

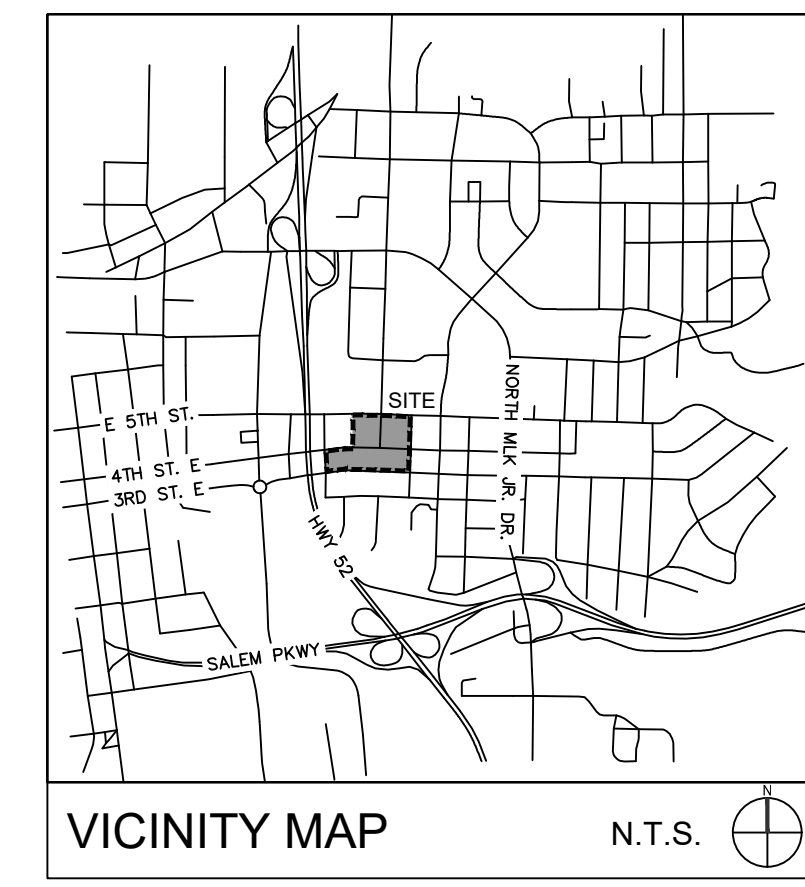
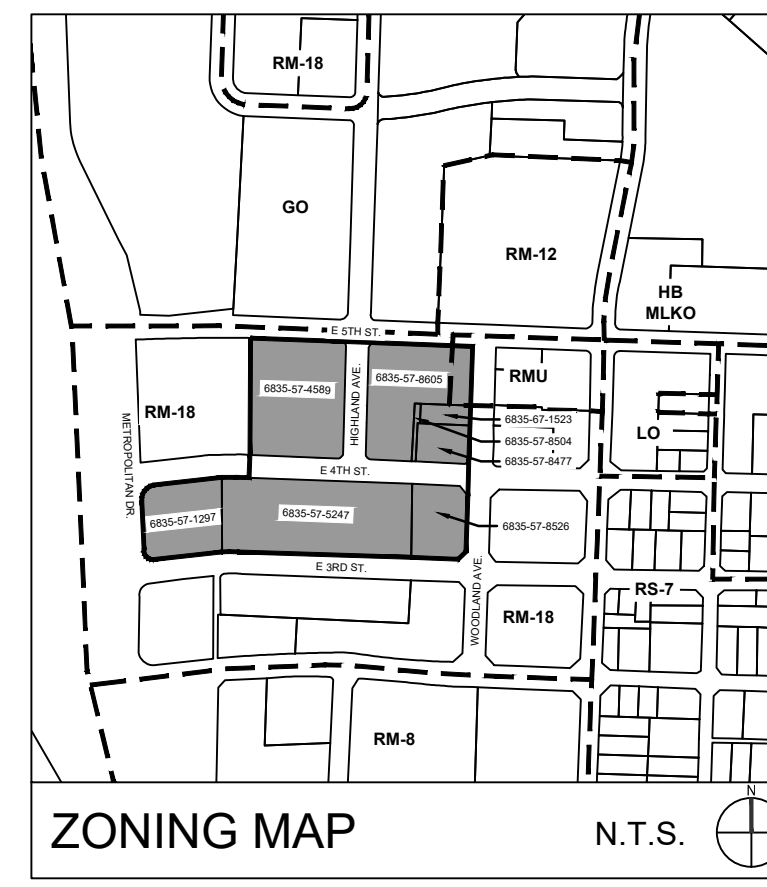
PURPOSE STATEMENT

AS PART OF THE REZONING PETITION FILED BY LIBERTY ATLANTIC DEVELOPMENT GROUP AND DEPICTED IN THE SITE PLAN, OFFICE, RETAIL AND HIGH DENSITY RESIDENTIAL USE DEVELOPMENT WILL HELP PROMOTE PEDESTRIAN AND BUSINESS COLLABORATION IN A VITAL CITY CORRIDOR.

