

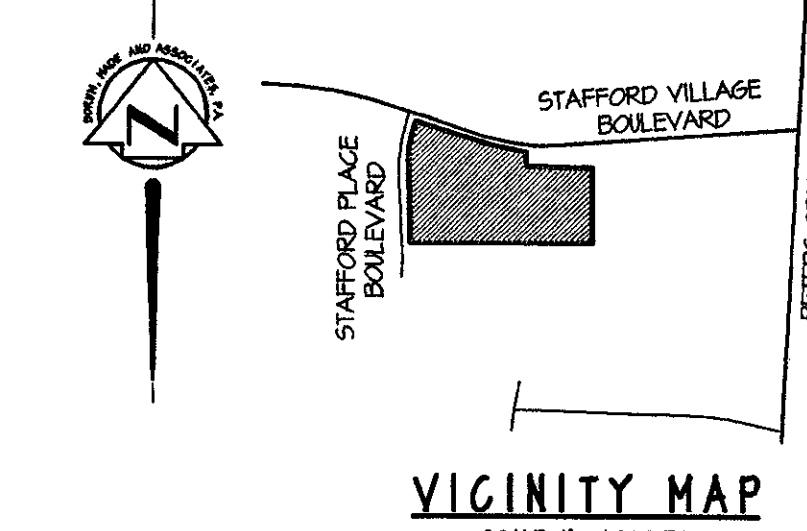
JURISDICTIONAL NOTE
THE SUBJECT PROPERTY SHOWN ON THIS PLAN IS ENTIRELY WITHIN THE LIMITS OF THE CITY OF WINSTON-SALEM, NORTH CAROLINA.

PURPOSE STATEMENT
THE PURPOSE OF THIS PLAN IS TO REZONE THE PROPERTY FROM M1-S TO R4-12-5 AND TO OBTAIN PRELIMINARY APPROVAL FOR AN APARTMENT SITE PLAN CONSISTING OF 96 MULTI-FAMILY UNITS. DOCKET NUMBER 14-2464.

COMMON RECREATION AREA CALCULATION
NUMBER OF UNITS: 96
AREA REQUIRED: 100 SF. X 46 UNITS = 4600 SF. (0.22 AC.)
AREA PROVIDED: 1876 SF. (0.32 AC.)

SITE DATA
PIN NUMBER: 6823-51-5417.00
6823-51-5104.00
TOTAL AREA: 11.0371 AC. (4)
DEED REFERENCE: DB. 3146, PG. 0685
CURRENT ZONING: M1-S
PROPOSED ZONING: R4-12-5
WATERSHED: NOT IN DESIGNATED WATER SUPPLY WATERSHED

ZONING
AREA TO BE REZONED: 11.0371 AC. (4)
EXISTING ZONING: M1-S
PROPOSED ZONING: R4-12-5
REZONING: RESIDENTIAL MULTI-FAMILY
RESIDENTIAL BLDG., SINGLE FAMILY
RESIDENTIAL BLDG., DUPLEX
RESIDENTIAL BLDG., TOWNHOUSE
RESIDENTIAL BLDG., TOWNHOME
PLANNED RESIDENTIAL DEVELOPMENT



BUILDING DATA

1-BEDROOM UNITS	15
2-BEDROOM UNITS	45
3-BEDROOM UNITS	36
TOTAL UNITS	96

BUILDING SIZES

BUILDING #1 (3-STORY)	4,394 SF. (4)
BUILDING #2 (3-STORY)	4,394 SF. (4)
BUILDING #3 (3-STORY)	10,253 SF. (1)
BUILDING #4 (3-STORY)	10,253 SF. (1)
COMMUNITY CENTER (1-STORY)	1,642 SF. (4)

DENSITY CALCULATION

NUMBER OF UNITS	96 UNITS
AREA	11.0371 ACRES (4)
DENSITY:	8.65 UNITS/ACRES (4)

BUFFER YARDS

ADJOINING ZONING:	RS-1
TYPE REQUIRED:	TYPE II
WIDTH PROVIDED:	50'
FENCE OPTION:	NONE
ADJOINING ZONING:	MRB-5
TYPE REQUIRED:	NONE (BUFFER PROVIDED ON ADJACENT PROPERTY)

