

TREE SAVE AREA SUMMARY CALCULATIONS

RE-DEVELOPMENT:
TOTAL DISTURBED AREA (IN SQUARE FEET): 83,000

TOTAL SITE AREA EXCLUDED FROM TSA: SQUARE FEET OF PROPOSED R.O.W. = 850 + SQUARE FEET OF EXISTING UTILITY EASEMENTS = 1,250 + SQUARE FEET OF EXISTING WATER BODIES AND STORMWATER PONDS = 0 = 2,200 SF

MINIMUM TREE SAVE AREA REQUIRED: X 10% 12%

TOTAL REQUIRED TREE SAVE AREA - TOTAL DISTURBED AREA 83,000 - EXCLUDED AREA 2,200 x MINIMUM TSA (10%) = 8,080 SF

NEW TREES USED FOR TSA CREDIT:
X YES NO

NUMBER OF LARGE VARIETY TREES PLANTED:
6 x 750 SF = 4,500

NUMBER OF MEDIUM VARIETY TREES PLANTED:
8 x 500 SF = 4,000

TOTAL SQUARE FOOTAGE OF NEW TREES PLANTED TO SATISFY MINIMUM TSA: 8,500

TOTAL REQUIRED TSA (IN SQUARE FEET): 8,080

TOTAL PROVIDED TSA (IN SQUARE FEET): 8,500

ZONING

EXISTING ZONING: MU-S

PROPOSED ZONING: PB-S

PURPOSE STATEMENT:
THE PURPOSE OF THIS SUBMITTAL IS FOR REZONING AND PRELIMINARY SITE PLAN APPROVAL.

PROPOSED USES:
RESIDENTIAL BUILDING, MULTI-FAMILY, ARTS AND CRAFTS STUDIO, FOOD OR DRUG STORE, FURNITURE AND HOME FURNISHINGS STORE, MICRO-BREWERY OR MICRO-DISTILLERY, RESTAURANT (WITHOUT DRIVE-THROUGH SERVICE), URBAN AGRICULTURE, RETAIL STORE, BED AND BREAKFAST, WHOLESALE, HOTEL OR MOTEL, SPECIAL EVENTS CENTER, RECREATION SERVICES, INDOOR, RECREATION SERVICES, OUTDOOR, OFFICES; SERVICES A; SERVICES B

OFF-STREET LOADING
LOADING/UNLOADING SPACES REQUIRED: _____
LOADING/UNLOADING SPACES PROVIDED: N/A
SIZE: _____ FT X _____ FT

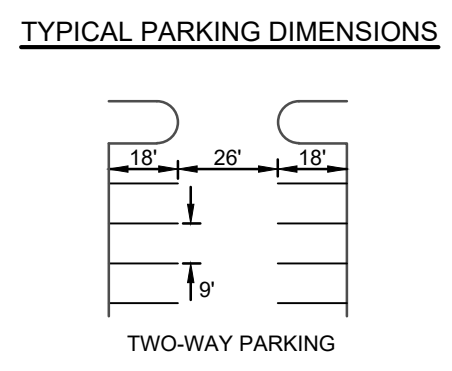
BUFFERYARDS
ADJOINING ZONING: MU-S, HB
TYPE REQUIRED: NONE
WIDTH PROVIDED: N/A FT

REVIEW INFORMATION
TYPE OF REVIEW: X SPECIAL USE REZONING
 CITY OF WINSTON-SALEM

INFRASTRUCTURE

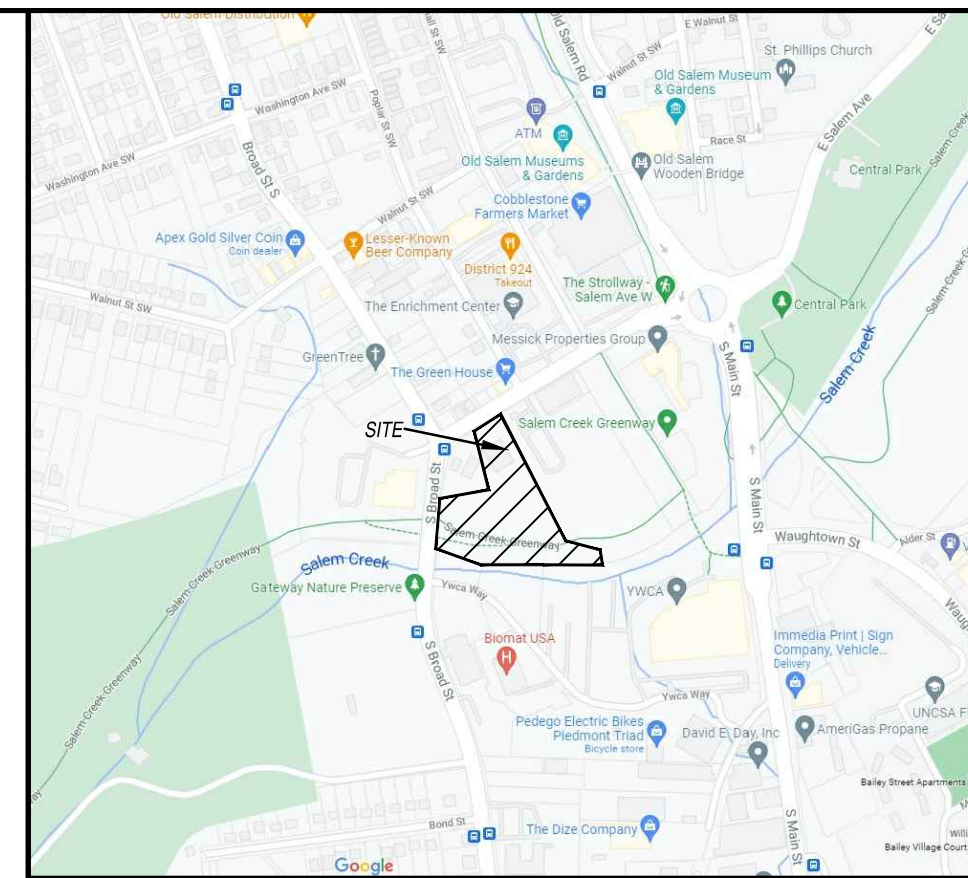
WATER:	<u>X</u>	PRIVATE
SEWER:	<u>X</u>	
STREETS:	<u>X</u>	

