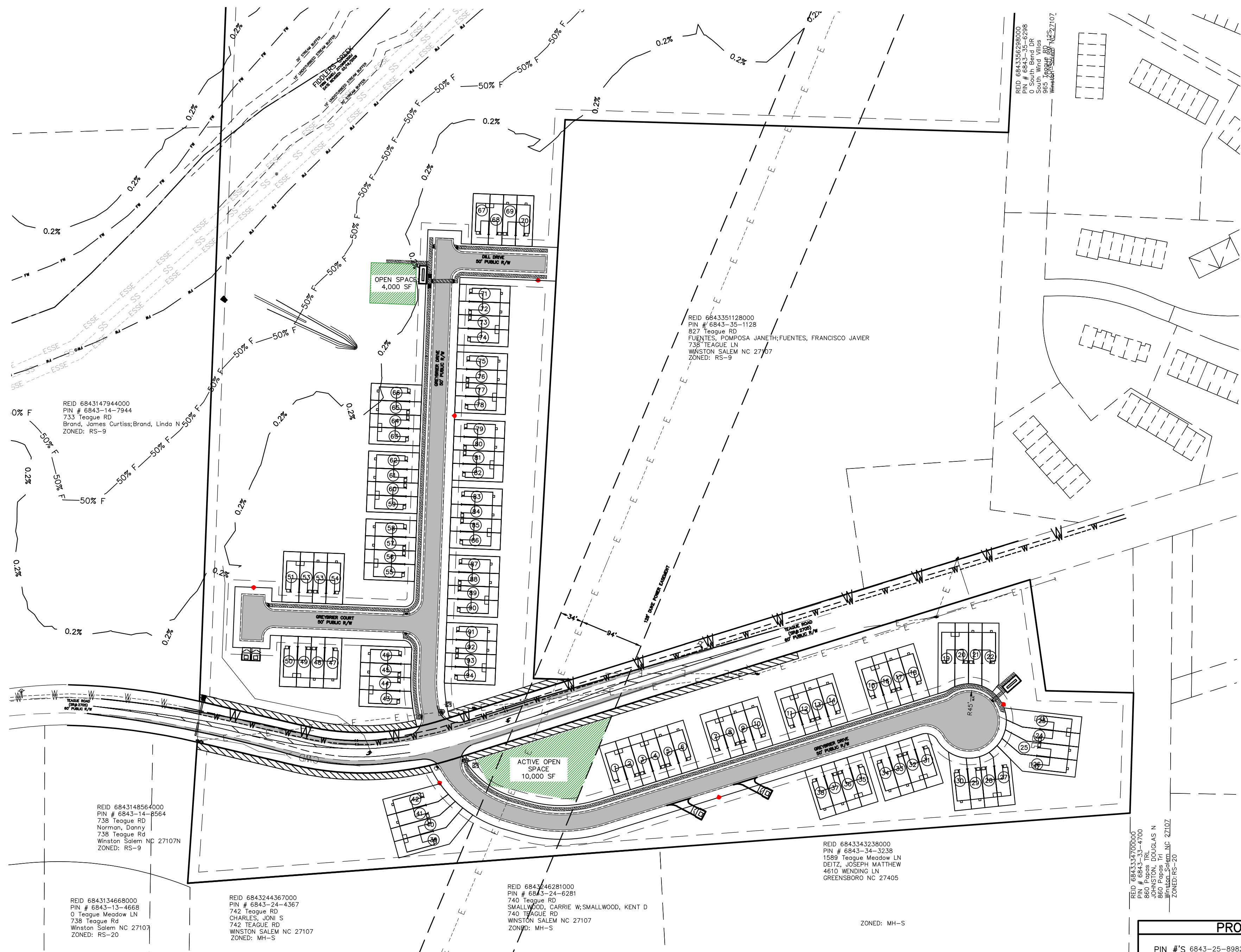


# GREY BRIER

## MULTI-FAMILY TOWNHOMES



### SHEET INDEX

COVER SHEET.....	C-0.00
EXISTING CONDITIONS.....	C-1.00
TRC APPROVED SITE PLAN SHEET C-200.....	C-1.01
SITE LAYOUT AND UTILITIES PLAN.....	C-2.00
SITE LAYOUT AND UTILITIES PLAN-NORTH PHASE (30 SCALE).....	C-2.01
SITE LAYOUT AND UTILITIES PLAN-SOUTH PHASE (30 SCALE).....	C-2.02
PLAN & PROFILES: GREYBRIER DRIVE-SOUTH.....	C-2.03
PLAN & PROFILES: GREYBRIER DRIVE-NORTH.....	C-2.04
PLAN & PROFILES: DILL DR & GREYBRIER CT.....	C-2.05
PLAN & PROFILES: INTERIOR STORM.....	C-2.06
PLAN & PROFILES: EXTERIOR STORM & WATERLINE TIE-IN.....	C-2.07
OVERALL SITE GRADING PLAN.....	C-3.00
GRADING PLAN DETAILED - NORTH PHASE.....	C-3.01
GRADING PLAN DETAILED - SOUTH PHASE.....	C-3.02
E&SC PLAN: SITE PROXIMITY SHEET.....	C-4.00
E&SC PLAN: INITIAL CONDITIONS OVERALL.....	C-4.01
E&SC PLAN: INTERMEDIATE CONDITIONS OVERALL.....	C-4.02
E&SC PLAN: GRADED CONDITIONS OVERALL.....	C-4.03
E&SC PLAN: FINAL STABILIZATION OVERALL.....	C-4.04
E&SC PLAN: SINGLE FAMILY RESIDENT.....	C-4.05
ESC DETAILS (1 OF 2).....	C-4.06
ESC DETAILS (2 OF 2).....	C-4.07
ESC DETAILS: NCDOT.....	C-4.08
STORM & UTILITIES DETAILS.....	C-5.00
ADDITIONAL SITE DETAILS.....	C-5.01
STORMWATER - STORM SEWER CALCULATIONS.....	C-6.00
STORMWATER - PRE-DEVELOPMENT.....	C-6.01
STORMWATER - POST DEVELOPMENT.....	C-6.02
ROAD WIDENING - GRADING AND ESC PLAN.....	C-7.00
ROAD WIDENING - TEAGUE ROAD PLAN & PROFILE.....	C-7.01
ROAD WIDENING - STRIPING PLAN.....	C-7.02

### PARKING REQUIREMENTS

# OF UNITS(TOWNHOMES) OR LOTS: 94  
 PARKING REQUIRED: 94 UNITS(TOWNHOMES)\*1.75 PER UNIT= 165 SPACES  
 PARKING PROVIDED: 1-GARAGE, 1-DRIVEWAY PER UNIT = 188 SPACES  
 HANDICAP REQUIRED: 151-200-> 6 SPACES  
 HANDICAP PROVIDED: 26 SPACES.

### REVIEW INFORMATION

TOTAL ACREAGE: 37.211 AC  
 SITE COVERAGE:  
 BUILDING TO LAND 7.63%  
 (2.84 AC, INCLUDES HOMES, DRIVES/PRIVATE WALKS)  
 PAVEMENT TO LAND 4.65%  
 (1.73 AC, CURBSIDE ASPHALT, PUBLIC SIDEWALKS, KIOSKS & DUMPSTERS)  
 OPEN SPACE 87.72%  
 TOTAL (100%)

BUILDING SQUARE FOOTAGE: ±2,000 SF/UNIT SQ. FT.  
 (94 \* 2,000 SF = 188,000 SF, PLEASE NOTE THAT THESE ARE 2 STORY TOWNHOMES, SF IS BASED UPON BOTH FLOORS COMBINED)  
 MAX. BUILDING HEIGHT: 40 FT.  
 EXISTING BUILT UPON AREA: ±0 SF  
 PROPOSED BUILT UPON AREA: ±4.57 AC = 12.28%  
 PUBLIC ROADWAY: ±1,980 LF

### BUFFER YARDS

ADJOINING ZONING: AG  
 TYPE REQUIRED: PRD BUFFER & THOROUGHFARE  
 WIDTH PROVIDED: 40' & 50', RESPECTIVELY

### GENERAL DIMENSIONAL REQUIREMENTS (RM5-S)

WATER: X PUBLIC PRIVATE  
 SEWER: X PUBLIC PRIVATE  
 STREETS: X PUBLIC PRIVATE

### DENSITY CALCULATIONS

# OF UNITS OR LOTS: 94  
 DENSITY: 22 BUILDINGS, 4 TOWNHOMES PER BUILDING.  
 88 UNITS(TOWNHOMES), 1 BUILDING, 6 UNITS(TOWNHOMES)/37.2214Ac. = 2.53 UNITS/AC  
 (NOTE: IF MORE THAN ONE TYPE OF RESIDENTIAL PRODUCT IS PROPOSED, PROVIDE THE NUMBER OF UNITS & DENSITY BROKEN DOWN BY TYPE.)

### WATER AND/OR SANITARY SEWER:

1. THE MOST CURRENT EDITION OF THE CITY OF WINSTON-SALEM TECHNICAL SPECIFICATIONS AND DETAIL DRAWINGS FOR WATER LINE AND SANITARY SEWER LINE CONSTRUCTION WILL GOVERN ALL WATER AND SANITARY SEWER CONSTRUCTION.  
 2. WATER AND SEWER CONNECTIONS SHALL BE BESIDE EACH OTHER AT THE CENTER OF EACH LOT OR AS DIRECTED BY THE ENGINEER. CONNECTIONS ARE TO BE SPACED NOT MORE THAN 30" CENTER TO CENTER AND HAVE WOODEN STAKES PLACED ON EACH SIDE. STAKES SHOULD BE FLAGGED OR PAINTED FOR VISIBILITY. ORANGE SAFETY CONSTRUCTION FENCING SHOULD BE PLACED AROUND THE CONNECTIONS TO PROTECT THEM DURING LOT CONSTRUCTION ACTIVITIES. WATER AND SEWER CONNECTIONS SHALL NOT BE PLACED WITHIN A DRIVEWAY OR SIDEWALK.  
 3. DENSITY TESTS BY AN INDEPENDENT TESTING LAB ARE TO BE MADE AS DIRECTED BY THE CITY INSPECTOR AT THE OWNER'S EXPENSE.

### FINAL INSPECTION PROCEDURE:

1. OWNER SUBMITS RECORD DRAWINGS AND ENGINEER'S CERTIFICATION TO THE ENGINEERING DIVISION'S RECORD CENTER.  
 2. UPON APPROVAL BY THE RECORD CENTER, OWNER MAY REQUEST FINAL INSPECTION FOR WATER AND/OR SANITARY SEWER. OWNER SHALL THEN SUBMIT THE CONSTRUCTION CHECKLIST FOR WATER AND/OR SANITARY SEWER TO THE CITY INSPECTOR.

