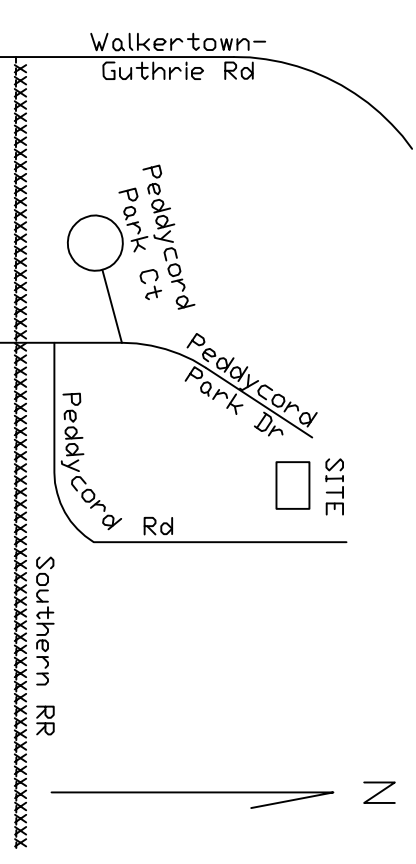
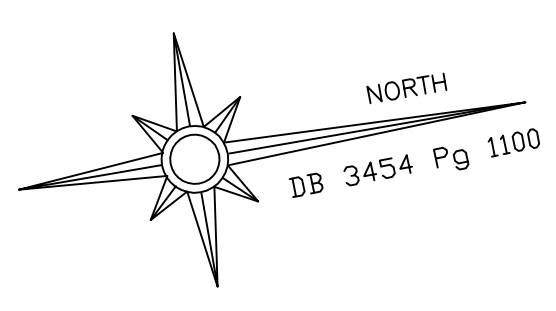
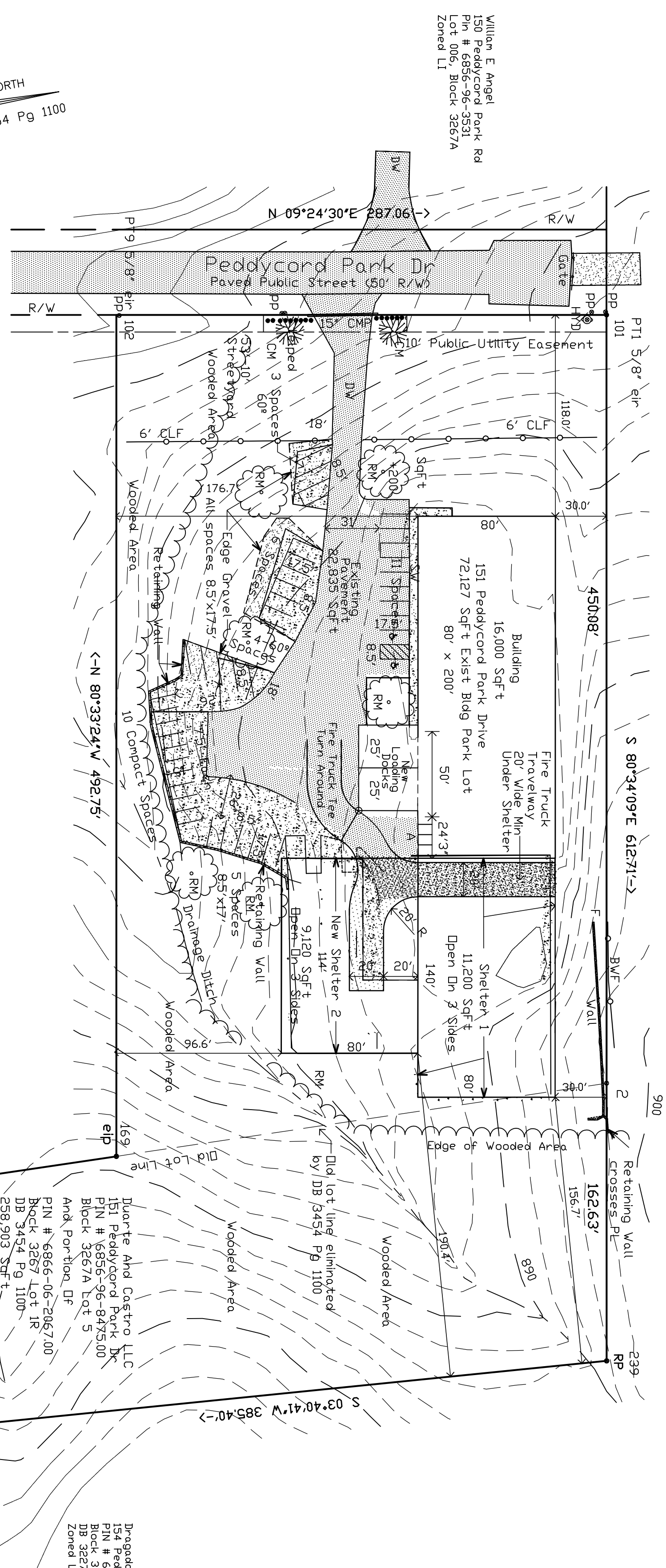


