

Neighborhood Outreach Summary

Location: Southside Public Library, Winston-Salem

Date: August 27th

Time: 4:00 – 5:00 PM

A neighborhood outreach meeting was held to inform and engage nearby residents regarding the proposed rezoning of the property located at **3078 Sides Road**, from **RS9 to RM8**. A list of addresses to which notification letters were sent is attached for reference.

Purpose of the Meeting:

To provide information and gather community feedback about the rezoning request and potential development of the site.

Attendees:

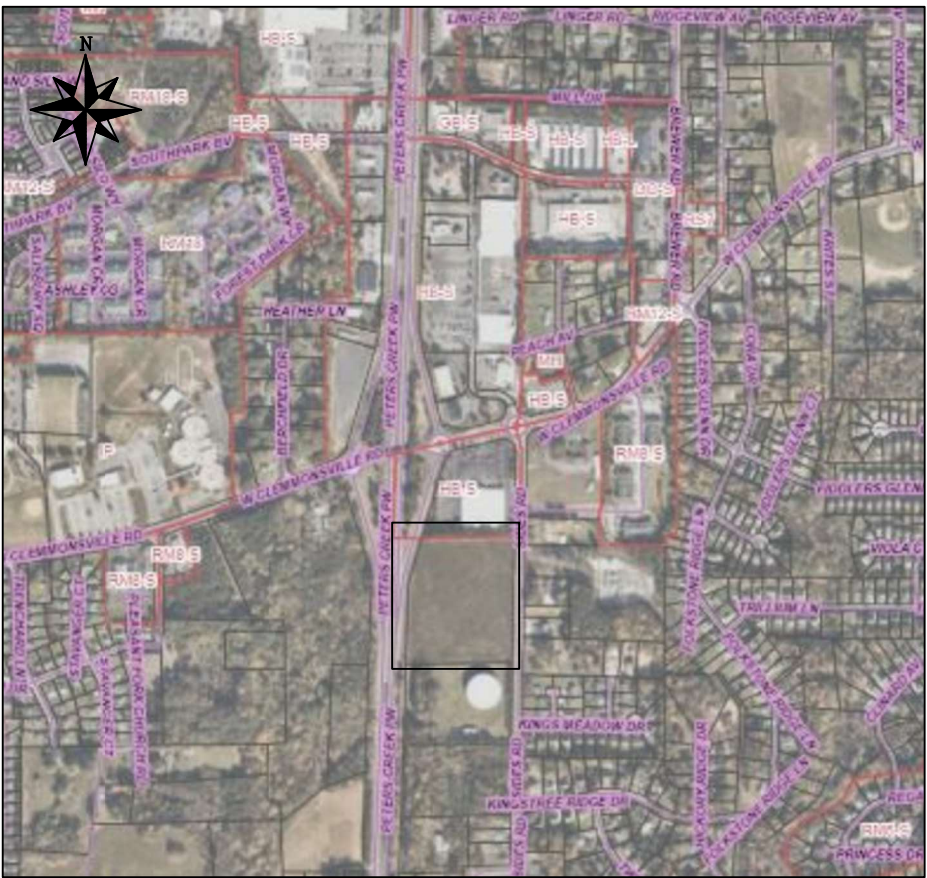
- Brennan Mahoney – Buckeye Community Hope Foundation / Developer - Host
- Crystal Miller – Torgerson Design Partners / Architect - Host
- Adolf Curtin
- Cindy Williams – Representative and Daughter of Property Owner
- Walter Williams – Property Owner
- Angie Martin
- Justin Wilson
- Katura Wilson
- Vanessa Williams
- Yolanda Gilliam-Taylor

Community Questions and Concerns:

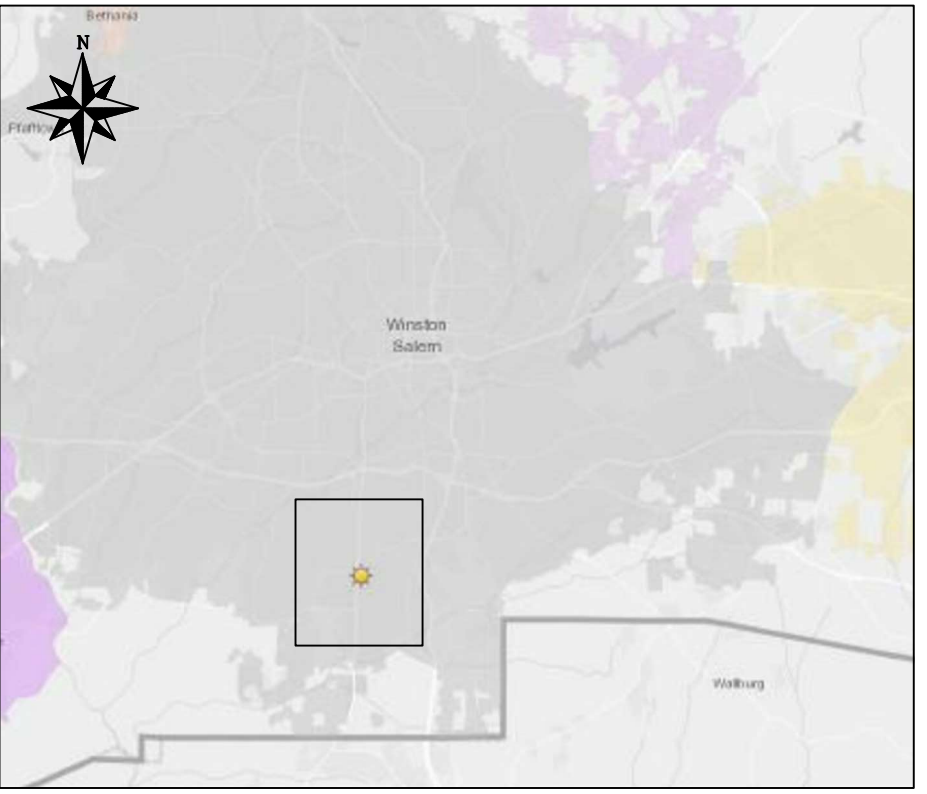
- Concerns about potential negative impacts associated with low-income housing residents.
- Issues related to visibility and overflow of dumpster receptacles in nearby apartment complexes.
- A request for sufficient fencing, particularly along the north side of the property.
- Belief that additional affordable housing is not needed in Winston-Salem.
- Concerns about long-term property management and maintenance.
- Perceptions that affordable housing could negatively affect surrounding single-family home values.
- General opposition to apartment development in this neighborhood.
- Worries about increased traffic congestion on Sides Road, which is reportedly already experiencing significant traffic issues.

