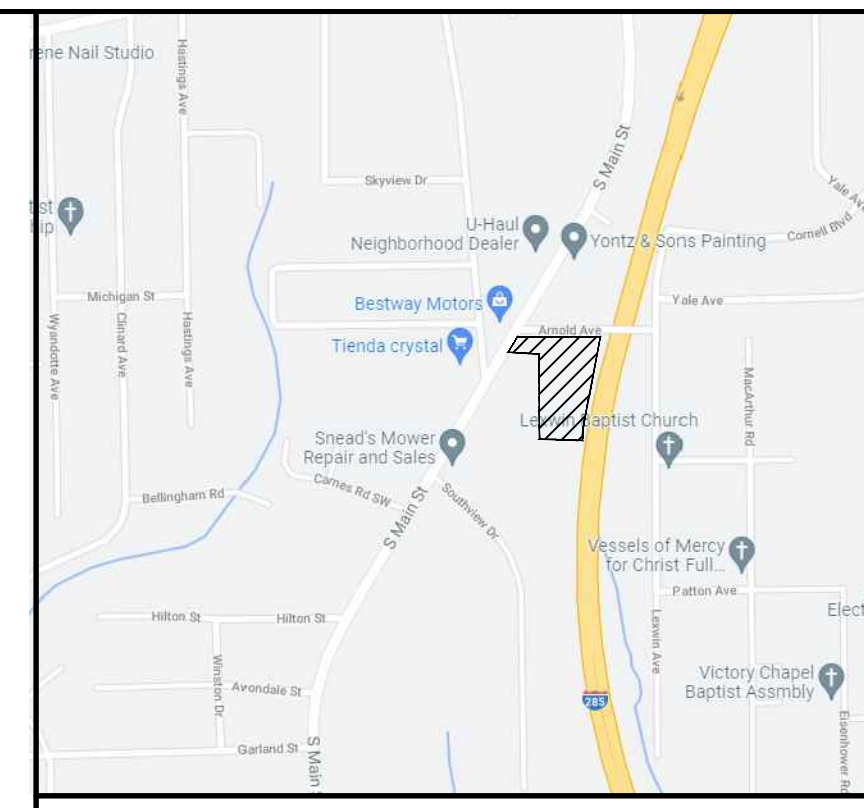


PROPERTY INFORMATION:
 PARCEL ID NUMBER: 6833-36-2083.000
 ZONING: LB
 ACREAGE: 2.79 AC

PROPERTY OWNER/DEVELOPER:
 EAGLE PROPERTIES
 2508 REYNOLDS PARK ROAD
 WINSTON SALEM, NC 27127
 PHONE: (336) 671-9425
 EMAIL: james.taylorjr@live.com

ENGINEER:
 ALLIED DESIGN, INC.
 4720 KESTER MILL ROAD
 WINSTON SALEM, N.C. 27103
 PHONE: (336) 765-2377
 EMAIL: scausey@allied-engsurv.com



VICINITY MAP
 NOT TO SCALE

Allied Design, Inc.
 CIVIL ENGINEERING & LAND SURVEYING
 4720 KESTER MILL ROAD
 WINSTON SALEM, NC 27103
 Phone: (336) 765-2377
 Fax: (336) 760-8986
 http://www.allied-engsurv.com



PRELIMINARY SITE PLAN
 FOR PLANNING BOARD REVIEW ONLY

OAK VILLAGE TOWNHOMES
 EAGLE PROPERTIES
 24 ARNOLD AVE
 WINSTON-SALEM, NORTH CAROLINA

PROJECT NO.: 22-016
 DRAWN BY: HLK
 CHECKED BY: SMC
 DATE: 04/25/2022

NO.	DATE	DESCRIPTION
A	04/25/2022	ISSUED FOR PRESUBMITTAL REVIEW
B	04/28/2022	ISSUED FOR PLANNING BOARD REVIEW
C	05/25/2022	REVISED PER PLANNING STAFF COMMENTS

