

CITY COUNTY PLANNING BOARD
SITE PLAN LEGEND

<p>ZONING</p> <p>Existing Zoning: <u>LI</u></p> <p>Proposed Zoning: <u>LI</u></p> <p>Type of Review Requested: <u>Zoning Approval For</u> (i.e. Rezoning, Planning Board Review, Building Addition, Preliminary Subdivision Approval, etc.)</p>	<p>OFF-STREET PARKING (if applicable)</p> <p>Proposed Use(s) Office and Building Material Storage (Indoor and Outdoor).</p> <p>Parking Calculation: <u>39</u> Spaces/ (may be more than one calculation required) See at left.</p> <p>Required Parking: <u>39</u> Spaces</p> <p>Parking Provided: <u>56</u> Spaces</p>
<p>Numbers below include 151 Peddycord Park Dr And 135 Hastings Hill Road Areas Both Post Construction</p> <p>SITE SIZE AND COVERAGES</p> <p>Total Acreage: <u>8.667</u> Acres(s)</p> <p>Site Coverages:</p> <p>40,091 sqft (w/shelters) Building to Land <u>10.6</u> %</p> <p>42,427 sqft paved Pavement to Land <u>11.2</u> %</p> <p>176,284 sqft Open Space <u>78.2</u> %</p> <p>TOTAL 100%</p> <p>Includes Shelters Building Square Footage: <u>40,091</u> Sq.Ft. (Max>)</p> <p>Building Height: <u>1</u> Ft. or Stories</p>	<p>OFF STREET LOADING (if applicable)</p> <p>Required Loading/Unloading Spaces: _____</p> <p>Loading/Unloading Spaces Provided: _____</p> <p>Size: _____ Ft. X _____ Ft.</p> <p>BUFFERYARDS (if applicable)</p> <p>Adjoining Zoning: <u>LI, RS9</u></p> <p>Type Required: <u>NA</u></p> <p>Width Provided: <u>NA</u></p> <p>Fence Option: <u>Yes</u> <u>No</u></p>
<p>INFRASTRUCTURE</p> <p>Water: <u>X</u> Public _____ Private</p> <p>Sewer: <u>X</u> Public _____ Private</p> <p>Streets: <u>X</u> Public _____ Private</p>	<p>DENSITY CALCULATIONS (if applicable)</p> <p>Number of Units/Lots: _____ Units/Lots</p> <p>Density: _____ Units/Acre of Lots/Acre</p>
<p>WATERSHED CALCULATIONS (if applicable) - Excludes Salem Lake</p> <p>Total Site Square Footage: <u>258,802</u> Sq.Ft.</p> <p>Less: Existing Built Upon Area: <u>69,038</u> Sq.Ft.</p> <p>Vacant Land Area: <u>189,764</u> Sq.Ft.</p> <p>Maximum New Built Upon Area: <u>6,902</u> Sq.Ft.</p> <p>• WS IV Balance of Watershed - 36% if no curb and gutter - 24% with curb and gutter</p> <p>• WS-III and WS-IV - 24% Reservoir Protection Area</p>	<p>Total Maximum Coverage: _____ Sq.Ft.</p> <p>(Existing Built Upon Area Plus New Maximum Built Upon Area)</p> <p>Proposed Built Upon Area</p> <p>These properties are located in the balance of the Winston III Salem Lake Watershed</p>
<p>WATERSHED CALCULATIONS (if applicable) - Salem Lake</p> <p>Total Site Square Footage: _____ Sq.Ft.</p> <p>• 12% Reservoir Protection Area</p> <p>• 24% Balance of Watershed</p> <p>• 30% with Stormwater Controls</p>	<p>Total Maximum Coverage: _____ Sq.Ft.</p> <p>Less: Existing Built Upon Area: _____ Sq.Ft.</p> <p>New Allowable Coverage: _____ Sq.Ft.</p>
<p>OTHER INFORMATION OR NOTES</p> <p>(i.e. Use Condition Compliance Information or other Special Notes)</p> <p>See Also Site Plan Checklist Forms 1, 2, or 3 for Other Required Site Plan Information</p> <p>This site is in the WSIII Salem Lake Watershed, but is not in a flood zone.</p>	