### WATERSHED CALCULATIONS

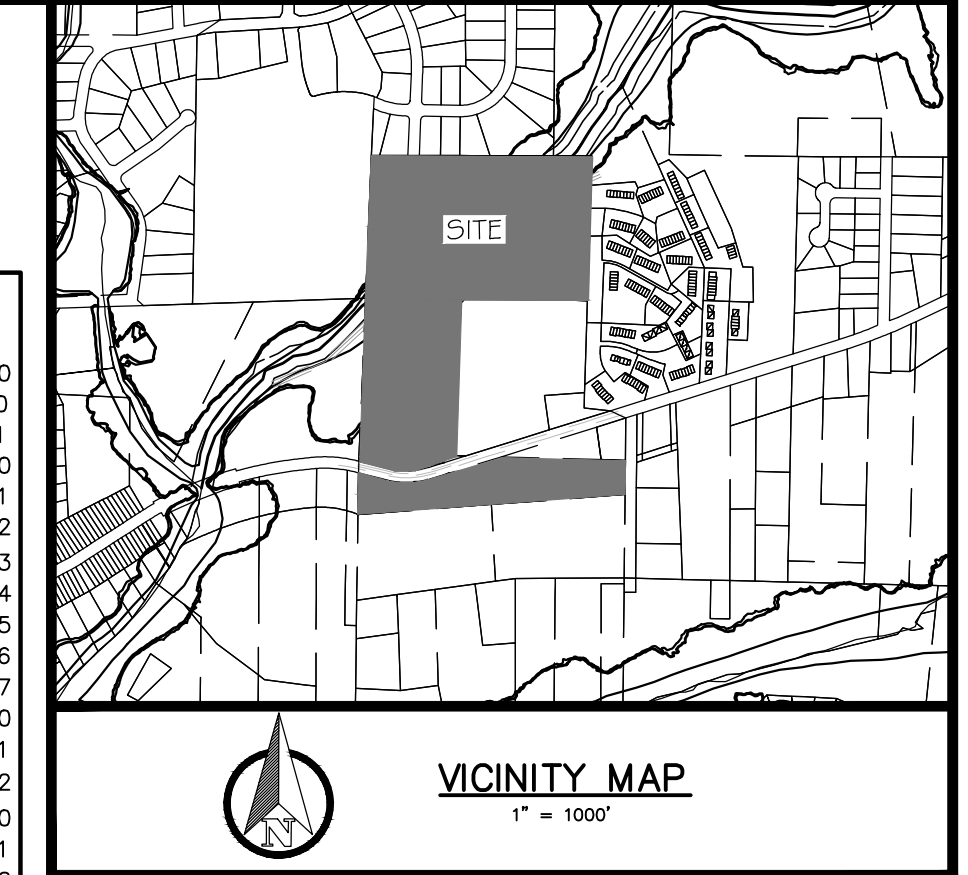
THIS PROPERTY IS NOT LOCATED IN A WATER SUPPLY WATERSHED

### OPEN SPACE

PRD. OPEN SPACE REQUIREMENTS:  
 1. SITE AREA: 36.2AC  
 2. SITE GMA: 3  
 3. OPEN SPACE REQUIRED: 100SF/UNIT = 0.22 AC  
 4. ACTIVE OPEN SPACE REQUIRED: 15% OF 0.22 AC = 0.033 AC  
 OPEN SPACE PROVIDED:  
 1. TOTAL OPEN SPACE PROVIDED: 23.25 AC  
 2. TOTAL ACTIVE OPEN SPACE PROVIDED: 1.08 AC

### IMPERVIOUS SURFACE AREA (ISA) BREAKDOWN:

• 66,803 SF ASPHALT = 1.53 AC  
 • 10,046 SF SIDEWALK = 0.23 AC  
 • 6,200 SF/BUILDING INCLUDES DRIVEWAY, PRIVATE SIDEWALKS AND BUILDING ROOFTOP  
 • = 6,200 \* 24 = 148,800 SF = 3.42 AC  
 • TOTAL = 225,649 SF = 5.18 AC = 5.18/36.2 = 14.309% ISA  
 • FOR SIMPLICITY AND MINOR MODIFICATIONS, ROUND UP TO 6.00 AC => 6.00/36.2 = 16.574% ISA



### ZONING

CURRENT ZONING: RM5-S  
 PROPOSED USES:  
 RESIDENTIAL BUILDING, SINGLE FAMILY; RESIDENTIAL BUILDING, DUPLEX;  
 RESIDENTIAL BUILDING, TWIN HOME; RESIDENTIAL BUILDING, TOWNHOUSE;  
 AND PLANNED RESIDENTIAL DEVELOPMENT

### GENERAL DIMENSIONAL REQUIREMENTS (RS-15 PRD)

MINIMUM DIMENSIONS  
 MINIMUM LOT AREA= N/A  
 WIDTH = N/A  
 MAXIMUM HEIGHT: 40'  
 MAX IMPERVIOUS SURFACE AREA COVER (%): NO LIMIT  
 MINIMUM SETBACKS & SEPARATIONS  
 FRONT = 15'  
 REAR = 15'  
 ONE SIDE = 10'  
 STREET SIDE = 15'  
 BUILDING SEPARATION: 20'

### GENERAL CONSTRUCTION NOTES:

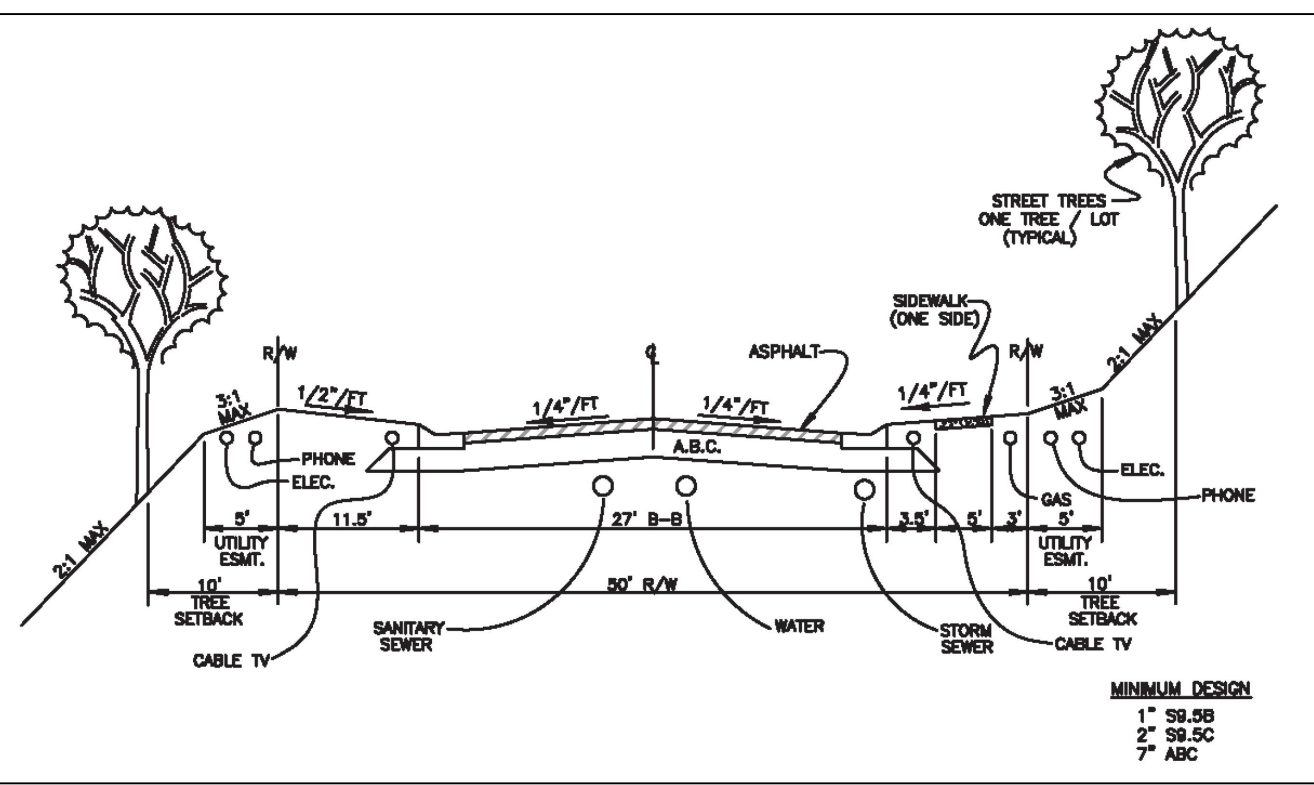
- IDENTIFICATION AND LOCATION OF ALL EXISTING UTILITIES IN AND NEAR THE AREAS OF PROPOSED WORK IS THE RESPONSIBILITY OF THE CONTRACTOR. DAMAGE TO UTILITIES EITHER SHOWN OR NOT SHOWN ON THIS PLAN IS THE CONTRACTOR'S RESPONSIBILITY.
- CONTRACTOR MUST CONTACT NC ONE-CALL, CITY OF WINSTON-SALEM, PUBLIC WORKS DEPARTMENT, AND OTHER SERVICE PROVIDERS TO LOCATE ALL UTILITIES PRIOR TO ANY CONSTRUCTION OR EXCAVATION.
- UNDERGROUND LOCATION SURVEY INFORMATION REGARDING EXISTING FEATURES WITHIN THE SITE HAS NOT BEEN PERFORMED.
- CONTRACTOR TO SEED AND STABILIZE DISTURBED AREAS IN ACCORDANCE WITH SEEDING SPECIFICATIONS OF THE CITY OF WINSTON-SALEM/ NCDEQ.
- WORK WITHIN PUBLIC RIGHT OF WAY SHALL COMPLY WITH NCDOT AND CITY OF WINSTON-SALEM TRAFFIC CONTROL REQUIREMENTS. A SAFE CONDITION MUST BE PROVIDED AT ALL TIMES.
- CONTRACTOR IS RESPONSIBLE FOR ANY REQUIRED UTILITY RELOCATION. CONTRACTOR SHALL COORDINATE RELOCATION AND INSTALLATION OF ALL UTILITY SERVICES WITH THE APPROPRIATE UTILITY SERVICE PROVIDERS.
- ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED PER THE LATEST STANDARDS OF THE LAND QUALITY SECTION OF NCDEQ.
- CONTRACTOR SHALL MAINTAIN THE SITE IN AN ORDERLY MANNER SO THAT WORKERS AND THE PUBLIC ARE PROTECTED FROM INJURY.