OFF STREET PARKING

PROPOSED USE:	MULTI-FAMILY RESIDENTIAL
PARKING CALCULATION:	
15 1-BEDROOM UNITS	15 X 15 SPACES = 225 SPACES
45 2-BEDROOM UNITS	45 X 15 SPACES = 675 SPACES
36 3-BEDROOM UNITS	36 X 2 SPACES = 72 SPACES
TOTAL REQUIRED:	1174 SPACES
TOTAL PROVIDED:	142 SPACES

HANDICAP SPACES REQUIRED: 12 SPACES/25 = 8 SPACES
HANDICAP SPACES PROVIDED: 11 SPACES

BICYCLE SPACES REQUIRED: 46 UNITS X 0.125 SPACES = 12 SPACES
BICYCLE SPACES PROVIDED: 12 SPACES

INFRASTRUCTURE

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

WASTEWATER FLOW CALCULATIONS

1 BEDROOM UNITS	15 @ 240 GPD/UNIT	3600 GPD
2 BEDROOM UNITS	45 @ 240 GPD/UNIT	10800 GPD
3 BEDROOM UNITS	36 @ 360 GPD/UNIT	12960 GPD
COMMUNITY CENTER	2161 SF @ 30 GPD/100 SF	10804 GPD
TOTAL PROJECT FLOW:		28444 GPD

TREE ORDINANCE & LANDSCAPING CALCULATIONS

TOTAL SITE AREA: 11.0371 AC. (4)
REQUIRED TREE SAVE AREA: 128 X 4.24 AC. = 118 AC. (SEE CHART)
TREE SAVE AREA PROVIDED: 121 AC. (52512 SF.)
SEE TREE SAVE CALCULATIONS THIS SHEET.

VEHICLE SURFACE AREA (V.S.A.): 66,441 SF. (THIS PLAN)
TREES REQUIRED: 66,441 SF. / 5,000 SF. PER TREE = 13 TREES PROVIDED: 13

BUILT-UPON AREA CALCULATIONS

TOTAL AREA:	11.0371 AC. (4) (TRACTS 6823-51-5411 & 6823-51-5104)
BUILT-UPON AREA (THIS PLAN):	2.90 AC. (4)
BUILT-UPON AREA PERCENTAGE:	2.90 AC. / 11.0371 AC. = 26.24%
AREA PARCEL 6823-42-4001:	2.68 AC. (4)
TOTAL AREA:	13.70 AC. (4)
BUILT-UPON AREA PERCENTAGE:	2.90 AC. / 13.70 AC. = 21.17%

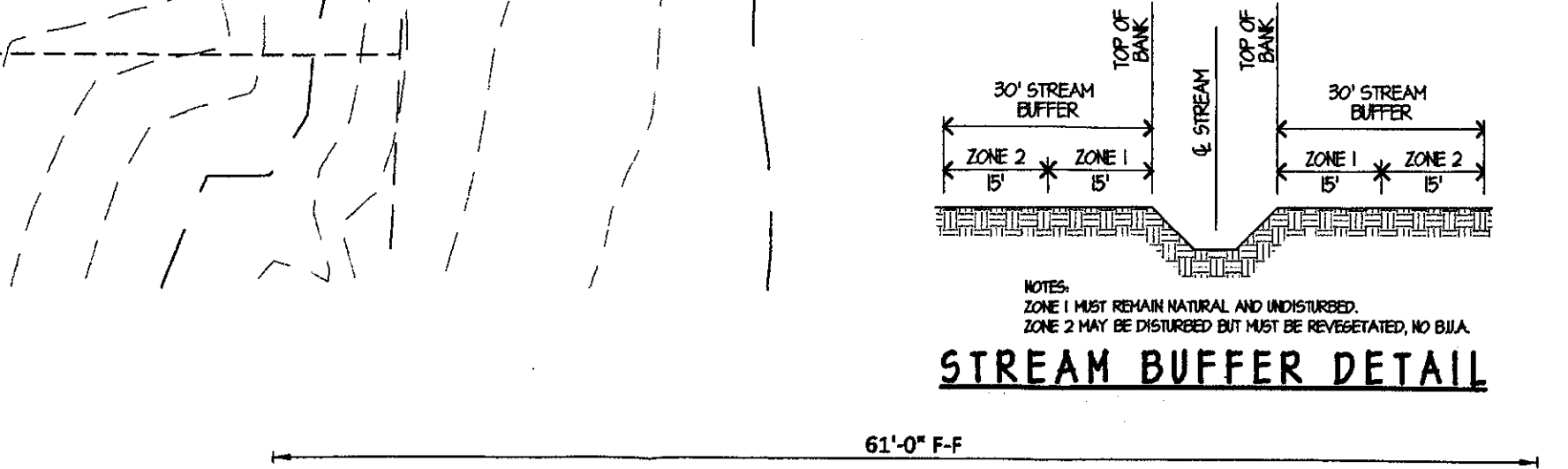
NOTE: PARCEL 6823-42-4001 WILL BE USED AS A STORMWATER CREDIT FOR THIS DEVELOPMENT AND WILL REMAIN UNDEVELOPED (NO BUA).

