

**PLANNING BOARD REVIEW**

**18-lot Planned Residential  
Development in RS9 Zoning**

**CASE:** PBR 2021-01

**PIN:** 6847-11-9508

**SCALE:** 1" represents 300'

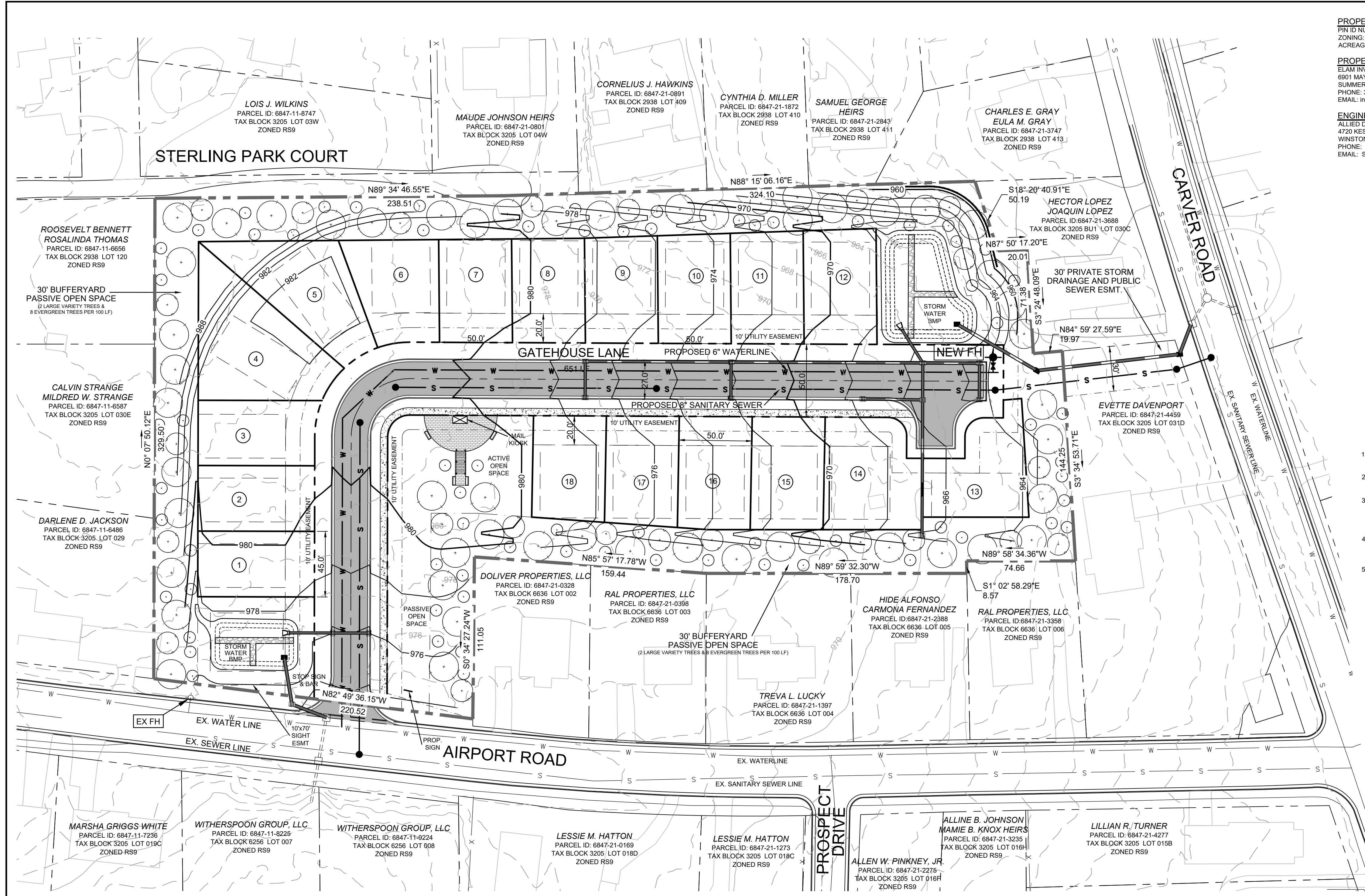
**STAFF:** Reed

**GMA:** 3

**ACRES:** 4.07

**MAP(S):** 6847.03

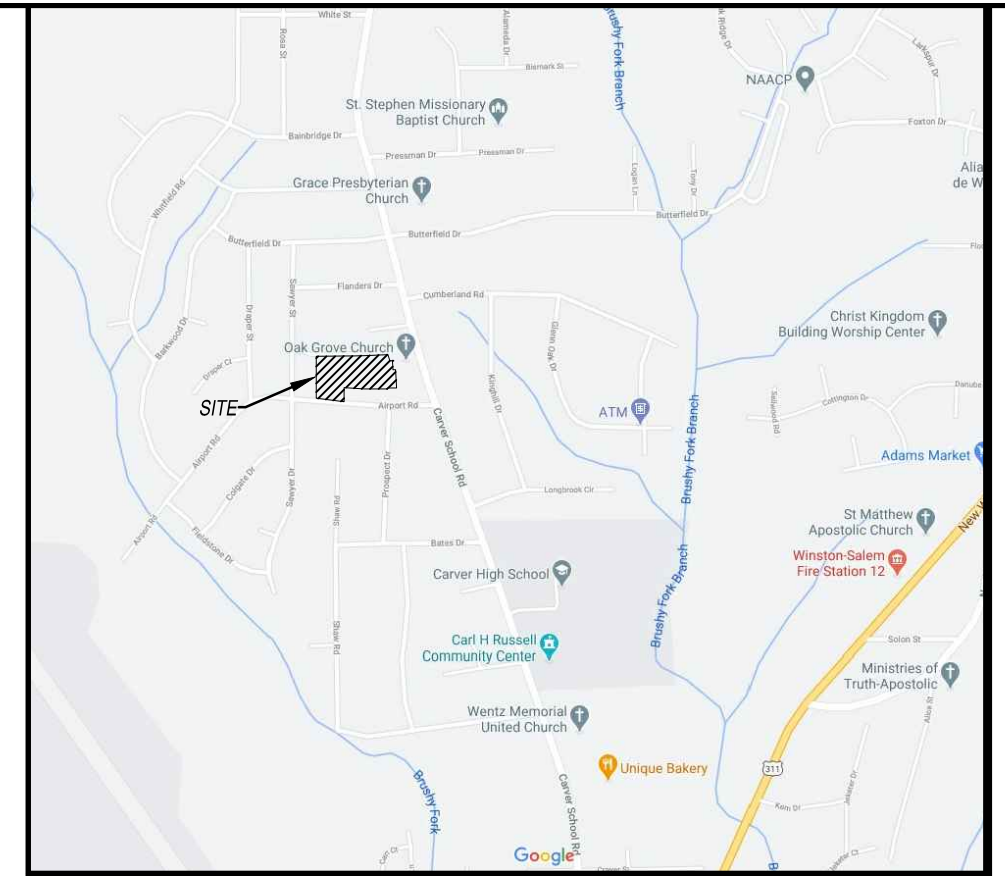




**PROPERTY INFORMATION:**  
 PIN ID NUMBER: 6847-11-9508  
 ZONING: RS9  
 ACREAGE: 4.02

**PROPERTY OWNER/DEVELOPER:**  
 ELAM INVESTMENTS, LLC  
 6901 MAYNARD ROAD  
 SUMMERFIELD, NC 27358  
 PHONE: 336-660-8772  
 EMAIL: info@elaminvestments.com

**ENGINEER:**  
 ALLIED DESIGN, INC.  
 4720 KESTER MILL ROAD  
 WINSTON-SALEM, N.C. 27103  
 PHONE: (336) 765-2377  
 EMAIL: scausey@ALLIED-ENGSURV.COM



