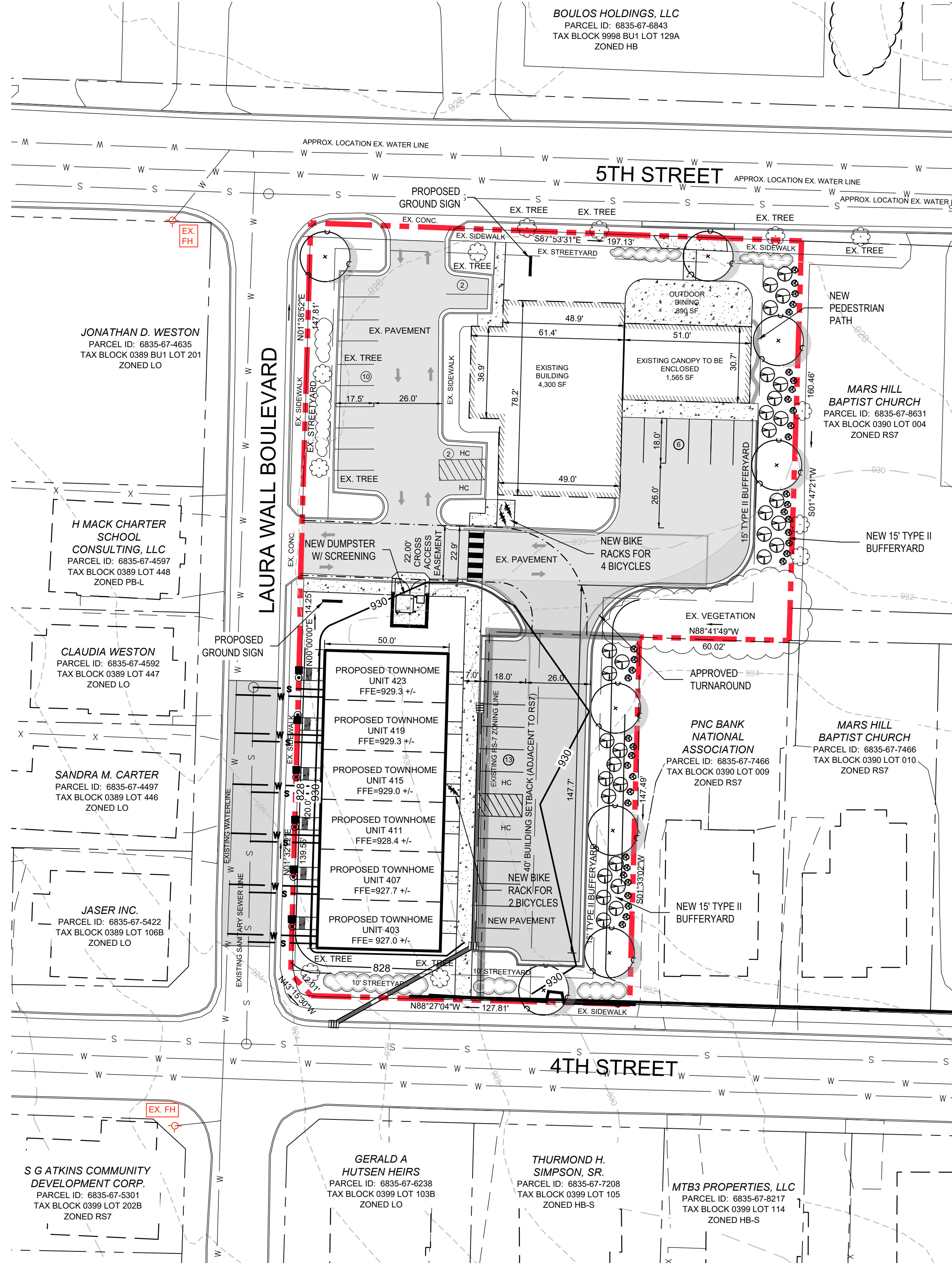
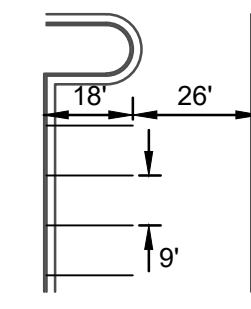


DEMOLITION PLAN - 1"=50'



PROPOSED IMPROVEMENTS - 1"=30'



TWO-WAY PARKING (SINGLE LOADING)

