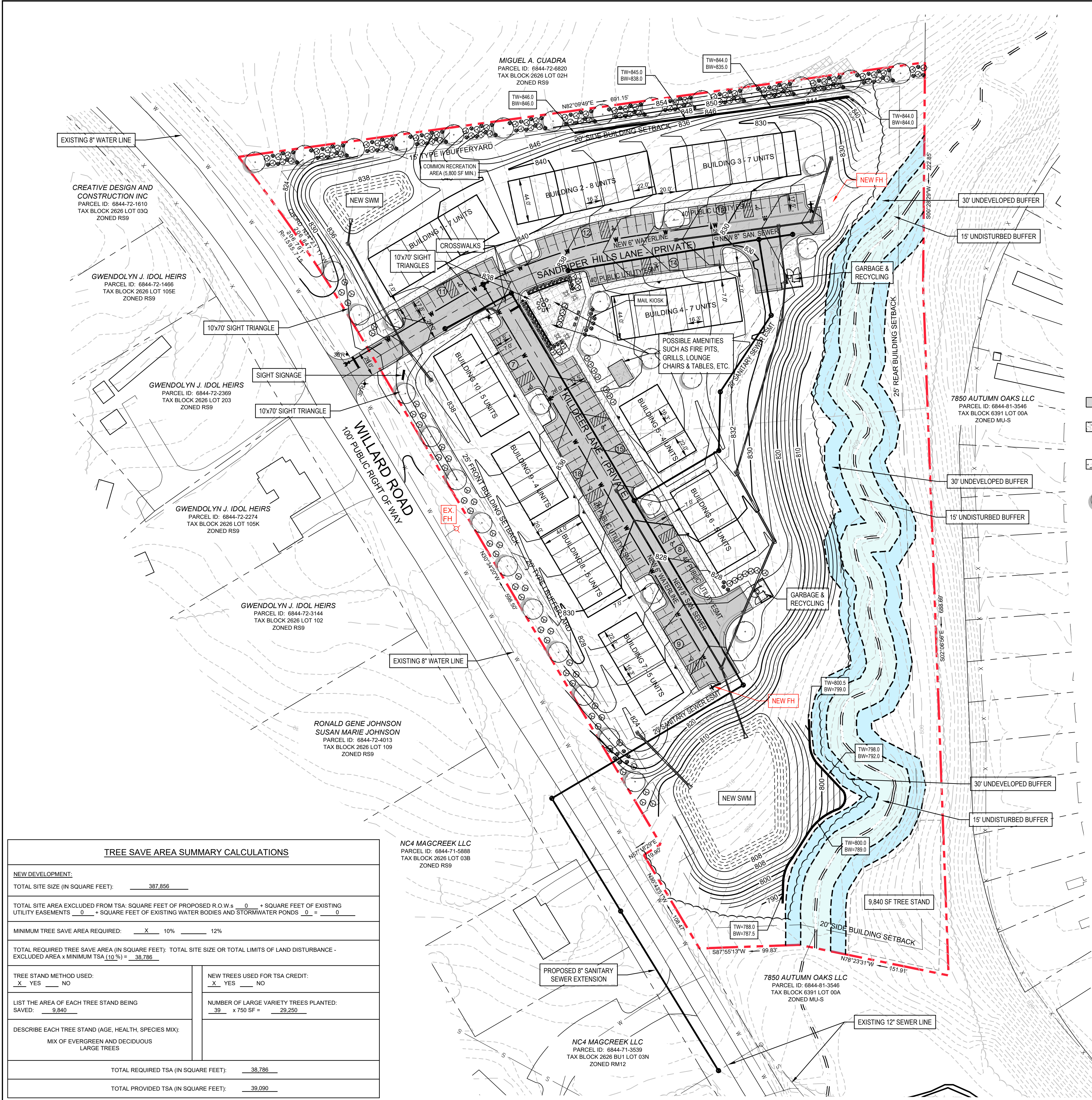


TREE SAVE AREA SUMMARY CALCULATIONS	
NEW DEVELOPMENT:	
TOTAL SITE SIZE (IN SQUARE FEET):	387,856
TOTAL SITE AREA EXCLUDED FROM TSA: SQUARE FEET OF PROPOSED R.O.W.s 0 + SQUARE FEET OF EXISTING UTILITY EASEMENTS 0 + SQUARE FEET OF EXISTING WATER BODIES AND STORMWATER PONDS 0 = 0	
MINIMUM TREE SAVE AREA 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%) = 38,786	
TREE STAND METHOD USED:	NEW TREES USED FOR TSA CREDIT:
X YES NO	X YES NO
