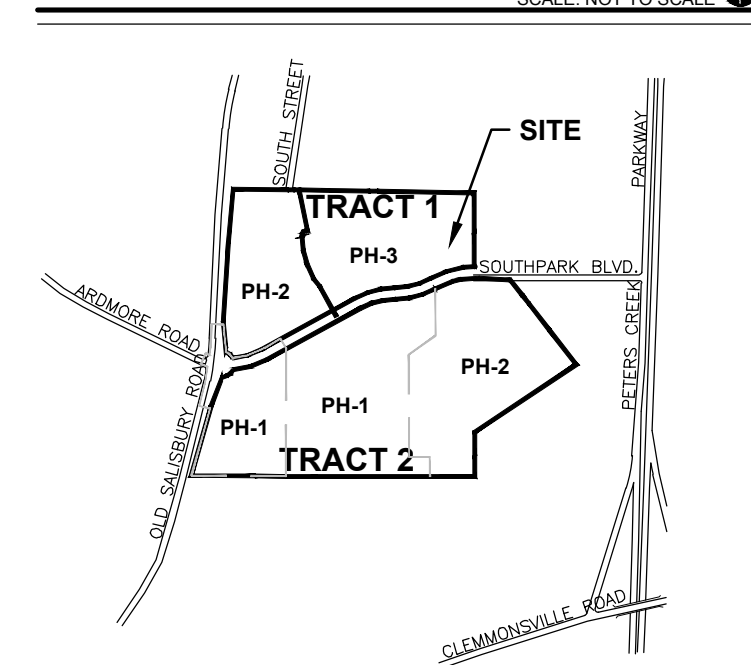




VICINITY MAP



SITE DATA

Jurisdiction
Winston-Salem, NC

Purpose Statement
To rezone from RM-12S to RM-18S to permit additional building height for 3/4 split buildings.

Zoning
Existing Zoning: RM-12-S
Proposed Zoning: RM-18-S

Site Acreage
Total: 8.83 Acres +/-

Watershed Data
The site is not located within a water supply watershed district.

Site Coverage
Maximum Impervious Area Permitted: 75.00 %
Building to Land: 1.37 Acres +/- 15.52 %
Pavement to Land: 2.40 Acres +/- 27.18 %
Open Space: 5.06 Acres +/- 57.30 %
Parcel Total: 8.83 Acres +/- 100.00 %

Total Impervious: 3.77 Acres +/- 42.70 %

Common Recreation Area
Recreation Area Required: 12,000 SF +/- (100 sf per unit)
Recreation Area Provided: 12,000 SF +/-

Infrastructure
Water: Private
Sewer: Private
Road: Private, 1,310 LF +/-

Building Data
Max. Building Height: 60

Phase 3
Building 1 (2 Story) x 1 Building: 16 Units
Building 2 (3 Story) x 2 Buildings: 24 Units
Building 3 (3 Story) x 1 Buildings: 12 Units
1 Bedroom Units: 12 Units
2 Bedroom Units: 12 Units
Building 4 (3/4 Split) x 2 Buildings: 28 Units
1 Bedroom Units: 28 Units
2 Bedroom Units: 28 Units

Total Units: 120 Units
Unit Density: 13.6 Units / Acre +/-
**Overall Heritage Park Unit Density is Below 12 Units / Acre*

Clubhouse
Building Size: 3,529 SF +/-

Parking Calculations
Proposed Multifamily: 1 Bedroom Units
Parking Required: 60 Spaces
(@ 1.5 Sp. Per Unit)

Proposed Multifamily: 2 Bedroom Units
Parking Required: 140 Spaces
(@ 1.75 Sp. Per Unit)

Clubhouse
Parking Required: 16 Spaces
(@ 1 Sp. Per 225 SF)

Pool
Parking Required: 10 Spaces
(@ 1 Sp. Per 125 SF)

