

PETITIONER:
 LEOTERRA DEVELOPMENT
 3608 W FRIENDLY AVE, SUITE 202
 GREENSBORO, NC 27410
PHONE:
 (336) 275-2300
EMAIL:
 bud@leterradevelopment.com

OWNERS:
 LEOTERRA DEVELOPMENT (30.613 AC.)
 3608 W FRIENDLY AVE, SUITE 202
 GREENSBORO, NC 27410
 ANIKAMANTI LLC (6.00 AC.)
 553 STEEPLE VIEW CT
 WINSTON-SALEM, NC 27101

BUILDING PADS APPROX. 31' X 60' WILL BE GRADED ON THE 4FT WIDE LOTS. BUILDING PADS APPROX 41' X 60' WILL BE GRADED ON THE 5FT WIDE LOTS

PURPOSE STATEMENT:
 PLANNING BOARD REVIEW FOR A PLANNED RESIDENTIAL NEIGHBORHOOD

PROPOSED USE: RESIDENTIAL BUILDING SINGLE FAMILY PLANNED RESIDENTIAL DEVELOPMENT

TYPE II BUFFERYARD
 2 DECIDUOUS TREES PER 100 LF
 8 PRIMARY EVERGREENS PER 100 LF

TYPE III BUFFERYARD
 3 DECIDUOUS TREES PER 100 LF
 10 PRIMARY EVERGREENS PER 100 LF

CONNECTIVITY INDEX (CI):
 CI = LINKS = 14 = 1.40

SITE DATA

EXISTING ZONING: RS-9
EXISTING LOTS: 3.29 LOTS/ACRE
DENSITY: 30.613 AC.
TOTAL AREA: PORTION OF 6822-91-1723.00
PLANNING: FISHEL COUNTY
PROPOSED LOT: 4.459 AC

NO FIELD SURVEYING BY LABELLA INFORMATION FROM FISHEL COUNTY GIS BOUNDARY SURVEY BY COE FORESTRY & SURVEYING

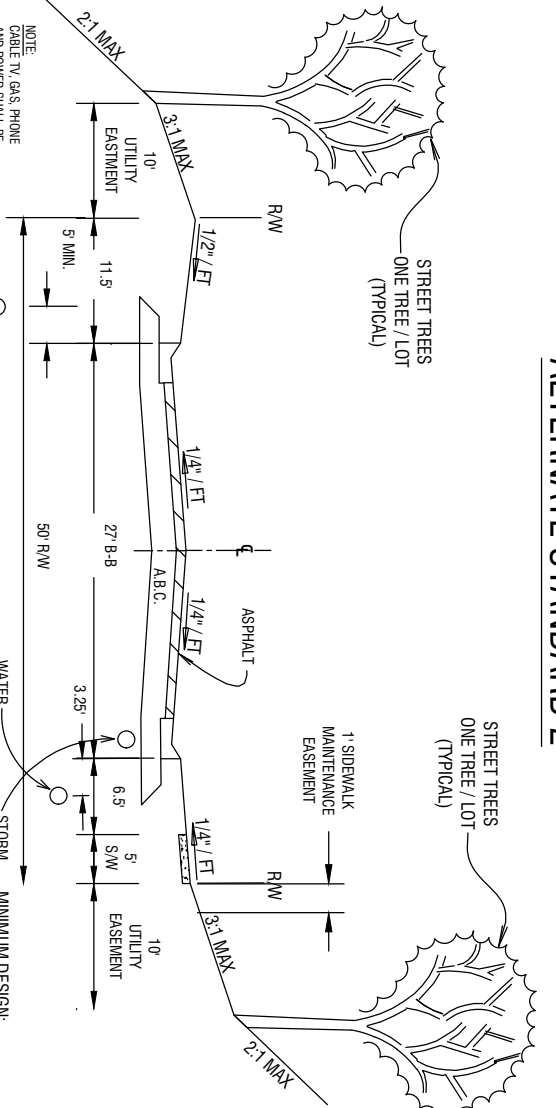
PER COUNTY FIRE, WHEN MORE THAN 20 HOMES WILL BE BUILT, THERE SHALL BE A MINIMUM ONE ACCESS ROAD TO EACH LOT AND TO THE ACCESS ROAD THAT WOULD REMOVE THE REQUIREMENT FOR THE SECONDARY ROAD

