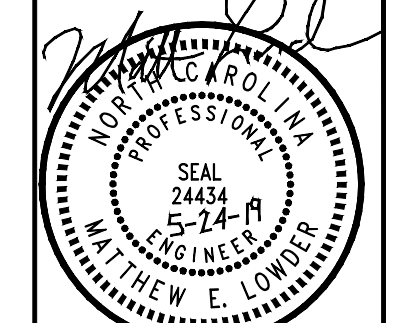


CONSULTANT:  
 TRIANGLE SITE DESIGN, PLLC  
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 RALEIGH, NC 27609  
 (919) 553-6570  
 LICENSE #P-0619  
 mlowder@trianglesitedesign.com



**PRELIMINARY  
 DO NOT USE FOR  
 CONSTRUCTION**

OWNER/DEVELOPER:  
 OLIVER'S TRACE, LLC  
 TAIT-MILLS GROUP, LLC  
 ATTN: DUSTIN MILLS  
 2217 STANTONSBOURG ROAD  
 GREENVILLE, NC 27834  
 PHONE: (252) 752-7101  
 FAX: (252) 758-1002  
 dustin@tdgnc.com

**Oliver's Trace Apartments**  
 1865 Oliver's Crossing Drive  
 Winston-Salem, NC Forsyth County  
 PIN# 6822-53-6158

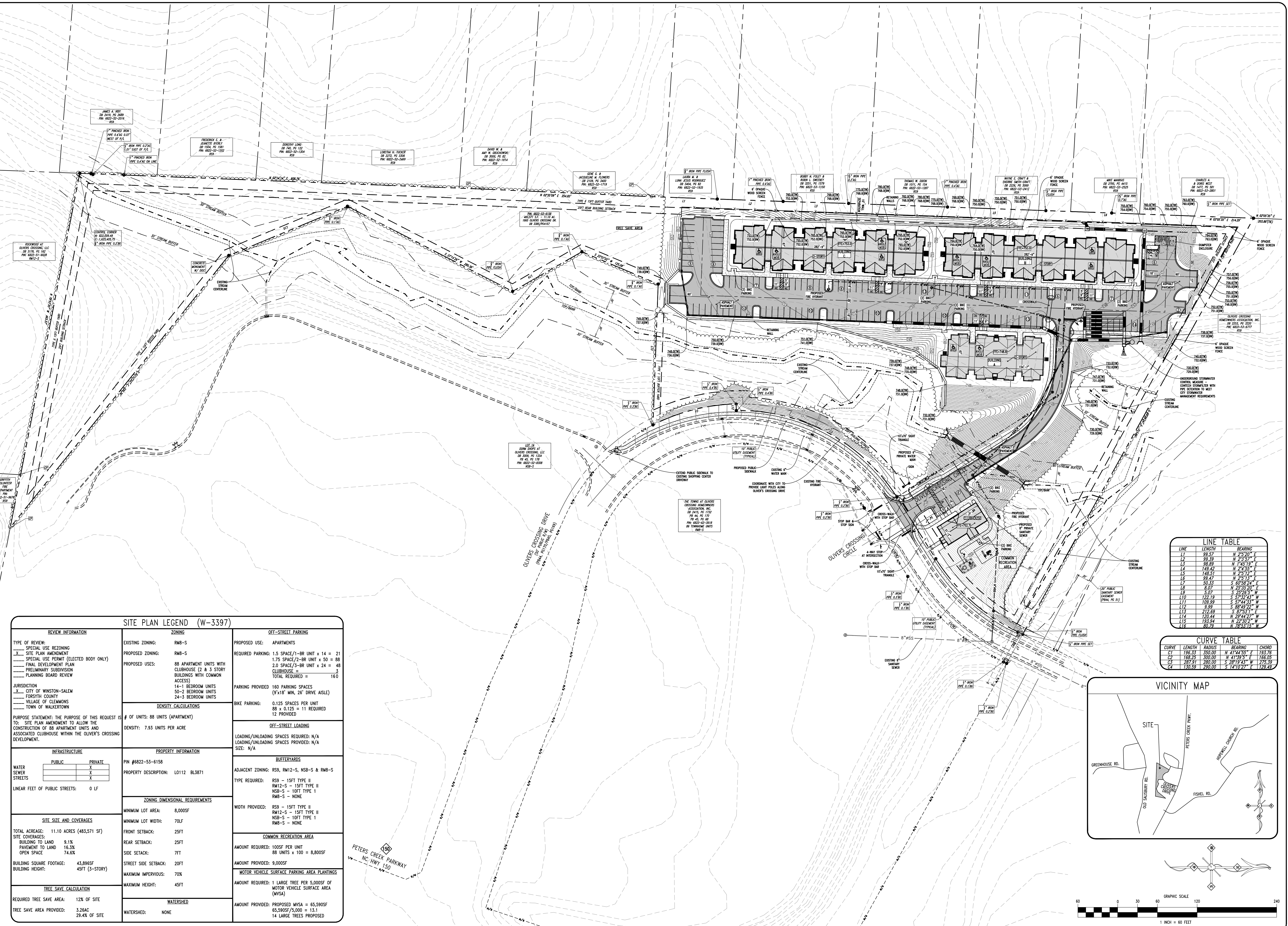
PREVIOUS DOCKET# & DATES  
 OLIVER'S CROSSING  
 F-1325 SEPTEMBER 2001  
 F-1357 FEBRUARY 2002

