

W-3584 Grand Silo Apartments Neighborhood Outreach Report

On June 16, 2023, 114 outreach letters were sent to property owners and neighbors within 500 feet of the subject site. These letters provided a summary of the proposed rezoning request to RM18-S from RM-12-S, as well as an illustrative site plan of the proposed development. Thirty-Four (34) neighbors responded to the invitation with two (2) neighbors not able to attend and requested information. An online Microsoft Teams meeting was held on June 28, 2023 from 5:30 pm to 6:30 pm.

Correspondence Prior to Meeting:

- 1) One neighbor had responded by email to state that she was unable to attend the meeting and requested a summary of the project request.
 - a) Stimmel followed up with a summary of the request and responded to additional questions.
- 2) One neighbor responded by email to state that she was unable to attend but reviewed the plans and had questions regarding gated entrance, dumpster locations, and size of clubhouse and pool.
 - a) Stimmel followed up with responses to questions.
- 3) Representatives of the management company for the Haylofts HOA reached out requesting additional information and to discuss access to the proposed development.
 - a) Stimmel provided site plan information and contact information for developer's attorney to discuss approved/recorded access easements and agreements.

Online Meeting:

- 1) Thirty-four (34) neighbors attended the online meeting. Twenty-three (23) joined online and eleven (11) joined by phone. An overview of the zoning request was provided discussing the site's zoning history, the updated site plan and zoning request due to building height, buffers, access, stormwater, the overall zoning process, and Planning Board and potential City Council meeting dates. Please refer to attached plans.

Representatives included: Luke Dickey (Stimmel), Arthur Rebisz (Developer), Britton Lewis (Developer Attorney – Carruthers & Roth)

After the plan and zoning overview, the floor was opened for questions.

- 1) Haylofts Condo residents had concerns regarding the proposed access to their parking lot and the traffic impacts to them.
 - a) Response - The access would be gated and accessible to emergency vehicles only if the main entry was blocked.

- 2) One resident of the Haylofts and former HOA president stated that he would like the emergency connection made to the northern drive and not the southern drive. He did not recall that being approved.
 - a) Response – the connection was made to the south as the dumpster for the Haylofts was at the northern connection and developer was told that the Haylofts did not want to relocate. The recorded access agreements would be reviewed. (Note: the recorded access agreements show a connection to the southern drive and dumpster remaining.)
- 3) The current Haylofts HOA president questioned when agreed upon payments would be made for the easements.
 - a) Response – the payments would be made based on the agreement within 10 days of the commencement of grading on the site.
- 4) The HOA President from the HP3 board was concerned that they were not part of the discussions for road access and easements.
 - a) Response – the primary boards engaged were the ones that had ownership of the easements. The HP3 board should have had representatives on the combined overall board whom discussions regarding the easements were held. The HOA President stated that they were not involved and did not know what was taking place. Since the meeting they have reached out and the attorney for the developer has provided the recorded access/easement agreements.
- 5) Multiple comments were made concerning additional traffic and the impacts to Grand Silo Way
 - a) Response – the access for the development will be made to Grand Silo Way as has been shown on approved zoning site plans since 2003. The access/easement agreements have provisions for cost share for the maintenance of the roads.
- 6) Multiple neighbors mentioned the concern that they were not notified of this pending apartment development when they had purchased their home in the area. (Purchased in 2018/2019) They were told that it would be private smaller scale residential development.
 - a) Response – the site has been proposed for multi-family apartments since 2003. It was unfortunate that the realtors had not disclosed the approved use for the undeveloped portion of the project.
- 7) Multiple neighbors had concerns regarding people currently walking dogs and not cleaning-up after them and that this apartment project would only increase the issue. They questioned whether a dog park was planned.
 - a) Response – understand their concerns and would look at adding a dog park to the proposed plan. A fenced dog park behind the pool area on the site plan has been added to the resubmitted plan.
- 8) General concerns were mentioned regarding safety for neighbors and older family members in the community. Expressed the view that renters do not take care of property versus those that own and the additional traffic.
- 9) Some neighbors questioned what can be done to express their concerns and any how to address any future issues.
 - a) Response – for the zoning we encouraged them to attend the Planning Board meeting and the City Council meeting. They can reach out to their Councilmember, John Larson, and his contact information is listed on the City website.

- 10) A neighbor questioned what would happen if the zoning was not approved.
- a) Response – the site is already zoned RM-12 and approved for 140 units. By right, the developer could modify the building height of the two buildings that exceed the RM-12 height limitations and move forward with an apartment development.

Additional follow-up has taken place with the HP3 Homeowners Association president to provide zoning plans and approved access easement agreements.

Please refer to attached letter and plans/exhibits from the meeting.

Respectfully submitted,



Luke Dickey, PLA
Vice President
Stimmel Associates, P.A.



LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
LAND PLANNING

601 N Trade Street, Suite 200
Winston-Salem, NC 27101
www.stimmelpa.com 336.723.1067

June 16, 2023

Neighborhood Outreach Letter

A meeting to review the proposed rezoning plan for the previously approved multifamily apartment development as part of the final phase of the Heritage Park Development. The revised plan reflects minor changes to the previously approved zoning plan to accommodate the new proposed building footprints. The approved plan had a total of 140 units and the new plan proposes 120 units. The request for the zoning change from RM-12-S to RM-18-S is to allow for additional building height for two of the buildings outlined on the attached site plan. These two buildings are three stories facing the parking lot and four stories facing the creek. RM-12 zoning permits a maximum building height of 45-feet. The proposed average height of the two buildings is approximately 50-feet. Thus, the need to rezone to RM-18 which permits a maximum height of 60-feet. All other proposed buildings will not exceed 45-feet in height.

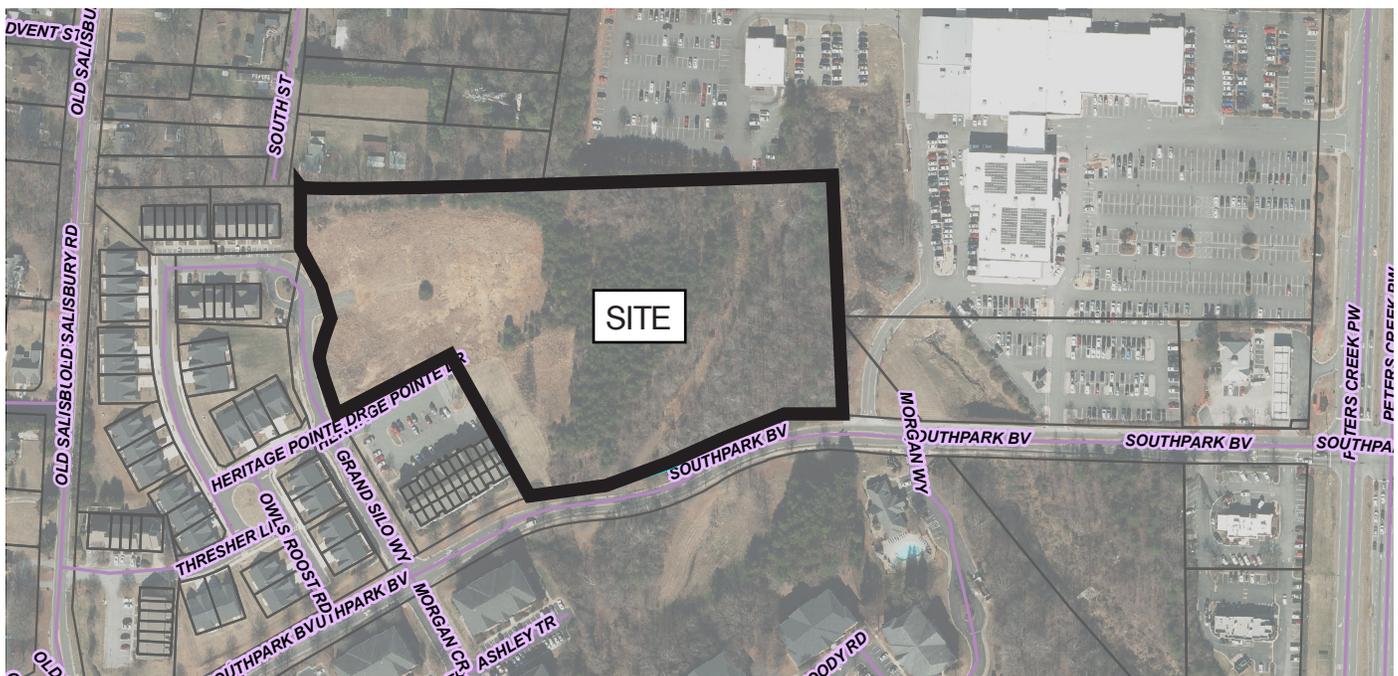
The proposed rezoning and site plan will be reviewed by the Planning Board who provides a recommendation for approval or denial. The City Council is the final approval authority.

Please note that the attached site plan may change as it goes through the review process to address comments by the city or neighbors.

If you would like to join the online meeting, please email Stimmel Associates (Agent of Petitioner) at outreach@stimmelpa.com before 12pm Tuesday, June 27, 2023. Please include Grand Silo in the subject line so Stimmel staff will know which project the email is regarding. Staff will respond with a link which will allow you to attend the meeting.

If you have any questions or are unable to attend the meeting and would like to discuss the proposed rezoning, please reach out to the email above, or you can call Luke Dickey with Stimmel Associates at (336) 723-1067.

Date: Wednesday, June 28, 2023
Time: 5:30pm to 6:30pm
Location: Online Via Microsoft Teams





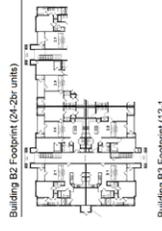
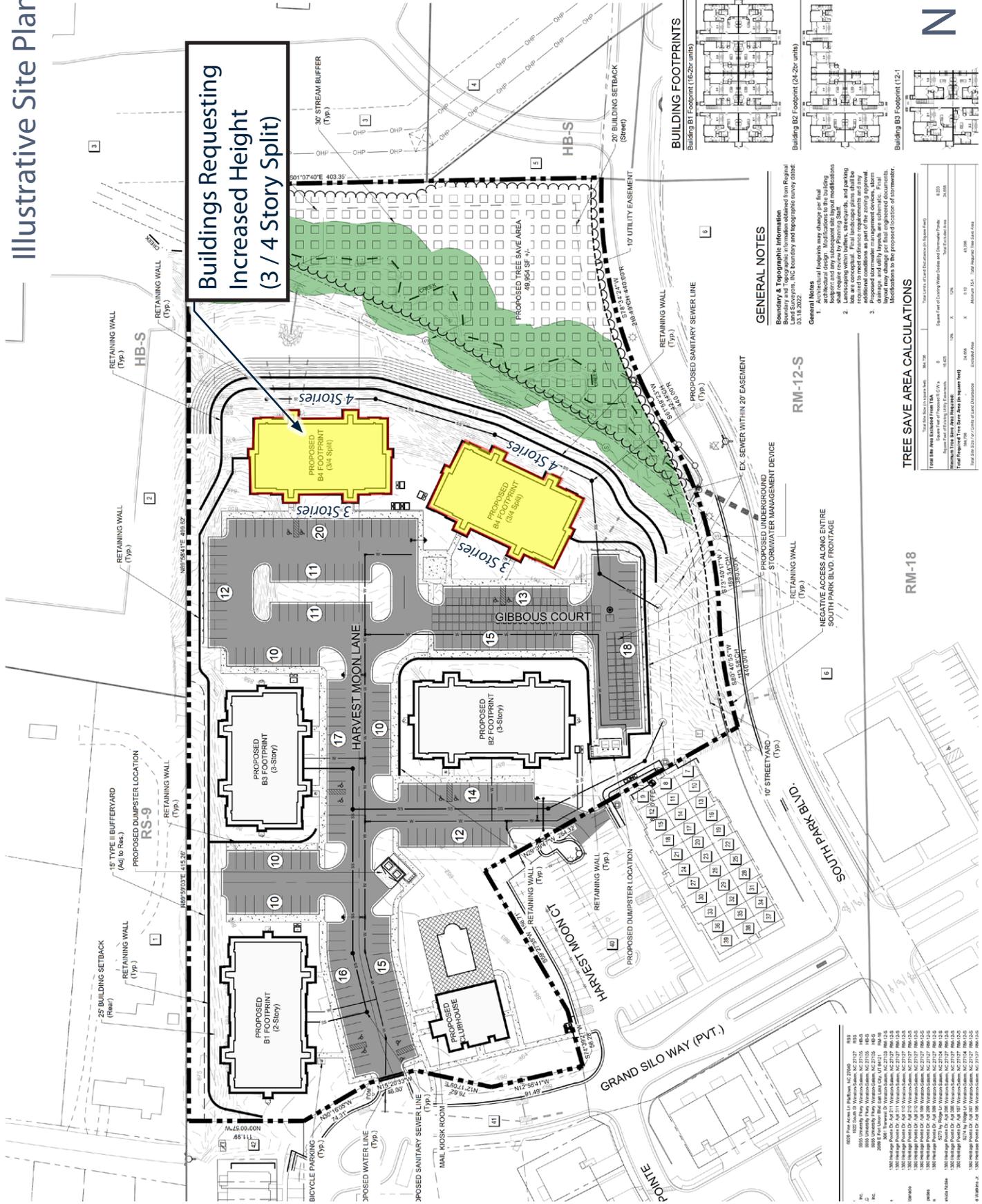
LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
LAND PLANNING

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Winston-Salem, NC 27101
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June 16, 2023

Illustrative Site Plan

**Buildings Requesting
Increased Height
(3 / 4 Story Split)**



GENERAL NOTES

Boundary & Topographic Information
Boundary & Topographic Information derived from Regional Land Surveys, LLC boundary and topographic survey dated 03.18.2022.

