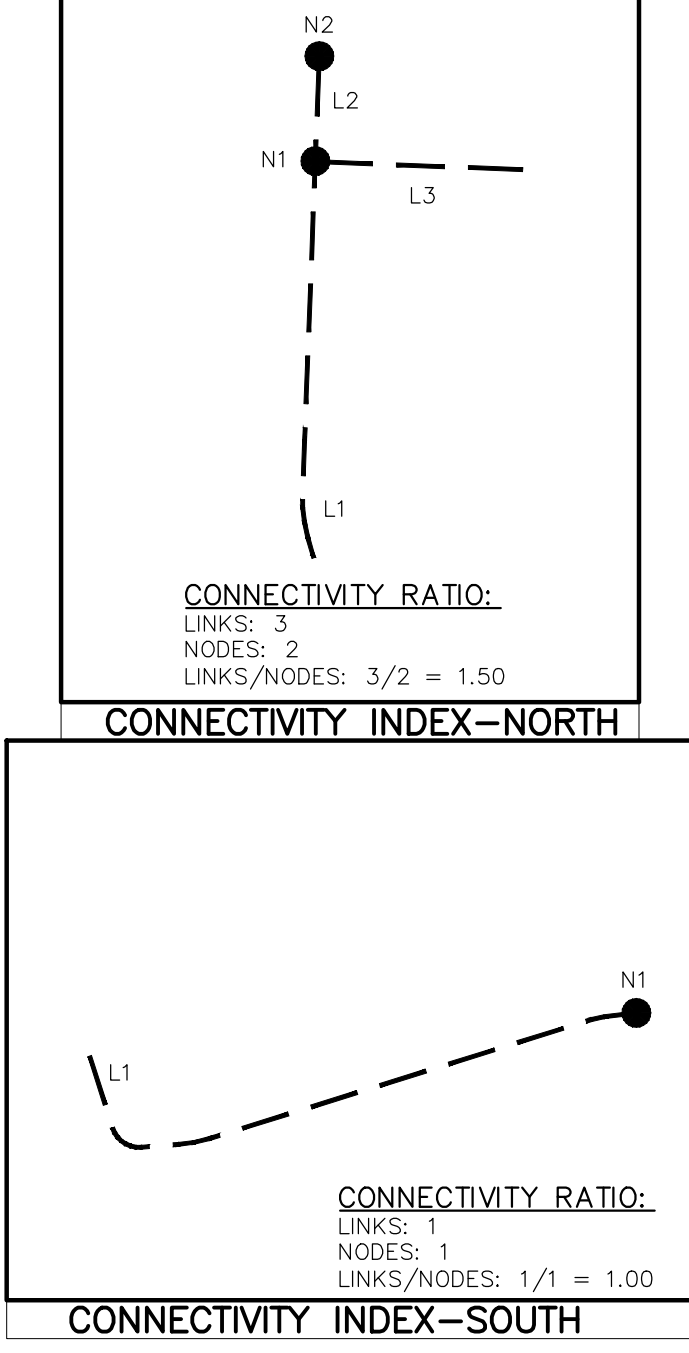
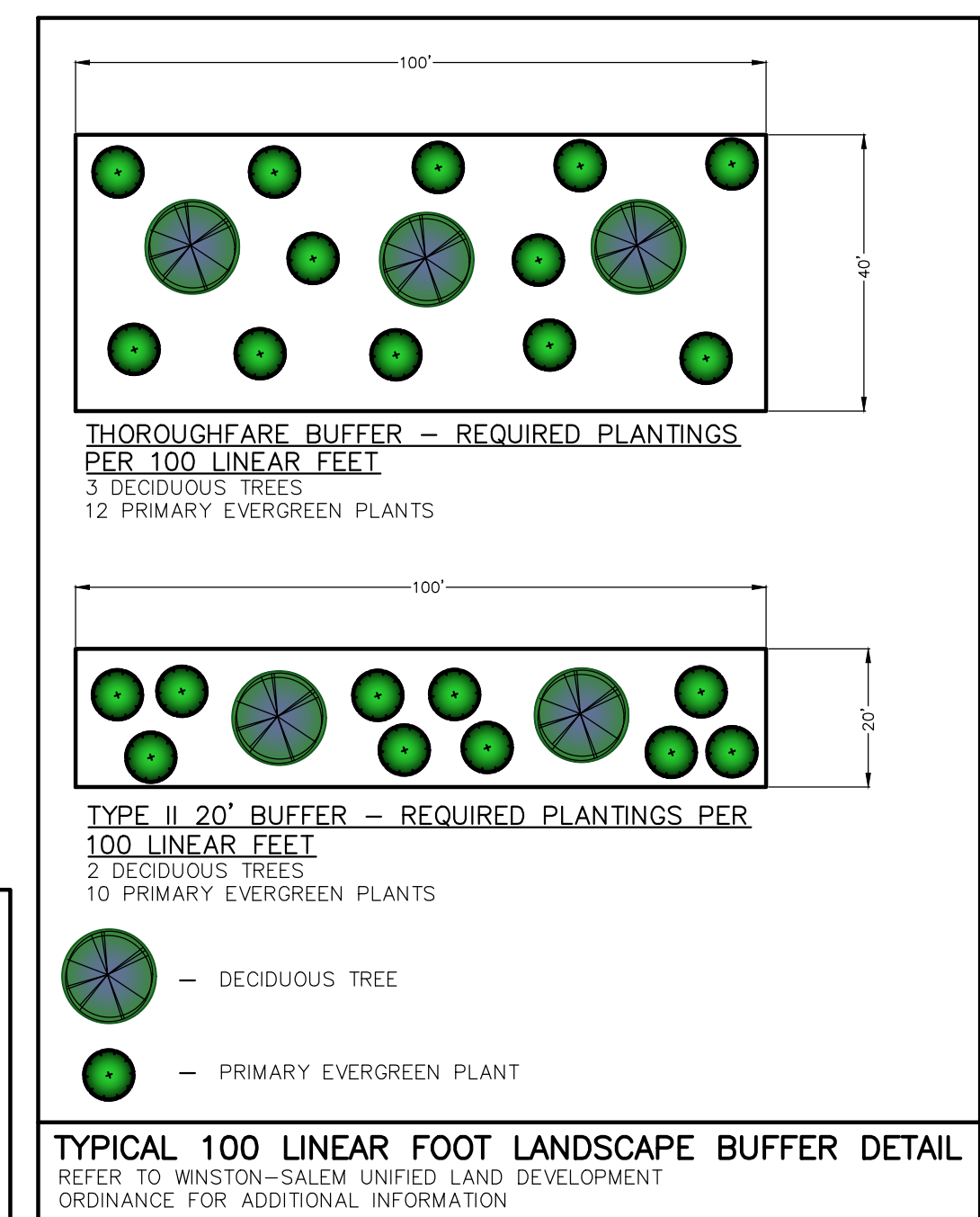
