

# ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT TOWN OF WINSTON SALEM STANDARDS AND SPECIFICATIONS

# PETERS CREEK TOWNHOMES

## 3425 PETERS CREEK PARKWAY

TOWN OF WINSTON SALEM, FORSYTH COUNTY, NORTH CAROLINA

# REZONING SUBMITTAL

## TOWN OF WINSTON SALEM PROJECT

### SHEET INDEX

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MP.1	MASTER PLAN - WEST
MP.2	MASTER PLAN - EAST
MP.3	GRADING AND UTILITY PLAN - WEST
MP.4	GRADING AND UTILITY PLAN - EAST

### SITE DATA:

PROJECT NAME:	PETERS CREEK TOWNHOMES
SITE ADDRESS:	3425 PETERS CREEK PARKWAY
PIN:	6823-80-2904.000
TOTAL ACREAGE:	18.88 ACRES
EXISTING ZONING:	RS9
PROPOSED ZONING:	RM8-S
TOTAL UNITS:	135 TOWNHOMES
PROPOSED DENSITY:	7.15 DUA
REQUIRED ACTIVE OPEN SPACE:	135 x 100 S.F.
ACTIVE OPEN SPACE PROVIDED:	18,630 S.F.
TOTAL OPEN SPACE PROVIDED:	320,166 S.F.

CONNECTIVITY INDEX: 10 LINKS/8 NODES	1.25
PUBLIC ROAD LENGTH:	2,980 FT
PAVED/GRAVEL TO TOTAL AREA:	21% (172,707 S.F.)
BUILDING COVERAGE TO TOTAL AREA:	16% (131,586 S.F.)
IMPERVIOUS TO TOTAL AREA:	37% (304,292 S.F.)

PARKING:		
MINIMUM PARKING REQUIRED:	2 SPACES PER TOWNHOME	
MINIMUM TOTAL PARKING REQUIRED:	270 SPACES	
ADDITIONAL PARKING:	13 SPACES	
SPACES PROVIDED:	283 SPACES	

TREE SAVE AREA CALCULATIONS:	
GROSS SITE AREA:	18.88 ACRES
-PROPOSED RIGHT OF WAY	3.81 ACRES
-EXISTING SANITARY SEWER EASEMENT	0.27 ACRES
NET SITE AREA:	14.79 ACRES
TREE SAVE AREA REQUIRED:	12% (1.78 ACRES)
TREE SAVE AREA PROVIDED:	15.5% (2.30 ACRES)

BUILDING DIMENSIONAL STANDARDS:	
FRONT SETBACK:	25'
REAR SETBACK:	25'
SIDE SETBACK:	7'
CORNER SIDE (FROM RIGHT OF WAY):	10'
MINIMUM BUILDING SEPARATION:	15'
MAXIMUM BUILDING HEIGHT:	35'

### ZONING CONDITIONS

#### General Development Conditions

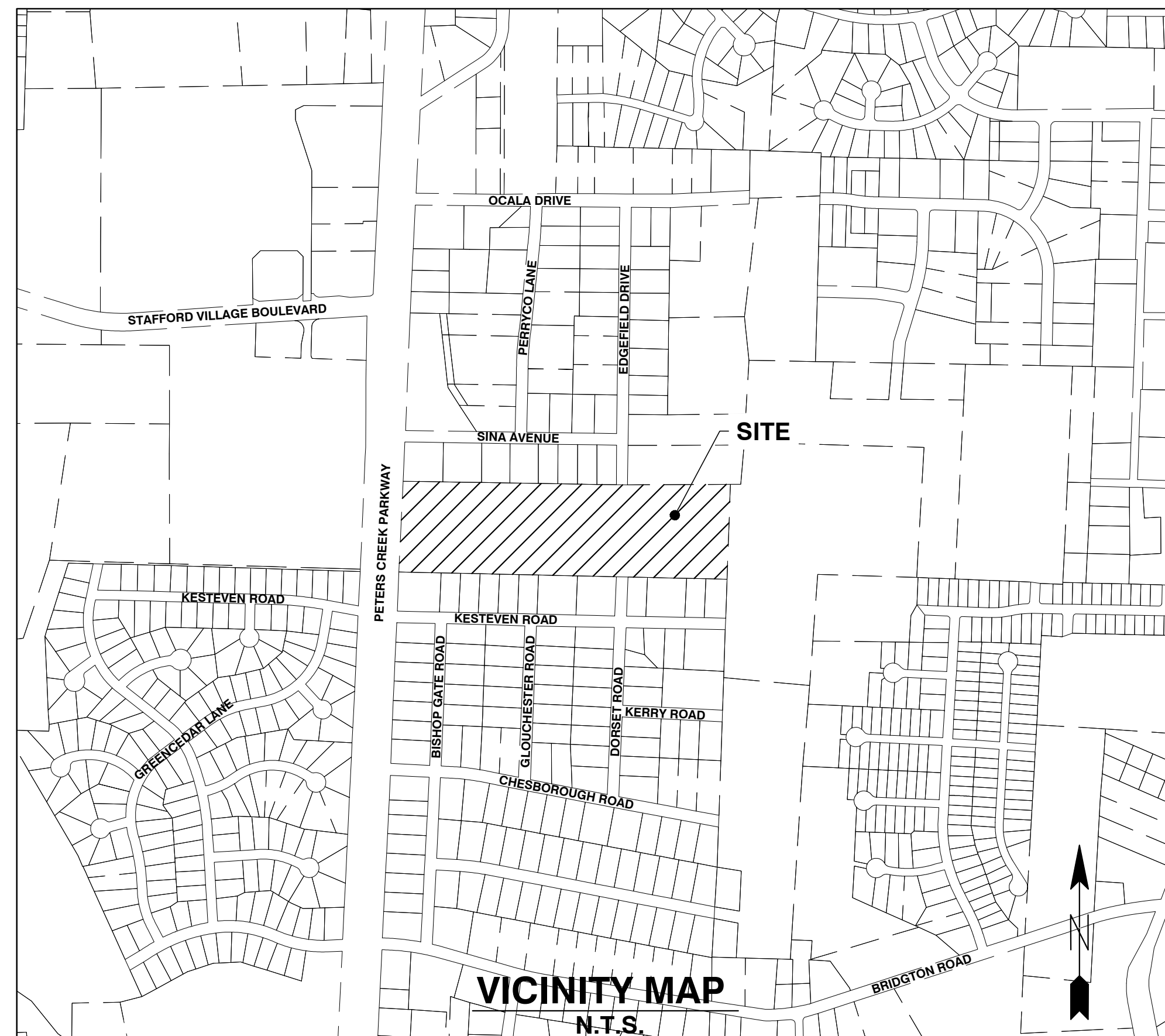
- Uses shall be limited to:
  - Residential Building, Single Family
  - Residential Building, Duplex
  - Residential Building, Twin Home
  - Residential Building, Townhouse
  - Planned Residential Development
- Permitted uses shall allow any accessory uses permitted for residential development.
- Residential density shall be limited to 7.2 dwelling units per acre.
- Maximum number of units: 136
- Minimum lot size: 2,000 square feet
- The development shall meet all adopted City of Winston-Salem Unified Development Ordinance requirements, Winston-Salem Infrastructure Development Standards, and the North Carolina Fire Code and NFPA fire standards and NCDOT standards.
- Stormwater Control Measures 1 and 2 will be designed to attenuate a 50 year storm event in addition to the 2.10 and 25 year storm events of minimum 6 hour duration and be managed to at, or below, the pre developed rates and also that the increase in the pre versus post 50 year storm be stored in the stormwater management system and released over a 2 to 5 day period.

