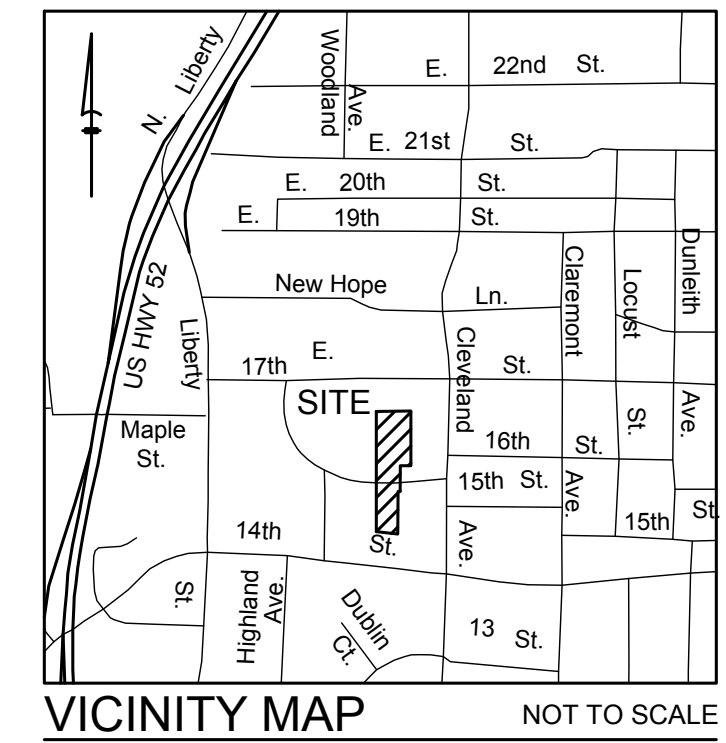
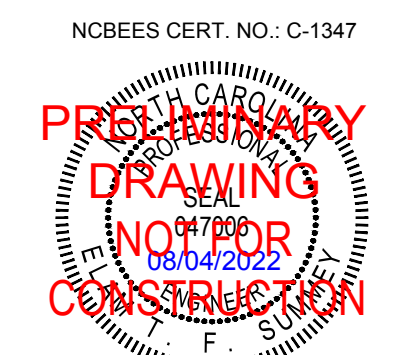


SEE SIGHT PREP PACKAGE FOR EXISTING CONDITIONS, DEMOLITION, AND EROSION & SEDIMENT CONTROL PLANS.
SEE PUBLIC IMPROVEMENTS PLANS FOR PROPOSED PUBLIC ROADWAYS AND UTILITIES IN EXISTING AND PROPOSED PUBLIC RIGHT-OF-WAY.



SITE DATA

Jurisdiction	
City of Winston Salem	
Purpose Statement	
Zoning	
Existing Zoning:	RM-18
Proposed Zoning:	RM-18
Proposed Uses	
Multifamily	
Site Acreage	
Total Site Acreage:	2.21 Acres +/-
Building Data	
Max. Building Height:	60
Total Building Size:	46,810 SF +/-
Heated Building Size:	39,145 SF +/-
Watershed Data	
The site is not located in a water supply watershed district.	
Site Coverage	
Maximum Impervious Area Permitted:	80.00 %
Building to Land:	0.40 Acres +/- 18.10 %
Pavement to Land:	0.71 Acres +/- 32.13 %
Open Space:	1.10 Acres +/- 49.77 %
Parcel Total:	2.21 Acres +/- 100.00 %
Total Impervious:	1.11 Acres +/- 50.23 %
Infrastructure	
Water	
Sewer	
Road	LF +/-
Parking Calculations	
Vehicular Parking	
Multifamily Residential (1.25sp/unit)	
Parking Required:	67 Spaces
Parking Provided:	72 Spaces
Bicycle Parking	
(Use)	
Bicycle Parking Required:	6 Spaces
Bicycle Parking Provided:	12 Spaces
Building Setbacks	
Front:	N/A (GMA 2)
Rear:	N/A (GMA 2)
Side:	N/A (GMA 2)
Street:	
Other:	
Bufferyards	
Type Required:	15' Type II
Type Provided:	15' Type II
Streetyards	
Type Required / Provided:	10'



PROJECT:

Winston-Salem CNI Phase 3

Cleveland Ave.
Winston-Salem, NC 27101

PRICING SET

CLIENT:
McCormack Baron Salazar, Inc.
100 North Broadway, Suite 100
St. Louis, MO 63102

HOUSING AUTHORITY OF THE CITY OF WINSTON-SALEM
500 W. 4TH STREET, SUITE 300
WINSTON-SALEM, NC 27101

DATE: 01/23/2024
REVISIONS:

DRAWN: _____
JOB. NO.: 22-008
SHEET TITLE:

OVERALL PHASE 3 SITE PLAN

SHEET NO.:

P3-C-2.00

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SURVEY DISCLAIMER

THE BOUNDARY AND TOPOGRAPHIC INFORMATION IS FROM SURVEY INFORMATION SUPPLIED BY:
ALLIED ASSOCIATES, P.A.
4720 KESTER MILL RD
WINSTON-SALEM, NC 27103
NC FIRM LICENSE NO. C-1362

JOB NO.: PA220822
FILE NAME: CNI.DWG
DATED: 12-19-22

STIMMEL ASSOCIATES, P.A. IS NOT RESPONSIBLE FOR UTILITIES AND STRUCTURES NOT SHOWN ON PLANS. GENERAL CONTRACTOR AND LANDSCAPE CONTRACTOR TO VERIFY ALL EXISTING AND PROPOSED UTILITY LOCATIONS PRIOR TO BEGINNING CONSTRUCTION AND INSTALLATION OF LANDSCAPING.