CITY COUNTY PLANNING BOARD
SITE PLAN LEGEND

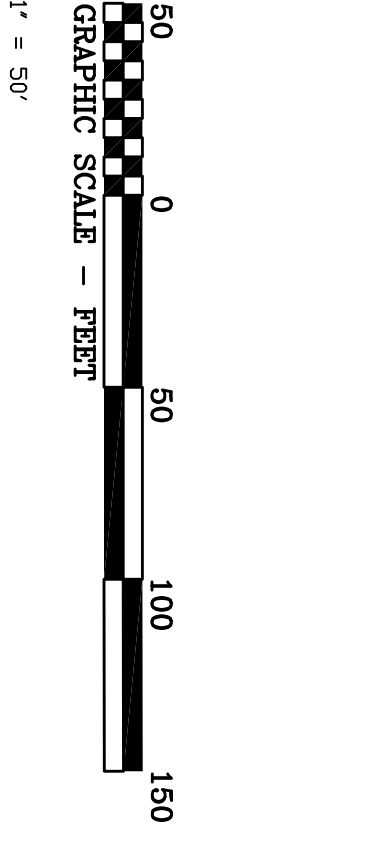


VICINITY SKETCH
NOT TO SCALE

Programs USA Inc
151 Peddycord Park Drive
P.O. Box 3267
Block 3267A Lot 1M
Zoned LI R539C
Total LI R539C



- Legend**
- PB Pkg. Book
 - PB Paved Book
 - R/W Right of Way
 - PL Property Line
 - ELR Existing Iron Road
 - RP Retain. Placed
 - CLF Chain Link Fence
 - BYF Barbed Wire Fence
 - PP Power Pole Light Pole
 - HTD Fire Hydrant
 - STF Telephone Pedestals
 - STF Telephone Pipe
 - AC Acre



Total Area At 151 Peddycord Park Drive
Area At 135 Hastings Hill Road To Be Deducted 11,040 sqft
Total Watershed Area 269,842 sqft

151 Peddycord Park Drive Impervious Areas Post-Construction
Bldg Existing 16,000 sqft
Shelters New 20,320 sqft
Paved Area 28,442 sqft
Total Open Space 205,705 sqft

Total Post Construction Impervious 64,762 sqft

151 Peddycord Park Drive Open Space 194,665 sqft
135 Hastings Hill Road Open Space 11,040 sqft
Total Open Space 205,705 sqft

Existing Zoning: LI
Proposed Zoning: LI
Proposed Users: Manufacturing, A, F, Z

REVIEW INFORMATION

Type of Review:	Special Use Rezoning
Special Use Rezoning:	Special Use Permit (Elected Body Only)
Final Development Plan:	Preliminary Subdivision
Preliminary Subdivision:	Planning Board Review
Planning Board Review:	
Jurisdiction:	City of Winston-Salem
City of Winston-Salem:	Forsyth County
Forsyth County:	Village of Clemmons
Village of Clemmons:	Town of Walkertown