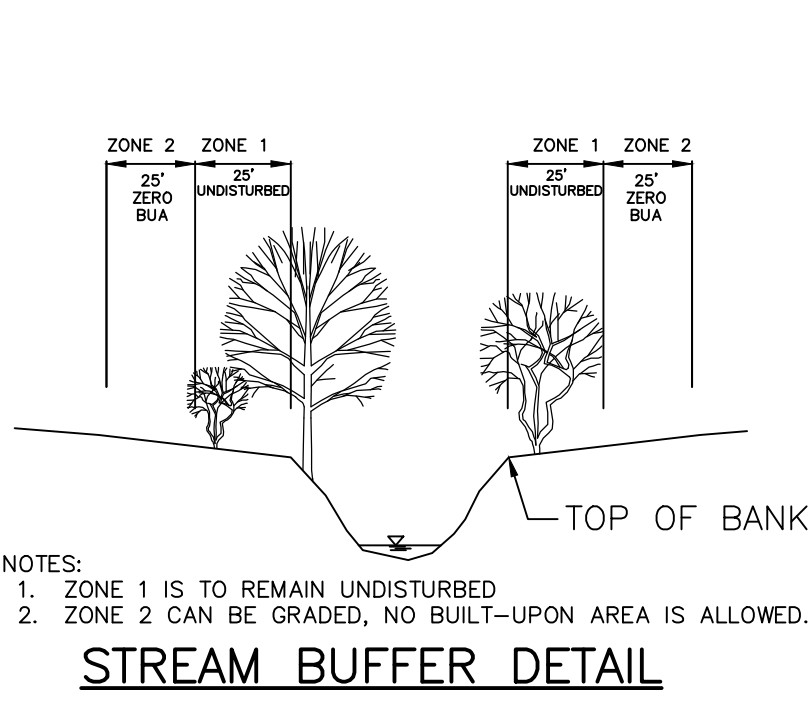


