



PRELIMINARY DRAWING
NOT BE USED FOR CONSTRUCTION

PREVIOUS DOCKET # F-1417a
APPROVAL DATE: 9/12/2005
PROJECT:

ROBINHOOD VILLAGE

FORSYTH COUNTY, NC

CLIENT:
TRIBEK PROPERTIES
200 PROVIDENCE ROAD
SUITE 106
CHARLOTTE, NC 28207
TEL: (704) 333-8488
FAX: (704) 333-8485

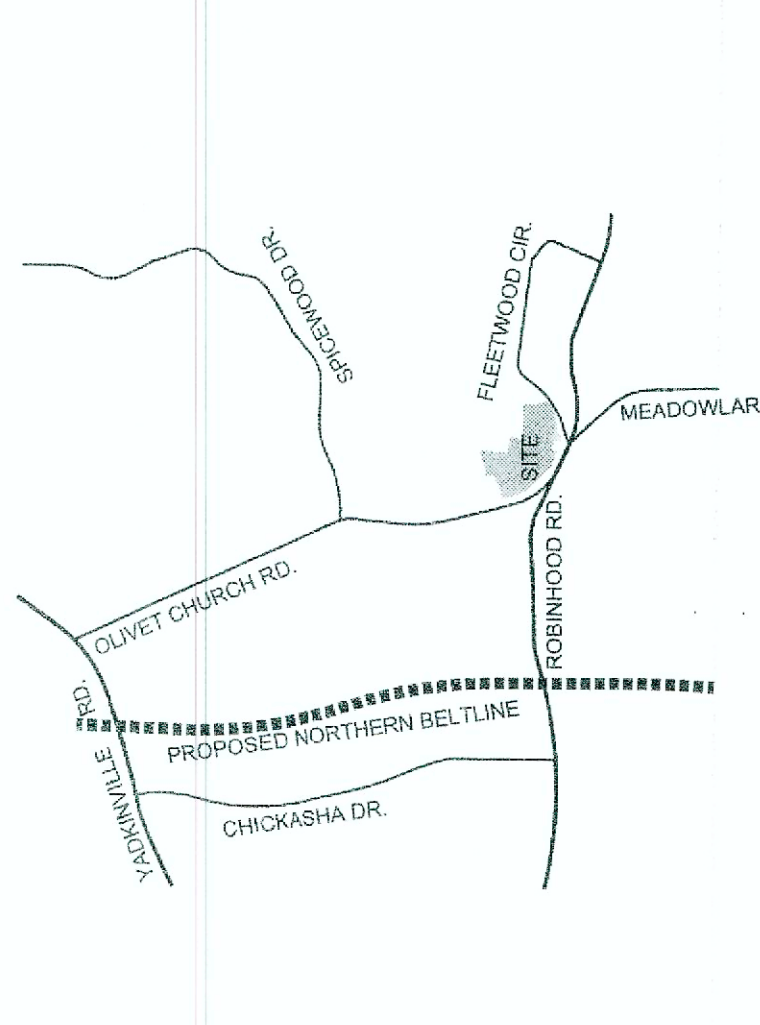
DRAWN:
DATE:
REVISED:
PREVIOUS STAFF CHANGE:
SITE PLAN REVISIONS:
MULTI FAMILY REVISED:
ADDED RESTAURANT LAYOUT:
REVISED OUTPARCEL #2:
REVISED AREA & IMP. COEFFICIENT:
REVISED AREA & IMP. COEFFICIENT:
CITY COMMENTS:
REVISED STREET NAMES:

JOB NO.:
SHEET TITLE:
SHEET NO.: 10-149

STAFF CHANGE PLAN

SCALE: 1" = 80'
SHEET NO.: SC-1

LOCATION MAP:



SITE DATA (CONT.):

