

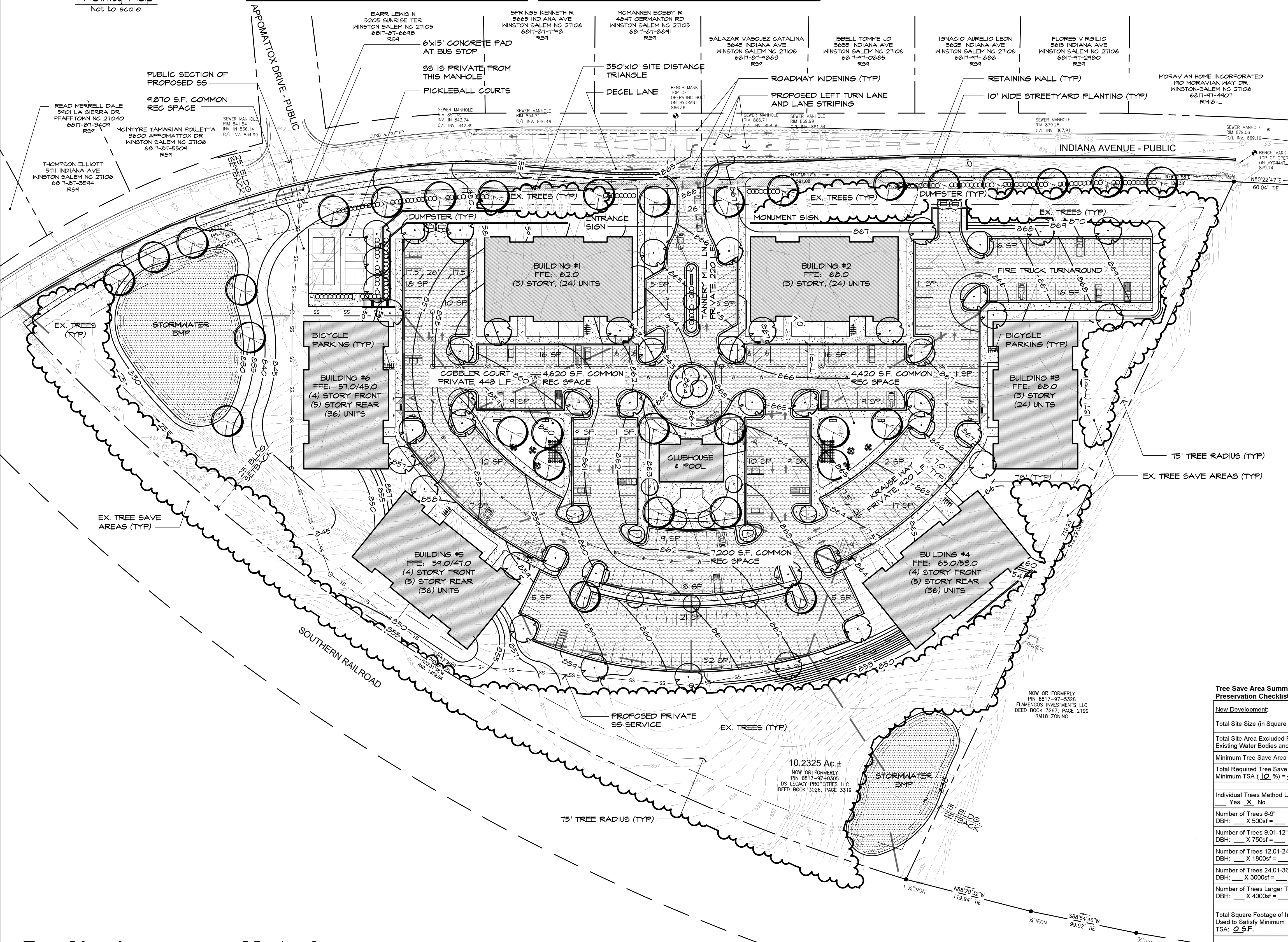
Vicinity Map
Not to scale

WINSTON-SALEM DOT NOTES:
A DRIVEWAY PERMIT WILL BE REQUIRED FOR EACH PROPOSED ACCESS POINT ONTO THE PROPERTY. EACH ACCESS WILL NEED TO BE A HEAVY DUTY CONCRETE APRON (8", 4,000 PSI CONCRETE OVER 6" COMPACTED ABC).

