SITE PLAN LEGEND

REVIEW INFORMATION

Type of Review:
- [X] Special Use Rezoning
- [ ] Site Plan Amendment
- [ ] Special Use Permit (Elected Body Only)
- [ ] Final Development Plan
- [ ] Preliminary Subdivision
- [ ] Planning Board Review

Jurisdiction
- [X] City of Winston-Salem
- [ ] Forsyth County
- [ ] Village of Clemmons
- [ ] Town of Walkertown

Purpose Statement: The purpose of this request is to: REZONE PROPERTY FOR COTTAGE COURT (DUPLEX AND SF)

INFRASTRUCTURE

	Public	Private
Water	X	
Sewer	X	
Streets	N/A	N/A

Linear feet of public streets: N/A ft.

SITE SIZE AND COVERAGES

Total Acreage: 0.625 Acres

Site Coverages:
- Building to Land 20.3 %
- Pavement to Land 12.8 %
- Open Space 25.1 %

Building Square Footage: 5,520 sf.
Building Height: 30' OR LESS ft.

ZONING

Existing Zoning: RS9

Proposed Zoning: RSQ

Proposed Uses: COTTAGE COURT

(Use UDO Terminology)

DENSITY CALCULATIONS

# of Units or Lots: 10

Density: 16 Units/Lots per Acre

(Note: If more than one type of residential product is proposed, provide the number of units & density broken down by type.)

PROPERTY INFORMATION

PIN #'s
- 6847-16-4297.00
- 6847-16-4290.00
- 6847-16-4192.00

OFF-STREET PARKING (if applicable)

Proposed Use(s): COTTAGE COURT
Required Parking: 1 Spaces / UNIT (more than one calculation may be needed)
Parking Provided: 10

~~**OFF-STREET LOADING (if applicable)**~~

~~Loading/Unloading Spaces Required:~~
~~Loading/Unloading Spaces Provides:~~
~~Size: X ft.~~

BUFFERYARDS

Adjoining Zoning: RS9

Type Required: TYPE II

Width Provided: 10 ft.

WATERSHED CALCULATIONS

This section only needs to be completed for projects located within designated water supply watersheds. See reverse side for calculation legend.

- WS-III Watershed – Salem Lake, Abbotts Creek, and Lake Brandt
- ~~WS-IV~~ Ho ners Lal SITE IS NOT IN WATERSHED River

Tree Save Area Summary Calculations – To Be Used In Conjunction With the Inspections Division Landscaping and Tree Preservation Checklist

New Development:	Additions to Existing Development:
Total Site Size (in Square Feet): 27,240	Total Limits of Land Disturbance (in Square Feet):

Total Site Area Excluded From TSA: Square Feet of Proposed R.O.W.s 0 + Square Feet of Existing Utility Easements 0 + Square Feet of Existing Water Bodies and Stormwater Ponds 0 = 0

Minimum Tree Save Area Required: X 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 %) = 2,724

Individual Trees Method Used: Yes No	Tree Stand Method Used: Yes No	New Trees Used For TSA Credit: X Yes No
Number of Trees 6-9" DBH: X 900sf =	List the Area of Each Tree Stand Being Saved:	Number of Large Variety Trees Planted: 4 X 750sf = 3000
Number of Trees 9.01-12" DBH: X 1200sf =	Describe Each Tree Stand (Age, Health, Species Mix)	
Number of Trees 12.01-18" DBH: X 1800sf =		
Number of Trees 18.01-24" DBH: X 3000sf =		
Number of Trees Larger Than 24.01" DBH: X 4000sf =		
Total Square Footage of Individual Trees Used to Satisfy Minimum TSA:	Total Square Footage of Tree Stands Being Saved to Satisfy Minimum TSA:	Total Square Footage of New Trees Planted to Satisfy Minimum TSA: 3,000

Total Required TSA (in Square Feet): 2,724

Total TSA provided (in Square Feet): 3,000

THIS PLAN IS ONLY INTENDED TO BE A CONCEPTUAL SITE PLAN TO SHOW PROPOSED DENSITY AND PROJECT INTENTION. THERE MAY BE CHANGES DURING CONSTRUCTION DOCUMENT PRODUCTION.