- DRUG STORE BUILDING SQUARE FOOTAGES & PARKING CALCULATIONS:
DRUG STORE = 14,740 SF
PARKING REQUIRED: 14 SPACES
25% REDUCTION = 14 SPACES
(3 HANDICAP SPACES REQUIRED)
- OFFICE AREA BUILDING SQUARE FOOTAGES & PARKING CALCULATIONS:
OFFICE AREA = 16,900 SF
RESIDENTIAL UNITS ABOVE OFFICE = 10 UNITS
PARKING REQUIRED:
PROFESSIONAL OFFICE @ 1 PER 300 = 38 SPACES
RESIDENTIAL @ 1 PER 100 = 10 SPACES
TOTAL SPACES REQUIRED = 48 SPACES
- PARKING PROVIDED: 48 SPACES (INCLUDING 4 HANDICAP SPACES)
- MULTIFAMILY AREA UNIT COUNT & PARKING CALCULATIONS:
MULTIFAMILY AREA UNIT COUNT = 1507 UNITS PER AC +/-
PARKING REQUIRED:
RESIDENTIAL @ 1 PER UNIT = 1507 SPACES
CLUBHOUSE @ 1 PER 225 = 7 SPACES
TOTAL PARKING REQUIRED = 1514 SPACES
PARKING PROVIDED: 338 SPACES (INCLUDING 34 HANDICAP SPACES)
- MIN. COMMON RECREATION SPACE PROVIDED: 29,975 SF +/-
100 SF PER UNIT: 150,700 SF +/-
100 SF PER UNIT: 150,700 SF +/-

SITE DATA

- EXISTING ZONING: M-1.5 (TWO-PHASE)
- PROPOSED USE: MULTIFAMILY, TOWNHOUSE, SINGLE-FAMILY DUPLEX, TOWN-HOME PLANNED RESIDENTIAL DEVELOPMENT, COMMERCIAL OFFICES, FOOD OR DRUG STORE, FURNITURE AND HOME FURNISHINGS STORE, NURSERY, LAWN AND GARDEN SUPPLY STORE, RESTAURANT, RESTAURANT (WITHOUT DRIVE-THROUGH SERVICE), RESTAURANT MEDICAL OR DENTAL LABORATORY, MEDICAL AND SURGICAL MISCELLANEOUS BANKING AND FINANCIAL SERVICES, CLOTHING, PERSONAL TESTING AND RESEARCH LAB, VETERINARY SERVICES, PROFESSIONAL OFFICE SERVICES, BUSINESS SERVICES, OUTDOOR SWIMMING POOL, INDOOR RECREATIONAL SERVICES, DAY-CARE CENTER, CLUB OR LODGE, GOVERNMENT OFFICES, ORGANIZATION, PLACE OR GREAT GALLERY, NEIGHBORHOOD ORGANIZATION, PLACE OR GREAT GALLERY, NEIGHBORHOOD VOCATIONAL OR PROFESSIONAL, UTILITIES
- OUTPARCELS SHALL BE LIMITED TO THE PROPOSED USES LISTED ABOVE.
- BUILDING INFORMATION:
MAX. BUILDING HEIGHT: 60' UNLIMITED
COMMUNITY ACTIVITY CENTER CONC. AREA ACREAGES:
EXISTING AREA = 34.50 AC +/-
TOTAL AREA FOR NEW OPEN SPACE = 34.02 AC +/-
TOTAL AREA = 68.52 AC +/-
COMMERCIAL AREA = 19.04 AC +/- (6.9%)
OFFICE AREA = 1.86 AC +/- (5.5%)
DEVELOPMENT AREA = 12.71 AC +/- (37.4%)
TOTAL AREA = 34.62 AC +/- (100.0%)
- IMPERVIOUS CALCULATIONS:
MAX. IMPERVIOUS ALLOWED: 84.94%
TOTAL IMPERVIOUS = 84.94%
2-PHASE OUTPARCELS ACREAGE = 3.96 AC +/-
BUILDING TO LAND: 4.88 AC +/- = 65.54%
PAVEMENT TO LAND: 14.28 AC +/- = 65.54%
TOTAL IMPERVIOUS: 30.08 AC +/- = 100.00%
- RETAILING CENTER:
RETAILING CENTER = 14,643 SF
FOOD STORE = 48,725 SF
DRUG STORE = 14,740 SF
TOTAL RETAIL = 78,108 SF
- PARKING REQUIRED:
1 PER 200 MAX. = 640 SPACES
SHOPPING CENTER @ 1 PER 225 MIN. = 569 SPACES
(11 HANDICAP SPACES REQUIRED)
- PARKING PROVIDED: 579 SPACES (INCLUDING 26 HANDICAP SPACES)

REVISED ATTACHMENT "A"

For Planning Director
Zoning District: F-1417a
Staff Changes granted on: 9/12/2005

