

SITE PLAN PURPOSE STATEMENT: THE PURPOSE OF THIS PLAN IS TO REZONE THE SUBJECT PARCELS TO RS20-S PRD IN THE CITY OF WINSTON-SALEM, AND TO DEVELOP 36 SINGLE FAMILY UNITS ON A MASS GRADED SITE. TREE SAVE AREAS ARE DESIGNATED.

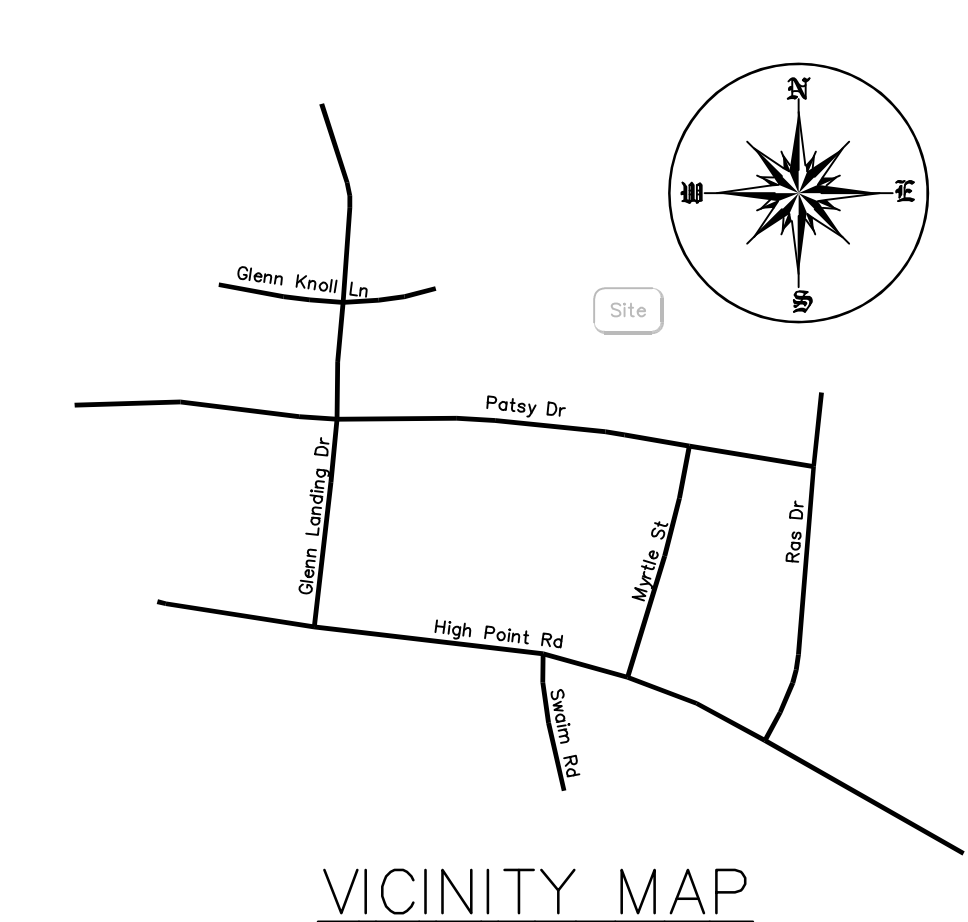
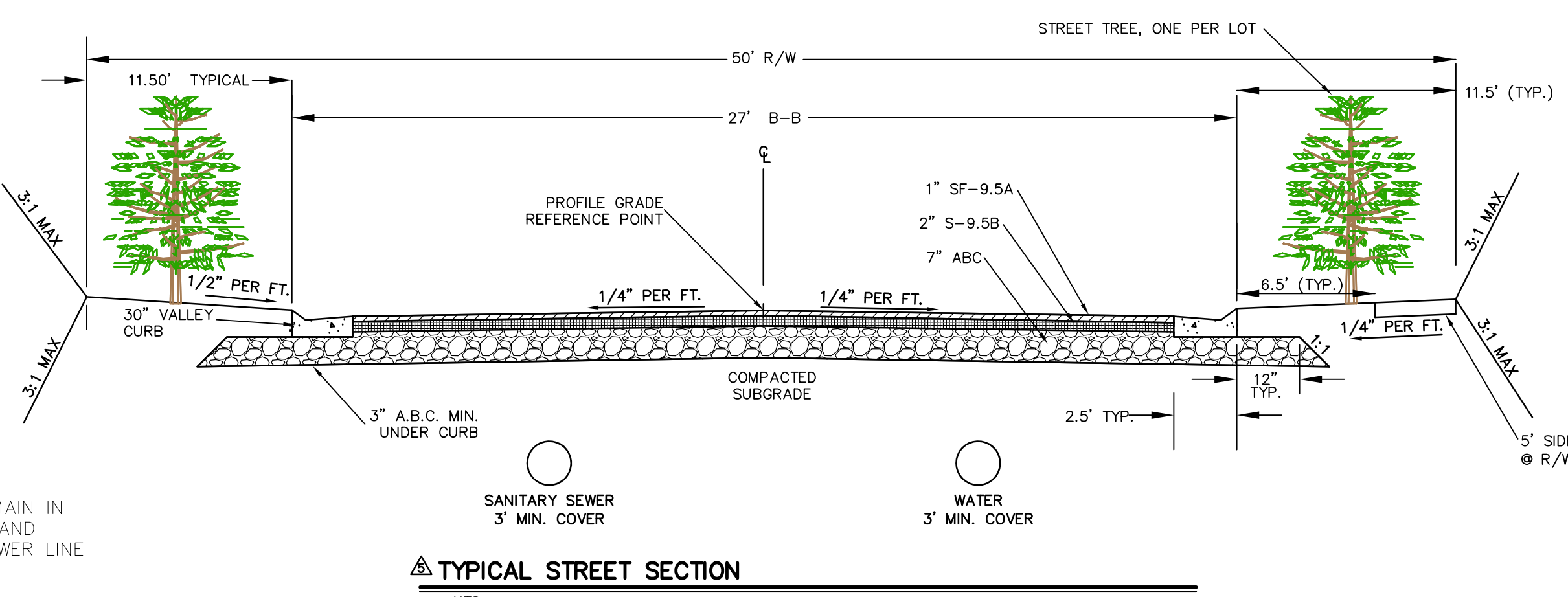
PROPERTY OWNER INFORMATION:

Phyllis Dyson — 3902 Glenn High Rd., W-S, 27107
336-788-6177, jdpds@aol.com

Nancy Wall — 6405 Kapp Rd., Pfafftown, NC 27040
336-924-6005, jwracer1@windstream.net

Betty Willard — 504 Bobby Willard Rd., W-S, NC 27107
336-764-1660, no email

Charles Smith — 5324 Barclay Dr., Raleigh, NC 27606
919-606-5987, lawsmithnc@gmail.com



TREE SAVE DATA

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): 835,093 SF	Total Limits of Land Disturbance (in Square Feet):
Total Site Area Excluded From TSA: Square Feet of Proposed R.O.W.s + Square Feet of Existing Utility Easements + Square Feet of Existing Water Bodies and Stormwater Ponds = (122,327 SF + 77,924 SF + 0 SF = 200,251 SF)	
Minimum Tree Save Area Required: 10% X 12%	
Total Required Tree Save Area (in square feet): Total Site Size or Total Limits of Land Disturbance - Excluded Area X Minimum TSA () = (835,093 - 200,251 = 634,842) X 12% = 76,181 SF	
Individual Trees Method Used: Yes No	Tree Stand Method Used: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Number of Trees 6-9" DBH: X 500sf =	List the Area of Each Tree Stand Being Saved:
Number of Trees 9.01-12" DBH: X 750sf =	Describe Each Tree Stand (Age, Health, Species Mix)
Number of Trees 12.01-24" DBH: X 1800sf =	
Number of Trees 24.01-36" DBH: X 9000sf =	62,590 SF HARDWOOD MIX 17,533 SF HARDWOOD MIX 80,123 SF HARDWOOD MIX
Number of Trees Larger Than 36.01" DBH: X 4000sf =	
Total Square Footage of Individual Trees Used to Satisfy Minimum TSA:	Total Square Footage of Tree Stands Being Saved to Satisfy Minimum TSA: 80,123 SF
	Total Square Footage of New Trees Planted to Satisfy Minimum TSA:
	Total Required TSA (in Square Feet): 76,181 SF
	Total TSA provided (in Square Feet): 80,123 SF (ADDITIONAL TREES SAVED IN BUFFER)

