

DEVELOPMENT STANDARDS

- PURPOSE STATEMENT**
The proposed project named LA Reynolds Planned Residential Development is requesting a rezoning from the existing GB-5 zoning to a special use district R59-5 Zoning to allow single family homes for sale or rent.
- GENERAL PROVISIONS**
- Unless more stringent standards are established by the Site Plan or these Development Standards, development of the Site shall comply with the requirements and standards for a cluster development in the R59 zoning district set forth in the City of Winston Salem Unified Development Ordinance (the "Ordinance") and on this Site Plan.
 - The development depicted on the Site Plan is intended to reflect the arrangement of proposed uses on the Site, but the final configuration, placement and size of individual Site elements may be altered or modified within the limits prescribed by the Ordinance and the standards established by the Site Plan and these Development Standards during design development and construction phases. Street layouts may be modified to accommodate final building and lot locations.
- PERMITTED USES**
- The Site may be devoted to a maximum of 150 for sale or rent single family detached dwelling units and to any incidental or accessory use in connection therewith which is permitted in the R59 zoning district under the Ordinance.
- COMMON OPEN SPACE AND AMENITY AREAS**
- A minimum of 5.5 acres of the Site shall be set aside as common open space, which represents 15% of the Site. Of this 15% of the Site, 15% of that is required to be active open space. The Amenity Center and any proposed pocket parks will count towards this active open space.
 - Required open space shall comply with Table 5.2.66.H of the Ordinance.
 - Each active open space area shall have no less than fifty (50) feet of continuous street frontage.
 - Pocket parks will include seating areas, benches and sidewalks.
- SCREENING AND LANDSCAPING**
- Screening and landscaping shall conform with the standards and treatments specified in the Ordinance.
- BUFFERS**
- As shown on the Site Plan, a 50 foot wide thoroughfare buffer with a 40 foot wide type III buffered plantings shall be provided per Section 5.2.66.9E.
 - As shown on the Site Plan, a 50 foot wide stream buffer is shown on both Reynolds Creek and Tomahawk Creek per Section 8.2.6C.
 - As shown on the Site Plan, a 50 foot wide stream buffer is shown on the jurisdictional pond near the Southeast side of the property.
- SIGNS**
- All signs placed on the Site will be erected in accordance with the requirements of the Ordinance.
 - The number of vehicular access points to the Site shall be limited to the number depicted on the Site Plan.
 - The placement and configuration of each access point are subject to any minor modifications required to accommodate final site and architectural construction plans and designs and to any adjustments required by the City of Winston Salem and/or the North Carolina Department of Transportation (NCDOT).
- STREETS**
- All streets to be public and will follow City of Winston-Salem typical local street section (27'-B-8 with a 50' ROW, a 10' utility easement on both sides and 5' wide sidewalk on one side).
- STORMWATER CONTROL MEASURES**
- This project will use sand filter type SCM stormwater management devices to provide stormwater quality and attenuation.

DEVELOPMENT DATA

Development Data	
Total Site Area:	37.01 AC
PIN #:	5895-34-8992
Site Location:	4400 Styers Ferry Road
Existing Zoning:	GB-5
Proposed Zoning:	R59-5
Existing Use:	Commercial
Proposed Use:	Residential Building, Single Family, Planned Residential Subdivision
Max # Units Allowed:	150 (overall acreage / 9,000 sqft lot)
Total # of Units Shown:	101
Max Density Allowed:	4.0 DUA
Density Shown:	2.7 DUA
Connectivity Index:	1.3
Tree Save Percentage:	±34%
Passive Open Space Required:	5.6 AC (15%)
Passive Open Space Provided:	±22 AC (±59%)
Active Open Space Required:	0.8 AC (15% of REQ. COS%)
Active Open Space Provided:	±0.9 AC
Amenity:	±0.60 AC
Pocket Park 1:	±0.19 AC
Pocket Park 2:	±0.11 AC
Minimum Lot Width:	37'-8"
Minimum Front Setback:	0'
Minimum Side Yard:	5'
Minimum Side Yard (Corner Lot):	5'
Minimum Rear Yard:	0'
Required Bike Spaces:	2 (1 per 5000 SF of Pool Activity Area)
Proposed Bike Spaces:	3
Development Name:	LA Reynolds Planned Residential Development
Date Submitted:	April 28, 2021

