

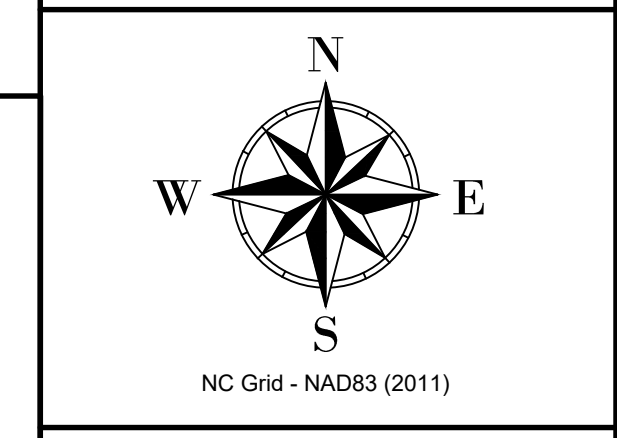
**BEESON & CARTER, P.A.**  
 CIVIL ENGINEERS LAND SURVEYORS  
 LAND PLANNING  
 4870 US Highway 311 N #669, Walkertown, NC 27051  
 OFFICE (336) 748-0071 FAX: (336) 748-0470  
 WEB: www.be-eng.com  
 Corp #: C-4017

SEAL: **PRELIMINARY FOR**  
**DO NOT USE FOR CONSTRUCTION**

- Preliminary - Do Not Use for Construction
- Final Drawing - For Review Purposes Only
- Final Drawing

PROJECT:  
**0 PETERS CREEK PARKWAY**  
 Single-Family Residential Subdivision  
 Forsyth County, NC  
 PIN#: 6823-74-8313.000

CLIENT / PREPARED FOR:  
**J & L Construction**  
 Domingo Isasi  
 3067 Woughtown St  
 Winston-Salem, NC 27107  
 Ph. No.: 336-448-8040  
 Email: disasi@jandlinc.com



DATE: 08.25.2023  
 DRAWN BY: TBC / ATC  
 JOB NO.: 23-202

REVISIONS:  
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SCALE: 1" = 40'

SHEET TITLE:  
**SKETCH PLAN**

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 SHEET NO.:  
**SKT**

- IMPORTANT NOTES:**
- This sketch plan is for illustrative purposes only. It has been prepared as a preliminary look at possible access and lot configuration. This site has NOT been fully engineered or designed and may change upon review and final engineering. This site is a compilation of information from deeds, county tax information, structures and other information furnished by the Forsyth County GIS.
  - The storm water control area may change upon final engineering and could effect the lot configuration shown.
  - Gravity public sewer is not possible within the subdivision due to topography. Individual pumps for each lot are shown connecting to a proposed gravity sewer manhole in Sides Road. The pump systems are privately owned and require state permitting and an HOA for maintenance.
  - NOT AN ACTUAL SURVEY. Site shown is from GIS parcel data.
  - Site is NOT located in a FEMA designated flood area.
  - Site is NOT located in a regulated watershed area.
  - Total Site Area: 5.189 AC± (Per Deed).
  - Site is Zoned: RS-9
  - Minimum lot size: 9,000 SqFt
  - Minimum lot width: 65'
  - Setbacks: Front - 20', Rear - 20', One Side - 7', Combined - 20', Street - 20'
  - Site has access to public water and sewer in Sides Road.
  - Existing trees to be removed from site for grading and construction. Tree save to be achieved with new street tree plantings.

**CONNECTIVITY INDEX**

Number of Segments:	1
Number of Nodes:	2
Segments/Nodes:	1/2 = 0.5

The connectivity index is limited by available future connections.

Proposed Streets:  
 Street "A" - 545 LF

**ZONING**

Existing Zoning:	RS9
Proposed Zoning:	RS9
Type of Review Requested:	Sketch Review/Feasibility
Jurisdiction:	City of Winston Salem

**OFF-STREET PARKING**

Proposed Uses:	Single Family Residential
Parking Calc.:	2 Spaces/ Lot
Required Parking:	34 Spaces.
Parking Provided:	34 Spaces.

**SITE SIZE AND COVERAGES**

Total Acreage:	5.189± Acres.
Watershed:	Muddy Creek (Not a Water Supply Watershed)
Site Coverages:	
Building to Land:	13.7 %
Pavement to Land:	9.5 %
Open Space:	76.8 %
(Total = 100%)	

Building Sq. Footage (Max.): 1188 Sq. Ft.  
 Building Height: 2 Stories

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

Req'd Load/Unload Spaces:	
Load/Unload Spaces Provided:	
Size:	ft. x ft.

**BUFFERYARDS (if applicable)**

Adjoining Zoning:	RS9
Type Required:	None
Width Provided:	
Fence Option:	Yes No

**INFRASTRUCTURE**

Water:	X Public	Private
Sewer:	Public	X Private
Streets:	X Public	Private

**DENSITY CALCULATIONS (if applicable)**

Number of Units or Lots:	17 Units/Lots
Density:	3.3 Units/Acre or Lots/Acre
	(0.30 Acres/Unit or Acres/Lot)