GENERAL NOTES

JANUARY 26, 2021

- UNLESS THE REZONING PLAN OR PLAN NOTES ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE PB-8 ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT AND USE OF THE SITE.
- THE DEVELOPMENT DEPICTED ON THE REZONING PLAN IS SCHEMATIC IN NATURE AND INTENDED TO DEPICT THE GENERAL ARRANGEMENT OF USES AND IMPROVEMENTS ON THE SITE. ACCORDINGLY, THE CONFIGURATIONS, PLACEMENTS AND SIZES OF THE BUILDING FOOTPRINTS AS WELL AS THE INTERNAL PRIVATE DRIVE AISLES/PARKING DEPICTED ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND, SUBJECT TO THE TERMS OF THESE DEVELOPMENT STANDARDS AND THE ORDINANCE, ARE SUBJECT TO MINOR ALTERATIONS OR MODIFICATIONS DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES.
- THE SITE MAY BE DEVOTED ONLY TO A RESIDENTIAL, RETAIL AND OFFICE COMMUNITY CONTAINING APARTMENT AND TOWNHOME DWELLING UNITS AND TO ANY INCIDENTAL AND ACCESSORY USES RELATING THERETO THAT ARE ALLOWED IN THE PB ZONING DISTRICT.
- VEHICULAR ACCESS TO THE SITE SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND CONSTRUCTION PLANS AND DESIGNS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE WINSTON SALEM DEPARTMENT OF TRANSPORTATION AND/OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
- THE PLACEMENT AND CONFIGURATION OF THE DRIVEWAYS GENERALLY DEPICTED ON THE REZONING PLAN MAY BE MODIFIED DUE TO GRADIENT TOPOGRAPHY OF THE SITE AND/OR ARCHITECTURAL FEATURES OF THE BUILDINGS CONSTRUCTED ON THE SITE.
- WALKWAYS SHOULD BE PROVIDED TO CONNECT ALL RESIDENTIAL ENTRANCES TO SIDEWALKS ALONG PUBLIC AND PRIVATE STREETS.
- ALL FREESTANDING LIGHTING FIXTURES INSTALLED ON THE SITE (EXCLUDING LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS, PRIVATE STREETS/PRIVATE ALLEYS AND SIDEWALKS, WALKWAYS AND LANDSCAPING LIGHTING) SHALL BE FULLY CAPPED AND SHIELDED AND THE ILLUMINATION DOWNWARDLY DIRECTED SO THAT DIRECT ILLUMINATION DOES NOT EXTEND PAST ANY PROPERTY LINE OF THE SITE.
- IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE USE AND DEVELOPMENT OF THE SITE IMPOSED UNDER THESE DEVELOPMENT STANDARDS AND THE REZONING PLAN WILL UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF PETITIONER AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.
- THROUGHOUT THIS REZONING PLAN, THE TERM "PETITIONER" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF PETITIONER OR THE OWNER OR OWNERS OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.
- ALL DIMENSIONS ARE AT 90 DEGREES UNLESS OTHERWISE NOTED ON THE CONSTRUCTION DOCUMENTS.
- ALL DIMENSIONS ARE TO FACE OF BUILDING, BACK OF CURB OR PROPERTY LINE UNLESS OTHERWISE NOTED.
- 8'X15' BUS STOP PAD AND SHELTER PROPOSED AT EXISTING BUS STOP LOCATIONS AT THE CORNERS OF E 5TH STREET AND HIGHLAND AVENUE. APPROXIMATE LOCATION DEPICTED ON REZONING PLAN.
- THE DEVELOPMENT MUST MEET THE SITE LIGHTING STANDARDS ESTABLISHED IN SECTION 6.6 OF THE WINSTON SALEM UNIFIED DEVELOPMENT ORDINANCE CLEAR CODE.



SURVEY DISCLAIMER
 TOPOGRAPHIC SURVEY DATED JANUARY 07, 2021 PROVIDED BY PARTNER ENGINEERING AND SCIENCE, INC., 4815 N. 12TH ST. STE. 201, PHOENIX, AZ, 85014

ZONING SUMMARY:

OWNER: NATIONAL INVESTORS OF THE TRIAD, LLC & FIRST CALVARY BAPTIST CHURCH OF WINSTON SALEM
 OWNER ADDRESS: 2700 BOULDER PARK CT., WINSTON SALEM, NC 27101 & 401 WOODLAND AVE., WINSTON SALEM, NC 27101
 OWNER EMAIL: HAYES@WILSONCONVINGTON.COM

DEVELOPER: LIBERTY ATLANTIC GROUP
 DEVELOPER ADDRESS: 9635 SOUTHERN PINES BLVD., CHARLOTTE, NC 28273
 DEVELOPER EMAIL: KENNETH.JONES@PARTNER.COM

CIVIL ENGINEER/LANDSCAPE ARCHITECT: BLOC DESIGN, PLLC
 BLOC DESIGN ADDRESS: 2923 S. TRYON ST., SUITE 300, CHARLOTTE, NC 28203
 BLOC DESIGN EMAIL: ACCOLEMAN@BLOC-NC.COM

ZONING DESIGNATION (EXISTING): RM-16 AND RMU
 ZONING DESIGNATION (PROPOSED): PB-8
 JURISDICTION: CITY OF WINSTON SALEM

PROPOSED USES: BANKING AND FINANCIAL SERVICES, COMBINED USE, FOOD OR DRUG STORE, OFFICES, RESTAURANT (WITHOUT DRIVE THRU SERVICE), RETAIL STORE, SERVICES, RESIDENTIAL BUILDING, DUPLEX, RESIDENTIAL BUILDING, MULTIFAMILY, RESIDENTIAL BUILDING, TOWNHOUSE, AND RESIDENTIAL BUILDING, TOWN HOME

PARCEL NUMBER: 6835-57-4589, 6835-57-1297, 6835-57-8605, 6835-67-1523, 6835-57-8474, 6835-57-8504, 6835-57-4247, 6835-57-8256