**Tree Save Area Summary Calculations - To Be Used in Conjunction With the Inspections Division Landscaping and Tree Preservation Checklist**

New Development: <b>X</b>	Additional to Existing Development:
Total Site Size (in Square Feet): <b>1,620,860 SF</b>	Total Limits of Land Disturbance (in Square Feet):
Total Site Area Excluded From TSA: Square Feet of Proposed R.O.W.'s: 105,780 SF + Square Feet of Existing Utility Easements: 137,670 SF + Square Feet of Existing Water Bodies and Stormwater Ponds: 0 = Grand total exclusions of: 243,450 SF	
Minimum Tree Save Area Required: <b>10% X 12%</b>	
Total Required Tree Save Area (in square feet): Total Site Size or Total Limits of Land Disturbance - Excluded Area X Minimum TSA (12% of 1,377,410 SF) = <b>165,289 SF</b>	
Individual Trees Method Used: Yes <b>X</b> No	Tree Stand Method Used: <b>X</b> Yes ___ No
Number of Trees 6" DBH: <b>X</b> 500sf =	List the Area of Each Tree Stand Being Saved:
Number of Trees 9.01-12" DBH: <b>X</b> 750sf =	Describe Each Tree Stand (Age, Health, Species Mix):
Number of Trees 12.01-24" DBH: <b>X</b> 1500sf =	<b>AREA 1: 152,149 SF</b>
Number of Trees 24.01-36" DBH: <b>X</b> 3000sf =	<b>AREA 2: 14,439 SF</b>
Number of Trees Larger Than 36.01" DBH: <b>X</b> 4000sf =	Number of Large Variety Trees Planted: <b>X</b> 750sf =
Total Square Footage of Individual Trees Used to Satisfy Minimum TSA: <b>165,289 SF</b>	Total Square Footage of Tree Stands Being Saved to Satisfy Minimum TSA: <b>166,588 SF</b>
Minimum TSA (12% of 1,377,410 SF) = <b>165,289 SF</b>	Total Square Footage of New Trees Planted to Satisfy Minimum TSA: <b>0 SF</b>
Total Required TSA (in Square Feet): <b>165,289 SF</b>	Total TSA provided (in Square Feet): <b>166,588 SF</b>



**NDOT NOTES:**

1. TNCDDOT DRIVEWAY PERMIT REQUIRED FOR PROPOSED CONNECTIONS TO STATE SYSTEM ROADS (TEAGUE ROAD SR 2703).
2. CURRENT TRAFFIC NUMBERS PLUS THOSE GENERATED BY THIS PROPOSED DEVELOPMENT WARRANT TURN LANE TREATMENT.
3. ADEQUATE DRAINAGE UNDER THE DRIVEWAY CONNECTION SHALL BE PROVIDED TO MEET STANDARDS AND SPECIFICATIONS.
4. PROVIDE ADEQUATE HORIZONTAL AND VERTICAL SIGHT DISTANCE FOR ALL PROPOSED DRIVEWAYS AND INTERSECTIONS.
5. NCDOT ENCROACHMENT PERMITS WILL BE REQUIRED FOR ROADWAY IMPROVEMENTS AND UTILITY ENCROACHMENTS/CONNECTIONS.

