TREE SAVE AREA SUMMARY CALCULATIONS:

TOTAL SITE AREA: 591,109 SF

TOTAL AREA EXCLUDED: 71,139 SF (SF OF PONDS)

SITE AREA AFTER EXCLUSIONS: 519,970 SF

MINIMUM TREE SAVE AREA: 12% OF SITE AREA

REQUIRED TREE SAVE AREA: (0.12)(519,970SF) = 62,396 SF

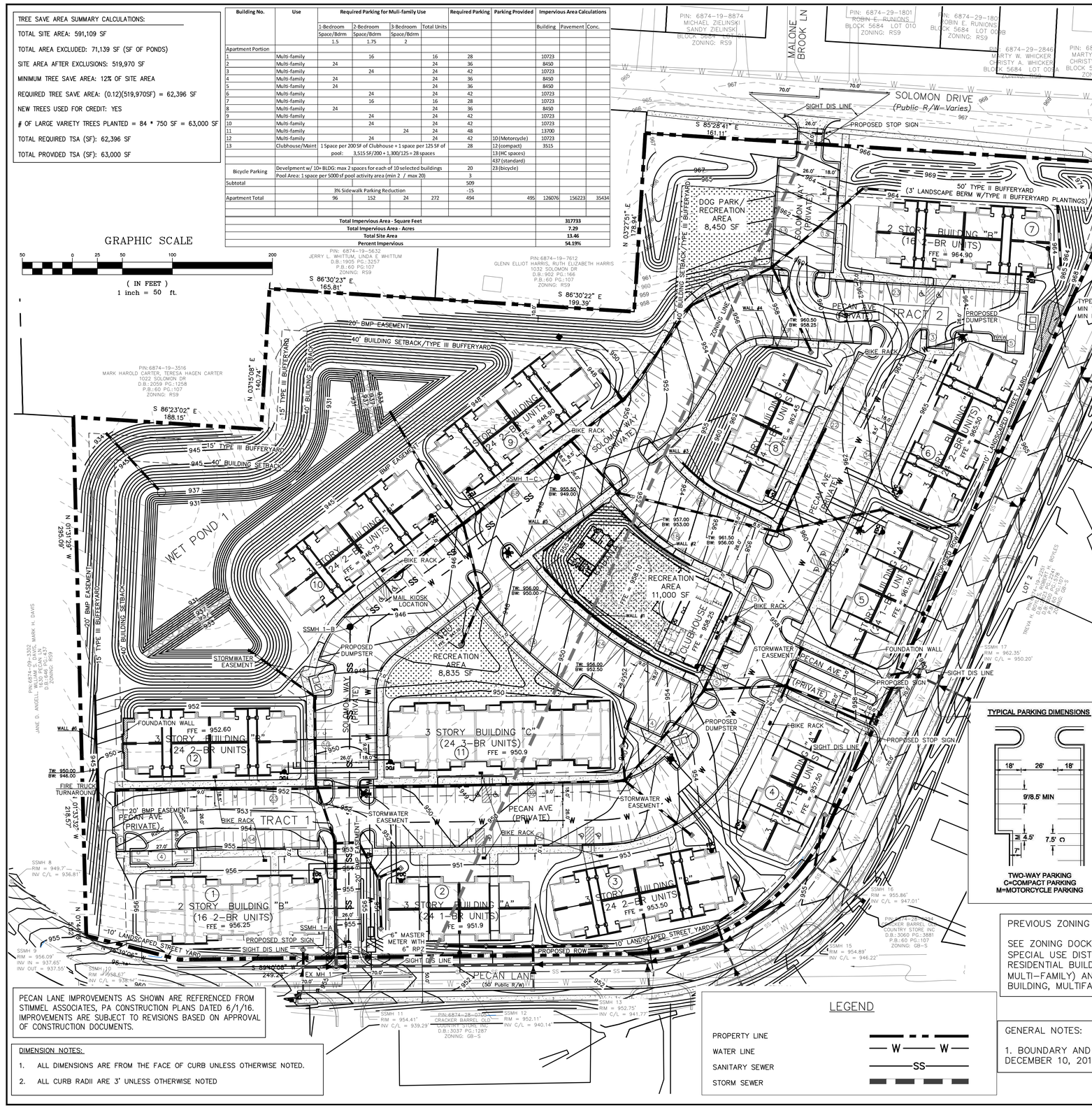
NEW TREES USED FOR CREDIT: YES

OF LARGE VARIETY TREES PLANTED = 84 * 750 SF = 63,000 SF

TOTAL REQUIRED TSA (SF): 62,396 SF

TOTAL PROVIDED TSA (SF): 63,000 SF

Building No.	Use	Required Parking for Muli-family Use				Required Parking	Parking Provided	Impervious Area Calculations		
		1-Bedroom	2-Bedroom	3-Bedroom	Total Units			Building	Pavement	Conc.
		Space/Bdrm	Space/Bdrm	Space/Bdrm						
		1.5	1.75	2						
Apartment Portion										
1	Multi-family		16		16	28		10723		
2	Multi-family	24			24	36		8450		
3	Multi-family		24		24	42		10723		
4	Multi-family	24			24	36		8450		
5	Multi-family	24			24	36		8450		
6	Multi-family		24		24	42		10723		
7	Multi-family		16		16	28		10723		
8	Multi-family	24			24	36		8450		
9	Multi-family		24		24	42		10723		
10	Multi-family		24		24	42		10723		
11	Multi-family			24	24	48		13700		
12	Multi-family		24		24	42	10 (Motorcycle)	10723		
13	Clubhouse/Maint	1 Space per 200 SF of Clubhouse + 1 space per 125 SF of pool: 3,515 SF/200 + 1,300/125 = 28 spaces				28	12 (compact)	3515		
							13 (HC spaces)			
							437 (standard)			
Bicycle Parking	Develpment w/ 10+ BLDG: max 2 spaces for each of 10 selected buildings					20	23 (bicycle)			
	Pool Area: 1 space per 5000 sf pool activity area (min 2 / max 20)					3				
