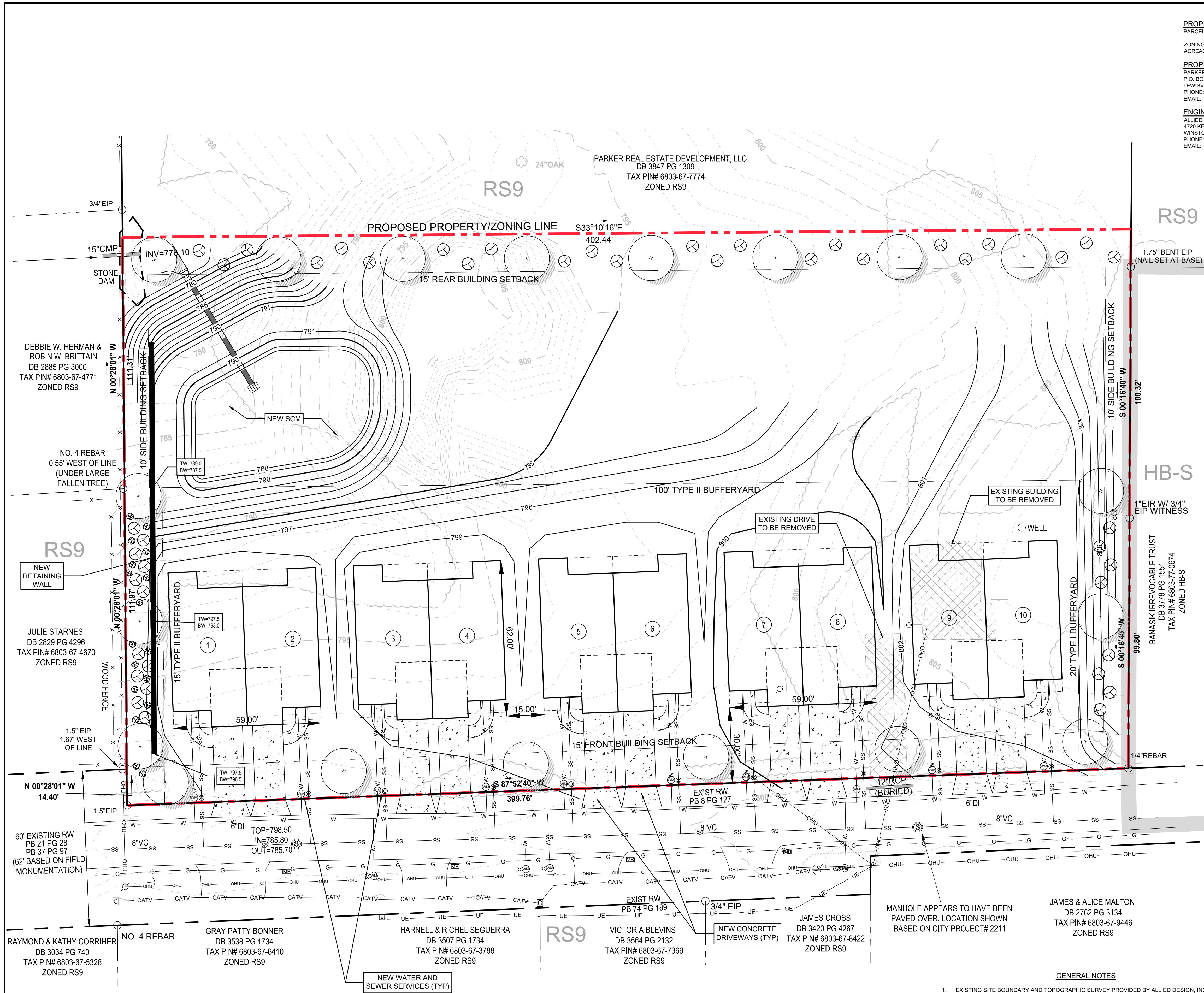
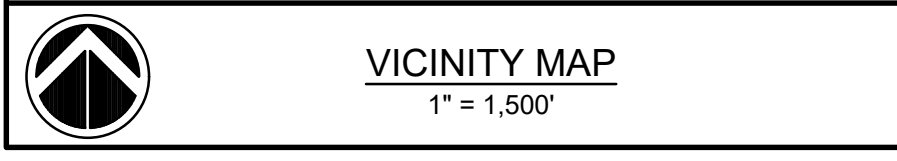
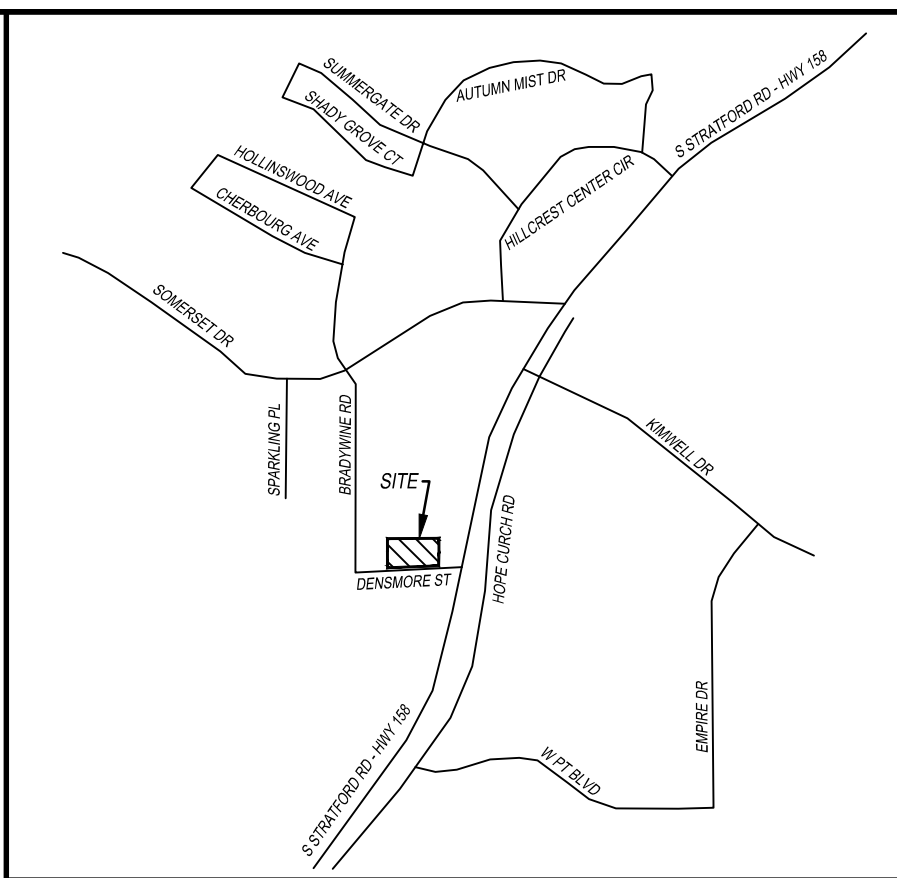




