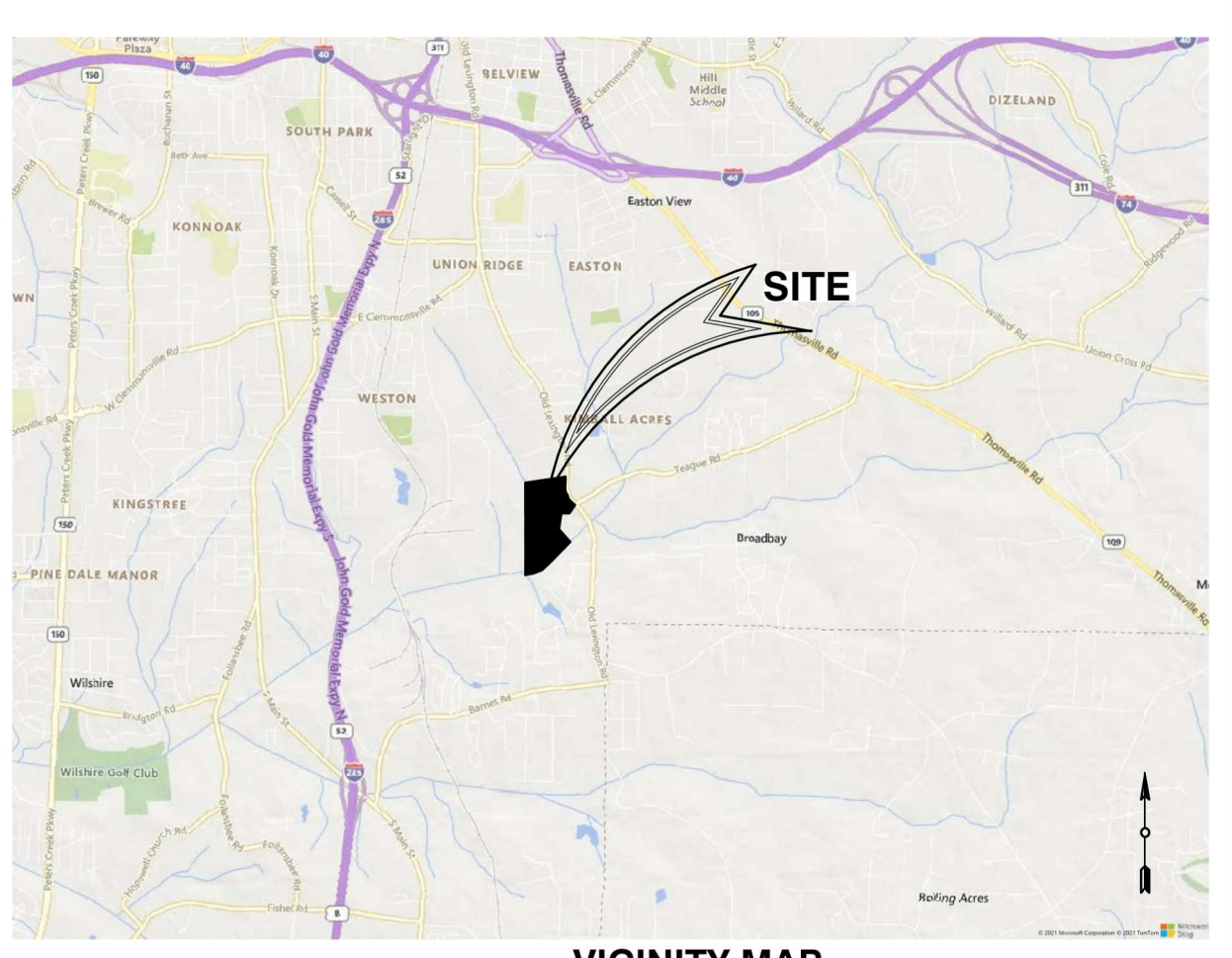


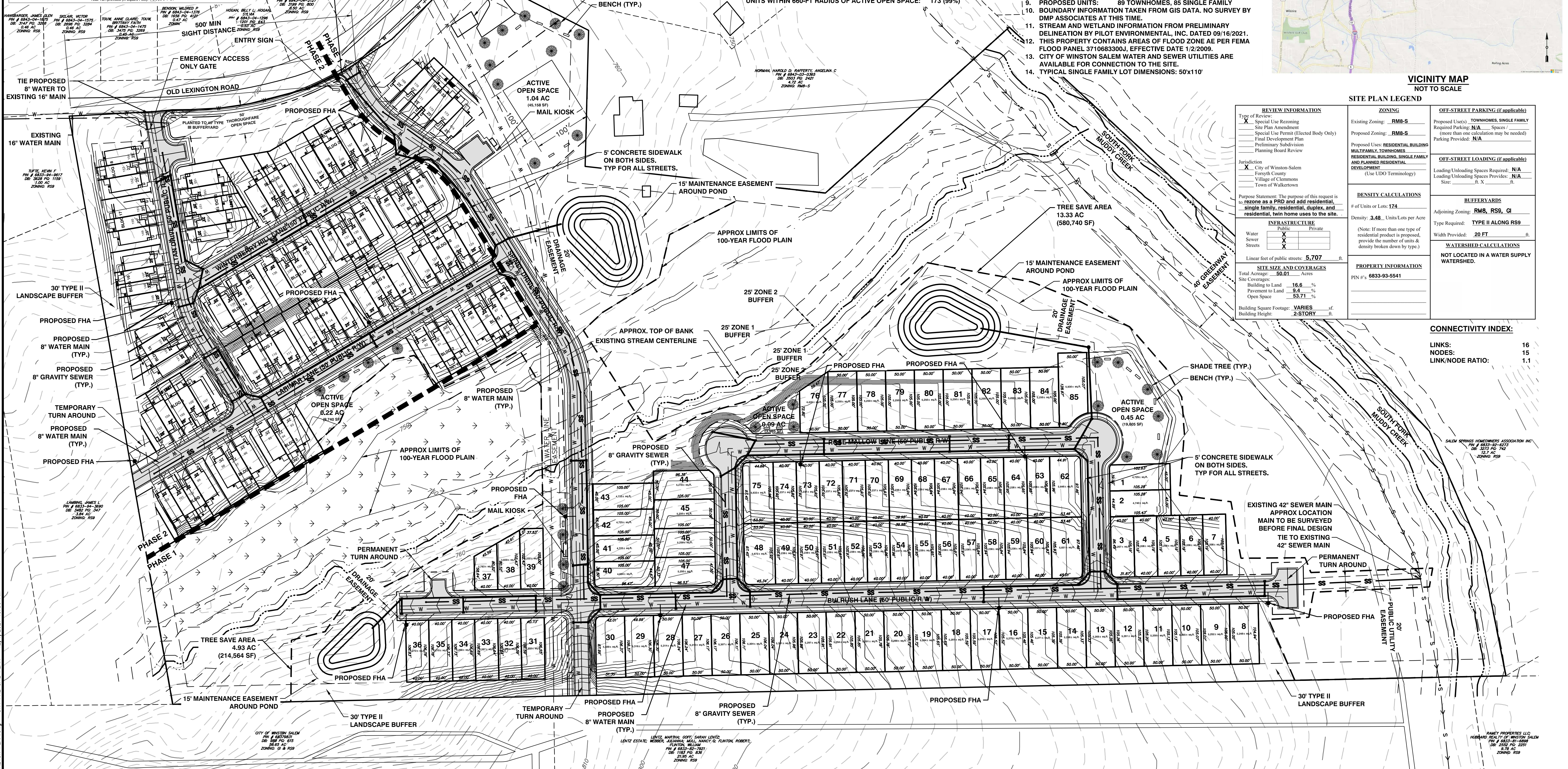
Tree Save Area Summary Calculations - To Be Used In Conjunction With the Inspections Division Landscaping and Tree Preservation Checklist		
New Development:	Total Site Size (in Square Feet): 2,208,678 sf	
Minimum Tree Save Area Required: 10% X 17%	Total Limits of Land Disturbance (in Square Feet): 567,310 sf	
Minimum Tree Save Area Excluded From TSA: Square Feet of Proposed B.O.V. or Square Feet of Existing Utility Easements/PMU - Square Feet of Existing Water Bodies and Stormwater Ponds	Total Required Tree Save Area (in Square Feet): 196,964 sf	
Individual Tree Method Used:	Tree Stand Method Used: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Number of Trees 6" DBH: X 5000'	New Trees Used for TSA: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Number of Trees 8" DBH: X 7500'	List the Species, Size, and Health of All Large Variety Trees Planned: X 7500'	
Number of Trees 10" DBH: X 15000'	Describe Each Tree Stand (Age, Health, Species Mix)	
Number of Trees 12" DBH: X 30000'	Mature, healthy, mixture of pine and oak trees	
Number of Trees 14" DBH: X 45000'	Total Square Footage of New Trees Saved to Satisfy Minimum TSA: 196,964 sf	
Number of Trees 16" DBH: X 60000'	Total Square Footage of Existing Trees Saved to Satisfy Minimum TSA: 196,964 sf	
Number of Trees 18" DBH: X 75000'	Total Square Footage of New Trees Saved to Satisfy Minimum TSA: 196,964 sf	
Number of Trees 20" DBH: X 90000'	Total Square Footage of Existing Trees Saved to Satisfy Minimum TSA: 196,964 sf	
