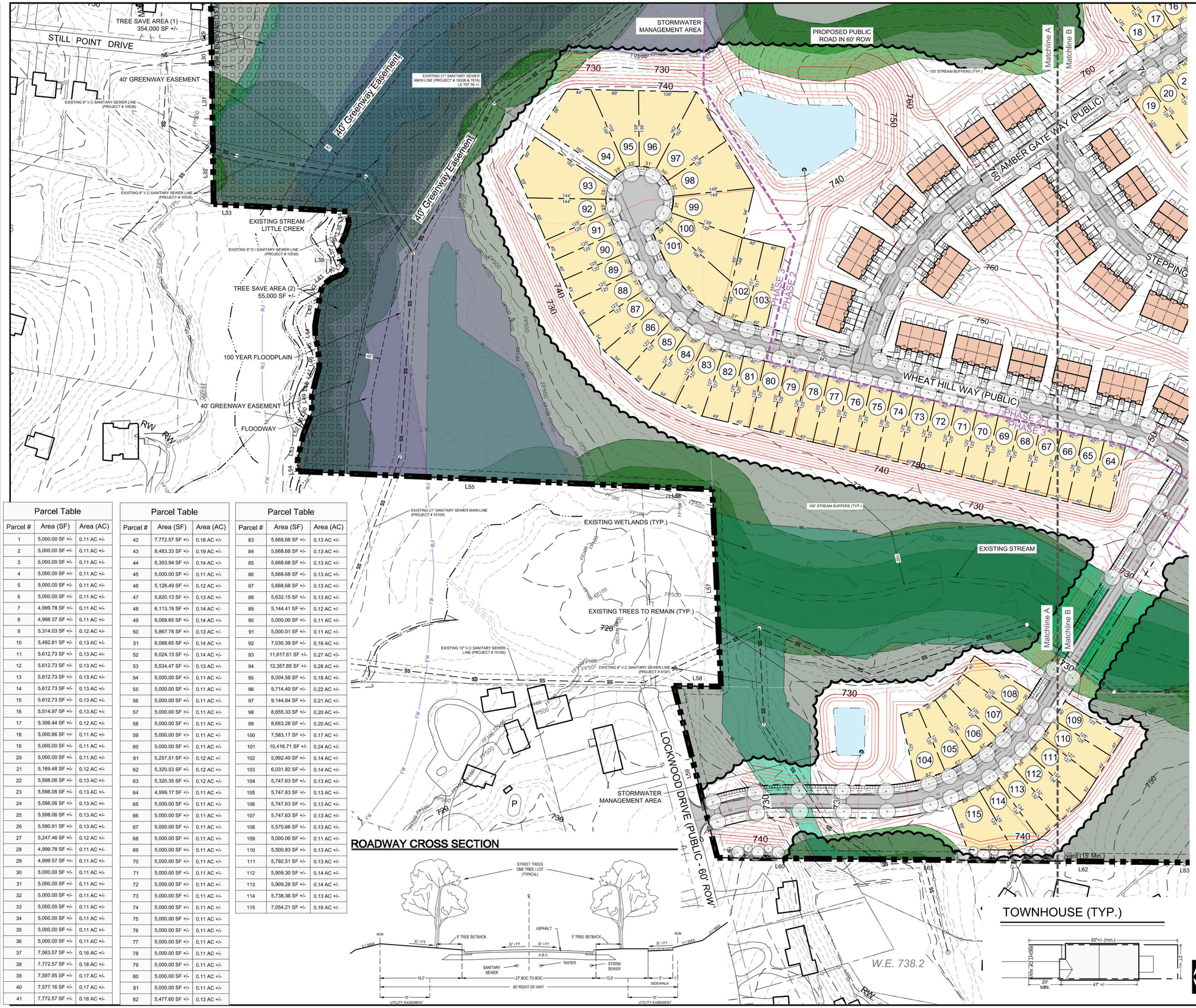


Parcel Table		
Parcel #	Area (SF)	Area (AC)
1	5,000.00 SF +/-	0.11 AC +/-
2	5,000.00 SF +/-	0.11 AC +/-
3	5,000.00 SF +/-	0.11 AC +/-
4	5,000.00 SF +/-	0.11 AC +/-
5	5,000.00 SF +/-	0.11 AC +/-
6	5,000.00 SF +/-	0.11 AC +/-
7	4,999.78 SF +/-	0.11 AC +/-
8	4,998.37 SF +/-	0.11 AC +/-
9	5,314.03 SF +/-	0.12 AC +/-
10	5,492.81 SF +/-	0.13 AC +/-
11	5,612.73 SF +/-	0.13 AC +/-
12	5,612.73 SF +/-	0.13 AC +/-
13	5,612.73 SF +/-	0.13 AC +/-
14	5,612.73 SF +/-	0.13 AC +/-
15	5,612.73 SF +/-	0.13 AC +/-
16	5,514.97 SF +/-	0.13 AC +/-
17	5,306.44 SF +/-	0.12 AC +/-
18	5,000.66 SF +/-	0.11 AC +/-
19	5,000.00 SF +/-	0.11 AC +/-
20	5,000.00 SF +/-	0.11 AC +/-
21	5,169.48 SF +/-	0.12 AC +/-
22	5,598.06 SF +/-	0.13 AC +/-
23	5,598.06 SF +/-	0.13 AC +/-
24	5,598.06 SF +/-	0.13 AC +/-
25	5,598.06 SF +/-	0.13 AC +/-
26	5,590.91 SF +/-	0.13 AC +/-
27	5,247.46 SF +/-	0.12 AC +/-
28	4,999.78 SF +/-	0.11 AC +/-
29	4,999.57 SF +/-	0.11 AC +/-
30	5,000.00 SF +/-	0.11 AC +/-
31	5,000.00 SF +/-	0.11 AC +/-
32	5,000.00 SF +/-	0.11 AC +/-
33	5,000.00 SF +/-	0.11 AC +/-
34	5,000.00 SF +/-	0.11 AC +/-
35	5,000.00 SF +/-	0.11 AC +/-
36	5,000.00 SF +/-	0.11 AC +/-
37	7,063.57 SF +/-	0.16 AC +/-
38	7,772.57 SF +/-	0.18 AC +/-
39	7,597.95 SF +/-	0.17 AC +/-
40	7,577.16 SF +/-	0.17 AC +/-
41	7,772.57 SF +/-	0.18 AC +/-