Robinoth Village (F-1417a)

PETITIONERS:

TRIBEK PROPERTIES
200 PROVIDENCE ROAD, SUITE 106
CHARLOTTE, NC 28207
TEL: (704) 333-8488
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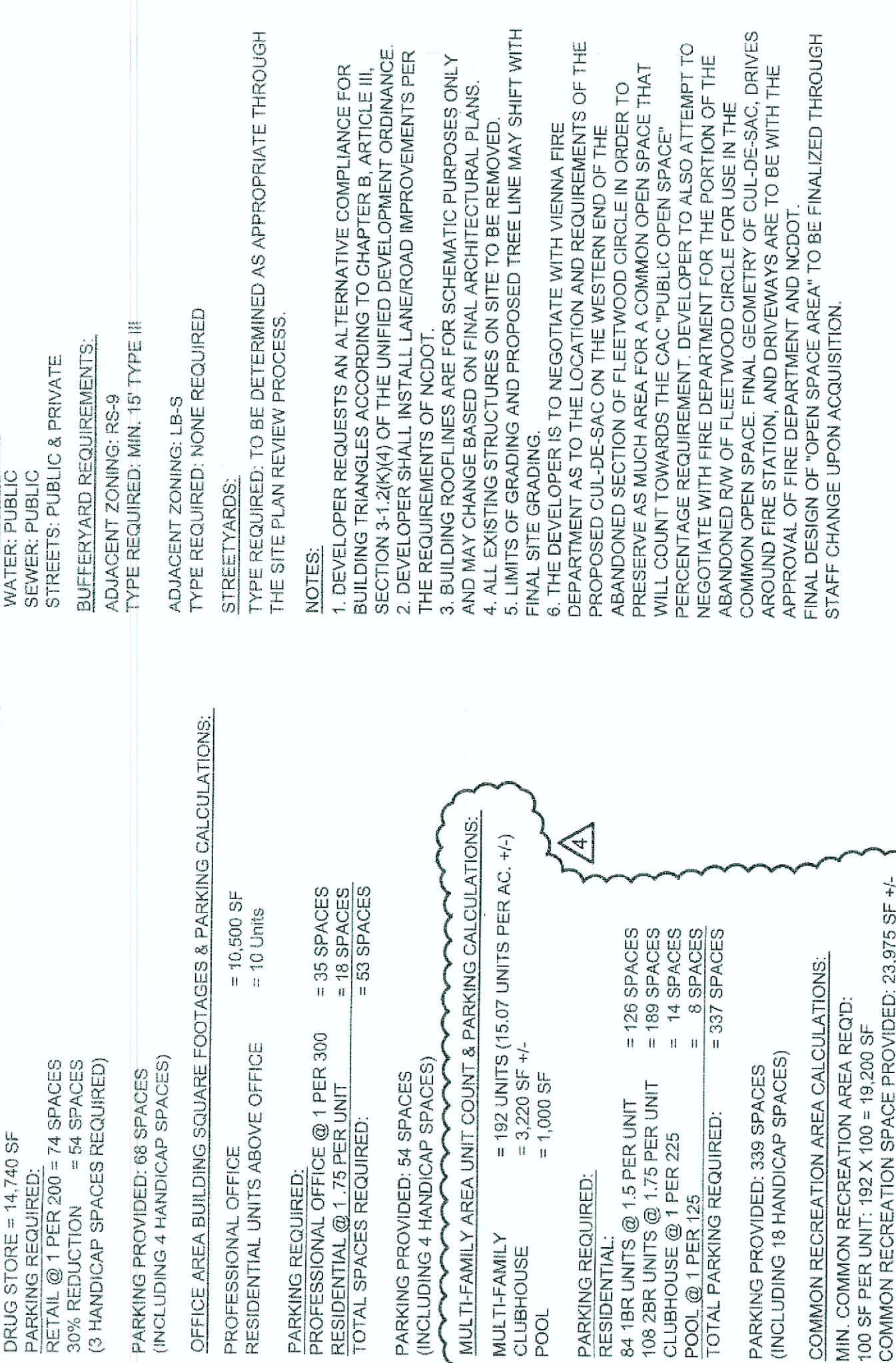
OWNERS:

- Block 4635 Lot 28 & 27T: Block 4635 Lot 28 & 27T, 1510 Albemarle Dr., Amherst, Winston-Salem, NC 27106
- Block 4635 Lot 27E, 27L, & 27P: Block 4635 Lot 27E, 27L, & 27P, 3441 Sampson Dr., Winston-Salem, NC 27106
- Block 4635 Lot 27A, 27B, 27C, & 51: Block 4635 Lot 27A, 27B, 27C, & 51, 5315 S. Orange St., Winston-Salem, NC 27106
- Block 4635 Lot 27G: Block 4635 Lot 27G, Winston-Salem, NC 27106
- Block 4635 Lot 30H & 30K: Block 4635 Lot 30H & 30K, Winston-Salem, NC 27106
- Block 4635 Lot 27H & 27I: Block 4635 Lot 27H & 27I, Winston-Salem, NC 27106
- Block 4635 Lot 27J: Block 4635 Lot 27J, Winston-Salem, NC 27106
- Block 4635 Lot 27K: Block 4635 Lot 27K, Winston-Salem, NC 27106
- Block 4635 Lot 27L: Block 4635 Lot 27L, Winston-Salem, NC 27106
- Block 4635 Lot 27M: Block 4635 Lot 27M, Winston-Salem, NC 27106
- Block 4635 Lot 27N: Block 4635 Lot 27N, Winston-Salem, NC 27106
- Block 4635 Lot 27O: Block 4635 Lot 27O, Winston-Salem, NC 27106
- Block 4635 Lot 27P: Block 4635 Lot 27P, Winston-Salem, NC 27106
- Block 4635 Lot 27Q: Block 4635 Lot 27Q, Winston-Salem, NC 27106
- Block 4635 Lot 27R: Block 4635 Lot 27R, Winston-Salem, NC 27106
- Block 4635 Lot 27S: Block 4635 Lot 27S, Winston-Salem, NC 27106
- Block 4635 Lot 27T: Block 4635 Lot 27T, Winston-Salem, NC 27106
- Block 4635 Lot 27U: Block 4635 Lot 27U, Winston-Salem, NC 27106
- Block 4635 Lot 27V: Block 4635 Lot 27V, Winston-Salem, NC 27106
- Block 4635 Lot 27W: Block 4635 Lot 27W, Winston-Salem, NC 27106
- Block 4635 Lot 27X: Block 4635 Lot 27X, Winston-Salem, NC 27106
- Block 4635 Lot 27Y: Block 4635 Lot 27Y, Winston-Salem, NC 27106
- Block 4635 Lot 27Z: Block 4635 Lot 27Z, Winston-Salem, NC 27106

