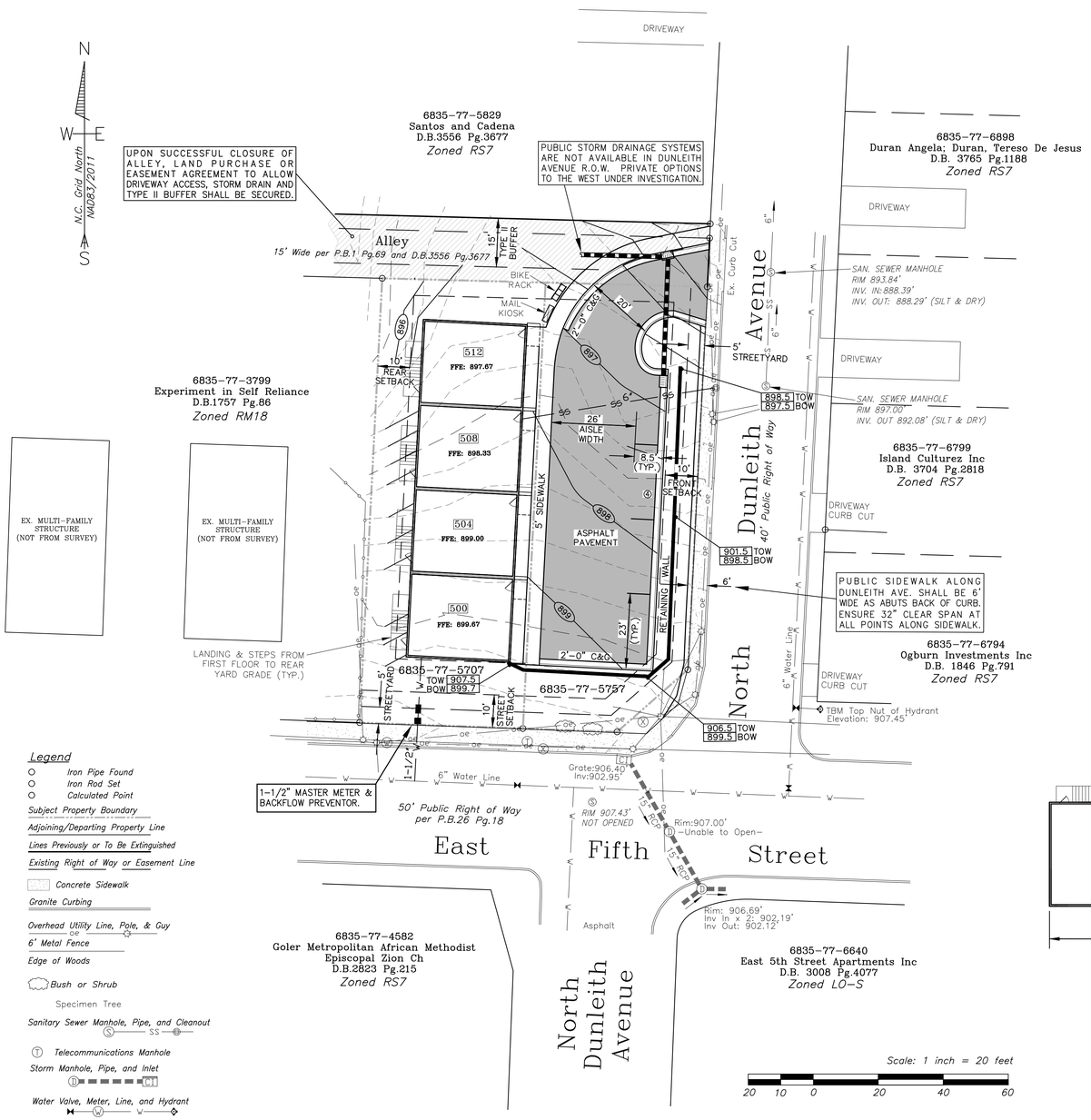


Legend

- Iron Pipe Found
- Iron Rod Set
- Calculated Point
- Subject Property Boundary
- Adjoining/Departing Property Line
- Lines Previously or To Be Extinguished
- Existing Right of Way or Easement Line
- Concrete Sidewalk
- Granite Curbing
- Overhead Utility Line, Pole, & Guy
- 6' Metal Fence
- Edge of Woods
- Bush or Shrub
- Specimen Tree
- Sanitary Sewer Manhole, Pipe, and Cleanout
- Telecommunications Manhole
- Storm Manhole, Pipe, and Inlet
- Water Valve, Meter, Line, and Hydrant
- Water Meter in Disrepair

REVIEW INFORMATION

TYPE OF REVIEW:
X SPECIAL USE REZONING

JURISDICTION:
X CITY OF WINSTON-SALEM

PURPOSE STATEMENT: THE PURPOSE OF THIS REQUEST IS FOR APPROVAL OF REZONING FROM RS7 TO RM-U

ZONING

PIN:	6835-77-5707
	6835-77-5757
Total Site	13,536 SF (0.311AC)
EXISTING ZONING:	RS7
PROPOSED ZONING:	RM-U
PROPOSED USES:	Residential Building, Single Family; Residential Building, Duplex; Residential Building, Twin Home; Residential Building, Townhouse; Residential Building, Multifamily; and Planned Residential Development

BUFFERYARDS

ADJOINING ZONING:	RM18 / RS7
TYPE REQUIRED:	TYPE II (RS7)
WIDTH PROVIDED:	20'

SETBACKS

FRONT:	10'
REAR:	10'
STREET SIDE:	10'
ONE SIDE:	(10' COMBINED)

