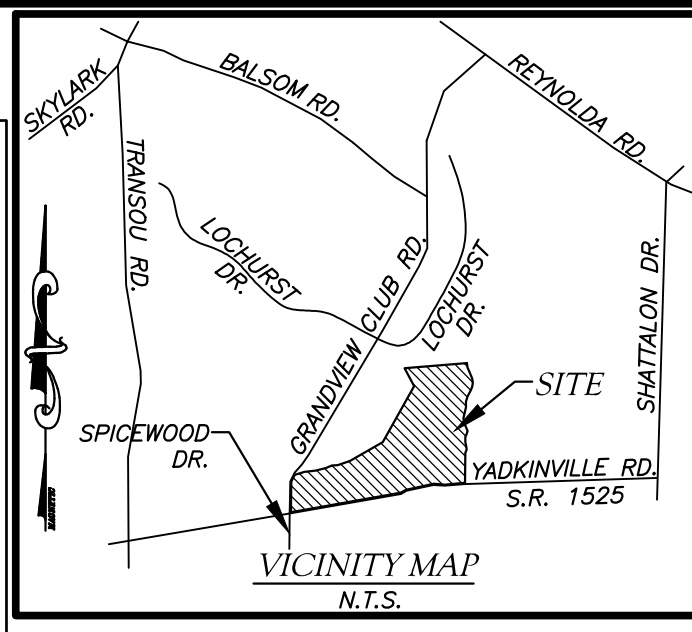


SITE PLAN LEGEND

REVIEW INFORMATION		ZONING		OFF-STREET PARKING (if applicable)	
Type of Review: X Special Use Rezoning Site Plan Amendment Special Use Permit (Elected Body Only) Final Development Plan Preliminary Subdivision Planning Board Review	Existing Zoning: R59 Proposed Zoning: RMS-S	Proposed Use(s): Residential Building, Townhouse Residential Building, Duplex Residential Building, Multifamily Residential Building, Single Family Planned Residential Development (Use UDO Terminology)	Required Parking: (more than one calculation may be needed) Parking Provided: 2 Spaces per unit	Off-Street Loading (if applicable) (not applicable)	Loading/Unloading Spaces Required: Loading/Unloading Spaces Provided: Size: _____ ft.
DENSITY CALCULATIONS		BUFFERYARDS		WATERSHED CALCULATIONS N/A	
# of Units or Lots: 64 Units Density: 2.56 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.)	Adjoining Zoning: R59, AG-L Type Required: TYPE II Width Provided: 40 ft.	This section only needs to be completed for projects located within designated water supply watersheds. See reverse side for calculation legend.			
INFRASTRUCTURE		PROPERTY INFORMATION		WATERSHED CALCULATIONS N/A	
Water Sewer Streets	Public Private	PIN #'s: 6807-07-3994.00	Total Square Footage of Individual Trees Used to Satisfy Minimum TSA: _____ Total Required TSA (in Square Feet): ±130,692 S.F. Total TSA provided (in Square Feet): ±144,675 S.F.		
Linear feet of public streets: (±111 & ±220) ft. Total Area: 25.0 Acres Site Coverages: Building to Land: ±6.24 % Pavement to Land: ±7.16 % Open Space: ±86.6 % Building Square Footage: ±77,690 (±10,995) s.f. Building Height: ±31 ft.		Total Square Footage of New Trees Planted to Satisfy Minimum TSA: _____			

TREE SAVE AREA SUMMARY CALCULATIONS - To Be Used In Conjunction With the Inspections Division Landscaping and Tree Preservation Checklist

