

**PRELIMINARY-NOT
 ISSUED FOR
 CONSTRUCTION**

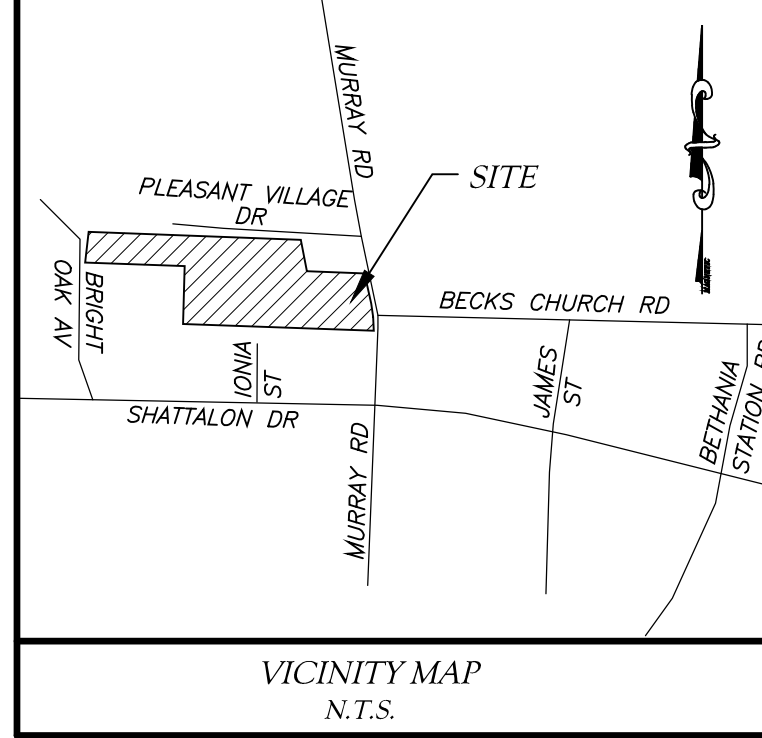
**OWNER &
 PETITIONER:**
ALCOA PROPERTIES, LLC
 NICKIE PARKER
 2806 REYNOLDA ROAD #172
 WINSTON-SALEM, NC 27106
 (336) 577-7775
 Alcoa@outlook.com