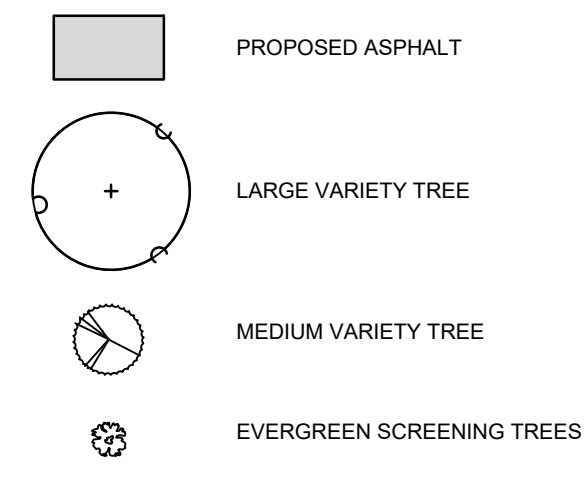
PRELIMINARY SITE PLAN

SHEET
C1

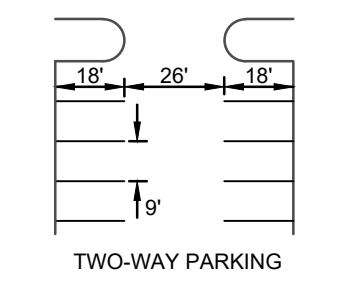
GENERAL NOTES

- ALL DEVELOPMENT SHALL CONFORM WITH THE WINSTON-SALEM/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.
- EXISTING SITE BOUNDARY, TOPOGRAPHY AND LOCATION INFORMATION TAKEN FROM AVAILABLE CITY COUNTY MAPS.

LEGEND



TYPICAL PARKING DIMENSIONS



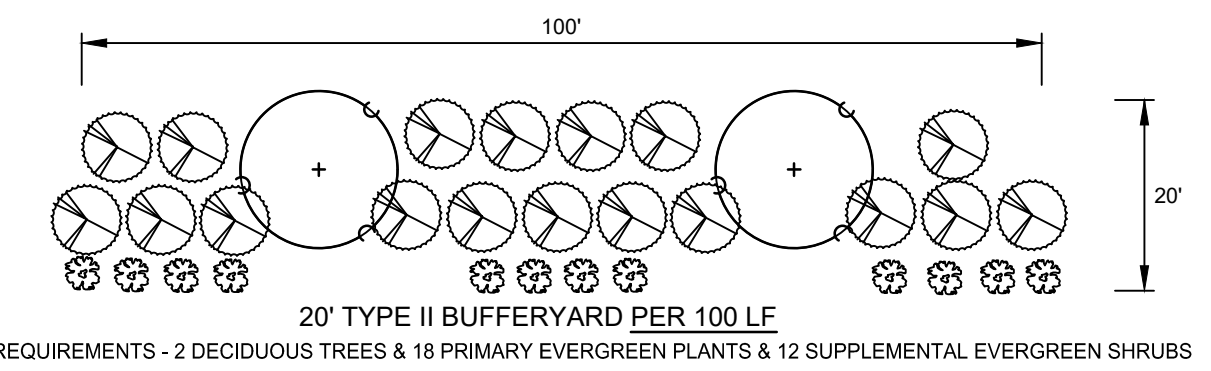
PROPOSED MVSA PLANTING REQUIREMENTS:

LANDSCAPE ORDINANCE REQUIRES 1 LARGE VARIETY TREE PER 5,000 SF OF ASPHALT OR GRAVEL SURFACE AREA.
 (18,093 SF/5,000 SF) * 1 = 3.66 = 4 TREES
 ALL VARIETIES MAY SUBSTITUTED WITH LANDSCAPE INSPECTOR APPROVAL.