LIST THE AREA OF EACH TREE STAND BEING SAVED: 9,840	NUMBER OF LARGE VARIETY TREES PLANTED: 39 x 750 SF = 29,250
DESCRIBE EACH TREE STAND (AGE, HEALTH, SPECIES MIX): MIX OF EVERGREEN AND DECIDUOUS LARGE TREES	
TOTAL REQUIRED TSA (IN SQUARE FEET):	38,786
TOTAL PROVIDED TSA (IN SQUARE FEET):	39,090

NC4 MAGCREEK LLC
PARCEL ID: 6844-71-5888
TAX BLOCK 2626 LOT 038
ZONED RS9



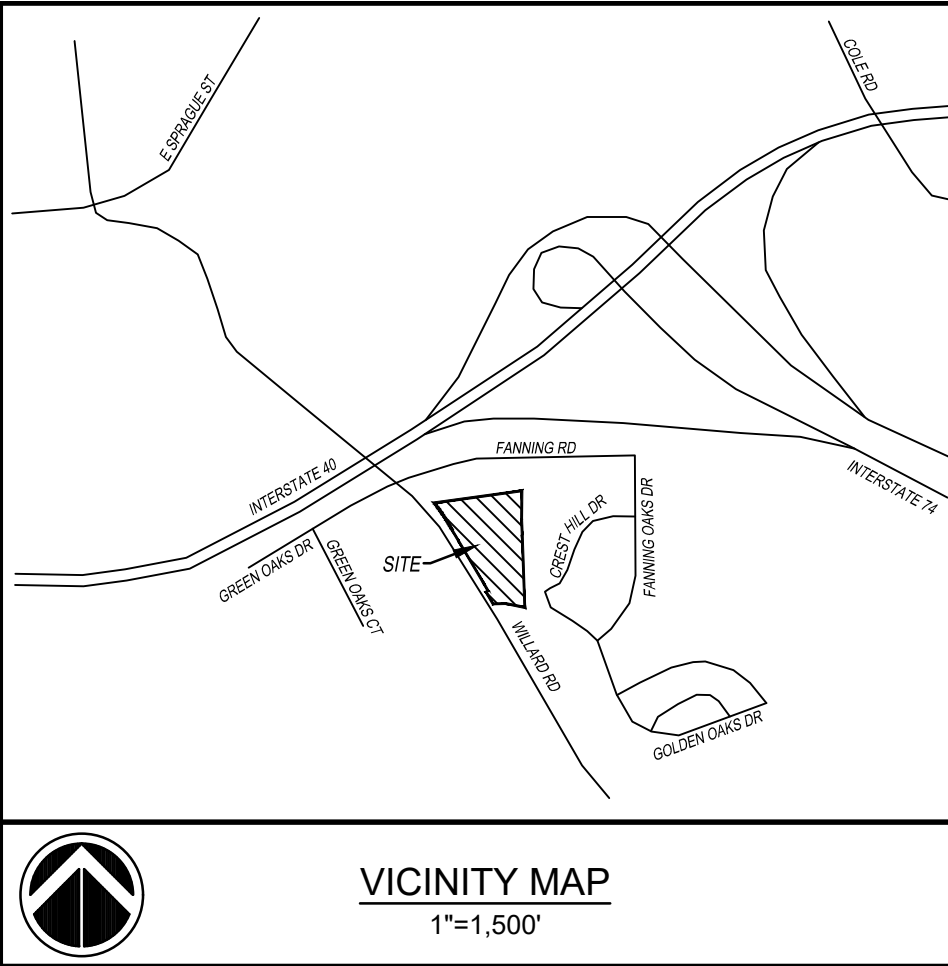
PROPERTY INFORMATION:
PARCEL ID NUMBERS: 6844-72-7591.000 & 6844-72-8121.000
EXISTING ZONING: RS-9
ACREAGE: 6.90