1*	J T Thrift LLC	20423 State Road 7 F6-473
2*	Deborah Cordova	3101 Sides Rd.
3*	Adela Denova Huerta	1320 Matthews Mnt Hill Road
4*	Duke Power Co	422 S Church ST
5*	City Of Winston Salem	PO Box 2511
6*	Richard Rierson	3065 Panther Ride Ln
7*	Vanessa Burns	125 Kings Meadow Ct
8*	Waltor Wilson	4202 Coral Ave
9*	Adela Denova Huerta	119 Nicholson Rd
10*	Katurah and Justin Wilson	3055 Sides Rd
11*	Richard And Wendy Weinberg	10096 Harbourtown Ct
	12 Jose A Sanchez	115 Kings Meadow Ct
	13 Fordusa Munir Yusuf	1067 Trident Maple Chase
	14 Kevin and Shelly Johnson	120 Kings Meadow Ct
	15 Karen D Scott	110 Kings Meadow Ct
	16 Mayadh Bachour	100 Kings Meadow Ct
	17 Marsha Ann Twiggs	117 Royal Kings Ct
	18 True Homes LLC	2649 BREKONRIDGE CENTRE DR STE 104
	19 Phillip and Gloria Murphy	3734 Stafford Place Blvd 104
	20 Jeron Demby/Jequetta Thomas	1246 Glory Vine Rd.
	21 Ihab Fouad Georgy	109 Royal Kings Ct
	22 Eric and Brenda Lawhon	101 Royal Kings Ct
	23 Adolph and Vanessa Curtin	116 Royal Kings Ct
	24 Stephanie E Dulin and Tiante M F	108 Royal Kings Ct
	25 LPF Blvd North Carolina LP	1887 Whitney Mesa Dr Ste 3380
	26 Robin Vernon	1013 Kings Meadow Dr
	27 Kenneth Rush Treadway	1005 Kings Meadow Dr
	28 Jonathan and Jennifer Black	1000 Kings Meadow Dr
	29 Gene and Joyce Newell	1035 E Devonshire St
	30 Jose Riviera and Austria Almonte	1016 Kings Meadow Dr
	31 Geneva Moore	1024 Kings Meadow Dr
	32 Tyrone and Neana Glenn	1032 Kings Meadow Dr
	33 Pernell and Makeba Beatty	1040 Kings Meadow Dr
	34 Miguel Lopez	1048 Kings Meadow Dr
	35 Brittany Ann Voyles	1056 Kings Meadow Dr
	36 Justin Lackey and Monica Shiver	1064 Kings Meadow Dr
	37 Roy and Otera Gorin	1072 Kings Meadow Dr
	38 Vera Roseborough	1080 Kings Meadow Dr

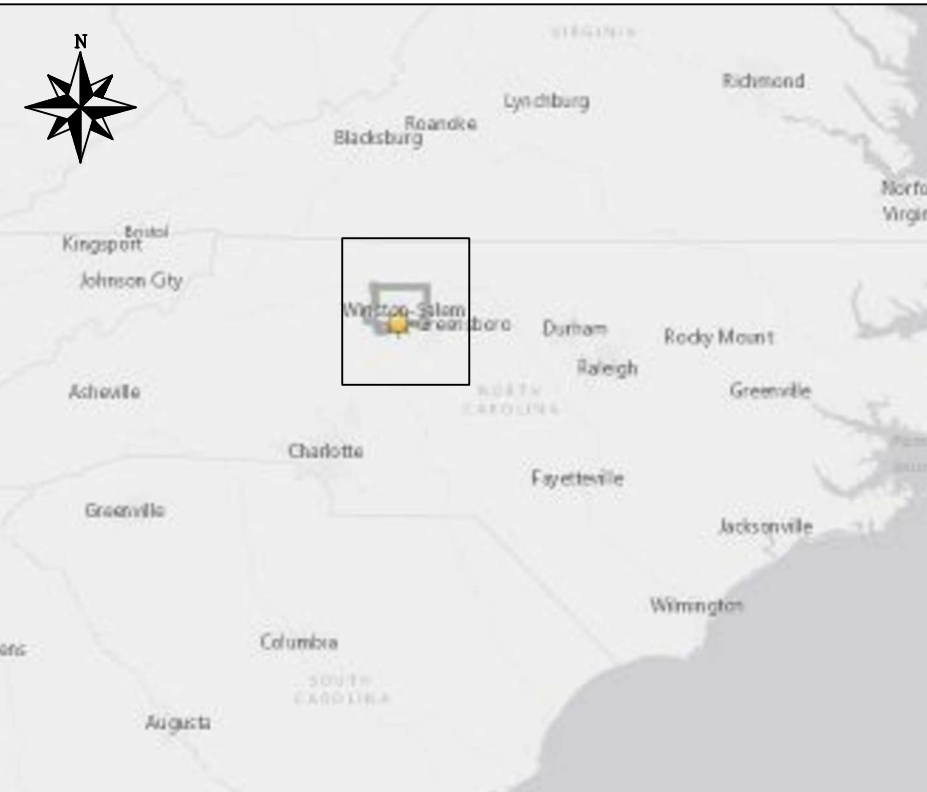
Boca Raton FL 33498	6823-75-9932.000
Winston Salem NC 27127	6823-85-3080.000
Matthew NC 28105	6823-85-3204.000
Charlotte NC 28202	6823-85-5364.000
Winston Salem NC 27102	6823-74-876823-74-8313.000
Lewisville NC 27023	6823-75-0769.000
Winston Salem NC 27127	6823-84-2833.000
Greensboro NC 27407	6823-75-826823-74-2618.000
Winston Salem NC 27107	6823-85-2186.000
Winston Salem NC 27127	6823-85-2347.000
Boca Raton FL 33498	6823-85-366823-85-3697.000
Winston Salem NC 27127	6823-84-2725.000
Lawrenceville GA 30045	6823-84-2629.000
Winston Salem NC 27127	6823-84-4822.000
Winston Salem NC 27127	6823-84-4714.000
Winston Salem NC 27127	6823-84-4618.000
Winston Salem NC 27127	6823-84-5853.000
Monroe NC 27127	6823-85-6050.000
Winston Salem NC 27127	6823-84-7949.000
Whitsett NC 27377	6823-84-8968.000
Winston Salem NC 27127	6823-84-5756.000
Winston Salem NC 27127	6823-84-5648.000
Winston Salem NC 27127	6823-84-7822.000
Winston Salem NC 27127	6823-84-7716.000
Henderson NV 89014	6823-84-7609.000
Winston Salem NC 27127	6823-84-8738.000
Winston Salem NC 27127	6823-84-8687.000
Winston Salem NC 27127	6823-84-8574.000
Winston Salem NC 27107	6823-84-7580.000
Winston Salem NC 27127	6823-84-7511.000
Winston Salem NC 27127	6823-84-6541.000
Winston Salem NC 27127	6823-84-5581.000
Winston Salem NC 27127	6823-84-5522.000
Winston Salem NC 27127	6823-84-4551.000
Winston Salem NC 27127	6823-84-3582.000
Winston Salem NC 27127	6823-84-3522.000
Winston Salem NC 27127	6823-84-2562.000
Winston Salem NC 27127	6823-84-1593.000



LOCAL MAP



CITY MAP



REGIONAL MAP

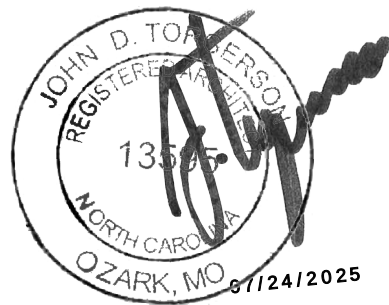
DEVELOPER:
BUCKEYE HOPE FOUNDATION
ADDRESS: 3021 E DUBLIN GRANVILLE RD,
COLUMBUS, OH 43231
POINT OF CONTACT:
STEVE SCERANKA
EMAIL: SSCERANKA@BUCKEYEHOP.ORG
PHONE: 440-567-6069

SHEET INDEX:
G0.0 - COVER SHEET
RZ - CIVIL SITE PLAN
G0.1 - ARCHITECTURAL SITE PLAN
A0.1 - COMMUNITY ROOM PLANS & ELEVATIONS
A0.2 - BUILDING ELEVATIONS A-D, F, & H
A0.3 - BUILDING ELEVATIONS E & G



116 NORTH 2ND AVENUE - OZARK, MO 65721 - P (417) 581-8889 - F (417) 581-9002
ARCHITECTURAL CORPORATION MISSOURI LICENSE NUMBER: A-2010011427

