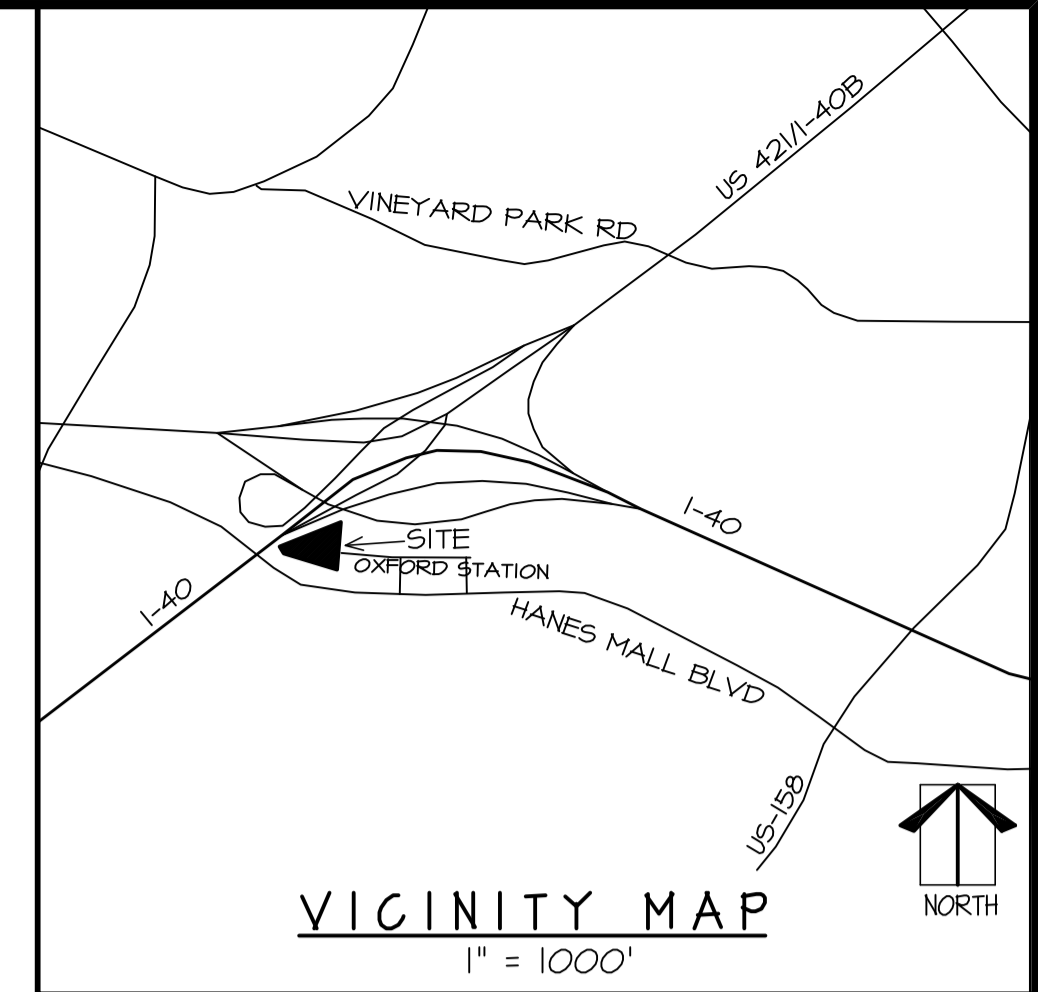
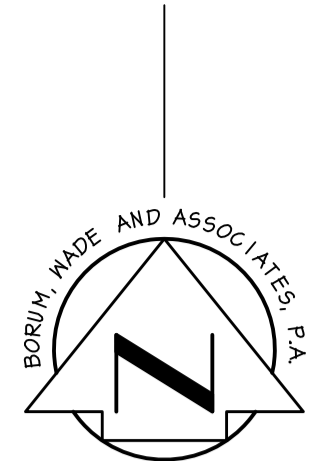