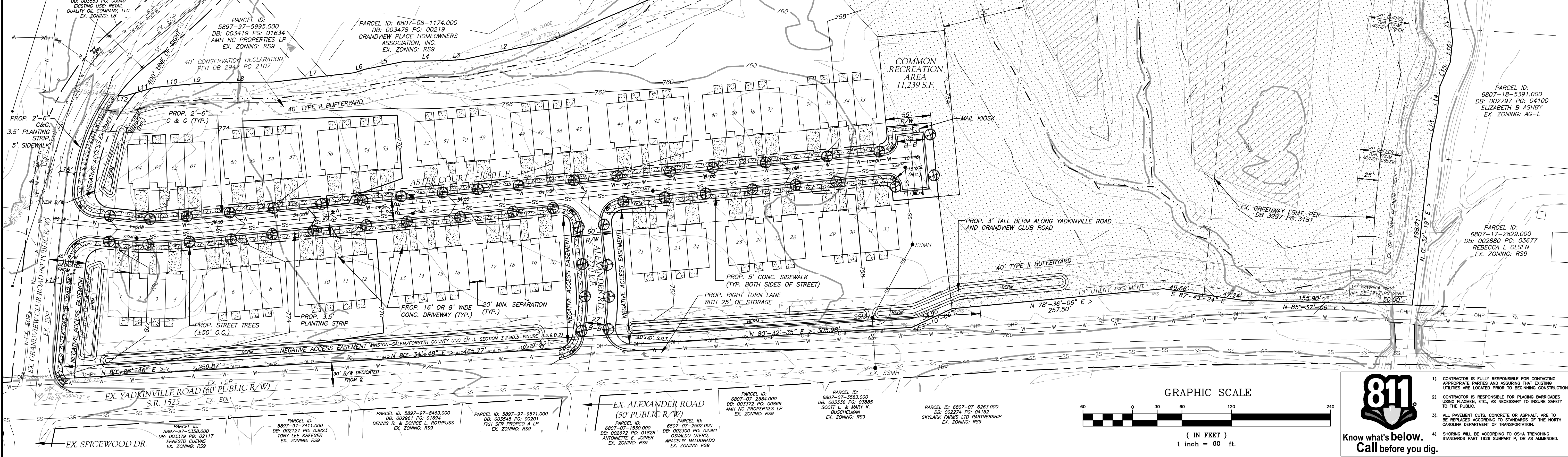
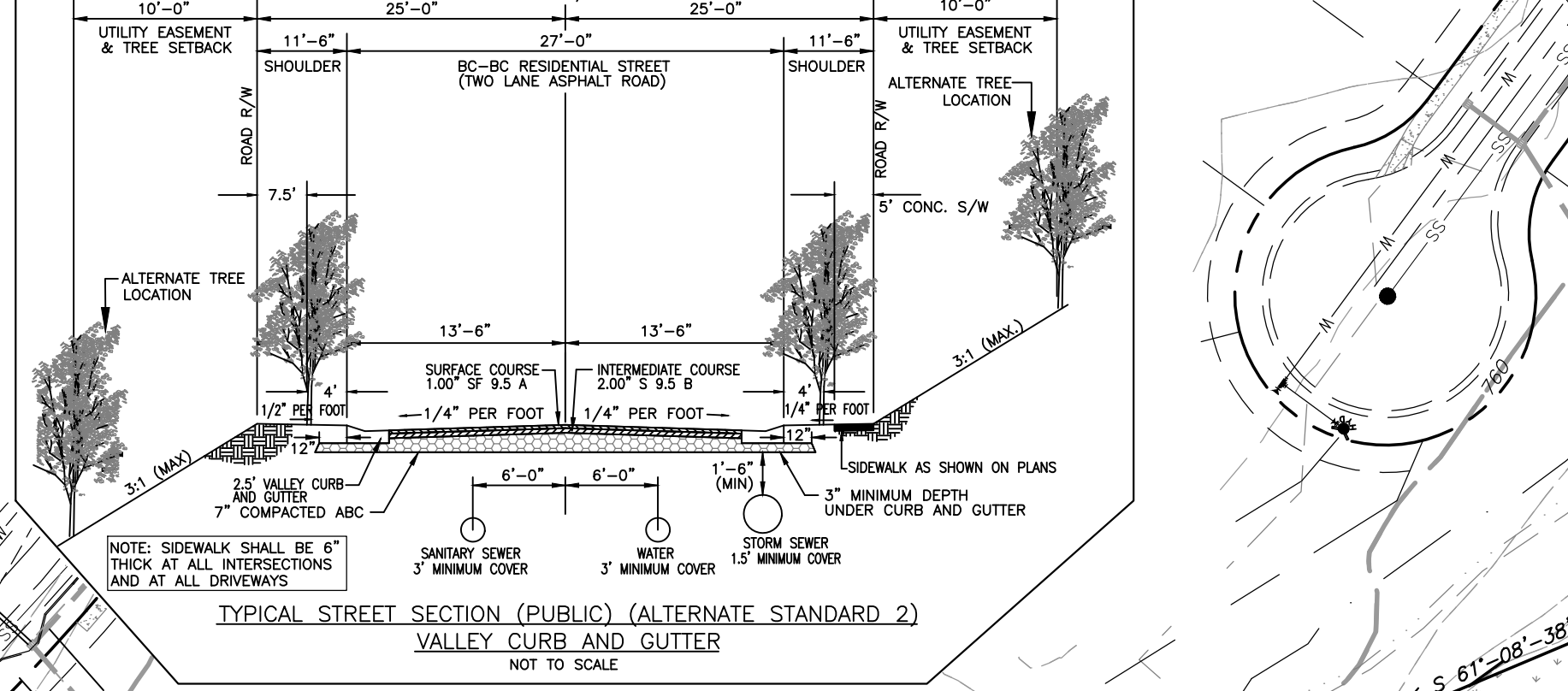
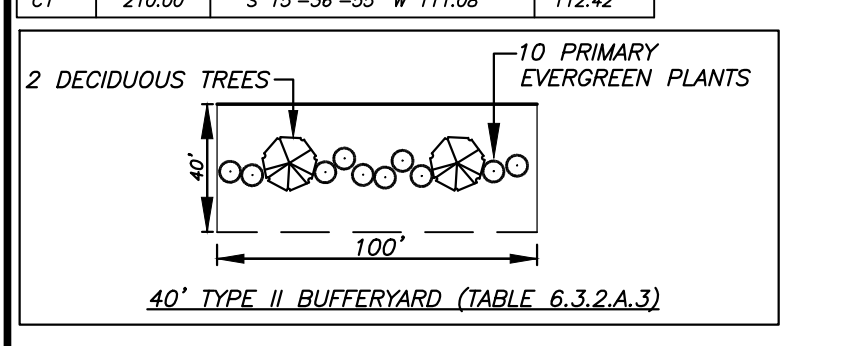
New Development: Total Site Size (in Square Feet): ±1,089,017 S.F. Total Site Area Excluded From TSA: Square Feet of Proposed R.O.W.s + Square Feet of Existing Utility Easements + Square Feet of Existing Water Bodies and Stormwater Ponds = _____ Minimum Tree Save Area Required: 10% X 12% Total Required Tree Save Area (in square feet): Total Site Size or Total Limits of Land Disturbance - Excluded Area X Minimum TSA (____%) = ±1,089,017 S.F. X 12 = ±130,692 S.F.	Additions to Existing Development: Total Limits of Land Disturbance (in Square Feet): _____ Total Required TSA (in Square Feet): ±130,692 S.F. Total TSA provided (in Square Feet): ±144,675 S.F.	Individual Trees Method Used: Yes X No Number of Trees 6"-9" DBH: X 500sf = _____ Number of Trees 9.01"-12" DBH: X 750sf = _____ Number of Trees 12.01"-24" DBH: X 1800sf = _____ Number of Trees 24.01"-36" DBH: X 9000sf = _____ Number of Trees Larger Than 36.01" DBH: X 4000sf = _____	Tree Stand Method Used: Yes X No List the Area of Each Tree Stand Being Saved: ±121,010 S.F. & ±23,669 S.F. Describe Each Tree Stand (Age, Health, Species Mix) (not established trees of large & small mature trees in good health where shown)	New Trees Used For TSA Credit: Yes X No Number of Large Variety Trees Planted: X 750sf = _____ Total Square Footage of New Trees Planted to Satisfy Minimum TSA: _____