REVISIONS

NO.	DATE	DESCRIPTION
1	02/25/21	INTERDEPARTMENTAL COMMENTS

SETBACK AND YARD REQUIREMENTS

FRONT: NONE REQUIRED
 SIDE YARD: NONE REQUIRED
 REAR YARD: NONE REQUIRED

BUFFERS REQUIRED

NONE REQUIRED

BUILDING SEPARATION

SEPARATION TRIANGLES ARE SHOWN BASED ON BUILDING STORIES RATIO OUTLINED IN THE WINSTON SALEM DEVELOPMENT ORDINANCE

MOTOR VEHICLE PARKING SUMMARY

REQUIRED: 681 SPACES

RESIDENTIAL BUILDING, MULTIFAMILY: 1.5 SPACES PER 1 BED UNIT AND 1.75 SPACES PER 2 BED UNIT

(100) 1 BED UNITS X 1.5 SPACES = 150 SPACES
 (213) 2 BED UNITS X 1.75 SPACES = 373 SPACES

RESIDENTIAL BUILDING, TOWNHOUSE: 2 SPACES PER 3 BED UNIT
 (13) 3 BED UNITS X 2.0 SPACES = 26 SPACES

RETAIL STORE/SERVICES, A: 1 SPACE PER 300 SF
 9,500 SF/3,000 SF = 32 SPACES

OFFICES: 1 SPACE PER 300 SF
 30,310 SF/300 SF = 102 SPACES

ACCESSIBLE REQUIREMENTS:
 2% OF TOTAL REQUIRED PARKING SHALL BE ACCESSIBLE PARKING
 17% OF REQUIRED ACCESSIBLE PARKING SHALL BE VAN ACCESSIBLE

PARKING REDUCTIONS

6.1.5.D.1A - UP TO 30% REDUCTION OF MOTOR VEHICLE PARKING IN PB-8 DISTRICT
 681 X 0.70 = 477 SPACES

6.1.5.G.3.A - UP TO 5% REDUCTION IF PROVIDING 2 BIKE LOCKER BIKE PARKING
 681 X 0.05 = 35 SPACES 477-35=442 SPACES

6.1.5.G.3.B - UP TO 5% REDUCTION IF PROVIDING DOUBLE REQUIRED BICYCLE PARKING
 681 X 0.05 = 35 SPACES 442-35=407 SPACES

6.1.5.I.1 - UP TO 10% REDUCTION IF PROVIDING BUS STOP WITHIN 750 FEET OF PROPERTY
 681 X 0.05 = 35 SPACES 407-35=372 SPACES

6.1.5.N.1 - UP TO 10% REDUCTION IF PROVIDING CARPOOL OR CHARGING STATIONS
 REDUCE BY 2 SPACES FOR EVERY 1 CARPOOL SPACE
 REDUCE BY 4 SPACES FOR EVERY 1 CHARGING SPACE
 10 CHARGING STATIONS PROPOSED (40 SPACE REDUCTION)
 372-40=332 SPACES

TOTAL PERCENT REDUCTION = 51.25% (349 SPACE REDUCTION)
 REQUIRED PARKING: 332 SPACES (AFTER REDUCTION)

TOTAL PROVIDED: 303 SPACES

ON-STREET: 104 SPACES (29.71%)
 OFF-STREET: 246 SPACES
 13 ACCESSIBLE PARKING SPACES (10 REGULAR, 3 VAN)
 0 COMPACT PARKING SPACES
 10 CHARGING STATIONS

BIKE PARKING SUMMARY:

REQUIRED: 24 SPACES

RESIDENTIAL BUILDING, MULTIFAMILY: 0.125 SPACES PER UNIT (MIN. 2, MAX. 20)
 325 UNITS X 0.125 = MAX. 20 SPACES

RETAIL STORE/SERVICES, A: 1 SPACE PER 5,000 SF (MIN. 2, MAX. 20)
 9,500 SF/5,000 SF = MIN. 2 SPACES

OFFICES: 1 SPACE PER 20,000 SF (MIN. 2, MAX. 20)
 30,310 SF/20,000 SF = MIN. 2 SPACES

6.1.5.G.3.A - PROVIDE 2 BIKE LOCKER BIKE PARKING FOR VEHICLE PARKING REDUCTION
 6.1.5.G.3.B - DOUBLE REQUIRED BIKE PARKING FOR VEHICLE PARKING REDUCTION

PROVIDED: 50 SPACES

DEVELOPMENT SUMMARY

RESIDENTIAL BUILDING, MULTIFAMILY: 313 UNITS
 RESIDENTIAL BUILDING, TOWNHOUSE: 12 UNITS
 PROPOSED DENSITY: 325 RESIDENTIAL UNITS / AC (39 DU/A)
 MAXIMUM BUILDING HEIGHT: MAXIMUM ALLOWED BY PB-8 ZONING IN THE WINSTON SALEM DEVELOPMENT ORDINANCE.
 LOADING SPACES REQUIRED: 0

COMMON RECREATION AREA CALCULATIONS
 REQUIRED: 100 SF PER DWELLING UNIT (REDUCED TO 50SF FOR GMA) WITH OVER 20 DWELLING UNITS PER ACRE
 325 UNITS X 60 SF = 16,250 SF
 PROVIDED: MIN. 16,250 SF (OPEN SPACE TO BE MINIMUM 5% GRADING)

TREE SAVE REQUIRED: NONE REQUIRED

Bloc Design
 2923 S. Tryon Street, Suite 320
 Charlotte, NC 28203
 phone: 704-940-2883
 www.bloc-nc.com

landscape architecture | planning | civil engineering

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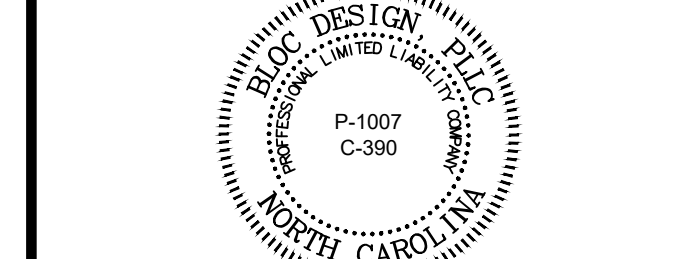
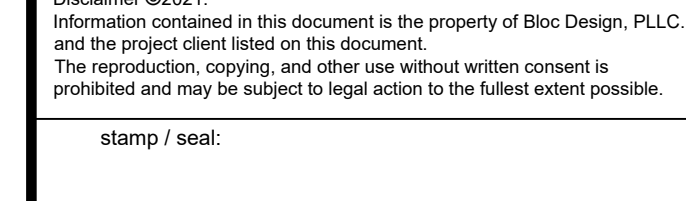
NOT FOR CONSTRUCTION

