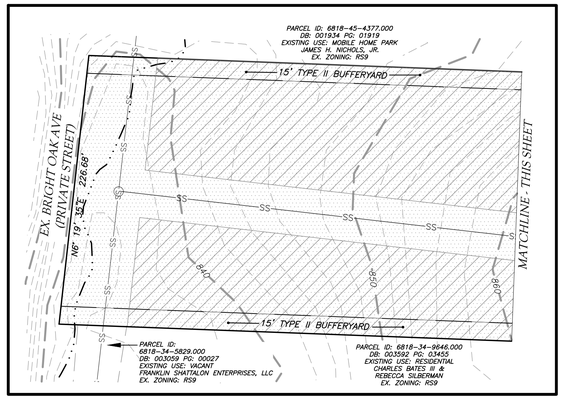


SITE PLAN LEGEND

REVIEW INFORMATION

Type of Review:
- [X] Special Use Rezoning
- [ ] Site Plan Amendment
- [ ] Special Use Permit (Elected Body Only)
- [ ] Final Development Plan
- [ ] Preliminary Subdivision
- [ ] Planning Board Review

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

Purpose Statement: The purpose of this request is to rezone to RM8-S & construct allowed residential building uses

ZONING

Existing Zoning: RM12-S

Proposed Zoning: RM8-S

Proposed Uses:
- Residential Building, Townhouse
- Residential Building, Duplex
- Residential Building, Multifamily
- Residential Building, Single family
- Planned Residential Development (Use UDO Terminology)

OFF-STREET PARKING (if applicable)

Proposed Use(s) _____

Required Parking: _____ Spaces / _____ (more than one calculation may be needed)

Parking Provided: 2 Spaces per unit

OFF-STREET LOADING (if applicable)

(not applicable)

Loading/Unloading Spaces Required: _____

Loading/Unloading Spaces Provides: _____

Size: _____ ft. X _____ ft.

DENSITY CALCULATIONS

# of Units or Lots: 107 UNITS

Density: 5.1 Units/Lots per Acre

(Note: If more than one type of residential product is proposed, provide the number of units & density broken down by type.)

INFRASTRUCTURE

	Public	Private
Water	X	
Sewer	X	
Streets	X	

Linear feet of public streets: ±2,445 ft.

SITE SIZE AND COVERAGES

Total Acreage: ±20.99 Acres

Site Coverages:

Building to Land ±16.73 %

Pavement to Land ±17.26 %

Open Space ±66.01 %

Building Square Footage: ±153,010 (21 bldgs) sf. (107 Units)

Building Height: ±31 ft.

PROPERTY INFORMATION

PIN #'s 6818-44-8854.00

BUFFERYARDS

Adjoining Zoning: RS9

Type Required: TYPE II

Width Provided: 15 ft.

WATERSHED CALCULATIONS N/A

NOT LOCATED IN A WATER SUPPLY WATERSHED

This section only needs to be completed for projects located within designated water supply watersheds. See reverse side for calculation legend.

- WS-III Watersheds – Salem Lake, Abbotts Creek, and Lake Brandt
- WS-IV Watersheds – Oak Hollow/Randleman Lake, Kernersville Lake, Yadkin River, and Dan River

Tree Save Area Summary Calculations – To Be Used In Conjunction With the Inspections Division Landscaping and Tree Preservation Checklist

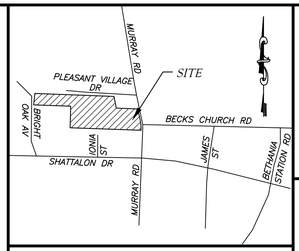
New Development:	Additions to Existing Development:
Total Site Size (in Square Feet): ±914,324.4 S.F.	Total Limits of Land Disturbance (in Square Feet): ___

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 ___ = ___

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 (___ %) = ___±109,719 S.F. Total TSA Required (±914,324 S.F. X .12)