NEW FAMILY DEVELOPMENT
WISTON MANOR
3078 SIDES ROAD



ARCHITECT OF RECORD:
NAME: JOHN TORGERSON
LICENSE NO. 13595

PROJECT NUMBER: 24033

REVISION:

PRELIMINARY
NOT FOR CONSTRUCTION

G0.0

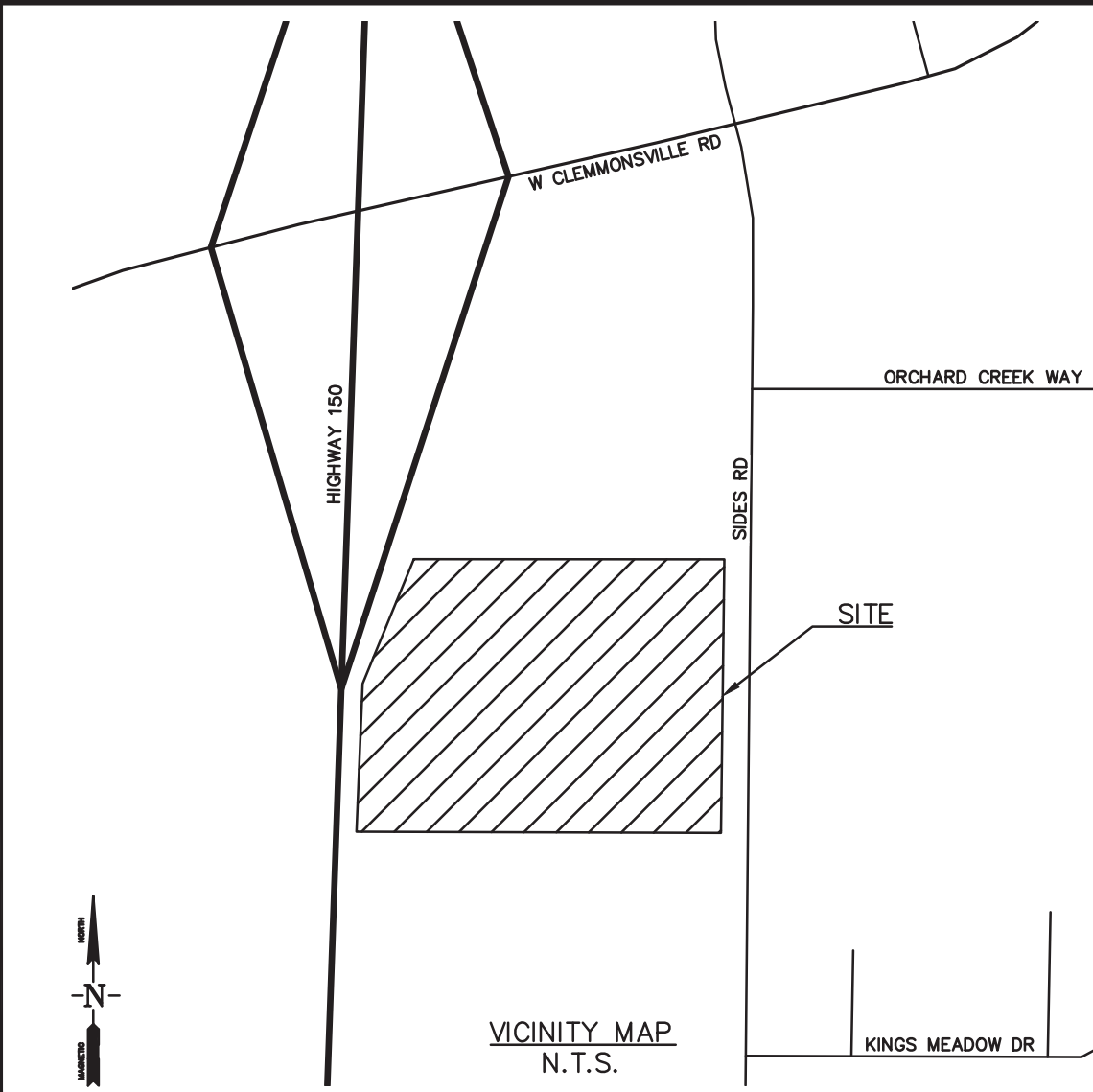
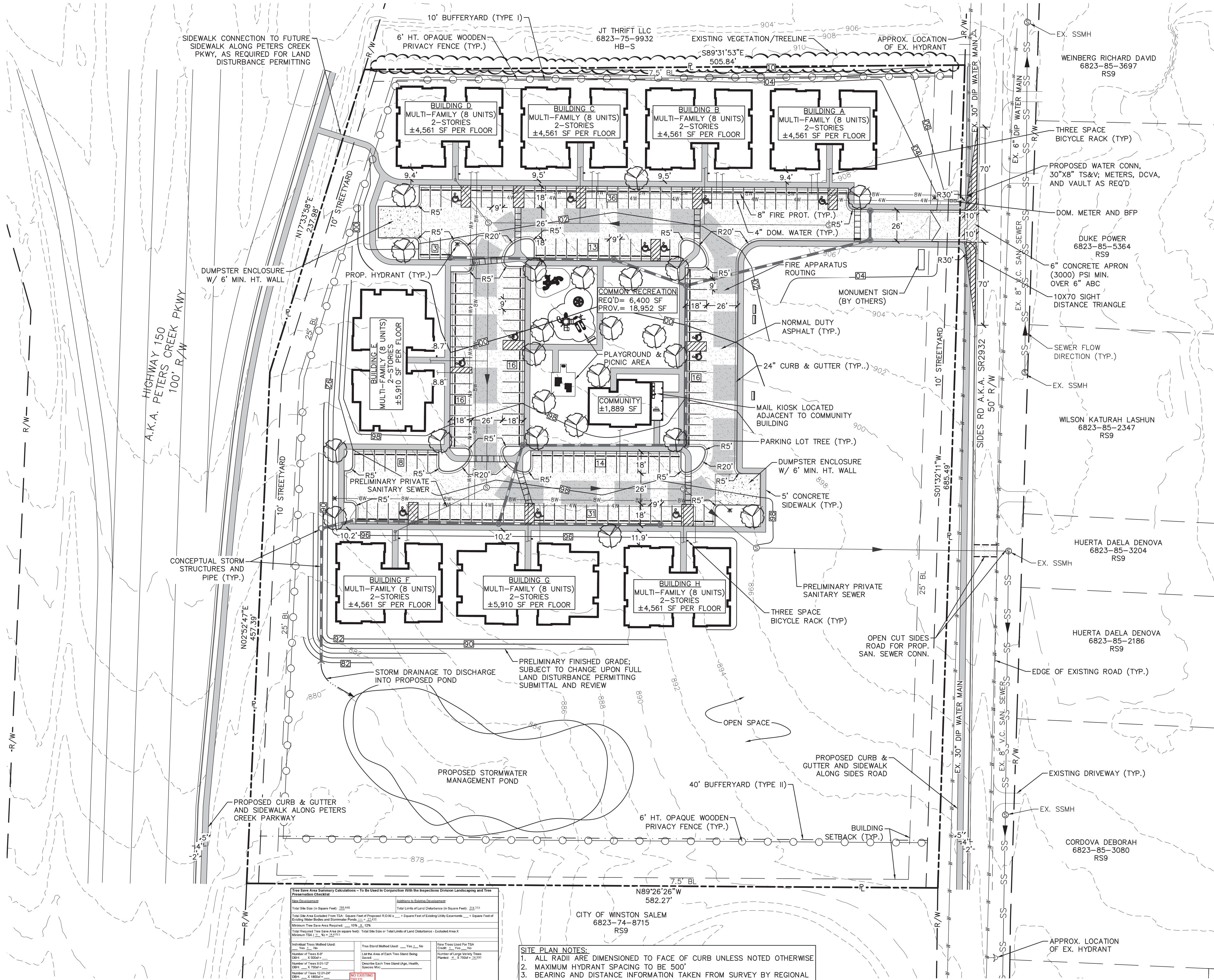
COVER SHEET