A 6-foot-tall opaque fence will be provided along the northeast, east, and southeast property line as indicated on the approved master plan.

#### Townhouse Architectural Standards

- All townhouse units will have front-loaded one car garage with a 25' driveway measured from the right of way line and provide two vehicular parking spaces on each lot.
- All townhouse units will have a combination of two or more of the following materials on the front facade (not counting the foundation): stone, brick, lap siding, fiber cement siding, shake or board and batten or vinyl siding.
- Townhouse building walls shall be wood clapboard, cement fiber board or shingle, wood board and batten, brick, vinyl siding, or stone.
- Main roofs on townhouse buildings shall have a pitch between 4/12 and 12/12.

A Minimum of two (2) windows shall be used on all exterior-unit townhomes' side elevations. With a minimum of one window on each floor.



#### ENGINEER:

# BNK

BASS, NIXON & KENNEDY, INC.  
CONSULTING ENGINEERS

6310 CHAPEL HILL ROAD, SUITE 250  
RALEIGH, NORTH CAROLINA 27607  
TELEPHONE: (919) 851-4422  
FAX: (919) 851-8968

CERTIFICATION NUMBERS: NCBELS (C-0110)  
NCBOLA (C-0267)

CONTACT: GARRY WALSTON, RLA  
EMAIL: Garry.Walston@BNKinc.com

#### OWNER:

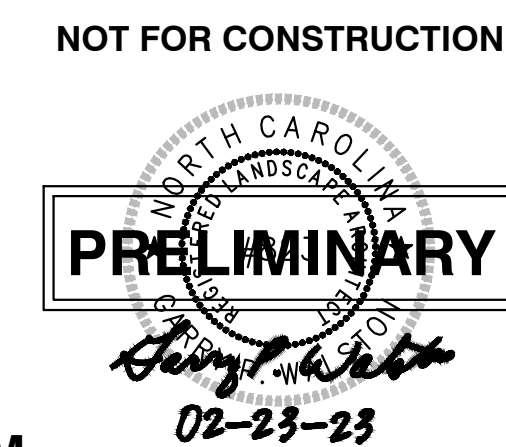
FISHEL AGNES G  
2969 BURKE MILL RD  
WINSTON SALEM, NC 27103