**RESIDENTIAL INFRASTRUCTURE PERMIT (RIP) NOTES:**

1. THIS DEVELOPMENT WILL REQUIRE A CITY OF WINSTON-SALEM RESIDENTIAL INFRASTRUCTURE PERMIT (RIP).
2. SITE MUST BE DESIGNED AND BUILT IN ACCORDANCE WITH THE MOST RECENT CITY OF WINSTON-SALEM INFRASTRUCTURE DEVELOPMENT STANDARDS (IDS) AND WATER AND SEWER TECHNICAL SPECIFICATIONS.
3. COORDINATE WITH NCDOT REGARDING RIGHT OF WAY DEDICATION AND SIDEWALK REQUIREMENTS. (PAYMENT OF FEE-IN-LIEU OF SIDEWALK INSTALLATION ALONG TEAGUE ROAD TO MEET ADOPTED CIP CROSS-SECTION).
4. ALL EXISTING CURB CUTS AND DRIVEWAY APPROACHES, NOT PLANNED FOR FUTURE USE, SHALL BE TERMINATED IN ACCORDANCE WITH CITY OF WINSTON-SALEM STANDARDS.
5. NO FOOTING, WALL, OR WALL COMPONENTS WILL BE PERMITTED WITHIN THE PUBLIC R/W OR WITHIN PUBLIC WATER, SEWER, OR STORMWATER EASEMENTS.

**OPEN SPACE**

**REQ. OPEN SPACE REQUIREMENTS:**

1. SITE AREA: 37.21 AC
2. SITE GMA: 3
3. OPEN SPACE REQUIRED: 15% OF 37.21 AC = 5.582 AC
4. ACTIVE OPEN SPACE REQUIRED: 15% OF 5.582 AC = 0.837 AC = ±36,470 SF

**OPEN SPACE PROVIDED:**

1. TOTAL OPEN SPACE PROVIDED: 21,495 AC
2. TOTAL ACTIVE OPEN SPACE PROVIDED: 46,800 SF = 0.845 AC

**GENERAL CONSTRUCTION NOTES:**

1. IDENTIFICATION AND LOCATION OF ALL EXISTING UTILITIES IN AND NEAR THE AREAS OF PROPOSED WORK IS THE RESPONSIBILITY OF THE CONTRACTOR. DAMAGE TO UTILITIES EITHER SHOWN OR NOT SHOWN ON THIS PLAN IS THE CONTRACTOR'S RESPONSIBILITY.
2. CONTRACTOR MUST CONTACT NC ONE-CALL, CITY OF WINSTON-SALEM, PUBLIC WORKS DEPARTMENT, AND OTHER SERVICE PROVIDERS TO LOCATE ALL UTILITIES PRIOR TO ANY CONSTRUCTION OR EXCAVATION.
3. UNDERGROUND LOCATION SURVEY INFORMATION REGARDING EXISTING FEATURES WITHIN THE SITE HAS NOT BEEN PERFORMED.
4. CONTRACTOR TO SEED AND STABILIZE DISTURBED AREAS IN ACCORDANCE WITH SEEDING SPECIFICATIONS OF THE CITY OF WINSTON-SALEM/ NCDOT.
5. WORK WITHIN PUBLIC RIGHT OF WAY SHALL COMPLY WITH NCDOT AND CITY OF WINSTON-SALEM TRAFFIC CONTROL REQUIREMENTS. A SAFE CONDITION MUST BE PROVIDED AT ALL TIMES.
6. CONTRACTOR IS RESPONSIBLE FOR ANY REQUIRED UTILITY RELOCATION. CONTRACTOR SHALL COORDINATE RELOCATION AND INSTALLATION OF ALL UTILITIES SERVICES WITH THE APPROPRIATE UTILITY SERVICE PROVIDERS.
7. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED PER THE LATEST STANDARDS OF THE LAND QUALITY SECTION OF NCDOT.
8. CONTRACTOR SHALL MAINTAIN THE SITE IN AN ORDERLY MANNER SO THAT WORKERS AND THE PUBLIC ARE PROTECTED FROM INJURY.