Streets are to be Public
Water is to be Public
Sewer is to be Public

Owner Information
Company: MF - STYERS FERRY, LLC
Contact: Simon K Burgess
Title: Managing Director/Partner
Address: 301 N. Main Street Suite 1208, Winston Salem NC, 27101
Phone: 910-690-4217
Email: simon.burgess@mayfairstreetpartners.com

Engineer Information
Company: CESO, Inc
Contact: Bob Cash
Title: Senior Program Director, Civil Engineering
Address: 1515 Mockingbird Lane Suite 7145, Charlotte NC, 28209
Phone: 803-802-1459
Email: bob.cash@cesoinc.com

LEG TABLE:

LINE	BEARING	DISTANCE
L1	S 87°45'29" E	60.13'
L2	S 39°55'01" E	100.24'
L3	S 36°48'08" E	86.35'
L4	S 48°57'02" E	99.31'
L5	S 41°15'39" E	155.76'
L6	S 21°04'21" E	184.59'
L7	S 19°43'04" E	244.27'
L8	S 18°37'02" E	272.92'
L9	S 57°25'15" W	105.23'
L10	S 59°12'27" W	139.24'
L11	N 88°50'50" W	208.00'
L12	N 80°25'42" W	57.17'
L13	N 86°31'20" W	278.42'
L14	N 81°42'42" W	167.99'
L15	N 68°39'15" W	137.29'
L16	S 76°38'02" W	27.90'
L17	N 52°20'12" W	70.99'
L18	N 51°13'00" W	67.55'
L19	N 41°32'17" W	46.08'
L20	N 13°31'30" W	70.48'
L21	N 37°33'22" W	150.98'
L22	N 64°01'45" W	119.28'
L23	N 63°14'52" W	214.19'
L24	N 60°56'42" W	47.13'
L25	N 66°59'10" W	131.44'
L26	N 65°07'01" W	153.09'
L27	N 57°42'39" W	113.31'
L28	N 51°01'49" W	111.31'
L29	N 85°00'14" W	151.98'
L30	N 21°51'50" E	49.61'
L31	N 21°58'18" E	97.50'
L32	N 26°46'27" E	106.31'
L33	N 32°26'43" E	144.23'
L34	S 87°22'24" E	9.09'
L35	S 43°33'03" E	167.80'

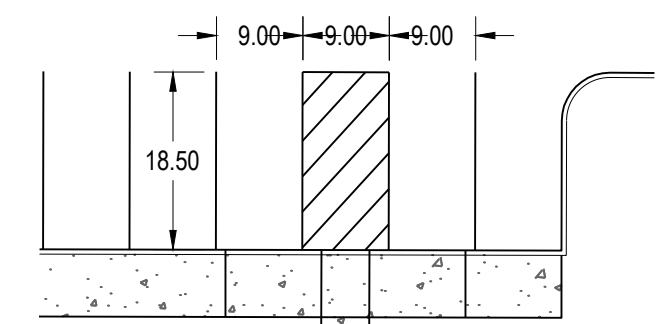
RECORD COURSES AND DISTANCES FOR L-2 TO L-8 ARE AS FOLLOWS:

- S 27°18'32" E 112.45'
- N 45°14'46" E 83.33'
- S 41°21'08" E 50.96'
- S 37°09'09" E 180.87'
- S 18°14'45" E 577.51'
- S 15°01'42" E 85.17'
- S 40°58'24" E 54.89'

