

SITE DATA

Jurisdiction: City of Winston-Salem, NC
Purpose Statement: The purpose of this project is to rezone the existing RM12-S and RS9 properties to RM8-S to allow Townhome use.

Zoning:
 Existing Zoning: RM12-S & RS9
 Proposed Zoning: RM8-S

Site Acreage:
 Existing Site: 26.74 Acres +/-
 ROW Acquisition: 0.43 Acres +/-
 ROW Dedication: -0.11 Acres +/-
 Total Site Acreage: 27.05 Acres +/-

Watershed Data:
 This site is not located within a water supply watershed district

Site Coverage:
 Maximum Impervious Area Permitted: 70.00 %
 Building to Land: 3.10 Acres +/- 11.46 %
 Pavement to Land: 4.50 Acres +/- 16.64 %
 Open Space: 19.45 Acres +/- 71.90 %
 Parcel Total: 27.05 Acres +/- 100.00 %

Total Impervious: 7.60 Acres +/- 28.10 %

Infrastructure:
 Water: Public
 Sewer: Public
 Road: Public 2,920 LF +/-

Building Data:
 Max. Building Height: 45'
 Townhomes: 125 Units +/-
 Bedrooms: 3 Beds per Unit
 Lot Sizes: 20' x 120' (Qty. 116 +/-)
 20' x 105' (Qty. 9 +/-)

Density: 4.6 DU / AC +/-
Link Node Ratio: Links 5
 Nodes 3
 Ratio 1:67

Parking Calculations:
Vehicle Parking:
 Townhome Use
 Parking Required: 1 Bed (@ 1.5 / Unit): 0 Spaces
 2 Bed (@ 1.75 / Unit): 0 Spaces
 3 Bed (@ 2.0 / Unit): 250 Spaces
 Total: 250 Spaces

Parking Provided: 250 (@ 2 Spaces per Unit) (Garage & Driveway)
 23 Spaces Visitor Lots
 Total Provided: 273 Spaces +/-

Bicycle Parking Required: Exempt

Common Recreation Area:
 Total Provided (@100 sf/unit): 12,500 SF
 Total Required: 13,000 SF +/-

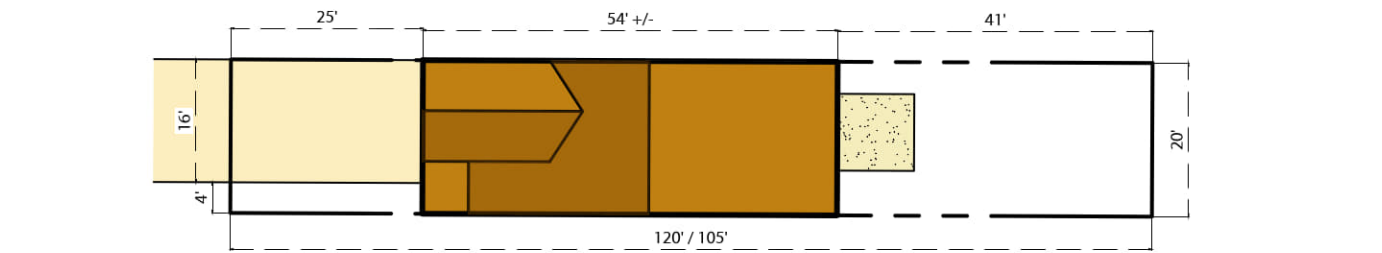
Area 1: Benches / Gathering Space
Area 2: Gazebo
Area 3: Dog Park

SEALS:
PRELIMINARY DRAWING
 SEAL
 NOT APPROVED FOR CONSTRUCTION
 PROJECT NAME & LOCATION:

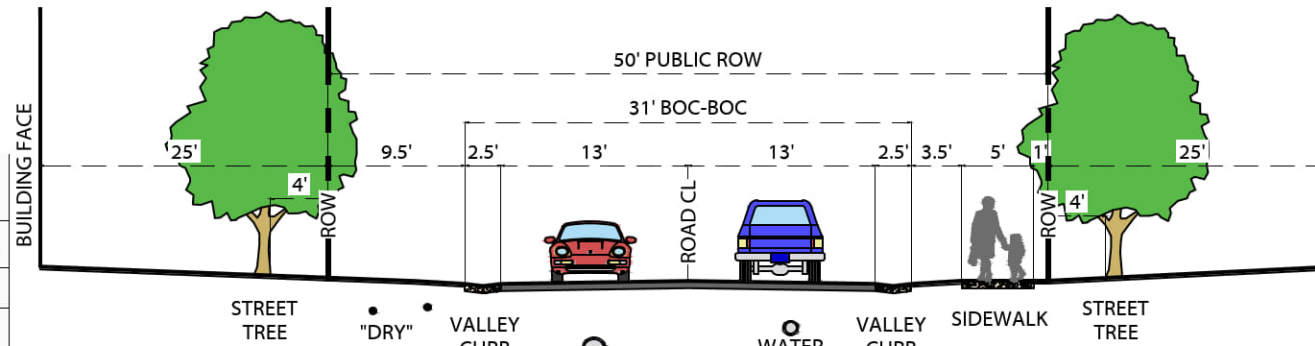
ADJACENT OWNERS

ID #	PIN #	LOT #	Property Owners	Property Owner Address	ZONING
1	6823-31-0063.00	3863	Atwood Leslie Brian	2645 Old Salisbury Rd	Winston Salem NC 27127 RS9
2	6823-31-0253.00	3863	RYAN ROBERT W	2639 OLD SALISBURY RD	WINSTON-SALEM NC 27127 RS9
3	6823-31-0368.00	3863	RYAN ELAINE	1002 QUEENSBURY DR	WINSTON SALEM NC 27127 RS9
4	6823-31-0468.00	3863	BLAKEY KENNETH RICHARD	2629 Old Salisbury Rd	Winston Salem NC 27127 RS9
5	6823-31-0569.00	3863	Wade Wendy	2623 Old Salisbury Rd	Winston Salem NC 27127 RS9
6	6823-31-2942.00	3862	SALEM TERRACE ALF PROPCO LLC	3012 AVE J 2ND FL	BROOKLYN NY 11210 IP; RS9
7	6823-31-5943.00	3862	Wheeler James W	2491 Jay Ave	Winston Salem NC 27127 RS9
8	6823-41-0838.00	3864	PARR PROPERTIES LLC	PO BOX 10888	GREENSBORO NC 27404 MU-5
9	6823-41-6804.00	3864	STAFFORD PLACE LLC	PO BOX 10888	GREENSBORO NC 27404 MU-5
10	6823-41-9087.00	3864	Stafford Place Llc	1813 Pembroke RD STE F	GREENSBORO NC 27408 RM18-S
11	6823-40-7616.00	6421	JOSEPH STEPHANIE ELENA	256 STONE MOSS LN	WINSTON SALEM NC 27127 RS9
12	6823-40-6776.00	6421	VELASQUEZ OLIBELL	249 STONE MOSS LN	WINSTON SALEM NC 27127 RS9
13	6823-40-5755.00	6421	Lefwich Casey R	241 Stone Moss Ln	Winston Salem NC 27127 RS9
14	6823-40-4773.00	6421	AMH NC PROPERTIES LP	23975 PARK SORRENTO STE 300	CALABAS CA 91302 RS9
15	6823-40-4712.00	6421	FKH SFR PROPCO A LP	1850 PARKWAY PLSTE 900	MARIETTA GA 30067 RS9
16	6823-40-3733.00	6421	20182 IH BROWDER LP	1717 MAIN STREET SUITE 2000	DALLAS TX 75201 RS9
17	6823-40-2763.00	6421	Kinaii Hilda M	208 Stone Moss Ln	Winston Salem NC 27127 RS9
18	6823-40-1786.00	6421	White Dana D	201 Stone Moss Ln	Winston Salem NC 27127 RS9
19	6823-40-0775.00	6421	MCKINNEY CHRIS	149 STONE MOSS LN	WINSTON SALEM NC 27127 RS9
20	6823-30-9784.00	6421	GASKELL SANDRA ELIZABETH	141 Stone Moss Ln	Winston Salem NC 27127 RS9
21	6823-30-9725.00	6421	CRAWFORD LEE	133 STONE MOSS LN	WINSTON SALEM NC 27127 RS9
22	6823-30-8745.00	6421	Beaudoin Michael P	125 Stone Moss Ln	Winston Salem NC 27127 RS9
23	6823-30-7776.00	6421	Beaudoin Rachel		
24	6823-30-7776.00	6421	Ingram Angela	117 Stone Moss Ln	Winston Salem NC 27127 RS9
25	6823-30-6797.00	6421	OBERG TODD	109 STONE MOSS LN	WINSTON SALEM NC 27127 RS9
26	6823-30-5764.00	6421	OBERG YAN		
27	6823-30-5764.00	6421	Gauthier Charles J	101 Stone Moss Ln	Winston Salem NC 27127 RS9
28	6823-30-5764.00	6421	Gauthier Jennifer		
26	6823-30-2789.00	38658	MITCHELL ANTONIO T	101 Tortoise Ln	Winston Salem NC 27127 RS9
27	6823-30-0789.00	3865	FIELDS CARLOS LAMONT	2703 OLD SALISBURY RD	WINSTON SALEM NC 27127 RS9
28	6823-20-8775.00	3846D	FIELDS TAZIANNE		
29	6823-20-8775.00	3846	Davis Norma D	2701 Timber Cove Ln	Winston Salem NC 27127 RS9
29	6823-20-7992.00	3846	Rominiger Daniel	2650 Old Salisbury Rd	Winston Salem NC 27127 RS9
30	6823-21-7092.00	3846	Rominiger Barbara		
30	6823-21-7092.00	3846	TEMAS JENNIFER	2646 Old Salisbury Rd	Winston Salem NC 27127 RS9