### GENERAL UTILITIES INFORMATION:

- ALL PROPOSED SEWER MAINS ARE 8"
- ALL LOTS SHALL HAVE ONE CITY/COUNTY UTILITIES STANDARD DOMESTIC WATER AND SEWER SERVICE.
- PROPOSED SANITARY SEWER IS TO BE PUBLIC SEWER MAINTAINED BY THE CITY/COUNTY UTILITIES DEPARTMENT.
- PROPOSED WATER IS TO BE PUBLIC WATER MAINTAINED BY THE CITY/COUNTY UTILITIES DEPARTMENT.
- ROADWAYS ARE PLANNED TO BE MAINTAINED BY NCDOT

### TREE SAVE AREA CALCULATIONS:

New Development:			
Total Site Size	1,576,872.00 SF		
Total Site Area Excluded From TSA:		141,125 SF	
Square Feet of Proposed ROW's		96,300 SF	
Square Feet of Existing Utility Easements		38320 SF	
Square Feet of Existing Water Bodies and Stormwater Ponds		6505 SF	
Non Residential-Size of Parcel: Tree Save Area Required to Include: Ten Percent (10%) of parcel area.			
Total Required Tree Save Area (in square feet):	1,576,872.00	141,125 X 10%	143574.7 SF
Total site size/limits of land disturbance	Excluded Area	Min. TSA	Total Required Tree Save Area
Tree Stand Method Used: Area of Each Tree Stand: Area 1: 966,000 SF Total Square Footage of Tree Stands Being Saved to Satisfy Minimum TSA: 966,000 SF			



### PROPERTY INFORMATION

PIN #'S: 6843-25-8982.000; 6843-34-3776.000  
 TAX BLOCKS: 2667  
 ADDRESSES: 0 TEAGUE RD AND 791 TEAGUE RD

### CURRENT OWNER(S) INFORMATION

PIN: 6843-25-8982.000  
 OWNER(S): RICHARD HOIT JONES REVOCABLE TRUST; WILMA LEE MÖTSINGER JONES REVOCABLE TRUST; JONES, RICHARD HOIT-TRUSTEE  
 CONTACT: CLAY MERVAR-REALTOR 216.906.3286, clay.mervar@whitelalproperties.com  
 FOR RICHARD HOIT JONES (MELISA JONES CARTER & TERESA JONES TUCKER) 372 OAK GROVE CHURCH RD WINSTON-SALEM, NC 27107  
 PIN: 6843-34-3776.000  
 OWNER(S): RICHARD HOIT JONES REVOCABLE TRUST; JONES, RICHARD HOIT-TRUSTEE  
 CONTACT: CLAY MERVAR-REALTOR 216.906.3286, clay.mervar@whitelalproperties.com  
 FOR RICHARD HOIT JONES (MELISA JONES CARTER & TERESA JONES TUCKER) 372 OAK GROVE CHURCH RD WINSTON-SALEM, NC 27107 216.906.3286

### OPEN SPACE

PRD. OPEN SPACE REQUIREMENTS:  
 1. SITE AREA: 36.2AC  
 2. SITE GMA: 3  
 3. OPEN SPACE REQUIRED: 100SF/UNIT = 0.22 AC  
 4. ACTIVE OPEN SPACE REQUIRED: 15% OF 0.22 AC = 0.033 AC  
 OPEN SPACE PROVIDED:  
 1. TOTAL OPEN SPACE PROVIDED: 23.25 AC  
 2. TOTAL ACTIVE OPEN SPACE PROVIDED: 1.08 AC

### IMPERVIOUS SURFACE AREA (ISA) BREAKDOWN:

• 66,803 SF ASPHALT = 1.53 AC  
 • 10,046 SF SIDEWALK = 0.23 AC  
 • 6,200 SF/BUILDING INCLUDES DRIVEWAY, PRIVATE SIDEWALKS AND BUILDING ROOFTOP  
 • = 6,200 \* 24 = 148,800 SF = 3.42 AC  
 • TOTAL = 225,649 SF = 5.18 AC = 5.18/36.2 = 14.309% ISA  
 • FOR SIMPLICITY AND MINOR MODIFICATIONS, ROUND UP TO 6.00 AC => 6.00/36.2 = 16.574% ISA

**GREEN MOUNTAIN ENGINEERING, PLLC**  
 1A WENDY CT  
 GREENSBORO, NC 27409  
 Tel: 336.294.9394  
 CERTIFICATE #P-0826  
 www.greenmountainengineers.com  
 SEALS:

**Final Drawing - Not Released For Construction**  
 P469-25-071

APPLICANT/DEVELOPER:  
**HAZY SKIES, LLC**  
 1340 CREEKSHIRE WAY STE 210  
 WINSTON-SALEM, NC 27103  
 ATTN: BRAD COE  
 OFFICE: 336.769.4673  
 EMAIL: coe@hazy.com

MUNICIPALITY: WINSTON-SALEM  
 TOWNSHIP: WINSTON-SALEM  
 COUNTY: FORSYTH

**Grey Brier**  
 787 Teague Rd.  
 Winston-Salem, NC

PARCEL ID: SEE SITE DATA

DESIGNED BY: VCT

CHECKED BY: VCT

DATE: 2023.08.11

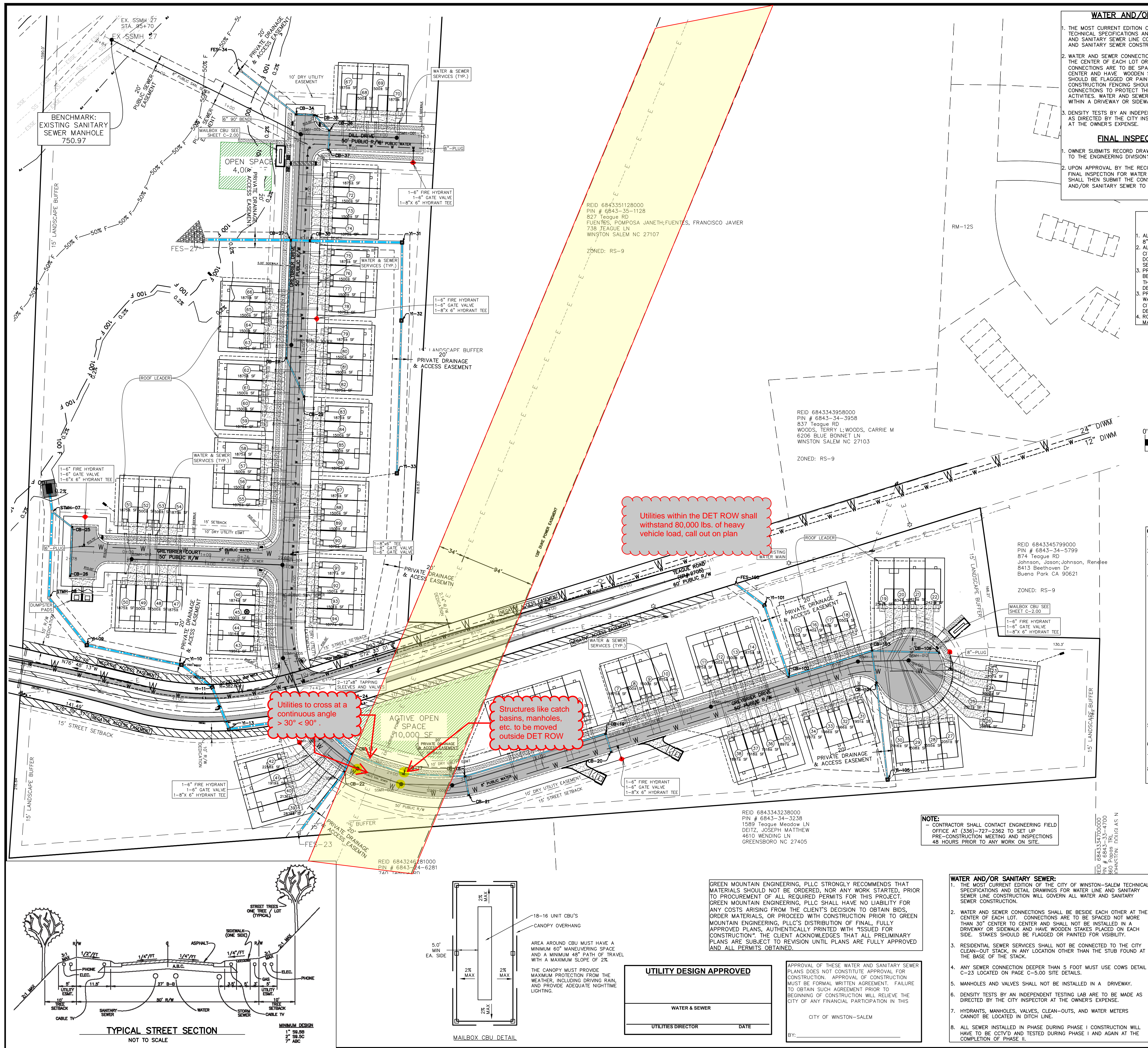
PROJECT: 23-071

REVISIONS:

**811**  
 CALL 811 BEFORE YOU DIG!

SHEET TITLE:  
**PROJECT COVER SHEET**

SHEET NO.:  
**C-0.00**



**WATER AND/OR SANITARY SEWER:**

1. THE MOST CURRENT EDITION OF THE CITY OF WINSTON-SALEM TECHNICAL SPECIFICATIONS AND DETAIL DRAWINGS FOR WATER LINE AND SANITARY SEWER LINE CONSTRUCTION WILL GOVERN ALL WATER AND SANITARY SEWER CONSTRUCTION.
2. WATER AND SEWER CONNECTIONS SHALL BE BESIDE EACH OTHER AT THE CENTER OF EACH LOT OR AS DIRECTED BY THE ENGINEER. CONNECTIONS ARE TO BE SPACED NOT MORE THAN 30" CENTER TO CENTER AND HAVE WOODEN STAKES PLACED ON EACH SIDE. STAKES SHOULD BE FLAGGED OR PAINTED FOR VISIBILITY. DRAINAGE SAFETY CONSTRUCTION FENCING SHOULD BE PLACED AROUND THE CONNECTIONS TO PROTECT THEM DURING LOT CONSTRUCTION ACTIVITIES. WATER AND SEWER CONNECTIONS SHALL NOT BE PLACED WITHIN A DRIVEWAY OR SIDEWALK.
3. DENSITY TESTS BY AN INDEPENDENT TESTING LAB ARE TO BE MADE AS DIRECTED BY THE CITY INSPECTOR AT THE OWNER'S EXPENSE.

**FINAL INSPECTION PROCEDURE:**

1. OWNER SUBMITS RECORD DRAWINGS AND ENGINEER'S CERTIFICATION TO THE ENGINEERING DIVISION'S RECORD CENTER.
2. UPON APPROVAL BY THE RECORD CENTER, OWNER MAY REQUEST FINAL INSPECTION FOR WATER AND/OR SANITARY SEWER. OWNER SHALL THEN SUBMIT THE CONSTRUCTION CHECKLIST FOR WATER AND/OR SANITARY SEWER TO THE CITY INSPECTOR.

**GENERAL UTILITIES INFORMATION:**

1. ALL PROPOSED SEWER MAINS ARE 8"
2. ALL LOTS SHALL HAVE ONE CITY/COUNTY UTILITIES STANDARD DOMESTIC WATER AND SEWER SERVICE.
3. PROPOSED SANITARY SEWER IS TO BE PUBLIC SEWER MAINTAINED BY THE CITY/COUNTY UTILITIES DEPARTMENT.
4. ROADWAYS ARE PLANNED TO BE MAINTAINED BY NCDOT.

