

- KEY NOTES/LEGEND**
- (A) PROPOSED BIKE RACK
 - (B) PROPOSED DUMPSTER LOCATION. PROVIDE VISUAL SCREENING CONSISTING OF MATERIAL MATCHING PROPOSED BUILDING FACADE OF NEAREST BUILDING.
 - (C) EXISTING SIDEWALK TO BE REMOVED AND NEW 5' WIDE SIDEWALK INSTALLED 6' BEHIND CURB IN ACCORDANCE WITH CITY OF WINSTON-SALEM STREETS DEPARTMENT. PROVIDE A PROPOSED 5' SIDEWALK EASEMENT ALONG THE FRONTAGE OF SALEM AVENUE TO THE LIMITS OF THIS SIDEWALK CONSTRUCTION.
 - (D) PROPOSED 24" STOP BAR.
 - (E) PROPOSED ANCHORED CONCRETE WHEEL STOPS.
 - (F) EXISTING SIDEWALK.
 - (G) PROPOSED SIDEWALK.
 - (H) PROPOSED ASPHALT PAVEMENT.
 - (I) PROPOSED CONCRETE.
 - (J) PROPOSED CONCRETE "LATTICE TYPE" PERMEABLE PAVER SYSTEM.
 - (K) PROPOSED CONCRETE STROLLWAY.
 - (L) 100 YEAR FLOODWAY.
 - (M) SOX OF FLOOD FRINGE.
 - (N) FLOOD FRINGE.

PROVIDE NEW SIGNALIZATION EASEMENT FOR WSDOT INSTALLATION AND MAINTENANCE OF TRAFFIC LOOP DETECTORS AND SIGNAL POLES. EXACT SIZE AND LOCATION SHALL BE IN ACCORDANCE WITH WSDOT REQUIREMENTS.

PROVIDE 5' SIDEWALK EASEMENT ALONG FRONTAGE OF SALEM AVE. TO LIMITS OF PROPOSED SIDEWALK CONSTRUCTION. SEE KEYNOTE "C".

PROVIDE FUTURE 50' TEMPORARY CONSTRUCTION EASEMENT TO PROPERTY LINE TO ALLOW CONSTRUCTION OF FUTURE PARKING LOT STAGE. SEE GENERAL NOTE "15".

SITE DATA

PROPERTY OWNER: SEE OWNER LISTING

PETITIONER: DAVID CAIR
3578 COTTONWOOD LANE
WINSTON-SALEM, N.C. 27127
PHONE: (336) 765-2377
FAX: (336) 331-2888
EMAIL: dcarr10814@gmail.com

ENGINEER: ALLIED DESIGN, INC.
4720 WESTER HILL ROAD
WINSTON-SALEM, N.C. 27103
PHONE: (336) 765-2377
FAX: (336) 760-8886
STEVE M. CAUSEY, P.E.
EMAIL: steve@alldesign-engineer.com

SURVEYOR: STANTEC CONSULTING INC.
SUITE 204, 150 DAK BLVD.
WINSTON-SALEM, N.C. 27105
PHONE: (336) 765-2900
FAX: (336) 759-3900

QZINSKI SURVEYING CO.
727 GAZES AVENUE
WINSTON-SALEM, N.C. 27103
PHONE: (336) 722-0554
FAX: (336) 755-2977
MIKE QZINSKI, P.L.S.

ALLIED ASSOCIATES, P.A.
4720 WESTER HILL ROAD
WINSTON-SALEM, N.C. 27103
PHONE: (336) 760-8886
BOB BAUGHMAN, P.L.S.

