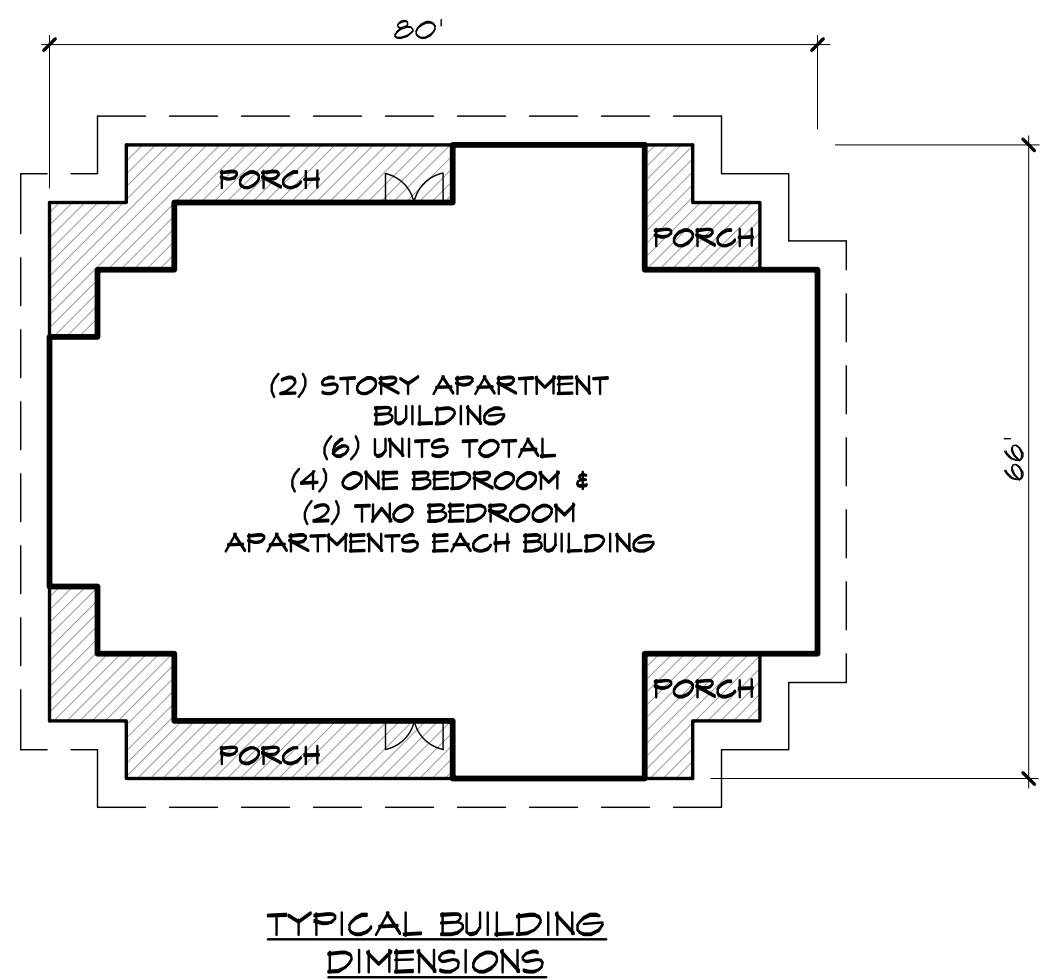


WINSTON-SALEM DOT NOTES:
 A DRIVEWAY PERMIT WILL BE REQUIRED FOR EACH PROPOSED ACCESS POINT ONTO THE PROPERTY. EACH ACCESS WILL NEED TO BE A HEAVY DUTY CONCRETE APPROX 18" 4,000 PSI CONCRETE OVER 6" COMPACTED ABC.

PRIVATE ROAD NOTE:
 THE LENGTH OF THE PROPOSED PRIVATE ROAD (SULLIVANS GROVE LANE) IS 4665 L.F.

SIDEWALK NOTES:
 ALL SIDEWALKS TO BE CONCRETE WITH A MINIMUM WIDTH OF 5' AS SHOWN ON THE DRAWING. ALL CONCRETE WALKS AT CROSSWALKS SHALL BE ADA COMPLIANT WITH ADA RAMPS.