02/25/21

REZONING PETITION X-XXXX

**Metropolitan Village
 Mixed Use Development**

918 E Fourth Street
 Winston-Salem, NC 27101



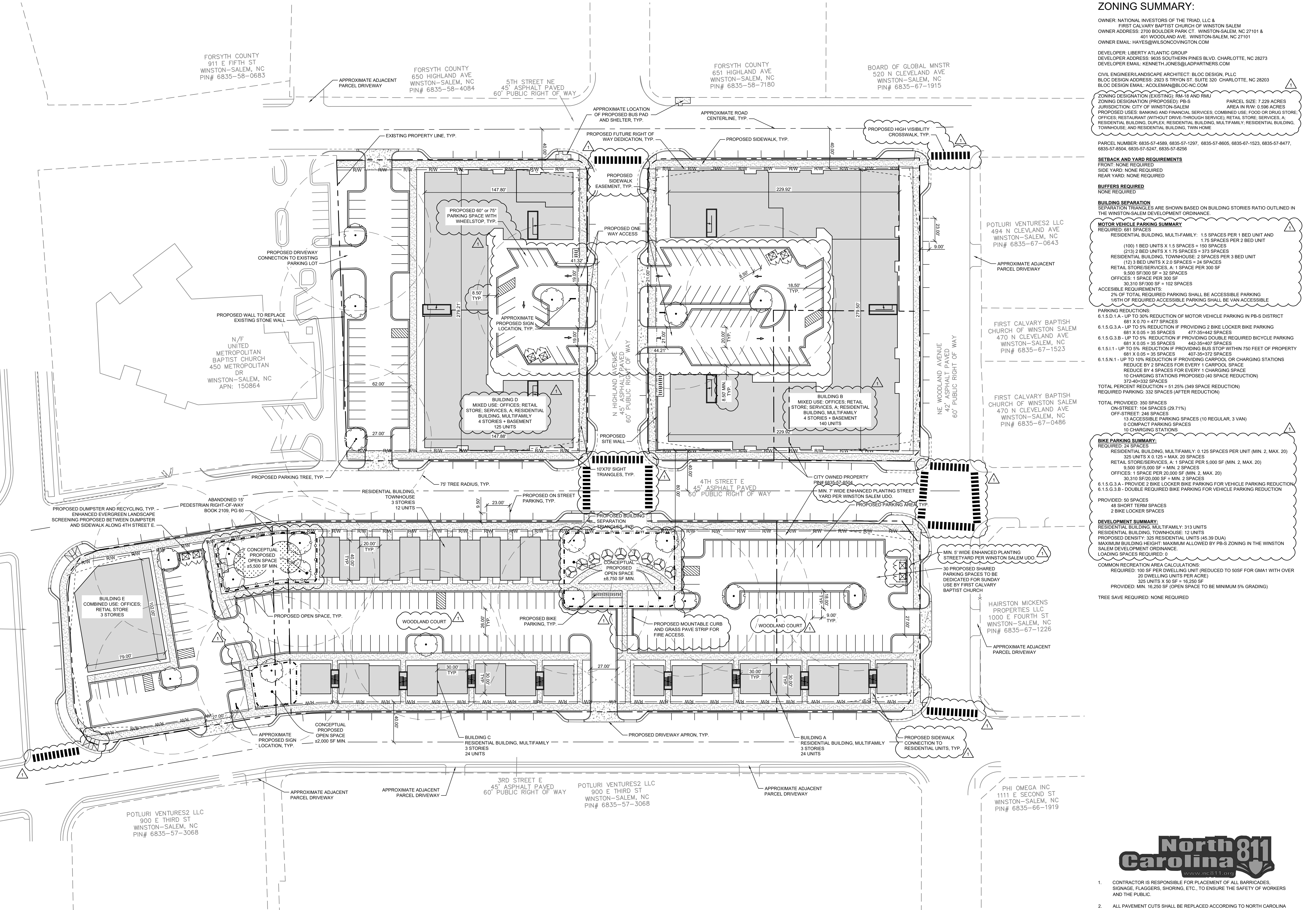
DATE: 01/25/21	MPIC: WILL
DRAWN BY: LVH	CHECKED BY: WILLRAC
PROJECT NUMBER: 00740.01	
SCALE: 1"=40'	
TITLE: CONCEPTUAL SITE PLAN	

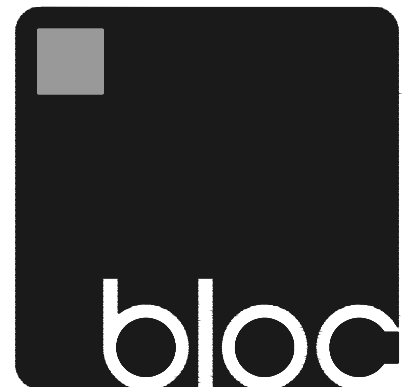
SHEET NO:
RZ-1

1. CONTRACTOR IS RESPONSIBLE FOR PLACEMENT OF ALL BARRICADES, SIGNAGE, FLAGGERS, SHORING, ETC., TO ENSURE THE SAFETY OF WORKERS AND THE PUBLIC.

2. ALL PAVEMENT CUTS SHALL BE REPLACED ACCORDING TO NORTH CAROLINA DEPARTMENT OF TRANSPORTATION

PHI OMEGA INC
 111 E SECOND ST
 WINSTON-SALEM, NC
 PIN# 6835-66-1919





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VICINITY MAP N.T.S.

