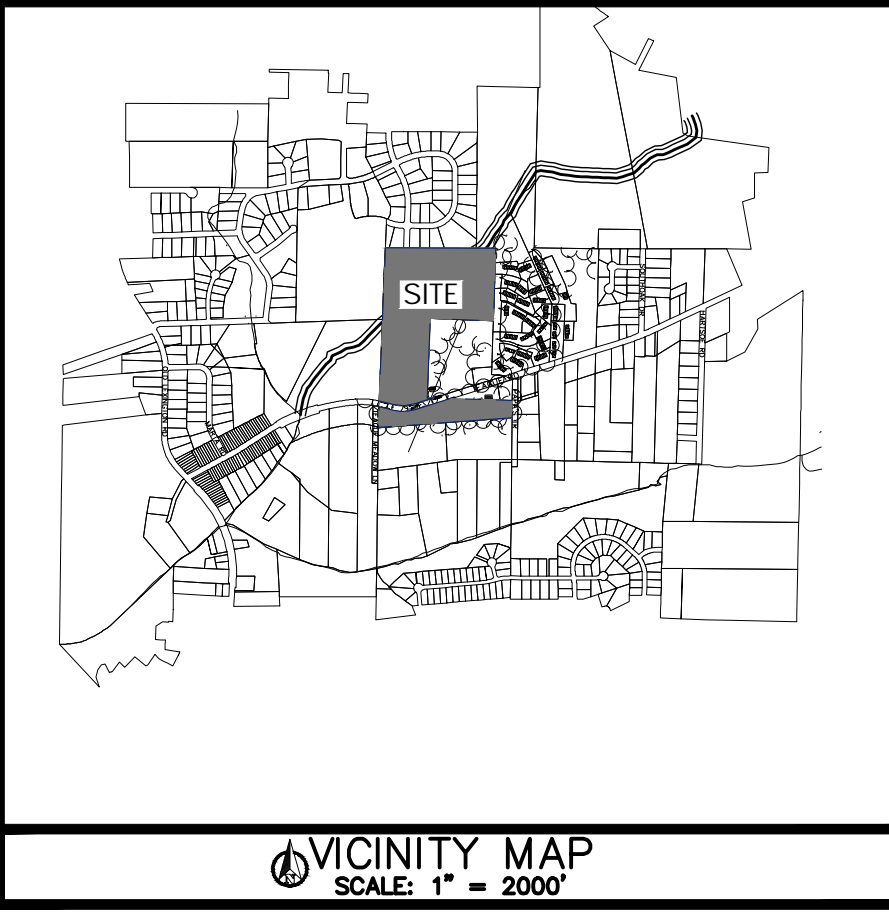


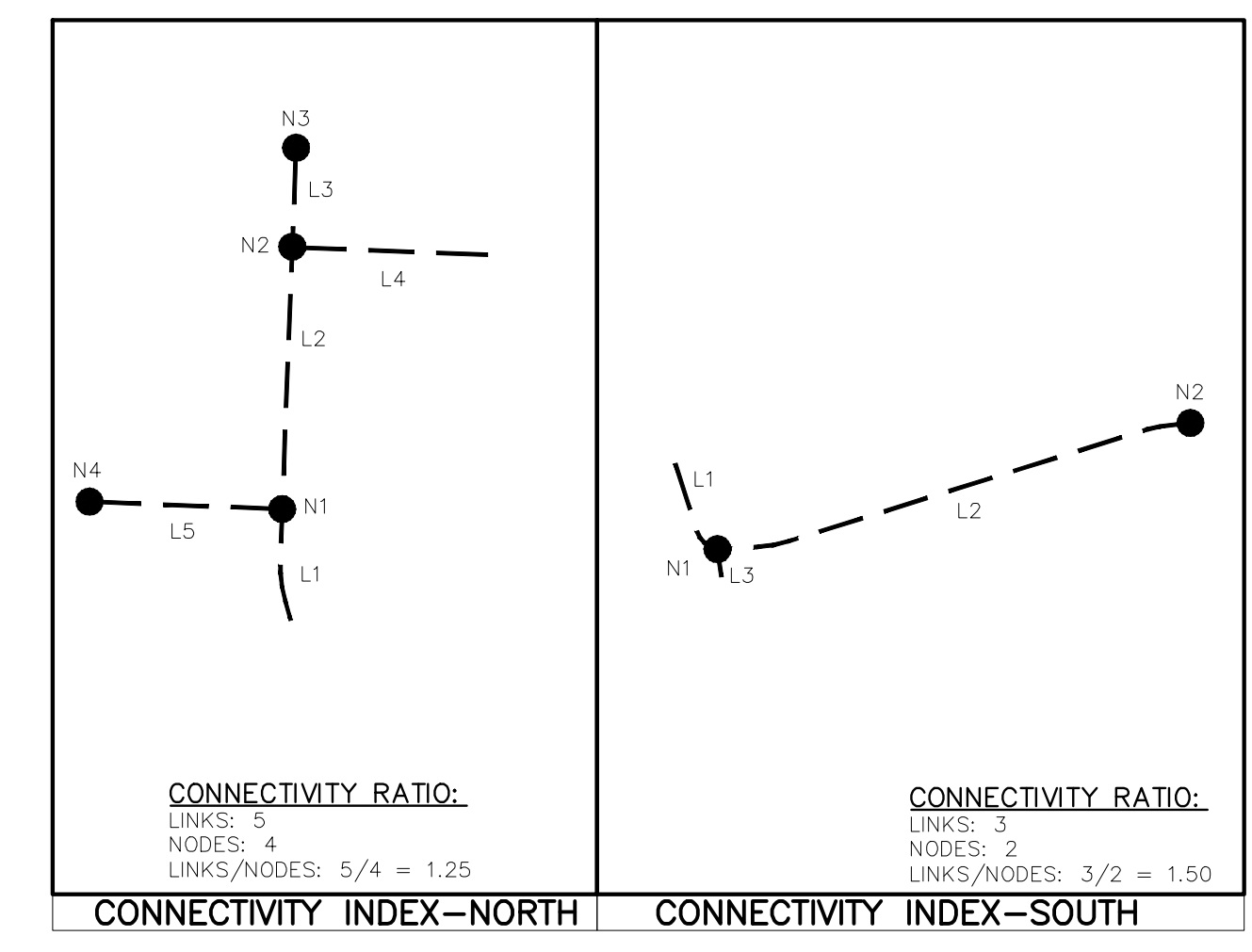
