

Conditions Docket # W-3062

- PRIOR TO THE ISSUANCE OF GRADING PERMITS:**
 - Developer shall obtain a stormwater management plan from a licensed Professional Engineer (P.E.) registered in North Carolina. The plan shall include, but not be limited to: curb and gutter and sidewalk along Barbara Jane Avenue. Developer shall have a stormwater management study submitted for review by the Public Works Department and approved by the Public Works Director. The plan shall include an engineered stormwater management plan that shall be submitted to the Public Works Department for review and approval. The plan shall include an engineered stormwater management plan that shall be submitted to the Public Works Department for review and approval. The plan shall include an engineered stormwater management plan that shall be submitted to the Public Works Department for review and approval.
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- PRIOR TO THE SIGNING OF PLANS:**
 - All documents including covenants, restrictions, and homeowners' association agreements shall be recorded in the office of the Register of Deeds. Final plans must show common open space declarations and tree save areas.
- PRIOR TO THE ISSUANCE OF BUILDING PERMITS:**
 - Developer shall record a final plat in the Office of the Register of Deeds. Final plans shall show lots, common open space, easements, utilities, and tree save areas.
 - Developer shall submit the building elevations as shown on Exhibits A and B as verified by Planning Staff. The building elevations shall be substantially consistent with those shown on the site plan.
- PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:**
 - All required improvements of the City of Winston-Salem driveway permit shall be completed.

DAVID V. LENNON
4 ANDRE S. LENNON
PIN 6845-24-9530
DB 1481 PG. 058
ZONED: RS-4

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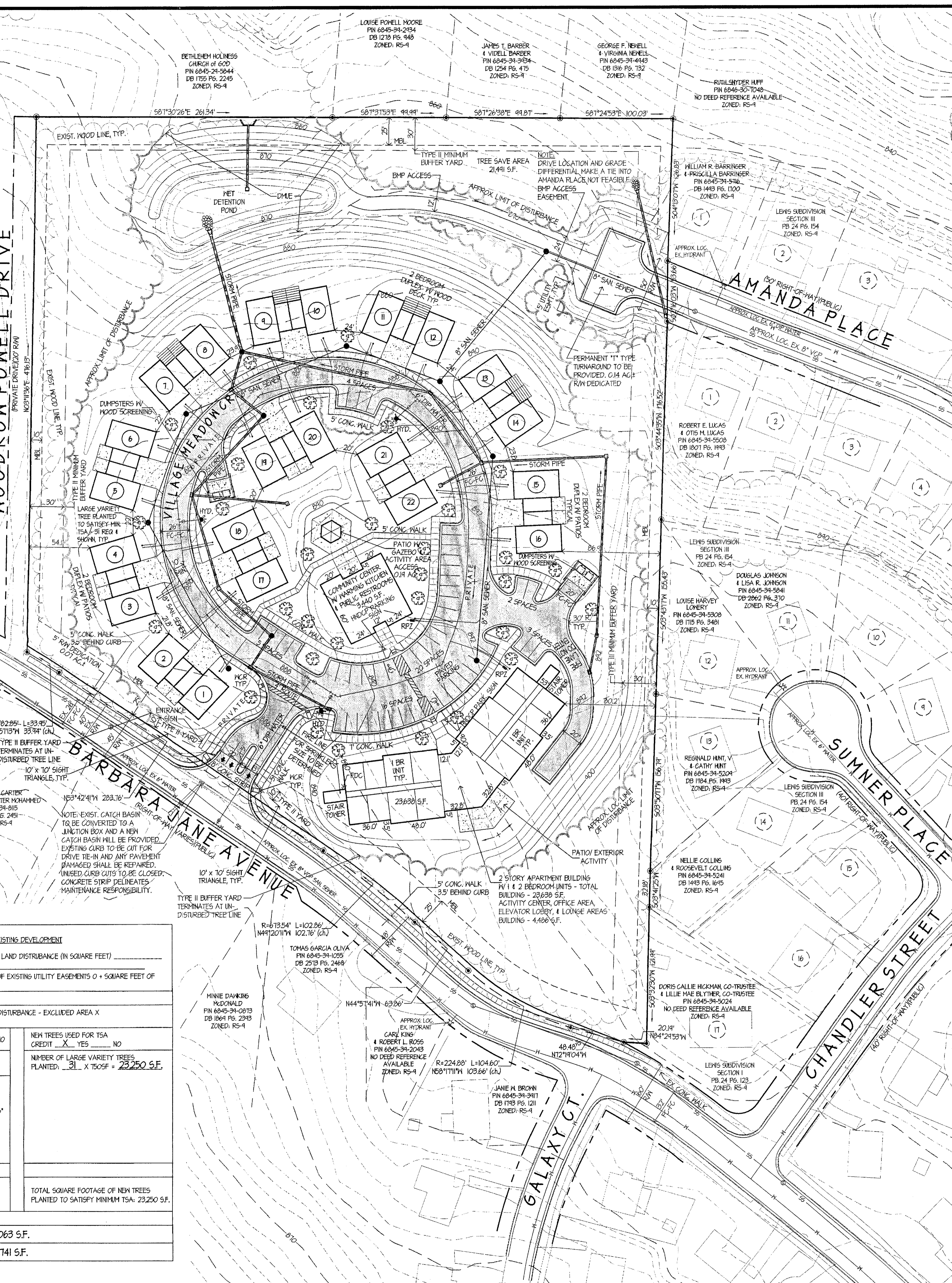
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BUILDING DATA	
2 STORY APARTMENT BUILDING:	
(2B) 1 BEDROOM UNITS @ 684 S.F. EA.	= 19152 S.F.
PUBLIC AREAS	= 4,486 S.F.
TOTAL AREA	= 23,638 S.F.
RATIO HOMES (II) DUPLEXES:	
2 UNITS/ BUILDING @ 460 S.F. EA.	= 1920 S.F.
2 GARAGES/ BUILDING @ 360 S.F. EA.	= 120 S.F.
TOTAL AREA PER BUILDING	= 2,640 S.F.
(II) DUPLEXES @ 2640 S.F. EA.	= 24,040 S.F.
COMMUNITY CENTER	= 3,440 S.F.
UNIT MIX	
2 BEDROOM UNITS	= 22
1 BEDROOM UNITS	= 28
TOTAL UNITS	= 50