GENERAL NOTES

- EXISTING SITE BOUNDARY INFORMATION TAKEN FROM A SURVEY COMPLETED BY STANTEC CONSULTING INC., QZINSKI SURVEYING CO., ALLIED ASSOCIATES, P.A., AND AVAILABLE FORSH COUNTY TAX MAPS.
- EXISTING SITE LOCATION AND TOPOGRAPHIC INFORMATION TAKEN FROM A SURVEY COMPLETED BY STANTEC CONSULTING INC., QZINSKI SURVEYING CO., ALLIED ASSOCIATES, P.A., AND AVAILABLE FORSH COUNTY TOPOGRAPHIC MAPS.
- ALL DEVELOPMENT SHALL CONFORM WITH THE FORSH COUNTY "UNIFIED DEVELOPMENT ORDINANCE".
- ALL DIMENSIONS ARE TO EDGE OF PAVEMENT, BACK OF CURB AND FACE OF BUILDING, UNLESS OTHERWISE NOTED. VERIFY ALL BUILDING DIMENSIONS WITH ARCHITECT PRIOR TO START OF CONSTRUCTION.
- PUBLIC WATER AND SEWER SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY-COUNTY UTILITIES COMMISSION.
- ALL WATER AND SEWER MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY OF WINSTON-SALEM, MAY, 2004 EDITION.
- GATES FOR RESIDENTIAL PARKING AREA SHALL BE IN ACCORDANCE WITH WINSTON-SALEM FIRE DEPARTMENT REQUIREMENTS.
- EASEMENTS FOR PROPOSED GREENWAY AND PROPERTY DEDICATION FOR PROPOSED STROLLWAY WILL NEED TO BE RECORDED PRIOR TO ISSUANCE OF BUILDING PERMITS.
- ALL LIGHTING SHALL BE OF THE SHOBOX TYPE OR OTHERWISE SHIELDED NOT TO CAST DIRECT LIGHT ONTO ADJACENT RESIDENTIAL PROPERTIES.
- NO PAVED SURFACES SHALL BE ALLOWED WITHIN THE 100-YEAR FLOODWAY.
- THE LOADING SPACES SHOWN IN THE PLAN DO NOT MEET THE SIZE REQUIREMENTS (12'x65') FOR TRACTOR TRAILER DELIVERY BUT THIS WILL NOT BE AN ISSUE. ALL OF THE NECESSARY LOADING/DELIVERY SHALL BE HANDLED BY SMALLER BOX TRUCKS.
- ALL PARKING AND PEDESTRIAN AREAS ARE ENCOMPASSED BY CROSS ACCESS EASEMENTS WHICH WILL ALLOW FOR SHARED PARKING AND ACCESS.
- FLOOD FRINGE AREA FOR NORTH SIDE OF SALEM CREEK MATCHES 100 YEAR FLOODWAY LIMIT.

PROPOSED DEVELOPMENT PROPERTY OWNER LEGEND

DD-BLOCK 6501 LOT 102
PIN # 6535-30-3097
SUITE PROPERTY HOLDINGS, LLC
ZONING: MU-3

EE-BLOCK 6501 LOT 008F
PIN # 6535-30-3097
HAROLD LAUREN BOYLE
ZONING: MU-3

FF-BLOCK 6501 LOT 006G
PIN # 6535-30-3047
ZONING: MU-3

GG-BLOCK 6501 LOT 201
PIN # 6535-30-3057
FLAGSHIP 1405 BROAD STREET, LLC
ZONING: MU-3

HH-BLOCK 6501 LOT 006
PIN # 6535-30-3057
PT. SAN ANTONIO MOB LP
ZONING: MU-3

II-BLOCK 6512 LOT 003B
PIN # 6535-30-3118
SUITE PROPERTY HOLDINGS, LLC
ZONING: MU-3

JJ-BLOCK 6575 LOT 004A
PIN # 6535-30-3118
SHAMM CONDOMINIUM & GATEWAY
ZONING: MU-3

KK-BLOCK 6575 LOT 007
PIN # 6535-30-3118
BLOCK 6512 LOT 004
PIN # 6535-30-3118
PIN # 6535-30-3118
PIN # 6535-30-3118
SOUTHEAST GATEWAY VENTURES, LLC
ZONING: MU-3