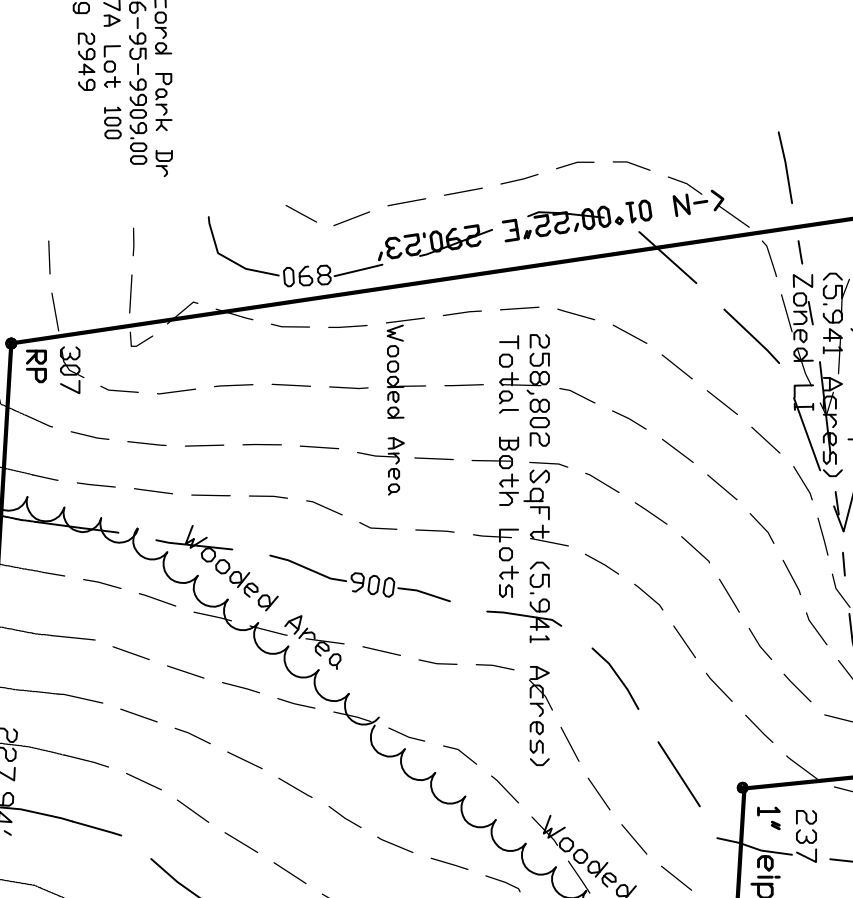
Purpose Statement: The purpose of this request is to obtain approval for the paired parcel Averaged Density Development. A portion of property at 151 Peddycord Park Drive will be dedicated.

Programs USA Inc
151 Peddycord Park Drive
P.O. Box 3267
Block 3267A Lot 1M
Zoned LI R539C

Duarte and Castro LLC
121 Peddycord Park Drive
P.O. Box 3267
Block 3267A Lot 100
DB 3461 Pg 2949
Zoned LI R539C

Jeffrey V. Jenkins
618 Piedmont Road
Porton DP
P.O. Box 3267
Block 3267 Lot 11
DB 3454 Pg 1069

Finch and Jones
111 Peddycord Park Drive
P.O. Box 3267
Block 3267A Lot 2
DB 2992 Pg 4422
Zoned LI R539C



Parking Spaces Required:
Office Parking Spaces Required 4,000 sqft / 300 sqft per space =
11 Spaces
Storage Spaces Required 12,000 sqft / 575 sqft per space =
21 Spaces
Total Parking Spaces Required 33 Spaces

Final Areas For Paved Parcel Averaged-Density Development For Property In Salem Lake Watershed:
Total Area At 151 Peddycord Park Drive 258,802 sqft
Max Allowable Impervious 258,802 sqft x 0.24 62,112 sqft
Total Impervious Area Before Last Pavement 45,617 sqft
Total Impervious Area After Pavement 19,145 sqft
Total Proposed Impervious Area 64,762 sqft
Dedicated Area At 135 Hastings Hill Road 11,040 sqft
Total 75,802 sqft

Total 39 Spaces Required, 40 Shown
38 Standard spaces and 2 handicapped spaces.