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: RS-4
PROPOSED ZONING: RM-8-S
TYPE OF REVIEW REQUESTED: REZONING
PROPOSED USE: RESIDENTIAL BLDG. DUPLEX
RESIDENTIAL BLDG. MULTIFAMILY
RESIDENTIAL BLDG. TOWNHOUSE AND TWIN HOME

SITE SIZE & COVERAGES
TOTAL ACRES: 8.504 ACRES
TOTAL BVA: 2574 ACRES (30% SITE AREA)
SITE COVERAGES:
BUILDING TO LAND: 12%
PAVEMENT TO LAND: 19%
OPEN SPACE TO LAND: 62%
TOTAL: 100%

INFRASTRUCTURE
WATER: PUBLIC TO CITY OF WINSTON-SALEM STANDARDS
SEWER: PRIVATE TO CITY OF WINSTON-SALEM STANDARDS
STORMWATER: PRIVATE TO CITY OF WINSTON-SALEM STANDARDS

OFF STREET PARKING
PROPOSED USES: MULTI-FAMILY RESIDENTIAL
PARKING CALCULATION: 2 SPACES/UNIT (DUPLEX) - 44 SP.
0.75 SPACES/UNIT (APARTMENT BUILDING) - 21 SP.
1 SPACE/225 SF (COMMUNITY CENTER) - 16 SP.
1 SPACE/600 SF (OFFICE/LOBBY APT. BLDG) - 12 SP.
REQUIRED PARKING: 93 SPACES
PARKING PROVIDED: 94 SPACES (INCLUDING GARAGES)
REQUIRED HANDICAP PARKING: 2 SPACES (50 PARKING LOT SPACES)
HANDICAP PARKING PROVIDED: 2 SPACES (VAN ACCESSIBLE)