ADJOINING PROPERTY OWNER LEGEND

A-BLOCK 0582 LOT 0008
PIN # 6535-30-4700
MCLAN CONSULTING SERVICES, LLC
ZONING: U

B-BLOCK 0582 LOT 000C
PIN # 6535-30-4747
MCLAN CONSULTING SERVICES, LLC
ZONING: U

C-BLOCK 0582 LOT 000D
PIN # 6535-30-4786
MCLAN CONSULTING SERVICES, LLC
ZONING: U

D-BLOCK 0582 LOT 000E
PIN # 6535-30-4786
MCLAN CONSULTING SERVICES, LLC
ZONING: U

E-BLOCK 0577 LOT 118
PIN # 6535-31-2085
MCLAN CONSULTING SERVICES, LLC
ZONING: PB

F-BLOCK 0578 LOT 237
PIN # 6535-31-3183
TUMELLA, LLC
ZONING: H

G-BLOCK 0578 LOT 204
PIN # 6535-31-3219
CITY OF WINSTON-SALEM
ZONING: H

H-BLOCK 0578 LOT 200
PIN # 6535-31-3373
MCLAN CONSULTING SERVICES, LLC
ZONING: H

I-BLOCK 0578A LOT 4618
PIN # 6535-31-4028
CITY OF WINSTON-SALEM
ZONING: H

J-BLOCK 2413 LOT 001
PIN # 6535-31-4128
SOUTHEAST GATEWAY VENTURES, LLC
ZONING: PB

K-BLOCK 0581 LOT 400
PIN # 6535-32-3788
NC DEPT OF TRANSPORTATION
ZONING: H

L-BLOCK 0510 LOT 401
PIN # 6535-32-3788
CITY OF WINSTON-SALEM
ZONING: H

M-BLOCK 0578 LOT 102A
PIN # 6535-32-4053
SOUTHEAST GATEWAY VENTURES, LLC
ZONING: H

N-BLOCK 0583 LOT 004
PIN # 6535-32-4293
C.W. METERS TRADING POST, INC.
ZONING: H

O-BLOCK 0583 LOT 005
PIN # 6535-32-4293
C.W. METERS TRADING POST, INC.
ZONING: H

P-BLOCK 0583 LOT 007
PIN # 6535-32-4293
C.W. METERS TRADING POST, INC.
ZONING: H

Q-BLOCK 0583 LOT 008
PIN # 6535-32-4293
HER INVESTMENTS, LLC
ZONING: H

R-BLOCK 0583 LOT 009
PIN # 6535-32-4293
BLAKE VENAWAY
ZONING: H

S-BLOCK 0576 LOT 201
PIN # 6534-30-3686
LEONARD & LANGRISH
SINGLAR BEVERLY L
ZONING: H

T-BLOCK 0576 LOT 202B
PIN # 6534-30-3686
HAROLD E. DAY
ZONING: H

U-BLOCK 0586 LOT 307
PIN # 6534-30-3686
YARBROUGH REALTY & MANAGEMENT
ZONING: H

V-BLOCK 6501 LOT 005
PIN # 6534-30-3686
DUKE POWER CO
ZONING: CI

W-BLOCK 0586 LOT 108B
PIN # 6534-30-3686
YARBROUGH REALTY & MANAGEMENT
ZONING: H

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PIN # 6534-30-3686
DUKE POWER CO
ZONING: CI

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ZONING: CI

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PIN # 6534-30-3686
CITY OF WINSTON-SALEM
ZONING: H

AA-BLOCK 6501 LOT 103A
PIN # 6535-30-0584
FAMILY SERVICES, INC.
ZONING: MU-3

BB-BLOCK 0581 LOT 601
PIN # 6535-32-3450
CITY OF SUSTAINABILITY VILLAGE, LLC
ZONING: MU-3

CC-BLOCK 0581 LOT 104B
PIN # 6534-30-3687
JAMES A. BANGSHERRY
MARTIN DAUGHTERY
ZONING: H

TRACT 1

ORIGINAL PROPOSED USES (MAY NOT BE CURRENT)

RESIDENTIAL BUILDING, SINGLE FAMILY, DUPLEX, TOWN HOME, MULTIFAMILY, TOWNHOUSE, URBAN, COMBINED USE, FRATERNITY OR SORORITY, ARTS AND CRAFTS STUDIO, CONVENIENCE STORE, FOOD OR DRUG STORE, FURNITURE AND HOME FURNISHINGS STORE, GENERAL MERCHANDISE STORE, HARDWARE STORE, MOTORCYCLE DEALER, NURSERY, LAWN AND GARDEN SUPPLY STORE, RETAIL, RESTAURANT (WITHOUT DRIVE-THROUGH SERVICE), RETAIL SERVICE, MISCELLANEOUS MEDICAL OR DENTAL LABORATORY, MEDICAL AND SURGICAL SERVICES, PROFESSIONAL OFFICES, SHOPPING CENTERS, BANKING AND FINANCIAL SERVICES, SERVICES A, SERVICES B, STORAGE SERVICES, RETAIL, TESTING AND RESEARCH LAB, RECREATION SERVICES, INDOOR RECREATION FACILITY, PUBLIC SWIMMING POOL, PRIVATE CHILD CARE INSTITUTION, CHILD DAY CARE CENTER, CHURCH OR RELIGIOUS INSTITUTION, CHURCH OR RELIGIOUS INSTITUTION, NEIGHBORHOOD CENTER, CHURCH OR RELIGIOUS INSTITUTION, NEIGHBORHOOD CENTER, CHURCH OR RELIGIOUS INSTITUTION, NEIGHBORHOOD ORGANIZATION, POST OFFICE, LIBRARY, PUBLIC MUSEUM OR ART GALLERY, NURSING CARE INSTITUTION, SCHOOL, PRIVATE SCHOOL, PUBLIC STADIUM, COLISEUM, OR EXHIBITION BUILDING

