; neutral; clear wavy boundary.

B1—7 to 9 inches; yellowish brown (10YR 5/8) sandy clay loam; small pockets of light brownish gray (10YR 6/2) fine sandy loam mixed throughout; weak medium subangular blocky structure; friable; common medium roots; few medium concretions; few small fragments of quartz; medium acid; clear smooth boundary.

B2t—9 to 27 inches; light olive brown (2.5YR 5/4) clay; moderate medium and coarse angular blocky structure; very firm, very sticky and very plastic; common thin distinct discontinuous clay films on faces of pedis; common fine and medium roots; few very fine pale yellow fragments; slightly acid; gradual wavy boundary.

B3—27 to 32 inches; mottled olive brown (2.5YR 4/4), olive (5Y 4/3), and olive gray (5Y 4/2) clay loam; moderate medium angular blocky structure grading to massive; firm, sticky and plastic; few medium roots; common thin distinct discontinuous clay films on faces of pedis; common very fine pale yellow fragments; neutral; gradual wavy boundary.

C1—32 to 41 inches; mottled yellow (2.5Y 7/6), olive brown (2.5Y 4/4), and olive gray (5Y 4/2) sandy clay loam; few pockets of gray clay loam; massive; friable; 85 percent saprolite; mildly alkaline; gradual wavy boundary.

C2—41 to 60 inches; mottled black, olive, olive gray, and yellow clay loam; massive; friable; 90 percent saprolite; mildly alkaline.

R—60 inches; hard dark colored diorite.

The solum ranges from 20 to 36 inches in thickness. Depth to bedrock is 40 to 72 inches.

The Ap horizon is dark brown, grayish brown, or dark grayish brown fine sandy loam or sandy loam.

The B1 horizon is yellowish brown or light olive brown. The B2t horizon is light olive brown, olive brown, or yellowish brown. The B3 horizon is pale olive, olive brown, light olive brown, or brownish yellow clay loam or sandy clay loam. The B horizon is medium acid to neutral.

The C horizon is sandy loam, sandy clay loam, or clay loam.

Madison Series

The Madison series consists of well drained, moderately permeable soils that formed in residuum weathered from acid micaceous metamorphic rock. These soils are on fairly narrow ridges and long, fairly narrow side slopes. Slopes are 2 to 35 percent.

Typical pedon of Madison sandy loam, 6 to 10 percent slopes, 3 miles north of Regional Airport on North Carolina Highway 68, 3/4 mile west on State Road 2016, 0.5 mile north on State Road 2070, and 25 feet north of State Road 2016 in pine forest:

Ap—0 to 5 inches; reddish brown (5YR 4/4) sandy loam; weak medium granular structure; very friable; many fine roots; few fine flakes of mica; medium acid; abrupt smooth boundary.

B2t—5 to 29 inches; red (2.5YR 4/6) clay; weak medium subangular blocky structure; firm, sticky and slightly plastic; few fine and medium roots and root channels; few thin faint patchy clay films on faces of pedis; many fine flakes of mica; when dry the mica appears as reddish yellow (7.5YR 7/6) streaks; strongly acid; gradual irregular boundary.

B3—29 to 34 inches; red (2.5YR 4/8) clay loam; few fine distinct reddish yellow mottles; weak fine subangular blocky structure; friable; slightly sticky and slightly plastic; few fine and medium roots; few thin faint patchy clay films on faces of pedis; many fine and medium flakes of mica; few fine fragments of weathered mica gneiss; strongly acid; gradual irregular boundary.

C1—34 to 58 inches; reddish yellow (5YR 6/8) sandy clay loam; few fine prominent dark gray mottles; massive; friable; many fine and medium flakes of mica; 85 percent mica gneiss saprolite; strongly acid; gradual irregular boundary.

C2—58 to 80 inches; reddish yellow (5YR 6/8) sandy loam; common fine prominent black mottles; massive; very friable; 90 percent mica gneiss saprolite; strongly acid.

The solum ranges from 20 to 40 inches in thickness. Depth to bedrock is more than 60 inches. Few to many flakes of mica occur in the upper part of the profile, and many occur in the lower parts. Mica schist and mica gneiss fragments are on the surface and throughout the profile in places.

The A horizon is reddish brown, dark brown, brown, yellowish red, or yellowish brown sandy loam, fine sandy loam, or clay loam.