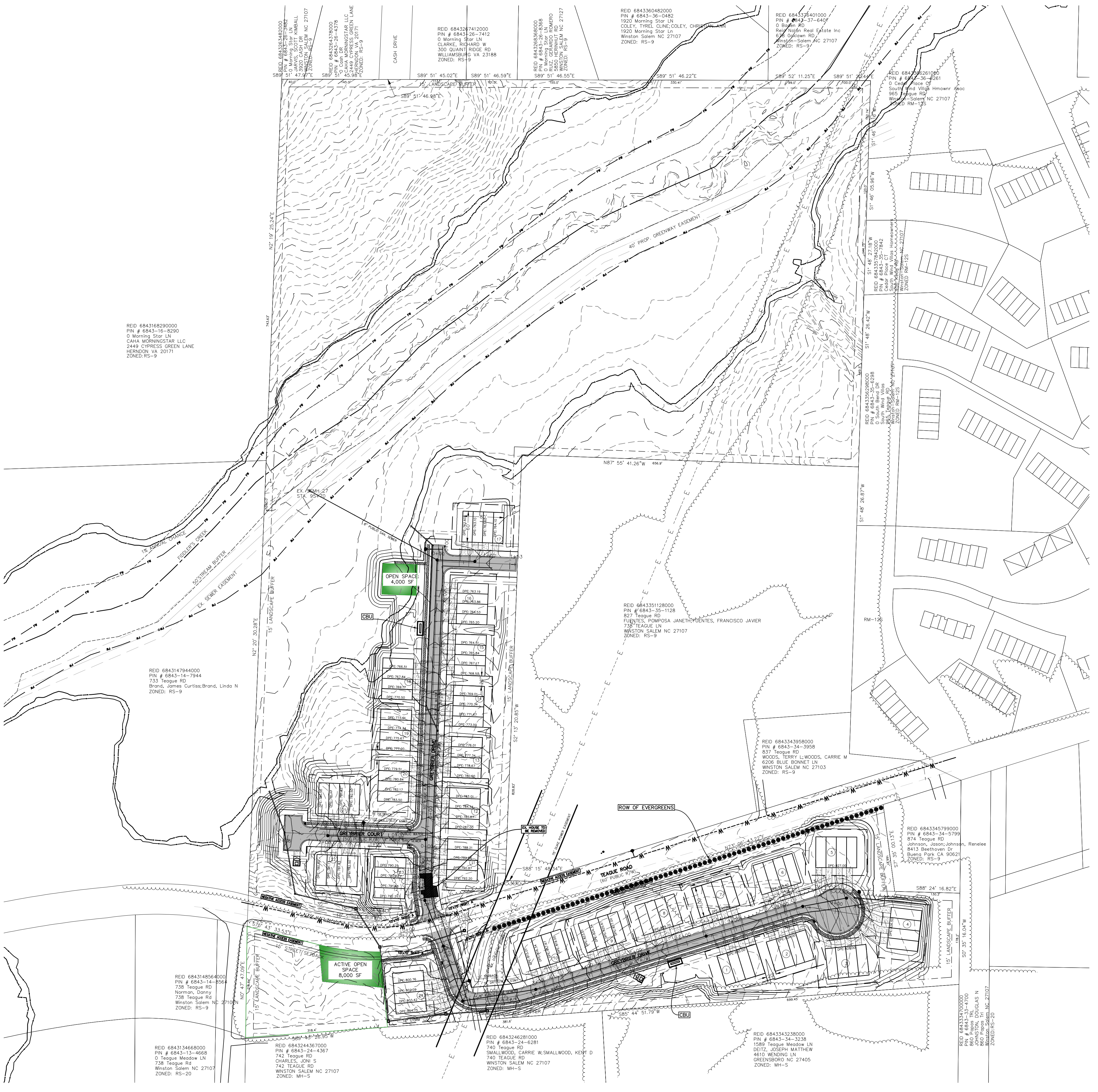
**TREE SAVE AREA CALCULATIONS:**

