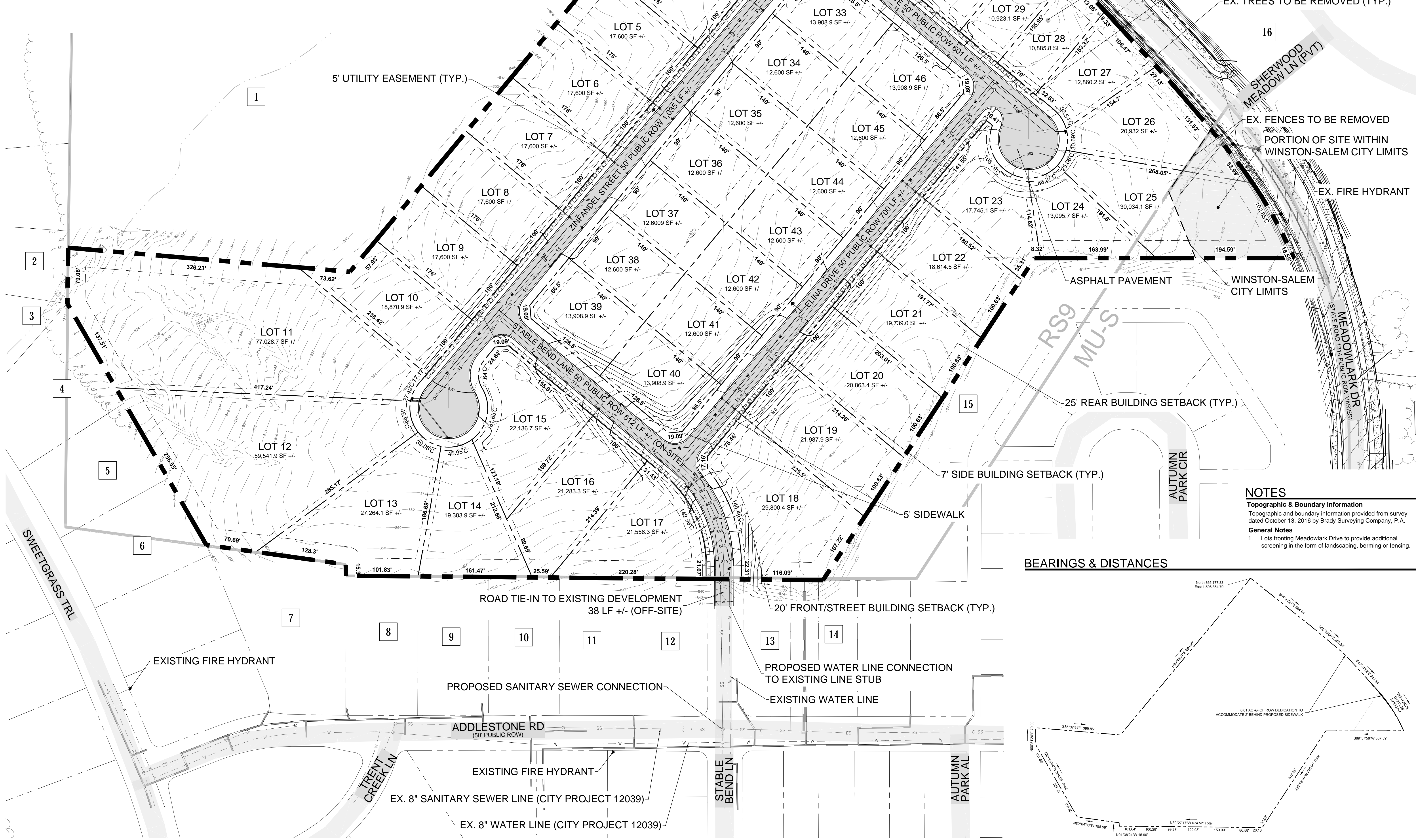