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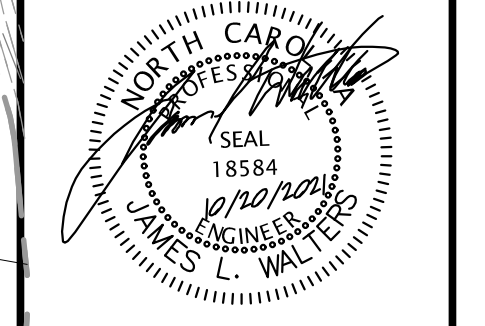
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 60°-19'-32" W	27.05'	L19	N 29°-44'-44" E	30.13'
L2	S 72°-01'-04" W	108.48'	L20	N 11°-18'-35" E	28.59'
L3	S 78°-53'-20" W	20.53'	L21	N 19°-14'-37" W	26.53'
L4	S 83°-04'-43" W	52.15'	L22	N 22°-29'-44" W	80.85'
L5	S 72°-46'-52" W	49.87'	L23	N 4°-28'-43" W	31.88'
L6	S 60°-44'-37" W	13.21'	L24	N 12°-33'-44" E	31.05'
L7	S 77°-28'-04" W	99.19'	L25	N 1°-27'-32" E	23.79'
L8	S 83°-44'-04" W	74.56'	L26	N 5°-12'-50" E	45.78'
L9	S 79°-02'-06" W	34.81'	L27	N 17°-31'-32" E	43.69'
L10	S 78°-46'-19" W	34.59'	L28	N 31°-39'-41" E	37.33'
L11	S 67°-59'-36" W	38.28'	L29	N 26°-27'-08" E	43.19'
L12	N 87°-59'-58" W	7.72'	L30	N 12°-45'-27" E	43.89'
L13	N 66°-00'-32" E	35.70'	L31	N 11°-57'-19" W	31.94'
L14	N 0°-00'-00" E	33.64'	L32	N 14°-25'-49" W	42.91'
L15	N 17°-21'-16" E	31.32'	L33	N 25°-42'-12" W	62.74'
L16	N 0°-00'-00" E	26.16'	L34	N 17°-04'-21" W	27.62'
L17	N 12°-59'-42" W	49.86'	L35	N 4°-26'-16" W	34.35'
L18	N 2°-23'-09" E	44.89'	L36	N 8°-24'-08" E	0.61'