STORM AND UTILITY NOTE:
 PROPOSED UNDERGROUND STORMWATER BMP SHALL OUTLET INTO AN EXISTING WOOD AREA AT THE NORTHWEST CORNER OF THE PROPERTY. PROPOSED SANITARY SEWER AND WATER FOR THE PROJECT WILL BE A PRIVATE SYSTEM EXTENSION FROM COUNTRY CLUB ROAD. ALL UTILITIES TO BE INSTALLED PER WINSTON-SALEM REQUIREMENTS.



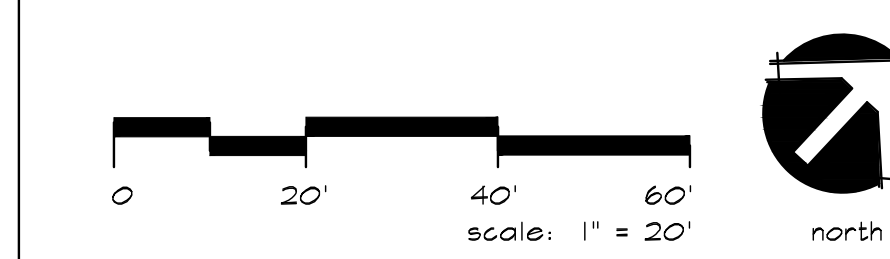
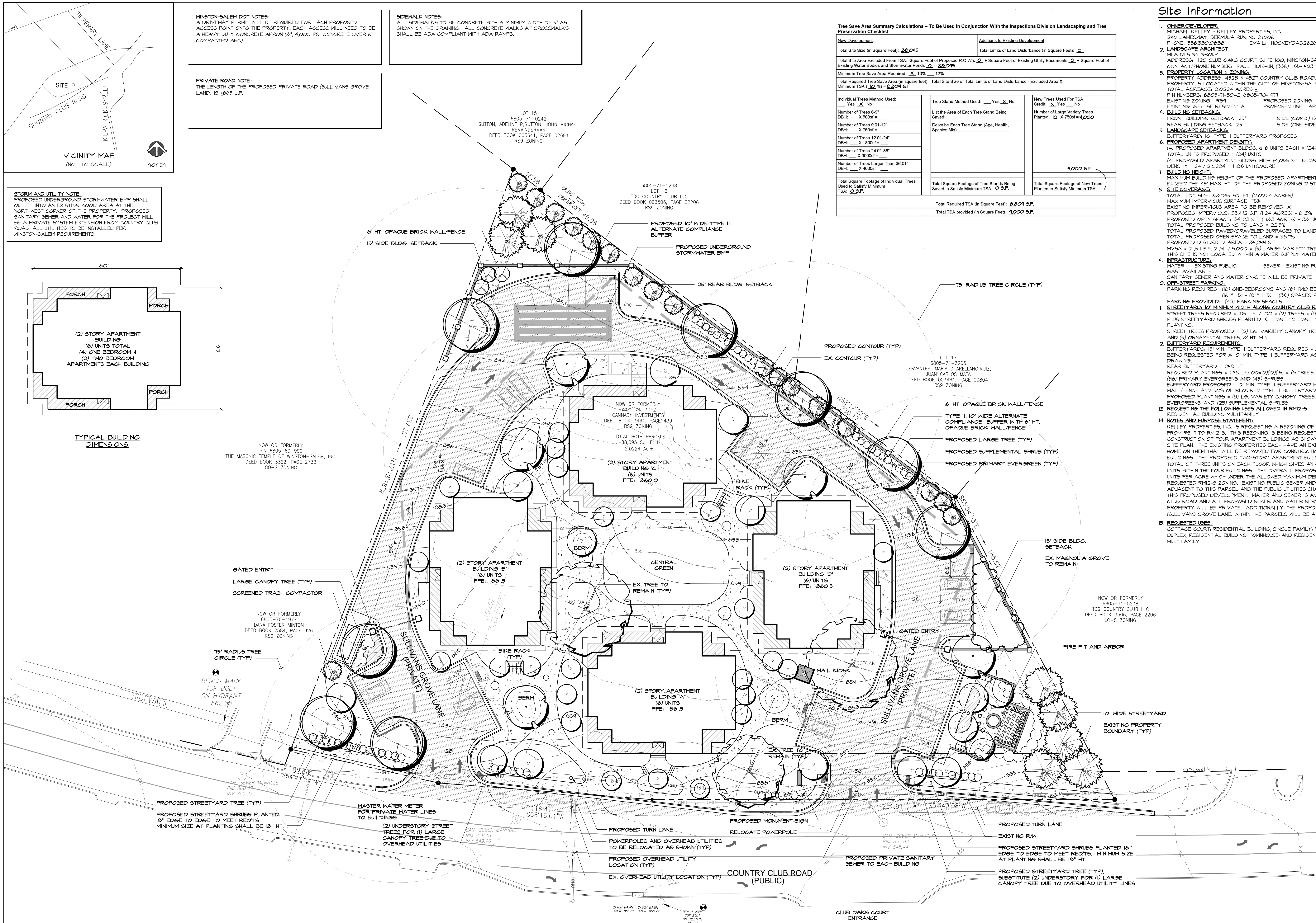
Tree Save Area Summary Calculations - To Be Used in Conjunction With the Inspections Division Landscaping and Tree Preservation Checklist