**VICINITY MAP**  
 NOT TO SCALE

**Allied Design, Inc.**  
 CIVIL ENGINEERING  
 4720 KESTER MILL ROAD  
 WINSTON-SALEM, NORTH CAROLINA 27103  
 Phone: (336) 765-2377  
 Fax: (336) 760-8886  
 http://www.allied-engsurv.com

FIRM LICENSE C-1891



**REZONING AND PRELIMINARY SITE PLAN**

FOR PLANNING BOARD REVIEW ONLY

**GATEHOUSE INVESTMENTS, LLC**  
 AIRPORT ROAD  
 FORSYTH COUNTY, NC

ACTIVE OPEN SPACE AMENITIES AS SHOWN ARE CONCEPTUAL. AMENITIES MAY INCLUDE ENHANCED PAVEMENTS, BENCHES, SHADE STRUCTURES, DECORATIVE PLANTINGS AND GRADED LAWN/RECREATION AREAS NOT TO EXCEED 5% SLOPE.

**GENERAL NOTES**

- EXISTING SITE BOUNDARY INFORMATION TAKEN FROM FORSYTH COUNTY TAX RECORD.
- ALL DEVELOPMENT SHALL CONFORM WITH THE FORSYTH COUNTY "UNIFIED DEVELOPMENT ORDINANCE".
- ALL DIMENSIONS ARE TO EDGE OF PAVEMENT AND FACE OF BUILDING, UNLESS OTHERWISE NOTED. VERIFY ALL BUILDING DIMENSIONS WITH ARCHITECT PRIOR TO START OF CONSTRUCTION.
- PUBLIC WATER AND SEWER SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY-COUNTY UTILITIES COMMISSION.
- ALL WATER AND SEWER MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY OF WINSTON-SALEM, JANUARY 1999, EDITION.

**REVIEW INFORMATION**

TYPE OF REVIEW:  
 PRELIMINARY SUBDIVISION APPROVAL

JURISDICTION:  
 WINSTON-SALEM

PURPOSE STATEMENT:  
 THE PURPOSE OF THIS SUBMITTAL IS FOR APPROVAL OF A PRELIMINARY SUBDIVISION UNDER THE PRD PROVISIONS.

**INFRASTRUCTURE**

	PUBLIC	PRIVATE
WATER:	X	
SEWER:	X	
STREETS:	X	

LINEAR FEET OF PUBLIC STREETS: 651 FT

**SITE SIZE AND COVERAGES**

TOTAL ACREAGE:	4.02	ACRE(S)
SITE COVERAGES:		
BUILDING TO LAND	20.6	%
PAVEMENT TO LAND (STREET, SIDEWALKS AND DRIVEWAYS)	20.9	%
OPEN SPACE	58.5	%
TOTAL	100	%

**ZONING**

EXISTING ZONING: RS9  
 PROPOSED ZONING: RS9  
 PROPOSED USES: RESIDENTIAL BUILDING, SINGLE FAMILY AND PLANNED RESIDENTIAL DEVELOPMENT (PRD)

**LOT DIMENSION AND SPACING REQUIREMENTS**

FROM PUBLIC ROW: 10' OR 20' WITH FRONT GARAGE  
 FRONT OR REAR FACING FRONT: 30' BETWEEN UNITS  
 REAR FACING REAR: 30' BETWEEN UNITS  
 SIDE OR REAR FACING SIDE: 10' BETWEEN UNITS

