

ADJACENT OWNERS

Lot #	PIN	Deed Bk-Pg	Property Owner	Property Owner Address	Zoning
1	6825-95-8240.00	3144-366	Brookstown Winston Salem Apartments LLC	3520 Piedmont Rd NE, Ste 410 Atlanta, GA 30305	PB-S
2	6825-95-2515.00	2702-2611	Brookstown Development Partners LLC	101 N Cherry St, Ste 501 Winston-Salem, NC 27101	PB-S
3	6825-95-2732.00	2702-2611	Brookstown Development Partners LLC	101 N Cherry St, Ste 501 Winston-Salem, NC 27101	PB-S
4	6825-95-2223.00	3353-3842	CR/POCC West End Station Owner LLC	3605 Glenwood Ave, Ste 445 Raleigh, NC 27612	PB
5	6825-95-591.00	3350-3185	Tight Lines Partners LLC	212 N Broad St Winston-Salem, NC 27101	PB
6	6825-95-6927.00	3350-787	Tight Lines Partners LLC	212 N Broad St Winston-Salem, NC 27101	PB
7	6825-95-9948.00	2759-1123	Talon Properties LLC	201 N Broad St Winston-Salem, NC 27101	PB
8	6825-95-8813.00	2012E-871	McCal, Alyson R	617 Saint Andrew's Rd Statesville, NC 28625	HB
9	6825-95-8725.00	2012E-871	McCal, Alyson R	617 Saint Andrew's Rd Statesville, NC 28625	HB
10	6825-95-8648.00	3271-4055	A&C Properties of Forsyth LLC	1008 S Hawthorne Rd Winston-Salem, NC 27103	HB
11	6825-95-8663.00	2841-3931	Brookstown Development Partners LLC	101 N Cherry St, Ste 501 Winston-Salem, NC 27101	PB-S
12	6825-95-8454.00	3132-4349	Pacific Rim Inc	1513 Reynolda Rd Winston-Salem, NC 27104	PB
13	6825-95-9393.00	3327-4104	Roseman, Russell P	1322 Shenandoah Ln VA 22102	PB
14	6825-95-9225.00	0-0	City of Winston-Salem	PO Box 2511 Winston-Salem, NC 27102	HB
15	6825-95-9198.00	1824-2124	Huffman Oil Company Inc	PO Box 730 Burlington, NC 27216	HB
16	6825-95-7078.00	3403-3053	Bee Safe Broad Street LLC	201 N Elm St, Ste 201 Greensboro, NC 27401	HB
17	6825-95-4087.00	2731-1249	Brookstown Development Partners LLC	101 N Cherry St, Ste 501 Winston-Salem, NC 27101	PB-S

BEARINGS TABLES

Line Table			Curve Table				
Segment	Bearing	Distance	Segment	Radius	Arc Length	Chord Length	Chord Bearing
L1	S35°56'02"W	3.19'	C1	314.81'	77.21'	77.02'	N28°54'26"E
L2	N79°10'02"W	49.90'	C2	310.01'	135.02'	133.95'	N48°24'40"E
L3	S06°48'29"E	103.56'	C3	326.52'	120.55'	119.87'	N71°21'29"E
L4	S07°50'02"E	70.40'	C4	815.96'	66.08'	66.06'	S13°38'57"E
L5	N79°10'02"W	52.15'	C5	815.96'	51.33'	51.32'	S17°48'17"E
L6	S08°01'23"W	3.85'	C6	815.96'	63.87'	63.86'	S21°48'58"E
L7	S08°01'23"W	3.85'	C7	20.34'	40.54'	34.16'	S33°01'46"W
L8	N73°58'25"W	19.16'	C8	189.87'	36.00'	35.94'	N77°46'00"W
L9	N79°28'43"W	33.41'	C9	189.87'	35.30'	35.25'	N67°00'32"W
L10	N25°59'32"W	37.08'	C10	166.23'	41.51'	41.40'	N68°50'11"E

SITE DATA

Jurisdiction
Winston-Salem, NC

Purpose Statement
The purpose of this request is for Final Development Plan as required by rezoning case W-2936.

Proposed Uses
Residential, Multifamily

Zoning
Existing Zoning: PB-S (two-phase)
Proposed Zoning: PB-S

Site Acreage
Parcel Acreage: 4.36 Acres +/-
Right-of-Way Acquisition: 0.34 Acres +/-
Right-of-Way Dedication: 0.14 Acres +/-
Total Site Acreage: 4.56 Acres +/-

Watershed Data
The site is not located within a water supply watershed district.

Site Coverage
Maximum Impervious Area Permitted: N/A

Proposed
Building to Land: 2.45 Acres +/- 53.73 %
Pavement to Land: 0.70 Acres +/- 15.35 %
Open Space: 1.41 Acres +/- 30.92 %
Parcel Total: 4.56 Acres +/- 100.00 %

Total Proposed: 3.15 Acres +/- 69.08 %

Existing Impervious: 3.53 Acres +/- 80.96 %
Demo Impervious: 3.53 Acres +/- 80.96 %

Total Impervious: 3.15 Acres +/- 69.08 %

Infrastructure
Water: Public
Sewer: Public
Road: N/A

SITE DATA CONTINUED

Building Data
Max. Building Height: 60'
Proposed Building Size: Multifamily Residential: 323,853 SF +/-
Parking Deck: 136,059 SF +/-
Clubhouse & Leasing: 10,370 SF +/-
Total Building Size: 470,282 SF +/- (5 Stories)