**WATER AND/OR SANITARY SEWER:**

1. THE MOST CURRENT EDITION OF THE CITY OF WINSTON-SALEM TECHNICAL SPECIFICATIONS AND DETAIL DRAWINGS FOR WATER LINE AND SANITARY SEWER LINE CONSTRUCTION WILL GOVERN ALL WATER AND SANITARY SEWER CONSTRUCTION.
2. WATER AND SEWER CONNECTIONS SHALL BE BESIDE EACH OTHER AT THE CENTER OF EACH LOT OR AS DIRECTED BY THE ENGINEER. CONNECTIONS ARE TO BE SPACED NOT MORE THAN 30" CENTER TO CENTER AND HAVE WOODEN STAKES PLACED ON EACH SIDE. STAKES SHOULD BE FLAGGED OR PAINTED FOR VISIBILITY. ORANGE SAFETY CONSTRUCTION FENCING SHOULD BE PLACED AROUND THE CONNECTIONS TO PROTECT THEM DURING LOT CONSTRUCTION ACTIVITIES. WATER AND SEWER CONNECTIONS SHALL NOT BE PLACED WITHIN A DRIVEWAY OR SIDEWALK.
3. DENSITY TESTS BY AN INDEPENDENT TESTING LAB ARE TO BE MADE AS DIRECTED BY THE CITY INSPECTOR.

**FINAL INSPECTION PROCEDURE:**

1. OWNER SUBMITS RECORD DRAWINGS AND ENGINEER'S CERTIFICATION TO THE ENGINEERING DIVISION OF THE RECORD CENTER.
2. UPON APPROVAL BY THE RECORD CENTER, OWNER MAY REQUEST FINAL INSPECTION FOR WATER AND/OR SANITARY SEWER. OWNER SHALL THEN SUBMIT THE CONSTRUCTION CHECKLIST FOR WATER AND/OR SANITARY SEWER TO THE CITY INSPECTOR.

**GENERAL UTILITIES INFORMATION:**

1. ALL PROPOSED SEWER MAINS ARE 8" DIA. ALL OTHER SEWER MAINS ARE 6" DIA. ALL WATER MAINS ARE 8" DIA. ALL WATER MAINS ARE TO BE PUBLIC, CITY OF WINSTON-SALEM UTILITIES.
2. WATER AND SEWER ARE PROPOSED TO BE PUBLIC, CITY OF WINSTON-SALEM UTILITIES.
3. ROADWAYS ARE PLANNED TO BE PUBLIC R/W DEDICATED TO AND MAINTAINED BY THE CITY OF WINSTON-SALEM.

**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:

- FORSYTH COUNTY ZONING JURISDICTION
- CITY OF WINSTON-SALEM
- VILLAGE OF CLEMMONS
- TOWN OF WALKERTOWN

**PURPOSE STATEMENT:**

THE PURPOSE OF THIS REQUEST IS TO OBTAIN A SITE PLAN AMENDMENT AND APPROVAL OF A PRELIMINARY SUBDIVISION PLAN.