MURRAY HEIGHTS
 MURRAY ROAD WINSTON-SALEM, NC 27106
PRELIMINARY SITE PLAN

REVISIONS

PROJECT NO.: 2021.15
 SCALE: 1" = 60'
 DRAWN BY: PAB
 CHECKED BY: JLW
 DATE: 3/7/2022

SHEET NO.:
C1.0

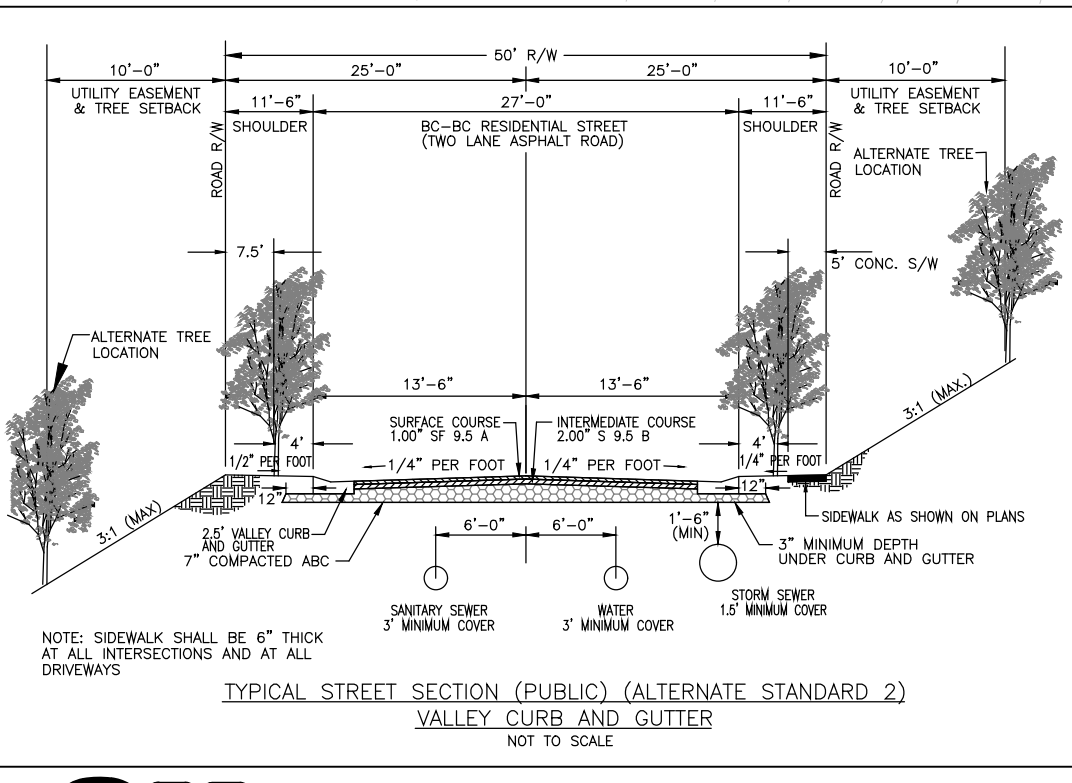
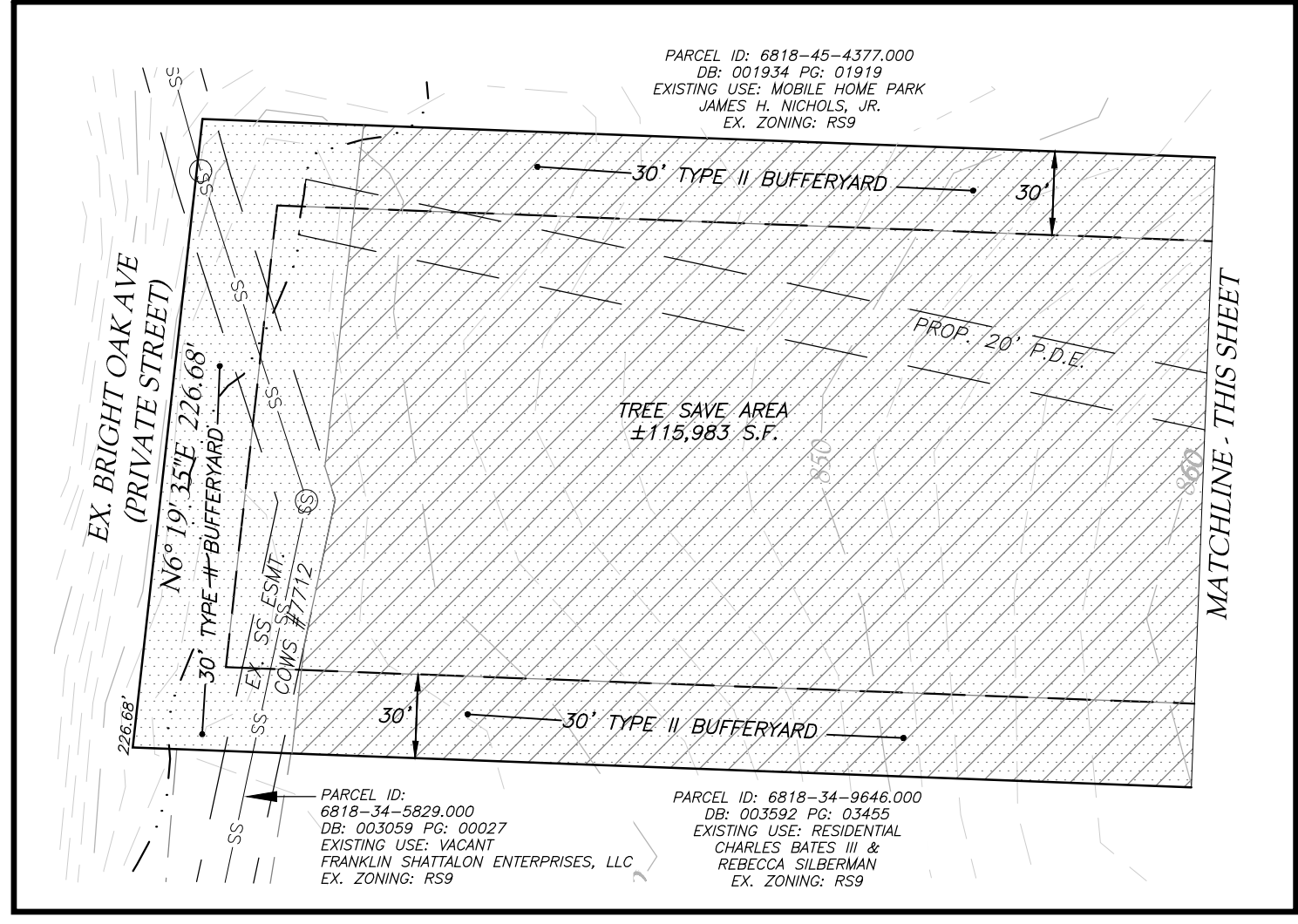