NEW AFFORDABLE FAMILY DEVELOPMENT @
WINSTON-SALEM, NORTH CAROLINA

24033

JULY 24, 2025

REZONE PACKAGE



PURPOSE STATEMENT
THE PURPOSE OF THIS REZONING REQUEST IS TO RECLASSIFY APPROXIMATELY 8.8 ACRES LOCATED AT 3078 SIDES ROAD, WINSTON-SALEM, NORTH CAROLINA FROM RS9 (RESIDENTIAL, SINGLE-FAMILY) TO RM8-S (RESIDENTIAL, MULTIFAMILY - 8 UNITS PER ACRE). THE PROPOSED ZONING WILL ALLOW FOR THE CONSTRUCTION OF A 64-UNIT MULTIFAMILY DEVELOPMENT.

THIS COMMUNITY WILL HELP ADDRESS THE GROWING NEED FOR QUALITY, AFFORDABLE HOUSING BY OFFERING A MIX OF UNIT TYPES IN A THOUGHTFULLY DESIGNED NEIGHBORHOOD SETTING. THE DEVELOPMENT WILL BE PROFESSIONALLY MANAGED AND WILL INCLUDE AMENITIES AND SERVICES TO SUPPORT RESIDENTS AND ENHANCE THE SURROUNDING AREA.

WE BELIEVE THIS REZONING ALIGNS WITH THE CITY'S GOALS FOR INCREASED HOUSING DIVERSITY, EQUITABLE ACCESS TO AFFORDABLE HOMES, AND RESPONSIBLE LAND USE PLANNING.

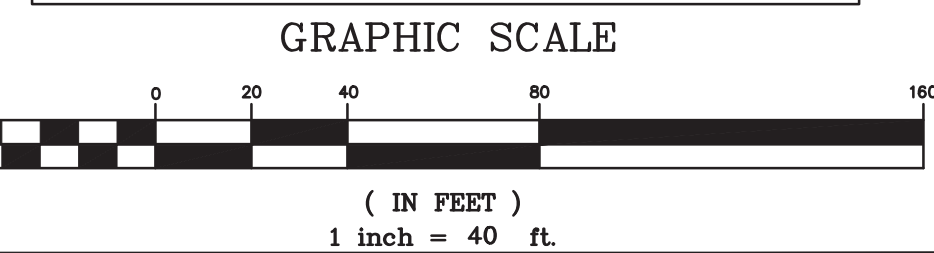
ZONING ANALYSIS	
PIN	6823-75-8215
SITE AREA	±8.87
CURRENT ZONING	RS-9
PROPOSED ZONING	RM-8
PROPOSED USE	Multi-Family Residential
MAX. DENSITY	8 D.U./Acre
PROPOSED BUILDINGS	9
PROPOSED DWELLING UNITS	64
1 BEDROOM (BR)	24
2 BEDROOM (BR)	24
3 BEDROOM (BR)	16
PROPOSED DENSITY PROVIDED	7.21 D.U./AC
MIN. LOT SIZE	8,000 SF
FRONT SETBACK	25'
SIDE SETBACK	7'
REAR SETBACK	25'
MAX. BUILDING HEIGHT	48'
PROP. RES. BUILDING HEIGHT	31.75'
PROP. COMM. BUILDING HEIGHT	17.75'
MIN. FRONTAGE	70'
FRONTAGE PROVIDED	± 685'
REQUIRED PARKING (PER ZONING)	110 SPACES
1 BR = 1.5 SPACES/D.U.	36 SPACES
2 BR = 1.75 SPACES/D.U.	42 SPACES
3 BR = 2.0 SPACES/D.U.	32 SPACES
REQUIRED PARKING (PER STATE TAX CREDIT)	116 SPACES
1 BR = 1.75 SPACES/D.U.	42 SPACES
2 BR = 1.75 SPACES/D.U.	42 SPACES
3 BR = 2.0 SPACES/D.U.	32 SPACES
PARKING PROVIDED	153 SPACES
TOTAL BUILDING AREA	±10%
TOTAL PAVED AREA	±18%
TOTAL IMPERVIOUS AREA	±28%
TOTAL OPEN SPACE	±72%
SOURCE OF SANITARY SEWER	PUBLIC
SOURCE OF DOMESTIC WATER	PUBLIC
MUNICIPAL JURISDICTION	CITY OF WINSTON-SALEM

INTERIOR MOTOR VEHICLE SURFACE AREA (MVSA) CALCULATIONS	
TOTAL MVSA PAVING	56,298 SF
PLANTING REQUIRED	1 LARGE TREE/5,000 SF MVSA
56,298 SF ÷ 5,000 SF =	11.3 LARGE TREES REQ'D
TREES PROVIDED	15
MAX. DISTANCE FROM TRUNK TO PARKING SPACE	75'

COMMON RECREATION AREA PLANTING CALCULATIONS	
TOTAL COMMON AREA	18,952 SF
PLANTING REQUIRED	1 LARGE TREE/2,500 SF
18,952 SF ÷ 2,500 SF =	8 LARGE TREES REQ'D
TREES PROVIDED	8

TREE SAVE AREA NOTES:
1. ALL PROPOSED LANDSCAPING AND CALCULATIONS TO BE UPDATED AS NECESSARY AT TIME OF LAND DISTURBANCE PERMIT SUBMITTAL.

CONTOUR LEGEND	
—	EXISTING CONTOUR - INDEX
- - -	EXISTING CONTOUR - INTERMEDIATE
—	PROPOSED CONTOUR - INDEX
- - -	PROPOSED CONTOUR - INTERMEDIATE



