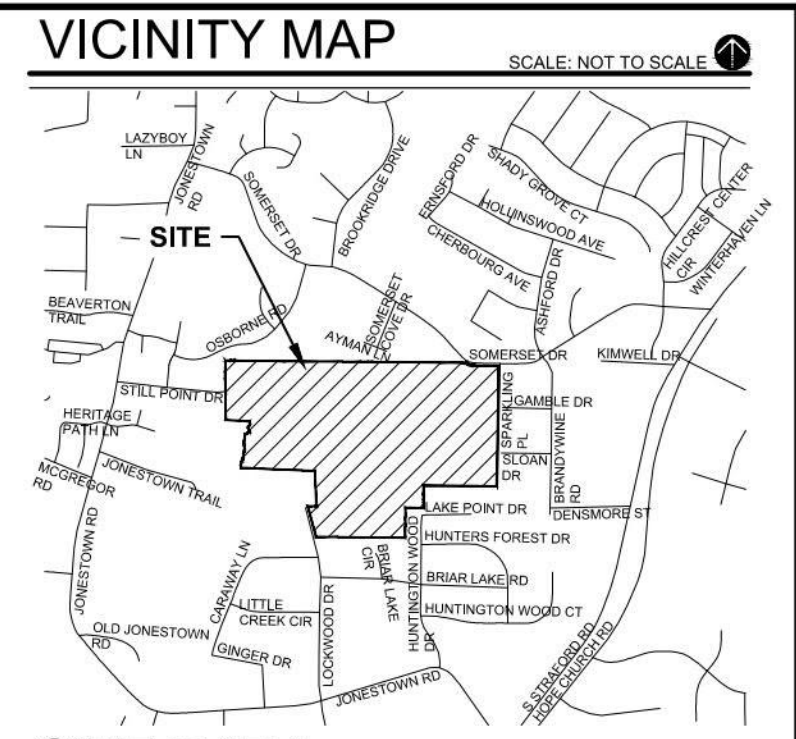


Parcel #	Area (SF)	Area (AC)
1	7,595.03 SF +/-	0.17 AC +/-
2	5,476.64 SF +/-	0.13 AC +/-
3	5,543.52 SF +/-	0.13 AC +/-
4	5,519.98 SF +/-	0.13 AC +/-
5	5,406.38 SF +/-	0.12 AC +/-
6	5,389.02 SF +/-	0.12 AC +/-
7	5,339.98 SF +/-	0.12 AC +/-
8	5,220.28 SF +/-	0.12 AC +/-
9	5,000.00 SF +/-	0.11 AC +/-
10	5,000.00 SF +/-	0.11 AC +/-
11	5,000.00 SF +/-	0.11 AC +/-
12	5,000.00 SF +/-	0.11 AC +/-
13	5,060.06 SF +/-	0.12 AC +/-
14	5,428.78 SF +/-	0.12 AC +/-
15	5,621.92 SF +/-	0.13 AC +/-
16	5,637.29 SF +/-	0.13 AC +/-
17	5,474.19 SF +/-	0.13 AC +/-
18	5,478.47 SF +/-	0.13 AC +/-
19	5,650.30 SF +/-	0.13 AC +/-
20	5,635.23 SF +/-	0.13 AC +/-
21	5,433.97 SF +/-	0.12 AC +/-
22	5,172.42 SF +/-	0.12 AC +/-
23	5,000.66 SF +/-	0.11 AC +/-
24	5,000.00 SF +/-	0.11 AC +/-
25	5,000.00 SF +/-	0.11 AC +/-
26	5,000.00 SF +/-	0.11 AC +/-
27	5,561.30 SF +/-	0.13 AC +/-
28	5,582.19 SF +/-	0.13 AC +/-
29	5,582.19 SF +/-	0.13 AC +/-
30	5,582.19 SF +/-	0.13 AC +/-
31	5,582.19 SF +/-	0.13 AC +/-
32	5,434.15 SF +/-	0.12 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	5,080.71 SF +/-	0.12 AC +/-
38	5,319.55 SF +/-	0.12 AC +/-
39	5,319.55 SF +/-	0.12 AC +/-
40	5,319.55 SF +/-	0.12 AC +/-
41	5,319.55 SF +/-	0.12 AC +/-