SITE DATA

JURISDICTION: CITY OF WINSTON-SALEM

ZONING: PROPOSED WINSTON-SALEM RS20-S

PROPOSED USES: SINGLE-FAMILY RESIDENTIAL, PLANNED RESIDENTIAL DEVELOPMENT

SITE ACREAGES: TOTAL PARCEL ACREAGE: 19.1711 AC

OPEN AREA ACREAGE: (20% 3.8342 AC REQ'D), 6.76 AC PROVIDED

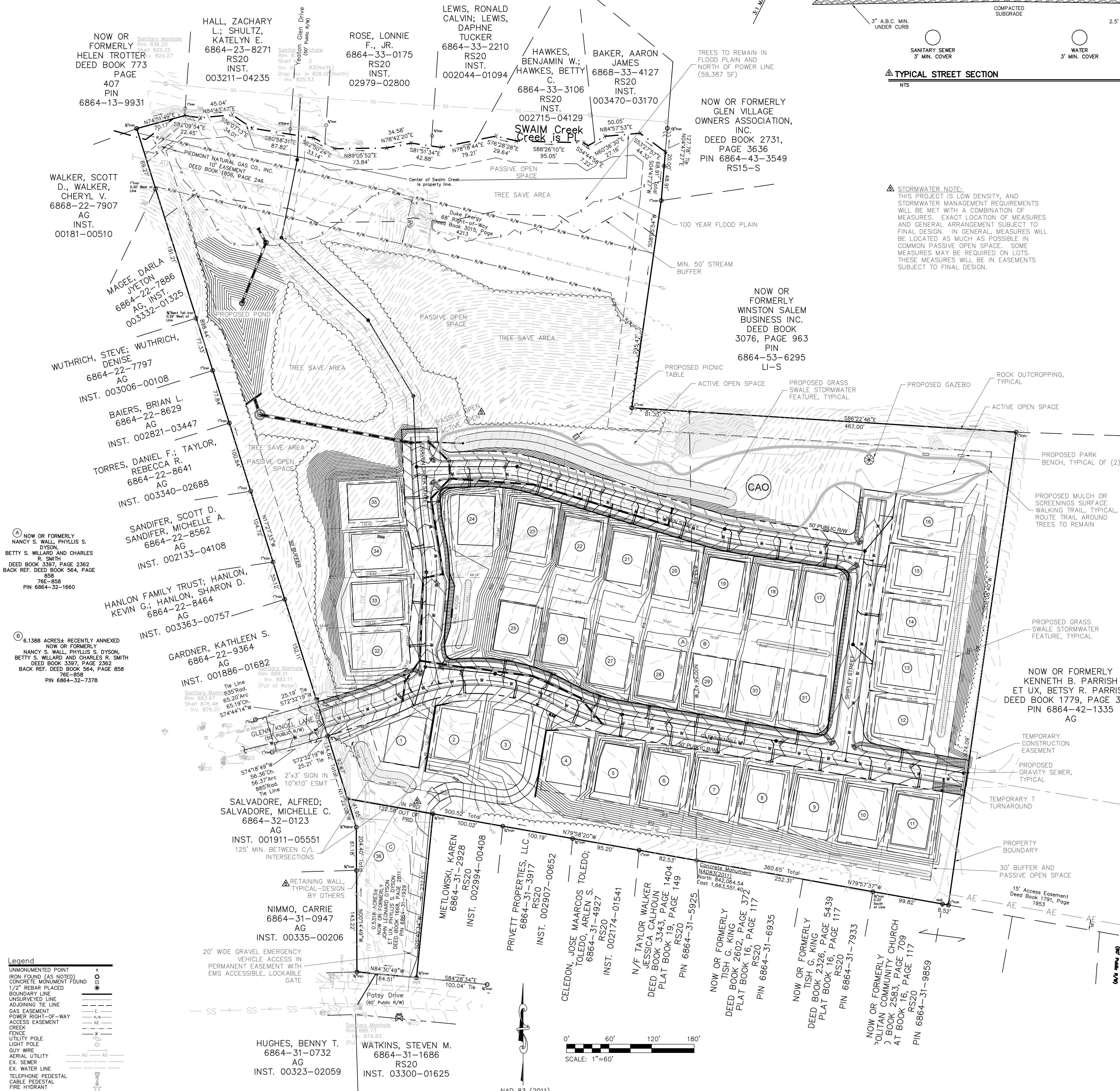
15% ACTIVE OPEN (3.83*15%=0.575 AC REQ'D), 1.45 AC PROVIDED