Tree Save Area Summary Calculations - To Be Used in Conjunction With the Inspections, Division Landscaping and Tree Preservation Checklist		
Address: <u>Parish Drive</u>		
Total Site Size (in Square Feet): <u>335,449</u>	Total Limits of Land Disturbance (in Square Feet): <u>312,713</u>	
Total Area Excluded From TSA: Square Feet of Proposed R.O.W.s: <u>22,470</u>	Square Feet of Existing Water Bodies and Stormwater Ponds: <u>22,470</u>	
Minimum Tree Save Area Required: <u>109,379</u> % <u>10%</u> % <u>10%</u>		
Total Required Tree Save Area (in square feet): Total Site Size or Total Limits of Land Disturbance - Excluded Area X Minimum TSA (in Sq. Ft.): <u>22,470</u>		
Individual Trees Method Used		
Yes	No	New Trees Total For TSA Credit
Number of Trees 6" DBH or less	0	0
Number of Trees 8" DBH or less	0	0
Number of Trees 10" DBH or less	0	0
Number of Trees 12" DBH or less	0	0
Number of Trees 14" DBH or less	0	0
Number of Trees 16" DBH or less	0	0
Number of Trees 18" DBH or less	0	0
Number of Trees 20" DBH or less	0	0
Number of Trees 24" DBH or less	0	0
Number of Trees 30" DBH or less	0	0
Number of Trees 36" DBH or less	0	0
Number of Trees 42" DBH or less	0	0
Number of Trees 48" DBH or less	0	0
Number of Trees 54" DBH or less	0	0
Number of Trees 60" DBH or less	0	0
Number of Trees 66" DBH or less	0	0
Number of Trees 72" DBH or less	0	0
Number of Trees 78" DBH or less	0	0
Number of Trees 84" DBH or less	0	0
Number of Trees 90" DBH or less	0	0
Number of Trees 96" DBH or less	0	0
Number of Trees 102" DBH or less	0	0
Number of Trees 108" DBH or less	0	0
Number of Trees 114" DBH or less	0	0
Number of Trees 120" DBH or less	0	0
Number of Trees 126" DBH or less	0	0
Number of Trees 132" DBH or less	0	0
Number of Trees 138" DBH or less	0	0
Number of Trees 144" DBH or less	0	0
Number of Trees 150" DBH or less	0	0
Number of Trees 156" DBH or less	0	0
Number of Trees 162" DBH or less	0	0
Number of Trees 168" DBH or less	0	0
Number of Trees 174" DBH or less	0	0
Number of Trees 180" DBH or less	0	0
Number of Trees 186" DBH or less	0	0
Number of Trees 192" DBH or less	0	0
Number of Trees 198" DBH or less	0	0
Number of Trees 204" DBH or less	0	0
Number of Trees 210" DBH or less	0	0
Number of Trees 216" DBH or less	0	0
Number of Trees 222" DBH or less	0	0
Number of Trees 228" DBH or less	0	0
Number of Trees 234" DBH or less	0	0
Number of Trees 240" DBH or less	0	0
Number of Trees 246" DBH or less	0	0
Number of Trees 252" DBH or less	0	0
Number of Trees 258" DBH or less	0	0
Number of Trees 264" DBH or less	0	0
Number of Trees 270" DBH or less	0	0
Number of Trees 276" DBH or less	0	0
Number of Trees 282" DBH or less	0	0
Number of Trees 288" DBH or less	0	0
Number of Trees 294" DBH or less	0	0
Number of Trees 300" DBH or less	0	0
Number of Trees 306" DBH or less	0	0
Number of Trees 312" DBH or less	0	0
Number of Trees 318" DBH or less	0	0
Number of Trees 324" DBH or less	0	0
Number of Trees 330" DBH or less	0	0
Number of Trees 336" DBH or less	0	0
Number of Trees 342" DBH or less	0	0
Number of Trees 348" DBH or less	0	0
Number of Trees 354" DBH or less	0	0
Number of Trees 360" DBH or less	0	0
Number of Trees 366" DBH or less	0	0
Number of Trees 372" DBH or less	0	0
Number of Trees 378" DBH or less	0	0
Number of Trees 384" DBH or less	0	0
Number of Trees 390" DBH or less	0	0
Number of Trees 396" DBH or less	0	0
Number of Trees 402" DBH or less	0	0
Number of Trees 408" DBH or less	0	0
Number of Trees 414" DBH or less	0	0
Number of Trees 420" DBH or less	0	0
Number of Trees 426" DBH or less	0	0
Number of Trees 432" DBH or less	0	0
Number of Trees 438" DBH or less	0	0
Number of Trees 444" DBH or less	0	0
Number of Trees 450" DBH or less	0	0
Number of Trees 456" DBH or less	0	0
Number of Trees 462" DBH or less	0	0
Number of Trees 468" DBH or less	0	0
Number of Trees 474" DBH or less	0	0
Number of Trees 480" DBH or less	0	0
Number of Trees 486" DBH or less	0	0
Number of Trees 492" DBH or less	0	0
Number of Trees 498" DBH or less	0	0
Number of Trees 504" DBH or less	0	0
Number of Trees 510" DBH or less	0	0
Number of Trees 516" DBH or less	0	0
Number of Trees 522" DBH or less	0	0
Number of Trees 528" DBH or less	0	0
Number of Trees 534" DBH or less	0	0
Number of Trees 540" DBH or less	0	0
Number of Trees 546" DBH or less	0	0
Number of Trees 552" DBH or less	0	0
Number of Trees 558" DBH or less	0	0
Number of Trees 564" DBH or less	0	0
Number of Trees 570" DBH or less	0	0
Number of Trees 576" DBH or less	0	0
Number of Trees 582" DBH or less	0	0
Number of Trees 588" DBH or less	0	0
Number of Trees 594" DBH or less	0	0
Number of Trees 600" DBH or less	0	0
Number of Trees 606" DBH or less	0	0
Number of Trees 612" DBH or less	0	0
Number of Trees 618" DBH or less	0	0
Number of Trees 624" DBH or less	0	0
Number of Trees 630" DBH or less	0	0
Number of Trees 636" DBH or less	0	0
Number of Trees 642" DBH or less	0	0
Number of Trees 648" DBH or less	0	0
Number of Trees 654" DBH or less	0	0
Number of Trees 660" DBH or less	0	0
Number of Trees 666" DBH or less	0	0
Number of Trees 672" DBH or less	0	0
Number of Trees 678" DBH or less	0	0
Number of Trees 684" DBH or less	0	0
Number of Trees 690" DBH or less	0	0
Number of Trees 696" DBH or less	0	0
Number of Trees 702" DBH or less	0	0
Number of Trees 708" DBH or less	0	0
Number of Trees 714" DBH or less	0	0
Number of Trees 720" DBH or less	0	0
Number of Trees 726" DBH or less	0	0
Number of Trees 732" DBH or less	0	0
Number of Trees 738" DBH or less	0	0
Number of Trees 744" DBH or less	0	0
Number of Trees 750" DBH or less	0	0
Number of Trees 756" DBH or less	0	0
Number of Trees 762" DBH or less	0	0
Number of Trees 768" DBH or less	0	0
Number of Trees 774" DBH or less	0	0
Number of Trees 780" DBH or less	0	0
Number of Trees 786" DBH or less	0	0
Number of Trees 792" DBH or less	0	0
Number of Trees 798" DBH or less	0	0
Number of Trees 804" DBH or less	0	0
Number of Trees 810" DBH or less	0	0
Number of Trees 816" DBH or less	0	0
Number of Trees 822" DBH or less	0	0
Number of Trees 828" DBH or less	0	0
Number of Trees 834" DBH or less	0	0
Number of Trees 840" DBH or less	0	0
Number of Trees 846" DBH or less	0	0
Number of Trees 852" DBH or less	0	0
Number of Trees 858" DBH or less	0	0
Number of Trees 864" DBH or less	0	0
Number of Trees 870" DBH or less	0	0
Number of Trees 876" DBH or less	0	0
Number of Trees 882" DBH or less	0	0
Number of Trees 888" DBH or less	0	0
Number of Trees 894" DBH or less	0	0
Number of Trees 900" DBH or less	0	0
Number of Trees 906" DBH or less	0	0
Number of Trees 912" DBH or less	0	0
Number of Trees 918" DBH or less	0	0
Number of Trees 924" DBH or less	0	0
Number of Trees 930" DBH or less	0	0
Number of Trees 936" DBH or less	0	0
Number of Trees 942" DBH or less	0	0
Number of Trees 948" DBH or less	0	0
Number of Trees 954" DBH or less	0	0
Number of Trees 960" DBH or less	0	0
Number of Trees 966" DBH or less	0	0
Number of Trees 972" DBH or less	0	0
Number of Trees 978" DBH or less	0	0
Number of Trees 984" DBH or less	0	0
Number of Trees 990" DBH or less	0	0
Number of Trees 996" DBH or less	0	0
Number of Trees 1002" DBH or less	0	0
Number of Trees 1008" DBH or less	0	0