New Development:			
Total Site Size	1,576,872.00 SF		
Total Site Area Excluded From TSA:		141,125 SF	
Square Feet of Proposed ROW's		96,300 SF	
Square Feet of Existing Utility Easements		38,820 SF	
Square Feet of Existing Water Bodies and Stormwater Ponds		6,505 SF	
Non-Residential-Size of Parcel:	0	Tree Save Area Required to Include:	Ten Percent (10%) of parcel area.
Total Required Tree Save Area (in square feet):	1,576,872.00		
Area of Each Tree Stand:		141,125 X 10%	14,357.4 SF
Total Site Area/Total of Land Disturbance		Excluded Area	Min. TSA
Tree Stand Method Used:			
Area 1:	965,000 SF		
Total Square Footage of Tree Stands Being Saved to Satisfy Minimum TSA:			966,000 SF



**GREEN MOUNTAIN ENGINEERING, PLLC**  
 1A WENDY CT  
 GREENSBORO, NC 27409  
 Tel: 336.294.9394  
 CERTIFICATE #P-0826  
 www.greenmountainengineers.com  
 vince@greenmountainengineers.com

**SEALS:**



**SURVEY COMPLETED 1/26/23 BY:**  
 CDE FORESTRY & SURVEYING  
 PO BOX 38  
 WALKERSVILLE, NC 27373  
 336-769-4673

<b>REVIEW INFORMATION</b>	<b>REVIEW INFORMATION</b>
TOTAL ACREAGE: 36.2 AC	TYPE OF REVIEW: <input checked="" type="checkbox"/> SPECIAL USE REZONING <input type="checkbox"/> SITE PLAN AMENDMENT <input type="checkbox"/> SPECIAL USE PERMIT (ELECTED BODY ONLY) <input type="checkbox"/> FINAL DEVELOPMENT PLAN <input type="checkbox"/> PRELIMINARY SUBDIVISION <input type="checkbox"/> PLANNING BOARD REVIEW
<b>SITE COVERAGE:</b> BUILDING TO LAND: 8.45 % PAVEMENT TO LAND: 4.87 % OPEN SPACE: 85.68 % TOTAL: 100%	<b>JURISDICTION</b> <input checked="" type="checkbox"/> WINSTON-SALEM
<b>BUILDING SQUARE FOOTAGE:</b> 8,200 / BUILDING SQ. FT. (6,200 BUILDING INCLUDES FOOTPRINT, DRIVES/PRIVATE WALKS, 2 STORY TOWNHOMES) MAX. BUILDING HEIGHT: 40 FT. EXISTING BUILT UPON AREA: 40 SF PROPOSED BUILT UPON AREA: 14,32 AC PUBLIC ROADWAY: 1,916 LF	<b>PURPOSE STATEMENT:</b> THE PURPOSE OF THIS REQUEST IS TO REZONE THE PROPERTY TO RM-55 FOR THE MULTIFAMILY, TOWNHOME USE
