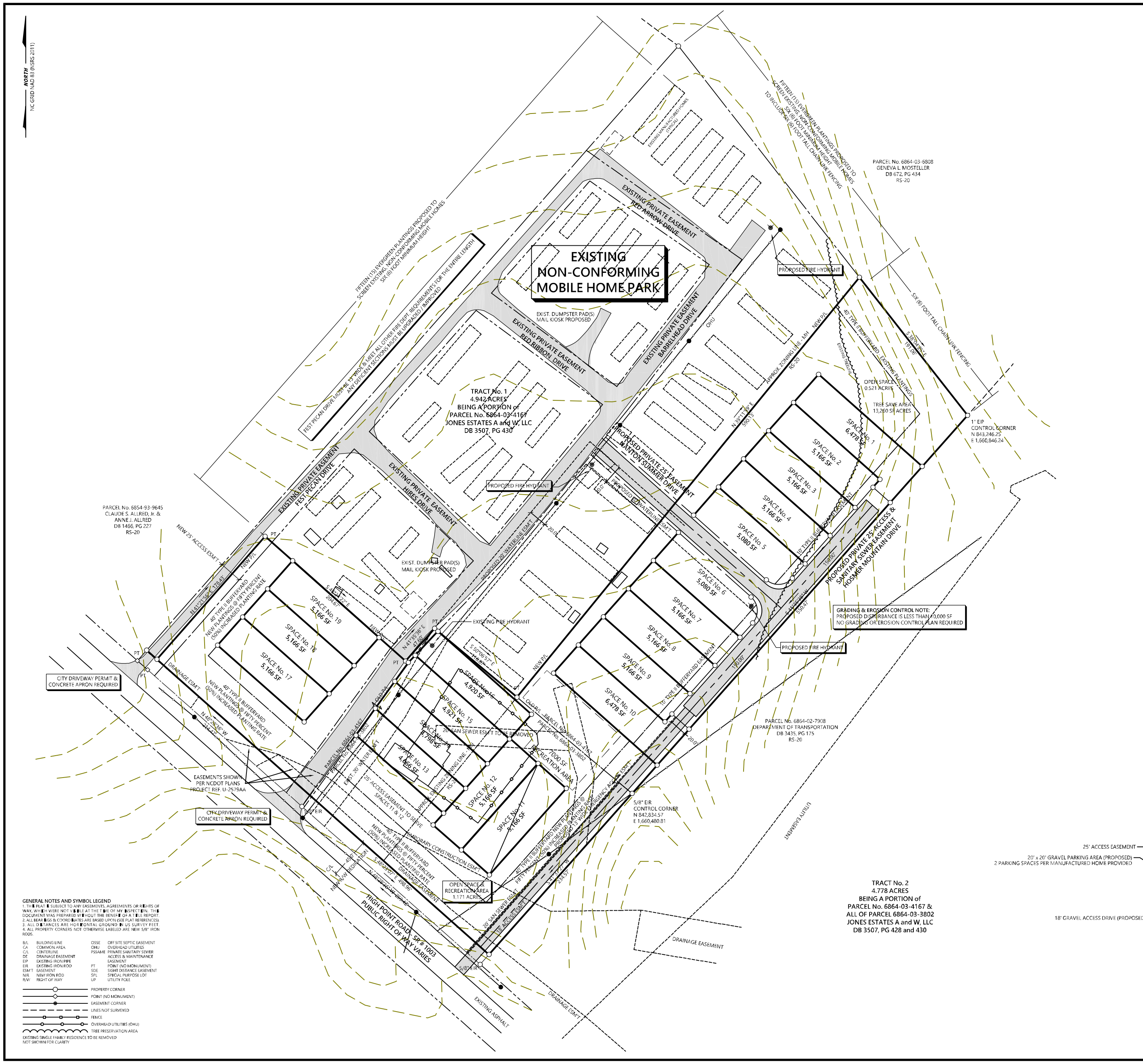
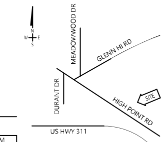


SITE PLAN INFORMATION / LEGEND

REVIEW INFORMATION	SPECIAL USE ZONING
JURISDICTION	CITY OF WINSTON-SALEM
PURPOSE STATEMENT: THE PURPOSE OF THIS SUBMITTAL IS TO REZONE AN EXISTING, NON-CONFORMING MOBILE HOME PARK IN CONJUNCTION WITH THE ADJACENT 4.778 ACRES FOR A PROPOSED NEW MANUFACTURED HOUSING DEVELOPMENT, AND TO OBTAIN SITE PLAN APPROVAL OF SAME.	
INFRASTRUCTURE	
WATER	PUBLIC / CITY
SEWER	PUBLIC / CITY
STREETS	PRIVATE
SITE SIZE AND COVERAGES	
TOTAL ACREAGE (NEW DEVELOPMENT)	4.778 AC
SITE COVERAGE	
BUILDING TO LAND	11.1%
PAVEMENT TO LAND	7.64%
OPEN SPACE	35.37%
ZONING	
CURRENT ZONING DISTRICT	MH & RS-20
PROPOSED ZONING DISTRICT	MH-S
PROPOSED USES:	ALL MH CLASSIFICATIONS
DENSITY CALCULATIONS	MH & RS-20
# OF UNITS OR LOTS (NEW)	19
# OF UNITS (EXISTING)	51
TOTAL # OF UNITS	70
DENSITY	7.20 DU/ACRE
BUFFERYARDS	
ADJOINING ZONING	RS-20
TYPE REQUIRED	NONE
WIDTH PROVIDED	N/A
RECREATION AREA CALCULATIONS	
4000 SF or 100 SF/UNIT, WHICHEVER IS GREATER REQUIRED	
70 UNITS TOTAL x 100 SF = 7000 SF	
7000 SF PROVIDED	
PARKING CALCULATIONS	
MANUFACTURED HOUSING DEVELOPMENT	
1.5 SPACES PER MANUFACTURED HOME REQUIRED	
1.5 x 19 UNITS = 28.5	29 SPACES REQUIRED
	38 SPACES PROVIDED
SEE TYPICAL DETAIL FOR LOCATION / DIMENSION PER SPACE	
TAX PARCEL NUMBER(s)	6864-03-4167 & 6864-03-3802
DEED REFERENCE(s) & TITLE SOURCE	DB 3507, PG 430 DB 3507, PG 428
TOTAL REZONING ACREAGE	9.72 ACRES