General Notes

1. Proposed building heights may change per final architectural design. Modifications to the building height shall require review by Planning Staff.
2. Landscaping with buffers, swales, and paving shall be provided to meet drainage requirements and any other requirements as determined by the local jurisdiction. Proposed stormwater management shall be provided to meet drainage and utility layout requirements. Final drainage and utility layouts are submitted. Final modifications to the proposed location of stormwater.

TREE SAVE AREA CALCULATIONS

Item	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)
Total Area of Land Enclosed in Proposed Tract	1,000,000			
Area of Land Enclosed in Proposed Tract	1,000,000			
Area of Land Enclosed in Proposed Tract	1,000,000			
Area of Land Enclosed in Proposed Tract	1,000,000			
Area of Land Enclosed in Proposed Tract	1,000,000			

*This is a preliminary site plan and is subject to change throughout the rezoning process based on city staff comments and neighborhood feedback.

A R Kiger
3700 Woodruff RD
Jonesville NC 28642

Adalgisa Del Carmen Cespedes
1380 Heritage Pointe DR APT 209
Winston Salem NC 27127

Alexander Moussaev
4342 Witherow Rd
Winston Salem NC 27106

Alicia M Heintzelman Revocable Living
Trust
1819 Grand Silo Way
Winston Salem NC 27127

Andrea Morris Hairston
2004 Owls Roost Rd
Winston-Salem NC 27127

Anita Brown
1837 Grand Silo Way
Winston Salem NC 27127

Anna Christina Mae Galvez
1925 South St
Winston Salem NC 27103

Anthony Lee Montouth
1909 Ashridge Dr
Fayetteville NC 28304

Arcadian Apts LP
2110 W County Line Rd
Jackson NJ 08527

Bahama Mama Holdings LLC
252 Miriam Dr
Winston Salem NC 27127

Balaji Bellary Nunna
145 Fawnwood Acres Dr
Apex NC 27539

Barbara A Halnan
1505 Thresher Ln
Winston Salem NC 27127

Beverly Stroud Russell
1380 Heritage Pointe Dr Apt 101
Winston Salem NC 27127

Bold W Properties Llc
5955 University Pkwy
Winston-Salem NC 27105

Bortoluzzi Tania M
1761 Grand Silo Way
Winston Salem NC 27127

Cecelia K Gates
1921 South St
Winston Salem NC 27127

Clarissa Denise Mitchell
1515 Thresher Ln
Winston Salem NC 27127

Cody Lumsden
1380 Heritage Point Dr Apt 202
Winston Salem NC 27127

Connie Jean Lindsay
1749 Grand Silo Way
Winston Salem NC 27127

Constance Laverne Ross
1605 Stoneshire Ct
Winston Salem NC 27127

Curtis D Bauman
1867 Grand Silo Way
Winston Salem NC 27127

Daniel Stonebraker
1515 Advent St
Winston Salem NC 27127

Darryl K Rhynehardt
1778 Grand Silo Way
Winston Salem NC 27127

David Lewis
1383 Heritage Point Dr
Winston Salem NC 27127

David Michael Brown
1906 Old Salisbury Rd
Winston Salem NC 27127

Deborah S Lindsay
1380 Heritage Pointe DR APT 311
Winston Salem NC 27127

Devin Carl Purgason
1745 Grand Silo Way
Winston Salem NC 27127

Dorothy M Brown
1910 South St
Winston Salem NC 27127

Edward Benn Fleming
1510 Thresher Ln
Winston Salem NC 27127

Elaine Dover Vincent
1843 Grand Silo Way
Winston Salem NC 27127

Ethan Lee Profitt
1774 Grand Silo Way
Winston Salem NC 27127

Farley M Turkin
1855 Grand Silo Way
Winston Salem NC 27127

Forever Classic Inc
6020 Pine Acres Ln
Pfafftown NC 27040

G L G Corporation
PO BOX 4011
Winston Salem NC 27115

Gerardo Rodolfo Rivera Maldonado
1380 Heritage Point Dr Apt 210
Winston Salem NC 27127

Gina Fox
1773 Grand Silo Way
Winston Salem NC 27127

Gladys Hampton
1380 Heritage Pointe DR APT 307
Winston Salem NC 27127

Gregory C Walter
1793 Grand Silo Way
Winston Salem NC 27127

Heather Smith
1380 Heritage Pointe Dr Apt 110
Winston Salem NC 27127

Heritage Park Association Inc
1824 Banking St
Greensboro NC 27408

HP 3 Property Owners Association
19701 Bethel Church Rd STE 202
Cornelius NC 28031

Hubbard Realty Of Winston Salem Inc
1598 Westbrook Plaza DR STE 200
Winston Salem NC 27103

Jacqueline P Brooks
1380 Heritage Pointe DR APT 305
Winston Salem NC 27127

James W Russell
3240 Presley Dr
Winston Salem NC 27107

Janet D Brady
4913 Southwin Dr
Winston Salem NC 27104

Jarrahi Family Limited Partnership I
700 Glen Echo Trail
Winston Salem NC 27106

Jeffrey Allan Rachels
1501 Advent St
Winston Salem NC 27127

Jerry Lynn Wall
2019 Owls Roost Rd
Winston Salem NC 27127

John Barry Craven
1380 Heritage Point Dr APT 310
Winston Salem NC 27127

Joseph Parsons
1785 Grand Silo Way
Winston Salem NC 27127

Joshua Martinez-Santamaria
1550 Thresher Ln
Winston Salem NC 27127

Joy Limmer
1380 Heritage Point Dr Apt 105
Winston Salem NC 27127

Joyce Lynn Bartlett
1789 Grand Silo Way
Winston Salem NC 27127

Judith B Ludwick
1395 Heritage Pointe Dr
Winston Salem NC 27127

Karen S Munoz
1560 Thresher Ln
Winston Salem NC 27127

Kenneth Lathan
1380 301 Heritage Pointe Dr
Winston Salem NC 27127

Kiera Copeland
1525 Thresher Ln
Winston-Salem NC 27127

Laura A Isley
1501 Advent St
Winston Salem NC 27127

Linda Diane Hargrove
1380 Heritage Pointe DR APT 211
Winston Salem NC 27127

Louyse P Tuffin
1380 Heritage Pointe Dr Apt 205
Winston Salem NC 27127

Luigi Bozzo
1380 Heritage Pointe DR APT 303
Winston Salem NC 27127

Madelynn K Bowman
1765 Grand Silo Way
Winston Salem NC 27127

Maria Buitrago
1828 Grand Silo Way
Winston Salem NC 27127

Maria C Arango
1545 Thresher Ln
Winston Salem NC 27127

Maria N Andrade
1904 South St
Winston Salem NC 27127

Mark S Long
1380 Heritage Pointe Dr APT 308
Winston Salem NC 27127

Mcabee Investments LLC
1380 Heritage Point Dr UNIT 103
Winston Salem NC 27127

Michael A Michel
1389 Heritage Pointe Dr
Winston Salem NC 27127

Michael Carron
2011 Owls Roost Rd
Winston Salem NC 27127

Michael Griffin
1861 Grand Silo Way
Winston Salem NC 27127

Michelle Thames
1762 Grand Silo Way
Winston Salem NC 27127

Norma G Wilkie
1981 Old Salisbury Rd
Winston Salem NC 27127

Nubia E Heredia
1770 Grand Silo Way
Winston Salem NC 27127

Omarr Richard Byrom
1380 Heritage Pointe Dr APT 309
Winston Salem NC 27127

Pamely Mclean
1380 203 Heritage Pointe Dr
Winston Salem NC 27127

Perryman Investments Llc
12802 Old Us Highway 52
Winston-Salem NC 27107

Peters Creek Properties Inc
5955 University Pkwy
Winston-Salem NC 27105

Pirouz Daeihagh and Restatued
1440 Willow Woods Way
Winston Salem NC 27104

Rafael H Ochoa
1380 Heritage Point Dr UNIT 302
Winston Salem NC 27127

Ragas Group LLC
5274 Ivy Ridge Ln
Winston Salem NC 27104

Rayla Ann Green
1834 Grand Silo Way
Winston Salem NC 27127

Rebecca Gail Carter
1831 Grand Silo Way
Winston Salem NC 27127

Regonald Thomas Taylor
8517 Anette Ave
Mint Hill NC 28227

Richard Kenneth Mathis
1933 Old Salisbury Rd
Winston Salem NC 27127

Rick D Epperson
3061 Trenwest Dr
Winston Salem NC 27103

Rickey D Epperson
1380 Heritage Pointe Dr Apt 109
Winston Salem NC 27127

Ricquita Deann Pollard
113 Ellington Blvd Apt 292
Gaithersburg MD 20878

Robert Edward Gaddy
1380 Heritage Point Dr UNIT 104
Winston Salem NC 27127

Ronald Dougherty
836 Oak St UNIT 306
Winston Salem NC 27101

RS Morgan Ridge Apartments LLC
2089 E Fort Union Blvd
Salt Lake City UT 84121

Salisbury Sq Homeowners Assoc
811 Eula ST STE B
Greensboro NC 27403

Salisbury Square Homeowners Inc
7990 Northpoint Blvd STE 212
Winston Salem NC 27106

Sandra Azurdia
1935 Old Salisbury Rd
Winston Salem NC 27127

Sanford H Fishel
14911 Old Nc 16 Hwy
Grassy Creek NC 28631

Sheila D Davis
2022 Owls Roost Rd
Winston Salem NC 27127

Sheree H Jones
2010 Owls Roost Rd
Winston Salem NC 27127

Sierra Matthews
1757 Grand Silo Way
Winston Salem NC 27127

Sophi D Jackson
1535 Thresher Ln
Winston Salem NC 27127

Stephanie T Gautier
1922 South St
Winston Salem NC 27127

Steven Durese Noble
1380 Heritage Pointe Dr Apt 208
Winston Salem NC 27127

Sunil Gurung
1777 Grand Silo Way
Winston Salem NC 27127

Syreeta D Lilley
1380 Heritage Pointe Dr Apt 107
Winston Salem NC 27127

Tanis E Little
1540 Thresher Ln
Winston Salem NC 27127

Tanya L Matthews
1496 Thresher Ln
Winston Salem NC 27127

Tara Damekka Ragland
1380 Heritage Point Dr Apt 106
Winston Salem NC 27127

Terrie Lynn Smith
1825 Grand Silo Way
Winston Salem NC 27127

Terry L Rosbach
1923 Old Salisbury Rd
Winston Salem NC 27127

The Haylofts at Heritage Park
Condominium Owners Association Inc
1824 Banking St
Greensboro NC 27408