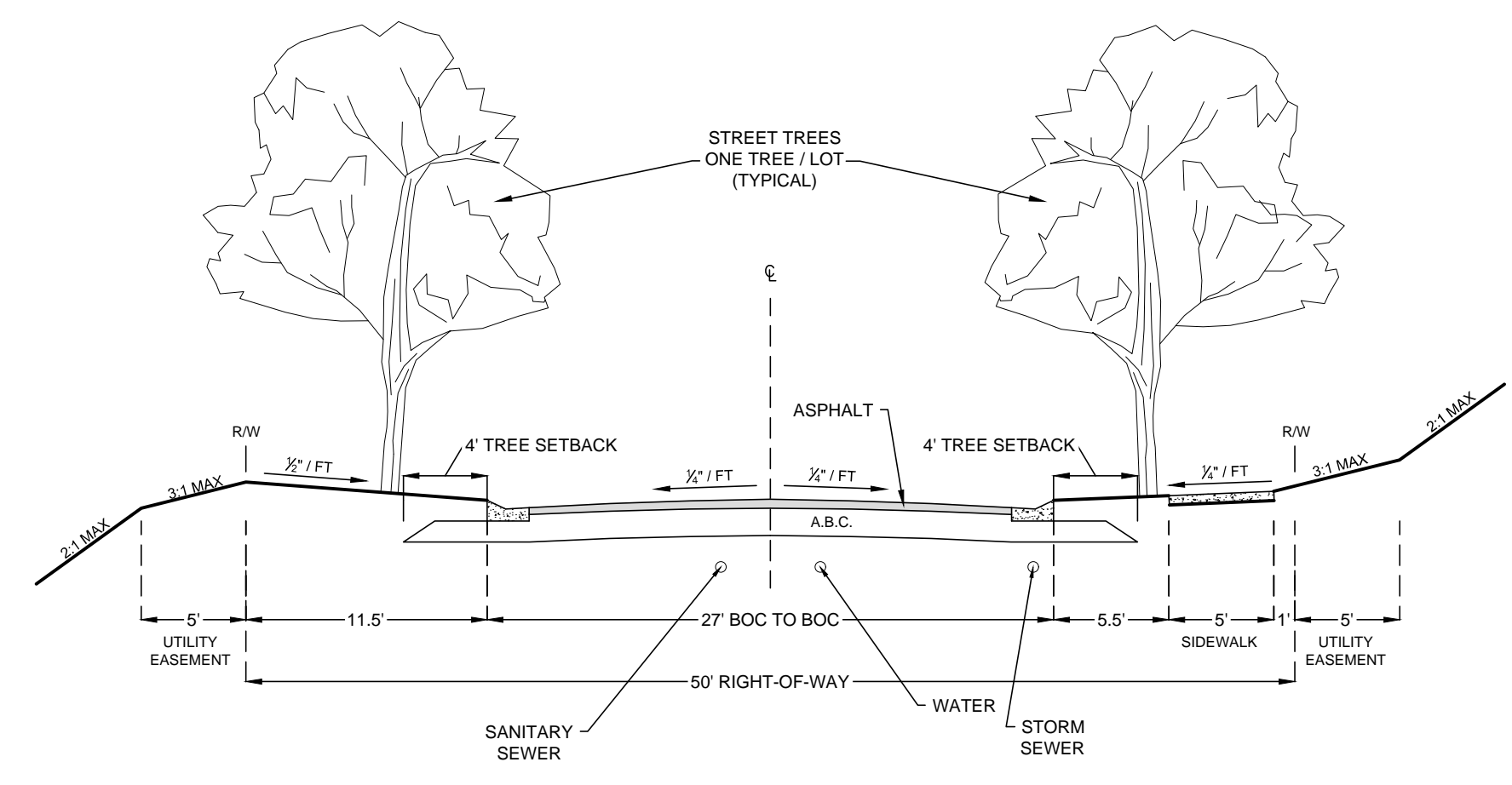