REVISED PROPOSED USES

RESIDENTIAL BUILDING, SINGLE FAMILY, DUPLEX, TOWN HOME, MULTIFAMILY, TOWNHOUSE, COMBINED USE, FRATERNITY OR SORORITY, ARTS AND CRAFTS STUDIO, CONVENIENCE STORE, FOOD OR DRUG STORE, FURNITURE AND HOME FURNISHINGS STORE, RETAIL STORE, MOTORCYCLE DEALER, NURSERY, LAWN AND GARDEN SUPPLY STORE, RETAIL, RESTAURANT (WITHOUT DRIVE-THROUGH SERVICE), SHOPPING CENTER, BANKING AND FINANCIAL SERVICES, OFFICES, SERVICES A, SERVICES B, STORAGE SERVICES, RETAIL, TESTING AND RESEARCH LAB, RECREATION SERVICES, INDOOR RECREATION FACILITY, PUBLIC SWIMMING POOL, PRIVATE CHILD CARE INSTITUTION, CHILD DAY CARE CENTER, CHURCH OR RELIGIOUS INSTITUTION, CHURCH OR RELIGIOUS INSTITUTION, NEIGHBORHOOD CENTER, CHURCH OR RELIGIOUS INSTITUTION, NEIGHBORHOOD ORGANIZATION, POST OFFICE, LIBRARY, PUBLIC MUSEUM OR ART GALLERY, NURSING CARE INSTITUTION, SCHOOL, PRIVATE SCHOOL, PUBLIC STADIUM, COLISEUM, OR EXHIBITION BUILDING

ZONING

EXISTING ZONING: MU-3
PROPOSED ZONING: MU-3 (NO CHANGE)

TYPE OF REVIEW REQUESTED: SITE PLAN AMENDMENT

STREETS AND COVERSAGES

TOTAL ACRES: 33.67 ACRE(S)
SITE COVERAGE: 17.22 %
BUILDING TO LAND: 43.27 %
PAVEMENT TO LAND: 39.21 %
OPEN SPACE: 39.21 %
TOTAL: 100 %
BUILDING SQUARE FOOTAGE: 1,772,821 (FOOTPRINT), 50 FT
BUILDING HEIGHT: 60 FT OR STORES

INFRASTRUCTURE

WATER: YES PUBLIC X PRIVATE
SEWER: YES PUBLIC X PRIVATE
STREETS: YES PUBLIC PRIVATE X

BUFFERYARDS

ADJOINING ZONING: G, H, L, MU-3, R39
TYPE REQUIRED: TYPE B (AGAINST R39)
WIDTH PROVIDED: 40'
FENCE OPTION: YES X NO

BUILDING SETBACKS

FRONT: 0'
REAR: 0'
SIDE: 0'
STREET: 0'

DENSITY CALCULATIONS

NUMBER OF UNITS OR LOTS: N/A UNITS/LOTS
GROSS SQ FT: N/A SQ FT
NET SQ FT: N/A SQ FT
UNITS/ACRE OR LOTS/ACRE: N/A

OFF-STREET PARKING

PROPOSED USE(S): RESIDENTIAL, 1 BEDROOM	PARKING CALCULATION: 1.5 SPACES/DWELLING UNIT	PARKING REDUCTION: 5% (BUS ROUTE)	SPACES: 52
PROPOSED USE(S): RESIDENTIAL, 2 BEDROOM	PARKING CALCULATION: 2 SPACES/DWELLING UNIT	OTHER ELIGIBLE INCOMES UP TO 8% (BIKE BACKS)	SPACES: 31
PROPOSED USE(S): RESTAURANT	PARKING CALCULATION: 1 SPACE/300 SF	UP TO 2% (MOTORCYCLE)	SPACES: 314
PROPOSED USE(S): RESTAURANT/OUT DRIVE-THRU	PARKING CALCULATION: 1 SPACE/100 SF	UP TO 2% (MOTORCYCLE)	SPACES: 182
PROPOSED USE(S): OUTDOOR DINING	PARKING CALCULATION: 1 SPACE/100 SF x 25%		SPACES: 743 STANDARD
PROPOSED USE(S): PHYSICAL FITNESS FACILITY	PARKING CALCULATION: 1 SPACE/225 SF		SPACES: 8
PROPOSED USE(S): OFFICE	PARKING CALCULATION: 1 SPACE/300 SF		SPACES: 30 HANDICAP
			SPACES: 30 BICYCLE
			SPACES: 7 MOTORCYCLE
			TOTAL PROPOSED PARKING: 808 SPACES

REQUIRED PARKING: 1,047 SPACES

VICINITY MAP
NOT TO SCALE

ALLIED DESIGN, Inc.
CIVIL ENGINEERING AND SURVEYING
4720 WESTER HILL ROAD
WINSTON-SALEM, NORTH CAROLINA 27103
Phone: (336) 765-2377
Email: alldesign@alldesign.com

PROFESSIONAL SEAL
STEVE M. CAUSEY, P.E.
No. 17071
Exp. 12/31/2024

PRELIMINARY SITE PLAN
FOR PLANNING BOARD REVIEW ONLY

ADJOINING PROPERTY OWNER LEGEND

A-BLOCK 0582 LOT 0008
PIN # 6535-30-4700
MCLAN CONSULTING SERVICES, LLC
ZONING: U

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PIN # 6535-30-4747
MCLAN CONSULTING SERVICES, LLC
ZONING: U

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PIN # 6535-30-4786
MCLAN CONSULTING SERVICES, LLC
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ZONING: H

