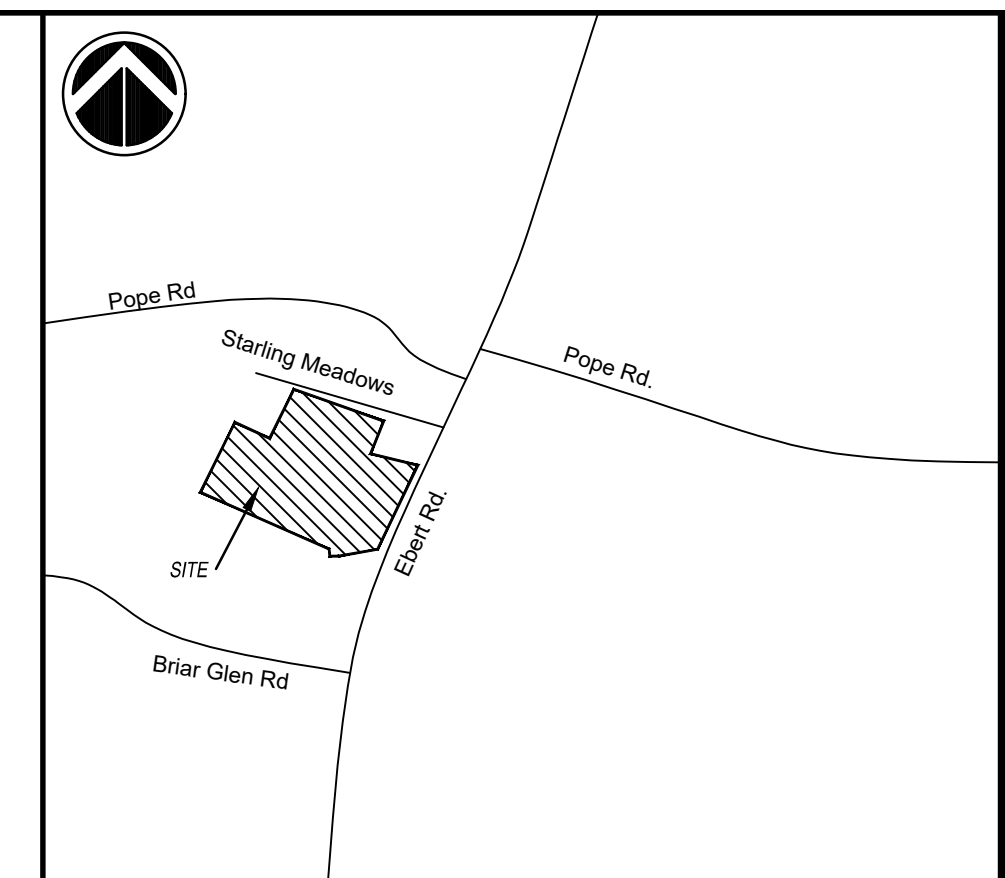


PROPERTY OWNER/DEVELOPER: PIN: 6813-75-6993.00, 6813-75-6795.00, 6813-75-6710.00 & 6813-75-9082.00
ZINAT MANAGEMENT, LLC
 842 WINDALIER LN
 WINSTON-SALEM, N.C. 27106
 PHONE: (336) 345-8700
 MAJID MIRZAZADEH
 MJD_mirzazadeh@yahoo.com

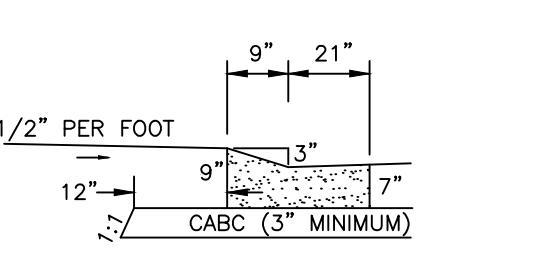
SURVEYOR: ALLIED LAND SURVEYING
 4720 KESTER MILL ROAD
 WINSTON-SALEM, N.C. 27103
 PHONE: (336) 765-2377
 FAX: (336) 760-8886
 JASON C. MOREHEAD, PLS
 jason@allied-engrsurv.com

ENGINEER: ALLIED DESIGN, INC.
 4720 KESTER MILL ROAD
 WINSTON-SALEM, N.C. 27103
 PHONE: (336) 765-2377
 FAX: (336) 760-8886
 STEVE W. CAUSEY, P.E.
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 http://www.allied-engrsurv.com

FIRM LICENSE C-1891



REVIEW INFORMATION

TYPE OF REVIEW:
 PRELIMINARY SUBDIVISION
 SPECIAL USE REZONING

JURISDICTION:
 CITY OF WINSTON-SALEM

THE PURPOSE OF THIS REQUEST IS FOR APPROVAL OF A REZONING OF THE SUBJECT PROPERTY FROM RS-9 TO RM-S-5 AND FOR APPROVAL OF THE PRELIMINARY SITE PLAN