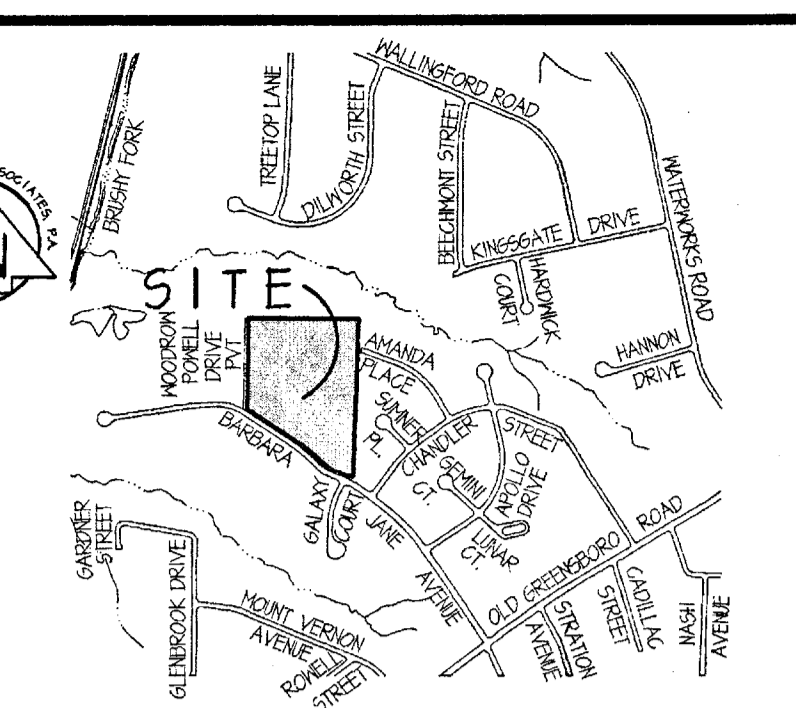
BUFFER YARDS
ADJOINING ZONING: RS-4
TYPE REQUIRED: TYPE II
WIDTH PROVIDED: 30'
FENCE OPTION: NONE

DENSITY CALCULATION:
NUMBER OF UNITS: 50 UNITS
DENSITY: 5.88 UNITS/ACRE

RECREATION AREA CALCULATION:
AREA REQUIRED: 100 S.F. X 50 UNITS = 0.12 AC.
AREA PROVIDED: 0.18 AC.

UTILITY NOTES:
1. PUBLIC WATER AND SEWER IS PROVIDED WITHIN THE SITE. HOWEVER, THE MAINS AND APPURTENANCES TO BE PRIVATELY MAINTAINED.
2. WATER LINES TO HAVE 48" MIN. COVER.
3. ALL WATER SERVICES TO DUPLEX UNITS TO BE 3/4" WITH 5/8" METER.
4. WATER SERVICE TO APARTMENT BUILDING TO BE 2" WITH 1 1/2" METER.
5. WATER SERVICES TO COMMUNITY CENTER TO BE 1" WITH 3/4" METER.
6. ALL SEWER SERVICES TO DUPLEXES TO BE 4".
7. SEWER SERVICE TO APARTMENT BUILDING TO BE 6".
8. SEWER SERVICE TO COMMUNITY CENTER TO BE 4".

NOTES:
1. AREA DETERMINED BY D.M.D. METHOD
2. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET.
3. LINES SHOWN DASHED ARE NOT A PART OF THIS SURVEY AND ARE TAKEN FROM REFERENCES SHOWN HEREON.
4. THIS EXHIBIT WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY FACTS AND EASEMENTS WHICH MAY BE DISCLOSED BY A COMPLETE TITLE SEARCH.
5. BOUNDARY INFORMATION TAKEN DEEDS, PLATS & MAPS BY OTHERS. 605 & 615 TOPOGRAPHICAL INFORMATION TAKEN FROM FORSYTH COUNTY WEB SITE. NO FIELD BOUNDARY OR TOPOGRAPHIC SURVEY BY BORUM, WADE & ASSOC., P.A. AT THIS TIME.
6. 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 #3106648001. DATE: 11-4-07 (PRELIMINARY).
7. EXISTING WATER AND SEWER LINES SHOWN HERE SCALED AND PLOTTED FROM CITY OF WINSTON-SALEM "AS-BUILT" PLANS AND HAVE NOT BEEN FIELD LOCATED OR VERIFIED AT THIS TIME.
8. ALL UNITS SHOWN ON THIS PLAN ARE TO BE RENTAL UNITS UNDER ONE OWNERSHIP.