DEVELOPMENT DATA:

- PARCEL ID: 6807-07-3994.00
DB: 003247 PG: 04195
SITE AREA: ±25.0 ACRES
- SITE ADDRESS: 3209 GRANDVIEW CLUB ROAD (4505 YAKINVILLE ROAD) PFAFFTOWN, NC 27040
- ZONING JURISDICTION: WINSTON-SALEM
- EXISTING ZONING: R59
EXISTING USE: VACANT
PROPOSED ZONING: RMS-S
PROPOSED USE: RESIDENTIAL BUILDING, TOWNHOUSE
RESIDENTIAL BUILDING, DUPLEX
RESIDENTIAL BUILDING, MULTIFAMILY
RESIDENTIAL BUILDING, SINGLE FAMILY
PLANNED RESIDENTIAL DEVELOPMENT
- RMS ZONING DISTRICT SETBACKS:
FRONT = N/A
REAR = N/A
- BUFFERS: 40' TYPE II BUFFERYARD
- GARBAGE COLLECTION FOR THIS SITE WILL BE ROLL-OUT ONLY. CONTAINER WILL BE PICKED UP CURBSIDE BY THE CITY OF WINSTON-SALEM.
- THIS SITE WILL HAVE PUBLIC WATER AND SEWER SERVICE THAT IS PROVIDED BY THE CITY OF WINSTON-SALEM/FORSYTH COUNTY UTILITIES.
- THIS PROPERTY HAS PORTIONS LOCATED WITHIN A FLOOD HAZARD ZONE AS PER FEMA FLOOD PANEL #3710680700A, DATED: 01/02/2009
- STORMWATER: THIS SITE WILL BE LOW DENSITY, LESS THAN 24% IMPERVIOUS SO IT WILL BE EXEMPT FROM WATER QUALITY. FOR QUANTITY REQUIREMENTS A NO ADVERSE IMPACT STUDY WILL BE PROVIDED, BUT DETENTION WILL BE INSTALLED IF THERE ARE IMPACTS.
- COMMON RECREATION AREA: A MINIMUM OF 100 S.F. PER UNIT SHALL BE PROVIDED FOR THIS PROPOSED DEVELOPMENT.
• REQUIRED = 6,400 S.F. (64 UNITS X 100 S.F.=6,400 S.F.)
• PROVIDED = 11,239 S.F.



LWE
LATHAM-WALTERS
ENGINEERING, INC.
N.C. CORP. LIC. C-1815
16507-A NORTH CROSS DRIVE
HUNTERVILLE, N.C. 28078
PHONE: (704) 895-8484
FAX: (704) 237-4362
jim@lwengineer.com



**PRELIMINARY-NOT
ISSUED FOR
CONSTRUCTION**

OWNER:
NEW CHURCH
3445 ROBINHOOD ROAD
WINSTON-SALEM, NC 27106
(336) 293-4495
info@newchurchnc.com

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

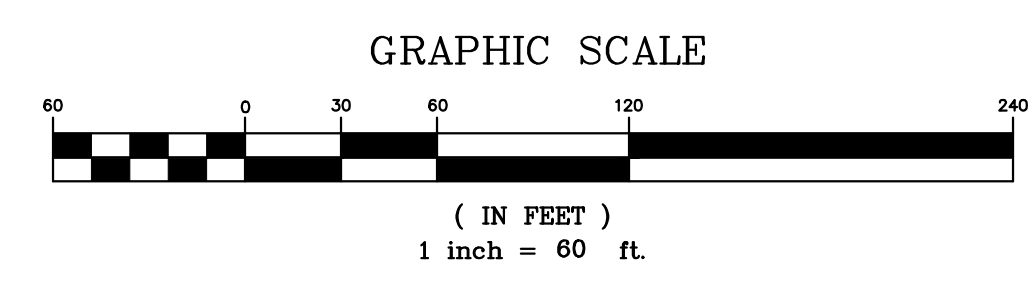
VILLAS AT GRANDVIEW
 3209 GRANDVIEW CLUB ROAD PFAFFTOWN, NC 27040
REZONING SITE PLAN

REVISIONS

09/28/2021	REVISED PER PLANNING STAFF
10/20/2021	REVISED PER PLANNING STAFF

PROJECT NO.: 2021.33
SCALE: 1" = 60'
DRAWN BY: PAB
CHECKED BY: JLV
DATE: 09/20/2021

SHEET NO.: **C1.0**



2133-SP-dwg