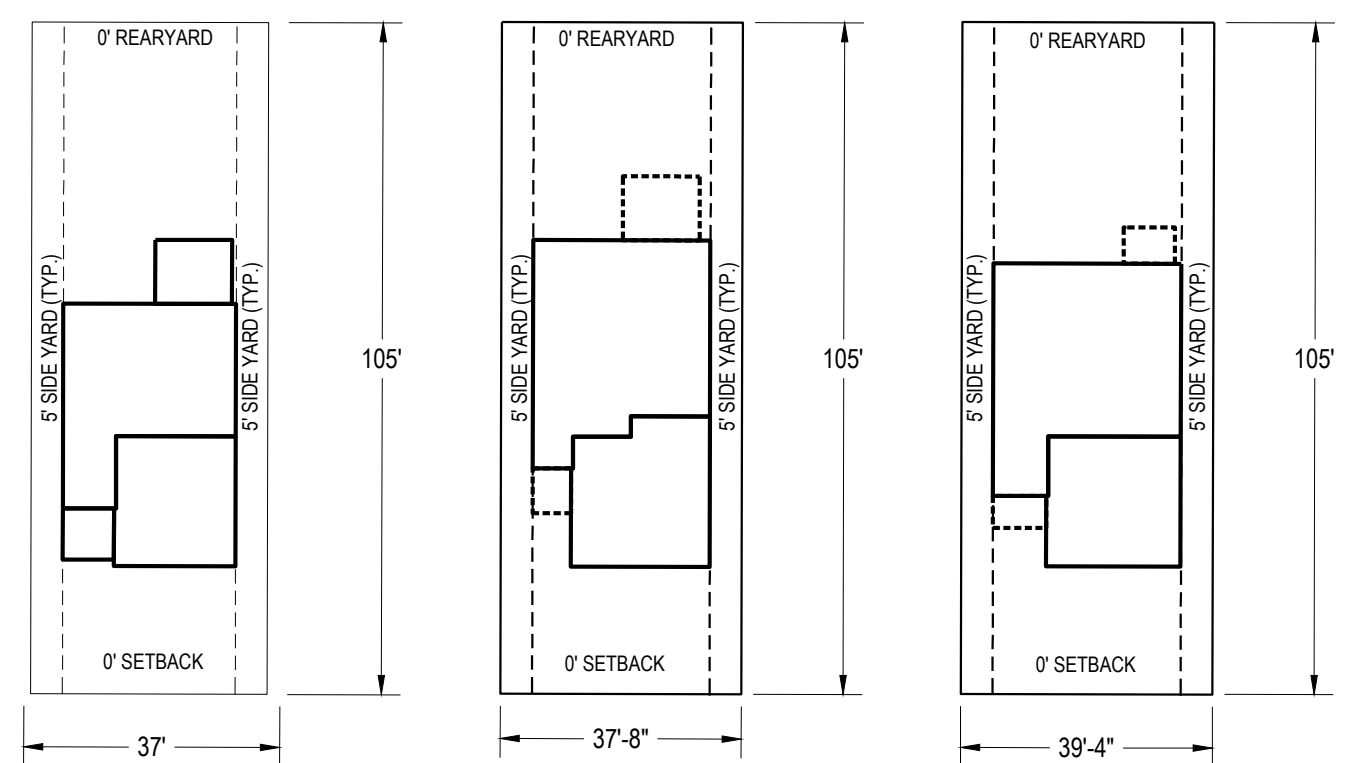
RECORD COURSES AND DISTANCES FOR L-9 TO L-29 ARE AS FOLLOWS:

- S 63°01'10" W 231.90'
- N 87°20'50" W 517.54'
- N 74°28'46" W 224.75'
- N 68°28'24" W 157.72'
- N 35°59'49" W 387.22'
- N 62°11'19" W 350.25'
- N 57°59'42" W 514.43'
- N 77°02'56" W 74.63'

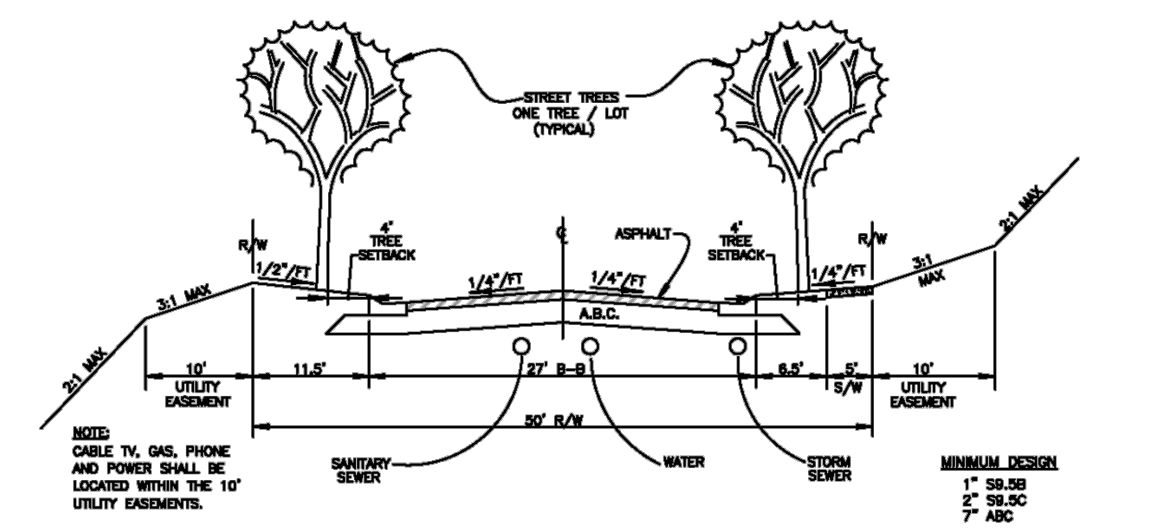
- LL-30 N 24°12'49" E 48.64'
- LL-31 N 24°19'17" E 87.50'
- LL-32 N 29°07'26" E 106.31'
- LL-33 N 34°47'42" E 144.24'



