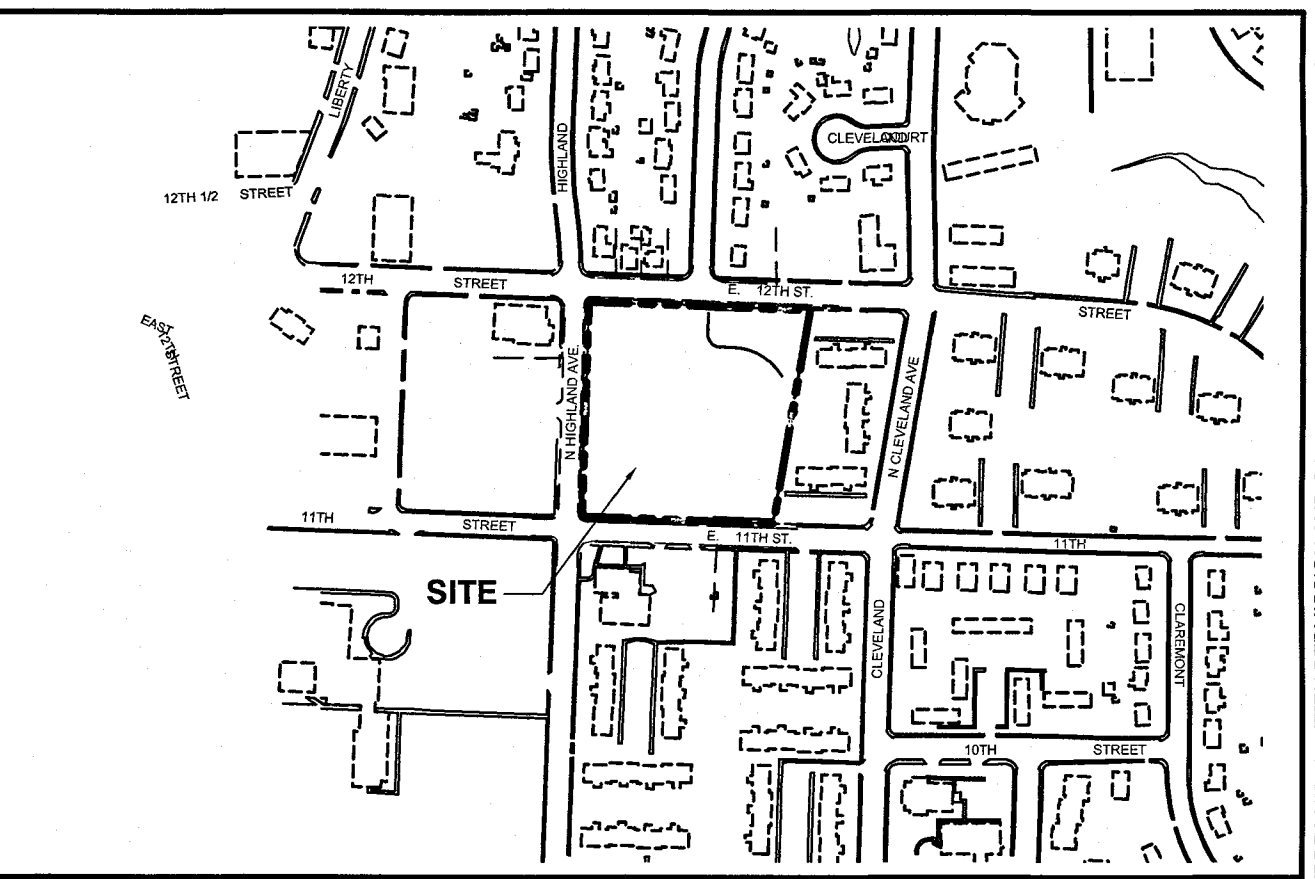


**Notice of Site Plan Compliance**  
 All development that occurs on the subject property shall be in conformance with this elected body approved site plan. Deviations from this site plan are not allowed without prior, proper approval. Any changes or modifications to this site plan must be reviewed in advance by the Planning Department to determine if it requires an amendment to the plan previously approved by the elected body.

**PLEASE NOTE:**  
 The site plan approval establishes a vested right for two years, as defined, and subject to the conditions and limitations stated, in UDO Section B.1-5.2 (b), to undertake and complete the development and use of the property under the terms and conditions of the approval. Permittees are advised to educate themselves with respect to the law and regulations affecting vested rights and consult with an attorney when necessary.