CONTACT: JAY TAYLOR  
PHONE: (919) 233-8077  
EMAIL: J.TAYLOR@SVN.COM

#### DEVELOPER:

KDM DEVELOPMENT  
1080 PITTSFORD VICTOR RD  
PITTSFORD, NY 14534

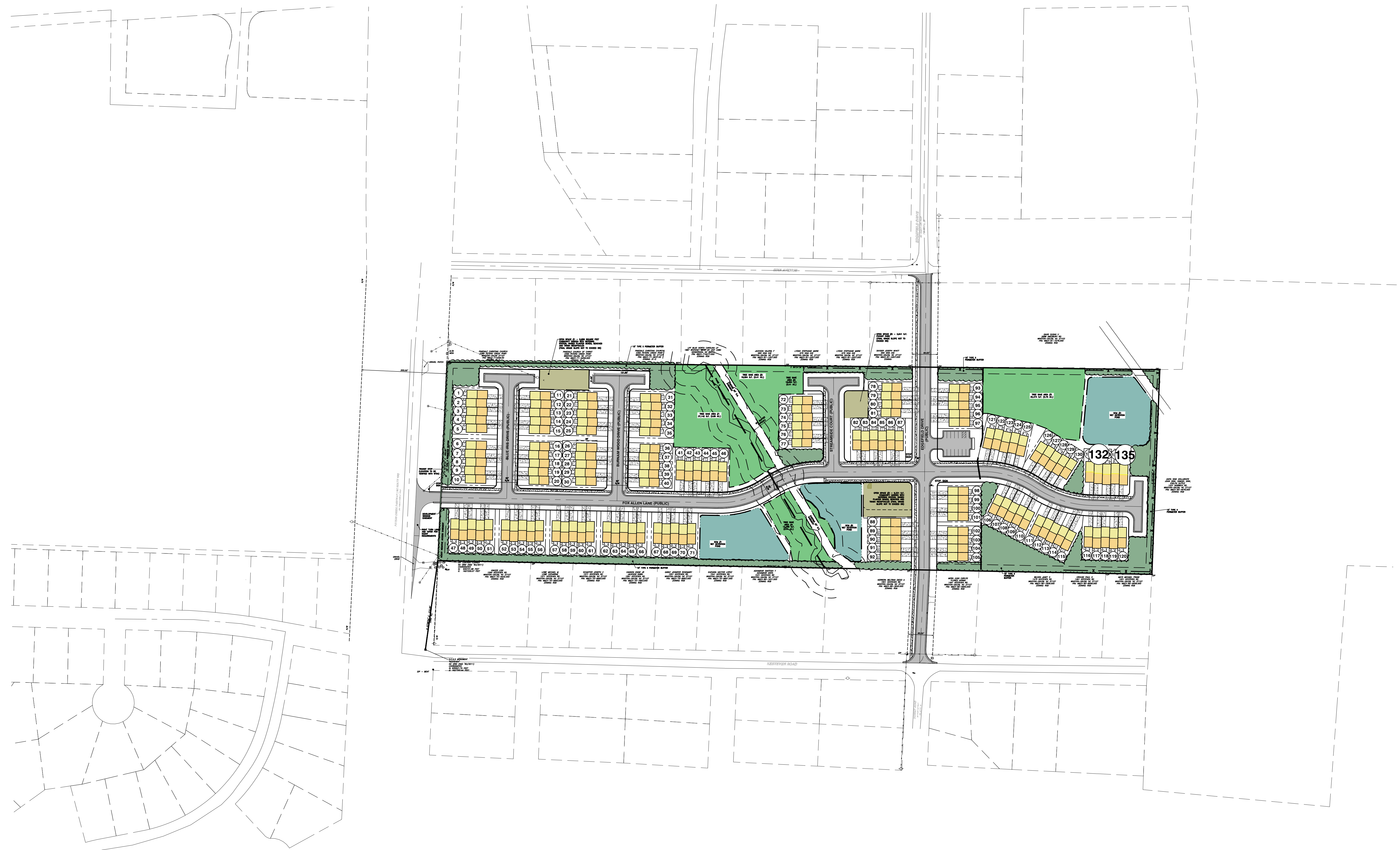
CONTACT: KENYON BURNHAM  
PHONE: (585) 465-0099  
EMAIL: KENYON@KDMDEVELOPMENT.COM



SITE PLAN LEGEND		
<b>REVIEW INFORMATION</b> Type of Review: <input checked="" type="checkbox"/> Special Use Rezoning <input type="checkbox"/> Site Plan Amendment <input type="checkbox"/> Special Use Permit (Elected Body Only) <input type="checkbox"/> Final Development Plan <input type="checkbox"/> Preliminary Subdivision <input type="checkbox"/> Planning Board Review  Jurisdiction: <input checked="" type="checkbox"/> City of Winston-Salem <input type="checkbox"/> Forsyth County <input type="checkbox"/> Village of Clemmons <input type="checkbox"/> Town of Walkertown  Purpose Statement: The purpose of this request is to REZONE PROPERTY FROM RS-9 TO RM8-S.	<b>ZONING</b> Existing Zoning: RS9 Proposed Zoning: RM8-S  Proposed Uses: RESIDENTIAL BUILDING, SINGLE-FAMILY DUPLEX, TWIN HOME, TOWNHOUSE PLANNED RESIDENTIAL DEVELOPMENT (Use UDO Terminology)	<b>OFF-STREET PARKING (if applicable)</b> Proposed Uses: TOWNHOMES Required Parking: 2 Spaces / UNIT (more than one calculation may be needed) Parking Provided: 283  <b>OFF-STREET LOADING (if applicable)</b> Loading/Unloading Spaces Required: _____ Loading/Unloading Spaces Provided: _____ Size: _____ ft X _____ ft.
<b>INFRASTRUCTURE</b> Water <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private Sewer <input checked="" type="checkbox"/> Streets <input checked="" type="checkbox"/>  Linear feet of public streets: 2980 ft.	<b>DENSITY CALCULATIONS</b> # of Units or Lots: 135 Density: 7.15 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.)	<b>BUFFERYARDS</b> Adjoining Zoning: RS-9 Type Required: TYPE # _____ Width Provided: 15' _____ ft.
<b>SITE SIZE AND COVERAGES</b> Total Acreage: 18.88 Acres Site Coverages: Building to Land 18 % Pavement to Land 21 % Open Space 38.90 %  Building Square Footage: 133,280 sq. ft. Building Height: 35' ft.	<b>PROPERTY INFORMATION</b> PIN #'s: 6823-80-2904.000	<b>NOT LOCATED IN A WATER SUPPLY WATERSHED</b>
<b>SITE PLAN LEGEND</b> <b>WATERSHED CALCULATIONS (if applicable)</b> Watershed calculations are required for all non-residential development and residential developments using built upon areas within the watershed. SIDA Application Submitted: _____ Yes _____ No		
<b>CALCULATION # 1</b> (Use this calculation for projects located in water supply watersheds, except for sites located in Winston-Salem & Forsyth County in the Salem Lake watershed.) Name of Watershed: _____ Total Site Square Footage: _____ Sq. Ft. Less: Existing Built Upon Area (as of 1/1/94) _____ Sq. Ft. Vacant Land Area (as of 1/1/94) _____ Sq. Ft. Maximum New Built Upon Area (% below times Vacant Land Area) > WS-IV Balance of Watershed 36% if no curb & gutter > 24% with curb & gutter > WS-IV Reservoir Protection Area & WS-III Watersheds: 24% Total Maximum Coverage: _____ Sq. Ft. (Existing Built Upon Area plus Maximum New Built Upon Area) Proposed Built Upon Area: _____ Sq. Ft.	<b>CALCULATION # 2</b> (Use this calculation for projects located in the Salem Lake watershed and within the jurisdictions of the City of Winston-Salem or Forsyth County) Minimum Calculated Coverage: _____ Sq. Ft. > 24% within the Reservoir Protection Area > 24% within the Balance of the Watershed > 30% with Stormwater Control Existing Built Upon Area: _____ Sq. Ft. > Winston-Salem (as of July 1, 1993) > Forsyth County (as of January 1, 1994) Maximum Allowable Coverage: _____ Sq. Ft. (Greater of Maximum Calculated Coverage or Existing Built Upon Area) Proposed Built Upon Area: _____ Sq. Ft.	