**TREE SAVE CALCULATIONS FOR HOMEWOOD SUITES**

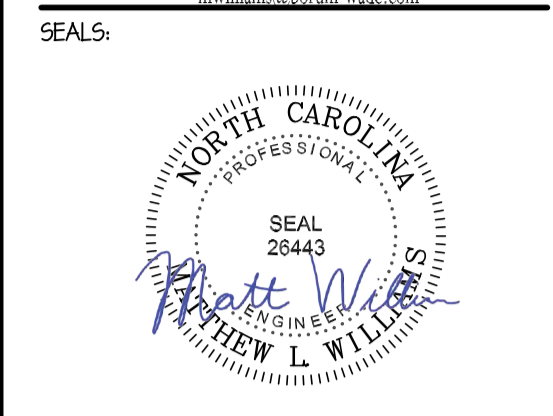
NEW DEVELOPMENT		ADDITIONS TO EXISTING DEVELOPMENT	
TOTAL SITE SIZE (IN SQUARE FEET) 94,090 S.F. (2.16 AC.)		TOTAL LIMITS OF LAND DISTURBANCE (IN SQUARE FEET) N/A	
TOTAL SITE AREA EXCLUDED FROM TSA: 0 SQUARE FEET OF PROPOSED RWYS + 2,341 SQUARE FEET OF EXISTING UTILITY EASEMENTS + 0 SQUARE FEET OF EXISTING WATER BODIES AND STORMWATER PONDS = 2,341 (EXCL) S.F.			
MINIMUM TREE SAVE REQUIRED: <input checked="" type="checkbox"/> 10% <input type="checkbox"/> 12%			
TOTAL REQUIRED TREE SAVE AREA (IN SQUARE FEET): TOTAL SITE SIZE OR TOTAL LIMITS OF LAND DISTURBANCE - EXCLUDED AREA X MINIMUM TSA 10% = (94,090 - 2,341) X 10% = 9,175 S.F.			
INDIVIDUAL TREES METHOD USED: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		TREE STAND METHOD USED: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/>	
NUMBER OF TREES 6"-4" DBH: <input type="checkbox"/> X 500 S.F. =		LIST THE AREA OF EACH TREE STAND BEING SAVED: <b>994 S.F.</b>	
NUMBER OF TREES 4.01"-12" DBH: <input type="checkbox"/> X 750 S.F. =		DESCRIBE EACH TREE STAND (AGE, HEALTH, SPECIES MIX) -	
NUMBER OF TREES 12.01"-24" DBH: <input type="checkbox"/> X 1800 S.F. =		NUMBER OF TREES USED FOR TSA CREDIT: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
NUMBER OF TREES 24.01"-36" DBH: <input type="checkbox"/> X 3000 S.F. =		NUMBER OF LARGE VARIETY TREES PLANTED: <input type="checkbox"/> X 150 S.F. = <b>8,250 S.F.</b>	
NUMBER OF TREES LARGER THAN 36.01" DBH: <input type="checkbox"/> X 4000 S.F. =		TOTAL SQUARE FOOTAGE OF NEW TREES PLANTED TO SATISFY MINIMUM TSA: 12,000 S.F.	
TOTAL SQUARE FOOTAGE OF INDIVIDUAL TREES USED TO SATISFY MINIMUM TSA:		TOTAL SQUARE FOOTAGE OF TREE STANDS SAVED TO SATISFY MINIMUM TSA:	
TOTAL REQUIRED TSA (IN SQUARE FEET): 9,175 S.F.		TOTAL TSA PROVIDED (IN SQUARE FEET): 9,244 S.F.	

**NOTES:**

- AREA DETERMINED BY D.M.D. METHOD.
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES IN US SURVEY FEET.
- PROPOSED BOUNDARY SURVEY FROM BORUM, WADE AND ASSOCIATES. TOPOGRAPHICAL INFORMATION IS TAKEN FROM FIELD SURVEY BY BORUM, WADE AND ASSOCIATES.
- THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE STATE OF NORTH CAROLINA FEDERAL EMERGENCY MANAGEMENT AGENCY PER COMMUNITY PANEL #ST10680400J DATE: JAN. 2, 2009.
- WATER AND SEWER LINES SHOWN IN OXFORD STATION MAY BE EXISTING AS PART OF PAVILION WINSTON-SALEM DEVELOPMENT.
- ALL PROPOSED BUILT UPON AREA MUST DRAIN TO THE UNDERGROUND STORMWATER TREATMENT SYSTEM TO BE CONSTRUCTED.