<b>BUFFER YARDS</b> ADJOINING ZONING: AG TYPE REQUIRED: PRE-BUFFER & THOROUGHFARE WIDTH PROVIDED: 40' & 50', RESPECTIVELY	<b>ZONING</b> EXISTING ZONING: RS-5 PROPOSED ZONING: RM-55 TYPE OF REVIEW: REZONING PROPOSED USES: RESIDENTIAL BUILDING, SINGLE FAMILY; RESIDENTIAL BUILDING, DUPLEX; RESIDENTIAL BUILDING, TWIN HOME; RESIDENTIAL BUILDING, TOWNHOUSE; AND PLANNED RESIDENTIAL DEVELOPMENT
<b>GENERAL DIMENSIONAL REQUIREMENTS (RM5-S)</b> WATER: PUBLIC / PRIVATE SEWER: PUBLIC / PRIVATE STREETS: PUBLIC / PRIVATE	<b>GENERAL DIMENSIONAL REQUIREMENTS (RS-15 PRD)</b> MINIMUM DIMENSIONS MINIMUM LOT AREA= N/A WIDTH = N/A MAXIMUM HEIGHT: 40' MAX IMPERVIOUS SURFACE AREA COVER (%): NO LIMIT
<b>DENSITY CALCULATIONS</b> # OF UNITS OR LOTS: 96 DENSITY: 24 BUILDINGS, 4 TOWNHOMES PER BUILDING. 96 UNITS(TOWNHOMES)/32.62 AC = 2.94 UNITS/AC (NOTE: IF MORE THAN ONE TYPE OF RESIDENTIAL PRODUCT IS PROPOSED, PROVIDE THE NUMBER OF UNITS & DENSITY BROKEN DOWN BY TYPE.)	<b>MINIMUM SETBACKS &amp; SEPARATIONS</b> FRONT = 15' REAR = 15' ONE SIDE = 10' STREET SIDE = 15' BUILDING SEPARATION: 20'

- WATER AND/OR SANITARY SEWER:**
- THE MOST CURRENT EDITION OF THE CITY OF WINSTON-SALEM TECHNICAL SPECIFICATIONS AND DETAIL DRAWINGS FOR WATER LINE AND SANITARY SEWER LINE CONSTRUCTION WILL GOVERN ALL WATER AND SANITARY SEWER CONSTRUCTION.
  - WATER AND SEWER CONNECTIONS SHALL BE BESIDE EACH OTHER AT THE CENTER OF EACH LOT OR AS DIRECTED BY THE ENGINEER. CONNECTIONS ARE TO BE SPACED NOT MORE THAN 30' CENTER TO CENTER AND HAVE WOODEN STAKES PLACED ON EACH SIDE. STAKES SHOULD BE FLAGGED OR PAINTED FOR VISIBILITY. ORANGE SAFETY CONSTRUCTION FENCING SHOULD BE PLACED AROUND THE CONNECTIONS TO PROTECT THEM DURING LOT CONSTRUCTION ACTIVITIES. WATER AND SEWER CONNECTIONS SHALL NOT BE PLACED WITHIN A DRIVEWAY OR SIDEWALK.
  - DENSITY TESTS BY AN INDEPENDENT TESTING LAB ARE TO BE MADE AS DIRECTED BY THE CITY INSPECTOR AT THE OWNER'S EXPENSE.
- FINAL INSPECTION PROCEDURE:**
- OWNER SUBMITS RECORD DRAWINGS AND ENGINEER'S CERTIFICATION TO THE ENGINEERING DIVISION'S RECORD CENTER.
  - UPON APPROVAL BY THE RECORD CENTER, OWNER MAY REQUEST FINAL INSPECTION FOR WATER AND/OR SANITARY SEWER. OWNER SHALL THEN SUBMIT THE CONSTRUCTION CHECKLIST FOR WATER AND/OR SANITARY SEWER TO THE CITY INSPECTOR.

