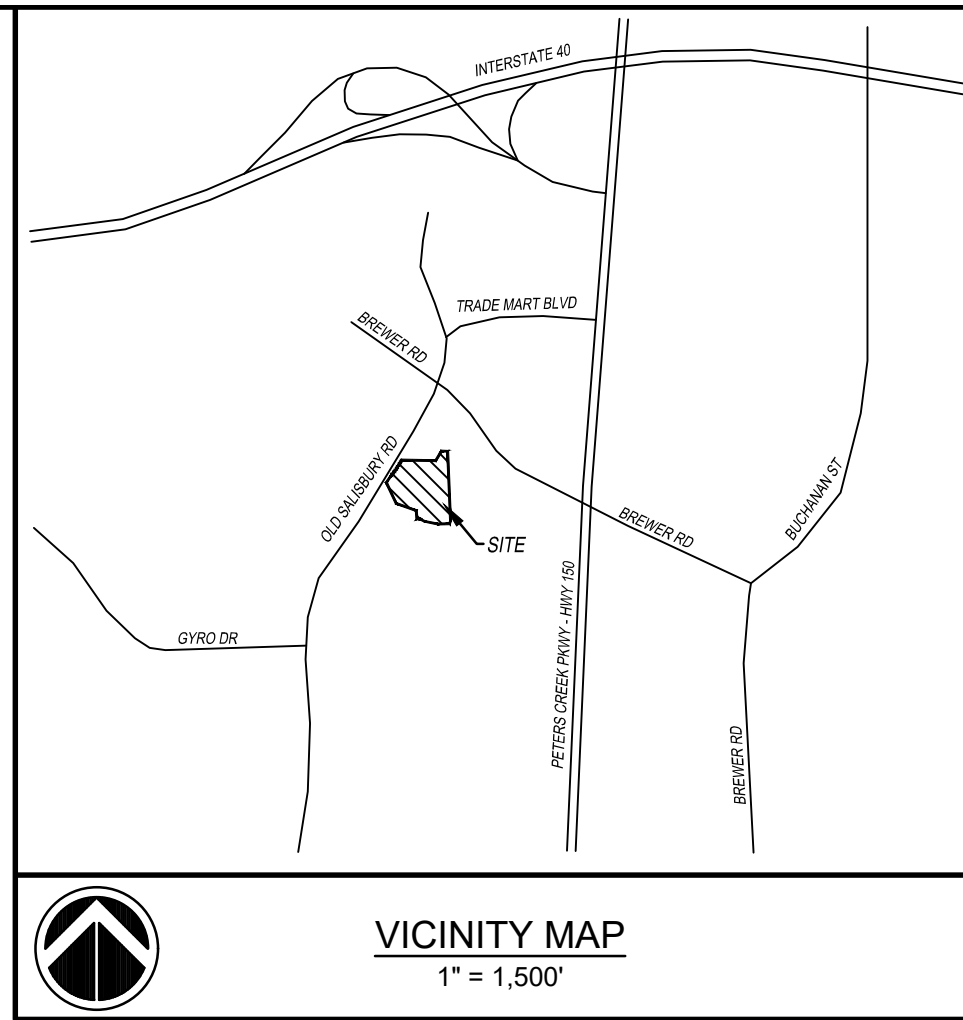


PROPERTY INFORMATION:
PARCEL ID NUMBERS: 6824-61-4548.000
6824-61-1568.000
ZONING: RM8-S
ACREAGE: 4.50

PROPERTY OWNER:
DOUGLAS AND RENEE STEADMAN LIVING TRUST
DOUGLAS HORACE TRUSTEE
RENE TROUTMAN TRUSTEE
6185 WOOD STREET
MOUNT PLEASANT, NC 28124
PHONE: (336) 306-2389
EMAIL: anysteadmann@gmail.com

PROPERTY DEVELOPER:
HOMEVEST IO, LLC
111 TOWN SQUARE PL. ST
JERSEY CITY, NJ 07310
PHONE: (786) 836-3534
EMAIL: m@homevesthomes.com
CONTACT: MICHAEL CORKERY, CFA

ENGINEER:
ALLIED DESIGN, INC.
4720 KESTER MILL ROAD
WINSTON-SALEM, N.C. 27103
PHONE: (336) 765-2377
EMAIL: SCAUSEY@ALLIED-ENG.SURV.COM



