

SITE PLAN FOR TWIN CREEK SUBDIVISION

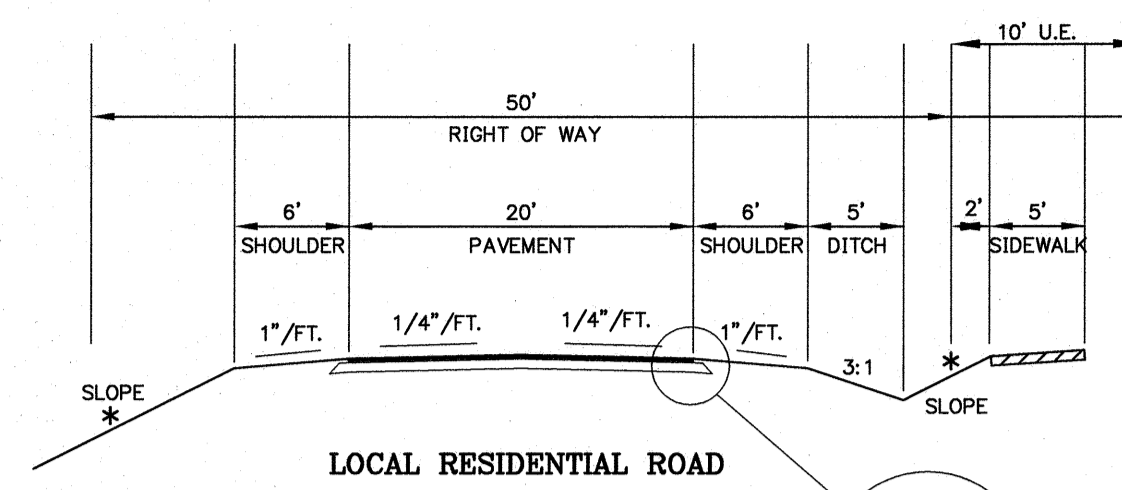
DEVELOPED BY CNKS, LLC
 FORSYTH COUNTY - NORTH CAROLINA

JOB #2020027
 NOVEMBER, 2020
 REVISED JANUARY 2021

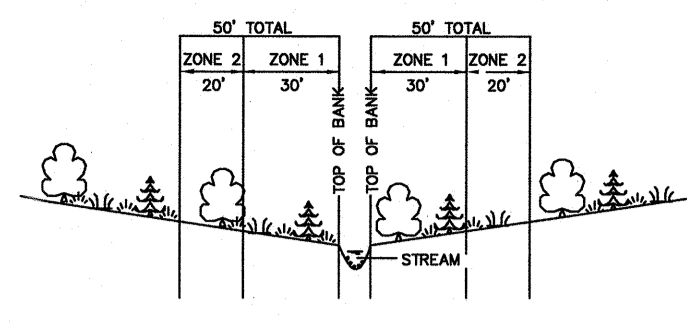
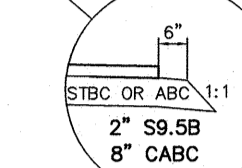
DEVELOPER/OWNER:
 CNKS, LLC
 2105 ANCHORIDGE AVE
 HIGH POINT, N.C. 27265
 (336) 701-5589
 EMAIL: CHRIS@CUSTOMANDP.COM

- NOTES:
- THIS IS NOT A SURVEY. THE INFORMATION SHOWN ON THIS MAP WAS PROVIDED BY OTHERS.
 - NO ATTEMPT WAS MADE TO LOCATE ANY UNDERGROUND UTILITIES AND SPECIFICATIONS.
 - ALL CONSTRUCTION TO CONFORM TO FORSYTH COUNTY AND NCDOT STANDARDS AND SPECIFICATIONS.
 - 10'X70' SIGHT EASEMENTS WILL BE PROVIDED AT ALL INTERSECTIONS.
 - PUBLIC STREETS TO BE BUILT TO NCDOT STREET STANDARDS.
 - NO LOTS SHALL BE PERMITTED DIRECT ACCESS TO TWIN CREEK ROAD. A NEGATIVE ACCESS EASEMENT SHALL BE PROVIDED ON THE FINAL RECORD PLATS.
 - A STORMWATER PERMIT, DRIVEWAY PERMIT, AND GRADING PERMIT WILL BE REQUIRED.
 - AREAS WITHIN THE COMMON OPEN SPACES SHALL REMAIN VEGETATED EXCEPT WHERE DISTURBANCE IS NECESSARY FOR UTILITIES, STORMWATER CONTROL DEVICES, EROSION CONTROL DEVICES, SLOPE TRANSITIONS, SPOILS AREAS AND AMENITIES.
 - AN EROSION CONTROL/GRADING PERMIT WILL BE REQUIRED PRIOR TO THE START OF WORK.
 - GRADING PERMIT WILL NOT BE ISSUED UNTIL A WATERSHED PROTECTION PERMIT IS APPROVED.
 - A SUBDIVISION REVIEW BY NCDOT IS REQUIRED.
 - A DRIVEWAY PERMIT IS REQUIRED.
 - AN ENCROACHMENT AGREEMENT IS REQUIRED FOR ANY WORK WITHIN THE NCDOT RIGHT-OF-WAY.
 - LOCATE DRIVES AS FAR AS POSSIBLE FROM INTERSECTIONS, PARTICULARLY LOT 14.

