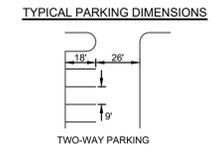
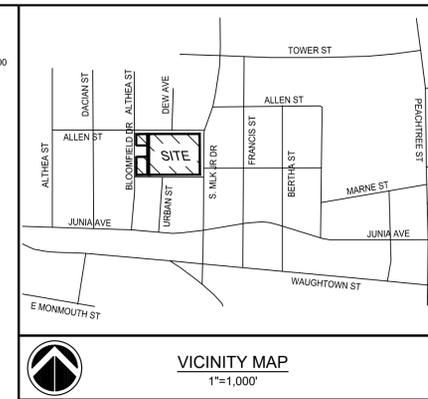


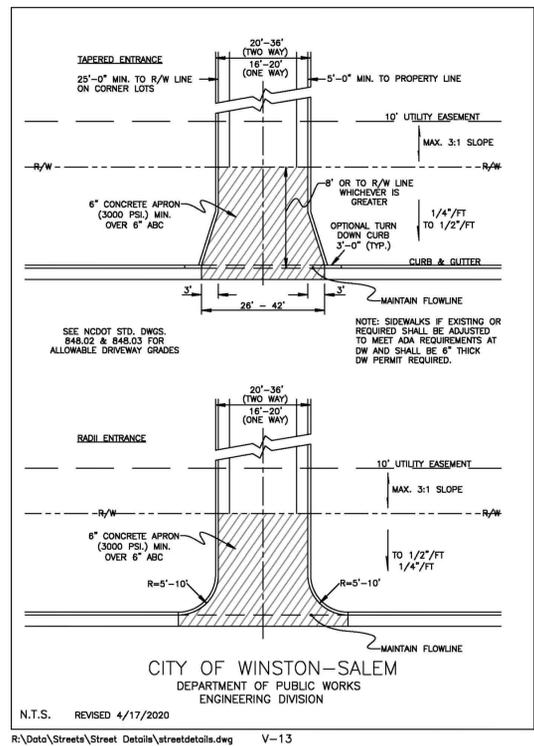
PROPERTY INFORMATION:
 PARCEL TO NUMBER PORTION OF 6834-87-8420.000
 EXISTING ZONING: RS9
 TOTAL ACREAGE: 2.57 AC
 ACREAGE TO BE REZONED: 0.51 AC

PROPERTY OWNER/DEVELOPER:
 S.G. ATKINS COMMUNITY DEVELOPMENT CORP.
 1922 S MARTIN LUTHER KING JR DRIVE, STE. A
 WINSTON SALEM, NC 27107
 PHONE: (336) 734-6933
 EMAIL: INFO@SGADCC.ORG

ENGINEER:
 ALLIED DESIGN, INC.
 4720 KESTER MILL ROAD
 WINSTON SALEM, N.C. 27103
 PHONE: (336) 765-2377
 EMAIL: SCAUSEY@ALLIED-ENGSURV.COM

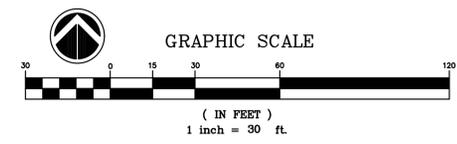


13. COMMERCIAL DRIVEWAY



BUA CALCULATIONS (REZONED AREA ONLY)

	SQ. FT.	ACRE
SITE AREA:	22,294	0.51
EXISTING BUA		
BUILDING:	0	0.00
PAVEMENT:	0	0.00
CONCRETE:	81	0.00
GRAVEL:	0	0.00
TOTAL:	81	0.00
PERCENT BUA:	0.36%	
EXISTING BUA TO BE REMOVED		
BUILDING:	0	0.00
PAVEMENT:	0	0.00
CONCRETE:	81	0.00
GRAVEL:	0	0.00
TOTAL:	81	0.00
PROPOSED BUA		
BUILDING:	2,501	0.06
PAVEMENT:	3,865	0.08
CONCRETE:	913	0.02
GRAVEL:	0	0.00
TOTAL:	7,079	0.16
FINAL DEVELOPMENT BUA		
BUILDING:	2,501	0.06
PAVEMENT:	3,865	0.08
CONCRETE:	913	0.02
GRAVEL:	0	0.00
TOTAL:	7,079	0.16
PERCENT BUA:	31.75%	



GENERAL NOTES

- EXISTING SITE BOUNDARY AND LOCATION INFORMATION WAS TAKEN FROM SURVEY PROVIDED BY ANDERSON & ASSOCIATES, INC., DATED 08-01-2012. EXISTING CONTOURS ARE SHOWN AT 2' INTERVALS AND WERE OBTAINED FROM AVAILABLE CITY/COUNTY MAPS. PROPOSED CONTOURS ARE SHOWN AT 1' INTERVALS.
- ALL DEVELOPMENT SHALL CONFORM WITH THE FORSYTH COUNTY "UNIFIED DEVELOPMENT ORDINANCE".
- ALL DIMENSIONS ARE TO EDGE OF PAVEMENT, FACE OF CURB AND FACE OF BUILDING, UNLESS OTHERWISE NOTED. VERIFY ALL BUILDING DIMENSIONS WITH ARCHITECT PRIOR TO START OF CONSTRUCTION.
- PUBLIC WATER AND SEWER SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY-COUNTY UTILITIES COMMISSION AND IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE CITY OF WINSTON-SALEM, MOST CURRENT EDITION.
- EXTERIOR LIGHTING SHALL COMPLY WITH UDD-286 "STANDARDS FOR OUTDOOR LIGHTING".
- JURISDICTION: CITY OF WINSTON-SALEM
- ANY EXISTING WATER/SEWER CONNECTIONS NOT INTENDED FOR REUSE MUST BE TERMINATED AT THE MAIN.

