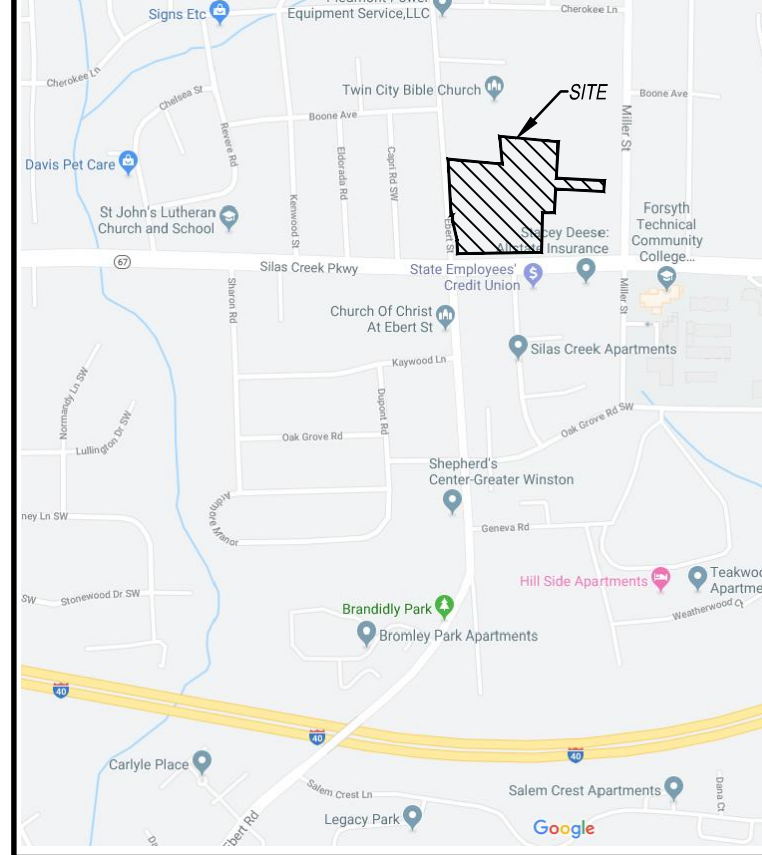


SITE DATA
 DEVELOPER: PENSTON CORP.
 1598 WESTBROOK PLAZA DRIVE, SUITE 200
 WINSTON-SALEM, N.C. 27103
 PHONE: (336) 723-0303
 BRUCE HUBBARD
 bhubbard@hubbardcommercial.com

OWNER: 6824-27-7176.00
 6824-37-1113.00
 EBERLEE FARMS, LLC
 437 CLARK HOP RD.
 SPARTA, NC 28675

PORTION OF 6824-37-3242.00
 BILL AND JANE EBERT
 437 CLARK HOP RD.
 SPARTA, NC 28675

ENGINEER: ALLIED DESIGN, INC.
 4720 KESTER MILL ROAD
 WINSTON-SALEM, N.C. 27103
 PHONE: (336) 765-2377
 FAX: (336) 760-8886
 STEVE M. CAUSEY, P.E.
 scausey@allied-engsurv.com



Allied Design, Inc.
 CIVIL ENGINEERING
 4720 KESTER MILL ROAD
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 Phone: (336) 765-2377
 Fax: (336) 760-8886
 http://www.allied-engsurv.com

FIRM LICENSE C-1891



REZONING AND PRELIMINARY SITE PLAN
 FOR PLANNING BOARD REVIEW ONLY

ARDMORE COMMONS
 PENSTON CORP.
 1451 EBERT STREET
 WINSTON SALEM, NC

REVIEW INFORMATION		ZONING	
TYPE OF REVIEW:	<input checked="" type="checkbox"/> SPECIAL USE REZONING AND PRELIMINARY SITE PLAN	EXISTING ZONING:	RS9
JURISDICTION:	<input checked="" type="checkbox"/> CITY OF WINSTON-SALEM	PROPOSED ZONING:	RM12-S
PURPOSE STATEMENT:	THE PURPOSE OF THIS REQUEST IS FOR APPROVAL OF A REZONING OF THE SUBJECT PROPERTIES FROM RS9 TO RM12-S AND FOR APPROVAL OF THE PRELIMINARY SITE PLAN.	PROPOSED USES:	RESIDENTIAL BUILDING; TOWNHOUSE; DUPLEX, SINGLE FAMILY, TWIN HOME
		DENSITY CALCULATIONS	
		# OF UNITS OR LOTS:	89 UNITS
		DENSITY:	10.83 UNITS PER ACRE