(3) Motor Vehicle Area Lg.
Var. Tree Reduction: -12 Spaces

Total Parking Required: 214 Spaces
Total Provided: 214 Spaces

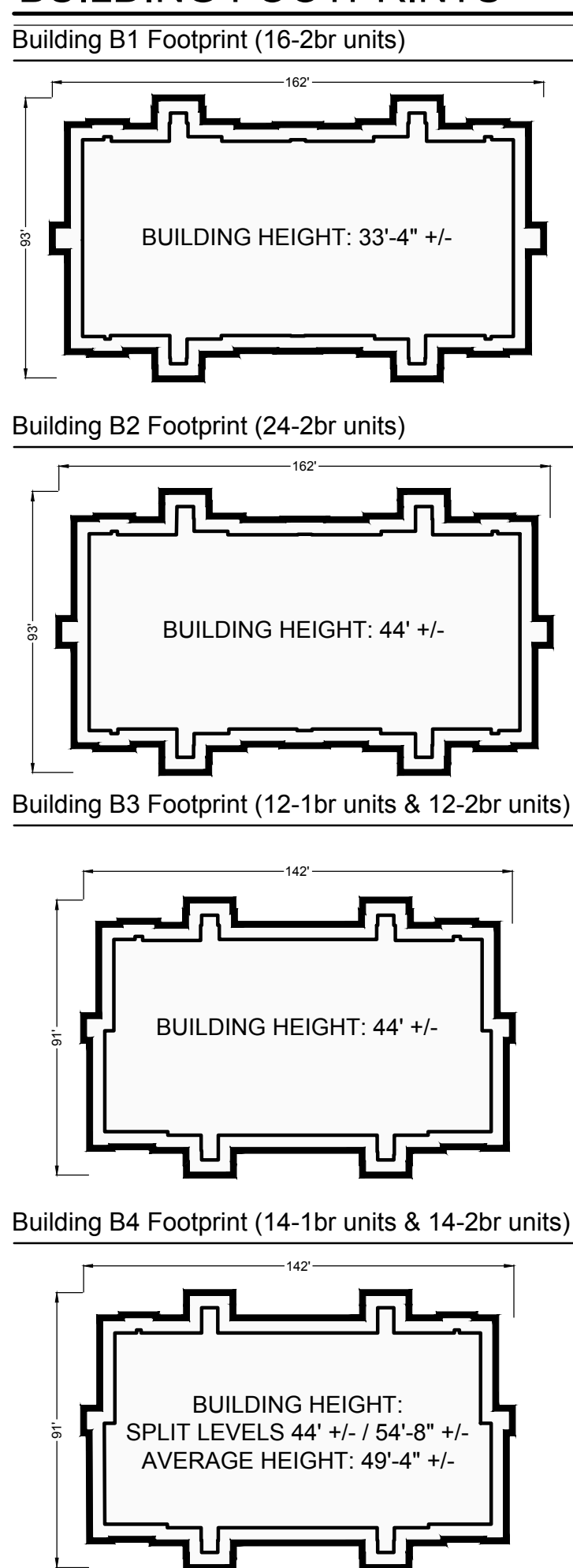
SEALS:
PRELIMINARY DRAWING
NOT APPROVED FOR CONSTRUCTION
PROJECT NAME & LOCATION:



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: frontdesk@stimmelpa.com
www.stimmelpa.com

GRAND SILO APARTMENTS
Winston-Salem, NC

BUILDING FOOTPRINTS



GENERAL NOTES

Boundary & Topographic Information
Boundary and Topographic information obtained from Reginal Land Surveyors, INC boundary and topographic survey dated: 03.18.2022.

General Notes
1. Architectural footprints may change per final architectural design. Modifications to the building footprint and any subsequent site layout modifications shall require review by Planning Staff.
2. Landscaping within buffers, streetscapes, and parking lots are conceptual. Final landscape plans shall be required to meet ordinance requirements and any additional conditions as part of the zoning approval.
3. Proposed stormwater management devices, storm drainage, and utility layouts are schematic. Final layout may change per final engineering documents. Modifications to the proposed location of stormwater.