Allied Design, Inc.
CIVIL ENGINEERING & LAND SURVEYING
4720 KESTER MILL ROAD
WINSTON-SALEM, NC 27103
Phone: (336) 765-2377
Fax: (336) 760-8886
http://www.allied-engsurv.com

FIRM LICENSE C-1891

REVIEW INFORMATION	
TYPE OF REVIEW: <input checked="" type="checkbox"/> SPECIAL USE REZONING	
JURISDICTION: <input checked="" type="checkbox"/> CITY OF WINSTON-SALEM	
PURPOSE STATEMENT: THE PURPOSE OF THIS REQUEST IS FOR APPROVAL OF A REZONING OF THE SUBJECT PROPERTY FROM RM 8-S TO RM 8-S AND TO INCLUDE THE USES RESIDENTIAL BUILDING, SINGLE-FAMILY, RESIDENTIAL BUILDING, DUPLEX, RESIDENTIAL BUILDING, TOWNHOUSE, RESIDENTIAL BUILDING, TWIN HOME, COTTAGE COURT AND PLANNED RESIDENTIAL DEVELOPMENT.	
INFRASTRUCTURE	
WATER:	<input checked="" type="checkbox"/> PUBLIC <input type="checkbox"/> PRIVATE
SEWER:	<input checked="" type="checkbox"/> PUBLIC <input type="checkbox"/> PRIVATE
STREETS:	<input checked="" type="checkbox"/> PUBLIC <input type="checkbox"/> PRIVATE
LINEAR FEET OF PUBLIC STREETS: _____ N/A _____ FT	
SITE SIZE AND COVERAGES	
TOTAL ACREAGE: _____ 4.50 _____ ACRE(S)	
SITE COVERAGES:	
BUILDING TO LAND	13.47 %
PAVEMENT TO LAND	15.97 %
OPEN SPACE	70.56 %
TOTAL	100 %
BUILDING SQUARE FOOTAGE:	26,400 SF
BUILDING HEIGHT:	45' MAXIMUM FT
BUILDING SETBACKS	
FRONT:	25'
REAR:	25'
SIDE:	7' (20' COMBINED)
STREET:	20'
GENERAL NOTES	
1. EXISTING SITE BOUNDARY, LOCATION AND TOPOGRAPHIC INFORMATION WAS TAKEN FROM AVAILABLE CITY/COUNTY 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. JURISDICTION: CITY OF WINSTON-SALEM.	
TYPICAL PARKING DIMENSIONS	
17.5' 26' 17.5' (BC) (BC) (BC) 9' TWO-WAY PARKING	
PROPERTY INFORMATION	
PIN #: _____ 6824-61-4548.000 & 6824-61-1568.000 _____	
DENSITY CALCULATIONS	
# OF UNITS: _____ 30 UNITS _____	
DENSITY: _____ 6.67 _____ UNITS PER ACRE	
OFF-STREET PARKING	
PROPOSED USE(S): _____ RESIDENTIAL BUILDING, TOWNHOUSE _____	
REQUIRED PARKING: _____ 1.75 SPACES/ 2 BEDROOM UNIT _____	
REQUIRED PARKING: _____ 1.75 * 30 UNITS = 53 SPACES _____	
PARKING PROVIDED: _____ 59 SPACES (INCL. 6 HC SPACES) _____	
BUFFERYARDS	
ADJOINING ZONING: _____ RS9 AND IP _____	
TYPE REQUIRED: _____ TYPE II (AGAINST RS9) _____	
WIDTH PROVIDED: _____ 15' TYPE II (AGAINST RS9) _____	
WATERSHED CALCULATIONS	
NOT LOCATED WITHIN A WATER SUPPLY WATERSHED.	

PRELIMINARY PLANS
NOT RELEASED FOR CONSTRUCTION

SYCAMORE TRAILS TOWNHOMES
1468 OLD SALISBURY ROAD
WINSTON-SALEM, NORTH CAROLINA

25-027
JMN
SMC
04/25/2025

PROJECT NO.:
DRAWN BY:
CHECKED BY:
DATE:

NO.	DATE	DESCRIPTION
A	04/25/2025	ISSUED FOR SKETCH PLAN REVIEW
B	05/28/2025	ISSUED FOR PRE-SUBMITTAL REVIEW
C	06/03/2025	ISSUED FOR PLANNING BOARD REVIEW
D	06/25/2025	ISSUED FOR PLANNING BOARD APPROVAL

REZONING AND PRELIMINARY SITE PLAN

SHEET
C1