Number of Trees 1014" DBH or less	0	0
Number of Trees 1020" DBH or less	0	0
Number of Trees 1026" DBH or less	0	0
Number of Trees 1032" DBH or less	0	0
Number of Trees 1038" DBH or less	0	0
Number of Trees 1044" DBH or less	0	0
Number of Trees 1050" DBH or less	0	0
Number of Trees 1056" DBH or less	0	0
Number of Trees 1062" DBH or less	0	0
Number of Trees 1068" DBH or less	0	0
Number of Trees 1074" DBH or less	0	0
Number of Trees 1080" DBH or less	0	0
Number of Trees 1086" DBH or less	0	0
Number of Trees 1092" DBH or less	0	0
Number of Trees 1098" DBH or less	0	0
Number of Trees 1104" DBH or less	0	0
Number of Trees 1110" DBH or less	0	0
Number of Trees 1116" DBH or less	0	0
Number of Trees 1122" DBH or less	0	0
Number of Trees 1128" DBH or less	0	0
Number of Trees 1134" DBH or less	0	0
Number of Trees 1140" DBH or less	0	0
Number of Trees 1146" DBH or less	0	0
Number of Trees 1152" DBH or less	0	0
Number of Trees 1158" DBH or less	0	0
Number of Trees 1164" DBH or less	0	0
Number of Trees 1170" DBH or less	0	0
Number of Trees 1176" DBH or less	0	0
Number of Trees 1182" DBH or less	0	0
Number of Trees 1188" DBH or less	0	0
Number of Trees 1194" DBH or less	0	0
Number of Trees 1200" DBH or less	0	0
Number of Trees 1206" DBH or less	0	0
Number of Trees 1212" DBH or less	0	0
Number of Trees 1218" DBH or less	0	0
Number of Trees 1224" DBH or less	0	0
Number of Trees 1230" DBH or less	0	0
Number of Trees 1236" DBH or less	0	0
Number of Trees 1242" DBH or less	0	0
Number of Trees 1248" DBH or less	0	0
Number of Trees 1254" DBH or less	0	0
Number of Trees 1260" DBH or less	0	0
Number of Trees 1266" DBH or less	0	0
Number of Trees 1272" DBH or less	0	0
Number of Trees 1278" DBH or less	0	0
Number of Trees 1284" DBH or less	0	0
Number of Trees 1290" DBH or less	0	0
Number of Trees 1296" DBH or less	0	0
Number of Trees 1302" DBH or less	0	0
Number of Trees 1308" DBH or less	0	0
Number of Trees 1314" DBH or less	0	0
Number of Trees 1320" DBH or less	0	0
Number of Trees 1326" DBH or less	0	0
Number of Trees 1332" DBH or less	0	0
Number of Trees 1338" DBH or less	0	0
Number of Trees 1344" DBH or less	0	0
Number of Trees 1350" DBH or less	0	0
Number of Trees 1356" DBH or less	0	0
Number of Trees 1362" DBH or less	0	0
Number of Trees 1368" DBH or less	0	0
Number of Trees 1374" DBH or less	0	0
Number of Trees 1380" DBH or less	0	0
Number of Trees 1386" DBH or less	0	0
Number of Trees 1392" DBH or less	0	0
Number of Trees 1398" DBH or less	0	0
Number of Trees 1404" DBH or less	0	0
Number of Trees 1410" DBH or less	0	0
Number of Trees 1416" DBH or less	0	0
Number of Trees 1422" DBH or less	0	0
Number of Trees 1428" DBH or less	0	0
Number of Trees 1434" DBH or less	0	0
Number of Trees 1440" DBH or less	0	0
Number of Trees 1446" DBH or less	0	0
Number of Trees 1452" DBH or less	0	0
Number of Trees 1458" DBH or less	0	0
Number of Trees 1464" DBH or less	0	0
Number of Trees 1470" DBH or less	0	0
Number of Trees 1476" DBH or less	0	0
Number of Trees 1482" DBH or less	0	0
Number of Trees 1488" DBH or less	0	0
Number of Trees 1494" DBH or less	0	0
Number of Trees 1500" DBH or less	0	0
Number of Trees 1506" DBH or less	0	0
Number of Trees 1512" DBH or less	0	0
Number of Trees 1518" DBH or less	0	0
Number of Trees 1524" DBH or less	0	0
Number of Trees 1530" DBH or less	0	0
Number of Trees 1536" DBH or less	0	0
Number of Trees 1542" DBH or less	0	0
Number of Trees 1548" DBH or less	0	0
Number of Trees 1554" DBH or less	0	0
Number of Trees 1560" DBH or less	0	0
Number of Trees 1566" DBH or less	0	0
Number of Trees 1572" DBH or less	0	0
Number of Trees 1578" DBH or less	0	0
Number of Trees 1584" DBH or less	0	0
Number of Trees 1590" DBH or less	0	0
Number of Trees 1596" DBH or less	0	0
Number of Trees 1602" DBH or less	0	0
Number of Trees 1608" DBH or less	0	0
Number of Trees 1614" DBH or less	0	0
Number of Trees 1620" DBH or less	0	0
Number of Trees 1626" DBH or less	0	0
Number of Trees 1632" DBH or less	0	0
Number of Trees 1638" DBH or less	0	0
Number of Trees 1644" DBH or less	0	0
Number of Trees 1650" DBH or less	0	0
Number of Trees 1656" DBH or less	0	0
Number of Trees 1662" DBH or less	0	0
Number of Trees 1668" DBH or less	0	0
Number of Trees 1674" DBH or less	0	0
Number of Trees 1680" DBH or less	0	0
Number of Trees 1686" DBH or less	0	0
Number of Trees 1692" DBH or less	0	0
Number of Trees 1698" DBH or less	0	0
Number of Trees 1704" DBH or less	0	0
Number of Trees 1710" DBH or less	0	0
Number of Trees 1716" DBH or less	0	0
Number of Trees 1722" DBH or less	0	0
Number of Trees 1728" DBH or less	0	0
Number of Trees 1734" DBH or less	0	0
Number of Trees 1740" DBH or less	0	0
Number of Trees 1746" DBH or less	0	0
Number of Trees 1752" DBH or less	0	0
Number of Trees 1758" DBH or less	0	0
Number of Trees 1764" DBH or less	0	0
Number of Trees 1770" DBH or less	0	0
Number of Trees 1776" DBH or less	0	0
Number of Trees 1782" DBH or less	0	0
Number of Trees 1788" DBH or less	0	0
Number of Trees 1794" DBH or less	0	0
Number of Trees 1800" DBH or less	0	0
Number of Trees 1806" DBH or less	0	0
Number of Trees 1812" DBH or less	0	0
Number of Trees 1818" DBH or less	0	0
Number of Trees 1824" DBH or less	0	0
Number of Trees 1830" DBH or less	0	0
Number of Trees 1836" DBH or less	0	0
Number of Trees 1842" DBH or less	0	0
Number of Trees 1848" DBH or less	0	0
Number of Trees 1854" DBH or less	0	0
Number of Trees 1860" DBH or less	0	0
Number of Trees 1866" DBH or less	0	0
Number of Trees 1872" DBH or less	0	0
Number of Trees 1878" DBH or less	0	0
Number of Trees 1884" DBH or less	0	0
Number of Trees 1890" DBH or less	0	0
Number of Trees 1896" DBH or less	0	0
Number of Trees 1902" DBH or less	0	0
Number of Trees 1908" DBH or less	0	0
Number of Trees 1914" DBH or less	0	0
Number of Trees 1920" DBH or less	0	0
Number of Trees 1926" DBH or less	0	0
Number of Trees 1932" DBH or less	0	0
Number of Trees 1938" DBH or less	0	0
Number of Trees 1944" DBH or less	0	0
Number of Trees 1950" DBH or less	0	0
Number of Trees 1956" DBH or less	0	0
Number of Trees 1962" DBH or less	0	0
Number of Trees 1968" DBH or less	0	0
Number of Trees 1974" DBH or less	0	0
Number of Trees 1980" DBH or less	0	0
Number of Trees 1986" DBH or less	0	0
Number of Trees 1992" DBH or less	0	0
Number of Trees 1998" DBH or less	0	0
Number of Trees 2004" DBH or less	0	0
Number of Trees 2010" DBH or less	0	0
Number of Trees 2016" DBH or less	0	0
Number of Trees 2022" DBH or less	0	0
Number of Trees 2028" DBH or less	0	0
Number of Trees 2034" DBH or less	0	0
Number of Trees 2040" DBH or less	0	0
Number of Trees 2046" DBH or less	0	0
Number of Trees 2052" DBH or less	0	0
Number of Trees 2058" DBH or less	0	0
Number of Trees 2064" DBH or less	0	0
Number of Trees 2070" DBH or less	0	0
Number of Trees 2076" DBH or less	0	0
Number of Trees 2082" DBH or less	0	0
Number of Trees 2088" DBH or less	0	0
Number of Trees 2094" DBH or less	0	0
Number of Trees 2100" DBH or less	0	0
Number of Trees 2106" DBH or less	0	0
Number of Trees 2112" DBH or less	0	0
Number of Trees 2118" DBH or less	0	0
Number of Trees 2124" DBH or less	0	0
Number of Trees 2130" DBH or less	0	