Total Area At 151 Peddycord Park Drive 258,802 sqft
Area At 135 Hastings Hill Road Dedicated in 2020 11,040 sqft
Area At 135 Hastings Hill Road Proposed Dedication 73,983 sqft

258,802 sqft + 118,749 sqft = 377,551 sqft

REVIEW INFORMATION

Type of Review:

Special Use Rezoning

Site Plan Amendment

Special Use Permit (Elected Body Only)

Final Development Plan

Preliminary Subdivision

Planning Board Review

Jurisdiction

City of Winston-Salem

Forsyth County

Village of Clemmons

Town of Walkertown

Purpose Statement: The purpose of this request is to obtain approval for the revised "Paired-Parcel Averaged-Density Development. More property at 151 Peddycord Park Drive will be impervious and more property at Hastings Hill Road will be dedicated as undevelopable.

Revisions dated 05/11/23 consisted of revising the new fire truck tee turn around and adding note for the overhang for the new shelter.

The revisions dated 05/11/23 consisted of revising the fire truck turn around and adding notes to the overhang of the new shelter.

The revisions dated 07/25/23 consisted of revising impervious calculations and dedicated areas as per request of City of WS.

The revisions dated 09/28/23 consisted of revising the impervious calculations and area to be dedicated as per request of City of WS.

Final Areas For Revised "Paired-Parcel Averaged-Density Development" for property in Salem Lake Watershed.

Total Area At 151 Peddycord Park Drive 258,802 sqft

After 10' Dedication of Right of Way

Total Area At 135 Hastings Hill Road 118,749 sqft

Total Area of these 2 lots combined. 377,551 sqft

Pettycord Park Dr and Hastings Hill Road

Total Impervious Currently On This Peddycord Site 73,152 sqft

Total Proposed Increase in Pavement And Overhang 9,366 sqft

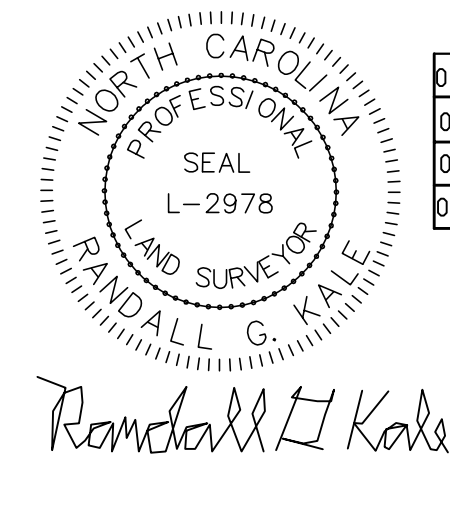
Total Impervious Area After Construction 82,518 sqft

258,802 sqft (Total Area) x 0.24 (allowable) 62,112 sqft

Total Area To Be Dedicated For Non Development 20,406 sqft

Total Area Previously Dedicated in 2020 11,040 sqft

Total Area To Be Dedicated With This Map 9,366 sqft



Watershed Notes and "Paired-Parcel Averaged-Density Development" section of the Salem Lake Watershed Protection Ordinance for this property.

Our client, Duarte and Castro LLC, is developing this property, which is known as 151 Peddycord Park Drive (Pin # 6856-96-8475.00). They need to construct additional parking and pavement areas as shown on this revised map. This property is located in the Salem Lake Watershed, Type WS III, and it is not located in the Reservoir Protection Area. Our client received permission to exceed 24% during 2020 and now wishes to repeat the mitigation process through the "Paired-Parcel Averaged-Density Development" of the Salem Lake Watershed Ordinance to increase the pavement area again.

Our client plans to dedicate land as being not developable on the same property that they used the first time they dedicated additional land at 135 Hastings Hill Road (Pin # 6866-04-7555) nearby this property. This property is also located in the Salem Lake Watershed, Type WS III, and it is not located in the Reservoir Protection Area. Our client will dedicate more land on this same property.