The B1 horizon, if present, is yellowish red sandy clay loam. The B2t horizon is red or light red clay or clay loam. The B3 horizon is red or yellowish red clay loam or sandy clay loam. The B horizon is strongly acid to very strongly acid.

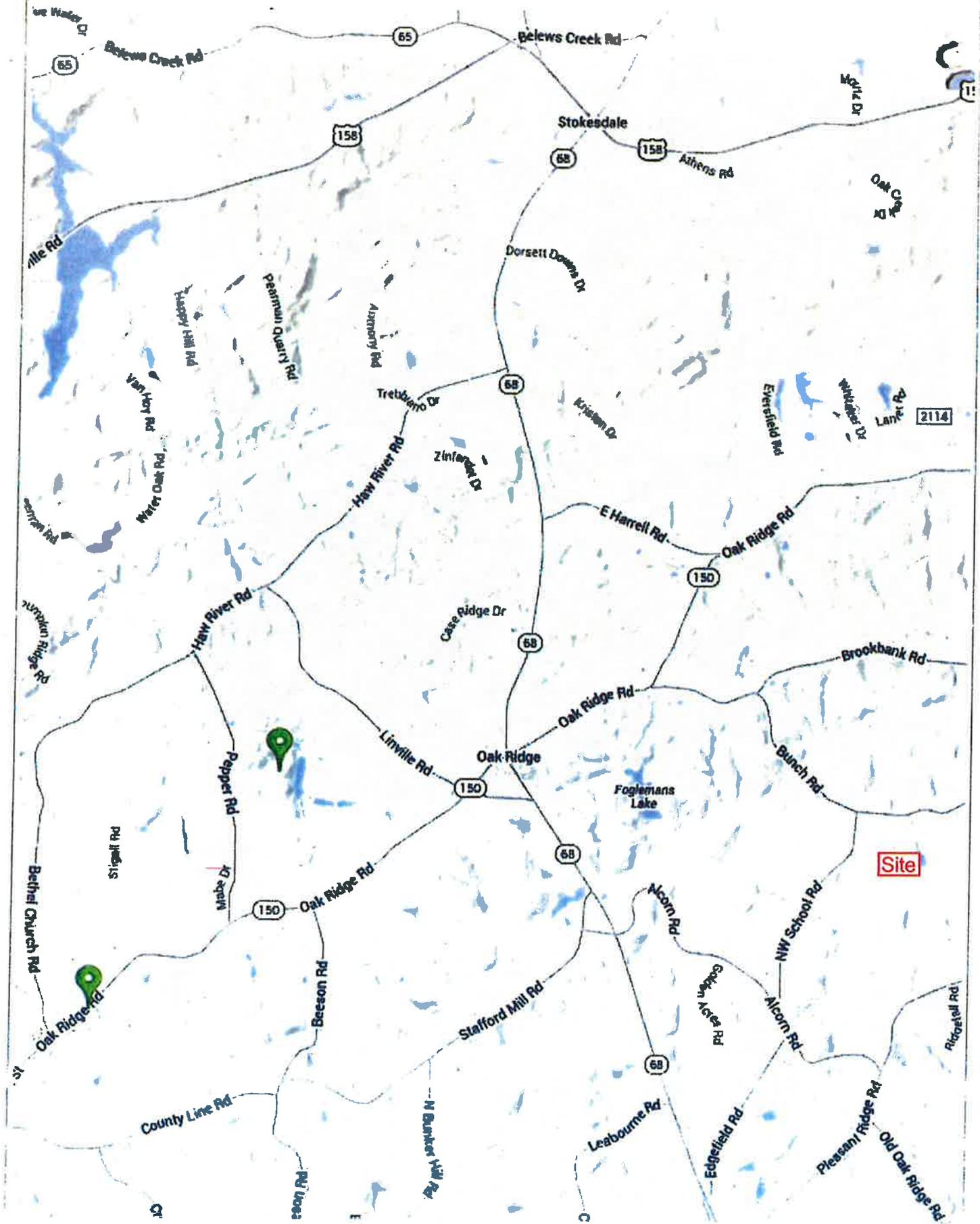
The C horizon is red, yellowish red, or reddish yellow sandy clay loam, sandy loam, or loam.