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LEGEND

SYMBOL	DETAIL
	EXISTING CONTOUR
	PROPOSED INDEX CONTOUR
	PROPOSED INTERIOR CONTOUR
	PROPOSED STORM DRAINAGE
	PROPOSED CATCH BASIN INLET
	PROPOSED DRAINAGE AREA
	EXISTING WATER MAIN
	EXISTING SAN. SWR. LINE & MANHOLE
	PROPOSED WATER SERVICE
	PROPOSED WATER LINE
	PROPOSED SAN. SWR. LINE & MANHOLE
	PROPOSED SAN. SWR. LATERAL & CLEAN-OUT

GRADING NOTES:

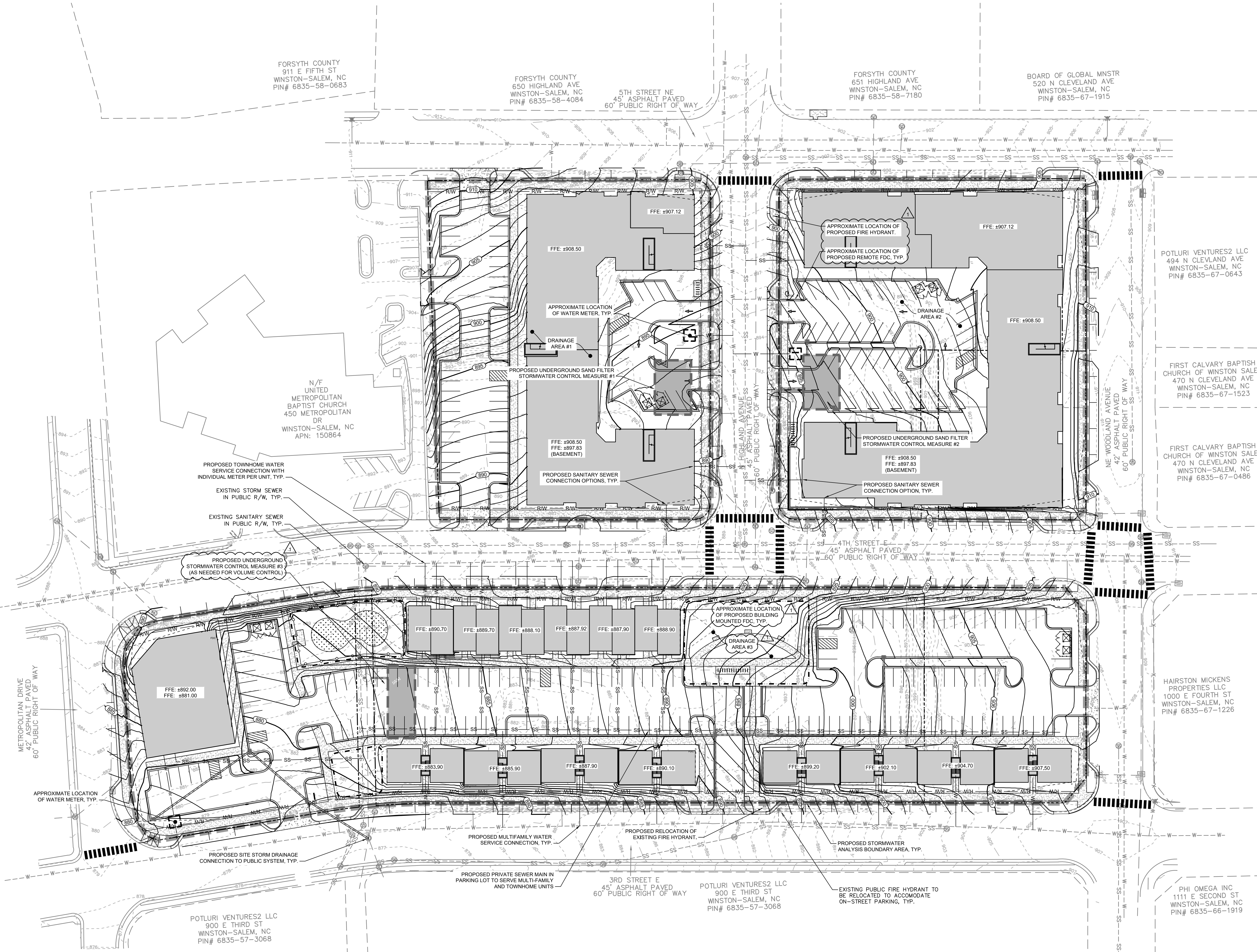
1. GRADING IS CONCEPTUAL IN NATURE AND IS ONLY INTENDED TO CONVEY GENERAL DESIGN INTENT. FINAL GRADING WILL COMPLY TO CITY OF WINSTON SALEM STANDARDS.
2. RETAINING WALLS MAY BE NECESSARY DURING FINAL GRADING. RETAINING WALLS MAY CONSIST OF BUILDING FOUNDATION WALLS, SITE WALLS, OR A COMBINATION.
3. OPEN SPACE AREAS SHALL NOT EXCEED 5% GRADE.
4. GRADING AT DRIVEWAY CONNECTIONS SHALL COMPLY WITH CITY OF WINSTON SALEM STANDARDS.
5. RESIDENTIAL UNITS WITH DIRECT ACCESS TO PUBLIC RIGHT OF WAY SHALL RISE 2.50' ABOVE FINISHED GRADE AT BACK OF CURB ALONG PUBLIC RIGHT OF WAY.
6. PETITIONER SHALL COMPLY WITH THE CITY OF WINSTON SALEM APPROVED AND ADOPTED POST CONSTRUCTION STORMWATER MANAGEMENT ORDINANCE.
7. THE LOCATION, SIZE AND TYPE OF STORMWATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.