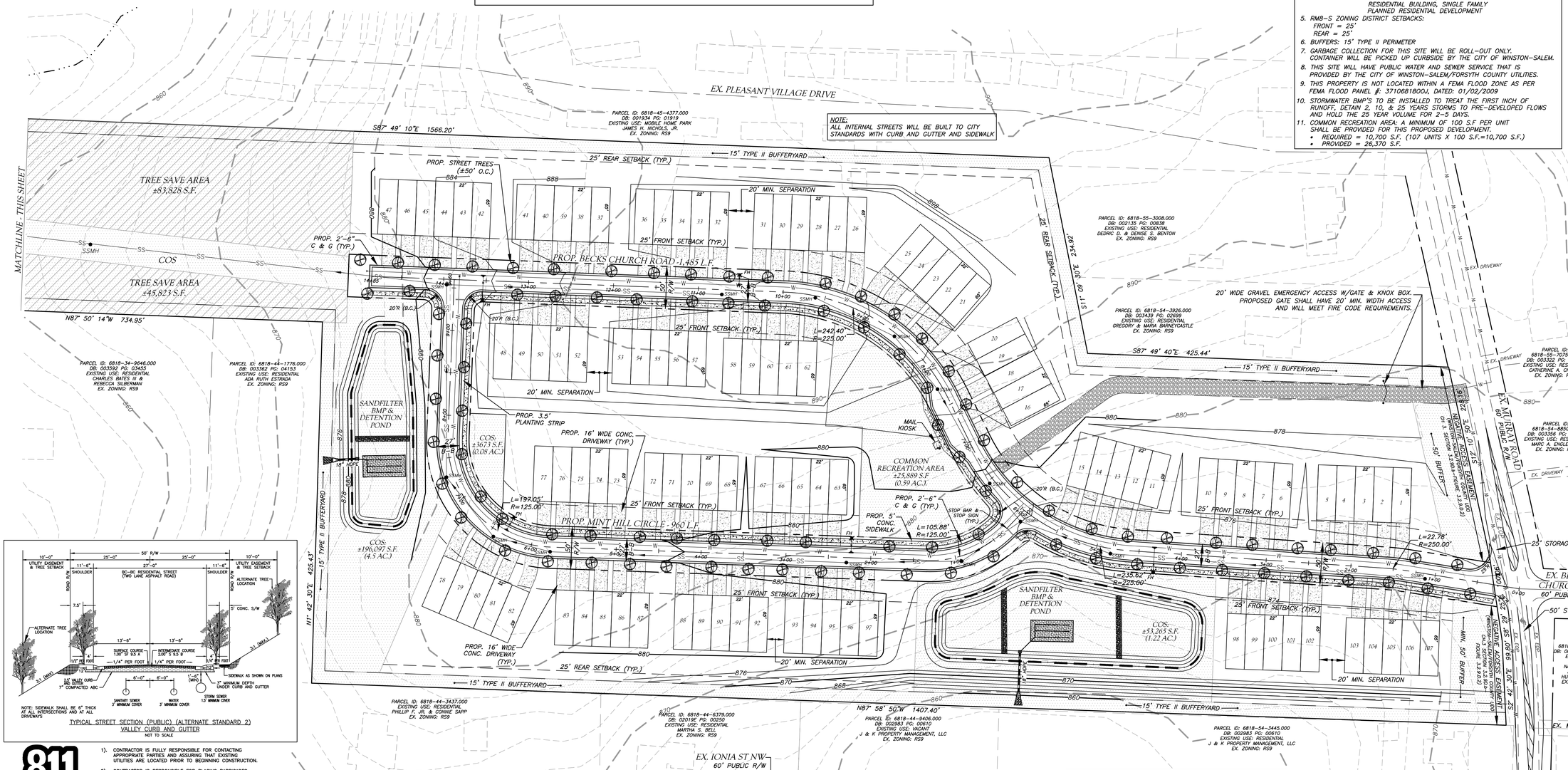
Individual Trees Method Used: ___ Yes X No	Tree Stand Method Used: X Yes ___ No	New Trees Used For TSA Credit: ___ Yes X No
Number of Trees 6-9" DBH: ___ X 500sf = ___	List the Area of Each Tree Stand Being Saved: ±83,828 S.F. & ±45,823 S.F.	Number of Large Variety Trees Planted: ___ X 750sf = ___
Number of Trees 9.01-12" DBH: ___ X 750sf = ___	Describe Each Tree Stand (Age, Health, Species Mix) Well established mix of large & small maturing trees in good health (where shown)	
Number of Trees 12.01-24" DBH: ___ X 1800sf = ___		
Number of Trees 24.01-36" DBH: ___ X 3000sf = ___		
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: ±129,651 S.F.	Total Square Footage of New Trees Planted to Satisfy Minimum TSA: ___
Total Required TSA (in Square Feet): ±109,719 S.F.		
Total TSA provided (in Square Feet): ±129,651 S.F.		



