PARCEL EXCLUDED FROM ABBEY PARK

PRELIMINARY PLANS
All Street Locations And Lot Sizes May Be Changed

MARLENE POPE FLINCHUM D.B. 2137, PG. 003

MARLENE POPE FLINCHUM D.B. 1748, PG. 1462

DIANE NORMAN BROWN & KEITH BROWN D.B. 1746, PG. 1462

COUNTRY MEADOWS SECTION THREE P.B. 27, PG. 107

PAUL & KRASKOUSKAS D.B. 2448, PG. 2077

COMMON AREA

COMMON AREA

COMMON AREA

PECAN RIDGE

PECAN RIDGE CIRCLE

PECAN RIDGE CIRCLE SECTION TWO PHASE 1 P.B. 42, PG. 107

PECAN RIDGE SECTION TWO PHASE 2 P.B. 44, PG. 58

PECAN RIDGE SECTION THREE PHASE 1 P.B. 46, PG. 24

PECAN RIDGE CIRCLE

FERGUSON HOLL DRIVE

FERGUSON HOLL COURT

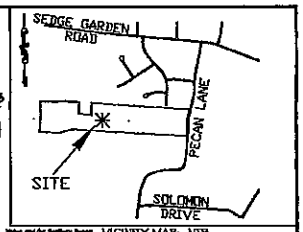
PECAN FOREST TRAIL

BEESON PARK PH. 5 P.B. 45, PG. 41

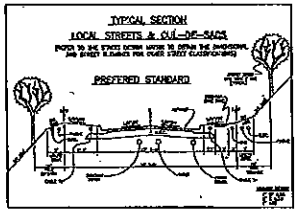
BEESON PARK LANE

PECAN

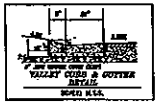
PECAN LANE: TO BE WIDENED PER N.C.D.O.T. (LEFT TURN LANE W/ 50' STORAGE)

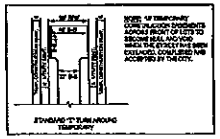


VICINITY MAP: NTS



LEGEND:





GENERAL NOTES:

1. BOUNDARY TAKEN FROM DEEDS AND PLATS, AND TOPOGRAPHY TAKEN FROM FORSYTH COUNTY G.I.S.

2. ALL CONSTRUCTION TO CONFORM TO THE CITY OF WINSTON SALEM STANDARDS AND SPECIFICATIONS AS WELL AS N.C.D.O.T. STANDARDS AND SPECIFICATIONS.

3. ALL PUBLIC STREETS TO BE BUILT TO CITY OF WINSTON SALEM STANDARDS.

3. EXACT LOCATION AND DEPTH OF ALL EXISTING UTILITIES TO BE VERIFIED PRIOR TO CONSTRUCTION BY CONTRACTOR.

4. THE CONTRACTOR IS RESPONSIBLE TO COORDINATE THE REMOVAL/RELOCATION OF ANY EXISTING UTILITIES WITH THE APPROPRIATE UTILITY COMPANY.

5. GARBAGE DISPOSAL TO BE CURB SIDE PICKUP.

PROPOSED LOT DIMENSIONS:
MINIMUM LOT AREA = 5000 SF
MINIMUM LOT WIDTH = 50'
FRONT SETBACK = 20'
REAR SETBACK = 30'
SIDE YARD SETBACK = 5'
SIDE STREET SETBACK = 15'

COMMON OPEN SPACE REQUIRED: ±3.6 AC. (15%)
COMMON OPEN SPACE PROVIDED: 3.8 AC. (15%)
OPEN SPACE QUOTIENTS
#1 QUOTIENT = 230 LF
#2 QUOTIENT = 130 LF
#3 QUOTIENT = 203 LF
ALL STREETS TO BE PUBLIC WITH 50' R/W AND 27' B-B VALLEY CURB
SITE SERVED BY PUBLIC WATER AND SEWER

SITE DATA:
PROPOSED 87 SINGLE FAMILY LOTS
TAX PARCEL NOS: 5542-112, 2010, 2030, 2030, 204, 205 & 208
EX. ZONING: RS-9
PROP. ZONING: PRD
SURROUNDING ZONING: RS-9
SITE ACREAGE: ±26.3 ACRES (PER TAX MAPS)
NET ACREAGE: ±23.4 ACRES(AFTER REMOVING TRACTS A & B)
P.B. 122, PG. 134
ALLOWABLE NO. LOTS: 22
PROPOSED NO. LOTS: 87
PROPOSED L.F. OF STREETS: 3854 LF
WATERSHED INFO.: NONE
S.U.A.: 8.66 AC.
DENSITY: 3.3 LOTS PER ACRE
NOT IN CORPORATE CITY LIMITS, IN THE GRAY AREA

GRAPHIC SCALE
(IN FEET)
1 inch = 200 ft.

PRELIMINARY NOT FOR CONSTRUCTION

ABBEY PARK
PRESS LAKE
FORSYTH COUNTY
WINSTON-SALEM, NORTH CAROLINA

HUBBARD REALTY
300 SUPERIOR DRIVE
WINSTON SALEM, NORTH CAROLINA 27105
Phone: 336-924-1000 Fax: 336-924-1001

EVANS ENGINEERING, INC.
4000 CHARLOTTE DRIVE
WINSTON SALEM, NORTH CAROLINA 27103
PHONE: 336-765-0977 FAX: 336-765-1001

P.R.D.
SITE/UTILITY & DRAINAGE PLAN

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