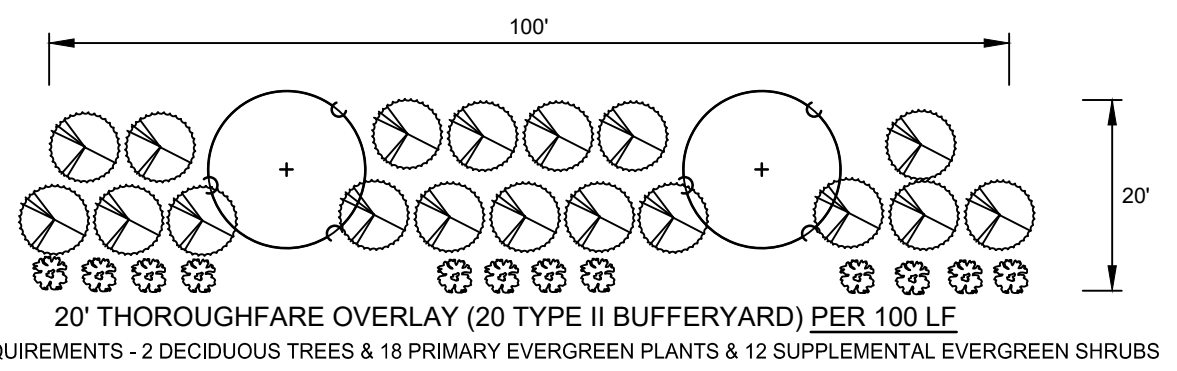
STREETYARD REQUIREMENTS:

- TOTAL LENGTH = 200 LF. LANDSCAPE ORDINANCE REQUIRES 2 TREES PER 100 LF OF STREETYARD. (200 LF/100 LF) * 2 = 4 TREES. 4 TREES SHOWN. TREES SHALL BE SPACED A DISTANCE OF 20' MINIMUM AND 75' MAXIMUM APART. LANDSCAPE ORDINANCE REQUIRES SHRUBS 18" EDGE TO EDGE. SHRUBS TO BE AT LEAST 18" IN HEIGHT AT INSTALLATION. SHRUBS MAY BE INSTALLED WITH TRIANGULAR PLANTING PATTERN. 30% MAXIMUM OF SHRUBS MAY BE DECIDUOUS.
- ALL VARIETIES MAY SUBSTITUTED WITH LANDSCAPE INSPECTOR APPROVAL.

TREE SAVE AREA SUMMARY CALCULATIONS	
NEW DEVELOPMENT:	
TOTAL SITE SIZE (IN SQUARE FEET):	121,521 SF
TOTAL SITE AREA EXCLUDED FROM TSA: SQUARE FEET OF PROPOSED R.O.W.s + SQUARE FEET OF EXISTING UTILITY EASEMENTS + SQUARE FEET OF EXISTING WATER BODIES AND STORMWATER PONDS =	0 + 0 SF = 0 SF
MINIMUM TREE SAVE AREA REQUIRED:	X 10% 12%
TOTAL REQUIRED TREE SAVE AREA (IN SQUARE FEET): TOTAL SITE SIZE 121,579 - EXCLUDED AREA 0 x MINIMUM TSA (10%) =	12,153 SF
NEW TREES USED FOR TSA CREDIT:	X YES NO
NUMBER OF LARGE VARIETY TREES PLANTED:	17 x 750 SF = 12,750
TOTAL SQUARE FOOTAGE OF NEW TREES PLANTED TO SATISFY MINIMUM TSA:	12,750 SF



20' TYPE II BUFFERYARD PER 100 LF
 20' TYPE II REQUIREMENTS - 2 DECIDUOUS TREES & 18 PRIMARY EVERGREEN PLANTS & 12 SUPPLEMENTAL EVERGREEN SHRUBS



20' TYPE II THOROUGHFARE OVERLAY (20' TYPE II BUFFERYARD) PER 100 LF
 20' TYPE II REQUIREMENTS - 2 DECIDUOUS TREES & 18 PRIMARY EVERGREEN PLANTS & 12 SUPPLEMENTAL EVERGREEN SHRUBS