Parcel #	Area (SF)	Area (AC)
42	5,319.55 SF +/-	0.12 AC +/-
43	6,648.68 SF +/-	0.15 AC +/-
44	5,000.00 SF +/-	0.11 AC +/-
45	5,316.70 SF +/-	0.12 AC +/-
46	5,625.60 SF +/-	0.13 AC +/-
47	5,697.30 SF +/-	0.13 AC +/-
48	5,697.30 SF +/-	0.13 AC +/-
49	5,697.30 SF +/-	0.13 AC +/-
50	5,697.30 SF +/-	0.13 AC +/-
51	5,697.30 SF +/-	0.13 AC +/-
52	5,697.30 SF +/-	0.13 AC +/-
53	5,697.30 SF +/-	0.13 AC +/-
54	5,573.14 SF +/-	0.13 AC +/-
55	5,332.41 SF +/-	0.12 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	5,000.00 SF +/-	0.11 AC +/-
62	5,000.00 SF +/-	0.11 AC +/-
63	5,000.00 SF +/-	0.11 AC +/-
64	5,000.00 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	5,257.51 SF +/-	0.12 AC +/-
69	5,320.53 SF +/-	0.12 AC +/-
70	5,320.35 SF +/-	0.12 AC +/-
71	4,999.17 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	5,000.00 SF +/-	0.11 AC +/-

Parcel #	Area (SF)	Area (AC)
83	5,000.00 SF +/-	0.11 AC +/-
84	5,000.00 SF +/-	0.11 AC +/-
85	5,000.00 SF +/-	0.11 AC +/-
86	5,000.00 SF +/-	0.11 AC +/-
87	5,000.00 SF +/-	0.11 AC +/-
88	5,000.00 SF +/-	0.11 AC +/-
89	5,477.60 SF +/-	0.13 AC +/-
90	5,668.68 SF +/-	0.13 AC +/-
91	5,668.68 SF +/-	0.13 AC +/-
92	5,668.68 SF +/-	0.13 AC +/-
93	5,668.68 SF +/-	0.13 AC +/-
94	5,668.68 SF +/-	0.13 AC +/-
95	5,632.15 SF +/-	0.13 AC +/-
96	5,144.41 SF +/-	0.12 AC +/-
97	5,000.00 SF +/-	0.11 AC +/-
98	5,000.01 SF +/-	0.11 AC +/-
99	7,030.39 SF +/-	0.16 AC +/-
100	11,617.61 SF +/-	0.27 AC +/-
101	12,357.85 SF +/-	0.28 AC +/-
102	8,004.58 SF +/-	0.18 AC +/-
103	9,714.40 SF +/-	0.22 AC +/-
104	9,144.84 SF +/-	0.21 AC +/-
105	8,655.33 SF +/-	0.20 AC +/-
106	8,683.28 SF +/-	0.20 AC +/-
107	7,583.17 SF +/-	0.17 AC +/-
108	10,416.71 SF +/-	0.24 AC +/-
109	5,992.40 SF +/-	0.14 AC +/-
110	6,031.82 SF +/-	0.14 AC +/-
111	5,747.63 SF +/-	0.13 AC +/-
112	5,747.63 SF +/-	0.13 AC +/-
113	5,747.63 SF +/-	0.13 AC +/-
114	5,747.63 SF +/-	0.13 AC +/-
115	5,706.66 SF +/-	0.13 AC +/-
116	5,000.00 SF +/-	0.11 AC +/-
117	5,500.83 SF +/-	0.13 AC +/-
118	5,792.51 SF +/-	0.13 AC +/-
119	5,909.30 SF +/-	0.14 AC +/-
120	5,909.28 SF +/-	0.14 AC +/-
121	5,738.36 SF +/-	0.13 AC +/-
122	7,054.21 SF +/-	0.16 AC +/-