**BWA** Engineers Planners Surveyors  
 Borum, Wade and Associates, P.A.  
 621 Eugene Court, Suite 100, Greensboro, NC 27401-2711  
 PO Box 21882 Greensboro, NC 27420-1882  
 Phone: 336-275-0471 Fax: 336-275-3719  
 Web: www.borum-wade.com  
 N.C. License #: C4868  
 mail@borum-wade.com



3-1-22  
**PRELIMINARY NOT FOR CONSTRUCTION**

**BUILDING SETBACKS:**

FRONT/SIDE: N/A  
 REAR (NC DOT I-40 R/W): 20'

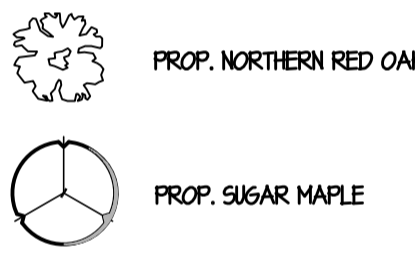
**INFRASTRUCTURE**

WATER: PRIVATE TO CITY OF WINSTON-SALEM STANDARDS  
 SEWER: PRIVATE TO CITY OF WINSTON-SALEM STANDARDS  
 STREETS: ACCESS TO EX. PRIVATE PER CITY OF WINSTON-SALEM STANDARDS

**BUFFER YARDS**

ADJACENT TO NC DOT R/W: 20' THOROUGHFARE OVERLAY PLANTING

**PLANTING LEGEND:**



**PROPOSED ZONING CONDITIONS**

- A PUBLIC ACCESS EASEMENT WILL BE PROVIDED ON TO OXFORD STATION WAY AND THE SUB ROAD TO THE SOUTH.
- THE FREESTANDING GROUND SIGNAGE WILL BE LIMITED TO 6 FOOT IN HEIGHT AND 36 SQUARE FEET IN AREA.

**PROPOSED OWNER/DEVELOPER:**

3434 WINSTON SALEM, LLC  
 2485 PENNY ROAD  
 HIGH POINT, NC 27265  
 PHONE: (336) 244-2253  
 FAX: (336) 244-4910  
 BHUPEN.PATEL@BRP-PROPERTIES.COM

