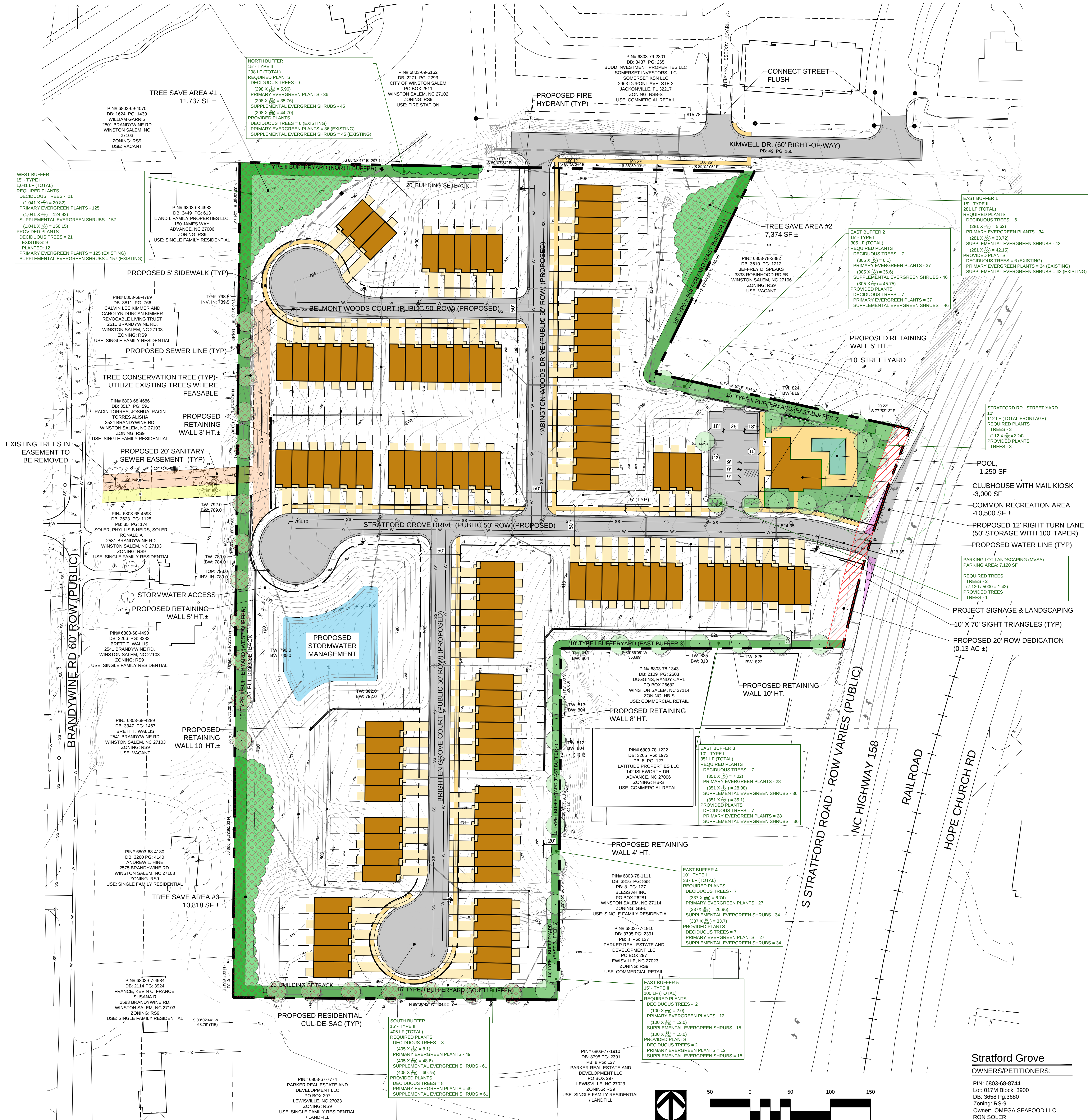
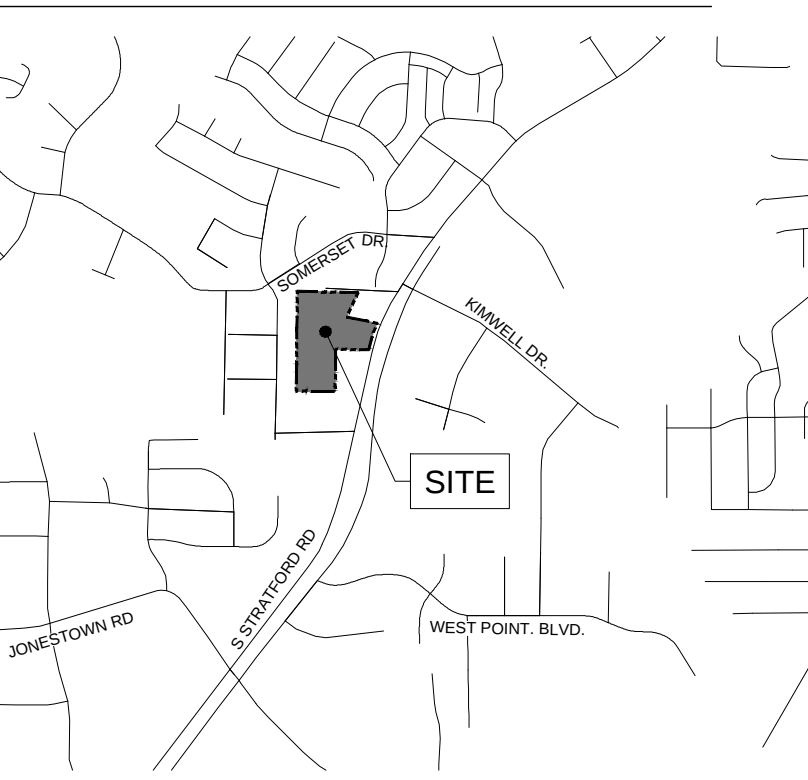