PARKING

REQUIRED (NEAR TRANSIT):	4 SPACES
PARKING PROVIDED:	4 SPACES

LOT AREA & BUILDING HEIGHT

MINIMUM ZONING LOT AREA:	5,000 SF
LOT AREA PROVIDED:	13,536 SF
MAXIMUM BUILDING HEIGHT:	No Limit
BUILDING HEIGHT PROPOSED:	35' ±

DENSITY CALCULATIONS

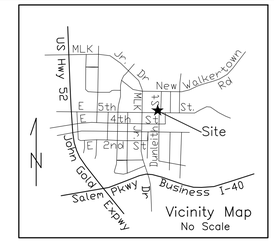
# OF UNITS ALLOWED:	UNLIMITED
# OF UNITS PROPOSED:	4 UNITS PROPOSED

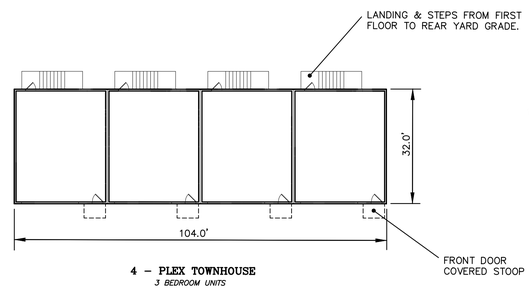
SITE IMPERVIOUS COVERAGES

SITE AREA:	13,536 SF
ALLEY AREA: ALONG NORTH ℄	1,500 SF
TOTAL AREA:	15,036 SF
EXISTING IMPERVIOUS: SITE	0 SF
EXISTING IMPERVIOUS: ALLEY	0 SF
PROPOSED IMPERVIOUS: SITE	8,415 SF (62.2%)
PROPOSED IMPERVIOUS: ALLEY	520 SF (34.7%)
PROPOSED IMPERVIOUS: SITE & ALLEY	8,935 SF (59.4%)
MAX. IMPERVIOUS ALLOWED: SITE & ALLEY	85%

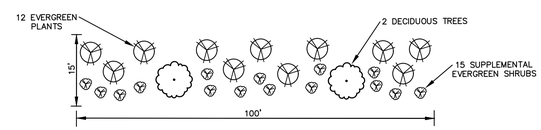
ENVIRONMENTAL

WATERSHED:	PROJECT AREA IS NOT LOCATED IN A WATER SUPPLY WATERSHED
FLOODPLAIN / FLOODWAY:	PROJECT AREA IS NOT WITHIN A DESIGNATED FLOODPLAIN / FLOODWAY
STREAMS / STREAM BUFFERS:	PROJECT AREA IS NOT WITHIN DESIGNATED STREAM AND STREAM BUFFER AREAS





4 – PLEX TOWNHOUSE
3 BEDROOM UNITS



15' TYPE II BUFFERYARD REQUIREMENTS

Tree Save Area Summary Calculations – To Be Used In Conjunction With the Inspections Division Landscaping and Tree Preservation Checklist

New Development: Total Site Size (in Square Feet): 15,036	Additions to Existing Development: Total Limits of Land Disturbance (in Square Feet): ___

Total Site Area Excluded From TSA: Square Feet of Proposed R.O.W.s ___ + Square Feet of Existing Utility Easements ___ + Square Feet of Existing Water Bodies and Stormwater Ponds ___ = 0

Minimum Tree Save Area Required: ✔ 10% ___ 12%

Total Required Tree Save Area (in square feet): Total Site Size or Total Limits of Land Disturbance - Excluded Area X Minimum TSA (10 %) = 1,504

Individual Trees Method Used: ___ Yes ✔ No	Tree Stand Method Used: ___ Yes ✔ No	New Trees Used For TSA Credit: ✔ Yes ___ No
Number of Trees 6-9" DBH: ___ X 500sf = ___	List the Area of Each Tree Stand Being Saved: ___	Number of Large Variety Trees Planted: 6 X 750sf = 4,500 (4 Streetyard, 2 Bufferyard)
Number of Trees 9.01-12" DBH: ___ X 750sf = ___	Describe Each Tree Stand (Age, Health, Species Mix) _____	
Number of Trees 12.01-24" DBH: ___ X 1800sf = ___		
Number of Trees 24.01-36" DBH: ___ X 3000sf = ___		
Number of Trees Larger Than 36.01" DBH: ___ X 4000sf = ___		
Total Square Footage of Individual Trees Used to Satisfy Minimum TSA: ___	Total Square Footage of Tree Stands Being Saved to Satisfy Minimum TSA: ___	Total Square Footage of New Trees Planted to Satisfy Minimum TSA: 4,500

Total Required TSA (in Square Feet): 1,504

Total TSA provided (in Square Feet): 4,500

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Permit-Seal

NORTH CAROLINA REGISTERED CIVIL ENGINEERING FIRM C-3385 LPK CONSULTING, PA.

NORTH CAROLINA PROFESSIONAL SEAL 026494 03.28.2024 ENGINEER JOHN D. LIPKA

PRELIMINARY
Not For Construction

Fifth and Dunleith Multifamily - Townhouse

1451 E. Fifth Street
Winston-Salem, NC 27104

Client
Fine Line Homes
Chris Dolon
8075 Q North Point Blvd.
Winston-Salem, NC 27106
chris.dolon@finelinehomes.com
M:(443) 386-7835

Title
Preliminary Site Plan

Revision	Date

Issued	Date
Pre-Submittal	02.26.24
Filing Submittal	03.05.24
Resubmittal/Issue Resolution	03.28.24

Project No.:	23-1203
Designed By:	JDL
Drawn By:	JDL
Date:	Feb 2024
Scale:	As Noted

Sheet No.
C-1