Timothy Lee Byerly
1957 Old Salisbury RD
Winston Salem NC 27127

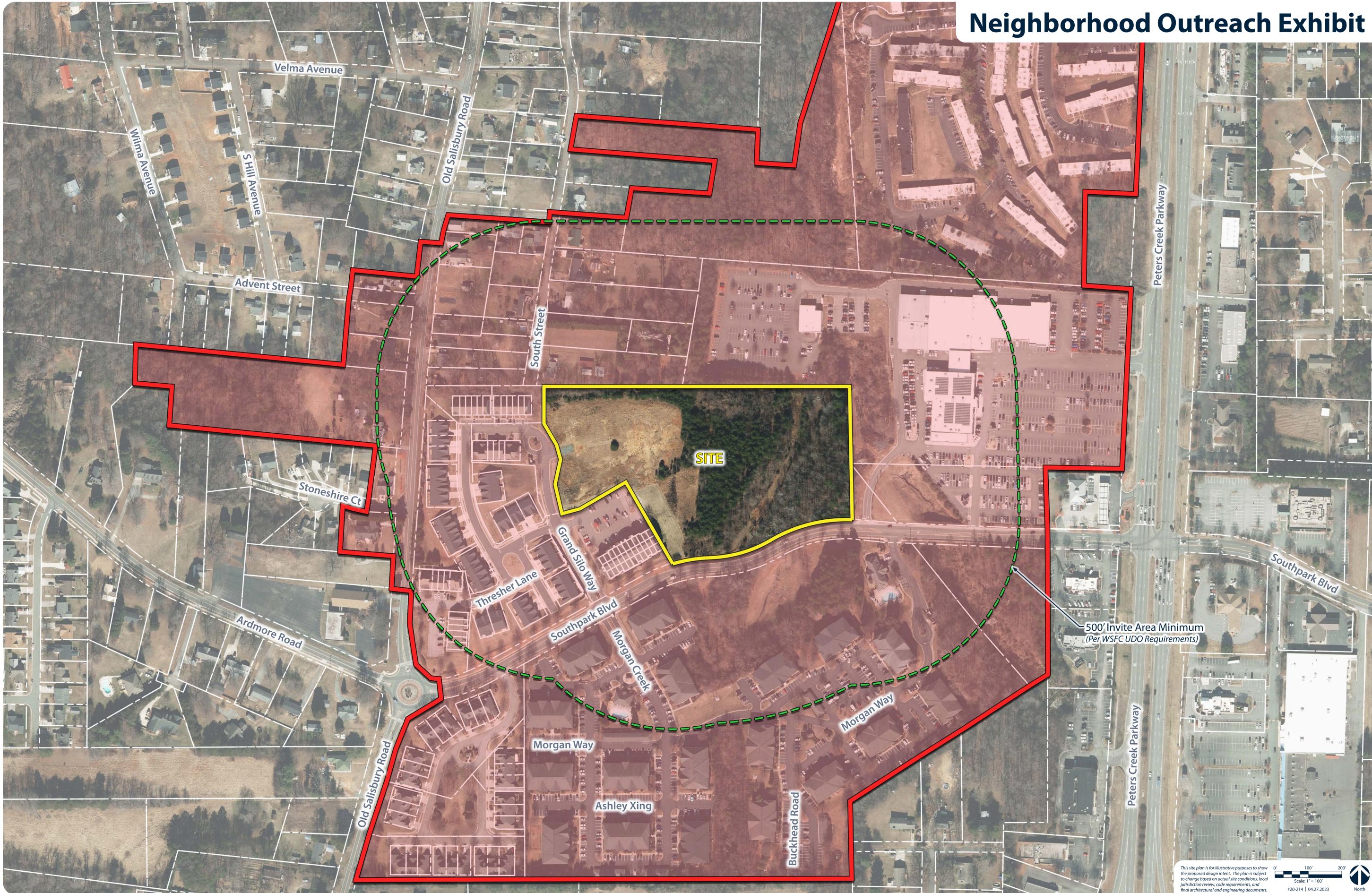
Victoria H Tatum
2016 Owls Roost Rd
Winston Salem NC 27127

Victoria N Scott
1380 Heritage Pointe Dr Apt 102
Winston Salem NC 27127

William Raymond James Welborn
1932 Old Salisbury Rd
Winston Salem NC 27127

Williette Lavon Scales
1380 Heritage Pointe DR APT 306
Winston Salem NC 27127

Zinat Management LLC
842 Windaler Ln
Winston Salem NC 27106

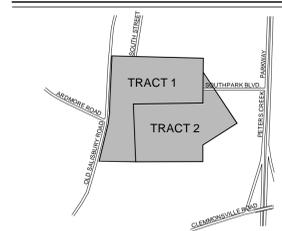


Rebisz - Heritage Oaks Ph3 (Multifamily)

Winston-Salem, NC

2003 APPROVED ZONING PLAN W-2602

LOCATION MAP: NOT TO SCALE



Stimmel



Stimmel Associates, PA

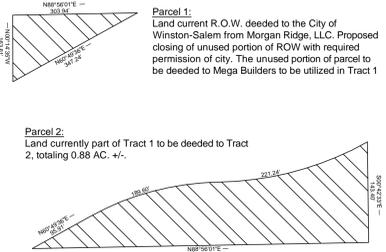
Landscape Architecture
Civil Engineering
Land Planning

601 N. Trade Street Suite 200
Winston Salem, NC 27101-2916
P: 336.723.1067 F: 336.723.1069

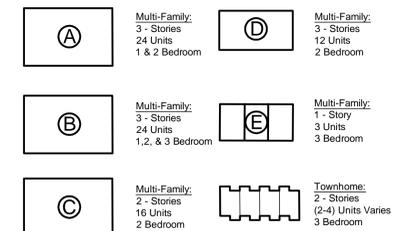
SEALS:



PARCEL KEY



BUILDING KEY



NOTES

- Developer requests variance for building triangles according to Section 3-1-2(K)(4) of the Winston-Salem UDO for Morgan Ridge Phase II and for Type "D" units of Old Salisbury Ridge.
- Developer retains the right to change the unit mix and building locations for type "A" and "B" units, provided there is sufficient parking to meet minimum requirements.

MEGA - OLD SALISBURY ROAD

PETITIONERS:

TRACT 1
MEGA BUILDERS, INC
811-B EULA STREET
GREENSBORO, NC 27403
(336)389-0620

TRACT 2
MORGAN RIDGE, LLC
6500 HORSEMAN TRAIL
SUMMERFIELD, SC 27358

OWNERS:

TRACT 1
BLOCK 3856, LOT 5H
SARAH L. SPACH
985 CEDAR CREEK ROAD
MOCKSVILLE, NC 27028

TRACT 2
BLOCK 3856, LOT 5B, ADDLOT 006
PHILIP C. FISHEL JR.
AND MARILYN L. FISHEL
1522 JASPER LANE
WINSTON SALEM, NC 27127

TRACT 2
BLOCK 3839, LOT 110B AND 110C
MORGAN RIDGE, LLC
6500 HORSEMAN TRAIL
SUMMERFIELD, SC 27358

LANDSCAPE ARCHITECTS/
LAND PLANNERS/
CIVIL ENGINEERS:

Stimmel
Landscape Architecture
Civil Engineering
Land Planning



601 N. Trade Street Suite 200
Winston Salem, NC 27101-2916
P: 336.723.1067 F: 336.723.1069



PROJECT:

OLD SALISBURY RIDGE & MORGAN RIDGE PHASE II WINSTON SALEM, NC

CLIENT:
MEGA BUILDERS, INC.
811-B EULA STREET
GREENSBORO, NC 27403
(336) 389-0620

JOB. NO.: 02-164 / 02-110
SHEET TITLE:

DRAWN: HM, LD
DATE: 1-13-03

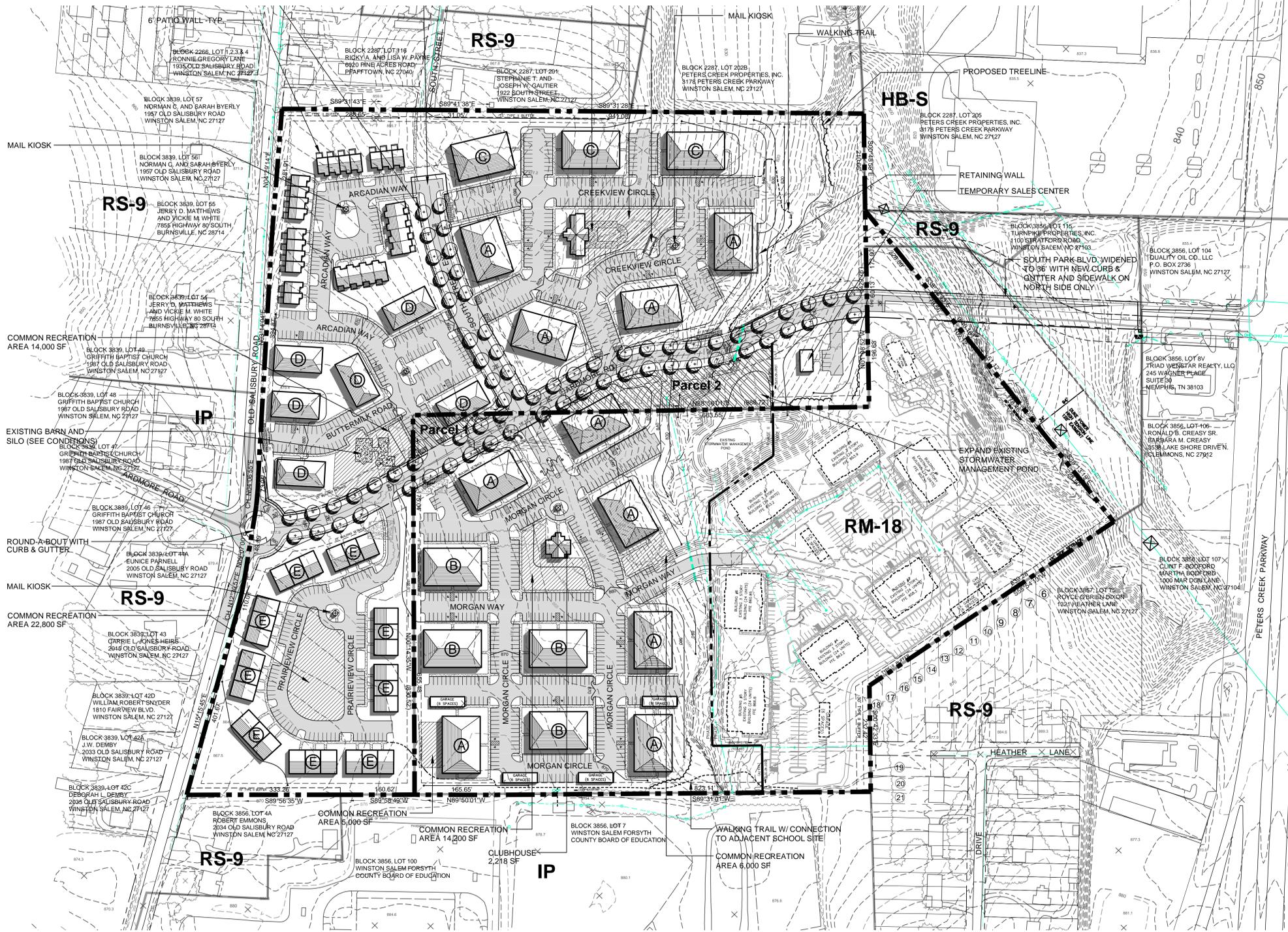
REVISIONS:
2-6-03 REMOVED ON STREET
PARKING PER COMMENTS
3-3-03 SAVED BARN AND SILO
3-5-03 MOVED 'T' TURN AROUND

SCALE: 1" = 100'
SHEET NO.:

REZONING PLAN

RZ-1

© STIMMEL ASSOCIATES, P.A.