**JURISDICTIONAL NOTE:**

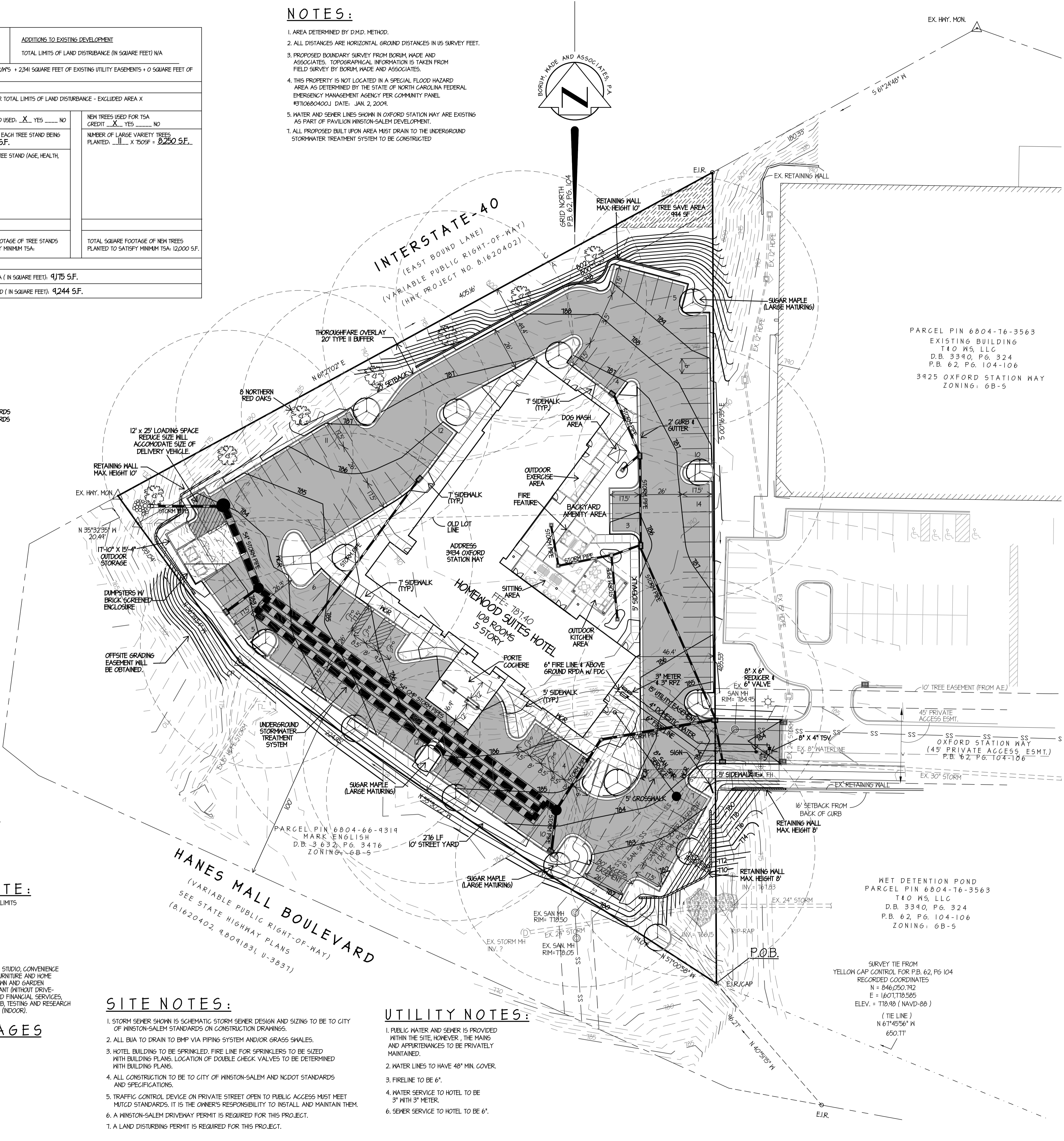
THE SUBJECT PROPERTY SHOWN ON THIS PLAN IS ENTIRELY WITHIN THE LIMITS OF THE CITY OF WINSTON-SALEM, NORTH CAROLINA.

**ZONING**

EXISTING ZONING: 6B-5  
 PROPOSED ZONING: 6B-5  
 TYPE OF REVIEW REQUESTED: SPECIAL USE REZONING  
 PROPOSED USE: HOTEL/MOTEL, ARTS AND CRAFTS STUDIO, CONVENIENCE STORE, FOOD OR DRUG STORE, FURNITURE AND HOME FURNISHINGS STORE, NURSERY, LAWN AND GARDEN SUPPLY STORE, RETAIL RESTAURANT (WITHOUT DRIVE-THROUGH SERVICES), BANKING AND FINANCIAL SERVICES, OFFICES, SERVICES A, SERVICES B, TESTING AND RESEARCH LAB, AND RECREATION SERVICES (INDOOR).

**SITE SIZE & COVERAGES**

TOTAL ACREAGE:	2.161 ACRES
TOTAL BUA:	1,584 ACRES (71.7% SITE AREA)
SITE COVERAGES:	
BUILDING TO LAND:	52%
PAVEMENT TO LAND:	19%
OPEN SPACE TO LAND:	23%
TOTAL:	100%
BUILDING SQUARE FOOTAGE:	12,530 SF
BUILDING HEIGHT:	62'-11" 5 STORIES



PARCEL PIN 6804-16-3563  
 EXISTING BUILDING  
 T40 MS, LLC  
 D.B. 3340, P.G. 324  
 P.B. 62, P.G. 104-106  
 3425 OXFORD STATION WAY  
 ZONING: 6B-5