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PIN # 6535-31-3219
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ZONING: H

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Z-BLOCK 6501 LOT 103D
PIN # 6534-30-3686
CITY OF WINSTON-SALEM
ZONING: H

AA-BLOCK 6501 LOT 103A
PIN # 6535-30-0584
FAMILY SERVICES, INC.
ZONING: MU-3

BB-BLOCK 0581 LOT 601
PIN # 6535-32-3450
CITY OF SUSTAINABILITY VILLAGE, LLC
ZONING: MU-3

CC-BLOCK 0581 LOT 104B
PIN # 6534-30-3687
JAMES A. BANGSHERRY
MARTIN DAUGHTERY
ZONING: H

OFF-STREET LOADING

LOADING/UNLOADING SPACES REQUIRED: 6
LOADING/UNLOADING SPACES PROVIDED: 6
SIZE: VARIES (12'x25' & 12'x65')

JURISDICTION
CITY OF WINSTON-SALEM

PURPOSE STATEMENT

THE PURPOSE OF THIS SUBMITTAL IS FOR A SITE PLAN AMENDMENT TO REPLACE A 5,800 SF RESTAURANT, INCLUDING 1,800 SF OF OUTDOOR SEATING WITH A FOUR STORY 32 UNIT APARTMENT BUILDING IN TRACT 1. ADDITIONALLY, THE REVISIONS INCLUDE UPDATED PARKING CALCULATIONS TO REFLECT THE NEW PARKING REQUIREMENTS AND ADDITION OF A PROPOSED LOT LINE TO SUBDIVIDE THE AREA FOR THE 32 UNIT APARTMENT BUILDING.

TYPICAL PARKING DIMENSIONS

TWO-WAY PARKING: 18.5' x 24' x 18.5'
ONE-WAY PARKING: 18.5' x 24' x 18.5'

GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft

PROJECT NO.: CAM004

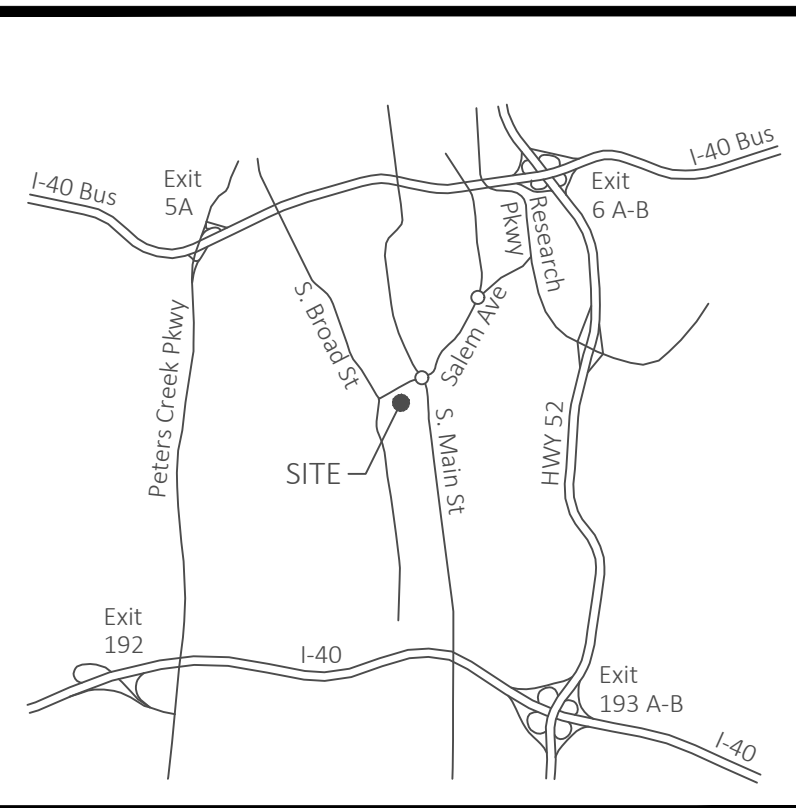
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REVISIONS:

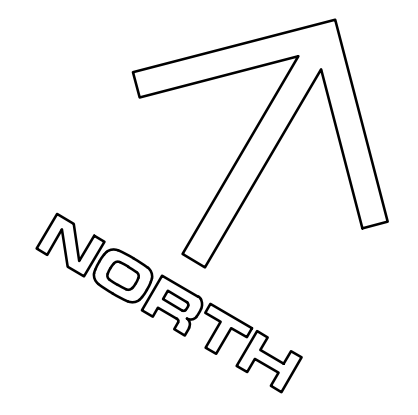
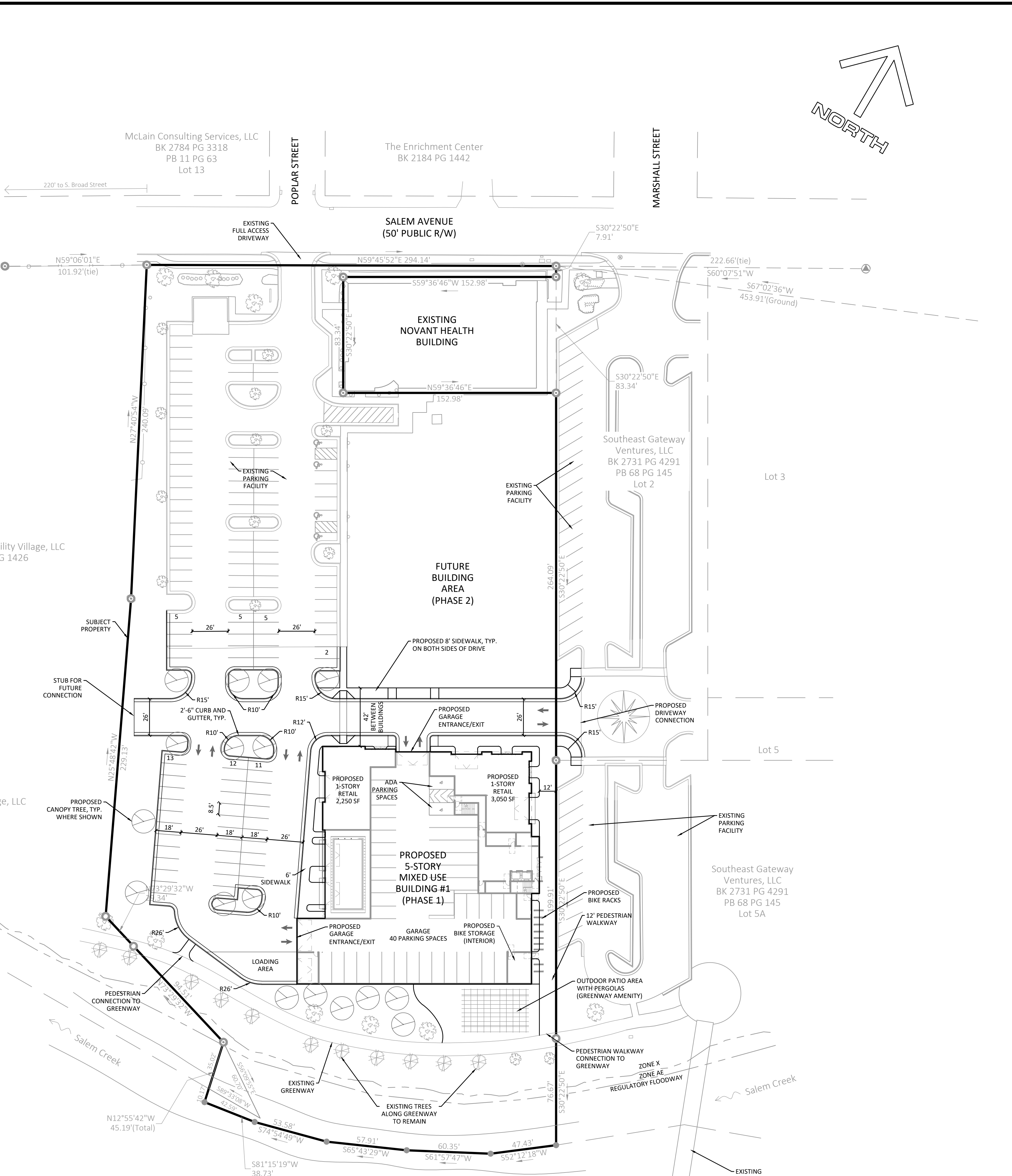
NO.	DATE	DESCRIPTION
1	10/17/24	REVISED FOR ADDITION TO 250' WVA WAY AND UPDATES
2	10/17/24	PROVIDING APPROVED SITE PLAN AMENDMENTS
3	05/07/24	ISSUED FOR SITE PLAN AMENDMENT PRE-SUBMITTAL REVIEW
4	05/14/24	ISSUED FOR PLANNING BOARD PRE-APPROVAL
5	05/29/24	ISSUED FOR PLANNING BOARD COMMENTS