SITE DATA: TRACT 1 (Old Salisbury Ridge)

ZONING:
EXISTING = RS-9
PROPOSED = RM-12-S
TYPE OF REVIEW REQUESTED:
REZONING
PROPOSED USE:
MULTI-FAMILY
TOWNHOUSE
SITE SIZE:
ORIGINAL SITE ACREAGE = 28.17 AC. +/-
DEDICATED R.O.W. DEEDED TO SITE = +0.19 AC. +/-
LAND DEEDED TO MORGAN RIDGE PHASE II = -0.88 AC. +/-
TOTAL SITE ACREAGE = 27.48 AC. +/-
DENSITY CALCULATIONS:
MAX. NUMBER OF UNITS ALLOWED: 330 UNITS
NUMBER OF UNITS PROVIDED: 280 UNITS
MAX. DENSITY ALLOWED: 12 UNITS/ACRE
DENSITY PROVIDED: 9.75 UNITS/ACRE
BUILDING NOTES:
MAX. HT. = 45'
SITE COVERAGES:
BUILDING TO LAND: 4.06 AC +/- = 14.8%
PAVEMENT TO LAND: 7.20 AC +/- = 26.2%
OPEN SPACE: 16.22 AC +/- = 59.0%
PARCEL TOTAL: 27.48 AC +/- = 100.0%
(TOTAL IMPERVIOUS = 11.26 AC +/- = 41.0%)
(MAX. ALLOWED = 75%)

COMMON RECREATION AREA CALCULATIONS:
MIN. COMMON RECREATION AREA
100 S.F. PER UNIT x 100 = (288 x 100) = 26,800 SF
COMMON RECREATION AREA PROVIDED: 53,300 SF +/-
INFRASTRUCTURE:
WATER: PUBLIC
SEWER: PUBLIC
STREETS: PUBLIC & PRIVATE
OFF STREET PARKING CALCULATION:
MULTI-FAMILY - TYPE "A", "B", & "C"
1 BR = 1.50 SPACES PER UNIT 48 x 1.50 = 72
2 BR = 1.75 SPACES PER UNIT 96 x 1.75 = 168
3 BR = 2.00 SPACES PER UNIT 0 x 2.00 = 0
TOTAL = 240
MULTI-FAMILY - TYPE "D"
2 BR = 1.75 SPACES PER UNIT 72 x 1.75 = 126
MULTI-FAMILY - TYPE "E"
2.00 SPACES PER UNIT 27 x 2.00 = 54
TOWNHOMES
2.00 SPACES PER UNIT 25 x 2.00 = 50
CLUBHOUSE
1 SPACE PER 200 SF 3,360 SF / 200 = 17
POOL
1 SPACE PER 100 SF 1,300 SF / 100 = 13
TEMPORARY SALES OFFICE
1 SPACE PER 200 SF 1,300 / 200 = 5
TOTAL SPACES REQUIRED = 505
PARKING PROVIDED: 549 SPACES
(INCLUDING 18 HANDICAP SPACES (18 REQ'D))

OFF LOADING:
REQUIRED SPACES: 0
SPACES PROVIDED: 0
BUFFER YARDS:
ADJOINING ZONING: RS-9
TYPE REQUIRED: 15', TYPE II
FENCE OPTION: -NA-
ADJOINING ZONING: RM-18
TYPE REQUIRED: NONE
ADJOINING ZONING: IP
TYPE REQUIRED: NONE
STREET YARDS:
TYPE REQUIRED: 10' MIN.

SITE DATA: TRACT 2 (Morgan Ridge Phase II)

PHASE I
ZONING:
EXISTING = RM-18
PROPOSED = RM-18
TYPE OF REVIEW REQUESTED:
PLANNING BOARD REVIEW
PROPOSED USE:
MULTI-FAMILY
SITE SIZE:
ORIGINAL SITE ACREAGE = 25.29 AC. +/-
DEDICATED ROW = -0.57 AC. +/-
AREA OF PHASE I = -11.33 AC. +/-
TOTAL PHASE I ACREAGE = 11.33 AC. +/-
DENSITY CALCULATIONS:
MAX. NUMBER OF UNITS ALLOWED: 241
NUMBER OF UNITS PROPOSED: 240
MAX. DENSITY ALLOWED: 18 UNITS/ACRE
DENSITY PROVIDED: 17.9 UNITS/ACRE
BUILDING NOTES:
MAX. HT. = 60'
CLUBHOUSE = 2,200 SF
SITE COVERAGES:
BUILDING TO LAND: 1.95 AC +/- = 17.2%
PAVEMENT TO LAND: 4.24 AC +/- = 37.4%
OPEN SPACE: 5.14 AC +/- = 45.4%
PARCEL TOTAL: 11.33 AC +/- = 100.0%
(TOTAL IMPERVIOUS = 6.19 AC +/- = 54.6%)
(MAX. ALLOWED = 80%)
COMMON RECREATION AREA CALCULATIONS:
MIN. COMMON RECREATION AREA
100 S.F. PER UNIT x 100 = (240 x 100) = 24,000 SF
COMMON RECREATION AREA PROVIDED: 25,200 SF +/-

PHASE II
ZONING:
EXISTING = RM-18
PROPOSED = RM-18
TYPE OF REVIEW REQUESTED:
PLANNING BOARD REVIEW
PROPOSED USE:
MULTI-FAMILY
SITE SIZE:
ORIGINAL SITE ACREAGE = 25.29 AC. +/-
DEDICATED ROW = -0.57 AC. +/-
AREA OF PHASE II = -11.33 AC. +/-
TOTAL PHASE II ACREAGE = 13.39 AC. +/-
DENSITY CALCULATIONS:
MAX. NUMBER OF UNITS ALLOWED: 241
TOTAL SPACES REQUIRED = 413
PARKING PROVIDED: 430 SPACES
(INCLUDING 18 HANDICAP SPACES (18 REQ'D))
OFF LOADING:
REQUIRED SPACES: 0
SPACES PROVIDED: 0
BUFFER YARDS:
ADJOINING ZONING: IP
TYPE REQUIRED: NONE
ADJOINING ZONING: RM-12-S
TYPE REQUIRED: NONE
FENCE OPTION: -NA-
STREET YARDS:
TYPE REQUIRED: 10' MINIMUM

INFRASTRUCTURE:
WATER: PUBLIC
SEWER: PUBLIC
STREETS: PRIVATE
OFF STREET PARKING CALCULATION:
1 BR = 1.50 SPACES PER UNIT 96 x 1.50 = 144
2 BR = 1.75 SPACES PER UNIT 120 x 1.75 = 210
3 BR = 2.00 SPACES PER UNIT 24 x 2.00 = 48
TOTAL = 402
CLUBHOUSE
1 SPACE PER 200 SF 2,200 SF / 200 = 11
TOTAL SPACES PROVIDED = 413
OFF LOADING:
REQUIRED SPACES: 0
SPACES PROVIDED: 0
BUFFER YARDS:
ADJOINING ZONING: IP
TYPE REQUIRED: NONE
ADJOINING ZONING: RM-12-S
TYPE REQUIRED: NONE
FENCE OPTION: -NA-
STREET YARDS:
TYPE REQUIRED: 10' MINIMUM

SURVEY INFORMATION:

TRACT 1
FORSYTH COUNTY TOPO MAPS, CITY TAX MAPS, AND DEEDS

TRACT 2
SURVEY BY:
LAND DESIGN SURVEYING, INC.
1208 EASTCHESTER DRIVE, SUITE 200
HIGH POINT, NC 27285
PHONE: (336) 885-5785

TOPOGRAPHY FROM:
FORSYTH COUNTY TOPO MAPS

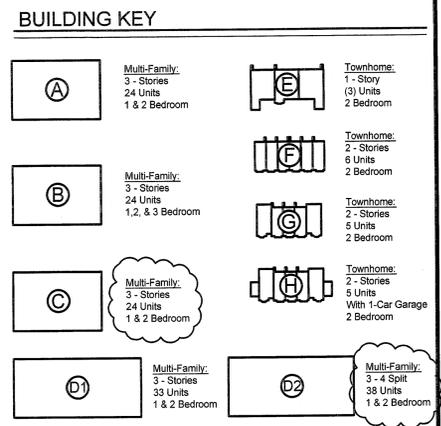
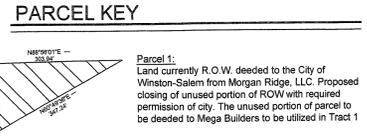
2008 APPROVED ZONING PLAN W-2968

LOCATION MAP: NOT TO SCALE



Stimmel Associates, PA
Landscape Architecture
Civil Engineering
Land Planning
601 N. Trade Street Suite 200
Winston Salem, NC 27101-2916
P: 336.723.1067 F: 336.723.1069

SEALS:
PRELIMINARY DRAWING
NOT APPROVED FOR CONSTRUCTION



NOTES

- Developer requests variance for building triangles according to Section 3-1.2(K)(4) of the Winston-Salem UDO for Morgan Ridge Phase II and for Type "D" units of Heritage Park.
- Developer retains the right to change the unit mix and building locations for type "A" and "B" units, provided there is sufficient parking to meet minimum requirements.

Conditions: W-2968/#2003007
** All original conditions of W-2602 and W-2888 still apply to the subject property**

ATTACHMENT "A" W-2968/#2003007
Special Use District Permit for RM-12-S (Residential Building, Multi-Family, and Residential Building, Townhouse, Site Plan Amendment) approved by the Winston-Salem City Council on the 11th day of February, 2008.
Walter P. Henderson
City Secretary
W-2968/#03007
HERITAGE PARK

PREVIOUS DOCKET: W-2602
ZONING File Copy

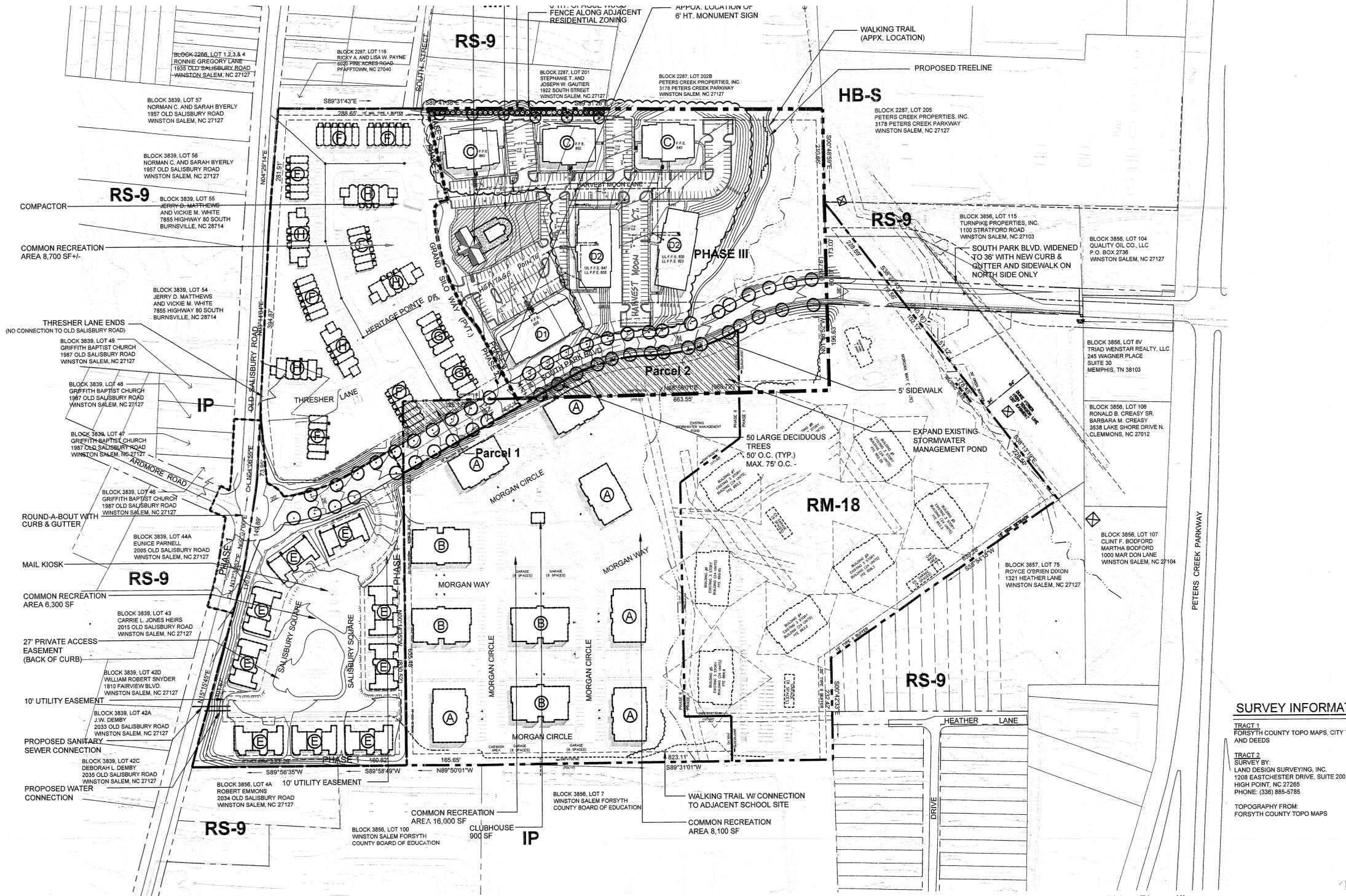
PETITIONERS:
PHASE III
SOUTHPARK HOMES, LLC
500 SPRING GARDEN STREET
GREENSBORO, NC 27401
P: 336.389.9992
F: 336.389.0620