**GENERAL CONSTRUCTION NOTES:**

1. IDENTIFICATION AND LOCATION OF ALL EXISTING UTILITIES IN AND NEAR THE AREAS OF PROPOSED WORK IS THE RESPONSIBILITY OF THE CONTRACTOR. DAMAGE TO UTILITIES EITHER SHOWN OR NOT SHOWN ON THIS PLAN IS THE CONTRACTOR'S RESPONSIBILITY.
2. CONTRACTOR MUST CONTACT NC ONE-CALL, CITY OF WINSTON-SALEM, PUBLIC WORKS DEPARTMENT, AND OTHER SERVICE PROVIDERS TO LOCATE ALL UTILITIES PRIOR TO ANY CONSTRUCTION OR EXCAVATION.
3. LOCATION SURVEY INFORMATION REGARDING EXISTING FEATURES WITHIN THE SITE HAS NOT BEEN PERFORMED.
4. CONTRACTOR TO SEED AND STABILIZE DISTURBED AREAS IN ACCORDANCE WITH SEEDING SPECIFICATIONS OF THE CITY OF WINSTON-SALEM/ NCDEQ.
5. WORK WITHIN PUBLIC RIGHT OF WAY SHALL COMPLY WITH NCDOT AND CITY OF WINSTON-SALEM TRAFFIC CONTROL REQUIREMENTS. A SAFE CONDITION MUST BE PROVIDED AT ALL TIMES.
6. CONTRACTOR IS RESPONSIBLE FOR ANY REQUIRED UTILITY RELOCATION. CONTRACTOR SHALL COORDINATE RELOCATION AND INSTALLATION OF ALL UTILITY SERVICES WITH THE APPROPRIATE UTILITY SERVICE PROVIDERS.
7. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED PER THE LATEST STANDARDS OF THE LAND QUALITY SECTION OF NCDEQ.
8. CONTRACTOR SHALL MAINTAIN THE SITE IN AN ORDERLY MANNER SO THAT WORKMEN AND THE PUBLIC ARE PROTECTED FROM INJURY.
9. RETAINING WALL DESIGN NOT PROVIDED BY GREEN MOUNTAIN ENGINEERING, PLLC.
10. ANY RETAINING WALLS OVER 4.0' IN HEIGHT REQUIRE ENGINEERING DRAWING AND BUILDING PERMIT.

**GENERAL:**

1. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION.
2. ALL EROSION CONTROL DEVICES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE MOST CURRENT STANDARDS OF THE LAND QUALITY SECTION OF THE NCDEQ.
3. STABILIZATION STONE UNDER PIPING TO BE PLACED AS REQUIRED BY CITY INSPECTOR WHEN CONDITIONS WARRANT.
4. AS A MINIMUM REQUIREMENT, ALL GRADED AREAS NOT UNDER PAVEMENT AND WITHIN THE RIGHT-OF-WAY AND/OR EASEMENTS SHALL BE PREPARED, FERTILIZED AND LIMED, SEEDED, AND MULCHED IMMEDIATELY UPON COMPLETION OF CONSTRUCTION AS FOLLOWS (APPLICATION RATE PER 1,000 SQUARE FEET):

**TYPE II SEEDING (LAWNS OR OTHER FOCAL AREAS)**

- 100 LBS. OF LIME
- 20 LBS. OF 10-20-20 OR 20 LBS. OF 10-10-10 IN COMBINATION WITH 4 LBS. OF 0-46-0
- 5 LBS. OF TALL FESCUE, CONTAINING A BLEND OF 2 OR MORE TALL FESCUES
- 1 LB. OF KENBLUE OR KENTUCKY BLUEGRASS
- 1 LB. OF WINTER ANNUAL RYE (NOVEMBER TO MARCH)

**TYPE I SEEDING (GENERAL OR LOW MAINTENANCE AREAS)**

- 100 LBS. OF LIME
- 15 LBS. OF 10-20-20 OR 15 LBS. OF 10-10-10 IN COMBINATION WITH 3 LBS. OF 0-46-0
- 4 LBS. OF TALL FESCUE, CONTAINING A BLEND OF 2 OR MORE TALL FESCUES
- 1 LB. OF SERICEA LESPEDEZA (USE UNSCARIFIED SEED AUGUST 15 TO FEBRUARY 1)
- 1/4 LB. OF GERMAN MILLET (MAY 1 TO AUGUST 15)
- 1 LB. OF RYE GRAIN (PRIOR TO MAY 1 OR AFTER AUGUST 15)

SEEDING MIXTURES OTHER THAN THOSE LISTED ABOVE MUST BE APPROVED BY THE CITY INSPECTOR PRIOR TO SEEDING.

5. PRIOR TO REQUESTING A FINAL INSPECTION, THE OWNER MUST SUBMIT RECORD DRAWINGS AND ENGINEER'S CERTIFICATION TO THE ENGINEERING DIVISION'S RECORD CENTER. THE OWNER MUST ALSO SUBMIT THE CONSTRUCTION CHECKLIST TO THE CITY INSPECTOR.
6. ALL WORK MUST CARRY A ONE-YEAR WARRANTY TO COVER ALL DEFECTS IN MATERIALS AND WORKMANSHIP.
7. PRIOR TO BEGINNING ANY WORK WITHIN NCDOT RIGHT-OF-WAY, THE CONTRACTOR MUST HAVE A COPY OF THE THREE-PARTY ENCROACHMENT AGREEMENT ON THE JOB SITE.
8. PRIOR TO BEGINNING ANY WORK, THE CONTRACTOR MUST NOTIFY THE ENGINEERING FIELD OFFICE (336)727-2362 TO ARRANGE FOR CONSTRUCTION INSPECTION.

**LEGEND**

ALL ITEMS IN LEGEND ARE PROPOSED UNLESS OTHERWISE NOTED.	RIGHT OF WAY W/ MARKER
DOMESTIC WATER SERVICE	SETBACK LINE
PROPOSED WATER VALVE	PUBLIC UTILITY EASEMENT
EXISTING WATER VALVE	PROPERTY BOUNDARY
EXISTING WATER METER	EXISTING PROPERTY LINE
FIRE HYDRANT	ACTIVE OPEN SPACE
EXISTING FIRE HYDRANT	ASPHALT/ROADWAY
WATER MAIN	CONCRETE/SIDEWALK
DOMESTIC SEWER SERVICE	EXISTING TREE LINE
SEWER MAIN	PROPOSED TREE LINE
EXISTING SEWER MAIN	FEMA 100 YR FLOOD LINE
EXISTING SEWER EASEMENT	FEMA 500 YR FLOOD LINE
EXISTING SANITARY SEWER MANHOLE	INTERPOLATED 50% ENCROACHMENT
EXISTING SANITARY SEWER MANHOLE	FEMA FLOODWAY
STORM DRAINAGE PIPE	
EXISTING STORM DRAINAGE PIPE	
CURB INLET	
(NCDOT GRATE/FW/RAIL) 50% F - 50% F	
YARD INLET	
STORM DRAINAGE MANHOLE	
PROPOSED 30" VALVE CURB	

**GREEN MOUNTAIN ENGINEERING, PLLC**

1A WENDY CT  
GREENSBORO, NC 27409  
Tel: 336.294.9394  
CERTIFICATE #P-0826  
www.greenmountainengineers.com



**APPLICANT/DEVELOPER:**

**HAZY SKIES, LLC**  
1340 CREEKSHIRE WAY STE 210  
WINSTON-SALEM, NC 27103  
ATTN: BRAD COE  
OFFICE: 336.769.4673  
EMAIL: coefor@gmail.com

**Grey Brier**  
787 Teague Rd.  
Winston-Salem, NC

**PARCEL ID: SEE SITE DATA**  
**DESIGNED BY: VCT**  
**CHECKED BY: VCT**  
**DATE: 2023.08.11**  
**PROJECT: 23-071**  
**REVISIONS:**



**SHEET TITLE:**  
OVERALL SITE LAYOUT AND UTILITIES PLAN

**SHEET NO.:**  
C-2.00

UTILITIES WITHIN THE DET ROW SHALL WITHSTAND 80,000 LBS. OF HEAVY VEHICLE LOAD, CALL OUT ON PLAN

UTILITIES TO CROSS AT A CONTINUOUS ANGLE > 30° < 90°

STRUCTURES LIKE CATCH BASINS, MANHOLES, ETC. TO BE MOVED OUTSIDE DET ROW

**UTILITY DESIGN APPROVED**

WATER & SEWER  
UTILITIES DIRECTOR DATE

**GREEN MOUNTAIN ENGINEERING, PLLC STRONGLY RECOMMENDS THAT MATERIALS SHOULD NOT BE ORDERED, NOR ANY WORK STARTED, PRIOR TO PROCUREMENT OF ALL REQUIRED PERMITS FOR THIS PROJECT.**

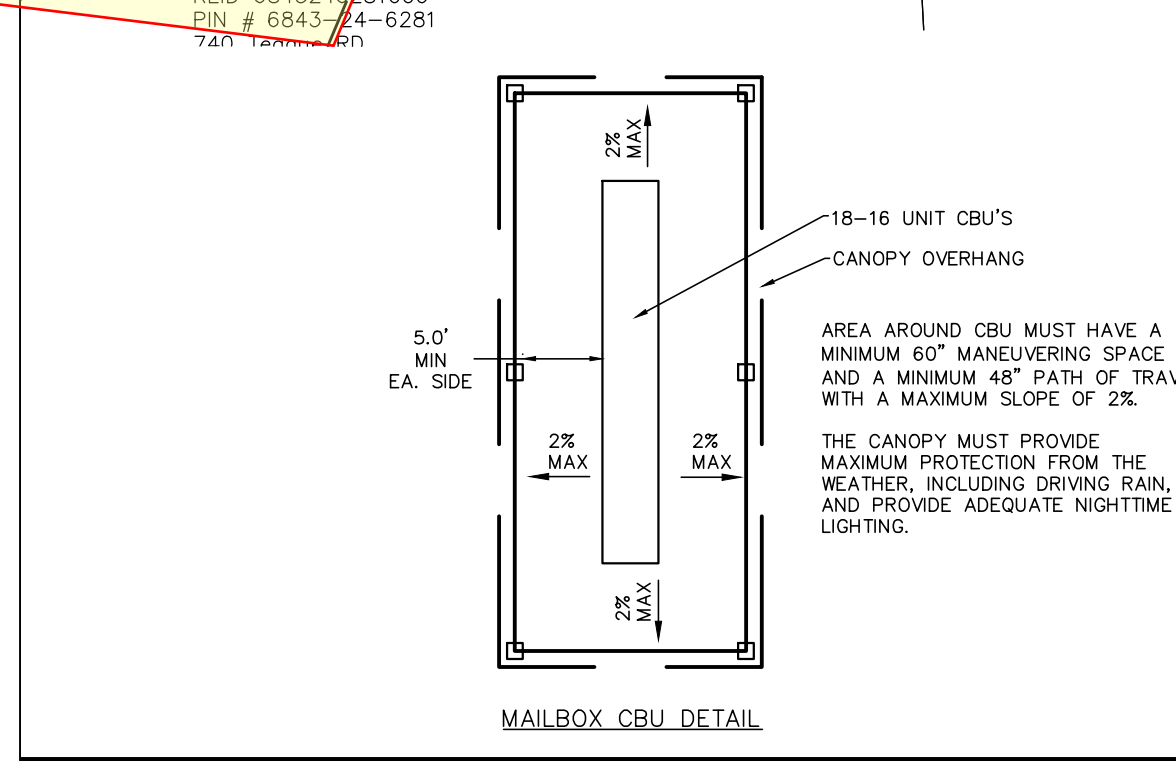
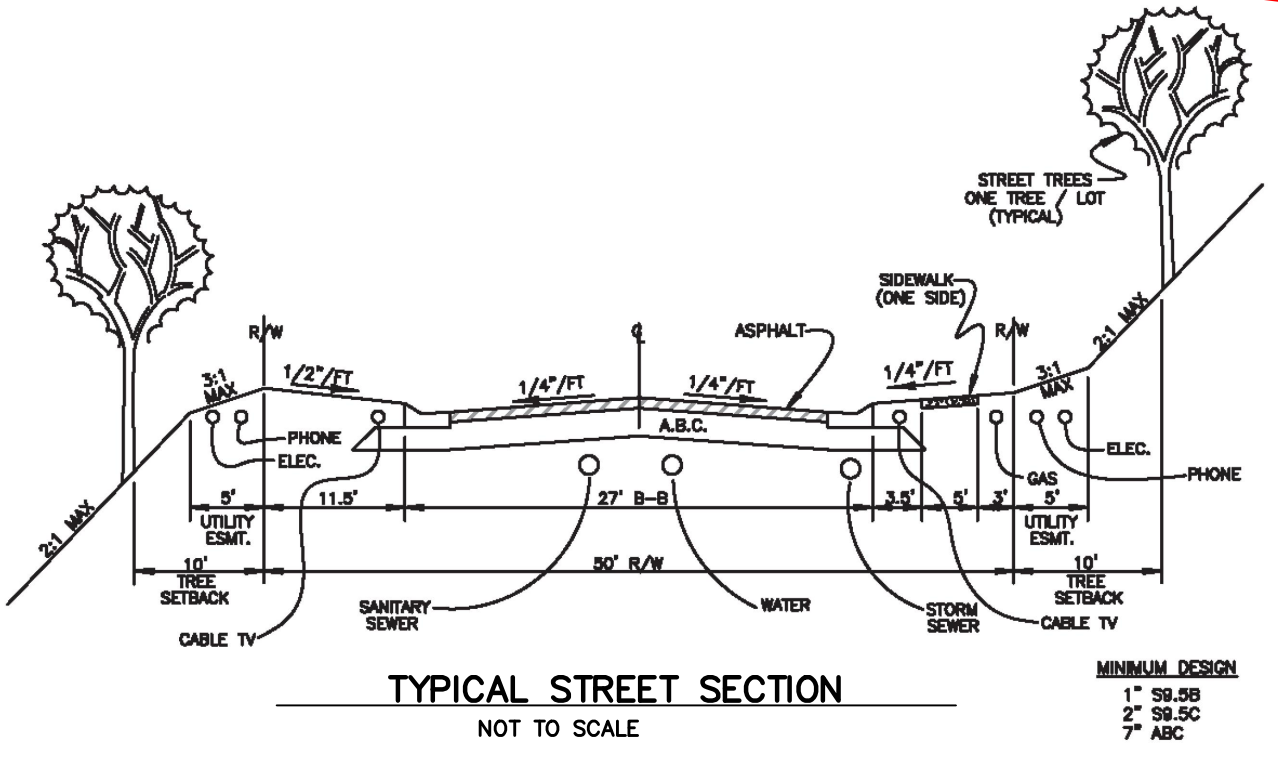
**GREEN MOUNTAIN ENGINEERING, PLLC SHALL HAVE NO LIABILITY FOR ANY COSTS ARISING FROM THE CLIENT'S DECISION TO OBTAIN BIDS, ORDER MATERIALS, OR PROCEED WITH CONSTRUCTION PRIOR TO GREEN MOUNTAIN ENGINEERING, PLLC'S DISTRIBUTION OF FINAL, FULLY APPROVED PLANS. AUTHENTIALLY PRINTED WITH ISSUED FOR CONSTRUCTION. THE CLIENT ACKNOWLEDGES THAT ALL PRELIMINARY PLANS ARE SUBJECT TO REVISION UNTIL PLANS ARE FULLY APPROVED AND ALL PERMITS OBTAINED.**