**INFRASTRUCTURE**

WATER: PUBLIC PRIVATE

SEWER: PUBLIC PRIVATE

STREETS: PUBLIC PRIVATE

LINEAR FEET OF PROPOSED STREETS: 1,920 LF

**SITE SIZE AND COVERAGES**

TOTAL ACRES: 37.21 AC

SITE COVERAGE: 15.9 %

BUILDING TO LAND: 11.7 %

PAVEMENT TO LAND: 4.0 %

OPEN SPACE: 84.1 %

BUILDING HEIGHT: 40 FT MAXIMUM

EXISTING BUILT UPON AREA: 45,600 SF

PROPOSED BUILT UPON AREA: ±5,923 AC

**ZONING**

EXISTING ZONING: RM-5

PROPOSED ZONING: RM-5

TYPE OF REVIEW: SITE PLAN AMENDMENT

PROPOSED USES: RESIDENTIAL BUILDING - SINGLE FAMILY; PLANNED RESIDENTIAL DEVELOPMENT

**DENSITY CALCULATIONS**

# OF UNITS OR LOTS: 63

DENSITY: 63 LOTS/37.21 AC = 1.69 UNITS/AC

PIN #S: 6843-25-6746, 10-303 BL2667

**PROPERTY INFORMATION**

TAX BLOCKS: 6843-25-6746; 10-303 BL2667

ADDRESSES: 791 Teague Rd

**CURRENT OWNER(S) INFORMATION**

PIN: 6843-25-6746