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REVISIONS	NO.	DATE	DESCRIPTION
1	4/24/19	REVISED PER CITY & COUNTY REVIEW	
2	4/24/19	REVISED PER CITY REVIEW	
3	5/24/19	ADDED SCREEN FENCE	

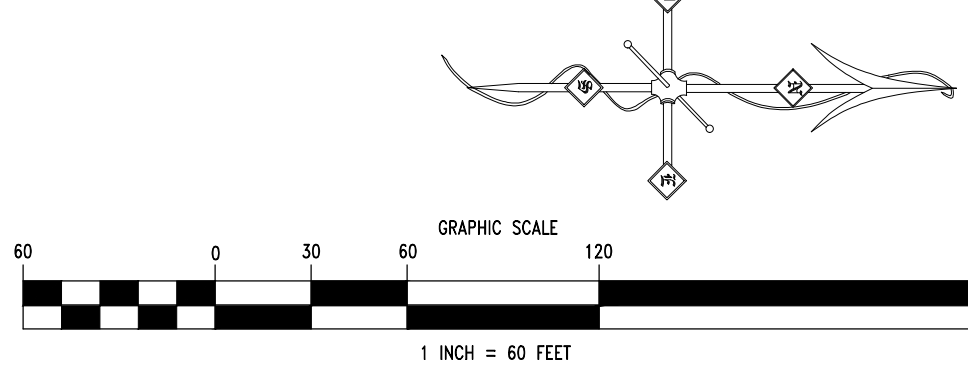
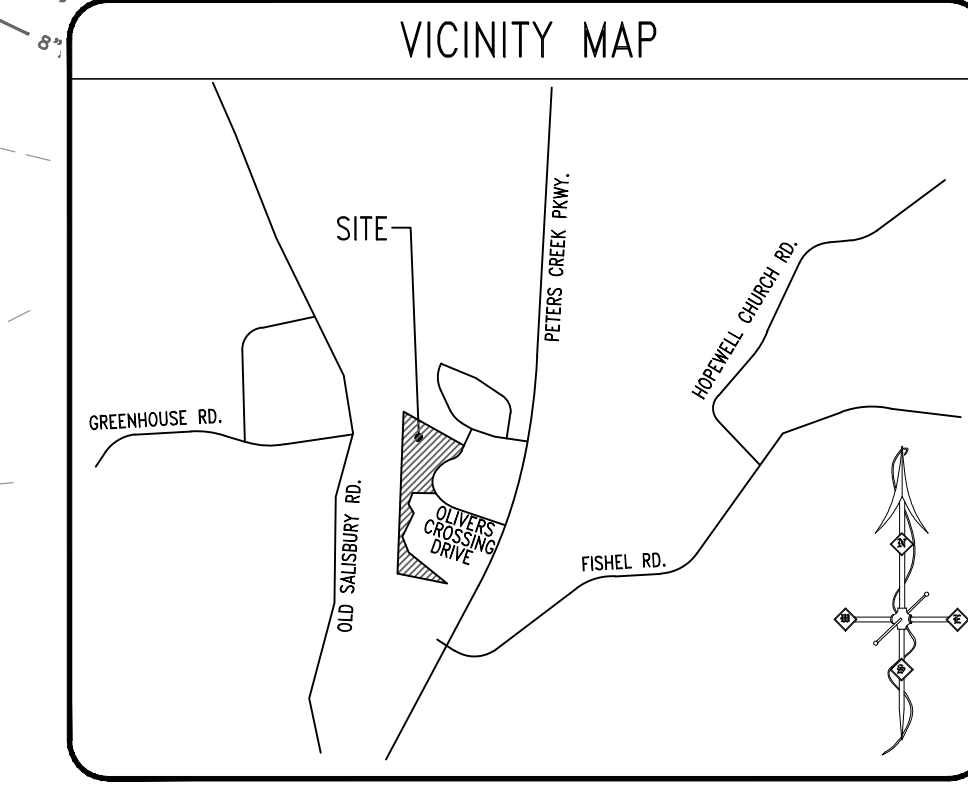
Drawn: [ ]  
 Checked: [ ]  
 Approved: [ ]  
 Project No. 035006  
 Date: May 24, 2019