**CONDITIONS:** W-3324  
 PRIOR TO THE ISSUANCE OF GRADING PERMITS:  
 a. Developer shall obtain all necessary permits from the NC Department of Environmental Quality - Division of Energy, Mineral, and Land Resources (NCEM-DQM).  
 b. Developer shall have a stormwater management plan approved for review by the Public Works Department of the City of Winston-Salem. If required, an engineered stormwater management plan shall be submitted to the Public Works Department. Relocation or installation of any stormwater treatment device into any buffer area, vegetation designed to remain, or those proposed to be removed shall be approved by the Public Works Department. Start Change approval shall be obtained from the City of Winston-Salem Public Works Department.  
 PRIOR TO THE ISSUANCE OF BUILDING PERMITS:  
 a. The proposed building shall be in substantial conformance with the submitted elevations as shown on "Exhibit A" as verified by Planning staff.  
 PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:  
 a. All required improvements of the site shall be in substantial conformance with the approved building elevations as approved by Planning staff.  
 b. Developer shall install fencing and enhanced landscaping along the eastern property line.



Vicinity Map 02  
 Not to Scale

**SITE DATA:**  
 Jurisdiction: Winston - Salem, NC  
 Purpose Statement: The purpose of this request is to rezone from GO-L to RM - U - S  
 Existing Zoning: GO - L  
 Proposed Zoning: RM - U - S

**Proposed Uses:**  
 Residential Building, Multifamily, Duplex, Townhome, Twin Home, Age Restricted Elderly, PRD

**Site Acreage:**  
 Total Site Acreage: +/- 4.47 Acres

**Building Data:**  
 Max. Building Height: 4 Stories +/- 141,300 SF  
 Total Heated SF: 77 - 1 Bedroom  
 Units Proposed: 43 - 2 Bedroom

**Site Density:**  
 120 DU / 4.47 Ac: 26.8 DU/Acre

**Watershed Data:**  
 Site is Not Located Within a Water Supply Watershed District

**Site Coverage:**  
 Maximum Impervious Area Permitted: N/A  
 Building To Land: 0.84 Acres  
 Pavement To Land: 1.61 Acres  
 Open Space: 2.02 Acres  
 Parcel Total: 4.47 Acres  
 Total Impervious: 2.45 Acres

**Infrastructure:**  
 Water - Public  
 Sewer - Public  
 Road - N/A

**Parking Calculations:**  
 Parking Required: 120 UN x 0.75 / UN = 90  
 Parking Provided: 120 Spaces

**Building Setbacks:**  
 Front: 10'  
 Rear: 10'  
 Side: 10'

**Buffer Yards:** N/A  
**Street Yards:** 10' Required as shown

**Notes:**  
 Topographic & Boundary Information From: Survey By Withers Ravenel

**Tree Save Area Summary Calculations - To Be Used in Conjunction With the Inspections Division Landscaping and Tree Preservation Checklist**

New Development:	Additions to Existing Development:
Total Site Size (in Square Feet): 194,516	Total Limits of Land Disturbance (in Square Feet):
Total Site Area Excluded From TSA: Square Feet of Proposed R.O.W.s + Square Feet of Existing Utility Easements + Square Feet of Existing Water Bodies and Stormwater Ponds =	
Minimum Tree Save Area Required: 10% / 12%	
Total Required Tree Save Area (in square feet): Total Site Size or Total Limits of Land Disturbance - Excluded Area X	
Minimum TSA (12%) = 23,342	