EVERLY DEVELOPMENT LLC

3409 UNION GROVE RD

WINSTON SALEM NC 27107

CONTACT: BRAD COE

OFFICE: 336.769.4673

EMAIL: coe@gtm.com

DEVELOPER: THYME PROPERTIES, LLC

4170 CLEMMONS RD

SUITE 324

CLEMMONS, NC 27102

PHONE: 336.979.3440

EMAIL: nick@tpcommercial.com

**OFF-STREET PARKING (if applicable):**

PROPOSED USE: SINGLE FAMILY RESIDENTIAL

REQUIRED PARKING: 2 SPACES PER DWELLING UNIT

→ 64 \* 2 = 128 SPACES REQUIRED

PARKING PROVIDED: 128 SPACES

**OFF-STREET LOADING (if applicable):**

LOADING/UNLOADING SPACES REQUIRED: N/A

LOADING/UNLOADING SPACES PROVIDED: N/A

SIZE: FT X FT

**BUFFER YARDS**

ADJOINING ZONING: RM-5, RM-2-S, & MH-5

TYPE REQUIRED: TYPE 2

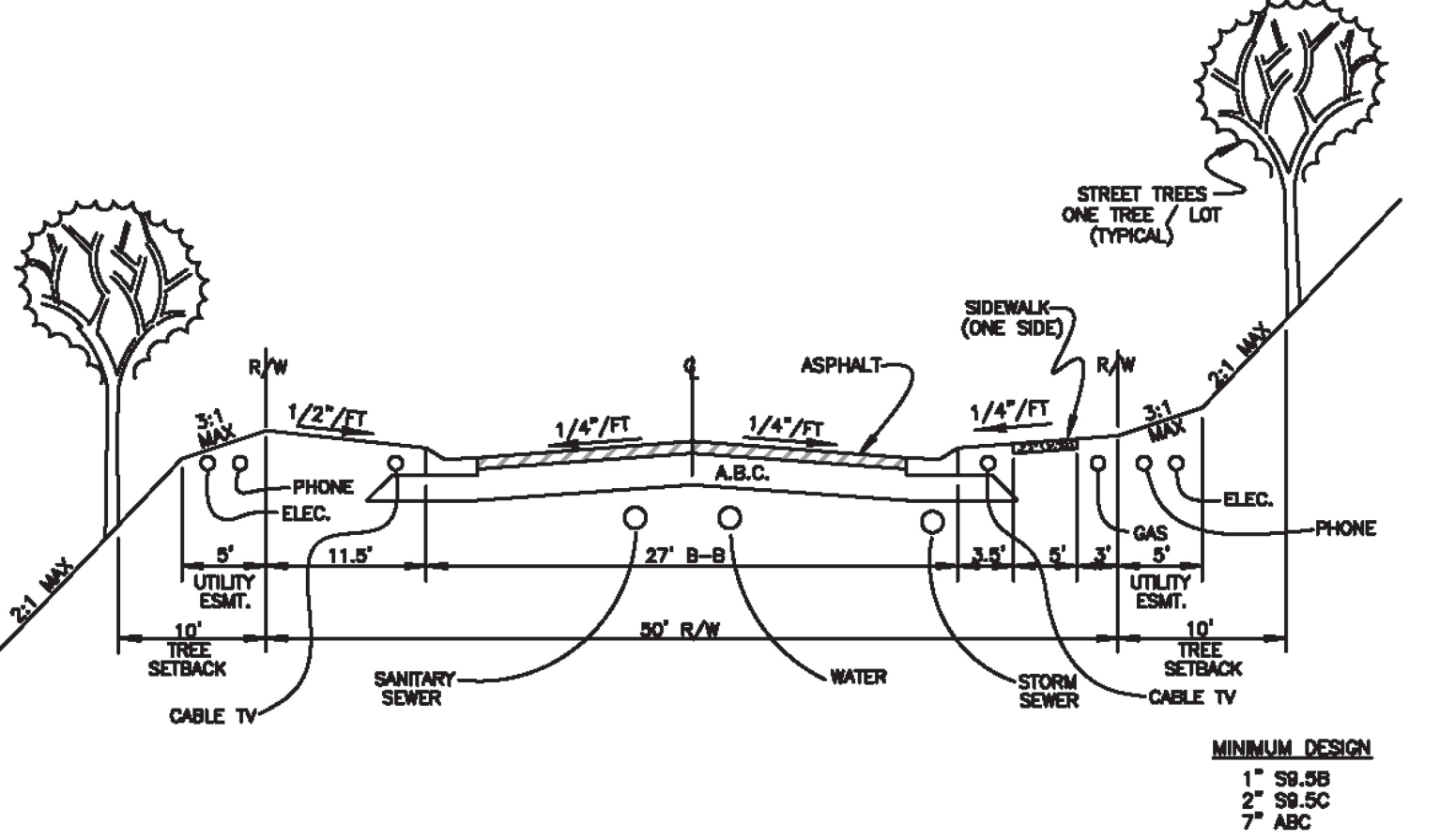
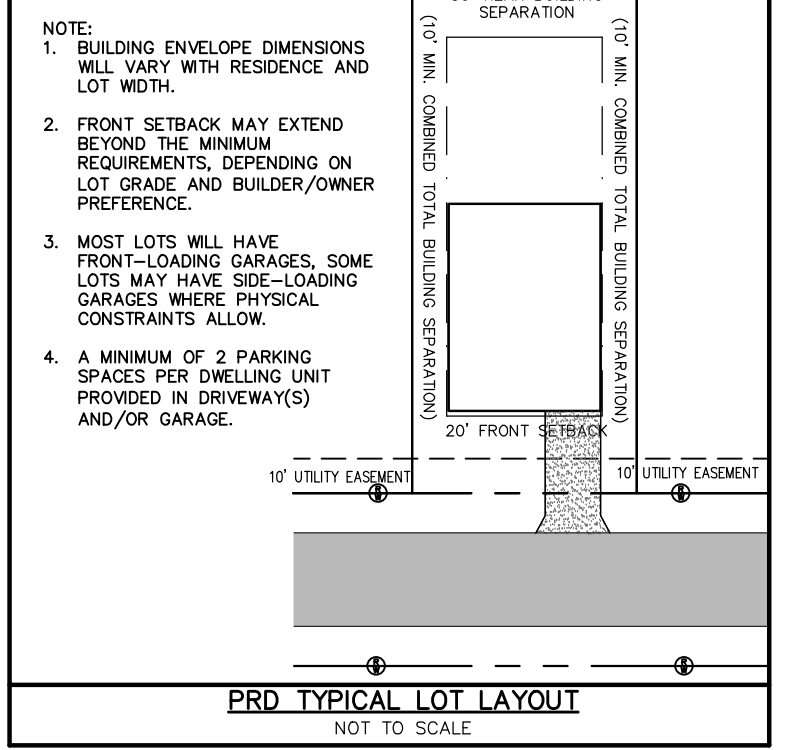
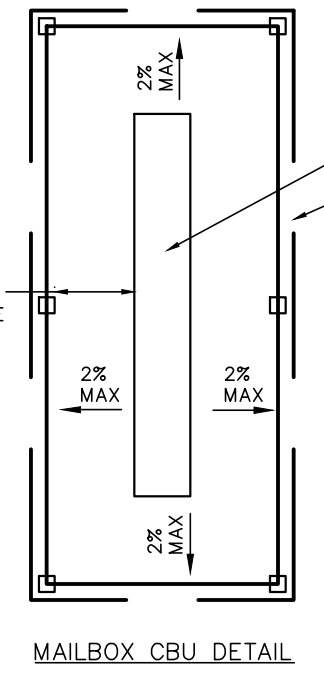
WIDTH PROVIDED: TYPE 2