This property contains 258,802 square feet (5.941 Acres). Upon completion of the construction on this site, this site will have a total of 11,137 + 9,366 square feet of impervious area for a total of 20,503 square feet dedicated. This information is shown on the revised record map for this same property.

Owner's Contact Information
Alexandre Duarte
Duarte and Castro LLC
151 Peddycord Park Rd
Kernersville, NC 27284
973-768-7381
alexduarte@hotmail.com

These land surveying services were ordered by Mr. Bob Richardson. He can be contacted at 336-816-3184, peakllc@aol.com
Alex Duarte 973-768-7381

The purpose of this map is to help get Planning Board Approval for the application for the "Paired-Parcel Averaged-Density Development" for this watershed property. They wish to increase the amount of impervious again using the same process again.

Zoned LI Preliminary Not For Construction			
Date	Zoning and Watershed Protection Permit Map For		
07/26/23	03/25/19	Duarte and Castro	
09/11/23	04/17/19	PINS # 6856-96-8475.00 and 6866-06-2067.00	
09/12/23	05/10/19	Block 3267A Lot 5 and Block 3267 Lot 1R	
09/28/23	07/18/19	PB 41 Pg 114-115 Middlefork II Township, Forsyth County, NC	
08/17/22		Kale Engineering	
05/11/23		3550 Vest Mill Road Winston Salem, N.C. 27103	
05/31/23		kaleengr@bellsouth.net (336) 768-0250, Fax (336) 768-0251	
06/23/23		Scale 1" = 50'	Drawn By LD Job No. 18160 Cadd File 18160
06/28/23			

Fire Apparatus Access Roads

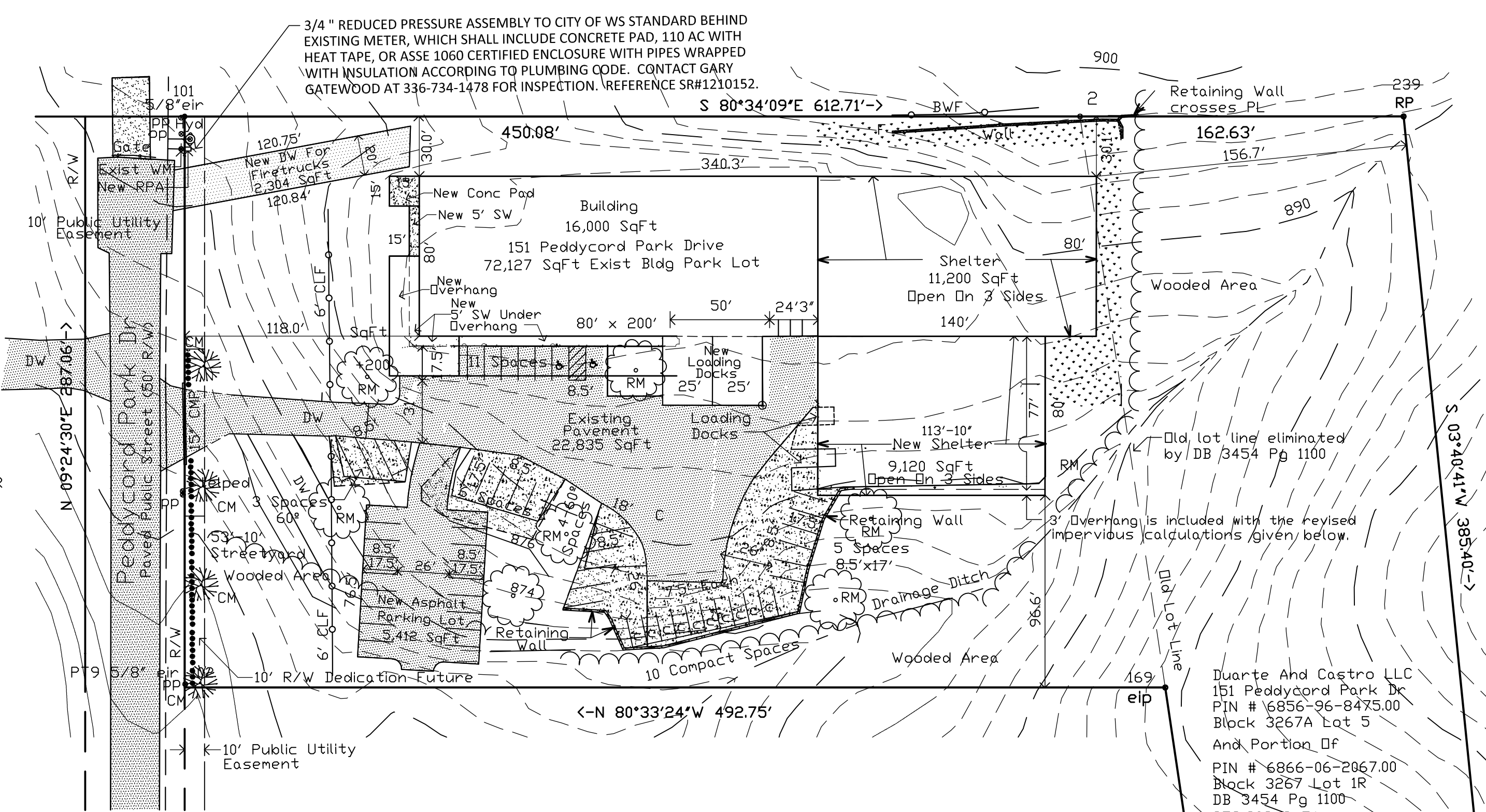
The installation of security gates across a fire apparatus access road shall be approved by the fire chief. Where security gates are installed, they shall have an approved means of emergency operation. The security gates and emergency operation shall be maintained operational at all times. Electric gate operators, where provided, shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F2200.