Existing Zoning:	LI
Proposed Zoning:	LI
Proposed Uses:	Wholesale Trade, B
Numbers below include 151 Peddycord Park Drive And 135 Hastings Hill Road Areas Both SITE SIZE AND COVERAGES	
Total Acreage:	6.195 Acres Acre(s)
Building to Land:	13.5%
Pavement to Land:	10.5%
Open Space:	76.0%
TOTAL:	100%
Building Square Footage:	36,320 Sq. Ft. (Max)
Building Height:	1 R, or Stories

Water:	X Public, Private
Sewer:	X Public, Private
Streets:	X Public, Private
WATERSHED CALCULATIONS	
Post Construction Total Site Square Footage:	269,842 Sq.Ft. (Include properties from both sites)
Pre Construction Existing Built Upon Area:	58,062 Sq.Ft.
Post Construction Existing Built Upon Area:	64,762 Sq.Ft.
Post Construction Vacant Land Area:	205,705 Sq.Ft.
Post Construction Vacant Land Area:	24% Impervious
Post Construction Vacant Land Area:	24% Impervious
Post Construction Vacant Land Area:	24% Impervious

WATERSHED CALCULATIONS	
Total Site Square Footage:	269,842 Sq.Ft.
12% Reservoir Protection Area	
24% Balance of Watershed	
30% with Summer Controls	
OTHER INFORMATION OR NOTES	
(If applicable) - Salem Lake	
Total Maximum Coverage:	Sq.Ft.
Less Existing Built Upon Area:	Sq.Ft.
New Allowable Coverage:	Sq.Ft.

OTHER INFORMATION OR NOTES

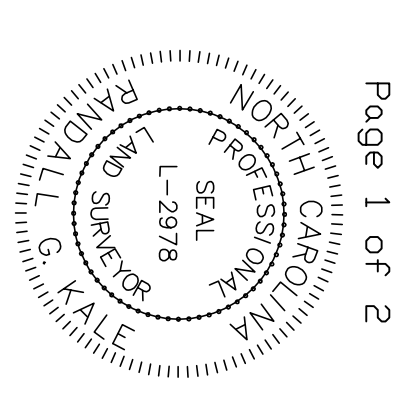
(Use Condition Compliance Information or other Special Notes)
See Also Site Plan Checklist Forms 1, 2, and 3 for Other Required Site Plan Information
This site is in the WS III Salem Lake Watershed, but is not in a flood zone.

No new utilities proposed.
These land surveying services were ordered by Mr. Alexander Duarte and are reflected at 336-816-3184, pedklic@duarte.com

Duarte and Castro LLC
151 Peddycord Park Drive
Kernersville, NC 27284
913-666-7381
Peddycord@duarte.com

The purpose of this map is to help get Planning Board Approval for the Averaged-Density Development for this watershed. Our clients wish to construct 2 shelters and he will exceed 24% impervious.