Subtotal						509				
	3% Sidewalk Parking Reduction					-15				
Apartment Total		96	152	24	272	494	495	126076	156223	35434
Total Impervious Area - Square Feet								317733		
Total Impervious Area - Acres								7.29		
Total Site Area								13.46		
Percent Impervious								54.19%		

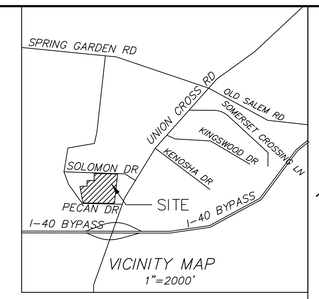


DIMENSION NOTES:

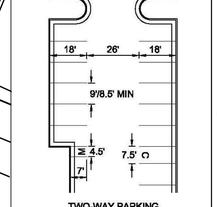
1. ALL DIMENSIONS ARE FROM THE FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL CURB RADII ARE 3' UNLESS OTHERWISE NOTED

LEGEND

PROPERTY LINE	
WATER LINE	—W— W—
SANITARY SEWER	—SS—
STORM SEWER	

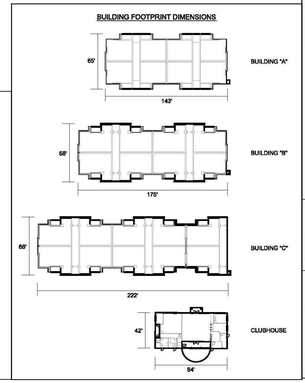


TYPICAL PARKING DIMENSIONS



TWO-WAY PARKING
C=COMPACT PARKING
M=MOTORCYCLE PARKING

BUILDING FOOTPRINT DIMENSIONS



DESIGNER:

HAGEN ENGINEERING
BARRET HAGEN
SEAL #: 30469
3859 BATTLEGROUND AVE. STE 300
GREENSBORO NC, 27410
(336) 286-3350

OWNER/DEVELOPER:

PARR INVESTMENT, INC.
CHRIS PARR
P.O BOX 10888
GREENSBORO NC, 27404
(336) 382-4523
CHRIS@PARRINVESTMENTS.COM

SITE SUMMARY

PIN – 6874-19-6243.00

SITE ACREAGE – ±13.46 AC

EXISTING ZONING – RM12-S & GB-S

PROPOSED ZONING – RM18-S & GB-S

DEED BOOK, PAGE – 3096/2444

CURRENT LANDUSE – VACANT RESIDENTIAL

PROPOSED LANDUSE – MULTIFAMILY RESIDENTIAL

PROPOSED IMPERVIOUS COVERAGE – 7.29 AC (54.19%)

RECREATION SPACE REQUIREMENTS:

REQUIRED = 100 SF/UNIT
=100SF * 272 UNITS = 27,200 SF

PROPOSED =
DOG PARK AREA = 8,450 SF
POOL AREA = 11,000 SF
OPEN AREA BEHIND BLDG 11 = 8,835 SF

TOTAL PROVIDED = 28,285 SF

*RECREATION AREA MEETS REQUIREMENTS OF SECTION 3-6 OF UDO.