IMPERVIOUS AREA: (BASED ON 2700 SF AVG HOUSE, 400 SF DRIVEWAY):
4.36 AC IMPERVIOUS / 19.17 AC = 22.74% IMPERVIOUS

INFRASTRUCTURE:
WATER: PUBLIC
SEWER: PUBLIC
STREETS: 50' PUBLIC ROW, 2,465 LF OF STREETS PROPOSED
OF LOTS: = 36, INCLUDING EX. LOT ON PATSY DRIVE
DENSITY: 36/19.1711 = 1.9 UNITS/AC. (LOW DENSITY)
CONNECTIVITY: LINKS: 6 UNITS: 4
CONNECTIVITY RATIO: 1.5

WATERSHED PROTECTION AREA: NONE

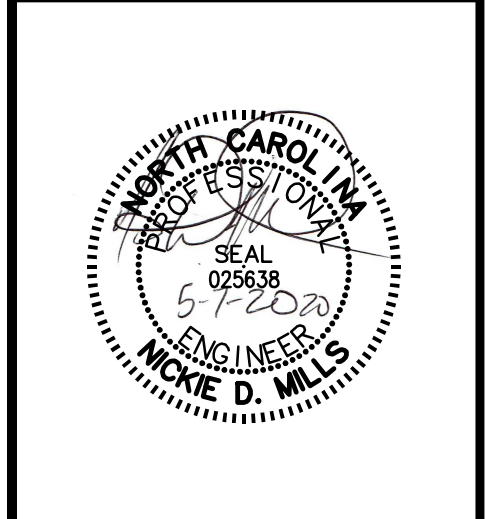
Lot #	Area, Ac.
1	0.23
2	0.31
3	0.21
4	0.20
5	0.20
6	0.20
7	0.20
8	0.20
9	0.20
10	0.20
11	0.21
12	0.21
13	0.20
14	0.20
15	0.20
16	0.20
17	0.19
18	0.34
19	0.19
20	0.20
21	0.19
22	0.19
23	0.22
24	0.23
25	0.18
26	0.19
27	0.20
28	0.19
29	0.18
30	0.18
31	0.19
32	0.22
33	0.18
34	0.19
35	0.18
36	0.53



Legend

- UNMONUMENTED POINT
- IRON FOUND (AS NOTED)
- CONCRETE MONUMENT FOUND
- 1/2" REBAR PLACED
- BOUNDARY LINE
- UNSURVEYED LINE
- ADJOINING TIE LINE
- GAS EASEMENT
- POWER RIGHT-OF-WAY
- ACCESS EASEMENT
- CREEK
- FENCE
- UTILITY POLE
- LIGHT POLE
- DUY WIRE
- AERIAL UTILITY
- EX. SEWER
- EX. WATER LINE
- TELEPHONE PEDESTAL
- CABLE PEDESTAL
- FIRE HYDRANT

ENCOMPASS
Surveying & Engineering, PC
Firm # C-4644
1133 Riverpointe Drive
East Bend, NC 27018
(336)816-1889



THE ENCLAVE AT GLENN LANDING
TRENT ADAMS PROPERTIES, LLC.
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336-382-3076 tadams@tproperties.net

RS20-S PRD REZONING PLAN

DATE: 12-9-19
REVISIONS:
A 2-4-2020 CITY COMMENTS
B 2-4-2020 ST NAMES
C 2-4-2020 NOTES, LABELS, INFO
D 5-4-2020 REV LAYOUT
E 5-7-2020 CITY COMMENTS

DRAWN: NDM
JOB NO: 19003
SHEET

RZ 1 OF 1