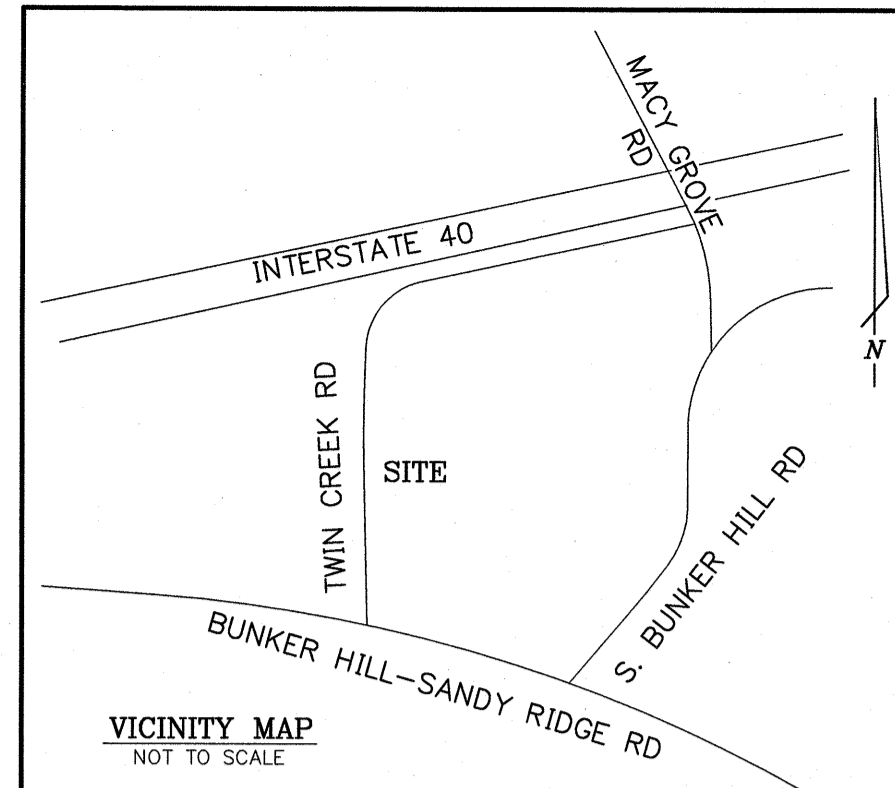
NORTH CAROLINA DEPARTMENT OF TRANSPORTATION
 DIVISION OF HIGHWAYS - STANDARD DETAIL