New Development:	Additions to Existing Development:
Total Site Size (in Square Feet): 8,045	Total Limits of Land Disturbance (in Square Feet): 0
Total Site Area Excluded From TSA: Square Feet of Proposed R.O.W.s 0 + Square Feet of Existing Water Bodies and Stormwater Ponds 0 = 8,045	
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 %) = 8,045 S.F.	

Individual Trees Method Used: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Tree Stand Method Used: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	New Trees Used For TSA Credit: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Number of Trees 6'-9" DBH: X 100sf =	List the Area of Each Tree Stand Being Saved:	Number of Large Variety Trees Planted: 12 X 750sf = 9,000 S.F.
Number of Trees 9'-12" DBH: X 750sf =	Describe Each Tree Stand (Age, Health, Species Mix):	
Number of Trees 12'-14" DBH: X 1500sf =		
Number of Trees 24'-30" DBH: X 3000sf =		
Number of Trees Larger Than 36.0" DBH: X 4000sf =		
Total Square Footage of Individual Trees Used to Satisfy Minimum TSA: 0 S.F.	Total Square Footage of Tree Stands Being Saved to Satisfy Minimum TSA: 0 S.F.	Total Square Footage of New Trees Planted to Satisfy Minimum TSA: 9,000 S.F.
Total Required TSA (in Square Feet): 8,045 S.F.		Total TSA provided (in Square Feet): 9,000 S.F.