PROPERTY INFORMATION:
 PARCEL ID NUMBER: 6835-67-7002, 6835-67-7406
 ZONING: LO-S, RS7
 ACREAGE: 1.16

PROPERTY OWNER:
 PIN# 6835-67-7602
 BRANCH BUILDING 500, LLC
 807 N. TRADE ST.
 WINSTON SALEM, NC 27101

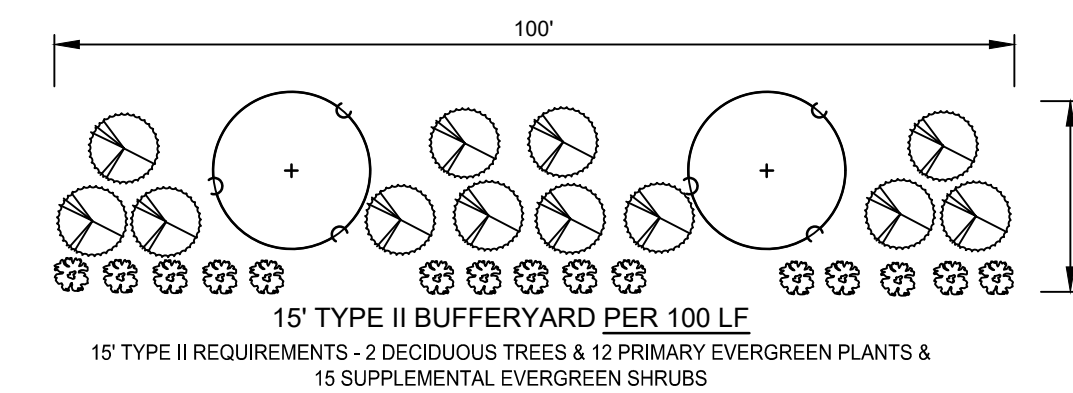
DEVELOPER:
 PIN# 6835-67-7406
 GOLDWATER HOLDINGS, LLC
 855 SHALIMAR DR
 WINSTON SALEM, NC 27107

ENGINEER:
 ALLIED DESIGN, INC.
 4720 KESTER MILL ROAD
 WINSTON SALEM, N.C. 27103
 PHONE: (336) 765-2377
 EMAIL: CAUSLEY@ALLIED-ENGSURV.COM

ENGINEER:
 ALLIED DESIGN, INC.
 4720 KESTER MILL ROAD
 WINSTON SALEM, N.C. 27103
 PHONE: (336) 765-2377
 EMAIL: CAUSLEY@ALLIED-ENGSURV.COM

TREE / VEGETATION LEGEND

- EXISTING LARGE VARIETY TREE
- EXISTING STREETYARD SHRUBS
- PROPOSED LARGE VARIETY DECIDUOUS TREE
- PROPOSED STREETYARD SHRUBS
- PROPOSED PRIMARY EVERGREEN TREES
- PROPOSED EVERGREEN SHRUBS