SHOULDER WIDTH BETWEEN 4' AND 6' SHALL BE APPROVED BY THE DISTRICT ENGINEER CONSIDERING ADJACENT LAND CHARACTERISTICS



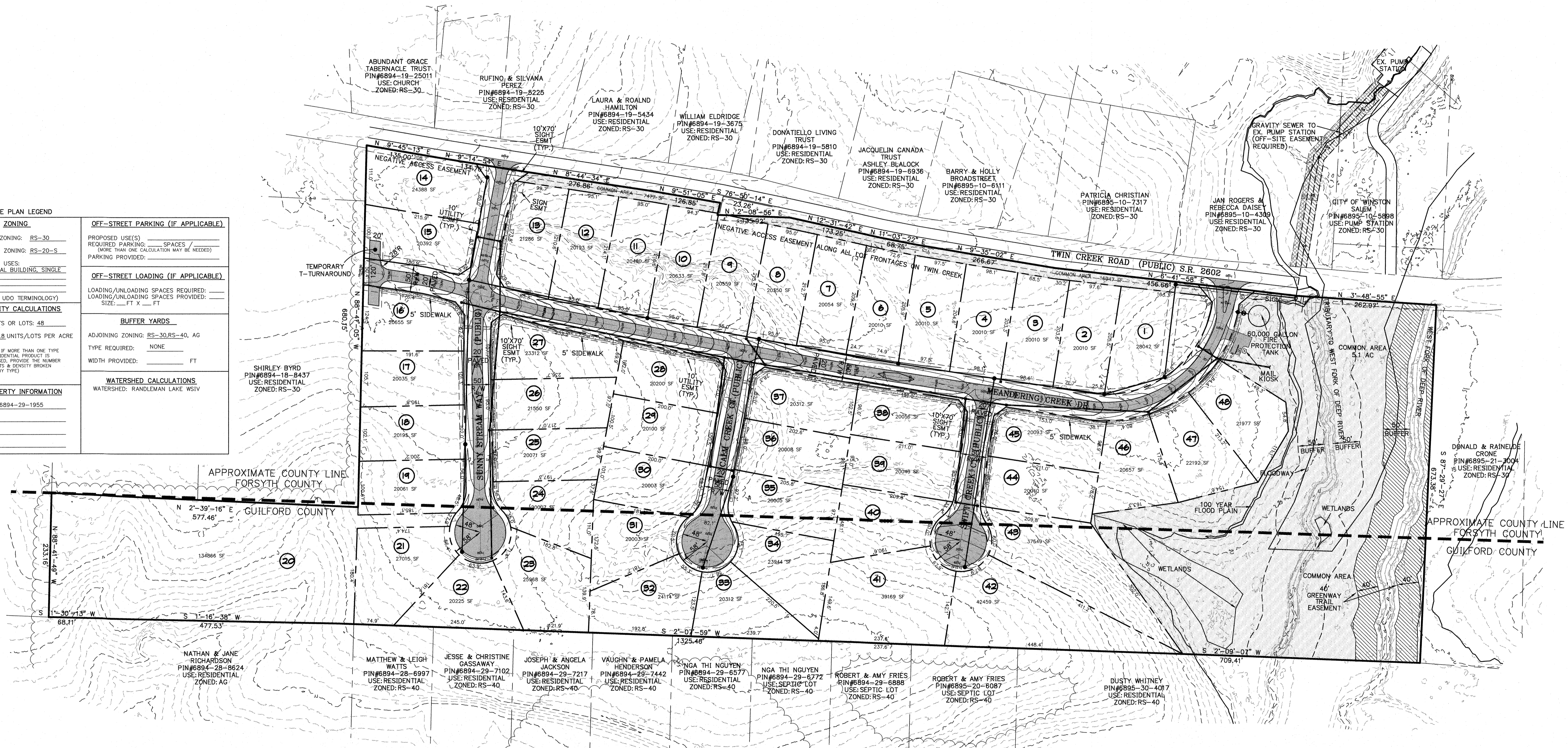
STREAM BUFFER SECTION DETAIL
 SEE N.C. ADMINISTRATIVE CODE
 SECTION 15A NCAC 02B.0250(9)



VICINITY MAP
 NOT TO SCALE

REVIEW INFORMATION	
TYPE OF REVIEW:	X SPECIAL USE ZONING
	SITE PLAN AMENDMENT
	SPECIAL USE PERMIT (ELECTED BODY ONLY)
	FINAL DEVELOPMENT PLAN
	PRELIMINARY SUBDIVISION
	PLANNING BOARD REVIEW
JURISDICTION:	CITY OF WINSTON-SALEM
	X FORSYTH COUNTY
	VILLAGE OF CLEMMONS
	TOWN OF WALKERTOWN
PURPOSE STATEMENT:	THE PURPOSE OF THIS REQUEST IS FOR REZONING TO RS20-S.
INFRASTRUCTURE	
	PUBLIC PRIVATE
WATER	3.443 LF
SEWER	3.311 LF
STREETS	3.311 LF
LINEAR FEET OF PUBLIC STREETS:	3,311 FT
SITE SIZE AND COVERAGES	
TOTAL ACREAGE:	38.42 ACRES 26.47 AC. (FORSYTH)
SITE COVERAGES:	11.95 AC. (GUILFORD)
BUILDING TO LAND:	8.6 %
PAVEMENT TO LAND:	5.0 %
OPEN SPACE:	19.9 %
BUILDING SQUARE FOOTAGE:	_____ SF
BUILDING HEIGHT:	_____ FT
CONNECTIVITY INDEX:	8 LINKS / 6 NODES = 1.3