PARCEL PIN 6804-66-9314  
 MARK ENGLISH  
 D.B. 3692, P.G. 3476  
 ZONING: 6B-5

NET DETENTION POND  
 PARCEL PIN 6804-16-3563  
 T40 MS, LLC  
 D.B. 3340, P.G. 324  
 P.B. 62, P.G. 104-106  
 ZONING: 6B-5

SURVEY TIE FROM  
 YELLOW CAP CONTROL FOR P.B. 62, P.G. 104  
 RECORDED COORDINATES  
 N = 846,050.742  
 E = 160,718.585  
 ELEV. = 718.48 (NAVD-88)  
 (TIE LINE)  
 N 67°45'56" W  
 650.77'

**SITE DATA**

TAX PIN NO.: 6804-16-0458  
 6804-16-0643  
 3401 0066  
 BLOCK LOT: 606846  
 MAP NO.: D.B. 1810, P.G. 1440  
 DEED REFERENCE: D.B. 2026, P.G. 567  
 ZONING: 6B-5  
 TOTAL AREA: 2.162 ± ACRES  
 WATERSHED: NOT IN DESIGNATED WATER SUPPLY WATERSHED  
 SOILS: FUG, FPD  
 EX. USE: VACANT  
 PROP. USE: HOTEL/MOTEL  
 NO. OF ROOMS: 108

**SOLID WASTE**

DUMPSTERS: 2 SHOWN

**WASTEWATER FLOW CALCULATION**

108 HOTEL ROOMS: 108 @ 120 GPD/UNIT = 12,960 GPD  
 TOTAL PROJECT FLOW: 12,960 GPD

**OFF STREET PARKING**

PROPOSED USE:	HOTEL
PARKING CALCULATION:	1 SP/ROOM X 108 ROOMS = 108 SPACES
6B ZONING PARKING REDUCTION:	30% OF REQUIRED = 32 SPACES
REQUIRED PARKING:	76 SPACES
PARKING PROVIDED:	104 SPACES
REQUIRED HANDICAP PARKING:	5 SPACES (1.25%)
HANDICAP PARKING PROVIDED:	5 SPACES (4 VAN ACCESSIBLE)

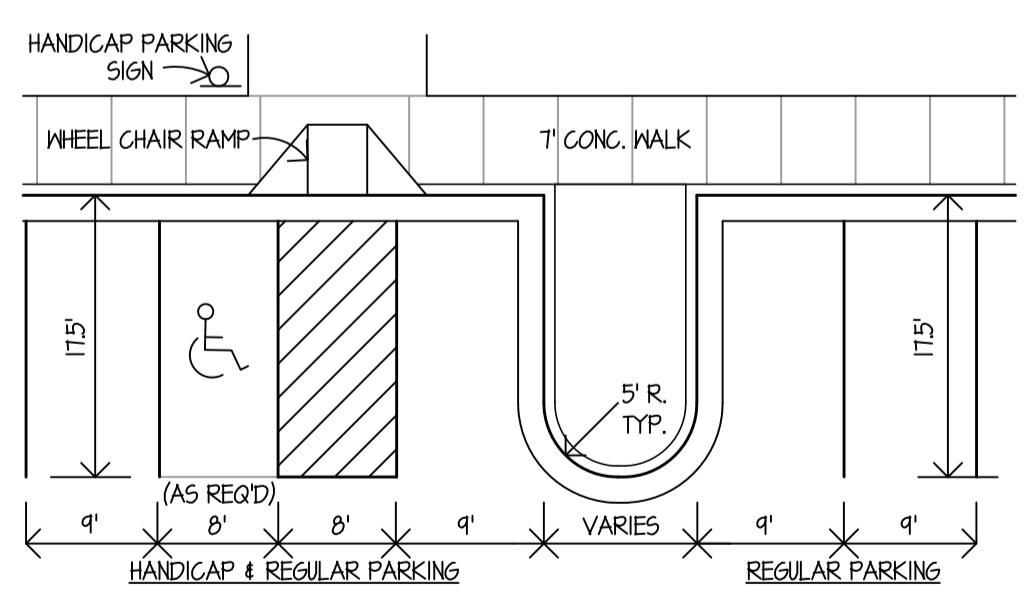
**OFF STREET PARKING**

LOADING/UNLOADING SPACE REQ.: 1 SPACE  
 LOADING/UNLOADING SPACE PROVIDED: 1 SPACE  
 SIZE: 12' X 25'

**WATERSHED NOTE:**

STORMWATER QUALITY AND QUANTITY FROM THE SUBJECT 2.16 ACRE PARCEL WILL BE MANAGED WITH UNDERGROUND DETENTION SYSTEM WITH PROPRIETARY NCDOE APPROVED TREATMENT SYSTEM.

