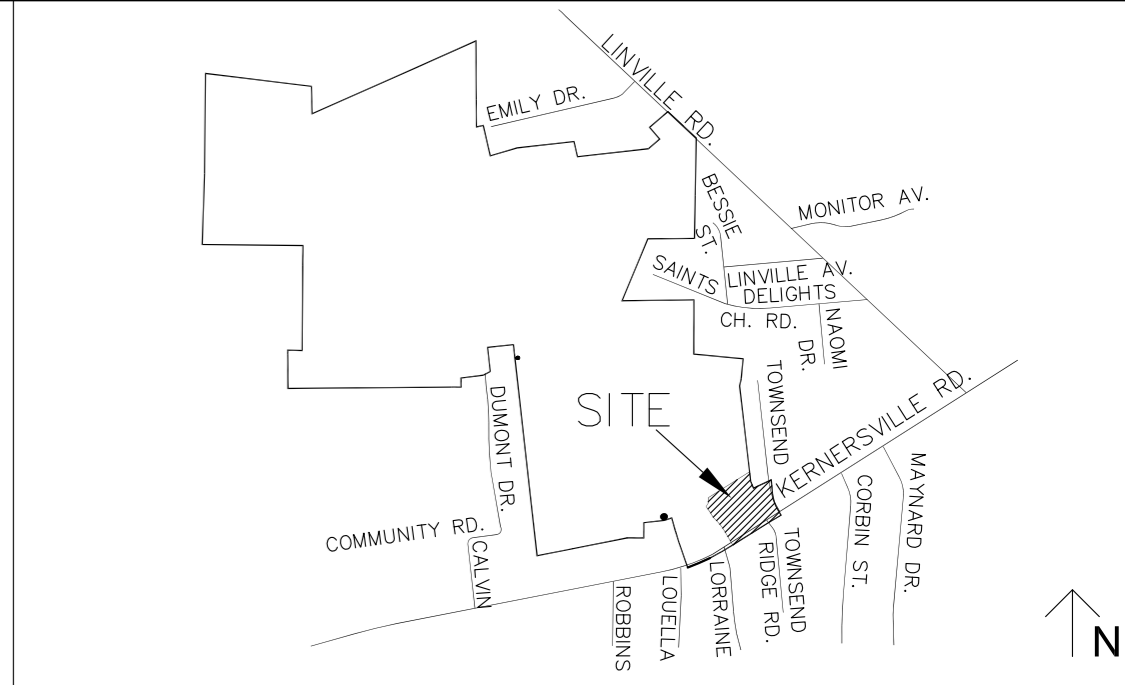


VERNON FARMS VILLAS & TOWNHOMES, ASSOC.
 PHASE 2C SECTION 2
 ZONING: RM8-S
 PIN: 6865-03-6507
 D.B. 2952 PG. 923

SAN CAROL BEESON
 ZONING: RS9
 PIN: 6865-13-0533
 BLOCK 5674, LOT 13
 DB 2111 PG 3085



SITE DATA:
 OWNER: BARRY SIEGAL
 4425 MONUMENT TRACE SUITE 107
 GREENSBORO, N.C. 27409
 JURISDICTION: WINSTON SALEM
 TOTAL AREA = 4.788 ACRES
 PIN: 6865-03-6104
 EX. ZONING: NSB-S
 USE: VACANT
 PROPOSED ZONING: CU-RM-12
 TOTAL PROPOSED UNITS: 53 UNITS
 TOTAL LENGTH OF PRIVATE STREETS: 1,191 L.F.
 TOTAL REQUIRED PARKING: 2 SPACES PER DWELLING (106 SPACES)
 TOTAL PROVIDED SPACES: 116 SPACES
 PROPOSED DENSITY: 11.07 UNITS PER ACRE
 COMMON AREA REQUIRED: 100 S.F. PER UNIT (5,300 S.F.)
 COMMON AREA PROVIDED: 5,829 S.F.