Number of Trees 22" DBH: X 105000'	Total Square Footage of New Trees Saved to Satisfy Minimum TSA: 196,964 sf	
Number of Trees 24" DBH: X 120000'	Total Square Footage of Existing Trees Saved to Satisfy Minimum TSA: 196,964 sf	
Number of Trees 26" DBH: X 135000'	Total Square Footage of New Trees Saved to Satisfy Minimum TSA: 196,964 sf	
Number of Trees 28" DBH: X 150000'	Total Square Footage of Existing Trees Saved to Satisfy Minimum TSA: 196,964 sf	
Number of Trees 30" DBH: X 165000'	Total Square Footage of New Trees Saved to Satisfy Minimum TSA: 196,964 sf	
Number of Trees 32" DBH: X 180000'	Total Square Footage of Existing Trees Saved to Satisfy Minimum TSA: 196,964 sf	
Number of Trees 34" DBH: X 195000'	Total Square Footage of New Trees Saved to Satisfy Minimum TSA: 196,964 sf	
Number of Trees 36" DBH: X 210000'	Total Square Footage of Existing Trees Saved to Satisfy Minimum TSA: 196,964 sf	
Number of Trees 38" DBH: X 225000'	Total Square Footage of New Trees Saved to Satisfy Minimum TSA: 196,964 sf	
Number of Trees 40" DBH: X 240000'	Total Square Footage of Existing Trees Saved to Satisfy Minimum TSA: 196,964 sf	
Number of Trees 42" DBH: X 255000'	Total Square Footage of New Trees Saved to Satisfy Minimum TSA: 196,964 sf	
Number of Trees 44" DBH: X 270000'	Total Square Footage of Existing Trees Saved to Satisfy Minimum TSA: 196,964 sf	
Number of Trees 46" DBH: X 285000'	Total Square Footage of New Trees Saved to Satisfy Minimum TSA: 196,964 sf	