VICINITY MAP
N.T.S.

DEVELOPMENT DATA:

1. PARCEL ID: 6818-44-8854.000
   DB: 001163, PG: 01226
   SITE AREA: ±20.99 ACRES
2. SITE ADDRESS: MURRAY ROAD
   WINSTON-SALEM, NC 27106
3. ZONING JURISDICTION: WINSTON-SALEM
4. EXISTING ZONING: RM12-S (PER PRIOR REZONING CASE #W827)
   EXISTING USE: VACANT
   PROPOSED ZONING: RM8-S
   PROPOSED USES: RESIDENTIAL BUILDING, TOWNHOUSE
   RESIDENTIAL BUILDING, DUPLEX
   RESIDENTIAL BUILDING, MULTIFAMILY
   RESIDENTIAL BUILDING, SINGLE FAMILY
   PLANNED RESIDENTIAL DEVELOPMENT
5. RM8-S ZONING DISTRICT SETBACKS:
   FRONT = 25'
   REAR = 25'
6. BUFFERS: 15' TYPE II PERIMETER
7. GARBAGE COLLECTION FOR THIS SITE WILL BE ROLL-OUT ONLY. CONTAINER WILL BE PICKED UP CURBSIDE BY THE CITY OF WINSTON-SALEM.
8. THIS SITE WILL HAVE PUBLIC WATER AND SEWER SERVICE THAT IS PROVIDED BY THE CITY OF WINSTON-SALEM/FORSYTH COUNTY UTILITIES.
9. THIS PROPERTY IS NOT LOCATED WITHIN A FEMA FLOOD ZONE AS PER FEMA FLOOD PANEL #: 3710681800J, DATED: 01/02/2009
10. STORMWATER BMP'S TO BE INSTALLED TO TREAT THE FIRST INCH OF RUNOFF, DETAIN 2, 10, & 25 YEARS STORMS TO PRE-DEVELOPED FLOWS AND HOLD THE 25 YEAR VOLUME FOR 2-5 DAYS.
11. COMMON RECREATION AREA: A MINIMUM OF 100 S.F PER UNIT SHALL BE PROVIDED FOR THIS PROPOSED DEVELOPMENT.
    - REQUIRED = 10,700 S.F. (107 UNITS X 100 S.F.=10,700 S.F.)
    - PROVIDED = 26,370 S.F.



TYPICAL STREET SECTION (PUBLIC) (ALTERNATE STANDARD 2)
VALLEY CURB AND GUTTER
NOT TO SCALE

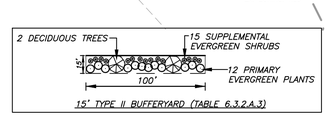
811 Know what's **below.** **Call** before you dig.

1). CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO BEGINNING CONSTRUCTION.

2). CONTRACTOR IS RESPONSIBLE FOR PLACING BARRIADES USING FLAGMEN, ETC., AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.

3). ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.

4). SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART P, OR AS AMMENDED.



15' TYPE II BUFFERYARD (TABLE 6.3.2.A.3)

LWE
LATHAM-WALTERS ENGINEERING, INC.
N.C. CORP. LIC. C-1815
16507-A NORTHCROSS DRIVE
HUNTERSVILLE, N.C. 28078
PHONE: (704) 895-8484
FAX: (704) 237-4362
jim@lwengineer.com

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 18584 10/20/2021 JAMES L. WALTERS

PRELIMINARY-NOT ISSUED FOR CONSTRUCTION

OWNER:
COVINGTON RING INCORPORATED
P.O. BOX 20429
WINSTON-SALEM, NC 27120

PETITIONER:
ALCOA PROPERTIES, LLC
NICKIE PARKER
2806 REYNOLDA ROAD #172
WINSTON-SALEM, NC 27106
(336) 577-7775
Alcoanc@outlook.com

MURRAY HEIGHTS
MURRAY ROAD WINSTON-SALEM, NC 27106

REZONING SITE PLAN

REVISIONS
- 09/28/2021 REVISED PER PLANNING STAFF
- 10/20/2021 REVISED PER PLANNING STAFF

PROJECT NO.: 2021.15
SCALE: 1" = 60'
DRAWN BY: PAB
CHECKED BY: JLW
DATE: 08/27/2021

SHEET NO:
C1.0

2115-SP.dwg