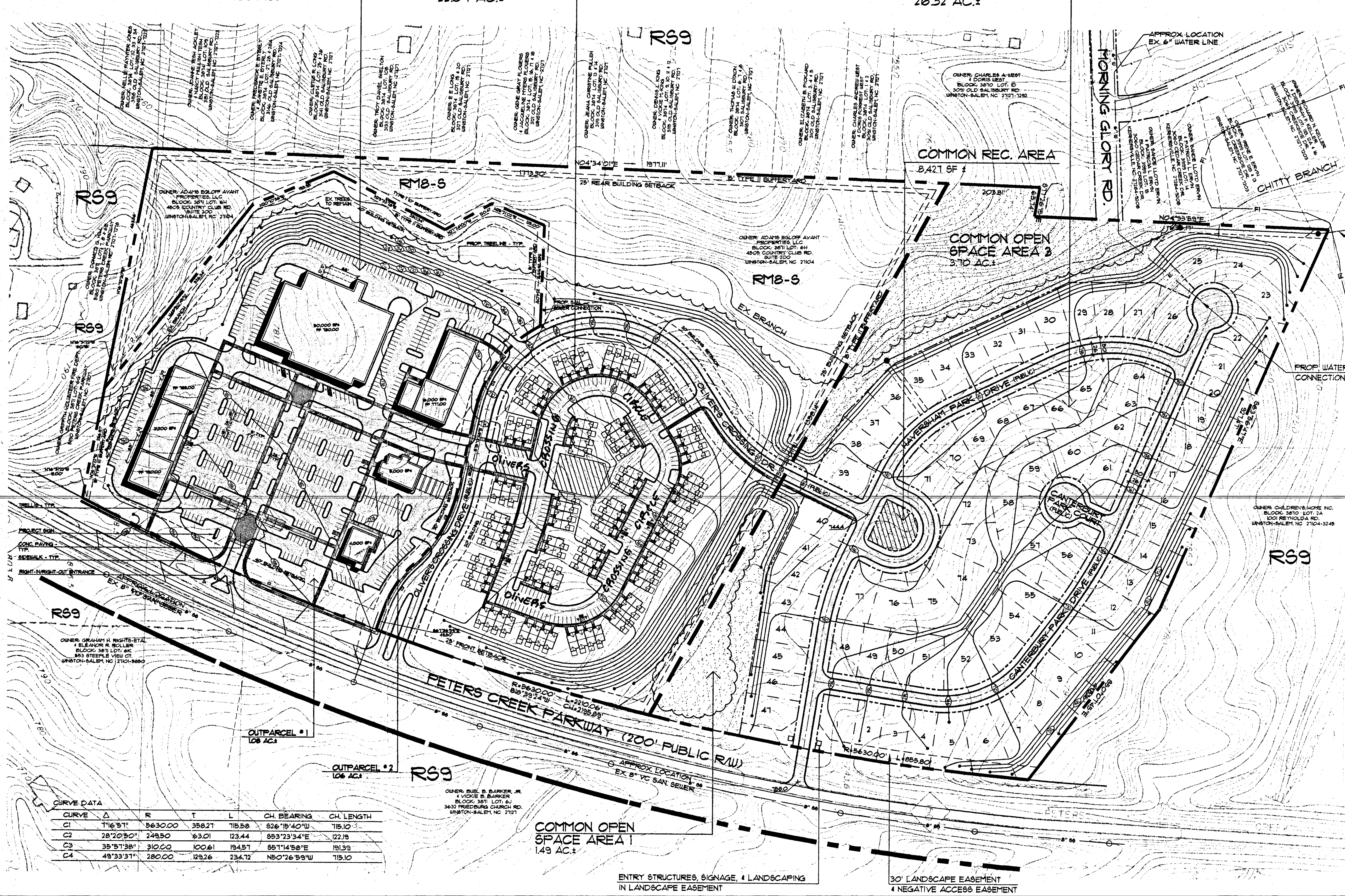


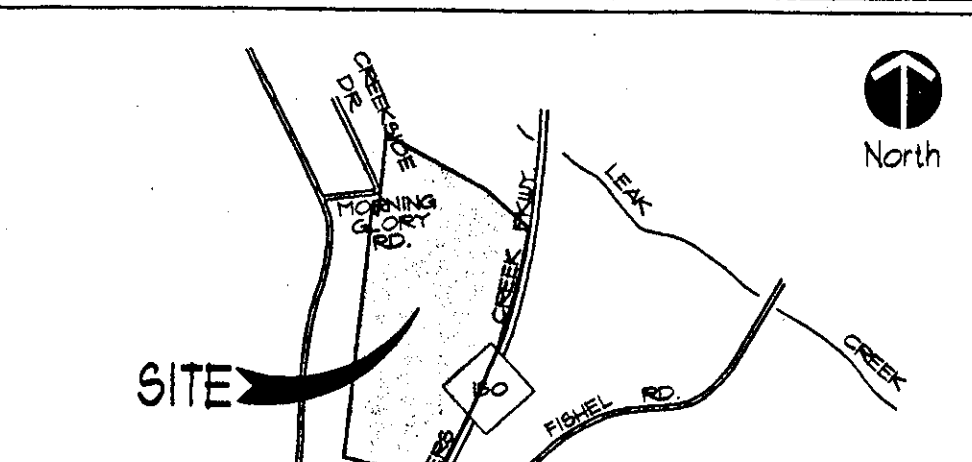
TRACT 3
14.99 AC.±

TRACT 2
22.64 AC.±

TRACT 1
26.32 AC.±



LOCATION MAP: NOT TO SCALE



PROP. SAN SEWER CONNECTION TO FUTURE LEAK CREEK OUTFALL

SITE DATA:
PARCEL SIZE:
TOTAL PARCEL ACREAGE: 63.95 AC.±

BOUNDARY INFORMATION TAKEN FROM SURVEY BY OTIS A. JONES SURVEYING CO., INC. - DATED 9/8/00
TOPOGRAPHIC INFORMATION TAKEN FROM FORSYTH COUNTY CITY/COUNTY PLANNING BOARD AERIAL TOPO MAPPING

NOTES:
1. MINIMUM DISTANCE BETWEEN TOWNHOUSES IS 20'.
2. ALL ROADS TO MEET CITY OF WINSTON-SALEM & NCDOT REQUIREMENTS.
3. DEVELOPER SHALL PROVIDE LANE IMPROVEMENTS FOR PETERS CREEK PARKWAY PER NCDOT REQUIREMENTS.

- Conditions F-1325:
- PRIOR TO THE ISSUANCE OF GRADING PERMITS**
 - Developer shall have a storm water management study submitted for review by the Public Works Department of the City of Winston-Salem. If required, an engineered storm water management plan shall be submitted and approved by the Public Works Department of the City of Winston-Salem.
 - Developer shall obtain water quality approval for stream disturbances from the Department of Environment and Natural Resources if required by the Erosion Control Officer.