5 ELEVATION - OFFICE (NORTH)
SCALE: 1/8" = 1'-0"



4 ELEVATION - OFFICE (EAST)
SCALE: 1/8" = 1'-0"



3 ELEVATION - OFFICE (SOUTH)
SCALE: 1/8" = 1'-0"



2 ELEVATION - OFFICE (WEST)
SCALE: 1/8" = 1'-0"



0 2 4 8 16
SCALE: 1/8" = 1'-0"



NEW FAMILY DEVELOPMENT
WISTON MANOR
3078 SIDES ROAD

PRELIMINARY
NOT FOR CONSTRUCTION

ARCHITECT OF RECORD:
NAME: JOHN TORGERSO
LICENSE NO. 13595
PROJECT NUMBER:
REVISION:

A0.1
COMM. ROOM
PLANS & ELEVATIONS

1

2

3

4

A

B

C

D

E



1 ELEVATION - BLDG A (SOUTH)
SCALE: 1/8" = 1'-0"



2 ELEVATION - BLDG A (EAST)
SCALE: 1/8" = 1'-0"



3 ELEVATION - BLDG A (WEST)
SCALE: 1/8" = 1'-0"



4 ELEVATION - BLDG A (NORTH)
SCALE: 1/8" = 1'-0"

0 2 4 8 16
SCALE: 1/8" = 1'-0"

A

B

C

D

E



116 NORTH 2ND AVENUE • OZARK, MO 65721 • P (417) 581-8889 • F (417) 581-9002
ARCHITECTURAL CORPORATION MISSOURI LICENSE NUMBER: A-2010011427

NEW FAMILY DEVELOPMENT
WISTON MANOR
3078 SIDES ROAD

PRELIMINARY
NOT FOR CONSTRUCTION

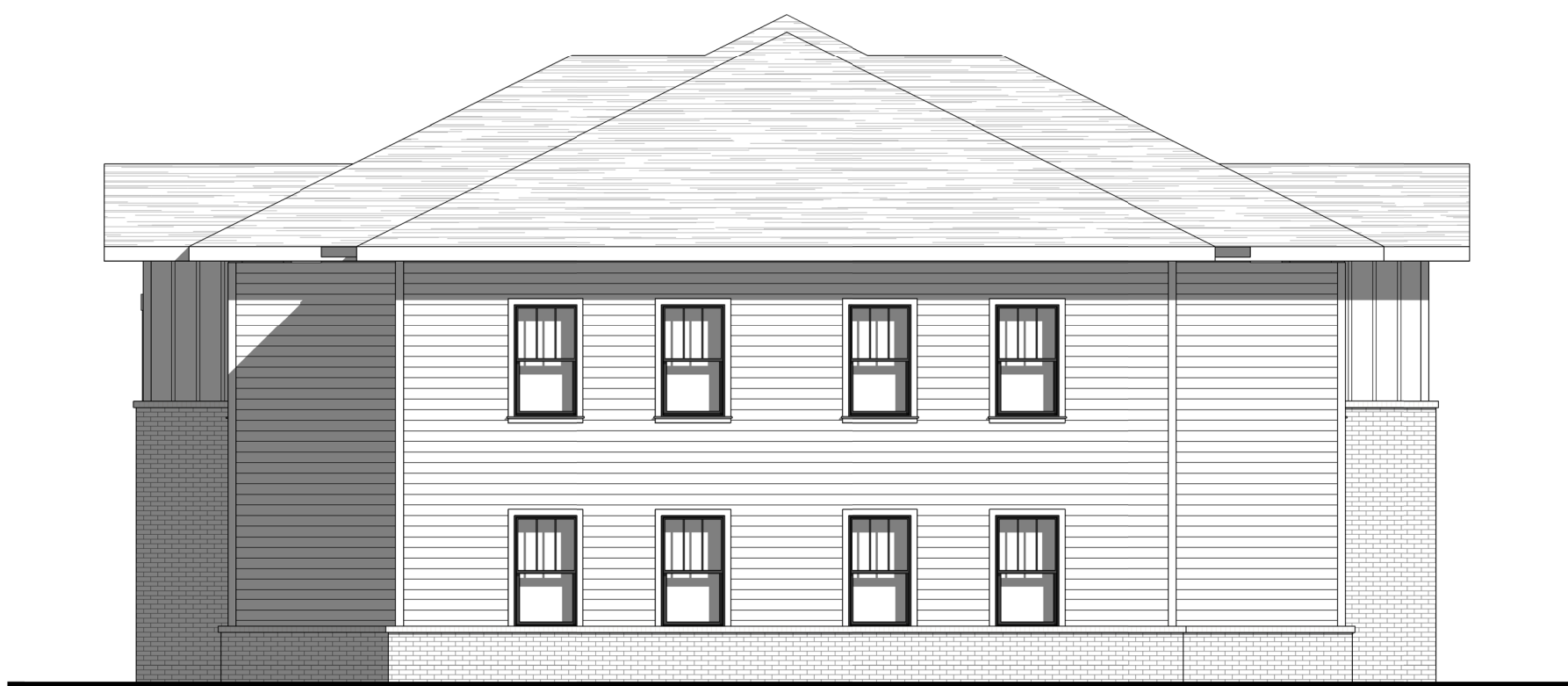
ARCHITECT OF RECORD:
NAME: JOHN TORGERSON
LICENSE NO. 13595
PROJECT NUMBER:

REVISION:

A0.2
BLDG ELEVATIONS
A-D, F, & H



1 ELEVATION - BLDG G (SOUTH)
SCALE: 1/8" = 1'-0"



2 ELEVATION - BLDG G (WEST)
SCALE: 1/8" = 1'-0"

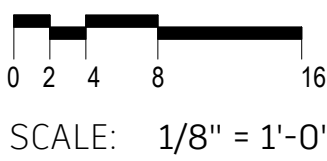


3 ELEVATION - BLDG G (EAST)
SCALE: 1/8" = 1'-0"



4 ELEVATION - BLDG G (NORTH)
SCALE: 1/8" = 1'-0"

- VERTICAL SIDING
- ARCHITECTURAL SHINGLE ROOF
- INSULATED VINYL WINDOWS
- HORIZONTAL SIDING
- BRICK MASONRY WITH ROWLOCK CAP



116 NORTH 2ND AVENUE - OZARK, MO 65721 - P (417) 581-8889 - F (417) 581-9002
ARCHITECTURAL CORPORATION MISSOURI LICENSE NUMBER: A-2010011427

NEW FAMILY DEVELOPMENT
WISTON MANOR

3078 SIDES ROAD

PRELIMINARY
NOT FOR CONSTRUCTION

ARCHITECT OF RECORD:
NAME: JOHN TORGERSON
LICENSE NO. 13595

PROJECT NUMBER:

REVISION:

A0.3
BLDG ELEVATIONS
E & G

Surveyor Certificate:

I, Kim S. Lilly, certify that this plot was drawn under my supervision from an actual survey made under my supervision, from deed description recorded in Book _____, Page _____; that the boundaries not surveyed are clearly indicated as drawn from information found in Book _____, page _____; that the ratio of precision as calculated is 1: 10,000; that the plot was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and Seal this 14th day of September A.D. 2006. Plot Purpose: This is a survey of an existing parcel.