SITE DATA

Jurisdiction City of Winston-Salem, North Carolina	
Purpose Statement The purpose of this project is to rezone the existing RS9 to RM8-S to allow Townhouse use.	
Parcel ID (PIN): 6803-68-8744	
Zoning	RS-9
Existing Zoning:	RM8-S
Proposed Zoning:	
Site Acreage Total Site Acreage: 13.54 Acres +/-	
Watershed Data The site is not located within a water supply watershed district.	
Site Coverage Maximum Impervious Area Permitted: 70 % Building to Land: 2.33 Acres +/- 17.21 % Pavement to Land: 3.66 Acres +/- 27.03 % Open Space: 7.55 Acres +/- 55.76 % Parcel Total: 13.54 Acres +/- 100.00 %	
Infrastructure Water Public Sewer Public Road Public 2,802 LF +/-	
Building & Lot Data Max. Building Height: 48' Townhomes: 105 Lots +/- Bedrooms: 3 Bedrooms Per Unit Lot Width: 20' Lot Depth: 100' - 110' Density Provided: 7.75 Lots per AC +/- Density Allowed: 8.00 Lots per AC +/-	
Amenity Private Clubhouse: 3,000 SF +/- Private Pool: 1,250 SF +/-	
Parking Calculations Townhouse Use Parking Required: 1 Bed (@ 1.5 / Unit): 0 Spaces 2 Bed (@ 1.75 / Unit): 0 Spaces 3 Bed (@ 2.0 / Unit): 210 Spaces Total: 210 Spaces	
Parking Provided: 210 Spaces +/-	
Clubhouse Use Parking Required: 23 Spaces +/- Building 3,000 SF / 250 = 13.33 Spaces Pool 1,250 SF / 125 = 10 Spaces	
Parking Provided: 23 Spaces +/-	
Bicycle Parking Required: Exempt	
Common Recreation Area Common Rec. Required: 10,500 SF +/- (105 units x 100 sf = 10,500 sf) Common Rec. Provided: 10,500 SF +/- Common Rec. Landscaping (R): 5 Trees (10,500 sf / 2,500 sf = 4.2 Trees)	
Building Setbacks Front: 25' Rear: 25' Side: 7' Street: 20'	
Bufferyards Type Required: 10' (Type I) 15' (Type II) (Bufferyard next to Residential) Type Provided: 10' (Type I) 15' (Type II) (Bufferyard next to Residential)	
Streetyards Type Required: 10' Type Provided: 10'	