Number of Trees 48" DBH: X 300000'	Total Square Footage of Existing Trees Saved to Satisfy Minimum TSA: 196,964 sf	
Number of Trees 50" DBH: X 315000'	Total Square Footage of New Trees Saved to Satisfy Minimum TSA: 196,964 sf	
Number of Trees 52" DBH: X 330000'	Total Square Footage of Existing Trees Saved to Satisfy Minimum TSA: 196,964 sf	
Number of Trees 54" DBH: X 345000'	Total Square Footage of New Trees Saved to Satisfy Minimum TSA: 196,964 sf	
Number of Trees 56" DBH: X 360000'	Total Square Footage of Existing Trees Saved to Satisfy Minimum TSA: 196,964 sf	
Number of Trees 58" DBH: X 375000'	Total Square Footage of New Trees Saved to Satisfy Minimum TSA: 196,964 sf	
Number of Trees 60" DBH: X 390000'	Total Square Footage of Existing Trees Saved to Satisfy Minimum TSA: 196,964 sf	
Number of Trees 62" DBH: X 405000'	Total Square Footage of New Trees Saved to Satisfy Minimum TSA: 196,964 sf	
Number of Trees 64" DBH: X 420000'	Total Square Footage of Existing Trees Saved to Satisfy Minimum TSA: 196,964 sf	
Number of Trees 66" DBH: X 435000'	Total Square Footage of New Trees Saved to Satisfy Minimum TSA: 196,964 sf	
Number of Trees 68" DBH: X 450000'	Total Square Footage of Existing Trees Saved to Satisfy Minimum TSA: 196,964 sf	
Number of Trees 70" DBH: X 465000'	Total Square Footage of New Trees Saved to Satisfy Minimum TSA: 196,964 sf	
Number of Trees 72" DBH: X 480000'	Total Square Footage of Existing Trees Saved to Satisfy Minimum TSA: 196,964 sf	
Number of Trees 74" DBH: X 495000'	Total Square Footage of New Trees Saved to Satisfy Minimum TSA: 196,964 sf	