LOT DIMENSIONS (TYPICAL)



ROAD SECTION (TYPICAL)



WINSTON-SALEM TREE SAVE AREA CALCULATIONS

New Development		Additions to Existing Development Phase 1 Area	
Total Site Size (in square feet)	1,178,298	Total Limits of Land Disturbance (in Square Feet)	100,333
Total Site Area Excluded From TSA		Total Excluded Area	174,964
Square Feet of Proposed P.O.W.s:	55,153	Square Feet of Existing Water Bodies and Stormwater Ponds:	12,000
Square Feet of Existing Utility Easements:	107,811	Total Excluded Area:	174,964
Minimum Tree Save Area Required:	X 10%	X 12%	
Total Required Tree Save Area (in square feet)	1,178,298		100,333
Total Site Size / or / Limits of Land Disturbance	Excluded Area	Minimum TSA	Total Required Tree Save Area

Individual Tree Method Used:		Tree Stand Method Used:		New Trees Used for TSA Credit:	
Yes	X	No		Yes	X
Number of Trees 6"-9"	0	List the Area of Each Tree Stand Being Saved:		Number of Large Variety Trees Planted	0
DBH 0 X 500 SF =	0	Area 1:	15,226.00	Planted	X 750 SF =
Number of Trees 9.01"-12"	0	Area 2:	80,107.00		
DBH 0 X 750 SF =	0	Area 3:			
Number of Trees 12.01"-24"	0	Area 4:			
DBH 0 X 1800 SF =	0	The tree stands contain a mix of evergreens and			
Number of Trees 24.01"-36"	0	hardwood, mainly oaks and maples. Trees are			
DBH 0 X 3000 SF =	0	mature and healthy.			
Number of Trees Larger Than 36.01"	0				
DBH 0 X 4000 SF =	0				
Total Square Footage of Individual Trees Used to Satisfy Minimum TSA:	0	Total Square Footage of Tree Stands Used to Satisfy Minimum TSA:	0	Total Square Footage of Individual Trees Used to Satisfy Minimum TSA:	0
		Total Required TSA (in square feet)	100,333		
		Total TSA Provided (in square feet)	100,333		