- GENERAL CONSTRUCTION NOTES:**
- IDENTIFICATION AND LOCATION OF ALL EXISTING UTILITIES IN AND NEAR THE AREAS OF PROPOSED WORK IS THE RESPONSIBILITY OF THE CONTRACTOR. DAMAGE TO UTILITIES EITHER SHOWN OR NOT SHOWN ON THIS PLAN IS THE CONTRACTOR'S RESPONSIBILITY.
  - CONTRACTOR MUST CONTACT NC ONE-CALL, CITY OF WINSTON-SALEM, PUBLIC WORKS DEPARTMENT, AND OTHER SERVICE PROVIDERS TO LOCATE ALL UTILITIES PRIOR TO ANY CONSTRUCTION OR EXCAVATION.
  - UNDERGROUND LOCATION SURVEY INFORMATION REGARDING EXISTING FEATURES WITHIN THE SITE HAS NOT BEEN PERFORMED.
  - CONTRACTOR TO SEED AND STABILIZE DISTURBED AREAS IN ACCORDANCE WITH SEEDING SPECIFICATIONS OF THE CITY OF WINSTON-SALEM / NCDOT.
  - WORK WITHIN PUBLIC RIGHT OF WAY SHALL COMPLY WITH NCDOT AND CITY OF WINSTON-SALEM TRAFFIC CONTROL REQUIREMENTS. A SAFE CONDITION MUST BE PROVIDED AT ALL TIMES.
  - CONTRACTOR IS RESPONSIBLE FOR ANY REQUIRED UTILITY RELOCATION. CONTRACTOR SHALL COORDINATE RELOCATION AND INSTALLATION OF ALL UTILITIES SERVICES WITH THE APPROPRIATE UTILITY SERVICE PROVIDERS.
  - ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED PER THE LATEST STANDARDS OF THE LAND QUALITY SECTION OF NCDOT.
  - CONTRACTOR SHALL MAINTAIN THE SITE IN AN ORDERLY MANNER SO THAT WORKERS AND THE PUBLIC ARE PROTECTED FROM INJURY.

**WATERSHED CALCULATIONS**  
 THIS PROPERTY IS NOT LOCATED IN A WATER SUPPLY WATERSHED.

- GENERAL UTILITIES INFORMATION:**
- ALL PROPOSED SEWER MAINS ARE 8"
  - ALL LOTS SHALL HAVE ONE CITY/COUNTY UTILITIES STANDARD DOMESTIC WATER AND SEWER SERVICE.
  - PROPOSED SANITARY SEWER IS TO BE PUBLIC SEWER MAINTAINED BY THE CITY/COUNTY UTILITIES DEPARTMENT.
  - PROPOSED WATER IS TO BE PUBLIC WATER MAINTAINED BY THE CITY/COUNTY UTILITIES DEPARTMENT.
  - ROADWAYS ARE PLANNED TO BE MAINTAINED BY NCDOT

**GENERAL PLAN INFORMATION:**

- PROPOSED LINEAR FEET OF PUBLIC STREET: 11,870
- TOPOGRAPHIC INFORMATION AND PLANNING INFORMATION SHOWN, WAS TAKEN FROM AVAILABLE GIS DATA.
- GRADING AND STORM DRAINAGE DESIGN IS CONCEPTUAL. SWALE, SLOPE, STRUCTURE AND PIPE LOCATIONS MAY CHANGE DURING DETAILED ENGINEERING DESIGN.
- THE DEVELOPER INTENDS TO "PAD-GRADE" THE BUILDING LOTS.
- FEMA FIRM PANEL NO. 3710688A300J, JANUARY 2, 2009.

**PARKING REQUIREMENTS**

# OF UNITS(TOWNHOMES) OR LOTS	96
PARKING REQUIRED: 96 UNITS(TOWNHOMES) 1.75 PER UNIT = 168 SPACES	
PARKING PROVIDED: 1-CARAGE, 1-DRIVEWAY PER UNIT = 192 SPACES	
HANDICAP REQUIRED: 151-200 -> 6 SPACES.	
HANDICAP PROVIDED: 26 SPACES.	

