



PROPOSED USES

Adult Day Care Home, Child Day Care, Small Home, Family Group Home A, Residential Building, Duplex, Residential Building, Single Family, Residential Building, Twin Home, Swimming Pool, Private, Planned Residential Development, Residential Building, Townhouse, Utilities, Child Day Care, Large Home

ADJACENT OWNERS

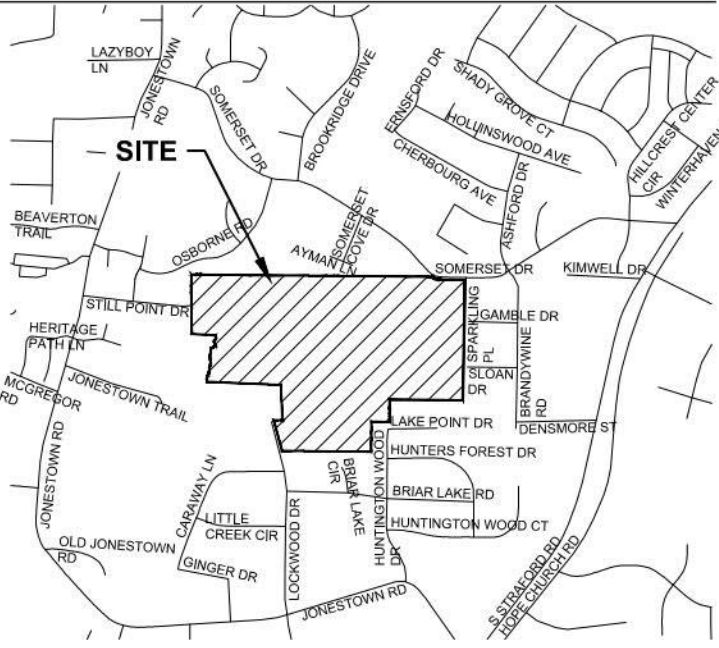
Table with 4 columns: Lot #, PIN, Deed Bk-Pg, Property Owner, Property Owner Address, Zoning. Lists adjacent property owners and their details.

TREE SAVE AREA CALCULATIONS

Table with 3 main sections: New Development, Additions to Existing Development Phase 1 Area, and Individual Tree Method Used. Includes calculations for tree save areas and methods used.

Table with 4 columns: Line #/Curve #, Length, Direction/Offset, Radius. Contains detailed survey data for the project.

VICINITY MAP



SITE DATA

Jurisdiction: Winston-Salem, NC
Purpose Statement: The petitioner is requesting rezoning of this site from existing RS9 to RM5-S to allow for a mixed use residential development consisting of single family and townhomes
Zoning: Existing Zoning: RS9, Proposed Zoning: RM5-S
Site Acreage: Existing Site Acreage: 88.08 Acres +/-, ROW Dedication: 0.12 Acres +/-, Total Site Acreage: 87.96 Acres +/-
Watershed Data: This site is not located within a water supply watershed district
Site Coverage: Maximum Impervious Area Permitted: No Limit %, Building to Land: 9.91 Acres +/-, 11.27 %, Pavement to Land: 10.08 Acres +/-, 11.46 %, Open Space: 67.97 Acres +/-, 77.27 %, Parcel Total: 87.96 Acres +/-, 100 %

Proposed Impervious: 19.99 Acres +/-, 22.73 %
Building to Land includes assumed values of 1200 SF per townhome and 2700 SF per single family lot
Pavement to Land includes assumed values of 800 SF +/- per townhome and 1200 SF per single family lot for driveways, patios
Infrastructure: Water: Public, Sewer: Public, Road: Public, 6.93 LF +/-
Building Data: Max. Building Height: 40'
Single Family Lots: Lots Provided: 115 Lots +/-, Lot Dimensions (Typical): 40' x 125' (30' x 90' Pad), Lot Size (typical): 5,000 SF +/-
Townhomes: Townhome Units Provided: 101 Units +/-
Overall: Total Units: 216 Units +/-, Overall Density: 2.45 Units / Acre +/-
Common Recreation: Common Rec. Required: 10,100 SF +/- (@100 sf / unit), 10,100 SF +/-
Common Rec. Provided: 10,100 SF +/-
Off-Street Parking: Parking Provided: 10 Spaces +/-
Building Setbacks: Front: 15', Rear: 15', Side: 15', Street: 15'
Bufferyards: Type Required: 15' Type II Buffer, Type Provided: 15' Type II Buffer
Streetyards: Type Required: N/A, Type Provided: N/A
Street Trees: Trees Required: 1 Tree per Lot
Connectivity Index: Ratio Provided: 1.2 (12 Links / 10 Nodes)

NOTES

Boundary & Topographic Information... Per County GIS digital data.

General Notes: 1. Architectural footprints may change per final architectural design. Modifications to the building footprint and any subsequent site layout modifications shall require review by Planning Staff. 2. Landscaping within buffers, streetyards, and parking lots are conceptual. Final landscape plans shall be required to meet ordinance requirements and any additional conditions as part of the zoning approval. 3. Proposed stormwater management devices, storm drainage, and utility layouts are schematic. Final layout may change per final engineered documents. Modifications to the proposed location of stormwater devices shall require review by Planning Staff. 4. Phasing lines are conceptual and may change based on final engineering. 5. Fire hydrants will be spaced to comply with fire code compliance and city development standards.

SOMERSET HEIGHTS

Prepared by: stimmel LANDSCAPE ARCHITECTURE CIVIL ENGINEERING LAND PLANNING. Includes project address and scale information.

Project information block including Stimmel Associates logo, project name (SOMERSET HEIGHTS), location (WINSTON-SALEM, NC), owner/petitioner details, submission dates, and sheet title (Rezoning Submittal RS - 01).