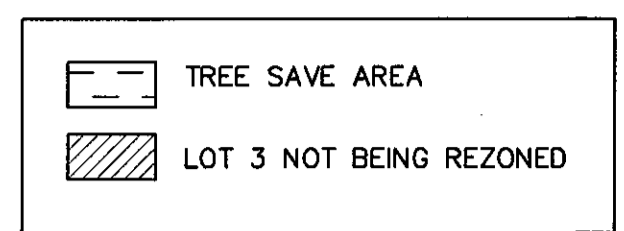


SITE IS NOT LOCATED WITHIN A FLOOD ZONE PER FEMA PANEL MAP 3710682400J



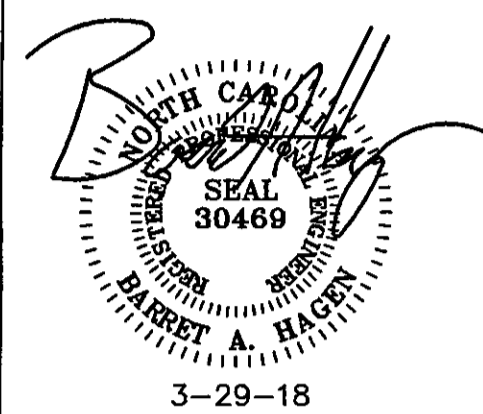
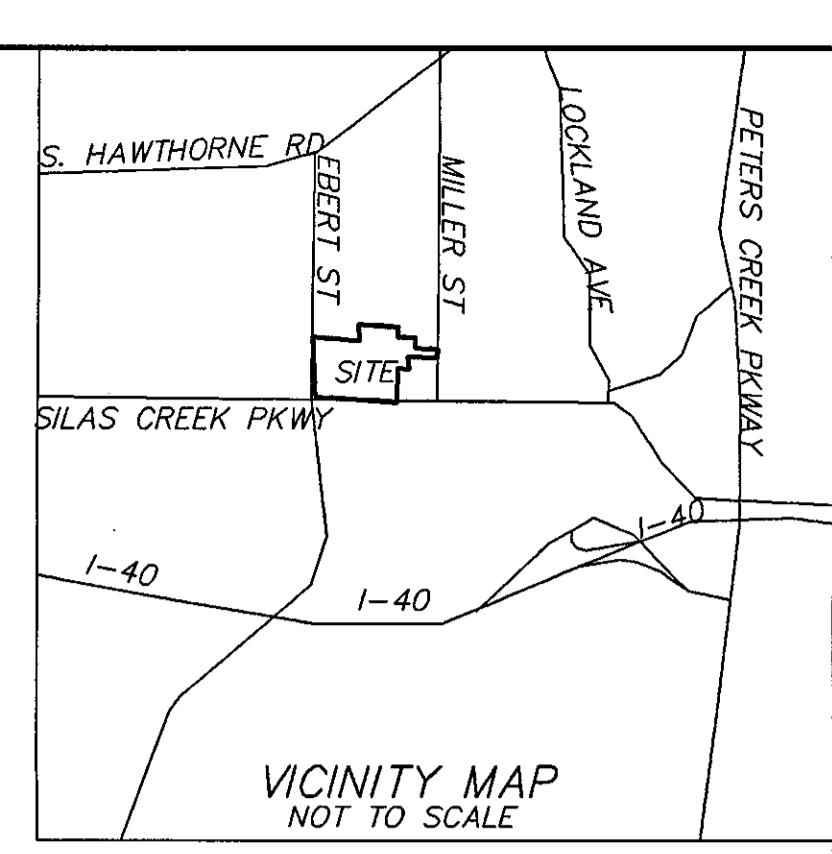
GENERAL NOTES:
 1. BOUNDARY INFORMATION FROM SURVEY FROM SGROI LAND SURVING, INC
 2. ALL ASPHALT AND CURB AND GUTTER TO HAVE A BLANKET CROSS-ACCESS EASEMENT BETWEEN ALL LOTS WITHIN THE DEVELOPMENT.
 3. ALL WATER AND SEWER IS PUBLIC