**SITE PLAN**  
 Sheet No. **C1.0**



LINE	LENGTH	BEARING
L1	99.57	N 2° 50' 00" E
L2	99.39	N 2° 57' 00" E
L3	98.09	N 1° 45' 00" E
L4	149.42	N 2° 48' 00" E
L5	146.51	N 2° 55' 00" E
L6	99.47	N 2° 55' 00" E
L7	50.33	S 80° 58' 00" E
L8	8.07	N 89° 58' 00" E
L9	8.07	N 89° 58' 00" W
L10	122.19	S 57° 32' 41" W
L11	128.99	S 74° 44' 22" W
L12	9.98	S 89° 49' 59" W
L13	212.89	S 87° 57' 01" W
L14	178.44	N 87° 44' 22" W
L15	194.84	N 82° 50' 2" W
L16	80.79	N 78° 53' 15" W

CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	186.33	280.00	N 47° 42' 25" E	193.76
C2	168.25	300.00	N 41° 38' 9" E	166.05
C3	207.91	280.00	S 20° 22' 43" W	175.59
C4	130.59	280.00	S 14° 10' 22" E	128.49



SITE PLAN LEGEND (W-3397)	
<b>REVIEW INFORMATION</b>	<b>ZONING</b>
TYPE OF REVIEW: SPECIAL USE REZONING SITE PLAN AMENDMENT SPECIAL USE PERMIT (ELECTED BODY ONLY) FINAL DEVELOPMENT PLAN PRELIMINARY SUBDIVISION PLANNING BOARD REVIEW	EXISTING ZONING: RMB-S PROPOSED ZONING: RMB-S PROPOSED USES: 88 APARTMENT UNITS WITH CLUBHOUSE (2 & 3 STORY BUILDINGS WITH COMMON ACCESS) 14-1 BEDROOM UNITS 50-2 BEDROOM UNITS 24-3 BEDROOM UNITS
JURISDICTION: CITY OF WINSTON-SALEM FORSYTH COUNTY VILLAGE OF CLEMMONS TOWN OF WALKERTOWN	<b>DENSITY CALCULATIONS</b>
PURPOSE STATEMENT: THE PURPOSE OF THIS REQUEST IS TO: SITE PLAN AMENDMENT TO ALLOW THE CONSTRUCTION OF 88 APARTMENT UNITS AND ASSOCIATED CLUBHOUSE WITHIN THE OLIVER'S CROSSING DEVELOPMENT.	# OF UNITS: 88 UNITS (APARTMENT) DENSITY: 7.93 UNITS PER ACRE
<b>INFRASTRUCTURE</b>	<b>PROPERTY INFORMATION</b>
WATER SEWER STREETS: PUBLIC: [ ] PRIVATE: [ ] LINEAR FEET OF PUBLIC STREETS: 0 LF	PIN #6822-53-6158 PROPERTY DESCRIPTION: L0112 BL3871