Mecklenburg Series

The Mecklenburg series consists of well drained, slowly permeable soils that formed in material weathered from dark colored basic rocks such as diorite, gabbro, and horn-

Piedmont Land Conservancy - Protected Areas

Close Window Reset Map



**Legal Description for Proposed Tract One
Being a Portion of Guilford County Parcel No. 219733**

Beginning at a point, said beginning point being the southeastern corner of Lot No. 14, Trotter Ridge II, Phase One as recorded in Plat Book 118, Page 21 in the Guilford County Register of Deeds; thence from said beginning point South 02°45'08" East 150.33' to a point; thence North 88°56'30" West 464.78' to a point; thence South 00°06'50" West 50.01' to a point; thence North 88°56'30" West 50.01' to a point; thence North 00°06'50" East 50.01' to a point; thence North 88°56'30" West 360.17' to a point; thence North 19°22'22" West 160.07' to a point; thence South 88°56'30" East 920.84' to the point and place of beginning, containing 3.149 acres, more or less.



2013001349

GUILFORD CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:
01-08-2013 03:51:38 PM

JEFF L. THIGPEN
REGISTER OF DEEDS
BY: ANDREW S ADKINS
DEPUTY-GB

BK: R 7433
PG: 2251-2254

NORTH CAROLINA GENERAL WARRANTY DEED

Hmg

Excise Tax: NTC

Parcel Identifier No. _____ Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: _____

This instrument was prepared by: Robert D. Douglas, III, (without Title Examination) *PLU R D D III*
Brief description for the Index: _____

THIS DEED made this 19th day of October, 2012, by and between

GRANTOR

CHARLES B. HIGGINS, JR., and wife, DWALA V. HIGGINS
and ANN SUMNER and husband, JOHN EUGENE SUMNER
and JAMES R. HIGGINS

GRANTEE

JAMES R. HIGGINS and wife, DOLORES P. HIGGINS
2103 Pleasant Ridge Road
Greensboro, NC 27410

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the City of _____, BRUCE Township, GUILFORD County, North Carolina and more particularly described as follows:

See Exhibit A and Exhibit B which are attached hereto and incorporated herein by reference.

The property hereinabove described was acquired by Grantor by instrument recorded in Book _____ page _____.

All or a portion of the property herein conveyed ___ includes or ___ does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book _____ page _____.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

Easements, rights of way and restrictions of record, if any, and ad valorem taxes for the current year.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Ann Sumner (SEAL)

Print/Type Name: ANN SUMNER

By: _____

Charles B. Higgins, Jr. (SEAL)

Print/Type Name: CHARLES B. HIGGINS, JR.

By: _____

James R. Higgins (SEAL)

Print/Type Name: JAMES R. HIGGINS

By: _____

Dwala V. Higgins (SEAL)

Print/Type Name: DWALA V. HIGGINS

John Eugene Sumner (SEAL)

Print/Type Name: JOHN EUGENE SUMNER

State of NORTH CAROLINA - County of GUILFORD



I, the undersigned Notary Public of the County and State aforesaid, certify that CHARLES B. HIGGINS, JR. and DWALA V. HIGGINS personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 19 day of October, 2012.

My Commission Expires: 8-22-2016

Mary Bridges Hicks

Mary Bridges Hicks Notary Public
Notary's Printed or Typed Name

State of North Carolina - County or City of Guilford



I, the undersigned Notary Public of the County and State aforesaid, certify that JOHN EUGENE SUMNER and ANN SUMNER personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 19 day of October, 2012.

My Commission Expires: 8-22-2016

Mary Bridges Hicks

Mary Bridges Hicks Notary Public
Notary's Printed or Typed Name

State of North Carolina - County or City of Guilford



I, the undersigned Notary Public of the County and State aforesaid, certify that JAMES R. HIGGINS personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 19 day of October, 2012.

My Commission Expires: 8-22-2016

Mary Bridges Hicks

Mary Bridges Hicks Notary Public
Notary's Printed or Typed Name

EXHIBIT A
TO
DEED FROM CHARLES B. HIGGINS, JR. ET UX
AND
ANN SUMNER ET UX
AND
JAMES R. HIGGINS
TO
JAMES R. HIGGINS ET UX

Tract 2 of Higgins Family Property:

Beginning at the northeast corner of Lot 2, Lois V. Kellam et al, Plat Book 112, Page 77 and also being in the eastern line of Lot 33 of Trotter Ridge, Phase 2, Plat Book 119, Page 84; and

Running thence with Trotter Ridge, Phase 2, South 88° 56' 30" East 708.7 feet to a point;

Thence a new line South 19° 22' 22" East 1727.83 feet to a point in the line of STDM Development, LLC (Book 6660, Page 72);

Thence with STDM North 89° 50' 20" West 799.44 feet to a point in the line of Shugart Management, Inc., (Book 6612, Page 1160);