Bearings & Distance Table

Line #/Curve #	Length	Direction/Delta	Radius
L1	60.757	N89° 32' 40.45"W	
L2	3.335	N89° 32' 16.12"W	
L3	206.256	N89° 34' 20.88"W	
L4	28.660	N89° 33' 28.53"W	
L5	154.206	N89° 33' 25.90"W	
L6	0.147	N89° 36' 58.78"W	
L7	9.960	N89° 33' 23.34"W	
L8	100.912	N07° 50' 52.94"W	
L9	206.429	S89° 43' 22.76"E	
L10	100.251	N00° 16' 02.59"W	
L11	100.501	N00° 16' 02.89"W	
L12	100.501	N00° 16' 02.21"W	
L13	100.501	N00° 16' 02.89"W	
L14	100.251	N00° 16' 02.59"W	
L15	100.501	N00° 14' 58.92"W	
L16	100.039	N00° 17' 06.88"W	
L17a	25.000	N89° 48' 48.40"E	
L17b	49.877	S00° 02' 21.16"E	
L17c	100.000	N89° 57' 38.84"E	
L17d	50.108	N00° 02' 21.16"W	
L17e	323.992	N89° 57' 38.84"E	
L17f	10.463	N00° 00' 00.00"E	
L18	24.768	N00° 00' 00.00"E	
L19a	41.339	S88° 42' 34.63"E	
L19b	208.428	S38° 29' 57.45"E	
L20	736.395	S89° 39' 51.01"E	
L21	264.920	N89° 39' 50.73"E	
L22	672.411	S02° 04' 14.18"W	

PROPOSED USES

Residential Building, Duplex; Residential Building, Single Family; Residential Building, Twin Home; Swimming Pool, Private; Planned Residential Development; Residential Building, Multifamily; Residential Building, Townhouse

NOTES

- Boundary Information**
 Boundary data from city GIS data August 2023
- Topographic Information**
 Topographic data from city GIS data August 2023
- General Notes**
- Architectural footprints may change per final architectural design. Modifications to the building footprint and any subsequent site layout modifications shall require review by Planning Staff.
 - Landscape within buffers, streetyards, and parking lots are conceptual. Final landscape plans shall be required to meet ordinance requirements and any additional conditions as part of the zoning approval. Proposed stormwater management devices, storm drainage, and utility layouts are schematic. Final layout may change per final engineered documents. Modifications to the proposed location of stormwater devices shall require review by Planning Staff.

PREPARED BY:

 LANDSCAPE ARCHITECTURE CIVIL ENGINEERING LAND PLANNING

601 N. TRADE STREET, SUITE 200
 WINSTON-SALEM, NC 27101
 P: 336.723.1067 F: 336.723.1069
 E: frontdesk@stimmelpa.com
 www.stimmelpa.com

SCALE: 1" = 100'

PLANS FOR:

PRE-SUBMITTAL
 SUBMITTAL
 REVISED SUBMITTAL

CLIENT:
 KEN BINKLEY
 PULTE GROUP
 1225 CRESCENT GREEN DRIVE, SUITE 250
 CARY, NC 27518
 (336) 480-5195
 Kenneth.Binkley@PulteGroup.com

DATE	DESCRIPTION
09.28.2023	REVISED SUBMITTAL
09.05.2023	SUBMITTAL
08.28.2023	PRE-SUBMITTAL

SUBMITTAL DATE: 10.20.2023
 PROJECT NO: 23-061
 DRAWN BY: SCO
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SHEET TITLE:
Rezoning Submittal

G-801