OWNER:
 EBERLEE FARMS, LLC
 437 CLARK HOP RD
 SPARTA, NC 28675-9251

DEVELOPER CONTACT INFORMATION:
 BARRET A. HAGEN
 3859 BATTLEGROUND AVE, SUITE 300
 GREENSBORO, NC 27410
 336-404-9796
 BHAGEN@HAGEN-ENG.COM

PARKING SPACES ARE 9'X17.5' WITH 26' WIDE DRIVE AISLES. PARALLEL PARKING SPACES ARE 7.5'X21'

DIMENSION NOTES:
 1. ALL DIMENSIONS ARE FROM THE FACE OF CURB UNLESS OTHERWISE NOTED.
 2. ALL WALLS ARE SHOWN AS CENTER TOP OF WALL. BOTTOM OF WALL SHALL BATTER AWAY.



PRELIMINARY FOR REVIEW ONLY

HAGEN ENGINEERING, PA

3859 BATTLEGROUND AVE, SUITE 300
 GREENSBORO, NC 27410
 PHONE (336) 286-3350
 WWW.HAGEN-ENG.COM

**OVERALL SITE PLAN
 EBERT PARK
 PROJECT CASE # W-3363**

1451 EBERT STREET
 WINSTON-SALEM, NC

- KEY NOTES:**
- (A) 10' STRIP OF LAND TO BE DEEDED TO MANNING PROPERTY AND STORM EASEMENT GRANTED.
 - (B) RIGHT OF WAY DEDICATION. 40' FROM CENTER ON EBERT ST. AND 55' FROM CENTER ON SILAS CREEK PKWY
 - (C) NO ACCESS EASEMENT ALONG SILAS CREEK (EXISTING BELLSOUTH EASEMENT ACCESS EXCLUDED)
 - (D) DRY POND TO BE USED FOR STORAGE DURING RAIN EVENTS
 - (E) EXISTING SIDEWALK AND CURB TO REMAIN.
 - (F) BUS SHELTER TO CITY OF WINSTON-SALEM STANDARDS
 - (G) WHEEL STOPS WHERE SIDEWALK ABUTS PARKING AND IS LESS THAN 7' WIDE
 - (H) 6" OPAQUE FENCE
 - (J) TYPE 2 BUFFER YARD ALONG PVD, LLC TO BE FULFILLED BY LEAVING EXISTING VEGETATION
 - (K) MONUMENT ENTRANCE SIGNS
 - (L) 25' FOOT FRONT AND REAR SETBACKS
 - (M) 7' SETBACK

- GRAPHIC SCALE**
 1 inch = 50 ft
- (N) DUMPSTER ENCLOSURE
 - (P) 8" CONCRETE STRIP FOR PRIVATE DRIVE
 - (Q) 10' X 70' SIGHT DISTANCE TRIANGLE
 - (R) CONCRETE DRIVEWAY APRON TO WINSTON-SALEM STANDARDS
 - (S) STOP BAR WITH STOP SIGN
 - (T) 2 SPACE BICYCLE RACK (ONE REQUIRED PER 20,000 SF OF OFFICE WITH A 2 SPACE MINIMUM)
 - (U) 4' FENCE
 - (V) PROPOSED 30" STD NCDOT CURB AND GUTTER
 - (W) FOUNDATION SHRUBS AND UNDER STORY TREES TO BE APPROVED BY PLANNING STAFF WHERE OFFICE FRONTS EITHER SILAS CREEK PARKWAY OR EBERT STREET. MINIMUM OF TWO UNDER STORY TREES, 8 PRIMARY EVERGREEN PLANTS AND 10 SUPPLEMENTAL EVERGREEN SHRUBS PER 100 LINEAR FEET.
 - (X) 5' UTILITY EASEMENT ALONG THIS PORTION OF RIGHT-OF-WAY
 - (Y) 10' UTILITY EASEMENT ALONG THIS PORTION OF RIGHT-OF-WAY

REVIEW INFORMATION

Type of Review:
 X Special Use Rezoning
 X Site Plan Amendment
 X Special Use Permit (Elected Body Only)
 X Final Development Plan
 X Preliminary Subdivision
 X Planning Board Review

Jurisdiction:
 X City of Winston-Salem
 X Forsyth County
 X Village of Clemmons
 X Town of Wolkertown

