

LWE
LATHAM-WALTERS
ENGINEERING, INC.
 N.C. CORP. LIC. C-1815
 16507-A NORTH CROSS DRIVE
 HUNTSVILLE, N.C. 28078
 PHONE (704) 895-8484
 FAX: (704) 237-4362



JANUARY 8, 2018
 DATE

RAMEY PROPERTIES, LLC

P.O. BOX 10
 BETHANIA, N.C. 27010
 PHONE: (336) 922-4000
 FAX: (336) 922-1762
 peteramey@earthlink.net

THE ENCLAVE AT MEREDITH WOODS
 SITE PLAN
 (subject to change without notice)

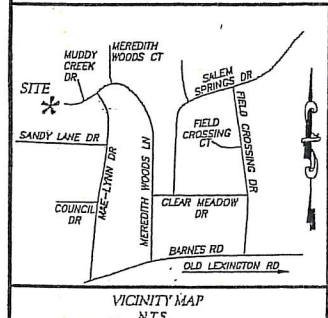
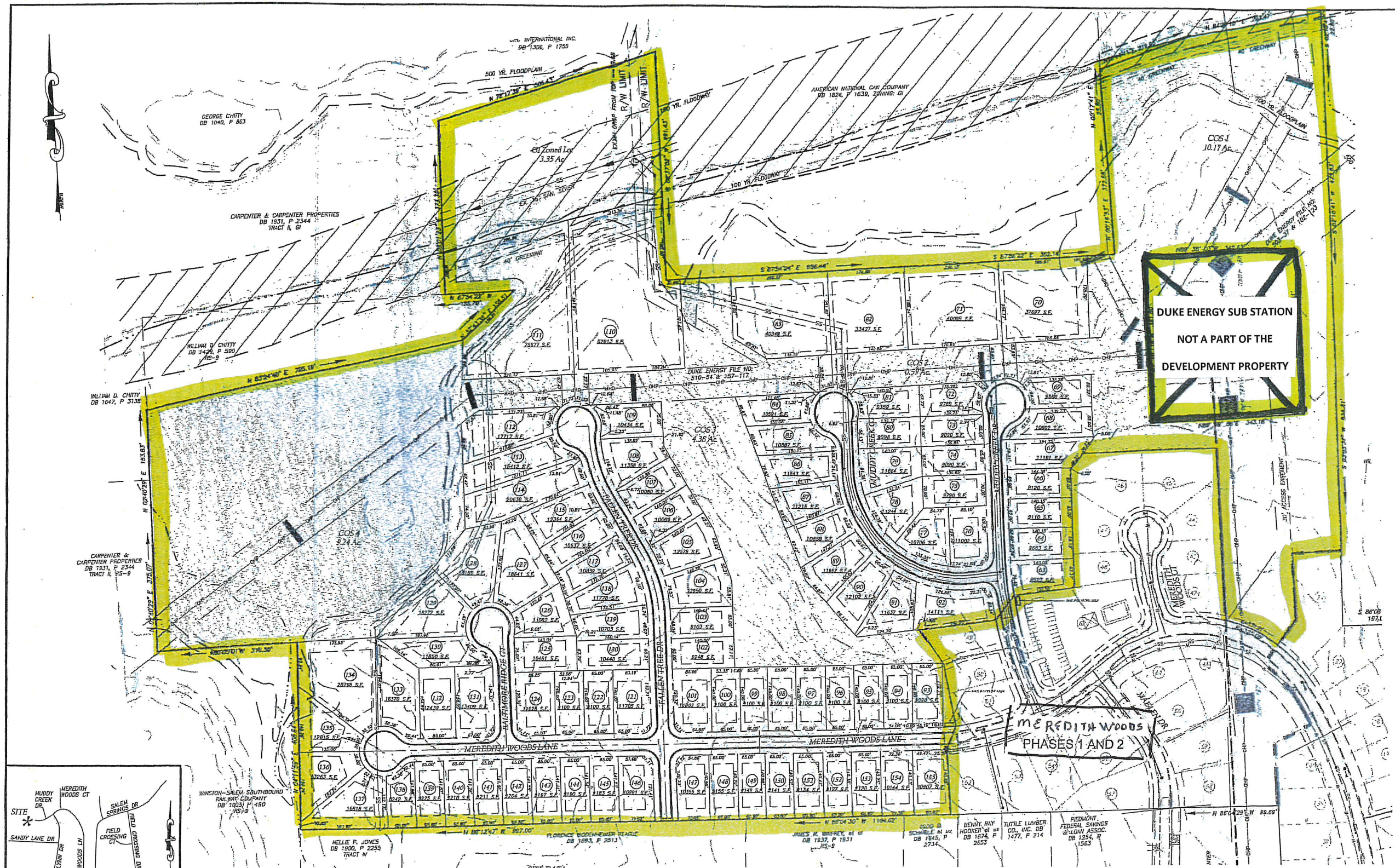
REVISIONS

PROJECT NO: 2017.05
 SCALE: 1" = 100'
 DRAWN BY: MSR
 CHECKED BY: J.W.