The security gate will be required to have a Knox produce to allow for fire department access.

Fire Apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities.

The security gate will be required to have a Knox produce to allow for fire department access.

Dragados USA Inc
154 Peddycord Rd
PIN # 6856-97-9155.00
Block 3267 Lot 1M
DB 3227 Pg 1562
Zoned LI, RS9



Revisions Dated 06/22/23

The revisions dated consisted of showing the new impervious areas to be constructed on this site. The new areas to be constructed consist of a new parking lot, a new concrete pad for picnic tables, a sidewalk, a 15' wide overhang area at the Southwest corner of the building, and a 3' overhang located at the Southwest area at a new shelter. The client will gain 18 parking spaces and lose 1 space for a net increase of parking spaces of 17.

Project will include an increase of 86' of 10' streetyard for new parking lot with 2 new crape myrtles and 86' of shrubs, and 1 new Red Maple for parking lot. The total amount of increase of new pavement will be 9,366 square feet. We will also dedicate an additional 9,366 square feet of non developable land on the Hastings Hill Road property. See the accompanying record map.

PX2 LLC
121 Peddycord Park Dr
PIN # 6856-95-9909.00
Block 3267A Lot 100
DB 3461 Pg 2949
Zoned LI

Parking Spaces Required.

Office Parking Spaces Required 4,000 sqft / 300 sqft per space = 13 Spaces

Storage Spaces Required 12,000 sqft / 575 sqft per space = 21

Outdoor Storage 26,200 sqft / 5,750 sqft per space = 5

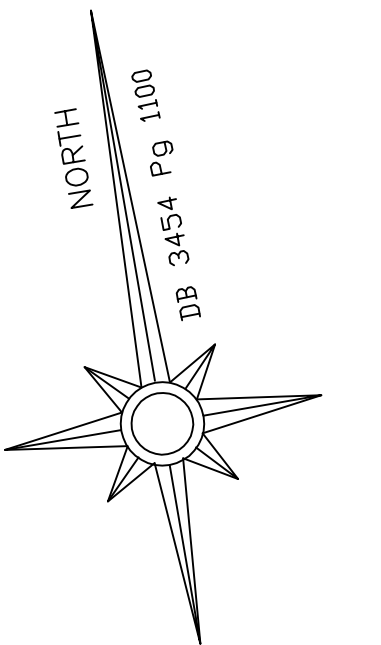
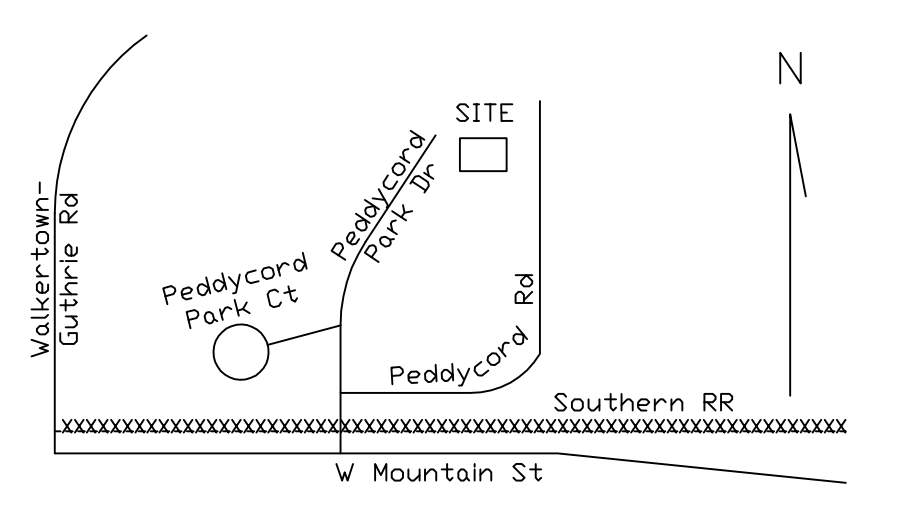
Total 39 Spaces Required, 56 Shown

27 Standard spaces

10 Compact Spaces

2 Handicapped Spaces.