6822-82-0389.00
 Brittrani, Linda K Shies
 Zoning: RS-9
 Deed: 001955-03726

6822-24-2883.00
 Seansler, Christopher David
 Zoning: RS-9
 Deed: 003350-02228

6822-91-1723.00
 Anikamanti LLC
 Zoning: RS-9
 Deed: 003145-01200

6822-81-0307.00
 Small, Peggy Ann
 Zoning: RS-9
 Deed: 000000-00000

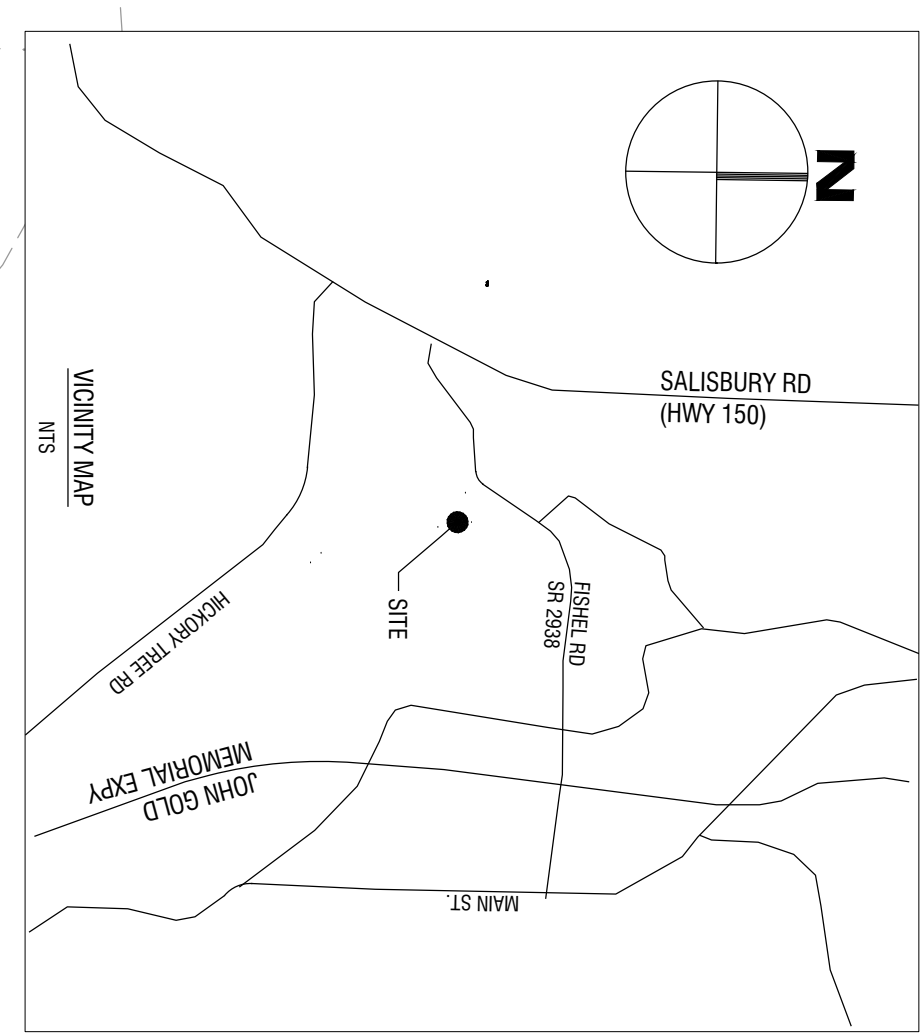
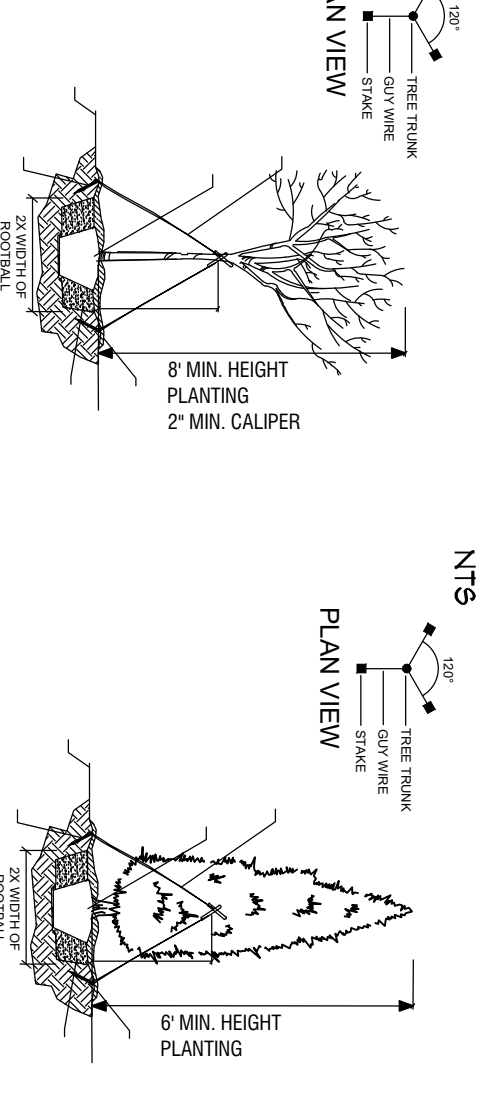


APPROVAL OF CROSS SECTION UNDER THIS ALTERNATIVE ARE SUBJECT TO INDIVIDUAL REVIEW AND APPROVAL BY PUBLIC WORKS ENGINEERING STAFF SO AS TO AVOID SITUATIONS WHERE THE DESIGN RESULTS IN SIGHT DISTANCE PAVEMENT STRUCTURE OR NECESSARY UTILITY PLACEMENTS BEING COMPROMISED.

