

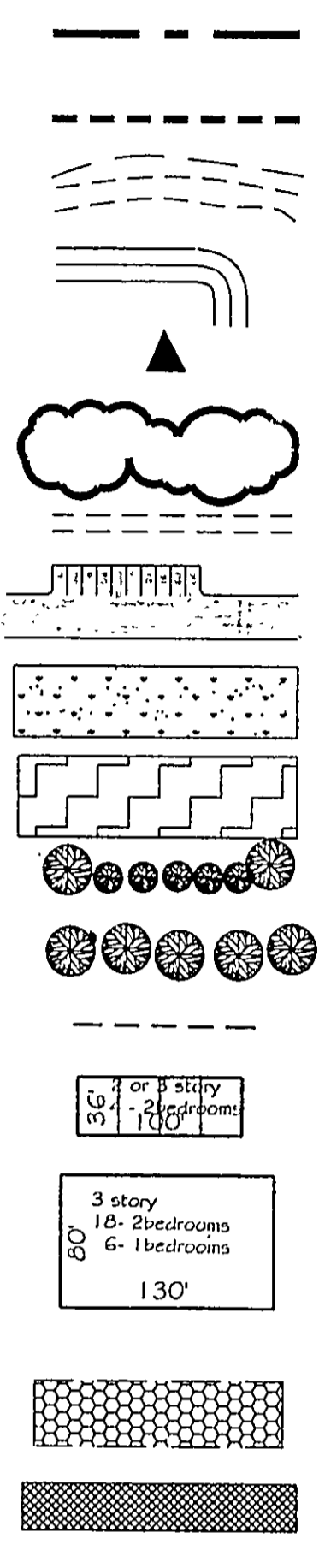
tax block 2719 lot 2b  
martha lantz - etal  
sarah lantz golf  
% julian g weber  
1699 southlawn dr  
lancastr, pa. 17603

- Conditions: W-2452/#01008
- PRIOR TO THE ISSUANCE OF GRADING PERMITS**
- Developer shall have a storm water management study submitted for review by the Public Works Department of the City of Winston-Salem. If required, an engineered storm water management plan shall be submitted and approved by the Public Works Department of the City of Winston-Salem.
  - Limits of grading along the stream defining the southern edge of the property shall be flagged in the field.
- PRIOR TO THE ISSUANCE OF BUILDING PERMITS**
- On site fire hydrants will be required in locations approved by the Forsyth County Fire Department.

- PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS**
- All required storm water management devices shall be installed.
  - All required fire hydrants shall be installed in accordance with the City of Winston-Salem Fire Department.
  - Developer shall widen Old Lexington Road and provide turn lanes to North Carolina and City of Winston-Salem Departments of Transportation specifications.
  - If the property to the west is ever developed residentially the petitioner will install a private street at the southernmost end of this site.
- PRIOR TO SIGNING FINAL PLATS**
- Except for the one private drive entrance as shown on the approved site plan, developer shall record a negative access easement along entire frontage of property along Old Lexington Road.
- OTHER REQUIREMENTS**
- Signage along Old Lexington Road shall be limited to two (2) monument signs with a maximum height of five (5) feet.

### Legend

- property boundary
- tentative property line
- existing contours
- proposed contours
- signs
- existing tree masses
- existing sewer easement
- driveways & parking areas
- 100 year floodplain
- floodway
- type I bufferyard
- type II bufferyard
- adjacent property lines
- rowhouse envelope
- apartments envelope
- proposed 40' greenway
- negative access easement

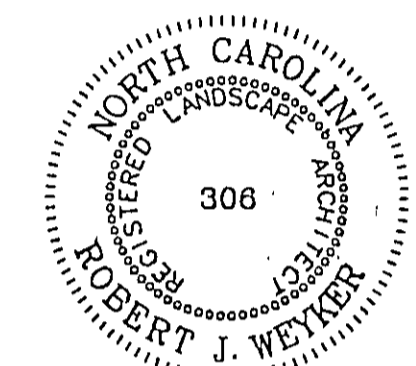


## Design Planning Landscape Architecture



2966 - D St. Marks Road  
Winston-Salem, NC 27103  
Telephone 336/768-5031  
FAX 336/768-7597