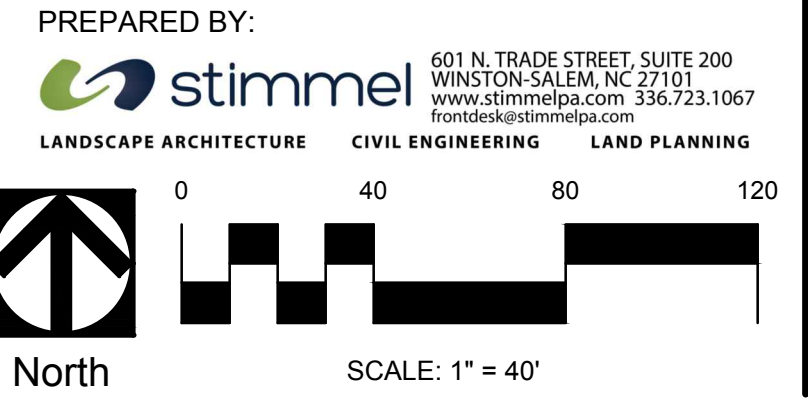
TREE SAVE AREA CALCULATIONS

Total Site Size (in square feet)		Total Units of Land Disturbance (in Square Feet)	
Total Site Size	384,706	Total Units of Land Disturbance	16,425
Total Site Area Excluded From TSA	0	Total Excluded Area:	16,425
Minimum Trees Save Area Required:	10% x 12%		
Total Required Tree Save Area (in square feet)	384,706	Excluded Area	16,425
Total Site Size / or Limits of Land Disturbance	16,425	Minimum TSA	44,194
Individual Tree Method Used:		Tree Stand Method Used:	
Yes X No	X Yes No	Yes X No	X Yes X No
Number of Trees 5' - 9'	49,954	Number of Large Variety Trees Planned	0
Number of Trees 9'01" - 12'	0	Number of Trees 24'01" - 30'	0
Number of Trees 12'01" - 24'	0	Number of Trees Larger Than 30'01"	0
Number of Trees 24'01" - 30'	0	Tree Save Areas	0
Number of Trees Larger Than 30'01"	0	Total Square Footage of Tree Stands Used to Satisfy Minimum TSA:	49,954
Total Square Footage of Individual Trees Used to Satisfy Minimum TSA:	0	Total Square Footage of Individual Trees Used to Satisfy Minimum TSA:	0
Total Required TSA (in square feet)		Total TSA Provided (in square feet)	
44,194		49,954	