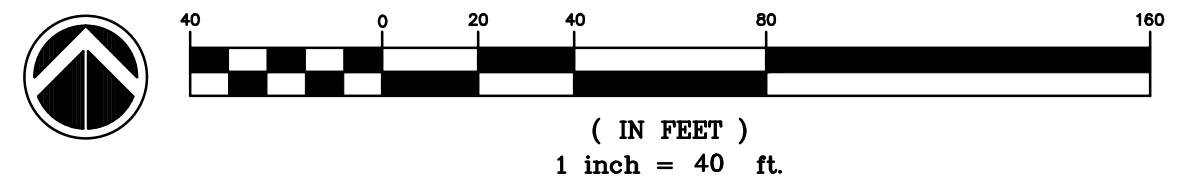
INFRASTRUCTURE		PROPERTY INFORMATION	
WATER:	<input checked="" type="checkbox"/> PUBLIC <input type="checkbox"/> PRIVATE	PIN #:	6824-27-7176 6824-37-1113 AND A PORTION OF 6824-37-3242
SEWER:	<input checked="" type="checkbox"/> PUBLIC <input type="checkbox"/> PRIVATE		
STREETS:	<input type="checkbox"/> PUBLIC <input checked="" type="checkbox"/> PRIVATE		
LINEAR FEET OF PUBLIC STREETS:	N/A		
		OFF-STREET PARKING	
		RESIDENTIAL MULTIFAMILY 2 AND 3 BEDROOM	
		PARKING CALCULATION: 2 BR - 1.75 SPACES/DWELLING UNIT	
		1.75 SPACES X 59 UNITS = 103.25 = 104 SPACES	
		PARKING CALCULATION: 3 BR - 2 SPACES/DWELLING UNIT	
		3 SPACES X 30 UNITS = 90 SPACES	
		PARKING PROVIDED:	194 (INCL. 6 HC) SPACES

SITE SIZE AND COVERAGES		BUFFERYARDS	
TOTAL ACREAGE:	8.22	ADJOINING ZONING:	RS9, RS9-S
SITE COVERAGES:		TYPE REQUIRED:	TYPE II (AGAINST RESIDENTIAL)
BUILDING TO LAND:	18.81 %	WIDTH PROVIDED:	20 FT
PAVEMENT TO LAND:	27.76 %		
OPEN SPACE:	53.43 %		
TOTAL:	100 %		
MAXIMUM BUILDING HEIGHT:	45 FT		
BUILDING INFORMATION:	2-STORY		
		BUILDING SETBACKS	
		FRONT:	25'
		REAR:	25'
		SIDE:	15' (ONE SIDE) / 30' (COMBINED)
		STREET:	25'

COMMON RECREATION AREA		WATERSHED CALCULATIONS	
REQUIRED:	100 SQ FT/UNIT	REQUIRED:	100 SQ FT/UNIT
PROPOSED:	12,300 SQ FT	PROPOSED:	12,300 SQ FT
	*RECREATION AREA MEETS REQUIREMENTS OF SECTION 3-6 OF UDO.		
		NOT LOCATED WITHIN A WATER SUPPLY WATERSHED	

TREE SAVE AREA SUMMARY CALCULATIONS	
NEW DEVELOPMENT:	
TOTAL SITE SIZE (IN SQUARE FEET):	358,195
TOTAL SITE AREA EXCLUDED FROM TSA: SQUARE FEET OF PROPOSED R.O.W.s	0
+ SQUARE FEET OF EXISTING UTILITY EASEMENTS	0
+ SQUARE FEET OF EXISTING WATER BODIES AND STORMWATER PONDS	0
MINIMUM TREE SAVE AREA REQUIRED:	X 10% 12%
TOTAL REQUIRED TREE SAVE AREA (IN SQUARE FEET): TOTAL SITE SIZE OR TOTAL LIMITS OF LAND DISTURBANCE - EXCLUDED AREA X MINIMUM TSA (10%)	35,820
TREE STAND METHOD USED:	X YES NO
LIST THE AREA OF EACH TREE STAND BEING SAVED:	22,180
DESCRIBE EACH TREE STAND (AGE, HEALTH, SPECIES MIX):	MIX OF DECIDUOUS AND EVERGREEN VEGETATION
TOTAL SQUARE FOOTAGE OF TREE STANDS BEING SAVED TO SATISFY MINIMUM TSA:	22,500
TOTAL SQUARE FOOTAGE OF NEW TREES PLANTED TO SATISFY MINIMUM TSA:	13,500
TOTAL REQUIRED TSA (IN SQUARE FEET):	35,820
TOTAL PROVIDED TSA (IN SQUARE FEET):	36,000

GENERAL NOTES	
1.	EXISTING SITE BOUNDARY, LOCATION AND TOPOGRAPHIC SURVEY INFORMATION WAS TAKEN FROM AVAILABLE FORSYTH COUNTY TAX INFORMATION AND TOPOGRAPHICAL MAPS. EXISTING CONTOURS ARE SHOWN AT 2' INTERVALS. PROPOSED CONTOURS ARE SHOWN AT 2' INTERVALS.
2.	ALL DEVELOPMENT SHALL CONFORM WITH THE FORSYTH COUNTY "UNIFIED DEVELOPMENT ORDINANCE".
3.	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.
4.	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.
5.	EXTERIOR LIGHTING SHALL COMPLY WITH UDO-286 "STANDARDS FOR OUTDOOR LIGHTING".
6.	JURISDICTION: CITY OF WINSTON-SALEM



REVISIONS	
NO.	DATE
A	11/25/19
B	11/27/19
C	01/02/20
D	01/02/20
E	03/02/20

REZONING AND PRELIMINARY SITE PLAN
 SHEET
C1