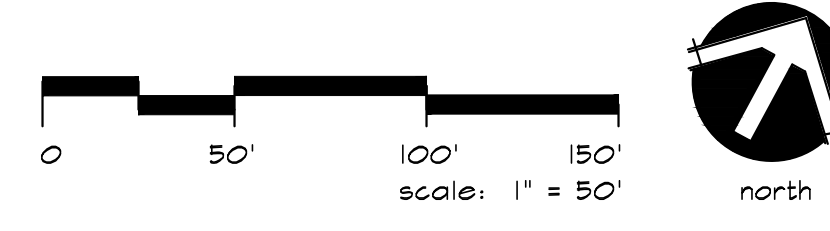
SIDEWALK NOTES:
ALL SIDEWALKS TO BE CONCRETE WITH A MINIMUM WIDTH OF 5' AS SHOWN ON THE DRAWING. ALL CONCRETE WALKS AT CROSSWALKS SHALL BE ADA COMPLIANT WITH ADA RAMPS.

STORM AND UTILITY NOTE:
PROPOSED STORMWATER BMP SHALL OUTLET INTO AN EXISTING DRAINAGE SWALE LOCATED WITHIN THE RIGHT-OF-WAY ALONG INDIANA AVENUE. PROPOSED SANITARY SEWER AND WATER FOR THE PROJECT WILL BE A PRIVATE SYSTEM EXTENSION FROM INDIANA AVENUE. ALL UTILITIES TO BE INSTALLED PER WINSTON-SALEM REQUIREMENTS.

COMMON RECREATION AREA:
COMMON RECREATION AREAS REQUIRED: 180 UNITS x 100 S.F. = 18,000 S.F.
COMMON RECREATION AREAS PROPOSED: 26,110 S.F.
26,110 / 2800 = (11) LARGE VARIETY REC SPACE TREES REQUIRED, (11) PROVIDED
COMMON RECREATION AREAS MAY INCLUDE A CLUBHOUSE AND SWIMMING POOL, PICKLEBALL COURTS, WALKWAYS, SEATING AREAS, PICNIC TABLES, PLAY EQUIPMENT, AND SOCIAL GATHERING SPACE.