The revisions dated 06/28/23 consisted of adding the letter "s" to change PIN to PINs in the title block as per request of Planning Department.



ANGEL, WILLIAM E
150 Peddycord Park Dr
PIN # 6856-96-3531
Lot 006 BL3267A

STAFF CHANGE APPROVAL
For: Revision of added conservation area per UDO requirements

10/18/2023

Docket: PBR 2023-14

By D. Wiber
Principal Planner
Winston-Salem/Forsyth County Planning and Development Services

Legend

PB	Plot Book
DB	Deed Book
Pg	Page
R/W	Right of Way
PL	Property Line
elp	Existing Iron Pipe
er	Existing Iron Rod
RP	Rebar Placed
SW	Sidewalk
CLF	Chain Link Fence
BWF	Barbed Wire Fence
pp	Power pole
ppp	Power pole light pole
tped	Telephone pedestal
HYD	Fire Hydrant
CMP	Corrugated Metal Pipe
SqFt	Square Feet
Ac	Acre

Newly created previous area, where pavement has been removed

Landscaping Notes

10' Wide Streetyard Buffering, Peddycord Parkway

83' - 30' driveway = 53' + 30' streetyard.

139x2' per 100' = 2.78 trees.

Plant 3 trees total.

Please note that this area is next to some overhead power lines. Recommend that we drop down in size to Crape Myrtles (Small trees less than 25') and with a Crape Myrtles For the Streetyard Trees.

The natural shrubs for the street yard buffer shall be Dwarf Barford Holly.

The streetyard trees (Crape Myrtles), when planted shall be a minimum of 8' in height, shall be at least 2" in diameter measured 6" above ground, and shall be spaced from 20' to 75' apart.

The Natural Shrubs (Dwarf Barford Holly), when planted shall be a minimum of 18" in height, with a minimum of 36" within 3 years after installation. Said shrubs shall be spaced no more than 18" edge to edge.

Parking Space Distance of 75' Maximum From Trees

We plan to plant 7 Red Maples to meet this requirement.