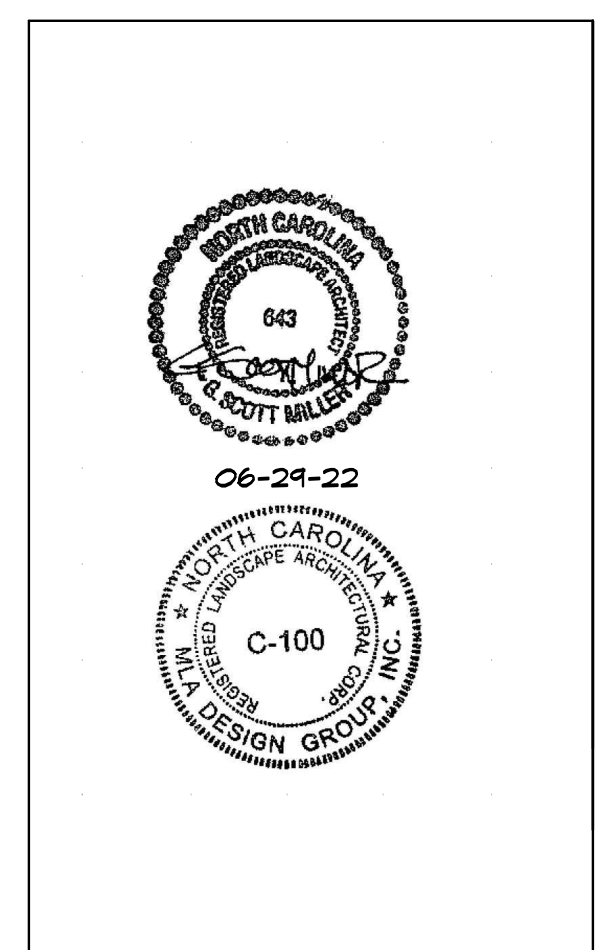
Site Information

- OWNER/DEVELOPER:** MICHAEL KELLEY - KELLEY PROPERTIES, INC. 240 JAMESWAY, BERMUDA RUN, NC 27006. PHONE: 336.562.0200. EMAIL: HOCKEYDAD2626@ICLOUD.COM
- LANDSCAPE ARCHITECT:** M.A. DESIGN GROUP. ADDRESS: 120 CLUB OAKS COURT, SUITE 100, WINSTON-SALEM, NC 27104. CONTACT PHONE NUMBER: 336.769.4123, FAX: 336.769.4123. WWW.MILLERLA.COM
- PROPERTY LOCATION & ZONING:** PROPERTY ADDRESS: 4523 & 4527 COUNTRY CLUB ROAD, WINSTON-SALEM, NC. PROPERTY IS LOCATED WITHIN THE CITY OF WINSTON-SALEM. TOTAL ACRES: 2.0224 ACRES ±. PIN NUMBERS: 6805-71-3042, 6805-70-1411. EXISTING ZONING: R54. PROPOSED ZONING: RM12-5. EXISTING USE: SF RESIDENTIAL. PROPOSED USE: APARTMENTS.
- BUILDING SETBACKS:** FRONT BUILDING SETBACK: 25'. SIDE (COMB.) BUILDING SETBACK: 30'. REAR BUILDING SETBACK: 25'. SIDE (ONE SIDE) SETBACK: 15'.
- LANDSCAPE SETBACKS:** BUFFERYARD: 10' TYPE II BUFFERYARD PROPOSED.
- PROPOSED APARTMENT DENSITY:** (4) PROPOSED APARTMENT BLDGS. @ 6 UNITS EACH = (24) UNITS. TOTAL UNITS PROPOSED = (24) UNITS. (4) PROPOSED APARTMENT BLDGS. WITH 4,056 S.F. BLDG. FOOTPRINT. DENSITY: 24 / 2,0224 = 1.18 UNITS/ACRE.
- BUILDING HEIGHT:** MAXIMUM BUILDING HEIGHT OF THE PROPOSED APARTMENT BUILDINGS SHALL NOT EXCEED THE 45' MAX. HT. OF THE PROPOSED ZONING DISTRICT.
- SITE COVERAGE:** TOTAL LOT SIZE: 8,045 SQ. FT. (2,0224 ACRES). MAXIMUM IMPERVIOUS SURFACE: 15%. PROPOSED IMPERVIOUS SURFACE: 15%. EXISTING IMPERVIOUS AREA TO BE REMOVED: X. PROPOSED IMPERVIOUS: 5,912 S.F. (1.24 ACRES) - 61.3%. PROPOSED OPEN SPACE: 34,23 S.F. (788 ACRES) - 38.7%. TOTAL PROPOSED BUILDING TO LAND = 22.5%. TOTAL PROPOSED PAVED/GRAVELED SURFACES TO LAND = 38.8%. TOTAL PROPOSED OPEN SPACE TO LAND = 38.7%. PROPOSED DISTURBED AREA = 94,289 S.F. MVA = 21611 S.F. / 5,000 = (5) LARGE VARIETY TREES REQUIRED. THIS SITE IS NOT LOCATED WITHIN A WATER SUPPLY WATERSHED.
- INFRASTRUCTURE:** WATER: EXISTING PUBLIC SEWER: EXISTING PUBLIC GAS: AVAILABLE. SANITARY SEWER AND WATER ON-SITE WILL BE PRIVATE.
- OFF-STREET PARKING:** PARKING REQUIRED: (16) ONE-BEDROOMS AND (8) TWO BEDROOMS = (16 * 15) + (8 * 175) = (258) SPACES REQUIRED. PARKING PROVIDED: (45) PARKING SPACES.
- STREETYARD: 10' MINIMUM WIDTH ALONG COUNTRY CLUB ROAD:** STREET TREES REQUIRED = 135 L.F. / 100 X (2) TREES = (3) STREET TREE REQUIRED PLUS STREETYARD SHRUBS PLANTED 18" EDGE TO EDGE, MIN. 18" HT. AT TIME OF PLANTING. STREET TREES PROPOSED = (2) LG. VARIETY CANOPY TREES, 2" CAL., 12' HT. MIN. AND (3) ORNAMENTAL TREES 8' HT. MIN.