TYPICAL PARKING
SCALE 1"=20'



TYPICAL LOTS
SCALE 1"=30'



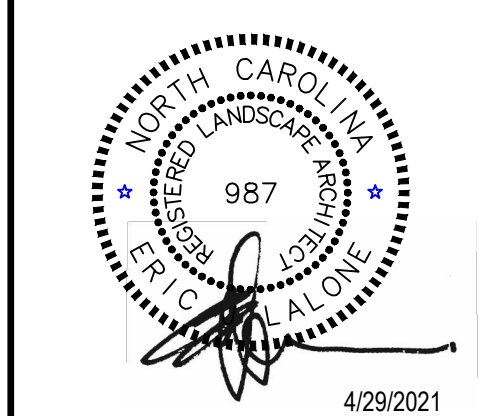
TYPICAL LOCAL STREET SECTION
N.T.S. REVISED 4/17/2020

Tree Save Area Summary Calculations - To Be Used In Conjunction With the Inspections Division Landscaping and Tree Preservation Checklist		
New Development:	1,812.155	Address to Existing Development:
Total Site Size (in Square Feet):	1,812,155	Total Limits of Land Disturbance (in Square Feet):
Total Site Area Excluded From TSA: Square Feet of Proposed R.O.W. 17,899	Square Feet of Existing Utility Easements: X	Square Feet of Existing Water Bodies and Stormwater Ponds: = 104,978 + 262,638
Minimum Tree Save Area Required: 10% X 12%		
Total Required Tree Save Area (in square feet):	Total Site Size - Total Limits of Land Disturbance - Excluded Area X	
Minimum TSA () =	1,812,155 - 262,638 - 1,382,165 (12%) = 163,459.8 SF ± 3.75 AC	
Individual Tree Method Used:		
Yes No	Tree Stand Method Used: X Yes No	New Trees Used For TSA Credit: Yes No
Number of Trees 6-9" DBH: X 5000#	Let the Area of Each Tree Stand Being Saved: 499,713 SF ± 11.47 AC	Number of Large Variety Trees Planned: X 750#
Number of Trees 9-11" DBH: X 750#	Describe Each Tree Stand (Age, Health, Species Mix)	
Number of Trees 12-24" DBH: X 100#	NATURE STAND, HEALTHY HARDWOOD MIX	
Number of Trees 24-36" DBH: X 300#		
Number of Trees Larger Than 36.0" DBH: X 400#		
Total Square Footage of Individual Trees Used to Satisfy Minimum TSA:	Total Square Footage of Tree Stands Being Saved to Satisfy Minimum TSA: 499,713 SF	Total Square Footage of New Trees Planted to Satisfy Minimum TSA:
	Total Required TSA (in Square Feet): 163,460 SF	Total TSA provided (in Square Feet): ±499,713 SF

TREE SAVE CALCULATIONS
SCALE: 1"=100'-0"



NO.	DATE	REVISION DESCRIPTION



4/29/2021

MF - STYERS FERRY, LLC
LA REYNOLDS
WINSTON-SALEM, NORTH CAROLINA

SITE

ISSUE: NOT FOR CONSTRUCTION
DATE: 04/29/2021

JOB NO.: 758930-01
DESIGN: E.J.L.
DRAWN: ALM
CHECKED: RLC

SHEET NO. RZ-01