BUILDING DATA	
5 STORY HOTEL BUILDING:	
TOTAL AREA:	= 72,538 S.F.
BLDG. HEIGHT:	= 62' - 11"



**PARKING SPACE DETAIL**

NOT TO SCALE

**PURPOSE STATEMENT:**

THIS IS A SPECIAL USE REZONING REQUEST FROM 6B-5 TO 6B-5 FOR THE FOLLOWING USES: HOTEL OR MOTEL; ARTS AND CRAFTS STUDIO; CONVENIENCE STORE; FOOD OR DRUG STORE; FURNITURE AND HOME STORE; NURSERY; LAWN AND GARDEN SUPPLY STORE; RETAIL; RESTAURANT (WITHOUT DRIVE-THROUGH SERVICES); BANKING AND FINANCIAL SERVICES; OFFICES; SERVICES A; SERVICES B; TESTING AND RESEARCH LAB; AND RECREATION SERVICES, INDOOR.  
 CASE NUMBER W-3516

**SITE NOTES:**

- STORM SEWER SHOWN IS SCHEMATIC STORM SEWER DESIGN AND SIZING TO BE TO CITY OF WINSTON-SALEM STANDARDS ON CONSTRUCTION DRAWINGS.
- ALL BUA TO DRAIN TO BMP VIA PIPING SYSTEM AND/OR GRASS SWALES.
- HOTEL BUILDING TO BE SPRINKLED. FIRE LINE FOR SPRINKLERS TO BE SIZED WITH BUILDING PLANS. LOCATION OF DOUBLE CHECK VALVES TO BE DETERMINED WITH BUILDING PLANS.
- ALL CONSTRUCTION TO BE TO CITY OF WINSTON-SALEM AND NC DOT STANDARDS AND SPECIFICATIONS.
- TRAFFIC CONTROL DEVICE ON PRIVATE STREET OPEN TO PUBLIC ACCESS MUST MEET MUTCD STANDARDS. IT IS THE OWNER'S RESPONSIBILITY TO INSTALL AND MAINTAIN THEM.
- A WINSTON-SALEM DRIVENWAY PERMIT IS REQUIRED FOR THIS PROJECT.
- A LAND DISTURBING PERMIT IS REQUIRED FOR THIS PROJECT.

**UTILITY NOTES:**

- PUBLIC WATER AND SEWER IS PROVIDED WITHIN THE SITE, HOWEVER, THE MAINS AND APPURTENANCES TO BE PRIVATELY MAINTAINED.
- WATER LINES TO HAVE 48" MIN. COVER.
- FIRELINE TO BE 6'.
- WATER SERVICE TO HOTEL TO BE 3" WITH 3" METER.
- SEWER SERVICE TO HOTEL TO BE 6'.

**HOMWOOD SUITES BY HILTON**  
 3434 OXFORD STATION WAY  
 WINSTON TOWNSHIP, FORSYTH COUNTY  
 WINSTON SALEM, NORTH CAROLINA

OWNER/DEVELOPER:  
 3434 WINSTON SALEM, LLC  
 2485 PENNY ROAD  
 HIGH POINT ROAD, NC

DRAWN BY: MLN  
 DATE: JAN 31, 2022  
 REVISIONS: FEB. 23, 2022 - CITY COMMENTS  
 MAR. 1, 2022 - CITY COMMENTS

SHEET TITLE:  
**LAND DEVELOPMENT PLAN**

FILE NO.: F:\PATEL\MS-HOMWOOD\LAND PLAN  
 DRAWING SCALE: 1"=30'  
 PLAN SHEET NO.