The parking lot trees (2 Crape Myrtles and 5 Red Maples), when planted shall be a minimum of 8' in height, shall be at least 2" in diameter measured 6" above ground, and shall be spaced from 20' to 75' apart.

39,809 sqft pavement on site's 5,000 sqft per tree = 7.96 large variety trees required.

7 Red Maples x 5,000 sq ft = 25,000 sqft

4 Crape Myrtles x 2,500 sqft = 10,000 sqft

Total for 35,000 sqft pavement. This will require 6 Red Maples and 2 Crape Myrtles.

Would very much like to use the existing trees on this site to meet the requirements of the pavement square footage of 2 Red Maples.

50 0 50 100 150
GRAPHIC SCALE - FEET

The undersigned hereby acknowledge that I am (we are) the owners of the property shown and described hereon and that I (we) hereby adopt this plan and subdivision with my (our) free consent and upon approval by the City-County Planning Board of Winston-Salem and Forsyth County authorize that this plat be recorded in the office of the Register of Deeds of Forsyth County.

Date _____ Signed _____

Date _____ Signed _____

I, Randall G. Kale, Professional Land Surveyor Number L-2978 certify to one or more of the following as indicated thus, X:

X a. That this plat is of a survey that creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land

___ b. That this plat is of a survey that is located in such portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land;

___ c. That this plat is of a survey of an existing parcel or parcels of land;

___ d. That this plat is of a survey of another category, such as the recombination of existing parcels, a court ordered survey or other exception to the definition of subdivision;

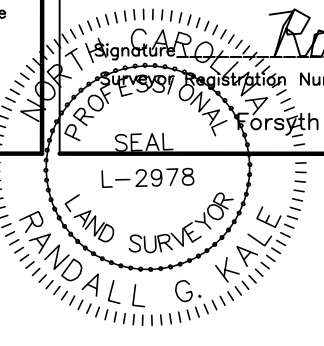
___ e. That the information available to this surveyor is such that I am unable to make a determination to the best of my professional ability as to provisions contained in (a) through (d) above.

Randall G. Kale
 Randall G. Kale P.L.S. L-2978

Surveyor Certification for Closure

I, Randall G. Kale, certify that this plat was drawn under my supervision from an actual survey made under my supervision (description recorded in Deed Book _____ Page _____ or Plat Book _____ Page _____ if applicable); that the ratio of precision as calculated is 1:10,000; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal:

Randall G. Kale
 Professional Land Surveyor Number L-2978
 Forsyth County, North Carolina



County Register of Deeds
 Plat Registration

Filed for registration at _____ o'clock _____ M.
 This the _____ Day of _____, 2020
 and recorded in Plat Book _____ Page _____
 Filing Fee Paid: Lynne Johnson, Register of Deeds

By: _____
 Assistant/Deputy
 Forsyth County, North Carolina

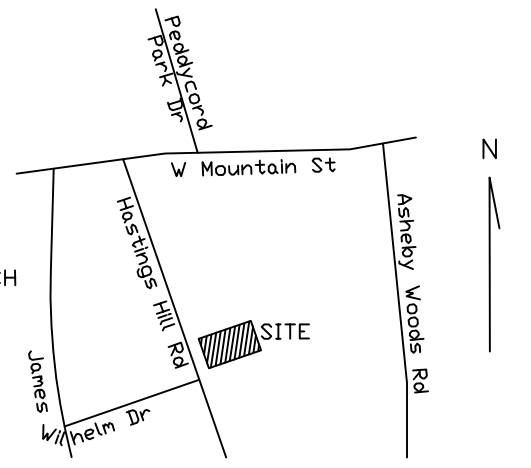
Planning Department/Review Officer Certification
 State of North Carolina

_____, Review Officer of Forsyth County, certify that the map or plat to which this certification is affixed is exempt from review officer examination.

 Director of Planning/Review Officer

This the _____ day of _____, 20____.

Forsyth County, North Carolina



This map is based on an on the ground field survey by Kale Engineering. It is subject to all easements, agreements, and rights of way of record prior to the date of this map and not shown in a visual inspection of the premises.