**OPEN SPACE**

PRO OPEN SPACE REQUIREMENTS:	
1. SITE AREA: 36.2 AC	
2. SITE OMA: 3	
3. OPEN SPACE REQUIRED: 100SF/UNIT = 0.22 AC	
4. ACTIVE OPEN SPACE REQUIRED: 15% OF 0.22 AC = 0.033 AC	
OPEN SPACE PROVIDED:	
1. TOTAL OPEN SPACE PROVIDED: 23.25 AC	
2. TOTAL ACTIVE OPEN SPACE PROVIDED: 1.08 AC	

**IMPERVIOUS SURFACE AREA (ISA) BREAKDOWN:**

65,803 SF ASPHALT = 4.153 AC
10,046 SF SIDEWALK = 0.23 AC
6,200 SF/BUILDING INCLUDES DRIVEWAY, PRIVATE SIDEWALKS AND BUILDING ROOFTOP = 42.800 SF = 3.42 AC
TOTAL = 225,649 SF = 5.18 AC = 5.18/36.2 = 14.309% ISA
FOR SIMPLICITY AND MINOR MODIFICATIONS, ROUND UP TO 6.00 AC => 6.00/36.2 = 16.574% ISA

**PROPERTY INFORMATION**

PIN #S: 6843-22-8982.000; 6843-34-3776.000

TAX BLOCKS: 2667

ADDRESSES: D TEAGUE RD AND 791 TEAGUE RD

**CURRENT OWNER(S) INFORMATION**

PIN: 6843-22-8982.000  
 OWNER(S): RICHARD HOT JONES REVOCABLE TRUST, WILMA LEE MONTSEGER JONES REVOCABLE TRUST, JONES, RICHARD HOT-TRUSTEE  
 CONTACT: CLAY MEYER-REALTOR 216.906.3286, claymeyer@telcelproperties.com  
 FOR RICHARD HOT JONES (MELISA JONES CARTER & TERESA JONES TUCKER) 372 OAK GROVE CHURCH RD WINSTON-SALEM, NC 27107

PIN: 6843-34-3776.000  
 OWNER(S): RICHARD HOT JONES REVOCABLE TRUST, JONES, RICHARD HOT-TRUSTEE  
 CONTACT: CLAY MEYER-REALTOR 216.906.3286, claymeyer@telcelproperties.com  
 FOR RICHARD HOT JONES (MELISA JONES CARTER & TERESA JONES TUCKER) 372 OAK GROVE CHURCH RD WINSTON-SALEM, NC 27107 216.906.3286

**HAZY SKIES, LLC**  
 1340 CREEKSHIRE WAY STE 210  
 WINSTON-SALEM, NC 27103  
 ATTN: BRAD COE  
 OFFICE: 336.769.4673  
 EMAIL: coeform@gmail.com

**Grey Brier**  
 Teague Rd.  
 Winston-Salem, NC

STATE: NORTH CAROLINA  
 COUNTY: FORSYTH

MUNICIPALITY: WINSTON-SALEM  
 TOWNSHIP: WINSTON-SALEM

PARCEL ID: SEE SITE DATA

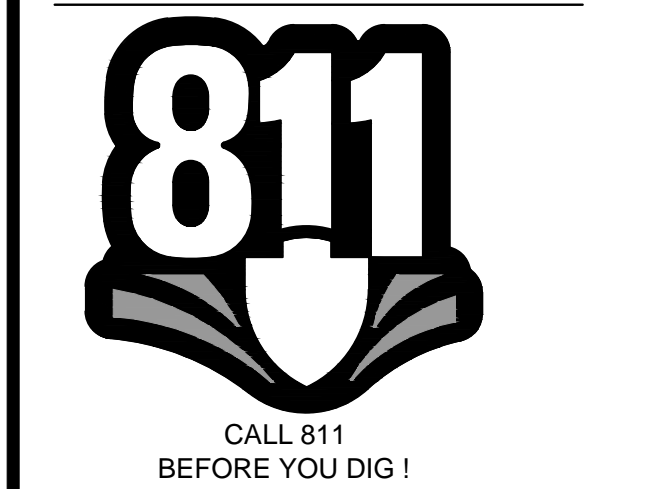
DESIGNED BY: JLM

CHECKED BY: VCT

DATE: 2023.08.11

PROJECT: 23-071

REVISIONS:



SHEET TITLE:  
**MULTI-FAMILY TOWNHOMES:**

OVERALL SITE PLAN

SCALE: 1" = 100'

SHEET NO:  
**C-1.00**