LANDSCAPING REQUIREMENTS:
 STREETWAYS: NUMBER AND SPACING OF TREES I. EACH STREETWAY SHALL CONTAIN A MINIMUM OF TWO (2) DECIDUOUS OR EVERGREEN LARGE VARIETY TREES PER ONE HUNDRED (100) LINEAR FEET. EXCLUDING POINTS OF MOTOR VEHICLE INGRESS OR EGRESS. II. IN NO CASE SHALL ANY STREETWAY CONTAIN LESS THAN ONE TREE. III. REQUIRED TREES MUST BE A MINIMUM OF EIGHT (8) FEET IN HEIGHT AT INSTALLATION AND SHALL BE AT LEAST TWO (2) INCHES IN DIAMETER MEASURED SIX (6) INCHES ABOVE GROUND LEVEL. IV. WHERE TWO (2) OR MORE STREETWAY TREES ARE REQUIRED, ALL TREES SHALL BE PLANTED WITH THE CENTER OF THE MAIN TRUNKS TWENTY (20) TO SEVENTY-FIVE (75) FEET APART. V. EXISTING DECIDUOUS TREES LOCATED IN THE ADJUTING STREET RIGHT-OF-WAY MAY BE USED TO SATISFY THE DISTRIBUTION REQUIREMENTS IN THIS SECTION. VI. SMALL OR MEDIUM VARIETY TREES MAY BE USED WHERE OVERHEAD UTILITY LINES EXIST IN ACCORDANCE WITH SECTION 6.2.18.10, OVERHEAD UTILITY LINES.

OTHER STREETWAY COMPONENTS IN ADDITION TO REQUIRED TREES, THE LANDOWNER OR DEVELOPER SHALL USE ONE OF THE FOLLOWING, OR A COMBINATION THEREOF, TO SATISFY STREETWAY REQUIREMENTS: I. NATURAL SHRUBS: I. STREETWAY SHRUBS MUST BE A MINIMUM OF EIGHTEEN (18) INCHES IN HEIGHT AT INSTALLATION, WITH A MINIMUM HEIGHT OF THIRTY-SIX (36) INCHES WITHIN THREE (3) YEARS AFTER INSTALLATION. 2. SHRUBS MUST BE A LOCALLY ADAPTED SPECIES WHICH RETAIN FOLIAGE TO WITHIN SIX (6) INCHES ABOVE GROUND LEVEL. 3. SHRUBS SHALL BE SPACED NO MORE THAN EIGHTEEN (18) INCHES, EDGE TO EDGE. 4. NO MORE THAN THIRTY PERCENT (30%) OF STREETWAY SHRUBS SHALL BE DECIDUOUS.

***PLEASE REFER TO THE FORSYTH COUNTY DEVELOPMENT ORDINANCE TABLE 6.2.1.1 FOR SPACING OF SHRUBS BASED ON WHICH SHRUBS ARE USED.**

LARGER MOTOR VEHICLE SURFACE AREA RATIO: ONE LARGE VARIETY TREE PER EVERY 5,000 FEET OF WSA (45,850 S.F.) (10 TREES)

INTERIOR MOTOR VEHICLE SURFACE AREA RATIO: ONE LARGE VARIETY TREE PER EVERY 5,000 FEET OF WSA (45,850 S.F.) (10 TREES)

PROPOSED STREETS TO BE PRIVATE. PROPOSED WATER AND SEWER LINES TO PER DEDICATED AS PUBLIC.

PROPOSED USES: RESIDENTIAL BUILDING, SINGLE FAMILY, RESIDENTIAL BUILDING, DUPLEX, RESIDENTIAL BUILDING, TOWNHOUSE, RESIDENTIAL BUILDING, MULTIFAMILY, AND PLANNED RESIDENTIAL DEVELOPMENT.

WATERSHED/IMPERVIOUS CALCULATIONS:
 THIS SITE IS IN SALEM LAKE WATERSHED PROTECTION AREA WS-III.
 THIS SITE IS ALSO PART OF THE OVERALL VERNON FARMS DEVELOPMENT.
 A MAXIMUM OF 30% COVERAGE WITH STORMWATER CONTROL WILL BE ALLOWED FOR THE OVERALL VERNON FARMS DEVELOPMENT.
 (NOTE: ON THE VERNON FARMS MASTER PLAN, THIS TRACT IS IDENTIFIED AS PARCEL 2. ALL OTHER AREA ARE IDENTIFIED AS PARCEL 1.)

TOTAL OVERALL SITE SQUARE FOOTAGE: 7,907,881 SF
TOTAL OVERALL MAXIMUM COVERAGE: 2,372,364 SF
LESS BUILT UPON AREA: 1,490 SF
NEW OVERALL ALLOWABLE COVERAGE: 2,370,874 SF
PROPOSED PARCEL 1: 2,202,348 SF
PROPOSED PARCEL 2: 96,570 SF
TOTAL COVERAGE PROPOSED: 2,298,918 SF
PERCENT COVERAGE PROPOSED: 29.07%

PARCEL 2 IMPERVIOUS SURFACE AREA (ISA): 96,570 SF
TOTAL COVERAGE PROPOSED: 2,298,918 SF
PERCENT COVERAGE PROPOSED: 29.07%