SEAL



PROJECT NO. \_\_\_\_\_

# site plan for spring house village

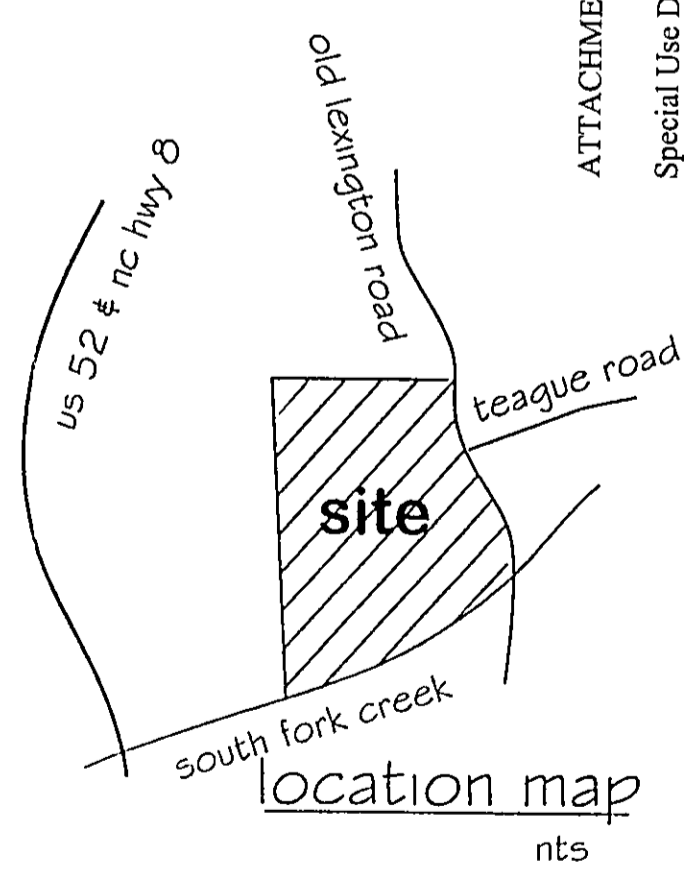
tax block 2710 lot 1b  
winston-salem, n. c.  
a 49.84 acre tract

owner/developer  
shadow group, I.I.C.  
p.o. box 41229  
greensboro, n. c. 27404  
336/852-7886

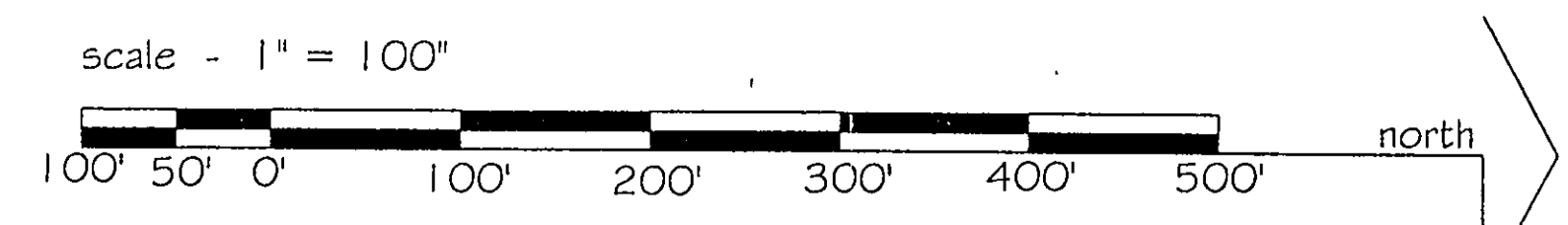
DATE: 1/29/00

REVISIONS: 1/8/01  
2/2/01

SHEET



## site plan



W-2452 (#01008)

ZONING File Copy

- ZONING**
- Existing Zoning: RM8-5  
Proposed Zoning: RM8-5 multifamily & townhouse  
Type of Review Requested: rezoning
- OFF-STREET PARKING (if applicable)**
- Proposed Use(s): 3 br - 36 units, 2 br - 224 units, 1 br - 60 units  
Parking Calculation:  $(36 \times 2) + (224 \times 1.75) + (60 \times 1.5)$   
Required Parking: 554 Spaces  
Parking Provided: 596 Space
- SITE SIZE AND COVERAGES**
- Total Acreage: 49.84 acres  
Site Coverage:  
Building to Land: 0.5 %  
Pavement to Land: 15.9 %  
Open Space: 75.6 %  
TOTAL: 100 %  
Building Square Footage: 1,053,304 Sq. Ft.  
Building Height: 243 stories
- OFF-STREET LOADING (if applicable)**
- Required Loading/Unloading Spaces: na  
Loading/Unloading Spaces Provided: na  
Size: \_\_\_\_\_ ft. X \_\_\_\_\_ ft.
- BUFFERYARDS (if applicable)**
- Adjoining zoning: RM8-5, GI  
Type Required: type I & type II  
Width Provided: type I - 15', type II - 50'  
Fence Option: Yes X No
- INFRASTRUCTURE**
- Water: Yes Lots Private  
Sewers: Yes Public Private  
Streets: Yes Public Private
- DENSITY CALCULATIONS (if applicable)**
- No. of Units or Lots: 320 units  
Density: 6.4 Units/Acre

- NOTES**
- Property boundary survey information from survey by Brady surveying Company, P. A., dated 8/1/04 and amended through 9/13/00.
  - Topographic information taken from Winston-Salem/Forsyth County maps.
  - Flood data taken from FEMA maps dated October 20, 1998.
  - All streets and bufferyards shall conform with applicable sections of the Unified Development Ordinance of the City of Winston-Salem, NC.

ATTACHMENT "A"  
W-2452  
Special Use District Permit for RM-SS (Residential Building, Multifamily, and Residential Building); Townhouse approved by the Winston-Salem Board of Aldermen the 5th day of July, 2001.  
City Secretary