PROPERTY INFORMATION:
PARCEL ID NUMBERS: 6803-67-7774.000
(PORTION OF)
ZONING: RS9
ACREAGE: 2.03

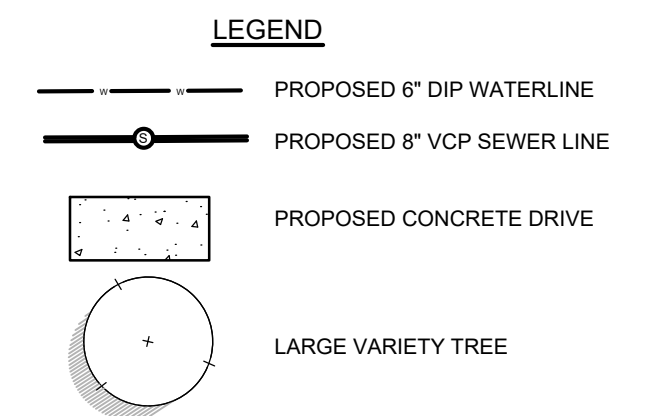
PROPERTY OWNER/DEVELOPER:
PARKER REAL ESTATE AND DEVELOPMENT, LLC
P.O. BOX 297
LEWISVILLE, N.C. 27023
PHONE: (336) 462-0383
EMAIL: BRYAN@MIDSOUTHIRRIGATION.COM

ENGINEER:
ALLIED DESIGN, INC.
4720 KESTER MILL ROAD
WINSTON-SALEM, N.C. 27103
PHONE: (336) 765-2377
EMAIL: SCAUSEY@ALLIED-ENGSRV.COM