OWNERS:
PHASE III
BLOCK 3856/LOT 201C PIN# 6823-68-1123
SOUTHPARK HOMES, LLC
500 SPRING GARDEN STREET
GREENSBORO, NC 27401

LANDSCAPE ARCHITECTS/ LAND PLANNERS/ CIVIL ENGINEERS:
Stimmel Associates, PA
Landscape Architecture
Civil Engineering
Land Planning
601 N. Trade Street Suite 200
Winston Salem, NC 27101-2916
P: 336.723.1067 F: 336.723.1069

JOB NO.: 07-314
SHEET TITLE: HERITAGE PARK SITE PLAN AMENDMENT

SCALE: 1" = 100'
SHEET NO.: SPA-1



SITE DATA: TRACT 1 (Heritage Park)

OVERALL ZONING: EXISTING = RM-12-S PROPOSED = RM-12-S
TYPE OF REVIEW REQUESTED: SITE PLAN AMENDMENT
PURPOSE STATEMENT: CHANGE BLDG. "C" NUMBER OF UNITS & REQUIRED PARKING. PREV. DOCKET W-2602
PROPOSED USE: MULTI-FAMILY TOWNHOUSE
ORIGINAL SITE AREA: = 28.17 AC +/-
DEDICATED R.O.W. DEEDED TO SITE: = +0.19 AC +/-
LAND DEEDED TO MORGAN RIDGE PHASE II: = -0.88 AC +/-
TOTAL SITE AREA: = 27.48 AC +/-
DENSITY CALCULATIONS:
MAX. NUMBER OF UNITS ALLOWED: 330 UNITS
NUMBER OF UNITS PROVIDED: 285 UNITS
MAX. DENSITY ALLOWED: 12 UNITS/ACRE
DENSITY PROVIDED: 10.37 UNITS/ACRE
BUILDING NOTES:
MAX. HT. = 45'
SITE COVERAGES:
BUILDING TO LAND: 4.39 AC +/- = 16.0%
PAVEMENT TO LAND: 9.55 AC +/- = 34.7%
OPEN SPACE: 13.54 AC +/- = 49.3%
PARCEL TOTAL: 27.48 AC +/- = 100.0%
(TOTAL IMPERVIOUS = 13.94 AC +/- = 50.7%)
(MAX. ALLOWED = 75%)
COMMON RECREATION AREA CALCULATIONS:
MIN. COMMON RECREATION AREA
100 SF PER UNIT x 100 = (251 x 100) = 25,100 SF
COMMON REC. AREA PROVIDED: 38,350 SF +/-
INFRASTRUCTURE:
SEWER: PUBLIC
STREETS: PUBLIC & PRIVATE
OFF STREET PARKING CALCULATION:
MULTI-FAMILY - TYPE "C" & "D"
1 BR = 1.50 SPACES PER UNIT 72 x 1.50 = 108
2 BR = 1.75 SPACES PER UNIT 109 x 1.75 = 191
3 BR = 2.00 SPACES PER UNIT 0 x 2.00 = 0
TOTAL = 299
MULTIFAMILY - TYPE "E"
2.00 SPACES PER UNIT 27 x 2.00 = 54
TOWNHOMES - TYPE "F", "G" & "H"
1.75 SPACES PER UNIT 77 x 1.75 = 135
CLUBHOUSE
1 SPACE PER 200 SF 3,360 SF / 200 = 17
1,678 SF / 200 = 9
TOTAL = 26
POOL
1 SPACE PER 100 SF 1,300 SF / 100 = 13
TEMPORARY SALES OFFICE
1 SPACE PER 200 SF 1,300 / 200 = 5
TOTAL SPACES REQUIRED = 525
PARKING PROVIDED: 567 SPACES
(INCLUDING 18 HANDICAP SPACES (17RECD))
OFF LOADING: REQUIRED SPACES: 0 SPACES PROVIDED: 0
BUFFER YARDS: TYPE REQUIRED: NONE
ADJOINING ZONING: RM-18 TYPE REQUIRED: NONE
ADJOINING ZONING: IP TYPE REQUIRED: NONE
STREET YARDS: TYPE REQUIRED: 10' MIN.
INFRASTRUCTURE:
WATER: PUBLIC
SEWER: PUBLIC
STREETS: PUBLIC & PRIVATE
OFF STREET PARKING CALCULATION:
TOWNHOMES - TYPE "F", "G" & "H"
2BR = 1.75 SPACES PER UNIT 77 x 1.75 = 135
CLUBHOUSE/HEALTH CLUB
1 SPACE PER 200 SF 1,678 SF / 200 = 9
TOTAL SPACES REQUIRED = 144
PARKING PROVIDED: 154 SPACES
(INCLUDING 6 HANDICAP SPACES)

SITE DATA: TRACT 2 (Morgan Ridge Phase II)

PHASE 1: SALISBURY SQUARE @ HERITAGE PARK
PROPOSED USE: MULTI-FAMILY TOWNHOUSE
SITE SIZE: 8.51 AC +/-
SITE ACREAGE: 8.51 AC +/-
R.W. ARMADORE RD. NET ACREAGE: -0.43 AC +/-
NET ACREAGE: 8.08 AC +/-
DENSITY CALCULATIONS:
MAX. NUMBER OF UNITS ALLOWED: 102 UNITS
NUMBER OF UNITS PROVIDED: 77 UNITS
MAX. DENSITY ALLOWED: 12 UNITS/ACRE
DENSITY PROVIDED: 9.53 UNITS/ACRE
SITE COVERAGES:
BUILDING TO LAND: 1.55 AC +/- = 19.2%
PAVEMENT TO LAND: 2.05 AC +/- = 37.3%
OPEN SPACE: 3.78 AC +/- = 48.9%
PARCEL TOTAL: 8.08 AC +/- = 100.0%
(TOTAL IMPERVIOUS = 4.29 AC +/- = 53.1%)
(MAX. ALLOWED = 75%)
COMMON RECREATION AREA CALCULATIONS:
MIN. COMMON RECREATION AREA
100 SF PER UNIT x 100 = (77 x 100) = 7,700 SF
COMMON REC. AREA PROVIDED: 8,700 SF +/-
INFRASTRUCTURE:
WATER: PUBLIC
SEWER: PUBLIC
STREETS: PUBLIC & PRIVATE
OFF STREET PARKING CALCULATION:
TOWNHOMES - TYPE "F", "G" & "H"
2BR = 1.75 SPACES PER UNIT 77 x 1.75 = 135
CLUBHOUSE/HEALTH CLUB
1 SPACE PER 200 SF 1,678 SF / 200 = 9
TOTAL SPACES REQUIRED = 144
PARKING PROVIDED: 154 SPACES
(INCLUDING 6 HANDICAP SPACES)

SITE DATA: TRACT 3 (Morgan Ridge Phase III)

PHASE 2: @ HERITAGE PARK
PROPOSED USE: MULTI-FAMILY TOWNHOUSE
SITE SIZE: 12.79 AC +/-
SITE ACREAGE: 12.79 AC +/-
R.W. ARMADORE RD. NET ACREAGE: -1.95 AC +/-
NET ACREAGE: 11.72 AC +/-
DENSITY CALCULATIONS:
MAX. NUMBER OF UNITS ALLOWED: 140 UNITS
NUMBER OF UNITS PROVIDED: 181 UNITS
MAX. DENSITY ALLOWED: 12 UNITS/ACRE
DENSITY PROVIDED: 15.44 UNITS/ACRE
SITE COVERAGES:
BUILDING TO LAND: 1.74 AC +/- = 14.9%
PAVEMENT TO LAND: 2.81 AC +/- = 24.0%
OPEN SPACE: 7.17 AC +/- = 61.2%
PARCEL TOTAL: 11.72 AC +/- = 100.0%
(TOTAL IMPERVIOUS = 4.55 AC +/- = 38.9%)
(MAX. ALLOWED = 75%)
COMMON RECREATION AREA CALCULATIONS:
MIN. COMMON RECREATION AREA
100 SF PER UNIT x 100 = (147 x 100) = 14,700 SF
COMMON REC. AREA PROVIDED: 15,500 SF +/-
INFRASTRUCTURE:
WATER: PUBLIC
SEWER: PUBLIC
STREETS: PUBLIC & PRIVATE
OFF STREET PARKING CALCULATION:
MULTI-FAMILY UNITS "C" & "D"
1BR = 1.50 SPACES PER UNIT 72 x 1.50 = 108
2BR = 1.75 SPACES PER UNIT 109 x 1.75 = 191
CLUBHOUSE / POOL
1 SPACE PER 200 SF CH 3,360 SF / 200 = 17
1 SPACE PER 100 SF POOL 1,300 SF / 100 = 13
TOTAL SPACES REQUIRED = 329
PARKING PROVIDED: 329 SPACES
(INCLUDING 12 HANDICAP SPACES)

SITE DATA: TRACT 4 (Morgan Ridge Phase IV)

PHASE 3: @ HERITAGE PARK
PROPOSED USE: MULTI-FAMILY TOWNHOUSE
SITE SIZE: 12.79 AC +/-
SITE ACREAGE: 12.79 AC +/-
R.W. ARMADORE RD. NET ACREAGE: -1.95 AC +/-
NET ACREAGE: 11.72 AC +/-
DENSITY CALCULATIONS:
MAX. NUMBER OF UNITS ALLOWED: 140 UNITS
NUMBER OF UNITS PROVIDED: 181 UNITS
MAX. DENSITY ALLOWED: 12 UNITS/ACRE
DENSITY PROVIDED: 15.44 UNITS/ACRE
SITE COVERAGES:
BUILDING TO LAND: 1.74 AC +/- = 14.9%
PAVEMENT TO LAND: 2.81 AC +/- = 24.0%
OPEN SPACE: 7.17 AC +/- = 61.2%
PARCEL TOTAL: 11.72 AC +/- = 100.0%
(TOTAL IMPERVIOUS = 4.55 AC +/- = 38.9%)
(MAX. ALLOWED = 75%)
COMMON RECREATION AREA CALCULATIONS:
MIN. COMMON RECREATION AREA
100 SF PER UNIT x 100 = (147 x 100) = 14,700 SF
COMMON REC. AREA PROVIDED: 15,500 SF +/-
INFRASTRUCTURE:
WATER: PUBLIC
SEWER: PUBLIC
STREETS: PUBLIC & PRIVATE
OFF STREET PARKING CALCULATION:
MULTI-FAMILY UNITS "C" & "D"
1BR = 1.50 SPACES PER UNIT 72 x 1.50 = 108
2BR = 1.75 SPACES PER UNIT 109 x 1.75 = 191
CLUBHOUSE / POOL
1 SPACE PER 200 SF CH 3,360 SF / 200 = 17
1 SPACE PER 100 SF POOL 1,300 SF / 100 = 13
TOTAL SPACES REQUIRED = 329
PARKING PROVIDED: 329 SPACES
(INCLUDING 12 HANDICAP SPACES)

SITE DATA: TRACT 5 (Morgan Ridge Phase V)