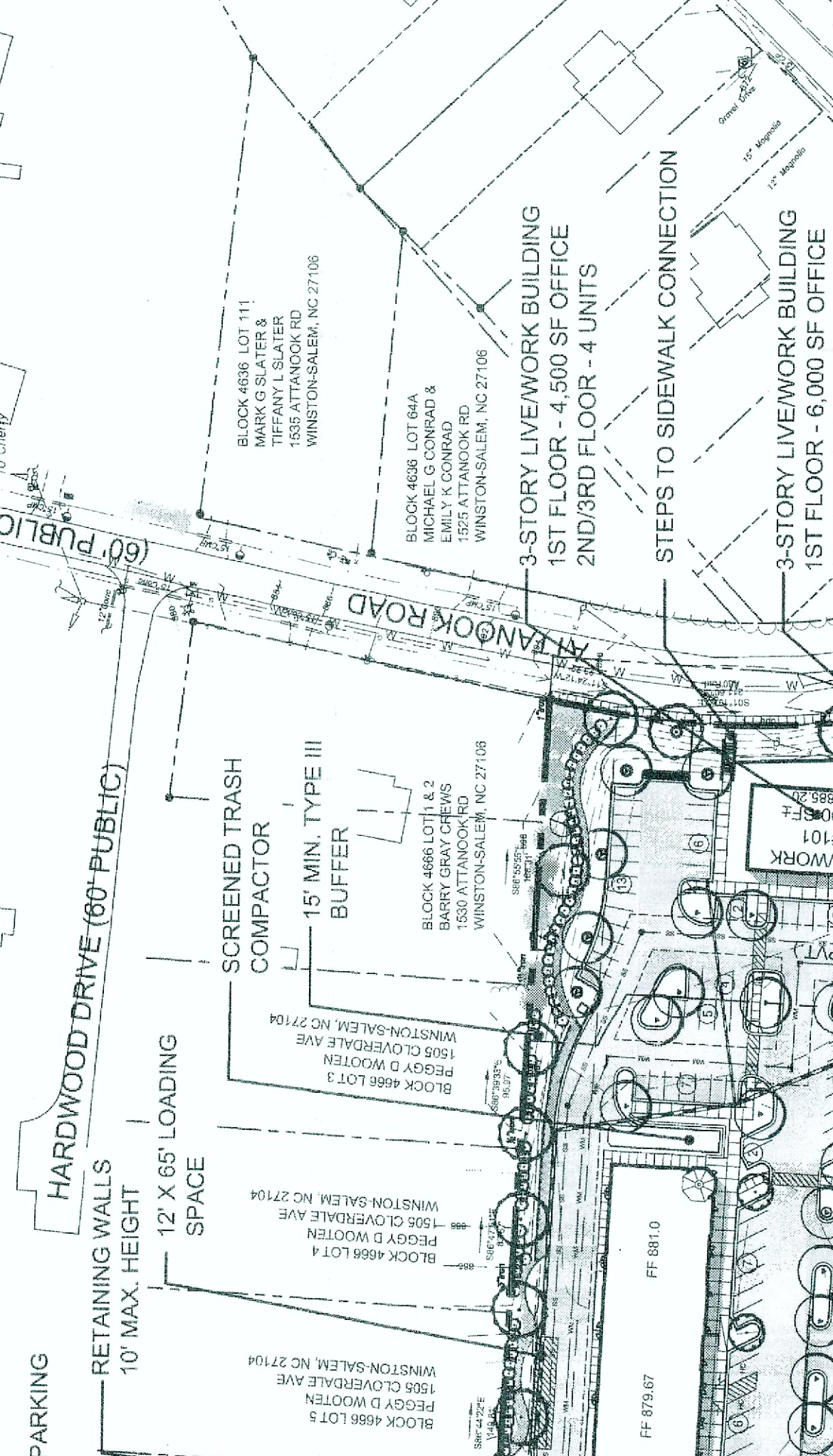
LANDSCAPE ARCHITECTS/
LAND PLANNERS/
CIVIL ENGINEERS:
Stimmel
Landscape Architecture
Civil Engineering
Land Planning