Zoned LI R539C



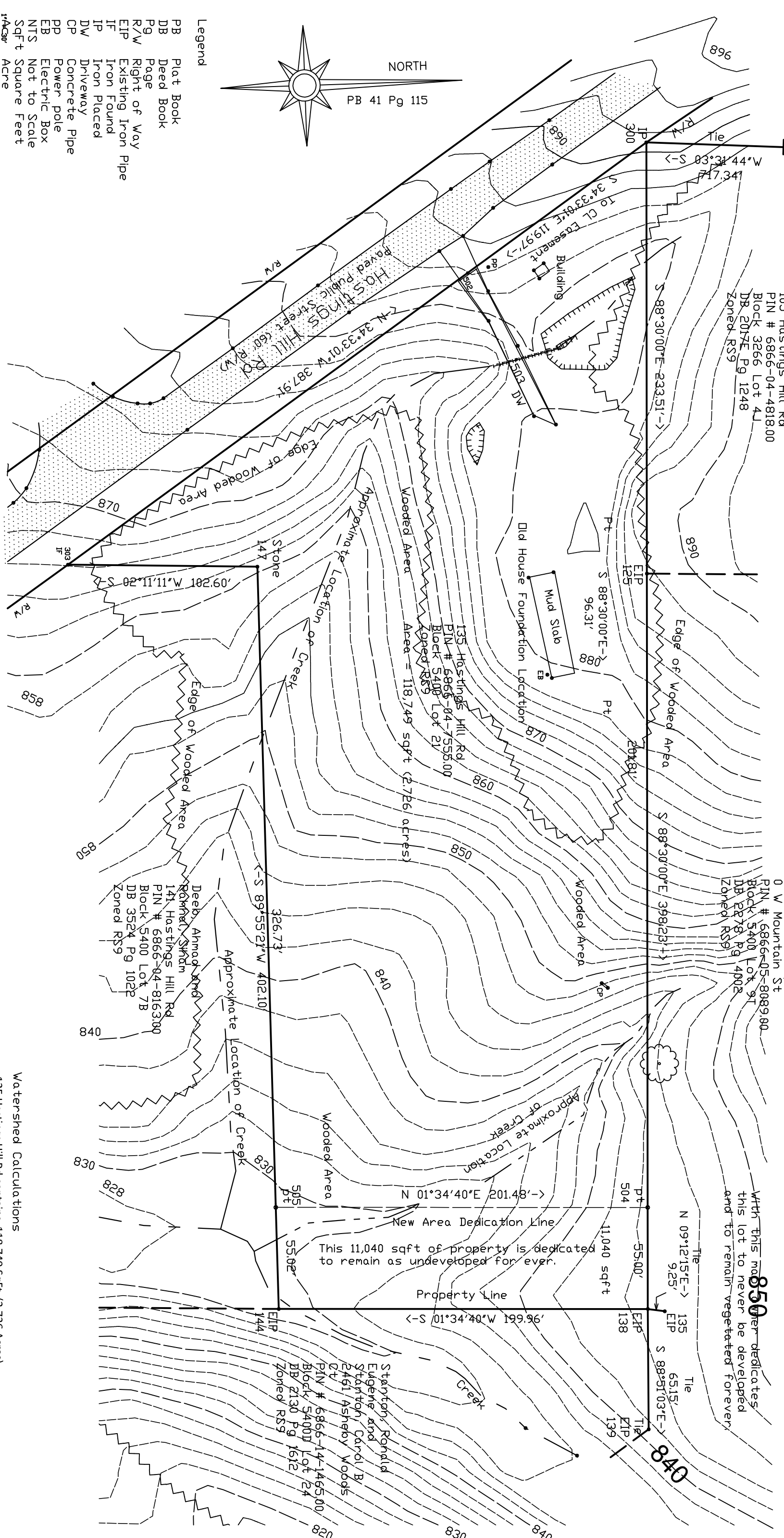
Page 1 of 2

Date	Zoning and Watershed Protection Permit Map For	Scale
03/25/19	Duarte and Castro	1" = 50'
04/17/19	PIN # 6856-96-8475.00	
05/10/19	Block 3267A Lot 5, and	
07/18/19	Block 3267A Lot 11	
08/24/19	Middlefork II Township, Forsyth County, NC	
09/31/20	Kate Engineering	
09/01/20	3550 West Hill Road	
09/21/20	Winston Salem, NC 27103	
09/21/20	(336) 768-0250 Fax (336) 768-0251	
09/21/20	Scale 1" = 50'	
	Drawn By Job No. Cadd File	
	LD 18160	

Randolph H. Kohn

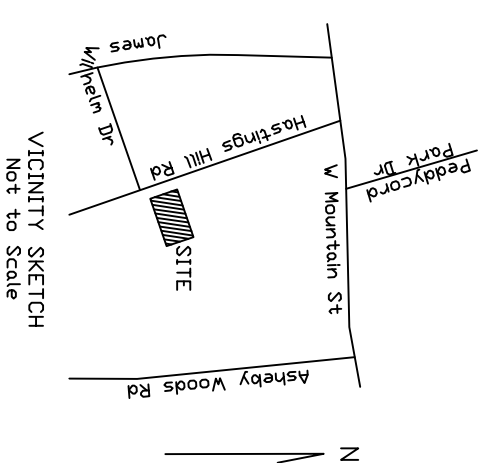
NGCS Monument
"Guthrie"

NTS 55



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	City of Winston-Salem
	X Forsyth County
	Village of Clemmons
	Town of Walkertown

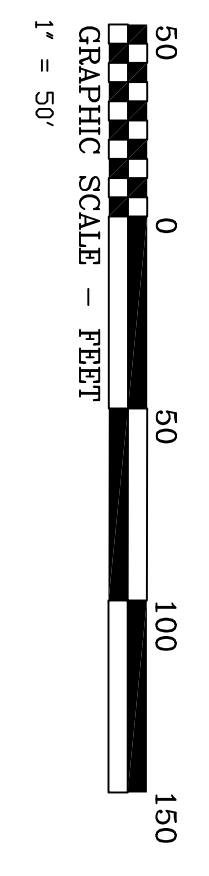
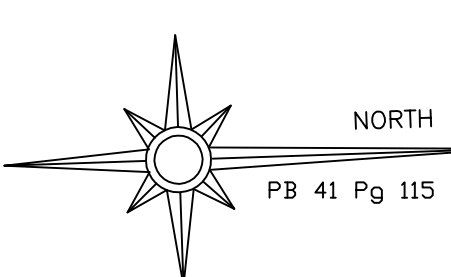
Purpose Statement: The purpose of this request is to obtain approval for the "Paired-Parcel Averaged-Density Development. A portion of porperty at 151 Pedycord Park Drive will be dedicated.