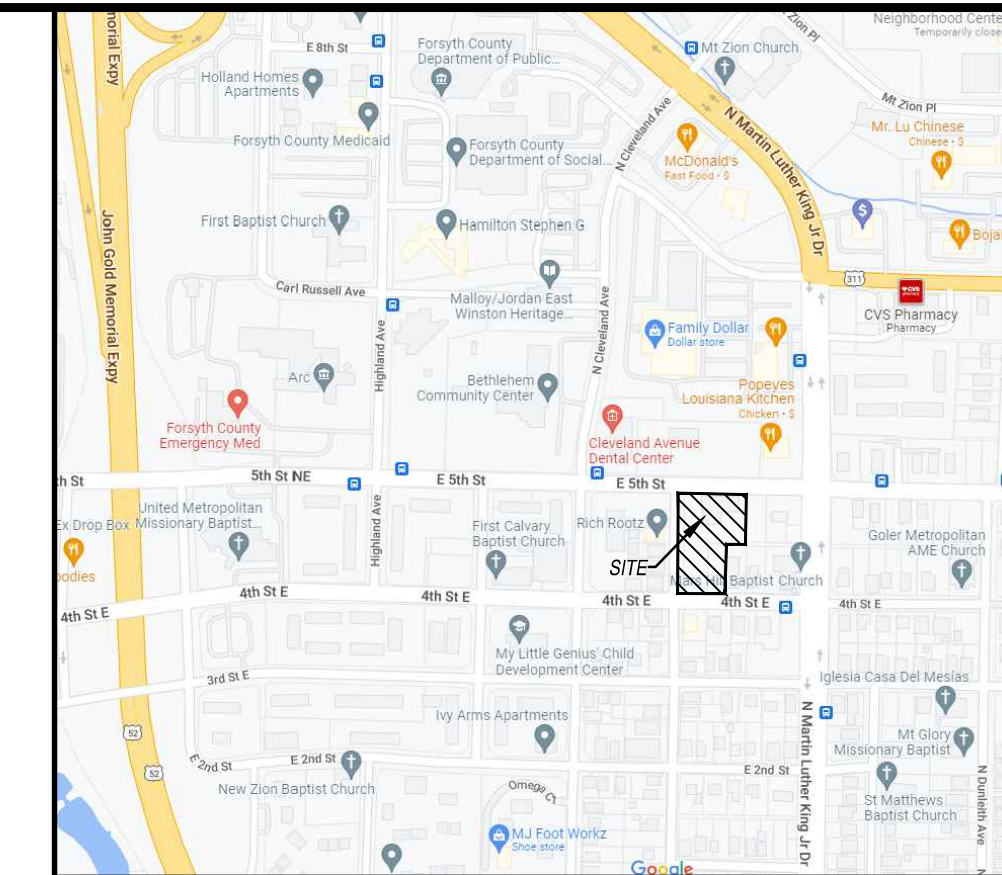


FIFTH STREET TOWNHOMES AND RETAIL SPACE TENANT AND PARKING CALCULATIONS SUMMARY
 May 29, 2024

| ADDRESS/UNIT | OCCUPANCY TYPE | SQUARE FOOTAGE | PARKING REQUIREMENT | REQUIRED PARKING |
|---|----------------|----------------|---------------------|------------------|
| Townhomes (6 3-Bdm Units) | | | | 12 |
| Restaurant w/o drive through | | 1,565 | 1 Space/100 SF | 16 |
| Outdoor Dining | | 890 | 1 Space/400 SF | 2 |
| Retail Store | | 2,150 | 1 Space/300 SF | 7 |
| Services, A | | 2,150 | 1 Space/450 SF | 5 |
| TOTAL | | | | 42 |
| REDUCTIONS | | | | |
| PB Zoning | 30% | | | 13 |
| Shared Drives | 0% | | | 0 |
| Bus Route | 3% | | | 1 |
| Sidewalks | 3% | | | 1 |
| PARKING REDUCTIONS (# OF SPACES) | | | | 16 |
| NET PARKING REQUIRED | | | | 27 |
| PARKING PROVIDED | | | | |
| Regular | | | | 29 |
| Handicap | | | | 4 |
| TOTAL | | | | 33 |

BUA CALCULATIONS FIFTH STREET TOWNHOMES AND RETAIL
 May 6, 2024

| | SQ. FT. | ACRE |
|-----------------------------------|---------------|--------------|
| TOTAL SITE AREA: | 50,530 | 1.160 |
| EXISTING BUA | | |
| BUILDING: | 5,861 | 0.135 |
| PAVEMENT: | 21,788 | 0.500 |
| CONCRETE: | 1,323 | 0.030 |
| TOTAL: | 28,972 | 0.665 |
| PERCENT BUA: | 57.34% | |
| EXISTING BUA TO BE REMOVED | | |
| BUILDING: | 0 | 0.000 |
| PAVEMENT: | 10,179 | 0.234 |
| CONCRETE: | 0 | 0.000 |
| TOTAL: | 10,179 | 0.234 |
| PROPOSED BUA | | |
| BUILDING: | 6,000 | 0.138 |
| PAVEMENT: | 6,238 | 0.143 |
| CONCRETE: | 3,843 | 0.088 |
| TOTAL: | 16,081 | 0.369 |
| FINAL DEVELOPMENT BUA | | |
| BUILDING: | 11,861 | 0.272 |
| PAVEMENT: | 17,847 | 0.410 |
| CONCRETE: | 5,166 | 0.119 |
| TOTAL: | 34,874 | 0.801 |
| PERCENT BUA: | 69.02% | |



VICINITY MAP NOT TO SCALE

REVIEW INFORMATION

TYPE OF REVIEW: SKETCH PLAN REVIEW

JURISDICTION: CITY OF WINSTON SALEM

PURPOSE STATEMENT: THE PURPOSE OF THIS REQUEST IS FOR REZONING PARCELS 6835-67-7602 AND PARCEL 6835-67-7406 FROM LO-S AND RS7 TO PB-S (PREVIOUS ZONING DOCKET W-1963).

