

**BUILDING DATA**

2 STORY APARTMENT BUILDING:  
(28) 1 BEDROOM UNITS @ 684 S.F. EA. = 19,152 S.F.  
PUBLIC AREAS = 4,486 S.F.  
TOTAL AREA = 23,638 S.F.

PATIO HOMES (11 DUPLEXES):  
2 UNITS/BUILDING @ 1420 S.F. EA. = 14,200 S.F.  
2 GARAGES/BUILDING @ 360 S.F. EA. = 720 S.F.  
TOTAL AREA PER BUILDING = 2,640 S.F.  
31,800 S.F.  
(12) DUPLEXES @ 2,640 S.F. EA. = 31,680 S.F.  
COMMUNITY CENTER = 2,400 S.F.  
TOTAL AREA = 34,080 S.F.

**UNIT MIX**

2 BEDROOM UNITS = 24  
1 BEDROOM UNITS = 28  
TOTAL UNITS = 52

**WASTEWATER FLOW CALCULATION**

1 BEDROOM UNITS: 28 @ 240 GPD/UNIT = 6,720 GPD  
2 BEDROOM UNITS: 24 @ 240 GPD/UNIT = 5,760 GPD  
COMMUNITY CENTER: 3,440 SF @ 50 GPD/100 SF = 1,720 GPD  
TOTAL PROJECT FLOW: 15,460 GPD @ 50 GPD/100 SF = 22,432 GPD  
REDUCTION: 6,972 GPD @ 50 GPD/100 SF = 480 GPD

**VICINITY MAP**

SCALE: 1" = 1000'

**BUFFER YARDS**

ADJOINING ZONING: RS-4  
TYPE REQUIRED: TYPE II  
WIDTH PROVIDED: 30'  
FENCE OPTION: NONE

**SOLID WASTE**

DUMPSTERS: 4 SHOWN

**SITE DATA**

PROJECT NUMBER: 6845-34-1678-00  
REID: 6845341678000  
MAP NUMBER: 642858  
DEED REFERENCE: DB 3145 PG. 287-289  
RM-B-S (M-3062)  
TOTAL AREA: ± 0.50 AC.  
WATERSHED: NOT IN DESIGNATED WATER SUPPLY WATERSHED  
NUMBER OF UNITS: 50-52  
DENSITY: 5.88 UNITS/ACRE  
6.12

**PARKING CALCULATION**

PROPOSED USES: MULTI-FAMILY RESIDENTIAL  
PARKING CALCULATION: 2 SPACES/UNIT (DUPLEX) - 44 SP.  
0.75 SPACES/UNIT (APARTMENT BUILDING) - 21 SP.  
1 SPACES/225 SF (COMMUNITY CENTER) - 16 SP.  
1 SPACES/400 SF (OFFICE/LOBBY APT. BLDG.) - 12 SP.  
48 SPACES @ 1 SF  
REQUIRED PARKING: 44 SPACES (INCLUDING GARAGES) @ 3 SP.  
REQUIRED HANDICAP PARKING: 2 SPACES (50 PARKING LOT SPACES)  
HANDICAP PARKING PROVIDED: 2 SPACES (1 VAN ACCESSIBLE)

**SITE SIZE & COVERAGES**

TOTAL ACREAGE: 0.501 ACRES  
TOTAL BUA: 2.64 ACRES (29.6% SITE AREA)  
SITE COVERAGES:  
BUILDING TO LAND: 12.1%  
PAVEMENT TO LAND: 1.8%  
OPEN SPACE TO LAND: 86.1%  
TOTAL: 100%  
BUILDING SQUARE FOOTAGE: 25,200 SF (DUPLEXES)  
BUILDING SQUARE FOOTAGE: 3,440 SF (COMMUNITY CENTER)  
BUILDING SQUARE FOOTAGE: 25,630 SF (APARTMENT BUILDING)  
BUILDING HEIGHT: 1 STORY (DUPLEXES AND COMMUNITY CENTER)  
BUILDING HEIGHT: 2 STORIES (APARTMENT BUILDING)

**RECREATION AREA CALCULATION:**

AREA REQUIRED: 100 SF x 50 UNITS = 0.12 AC.  
AREA PROVIDED: 0.11 AC.

**TREE ORDINANCE CALCULATION**

TOTAL SITE AREA: 0.50 ACRES  
REQUIRED TREE SAVE AREA: 128 0.50 AC. = 1.02 ACRES  
TREE SAVE AREA PROVIDED: 1.02 ACRES  
SEE TREE SAVE CALCULATION SHEET TC-1

**UTILITY QUANT.**

PROPOSED WATER: 946 L.F.  
PROPOSED SAN. SEWER: 1,044 L.F.  
TOTAL: 2,040 L.F.