Number of Trees 76" DBH: X 510000'	Total Square Footage of Existing Trees Saved to Satisfy Minimum TSA: 196,964 sf	
Number of Trees 78" DBH: X 525000'	Total Square Footage of New Trees Saved to Satisfy Minimum TSA: 196,964 sf	
Number of Trees 80" DBH: X 540000'	Total Square Footage of Existing Trees Saved to Satisfy Minimum TSA: 196,964 sf	
Number of Trees 82" DBH: X 555000'	Total Square Footage of New Trees Saved to Satisfy Minimum TSA: 196,964 sf	
Number of Trees 84" DBH: X 570000'	Total Square Footage of Existing Trees Saved to Satisfy Minimum TSA: 196,964 sf	
Number of Trees 86" DBH: X 585000'	Total Square Footage of New Trees Saved to Satisfy Minimum TSA: 196,964 sf	
Number of Trees 88" DBH: X 600000'	Total Square Footage of Existing Trees Saved to Satisfy Minimum TSA: 196,964 sf	
Number of Trees 90" DBH: X 615000'	Total Square Footage of New Trees Saved to Satisfy Minimum TSA: 196,964 sf	
Number of Trees 92" DBH: X 630000'	Total Square Footage of Existing Trees Saved to Satisfy Minimum TSA: 196,964 sf	
Number of Trees 94" DBH: X 645000'	Total Square Footage of New Trees Saved to Satisfy Minimum TSA: 196,964 sf	
Number of Trees 96" DBH: X 660000'	Total Square Footage of Existing Trees Saved to Satisfy Minimum TSA: 196,964 sf	
Number of Trees 98" DBH: X 675000'	Total Square Footage of New Trees Saved to Satisfy Minimum TSA: 196,964 sf	
Number of Trees 100" DBH: X 690000'	Total Square Footage of Existing Trees Saved to Satisfy Minimum TSA: 196,964 sf	