- BUFFERYARD REQUIREMENTS:** BUFFERYARDS: 15' MIN. TYPE II BUFFERYARD REQUIRED - ALTERNATE COMPLIANCE BEING REQUESTED FOR A 10' MIN. TYPE II BUFFERYARD AS SHOWN ON THIS DRAWING. REAR BUFFERYARD = 248 LF. REQUIRED PLANTINGS = 248 LF/100X(2)(2)(15) = (6) TREES, (36) PRIMARY EVERGREENS AND (45) SHRUBS. BUFFERYARD PROPOSED: 10' MIN. TYPE II BUFFERYARD WITH 6' HT. BRICK WALL/FENCE AND 50% OF REQUIRED TYPE II BUFFERYARD PLANTINGS. PROPOSED PLANTINGS = (3) LG. VARIETY CANOPY TREES, (18) PRIMARY EVERGREENS, AND (25) SUPPLEMENTAL SHRUBS.
- REQUESTING THE FOLLOWING USES ALLOWED IN RM12-5:** RESIDENTIAL BUILDING MULTIFAMILY.
- NOTES AND PURPOSE STATEMENT:** KELLEY PROPERTIES, INC. IS REQUESTING A REZONING OF THE EXISTING PROPERTY FROM RS-4 TO RM12-5. THIS REZONING IS BEING REQUESTED FOR THE CONSTRUCTION OF FOUR APARTMENT BUILDINGS AS SHOWN ON THIS PROPOSED SITE PLAN. THE EXISTING PROPERTIES EACH HAVE AN EXISTING SINGLE FAMILY HOME ON THEM THAT WILL BE REMOVED FOR CONSTRUCTION OF THE APARTMENT BUILDINGS. THE PROPOSED TWO-STORY APARTMENT BUILDINGS WILL HAVE A TOTAL OF THREE UNITS ON EACH FLOOR WHICH GIVES AN OVERALL TOTAL OF (24) UNITS WITHIN THE FOUR BUILDINGS. THE OVERALL PROPOSED DENSITY WILL BE 11.86 UNITS PER ACRE WHICH UNDER THE ALLOWED MAXIMUM DENSITY WITHIN THE REQUESTED RM12-5 ZONING. EXISTING PUBLIC SEWER AND WATER ARE LOCATED ADJACENT TO THIS PARCEL AND THE PUBLIC UTILITIES SHALL BE UTILIZED FOR THIS PROPOSED DEVELOPMENT. WATER AND SEWER IS AVAILABLE FROM COUNTRY CLUB ROAD AND ALL PROPOSED SEWER AND WATER SERVICES WITHIN THE PROPERTY WILL BE PRIVATE. ADDITIONALLY, THE PROPOSED LOOP ROAD (SULLIVANS GROVE LANE) WITHIN THE PARCELS WILL BE A PRIVATE ROAD.
- REQUESTED USES:** COTTAGE COURT, RESIDENTIAL BUILDING, SINGLE FAMILY, RESIDENTIAL BUILDING, DUPLEX, RESIDENTIAL BUILDING, TOWNHOUSE, AND RESIDENTIAL BUILDING, MULTIFAMILY.



PRELIMINARY - NOT FOR CONSTRUCTION

Sullivan's Grove



Sullivan's Grove
 4523 & 4527 Country Club Road
 Winston-Salem, North Carolina

Date: 25 May 2022
 For Rezoning Pre-Submittal

Revisions:

6/7/22	Per City Comments
6/24/22	Per City Comments

Drawn By: PF
 Checked By: GSM
 Project #:

Sheet Title
 Rezoning Site Plan

Sheet RZ-1 of 1