SITE PLAN LEGEND	
ZONING	
EXISTING ZONING:	RS-30
PROPOSED ZONING:	RS-20-S
PROPOSED USES:	RESIDENTIAL BUILDING, SINGLE FAMILY
	(USE UDO TERMINOLOGY)
DENSITY CALCULATIONS	
# OF UNITS OR LOTS:	48
DENSITY:	0.8 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)	
PROPERTY INFORMATION	
PIN #s:	6894-29-1955
OFF-STREET PARKING (IF APPLICABLE)	
PROPOSED USE(S):	SPACES _____
REQUIRED PARKING:	SPACES _____
PARKING PROVIDED:	SPACES _____
(MORE THAN ONE CALCULATION MAY BE NEEDED)	
OFF-STREET LOADING (IF APPLICABLE)	
LOADING/UNLOADING SPACES REQUIRED:	_____
LOADING/UNLOADING SPACES PROVIDED:	_____
SIZE:	_____ FT X _____ FT
BUFFER YARDS	
ADJOINING ZONING:	RS-30, RS-40, AG
TYPE REQUIRED:	NONE
WIDTH PROVIDED:	_____ FT
WATERSHED CALCULATIONS	
WATERSHED:	RANDLEMAN LAKE WSW



SHIRLEY BYRD
 PIN#6894-18-8437
 USE: RESIDENTIAL
 ZONED: RS-30

NATHAN & JANE
 RICHARDSON
 PIN#6894-28-8624
 USE: RESIDENTIAL
 ZONED: AG

MATTHEW & LEIGH
 WATTS
 PIN#6894-28-6997
 USE: RESIDENTIAL
 ZONED: RS-40

JESSE & CHRISTINE
 GASSAWAY
 PIN#6894-29-7102
 USE: RESIDENTIAL
 ZONED: RS-40

JOSEPH & ANGELA
 JACKSON
 PIN#6894-29-7217
 USE: RESIDENTIAL
 ZONED: RS-40

VAUGHN & PAMELA
 HENDERSON
 PIN#6894-29-7442
 USE: RESIDENTIAL
 ZONED: RS-40

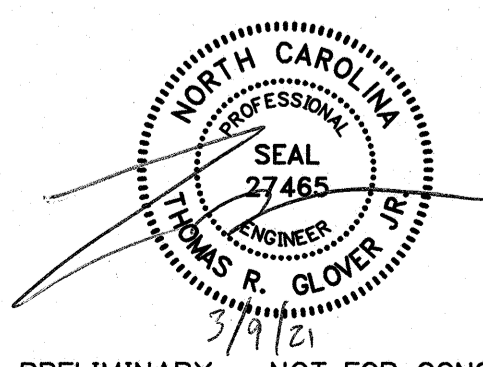
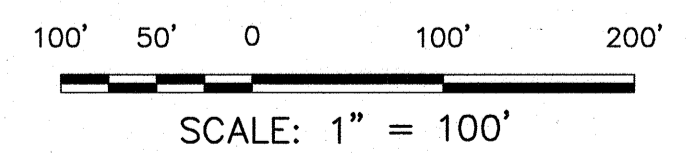
NGA THI NGUYEN
 PIN#6894-29-6577
 USE: SEPTIC LOT
 ZONED: RS-40

NGA THI NGUYEN
 PIN#6894-29-8772
 USE: SEPTIC LOT
 ZONED: RS-40

ROBERT & AMY FRIES
 PIN#6894-29-6886
 USE: SEPTIC LOT
 ZONED: RS-40

ROBERT & AMY FRIES
 PIN#6895-20-8087
 USE: SEPTIC LOT
 ZONED: RS-40

DUSTY WHITNEY
 PIN#6895-30-4017
 USE: RESIDENTIAL
 ZONED: RS-40



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 RLOVER@JAMESTOWNENGINEERING.COM
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PRELIMINARY - NOT FOR CONSTRUCTION