CITY OF WINSTON-SALEM
 DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION

NOT TO SCALE

TYPICAL TREE PLANTING DETAIL



LEGEND

- 944.00 PROPOSED ELEVATION
- DMH DRAINAGE MANHOLE
- DI DROP INLET
- YI YARD INLET
- CB CATCH BASIN
- FES FLARED END SECTION
- MH MANHOLE
- PSH PAVEMENT SEWER MANHOLE
- SWH PUBLIC WATER SEWER MANHOLE
- SS PUBLIC STREETS
- DECIDUOUS TREE
- PRIMARY EVERGREEN

APPROXIMATE BUILDING FOOTPRINT (64 FT. LOT) 31' X 60' GRADED PAD

29'-6"

1,357 SF

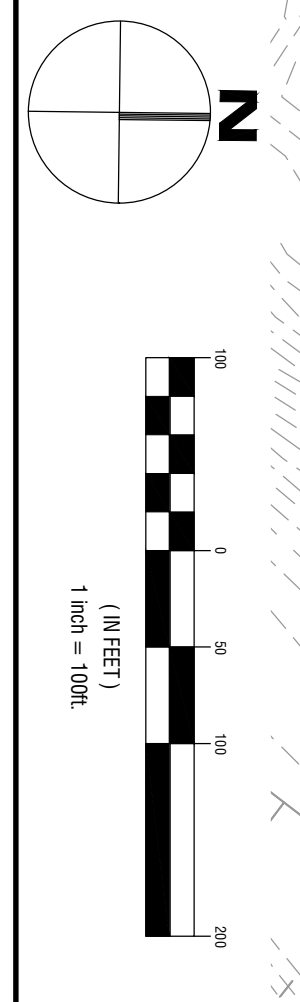
APPROXIMATE BUILDING FOOTPRINT (54 FT. LOT) 41' X 60' GRADED PAD

40'

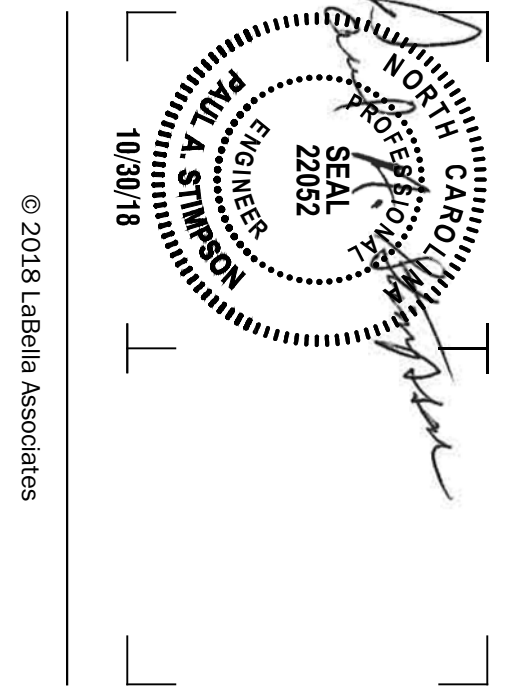
2,200 SF

AVERAGE 1,900 SF HOUSE MAX. BUILDING HEIGHT = 35'

AVERAGE 2,500 SF HOUSE MAX. BUILDING HEIGHT = 35'



NOT FOR CONSTRUCTION
 PRELIMINARY SUBDIVISION PLAN



PBR2018-04
THE GROVE AT
FISHEL RD.
PIN: 6822-91-1723

Leoterra Development
 Mr. Buddy Lyons, President
 3608 W Friendly Ave, Suite 202
 Greensboro, NC 27410
 bud@leterradevelopment.com
 (336) 275-2322

PROJECT NUMBER: 2181787

DRAWN BY: ATC

REVIEWED BY: PAS

ISSUED FOR: PRELIMINARY SUBDIVISION PLAN

DATE: 7/9/18

DRAWING NAME: PRELIMINARY SUBDIVISION PLAN

NO.	DATE	DESCRIPTION
3	10/29/18	PLANNING COMMENTS
2	10/24/18	PLANNING COMMENTS
1	10/4/18	PLANNING COMMENTS

PRELIMINARY SUBDIVISION PLAN

C100