Tree Save Area Summary Calculations - To Be Used in Conjunction With the Inspections Division Landscaping and Tree Preservation Checklist

New Development:	Additions to Existing Development:
Total Site Size (in Square Feet): ±14,324.4 S.F.	Total Limits of Land Disturbance (in Square Feet):
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 =	
Minimum Tree Save Area Required: 10% X 12% =	
Total Required Tree Save Area (in square feet): Total Site Size or Total Limits of Land Disturbance - Excluded Area X Minimum TSA (10%) = ±1,159,983 S.F.	
Individual Trees Method Used: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Tree Stand Method Used: X Yes <input type="checkbox"/> No <input type="checkbox"/>
Number of Trees 6"-8" DBH: X 500sf =	List the Area of Each Tree Stand Being Saved: ±115,983 S.F.
Number of Trees 9.01"-12" DBH: X 750sf =	Describe Each Tree Stand (Age, Health, Species Mix) (Use established mix of large & small maturing trees in good health where shown)
Number of Trees 12.01"-24" DBH: X 1800sf =	Number of Large Variety Trees Planted: X 750sf =
Number of Trees 24.01"-36" DBH: X 3000sf =	
Number of Trees Larger Than 36.01" DBH: X 4000sf =	
Total Square Footage of Individual Trees Used to Satisfy Minimum TSA:	Total Square Footage of Tree Stands Being Saved to Satisfy Minimum TSA: ±115,983 S.F.
	Total Square Footage of New Trees Planted to Satisfy Minimum TSA:
	Total Required TSA (in Square Feet): ±109,719 S.F.
	Total TSA provided (in Square Feet): ±115,983 S.F.

SITE PLAN LEGEND

REVIEW INFORMATION	ZONING	OFF-STREET PARKING (if applicable)
Type of Review: <input checked="" type="checkbox"/> Special Use Rezoning <input checked="" 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: RM-8S Proposed Zoning: Proposed Uses: Residential Building, Townhouse Residential Building, Duplex Residential Building, Multifamily Residential Building, Single family Planned Residential Development (Use UDC Terminology)	Proposed Use(s) _____ Required Parking: _____ Spaces / _____ (more than one calculation may be needed) Parking Provided: _____
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	OFF-STREET LOADING (if applicable)
Purpose Statement: The purpose of this request is application for a site plan amendment for an 83 lot Planned Residential Development	# of Units or Lots: 83 LOTS Density: 3.95 Units/Lots per Acre (Note: If more than one type of residential product is proposed, provide the number of units & density broken down by type.)	Loading/Unloading Spaces Required: _____ Loading/Unloading Spaces Provided: _____ Size: _____ ft. X _____ ft.
INFRASTRUCTURE	BUFFERYARDS	WATERSHED CALCULATIONS N/A NOT LOCATED IN A WATER SUPPLY WATERSHED. This section only needs to be completed for projects located within designated water supply watersheds. See reverse side for calculation legend.
Water: <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private Sewer: <input checked="" type="checkbox"/> _____ Streets: <input checked="" type="checkbox"/> _____	Adjoining Zoning: RS9 Type Required: TYPE II Width Provided: 30 ft.	
Linear feet of public streets: ±2,445 ft.	PROPERTY INFORMATION	
SITE SIZE AND COVERAGES	PIN #'s: 6818-44-8854.00	
Total Acreage: ±20.99 Acres		
Site Coverages: Building to Land: ±20.38% Pavement to Land: ±14.68% Open Space: ±64.93%		
Building Square Footage: ±186,300 sf. Building Height: ±30 ft.		



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 Know what's below.
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- CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAGMEN, ETC., AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.
- ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
- SHORING WILL BE ACCORDING TO OSHA TRENCING STANDARDS PART 1926 SUBPART P, OR AS AMENDED.