VICINITY MAP



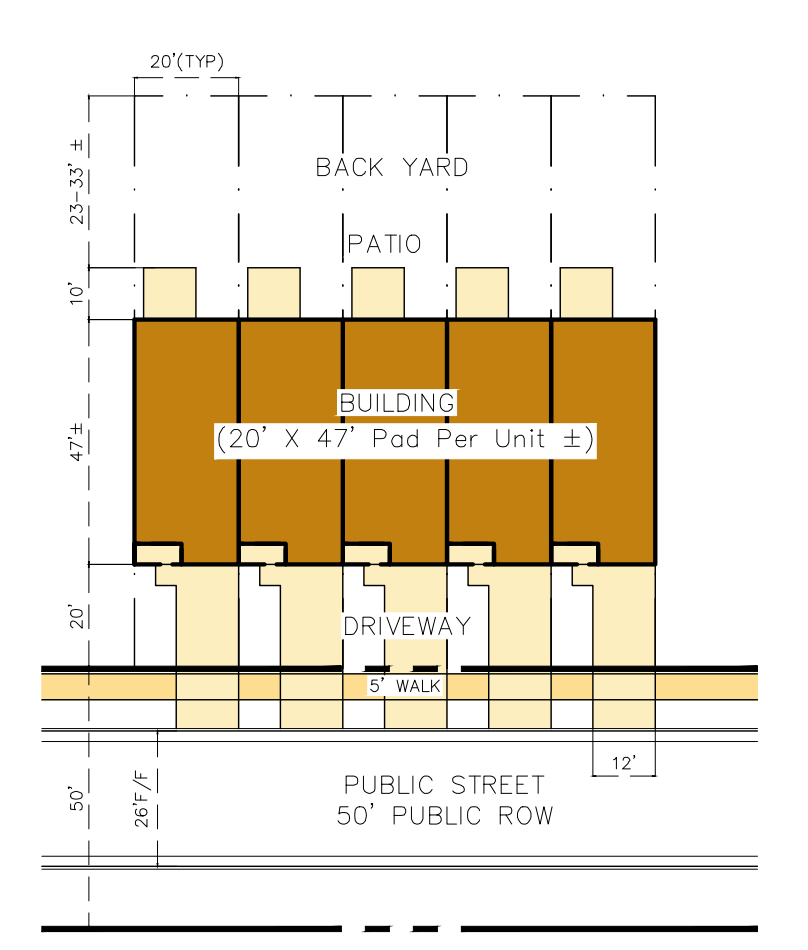
NOTES

- Boundary Information**
Boundary data from SGROI Geomatics, PLLC
September 2025.
- Topographic Information**
Topographic data from SGROI Geomatics, PLLC
September 2025.
- General Notes**
- Architectural footprints may change per final architectural design. Modifications to the building footprint and any subsequent site layout modifications shall require review by Planning Staff.
 - Landscaping within buffers, streetyards, and parking lots are conceptual. Final landscape plans shall be required to meet ordinance requirements and any additional conditions as part of the zoning approval.
 - Proposed stormwater management devices, storm drainage, and utility layouts are schematic. Final layout may change per final engineered documents. Modifications to the proposed location of stormwater devices shall require review by Planning Staff.