ADJACENT OWNERS

Parcel ID	Owner Name	Address	Zoning
1	Flower Classic Inc	6020 Pine Acres Ln Phatown, NC 27040	RS9
2	Stephane T Gautier	1922 South St Winston-Salem, NC 27127	RS9
3	Peters Creek Properties Inc	5605 University Pkwy Winston-Salem, NC 27105	HB-S
4	Block W Properties LLC	5605 University Pkwy Winston-Salem, NC 27105	HB-S
5	Peters Creek Properties Inc	5605 University Pkwy Winston-Salem, NC 27105	HB-S
6	Morgan Ridge Apts	2098 E Fort Union Blvd Salt Lake City, UT 84121	RM-18
7	Rick D Egerton	3081 Tronessa Dr Winston-Salem, NC 27103	RM-12-S
8	Linda Diane Hargrove	1300 Heritage Pointe Dr Apt 211 Winston-Salem, NC 27127	RM-12-S
9	Deborah S Lindsey	1300 Heritage Pointe Dr Apt 311 Winston-Salem, NC 27127	RM-12-S
10	Rickey D Egerton	1300 Heritage Pointe Dr Apt 110 Winston-Salem, NC 27127	RM-12-S
11	Cerardo Rodolfo Rivera Maldonado	1300 Heritage Pointe Dr Apt 210 Winston-Salem, NC 27127	RM-12-S
12	John Barry Craven	1300 Heritage Pointe Dr Apt 310 Winston-Salem, NC 27127	RM-12-S
13	Rickey D Egerton	1300 Heritage Pointe Dr Apt 109 Winston-Salem, NC 27127	RM-12-S
14	Adalgisa Del Carmen Caspedes	1300 Heritage Pointe Dr Apt 209 Winston-Salem, NC 27127	RM-12-S
15	Omar Richard Byrom	1300 Heritage Pointe Dr Apt 309 Winston-Salem, NC 27127	RM-12-S
16	Rajag Group LLC	5273 W Ridge Ln Winston-Salem, NC 27104	RM-12-S
17	Steven Durese Nobe & Top Markida Nobe	1300 Heritage Pointe Dr Apt 208 Winston-Salem, NC 27127	RM-12-S
18	Mark S Long	1300 Heritage Pointe Dr Apt 308 Winston-Salem, NC 27127	RM-12-S
19	Sydney D Lilly	1300 Heritage Pointe Dr Apt 107 Winston-Salem, NC 27127	RM-12-S
20	Rajag Group LLC	5274 W Ridge Ln Winston-Salem, NC 27104	RM-12-S
21	Clayton Hampton	1300 Heritage Pointe Dr Apt 307 Winston-Salem, NC 27127	RM-12-S
22	Taryn Demekia Ragland & Richard Watkins Jr	1300 Heritage Pointe Dr Apt 106 Winston-Salem, NC 27127	RM-12-S
23	Rajag Group LLC	5274 W Ridge Ln Winston-Salem, NC 27104	RM-12-S
24	Lavon Willette Scottes	1300 Heritage Pointe Dr Apt 306 Winston-Salem, NC 27127	RM-12-S
25	Joy Limmer	1300 Heritage Pointe Dr Apt 105 Winston-Salem, NC 27127	RM-12-S
26	Louyse P Tuffin Heils	1300 Heritage Pointe Dr Apt 205 Winston-Salem, NC 27127	RM-12-S
27	Jacqueline P Brooke	1300 Heritage Pointe Dr Apt 305 Winston-Salem, NC 27127	RM-12-S
28	Tammy Gaddy & Robert Edward Gaddy	1300 Heritage Pointe Dr Apt 104 Winston-Salem, NC 27127	RM-12-S
29	Reginald Thomas Taylor	8571 Arnette Ave Mint Hill, NC 28027	RM-12-S
30	Dorothy Y Russell & James W Russell	3240 Kresley Dr Winston-Salem, NC 27107	RM-12-S
31	Marge Avila	1300 Heritage Pointe Dr Apt 103 Winston-Salem, NC 27127	RM-12-S
32	Pamela McLean	1300 Heritage Pointe Dr Apt 203 Winston-Salem, NC 27127	RM-12-S
33	Luzi Buzzeo	1300 Heritage Pointe Dr Apt 303 Winston-Salem, NC 27127	RM-12-S
34	Victoria N Scott	1300 Heritage Pointe Dr Apt 102 Winston-Salem, NC 27127	RM-12-S
35	Gody Lumersden	1300 Heritage Pointe Dr Apt 202 Winston-Salem, NC 27127	RM-12-S
36	Marie N Munoz & Isabel Chicha	1300 Heritage Pointe Dr Apt 302 Winston-Salem, NC 27127	RM-12-S
37	Beverly Stroud Russell	1300 Heritage Pointe Dr Apt 101 Winston-Salem, NC 27127	RM-12-S
38	Kimel S Morosuth & Anthony Lee Morosuth	1900 Airbridge Dr Fayetteville, NC 28304	RM-12-S
39	Kenneth Lathin	1300 Heritage Pointe Dr Apt 301 Winston-Salem, NC 27127	RM-12-S
40	The Hayloft At Heritage Park Condominium	1824 Barking St Greensboro, NC 27408	RM-12-S
41	Owners Association Heritage Park Association Inc	1824 Barking St Greensboro, NC 27408	RM-12-S
42	Salsbury Square Homeowners Inc	7900 North Point Blvd Ste 212 Winston-Salem, NC 27106	RM-12-S

5/30/24 RZ-1



CLIENT:
Arthur Reibisz
Grand Silo Investments LLC
2522 Suffolk Avenue
High Point, NC 27265
P: 201-788-7052
E: arthur.reibisz@gmail.com

PLANS FOR:
 PRESUBMITTAL
 SUBMITTAL
 REVISED SUBMITTAL

DATE: 05/30/2023
PROJECT NO: 20-214
DRAWN BY: WGH, LD
DATE: 05/30/2023

SHEET TITLE:
REZONING SUBMITTAL

RZ-1