LINEAR FEET OF PUBLIC STREETS: N/A FT



SITE SIZE AND COVERAGES

BUA CALCULATIONS		
Carolina's Vineyards & Hops - Salem Avenue Apartments		
October 25, 2021		
	SQ. FT.	ACRE
TOTAL SITE AREA:	123,048	2.83
EXISTING BUA		
BUILDING:	7,823	0.18
CONCRETE:	1,185	0.03
PAVEMENT:	4,158	0.10
GRAVEL:	36,276	0.83
TOTAL:	49,442	1.14
PERCENT BUA:	40.11%	
EXISTING BUA TO BE REMOVED		
BUILDING:	0	0.00
CONCRETE:	302	0.01
PAVEMENT:	2,758	0.06
GRAVEL:	36,276	0.83
TOTAL:	39,336	0.89
PROPOSED BUA		
BUILDING:	3,000	0.07
CONCRETE:	11,093	0.25
STONE:	3,481	0.08
PAVEMENT:	24,796	0.57
GRAVEL:	0	0.00
TOTAL:	42,371	0.97
FINAL DEVELOPMENT BUA		
BUILDING:	10,823	0.25
CONCRETE:	11,977	0.27
STONE:	3,481	0.08
PAVEMENT:	26,197	0.60
GRAVEL:	0	0.00
TOTAL:	52,478	1.20
PERCENT BUA:	42.57%	



VICINITY MAP

NOT TO SCALE

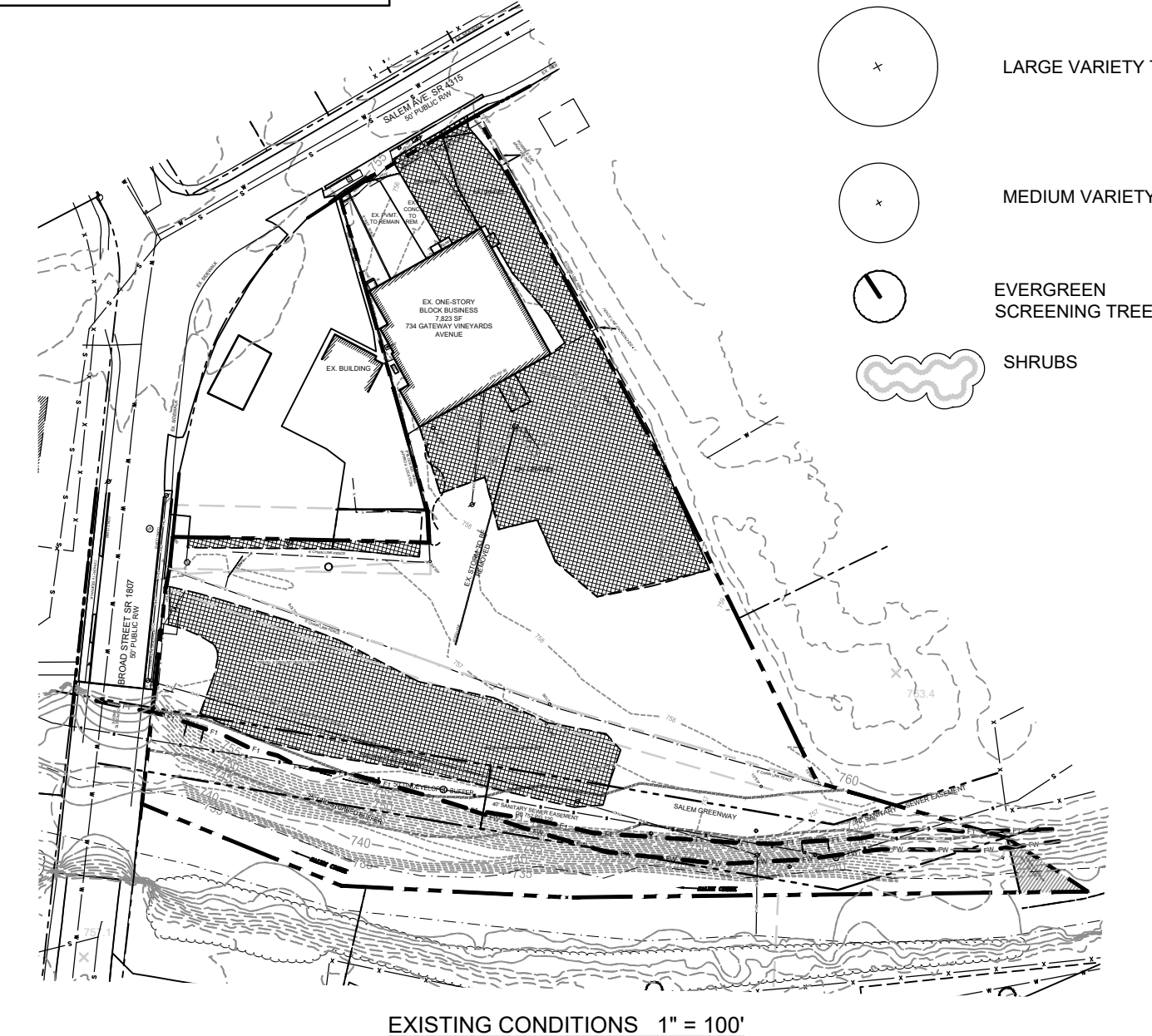
PROPERTY INFORMATION:
PARCEL ID NUMBER: 6835-20-5450.00
ZONING: MU-S
ACREAGE: 2.83