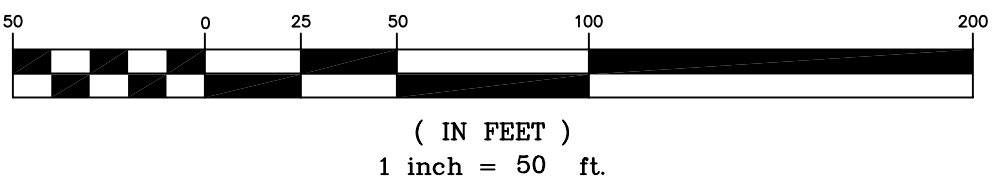
Surveyor
L-3612
License Number

TAX : 3856-101B
PIN: 6823-75-9832
N/F BL WINSTON SALEM LLC
DB 2236 PG 2266

20C
386,448 SF
8.872 AC

TAX : 3858-021C
PIN: 6823-74-8715
N/F CITY OF WINSTON-SALEM
DB 1351 PG 0275

GRAPHIC SCALE



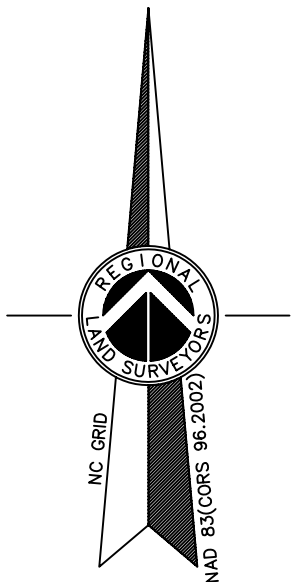
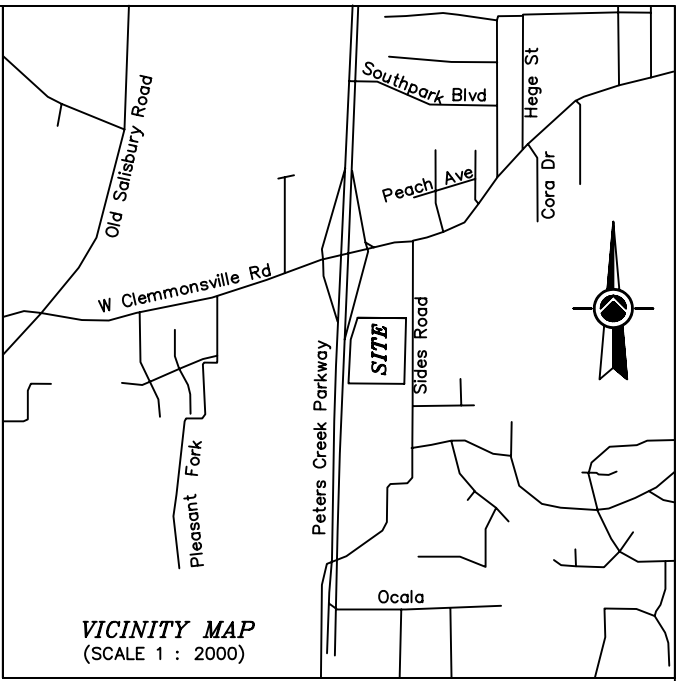
SURVEY DESCRIPTION

Being all of Lot 020C of Block 3856, Forsyth County Tax Map number 624834 as recorded in the Forsyth County Registry.

BEGINNING at an iron pipe found at the southwesterly corner of the BL Winston Salem, LLC property (Deed Book 2236, Page 2266), thence along the southern property line of the BL Winston Salem, LLC property, South 89 degrees 31 minutes 53 seconds East 505.84 feet to an iron pipe found; thence with the western right-of-way of Sides Road, South 01 degrees 32 minutes 11 seconds West 685.49 feet to a rebar found in the northeasterly line of the City of Winston-Salem property (Deed Book 1351, Page 277); thence North 89 degrees 26 minutes 26 seconds West 582.27 feet along the northern property line of the City of Winston-Salem property to an iron pipe set, also being the eastern right-of-way of Peters Creek Parkway, thence along said eastern right-of-way of Peters Creek Parkway, North 02 degrees 52 minutes 47 seconds East 457.39 feet to a right-of-way monument; thence continuing along the said eastern right-of-way of Peters Creek Parkway, North 17 degrees 33 minutes 58 seconds East 237.98 feet to THE POINT AND PLACE OF BEGINNING, containing 8.872 acres more or less.

NOTES

1. SITE IS ALL OF DEED BOOK 2666, PAGE 3142, AS FILED WITH THE FORSYTH COUNTY REGISTRY. TAX MAP NUMBER 624834 BLOCK 3856 LOT 20C.
2. AREA: 386,448 SF (8.872 ACRES)
3. ALL DISTANCES ARE HORIZONTAL GROUND.
4. ZONED: RS-9
SETBACKS
MINOR THOROUGHFARE: 30'/65'
MAJOR THOROUGHFARE: 35'/85'
MINOR INTERIOR SETBACKS: ADJACENT TO NON-RESIDENTIAL: 0/5'
ADJACENT TO RESIDENTIAL: 25'
5. SITE IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA IN ACCORDANCE WITH FEDERAL EMERGENCY MANAGEMENT AGENCY PANEL NUMBER 370111 0103 C, DATED NOVEMBER 18, 1988.
6. CURRENT OWNERS: RIERSON-FOLDS, LLC.
7. DATE OF SURVEY: AUGUST 16, 2006.



LEGEND

- IRON PIPE FOUND
- IRON PIPE SET
- X- GUY WIRE
- ▲ REBAR
- RIGHT-OF-WAY DISK/MONUMENT FOUND
- ⊕ UTILITY POLE
- AC ACRES
- DB DEED BOOK
- E/P EDGE OF PAVEMENT
- N/F NOW OR FORMERLY
- PG PAGE
- SF SQUARE FEET
- SIGN
- ◁ FLARED END SECTION
- GRATE INLET

LINE LEGEND

- ADJONER PROPERTY
- FENCELINE (TYPE AS NOTED)
- OVERHEAD WIRE
- STORM DRAINAGE (SIZE AS NOTED)

BOUNDARY SURVEY
RIERSON-FOLDS, LLC
3102 SIDES ROAD
SOUTHFORK TOWNSHIP
FORSYTH COUNTY
WINSTON-SALEM, NORTH CAROLINA

Regional Land Surveyors, Inc.
8642 WEST MARKET STREET SUITE 100
GREENSBORO, NORTH CAROLINA 27409
TELEPHONE (336) 665-8155

DRAWN BY: RDJ | JOB: B10.01 | DATE: 09-14-06