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SCALE IN FEET

0 30 60 120 180 240



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 CERTIFICATION NUMBERS: NCBELS (C-0119); NCBOLA (C-0267)

NO.	DATE	DESCRIPTION	BY
1	04-20-23	PER TOWN COUNCIL COMMENTS	SFD

JOB NO.	DATE	SFD DRAWN BY
03-22033	12-15-2022	SFD

MASTER PLAN - OVERALL

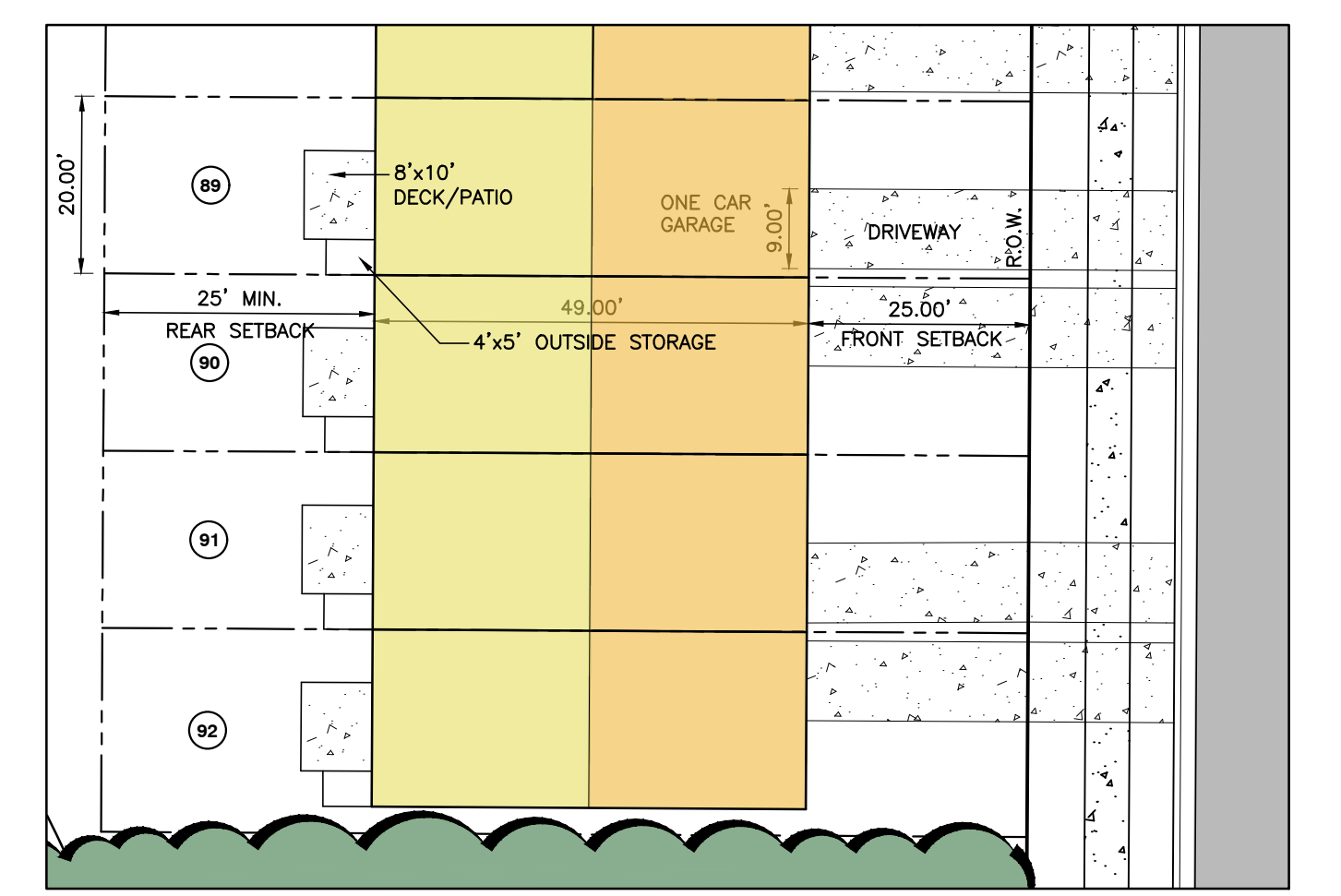
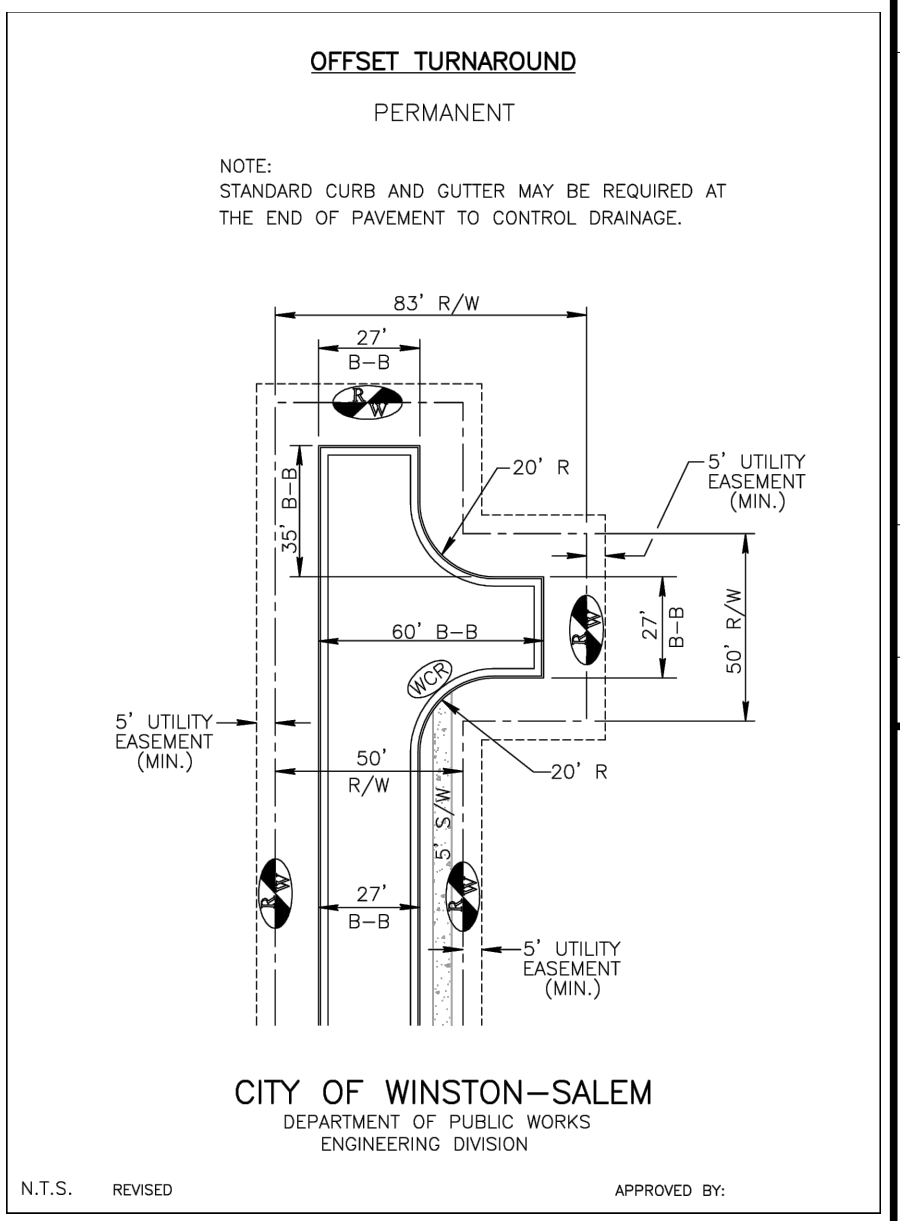
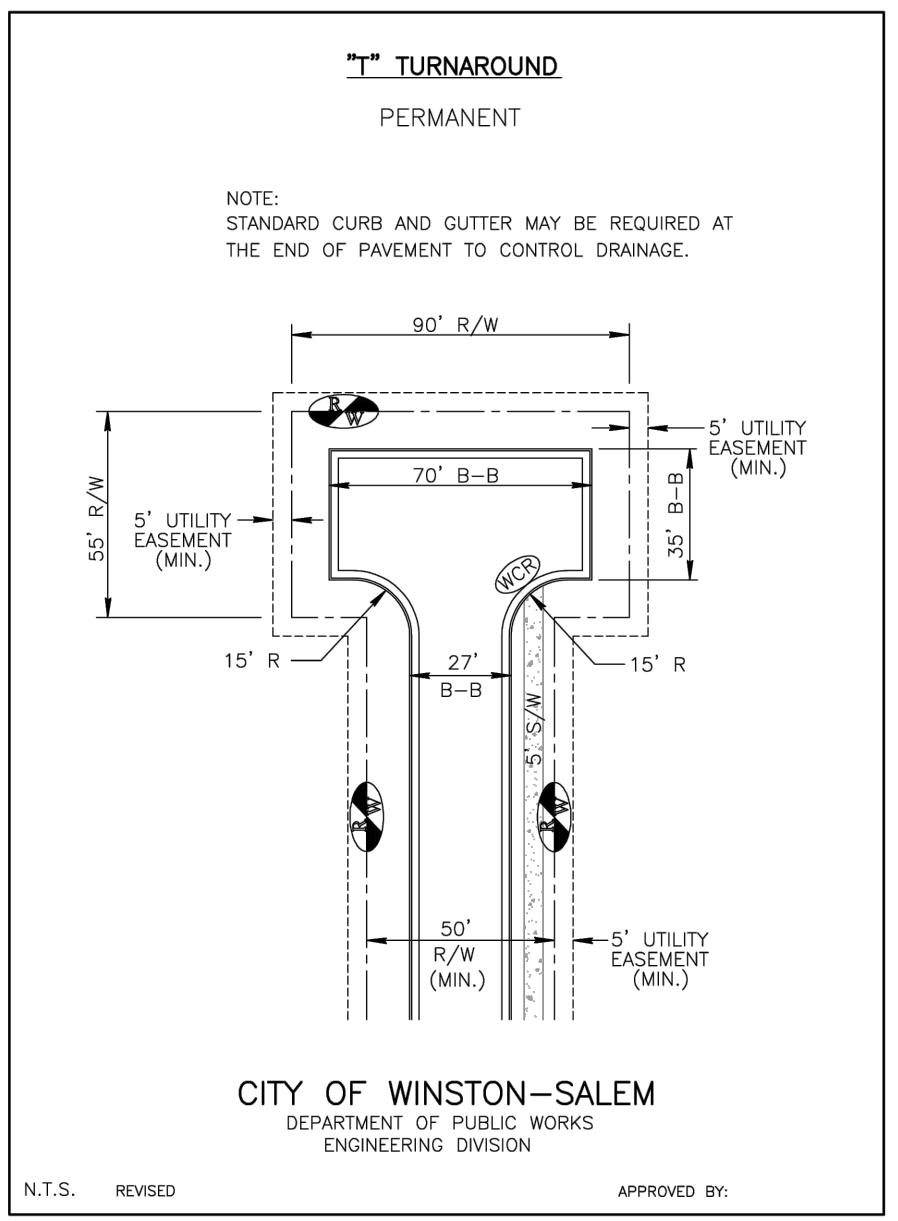
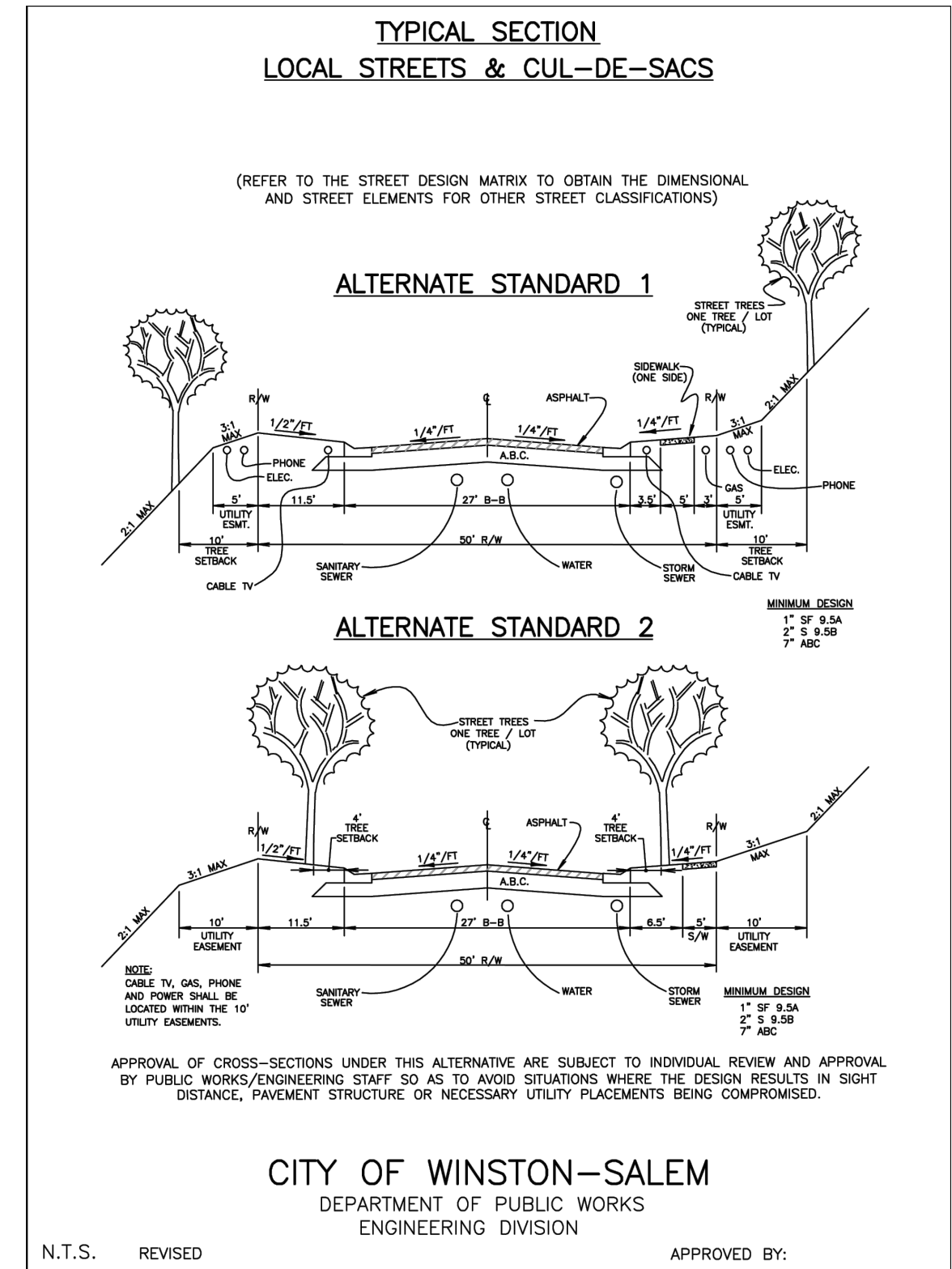
SCALE: 1" = 60'