PROPERTY INFORMATION

PIN #S: 6835-67-7602, 6835-67-7406
 LOCATED IN GMA-1

ZONING

EXISTING ZONING: LO-S, RS7
 PROPOSED ZONING: PB-S

PROPOSED USES:
 RESIDENTIAL BUILDING MULTIFAMILY; RESIDENTIAL BUILDING, TOWNHOUSE, ARTS AND CRAFTS STUDIO; FOOD OR DRUG STORE; OFFICE; RESTAURANT (W/O DRIVE-THROUGH SERVICE); RETAIL STORE; BANKING AND FINANCIAL SERVICES; SERVICES A; RECREATION SERVICES INDOOR; CHURCH OR RELIGIOUS INSTITUTION; NEIGHBORHOOD, GOVERNMENT OFFICES; NEIGHBORHOOD ORGANIZATION, OR POST OFFICE; MUSEUM OR ART GALLERY

PB-S BUILDING SETBACKS

FRONT: 0
 REAR: 0
 SIDE: 0
 STREET: 0
 MAX. BUILDING HEIGHT: 60'

BUFFERYARDS

ADJOINING ZONING: RS7
 TYPE REQUIRED: TYPE II
 WIDTH PROVIDED: 15' FT

INFRASTRUCTURE

| | PUBLIC | PRIVATE |
|----------|--------|---------|
| WATER: | X | |
| SEWER: | X | |
| STREETS: | X | |

LINEAR FEET OF PUBLIC STREETS: NA FT

SITE SIZE AND COVERAGES

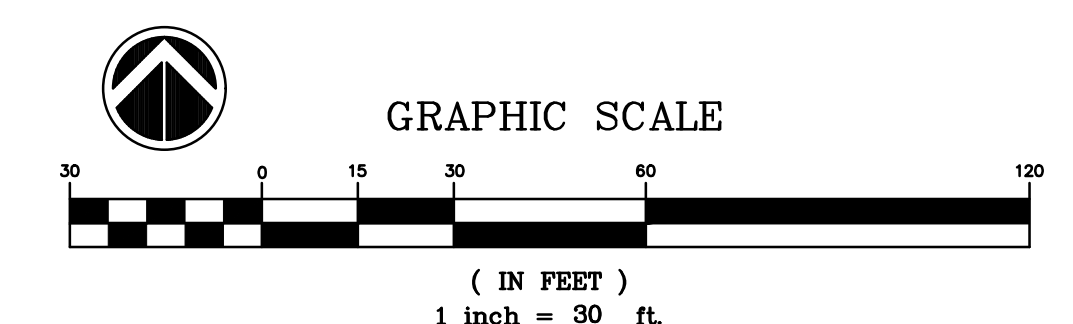
TOTAL ACREAGE: 1.16 ACRE(S)

SITE COVERAGES:

| | VALUE | % |
|------------------|------------|----------|
| BUILDING TO LAND | 23.47 | % |
| PAVEMENT TO LAND | 45.55 | % |
| OPEN SPACE | 30.98 | % |
| TOTAL | 100 | % |

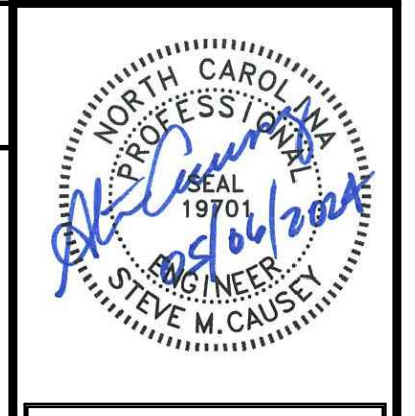
BUILDING SQUARE FOOTAGE: 11,861 SF
 MAX BUILDING HEIGHT: 40 FT

OFF-STREET PARKING
 SEE PARKING CALCULATIONS TO THE LEFT



Allied Design, Inc.
 CIVIL ENGINEERING & LAND SURVEYING
 4720 KESTER MILL ROAD
 WINSTON SALEM, NORTH CAROLINA 27103
 Phone: (336) 765-2377
 Fax: (336) 760-8886
 http://www.allied-engsurvey.com

FIRM LICENSE C-1891



PRELIMINARY PLANS
 NOT RELEASED FOR CONSTRUCTION

FIFTH STREET TOWNHOMES & RETAIL SPACE
 EAGLE PROPERTIES
 1300 E. FIFTH STREET WINSTON-SALEM, NC

PROJECT NO.: 24-032
 H/LK
 S/MC
 10/5/22

REVISIONS

| NO. | DATE | DESCRIPTION |
|-----|------------|------------------------------------|
| A | 04/30/2024 | ISSUED FOR PRE-SUBMITTAL REVIEW |
| B | 05/06/2024 | ISSUED FOR PLANNING BOARD REVIEW |
| C | 05/30/2024 | ISSUED FOR PLANNING BOARD APPROVAL |

REZONING AND PRELIMINARY SITE PLAN
 SHEET

C1