**DENSITY CALCULATIONS**

# OF UNITS OR LOTS: 18  
 DENSITY: 4.48 UNITS/LOTS PER ACRE

**BUFFERYARDS**

ADJOINING ZONING: RS9  
 TYPE REQUIRED: PRD BUFFER  
 WIDTH PROVIDED: 30' FT

**STREET INDEX CALCULATION**

NUMBER OF SEGMENTS: 1  
 NUMBER OF NODES: 1  
 SEGMENTS / NODES: 1

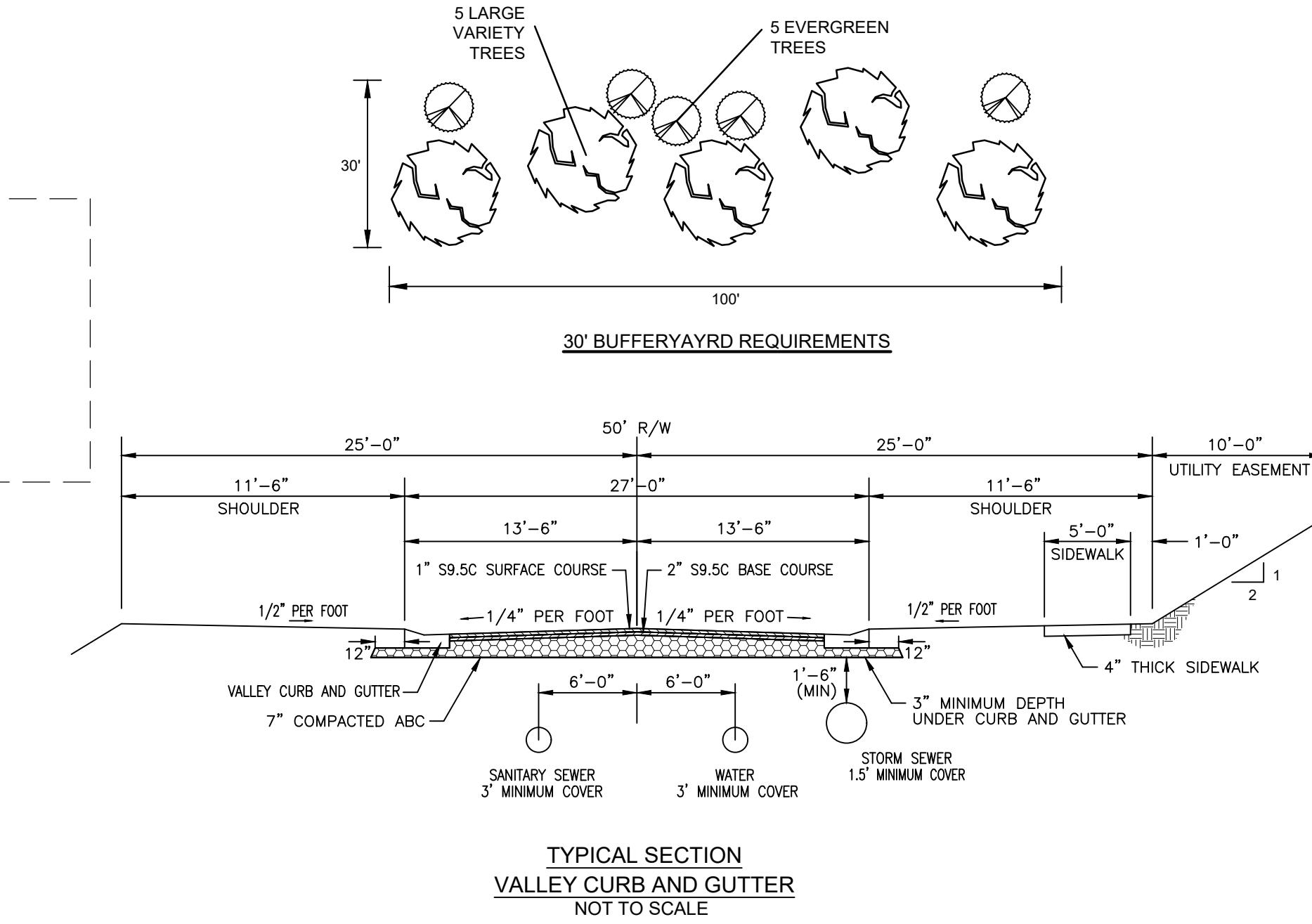
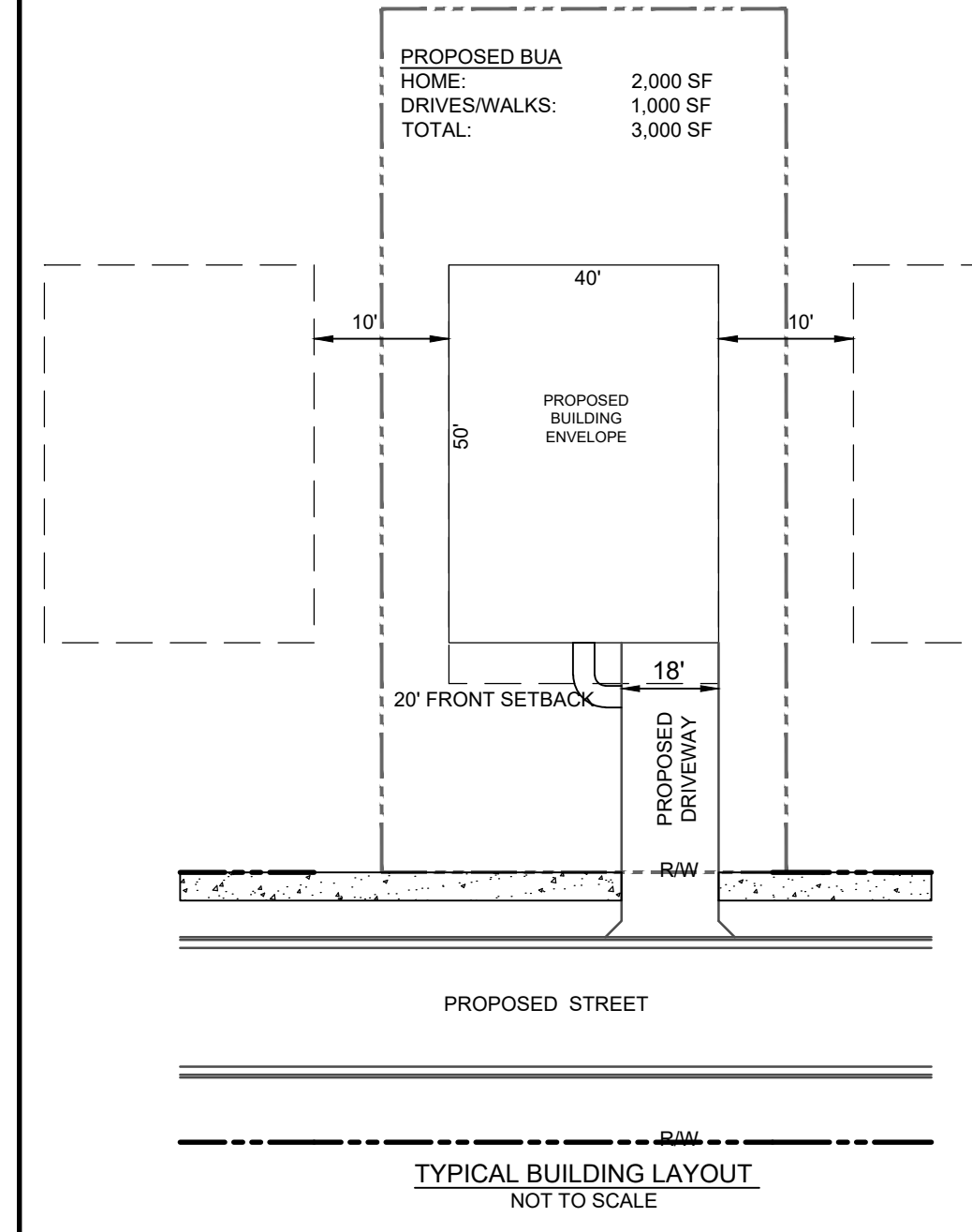
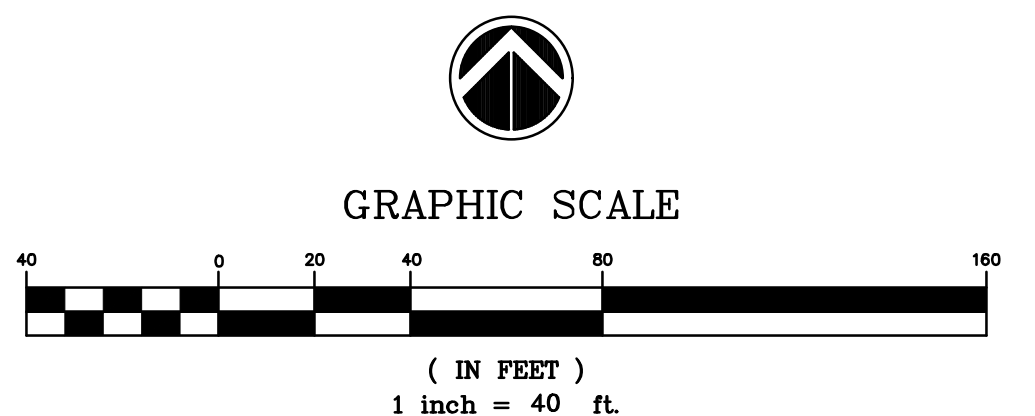
**COMMON OPEN SPACE CALCULATIONS**