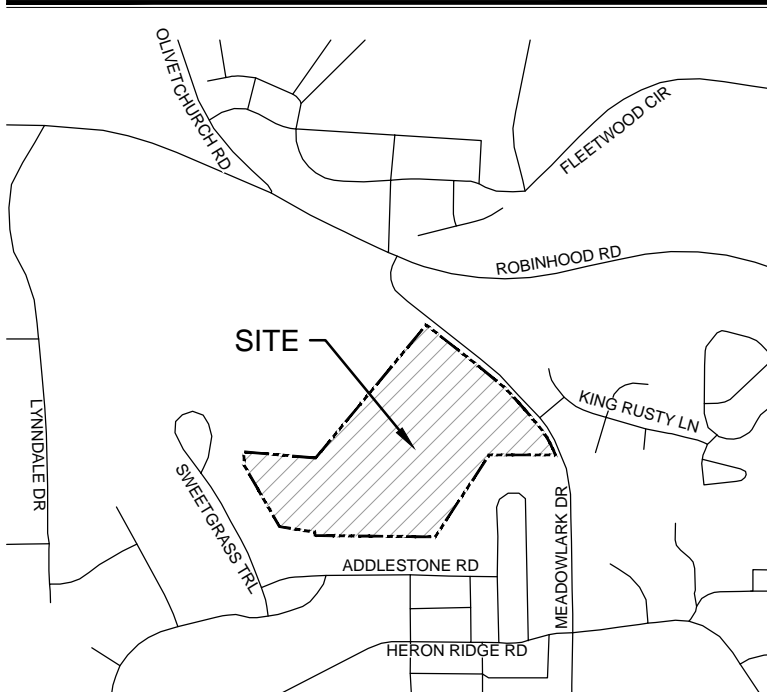
ADJACENT OWNERS

Block	Lot	Additional Lots	Deed Bk-Pg	Property Owner	Property Owner Address	Zoning	
1	5896-55-6034.00	4618, 027	2833-1451	JCS Properties North LLC	1207 Indian Trail, Apex, NC 27502	RS9	
2	5896-54-2456.00	6576, 350	3292-3359	Sellers, Charles P III & Tanya	1774 Sweetgrass Trail, Winston-Salem, NC 27106	MU-S	
3	5896-54-2313.00	6576, 361	3300-1964	Dash Partners LLC	PO Box 20922, Winston-Salem, NC 27120	MU-S	
4	5896-54-3228.00	6576, 362	3281-78	Shefford Construction Company LLC	PO Box 897, Lewisville, NC 27023	MU-S	
5	5896-54-3174.00	6576, 353	3255-1239	Hawkins, Jason W & Erika B	5972 Hollow Wood Court, Winston-Salem, NC 27104	RS9	
6	5896-54-4034.00	6576, 354	3280-3682	Foreest C Charall Construction Company	PO Box 805, Clemmons, NC 27012	MU-S	
7	5896-53-4973.00	6576, 357	3253-2082	Heath Hours LLC	3411 Healy Drive, Apt/Unit A, Winston-Salem, NC 27103	MU-S	
8	5896-53-7991.00	6576, 358	3251-2851	Brannock, Jason D & Cory K	5665 Addlestone Road, Winston-Salem, NC 27106	MU-S	
9	5896-53-9901.00	6576, 359	3254-1519	Ackard, Gregory A & Joanne M	5651 Addlestone Road, Winston-Salem, NC 27106	MU-S	
10	5896-53-0910.00	6576, 360	3241-3813	Lahargue, Jose M & Alejandra	5637 Addlestone Road, Winston-Salem, NC 27106	MU-S	
11	5896-53-0991.00	6576, 361	3253-846	Lin Hui Juan, Teng J Ting	5623 Addlestone Road, Winston-Salem, NC 27106	MU-S	