INFRASTRUCTURE

	PUBLIC	PRIVATE
WATER:	X	
SEWERS:	X	
STREETS:	X	

LINEAR FEET OF PUBLIC STREETS: 840 FT

SITE SIZE AND COVERAGES

TOTAL ACREAGE: 7.50 ACRE(S)
 DEDICATED RIGHT-OF-WAY: (44,225) SF

SITE COVERAGES:
 BUILDING TO LAND: 27.55 %
 PAVEMENT TO LAND (STREET, SIDEWALKS AND DRIVEWAYS): 12.55 %
 OPEN SPACE: 59.90 %
 TOTAL: 100 %

ZONING

EXISTING ZONING: RS9
 PROPOSED ZONING: RM-S-5

RESIDENTIAL BUILDING, SINGLE FAMILY;
 RESIDENTIAL BUILDING, TOWNHOMES;
 RESIDENTIAL BUILDING, DUPLEX;
 RESIDENTIAL BUILDING, TOWNHOUSE

DENSITY CALCULATIONS

OF UNITS: 36 UNITS
 DENSITY: 4.80 UNITS PER ACRE

BUFFERYARDS

ADJOINING ZONING: RS9
 TYPE REQUIRED: TYPE II
 WIDTH PROVIDED: 20'

PARKING CALCULATIONS

REQUIRED PARKING: 2 SPACES/ UNIT
 36 UNITS x 2 = 72 SPACES
 PARKING PROVIDED: 72 SPACES
 (1 GARAGE & 1 DRIVEWAY SPACE PER UNIT)

BUILDING SETBACKS

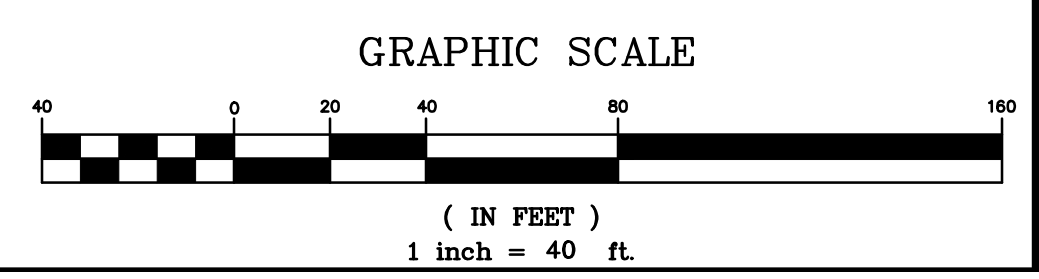
FRONT: 20'
 SIDE TO REAR: 20'
 SIDE TO SIDE: 20'
 REAR TO REAR: 30'
 15'

PROPOSED COMMON RECREATION AREA

TOTAL REQUIRED: 36 UNITS x 100 = 3,600 SF
 TOTAL PROVIDED: 6,050 SF

WATERSHED CALCULATIONS

THIS PROJECT IS NOT LOCATED WITHIN DESIGNATED WATER SUPPLY WATERSHED.



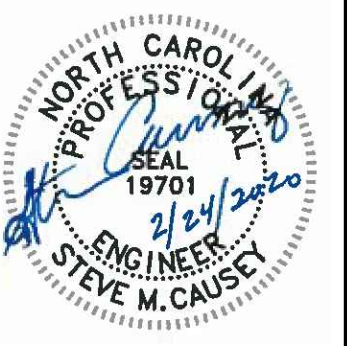
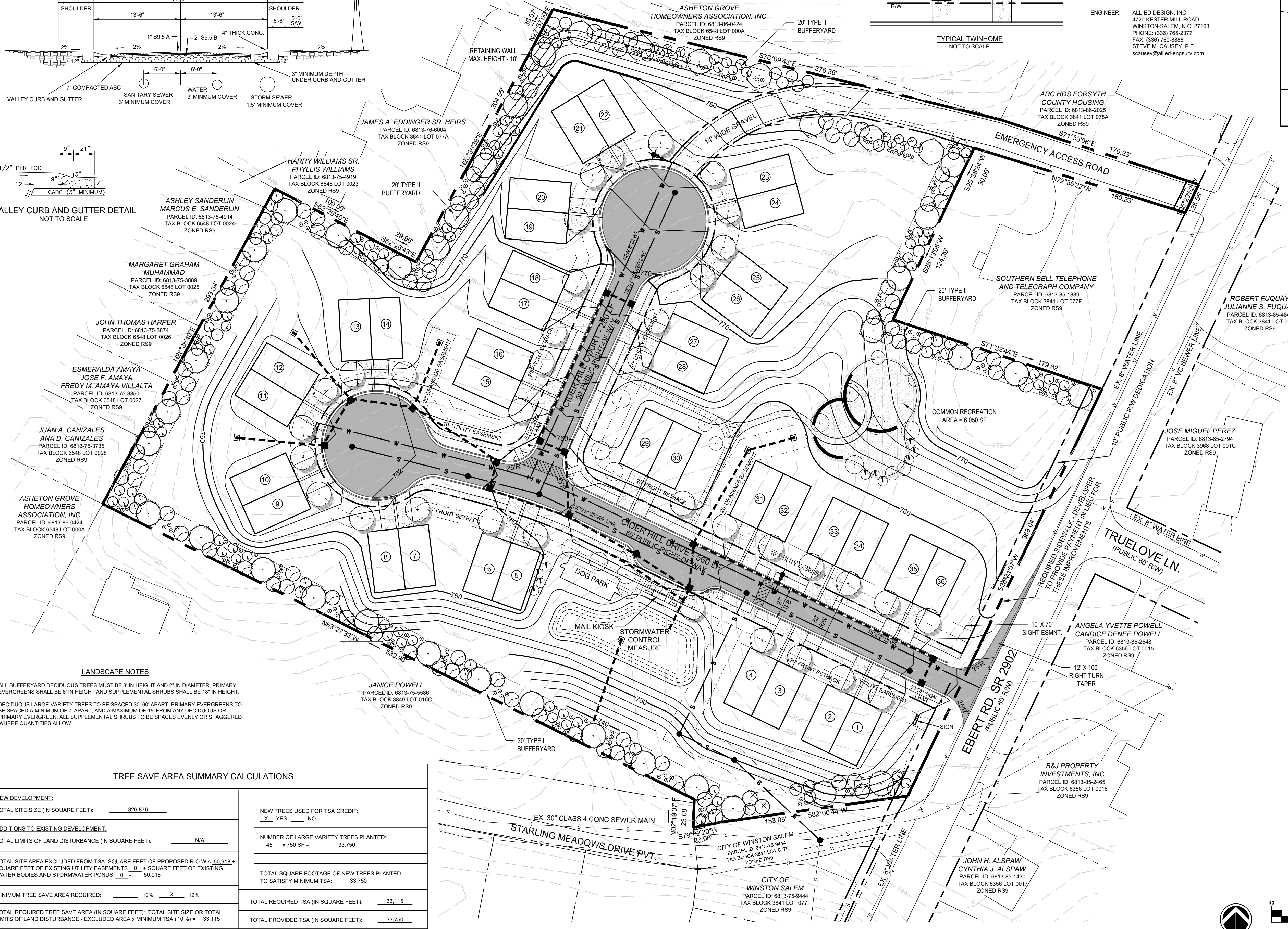
LANDSCAPE NOTES