<b>SITE SIZE AND COVERAGES</b>	<b>ZONING DIMENSIONAL REQUIREMENTS</b>
TOTAL ACREAGE: 11.10 ACRES (483,571 SF) SITE COVERAGES: BUILDING TO LAND: 9.1% PAVEMENT TO LAND: 16.3% OPEN SPACE: 74.6% BUILDING SQUARE FOOTAGE: 43,896SF BUILDING HEIGHT: 45FT (3-STORY)	MINIMUM LOT AREA: 8,000SF MINIMUM LOT WIDTH: 70LF FRONT SETBACK: 25FT REAR SETBACK: 25FT SIDE SETBACK: 7FT STREET SIDE SETBACK: 20FT MAXIMUM IMPERVIOUS: 70% MAXIMUM HEIGHT: 45FT
<b>TREE SAVE CALCULATION</b>	<b>COMMON RECREATION AREA</b>
REQUIRED TREE SAVE AREA: 12% OF SITE TREE SAVE AREA PROVIDED: 3.26AC 29.4% OF SITE	AMOUNT REQUIRED: 100SF PER UNIT 88 UNITS x 100 = 8,800SF AMOUNT PROVIDED: 9,000SF
<b>OFF-STREET PARKING</b>	<b>OFF-STREET LOADING</b>
PROPOSED USE: APARTMENTS REQUIRED PARKING: 1.5 SPACE/1-BR UNIT x 14 = 21 1.75 SPACE/2-BR UNIT x 50 = 88 2.0 SPACE/3-BR UNIT x 24 = 48 CLUBHOUSE = 3 TOTAL REQUIRED = 160 PARKING PROVIDED: 160 PARKING SPACES (9'x18' MIN. 26' DRIVE AISLE) BIKE PARKING: 0.125 SPACES PER UNIT 88 x 0.125 = 11 REQUIRED 12 PROVIDED	LOADING/UNLOADING SPACES REQUIRED: N/A LOADING/UNLOADING SPACES PROVIDED: N/A SIZE: N/A
<b>OFF-STREET PARKING</b>	<b>BUFFERYARDS</b>
ADJACENT ZONING: R59, RM12-S, NSB-S & RMB-S TYPE REQUIRED: R59 - 15FT TYPE II RM12-S - 15FT TYPE II NSB-S - 10FT TYPE I RMB-S - NONE	WIDTH PROVIDED: R59 - 15FT TYPE II RM12-S - 15FT TYPE II NSB-S - 10FT TYPE I RMB-S - NONE
<b>OFF-STREET PARKING</b>	<b>MOTOR VEHICLE SURFACE PARKING AREA PLANTINGS</b>
AMOUNT REQUIRED: 1 LARGE TREE PER 5,000SF OF MOTOR VEHICLE SURFACE AREA (MVSA) AMOUNT PROVIDED: PROPOSED MVSA = 65,590SF 65,590SF / 5,000 = 13.1 14 LARGE TREES PROPOSED	