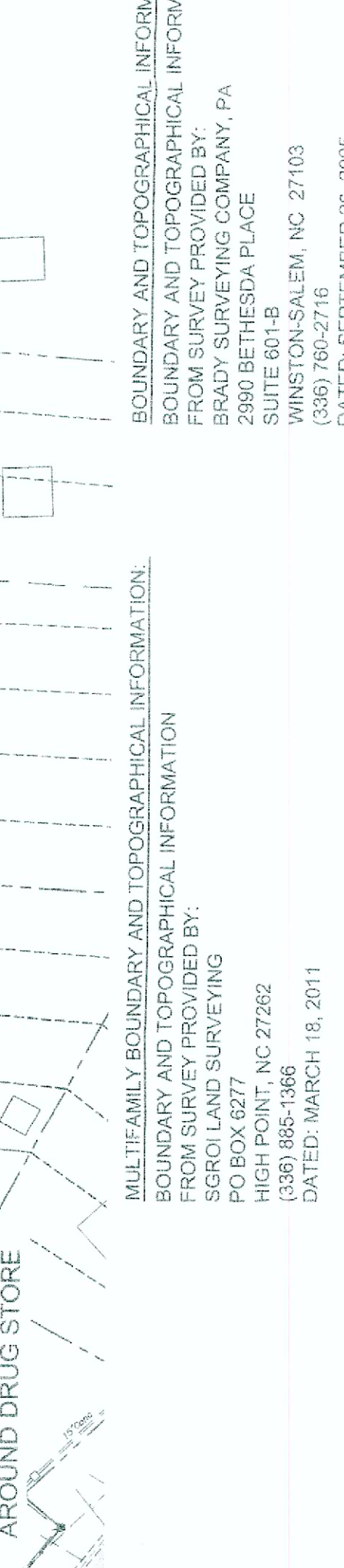
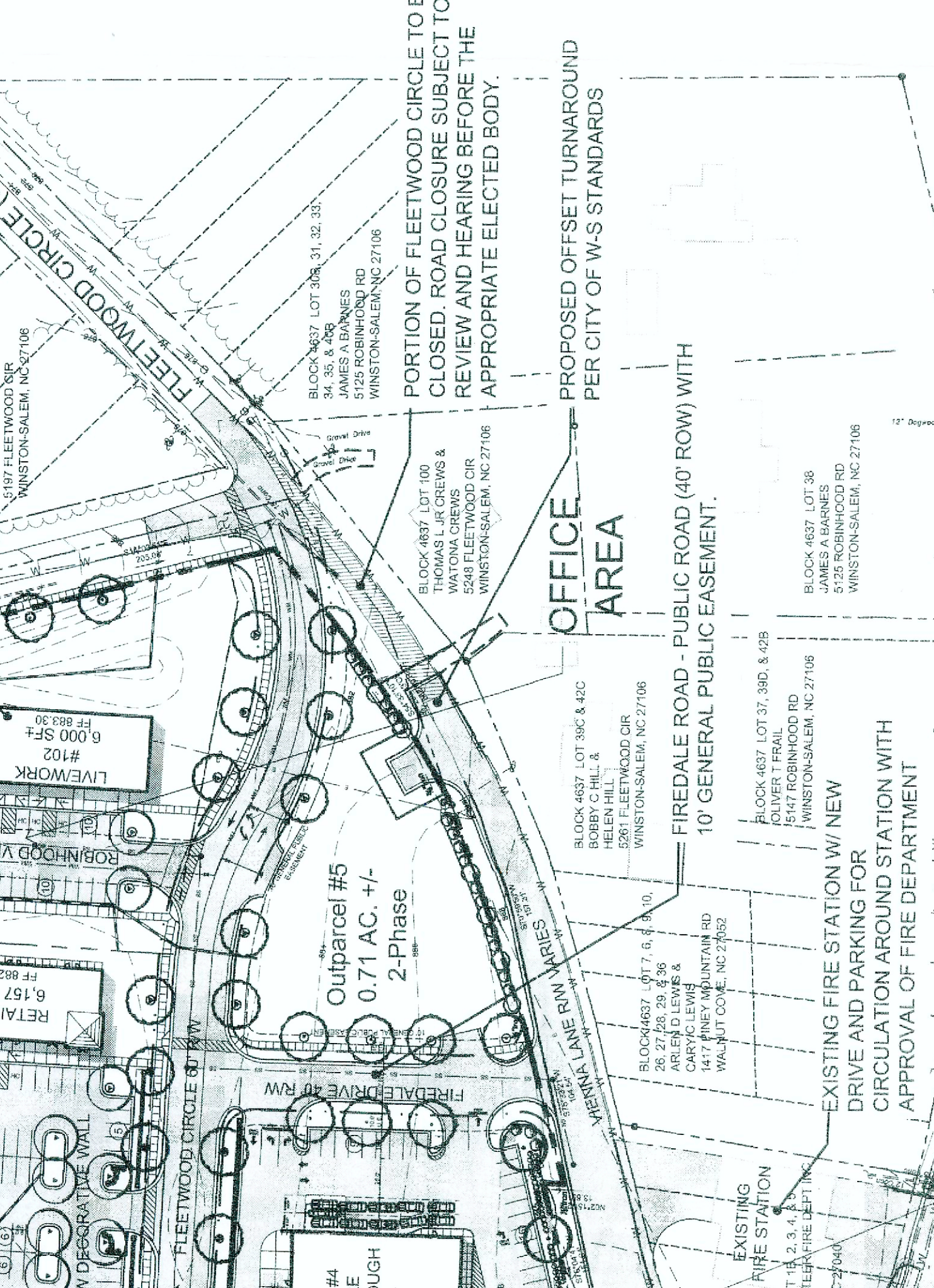
STAIRS CHANGE APPROVED TO BECOME STAIRCASE