 - PRIOR TO THE ISSUANCE OF BUILDING PERMITS**
 - On site fire hydrants will be required in locations approved by the Forsyth County Fire Department.
 - PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS**
 - Developer shall install turn lanes on N.C. 150 to the specifications of the North Carolina Department of Transportation.
 - PRIOR TO THE SIGNING OF FINAL PLATS**
 - Development is located within the City Street Construction Area. All streets shall be constructed to the specifications of the Public Works Department of the City of Winston-Salem.

REVISED ATTACHMENT A
Minor changes granted on Sept. 13, 2001
to site plan Oliver's Crossing
Zoning Docket F-1325, Ordinance No. NM
Blair M. Dismore
Planning Director

STIMMEL ASSOCIATES, P.A.
LANDSCAPE ARCHITECTURE
LAND PLANNING
CIVIL ENGINEERING
305 WEST FOURTH ST., SUITE 1-A
WINSTON-SALEM, NC 27101
PHONE (336) 723-1061
FAX (336) 723-1069

SEAL

OLIVER'S CROSSING
 FORSYTH COUNTY
 NORTH CAROLINA
 ZONING FILE 00052

CLIENT:
ADAMS, EGLOFF, AVANT
PROPERTIES, LLC
4505 COUNTRY CLUB RD.
SUITE 200
WINSTON SALEM, NC
27104

DRAWN: KB, BL, MG, HM
DATE: 8-16-01
REVISIONS:
JOB NO: 00-015
SHEET TITLE:

STAFF
CHANGE
PLAN

SCALE: AS NOTED
SHEET NO.:

SCP-1
© STIMMEL ASSOCIATES, P.A.