This lot is a part of a recorded subdivision filed under Plat Book 41 Pg 115 in the Forsyth County Register of Deeds. The topographic lines shown on this map were scaled from the City of Winston Salem aerial topographic maps and should be considered as approximate only. Developer has no plans for grading on this site at this time.

The purpose of this record map is to dedicate 1 9,366 square feet of land, which is in addition to the 11,040 square feet of land which was dedicated earlier. These dedicated parcels will never be developed as per the "Paired-parcel Averaged-Density Development" agreement for Salem Lake Watershed Ordinance with the property located at 151 Peddycord Park Drive. The developer of the property at 151 Peddycord Park Drive property exceeded the allowable impervious area and is using New Lot B and New Lot C as mitigation for the lot on 151 Peddycord Park Drive.

The developer of this property plans to record deeds with legal descriptions to dedicate the land, which is not to be developed may be used for single family development in the near future.

These restrictions will apply to the new dedicated area at the East end of the property only, and will not apply to the rest of the lot.

This property is zoned as RS9. The portion of property that is not being dedicated may be used for single family residential.

No new utilities proposes for this site.

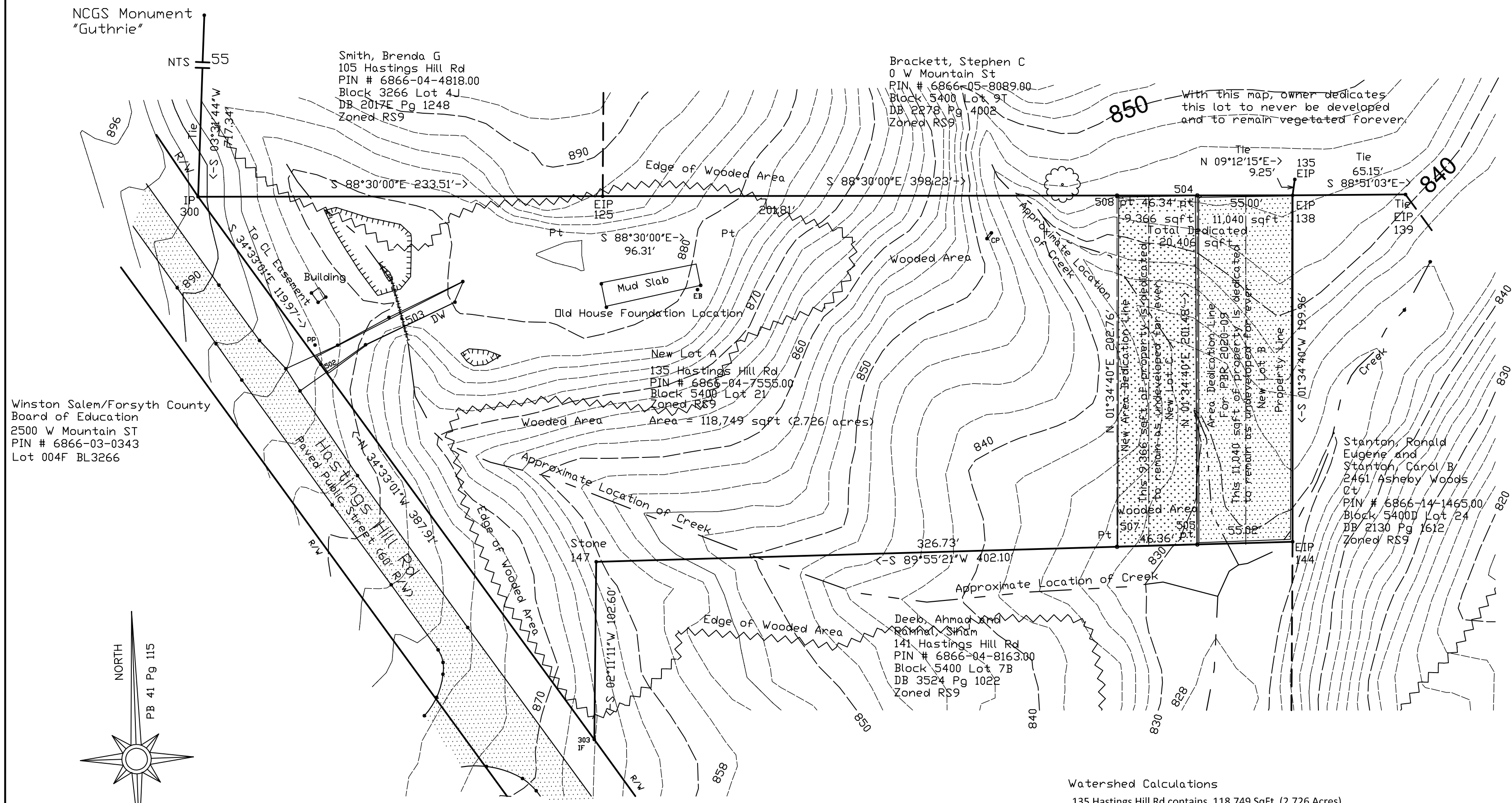
There is a small creek that crosses the property line in various places as shown on this map.