UTILITY NOTES:

1. UTILITY CONNECTION POINTS SHOWN ARE CONCEPTUAL IN NATURE AND ARE INTENDED TO CONVEY GENERAL DESIGN INTENT. FINAL CONNECTION POINTS TO BE DESIGNED TO CITY OF WINSTON SALEM STANDARDS.
2. TOWNHOME AND MULTIFAMILY UNITS ON PARCELS 6835-57-0247.00 AND 6835-57-8256.00 MAY UTILIZE COMBINED SERVICE CONNECTIONS ALONG ROAD FRONTAGE TO LIMIT SERVICE TAPS ALONG EXISTING ROAD INFRASTRUCTURE. FINAL LOCATION OF WATER MAIN TO BE COORDINATED WITH CITY STAFF.
3. TOWNHOME AND MULTIFAMILY UNITS ON PARCELS 6835-57-0247.00 AND 6835-57-8256.00 MAY UTILIZE A PRIVATE SEWER MAIN ON SITE TO LIMIT SERVICE TAPS ALONG EXISTING ROAD INFRASTRUCTURE. FINAL LOCATION OF CONNECTION POINT TO BE COORDINATED WITH CITY STAFF.

STORMWATER SUMMARY:

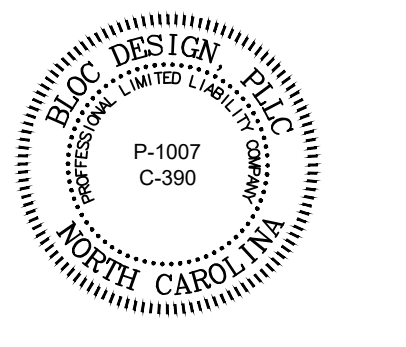
DRAINAGE AREA #1	IMPERVIOUS (BUILDINGS) = 10.654 ACRES IMPERVIOUS (OTHER) = 10.656 ACRES GRASSLANDSCAPE = 10.379 ACRES TOTAL AREA = 31.689 ACRES EXISTING IMPERVIOUS = 10.690 ACRES PROPOSED BUA = 63% (HIGH DENSITY)
DRAINAGE AREA #2	IMPERVIOUS (BUILDINGS) = 10.908 ACRES IMPERVIOUS (OTHER) = 10.562 ACRES GRASSLANDSCAPE = 10.800 ACRES TOTAL AREA = 32.270 ACRES EXISTING IMPERVIOUS = 10.830 ACRES PROPOSED BUA = 82% (HIGH DENSITY)
DRAINAGE AREA #3	IMPERVIOUS (BUILDINGS) = 10.735 ACRES IMPERVIOUS (OTHER) = 1.545 ACRES GRASSLANDSCAPE = 11.379 ACRES TOTAL AREA = 33.659 ACRES EXISTING IMPERVIOUS = 11.940 ACRES PROPOSED BUA = 21% (LOW DENSITY)
DRAINAGE AREA (TOTAL)	IMPERVIOUS (BUILDINGS) = 32.317 ACRES (32.1% OF LAND) IMPERVIOUS (OTHER) = 22.763 ACRES (38.2% OF LAND) GRASSLANDSCAPE = 32.149 ACRES (50.7% OF LAND) TOTAL AREA = 87.229 ACRES



REVISIONS

NO.	DATE	DESCRIPTION
1	02/25/21	INTERDEPARTMENTAL COMMENTS

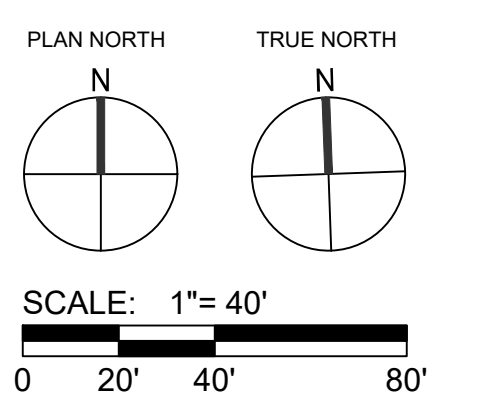
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NOT FOR CONSTRUCTION

Metropolitan Village Mixed Use Development

918 E Fourth Street
Winston-Salem, NC 27101



DATE: 01/25/21	MPIC: WILL
DRAWN BY: NTV	CHECKED BY: RAC/WLL
PROJECT NUMBER: 00740.01	
SCALE: 1"=40'	