VICINITY MAP: Not to Scale

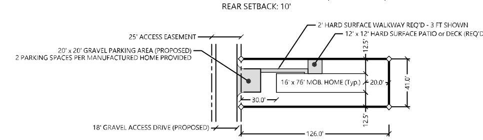
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	20.00'	31.42'	28.28'	S 86°35'38" W	90°00'00"
C2	20.00'	31.42'	28.28'	N 03°24'22" W	90°00'00"

LINE	BEARING	DISTANCE
L1	S 41°35'38" W	29.50'
L2	N 41°35'38" E	11.50'
L3	N 48°24'22" W	25.00'
L4	S 48°24'22" E	25.00'
L5	S 41°35'38" W	11.50'
L6	S 41°35'38" W	29.50'
L7	N 48°28'36" W	15.00'

TREE SAVE AREA SUMMARY CALCULATIONS

TREE SAVE AREA SUMMARY CALCULATIONS		
NEW DEVELOPMENT		
TOTAL SIZE IN SF	208,130 SF	
TOTAL SITE AREA EXCLUDED FROM TSA		
SF OF PROPOSED R/W	12,155 SF	
SF OF EXISTING UTILITY EASEMENTS	14,461 SF	
SF OF EXISTING WATER BODIES AND PONDS	0 SF	
TOTAL EXCLUDED AREA	26,616 SF	
MINIMUM TREE SAVE AREA REQUIRED	xxx 10%	12%
TOTAL REQUIRED TREE SAVE AREA (SF)	20,813 SF	
TOTAL SITE SIZE	208,130 SF	
(-) EXCLUDED AREA	26,616 SF	
(x) MINIMUM TSA (10%) =	18,151 SF	
INDIVIDUAL TREE SAVE METHOD USED	NO	
TREE STAND METHOD USED	YES	
AREA OF TREE STAND BEING SAVED	13,260 SF	
DETAILED LANDSCAPING PLANS TO BE SUBMITTED SEPARATELY.		

TYPICAL MANUFACTURED HOME SPACE DETAIL:
MINIMUM HOME SPACE SIZE: 4,000 SF
FRONT SETBACK: 30'
SIDE SETBACK: 5' MINIMUM (15' COMBINED)
REAR SETBACK: 10'



TYPICAL MANUFACTURED HOME SPACE:
126' x 41' = 5,166 SQUARE FEET

PROPERTY OWNERS / AGENT / DEVELOPER:

OWNER / DEVELOPER:
JONES ESTATES A and W, LLC
c/o ROBERT C. SHUNK, Jr.
DIR. OF ENTITLEMENTS
PO BOX 14466
DURHAM, NC 27709
EMAIL: RSHUNK@RENTSTACKHOUSE.COM
PHONE: 919.308.2123

PROJECT AGENT INFO:
WILLIAM F. GRECO, JR, PLS
EMAIL: BILL@LANDSOLUTIONSPC.COM
PHONE: 336.605.0328

LAND SOLUTIONS OF NC, PLLC
POST OFFICE BOX 347, OAK RIDGE, NC 27310-0347
TELEPHONE: 336.605.0328
FIRM LICENSE NO. P-1190

DATE	REVISIONS
APRIL 26, 2022	REVISED PER PUBLIC HEARING / STAFF COMMENTS
JUNE 2, 2021	REVISED PER STAFF / INTERDEPARTMENTAL COMMENTS
JUNE 1, 2021	REVISED PER STAFF / INTERDEPARTMENTAL COMMENTS
MAY 2021	REVISED PER STAFF REVIEW COMMENTS
APRIL 2021	RELEASED FOR REVIEW
DEC 2020	SKETCH PLAN SUBMITTED

NORTH CAROLINA PROFESSIONAL SEAL L-3867 LAND SURVEYOR WILLIAM F. GRECO, JR.

PRELIMINARY
NOT FOR SALES,
RECORDATION OR
CONVEYANCES

WILLIAM F. GRECO, JR, PLS, L-3867
September 22, 2020

A & W MOBILE HOME PARK
Abbotts Creek Township, Forsyth County
North Carolina

0 25 50 Scale 100 150
One Inch = Fifty Feet

REZONING EXHIBIT & SITE PLAN

PROJECT No.	20900012
DRAWING No.	SITE PLAN
DRAWN By	CMR/WFG

SHEET NUMBER
1 of 1