COMMERCIAL AREA



MULTIFAMILY AREA



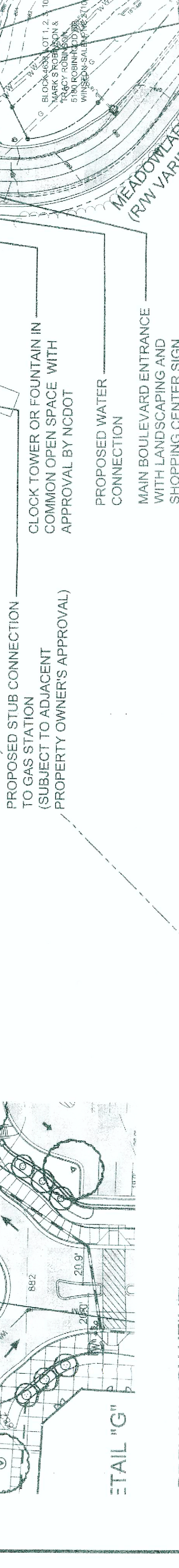
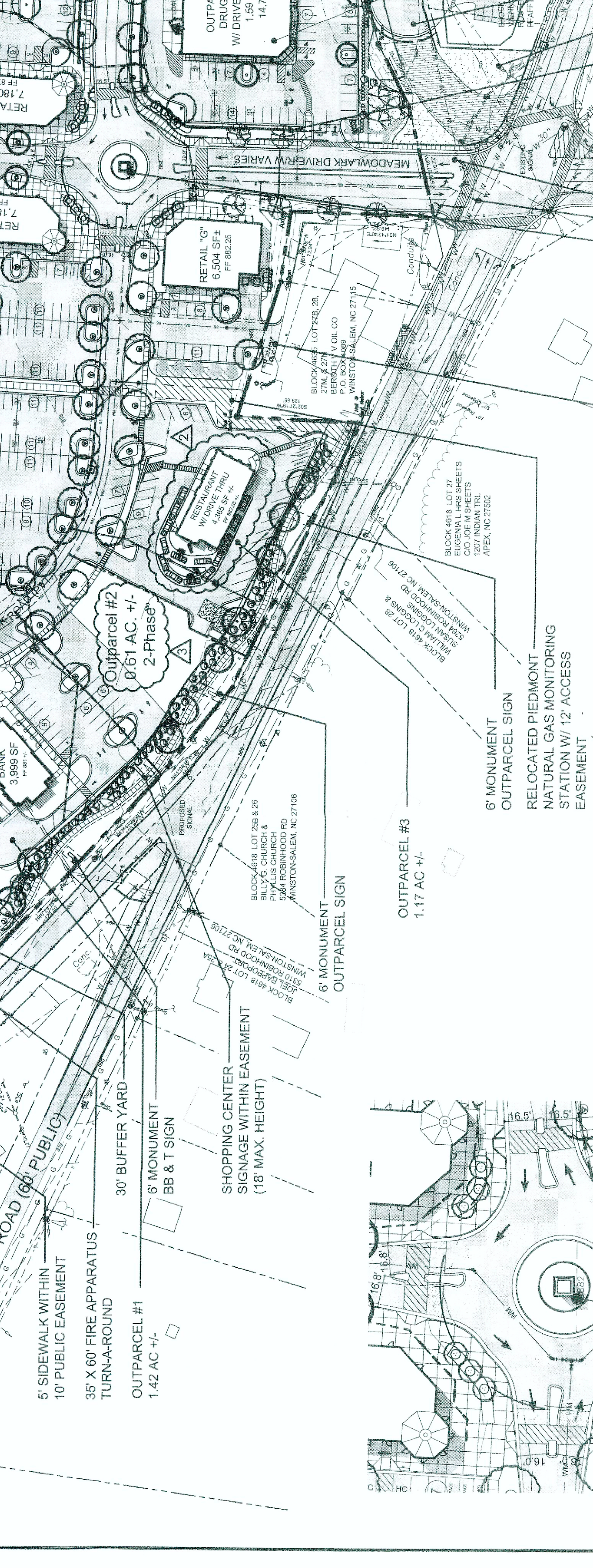
OTHER REQUIREMENTS

- 1. All proposed buildings shall be constructed in accordance with the current zoning ordinance and all other applicable codes and regulations.
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PROPOSED WATER CONNECTION



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PRELIMINARY UTILITY LAYOUT LEGEND

- FIRE HYDRANT
- PROPOSED CURB INLET
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED STORM DRAINAGE LINE
- PROPOSED WATER MAIN
- PROPOSED SANITARY SEWER LINE

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