LINE	LINE TABLE	CURVE TABLE
L-1	BEARING: N73°09'59"W DISTANCE: 24.80	CHORD BEARING: 74.62 CHORD DIST: 28.99 RADIUS: 78.99 TANGENT: 28.99 ARC LENGTH: 0.0149
L-2	BEARING: N15°48'22"E DISTANCE: 50.01	CHORD BEARING: 15.48 CHORD DIST: 11.36 RADIUS: 8.50 TANGENT: 7.63 ARC LENGTH: 8.3524
L-3	BEARING: S73°09'59"E DISTANCE: 25.21	CHORD BEARING: 73.10 CHORD DIST: 64.34 RADIUS: 325.00 TANGENT: 32.33 ARC LENGTH: 117.41
L-4	BEARING: S05°12'26"E DISTANCE: 113.07	CHORD BEARING: 5.21 CHORD DIST: 64.34 RADIUS: 325.00 TANGENT: 32.33 ARC LENGTH: 117.41
L-5	BEARING: S31°26'38"E DISTANCE: 58.90	CHORD BEARING: 31.27 CHORD DIST: 75.29 RADIUS: 325.00 TANGENT: 32.74 ARC LENGTH: 121.32
L-6	BEARING: S78°36'10"W DISTANCE: 60.07	CHORD BEARING: 78.36 CHORD DIST: 113.07 RADIUS: 159.28 TANGENT: 130.99 ARC LENGTH: 100.20
L-7	BEARING: N01°16'57"E DISTANCE: 30.00	CHORD BEARING: 1.28 CHORD DIST: 159.28 RADIUS: 159.28 TANGENT: 159.28 ARC LENGTH: 116.90
L-8	BEARING: N00°31'50"W DISTANCE: 16.00	CHORD BEARING: 0.55 CHORD DIST: 159.93 RADIUS: 159.93 TANGENT: 100.00 ARC LENGTH: 68.09
L-9	BEARING: N77°52'52"W DISTANCE: 29.11	CHORD BEARING: 77.53 CHORD DIST: 39.05 RADIUS: 325.00 TANGENT: 19.35 ARC LENGTH: 65.58
L-10	BEARING: S33°58'28"W DISTANCE: 59.51	CHORD BEARING: 33.58 CHORD DIST: 35.25 RADIUS: 225.00 TANGENT: 17.14 ARC LENGTH: 54.89
L-11	BEARING: N61°27'18"E DISTANCE: 41.33	CHORD BEARING: 61.27 CHORD DIST: 91.33 RADIUS: 112.00 TANGENT: 50.01 ARC LENGTH: 34.07
L-12	BEARING: N67°27'12"E DISTANCE: 96.11	CHORD BEARING: 67.27 CHORD DIST: 206.77 RADIUS: 153.99 TANGENT: 289.49 ARC LENGTH: 114.40
L-13	BEARING: N27°09'57"W DISTANCE: 55.86	CHORD BEARING: 27.10 CHORD DIST: 25.21 RADIUS: 8.50 TANGENT: 7.63 ARC LENGTH: 8.3524
L-14	BEARING: N02°12'24"E DISTANCE: 77.81	CHORD BEARING: 2.24 CHORD DIST: 115.19 RADIUS: 347.83 TANGENT: 38.40 ARC LENGTH: 119.42
L-15	BEARING: N25°39'34"W DISTANCE: 62.71	CHORD BEARING: 25.39 CHORD DIST: 115.19 RADIUS: 347.83 TANGENT: 38.40 ARC LENGTH: 119.42
L-16	BEARING: N89°02'46"W DISTANCE: 77.81	CHORD BEARING: 89.03 CHORD DIST: 115.19 RADIUS: 347.83 TANGENT: 38.40 ARC LENGTH: 119.42
L-17	BEARING: S42°49'54"W DISTANCE: 38.95	CHORD BEARING: 42.50 CHORD DIST: 94.07 RADIUS: 607.50 TANGENT: 47.15 ARC LENGTH: 68.70
L-18	BEARING: N33°48'25"E DISTANCE: 30.49	CHORD BEARING: 33.48 CHORD DIST: 74.28 RADIUS: 189.23 TANGENT: 37.15 ARC LENGTH: 62.74
L-19	BEARING: N02°22'22"E DISTANCE: 47.71	CHORD BEARING: 2.22 CHORD DIST: 115.19 RADIUS: 347.83 TANGENT: 38.40 ARC LENGTH: 119.42