AREA IN PRD:	4.02	ACRES
COMMON OPEN SPACE REQUIRED:	15	PERCENT
	26,267	SF
ACTIVE OPEN SPACE (15%) REQUIRED:	3,940	SF
COMMON OPEN SPACE PROVIDED:		
ACTIVE:	6,684	SF
PASSIVE:	53,695	SF
THOROUGHFARE:	0	SF
TOTAL PROVIDED:	60,379	SF

**TREE SAVE AREA SUMMARY CALCULATIONS**

<b>NEW DEVELOPMENT:</b>	
TOTAL SITE SIZE (IN SQUARE FEET):	175,111.20 SF
TOTAL SITE AREA EXCLUDED FROM TSA: SQUARE FEET OF PROPOSED R.O.W.'s 33,943 + SQUARE FEET OF EXISTING UTILITY EASEMENTS 0 + SQUARE FEET OF EXISTING WATER BODIES AND STORMWATER PONDS 0 = 33,943 SF	
MINIMUM TREE SAVE AREA REQUIRED: <input checked="" type="checkbox"/> 10% 12%	
TOTAL REQUIRED TREE SAVE AREA (IN SQUARE FEET): TOTAL SITE SIZE OR TOTAL LIMITS OF LAND DISTURBANCE - EXCLUDED AREA x MINIMUM TSA (10%) = 141,117 SF	
NEW TREES USED FOR TSA CREDIT: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
NUMBER OF LARGE VARIETY TREES PLANTED: 19 x 750 SF = 14,250	
TOTAL SQUARE FOOTAGE OF NEW TREES PLANTED TO SATISFY MINIMUM TSA: 14,250	
TOTAL REQUIRED TSA (IN SQUARE FEET): 144,117	
TOTAL PROVIDED TSA (IN SQUARE FEET): 14,250	

THE STREET INDEX CONNECTIVITY REQUIREMENT CANNOT BE MET BECAUSE THERE IS NO PRACTICAL ALTERNATIVE DUE TO SIGNIFICANT TOPOGRAPHIC CONSTRAINTS AND EXISTING DEVELOPMENT PATTERNS.



PROJECT NO.: 20-053  
 DRAWN BY: HLK  
 CHECKED BY: SMC  
 DATE: 11/09/2020

NO.	DATE	DESCRIPTION
A	11/09/2020	ISSUED FOR SKETCH PLAN REVIEW
B	11/09/2020	ISSUED FOR PRELIMINARY REVIEW
C	12/02/2020	ISSUED FOR PLANNING BOARD REVIEW

PRELIMINARY SUBDIVISION PLAN

SHEET C1