- ### Site Information
- DEVELOPER:**
JK LAND COMPANY, LLC - BEN CASSARINO
445 S. MAIN STREET, SUITE 400, DAVIDSON, NC 28036
CONTACT/PHONE: BEN CASSARINO, (704) 731-7142, BEN@CASSARINOLAW.COM
 - OWNER:**
DS LEGACY PROPERTIES LLC - DARRYL LANDIS
380 KNOLLWOOD STREET, #280-H, WINSTON-SALEM, NC 27103
EMAIL: DLANDIS@DSVPARTNERS.COM PHONE: 336-422-1514
 - LANDSCAPE ARCHITECT:**
MLA DESIGN GROUP
ADDRESS: 120 CLUB OAKS COURT, SUITE 100, WINSTON-SALEM, NC 27104
CONTACT/PHONE NUMBER: PAUL FIDISHAN, (336) 765-1923, PAUL@MILLERLA.COM
 - PROPERTY LOCATION & ZONING:**
PROPERTY ADDRESS: 5640 INDIANA AVENUE, WINSTON-SALEM, NC
PROPERTY IS LOCATED WITHIN THE CITY OF WINSTON-SALEM JURISDICTION
TOTAL ACREAGE: 10.2325 ACRES ±
PIN NUMBER: 6817-47-0505
EXISTING ZONING: RM18-S PROPOSED ZONING: RM18-S
EXISTING USE: VACANT PROPOSED USE: APARTMENTS
 - BUILDING SETBACKS:**
FRONT BUILDING SETBACK: 25' SIDE (COMB.) BUILDING SETBACK: 30'
REAR BUILDING SETBACK: 25' SIDE (ONE SIDE) SETBACK: 15'
 - LANDSCAPE SETBACKS:**
STREETYARD: 10' BUFFERYARD: NA
REAR BUILDING HEIGHT: 60' MAX.
 - PROPOSED APARTMENT DENSITY:**
UNITS: (180) PROPOSED APARTMENT UNITS
DENSITY: 180 / 10.2325 = 17.59 UNITS/ACRE
 - BUILDING HEIGHT:**
MAXIMUM BUILDING HEIGHT OF THE PROPOSED APARTMENT BUILDINGS SHALL NOT EXCEED THE 60' MAX. HT. OF THE PROPOSED ZONING DISTRICT
 - SITE COVERAGE:**
TOTAL LOT SIZE: 445,727 SQ. FT. (10.2325 ACRES)
MAXIMUM IMPERVIOUS SURFACE: 80%
EXISTING IMPERVIOUS AREA TO BE REMOVED: X
PROPOSED IMPERVIOUS: 22,667 S.F. (5.04 ACRES) - 48.6%
PROPOSED OPEN SPACE: 224,060 S.F. (5.14 ACRES) - 51.4%
TOTAL PROPOSED BUILDING TO LAND = 13.9%
TOTAL PROPOSED PAVEMENT TO LAND = 34.7%
PROPOSED DISTURBED AREA = 401,499 S.F. (9.22 ACRES)
MVSA = 129,212 S.F. / 5,000 = (25) LARGE VARIETY TREES REQUIRED
CONNECTIVITY INDEX = LINKS / NODES: 1 / 1 = CONNECTIVITY INDEX OF 1
THIS SITE IS NOT LOCATED WITHIN A WATER SUPPLY WATERSHED
 - INFRASTRUCTURE:**
WATER: EXISTING PUBLIC SEWER: EXISTING PUBLIC
GAS: AVAILABLE SANITARY SEWER AND WATER ON-SITE WILL BE PRIVATE
PRIVATE DRIVES: 1588 L.F. TOTAL LENGTH
 - OFF-STREET PARKING:**
PARKING REQUIRED FOR (54) ONE BEDROOM, (12) TWO BEDROOM & (54) THREE BEDROOM UNITS = (54) x 1.5 PLUS (12) x 1.75 PLUS (54) x 2.0 = 315 PARKING SPACES REQUIRED
PARKING PROVIDED: (321) PARKING SPACES
BICYCLE PARKING REQUIRED: 0.125 SP/DWELLING UNIT W/ (2) SP. MIN. PER BLDG.
180 x 0.125 = (23) BICYCLE SPACES REQUIRED
SPACES PROVIDED = (23) SPACES
 - STREETYARD: 10' MINIMUM WIDTH ALONG INDIANA AVENUE.**
STREET TREES REQUIRED = 373 L.F. / 100 x (2) TREES = (8) STREET TREES REQUIRED PLUS STREETYARD SHRUBS PLANTED 18" EDGE TO EDGE, MIN. 18" HT. AT TIME OF PLANTING.
STREET TREES PROPOSED = (24) LG. VARIETY CANOPY TREES, 2" CAL., 12' HT. MIN. AND (0) ORNAMENTAL TREES, 8' HT. MIN.
 - NOTES AND PURPOSE STATEMENT:**
JK LAND COMPANY, LLC IS REQUESTING A REZONING OF THE EXISTING PROPERTY FROM RM18-S TO RM18-S. THIS REZONING IS BEING REQUESTED FOR THE CONSTRUCTION OF SIX MULTI-STORY APARTMENT BUILDINGS AS SHOWN ON THIS PROPOSED SITE PLAN. THE EXISTING PROPERTY IS CURRENTLY VACANT AND UN-IMPROVED. THE PROPOSED THREE TO FIVE STORY APARTMENT BUILDINGS WILL HAVE A TOTAL OF 8 UNITS ON EACH FULL FLOOR FOR AN OVERALL TOTAL OF (180) UNITS WITHIN THE SIX BUILDINGS. THE OVERALL PROPOSED DENSITY WILL BE 17.59 UNITS PER ACRE WHICH IS UNDER THE ALLOWED MAXIMUM DENSITY WITHIN THE REQUESTED RM18-S ZONING. EXISTING PUBLIC SEWER AND WATER ARE LOCATED ADJACENT TO THIS PARCEL AND THE PUBLIC UTILITIES SHALL BE UTILIZED FOR THIS PROPOSED DEVELOPMENT. WATER AND SEWER IS AVAILABLE FROM INDIANA AVENUE AND ALL PROPOSED SEWER AND WATER SERVICES WITHIN THE PROPERTY WILL BE PRIVATE. ADDITIONALLY, THE PROPOSED PARKING AND DRIVE AISLES WITHIN THE PARCEL WILL BE A PRIVATE.
 - REQUESTED USES:**
RESIDENTIAL BUILDING, SINGLE FAMILY, RESIDENTIAL BUILDING, DUPLEX;
RESIDENTIAL BUILDING, TWIN HOME, RESIDENTIAL BUILDING TOWNHOUSE,
RESIDENTIAL BUILDING, MULTIFAMILY, AND PLANNED RESIDENTIAL DEVELOPMENT.