APPROVAL OF THESE WATER AND SANITARY SEWER PLANS DOES NOT CONSTITUTE APPROVAL FOR CONSTRUCTION. APPROVAL OF CONSTRUCTION MUST BE FORMAL WRITTEN AGREEMENT. FAILURE TO OBTAIN SUCH AGREEMENT PRIOR TO BEGINNING OF CONSTRUCTION WILL RELIEVE THE CITY OF ANY FINANCIAL PARTICIPATION IN THIS PROJECT.

CITY OF WINSTON-SALEM

**WATER AND/OR SANITARY SEWER:**

1. THE MOST CURRENT EDITION OF THE CITY OF WINSTON-SALEM TECHNICAL SPECIFICATIONS AND DETAIL DRAWINGS FOR WATER LINE AND SANITARY SEWER LINE CONSTRUCTION WILL GOVERN ALL WATER AND SANITARY SEWER CONSTRUCTION.
2. WATER AND SEWER CONNECTIONS SHALL BE BESIDE EACH OTHER AT THE CENTER OF EACH LOT. CONNECTIONS ARE TO BE SPACED NOT MORE THAN 30" CENTER TO CENTER AND SHALL NOT BE INSTALLED IN A DRIVEWAY OR SIDEWALK AND HAVE WOODEN STAKES PLACED ON EACH SIDE. STAKES SHOULD BE FLAGGED OR PAINTED FOR VISIBILITY.
3. RESIDENTIAL SEWER SERVICES SHALL NOT BE CONNECTED TO THE CITY CLEAN-OUT STACK. IN ANY LOCATION OTHER THAN THE STUB FOUND AT THE BASE OF THE STACK.
4. ANY SEWER CONNECTION DEEPER THAN 5 FOOT MUST USE COWS DETAIL C-23 LOCATED ON PAGE 0-5.00 SITE DETAILS.
5. MANHOLES AND VALVES SHALL NOT BE INSTALLED IN A DRIVEWAY.
6. DENSITY TESTS BY AN INDEPENDENT TESTING LAB ARE TO BE MADE AS DIRECTED BY THE CITY INSPECTOR AT THE OWNER'S EXPENSE.
7. HYDRANTS, MANHOLES, VALVES, CLEAN-OUTS, AND WATER METERS CANNOT BE LOCATED IN OTIOT LINE.
8. ALL SEWER INSTALLED IN PHASE DURING PHASE I CONSTRUCTION WILL HAVE TO BE CCTV'D AND TESTED DURING PHASE I AND AGAIN AT THE COMPLETION OF PHASE II.



SEALS:



APPLICANT/DEVELOPER:

**HAZY SKIES, LLC**  
1340 CREEKSHIRE WAY STE 210  
WINSTON-SALEM, NC 27103  
ATTN: BRAD COE  
OFFICE: 336.769.4673  
EMAIL: coefor@gmail.com