PHASE 4: @ HERITAGE PARK
PROPOSED USE: MULTI-FAMILY TOWNHOUSE
SITE SIZE: 12.79 AC +/-
SITE ACREAGE: 12.79 AC +/-
R.W. ARMADORE RD. NET ACREAGE: -1.95 AC +/-
NET ACREAGE: 11.72 AC +/-
DENSITY CALCULATIONS:
MAX. NUMBER OF UNITS ALLOWED: 140 UNITS
NUMBER OF UNITS PROVIDED: 181 UNITS
MAX. DENSITY ALLOWED: 12 UNITS/ACRE
DENSITY PROVIDED: 15.44 UNITS/ACRE
SITE COVERAGES:
BUILDING TO LAND: 1.74 AC +/- = 14.9%
PAVEMENT TO LAND: 2.81 AC +/- = 24.0%
OPEN SPACE: 7.17 AC +/- = 61.2%
PARCEL TOTAL: 11.72 AC +/- = 100.0%
(TOTAL IMPERVIOUS = 4.55 AC +/- = 38.9%)
(MAX. ALLOWED = 75%)
COMMON RECREATION AREA CALCULATIONS:
MIN. COMMON RECREATION AREA
100 SF PER UNIT x 100 = (147 x 100) = 14,700 SF
COMMON REC. AREA PROVIDED: 15,500 SF +/-
INFRASTRUCTURE:
WATER: PUBLIC
SEWER: PUBLIC
STREETS: PUBLIC & PRIVATE
OFF STREET PARKING CALCULATION:
MULTI-FAMILY UNITS "C" & "D"
1BR = 1.50 SPACES PER UNIT 72 x 1.50 = 108
2BR = 1.75 SPACES PER UNIT 109 x 1.75 = 191
CLUBHOUSE / POOL
1 SPACE PER 200 SF CH 3,360 SF / 200 = 17
1 SPACE PER 100 SF POOL 1,300 SF / 100 = 13
TOTAL SPACES REQUIRED = 329
PARKING PROVIDED: 329 SPACES
(INCLUDING 12 HANDICAP SPACES)

SITE DATA: TRACT 6 (Morgan Ridge Phase VI)

PHASE 5: @ HERITAGE PARK
PROPOSED USE: MULTI-FAMILY TOWNHOUSE
SITE SIZE: 12.79 AC +/-
SITE ACREAGE: 12.79 AC +/-
R.W. ARMADORE RD. NET ACREAGE: -1.95 AC +/-
NET ACREAGE: 11.72 AC +/-
DENSITY CALCULATIONS:
MAX. NUMBER OF UNITS ALLOWED: 140 UNITS
NUMBER OF UNITS PROVIDED: 181 UNITS
MAX. DENSITY ALLOWED: 12 UNITS/ACRE
DENSITY PROVIDED: 15.44 UNITS/ACRE
SITE COVERAGES:
BUILDING TO LAND: 1.74 AC +/- = 14.9%
PAVEMENT TO LAND: 2.81 AC +/- = 24.0%
OPEN SPACE: 7.17 AC +/- = 61.2%
PARCEL TOTAL: 11.72 AC +/- = 100.0%
(TOTAL IMPERVIOUS = 4.55 AC +/- = 38.9%)
(MAX. ALLOWED = 75%)
COMMON RECREATION AREA CALCULATIONS:
MIN. COMMON RECREATION AREA
100 SF PER UNIT x 100 = (147 x 100) = 14,700 SF
COMMON REC. AREA PROVIDED: 15,500 SF +/-
INFRASTRUCTURE:
WATER: PUBLIC
SEWER: PUBLIC
STREETS: PUBLIC & PRIVATE
OFF STREET PARKING CALCULATION:
MULTI-FAMILY UNITS "C" & "D"
1BR = 1.50 SPACES PER UNIT 72 x 1.50 = 108
2BR = 1.75 SPACES PER UNIT 109 x 1.75 = 191
CLUBHOUSE / POOL
1 SPACE PER 200 SF CH 3,360 SF / 200 = 17
1 SPACE PER 100 SF POOL 1,300 SF / 100 = 13
TOTAL SPACES REQUIRED = 329
PARKING PROVIDED: 329 SPACES
(INCLUDING 12 HANDICAP SPACES)

SURVEY INFORMATION:

TRACT 1
FORSYTH COUNTY TOPO MAPS, CITY TAX MAPS, AND DEEDS
TRACT 2
SURVEY BY:
LAND DESIGN SURVEYING, INC.
1208 EASTCHESTER DRIVE, SUITE 200
HIGH POINT, NC 27265
PHONE: (336) 885-5785
TOPOGRAPHY FROM:
FORSYTH COUNTY TOPO MAPS

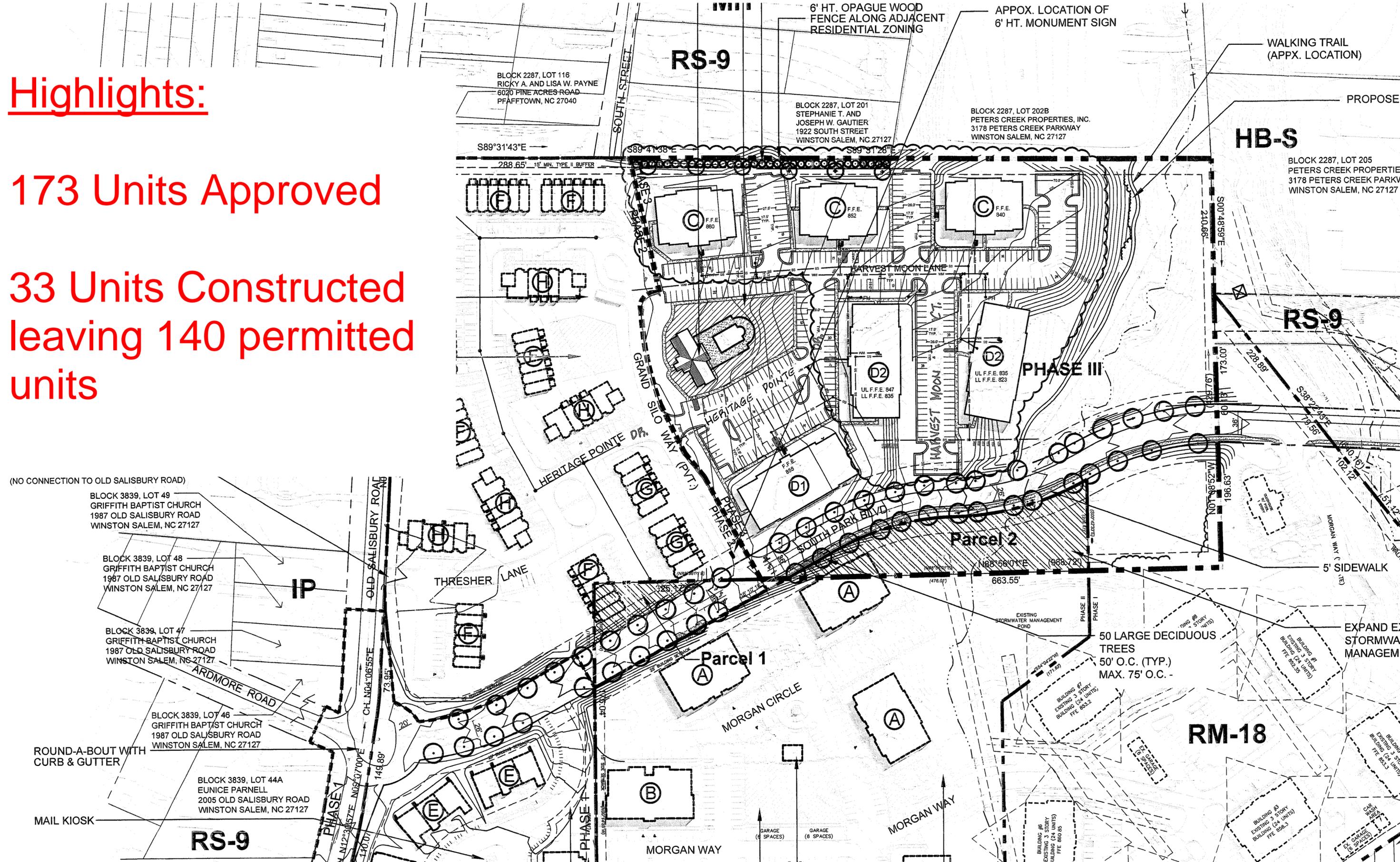


2008 APPROVED ZONING PLAN

Highlights:

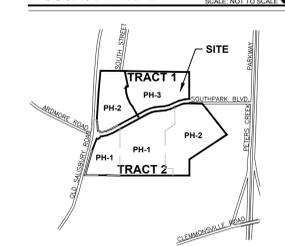
173 Units Approved

33 Units Constructed
leaving 140 permitted
units



2023 PROPOSED ZONING PLAN W-3584

VICINITY MAP SCALE: NOT TO SCALE



SITE DATA

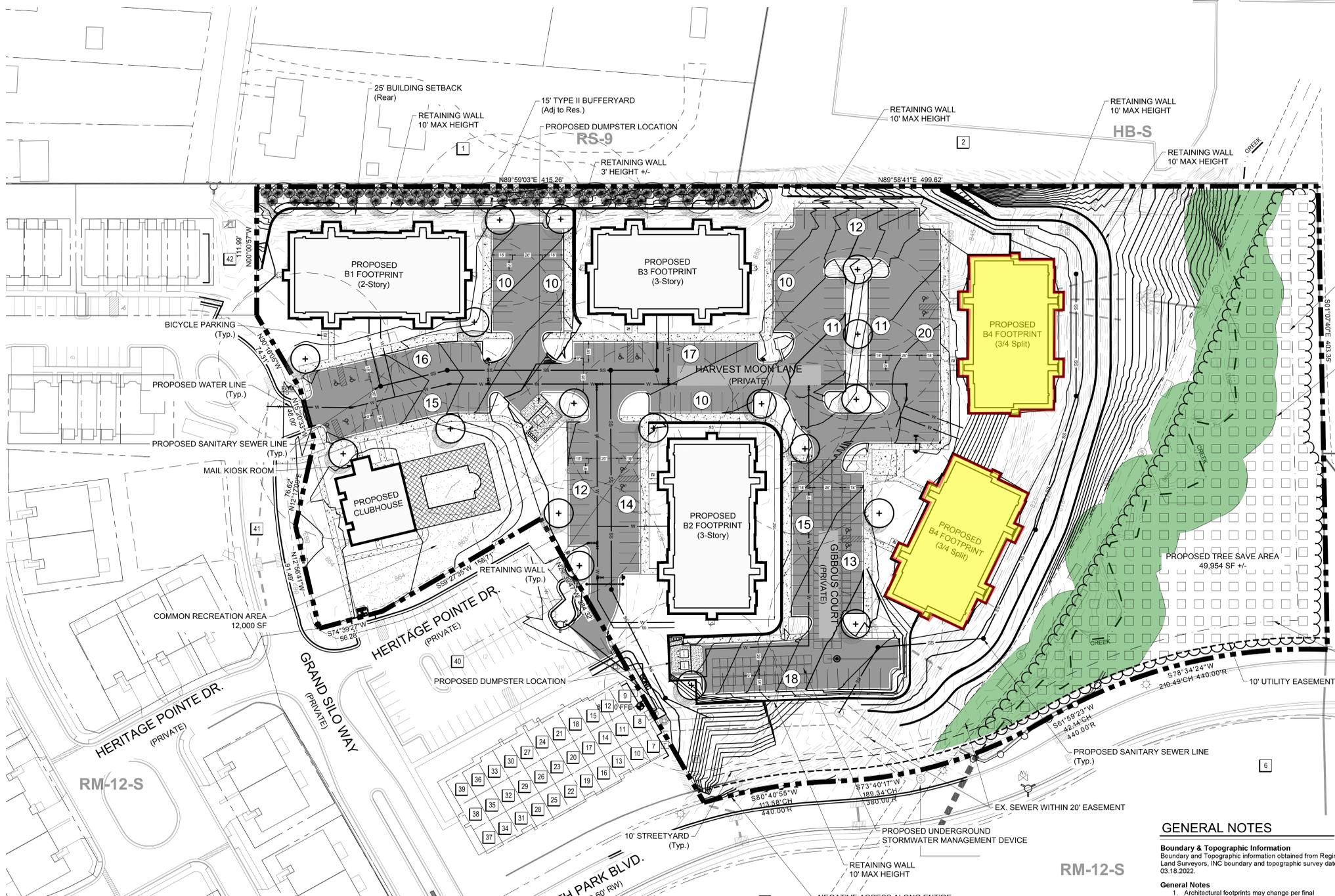
Jurisdiction: Winston-Salem, NC
Purpose Statement: To rezone from RM-12S to RM-18S to permit additional building height for 3/4 split buildings.
Zoning: Existing Zoning: RM-12-S, Proposed Zoning: RM-18-S
Site Acreage: Total: 8.83 Acres +/-
Watershed Data:

Highlights:

120 Units Proposed

Zoning Request is based on request for building height increase for 2 buildings that average 50-foot

RM-12 limited to 45-foot building height



GENERAL NOTES

Boundary & Topographic Information
Boundary and Topographic information obtained from Raginal Land Surveyors, INC boundary and topographic survey dated: 03.18.2022.