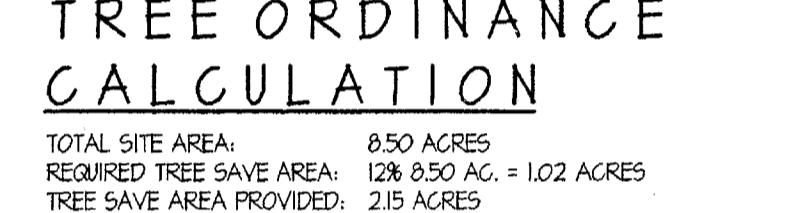


VICINITY MAP
SCALE: 1" = 1000'
SITE DATA
PIN NUMBER: 6845-34-1584.00
BLOCK LOT: 3264 012B & 008P
MAP NUMBER: 642858
DEED REFERENCE: DB 1114 PG. 1445
ZONING: RS-4
TOTAL AREA: ± 8.50 AC.
WATERSHED: NOT IN DESIGNATED WATER SUPPLY WATERSHED

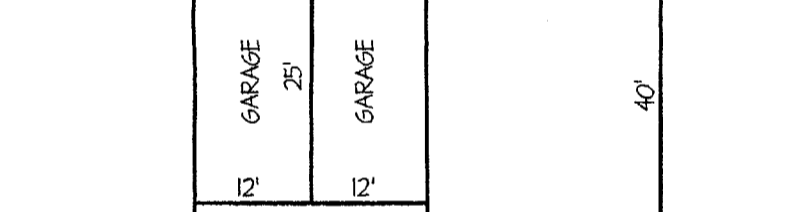
SOLID WASTE
DUMPSTERS: 4 SHOWN

WASTEWATER FLOW CALCULATION
1 BEDROOM UNITS: 28 @ 240 GPD/UNIT = 6,720 GPD
2 BEDROOM UNITS: 22 @ 240 GPD/UNIT = 5,280 GPD
COMMUNITY CENTER: 3,440 SF @ 50 GPD/SF = 1,720 GPD
PUBLIC AREAS: 4,486 SF @ 50 GPD/SF = 2,243 GPD
TOTAL PROJECT FLOW: 15,963 GPD

TREE ORDINANCE CALCULATION
TOTAL SITE AREA: 8.50 ACRES
REQUIRED TREE SAVE AREA: 12% @ 8.50 AC. = 1.02 ACRES
TREE SAVE AREA PROVIDED: 2.15 ACRES
SEE TREE SAVE CALCULATION THIS SHEET



TYPICAL DUPLEX
SCALE: 1" = 20'



PARKING SPACE DETAIL
NOT TO SCALE

SITE NOTES:
1. STORM SEWER SHOWN IS SCHEMATIC. STORM SEWER DESIGN AND SIZING TO BE TO CITY OF WINSTON-SALEM STANDARDS ON CONSTRUCTION DRAWINGS.
2. BMP SHOWN IS SCHEMATIC FOR LOCATION PURPOSES. BMP TO BE DESIGNED TO ADDRESS QUANTITY AND QUALITY WITH CONSTRUCTION DRAWINGS. ALL BVA TO DRAIN TO BMP VIA PIPING SYSTEM AND/OR GRASS SWALES.
3. APARTMENT BUILDING TO BE SPRINKLERED. FIRE LINE FOR SPRINKLERS TO BE SIZED WITH BUILDING PLANS. LOCATION OF DOUBLE CHECK VALVES TO BE DETERMINED WITH BUILDING PLANS.
4. ALL CONSTRUCTION TO BE TO CITY OF WINSTON-SALEM AND NCDOT STANDARDS AND SPECIFICATIONS.
5. ALL INTERSECTION RADI TO BE 30' UNLESS NOTED OTHERWISE.
6. 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.
7. A DRIVEWAY PERMIT IS REQUIRED FOR THIS PROJECT.
8. A LAND DISTURBING PERMIT IS REQUIRED FOR THIS PROJECT.
9. A STORMWATER MANAGEMENT PLAN AND/OR STORMWATER STUDY IS REQUIRED FOR THIS PROJECT.

PURPOSE STATEMENT:
THE PURPOSE OF THIS PLAN IS TO REZONE THE PROPERTY FROM RS-4 TO RM-8-S AND TO PRELIMINARILY APPROVE A RETIREMENT VILLAGE SITE PLAN COMPRISED OF 50 MULTI-FAMILY UNITS.