TREE SAVE AREA SUMMARY CALCULATIONS

ADDITIONS TO EXISTING DEVELOPMENT:

TOTAL LIMITS OF LAND DISTURBANCE (IN SQUARE FEET): 24,100

MINIMUM TREE SAVE AREA REQUIRED: 10% 12%

TOTAL REQUIRED TREE SAVE AREA (IN SQUARE FEET): TOTAL SITE SIZE OR TOTAL LIMITS OF LAND DISTURBANCE - EXCLUDED AREA x MINIMUM TSA (10%) = 2,410

NEW TREES USED FOR TSA CREDIT:
 YES NO

NUMBER OF LARGE VARIETY TREES PLANTED:
 9 x 750 SF = 750

TOTAL REQUIRED TSA (IN SQUARE FEET): 2,410

TOTAL PROVIDED TSA (IN SQUARE FEET): 6,750

REVIEW INFORMATION - PORTION OF LOT 6834-87-8420.000

TYPE OF REVIEW:
 REZONING AND PRELIMINARY SITE PLAN APPROVAL

JURISDICTION:
 CITY OF WINSTON-SALEM

PREVIOUS ZONING DOCKETS: W-3150 & W-3047

PURPOSE STATEMENT: THE PURPOSE OF THIS REQUEST IS TO:
 REZONE PORTION OF SUBJECT PROPERTY FROM RS9 TO RM12 AND FOR PRELIMINARY SITE PLAN APPROVAL

INFRASTRUCTURE

	PUBLIC	PRIVATE
WATER:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
SEWER:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
STREETS:	<input checked="" type="checkbox"/>	<input type="checkbox"/>

LINEAR FEET OF PUBLIC STREETS: N/A FT

SITE SIZE AND COVERAGES
 SEE BUA CALCULATIONS

ZONING

EXISTING ZONING: GO-S & RS9
 PROPOSED ZONING: GO-S, RS9 & RM8-S
 PROPOSED USES (RM-8 AREA):
 RESIDENTIAL BUILDING, SINGLE FAMILY, RESIDENTIAL BUILDING, DUPLEX, RESIDENTIAL BUILDING, TWIN HOME, RESIDENTIAL BUILDING, TOWNHOUSE, RESIDENTIAL BUILDING, MULTIFAMILY, AND PLANNED RESIDENTIAL DEVELOPMENT

DENSITY CALCULATIONS

TOTAL ACREAGE (REZONED): 0.511 ACRE(S)
 # OF UNITS OR LOTS: 4
 DENSITY: 8 UNITS PER ACRE

BUILDING SETBACKS

FRONT: 25'
 REAR: 25'
 SIDE: 15' / 30'
 STREET: 20'

OFF-STREET AUTOMOBILE PARKING
 SEE PARKING CALCULATIONS SUMMARY

BICYCLE PARKING
 SEE PARKING CALCULATIONS SUMMARY

BUFFERYARDS

ADJOINING ZONING: RS9
 TYPE REQUIRED: TYPE II
 WIDTH PROVIDED: 15 FT

OFF-STREET PARKING (AUTOMOBILE)

PROPOSED USE(S): MULTIFAMILY, 2 BEDROOM
 REQUIRED PARKING: 1.75 SPACES/ UNIT
 4 UNITS * 1.75 = 7 SPACES

REQUIRED PARKING: 7 SPACES
 PARKING PROVIDED: 7 SPACES

BICYCLE SPACES REQUIRED

PROPOSED USE(S): MULTIFAMILY, 2 BEDROOM
 REQUIRED SPACES: 0.125 SPACES/ UNIT
 4 UNITS * 0.125 = 1 SPACE

REQUIRED PARKING: 2 SPACES
 PARKING PROVIDED: 2 SPACES

WATERSHED INFORMATION
 SUBJECT PROPERTY IS NOT LOCATED IN A PROTECTED WATERSHED.

Allied Design, Inc.
 CIVIL ENGINEERING & LAND SURVEYING
 4720 KESTER MILL ROAD
 WINSTON-SALEM, NORTH CAROLINA 27103
 Phone: (336) 765-2377
 Fax: (336) 760-8866
 http://www.allied-engsurv.com



PRELIMINARY PLANS
 NOT RELEASED FOR CONSTRUCTION

THE ENTERPRISE CONFERENCE AND EVENT CENTER
 1922 S MARTIN LUTHER KING JR DRIVE
 WINSTON-SALEM, NORTH CAROLINA

PROJECT NO.: 24-025
 NME
 SMC
 12/29/2025

REVISIONS

NO.	DATE	DESCRIPTION
A	1/22/2025	ISSUED FOR PRELIMINARY REVIEW
B	01/06/2025	ISSUED FOR PLANNING BOARD REVIEW
C	01/27/2025	ISSUED FOR PLANNING BOARD APPROVAL

REZONING AND PRELIMINARY SITE PLAN
 SHEET

C1