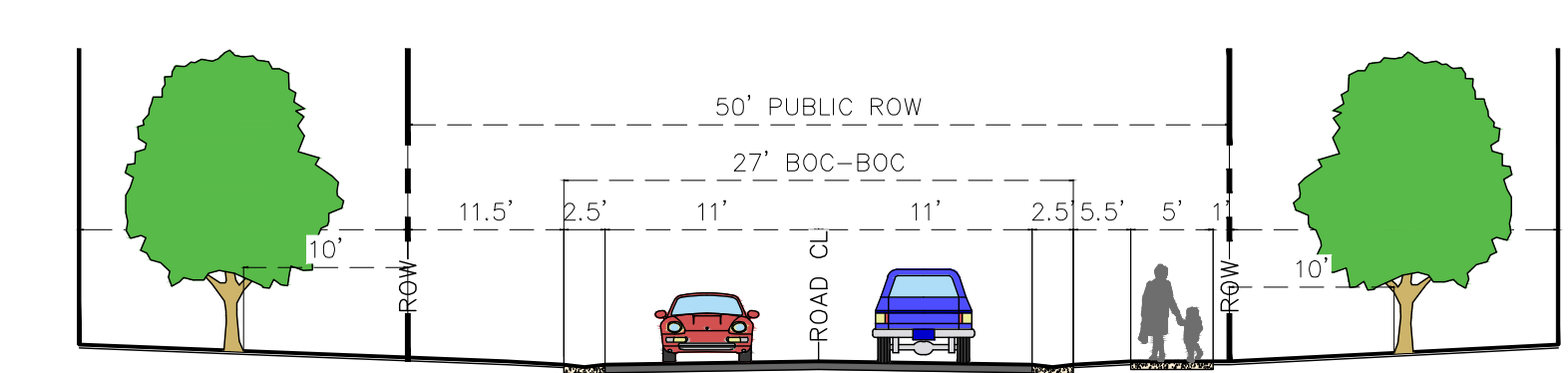
PROPOSED USES

Residential Building, Duplex; Residential Building, Single Family; Residential, Twin Home; Swimming Pool, Private; Planned Residential Development; Residential, Multifamily; Residential Building, Townhouse

TYPICAL TOWNHOMES



ROAD SECTION (TYPICAL)



WINSTON-SALEM TREE SAVE AREA CALCULATIONS

New Development		Additions to Existing Development Phase 1 Area	
Total Site Size (in square feet)	441,602	Total Limits of Land Disturbance (in Square Feet)	
Total Site Area Excluded From TSA		Total Required Tree Save Area Required:	
Square Feet of Proposed R.O.W.s	0	Square Feet of Existing Water Bodies and Stormwater Ponds	0
Square Feet of Existing Utility Easements	0	Total Excluded Area	0
Minimum Tree Save Area Required:		Total Required Tree Save Area (in square feet)	
441,602		44,100	
Total Site Size / or / Limits of Land Disturbance	0	Total Required Tree Save Area	44,100
Individual Tree Method Used:		Tree Stand Method Used:	
Yes X No		Yes X No	
Number of Trees 9.01-12'	0	List the Area of Each Tree Stand (Stand Being Saved)	
CEH 0 X 500 SF = 0		Area 1: 11,737	
Number of Trees 12.01-24'	0	Area 2: 7,374	
CEH 0 X 100 SF = 0		Area 3: 10,918	
Number of Trees 24.01-36'	0	Area 4: 10,918	
CEH 0 X 200 SF = 0		The tree stands contain a mix of emergent and hardwoods, mainly oaks and maples. Trees are mature and healthy.	
Number of Trees Larger Than 36.01'	0	Tree Save Areas	
CEH 0 X 400 SF = 0		Canopy Trees Added	
Total Square Footage of Individual Trees Used to Satisfy Minimum TSA:	0	Total Square Footage of Tree Stands Used to Satisfy Minimum TSA:	25,929
Total Required TSA (in square feet)	44,100	Total Square Footage of Individual Trees Used to Satisfy Minimum TSA:	14,250
Total TSA Provided (in square feet)	44,179		

Stratford Grove

OWNERS/PETITIONERS:

PIN: 6803-68-8744
Lot: 017M Block: 3900
DB: 3658 PG: 3680
Zoning: RS-9
Owner: OMEGA SEAFOOD LLC
RON SOLER
1379 PHEASANT LN.
WINSTON SALEM, NC 27106
Phone: 336.972.5250
Email: ron.soler@gmail.com

stimmel
LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
LAND PLANNING
601 N. TRADE STREET, SUITE 200
WINSTON-SALEM, NC 27101
P: 336.723.1067
www.stimmelpa.com

SEALS:
PRELIMINARY DRAWING
SEAL
NOT APPROVED FOR CONSTRUCTION

PROJECT:

Stratford Grove
Winston-Salem, North Carolina

PLANS FOR:

- PRE-SUBMITTAL
- SUBMITTAL
- REVISED SUBMITTAL

CLIENT:

EDGEHILL REC. LLC
TYLER COVINGTON
1111 METROPOLITAN AVE.
SUITE 700
CHARLOTTE, NC 28204
T: 704.206.8329
E: tcovington@edgehillrec.com

DATE:

09.02.2025

REVISIONS:

City Comments 09.25.2025

DRAWN:

SC

JOB NO:

25-012

SHEET TITLE:

REZONING PLAN

SCALE:

1" = 50'

SHEET NO.:

RZ-1

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