PROPERTY OWNERS:
6844-72-7591.000
JEFFREY HINSDALE
2424 TANNERY TRAIL
WINSTON-SALEM, NC 27106

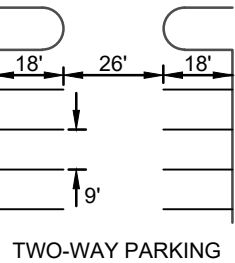
6844-72-8121.000
LISA GOINS
2735 LULLINGTON DRIVE
WINSTON-SALEM, NC 27103

DEVELOPER:
KPP INVESTMENTS, LLC
P.O. BOX 38848
GREENSBORO, NC 27438
PHONE: (919) 600-0660
EMAIL: john.cranford1@outlook.com

ENGINEER:
ALLIED DESIGN, INC.
4720 KESTER MILL ROAD
WINSTON-SALEM, N.C. 27103
PHONE: (336) 765-2377
EMAIL: scausey@allied-engsurv.com



TYPICAL PARKING DIMENSIONS



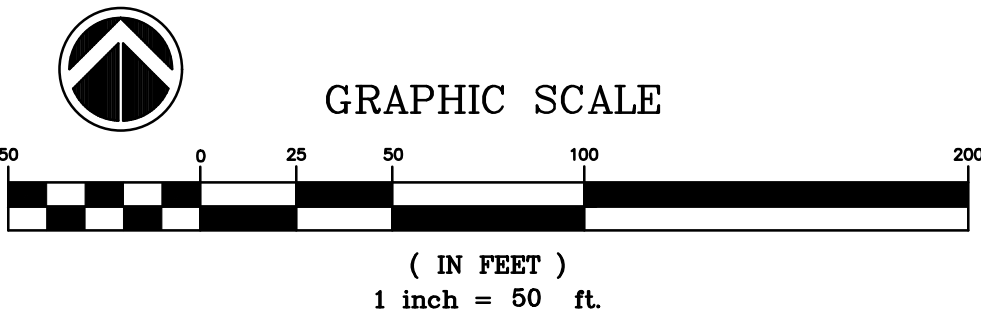
LEGEND

- NEW ASPHALT PAVEMENT, PROVIDE 2" S9.5B SURFACE COURSE ON 6" COMPACTED ABC BASE COURSE.
- NEW 4" THICK, 3,000 PSI CONCRETE SIDEWALK WITH BROOM FINISH. SIDEWALK SHALL BE TURN DOWN STYLE ADJACENT TO PARKING/DRIVE AREAS. SEE ARCHITECTURAL PLANS FOR JOINT LAYOUT. (TYP. 4'-0" O.C. MAX.).
- NEW DUMPSTER PAD, PROVIDE 6" THICK 4,500 PSI CONCRETE WITH 6x6 W1.4XW1.4 WELDED WIRE FABRIC, OR FIBER REINFORCED ON 4" COMPACTED ABC. PROVIDE VISUAL SCREENING PER CITY OF KERNERSVILLE REQUIREMENTS.
- PROPOSED LARGE VARIETY TREE.

BUA CALCULATIONS May 28, 2025		
	SQ. FT.	ACRE
TOTAL SITE AREA:	387,846	8.904
EXISTING BUA		
BUILDINGS:	0	0.000
ASPHALT:	0	0.000
CONCRETE:	0	0.000
TOTAL:	0	0.000
PERCENT BUA:	0.00%	
EXISTING BUA TO BE REMOVED		
BUILDINGS:	0	0.000
ASPHALT:	0	0.000
CONCRETE:	0	0.000
TOTAL:	0	0.000
PROPOSED BUA		
BUILDINGS:	45,944	1.055
ASPHALT/C&G:	46,442	1.066
CONCRETE WALKS/PADS:	14,772	0.339
TOTAL:	107,158	2.460
FINAL DEVELOPMENT BUA		
BUILDINGS:	45,944	1.055
ASPHALT/C&G:	46,442	1.066
CONCRETE WALKS/PADS:	14,772	0.339
TOTAL:	107,158	2.460
PERCENT BUA:	27.63%	

GENERAL NOTES

- EXISTING SITE BOUNDARY INFORMATION AND TOPOGRAPHY TAKEN FROM AVAILABLE CITY/COUNTY MAPS.
- ALL DEVELOPMENT SHALL CONFORM WITH THE CITY OF WINSTON-SALEM 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. MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY OF WINSTON-SALEM, FEBRUARY 2015, EDITION.