**AREA SUMMARY**

SITE AREA: 0.50 AC.  
RM DEDICATED BARBARA JANE: 0.071 AC.  
RM DEDICATED AMANDA: 0.141 AC.  
TOTAL NET SITE AREA: 0.24 AC.

**ADA NOTES**

1. LANDINGS OUTSIDE OF ALL DOORS SHALL BE SIZED PER THE NORTH CAROLINA BUILDING CODE (NCBC), BE AT THE SAME ELEVATION AS THE FFE, AND SHALL HAVE A MAX. 2% SLOPE IN ANY DIRECTION INCLUDING THE DIAGONAL.
2. THE SLOPES IN THE HANDICAP PARKING SPACE/ACCESS AISLE AREA SHALL NOT EXCEED 2% IN ANY DIRECTION INCLUDING THE DIAGONAL.
3. THERE SHALL BE LEVEL TURNING AREAS (MAX. 2% SLOPE IN ANY DIRECTION INCLUDING THE DIAGONAL) ON ALL SIDEWALKS WHERE AN INTERSECTING SIDEWALK CONNECTS WITH IT.
4. THERE SHALL BE NO DESIGNATED PEDESTRIAN ROUTES/SIDEWALKS WITHIN THE SITE, EXCEPT WHERE LABELED AS A RAMP WITH RAILS, WHICH EXCEED 5% SLOPE IN THE DIRECTION OF TRAVEL AND A 2% CROSS SLOPE.
5. ALL PEDESTRIAN ROUTES (5% (1:20), IF ANY, ARE LABELED AS 'RAMPS' SHOWING SLOPES, LEVEL LANDINGS AT TOP AND BOTTOM (MAX. 2% SLOPE IN ANY DIRECTION INCLUDING THE DIAGONAL), RAILINGS/GUARDRAILS, AND SHALL COMPLY WITH NCBC.

**GENERAL NOTES**

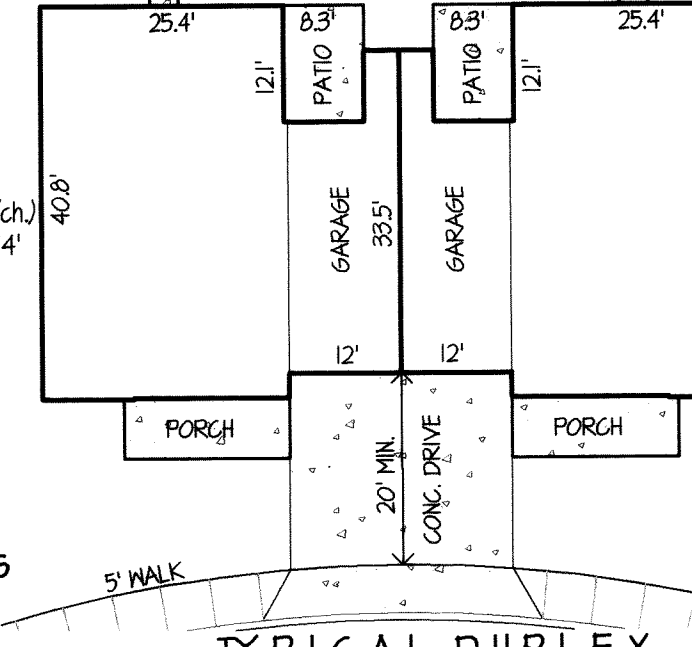
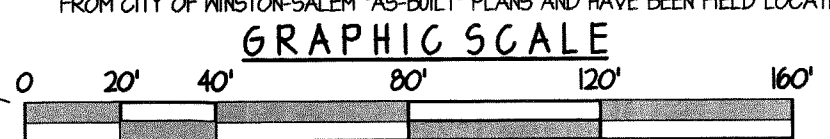
1. THE EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN WERE TAKEN FROM A FIELD SURVEY DATA AND OTHER INFORMATION. OTHER UNDERGROUND UTILITIES MAY EXIST ON THE PROPERTY. THE CONTRACTOR SHALL INSPECT THE SITE PRIOR TO BEGINNING WORK TO REVIEW EXISTING CONDITIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO TAKE THE NECESSARY PRECAUTIONS TO ENSURE THE ACCURACY OF THE UNDERGROUND UTILITIES SHOWN ON THE MAP. IF THE CONTRACTOR DETERMINES THAT THERE ARE CONFLICTS BETWEEN THE EXISTING CONDITIONS IN THE FIELD AND THE DATA SHOWN ON THIS MAP, THE CONTRACTOR SHALL NOTIFY THE OWNER AND/OR ENGINEER TO GAIN A RESOLUTION PRIOR TO PROCEEDING.
2. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE CITY OF WINSTON-SALEM, NCDENR AND NCDOT STANDARDS AND SPECIFICATIONS.
3. REFER TO THE ARCHITECTURAL PLANS FOR FINAL BUILDING DIMENSIONS PRIOR TO BEGINNING CONSTRUCTION TAKEOUT.
4. CONTRACTOR TO VERIFY DEPTHS AND LOCATIONS OF EXISTING UNDERGROUND UTILITIES PRIOR TO INSTALLING SERVICE CONNECTIONS. CONTACT OWNER AND/OR ENGINEER BEFORE INSTALLATION SHOULD GRADE CONFLICTS EXIST WITH OTHER UTILITIES.
5. CONTRACTOR TO COORDINATE UTILITIES INSTALLATION WITH LOCAL UTILITY COMPANIES AND PERTINENT AGENCIES.
6. PROVIDE 18" MIN. CLEARANCE BETWEEN WATER AND SEWER @ CROSSINGS.  
PROVIDE 18" MIN. CLEARANCE BETWEEN WATER W/ STORM CROSSINGS OR WATER TO BE DIP.  
PROVIDE 24" MIN. CLEARANCE BETWEEN SEWER W/ STORM CROSSINGS OR SEWER TO BE DIP.