12	5896-53-2900.00	6576, 362	3270-3504	Henderson Custom Homes Inc	1368 Meadowgate Lane, Lewisville, NC 27023	MU-S	
13	5896-53-3960.00	6576, 363	3248-1062	Barnour, Brian A & Ann M	5269 Addlestone Road, Winston-Salem, NC 27106	MU-S	
14	5896-53-4930.00	6576, 364		Brookberry Farm LLC	PO Box 2736, Winston-Salem, NC 27102	MU-S	
15	5896-54-4862.00	6579, 955A	3098-656	Brookberry Farm LLC	PO Box 2736, Winston-Salem, NC 27102	MU-S	
16	5896-54-5712.00	6438, 200		Vista at Robenhood LLC	PO Box 6306, Greensboro, NC 27419	RS9	
17	5896-55-8561.00	4638, 050	1811-3406	Cheatswood, Voyce M Jr & Donna M	5130 Robenhood Road, Winston-Salem, NC 27106	RS9	
18	5896-55-8509.00	4638, 012	013, 014, 015, 049, 082	1419-1199	Cheatswood, Voyce M Jr & Donna M	5130 Robenhood Road, Winston-Salem, NC 27106	RS9
19	5896-55-7130.00	4638, 045	046, 047, 048	1187 Meadowlark Drive	Young, Nellie C	1187 Meadowlark Drive, Winston-Salem, NC 27106	RS9
20	5896-55-6108.00	4638, 040	041, 042, 043, 044	1201 Meadowlark Drive	Hicks, Patricia S	1201 Meadowlark Drive, Winston-Salem, NC 27106	RS9
21	5896-55-5334.00	4638, 102	2697-39	Perez, Alfredo Martin	5150 Robenhood Road, Winston-Salem, NC 27106	RS9	
22	5896-55-3347.00	4638, 001	002, 003, 103, 104	3267-1892	GTE Properties VIII LLC	3267 Westport Boulevard, Winston-Salem, NC 27103	RS9