TRACT 1 - SINGLE FAMILY

PARCEL SIZE:
TOTAL PARCEL ACREAGE: 26.32 AC.±

ZONING:
EXISTING: R99-S
PROPOSED USE:
SINGLE-FAMILY
PLANNED RESIDENTIAL DEVELOPMENT

ADJOINING ZONING: R99
TYPE REQUIRED: NOT REQUIRED
FENCE OPTION: -NA-

OPEN SPACE CALCULATIONS:

	AREA 1	AREA 2
AREA	1.49 AC.±	3.70 AC.±
PERIPHERY %	85.5%	71.4%
QUOTIENT	183.18'	241.35'

TOTAL OPEN SPACE = 5.19 AC.
10% OPEN SPACE REQUIRED
19.1% PROVIDED

INFRASTRUCTURE:
WATER: PUBLIC
SEWER: PUBLIC
STREETS: PUBLIC

TRACT 2 - TOWNHOUSES

PARCEL SIZE:
TOTAL PARCEL ACREAGE: 22.64 AC.±

ZONING:
EXISTING: RM8-S
PROPOSED USE:
TOWNHOUSES

UNIT COUNT:
OF UNITS: 91
MAXIMUM UNITS ALLOWED: 181

DENSITY:
MAXIMUM ALLOWED: 8.00 DU/AC
DENSITY SHOWN: 4.02 DU/AC

TOWNHOUSE BUILDING INFORMATION:
HEIGHT: MAX. 40' - 2 STORIES
FOOTPRINT: FOOTPRINT 20' x 50' SHOWN, 1500 SF MAX.
BEDROOMS: MAX. 3 BEDROOMS

OFF STREET PARKING CALCULATIONS:
TOWNHOUSES:
3 BR + 200 SPACES PER UNIT 9 x 200 = 182
PARKING PROVIDED: 192 SPACES
INCLUDING 6 REQUIRED HANDICAP SPACES

OFF LOADING:
REQUIRED SPACES: 0
SPACES PROVIDED: 0

COMMON RECREATION AREA

REQUIRED: 100 SF PER UNIT = 9,100 SF
PROVIDED: 9,109 SF

BUFFER YARDS:
ADJOINING ZONING: N8B-S AND R99-S
TYPE REQUIRED: N8B-S + 10' TYPE I
(IF NONE PROVIDED ON N8B-S TRACT)
TYPE REQUIRED: R99-S + 15' TYPE II
FENCE OPTION: -NA-

SITE COVERAGES:
BUILDING TO LAND: 2.09 AC.± = 9.2%
PAVEMENT TO LAND: 5.08 AC.± = 22.5%
OPEN SPACE: 15.47 AC.± = 68.3%

PARCEL TOTAL: 22.64 AC.± = 100.0%

(TOTAL IMPERVIOUS = 7.17 AC.± = 31.7%
(MAX. ALLOWED = 10%)

INFRASTRUCTURE:
WATER: PUBLIC
SEWER: PUBLIC
STREETS: PRIVATE

KEY:
COMMON RECREATION AREAS

TRACTS 3 - SHOPPING CENTER

ZONING:
EXISTING: N8B-S
PROPOSED USE:
SHOPPING CENTER

SITE SIZE:
SITE: 12.85 AC. ±
OUTPARCELS: 2.14 AC. ±
TOTAL SITE: 14.99 AC. ±

INFRASTRUCTURE:
WATER: PUBLIC
SEWER: PUBLIC
STREETS: -NA-

SITE COVERAGES:
BUILDING TO LAND: 2.21 AC. ± = 14.74%
PAVEMENT TO LAND: 6.51 AC. ± = 43.43%
OPEN SPACE: 6.27 AC. ± = 41.83%

PARCEL TOTAL: 14.99 AC. ± = 100.0%
(TOTAL IMPERVIOUS = 8.72 AC. ± = 58.1%) (MAX. ALLOWED = 75%)

OFF STREET PARKING CALCULATION:
SHOPS: 8,200 SF
OUTPARCELS: 9,000 SF
SHOPPING CENTER: 96,200 SF + 1 PER 225 SF = 428 SPACES
PARKING PROVIDED: 498 SPACES (1 PER 200 SF)
(INCLUDING 9 REQUIRED HANDICAP SPACES)

LANDSCAPE ARCHITECTS/
LAND PLANNERS/
CIVIL ENGINEERS:

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