**UTILITY NOTES:**

1. PUBLIC WATER AND SEWER IS PROVIDED TO THE SITE, HOWEVER, THE MAINS AND APPURTENANCES TO BE PRIVATELY MAINTAINED.
2. WATER LINES TO HAVE 36" MIN. COVER.
3. ALL WATER SERVICES TO DUPLEX UNITS TO BE 3/4".
4. WATER SERVICE TO APARTMENT BUILDING TO BE 2".
5. WATER SERVICE TO COMMUNITY CENTER TO BE 1".
6. ALL SEWER SERVICES TO DUPLEXES TO BE 4".
7. SEWER SERVICE TO APARTMENT BUILDING TO BE 6".
8. SEWER SERVICE TO COMMUNITY CENTER TO BE 4".

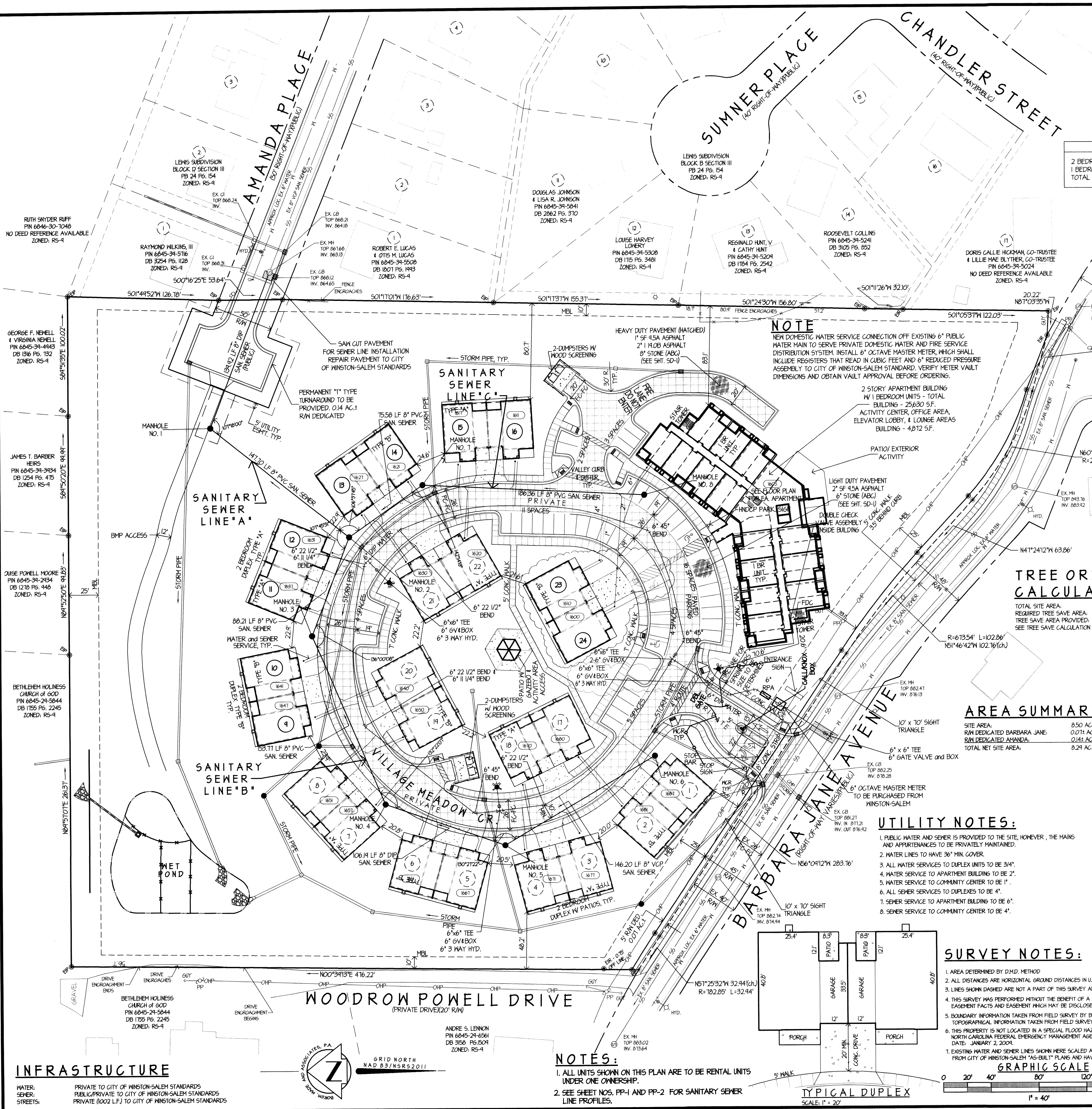
**SURVEY NOTES:**

1. AREA DETERMINED BY D.M.D. METHOD
2. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET.
3. LINES SHOWN DASHED ARE NOT A PART OF THIS SURVEY AND ARE TAKEN FROM REFERENCES SHOWN HEREON.
4. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY FACTS AND EASEMENT FACTS AND EASEMENT WHICH MAY BE DISCLOSED BY A COMPLETE TITLE SEARCH.
5. BOUNDARY INFORMATION TAKEN FROM FIELD SURVEY BY BORUM, WADE AND ASSOCIATES, P.A. TOPOGRAPHICAL INFORMATION TAKEN FROM FIELD SURVEY BY BORUM, WADE AND ASSOCIATES, P.A.
6. 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 PLAN #31006045000 EFFECTIVE DATE: JANUARY 2, 2004.