REVIEW INFORMATION	
TYPE OF REVIEW:	X SKETCH PLAN REVIEW
JURISDICTION:	X CITY OF WINSTON-SALEM
PURPOSE STATEMENT: THE PURPOSE OF THIS REQUEST IS TO:	REZONE SUBJECT PROPERTY FROM RS9 TO RM8-S & OBTAIN PRELIMINARY SITE PLAN APPROVAL.
PROPERTY INFORMATION	
PIN #S:	6844-72-7591.000 & 6844-72-8121.000
ZONING	
EXISTING ZONING:	RS9
PROPOSED ZONING:	RM8-S
PROPOSED USES:	RESIDENTIAL BUILDING, TOWNHOUSE; RESIDENTIAL BUILDING, SINGLE FAMILY; RESIDENTIAL BUILDING, DUPLEX; RESIDENTIAL BUILDING, MULTIFAMILY; PRD & RESIDENTIAL BUILDING, TWIN HOME
BUILDING SETBACKS	
FRONT:	25'
REAR:	25'
SIDE:	7' / 20'
STREET:	20'
BUFFERYARDS	
ADJOINING ZONING:	RS9 & MU-S
TYPE REQUIRED:	TYPE II (AGAINST RS9)
WIDTH PROVIDED:	15' FT
OFF-STREET PARKING	
PROPOSED USE(S):	RESIDENTIAL BUILDING, TOWNHOUSE
PARKING CALCULATIONS:	2 SPACES PER 3BR UNIT 2 SPACES x 20 UNITS = 40 SPACES 1.75 SPACES PER 2BR UNIT 1.75 SPACES x 37 UNITS = 65 SPACES
REQUIRED PARKING:	105 SPACES (INCL. 5 ACCESSIBLE)
PROVIDED PARKING:	106 SPACES (INCL. 10 ACCESSIBLE)
BICYCLE PARKING	
REQUIRED:	EXEMPT
INFRASTRUCTURE	
WATER:	X
SEWER:	X
STREETS:	X
SITE SIZE AND COVERAGES	
TOTAL ACREAGE:	8.90 ACRE(S)
SITE COVERAGES:	
BUILDING TO LAND	11.85 %
PAVEMENT TO LAND	15.78 %
OPEN SPACE	72.37 %
TOTAL	100 %
BUILDING SQUARE FOOTAGE:	45,944 SF
MAX BUILDING HEIGHT:	45' MAXIMUM
COMMON RECREATION AREA	
REQUIRED:	5,700 SF (67 UNITS x 100 SF)
PROVIDED:	5,700 SF (MIN.)
DENSITY CALCULATIONS	
# OF UNITS OR LOTS:	57 UNITS
DENSITY:	6.40 UNITS PER ACRE
WATERSHED CALCULATIONS	
NOT LOCATED WITHIN A WATER SUPPLY WATERSHED.	

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

SANDPIPER PLACE TOWNHOMES
KPP INVESTMENTS, LLC
WILLARD ROAD
WINSTON-SALEM, NORTH CAROLINA

PROJECT NO.: 25-023
DRAWN BY: JMN
CHECKED BY: SMC
DATE: 04/28/2025

NO.	DATE	DESCRIPTION
A	04/28/2025	ISSUED FOR PRELIMINARY REVIEW
B	05/02/2025	ISSUED FOR PLANNING BOARD REVIEW
C	05/28/2025	ISSUED FOR PLANNING BOARD APPROVAL

REZONING AND PRELIMINARY SITE PLAN

SHEET
C1