COMMON OPEN SPACE CALCULATIONS

TOTAL SITE = 27,240 SF
COS PROVIDED = 6,845 SF
PERCENTAGE = PROVIDED/TOTAL
PERCENTAGE = 6845 / 27240
25.1 % PROVIDED

VICINITY MAP

PROJECT NOTES:

1) IF THIS PROJECT WILL USE ANY PUBLIC FUNDS FOR FINANCING, AND/OR BE CONSTRUCTED ON PUBLIC OWNED PROPERTY, AND/OR IS A PUBLIC UTILITY PROJECT, THE EROSION CONTROL PLAN APPROVAL WILL NEED TO BE COMPLETED THROUGH NCDEQ-DEMLR AT THE WINSTON SALEM REGIONAL OFFICE.
2) FUTURE CONSTRUCTION PLANS SHALL INDICATE LOCATIONS OF FIRE HYDRANTS (EXISTING AND PROPOSED) TO DEMONSTRATE COMPLIANCE WITH FIRE CODE AND CITY DEVELOPMENT STANDARDS.
3) FIRE APPARATUS ACCESS SHALL COMPLY WITH THE REQUIREMENTS BELOW AND SHALL EXTEND TO WITHIN 150 FEET ALL PORTIONS OF THE EXTERIOR WALLS OF THE BUILDING AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING OR FACILITY. THIS CAN BE EXTENDED TO 200 FEET FOR SPRINKLER BUILDINGS..
   - 3)1) ENSURE FIRE APPARATUS ACCESS ROADS ARE DESIGNED, BUILT AND MAINTAINED IN COMPLIANCE WITH FIRE CODE REQUIREMENTS. THESE REQUIREMENT INCLUDE BUT ARE NOT LIMIITED TO THE FOLLOWING ITEMS:
     - 3)1)1) MUST CARRY AN IMPOSED LOAD OF NOT LESS THAN 75,000 POUNDS.
     - 3)1)2) CLEAR WIDTH REQUIREMENTS OF NOT LESS THAN 20 FEET FOR TWO-WAY TRAFFIC.
     - 3)1)3) CLEAR HEIGHT REQUIREMENTS OF NOT LESS THAN 13 FEET, 6 INCHES.
     - 3)1)4) APPROVED TURNAROUND REQUIRED FOR FIRE APPARATUS ACCESS ROADS WHEN DEAD-END LENGTH OF THE REQUIRED ACCESS IS MORE THAN 150'
     - 3)1)5) GATES MAY NOT OBSTRUCT FIRE APPARATUS ACCESS ROADS UNLESS APPROVED BY THE WINSTON-SALEM FIRE DEPARTMENT: APPROVAL REQUIRES COMPLIANCE WITH ALL APPLICABLE FIRE CODE REQUIREMENTS.
   - 3)2) FOR THOSE BUILDINGS ON THIS SITE THAT ARE EQUIPPED WITH SPRINKLER OR STANDPIPE SYSTEMS, INDICATE THE LOCATION OF EACH FDC: FDC MUST BE LOCATED WITHIN 100 FEET FROM A FIRE HYDRANT.
   - 3)3) BUILDINGS CONSTRUCTED ON SITE MUST COMPLY WITH ALL APPLICABLE NORTH CAROLINA BUILDING CODES.
4) DRIVEWAY SHALL HAVE STREET NAME. COORDINATE WITH GLORIA ALFORD AT ALFORDGD@FORSYTH.CC
5) WATER AND SEWER INTERIOR TO THE SITE WILL BE PRIVATE. THE SITE WILL BE MASTER METERED WITH A RPZ ASSEMBLYE.

OWNER

NAME: M LEGACY PROPERTIES LLC
ADDRESS: 1852 BANKING ST
STE 9132
GREENSBORO, NC 27408

ENGINEER

NAME: LC3 CONSULTING
KYLE CROWE, PE
ADDRESS: 320 INLAND COVE COURT
CLOVER, SC 29710
PHONE #: (803) 415-4866
EMAIL: KCROWE@LC3CONSULTING.COM

APPLICANT

NAME: LANSING COTTAGES, LLC
ADDRESS: 1852 BANKING ST, STE 9132
GREENSBORO, NC 27408
PHONE #: 336-707-9650
EMAIL: COTTAGES.AT.LANSING@GMAIL.COM

Know what's below. Call before you dig.

LC3 CONSULTING
320 INLAND COVE COURT
CLOVER, SC 29710
PHONE: (803) 415-4866
NC LICENSE: F-1485
LC3CONSULTING.COM

COTTAGES AT LANSING
LANSING DRIVE
WINSTON SALEM, NC

REZONING SITE PLAN

NORTH CAROLINA PROFESSIONAL SEAL 039112 ENGINEER KYLE J. CROWE
02/26/2026

REVISIONS
REV.NO. | DESCRIPTIONS | DATE

DATE: FEBRUARY 2026
LC3 PROJ. # 2026-0001

SCALE
HORIZONTAL: 1"=20'
VERTICAL: N/A

RZ.1
DRAWING NUMBER
- REVISION

NOT FOR CONSTRUCTION