PROPERTY OWNER/DEVELOPER:
GATEWAY SUSTAINABILITY VILLAGE LLC
1111 S MARSHALL ST. #1945
WINSTON-SALEM NC 27101
CHRISTOPHER MEGGINSON
EMAIL: info@carolinavineyardsandhops.com

ENGINEER:
ALLIED DESIGN, INC.
4720 KESTER MILL ROAD
WINSTON-SALEM, N.C. 27103
PHONE: (336) 755-2377
EMAIL: SCAUSEY@ALLIED-ENGSURV.COM

LEGEND

- EXISTING GRAVEL TO BE REMOVED.
- PROPOSED ASPHALT
- EXISTING ASPHALT
- LARGE VARIETY TREE
- MEDIUM VARIETY TREE
- EVERGREEN SCREENING TREES
- SHRUBS



PARKING CALCULATIONS

Use	Sq. Ft.	Table 6.1.2	Total Spaces	Bike Spaces
Restaurant w/o Drive Thru	7820	1 Space Per 100 SF GFA	78	2 Minimum
Outdoor Dining	2000	1 Space Per 100 SF GFA * .25	5	
Hotel or Motel	2250	1 Space Per Room	3	Exempt
Subtotal			86	
PB-S Zoning Reduction	30%		26	
Sidewalks	3%		2	
WSTA Route	5%		4	
Net Required Spaces		Total Reduction	32	
Spaces Provided			58	
Regular			3	
Handicap			0	
Motorcycle			0	
TOTAL			61	

GENERAL NOTES

- ALL DEVELOPMENT SHALL CONFORM WITH THE WINSTON-SALEM/FORSYTH COUNTY 'UNIFIED DEVELOPMENT ORDINANCE'.
- ALL DIMENSIONS ARE TO EDGE OF PAVEMENT, FACE OF CURB AND FACE OF BUILDING, UNLESS OTHERWISE NOTED. VERIFY ALL BUILDING DIMENSIONS WITH ARCHITECT PRIOR TO START OF CONSTRUCTION.
- EXISTING SITE BOUNDARY AND LOCATION INFORMATION TAKEN FROM SURVEY BY ALLIED ASSOCIATES, P.A. TOPOGRAPHIC INFORMATION TAKEN FROM FORSYTH COUNTY PLANIMETRIC MAPS.
- NO LOADING SPACE WILL BE REQUIRED PER UDO 261.

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

Allied Design, Inc.
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FIRM LICENSE C-1891

PRELIMINARY PLANS
NOT RELEASED FOR CONSTRUCTION

CAROLINA'S VINEYARDS AND HOPS
734 GATEWAY VINEYARDS AVENUE
WINSTON-SALEM, NC

PROJECT NO.: 21-027
DRAWN BY: HLK
CHECKED BY: SMC
DATE: 09/27/2021

NO.	DATE	REVISIONS	DESCRIPTION
A	10/04/2021	ISSUED FOR PRELIMINARY SKETCH PLAN REVIEW	
B	10/25/2021	ISSUED FOR PRE-SUBMITTAL REVIEW	
C	11/02/2021	ISSUED FOR PLANNING BOARD REVIEW	
D	11/19/2021	ISSUED FOR PLANNING BOARD APPROVAL	

PRELIMINARY SITE PLAN

SHEET **C1**