It must be noted that the area of this site as determined by this survey is 118,748 square feet (2.726 acre).

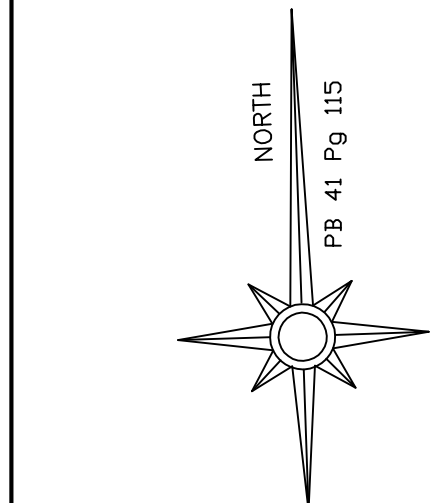
These land surveying services were ordered by Mr. Alexandre Duarte. He can be contacted at:
 Owner's Contact Information
 Mr. Alexandre Duarte
 Duarte and Castro LLC
 151 Peddycord Park Rd
 Kernersville, NC 27284

alexhduarte@hotmail.com
 973-768-7381 Preliminary Not For Construction

Date	Watershed Protection Permit Map For			
8/31/20	Duarte and Castro PIN # 6866-04-7555.00 Block 5400 Lot 21 PB 41 Pg 115 Kernersville Township, Forsyth County, NC			
09/01/20				
09/21/20				
06/23/23				
06/28/23	Kale Engineering 3550 Vest Mill Road Winston Salem, N.C. 27103 (336) 768-0250 Fax (336) 768-0251 kaleengr@bellsouth.net			
09/28/23				
	Scale	Drawn By	Job No.	Cadd File
	1" = 50'	LD	18160HHR	18160HHR



Winston Salem/Forsyth County Board of Education
 2500 W Mountain ST
 PIN # 6866-03-0343
 Lot 004F BL3266



- Legend
- PB Plat Book
 - DB Deed Book
 - Pg Page
 - R/W Right of Way
 - EIP Existing Iron Pipe
 - IF Iron Found
 - IP Iron Placed
 - DW Driveway
 - CP Concrete Pipe
 - pp Power pole
 - EB Electric Box
 - NTS Not to Scale
 - SqFt Square Feet
 - Ac Acre

Watershed Calculations
 135 Hastings Hill Rd contains 118,749 SqFt (2.726 Acres)
 118,749 x 0.24 = 28,500 SqFt Max Allowable Impervious
 Existing DW Impervious -740 SqFt

There is no impervious area existing except for the driveway and there is no proposed construction of impervious area or utilities for this property.

The revisions dated 06/28/23 consisted of hatching in the area dedicated under the project 2020-09 as per request from the Planning Department.

The revisions dated 09/28/23 consisted of revising the area to be dedicated and removed the Review Information Table as per instructions from City of Winston Salem.