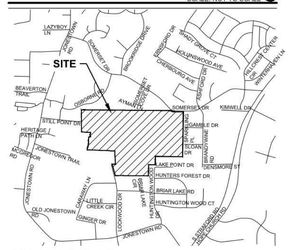
Parcel Table		
Parcel #	Area (SF)	Area (AC)
42	7,772.57 SF +/-	0.18 AC +/-
43	8,483.33 SF +/-	0.19 AC +/-
44	6,303.94 SF +/-	0.14 AC +/-
45	5,000.00 SF +/-	0.11 AC +/-
46	5,128.49 SF +/-	0.12 AC +/-
47	5,820.13 SF +/-	0.13 AC +/-
48	6,113.19 SF +/-	0.14 AC +/-
49	6,068.65 SF +/-	0.14 AC +/-
50	5,867.78 SF +/-	0.13 AC +/-
51	6,068.65 SF +/-	0.14 AC +/-
52	6,024.13 SF +/-	0.14 AC +/-
53	5,534.47 SF +/-	0.13 AC +/-
54	5,000.00 SF +/-	0.11 AC +/-
55	5,000.00 SF +/-	0.11 AC +/-
56	5,000.00 SF +/-	0.11 AC +/-
57	5,000.00 SF +/-	0.11 AC +/-
58	5,000.00 SF +/-	0.11 AC +/-
59	5,000.00 SF +/-	0.11 AC +/-
60	5,000.00 SF +/-	0.11 AC +/-
61	5,257.51 SF +/-	0.12 AC +/-
62	5,320.53 SF +/-	0.12 AC +/-
63	5,320.35 SF +/-	0.12 AC +/-
64	4,999.17 SF +/-	0.11 AC +/-
65	5,000.00 SF +/-	0.11 AC +/-
66	5,000.00 SF +/-	0.11 AC +/-
67	5,000.00 SF +/-	0.11 AC +/-
68	5,000.00 SF +/-	0.11 AC +/-
69	5,000.00 SF +/-	0.11 AC +/-
70	5,000.00 SF +/-	0.11 AC +/-
71	5,000.00 SF +/-	0.11 AC +/-
72	5,000.00 SF +/-	0.11 AC +/-
73	5,000.00 SF +/-	0.11 AC +/-
74	5,000.00 SF +/-	0.11 AC +/-
75	5,000.00 SF +/-	0.11 AC +/-
76	5,000.00 SF +/-	0.11 AC +/-
77	5,000.00 SF +/-	0.11 AC +/-
78	5,000.00 SF +/-	0.11 AC +/-
79	5,000.00 SF +/-	0.11 AC +/-
80	5,000.00 SF +/-	0.11 AC +/-
81	5,000.00 SF +/-	0.11 AC +/-
82	5,477.60 SF +/-	0.13 AC +/-