General Notes

- Architectural footprints may change per final architectural design. Modifications to the building footprint and any subsequent site layout modifications shall require review by Planning Staff.
- Landscaping within buffers, streetyards, and parking lots are conceptual. Final landscape plans shall be required to meet ordinance requirements and any additional conditions as part of the zoning approval.
- Proposed stormwater management devices, storm drainage, and utility layouts are schematic. Final layout may change per final engineering documents. Modifications to the proposed location of stormwater.

TREE SAVE AREA CALCULATIONS

Total Site Size (in square feet)		Total Limits of Land Disturbance (in Square Feet)	
Total Site Size	384,706	Total Limits of Land Disturbance	16,425
Total Site Area Excluded From TSA	0	Square Feet of Existing Water Bodies and Stormwater Ponds:	16,425
Square Feet of Proposed R.O.s:	0	Total Excluded Area:	16,425
Square Feet of Existing Utility Easements:	16,425		
Minimum Tree Save Area Required:	10% X 12%		
Total Required Tree Save Area (in square feet)	384,706		
Total Site Size / or Limits of Land Disturbance	16,425	Minimum TSA	44,194
Excluded Area		Total Required Tree Save Area	
Individual Tree Method Used:	Tree Stand Method Used:	New Trees Used for TSA Credit:	
Yes X No	X Yes No	Number of Large Variety Trees Planned:	0
Number of Trees 5' - 9'	Area 1:	Number of Medium Variety Trees Planned:	0
Number of Trees 9' 0" - 12'	Area 2:	Number of Small Variety Trees Planned:	0
Number of Trees 12' 0" - 24'	Area 3:	Number of Canopy Trees Added:	0
Number of Trees 24' 0" - 36'	Area 4:		
Number of Trees Larger Than 36' 0"	Area 5:		
Number of Trees 0' - 4' 0" (SF +/-)	Area 6:		
Number of Trees 4' 0" - 8' 0" (SF +/-)	Area 7:		
Number of Trees 8' 0" - 12' 0" (SF +/-)	Area 8:		
Number of Trees 12' 0" - 16' 0" (SF +/-)	Area 9:		
Number of Trees 16' 0" - 20' 0" (SF +/-)	Area 10:		
Number of Trees 20' 0" - 24' 0" (SF +/-)	Area 11:		
Number of Trees 24' 0" - 28' 0" (SF +/-)	Area 12:		
Number of Trees 28' 0" - 32' 0" (SF +/-)	Area 13:		
Number of Trees 32' 0" - 36' 0" (SF +/-)	Area 14:		
Number of Trees 36' 0" - 40' 0" (SF +/-)	Area 15:		
Number of Trees 40' 0" - 44' 0" (SF +/-)	Area 16:		
Number of Trees 44' 0" - 48' 0" (SF +/-)	Area 17:		
Number of Trees 48' 0" - 52' 0" (SF +/-)	Area 18:		
Number of Trees 52' 0" - 56' 0" (SF +/-)	Area 19:		
Number of Trees 56' 0" - 60' 0" (SF +/-)	Area 20:		
Number of Trees 60' 0" - 64' 0" (SF +/-)	Area 21:		
Number of Trees 64' 0" - 68' 0" (SF +/-)	Area 22:		
Number of Trees 68' 0" - 72' 0" (SF +/-)	Area 23:		
Number of Trees 72' 0" - 76' 0" (SF +/-)	Area 24:		
Number of Trees 76' 0" - 80' 0" (SF +/-)	Area 25:		
Number of Trees 80' 0" - 84' 0" (SF +/-)	Area 26:		
Number of Trees 84' 0" - 88' 0" (SF +/-)	Area 27:		
Number of Trees 88' 0" - 92' 0" (SF +/-)	Area 28:		
Number of Trees 92' 0" - 96' 0" (SF +/-)	Area 29:		
Number of Trees 96' 0" - 100' 0" (SF +/-)	Area 30:		
Number of Trees 100' 0" - 104' 0" (SF +/-)	Area 31:		
Number of Trees 104' 0" - 108' 0" (SF +/-)	Area 32:		
Number of Trees 108' 0" - 112' 0" (SF +/-)	Area 33:		
Number of Trees 112' 0" - 116' 0" (SF +/-)	Area 34:		
Number of Trees 116' 0" - 120' 0" (SF +/-)	Area 35:		
Number of Trees 120' 0" - 124' 0" (SF +/-)	Area 36:		
Number of Trees 124' 0" - 128' 0" (SF +/-)	Area 37:		
Number of Trees 128' 0" - 132' 0" (SF +/-)	Area 38:		
Number of Trees 132' 0" - 136' 0" (SF +/-)	Area 39:		
Number of Trees 136' 0" - 140' 0" (SF +/-)	Area 40:		
Number of Trees 140' 0" - 144' 0" (SF +/-)	Area 41:		
Number of Trees 144' 0" - 148' 0" (SF +/-)	Area 42:		
Number of Trees 148' 0" - 152' 0" (SF +/-)	Area 43:		
Number of Trees 152' 0" - 156' 0" (SF +/-)	Area 44:		
Number of Trees 156' 0" - 160' 0" (SF +/-)	Area 45:		
Number of Trees 160' 0" - 164' 0" (SF +/-)	Area 46:		
Number of Trees 164' 0" - 168' 0" (SF +/-)	Area 47:		
Number of Trees 168' 0" - 172' 0" (SF +/-)	Area 48:		
Number of Trees 172' 0" - 176' 0" (SF +/-)	Area 49:		
Number of Trees 176' 0" - 180' 0" (SF +/-)	Area 50:		
Number of Trees 180' 0" - 184' 0" (SF +/-)	Area 51:		
Number of Trees 184' 0" - 188' 0" (SF +/-)	Area 52:		
Number of Trees 188' 0" - 192' 0" (SF +/-)	Area 53:		
Number of Trees 192' 0" - 196' 0" (SF +/-)	Area 54:		
Number of Trees 196' 0" - 200' 0" (SF +/-)	Area 55:		
Number of Trees 200' 0" - 204' 0" (SF +/-)	Area 56:		
Number of Trees 204' 0" - 208' 0" (SF +/-)	Area 57:		
Number of Trees 208' 0" - 212' 0" (SF +/-)	Area 58:		
Number of Trees 212' 0" - 216' 0" (SF +/-)	Area 59:		
Number of Trees 216' 0" - 220' 0" (SF +/-)	Area 60:		
Number of Trees 220' 0" - 224' 0" (SF +/-)	Area 61:		
Number of Trees 224' 0" - 228' 0" (SF +/-)	Area 62:		
Number of Trees 228' 0" - 232' 0" (SF +/-)	Area 63:		
Number of Trees 232' 0" - 236' 0" (SF +/-)	Area 64:		
Number of Trees 236' 0" - 240' 0" (SF +/-)	Area 65:		
Number of Trees 240' 0" - 244' 0" (SF +/-)	Area 66:		
Number of Trees 244' 0" - 248' 0" (SF +/-)	Area 67:		
Number of Trees 248' 0" - 252' 0" (SF +/-)	Area 68:		
Number of Trees 252' 0" - 256' 0" (SF +/-)	Area 69:		
Number of Trees 256' 0" - 260' 0" (SF +/-)	Area 70:		
Number of Trees 260' 0" - 264' 0" (SF +/-)	Area 71:		
Number of Trees 264' 0" - 268' 0" (SF +/-)	Area 72:		
Number of Trees 268' 0" - 272' 0" (SF +/-)	Area 73:		
Number of Trees 272' 0" - 276' 0" (SF +/-)	Area 74:		
Number of Trees 276' 0" - 280' 0" (SF +/-)	Area 75:		
Number of Trees 280' 0" - 284' 0" (SF +/-)	Area 76:		
Number of Trees 284' 0" - 288' 0" (SF +/-)	Area 77:		
Number of Trees 288' 0" - 292' 0" (SF +/-)	Area 78:		
Number of Trees 292' 0" - 296' 0" (SF +/-)	Area 79:		
Number of Trees 296' 0" - 300' 0" (SF +/-)	Area 80:		
Number of Trees 300' 0" - 304' 0" (SF +/-)	Area 81:		
Number of Trees 304' 0" - 308' 0" (SF +/-)	Area 82:		
Number of Trees 308' 0" - 312' 0" (SF +/-)	Area 83:		
Number of Trees 312' 0" - 316' 0" (SF +/-)	Area 84:		
Number of Trees 316' 0" - 320' 0" (SF +/-)	Area 85:		
Number of Trees 320' 0" - 324' 0" (SF +/-)	Area 86:		
Number of Trees 324' 0" - 328' 0" (SF +/-)	Area 87:		
Number of Trees 328' 0" - 332' 0" (SF +/-)	Area 88:		
Number of Trees 332' 0" - 336' 0" (SF +/-)	Area 89:		
Number of Trees 336' 0" - 340' 0" (SF +/-)	Area 90:		
Number of Trees 340' 0" - 344' 0" (SF +/-)	Area 91:		
Number of Trees 344' 0" - 348' 0" (SF +/-)	Area 92:		
Number of Trees 348' 0" - 352' 0" (SF +/-)	Area 93:		
Number of Trees 352' 0" - 356' 0" (SF +/-)	Area 94:		
Number of Trees 356' 0" - 360' 0" (SF +/-)	Area 95:		
Number of Trees 360' 0" - 364' 0" (SF +/-)	Area 96:		
Number of Trees 364' 0" - 368' 0" (SF +/-)	Area 97:		
Number of Trees 368' 0" - 372' 0" (SF +/-)	Area 98:		
Number of Trees 372' 0" - 376' 0" (SF +/-)	Area 99:		
Number of Trees 376' 0" - 380' 0" (SF +/-)	Area 100:		
Number of Trees 380' 0" - 384' 0" (SF +/-)	Area 101:		
Number of Trees 384' 0" - 388' 0" (SF +/-)	Area 102:		
Number of Trees 388' 0" - 392' 0" (SF +/-)	Area 103:		
Number of Trees 392' 0" - 396' 0" (SF +/-)	Area 104:		
Number of Trees 396' 0" - 400' 0" (SF +/-)	Area 105:		
Number of Trees 400' 0" - 404' 0" (SF +/-)	Area 106:		
Number of Trees 404' 0" - 408' 0" (SF +/-)	Area 107:		
Number of Trees 408' 0" - 412' 0" (SF +/-)	Area 108:		
Number of Trees 412' 0" - 416' 0" (SF +/-)	Area 109:		
Number of Trees 416' 0" - 420' 0" (SF +/-)	Area 110:		
Number of Trees 420' 0" - 424' 0" (SF +/-)	Area 111:		
Number of Trees 424' 0" - 428' 0" (SF +/-)	Area 112:		
Number of Trees 428' 0" - 432' 0" (SF +/-)	Area 113:		
Number of Trees 432' 0" - 436' 0" (SF +/-)	Area 114:		
Number of Trees 436' 0" - 440' 0" (SF +/-)	Area 115:		
Number of Trees 440' 0" - 444' 0" (SF +/-)	Area 116:		
Number of Trees 444' 0" - 448' 0" (SF +/-)	Area 117:		
Number of Trees 448' 0" - 452' 0" (SF +/-)	Area 118:		
Number of Trees 452' 0" - 456' 0" (SF +/-)	Area 119:		
Number of Trees 456' 0" - 460' 0" (SF +/-)	Area 120:		
Number of Trees 460' 0" - 464' 0" (SF +/-)	Area 121:		
Number of Trees 464' 0" - 468' 0" (SF +/-)	Area 122:		
Number of Trees 468' 0" - 472' 0" (SF +/-)	Area 123:		
Number of Trees 472' 0" - 476' 0" (SF +/-)	Area 124:		
Number of Trees 476' 0" - 480' 0" (SF +/-)	Area 125:		
Number of Trees 480' 0" - 484' 0" (SF +/-)	Area 126:		
Number of Trees 484' 0" - 488' 0" (SF +/-)	Area 127:		
Number of Trees 488' 0" - 492' 0" (SF +/-)	Area 128:		
Number of Trees 492' 0" - 496' 0" (SF +/-)	Area 129:		
Number of Trees 496' 0" - 500' 0" (SF +/-)	Area 130:		
Number of Trees 500' 0" - 504' 0" (SF +/-)	Area 131:		
Number of Trees 504' 0" - 508' 0" (SF +/-)	Area 132:		
Number of Trees 508' 0" - 512' 0" (SF +/-)	Area 133:		
Number of Trees 512' 0" - 516' 0" (SF +/-)	Area 134:		
Number of Trees 516' 0" - 520' 0" (SF +/-)	Area 135:		
Number of Trees 520' 0" - 524' 0" (SF +/-)	Area 136:		
Number of Trees 524' 0" - 528' 0" (SF +/-)	Area 137:		
Number of Trees 528' 0" - 532' 0" (SF +/-)	Area 138:		
Number of Trees 532' 0" - 536' 0" (SF +/-)	Area 139:		
Number of Trees 536' 0" - 540' 0" (SF +/-)	Area 140:		
Number of Trees 540' 0" - 544' 0" (SF +/-)	Area 141:		
Number of Trees 544' 0" - 548' 0" (SF +/-)	Area 142:		
Number of Trees 548' 0" - 552' 0" (SF +/-)	Area 143:		
Number of Trees 552' 0" - 556' 0" (SF +/-)	Area 144:		
Number of Trees 556' 0" - 560' 0" (SF +/-)	Area 145:		
Number of Trees 560' 0" - 564' 0" (SF +/-)	Area 146:		
Number of Trees 564' 0" - 568' 0" (SF +/-)	Area 147:		
Number of Trees 568' 0" - 572' 0" (SF +/-)	Area 148:		
Number of Trees 572' 0" - 576' 0" (SF +/-)	Area 149:		
Number of Trees 576' 0" - 580' 0" (SF +/-)	Area 150:		
Number of Trees 580' 0" - 584' 0" (SF +/-)	Area 151:		
Number of Trees 584' 0" - 588' 0" (SF +/-)	Area 152:		
Number of Trees 588' 0" - 592' 0" (SF +/-)	Area 153:		
Number of Trees 592' 0" - 596' 0" (SF +/-)	Area 154:		
Number of Trees 596' 0" - 600' 0" (SF +/-)	Area 155:		
Number of Trees 600' 0" - 604' 0" (SF +/-)	Area 156:		
Number of Trees 604' 0" - 608' 0" (SF +/-)	Area 157:		
Number of Trees 608' 0" - 612' 0" (SF +/-)	Area 158:		
Number of Trees 612' 0" - 616' 0" (SF +/-)	Area 159:		
Number of Trees 616' 0" - 620' 0" (SF +/-)	Area 160:		
Number of Trees 620' 0" - 624' 0" (SF +/-)	Area 161:		
Number of Trees 624' 0" - 628' 0" (SF +/-)	Area 162:		
Number of Trees 628' 0" - 632' 0" (SF +/-)	Area 163:		
Number of Trees 632' 0" - 636' 0" (SF +/-)	Area 164:		
Number of Trees 636' 0" - 640' 0" (SF +/-)	Area 165:		
Number of Trees 640' 0" - 644' 0" (SF +/-)	Area 166:		
Number of Trees 644' 0" - 648' 0" (SF +/-)	Area 167:		
Number of Trees 648' 0" - 652' 0" (SF +/-)	Area 168:		
Number of Trees 652' 0" - 656' 0" (SF +/-)	Area 169:		
Number of Trees 656' 0" - 660' 0" (SF +/-)	Area 170:		
Number of Trees 660' 0" - 664' 0" (SF +/-)	Area 171:		
Number of Trees 664' 0" - 668' 0" (SF +/-)	Area 172:		
Number of Trees 668' 0" - 672' 0" (SF +/-)	Area 173:		
Number of Trees 672' 0" - 676' 0" (SF +/-)	Area 174:		
Number of Trees 676' 0" - 680' 0" (SF +/-)	Area 175:		
Number of Trees 680' 0" - 684' 0" (SF +/-)	Area 176:		
Number of Trees 684' 0" - 688' 0" (SF +/-)	Area 177:		
Number of Trees 688' 0" - 692' 0" (SF +/-)	Area 178:		
Number of Trees 692' 0" - 696' 0" (SF +/-)	Area 179:		
Number of Trees 696' 0" - 700' 0" (SF +/-)	Area 180:		
Number of Trees 700' 0" - 704' 0" (SF +/-)	Area 181:		
Number of Trees 704' 0" - 708' 0" (SF +/-)	Area 182:		
Number of Trees 708' 0" - 712' 0" (SF +/-)	Area 183:		
Number of Trees 712' 0" - 716' 0" (SF +/-)	Area 184:		
Number of Trees 716' 0" - 720' 0" (SF +/-)	Area 185:		
Number of Trees 720' 0" - 724' 0" (SF +/-)	Area 186:		
Number of Trees 724' 0" - 728' 0" (SF +/-)	Area 187:		
Number of Trees 728' 0" - 732' 0" (SF +/-)	Area 188:		
Number of Trees 732' 0" - 736' 0" (SF +/-)	Area 189:		
Number of Trees 736' 0" - 740' 0" (SF +/-)	Area 190:		