TRACT ONE

REVIEW INFORMATION

TYPE OF REVIEW: X SPECIAL USE DISTRICT REZONING

JURISDICTION: X CITY OF WINSTON-SALEM

PREVIOUS DOCKET:

PURPOSE STATEMENT:
THE PURPOSE OF THIS SUBMITTAL IS TO REQUEST A PARTIAL REZONING OF PIN # 6874-19-6243.00 FROM RM-12S TO RM-18S THROUGH A SPECIAL USE DISTRICT APPLICATION.

ZONING

EXISTING ZONING: RM-12S

PROPOSED ZONING: RM-18S

PROPOSED USES:
RESIDENTIAL BUILDING, SINGLE FAMILY; DUPLEX; TOWNHOUSE; RESIDENTIAL BUILDING, MULTI FAMILY;

INFRASTRUCTURE

	PUBLIC	PRIVATE
WATER:		X
SEWER:	X	X
STREETS:		X

LINEAR FEET OF PUBLIC STREETS: (SEE ROAD LENGTH SUMMARY)

DENSITY CALCULATIONS

OF UNITS ON LOTS: 112

DENSITY: 14.93 UNITS PER ACRE

PROPERTY INFORMATION

PIN #: PORTION OF: 6874-19-6243.00

SITE SIZE AND COVERAGES

TOTAL ACREAGE: 7.50 ACRE(S)

SITE COVERAGES: (SEE CODE SUMMARY)

OFF-STREET PARKING

SEE CODE SUMMARY

BUFFERYARDS

ADJOINING ZONING: RS9

TYPE REQUIRED: TYPE II

WIDTH PROVIDED: VARIES (SEE PLANS) (10' MINIMUM) FT

BUILDING HEIGHT: 62'/UNLIMITED FT

TRACT TWO (FINAL DEVELOPMENT PLAN)
(LOT 6 ON PREVIOUSLY APPROVED ZONING DOCKET W-3116)

REVIEW INFORMATION

TYPE OF REVIEW: X FINAL DEVELOPMENT PLAN APPROVAL

JURISDICTION: X CITY OF WINSTON-SALEM

PREVIOUS DOCKET # W-3116

PURPOSE STATEMENT:
THE PURPOSE OF THIS SUBMITTAL IS TO MODIFY THE PREVIOUSLY APPROVED FINAL DEVELOPMENT PLAN. BUILDINGS 3, 4, 5 AND 6 HAVE BEEN MODIFIED TO 3 STORY BUILDINGS RATHER THAN 4 STORY AS WAS SHOWN ON THE PREVIOUSLY APPROVED PLANS. ADDITIONALLY, BUILDINGS 9, 10 AND 12 HAVE BEEN MODIFIED TO BE 3 STORY BUILDINGS RATHER THAN 2 STORIES AS WAS SHOWN ON THE PREVIOUSLY APPROVED PLAN.

ZONING

EXISTING ZONING: GB-S (TWO-PHASE)

