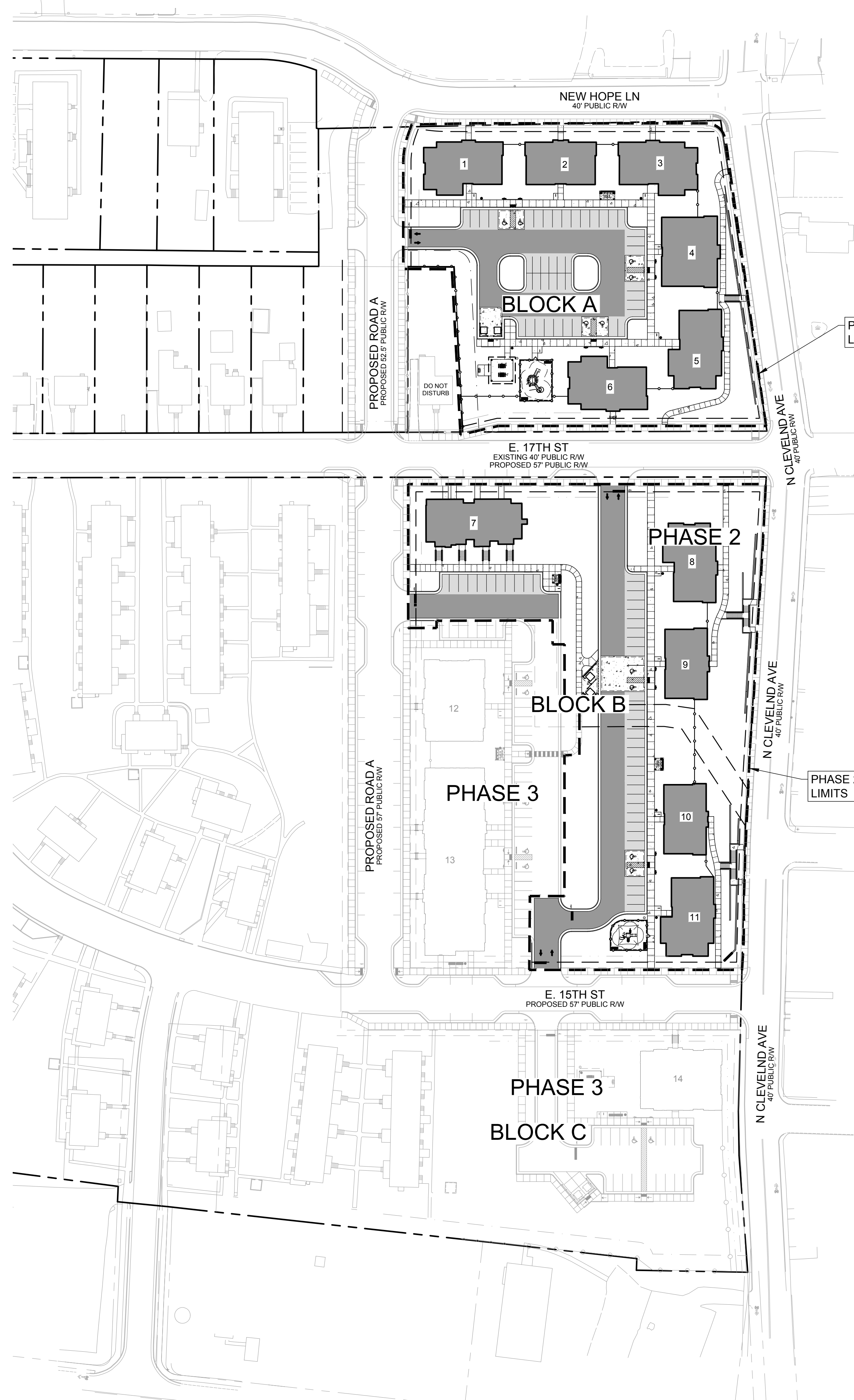


F:\WSCH\12-008 Steele WS CNI Phase 2\Drawings\CAD Phase 2\_22-008 C-2.00 SITE PLAN - PH 2.dwg : P2-C-2.00 01/23/24 1:08pm