STREAM BUFFER DETAIL

NOTE: ZONE 1 MUST REMAIN NATURAL AND UNDEVELOPED. ZONE 2 MUST BE DESIGNED BY AND BE REGISTERED, NO BUA.

PAVING SCHEDULE

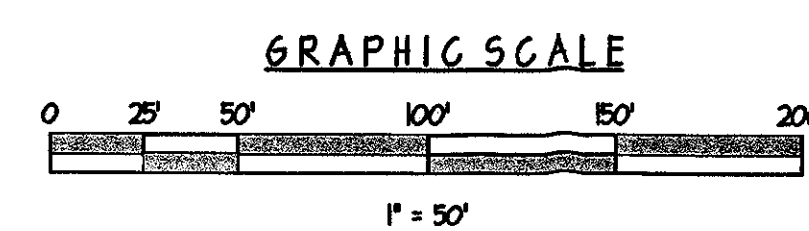
- (C) PROP. 1" ASPHALT CONC. SURFACE COURSE, \$9.5A (AVG. RATE OF 110 LB/SY)
- (D) PROP. 2" ASPHALT CONC. INTERMEDIATE COURSE, 1.19.08 (AVG. RATE OF 456 LB/SY)
- (E) PROP. 6" AGGREGATE BASE COURSE (LIGHT DUTY) PROP. 8" AGGREGATE BASE COURSE (HEAVY DUTY)
- (R) PROP. 2'-0" CONCRETE CURB & GUTTER
- (S) PROP. 4" CONCRETE SIDEWALK (SEE SITEPLAN FOR LOCATIONS)



- NOTES:**
- AREA DETERMINED BY D.M.D. METHOD
 - ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET.
 - BOUNDARY INFORMATION TAKEN FROM DEEDS, PLATS & MAPS BY OTHERS. G.S. & G.S. TOPOGRAPHICAL INFORMATION TAKEN FROM FORSYTH COUNTY WEBSITE. NO FIELD BOUNDARY OR TOPOGRAPHIC SURVEY BY BORM, WADE & ASSOCIATES, P.A. AT THIS TIME.
 - THIS PERMIT 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.
 - 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 #210602000.
 - 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.
 - ALL UNITS SHOWN ON THIS PLAN ARE TO BE RENTAL UNITS UNDER ONE OWNERSHIP.
- SITE NOTES:**
- A STORMWATER MANAGEMENT PLAN AND/OR STORMWATER STUDY IS REQUIRED FOR THIS PROJECT.
 - STORM SEWER SHOWN IS SCHEMATIC. STORM SEWER DESIGN AND SIZING TO BE TO CITY OF WINSTON-SALEM STANDARDS ON CONSTRUCTION DRAWINGS.
 - APARTMENT BUILDINGS TO BE SPRINKLERED. FIRE LINE FOR SPRINKLERS TO BE SIZED WITH BUILDING LOCATION OF DOUBLE CHECK VALVES TO BE IN BUILDINGS.
 - ALL CONSTRUCTION TO BE TO CITY OF WINSTON-SALEM AND NC DOT STANDARDS AND SPECIFICATIONS.
 - A DRIVEWAY PERMIT IS REQUIRED FOR THIS PROJECT.
 - A LAND DISTURBING PERMIT IS REQUIRED FOR THIS PROJECT.
- UTILITY NOTES:**
- PUBLIC WATER AND SEWER IS PROVIDED WITHIN THE SITE, HOWEVER, THE MAINS AND APPURTENANCES TO BE PRIVATELY MAINTAINED.
 - F.D.G. TO BE LOCATED IN EACH APARTMENT BUILDING WITH RPZ.
 - WATER SERVICE TO COMMUNITY CENTER TO BE 3/4" WITH 50' METER.
 - WATER LINES TO HAVE 48" MIN. COVER.
 - ALL WATER SERVICES TO APARTMENT BUILDINGS TO BE 2" WITH 2' METER AND ABOVE GROUND RPZ.
 - ALL FIRE LINES TO APARTMENT BUILDINGS TO BE 4" SDR 135 PVC.
 - ALL SEWER SERVICES TO BE 4" DIAMETER.
 - ALL F.D.C.'S TO BE WITHIN 100' OF A HYDRANT.