ROADWAY CROSS SECTION



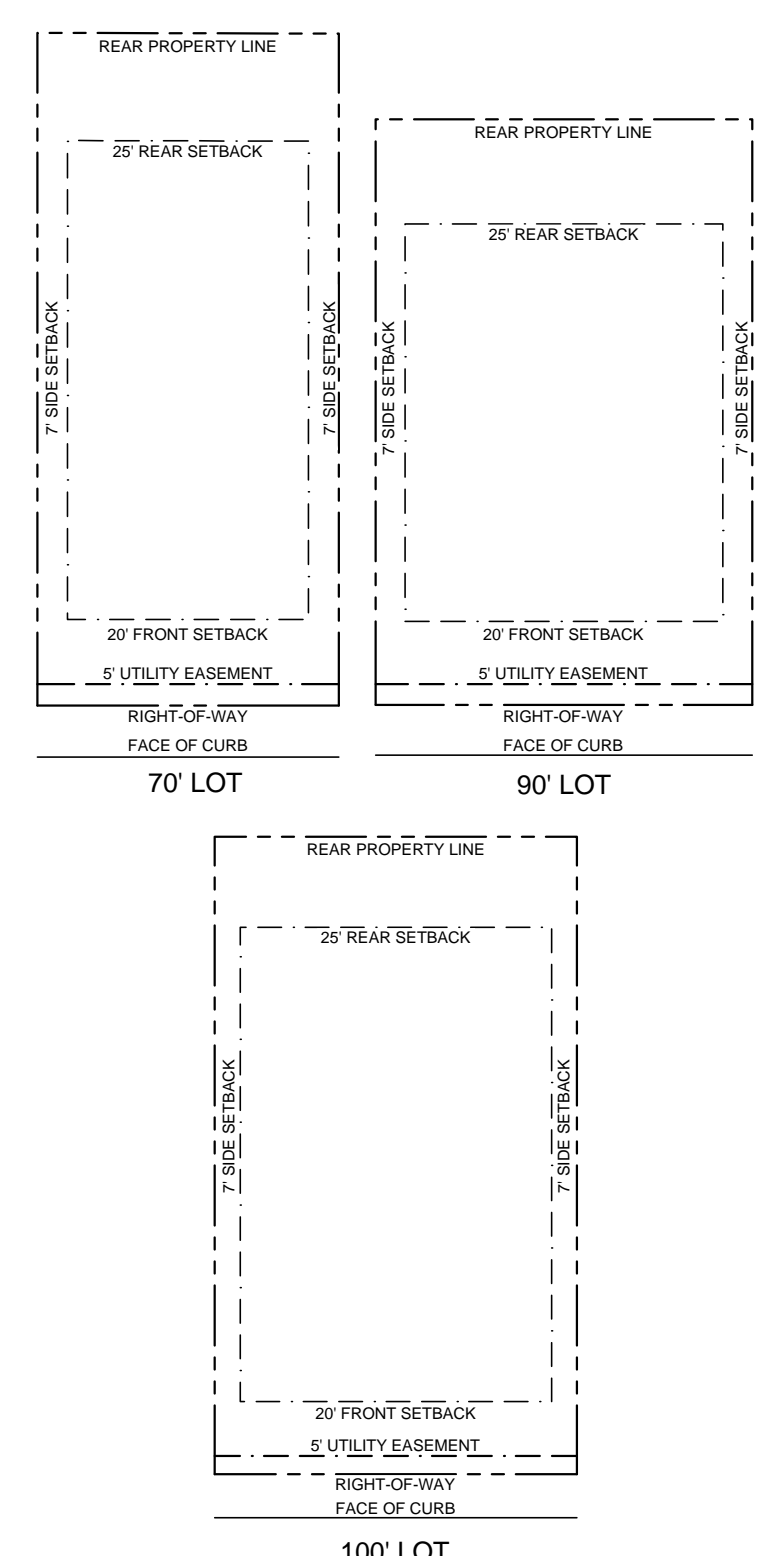
VICINITY MAP



SITE DATA

Jurisdiction: Forsyth County, NC
Winston-Salem, NC
Purpose Statement: The purpose of this request is for a preliminary subdivision.
Zoning: Existing Zoning: RS9, MU-S
Proposed Uses: Residential Building, Single Family
Site Acreage: Parcel: 23.27 Acres +/-
 Right-Of-Way Dedication: 3.51 Acres +/-
 Total Site Acreage: 19.76 Acres +/-
Building Data: Max. Building Height: 40'
 100' Lots: 21 Lots
 90' Lots: 14 Lots
 70' Lots: 11 Lots
 Total Lots: 46 Lots
 Unit Density: 1.98 Units Per Acre
Watershed Data: Site is Not Located Within A Water Supply Watershed District
Site Coverage: Impervious Area Is Not Applicable Because Density Is Less Than Two Units Per Acre
Infrastructure:
 Water: Public
 Sewer: Public
 Road: Public
Building Setbacks:
 Front: 20'
 Side: 25'
 Street: 20'
Bufferyards: Type Required: None
Street Connectivity Index: 9 Links
 7 Nodes
 Connectivity Index: 1.23