SHEET NO.
C1.0

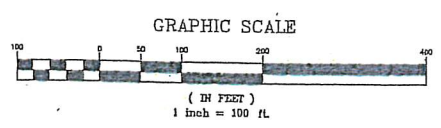
DUKE ENERGY SUB STATION
NOT A PART OF THE
DEVELOPMENT PROPERTY

MEREDITH WOODS
PHASES 1 AND 2



811
 Know what's below.
 Call before you dig.

- CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE AGENCIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES, CONE TRAFFIC, ETC., AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.
- ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
- STORMS WILL BE ACCORDING TO 2012 FLOODING STANDARDS PER 1532 SUPPLEMENT P. 08 AS AMENDED.



- SITE DATA**
- ZONING: RS-9 AND G1
 - TAX BLOCK 2718A01B
 PIN: 6633-71-4153.00
 - CURRENT USE: VACANT
 PROPOSED USE: SINGLE FAMILY RESIDENTIAL
 - TOTAL PROJECT AREA: 888.98 AC
 TOTAL COMMON OPEN SPACE PROVIDED: ±24.38 AC
 - SETBACKS: MIN. LOT WIDTH = 65' (TYP.)
 FRONT: 20'
 REAR: 25'
 SIDE: 7' SINGLE, 20' COMBINED
 20' STREET
 - UNIT CALCULATIONS:
 MAX UNITS ALLOWED: 430 (4.84 UNITS/AC)
 # OF LOTS 155 (1.74 UNITS/AC)
 62 LOTS BUILT OUT IN PHASES 1 AND 2
 93 LOTS TO BE DEVELOPED IN THE ENCLAVE

- BOUNDARY AND TOPOGRAPHY INFORMATION:
 BOUNDARY SURVEY BY SURVEY TECH. 500 N.C. HWY 24-27
 EAST, P.O. BOX 1486, ALBEMARLE, NC 28002, DATED 4/2/98
- TOPOGRAPHIC INFORMATION PROVIDED BY COE FORESTRY AND SURVEYING AND FORSYTH COUNTY AERIAL
- FLOOD INFORMATION TAKEN FROM FEMA MAP NO. 37057C028B DATED 10/20/98
- DEVELOPER TO APPLY FOR ANNEXATION INTO THE CITY OF WINSTON-SALEM
- COMMON OPEN SPACE TO BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- DEVELOPER SHALL PROVIDE IMPROVEMENTS FOR BARNES ROAD PER NCDOT REQUIREMENTS.
- ALL STREETS WILL MEET THE CITY OF WINSTON-SALEM CONSTRUCTION STANDARDS.

- THIS PLAN IS BASED ON STIMMEL ASSOCIATES, P.A. DRAWING TITLED, CAMDEN RUN, DATED 9/8/99
- INFRASTRUCTURE:
 WATER: PUBLIC (CITY/COUNTY UTILITIES)
 SEWER: PUBLIC (CITY/COUNTY UTILITIES)
 STREETS: 60'-0", 50', R/W 27'-0"-60'
- 10' UTILITY EASEMENT ALONG ALL ROAD FRONTAGES

9904S
 STAFF CHANGE APPROVAL FOR
 LOT REVISIONS AS SHOWN
 ANNOUN KINGS
 1/15/18

PRELIMINARY PLAT IS SUBJECT TO UTILITIES PLAN REVIEW FOR AUTHORIZATION TO CONSTRUCT WATER AND/OR SS SYSTEMS. CONTACT RECORDS CENTER, 336-747-8850, FOR APPLICABLE FEES OR RATES, AND AS-BUILT MAPS.

STREET DESIGN APPROVED
 STREETS & DRAINAGE
 CITY ENGINEER _____ DATE _____

Submission File Copy

1705-SP-93 lots - 6 flags.dwg