STATE: NORTH CAROLINA  
COUNTY: FORSYTH

**Grey Brier**  
787 Teague Rd.  
Winston-Salem, NC

MUNICIPALITY: WINSTON-SALEM  
TOWNSHIP: WINSTON-SALEM

PARCEL ID: SEE SITE DATA

DESIGNED BY: VCT

CHECKED BY: VCT

DATE: 2023.08.11

PROJECT: 23-071

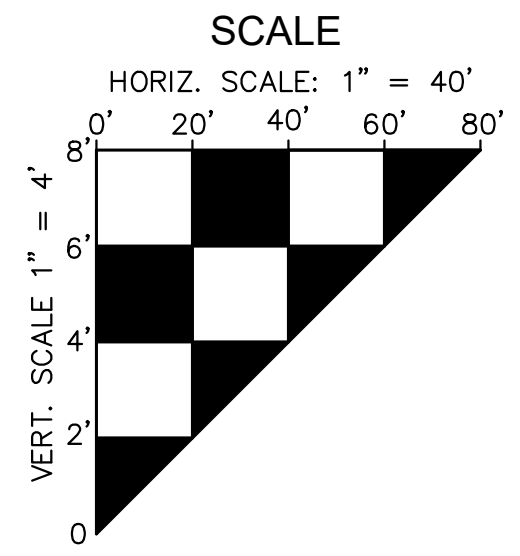
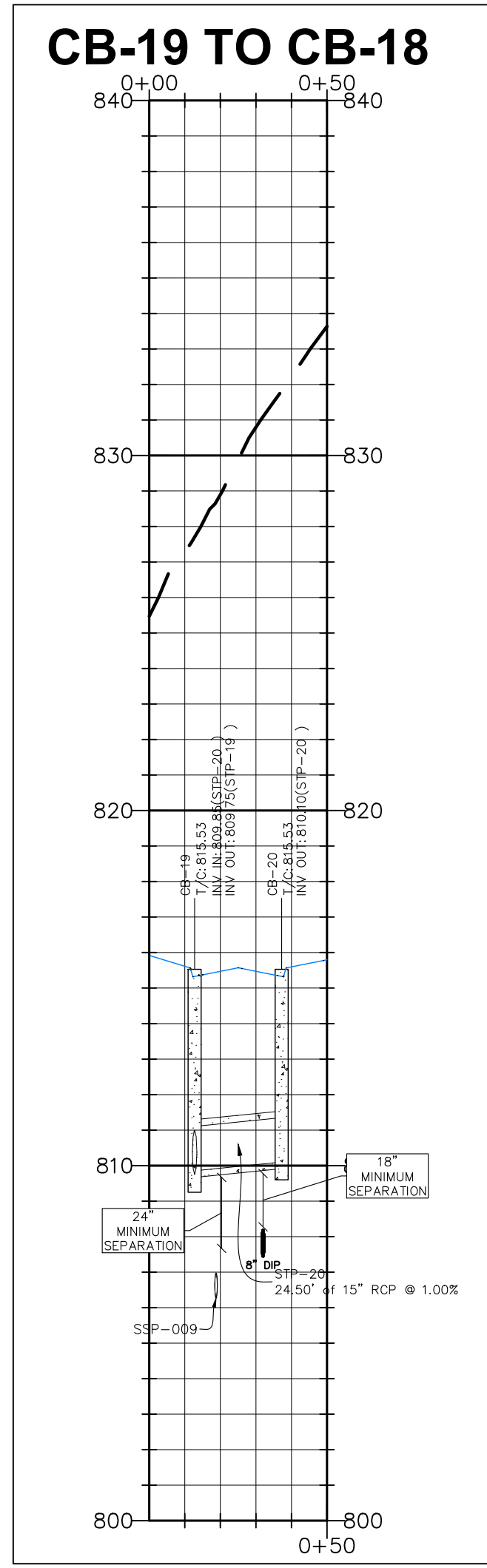
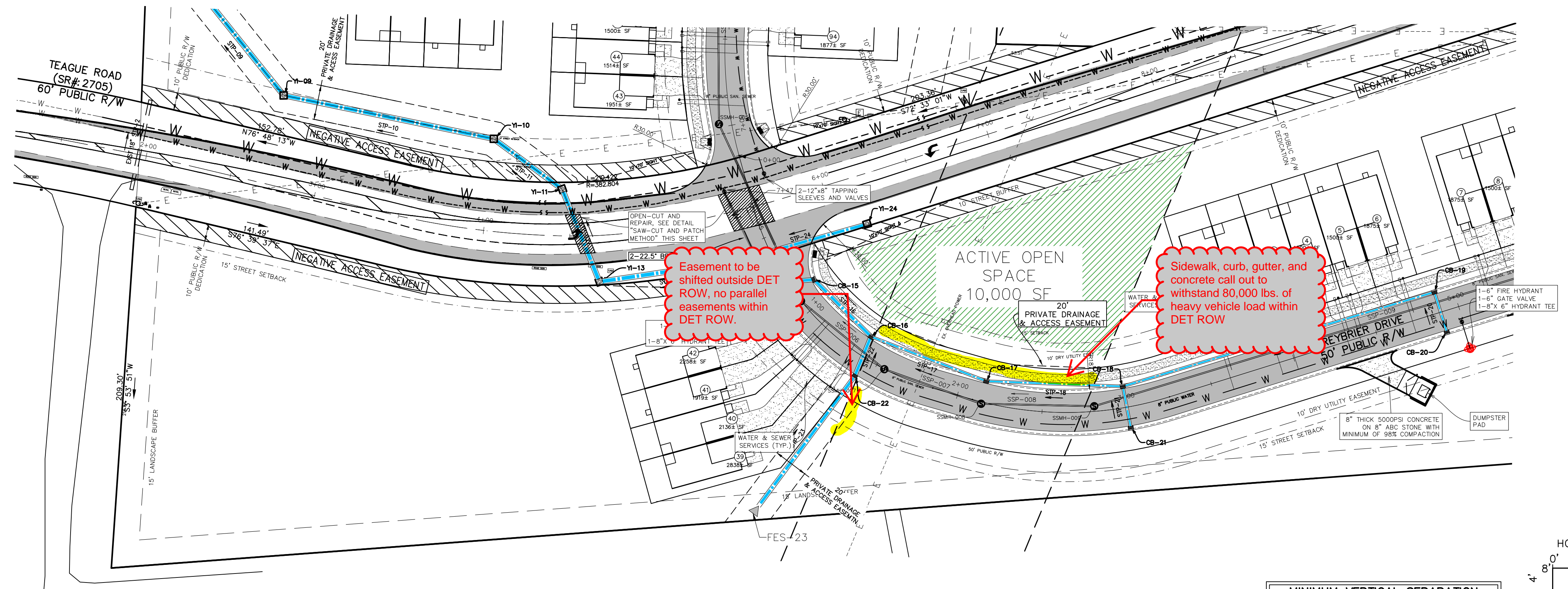
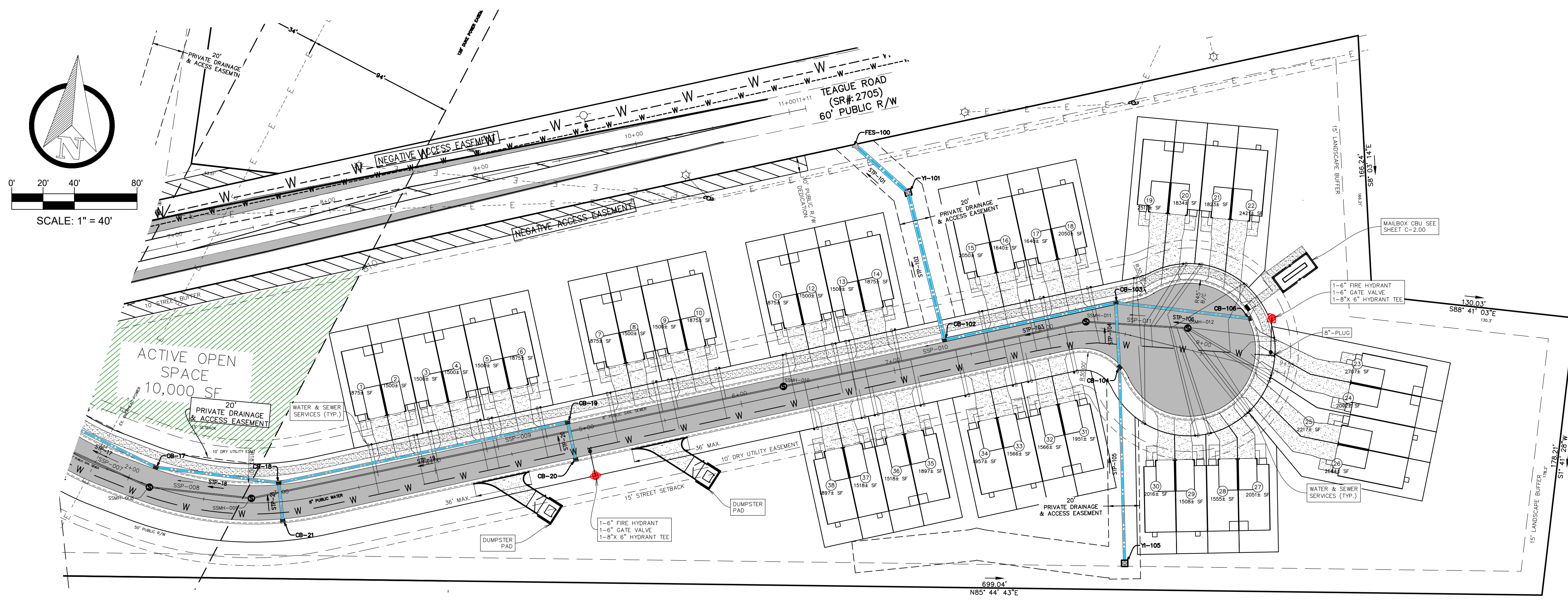
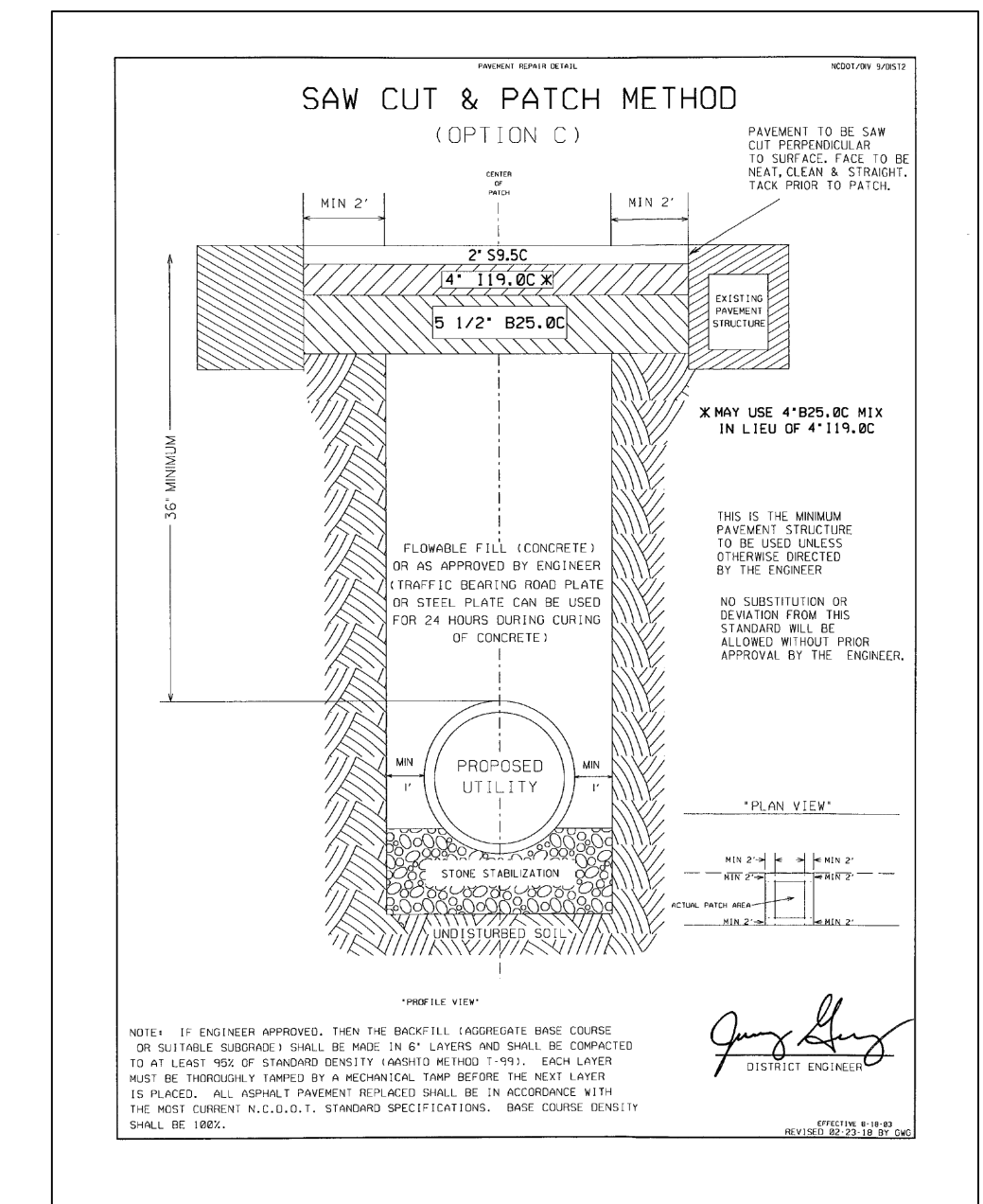
REVISIONS:



SHEET TITLE:  
**SOUTH PHASE  
SITE LAYOUT AND  
UTILITIES**

SHEET NO.:

**C-2.02**



UTILITY DESIGN APPROVED	
WATER & SEWER	DATE
UTILITIES DIRECTOR	

APPROVAL OF THESE WATER AND SANITARY SEWER PLANS DOES NOT CONSTITUTE APPROVAL FOR CONSTRUCTION. APPROVAL OF CONSTRUCTION MUST BE FORMAL WRITTEN AGREEMENT. FAILURE TO OBTAIN SUCH AGREEMENT PRIOR TO BEGINNING OF CONSTRUCTION WILL RELIEVE THE CITY OF ANY FINANCIAL PARTICIPATION IN THIS.

CITY OF WINSTON-SALEM

BY: \_\_\_\_\_

**MINIMUM VERTICAL SEPARATION**  
SANITARY & STORM SEWER: 24"  
\*SANITARY SEWER & WATER: 18"  
STORM SEWER & WATER: 18"

**MINIMUM HORIZONTAL SEPARATION**  
SANITARY & STORM SEWER: 5'  
\*SANITARY SEWER & WATER: 10'  
STORM SEWER & WATER: 5'  
\*THERE SHOULD BE EITHER 10' HORIZONTAL OR AN 18" VERTICAL SEPARATION BETWEEN WATER & SEWER.