**WATERSHED CALCULATIONS/DATA:**

THIS PROPERTY IS NOT LOCATED IN A WATER SUPPLY WATERSHED

**IMPERVIOUS SURFACE AREA (ISA) BREAKDOWN:**

- 69,000 ASPHALT, CURBING, SIDEWALK, MAIL KIOSKS, ACTIVE D/S
- PAVING: 1,584 AC = 4.257%
- 3,000 SEWAGE BUILDING & DRIVEWAY/WALKS/PATIO = 3,000/63 = 189,000 SF = 4.389 AC = 11.667%
- TOTAL = 258,000 SF = 5.923 AC = 5.923/37.21 AC = 15.92% ISA



**LEGEND:**

- PROPOSED WATER
- PROPOSED SEWER
- PROPOSED SEWER MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED FIRE HYDRANT
- PROPOSED STORM PIPE
- PROPOSED WATER SERVICE
- PROPOSED SEWER SERVICE
- EXISTING BUILDINGS & DRIVEWAYS TO BE REMOVED

**GENERAL PLAN INFORMATION:**

1. GRADING AND STORM DRAINAGE DESIGN IS CONCEPTUAL. SWALE, SLOPE, STRUCTURE AND PIPE LOCATIONS MAY CHANGE DURING DETAILED ENGINEERING DESIGN.
2. THE DEVELOPER INTENDS TO "PAD-GRADE" THE BUILDING LOTS.
3. FEMA FIRM PANEL NO. 371066843001, JANUARY 2, 2009.

**GREEN MOUNTAIN ENGINEERING, PLLC**

1A WENDY CT  
GREENSBORO, NC 27409  
Tel: 336.294.9394  
CERTIFICATE #P-0826  
www.greenmountainengineers.com  
vince@greenmountainengineers.com  
SEALS:

**PRELIMINARY PLAN NOT FOR CONSTRUCTION**

**APPLICANT/DEVELOPER:**  
THYME PROPERTIES, LLC.  
4170 CLEMMONS ROAD  
SUITE 324  
CLEMMONS, NC 27102  
ATTN: NICK GONZALEZ  
OFFICE: 305.724.1715  
EMAIL: nick@tpcommercial.com

**OWNER:**  
EVERLY DEVELOPMENT, LLC.  
3409 UNION GROVE RD.  
WINSTON-SALEM, NC 27107  
ATTN: BRAD COE  
OFFICE: 336.769.4673  
EMAIL: coe@gtm.com

STATE: NORTH CAROLINA  
COUNTY: FORSYTH

MUNICIPALITY: WINSTON-SALEM  
TOWNSHIP: WINSTON-SALEM

Greybrier  
787 Teague Rd.  
Winston-Salem, NC

PARCEL ID: SEE SITE DATA

DESIGNED BY: GME

CHECKED BY: VCT

DATE: 2026-02-19

PROJECT: 23-071/25-035

REVISIONS:

CALL 811 BEFORE YOU DIG 1

SHEET TITLE:

**PRD SINGLE FAMILY SUBDIVIION**

OVERALL SITE PLAN

SHEET NO:

**C-1.01**