PROPOSED ZONING: GB-S (TWO-PHASE) / NO CHANGE

PROPOSED USES:
ACADEMIC BIOMEDICAL RESEARCH FACILITY; ACADEMIC MEDICAL CENTER; ACCESS EASEMENT; PRIVATE OFF-SITE; ADULT DAY CARE CENTER; ARTS AND CRAFTS STUDIO; BANKING AND FINANCIAL SERVICES; BED AND BREAKFAST; BUILDING CONTRACTORS, GENERAL; BUILDING MATERIALS SUPPLY; CAR WASH; CHILD CARE INSTITUTION; CHILD CARE, LICENSED; CHURCH OR RELIGIOUS INSTITUTION; COMMUNITY CENTER; CHURCH OR RELIGIOUS INSTITUTION; COMMUNITY; CHURCH OR RELIGIOUS INSTITUTION; NEIGHBORHOOD; CLUB OR LODGE; CONVENIENCE STORE; FOOD OR DRUG STORE; FUEL DEALER; FUNERAL HOME; FURNITURE AND HOME FURNISHINGS; GOVERNMENT OFFICE; GUEST HOUSE; NEIGHBORHOOD ORGANIZATION; OR PORT OFFICE; HOTEL OR MOTEL; INSTITUTIONAL VOCATIONAL TRAINING FACILITY; KENNEL, INDOOR; LIBRARY; PUBLIC; MOTOR VEHICLE BODY OR PAINT SHOP; MOTOR VEHICLE, RENTAL AND LEASING; MOTOR VEHICLE, SALES AND SERVICE; MOTORCYCLE DEALER; MUSEUM OR ART GALLERY; NON-STORE RETAILER; NURSERY, LAWN AND GARDEN SUPPLY STORE; RETAIL; NURSING CARE INSTITUTION; OFFICES; OUTDOOR DISPLAY RETAIL; PARK AND SHUTTLE LOT; POLICE OR FIRE STATION; RECREATION, PUBLIC; RECREATION, PRIVATE; RECREATION, INDOOR; RECREATION SERVICES, OUTDOOR; RESIDENTIAL BUILDING, MULTIFAMILY; RESIDENTIAL BUILDING, TOWNHOUSE; RESTAURANT (WITH DRIVE-THROUGH SERVICE); RESTAURANT (WITHOUT DRIVE-THROUGH SERVICE); SCHOOL, PRIVATE; SCHOOL, PUBLIC OR PUBLIC SCHOOL; VOCATIONAL OR PROFESSIONAL; SERVICES, A; SERVICES, B; SHOPPING CENTER; STORAGE SERVICES; RETAIL; SWIMMING POOL, PRIVATE; TERMINAL; BUS OR TAXI; TESTING AND RESEARCH LAB; THEATER, INDOOR; UTILITIES; WAREHOUSING; WARHOUSE; AND WHOLESALE TRADE A

INFRASTRUCTURE

	PUBLIC	PRIVATE
WATER:		X
SEWER:	X	X
STREETS:		X

LINEAR FEET OF PUBLIC STREETS: (SEE ROAD LENGTH SUMMARY)

DENSITY CALCULATIONS

OF UNITS ON LOTS: 160

DENSITY: 26.36 UNITS PER ACRE

PROPERTY INFORMATION

PIN #: PORTION OF: 6874-19-6243.00

SITE SIZE AND COVERAGES

TOTAL ACREAGE: 6.07 ACRE(S)

SITE COVERAGES: (SEE CODE SUMMARY)

OFF-STREET PARKING

SEE CODE SUMMARY

BUFFERYARDS

ADJOINING ZONING: RS9

TYPE REQUIRED: TYPE II

WIDTH PROVIDED: VARIES (SEE PLANS) (10' MINIMUM) FT

BUILDING HEIGHT: 62'/UNLIMITED FT

PREVIOUS ZONING APPROVAL

SEE ZONING DOCKET PERMIT FOR TRACT ONE: RM12-S (RESIDENTIAL BUILDING, SINGLE FAMILY; RESIDENTIAL BUILDING; DUPLEX; RESIDENTIAL BUILDING, TOWNHOUSE; AND RESIDENTIAL BUILDING, MULTI-FAMILY) AND TRACT TWO: GB-S TWO PHASE FINAL DEVELOPMENT PLAN APPROVAL FOR RESIDENTIAL BUILDING, MULTIFAMILY.

GENERAL NOTES:

1. BOUNDARY AND EXISTING TOPOGRAPHICAL INFORMATION WAS PROVIDED BY ALLIED ASSOCIATES, PA ON DECEMBER 10, 2012 AND FROM FORSYTH COUNTY GIS.

NORTH CAROLINA PROFESSIONAL SEAL 30469 ENGINEER BARRET A. HAGEN
4-3-19

PRELIMINARY
APRIL 3, 2019

FOR REVIEW ONLY

NOT FOR CONSTRUCTION

HAGEN ENGINEERING, PA
3859 BATTLEGROUND AVE, SUITE 300
GREENSBORO, NC 27410
PHONE (336) 286-3350
www.hagen-eng.com

W-3404 (REVISED)

OVERALL SITE PLAN THE GRAND AT UNION CROSS

PECAN LANE
WINSTON SALEM, NORTH CAROLINA

Drn.	BAH	Des.	BAH	Chk.	BAH	Date	12/18/18	JOB NUMBER	2015-22

REVISIONS

NO.	BY	DESCRIPTION	DATE

C-1.0

W-3404 (REVISED)