Purpose Statement: The purpose of this request is to: REZONE THE PROPERTY FROM RS-9 TO RM-8-S AND LO-S TO ALLOW FOR 32 TOWNHOME UNITS AND 30,125 SF OF OFFICE

INFRASTRUCTURE

	Public	Private
Water	1,177 LF	
Sewer	1,316 LF	
Streets	830 LF	

Linear feet of public streets: 830 LF

ZONING

Existing Zoning: RS9
 Proposed Zoning: LO-S AND RM-8-S
 Proposed Uses: OFFICE AND RESIDENTIAL BUILDING SINGLE FAMILY RESIDENTIAL BUILDING DUPLEX RESIDENTIAL BUILDING TOWNHOUSE RESIDENTIAL BUILDING TOWNHOME RESIDENTIAL BUILDING MULTIFAMILY PLANNED RESIDENTIAL DEVELOPMENT

DENSITY CALCULATIONS
 # of Units or Lots:
 LO-S
 LOT 1A - 1.67 ACRES
 LOT 1B - 1.45 ACRES

RM-8-S Lot 2 - 4.55 AC
 32 units 7.03 per AC
 All townhomes are 2 story
 14 - 3 bedroom with 2 Car Garage
 9 - 3 bedroom with 1 Car Garage
 9 - 2 bedroom with 1 Car Garage

RS-9 TO REMAIN
 LOT 3 - 1.40 ACRES

PROPERTY INFORMATION
 PIN #s PORTION OF 6824-27-7176, TO BE REZONED TO R-M-S AND LO-S
 ALL OF 6824-37-1113 TO BE REZONED TO LO-S
 ALL OF 6824-37-3242, 6824-37-2208, & 6824-37-2314, TO REMAIN RS-9

OFF-STREET PARKING

OFF-STREET PARKING (RM-8-S)
 Proposed Use(s) 23 - 3 bed & 9 2 bed
 Required Parking: 1.75/2bed & 2/3 bed = 62 Spaces
 (more than one calculation may be needed)
 Parking Provided: 46 Garages, 32 driveways, 13 Parallel = 92 Spaces

OFF-STREET LOADING (NA)

OFF-STREET PARKING (LO-S)
 Proposed Use(s) Medical Office/Office 30,125 SF
 Required Parking: 1/300 sf. Spaces = 30,125/300 = 100 SPACES
 (more than one calculation may be needed)
 Parking Provided: 150 Spaces

OFF-STREET LOADING (NA)

BUFFERYARDS
 Adjoining Zoning: RS-9 and RM-18
 RM-8-S TO RS-9 - Type II
 LO-S TO RM-18 - Type I
 Type Required: Type II - 15' Type I - 10' ft.
 Width Provided: Type II - 15' Type I - 10' ft.

WATERSHED CALCULATIONS
 This section only needs to be completed for projects located within designated water supply watersheds. See reverse side for calculation legend.
 Not Applicable
 WS-III Watersheds: Salem Lake, Abbotts Creek, and Lake Brandt
 WS-IV Watersheds - Oak Hollow/Randleman Lake, Kernersville Lake, Yadkin River, and Dan River

Tree Save Area Summary Calculations

New Development:
 Total Site Size (in Square Feet): 395,089 SF

Total Site Area Excluded From TSA: Square Feet of Proposed R.O.W.s 41,519 SF + Square Feet of Existing Utility Easements 1,255 SF + Square Feet of Existing Water Bodies and Stormwater Ponds 6,669 SF & 9,728 SF = 59,171 SF

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 395,089 SF - 59,171 SF = 335,918 SF
 Minimum TSA (10%) = 33,592 SF

Total Required TSA (in Square Feet): 33,592 SF
 Total TSA provided (in Square Feet): 33,966 SF

REQUIRED TREE SAVE AREA ACCOMPLISHED BY TREE STAND METHOD. THERE ARE TWO TREE STANDS BEING SAVED ONE 29,603 SF AND THE OTHER IS 4,393 SF. BOTH STAND HAVE MATURE HARDWOOD AND EVERGREEN TREES

NO.	BY	DATE	REVISIONS DESCRIPTION

C-1.0