GRAPHIC SCALE
0 25' 50' 100' 150' 200'
1" = 50'

NEW DEVELOPMENT		ADDITIONS TO EXISTING DEVELOPMENT	
TOTAL SITE SIZE (IN SQUARE FEET) 370,260 S.F.		TOTAL LIMITS OF LAND DISTURBANCE (IN SQUARE FEET)	
TOTAL SITE AREA EXCLUDED FROM TSA: SQUARE FEET OF PROPOSED R/W'S 3,064 + SQUARE FEET OF EXISTING UTILITY EASEMENTS 0 + SQUARE FEET OF EXISTING WATER BODIES AND STORMWATER PONDS 0 = 3,064 S.F.			
MINIMUM TREE SAVE REQUIRED: 10% X 12% = 12%			
TOTAL REQUIRED TREE SAVE AREA (IN SQUARE FEET): TOTAL SITE SIZE OR TOTAL LIMITS OF LAND DISTURBANCE - EXCLUDED AREA X MINIMUM TSA 12% = 44,063 S.F.			
INDIVIDUAL TREES METHOD USED: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	TREE STAND METHOD USED: X YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	NEW TREES USED FOR TSA CREDIT: X YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	
NUMBER OF TREES 6"-4" DBH: X 500 S.F. =	LIST THE AREA OF EACH TREE STAND BEING SAVED: 21,441 S.F.	NUMBER OF LARGE VARIETY TREES PLANTED: 31 X 150 S.F. = 23,250 S.F.	
NUMBER OF TREES 4.01"-12" DBH: X 750 S.F. =	DESCRIBE EACH TREE STAND (AGE, HEALTH, SPECIES MIX) - 10-15 YEAR OLD STAND. POPLAR > 12" DBH, POPLAR < 12" DBH, PINE 12"-18" DBH, BEECH 0"-9" CALIPER, MAPLE < 6" DBH, MAPLE > 6" DBH AND OAK 12"-18" DBH	TOTAL SQUARE FOOTAGE OF NEW TREES PLANTED TO SATISFY MINIMUM TSA: 23,250 S.F.	
NUMBER OF TREES 12.01"-24" DBH: X 1800 S.F. =		TOTAL SQUARE FOOTAGE OF TREE STANDS SAVED TO SATISFY MINIMUM TSA: 21,441 S.F.	
NUMBER OF TREES 24.01"-36" DBH: X 3000 S.F. =		TOTAL REQUIRED TSA (IN SQUARE FEET): 44,063 S.F.	
NUMBER OF TREES LARGER THAN 36.01" DBH: X 4000 S.F. =		TOTAL TSA PROVIDED (IN SQUARE FEET): 44,741 S.F.	
TOTAL SQUARE FOOTAGE OF INDIVIDUAL TREES USED TO SATISFY MINIMUM TSA:			

BWA Engineers Planners Surveyors
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Phone: 336-275-0471 Fax: 336-275-3719
Web: www.borum-wade.com

SEALS:
NORTH CAROLINA PROFESSIONAL SEAL 10771
ENGINEERS
BORUM, WADE & ASSOCIATES, P.A.
3/11/13

PROJECT:
RETIREMENT VILLAGE for UJIMA CDC
BARBARA JANE AVENUE
WINSTON SALEM, NORTH CAROLINA
MINSTON TOWNSHIP, FORSYTH COUNTY

REVISED ATTACHMENT "A"
Staff changes granted on Feb. 20, 2013
Zoning Docket: W-3062
Approved by:
For Planning Director
OWNER/DEVELOPER:
EMANUEL BAPTIST CHURCH ASSO. (OWNER)
UJIMA CDC (DEVELOPER)
1075 SHALIMAR DR.
WINSTON SALEM, NORTH CAROLINA 27107
(336) 243-3243
CONTACT: CORNELIUS SADLER
E-MAIL: sadsadler@aol.com

DRAWN BY: MRO
DATE: MARCH 1, 2010
REVISIONS:
MAR. 8, 2010 - PRE-SUBMITTAL REVIEW COMMENTS
MAR. 30, 2010 - INTERDEPARTMENTAL SITE PLAN REVIEW COMMENTS
APR. 1, 2010 - FIRE LANE REVISIONS
FEB. 8, 2013 - 4 UNITS ADDED
SHEET TITLE:
REZONING PLAN
ZONING MAP AMENDMENT H-3062
FILE NO: FJUMIA CDC/BARBARA JANE/STAGEA
DRAWING SCALE: 1" = 50'
PLAN SHEET NO. 1