PRELIMINARY - NOT FOR CONSTRUCTION
REZONING SITE PLAN
 FOR
VERNON FARMS PHASE 2 - PARCEL 2
 ABBOTTS CREEK TOWNSHIP FORSYTH COUNTY
 NORTH CAROLINA
 JUNE 30 2022

GRAPHIC SCALE
 1 inch = 90 ft
EVANS ENGINEERING, INC.
ENGINEERS, PLANNERS, SURVEYORS
 4609 DUNDAS DRIVE GREENSBORO, N.C. 27407
 PHONE: (336)854-8877 FAX: (336)854-8876



PROP. 12"x8" TAP, SLEEVE AND VALVE. STREET TO BE OPEN CUT & REPAIRED PER COWS STANDARDS & PROCEDURES.

PATTERSON VF HOLDINGS
 ZONING: RM5-S, RM8-S
 PIN: 6865-03-0149

EX. WATERLINE STUB TO BE TERMINATED AT MAIN STREET TO BE OPEN CUT & REPAIRED PER COWS STANDARDS & PROCEDURES.

MEDIAN EXTENSION 25' FROM EDGE OF NEW DRIVE

PROP. 12"x8" TAP, SLEEVE AND VALVE. STREET TO BE OPEN CUT & REPAIRED PER COWS STANDARDS & PROCEDURES.

CB=N15°12'00"E
 C=24.68

16+00

GENERAL NOTES
 1) BOUNDARY AND TOPO INFORMATION TAKEN FROM FIELD SURVEY BY EVANS ENGINEERING.
 2) CONTRACTOR IS RESPONSIBLE TO VERIFY THE EXACT LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
 3) DUMPSTER PADS SHALL BE CONSTRUCTED WITH 8 INCHES OF 4,000 PSI CONCRETE OVER 6 INCHES OF COMPACTED ABC STONE. ADDITIONALLY, 4,000 PSI CONCRETE SHALL BE USED AT THE DUMPSTER APPROX. SCREENING REQUIREMENTS WILL BE MET FOR THE DUMPSTER PER U 61.37.
 4) A FEE WILL BE PAID IN LIEU OF CONSTRUCTION OF A SIDEWALK ALONG KERNERSVILLE ROAD.
 5) THE 15' TYPE II BUFFER AROUND THE PERMETER, AS SHOWN, SHALL BE PLANTED TO THE CITY OF WINSTON SALEM STANDARDS.
 6) ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY WORK OR UTILITIES WITHIN THE RIGHT OF WAY.

TREE SAVE AREA:
 TOTAL SITE AREA: 4,788 AC. (208,565 S.F.)
 MINUS EX. UTILITY ESMT. ALONG VERNON FARMS BLVD. (7,600 S.F.)
 MINUS PROPOSED STORMWATER POND (6,700 S.F.)
 TOTAL TREE SAVE AREA FOR SITE: 192,265 S.F. x 10% = 19,226 S.F.
 CREDIT FOR LARGE VARIETY TREES IN MOUNTAIN: 18 x 750 S.F. = 13,500 S.F.
 ADDITIONAL TREE SAVE AREA REQUIRED: 5,726 S.F.
 TREE SAVE AREA ALONG KERNERSVILLE ROAD: 5,770 S.F.

EROSION CONTROL NOTES
 1. IF THE PROPOSED PROJECT CREATES MORE THAN 10,000 SQ. FT. OF LAND DISTURBANCE (20,000 SQ. FT. OF LAND DISTURBANCE FOR SINGLE-FAMILY DWELLING CONSTRUCTION), A GRADING/EROSION CONTROL PERMIT WILL BE REQUIRED PRIOR TO THE START OF WORK. IN ORDER TO OBTAIN THIS PERMIT YOU MUST SUBMIT A PROFESSIONALLY DESIGNED EROSION CONTROL PLAN ALONG WITH AN ORIGINAL SIGNED/INITIALED FINANCIAL RESPONSIBILITY OWNERSHIP (FRO) FORM FOR REVIEW AND APPROVAL. PLEASE SUBMIT THE PLAN THROUGH THE ELECTRONIC PLAN REVIEW PORTAL AS APPLICATION TYPE 04.02 GRADING/EROSION CONTROL PERMIT AT THE FOLLOWING LINK: [HTTPS://WINSTON-SALEM.COM/SECURE/](https://winston-salem.com/secure/)
 2. THERE IS NO PROPOSED DEVELOPMENT WITHIN THE REGULATED FLOOD PLAIN.