BUILT-UPON AREA SUMMARY:	
TOTAL SITE AREA	50.01 AC
AREA OUTSIDE 100-YR FLOODPLAIN	34.10 AC
EXISTING BUILT-UPON AREA (BUA)	0.13 AC
EXISTING BUA PERCENTAGE	0.26%
EXISTING BUA TO BE REMOVED	0.13 AC
PROPOSED BUA	13.04 AC
TOTAL BUA	13.04 AC
TOTAL BUA PERCENTAGE	26.06%
BUILDING BUA PERCENTAGE	16.64%
PAVED/CONCRETE SURFACE PERCENTAGE	9.42%
PRD OPEN SPACE CALCULATIONS:	
PRD REQ'D OPEN SPACE (15% OF SITE)	7.50 AC
PRD REQ'D ACTIVE OPEN SPACE (15% OF REQ'D)	1.13 AC
OPEN SPACE PROVIDED	26.86 AC
ACTIVE OPEN SPACE PROVIDED	1.80 AC
UNITS WITHIN 660-FT RADIUS OF ACTIVE OPEN SPACE:	173 (99%)

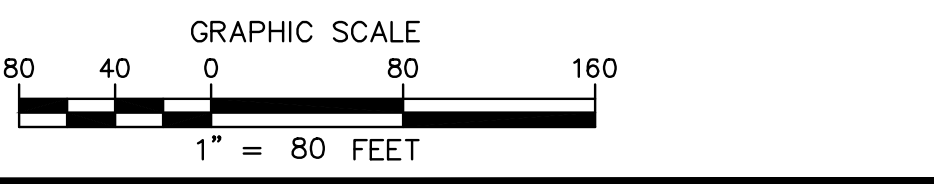
- GENERAL NOTES:**
- OWNER: KO AM SISTERS, LLC
3662 WINDING CREEK RD.
WINSTON SALEM, NC 27106
 - DEVELOPER: MAGNAGRAY, LLC
PO BOX 10794
GREENSBORO, NC 27404
336-451-6479
JFLOYD@MAGNAGRAY.COM
DAVIS MARTIN POWELL AND ASSOCIATES
6415 OLD PLANK ROAD
HIGH POINT, NC 27265
336-886-4821
CNURSEY@DMP-INC.COM
4000 OLD LEXINGTON ROAD
WINSTON-SALEM, NC 27107
DB 3099 PG 2356
6833-93-5541
 - DESIGN AGENT: DAVIS MARTIN POWELL AND ASSOCIATES
6415 OLD PLANK ROAD
HIGH POINT, NC 27265
336-886-4821
CNURSEY@DMP-INC.COM
4000 OLD LEXINGTON ROAD
WINSTON-SALEM, NC 27107
DB 3099 PG 2356
6833-93-5541
 - ADDRESS OF SITE: 4000 OLD LEXINGTON ROAD
WINSTON-SALEM, NC 27107
DB 3099 PG 2356
6833-93-5541
 - DEED REFERENCE: DB 3099 PG 2356
6833-93-5541
 - PARCEL PIN: RMB-S (MULTIFAMILY RESIDENTIAL)
 - CURRENT ZONING: RMB-S (MULTIFAMILY RESIDENTIAL)
 - AREA OF TRACT: 50.01 ACRES
 - PROPOSED UNITS: 89 TOWNHOMES, 85 SINGLE FAMILY
 - BOUNDARY INFORMATION TAKEN FROM GIS DATA. NO SURVEY BY DMP ASSOCIATES AT THIS TIME.
 - STREAM AND WETLAND INFORMATION FROM PRELIMINARY DELINEATION BY PILOT ENVIRONMENTAL, INC. DATED 08/16/2021.
 - THIS PROPERTY CONTAINS AREAS OF FLOOD ZONE AE PER FEMA FLOOD PANEL 3710683300J, EFFECTIVE DATE 1/2/2009.
 - CITY OF WINSTON SALEM WATER AND SEWER UTILITIES ARE AVAILABLE FOR CONNECTION TO THE SITE.
 - TYPICAL SINGLE FAMILY LOT DIMENSIONS: 50'x110'