TRACT 1 PRELIMINARY SITE PLAN

SHEET C1

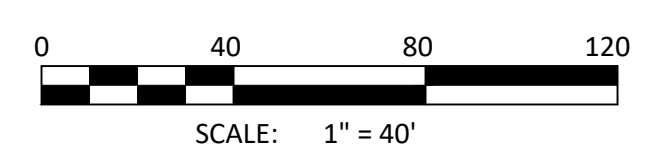


SITE LOCATION MAP



PREVIOUSLY APPROVED USES	
RESIDENTIAL BUILDING, SINGLE FAMILY, DUPLEX, TWIN HOME, MULTI-FAMILY, TOWNHOUSE, COMBINED USE, FRATERNITY OR SOCIETY, ARTS AND CRAFTS STUDIO, CONVENIENCE STORE, FOOD OR DRUG STORE, FURNITURE AND HOME FURNISHINGS STORE, RETAIL STORE, MOTORCYCLE DEALER, NURSERY, LAWN AND GARDEN SUPPLY STORE, RETAIL, RESTAURANT (WITHOUT DRIVE-THROUGH SERVICE), SHOPPING CENTER, BANKING AND FINANCIAL SERVICES, OFFICES, SERVICES A, SERVICES B, STORAGE SERVICES, RETAIL, TESTING AND RESEARCH LAB, RECREATION SERVICES, INDOOR, RECREATION FACILITY, PUBLIC, SWIMMING POOL, PRIVATE, CHILD CARE INSTITUTION, CHILD DAY CARE CENTER, CHURCH OR RELIGIOUS INSTITUTION, COMMUNITY, CHURCH OR RELIGIOUS INSTITUTION, NEIGHBORHOOD, COLLEGE OR UNIVERSITY, GOVERNMENT OFFICES, NEIGHBORHOOD ORGANIZATION, OR POST OFFICE, LIBRARY, PUBLIC, MUSEUM OR ART GALLERY, NURSING CARE INSTITUTION, SCHOOL, PRIVATE, SCHOOL, STADIUM, COLISEUM, OR EXHIBITION BUILDING	
ZONING	INFRASTRUCTURE
EXISTING ZONING: <u>MU-S</u> PROPOSED ZONING: <u>MU-S (NO CHANGE)</u> TYPE OF REVIEW REQUESTED: <u>SITE PLAN AMENDMENT</u>	WATER: <u>YES</u> PUBLIC: <u>X</u> PRIVATE: <u> </u> SEWER: <u>YES</u> PUBLIC: <u>X</u> PRIVATE: <u> </u> STREETS: <u>YES</u> PUBLIC: <u> </u> PRIVATE: <u>X</u>
SITE SIZE & COVERAGES	BUFFERYARDS
TOTAL ACREAGE: <u>23.67</u> ACRE(S) SITE COVERAGES: BUILDING TO LAND: <u>16.80</u> % PAVEMENT TO LAND: <u>42.84</u> % OPEN SPACE: <u>40.36</u> % TOTAL: <u>100</u> %	ADJOINING ZONING: <u>GL, LI, MU-S, RS9</u> TYPE REQUIRED: <u>TYPE III (AGAINST RS9)</u> WIDTH PROVIDED: <u>40'</u> FENCE OPTION: <u>YES</u> <u>X</u> <u>NO</u>
BUILDING SQUARE FOOTAGE: <u>173,227 (FOOTPRINT)</u> SQFT BUILDING HEIGHT: <u>65</u> FT.	BUILDING SETBACKS FRONT: <u>0'</u> REAR: <u>0'</u> SIDE: <u>0'</u> STREET: <u>0'</u>
DENSITY CALCULATIONS	
NUMBER OF UNITS OR LOTS: <u>N/A</u> UNITS/LOTS DENSITY: <u>N/A</u> UNITS/ACRE OR LOTS/ACRE	
OFF-STREET PARKING	
PROPOSED USE(S): <u>RESIDENTIAL 1 BEDROOM</u> PARKING CALCULATION: <u>1.3 SPACES/DWELLING UNIT</u> <u>1.5 x 46 UNITS</u> <u>69 SPACES</u>	PARKING REDUCTION: <u>5% (BUS ROUTE)</u> <u>48 SPACES</u> <u>3% (SIDEWALK)</u> <u>29 SPACES</u> <u>30% (MU-S)</u> <u>290 SPACES</u>
PROPOSED USE(S): <u>RESIDENTIAL 2 BEDROOM</u> PARKING CALCULATION: <u>1.75 SPACES/DWELLING UNIT</u> <u>1.75 x 27 UNITS</u> <u>48 SPACES</u>	TOTAL REQ. PARKING: <u>599 SPACES</u>
PROPOSED USE(S): <u>RESIDENTIAL 3 BEDROOM</u> PARKING CALCULATION: <u>2 SPACES/DWELLING UNIT</u> <u>2 x 48 UNITS</u> <u>96 SPACES</u>	OTHER ELIGIBLE INCENTIVES: <u>UP TO 5% (BIKE BACKS)</u> <u>30 SPACES</u> <u>UP TO 2% (MOTORCYCLE)</u> <u>12 SPACES</u> <u>UP TO 25% COMPACT</u> <u>150 SPACES</u>