TITLE:
CONCEPTUAL SITE GRADING, STORMWATER & UTILITY PLAN

SHEET NO:
RZ-2

ISSUE	DATE	DESCRIPTION	INCLUDED

REVISION	DATE	DESCRIPTION	REV

DESIGNER:
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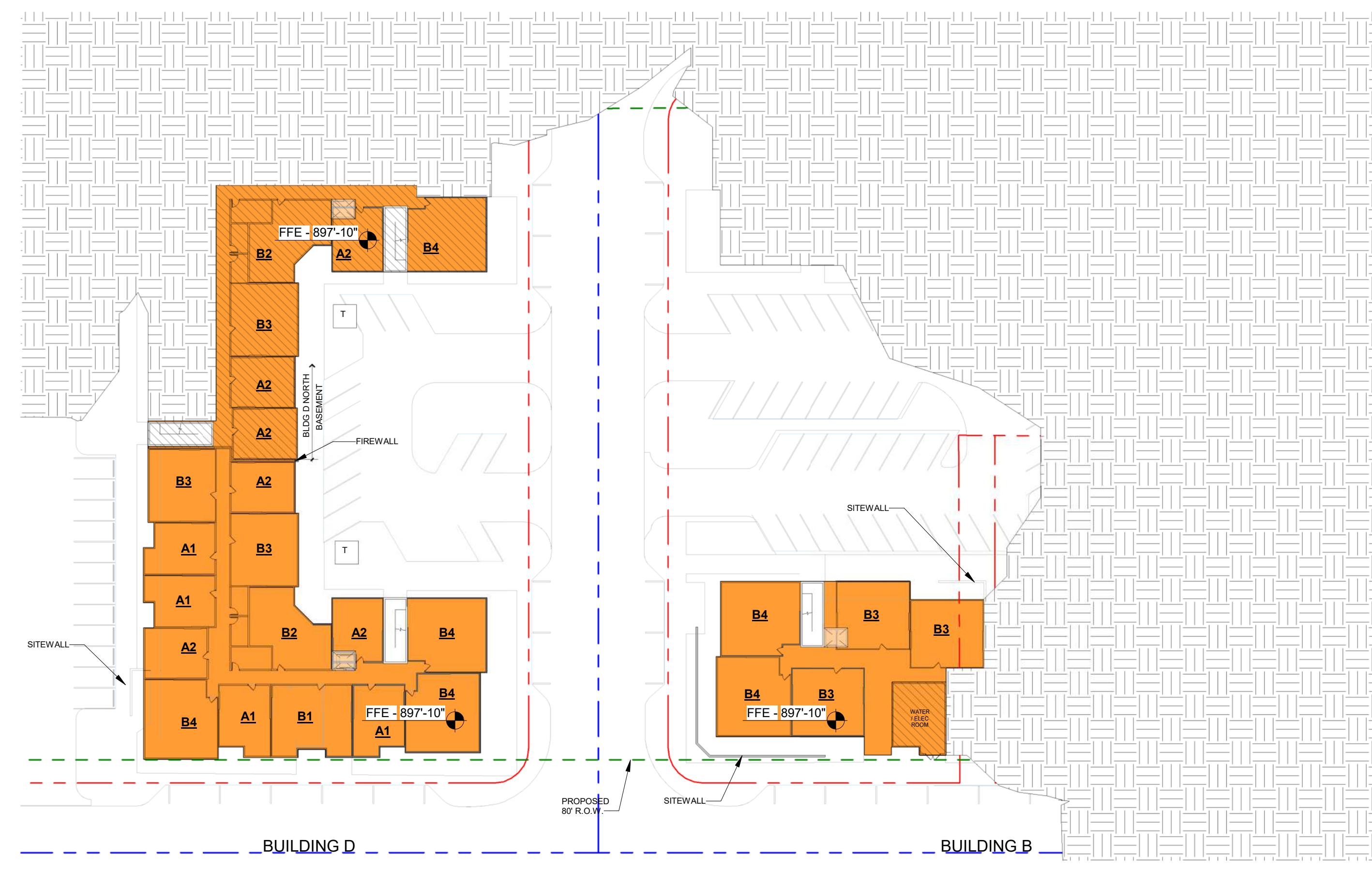
SHEET NAME:
BLDG B & D PLANS