Parcel Table		
Parcel #	Area (SF)	Area (AC)
83	5,668.68 SF +/-	0.13 AC +/-
84	5,668.68 SF +/-	0.13 AC +/-
85	5,668.68 SF +/-	0.13 AC +/-
86	5,668.68 SF +/-	0.13 AC +/-
87	5,668.68 SF +/-	0.13 AC +/-
88	5,632.15 SF +/-	0.13 AC +/-
89	5,144.41 SF +/-	0.12 AC +/-
90	5,000.00 SF +/-	0.11 AC +/-
91	5,000.01 SF +/-	0.11 AC +/-
92	7,030.39 SF +/-	0.16 AC +/-
93	11,617.61 SF +/-	0.27 AC +/-
94	12,357.85 SF +/-	0.28 AC +/-
95	8,004.58 SF +/-	0.18 AC +/-
96	9,714.40 SF +/-	0.22 AC +/-
97	9,144.84 SF +/-	0.21 AC +/-
98	8,655.33 SF +/-	0.20 AC +/-
99	8,683.28 SF +/-	0.20 AC +/-
100	7,583.17 SF +/-	0.17 AC +/-
101	10,416.71 SF +/-	0.24 AC +/-
102	5,992.40 SF +/-	0.14 AC +/-
103	6,031.82 SF +/-	0.14 AC +/-
104	5,747.63 SF +/-	0.13 AC +/-
105	5,747.63 SF +/-	0.13 AC +/-
106	5,747.63 SF +/-	0.13 AC +/-
107	5,747.63 SF +/-	0.13 AC +/-
108	5,570.66 SF +/-	0.13 AC +/-
109	5,000.00 SF +/-	0.11 AC +/-
110	5,500.83 SF +/-	0.13 AC +/-
111	5,792.51 SF +/-	0.13 AC +/-
112	5,909.30 SF +/-	0.14 AC +/-
113	5,909.28 SF +/-	0.14 AC +/-
114	5,738.36 SF +/-	0.13 AC +/-
115	7,054.21 SF +/-	0.16 AC +/-

ROADWAY CROSS SECTION

VICINITY MAP

SCALE: NOT TO SCALE



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	6,933 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)
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
601 N. TRADE STREET, SUITE 200
WINSTON-SALEM, NC 27101
www.stimmelpa.com 336.723.1067
frontdesk@stimmelpa.com

NORTH SCALE: 1" = 80'

0 80 160 240

stimmel
LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
LAND PLANNING
601 N. TRADE STREET, SUITE 200
WINSTON-SALEM, NC 27101
P: 336.723.1067 F: 336.723.1069
E: frontdesk@stimmelpa.com
www.stimmelpa.com

SEALS:

PRELIMINARY DRAWING
STIMMEL ASSOCIATES, P.A. CORPORATE SEAL NORTH CAROLINA C-89
NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 2139 STEPHEN C. GWEN
NOT APPROVED FOR CONSTRUCTION

PROJECT NAME & LOCATION:

SOMERSET HEIGHTS
WINSTON-SALEM, NC

OWNERS/PETITIONERS:

Petitioner: Jeff Guernier
True Homes, USA
121 Shields Park Drive
Kernersville, NC 27284
336.451.6682
jguernier@truehomesusa.com

PIN#: 6803-48-8148.000
6803-38-5166.000
6803-47-3375.000
Deed Bk-Pg: 003443-00944, 003578-04218, 001649-02376
Zoning: RS9
Owner: Hubbard Realty of Winston Salem Inc.
1598 Westbrook Plaza Dr. Suite 200
Winston-Salem, NC 27103

PLANS FOR:

- ☐ PRE-SUBMITTAL
- ☐ SUBMITTAL
- ■ REVISED SUBMITTAL

CLIENT:
JEFF GUERNIER
TRUE HOMES, USA
121 SHIELDS PARK DRIVE
KERNERSVILLE, NC 27284
336.451.6682
JGUERNIER@TRUEHOMESUSA.COM

04/05/22	SUBMITTAL
03/28/22	PRE-SUBMITTAL
DATE	DESCRIPTION

SUBMITTAL DATE:	04/28/2022
PROJECT NO:	22-060
DRAWN BY:	SO,ER

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SHEET TITLE:
Rezoning Submittal

RS - 02

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