SEALS:



APPLICANT/DEVELOPER:

**Hazy Skies, LLC**  
1340 CREEKSHIRE WAY STE 210  
WINSTON-SALEM, NC 27103  
ATTN: BRAD COE  
OFFICE: 336.769.4673  
EMAIL: coe@hazy.com

STATE: NORTH CAROLINA  
COUNTY: FORSYTH

**Grey Brier**  
787 Teague Rd.  
Winston-Salem, NC

MUNICIPALITY: WINSTON-SALEM  
TOWNSHIP: WINSTON-SALEM

PARCEL ID: SEE SITE DATA  
DESIGNED BY: BAT  
CHECKED BY: VCT  
DATE: 2024.05.16  
PROJECT: 23-071  
REVISIONS:

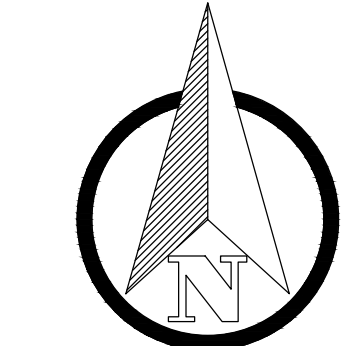


SHEET TITLE:  
**PROPOSED LANDSCAPE PLAN**

SHEET NO.:  
**L-0.00**



VICINITY MAP  
1" = 1000'



SCALE: 1" = 30'

- LANDSCAPE NOTES:**
- SEE "WINSTON-SALEM/FORSYTH COUNTY: UNIFIED DEVELOPMENT ORDINANCES" EFFECTIVE 12.15.22 SECTION 6.2: "LANDSCAPING AND TREE PRESERVATION" FOR A FULL LIST OF SUGGESTED PLANT MATERIAL LIST STARTING ON PAGE 6-84.
  - THE SUGGESTED PLANT MATERIAL LIST INCLUDES COMMON TREES AND SHRUBS SUITABLE FOR USE IN THE FORSYTH COUNTY AREA.
  - DUE TO INDIVIDUAL SITE SOIL, MOISTURE, AND MICROCLIMATE CONDITIONS, PROFESSIONAL EXPERTISE SHOULD BE SOUGHT TO DETERMINE THE APPROPRIATE PLANT MATERIALS FOR ANY PARTICULAR DEVELOPMENT PROJECT.
  - THE USE OF NATIVE PLANTS IS RECOMMENDED WHERE POSSIBLE.
  - OTHER APPROPRIATE PLANTS NOT INCLUDED IN THE LIST MAY ALSO BE USED WITH THE APPROVAL OF THE DIRECTOR OF INSPECTIONS OR DESIGNER.
  - BELOW IS A PREFERRED LIST OF ACCEPTABLE TREES/SHRUBS INSIDE & OUTSIDE OF DUKE ENERGY RIGHT OF WAY.
- FLOWERING DOGWOOD
  - PAGODA DOGWOOD
  - WHITE FRINGE TREE
  - NANNYBERRY VIBURNUM
  - SOUTHERN WAXMYRTLE
  - OAKLEAF HYDRANGEA
  - AESCLUS PAVIA, RED BUCKEYE
  - CERCIS CANADENSIS, EASTERN REDBUD
  - CHIONANTHUS RETUSUS, CHINESE FRINETREE
  - CORNUS MAS, CORNELIAN CHERRY DOGWOOD
  - OXYDENDRON ARBOREUM, SOURWOOD OR LILY-OF-THE-VALLEY
  - PRUNUS X YEDOENSIS, YOSHINO CHERRY
  - CHIONANTHUS VIRGINICUS, WHITE FRINGETREE
  - EDGEWORTHIA PAPIRYERA, PAPERBUSH
  - LILICUM FLORIDANUM, FLORIDA ANISE TREE
  - MORELLA CERIFERA, SOUTHERN WAXMYRTLE (BAYBERRY)
  - VIBURNUM MACROCEPHALUM, CHINESE SNOWBALL VIBURNUM
  - AESCLUS PARVIFLORA, BOTTLEBRUSH BUCKEYE

**LANDSCAPE LEGEND (TYPE II BUFFER YARD-NON-TYPICAL)**  
(\* ) # OF PLANTS PER 100 LF  
1,884 ± LF OF PLANTING

- DECIDUOUS TREE (4) \* 3= 12 TREES  
RED MAPLE:  
HEIGHT: 60'-90'  
SPREAD: 30'-50'
- PRIMARY EVERGREEN PLANTS (12) \* 3=36 PLANTS  
WAX MYRLE:  
HEIGHT: 10'-15'  
SPREAD: 8'-10'
- SUPPLEMENTAL EVERGREEN SHRUBS (20) \* 3=60 SHRUBS  
INKBERRY HOLLY:  
HEIGHT: 5'-9'  
SPREAD: 4'-10'

NON-TYPICAL LANDSCAPE TYPE II BUFFER.

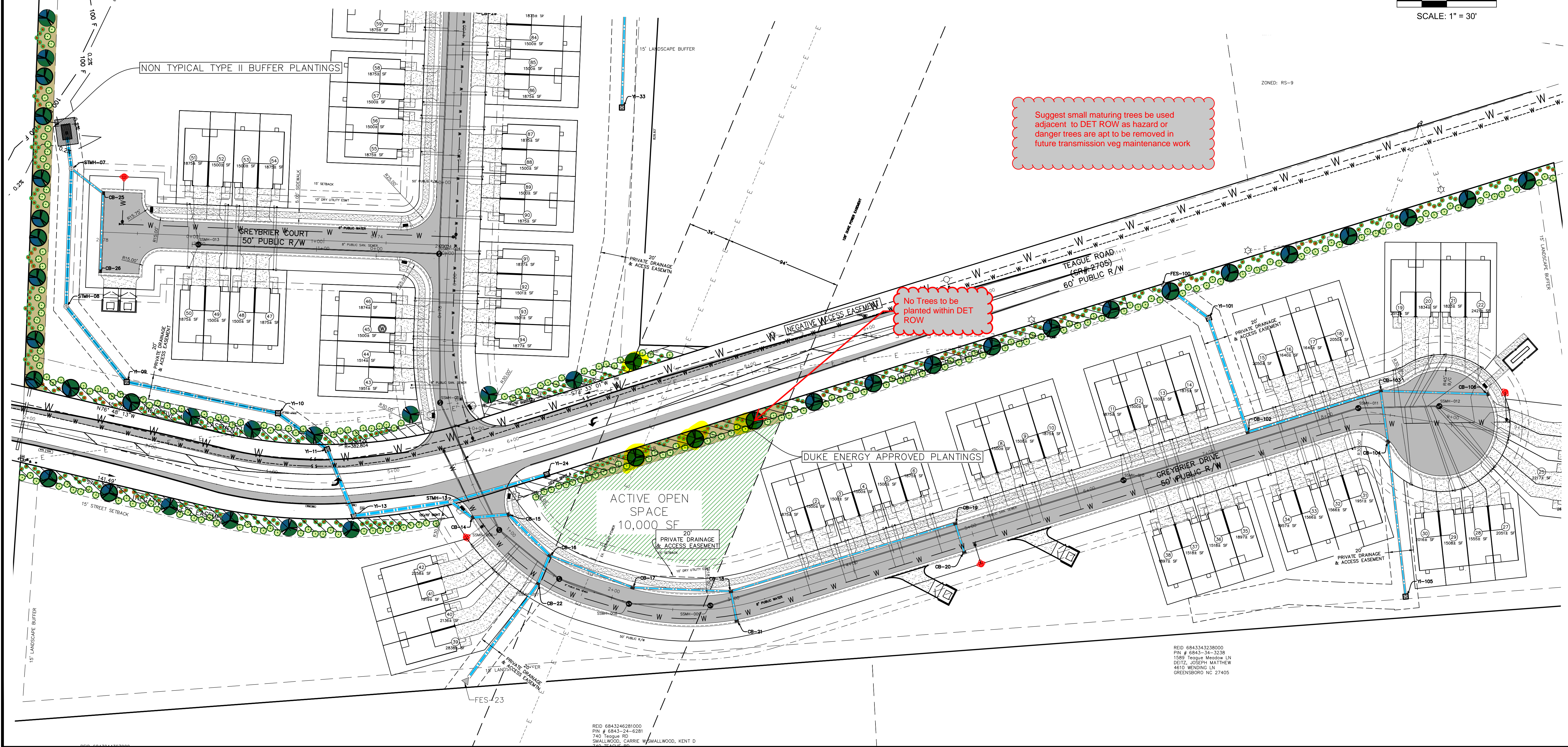
AT TIME OF PLANTING, CONTRACTOR IS TO CONSULT WITH THE CITY OF WINSTON-SALEM AS TO THE AVAILABILITY OF PLANT TYPE.  
THIS NON-TYPICAL SHALL BE PLANTED ALONG THE EASTERN MOST PROPERTY LINE NORTH OF TEAGUE ROAD.

**LANDSCAPE LEGEND (TYPE II BUFFER YARD)**  
(\* ) # OF PLANTS PER 100 LF  
1,884 ± LF OF PLANTING

- DECIDUOUS TREE (2) \* 16.84= 38 TREES  
RED MAPLE:  
HEIGHT: 60'-90'  
SPREAD: 30'-50'
- PRIMARY EVERGREEN PLANTS (12) \* 16.84=230 PLANTS  
WAX MYRLE:  
HEIGHT: 10'-15'  
SPREAD: 8'-10'
- SUPPLEMENTAL EVERGREEN SHRUBS (15) \* 16.84=282 SHRUBS  
INKBERRY HOLLY:  
HEIGHT: 5'-9'  
SPREAD: 4'-10'

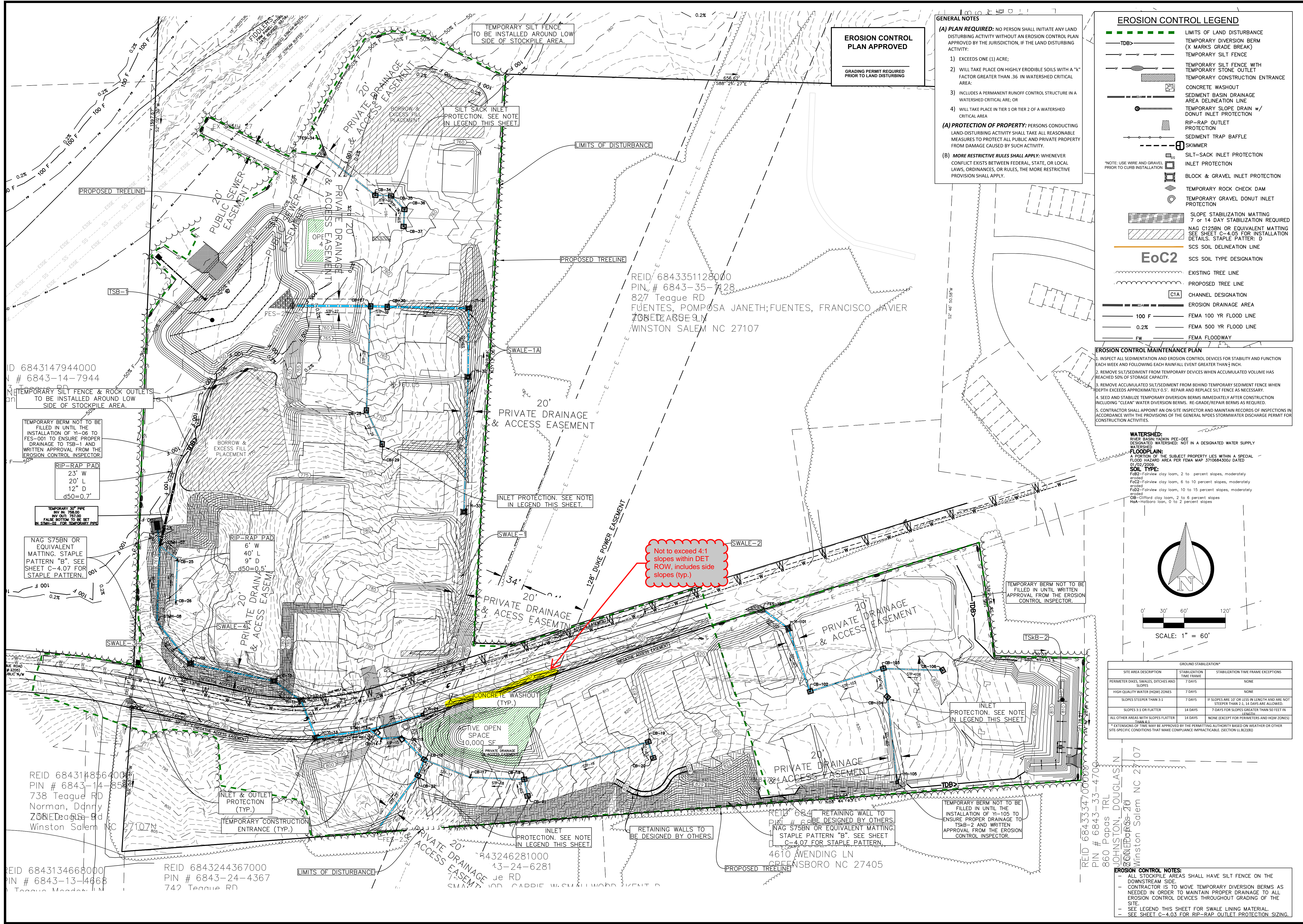
ONLY ACCEPTABLE TREES/SHRUBS WITHIN DUKE POWER RIGHT OF WAY - SEE LIST THIS SHEET

AT TIME OF PLANTING, CONTRACTOR IS TO CONSULT WITH THE CITY OF WINSTON-SALEM AS TO THE AVAILABILITY OF PLANT TYPE.