7. EXISTING WATER AND SEWER LINES SHOWN WERE SCALED AND PLOTTED FROM CITY OF WINSTON-SALEM 'AS-BUILT' PLANS AND HAVE BEEN FIELD LOCATED.



**NOTES:**

1. ALL UNITS SHOWN ON THIS PLAN ARE TO BE RENTAL UNITS UNDER ONE OWNERSHIP.
2. SEE SHEET NOS. PP-1 AND PP-2 FOR SANITARY SEWER LINE PROFILES.

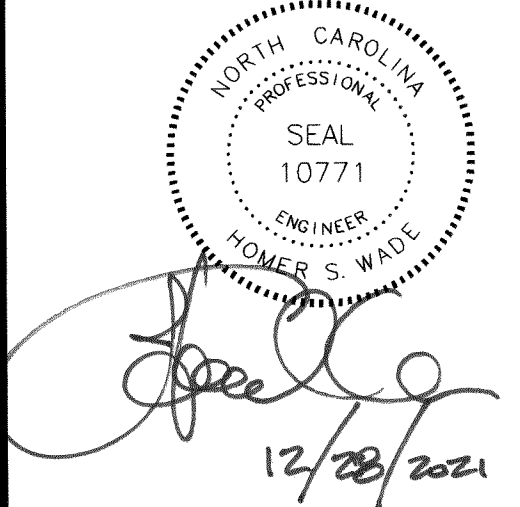


**INFRASTRUCTURE**

WATER: PRIVATE TO CITY OF WINSTON-SALEM STANDARDS  
SEWER: PUBLIC/PRIVATE TO CITY OF WINSTON-SALEM STANDARDS  
STREETS: PRIVATE (1002 L.F.) TO CITY OF WINSTON-SALEM STANDARDS



SEALS:



PROJECT:

**EMMANUEL RETIREMENT VILLAGE**  
for UJIMA CDC, INC.  
BARBARA JANE AVENUE  
WINSTON SALEM, NORTH CAROLINA  
WINSTON TOWNSHIP, FORSYTH COUNTY

OWNER/DEVELOPER:

UJIMA CDC, INC.  
1922 MARTIN LUTHER KING, JR. DRIVE - STE 228  
WINSTON SALEM, NORTH CAROLINA 27101  
(336) 243-3243  
CONTACT: HOBART JONES  
E-MAIL: hobart.jones@ujimacdc.com

DRAWN BY: MRO

DATE: JULY 5, 2016

REVISIONS:

T/UNIT - REVISE HYD. LOCATION, ADD ADDRESS  
12/28/21 - REMOVE COMMUNITY CTR. ADD DUPLEX

SHEET TITLE:  
**SITE and UTILITY PLAN**

FILE NO. F:\UJIMA CDC\BARBARA JANE\1607-1111  
DRAWING SCALE: 1" = 40'  
PLAN SHEET NO.

**SU-1**