1 BUILDING TYPE 1 - FRONT ELEVATION
Scale: 1/8" = 1'-0"



2 BUILDING TYPE 1 - SIDE ELEVATION (LEFT SHOWN)
Scale: 1/8" = 1'-0"



3 BUILDING TYPE 1 - REAR ELEVATION
Scale: 1/8" = 1'-0"

EXTERIOR MATERIAL LEGEND

	= ASPHALT SHINGLE ROOF
	= STANDING SEAM METAL ROOF
	= HORIZONTAL FIBER CEMENT SIDING
	= FIBER CEMENT PANEL BD W/ 3 1/2" BATTENS SPACED PER ELEVATION
	= BRICK VENEER
	= STONE VENEER
	= 3/4" PROJECTED BRICK ROWLOCK/SOLDIER COURSE

- CORNER BOARDS TO BE 4" FIBER CEMENT TRIM
- HORIZ. BAND BOARDS & FRIEZE BOARDS TO BE 8" FIBER CEMENT BOARD
- BAND BOARD ABOVE BRICK ROWLOCK & STONE TO BE 6" FIBER CEMENT BOARD
- WINDOW TRIM TO BE 6" FIBER CEMENT TRIM AND 4" SILL AND JAMB TRIM, TYPICAL
- RAKE TRIM TO BE 4" TYPICAL

ELEVATION GENERAL NOTES

ADDRESSING
ADDRESS IDENTIFICATION SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS 6" MIN. IN HEIGHT. ADDRESS NUMBERS SHALL BE PLACED ON EACH SIDE AS WELL AS APARTMENT NUMBERS ON THE FRONT OF EACH BREEZEWAY.

PENETRATIONS
ALL WALL/ROOF PENETRATIONS TO MATCH COLOR OF ADJACENT MATERIAL



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Heritage Park Phase 3 - Grand Silo
Grand Silo Investments LLC
Winston-Salem, NC
Permit Review Set

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PROJECT NO:	006921
DRAWN BY:	AM, EG
CHECKED BY:	DS
SHEET TITLE:	Building Type 1 Elevations
SHEET NUMBER:	A200

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1 BUILDING TYPE 2 - FRONT ELEVATION
Scale: 1/8" = 1'-0"



2 BUILDING TYPE 2 - SIDE ELEVATION (LEFT SHOWN)
Scale: 1/8" = 1'-0"



3 BUILDING TYPE 2 - REAR ELEVATION
Scale: 1/8" = 1'-0"

EXTERIOR MATERIAL LEGEND

- = ASPHALT SHINGLE ROOF
- = STANDING SEAM METAL ROOF
- = HORIZONTAL FIBER CEMENT SIDING
- = FIBER CEMENT PANEL BD W/ 3 1/2" BATTENS SPACED PER ELEVATION
- = BRICK VENEER
- = STONE VENEER
- = 3/4" PROJECTED BRICK ROWLOCK/SOLDIER COURSE.

- CORNER BOARDS TO BE 4" FIBER CEMENT TRIM
 - HORIZ. BAND BOARDS & FRIEZE BOARDS TO BE 8" FIBER CEMENT BOARD
 - BAND BOARD ABOVE BRICK ROWLOCK & STONE TO BE 6" FIBER CEMENT BOARD
 - WINDOW TRIM TO BE 6" FIBER CEMENT TRIM AND 4" SILL AND JAMB TRIM, TYPICAL
 - RAKE TRIM TO BE 4" TYPICAL

ELEVATION GENERAL NOTES

ADDRESSING
 ADDRESS IDENTIFICATION SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS 6" MIN. IN HEIGHT. ADDRESS NUMBERS SHALL BE PLACED ON EACH SIDE AS WELL AS APARTMENT NUMBERS ON THE FRONT OF EACH BREEZEWAY.

PENETRATIONS
 ALL WALL/ROOF PENETRATIONS TO MATCH COLOR OF ADJACENT MATERIAL



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 Grand Silo Investments LLC
 Winston-Salem, NC
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PROGRESS DATE:	05-30-23
ISSUE DATE:	
REVISIONS:	
NUMBER	DATE
INITIALS	DESCRIPTION

PROJECT NO: 006921
 DRAWN BY: AM, EG
 CHECKED BY: DS

SHEET TITLE:
Building Type 2 Elevations

SHEET NUMBER:
A201

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EXTERIOR MATERIAL LEGEND

-  = ASPHALT SHINGLE ROOF
-  = STANDING SEAM METAL ROOF
-  = HORIZONTAL FIBER CEMENT SIDING
-  = FIBER CEMENT PANEL BD W/ 3 1/2\"/>

ELEVATION GENERAL NOTES

ADDRESSING
 ADDRESS IDENTIFICATION SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS 6\"/>

1 BUILDING TYPE 4 & 5 - FRONT ELEVATION
 Scale: 1/8" = 1'-0"



2 BUILDING TYPE 4 & 5 - SIDE ELEVATION (LEFT SHOWN)
 Scale: 1/8" = 1'-0"



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PROGRESS DATE:	ISSUE DATE:	REVISIONS NUMBER	DATE	INITIALS	DESCRIPTION
05-30-23					

PROJECT NO: **006921**
 DRAWN BY: AM, EG
 CHECKED BY: DS
 SHEET TITLE: **Building Type 4 & 5 Elevations**

SHEET NUMBER:
A203

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EXTERIOR MATERIAL LEGEND

	= ASPHALT SHINGLE ROOF
	= STANDING SEAM METAL ROOF
	= HORIZONTAL FIBER CEMENT SIDING
	= FIBER CEMENT PANEL BD W/ 3 1/2" BATTENS SPACED PER ELEVATION
	= BRICK VENEER
	= STONE VENEER
	= 3/4" PROJECTED BRICK ROWLOCK/SOLDIER COURSE.

- CORNER BOARDS TO BE 4" FIBER CEMENT TRIM
- HORIZ. BAND BOARDS & FRIEZE BOARDS TO BE 8" FIBER CEMENT BOARD
- BAND BOARD ABOVE BRICK ROWLOCK & STONE TO BE 6" FIBER CEMENT BOARD
- WINDOW TRIM TO BE 6" FIBER CEMENT TRIM AND 4" SILL AND JAMB TRIM, TYPICAL
- RAKE TRIM TO BE 4" TYPICAL.

ELEVATION GENERAL NOTES

ADDRESSING
ADDRESS IDENTIFICATION SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS 6" MIN. IN HEIGHT. ADDRESS NUMBERS SHALL BE PLACED ON EACH SIDE AS WELL AS APARTMENT NUMBERS ON THE FRONT OF EACH BREEZEWAY.

PENETRATIONS
ALL WALL/ROOF PENETRATIONS TO MATCH COLOR OF ADJACENT MATERIAL



EXTERIOR LIGHTS PER BUILDER/ELECTRICAL DRAWINGS

1 BUILDING TYPE 4 & 5 - REAR ELEVATION
Scale: 1/8" = 1'-0"

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Grand Silo Investments LLC
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PROJECT NO:	006921
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SHEET TITLE:	Building Type 4 & 5 Elevations
SHEET NUMBER:	A204

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