Proposed Building Units:
1 Bedroom Units: 221 Units +/-
2 Bedroom Units: 79 Units +/-
Total Proposed Units: 300 Units +/-
Unit Density: 66 Units per Acre +/-

Common Recreation Space
Total Required: 15,000 SF +/- (50 SF per unit)
Areas Provided:
Pool Courtyard: 6,533 SF +/-
Amenity Courtyard: 11,457 SF +/-
Total Provided: 17,990 SF +/-

Parking Calculations
Residential, Multifamily (180 x 1.5 + 97 x 1.75 = 440)
1 Bedroom Units: 1.5 spaces per dwelling unit
2 Bedroom Units: 1.75 spaces per dwelling unit
Parking Required: 470 Spaces
30% PB Reduction: 141 Spaces
Required w/ Reduction: 329 Spaces
Total Parking Provided: 391 Spaces +/- (Structure)
Bicycle Parking
Residential, Multifamily: 0.125 spaces per dwelling unit in development; 2 space minimum per building, 20 space maximum per development (300 x 0.125 = 38 > 20 = 20)
Bicycle Parking Required: 20 Spaces
Bicycle Parking Provided: 20 Spaces +/-

Building Setbacks
Front: N/A
Rear: N/A
Side: N/A
Street: N/A

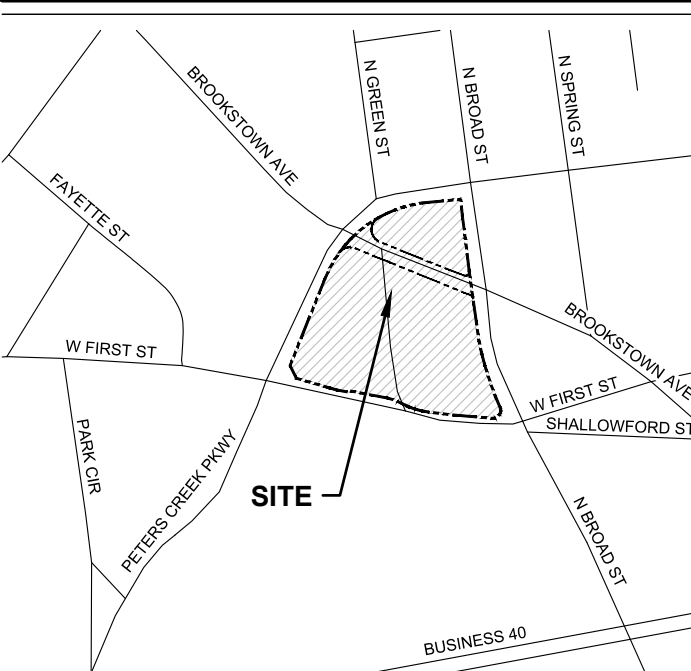
Bufferyards
Type Required: N/A

Streetyards
Type Required: N/A

NOTES

- Boundary and Topographic Information...**
Provided from survey dated April 1, 2019 by Sacks Surveying & Mapping, P.C. Boundary information for closure of Brookstown Avenue Right-of-Way to be coordinated with surveyor.
- General Notes**
- Architectural footprints may change per final architectural design. Modifications to the building footprint and any subsequent site layout modifications shall require review by Planning Staff.
 - Landscaping within buffers, streetyards, and parking lots are conceptual. Final landscape plans shall be required to meet ordinance requirements and any additional conditions as part of the zoning approval.
 - Proposed stormwater management devices, storm drainage, and utility layouts are schematic. Final layout may change per final engineered documents. Modifications to the proposed location of stormwater devices shall require review by Planning Staff.
 - Bicycle racks and dumpsters will be located within the parking structure.
 - Public ADA accessible entrance to the clubhouse will be located within the parking structure.

VICINITY MAP



stimmel
LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
LAND PLANNING
601 N. TRADE STREET, SUITE 200
WINSTON-SALEM, NC 27101
P: 336.723.1067 F: 336.723.1069
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SEALS:
PRELIMINARY DRAWING
STIMMEL ASSOCIATES, P.A.
CORPORATE SEAL
C. 6 S
NORTH CAROLINA
REGISTERED PROFESSIONAL ENGINEER
REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
REGISTERED PROFESSIONAL PLANNER
427
NOT APPROVED FOR CONSTRUCTION
PROJECT NAME & LOCATION:

DPJ - Easley Apartments
WINSTON-SALEM, NC

- PLANS FOR:**
- PRE-SUBMITTAL
 - SUBMITTAL
 - RESUBMITTAL

CLIENT:
Mr. Porter Jones
DPJ Residential, LLC
1539 Tippah Park Court
Charlotte, NC 28205
(980) 226-5381
pjones@dpjresidential.com

MARK	DATE	DESCRIPTION
	10/21/2019	Revised Per Architects Unit Mix
	09/08/2019	Revised Per City Comments
	09/04/2019	Revised Per City Comments
SUBMITTAL DATE:		08/12/19
PROJECT NO.:		18-276
DRAWN BY:		GH, BR
© STIMMEL ASSOCIATES, P.A.		
SHEET TITLE:		

FDP
G-801

PREPARED BY:
stimmel
LANDSCAPE ARCHITECTURE CIVIL ENGINEERING LAND PLANNING
601 N. TRADE STREET, SUITE 200
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SCALE: 1" = 40'

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