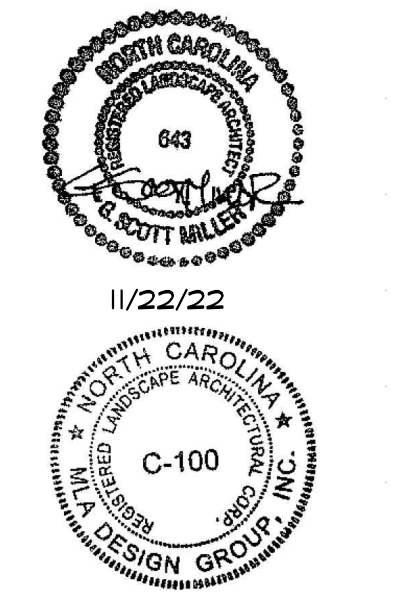
Tree Save Area Summary Calculations - To Be Used in Conjunction With the Inspections Division Landscaping and Tree Preservation Checklist

New Development	Additions to Existing Development
Total Site Size (in Square Feet): 445,727	Total Limits of Land Disturbance (in Square Feet): 0
Total Site Area Excluded From TSA: Square Feet of Proposed R.O.W.'s 0 + Square Feet of Existing Utility Easements 0 + Square Feet of Existing Water Bodies and Stormwater Ponds 0 = 0	
Minimum Tree Save Area Required: X , 10% = 12%	
Total Required Tree Save Area (in square feet): Total Site Size or Total Limits of Land Disturbance - Excluded Area X Minimum TSA (12 %) = 43,108 S.F.	
Individual Trees Method Used: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Tree Stand Method Used: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Number of Trees 6-9" DBH: X 500sf =	List the Area of Each Tree Stand Being Saved:
Number of Trees 9.01-12" DBH: X 750sf =	Describe Each Tree Stand (Age, Health, Species Mix):
Number of Trees 12.01-24" DBH: X 1800sf =	Number of Large Variety Trees Planted: 52 X 750sf = 43,500
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: 0 S.F.	Total Square Footage of Tree Stands Being Saved to Satisfy Minimum TSA: 0 S.F.
	Total Square Footage of New Trees Planted to Satisfy Minimum TSA: 43,500 S.F.
	Total Required TSA (in Square Feet): 43,108 S.F.
	Total TSA provided (in Square Feet): 43,500 S.F.

Preliminary - Not for Construction



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Tannery Mill Apartments
5640 Indiana Avenue
Winston - Salem, North Carolina

Date: 24 October 2022
For Pre-Submittal

Revisions:	
10/31/22	Per City Comments
11/22/22	Per City Comments

Drawn By: PF
Checked By: GSM
Project #:

Sheet Title
Site Plan
Sheet RZ-1 of 1