ALL BUFFERYARD DECIDUOUS TREES MUST BE 6' IN HEIGHT AND 2" IN DIAMETER. PRIMARY EVERGREENS SHALL BE 6' IN HEIGHT AND SUPPLEMENTAL SHRUBS SHALL BE 18" IN HEIGHT.

DECIDUOUS LARGE VARIETY TREES TO BE SPACED 30'-60' APART. PRIMARY EVERGREENS TO BE SPACED A MINIMUM OF 7' APART, AND A MAXIMUM OF 15' FROM ANY DECIDUOUS OR PRIMARY EVERGREEN. ALL SUPPLEMENTAL SHRUBS TO BE SPACED EVENLY OR STAGGERED WHERE QUANTITIES ALLOW.

TREE SAVE AREA SUMMARY CALCULATIONS

NEW DEVELOPMENT:		NEW TREES USED FOR TSA CREDIT:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
TOTAL SITE SIZE (IN SQUARE FEET):	326,876	NUMBER OF LARGE VARIETY TREES PLANTED:	45 x 750 SF = 33,750
ADDITIONS TO EXISTING DEVELOPMENT:		TOTAL SQUARE FOOTAGE OF NEW TREES PLANTED TO SATISFY MINIMUM TSA:	33,750
TOTAL LIMITS OF LAND DISTURBANCE (IN SQUARE FEET):	N/A	TOTAL REQUIRED TSA (IN SQUARE FEET):	33,115
TOTAL SITE AREA EXCLUDED FROM TSA: SQUARE FEET OF PROPOSED R.O.W.s 50,918 + SQUARE FEET OF EXISTING UTILITY EASEMENTS 0 + SQUARE FEET OF EXISTING WATER BODIES AND STORMWATER PONDS 0 = 50,918		TOTAL PROVIDED TSA (IN SQUARE FEET):	33,750
MINIMUM TREE SAVE AREA REQUIRED: 10% <input checked="" type="checkbox"/> 12%			
TOTAL REQUIRED TREE SAVE AREA (IN SQUARE FEET): TOTAL SITE SIZE OR TOTAL LIMITS OF LAND DISTURBANCE - EXCLUDED AREA x MINIMUM TSA (10%) = 33,115			



PRELIMINARY PLANS
 NOT RELEASED FOR CONSTRUCTION

CIDER HILL
 ZINAT MANAGEMENT, LLC
 EBERT ROAD
 WINSTON SALEM, NC

PROJECT NO.: 20-010
 DRAWN BY: HK
 CHECKED BY: SMC
 DATE: 02/24/20

REVISIONS

NO.	DATE	DESCRIPTION
A	02/24/20	ISSUED FOR PRELIMINARY REVIEW
B	03/02/20	ISSUED FOR PLANNING BOARD REVIEW
C	04/02/20	REVISED PER PLANNING STAFF COMMENTS

REZONING AND PRELIMINARY SITE PLAN

SHEET

C1