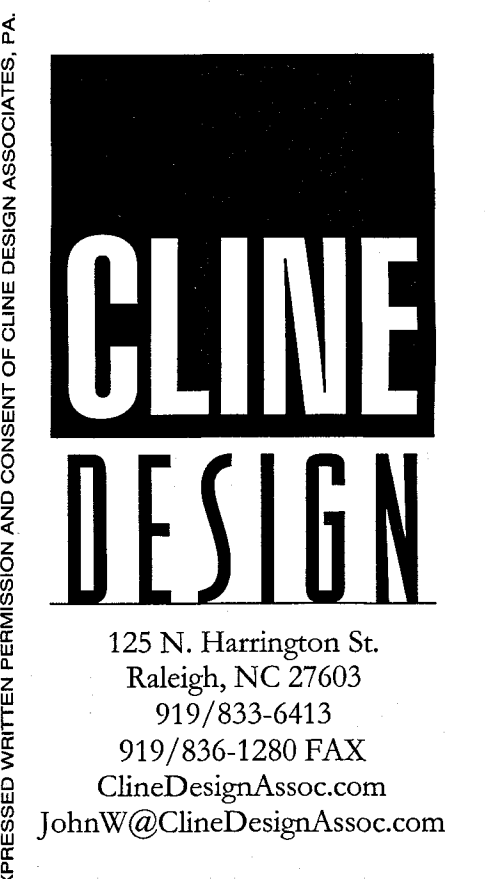
Individual Trees Method Used:	Tree Stand Method Used:	New Trees Used For TSA Credit:
Number of Trees 6" DBH: X 500ft =	Yes ___ No ___	Yes ___ No ___
Number of Trees 9.01-12" DBH: X 750ft =	List the Area of Each Tree Stand Being Saved:	Number of Large Variety Trees Planted: 32 X 750ft = 24,000
Number of Trees 12.01-24" DBH: X 1800ft =	Describe Each Tree Stand (Age, Health, Species Mix):	Total Square Footage of New Trees Planted to Satisfy Minimum TSA: 24,000
Number of Trees 24.01-36" DBH: X 3000ft =		
Number of Trees Larger Than 36.01" DBH: X 4000ft =		
Total Square Footage of Individual Trees Saved to Satisfy Minimum TSA:	Total Square Footage of Tree Stands Being Saved to Satisfy Minimum TSA:	Total Square Footage of New Trees Planted to Satisfy Minimum TSA: 24,000
	Total Required TSA (in Square Feet): 23,342	Total TSA provided (in Square Feet): 24,000

**Existing Tree Note:**  
 Only a few trees remain on the site and several of those are located within the existing alley surrounded by pavement within a few feet of the tree trunks. As a result the condition of most of these trees is questionable. Therefore, for the purposes of these calculations, replacement trees are being proposed.

**PETITIONERS/ OWNERS:**  
 PIN #6836-50-9795.00  
 Housing Authority of City of Winston Salem  
 Address: 500 West Fourth Street Suite 300  
 Winston-Salem, NC 27101  
 Phone: 727-8500 Fax: (336) 777-8508  
 Email: lwoods@haws.org

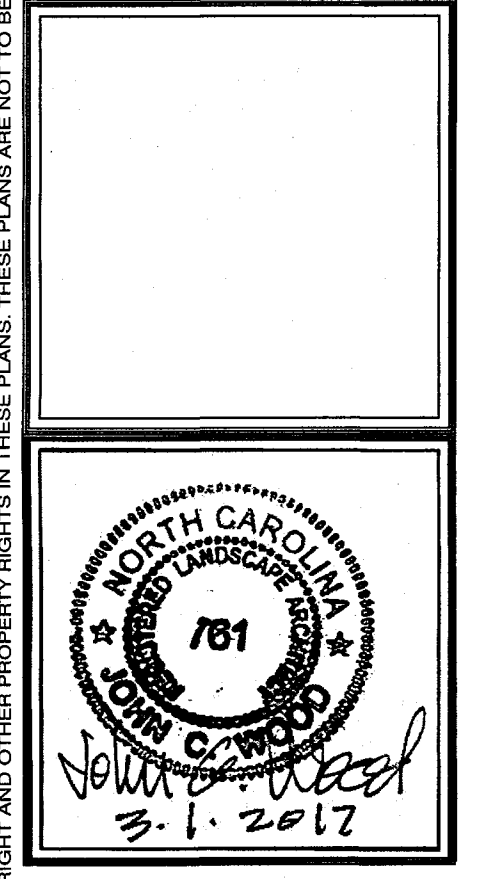
**ATTACHMENT "A" W-3324**  
 Special Use District Permit for RML-S (Residential Building, Multifamily, Duplex, Townhome, Twin Home, Age Restricted Elderly, PRD) Residential Building, Single Family, and Planned Residential Development approved by the Winston-Salem City Council on the 3rd day of August, 2017.

**CLIENT:**  
 The Benoit Group  
 Address: Marsh Creek Village 6780 Roswell Road, Suite 200  
 Atlanta, GA 30328  
 Phone: (678) 514-5900  
 Email: pwalker@thebenoitgroup.com



The Benoit Group  
 Sterling at Shiloh Village  
 1125 Highland Avenue  
 Winston Salem, North Carolina

Preliminary  
 Not For Construction



**PROJECT:** 016164  
**DATE:** 01.30.2017  
**REVISIONS:**  
 Resp. to 1st Sub City Cmris 02.03.17  
 Resp. to 2nd Sub City Cmris 03.01.17