Thence with Shugart North 02° 09' 00" East 789.99 feet to a point, the northeast corner of Shugart Management, Inc.;

Thence still with Shugart, North 89° 45' 58" West 488.50 to a point, the southeast corner of Lot 3, Lois V. Kellam et al, Plat Book 112, Page 77;

Thence with east line of Lots 2 and 3 of Lois V. Kellam et al, North 01 33' 33" west 844.72 feet to the Point and Place of Beginning, containing 27.984 acres, more or less, and being Tract 2 according to Property Exhibit Higgins Family by Borum Wade and Associates, dated September 3, 2011.

TOGETHER with a 60 foot right of way for ingress, egress and regress to Morganshire Drive, the centerline of which begins at the centerline of Morganshire Drive in the north line of the property which lies to the immediate east of the property described above above, and which extends southwardly 350 feet to a point; thence westwardly to the western line of the property described above. This right of way is subject to the terms and conditions more particularly set forth in that certain deed from James R. Higgins, et al, to Charles B. Higgins and wife, recorded in Book 7433, Page 2241, in the Guilford County Registry.

EXHIBIT B
TO
DEED FROM CHARLES B. HIGGINS, JR. ET UX
AND
ANN SUMNER ET UX
AND
JAMES R. HIGGINS
TO
JAMES R. HIGGINS, ET UX

Tract 4 of Higgins Family Property:

Beginning at a point, which point is located in the southeast corner of the property of David H. Raper, Jr., and wife, (Deed Book 3990, Page 1521), said point also being in the line of Christopher Reid Clark and Autumn Clark Cummings (Book 5070, Page 266); and running thence South 22° 24' 48 East 1067.41 feet to a point;

Thence with Clark and Lot 1 of the property Autumn Michelle Clark Cummings, Plat Book 134, Page 118, South 34° 15' 09 East 462.51 feet to a point, a common corner of Lots 1 and 2 of Autumn Michelle Clark Cummings, Plat Book 134, Page 118 and also being the northeast corner of James R. Higgins, (Book 3844, Page 854) see also Plat Book 97, Page 77;

Thence with Higgins North 81° 16' 35" West 647.13 feet to a point, Higgins northwest corner, a corner with Sumner (Book 7132, Page 310);

Thence with Sumner, North 30° 03' 42" East 440.07 feet to a point;

Thence still with Sumner North 22° 24' 48" West 300.00 feet to a point;

Thence North 77° 6' 20" West 888.34 feet to a point;

Thence North 00° 35' 00" West 221.82 feet to a point in the line of David H. Raper, Jr.;

Thence with Raper, North 89° 25' 00" 200.41 feet to a point;

Thence still with Raper North 70° 21' 25" East 567.07 feet to the Point and Place of Beginning, containing 12.414 acres, more or less, and being Tract 4 according to Property Exhibit Higgins Family by Borum Wade and Associates, dated September 3, 2011.

ONSITE SOILS
JOSEPH A. HINTON
LICENSED SOIL SCIENTIST



145 RIVER RIDGE ROAD ◆ EDEN, NORTH CAROLINA 27288 ◆ 336-623-5439
e-mail jhinton@triad.rr.com

February 4, 2002

Chuck Higgins
2105 Pleasant Ridge Road
Greensboro, NC 27410

Dear Mr. Higgins,

I have completed a preliminary soil evaluation of a parcel located off of Pleasant Ridge Road in Guilford County to determine the feasibility of installing ground absorption sewage treatment and disposal systems. This evaluation was conducted in accordance with current soil science practices and technology with a hand auger. A map of the area evaluated is enclosed.

AREA A (RED) The surface layer has a texture of loam or clay loam, 7 to 15 inches. The subsurface layer to a depth of 37 to 42 inches has textures of clay and clay loam. Structure appears to be subangular blocky with firm, slightly sticky, slightly plastic consistence. The clay was found to be slightly expansive. Lenses of weathered rock were observed in the lower portion of this layer. The depth to the seasonal high water table is greater than 42 inches. Slopes range from 6 to 12 percent. The soil properties and characteristics observed were found to be provisionally suitable for the installation of a conventional type ground absorption sewage treatment and disposal system. The recommended long-term acceptance rate is .3 gallons per day per square foot.

AREA UN (BLACK) This area was found to be unsuitable due to irregular, complex slope patterns, poorly drained soils, expansive clay mineralogy, required setbacks from streams, and/or shallow depth of suitable soil material.