New Development Total Site Size (in Square Feet): 463,677 SF.	Additions To Existing Development Total Limits of Land Disturbance (in Square Feet):
Total Site Area Excluded From TSA: Square Feet Of Proposed R.O.W. = 0 + Square Feet Of Existing Utility Easements 10,470 + Square Feet Of Existing Water Bodies And Stormwater Ponds 44,482 = 54,932 SF.	
Minimum Tree Save Required: 10% X 12% = 5,449 SF.	
Total Required Tree Save Area (in Square Feet): Total Site Size Or Total Limits of Land Disturbance (463,677 SF.) - Excluded Area (54,932 SF.) X Minimum TSA (10%) = 51,449 SF.	

Individual Trees Method Used: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Tree Stand Method Used: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/>	New Trees Used For TSA Credit: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Number Of Trees 6"-8" DBH: X 500sf =	List The Area Of Each Tree Stand Being Saved: TSA 1 = 4 (SEE PLAN)	Number Of Large Variety Trees Planted: X 750sf =
Number Of Trees 9.01"-12" DBH: X 750sf =	Describe Each Tree Stand (Age, Health, Species Mix) T.B.P.	
Number Of Trees 12.01"-24" DBH: X 1800sf =		
Number Of Trees 24.01"-36" DBH: X 3000sf =		
Number Of Trees Larger Than 36.01" DBH: X 4000sf =		
Total Square Footage Of Individual Trees Used To Satisfy Minimum TSA:	Total Square Footage Of Tree Stands Being Saved To Satisfy Minimum TSA:	Total Square Footage Of New Trees Planted To Satisfy Minimum TSA: <input checked="" type="checkbox"/>
Total Required TSA (in Square Feet): 51,449 SF.	Total TSA Provided (in Square Feet): 52,512 SF.	



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SEALS:
NORTH CAROLINA PROFESSIONAL SEAL 10771
3/29/2018
PRELIMINARY NOT FOR CONSTRUCTION

PROJECT:
ASPEN POINTE APARTMENTS
STAFFORD VILLAGE BOULEVARD
WINSTON TOWNSHIP, FORSYTH COUNTY
WINSTON-SALEM, NORTH CAROLINA

OWNER:
DOMINION BUILDING, LLC
4042 FOXWOOD DRIVE - SUITE 201
VIRGINIA BEACH, VA 23462
CONTACT: DON RUSSELL
PHONE: (757) 204-1571

DEVELOPER:
WYNNEFIELD PROPERTIES, INC.
5614 RIVERDALE DRIVE
JAMESTOWN, NC 27262
(336) 454-6134
DAVIS RAY
davisray@wynnefieldproperties.com

DRAWN BY: KLM
DATE: MARCH 13, 2018
REVISIONS:
MARCH 28, 2018 - COMMENTS
MARCH 29, 2018 - COMMENTS
SHEET TITLE:
REZONING PLAN
ZONING MAP AMENDMENT
FILE NO: F:\WYNNEFIELD\EXP\18\ZONING.DWG
DRAWING SCALE: 1" = 50'
PLAN SHEET NO:
Z-1