With this 850 sqft dedication this lot to never be developed and to remain vegetated forever.

This 11,040 sqft of property is dedicated to remain as undeveloped forever.

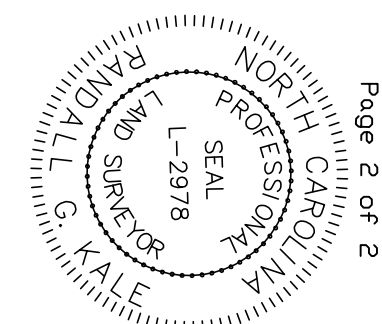
- Legend
- PB Plat Book
 - DB Deed Book
 - Page Page
 - R/W Right of Way
 - ELP Existing Iron Pipe
 - IP Iron Placed
 - DW Driveway
 - CP Concrete Pipe
 - PP Power pole
 - EB Electric Box
 - NTS Not to Scale
 - Sqft Square Feet
 - Ac Acre



Watershed Calculations
135 Hastings Hill Rd contains 118,749 Sqft (2.726 Acres)
118,749 x 0.24 = 28,500 Sqft Max Allowable Impervious
Existing DW Impervious -740 Sqft
Dedicated land -11,040 Sqft
16,720 Sqft New Maximum Allowable Impervious

I, Randall G. Kale, Professional Land Surveyor, certify that this map was drawn from an actual field survey performed under my direction and supervision, that the ratio of precision is 1 in 10,000+.
Witness my hand and seal, this 24th day of August, 2020.

Randall G. Kale
Randall G. Kale, P.L.S. L-2978



Page 2 of 2

Date	Watershed Protection Permit Map For
8/31/20	Duarte Castro
09/01/20	PIN # 6866-04-735500
09/21/20	Block 5400 Lot 21
	PB 41 Pg 115
	Kernersville Township, Forsyth County, NC
	Kale Engineering
	5550 Vest Mill Road
	Winston Salem, N.C. 27103
	(336) 786-0230 Fax (336) 786-0251
	Kale@kaleeng.com
	Scale 1" = 50'
	Drawn By LD
	Job No. 18150HHR
	Cadd File 18150HHR

Mr. Alexandre Duarte
Duarte and Castro LLC
151 Pedycord Park Rd
Kernersville, NC 27284
alexduarte@notall.com
973-768-7381

No new utilities proposes for this site.
There is a small creek that crosses the property line in various places as shown on this map.
It must be noted that the area of this site as determined by this survey is 118,748 square feet (2.726 acres).
These land surveying services were ordered by Mr. Alexandre Duarte. He can be contacted at:
Owner's Contact Information

The developer of this property plans to record deeds with legal descriptions to dedicate the land, which is not to be developed may be used for single family development in the near future.
These restrictions will apply to the new dedicated area at the East end of the property only, and will not apply to the rest of the lot.
This property is zoned as RS9. The portion of property that is not being dedicated may be used for single family residential.
No new utilities proposes for this site.

The purpose of this record map is to dedicate this 11,040 square feet of land at the East end of the property, which will never be developed as per "Paired-Parcel Averaged-Density Development" agreement for Salem Lake Watershed Drainage with the property located at 151 Pedycord Park Drive. The developer of the property at 151 Pedycord Park Drive property exceeded the allowable impervious area and is using New Lot B as mitigation for the lot on 151 Pedycord Park Drive.

This lot is a part of a recorded subdivision filed under Plat Book 41 Pg 115 in the Forsyth County Register of Deeds. The topographic lines shown on this map were scaled from the City of Winston Salem aerial topographic maps and should be considered as approximate only. Developer has no plans for grading on this site at this time.

This map is based on an on the ground field survey by Kale Engineering. It is subject to all easements, agreements, and rights of way of record prior to the date of this map and not shown in a visual inspection of the premises.