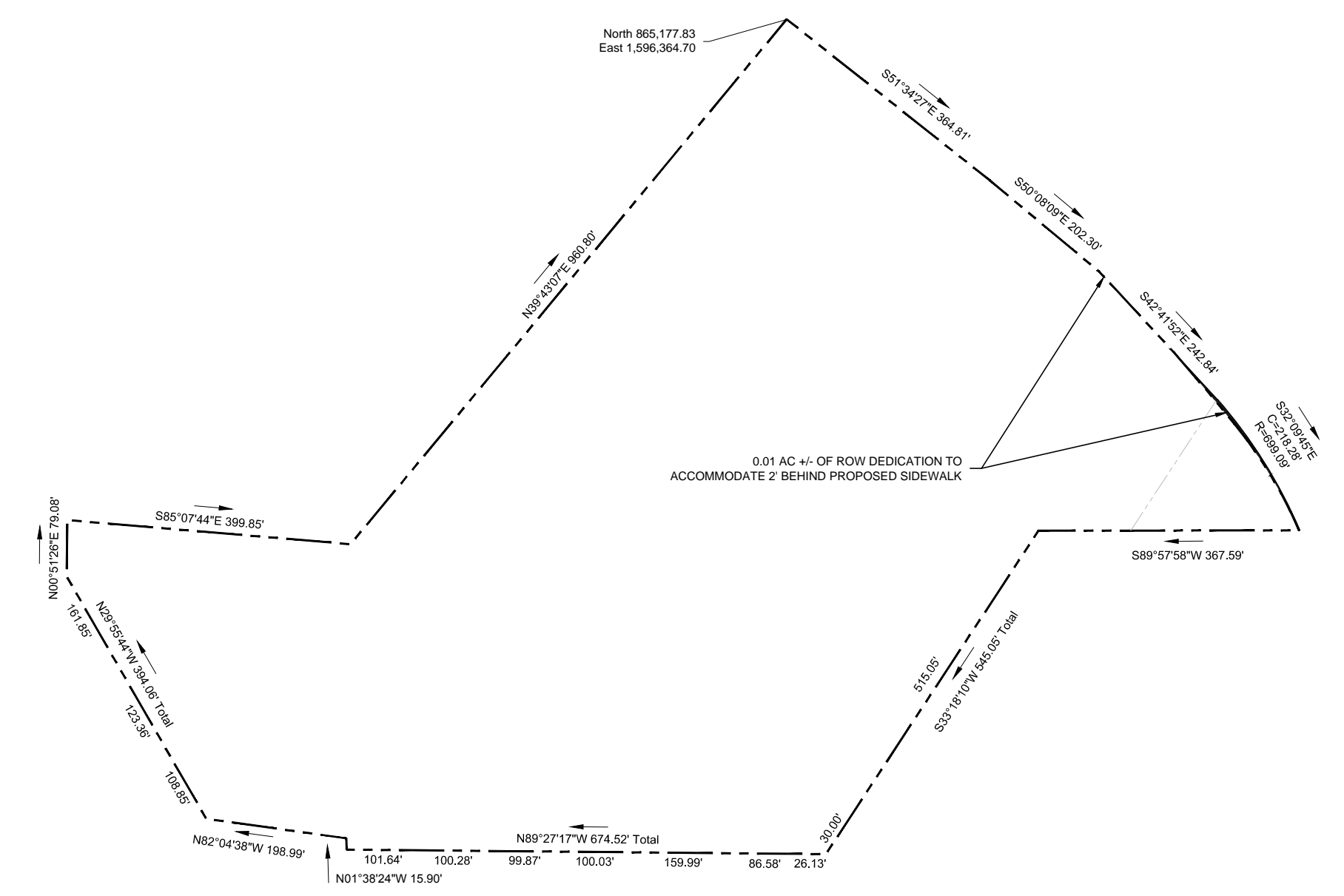
TYPICAL LOT LAYOUTS



NOTES

Topographic & Boundary Information: Topographic and boundary information provided from survey dated October 13, 2016 by Brady Surveying Company, P.A.
General Notes:
 1. Lots fronting Meadowlark Drive to provide additional screening in the form of landscaping, berming or fencing.

BEARINGS & DISTANCES



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: frondesk@stimmelpa.com
 www.stimmelpa.com

PRELIMINARY DRAWING
 SEAL
 NOT APPROVED FOR CONSTRUCTION

PROJECT:
THE ARBORS AT MEADOWLARK
 WINSTON-SALEM, NC

CLIENT:
 Mr. Ron Davis
 Allegro Investment Properties, LLC
 380H Knollwood Street, #253
 Winston-Salem, NC 27103
 (336) 462-0705
 arpic@aol.com

DRAWN: BR
DATE: 01/10/17
REVISIONS:
PER CITY COMMENTS: 02/02/17

JOB. NO.: 16-110
SHEET TITLE:

PRELIMINARY SUBDIVISION PLAN

SCALE: 1" = 60'
SHEET NO.:

PSP-1

© STIMMEL ASSOCIATES, P.A.

THE ARBORS AT MEADOWLARK

PETITIONERS/OWNERS:
 PIN: 5896-54-3628.00, 5896-54-0573.00
 Deed Bk-Pg: 2805-3965, 3098-659
 Lyons Gray Realty, LLC
 200 S. Pine Valley Road
 Winston-Salem, NC 27104
 P: (336) 722-2311

PREPARED BY:
stimmel
 LANDSCAPE ARCHITECTURE CIVIL ENGINEERING LAND PLANNING
 601 N. TRADE STREET, SUITE 200
 WINSTON-SALEM, NC 27101
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