CHK BY: GPW

**PETERS CREEK TOWNHOMES**  
**3425 PETERS CREEK PARKWAY**  
 TOWN OF WINSTON SALEM, FORSYTH COUNTY, NORTH CAROLINA

SHEET EX.1

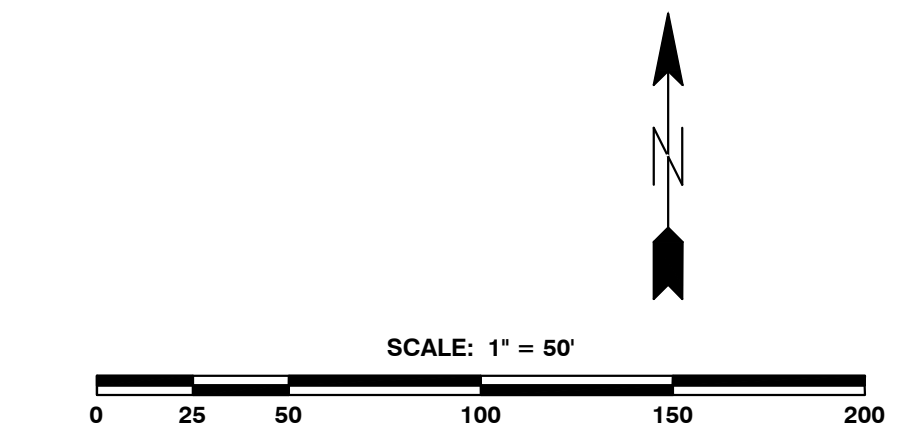




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**PRELIMINARY**

*Henry P. Walker*  
04-20-23



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CERTIFICATION NUMBERS: NCBELS (C-0110); NCBOLA (C-0267)

NO.	DATE	DESCRIPTION	BY
1	04-20-23	PER TOWN COUNCIL COMMENTS	BY

03-22033  
JOB NO.

12-15-2022  
DATE

12-15-2022  
SFD

GERRY  
DRAWN BY

**MASTER PLAN - WEST**

3425 PETERS CREEK PARKWAY

TOWN OF WINSTON SALEM, FORSYTH COUNTY, NORTH CAROLINA

SCALE: 1" = 50'

CHK BY: GPW

**PETERS CREEK TOWNHOMES**

**SHEET MP.1**

TOWN OF WINSTON SALEM PROJECT NO. ---

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

<b>New Development:</b>	<b>Additions to Existing Development:</b>
Total Site Size (in Square Feet): <b>822,413 S.F.</b>	Total Limits of Land Disturbance (in Square Feet): <b>_____</b>
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 N/A = <b>644,323 S.F.</b>	
Minimum Tree Save Area Required: <b>_____ 10% X 12%</b>	
Total Required Tree Save Area (in square feet): Total Site Size or Total Limits of Land Disturbance - Excluded Area X Minimum TSA ( <b>12%</b> ) = <b>77,319 S.F.</b>	
Individual Trees Method Used: <input type="checkbox"/> Yes <input type="checkbox"/> No	Tree Stand Method Used: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Number of Trees 6-9" DBH: <input type="checkbox"/> X 500sf = _____	List the Area of Each Tree Stand Being Saved: <b>37,142 + 18,094 + 32,474 + 12,388 = 100,098</b>
Number of Trees 9.01-12" DBH: <input type="checkbox"/> X 750sf = _____	Describe Each Tree Stand (Age, Health, Species Mix) <b>THE ENTIRE SITE IS COVERED WITH A MIX OF DECIDUOUS AND EVERGREEN TREES, INCLUDING MAPLES, OAKS, PINES, CEDARS, ETC., ALL IN IN GOOD HEALTH AND 25-35' TALL. THE AGE OF THE TREE STAND IS UNKNOWN, BUT GENERALLY UNIFORM IN SIZE AND VARIETY.</b>
Number of Trees 12.01-24" DBH: <input type="checkbox"/> X 1800sf = _____	Number of Large Variety Trees Planted: <input type="checkbox"/> X 750sf = _____
Number of Trees 24.01-36" DBH: <input type="checkbox"/> X 3000sf = _____	Total Square Footage of New Trees Planted to Satisfy Minimum TSA: <b>_____</b>
Number of Trees Larger Than 36.01" DBH: <input type="checkbox"/> X 4000sf = _____	Total Square Footage of Tree Stands Being Saved to Satisfy Minimum TSA: <b>78,884 S.F.</b>
Total Square Footage of Individual Trees Used to Satisfy Minimum TSA: <b>_____</b>	Total Required TSA (in Square Feet): <b>77,319</b>
	Total TSA provided (in Square Feet): <b>100,098 (15.5%)</b>

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**PRELIMINARY**

*Seal of North Carolina Professional Landscaper*

*Signature*

04-20-23

SCALE IN FEET

R:\2023\20033 - Peters Creek Apartments\Civil\04 Construction\03 - 20033 - Site.dwg, C1.2 - Site East, 4/20/2023 4:15:38 PM, garry

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**BNK**  
BASS | NIXON | KENNEDY  
CONSULTING ENGINEERS

NO.	DATE	DESCRIPTION	BY
1	04-20-23	PER TOWN COUNCIL COMMENTS	

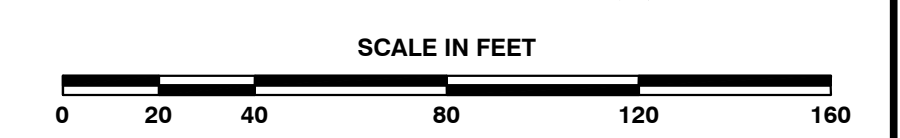
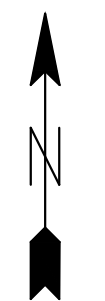
JOB NO. 03-22033  
DATE 12-15-2022  
SFD  
DRAWN BY  
MASTER PLAN - EAST  
CHK BY: GPW  
SCALE: 1" = 40'