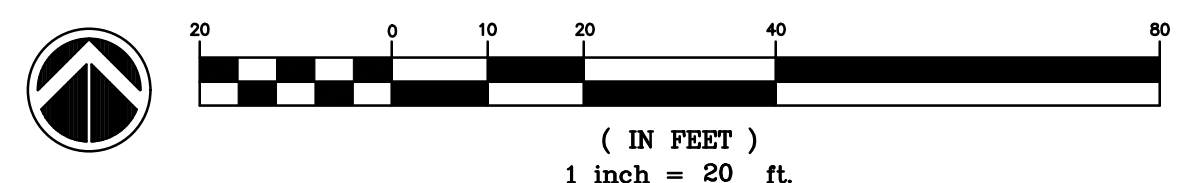
REVIEW INFORMATION		ZONING	
TYPE OF REVIEW:	☒ SPECIAL USE REZONING	EXISTING ZONING:	RS9
JURISDICTION:	☒ CITY OF WINSTON-SALEM	PROPOSED ZONING:	RMS-S
PURPOSE STATEMENT:	THE PURPOSE OF THIS REQUEST IS FOR APPROVAL OF A REZONING OF THE SUBJECT PROPERTY FROM RS9 TO RMS-S AND TO INCLUDE THE USES RESIDENTIAL BUILDING, SINGLE-FAMILY, RESIDENTIAL BUILDING, DUPLEX, TOWNHOUSE, RESIDENTIAL BUILDING, TWIN HOME, COTTAGE COURT AND PLANNED RESIDENTIAL DEVELOPMENT.		
INFRASTRUCTURE		PROPERTY INFORMATION	
WATER:	☒ PUBLIC ☐ PRIVATE	PIN #:	6803-67-7774.000 (PORTION OF)
SEWER:	☒ PUBLIC ☐ PRIVATE	DENSITY CALCULATIONS	
STREETS:	☒ PUBLIC ☐ PRIVATE	# OF UNITS:	10 UNITS
LINEAR FEET OF PUBLIC STREETS:	N/A	DENSITY:	5.0 UNITS PER ACRE
SITE SIZE AND COVERAGES		OFF-STREET PARKING	
TOTAL ACREAGE:	2.03 ACRE(S)	PROPOSED USE(S):	RESIDENTIAL BUILDING, TWIN HOME
SITE COVERAGES:		REQUIRED PARKING:	1.75 SPACES/ 2 BEDROOM UNIT
BUILDING TO LAND	20.66 %	REQUIRED PARKING:	1.75 * 10 UNITS = 18 SPACES
PAVEMENT TO LAND	12.20 %	PARKING PROVIDED:	20 SPACES (IN GARAGE)
OPEN SPACE	67.14 %		
TOTAL	100 %		
BUILDING SQUARE FOOTAGE:	18,300 SF	BUFFERYARDS	
BUILDING HEIGHT:	40' MAX. PER ZONING/20' PROPOSED	ADJOINING ZONING:	RS9 AND HB-S
BUILDING SETBACKS		TYPE REQUIRED:	TYPE II (AGAINST RS9)
FRONT:	15'	WIDTH PROVIDED:	15' TYPE II (AGAINST RS9)
REAR:	15'		
SIDE:	7' (15' COMBINED)		
STREET:	15'		
WATERSHED CALCULATIONS			

BUA CALCULATIONS	
SQ. FT.	ACRE
TOTAL SITE AREA:	88,561 2.033
EXISTING BUA	
BUILDING:	1,149 0.026
GRAVEL:	854 0.020
TOTAL:	2,003 0.046
PERCENT BUA:	2.26%
EXISTING BUA TO BE REMOVED	
BUILDING:	1,149 0.026
GRAVEL:	854 0.020
TOTAL:	2,003 0.046
PROPOSED BUA	
BUILDING:	18,300 0.420
CONC. DRIVEWAYS:	4,800 0.110
CONCRETE WALKS/PATIOS:	6,000 0.138
FINAL DEVELOPMENT BUA	
BUILDING:	18,300 0.420
CONC. DRIVEWAYS:	4,800 0.110
CONCRETE WALKS/PATIOS:	6,000 0.138
TOTAL:	29,100 0.668
PERCENT BUA:	32.86%



MVSA PLANTING REQUIREMENTS:
LANDSCAPE ORDINANCE REQUIRES 1 LARGE VARIETY TREE PER 5,000 SF OF ASPHALT OR GRAVEL SURFACE AREA. (4,480 SF/5,000 SF) * 1 = 1 LARGE VARIETY TREE. 1+ LARGE VARIETY TREES SHOWN.

- GENERAL NOTES**
- EXISTING SITE BOUNDARY AND TOPOGRAPHIC SURVEY PROVIDED BY ALLIED DESIGN, INC. EXISTING CONTOURS ARE SHOWN AT 1' INTERVALS. PROPOSED CONTOURS ARE SHOWN AT 1' INTERVALS.
 - ALL DEVELOPMENT SHALL CONFORM WITH THE FORSYTH COUNTY "UNIFIED DEVELOPMENT ORDINANCE".
 - ALL DIMENSIONS ARE TO EDGE OF PAVEMENT, FACE OF CURB AND FACE OF BUILDING, UNLESS OTHERWISE NOTED. VERIFY ALL BUILDING DIMENSIONS WITH ARCHITECT PRIOR TO START OF CONSTRUCTION.
 - PUBLIC WATER AND SEWER SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY-COUNTY UTILITIES COMMISSION AND IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE CITY OF WINSTON-SALEM, MOST CURRENT EDITION.
 - JURISDICTION: CITY OF WINSTON-SALEM.



Allied Design, Inc.
CIVIL ENGINEERING & LAND SURVEYING
4720 KESTER MILL ROAD
WINSTON-SALEM, NORTH CAROLINA 27103
Phone: (336) 765-2377
Fax: (336) 760-8886
http://www.allied-engsurv.com

FIRM LICENSE C-1891

PRELIMINARY PLANS

NOT RELEASED FOR CONSTRUCTION

DENSMORE STREET TOWNHOMES
115 DENSMORE STREET
WINSTON SALEM
NORTH CAROLINA, 27103

PROJECT NO.: 25-059
DRAWN BY: SMC
CHECKED BY: SMC
DATE: 08/25/2025

REZONING AND PRELIMINARY SITE PLAN

SHEET
C1