DATE: 02/10/21

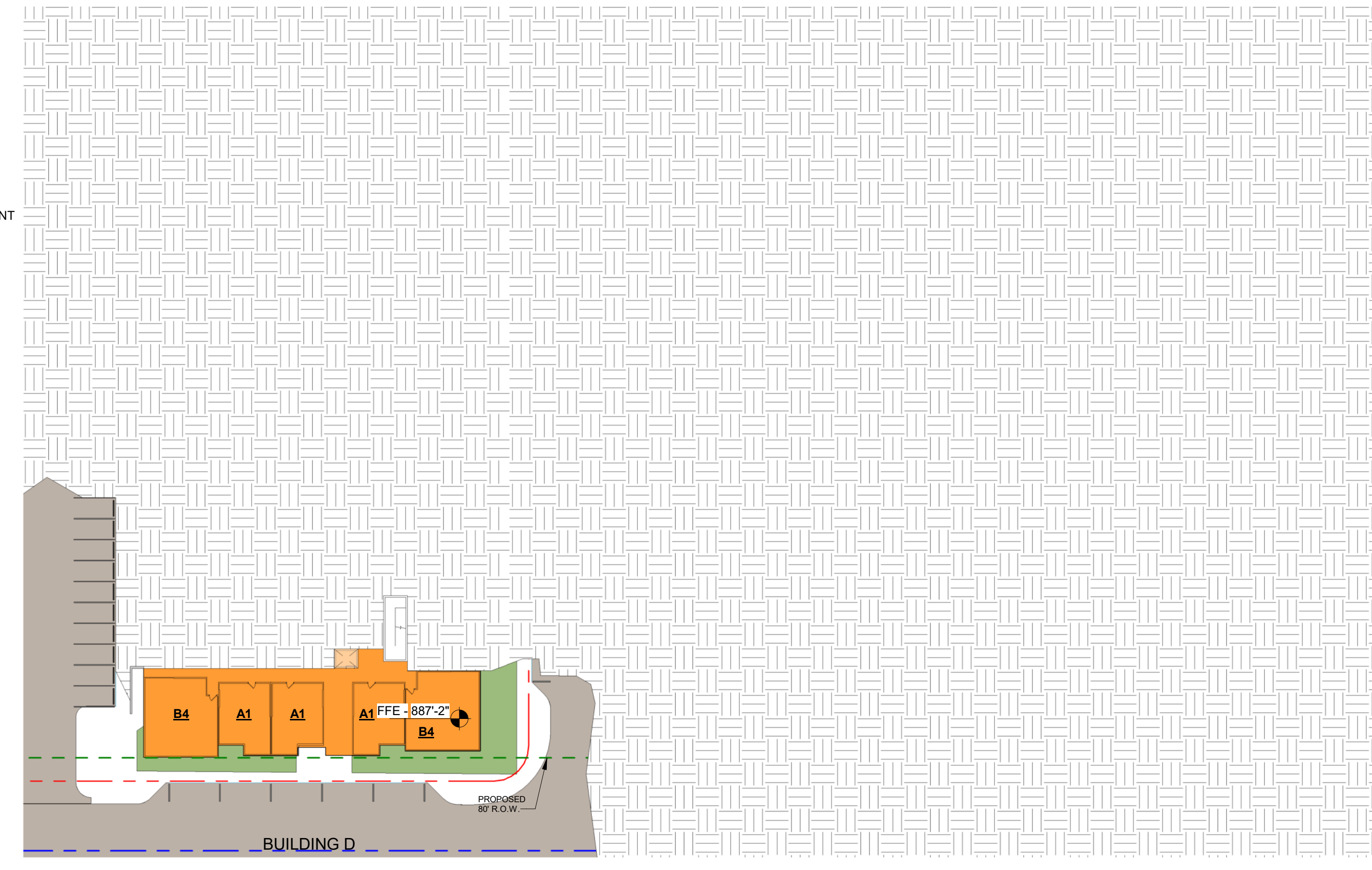
JOB NUMBER: 2032302

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CHECKED BY: Checker

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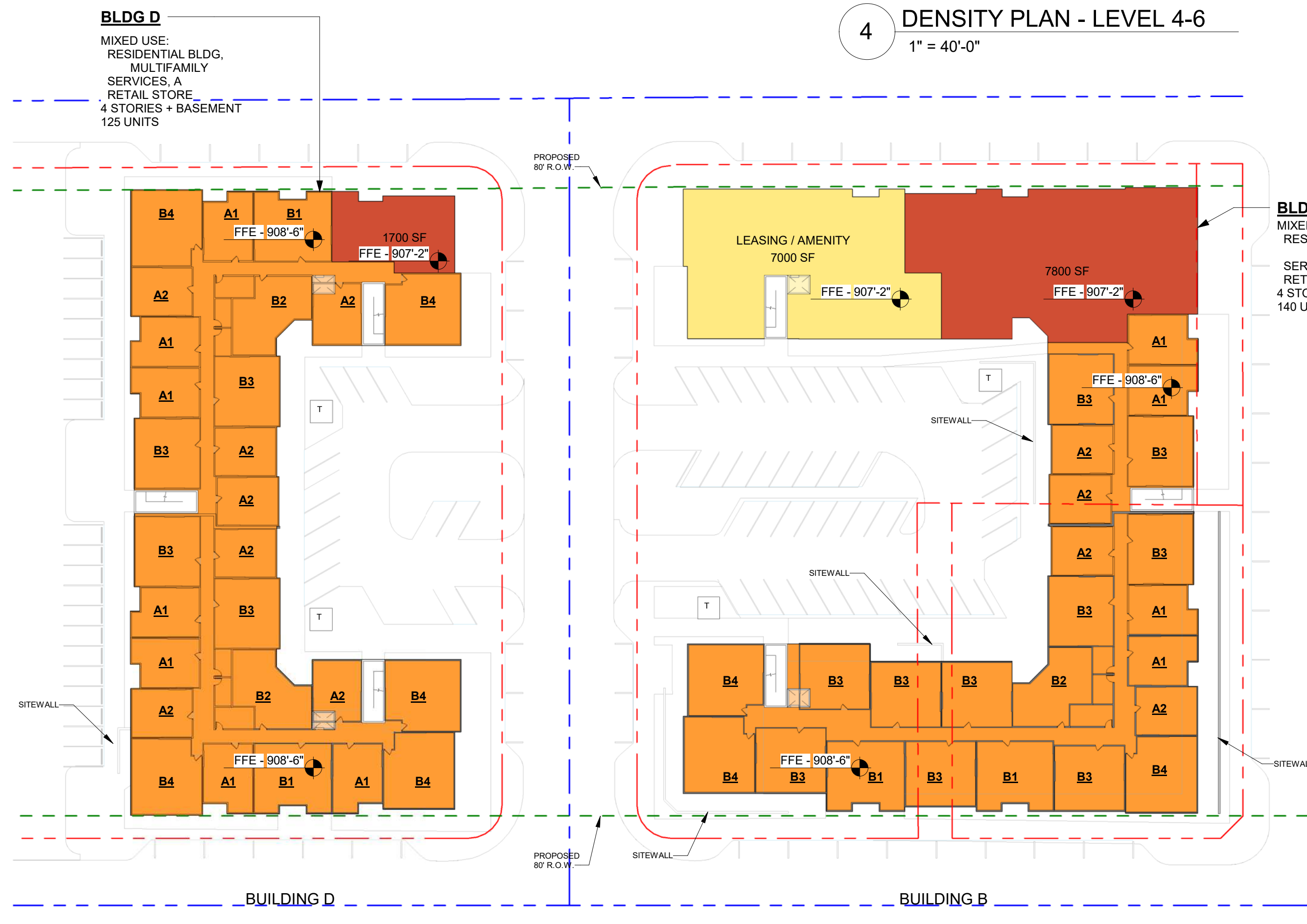
2 DENSITY PLAN - LEVEL 2
1" = 120'-0"



1 DENSITY PLAN - LEVEL 1
1" = 40'-0"



4 DENSITY PLAN - LEVEL 4-6
1" = 40'-0"



3 DENSITY PLAN - LEVEL 3
1" = 40'-0"

BLDG D
MIXED USE:
RESIDENTIAL BLDG,
MULTIFAMILY
SERVICES, A
RETAIL STORE,
4 STORIES + BASEMENT
125 UNITS

BLDG B
MIXED USE:
RESIDENTIAL BLDG,
MULTIFAMILY
SERVICES, A
RETAIL STORE,
4 STORIES + BASEMENT
140 UNITS