**PETERS CREEK TOWNHOMES**  
3425 PETERS CREEK PARKWAY  
TOWN OF WINSTON SALEM, FORSYTH COUNTY, NORTH CAROLINA

SHEET **MP-2**

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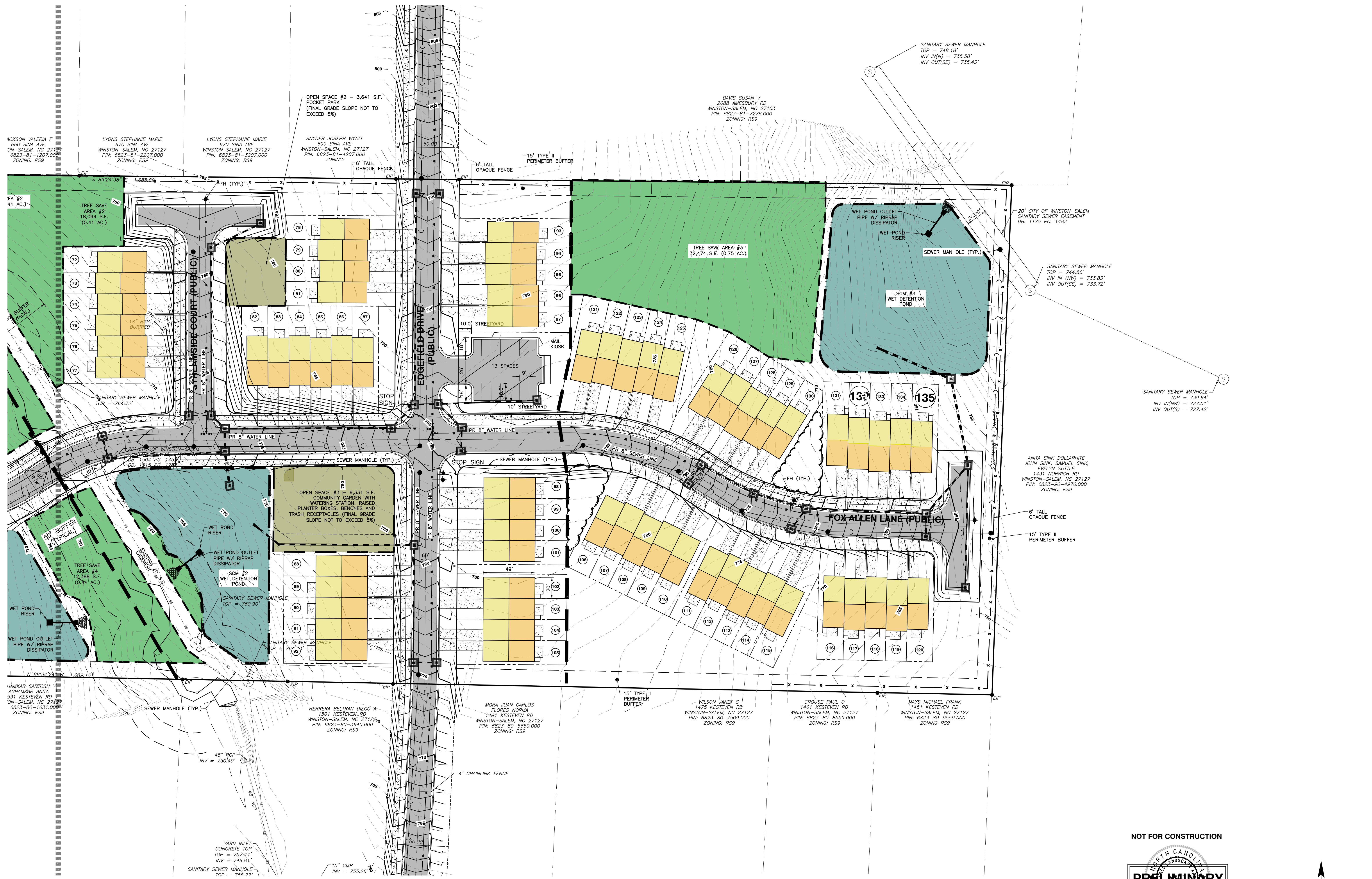
NO.	DATE	DESCRIPTION	BY

03-22033 12-15-2022 SFD  
 JOB NO. DATE DRAWN BY  
**GRADING AND UTILITY PLAN - WEST**  
 SCALE: 1" = 40' REVISIONS  
 CHK BY: GPW

**PETERS CREEK TOWNHOMES**  
**3425 PETERS CREEK PARKWAY**  
 TOWN OF WINSTON SALEM, FORSYTH COUNTY, NORTH CAROLINA

SHEET **MP.3**





RU/2022/20033 - Peters Creek Apartments/CIVIL/04 Construction/05 - 20033 - Grading Plan.dwg, C3.2 - Grading - East, 4/20/2023 4:16:06 PM, gary



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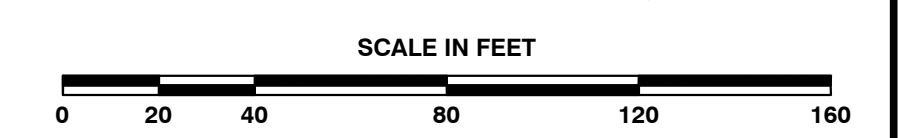
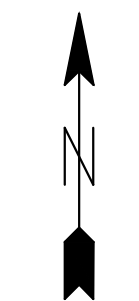
NO.	DATE	DESCRIPTION	BY
1" = 40' REVISIONS			

**PETERS CREEK TOWNHOMES**  
**MP.4**  
 3425 PETERS CREEK PARKWAY  
 TOWN OF WINSTON SALEM, FORSYTH COUNTY, NORTH CAROLINA



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