RED 684334281000  
PIN # 6843-34-3238  
1089 Teague Meadows LN  
DETZ, JOSEPH MATTHEW  
4610 WENDY LN  
GREENSBORO NC 27405





**EROSION CONTROL PLAN APPROVED**

GRADING PERMIT REQUIRED PRIOR TO LAND DISTURBING

**GENERAL NOTES**

(A) **PLAN REQUIRED:** NO PERSON SHALL INITIATE ANY LAND DISTURBING ACTIVITY WITHOUT AN EROSION CONTROL PLAN APPROVED BY THE JURISDICTION, IF THE LAND DISTURBING ACTIVITY:

- EXCEEDS ONE (1) ACRE;
- WILL TAKE PLACE ON HIGHLY ERODIBLE SOILS WITH A "K" FACTOR GREATER THAN .36 IN WATERSHED CRITICAL AREA;
- INCLUDES A PERMANENT RUNOFF CONTROL STRUCTURE IN A WATERSHED CRITICAL AREA; OR
- WILL TAKE PLACE IN TIER 1 OR TIER 2 OF A WATERSHED CRITICAL AREA

(A) **PROTECTION OF PROPERTY:** PERSONS CONDUCTING LAND-DISTURBING ACTIVITY SHALL TAKE ALL REASONABLE MEASURES TO PROTECT ALL PUBLIC AND PRIVATE PROPERTY FROM DAMAGE CAUSED BY SUCH ACTIVITY.

(B) **MORE RESTRICTIVE RULES SHALL APPLY:** WHENEVER CONFLICT EXISTS BETWEEN FEDERAL, STATE, OR LOCAL LAWS, ORDINANCES, OR RULES, THE MORE RESTRICTIVE PROVISION SHALL APPLY.

**EROSION CONTROL LEGEND**

- LIMITS OF LAND DISTURBANCE
- TEMPORARY DIVERSION BERM (X MARKS GRADE BREAK)
- TEMPORARY SILT FENCE
- TEMPORARY SILT FENCE WITH TEMPORARY STONE OUTLET
- TEMPORARY CONSTRUCTION ENTRANCE
- CONCRETE WASHOUT
- SEDIMENT BASIN DRAINAGE AREA DELINEATION LINE
- TEMPORARY SLOPE DRAIN W/ DONUT INLET PROTECTION
- RIP-RAP OUTLET PROTECTION
- SEDIMENT TRAP Baffle
- SKIMMER
- SILT-SACK INLET PROTECTION
- INLET PROTECTION
- BLOCK & GRAVEL INLET PROTECTION
- TEMPORARY ROCK CHECK DAM
- TEMPORARY GRAVEL DONUT INLET PROTECTION
- SLOPE STABILIZATION MATTING 7 OR 14 DAY STABILIZATION REQUIRED
- NAG C125BN OR EQUIVALENT MATTING SEE SHEET C-4.05 FOR INSTALLATION DETAILS. STAPLE PATTERN: D
- SCS SOIL DELINEATION LINE
- SCS SOIL TYPE DESIGNATION
- EXISTING TREE LINE
- PROPOSED TREE LINE
- CHANNEL DESIGNATION
- EROSION DRAINAGE AREA
- 100 F FEMA 100 YR FLOOD LINE
- 0.2% FEMA 500 YR FLOOD LINE
- FW FEMA FLOODWAY

**EoC2**

**EROSION CONTROL MAINTENANCE PLAN**

- INSPECT ALL SEDIMENTATION AND EROSION CONTROL DEVICES FOR STABILITY AND FUNCTION EACH WEEK AND FOLLOWING EACH RAINFALL EVENT GREATER THAN 1/2 INCH.
- REMOVE SILT/SEDIMENT FROM TEMPORARY DEVICES WHEN ACCUMULATED VOLUME HAS REACHED 50% OF STORAGE CAPACITY.
- REMOVE ACCUMULATED SILT/SEDIMENT FROM BEHIND TEMPORARY SEDIMENT FENCE WHEN DEPTH EXCEEDS APPROXIMATELY 0.5'. REPAIR AND REPLACE SILT FENCE AS NECESSARY.
- SEED AND STABILIZE TEMPORARY DIVERSION BERMS IMMEDIATELY AFTER CONSTRUCTION INCLUDING "CLEAN" WATER DIVERSION BERMS. RE-GRADE/REPAIR BERMS AS REQUIRED.
- CONTRACTOR SHALL APPOINT AN ON-SITE INSPECTOR AND MAINTAIN RECORDS OF INSPECTIONS IN ACCORDANCE WITH THE PROVISIONS OF THE GENERAL APPLICABLE STORMWATER DISCHARGE PERMIT FOR CONSTRUCTION ACTIVITIES.

**WATERSHED:** RIVER BASIN: YADKIN PEE-DEE DESIGNATED WATERSHED: NOT IN A DESIGNATED WATER SUPPLY WATERSHED

**FLOODPLAIN:** A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA PER FEMA MAP 371088430J DATED 02/02/2009

**SOIL TYPE:**  
 FC22-Fairview clay loam, 2 to 10 percent slopes, moderately erodible  
 FC23-Fairview clay loam, 6 to 10 percent slopes, moderately erodible  
 FC24-Fairview clay loam, 10 to 15 percent slopes, moderately erodible  
 CB-Clifford clay loam, 2 to 6 percent slopes  
 HA-Hatboro loam, 0 to 2 percent slopes

**GREEN MOUNTAIN ENGINEERING, PLLC**

1A WENDY CT  
 GREENSBORO, NC 27409  
 Tel: 336.294.9394  
 CERTIFICATE #P-0826  
 www.greenmountainengineers.com

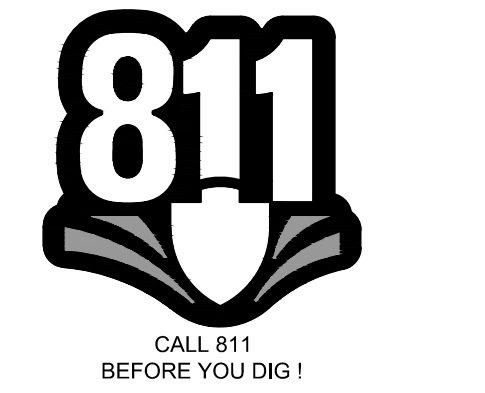


**APPLICANT/DEVELOPER:**

**HAZY SKIES, LLC**  
 1340 CREEKSHIRE WAY STE 210  
 WINSTON-SALEM, NC 27103  
 ATTN: BRAD COE  
 OFFICE: 336.769.4673  
 EMAIL: coefor@gmail.com

**Grey Brier**  
 787 Teague Rd.  
 Winston-Salem, NC

PARCEL ID: SEE SITE DATA  
 DESIGNED BY: BAT  
 CHECKED BY: VCT  
 DATE: 2023.08.11  
 PROJECT: 23-071  
 REVISIONS:



**SHEET TITLE:**  
 EROSION & SEDIMENT CONTROL: INTERMEDIATE CONDITIONS

**SHEET NO.:**  
 C-4.02

REID 6843147944000  
 PIN # 6843-14-7944

TEMPORARY SILT FENCE & ROCK OUTLETS TO BE INSTALLED AROUND LOW SIDE OF STOCKPILE AREA.

TEMPORARY BERM NOT TO BE FILLED IN UNTIL THE INSTALLATION OF Y1-06 TO PES-001 TO ENSURE PROPER DRAINAGE TO TSB-1 AND WRITTEN APPROVAL FROM THE EROSION CONTROL INSPECTOR.

RIP-RAP PAD  
 23' W  
 20' L  
 12" D  
 d50=0.7'

TEMPORARY 30" PIPE BY QTY: 727.00 FALSE BOTTOM TO BE SET IN EXISTING FOR TEMPORARY PIP

NAG S75BN OR EQUIVALENT MATTING. STAPLE PATTERN "B". SEE SHEET C-4.07 FOR STAPLE PATTERN.

REID 6843148564000  
 PIN # 6843-14-8564  
 738 Teague RD  
 Norman, Dahnry  
 ZONE 2  
 Winston Salem NC 27107

REID 6843134668000  
 PIN # 6843-13-4668  
 Teague Road

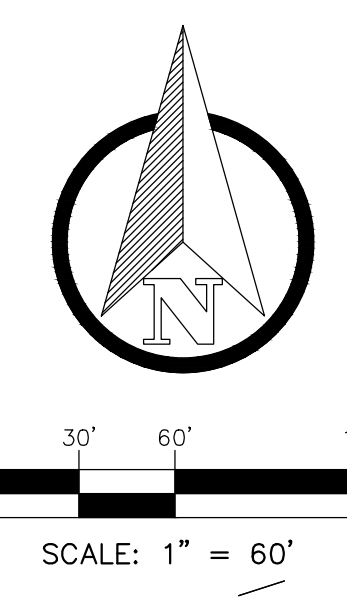
REID 6843244367000  
 PIN # 6843-24-4367  
 742 Teague RD

REID 6843246281000  
 PIN # 6843-24-6281  
 Je RD

REID 6843247425000  
 PIN # 6843-24-7425  
 4610 WENDING LN  
 GREENSBORO NC 27405

REID 6843334700000  
 PIN # 6843-33-4700  
 860 Pappas TRL  
 JOHNSTON, DOUGLASS  
 ZONE 2  
 Winston Salem NC 27107

Not to exceed 4:1 slopes within DET ROW, includes side slopes (typ.)



SITE AREA DESCRIPTION	GROUND STABILIZATION*	
	STABILIZATION TIME FRAME	STABILIZATION TIME FRAME EXCEPTIONS
PERIMETER DICES, SWALES, DITCHES AND SLOPES	7 DAYS	NONE
HIGH QUALITY WATER (HQW) ZONES	7 DAYS	NONE
SLOPES STEEPER THAN 3:1	7 DAYS	IF SLOPES ARE 3:1 OR LESS IN LENGTH AND ARE NOT STEEPER THAN 2:1, 14 DAYS ARE ALLOWED.
SLOPES 3:1 OR FLATTER	14 DAYS	7 DAYS FOR SLOPES GREATER THAN 50 FEET IN LENGTH.
ALL OTHER AREAS WITH SLOPES FLATTER THAN 4:1	14 DAYS	NONE (EXCEPT FOR PERIMETERS AND HQW ZONES)

\* EXTENSIONS OF TIME MAY BE APPROVED BY THE PERMITTING AUTHORITY BASED ON WEATHER OR OTHER SITE-SPECIFIC CONDITIONS THAT MAKE COMPLIANCE IMPRACTICABLE. (SECTION LL.B(2)(B))