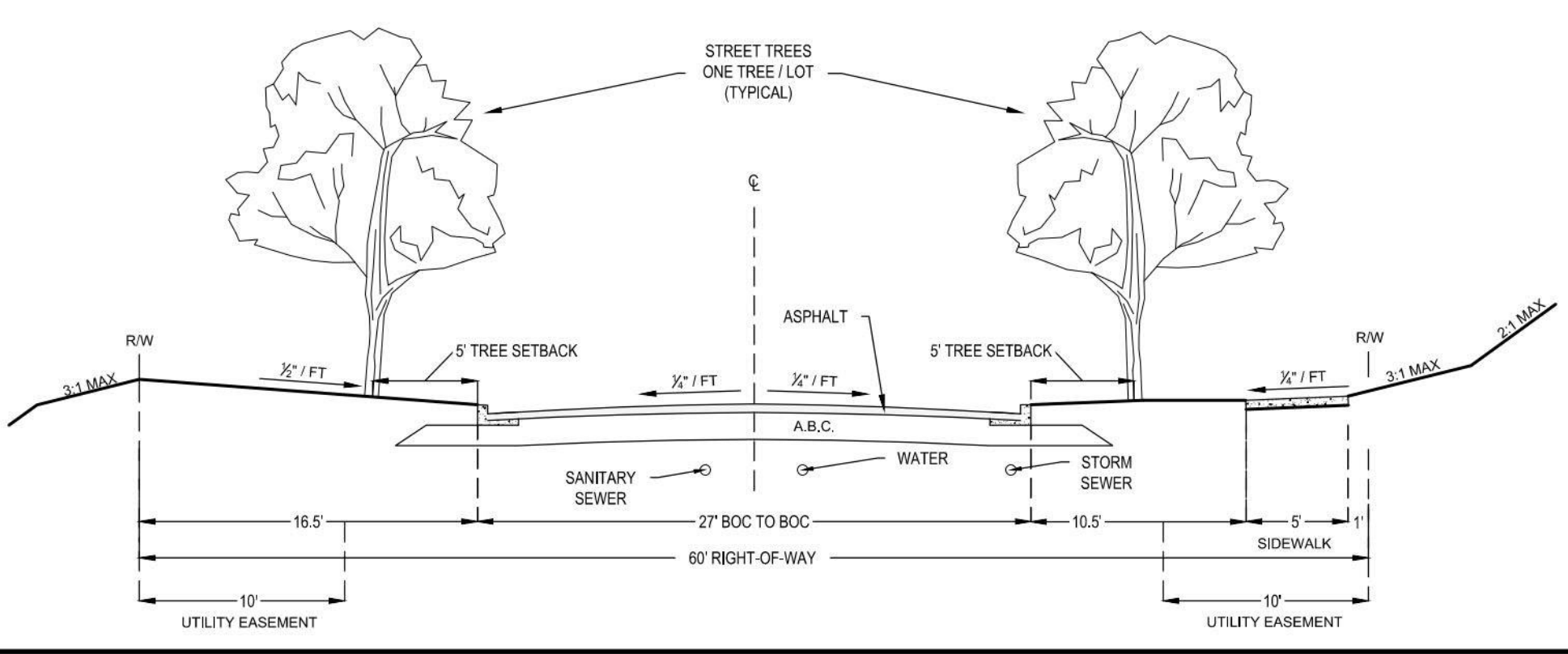
SITE DATA

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 %)
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 engineering 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.

ROADWAY CROSS SECTION



**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
 SEAL
 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
 6803-38-5168.000
 6803-47-3375.000
 336.451.6682
 Deed Bk-Pg: 003443-00944, 003578-04218, 001649-02376
 Zoning: RS9
 Owner: Hubbard Realty of Winston Salem Inc.
 1598 Westbrock 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

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

© STIMMEL ASSOCIATES, P.A.
 SHEET TITLE:
**Rezoning
 Submittal**
RS - 03

PREPARED BY:

 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
 SCALE: 1" = 80'