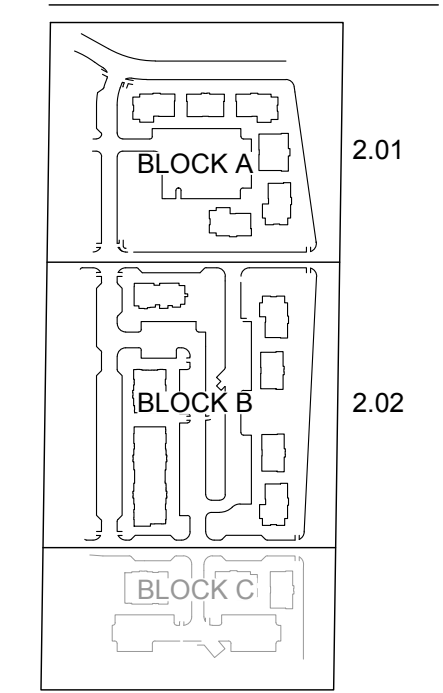
PHASE 2 PROJECT LIMITS

PHASE 2 PROJECT LIMITS

**SITE DATA**

<b>Jurisdiction</b>	
City of Winston Salem	
<b>Purpose Statement</b>	
<b>Zoning</b>	
Existing Zoning:	RM-18
Proposed Zoning:	RM-18
<b>Proposed Uses</b>	
Multifamily	
<b>Site Acreage</b>	
Total Site Acreage:	3.87 Acres +/-
<b>Building Data</b>	
Max. Building Height:	60
Total Building Size:	68,598 SF +/-
Heated Building Size:	59,648 SF +/-
<b>Watershed Data</b>	
The site is not located in a water supply watershed district.	
<b>Site Coverage</b>	
Maximum Impervious Area Permitted:	80.00 %
Building to Land:	0.73 Acres +/- 18.86 %
Pavement to Land:	1.24 Acres +/- 32.04 %
Open Space:	1.90 Acres +/- 49.10 %
Parcel Total:	3.87 Acres +/- 100.00 %
Total Impervious:	1.97 Acres +/- 50.90 %
<b>Infrastructure</b>	
Water	
Sewer	
Road	
	LF +/-
<b>Parking Calculations</b>	
Vehicular Parking	
Multifamily Residential (1.25sp/units)	
Parking Required:	99 Spaces
Parking Provided:	105 Space +/-
Bicycle Parking	
(Use)	
Bicycle Parking Required:	22 Spaces
Bicycle Parking Provided:	22 Spaces
<b>Building Setbacks</b>	
Front:	N/A (GMA2)
Rear:	N/A (GMA2)
Side:	N/A (GMA2)
Street:	
Other:	
<b>Bufferyards</b>	
Type Required:	15' Type II
Type Provided:	15' Type II
<b>Streetyards</b>	
Type Required / Provided:	10'

**SITE/SHEET KEY:**



**NOTES:**

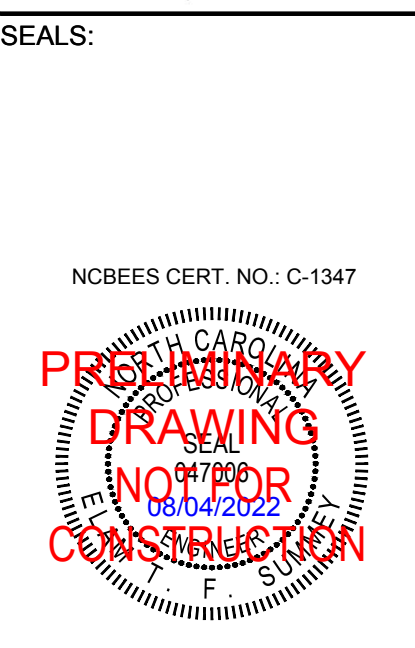
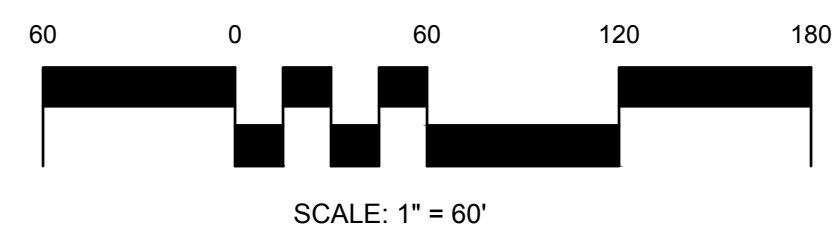
- SEE SIGHT PREP PACKAGE FOR EXISTING CONDITIONS, DEMOLITION, AND EROSION & SEDIMENT CONTROL PLANS.
- SEE PUBLIC IMPROVEMENTS PLANS FOR PROPOSED PUBLIC ROADWAYS AND UTILITIES IN EXISTING AND PROPOSED PUBLIC RIGHT-OF-WAY.

**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.



PROJECT:  
**Winston-Salem CNI Phase 2**  
 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:  
 \_\_\_\_\_  
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 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 DRAWN: DEB  
 JOB NO.: 22-008  
 SHEET TITLE:

OVERALL  
 PHASE 2 SITE  
 PLAN

SHEET NO.:  
**P2-C-2.00**  
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