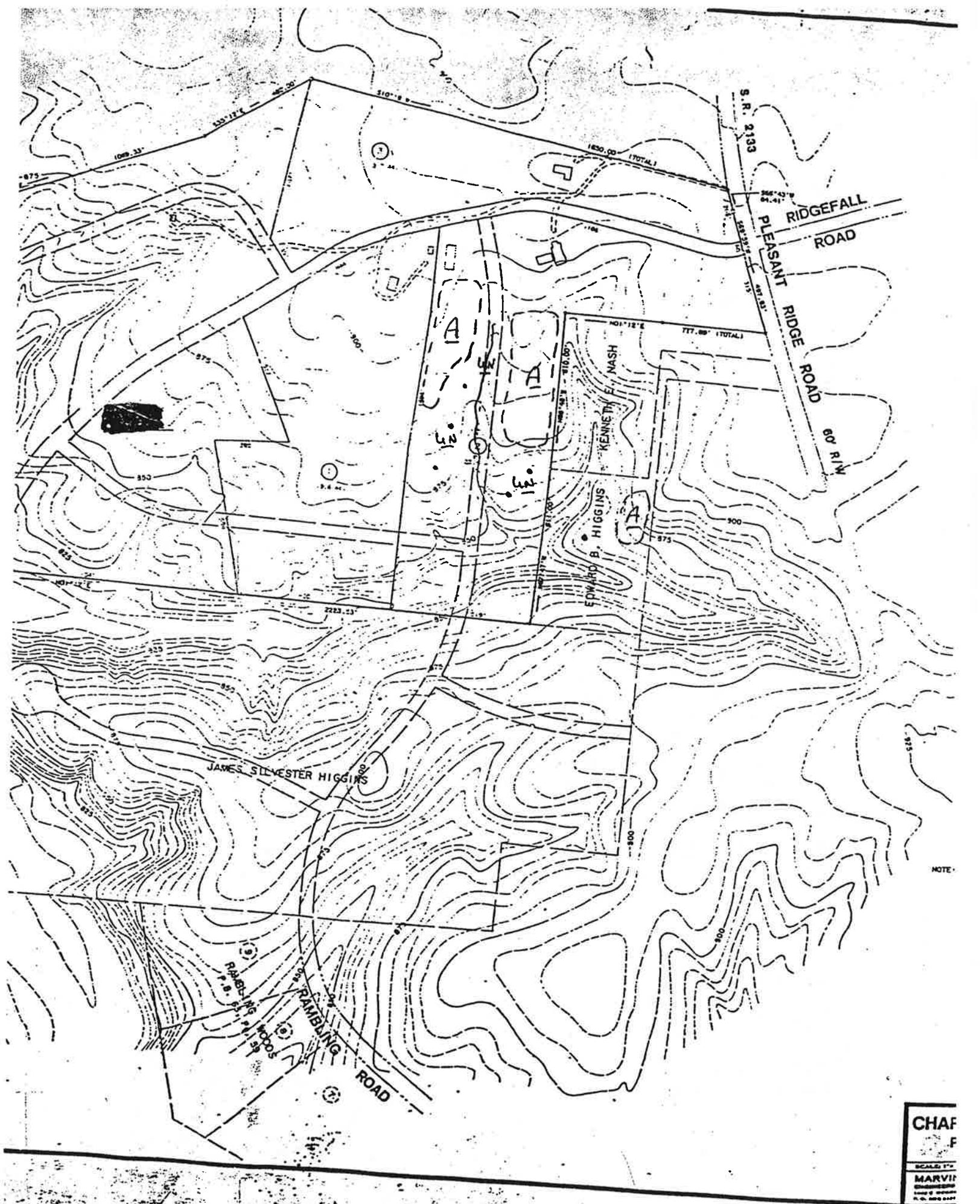
If you have any questions contact me at 336-623-5439.

Respectfully,

Joseph A. Hinton

Joseph A. Hinton
Licensed Soil Scientist





S. R. 2133

PLEASANT RIDGE ROAD
RIDGEFALL ROAD
60' R/W

A
A

KENNETH E. NASH
EDWARD B. HIGGINS

JAMES SILVESTER HIGGINS

RAMBLING ROAD
P. D. P. S. P. S. P. S.

NOTE:

CHAF
F
SCALE 1" = 100'
MARVIN
ENGINEERS
INCORPORATED
P. O. BOX 1000