VICINITY MAP
NOT TO SCALE

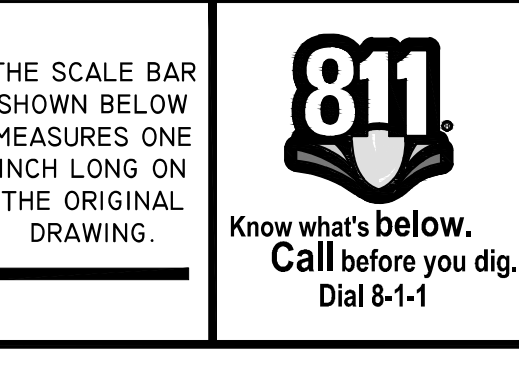


REVIEW INFORMATION		ZONING		OFF-STREET PARKING (if applicable)	
Type of Review: <input checked="" type="checkbox"/> Special Use Rezoning <input type="checkbox"/> Site Plan Amendment <input type="checkbox"/> Special Use Permit (Elected Body Only) <input type="checkbox"/> Final Development Plan <input type="checkbox"/> Preliminary Subdivision <input type="checkbox"/> Planning Board Review		Existing Zoning: RMB-S Proposed Zoning: RMB-S Proposed Uses: RESIDENTIAL BUILDING MULTIFAMILY, TOWNHOMES, RESIDENTIAL BUILDING SINGLE FAMILY AND PLANNED RESIDENTIAL DEVELOPMENT (Use UDO Terminology)		Proposed Units: TOWNHOMES, SINGLE FAMILY Required Parking: N/A Spaces / (more than one calculation may be needed) Parking Provided: N/A	
Jurisdiction: <input checked="" type="checkbox"/> City of Winston-Salem <input type="checkbox"/> Forsyth County <input type="checkbox"/> Village of Clemmons <input type="checkbox"/> Town of Walkertown		DENSITY CALCULATIONS # of Units or Lots: 174 Density: 3.48 Units/Lots per Acre		OFF-STREET LOADING (if applicable) Loading/Unloading Spaces Required: N/A Loading/Unloading Spaces Provided: N/A Size: ft. X ft.	
Purpose Statement: The purpose of this request is to rezone as a PRD and add residential, single family, residential, duplex, and residential, twin home uses to the site.		BUFFER YARDS Adjoining Zoning: RMB, R59, G1 Type Required: TYPE II ALONG R59		WATERSHED CALCULATIONS NOT LOCATED IN A WATER SUPPLY WATERSHED.	
Infrastructure: Public <input checked="" type="checkbox"/> Private <input type="checkbox"/> Water <input checked="" type="checkbox"/> Sewer <input checked="" type="checkbox"/> Streets <input checked="" type="checkbox"/>		PROPERTY INFORMATION PIN #: 6833-93-5541			
Linear feet of public streets: 5,707 ft.		CONNECTIVITY INDEX:			
SITE SIZE AND COVERSAGES Total Acreage: 50.01 Acres Site Coverage: Building to Land 16.6 % Pavement to Land 9.4 % Open Space 53.71 % Building Square Footage: VARIES sq. ft. Building Height: 2-STORY ft.		Links: 16		Nodes: 15	
		Link/Node Ratio: 1.1			



REV	DATE	DESCRIPTION	BY	PROJECT	210159
1		DATE		11/02/2021	
2		DESIGNED		CN	
3		DRAWN		HC	
4		CHECKED		CN	
5		SCALE		AS NOTED	
6		SURVEYED		N/A	

THE SCALE BAR SHOWN BELOW MEASURES ONE INCH LONG ON THE ORIGINAL DRAWING.



DAVIS • MARTIN • POWELL
ENGINEERS & SURVEYORS **dmp**

6415 OLD PLANK RD, HIGH POINT, NC 27265 | T: (336) 886-4821 | F: (336) 886-4458 | WWW.DMP-INC.COM | LICENSE: F-0245

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION

PRELIMINARY SITE PLAN
HARVEST CREEK
WINSTON-SALEM, FORSYTH COUNTY

SHEET NO. OF