PROPOSED USE(S): <u>RETAIL</u> PARKING CALCULATION: <u>1 SPACE/300 SF</u> <u>1 x (22,800 / 300)</u> <u>77 SPACES</u>	PROPOSED PARKING: <u>779 STD. SPACES</u> <u>8 COMPACT SPACES</u> <u>30 HANDICAP SPACES</u> <u>20 BICYCLE SPACES</u> <u>7 MOTORCYCLE SPACES</u>
PROPOSED USE(S): <u>RESTAURANT (W/O DRIVE-THRU)</u> PARKING CALCULATION: <u>1 SPACE/300 SF</u> <u>1 x (3,365 / 100)</u> <u>34 SPACES</u>	TOTAL PROPOSED PARKING: <u>844 SPACES</u>
PROPOSED USE(S): <u>OUTDOOR DINING</u> PARKING CALCULATION: <u>1 SPACE/100 x 25%</u> <u>1 x (0 / 100) * 0.25</u> <u>0 SPACES</u>	* BOLD TEXT DENOTES CHANGES FROM PREVIOUS APPROVED PLAN
PROPOSED USE(S): <u>PHYSICAL FITNESS FACILITY</u> PARKING CALCULATION: <u>1 SPACE/225 SF</u> <u>90,351 SF: 376.1 STD./MECH.</u> <u>1 x (86,594 / 225)</u> <u>385 SPACES</u>	
PROPOSED USE(S): <u>OFFICE</u> PARKING CALCULATION: <u>1 SPACE/300 SF</u> <u>1 x (77,001 / 300)</u> <u>257 SPACES</u>	
REQUIRED PARKING: <u>966 SPACES</u>	
One77 PHASE 1 UNIT BREAKDOWN	
1-BEDROOM: <u>6</u>	
2-BEDROOM: <u>27</u>	
3-BEDROOM: <u>7</u>	
TOTAL: <u>40 UNITS</u>	
OFF-STREET LOADING	
LOADING/UNLOADING SPACES REQUIRED: <u>6</u>	
LOADING/UNLOADING SPACES PROVIDED: <u>6</u>	
SIZE: <u>VARIES (12'x25' & 12'x45')</u>	
JURISDICTION	
CITY OF WINSTON-SALEM	
PURPOSE STATEMENT	
THE PURPOSE OF THIS SUBMITTAL IS FOR A SITE PLAN AMENDMENT TO REPLACE A FUTURE RETAIL 1-STORY 2,500 SF, FUTURE RESTAURANT 1-STORY 5,000 SF, FUTURE RETAIL 1-STORY 9,000 SF, FUTURE RESTAURANT 1-STORY 8,210 SF, RETAIL 1ST FLOOR RESIDENTIAL 8,390 SF, 2ND FLOOR RESIDENTIAL 8,390 SF, 3RD FLOOR RESIDENTIAL 8,390 SF, 4TH FLOOR RESIDENTIAL 8,390 SF BUILDING (ORIGINAL APPROVAL W-2736). ADDITIONALLY, THE REVISIONS INCLUDE: A NEW 5-STORY MIXED-USE BUILDING WITH 40 APARTMENT UNITS AND ASSOCIATED PARKING AREAS.	

THIS SITE PLAN AMENDMENT IS FOR PIN: 6825-20-8507. THE PROPERTY LINE SHOWN DEPICTS THE PROPERTY THAT THE PETITIONER WILL DEVELOP.

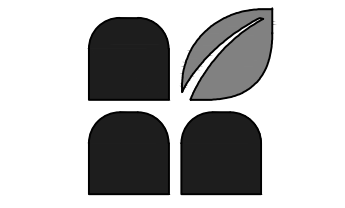


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Young Womens' Christian Association of
Winston-Salem and Forsyth County, Inc.
BK 2558 PG 1633

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DRAWN BY: KAH
PROJECT #: 18063
ORIGINAL ISSUE DATE: 04/08/2019
REVISIONS:
04/25/2019 CITY COMMENTS
04/29/2019 CITY COMMENTS
05/03/2019 CITY COMMENTS
05/09/2019 ADDED ONE77 UNIT BREAKDOWN

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Firm # P-0205



PREPARED FOR:
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ONE77, LLC
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Kernersville, NC 27284

MASTER PLAN AMENDMENT
GATEWAY VILLAGE DEVELOPMENT
SALEM AVENUE
WINSTON-SALEM, NC
FORSYTH COUNTY

SHEET

MP-1

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